

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 2020, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Chris Ritchie
Director
Industry Assessments

Sydney 22 December 2020

SCHEDULE 1

Development consent: SSD 8662 granted by the then Executive Director – Key Sites and Industry Assessments on 12 April 2019

For the following: Construction and operation of a warehouse and distribution centre with associated office, carparking, landscaping, services and site subdivision

Modification 1

Modification Application: SSD-8662-Mod-1 - Modification to amend the design of the building, including changes to the floor plan, ground level, amenities and stormwater management

Applicant: Dicker Data Limited

Consent Authority: Minister for Planning and Public Spaces

The Land: 238-258 Captain Cook Drive, Kurnell (Lot 1 DP225973 and Lot 2 DP1088703)

SCHEDULE 2

This consent is modified as follows:

1. Delete the following definitions:

Department	NSW Department of Planning and Environment
Minister	Minister for Planning (or delegate)
RMS	NSW Roads and Maritime Services

2. Insert the following definitions in alphabetical order:

Department	NSW Department of Planning, Industry and Environment
EESG	Environment, Energy and Science Group of the Department
Minister	Minister for Planning and Public Spaces (or delegate)
Modification Assessments	The document assessing the environment 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-8662-Mod-1, prepared by BBC Consulting Planners Pty Ltd and dated 23 July 2020, as amended by the Response to Submissions letters prepared by BBC Consulting Planners Pty Ltd and dated 26 October 2020, 26 November 2020 and 15 December 2020, respectively.
NPWS	NSW National Parks and Wildlife Service
TfNSW	Transport for NSW
TPNRRS	Towra Point Nature Reserve Ramsar Site

3. Replace the acronym "RMS" with "TfNSW", wherever occurring.

4. In Condition B30, replace the acronym "OEH" with "EESG".

5. In Condition B47(c), replace the acronym "OEH" with "Heritage NSW".

In Part A – Administrative Conditions

4. Renumber existing conditions A2(d) and A2(e) as conditions A2(e) and A2(f), respectively.

5. Insert new Condition A2(d) as follows:

- d) in accordance with the Modification Assessments;

In Part B – Specific Environmental Conditions

6. Insert new condition B8A immediately after B8 as follows:

B8A. Within three months of approval of SSD-8662-Mod-1, the Applicant must update the Road Safety Audit required under condition B7, to the satisfaction of the Planning Secretary and in consultation with TfNSW. The Road Safety Audit must identify the potential road safety issues and opportunities for improvements to the site access and road upgrades described in SSD-8662-Mod-1.

7. After the semi-colon in condition B18(h), delete the word, “and”

8. In condition B18(i), delete the period and add the words “; and”.

9. Insert new condition B18(j) immediately after B18(i) as follows:

- (j) incorporate the concept plan titled “Extract civil concept design plan C110_S4.55 Revision P1” from the *Response to Submissions State Significant Development Modification SSD-8662-MOD-1* prepared by BBC Consulting Planners Pty Ltd dated October 2020.

10. Insert new condition B18A immediately after B18 as follows:

B18A. Within six months of approval of SSD-8662-Mod-1, the Applicant must prepare a Stormwater Monitoring Program, to the satisfaction of the Planning Secretary. The Program must:

- (a) be undertaken by a suitably qualified expert;
- (b) be undertaken in consultation with the EESG and NPWS;
- (c) describes the measures undertaken to monitor storm events greater than the 1% Annual Exceedance Probability events in the western vegetation zone and Towra Point Nature Reserve Ramsar Site (TPNRRS);
- (d) outline the contingency plan if the monitoring indicates any of the impact assessment criteria or performance criteria has been exceeded;
- (e) incorporate a program for ongoing monitoring and review; and
- (f) mechanisms to report results to relevant agencies.

11. Insert new condition B30A immediately after B30 as follows:

B30A. Within six months of approval of SSD-8662-Mod-1, the Applicant must update the BMP required under condition B30, to the satisfaction of the Planning Secretary. The BMP must be prepared in consultation with EESG and must:

- (a) be prepared by a suitably qualified expert;
- (b) show the specific vegetation ‘no-go’ zones on site;
- (c) outline the vegetation and tree protection measures to be used in protection zones;
- (d) outline specific performance measures and performance monitoring procedures;
- (e) detail the vegetation to be removed for works approved under SSD-8662-Mod-1;
- (f) detail the vegetation to be replaced for works approved under SSD-8662-Mod-1;
- (g) describe the roles and responsibilities of key personnel for the BMP; and
- (h) detail the procedures to contact EESG if any additional vegetation clearing is required for the maintenance of structures in the vegetation zones.

