

# Modification of Concept Plan Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, I approve the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.



Richard Pearson  
Deputy Director-General

Sydney 15<sup>th</sup> December 2011

MP 07\_0106 MOD 1

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### SCHEDULE 1

Mixed use redevelopment of the former Sunbeam Factory including:

- multiple unit residential development, seniors living including independent living units (ILUs) and a residential aged care facility (RACF);
- use for commercial offices, specialty retail, convenience retail, supermarket, medical centre, and a child care centre;
- Publicly accessible open space for a minimum 4850m<sup>2</sup>;
- Indicative building envelopes for 6 buildings on proposed Lot 21, with a height of 3 storeys;
- Indicative building envelopes for 2 buildings on proposed Lot 31, with heights from 4 to 6 storeys;
- Building envelopes for 4 buildings on proposed Lot 41, with heights from 5 to 6 storeys;
- Building envelopes for a podium level and 4 buildings above podium on proposed Lot 42, with total heights from 4 to 6 storeys;
- Demolition of existing buildings/structures on site and remediation of site;
- Subdivision, road layout, services, and landscaping;
- Total floor space of 76,128m<sup>2</sup>; and
- **Residential display suites.**

## **SCHEDULE 2**

The above approval is modified as follows:

**(a) Modification A1 is amended by the insertion of the bold and underlined words**

**A1. Development in Accordance with Plans and Documentation**

(a) The approval shall, subject to A1 (b) below, be generally in accordance with MP 07\_0106 and with the Environmental Assessment, except where amended by the Preferred Project Report and additional information to the Preferred Project Report, and the following drawings prepared by Marchese + Partners International:

<b>Concept Plan Drawings prepared by Marchese + Partners International</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
DA 1.01	D	Concept Scheme Only Coversheet	20-04-09
DA 2.01	D	Concept Plan Only Roof Level	20-04-09
DA 2.02	D	Concept Plan Only Level B	20-04-09
DA 2.03	D	Concept Plan Only Level 1	20-04-09
DA 2.04	D	Concept Plan Only Level 2	20-04-09
DA 2.05	D	Concept Plan Only Level 3	20-04-09
DA 2.06	D	Concept Plan Only Level 4	20-04-09
DA 2.07	D	Concept Plan Only Level 5	20-04-09
DA 2.08	D	Concept Plan Only Level 6	20-04-09
DA 2.09	D	Concept Plan Only Level 7	20-04-09
DA 2.10	B	Concept Plan Only Level 8	20-04-09
DA 3.01	D	Concept Plan Only Sections 1	20-04-09
DA 3.02	D	Concept Plan Only Sections 2	20-04-09
N/A	N/A	Locality and Context Plan	20-04-09
N/A	N/A	Site Analysis	20-04-09
N/A	N/A	Staging Plan	20-04-09
N/A	N/A	Height Study	20-04-09
N/A	N/A	Land use Plan	20-04-09
N/A	N/A	Primary and Secondary Streets	20-04-09
N/A	N/A	Pedestrian Movement Plan	20-04-09
N/A	N/A	Massing Model – 4 Pages	20-04-09
N/A	N/A	Built Form	20-04-09

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

(b) Notwithstanding any plans referred to above or any Concept Plan documentation such as the Concept Plan application, Environmental Assessment and Preferred Project Report, this

approval does not approve any building envelopes for the purpose of bulky goods referred to in Stage 1.

Approval for the land referred to in the Staging Plan (see above) as Lots 1 and 2 is limited to approval for the use of that land for mixed uses, subdivision and for remediation of land only.

- (c) **Notwithstanding any of the plans referred to above, the building envelopes shall have a variation of no greater than 5%, however the maximum GFA of 76,128m<sup>2</sup> shall not be exceeded.**

(b) **Modification A2 is amended by the inclusion of the bold and underlined words:**

**A2. Approval in detail**

Subject to A1(b) above, concept approval is granted for the following development only:

- (a) The layout of development into 5 development blocks, a new park and street layout.
- (b) Land uses across the site and for specific blocks/floor levels where specified.
- (c) Built envelopes including floor plates and maximum heights.
- (d) Maximum floor space (GFA) within each development block and a total maximum GFA of 76,128m<sup>2</sup> across the site.
- (e) Landscaping concept.
- (f) Access arrangements and car parking based on the recommended rate and the assumed dwelling mix.
- (g) Stormwater management concept.
- (h) ESD and WSUD measures.
- (i) Statement of Commitments.
- (j) **A display suite and associated temporary car parking and landscaping.**

(c) **Modification A4 is amended by the deletion of the struck out words and the inclusion of bold and underlined text:**

**A3. Maximum Gross Floor Area**

The redevelopment of the former Sunbeam Factory Site for a mix use development involving a maximum of 76,128m<sup>2</sup>\* of GFA comprised of:

Proposed Lot	Use	floor space
11	Residential – Apartments*	5,885 <b><u>5,974</u></b> m <sup>2</sup>
	Child Care Centre	<b><u>636</u></b> <b><u>547</u></b> m <sup>2</sup>
21	Residential – Apartments*	6,514m <sup>2</sup>
31	Residential – Seniors/Aged Care*	9,548m <sup>2</sup>
41 (FSR2.1:1)	Mixed Use/Residential – Apartments/Open Space/Seniors Living*	25,300m <sup>2</sup>
42 (FSR2.1:1)	Residential – Apartments*	19,260m <sup>2</sup>
	Retail*	4,400m <sup>2</sup>
	Commercial**	2,000m <sup>2</sup>
	Supermarket*	2,585m <sup>2</sup>
<b>Total</b>		<b>76,128 m<sup>2</sup>*</b>

\* The maximum floor space may not be achievable within the approved height envelope as identified in condition A4.

\*\* Determination of the commercial component of the development is deferred until such time as a further investigation has been undertaken into the viability of commercial offices on the subject site in terms of demand for office floor space in this location and impact upon existing town centres in the locality. This investigation is to be undertaken by a suitably qualified professional and is to be submitted to and

determined by the Department prior to the issue of a Construction Certificate for development on proposed Lot 42.

**A4. Building Height and Land use**

All future buildings erected on the site shall not exceed the following building heights and all future buildings shall be limited to the land uses identified on each lot as follows:

Lot / Building	Land use	Maximum Height Storeys / RL
Lot 42	Mixed Use	6 Storeys (refer to A6 for height range)
Lot 41	Mixed Use/ Open Space	6 Storeys (refer to A6 for height range)
Lot 11	Residential/ Childcare	4 Storeys/ RL 39.5 <b>40.2</b> AHD
Lot 21	Residential	3 Storeys/ RL 36.4 AHD
Lot 31 Building 5A	Seniors living	4 Storeys/ RL 32.75 AHD
Lot 31 Building 5B	Seniors living	6 Storeys/ RL 38.75 AHD

To allow for minor variations, each block shall not exceed the maximum RL height referred to in the above table by more than 5%, however the maximum number of storey (as defined within the Residential Flat Design Code) shall not be exceeded.

**(d) Modification A7 is added:**

**A7. Approval Time Limit**

Approval of the Concept Plan shall lapse 5 years after the determination date shown above in this Instrument of Approval, unless the development has been physically commenced.