

# Modification of Development Consent

Section 96 (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.



Chris Ritchie  
**Acting Executive Director**  
**Key Sites and Industry Assessments**

Sydney *16 AUGUST* 2017

## SCHEDULE 1

**Development consent:** **SSD 6673** granted by the Minister on 20 August 2015

**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 26,591m<sup>2</sup> comprising:
  - 48 residential apartments
  - hotel use (283 hotel rooms) and ancillary guest and visitor facilities
  - 6,417m<sup>2</sup> GFA commercial office
  - 1,236m<sup>2</sup> 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
- business identification signage zones.

**Consent Authority:** Minister for Planning

**The Land:** Block 4N – Central Park (former Carlton United Brewery Site) (Lot 1 DP807298 and part Lot 12 DP1194122)

**Modification:** **SSD 6673 MOD 2:** the modification includes:

- reallocation of car spaces
- reallocation of public space
- revisions to stratum subdivision.

## SCHEDULE 2

The consent 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 ~~struckout~~ words/numbers as follows:

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;
- 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;
- e) **Section 96(1A) modification application SSD 14 6673 Block 4N, Central Park prepared by JBA Urban Planning Consultants Pty Ltd dated 20 December 2016;**
- f) The conditions of this consent; and
- g) The following drawings, except for:
  - i) any modifications which are Exempt or Complying Development;
  - ii) otherwise provided by the conditions of this consent.

<b>Architectural (or Design) Drawings prepared by Foster + Partners</b>			
<b>Drawing No.</b>	<b>Rev.</b>	<b>Name of Plan</b>	<b>Date</b>
PA-A4-1013	03	Technical Sheet Area Schedule	18/12/15
PA - A4 – 1500	01	Block 4N Landscaping	18/12/15
PA - A4 – 1600	<del>04</del> <b><u>02</u></b>	Block 4N Public Domain Plan	<del>18/12/15</del> <b><u>19/10/16</u></b>
PA - A4 – 1605	01	Block 4N Staging Plan	18/12/15
AR-BS-PL-1000	1	Basement 04-GA Planning Conditions (Block 4N)	09/02/16
AR-BS-PL-1001	1	Basement 03- GA Planning Conditions (Block 4N)	09/02/16
AR-BS-PL-1002	4	Basement 02 – GA Planning Conditions (Block 4N)	09/02/16
<b><u>PA-A1-1752</u></b>	<b><u>4</u></b>	<b><u>Basement 02 Plan</u></b>	<b><u>06/12/16</u></b>
AR-BS-PL-1003	1	Basement 01- GA Planning Conditions (Block 4N)	09/02/16
AR-BS-PL-1004	1	Basement 00 – GA Planning Conditions (Block 4N)	09/02/16
PA - A4 – 1760	03	Block 4N Ground Floor FFL +13.70	18/12/15
PA - A4 – 1761	02	Block 4N Level 01 FFL +17.80	18/12/15
PA - A4 – 1762	03	Block 4N Level 02 FFL +21.55	18/12/15
PA - A4 – 1763	02	Block 4N Level 03 FFL +24.70	18/12/15
PA - A4 – 1764	01	Block 4N Level 04 FFL +30.00	18/12/15
PA - A4 – 1765	01	Block 4N Hotel Level H05 / Office Level 05	18/12/15
PA - A4 – 1766	01	Block 4N Hotel Levels H06-H08 / Office Levels 06-07	18/12/15
PA - A4 – 1767	01	Block 4N Hotel Levels H09-H12 / Office Levels 08-10	18/12/15
PA - A4 – 1768	01	Block 4N Hotel Level H13 / Residential Level 13 FFL +57.90	18/12/15

