

**PROPOSED MODIFICATIONS TO CONDITIONS CONTAINED IN CONCEPT APPROVAL
MP 06 0101 MOD 1 ISSUED ON 21 DECEMBER 2012****NOTE:**

Deletions from the conditions are shown ~~bold and struck out~~ and modifications are shown **bold and underlined**.

1. Condition A1 is to be modified to read:**A1 Development Description**

Concept approval is granted only to the carrying out of development within the concept plan area as described in the Environmental Assessment Reports by Ludvik and Associates Pty Ltd titled:

- **“Pemulwuy Project”** dated December 2011 (as amended by the Preferred Project Report dated August 2012) and in the **“Revised Statement of Commitments”** attached at Appendix 4 to the Preferred Project Report; **and**
- **“Precinct P3 Development – Pemulwuy Project” dated September 2017 (as amended by the Preferred Project Report dated March 2018) and the “Revised Statement of Commitments” attached at Appendix 19 of the Preferred Project Report** including:
 - (1) The redevelopment of the site for a mix of commercial, retail, cultural, community and residential uses involving a maximum of ~~17,380~~ **26,935**m² of GFA comprised of:
 - (a) ~~2,655-1,215~~m² of retail/commercial GFA;
 - (b) ~~12,720-23,870~~m² of residential GFA including student housing; and
 - (c) ~~3,095-1,850~~m² cultural/community GFA including a gymnasium/fitness centre, 60 place child care centre, ~~a~~ gallery and offices for the AHC.
 - (2) Landscaped open space areas as identified in Drawing No. ODA070 Issue **I**;
 - (3) Maximum building heights and floor space ratios within Precincts 1, 2 and 3 as identified on Drawing No. ODA012 Issue **G**, with the exception that the maximum height **and floor space ratio** of the building on Precinct 3 in which the student housing is located shall be a maximum of **24** storeys **and 6.95:1, respectively**.
 - (4) A basement car park with 115 car parking spaces (including 10 accessible spaces) to service the mix of uses and with the following allocation of spaces:
 - Residential Parking:
 - Townhouses and Apartments – 70 spaces
 - Student Accommodation – 3 spaces
 - Retail – 16 spaces
 - Commercial – 13 spaces
 - Gymnasium – 6 spaces
 - Childcare Centre – 4 spaces
 - Gallery – 3 spaces
 - Total – 115 Spaces**

(5) Eight (8) at grade 90° angle car parking spaces to be located on the northern side of Caroline Street within Precinct 1.

(6) ~~Widening of the railway overbridge on the northern side of Lawson Street, east of Eveleigh Street.~~

(7) Landscaping and public domain improvement works.

2. Condition A2 is to be modified to read:

A2 Development in Accordance with Plans and Documentation

The approval shall be generally in accordance with MP 06_0101 (as modified by MOD 1 **and MOD 2**) and with the Environmental Assessment **Reports**, except where amended by the response to submissions and additional information to the response to submissions, and the following drawings prepared by Nordon Jago Architects **and TURNER**:

Drawing No./ Report	Revision	Name of Plan
Architectural Plans prepared by Nordon Jago Architects		
Overall Drawings – All Precincts		
0DA000	F	Cover Page
0DA011	<u>E</u>	Proposed Site Plan
0DA012	<u>G</u>	FSR & Building Heights
0DA013	C	Laneways
0DA070	<u>I</u>	Public Domain Areas
0DA300	<u>C</u>	Streetscape Elevations
0DA600	<u>D</u>	Massing View
0DA900	A	Materials and Finishes Board
Precinct 1		
1DA005	F	Precinct 1 Perspectives and Site Analysis
1DA091	E	Basement Level B1
1DA100	E	Plan Level 01 – Townhouses
1DA101	E	Plan Level 02 – Townhouses
1DA102	E	Plan Level 01.1 (Mezzanine)
1DA103	E	Plan Level 02 – Residential
1DA104	E	Plan Level 03-05 Typical
1DA120	E	Roof Plan
1DA150	A	Townhouse Typical Detail Plan/Section
1DA151	A	Townhouse Street Perspectives
1DA200	D	Sections A & B
1DA201	D	Sections C & D
1DA300	D	North & West Elevations
1DA301	D	South & East Elevations
Precinct 2		
2DA005	F	Precinct 2 Perspectives and Site Analysis
2DA100	E	Level 1 Plan
2DA101	E	Level 2 Plan
2DA102	D	Level 3 Plan
2DA103	D	Level 4 Plan
2DA120	E	Roof Plan
2DA200	E	Sections
2DA300	D	Elevations

