

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.

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney

2017

SCHEDULE 1

Application No:	SSD 6376 granted by the Planning Assessment Commission on 2 March 2016
Applicant:	Frasers Broadway Pty Ltd
Consent Authority:	Minister for Planning
Development:	Block 11 mixed use development
The Land:	Block 11 - Central Park (former Carlton United Breweries Site) (Lot 5 DP1142053 and part lot 1 DP76719)
Modification:	<p>SSD 6376 MOD 2: the modification includes:</p> <ul style="list-style-type: none">• increase of one apartment (from 292 to 293 apartments)• increase of 93 square metres (m²) non-residential GFA and decrease of 93 m² residential GFA• internal reconfiguration of apartment layouts• removal of the Jacuzzi on Level 9 and reconfiguration of the communal open space• modification of the childcare façade line and addition of 1.8 metre (m) glazed wind screen• removal of the enclosure around the hydrant booster within the O'Connor Street park• amended soffit design beneath the childcare centre fronting Wellington Street• use of 30 car parking spaces within Block 2/2A in accordance with MP 09_0078 MOD 8• reconfiguration of basement layout, including car parking, residential storage and lift access• amendments to external façades, materials and inclusion of CCTV.

SCHEDULE 2

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

- (a) Schedule 1 Development – The 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:

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 25,220m² comprising:
 - **292 293** 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;
- 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**
- e f) The conditions of this consent; and
- f g) 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	<u>02</u>	GENERAL Legend	<u>03/07/2015</u>
	<u>04</u>		<u>01/12/2016</u>
<u>SSDA-11-101</u>	<u>02</u>	SITE PLANS Site Plan	<u>03/07/2015</u>

<u>SSDA-11-100</u>	<u>04</u>		<u>02/12/2016</u>
SSDA-11-200	<u>02</u> <u>04</u>	PLANS Key Plans	<u>03/07/2015</u> <u>01/12/2016</u>
SSDA-11-201	<u>06</u> <u>08</u>	PLANS Level 00	<u>30/10/2015</u> <u>01/12/2016</u>
SSDA-11-202	<u>05</u> <u>07</u>	PLANS Level 01	<u>21/10/2015</u> <u>01/12/2016</u>
SSDA-11-203	<u>02</u> <u>04</u>	PLANS Level 02	<u>03/07/2015</u> <u>01/12/2016</u>
SSDA-11-204	<u>04</u> <u>05</u>	PLANS Level 03	<u>21/01/2015</u> <u>01/12/2016</u>
SSDA-11-205	04	PLANS Level 04-06	<u>21/01/2015</u> <u>01/12/2016</u>
SSDA-11-206	<u>04</u> <u>05</u>	PLANS Level 07 Setback Floor South	<u>21/01/2015</u> <u>01/12/2016</u>
SSDA-11-207	<u>04</u> <u>05</u>	PLANS Level 08 Setback Floor North	<u>21/01/2015</u> <u>01/12/2016</u>
SSDA-11-208	<u>04</u> <u>05</u>	PLANS Level 09	<u>21/01/2015</u> <u>01/12/2016</u>
SSDA-11-209	<u>03</u> <u>04</u>	PLANS Level 10-12	<u>21/01/2015</u> <u>01/12/2016</u>
SSDA-11-210	<u>03</u> <u>04</u>	PLANS Level 13	<u>21/01/2015</u> <u>01/12/2016</u>
SSDA-11-211	<u>03</u> <u>04</u>	PLANS Roof	<u>16/11/2015</u> <u>01/12/2016</u>
SSDA-11-212	<u>03</u> <u>04</u>	PLANS Basement Level 01	<u>12/10/2015</u> <u>02/12/2016</u>
SSDA-11-213	<u>02</u> <u>04</u>	PLANS Basement Level 02	<u>03/07/2015</u> <u>02/12/2016</u>
<u>SSDA-11-214</u>	<u>03</u>	<u>PLANS CCTV and Public Domain Security Plan</u>	<u>02/12/2016</u>
SSDA-11-301	<u>02</u> <u>04</u>	SECTIONS Section	<u>03/07/2015</u> <u>02/12/2016</u>
SSDA-11-302	<u>02</u> <u>04</u>	SECTIONS Section	<u>03/07/2015</u> <u>02/12/2016</u>
SSDA-11-401	<u>02</u> <u>05</u>	ELEVATIONS North and South Elevations Typical	<u>03/07/2015</u> <u>01/12/2016</u>
SSDA-11-402	<u>02</u> <u>05</u>	ELEVATIONS East and West Elevations Typical	<u>03/07/2015</u> <u>01/12/2016</u>
SSDA-11-501	<u>02</u> <u>04</u>	GROUND PLAN DETAIL ELEVATIONS Detail Elevations - North	<u>03/07/2015</u> <u>01/12/2016</u>
SSDA-11-502	<u>02</u> <u>04</u>	GROUND PLAN DETAIL ELEVATIONS Detail Elevations – South	<u>03/07/2015</u> <u>01/12/2016</u>
SSDA-11-503	<u>02</u> <u>04</u>	GROUND PLAN DETAIL ELEVATIONS Detail Elevations – East and West	<u>03/07/2015</u> <u>29/11/2016</u>

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	19/07/2015 <u>02/12/2016</u>
SSDA-11-801	04	LANDSCAPE Ground Floor	19/07/2015 <u>02/12/2016</u>
SSDA-11-802	03	LANDSCAPE Level 10 & 14 Green Roof	19/07/2015
SSDA-11-803	03	LANDSCAPE Level 9 Terraces	19/07/2015 <u>02/12/2016</u>
SSDA-11-804	03	LANDSCAPE Landscape Sections	19/07/2015 <u>02/12/2016</u>
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 B – Prior to Issue of Construction Certificate, Condition B17 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words/numbers as follows:

Car Parking

B17 Car parking shall be provided as follows:

1. A total of 174 onsite car parking spaces, comprising:
 - a) 157 residential car parking spaces (including 44 accessible spaces);

- b) 3 retail spaces;
- c) 4 childcare facility spaces;
- d) 10 car share spaces;
- 2. A total of 2 on-site service vehicle spaces;
- 3. A total of 3 on-street short term parking spaces for the childcare facility on Kensington Street; and
- 4. A total of 6 on-street car parking spaces on O'Connor Street.

In addition to the above car parking, future tenants, residents, owners and occupiers of Block 11 may use up to 30 spaces within the Central Park Precinct Block 2 development. These spaces can only be used where the requirements/restrictions of condition E2 of modification application approval MP 09 0078 MOD 8 have been met.

- (d) Schedule 2 Part B – Prior to Issue of Construction Certificate, Condition B17 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck-out**~~ words/numbers as follows:

Soffit Design

The soffit beneath the cantilevered component of the childcare centre fronting Wellington Street shall include appropriate lighting, which shall form part of the Public Domain Lighting Plan (condition B47) and the soffit should be treated in a light colour.

- (e) Schedule 2 Part B – Prior to Issue of Construction Certificate, is amended by the insertion of the following new Condition B55

Amendments to Apartments

The revised layouts of apartments E-704 and E-804 as shown on SSDA-11-206 (revision 5) and SSDA-11-207 (revision 5), as referenced in Condition A2 are not approved. Apartments E-704 and E-804 shall be redesigned to meet the apartment size requirements of the ADG and amended plans showing the above change shall be submitted to, and approved by, the Secretary prior to the issue of the relevant above ground Construction Certificate.

End of modification to SSD 6376
(SSD 6376 MOD 2)