

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and 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 22 May, 2018

SCHEDULE 1

Development consent: **SSD 6376** granted by the Planning Assessment Commission on 2 March 2016

For the following: Development of Block 11 mixed use development including:

- construction of a 10 to 13 storey building (maximum height RL 64.17) over two basement levels;
- Total GFA of 25,220m² comprising:
 - 296 residential apartments;
 - 758m² GFA retail; and
 - 655m² childcare facility (90 child capacity).
- retention, refurbishment and alteration of the Castle Connell Hotel (external only);
- 174 on-site car parking spaces (including 10 car share spaces) and two service vehicle spaces
- six regular and three short term on-street car parking spaces;
- 448 bicycle parking spaces;
- 3,300m² of open space;
- public domain works and landscaping;
- subdivision and strata subdivision; and
- signage zones.

Applicant: Frasers Broadway Pty Ltd

Consent Authority: Minister for Planning

The Land: Block 11 - Central Park (former Carlton United Breweries Site) (Lot 5 DP1142053 and part lot 1 DP76719)

Modification: **SSD 6376 MOD 5:** removal of Level 13 plant equipment, addition of 2x 1-bedroom units, replacement of 8 loggias with balconies and other minor internal changes.

SCHEDULE 2

The above approval (SSD 6376) is modified as follows:

- (a) Schedule 1 Development Description is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck-out~~ words / numbers as follows:

For the following:

Development of Block 11 mixed use development including:

- construction of a 10 to 13 storey building (maximum height RL 64.17) over two basement levels;
 - Total GFA of ~~25,220~~ **25,194** m² comprising:
 - ~~296~~ **298** residential apartments;
 - ~~758~~ **849**m² GFA retail; and
 - ~~655-666~~m² childcare facility (90 child capacity).
 - retention, refurbishment and alteration of the Castle Connell Hotel (external only);
 - 174 on-site car parking spaces (including 10 car share spaces) and two service vehicle spaces
 - six regular and three short term on-street car parking spaces;
 - 448 bicycle parking spaces;
 - 3,300m² of open space;
 - public domain works and landscaping;
 - subdivision and strata subdivision; and
 - signage zones.
- (b) 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:

Terms of Consent

- A2 The Applicant shall carry out the project generally in accordance with the:
- a) State Significant Development Application SSD 6376;
 - b) Environmental Impact Statement prepared by JBA Urban Planning Consultants dated December 2014;
 - c) Response to Submissions report prepared by JBA Urban Planning Consultants dated July 2015;
 - d) S96(1A) Modification Application Planning Report (SSD 6376 MOD 1) prepared by JBA Urban Planning Consultants dated 5 August 2016, and additional information submitted on 16 September 2016 and 4 and 5 October 2016;
 - e) S96(1A) Modification Application Planning Report (SSD 6376 MOD 2) prepared by JBA Urban Planning Consultant dated 6 February 2017, and additional information submitted on, 3 April 2017, 19 June 2017 20 July 2017 4 and 13 September 2017
 - f) S96(1A) Modification Application Planning Report (SSD 6376 MOD 4) prepared by Ethos Urban dated 27 October 2017 and Response to Submissions dated 6 December 2017 as amended by revised Noise Impact Assessment dated 8 February 2018
 - g) S96(1A) Modification Application Planning Report (SSD 6376 MOD 3) prepared by Ethos Urban dated 1 December 2017 and Response to Submissions dated 21 February 2018 and additional information submitted on 20 March 2018.**
 - gh) The conditions of this consent; and
 - hi) The following drawings, except for:
 - i) any modifications which are Exempt or Complying Development; and

ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by fjmt			
Drawing No.	Rev.	Name of Plan	Date
SSDA-11-001	04	GENERAL Legend	01/12/2016
SSDA-11-100	04 <u>05</u>	SITE PLANS Site Plan	02/12/2016 <u>08/09/2017</u>
SSDA-11-200	04 <u>05</u>	PLANS Key Plans	01/12/2016 <u>08/09/2017</u>
SSDA-11-201	08 <u>09</u>	PLANS Level 00	01/12/2016 <u>08/09/2017</u>
SSDA-11-202	07 <u>08</u>	PLANS Level 01	01/12/2016 <u>08/09/2017</u>
SSDA-11-203	04 <u>05</u>	PLANS Level 02	01/12/2016 <u>08/09/2017</u>
SSDA-11-204	05 <u>06</u>	PLANS Level 03	01/12/2016 <u>08/09/2017</u>
SSDA-11-205	04	PLANS Level 04-06	01/12/2016
SSDA-11-206	05	PLANS Level 07 Setback Floor South	01/12/2016
SSDA-11-207	05	PLANS Level 08 Setback Floor North	01/12/2016
SSDA-11-208	05 <u>06</u>	PLANS Level 09	01/12/2016 <u>08/09/2017</u>
SSDA-11-209	04 <u>05</u>	PLANS Level 10-12	01/12/2016 <u>08/09/2017</u>
SSDA-11-210	04 <u>05</u>	PLANS Level 13	01/12/2016 <u>08/09/2017</u>
SSDA-11-211	04 <u>05</u>	PLANS Roof	01/12/2016 <u>08/09/2017</u>
SSDA-11-212	04 <u>05</u>	PLANS Basement Level 01	02/12/2016 <u>08/09/2017</u>
SSDA-11-213	04 <u>05</u>	PLANS Basement Level 02	02/12/2016 <u>08/09/2017</u>
SSDA-11-214	03 <u>04</u>	PLANS CCTV and Public Domain Security Plan	02/12/2016 <u>08/09/2017</u>
SSDA-11-301	04	SECTIONS Section	02/12/2016
SSDA-11-302	04	SECTIONS Section	02/12/2016
SSDA-11-401	05 <u>06</u>	ELEVATIONS North and South Elevations Typical	01/12/2016 <u>08/09/2017</u>
SSDA-11-402	05 <u>06</u>	ELEVATIONS East and West Elevations Typical	01/12/2016 <u>08/09/2017</u>
SSDA-11-501	04 <u>05</u>	GROUND PLAN DETAIL ELEVATIONS Detail Elevations - North	01/12/2016 <u>08/09/2017</u>
SSDA-11-502	04 <u>05</u>	GROUND PLAN DETAIL ELEVATIONS Detail Elevations – South	01/12/2016 <u>08/09/2017</u>

SSDA-11-503	04 05	GROUND PLAN DETAIL ELEVATIONS Detail Elevations – East and West	29/11/2016 08/09/2017
SSDA-11-504	02	GROUND PLAN DETAIL ELEVATIONS Retail Signage Zones	03/07/2015
SK160518		SKETCHES Childcare Entrance FLOOR PLAN	
SK160518		SKETCHES Childcare Entrance ELEVATION NORTH	
SK160518		SKETCHES Childcare Entrance ELEVATION EAST	
SK160518		SKETCHES Childcare Entrance VIEW 1	
SK160518		SKETCHES Childcare Entrance VIEW 2	
SK160518		SKETCHES Childcare Entrance VIEW 3-4	
SSDA-11-601	02	TYPICAL LAYOUTS Adaptable Apartments	03/07/2015
SSDA-11-602	02	TYPICAL LAYOUTS Adaptable Apartments	03/07/2015
Landscape Drawings prepared by fjmt			
Drawing No.	Rev.	Name of Plan	Date
SSDA-11-800	03	LANDSCAPE Cover Page	02/12/2016
SSDA-11-801	04 05	LANDSCAPE Ground Floor	02/12/2016 08/09/2017
SSDA-11-802	03	LANDSCAPE Level 10 & 14 Green Roof	19/07/2015
SSDA-11-803	03 04	LANDSCAPE Level 9 Terraces	02/12/2016 08/09/2017
SSDA-11-804	03	LANDSCAPE Landscape Sections	02/12/2016
Subdivision Drawings prepared by Tasy Moraitis			
Drawing No.	Issue	Name of Plan	Date
141021 SUB	3	DEPOSITED PLAN ADMINISTRATION SHEET (Sheets 1 to 3)	10 JULY 2015
141021 SUB	3	PLAN OF PROPOSED SUBDIVISION OF LOT 5 IN D.P.1142053 AND LOT 1 IN D.P.76719 (Sheets 1 to 7)	10 JULY 2015
141021 B11 DSP	4	STRATA PLAN ADMINISTRATION SHEET (Sheets 1 to 3)	14 JULY 2015
141021 B11 DSP	4	STRATA PLAN FORM 2 (A3) CONTRACT PLAN (Sheets 1 to 30)	14 JULY 2015
Civil Infrastructure Drawing prepared by Mott MacDonald			
Drawing No.	Rev.	Name of Plan	Date
MMD-286054-C- DR-XX-0001	3	Linemarking and Signposting Plan	04/09/2015

(c) Schedule 2 Part A –Condition A6 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words / numbers as follows:

Limits on Consent

A6 This consent **and SSD 6376 MOD 5** does not approve:

- retail fit out; or
- childcare centre fit out; or
- signage.

Separate approval/s for the fit out of the building and signage must be obtained for this development/use, if required by the EP&A Act.

- (d) Schedule 2 Part B – Prior to Issue of Construction Certificate, is modified by the insertion of the following new Condition B56:

External Walls and Cladding Flammability

B56 The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate and Occupation Certificate the Certifying Authority must:

- a) Be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and**
- b) Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.**
- c) A copy of the documentation required under (b) must be provided to the Secretary within 7 days of being accepted by the Certifying Authority.**

**End of modification
(SSD 6376 MOD 5)**