

Modification of Minister's Approval

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

As delegate of the Minister for Planning, we approve the modification of the Development Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

Member of the Commission

Member of the Commission

Sydney

2018

SCHEDULE 1

Development Approval: **MP 10_0230** granted by the Planning Assessment Commission on 20 August 2013

For the following: Woollooware Bay Town Centre Stage 1 including:

- partial demolition of the existing Leagues Club and other structures within the site;
- construction of a new retail centre with a full-line supermarket, food retail, mini-major tenancies, specialty retail, dining tenancies and medical and leisure uses;
- fitout of Levels 3 and 4 of the existing building for the Leagues Club;
- public domain works;
- infrastructure works providing access to the site off Captain Cook Drive;
- provision of a shuttle bus service and new bus and taxi bays on Captain Cook Drive;
- stormwater management and site remediation works;
- loading docks and on-site car parking spaces;
- development contributions; and
- stratum subdivision.

Applicant: Bluestone Property Solutions Pty Ltd

Consent Authority: Minister for Planning

The Land: 461 Captain Cook Drive, Woollooware
(Lot 11 DP 526492, Lot 21 DP 529644 and Lot 1 DP 501920)

Modification: **MP 10_0230 MOD 6:** the modification includes modifications to the stratum subdivision plan.

SCHEDULE 2

The Development Approval (MP 10_0230) is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the words/numbers as follows:

A2 TERMS OF APPROVAL

The Proponent shall carry out the project in accordance with the following documentation:

- (a) Environmental Assessment (EA) and supporting documents prepared by JBA Planning, dated March 2013;
- (b) Preferred Project Report and Response to Submissions and supporting documentation prepared by JBA Planning, dated May 2013;
- (c) Section 75W ~~letter~~ **Modification Application (MP 10_0230 MOD 1)** prepared by JBA dated 16 January 2014 and the additional information dated 29 January 2014;
- (d) Section 75W ~~letter~~ **Modification Application (MP 10_0230 MOD 2)** prepared by JBA Urban Planning Pty Ltd dated 18 July 2014, 22 October 2015 and as amended by letter dated;
- (e) Section 75W ~~report~~ **Modification Application (MP 10_0230 MOD 3)** prepared by JBA Urban Planning Pty Ltd dated 18 February 2016 and the Response to Submissions prepared by JBA Urban Planning Pty dated 9 June 2016;
- (f) Section 75W ~~letter~~ **Modification Application (MP 10_0230 MOD 5)** prepared by JBA Urban Planning Consultants Pty Ltd dated 19 December 2016; ~~and~~
- (g) **Section 75W Modification Application (MP 10_0230 MOD6) prepared by JBA Urban Planning consultants dated 20 February 2017 as amended by the Response to Submissions and Preferred Project Report prepared by Ethos Urban dated 10 October 2017;**
- (h) the following drawings, except for:
 - a. any modifications which are Exempt or Complying Development; and
 - b. otherwise provided by the conditions of this approval.

Architectural (or Design) Drawings prepared by HDR Rice Daubney			
Drawing No.	Revision	Name of Plan	Date
DA10	B	Level 1	09/06/2016
DA11	B	Level 2	09/06/2016
DA12	C	Level 3	09/06/2016
DA13	B	Level 4	09/06/2016
DA14	B	Roof	09/06/2016
DA15	B	Gross Building Area Plan/Schedule	09/06/2016
DA16	B	Gross Floor Area Plan/Schedule	09/06/2016
DA17	B	South and East Elevations	09/06/2016
DA18	B	North and West Elevations	09/06/2016
DA19	B	North South and East West Sections	09/06/2016
DA20	B	Materials	12/02/2016
Landscape Drawings by ASPECT Studios			
Drawing No.	Revision	Name of Plan	Date
11017 S75W-03	C	Landscape Masterplan	February 2016

