



ACN: 146 035 707 ABN: 54 146 035 707
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060
P: 02 9929 6974
enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

NSW Department of Planning & Environment
320 Pitt Street
Sydney NSW 2000

Attention: Kelly McNicol

**Section 4.55(1A) Modification Application (SSD 7173 Proposed Warehouse and Logistics Hub)
585-649 Mamre Road, Orchard Hills (Lot 2171 DP 1153854)**

Modification 5 to SSD 7173

Dear Kelly,

This Modification Application is submitted to the NSW Department of Planning & Environment (NSW DP&E) on behalf of Altis Property Partners in relation to 585-649 Mamre Road, Orchard Hills (Lot 2171 DP 1153854) and part Lots 1 & 2 DP 1233392.

Approval to State Significant Development (SSD) Application 7173 was granted by the Minister for Planning on 15 December 2016 for bulk earthworks and the construction and operation of a Warehouse and Logistics Hub.

Modification 1 to SSD 7173 was approved on 15 August 2017 which included changes to the layout and configuration of the approved warehouses on Lot 6, 8B1 and 8B2. Modification 2 to SSD 7173 was approved on 20 December 2017 which included amendments to the development description, amendments to the subdivision layout and configuration of the Site and the proposed relocation of the turning head within the estate road network. The initial modification application included the proposed realignment of a drainage channel on Lot 2 DP 1233392; however, due to owner's consent unobtainable at the time the proponent requested that this element be removed from the application until later advised (SSD 7173 MOD 3). The proposed development as modified (SSD 7173 MOD 2) presently includes:

Construction and operation of a Warehouse and Logistics Hub over four (4) stages, comprising the following:

- Subdivision of the site to create nine (9) industrial allotments ranging in size between 2.06 hectares and 7.9 hectares and to create a lot approximately 20 m wide along the site's frontage with Mamre Road (for the purpose of widening);
- Three (3) warehouse buildings ranging in size between 9,400 m² and 41,500 m², including office;
- 357 car parking spaces;

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

- Bulk earthworks, infrastructure and services;
- An internal estate road from Mamre Road to the site's northern boundary; and
- Intersection works between Mamre Road and the estate road.

This Application represents the **fifth** Modification Application to SSD 7173 which seeks to make amendments to the Subdivision Plan (as approved under SSD 7173 MOD 2) concerning Lots 7 & 9, entailing the creation of three (3) new proposed allotments – Lots 10, 11 & 12 (severance area); and, the removal of reference to Lots 7 & 9.

It is noted that Modification 3, which deals with the proposed channel realignment, and Modification 4, which deals with Lot 5, with regard to two (2) proposed warehouses, are both currently under assessment and determination with NSW DP&E. Additionally running concurrently to this Modification Application is SSD 7173 MOD 6, which includes provisions for proposed Lots 13, 14, 15 & 16 (replacing Lot 8).

The amendments sought have been assessed against the original Secretary's Environmental Assessment Requirements (SEARs) throughout this Application.

Attached to this submission are the following specialist reports and plans:

- **Appendix 1 – Survey Plan**
- **Appendix 2 – Subdivision Plan (as approved under SSD 7173 MOD 2)**
- **Appendix 3 – Amended Subdivision Plan**
- **Appendix 4 – Civil Engineering (Stormwater) Letter of Support**

Should you wish to discuss further, please contact the undersigned on 0413 555 638.

Yours Faithfully,



Andrew Cowan
Director
Willowtree Planning Pty Ltd
ACN 146 035 70

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

1. DEVELOPMENT HISTORY

With regard to First Estate, three (3) separate Development Applications have recently been submitted to Penrith City Council for determination. Additionally, two (2) Modification Applications and one (1) other State Significant Development Application (SSDA) have also been lodged to the NSW DP&E for further assessment and determination (refer to **Table 2** below).

