

Modification of Minister's Approval

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

As delegate of the Minister for Planning, we approve the modification of the Development Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

Member of the Commission

Member of the Commission

Sydney

2018

SCHEDULE 1

Development Approval: **MP 10_0230** granted by the Planning Assessment Commission on 20 August 2013

For the following:

Woolooware Bay Town Centre Stage 1 including:

- partial demolition of the existing Leagues Club and other structures within the site;
- construction of a new retail centre with a full-line supermarket, food retail, mini-major tenancies, specialty retail, dining tenancies and medical and leisure uses;
- fitout of Levels 3 and 4 of the existing building for the Leagues Club;
- public domain works;
- infrastructure works providing access to the site off Captain Cook Drive;
- provision of a shuttle bus service and new bus and taxi bays on Captain Cook Drive;
- stormwater management and site remediation works;
- loading docks and on-site car parking spaces;
- development contributions; and
- stratum subdivision.

Applicant: Bluestone Property Solutions Pty Ltd

Consent Authority: Minister for Planning

The Land: 461 Captain Cook Drive, Woolooware
(Lot 11 DP 526492, Lot 21 DP 529644 and Lot 1 DP 501920)

Modification: **MP 10_0230 MOD 6:** the modification includes modifications to the stratum subdivision plan.

SCHEDULE 2

The Development Approval (MP 10_0230) is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the words/numbers as follows:

A2 TERMS OF APPROVAL

The Proponent shall carry out the project in accordance with the following documentation:

- (a) Environmental Assessment (EA) and supporting documents prepared by JBA Planning, dated March 2013;
- (b) Preferred Project Report and Response to Submissions and supporting documentation prepared by JBA Planning, dated May 2013;
- (c) Section 75W **letter Modification Application (MP 10 0230 MOD 1)** prepared by JBA dated 16 January 2014 and the additional information dated 29 January 2014;
- (d) Section 75W **letter Modification Application (MP 10 0230 MOD 2)** prepared by JBA Urban Planning Pty Ltd dated 18 July 2014, 22 October 2015 and as amended by letter dated;
- (e) Section 75W **report Modification Application (MP 10 0230 MOD 3)** prepared by JBA Urban Planning Pty Ltd dated 18 February 2016 and the Response to Submissions prepared by JBA Urban Planning Pty dated 9 June 2016;
- (f) Section 75W **letter Modification Application (MP 10 0230 MOD 5)** prepared by JBA Urban Planning Consultants Pty Ltd dated 19 December 2016; **and**
- (g) **Section 75W Modification Application (MP 10 0230 MOD6) prepared by JBA Urban Planning consultants dated 20 February 2017 as amended by the Response to Submissions and Preferred Project Report prepared by Ethos Urban dated 10 October 2017;**
- (h) the following drawings, except for:
 - a. any modifications which are Exempt or Complying Development; and
 - b. otherwise provided by the conditions of this approval.

| Architectural (or Design) Drawings prepared by HDR Rice Daubney | | | |
|--|-----------------|------------------------------------|---------------|
| Drawing No. | Revision | Name of Plan | Date |
| DA10 | B | Level 1 | 09/06/2016 |
| DA11 | B | Level 2 | 09/06/2016 |
| DA12 | C | Level 3 | 09/06/2016 |
| DA13 | B | Level 4 | 09/06/2016 |
| DA14 | B | Roof | 09/06/2016 |
| DA15 | B | Gross Building Area Plan/Schedule | 09/06/2016 |
| DA16 | B | Gross Floor Area Plan/Schedule | 09/06/2016 |
| DA17 | B | South and East Elevations | 09/06/2016 |
| DA18 | B | North and West Elevations | 09/06/2016 |
| DA19 | B | North South and East West Sections | 09/06/2016 |
| DA20 | B | Materials | 12/02/2016 |
| Landscape Drawings by ASPECT Studios | | | |
| Drawing No. | Revision | Name of Plan | Date |
| 11017 S75W-03 | C | Landscape Masterplan | February 2016 |

