

Notice of Modification

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

As delegate for the Minister for Planning, I approve the modification to the concept plan (06_0216) referred to in schedule 2.


Sam Haddad
Director-General

Sydney 21st April 2009

SCHEDULE 1

The concept approval (06_0216) granted by the Minister for Planning for the construction and use of a warehouse and distribution complex and associated infrastructure at Erskine Park.

SCHEDULE 2

The Concept approval (06_0216) is modified by:

1. Delete condition 1 in schedule 2 and replace with:
 1. 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 193,500m² for manufacturing, warehouse, distribution, and certain amenity on site C including business premises, food and drink premises, pubs, recreational facilities, service stations and neighbourhood shops;
 - (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), (which amends the following plans);
- plan of subdivision of Lot 20 DP 1101801, as detailed in Subdivision Certificate No 11554, approved by Land Development Certificates Pty Ltd and dated 19 February 2008;
- bulk earthworks plan (see drawings numbered DA 101-112, prepared by Brown Consulting, submitted to the Department 18 May 2007 and approved 28 June 2007);
- streamworks design concept (see drawings numbered DA 201-228, prepared by Brown Consulting, submitted to the Department 18 May 2007 and approved 28 June 2007); and
- stormwater concept plan (see drawings numbered DA 301-313, prepared by Brown Consulting, submitted to the Department 18 May 2007 and approved 28 June 2007).

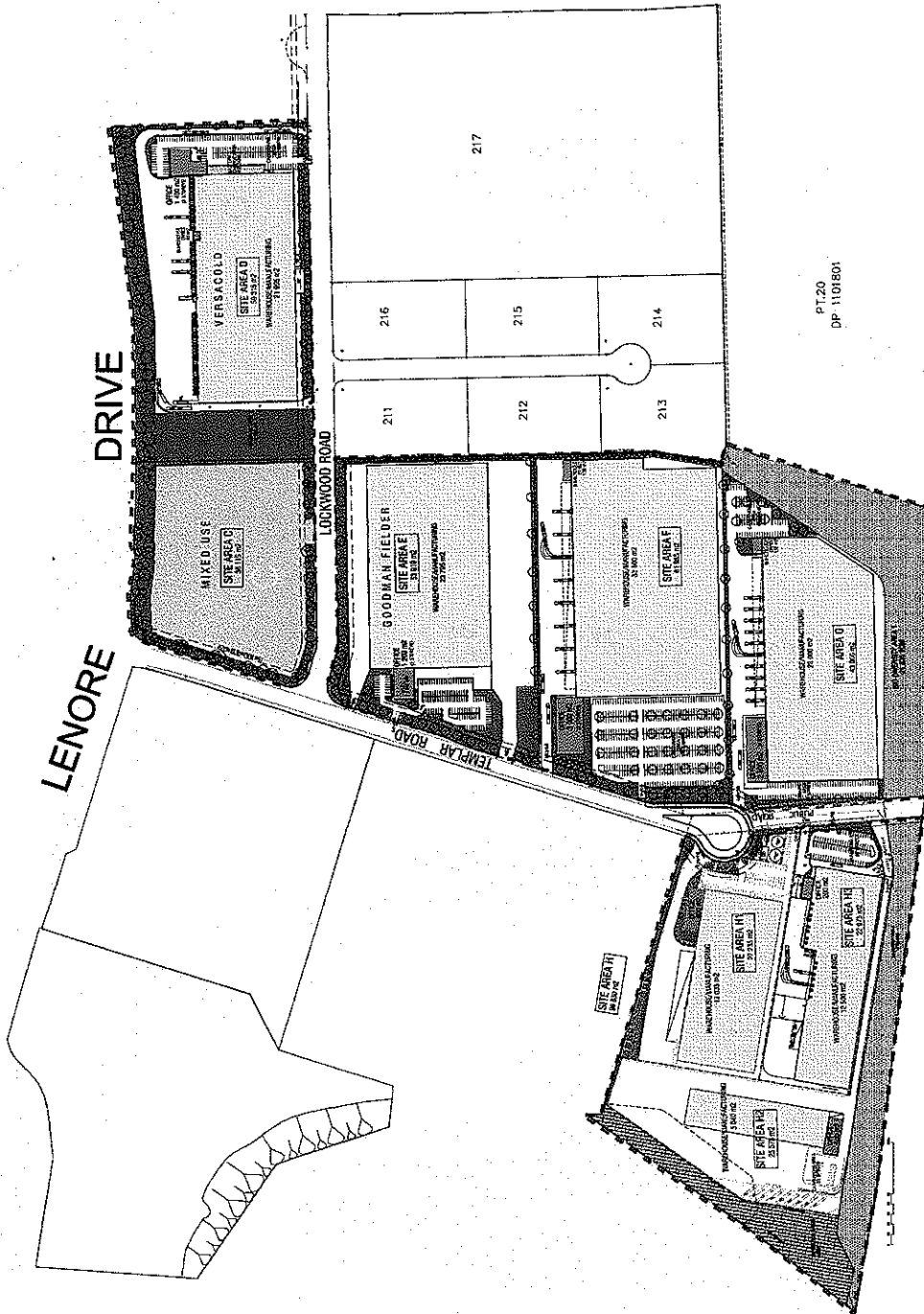
2. Replace condition 4 with:
 4. The Proponent shall ensure that all development on site is carried out generally in accordance with the:

- (a) concept plan (see condition 1 above);
- (b) EA;
- (c) 06_0216 Mod 1 (as described in the EA for project application 08_0085);
- (d) 06_0216 Mod 2 (as described in the EA for project application 08_0187);
- (e) 06_0216 MOD 3 (as described in the EA for project application 06_0208 MOD1);
- (f) statement of commitments; and
- (g) conditions of this approval.

3. Replace Appendix 1 – Indicative layout of the concept plan with:

APPENDIX 1 INDICATIVE LAYOUT OF THE CONCEPT PLAN

DEVELOPMENT DATA SHEET		
OVERALL SITE AREA		37,441 Hb
BUILDING AREA	SITE AREA	
SITE AREA C BUILDING	19,800 m ²	35,115 SQM
SITE AREA D BUILDING	33,100 m ²	60,715 SQM
SITE AREA E BUILDING	24,895 m ²	45,915 SQM
SITE AREA F BUILDING	35,750 m ²	61,465 SQM
SITE AREA G BUILDING	27,600 m ²	49,600 SQM
BIO-DIVERSITY AREA 1		21,795 SQM
SITE AREA H BUILDING	21,875 SQM	38,285 SQM
		19,811 SQM
		20,000 SQM
		20,000 SQM



PT.20
DP 1101801