

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

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



Amy Watson
Team Leader
Key Sites Assessments

Sydney

10 May 2022

SCHEDULE 1

Development consent:	SSD 10472 granted by the Minister for Planning and Public Spaces on 23 April 2021
For the following:	Expansion of the Museums Discovery Centre (MDC) comprising • removal of vegetation, site preparation and earthworks • demolition of an existing car park area and construction of new car park on the TAFE site • the construction and operation of a new building (Building J) for the storage of the Powerhouse collection and archives, spaces for education and public programs, conservation and research • construction of a new accessway connecting the MDC and TAFE sites • building identification signage, new landscaping, services infrastructure and a roof mounted photovoltaic system • site subdivision and consolidation • implementation of a tree replacement strategy.
Applicant:	Department of Premier and Cabinet
Consent Authority:	Minister for Planning
The Land:	2 Green Road and 172 Showground Road, Castle Hill [Lot 102 DP 11302712 & Lot 1 DP 1066281]
Modification:	SSD 10472 – MOD 2: Amendments to the wording of Condition B13 tree replacement implementation plan and deletion of Condition D3 easement requirements.

SCHEDULE 2

The above approval is modified as follows:

- (a) In Part A, Condition A1 of Schedule 2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

A1. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS as amended by the RtS, RFI and SRtS;
- (d) in accordance with the approved plans in the table below (except as amended by the conditions of consent);
- (e) generally in accordance with the following modifications applications:
 - (i) Section 4.55(1A) modification application (SSD MOD 1) prepared by GTK Consulting dated August 2021
 - (ii) **Section 4.55(1A) modification application (SSD MOD 2) dated 4 February 2022 and additional information dated 22 March 2022, prepared by Create NSW**

Drawing No.	Name of Drawing	Rev	Date
Architectural plans prepared by lahznimmo architects			
A - DA - 1100	Existing Site Plan	07	07/08/2020
A - DA - 1101	Proposed Site Plan	12	07/08/2020
A - DA - 1102	Site Carpark Plan	01	07/08/2020
A - DA - 1200	Site Demolition Plan	01	07/08/2020
A - DA - 1400	Lower Ground Floor Plan	14	28/07/2021
A - DA - 1401	Ground Floor Plan	14	28/07/2021
A - DA - 1402	Level 01 Floor Plan	16	28/07/2021
A - DA - 1403	Level 02 Floor Plan	13	28/07/2021
A - DA - 1404	Roof Plan	06	17/12/2020
A - DA - 2000	Elevations	13	28/07/2021
A - DA - 2001	Elevations	13	28/07/2021
A - DA - 2002	Signage zones	01	24/02/201
A - DA -3000	Sections	16	28/07/2021
Landscape plans prepared by ASPECT studios			
LA_1100	Cover sheet & legend	C	02/02/21
LA_1101	Landscape Plan	D	02/02/21
LA_1102	Landscape Plan – TAFE Car Park	B	08/07/20
LA_1103	Tree Removal Plan	B	05/08/20
LA_1104	Tree Protection Zone Plan	A	02/02/21
LA_3000	Landscape Section	B	05/08/20
Civil plans prepared by Northrop			
DA1.01	Coversheet, drawing schedule and locality plan	3	14.01.21

DA1.11	General Arrangement Plan	3	14.01.21
DA2.01	Concept Sediment and Erosion Control Plan	3	14.01.21
DA2.11	Sediment and Erosion Control Details	3	14.01.21
DA2.21	Bulk earthworks	5	14.01.21
DA3.02	Siteworks and Stormwater Management Plan – Sheet 2	4	14.01.21
DA4.01	OSD Details – Sheet 1	3	14.01.21
DA4.02	OSD Details – Sheet 2	3	14.01.21
Subdivision plans prepared by YSCO Geomatics Land Resource Consultants			
<u>08148/15C</u> <u>98148/15D</u>	Plan showing proposed acquisition <u>subdivision</u> of land at Castle Hill TAFE College, Green Road, Castle Hill, being Lot 102 in DP 1130271 in the Hills Shire L.G.A	<u>Proposed</u> <u>substation</u> <u>&</u> <u>associated</u> <u>Easements</u> <u>added</u> <u>Prop.</u> <u>Right of</u> <u>Access</u> <u>Removed</u>	<u>08/9/20</u> <u>4/05/22</u>

- (b) In Part B, Condition B13 of Schedule 2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

TREE REPLACEMENT IMPLEMENTATION PLAN

- B13. Prior to commencement of construction of Building J, a final Tree Replacement Implementation Plan (TRIP) must be developed in consultation with Council and approved by the Planning Secretary. The TRIP must include the final planting locations, species, pot sizes and maintenance of the replacement planting for 674 trees **(74 trees are to be** within Council's open space **and 600 trees are to be within land leased by Taronga Conservation Society Australia to be grown and maintained for the purpose of zoo and animal food).**

The TRIP must include a requirement that the Applicant is responsible for replacement of any planting losses in the first 12 months, with the same species.

- (c) In Part D, Condition D3 of Schedule 2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

~~EASEMENTS~~

- ~~**D3. Prior to issue of a subdivision certificate, an easement under section 88E of the Conveyancing Act 1919 must be registered on proposed Lot 101 benefiting Lot 1 DP 1066281, which provides a right of vehicle access from the MDC site through the TAFE site to Green Road. The easement must name the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council.**~~

End of modification

(SSD 10472 MOD 2)