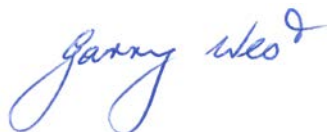


Modification of Development Consent

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

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



Garry West
Member of the Commission

Sydney

04 November 2016

SCHEDULE 1

Development Consent: **SSD 6376** granted by the Planning Assessment Commission on 2 March 2016

For the following: Development of Block 11 mixed use development including:

- construction of a 10 to 13 storey building (maximum height RL 64.17) over two basement levels;
- total GFA of 25,220m² comprising:
 - 296 residential apartments;
 - 758m² GFA retail; and
 - 655m² childcare facility (90 child capacity).
- retention, refurbishment and alteration of the Castle Connell Hotel (external only);
- 174 on-site car parking spaces (including 10 car share spaces) and two service vehicle spaces
- six regular and three short term on-street car parking spaces;
- 448 bicycle parking spaces;
- 3,300m² of open space;
- public domain works and landscaping;
- subdivision and strata subdivision; and
- signage zones.

Applicant: Frasers Broadway Pty Ltd

Consent Authority: Minister for Planning

The Land: Block 11 - Central Park (former Carlton United Breweries Site) (Lot 5 DP1142053 and part lot 1 DP76719)

Modification: **SSD 6376 MOD 1:** the modification includes:

- deletion of wind conditions: B7, B8 and B9; and
- installation of vertical screens to the ground floor retail units.

SCHEDULE 2

The above consent is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold struck-out**~~ 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 6376;
 - b) Environmental Impact Statement prepared by JBA Urban Planning Consultants dated December 2014;
 - c) Response to Submissions report prepared by JBA Urban Planning Consultants dated July 2015;
 - d) **S96(1A) Modification Application Planning Report prepared by JBA Urban Planning Consultants dated 5 August 2016, and additional information submitted on 16 September 2016 and 4 and 5 October 2016;**
 - e) The conditions of this consent; and
 - f) The following drawings, except for:
 - i) any modifications which are Exempt or Complying Development; and
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by fjmt			
Drawing No.	Rev.	Name of Plan	Date
SSDA-11-001	02	GENERAL Legend	03/07/2015
SSDA-11-101	02	SITE PLANS Site Plan	03/07/2015
SSDA-11-200	02	PLANS Key Plans	03/07/2015
SSDA-11-201	06	PLANS Level 00	30/10/2015
SSDA-11-202	05	PLANS Level 01	21/10/2015
SSDA-11-203	02	PLANS Level 02	03/07/2015
SSDA-11-204	04	PLANS Level 03	21/01/2015
SSDA-11-205	04	PLANS Level 04-06	21/01/2015
SSDA-11-206	04	PLANS Level 07 Setback Floor South	21/01/2015
SSDA-11-207	04	PLANS Level 08 Setback Floor North	21/01/2015
SSDA-11-208	04	PLANS Level 09	21/01/2015
SSDA-11-209	03	PLANS Level 10-12	21/01/2015
SSDA-11-210	03	PLANS Level 13	21/01/2015
SSDA-11-211	03	PLANS Roof	16/11/2015
SSDA-11-212	03	PLANS Basement Level 01	12/10/2015
SSDA-11-213	02	PLANS Basement Level 02	03/07/2015
SSDA-11-301	02	SECTIONS Section	03/07/2015
SSDA-11-302	02	SECTIONS Section	03/07/2015
SSDA-11-401	02	ELEVATIONS North and South Elevations Typical	03/07/2015

