

# 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 executed on 14 September 2011, the Planning Assessment Commission of New South Wales (the Commission) determines to approve the modification of the Project Application referred to in Schedule 1, subject to the conditions in Schedule 2.

### MEMBER OF THE COMMISSION

Sydney

2013

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### SCHEDULE 1

**Project Approval:**

**MP 10\_0177** granted by the Planning Assessment Commission on 18 January 2011.

**For the following:**

Stage 1 for a residential and child care development including:

- demolition of the existing buildings and structures on site and tree removal;
- excavation, earthworks and flood mitigation works;
- construction of 7 residential buildings with associated pools and gymnasium;
- basement parking;
- childcare centre;
- external road works, internal public access roads, pedestrian and cycle way; and
- ecological rehabilitation and landscaping works.

**At:**

14-18 Boondah Road, Warriewood (Lot 20 in DP 1080979).

**Modification:**

MP 10\_0177 MOD 13 modification includes:

- provision of a childcare centre for 90 children and associated modification to conditions of approval.

## SCHEDULE 2

### CONDITIONS

The Project Approval for MP 10\_0177 is modified as follows:

- (a) Amend Condition A1 by the deletion of the ~~struck out words~~ and the insertion of the **bold and underlined** words as follows:

#### **A1 Development in Accordance with Plans**

The development will be undertaken in accordance with MP No. 10\_0177 and the Environmental Assessment dated March 2010, prepared by Architectus, except where amended by the Preferred Project Report dated September 2010, prepared by Architectus, as amended by MP 10\_0177 MOD 1, the Section 75W Modification dated May 2011, prepared by Meriton Apartments Pty Limited; as amended by MP 10\_0177 MOD 6, the Section 75W Modification dated 11 January 2012 prepared by Meriton (as amended by correspondence dated 8 March 2012); as amended by MP 10\_0177 MOD 7, the Section 75W Modification dated 12 January 2012 prepared by Meriton (as amended by correspondence dated 20 February 2012 and 2 April 2012); as amended by MP 10\_0177 MOD 9, the Section 75W Modification dated 16 July 2012 prepared by Meriton (as amended by correspondence dated 12 June 2012, 18 June 2012 and 25 June 2012); as amended by MP 10\_0177 MOD 10, the Section 75W Modification dated 4 May 2012 prepared by Meriton (as amended by correspondence dated 17 July 2012); as amended by MP 10\_0177 MOD 11, the Section 75W Modification dated 27 September 2012 prepared by Meriton; as amended by MP 10\_0177 MOD 12, the Section 75W Modification dated 15 October 2012; **as amended by MP 10\_0177 MOD 13, the Section 75W Modification dated 19 March 2013 and the Preferred Project Report dated 21 June 2013 and additional information received August 2013** and the following drawings:

<b>Architectural Drawings</b>				
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Drawn By</b>	<b>Date</b>
DA00	E	Cover Sheet (S75W Application)	Meriton Apartments Pty Ltd	22.06.12
DA01	G	Overall Site Staging Plan	Meriton Apartments Pty Ltd	21.06.12
DA02	E	Site Plan	Meriton Apartments Pty Ltd	22.06.12
DA04	E	Car Parking Plan (amended to delete the eastern entry/exit point).	Meriton Apartments Pty Ltd	20/01/2012
DA05	F	Podium Plan	Meriton Apartments Pty Ltd	21.06.12
DA06	G	Typical Floor Plan (Level 1 & 2)	Meriton Apartments Pty Ltd	22.06.12
DA07	F	Deep Planting	Meriton Apartments Pty Ltd	30.01.12
DA10	C	Street Elevations	Meriton Apartments Pty Ltd	27/05/2011

