

# Modification of Development Consent

## Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2022, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Catriona Shirley  
**Acting Team Leader**  
**Industry Assessments**

Sydney

22 April 2026

File: EF25/19656

### SCHEDULE 1

#### Development Consent

**Development Consent:** SSD-58591961 granted by the Minister for Planning and Public Spaces on 7 April 2025

**For the following:** Construction, fit-out and operation of a five-storey advanced manufacturing research facility with café, parking and landscaping

#### Modification 1

**Modification Application:** SSD-58591961-Mod-1

Modification to permit staged delivery of Building 2, remove basement car parking and amend the development layout

**Applicant:** Bradfield Development Authority

**Consent Authority:** Minister for Planning and Public Spaces

**The Land:** 215 Badgerys Creek Road, Bradfield  
Lot 3101 DP 1282964

## SCHEDULE 2

The consent is modified as follows:

### In Schedule 1: Definitions

1. Insert new definition for 'Modification Assessments' in alphabetical order as follows:

**Modification Assessments**

The document assessing the environmental impact of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act:

- a) Building Two Advanced Manufacturing Research Facility Section 4.55 Modification Report, prepared by Architectus Australia Pty Ltd and dated 27 November 2025, as amended by Building Two Advanced Manufacturing Research Facility (SSD-58591961- Mod-1) Response to Request for Additional Information prepared by Architectus Australia Pty Ltd and dated 10 February 2026

2. In the definition for 'Development', delete the words " , parking".

### In Schedule 2: Administrative Conditions

3. In condition A2, renumber sub-clauses (d) and (e) as sub-clauses (e) and (f), respectively.
4. In condition A2, insert new sub-clause (d) immediately after sub-clause (c) as follows:  
(d) in accordance with the Modification Assessments;
5. In condition A4, immediately after A2(c) insert the phrase ' , A2(d) or A2(f)'.  
'
6. In condition A25:
  - a. delete the number "\$9,547,198.48" and replace with the words "\$7,184,846.77 for Stage 1 and \$1,998,724.84 for Stage 2 of the development as identified in Appendix 1"; and
  - b. insert the words " each stage of" immediately before the words " the Development".
7. In condition A26, delete the number "\$9,547,198.48" and replace with the words "\$7,184,846.77 for Stage 1 and \$1,998,724.84 for Stage 2, as identified in condition A25,"
8. In condition A27:
  - a. delete the words "After construction of the Development has been completed, and before the occupation or use of any part of a building authorised by this consent commences" and replace with the following words "Prior to the commencement of operation of each stage of the development, as identified in Appendix 1"; and
  - b. delete the number "\$9,547,198.48" and replace with the words "\$7,184,846.77 for Stage 1 and \$1,998,724.84 for Stage 2".
9. In condition A28, delete the words "the whole or any part of any building" and replace with the words "each stage of the development".

### In Schedule 2: Specific Environmental Conditions

10. Under Work Place Travel Plan, insert new heading "Operational Traffic Management Plan", and new conditions B4A, B4B and B4C immediately after condition B4, as follows:

