

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.



Catriona Shirley
A/Team Leader
Industry Assessments

Sydney

29 September 2025

File: EF25/11550

SCHEDULE 1

Development Consent

Development Consent: SSD-55522478 granted by the A/Director, Industry assessment on 25 July 2024

For the following: Construction and operation of a two level warehouse or distribution centre

Modification 1

Modification Application: SSD-55522478-Mod-1

Modification to change landscaping arrangements

Applicant: Hale Capital Development Management Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: Lot 1 DP 1258587
6 Grand Avenue, Rosehill

SCHEDULE 2

The consent is modified as follows:

1. In the definitions, insert new definition for “Modification Assessments” in alphabetical order as follows:

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

- a) SSD-55522478-Mod-1: Modification Report 6 Grand Avenue, Rosehill prepared by Urbis dated 23 July 2025

In Schedule 2

2. In condition A2(d) delete the word “and”.
3. In condition A2(e), delete the period after the words “Appendix 2”, and replace it with the phrase “; and”.
4. Immediately following condition A2(e), insert new condition A2(f) as follows:

(f) in accordance with the Modification Assessments.
5. In condition A4, delete all instances of the phrase “or A2(e)” and replace with the phrase “, A2(e) or A2(f)”.
6. In condition B41, delete the words ‘Arboricultural Impact Assessment prepared by Canopy Consulting dated 26 May 2023’ and replace with the words ‘Arboricultural Impact Assessment & Tree Protection Management Plan, prepared by Canopy consulting, dated 16 July 2025’.
7. In condition B42, delete the words ‘Arboricultural Impact Assessment prepared by Canopy Consulting dated 26 May 2023’ and replace with the words ‘Arboricultural Impact Assessment & Tree Protection Management Plan, prepared by Canopy consulting, dated 16 July 2025’.
8. In condition B61, delete the words ‘12 March 2024 (Rev. H)’ and replace with the words ‘11 September 2025 (Rev. L)’.