



MODIFICATION REQUEST:
Block 2; 'One Central Park'
26 Broadway, Chippendale
(Former Carlton & United Breweries Site)

Modification MP09_0078 MOD 3



Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act 1979

December 2011

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Published December 2011
NSW Department of Planning & Infrastructure
www.planning.nsw.gov.au

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1. BACKGROUND

1.1 The Site

The purpose of this report is to determine a request to modify the approved Project Application for the construction of a mixed use residential, commercial and retail building on Block 2, at the former Carlton United Brewery site, 26 Broadway, Chippendale.

The modification request seeks approval for changes to the internal layout of the residential towers and podium level, deletion of the approved landscaped terraces, modifications to the approved heliostat system, modifications to façade vertical and horizontal landscaping and public domain works.

The former Carlton United Brewery site (known as Central Park) has an area of 5.834ha, and is in the south-western portion of the Sydney Central Business District. Central Park is located in the south-western part of the Sydney CBD and is within short walking distance to Central Railway Station and Railway Square Bus Terminal.

Block 2, known as 'One Central Park', is located in the northern part of the Central Park site. Block 2 has frontages to Broadway to the north, Blocks 5A and 5B to the south, and Carlton Street (previously referred to as Kent Road) to the east (**Figure 1**).



Figure 1: Central Park Site with Block 2 (shaded orange)

Block 2 represents the first residential project approval on the Central Park site.

1.2 Previous Approvals

On 8 February 2007, the then Minister for Planning approved Major Project 06_0171 for a Concept Plan for the mixed use redevelopment of the site (including residential, commercial, retail and public open space). The Concept Plan was subsequently modified on 18 July 2007, 5 February 2009 and 16 May 2010.

On 18 June 2010, the Planning Assessment Commission (PAC) approved a Project Application (MP09_0078) for the mixed use residential and retail development on Block 2. The Project Application approval was modified on 25 March 2011 and consisted of the following:

- construction of a new mixed use retail, commercial and residential building with ancillary retail uses consisting of two towers (east tower maximum 133.0 metres AHD and west tower maximum 79.5 metres AHD) located above a podium, accommodating:
- 593 residential apartments;
- retail floor space comprising a food court, specialty retail and a supermarket;
- commercial floor space;
- construction of terraces (landscaped platforms), which rise from the plaza to the podium level 2 of the new building on Block 2;
- installation of a heliostat system (consisting of mirrors which are orientated to focus light onto the landscaped platforms);
- construction of the surrounding public domain; and
- Stratum subdivision.

On 25 March 2011, the Executive Director Major Projects Assessment, approved MP 09_0078 MOD 1 which increased the number of residential dwellings to 623, deleted the approved commercial floorspace and added a gymnasium.

On 17 October 2011, the A/Director General approved MP09_0078 MOD 2 which modified a number of approval conditions to allow staged Construction Certificates to be submitted.

Figures 2 & 3 below illustrate the approved project layout.



Figure 2: South elevation (Block 5A in foreground)



Figure 3: North elevation fronting Broadway

1.3 Related Approvals

The majority of the buildings across the CUB site, which were associated with the former brewery use have been demolished (approved under MP 07_0120), with the exception of the retained heritage items. Construction of the basement car parking area under Blocks 2, 5 and 9 is currently underway (approved under MP 09_0042). Other approvals granted on the site include:

- remediation and transitional works (approved under MP 07_0163);
- Main Park and stage 1 infrastructure (approved under MP 08_0210);
- construction of commercial Blocks 1 and 4 (approved under MP 08_0253);
- construction of mixed use residential and retail Blocks 5A and 5B (approved under MP 09_0041); and
- stage 2 Infrastructure and Civil Works (approved under MP 09_0164).

The Department is currently considering the following Project Applications:

- the adaptive reuse of the Brewery Buildings (MP10_0217); and
- the construction of a residential building on Block 5C (formally Block 9) (MP10_0218).

