

# Modification of Development Consent

## Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning and Public Spaces, under delegation executed on 9 March 2020, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Chris Ritchie  
**Director**  
**Industry Assessments**

Sydney 24 MARCH

2020

File: EF20/2466

### SCHEDULE 1

<b>Application Number:</b>	SSD 7348
<b>Applicant:</b>	Goodman Property Services (Aust) Pty Ltd
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	Lot 1 DP 663937, Lot 2 DP 1215268, Lot 6 DP 229784, Lot 2 DP 84578, Lot 3 DP 85393 and Lot 11 DP 1178389 2 Aldington Road, Kemp Creek NSW 2178
<b>Development:</b>	A Concept Proposal including: <ul style="list-style-type: none"><li>• concept layout of 22 warehouse buildings inclusive of dock offices and ancillary offices providing 476,000 square metres of gross lettable area, built over five development stages;</li><li>• concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and</li><li>• development controls</li></ul> A Stage 1 Development including: <ul style="list-style-type: none"><li>• bulk earthworks across all five stages including retaining walls and noise walls;</li><li>• lead in services including but not limited to drainage, power, sewer, water and telecommunications;</li><li>• service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;</li><li>• construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;</li><li>• Western North-South Link Road and associated subdivision, basins and drainage;</li><li>• estate roads 1, 2 and 6 and eastern part of road 7;</li><li>• landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention basins and the amenity lot</li><li>• subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;</li></ul>

- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection.

**Date of Original Consent:** 13 September 2019

**Modification:** SSD 7348 MOD 4 – Inclusion of an additional lot in subject site and carrying out works in the additional lot

## SCHEDULE 2

This consent is modified as follows:

### In Schedule 1

1. Insert Lot 9 DP 1157476, 57-87 Lockwood Road, Erskine Park NSW 2759 in the site description.
2. Replace development description with the following:

A Concept Proposal including:

- concept layout of 22 warehouse buildings inclusive of dock offices and ancillary office providing 476,000 square metres of gross lettable area, built over five development stages;
- concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and
- development controls.

A Stage 1 Development including:

- bulk earthworks across all five stages including retaining walls and noise walls;
- lead in services including but not limited to drainage, power, sewer, water and telecommunications;
- service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;
- construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;
- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 2 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention basins and the amenity lot;
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins;
- works including construction of signals at Lenore Drive/Grady Crescent/WNSLR intersection; and
- works within Lot 9 DP1157476 including reconfiguration of car park, relocation of car park access on Lockwood Road, infrastructure, landscaping and all works associated with the WNSLR.

### In Schedule D

3. Insert new Condition D47(A) after Condition D47 as follows:

D47(A) Prior to the commencement of construction of car park access for Lot 9, DP1157476 (57-87 Lockwood Road, Erskine Park NSW 2759), the Applicant must submit a Section 138 Application (including payment of fees together with any applicable bonds) to Penrith City Council for obtaining a *Roads Act 1993* approval. The Section 138 Application may include but is not limited to the following works:

- vehicular crossings (including kerb reinstatement of redundant vehicular crossings);
- road opening for utilities and stormwater (including stormwater connection to Council infrastructure); and
- road occupancy or road closures.

All works shall be carried out in accordance with the *Roads Act 1993* approval, the development consent including the stamped approved plans, and Penrith City Council's specifications.

*Note: contact Penrith City Council's City Works Department on (02) 4732 7777 for further information regarding the application process.*

### In Appendix 2

4. Insert the following plans:

<b>Civil Plans prepared by AT&amp;L</b>			
<b>Drawing</b>	<b>Title</b>	<b>Issue</b>	<b>Date</b>
15-272-C5006	Typical Road Sections Sheet 1	3	31-01-20
15-272-C5018	Bulk Earthworks Cut/Fill Plan Sheet 1	2	31-01-20
15-272-C5021	Roadworks Plan Sheet 1	4	06-02-20
15-272-C5022	Roadworks Plan Sheet 2	4	31-01-20
15-272-C5033	Carpark Adjustment Siteworks Plans	4	31-01-20
15-272-C5057	Stormwater Drainage Plan Sheet 1	2	31-01-20
15-272-C5063	Subsurface Drainage Plan Sheet 1	2	31-01-20
15-272-C5101	Pavement Plan Sheet 1	3	31-01-20
15-272-C5121	Services and Utilities Coordination Plan Sheet 1	3	06-02-20
15-272-C5122	Services and Utilities Coordination Plan Sheet 2	4	06-02-20
15-272-C5131	Road Furniture Plan Sheet 1	3	31-01-20

<b>Landscape Plans prepared by Scape Design Landscape Architecture</b>			
<b>Drawing</b>	<b>Title</b>	<b>Issue</b>	<b>Date</b>
L.CD.101	Western North South Link Road Landscape Plan Sheet 1	S	14/2/20
L.CD.301	Western North South Link Road Planting & Revegetation Schedule	Q	31/1/20