

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 Bletcher
Team Leader
Industry Assessments

Sydney

11 March 2025

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

Modification 4

Modification Application:

SSD-9138102-MOD-4

Modification to:

- change the northern site boundary retaining wall height and design
- update administrative conditions relating to the scheduling of operations and land dedication requirements within the Voluntary Planning Agreement.

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

In Schedule 1:

1. In the Definitions, add the following under Modification Assessments:
 - d) Modification Report, Westlink Industrial Estate - Stage 1 (Modification 4), 1020-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbots Road, 290-308 Aldington Road, Kemps Creek, prepared by Ethos Urban, dated 5 December 2023

In Schedule 2, Part B Specific Environmental Conditions:

2. In Condition B37, delete the phrase "Prior to the commencement of operation of the development" and replace with "After completion of the works in accordance with Condition D17 and prior to commencement of operation of Warehouse 4".

In Schedule 2, Part D External Road Works:

3. In Condition D17, insert the phrase "and dedication of the land in which they are located" after "Abbots and Aldington Road widening works".

In Appendix 1 Development Layout Plans:

4. 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
Retaining Wall Plan and Elevation prepared by Conroe Consulting			
CO13807.06-SKC01	SHOTCRETE RETAINING WALL – LOT 1 TOP OF ELEVATION	C	02/07/2024

**End of modification
(SSD-9138102-MOD-4)**