

Modification of Development Consent

Section 96(1A) of the Environmental Planning and Assessment Act 1979

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

MEMBER OF THE COMMISSION

Sydney

2016

SCHEDULE 1

- Application No.:** SSD 6673 granted by the Department on the 20 August 2015
- Applicant:** Central Park JV No 2
- Consent Authority:** Minister for Planning
- Land:** Block 4N – Central Park (former Carlton United Brewery Site) (Lot 1 DP 807298 and par Lot 12 DP 1194122)
- For the following:** Development of the Block 4N mixed use development including:
- construction of a 18 and 19 storey building (maximum height RL 81.50)
 - construction of four levels of basement across Blocks 1 and 4N;
 - retention, refurbishment and alteration of the Australian Hotel and Abercrombie Street terraces, including provision of heritage courtyard;
 - Total GFA of 26,591m² comprising:
 - 48 residential apartments;
 - hotel use (283 hotel rooms) and ancillary guest and visitor facilities;
 - 6,417m² GFA commercial office,
 - 1,236m² GFA retail; and
 - a childcare facility (90 child capacity).
 - 121 on site car parking spaces, six on-site service vehicle spaces and six on-street short term car parking spaces;
 - 122 bicycle parking spaces;
 - public domain works and landscaping;
 - stratum subdivision; and
 - business identification signage zones.
- Modification:** **SSD 6673 MOD 1:** the modification includes:
- Decrease in 110 m² of GFA (total 26,481 m²) ;
 - Enclose the outdoor terrace at the ground floor;
 - Increase of 14 additional hotel rooms (total 297);
 - Reconfiguration of basement to include back of house facilities; and
 - Internal and external amendments the building.

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

The above approval is modified as follows:

- (a) 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 6673;
- b) Environmental Impact Statement prepared by JBA Urban Planning Consultants dated October 2014;
- c) Response to Submissions report prepared by JBA Urban Planning Consultants dated March 2015; **and**
- d) **Section 96(1A) modification application SSD 14 6673 Block 4N, Central Park prepared by JBA Urban Planning Consultants Pty Ltd dated 15 February 2015 and Response to Submissions document dated 18 April and 10 May 2016** and
- e) The conditions of this consent;
- f) The following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Foster + Partners			
Drawing No.	Rev.	Name of Plan	Date
PA-A4-1013	02 <u>03</u>	Technical Sheet Area Schedule	26/06/15 <u>18/12/15</u>
PA - A4 – 1500	01	Block 4N Landscaping	13/03/15 <u>18/12/15</u>
PA - A4 – 1600	01	Block 4N Public Domain Plan	13/03/15 <u>18/12/15</u>
PA - A4 – 1605	01	Block 4N Staging Plan	13/03/15 <u>18/12/15</u>
PA - A4 – 1606	00	Block 4N Through site link between B4N-B4S	13/03/15
07S628 C- 495	24	Linemarking and Signposting Plan	11.03.15
PA-A1 – 1750 <u>AR-BS-PL-1000</u>	2 <u>1</u>	B4N Basement 04 Plan <u>Basement 04-GA Planning Conditions (Block 4N)</u>	23/03/15 <u>09/02/16</u>
PA-A1 – 1751 <u>AR-BS-PL-1001</u>	2 <u>1</u>	B4N Basement 03 Plan <u>Basement 03- GA Planning Conditions (Block 4N)</u>	23/03/15 <u>09/02/16</u>
PA-A1 – 1752 <u>AR-BS-PL-1002</u>	2 <u>1</u>	B4N Basement 02 Plan <u>Basement 02 – GA Planning Conditions (Block 4N)</u>	23/03/15 <u>09/02/16</u>
PA-A1 – 1753 <u>AR-BS-PL-1003</u>	3 <u>1</u>	B4N Basement 01 Plan <u>Basement 01- GA Planning Conditions (Block 4N)</u>	29/06/15 <u>09/02/16</u>
PA-A1 – 1754 <u>AR-BS-PL-1004</u>	5 <u>1</u>	B4N Basement 00 Plan <u>Basement 00 – GA Planning Conditions (Block 4N)</u>	29/06/15 <u>09/02/16</u>

