

## 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

<b>Project Approval:</b>	granted by the then Minister for Planning on 8 November 2009.
<b>For the following:</b>	DEXUS Estate Industrial Park – Greystanes Southern Employment Lands (MP 08_0259)
<b>Modification:</b>	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.