Table 2: State Significant Development Applications, Development Applications and Modification Applications at 585-649 Mamre Road, Orchard Hills (First Estate)			
DA Reference	Development Description	Lodged	Determination
DA18/0628	Proposed Warehouse and Distribution Facilities on Lot 8 for two (2) proposed warehouses for Voestalpine and a Speculative Warehouse.	26 June 2018	Approved.
DA18/0674	Proposed paper subdivision concerning 579a Mamre Road, Orchard Hills regarding the proposed subdivision of one (1) allotment in two (2) separate allotments.	11 July 2018	Yet to be determined.
DA18/0689	Proposed Warehouse and Distribution Facility on Lot 8 for Orora Group.	16 July 2018	Approved.
SSD 7173 MOD 3	Proposed channel realignment and proposed Lot 8 expansion works.	29 June 2018	Yet to be determined.
SSD 7173 MOD 4	Two (2) proposed warehouse and distribution facilities on Lot 5.	31 August 2018	Yet to be determined.
SSD 9429	Proposed Warehouse and Distribution Facility (High Bay Warehouse) on Lot 7 for Snack Brands Australia.	07 September 2018	Yet to be determined.

Review of the approval granted under SSD 7173 (and subsequent Applications and Modifications) indicates there is nothing which prevents the proposed modification, for purposes of an amendment to the Subdivision Plan (as approved under SSD 7173 MOD 2), from taking place under this Modification Application.

2. PROPOSED DEVELOPMENT

2.1 Objectives of the Proposed Development

The aim of the proposed development is to amend the Subdivision Plan (as approved under SSD 7173 MOD 2) via a Modification Application, which seeks to achieve the following objectives, including:

- Appropriate access to the Site (First Estate);
- Compatibility with surrounding developments (First Estate and the wider WSEA) and the local context;
- Promotes an employment-generating development (subject to future development);
- Results in minimal impact on the environment; and,
- Allow for the implementation of suitable mitigation measures where required.

2.2 Proposed Modifications

Lot 7 & Lot 9 – Proposed Amendment to Subdivision Plan

The proposed Modification Application is made in relation to the proposed amendment to the Subdivision Plan (as approved under SSD 7173 MOD 2) with regard to Lots 7 & 9, 585-649 Mamre Road, Orchard Hills (Lot 2171 DP 1153854).

The proposed development for purposes of an amendment to the Subdivision Plan, would facilitate the proposed changes in lot layout, which were previously approved under SSD 7173 MOD 2. The proposed modification would include provisions for the creation of proposed Lots 10, 11 & 12 (severance area). It is important to note, that there are no construction works proposed under this Modification Application. Notwithstanding, SSD 9429 currently under assessment and determination by the NSW DP&E has sought development consent for the construction and built-form on the Subject Site, specifically Lot 7 (proposed Lot 11). **Figure 1** below illustrates the existing site layout, whilst **Figure 2** illustrates the proposed site layout, subject to this Modification Application.

With regard to proposed Lot 12, the intention is to consolidate the proposed lot, with adjoining Lot 1 DP 1233392 (located directly north) at a later date; therefore, the proposed lot would not require to be serviced at this point in time. Additionally, the consolidation in lots would allow for compliance with the Mamre West Precinct DCP, with particular regard to the minimum lot size (10,000 m²). It is intended that Lot 1 DP 1233392 will be developed as per the applicable IN1 General Industrial zone, as identified in **Figure 4**. This would be assessed and determined via a future Development Application, to be submitted to and determined by Penrith City Council, pursuant to the subject Application being approved and the two (2) lots consolidated.

Furthermore, Costin Roe Consulting (2018) have provided a letter of support with regard to the existing stormwater management controls applicable to First Estate, which further supports the proposed amendments to the Subdivision Plan, as detailed in **Section 4.2** of this Report (refer to **Appendix 4**).

The Subdivision Plan approved under SSD 7173 MOD 2 is provided in **Appendix 2** while the amended Subdivision Plan proposed is provided in **Appendix 3**.

Note: Along the western portion of proposed Lots 10 & 11 are minor realignments in the boundaries that reduce the lot sizes of existing Lots 5 & 6. Although realignments in boundary sizes are noted, the setbacks provided within the Mamre West Precinct Development Control Plan would be adhered to accordingly. The noted changes were accurately accounted for under SSD 7173 MOD 2.

