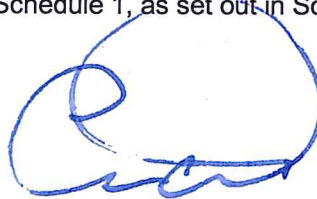


Notice of Modification

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

As delegate for the Minister for Planning and Infrastructure, under the delegation of 27 February 2013, I hereby modify the project approval referred to in Schedule 1, as set out in Schedule 2.



Chris Wilson
Executive Director
Development Assessments, Systems & Approvals

Sydney

27 February

2013

SCHEDULE 1

Project approval (MP 08_0016), granted by then Minister for Planning on 12 July 2010 for the Printing, Warehouse and Distribution Facilities Project in the Penrith local government area.

SCHEDULE 2

The Development consent is modified by:

1. Amend Definitions in Schedule 1 as follows:

AS	Australian Standard
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning and Infrastructure
Director-General	Director-General of the Department (or delegate)
EPA	Environment Protection Authority
Minister	Minister for Planning and Infrastructure
RTA	Roads and Traffic Authority
RMS	NSW Roads and Maritime Service

2. Replace Condition 2 in Schedule 2 with the following:

2. The Proponent shall carry out the project generally in accordance with the:

- EA;
- Statement of Commitments;
- Submissions Report;
- Modification application 08_0016_Mod 1 and supporting document titled – *Lot 62, 133-145 Lenore Lane Erskine Park Section 75W Environmental Assessment Report* prepared by Urbis, and dated December 2012 containing architectural, landscape and civil engineering plans and revised Statement of Commitments; and
- Conditions of this approval.

Note: The Proponent's Statement of Commitments is included as Appendix 1. The Site Layout of the project is shown in Appendix 2. The Landscape Plan is shown in Appendix 3.

3. Replace Condition 5 in Schedule 2 with the following:

5. This approval only relates to the establishment of the Warehouse and Distribution Facilities, as described in the EA (08_0016_Mod 1).

4. Replace Conditions 1, 2 and 3 in Schedule 3 with the following:

1. The Proponent shall provide TransGrid and Endeavour Energy with ongoing access to their assets through the site.
2. The Proponent shall ensure that all vehicles shall:
 - a) be contained within the site before stopping; and
 - b) enter and exit the site in a forward direction.
3. Vehicle access for the site shall comprise of:
 - a) a 6.0m ingress/egress driveway at the western boundary on the Lenore Lane frontage suitable for the Warehouse 1 carpark. This is for light vehicle access only; and
 - b) a 11.0 metre wide ingress/egress driveway for light and heavy vehicles, located at the eastern boundary on the Lenore Lane frontage.

5. Insert new Condition 3A in Schedule 3 after Condition 3:

- 3A. The Proponent shall ensure that disabled parking and access is provided on-site and shall comply with Australian Standard AS1428.1 (2001) - Design for Access and Mobility - Part 1 General Requirements for Access – Buildings

6. Replace Condition 4a) in Schedule 3 with the following:

- a) ensure that parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking area are designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.1:2004 and AS 2890.2:2002 for heavy vehicles;

7. Replace Condition 10d) in Schedule 3 with the following:

- 10d) be generally consistent with the submitted Stormwater Drainage Concept Plan prepared by Costin Roe Consultants and include detailed plans of the proposed stormwater detention, treatment and control infrastructure;

8. Replace Condition 12 in Schedule 3 with the following:

12. The Proponent shall ensure that the noise from the project does not exceed the noise limits presented in Table 2.

Table 2: Project Noise Limits (dB(A))

Activity	Day	Evening	Night		Location
	L_{Aeq} (15 minute)			L_{A1} (1 minute) or L_{Amax}	
Warehouse and Distribution	42	42	40	50	At any residence or other noise sensitive receiver

Notes:

- Noise generated by the project is to be measured in accordance with the relevant requirements, and exemptions (including certain meteorological conditions), of the NSW Industrial Noise Policy.

9. Delete Condition 13 in Schedule 3.

10. Insert Condition 14h) after g) in Schedule 3 with the following:

- h) include induction and certification for truck drivers to operate trucks on the site.

11. Insert the following after Condition 15f) in Schedule 3:

Should the Noise Impact Validation identify an exceedence or non-compliance, then the Proponent shall undertake/employ additional mitigation or attenuation to the satisfaction of the Director-General within the timeframe specified by the Director-General.

12. Replace Condition 16 in Schedule 3 with the following:

16. The Proponent shall undertake architectural design of the warehouse facilities in accordance with the Architectural Design Drawings prepared by Broaden Management Industrial Pty Ltd dated August 2009 and Axis Architectural dated November 2012.

