

Modification of Development Consent

Section 4.55(2) of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces, I approve the modification of development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development

Louise Densmore

Director

Regional Assessments

Sydney

November 2025

SCHEDULE 1

Application No.:

MP10_0195

Applicant:

Fabcot Pty Ltd

Consent Authority:

Minister for Planning and Public Spaces

Site:

Lot 5211 DP 1200804

262 Hakone Road, Woongarah

Modification:

MP10_0195 - Mod 2

Modification of retail facility and associated works.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 – Part A, Administrative Conditions, condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

A1 - Development Description

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

- Retail facility with a total Gross Floor Area of ~~33,112~~ **12,855**m² comprising:
 - ~~22,092~~ **8,760**m² of retail floor space (including ~~1,892~~ **1,170**m² of bulky goods retail);
 - ~~3,608~~ **175**m² of commercial floor space;
 - **580m² of medical centre;**
 - ~~3,742 m2 of entertainment uses (cinema)~~ **2,530m² of e-commerce facilities;** and
 - ~~3,669~~ **810**m² for circulation space/mall and amenities, toilets etc.
- Car parking totalling ~~1,524~~ **489** spaces including ~~1,283~~ **basement car parking spaces;** at grade ~~commuter car park comprising 225 spaces,~~ and on street parking for 16 cars.
- ~~Civic Square' straddling the proposed Main Street~~ **Public domain** with a total area of ~~2,852~~ **1,595**m² (including the roadway) and ~~2,481m2 (excluding the roadway)~~ **and 5,715m² of landscaping around the site.**
- Site preparation and bulk earthworks.
- Road construction ~~within the site including Road W06 and Road W05~~ **Gibraltar Road and Woongarra (Nikko) Road** and road works outside the site including the roundabout on Road W05, and Road W08.
- Associated infrastructure works and servicing, including subdivision.
- Use and fit out within the buildings of the proposed Woolworths Supermarket and **E-commerce facility** ~~BIG W Discount Department Store.~~
- Site remediation and landscaping.

- (b) Schedule 2 – Part A, Administrative Conditions, condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

2 - Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with the following documentation:

~~Warnervale Town Centre Civic Precinct Environmental Assessment dated August 2011, as amended by the Preferred Project Report prepared by TPG dated October 2012 (including the Statement of Commitments), as further amended by the additional response prepared by TPG dated 5 April 2013, and as further amended by the additional response prepared by TPG dated 29 April 2013, except as modified by the conditions of this approval. A table of approved plans and reports is provided in Schedule 4 of this approval.~~

Modification Report for Warnervale Shopping Centre MP 10 0195 MOD 2 dated 21 October 2024 as amended by the Submissions Report prepared by Willowtree Planning Pty Ltd dated 8 May 2025 (including the mitigation measures table) as further amended by the additional responses prepared by Willowtree Planning Pty Ltd dated 11 July 2025 and 11 September 2025, except as modified by by the conditions of this approval. A table of approved plans and reports is provided in Schedule 4 of this approval.

- (c) Schedule 2 – Part A – Administrative Conditions, condition A6 is deleted as per by the struck out words / numbers as follows:

A6 – Signage

~~No signage is approved as part of this application. Any signage will require a separate development approval and will be subject to the relevant planning controls applying to the site.~~

- (d) Schedule 2 – Part A – Administrative Conditions, condition A7 is added by the insertion of the **bold and underlined** words / numbers.

A7. Construction Standards - Bushfire

- a) **New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.**
- b) **The provision of new water, electricity and gas must comply with Table 7.4a of Planning for Bush Fire Protection 2019.**
- c) **Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019.**

- (e) Schedule 2 – Part A – Administrative Conditions, condition A8 is added by the insertion of the **bold and underlined** words / numbers.

A8. Outdoor Lighting

All outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the commencement of public domain works.