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills



Figure 1 Proposed Site Layout as approved under SSD 7173 MOD 2 (NearMaps, 2018)

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills



Figure 2 Proposed Site Layout Subject to this Modification Application for Purposes of a Proposed Subdivision (Nearmaps, 2018)

3. LEGISLATIVE FRAMEWORK

3.1 Environmental Planning & Assessment Act 1979

Section 4.55(1A) of the *Environmental Planning & Assessment Act 1979* (EP&A Act) makes provisions to modify a Development Consent that has been granted pursuant to Part 4 of the EP&A Act. The proposed development (proposed amendment to the Subdivision Plan on Lots 7 & 9) as submitted to the NSW DP&E is considered to satisfy the provisions of Section 4.55(1A) of the EP&A Act, as changes proposed would result in minimal environmental impact.

The relevant provisions are addressed below:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- a) it is satisfied that the proposed modification is of minimal environmental impact, and*

Comment: There are no proposed construction works as a result of the subject Modification Application. The only construction works include provisions for a proposed sewer connection under a subsequent S.73 Application. Therefore, the proposed development is considered to result in minimal environmental impact as the underlying land use would remain unchanged. Stormwater, traffic, noise, air quality and construction impacts would be managed, consistent with the findings and recommendations of SSD 7173. Furthermore, proposed Lot 11 (current Lot 7) is the subject of SSD 9429 currently under assessment and determination by the NSW DP&E regarding a proposed Warehouse & Distribution Facility. SSD 9429 confirms there would be minimal environmental impacts anticipated with regard to the proposed development.

- b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally was modified (if at all), and*

Comment:

- The underlying use of the land, being for warehousing and distribution purposes would remain as originally approved;
 - There would be no material increase to the approved building footprints or substantial change to the provision of car parking previously approved; and,
 - The stormwater management outcomes would remain generally unchanged.
- c) it has notified the application in accordance with:*
- i. the regulations, if the regulations so require, or*
 - ii. a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

Comment: For the purpose of this Modification Application and the provisions set out in the *Environmental Planning & Assessment Regulation 2000* (EP&A Regulation), notification of the Application is not required to neighbouring properties.

3.2 State Environmental Planning Policy (Western Sydney Employment Area) 2009

It is noted that the Subject Site falls within the Land Application Area of SEPP WSEA (refer to **Figure 3**). The identified land portion is zoned IN1 General Industrial. Whilst the proposed development for purposes of an amendment to the Subdivision Plan (Lots 7 & 9) is permitted with consent, any such future development,

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

would be considered to adhere to the support of the ongoing promotion of the objectives of the IN1 General Industrial zone.

The objectives of the IN1 General Industrial zone under SEPP WSEA include:

- *To facilitate a wide range of employment-generating development including industrial, manufacturing, warehousing, storage and research uses and ancillary office space;*
- *To encourage employment opportunities along motorway corridors, including the M7 and M4;*
- *To minimise any adverse effect of industry on other land uses;*
- *To facilitate road network links to the M7 and M4 Motorways;*
- *To encourage a high standard of development that does not prejudice the sustainability of other enterprises or the environment; and,*
- *To provide for small-scale local services such as commercial, retail and community facilities (including child care facilities) that service or support the needs of employment-generating uses in the zone.*

Within the IN1 General Industrial zone the following are permissible without consent:

- *Nil.*

Within the IN1 General Industrial zone the following are permissible with consent:

- *Depots; Food and drink premises; Freight transport facilities; Industrial retail outlets; Industrial training facilities; Industries (other than offensive or hazardous industries); Neighbourhood shops; Roads; Service stations; Transport depots; Truck depots; **Warehouse or distribution centres.***

Within the IN1 General Industrial zone the following are prohibited:

- *Any development not specified in item 2 or 3.*

In accordance with the above, the proposed development, for the purposes of an amendment to the Subdivision Plan (as approved under SSD 7173 MOD 2) would be permissible subject to development consent.

Figure 4 below illustrates the extent to which the IN1 General Industrial zone subject to SEPP WSEA applies (applicable to First Estate); and, where the proposed development (Lot 2171 DP 1153854) is situated, with regard to the contextual zoning of SEPP WSEA.

