

Modification of Concept Approval

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

As delegate of the Minister for Planning, we modify the Concept Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

MEMBER OF THE COMMISSION

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Sydney

2017

SCHEDULE 1

Concept Approval:	MP 10_0076 granted by the Planning Assessment Commission on 23 August 2012
For the following:	Mixed use retail/commercial and residential development and associated public open space
Proponent:	Henroth Investments Pty Ltd
Approval Authority:	Minister for Planning
The Land:	Kirrawee Brick Pitt, 566-594 Princes Highway, Kirrawee
Modification:	MP 10_0067 MOD 5: the modification includes the amendment of Term of Approval A4A to permit an alternative apartment mix and an increase from 749 to 808 apartments.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A- Term of Approval A4A is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A4A DWELLING CAP

Future Development Applications shall provide for a total number of dwellings up to a maximum of ~~749~~ **808** units across the Concept Plan site.

Future Development Applications shall include a projected dwelling forecast for each remaining stage demonstrating that the total dwelling numbers will adhere to the dwelling cap.

- (b) Schedule 2 Part A- Term of Approval A6 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A6 BUILDING ENVELOPES, FORM, SOLAR ACCESS AND SEPARATION

Building footprints and setbacks are to be generally consistent with the Concept Plan diagrams listed in Term of Approval A2, except where amended by Modifications in Part B, Schedule 2. Future development application(s) should be consistent with the provisions of the ~~Residential Flat Design Code~~ Apartment Design Guide except where amended by Modifications in Part B.

End of Modification