12. Delete condition B63 and its heading and replace with new condition B63 and heading as follows:

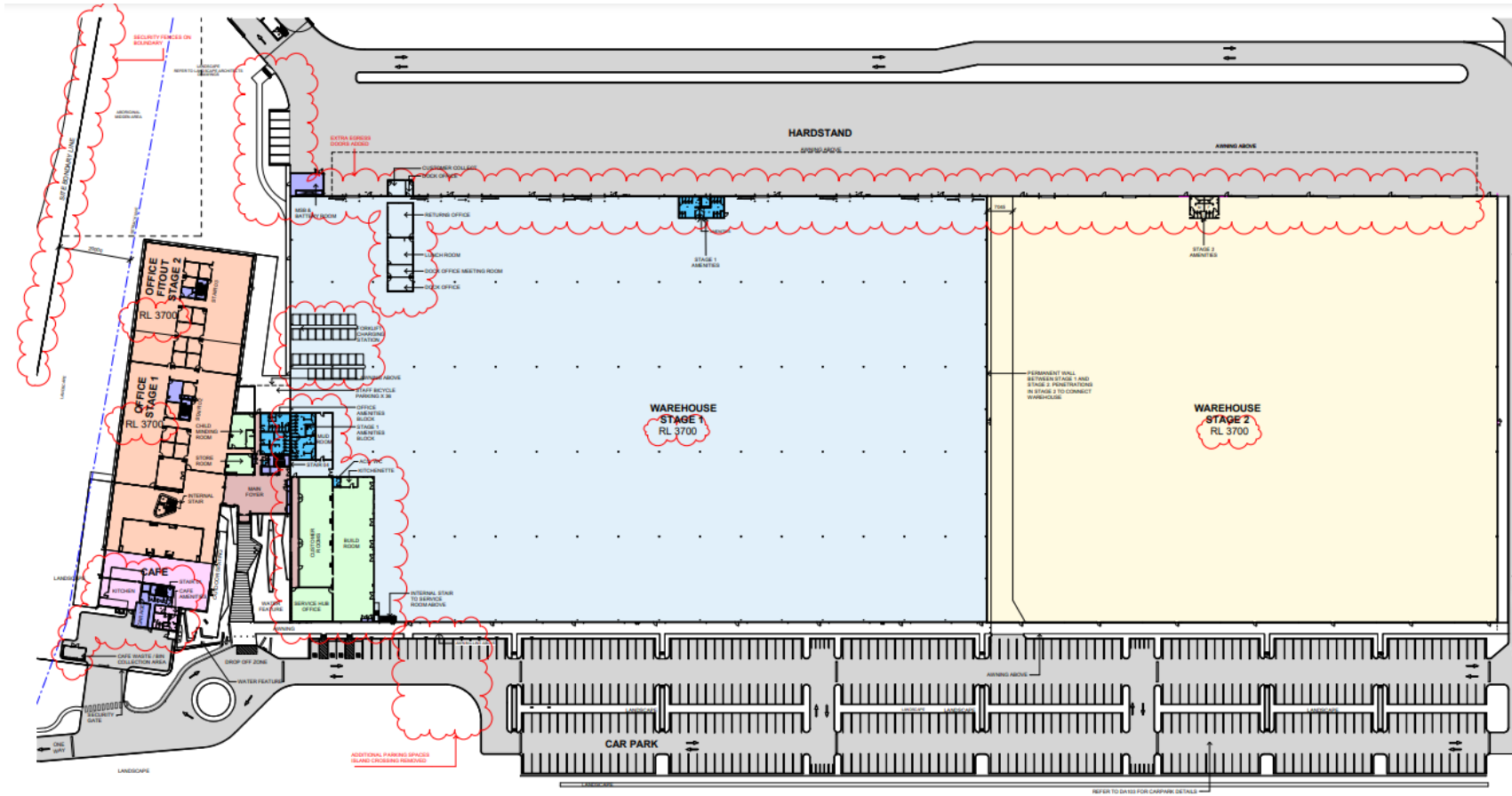
Fencing

B63. All fencing must be erected in accordance with the development plans included in Appendix 1.

Note: This condition does not apply to temporary construction and safety related signage and fencing

In the appendices

13. Delete Appendix 1 and replace with new Appendix 1 as shown in Appendix 1 of this instrument.



LEGEND

 WAREHOUSE STAGE 1	 OFFICE STAGE 1	 CHILD MINDING, STORE, CUSTOMER, BUILD ROOM, GYM, WAREHOUSE HUB
 WAREHOUSE STAGE 2	 CORE, GARAGE & SERVICES ROOM	 AMENITIES & CLEANER ROOM
 CAFE INCLUDING KITCHEN AND AMENITIES		
 MAIN LOBBY & CORRIDORS		

