

# 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.



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**Executive Director**  
**Compliance, Industry and Key Sites**

Sydney

31101

2019

### SCHEDULE 1

<b>Application No.:</b>	<b>MP 10_0154</b>
<b>Approval Authority</b>	Minister for Planning
<b>Land:</b>	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
<b>Project:</b>	Residential development, including: <ul style="list-style-type: none"><li>• use of the site for the purpose of residential apartments and associated open space;</li><li>• indicative building envelopes for 16 buildings ranging from three to seven storeys</li><li>• basement level car parking zones and car parking rates;</li><li>• publically accessible open space and through site links;</li><li>• a maximum GFA of 44,619m<sup>2</sup> across the site;</li><li>• pedestrian and cycle networks through the site;</li><li>• street upgrades to public roads and upgrade to stormwater and drainage systems.</li></ul>
<b>Modification:</b>	<b>MP 10_0154 MOD 3</b> - Modifications include: <ul style="list-style-type: none"><li>• incorporation of two additional permissible uses: a gymnasium and a medical centre</li><li>• an increase to the maximum GFA from 44,939m<sup>2</sup> to 45,449m<sup>2</sup></li><li>• incorporation of parking rates for the additional uses</li></ul>

## 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** m<sup>2</sup> 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**

<b>Drawing No</b>	<b>Name of Plan</b>	<b>Date</b>
CP_01_03_034	Site Overlay	March 2015 <b><u>September 2017</u></b>
CP_02_02_067	Floor Space Allocation	March 2015 <b><u>September 2017</u></b>
CP_02_03_06	Indicative Staging Plan	March 2015
CP_02_05_078	Public Domain Plan	March 2015 <b><u>September 2017</u></b>
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

CP_02_18_034	Building Separation	March 2015
		<b><u>September 2017</u></b>
CP_01_02_05	Landscape Plan	December 2013

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** m<sup>2</sup>, apportioned as follows:

Site	Site Area (m <sup>2</sup> )	Precinct (GFA m <sup>2</sup> )	GFA (m <sup>2</sup> )	FSR
Site 1	10,803	Precinct 2 (15,542 <del>residential</del> ) <b><u>Precinct 2 (510 non-residential)</u></b> Precinct 6 (5,230)	20,772 <b><u>21,282</u></b>	1.92:1 <b><u>1.97:1</u></b>
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 <b><u>45,449</u></b>	44,939 <b><u>45,449</u></b>	1.49:1 <b><u>1.51:1</u></b>

- 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

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

- 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.