



Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

2 March 2016

Dear Ms McNally

**Subject: State Significant Development and Modification Request to Concept Approval
Central Park (former Carlton United Breweries Site) (SSD 6376 and MP 06_0171 MOD 11)**

Thank you for your Department's letter of 25 November 2015 referring the above project to the Planning Assessment Commission for determination under Ministerial delegation of 14 September 2011.

I appointed Annabelle Pegrum and John Hann to work with me to constitute the Commission. I chaired the Commission for the project.

Attached is a copy of the Commission's determination report for your information.

The Commission agrees with the Department that the proposal should be approved, and has approved both the SSD and Modification proposals, subject to conditions.

In relation to the Block 11 SSD, the Commission has imposed conditions that will reduce negative wind impacts on open space and the outdoor play area of the child care facility to improve the public and child care amenity, and has replaced the proposed extended construction hours with the standard provisions of Council. The Commission has also ensured that five of the smallest studio apartments were removed and five of the smallest one bedroom apartments were increased in size. Furthermore, an additional ten apartments were amended to increase their size. In addition, the Commission has resolved Council's concerns about land ownership under the proposed cantilever including a condition for a stratum subdivision.

The signed instrument of approval and file will be returned to the Department.

Yours sincerely

Ms Lynelle Briggs AO
Planning Assessment Commission

cc. The Hon. Rob Stokes, MP
Minister for Planning
GPO Box 5341
SYDNEY NSW 2001