

Modification of Concept Plan

Section 75W of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the Concept Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Brendon Roberts
Acting Director
Regional Assessments

Sydney

21 October 2019

SCHEDULE 1

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|------------------------------|--|
| Development Approval: | MP 06_0199 granted by the Minister for Planning on 29 September 2008 |
| For the following: | An industrial business park and 90 lot subdivision, with associated services and infrastructure as described in Condition A1, Part A, Schedule 2 |
| Applicant: | Thornton Land Company |
| Consent Authority: | Minister for Planning |
| The Land: | Lot 14 DP 1091199; Lot 14 DP 207961; and Lot E DP 388733 |
| Modification: | MP 06_0199 MOD 2: the modification includes: subdivision of existing Lot 124 into 29 lots to create a total of 87 lots across the site. |

SCHEDULE 2

MODIFICATIONS TO THE FREEWAY NORTH BUSINESS PARK CONCEPT PLAN MP NO. 06_0199

The above approval is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A1. Development Description

Concept approval is granted only to the carrying out of this development solely within the concept plan area as described in the document titled “*Section 75W Modifications Report – Project Application No. 06_0199 Freeway North Business Park*” prepared by RPS (dated 23 June 2010) including:

1. A ~~56~~ **85** lot industrial park subdivision undertaken in ~~three (3)~~ **four (4)** stages as identified in the Proposed Subdivision Plan ~~21717-21~~ **17010** **Revision 3** prepared by ~~RPS-Delfs Lascelles~~ and dated ~~1 July 2010~~ **15 October 2019**;
2. Associated services and infrastructure; and
3. Two conservation/drainage reserves.

- (b) Schedule 2 Part A – Administrative Conditions, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A2. Development in Accordance with Plans and Documentation

The development shall also be generally consistent with the following plans and documentation:

- a) *Freeway North Business Park Concept Plan* and *Environmental Assessment* and supporting appendices A – H, dated March 2007; except as amended by the *Preferred Project Report* and supporting appendices A & B, dated November 2007, and the *Section 75W Modifications Report – Project Application No. 06_0199 Freeway North Business Park* and supporting appendices 1 to 5, **and Modification of Concept and Project Approval prepared by Hunter Land Pty Ltd, dated 23 January 2019, as amended by the Response to Submissions dated 8 July 2019 and 9 September 2019.**
 - b) Statement of Commitments prepared by ~~Harper Somers O’Sullivan~~ **Hunter Land Pty Ltd**, dated ~~9 July 2008~~ **15 October 2019**; and
 - c) Aboriginal Heritage Impact Assessment and associated Aboriginal Heritage Management Plan prepared by South East Archaeology and dated July 2008;
- except for otherwise provided by the Department’s modifications of approval as set out in Schedule 2, Part B and the proponent’s Statement of Commitments

End of Modification