Director General's Requirements have been issued for the following projects:

- the adaptive reuse of existing buildings on Block 3A for hotel and food and drink premises (MP11_0089);
- the construction of student accommodation on Blocks 3B, 3C & 10 (MP11_0090); and
- the redevelopment of Block 6 for mixed uses, the adaptive reuse of existing terraces and part demolition of buildings on Block 7 for mixed use retail and commercial development.

2. PROPOSED MODIFICATION

2.1 Modification Description (as notified)

The modification request was submitted to the Department on 11 August 2011. Additional information in relation to the modification was received on 20 September 2011, as a response to issues raised by the Department.

The Proponent made amendments to the scope of the proposed modifications on 22 August, 30 September and the 5 October 2011.

The modification request seeks approval for the modifications detailed in **Table 1** below:

Table 1: Key Project Components

Aspect	Description
Basement Levels	<ul style="list-style-type: none">• increased GFA of approved supermarket from 1,763m² to 2,030m²;• increased retail floor area; and• reconfiguration of retail tenancies and amenities.
Basement Mezzanine	<ul style="list-style-type: none">• modification of plant room and service room; and• additional internal void over part of loading dock.
Podium Levels	<ul style="list-style-type: none">• reconfigured layout of retail and restaurant tenancies, amenities and atrium space;• new cantilevered balconies off southern elevation of food court;• deletion of internal stairs to levels 2 and 3; and• modified pool area layout on level 5.
East Tower	<ul style="list-style-type: none">• reduced floor to ceiling heights of levels 32 and 33;• modified party walls to some apartments on levels 29-33 (no changes to apartment numbers or configuration); and• enclosure of external loggias at level 32.
West Tower	<ul style="list-style-type: none">• increase in building height to accommodate modified building management apartment at roof level; and• modified terrace area and landscaping to apartments on level 16.

Aspect	Description
Public Domain	<ul style="list-style-type: none"> deletion of approved landscaped terraces (Block 2A) and replacement with open public space with pergola; modified layout of Lower Courtyard including deletion of approved water feature and trees to 'French steps'; relocation of site artwork previously in Block 2 atrium to undercroft of Block 5A; and public domain works & landscaping works adjacent to brewery buildings..
External Façade Treatment	<ul style="list-style-type: none"> modified East Tower cantilever, heliostats mirrors and reflector system; increased height of approved awnings to Broadway and Chippendale Way (previously referred to as Balfour Street); new awning to Carlton Street (previously referred to as Kent Road); reconfigured green walls to reflect modified awnings; replacement of approved slab edge planters with pop-up planters to south elevation; substitution of approved white external façade colour with dark grey/brown/silver; and replacement of approved slab edge planters to south elevation of podium with pop-up planters.
Stratum Subdivision	<ul style="list-style-type: none"> modified Stratum subdivision of Block 2, Blocks 5A & 5B and Block 5C (including basement levels).*
General	<ul style="list-style-type: none"> deletion of Condition B17(g) relating to ongoing management of external landscaping and relocation of requirements to prior to the Occupation Certificate; and proposed trading hours for retail tenancies of 6am to 10pm, 7 days a week.

* Consistent with modification request currently being considered by the Department for Blocks 5A & 5B (MP 09_0041 MOD 1) and MP 10_0217 for Block 5C.

3. STATUTORY CONTEXT

3.1 Continuing Operation of Part 3A to Modify the Project Approval

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects.

Consequently, this report has been prepared in accordance with the requirements of Part 3A and associated regulations, and the Minister (or his delegate) may approve or disapprove the modification of the project under section 75W of the Act.

3.2 Modification of the Minister's Approval

The modification of the Minister's Approval by way of s.75W is appropriate because the proposal is consistent original Concept Plan and Project approvals and will have limited environmental consequences.

3.3 Environmental Assessment Requirements

Section 75W (3) of the EP&A Act provides that the Director-General may notify the Proponent of environmental assessment requirements (DGRs) with respect to the proposed modification that the Proponent must comply with before the matter will be considered by the Minister.

In this instance, following an assessment of the modification request, it was not considered necessary to notify the Proponent of environmental assessment requirements pursuant to Section 75W (3) with respect to the proposed modification, as sufficient information was provided to the Department to consider the application.

