

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 as a member of the Planning Assessment Commission, approve the modification of the Concept Plan referred to in schedule 1, subject to the conditions in schedule 2.

Member of the Commission

Member of the Commission

Sydney

2013

SCHEDULE 1

Concept Approval:

MP08_0195 granted by the Planning Assessment Commission on 15 March 2012

For the following:

Mixed use residential, retail and commercial development at 78-90 Old Canterbury Road, Lewisham consisting of:

- residential building retail and commercial floor space;
- basement car parking;
- publicly accessible open space and through site links;
- road works; and
- pedestrian and cycle pathways.

Modification:

MP08_0195 MOD 4: Amendment to Modification Condition B3 relating to the solar access requirements for the central open space

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

- a) Amend Modification Condition B3 by the deletion of the struck out words and insertion of the **bold and underlined** words as follows:

Central Open Space

- B3 The "central open space" must have a total area not less than 3,000m² and the area north of Hudson Road must have a minimum width of 20m (excluding on-street parking and adjacent footpath). At least ~~50%~~ **30%** of the "central open space" must receive a minimum of 2 hours solar access in mid winter, **and at least 60% of the "central open space" must receive a minimum of 2 hours solar access during the equinox.**