DEVELOPMENT APPLICATION ONLY
 NOT FOR CONSTRUCTION



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Issue	Description	Date
A	ISSUED FOR DEVELOPMENT APPROVAL	03.02.19
B	ISSUED FOR BASIS - FOR REVIEW	04.11.19
C	ISSUED FOR BASIS - FOR REVIEW	06.11.19
D	ISSUED FOR BASIS - FOR REVIEW	04.02.20
E	ISSUED FOR BASIS - FOR REVIEW	05.02.20
F	ISSUED FOR BASIS	06.07.20

Client
DICKER DATA PTY LTD
DICKER
 DATA

Project
DICKER DATA FACILITY
 238-258 CAPTAIN COOK DRIVE,
 KURNELL, NSW 2231

Title
GROUND FLOOR PLAN

Drawing No. DA100	Issue F
Scale 1:500@A1	Drawing Size A1
Project No. 16202	Drawn By TP
CAD Reference 1602 Data Warehouse.rvt	

Determined Drawings to take precedence over sealing. Contractor to verify all dimensions on site before construction. All measurements to be reported to the relevant authorities. This drawing and its contents remain the property of WMK Architecture Pty Ltd. ©

Figure 3: Ground Floor Plan

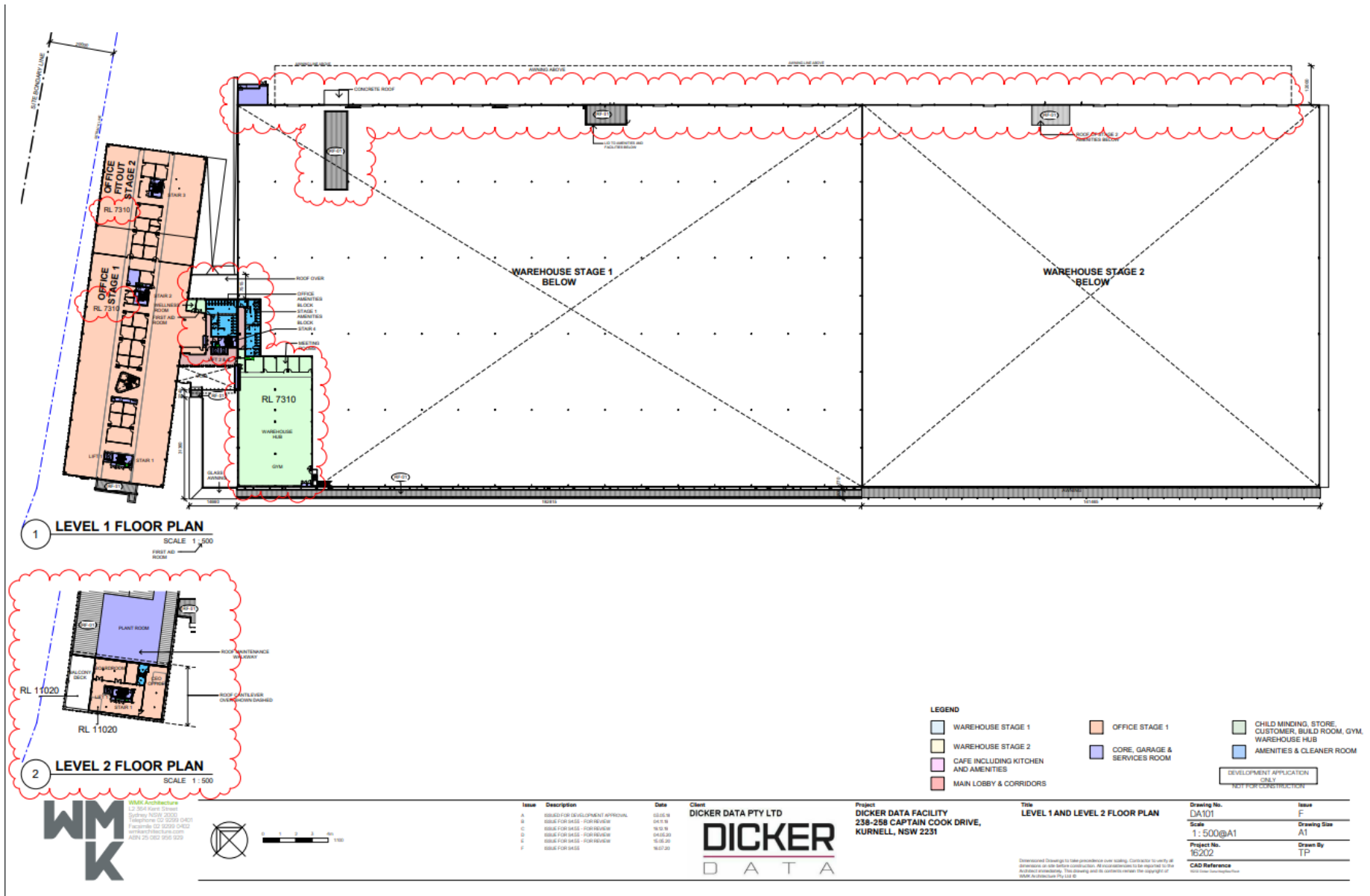


Figure 4: Level 1 and Level 2 Floor Plan



- LEGEND**
- WAREHOUSE STAGE 1
 - WAREHOUSE STAGE 2
 - OFFICE STAGE 1
 - CORE, GARAGE & SERVICES ROOM
 - CAFE INCLUDING KITCHEN AND AMENITIES
 - MAIN LOBBY & CORRIDORS
 - CHILD MINDING, STORE, CUSTOMER, BUILD ROOM, GYM, WAREHOUSE HUB
 - AMENITIES & CLEANER ROOM
- DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION



Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPROVAL	05.05.19	DICKER DATA PTY LTD
B	ISSUED FOR B4.05 - FOR REVIEW	05.15.19	
C	ISSUED FOR B4.05 - FOR REVIEW	16.07.19	
D	ISSUED FOR B4.05 - FOR REVIEW	06.08.20	
E	ISSUED FOR B4.05 - FOR REVIEW	15.08.20	
F	ISSUED FOR B4.05	16.07.20	

DICKER DATA

Project
DICKER DATA FACILITY
 238-258 CAPTAIN COOK DRIVE,
 KURNELL, NSW 2231

Title
ROOF PLAN

Drawing No. DA102	Issue F
Scale 1:500@A1	Drawing Size A1
Project No. 16202	Drawn By TP
CAD Reference See notes and approvals	