3.3 Determination Under Delegation

The Minister has delegated his functions to determine s75W modification requests to the Department where:

- the council has not made an objection, and
- a political disclosure statement has been made, but only in respect of a previous related application, and
- there are less than 10 public submissions objecting to the proposal.

The Department did not receive any public submissions and Council has not objected to the proposal. There has also been no political disclosure statement made for this modification request and no disclosures made by any persons who have lodged an objection to this application.

Accordingly the application is able to be determined by the Deputy Director General, Development Assessment & Systems Performance, under delegation.

4. CONSULTATION AND SUBMISSIONS

4.1 Exhibition

In accordance with Section 75X (2) (f) of the EP&A Act, the Director-General is required to make the modification request publicly available. The modification request was made available on the Department's website and referred to City of Sydney Council for comment. Due to the nature of the proposed modification, the modification request was not exhibited by any other means.

No public submissions were received in relation to the modification request.

City of Sydney Council

The City of Sydney Council is generally supportive of the proposed modifications including the deletion of the landscaped terraces, changes to the external cladding colour and the reconfiguration of the retail spaced and central atrium.

Council did however request that the Department be satisfied regarding the ongoing success of the approved green wall. In addition, Council reiterated previous concerns regarding the Stratum subdivision arrangement for the approved Blackwater Treatment Plant, which will result in the plant being located in a separate lot. Council provided draft conditions which have been included within the recommended modified conditions.

5. ASSESSMENT

The Department considers the key issues for the proposed modification to be:

- consistency with the approved Concept Plan;
- the public domain; and
- the external façade appearance.

5.1 Consistency with the Approved Concept Plan

Building Height & Envelope

The approved Concept Plan (MP 06_0171, as modified) stipulates maximum building heights and approved building envelopes for the CUB site. The approved maximum building height for Block 2 is 79.5 AHD for the west tower and 133.m AHD for the east tower.

The modification request seeks to increase the maximum height of the west tower from the approved 79.50 AHD to 80.70 AHD. The proposed modification represents a non-compliance with the maximum height control of 1.2 metres to the west tower.

The area of non-compliance will be limited to an area approximately 11 metres x 24 metres (approximately 260m²). The proposed increase in height has resulted from modifications to the approved roof top plant room to accommodate the modified building management unit. The roof top plant room is located centrally on the west tower, setback from the building facades, meaning it will not be highly visible from the public domain. The Proponent's shadow diagrams confirm there will be no additional overshadowing resulting from the modification.

Given the limited extent of the non-compliance and the lack of any negative impacts, the proposed partial increase in the maximum height of the western tower is considered acceptable.

Gross Floor Area and Residential Floor Area Provisions

The approved Concept Plan (as modified) stipulates individual maximum Gross Floor Areas (GFA) for Block 2, as well as a maximum percentage of residential GFA for the whole former Carlton United Brewery site.

The proposal will result in a decrease in the approved total gross floor area (GFA) of Block 2 from 67,777m² to 67,626m². **Table 2** below, illustrates that the modified development will comply with the maximum GFA permitted by the approved Concept Plan (as modified), which is 68,000m².

Table 2: Total GFA- Approved and Proposed

	Max Permitted GFA	Approved GFA	Proposed GFA	% Difference to approved Concept Plan	Complies with Concept Plan?
Block 2	68,000m ² (or 71,400m ² with 5% variation allowance*)	67,777m ²	67,626m ²	-1.0%	YES

* approved by Modification A1(F) of the Concept Plan to provide some flexibility for individual Blocks

Table 3 below illustrates that the proposal will not exceed the maximum total GFA permitted for the CUB site, by the approved Concept Plan (255,000m²). The proposal will contribute towards the total residential and non-residential GFA across the CUB site which will be monitored as part of the assessment of future Project Applications.