PA - A4 – 1760	02 03	Block 4N Ground Floor FFL +13.70	26/06/15 18/12/15
PA - A4 – 1761	04 02	Block 4N Level 01 FFL +17.80	15/06/15 18/12/15
PA - A4 – 1762	02 03	Block 4N Level 02 FFL +21.55	26/06/15 18/12/15
PA - A4 – 1763	04 02	Block 4N Level 03 FFL +24.70	26/06/15 18/12/15
PA - A4 – 1764	01	Block 4N Level 04 FFL +30.00	13/03/15 18/12/15
PA - A4 – 1765	01	Block 4N Hotel Level H05 / Office Level 05	13/03/15 18/12/15
PA - A4 – 1766	01	Block 4N Hotel Levels H06-H08 / Office Levels 06-07	13/03/15 18/12/15
PA - A4 – 1767	01	Block 4N Hotel Levels H09-H12 / Office Levels 08-10	13/03/15 18/12/15
PA - A4 – 1768	01	Block 4N Hotel Level H13 / Residential Level 44 13 FFL +57.90	13/03/15 18/12/15
PA - A4 – 1769	01	Block 4N Hotel Level H14 / Residential Level 42 14 FFL +61.00	13/03/15 18/12/15
PA - A4 – 1770	01	Block 4N Hotel Level H15 / Residential Level 43 15 FFL +64.10	13/03/15 18/12/15
PA - A4 – 1771	01	Block 4N Hotel Level H16 / Residential Level 44 16 FFL +67.20	13/03/15 18/12/15
PA - A4 – 1772	01	Block 4N Hotel Level H17 / Residential Level 45 17 FFL +70.30	13/03/15 18/12/15
PA - A4 – 1773	01	Block 4N Hotel Level H18 / Residential Level 46 18 FFL +73.40	13/03/15 18/12/15
PA - A4 – 1774	01	Block 4N Level 19 – Plant FFL +77.30	13/03/15 18/12/15
PA - A4 – 1775	01	Block 4N Level 20 – Roof FFL +81.50	13/03/15 18/12/15
PA-A4-1785	04 02	Block 4N Apartment Typology Typical Level 13 1-Bed Type 1	15/06/15 18/12/15
PA-A4-1786	04 02	Block 4N Apartment Typology Typical Level 13 1-Bed Type 2 Adaptable	15/06/15 18/12/15
PA-A4-1787	04 02	Block 4N Apartment Typology Typical Level 13 1-Bed + Study – Type 1	15/06/15 18/12/15
PA-A4-1788	04 02	Block 4N Apartment Typology Typical Level 13 1-Bed + Study – Type 2	15/06/15 18/12/15
PA-A4-1789	04 02	Block 4N Apartment Typology Typical Level 13 – 2-Bed Adaptable - Type 1	15/06/15 18/12/15
PA-A4-1790	04 02	Block 4N Apartment Typology Typical Levels 14-18 2-Bed / Dual Key Type 3	15/06/15 18/12/15
PA-AZ-1791	01	Block 4N Apartment Typology Levels 14-18 - 1 Bed + Study Type 3	18/12/15

