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 outlined in Schedule 2.

Lindsey Blecher
A/Director
Industry Assessments

Sydney	10 July 2024	File: EF23/12768

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 81,317m^2, including, landscaping, construction of estate roads and external road upgrades, site servicing and stormwater infrastructure.

Modification 2

Modification Application:	SSD-9138102-Mod-2
	Modification to:

- Reduce the approved trunk drainage channel width and subsequent amendments to the design of Warehouse 4 and stormwater infrastructure;
- Amend the private access road length and design.

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 / Abbotts Road intersection, Abbotts Road and Aldington Road.

SCHEDULE 2

The consent is modified as follows:

In Schedule 1:

1. In the development description, delete 81,417m^2 and replace with 81,282m^2.

2. In the Definitions, add the following under Modification Assessments:

    c) Section 4.55(1A) Modification Report, Modification 2, prepared by Ethos Urban, dated 21 May 2024 and Response to Request for Additional Information – MOD 2, prepared by Ethos Urban, dated 21 June 2024.

In Schedule 2, Part B Specific Environmental Conditions:

3. Insert Condition B3A after Condition B3 as follows:

    Operational Traffic Management Plan

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

    (a) be prepared by a suitably qualified and experienced person(s)

    (b) detail heavy vehicle routes, access, and parking arrangements;

    (c) detail the measures that are to be implemented to ensure road safety and network efficiency;

    (d) include a Traffic Control Plan (TCP) detailing the on-site measures to be implemented to control the manoeuvring of vehicles in designated loading areas and mitigate the potential for on-site vehicle conflict, with regard to the 'SSD-9138102 Mod 2 Transport Statement' and accompanying swept path analysis prepared by Ason Group dated 19 December 2023.

In Schedule 2, Part C Environmental Management, Reporting and Auditing:

4. Insert the following directly at the end of Condition C6(c):

    (vii) Operational Traffic Management Plan (Condition B3A).

In Appendix 1 Development Layout Plans:

5. Delete Table 4 and replace with the following:

Table 4   Schedule of Approved Plans

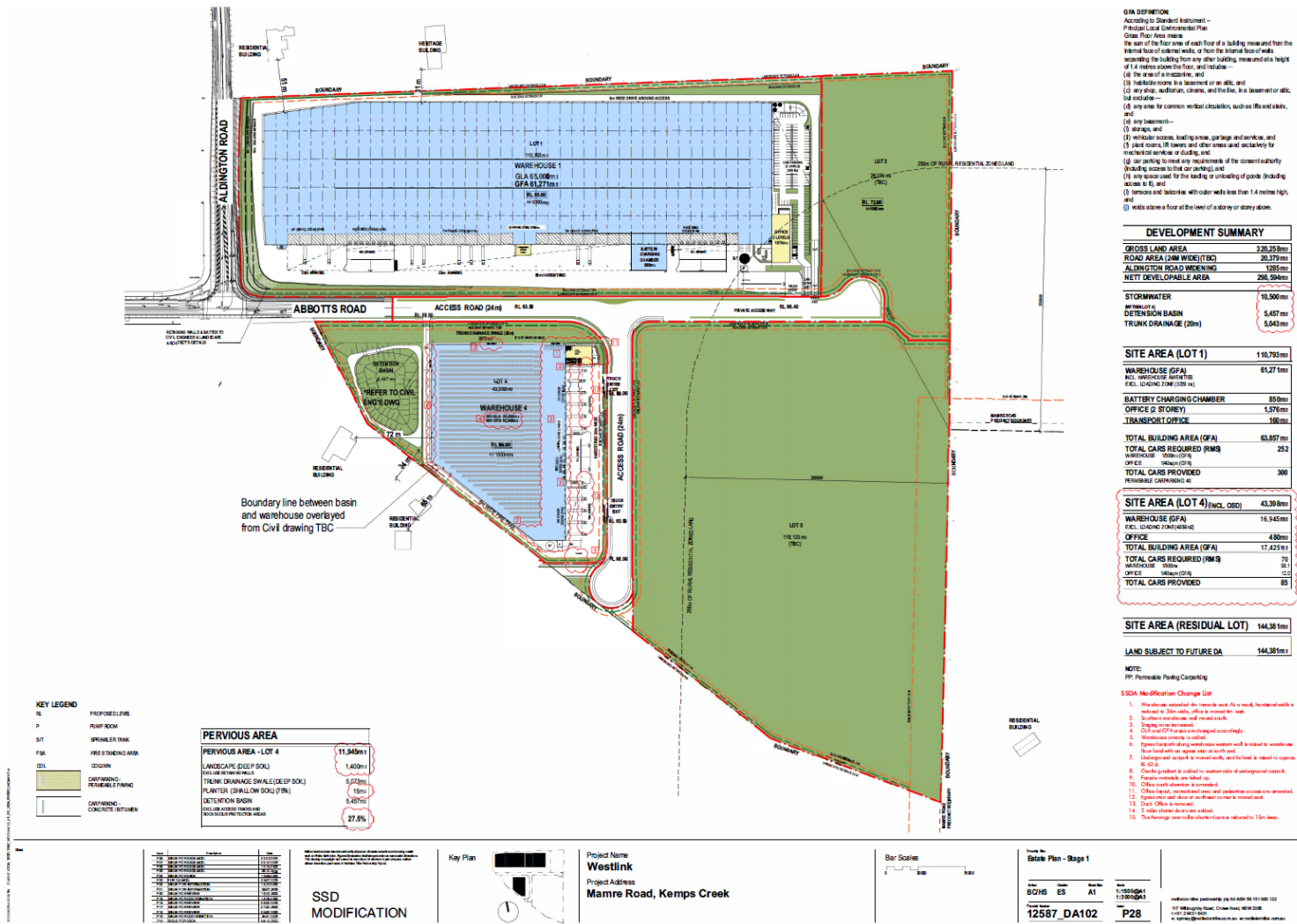| Drawing No.	Title	Issue	Date
Architectural Drawings prepared by Nettleton tribe Architects			
DA102	Estate Plan - Stage 1	P28	22/02/2024
DA104	Lower Ground Floor Plan - LOT4	P9	21/04/2024
DA105	Ground Floor Plan - LOT1	P21	30/10/2023
DA106	Ground Floor Plan - LOT4	P29	21/06/2024
DA107	Roof Plan - LOT1	P14	30/10/2023
DA108	Roof Plan - LOT4	P13	13/12/2023
DA121	Elevations - LOT1	P15	30/10/2023
DA124	Elevations - LOT4	P14	21/04/2024
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			
STAGE1_SK001	Tree Canopy Plan	G	21/02/2024
Civil Works Package – Infrastructure Works			
20-748 – C11075	STORMWATER MANAGEMENT PLAN INTERIM ARRANGEMENT	5	13/05/2024

