

Modification of Development Consent

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

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



Joanna Bakopanos
Team Leader
Industry Assessments

Sydney

23 May 2022

SCHEDULE 1

Development consent:	SSD-7664 granted by the then Executive Director – Key Sites and Industry Assessments on 9 November 2017
For the following:	Horsley Drive Business Park Stage 2 development application, comprising: <ul style="list-style-type: none">• a Concept Proposal for up to 88,700 m² of Gross Floor Area for general industrial, light industrial, warehouse and distribution and ancillary office land uses, building envelopes and levels for Lots 1 – 4, road layout and sites access and landscape designs; and• Stage 1 project approval works including subdivision of the site, construction of a public access road off, demolition, bulk earthworks, site infrastructure and landscaping.
Modification Application:	SSD-7664-Mod-3 Subdivision & GFA Amendment
Applicant:	The Trust Company (Australia) Limited
Consent Authority:	Minister for Planning
The Land:	Horsley Drive, Wetherill Park Lots 17 – 22 DP 13961 and Lot 2 DP 1212087

SCHEDULE 2

This consent is modified as follows:

1. In the definition for Modification Assessments, insert new point (c) immediately after point (b) as follows:
 - (c) SSD-7664-Mod-3 – Modification Report – Horsley Drive Business Park Stage 2, Section 4.55 (1A) Modification Application (Mod No. 3), prepared by Ethos Urban Pty Ltd, Revision V1, dated 11 November 2021 and further information dated 4 April 2022 and 12 May 2022 prepared by Ethos Urban Pty Ltd.

In Schedule 2 – Part A: Terms of Consent for Concept Development

2. In Condition A1, delete the table and replace with the following table as follows:

Drawings prepared by Watch This Space Design Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
DA 02	Rev P6	Overall Site Plan	10/05/22
Subdivision Drawings prepared by Shawn Leclerc			
Drawing No.	Revision	Name of Plan	Date
10990-002 - Sheets 1 & 2	Rev D	Plan of Subdivision of Lots 18-22 in DP 13961 & Lot 2 in DP 1212087	26/04/22

3. In Condition A11, delete the figure for maximum GFA in the Table for:
 - a. Total Warehouse and replace with the figure 85,700; and
 - b. Total Office and replace with the figure 3,000.

In Schedule 3 – Part A: Administrative Conditions

4. In Condition A1, delete rows 1 to 4 and replace with new rows 1 to 6 as follows:

Drawings prepared by Watch This Space Design Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
DA 02	Rev P6	Overall Site Plan	10/05/22
Subdivision Drawings prepared by Shawn Leclerc			
Drawing No.	Revision	Name of Plan	Date
10990-002 - Sheets 1 & 2	Rev D	Plan of Subdivision of Lots 18-22 in DP 13961 & Lot 2 in DP 1212087	26/04/22

5. In Condition A14, delete all the words after 'subdivision plan titled' and replace with the following:

Plan of Subdivision of Lots 18-22 in DP 13961 & Lot 2 in DP 1212087, drawing number 10990-002 Rev D - Sheets 1 & 2, prepared by Shawn Leclerc, dated 26 April 2022.

