

Modification of Major Project Approval

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

I, the Executive Director of Strategic Sites and Urban Renewal as delegate of the Minister for Planning, under section 75W of the *Environmental Planning and Assessment Act 1979*, modify the Project approval referred to in Schedule 1 as set out in Schedule 2.



Jason Perica
Executive Director
Strategic Sites and Urban Renewal

Dated this 16th day of January 2009

MP08_0069 MOD1
File no: S08/00509

SCHEDULE 1

Project Approval for Civil and Infrastructure Works Stage 1 at Potts Hill Reservoirs Land (MP 08_0069) granted by the Minister for Planning on 2 January 2009, consisting of:

- Subdivision;
 - demolition of existing buildings;
 - bulk earthworks;
 - soil remediation; and
 - construction of site infrastructure, including internal roads, drainage works and utilities.
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SCHEDULE 2

The above approval is modified as follows:

Delete Condition 1 and replace with the following:

1 Development description

Project approval is granted only to construction activities within the areas of the Potts Hill Reservoirs land identified as the Eastern Precinct, Brunker Road Site and Bagdad Street Site as described in the EA and amended in the PPR, and further amended in the Modification to MP 08_0069 Application dated 23 December 2008, principally:

- a) Disconnection, relocation, augmentation and reconnection of utilities and services;
- b) Removal and proper disposal of hazardous materials and site remediation;
- c) Demolition of 21 existing built structures and any associated subterranean elements identified as being of low or no heritage significance;
- d) Removal of existing trees and vegetation/landscaping as necessary;
- e) Bulk excavation and earthworks;
- f) Construction of two roads within the Eastern Precinct and associated retaining walls;
- g) Provision of new stormwater management and drainage infrastructure; and
- h) Subdivision into nine lots.

Delete Condition 5 and replace with the following:

5 Road design

If the proposed access roads are to be public, then they shall be designed and constructed in accordance with the relevant standards of Bankstown Council and dedicated to Council, subject to the proponent obtaining the written agreement of Council prior to the dedication of the roads.

Should an agreement regarding the public dedication of the roads not be reached within three months from the date of this approval, or at such earlier time that negotiations have been exhausted, the proponent shall submit to the Department of Planning evidence of their attempts made to satisfy Council's concerns and the Director General shall determine the future designation of the roads.

If the roads are to be private, detailed designs and specifications for the roads are to be submitted to an accredited certifier prior to the issuing of a Construction Certificate. Appropriate easements under Section 88B or 88E of the Conveyancing Act, 1919 shall also be submitted with the final plan of subdivision demonstrating any necessary restrictive covenants, easements and/or rights of way required to provide access to the lots within the subdivision.