

Modification of Development Consent

Section 96(1A) of the Environmental Planning and Assessment Act 1979

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



Anthony Witherdin
Acting Director
Regional Assessments

Sydney *20 July* 2015

SCHEDULE 1

Development Approval: **SSD-6620** granted by the Minister for Planning on 26 November 2014

For the following: Construction and operation of a warehouse and distribution facility with ancillary office and showroom/factory outlet. The purpose-built facility would be used to store and distribute Lindt's range of packaged chocolates; for some chocolate making; and the baking of foods for Lindt's range of cafes and third party stores.

Applicant: Qanstruct (Aust.) Pty Ltd

Consent Authority: Minister for Planning

The Land: Lot 125 DP 1198296

Modification: **SSD 6620 MOD1:** the modification includes:

- new enclosed link way to eastern elevation to link the warehouse and manufacturing area with the showroom/factory outlet;
- relocation of external plant and equipment;
- additional windows at the southern elevation of warehouse;
- amended external colour schedule;
- new skylight and plant located on the office roof; and
- amended stormwater design.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule B - Administrative Conditions are amended by the deletion of the ~~struck-out words~~ and the insertion of the **bold and underlined** words as follows:

B2 The Applicant shall carry out the Development generally in accordance with the:

- (a) State Significant Development Application SSD 6620;
- (b) Environmental Impact Statement prepared by PJEP Environmental Planning dated 20 August 2014;
- (c) Response to Submissions Letter Report prepared by PJEP Environmental Planning dated 17 October 2014;
- (d) **Modification Application SD 6620 MOD 1, Statement of Environmental Effects dated 7 May 2015 prepared by PJEP Environmental Planning Pty Ltd; and**
- (~~d~~) **(e)** The conditions of this consent.

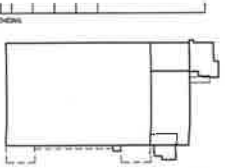
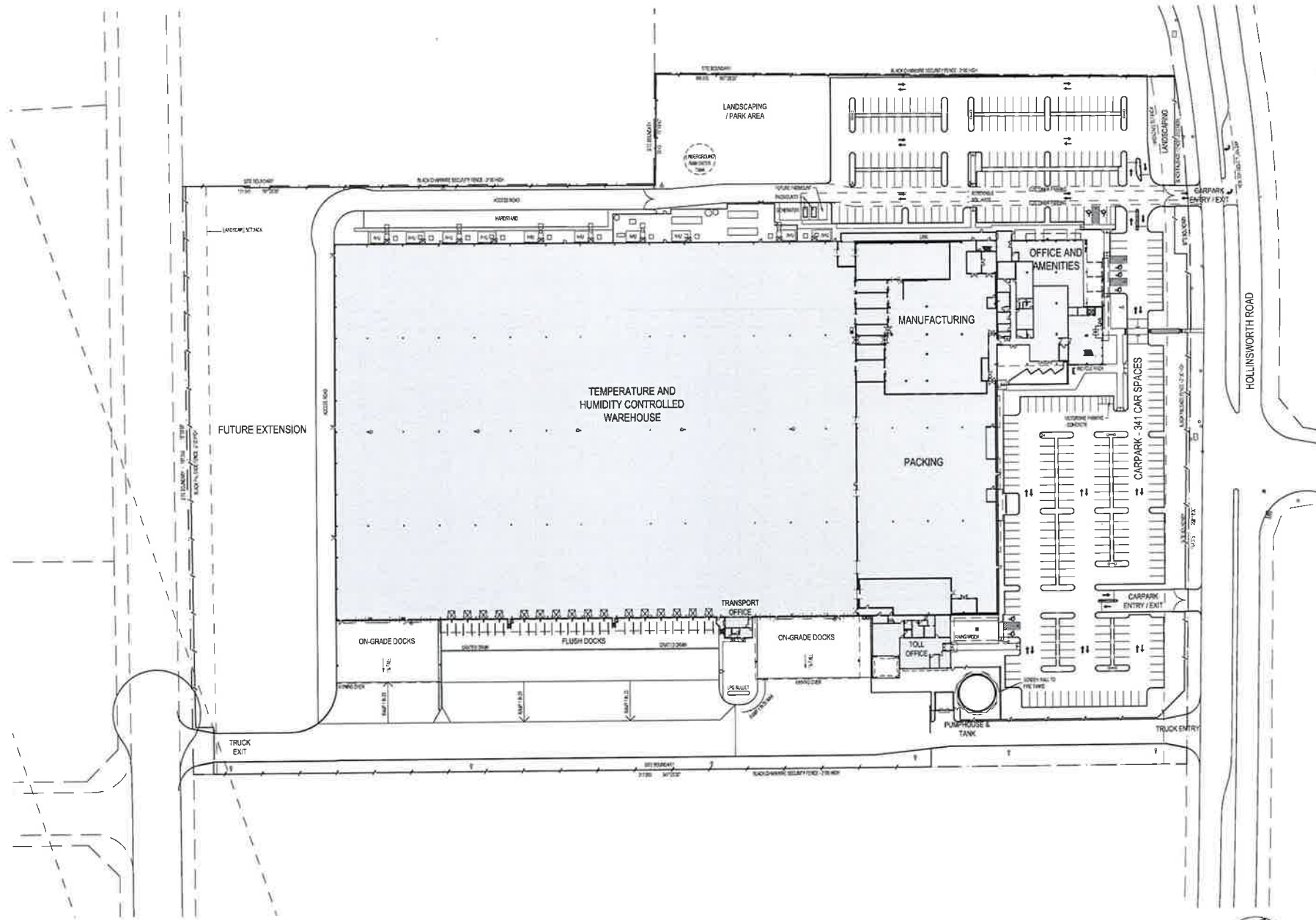
B7 The Applicant must ensure that the total building area does not exceed:

- (a) 25,340m² **25,395m²** of warehouse manufacturing area; and
- (b) 3,735m² **3,765m²** of ancillary office and showroom/factory outlet area.

- (b) Schedule C - Environmental Performance Conditions are amended by the insertion of the **bold and underlined** words / numbers as follows:

C6 The Applicant shall ensure that the rainwater reuse/harvesting system for the Development is designed, constructed and operated in accordance with the Civil Design Report prepared by FMG Engineering at Appendix E of the EIS **as amended by Stormwater Management Plan and Appendices prepared by FMG Engineering dated 20 March 2015 and revised Drainage Plan C05(3) Revision 5 dated 13 July 2015.**

- (c) Appendix 1 – Plan and Elevations are amended to include the following plans:



KEY PLAN

THE PROJECT IS BY LINDT AND SPRÜNGLI AND AS THE CONCEPT DEVELOPER AND ARCHITECT IS NOT RESPONSIBLE FOR THE USE OF THE DRAWINGS OR FOR ANY AS THE USER OF PART MAY REQUIRE THE USER TO TAKE AN ACTION FOR CONSTRUCTION. THE USER IS ADVISED THAT THE USER IS NOT RESPONSIBLE FOR THE USE OF THE DRAWINGS OR FOR ANY AS THE USER OF PART MAY REQUIRE THE USER TO TAKE AN ACTION FOR CONSTRUCTION. THE USER IS ADVISED THAT THE USER IS NOT RESPONSIBLE FOR THE USE OF THE DRAWINGS OR FOR ANY AS THE USER OF PART MAY REQUIRE THE USER TO TAKE AN ACTION FOR CONSTRUCTION.

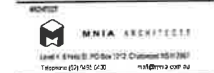
ALL DIMENSIONS REFERENCED ON THIS DRAWING ARE TO THE CENTERLINE OF ANY ROAD.

