

APPENDIX C

MP07_0106 - Mixed Use redevelopment of the former Sunbeam Factory Concept Plan (as proposed to be modified under Modification 6 & 5)

Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

Modification 6

Proposed Modifications to the Approval

A 1. Development in Accordance with Plans and Documentation

*(a) The approval shall, subject to A1(b) below, be generally in accordance with MP 07_0106 and with the Environmental Assessment, except where amended by the Preferred Project Report and additional information to the Preferred Project Report, the section 75W Modification by Worley Parsons, dated 1 February 2011, the section 75W Modification by Australand, dated 27 March 2012, the section 75W Modification by JBA, dated 28 August 2012, the section 75W Modification by JBA Urban planning consultants on behalf of Australand dated 23 November 2012 as amended by the submission from JBA Urban Planning Consultants Pty Ltd dated 3 October 2013, **the section 75W Modification by JBA dated 11 April 2014,** and the following drawings prepared by Kann Finch:*

Concept Plan Drawings Prepared by Kann Finch:

Drawing No.	Revision	Name of Plan	Date
DA 1.01	F H	Concept Scheme Only Cover Sheet	03.10.13 <i>11.4.14</i>
DA 2.01	F H	Concept Plan Only Roof Level	03.10.13 <i>11.4.14</i>
DA 2.02	F H	Concept Plan Only Level B	03.10.13 <i>11.4.14</i>
DA 2.03	F H	Concept Plan Only Level 1	03.10.13 <i>11.4.14</i>
DA 2.04	F H	Concept Plan Only Level 2	03.10.13 <i>11.4.14</i>
DA 2.05	F H	Concept Plan Only Level 3	03.10.13 <i>11.4.14</i>
DA 2.06	F H	Concept Plan Only Level 4	03.10.13 <i>11.4.14</i>
DA 2.07	F H	Concept Plan Only Level 5	03.10.13 <i>11.4.14</i>
DA 2.08	F H	Concept Plan Only Level 6	03.10.13 <i>11.4.14</i>
DA 2.09	F H	Concept Plan Only Level 7	03.10.13 <i>11.4.14</i>
DA 2.10	D G	Concept Plan Only Level 8	03.10.13 <i>11.4.14</i>
DA 3.01	D G	Concept Plan Only Sections 1	03.10.13 <i>11.4.14</i>
DA 3.02	F H	Concept Plan Only Sections 1	03.10.13 <i>11.4.14</i>

except for as modified by the following pursuant to section 750(4) of the Act.

A3. Maximum Gross Floor Area

The redevelopment of the former Sunbeam Factory Site for a mix use development involving a maximum of 76,128m²* of GFA comprised of:

Proposed Lot	Use	Floor Space
11	Residential - Apartments	5,974m ²
	Child Care Centre	547m ²
21	Residential - Apartments	6,514m ²
31	Residential - Seniors/Aged Care	9,548m² 7,833m ²
41 (FSR 2.1:1)	Mixed Use / Residential - Apartments/Open Space/ Seniors Living	25,300m ²
42 (FSR 2.1 2.13:1)	Residential - Apartments	20,290m² 22,722m ²
	Retail Premises / Business Premises	7,655m² 6,905m ²
	Community Facility	300m² 236m ²
Total		76,128m ²

* The maximum floor space may not be achievable within the approved height envelope as identified in condition A4.

~~ Any residual floorspace not used by other uses within Proposed Lot 42 can be reallocated to the residential flat buildings above the maximum shown for that use, but only within the maximum GFA approved for Lot 42 is not exceeded and the quantum of GFA reallocated does not exceed 5% of the total GFA allocated to the non-residential uses. Any such GFA reallocation shall not comprise the activation of the retail plaza and through site link and the retail mix as illustrated in the Concept Plan for Level 2 (refer to Plan S75W 2.02 Issue H dated 31.01.13) and Statement of Commitment 14.7.~~**

Modification 5

Note: Modification 5 proposes no changes that will impact on this subject development application for Lot 42.

Proposed Modifications to the Approval

Schedule 1 - Part A, Table

Mixed use redevelopment of the former Sunbeam Factory including:

- multiple unit residential development, seniors living including independent living units (ILUs) and a residential aged care facility (RACF);
- use for commercial offices, specialty retail, convenience retail, supermarket, medical centre, and a child care centre.
- Publicly accessible open space for a minimum 4850m²;
- Building envelopes for 3 buildings on proposed Lot 21, with a height of 3 storeys;
- Indicative building envelopes for ~~2~~ **1** building on proposed Lot 31, with ~~heights from 4 to 6 storeys~~ **a maximum height of 3 storeys**;
- Building envelopes for 4 buildings on proposed Lot 41, with heights from 6 to 7 storeys;
- Building envelopes for a podium level and 4 buildings above podium on proposed Lot 42, with total heights from 4 to 6 storeys;
- Demolition of existing buildings/structures on site and remediation of site;
- Subdivision, road layout, services, and landscaping;
- Total floor space of 76,128m²; and
- Residential display suites.

