

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 14 September 2011, I approve the section 75W modification of the project approval referred to in Schedule 1, subject to the modified conditions of approval outlined in Schedule 2.



Heather Warton
Director
Metropolitan and Regional Projects North

Sydney 14 March 2012

SCHEDULE 1

- Project Approval:** granted by the then Minister for Planning on 8 November 2009.
- For the following:** DEXUS Estate Industrial Park – Greystanes Southern Employment Lands
- Modification:** Amendments involving:
- amending the masterplan layout for Superlot C, including:
 - amendments to the subdivision and building layout
 - deleting the southern portion of Bellevue Circuit on the eastern side of Superlot C and
 - incorporating an ancillary Estate manager's office in the southern portion of Superlot C
 - updating the masterplan layout for Superlots A and B to reflect the approved buildings on these superlots.
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SCHEDULE 2

The approval as described in Schedule 1 is modified as follows:

(a) Condition 2 of schedule 2 is amended as follows:

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

- a) EA;
- b) statement of commitments;
- c) Greystanes SEL concept approval;
- d) Modification Application 08_0259 Mod 1 with supporting document titled *Environmental Assessment – DEXUS Estate Industrial Estate Project (08_0259) Modification (MOD 1)* prepared by PJEP, dated 19 April 2010, and Additional Information dated 20 May 2010;
- e) **Modification Application 08_0259 Mod 2 with supporting documentation titled *Environmental Assessment – DEXUS Estate Industrial Estate Project (08_0259) Modification (MOD 2)* prepared by PJEP, dated 5 December 2011, and Additional Information dated 10 February 2012 including amended Overall Site Masterplan DX_G_MP08.01 Rev H (09.02.2012), Precinct C Masterplan DX_G_MP08.05 Rev H and Concept Subdivision Plan DX_G_MP08.06 Rev G; and**
- f) conditions of this approval.

(b) Insert condition 12 in schedule 2 as follows:

Café Not Approved

The café shown on plans provided for MOD 2 including amended Overall Site Masterplan DX_G_MP08.01 Rev H (09.02.2012) and Precinct C Masterplan DX_G_MP08.05 Rev H is not approved.

(c) Amend condition 1 of schedule 3 as follows:

The Proponent may subdivide the land in general accordance with the subdivision plan DX_GMP08.01 Rev H (09.02.2012), provided as part of the MOD 2 application. However, prior to obtaining a subdivision certificate, the Proponent shall prepare a final subdivision plan for the land in consultation with Council, and to the satisfaction of the Director-General.

(d) Insert condition 13A of schedule 3 as follows:

The proponent shall ensure that access to lots is restricted to vehicles no larger than the design vehicles for that lot.

(e) Insert Condition 18A in schedule 3 as follows:

Site Audit Statements are to be included on relevant section 149 certificates at subdivision.

(f) Replace Appendix 1: Site Plan with the amended overall site plan (DX_G_MP08.01 Rev H).

(g) Replace Appendix 2: Subdivision Plan with the amended subdivision plan (DX_G_MP08.06 Rev G).

