

# 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 14 September 2014, the Planning Assessment Commission approves the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.

### MEMBER OF THE COMMISSION

Sydney

2014

### SCHEDULE 1

**Application No:**

**MP08\_0258**

**Proponent:**

Karimbla Constructions Services (NSW) Pty Ltd

**Approval Authority:**

Minister for Planning

**Land:**

61 Mobbs Lane, Epping, Sydney

**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 residential facilities; and
- Consolidation of existing lots and subdivision into a community title allotment and Torrens title lot for the proposed child care centre

**Modification**

MP08\_0258 MOD 8: modification includes:

- a lot boundary amendment to the community title subdivision plan, Lot 12.

## SHEDULE 2

### PART A – ADMINISTRATIVE CONDITIONS

In Part A, Condition A2 is amended by the insertion of the **bold** and **underlined** words/numbers and deletion of the ~~struck-out~~ words/numbers as follows:

#### ***A2 Development in Accordance with Plans and Documentation***

The development will be undertaken in accordance with MP No. 08\_0258 and the Environmental Assessment dated June 2009, prepared by JBA Urban Planning Consultants Pty Ltd, except where amended by the Preferred Project Report dated April 2010, prepared by Meriton Apartments Pty Limited, **the Section 75W Application (MOD 8) prepared by Meriton Property Services Pty Limited dated 30 July 2014,** and the following drawings:

Architectural Drawings prepared for the Environmental by PTW Architects			
Drawing No.	Revision	Name of Plan	Date
A18000	-	Drawing List	23/04/2009
A18001	-	Location Plan	23/04/2009
A18002	-	Materials and Finishes	23/04/2009
A18010	-	Site Plan Central Resident Facility	23/04/2009
A18011	-	Gym Floor Plan Central Resident Facility	23/04/2009
A18012	-	Elevations & Sections Central Resident Facility	23/04/2009
A18013	-	South Perspective View Central Resident Facility	23/04/2009
A18014	-	Shadow Studies Central Resident Facility	23/04/2009
01b	b	Floor Plan (Site & Roof)	21/05/12
02	-	Elevations	MAR 2012
03	-	Sections	MAR 2012
Engineering Plans prepared for the Environmental Assessment by Worley Parsons			
Drawing No.	Revision	Name of Plan	Date
7587-PA-01	D	Title Sheet, Locality Plan & Drawing List	27/04/2009
7587-PA-02	D	Existing Survey	27/04/2009
7587-PA-03	D	General Layout Plan Sheet 1 of 2	27/04/2009
7587-PA-04	D	General Layout Plan Sheet 2 of 2	27/04/2009
7587-PA-05	D	Bulk Earthworks Cut / Fill Plan Sheet 1 of 2	27/04/2009
7587-PA-06	D	Bulk Earthworks Cut / Fill Plan Sheet 2 of 2	27/04/2009
7587-PA-07	D	Bulk Earthworks Site Sections	27/04/2009
7587-PA-08	D	Grading Plan Sheet 1 of 2	27/04/2009
7587-PA-09	D	Grading Plan Sheet 2 of 2	27/04/2009

7587-PA-10	D	Road Longitudinal Sections Sheet 1 of 2	27/04/2009
7587-PA-11	D	Road Longitudinal Sections Sheet 2 of 2	27/04/2009
7587-PA-12	D	Typical Road Cross Sections & Pavement Design	27/04/2009
7587-PA-13	D	Existing Catchment Plan	27/04/2009
7587-PA-14	D	Overall Stormwater Drainage Plan	27/04/2009
7587-PA-15	D	Stormwater Drainage Plan, Child Care Centre	27/04/2009
7587-PA-16	D	Stormwater Drainage Plan, Central Facilities	27/04/2009
7587-PA-17	D	Stormwater Drainage Plan, Village Green and Town Centre	27/04/2009
7587-PA-18	D	Stormwater Drainage Plan, Basin Plan & Typical Sections	27/04/2009
7587-PA-19	D	Stormwater Drainage Plan, Raingarden Plan & Typical Sections	27/04/2009
7587-PA-20	D	Stormwater Drainage Plan, Swale Plan & Typical Details	27/04/2009
7587-PA-21	D	Mobbs Lane External Works Plan Sheet 1 of 5	27/04/2009
7587-PA-22	D	Mobbs Lane External Works Plan Sheet 2 of 5	27/04/2009
7587-PA-23	D	Mobbs Lane External Works Plan Sheet 3 of 5	27/04/2009
7587-PA-24	D	Mobbs Lane External Works Plan Sheet 4 of 5	27/04/2009
7587-PA-25	D	Mobbs Lane External Works Plan Sheet 5 of 5	27/04/2009
7587-PA-26	D	Sediment & Erosion Control Plan	27/04/2009
7587-PA-27	D	Sediment & Erosion Control Details	27/04/2009
7587-PA-28	D	Servicing Plan Sheet 1 of 2	27/04/2009
7587-PA-29	D	Servicing Plan Sheet 2 of 2	27/04/2009
ESK01	D	Electrical and Communication Site Infrastructure	27/04/2009
ESK02	D	Electrical and Communication Site Infrastructure	27/04/2009
5499-C	D	Sheet 5 of 5 – Lead – In Sewer Main Works Outside the Site	27/04/2009
<b>Early Works Landscape Package prepared for the Environmental Assessment / Preferred Project Report by ASPECT Studios</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
EW-PA01	01	Site Context + Landscape Master Plan	22/04/2009