Architectural Plans prepared by TURNER		
Precinct 3		
<u>DA-100-101</u>	<u>U</u>	<u>Context/Location Plan</u>
<u>DA-100-102</u>	<u>U</u>	<u>Site Analysis Plan</u>
<u>DA-100-110</u>	<u>U</u>	<u>Demolition Plan</u>
<u>DA-110-001</u>	<u>U</u>	<u>Roof</u>
<u>DA-110-007</u>	<u>U</u>	<u>Lower Ground</u>
<u>DA-110-008</u>	<u>U</u>	<u>Upper Ground</u>
<u>DA-110-010</u>	<u>U</u>	<u>Level 01</u>
<u>DA-110-020</u>	<u>U</u>	<u>Level 02</u>
<u>DA-110-030</u>	<u>U</u>	<u>Level 03</u>
<u>DA-110-040</u>	<u>U</u>	<u>Levels 04, 05</u>
<u>DA-110-050</u>	<u>U</u>	<u>Level 06</u>
<u>DA-110-060</u>	<u>U</u>	<u>Level 07</u>
<u>DA-110-070</u>	<u>U</u>	<u>Levels 08, 09</u>
<u>DA-110-080</u>	<u>U</u>	<u>Level 10</u>
<u>DA-110-090</u>	<u>U</u>	<u>Levels 11-14, 16</u>
<u>DA-110-100</u>	<u>U</u>	<u>Level 15</u>
<u>DA-110-110</u>	<u>U</u>	<u>Level 17</u>
<u>DA-110-120</u>	<u>U</u>	<u>Levels 18-20</u>
<u>DA-110-130</u>	<u>U</u>	<u>Level 21</u>
<u>DA-110-140</u>	<u>U</u>	<u>Plant</u>
<u>DA-250-010</u>	<u>U</u>	<u>Eveleigh Street – North Elevation</u>
<u>DA-250-020</u>	<u>U</u>	<u>Lawson Street – West Elevation</u>
<u>DA-250-030</u>	<u>U</u>	<u>Railway Line – South Elevation</u>
<u>DA-250-040</u>	<u>U</u>	<u>Terraces – East Elevation</u>
<u>DA-350-010</u>	<u>U</u>	<u>Section A-A</u>
<u>DA-350-020</u>	<u>U</u>	<u>Section B-B</u>
<u>DA-350-030</u>	<u>U</u>	<u>Section C-C</u>
<u>DA-350-040</u>	<u>U</u>	<u>Section D-D</u>
<u>DA-400-010</u>	<u>U</u>	<u>Rooms Layouts – Studios</u>
<u>DA-400-020</u>	<u>U</u>	<u>Rooms Layouts – Studios & Twins</u>
<u>DA-400-030</u>	<u>U</u>	<u>Rooms Layouts – 5 Bed Clusters – Type A & B</u>
<u>DA-400-040</u>	<u>U</u>	<u>Rooms Layouts – 5 Bed Clusters – Type C & D</u>
<u>DA-700-010</u>	<u>U</u>	<u>Solar Access & Amenity Diagrams – Upper Ground to Level 3</u>
<u>DA-700-020</u>	<u>U</u>	<u>Solar Access & Amenity Diagrams – Levels 4 to 17</u>
<u>DA-700-030</u>	<u>U</u>	<u>Solar Access & Amenity Diagrams – Levels 18 to 21</u>
<u>DA-710-010</u>	<u>U</u>	<u>Solar Access Views – Winter Solstice – 9am, 10am, 11am, 12pm</u>
<u>DA-710-020</u>	<u>U</u>	<u>Solar Access Views – Winter Solstice – 1pm, 2pm, 3pm</u>
<u>DA-720-010</u>	<u>U</u>	<u>Communal Spaces Diagrams – Lower Ground to Level 02</u>
<u>DA-720-020</u>	<u>U</u>	<u>Communal Spaces Diagrams – Level 03 to 21</u>
<u>DA-851-010</u>	<u>U</u>	<u>Shadow Diagram Plans – 9am & 10am</u>
<u>DA-851-020</u>	<u>U</u>	<u>Shadow Diagram Plans – 11am & 12pm</u>
<u>DA-851-030</u>	<u>U</u>	<u>Shadow Diagram Plans – 1pm & 2pm</u>
<u>DA-851-040</u>	<u>U</u>	<u>Shadow Diagram Plans – 3pm</u>
<u>DA-852-010</u>	<u>U</u>	<u>Axonometric Shadow Diagrams – 9am, 10am, 11am, 12pm</u>
<u>DA-852-020</u>	<u>U</u>	<u>Axonometric Shadow Diagrams – 1pm, 2pm, 3pm</u>
<u>DA-900-010</u>	<u>U</u>	<u>Photomontage Views – Eveleigh Street</u>
<u>DA-900-020</u>	<u>U</u>	<u>Photomontage Views – Caroline Street</u>
<u>DA-900-030</u>	<u>U</u>	<u>Photomontage Views – Eveleigh Street Public Domain</u>