11017 S75W-04	C	Landscape Sections + Precedents	February 2016
11017 S75W-05	C	Landscape Precedents Captain Cook Drive	February 2016
11017 S75W-06	C	Landscape Concept Plan – Level 03	February 2016
11017 S75W-07	C	Landscape Section – Level 03	February 2016
11017 S75W-08	C	Landscape Concept Plan – Level 04	February 2016
11017 S75W-09	C	Planting Strategy – Environmental Assessment	February 2016
Civil Infrastructure Drawings by AT&L Civil Engineers and Project Managers			
Drawing No.	Revision	Name of Plan	Date
C001	A	Cover Sheet and Locality	29/01/2013
C002	A	Notes and Legends	29/01/2013
C005	A	General Arrangement Plan	29/01/2013
C006	A	Typical Road Sections Sheet 1 of 3	29/01/2013
C007	A	Typical Road Sections Sheet 2 of 3	29/01/2013
C008	A	Typical Road Sections Sheet 3 of 3	29/01/2013
C010	A	Roadworks and Stormwater Drainage Plan Sheet 1 of 7	29/01/2013
C011	A	Roadworks and Stormwater Drainage Plan Sheet 2 of 7	29/01/2013
C012	A	Roadworks and Stormwater Drainage Plan Sheet 3 of 7	29/01/2013
C013	A	Roadworks and Stormwater Drainage Plan Sheet 4 of 7	29/01/2013
C014	A	Roadworks and Stormwater Drainage Plan Sheet 5 of 7	29/01/2013
C015	A	Roadworks and Stormwater Drainage Plan Sheet 6 of 7	29/01/2013
C016	A	Roadworks and Stormwater Drainage Plan Sheet 7 of 7	29/01/2013
C080	A	Pavement, Signage and Linemarking Plan Sheet 1 of 3	29/01/2013
C081	A	Pavement, Signage and Linemarking Plan Sheet 2 of 3	29/01/2013
C082	A	Pavement, Signage and Linemarking Plan Sheet 3 of 3	29/01/2013
C090	A	Services and Utilities Coordination Plan Sheet 1 of 7	29/01/2013
C091	A	Services and Utilities Coordination Plan Sheet 2 of 7	29/01/2013
C092	A	Services and Utilities Coordination Plan Sheet 3 of 7	29/01/2013
C093	A	Services and Utilities Coordination Plan Sheet 4 of 7	29/01/2013
C094	A	Services and Utilities Coordination Plan Sheet 5 of 7	29/01/2013
C095	A	Services and Utilities Coordination Plan Sheet 6 of 7	29/01/2013
C096	A	Services and Utilities Coordination Plan Sheet 7 of 7	29/01/2013
C100	A	Erosion and Sediment Control Plan Sheet 1 of 3	29/01/2013
C101	A	Erosion and Sediment Control Plan Sheet 2 of 3	29/01/2013
C102	A	Erosion and Sediment Control Plan Sheet 3 of 3	29/01/2013
C105	A	Erosion and Sediment Control Details	29/01/2013
C130	A	Intersection Vehicle Turn Path Plan Sheet 1 of 2	29/01/2013
C131	A	Intersection Vehicle Turn Path Plan Sheet 2 of 2	29/01/2013
Draft Plans of Stratum Subdivision by Harrison Friedmann & Associates			

(as submitted 19 December 2016 **and 20 February 2017**) Plan of Subdivision of lots 1 and 2 in DP 1180482, **Lot 315 in DP 1220804** & Easement over Lot 1 in DP 1180482 Surveyors Ref: 44380DT v22 **and v23 N** (Surveyor: David John Tremain)

Sheet 1 of 7 <u>5</u>		Plan of Subdivision <u>of Lot 315 in DP 1220804</u>	31/05/2016
Sheet 2 of 7		Level 1	31/05/2016
Sheet 3 of 7		Level 2	31/05/2016
Sheet 4 of 7 <u>2 of 5</u>		<u>Plan of Subdivision of Lot 315 in DP 1220804</u> Level 3	31/05/2016
Sheet 5 of 7 <u>3 of 5</u>		<u>Plan of Subdivision of Lot 315 in DP 1220804</u> Level 4	31/05/2016
Sheet 6 of 7 <u>4 of 5</u>		<u>Plan of Subdivision of Lot 315 in DP 1220804</u> Level 5	31/05/2016
Sheet 7 of 7 <u>5 of 5</u>		<u>Plan of Subdivision of Lot 315 in DP 1220804</u> Level 6 and above	31/05/2016

**End of Modification to MP 10_0230
(MP 10_0230 MOD 6)**