- (f) Schedule 2 – Part B, Prior to issues of construction certificate, condition B1 is deleted as per by the struck out words / numbers as follows:

B1. Detailed Landscape Plan

~~A detailed landscape plan for Road W06 and Civic Square is to be prepared and be generally consistent with the Public Open Space objectives and controls of the Warnervale Town Centre Development Control Plan 2012. The plan is to be prepared in consultation with Council and approved by the Certifying Authority prior to issue of a Construction Certificate.~~

- (g) Schedule 2 – Part B, Prior to issues of construction certificate, condition B3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the struck out words / numbers as follows:

B3. Roads

The following details are to be approved by the Certifying Authority, in consultation with Council prior to issue of a Construction Certificate:

- a) ~~The final design of the roundabout and southern leg (known as Road W08) is to be agreed to by UrbanGrowth. The design of these works should be undertaken in consultation with Council.~~

- b) Detailed design plans for the approved roads are to be prepared, and include pavement treatment, utility services, stormwater drainage and lighting, in accordance with Council's standards.
 - c) The footpath reserve width on the southern side of **Gibraltar** Road ~~W05~~ is not to be less than 3.6m.
 - d) Road signage and marking details are to be submitted to Council's traffic committee for approval.
- (h) Schedule 2 – Part B, Prior to issues of construction certificate, condition B4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

B4. Construction Management Plan

A Construction Management Plan (CMP) shall be prepared and is to be approved by the Certifying Authority prior to the issue of the first Construction Certificate. The CMP must:

- a) detail arrangements for vehicle access to the site for construction. Council shall be consulted on the proposed vehicle access routes. In the event that **Woongarra** Road ~~W04~~ is not completed prior to commencement of construction, alternative access arrangements to the development site are to be made in consultation with Council.
 - b) identify trees, including species, condition and remedial works, that will be retained on-site and protected during construction work.
 - c) detail the type and quantities of construction waste, including excavated soil, and include an estimate of the waste materials that will be re-used or recycled, disposal locations, truck routes etc.
 - d) outline a plan of management for the transportation and disposal of soil and ensure the road, kerb, gutter and footpath area adjacent to and nearby the subject site are kept clear of soil and debris.
 - e) outline a plan of management for site preparation works including dust controls during bulk earthworks and strategies/clearing protocols that will be implemented on-site to manage vegetation clearance and the impact on local flora and fauna.
 - f) document the soil and water management plan (SWMP) to manage stormwater and surface water runoff during the course of construction in accordance with the NSW Office of Environment and Heritage publication "Managing Urban Stormwater Soils and Construction" (Blue Book).
 - g) detail the type of plant and construction vehicles that will access the subject site (during earthworks, road works, utility services and building works), identify and number of construction vehicles trips generated by the development and detail strategies to mitigate impacts on the local road network. The traffic management plan shall also have regard to the with the RMS (RTA) manual – 'Traffic Control at Worksites'.
 - h) assess construction noise impacts against the relevant criteria contained within the Environmental Noise Control Manual and identify strategies to mitigate noise impacts on surrounding sensitive receivers.
 - i) identify appropriate management procedures in the event that Aboriginal objects or human remains are identified as a result of construction activities within the area.
- (i) Schedule 2 – Part B, Prior to issues of construction certificate, condition B9 is deleted as per by the ~~struck-out~~ words / numbers as follows:

~~B9. Commuter Car Park~~

- a) ~~The commuter car park is to be designed generally in accordance with the Railcorp Rail Station Commuter Car Park guidelines, and detailed plans be submitted to RailCorp (or their successors) prior to issue of a Construction Certificate for the commuter car park.~~

- b) Disabled commuter car spaces are to be within the walkable distance requirements of the Disability Standards for Accessible Public Transport 2002 (Transport Standards).
 - c) 225 car spaces are to be provided at grade or a location negotiated with NSW Trains on the site in perpetuity as commuter car parking spaces and be available free of charge for rail passengers
- (j) Schedule 2 – Part B, Prior to issues of construction certificate, condition B10A is added by the insertion of the **bold and underlined** words / numbers as follows:

B10A. Rail Corridor

- a) Prior to the issue of a Construction Certificate, the Applicant shall provide an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of Sydney Trains' representative.
- b) Prior to the issue of a Construction Certificate, the Applicant shall provide to Sydney Trains satisfaction the following documentation for review, comment, and written endorsement, a Traffic Impact Assessment and Sydney Trains Data Checklist with regards to Warnervale Road level crossing. This report and Checklist must contain the current traffic and pedestrian movement data, and the proposed traffic and pedestrian movement data (including construction vehicles) as a result of the proposed development. The Certifier is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
- c) During all stages of the development, the Applicant must take extreme care to prevent any form of pollution entering the rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
- d) Excess soil is not allowed to enter, be spread, or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.
- e) The Applicant must ensure that all drainage from the development is adequately disposed of and managed and not allowed to be discharged into the rail corridor unless prior written approval has been obtained from Sydney Trains.
- f) The Applicant/Developer shall not at any stage block any rail corridor access gates off Hakone Road and should make provision for easy and ongoing 24/7 access by rail vehicles, plant, and equipment to support maintenance and emergency activities.
- g) The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:
 - i. oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;
 - ii. acts as the authorised representative of the Applicant; and
 - iii. is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.
- h) Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.
- i) Copies of any certificates, drawings, approvals/certification, or documents endorsed by, given to, or issued by Sydney Trains or TAHE (Transport Asset Holding Entity) must be submitted to the Department for its records prior to the issuing of the applicable Construction Certificate or Occupation Certificate.

- (k) Schedule 2 – Part B, Prior to issues of construction certificate, condition B11 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out words / numbers~~ as follows:

B11. Local Contributions – awaiting Council response

- (l) Schedule 2 – Part C, Prior to commencement of work, condition C2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out words / numbers~~ as follows:

C2. Bushfire Protection

Prior to commencement of works on site, the recommendations of the Bushfire Protection Assessment prepared by Travers Bushfire and Ecology **ABPP** dated February 2013 **June 2024** are to be implemented including:

- a) ~~A temporary 30m APZ, measured from the exposed wall of the commercial buildings toward the hazardous vegetation, is to be provided, within Lot 1 DP 376264. Documentation is to be submitted to approved by Council (the owner of the land) prior to commencement of work to identify the hazardous areas to be managed, the scope of the works required, the frequency of the works, the objectives of the works as well as the monitoring of works. This will also include the provision of a temporary fire trail. If an agreement is not provided by Council, the proponent is to identify an alternative solution, in consultation with NSW Rural Fire Service, and approved by the Certifying Authority~~
The landscaped buffer zone to the north of the complex shall be managed as a Defendable Space in accordance with Appendix 4 of Planning for Bushfire Protection 2019 and the NSW Rural Fire Service’s “Standards for Asset Protection Zones”.
- b) ~~A hydrant water supply to be installed in accordance with Australian Standard AS 2449.1~~ **The building shall be constructed to satisfy the requirements of Section 3 and Section 5 (BAL 12.5) of A.S. 3959 – 2018 – ‘Construction of Building in Bushfire Prone Areas’ is required.**

- (m) Schedule 2 – Part C, Prior to commencement of work, condition C3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out words / numbers~~ as follows:

C3. Site Contamination Remediation

The site shall be made suitable for the approved development in accordance with the recommendations identified in (Stage 2 report by Coffey Geotechnics dated 28 November 2011), in particular:

- a) The Asbestos Containing Materials (ACM) observed around the former building area is to be removed by “emu-picking”. An AS1 or AS2 licensed removal contractor (licensed with NSW WorkCover) will be required to undertake this work. The work will need to be carried out in accordance with an asbestos removal plan (ARP);
- b) The water and upslope/spillway soils in Dam 2 are sampled and analysed to confirm the presence of Total Petroleum Hydrocarbons (TPH), as recommended in the Stage 2 ESA report.
Should TPH contamination be confirmed, the water would require treatment for disposal prior to development.
- c) ~~The section of the southern wall of Dam 2 which has eroded away should be restabilised to lessen the impact downgradient.~~

Note:

- The work pursuant to Condition C3(a) has been completed through the issuing of the 'Visual Clearance Inspection Certificate' prepared by Coffey, dated 13 September 2018 (ref. 754-NEWC00390AA).
- The work pursuant to Condition C3(b) has been completed through the issuing of the 'Surface Water and Soil Assessment of Dam 2' prepared by Coffey, dated 5 November 2018 (ref. 754-NEWC00390AA-R02).