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Figure 5: Roof Plan

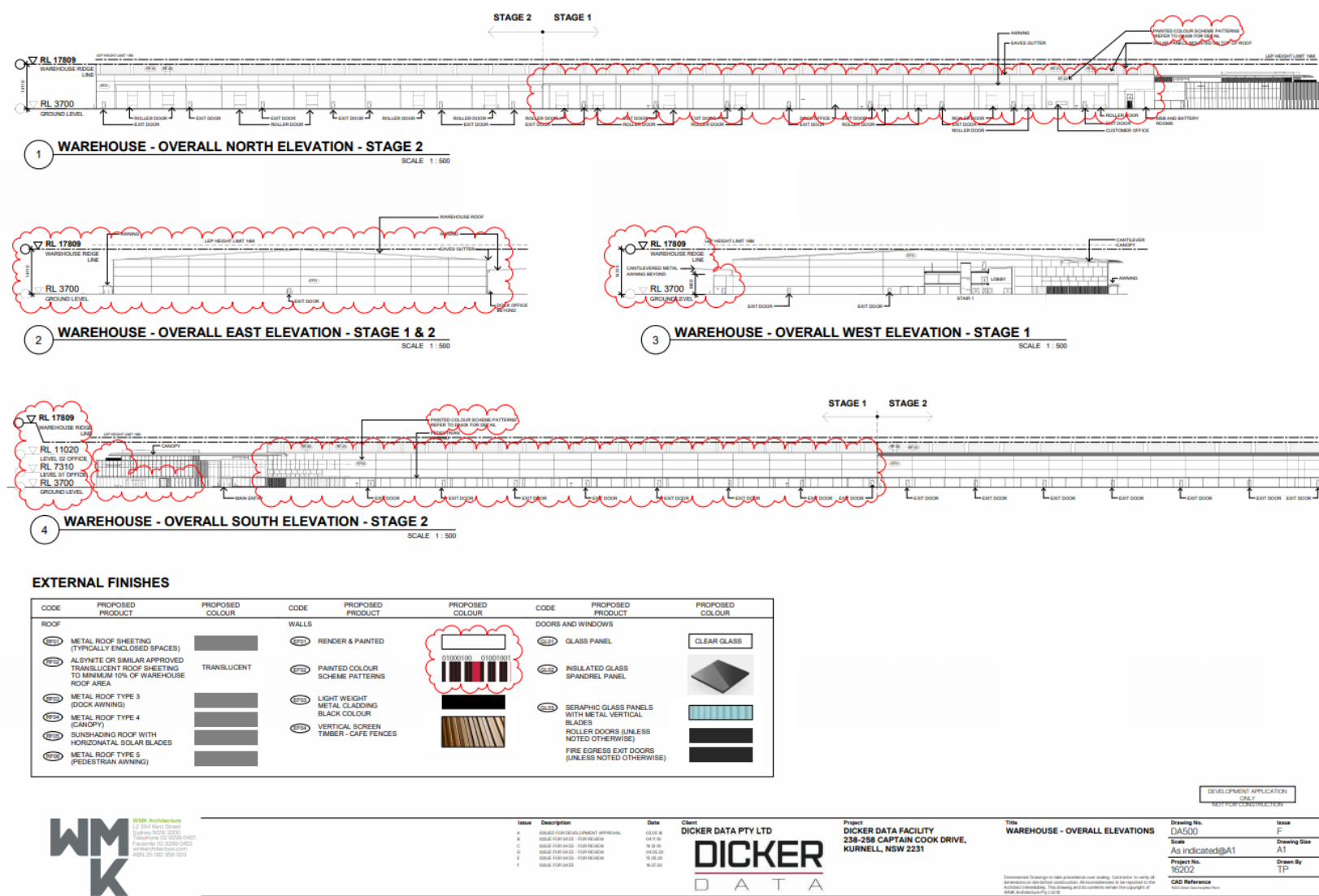


Figure 6: Warehouse – Overall Elevations

