

Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



Michael Woodland
Director
Metropolitan Projects

Sydney **20th SEPTEMBER** 2010

SCHEDULE 1

PART A—TABLE

Application made by:	Stockland Development Pty Limited
Application made to:	Minister for Planning
Major Project Application:	MP 05_0084
On land comprising:	2 Spurway Street, Ermington Lot 1001 DP 1040571 and Lot 1009 DP 1066557
Local Government Area	Parramatta
For the carrying out of:	Torrens title subdivision of part Lot 1001 DP 1040571 and Lot 1009 DP 1066557 into 78 lots, and residential development incorporating studio, freestanding, courtyard, and townhouse dwellings, a residential flat building providing a total of 101 dwellings, and stratum subdivision of the second storey dwellings above the garages on Lots 2 and 25.
Estimated Cost of Works	\$34,000,000
Type of development:	Major Project
S.119 Public inquiry held:	No
Determination made on:	21 November 2006
Date consent is liable to lapse:	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the Act.

PART B—NOTES RELATING TO THE DETERMINATION OF MP NO. 05_0084

Responsibility for other approvals / agreements

The Proponent is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2000* (as amended).

Appeals—Third Party

A third party right to appeal to this development consent in the manner set out in the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2000* (as amended).

Legal notices

Any advice or notice to the consent authority shall be served on the Director-General.

PART C—DEFINITIONS

In this consent,

Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Advisory Notes means advisory information relating to the approved development but do not form a part of this consent.

BASIX means State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

Council means Parramatta City Council.

CPI means Consumer Price Index.

DA 112-4-2002 means the development consent granted by the Minister on 16 September 2003, for the Stage 1 subdivision of Lot 1001, 1003, 1004 and 1005 of DP 1040571, Spurway Street, Ermington, into 44 residential allotments, creation of Lots 1004 and 1005 as public open space, creation of Lot 1003 as a public road and construction of streets including landscaping, parks, provision of utility services, tree removal and earthworks.

DA 113-4-2002 means the development consent granted by the Minister on 14 October 2003, for the Stage 2 subdivision of Lot 1002 of DP 1040571, Spurway Street, Ermington, into 37 residential allotments ranging in size to accommodate a mix of residential dwelling types; construction of streets including landscaping, parks, provision of utility services, tree removal and earthworks

Department means the Department of Planning or its successors.

Director-General means the Director-General of the Department.

Environmental Assessment means the Environmental Assessment prepared by Stockland Development Pty Limited and dated April 2006.

Minister means the Minister for Planning.

MP No. 05_0084 means the Major Project described in the Proponent's Environmental Assessment.

PCA means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.

Proponent means Stockland Development Pty Limited or any party acting upon this consent.

Regulation means the *Environmental Planning and Assessment Regulation, 2000* (as amended).

Subject Site has the same meaning as the land identified in Part A of this schedule.

SCHEDULE 2 CONDITIONS

The above approval is modified as follows:

a) Amend Condition A2 as follows:

Within item number (10) amend the following line adding the new Certificate number and address as follows:

Certificate Number	Project name	Address
332812S	Ermington DA5	Lot 63, Nordica Street, Ermington

b) Insert the following at the end of A2:

20) Application to Modify an Approval s.75W (Lot 63 Nordica Street, Ermington), prepared by Byrnes PDM Pty Ltd dated 16 July 2010.

c) Add the following at the end of Condition A3:

Except where amended by the Modification Application submitted by Byrnes PDM Pty Ltd dated 16 July 2010 and the following drawings:

Architectural Drawing prepared by Cosmopolitan Living for Lot 63 Nordica Street, Ermington			
Drawing Number	Sheet Title	Revision	Date
010	Cover Sheet	G	20-09-10
020	Site Plan	C	2-12-09
030	Ground Floor Plan	F	2-12-09
040	First Floor Plan	F	20-09-10
050	Front & Rear Elevations	D	2-12-09
060	Side Elevations	F	20-09-10
070	Sections A & B	D	2-12-09
080	Ground Floor Electrical Plan	C	2-12-09
090	First Floor Electrical Plan	C	2-12-09
100	Slab Plan	C	2-12-09
101	Slab Details	C	2-12-09
110	Kitchen Details	C	2-12-09
120	Laundry and Pwdr Details	C	2-12-09
130	Bathroom Details	D	2-12-09
140	Ensuite Details	D	2-12-09
150	Stairs Details	C	2-12-09
160	Floor Joist Layout	C	2-12-09
170	Standard Details	C	2-12-09
180	Steel Layout	C	2-12-09

END OF MODIFICATION TO MP05_0048