- (n) Schedule 2 – Part D, During Construction, condition D8 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

D8. Aboriginal Cultural Heritage

- e) Prior to carrying out any development, the Applicant must prepare an Aboriginal Cultural Heritage Management Plan (ACHMP) for the development to the satisfaction of the Secretary. This plan must:
- be prepared by a suitably qualified and experienced person;
 - be prepared in consultation with the Registered Aboriginal Parties and reviewed by Heritage NSW
 - include a description of the measures (and associated methodologies) that would be implemented for:
 - protecting Aboriginal objects within the project area, where required, or items located outside the approved development footprint, including fencing off the Aboriginal objects prior to commencing construction noting that no harm is permitted to 'Hakone Road Artefact Scatter 2' (AHIMS #45-3-4996). This must include identification of appropriate protective buffers around the site boundary.
 - A strategy for the short-term and long-term management of any Aboriginal objects or material recovered from the project area (including those recovered during previous test excavations).
 - include updated mapping of all areas that have been and will be subject to mitigation measures such as protective fencing
 - include evidence that Aboriginal Site Impact Recording Form/s (ASIRFs) have been submitted to the Aboriginal Heritage Information Management Systems (AHIMS) registrar as soon as practicable for 'Hakone Road Isolated Artefact 1' (AHIMS #45-3-4994) and 'Hakone Road Artefact Scatter 1' (AHIMS #45-3-4995) following unmitigated harm to these Aboriginal sites following development activities.
 - ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions;
 - ongoing consultation with RAPs during the implementation of the ACHMP
 - include a contingency plan and reporting procedure for the management of Unexpected Heritage Finds and Human Remains Procedure prepared in relation to Aboriginal cultural heritage, with these measures to be prepared in accordance with the guidelines and standards specified by Heritage NSW, be implemented for the duration of the project and to

include the requirement to registrar any newly identified Aboriginal objects or sites in the AHIMS database.

f) Following the Planning Secretary's approval, the Applicant must implement the ACHMP.

(o) Schedule 2 – Part D, During Construction, condition D10 is added by the insertion of the **bold and underlined** words / numbers.

D10. Asset Protection Zones - RFS

a) At the commencement of building works and in perpetuity, the entire property must be maintained as an inner protection zone (IPA) in accordance with the requirements of Appendix 4 of the *Planning for Bush Fire Protection 2019* and the NSW RFS document Standards for Asset Protection Zones to ensure ongoing protection from the impact of bushfires.

b) This approval is subject to the proposed easement being registered pursuant to section 88B of the *Conveyancing Act 1919* on the adjoining land for part of the asset protection zone (APZ) as detailed in the document *BUSHFIRE PROTECTION ASSESSMENT FOR THE PROPOSED WOOLWORTHS METRO ON LOT 5211 in DP 1200804 No. 262 HAKONE ROAD, WOONGARRAH*, prepared by Australian Bushfire Protection Planners, Reference Number: B244125 - 3, dated 5 June 2024, which identifies the following:

A 30 metre wide managed Landscaped Buffer zone is to be provided to the north of the development precinct. The residual land to the north of the development precinct (within the development site) will be managed to maintain a low fuel hazard in the northern portion of the development site. The name of authority empowered to release, vary or modify any instrument must be Central Coast Council.

(p) Schedule 2 – Part E, Prior to issue of occupation certificate, condition E2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

E2. Road Construction

- a) Land within the site required for the construction of **Woongarra (Nikko) Road** ~~W04~~ shall be dedicated to council ~~free of cost prior to issue of an Occupation Certificate.~~
- b) The proponent shall be responsible for the construction of the sections of ~~Roads W05, W06 and W08~~ **Gibraltar Road and Woongarra (Nikko) Road** as shown on Drawing No. A00.11 PPR-5 ~~DA2.0 P4~~ dated 18/04/2013 **31/07/2024**, as well as footpaths. These works are to be completed by the proponent prior to issue of an Occupation Certificate.
- c) **Woongarra (Nikko) Road** ~~W04~~ shall be completed by others and constructed prior to issue of an Occupation Certificate.
- d) Documentation is to be provided for the Certifying Authority that the access arrangements to the ~~basement~~ car park and loading docks from **Gibraltar Road** ~~W05~~ **and Woongarra Road**, including turning circles, comply with the Austroads standards.
- e) All roads constructed under this approval are to be constructed to ~~Wyong Shire~~ **Central Coast** Council's engineering requirements

