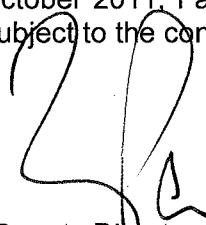


Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 28 September 2011 and effective on 1 October 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Deputy Director-General
**DEVELOPMENT ASSESSMENT & SYSTEMS
PERFORMANCE**

Sydney 19 September 2012

SCHEDULE 1

Project Approval: MP10_0189 granted by the Minister for Planning and Infrastructure on 1 May 2012

For the following: Project Approval for the Residential Development of Stage 1, Phase 1 including:

- Demolition of the existing RRCS buildings required to be removed to facilitate Stage 1 Phase 1 works, including Moorong Spinal Unit building, ILC, Hydrotherapy and Administration Building and remaining slab of Linen Services buildings;
- subdivision;
- stages construction and occupation of a residential development including 47 apartments, 55 semi-detached / terraced dwellings and 14 detached dwellings;
- basement car parking to residential flat building;
- public domain works including roads and utilities;
- tree removal and landscaping; stages construction of vehicular access to the site from Charles Street and Victoria Road; and
- extension / augmentation of the physical infrastructure / utilities required.

Modification: MP10_0189 MOD 1: The modification request includes changes to the approved Residential Flat Building including:

- reconfiguration of the floor plates including balconies and terraces across all levels;
- increase in floor space (additional 585.5m²) and associated adjustment to upper level setbacks;
- creation of seven new apartments;
- minor amendments to the siting of the building;
- addition of one car parking space and four secure bicycle parking spaces; and
- amendments to the associated landscaping.

SCHEDULE 2 CONDITIONS

The above approval is modified by the insertion of the **bold underlined** words / numbers and deletion of the struck-out words / numbers as follows:

1. Modify Condition A1 as follows:

A1. Development Description

Development approval is granted only to carrying out the development described in detail below:

- demolition of the existing RRCS buildings required to be removed to facilitate Stage 1 Phase 1 works, including Moorong Spinal Unit building, ILC, Hydrotherapy and Administration Building and remaining slab of Linen Services buildings;
- subdivision;
- staged construction and occupation of a residential development including 47 **54** apartments, 55 semi detached/terraced and 14 detached dwellings;
- basement car parking to residential flat building;
- public domain works including roads and utilities;
- tree removal and landscaping;
- staged construction of vehicular access to the site from Charles Street and Victoria Road; and
- extension / augmentation of the physical infrastructure / utilities required.

2. Delete Condition A2 and replace with the following:

The development will be undertaken in accordance with MP No. 10_0189 and the Environmental Assessment dated April 2011, prepared by JBA Planning Consultants, except where amended by the Response to Submissions Report dated December 2011, prepared by JBA Planning Consultants, **and amended by the Section 75W Modification prepared by JBA Planning dated 16 May 2012** and the following drawings:

Drawing No.	Revision	Name of Plan	Date
Architectural Drawings prepared by Cox Richardson:			
A-PA-SP-01	01 <u>02</u>	Indicative Site Staging Plan <u>Site Plan</u>	12.12.2011 <u>30.03.2012</u>
A-PA-SP-02	01	Site Demolition Plan	12.12.2011
A-PA-SP-03	01	Site Analysis and Constraints	12.12.2011
A-PA-FP-00	01	Stage 1 Phase 1 Site Plan	12.12.2011
A-PA-FP-01	01	Site Plan - 01	12.12.2011
A-PA-FP-02	01	Site Plan - 02	12.12.2011
A-PA-FP-03	01	Site Plan - 03	12.12.2011
A-PA-FP-04	01	Site Plan - 04	12.12.2011
A-PA-FP-05	01	Site Plan - 05	12.12.2011
A-PA-FP-06	01	Site Plan - 06	12.12.2011
A-PA-FP-07	01	Site Plan - 07	12.12.2011
A-PA-FP-08	01	Site Plan - 08	12.12.2011
A-PA-FP-09	01	Site Plan - 09	12.12.2011

