

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning, under delegation executed on 11 October 2017, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Chris Ritchie
Director
Industry Assessments

Sydney **22 MARCH**

2019

Doc. 123894

SCHEDULE 1

Application No:	SSD 6324
Applicant:	CIP Constructions Pty Ltd
Consent Authority:	Minister for Planning
Development:	Bringelly Road Business Hub Staged Development Application comprising: • A concept proposal for a business park comprising 'large format retail premises', 'light industry', 'service station', 'takeaway food and drink premises', and 'restaurant or café' and a development structure including: - land uses; - site layout; - building envelopes; - design parameters; and - landscaping. • Stage 1 subdivision and early works including: - demolition of existing structures; - subdivision to create eight developable allotments; - bulk and detailed earthworks; - construction of an access road; - stormwater management; - civil engineering works; and - estate landscaping.
Date of Original Consent:	13 January 2016
Modification:	SSD 6324 MOD 3 – realignment of the boundaries of Lot 4, Lot 6 and Lot 8.

SCHEDULE 2

This consent is modified as follows:

In Part A of Schedule 4: Conditions of Consent for Stage 1 Subdivision and Early Works

1. In Condition A2 (a), after the words 'dated 10 July 2015;' delete the 'and'.
 2. In Condition A2(b) delete the text:
 - b) Following drawings, except for:
 - i) any modifications which are 'Exempt' or 'Complying Development'; and
 - ii) otherwise provided by the conditions of this consent.and replace with the following:
 - b) Following drawings, except:
 - i) for any modifications which are 'Exempt' or 'Complying Development'; and
 - ii) where otherwise provided by the conditions of this consent.
 3. In Condition A2, after (b) insert the text:

(c) Modification Application SSD 6324 MOD 3 and accompanying document titled *Statement of Environmental Effects Section 4.55 (1A) Modification Application Lots 4, 6 and 8 Bringelly Road Business Hub* dated 11 December 2018 prepared by Ethos Urban Pty Ltd
 4. In Condition A2, in the table entitled 'Stage 1 Subdivision and Early Works' and beneath the text 'Subdivision Plan prepared by' delete the text:

SY073409PP'D SUB, D, Plan of Proposed Subdivision at Bringelly Road, Business Hub Leppington, 12/12/2014.

and replace with the following:

SY073409.00.1.5, H, Plan of Proposed Subdivision at Bringelly Road, Business Hub Leppington, 08/11/2018.
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