

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, the Planning Assessment Commission approves the modification of the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

Member of the Commission

Sydney

2015

SCHEDULE 1

Application No.:	MP 09_0066
Proponent:	Karimbla Constructions Services (NSW) Pty Ltd
Approval Authority:	Minister for Planning
Land:	Lots 22 – 30 in DP 2983 Lot 13 in DP 2983 Lots A & B in DP 381223 Part of Fleet Lane
Project:	<p>Construction of a new mixed use serviced apartment, residential and retail development consisting of:</p> <ul style="list-style-type: none">• a serviced apartment tower building part 32 and 33 storeys high containing 337 apartments;• a residential tower building 38 storeys high containing 286 dwellings;• a three storey podium containing above ground car parking, apartment uses, child care and other mixed uses;• a five level basement containing car parking, including a public car park for 250 cars;• a gross floor area of 51, 426m²;• total car parking of 570 spaces; and• public domain works comprising:<ul style="list-style-type: none">• publicly accessible open space with associated landscaping works;• a pedestrian through site link;• a vehicular right-of-way between Thomas Street and Fleet Lane; and• an accessible crossing of the vehicular right-of-way for pedestrians including a lift.
Modification:	MP 09_0066 MOD 16: modification to include multiple business identification, building identification and way finding signage for the building.

SCHEDULE 2

PART A - ADMINISTRATIVE CONDITIONS

The above approval is modified as follows:

1. *In Part A, Condition A2 is amended by the insertion of **bold** and **underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:*

Approved Plans/Details

A2 The development will be undertaken in accordance with:

- MP 09_0066 and the Environmental Assessment dated December 2009, prepared by JBA Urban Planning Consultants Pty Ltd, except where amended by the Preferred Project Report dated July 2010, prepared by JBA Urban Planning Consultants Pty Ltd, the further amendments contained within the additional submission by JBA dated 12 August 2010 as amended by:
- Section 75W Application to MP09_0066 (Modification 3) and the Environmental Assessment dated August 2012 prepared by Cardno, except where amended by the Response to Submissions dated 19 December 2012 prepared by Meriton Group as amended by:
- Section 75W Application to MP 09_0066 (Modification 6) and the Environmental Assessment dated December 2012 prepared by Meriton Property Services, except where amended by the Preferred Project Report dated 21 May 2013 prepared by Meriton Property Services as amended by:
- Section 75W Application to MP 09_0066 (Modification 10) and the Environmental Assessment dated 12 May 2014 **as amended by:**
- Section 75W Application to MP 09_0066 (Modification 11) and the Environmental Assessment Report prepared by Planning Ingenuity dated 30 June 2014 and car parking allocation requested prepared by Meriton Group date 19 August 2014 as amended by:
- Section 75W Application to MP 09_0066 (Modification 13) and the Environmental Assessment Report prepared by Planning Ingenuity dated 5 August 2014 and car parking offset request prepared by Meriton Group dated 17 September 2014 as amended by:
- Section 75W Application to MP 09_0066 (Modification 14) Planning Report dated 22 September 2014, MP 09_0066 MOD 14 Application letter prepared by Karimbla Construction Services (NSW) Pty Ltd dated 2 October 2014 and the following drawings as amended by:
- Section 75W Application to MP 09_0066 (Modification 15) Planning Report dated 1 October 2014, MP 09_0066 MOD 15 and the following drawings as amended by:
- **Section 75W Application to MP 09_0066 (Modification 16) Planning Report dated 7 July 2015, MP 09_0066 MOD 16 Application letter prepared by Karimbla Construction Services (NSW) Pty Ltd dated 4 august 2015 and the following drawings as amended by:**

Architectural Drawings prepared for the Environmental Assessment / Preferred Project Report by PTW Architects			
Drawing No.	Revision	Name of Plan	Date
A – 0000	E	Cover	02.12.2013
A – 0002	E	Site analysis	02.12.2013
A – 0090	F	Site / roof plan	19.06.2014
A – 0100	J	Ground floor plan	24.10.2014
A – 0101	F	Level 1 plan Car Parking	19.06.2014
A – 0102	F	Level 2 plan Car Parking	19.06.2014
A – 0103	F	Level 3 plan Car Parking	19.06.2014
A – 0104	H	Level 4 plan	24.10.2014
A – 0105	F	Level 5	19.06.2014
A-0105A	F	Level 6 Plan	19.06.2014
A-0105B	F	Levels 7-8 Plan	19.06.2014
A – 0106	F	Level 9, 11, 12, 13, 15 Plan	19.06.2014
A-0106A	F	Level 10, 14, 16-21 Plan	19.06.2014
A – 0107	F	Level 22, 25, 28-31 Plan	19.06.2014
A – 0107A	F	Level 23, 24, 26, 27 Plan	19.06.2014
A – 0108	F	Level 32 plan	19.06.2014
A – 0109	F	Level 33 plan	19.06.2014
A – 0110	F	Level 34, 36 Plan	19.06.2014
A – 0110A	F	Level 35 Plan	19.06.2014
A – 0111	F	Level 37 plan	19.06.2014
A – 0112	F	Level 38 plan	19.06.2014
A – 0114	H	Mezzanine Plan Loading Dock	19.06.2014
A – 0115	H	Basement 1 plan	19.06.2014
A – 0116	H	Basement 2 plan	19.06.2014
A – 0117	H	Basement 3 plan	19.06.2014
A – 0118	H	Basement 4 plan	19.06.2014
A – 0119	H	Basement 5 plan	19.06.2014
A – 0121	J	North elevation	01.2015
A – 0122	J	South Elevation	01.2015
A - 0123	F	Building 1 Elevation - East	19.06.2014
A – 0124	J	Building 2 Elevation - East	01.2015
A – 0125	J	Building 1 Elevation - West	01.2015
A – 0126	F	Building 2 Elevation - West	19.06.2014
A – 0131	F	Section – Building 1 (Residential)	19.06.2014
A – 0132	H	Section - Building 2 (Serviced Apartments)	24.10.2014
A – 0140	E	Perspective View 1	02.12.2013

