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.

Shaun Williams
Principal Planning Officer
Industry Assessments

Sydney 2 November 2026 File: EF26/28098

SCHEDULE 1

Development Consent

Development Consent:	SSD-36138263 granted by the Acting Director, Industry Assessments as delegate of the then Minister for Planning and Public Spaces on 17 December 2024
For the following:	Construction and operation of a warehouse and distribution centre comprising of four warehouses including one multi-level building, 15 warehouse tenancies including fitout, subdivision, car parking, landscaping, local road upgrades to Flushcombe Road, Augusta Street, and State intersection upgrades to Greater Western Highway / Flushcombe Road and Great Western Highway / Prospect Highway

Modification 2

Modification Application:	SSD-36138263-Mod-2
	Modification to: • change the layout of the development for Warehouses 1-4 including changes to internal warehouse and office configurations, updates to the façade designs, awnings, external lighting, and the construction of a skywalk access between Warehouses 3 and 4; and • permit tree removal and earthworks within the road reserve of the Great Western Highway and along the northern portion of the site within the site boundary to facilitate approved upgrade works for the Flushcombe Road / Great Western Highway intersection.
Applicant:	The Trustee for Huntingwood Property Trust
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Lot 11 DP1321460, Lot 12 DP1321460, Lot 13 DP1321460, Lot 164 DP8716, Lot 22 DP1321597, Lot 23 DP1321597, Great Western Highway Road Reserve (immediately north of the development site) Augusta Street, Blacktown

SCHEDULE 2

The consent is modified as follows:

In Schedule 1: Definitions

1. In the definition "Modification Assessments", insert new sub-clause (b) immediately after sub-clause (a) as follows:

   (b) SSD-36138263-Mod-2, Modification Application, Augusta Street Warehouse and Distribution Centre Mod 2, prepared by Urbis Ltd, dated July 2026 and Response to Submissions, prepared by Urbis Ltd, dated 11 September 2026.

In Schedule 2: Part B Specific Environmental Conditions

2. In condition B6, insert the words 'and as varied by the Modification Assessments' immediately after the words 'MU Group Consulting Pty Ltd, Drawing No: P22-05-0001, dated 09/05/24'.

3. Insert new condition B52A as follows:

   B52A. Prior to the commencement of construction of the Great Western Highway/Flushcombe Road intersection works for the development approved under MOD 2 and in accordance with condition B7, the Applicant must purchase and retire three (3) ecosystem credits and one (1) species credit to offset the removal/disturbance of ecosystems and species identified in Appendix 3 of this consent. The ecosystem and species credits must be retired in accordance with the requirements of the Biodiversity Offsets Scheme and the *Biodiversity Conservation Act 2016*.

4. In condition B53, insert the words ' and B52A' immediately after the words 'condition B52'.

5. Insert new condition B54A as follows:

   B54A. Prior to undertaking any clearing or construction works for the Great Western Highway/Flushcombe Road intersection works approved under MOD 2 and in accordance with condition B7, the Applicant must provide the Planning Secretary with evidence that:

   (a) The retirement of ecosystem and species credits has been completed in accordance with condition B52A; or
   (b) A payment has been made to the Biodiversity Conservation Fund in accordance with condition B53.

6. In condition B56(e), insert the words 'and the BDAR prepared by Anne Clements & Associates Pty Ltd dated 9 July 2026' immediately after the date '6 August 2024'.

7. In condition B58(c), delete the words 'Landscape Concept Plan prepared by Habit8, dated 18 June 2025' and replace with the words 'Landscape Masterplan prepared by Habit8, dated 18 June 2026'.

8. In condition B77, insert the words 'and Modification Assessments' immediately after the word 'RTS'.

In the Appendices

9. In Appendix 1 – Development Layout Plans, delete the following plan references:

Project number	Drawing number	Drawing title	Revision number	Dated	Prepared by
Architectural drawings prepared by PACE Architects Pty Ltd					
220207	DA-001	MASTERPLAN	K	15/09/2025	PACE Architects Pty Ltd

220207	DA-004	SIGN LOCATIONS	F	15/09/2025	PACE Architects Pty Ltd
220207	DA-100	BUILDING 1 SITE & WAREHOUSE PLAN	B	15/09/2025	PACE Architects Pty Ltd
220207	DA-110	BUILDING 1 OFFICE PLAN	B	15/09/2025	PACE Architects Pty Ltd
220207	DA-115	BUILDING 1 ROOF PLAN	B	15/09/2025	PACE Architects Pty Ltd
220207	DA-120	BUILDING 1 ELEVATIONS	D	15/09/2025	PACE Architects Pty Ltd
220207	DA-121	BUILDING 1 OFFICE ELEVATIONS	D	15/09/2025	PACE Architects Pty Ltd
220207	DA-130	BUILDING 1 SECTIONS	B	15/09/2025	PACE Architects Pty Ltd
220207	DA-200	BUILDING 2 SITE & WAREHOUSE PLAN	F	15/09/2025	PACE Architects Pty Ltd
220207	DA-210	BUILDING 2 OFFICE PLAN	D	15/09/2025	PACE Architects Pty Ltd
220207	DA-215	BUILDING 2 ROOF PLAN	D	15/09/2025	PACE Architects Pty Ltd
220207	DA-220	BUILDING 2 ELEVATIONS	F	15/09/2025	PACE Architects Pty Ltd
220207	DA-221	BUILDING 2 OFFICE ELEVATIONS	E	15/09/2025	PACE Architects Pty Ltd
220207	DA-230	BUILDING 2 SECTIONS	E	15/09/2025	PACE Architects Pty Ltd
220207	DA-300	BUILDING 3 & 4 SITE & WAREHOUSE PLAN	G	15/09/2025	PACE Architects Pty Ltd
220207	DA-301	BUILDING 3 & 4 BASEMENT PARKING	B	15/09/2025	PACE Architects Pty Ltd
220207	DA-302	BUILDING 3 SITE & WAREHOUSE PLAN	B	15/09/2025	PACE Architects Pty Ltd

