

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 11 October 2017, I approved the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Chris Ritchie
Director
Industry Assessments

Sydney *5 AUGUST* 2019

SCHEDULE 1

Development consent:	SSD 6801 granted by the Executive Director, Industry Assessments as Delegate of the then Minister for Planning on 20 October 2015.
For the following:	Construction and operation of a warehouse and distribution centre with ancillary office and retail space, including a supermarket, petrol station and fast food outlet, comprising the following: <ul style="list-style-type: none">• subdivision of the site into eight lots;• construction of internal roads and site services;• bulk and detailed earthworks;• construction and use of facilities in two 'zones', including a logistics campus and service centre for industrial (warehousing and distribution centres) and business (retail) facilities in 'Zone 1', and associated industrial facilities (warehousing and distribution centres) in 'Zone 2'; and• a total gross floor area across the site of approximately 127,765 m².
Modification Application:	SSD 6801 MOD 9 – Modification to Precinct F including alterations to size and layout of Building A, consolidation of Building B into single tenancy, removing lower ground of Building C, changes to bulk earthworks, building materials and car parking.
Applicant:	Hannas Contracting Services Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Dexus QuarryWEST Estate Lot 18 DP 270644

SCHEDULE 2

This consent is modified as follows:

In Schedule B: Administrative Conditions

1. Delete B2(l) and B2(m) and insert new clauses B2(l), B2(m) and B2(n) as follows:
 - B2. The Applicant shall carry out the development in accordance with the:
 - (l) Section 4.55 modification application SSD 6801 MOD 9 and Statement of Environmental Effects prepared by PJEP Environmental Planning Pty Ltd dated 20 June 2019 and Response to Submissions dated 11 July 2019;
 - (m) Drawings listed at Appendix 1; and
 - (n) Management and Mitigation measures in Appendix 2.

2. Delete Condition B6 and replace with the following:
 - B6. The Applicant must ensure the total building areas does not exceed:
 - (a) 134,005 m² of warehouse and distribution uses, including ancillary offices; and
 - (b) 1,812 m² of industrial uses.

In the Appendices

3. In Appendix 1, delete the schedule of approved drawings and replace with the following schedule:

Job No.	Drawing No.	Rev.	Date	Title
Architectural Drawings Prepared by Nettleton Tribe and Concept Y Architecture				
3966	MP-000	C	July 2015	Cover Sheet
3966	MP-001	N	15 June 2018	Quarry Masterplan
3966	MP-002	N	15 June 2018	Quarry West - Overall Site Plan
3966	MP-003	L	8 June 2018	Subdivision Plan
3966	MP-011	O	15 June 2018	Developable Lots A, C & D Plan
3966	MP-012	H	February 2017	Developable Lot B Plan
3966	MP-013	D	April 2016	Developable Lot E Plan
3966	MP-021	I	28 May 2018	Elevations - Developable Lots A & B
3966	MP-022	D	November 2018	Elevations - Developable Lots C & D
3966	MP-023	C	July 2015	Elevations - Developable Lots E & F
3966	MP-024	M	8 June 2018	Street Elevations
3966	MP-025_1	C	June 2017	Developable Lot A Coloured Elevations Sheet 1
3966	MP-025_2	C	June 2017	Developable Lot A Coloured Elevations Sheet 2
3966	MP-025_3	C	June 2017	Developable Lot A Coloured Elevations Sheet 3
3966	MP-025_4	C	June 2017	Developable Lot A Coloured Elevations Sheet 4
3966	MP-026_1	B	April 2016	Developable Lot B Coloured Elevations Sheet 1
3966	MP-026_2	B	April 2016	Developable Lot B Coloured Elevations Sheet 2
3966	MP-026_3	E	February 2017	Developable Lot B Coloured Elevations Sheet 3
3966	MP-026_4	E	February 2017	Developable Lot B Coloured Elevations Sheet 4
3966	MP-026_5	E	February 2017	Developable Lot B Coloured Elevations Sheet 5
3966	MP-026_6	E	February 2017	Developable Lot B Coloured Elevations Sheet 6
3966	MP-026_7	C	February 2017	Developable Lot B Coloured Elevations Sheet 7
3966	MP-026_8	C	February 2017	Developable Lot B Coloured Elevations Sheet 8
3966	MP-029_1	A	July 2015	Developable Lot E Coloured Elevations Sheet 1
3966	MP-029_2	A	July 2015	Developable Lot E Coloured Elevations Sheet 2
3966	MP-029_3	A	July 2015	Developable Lot E Coloured Elevations Sheet 3
3966	MP-029_4	A	July 2015	Developable Lot E Coloured Elevations Sheet 4
3966	MP-029_5	A	July 2015	Developable Lot E Coloured Elevations Sheet 5
3966	MP-029_6	A	July 2015	Developable Lot E Coloured Elevations Sheet 6
3966	MP-029_7	A	July 2015	Developable Lot E Coloured Elevations Sheet 7
3966	MP-029_8	A	July 2015	Developable Lot E Coloured Elevations Sheet 8
3966	MP-031	G	November 2018	Masterplan Sections
3966	MP-032	C	July 2015	Road Sections
3966	MP-051	C	July 2015	Signage Strategy Plan
3966	MP-061	C	July 2015	Massing Diagrams
3966	MP-071	C	July 2015	Precedent Images
3966	MP-200	I	31 May 2018	Developable Lots C & D Coloured Elevations - Sheet 1

