Modification of Minister’s Approval

Section 75W of the Environmental Planning & Assessment Act 1979

As delegate of the Minister for Planning, we approve the modification application referred to in schedule 1, subject to the conditions in schedules 2.

These conditions are required to:
- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Member of the Commission  Member of the Commission  Member of the Commission
Sydney  2 March 2016

SCHEDULE 1

Application Number: MP 06_0171 MOD 11

Proponent: Frasers Broadway Pty Ltd

The Authority: Minister for Planning

The Land: 26 Broadway, Chippendale (former Carlton United Breweries site)

Project Approval: Mixed use development granted on 9 February 2007 by the Minister for Planning

For the Following: Concept Plan Approval for the former Carlton & United Breweries Site, 26 Broadway, Chippendale comprising:
- development blocks;
- a maximum Gross Floor Area (GFA) of 255,500 sq.m of which a minimum of 59,515 sq.m must be non-residential floor space;
- combined basement car parks, providing car parking for Blocks 1 and 4N and Blocks 2, 5, 9 and the Kensington Precinct;
- a new public park and public domain works;
- tri-generation and re-cycled water treatment plants;
- retention and heritage items; and
- contributions.

Modification: MP 09_0171 MOD 11, the modification includes:
- amendment of Block 11 building envelopes;
- relocation of vehicular access and reduction of on-street car parking on O’Connor Street;
- provision of pick-up/drop off car parking spaces on Kensington Street; and
• increase and reconfiguration of public open space within Block 11.
The Concept Plan for MP 06_0171 is modified as follows:

SCHEDULE 2
PART A – ADMINISTRATIVE CONDITIONS

(a) Schedule 2 Part A – Administrative Condition A4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **bold struck out** words/numbers as follows:

**A4 Development in Accordance with Plans and Documentation**

(1) The following plans and documentation (including any appendices therein) are approved as part of the Concept Plan:


Except as modified by


(2) The following Preferred Project Report and revised Statement of Commitment are approved and shall be complied with:

(a) *Preferred Project Report* prepared by JBA Urban Planning Consultants dated 21 December 2006;

(b) *Preferred Project Drawings* prepared by COX/ATA dated October 2006.

(i) Rev CP_04_A-01-02_07
(ii) Rev CP_04_A-05-01_07
(iii) Rev CP_04_A-09-01_06
(iv) Rev CP_04_A-10-01_06
(v) Rev CP_04_A-11-06_06
(vi) Rev CP_04_A-11-07_06
(vii) Rev CP_04_A-11-14_07
(viii) Rev CP_04_A-11-15_06
(ix) Rev CP_05_A-07-05_01A
(x) Rev CP_07_A-07-01A
(xi) Rev CP_04_A-05-01_08

(c) *Revised Statement of Commitments* prepared by JBA Urban Planning Consultants dated 21 December 2006;

(d) *Preferred Project Report Modification to Concept Plan - Frasers Broadway* prepared by JBA Urban Planning Consultants + TCW Consulting dated October 2008 (08084) and drawings prepared by Fosters + Partners;
(e) *Revised Statement of Commitments* prepared by JBA Urban Planning Consultants + TCW Consulting dated October 2008;

(f) The *Section 75W EAR* prepared by JBA Planning Consultants, dated May 2012, and Project No.1645, No. A-1405, Revision 02, dated 29 June 2012, Kensington St - West Elevation;

(g) Section 75W EAR prepared by JBA dated October 2012;

(h) Section 75W EAR prepared by JBA dated December 2012 and Response to Submissions dated May 2013 (as amended);

(i) Section 75W EAR prepared by JBA dated January 2014 and Response to Submissions dated June 2014 (as amended);

(j) Section 75W EAR prepared by JBA dated November 2014 (as amended) and Response to Submissions / Preferred Project dated March 2015; and

(k) *Section 75W EAR* prepared by JBA dated December 2014 and Response to Submissions / Preferred Project dated July 2015 (as amended); and

(k l) the following drawings:

<table>
<thead>
<tr>
<th>Drawing No.</th>
<th>Revision</th>
<th>Name of Plan</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1002</td>
<td>2526</td>
<td>Concept Plan Areas</td>
<td>26/06/15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>12/08/15</td>
</tr>
<tr>
<td>A-1030</td>
<td>05</td>
<td>Master Plan Site Set Out Plan</td>
<td>10/11/14</td>
</tr>
<tr>
<td></td>
<td>07</td>
<td></td>
<td>12/08/15</td>
</tr>
<tr>
<td>A-1200</td>
<td>08</td>
<td>Indicative Staging Plan, CUB Heritage Map</td>
<td>10/11/14</td>
</tr>
<tr>
<td>A-1250</td>
<td>05</td>
<td>Contextual Plan</td>
<td>23.01.14</td>
</tr>
<tr>
<td>A-1251</td>
<td>14</td>
<td>Site Plan – contextual</td>
<td>18/06/15</td>
</tr>
<tr>
<td></td>
<td>15</td>
<td></td>
<td>12/08/15</td>
</tr>
<tr>
<td>A-1252</td>
<td>06</td>
<td>Site Identification and Ownership</td>
<td>23.01.14</td>
</tr>
<tr>
<td>A-1253</td>
<td>30</td>
<td>Blocks and max. GFA</td>
<td>26/06/15</td>
</tr>
<tr>
<td></td>
<td>31</td>
<td></td>
<td>12/08/15</td>
</tr>
<tr>
<td>A-1254</td>
<td>46</td>
<td>Public Domain</td>
<td>18/06/15</td>
</tr>
<tr>
<td></td>
<td>17</td>
<td></td>
<td>12/08/15</td>
</tr>
<tr>
<td>A-1256</td>
<td>43</td>
<td>Traffic, Pedestrian and Cycle Routes</td>
<td>18/06/15</td>
</tr>
<tr>
<td></td>
<td>14</td>
<td></td>
<td>12/08/15</td>
</tr>
<tr>
<td>A-1257</td>
<td>46</td>
<td>Traffic Access, Parking</td>
<td>18/06/15</td>
</tr>
<tr>
<td></td>
<td>17</td>
<td></td>
<td>12/08/15</td>
</tr>
<tr>
<td>A-1258</td>
<td>14</td>
<td>Road Width</td>
<td>18/06/15</td>
</tr>
<tr>
<td></td>
<td>15</td>
<td></td>
<td>12/08/15</td>
</tr>
<tr>
<td>A-1259</td>
<td>12</td>
<td>Awnings, Balconies</td>
<td>18/06/15</td>
</tr>
<tr>
<td></td>
<td>13</td>
<td></td>
<td>12/08/15</td>
</tr>
<tr>
<td>A-1260</td>
<td>16</td>
<td>Height Map - Sheet 1</td>
<td>18/06/15</td>
</tr>
<tr>
<td></td>
<td>18</td>
<td></td>
<td>10/11/15</td>
</tr>
<tr>
<td>A-1261</td>
<td>11</td>
<td>Height Map - Sheet 2</td>
<td>18/06/15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>24/11/14</td>
</tr>
<tr>
<td>A-1262</td>
<td>46</td>
<td>Roof Plan, Maximum Building Height (AHD)</td>
<td>18/06/15</td>
</tr>
<tr>
<td></td>
<td>18</td>
<td></td>
<td>10/11/15</td>
</tr>
</tbody>
</table>
SCHEDULE 2
PART B – FUTURE ASSESSMENT REQUIREMENTS

(b) Schedule 2 Part B – Future Assessment Requirement B4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **bold struck out** words/numbers as follows:

**B4 Publicly Accessible Land**

All land marked on the Public Domain Plan (A-1254 Rev 16 17 dated 18/06/15 12/08/15) other than private land (marked white on plan) shall be subject of Right of Ways and Easements on title to ensure public access is provided and maintained for these areas. Details are to be provided with the future Project Application(s).

End of Modifications to MP 06_0171
(MP 06_0171 MOD 11)