Subdivision

The proposed development seeks development consent to amend the Subdivision Plan previously approved under SSD 7173 MOD 2 under Clause 14 of SEPP WSEA. The proposed development would adjust the boundaries of two (2) allotments via the creation of three (3) proposed allotments, including Lots 10, 11 & 12; and the removal of reference to existing Lots 7 & 9.

Requirements for Development Control Plans

The Mamre West Precinct Development Control Plan (DCP) has been prepared in accordance with Part 4 of SEPP WSEA and would be applied accordingly to the proposed development's built form characteristics (refer to **Section 3.7**) for any such future development on the proposed allotments. It is important to note, that SSD 9429 (Lot 7) and SSD 7173 MOD 4 (Lot 5) currently under assessment and determination with the NSW DP&E, utilised the setbacks and controls under the Mamre West Precinct DCP, where applicable.

Below in **Table 4**, is a summary of the provisions outlined in SEPP WSEA as they apply to the proposed development.

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

Table 4: SEPP WSEA Provisions	
Clause	Comment
Clause 21: Height of Buildings	<p>No maximum building height has been adopted under SEPP WSEA.</p> <p>However, the consent authority <u>must</u> be satisfied that:</p> <ul style="list-style-type: none"> a) <i>Building heights will not adversely impact on the amenity of adjacent residential areas,</i> b) <i>Site topography has been taken into consideration.</i> <p>The proposed development does not include provisions for any such construction works.</p>
Clause 22: Rainwater Harvesting	<p><i>"the consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that adequate arrangements will be made to connect the roof areas of buildings to such rainwater harvesting scheme (if any) as may be approved by the Director-General."</i></p> <p>The proposed development does not change any outcomes in this respect.</p>
Clause 23: Development Adjoining Residential Land	<p>The proposed development has been considered against the provisions of Clause 23 of SEPP WSEA as detailed below:</p> <ul style="list-style-type: none"> a) <i>wherever appropriate, proposed buildings are compatible with the height, scale, siting and character of existing residential buildings in the vicinity</i> b) <i>goods, plant, equipment and other material resulting from the development are to be stored within a building or will be suitably screened from view from residential buildings and associated land</i> c) <i>the development will not otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting or the like</i> d) <i>the development will provide adequate off-street parking, relative to the demand for parking likely to be generated</i> e) <i>the site of the proposed development will be suitably landscaped, particularly between any building and the street alignment.</i> <p><u>Comment:</u> The proposed development does not constitute any such building works, and therefore it is considered compliant with Clause 23 under SEPP WSEA.</p>
Clause 24: Development Involving Subdivision	<p>The proposed development seeks development consent to amend the Subdivision Plan previously approved under SSD 7173 MOD 2 under Clause 14 of SEPP WSEA. The proposed development would adjust the boundaries of two (2) allotments via the creation of three (3) proposed allotments, including proposed Lots 10, 11 & 12; and the removal of reference to existing Lots 7 & 9 (refer to Appendix 3).</p>
Clause 25: Public Utility Infrastructure	<p>Existing services would be augmented for any such future development. Any works in this respect would be at no cost to the Government.</p>
Clause 26: Development on or in Vicinity of Proposed Transport Infrastructure Routes	<p>The proposed development is noted to be generally clear of the proposed Southern Link Road under Clause 26; therefore, the proposed development would not require referral to the Secretary-General of the Department of Planning under Clause 26 of SEPP WSEA.</p>
Clause 29: Industrial Release Area Satisfactory Arrangement for the	<p>A Voluntary Planning Agreement (VPA) was executed between the Minister for Planning, The Trust Company (Australia) Limited and Altis Bulky Retail Pty Limited, to provide monetary contributions for each stage of the development to contribute towards the provision of infrastructure to service the development.</p>