<u>PA-AZ-1792</u>	<u>01</u>	<u>Block 4N Apartment Typology Levels 14-18 - 1 Bed Adaptable - Type 3</u>	<u>18/12/15</u>
<u>PA-AZ-1793</u>	<u>01</u>	<u>Block 4N Apartment Typology Levels 14-18 - 1 Bed + Study - Type 4</u>	<u>18/12/15</u>
<u>PA-AZ-1794</u>	<u>01</u>	<u>Block 4N Apartment Typology Levels 14-18 - 2 Bed Dual Key - Type 2</u>	<u>18/12/15</u>
PA-A4-1800	<u>01</u> <u>02</u>	Block 4N Hotel Typology Typical Suite – Type 4 <u>J</u>	<u>15/06/15</u> <u>18/12/15</u>
PA-A4-1801	<u>01</u> <u>02</u>	Block 4N Hotel Typology Typical Suite – Type 2 <u>K</u>	<u>15/06/15</u> <u>18/12/15</u>
<u>PA-A4-1802</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Suite – Type 2</u>	<u>18/12/15</u>
<u>PA-A4-1803</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Suite – Type G</u>	<u>18/12/15</u>
<u>PA-A4-1804</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Suite – Type I</u>	<u>18/12/15</u>
PA-A4-1805	<u>01</u> <u>02</u>	Block 4N Hotel Typology Typical 1-Bed – Type 4 <u>H</u>	<u>15/06/15</u> <u>18/12/15</u>
PA-A4-1806	<u>01</u> <u>02</u>	Block 4N Hotel Typology Typical 1-Bed – Type 2 <u>Typical Hotel Suite – Type Q</u>	<u>15/06/15</u> <u>18/12/15</u>
PA-A4-1807	<u>01</u> <u>02</u>	Block 4N Hotel Typology Typical 1-Bed – Type 3 <u>Typical Hotel Suite – Type P Accessible</u>	<u>15/06/15</u> <u>18/12/15</u>
PA-A4-1808	<u>01</u> <u>02</u>	Block 4N Hotel Typology Typical 2-Bed / Dual Key <u>Type GH</u>	<u>15/06/15</u> <u>18/12/15</u>
<u>PA-A4-1809</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Hotel Suite – Type R</u>	<u>18/12/15</u>
<u>PA-A4-1810</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Hotel Suite – Type D</u>	<u>18/12/15</u>
<u>PA-A4-1811</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Hotel Suite – Type O</u>	<u>18/12/15</u>
<u>PA-A4-1812</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Hotel Suite – Type M</u>	<u>18/12/15</u>
<u>PA-A4-1813</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Hotel Suite – Type C</u>	<u>18/12/15</u>
<u>PA-A4-1814</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Hotel Suite – Type E</u>	<u>18/12/15</u>
<u>PA-A4-1815</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Hotel Suite – Type N</u>	<u>18/12/15</u>
<u>PA-A4-1816</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Hotel Suite – Type B</u>	<u>18/12/15</u>
<u>PA-A4-1817</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Hotel Suite – Type A</u>	<u>18/12/15</u>
<u>PA-A4-1818</u>	<u>00</u>	<u>Block 4N Hotel Typology Typical Hotel Suite – Type F</u>	<u>18/12/15</u>
<u>PA-A4-1813</u>	<u>00</u>	<u>Block 4N Hotel Typology Luxury King Suite – Type S</u>	<u>18/12/15</u>
PA - A4 – 2050	<u>02</u> <u>03</u>	Block 4N North Elevation (01) Broadway	<u>26/06/15</u> <u>18/12/15</u>
PA - A4 – 2051	<u>02</u> <u>03</u>	Block 4N East Elevation (02) Link with Block 1	<u>26/06/15</u> <u>18/12/15</u>
PA - A4 – 2052	<u>02</u>	Block 4N South Elevation (03) Tooth Lane	<u>26/06/15</u>

	<u>03</u>		<u>18/12/15</u>
PA - A4 – 2053	<u>02</u> <u>03</u>	Block 4N West Elevation (04) Abercrombie	<u>26/06/15</u> <u>18/12/15</u>
<u>PA - A4 – 2054</u>	<u>00</u>	<u>Block 4N East & West Elevation (05-06) Internal Link</u>	<u>18/12/15</u>
PA - A4 – 2250	01	Block 4N Section 01 North-South Section through Hotel	<u>13/03/15</u> <u>18/12/15</u>
PA - A4 – 2251	04 <u>02</u>	Block 4N Section 02 North-South Section through Office / Residential	<u>26/06/15</u> <u>18/12/15</u>
PA - A4 – 2252	04 <u>02</u>	Block 4N Section 03 Section through North-South Access	<u>26/06/15</u> <u>18/12/15</u>
PA - A4 – 2253	04 <u>02</u>	Block 4N Section 04 Longitudinal – Block 4N/1	<u>26/06/15</u> <u>18/12/15</u>
PA - A4 – 3500	02 <u>03</u>	Block 4N Detailed North Elevation (01) Broadway	<u>26/06/15</u> <u>18/12/15</u>
PA - A4 – 3501	02 <u>03</u>	Block 4N Detailed East Elevation (02) Link with Block 1	<u>26/06/15</u> <u>18/12/15</u>
PA - A4 – 3502	02 <u>03</u>	Block 4N Detailed South Elevation (03) Tooth Lane	<u>26/06/15</u> <u>18/12/15</u>
PA - A4 – 3503	02 <u>03</u>	Block 4N Detailed West Elevation (04) Abercrombie	<u>26/06/15</u> <u>18/12/15</u>
<u>PA - A4 – 3504</u>	<u>00</u>	<u>Block 4N Detailed East Elevation (05) Internal Link</u>	<u>18/12/15</u>
<u>PA - A4 – 3504</u>	<u>00</u>	<u>Block 4N Detailed West Elevation (06) Internal Link</u>	<u>18/12/15</u>
<u>PA - A4 – 3770</u>	<u>01</u>	<u>Block 4N External Wall System Tower Cladding Typologies</u>	<u>18/12/15</u>
PA-A4-3771	<u>00</u> <u>01</u>	Block 4N External Wall System Typ. Office/Childcare Façade Cladding Type O1	<u>15/10/14</u> <u>18/12/15</u>
PA-A4-3772	<u>00</u> <u>01</u>	Block 4N External Wall System Typ. Childcare Balcony Façade Cladding Type O2	<u>15/10/14</u> <u>18/12/15</u>
<u>PA-A4-3773</u> <u>PA-A4-3775</u>	<u>00</u> <u>01</u>	Block 4N External Wall System Typical Residential Façade Cladding Type R1	<u>15/10/14</u> <u>18/12/15</u>
PA-A4-3776	<u>00</u> <u>01</u>	Block 4N External Wall System Typ. Residential Balcony Façade Cladding Type R2	<u>15/10/14</u> <u>18/12/15</u>
PA-A4-3777	<u>00</u> <u>01</u>	Block 4N External Wall System Typical Residential Neck Façade Cladding Type R3	<u>15/10/14</u> <u>18/12/15</u>
PA-A4-3778	<u>00</u> <u>01</u>	Block 4N External Wall System Typical Residential Atrium Façade Cladding Type R4	<u>15/10/14</u> <u>18/12/15</u>
PA-A4-3780	<u>00</u> <u>01</u>	Block 4N External Wall System Typical Hotel Unit Façade Cladding Type H1	<u>15/10/14</u> <u>18/12/15</u>
PA-A4-3781	<u>00</u> <u>01</u>	Block 4N External Wall System Typical Hotel Corridor Façade Cladding Type H2	<u>15/10/14</u> <u>18/12/15</u>
PA-A4-3782	<u>00</u> <u>01</u>	Block 4N External Wall System Typical Hotel Slot Façade Cladding Type H3	<u>15/10/14</u> <u>18/12/15</u>
PA-A4-3785	04 <u>02</u>	Block 4N External Wall System Typical Podium Façade Lobby, <u>Conference and Hotel</u> & Peel	<u>26/06/15</u> <u>18/12/15</u>
PA-A4-3786	<u>00</u>	Block 4N External Wall System Typical Podium Façade Lobby, <u>Staircase and Hotel</u> & <u>Hotel Rooms</u>	<u>15/10/14</u>

