

Modification of Project Approval

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

As delegate of the Minister for Planning & Infrastructure under delegation executed on 14 September 2011, I approve the modification (MOD 1) of the Stage 1 approval referred to in Schedule 1, subject to the conditions of approval in the attached Schedule 2 and the Statement of Commitments in Schedule 3.



Heather Warton
Director
Metropolitan and Regional Projects North

Sydney 28 March

2013

Application No.:

SCHEDULE 1
MP 10_0030

Proponent:

Discovery Point Pty Ltd

Approval Authority:

Minister for Planning & Infrastructure

Land:

Discovery Point, 1 Princes Highway Wolli Creek
Lot 400 DP1161708; Lot 12 DP1062413; Lot 2
DP1048491; Lot 13 DP1062413; Lot 2 DP1043061
and Lot 2 DP 1019205.

Project:

Discovery Point, Stage 1, including:

- demolition of existing structures, gabion wall and roadway;
- construction of 2 mixed use buildings incorporating 126 apartments; total retail area of 2531m²;
- basement car parking;
- rooftop courtyard including gym; community room and pool; water recycling facility;
- public domain works including roads, neighbourhood parks and utilities;
- landscape works;
- stratum subdivision;
- early works including earthworks and / or construction of part of the basement structure for stages 2, 4, 5 and 14; and
- temporary works including temporary bus turning loop; changes to Wolli Creek Station Access; excavation and earthworks adjacent to Stage 1 boundary.

Modification Number:

MP10_0030 MOD 1

Modifications:

The proposed amendments to the approval for Stage 1 are as follows:

- increase the depth of the bulk earthworks for Stage 2;
 - provide an additional vehicular access point from Spark Lane into Building 1B;
 - replace the residential waste room at ground level of building 1B with an internal ramp to level 1;
 - provide of temporary waste bin store and collection area on the Stage 5 site.
 - amend the provision of temporary parks on building sites 3 and 5; and
 - adjust the boundary of the Stage 1B building with adjoining Stage 4 at level 2.
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The Stage 1 project approval is amended as follows:

1) In Schedule 2 Part A, amend condition A2 by:

a) Deleting the introductory paragraph to the table listing the plans and documentation and replace with the following:

'The development will be undertaken in accordance with MP No. 10_0030 and the Environmental Assessment dated June 2011, prepared by JBA Planning Pty Ltd, except where amended by:

- The Preferred Project Report dated November 2011, and all appendices;
- Additional information submitted by JBA Planning on 15 and 23 December 2011 and 5 March 2012;
- Statement of Commitments (as per Schedule 3);
- The Amended Section 75W to Stage 1 Mixed Use Development (MP10_0030) Dated December 2012;
- Additional information submitted by JBA Planning dated 19 February 2013.
- BASIX Certificate Nos. 343553M and 343532M; and
- The following drawings:'

b) Replacing plans indicating:

- the depth of the basement under Stage 2;
 - ground level plans of Stage 1B illustrating the residential waste collection area replaced by a ramp from Spark Lane;
 - level 2 plans of Stage 1B illustrating the amended area, layout and boundary between Stage 4 and Stage 1B;
 - plans indicating the location of the proposed temporary residential waste enclosure;
 - the removal of the temporary parks on sites 3 and 5;
- as follows:

Drawing No.	Revision	Name of Plan	Date
Architectural Drawings prepared by Bates Smart Pty Ltd:			
DA1.001	D	Location Plan	8/08/12
DA2.200	H	Ground Level Plan	11/12/12
DA2.202	D	Level 02 Plan	11/12/12
DA8.002	D	North Elevation & Section 1 – Building 1B & 1C South Elevation	11/12/12
DA8.003	D	West Elevation; Section B – Building 1B East Elevation; & Section A	11/12/12
DA8.004	C	Section D & Section 2	11/12/12
Landscape Plans prepared by Turf Design Studios:			
L3	E	Stage 1 Landscape Masterplan	14/08/12
L7	E	Neighbourhood Park + Stage 1 - Landscape Plan	14/08/12
L8	D	Neighbourhood Park - Design Intent	14/08/12
L9	E	Neighbourhood Park - Section AA	6/11/12
L10	E	Neighbourhood Park - Section BB	6/11/12
L11	D	Neighbourhood Park - Section GG	15/08/12
L13	E	Podium Rooftop 1B - Landscape Plan	10/12/12
L14	D	Unnamed	10/12/12
Engineering Plans prepared by Bonacci Group Pty Ltd:			
C005	E	Early Earthworks Bulk Earthworks Plan	9/11/12
C006	E	Early Earthworks Bulk Earthworks Sections –	6/11/12

Drawing No.	Revision	Name of Plan	Date
		Sheet 1	
C007	E	Early Earthworks Bulk Earthworks Sections – Sheet 2	6/11/12

- 2) In Schedule 2 Part E, add a new heading 'Waste Collection Enclosure' and insert new conditions E17 and E18 as follows:

Waste Collection Enclosure

E17 Prior to occupation of Stage 1, plans of a waste collection enclosure on Site 5 are to be submitted for the approval of the Director-General. The plan shall indicate the location, dimensions and details of the materials and finishes of the enclosure.

The proponent is to provide written confirmation from a suitably qualified waste management consultant that the waste collection enclosure as shown provides adequate capacity and is of an appropriate design to fulfill the requirements for the collection of waste from Stages 1B and 1C, 2 and 4.

E18 Prior to occupation of Stage 1, the waste collection enclosure is to be constructed according to the plans and elevations approved by the Director-General.

- 3) In Schedule 3, add to the Proponent's Statement of Commitments a new subject and commitment as follows:

Subject	Commitments	Approved by Whom	Timing
Temporary parks	The temporary parks on sites 3 and 5 are to be reinstated in the following circumstances: • twelve months after the issue of occupation certificates for the buildings on Stages 2 and 4; and • in the event development consent has not been issued for the construction of buildings on site 3 or site 5. Reinstatement of sites 3 and 5 is to include the removal of hoardings, levelling and turfing of the sites.	The relevant consent authority	12 months after the issue of occupation certificates for Stages 2 and 4 buildings.