

Notice of Modification

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

As delegate for the Minister for Planning, I approve the modification to Project Approval 08_0088 subject to the conditions in schedules 1, 2 and 3.

SHaddadi
Sam Haddad
Director-General

Sydney

14th May

2011

File No: S07/01943

The Project Approval (MP 08_0088) granted by the Minister for Planning on 24 March 2009 for the IPMG Printing Facility, and as modified by MP 08_0088 MOD 1 and 2.

SCHEDULE 1

The project approval is modified by:

1. Replacing the description of "land" in the title information preceding the table of contents with the following:

Land	Lot 4 DP 1133264	(2-8 Priddle Street, Warwick Farm) (23 Scrivener Street, Warwick Farm)
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2. Replacing the definition of "EA" in the definitions list as follows:

EA	Environmental Assessment titled " <i>Environmental Assessment Report 23 Scrivener Street, Warwick Farm</i> " prepared by JBA Urban Planning dated November 2008, and the Response to Submissions, prepared by JBA Urban Planning and dated January 2009, as modified by MP 08_0088 MOD 1 and MP 08_0088 MOD 2.
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3. Replacing the definition of "Project" in the definitions list as follows:

Project	The development as described in the EA, as modified by MP 08_0088 MOD 1 and MP 08_0088 MOD 2.
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SCHEDULE 2

4. Replacing Condition 2 in Schedule 2 with the following:
 2. The Proponent shall carry out the project generally in accordance with the:
 - a) EA, as modified by MP 08_0088 MOD 1 and MP 08_0088 MOD 2;
 - b) Original Site, Modified Site and Siding Plans (see Appendix 1) including A-000(3), A-001(6), A-002(8), A-003(6), A-004(7), A-005(2), A-200(7), A-201(8), A-202(3), A-203(3), A-204(3), A-211(1) SK.01, SK.02, SK.03, SK.04, SK.05, SK.06, SK.07, SK.08, SK.09, SK.10, SK.11, 07200-TP09, Sk01(E), Sk02(E), DR-010, DR-011, DR-015, RA-001, RA-005, RA-007, RA-010, RA-011, RA-015, TR-010, TR-011, UT-010, UT-011, Summary of Proposed Modification 2-01, Summary of Proposed Modification 2-02, MOD 2-01, MOD 2-02, MOD 2-03, MOD 2-04, MOD 2-05, MOD 2-06, MOD 2-07 and MOD 2-08;

- c) Modification application 08_0088 MOD 1 and accompanying Environmental Assessment Report titled '*Environmental Assessment Report - Modification to Project Application No. 08_0088*' and Response to Submissions Report titled '*Response to Submissions and Final Statement of Commitments - Modification to Project Application No. 08_0088*';
- d) Modification application MP 08_0088 MOD 2 and accompanying Environmental Assessment titled '*Modification 2 to Major Project 08_0088 – 23 Scrivener Street, Warwick Farm*';
- e) Statement of Commitments (see Appendix 2);
- f) Conditions of this approval.

5. Inserting a new Condition 4C in Schedule 2 as follows:

Limits of Approval

- 4C. At any one time, the Proponent must only operate the printing facility and associated infrastructure (e.g. stacks and flues) in accordance with:
- (a) the original approved project MP 08_0088 – installation and operation of 3 rotogravure printing presses, as stipulated by the EA; or
 - (b) the modified project MP 08_0088 MOD 2 Scenario 1 – installation and operation of 6 HSWO printing presses, as stipulated by the EA; or
 - (c) the modified project MP 08_0088 MOD 2 Scenario 2 – installation and operation of 1 rotogravure and 4 HSWO printing presses, as stipulated by the EA.

*Note: 1 - the rail siding approved by MP 08_0088 MOD 1 shall operate under each of the scenarios a) to c); and
2 - any infrastructure not associated with the operation of a particular scenario a) to c) must not be used or shall be removed should the printing scenario change.*

SCHEDULE 3

6. Replacing Condition 17 in Schedule 3 with the following:

17. The Proponent shall prepare and implement Air Emission Validation Reports, to be submitted to the Director-General within three months of the commencement of operations associated with:
- (a) the original approved project MP 08_0088 (operation of 3 rotogravure printing presses);
 - (b) MP 08_0088 MOD 2 Scenario 1 (operation of 6 HSWO printing presses); and
 - (c) MP 08_0088 MOD 2 Scenario 2 (operation of 1 rotogravure and 4 HSWO printing presses).

Note: if any one of the operating scenarios (a) to (c) above does not commence, a report would not be required for that scenario.

7. Inserting the following Condition 17A in Schedule 3 as follows:

- 17A. Each Air Emission Validation Report required by Condition 17 must:
- (a) be undertaken to the satisfaction of the Director-General;
 - (b) be prepared by a suitably qualified and experienced person;
 - (c) include monitoring data of air emissions from the facility;
 - (d) validate the monitoring data against the predictions in the EA, the concentration limits in Condition 16 and the relevant Design Ground Level Concentrations, in accordance with the *Protection of the Environment Operations (Clean Air) Regulation 2010*; and
 - (e) detail the contingencies that would be implemented should complaints or exceedances occur.

