

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.

Cameron Sargent
Acting Director
Key Sites Assessments

Sydney

7/8/2018

SCHEDULE 1

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

For the following:

Development of the 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 25,194m² comprising:
 - 298 residential apartments;
 - 849m² GFA retail; and
 - 666m² child care facility (90 child capacity).
- retention and 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

Land: Block 11, Central Park (former Carlton United Breweries Site) (Lot 5 DP1142053 and part Lot 1 DP 76719)

Modification: **SSD 6376 MOD 6:** amend the draft plan of subdivision for Block 11 to create a new stratum for retail and child care tenancies to be separate from the residential stratum, and clarify the extent of road widening and management of the groundwater treatment system within the road widening area along Wellington Street.

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Consent holder or person with the benefit of the development consent
Application	The development application and the accompanying drawings plans and documentation described in Condition A2.
BCA	Building Code of Australia
Construction	The demolition of buildings or works, the carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure covered by this consent.
Council	City of Sydney Council
Certifying Authority	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, <i>Strata Schemes (Freehold Development) Act 1973</i> and <i>Strata Schemes (Leasehold Development) Act 1986</i> or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
Day time	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment
EEC	Endangered ecological community
Evening	The period from 6pm to 10pm
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Feasible	Feasible relates to engineering considerations and what is practical to build
Minister	Minister for Planning, or nominee
Night time	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
OEH	Office of the Environment and Heritage
PCA	Principal Certifying Authority
RtS	Response to Submissions
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements.
RMS	Roads and Maritime Services
Secretary	Secretary, Department of Planning and Environment
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate)
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility.
Site	Land referred to in Schedule 1
Zone of Influence	The horizontal distance from the edge of the basement excavation to twice the maximum basement excavation depth.

The SSD approval is modified as follows.

SCHEDULE 2

- 1) 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 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 the revised Noise Impact Statement 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.
- h) **S4.55(1A) Modification Application Planning Report (SSD 6376 MOD 6) prepared by Ethos Urban and dated 4 July 2018.**
- i) ~~h)~~ The conditions of this consent; and
- j) ~~i)~~ 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	05	SITE PLANS Site Plan	08/09/2017
SSDA-11-200	05	PLANS Key Plans	08/09/2017
SSDA-11-201	09	PLANS Level 00	08/09/2017
SSDA-11-202	08	PLANS Level 01	08/09/2017
SSDA-11-203	05	PLANS Level 02	08/09/2017
SSDA-11-204	06	PLANS Level 03	08/09/2017
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	06	PLANS Level 09	08/09/2017
SSDA-11-209	05	PLANS Level 10-12	08/09/2017

SSDA-11-210	05	PLANS Level 13	08/09/2017
SSDA-11-211	05	PLANS Roof	08/09/2017
SSDA-11-212	05	PLANS Basement Level 01	08/09/2017
SSDA-11-213	05	PLANS Basement Level 02	08/09/2017
SSDA- 11-214	04	PLANS CCTV and Public Domain Security Plan	08/09/2017
SSDA-11-301	04	SECTIONS Section	02/12/2016
SSDA-11-302	04	SECTIONS Section	02/12/2016
SSDA-11-401	06	ELEVATIONS North and South Elevations Typical	08/09/2017
SSDA-11-402	06	ELEVATIONS East and West Elevations Typical	08/09/2017
SSDA-11-501	05	GROUND PLAN DETAIL ELEVATIONS Detail Elevations - North	08/09/2017
SSDA-11-502	05	GROUND PLAN DETAIL ELEVATIONS Detail Elevations – South	08/09/2017
SSDA-11-503	05	GROUND PLAN DETAIL ELEVATIONS Detail Elevations – East and West	08/09/2017
SSDA-11-504	03	GROUND PLAN DETAIL ELEVATIONS Retail Signage Zones	08/09/2017
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	05	LANDSCAPE Ground Floor	08/09/2017
SSDA-11-802	03	LANDSCAPE Level 10 & 14 Green Roof	17/07/2015
SSDA-11-803	04	LANDSCAPE Level 9 Terraces	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 141021 DSUB	3 14	DEPOSITED PLAN ADMINISTRATION SHEET (Sheets 1 to 3)	10 JULY 2015 26 JUNE 2018
141021 SUB 141021 DSUB	3 14	PLAN OF PROPOSED SUBDIVISION OF LOT 5 IN D.P.1142053 AND LOT 1 IN D.P.76719 (Sheets 1 to 7 11)	10 JULY 2015 26 JUNE 2018
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	14 JULY 2015

		(Sheets 1 to 30)	
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

End of modification to SSD 6376