Drawing No.	Revision	Name of Plan	Date
A-PA-FP-10	01	Site Plan - 10	12.12.2011
A-PA-FP-11	01	Site Plan - 11	12.12.2011
A-PA-FP-12	01	Roof Plan – Ridge Heights	12.12.2011
A-PA-FP-13	01 02	Stage 1 Phase 1 Unit Schedule	12.12.2011 30.03.2012
A-PA-EL-01	01 02	Street Elevations	12.12.2011 30.03.2012
A-PA-EL-02	01	Street Elevations	12.12.2011
A-PA-EL-03	01	Street Elevations	12.12.2011
A-PA-EL-04	01	Street Elevations	12.12.2011
A-PA-FP-H1A1	01	Housing Type 1A - Detached	12.12.2011
A-PA-FP-H1A2	01	Housing Type 1A - Detached	12.12.2011
A-PA-FP-H1B1	01	Housing Type 1B - Detached	12.12.2011
A-PA-FP-H1B2	01	Housing Type 1B- Detached	12.12.2011
A-PA-FP-H1C1	01	Housing Type 1C - Detached	12.12.2011
A-PA-FP-H1C2	01	Housing Type 1C - Detached	12.12.2011
A-PA-FP-H1D1	01	Housing Type 1D - Detached	12.12.2011
A-PA-FP-H1D2	01	Housing Type 1D - Detached	12.12.2011
A-PA-FP-H2A	01	Housing Type 2A – Semi Detached	12.12.2011
A-PA-FP-H2B	01	Housing Type 2B - Semi Detached	12.12.2011
A-PA-FP-H2C	01	Housing Type 2C - Semi Detached	12.12.2011
A-PA-FP-H2D	01	Housing Type 2D - Semi Detached	12.12.2011
A-PA-FP-H2E1	01	Housing Type 2E - Detached	12.12.2011
A-PA-FP-H2E2	01	Housing Type 2E - Detached	12.12.2011
A-PA-FP-H3A	01	Housing Type 3A – Split Level	12.12.2011
A-PA-FP-H3B	01	Housing Type 3B - Split Level	12.12.2011
A-PA-FP-H3C	01	Housing Type 3C - Split Level	12.12.2011
A-PA-FP-H3D	01	Housing Type 3D - Split Level	12.12.2011
A-PA-FP-H3E	01	Housing Type 3E - Split Level	12.12.2011
A-PA-FP-H4A	01	Housing Type 4A - Terrace	12.12.2011
A-PA-FP-H4B	01	Housing Type 4B - Terrace	12.12.2011
A-PA-FP-H4C	01	Housing Type 4C - Terrace	12.12.2011
A-PA-FP-H4D	01	Housing Type 4D - Terrace	12.12.2011
A-PA-FP-H4E1	01	Housing Type 4E1 - Semi Detached	12.12.2011
A-PA-FP-H4E2	01	Housing Type 4E2- Semi Detached	12.12.2011
A-PA-FP-H4F	01	Housing Type 4F - Terrace	12.12.2011
A-PA-FP-H5A	01	Housing Type 5A - Terrace	12.12.2011
A-PA-FP-H5B	01	Housing Type 5B- Terrace	12.12.2011
A-PA-FP-H5C	01	Housing Type 5C - Terrace	12.12.2011
A-PA-FP-H5D	01	Housing Type 5D - Terrace	12.12.2011
A-PA-FP-H5E	01	Housing Type 5E - Semi Detached	12.12.2011
A-PA-FP-H5F	01	Housing Type 5F - Terrace	12.12.2011
A-PA-FP-H5G	01	Housing Type 5G - Terrace	12.12.2011
A-PA-FP-H5H	01	Housing Type 5H - Terrace	12.12.2011
A-PA-FP-H5J	01	Housing Type 5J - Semi Detached	12.12.2011
A-PA-FP-A0	01 02	Apartment Plans	12.12.2011 10.05.2012
A-PA-FP-A1	01 02	Apartment Plans	12.12.2011 10.05.2012
A-PA-FP-A2	01 02	Apartment Plans	12.12.2011 10.05.2012
A-PA-FP-A3	01 02	Apartment Plans	12.12.2011 10.05.2012

Drawing No.	Revision	Name of Plan	Date
A-PA-FP-A4	01	Apartment Plans	12.12.2011
	<u>02</u>		<u>10.05.2012</u>
A-PA-FP-A5	01	Apartment Plans - Typical	12.12.2011
	<u>02</u>		<u>10.05.2012</u>
A-PA-FP-AE1	01	Apartment Type 1 - Elevations	12.12.2011
	<u>02</u>		<u>10.05.2012</u>
A-PA-FP-AE2	01	Apartment Type 1 - Elevations	12.12.2011
	<u>02</u>		<u>10.05.2012</u>
A-PA-FP-AS	01	Apartment - Sections	12.12.2011
	<u>02</u>		<u>30.03.2012</u>
A-PA-GR-11	01	Schedule of Colours and Finishes	12.12.2011
<u>A-PA-GR-10</u>	<u>02</u>		<u>30.03.2012</u>

