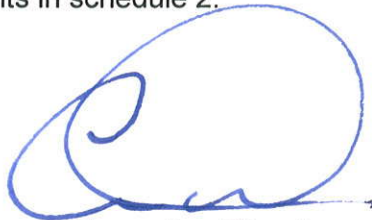


# Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation dated 4 April 2013, I approve the modification of the Concept Plan referred to in schedule 1, subject to the Future Assessment Requirements in schedule 2.



**Executive Director  
Development Assessment Systems & Approvals**

Sydney

9 APRIL

2013

## SCHEDULE 1

**Project Approval:** MP 08\_0087 granted by the Minister for Planning on 4 February 2010.

**For the following:**

- (1) Development approval is granted only to carrying out the development described in detail below:
  - (a) Demolition, remediation and Torrens Title Subdivision.
  - (b) Development of proposed Lot 11:
    - i. Four (4) storey multiple-unit residential building (with child care centre) – 6,521m<sup>2</sup>
    - ii. Child Care Centre – 547m<sup>2</sup>
    - iii. Stratum subdivision for 2 lots and Strata subdivision
  - (c) Construction of associated roads, landscaping and infrastructure.
- (2) Notwithstanding any other conditions of this approval, nothing in this instrument approves development on land referred to as proposed Lot 42, except development for the purpose of subdivision and for the purpose of remediation of land.

**Modification:** MP08\_0087 MOD 3:

- Modify relevant conditions in accordance with the detailed subdivision design, staging and infrastructure provision, as detailed below in schedule 2 and Statements of Commitment.

## SCHEDULE 2

The above approval is modified as follows:

**Condition A2 is amended by deletion of the struck out words and insertion of the underlined and bold words:**

### **A2 Development in Accordance with Plans and Documentation**

The development will be undertaken in accordance with MP No. MP 08\_0087 and the Environmental Assessment dated 23 October 2008 prepared by Planning Workshop Australia, except where amended by the Preferred Project Report and additional information to the Preferred Project Report, and the following drawings:

| <b>Architectural (or Design) Drawings prepared for the Preferred Project Report by Marchese + Partners International – proposed Lot 11 (formerly proposed as Lot 3)</b> |                 |                           |             |
|---|-----------------|---------------------------|-------------|
| <b>Drawing No.</b>  | <b>Revision</b> | <b>Name of Plan</b>       | <b>Date</b> |
| S75W1.01  | B               | Coversheet                | 30-08-11    |
| S75W2.01  | B               | Level Basement Floor Plan | 30-08-11    |
| S75W2.02  | B               | Level Ground Floor Plan   | 30-08-11    |
| S75W2.03  | B               | Level 01 Floor Plan       | 30-08-11    |
| S75W2.04  | B               | Level 02 Floor Plan       | 30-08-11    |
| S75W2.05  | B               | Level 03 Floor Plan       | 30-08-11    |
| S75W2.06  | B               | Level Roof Floor Plan     | 30-08-11    |
| S75W3.01  | B               | Sections                  | 30-08-11    |
| S75W4.01  | B               | Elevations                | 30-08-11    |

| <b>Landscape Plans prepared by Habitation</b> |                           |             |
|---|---------------------------|-------------|
| <b>Drawing No.</b>                            | <b>Name of Plan</b>       | <b>Date</b> |
| 08-062 L02                                    | Precinct B Landscape Plan | 30-08-2011  |

| <b>Subdivision Drawings prepared by Dunlop Thorpe and Co. Pty Ltd</b> |   |   |
|---|---|---|
| <b>Drawing No.</b>  | <b>Name of Plan</b>   | <b>Date</b>   |
| 14200_1ST1  | Plan of proposed subdivision of Lot A DP 431356 & Lot 1 DP 721721 - Stage 1 (now Lot 100 DP1170401) | <del>1 June 2009</del><br><del>(revised 27 June 2012)</del> <u>14 February 2013</u> |
| 14200 1ST1A   | Plan of proposed subdivision of Lot 10 DP (Being part of Lot 100 DP 1170401)                        | <u>14 February 2013</u>   |
| 14200_1ST2  | Plan of proposed subdivision of Lot 12 DP ___ (Being part of now Lot 100 DP 1170401)) - Stage 2     | <del>1 June 2009</del><br><del>(revised 27 June 2012)</del> <u>14 February 2013</u> |
| 14200 1ST2A   | Plan of proposed subdivision of Lot 30 DP (Being part of Lot 100 DP 1170401)                        | <u>14 February 2013</u>   |

|             |  |  |
|-------------|--|--|
| 14200 1ST2B | Plan of proposed subdivision of Lot 20 DP<br>(Being part of Lot 100 DP 1170401)                        | 14 February 2013   |
| 14200_1ST3  | Plan of proposed subdivision of Lot 22 DP<br>____ (Being part of now Lot 100 DP 1170401))<br>- Stage 3 | <del>1 June 2009</del><br>(revised <del>27 June 2012</del> ) <u>14 February 2013</u> |
| 14200 1ST3A | Plan of proposed subdivision of Lot 40 DP<br>(Being part of Lot 100 DP 1170401)                        | <u>14 February 2013</u>  |
| 14200_1ST4  | Plan of proposed subdivision of Lot 32 DP<br>____ (Being part of now Lot 100 DP 1170401))<br>- Stage 4 | <del>1 June 2009</del><br>(revised <del>27 June 2012</del> ) <u>14 February 2013</u> |

except for:

- (1) any modifications which are 'Exempt and Complying Development' as identified in City of Canterbury Development Control Plan 2001 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- (2) otherwise provided by the conditions of this approval.
- (3) **Stages 1 & 1A may be carried out in any order, separately, or any, or all concurrently. Stages 2, 2A and 2B are to be completed following Stage 1A, but Stages 2, 2A and 2B may be carried out in any order, separately, or any, or all concurrently. Stages 3, 3A and 4 are to be completed after Stages 2, 2A and 2B, but Stages 3, 3A and 4 may be carried out in any order, separately, or any, or all concurrently."**

***Condition E5 is amended by deletion of the struck out words and insertion of the underlined and bold words:***

#### ***E5 Internal Road Construction***

Prior to the release of the Subdivision Certificate for each stage the proposed roads ~~relevant to required for~~ that stage are to be constructed. The works are to include the construction of kerb and gutter, road pavement, dish drains and services. All work being carried out by an approved contractor, at the Proponent's cost. **Alternatively, the proponent, at its cost, is to provide an Insurance Bond to the relevant authority to secure the provision of such roads and construction of kerb and gutter, road pavement, dish drains and services within an appropriate time frame.**

## **Statement of Commitments**

### **13.B Subdivision**

The subdivision is to be undertaken generally in accordance with the details contained in the plans prepared by Dunlop Thorpe dated ~~27 June 2012~~ **14 February 2013**.

-----End of Modification 3-----