

Modification of Minister's Approval

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

I, the Executive Director, Urban Renewals and Major sites of the Department of Planning, in accordance with the Instrument of Delegation issued by the Minister for Planning, on 4 March 2009, pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* determine to approve of the modification to the approval referred to in Schedule 1 in the manner set out in Schedule 2.



Executive Director, Urban Renewals and Major Sites
As delegate for the Minister for Planning

Dated this 21 day of August 2009

MP06_0181 Modification 2

SCHEDULE 1

Concept & Project Approval: determined by the Minister for Planning on 20 July 2007 and as modified by the Executive Director, Strategic Sites and Urban Renewal of the Department of Planning (as delegate for the Minister for Planning) on 11 January 2008.

In respect of: Major Project MP06_0181 made by Boral Ltd for Southern Employment Lands – Greystanes Estate, Prospect.

For the following: A Concept Plan involving:

- Subdivision into industrial and business park precincts;
- A maximum gross floor area of 493,215 square metres;
- A conceptual road design; and
- Urban design, height, landscaping, open space and heritage design concepts.

A Project Application involving:

- A 75 industrial lot community title subdivision;
- Creation of 3 lots for business park and service retail use;
- Construction of major infrastructure; and
- Dedication of roads and transit corridor as public roads.

Modification: The Modification Application comprises the Modification Application letter and annexures from Boral Recycling Pty Limited dated 13 August 2009. Modification of the above approvals to create an additional lot, to make a number of lot boundary adjustments, to reduce the width of the spine road/transitway corridor and to establish design principles for construction of the spine road/transitway corridor and the Southern Road Connection.

SCHEDULE 2

Major Project No 06_0181 is modified in the following manner:

The **Concept Approval** is modified in the following manner:

Delete Part A – Table and replace with:

PART A – TABLE

Application made by:	Boral
Application made to:	Minister for Planning
Major Project Number:	06_0181
On land comprising:	Southern Employment Lands – Greystanes Estate, Prospect Lot 101 DP 1097310, Lot 507 DP1042806, Lots 12-15 DP1031817, Lot 308 DP 1035614, Lot 8 DP 235064, Lot 140 DP1061621, Lot 2 DP1038293, Lot 1 DP 519182, Lot 12 DP1037650, Lot 2 DP 570973, Lot 143 DP 1061621, Lot 4 DP1066170 and Lots 12 and 13 DP 1059554.
Local Government Area	Holroyd City Council, Blacktown City Council and Fairfield City Council.
For the carrying out of:	Redevelopment of the Greystanes SEL site as described in the EA PPR, ERM letter dated 16 October 2007, revised Statement of Commitments dated December 2007 and Boral letter dated 13 August 2009.
Capital Investment Value	Approximately \$348 million
Type of development:	Concept approval under Part 3A of the Act
Determination made on:	
Determination:	Concept approval as modified is granted (consolidated approval set out in Part C of Schedule 1).
Date of commencement of Approval:	This approval commences on the date of the Minister's modification approval.
Date approval is liable to lapse	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the Act.

Delete Part C 1(f) and replace with:

Urban design, maximum height, landscape, open space and heritage design concepts outlined in "Greystanes Estate Southern Employment Lands Urban Design Plan – Issue J" prepared by Turner Hughes Architects (which must be updated within 3 months of this modification approval).

Delete Part C 2(c) and replace with:

Greystanes SEL Environmental Assessment Report –Part 2 Greystanes Estate – Southern Employment Lands Urban Design Plan Issue J dated July 2008 prepared by Turner Hughes Architects must be amended within 3 months of this modification approval.

Insert new Part C 2 (d)

Boral's modification application letter to the Department of Planning dated 13 August 2009

The **Project Approval** is modified in the following manner:

Part A, A1 1 delete "75" and insert "76"

Delete A1 5 and replace with

The alignment of the spine road/transitway corridor is to generally be of a width of 35 metres, as shown on Concept Masterplan 108.SK60H (submitted with modification application dated 13 August 2009)

Insert new A1 12

Lot 76, is to be as shown on Masterplan – Lot Plan 108.SK56H (submitted with modification application dated 13 August 2009)

Insert new A1 13

Boundaries of Lots 65 -75 and Lots 1.1, 1.2 and 1.3 are to be as shown on Concept Masterplan 108.SK60H (submitted with modification application dated 13 August 2009)

Insert new A2 (o)

Greystanes Estate: Southern Employment Lands Project Modification No. 2 (Statement of Commitments) August 2009 (Reference 5696 05.1.11), submitted with modification application dated 13 August 2009

Insert new A2 (p)

Greystanes Estate SEL – Southern Road Connection General Arrangement Drawing 5696-SK-0048 Rev:F, contained in Annex D of modification application dated 13 August 2009

Insert new A2 (q)

Annexure E of modification application dated 13 August 2009 – to apply to the construction of the Spine Road/Transitway Corridor, the Transitway Connection and the Southern Road Connection

Insert new B5

B5. Southern Road Connection

Prior to the issue of a Construction Certificate for the Southern Road Connection, the Proponent shall demonstrate to the Certifying Authority that the design of the Southern Road Connection:

- (a) shall not increase flood levels (being levels modelled based on conditions existing at the date of this modification approval) in Prospect Creek upstream of the Southern Road Connection by more than 10mm in a 1 in 20 year, 1 in 50 year or 1 in 100 year ARI flood event;
- (b) shall not overtop with flood water in a 1 in 100 year ARI rain event or less; and
- (c) will maintain its structural integrity in a 1 in 100 year ARI flood event.

Insert new B6

B6. Referral of Road Designs

Prior to the issue of a Construction Certificate for the Southern Road Connection, the Proponent shall refer copies of road designs, together with the documentation which supports compliance with design criteria specified in B5, to the Director-General and Fairfield City Council for comment.