

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 approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.

Richard Pearson
Acting Director General

Sydney 17th October 2011

SCHEDULE 1

Project Approval:

MP 10_0057 granted by the Planning Assessment Commission on 2 May 2011

For the following:

Project Approval for a residential development including:

- Demolition and excavation;
- Construction of 6 residential buildings of 4-6 storeys in height comprising 298 apartments;
- Adaptive – reuse of monastery building for communal facilities including pool and gymnasium;
- Basement parking; and
- Landscaping works.

Modification:

MP 10_0057 MOD 1: Modification includes:

- use of the existing driveway along the eastern boundary during construction

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

a) Condition A1 is amended by inserting the following:

A1. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with MP No. 10_0057 and the Environmental Assessment and associated documentation dated August 2010, prepared by Meriton Apartments Pty Ltd, except where amended by the Preferred Project Report and associated documentation dated December 2010, prepared by Meriton Apartments Pty Ltd; **as amended by the Section 75W Modification prepared by Meriton Apartments Pty Limited dated July 2011 (as amended by correspondence received 1 September 2011 and 23 September 2011);** and the following drawings:

Architectural Drawings				
Drawing No.	Revision	Name of Plan	Drawn By	Date
DA-00	B	Cover Sheets	Meriton Apartments Pty Ltd	03/12/2010
DA-01	B	Site Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-02	B	Carpark Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-03	B	Ground Floor Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-04	B	Site Analysis – 1	Meriton Apartments Pty Ltd	03/12/2010
DA-05	B	Site Analysis – 2	Meriton Apartments Pty Ltd	03/12/2010
DA-06	B	Site Analysis – 3	Meriton Apartments Pty Ltd	03/12/2010
DA-10	B	Street Elevations	Meriton Apartments Pty Ltd	03/12/2010
DA-15	B	Car Park – Stage 1	Meriton Apartments Pty Ltd	03/12/2010
DA-16	B	Car Park – Stage 2	Meriton Apartments Pty Ltd	03/12/2010
DA-20	B	Stage 1 – Ground Floor Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-21	B	Stage 1 – Level 1 Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-22	B	Stage 1 – Level 2 Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-23	B	Stage 1 – Level 3 Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-24	B	Stage 1 – Level 4 Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-25	A	Stage 1 – Level 5 Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-26	B	Stage 1 – Roof Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-27	B	Stage 2 – Ground Floor Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-28	B	Stage 2 – Level 1 Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-29	B	Stage 2 – Level 2 Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-30	B	Stage 2 – Level 3 Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-31	B	Stage 2 – Level 4 Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-32	A	Stage 2 – Level 5 Plan	Meriton Apartments Pty Ltd	03/12/2010
DA-33	B	Stage 2 – Level Roof Plan	Meriton Apartments Pty Ltd	03/12/2010

DA-34	B	Monastery & Stable Plan, Elev & Sect.	Meriton Apartments Pty Ltd	12/08/2010
DA-40	C	Block A Elevations	Meriton Apartments Pty Ltd	03/12/2010
DA-41	C	Block B Elevations	Meriton Apartments Pty Ltd	03/12/2010
DA-42	C	Block C Elevations	Meriton Apartments Pty Ltd	03/12/2010
DA-43	C	Block D Elevations	Meriton Apartments Pty Ltd	03/12/2010
DA-44	C	Block E Elevations	Meriton Apartments Pty Ltd	03/12/2010
DA-45	A	Block F Elevations	Meriton Apartments Pty Ltd	03/12/2010
DA-46	C	Site Section A-A	Meriton Apartments Pty Ltd	03/12/2010
DA-47	C	Site Section B-B	Meriton Apartments Pty Ltd	03/12/2010
DA-48	C	Site Section C-C	Meriton Apartments Pty Ltd	03/12/2010
DA-50	B	Typical Units	Meriton Apartments Pty Ltd	03/12/2010
DA-51	B	Adaptable Units	Meriton Apartments Pty Ltd	03/12/2010
DA-60	B	GFA Block A	Meriton Apartments Pty Ltd	03/12/2010
DA-61	B	GFA Block B	Meriton Apartments Pty Ltd	03/12/2010
DA-62	B	GFA Block C	Meriton Apartments Pty Ltd	03/12/2010
DA-63	B	GFA Block D	Meriton Apartments Pty Ltd	03/12/2010
DA-64	B	GFA Block E	Meriton Apartments Pty Ltd	03/12/2010
DA-65	A	GFA Block F	Meriton Apartments Pty Ltd	03/12/2010
DA-66	A	GFA Monastery	Meriton Apartments Pty Ltd	01/12/2011
Landscape Plans				
Drawing No.	Revision	Name of Plan	Drawn By	Date
LA 01	D	Landscape Precedents	Oculus	22/12/2010
LA04	F	Landscape Plan	Oculus	17/12/2010
LA 05	D	Sections	Oculus	23/12/2010
Other				
Drawing No.	Revision	Name of Plan	Drawn By	Date
D-2010-GRD	B	Ground Floor – Stage 1 Drainage Plan – Sheet 01	Meriton Apartments Pty Ltd	03/12/2010
D-2011-GRD	B	Ground Floor – Stage 2 Drainage Plan – Sheet 02	Meriton Apartments Pty Ltd	03/12/2010

except for:

- any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- otherwise provided by the conditions of this approval.

B) Condition D1 is amended by inserting the following

D1 Construction Entrance and Exit

~~To preserve Tree's 79 — 109, being the row of Brushbox trees along the eastern side boundary, (as detailed on the plans contained in Appendices F and G of the Arboricultural Assessment Report prepared by Tree and Landscape Consultants dated 8 July 2010), the existing driveway entrance located at the north eastern end of the site shall be blocked off and not used during the construction period.~~

~~An alternate construction entrance/exit, together with necessary associated temporary fencing, shall be provided prior to commencement of any work on the site and shall be maintained throughout the duration and progress of construction.~~

To minimise potential impacts on Tree's 79-109 the existing driveway shall only be used for the construction of the buildings at the rear of the Monastery.

Following completion of the basement car park in the front section of the site the proposed temporary driveway shall be reinstated for all vehicle movements on and off the site.

Following the reinstatement of the temporary driveway access the use of the existing driveway shall cease for the remainder of the construction works.

Heavy excavator vehicles are not permitted to access the site via the existing driveway at any time during the construction works.

The protection measures stated by the arborist in the report dated 26/08/11 shall be undertaken and left intact for the duration of the construction works.

The arborist shall carry out weekly inspections of the driveway to ensure the tree and root protection measures are intact and functioning well.

The above works shall be clearly noted on the Construction Management Plan with a copy of the amended plan submitted to Council within 7 days of the date of determination.