

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 20 DECEMBER 2017

File: OBJ17/15035

SCHEDULE 1

Application No:	SSD 7173
Applicant:	Altis Property Partners
Consent Authority:	Minister for Planning
Development:	Altis Warehouse and Logistics Hub, 585-649 Mamre Road, Orchard Hills, Penrith LGA Lot 2171 in DP 1153854 and Part Lot 2172 in DP 1153854
Date of Original Consent:	15 December 2016
Modification:	SSD 7173 MOD 2 – Amendments to the internal road and subdivision layout to: <ul style="list-style-type: none">• amalgamate lots 4, 5 and 6 into one lot;• reduce the number of lots from 10 to nine; and• relocate the internal cul-de-sac further to the eastern side of the estate road.

SCHEDULE 2

This consent is modified as follows:

In Schedule A:

1. Delete and replace the development description as follows:

Development:	Construction and operation of a warehouse and logistics hub over four stages, comprising the following: <ul style="list-style-type: none">• subdivision of the site to create nine lots;• creation of a lot along Mamre Road for the purpose of widening;• three warehouse buildings ranging in size between 19,744 m² and 41,500 m², including office space and an ancillary sorting industry for agricultural produce in warehouse 8B1;• 373 car parking spaces;• bulk earthworks, infrastructure and services;• an internal access road from Mamre Road to the site's northern boundary; and• intersection works between Mamre Road and an internal estate road.
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2. Delete and replace the definition of Development as follows:

Development The development as described in the EIS and RTS and approved by this development consent for the construction and operation of a warehouse and logistics hub with ancillary office space and as modified by SSD 7173 MOD 1 and SSD 7173 MOD 2.

3. Insert the following new definition in alphabetical order:

SSD 7173 MOD 2 The Section 96(1A) modification application prepared by Willowtree Planning, ref: WTJ17-315, dated 24 October 2017 as amended by the Response to Submissions prepared by Willowtree Planning dated 27 November 2017.

In Schedule B: Administrative Conditions

4. Delete Condition B2 and replace with the following:

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

- (a) EIS and RTS;
- (b) Schedule of Drawings (see **Appendix 1**);
- (c) SSD 7173 MOD 1;
- (d) SSD 7173 MOD 2; and
- (e) the Management and Mitigation Measures (see **Appendix 2**).

In the Appendices

5. Delete and replace Appendix 1 as follows:

Drawing No.	Issue	Date	Title
Subdivision Plan Prepared by Landpartners			
73535.002	-	Undated	Draft Plan of Subdivision Lot 2171 in DP 1153854, Mamre Road, Erskine Park
Architectural Drawings Prepared by SBA			
DA001A	A	03/07/2017	Development Plan
DA002	A	07/04/2017	Lot 8A – Linfox Warehouse & Site Plan
DA003	A	07/04/2017	Lot 8A – Linfox Roof Plan
DA 004	A	07/04/2017	Lot 8A – Linfox Office Plan
DA 005	A	07/04/2017	Lot 8A – Linfox Warehouse Elevations
DA 006	A	07/04/2017	Lot 8A – Linfox Office Elevations
DA 007	A	07/04/2017	Lot 8A – Sections
DA 008	A	10/04/2017	Lot 8B1 – N&A Fruit 8B2 Warehouse & Site Plan
DA 009	A	07/04/2017	Lot 8B1 Roof Plan
DA 010	A	07/04/2017	Lot 8B1 – N&A Fruit Office Plans
DA 011	B	04/07/2017	Lots 8B1 – N&A Fruit Warehouse Elevations
DA 012	B	04/07/2017	Lot 8B1 – N&A Office Elevations
DA 013	B	07/04/2017	Lot 8B1 – N&A Fruit & B2 – Spec Sections
DA 014	A	05/04/2017	Lot 8B2 – Spec Office Plan
DA 015	A	07/04/2017	Lot 8B2 – Spec Office Elevations
Architectural Drawings Prepared by Nettletontribe			
4648 MA-505	-	Dec 2017	Overall Master Plan
4648 MP-004	-	July 2016	Staging Diagram
4648 MP-015	C	July 2016	Office Layout Warehouses 7
4648 MP-021	D	July 2016	Stage 1 DA Elevations - Sheet 1
4648 MP-022	D	July 2016	Stage 1 DA Elevations -Sheet 2
4648 MP-031	D	July 2016	Masterplan Sections
4648 MP-035	D	July 2016	Road Sections
4648 MP-041	D	July 2017	Signage Strategy
4648 MP-042	C	July 2016	Indicative Lighting Plan
Landscape Drawings Prepared by habit8			
H8-16002 L01	C	1 April 2016	Proposed Plant Schedule And Sections
H8-16002 L02	C	1 April 2016	Proposed Plant Schedule
H8-17004 L01	C	1 April 2017	Landscape Plan 01
H8-17004 L02	C	10 April 2017	Landscape Plan 02
H8-17004 L03	C	10 April 2017	Plant Schedule and Sections
Civil Drawings Prepared by Costin Roe Consulting			