**Operational Traffic Management Plan**

- B4A. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) include the Work Place Travel Plan, as required by condition B4, detailing measures to promote car sharing and public transport usage and describing pedestrian and bicycle linkages and end of trip facilities available on-site;
  - (c) include a car parking strategy that:
    - (i) details the number and location of car parking spaces to be provided prior to and following the opening of the Sydney Metro Project; and
    - (ii) provide justification and reasoning for car parking spaces in (c)(i) above, giving consideration to available public transport access and active transport links; and
  - (d) include a program to monitor the effectiveness of the measures identified in (b) and (c).
- B4B. The Applicant must:
- (a) not commence operation until the Operational Traffic Management Plan required by condition B4A is approved by the Planning Secretary; and
  - (b) implement the most recent version of the Operational Traffic Management Plan approved by the Planning Secretary for the life of the development, or as otherwise agreed to in writing by the Planning Secretary.
- B4C. Within 12 months of the commencement of operation of the Sydney Metro Project, the Applicant must review and update the Operational Traffic Management Plan required under condition B4A to the satisfaction of the Planning Secretary. The updated plan is to be prepared in accordance with the requirements of condition B4A and must:
- (a) review and update the car parking strategy, including any reduction in private vehicle usage and available car parking spaces; and
  - (b) description of any additional measures that would be implemented for the development.
11. In condition B10, replace the words “Submissions Report” with the words “Modification Assessments”.
12. In condition B33, insert the words “, except where modified by the Modification Assessments” immediately after the words “Additional Information”.
13. Delete condition B39 and replace with new condition B39 as follows:
- B32. The quantities of dangerous goods stored and handled at the site, must be below the threshold quantities in the Department’s *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times. Under this condition, any threshold quantities requiring measurement of distance to a lot boundary must use the ‘Building 2 Site Boundary’ as shown in Figure 1 and Figure 2 in Appendix 1 as the lot boundary.
14. Delete condition B40 and replace with new condition B40 as follows:
- B40. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:
- (a) all relevant Australian Standards; and
  - (b) for liquids:
    - (i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
    - (ii) the NSW EPA’s *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.
15. Insert new condition B40A immediately after condition B40 as follows:
- B40A. In the event of an inconsistency between the requirements of conditions B40(a) and B40(b), the most stringent requirement must prevail.

## **In the Appendices**

16. Delete Appendix 1 and replace with new Appendix 1 as shown in Appendix A of this instrument.
17. In Appendix 2 Applicant's Management and Mitigation Measures:
  - a. in the section titled Traffic, transport & Accessibility, TTA5: Car Parking delete the words "A minimum 18 car parking spaces will be provided on site to service the neighbouring AMRF Building 1" with the following words "Prior to operation, a minimum of 32 car parking spaces will be provided within 250m walking distance of the site, within a safe and accessible path of travel."
  - b. in the section titled Ecologically Sustainable Development (ESD) delete the words "November 2023" and replace with the words "November 2025".

**APPENDIX A**  
**APPENDIX 1 DEVELOPMENT LAYOUT PLANS**

<b>Drawing/Sheet Number</b>	<b>Revision</b>	<b>Date</b>	<b>Drawing Title</b>
S1-SSDA03	A01	21.11.25	STAGE 01 - SITE PLAN
S1-SSDA10	A02	29.01.26	STAGE 01 - BASEMENT 1
S1-SSDA11	A01	21.11.25	STAGE 01 - GROUND FLOOR
S1-SSDA12	A01	21.11.25	STAGE 01 - LEVEL 1
S1-SSDA13	A02	29.01.26	STAGE 01 - LEVEL 2
S1-SSDA14	A01	21.11.25	STAGE 01 - LEVEL 3
S1-SSDA15	A01	21.11.25	STAGE 01 - LEVEL 4
S1-SSDA16	A01	21.11.25	STAGE 01 - ROOF
S2-SSDA03	A01	21.11.25	STAGE 02 - SITE PLAN
S2-SSDA10	A01	21.11.25	STAGE 02 - BASEMENT 1
S2-SSDA11	A01	21.11.25	STAGE 02 - GROUND FLOOR
S2-SSDA12	A01	21.11.25	STAGE 02 - LEVEL 1
S2-SSDA13	A01	21.11.25	STAGE 02 - LEVEL 2
S2-SSDA14	A01	21.11.25	STAGE 02 - LEVEL 3
S2-SSDA15	A01	21.11.25	STAGE 02 - LEVEL 4
S2-SSDA16	A01	21.11.25	STAGE 02 - LEVEL 5
S2-SSDA17	A01	21.11.25	STAGE 02 - ROOF

