

Appendix A

Updated Project Description

The Modification Application seeks development consent for the following changes:

- Increase the size of the ancillary office area for Warehouse 3 and introduce a dock office to facilitate the operational requirements of the future customer, resulting in the following GFA changes:
 - Increase the ancillary office GFA from 480m² to 2,400m² (+ 1,920m²), with the additional area located within the warehouse footprint, including the introduction windows on the northern façade;
 - Decrease the warehouse GFA from 16,945m² to 15,120m² (- 1,825m²), due to the increase in office area;
 - Addition of a dock office comprising 70m² (+ 70m²) of GFA along the eastern warehouse wall; and
 - Overall increase in total Warehouse 3 GFA from 17,425m² to 17,590m² (+ 165m²), due to office area and dock office replacing loading zone area (excluded from GFA calculations).
- Increase in car parking provision and changes to the crossover arrangements, including:
 - Increase car parking from 85 to 146 (+ 61) by adapting the southern hardstand area to meet customer requirements, including supporting safety features such as fencing and pedestrian accessways; and
 - Addition of a new light vehicle entry/exit at the southern end of the Access Road frontage, and subsequent movement of the southern heavy vehicle driveway further to the north.
- Miscellaneous changes, including:
 - Fit-out for warehouse including racking and office to customer requirements; and
 - Relocation of battery charging bays to facilitate additional ancillary office area.
- Modification to Conditions, including administrative amendments to identify Warehouse 3 (Lot 3), previously known as Warehouse 4 (Lot 4), in alignment with the subdivision plan.

The proposed modifications described above necessitate amendments to the consent conditions which are identified below. It includes amendments to the maximum GFA, approved plans, and administrative changes to the identification of Warehouse 3 (Lot 3), previously Warehouse 4 (Lot 4). Words proposed to be deleted are shown in **~~bold strike through~~** and words to be inserted are shown in ***bold italics*** below.

Schedule 1

Development: 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 **~~81,282~~ *81,447***m², landscaping, construction of estate roads and external road upgrades, site servicing and stormwater infrastructure.

Schedule 2

Part A – Administrative Conditions

Limits Of Consent

A6. The maximum GFA for development on the site must not exceed the limits in Table 1.

Land Use	Maximum GFA (m ²)
Warehouse or distribution centres	79,031 <i>77,241</i>
Ancillary offices	2,286 <i>4,206</i>
Total	81,317 <i>81,447</i>

Part B – Specific Environmental Conditions

Operational Traffic Management Plan

B3A. Prior to the commencement of operation of Warehouse **~~4~~ *3***, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for Warehouse **~~4~~ *3*** to the satisfaction of the Planning Secretary. The OTMP must form part of the OEMP required by Condition C5 and must:

Landscaping

- B38. Within six months of the date of this consent, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:
- (c) ensure adequate planting is implemented to provide screening between the basin and retaining wall on Lot **4 3** (as shown in the landscape plans titled Kemps Creek Logistics Park SSDA Report Landscape Concept plan, prepared by Site Image and dated 14 February 2023);

Operational Noise Limits

- B53. The Applicant must ensure that noise generated by:
- (b) all fixed external mechanical plant for the warehouse building on Lot **4 3** does not exceed a cumulative sound power level of LAeq(15min) 86 dB(A); and

Part D – External Road Works

Internal Access Roads

- D10. Prior to the commencement of operation of Warehouse **4 3**, the Applicant must construct and operate the north-south internal road works shown in Figure 1 in Appendix 1 to the satisfaction of the relevant road authority.

Timing

- D17. The Applicant must execute a Voluntary Planning Agreement with Council to complete the remaining stages of the Abbotts and Aldington Road widening works, within 12 months of the date of consent of SSD-9138102-Mod-5 and prior to the issue of an occupation certificate for warehouse **4 3**.
- D18. The Applicant must complete the External Road Works to the satisfaction of the relevant roads authorities prior to operation of warehouse **4 3**.
- D20. The Applicant must not:
- (a) undertake any subsequent development, including exempt or complying development, on the Stage 1 site shown in Figure 1 in Appendix 1; and
 - (b) commence operation of warehouse **4 3**;
- until the External Road Works are completed to the satisfaction of the Planning Secretary.

Appendix A

Table 4 Schedule of Approved Plans

Drawing No.	Title	Issue	Date
Architectural Drawings prepared by Nettletontribe Architects			
DA102	Estate Plan – Stage 1	P28 P32	22/02/2024 14/02/2025
DA104	Lower Ground Floor Plan – LOT 4 3	P9 P11	21/04/2024 14/02/2025
DA106	Ground Floor Plan – LOT 4 3	P29 P33	21/06/2024 03/03/2025
DA108	Roof Plan – LOT 4 3	P13 P15	13/12/2023 11/02/2025
DA124	Elevations – LOT 4 3	P14 P15	21/04/2024 03/03/2025
Tree Canopy Plan prepared by Site Image			
STAGE1_SK001	Tree Canopy Plan	G A	13/05/2024 25/02/2025