DA11	D	Site Sections	Meriton Apartments Pty Ltd	30/05/2011
DA20	E	Building A Plans & Elevations	Meriton Apartments Pty Ltd	20/07/2011
DA21	D	Building B Plans & Elevations	Meriton Apartments Pty Ltd	31/05/2011
DA22	D	Building C Plans & Elevations	Meriton Apartments Pty Ltd	31/05/2011
DA23	C	Building D Plans & Elevations	Meriton Apartments Pty Ltd	27/05/2011
DA24	D	Building E Plans & Elevations	Meriton Apartments Pty Ltd	27/03/2012
DA25	C	Building F Plans & Elevations Sheet 1	Meriton Apartments Pty Ltd	27/05/2011
DA26	D	Building F Plans & Elevations Sheet 2	Meriton Apartments Pty Ltd	26/09/2012
DA28	E	Building G Plans & Elevations	Meriton Apartments Pty Ltd	26/09/2012
DA30	E	Childcare - Pool Plans & Elevations <b>(Note: the childcare centre component of this plan is superseded by DA01 – DA 05 plans prepared by Architex dated 13-08-13)</b>	Meriton Apartments Pty Ltd	26/09/2012
DA70	B	Typical Unit Plans	Meriton Apartments Pty Ltd	06/08/2010
<b>Childcare Centre Plans</b>				
<b><u>Drawing No.</u></b>	<b><u>Issue</u></b>	<b><u>Name of Plan</u></b>	<b><u>Drawn By</u></b>	<b><u>Date</u></b>
<b><u>DA01</u></b>	<b><u>C</u></b>	<b><u>Site Plan</u></b>	<b><u>Architex</u></b>	<b><u>13-08-13</u></b>
<b><u>DA02</u></b>	<b><u>C</u></b>	<b><u>Ground Floor Plan</u></b>	<b><u>Architex</u></b>	<b><u>13-08-13</u></b>
<b><u>DA03</u></b>	<b><u>C</u></b>	<b><u>First Floor Plan</u></b>	<b><u>Architex</u></b>	<b><u>13-08-13</u></b>
<b><u>DA04</u></b>	<b><u>C</u></b>	<b><u>Elevations</u></b>	<b><u>Architex</u></b>	<b><u>13-08-13</u></b>
<b><u>DA05</u></b>	<b><u>C</u></b>	<b><u>Elevation, section, Front fence detail</u></b>	<b><u>Architex</u></b>	<b><u>13-08-13</u></b>
		<b><u>Schedule of Finishes</u></b>	<b><u>Architex</u></b>	
<b>Landscape Plan</b>				
<b><u>Drawing No.</u></b>	<b><u>Revision</u></b>	<b><u>Name of Plan</u></b>	<b><u>Drawn By</u></b>	<b><u>Date</u></b>
LA000	G	Title Sheet	Site Image Landscape Architects	03.02.2012
LA101	F	Landscape Masterplan Stage 1 DA	Site Image Landscape Architects	02.02.2012
LA102	G	Landscape Masterplan Landscape Management Zones	Site Image Landscape Architects	02.02.2012

<b>Other</b>				
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Drawn By</b>	<b>Date</b>
C025	P1	Site Earthworks Plan and Section	AT&L Civil Engineers and Project Managers	07/09/10
75WC201	A	Cover Sheet	AT&L Civil Engineers and Project Managers	20/12/11
75WC202	A	Notes and Legends	AT&L Civil Engineers and Project Managers	20/12/11
75WC210	A	Roadworks and Stormwater Drainage Plan Sheet 1	AT&L Civil Engineers and Project Managers	20/12/11
75WC212	A	Roadworks and Stormwater Drainage Plan Sheet 2	AT&L Civil Engineers and Project Managers	20/12/11
75WC214	A	Roadworks and Stormwater Drainage Plan Sheet 3	AT&L Civil Engineers and Project Managers	20/12/11
75WC217	A	Roadworks and Stormwater Drainage Plan Sheet 4	AT&L Civil Engineers and Project Managers	20/12/11
75WC230	A	Intersection Layout Plan and Kerb Return Profiles Sheet 1	AT&L Civil Engineers and Project Managers	20/12/11
75WC231	A	Intersection Layout Plan and Kerb Return Profiles Sheet 3	AT&L Civil Engineers and Project Managers	20/12/11
75WC234	A	Intersection Layout Plan and Kerb Return Profiles Sheet 4	AT&L Civil Engineers and Project Managers	20/12/11
75WC240	A	Bio Retention Basin A Detail Plan	AT&L Civil Engineers and Project Managers	20/12/11
75WC242	A	Bio Retention Basin Section and Details	AT&L Civil Engineers and Project Managers	20/12/11
<b>Reports</b>				
<b>Report No.</b>	<b>Revision</b>	<b>Name of Report</b>	<b>Prepared By</b>	<b>Date</b>
610.10599-R1	0	Proposed Residential Building F 14-18 Boondah Road Warriewood Solar Access Report	SLR Consulting Australia Pty Ltd	21 June 2011
-	-	Solar Access Assessment – Stage [1] – B1 Modification – 14-18 Boondah Road, Warriewood	SLR Consulting Australia Pty Ltd	31 May 2011
<b>Strata Plans</b>				
<b>Drawing No.</b>	<b>Reference</b>	<b>Name of Plan</b>	<b>Drawn By</b>	<b>Date</b>
Strata Plan 1	123899	Location Plan	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 2	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 3	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12

