

Notice of Modification

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

As delegate of the Minister for Planning, I modify the Concept Plan referred to in Schedule 1, as set out in Schedule 2.


Sam Haddad
Director-General

Sydney



2011

SCHEDULE 1

The Concept Plan for the establishment of Hoxton Park Warehouse Project, a regional distribution park of warehouses, distribution centres, light industry and associated infrastructure granted by the Minister for Planning on 3 June 2010 (10_0007).

SCHEDULE 2

1. In condition 1 of Schedule 2, delete all words after "Big W Warehouse and Distribution Centre;" and insert:
 - approximately 5.9 hectare land area for a residual building land parcel for warehouse/light industrial purposes;
 - 4.14 hectares for internal roads; and
 - (d) provision of a range of associated infrastructure to provide essential services to the site; and
 - (e) provision for a second access road and intersection with Cowpasture Road providing access to the site.

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

 - concept master plan (see Appendix 1); and
 - plan of subdivision (see Appendix 2).
2. After condition 9 insert:
 - 9A Notwithstanding condition 2 (b) the layout of the residual lots shall be developed as outlined in modification application 10_0007 MOD 1 and accompanying Environmental Assessment titled: *Len Waters Industrial Estate (Former Hoxton Park Aerodrome) Modifications to Concept Plan and Stage 1 Infrastructure Project Applications to Include the Construction of the Link Road and Rezone the Residual Lot*, dated September 2010; and as shown in Appendix 1 of this approval.
3. In condition 10 of Schedule 2 deleted all words after "(see Appendix 3);" and insert:
 - (c) modification application 10_0007 MOD 1 and accompanying Environmental Assessment titled: *Len Waters Industrial Estate (Former Hoxton Park Aerodrome) Modifications to Concept Plan and Stage 1 Infrastructure Project Applications to Include the Construction of the Link Road and Rezone the Residual Lot*, dated September 2010; and
 - (d) conditions of this approval.
4. Delete Appendix 1 and replace with:

APPENDIX 1 INDICATIVE LAYOUT OF THE CONCEPT PLAN

