

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
Team Leader
Industry Assessments

Sydney

9 April 2024

File: DOC24/267940

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 81,317m², landscaping, construction of estate roads and external road upgrades, site servicing and stormwater infrastructure.

Modification 3

Modification Application:

SSD-9138102-Mod-3

Applicant:

ESR Developments (Australia) Pty Ltd

Consent Authority:

Minister for Planning and Public Spaces

The Land:

Lots 11, 12 and 13 DP 253503, Lots 3 and 4 DP 250002

Modification:

Minor amendments to the design and layout of Warehouse 1

SCHEDULE 2

The consent is modified as follows:

1. Insert the following definition:

Modification Assessments The documents assessing the environmental impact of proposed modification of this consent and any other information submitted with the following modification application made under the EP&A Act:

- a) Section 4.55(1A) Modification Report, Modification 3, 1030-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbots Road and 290-308 Aldington Road, Kemps Creek' prepared by Ethos Urban dated 9 November 2023.

In Appendix 1 – Development Layout Plans

2. Delete Table 4 and replace with new Table 4 as shown in Appendix 1 of the instrument.
3. Delete Figure 1 and replace with new Figure 1 as shown in Appendix 1 of this instrument.

APPENDIX 1: DEVELOPMENT LAYOUT PLANS

Table 4 Schedule of Approved Plans

Drawing No.	Title	Issue	Date
Architectural Drawings prepared by Nettletontribe Architects			
DA102	Estate Plan - Stage 1	P22	30/10/2023
DA104	Lower Ground Floor Plan - LOT4	P2	13/02/2023
DA105	Ground Floor Plan - LOT1	P21	30/10/2023
DA106	Ground Floor Plan - LOT4	P14	15/02/2023
DA107	Roof Plan - LOT1	P14	30/10/2023
DA108	Roof Plan - LOT4	P7	13/02/2023
DA121	Elevations - LOT1	P15	30/10/2023
DA124	Elevations - LOT4	P7	13/02/2023
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	E	20/02/2023
Civil Works Package – Infrastructure Works			
20-748 – SKC182	INTERIM STORMWATER MANAGEMENT PLAN	A	27/03/2023



Figure 1: Site Plan(s)