Table 3: Total CUB GFA, and Residential & Non-residential GFA- Approved and Proposed

Land Use	Permitted GFA (max)	Approved GFA	Proposed GFA*	Cumulative Total*	Complies with Concept Plan?
Residential	Not more than 70% total GFA	48,252m ²	48,390.8m ²	74,770.8m ² or 44%	Towards cumulative total
Non-residential	Not less than 30% total GFA	19,525m ²	19,235.2m ²	93,711.2m ² or 56%	Towards cumulative total
TOTAL	255,000m ²	67,777m ²	67,626m ²	168,482m ² or 66% of 255,500m ²	Towards cumulative total

* Includes approved development on Blocks 1 & 4 and Blocks 5A & 5B & Block 2

Overshadowing

The proposed changes to the approved East Tower cantilever structure will result in some minor improvement to solar access to the Main Park. The proposed modification is therefore considered acceptable in relation to solar access.

Conclusion

The Department is satisfied that, subject to existing and recommended conditions, the proposed modifications are generally consistent with the approved Concept Plan (as modified) and the modification is acceptable in this respect.

5.2 The Public Domain

Deletion of Approved Landscaped platforms

The modification request seeks approval for the deletion of the four overlapping landscaped terraces, which step up from the ground floor level public plaza to the podium level food court of the building on Block 2. Void areas within the platforms are provided to allow for light and for trees to grow between the levels (See **Figures 4 & 5**).



Figure 4: Landscaped Terraces (looking north towards Block 2)



Figure 5: Landscaped Terraces- cascading down from Block 2 (on left)

The proposed landscaped terraces were a unique feature of the approved project, providing a link between the open space areas adjacent to the Main Park and the retail and food retail areas within the building on Block 2. The Proponent has advised that the approved terraces are proposed to be deleted as a result of further considerations of the functionality and safety of the space below them.

The modification will result in the replacement of the landscaped terraces with a landscaped public open space at ground floor level, with a kiosk, street furniture and a pergola roof structure over part of the area. Opportunities for outdoor seating for patrons of the upper level food court within Block 2 will be provided by the proposed balcony to the south elevation of the building on Block 2, extending over Central Park Avenue (previously referred to as Tooth Lane).

This aspect of the modification request is supported by a statement from Ateliers Jean Nouvel, the original architect of Block 2. The statement advises that while the cascading landscaped terraces would have been a positive visual contribution to the design of the development, the ongoing success of the area located below the terraces could be compromised by the area appearing 'too extensive and dark'. In addition, pedestrian safety of the area has been reduced by the previously approved relocation of the west tower residential lobby from the Central Park Avenue elevation to the Chippendale Way (previously referred to as Balfour Street), reducing opportunities for casual surveillance.

The Department considers that the revised design will result in a useable and attractive area of public open space which will complement the adjoining Main Park and public domain. In addition, the provision of a single level area will provide greater clarity in defining areas of publically accessible space and the long term management of the space is likely to be more successful. The proposed outdoor seating balcony extending from the upper level food court within Block 2 will provide attractive outdoor seating for patrons of the food hall.

Council who previously raised concerns regarding the functionality of the platforms have not objected to their proposed deletion.

The Department considers that the replacement of the landscaped terraces with landscaped public open space will provide an attractive streetscape and setting to the approved developments within the CUB site, and the proposed modification is considered acceptable.

Lower Courtyard

The proposed modification seeks approval for the deletion of the approved water feature in the Lower Courtyard. The proposal will result in the extension of the approved granite paving over the whole courtyard area with landscaping and two rows of trees located along the length of the courtyard. In addition an awning is proposed along the eastern elevation to provide some weather protection to the courtyard.

The Proponent has advised that the amendment has resulted from a desire to operate weekend market events in the Lower Courtyard area. The Proponent has advised that no specific markets have been identified however, it is envisaged that the space will be made available for community markets/ events.

The Department considers that revised arrangement of the Lower Courtyard area will provide for a more usable area of public open space which may be utilised for events and community activities. It is recommended that existing **Condition F13** is amended to require the Publically Accessible Areas Management Plan to include opportunities for the Lower Courtyard to be utilised for markets and community events.

Condition B19 relating to the maintenance of the water feature is recommended for deletion.