1	20/04/15	GL20 (CONTRACT)	W	JC
2	20/04/15	CARRIAGE DOCKS (POSTED TO LANDLINE OVER DESIGN)	JC	JC
3	10/04/14	DESIGN FOR DEVELOPMENT CONSENT	JC	JC

REV DATE ARCH/REV BY



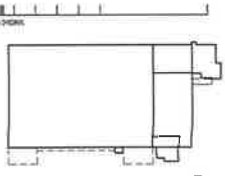
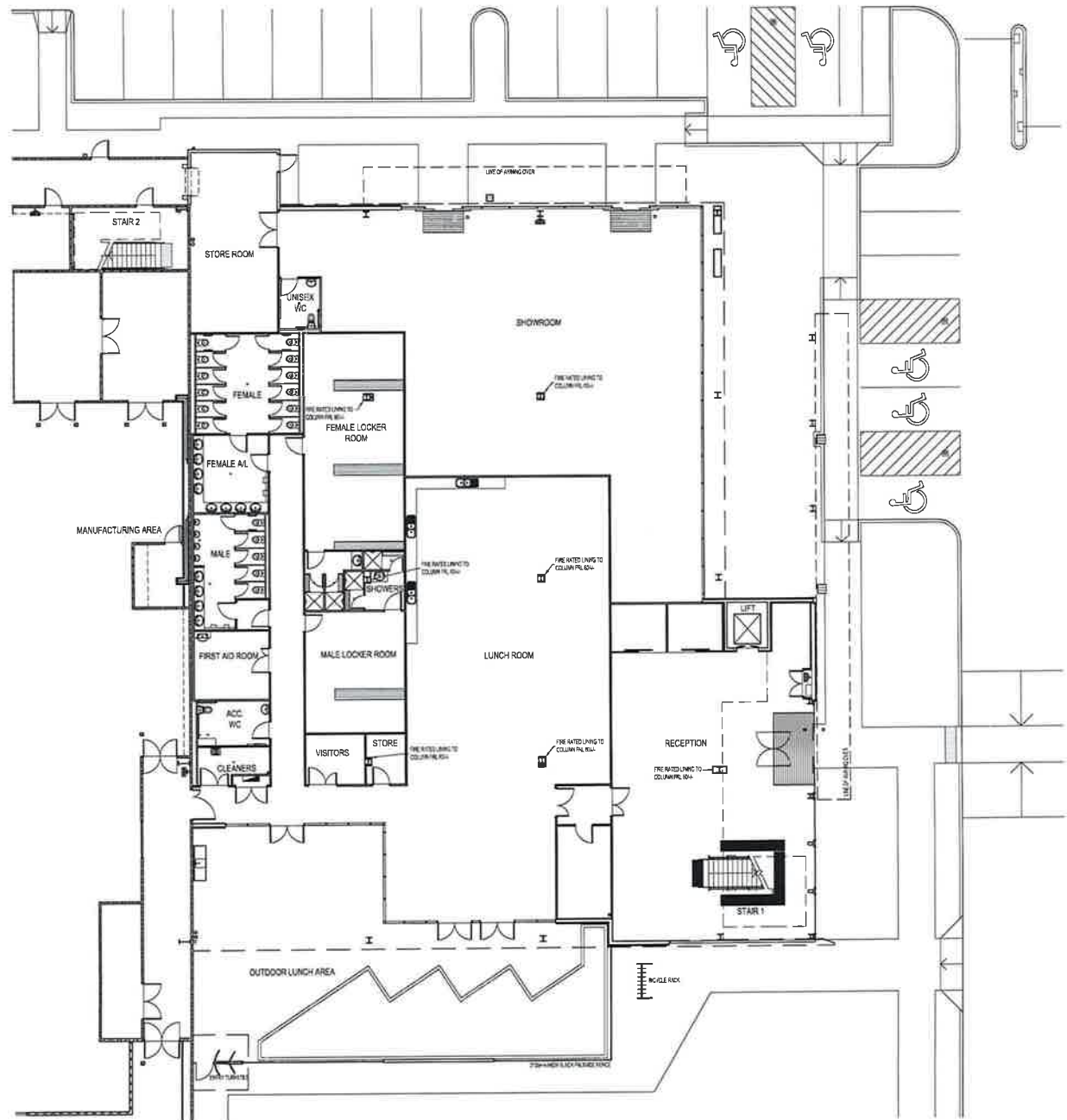
NEW FACILITY
 16 HOLLINSWORTH RD
 MARS DEN PARK NSW