SSDA-11-402	02	ELEVATIONS East and West Elevations Typical	03/07/2015
SSDA-11-501	02	GROUND PLAN DETAIL ELEVATIONS Detail Elevations - North	03/07/2015
SSDA-11-502	02	GROUND PLAN DETAIL ELEVATIONS Detail Elevations – South	03/07/2015
SSDA-11-503	02	GROUND PLAN DETAIL ELEVATIONS Detail Elevations – East and West	03/07/2015
SSDA-11-504	02	GROUND PLAN DETAIL ELEVATIONS Retail Signage Zones	03/07/2015
<u>SK160518</u>		<u>SKETCHES Childcare Entrance FLOOR PLAN</u>	
<u>SK160518</u>		<u>SKETCHES Childcare Entrance ELEVATION NORTH</u>	
<u>SK160518</u>		<u>SKETCHES Childcare Entrance ELEVATION EAST</u>	
<u>SK160518</u>		<u>SKETCHES Childcare Entrance VIEW 1</u>	
<u>SK160518</u>		<u>SKETCHES Childcare Entrance VIEW 2</u>	
<u>SK160518</u>		<u>SKETCHES Childcare Entrance VIEW 3-4</u>	
SSDA-11-601	02	TYPICAL LAYOUTS Adaptable Apartments	03/07/2015
SSDA-11-602	02	TYPICAL LAYOUTS Adaptable Apartments	03/07/2015
Landscape Drawings prepared by fjmt			
Drawing No.	Rev.	Name of Plan	Date
SSDA-11-800	03	LANDSCAPE Cover Page	19/07/2015
SSDA-11-801	04	LANDSCAPE Ground Floor	19/07/2015
SSDA-11-802	03	LANDSCAPE Level 10 & 14 Green Roof	19/07/2015
SSDA-11-803	03	LANDSCAPE Level 9 Terraces	19/07/2015
SSDA-11-804	03	LANDSCAPE Landscape Sections	19/07/2015
Subdivision Drawings prepared by Tasy Moraitis			
Drawing No.	Issue	Name of Plan	Date
141021 SUB	3	DEPOSITED PLAN ADMINISTRATION SHEET (Sheets 1 to 3)	10 JULY 2015
141021 SUB	3	PLAN OF PROPOSED SUBDIVISION OF LOT 5 IN D.P.1142053 AND LOT 1 IN D.P.76719 (Sheets 1 to 7)	10 JULY 2015
141021 B11 DSP	4	STRATA PLAN ADMINISTRATION SHEET (Sheets 1 to 3)	14 JULY 2015
141021 B11 DSP	4	STRATA PLAN FORM 2 (A3) CONTRACT PLAN (Sheets 1 to 30)	14 JULY 2015
Civil Infrastructure Drawing prepared by Mott MacDonald			
Drawing No.	Rev.	Name of Plan	Date
MMD-286054-C- DR-XX-0001	3	Linemarking and Signposting Plan	04/09/2015

- (b) Schedule 2 Part B – Conditions B7, B8 and B9 are amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~bold struck out~~ words/numbers as follows:

Wind

~~B7 Prior to the issue of any Construction Certificate, an updated wind assessment shall be submitted for the Secretary's approval. The wind assessment shall demonstrate what additional methods/treatments will be included so as to reduce wind impacts to ensure that the area outside the retail units fronting the O'Connor Street park would be comfortable for pedestrian sitting, and that the O'Connor Street park is comfortable for pedestrian sitting.~~

~~B8 Prior to the issue of any Construction Certificate details are to be provided and approved by the Secretary that demonstrate the measures that have been incorporated within the design in order to reduce the impacts of wind such as;~~

- ~~a) Additional large mature trees along O'Connor and Kensington Street;~~
- ~~b) External permanent or temporary fins perpendicular to the façade;~~
- ~~c) Planter boxes parallel to the façade; and~~
- ~~d) Additional trees within park areas.~~

~~B9 Prior to the issue of any Construction Certificate for above ground works, an updated wind assessment shall be submitted for the Secretary's approval. The wind assessment shall outline demonstrate what additional methods/treatments will be included to reduce wind impacts and will demonstrate to ensure that the outdoor play area for the child care facility is suitable for its intended use is classified as and comfortable for pedestrian sitting.~~

- (c) Schedule 2 Part F – new Condition F26 is added by the insertion of the **bold and underlined** words / numbers as follows:

F26 The vertical screens to the ground floor retail units shall be installed prior to the issue of the first Occupation Certificate for the retail units. Prior to the issue of the first Occupation Certificate, an additional wind assessment shall be submitted for the Secretary's approval. The assessment shall confirm that the areas immediately outside the retail areas are suitable for their intended use as an area for patron seating.

- (d) Schedule 2 Part G – new Condition G17 is added by the insertion of the **bold and underlined** words / numbers as follows:

The vertical screens to the ground floor retail units shall be installed prior to the issue of the first Occupation Certificate for the retail units.

All planting on the vertical screens adjacent to the retail units is to be maintained to ensure it would not have a foliage density that would:

- a) prevent views through the screen;**
- b) create a place of concealment; or**
- c) detrimentally disrupt pedestrian sight lines for patrons/residents leaving Lobby A.**

End of modifications to SSD 6376 MOD 1