

Modification of Major Project Approval

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

I, the Director-General as delegate of the Minister for Planning, under s.75W of the *Environmental Planning and Assessment Act 1979*, modify the Project approval referred to in Schedule 1 and modified in a manner set out in Schedule 2.



Sam Haddad
Director-General

Dated this 22nd day of May 2009

MP 08_0049 MOD 1

SCHEDULE 1

Project Approval is granted only to the carrying out of the following development:

- (1) Demolition of a storage shed and construction of a warehouse, office buildings, storage shed, car parking and landscaping.

(MP 08_0049) granted by the Minister for Planning on 7 January 2009.

SCHEDULE 2

The above approval is modified as follows:

Delete condition 1 and 2 and replace with the following:

1 Development Description

Project approval is granted only to activities as described in the Environmental Assessment, principally:

- a) Construction of a two (2) storey **6,324m²** office building with a maximum building height of nine (9) metres (excluding any roof mounted plant, equipment or service installations);
- b) Construction of a warehouse with an attached two (2) storey office building of **7,729m²** and a maximum building height of 12 metres (excluding any roof mounted plant, equipment or service installations);
- c) **Construction of a one (1) storey storage shed of 283m² and a maximum building height of 6.56 metres.**
- d) Parking for **483** vehicles;
- e) Outdoor storage areas, surrounding hardstand and landscaping areas;
- f) Demolition of a storage shed.

2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans and documentation, unless otherwise approved by the Director, Strategic Assessments, Department of Planning:

Environmental Assessment for Sydney Water Potts Hill New Workplace Facility for Sydney Water Infrastructure Group, Volume 1 prepared by Conics (Sydney), including all Appendices dated July 2008 as amended by Section 75W report prepared by City Plan Strategy and Development dated 9 March 2009			
Architectural drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
1.01	C	Site Plan	24/02/2009
2.00	A	Level B1 Floor Plan Office	20/02/2009
2.01	B	Level 00 Floor Plan Office	20/02/2009
2.02	B	Level 01 Floor Plan Office	20/02/2009
2.03	B	Roof Plan Office	20/02/2009
4.01	C	Sections A-A + B-B Office	04/03/2009
5.01	B	North + East Elevation Office	20/02/2009
5.02	B	South + West Elevation Office	20/02/2009
2.11	B	Level 00, 01 Floor Plans & Roof Plan Warehouse Office	20/02/2009
2.12	B	Level 00 Floor Plan Warehouse	20/02/2009
4.11	B	Sections A-A, B-B & C-C Warehouse & Warehouse Office	20/02/2009
5.11	B	North + East Elevations Warehouse & Warehouse Office	20/02/2009
5.12	B	South + West Elevations Warehouse & Warehouse Office	20/02/2009
AA-1020	3	Truck Wash/Storage Sheds Plans	04/03/2009
AA-1021	3	Truck Wash/Storage Sheds Sections and Elevations	04/03/2009

Landscape drawings prepared by Aspects Studios			
Drawing No.	Revision	Name of Plan	Date
28030-CD050	A	Legend + Schedule	12/02/2009
28030-CD070	A	Site Plan	12/02/2009
28030-CD100	A	Finishes + Planting Plan 1	12/02/2009
28030-CD101	A	Finishes + Planting Plan 2	12/02/2009
28030-CD102	A	Finishes + Planting Plan 3	12/02/2009
28030-CD103	A	Finishes + Planting Plan 4	12/02/2009
Environment drawings prepared by EcCell			
Drawing No.	Revision	Name of Plan	Date
		Environmental Management of Overland Flow	15/12/2008
Bulk Earthworks and Siteworks drawings prepared by Cardno Low & Hooke			
Drawing No.	Revision	Name of Plan	Date
400	F	Siteworks Plan (Sheet 1 of 4)	16/02/2009
401	G	Siteworks Plan (Sheet 1 of 4)	16/02/2009
402	F	Siteworks Plan (Sheet 3 of 4)	16/02/2009
403	G	Siteworks Plan (Sheet 4 of 4)	16/02/2009
300	B	Bulk Earthworks (Sheet 1 of 4)	30/01/2009
301	C	Bulk Earthworks (Sheet 2 of 4)	12/02/2009
302	B	Bulk Earthworks (Sheet 3 of 4)	30/01/2009
303	C	Bulk Earthworks (Sheet 4 of 4)	12/02/2009
Boundary drawing prepared by AWT Survey			
Drawing No.	Revision	Name of Plan	Date
070902A	A	Sketch showing proposed boundaries of SWC facility and contamination zones eastern precinct – Potts Hill SWC Site	03/07/2008

Except for otherwise provided by the Department's conditions of approval as set out in Schedule 2, Part B and the proponent's statement of commitments.