Plan 4			Tuck	
Strata Plan 5	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 6	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 7	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 8	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 9	123899	Building A Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 10	123899	Building A Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 11	123899	Building A Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 12	123899	Building B + C Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 13	123899	Building B + C Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 14	123899	Building B + C Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 15	123899	Building D Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 16	123899	Building D Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 17	123899	Building D Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 18	123899	Building D Level 3	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 19	123899	Building E Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 20	123899	Building E Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 21	123899	Building E Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 22	123899	Building E Level 3	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 23	123899	Building F Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 24	123899	Building F Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 25	123899	Building F Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 26	123899	Building F Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 27	123899	Building F Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 28	123899	Building F Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 29	123899	Building F Level 3	Surveyor: Wayne Diver-Tuck	Mar12
Strata	123899	Building F Level 3	Surveyor: Wayne Diver-Tuck	Mar12

Plan 30			Tuck	
Strata Plan 31	123899	Building G Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 32	123899	Building G Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 33	123899	Building G Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 34	123899	Building G Level 3	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 35	123899	Pool Facility Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 36	123899	Development Lot	Surveyor: Wayne Diver-Tuck	Mar12

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) Amend Condition A6 (1) by the deletion of the ~~struck-out words~~ and the insertion of the **bold and underlined** words as follows:

#### 1. Child Care Centre

~~A child care centre is to be provided at the north-west corner of the site, between the overland flowpath and the western alignment of the main internal road. Places are limited to a maximum of 40 children unless otherwise approved by Council. A further Development Application for the proposed use is to be submitted to Council for its assessment. This application is to demonstrate that the proposed use and its operations including parking provision can be provided with minimal impact to future residents in the majority of the development site.~~

**A child care centre is approved to be provided at the north-west corner of the site, with a maximum number of children limited to 90.**

(c) Amend Condition B13 by the insertion of the **bold and underlined** words as follows:

#### **B13 Car and Bicycle Parking Provision and Storage**

- A total of 474 car parking spaces are to be provided within the basement, including a minimum of 46 visitor parking spaces. Visitor parking shall include a minimum of 2 spaces designated for persons with a disability. The design and construction of the parking area and parking spaces must be in accordance with AS2890.1 and AS2890.6.
- Secure bicycle parking is to be provided for 98 bicycles on site, designed and constructed in accordance with AS2890.3.
- Storage areas for each dwelling are to be provided within the unit and/or basement or part lot.
- The 362 parking spaces in a stacked formation shall be allocated to the 2 or 3 bedroom units, ie. 2 stacked spaces must be allocated to a single apartment. All studio and 1 bedroom units, which are only allocated 1 parking space, must

- be provided with a single unstacked space. The 46 visitor parking spaces must not comprise stacked spaces.
- e. Directional signs shall be provided in the basement indicating the location of visitor and emergency vehicle parking spaces.
- f. **A minimum of 23 car parking spaces is to be provided for the use of the childcare centre. The design and construction of the parking area and parking spaces is to be in accordance with AS2890 and included the following amendments:**
- i. **11 car parking spaces for the drop-off / collection of children are to be provided with a width of 2.7 metres and be located closest to the entrance of the centre; and**
  - ii. **deletion of the car space adjacent to the entry / exit point to provide a kerb return consistent with Council's design specifications.**

(d) *Inclusion of Condition C4A as follows:*

#### **C4A Flood Emergency Response Plan – Childcare Centre**

A detailed Flood Emergency Response Plan is to be prepared for the childcare centre by a suitably qualified consultant to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate with a copy provided to Pittwater Council and the Director-General.

The Flood Emergency Response Plan is required to cater for a flood up to the level of the probable maximum flood with a 2100 Climate Change Scenario (consistent with the NSW Government Guideline entitled "Flood Risk Management Guide – incorporating sea level rise benchmarks in flood risk assessments" (DECCW, August 2010) and include:

- mechanisms for the early warning of flood events that is likely to affect vehicular and pedestrian access to and from the childcare centre;
- how the childcare centre will respond to State Emergency Services emergency management and evacuation messages and communicating such messages to parents;
- an appraisal of the risk exposure posed to children, disabled persons, adults, vehicle occupants during movements to and from the site during a flood evacuation and flood isolation scenarios is to be provided; and
- details of how on-going awareness and evacuation training will be carried out and assured in the long term. This would extend to educating parents on not attempting to drive through floodwaters to pick up children.