A – 0141	E	Perspective View 2	02.12.2013
A – 0142	E	Perspective View 3	02.12.2013
A – 0150	E	Schedule of serviced apartments	02.12.2013
A – 0151	E	Schedule of residential apartments	02.12.2013
Architectural Drawings prepared for the Environmental Assessment Preferred Project Report by PTW Architects			
Drawing No.	Revision	Name of Plan	Date
A – 0181	E	Building 1 façade finishes	02.12.2013
A – 0182	E	Building 2 façade finishes	02.12.2013
A – 0201	E	Comparable Height Study	02.12.2013
A – 0202 – 1	E	Shadow Diagram 21 December	02.12.2013
A – 0202 – 2	E	Shadow Diagram 21 March	02.12.2013
A – 0202 – 3	E	Shadow Diagram 21 June	02.12.2013
A – 0202 – 4	E	Shadow Diagram 21 September	02.12.2013
A – 0203	E	View Analysis	02.12.2013
Except as modified by:			
A0038	9	Level 22 Plan	23.05.2013
A0039	3	Levels 23-24 Plan	23.05.2013
A0041	3	Level 25 Plan	23.05.2013
A0042	3	Level 26-27 Plan	23.05.2013
A0044	3	Levels 28-31 Plan	23.05.2013
A0048	10	Level 32 Plan	23.05.2013
A0049	9	Level 33 Plan	23.05.2013
A0050	9	Level 34 Plan	23.05.2013
A0051	3	Level 35 Plan	23.05.2013
A0052	2	Level 36 Plan	23.05.2013
Landscape plans prepared for the Environmental Assessment / Preferred Project Report by Site Image			
Drawing No.	Revision	Name of Plan	Date
001	S75W	Site Analysis	02.12.13
101	S75W	Landscape Analysis	24.05.12
101	S75W	Removed Tree Plan	24.05.12
102	S75W	Landscape Master Plan	24.05.12
103	S75W	Landscape Design Features	24.05.12
104	S75W	Plant Schedule	24.05.12
105	S75W	Landscape Standard Details	24.05.12
Signage plans prepared for the Section 75W Application (MP 09_0066 Modification 10)			
Drawing No.	Revision	Name of Plan	Date
A – 0048	11	Level 33 Plan	01.07.2014

A – 0071	10	South Elevation	01.07.2014
A – 0075	11	Building 2, West Elevation	01.07.2014
Signage plans prepared for the Section 75W Application (MP_0066 Modification 16)			
<u>Drawing No.</u>	<u>Revision</u>	<u>Name of Plan</u>	<u>Date</u>
<u>2 of 22</u>	<u>13</u>	<u>Centrium Journey Plan</u>	<u>11/08/2015</u>
<u>3 of 22</u>	<u>13</u>	<u>Minor Centre Brand Pylon</u>	<u>11/08/2015</u>
<u>4 of 22</u>	<u>13</u>	<u>Parking Directional 1</u>	<u>11/08/2015</u>
<u>5 of 22</u>	<u>13</u>	<u>Finger Blade</u>	<u>11/08/2015</u>
<u>6 of 22</u>	<u>13</u>	<u>Finger Blade</u>	<u>11/08/2015</u>
<u>7 of 22</u>	<u>13</u>	<u>Finger Blade</u>	<u>11/08/2015</u>
<u>8 of 22</u>	<u>13</u>	<u>Serviced Apartments Logo - Horizontal</u>	<u>11/08/2015</u>
<u>9 of 22</u>	<u>13</u>	<u>Vehicle Information</u>	<u>11/08/2015</u>
<u>10 of 22</u>	<u>13</u>	<u>Vehicle Information</u>	<u>11/08/2015</u>
<u>11 of 22</u>	<u>13</u>	<u>Entry Statement - Horizontal</u>	<u>11/08/2015</u>
<u>12 of 22</u>	<u>13</u>	<u>Entry Statement - Horizontal</u>	<u>11/08/2015</u>
<u>13 of 22</u>	<u>13</u>	<u>Suspended Light Box</u>	<u>11/08/2015</u>
<u>14 of 22</u>	<u>13</u>	<u>Suspended Light Box</u>	<u>11/08/2015</u>
<u>15 of 22</u>	<u>13</u>	<u>Serviced Apartments Logo - Horizontal</u>	<u>11/08/2015</u>
<u>16 of 22</u>	<u>13</u>	<u>Vehicle Information</u>	<u>11/08/2015</u>
<u>17 of 22</u>	<u>13</u>	<u>Loading Dock Sign</u>	<u>11/08/2015</u>
<u>18 of 22</u>	<u>13</u>	<u>Car Park Directional</u>	<u>11/08/2015</u>
<u>19 of 22</u>	<u>13</u>	<u>Car Park Directional</u>	<u>11/08/2015</u>
<u>20 of 22</u>	<u>13</u>	<u>Typical Tenant Sign - Cantilevered</u>	<u>11/08/2015</u>
<u>21 of 22</u>	<u>13</u>	<u>Car Park Directional</u>	<u>11/08/2015</u>

except for:

- (1) any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- (2) otherwise provided by the conditions of this approval.

END OF MODIFICATIONS TO MP 09_0066 MOD 16