

# Modification of Development Consent

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

As delegate for the Minister for Planning and Public Spaces, 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

24 January 2020

### SCHEDULE 1

#### Development Consent

**Development Consent:**

SSD 9511 granted by Executive Director, Key Sites and Industry Assessment, on 21 December 2018

**For the following:**

Construction and operation of a large format retail facility for the display and sale of machinery and equipment for use by the CFC Group, including:

- earthworks, infrastructure services, landscaping and car parking
- showrooms
- associated warehouse and distribution
- a workshop for repairs, maintenance and assembly
- ancillary offices.

#### Modification 1

**Modification Application:**

SSD-9511-MOD-1

**Applicant:**

CIP Constructions (NSW) Pty Ltd

**Consent Authority:**

Minister for Planning and Public Spaces

**Land:**

Skyline Crescent, Horningsea Park  
Lot 11 of DP29104

### SCHEDULE 2

This consent is modified as follows:

1. Delete the definitions for Department and Minister and insert the following definitions in alphabetical order:

Department    NSW Department of Planning, Industry and Environment  
Minister        Minister for Planning and Public Spaces

2. Insert the following definition:

SSD 9511 MOD 1 Modification application SSD 9511 MOD 1 with supporting documentation titled *Bringelly Road Business Hub, Leppington SSD 9511 Section 4.55(1A) Modification Application* dated 16 October 2019 prepared by Ethos Urban and *Visual Impact Assessment, SSD18\_9511* dated 2 December 2019 prepared by Ethos Urban.

#### **In Schedule 2: Administrative Conditions**

3. In Condition A2 (d), after the words 'Appendix 1', delete the 'and'.
4. In Condition A2 (e), after the words 'Appendix 2', insert the word 'and'.
5. In Condition A2, after (e) insert new condition A2 (f), as follows:

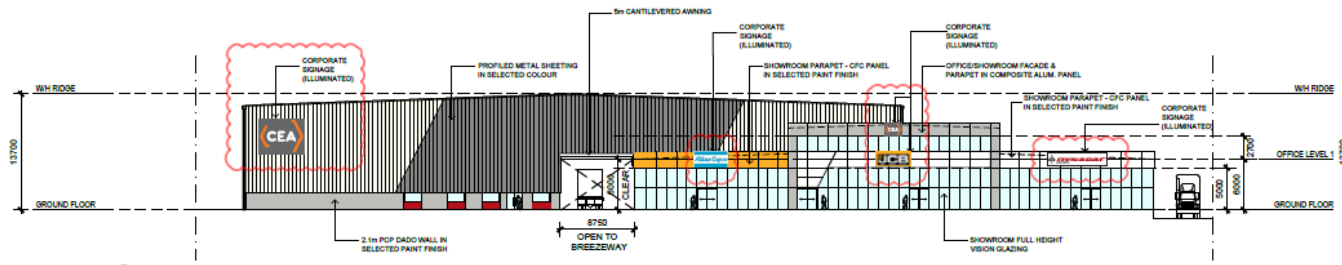
(f) in accordance with Modification Application SSD 9511 MOD 1 and accompanying documentation titled *Bringelly Road Business Hub, Leppington SSD 9511 Section 4.55(1A) Modification Application* dated 16 October 2019 prepared by Ethos Urban and *Visual Impact Assessment, SSD18\_9511* dated 2 December 2019 prepared by Ethos Urban.

