

Modification of Development Consent

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

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

Sydney

2020

SCHEDULE 1

Project Approval:

MP 07_0004 granted by the Minister for Planning of 25 May 2010

For the following:

Project approval (including subsequent modifications) including:

- demolition of the recent additions at the rear of the existing hotel
- alterations and additions to the existing hotel including hotel foyer and kitchen and the provision of a new outdoor courtyard at ground level and use of the first floor as a day spa, and function room with an adjoining terrace
- excavation for basement parking
- construction of a part 4-5 storey courtyard building at the rear of the existing hotel containing fourteen (14) permanent residential apartments, thirty eight (38) hotel rooms, a manager's residence, café/restaurant, reception area, and outdoor swimming pool and terrace

Proponent:

Kamsley Pty Ltd

Consent Authority:

Minister for Planning

The Land:

73-75 Owen Street, Huskisson

Modification:

MP 07_0004 MOD 3: the modification involves the deletion of condition F11 (car parking contributions).

The consent (MP 07_0004) is modified as follows:

SCHEDULE 2

- (a) Schedule 2 Condition A3 is amended is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

A3 *Project in Accordance with Plans*

The project shall be undertaken in accordance with the following drawings and consultant reports:

Architectural Drawings prepared by <i>Katon Redgen Mathieson</i>			
Drawing No.	Revision	Name of Plan	Date
DA-01	E	Roof/Site Plan	22 July 2010
DA-02	E	Basement 1	22 July 2010
DA-03	E	Ground Floor	22 July 2010
DA-04	E	Level 1	22 July 2010
DA-05	E	Level 2	22 July 2010
DA-06	E	Level 3	22 July 2010
DA-07	E	Elevations north-south	22 July 2010
DA-08	E	Elevations east-west	22 July 2010
DA-09	E	Sections east-west	22 July 2010

Reports prepared by Consultants		
Name of Report	Author	Date
Environmental Assessment	EMGA Mitchell McLennan	30 March 2010
Statement of Heritage Impact Proposed Alterations and Additions to Huskisson Hotel	Rappoport Pty Ltd Conservation Architects and Heritage Consultants	August 2009
Engineering Report	Sellick Consultants	16 March 2010
Traffic Impact Report	ARUP	Revision A March 2010
Geotechnical Investigation and Environmental Sampling and Testing	Coffey	17 December 2003
Flood Risk and Sea Level Rise Assessment	Lyall & Associates	11 June 2009
Local Catchment Flooding Assessment	Lyall & Associates	1 September 2009
Aboriginal Cultural Heritage Assessment	Scarp Archaeology	September 2009
Safety by Design Report	Burton Katon Halliday	October 2009
Building Management Plan	Mitchell McLennan	16 March 2010

Noise Report	Environmental Management Group Australia	16 March 2010
Preferred Project Report- Huskisson Hotel Redevelopment- Addendum to Environmental Assessment	EMGA Mitchell McLennan	18 August 2010
Response to Huskisson Hotel Traffic Planning Issues in Shoalhaven City Council Submission- Major Project Application reference: MP 07_004	ARUP	8 July 2010
Revised Landscape Plan	Spackman Mossop Michaels	July 2010
Response to Council Proposed Plant Species	Spackman Mossop Michaels	23 June 2010
Supplementary Traffic Report	ARUP	August 2010
Section 75W Modification Application and Appendices A to I as amended by the EMGA Mitchell McLennan submissions dated 17 Jan 2011 and March 2011	EMGA Mitchell McLennan	3 Dec 2010
Section 75W Modification Application – additional information and justification	EMGA Mitchell McLennan	17 Jan 2011
Section 75W – Response to Submissions	EMGA Mitchell McLennan	9 March 2011
Letter to Steve Bartlett, The Doma Group, 'Huskisson Hotel Loading Dock Access' and accompanying Drawing No. SKT004 Issue A dated 03/03/11 titled, 'Huskisson Hotel 10.5m garbage truck Multiple Turns (5 point turn)'	ARUP	4 March 2011
Letter to Steve Bartlett, The Doma Group, 'Background Noise Levels at Huskisson' accompanying Appendix A	EMGA Mitchell McLennan	3 Dec 2010
Section 75W Modification Application, as amended by Steve Bartlett on 17 August 2011	The Doma Group	17 August 2011
Section 75W Modification Application- Architectural plans and sections	Dezignteam Architectural Projects	26 July 2011
Section 75W Modification Application- "Proposed additions and Alterations, Ground Floor Plan, Drawing 671.HUS/A/102"	Dezignteam Architectural Projects	16 November 2011
Section 75W Modification Application plans and section, as amended by Steve Bartlett on 17 August 2011	The Doma Group	17 August 2011
Section 75W Modification Application, Appendix E- Turning circles for deliveries and garbage	Sellick Consultants	17 August 2011
Stage 1 Landscape DA Plan (LP001)	Spackman Mossop	August 2011

	Michaels	
Stage 1 Landscape DA Plan (LP001), as amended by Steve Bartlett on 17 August 2011	The Doma Group	17 August 2011
Internal Car Park Details, Basement Key Plan and Ground Floor Key Plan	Sellick Consultants	23 August 2011 + 4 October 2011
Response to submissions- Additional information and justification by Steve Bartlett	The Doma Group	22 October 2011
<u>Section 4.55(1A) Modification Application</u>	<u>PDC Planners</u>	<u>3 September 2019</u>
<u>Assessment of Patronage and Parking Demand by Existing Hotel</u>	<u>Lyle Marshall</u>	<u>August 2019</u>
<u>Section 4.55(1A) Modification Application- Response to Submissions</u>	<u>Kamsley</u>	<u>20 December 2019</u>

- (b) Schedule 2 Condition F11 is deleted as follows:

~~F11 Parking Contribution~~

~~A Section 94 contribution for 14 car parking spaces must be paid in accordance with the requirements of Shoalhaven City Council's Section 94 plan, should construction of stages 2 and 3 of the development not be commenced within 5 years of the date of this modification approval.~~

**End of Modification
(MP 07_0004 MOD 3)**