Public Art

The modification proposes to relocate the approved sculpture art installation located within the atrium of Block 2, to the southern undercroft of Block 5A. The Block 2 atrium was identified as a location for public art within the approved public art strategy prepared on behalf of the Proponent for the CUB, in accordance with the Statement of Commitments for the approved Concept Plan.

The relocation of the artwork from the atrium to the undercroft of the building on Block 5A will have a beneficial impact on the CUB site public domain, the artwork being visible from the public domain and not within a private location on the site. The Proponent has committed to the provision of public art below Block 5A within the revised Statement of Commitments.

The Proponent's submission included a letter from the City of Sydney Council (dated 14 July 2011) advising that Council did not raise any objection to the proposed relocation of the public art installation from the Block 2 atrium to the undercroft of Block 5A. Council raised no objections to the proposed modification within its submission.

Subject to the revised Statement of Commitment, the proposed re-location of the approved art work is therefore considered acceptable.

5.3 External Façade

Heliostat & Cantilever

The proposal seeks to modify the detailed design of the approved heliostat system, specifically reducing the number of mirrors from the west tower. The heliostat system is a key feature of the approved development and acts to reflect sunlight onto the overshadowed podium level and areas of public open space at ground floor level.

The modification request is supported by revised heliostat projection images illustrating the number and location of resulting light patches. The modification has resulted from the proposed changes to the project layout, including the proposed deletion of the landscaped terraces. Light patches have been redistributed to evenly cover the proposed new ground floor level public open space.

The resulting number of and distribution of light patches from the proposed modification is generally consistent with the approved development. The design has been amended to take account of the modified layout and modification has not had any impact on the effectiveness of the system. The Department therefore considers the proposed heliostat modification is acceptable.

The proposal will also result in minor modifications to the design of the approved cantilever system, reducing the number of beams within the cantilevered structure. The proposed modification will reduce the bulk of the structure without compromising its function and is supported.

External façade colour

The modification request seeks to replace the approved white façade colour of the external horizontal planters, slab edge and spandrel cladding, with a dark grey/brown and metallic silver façade finish. The Proponent has advised that the modification will reduce the visibility of external marks resulting from the required building maintenance unit, as well as discolouration caused by pollution and streaking. **Figure 6** below illustrates the visual impact of the proposed modification.



Figure 6: Approved white façade (left) and proposed dark grey/brown/ silver façade (right)

Although the proposed colour modification will result in a slightly darker appearance to the building, the impacts to the Broadway and Carlton Street (previously referred to as Kent Road) facades will be reduced due to the approved vertical green wall planting. The impacts to the two other facades will also be reduced by the previously approved horizontal façade planting to each level. In addition, the revised colour scheme will ensure a higher grade finish is maintained to the building in the long-term, without the need for excessive and costly ongoing maintenance. The proposed modification to the external façade colour is therefore considered acceptable.

Horizontal Façade Planting

The approved horizontal slab edge planters to the south facing facades (planters recessed within the slab edge), are proposed to be replaced with pop-up planters (planters suspended on the slab). This modification will reduce the risk of damage to the building façade from clogging and overflow and will reduce maintenance requirements. This proposed modification will not impact upon the external appearance of the building and is considered acceptable.

External Awnings

The proposal seeks approval to raise the height of the approved awnings to the Chippendale Way, Carlton Street and Broadway elevations, from the Level 1 datum line to align with the Level 2 datum line, consistent with the top of the retained historic Brewery Gate to Broadway. In addition, the approved awning to Carlton Street will be increased to run the full length of the elevation and its depth will be increased to 3m, consistent with other approved awnings.

The Level 2 datum line is consistent with the height of the top of the retained historic Brewery Gate on Broadway, at the entrance of Carlton Street. The approved and proposed awning heights are illustrated in **Figures 7-9** below (shown in red).

