

Modification of Minister's Approval

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

As delegate of the Minister for Planning, I modify the Concept Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Keiran Thomas
Director
Regional Assessments

Sydney

27 July 2021

SCHEDULE 1

Concept Approval:	MP 09_0029 granted by the delegate of the Minister for Planning on 19 October 2012
Proponent:	NSW Land and Housing Corporation Billbergia Group
Consent Authority:	Minister for Planning and Public Spaces (formerly Minister for Planning)
Land:	Lot 1 DP 1272136 63-77 West Parade, West Ryde, NSW 2114
For the following:	Concept Approval for: <ul style="list-style-type: none">• Use of site for residential purposes for up to 150 dwellings• Excavation of the site for the construction of basement car parking area• Construction of a residential flat development comprising a 12 storey (Building A), a 9 Storey (Building B) and a 6 Storey (Building C) buildings• Landscaping
Modification:	MP 09_0029 MOD 4: to increase the approved building heights of Buildings A and B to accommodate the lift overruns.

SCHEDULE 2

The above approval (MP 09_0029) is modified as follows:

- (a) Schedule 2 Part A – Terms of Approval – Condition A2 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~**bold and struck out**~~ words/numbers as follows:

A2 Development in Accordance with Plans and Documentation

The approval shall be generally in accordance with MP 09_0029 and with the Environmental Assessment, except where amended by the Preferred Project Report, and additional information further to the Preferred Project Report, the S75W Modification Application Planning Report (MP 09_0029 MOD 2) prepared by Family and Community Services dated 14 March 2018, the S75W modification request Planning Report (MP 09_0029 MOD 3) prepared by FPD Pty Ltd dated 3 April 2019, **and the s75W Modification to the Height of Buildings (MP09_0029 MOD 4) prepared by Urbis dated 21 April 2021**, and the conditions of consent and the following drawings prepared by Caldis Cook Group, Architectus **and PTW Architects**:

<u>Concept Plan Drawings prepared by PTW Architects</u>			
Drawing No.	Issue	Name of Plan	Date
<u>MOD0000</u>	<u>A</u>	<u>Cover Sheet</u>	<u>15 March 2021</u>
<u>MOD0001</u>	<u>A</u>	<u>Site Plan and Building Envelope</u>	<u>15 March 2021</u>
<u>MOD0002</u>	<u>A</u>	<u>West Parade Elevation and Building Envelope</u>	<u>15 March 2021</u>
<u>Concept Plan Drawings prepared by Architectus</u>			
MOD0000	D	Cover Sheet	18 October 2018
MOD0001	D	Site Plan and Building Envelope	18 October 2018
MOD0002	D	West Parade Elevation and Building Envelope	18 October 2018
MOD0003	D	Design Objectives and Controls 1	18 October 2018
MOD0004	D	Design Objectives and Controls 2	18 October 2018
MOD0005	D	Design Objectives and Controls 3	18 October 2018
MOD0006	D	Design Objectives and Controls 4	18 October 2018

except for as modified by the following pursuant to Section 75O(4) of the Act.

**End of Modification
(MP 09_0029 MOD 4)**