SITE / FLOOR PLAN

DATE	03/04/14	REVISED	07/11/15
TITLE	1:000	1423	AR/DA
OWNER	JIC		
DESIGNED	JIC		
APPROVED	DA 01		JIC





KEY PLAN

THE PROPORTION IN THIS DRAWING AND IN THE CONCEPTS SHOWN WITHIN THIS ARCHITECTURAL DRAWING ARE APPROXIMATE. THE USER SHALL BE RESPONSIBLE FOR THE PROPORTION AND DIMENSIONS OF THE BUILDING AS SHOWN IN THIS DRAWING. CONSULTANTS, CONTRACTORS, ENGINEERS, ARCHITECTS OR OTHER PROFESSIONALS SHALL NOT RELY ON THIS ARCHITECT'S PROFESSIONAL OPINION.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

NO. 102412 ISSUED FOR SECTION 4A
 A. 102414 ISSUED FOR DEVELOPMENT CONSENT
 REV. DATE APPROVED BY



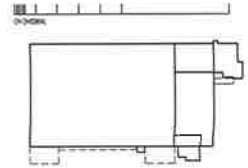
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 Melbourne 03 9512 8112
 mel@qanstruct.com.au

NEW FACILITY
 16 HOLLINSWORTH RD
 MARSDEN PARK NSW



OFFICE AND AMENITIES
GROUND FLOOR PLAN

DATE	SCALE	PROJECT NO.	REV.
2023	1:100	1423	AR/DA
DESIGNER	CLIENT	DATE	SCALE
MNIA	JIC	2023	1:100
APPROVED	DATE	SCALE	REV.
DA 02	2023	1:100	/B

