

Modification of Development Consent

Section 96(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Acting Director
Modification Assessments

Sydney 16 JUNE 2016

SCHEDULE 1

Development consent:	SSD 6801 granted by the Acting Executive Director, Key Sites and Industry Assessments under delegation on 20 October 2015.
For the following:	Construction and operation of a warehouse and distribution centre with ancillary office and retail space, including a supermarket, petrol station and fast food outlet, comprising the following: <ul style="list-style-type: none">• subdivision of the site into eight lots;• construction of internal roads and site services;• bulk and detailed earthworks;• construction and use of facilities in two 'zones', including a logistics campus and service centre for industrial (warehousing and distribution centres) and business (retail) facilities in 'Zone 1', and associated industrial facilities (warehousing and distribution centres) in 'Zone 2'; and• a total gross floor area across the site of approximately 127,765m².
Applicant:	Dexus Quarry West Subtrust
Consent Authority:	Minister for Planning
The Land:	Lot 18 in Community Plan 270644
Modification:	SSD 6801 MOD 1: the modification includes: <ul style="list-style-type: none">• amendment to the areas and boundaries of Precinct A and Precinct B;• amendment to the size of warehouse and office buildings within Precincts A and B;• division of Warehouse A2 into two warehouses and separation of Warehouse B1 and B2;• creation of a lot boundary between Warehouse A1 and A2 and between Warehouse B1 and B2;• addition of a mezzanine office level within Warehouse E1;• reduction in the number of car parking spaces;• increase in the size of hardstand, awning and landscaping areas; and• amendments to the general layout and location of warehouses, car parking, landscaping, bio-retention and hardstand areas.

The SSD 6801 consent is modified as follows:

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

- (a) Schedule 2 – Administrative Condition 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck-out~~** words/numbers as follows:

TERMS OF CONSENT

B2. The Applicant shall carry out the development in accordance with the:

- (a) State significant development application SSD 6801;
- (b) Environmental Impact Statement prepared by PJEP Environmental Planning Pty Ltd, dated March 2015;
- (c) Response to Submissions prepared by PJEP Environmental Planning Pty Ltd, dated July 2015; **and**
- (d) Section 96 modification application SSD 6801 MOD 1 including Statement of Environmental Effects prepared by PJEP Environmental Planning Pty Ltd dated 4 May 2016; and**
- (d-e)** Management and Mitigation measures in Appendix 2.

APPENDIX 1 SCHEDULE OF APPROVED DRAWINGS

- (b) Appendix 1 – Schedule of Approved Drawings is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck-out~~** words/numbers as follows:

Job No.	Drawing No.	Rev.	Date	Title
Architectural Drawings Prepared by Nettleton Tribe				
3966	MP-000	C	July 2015	COVER SHEET
3966	MP-001	<u>C</u> <u>D</u>	<u>July 2015</u> <u>April 2016</u>	QUARRY MASTERPLAN
3966	MP-002	<u>C</u> <u>D</u>	<u>July 2015</u> <u>April 2016</u>	QUARRY WEST - OVERALL SITE PLAN
3966	MP-003	<u>C</u> <u>D</u>	<u>July 2015</u> <u>April 2016</u>	SUBDIVISION PLAN
3966	MP-011	<u>C</u> <u>D</u>	<u>July 2015</u> <u>April 2016</u>	DEVELOPABLE LOTS A, C & D PLAN
3966	MP-012	<u>C</u> <u>D</u>	<u>July 2015</u> <u>April 2016</u>	DEVELOPABLE LOT B PLAN
3966	MP-013	<u>C</u> <u>D</u>	<u>July 2015</u> <u>April 2016</u>	DEVELOPABLE LOT E PLAN
3966	MP-014	C	July 2015	DEVELOPABLE LOT F PLAN
3966	MP-021	<u>C</u> <u>D</u>	<u>July 2015</u> <u>April 2016</u>	ELEVATIONS - DEVELOPABLE LOTS A & B
3966	MP-022	C	July 2015	ELEVATIONS - DEVELOPABLE LOTS C & D
3966	MP-023	C	July 2015	ELEVATIONS - DEVELOPABLE LOTS E & F
3966	MP-024	<u>C</u> <u>D</u>	<u>July 2015</u> <u>April 2016</u>	STREET ELEVATIONS
3966	MP-025_1	<u>A</u> <u>B</u>	<u>July 2015</u> <u>April 2016</u>	DEVELOPABLE LOT A COLOURED ELEVATIONS_SHEET 1
3966	MP-025_2	<u>A</u> <u>B</u>	<u>July 2015</u> <u>April 2016</u>	DEVELOPABLE LOT A COLOURED ELEVATIONS_SHEET 2
3966	MP-025_3	<u>A</u> <u>B</u>	<u>July 2015</u> <u>April 2016</u>	DEVELOPABLE LOT A COLOURED ELEVATIONS_SHEET 3
3966	MP-025_4	<u>A</u> <u>B</u>	<u>July 2015</u> <u>April 2016</u>	DEVELOPABLE LOT A COLOURED ELEVATIONS_SHEET 4
3966	MP-026_1	<u>A</u> <u>B</u>	<u>July 2015</u> <u>April 2016</u>	DEVELOPABLE LOT B COLOURED ELEVATIONS_SHEET 1
3966	MP-026_2	<u>A</u> <u>B</u>	<u>July 2015</u> <u>April 2016</u>	DEVELOPABLE LOT B COLOURED ELEVATIONS_SHEET 2
3966	MP-026_3	<u>A</u> <u>B</u>	<u>July 2015</u> <u>April 2016</u>	DEVELOPABLE LOT B COLOURED ELEVATIONS_SHEET 3

