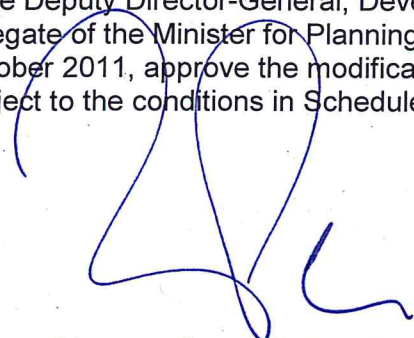


Modification of Minister's Approval

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

I, the Deputy Director-General, Development Assessment & Systems Performance, as delegate of the Minister for Planning and Infrastructure under delegation executed on 1 October 2011, approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



Deputy Director-General, Development Assessment & Systems Performance

Sydney

10 July

2012

SCHEDULE 1

Application No:

MP08_0258

Proponent:

Meriton Property Services Pty Limited

Approval Authority:

Minister for Planning and Infrastructure

Land:

61 Mobbs Lane, Epping

Project:

Early Works Approval for:

- Demolition of existing structures and tree removal
- Construction of final landforms and landscaping of the public and private domain
- Internal and external road works
- Services, utilities and stormwater management works
- A child care facility and private communal resident facilities
- Consolidation of existing lots and subdivision into a community title allotment and Torrens title lot for the proposed child care centre

Modification Number:

MP08_0258 MOD 5

Modification

The proposed changes include:

- Increase the number of child places from 59 to 70

- Internal and external design changes to the child care centre facility
- Deletion of the ramp in the eastern corner of the site
- Increase outdoor unencumbered area to 550m²
- Redesign of the outdoor storage building
- Redesign of the car park area and an increase in car spaces from 15 to 18
- Permit hours of operation from 7.00 am to 7.00 pm Monday to Friday
- Deletion of Condition A7 (a)

SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

In Part A, amend Condition A1 by adding the **bold** and underlined words as follows:

A1 Development Description

Development approval is granted only to the carrying out of development described in detail below:

- Demolition of existing tree structures and tree removal
- Construction of final landforms and landscaping of the public and private domain
- Internal and external road works
- Services, utilities and stormwater management works
- **The use and construction of a child care facility**
- Consolidation of existing lots and staged subdivision into a community title allotment and Torrens title lot for the proposed child care centre

In Part A, amend Condition A2 in relation to the child care centre by replacing the following plans:

A2 Development in Accordance with Plans and Documentation

Architectural Drawings prepared for the Environmental Assessment by PTW Architects			
Drawing No.	Revision	Name of Plan	Date
A19010 01b	b	Floor Plan Child Care Centre (Site & Roof)	23/04/2009 21/05/12
A19011 02	-	Elevations Child Care Centre	23/04/2009 MAR 2012
A19012 03	-	Sections Child Care Centre	23/04/2009 MAR 2012

In Part A, delete Condition A7 (a) in its entirety.

In Part B, add Conditions B22, B23 and B24 as follows:

B22 Recommendations of Acoustic Assessment

The recommendations contained in the document *61 Mobbs Lane, Epping Child Care Centre Acoustic Assessment* prepared by *Acoustic Logic*, Revision 1 and dated 10/04/2012 shall be incorporated into the design of the development. Details demonstrating compliance with this requirement shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

B23 Plantings within front setback

Plantings are to be incorporated within the landscape strip fronting the car park area to provide natural screening of hard stand areas on the site. Details demonstrating compliance with this requirement are to be submitted to the Department for approval prior to issue of the Construction Certificate.

B24 Surveillance

External security in the form of CCTV cameras shall be installed in appropriate locations of the site to ensure access into the centre is monitored. Details demonstrating compliance with this requirement shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

PART F – POST OCCUPATION

In Part F, re-word the title of Conditions G1, G2, G3, G4 to F1, F2, F3, F4 respectively.

In Part F, insert new Conditions F5, F6 and F7 as follows:

F5 Child places

The child care centre shall not exceed the following child placement numbers for each age group specified as follows:

- 0-2 years of age: 38 children
- 2-3 years of age: 16 children
- 3-5 years of age: 16 children

F6 Hours of Operation – Child Care Centre

The child care centre shall only be permitted to operate from 7.00am to 7.00pm, Monday to Friday.

F7 Ongoing Operations – Compliance with Children (Education and Care services) Supplementary Provisions Regulation 2004.

The child care facility must always operate in accordance with the Children (Education and Care services) Supplementary Provisions Regulation 2004.

END OF MODIFICATIONS TO MP08_0258 (MOD 5)