13. Replace Condition 17a) in Schedule 3 with the following:

- a) undertake landscaping in accordance with Landscape Concept Drawings prepared by Environmental Partnership (NSW) and landscape plans prepared by Habitation Landscape Architecture, dated November 2012 (see Appendix 3);

14. Delete Conditions 25 and 26 in Schedule 3.

15. Insert the following after Condition 26 in Schedule 3:

HAZARDS

Pre-construction

27. The Proponent shall prepare the studies set out under subsections 27a) and 27b) (the pre-construction studies). Construction, other than of preliminary works that are outside the scope of the hazard studies, shall not commence until study recommendations have been considered and, where appropriate, acted upon.

a) FIRE SAFETY STUDY

A Fire Safety Study for the proposed project. This study shall cover the relevant aspects of the Department of Planning's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the New South Wales Government's 'Best Practice Guidelines for Contaminated Water Retention and Treatment Systems'. The study shall meet the requirements of Fire and Rescue NSW.

b) FINAL HAZARD ANALYSIS

A Final Hazard Analysis of the proposed project, consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'.

Pre-commissioning

28. Prior to commissioning, the Applicant shall develop and implement the plans and systems set out under subsections 28a) and 28b).

a) EMERGENCY PLAN

A comprehensive Emergency Plan and detailed emergency procedures for the proposed project. The plan shall be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'.

b) **SAFETY MANAGEMENT SYSTEM**

A comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials. The Safety Management System shall be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'.

Pre-startup – Compliance Report

29. The Proponent shall submit to the Director-General a report detailing compliance with conditions 27 and 28 one month prior to the commencement of operation of the project.

Ongoing – Hazard Audit

30. Twelve months after the commencement of operations of the proposed project and every three years thereafter, the Applicant shall carry out a comprehensive Hazard Audit of the proposed project consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'.

The audit shall be carried out by a qualified person or team, independent of the project.

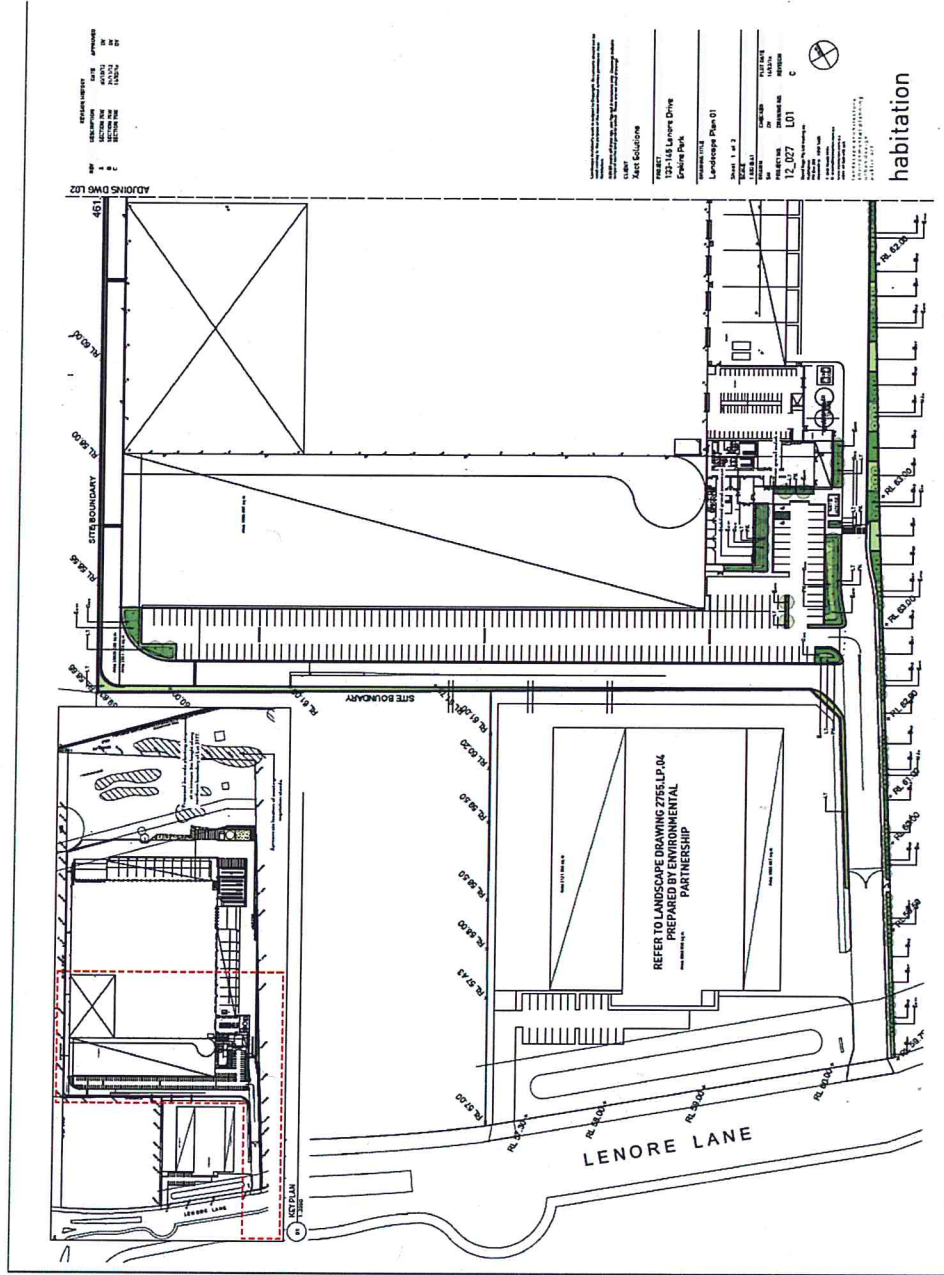
- 16. **Replace Appendix 1 with the revised Statement of Commitments.**
- 17. **Replace Appendix 2 with the revised Site Layout Pan.**
- 18. **Replace Appendix 3 with the revised Landscape Plan.**

