

Modification of Development Consent

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

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2022, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Lindsey Blecher
Team Leader
Industry Assessments

Sydney

22 May 2025

File: EF25/3313

SCHEDULE 1

Development Consent

Development consent: SSD-9138102 granted by the Director, Industry Assessments on 21 April 2023

For the following: Construction of the first stage of an industrial estate including bulk earthworks, subdivision, construction, fit out and operation of two warehouse buildings and ancillary office space with a total gross floor area of 81,282m², including, landscaping, construction of estate roads and external road upgrades, site servicing and stormwater infrastructure.

Modification 6

Modification Application: SSD-9138102-MOD-6

Modification to:

- Amend the numbering of Warehouse 4 to Warehouse 3 and Lot 4 to Lot 3;
- Increase the size of the Warehouse 3 ancillary office area and decrease the warehouse floor area;
- Introduce a dock office to Warehouse 3;
- Increase car parking provision for Warehouse 3; and
- Amend crossover arrangements for Warehouse 3.

Applicant: ESR Developments (Australia) Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: Lots 111, 112, 113, 114 and 115 DP 1296469 and Lot 10 DP 1296455, Mamre Road / Abbots Road intersection, Abbots Road and Aldington Road.

SCHEDULE 2

The consent is modified as follows:

In Schedule 1:

1. In the development description, delete '81,282' and replace with '81,447'.
2. In the Definitions, add the following in alphabetical order in the definition of Modification Assessments:
 - e) 'Modification Report Westlink Industry Park - Stage 1 (Modification 6)', prepared by Ethos Urban and dated 7 May 2025.

In Schedule 2:

3. Replace all references to Warehouse 4 with Warehouse 3.
4. Replace all references to Lot 4 with Lot 3.

In Schedule 2, Part A Administrative Conditions:

5. Delete Table 1 in Condition A6 and replace with the following:

Table 1 *Maximum GFA of the Development*

Land Use	Maximum GFA (m ²)
Warehouse or distribution centres	77,241
Ancillary offices	4,206
Total	81,447

In Schedule 2, Part B Specific Environmental Conditions:

6. Delete Condition B3A(d) and replace with the following:
 - (d) outline measures to be implemented to manage pedestrian safety and movements, including between the southern carpark and the office.
7. Insert Condition B78A after Condition B78 as follows:

Emergency Backup Generator

B78A. The emergency backup generator for Warehouse 3 must be installed and maintained in accordance with the recommendations in the Technical Memorandum prepared by SLR Consulting Australia, dated 26 February 2025, ref. 610.V30893.00506-TM01-v1.0-20250226.docx.

In Appendix 1:

8. Delete Table 4 and replace with the following:

Table 4 *Schedule of Approved Plans*

Drawing No.	Title	Issue	Date
Architectural Drawings prepared by Nettletontribe Architects			

DA102	Estate Plan – Stage 1	P32	14/02/2025
DA104	Lower Ground Floor Plan – LOT 3	P11	14/02/2025
DA105	Ground Floor Plan - LOT1	P21	30/10/2023
DA106	Ground Floor Plan – LOT 3	P33	03/03/2025
DA107	Roof Plan - LOT1	P14	30/10/2023
DA108	Roof Plan – LOT 3	P15	11/02/2025
DA121	Elevations - LOT1	P15	30/10/2023
DA124	Elevations – LOT 3	P15	03/03/2025
DA151	Retain Wall & Fence - LOTS 1 & 4	P11	30/10/2023
Landscape Concept prepared by Site Image			
001	Landscape Stage 01 Masterplan Report	B	25/03/2024
Tree Canopy Plan prepared by Site Image			
MOD_WH3_SK001	Tree Canopy Plan	A	25/02/2025
Civil Works Package – Infrastructure Works			
20-748 – C11075	STORMWATER MANAGEMENT PLAN INTERIM ARRANGEMENT	5	13/05/2024
Retaining Wall Plan and Elevation prepared by Conroe Consulting			
CO13807.06-SKC01	SHOTCRETE RETAINING WALL – LOT 1 TOP OF ELEVATION	C	02/07/2024

9. Delete Figure 1 and instead insert new Figure 1 as shown in Attachment 1 of this Modifying Instrument.

ATTACHMENT 1



Figure 1: Site Plan(s)

End of modification
(SSD-9138102-MOD-6)