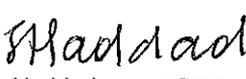


Notice of Modification

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:

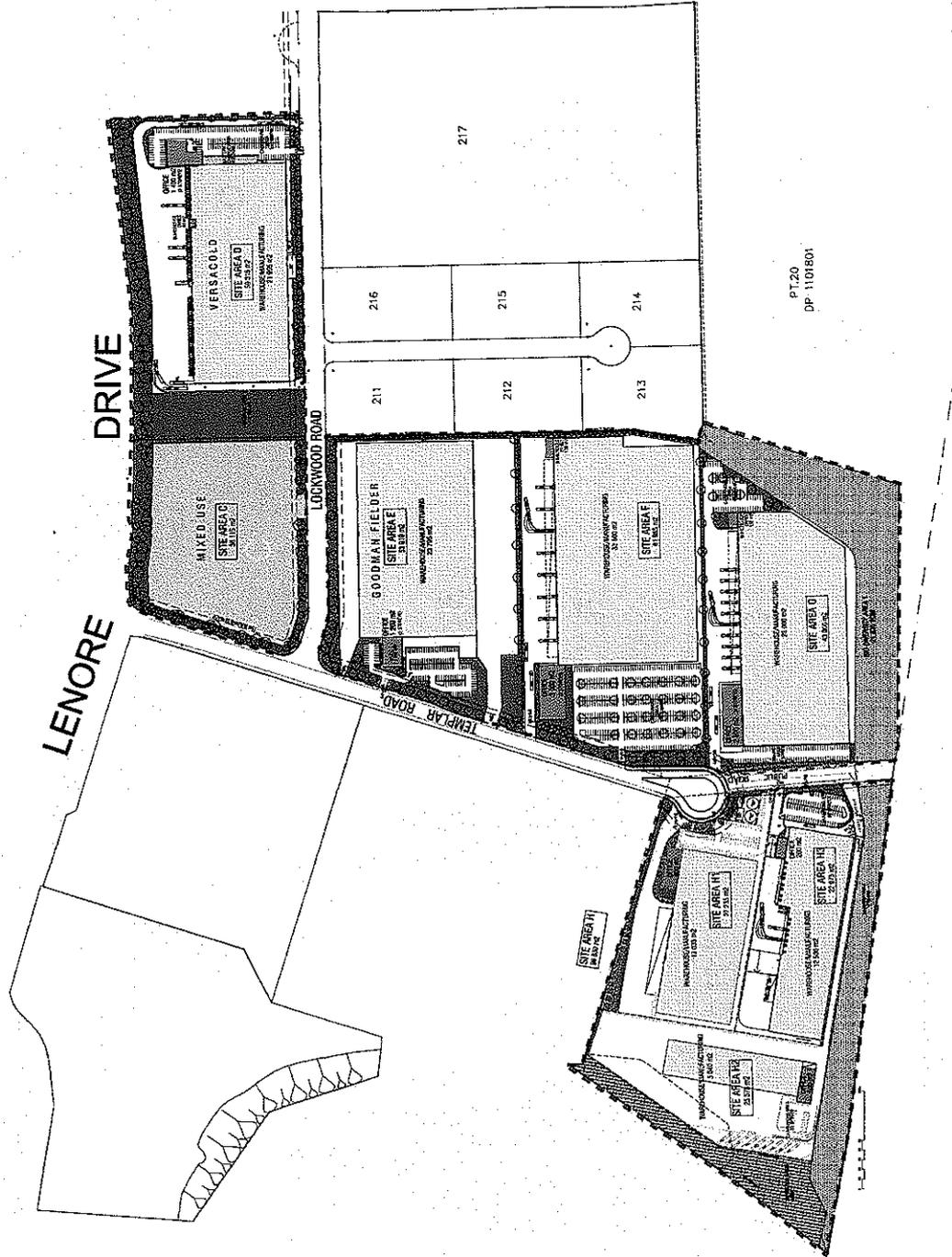
- *concept master plan (see Appendix 1), (which amends the following plans);*
- *plan of subdivision of Lot 20 DP 1101801, as detailed in Subdivision Certificate No 11554, approved by Land Development Certificates Pty Ltd and dated 19 February 2008;*
- *bulk earthworks plan (see drawings numbered DA 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
SITE AREA C BUILDING	19,600 Hb	35,114 SQM
SITE AREA D BUILDING	33,133 Hb	60,315 SQM
SITE AREA E BUILDING	24,895 Hb	45,918 SQM
SITE AREA F BUILDING	35,750 Hb	61,965 SQM
SITE AREA G BUILDING	27,600 Hb	49,008 SQM
BIO-DIVERSITY AREA 1		21,793 SQM
SITE AREA H BUILDING	21,824 Hb	38,248 SQM
		1,414 SQM
		2,200 SQM
		2,200 SQM