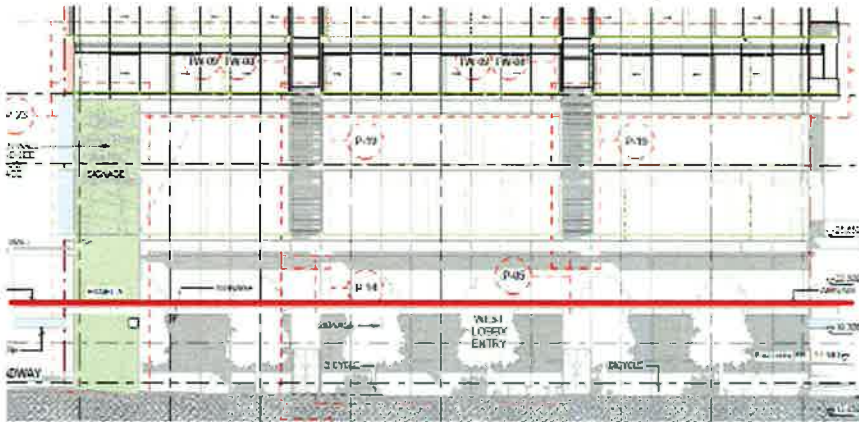


Figure 7: West elevation (Chippendale Way) Approved



Proposed

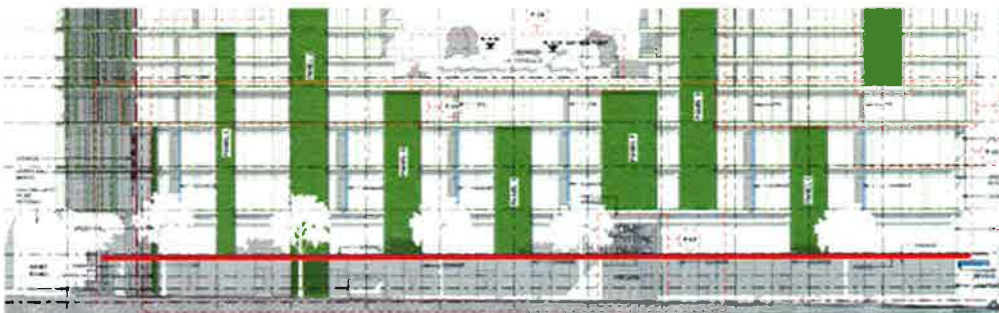
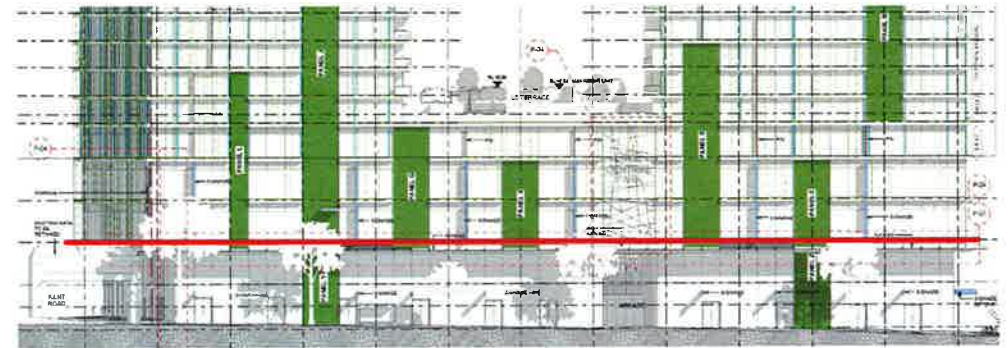


