

# Modification of Development consent

Section 96 (1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 16 February 2015, I approve the modification of the development referred to in schedule 1, subject to the conditions in schedule 2



Anthony Witherdin  
**Acting Director**  
**Regional Assessments**

Sydney 23 July 2015

## SCHEDULE 1

<b>Application No.:</b>	SSD 6387
<b>Applicant:</b>	Payce Communities Wentworth Point Pty Limited & SH FWT Development Pty Limited
<b>Consent Authority:</b>	Minister for Planning
<b>Land:</b>	1 Burroway Road, Wentworth Point
<b>Approved Development:</b>	Construction of three 8-storey residential buildings above ground floor retail/commercial podiums and a three level basement structure and associated public domain works.
<b>Modifications:</b>	<b>SSD 6387 MOD 2:</b> modification to amend the mix of apartment types and other minor changes to the internal layout of the residential component; increase the number of parking spaces for the child care centre; provide additional retail storage; reconfigure the loading dock; and external façade changes.

## SCHEDULE 2

- 1) Part A Administrative Conditions is amended by the deletion of ~~struck-out~~ words / numbers and the insertion of **bold** and underlined words/numbers as follows:

### Terms of Consent

A2. The applicant shall carry out the project generally in accordance with the:

- a) State Significant Development Application SSD 6387;
- b) Environmental Impact Statement prepared by Sutherland & Associates dated May 2014;
- c) Response to Submissions prepared by Sutherland & Associates dated September 2014;
- d) **Section 96 Planning Statement prepared by Sutherland and Associates dated May 2015;**
- e) e) The conditions of this consent; and
- f) f) The following drawings, except for:
  - i) any modifications which are Exempt or Complying Development;
  - ii) otherwise provided by the conditions of this consent.

<b>Architectural (or Design) Drawings prepared by Stanisic Architects</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
DA0004	H I	GROUND PLANE PLAN	05.09.14 <b><u>01.05.15</u></b>
DA0005	H I	SITE PLAN	05.09.14 <b><u>01.05.15</u></b>
DA0006	H I	GFA DIAGRAMS & YIELD SCHEDULE	05.09.14 <b><u>01.05.15</u></b>
DA0008	H I	IMAGES 01	05.09.14 <b><u>01.05.15</u></b>
DA0009	H I	IMAGES 02	05.09.14 <b><u>01.05.15</u></b>
DA0010	H I	IMAGES 03	05.09.14 <b><u>01.05.15</u></b>
<b><u>DA011</u></b>	<b><u>I</u></b>	<b><u>EXTERNAL MATERIALS AND FINISHES</u></b>	<b><u>17.07.15</u></b>
DA1001	† <b><u>J</u></b>	BASEMENT LEVEL 3	28.10.14 <b><u>01.05.15</u></b>
DA1002	† <b><u>J</u></b>	BASEMENT LEVEL 2	28.10.14 <b><u>01.05.15</u></b>
DA1003	† <b><u>K</u></b>	BASEMENT LEVEL 1	28.10.14 <b><u>14.07.15</u></b>
DA1201	† <b><u>J</u></b>	LEVEL 1	28.10.14 <b><u>01.05.15</u></b>
DA1301	† <b><u>K</u></b>	LEVEL 2	28.10.14 <b><u>01.05.15</u></b>
DA1302	† <b><u>J</u></b>	LEVEL 3	28.10.14 <b><u>01.05.15</u></b>
DA1303	† <b><u>J</u></b>	LEVEL 4	28.10.14 <b><u>01.05.15</u></b>
DA1304	† <b><u>J</u></b>	LEVEL 5	28.10.14 <b><u>01.05.15</u></b>

DA1305	<u>†</u> <u>J</u>	LEVEL 6	28.10.14 <u>01.05.15</u>
DA1306	<u>†</u> <u>J</u>	LEVEL 7	28.10.14 <u>01.05.15</u>
DA1307	<u>†</u> <u>J</u>	LEVEL 8	28.10.14 <u>01.05.15</u>
DA1308	<u>†</u> <u>J</u>	LEVEL 9	28.10.14 <u>01.05.15</u>
<del>DA1401</del> DA1309	<u>†</u> <u>J</u>	LEVEL 10	28.10.14 <u>01.05.15</u>
DA1500	<u>†</u> <u>J</u>	SITE ELEVATIONS	28.10.14 <u>01.05.15</u>
DA1501	<u>†</u> <u>J</u>	ELEVATIONS NORTH AND SOUTH	28.10.14 <u>01.05.15</u>
DA1502	<u>†</u> <u>J</u>	ELEVATIONS BUILDING A EAST AND WEST	28.10.14 <u>01.05.15</u>
DA1503	<u>†</u> <u>K</u>	ELEVATIONS BUILDING B EAST AND WEST	28.10.14 <u>07.05.15</u>
DA1504	<u>†</u> <u>J</u>	ELEVATION BUILDING C EAST AND WEST	28.10.14 <u>01.05.15</u>
DA1550	<u>†</u> <u>K</u>	ELEVATION BUILDING A WEST AND NORTH	28.10.14 <u>07.05.15</u>
DA1551	<u>†</u> <u>K</u>	ELEVATION BUILDING A EAST AND SOUTH	28.10.14 <u>07.05.15</u>
DA1552	<u>†</u> <u>K</u>	ELEVATION BUILDING B WEST AND NORTH	28.10.14 <u>07.05.15</u>
DA1553	<u>†</u> <u>K</u>	ELEVATION BUILDING B EAST AND SOUTH	28.10.14 <u>07.05.15</u>
DA1554	<u>†</u> <u>K</u>	ELEVATION BUILDING C WEST AND NORTH	28.10.14 <u>07.05.15</u>
DA1555	<u>†</u> <u>J</u>	ELEVATION BUILDING C EAST AND SOUTH	28.10.14 <u>01.05.15</u>
DA1556	<u>H</u> <u>J</u>	ELEVATION BUILDING CUTS	05.09.14 <u>01.05.15</u>
DA1557	<u>H</u> <u>J</u>	ELEVATION BUILDING CUTS	05.09.14 <u>01.05.15</u>
DA1601	<u>H</u> <u>J</u>	SECTION	05.09.14 <u>01.05.15</u>
DA1602	<u>H</u> <u>J</u>	SECTION	05.09.14 <u>01.05.15</u>
<b><u>DA3101</u></b>	<u>H</u>	<b><u>TYPE A PRE AND POST ADAPTION PLANS</u></b>	<b><u>01.05.15</u></b>
DA3102	<u>H</u> <u>!</u>	TYPE B PRE AND POST ADAPTION PLANS	05.09.14 <u>01.05.15</u>
DA3103	<u>H</u> <u>!</u>	TYPE B PRE AND POST ADAPTION PLANS	05.09.14 <u>01.05.15</u>
<b><u>DA3104</u></b>	<u>H</u>	<b><u>TYPE D PRE AND POST ADAPTION PLANS</u></b>	<b><u>01.05.15</u></b>
DA8001	<u>H</u>	WINTER SOLAR STUDIES	05.09.14
DA8002	<u>H</u>	WINTER SOLAR STUDIES	05.09.14
DA8003	<u>H</u>	EQUINOX SOLAR STUDIES	05.09.14
DA9001	<u>H</u> <u>!</u>	SEPP 65 DAYLIGHT ACCESS DIAGRAM	05.09.14 <u>01.05.15</u>