8. Replacing "Appendix 1" with the following:

[illegible]

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MOD 1 RAIL SIDING PLAN

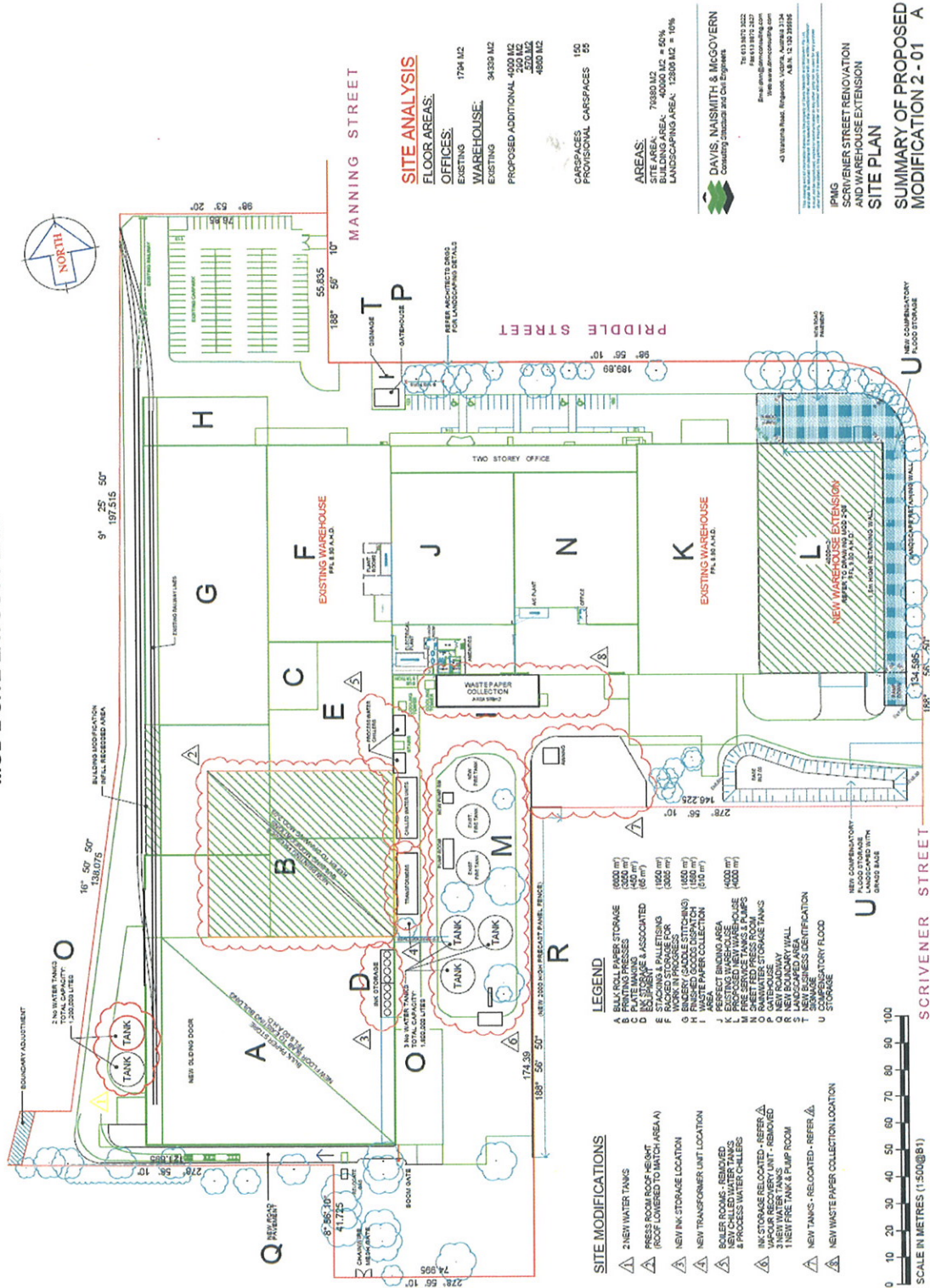


LEGEND

	EXISTING TRACK		RAIL BOUNDARY
	REMOVE EXISTING TRACK		RAILCORP PLAN
	PROPOSED TRACK SIDING		PLANT BOUNDARY
	SOUTHERN SYDNEY FREIGHT LINE		

PRELIMINARY NOT FOR CONSTRUCTION		RAIL WARWICK FARM PAPER PLANT GENERAL ARRANGEMENT		Project No: 32762 Date: AS SHOWN Drawing No: A1 Revision: RA-007 02
IPMG		IPMG SIDING AT WARWICK FARM		Scale: 1:500 Date: 10/10/2011 Author: [Name] Checker: [Name] Approver: [Name]
22. 10/10/11 10:15:43 1540 88-01041110 21. 10/10/11 10:15:43 1540 88-01041110 20. 10/10/11 10:15:43 1540 88-01041110	22. 10/10/11 10:15:43 1540 88-01041110 21. 10/10/11 10:15:43 1540 88-01041110 20. 10/10/11 10:15:43 1540 88-01041110	22. 10/10/11 10:15:43 1540 88-01041110 21. 10/10/11 10:15:43 1540 88-01041110 20. 10/10/11 10:15:43 1540 88-01041110	22. 10/10/11 10:15:43 1540 88-01041110 21. 10/10/11 10:15:43 1540 88-01041110 20. 10/10/11 10:15:43 1540 88-01041110	22. 10/10/11 10:15:43 1540 88-01041110 21. 10/10/11 10:15:43 1540 88-01041110 20. 10/10/11 10:15:43 1540 88-01041110

MOD 2 SITE LAYOUT PLAN



SITE ANALYSIS

FLOOR AREAS:

EXISTING 1794 M²

WAREHOUSE: 34329 M²

EXISTING 4000 M²

PROPOSED ADDITIONAL 4000 M²

2500 M²

4800 M²

CARSPACES: 150

PROVISIONAL CARSPACES: 25

AREAS: 70380 M²

SITE AREA: 40000 M² ± 50%

LANDSCAPING AREA: 12350 M² ± 10%

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PGM SCRIVENNER STREET RENOVATION

AND WAREHOUSE EXTENSION

SITE PLAN

SUMMARY OF PROPOSED

MODIFICATION 2 - 01 A