

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Keiran Thomas
Director
Regional Assessments

14 December 2020

SCHEDULE 1

Development consent:	MP 06_0025 granted by the Minister for Planning on 7 January 2009
For the following:	Construction of the Vincentia District Town Centre
Applicant:	Fabcot Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Lot 802 DP 1022286, Lot 73 DP 874040
Modification:	MP 06_0025 MOD 8: the modification seeks approval to substitute the approved timber screening at the corner of Moona Creek Road and Halloran Street roundabout with additional landscape planting.

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) **As amended by the Environmental Assessment for Major Project Application No. 06_0025 Vincentia District Centre – Modification 8 dated 27 July 2020, prepared by Higgins Planning, including appendices and associated drawings as amended by the Response to Submissions dated 2 November 2020 and revised landscape plan dated 25 November 2020.**
- (k) ~~(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			
Drawing No.	Revision	Name of Plan	Date
360	5	Site Plan – Vincentia District Town Centre MOD 7 Design Response	27.03.2018
361	4	Vincentia District Town Centre MOD 7 Design Response	26.03.2018
362	5	Vincentia District Town Centre MOD 7 Design Response	26.03.2018
Landscape Plans Prepared by Elke Landscaping			
L_101	C	Landscape Architectural Additional Planting Plan, Zone C	13.06.2018
L_101	B	Landscape Architectural Additional Planting Plan, Zone A	01.03.2018
L_103	H	Landscape Architectural Plan, Moona Creek Road – NE corner	25.11.2020

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 is amended by renumbering the following conditions:
- condition 2.51 Contruction of Stage 2 to condition number 2.53.
 - condition 2.52 Extent of Modification 7 Landscape works to condition number 2.54
 - condition 2.53 Additional Screen Planting to condition number 2.55
- (c) Schedule 2 Part 2 – Condition 2.54 Completion Date for Works is deleted and replaced with the following new condition:

2.56 Completion Date for Works

All works approved and required by Modification 8, including additional landscape plantings, are to be completed within 12 months of approval of Modification 8.

**End of modification
(MP 06_0025 MOD 8)**