#### **In the Appendices**

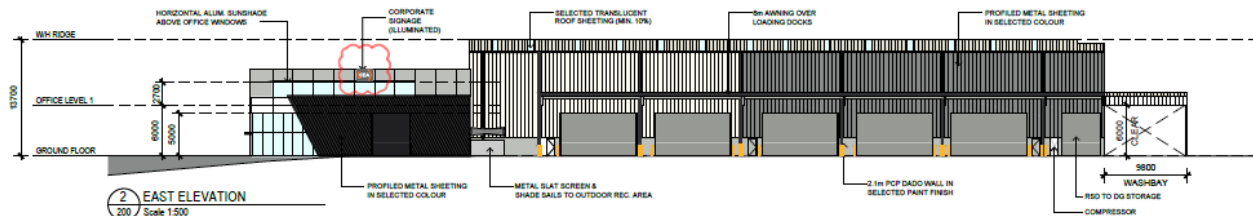
6. In Appendix 1 – Development Layout Plans, delete 'Figure 2: Site Plan' and replace with 'Figure 2: Site Plan' as shown in Appendix 1 of this modifying instrument.
7. In Appendix 1 – Development Layout Plans, delete 'Figure 4: Elevations' and replace with 'Figure 4: Elevations' as shown in Appendix 1 of this modifying instrument.
8. In Appendix 1 – Development Layout Plans, delete 'Figure 5: Sections' and replace with 'Figure 4: Section and Signage Pylon Elevation' as shown in Appendix 1 of this modifying instrument.

## APPENDIX 1: Development Layout Plans

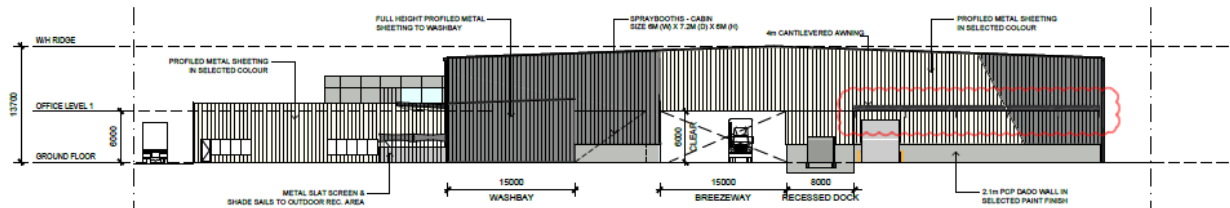




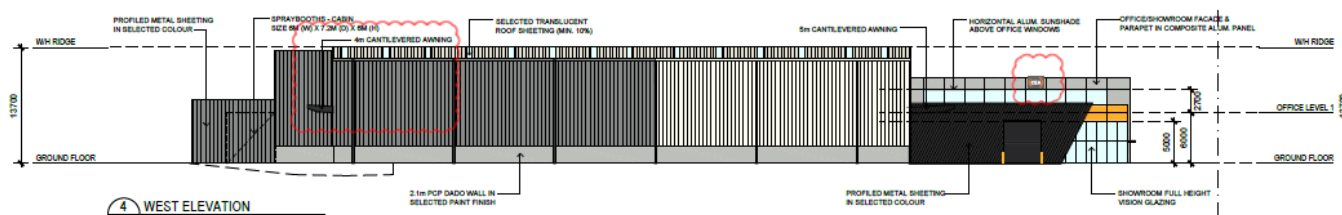
1 SOUTH ELEVATION - STREET ELEVATION  
Scale 1:500



2 EAST ELEVATION  
Scale 1:500



3 NORTH ELEVATION  
Scale 1:500



4 WEST ELEVATION  
Scale 1:500

© COMMERCIAL & INDUSTRIAL PROPERTY PTY LTD. THIS DRAWING IS COPYRIGHT. APART FROM PERMITTED DEALINGS UNDER THE COPYRIGHT ACT, THIS DRAWING MAY NOT BE REPRODUCED BY ANY PERSON WITHOUT PERMISSION IN WRITING. ALL AREAS AND DIMENSIONS SHOWN ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CONFIRMATION BY SURVEY.