The Flood Emergency Response Plan is to be prepared in consultation with Pittwater Council, the State Emergency Service and NSW Police. Details demonstrating consultation are to be included within the Plan and reviewed on a yearly basis.

Evacuation practice procedures and routes are to be maintained during the operation of the childcare centre.

The Flood Emergency Response Plan is to be implemented by the childcare centre operator prior to Occupation of the centre and the practice of flood evacuation procedures are to be undertaken every 3 months with every child in care.

- (e) Amend Condition C12 by the deletion of the ~~struck out words~~ and the insertion of the **bold and underlined** words and as follows:

### **C12 Developer Contribution**

- a. The following is to be made for the provision of public infrastructure and services in respect of Stage 1 prior to the issue of the first Occupation Certificate for Stage 1 works:
- i. a total cash contribution of \$6,941,077.00 (subject to C12(c) below); and
  - ii. works-in-kind to the value of \$2,586,359 (including the dedication of 6,681sqm of land in accordance with C12 (d) below).
- The cash contribution required by Condition C12(a)(i) shall be proportionately reduced based on the final dwelling density and dwelling mix resulting from compliance with Condition B1 above. Details of the amended cash contribution and relevant calculations shall be submitted to and be approved by the Director General prior to the issue of the first Construction Certificate for the approved development.
- b. The Proponent shall provide evidence of payment of the cash contribution in Condition C12(a) to the Certifying Authority within 14 days of fulfilling C12(a).
- c. If the cash contribution for Stage 1 stated in C12 (a) (or any part of it) remains unpaid after 30 June 2011, the amount unpaid (whether it be the full cash contribution amount or a part of it) will increase on a quarterly basis in accordance with the applicable Consumer Price Index. If this Condition applies, the cash contribution payable under C12 (a) will be the total unpaid cash contribution in C12 (a) as adjusted under this Condition.
- d. The Proponent shall dedicate to Pittwater Council ~~45,604sqm~~ **14,393sqm** of land as detailed on the plan attached to the correspondence from the Proponent dated 11 November 2010 for the provision of multi-functional creek line corridors and open space (**as amended by the Section 75W Modification dated 19 March 2013 and the Preferred Project Report dated 21 June 2013 and additional information received August 2013**). The area to be dedicated is to be subject to a final plan of survey prepared by a registered surveyor and shall be detailed on the required Plan of Subdivision. The required dedication is to take place by way of subdivision. Evidence that the required Subdivision Certificate has been registered shall be provided to the Certifying Authority prior to the issue of the Final Occupation Certificate for Stage 1 works.
- e. In accordance with the Warriewood Valley Section 94 Contributions Plan No. 15, the Proponent may negotiate with Council for the direct provision of other facilities and services and dedication of land (other than the ~~45,604sqm~~ **14,393sqm** of land stated above) in lieu of the cash contribution in C12 (a) above (or any portion of that cash contribution) through an agreement for Material Public Benefit under the Warriewood Valley Section 94 Contributions Plan No. 15. Where an agreement for Material Public Benefit is sought in lieu of payment of the cash contributions in C12 (a) (or any portion of that cash contribution), the agreement for Material Public Benefit is to be finalised and signed by the Proponent and Pittwater Council prior to the release of the Final Occupation Certificate.

### **ADVISORY NOTE:**

As detailed in the Proponent's revised Statement of Commitments dated 12 November 2010 (**as amended by the Section 75W Modification dated 19 March 2013 and the Preferred Project Report dated 21 June 2013 and additional information received August 2013**) for the Concept Plan (MP 09\_0162), a total developer contribution for the provision of public infrastructure and services of \$19,041,428.00, comprising a total

cash contribution of ~~\$13,152,752.00~~ **\$13,545,352.00** and an agreed schedule of works-in-kind to the value of ~~\$5,888,676.00~~ **\$5,496,076.00** (including the dedication of ~~45,604sqm~~ **14,393sqm** of land), is to be made by the Proponent in relation to the project the subject of Concept Plan MP09\_0162 (which comprises this Stage 1 and subsequent stage(s) of development). The total cash contribution detailed above shall be proportionately reduced based on the final dwelling density and dwelling mix resulting from compliance with Modification 2 of the Concept Plan approval (MP 09\_0162) and Condition B1 of the Project Application approval (MP 10\_0177).

Following the payment of the Stage 1 contributions in C12(a), the remaining cash contribution for subsequent stage(s) of the project shall be paid prior to the issue of the first Occupation Certificate for any works associated with any subsequent stage(s) and evidence of payment shall be provided to the Certifying Authority as detailed in the Proponent's revised Statement of Commitments for the Concept Plan dated 12 November 2010, subject to conditions in any approval for subsequent stages(s) of the project.