220207	DA-310	BUILDING 3 OFFICE 3A & 3B PLANS	E	15/09/2025	PACE Architects Pty Ltd
220207	DA-315	BUILDING 3 ROOF PLAN	E	15/09/2025	PACE Architects Pty Ltd
220207	DA-320	BUILDING 3 ELEVATIONS	H	15/09/2025	PACE Architects Pty Ltd
220207	DA-321	BUILDING 3 OFFICE ELEVATIONS	F	15/09/2025	PACE Architects Pty Ltd
220207	DA-330	BUILDING 3 SECTIONS	F	15/09/2025	PACE Architects Pty Ltd
220207	DA-400	BUILDING 4 SITE & WAREHOUSE PLAN	F	15/09/2025	PACE Architects Pty Ltd
220207	DA-410	BUILDING 4 OFFICE 4 PLANS	E	15/09/2025	PACE Architects Pty Ltd
220207	DA-412	BUILDING 3 & 4 DOCK OFFICE PLANS	B	15/09/2025	PACE Architects Pty Ltd
220207	DA-415	BUILDING 4 ROOF PLAN	E	15/09/2025	PACE Architects Pty Ltd
220207	DA-420	BUILDING 4 ELEVATIONS	H	15/09/2025	PACE Architects Pty Ltd
220207	DA-421	BUILDING 4 OFFICE ELEVATIONS	F	15/09/2025	PACE Architects Pty Ltd
220207	DA-430	BUILDING 4 SECTIONS	F	15/09/2025	PACE Architects Pty Ltd
Landscape Plans prepared by Habit8 Pty Ltd					
H8-22032	L07	LANDSCAPE STRATEGY	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L9	LANDSCAPE MASTERPLAN	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L10	LANDSCAPE PLAN 01	W	18/06/2025	Habit8 Pty Ltd

H8-22032	L11	LANDSCAPE PLAN 02	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L12	LANDSCAPE PLAN 03	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L13	LANDSCAPE PLAN 04	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L14	LANDSCAPE SECTION A-A	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L15	LANDSCAPE SECTION B-B	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L16	LANDSCAPE SECTION C-C	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L17	LANDSCAPE SECTION D-D	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L18	LANDSCAPE SECTION E-E	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L19	LANDSCAPE SECTION F-F	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L20	LANDSCAPE SECTION G-G	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L25	PLANT SCHEDULE 01	W	18/06/2025	Habit8 Pty Ltd
H8-22032	L26	PLANT SCHEDULE 02	W	18/06/2025	Habit8 Pty Ltd

And replace with the following plan references:

Project number	Drawing number	Drawing title	Revision number	Dated	Prepared by
Architectural drawings prepared by SBA Architects Pty Ltd					
25305	DA001	MASTERPLAN	8	21/05/2026	SBA Architects Pty Ltd
25305	DA002	SITE ANALYSIS PLAN	5	21/05/2026	SBA Architects Pty Ltd

Project number	Drawing number	Drawing title	Revision number	Dated	Prepared by
25305	DA006	SIGNAGE PLAN	6	22/04/2026	SBA Architects Pty Ltd
25305	DA007	SIGNAGE ELEVATIONS – 1	3	22/04/2026	SBA Architects Pty Ltd
25305	DA008	SIGNAGE ELEVATIONS – 2	3	22/04/2026	SBA Architects Pty Ltd
25305	DA100	BUILDING 1 - SITE PLAN	9	05/06/2026	SBA Architects Pty Ltd
25305	DA110	BUILDING 1 - ROOF PLAN	5	05/06/2026	SBA Architects Pty Ltd
25305	DA120	BUILDING 1 - OFFICE PLANS	4	05/06/2026	SBA Architects Pty Ltd
25305	DA130	BUILDING 1 - ELEVATIONS	8	27/10/2026	SBA Architects Pty Ltd
25305	DA131	BUILDING 1 - OFFICE ELEVATIONS	7	27/10/2026	SBA Architects Pty Ltd
25305	DA140	BUILDING 1 - SECTIONS	7	27/10/2026	SBA Architects Pty Ltd
25305	DA150	BUILDING 1 - GFA PLAN	4	05/06/2026	SBA Architects Pty Ltd
25305	DA200	BUILDING 2 - SITE PLAN	7	05/06/2026	SBA Architects Pty Ltd
25305	DA210	BUILDING 2 - ROOF PLAN	5	05/06/2026	SBA Architects Pty Ltd
25305	DA220	BUILDING 2 - OFFICE PLANS	6	28/08/2026	SBA Architects Pty Ltd
25305	DA230	BUILDING 2 - ELEVATIONS	8	27/10/2026	SBA Architects Pty Ltd

