

# 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, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



David Gainsford  
**Deputy Secretary**  
**Assessment and System Performance**

Sydney

19 January 2021

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## SCHEDULE 1

**Development consent:** **SSD 7628** granted by the Planning Assessment Commission (PAC) on 31 January 2018.

**For the following:** Construction and operation of Stage 2 of the SIMTA Concept Plan comprising:

- Earthworks including the importation of 600,000m<sup>3</sup> of fill and vegetation clearing.
- Approximately 300,000m<sup>2</sup> GFA of warehousing and ancillary offices.
- Warehouse fit-out.
- Freight village, with 8,000m<sup>2</sup> GFA of ancillary retail, commercial and light industrial land uses.
- Internal road network and hardstand across site.
- Ancillary supporting infrastructure within the site, including:
  - Stormwater, drainage and flooding infrastructure
  - Utilities relocation/installation
  - Fencing, signage, lighting, remediation and landscaping.
- Moorebank Avenue upgrade including:
  - Raising by about two metres and some widening
  - Embankments and tie-ins to existing Moorebank Avenue road levels
  - Signalling and intersection works.
- Intersection upgrades along Moorebank Avenue including:
  - Moorebank Avenue/MPE Stage 2 access
  - Moorebank Avenue/MPE Stage 1 northern access

- Moorebank Avenue/MPE Stage 2 central access
  - MPW Southern Access/MPE Stage 2 southern emergency access.
- Operation 24 hours a day, seven days per week.

**Applicant:** Qube Holdings Limited

**Consent Authority:** Minister for Planning and Public Spaces

**The Land:** Lot 1 DP1048263

Part Lots 1, 2 and 4 DP1197707

Moorebank Avenue

Lot 1 DP 825352

**Modification:** Modification to Condition B140(e)(vi) in Schedule 2, Part B Environmental Performance and Management Conditions in relation to car park landscaping, to allow for "Area 1" car park to provide alternative landscaping.

## SCHEDULE 2

Schedule 2, Part B — Environmental Performance and Management, Condition B140(e)(vi) of the consent (SSD 7628) is amended by the insertion of the **bold and underlined** words/numbers as follows:

B140. Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Design and Landscape Plan (UDLP) must be prepared. The UDLP must be prepared by a suitably qualified and experienced person(s), in consultation with the relevant council(s). The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect. The UDLP must present an integrated urban and landscape design for the development, and must include, but not be limited to:

(e) incorporate the following:

...

(vi) a 2.5 m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade, **with the exception of Area 1 as identified in the UDLP;**

...

**End of modification**

**(SSD 7628 MOD 4)**