EW-PA02	01	Site Analysis	22/04/2009
EW-PA03	01	Open Space Diagram	22/04/2009
EW-PA04	01	Early Works Plan of Management	22/04/2009
EW-PA05	04	Tree Removal Plan	18/08/2011
EW-PA06	01	Tree Master Plan	22/04/2009
EW-PA07	01	Early Works Master Plan 01	22/04/2009
EW-PA08	01	Early Works Master Plan 02	22/04/2009
EW-PA09	01	Early Works Master Plan 03	22/04/2009
EW-PA10	01	Village Green + Town Square – Detail Plan	22/04/2009
EW-PA11	01	Village Green + Town Square – Sections + Indicative Planting	22/04/2009
EW-PA12	01	Central Resident's Facility – Detail Plan	22/04/2009
EW-PA13	01	Central Resident's Facility - Sections + Indicative Planting	22/04/2009
EW-PA14	01	Child Care + Detention Basin – Detail Plan	22/04/2009
EW-PA15	01	Child Care + Detention Basin – Sections + Indicative Planting	22/04/2009
EW-PA16	01	Children's Playground - Detail Plan, Section + Indicative Planting	22/04/2009
EW-PA17	01	Parkland Spine – Detail Plan	22/04/2009
EW-PA18	01	Street Sections 01	22/04/2009
EW-PA19	01	Street Sections 02	22/04/2009
EW-PA20	01	Site Sections	22/04/2009
<b>Subdivision Plans prepared for the Environmental Assessment by Peter Vandergraaf</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
F684-DP2-001	2	Sheet 1 of 2	24/04/2009
F684-DP2-002	2	Sheet 2 of 2	24/04/2009
F684-DP2-002a	2	Sheet 2 of 2	24/04/2009
<b>Subdivision Plans prepared by JBW Surveyors</b>			
<b>Drawing No.</b>	<b>Drawing No.</b>	<b>Drawing No.</b>	<b>Drawing No.</b>
124607/Epping/Concept	124607/Epping/Concept	124607/Epping/Concept	124607/Epping/Concept
<b><u>124607 \ EPPING \ CONCEPT Stg 3</u></b>	<b><u>Rev 2</u></b>	<b><u>Concept Plan – Stage 3 Subdivision of 'Epping Park' Community Title Development. Proposed subdivision of Lot 11 DP270729 – Mobbs Lane, Epping</u></b>	<b><u>29/07/2014</u></b>

Except where amended by the Modification Application submitted by Meriton Apartments Pty Ltd on 22 September 2010 and the following drawings:

<b>Landscape Plan prepared by Sturt Associated for 61 Mobbs Lane, Epping</b>			
Drawing Number	Sheet Title	Issue	Date
SK-1019-01	Open Space Streetscape Plan		30-07-10
<b>Plans Produced by AT&amp;L Civil Engineers and Project Managers</b>			
SKC01	Internal Works Overall Roadworks Plan	P3	09-08-10
DA01	Internal Works Typical Cross Sections	P1	14-09-10
DA02	Internal Works General Arrangement Plan Sheet 1 of 2	P1	14-09-10
DA03	Internal Works General Arrangement Plan Sheet 2 of 2	P1	14-09-10
DA04	Internal Works Stormwater Catchment Plan	P1	14-09-10

except for:

- (1) any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- (2) otherwise provided by the conditions of this approval.

**END OF MODIFICATIONS TO MP08\_0258 MOD 8**