



SSD Modifications

Date Submitted: 25/01/2022

Project Name: MOD 3 - Subdivision Amendment
Case ID: SSD-7664-Mod-3

Applicant Details

Project Owner Info

Title	Ms
First Name	Boyana
Last name	Simeonov
Role/Position	Senior Delivery Manager
Phone	0419675711
Email	bonnie.simeonov@charterhall.com.au
Address	Level 20 1 Martin Place Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	THE TRUST COMPANY (AUSTRALIA) LIMITED
ABN	21000000993

Primary Contact Info

Are you the primary contact?

Yes	
Title	First Name
Ms	Boyana
Last Name	Phone
Simeonov	0419675711
Email	Role/Position
bonnie.simeonov@charterhall.com.au	Senior Delivery Manager

Address

Level 20
1 Martin Place
Sydney,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?
No

Modification Details

Project Info

Project Name	MOD 3 - Subdivision Amendment
Additional Capital Investment Value(excl GST)	AUD0.00
Additional Operation Jobs	0
Additional Construction Jobs	0

Modification Description

This Mod seeks to amend the table in Schedule 2, Condition A1 to reference an updated Proposed Plan of Subdivision along with Appendix A of the Development Consent. Further, amend Schedule 3, Condition A14 to reflect updated Proposed Plan of Subdivision.

This Mod further seeks to amend Schedule 2, Condition A11, Table 2 to allow 2,848m² of Office Gross Floor Area by increasing the GFA Maximum under the Concept Development for Total Office GFA to 3,000m² and reducing the Total Warehouse.

How is the modification substantially the same as the original development?


The proposed modifications do not alter the key components of the approved development description. The approved development design and operation remains unaffected, the development (as modified) continues to provide general industrial, light industrial, warehouse and distribution and ancillary office land uses approved under the Horsley Drive Business Park Stage 2. The proposed modifications do not generate any new or additional environmental impacts.

Site Details

Site Information

Site Name	Horsley Drive Business Park
Site Address (Street number and name)	Cowpasture Road, Wetherill Park Wetherill Park New South Wales Australia 2164

Local Government Area

Local Government	District Name	Region Name	Primary Region
Fairfield			

State Significant Development - Identified Site

Is your proposal on an Identified Site?

Identified Site Name

Landowner’s Consent

Is the applicant the sole owner of the land?

No

Was landowner’s consent required for the original development application for consent to which this modification application relates?

Yes

Attachments

File Name	Landowner consent
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Does the modification application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Modification Type

Section 4.55(1A) – involving minimal environmental impact, where the development as originally approved remains substantially the same

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

No

Other Requirements

Is the modification application accompanied by a biodiversity development assessment report?

No

Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?

No

Approvals - Part1

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Modification Report

Attachments

File Name	Appendix B - Proposed Plan of Subdivision
File Name	Appendix A Mod-1 Stamped Plans
File Name	Section 4.55(1A) Modification Application