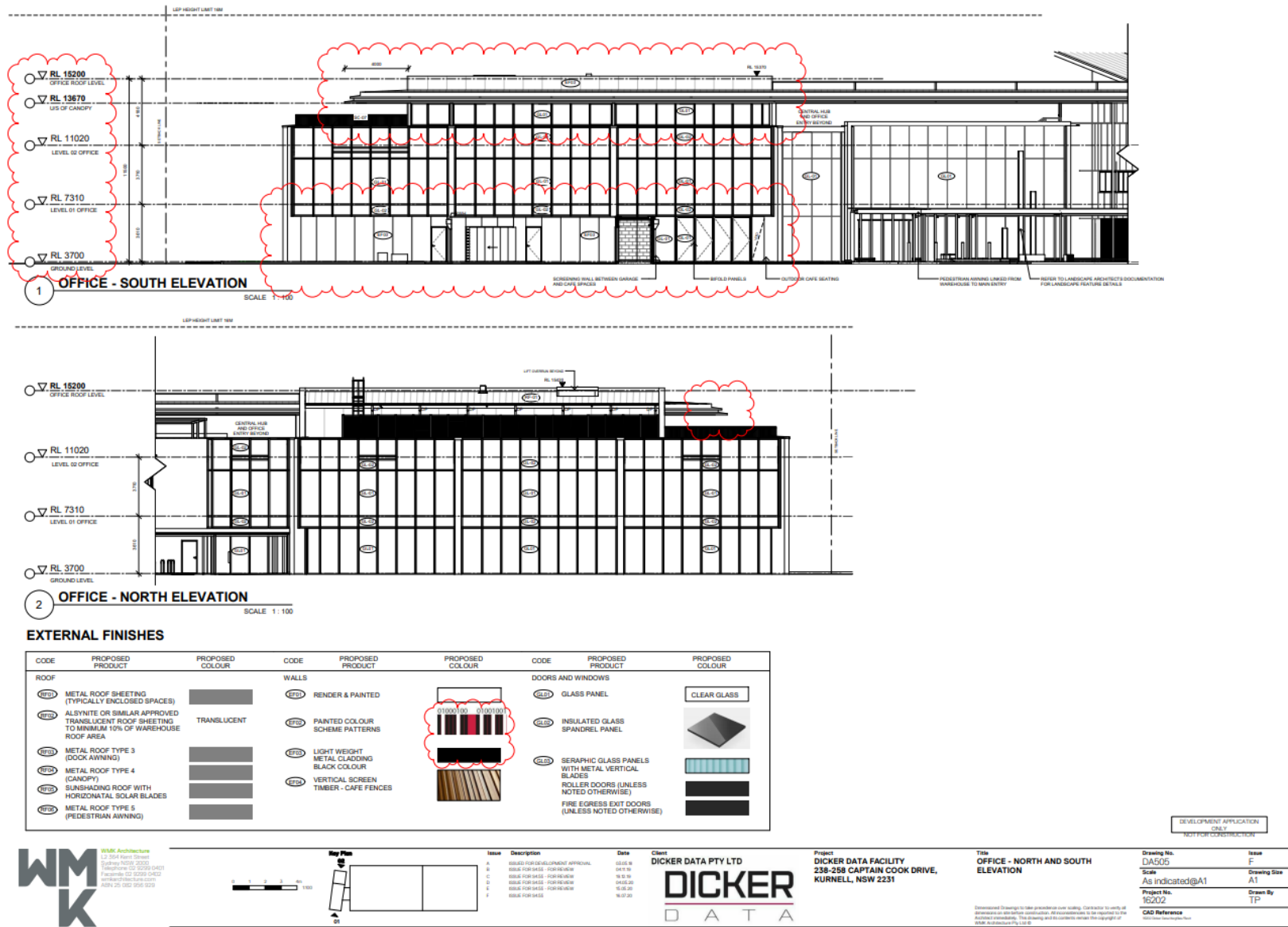
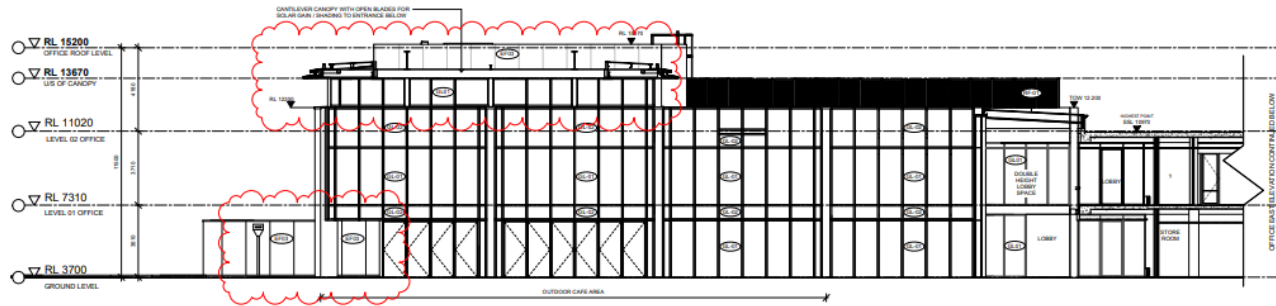
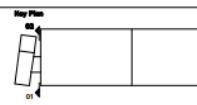
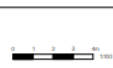


