

Modification of Project Approval

Section 75W of the Environmental Planning & Assessment Act 1979

As delegate of the Minister for Planning, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 18 January, 2019

SCHEDULE 1

Project Approval:	MP 06_0025 granted by the Minister for Planning on 7 January 2009.
For the following:	Construction of the Vincentia District Town Centre
Approval Authority:	Minister for Planning
The Land:	Lot 802 DP 1022286, Lot 73 DP 874040
Modification:	MP 06_0025 MOD 7: the modification includes: <ul style="list-style-type: none">• revisions to plantings along the Moona Creek Road frontage• revisions to plantings to part of the overland flow corridor• details of a recycled timber screen along the frontages adjacent to the loading area• incorporation of a substation and sprinkler tank into Stage 1A.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part 1 – Condition 1.2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

Development in Accordance with Plans and Documentation

1.2 The development shall be in accordance with the following plans and documentation (including any recommendations and Statement of Commitments made therein):

- (a) Environmental Assessment Report – Proposed Vincentia District Town Centre – Stage 1 prepared by Don Fox Planning and dated 22 April 2008;
- (b) Response to Agency and Public Submissions including Revised Statement of Commitments prepared by Don Fox Planning and dated 10 October 2008;
- (c) As amended by Environmental Assessment Report- Modification of Project Application Vincentia District Centre dated September 2010 prepared by The Planning Group;
- (d) As amended by the Preferred Project Report and Response to Submissions Report dated July 2010 prepared by The Planning Group and associated drawings.
- (e) As amended by the Environmental Assessment dated March 2011 and the Submissions Report and Statement of Commitments dated July 2011 prepared by the Planning Group and associated drawings;
- (f) as amended by the Environmental Assessment dated 18 November 2011 prepared by the Planning Group and associated drawings;
- (g) As amended by the Environmental Assessment for Major Project Application No. 06_0205 - Vincentia District Centre - Modification 5 dated November 2012 prepared by The Planning Group and associated revised modification documentation, including the 'Vincentia District Centre Design Summary Mod 5 Submission 17th June 2013', Statement of Commitments dated 30 August 2013 and associated drawings;
- (h) **As amended by** the Environmental Assessment for Major Project Application No. 06_0025 Vincentia District Centre - Modification 6 dated July 2014, prepared by The Planning Group, as amended by the Response to Submissions and Preferred Project Report dated 21 October 2014, prepared by The Planning Group and the following **associated** drawings;
- (i) **As amended by the Environmental Assessment for Major Project Application No. 06 0025 Vincentia District Centre - Modification 7 titled 'Amended Information in Response to Request for Information' dated 13 May 2018, prepared by Higgins Planning, including appendices and associated drawings;**
- (j) **The following drawings:**

Architectural Drawings Prepared by Scott Carver			
Drawing No.	Revision	Name of Plan	Date
DA0103	BB	Phasing Plan	20/10/2014
DA0104	F	Stage 1A Plan	20/10/2014
DA1202	Z	Stage 1A Plan – North West	20/10/2014
DA1203	B	Stage 1B Plan	11/07/2014
DA1501	M	Elevations and Finishes – Stage 1A (Sheet 1)	20/10/2014
DA1502	M	Elevations and Finishes – Stage 1A (Sheet 2)	20/10/2014
DA1900	G	GFA Calculation Sheet	20/10/2014

SCH 02	B	Schedule of Exterior Finishes	07/07/2014
Landscape Plans Prepared by Scott Carver			
000	D	Landscape Title Page	20/10/2014
DA001	D	Stage 1A Landscape Design Summary	20/10/2014
DA002	D	Landscape Planting Pallet	20/10/2014
DA003	D	Typical Section – Moona Road - Development	20/10/2014
DA004	D	Typical Section – Pond - Carpark	20/10/2014
DA005	D	Typical Swale Section	20/10/2014
DA006	D	Typical Bridge – Pedestrian / Cycle Section	20/10/2014
Civil Drawings prepare by Cardno Forbes Rigby			
82014088- 01-c100s	B	Carpark Layout and Drainage Layout Sheet 4 of 4	14/07/2014

As amended by the following drawings:

Architectural Drawings Prepared by TRG Brisbane			
<u>Drawing No.</u>	<u>Revision</u>	<u>Name of Plan</u>	<u>Date</u>
<u>360</u>	<u>5</u>	<u>Site Plan – Vincentia District Town Centre MOD 7 Design Response</u>	<u>27.03.2018</u>
<u>361</u>	<u>4</u>	<u>Vincentia District Town Centre MOD 7 Design Response</u>	<u>26.03.2018</u>
<u>362</u>	<u>5</u>	<u>Vincentia District Town Centre MOD 7 Design Response</u>	<u>26.03.2018</u>
Landscape Plans Prepared by Elke Landscaping			
<u>L 101</u>	<u>C</u>	<u>Landscape Architectural Additional Planting Plan, Zone C</u>	<u>13.06.2018</u>
<u>L 102</u>	<u>B</u>	<u>Landscape Architectural Additional Planting Plan, Zone A</u>	<u>01.03.2018</u>

except for:

- any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- as otherwise provided by the conditions of this approval.

- (b) Schedule 2 Part 2 – General Conditions - Conditions 2.52, 2.53 and 2.54 are added as follows:

2.52. Extent of Modification 7 Landscape Works

The landscaping plans approved as part of Modification 7 only apply to the areas designated on the plans as being within the 'proposed extent of works'. All other parts of the site are to be landscaped in accordance with the landscape plans prepared by Scott Carver and approved as part of Modification 6.

2.53. Additional Screen Planting

Prior to the issue of a Construction Certificate for the works subject of MOD 7, additional screen planting with a mature height of 1.5m shall be planted in front of the full length of the open palisade style fencing shown as an 'existing fence' adjacent to the loading and services area to the satisfaction of the PCA.

2.54. Completion Date for Works

All works approved and required by Modification 7, including the additional landscape plantings, timber screen, and revised fence required by condition 2.52, are to be constructed and completed within 12 months of approval of Modification 7.

End of Modification MP 06_0025 MOD 7