

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development modification
Application number and project name	SSD 7387 MOD 1 Amendments to concept plan building footprint and envelope, changes to landscaping and staging
Applicant	Gregory Hills Corporate Park Pty Ltd
Consent Authority	Minister for Planning and Public Spaces

Decision

The Executive Director, Infrastructure Assessments, under delegation from the Minister for Planning and Public Spaces has, under 4.55(2) of the *Environmental Planning and Assessment Act 1979* (**the Act**) modified the consent subject to the recommended conditions.

A copy of the instrument of modification and conditions is available at <https://www.planningportal.nsw.gov.au/major-projects/project/25441>.

A copy of the Department of Planning, Industry & Environment's (The Department) assessment report is available at <https://www.planningportal.nsw.gov.au/major-projects/project/25441>.

Date of decision

19/05/20

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the reasons given by the consent authority for the grant of the original consent;
- the objects of the Act;
- the considerations under s 7.14(2), 7.16(3) and 7.17(2) of the Biodiversity Conservation Act 2016 (NSW);
- all information submitted with the modification application during the assessment and information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report;
- the submissions made concerning the modification; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Modification Assessment Report were accepted and adopted as the reasons for making this decision.

The decision maker was satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted was modified.

The key reasons for granting the modification are as follows:

- the modification is permissible with consent and is consistent with NSW Government policies.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent.
- weighing all relevant considerations, the modification is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the modification from 27 February until 11 March 2020 (14 days) and received seven submissions, including six submissions from public authorities and Council.

The key issues raised by the community and Camden Council (including in submissions) and considered in the Department's Assessment Report and by the decision maker include parking arrangements and the traffic impacts. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<i>Traffic and Transport</i> Concerns over provision of car parking	<i>Assessment</i> - The Applicant has identified that there is no net reduction in car parking spaces due to the modification. A total of 1080 parking spaces are identified in the modification report. There is also no generation of additional spaces as the GFA is decreasing. - Further development applications will detail how much parking will be required/provided for each component of the concept approval. - The Department is satisfied with this approach and is satisfied this issue has been adequately addressed.