

Modification of Development Consent

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

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.


Joanna Bakopanos
A/Director
Industry Assessment

Sydney 16 January 2020

SCHEDULE 1

- Development consent:** SSD 6324 granted by the then Minister for Planning on 13 January 2016
- For the following:** Bringelly Road Business Hub Stage 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.

Modification 5

- Modification Application:** SSD-6324-MOD-5 realignment of Lot 3 and Lot 4, and changes to bulk earthworks
- Applicant:** CIP/CH (Bringelly) Pty Ltd
- Consent Authority:** Minister for Planning and Public Spaces
- The Land:** Bringelly Road, Leppington (Western Sydney Parklands)

SCHEDULE 2

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

1. In Condition A2, after (e) insert new condition A2 (f), as follows:

(f) Modification Application SSD-6324-MOD-5 and accompanying document titled *Statement of Environmental Effects Section 4.55(1A) Modification Application SSD_6324 MOD 5 Bringelly Road Business Hub* dated 14 November 2019, reference 2190682, prepared by Ethos Urban.

2. In Condition A2, delete the table entitled 'Stage 1 Subdivision and Early Works' and replace with the following:

Stage 1 Subdivision and Early Works			
Subdivision Plan prepared by			
Drawing No.	Revision	Name of Plan	Date
SY073409.001.1.12	N	Plan of Proposed Subdivision at Bringelly Road, Business Hub Leppington	03/09/2019
Landscape Plans prepared by Arcadia Landscape Architecture			
Drawing No.	Revision	Name of Plan	Date
Dwg No.200	C	Landscape Master Plan	02/12/2014
Dwg Nos.201 – 212	C	Softworks Plan	02/12/2014
Dwg No.300	C	Softworks Details	02/12/2014
Dwg No.301	C	Softworks Matrix	02/12/2014
Engineering Plans prepared by Northrop			
Drawing No.	Revision	Name of Plan	Date
DA1.02	4	Specification Notes	28/11/2014
DA6.01	5	Site Servicing Plan	28/11/2014
DA7.02	4	Stormwater Catchment Plan – Proposed Site Condition	28/11/2014
DA8.01	4	Concept Stormwater Management Plan	28/11/2014
DA9.01	4	Details – Sheet 1	28/11/2014
DA9.02	5	Details – Sheet 2	28/11/2014
Early Works Package for Lot 3 & 4 prepared by Costin Roe Consulting			
C011994.07-EW10	B	Drawing List & General Notes	27/09/2019
C011994.07-EW20	B	Erosion & Sediment Control Plan	27/09/2019
C011994.07-EW25	B	Erosion & Sediment Control Details	27/09/2019
C011994.07-EW30	C	Bulk Earthworks Cut/Fill Plan	06/11/2019
C011994.07-EW31	C	Bulk Earthworks Plan	06/11/2019
C011994.07-EW35	B	Bulk Earthworks Sections Sheet 1	27/09/2019
C011994.07-EW36	B	Bulk Earthworks Sections Sheet 2	06/11/2019
C011994.07-EW60	C	Retaining Wall Plan	06/11/2019
C011994.07-EW61	C	Retaining Wall Elevations Sheet 1	05/11/2019
C011994.07-EW62	B	Retaining Wall Elevations Sheet 2	05/11/2019
C011994.07-EW65	B	Retaining Wall Details	27/09/2019
C011994.06-DA41	F	Stormwater Drainage Plan Sheet 1	04/11/2019
C011994.06-DA42	F	Stormwater Drainage Plan Sheet 2	04/11/2019