

# Modification of Minister's Approval

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

As delegate of the Minister for Planning under the delegation dated 14 September 2011, I approve the modification of the concept plan application referred to in schedule 1, subject to the modifications to the terms of approval and future assessment requirements in schedule 2.

Secretary  
Department of Planning and Environment

Sydney

2014

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### SCHEDULE 1

**Concept Approval:**

MP 10\_0167 granted by the Planning Assessment Commission on 15 July 2011

**For the following:**

Riverwood North Estate Residential Renewal Project, including:

- staged redevelopment of the site for residential purposes;
- 650 dwellings comprised of a minimum 150 social housing dwellings and 500 privately owned dwellings;
- 63,500m<sup>2</sup> of GFA and 'building envelopes' (including height and floor space ratio);
- car parking, landscaping, open space, and other necessary infrastructure; and
- public domain improvements.

**Modification:**

MP 10\_0167 MOD 3: Increase the height of the building envelopes in Phase 02 (Stage 2 and 3) by two storeys, increase the total number of dwellings from 723 to 757 and the total gross floor area from 65,681 sqm to 69,470 sqm

## SCHEDULE 2

### SCHEDULE 2 – MODIFICATIONS TO THE CONCEPT PLAN – TERMS OF APPROVAL

- **Modification No. 1**

- Delete (b) and replace with the following:
  - (b) a maximum 757 dwellings comprised of a minimum 150 social housing dwellings;
- Delete (c) and replace with the following:
  - (c) a maximum gross floor area of 69,470 sqm;
- Delete the following numeric controls in (d):

Phase 02 (Stage 2 & 3)	15,901	5,228	3.0:1
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- Insert the following numeric controls in (d):

Phase 02 (Stage 2 & 3)	19,690	5,228	3.8:1
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- **Modification No. 2**

- Delete (b) and replace with the following:
  - (b) Preferred Project Report titled Riverwood North Estate Residential Renewal Project Preferred Project Report and Appendices prepared by Urbis, dated February 2011 as modified by documentation submitted with MP 10\_0167 MOD 1 and documentation submitted with MP 10\_0167 MOD 2 and documentation submitted with MP 10\_0167 MOD 3;
- Delete the following plan references in (c):

CP104	E	PROPOSED SITE CONCEPT PLAN (as marked in red text)	10.05.2011
CP212	J	MASSING VIEW FROM THE EAST	09.04.2013
CP213	J	MASSING VIEW FROM THE SOUTH	09.04.2013
CP214	J	MASSING VIEW FROM THE WEST	09.04.2013
CP215	J	MASSING VIEW FROM THE NORTH	09.04.2013
CP303	J	BUILDING ENVELOPE DIAGRAMS_PH02_ST02&03	09.04.2013

- Insert the following plan references in (c):

CP104	N	PROPOSED SITE CONCEPT PLAN	01.08.2014
CP212	N	MASSING VIEW FROM THE EAST	01.08.2014
CP213	N	MASSING VIEW FROM THE SOUTH	01.08.2014
CP214	N	MASSING VIEW FROM THE WEST	01.08.2014
CP215	N	MASSING VIEW FROM THE NORTH	01.08.2014
CP303	N	BUILDING ENVELOPE DIAGRAMS_PH02_ST02&03	01.08.2014

- **Modification No. 11**

- Delete Modification 11 and replace with the following:
 

The Proponent shall demonstrate that prior to lodgement of any future application for Phase 02 and beyond that a Planning Agreement between the Proponent and Council has been agreed to and that the requirements for that stage have been incorporated into the proposed works and the delivery or payment of funds would be contemplated with the relevant stage. Alternatively, if a Planning Agreement has not been entered into or if additional dwellings are proposed that exceed the development as described in the executed Planning Agreement, Council's Section 94 Contributions Plan will apply.