Landscape Plans prepared by Environmental Partnership

3025.TR01	09	Tree Retention Plan	Jan 2012
3025.PD01	08	Public Domain Plan	Dec 2011
	<u>10</u>		<u>Mar 2012</u>
3025.RC01	08	Road cross-sections	Dec 2011
3025.PA01	08	Pedestrian access plan	Dec 2011
	<u>10</u>		<u>Mar 2012</u>
3025.FP01	08	Fencing Plan	Dec 2011
3025.SP01	08	Key Plan	Dec 2011
3025.LP00	08	Landscape masterplan	Dec 2011
	<u>10</u>		<u>Mar 2012</u>
3025.LP01	08	Landscape Concept – Area 1	Dec 2011
3025.LP02	08	Landscape Concept – Area 2	Dec 2011
3025.LP03	08	Landscape Concept – Area 3	Dec 2011
3025.LP04	08	Landscape Concept – Area 4	Dec 2011
3025.LP05	08	Landscape Concept – Area 5	Dec 2011
3025.RL01	08	Residential Landscape – housing type 1	Dec 2011
3025.RL02	08	Residential Landscape – housing type 2	Dec 2011
3025.RL03	08	Residential Landscape – housing type 3	Dec 2011
3025.RL04	08	Residential Landscape – housing type 4	Dec 2011
3025.RL05	08	Residential Landscape – housing type 5	Dec 2011
3025.RL06	08	Residential Landscape – apartment building	Dec 2011
	<u>10</u>		<u>Mar 2012</u>
3025.LC01	08	Landscape cross-sections 1	Dec 2011
3025.LC02	08	Landscape cross-sections 2	Dec 2011

Civil Drawings prepared by Meinhardt Infrastructure and Environment Pty Ltd

104479-05-MIE000	00	COVER SHEET, INDEX & LEGEND	12-12-2011
104479-05-MIE010	00	GENERAL NOTES	12-12-2011
104479-05-MIE020	00	SITE PLAN	12-12-2011
104479-05-MIE030	00	EROSION & SEDIMENT CONTROL PLAN - SHEET 1	12-12-2011
104479-05-MIE031	00	EROSION & SEDIMENT CONTROL PLAN - SHEET 2	12-12-2011
104479-05-MIE032	00	EROSION & SEDIMENT CONTROL DETAILS - SHT 1	12-12-2011
104479-05-MIE033	00	EROSION & SEDIMENT CONTROL DETAILS - SHT 2	12-12-2011
104479-05-MIE041	00	DETAIL CIVIL PLAN - SHEET 1	12-12-2011
104479-05-MIE042	00	DETAIL CIVIL PLAN - SHEET 2	12-12-2011
104479-05-MIE043	00	DETAIL CIVIL PLAN - SHEET 3	12-12-2011
104479-05-MIE044	00	DETAIL CIVIL PLAN - SHEET 4	12-12-2011
104479-05-MIE051	00	TYPICAL SECTIONS	12-12-2011
104479-05-MIE052	00	TYPICAL SECTIONS	12-12-2011
104479-05-MIE061	00	ROAD LONG SECTIONS - ROAD 5	12-12-2011
104479-05-MIE062	00	ROAD LONG SECTIONS - ROAD 8	12-12-2011

Drawing No.	Revision	Name of Plan	Date
104479-05-MIE063	00	ROAD LONG SECTIONS - ROAD 12 & 13	12-12-2011
104479-05-MIE151	00	LINES & SIGNS PLAN - SHEET 1	12-12-2011
104479-05-MIE152	00	LINES & SIGNS PLAN - SHEET 2	12-12-2011
104479-05-MIE153	00	LINES & SIGNS PLAN - SHEET 3	12-12-2011
Subdivision Plans prepared by Tasy Moraitis			
110316	5	Subdivision Plan – Stage 5 Dress Circle	16-03-2012
110316	8	Draft Stage 1 Community Scheme	16-03-2012
110316	5	Subdivision Plan – Stage 2 Chaddock	16-03-2012
110316	7	Subdivision Plan – Stage 3 Squire	16-03-2012
110316	13	Draft Superlot Subdivision Stage 2	16-03-2012
110316	4	Subdivision Plan – Stage 2 Tirrell	16-03-2012
Other Plans and Reports			
Reference	Revision	Report	Author
Ref: E20458F-RPT2	-	Preliminary Environmental Site Assessment	Environmental Investigation Services
104479-04	02	Construction Management Plan	Meinhardt Infrastructure & Environmental Pty Ltd
104479-04	03	Waste Management Plan	Meinhardt Infrastructure & Environmental Pty Ltd
-	-	Updated Landscape Report	Environmental Partnership NSW
-	-	Statement regarding Victoria Road Palm Trees	Environmental Partnership NSW

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.

3. Modify Condition C2 as follows:

C2. Design Modifications

The approved plans and the *Construction Certificate* plans and specifications relating to the proposed residential flat building, required to be submitted to the Certifying Authority, pursuant to Clause 139 of the Regulation, must detail the following amendments:

- At least 5 **6** adaptable units are to be identified and designated within the residential flat building. The adaptable units must represent a range of 2 and 3 bedroom units types and be appropriately distributed throughout the apartment buildings to satisfy AS4299.
- Recommendations of the Morris Goding Accessibility Consulting report (dated 17 March 2011) relating to AS4299 and AS1428.1:2009; **and recommendations of the Morris Goding Access Review (dated 16 April 2012).**
- Inclusion of ceiling fans within any single aspect units that do not have access to cross-ventilation; and
- Provision of at grade bicycle parking for visitors of the residential flat building; **and**
- The height of the plant room enclosures on the roof of the residential flat building are to be reduced so that no part of the building exceeds 18.5 metres in height above ground level.**