

Modification of Minister's Approval

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

As delegate of the Minister for Planning, I approve the modification of the Concept Plan application referred to in Schedule 1, subject to the conditions in Schedule 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.


Daniel Keary
Acting Executive Director
Infrastructure & Industry Assessments

Sydney 20th AUGUST 2015

SCHEDULE 1

Application Number:	MP 06_0171 MOD 10
Proponent:	Central Park JV No 2
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 10, the modification includes: • amendment of site wide GFA distribution; • amendment of Block 1 and Block 4N building envelopes; and • amendment of the mix and quantum of land uses within Block 4N.

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:
- (a) *Volume 1 Study in Support of State Significant Site and Concept Plan Environmental Assessment Report: Carlton & United Breweries Site, SEPP (Major Projects) 2005 Amendment & Concept Plan* prepared by JBA Urban Planning dated October 2006.
 - (b) *Appendices – Volume 2: Study in Support of State Significant Site and Concept Plan Environmental Assessment Report: Carlton & United Breweries Site, SEPP (Major Projects) 2005 Amendment & Concept Plan* prepared by JBA Urban Planning dated October 2006.
 - (c) *Appendices – Volume 3: Study in Support of State Significant Site and Concept Plan Environmental Assessment Report: Carlton & United Breweries Site, SEPP (Major Projects) 2005 Amendment & Concept Plan* prepared by JBA Urban Planning dated October 2006.
 - (d) *Appendices – Volume 4: Study in Support of State Significant Site and Concept Plan Environmental Assessment Report: Carlton & United Breweries Site, SEPP (Major Projects) 2005 Amendment & Concept Plan* prepared by JBA Urban Planning dated October 2006.

Except as modified by

- (e) *Concept Plan Modification - Frasers Broadway 26 Broadway, Chippendale NSW 2008* prepared by JBA Urban Planning Consultants + TCW Consulting Dated July 2008 (08084)
- (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; and
 - (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

~~Except as Modified by~~

- (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

(v) —

- Project No.1645, No. A-1405, Revision 02, dated 29 June 2012– Kensington St - West Elevation

Except as Modified by

- (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); ~~and~~

Except as Modified by

- (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) the following drawings:

Architectural (or Design) Drawings prepared by Smart Design Studio Foster + Partners			
Drawing No.	Revision	Name of Plan	Date
A-1002	23 <u>25</u>	Concept Plan Areas	11.08.14 <u>26/06/15</u>
A-1030	04 <u>05</u>	Master Plan Site Set Out Plan	11.08.14 <u>10/11/14</u>
A-1200	07 <u>08</u>	Indicative Staging Plan, CUB Heritage Map	23.01.14 <u>10/11/14</u>
A-1250	05	Contextual Plan	23.01.14
A-1251	12 <u>14</u>	Site Plan – contextual	23.01.14 <u>18/06/15</u>
A-1252	06	Site Identification and Ownership	23.01.14
A-1253	28 <u>30</u>	Blocks and max. GFA	16.06.14 <u>26/06/15</u>
A-1254	14 <u>16</u>	Public Domain	23.01.14 <u>18/06/15</u>
A-1256	11 <u>13</u>	Traffic, Pedestrian and Cycle Routes	23.01.14 <u>18/06/15</u>
A-1257	14 <u>16</u>	Traffic Access, Parking	23.01.14 <u>18/06/15</u>
A-1258	12 <u>14</u>	Road Width	23.01.14 <u>18/06/15</u>
A-1259	10 <u>12</u>	Awnings, Balconies	23.01.14 <u>18/06/15</u>

