

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.

MEMBER OF THE COMMISSION

Sydney

2012

SCHEDULE 1

Project Approval: MP09_0148 granted by the Planning Assessment Commission on 3 March 2010.

Proponent: Meriton Property Services P/L

Land: 12-40 Bonar Street and 5 Loftus Street, Arncliffe

Project: Multi unit residential development, including:

- excavation of and dewatering of site;
- construction of basement level car parking for 450 vehicles;
- erect 4 residential flat building comprising 305 apartments; and
- undertake landscaping works.

Proposed Modification: The proposed modification involves changes to the wording of conditions on the Project Approval which would:

- apply an indexation rate in accordance with the Consumer Price Index (CPI) to the infrastructure contribution (should it be returned to the proponent) for the undergrounding of RailCorp power lines (not approved); and
- allow the proponent to provide a bank guarantee in lieu of works associated with the installation of conduits along the Bonar street frontage of the site.

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

1. Condition B4(c) is amended by the deletion of the struck-out words and insertion of the **bold and underlined** words and numbers as follows

B4 Additional provision of public infrastructure

The following is also required to be carried out with respect to the provision of public infrastructure:

- (a) The proponent shall design and construct widening of the northern side of Hirst Street in accordance with the requirements of DCP 80 and the Wolli Creek Streetscape Design Manual (or any design manual that supersedes this manual), including design, pavement, kerb and gutter and drainage to the satisfaction of Council's Manager – Technical Services.
- (b) The proponent shall provide on-street parking facilities on all street frontages of the site, including the provision of parking bays, line marking and signage, in accordance with DCP 80 and the Wolli Creek Streetscape Design Manual (or any design manual that supersedes this manual) to the satisfaction of Council's Manager – Technical Services.
- (c) The proponent shall design and construct the streetscaping of the Hirst Street (northern side only) and Loftus Street (eastern side only) frontages of the site, including all paving, footpaths, tree planting, landscaping, lighting, and street furniture and the undergrounding of electricity and other service (excluding railcorp power lines), in accordance with the requirements of DCP 80 and the Wolli Creek Streetscape Design Manual (or any design manual that supersedes this manual), to the satisfaction of Council's Manager – Technical Services. ~~Prior to streetscaping the proponent shall provide conduits within the footpath / nature strip along the entire Bonar Street and Hirst Street frontages of the site suitable to accommodate the future undergrounding of the power lines.~~ **The proponent shall provide a Bond in favour of Rockdale City Council to the value of \$40,604.00 to cover costs for Council to install conduits along Bonar Street should the installation of electrical ducts for undergrounding of RailCorp cables be undertaken. Should the undergrounding of the conduits not take place by Council, then the Bond is to be returned in full to the proponent 5 years from the date of consent, being consistent with Condition B2.**

End of Modifications to MP09_0148