

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning and Public Spaces, 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 12 SEPTEMBER 2019

SCHEDULE 1

Development Consent

Development Consent: SSD 8606 granted by the A/Executive Director, Key Sites and Industry Assessment, on 16 August 2018

For the following: The staged construction and operation of a warehousing estate consisting of:

- seven buildings for warehouses distribution with ancillary offices uses, an ancillary agricultural produce industry use in building 5, and ancillary activities including the cutting of steel into predetermined lengths to occur in Building 1 in accordance with conditions contained within this consent
- access roads off Hollinsworth Road
- on-site stormwater management infrastructure
- service connections, car parking and hardstand areas
- landscaping

Modification 2

Modification Application: SSD 8606 MOD 2

Applicant: Logos Property Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

Land: Hollinsworth Road, Blacktown
Lot 23 DP 262886
Lot 24 DP 262886

SCHEDULE 2

This consent is modified as follows:

1. In Schedule 1 insert the following development description after the words 'in building 5':

'and ancillary activities including the cutting of steel into predetermined lengths to occur in Building 1 in accordance with conditions contained within this consent.'
2. In the definitions, after 'SSD 8606 MOD 1 – Statement of Modification prepared by Urbis dated 1 November 2018' insert the following point:
 - SSD 8606 MOD 2 – Section 4.55(1A) Modification to SSD 8606 prepared by Urbis and dated 6 May 2019

3. Delete the following definitions:

Department Minister	Department of Planning and Environment Minister for Planning
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And replace with the following:

Department Minister	Department of Planning, Industry and Environment Minister for Planning and Public Spaces
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In Schedule 2 – Part B: Environmental Performance

4. Delete Condition B30 and replace with:

B30. The Applicant must install rainwater harvesting systems for each warehouse building in accordance with the Concept Stormwater Management Strategy show in plan Co12829.06-SSDA44, issue B, dated 29.08.2019 to achieve rainwater re-use of a minimum of 80% for non-potable uses.
5. Delete Condition B36 and replace with:

B36. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.

Table 2: Noise Limits dB(A)

Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)	Night LAmax	LAeq(period)
All residential properties located to the south of the site	42	40	38	53	N/A
R8 – Place of Public Worship (when in use)	N/A	N/A	N/A	N/A	50

Note: Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) in Fact Sheet C of the EPA's Noise Policy for Industry. Refer to the plan in Appendix B for the location of residential sensitive receivers.

6. Delete Condition B45 and replace with:

B45. The Applicant must ensure each warehouse building and the identified elevations and building elements in the development complies with the NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas - 2014' as appropriate or the specified bushfire attack levels (BAL) under Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' for:

- Building 1*
- (a) The proposed development shall be designed and constructed to comply with sections 3 and 5 of AS 3959-2009 (BAL 12.5), with the exception that the construction requirements shall be varied to comply with the requirements of the NSW Rural Fire Service Addendum to Appendix 3 of Planning for Bush Fire Protection 2006.
- Building 3*
- (b) The roof southern, eastern and western elevation(s) must comply with section 3 and section 7 (BAL 29) and the northern elevation(s) with section 3 and section 6 (BAL 19) of AS3959-2009 and section A3.7 Addendum Appendix 3 of *Planning for Bushfire Protection 2006*;
- Building 5 and 7*
- (c) Construction must comply with sections 3 and 5 (BAL 12.5) of AS3959-2009 and section A3.7 Addendum Appendix 3 of *Planning for Bushfire Protection 2006*;
- Building 6*
- (d) The proposed development shall be designed and constructed to comply with sections 3 and 5 of AS 3959-2009 (BAL 12.5), with the exception that the construction requirements shall be varied to comply with the requirements of the NSW Rural Fire Service Addendum to Appendix 3 of Planning for Bush Fire Protection 2006.

In the Appendices

7. In Appendix A – Development Layout Plans, **delete** the following plan references:

Job No.	Drawing No.	Rev.	Date	Title
Architectural Drawings Prepared by Watch this Space Design				
1706	LG MAR DA01	D	6/3/2018	Estate Masterplan Plan
1706	LG MAR DA10	B	6/3/2018	Building 1A & 1B Site Plan
1706	LG MAR DA11	A	6/3/2018	Building 1A & 1B Warehouse Plan
1706	LG MAR DA12	A	6/3/2018	Building 1A & 1B Office Plans
1706	LG MAR DA13	A	6/3/2018	Building 1A & 1B Roof Plan
1706	LG MAR DA14	B	6/3/2018	Building 1A & 1B Elevations
1706	LG MAR DA15	A	6/3/2018	Building 1A & 1B Sections
1706	LG MAR DA20	B	6/3/2018	Building 2A & 2B Site Plan
1706	LG MAR DA21	A	6/3/2018	Building 2A & 2B Warehouse Plan
1706	LG MAR DA22	A	6/3/2018	Building 2A & 2B Office Plans
1706	LG MAR DA23	A	6/3/2018	Building 2A & 2B Roof Plan
1706	LG MAR DA24	A	6/3/2018	Building 2A & 2B Elevations
1706	LG MAR DA25	A	6/3/2018	Building 2A & 2B Sections
Civil Plans prepared by Costin Roe				
Co12829.06	SSDA40	C	7/3/2017	Site Masterplan
Co12829.06	SSDA41	C	7/3/2017	Lot 1 Concept Stormwater Drainage Plan
Co12829.06	SSDA44	B	22/11/2017	Concept Stormwater Management Strategy
Co12829.06	SSDA45	C	7/3/2017	Typical Stormwater Management Details
Landscape Plans prepared by Geoscapes				
170906	SSD-01	D	6/3/2018	Landscape Plan – Area 1
170906	SSD-02	D	6/3/2018	Landscape Plan – Area 2
170906	SSD-10	D	6/3/2018	Landscape Sections: EE & FF
170906	SSD-11	D	6/3/2018	Fencing Plan
170906	SSD-13	D	6/3/2018	Planting Lists & Images