	<u>01</u>		<u>18/12/15</u>
Heritage Drawings prepared by PTW Architects			
Drawing No.	Rev.	Name of Plan	Date
A-OA-0510		LEVEL 00 PLAN	17/03/2015
A-OA-0511		LEVEL 01 PLAN	17/03/2015
A-OA-0512		LEVEL 02 PLAN	17/03/2015
A-OA-2060		ELEVATION	17/03/2015
A-OA-2061		ELEVATION	17/03/2015
Landscape Drawings prepared by Jeppe Aagaard Anderson + Turf Design Studio			
Drawing No.	Rev.	Name of Plan	Date
<u>L000</u>	<u>3</u>	<u>Drawing Index</u>	<u>16.12.15</u>
<u>L010</u>	<u>3</u>	<u>Project Legend</u>	<u>16.12.15</u>
<u>L400</u>	<u>4</u>	<u>Softworks Plan Ground Floor & Public Domain</u>	<u>16.12.15</u>
<u>L440</u>	<u>3</u>	<u>Planting Schedules</u>	<u>16.12.15</u>
<u>L601</u>	<u>3</u>	<u>Details softworks</u>	<u>16.12.15</u>
<u>L602</u>	<u>3</u>	<u>Details softworks</u>	<u>16.12.15</u>
<u>L403</u>	<u>3</u>	<u>Softworks Plan level 3</u>	<u>16.12.15</u>
<u>L411</u>	<u>3</u>	<u>Softworks Plan Level 11</u>	<u>16.12.15</u>
<u>L412</u>	<u>3</u>	<u>Softworks Plan Level 12-16</u>	<u>16.12.15</u>
<u>L417</u>	<u>3</u>	<u>Softworks Plan Level 17</u>	<u>16.12.15</u>
2	B	PROJECT DESCRIPTION	June 2015
3	B	GROUND FLOOR & PUBLIC DOMAIN PLAN	June 2015
4	B	STREET ELEMENTS	June 2015
5	B	HOTEL & RESIDENTIAL LEVELS PLANTING DESIGN	June 2015
6	B	LEVEL 11 – COMMUNAL TERRACE	June 2015
7	B	PLANTING PALETTE	June 2015
8	B	PLANTING PALETTE	June 2015
Survey Drawings prepared by Degotardi Smith & Partners			
Drawing No.	Rev.	Name of Plan	Date
33761WAE02.dwg	B	PLAN OF EXCAVATION AS BUILT SURVEY OF BLOCK 1 + 4N SHEET 1 OF 3	20/08/14
33761WAE02.dwg	B	PLAN OF EXCAVATION AS BUILT SURVEY OF BLOCK 1 + 4N SHEET 2 OF 3	20/08/14
33761WAE02.dwg	B	PLAN OF EXCAVATION AS BUILT SURVEY OF BLOCK 1 + 4N SHEET 3 OF 3	20/08/14
31420A17.DWG	E	PLAN SHOWING ELEVATIONS AND SECTIONS THROUGH THE ABERCROMBIE HOTEL AND TERRACES ON THE CORNER OF ABERCROMBIE STREET AND BROADWAY, CHIPPENDALE SHEET 1 OF 2	13/12/13
31420A17.DWG	E	PLAN SHOWING ELEVATIONS AND SECTIONS THROUGH THE ABERCROMBIE HOTEL AND	13/12/13

