

Modification of Development Consent

Section 96(1A) of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, under the delegation executed on 16 February 2015, I hereby modify the development consent referred to in Schedule 1, in the manner outlined in Schedule 2.



Daniel Keary
Acting Executive Director
Industry and Infrastructure Assessments

Sydney 9th OCTOBER 2015

SCHEDULE 1

Development Approval:	SSD 5582, granted by the Minister for Planning and Infrastructure on 8 April 2014, as modified by SSD 5582 MOD 1.
Applicant:	Lend Lease (Millers Point) Pty Ltd
Consent Authority	Minister for Planning
Land:	Lot 200 and Lot 201 in DP1204948
Development:	Fit-out and use of levels 1 to 28 of commercial building C4.
Modification:	Amend Condition F10 (NABERS rating)

SCHEDULE 2

This consent is modified by:

1. In Part A, amend Condition A2 as shown in ***bold italics*** as follows:

A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The development will be undertaken in accordance the following documents and plans:

Environmental Impact Statement titled <i>Commercial Building C4 Westpac Group Fitout and Appendices</i> , prepared by JBA Planning Consultants on behalf of Lend Lease (Millers Point) Pty Ltd, dated July 2013.			
Architectural Plans prepared by Normal Disney & Young, Lend Lease, Warren Smith & Partners and Geyer.			
<u>SSD 12_5582 – Response to Submissions and Amended Plans Commercial Building C4 Westpac Group Fitout (Levels 1 -28)</u> , prepared by JBA Planning Consultants on behalf of Lend Lease (Millers Point) Pty Ltd, dated 12 December 2013.			
<i>Section 96(1A) Modification Application (SSD5582 MOD 1) and accompanying Environmental Impact Statement prepared by JBA Urban Planning Consultants Pty Ltd dated 22 October 2014.</i>			
<i>Section 96(1A) Modification Application (SSD5582 MOD 1) Response to Submissions titled “Westpac Fitout Section 96 Modification, Tenancy NABERS Energy and Agile Working” prepared by Lend Lease (Millers Point) Pty Ltd dated 3 February 2015 and supplementary submission titled “Section 96(1A) Modification Application- Westpac Group Commercial Building C4 Fitout, Barangaroo South” prepared by Lend Lease dated 10 July 2015.</i>			
Drawing No.	Revision	Name of Plan	Date
DA01	D	Level 01 DA Plan	27.05.13
DA02	F	Level 02 DA Plan	28.10.13
DA03	E	Level 03 DA Plan	28.10.13
DA04	D	Level 04 DA Plan	27.05.13
DA05	D	Level 05 DA Plan	27.05.13
DA06	D	Level 06 DA Plan	27.05.13
DA07	D	Level 07 DA Plan	28.05.13
DA08	D	Level 08 DA Plan	28.05.13
DA09	A	Level 09 DA Plan	28.05.13
DA10	A	Level 10 DA Plan	28.05.13
DA11	A	Level 11 DA Plan	28.05.13
DA12	A	Level 12 DA Plan	28.05.13
DA13	A	Level 13 DA Plan	28.05.13
DA14	D	Level 14 DA Plan	28.05.13
DA15	E	Level 15 DA Plan	28.10.13
DA17	D	Level 17 DA Plan	28.05.13
DA18	D	Level 18 DA Plan	28.05.13
DA19	D	Level 19 DA Plan	28.05.13
DA20	A	Level 20 DA Plan	28.05.13
DA21	A	Level 21 DA Plan	28.05.13
DA22	A	Level 22 DA Plan	28.05.13
DA23	A	Level 23 DA Plan	28.05.13
DA23	A	Level 24 DA Plan	28.05.13

DA25	A	Level 25 DA Plan	28.05.13
DA26	D	Level 26 DA Plan	28.05.13
DA27	D	Level 27 DA Plan	28.05.13
DA28	E	Level 28 DA Plan	30.10.13

Except for:

- (1) any modifications which are 'Exempt and Complying Development' as identified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- (2) otherwise provided by the conditions of this approval.

2. In Part F, amend Condition F10 as shown in ***bold italics*** as follows:

F10 NABERS RATING

~~*Within six months of the issue of the final Occupation Certificate, a copy of the documents certifying that the application achieves a*~~ ***The Applicant is to use reasonable endeavours to achieve a 5-star NABERS rating as specified in the Westpac Tenancy, Barangaroo South Ecologically Sustainable Design (ESD) Report Development Application prepared by Lend Lease and dated 20 May 2013., shall be provided to the Director-General.***

END OF MODIFICATIONS TO SSD 5582 MOD 1