- (q) Schedule 2 – Part E, Prior to issue of occupation certificate, condition E3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

E3. Stratum Subdivision

~~Prior to the issue of an Occupation Certificate, a plan of Stratum Subdivision is to be prepared for road W06 (Main Street) and the basement car park beneath, to provide for the following:~~

- ~~a) A stratum lot for the basement car park limited in height to the top of the car park structure.~~
- ~~b) A stratum lot for Road W06 (including, kerbs and gutters for the full length of the road, and including through Civic Square), is to be dedicated to council. An easement over the adjoining footpaths and under the road to a minimum depth of 1 m, is also to be provided to allow council to access any drainage infrastructure and services under the road and footpaths.~~
- ~~c) The stratum subdivision plan shall be consistent with the Works as Executed drawings. The Stratum Subdivision plan and all relevant easements shall be lodged with Land and Property Information for registration prior to issue of an Occupation Certificate~~

The Plan of Subdivision must not be lodged for registration with NSW Land Registry Services, until:

- (a) a Subdivision Certificate has been issued, certifying that all works under the Subdivision Works Certificate have been completed;**
- (b) the Certifier is satisfied that the matters specified in section 6.15 of the EP&A Act have been addressed; and**
- (c) any other matters prescribed in the development consent for the subdivision and the EP&A Act and EP&A Regulation have been complied with.**

A copy of the Subdivision Certificate must be submitted to the Department and Council no later than seven business days from the date of issue.

All drainage easements, rights of way, restrictions and covenants must be included on the subdivision plan. All dedications of roads/drainage are to be undertaken at no cost to the Department.

- (r) Schedule 2 – Part E, Prior to issue of occupation certificate, condition E4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

E4. Civic Square Public Domain

- ~~a) Civic Square and the footpaths along Road W06~~ **The public open space** shall be publicly accessible 24 hours a day seven days a week.
- ~~b) The maintenance of Civic Square~~ **the public domain**, including the pavement, lighting, landscaping and furniture, shall be the responsibility of the proponent.
- ~~c) An access agreement with the council is to be in place prior to the issue of any Occupation Certificate. The agreement is to allow the council to hold 12 community events each calendar year on the part of Civic Square north of Main Street (Road W06), for a peppercorn rent, with appropriate allowance for setup and dismantling of the event~~

- (s) Schedule 2 – Part E, Prior to issue of occupation certificate, condition E5 is deleted as per by the ~~struck-out~~ words / numbers as follows:

~~E5. Dedication of Roads~~

~~All roads constructed within Lot 521 DP 594725 subject to this approval, are to be dedicated to Wyong Shire Council, free of cost to council, prior to the issue of an Occupation Certificate.~~

- (t) Schedule 2 – Advisory Notes, AN3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

AN3 – Water Licensing

~~An authorisation under the Water Act 1912 or the Water Management Act 2000 is to be obtained from the NSW Office of Water (NOW) with the appropriate purpose identified should any activity relating to the taking of or interception of groundwater be proposed.~~

Under the Water Management Act 2000, if groundwater is intercepted a water access licence (WAL) must be obtained prior to any water take occurring unless an exemption under the Water Management (General) Regulation 2025 applies. An exemption may be available where the groundwater take during construction or operation is less than or equal to 3ML per water year (cl 19, sch 4 of WM Reg). To claim this exemption certain requirements must be met, such as

- **The person claiming the exemption keeps a record of water taken under the exemption and provides this to the Minister within 28 days of the end of the water year; and**
- **The records are kept for 5 years.**

SCHEDULE 3

(u) Schedule 3 – Statement of Commitments is replaced with the following mitigation measures:

APPENDIX C MITIGATION MEASURES

Source: Willowtree Planning Pty Ltd Submissions Report Appendix C Mitigation Measures Table dated 8 May 2025

Prepared by: Fabcot Pty Ltd

In relation to: Modification Application (MP10 0195 Mod-2) For Warnervale Shopping Centre

Site: 262 Hakone Road, Warnervale (Lot 5211 in DP 1200804) Lot 5211 in DP 1200804

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SCHEDULE 4

- (v) Schedule 4 – Table of Approved Plans and Reports is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

