

6 April 2021

2200444

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street,
Parramatta, NSW 2150

ATTN: Mr Thomas Bertwhistle

Dear Thomas,

SSD-8586218 - TEMPERATURE CONTROLLED WAREHOUSE FACILITY SECTION 4.55(1) MODIFICATION APPLICATION

This application has been prepared by Ethos Urban on behalf of ESR Developments (Australia) Pty Ltd, pursuant to section 4.55(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify Development Consent SSD-8586218 relating to a temperature-controlled warehouse facility within the Bringelly Road Business Hub at Lot 4, Skyline Avenue (the site).

The modification relates to correcting the stamped Site Plan approved as part of Mod 1 to SSD-8586218 for internal alterations including the installation of a cool room and freezer. This application identifies the consent and describes the error to be corrected. This application is accompanied by the Site Plan prepared by SBA Architects (**Attachment A**)

1.0 Consent proposed to be modified

The consent (SSD-8586218) proposed to be modified was granted by the Executive Director of Energy, Industry and Compliance Development under delegation from the Minister for Planning and Public Spaces on 30 November 2020 for a light industrial facility at Lot 4 of the Bringelly Road Business Hub. Specifically, approval was granted for the:

construction and operation of a light industrial building encompassing a temperature-controlled warehouse facility including, ancillary office administration, car parking and landscaping within the Bringelly Road Business Hub.

This application is the second modification to the development consent.

2.0 Proposed modifications to the consent

Modification 1 sought approval for the installation of an additional cool room and freezer located on the south eastern side of the warehouse (among other matters). Refer to **Figure 1** above for the location and size of the cool room and freezer as originally submitted with the Mod 1 application. The size of the cool room and freezer were unintentionally reduced on the Site Plan submitted in response to the DPIE's request for additional information. The incorrect Site Plan with the smaller cool room and freezer was subsequently approved and stamped by the DPIE. It is requested that this error is corrected by replacing the approved Site Plan with the Site Plan originally submitted with Mod 1.

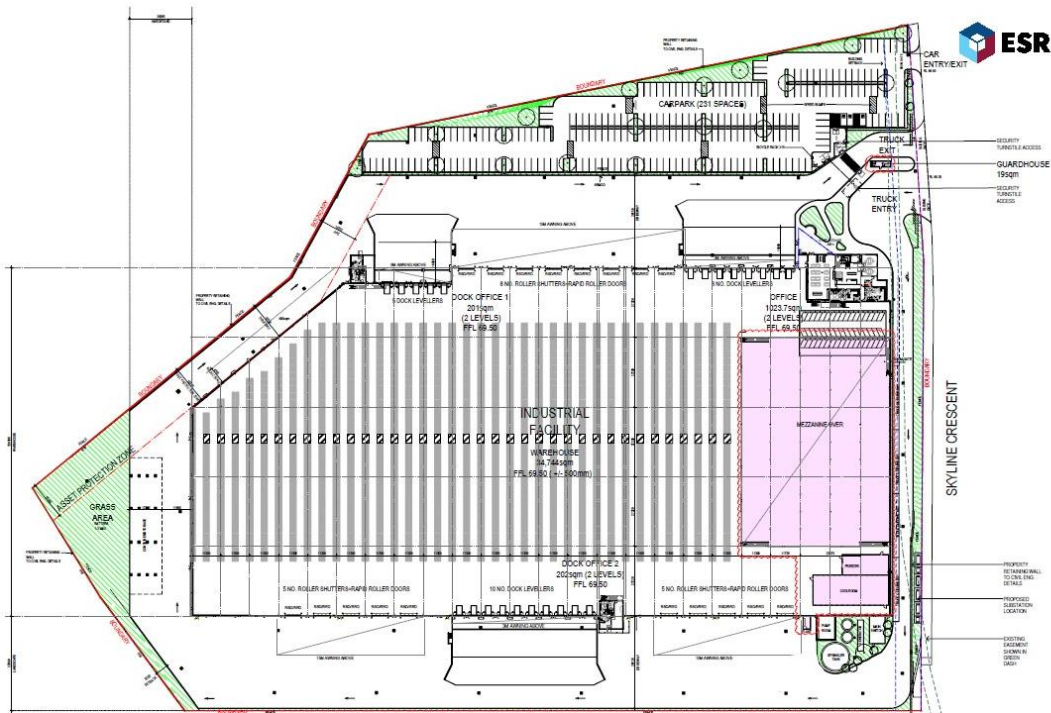


Figure 1 Site Plan

Source: SBA Architects

2.1 Modifications to conditions

The correct Site Plan has the same drawing reference as the incorrect Site Plan approved under Mod 1. Therefore, no modifications are proposed to the notice of determination. The only modification proposed is that the stamped Site Plan is replaced with the Site Plan originally submitted with Mod 1 and provided again as **Attachment 1**.

3.0 Environmental assessment and Conclusion

The proposed replacement of the approved Site Plan will not raise any new matters of any significance beyond those matters already considered by the DPIE during their assessment of Mod 1, as the proposal seeks approval for a plan the DPIE have already assessed and determined to be acceptable with regard to all relevant planning matters.

We trust that this information is sufficient to enable the assessment of the proposed modification request.

Yours sincerely,

Jim Murray
 Associate Director
 0420 960 216
 jmmurray@ethosurban.com

