

Modification of Minister's Approval

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

As delegate of the Minister for Planning under the instrument of delegation executed on 14 September 2011, the NSW Planning Assessment Commission approves the modification of the concept plan referred to in schedule 1, subject to the modified conditions in Schedule 2.



Gabrielle Kibble AO
Chair of the Commission

Sydney

9 May 2014

SCHEDULE 1

Concept Approval:

06_0322 granted by the then Minister for Planning on 10 May 2010

For the following:

A housing for older persons and disabled persons development and residential subdivision comprising:

Subdivision

- Initial subdivision of the site to create seventeen (17) Torrens title residential allotments and one super lot.
- It is intended to further subdivide the super lot to create a total of 70 Torrens title residential allotments of various sizes.
- Remaining Torrens title allotment (size now unknown as the subdivision plan has not been updated) is to be the subject of a housing for older people and people with a disability development.

Roads

- Concept plan seeks identifies the location of proposed roads, with one (1) road to be a public road (Albert Street) and the remaining roads, to be private roads.
- Entrance to the site from the Princes Highway has been replaced with a gated emergency access road.
- Main access to the site is proposed via a series of eleven (11) road and lane connections proposed along Albert Street and through Keightley and Maunsell Streets to South Head Road.
- Intersection of South Head Road and the Princes Highway to be upgraded into a traffic light controlled intersection.

Dwellings

- Concept approval is sought for :
 - A total of 513 dwellings comprising 70 dwellings on the Torrens title lots and 443 dwellings for older people and people with a disability on the allotment to be the subject of Community title subdivision.

- The 443 dwellings for older people and people with a disability comprises:
 - 120 hostel beds within a Dementia facility,
 - 48 apartments contained in three (3) apartment buildings in the “Village Square”,
 - 24 apartments contained within four (4) “Manor Buildings”, and
 - 141 terrace style dwellings and 110 courtyard style dwellings.

Other

- Other components proposed within the housing for older people and people with a disability are the Botanica Building, the ground level uses within the Village Square buildings, landscaping, an outdoor pool, tennis courts and a sewer pumping station.
- The Botanica Building proposes to contain an indoor pool, yoga studio, gym, six (6) massage/treatment rooms, a spa, reception, showers, amenities, restaurant, bar, lounge, theatrette, 8 visitor accommodation rooms and administration offices.
- The ground level uses of the Village Square proposes a library/meeting room/reading room, gallery/museum, professional suites, restaurant, post office, convenience store, sports bar, café, sub-newsagency, management/administration, staff amenities and storage

Modification:

06_0322 MOD 1 comprising an extension to the lapse date.

SCHEDULE 2

The Concept approval described in Schedule 1 is modified as followed:

1. **In schedule 1, delete the final row from Part A – Table, which states:**

“Date Approval is liable to lapse: 5 years from the date of determination.”

2. Delete term A5 and replace with new term A5 as follows:

A5 *Lapsing of Approval*

This approval shall lapse on 10 May 2018 unless Stage One of the proposal (being the Seniors Living Component) has been approved and commenced.

End of Modification MP06_0322 (MOD1)