SCHEDULE OF AREAS

ITEM	Area (sq m)	Notes
1. Warehouse 1	10,000	Existing
2. Warehouse 2	10,000	Existing
3. Warehouse 3	10,000	Existing
4. Warehouse 4	10,000	Existing
5. Warehouse 5	10,000	Existing
6. Warehouse 6	10,000	Existing
7. Warehouse 7	10,000	Existing
8. Warehouse 8	10,000	Existing
9. Warehouse 9	10,000	Existing
10. Warehouse 10	10,000	Existing
11. Warehouse 11	10,000	Existing
12. Warehouse 12	10,000	Existing
13. Warehouse 13	10,000	Existing
14. Warehouse 14	10,000	Existing
15. Warehouse 15	10,000	Existing
16. Warehouse 16	10,000	Existing
17. Warehouse 17	10,000	Existing
18. Warehouse 18	10,000	Existing
19. Warehouse 19	10,000	Existing
20. Warehouse 20	10,000	Existing
21. Warehouse 21	10,000	Existing
22. Warehouse 22	10,000	Existing
23. Warehouse 23	10,000	Existing
24. Warehouse 24	10,000	Existing
25. Warehouse 25	10,000	Existing
26. Warehouse 26	10,000	Existing
27. Warehouse 27	10,000	Existing
28. Warehouse 28	10,000	Existing
29. Warehouse 29	10,000	Existing
30. Warehouse 30	10,000	Existing
31. Warehouse 31	10,000	Existing
32. Warehouse 32	10,000	Existing
33. Warehouse 33	10,000	Existing
34. Warehouse 34	10,000	Existing
35. Warehouse 35	10,000	Existing
36. Warehouse 36	10,000	Existing
37. Warehouse 37	10,000	Existing
38. Warehouse 38	10,000	Existing
39. Warehouse 39	10,000	Existing
40. Warehouse 40	10,000	Existing
41. Warehouse 41	10,000	Existing
42. Warehouse 42	10,000	Existing
43. Warehouse 43	10,000	Existing
44. Warehouse 44	10,000	Existing
45. Warehouse 45	10,000	Existing
46. Warehouse 46	10,000	Existing
47. Warehouse 47	10,000	Existing
48. Warehouse 48	10,000	Existing
49. Warehouse 49	10,000	Existing
50. Warehouse 50	10,000	Existing
51. Warehouse 51	10,000	Existing
52. Warehouse 52	10,000	Existing
53. Warehouse 53	10,000	Existing
54. Warehouse 54	10,000	Existing
55. Warehouse 55	10,000	Existing
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64. Warehouse 64	10,000	Existing
65. Warehouse 65	10,000	Existing
66. Warehouse 66	10,000	Existing
67. Warehouse 67	10,000	Existing
68. Warehouse 68	10,000	Existing
69. Warehouse 69	10,000	Existing
70. Warehouse 70	10,000	Existing
71. Warehouse 71	10,000	Existing
72. Warehouse 72	10,000	Existing
73. Warehouse 73	10,000	Existing
74. Warehouse 74	10,000	Existing
75. Warehouse 75	10,000	Existing
76. Warehouse 76	10,000	Existing
77. Warehouse 77	10,000	Existing
78. Warehouse 78	10,000	Existing
79. Warehouse 79	10,000	Existing
80. Warehouse 80	10,000	Existing
81. Warehouse 81	10,000	Existing
82. Warehouse 82	10,000	Existing
83. Warehouse 83	10,000	Existing
84. Warehouse 84	10,000	Existing
85. Warehouse 85	10,000	Existing
86. Warehouse 86	10,000	Existing
87. Warehouse 87	10,000	Existing
88. Warehouse 88	10,000	Existing
89. Warehouse 89	10,000	Existing
9		