PA - A4 – 1769	01	Block 4N Hotel Level H14 / Residential Level 14 FFL +61.00	18/12/15
PA - A4 – 1770	01	Block 4N Hotel Level H15 / Residential Level 15 FFL +64.10	18/12/15
PA - A4 – 1771	01	Block 4N Hotel Level H16 / Residential Level 16 FFL +67.20	18/12/15
PA - A4 – 1772	01	Block 4N Hotel Level H17 / Residential Level 17 FFL +70.30	18/12/15
PA - A4 – 1773	01	Block 4N Hotel Level H18 / Residential Level 18 FFL +73.40	18/12/15
PA - A4 – 1774	01	Block 4N Level 19 – Plant FFL +77.30	18/12/15
PA - A4 – 1775	01	Block 4N Level 20 – Roof FFL +81.50	18/12/15
PA-A4-1785	02	Block 4N Apartment Typology Level 13 1-Bed Type 1	18/12/15
PA-A4-1786	02	Block 4N Apartment Typology level 13 1-Bed Type 2 Adaptable	18/12/15
PA-A4-1787	02	Block 4N Apartment Typology level 13 1-Bed + Study – Type 1	18/12/15
PA-A4-1788	02	Block 4N Apartment Typology level 13 1-Bed + Study – Type 2	18/12/15
PA-A4-1789	02	Block 4N Apartment Typology level 13 – 2-Bed – Adaptable – Type 1	18/12/15
PA-A4-1790	02	Block 4N Apartment Typology Typical 2-Bed / Dual Key Type 3	18/12/15
PA-AZ-1791	01	Block 4N Apartment Typology Levels 14-18 - 1 Bed + Study Type 3	18/12/15
PA-AZ-1792	01	Block 4N Apartment Typology Levels 14-18 - 1 Bed Adaptable - Type 3	18/12/15
PA-AZ-1793	01	Block 4N Apartment Typology Levels 14-18 - 1 Bed + Study - Type 4	18/12/15
PA-AZ-1794	01	Block 4N Apartment Typology Levels 14-18 - 2 Bed Dual Key - Type 2	18/12/15
PA-A4-1800	02	Block 4N Hotel Typology Typical Suite – Type J	18/12/15
PA-A4-1801	02	Block 4N Hotel Typology Typical Suite – Type K	18/12/15
PA-A4-1802	00	Block 4N Hotel Typology Typical Suite – Type 2	18/12/15
PA-A4-1803	00	Block 4N Hotel Typology Typical Suite – Type G	18/12/15
PA-A4-1804	00	Block 4N Hotel Typology Typical Suite – Type I	18/12/15
PA-A4-1805	02	Block 4N Hotel Typology Typical 1-Bed – Type H	18/12/15
PA-A4-1806	02	Block 4N Hotel Typology Typical Hotel Suite – Type Q	18/12/15
PA-A4-1807	02	Block 4N Hotel Typology Typical Hotel Suite – Type P Accessible	18/12/15
PA-A4-1808	02	Block 4N Hotel Typology 2-Bed / Dual Key Type GH	18/12/15
PA-A4-1809	00	Block 4N Hotel Typology Typical Hotel Suite – Type R	18/12/15
PA-A4-1810	00	Block 4N Hotel Typology Typical Hotel Suite – Type D	18/12/15
PA-A4-1811	00	Block 4N Hotel Typology Typical Hotel Suite – Type O	18/12/15
PA-A4-1812	00	Block 4N Hotel Typology Typical Hotel Suite – Type M	18/12/15
PA-A4-1813	00	Block 4N Hotel Typology Typical Hotel Suite – Type C	18/12/15
PA-A4-1814	00	Block 4N Hotel Typology Typical Hotel Suite – Type E	18/12/15

PA-A4-1815	00	Block 4N Hotel Typology Typical Hotel Suite – Type N	18/12/15
PA-A4-1816	00	Block 4N Hotel Typology Typical Hotel Suite – Type B	18/12/15
PA-A4-1817	00	Block 4N Hotel Typology Typical Hotel Suite – Type A	18/12/15
PA-A4-1818	00	Block 4N Hotel Typology Typical Hotel Suite – Type F	18/12/15
PA-A4-1813 <sup>9</sup>	00	Block 4N Hotel Typology Typical Hotel Suite – Type S	18/12/15
PA - A4 – 2050	03	Block 4N North Elevation (01) Broadway	18/12/15
PA - A4 – 2051	03	Block 4N East Elevation (02) Link with Block 1	18/12/15
PA - A4 – 2052	03	Block 4N South Elevation (03) Tooth Lane	18/12/15
PA - A4 – 2053	03	Block 4N West Elevation (04) Abercrombie	18/12/15
PA - A4 – 2054	00	Block 4N East & West Elevation (05-06) Internal Link	18/12/15
PA - A4 – 2250	01	Block 4N Section 01 North-South Section through Hotel	18/12/15
PA - A4 – 2251	02	Block 4N Section 02 North-South Section through Office / Residential	18/12/15
PA - A4 – 2252	02	Block 4N Section 03 Section through North-South Access	18/12/15
PA - A4 – 2253	02	Block 4N Section 04 Longitudinal – Block 4N/1	18/12/15
PA - A4 – 3500	03	Block 4N Detailed North Elevation (01) Broadway	18/12/15
PA - A4 – 3501	03	Block 4N Detailed East Elevation (02) Link with Block 1	18/12/15
PA - A4 – 3502	03	Block 4N Detailed South Elevation (03) Tooth Lane	18/12/15
PA - A4 – 3503	03	Block 4N Detailed West Elevation (04) Abercrombie	18/12/15
PA - A4 – 3504	00	Block 4N Detailed East Elevation (05) Internal Link	18/12/15
PA - A4 – 3504 <sup>5</sup>	00	Block 4N Detailed West Elevation (06) Internal Link	18/12/15
PA - A4 – 3770	01	Block 4N External Wall System Tower Cladding Typologies	18/12/15
PA-A4-3771	01	Block 4N External Wall System Typ. Office/Childcare Façade Cladding Type O1	18/12/15
PA-A4-3772	01	Block 4N External Wall System Typ. Childcare Balcony Façade Cladding Type O2	18/12/15
PA-A4-3775	01	Block 4N External Wall System Typical Residential Façade Cladding Type R1	18/12/15
PA-A4-3776	01	Block 4N External Wall System Typ. Residential Balcony Façade Cladding Type R2	18/12/15
PA-A4-3777	01	Block 4N External Wall System Typical Residential Neck Façade Cladding Type R3	18/12/15
PA-A4-3778	01	Block 4N External Wall System Typical Residential Atrium Façade Cladding Type R4	18/12/15
PA-A4-3780	01	Block 4N External Wall System Typical Hotel Unit Façade Cladding Type H1	18/12/15
PA-A4-3781	01	Block 4N External Wall System Typical Hotel Corridor Façade Cladding Type H2	18/12/15
PA-A4-3782	01	Block 4N External Wall System Typical Hotel Slot Façade Cladding Type H3	18/12/15
PA-A4-3785	02	Block 4N External Wall System Typical Podium Façade Lobby, Conference and Hotel	18/12/15

