

# Modification of Development Consent

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

As delegate for the Minister for Planning, under delegation executed on 16 February 2015, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Chris Ritchie  
Director  
Industry Assessments

Sydney 25 APRIL

2017

File: 17/03463

### SCHEDULE 1

<b>Application No:</b>	SSD 6801
<b>Applicant:</b>	DEXUS Quarry WEST Subtrust
<b>Consent Authority:</b>	Minister for Planning
<b>Development:</b>	Dexus QuarryWEST Estate, Lot 18 in DP 270644, Blacktown and Cumberland Local Government Areas
<b>Date of Original Consent:</b>	20 October 2015
<b>Modification:</b>	SSD 6801 MOD 3 – Precinct B Revised Layout including: <ul style="list-style-type: none"><li>• amend the subdivision layout of Lot B;</li><li>• increase the size of warehouse B2 to 25,000 m<sup>2</sup>;</li><li>• reduce the size of warehouse B3 to 6,000 m<sup>2</sup>;</li><li>• reduce the total building area to 122,230 m<sup>2</sup>;</li><li>• increase the height of warehouse B2 to 17.4 m; and</li><li>• amend the layout of Precinct B including access ways, vehicle manoeuvring, parking, bio-retention and hardstand areas.</li></ul>

### SCHEDULE 2

This consent is modified as follows:

#### In Schedule B: Administrative Conditions

1. Delete Condition B2 and replace with the following:
  - 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;
    - (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;
    - (e) Section 96 modification application SSD 6801 MOD 2 including Statement of Environmental Effects prepared by PJEP Environmental Planning Pty Ltd dated 21 July 2016 and Response to Submissions dated 22 August 2016;
    - (f) Section 96 modification application SSD 6801 MOD 3 and Statement of Environmental Effects prepared by PJEP Environmental Planning Pty Ltd dated 17 February 2017 and Response to Submissions dated 23 March 2017;
    - (g) Drawings listed at Appendix 1; and
    - (h) Management and Mitigation measures in Appendix 2.

2. Delete Conditions B6 and replace with the following:

- B6. The Applicant must ensure the total building areas does not exceed:
- (a) 117,510 m<sup>2</sup> of warehouse and distribution uses, including ancillary offices;
  - (b) 1,500 m<sup>2</sup> of industrial uses; and
  - (c) ancillary areas comprising 2,000 m<sup>2</sup> of supermarket, 870 m<sup>2</sup> of retail stores, 250 m<sup>2</sup> of fast food outlet and a 100 m<sup>2</sup> petrol station.

#### In the Appendices

3. In Appendix 1, delete the schedule of approved drawings and insert the following:

Job No.	Drawing No.	Rev.	Date	Title
<b>Architectural Drawings Prepared by Nettleton Tribe</b>				
3966	MP-000	C	July 2015	Cover Sheet
3966	MP-001	G	February 2017	Quarry Masterplan
3966	MP-002	G	February 2017	Quarry West - Overall Site Plan
3966	MP-003	G	February 2017	Subdivision Plan
3966	MP-011	D	April 2016	Developable Lots A, C & D Plan
3966	MP-012	H	February 2017	Developable Lot B Plan
3966	MP-013	D	April 2016	Developable Lot E Plan
3966	MP-014	C	July 2015	Developable Lot F Plan
3966	MP-021	F	March 2017	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	F	March 2017	Street Elevations
3966	MP-025_1	B	April 2016	Developable Lot A Coloured Elevations_Sheet 1
3966	MP-025_2	B	April 2016	Developable Lot A Coloured Elevations_Sheet 2
3966	MP-025_3	B	April 2016	Developable Lot A Coloured Elevations_Sheet 3
3966	MP-025_4	B	April 2016	Developable Lot A Coloured Elevations_Sheet 4
3966	MP-026_1	B	April 2016	Developable Lot B Coloured Elevations_Sheet 1
3966	MP-026_2	B	April 2016	Developable Lot B Coloured Elevations_Sheet 2
3966	MP-026_3	E	February 2017	Developable Lot B Coloured Elevations_Sheet 3
3966	MP-026_4	E	February 2017	Developable Lot B Coloured Elevations_Sheet 4
3966	MP-026_5	E	February 2017	Developable Lot B Coloured Elevations_Sheet 5
3966	MP-026_6	E	February 2017	Developable Lot B Coloured Elevations_Sheet 6
3966	MP-026_7	C	February 2017	Developable Lot B Coloured Elevations_Sheet 7
3966	MP-026_8	C	February 2017	Developable Lot B Coloured Elevations_Sheet 8
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	F	March 2017	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
<b>Landscape Drawings Prepared by Site Image Landscape Architects</b>				
SS14-2875	LA02	K	13 February 2017	Proposed Landscape Masterplan

Job No.	Drawing No.	Rev.	Date	Title
SS14-2875	LA03	K	13 February 2017	Streetscape Character Zones
SS14-2875	LA04	G	2 July 2015	Species List
SS14-2875	LA05	K	13 February 2017	Proposed Landscape Masterplan Area 1
SS14-2875	LA06	K	13 February 2017	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	K	13 February 2017	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
<b>Civil Drawings Prepared by Costin Roe Consulting</b>				
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
CO10529.34	DA40	I	13 February 2017	Site Masterplan
CO10529.34	DA41	I	13 February 2017	Civil Works Plan – Sheet 1
CO10529.34	DA42	I	13 February 2017	Civil Works Plan – Sheet 2
CO10529.22	DA43	D	1 July 2015	Civil Works Plan – Sheet 3
CO10529.34	DA46	K	13 February 2017	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 3)**