

Our Reference:  
Contact:  
Phone:

2016/171/3  
Miss S Pritchard  
02 9735 1271

TBA

Bunnings Group Ltd  
11 Shirley Street  
ROSEHILL NSW 2142

Dear Sir/Madam

**Premises: 1-15 Sturt Street Smithfield**  
**Section 96(2) modification to development consent no. 2016/171**  
**S96(2) modification no. 2016/171/3**

I refer to your application lodged on 30 June 2017 seeking amendment to DA 2016/171 issued for part demolition of existing structures; bulk earthworks; construction and use of a hardware and building supplies store (Bunnings) with associated plant nursery and landscape supplies; signage; new road and Torrens subdivision of land into 2 lots. The modification application seeks approval for internal and external alterations including signage for an approved hardware and building supplies store (Bunnings).

Pursuant to section 96(2) of the Environmental Planning & Assessment Act 1979, Council grants approval for the modifications sought.

Accordingly, Development Consent 2016/171/1 is amended as follows:-

2. Development shall take place in accordance with the attached endorsed plans:

Title	Prepared by	Sheet No.	Issue	Date
Demolition plan	John R Brogan & Associates	005	A	28/04/2016
Site plan / Roof plan	John R Brogan & Associates	030	B	15/09/2016
Area diagram	John R Brogan & Associates	040	B	15/09/2016
Floor plan undercroft parking level	John R Brogan & Associates	100	B	15/09/2016
Floor plan warehouse level	John R Brogan & Associates	101	B	15/09/2016
Sections	John R Brogan	120	B	15/09/2016

	& Associates			
Elevations	John R Brogan & Associates	130	B	15/09/2016
Existing tree plan	John Lock & Associates	LP-00	G	23/09/2015
Landscape plan – sheet 1	John Lock & Associates	LP-01.1	G	23/09/2015
Landscape plan	John Lock & Associates	LP-01	G	23/09/2015
Landscape elevations	John Lock & Associates	LP-02	G	23/09/2015
Landscape details	John Lock & Associates	LP-03	G	23/09/2015
Proposed roadworks general arrangement	AT & L	SKC01	P5	15/09/2016
Proposed Sturt street slip lane plan	AT & L	SKC03	P5	15/09/2016
Proposed Cumberland highway slip lane plan	AT & L	SKC04	P2	03/05/2016
Cover sheet & drawing index	C & M Consulting Engineers	-	-	-
General notes sheet	C & M Consulting Engineers	01622_C110	02	05/2016
Internal works site layout plan	C & M Consulting Engineers	01622_C120	02	09/2016
External works site layout plan	C & M Consulting Engineers	01622_C130	01	09/2016
General arrangement plan – undercroft parking sheet 1	C & M Consulting Engineers	01622_C201	02	04/05/2016
General arrangement plan – undercroft parking sheet 2	C & M Consulting Engineers	01622_C202	02	04/05/2016
External road works general arrangement	C & M Consulting	01622_C203	01	21/09/2016

plan sheet 1	Engineers				
External road works general arrangement plan sheet 2	C & Consulting Engineers	M	01622_C204	01	21/09/2016
General arrangement plan – warehouse level sheet 1	C & Consulting Engineers	M	01622_C205	02	21/09/2016
General arrangement plan – warehouse level sheet 2	C & Consulting Engineers	M	01622_C206	02	21/09/2016
Ramp longitudinal sections sheet 1	C & Consulting Engineers	M	01622_C301	02	21/09/2016
Ramp longitudinal sections sheet 2	C & Consulting Engineers	M	01622_C302	02	21/09/2016
Footpath longitudinal sections	C & Consulting Engineers	M	01622_C303	01	21/09/2016
Typical sections	C & Consulting Engineers	M	01622_C401	01	21/09/2016
Sturt street slip lane cross sections sheet	C & Consulting Engineers	M	01622_C411	01	21/09/2016
Sturt street slip lane cross sections sheet	C & Consulting Engineers	M	01622_C411	01	21/09/2016
Cumberland highway cross sections sheet	C & Consulting Engineers	M	01622_C412	01	21/09/2016
OSD tank and details	C & Consulting Engineers	M	01622_C501	02	21/09/2016
OSD sections	C & Consulting Engineers	M	01622_C502	02	21/09/2016
Stormwater catchment plan	C & Consulting Engineers	M	01622_C621	02	21/09/2016

Stormwater longsections – Line A & OSD Outlet pipe detail	C & Consulting Engineers M	01622_C631	01	21/09/2016
Stormwater details sheet	C & Consulting Engineers M	01622_C651	01	21/09/2016
Erosion & sediment control plan	C & Consulting Engineers M	01622_C701	02	21/09/2016
Sediment & erosion control details	C & Consulting Engineers M	01622_C702	02	21/09/2016
Plan of subdivision	Graham John Hall	087-15-01	-	3/05/2016
Assessment of Traffic and Parking Implementations	Transport and Traffic Planning Associates	15163	E	09/2016
Stormwater Management Plan	C&M Consulting Engineers	R01622-SWMP	B	09/2016
Geotechnical Investigation	JK Geotechnics	28497Vrpt	0	13/07/2016
Arboricultural Assessment & Development Impact Report	Raintree Consulting	RTC-5216	-	7/05/2016
BCA Assessment Report	Steve Watson & Partners	2016/0660	1.0	4/05/2016
Social Impact Assessment	GHD	-	2	05/2016
Environmental Solutions	SITA Environmental Solutions	-	-	-
RMS Correspondence	RMS – Aleks Tancevski	SYD 15/00770/06	-	9/12/2016
Stage 2 Environmental Site Assessment, Remedial Action Plan and Asbestos Management Plan	Environmental Investigation Services	E28497Krpt2	-	14/03/2017
Hazardous Building	Environmental	E27497Krpt-	-	17/03/2017

Materials Assessment	Investigation Services	HAZ.rev1		
Environmental Management Plan	Environmental Investigation Services	E28497K EMP	-	13/03/2017

As amended by the following plans approved by modification application 2016/171/3:

<b>Title</b>	<b>Prepared by</b>	<b>Sheet No.</b>	<b>Issue</b>	<b>Date</b>
Site plan / Roof plan	John R Brogan & Associates	030	C	27/02/2017
Floor plan undercroft parking level	John R Brogan & Associates	100	C	30/03/2017
Floor plan warehouse level	John R Brogan & Associates	101	C	27/02/2017
Sections	John R Brogan & Associates	120	C	18/04/2017
Elevations	John R Brogan & Associates	130	D	12/05/2017

*All other conditions of Development Consent 2016/171 remain unchanged.*

Note: This determination notice is strictly for the changes sought under the modification application 2016/171/3. No approval is implied or granted for any other works proposed to the subject development.

Section 96(6) of the Environmental Planning & Assessment Act 1979 confers upon an applicant, dissatisfied with Council's determination of an application made pursuant to Section 96(2) a right of appeal to the Land and Environment Court.

Section 96AB of the Act provides that an applicant may request, within 28 days of the date of determination of the Section 96 Application, that the Council review its determination (this does not apply to integrated or designated development). A fee is required for this review.

If you have any further enquiries please contact Miss S Pritchard of Council's Environment & Infrastructure Division on 02 9735 1271, Monday to Friday.

Yours faithfully,

Karl Okorn

MANAGER DEVELOPMENT ASSESSMENT