A 1. Development in Accordance with Plans and Documentation

(a) The approval shall, subject to A1(b) below, be generally in accordance with MP 07_0106 and with the Environmental Assessment, except where amended by the Preferred Project Report and additional information to the Preferred Project Report, the section 75W Modification by Worley Parsons, dated 1 February 2011, the section 75W Modification by Australand, dated 27 March 2012, the section 75W Modification by JBA, dated 28 August 2012 and the following drawings prepared by Kann Finch:

Concept Plan Drawings Prepared by Kann Finch:			
Drawing No.	Revision	Name of Plan	Date
DA 1.01	F J	Concept Scheme Only Cover Sheet	01.08.12 13.11.13
DA 2.01	F J	Concept Plan Only Roof Level	01.08.12 13.11.13
DA 2.02	F J	Concept Plan Only Level B	01.08.12 13.11.13
DA 2.03	F J	Concept Plan Only Level 1	01.08.12 13.11.13
DA 2.04	F J	Concept Plan Only Level 2	01.08.12 13.11.13
DA 2.05	F J	Concept Plan Only Level 3	01.08.12 13.11.13
DA 2.06	F J	Concept Plan Only Level 4	01.08.12 13.11.13
DA 2.07	F J	Concept Plan Only Level 5	01.08.12 13.11.13
DA 2.08	F J	Concept Plan Only Level 6	01.08.12 13.11.13
DA 2.09	F J	Concept Plan Only Level 7	01.08.12 13.11.13
DA 2.10	F H	Concept Plan Only Level 8	01.08.12 13.11.13
DA 3.01	F H	Concept Plan Only Sections 1	01.08.12 13.11.13
DA 3.02	F J	Concept Plan Only Sections 2	01.08.12 13.11.13
DA 3.03	A	Concept Plan Only Sections 3	13.11.13

except for as modified by the following pursuant to section 750(4) of the Act.

A4. Building Height and Land Use

All future buildings erected on the site shall not exceed the following building heights and all future buildings shall be limited to the land uses identified on each lot as follows:

Lot/Building	Land Use	Maximum Height Storeys / RL
Lot 42	Mixed Use	8 storeys (refer to A6 for height range)
Lot 41	Mixed Use/Open Space	7 storeys (refer to A6 for height range)
Lot 11	Residential/Child Care	4 storeys / RL 39.5 40.2AHD
Lot 21	Residential	3 storeys / RL 36.4 AHD
Lot 31 Building 5A	Seniors Living	4 storeys / RL 32.75 AHD
Lot 31 Building 5B	Seniors Living	6 storeys / RL 38.75 AHD
Lot 31	Seniors Living	3 storeys / RL 34.00 AHD

To allow for minor variations, each block shall not exceed the maximum RL height referred to in the above table by more than 5%, however the maximum number of storey (as defined within the Residential Flat Design Code) shall not be exceeded.

Proposed Modifications to the Final Statement of Commitments

FINAL STATEMENT OF COMMITMENTS - FORMER SUNBEAM SITE CAMPSIE

A 1. GENERAL

1.1 The project will be carried out generally in accordance with the plans and material submitted as part of the Environmental Assessment for Major Project No. 07_0106, except where amended by the Preferred Project Report dated May 2009, the Revised Preferred Project Report dated December 2010 and the subsequent modification applications under section 75W, as described in:

- a) Environmental Assessment Report and associated appendices dated 27 October 2008 as amended by the Preferred Project Report dated May 2009;*
- b) Approved Architectural Drawings contained within Modification A1 of this approval;*
- c) Amended Landscape Plans prepared by Habitation dated 24 April 2009;*
- d) Amended subdivision plans prepared by Dunlop Thorpe dated 13 27 June 2012;*
- e) BASIX Assessment, BASIX Certificate prepared by Cundall;*
- f) Amended Traffic Impact Assessment (TMAP) prepared by Traffix (Version 10) dated 24 April 2009 **except as amended by the letter prepared by Traffix dated 22 October 2013 and titled "Clemton Park Section 75W Application to the Concept Plan Approval";***
- g) Stormwater and Flood Management Report prepared by Hyder consulting dated October 2008 **except as amended by the Flood Management Report prepared by Craig and Rhodes dated 28 October 2013** ";*
- h) Utilities Investigation Report prepared by Hyder Consulting dated September 2008;*
- i) Infrastructure Report and Plan prepared by Hyder Consulting dated October 2008 and plans prepared by Craig and Rhodes dated 9 June, 27 June, 6 July, 13 July and 16 July 2012;*
- j) Waste Management Plan prepared by JD Macdonald dated October 2008;*
- k) Construction Management Plan prepared by Davids Group dated October 2008;*
- l) Demolition Management Plan prepared by Metropolitan Demolitions dated 27 March 2009.*

1.2. The Proponent will ensure that all contractors engaged to carry out work are aware of and will comply with relevant conditions of consent issued under Major Project No. 07_0106 (as modified).