

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 2011, the Planning Assessment Commission approves the modification of the project application referred to in Schedule 1 and subject to the conditions in Schedule 2.

MEMBER OF THE COMMISSION

Sydney

2014

SCHEDULE 1

Project Approval:

MP 09_0066 granted by the Minister for Planning on 28 September 2010.

For the following:

Welles Thomas Plaza including:
Mixed use development consisting of:

- Southern commercial building consisting of a:
 - three storey podium; and
 - 18 storey commercial tower above.
- Northern residential building consisting of a:
 - three storey podium; and
 - 26 storey residential tower above.
- Five level basement; and
- Public domain works.

Site:

Lots 22 – 30 in DP 2983
Lot 13 in DP 2983
Lots A & B in DP 381223
Part of Fleet Lane

Modification:

MP 09_0066 MOD 10: modification to include the addition of two illuminated building identification signs to the external façade of Building 2.

SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

The above approval is modified as follows:

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

Approved Plan/Details

- A2** The development will be undertaken in accordance with:
- MP 09_0066 and the Environmental Assessment dated December 2009, prepared by JBA Urban Planning Consultants Pty Ltd, except where amended by the Preferred Project Report dated July 2010, prepared by JBA Urban Planning Consultants Pty Ltd, the further amendments contained within the additional submission by JBA dated 12 August 2010 as amended by:
 - Section 75W Application to MP 09_0066 (Modification 3) and the Environmental Assessment dated August 2012 prepared by Cardno, except where amended by the Response to Submissions dated 19 December 2012 prepared by Meriton Group and the following drawings as amended by:
 - Section 75W Application to MP 09_0066 (Modification 6) and the Environmental Assessment dated December 2012 prepared by Meriton Property Services, except where amended by the Preferred Project Report dated 21 May 2013 prepared by Meriton Property Services and the following drawings **as amended by:**
 - **Section 75W Application to MP 09_0066 (Modification 10) and the Environmental Assessment dated 12 May 2014 and the following drawings:**

Architectural Drawings prepared for the Environmental Assessment / Preferred Project Report by PTW Architects			
Drawing No.	Revision	Name of Plan	Date
A – 0000	E	Cover	02.12.2013
A – 0002	E	Site analysis	02.12.2013
A – 0090	E	Site / roof plan	02.12.2013
A – 0100	F	Ground floor plan	02.12.2013
A – 0101	E	Level 1 plan Car Parking	02.12.2013
A – 0102	E	Level 2 plan Car Parking	02.12.2013
A – 0103	E	Level 3 plan Car Parking	02.12.2013
A – 0104	E	Level 4 plan	02.12.2013
A – 0105	E	Level 5 - 8 plan	02.12.2013
A – 0106	E	Level 9 - 21 plan	02.12.2013
A – 0107	E	Level 22-31 plan	02.12.2013
A – 0108	E	Level 32 plan	02.12.2013
A – 0109	E	Level 33 plan	02.12.2013
A – 0110	E	Level 34 - 36 plan	02.12.2013
A – 0111	E	Level 37 plan	02.12.2013

A – 0112	E	Level 38 plan	02.12.2013
A – 0114	G	Mezzanine Plan Loading Dock	02.12.2013
A – 0115	G	Basement 1 plan	02.12.2013
A – 0116	G	Basement 2 plan	02.12.2013
A – 0117	G	Basement 3 plan	02.12.2013
A – 0118	G	Basement 4 plan	02.12.2013
A – 0119	G	Basement 5 plan	02.12.2013
A – 0121	E	North elevation	02.12.2013
A – 0122	E	South elevation	02.12.2013
A – 0123	E	Building 1 Elevation - East	02.12.2013
A – 0124	E	Building 2 Elevation - East	02.12.2013
A – 0125	E	Building 1 Elevation - West	02.12.2013
A – 0126	E	Building 2 Elevation - West	02.12.2013
A – 0131	E	Section – Building 1 (Residential)	02.12.2013
A – 0132	E	Section – Building 2 (Serviced Apartments)	02.12.2013
A – 0140	E	Perspective View 1	02.12.2013
A – 0141	E	Perspective View 2	02.12.2013
A – 0142	E	Perspective View 3	02.12.2013
A – 0150	E	Schedule of serviced apartments	02.12.2013
A – 0151	E	Schedule of residential apartments	02.12.2013
A – 0181	E	Building 1 façade finishes	02.12.2013
A – 0182	E	Building 2 façade finishes	02.12.2013
A – 0201	E	Comparable Height Study	02.12.2013
A – 0202 - 1	E	Shadow Diagram 21 December	02.12.2013
A – 0202 – 2	E	Shadow Diagram 21 March	02.12.2013
A – 0202 – 3	E	Shadow Diagram 21 June	02.12.2013
A – 0202 – 4	E	Shadow Diagram 21 September	02.12.2013
A – 0203	E	View Analysis	02.12.2013
Landscape plans prepared for the Environmental Assessment / Preferred Project Report by Site Image			
Drawing No.	Revision	Name of Plan	Date
001	E	Site Analysis	02.12.13
101	S75W	Landscape Analysis	24.05.12
101	S75W	Removed Tree Plan	24.05.12
102	S75W	Landscape Master Plan	24.05.12
103	S75W	Landscape Design Features	24.05.12
104	S75W	Plant Schedule	24.05.12

105	S75W	Landscape Standard Details	24.05.12
Signage plans prepared for the Section 75W Application (MP 09_0066 Modification 10)			
Drawing No.	Revision	Name of Plan	Date
<u>A – 0049</u>	<u>11</u>	<u>Level 33 plan</u>	<u>01.07.2014</u>
<u>A – 0071</u>	<u>10</u>	<u>South elevation</u>	<u>01.07.2014</u>
<u>A – 0075</u>	<u>11</u>	<u>Building 2 Elevation - West</u>	<u>01.07.2014</u>

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.

PART F – DURING OPERATIONS / POST COMPLETION

2. In Part F, add the following new **Condition F 16** by the insertion of **bold** and **underlined** words.

Business and building identification signage

- F 16** **Business and building identification signage shall comply with the following:-**
- a) The approved signage shall be appropriately maintained at all times.**
 - b) The signage shall be utilised as building and business identification signage only and shall not be adapted or altered to be third party advertising signage without the further consent.**
 - c) The signage shall not:-**
 - i) flash, move, be animated, scintillate or be decorated with rotating flashing lights;**
 - ii) include any apparatus to provide any sound;**
 - iii) carry a message(s) which is offensive;**
 - iv) give instructions to traffic by the use of the words 'Halt', 'Stop', or any other direction, nor imitate traffic signs in respect to shape, layout or colour;**
 - v) contain interchangeable or movable parts; and**
 - vi) impair or distract the vision of a driver through the intensity of the illumination of the sign.**

End of Modifications to MP09_0066 MOD 10