Figure 8: North elevation (Broadway) Approved



Proposed

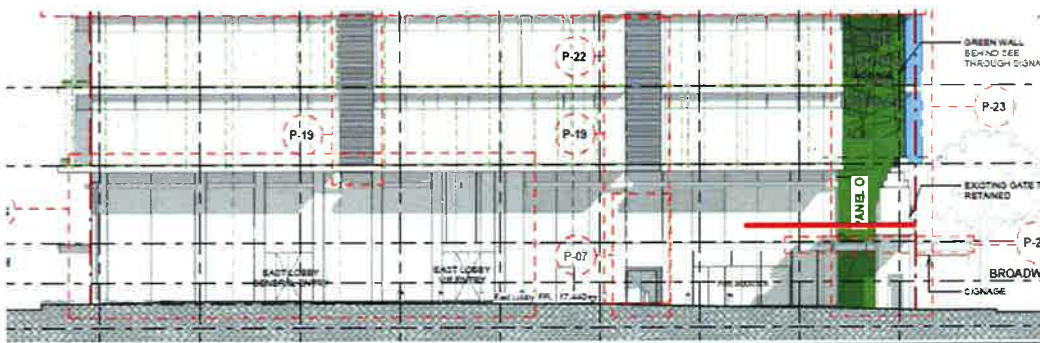
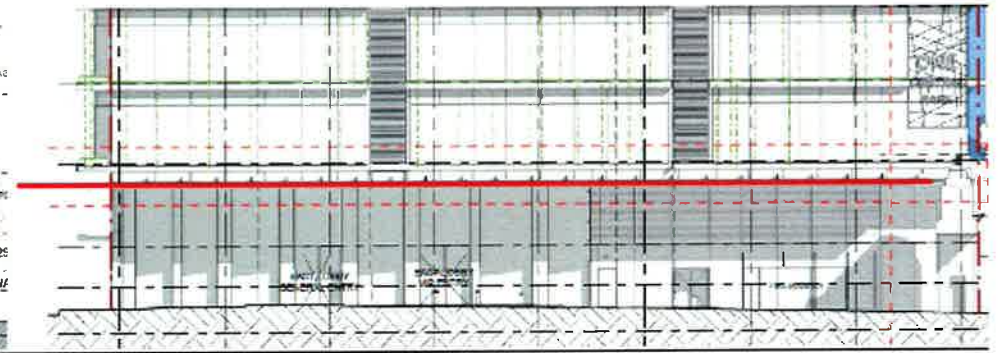


Figure 9: East elevation (Carlton Street) Approved



Proposed

The proposed modification is supported by a heritage statement advising that the proposed modified awning to Carlton Street provides adequate separation from the heritage Brewery Gate on Broadway, so as to maintain the heritage significance of the gate.

The Department considers that the revised awnings provide an improved street appearance, providing for a grand, double height street elevation. The raised height and size of the awnings is considered to be consistent with the flagship role of the building and the proposed modification is therefore supported.

5.4 Other Issues

Residential Amenity

The proposal will result in some modifications to the approved residential apartments on levels 29-33 of the East Tower (detailed in **Table 1** above). The proposed changes are minor and will not impact upon the number of apartments. The minor changes to apartment layouts will not have any detrimental impacts on the residential amenity afforded to future residents. The proposed modifications to the apartment layouts are therefore considered acceptable.

Stratum Subdivision

The Proponent has advised that Block 2 and Blocks 5A & 5B are now to be constructed simultaneously, removing the need for a staged Stratum subdivision of the three blocks. The Proponent is therefore seeking approval of the Stratum subdivision of buildings on Blocks 5A & 5B, as well as Block 2, Block 5C and the basement areas below these buildings, as part of this modification.

To provide uniformity between the project approvals for Blocks 2, Blocks 5A & 5B and Block 5C, the current modification request for Blocks 5A & 5B being considered by the Department (MP 09_0041 MOD 1) and the project application for Block 5C (MP 10_0218), the Proponent also seeks approval for the Stratum subdivision of all four Blocks. The inclusion of the Stratum subdivision of Block 2 is within the scope of this S75W request.

The City of Sydney Council provided draft amended and new Conditions of approval relating to the Stratum subdivision and the ongoing management of the Black Water Treatment Plant (**Conditions E2 & E3 & E12-E15**).

Car Parking

Car parking for Block 2 has been approved under MP 09_0042 MOD 2. The approval allocated a total 564 spaces to Block 2, including 463 residential car spaces, 38 retail car spaces, 48 car service spaces and 15 car share spaces.