Figure 7: Office – North and South Elevations



EXTERNAL FINISHES

CODE	PROPOSED PRODUCT	PROPOSED COLOUR	CODE	PROPOSED PRODUCT	PROPOSED COLOUR	CODE	PROPOSED PRODUCT	PROPOSED COLOUR
ROOF			WALLS			DOORS AND WINDOWS		
0700	METAL ROOF SHEETING (TYPICALLY ENCLOSED SPACES)		0700	RENDER & PAINTED		0700	GLASS PANEL	CLEAR GLASS
0700	ALSYNITE OR SIMILAR APPROVED TRANSLUCENT ROOF SHEETING TO MINIMUM 10% OF WAREHOUSE ROOF AREA	TRANSLUCENT	0700	PAINTED COLOUR		0700	INSULATED GLASS SPANDREL PANEL	
0700	METAL ROOF TYPE 3 (DOCK AWNING)		0700	LIGHT WEIGHT METAL CLADDING	BLACK COLOUR	0700	SERAPHIC GLASS PANELS WITH METAL VERTICAL BLADES	
0700	METAL ROOF TYPE 4 (CANOPY)		0700	VERTICAL SCREEN	TIMBER - CAFE FENCES	0700	ROLLER DOORS (UNLESS NOTED OTHERWISE)	
0700	SUNSHADING ROOF WITH HORIZONTAL SOLAR BLADES					0700	FIRE EGRESS EXIT DOORS (UNLESS NOTED OTHERWISE)	
0700	METAL ROOF TYPE 5 (PEDESTRIAN AWNING)							



Issue	Description	Date
A	00000 FOR DEVELOPMENT APPROVAL	03.02.19
B	00000 FOR 3455 - FOR 160-02/16	04.11.19
C	00000 FOR 3455 - FOR 160-02/16	19.03.20
D	00000 FOR 3455 - FOR 160-02/16	04.05.20
E	00000 FOR 3455 - FOR 160-02/16	04.05.20
F	00000 FOR 3455	19.07.20



Project: **DICKER DATA FACILITY**
 238-258 CAPTAIN COOK DRIVE,
 KURNELL, NSW 2231

Title: **OFFICE - EAST ELEVATION**

Drawing No.	Issue
DA506	F
Scale	As indicated@A1
Project No.	16202
Drawn By	TP

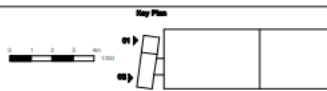
Consent to Drawings to take precedence over any other. Contributor to verify all dimensions on site before construction. All measurements to be reported to the WMK Architecture Pty Ltd.

