

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 executed on 14 September 2011, the Planning Assessment Commission of NSW approves the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Gabrielle Kibble AO
MEMBER OF THE COMMISSION

Sydney

21 December 2012

SCHEDULE 1

Project Approval:

09_0218 granted by the Minister for Planning and Infrastructure on 20 January 2011

For the following:

Construction of a residential development including demolition and excavation; construction of a 12 storey residential / retail building (Building A) providing 10,367 sqm of GFA, 123 dwellings and a 96m² retail tenancy. The approval also includes a 3 level basement car park for 152 cars and ancillary services and facilities, and the construction of the south-eastern portion of the new local public access road, footpath and cycleway off Herring Road.

Modification No. 4:

The Modification is to:

- Remove two trees from the area around Building A and update the Tree Management Plan.

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

- b) Condition A2 is amended by the insertion of the **bold underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

A2 *Development in Accordance with Plans*

The development will be undertaken in accordance with MP No. 09_0218 and the Environmental Assessment dated 7 May 2010 by Lipman Properties Pty Ltd, except where amended by the Preferred Project Report (September 2010) and additional information to the Preferred Project Report (October 2010), and drawings prepared by Turner and Associates, Turf Design and Taylor Thomson Whiting; as amended by MP09_0218 MOD 1 the Section 75W Modification dated 24 March 2011 prepared by Urbis, BASIX Certificate No. 287704M_07 including amended plans prepared by Turner and Associates Architects and associated documentation; as amended by MP09_0218 MOD 2 the Section 75W Modification dated 2 December 2011 prepared by RPS; as amended by MP09_0218 MOD 3 the Section 75W Modification dated 22 December 2011 prepared by RPS (and correspondence received on 21 February 2012); and the following drawings:

Architectural Drawings prepared for the Preferred Project Report			
Drawing No.	Revision	Name of Plan	Date
A211	L	9047 Car Park Level 3 Plan	08/12/11
A212	L	09047 Car Park Level 2 Plan	08/12/11
A213	L	09047 Car Park Level 1 Plan	08/12/11
A214	P	09047 Ground Floor Plan	25/02/11
A215	M	09047 First Floor Plan	14/03/11
A216	I	09047 Second Floor Plan	14/03/11
A217	J	09047 Third Floor Plan	14/03/11
A218	K	09047 Fourth Floor Plan	14/03/11
A219	I	09047 Fifth Floor Plan	25/02/11
A220	I	09047 Sixth Floor Plan	25/02/11
A221	I	09047 Seventh Floor Plan	25/02/11
A222	J	09047 Eighth Floor Plan	25/02/11
A223	I	09047 Ninth Floor Plan	25/02/11
A224	M	09047 Tenth Floor Plan	08/12/11
A225	M	09047 Eleventh Floor Plan	08/12/11
A226	H	09047 Roof Plan	25/02/11
A241	M	09047 East Elevation (Herring Road	25/02/11
A242	K	09047 North Elevation	25/02/11
A243	M	09047 West Elevation	14/03/11
A244	L	09047 South Elevation	25/02/11
A251	E	09047 Section FF	01/12/11
A281	A	09047	5/05/10
A320	A	0907	5/05/10

Landscape Plans by Turf Design, Landscape Architect			
Drawing No	Revision	Number of Plan	Date
L4	E	Project No. 0924	24/09/10
L5 LP-3	E F	Project No. 0924 TREE MANAGEMENT PLAN	24/09/10 08/10/12
L6	E	Project No. 0924	24/09/10
L7	C	Project No. 0924	13/09/10
L8	D	Project No. 0924	24/09/10
L9	C	Project No. 0924	13/09/10
L10	C	Project No. 0924	13/09/10
L11	C	Project No. 0924	13/09/10
L12	C	Project No. 0924	13/09/10
L13	A	Project No. 0924	13/09/10
L14	B	Project No. 0924	13/09/10
L15	B	Project No. 0924	13/09/10
Stormwater Engineering Plans by Taylor Thomson Whitting, Consulting Engineers			
Drawing No	Revision	Number of Plan	Date
C102	P8	091679	29/09/10
C103	P7	091679	29/09/10
C104	P7	091679	29/09/10
C105	P6	091679	29/09/10
C202	P8	091679	29/09/10
C203	P8	091679	29/09/10
C204	P9	091679	29/09/10
C209	P8	091679	29/09/10
C302	P7	091679	29/09/10
C402	P7	091679	29/09/10
C502	P7	091679	29/09/10
C601	P9	091679	29/09/10
C602	P9	091679	29/09/10

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 MP09_0218