

Modification of Project Approval

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

As delegate of the Minister for Planning, the Independent Planning Commission modifies the approval referred to in Schedule 1, subject to the conditions in Schedule 2.

Member of Commission

Member of Commission

Sydney

2018

SCHEDULE 1

Project Approval:	MP 11_0089 granted by the Executive Director, Development Assessment Systems and Approvals on 5 April 2013
For the following:	Construction of a boutique hotel comprising including: <ul style="list-style-type: none">• 60 hotel rooms;• a total GFA of 4,595.9 m²;• 1,098 m² of food and drink premises including three restaurants and a lounge;• conference and meeting facilities;• staff offices and amenities;• a rooftop deck and pool;• storage and loading facilities; and• a single storey addition to the Clare Hotel and a two storey addition to the Administration Building. Construction of a new glazed link between the two buildings to create a foyer and entry space for the hotel.
Proponent:	Trustee for the Cirillo Planning Trust
Approval Authority:	Minister for Planning
The Land:	Block 3A, Central Park, Chippendale (former Carlton United Brewery site)
Modification:	11_0089 MOD 5: amend condition B23(c) to allow use of a self-closing door in the new glazed wall on the roof level

SCHEDULE 2

The consent is modified as follows:

- (a) Schedule 2 Part B – Prior to Issue of Construction Certificate is amended by the insertion of the **bold and underlined** words / numbers as follows:

B23 Amendment of the roof structure

The roof structure approved by modification application MP 11_0089 MOD 3 shall be amended:

- a) in accordance with the recommendations of the Acoustic Assessment prepared by Parsons Brinckerhoff, dated 22 September 2016;
- b) to relocate skylights to the western side of the roof to increase its transparency up to 40% as viewed from Carlton Street level, provided this does not adversely reduce the acoustic qualities of the structure;
- c) **with the exception of the self-closing door in the new glazed wall required to access the toilets, fire stairs and store room,** the western elevation of the structure is to be constructed of fixed glazing, with no openings;
- d) to incorporate a light grey gloss finish to the soffit;
- e) to provide more slender vertical support beams;
- f) to provide translucent privacy film to the western glazed elevation in accordance with drawing SK04.

Amended plans illustrating the above changes are to be submitted to and approved by the certifier prior to the release of a construction certificate.

- (b) Schedule 2 Part d – During Operation is amended by the insertion of the **bold and underlined** words / numbers as follows:

F11 Plan of Management

Prior to occupation, the Plan of Management (PoM), prepared by The Old Clare Hotel and submitted with the response to submissions shall be updated to include:

- a) a copy of the House Policy (alcohol)
- b) the licensee/manager signature/endorsement
- c) **details of how the area providing access to the rooftop toilets will be managed to minimise potential noise impacts to neighbouring properties to the west of the site.**

A copy of the updated POM shall be provided to Council and the Department.
The use must always be operated in accordance with the updated POM.

End of modification (11_0089 MOD 5)