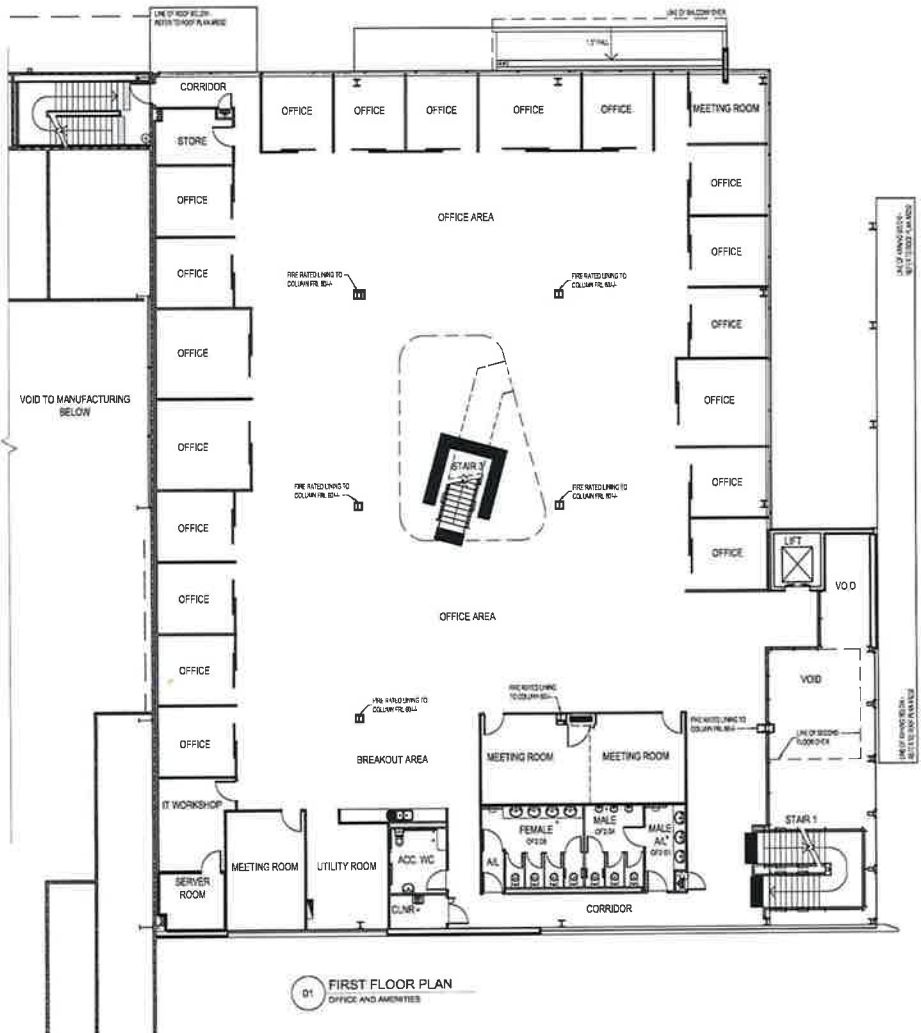


KEY PLAN

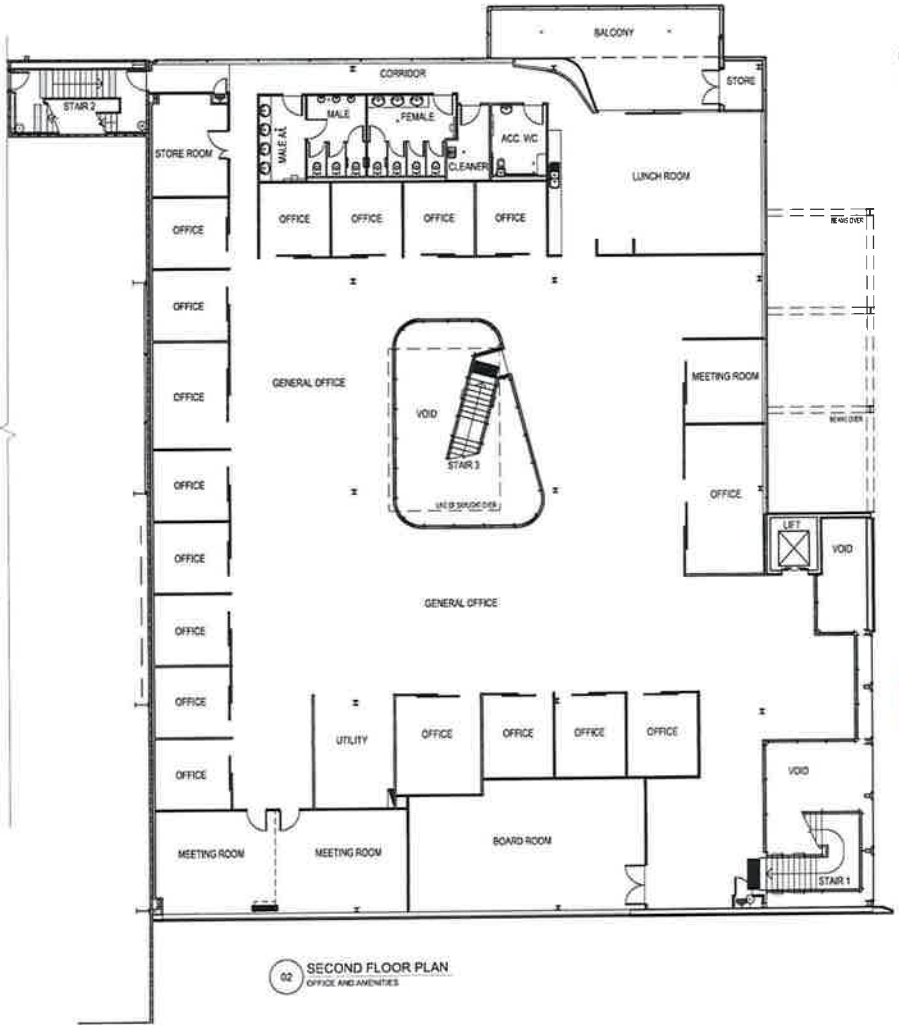
THE PROJECT IS TO DEMONSTRATE THE CONCEPTS OF WORKING WITH AN ARCHITECT'S PRACTICE AND AVOIDING USE OF THE SERVICES PROVIDED AT THE STAGE OR THAT MAY RENDER THE USER LIABLE IN AN ACTION FOR DAMAGES. CONCEPTUAL DAMAGES ARISING FROM ANY UNNOTICED OR UNANNOTATED USE SHALL NOT BE THE ARCHITECT'S PRACTICE'S LIABILITY.