CO12042.00-DA10	C	31/03/2016	Drawing List and General Notes
CO12042.00-DA15	D	14/07/2016	Site Master Plan
CO12042.00-DA20	C	31/03/2016	Erosion and Sediment Control Plan - Stage 1
CO12042.00-DA21	D	14/07/2016	Erosion and Sediment Control Plan - Stage 2
CO12042.00-DA25	C	31/03/2016	Erosion and Sediment Control Details
CO12042.00-DA30	F	14/07/2016	Bulk Earthworks Cut/Fill Plan
CO12042.00-DA31	E	14/07/2016	Bulk Earthworks Cut/Fill Plan - Sheet 1
CO12042.00-DA32	E	14/07/2016	Bulk Earthworks Cut/Fill Plan - Sheet 2
CO12042.00-DA33	E	14/07/2016	Bulk Earthworks Cut/Fill Plan - Sheet 3
CO12042.00-DA34	E	14/07/2016	Bulk Earthworks Cut/Fill Plan - Sheet 4
CO12042.00-DA35	A	31/03/2016	Bulk Earthworks Cut/Fill Plan - Sheet 5
CO12042.00-DA36	E	14/07/2016	Bulk Earthworks Sections
CO12042.00-DA40	C	31/03/2016	Stormwater Catchment Plan
CO12042.00-DA41	E	14/07/2016	Civil Works Plan - Sheet 1
CO12042.00-DA42	E	14/07/2016	Civil Works Plan - Sheet 2
CO12042.00-DA43	E	14/07/2016	Civil Works Plan - Sheet 3
CO12042.00-C44	3	13/10/2017	Civil Works Plan - Sheet 4
CO12042.00-DA45	A	31/03/2016	Civil Works Plan - Sheet 5
CO12042.00-DA46	C	31/03/2016	Stormwater Details - Sheet 1
CO12042.00-DA47	C	31/03/2016	Stormwater Details - Sheet 2
CO12042.00-DA50	C	31/03/2016	Roadworks Details
CO12042.00-C51	3	14/07/2016	Roadworks Alignment, Signage and Landmarking Plan
CO12042.00-DA52	C	31/03/2016	Roadworks Long Sections
CO12042.00-DA70	E	14/07/2016	Stormwater Plan - Lots 7, 8
CO12042.00-DA80	E	14/07/2016	Finished Levels Plan - Lots 7, 8
CO12042.00-C70	2	13/10/2017	Turning Paths Plan Sheet 1
Lighting Plan prepared by Modcol			
DA11 E-001	A	Aug 2016	External Lighting
Updated Civil Plans for SSD 7173 MOD 1 Prepared by Sparks + Partners			
DA 1.01	2	03/04/2017	Civil Design Cover Sheet, Notes, Locality Plan and Drawing Schedule
DA 2.01	2	03/04/2017	Civil Design Concept Sediment and Erosion Control Plan
DA 2.02	2	03/04/2017	Civil Design Concept Sediment and Erosion Control Details
DA 4.01	4	10/04/2017	Civil Design Concept Stormwater Management and Grading Plan Sheet 1
DA 4.02	2	03/04/2017	Civil Design Concept Stormwater Management and Grading Plan Sheet 2
DA 4.21	2	03/04/2017	Civil Design Concept Typical Sections Sheet 1
DA 4.22	2	03/04/2017	Civil Design Concept Typical Sections Sheet 2

**End of Modification
(SSD 7173 MOD 2)**