[illegible]

APPENDIX 3: LANDSCAPE PLANS LANDSCAPE PLAN A



PROPOSED PLANT SCHEDULE

Key	Reference Name	Component Name	Material Type	Height	Weight	Per Day
1	TRUSS AND ROOFING	Truss	20m x 8m	20m	20m	20m
2	Roof	Roof	20m x 8m	20m	20m	20m
3	Roof	Roof	20m x 8m	20m	20m	20m
4	Roof	Roof	20m x 8m	20m	20m	20m
5	Roof	Roof	20m x 8m	20m	20m	20m
6	Roof	Roof	20m x 8m	20m	20m	20m
7	Roof	Roof	20m x 8m	20m	20m	20m
8	Roof	Roof	20m x 8m	20m	20m	20m
9	Roof	Roof	20m x 8m	20m	20m	20m
10	Roof	Roof	20m x 8m	20m	20m	20m
11	Roof	Roof	20m x 8m	20m	20m	20m
12	Roof	Roof	20m x 8m	20m	20m	20m
13	Roof	Roof	20m x 8m	20m	20m	20m
14	Roof	Roof	20m x 8m	20m	20m	20m
15	Roof	Roof	20m x 8m	20m	20m	20m
16	Roof	Roof	20m x 8m	20m	20m	20m
17	Roof	Roof	20m x 8m	20m	20m	20m
18	Roof	Roof	20m x 8m	20m	20m	20m
19	Roof	Roof	20m x 8m	20m	20m	20m
20	Roof	Roof	20m x 8m	20m	20m	20m
21	Roof	Roof	20m x 8m	20m	20m	20m
22	Roof	Roof	20m x 8m	20m	20m	20m
23	Roof	Roof	20m x 8m	20m	20m	20m
24	Roof	Roof	20m x 8m	20m	20m	20m
25	Roof	Roof	20m x 8m	20m	20m	20m
26	Roof	Roof	20m x 8m	20m	20m	20m
27	Roof	Roof	20m x 8m	20m	20m	20m
28	Roof	Roof	20m x 8m	20m	20m	20m
29	Roof	Roof	20m x 8m	20m	20m	20m
30	Roof	Roof	20m x 8m	20m	20m	20m
31	Roof	Roof	20m x 8m	20m	20m	20m
32	Roof	Roof	20m x 8m	20m	20m	20m
33	Roof	Roof	20m x 8m	20m	20m	20m
34	Roof	Roof	20m x 8m	20m	20m	20m
35	Roof	Roof	20m x 8m	20m	20m	20m
36	Roof	Roof	20m x 8m	20m	20m	20m
37	Roof	Roof	20m x 8m	20m	20m	20m
38	Roof	Roof	20m x 8m	20m	20m	20m
39	Roof	Roof	20m x 8m	20m	20m	20m
40	Roof	Roof	20m x 8m	20m	20m	20m
41	Roof	Roof	20m x 8m	20m	20m	20m
42	Roof	Roof	20m x 8m	20m	20m	20m
43	Roof	Roof	20m x 8m	20m	20m	20m
44	Roof	Roof	20m x 8m	20m	20m	20m
45	Roof	Roof	20m x 8m	20m	20m	20m
46	Roof	Roof	20m x 8m	20m	20m	20m
47	Roof	Roof	20m x 8m	20m	20m	20m
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49	Roof	Roof	20m x 8m	20m	20m	20m
50	Roof	Roof	20m x 8m	20m	20m	20m
51	Roof	Roof	20m x 8m	20m	20m	20m
52	Roof	Roof	20m x 8m	20m	20m	20m
53	Roof	Roof	20m x 8m	20m	20m	20m
54	Roof	Roof	20m x 8m	20m	20m	20m
55	Roof	Roof	20m x 8m	20m	20m	20m
56	Roof	Roof				

habitation