

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

3 March 2026

File: EF25/19922

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 2

Modification Application: SSD-55522478-Mod-2

Modification to realign vehicle crossovers and pedestrian access path, and associated landscaping amendments, to avoid impacts to existing utilities

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:

In the Definitions List:

1. In the definition for “Modification Assessments”, insert b) after a) as follows:

b) SSD-55522478-Mod-2: Modification Report 6 Grand Avenue, Rosehill prepared by Urbis revision V1

In Schedule 2:

2. In Condition B4, delete the words “Warehouse GF Plan (DA100, rev. 13, dated 4 March 2024)” and replace with the words “Ground Floor Plan Overall (DA100, rev. B, dated 21 November 2025)”.
3. In Condition B61, delete the words “11 September 2025 (Rev. L)” and replace with the words “24 November 2025 (Rev. N)”.

In the Appendices

4. In Appendix 1 – Development Layout Plans, delete the words ‘by SBA Architects’.
5. In Appendix 1 – Development Layout Plans, delete the following plan references:

Drawing name	Drawing number	Revision	Dated
Architectural Drawings by SBA Architects			
Warehouse GF Plan	DA100	13	04/03/2024
Civil Plans by Costin Roe			
Bulk Earthworks Plan	SSDA30	B	09/06/2023
Cut/Fill Plan	SSDA31	B	09/06/2023
Bulk Earthworks Sections Sheet 1	SSDA35	B	09/06/2023
Bulk Earthworks Sections Sheet 2	SSDA36	B	09/06/2023
Stormwater Drainage Plan Ground Floor	SSDA40	D	20/06/2023
Finished Levels Plan Ground Floor	SSDA50	C	20/06/2023

And replace with the following plan references:

Drawing name	Drawing number	Revision	Dated
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Architectural Drawings			
Ground Floor Plan Overall	24432 – DA100	B	21/11/2025
Civil Plans			
Bulk Earthworks Plan	C014955.01-C300	5	25/11/2025
Cut/Fill Plan	C014955.01-C301	5	25/11/2025
Bulk Earthworks Sections Sheet 1	C014955.01-C351	2	12/11/2025
Bulk Earthworks Sections Sheet 2	C014955.01-C352	2	12/11/2025
Stormwater Drainage Plan Ground Floor – Sheet 1	C014955.01-C401	6	26/11/2025
Stormwater Drainage Plan Ground Floor – Sheet 2	C014955.01-C402	6	25/11/2025
Stormwater Drainage Plan Ground Floor – Sheet 3	C014955.01-C403	4	14/11/2025
Stormwater Drainage Plan Ground Floor – Sheet 4	C014955.01-C404	3	11/02/2025
Finished Levels Plan Ground Floor – Sheet 1	C014955.01-C501	8	26/11/2025
Finished Levels Plan Ground Floor – Sheet 2	C014955.01-C502	6	25/11/2025
Finished Levels Plan Ground Floor – Sheet 3	C014955.01-C503	5	14/11/2025
Finished Levels Plan Ground Floor – Sheet 4	C014955.01-C504	4	30/09/2025

End of SSD-55522478-Mod-2