

Modification of Project Approval

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

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

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

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: • 60 hotel rooms; • a total GFA of 4,595.9 4,716.9 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:	MP 11_0089 MOD 4: the modification includes: • conversion of 110 m² existing basement storage area into a day spa / salon and associated internal alterations • establish hours of operation for the day spa / salon.

SCHEDULE 2

The above approval (MP 11_0089) is modified as follows:

- (a) Schedule 1 Part A – Administrative Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold and struckout~~ words/numbers as follows:

A2 Terms of Approval

The Proponent shall carry out the project in accordance with the following documentation:

- a) Environmental Assessment and supporting documents prepared by JBA Planning dated November 2012
- b) Preferred Project Report and Response to Submissions and supporting documents prepared by JBA Planning dated 5 March 2013;
- c) following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this approval.
- d) Section 75W modification application (MP 11_0089 MOD 1), prepared by JBA Urban Planning, dated 15 November 2013
- e) Section 75W modification application (MP 11_0089 MOD 2), prepared by JBA Urban Planning, dated 26 May 2016
- f) Section 75W modification application (MP 11_0089 MOD 3), prepared by Planning Lab, dated 18 November 2016, as amended by Response to Submissions dated 28 March 2017
- g) Section 75W modification application (MP 11_0089 MOD 4), prepared by Planning Lab, dated 2 May 2017, as amended by email dated 28 January 2018**

Architectural (or Design) Drawings prepared by Tonkin Zulaikha Greer			
Drawing No.	Rev	Name of Plan	Date
A-001	A	Context Plan	2 November 2012
A-002	A	Site Analysis	2 November 2012
A-003	A	3D Images	2 November 2012
A-100	B	Basement	28 June 2013
A-101	B	Ground Floor	28 June 2013
A-102	B	Level 1	28 June 2013
A-103	B	Level 2	28 June 2013
A-104	B	Level 3	28 June 2013
A-105	B	Level 4	28 June 2013
A-301	B	Section 02	15 October 2013
A-302	B	Section 03	15 October 2013
A-400	B	East Elevation	15 October 2013
A-401	B	West Elevation	15 October 2013
A-402	B	North Elevation	15 October 2013
A-403	B	South Elevation	15 October 2013
A-700	B	Material Schedule	15 October 2013
Architectural Drawings prepared by Hüppauf Chesterman Architects			
A-100	-	Pool Terrace Floor Plan	17 November 2016
A-101	-	Roof Plan	17 November 2016
A-102	-	Pool Terrace Part Plan	17 November 2016
A-103	-	Roof Part Plan	17 November 2016
A-200	-	Cross Sections	17 November 2016
A-201	-	Long Section / East Elevation	17 November 2016
A-202	-	Detail Cross Section	17 November 2016
A-300	-	West Elevation	17 November 2016
SK-01	-	View 1 From Lift	17 November 2016
SK-02	-	View 2 From Deck	17 November 2016
SK-03	-	View 3 From Pool	17 November 2016
SK-04	-	Privacy Film Study	14 November 2016
<u>A-000</u>	<u>A</u>	<u>LOCATION PLAN</u>	<u>27.04.17</u>

A-100	A	BASEMENT PLAN	27.04.17
A-101	A	GROUND FLOOR PLAN SHOWING ACCESS	27.04.17
A-102	A	FITOUT PLAN	27.04.17
A-201	A	PROPOSED FITOUT LOCATION	27.04.17
Survey Drawings prepared by Degotardi, Smith and Partners			
30826A38	A	Sheet 1	24 October 2012
Stormwater Concept Drawings prepared by Mott MacDonald			
MMD-313916-C-DR-CD-0003	P1	Concept Stormwater Layout Plan	24 October 2012

- (b) Schedule 2 Part F – During Operations, Conditions F9 and F10 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

F9 Hours of Operation of the Rooftop Bar

The hours of operation of the roof top bar are restricted to between 7.00am and 8.00pm seven days a week. The hours of the sale of alcohol are restricted to between midday to 8.00pm seven days a week.

The hours of operation of the basement level day spa / salon are restricted to between 7.00am and 10.00pm seven days a week.

F10 Extended Hours of Operation of the Rooftop Bar

Notwithstanding the hours of operation stipulated by condition F9 the use **of the rooftop bar** (including sale of alcohol) may operate between the following extended hours of operation for a trial period of 1 year from the date of issue of the Occupation Certificate:

- 8.00pm and 10.00pm Monday to Sunday (inclusive).

The Department is to be informed in writing of the date of commencement of the trial extended hours.

After the initial one year period, the hours of operation shall revert to the approved hours of operation pursuant to condition F9.

A further application may be lodged to continue the extended hours outlined above not less than 30 days before the end of the trial period. The Department's consideration of a proposed continuation and/or extension of the hours permitted by the trial will be based on, among other things, the performance of the operator in relation to the compliance with development consent conditions, any substantiated complaints received and any views expressed by the Police.

**End of Modification
(MP 11_0089 MOD 4)**