

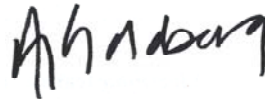
Modification of Minister's Approval

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 approves the modification of the Concept Plan approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Gabrielle Kibble AO
MEMBER OF THE COMMISSION



Abigail Goldberg
MEMBER OF THE COMMISSION

Sydney

15 January 2014

SCHEDULE 1

Concept Approval:

MP 10_0037 issued under Consent Orders of the Land and Environment Court on 26 September 2012

For the following:

Residential flat development concept, including:

- use of the site for residential flat buildings;
- indicative building envelopes for 7 buildings to a maximum height of 89.25m AHD;
- two basement levels of car parking;
- road works to support the development; and
- landscaping areas throughout the site.

Modification (Mod 1):

Proposed modifications include:

- modify the above ground building envelopes vertically and horizontally;
- reduce the number of buildings from 7 to 5;
- increase the number of basement levels from 2 to 3;
- to obtain approval for 179 units;
- to obtain approval for 218 car spaces;
- modification to the basement entry ramp design and basement levels; and
- provision of waste storage and collection area within the basement.

SCHEDULE 2

TERMS OF APPROVAL

Modification No. 1 – Amend Term of Approval No. 1 (**Development Description**) by deletion of the struck out words and insertion of the bold and underlined words as follows:

1. DEVELOPMENT DESCRIPTION

Concept Plan approval is granted to the development as described below:

- a) Use of the site for residential flat buildings, providing a maximum yield of **179 apartments**;
- b) Indicative building envelopes for ~~7~~ **5** buildings to a maximum height of ~~89.25~~ **90 AHD**;
- c) ~~Two~~ **Three** basement levels of car parking **including up to 218 car parking spaces**;
- d) Road works to support the development; and
- e) Landscaping areas throughout the site,

subject to compliance with the modifications of this approval.

Modification No. 2 – Amend Term of Approval No. 2 (**Development in accordance with plans and documentation**) by deletion of the struck out words and insertion of the bold and underlined words as follows:

2. DEVELOPMENT IN ACCORDANCE WITH THE PLANS AND DOCUMENTATION

The approval shall be generally in accordance with MP 10_0037 and the Environmental Assessment prepared by Urbis Pty Ltd dated 26 November 2010, except where amended by the Preferred Project Report prepared by Urbis Pty Ltd dated 24 May 2011, **and the Section 75W application prepared by SJB Planning dated 7 June 2013** and except where amended by the following drawings:

Architectural Drawings prepared by Candalepas Associates			
Drawing No.	Revision	Name of Plan	Date
DA-1100	D	Concept Plan Envelopes	29.08.2012
DA-1101	D	Basement Floor Plans	29.08.2012
DA-1102	D	Ground Floor Plan	29.08.2012
DA-1103	D	Level 1 - 4 Floor Plans	29.08.2012
DA-1201	D	Site Sections	29.08.2012
DA-1202	D	Site Sections	29.08.2012
DA-1301	D	Elevations	29.08.2012
DA-1302	D	Elevations	29.08.2012
DA-1701	D	Development Analysis	29.08.2012
DA-1801	D	Shadow Analysis	29.08.2012

Architectural Drawings prepared by SJB Architects			
Drawing No.	Revision	Name of Plan	Date
<u>DA - 101</u>	<u>10</u>	<u>Site</u>	<u>04.11.13</u>
<u>DA - 102</u>	<u>10</u>	<u>Site Analysis</u>	<u>04.11.13</u>
<u>DA - 104</u>	<u>10</u>	<u>Plan Envelope</u>	<u>04.11.13</u>

<u>DA - 201</u>	<u>10</u>	<u>Plan Basement 03</u>	<u>04.11.13</u>
<u>DA - 202</u>	<u>10</u>	<u>Plan Basement 02</u>	<u>04.11.13</u>
<u>DA - 203</u>	<u>10</u>	<u>Plan Basement 01</u>	<u>04.11.13</u>
<u>DA - 204</u>	<u>10</u>	<u>Plan Level 01</u>	<u>04.11.13</u>
<u>DA - 205</u>	<u>10</u>	<u>Plan Level 02</u>	<u>04.11.13</u>
<u>DA - 206</u>	<u>10</u>	<u>Plan Level 03</u>	<u>04.11.13</u>
<u>DA - 207</u>	<u>10</u>	<u>Plan Level 04</u>	<u>04.11.13</u>
<u>DA - 208</u>	<u>10</u>	<u>Plan Level 05</u>	<u>04.11.13</u>
<u>DA - 209</u>	<u>10</u>	<u>Roof Plan</u>	<u>04.11.13</u>
<u>DA - 501</u>	<u>10</u>	<u>Elevations - North/East</u>	<u>04.11.13</u>
<u>DA - 502</u>	<u>10</u>	<u>Elevations - South/West</u>	<u>04.11.13</u>
<u>DA - 601</u>	<u>10</u>	<u>Section – Sheet 01</u>	<u>04.11.13</u>
<u>DA - 602</u>	<u>10</u>	<u>Section – Sheet 02</u>	<u>04.11.13</u>
<u>DA - 603</u>	<u>09</u>	<u>Section – Sheet 03</u>	<u>31.05.13</u>
<u>DA - 604</u>	<u>10</u>	<u>Section – Sheet 04</u>	<u>04.11.13</u>
<u>DA - 605</u>	<u>10</u>	<u>Section – Sheet 05</u>	<u>04.11.13</u>
<u>DA - 621</u>	<u>10</u>	<u>Envelope Site Sections 01 + 02</u>	<u>04.11.13</u>
<u>DA - 622</u>	<u>10</u>	<u>Envelope Site Sections 03 + 04</u>	<u>04.11.13</u>
<u>DA - 623</u>	<u>10</u>	<u>Envelope Internal Sections 01 + 02</u>	<u>04.11.13</u>
<u>DA - 624</u>	<u>10</u>	<u>Envelope Internal Sections 03 + 04</u>	<u>04.11.13</u>
<u>DA - 625</u>	<u>10</u>	<u>Envelope Internal Sections 05 + 06</u>	<u>04.11.13</u>
<u>DA - 901</u>	<u>10</u>	<u>Apartment Types Sheet 01</u>	<u>04.11.13</u>
<u>DA - 902</u>	<u>10</u>	<u>Apartment Types Sheet 01</u>	<u>04.11.13</u>
<u>DA - 903</u>	<u>10</u>	<u>Apartment Types Sheet 01</u>	<u>04.11.13</u>
<u>DA - 2501</u>	<u>10</u>	<u>Demolition</u>	<u>04.11.13</u>

except for as modified by the following pursuant to Section 75O(4) of the Act.

The above plans establish the development's overall layout including the footprint and height of buildings. The apartment and basement layouts are indicative only and the final number of apartments and car parking spaces will be determined under future development applications.