<u>DA-900-040</u>	<u>U</u>	<u>Photomontage Views – Little Eveleigh Street</u>
<u>DA-900-050</u>	<u>U</u>	<u>Photomontage Views – Lawson Street</u>
<u>DA-900-060</u>	<u>U</u>	<u>Photomontage Views – Regent Street</u>
<u>DA-950-001</u>	<u>U</u>	<u>Materials & Finishes – Eveleigh Street – North</u>
<u>DA-950-002</u>	<u>U</u>	<u>Materials & Finishes – Eveleigh Street – Courtyard Entry</u>
<u>DA-950-003</u>	<u>U</u>	<u>Materials & Finishes – Eveleigh Street – South</u>
<u>DA-950-004</u>	<u>U</u>	<u>Materials & Finishes – Main Entry & Public Domain Interface</u>
<u>DA-950-005</u>	<u>U</u>	<u>Materials & Finishes – Eveleigh Street – High Levels</u>
<u>DA-950-006</u>	<u>U</u>	<u>Materials & Finishes – Façade to Railway</u>
<u>DA-960-001</u>	<u>A</u>	<u>Materials & Finishes – Sample Board</u>

Report/Plan	Author	Date
Landscape Treatments		
Public Domain & Landscape Report	Scape	9 December 2011
Email to Greg Colbran (DeiCorp) regarding landscape treatments for townhouses	Andrew Turnbull, Scott Carver	23 August 2012
<u>Public Domain & Public Art Strategy</u>	<u>Scott Carver Pty Ltd/ Professor Michael Tawa</u>	<u>6 June 2017</u>
Acoustic Assessment		
Pemulwuy Acoustic Assessment	Kiokas Consultants Pty Ltd	13 December 2011
<u>Acoustic Report</u>	<u>Kiokas Consultants Pty Ltd</u>	<u>7 June 2017</u>
Traffic Assessment		
Transport and Accessibility Impact Assessment	John Coady Consulting Pty Ltd	13 December 2011
<u>Traffic and Parking Impact and Assessment Report</u>	<u>Barker Ryan Stewart</u>	<u>8 June 2017</u>
Structural Assessment		
Structural report for Pemulwuy	Bonacci	12 December 2011
<u>Structural Report</u>	<u>Bonacci</u>	<u>2 June 2017</u>
BASIX Assessment		
Precinct 1 BASIX Assessment	Windtech	13 December 2011
<u>Precinct 3 BASIX Assessment</u>	<u>Windtech</u>	<u>13 December 2011</u>
<u>ESD Concept Design Report</u>	<u>JHA</u>	<u>7 June 2017</u>
<u>BCA Section J – JV3 Assessment Report</u>	<u>Windtech</u>	<u>14 June 2017</u>
Site Investigations		
Geotechnical Assessment	SMEC Testing Services Pty Ltd	August 2010
Supplementary advice regarding groundwater conditions	SMEC Testing Services Pty Ltd	25 August 2010
<u>Preliminary Site Investigation</u>	<u>El Australia</u>	<u>6 April 2017</u>
<u>Hazardous Materials Survey Report</u>	<u>El Australia</u>	<u>7 April 2017</u>
Stormwater Drainage		
Stormwater Concept Plan SC 01	Neil Lowry & Associates	December 2011
