

Modification of Development Consent

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

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

David McNamara
Director
Key Sites Assessments

Sydney 21 June

2019

SCHEDULE 1

Development consent: **MP 09_0068** granted by the Planning Assessment Commission on 1 July 2013

For the following: Residential Development, including:

- demolition of existing buildings and tree removal;
- adaptive reuse of the former hospital building for residential housing and construction of 3 residential flat buildings comprising a total of 212 residential apartments;
- use of 3,993 m² of GFA for affordable rental housing;
- use of 140 m² of GFA for neighbourhood shops;
- reconstruction and adaptive re-use of the former Rachel Forster Hospital colonnade
- 2 levels of basement car parking for 158 car parking spaces;
- provision of a publicly accessible communal open space; and
- strata subdivision.

Applicant: Kaymet Corporation Pty Ltd

Consent Authority: Minister for Planning

The Land: 134-144 Pitt Street, Redfern
Lot 7 DP 664804

Modification: **MP 09_0068 MOD 2**, including: correct minor errors and misdescriptions to the number of residential units and plan references.

SCHEDULE 2

The Project Approval is modified as follows:

- (a) Schedule 1, Modification description is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

MP 09_0068 MOD 1, including:

- increase the height of Buildings B & C from four to six storeys
- increase in the total gross floor area (GFA) from 13,846 m² to 15,592 m²
- dedication of 3,993 m² of GFA for use as affordable rental housing
- use of 140 m² of GFA for neighbourhood shops
- increase in the total number of residential apartments from 158 to ~~213~~ **212** apartments
- increase in carparking from 138 to 158 spaces
- modification of the floor plans and elevations for Buildings A to D
- reconstruction and adaptive re-use of the former Rachel Forster Hospital colonnade.

- (b) Part A, Condition A1 of Schedule 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A1 DEVELOPMENT DESCRIPTION

Project Application approval is granted only to the development as described below:

- demolition of existing buildings and tree removal;
- adaptive reuse of the former hospital building for residential housing and construction of 3 residential flat buildings comprising a total of ~~213~~ **212** residential apartments;
- use of 3,993 m² of GFA for affordable rental housing;
- use of 140 m² of GFA for neighbourhood shops;
- reconstruction and adaptive re-use of the former Rachel Forster Hospital colonnade
- 2 levels of basement car parking for 158 car parking spaces;
- provision of a publicly accessible communal open space; and
- strata subdivision.

- (c) In Part A, Condition A2 of Schedule 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The development shall be undertaken in accordance with MP 09_0068 and the:

- Environmental Assessment dated December 2012 and Preferred Project Report dated June 2013 prepared by ABC Planning,
- Environmental Assessment dated November 2016, the Response to Submissions dated October 2017, prepared by Daniel McNamara Planning Services (DMPS), and the supplementary information dated 4 and 6 December 2017, prepared by Tony Owen Partners; and
- following drawings.

Architectural Drawings prepared by Tony Owen Ptrns			
Drawing No.	Revision	Name of Plan	Date
A087	D	Demolition Plan	Oct 2017

A090	C	Lower Basement Plan	July 2017
A090 A091	C	Upper Basement Plan	July 2017
A100	D E	Lower Ground Floor Plan	Oct 2017
A101	F	Ground Floor Plan	Dec 2017
A102	F	Level 1 Plan	Dec 2017
A103	F	Level 2 Plan	Dec 2017
A104	F	Level 3 Plan	Dec 2017
A105	F	Level 4 Plan	Dec 2017
A106	F	Level 5 Plan	Dec 2017
A110	D	Roof Plan	Oct 2017
A130	C	Adaptable Units 1	Jul 2017
A131	C	Adaptable Units 2	Jul 2017
A132	C	Adaptable Units 3	Jul 2017
A133	C	Adaptable Units 4	Jul 2017
A134	C	Adaptable Units 5	Jul 2017
A150	C	Liveable Housing Units 1	Jul 2017
A151	C	Liveable Housing Units 2	Jul 2017
A152	C	Liveable Housing Units 2 3	Jul 2017
A160	F	Typical Slot Detail – Building A	Dec 2017
A200	D	East Elevations -Building A.C.D	Oct 2017
A201	D	West Elevations - Building A.C.D	Oct 2017
A202	D	North Elevation – Building D	Oct 2017
A203	D	South Elevation- Building D	Oct 2017
A204	F	North & South Elevation - Building B.C	Feb 2018
A300	D	Section A & B	Oct 2017
A301	D	Section C & D	Oct 2017
A302	D	Section A	Oct 2017
A320	C	Ramp Section Detail	July 2017
Landscape Plans prepared by Formed Gardens			
Drawing No.	Revision	Name of Plan	Date
L_100	D	Cover Sheet & Site Plan	16/06/2017
L_101	D	Landscape Concepts-- Lower Ground Floor Plan	16/06/2017
L_102	D	Landscape Concepts Ground Floor Plan	16/06/2017
L_103	D	Landscape Concepts Roof Terraces-B, C & D	16/06/2017
L_104	D	Landscape Concepts Sections/ Elevations 01	16/06/2017
L_105	D	Landscape Concepts Sections/ Details	16/06/2017
Stormwater Drainage Plans prepared by Greenarrow Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
H-01	B	Survey and Site Services	05.10.2016
H-02	A	Basement 2 Plan	08.09.2016
H-03	A	Basement 1 Plan	08.09.2016
H-04	B	Lower Ground Floor Plan	05.10.2016
H-05	B	Ground Floor Plan	05.10.2016
H-06	A	Level 1 Plan	08.09.2016
H-07	A	Level 2 Plan	08.09.2016
H-08	A	Level 3 Plan	08.09.2016
H-09	A	Level 4 Plan	08.09.2016

H-10	A	Level 5 Plan	08.09.2016
H-11	A	Roof Plan	08.09.2016
H-12	B	Details	05.10.2016
A Class Hoarding Rectification Works prepared by Australian Consulting Engineers			
Drawing No.	Revision	Name of Plan	Date
F0100	A	A Class Hoarding Rectification Works	Dec 17
F0101	A	A Class Hoarding Rectification Works	Dec 17

Except for:

- 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 within the BCA; and
- otherwise provided by the conditions of this approval.

- (d) In Part B, Condition B5 of Schedule 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

B5 BICYCLE PARKING SPACES

A minimum number of bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

Bicycle parking allocation	Number
Residential (one space per unit to be provided within individual basement storage areas)	213 212
Visitors	21
Retail	11
Total	245 244

**End of modification
(MP09_0068 MOD 2)**