Warnervale Town Centre Stage 1 Project <u>MOD 2</u> Application Information Submitted to Department of Planning, <u>Housing</u> & Infrastructure			
Architectural Drawings	Prepared by BN Group Pty Ltd <u>Clarke Hopkins</u>		
Drawing no	Issue	Name of Plan	Date
A00.01	PPR-3	Title Sheet – Location	27/3/13
A00.10	PPR-4	Lot & Boundary Plans proposed & indicative future Roads	27/3/13
A00.12	PPR-1	Ref. Impacted Areas	27/3/13
A04.13	PPR-4	Proposed Floor Plan – GL Retail Level	27/3/13
A200.10	PPR-4	Lot & Boundary Plans Indicative Future Works	27/3/13
A04.10	PPR-3	Proposed Floor Plan CP3 & Loading	19/02/2013
A04.11	PPR-3	Proposed Floor Plan CP2	19/02/13
A04.12	PPR-3	Proposed Floor Plan CP1	19/3/2013
A04.15	PPR-2	Proposed Floor – Cinema Level	11/2/13
A04.20	PPR-2	Proposed Roof Plan	11/2/13
A04.25	PPR-1	Proposed Awning Plan	11/2/13
A10.01	PPR-3	Proposed Elevations North & South	19/2/13
A10.02	PPR-3	Proposed Elevations East & West	19/2/13
A00.20	PPR-P2	Excavation Estimate	19/2/13
A00.21	PPR-2	Road Grading Elevations	11/2/13
A10.81	PPR-2	Perspective Impressions	21/2/13
A10.82	PPR-2	Perspective Impressions	21/2/13

A100.20	PPR-3	GFA & Car Parking Analysis	19/2/13
A11.01	PPR-3	Proposed Sections	19/2/13
<u>DA1.0</u>	<u>E</u>	<u>RESPONSE TO RFI</u>	<u>09.05.2022</u>
<u>DA2.0</u>	<u>E</u>	<u>LOT AND ROAD BOUNDARY PLAN</u>	
<u>DA2.1</u>	<u>E</u>	<u>SITE PLAN - EXISTING AND DEMOLITION</u>	<u>09.05.2022</u>
<u>DA2.2</u>	<u>F</u>	<u>SITE PLAN</u>	<u>09.05.2022</u>
<u>DA2.3</u>	<u>F</u>	<u>GROUND FLOOR</u>	<u>09.05.2022</u>
<u>DA2.4</u>	<u>E</u>	<u>LEVEL 1</u>	<u>09.05.2022</u>
<u>DA2.5</u>	<u>E</u>	<u>ROOF PLAN</u>	<u>09.05.2022</u>
<u>DA2.6</u>	<u>E</u>	<u>AWNING PLAN</u>	<u>09.05.2022</u>
<u>DA2.7</u>	<u>E</u>	<u>GFA AREA</u>	<u>09.05.2022</u>
<u>DA4.1</u>	<u>E</u>	<u>ELEVATIONS</u>	<u>09.05.2022</u>
<u>DA4.2</u>	<u>E</u>	<u>ELEVATIONS</u>	<u>09.05.2022</u>
<u>DA4.5</u>	<u>D</u>	<u>SECTIONS</u>	<u>09.05.2022</u>
<u>DA5.0</u>	<u>F</u>	<u>SIGNAGE PLAN</u>	<u>09.05.2022</u>
<u>DA5.1</u>	<u>F</u>	<u>SIGNAGE DETAILS - SHEET 1</u>	<u>09.05.2022</u>
<u>DA5.2</u>	<u>F</u>	<u>SIGNAGE DETAILS - SHEET 2</u>	<u>09.05.2022</u>
<u>DA7.1</u>	<u>E</u>	<u>SHADOW DIAGRAMS JUNE</u>	<u>09.05.2022</u>
<u>DA8.1</u>	<u>E</u>	<u>ARTIST IMPRESSIONS - SHEET 1</u>	<u>09.05.2022</u>
<u>DA8.2</u>	<u>E</u>	<u>ARTIST IMPRESSIONS - SHEET 2</u>	<u>09.05.2022</u>
<u>DA8.3</u>	<u>E</u>	<u>ARTIST IMPRESSIONS - SHEET 3</u>	<u>09.05.2022</u>
<u>DA8.4</u>	<u>E</u>	<u>ARTIST IMPRESSIONS - SHEET 4</u>	<u>09.05.2022</u>
<u>DA8.5</u>	<u>E</u>	<u>ARTIST IMPRESSIONS - SHEET 5</u>	<u>09.05.2022</u>

