

# 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 11 October 2017, 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 **14 DECEMBER** 2017

File: OBJ17/13738

### SCHEDULE 1

<b>Application No:</b>	SSD 6962
<b>Applicant:</b>	Mirvac
<b>Consent Authority:</b>	Minister for Planning
<b>Development:</b>	Construction and operation of a warehousing and distribution facility with ancillary office.
<b>Date of Original Consent:</b>	19 January 2016
<b>Modification:</b>	SSD 6962 MOD 1 – Amendments to Warehouse Building 2 including: <ul style="list-style-type: none"><li>• revised site layout, access points and car parking; and</li><li>• use of a portion of the building as an industry with an ancillary industrial retail outlet and industrial training facility.</li></ul>

### SCHEDULE 2

This consent is modified as follows:

#### In Schedule A: Development Description

1. Delete the development description and replace with the following:

<b>Development:</b>	Construction and operation of a warehouse and distribution facility with ancillary office, comprising the following: <ul style="list-style-type: none"><li>• demolition of existing buildings and associated vegetation clearance;</li><li>• site preparation, bulk earthworks and retaining wall construction;</li><li>• construction of five buildings with a total maximum gross floor area of 123,865 m<sup>2</sup>, including 5,930 m<sup>2</sup> of ancillary office facilities for the purpose of warehouse and distribution centres, light industry, technology uses, freight logistic facilities, associated administrative office premises and an industrial retail outlet and industrial training facility ancillary to the industry in a portion of warehouse lot 2;</li><li>• construction of a new internal access road, hardstand areas, car parking and loading docks;</li><li>• ancillary infrastructure and services;</li><li>• landscaping; and</li><li>• subdivision.</li></ul>
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## In the list of Definitions

2. Delete the definition for 'Development' and insert the following definitions in alphabetical order:

**Development** The Development as described in the EIS and RTS approved by this development consent and modified by SSD 6962 MOD 1 for the demolition of existing buildings, associated vegetation clearance, earthworks, construction of warehouse and distribution facilities with ancillary offices, car parking and associated landscaping

3. Insert the following new definition in alphabetical order:

**SSD 6962 MOD 1** The section 96(1A) modification application, including the Statement of Environmental Effects, ref 14046, and all appendices, prepared by Ethos Urban, dated 25 September 2017 and the responses prepared by Ethos Urban, dated 8 November 2017 and 5 December 2017.

## In Schedule B: Administrative Conditions

4. Delete the and replace Condition B2 as follows:

**B2.** The Applicant must carry out the Development in accordance with the:

- (a) Concept Plan MP 09\_0099, as amended;
- (b) State significant development application SSD 6962, as amended;
- (c) Environmental Impact Statement prepared by JBA Urban Planning Consultants, dated July 2015;
- (d) Response to Submissions prepared by Mirvac, dated 9 October 2015;
- (e) Section 96(1A) Modification Application SSD 6962 MOD 1;
- (f) Schedule of Drawings (**Appendix 1**); and
- (g) Management and Mitigation measures (**Appendix 2**).

5. Delete and replace Condition B7 as follows:

**B7.** This consent is limited to the construction and operation of the facility as described in the EIS, RTS only and SSD 6962 MOD 1.

6. Delete and replace Condition B8 as follows:

**B8.** The Applicant must ensure that the total building area does not exceed:

- (a) 117,935 m<sup>2</sup> of warehouse and distribution uses;
- (b) 5,930 m<sup>2</sup> of ancillary office area;
- (c) 493 m<sup>2</sup> of industry space;
- (d) 180 m<sup>2</sup> of industrial retail outlet.

7. Insert new Condition B8A as follows:

**B8A.** The industrial retail outlet associated with warehouse 2 must only be operated ancillary to an approved industry.

## In the Appendices

8. Delete Appendix 1 – Schedule of Approved Drawings and replace as follows:

Drawing No.	Rev.	Date	Title
<b>Plan of Subdivision Prepared by LTS Lockley</b>			
Sheet 1 of 1	N/A	09.06.15	Plan of Proposed Subdivision Lot 1 DP 1040948
<b>Architectural Drawings Prepared by SB Architects</b>			
DA 001	D	13.07.15	Location / Cover Sheet
DA 002	AA	06.11.17	Site Plan
DA 101	D	15.07.15	Lot 1 – Site & Building Floor Plan
DA 102	B	10.06.15	Lot 1 – Building Roof Plan
DA 103	D	13.07.15	Lot 1 – Building Elevations
DA 104	B	10.06.15	Lot 1 – Building Sections
DA 105	E	10.06.15	Lot 1 – Office Floor Plans
DA 106	C	10.06.15	Lot 1 – Office Floor Plans