		TERRACES ON THE CORNER OF ABERCROMBIE STREET AND BROADWAY, CHIPPENDALE SHEET 2 OF 2	
31420A047.dwg	A	PLAN SHOWING DETAIL AND LEVELS OVER PART LOT 2 IN D.P.1142053 AND THE AUSTRALIAN HOTEL ABERCROMBIE STREET AND BROADWAY CHIPPENDALE	
Subdivision Drawings prepared by Tasy Moraitis			
Drawing No.	Issue	Name of Plan	Date
080401 SL2 STG1 SUB	1	DEPOSITED PLAN ADMINISTRATION SHEET Sheet 1 of 2 Sheet(s)	03 JUNE 2014
080401 SL2 STG1 SUB	1	DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 2 Sheet(s)	03 JUNE 2014
080401 SL2 STG1 SUB		PLAN OF PROPOSED SUBDIVISION OF LOT 12 IN D.P.1194122 AND LOT A IN D.P.430090 STAGE 1 SUBDIVISION OF SUPERLOT 2 FRASERS BROADWAY SITE	03.06.2014
080401 SL2 STG2 SUB	1	DEPOSITED PLAN ADMINISTRATION SHEET Sheet 1 of 2 Sheet(s)	17 JUNE 2014
080401 SL2 STG2 SUB	1	DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 2 Sheet(s)	17 JUNE 2014
080401 SL2 STG2 SUB	1	PLAN OF PROPOSED SUBDIVISION OF LOT 202 IN THE STAGE 1 PLAN AND LOT 1 IN D.P.807298 STAGE 2 SUBDIVISION OF SUPERLOT 2 FRASERS BROADWAY SITE	17.06.2014
080401 SL2 SUD 4S	4	DEPOSITED PLAN ADMINISTRATION SHEET (Sheets 1 to 3)	22 MAY 2014
080401 SL2 SUD 4S	4	PLAN OF PROPOSED SUBDIVISION OF LOT 12 IN D.P.1194122 AND LOT 1 IN D.P.807298 DRAFT PLAN (Sheets 1 to 15)	22 MAY 2014

- (b) 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

A5 This consent will lapse five years from the date of consent unless the works associated with the application have physically commenced.

A6 This consent does not approve

- strata subdivision;
- commercial (including office, retail and retail/heritage) fit out **(except food and drink premises associated with the hotel)** and ;
- **hotel fit out**;
- childcare centre fit out; or
- signage.

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

This consent does not approve signage zones shown on the northern and eastern elevations of the building above the podium level and any additional signage zones included on the plans submitted as part of the SSD 6673 MOD 1 modification application.

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

- (c) Condition B61 is included by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words/numbers as follows:

Design Changes

B61 Prior to the issue of the relevant Construction Certificate for the outdoor terrace on the ground floor, amended plans and documentation shall be submitted to and approved by the Secretary that provides a high quality design treatment to the solid wall below the terrace on the Broadway frontage.

PART F – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

- (d) Condition F8 is amended by the insertion of the **bold and underlined** words / numbers as follows:

Environmental Performance and BASIX

F8. Prior to the issue of the final Occupation Certificate, the Applicant is to provide to the PCA, documentation certifying the development has achieved **the principles of** a design rating of 5 stars using the Multi-Unit Residential v1, Office v3 and Public Buildings v1 tool rating as established by the Green Building Council of Australia.

F9. All commitments listed in the BASIX Certificate (as referred to in condition B42) for the development must be fulfilled prior to the issue of any Occupation Certificate.

End of Modifications to SSD 6673 MOD 1