A-1260	14 <u>16</u>	Height Map - Sheet 1	23.01.14 <u>18/06/15</u>
A-1261	09 <u>11</u>	Height Map - Sheet 2	23.01.14 <u>18/06/15</u>
A-1262	14 <u>16</u>	Roof Plan, Maximum Building Height (AHD)	23.01.14 <u>18/06/15</u>
A-1269	10 <u>11</u>	Typical Basement Level	23.01.14 <u>10/11/14</u>
A-1270	13 <u>15</u>	Indicative Land Use – Groundfloor	23.01.14 <u>18/06/15</u>
A-1274	12 <u>14</u>	Indicative Land Use Typical floor (Generally Level 04)	23.01.14 <u>18/06/15</u>
A-1290	15 <u>17</u>	Residential Flat Design Code Distances between Buildings	23.01.14 <u>18/06/15</u>
A-1400	12 <u>13</u>	North Elevation	23.01.14 <u>10/11/14</u>
A-1401	07 <u>08</u>	East Elevation	23.01.14 <u>10/11/14</u>
A-1402	12 <u>13</u>	South Elevation	23.01.14 <u>10/11/14</u>
A-1403	12 <u>13</u>	West Elevation	23.01.14 <u>10/11/14</u>
A-1404	02 <u>03</u>	Kensington St – East Elevation	23.01.14 <u>10/11/14</u>
A-1451	12 <u>13</u>	Section 1	23.01.14 <u>10/11/14</u>
A-1452	12 <u>13</u>	Section 2	23.01.14 <u>10/11/14</u>
A-1453	10	Section 3	23.01.14
A-1454	15 <u>16</u>	Section 4	23.01.14 <u>10/11/14</u>
A-1455	14 <u>15</u>	Section 5	23.01.14 <u>10/11/14</u>
A-1456	11 <u>12</u>	Section 6	23.01.14 <u>10/11/14</u>
A-1457	09 <u>10</u>	Section 7	23.01.14 <u>10/11/14</u>
A-1458	06 <u>07</u>	Street Sections	23.01.14 <u>10/11/14</u>
A-1459	07	Street Sections 2	23.01.14
A-1460	06 <u>07</u>	Section 18	23.01.14 <u>10/11/14</u>

SCHEDULE 2
PART A – DEPARTMENT OF PLANNING MODIFICATIONS

- (b) Schedule 2 Part B – Modification A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck-out~~** words/numbers as follows:

A1 Gross Floor Area Controls

The Concept Plan is modified with regards to GFA as described by the provisions below

- (a) The Maximum GFA available for development across the Subject Site is 255,500 square metres
- (b) The GFA for residential land uses on the site shall not exceed 195,985m² of the total GFA.
- (c) The GFA for non - residential land uses on the site shall not be less than 59,515m² of the total GFA.
- (d) The maximum GFA for the development parcels approved as part of the Concept Plan are described below:

Block	Total max GFA (sq metres)
Block 1	24,515 <u>24,231</u>
Block 4N	25,930 <u>26,591</u>
Block 4S	22,326 <u>22,258</u>
Block 4B (Brewery Yard)	3,898
Block 2	67,626
Block 3	11,043
Block 5A	11,516
Block 5B	16,800
Block 6	2,000
Block 7	1,000
Block 8	14,879 <u>14,875</u>
Block 9	26,598
Block 10	1,844
Block 11	25,525 <u>25,220</u>
Site Total	<u>255,500</u>

- (e) Notwithstanding the above, any GFA that occurs from the development for the purposes of community facilities within the Main Park that Council will own and operate shall not be calculated towards the maximum GFA referred to in (a) above.
- (f) To allow for minor variations the total GFA for each block shall not exceed the maximum GFA for each block referred to in the above table by more than 5%, however the total GFA for the site (255,500sq.m) shall not be exceeded.
- (g) Any future land subdivision shall ensure covenants are placed on the title to limit the GFA for each block in accordance with (d) and (f).
- (h) The maximum GFA identified above is subject to satisfying as part of future applications:
 - (i) the requirements of this approval,
 - (ii) all design excellence provisions, and
 - (iii) environmental considerations.

SCHEDULE 2
PART B – FUTURE ASSESSMENT REQUIREMENTS

- (c) 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 Publically Accessible Land

All land marked on the Public Domain Plan (A-1254 Rev ~~14~~ **16** dated ~~23/01/14~~ **18/06/15**) 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 10)