

# Concept Plan Approval

## Section 75O of the *Environmental Planning and Assessment Act 1979*

Under Section 75O and 75P of the *Environmental Planning and Assessment Act, 1979*, I the Minister for Planning:

- approve the concept plan referred to in Schedule 1, subject to the:
  - modifications in Schedule 2; and
  - Proponent entering into the planning agreement referred to in the statement of commitments;and
- determine the environmental assessment requirements for subsequent project applications associated with the concept plan.

**Signed 1 March 2007**

Frank Sartor MP  
**Minister for Planning**

Sydney

2007

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### **SCHEDULE 1**

<b>Application No:</b>	06_0216
<b>Proponent:</b>	CSR Ltd
<b>Approval Authority:</b>	Minister for Planning
<b>Land:</b>	Lot 20 DP 1101801; and a portion of adjoining Crown Road
<b>Concept Plan:</b>	Construction and use of a warehouse and distribution complex and associated infrastructure.

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## SCHEDULE 2

### DEFINITIONS

BCA	Building Code of Australia
Concept Plan	Concept plan for the proposed warehouse and distribution complex and associated infrastructure at Erskine Park, depicted generally in figure 1 in Appendix 1, and described in the environmental assessment in support of the concept plan application for the proposal, prepared by BBC Consulting Planners, and dated August 2006
Corporation	Minister administering the EP&A Act
Council	Penrith City Council
Department	Department of Planning
DCP	Penrith Development Control Plan (2006)
DEUS	Department of Energy, Utilities and Sustainability
Director-General	Director-General of the Department (or delegate)
DNR	Department of Natural Resources
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Minister	Minister for Planning
Project	Construction and use of a warehouse and distribution complex and associated infrastructure
Proponent	CSR Ltd, or its successors in title
RTA	Roads and Traffic Authority
Site	Land to which the concept plan application applies (see schedule 1)
Statement of Commitments	See Appendix 2

### GENERAL TERMS OF APPROVAL

1. Subject to the modifications required in condition 2, concept plan approval is granted for:
  - (a) subdivision of the site;
  - (b) bulk earthworks across the site;
  - (c) construction and use of an interchangeable maximum gross floor of 193,500m<sup>2</sup> for warehouse, distribution, and associated uses;
  - (d) provision of a range of associated infrastructure to provide essential services to the site;
  - (e) a stormwater management scheme, including the realignment of the creek on site; and
  - (f) a landscape concept plan.

*Note: The general scope of this approval is depicted in the:*

- *concept master plan (see Appendix 1);*
- *plan of proposed subdivision of Lot 20 DP 1101801 (see drawing numbered 75793.01.P34, prepared by Lean & Hayward);*
- *bulk earthworks plan (see drawings numbered DA 101-112, prepared by Brown Consulting);*
- *streamworks design concept (see drawings numbered DA 201-221, prepared by Brown Consulting); and*
- *stormwater concept plan (see drawings numbered DA 301-312, prepared by Brown Consulting).*

### MODIFICATIONS TO THE CONCEPT PLAN

2. Prior to carrying out any development on site, the Proponent shall make the following modifications to the concept plan to the satisfaction of the Director-General:
  - (a) revise the proposed stormwater design concept for the site, in consultation with DEUS, to include the necessary infrastructure on site to support a regional rainwater harvesting scheme in the Western Sydney Employment Hub;
  - (b) revise the streamworks design concept to provide a buffer of at least 20 metres between the edge of the 20 metre riparian corridor of the proposed creek realignment and Lot 11 DP 229784, or an alternate design for the proposed creek alignment that would not:
    - increase the flood extent on Lot 11 DP 229784, for all ARI events up to and including a 1 in 100 year storm event;
    - decrease creek and bank stability, or present any risk of creek accretion towards Lot 11 DP 229784 over time; and
    - rely on Lot 11 DP 229784 for any part of the 20 metre riparian corridor south of the realigned creek; and
  - (c) provide a public road reserve of at least 20 metres from the end of the revised turning head at the end of Templar Road to the boundary of Lot 11 DP 229784.

### **LIMITS ON APPROVAL**

3. This approval does not allow any development to be carried out. The Proponent shall submit detailed project applications to the Minister for the implementation of the modified concept plan.

### **CONSISTENCY OF FUTURE DEVELOPMENT**

4. The Proponent shall ensure that all development on site is carried out generally in accordance with the:
  - (a) modified concept plan (see condition 2 above);
  - (b) statement of commitments; and
  - (c) conditions of this approval.
5. If there is any inconsistency between the above, then the most recent plan/document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.