REVISIONS	
A	PRELIMINARY 25.05.18
B	CO-ORDINATE ISSUE 04.08.18
C	CORPORATE SIGNAGE & WAREHOUSE AWNING ADDED 25.09.18

**Charter Hall**

**CIP** DEVELOPING RELATIONSHIPS BUILDING SUCCESS

PROJECT  
CFC GROUP  
BRINGELLY ROAD  
BUSINESS HUB,  
NSW

DRAWING TITLE  
ELEVATIONS

SCALE: 1:500 @ A3

DATE DATE: 26.09.2018 PLOT DATE: 26.09.2018  
LAST SALES BY: JKH/DM  
2-352-275907-FS2D-200 C

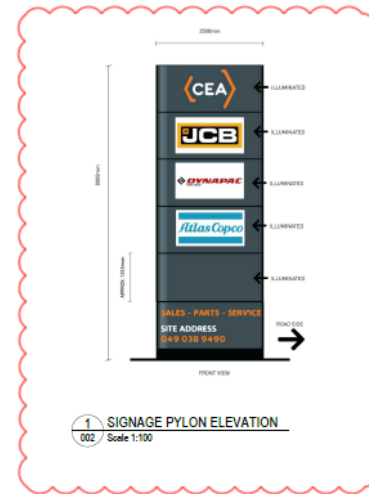
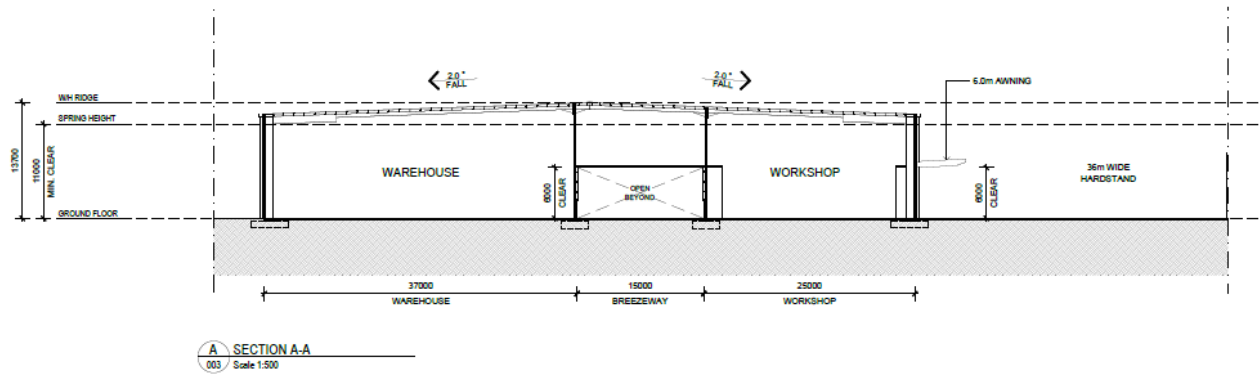
FILE LOCATION: J:\Arch\Engineering\FG2-CFC Group\02\_SAO-352-275907-FS2D\option 1 - JA-2018-02-26-275907-FS2D

DISCLAIMER - LEVELS AND LAYOUTS ARE INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN

Figure 4: Elevations

© COMMERCIAL & INDUSTRIAL PROPERTY PTY LTD. THIS DRAWING IS CONFIDENTIAL. PART FROM REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING. ALL AREAS AND DIMENSIONS SHOWN ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CORROBORATION BY SURVEY.

REVISIONS	
A. PRELIMINARY	20.08.19
B. CORRECTIVE ISSUE	04.09.19
C. FINAL DESIGN APPROVAL	20.08.19



**Charter Hall**

**CIP** DEVELOPING RELATIONSHIPS BUILDING SUCCESS

PROJECT  
CFC GROUP  
BRINGELLY ROAD  
BUSINESS HUB,  
NSW

DRAWING TITLE  
SECTIONS

SCALE: 1:500 @ A0

CREATE DATE: 28.08.2019 PLOT DATE: 28.08.2019  
LAST DRAW BY: JKH/2019

DISCLAIMER - LEVELS AND LAYOUTS ARE INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN

2-352-275907-FS20-300 C

FILE LOCATION: J:\Work\Engineering\SSD-CFC Group\2\_342-352-275907-FS20-300-1 - JA-32193-352-275907-FS20

Figure 5: Section and Signage Pylon Elevation