DA9002	H !	SEPP 65 DAYLIGHT ACCESS DIAGRAM	05.09.14 <b>01.05.15</b>
DA9003	H !	SEPP 65 NATURAL VENTILATION DIAGRAM	<del>05.09.14</del> <b>01.05.15</b>
DA9004	H !	SEPP 65 NATURAL VENTILATION DIAGRAM	<del>05.09.14</del> <b>01.05.15</b>
SK0011	H	GBA DIAGRAMS	05.09.14
SK0001	H	SEPP 65 DIAGRAM COMMUNAL OPEN SPACE LEVEL 1 FERRY WALK	05.09.14
SK0002	H	SEPP 65 DIAGRAM COMMUNAL OPEN SPACE LEVEL 2	05.09.14
SK0003	H	SEPP 65 DIAGRAM PLANTING ON STRUCTURE	05.09.14
SK0004	H	SEPP 65 DIAGRAM DEEP SOIL	05.09.14
SK0005	H	SEPP 65 DIAGRAM TYPICAL LOWER RESIDENTIAL LEVELS SETBACKS (LEVEL 3-5)	05.09.14
SK0006	H	SEPP 65 DIAGRAM TYPICAL MID RESIDENTIAL LEVELS SETBACKS (LEVEL 6-7)	05.09.14
SK0007	H	SEPP 65 DIAGRAM TYPICAL MID RESIDENTIAL LEVELS SETBACKS (LEVEL 8-9)	05.09.14
<b>Civil Drawings prepared by Northrop</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
C1.01	2	CIVIL DESIGN COVER SHEET DRAWINGS SCHEDULE AND LOCALITY PLAN	05.09.14
C2.01	2	CIVIL DESIGN CONCEPT SEDIMENT AND EROSION CONTROL PLAN	05.09.14
C2.11	2	CIVIL DESIGN CONCEPT SEDIMENT AND EROSION CONTROL PLAN	05.09.14
C4.01	2	CIVIL DESIGN ROAD AND CONCEPT DRAINAGE LAYOUT SHEET 1	05.09.14
C4.02	3	CIVIL DESIGN ROAD AND CONCEPT DRAINAGE LAYOUT SHEET 2 (AND AS AMENDED BY COMMENTS ON PLAN RECEIVED 24 OCTOBER 2014)	05.09.14
C4.11	2	CIVIL DESIGN LONGITUDINAL SECTION	05.09.14
C4.21	2	CIVIL DESIGN TYPICAL CROSS SECTION	05.09.14
C5.01	1	CIVIL DESIGN DETAILS SHEET	05.09.14
SK5.01	1	SKETCHES VEHICLE TURN PATHS – 14.5 (SIC) M COACH	05.09.14
SK6.03	1	SKETCHES VEHICLE TURNING PATHS – 14.5M PASSING ON REVISED SITE DESIGN	16.10.14
<b>Landscape Concept Plan prepared by Context</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
13594LSK	002 C	LANDSCAPE CONCEPT PLAN LEVEL 1/1A	05.09.14
13594LSK	003 A	LANDSCAPE CONCEPT PLAN LEVEL 2	05.09.14

- 2) Part B Prior to the Issue of a Construction Certificate is amended by the deletion of ~~struck out~~ words / numbers and the insertion of **bold** and **underlined** words/numbers as follows:

**BASIX**

- B3 All commitments outlined in BASIX Certificate Number 527139M **03 and dated 21 July 2015** required to achieve satisfactory levels of thermal comfort and water and energy ratings shall be incorporated into the proposed development and provided to the Certifying Authority prior to the issue of a Construction Certificate.

- 3) Part F Post Occupation is amended by the insertion of a new condition as follows:

**Study Areas**

- F12. The study areas in the apartments shall not be used for the purpose of a bedroom.

**END OF MODIFICATIONS TO SSD 6387 MOD 2**