

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, the Independent Planning Commission approves the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Chris Wilson
Member of the Commission



Wendy Lewin
Member of the Commission



Elizabeth Taylor AO
Member of the Commission

Sydney

19 September 2023

SCHEDULE 1

- Development consent:** **SSD 8784** granted by the Minister for Planning and Public Spaces on 22 July 2020.
- For the following:** Concept Development Application comprising a mixed use development including:
- maximum building envelopes for podium and tower buildings
 - maximum gross floor area of 38,700m² comprising maximum residential gross floor area of 37,700m² and maximum non-residential gross floor area of between 750m² and 1,000m²
 - conceptual land use for non-residential and residential floor space, which may include office premises, business premises, food and drink premises, shops and medical centres.
 - minimum 5% residential gross floor area as affordable housing dwellings
 - basement car parking, motorcycle parking, bicycle parking and service vehicle spaces.
- Applicant:** Landcom on behalf of Sydney Metro
- Consent Authority:** Minister for Planning and Public Spaces
- The Land:** 242-244 Beecroft Road, Epping
Lots 220 and 222, DP 1251471
- Modification:** **SSD 8784 MOD 1** to:-
- adjust building envelopes, including changes to alignments by 10-15 degrees
 - increase maximum building heights by 0.63m to 3.83m

- relocate the basement car access along Ray Road
- re-arrange private open space on the site.

SCHEDULE 2

The above approval is modified as follows:

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

TERMS OF CONSENT

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 Planning Secretary;
- (c) in accordance with the EIS, Response to Submissions, ~~and~~ supplementary information **and Section 4.55(2) Modification SSD-8784-MOD-1;**
- (d) in accordance with the management and mitigation measures;
- (e) In accordance with the approved plans in the table below:

Architectural Drawings prepared by Bennett and Trimble <u>Turner Studio</u>			
Drawing Number	Revision	Name of Plan	Date
1	3	Site Plan	09.10.19
2	3	Concept Proposal Site Section	09.10.19
3	3	Concept Proposal P2 Plan	09.10.19
4	3	Concept Proposal P1 Plan	09.10.19
5	3	Concept Proposal Lower Ground Plan	09.10.19
6	3	Concept Proposal Ground Floor Plan	09.10.19
7	3	Concept Proposal L1 – L4 Plan	09.10.19
8	3	Concept Proposal L5 Plan	09.10.19
9	3	Concept Proposal L6 – L11 Plan	09.10.19
10	3	Concept Proposal L12 Plan	09.10.19
11	3	Concept Proposal Roof Plan	09.10.19
12	3	Concept Proposal Elevations	09.10.19
13	3	Concept Proposal Section 1	09.10.19
14	3	Concept Proposal Section 2	09.10.19
15	3	Concept Proposal Section 3	09.10.19
<u>DA-790-010</u>	<u>02</u>	<u>Site Plan</u>	<u>15.05.23</u>
<u>DA-790-001</u>	<u>02</u>	<u>Basement 02</u>	<u>15.05.23</u>

<u>DA-790-002</u>	<u>02</u>	<u>Basement 01</u>	<u>15.05.23</u>
<u>DA-790-003</u>	<u>02</u>	<u>Lower Ground</u>	<u>15.05.23</u>
<u>DA-790-004</u>	<u>02</u>	<u>Ground Level</u>	<u>15.05.23</u>
<u>DA-790-005</u>	<u>02</u>	<u>Level 01-04</u>	<u>15.05.23</u>
<u>DA-790-006</u>	<u>02</u>	<u>Level 05</u>	<u>15.05.23</u>
<u>DA-790-007</u>	<u>02</u>	<u>Level 06-11</u>	<u>15.05.23</u>
<u>DA-790-008</u>	<u>02</u>	<u>Level 12</u>	<u>15.05.23</u>
<u>DA-790-009</u>	<u>02</u>	<u>Roof Level</u>	<u>15.05.23</u>
<u>DA-790-100</u>	<u>02</u>	<u>EW Section 01</u>	<u>15.05.23</u>
<u>DA-790-110</u>	<u>02</u>	<u>EW Section 02</u>	<u>15.05.23</u>
<u>DA-790-120</u>	<u>02</u>	<u>NS Section</u>	<u>15.05.23</u>

**End of modification
(SSD 8784 MOD 1)**