Project number	Drawing number	Drawing title	Revision number	Dated	Prepared by
25305	DA231	BUILDING 2 - OFFICE ELEVATIONS	7	27/10/2026	SBA Architects Pty Ltd
25305	DA240	BUILDING 2 - SECTIONS	7	27/10/2026	SBA Architects Pty Ltd
25305	DA250	BUILDING 2 - GFA PLAN	4	05/06/2026	SBA Architects Pty Ltd
25305	DA300	BUILDING 3 & 4 – SITE & BASEMENT PLAN	8	05/06/2026	SBA Architects Pty Ltd
25305	DA301	BUILDING 3 – SITE PLAN	9	05/06/2026	SBA Architects Pty Ltd
25305	DA310	BUILDING 3 - ROOF PLAN	5	05/06/2026	SBA Architects Pty Ltd
25305	DA320	BUILDING 3 - OFFICE PLANS	5	05/06/2026	SBA Architects Pty Ltd
25305	DA330	BUILDING 3 - ELEVATIONS	10	27/10/2026	SBA Architects Pty Ltd
25305	DA331	BUILDING 3 - OFFICE ELEVATIONS	7	27/10/2026	SBA Architects Pty Ltd
25305	DA340	BUILDING 3 - SECTIONS	8	27/10/2026	SBA Architects Pty Ltd
25305	DA400	BUILDING 4 - SITE PLAN	9	05/06/2026	SBA Architects Pty Ltd
25305	DA410	BUILDING 4 - ROOF PLAN	6	05/06/2026	SBA Architects Pty Ltd
25305	DA420	BUILDING 4 - OFFICE PLANS	5	05/06/2026	SBA Architects Pty Ltd
25305	DA430	BUILDING 4 - ELEVATIONS	10	27/10/2026	SBA Architects Pty Ltd

Project number	Drawing number	Drawing title	Revision number	Dated	Prepared by
25305	DA431	BUILDING 4 - OFFICE ELEVATIONS	7	27/10/2026	SBA Architects Pty Ltd
25305	DA440	BUILDING 4 - SECTIONS	9	27/10/2026	SBA Architects Pty Ltd
25305	DA450	BUILDING 3 & 4 - TYPICAL DOCK OFFICE PLANS	5	05/06/2026	SBA Architects Pty Ltd
25305	DA500	BUILDING 3 & 4 - GFA PLAN	6	05/06/2026	SBA Architects Pty Ltd
Landscape Plans prepared by Habit8 Pty Ltd					
H8-22032	L09	LANDSCAPE STRATEGY	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L11	LANDSCAPE MASTERPLAN	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L12	LANDSCAPE PLAN 01	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L13	LANDSCAPE PLAN 02	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L14	LANDSCAPE PLAN 03	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L15	LANDSCAPE PLAN 04	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L16	LANDSCAPE SECTION A-A	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L17	LANDSCAPE SECTION B-B	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L18	LANDSCAPE SECTION C-C	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L19	LANDSCAPE SECTION D-D	Z	18/06/2026	Habit8 Pty Ltd

Project number	Drawing number	Drawing title	Revision number	Dated	Prepared by
H8-22032	L20	LANDSCAPE SECTION E-E	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L21	LANDSCAPE SECTION F-F	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L22	LANDSCAPE SECTION G-G	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L27	PLANT SCHEDULE 01	Z	18/06/2026	Habit8 Pty Ltd
H8-22032	L28	PLANT SCHEDULE 02	Z	18/06/2026	Habit8 Pty Ltd

10. In Appendix 3 – Biodiversity Ecosystem and Species Credits, insert new 'Table 5A' immediately after Table 5 as follows:

Table 5A: Ecosystem credits required to be retired – WAD works – like-for-like

PCT	TEC	Number of ecosystems credits	IBRA sub-regions from which the credit can be sourced
3319	Cumberland Plain Woodland in the Sydney Basin Bioregion	3	Cumberland, Burragorang, Pittwater, Sydney Cataract, Wollemi and Yengo; or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.

11. In Appendix 3 – Biodiversity Ecosystem and Species Credits, insert new 'Table 6A' immediately after Table 6 as follows:

Table 6A: Species credits required to be retired – WAD works – like-for-like

Impacted Species credit species	Number of species credits	IBRA sub-regions from which the credit can be sourced
Lathamus discolor / Swift Parrot	1	Any in NSW