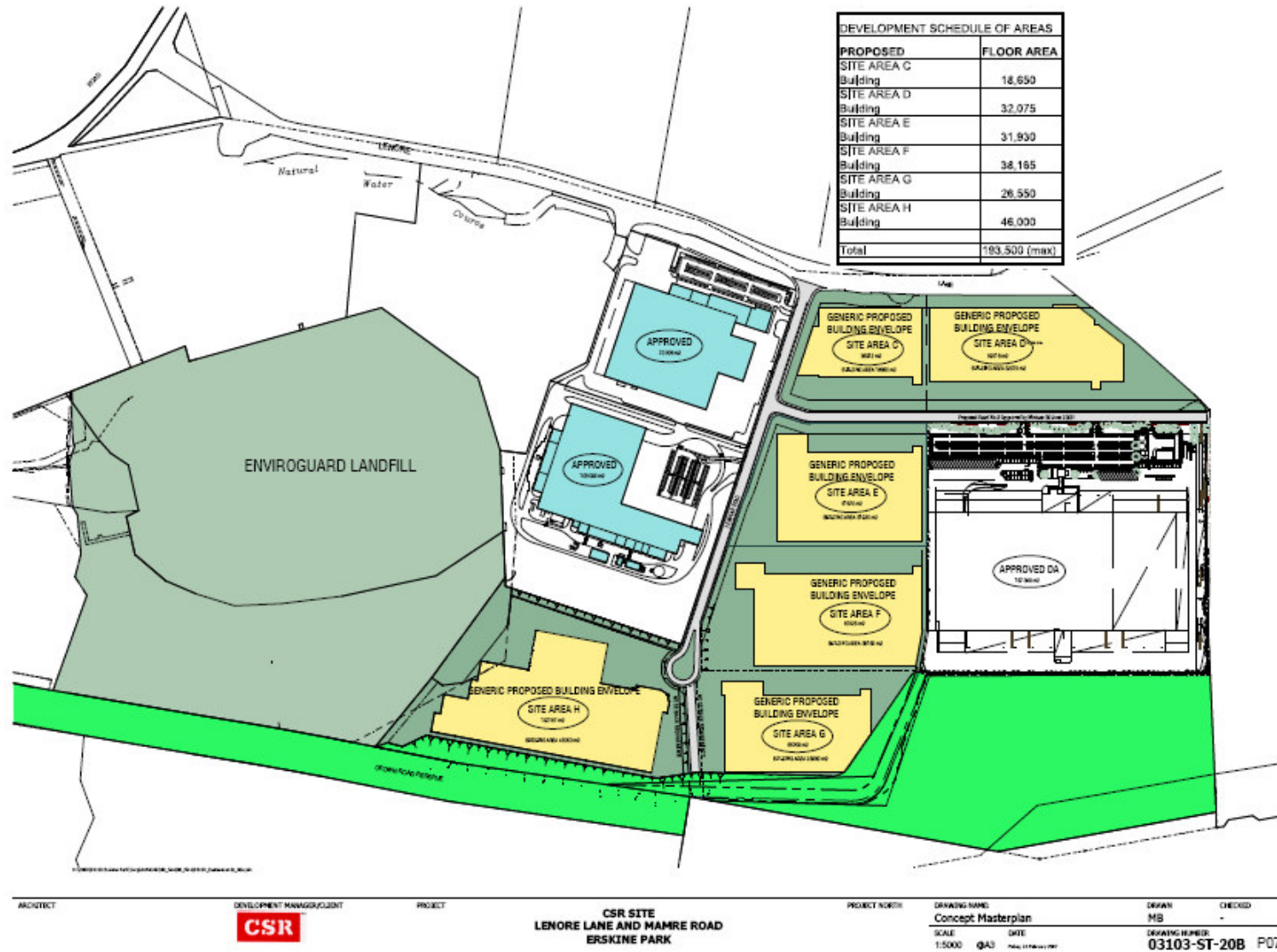
### **PROJECT APPLICATION REQUIREMENTS**

6. The Proponent shall ensure that the project applications for the implementation of the various stages of the concept plan (excluding development on site area H – see figure in Appendix 1) include:
  - (a) a detailed description of the layout and design of the proposed development;
  - (b) an assessment demonstrating that this layout and design is generally consistent with the site development and urban design requirements for the Erskine Park Employment Area in the DCP and if there are any inconsistencies, then justification for these inconsistencies;
  - (c) a detailed infrastructure plan for the provision of the following:
    - water supply, sewer, gas, electricity, telecommunications services;
    - fire-fighting services;
    - external lighting;
    - stormwater management, including the provision of any regional rainwater harvesting infrastructure;
    - parking and access;
  - (d) a detailed landscape plan;
  - (e) a description of the measures that would be implemented to:
    - monitor the infrastructure and landscaping on site over time;
    - minimise energy and water use on site;
    - avoid, minimise, reuse and recycle waste;
  - (f) a noise assessment of the proposed development in accordance with the *NSW Industrial Noise Policy*; and
  - (g) a construction management plan, containing a:
    - noise and dust management plan;
    - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines; and
    - waste management plan.

### **LIABILITY TO LAPSE**

7. This approval shall lapse if the Proponent does not physically commence the proposed development associated with this concept plan within 5 years of the date of this approval.

**APPENDIX 1  
INDICATIVE LAYOUT OF THE CONCEPT PLAN**



**APPENDIX 2  
PROPONENT'S STATEMENT OF COMMITMENTS**