

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 1 October 2011, I approve the modification of the project application referred to in schedule 1, subject to the modified conditions in schedule 2.



Heather Warton
Director

METROPOLITAN AND REGIONAL PROJECTS NORTH
As delegate of the Minister for Planning and Infrastructure

Sydney *February 13*

2012

File No: 11/03188

SCHEDULE 1

Project Approval:

MP 07_0093 granted by the Minister for Planning on 20 December 2007 for the Interlink Industrial Estate, as previously modified on 20 February 2011 by MP 07_0093 MOD 1, and as further modified by MP 07_0093 MOD 2.

For the following:

Construction and use of four distribution centres and associated infrastructure at the Interlink Industrial Estate in Erskine Park

Modification:

To carry out the following on Lot 5:

- The amalgamation of two buildings into a single building with a floor space of 31,188m² and containing three units
- Increasing the finished floor level by 200mm to 39.7m
- Car parking for 291 vehicles
- Construction of the building in two stages (Stage 1 being the construction of Unit 1 and Stage 2 being the construction of Units 2 and 3)
- The use of unit 1 for warehousing and distribution of industrial safety work wear, including ancillary manufacturing.

SCHEDULE 2

CONDITIONS

1. Amend condition 2 as follows

ADMINISTRATIVE CONDITIONS

Terms of Approval

1. The Proponent shall carry out the project generally in accordance with the:
 - a) EA;
 - b) Plans listed in the following table;

<i>Development Lot</i>	<i>Plan No:</i>	<i>Plan Title</i>
Project Masterplan	<i>INT DA03(G)</i>	<i>Project Master Plan</i>
	<i>INT DA04(G)</i>	<i>Estate Elevations</i>
Lot 1	INT LINX SK07(B)	Site Plan
	INT DA203(D)	Elevations
	INT DA204(D)	Typical Cross section
	INT DA206(A)	Indicative Elevation
Lot 2	INT DA101(C)	Site Plan
	INT DA102(C)	Roof Plan
	INT DA103(C)	Elevations – Sheet 1
	INT DA104(C)	Elevations – Sheet 2
	INT DA105(C)	Typical Cross section
Lot 5	<i>INT DA501(G)</i>	<i>Site Plan</i>
	<i>INT DA502(D)</i>	<i>Roof Plan</i>
	<i>INT DA503(D)</i>	<i>Elevations – Sheet 1</i>
	<i>INT DA504(D)</i>	<i>Elevations – Sheet 2</i>
	<i>INT DA505(C)</i>	<i>Typical Cross section</i>
	<i>INT DA506(D)</i>	<i>Estate Elevation – Sheet 1</i>
	<i>INT DA507(D)</i>	<i>Estate Elevation – Sheet 2</i>
	<i>INT DA508(C)</i>	<i>Estate Elevation – Sheet 3</i>
	<i>INT DA509(D)</i>	<i>Estate study – Sheet 4</i>
	<i>INT DA510(D)</i>	<i>Staging Plan</i>
	<i>DA-1131-01</i>	<i>Landscape Concept Plan</i>

- c) Modification application 07_0093 MOD 1, and accompanying Environmental Assessment Report, prepared by Phil Jones Environmental Planning on behalf of Goodman Limited titled 'Environmental Assessment – Goodman Interlink Industrial Estate Project (MP 07_0093) Modification (MOD 1)' dated 22 December 2010;
- d) ***Modification application 07_0093 MOD 2 and accompanying Environmental Assessment Report, prepared by BBC Consulting***

Planners on behalf of Goodman Limited titled 'Environmental Assessment to Accompany a Section 75W application – Proposed Modifications to MP 07_0093 at Lot 5, Interlink Industrial Estate, Mamre Road, Erskine Park dated 4 November 2011;

- e) **statement of commitments (see appendix B), and as amended by revised/draft statement of commitments for Modification application 07_0093 MOD 2 as contained within the accompanying Environmental Assessment Report and addendum to the Environmental Assessment Report; and**
- f) **conditions of this approval, as modified.**