| 11017 S75W-04 | C | Landscape Sections + Precedents | February 2016 |
|---|-----------------|---|---------------|
| 11017 S75W-05 | C | Landscape Precedents Captain Cook Drive | February 2016 |
| 11017 S75W-06 | C | Landscape Concept Plan – Level 03 | February 2016 |
| 11017 S75W-07 | C | Landscape Section – Level 03 | February 2016 |
| 11017 S75W-08 | C | Landscape Concept Plan – Level 04 | February 2016 |
| 11017 S75W-09 | C | Planting Strategy – Environmental Assessment | February 2016 |
| Civil Infrastructure Drawings by AT&L Civil Engineers and Project Managers | | | |
| Drawing No. | Revision | Name of Plan | Date |
| C001 | A | Cover Sheet and Locality | 29/01/2013 |
| C002 | A | Notes and Legends | 29/01/2013 |
| C005 | A | General Arrangement Plan | 29/01/2013 |
| C006 | A | Typical Road Sections Sheet 1 of 3 | 29/01/2013 |
| C007 | A | Typical Road Sections Sheet 2 of 3 | 29/01/2013 |
| C008 | A | Typical Road Sections Sheet 3 of 3 | 29/01/2013 |
| C010 | A | Roadworks and Stormwater Drainage Plan Sheet 1 of 7 | 29/01/2013 |
| C011 | A | Roadworks and Stormwater Drainage Plan Sheet 2 of 7 | 29/01/2013 |
| C012 | A | Roadworks and Stormwater Drainage Plan Sheet 3 of 7 | 29/01/2013 |
| C013 | A | Roadworks and Stormwater Drainage Plan Sheet 4 of 7 | 29/01/2013 |
| C014 | A | Roadworks and Stormwater Drainage Plan Sheet 5 of 7 | 29/01/2013 |
| C015 | A | Roadworks and Stormwater Drainage Plan Sheet 6 of 7 | 29/01/2013 |
| C016 | A | Roadworks and Stormwater Drainage Plan Sheet 7 of 7 | 29/01/2013 |
| C080 | A | Pavement, Signage and Linemarking Plan Sheet 1 of 3 | 29/01/2013 |
| C081 | A | Pavement, Signage and Linemarking Plan Sheet 2 of 3 | 29/01/2013 |
| C082 | A | Pavement, Signage and Linemarking Plan Sheet 3 of 3 | 29/01/2013 |
| C090 | A | Services and Utilities Coordination Plan Sheet 1 of 7 | 29/01/2013 |
| C091 | A | Services and Utilities Coordination Plan Sheet 2 of 7 | 29/01/2013 |
| C092 | A | Services and Utilities Coordination Plan Sheet 3 of 7 | 29/01/2013 |
| C093 | A | Services and Utilities Coordination Plan Sheet 4 of 7 | 29/01/2013 |
| C094 | A | Services and Utilities Coordination Plan Sheet 5 of 7 | 29/01/2013 |
| C095 | A | Services and Utilities Coordination Plan Sheet 6 of 7 | 29/01/2013 |
| C096 | A | Services and Utilities Coordination Plan Sheet 7 of 7 | 29/01/2013 |
| C100 | A | Erosion and Sediment Control Plan Sheet 1 of 3 | 29/01/2013 |
| C101 | A | Erosion and Sediment Control Plan Sheet 2 of 3 | 29/01/2013 |
| C102 | A | Erosion and Sediment Control Plan Sheet 3 of 3 | 29/01/2013 |
| C105 | A | Erosion and Sediment Control Details | 29/01/2013 |
| C130 | A | Intersection Vehicle Turn Path Plan Sheet 1 of 2 | 29/01/2013 |
| C131 | A | Intersection Vehicle Turn Path Plan Sheet 2 of 2 | 29/01/2013 |
| Draft Plans of Stratum Subdivision by Harrison Friedmann & Associates | | | |

(as submitted 19 December 2016 **and 20 February 2017**) Plan of Subdivision of lots 1 and 2 in DP 1180482, **Lot 315 in DP 1220804** & Easement over Lot 1 in DP 1180482 Surveyors Ref: 44380DT v22 **and v23 N** (Surveyor: David John Tremain)

| | | | |
|---|--|---|------------|
| Sheet 1 of 7 <u>5</u> | | Plan of Subdivision <u>of Lot 315 in DP 1220804</u> | 31/05/2016 |
| Sheet 2 of 7 | | Level 1 | 31/05/2016 |
| Sheet 3 of 7 | | Level 2 | 31/05/2016 |
| Sheet 4 of 7 <u>2 of 5</u> | | <u>Plan of Subdivision of Lot 315 in DP 1220804</u> Level 3 | 31/05/2016 |
| Sheet 5 of 7 <u>3 of 5</u> | | <u>Plan of Subdivision of Lot 315 in DP 1220804</u> Level 4 | 31/05/2016 |
| Sheet 6 of 7 <u>4 of 5</u> | | <u>Plan of Subdivision of Lot 315 in DP 1220804</u> Level 5 | 31/05/2016 |
| Sheet 7 of 7 <u>5 of 5</u> | | <u>Plan of Subdivision of Lot 315 in DP 1220804</u> Level 6 and above | 31/05/2016 |

**End of Modification to MP 10_0230
(MP 10_0230 MOD 6)**