Job No.	Drawing No.	Rev.	Date	Title
3966	MP-201	I	31 May 2018	Developable Lots C & D Coloured Elevations – Sheet 2
10676	DA-010	K	5 June 2019	Location Plan/Site Plan
10676	DA-011	K	5 June 2019	Lower Ground Floor Plan
10676	DA-012	K	5 June 2019	Upper Ground Floor Plan
10676	DA-015	G	5 June 2019	Roof Plan Upper & Lower Ground
10676	DA-020	F	5 June 2019	Site Elevations
10676	DA-021	G	5 June 2019	Elevations Sheet 1
10676	DA-022	G	5 June 2019	Elevations Sheet 2
10676	DA-023	F	28 May 2019	Elevations Sheet 3
10676	DA-024	G	5 June 2019	Elevations Sheet 4
10676	DA-025	G	5 June 2019	Elevations Sheet 5
10676	DA-026	F	28 May 2019	Elevations Sheet 6
10676	DA-027	G	5 June 2019	Elevations Sheet 7
10676	DA-028	F	28 May 2019	Elevations Sheet 8
10676	DA-031	E	28 May 2019	Sections
Landscape Drawings Prepared by Site Image Landscape Architects				
SS14-2875	LA02	P	24 September 2018	Proposed Landscape Masterplan
SS14-2875	LA03	P	24 September 2018	Streetscape Character Zones
SS14-2875	LA04	G	2 July 2015	Species List
SS14-2875	LA05	P	24 September 2018	Proposed Landscape Masterplan Area 1
SS14-2875	LA06	P	24 September 2018	Proposed Landscape Masterplan Area 2
SS14-2875	LA07	G	2 July 2015	Proposed Landscape Masterplan Area 3
SS14-2875	LA08	G	2 July 2015	Proposed Typical Streetscape Treatment
SS14-2875	LA09	G	2 July 2015	Fencing Masterplan
SS14-2875	LA10	P	24 September 2018	Truck and Vehicular Access Analysis
SS14-2875	LA11	G	2 July 2015	Entry Signage Masterplan
SS14-2875	LA12	G	2 July 2015	Reconciliation Road Treatment
SS14-2875	LA13	P	24 September 2018	Jaw Crusher Landscape Integration
SS14-2875	LA14	P	24 September 2018	Heritage Rock Feature Ideas
SS17-3706	100	E	7 June 2019	Colour landscape plan
SS17-3706	101	E	7 June 2019	Landscape plan 1
SS17-3706	102	E	7 June 2019	Landscape plan 2
SS17-3706	103	E	7 June 2019	Landscape plan 3
SS17-3706	104	E	7 June 2019	Landscape plan 4
SS17-3706	105	E	7 June 2019	Landscape plan 5
SS17-3706	106	E	7 June 2019	Landscape plan 6
SS17-3706	107	E	7 June 2019	Landscape plan 7
SS17-3706	500	E	7 June 2019	Landscape specifications & planting schedule
SS17-3706	501	E	7 June 2019	Landscape details
Civil Drawings Prepared by Costin Roe Consulting				
CO10529.22	DA10	D	1 July 2015	Drawing List and General Notes
CO10529.22	DA20	D	1 July 2015	Erosion and Sediment Control Plan
CO10529.22	DA25	D	1 July 2015	Erosion and Sediment Control Details
CO10529.42	DA40	E	14 June 2018	Site Masterplan
CO10529.42	DA41	E	16 June 2018	Civil Works Plan – Sheet 1
CO10529.42	DA42	E	14 June 2018	Civil Works Plan – Sheet 2
CO10529.42	DA43	A	14 June 2018	Civil Works Plan – Sheet 3
CO10529.22	DA43	D	1 July 2015	Civil Works Plan – Sheet 3
CO10529.42	DA46	E	14 June 2018	Stormwater Management/Water Quality Strategy
CO10529.22	DA51	D	1 July 2015	Civil Works Details – Sheet 1
CO10529.22	DA52	E	1 July 2015	Civil Works Details – Sheet 2
CO10529.45	DA 10	B	8 February 2018	Drawing list & general notes
CO10529.45	DA 20	C	12 April 2018	Erosion and sediment control plan
CO10529.45	DA 25	B	8 February 2018	Erosion and sediment control details
CO10529.45	DA 30	B	12 April 2018	Bulk earthworks plan
CO10529.45	DA 35	B	12 April 2018	Bulk earthworks sections
CO10529.45	DA 40	C	12 April 2018	Stormwater catchment plan
CO10529.45	DA 41	C	12 April 2018	Stormwater drainage plan - sheet 1
CO10529.45	DA 42	C	12 April 2018	Stormwater drainage plan - sheet 2
CO10529.45	DA 45	B	8 February 2018	Stormwater drainage details
CO10529.45	DA 51	B	8 February 2018	Finished levels plan - sheet 1
CO10529.45	DA 52	C	12 April 2018	Finished levels plan - sheet 2
Precinct A Civil Drawings Prepared by C&M Consulting Engineers				
-	01717_C100	B	2 May 2017	Cover Sheet, Drawing Index & Locality Sketch
-	01717_C101	B	2 May 2017	General Notes

