

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, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Chris Ritchie
Director
Industry Assessments

Sydney 1 APRIL 2021

SCHEDULE 1

Development Consent

Development consent: **SSD-8586218** granted by the Executive Director, Energy, Industry and Compliance on 30 November 2020.

For the following: Construction and operation of a light industrial building, encompassing a temperature controlled warehouse facility including:

- ancillary office and amenities
- car parking
- landscaping.

Modification 1

Modification Application: SSD-8586218-Mod-1 – Modification to warehouse

Applicant: ESR Developments (Australia) Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: Proposed Lot 4 of the Bringelly Road Business Hub (Lot 11 DP 29104)

SCHEDULE 2

This consent is modified as follows:

In the definitions

1. Insert the following definition in alphabetical order:

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) SSD-8586218-Mod-1, prepared by Ethos Urban and dated 11 February 2021, as amended by the Response to Request for Information letter prepared by Ethos Urban, dated 25 February 2021.

In Schedule 2 – Part A: Administrative Conditions

2. In Condition A2(d), delete the word “and” after the semicolon.
3. In Condition A2(e), delete the period after the words “Appendix 2” and replace with “; and”.
4. Insert the new condition A2(f) as follows:
 - (f) Modification Assessments.

In Schedule 2 – Part B: Environmental Performance

5. Insert new Condition B27A and new Condition B27B immediately after Condition B27 as follows:
 - B27A. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:
 - (a) all relevant Australian Standards;
 - (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
 - (c) the Environment Protection Manual for *Authorised Officers: Bunding and Spill Management – technical bulletin* (EPA, 1997).
 - B27B. In the event of an inconsistency between the requirements B27A(a) to B27A(c) the most stringent requirement must prevail to the extent of the inconsistency.

In the Appendices

6. In Appendix 1 – Development Layout Plans, delete the following plan references:

Job No.	Drawing No.	Rev.	Date	Title
Architectural Drawings by SBA Architects				
20150	DA101	E	16/11/2020	Site Plan

and replace with the following plan references

Job No.	Drawing No.	Rev.	Date	Title
Architectural Drawings by SBA Architects				
20245	DA101	F	03/02/2021	Site Plan
20245	DA230	B	23/02/2021	Mezz Floor Plan & Section

7. In Appendix 1 – Development Layout Plans, delete Figure 1: Site Plan(s) and replace 'Figure 1: Site Plan' as shown in Appendix 1 of this modifying instrument.

APPENDIX 1

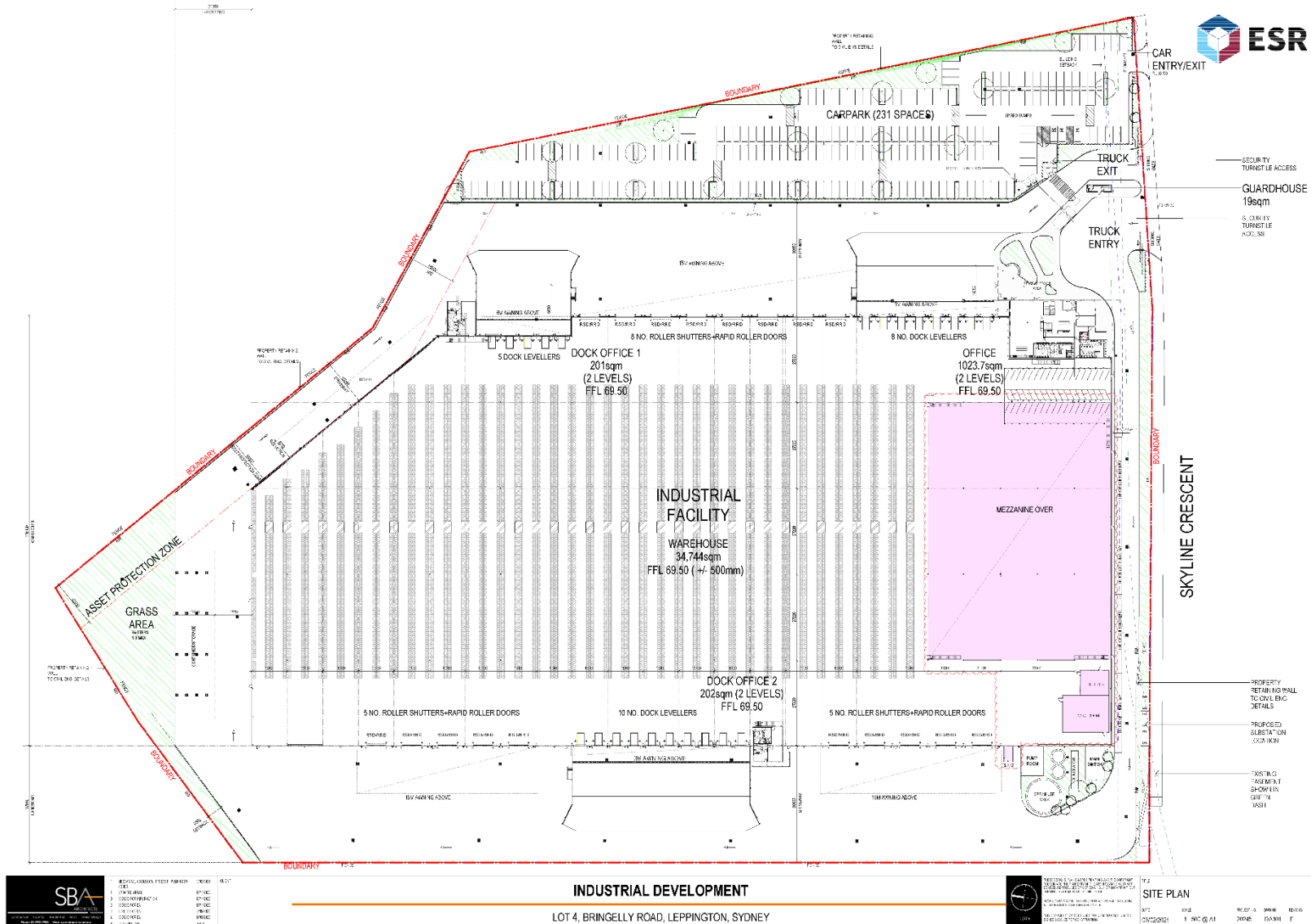


Figure 1: Site Plan

**End of modification
(SSD-8586218-Mod-1)**