

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning and Public Spaces I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



03/09/2021

Chris Ritchie
Director
Industry Assessment

2021

File: EF21/2472

Sydney

SCHEDULE 1

Development Consent

Development Consent:

SSD-9522 granted by the then Executive Director, Energy, Industry and Compliance on 21 December 2020

For the following:

Kemps Creek Warehouse, Logistics and Industrial Facilities Hub comprising:

- demolition of existing structures, site-wide earthworks, landscaping, stormwater and other infrastructure and an internal road network;
- construction and operation of eight warehouses comprising 162,355 m² of floor space;
- intersection upgrade works in Mamre Road;
- 744 parking spaces; and
- 21-lot Torrens title subdivision over two stages, being Stage 1 residual lot subdivision (5 lots) and Stage 2 residual and development lot subdivision (17 lots).

Modification 1

Modification Application:

SSD-9522-Mod-1

The modification involves amendments to the site layout to accommodate changes to lots 5-8, including:

- a decrease in the number of warehouses from 8 to 7;
- an increase in GFA from 162,355 m² to 186,123 m²;
- an increase in car parking from 744 spaces to 772 spaces;
- a decrease in the number of subdivided lots from 21 to 20; and
- construction of a slip lane to facilitate access into proposed Lot 5.

Applicant:

Frasers Property Australia Pty Ltd and Altis Bulky Retail Pty Ltd

Consent Authority:

Minister for Planning and Public Spaces

Land:

657-769 Mamre Road, Kemps Creek

Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 and Lot 22 DP 258414

SCHEDULE 2

This consent is modified as follows:

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-9522-Mod-1, prepared by Willowtree Planning Pty Ltd and dated 19 April 2021, as amended by the Response to Submissions prepared by Willowtree Planning Pty Ltd and dated 30 June 2021 and the additional information provided in a letter prepared by Willowtree Planning Pty Ltd and dated 9 August 2021.
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2. Replace the definitions for 'Sequence 1A intersection works' and 'Sequence 1B intersection works' with the following:

Sequence 1A intersection works	Sequence 1A upgrade to the Mamre Road and Bakers Lane intersection, as described in the Concept Road Design titled <i>Mamre Road Upgrade 0.7 km South of Bakers Lane to Distribution Drive</i> , included with SSD-9522-Mod-1, prepared by MU Group and dated 29 March 2021 (Registration No. 2020_8_CD-0002) and as amended by the conditions of this consent.
Sequence 1B intersection works	Sequence 1B upgrade to the Mamre Road and Bakers Lane intersection, as described in the Concept Road Design titled <i>Mamre Road Upgrade 0.7 km South of Bakers Lane to Distribution Drive</i> , included with SSD-9522-Mod-1, prepared by MU Group and dated 2021 (Registration No. 2020_8_CD-0001) and as amended by the conditions of this consent.

In Schedule 2, Part A: Administrative Conditions

3. In Condition A6, delete the phrase '26 m B-Double heavy vehicle' and replace with the phrase '30 m PBS Level 2 Type B'.
4. In Condition A6, delete Table 1 and replace with the following:

Table 1 Maximum GFA for Development

Land Use	Maximum GFA square metres (m ²)
Total Warehousing	179,332
Total Office	6,791
Total GFA	186,123

In Schedule 2, Part B: Specific Environmental Conditions

5. In Condition B4, delete the phrase 'and the internal road intersections' and replace with the phrase ', the internal road intersections and access to each development lot'.
6. Delete Condition B7 and replace with the following:

B7. Following the issue of a Stage 2 Subdivision Certificate, the estate roads shall be dedicated to the Relevant Roads Authority. Prior to any dedication, the Applicant must ensure construction of the estate roads have been completed to the satisfaction of the Relevant Roads Authority and must undertake a final inspection of all estate roads with the Relevant Roads Authority. The Applicant must ensure all measures (such as a performance bond) are in place for any prescribed maintenance period, to the satisfaction of the Relevant Roads Authority. Prior to the dedication of any estate road, all compliance documentation for road and drainage construction must be submitted to the Relevant Roads Authority in accordance with the Relevant Roads Authorities specifications and requirements.
7. Insert new conditions B9A and B9B immediately after Condition B9 as follows:

B9A. The Applicant is responsible for all public utility adjustment/relocation works necessitated by the development and as required by the relevant public utility authorities.