Although approval is not sought for car parking amendments as part of this modification request, the proposed changes to the GFA will affect the maximum permitted parking allocation for the development. The approved Concept Plan requires all project applications to demonstrate consistency with the Sydney Local Environmental Plan 2005, which sets maximum parking standards for residential development. In addition, the on-site parking provision is not to exceed 2,000 parking spaces. The approved car parking allocation for Block 2 does not exceed the maximum permitted car parking spaces for the modified development. The site has exceptional access to public transport and the proposed increase in the number of residential apartments is not considered to have any impacts on the approved car parking provision. The proposed modification is therefore considered acceptable in relation to car parking.

Vertical Garden/ Vegetal Walls and Modular Planting System

The Proponent has submitted additional details to satisfy the requirements of existing **Condition B17** which requires the submission of details of the approved vertical garden/vegetal walls and modular planting systems, for approval by the Department, prior to the issue of a Construction Certificate for the development.

The submitted material included the following:

- construction details of the planter boxes;
- details of proposed plant species, their size and location;
- a planting report outlining design principles and reasoning for plant selection;
- details of proposed drainage, irrigation, waterproofing and overflow arrangements; and
- a draft Strata Management Scheme.

The Department has considered the above material and considers that the Proponent has satisfactorily addressed the required issues relating to the planter details, planting types and layouts, drainage and landscape maintenance, as required by the condition.

The Proponent has requested that part (g) of the condition requiring the preparation of a Building Management Statement or Strata Management Statement, prior to the issue of the Construction Certificate be relocated to Part F of the approval. This will allow the statement to be prepared prior to the issue of an Occupation Certificate. The Department considers this to be more appropriate as it will allow for the building management committee to be involved in the preparation of the statement.

It is therefore recommended that existing **Condition B17** be deleted and existing **Condition F1** be amended to require the preparation of a Building Management Statement or Strata Management Statement prior to the issue of an Occupation Certificate.

Retail Trading Hours

On 22 August 2011, the Proponent submitted a request that the retail operating hours be approved as part of the current modification request. The proposed operation hours are from 6am to 10pm, seven days a week. The proposed hours are generally consistent with existing retail uses surrounding the site and new **Condition G8** is included within the recommendation.

6. CONCLUSION

The Department is satisfied that the modification request complies with the requirements of the approved Concept Plan (as modified). In addition, subject to recommended modified and new conditions, the Department considers that the proposal will provide acceptable amenity to occupants, consistent with previous approvals on the CUB site. The modified proposal achieves the same objectives as the original approved project and does not alter the overall nature, need or justification of the approved project.

It is therefore recommended that the modification request be approved subject to the amended and new conditions.

7. RECOMMENDATION

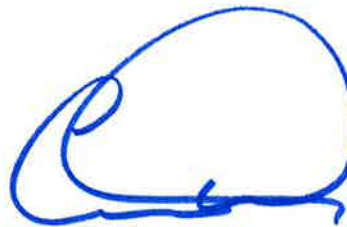
It is RECOMMENDED that the Deputy Director General, Development Assessment & Systems Performance, as delegate for the Minister for Planning and Infrastructure:

- **note** the information provided in this report;
- **approve** the modification request, subject to conditions; and
- **sign** the attached modifying instrument.

Prepared by: Caroline Owen
A/Team leader, Metropolitan & Regional Projects South

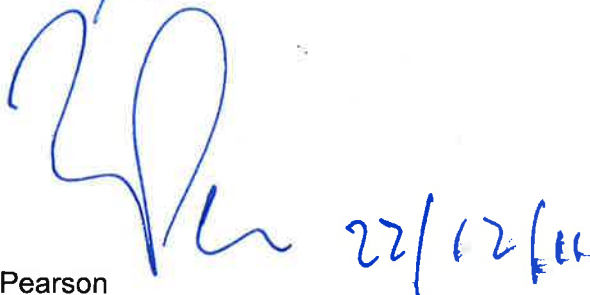


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18.12.11



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Development Assessments & Systems Performance

APPENDIX A MODIFICATION REQUEST

See the Department's website at: <http://majorprojects.planning.nsw.gov.au>

APPENDIX B SUBMISSIONS

See the Department's website at: <http://majorprojects.planning.nsw.gov.au>

APPENDIX C RECOMMENDED MODIFYING INSTRUMENT
