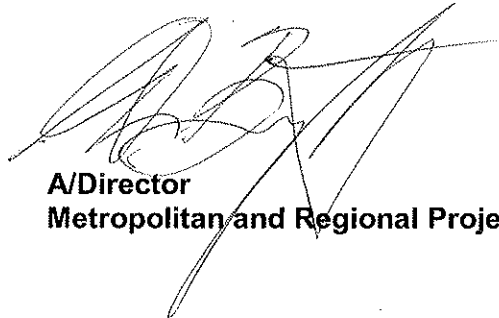


# Modification of Minister's Approval

## 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, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



**A/Director  
Metropolitan and Regional Projects, South**

Sydney 15 JUNE 2012

### SCHEDULE 1

#### Concept Approval:

**MP10\_0003** granted by the Minister for Planning and Infrastructure on 5 May 2011

#### For the following:

Mixed use development at Discovery Point, including:

- Use of the site for a mixed use development with associated public open space;
- Indicative building envelopes for 14 buildings to a maximum height of 79.65m AHD;
- Basement level, ground, and above ground car parking;
- Road works to support the development;
- Public pedestrian and cycle pathway; and
- Landscaping areas throughout the site

#### Modification:

**MP10\_0003 MOD 1:**

- Delete the numerical standard for solar access in relation to Building 6; and
- Modify separation between Building 2 and The Verge;
- Associated amendments to Development Design Guidelines

## SCHEDULE 2 CONDITIONS

The above approval is modified by the insertion of **bold and underlined** words / numbers and deletion of the struck out words / numbers as follows:

**a) Term of Approval A2 is amended as follows:**

**A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION**

The approval shall be generally in accordance with MP 10\_1003 and the Environmental Assessment prepared by JBA Planning dated August 2010, except where amended by the Preferred Project Report prepared by JBA Planning dated December 2010 **and the Section 75W Modification by JBA Planning dated April 2012**, and the following drawings **and documents**:

Architectural Drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
DA1-001	A	Location Plan	16.06.2010
DA1-002	D	Site Analysis	16.12.2010
DA3-001	<del>D</del> <b><u>G</u></b>	Proposed Building Envelopes	<del>23.02.2011</del> <b><u>30.01.2012</u></b>
DA3-B01	D	Proposed Basement Extent	14.12.2010
DA3-002	C	Building 1B Envelope Parameters	23.02.2011
DA3-003	B	Building 1C Envelope Parameters	10.12.2010
DA3-004	C	Building 2 Envelope Parameters	23.02.2011
DA3-005	B	Building 3 Envelope Parameters	10.12.2010
DA3-006	B	Building 4 Envelope Parameters	10.12.2010
DA3-007	B	Building 5 Envelope Parameters	10.12.2010
DA3-008	B	Building 6 Envelope Parameters	10.12.2010
DA3-009	A	Building 7 Envelope Parameters	16.06.2010
DA3-010	B	Building 8 Envelope Parameters	10.12.2010
DA3-011	B	Building 9 Envelope Parameters	10.12.2010
DA3-012	B	Building 10 Envelope Parameters	10.12.2010
DA3-013	B	Building 11 Envelope Parameters	10.12.2010
DA3-014	B	Building 12 Envelope Parameters	10.12.2010
DA3-015	B	Building 13 Envelope Parameters	23.02.2011
DA3-016	A	Building 14 Envelope Parameters	16.06.2010
DA3-101	C	Street Layout	14.12.2010
DA3-200	C	Extent of Above Ground Parking – Ground Floor Level	14.12.2010
DA3-201	B	Extent of Above Ground Parking – First Floor Level	10.12.2010
<b><u>Documents</u></b>			
<b><u>Reference</u></b>	<b><u>Revision</u></b>	<b><u>Title</u></b>	<b><u>Date</u></b>
<b><u>10710</u></b>	<b><u>May 2012</u></b>	<b><u>Discovery Point Concept Plan Development Design Guidelines</u></b>	<b><u>24/05/2012</u></b>

b) Modification B3 is deleted.

c) Future Environmental Assessment Requirement 1 is amended as follows:

**1. BUILDING DESIGN**

Future applications shall demonstrate compliance with the provisions of the State Environmental Planning Policy 65 – Design Quality of Residential Flat Development (SEPP 65) and the accompanying Residential Flat Design Code 2002, except where modified by this Concept Plan approval.

Future buildings located on the site are to demonstrate sufficient building modulation / articulation to provide an acceptable built form.

~~Solar access to future dwellings shall be consistent with the approved Concept Plan.~~

**Solar Access to future dwellings should be generally consistent with the approved Development Design Guidelines in Condition A2. A deviation from the controls may be supported by the Consent Authority where it is demonstrated that building design maximises solar access and amenity in light of site constraints.**

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End of modifications