replace with the following plan references:

Job No.	Drawing No.	Rev.	Date	Title
Architectural Drawings Prepared by Watch this Space Design & Pace Architects				
190204	190204 – DA100	4	06/05/2019	Masterplan Plan
190204	190204 – DA101	5	06/05/2019	Site Plan
190204	190204 – DA102	5	06/05/2019	Ground Floor Plan
190204	190204 – DA103	4	06/05/2019	Elevations
190204	190204 – DA104	4	06/05/2019	Sections
190204	190204 – DA105	4	06/05/2019	3D Renders
Civil Plans prepared by Costin Roe				

Job No.	Drawing No.	Rev.	Date	Title
-	Co12829.14 – SSDA40	B	29/08/2019	Site Masterplan
-	Co12829.14 – SSDA41	B	29/08/2019	Concept Stormwater Drainage Plan
-	Co12829.14 – SSDA44	B	29/08/2019	Concept Stormwater Management Strategy
-	Co12829.14 – SSDA45	B	29/08/2019	Typical Stormwater Management Details
Landscape Plans prepared by Geoscapes				
190209	LDA-01	A	26/04/2019	Landscape Plan North
190209	LDA-02	A	26/04/2019	Landscape Plan South
190209	LDA-03	A	26/04/2019	Landscape Sections A & B
190209	LDA-04	A	26/04/2019	Fencing Plan
190209	LDA-05	A	26/04/2019	Planting Schedule & Imagery

8. In Appendix A – Development Layout Plans, delete Figure 1: Site Layout and replace with 'Figure 1: Site Layout' as shown in Appendix A of this modifying instrument.
9. In Appendix A – Development Layout Plans, delete Figure 2: Staging Plan and replaced with 'Figure 2: Staging Plan' as shown in Appendix A of this modifying instrument.