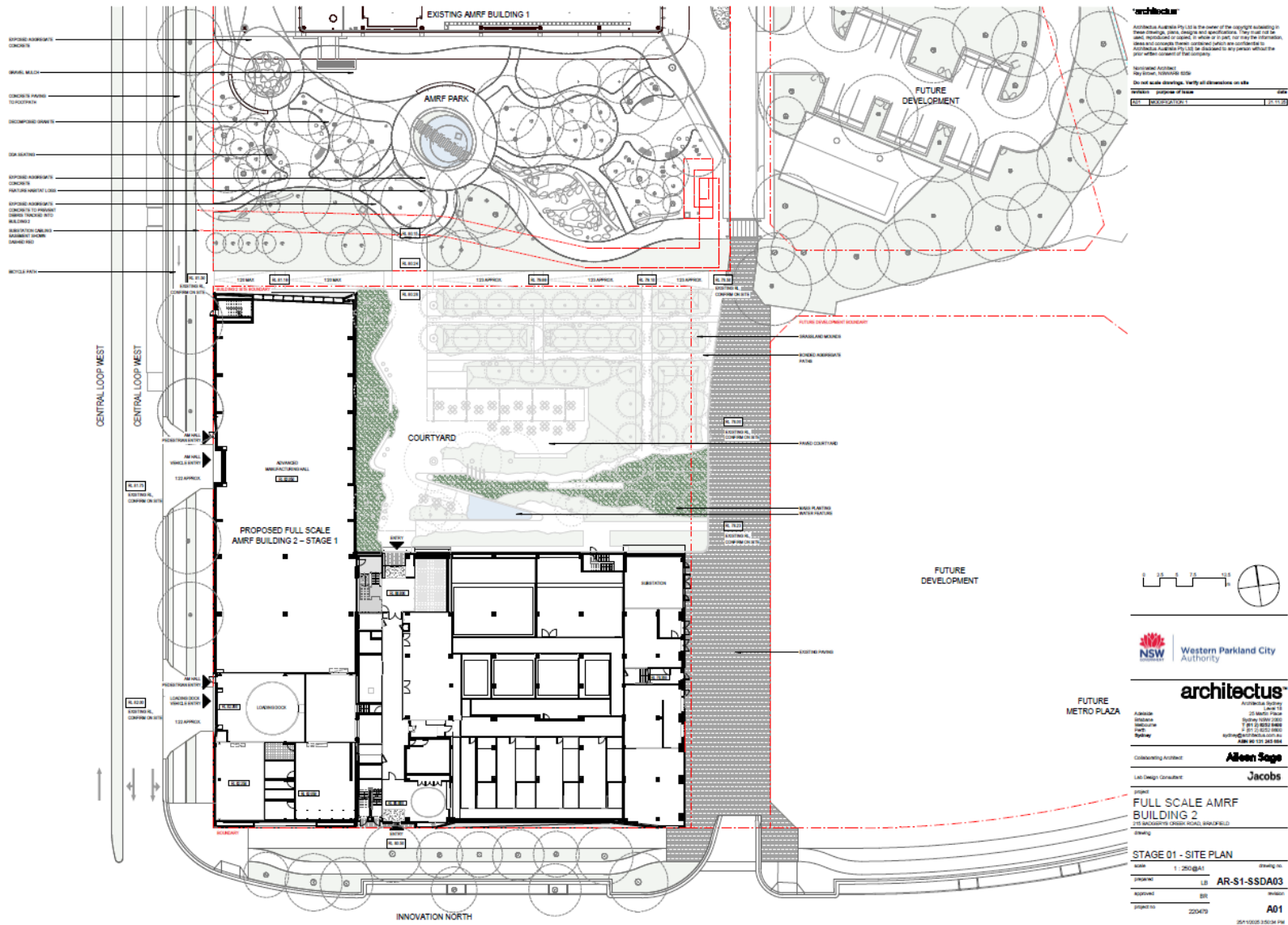


Figure 1: Stage 1 – Site Plan

