

Modification of Development Consent

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

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



William Hodgkinson
Team Leader
Industry Assessments

Sydney

2 March 2022

File: EF21/15594

SCHEDULE 1

Development Consent

Development Consent: SSD-10399 granted by the Director, Industry Assessments on 2 July 2021

For the following: A warehouse and logistics estate including construction, fit out and operation of seven warehouses, offices, a cafe and associated infrastructure with a combined gross floor area of 95,150 square metres

Modification 1

Modification Application: SSD-10399-Mod-2

Modification to:

- amend the layout, built form and access arrangements for Warehouse 7
- modify Condition B31 to allow staged works for Warehouse 7.

Applicant: ISPT Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: Lot 10 DP 1022044, Lot 216 DP 1030744, Lot 601 DP 1047403, Lot 4 DP 1192514, Lot 63 DP 752051, Lot 107 DP 1028208

44 Clunies Ross Street, Prospect, Lot 107 Clunies Ross Street, Prospect and 615A Great Western Highway Pemulwuy

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-10399-Mod-1, prepared by Keylan Consulting Pty Ltd and dated 7 September 2021, as amended by the revised Preliminary Hazard Analysis prepared by Riskcon Engineering Pty Ltd and dated 29 November 2021

- (b) SSD-10399-Mod-2, prepared by Keylan Consulting Pty Ltd and dated 16 September 2021, as amended by a letter prepared by Keylan Consulting Pty Ltd and dated 2 December 2021 and the Response to Submissions prepared by Keylan Consulting Pty Ltd and dated 27 January 2022.

In Schedule 2, Part A: Administrative Conditions

2. Delete Condition A2(c) and replace with the following:
- (c) in accordance with the EIS, RTS and Modification Assessments;
3. In Condition A7, within the 'Site Coverage' row, delete '50.5 percent' and replace with:
- 50.7 percent

In Schedule 2, Part B: Specific Environmental Conditions

4. In Condition B22, insert the following text after the phrase 'included in the RTS':
- and as amended by Modification Assessments.
5. In Condition B31, insert the following text after the phrase 'Prior to the commencement of earthworks or construction works for warehouse 7':
- that would reduce the storage capacity of the regional detention basin,

In Appendix 1: Development Layout Plans

6. Delete 'Figure 3: Site Layout Plan' and replace with the site plan prepared by SBA Architects, dated 30 August 2021, project number 19280, drawing number DA100.