Drawing No.	Rev.	Date	Title
DA 201	G	06.11.17	Lot 2 – Site & Building Floor Plan
DA 202	D	13.09.17	Lot 2 – Building Roof Plan
DA 203	F	15.09.17	Lot 2 – Building Elevations
DA 204	D	15.09.17	Lot 2 – Building Sections
DA 205	H	06.11.17	Lot 2 – Office Floor Plans
DA 301	B	10.06.15	Lot 3 – Site & Building Floor Plan
DA 302	B	10.06.15	Lot 3 – Building Roof Plan
DA 303	C	10.06.15	Lot 3 – Building Elevations
DA 304	B	10.06.15	Lot 3 – Building Sections
DA 305	B	10.06.15	Lot 3 – Office Floor Plans
DA 401	B	10.06.15	Lot 4 – Site & Building Floor Plan
DA 402	B	10.06.15	Lot 4 – Building Roof Plan
DA 403	C	10.06.15	Lot 4 – Building Elevations
DA 404	B	10.06.15	Lot 4 – Building Sections
DA 405	B	10.06.15	Lot 4 – Office Floor Plans
DA 501	B	10.06.15	Lot 5 – Site & Building Floor Plan
DA 502	B	10.06.15	Lot 5 – Building Roof Plan
DA 503	C	10.06.15	Lot 5 – Building Elevations
DA 504	B	10.06.15	Lot 5 – Building Sections
DA 505	B	10.06.15	Lot 5 – Office Floor Plans
<b>Landscape Drawings Prepared by Habit8</b>			
L000	D	05.06.15	Title Page
L001	D	05.06.15	Landscape Masterplan
L002	D	05.06.15	Entry Landscape
L003	D	05.06.15	Planting Images
L004	D	05.06.15	Landscape Sections – Wallgrove Road
L005	D	05.06.15	Landscape Sections – Access Road
L006	E	03.07.15	Landscape Sections – Boundary
L007	D	05.06.15	Landscape Elevations – Boundary
L008	D	05.06.15	Precedent Images
<b>Civil Drawings Prepared by AT&amp;L</b>			
DAC001	B	28.05.15	Cover Sheet and Locality Plan
DAC002	B	28.05.15	Notes and Legends
DAC005	B	28.05.15	Project Staging Plan
DAC010	B	28.05.15	General Arrangement Plan
DAC011	B	28.05.15	Typical Site Sections Sheet 1
DAC012	B	28.05.15	Typical Site Sections Sheet 2
DAC013	B	28.05.15	Typical Site Sections Sheet 3
DAC014	B	28.05.15	Typical Site Sections Sheet 4
DAC015	B	28.05.15	Typical Site Sections Sheet 5
DAC016	B	28.05.15	Typical Site Sections Sheet 6
DAC017	B	28.05.15	Typical Site Sections Sheet 7
DAC025	B	28.05.15	Typical Road Sections
DAC030	B	28.05.15	Bulk Earthworks Cut To Fill Plan
DAC031	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 1
DAC032	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 2
DAC033	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 3
DAC034	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 4
DAC035	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 5
DAC036	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 6
DAC037	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 7
DAC038	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 8
DAC039	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 9
DAC040	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 10
DAC041	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 11
DAC042	B	28.05.15	Siteworks and Stormwater Drainage Plan Sheet 12
DAC050	B	28.05.15	Road MC03 Longitudinal Section
DAC071	B	28.05.15	Pavement Plan Sheet 1
DAC072	B	28.05.15	Pavement Plan Sheet 2
DAC073	B	28.05.15	Pavement Plan Sheet 3
DAC074	B	28.05.15	Pavement Plan Sheet 4
DAC075	B	28.05.15	Linemarking and Signage Plan
DAC081	B	28.05.15	Pre/Post Development Catchment Plan

Drawing No.	Rev.	Date	Title
DAC082	B	28.05.15	Overall Catchment Plan
DAC083	B	28.05.15	Onsite Detention Tank Plan and Details
DAC084	B	28.05.15	Bio-retention Basin Plan and Details
DAC085	B	28.05.15	Bio-swale Plan and Details
DAC091	B	28.05.15	Services Coordination Plan Sheet 1
DAC092	B	28.05.15	Services Coordination Plan Sheet 2
DAC093	B	28.05.15	Services Coordination Plan Sheet 3
DAC101	B	28.05.15	Erosion and Sediment Control Plan Sheet 1
DAC102	B	28.05.15	Erosion and Sediment Control Plan Sheet 2
DAC103	B	28.05.15	Erosion and Sediment Control Plan Sheet 3
DAC104	B	28.05.15	Erosion and Sediment Control Plan Sheet 4
DAC111	B	28.05.15	Vehicle Turning Path Plan