

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.



Catriona Shirley
A/Team Leader
Industry Assessments

Sydney

3 June 2026

SCHEDULE 1

Development consent:	SSD-36464788 granted by the Minister for Planning and Public Spaces on 12 December 2023
For the following:	Construction, fit-out and operation of a two-storey warehouse and distribution centre
Applicant:	Hale Property Services Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	42 and 44 Boorea Street, Lidcombe (Lot 1 in DP 740385 and Lot B in DP 415100)
Modification:	Additional business identification and wayfinding signage and modified boundary fencing design

SCHEDULE 2

The consent is modified as follows:

In the Definitions

1. Inset the following definition in alphabetical order:

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:
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| (a) | SSD-36464788-Mod-1: Modification Report titled 'Boorea Street Warehouse and Distribution Centre SSD-36464788 (Mod-1)' prepared by Urbis dated December 2025 and all accompanying documents including Request for Information responses. |
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In Schedule 2: Part B – Specific Environmental Conditions

2. Immediately after condition B45 insert new condition B45A as follows:

B45A. Prior to the installation of the boundary fencing for the development as described in SSD-36464788-Mod-1, the Applicant must update the Landscape Management Plan required under condition B43 of the consent to the satisfaction of the Planning Secretary. The revised Landscape Management Plan must include:

- a) details of the revised fencing design approved under SSD-36464788-Mod-1; and
- b) include verification that the proposed fencing design meets the requirements of condition B49 of the consent.

3. In condition B48 delete the words 'and SSR' immediately after the word 'RTS and' replace with the words ', SSR, SSD-36464788-Mod-1'.

4. Immediately after condition B48 insert new condition B48A as follows:

B48A. Prior to the installation of the Pylon Sign for the development identified on Drawing No.AR-DWG-935 titled 'Signage Details' dated 19 March 2026, Revision G, prepared by SBA in the 'Response to Request for Additional Information - Boorea Street Warehouse and Distribution Centre (SSD-36464788-Mod-1)' (Appendix B – Amended Signage Plan), the Applicant must:

- a) revise the design of the Pylon Sign by reducing the height of the Pylon Sign to demonstrate a maximum height of eight metres; and
- b) submit detailed design plans of the revised Pylon Sign design to the Planning Secretary for approval.

**End of modification
(SSD-36464788-MOD-1)**