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

Provision of Regional Transport Infrastructure Facilities	It is considered that satisfactory arrangements have been made under this VPA in accordance with the SEPP as per Clause 29 of SEPP WSEA. No further amendment is required in this respect.
Clause 31: Design Principles	<p>The design principles of the SEPP are investigated and summarised further in subsequent sections of this Modification Application. The proposed development seeks to address the below provisions as follows:</p> <ul style="list-style-type: none"><i>a) the development is of a high quality design, and</i><i>b) A variety of materials and external finishes for the external facades are incorporated, and</i><i>c) High quality landscaping is provided, and</i><i>d) The scale and character of the development is compatible with other employment-generating development in the precinct concerned.</i> <p><u>Comment:</u> The proposed development does not constitute any such building works, and therefore it is considered compliant with Clause 31 under SEPP WSEA.</p>
Clause 31: Preservation of Trees	Approval for vegetation removal was previously granted under SSD 7173.
Clause 33A: Development Near Zone Boundaries	The proposed development does not rely on Clause 33 to carry out the proposed development.

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

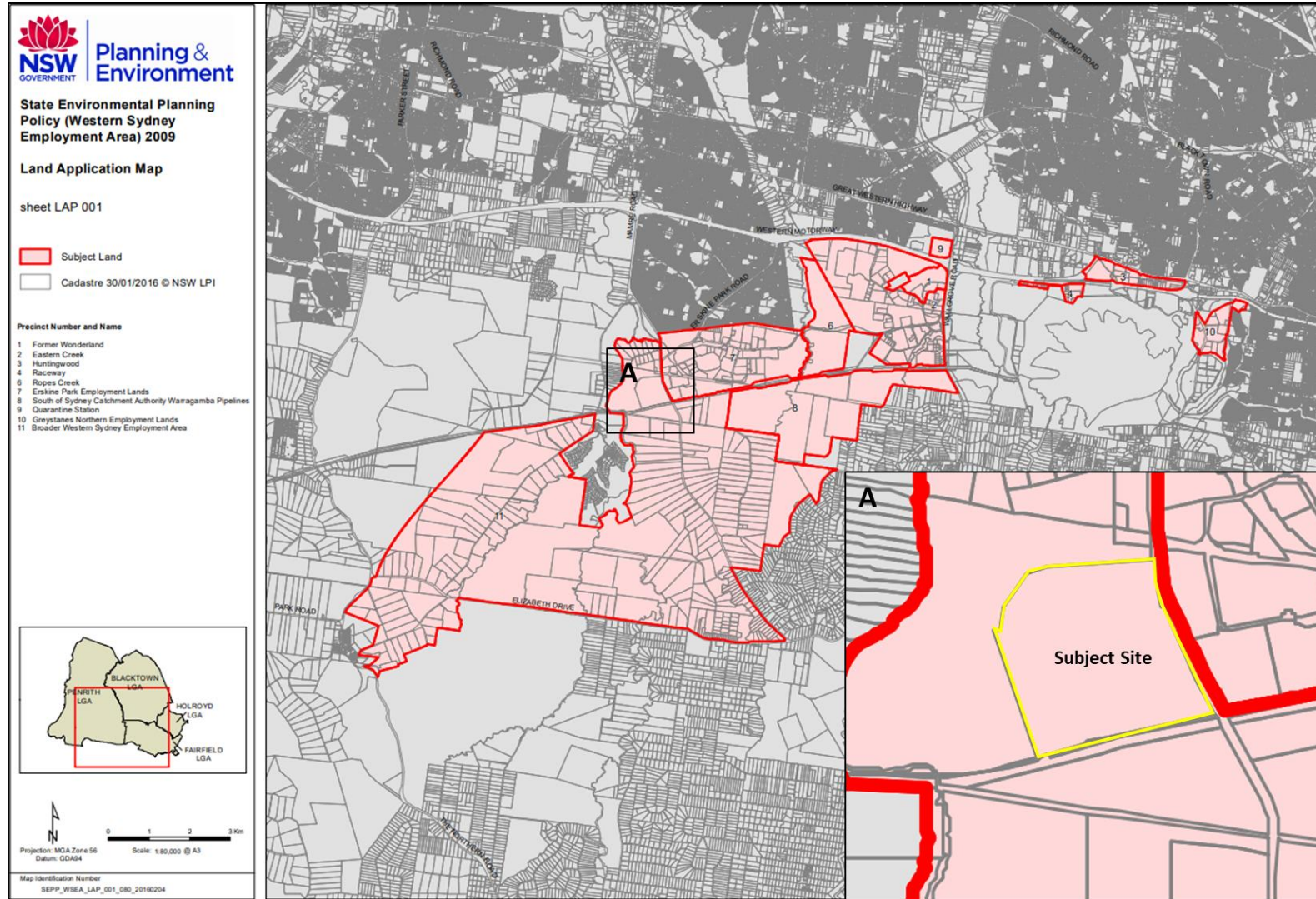


Figure 3 Land Application Map Applicable to the Subject Site under *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (NSW Legislation, 2018)

