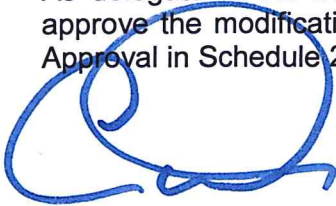


# Modification of Minister's Approval

## Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, I approve the modification of the Concept Plan referred to in Schedule 1, subject to the Terms of Approval in Schedule 2.



**Executive Director  
Development Assessment Systems & Approvals**

Sydney **5 SEPTEMBER** 2014

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### SCHEDULE 1

<b>Application No:</b>	MP07_0106
<b>Proponent</b>	Parkview Sydney Developments
<b>Approval Authority</b>	Minister for Planning
<b>Project:</b>	<p>Concept Plan for mixed use redevelopment of the former Sunbeam Factory including :</p> <ul style="list-style-type: none"><li>• demolition of existing buildings/structures on site and remediation of site;</li><li>• indicative building envelopes for each allotment ranging from 3 to 8 storeys;</li><li>• use of the site for residential development, seniors living, retail, community uses, child care centre, and residential display suites;</li><li>• publicly accessible open space for a minimum 4850m<sup>2</sup>;</li><li>• subdivision, road layout, services, and landscaping; and</li><li>• total floor space of 76,128m<sup>2</sup></li></ul>
<b>Modification:</b>	<p>MP07_0106 MOD 6:</p> <ul style="list-style-type: none"><li>• increase the height of Buildings 2 and 3 within Lot 42 by 1 storey;</li><li>• transfer 1715m<sup>2</sup> of residential floor space from Lot 31 to Lot 42; and</li><li>• redistribute the approve floor space mix within Lot 42.</li></ul>

## SCHEDULE 2

### PART A- TERMS OF APPROVAL

- a) Term of Approval A1 is amended by the deletion of the ~~struck-out~~ words and the inclusion of **bold and underlined** text

#### **A1. 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, 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 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 Australand, dated 28 August 2012, **the section 75W Modification by JBA Urban Planning Consultants Pty Ltd, dated 17 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	↓ <u>L</u>	Concept Scheme Only Coversheet	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 2.01	↓ <u>L</u>	Concept Plan Only Roof Level	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 2.02	↓ <u>L</u>	Concept Plan Only Level B	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 2.03	↓ <u>L</u>	Concept Plan Only Level 1	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 2.04	↓ <u>L</u>	Concept Plan Only Level 2	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 2.05	↓ <u>L</u>	Concept Plan Only Level 3	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 2.06	↓ <u>L</u>	Concept Plan Only Level 4	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 2.07	↓ <u>L</u>	Concept Plan Only Level 5	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 2.08	↓ <u>L</u>	Concept Plan Only Level 6	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 2.09	↓ <u>L</u>	Concept Plan Only Level 7	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 2.10	↓ <u>K</u>	Concept Plan Only Level 8	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 3.01	H	Concept Plan Only Sections 1	13.11.13
DA 3.02	↓ <u>L</u>	Concept Plan Only Sections 2	<del>13.11.13</del> <b><u>07.07.14</u></b>
DA 3.03	A	Concept Plan Only Sections 3	13.11.13

- b) Term of Approval A4 is amended by the deletion of the ~~struck-out~~ words and the inclusion of **bold and underlined** text

### A3. Maximum Gross Floor Area

The redevelopment of the former Sunbeam Factory Site for a mix use development involving a maximum of 76,128m<sup>2</sup>\* of GFA comprised of:

Proposed Lot	Use	Floor Space
11	Residential – Apartments	5,974m <sup>2</sup>
	Child Care Centre	547m <sup>2</sup>
21	Residential – Apartments*	6,514 m <sup>2</sup>
31	Residential – Seniors / Aged Care*	9,548m <sup>2</sup> <b><u>7,833m<sup>2</sup></u></b>
41 (FSR 2.1:1)	Mixed Use / Residential – Apartments / Open Space / Seniors Living*	25,380m <sup>2</sup>
42 (FSR 2.1:1)	Residential – Apartments	20,210m <sup>2</sup> <b><u>22,739m<sup>2</sup></u></b>
	Retail*	7,655m <sup>2**</sup> <b><u>6,905m<sup>2</sup></u></b>
	Community	300m <sup>2</sup> <b><u>236m<sup>2</sup></u></b>
Total		76,128m <sup>2</sup> *

\* 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 Proposed 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.~~

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**End of Modification MP07\_0106 MOD 6**