- B9B. The Applicant must ensure any emergency vehicle driveways are gate restricted for emergency vehicle access only.
8. In Condition B10, replace the phrase 'Sequence 1A upgrade at the Mamre Road and Bakers Lane intersection' with the phrase 'Sequence 1A intersection works'.
9. In Condition B11, replace the phrase 'Sequence 1B upgrade at the Mamre Road and Bakers Lane intersection' with the phrase 'Sequence 1B intersection works'.
10. Insert new conditions B12A and B12B immediately after Condition B12 as follows:
- B12A. Prior to the Applicant entering into a Work Authorisation Deed with TfNSW, the Applicant must update the Sequence 1A intersection works to reflect the ultimate cross section design prepared by TfNSW for Mamre Road along the northbound carriageway.
- B12B. The Applicant must ensure the Sequence 1A intersection works is designed with a design speed of 90 km/h and a posted speed limit of 80 km/h for Mamre Road.
11. In Condition B28, replace the phrase 'the Sequence 1B upgrade works' with the phrase 'any works on TfNSW land'.

In the Appendices

12. Replace Appendix 1 with new Appendix 1.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

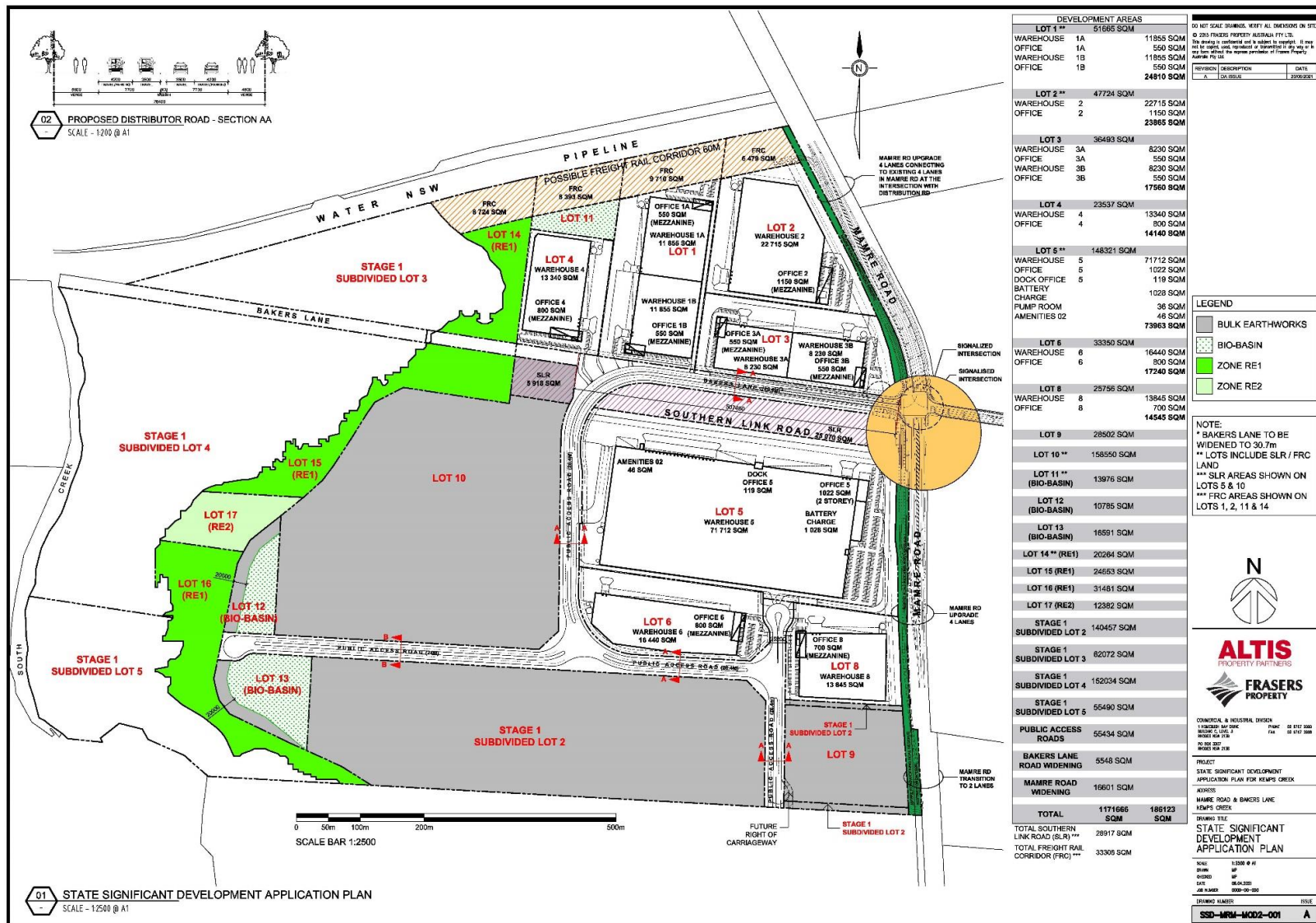


Figure 1: Site Plan

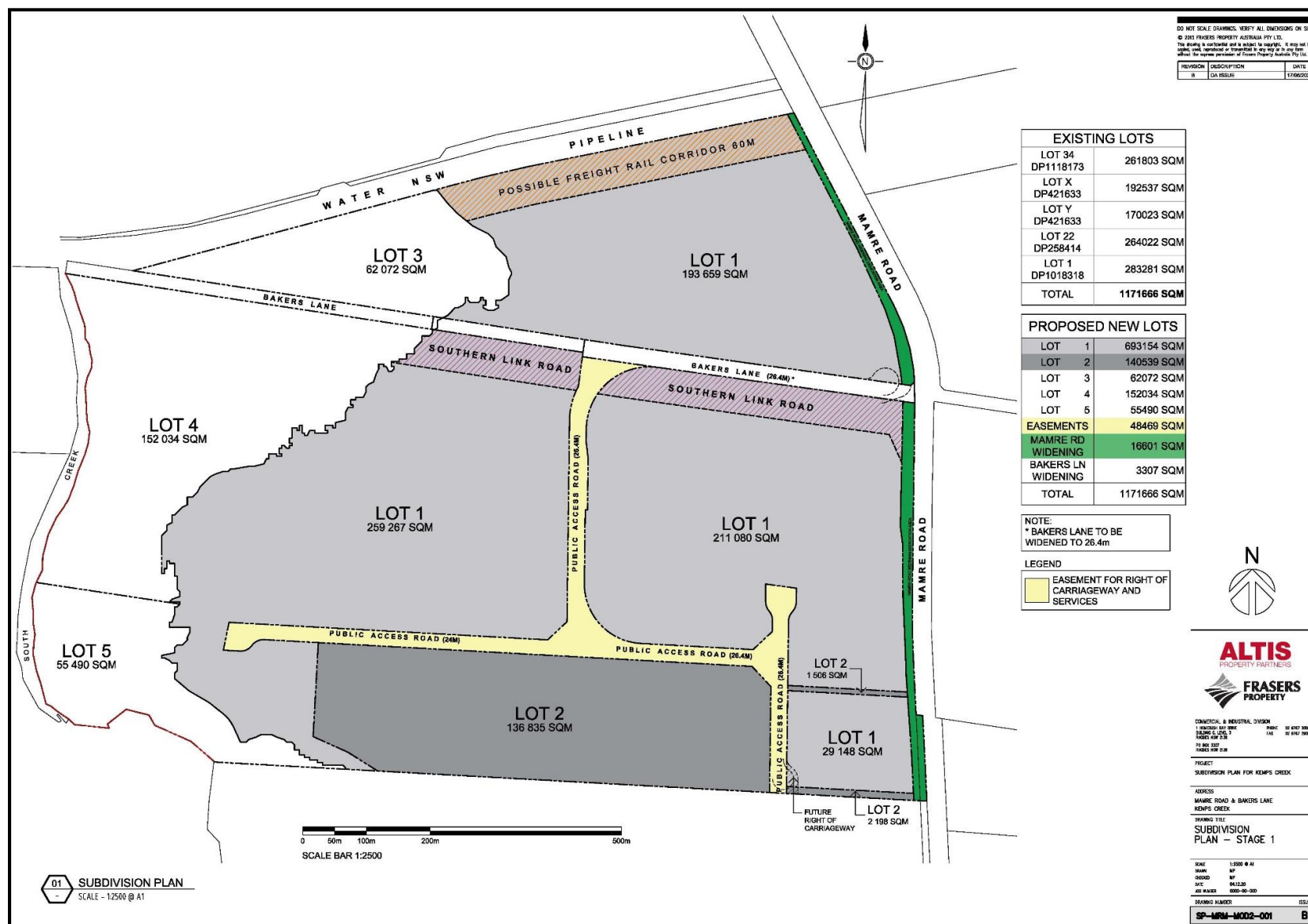


Figure 2: Subdivision Plan – Stage 1

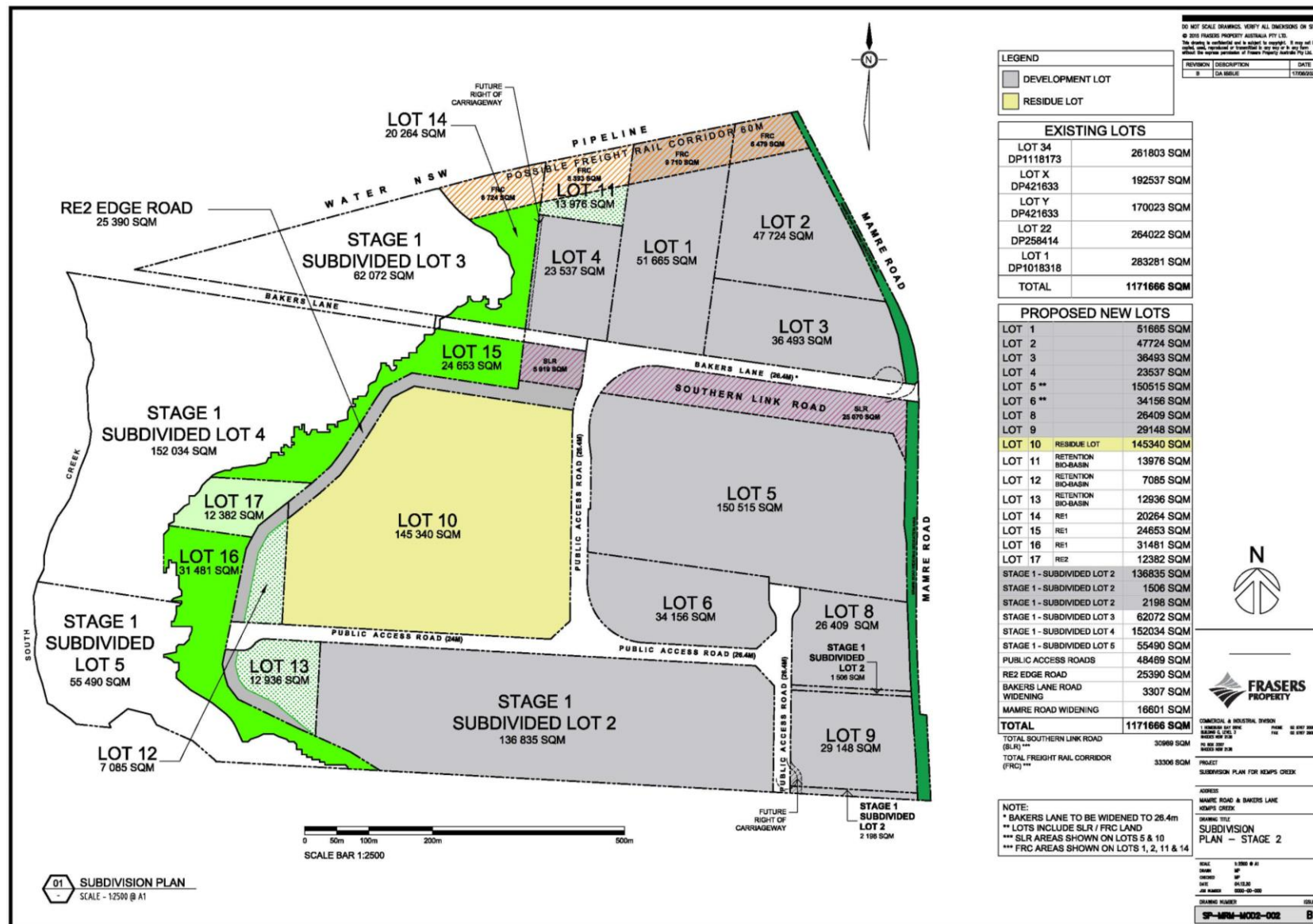


Figure 3: Subdivision Plan – Stage 2