PA-A4-3786	01	Block 4N External Wall System Typical Podium Façade Lobby & Hotel Rooms	18/12/15
<b>Heritage Drawings prepared by PTW Architects</b>			
<b>Drawing No.</b>	<b>Rev.</b>	<b>Name of Plan</b>	<b>Date</b>
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
<b>Landscape Drawings prepared by Jeppe Aagaard Anderson + Turf Design Studio</b>			
<b>Drawing No.</b>	<b>Rev.</b>	<b>Name of Plan</b>	<b>Date</b>
L000	3	Drawing Index	16/12/15
L010	3	Project Legend	16/12/15
L400	4	Softworks Plan Ground Floor & Public Domain	16/12/15
L440	3	Planning Schedules	16/12/15
L601	3	Details softworks	16/12/15
L602	3	Details softworks	16/12/15
L403	3	Softworks Plan Level 3	16/12/15
L411	3	Softworks Plan Level 11	16/12/15
L412	3	Softworks Plan Level 12-16	16/12/15
L417	3	Softworks Plan Level 17	16/12/15
<b>Survey Drawings prepared by Degotardi Smith &amp; Partners</b>			
<b>Drawing No.</b>	<b>Rev.</b>	<b>Name of Plan</b>	<b>Date</b>
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 TERRACES ON THE CORNER OF ABERCROMBIE STREET AND BROADWAY, CHIPPENDALE SHEET 2 OF 2	13/12/13
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	27/11/13

<b>Subdivision Drawings prepared by Tasy Moraitis</b>			
<b>Drawing No.</b>	<b>Issue</b>	<b>Name of Plan</b>	<b>Date</b>
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	1	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><u>080401 SL2 SUB</u></b>	<b><u>14</u></b>	<b><u>DEPOSITED PLAN ADMINISTRATION SHEET (SHEETS 1 to 3)</u></b>	<b><u>18 November 2016</u></b>
<b><u>080401 SL2 SUB</u></b>	<b><u>14</u></b>	<b><u>PLAN OF SUBDIVISION OF LOT 200 &amp; 201 IN D.P. 1212253 AND LOT 1 IN DP 807298 (SHEETS 1 TO 17)</u></b>	<b><u>18 November 2016</u></b>

- (b) Schedule 2 Part B –Condition B15 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

### **Car Parking**

B15 Car parking shall be provided as follows:

1. A total of 424 **117** onsite car parking spaces, comprising:
  - a) 54 **50** hotel spaces
  - b) 34 residential car parking spaces (including seven accessible spaces);
  - c) 23 commercial tenant spaces;
  - d) five retail spaces; and
  - e) five childcare facility spaces (**including one long term visitor space**).
2. Six on-site service vehicle spaces and
3. **Four on-site short term childcare drop-off spaces**
4. Six on-street short term parking spaces.

- (c) Schedule 2 Part G –Condition G16 is added by the insertion of the **bold and underlined** words as follows:

**Childcare Drop-Off and Parking**

**G16 The four basement-level childcare drop-off spaces are only to be used for short term childcare drop-off and pickup. Clear signage is to be provided indicating that parking is restricted to 30 minutes and is for drop-off and pick up only.**

**End of modification**