

# WILLOWTREE PLANNING

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2 March 2022

REF: WTJ21-285

Pamela Morales  
Department of Planning & Environment (DPE)  
Locked Bag 5022  
Parramatta NSW 2142

**Attention: Pamela Morales**

**RE: SECTION 4.55(1A) MODIFICATION APPLICATION – SSD 9522 (MOD2)**

**PROPERTY AT 657-769 MAMRE ROAD, KEMPS CREEK (LOT 34 DP 1118173, LOTS X & Y DP 421633, LOT 1 DP 1018318 & LOT 22 DP 258414)**

Dear Pamela,

Reference is made to the Modification Application 2 (MOD2) to amend Development Consent SSD 9522 submitted to DPE on 19 October 2021 which sought the following modifications:

- Amendment to Condition B6 with respect to the internal Estate road widths;
  - Bakers Lane and north-south Road to be amended to 26.4 m
  - Southern east-west Road to be amended to 24 m
  - Cul-de-sac south of Lot 5 to be amended to 25.2 m
- Amendment to the lot sizes due to a shift in boundaries (7,961m<sup>2</sup> increase due to road width reductions);
- Increase in building areas pertaining to Lots 6 and 8 (945m<sup>2</sup> and 390m<sup>2</sup> additional GFA to warehouses on Lots 6 and 8);
- Amendment to condition A6 to reflect the proposed GFA increase from 186,123m<sup>2</sup> to 187,378m<sup>2</sup>;
- Deletion of condition B4 regarding the requirement to submit design plans to the Secretary; and
- Deletion of condition B11 given modified sequence 1A approved under Mod 1 to SSD 9522.

In the interest of obtaining approval and ensuring there is no further hold to the under-construction warehouses/infrastructure approved by SSD 9522, the proposed deletion of Condition B11 regarding Sequence 1B is requested to be withdrawn from consideration under MOD2. This decision has been made by Altis/Fasers (the Applicant).

The components dealing with sequence 1B will be considered under a new Modification Application (MOD5) which will be submitted following further consultation with Transport for New South Wales.

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In addition, this letter seeks to amend Condition A26 of SSD 9522 pursuant to Clause 121B of the *Environmental Planning and Assessment Regulation 2000* to modify the boundary alignment of the lot to a line of best fit given the irregularity of the *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (WSEA SEPP) zoning boundaries. Updated plans have been provided in **Appendix 1** which include the proposed lot boundary. Specifically, Condition A26 is proposed to be amended to read as follows:

*Prior to the issue of the subdivision certificate required under condition A25, the applicant must demonstrate the lot boundaries align with the current zoning under the State Environmental Planning Policy (Western Sydney Employment Area) 2009 to the satisfaction of the Planning Secretary.*

It is noted that there is no change in area between the RE1 and RE2 zoned land as a result of the proposed modification. Despite the relocation of approximately 2,141m<sup>2</sup> of land, the balance of the land remains unchanged as reflected on the plans provided in **Appendix 1**.

Your sincerely,



Andrew Cowan  
Director  
Willowtree Planning Pty Ltd