Job No.	Drawing No.	Rev.	Date	Title
-	01717_C201	B	2 May 2017	General Warehouse Arrangement Plan Warehouse A1
-	01717_C202	B	2 May 2017	General Warehouse Arrangement Plan Warehouse A2
-	01717_C501	B	2 May 2017	General Details
-	01717_C631	B	2 May 2017	Bio Retention Basin Details Warehouse A1
-	01717_C632	B	2 May 2017	Bio Retention Basin Details Warehouse A2
Precinct F Civil Drawings Prepared by Xavier Knight				
190307	C300	B	20 June 2019	Stormwater Overall Catchment Plan
190307	C301	A	20 June 2019	Stormwater Catchments A and B
190307	C302	A	20 June 2019	Stormwater Catchment C Plan
190307	C310	B	13 June 2019	Stormwater Management Plan – Upper Ground
190307	C311	B	13 June 2019	Stormwater Management Plan – Lower Ground Sheet 1
190307	C312	B	13 June 2019	Stormwater Management Plan – Lower Ground Sheet 2
190307	C320	B	13 June 2019	On-site Detention (OSD) Tank Sections and Details
190307	C500	B	13 June 2019	Sediment & Erosion Control Plan
190307	C501	A	12 June 2019	Sediment & Erosion Control Details

**End of modification
(SSD 6801 MOD 9)**