

Modifications to Conditions

Words proposed to be deleted are shown in ~~**bold strike through italics**~~ and words to be inserted are shown in **bold italics**.

SCHEDULE 2 PART A – TERMS OF APPROVAL

A2. DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The approval shall be generally in accordance with MP 10_0229 and the Environmental Assessment, prepared by JBA Planning dated September 2011, except where amended by the Preferred Project Report prepared by JBA Planning dated March 2012 and additional information submitted in May 2012 and in August 2012 and the Section 75W Modification 1 prepared by JBA Urban Planning Consultants Pty Ltd, dated 12 February 2014 (as amended on 27 February 2014, 20 March 2014 and 16 May 2014), and the Section 75W to Concept Plan (MP 10_0229) prepared by JBA Urban Planning Consultants Pty Ltd, dated 11 June 2015, and the Response to Submissions prepared by JBA Urban Planning Consultants Pty Ltd, dated 12 October 2015, **and the Section 75W to Concept Plan (MP 10_0229) prepared by JBA Urban Planning Consultants Pty Ltd, dated November 2015, the Response to Submissions Report prepared by JBA Urban Planning Consultants Pty Ltd, dated December 2016, the supplementary Response to Submissions Report prepared by JBA Urban Planning Consultants Pty Ltd, dated May 2017, the supplementary Response to Submissions Report prepared by JBA Urban Planning Consultants dated July 2017 and the following drawings:**

| Drawing No. | Revision | Name of Plan | Date |
|-------------------------|--------------|--|---------------------|
| 11017-EA-01* | B | Site Context | March 12 |
| 11017-EA-02* | B | Landscape Concept Plan | March 12 |
| 11017-EA-03* | D | Landscape Sections and Precedents | May 12 |
| 11017-EA-04* | B | Landscape Sections and Precedents | March 12 |
| 11017-EA-05* | B | Landscape Sections and Precedents | March 12 |
| 11017-EA-06 | B | Landscape Sections and Precedents | March 12 |
| 11017-EA-07* | C | Planting Strategy | May 12 |
| L002 | Q | Diagram Plan | 31.07.17 |
| L003 | P | Proposed Planting and Turf Area | 18.05.17 |
| L004 | P | Existing Ausgrid Easement Condition | 18.05.17 |
| L005 | P | Landscape Master Plan | 18.05.17 |
| L006 | P | Illustrative Sections | 18.05.17 |
| L007 | P | Illustrative Sections | 18.05.17 |
| L008 | P | Illustrative Sections/Design Images | 18.05.17 |
| L009 | P | Indicative Planting Strategy Plan | 18.05.17 |
| L010 | P | Planting Schedule | 18.05.17 |
| L011 | P | Planting Schedule | 18.05.17 |

Reason: This condition is proposed to be updated to reference the modified Concept Landscape Drawings.

B2. RIPARIAN SETBACK

*The **vegetated** riparian **buffer** corridor, to be provided along the foreshore, must be a minimum of 40 metres wide, except for the 70 metres stretch adjacent to the retail loading dock, where the vegetated riparian buffer corridor must be a minimum of 35 metres wide and the **Family Hill** area, which is excluded from the provision of any riparian corridor. The riparian corridor is to be provided generally in accordance with the NSW Office of Water 'Guidelines for riparian corridors' and the approved landscape drawings.*

Reason: This condition is requested to be amended to reflect the ability for the NOW guidelines to be implemented into the development of the waterfront land and to reflect the correct title of a 'riparian corridor'. The 'Family Hill' area associated with the stadium is also clarified as excluded from the riparian buffer area.

B3. DETAILED LANDSCAPING DESIGN

A separate Development Application for the landscaping works shall incorporate the following design modifications to the agreement of Sutherland Shire Council:

- a) Two viewing platforms on the northern side of the shared path adjacent to Family Hill.*
- b) Shade structures are to be provided over the playground and BBQ area.*

Reason: This condition is proposed to address Council's requested embellishments for the detailed design of the landscaping. This condition will ensure that the matters are addressed as part of the future Development Application for the works.