Site Plan SC 02	Neil Lowry & Associates	December 2011
<u>Stormwater Drainage Plans SC00 to SC07</u>	<u>Neil Lowry & Associates</u>	<u>June 2017</u>

Construction Management		
Construction Management Methodology	DeiCorp	10 December 2011
<u>Construction Management Plan</u>	<u>DeiCorp</u>	<u>June 2017</u>
Traffic and Pedestrian Management Plan	Lack Group	13 December 2011
Traffic Management Plan 2011/421	Lack Group	13 December 2011
Soil Water Management Plan Layout for Precinct 1 & 2, Redfern Dwg. No. C082 Rev <u>B</u>	Bonacci	<u>2 June 2017</u>
Soil Water Management Plan Layout for Precinct 3, Redfern Dwg. No. C083 Rev <u>B</u>	Bonacci	<u>2 June 2017</u>
Sediment Basin Detail Dwg. No. C084 Rev <u>B</u>	Bonacci	<u>2 June 2017</u>
Wind Assessment		
Precinct 1 – Report No. WB028-01F02 (rev 2)	Windtech	7 December 2011
Precinct 2 – Report No. WB028-01F06 (rev 2)	Windtech	7 December 2011
<u>Precinct 3 – Report No. WB028-01F07 (rev 2)</u>	<u>Windtech</u>	<u>7 December 2011</u>
<u>Pedestrian Wind Environment Statement Report No. WB028-04F02 (REV 0)</u>	<u>Windtech</u>	<u>22 May 2017</u>
<u>Pedestrian Wind Environment Study No. WB028-04F04 (REV 2)</u>	<u>Windtech</u>	<u>19 January 2018</u>
Heritage Assessment		
Heritage Interpretation Strategy	NBRS	9 December 2011
Railway Corridor Retaining Wall	NBRS	9 December 2011
<u>Heritage Impact Assessment</u>	<u>NBRS</u>	<u>9 June 2017</u>
<u>Historical Archaeological Assessment & Aboriginal Cultural Heritage Advice</u>	<u>Curio Projects Pty Ltd</u>	<u>6 June 2017</u>

3. Condition B1 is to be modified to read:

B1 PROPOSED LAND USES

The approved uses on the three Precincts under the concept plan are to be limited as follows:

Precinct	Approved Uses
1	<ul style="list-style-type: none"> • 36 x two storey townhouses; • 26 units within an apartment building; • Retail, commercial and eCommunity uses (gymnasium and gallery); • Basement car park with 115 car parking spaces (including 10 accessible spaces) and bicycle storage facilities; and • Publicly open space areas.

Precinct	Approved Uses
2	<ul style="list-style-type: none">Commercial and community (child care centre) uses combined with private and public open space areas.
3	<ul style="list-style-type: none">Commercial and cultural (art gallery) uses:Private and public open space areas; andStudent housing comprising 42 units <u>522 accommodation rooms</u> (<u>596</u> beds).