

Notice of Modification

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



David Gainsford
Acting Executive Director
Key Sites and Industry Assessments

Sydney 5th January 2016

SCHEDULE 1

Development Approval: MP 11_0091 granted by the then Executive Director Development Assessment Systems and Approvals on 4 July 2013.

For the following: Project Approval for reuse of buildings along the eastern side of Kensington Street for commercial and retail uses (Blocks 6 and 7) including partial demolition and adaptive reuse of existing buildings along the eastern side of Kensington Street for restaurants, cafes, bars, retail and commercial uses permitted by the Concept Plan for the site (MP06_0171 as modified).

Applicant: Kensington Street Holdings Pty Ltd

Consent Authority: Minister for Planning

The Land: Block 6 and 7, Central Park, Chippendale (former Carlton United Brewery Site)

Modification: MP 11_0091 MOD2: the modification includes removal of fixed glazing panels and doors to the western elevation of the single storey rear laneway building; and installation of four retractable awnings to the western elevation of the rear building with a maximum depth of 3 metres.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – ADMINISTRATIVE CONDITIONS
Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** 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) Response to Submissions and supporting documents prepared by JBA Planning dated 16 May 2013; and
- c) As amended by the Section 75W submitted by JBA Planning, dated December 2013 and additional information received 20 February 2014; **and**
- d) As amended by the Section 75W submitted by JBA Planning, dated 18 September 2015; and**
- e) following drawings, except for:
 - i. any modifications which are “Exempt” or Complying Development;
 - ii. otherwise provided by the conditions of this approval.

Architectural (or Design) Drawings prepared by Tonkin Zulaikha Greer			
Drawing No.	Revision	Name on Plan	Date
A-200	B	1:200 Plans	13/11/2013
<u>A-200</u>	<u>C</u>	<u>1:200 Plans</u>	<u>17/09/2015</u>
A-201	B	1:200 Plans	13/11/2013
A-202	B	Ground Floor Plan 1/2	13/11/2013
<u>A-202</u>	<u>C</u>	<u>Ground Floor Plan 1/2</u>	<u>17/09/2015</u>
A-203	B	Ground Floor Plan 2/2	13/11/2013
<u>A-203</u>	<u>C</u>	<u>Ground Floor Plan 2/2</u>	<u>17/09/2015</u>
A-204	B	Level 1 Floor Plan 1/2	13/11/2013
<u>A-204</u>	<u>C</u>	<u>Level 1 Floor Plan 1/2</u>	<u>17/09/2015</u>
A-205	B	Level 1 Floor Plan 2/2	13/11/2013
<u>A-205</u>	<u>C</u>	<u>Level 1 Floor Plan 2/2</u>	<u>17/09/2015</u>
A-206	A	Level 2 Floor Plan 1/2	13/11/2013
A-207	B	Level 2 Floor Plan 2/2	13/11/2013
A-208	B	Level 3 Floor Plan	13/11/2013
A-209	A	Level 4 & Roof Plan	13/11/2013
A-300	A	North Elevation	13/11/2013
A-301	A	West Elevation 1/2	13/11/2013
A-302	A	West Elevation 2/2	13/11/2013
A-303	B	East Elevation 1/2	13/11/2013
A-304	A	East Elevation 2/2	13/11/2013
A-401	A	Section 1 - No.2-10 (1/2)	13/11/2013
<u>A-401</u>	<u>C</u>	<u>Section 1- No.2-10 (1/2)</u>	<u>17/09/2015</u>
A-402	A	Section 1-No.2-10 (1/2)	13/11/2013
<u>A-402</u>	<u>C</u>	<u>Section 1-No.2-10 (2/2)</u>	<u>17/09/2015</u>
A-403	A	Section 2-No.12	13/11/2013
A-404	A	Section 3 +South Elevation No.14	13/11/2013
<u>A-404</u>	<u>C</u>	<u>Section 3 +South Elevation No.14</u>	<u>17/09/2015</u>
A-405	A	Section 4 Lantern	13/11/2013

A-405	C	Section 4 Lantern	17/09/2015
A-406	A	Section 5-No.42-44	13/11/2013
A-407	A	Section 6-No.48	13/11/2013
A-503		Material Schedule	November 2012
Landscape Design Report and Drawings prepared by Jeppe Aagaard Andersen and Turf Design Studio dated November 2013			
Survey Drawings prepared by Degotardi, Smith and Partners			
30826A39.DWG	B	Sheet 1	15 November 2012
Stormwater Concept Drawings prepared by Mott MacDonald			
MMD-300830-S-DR-CD-0104	P1	Concept Stormwater Plan	13 November 2013

b) Amend Condition A8 by deletion of the ~~bold struck out~~ words/numbers as follows:

A8. Further Approvals

This approval does not permit the following, which are required to obtain separate approval (except where exempt and complying development applies):

- a) Any details relating to the fit-out, including plans of mechanical extraction/ventilation;
- b) Any advertising signage;
- c) Any external lighting;
- d) ~~The design and location of the awnings and pergolas to the rear of the retail and commercial tenancies; and~~
- e) The construction of any vehicle crossings or the removal of any existing redundant vehicle crossings.

c) Schedule 2 Part B is amended by insertion of a new condition with **bold and underlined** words / numbers as follows:

B3A Awnings to the rear building

Prior to the issue of a Construction Certificate for the awnings to the rear building (approved by MP 11 0091 MOD 2), plans / details shall be submitted and approved by Council demonstrating:

- a) **that all awnings have a maximum projection of three metres from the western elevation of the rear building; and**
- b) **that the colours and finish of the awnings is consistent with the requirements of Condition B3.**

End of Modification