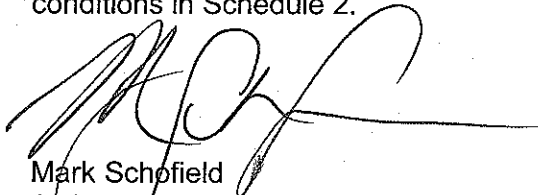


Modification of Minister's Approval

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.



Mark Schofield
Acting Director
Regional Projects

Sydney

29/Nov 2010

SCHEDULE 1

Project Approval:	05_0106 granted by the Director General, as Delegate of the Minister for Planning, on 8 April, 2009.
For the following:	98 lot (and residual allotment) residential subdivision of Lot 7 DP1069956, Banyula Drive, Old Bar.
Modification:	MP05_0106 Modification 1 for: 1) Insert definition of Residual Allotment into <i>Definitions</i> of Schedule 1. 2) Modify approved roads widths: Condition B13a – Civil Works.

The modification application also sought to modify the following conditions, and those modifications are not approved:

- Condition A2;
- Condition A7;
- Condition A10;
- Condition B1;
- Condition E4; and
- Condition E17.

SCHEDULE 1

DEFINITIONS

Insert the Definition of *Residual Allotment* into Definitions

Residual Allotment

The residual allotment comprises land zoned RE1 Public Recreation and E2 Environmental Conservation being part of SEPP 14 Wetland No. 571 and land identified as open space, swale and 'Basin A' on Lot 7 DP 1069956, adjacent to Banyula Creek within the eastern and northern areas of the site as per the approved plans (Drawing No. 01).

SCHEDULE 2 CONDITIONS

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Delete Condition B13 Civil Works (a) and Replace with

B13 Civil Works

The following civil works and services are to be carried out by Council approved contractors in accordance with the approved plans:-

- a) Construction of roads in the subdivision to the following Auspec standards

Road No	Hierarchy	Carriageway Width (metres)	Road Reserve Width (metres)
1, 1a	Collector	11	19
1b	Local Street	9	18
2	Local Street	9	18
3a	Local Street	8	16
3b	Shareway	5/7.5	12
4, 4a	Access Place	7.5	15
4b	Shareway	5/7.5	12
5, 5a	Access Place	7.5	15
5b	Shareway	5/7.5	12
6	Local Street	9	18
7	Local Street	8	16
8, 8a	Local Street	8	16
8b	Shareway	5/7.5	12
9	Local Street	8	16
10	Local Street	8	16

Where the road widths on the approved plans differ from those in this condition, roads are to be widened without encroachment into the public open space (residual allotment).