

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 14 September 2011, I the Acting Director-General of the Department of Planning and Infrastructure approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.

Tom Gellibrand
Acting Director General

Sydney 7th October 2011

SCHEDULE 1

Project Approval:

MP 10_0058 granted by the Planning Assessment Commission on 15 November 2010

For the following:

Project Approval for the construction of a residential development, child care centre, retail tenancy, public open space, basement car parking and infrastructure at Lots 101 and 102, Precinct C, 52 Walker Street, Rhodes.

Modification:

MP 10_0058 MOD 1: Modification includes amendments to:

- the location of the childcare entry and associated ramp along the Nina Grey Avenue frontage;
- the location of the wall dividing the indoor and outdoor play areas in the childcare centre;
- the access and services at the Walker Street frontage of Tower A, including reconfiguration of planter boxes; and
- the internal configuration of the ground floor lobby level of Tower A.

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

a) Condition 1 is amended by inserting the following

1. GCP1 Development Description and Approved Plans/Supporting Documents

- A.** Major Project approval is granted to the development described below:
- 527 residential dwellings contained within four buildings ranging in height from 6 to 25 storeys;
 - A retail tenancy and child care centre at ground level;
 - Basement car park over three levels containing 604 spaces; and,
 - Provision of public open space, landscaping works and shared facilities.
- B.** The approval shall be generally in accordance with MP 10_0058 and development shall be carried out substantially in accordance with the approved stamped and signed plans and / or documentation listed below except where modified by any following conditions:

Environmental Assessment Report, including all appendices, on the land known as Lots 101 and 102, 52 Walker Street, Rhodes (Precinct C), prepared by Meriton Apartments, dated July 2010 (as amended by the Preferred Project Report prepared by Meriton Apartments dated September 2010); as amended by the Section 75W Modification prepared by Meriton Apartments Pty Limited dated July 2011.			
<i>Architectural (or Design) Drawings prepared by Meriton Apartments</i>			
Drawing No.	Revision	Name of Plan	Date
DA-00	D	Cover Sheet	14.09.10
DA-01	B	Overall Site Plan	14.09.10
DA-10	B	Walker Street Elevation	14.09.10
DA-11	B	Shoreline Ave Elevation	14.09.10
DA-12	B	Meredith Ave Elevation	14.09.10
DA-13	B	Nina Grey Ave Elevation	14.09.10
DA-14	A	Fence Detail Sheet 1	14.09.10
DA-15	A	Fence Detail Sheet 2	14.09.10
DA-16	A	Fence Detail Sheet 3	14.09.10
DA-17	A	Nth-Sth Section Thru Park	14.06.10
DA-20	B	Parking Level 1	14.09.10
DA-21	B	Parking Level 2	14.09.10
DA-22	B	Parking Level 3	14.09.10
DA-30	C	Ground Floor	14.09.10
DA-31	C	Level 1 (Podium)	13.09.10
A-201	I	Block A – Level 1 Plan	29.06.11
DA-32	C	Level 2	14.09.10
DA-33	C	Level 3	14.09.10
DA-34	C	Level 4	14.09.10
DA-35	C	Level 5	14.09.10
DA-36	B	Level 6	14.09.10
DA-37	B	Level 7	14.09.10
DA-38	C	Level 8 - 16	14.09.10

DA-39	C	Level 17 - 21	14.09.10
DA-40	B	Level 22	14.09.10
DA-41	B	Level 23	14.09.10
DA-42	B	Level 24	14.09.10
DA-43	B	Level 25	14.09.10
DA-44	B	Roof Level	14.09.10
DA-60	D	Building A Elevations	14.09.10
A-229	B	Block A – East Elevation	28.06.11
DA-61	D	Building A Elevations	14.09.10
A-230	B	Block A – South Elevation	28.06.11
DA-62	C	Building B Elevations	14.09.10
DA-63	C	Building C Elevations	14.09.10
DA-64	C	Building C Elevations	14.09.10
DA-65	C	Building D Elevations	14.09.10
DA-66	C	Site Section A-A	14.09.10
DA-67	B	Site Section B-B	14.09.10
DA-68	B	Site Section C-C	14.09.10
DA-69	B	Site Section D-D	14.09.10

Landscape Drawings prepared by Site Image Landscape Architects

<i>Drawing No.</i>	<i>Revision</i>	<i>Name of Plan</i>	<i>Date</i>
101	H	Landscape Plan	14.09.10
C101	C	Landscape Plan	14.09.10
C121	B	Design Landscape Zones	27.10.10
C1122	B	Design Landscape Zones	14.09.10
151	C	Landscape Staging	14.09.10
152	A	Landscape Deep Soil Zone	14.09.10
C501	B	Design Images	14.09.10
601	B	Landscape Sections	14.09.10

Note 1:

Modifications to the approved plans will require the lodgement and consideration by Council of a modification pursuant to Section 75W of the Environmental Planning and Assessment Act.

Note 2:

A warning to all Accredited Certifiers. You should always insist on sighting the original approved plans/documentation containing the stamp of the approving authority and not rely solely upon the plan reference numbers in this condition. Should the applicant not be able to provide you with original copies, you should request the approving authority to provide you with access to its files so you that may review the original copies of approved documentation.

Note 3:

The approved plans and supporting documentation may be subject to conditions imposed under section 75J of the Act modifying or amending the development (refer to conditions of approval which must be satisfied prior to the issue of any Construction Certificate).

(Reason: To confirm and clarify the terms of consent)