Figure 8: Office – East Elevation



EXTERNAL FINISHES

CODE	PROPOSED PRODUCT	PROPOSED COLOUR	CODE	PROPOSED PRODUCT	PROPOSED COLOUR	CODE	PROPOSED PRODUCT	PROPOSED COLOUR
RF01	METAL ROOF SHEETING (TYPICALLY ENCLOSED SPACES)	[Grey Swatch]	W01	RENDER & PAINTED	[White Swatch]	GL01	GLASS PANEL	CLEAR GLASS
RF02	ALSYNITE OR SIMILAR APPROVED TRANSLUCENT ROOF SHEETING TO MINIMUM 10% OF WAREHOUSE ROOF AREA	TRANSLUCENT	W02	PAINTED COLOUR SCHEME PATTERNS	[Colorful Swatches]	GL02	INSULATED GLASS SPANDREL PANEL	[Swatch]
RF03	METAL ROOF TYPE 3 (DOCK AWNING)	[Grey Swatch]	W03	LIGHT WEIGHT METAL CLADDING BLACK COLOUR	[Black Swatch]	GL03	SERAPHIC GLASS PANELS WITH METAL VERTICAL BLADES	[Swatch]
RF04	METAL ROOF TYPE 4 (CANOPY)	[Grey Swatch]	W04	VERTICAL SCREEN	[Wood Swatch]	GL04	ROLLER DOORS (UNLESS NOTED OTHERWISE)	[Swatch]
RF05	SUNSHADING ROOF WITH HORIZONTAL SOLAR BLADES	[Grey Swatch]	W05	TIMBER - SAFE FENCES	[Wood Swatch]	GL05	FIRE EGRESS EXIT DOORS (UNLESS NOTED OTHERWISE)	[Swatch]
RF06	METAL ROOF TYPE 5 (PEDESTRIAN AWNING)	[Grey Swatch]						



Issue	Description	Date
A	ISSUED FOR DEVELOPMENT APPROVAL	03.05.19
B	ISSUE FOR BASS - FOR REVIEW	04.11.19
C	ISSUE FOR BASC - FOR REVIEW	16.10.19
D	ISSUE FOR BASC - FOR REVIEW	04.02.20
E	ISSUE FOR BASC - FOR REVIEW	10.05.20
F	ISSUE FOR BASC	10.07.20



Project: **DICKER DATA FACILITY**
238-258 CAPTAIN COOK DRIVE,
KURNELL, NSW 2231

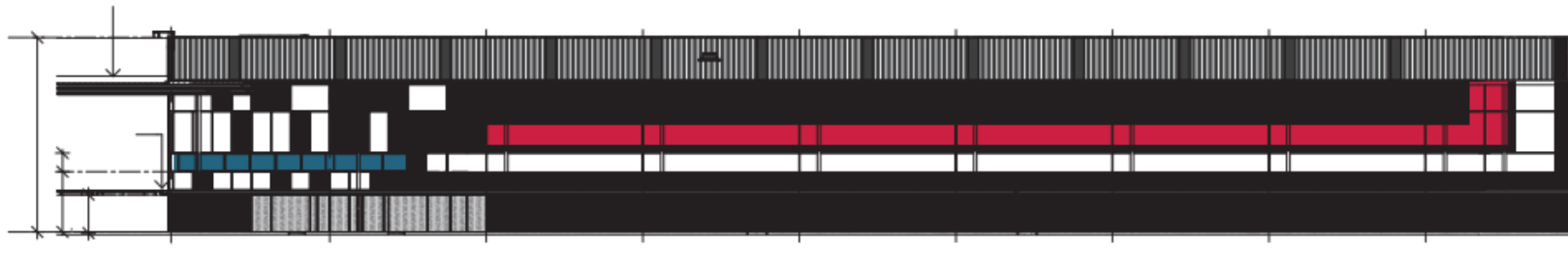
Title: **OFFICE - WEST ELEVATION**

Drawing No.	Issue
DA507	F
Scale	Drawing Size
As Indicated@A1	A1
Project No.	Drawn By
16202	Author

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Figure 9: Office – West Elevation



WESTERN ELEVATION - Part 1 of 2



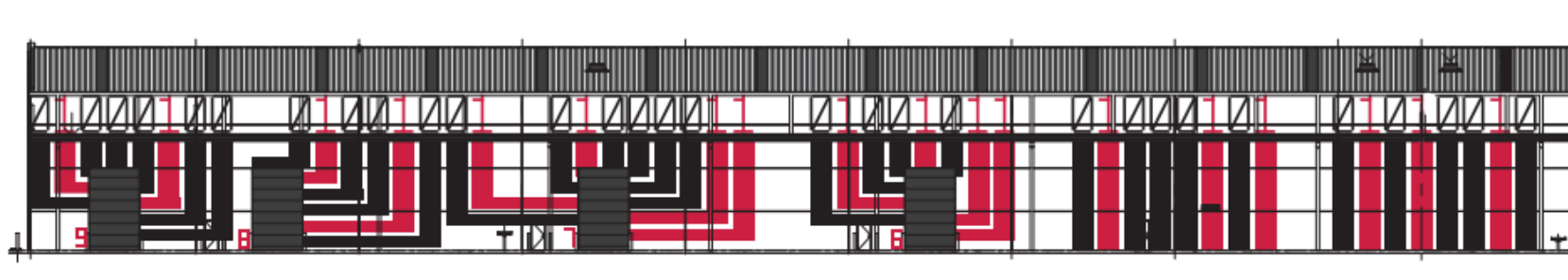
WESTERN ELEVATION - Part 2 of 2

Dicker Data - New Building
WAREHOUSE WESTERN ELEVATION ("SCHEMATIC" WHITE)