(f) *Inclusion of Condition C24 as follows:*

**C24 Section 94 Contributions – Childcare centre**

A contribution of \$161,137.70 (for 2,218m<sup>2</sup> being the area of the Lot accommodating the childcare centre and constitutes commercial space) is to be made pursuant to Section 94 (Warriewood Valley Section 94 Contributions Plan) of the *Environmental Planning and Assessment Act 1979*, for the provision of public infrastructure. The breakdown of the contribution follows:

Element	Contribution	Cashier Code
Traffic & Transport	\$113,694.68	SWTT
Multi-functional creek line corridors (works)	\$31,673.04	SWCW
Community Facilities	\$0.00	SWCF
Public Recreation	\$0.00	SWPR
Pedestrian/Cycleway	\$5,988.60	SWPC
Bushfire Protection	-\$155.26	SWBF
Library Services	\$0.00	SWLS
Plan Management	\$9,936.64	SWPM
Creekline Corridor (Land)	\$0.00	SWCL

The monetary component of the Developer Contribution is to be paid prior to issue of the Construction Certificate, unless otherwise agreed by Council.

When payment is made, the contribution rates will be adjusted and extracted from the financial model in the *Warriewood Valley Section 94 Contributions Plan Amendment No. 16* applicable at the time of payment. The contribution rates are adjusted annually on 1 July each year and are applicable for a 12 month period.

The Warriewood Valley Section 94 Contributions Plan is available at Council's Customer Service Centre, 1 Park Street, Mona Vale or on Council's website.

(g) *Inclusion of Condition C25 as follows:*

**C25 Childcare car park design and overland flow**

- a) Engineering plans and specifications for the car parking area located over the overland flow path are to be endorsed by a suitably qualified engineer prior the issue of the relevant Construction Certificate. Details are to include the design and measures proposed to ensure that the overland flow path is maintained and free of obstruction (by the developer or operator of the centre) and how access is to be provided should access be required. Documentation is to be provided to the satisfaction of the PCA demonstrating consultation with Pittwater Council.
- b) An easement is to be created relating to the area beneath the car parking area to be maintained (by the developer or operator of the centre) for the purpose of an overland flow path to the satisfaction of Pittwater Council.

(h) *Inclusion of Condition F16(i) as follows:*

**F16 Certification**

- i. Childcare centre
  - i. Prior to the issue of an Occupation Certificate, a certificate by a Registered Surveyor stating that minimum floor levels of the childcare building and finished floor level of the outdoor play areas are at 5.82m AHD comprising the Probable Maximum Flood Level with the 2100 Climate Change Scenario.
  - ii. Prior to the issue of an Occupation Certificate and prior to the use of the building as a childcare centre:
    - a. a Statement of Building Design Compliance is to be submitted to the Principal Certifying Authority demonstrating compliance with the *Education and Care Services National Law Act 2010* and *Education and Care Services National Regulation 2011*; and
    - b. certification is to be provided that demonstrates the recommendations contained in the Acoustic Assessment, prepared by Acoustic Logic, have been implemented in the construction of the childcare centre.

(i) *Amend Condition F18 by the insertion of the **bold and underlined** words as follows:*

**F18 Green Travel Plan**

- (a)** The Proponent shall prepare for implementation a location specific sustainable travel plan, such as a Travel Access Guide (TAG), for residents and visitors to the site to support the use of non-car modes of transport.
- (b)** **The operator of the child care centre shall prepare for implementation a location specific sustainable travel plan, such as a Travel Access Guide (TAG) or Green Travel Plan for employees.**

(j) *Inclusion of Condition F22 as follows:*

**F22 Food Premises**

The Certifying Authority is to submit to Pittwater Council a completed and signed Food Premises Occupation Certificate Fit-Out Form, which is available from Pittwater Council.

(k) *Inclusion of Condition G6 as follows:*

**G6 Maximum number of children**

The number of children being cared for on the premises at any time is limited to 90.

(l) *Inclusion of Condition G7 as follows:*

**G7 Childcare centre operation**

The childcare centre is to operate from 6.00am to 8.00pm, Monday to Fridays. The outdoor play areas are not to be used before 8.00am and after 6.00pm, Monday to Fridays.

The operation of the childcare centre (including the use of the outdoor playing area) is to comply with recommendations of the Acoustic Assessment prepared by Acoustic Logic.

End of Modifications to MP 10\_0177