

Notice of Modification

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Acting Director
Modification Assessments

Sydney *29 FEBRUARY* 2016

SCHEDULE 1

Development Approval:	MP 08_0016 granted by the Minister for Planning on 12 July 2010
For the following:	Printing, Warehouse and Distribution Facilities Project
Applicant:	Lot 62 Erskine Park Ltd
Consent Authority:	Minister for Planning
The Land:	Lot 62: DP 1090695, 133-145 Lenore Lane, Erskine Park
Modification:	MP 08_0016 MOD 2: the modification includes: • increase the approved floor space from 3,655 sqm to 7,547sqm, accommodating: ▪ 6,912sqm warehouse; and ▪ 635sqm office across two levels. • modification to the internal and external design of the warehouse; • modification to the design of the vehicular access arrangements on site; • modification to the landscape concept; • increase the number of onsite parking from 24 spaces to 75 spaces; • increase the building height from 12.06m to 13.7m; and • changes to the approved stormwater concept.

SCHEDULE 2

The above approval is modified as follows:

- (a) Delete the definition of 'Director General' in Schedule 1: Definitions and replace with the following:

Secretary means the Secretary of the Department or nominee/delegate.

- (b) Delete all references to Director-General in Schedule 2 and replace with Secretary.

- (c) Schedule 2 – Terms of Approval Condition 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the words/numbers as follows:

Terms of Approval

2. The Proponent shall carry out the project generally in accordance with the:

- a) EA;
- b) statement of commitments;
- c) Submissions Report; and
- d) Modifications application 08_0016_Mod 1 and supporting document titled – *Lot 62, 133-145 Lenore Lane Erskine Park Section 75W Environmental Assessment Report* prepared by Urbis, and dated December 2012 containing, architectural, landscape and civil engineering plans and revised Statement of Commitments **related to Lot 1 in DP1023886;**
- e) **Modification application 08_0016 Mod 2 and supporting document titled – Environmental Assessment Report, Section 75W Modification 2, 133A Lenore Drive, Erskine Park, and dated December 2015 containing architectural, landscape and civil engineering plans, specialist consultant reports and revision Statement of Commitments related to Lot 2 in DP1023886; and**
- f) Conditions of this approval.

Note: The Proponent's Statement of Commitments is included in Appendix 1. The Site Layout of the project is shown in Appendix 2. The Landscape Plan is shown in Appendix 3.

- (d) **Specific Environmental Conditions** Condition 3B and 3C are added to Schedule 3 as follows:

3B. The design and construction of the combined car/truck driveway crossing at the western boundary of the Warehouse 1 site along Lenore Drive shall be in accordance with Roads and Maritime requirements and Drawing No: ERSK-DA-002 (Issue 1; Dated 16/12/15). Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta.

Detailed design plans of the proposed gutter crossing are to be submitted to Roads and Maritime for approval prior to issue of a Construction Certificate and commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

3C. The Proponent shall physically close the gap in the median island along Lenore Drive fronting the site. Vehicular movements to and from the combined car/truck driveway crossing at the western boundary of the site along Lenore Drive must be restricted to left-in/left-out movements only.

The median island gap closure along Lenore Drive shall be designed to meet Roads and Maritime requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTRROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of a Construction Certificate by the Principal Certifying Authority and commencement of works.

Should the proponent be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works, the WAD must be executed prior to Roads and Maritime Assessment of the detailed civil design plans.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

- (e) Condition 10 in Schedule 3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the struck-out words/numbers as follows:

Stormwater and Drainage

10. The Proponent shall prepare and implement a Stormwater and Drainage Management Plan for the project to the satisfaction of the **Secretary** ~~Director-General~~. This plan must:
- a) be submitted to the **Secretary** ~~Director-General~~ for approval prior to the commencement of construction of the stormwater and drainage system;
 - b) be prepared in accordance with Council;
 - c) be prepared in accordance with DECCW's *Managing Urban Stormwater* guidelines;
 - d) be generally consistent with the submitted Stormwater Drainage Concept Plan prepared by Costin Roe Consultants and include detailed plans of the proposed stormwater detention, treatment and control infrastructure;
 - e) **be generally consistent with the submitted Stormwater Drainage Concept Plan prepared by Costin Roe dated December 2015 Consultants as it relates to Lot 2 in DP1023886 and include detailed plans of the proposed stormwater detention, treatment and control infrastructure;**
 - f) include a program to monitor stormwater quantity and quality; and
 - g) describe the measures that would be implemented to maintain this infrastructure during the life of the project.

- (f) Condition 10A is added to Schedule 3 as follows:

- 10A. **The Proponent is to ensure that post development stormwater discharge from the Warehouse 1 site into Roads and Maritime drainage system does not exceed pre-development discharge. Detailed design and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works at Warehouse 1 site. A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.**

- (g) Condition 16 in Schedule 3 is amended by the insertion of the **bold and underlined** words / numbers as follows:

Architectural Design

16. The Proponent shall;
- a) undertake architectural design of the warehouse facilities **on Lot 1 in DP 1203886** in accordance with the Architectural Design Drawings prepared by Broaden

Management Industrial Pty Ltd dated August 2009 and Axis Architectural dated November 2012.

- b) undertake architectural design of the warehouse facilities on Lot 2 in DP 1203886 in accordance with the Architectural Design Drawings prepared by Logos Property Group dated November 2015.
 - c) provide screening in accordance with the details provided on 16/02/2016 that wholly encompasses the height and width of the sprinkler tanks adjacent to the southern facade of the warehouse.
- (h) Condition 17 Schedule 3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out~~ words/numbers as follows:

Landscape Design

17. The Proponent shall;

- a) undertake landscaping on Lot 1 in DP 1203886 in accordance with Landscape Concept Drawings prepared by Environmental Partnership (NSW) and landscape plans prepared by Habitation Landscape Architecture, dated November 2012 (see Appendix 3);
 - b) undertake landscaping on Lot 2 in DP 1203886 in accordance with the Landscape Concept Drawings prepared by Place Design Group and dated 2015.
 - c) ensure that planting within the transmission easement to the north of the site (and within 3 metres of the residential properties to the north of the site) is undertaken with the approval of TransGrid;
 - c) complete all landscaping prior to commencement of operation; and
 - d) maintain landscaping on site and immediately to the north of the site on TransGrid's easement during the life of the project to the satisfaction of the **Secretary Director-General**
- (i) Schedule 3 – Waste Condition 23 is amended by the insertion of the **bold and underlined** words / numbers as follows:

WASTE

23. During the project, the Proponent shall:

- a) implement all reasonable and feasible measures to minimise the waste generated by the project; and
 - b) ensure that all waste generated on Lot 1 in DP 1203886 during the operation of the project is stored, handled and disposed of in accordance with the *Waste Management Plan for Printing, Warehouse and Distribution Facilities*, dated July 2009 and submitted with the EA.
 - c) ensure that all waste generated on Lot 2 in DP 1203886 during the operation of the project is stored, handled and disposed of in accordance with the Waste Management Plan prepared by Mott MacDonald and dated December 2015.
- (j) Replace Appendix 1 with the Revised Statement of Commitments
- (k) Delete Appendix 2
- (l) Delete Appendix 3

End of Modification MP08_0016 MOD 2