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

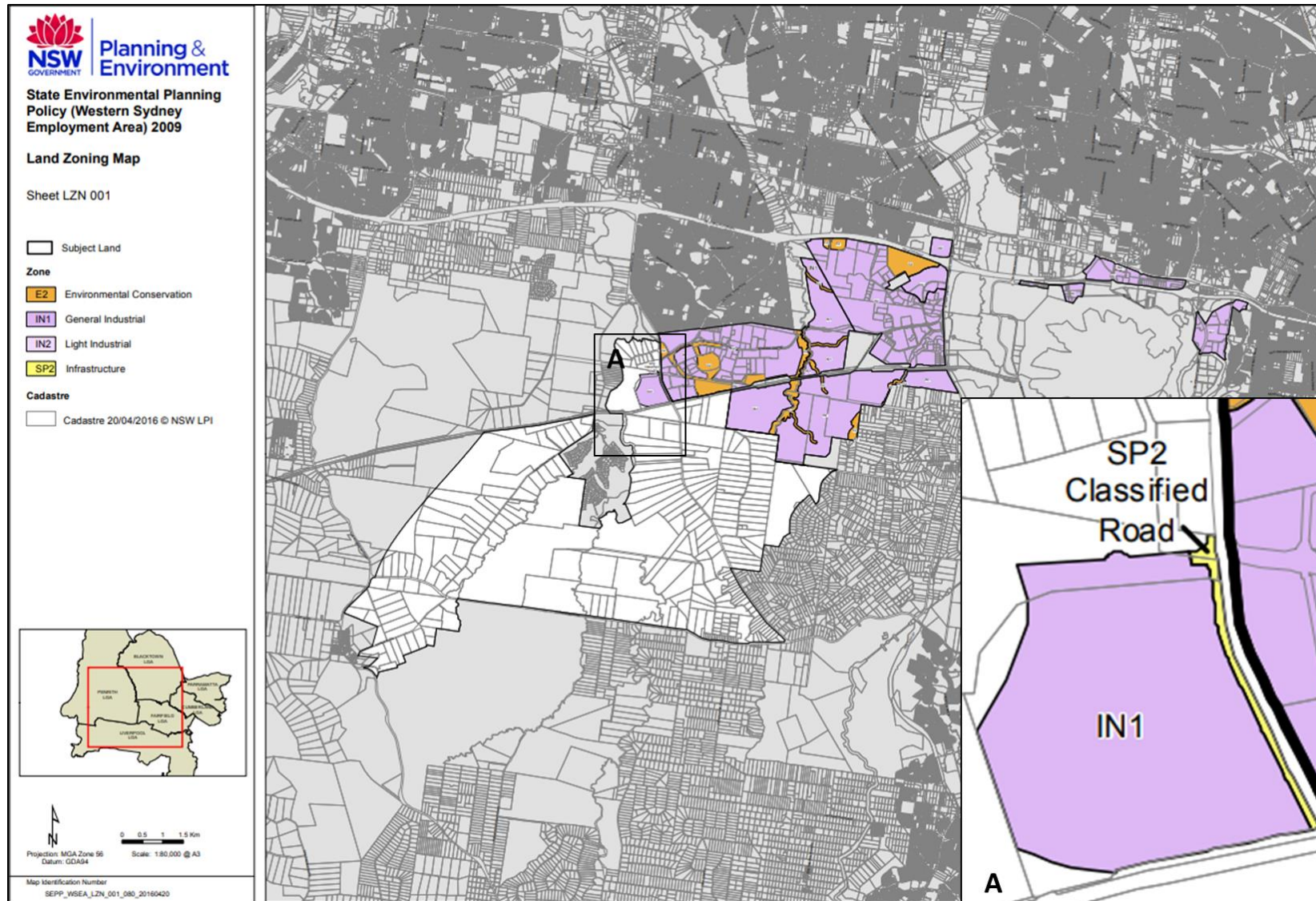


Figure 4 Land Zoning Map Applicable to the *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (NSW Legislation)

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

There are no provisions within SEPP WSEA which prevent the proposed amendment to the Subdivision Plan (Lots 7 & 9) under this Modification Application.

3.4 State Environmental Planning Policy No.55 – Remediation of Contaminated Land

Contamination has been previously addressed under SSD 7173.

3.5 Penrith Local Environmental Plan 2010

As discussed in Section 3.2 above, the Site falls within the Land Application area of SEPP WSEA – zoned IN1 General Industrial – which, would take precedence as the overarching legislative control concerning the proposed development.

3.6 Penrith Development Control Plan 2014

The *Penrith Development Control Plan 2014* (PDCP2014) provides a non-statutory instrument to guide development in the Penrith LGA, including land that is covered by SEPP WSEA. The Mamre West Precinct DCP has been prepared that establishes built form controls for the Mamre West Precinct to supersede the provisions of the general PDCP2014. Therefore, the PDCP2014 does not apply to the Subject Site, particularly this Modification Application.

3.7 Mamre West Precinct Development Control Plan

The Mamre West Precinct DCP has been adopted as part of the Precinct Planning for the Mamre West Precinct. **Table 5** below provides an outline of the key numeric controls of the DCP as applicable to built form and provides an assessment of the proposed development in relation to these controls.

Table 5: Mamre West Precinct Development Control Plan		
Control	Requirement	Comment