DISSEMINATION MUST NOT BE MADE WITHOUT PERMISSION.

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.



01 FIRST FLOOR PLAN
OFFICE AND AMENITIES



02 SECOND FLOOR PLAN
OFFICE AND AMENITIES

3 202410 ISSUED FOR SECTION 3B JTC
 4 202414 RAISED FOR DEVELOPMENT DEPARTMENT JTC
 5 202415 REVISED APPROVED JTC



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 mwa@qanstruct.com.au

OFFICE AND AMENITIES
FIRST AND SECOND
FLOOR PLANS

DATE	2024-10-14	PROJECT	1423	REVISED	AR/DA
SCALE	1:30	DATE	2024-10-14	BY	JTC
DESIGNED	JTC	CHECKED	JTC	DATE	2024-10-14
APPROVED	DA 03	BY	JTC	DATE	2024-10-14





01 NORTH ELEVATION
1:200



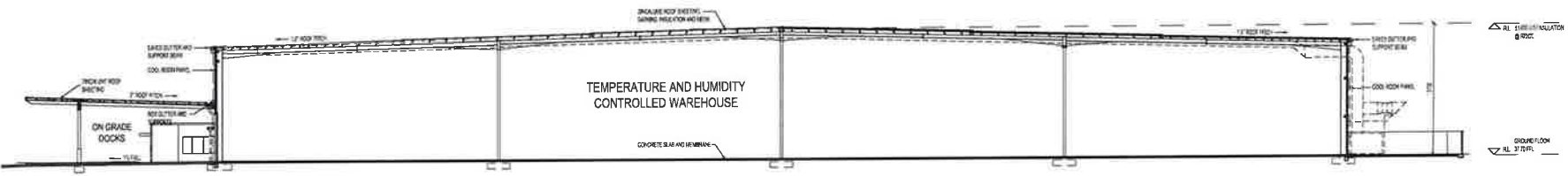
02 EAST ELEVATION
1:200



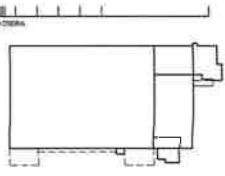
03 SOUTH ELEVATION
1:200



04 WEST ELEVATION
1:200



05 SECTION
1:200



KEY PLAN

THE PROPERTY IN THIS DRAWING WITH THE CONCEPTS KNOWN WITH THIS ARCHITECT'S PLAN. ANY UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE ARCHITECT'S PERMISSION IS PROHIBITED. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNAUTHORIZED USE OF THIS DRAWING.

CONSTRUCTION CHANGES FROM UNAUTHORIZED OR UNAUTHORIZED USE SHALL NOT BE THE ARCHITECT'S RESPONSIBILITY.

ALL DIMENSIONS TO BE CONFIRMED ON SITE TO THE CONSTRUCTION OF THE WORK.

REV	NO	DATE	REVISION	BY
1	01	10/24/14	ISSUED FOR DEVELOPMENT CONSENT	JTC
2	02	10/24/14	ISSUED FOR DEVELOPMENT CONSENT	JTC
3	03	10/24/14	ISSUED FOR DEVELOPMENT CONSENT	JTC



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ELEVATIONS AND SECTION

DATE	19/03/14	SCALE	AS SHOWN	NO	1423	BY	AR/DA
DRAWN	JTC	CHECKED	JTC	APPROVED	DA 04	/B	

