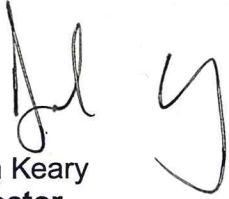


Notice of Modification

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

As delegate of the Minister for Planning, under delegation executed on 14 September 2011, I approve the Section 75W modification of the project approval referred to in Schedule 1, subject to the modified conditions of approval outlined in Schedule 2.



Dan Keary
Director
Industry, Social Projects and Key Sites

Sydney

25th

July

2014

SCHEDULE 1

Project Approval (MP07_0032) granted by the Minister for Planning for a 181 lot subdivision comprising 181 residential lots, one super lot for future residential flat building development, recreation of riparian corridors on 29 November 2009, as modified.

SCHEDULE 2

1. Replace Condition A1 at Part A of Schedule 2, as follows:

Project approval is granted only to carrying out the project described in detail below:

- 1) The land to be developed includes Lot 2 DP 595478, Lot 235 DP 1048602, Lot 1 DP 1024490, Lot 1 DP 204631, Lot 22 DP 835200, Lot 101 DP 268549, Lots 1 and 2 DP 224431 and land within the adjoining Railway Corridor;
- 2) Subdivision of 197 allotments:
 - 183 single dwelling lots (FSR 0.5:1) and;
 - 14 townhouse/terrace style house lots (FSR 1:1);
- 3) Boundary re-adjustment to correspond with road alignment;
- 4) Display Village – Land use approval for 3 dwellings and Construction approval for a temporary sales office and parking for 14 cars;
- 5) Earthworks over 2 stages unless the timing of the subdivision requires an alternative approach to the staging of earthworks;
- 6) Roads, bridges, footpaths, cycleways, acoustic wall, utility services and infrastructure as necessary to support the residential development; and
- 7) Landscaping, creek design and riparian corridor creation.

2. Replace Condition A2(6)(a) at Part A of Schedule 2, as follows:

The development is to be carried out over the proposed six (6) stages as follows:

- (6) Stage 6
(a) Creating the residential lots in stage 6.

3. Insert the following at the end of Condition A3 at Part A of Schedule 2, as follows:

Drawings Prepared by Cardno Forbes Rigby Pty Ltd – Stage 06 McCauley's Beach			
Drawing No.	Revision	Name of Plan	Date
SK09	P5	Proposed Stage 6 Layout Plan	30/01/14
SK11	1	Lot 607 Bulk Earthworks and Stormwater Layout	01/10/13
SK12	PO	Lot 607 Soil and Water Management Plan	14/09/13

4. Insert the following after Condition C8 at Part C of Schedule 2, as follows:

- l) A 900 mm wide easement on the title of proposed Lot 619 for access and maintenance to benefit proposed Lot 620 to allow for a zero lot line along the southern boundary of proposed Lot 620.

5. Replace Condition C16(f) at Part C of Schedule 2, as follows:

- f) The exact extent of any restricted building zones or any other restrictions affecting any of the allotments. Particular attention shall be paid to the location of subsurface drainage lines and geotechnical constraints associated with the uncontrolled fill on Lot 607 DP 1156738 (proposed Lots 610 to 618 and Lot 622), which shall be burdened with a restriction-as-to-user within the Section 88B Instrument.
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