Minimum Lot Size	10,000 m ²	<p>The proposed development entails an amendment to the Subdivision Plan, concerning the creation of three (3) allotments (and removal of reference to two (2) existing allotments). Additionally, proposed Lots 10 (5.359 ha) and 11 (5.261 ha) exceed the minimum lot size. Proposed Lot 12 does not meet the minimum lot size requirement under the Mamre West Precinct DCP; however, there is no minimum lot size requirement under SEPP WSEA. Therefore, proposed Lot 12 is considered satisfactory, with regard to its proposed lot size.</p> <p>Furthermore, concerning proposed Lot 12, the intention is to consolidate the proposed lot, with adjoining Lot 1 DP 1233392 (located directly north) at a later date; therefore, the proposed lot would not require to be serviced at this point in time. Additionally, the consolidation in lots would ultimately allow for compliance with the minimum lot size regarding the DCP.</p>
Minimum Frontage	60 m	The frontage of the proposed lots exceeds 60 m.
Building Setback	Mamre Road – 20 m (including a 10 m landscaped setback)	N/A

Section 4.55(1A) – SSD 7173 (MOD 5)Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

	Subdivision Road – 7.5 m	N/A
	Rear and Side – 5 m	N/A
	Water Supply Pipeline – 5 m	The lots on which built form is proposed is not identified as adjoining the water supply pipeline.
Building Height	20 m	N/A
Car Parking	1 space / 300 m ² warehouse GFA	N/A
	1 space / 40 m ² ancillary office GFA	

ENVIRONMENTAL ASSESSMENT

SEARs were issued on 11 September 2015 for SSD 7173 for the construction and operation of a Warehouse and Logistics Hub. The Environmental Assessment requirements related to the modified proposed development are addressed below.

4.1 Traffic and Transport

There is no change to traffic generation under the subject Modification Application. Parking provisions will be maintained as approved. Additionally, SSD 9429 (Lot 7) currently under assessment and determination with the NSW DP&E has considered the potential traffic impacts via a Traffic Impact Assessment undertaken by Ason Group (2018).

