

Modification of Major Project Approval

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

I, the Executive Director, Strategic Sites and Urban Renewal of the Department of Planning (as delegate of the Minister for Planning) modify, under section 75W of the *Environmental Planning and Assessment Act 1979*, the Concept plan approval in the manner set out in Schedule 1 and the Project approval in the manner set out in Schedule 2.



Jason Perica
Executive Director, Strategic Sites and Urban Renewal

Dated this 11th day of Jan 2008
MP06_0181 MOD 1

SCHEDULE 1

The Concept plan approval for industrial and business park uses granted by the Minister on 20 July 2007 is modified as follows:

(a) Delete Modification 1(f) and replace with new Modification 1(f)

Urban design, maximum height, landscape, open space and heritage design concepts outlined in 'Greystanes Estate Southern Employment Lands Urban Design Plan' prepared by Turner Hughes Architects and dated September 2006 must be amended within 3 months of this modification approval.

(b) Delete Modification 1(i) and replace with new Modification 1(i)

Staging in accordance with Staging Plan ref no. 108-SK60F dated 12 October 2007 prepared by Turner Hughes Architects.

(c) Delete Modification 2 and replace with new Modification 2

The development shall generally be in accordance with the following plans and documentation:

- a. Greystanes SEL *Environmental Assessment Report* prepared by Environmental Resources Management Australia and dated 12 October 2006 except as amended by ERM letter dated 16 October 2007;
- b. Greystanes SEL *Preferred Project Report* prepared by Environmental Resources Management Australia and dated 20 June 2007 except as amended by ERM letter dated 16 October 2007 and the Statement of Commitments dated December 2007;
- c. Greystanes SEL Environmental Assessment Report – Part 2 Greystanes Estate – Southern Employment Lands Urban Design Plan Issue H September 2006 prepared by Turner Hughes Architects must be amended within 3 months of this modification approval.

Except for otherwise provided by the Department's conditions of approval and the proponent's Statement of Commitments.

(d) Delete Modification 10 and replace with new Modification 10

The site interpretation strategy as committed to by the proponent in Statement of Commitment No. 17 shall require the proponent to retain a selected number of industrial heritage items (e.g. jaw crusher and cone crusher) on the site in recognition of the site's past use as a quarry.

(e) Delete Modification 11 and replace with new Modification 11

The Maintenance Management Plan for the perimeter channels, detention basin and stormwater treatment basins, as committed to by the proponent in Statement of Commitment No. 12 shall be prepared in consultation with Fairfield City Council, Holroyd City Council, and Department of Water and Energy.

SCHEDULE 2

The project approval granted on 20 July 2007 is modified as follows:

(f) Delete Condition A1.1 and replace with new Condition A1.1

A 75 industrial lot community title subdivision with lot areas that range from 0.28 hectares to 2.51 hectares.

(g) Delete Condition A1.4 and replace with new Condition A1.4

The re-alignment of the boundary between the Greystanes SEL and land to the east (Lot 101 DP 1097310 and Lot 143 DP 1061621) between the Greystanes SEL and Nelson's Ridge.

(h) Delete Condition A1.11 and replace with new Condition A1.11

Staging generally in accordance with Staging Plans (Drawing numbers 00.108.SK60F dated 12 October 2007 prepared by Turner Hughes Architects).

(i) Delete Condition A2 and replace with new Condition A2

The development shall generally be in accordance with the following plans and documentation:

- a. Greystanes SEL *Environmental Assessment Report* dated 12 October 2006 and *Preferred Project Report* dated 20 June 2007 prepared by Environmental Resources Management Australia except as amended by ERM letter dated 16 October 2007 and revised Statement of Commitments dated December 2007;
 - b. Greystanes SEL Environmental Assessment Report – Project Plan Dwg no. 108-Mp-5F dated 27 September 2007 prepared by Turner Hughes Architects;
 - c. Greystanes SEL Environmental Assessment Report – Extent of Community Title Dwg no. 0046611_EA_06 dated 4 October 2007 prepared by Hard & Forester except as amended by Dwg no. 108-SK56F dated 27 August 2007;
 - d. Greystanes SEL Environmental Assessment Report – Proposed Realignment of the Western Boundary Dwg no. 0046611_EA_07 dated 4 October 2006 prepared by Hard & Forester;
 - e. Greystanes SEL Environmental Assessment Report – Proposed Realignment of the Eastern Boundary Dwg no. 0046611_EA_08 dated 4 October 2006 prepared by Hard & Forester;
 - f. Greystanes SEL Environmental Assessment Report – Proposed Subdivision of Widemere West Dwg no. 0046611_EA-09 dated 4 October 2006 prepared by Hard & Forester;
 - g. Greystanes SEL Preferred Project Report – Staging Plan Dwg nos. 108-SK34 Issue H and 108-SK56C prepared by Turner Hughes Architects except as amended by Dwg no. 108-SK60F dated 12 October 2007;
 - h. Stormwater Management Strategy Dwg no. 21-15443-Sk-0505(2) prepared by GHD;
 - i. Stormwater Management Maintenance Plan prepared by GHD dated August 2007;
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- j. Greystanes SEL Environmental Assessment Report Section 9 – Proposed Sewer Layout Dwg no. 21-14858-SK011, Rev B dated 13 September 2006 prepared by GHD;
- k. Greystanes SEL Environmental Assessment Report Section 9 – Proposed Watermain Layout Dwg no. 21-14858-SK012, Rev B dated 13 September 2006 prepared by GHD;
- l. Greystanes SEL Environmental Assessment Report Section 9 – Proposed Electrical Reticulation Dwg no. 21-14858-SK013, Rev B dated 13 September 2006 prepared by GHD;
- m. Greystanes SEL Environmental Assessment Report Section 9 – Proposed Telecommunication Reticulation Dwg no. 21-14858-SK014, Rev B dated 13 September 2006 prepared by GHD;
- n. Greystanes SEL Environmental Assessment Report Section 9 – Proposed Gas Supply Reticulation Dwg no. 21-14858-SK015, Rev B dated 13 September 2006 prepared by GHD.