6. Replace Figure 1 in Appendix A with new Figures 1 and 2a and 2b as follows:

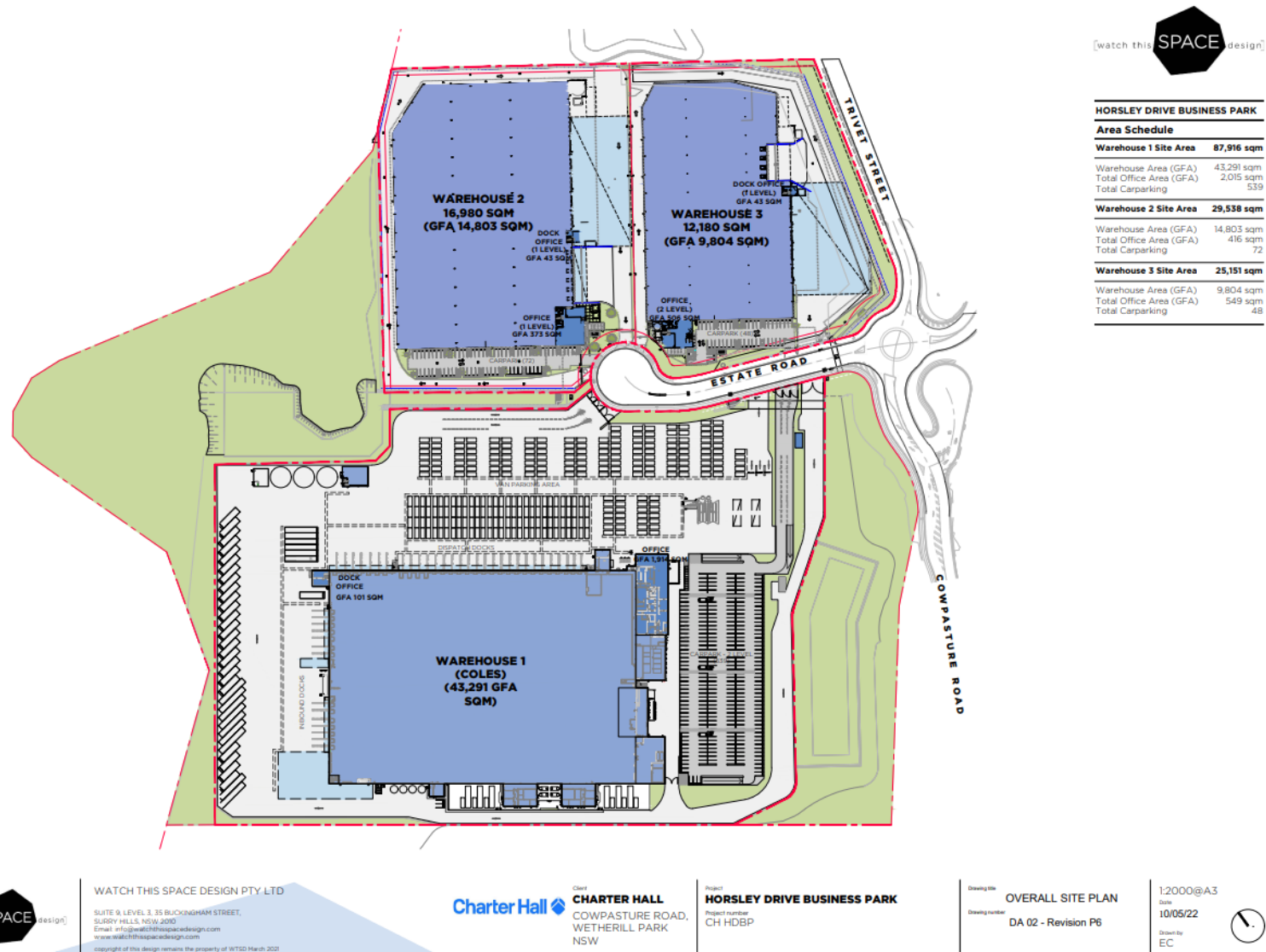


Figure 1: Overall Site Plan, Drawing No. DA 02 – Revision P6, prepared by Watch this Space Design Pty Ltd and dated 10 May 2022

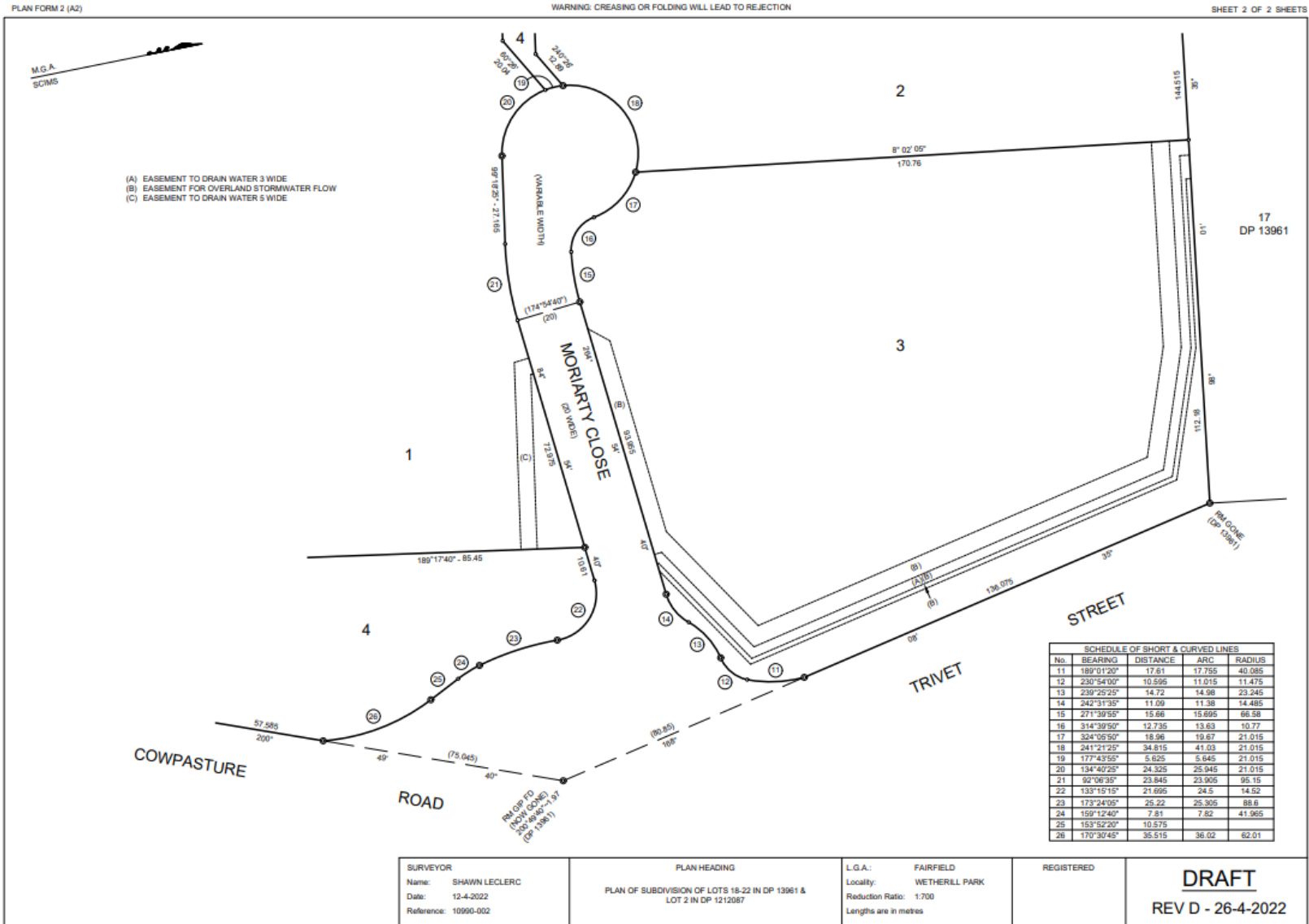


Figure 2b. Plan of Subdivision, Drawing No. 10990-002 Rev D - Sheet 2, prepared by Shawn Leclerc and dated 26 April 2022