Job No.	Drawing No.	Rev.	Date	Title
3966	MP-026_4	A B	July 2015 April 2016	DEVELOPABLE LOT B COLOURED ELEVATIONS_SHEET 4
3966	MP-026_5	A B	July 2015 April 2016	DEVELOPABLE LOT B COLOURED ELEVATIONS_SHEET 5
3966	MP-026_6	A B	July 2015 April 2016	DEVELOPABLE LOT B COLOURED ELEVATIONS_SHEET 6
3966	MP-027_1	A	July 2015	DEVELOPABLE LOT C COLOURED ELEVATIONS_SHEET 1
3966	MP-027_2	A	July 2015	DEVELOPABLE LOT C COLOURED ELEVATIONS_SHEET 2
3966	MP-028_1	A	July 2015	DEVELOPABLE LOT D COLOURED ELEVATIONS_SHEET 1
3966	MP-028_2	A	July 2015	DEVELOPABLE LOT D COLOURED ELEVATIONS_SHEET 2
3966	MP-028_3	A	July 2015	DEVELOPABLE LOT D COLOURED ELEVATIONS_SHEET 3
3966	MP-028_4	A	July 2015	DEVELOPABLE LOT D COLOURED ELEVATIONS_SHEET 4
3966	MP-029_1	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS_SHEET 1
3966	MP-029_2	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS_SHEET 2
3966	MP-029_3	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS_SHEET 3
3966	MP-029_4	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS_SHEET 4
3966	MP-029_5	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS_SHEET 5
3966	MP-029_6	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS_SHEET 6
3966	MP-029_7	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS_SHEET 7
3966	MP-029_8	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS_SHEET 8
3966	MP-030_1	A	July 2015	DEVELOPABLE LOT F COLOURED ELEVATIONS_SHEET 1
3966	MP-030_2	A	July 2015	DEVELOPABLE LOT F COLOURED ELEVATIONS_SHEET 2
3966	MP-030_3	A	July 2015	DEVELOPABLE LOT F COLOURED ELEVATIONS_SHEET 3
3966	MP-030_4	A	July 2015	DEVELOPABLE LOT F COLOURED ELEVATIONS_SHEET 4
3966	MP-031	C D	July 2015 April 2016	MASTERPLAN SECTIONS
3966	MP-032	C	July 2015	ROAD SECTIONS
3966	MP-051	C	July 2015	SIGNAGE STRATEGY PLAN
3966	MP-061	C	July 2015	MASSING DIAGRAMS
3966	MP-071	C	July 2015	PRECEDENT IMAGES
Landscape Drawings Prepared by Site Image Landscape Architects				
SS14-2875	LA02	G H	2 July 2015 3 May 2016	PROPOSED LANDSCAPE MASTERPLAN
SS14-2875	LA03	G H	2 July 2015 3 May 2016	STREETSCAPE CHARACTER ZONES
SS14-2875	LA04	G	2 July 2015	SPECIES LIST
SS14-2875	LA05	G H	2 July 2015 3 May 2016	PROPOSED LANDSCAPE MASTERPLAN AREA 1
SS14-2875	LA06	G H	2 July 2015 3 May 2016	PROPOSED LANDSCAPE MASTERPLAN AREA 2
SS14-2875	LA07	G	2 July 2015	PROPOSED LANDSCAPE MASTERPLAN AREA 3
SS14-2875	LA08	G	2 July 2015	PROPOSED TYPICAL STREETSCAPE TREATMENT
SS14-2875	LA09	G	2 July 2015	FENCING MASTERPLAN
SS14-2875	LA10	G H	2 July 2015 3 May 2016	TRUCK AND VEHICULAR ACCESS ANALYSIS
SS14-2875	LA11	G	2 July 2015	ENTRY SIGNAGE MASTERPLAN
SS14-2875	LA12	G	2 July 2015	RECONCILIATION ROAD TREATMENT
SS14-2875	LA13	G	2 July 2015	JAW CRUSHER LANDSCAPE INTEGRATION
SS14-2875	LA14	G	2 July 2015	HERITAGE ROCK FEATURE IDEAS
Civil Drawings Prepared by Costin Roe Consulting				
CO10529.22	DA10	D	1 July 2015	DRAWING LIST AND GENERAL NOTES
CO10529.22	DA20	D	1 July 2015	EROSION AND SEDIMENT CONTROL PLAN
CO10529.22	DA25	D	1 July 2015	EROSION AND SEDIMENT CONTROL DETAILS
CO10529.22 CO10529.34	DA40	DE	1 July 2015 29 April 2016	SITE MASTERPLAN
CO10529.22 CO10529.34	DA41	DE	1 July 2015 29 April 2016	CIVIL WORKS PLAN – SHEET 1
CO10529.22 CO10529.34	DA42	DE	1 July 2015 29 April 2016	CIVIL WORKS PLAN – SHEET 2
CO10529.22	DA43	D	1 July 2015	CIVIL WORKS PLAN – SHEET 3
CO10529.22 CO10529.34	DA46	F F	1 July 2015 29 April 2016	STORMWATER MANAGEMENT/WATER QUALITY STRATEGY
CO10529.22	DA51	D	1 July 2015	CIVIL WORKS DETAILS – SHEET 1
CO10529.22	DA52	E	1 July 2015	CIVIL WORKS DETAILS – SHEET 2

**End of modification to SSD 6801
(SSD 6801 MOD 1)**