APPENDIX A: DEVELOPMENT LAYOUT PLAN

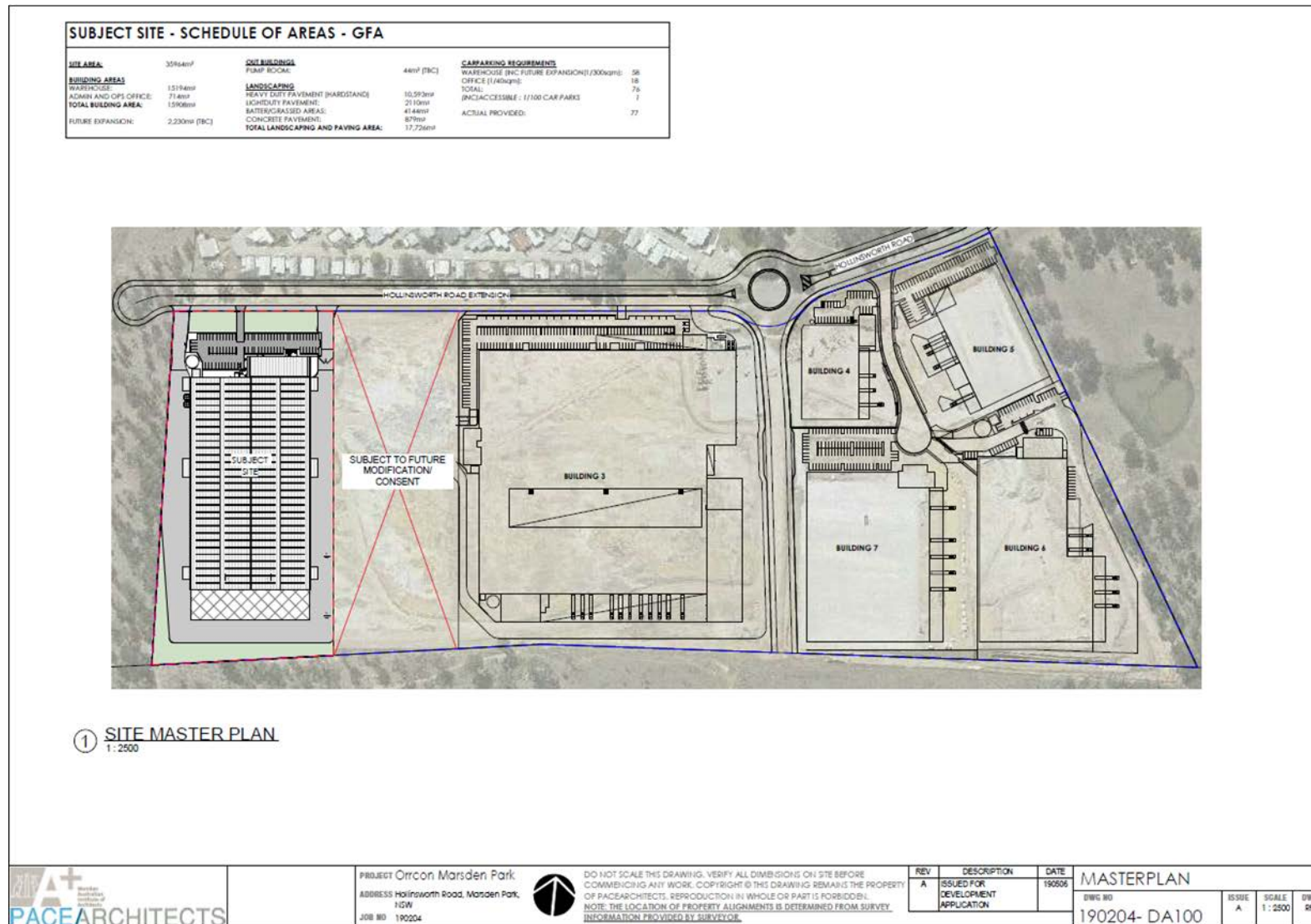


Figure 1: Site Layout

- STAGE 1 Building 5 & 7
- STAGE 2 Building 4 & 6
- STAGE 3 Building 1
- STAGE 4 Building 3 (current)

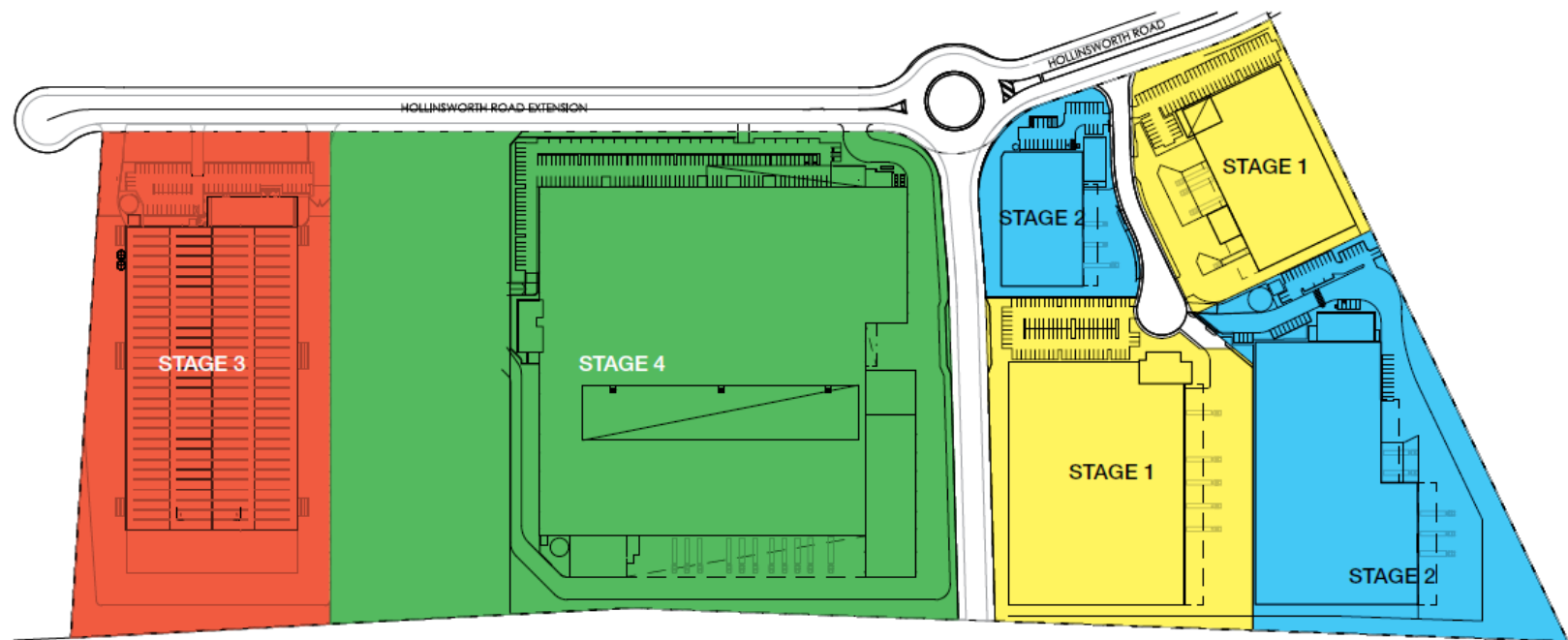


Figure 2: Staging Plan