

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation dated 11 October 2017, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Infrastructure Assessments

Date: 25 July 2019 Sydney

SCHEDULE 1

Development Approval: SSD 8499 granted on 29 June 2018

For the following:

Concept development application for the future development of 'Tower B' on the development site for health and medical purposes, comprising:

- indicative future uses, including medical specialist suites and associated allied health uses;
- future building footprints, envelopes and heights; and
- car parking provision.

Applicant: Dexus Projects Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: 12 Frederick Street, St Leonards (Lot 1 DP 591747)

Modification: **SSD 8499 MOD 1:**

- increase in the approved envelope height from RL 138.35 to RL 139.3 (950mm) to accommodate the required lift overrun for the tower.
- reduction in the GFA from 6,987sqm to 6,876sqm (111sqm).
- reduction in the rear boundary (northern) setback from 7m to 6.9m and the Reserve Road (western) setback from 5.2m to 5.1m.

SCHEDULE 2

The above approval is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:
- A2. The development may only be carried out:
 - a) in compliance with the conditions of this consent;
 - b) in accordance with all written directions of the Secretary;
 - c) generally in accordance with the EIS as amended by the RtS;
 - d) **generally in accordance with the North Shore Health Hub Statement of Environmental Effects Section 4.55(1A) Modification (SSD 7543, 8499 and 8894) and accompanying appendices, prepared by Keylan Consulting Pty Ltd, dated May 2019;** and
 - e) in accordance with the approved plans in the table below:

Architectural (or Design) Drawings prepared by <i>Billard Leece Partnership Pty Ltd</i>			
Dwg No.	Rev	Name of Plan	Date
DA 0001	G	SITE PLAN	31/10/17
DA 0060	G I	PROPOSED ENVELOPE PLAN	31/10/17 <u>01/03/19</u>
DA 1600	H J	ENVELOPE – EAST ELEVATION	14/03/18 <u>01/03/19</u>
DA 1601	G I	ENVELOPE – SOUTH ELEVATION	31/10/17 <u>01/03/19</u>
DA 1602	G J	ENVELOPE – WEST ELEVATION	31/10/17 <u>01/03/19</u>
DA 1603	H J	ENVELOPE – NORTH ELEVATION	14/03/18 <u>01/03/19</u>
DA 1660	H J	INDICATIVE – SECTION A	14/03/18 <u>01/03/19</u>
DA 1920	G H	INDICATIVE SCHEME – GFA CALCULATIONS	31/10/17 <u>17/12/18</u>
DA 1950	G	ENVELOPE PRESPECTIVES – SHEET 01	31/10/17

End of Modifications to SSD 8499 MOD 1