4.2 Soil and Water

All stormwater management outcomes will be generally consistent with that approved under SSD 7173. Accordingly, the stormwater strategy which was established under SSD 7173 would be maintained. Notwithstanding, SSD 9429 (Lot 7) currently under assessment with the NSW DP&E includes provisions for site specific stormwater management systems, incorporating Water Sensitive Urban Design strategies into the proposed scheme.

Additionally, the letter of support (**Appendix 4**) states, that the modification of Lots 7 & 9 into proposed Lots 10-12 will require approximately 3.32 ha of proposed Lot 10 to drain to the 'Cat9' discharge point, which is located on the north-west corner of proposed Lot 10. The southern 2.039 ha of proposed Lot 10 and the whole of proposed Lots 11 would be required to discharge to the identified 'Cat7' discharge point located along Distribution Drive. An easement benefiting proposed Lots 11 & 12 through proposed Lot 10 would be required to be provided (as identified in **Appendix 4**).

Furthermore, the letter states, that a slightly larger overall catchment drains to 'Cat 7' than that in the original SSD 7173 design. This has been reviewed and confirmed to operate as intended.

The letter concludes, that the proposed amendment to the Subdivision Plan would have no negligible effects on the drainage and the associated system would operate generally as per previously approved and constructed under SSD 7173.

4.3 Noise

The proposed Modification Application does not constitute any proposed works; therefore, there is no change anticipated to the predicted noise levels previously identified under SSD 7173. Notwithstanding, SSD 9429 (Lot 7) currently under assessment with the NSW DP&E has taken into consideration the potential noise impacts of the indicative proposal.

4.4 Air Quality and Odour

Given the proposed modifications relate to amendments to the Subdivision Plan previously approved under SSD 7173 MOD 2, there would be no additional impact in relation to air quality.

4.5 Bushfire

As there is no change proposed to built form, further consideration with respect to bushfire protection is not required.

4.5 Visual

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

The extent of the proposed modifications, for the purposes of a proposed subdivision, would generally not affect the visual outcomes of the Site when viewed from the public domain and surrounding properties. SSD 9429 summarises the findings and strategic justification provided within the Visual Impact Assessment undertaken by Geoscapes (2018) with regard to the proposed Warehouse and Distribution Facility proposed on Lot 7 (proposed Lot 11).

4.6 Waste Management

The findings and recommendations of the Waste Management Plan prepared by SLR as submitted with SSD 7173 remain generally unchanged for the subject Modification Application.

4.7 Building Code of Australia and Fire Engineering

As there is no change to built-form, further consideration in respect of fire safety and the Building Code of Australia is not warranted.

5 CONCLUSION

The subject Modification Application seeks to make minor changes to SSD 7173 which include:

- Subdivision of the Site to create ten (10) industrial allotments; and,
- Removal of reference to Lots 7 & 9; and,
- Creation of proposed Lots 10, 11 & 12.

For the reasons stated below, the proposed development, as modified, would be substantially the same as that for which consent was granted under SSD 7173 as follows:

- **Primary Land Use** – The use of the Site is not proposed to change.
- **Subdivision** – There would be three (3) allotments created; and, referencing would change for two (2) allotments, with the removal of Lots 7 & 9.
- **Gross Floor Area** – There would be no change to the Gross Floor Area.
- **Car Parking** – Parking provision would be maintained as approved.
- **Setbacks** – All building setbacks would be maintained as approved.
- **Traffic Generation** – Traffic generation would not increase beyond that originally modelled for SSD 7173.

Overall, the Modification Application (SSD 7173 MOD 5) would provide a suitable layout that responds to the characteristics and requirements of the Site.

Accordingly, it is requested that the NSW DP&E support this Modification Application.

Section 4.55(1A) – SSD 7173 (MOD 5)

Warehouse and Logistics Hub - 585-649 Mamre Road, Orchard Hills

Appendix 1 Survey Plan

Appendix 2

Subdivision Plan (as approved under SSD 7173 MOD 2)

Appendix 3

Amended Subdivision Plan

Appendix 4

Civil Engineering (Stormwater) Letter of Support