

# Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I approve the Section 75W modification of the project approval referred to in Schedule 1, subject to the conditions in Schedule 2.



A/Director  
Key Site Assessments

Sydney

5 MAY 2015

## SCHEDULE 1

**Concept Approval:**

**MP 10\_0116**

**Proponent:**

Dundas Developments Pty Ltd

**Approval Authority:**

Minister for Planning

**Land:**

300 Johnston Street, Annandale Lot 2 DP 1033147 and Lot 1 DP 869536

**For the following project:**

Residential development, including:

- Construction of 23 two-storey townhouses within 5 buildings;
- Basement car park comprising 23 resident parking spaces and 7 visitor car parking spaces;
- 23 Lot Strata subdivision;
- Removal of existing vegetation and excavation of the site;
- Landscaping, stormwater management and waste facilities throughout the site; and
- Derailment barrier.

**Modification:**

**MP10\_0116 MOD 2:** modification to:

- delete Condition B2 to reinstate privacy screens to southern façade and install a 1.6m high screen to the elevated walkway;
- amalgamate units 2 and 3, reducing the number of dwellings from 23 to 22; and
- amend parking layout and interchange of a switch room and common toilet within basement car park.

## SCHEDULE 2

- 1) Part A, Condition A2 is amended by the deletion of ~~struck out~~ words/numbers and the insertion of **bold** and **underlined** words/numbers as follows:

### Project in accordance with documentation

A2 The development shall be undertaken generally in accordance with the following documentation except as modified by this instrument:

- a) Environmental Assessment Report prepared by Don Fox Planning, dated July 2011, except where amended by the Response to Submissions and Preferred Project Report prepared by Don Fox Planning, date July 2012;
- b) The Draft Statement of Commitments prepared by Don Fox Planning; and
- c) The following drawings:

Architectural Drawings prepared for the Preferred Project Report by Tony Owen Partners (Project Number 837)			
<i>Drawing No.</i>	<i>Revision</i>	<i>Name of Plan</i>	<i>Date</i>
A100	C	Basement Plan	26.07.2012 <b><u>19 SEP 14</u></b>
A101	C	Level 1 Floor Plan	25.07.2012 <b><u>19 SEP 14</u></b>
A102	C	Level 2 Floor Plan	25.07.2012 <b><u>19 SEP 14</u></b>
A103	B3	Roof Plan	25.07.2012
A104	C	Adaptable Units	15.05.2012 <b><u>03.12.2014</u></b>
A200	B3 <b><u>C2</u></b>	Elevations	25.07.2012 <b><u>03.12.2015</u></b>
<b><u>A201</u></b>	<b><u>C</u></b>	<b><u>South Elevation</u></b>	<b><u>21.04.2015</u></b>
A300	B4	Long Section A	11.09.2012
A301	B4	Short Sections B, C	11.09.2012
A302	B3	Short Sections D, E	25.07.2012
A304	B3	Short Sections I, K	25.07.2012
A311 (A)	B3	View 1 Section	25.07.2012
A312 (A)	B4	View 2 Section	12.09.2012
A313(A)	B3	View 3 Section	25.07.2012
A314(A)	B3	View 4 Section	25.07.2012
A315(A)	B3	View 5 Section	25.07.2012
A316	B3	Typical Balcony Section	25.07.2012



**Architectural Drawings prepared for the Preferred Project Report by Tony Owen Partners (Project Number 837)**

<i>Drawing No.</i>	<i>Revision</i>	<i>Name of Plan</i>	<i>Date</i>
A317	B	Privacy Screen	April 2012
<u>A680</u>	<u>D</u>	<u>Privacy Screen</u>	<u>21.04.2015</u>
<u>A681</u>	<u>B</u>	<u>Privacy Screen</u>	<u>21.04.2015</u>
<u>A682</u>	<u>A</u>	<u>Axo Privacy Screen</u>	<u>03.03.2015</u>
<u>A684</u>	<u>A</u>	<u>Privacy Screen</u>	<u>21.04.2015</u>
A330	B	Ramp Section Details	28.03.2012
A331	B	Ramp Section Details 2	28.03.2012

**Landscape Plans prepared for the Preferred Project Report by Formed Gardens (Job Number: FG 12 – 151)**

001	B	Landscape Works Basement Level	27.07.2012
002	B	Landscape Works Level 1 Plan	27.07.2012
003	B	Landscape Works Roof Gardens	25.07.2012

Except for:

- Any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
  - Otherwise provided by the conditions of this approval.
2. Part B – Prior to issue of construction certificate is amended by the deletion of struck out words/numbers and the insertion of **bold** and underlined words/numbers as follows:

**Design Modifications**

~~B2. The following design modifications shall be incorporated into the Construction Certificate drawings:~~

- ~~(a) The privacy screens proposed along the southern elevation of the proposed development are to be removed and replaced with similarly designed privacy screens along the northern side of the elevated walkway; and~~

~~Revised plans and elevations shall be submitted demonstrating an improved level of privacy to the bedrooms along the southern elevation of the development shall be submitted to the Director-General for approval prior to issue of the relevant Construction Certificate.~~

**Design Modifications**

**B2A. The following design modifications shall be incorporated into the Construction Certificate drawings:**

**The etched glass privacy screen along the northern edge of the elevated pedestrian walkway within the development must have a maximum transparency of 25% and**

measure 1.6m from the finished floor level in accordance with the requirements of  
Leichhardt DCP 2013.

END OF MODIFICATIONS TO MP 10\_0116 MOD 1

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