

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 4th May 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 (MP 08_0259)

Modification: Amendments to the subdivision and building layout for Superlot A involving an additional two lots and inclusion of an internal access road; and allowing industrial/manufacturing use within Lot 1 and Lot 4 of Superlot A.

SCHEDULE 2

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

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

1. 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;~~
 - f) Modification Application 08_0259 Mod 3 with supporting documentation titled *Environmental Assessment – DEXUS Estate Industrial Estate Project (08_0259) Modification (MOD 3) – Superlot A Amendment* prepared by PJEP, dated 15 February 2012 including amended Overall Site Masterplan DX_G_MP08.01 Rev J (28.04.2012), Concept Subdivision Plan DX_G_MP08.06 Rev H (13.02.2012), Precinct A Masterplan DX_G_MP08.03 Rev H (15.02.2012), and Precinct C Masterplan DX_G_MP08.05 Rev J (28.04.2012); and
 - g) conditions of this approval.

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

The Proponent may subdivide the land in general accordance with the subdivision plan DX_G_MP08.01 Rev J (28.04.2012), provided as part of the MOD 3 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.

(c) Insert new condition 9A of schedule 3 as follows:

9A. The creation of easements for services, rights of carriageway and restrictions as to user are applicable under section 88B of the *Conveyancing Act 1919*. A right of carriageway burdening and benefiting lots 1 to 4 is required for the internal access road within Superlot A extending off Bellevue Circuit.

Any section 88B Instrument creating restrictions as to user, rights of carriageway or easements which benefit Council shall contain a provision enabling such restrictions, easements or rights of way to be revoked, varied or modified only with the consent of Council.

- (d) Insert new condition 9B of schedule 3 as follows:
 - 9B. A heavy duty vehicular crossing shall be provided at the entry point of the internal access road to Superlot A from Bellevue Circuit. The crossing shall be designed and constructed in accordance with Council's Vehicular Crossing Policy.

- (e) Insert new condition 23A of schedule 3 as follows:

Emissions

- 23A. Spray painting booths are to be designed and constructed in accordance with Australia Standard AS 4114.1:2003 – *Spray painting booths, designated spray painting areas and paint mixing rooms* in order to appropriately manage emissions. Details of any proposed spray painting booths are to be designed to the satisfaction of the Certifying Authority.