<u>Appendix D4 – Updated Landscape Report</u>	<u>Prepared by Square One Landscape Architects</u>	=	<u>29 April 2025</u>
<u>Appendix D5 – Updated Civil Engineering Package</u>	<u>Prepared by van der Meer Consulting</u>	=	=
Appendix B	Prepared by: Travers Bushfire & Ecology	Flora & Fauna Assessment Update	April 2013
Appendix C	Prepared by: Mott MacDonald	Updated Initial Infrastructure Assessment	March 2013
10S183C-MPEA105	Prepared by: Mott MacDonald	Road Services Cross Sections and Detail	26/3/13
10S183C-MPEA106	Prepared by: Mott MacDonald	Constraints and Opportunities Master Plan	26/3/13
10S183C-MPEA108	Prepared by: Mott MacDonald	Road grading Longitudinal Sections Sheet 1 of 2	26/3/13
10S183C-MPEA109	Prepared by: Mott MacDonald	Road grading Longitudinal Sections Sheet 2 of 2	26/3/13
10S183C-MPEA110	Prepared by: Mott MacDonald	Stormwater Management Philosophy	26/3/13
10S183C-MPEA111	Prepared by: Mott MacDonald	Stormwater Layout Master Plan Sheet 1 of 2	26/3/13
10S183C-MPEA112	Prepared by: Mott MacDonald	Stormwater Layout Master Plan Sheet 2 of 2	26/3/13
10S183C-MPEA113	Prepared by: Mott MacDonald	Road Turning Circles	26/3/13

10S183C-MPEA114	Prepared by: Mott MacDonald	Road W01 Turning Circles	26/3/13
Ref 10s183	Mott MacDonald— Phil McBride	Letter re Stormwater Quality Management	26/3/13
Appendix D Ref TR/7874/jj	Prepared by Colston Budd Hunt & Kafes Pty Ltd	Report re Roundabout Traffic Review	27/3/13
Appendix E	Prepared by: Travers Bushfire & Ecology	Bushfire Protections Assessment	February 2013
	Prepared by: Travers Bushfire & Ecology	Schedule 1 – Plan Bushfire Protection Measures	12/2/13
Appendix D19	<u>Australian Bushfire Protection Planners Pty Ltd</u>	<u>Bushfire Protection Assessment</u>	<u>01/05/2025</u>
Appendix F	Prepared by: Rider Levett Bucknall	Public Domain Works Costing	March 2013
	Prepared by: Rider Levett Bucknall	Quantity Surveyors Certificate	27 March 2013
Appendix G	Prepared by: Fabcot	Council Submission letter	1 February 2013

and generally in accordance with the following documents:

- (i) Aboriginal Cultural Heritage Assessment prepared by Austral Archaeology Version 7, dated 9 September 2025**
- (ii) Traffic and Accessibility Impact Assessment prepared by Colston Budd Rogers & Kafes Pty Ltd dated March 2025**
- (iii) Acoustic Assessment prepared by Acoustic Logic, Rev 4, dated 23 April 2025**
- (iv) BCA and Fire Safety Assessment Report prepared by Hontas Hatzi & Co, Rev 1.4, dated 08 May 2025**
- (v) Accessibility Design report prepared by Hontas Hatzi & Co, Rev 1.5, dated 08 May 2025**
- (vi) Electrical and Communications Infrastructure Delivery Report prepared by BSE, Rev 4, dated 21 March 2025**

- (vii) Resource and Waste Management Plan prepared by Salt³, Rev F03 dated 21 March 2025**
- (viii) Acid Sulfate Soils Management Plan prepared by Environmental Consulting Services, Rev 1 dated 29 January 2025.**
- (ix) Geotechnical Report prepared by Geo-Logix, Rev Vo3, dated 14 June 2025**
- (x) Arborist Impact Assessment prepared by AEP, dated 5 May 2025**

End of modification

(MP10_0195- Mod 2)

DRAFT