

File No: DA2015/100/01  
Contact: Diana Marder/jc

4 August 2016

Alceon Group Pty Ltd  
c/- Metro Property Development  
Mark Girgis  
PO Box 6380  
North Sydney NSW 2059

Dear Sir

**Section 96 Modification Application No. 2015/100/01**  
**84 Centenary Drive, Strathfield**

Reference is made to your application of 22 June 2016, to modify the subject Development Consent, for the demolition of existing site structures and the construction of (24) x two (2) storey townhouses, (27) x three (3) storey townhouses and two (2) x nine (9) storey residential flat buildings comprising (195) units above two (2) levels of basement parking with associated landscaping and civil works.

The application to correct the lot and proposal description and to amend Condition 30 relating to Section 94 Direct Development Contributions has been **APPROVED** and the consent is modified as follows:

The description of the proposed development is modified to read as follows:

**Land to be developed**

84 Centenary Drive Strathfield  
LOT 300, 301 and 302 DP 1208910

**Proposed development**

Demolition of existing site structures and the construction of (23) x two (2) storey townhouses, (27) x three (3) storey townhouses and two (2) x nine (9) storey residential flat buildings comprising (178) units above two (2) levels of basement parking with associated landscaping and civil works.

Under **PART B – OTHER CONDITIONS**

Condition 30 is modified to read as follows:

30. In accordance with the provisions of Section 94(1)(b) of the Environmental Planning and Assessment Act 1979 and the Strathfield Direct Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes **prior to the issue of a Construction Certificate** for each stage of the development as follows:

**Stage 1 – Townhouses**

Provision of Community Facilities	\$82,154.66
Provision of Major Open Space	\$395,403.59
Provision of Local Open Space	\$70,444.42
Provision Roads and Traffic Management	\$14,150.03
Administration	\$16,833.47
<b>TOTAL</b>	<b>\$578,986.16</b>

**Stage 2 – Residential Flat Buildings**

Provision of Community Facilities	\$207,957.19
Provision of Major Open Space	\$962,113.08
Provision of Local Open Space	\$178,315.18
Provision Roads and Traffic Management	\$28,780.96
Administration	\$40,910.04
<b>TOTAL</b>	<b>\$1,418,076.45</b>

The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. The amount of the contribution under this condition shall be indexed in accordance with Clause 2.14 of the Strathfield Direct Development Contributions Plan 2010-2030.

You are reminded that the other conditions and terms of the original consent still apply and must be complied with.

An amended Construction Certificate may also be required, if the modification relates to changes to the building.

Yours faithfully



SOPHIE OLSEN  
A/MANAGER PLANNING & DEVELOPMENT

cc: NSW Department of Education – Asset Management Directorate  
Kit Wong (ref: 10/4695)  
GPO Box 33, Sydney NSW 2001

Strathfield Golf Club  
PO Box 586, Flemington NSW 2129