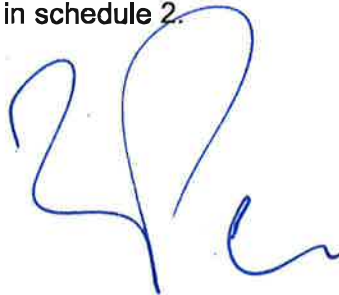


Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, I approve the modification of the Concept Plan referred to in schedule 1, subject to the Future Assessment Requirements in schedule 2.



Deputy Director-General
**DEVELOPMENT ASSESSMENT & SYSTEMS
PERFORMANCE**

Sydney

31 July

2012

SCHEDULE 1

Concept Approval:

MP06_0171 granted by the Minister for Planning on 5 February 2009.

For the following:

Project approval for the Former Carlton & United Breweries Site, 26 Broadway, Chippendale comprising:

- development blocks;
- a maximum Gross Floor Area (GFA) of 255,500 sqm of which a minimum of 30% must be commercial floor space;
- combined basement car parks, providing car parking for Blocks 1, 4 and 8 and Blocks 2, 5,9 and the Kensington Precinct;
- a new public park;
- tri-generation and Re-cycle water treatment plants;
- retention and heritage items;
- public domain works; and
- contributions.

Modification:

MP06_0171 MOD 5:

- Modification of Future Assessment Requirement B12 'ESD and Sustainable Design'.

PART B

Future Assessment Requirements

The above approval is modified as follows:

a) Future Assessment Requirement B12 is amended as follows:

B12 ESD and Sustainable Design

1. A tri-generation facility and other leading ESD and WSUD measures are required as outlined in the revised Statement of Commitments. Details shall be provided with the Project Applications relating to multi-unit residential, commercial and retail development.
2. Future Project Applications for multi-unit residential, commercial and retail development (including adaptable re-use of heritage buildings) shall achieve a **6 minimum 'Design' and 'As-Built' 5 Star Green Star rating utilising the 'Multi Unit Residential', 'Office' or 'Retail' tools**. ~~Should the ESD and WSUD infrastructure required to support the 6 Star Green Star not be approved by others, all residential, commercial and retail development (including adaptable re-use of heritage buildings) shall achieve a minimum of 5 Star Green Star.~~

Where buildings are not eligible for an official Green Star rating, using the above standard tools, buildings shall be designed in accordance with the principles of a 5 Star Green Star building. Evidence of the project's ineligibility and its consistency with Green Star principles shall be provided with future relevant Project Applications.

End of Modification MP06_0171 MOD 5