Except for otherwise provided by the Department's conditions of approval as set out in Schedule 2, Part B and the proponent's Statement of Commitments.

(j) Delete Condition B2 and replace with new Condition B2

Final design plans of the stormwater and drainage systems within the proposed subdivision, specifically including details of the connection of the detention basin to Prospect Creek and details on the outflow pipes or spillways from the detention basin and information on the inflow and outflow hydrographs of the basin shall be prepared by a qualified Civil Engineer in consultation with Fairfield City Council and Holroyd City Council and in accordance with the documents referred to in the Statement of Commitments. The final plans shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate and a copy provided to Fairfield City Council and Holroyd City Council by the proponent for information. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australia Rainfall and Runoff.

(k) Delete Condition B3 and replace with new Condition B3

Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (roundabout, median islands etc.) and paved footpaths shall be designed and constructed in accordance with the Statement of Commitments. Final road design plans shall be prepared by a qualified practicing Civil Engineer and submitted to the Certifying Authority prior to issue of a Construction Certificate for the respective stages of development. A copy of the final plans shall be submitted to Fairfield City Council and Holroyd City Council by the proponent for information.

(l) Delete Condition B4 and replace with new Condition B4

Evidence is to be submitted to the Certifying Authority prior to the issue of a Construction Certificate that arrangements have been made with the appropriate authorities (telecommunications and gas supply) and qualified and accredited professional organisation (sewer, water and electrical) to design and document the services in accordance with appropriate authority standards for the respective stages of development. A copy of the final plans shall be submitted to Fairfield City Council and Holroyd City Council by the proponent for information.

(m) Insert new Condition C5

C5 – Dam Safety Emergency Plan

The proponent must prepare a Dam Safety Emergency Plan and provide Fairfield City Council with a copy of the Dam Safety Emergency Plan, including details on the final classification of the dam.

(n) Insert new Condition D9

D9 – Stormwater Quality Monitoring

The proponent and/or the Community Association must undertake stormwater quality monitoring prior to the release of stormwater into Prospect Creek and provide Fairfield City Council with copies of all water quality monitoring reports within 1 month of completion. It is also

(o) Insert new Part F – During Operation, and insert new Condition F1

F1 – Water Quality Monitoring

The proponent and/or the Community Association must undertake stormwater quality monitoring prior to the release of stormwater into Prospect Creek and provide Fairfield City Council with copies of all water quality monitoring reports within 1 months of completion.

(p) Delete Item 12 SoC and replace with new Item 12 SoC

The stormwater management strategy prepared by GHD Pty, 2007, which includes the following will be implemented:

- a bio-retention system within the Business Park/Service retail precinct;
- a vegetated channel along the perimeter of the quarry that directs water to Widemere East;
- a detention basin at Widemere East with a storage volume of approximately 202,255 cubic metres of storage capacity covering an area of 11.1 Ha;
- limiting the discharge from the site to Prospect Creek to 0.2 cubic metres for the 100 ARI design storm;
- a 5 Mega litre storage dam/harvesting pond that collects and stores the peak 3 month low stormwater flows as a minimum for the site for pumping to the Cumberland County Golf Club for purposes; and
- a maintenance management plan for the perimeter channels, detention basin and stormwater treatment basins.

(q) Delete Item 13 SoC and replace with new Item 13 SoC

The groundwater management strategy prepared by GHD Pty, 2007, which includes the collection of groundwater at a pump well in Widemere East for pumping to the Cumberland County Golf Club for re-use purposes will be implemented.