2. Amend condition 22 as follows

VISUAL

External Finishes

- 22. Prior to the commencement of construction of the facades of ~~Building 5A and Building 1~~, the Proponent shall revise the detailed plans for the facades in consultation with Council, and to the satisfaction of the Director-General. These revisions must improve the articulation and external appearance of the ~~proposed roller doors on Building 5A and the north western corner of Building 1.~~

3. Insert the following conditions 21A, 22A & 24A:

SPECIFIC ENVIRONMENTAL CONDITIONS

TRANSPORT

Parking Review

- 21A **Prior to the issue of construction certificate for Stage 2 of the development on Lot 5 (Modification application 07_0093 MOD 2), the Proponent shall commission a suitably qualified traffic engineer to review the parking requirements of the development, and provide a copy of this review to the Department. If this review recommends the provision of additional car parking spaces on site, then the Proponent shall revise the detailed plans for the car parking on site, and provide additional car parking spaces at Stage 2 of the development on Lot 5, to the satisfaction of the Director-General, or delegate/s.**

VISUAL

External Finishes

- 22A. **Prior to the commencement of construction of each stage of the building on Lot 5, (Modification application 07_0093 MOD 2), the Proponent shall revise the detailed plans for the façades in consultation with Council and to the satisfaction of the Director General, or**

delegate/s. These revisions must provide for a variation of building materials and colours to improve the articulation and external appearance of the elevations, in particular elevations to Mamre Road. These revisions shall also provide details of the temporary treatment of the south elevation wall of unit 1 (stage 1), pending construction of units 2 and 3 (stage 2).

Landscaping

24A. *Within 2 months of the date of approval to Modification application 07_0093 MOD 2, for the staged construction of the building on Lot 5, the Proponent shall revise the Landscape Management/Concept Plan in consultation with Council and to the satisfaction of the Director-General, or delegate/s. The plan must:*

- a) specify the number and species of trees to be planted along key boundaries, ensuring that these plantings will break the roofline of the proposed facilities;*
- b) include the landscaping of the corner of Mamre road and James Erskine Drive with appropriately advanced trees;*
- c) include dense grove planting or other landscape design solutions in order to reduce the visual impact of the development when viewed from Mamre Road;*
- d) provide for the staging of landscaping of the development on Lot 5, including landscaping of the full extent of the frontage and setback to Mamre Road elevation, as part of Stage 1 of the development on Lot 5.*
- e) provide for the maintenance of landscaping on the site to the satisfaction of the Director-General; and*
- f) ensure that the landscaping on the site does not impede driver sight distance of vehicles entering or leaving the site.*
- g) ensure that the plan is consistent with the approved site plan INT DA501(G).*

All the landscaping to the full extent of the frontage and setback to Mamre Road shall be undertaken and completed, in accordance with the approved landscape plan, as part of Stage 1 of the development of Lot 5 and shall be completed prior to occupation or the issue of an occupation certificate for Stage 1.

4. Renumber the final 2 approval conditions.

ENVIRONMENTAL MANAGEMENT SYSTEM

- 28. 33.** The Proponent shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy must:
- a) be submitted to the Director-General for approval prior to the commencement of construction;
 - b) describe in broad terms the proposed environmental management strategy for the project;

- c) identify the person who would be responsible for overseeing the environmental management of the project, and provide contact details for this person; and
- d) describe the procedures that would be implemented to:
 - keep the relevant agencies informed about the progress of the project;
 - receive, handle, respond to, record and report any complaints about the project;
 - resolve any disputes that may arise during the project; and
 - respond to any non-compliances.

29. **34** The Proponent shall update this strategy to the satisfaction of the Director-General:

- a) prior to operations on the site; and
- b) every 3 years thereafter, or as directed by the Director-General.

5. Amend Appendix A – Site Plans

- a) Removing plans INT DA03(D), INT DA04(D), INT DA301(C), INT DA302(C), INT DA303(C), INT DA 304(C), INT DA305(C), INT DA401(C), INT DA402(C), INT DA403(C), INT DA404(C), INT DA405(C) and DA-0731-01
 - b) ***Inserting plans INT DA03(G), INT DA04(G), INT DA501(G), INT DA502(D), INT DA503(D), INT DA504(D), INT DA505(C), INT DA506(D), INT DA507(D), INT DA508(C), INT DA509(D), INT DA510(D), DA-1131-01.***
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