

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 (MOD 2) of the concept plan referred to in Schedule 1, subject to the amendments to the terms, the further assessment requirements in Schedule 2 and the Statement of Commitments in Schedule 3.



Heather Warton
Director
Metropolitan and Regional Projects North

Sydney 13 March

2013

SCHEDULE 1

Application No.:

MP10_0003

Proponent:

Discovery Point Pty Ltd and Discovery Point Development Pty Ltd

Approval Authority:

Minister for Planning and Infrastructure

Land:

Discovery Point, 1 Princes Highway, Wollri Creek

Project:

Mixed use development, 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 Number:

MP10_0003 MOD 2

Modifications:

The proposed changes comprise amendments including:

- modification of basement footprint;
- increase in the area of above ground car parking permitted;
- increase in the depth of basements permitted under stages 2, 3 and part stage 5;
- amendment requirement for staging plan in condition 20 schedule 3.

The concept plan is amended as follows:

1) In Part A, amend term A2 by:

- a. Deleting the introductory paragraph to the table listing the architectural drawings, and replacing with the following:

'The approval shall be generally in accordance with MP10_0003 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 Australand dated April 2012, and
- the Section 75W modification by JBA Planning dated November 2012, and
- the following drawings and documents:'

- b. replacing plans indicating depth of basements and the extent of first floor car parking in building 4 as follows:

Delete the following plans:

Architectural Drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
DA3-B01	D	Proposed Basement Extent	14.12.201
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

Insert the following plans:

Architectural Drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
DA3-B01	H	Proposed Basement Extent	16.10.12
DA3-200	F	Extent of Above Ground Parking – Ground Floor Level	13.10.12
DA3-201	E	Extent of Above Ground Parking – First Floor Level	13.10.12

2) In Part A, term A16, delete the figure '8,000m²' and replace with the figure '9,200m²'.

3) In Part A add term A21 as follows:

A21 DEVELOPMENT DESIGN GUIDELINES

The fourth dot point of section 7.3 of the Discovery Point Concept Plan Development Design Guidelines is to be amended as follows:

'Above ground car parking to a maximum of 9,200m² equivalent GFA across the concept plan site is permitted.'

4) In Schedule 3, delete term 20 and replace with the following:

'20. STAGING OF DEVELOPMENT

Staging of the development is to be carried out in an orderly and coordinated manner to ensure the timely provision of facilities and services such as retail and recreational facilities to support the occupants of the residential development. The first stage of

development (Stage 1) is to include the construction of part of the retail precinct and the neighbourhood park within the southern portion of the site.

A revised staging plan is to be submitted with each subsequent application to ensure that the staging plan remains orderly, current and indicative of future directions of site development.'

- 5) In Schedule 3, insert term 21 as follows:

21. DEVELOPMENT DESIGN GUIDELINES

The updated edition of the Development Design Guidelines are to be submitted to the Department of Planning and Infrastructure and Rockdale Council prior to the submission of any further development applications for the Discovery Point development site.

- 6) In Schedule 4, in the approved floor space commitment, delete the figure '8,000m²' and replace with the figure '9,200m²'.