6. Delete Figure 1 and replace with the following:

Figure 1: Site Plan

7. Delete Figure 2 and replace with the following:

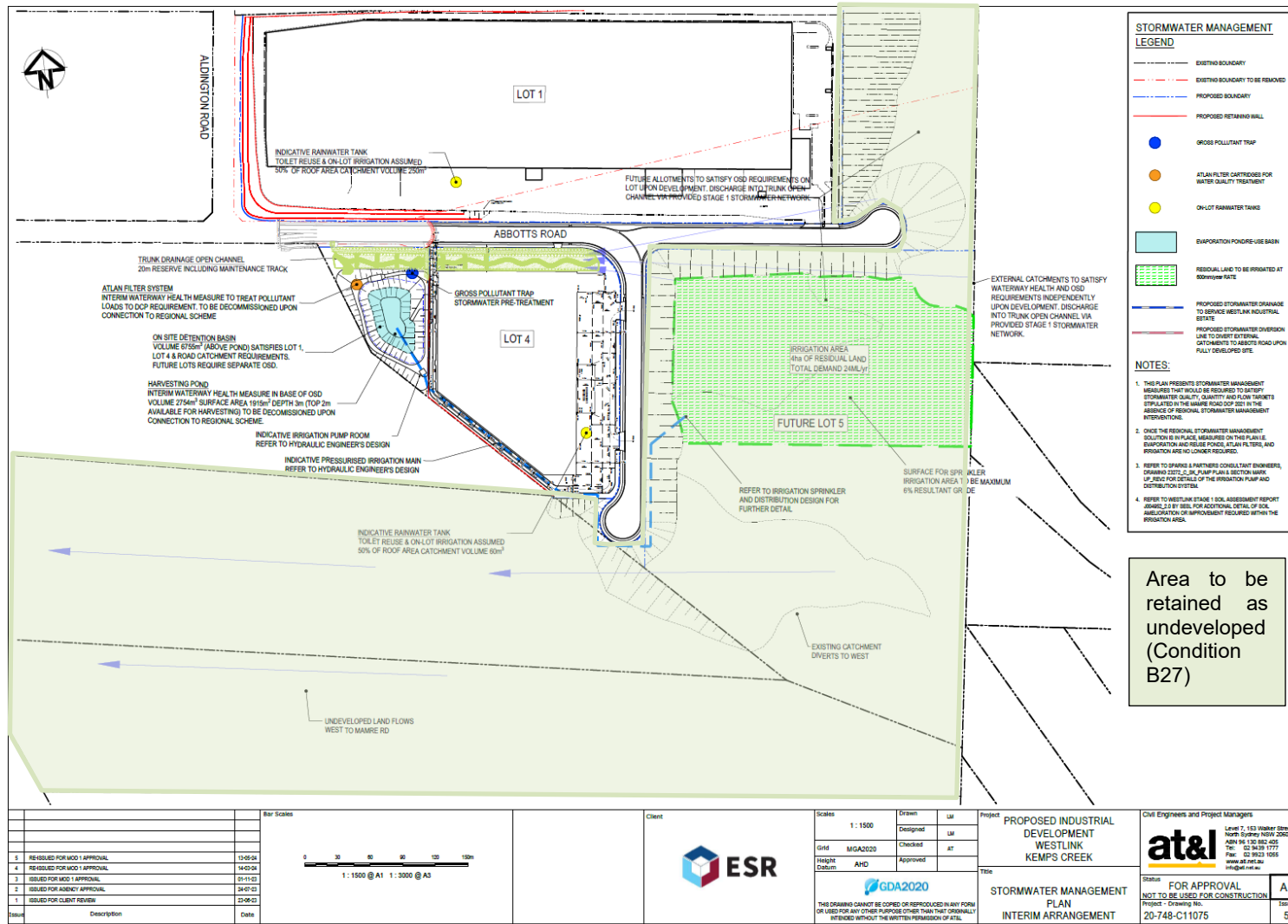*Figure 2: Stormwater Management Infrastructure*

End of modification

(SSD-9138102-MOD-2)