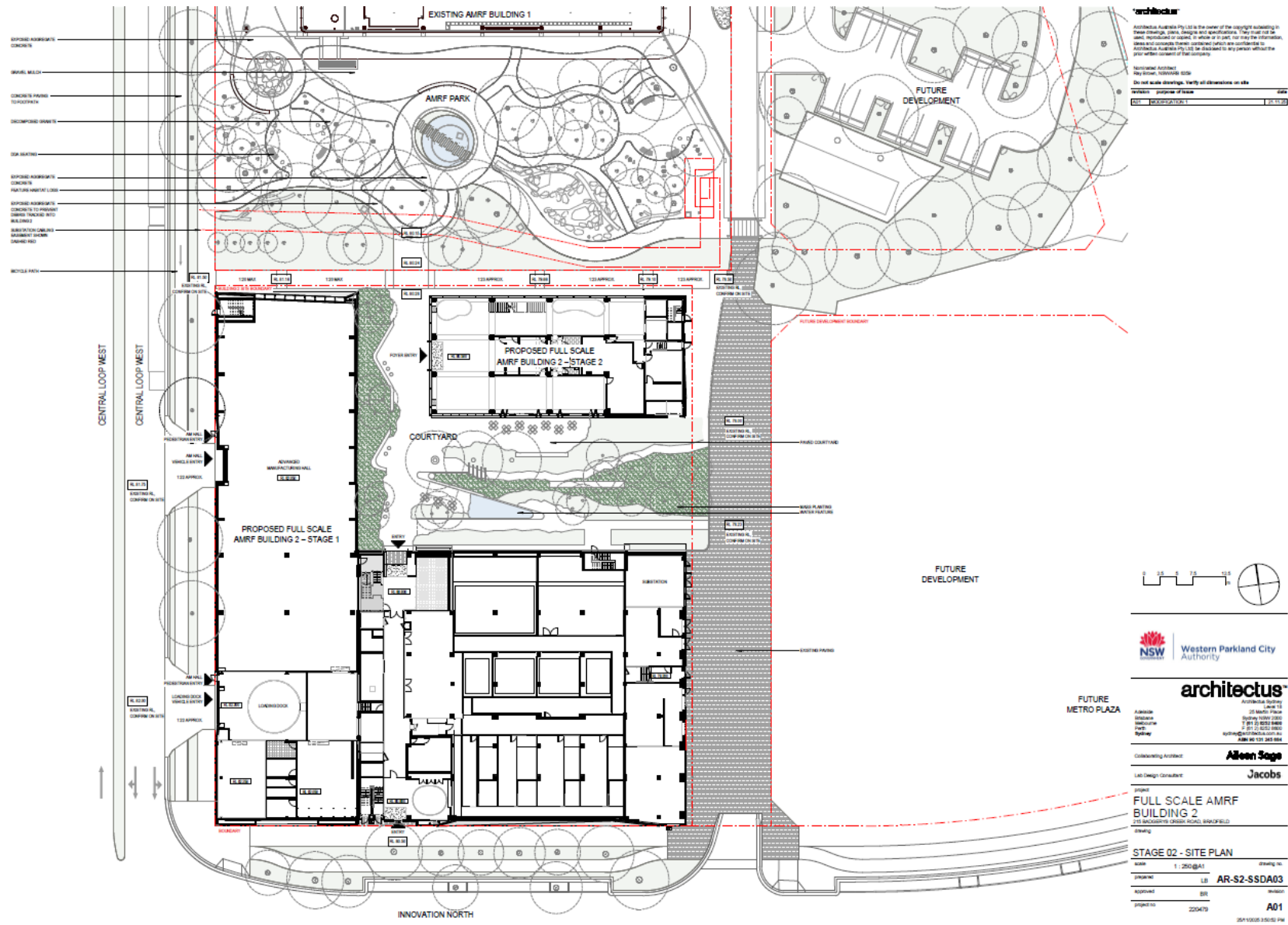


Figure 2: Stage 2 – Site Plan