

Modification of Concept Approval

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

As delegate of the Minister for Planning, I modify the Concept Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

Anthea Sargeant
Executive Director
Compliance, Industry and Key Sites

Sydney

2019

SCHEDULE 1

Application No.:

MP 10_0154

Approval Authority

Minister for Planning

Land:

21-31 Edwin Street, Mortlake
16-22 Bennett Street, Mortlake
1 Northcote Street, Mortlake
8-12 and 14-22 Hilly Street, Mortlake
Lot 8, DP227984 and Lot 13, DP 747109

Project:

Residential development, including:

- use of the site for the purpose of residential apartments and associated open space;
- indicative building envelopes for 16 buildings ranging from three to seven storeys
- basement level car parking zones and car parking rates;
- publically accessible open space and through site links;
- a maximum GFA of 44,619m² across the site;
- pedestrian and cycle networks through the site;
- street upgrades to public roads and upgrade to stormwater and drainage systems.

Modification:

MP 10_0154 MOD 3 - Modifications include:

- incorporation of two additional permissible uses: a gymnasium and a medical centre
- an increase to the maximum GFA from 44,939m² to 44,939m²
- incorporation of parking rates for the additional uses

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SCHEDULE 2

CONDITIONS

- a) Part A, Condition A1 is amended by the deletion of ~~struck-out~~ words/numbers and the insertion of **bold and underlined** words/numbers as follows:

A1 Concept approval is granted to the development as described below:

- a) use of the site for the purpose of residential apartments, **gymnasium, medical centre** and associated open space;
- b) indicative building envelopes for 16 buildings ranging from three to seven storeys;
- c) basement level car parking zones and car parking rates;
- d) publically accessible open space and through site links;
- e) a maximum GFA of 44,939 **45,449** m² across the site;
- f) pedestrian and cycle networks through the site;
- g) street upgrades to public roads and upgrade to stormwater and drainage systems.

- b) Condition A2 is amended by the deletion of ~~struck-out~~ words/numbers and the insertion of **bold and underlined** words/numbers as follows:

Development in Accordance with the Plans and Documentation

A2 The development shall be undertaken generally in accordance with:

- the Environmental Assessment, except where amended by the Preferred Project Report and including all associated documents and reports;
- the Statement of Commitments contained in the Preferred Project Report (except as amended by this approval); and
- the following drawings:

Architectural Drawings prepared for MP10_0154 MOD 1 and MP10_0154 MOD 2

Drawing No	Name of Plan	Date
CP_01_03_03 <u>4</u>	Site Overlay	March 2015 <u>September 2017</u>
CP_02_02_06 <u>7</u>	Floor Space Allocation	March 2015 <u>September 2017</u>
CP_02_03_06	Indicative Staging Plan	March 2015
CP_02_05_07 <u>8</u>	Public Domain Plan	March 2015 <u>September 2017</u>
CP_02_06_07	Basement Extents	March 2015
CP_02_08_05	Site Elevations	May 2015
CP_02_08_04	Site 1 & 2 (South) - Site Elevations	December 2013
CP_02_11_04	Site 1 – Elevations	May 2015
CP_02_12_03	Site 2 - Elevations	October 2012
CP_02_13a_04	Site 3 (East) – Site Elevations	December 2013
CP_02_14_03	Buildings to be Demolished	October 2012
CP_02_15_02	Street Sections	October 2012
CP_02_16_02	Proposed Street Sections	October 2012
CP_04_01_06	Pedestrian and Cycle Networks	March 2015
CP_04_02_06	Street Access and Address	March 2015
CP_04_03_06	Accessible Paths of Travel	March 2015
CP_02_17_06	Building Heights (in metres to AHD)	March 2015

except for as modified by the following pursuant to Section 75O (4) of the Act.

- c) Condition A6 is amended by the deletion of ~~struck out~~ words/numbers and the insertion of **bold and underlined** words/numbers as follows:

Maximum Gross Floor Area (GFA)

A6 The maximum GFA for the development shall have a maximum FSR of ~~1.49:1~~ **1.51:1** and provide a maximum GFA of ~~44,939~~ **45,449** m², apportioned as follows:

Site	Site Area (m ²)	Precinct (GFA m ²)	GFA (m ²)	FSR
Site 1	10,803	Precinct 2 (15,542 residential) <u>Precinct 2 (510 non-residential)</u> Precinct 6 (5,230)	20,772 <u>21,282</u>	1.92:1 <u>1.97:1</u>
Site 2	2,911	Precinct 5 (2,167)	2,167	0.74:1
Site 3	16,352	Precinct 1 (2,793) Precinct 3 (4,806) Precinct 4 (14,401)	22,000	1.35:1
Total	30,066	44,939 <u>45,449</u>	44,939 <u>45,449</u>	1.49:1 <u>1.51:1</u>

- d) Future Environmental Assessment Requirement No 6 is amended by the deletion of ~~struck out~~ words/numbers and the insertion of **bold and underlined** words/numbers as follows:

Car Parking

6. Future applications shall provide on-site car parking at the following rates:

Apt size / use	Parking Rate
Small (1 bdr)	1 space
Medium (2 bdr)	1.5 spaces
Large (3 bdr)	2 spaces
Visitors	1 per 5 apartments

<u>Non-Residential</u>	<u>Parking Rate</u>
<u>Gymnasiums</u>	<u>7.5 spaces per 100m² gross floor area (desirable)</u> <u>4.5 spaces per 100m² gross floor area (minimum)</u>
<u>Medical Centres</u>	<u>1 space for each medical practitioner, plus</u> <u>1 space for each 2 non-medical practitioner employees, plus</u> <u>1 patient space for every 2 specialists</u>

- e) Future Environmental Assessment Requirement No 32 is added by the insertion of **bold and underlined** words/numbers as follows:

Future Applications for incorporation of a Gymnasium or Medical Centre

32. **Future Development Applications for inclusion of a Gymnasium or Medical Centre within the development shall:**

- a. Demonstrate that appropriate parking and basement storage is retained for the residential uses within the building, in addition to parking required for the non-residential uses
- b. Demonstrate that the proposed non-residential uses would not result in any unacceptable noise or vibration impacts to residences
- c. Demonstrate that equitable and safe access can be provided to the non-residential uses for patrons and staff from both the carpark and from the site entrances / footpath
- d. Demonstrate that any modifications that would be visible from outside the building will be designed to integrate with the design of the building
- e. Demonstrate that the proposed non-residential uses incorporate appropriate safety and security measures including provision of safe access and activation / surveillance of the public domain where appropriate and would not result in any unacceptable safety or security impacts to existing residential uses on the site.