Figure 10: External Colour Scheme Warehouse Western Elevation



EASTERN ELEVATION - Part 1 of 2



EASTERN ELEVATION - Part 2 of 2

Dicker Data - New Building
WAREHOUSE EASTERN ELEVATION ("SCHEMATIC" WHITE)

Figure 11: External Colour Scheme Warehouse Eastern Elevation

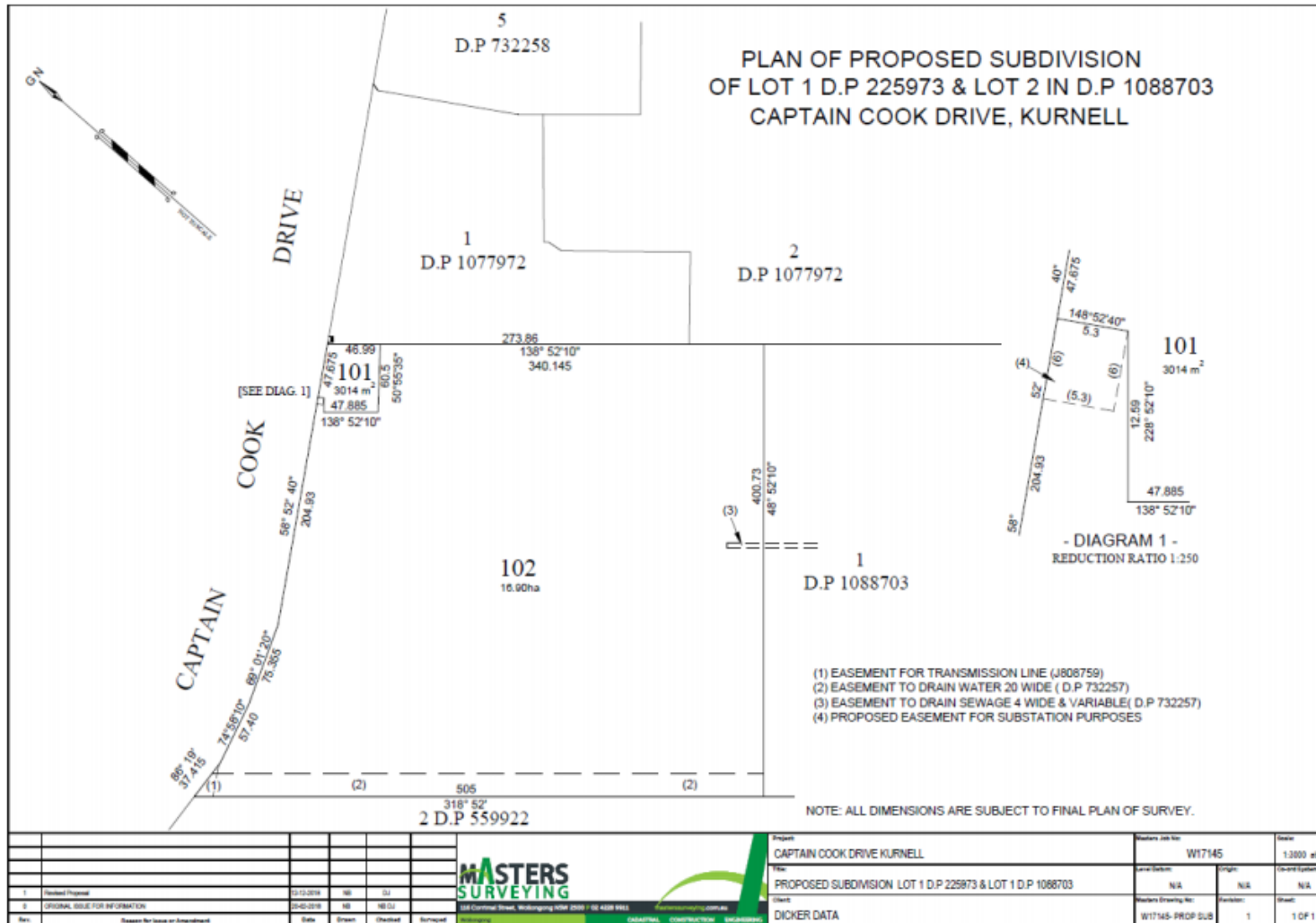


Figure 12: Plan of Subdivision Lot 1 DP 225973 and Lot 2 DP 1088703

**End of modification
(SSD 8662 Mod-1)**