

Modification of Major Project Approval

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

I, the Executive Director - Strategic Sites and Urban Renewal, as delegate of the Minister for Planning, under Instrument of Delegation dated 7 June 2007, modify, under S.75W of the *Environmental Planning and Assessment Act 1979*, the Project approval referred to in Schedule 1 in the manner set out in Schedule 2.



Jason Perica
Executive Director
Strategic Sites and Urban Renewal

Dated this 23rd day of December 2008

MP 05_0086 MOD 1
S08/01993

SCHEDULE 1

Determination of The Parklands (Channel 7) concept plan, 61 Mobbs Lane, Epping (MP05_0086) granted by the Minister for Planning on 22 August 2006.

SCHEDULE 2

The above approval is modified as follows:

(a) Delete Modification B8 and relace with the following:

Prior to the lodgement of an initial application for development, **(other than the erection of a temporary marketing suite as detailed in Project No. 208.044.11, dated December 2008, MSA000, MSA100 - 101, MSA110, MSA200 - 203,MSA400, MSA306 -MSA309)** on the subject site a contamination study for the subject site will be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The contamination investigation will be prepared and undertaken by a suitably qualified person(s).

(b) Delete Modification B9 and replace with the following:

Prior to the lodgement of an initial application for development, **(other than the erection of a temporary marketing suite as detailed in Project No. 208.044.11, dated December 2008, MSA000, MSA100 - 101, MSA110, MSA200 - 203,MSA400, MSA306 -MSA309)** on the subject site a landscaping plan and public domain management plan of the subject site will be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council.

The landscaping plan and public domain management plan will be prepared and undertaken by a suitably qualified person(s) and will provide (but not be limited to):

- (1) A safe pedestrian environment that seeks to minimise contacts and conflicts with the road network, by providing green linkages/corridors to/from the main open space areas.
- (2) Open space that is perceived unequivocally by members of the public, by its proper site planning and design, to be welcoming, accessible and inclusive.
- (3) Well designed engineering functions that do not dominate or alienate the use and enjoyment of open space.
- (4) Facilities that will attract users to the park, including facilities that normally associates with successful design of open space.
- (5) Retention of significant vegetation that will enhance the amenity of the development, helping to place the development within its local context.

(c) Delete Modification B10 and replace with the following:

Future applications for development, **(other than the erection of a temporary marketing suite as detailed in Project No. 208.044.11, dated December 2008, MSA000, MSA100 - 101, MSA110, MSA200 - 203,MSA400, MSA306 -MSA309)** on the subject site will be accompanied by an Aboriginal heritage and archaeological investigation to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where

appropriate. The Aboriginal archaeological and archaeological investigation will be prepared and undertaken by a suitably qualified person(s).

(d) Delete Modification B11 and relace with the following:

Future applications for development, **(other than the erection of a temporary marketing suite as detailed in Project No. 208.044.11, dated December 2008, MSA000, MSA100 - 101, MSA110, MSA200 - 203,MSA400, MSA306 -MSA309)** on the subject site will be accompanied by a geotechnical investigation to be formalised by the proponent and agreed to by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The geotechnical investigation will be prepared and undertaken by a suitably qualified person(s).