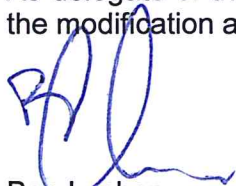


Modification of Development Consent

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

As delegate of the Minister for Planning, under delegation effective 16 February 2015, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.



Ben Lusher
Director
Key Site Assessments

Sydney 26 November 2015

SCHEDULE 1

Concept Approval: SSD_5878 granted by the delegate of the Minister for Planning on 05 December 2013

For the following: Development of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) – The Haymarket, Concept Proposal including:

- Indicative staging of demolition and development of future development plots;
- Land uses across the site including residential and non-residential uses;
- Street and laneway layouts and pedestrian routes;
- Open spaces and through-site links;
- Six separate development plots, development plot sizes and separation, building envelopes, building separation, building depths, building alignments, and benchmarks for natural ventilation and solar access provisions;
- A maximum total gross floor area of 197,236m² (excluding ancillary above ground car parking), comprised of:
 - A maximum of 49,545m² non-residential GFA; and
 - A maximum of 147,691m² residential GFA
- Above ground car parking including public car parking;
- Residential car parking rates;
- Design Guidelines to guide future development and the public domain; and
- A remediation strategy

Applicant: Lend Lease (Haymarket) Pty Ltd

The Authority: Minister for Planning

The Land: Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) – Darling Square (formerly The Haymarket), Darling Harbour

(Lot 1 DP612907, Lot 2 DP612907, Lot 200 DP1165804, Lot 201 DP1165804, Lot 205 DP771841, Lot 201 DP771841, Lot 1 DP827982, Lot 900 DP1132344, Lot 33 DP 870306, Lot 1 DP812844, Lot 2 DP827982, Lot 503 DP812423, Lot 868663 and Lot 1 DP812344).

Modification:

SSD 5878 MOD1: the modification includes:

- an increase of 2,575m² non-residential GFA (from 49,545m² to 52,120m²).

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

- (a) Schedule 2 Part A – Term of Approval A4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Development Description

- A4 The applicant shall carry out the project generally in accordance with the:
- Environmental Impact Statement, as amended by the Response to Submissions;
 - Design Guidelines as set out in the Design Report; ~~and~~
 - Section 96(1A) application SSD 5878 MOD1 prepared by JBA Urban Planning Consultants dated October 2015; and**
 - ~~ed~~) following drawings as set out in the table below, except for:
 - any modifications which are Exempt' or Complying Development;
 - otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Denton Corker Marshall			
Drawing No.	Revision	Name of Plan	Date
MCD AR D107	P5	Proposed Site Plan	25/09/2013
MCD AR D201	P3	Parameter Plan 01 Maximum Building Envelope Plot Sizes	25/09/2013
MCD AR D202	P3	Parameter Plan 02 Maximum Envelope Plot Separation	25/09/2013
MCD AR D203	P3	Parameter Plan 03 Maximum Horizontal Building Envelope	25/09/2013
MCD AR D204	P3	Parameter Plan 04 Minimum Building Envelope Separation	25/09/2013
MCD AR D205	P3	Parameter Plan 05 Maximum Vertical Building Envelope	25/09/2013
MCD AR D206	P3	Parameter Plan 06 Proposed Land Use	25/09/2013
MCD AR D207	P2	Parameter Plan 07 Maximum Building Plots Overlaid onto Existing Site Plan	25/09/2013
MCD AR D208	P2	Parameter Plan 08 Maximum Building Plots Overlaid onto Proposed Site Plan	25/09/2013

SCHEDULE 2 PART A – TERMS OF APPROVAL

- (b) Schedule 2 Part A – Term of Approval A8 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words/numbers as follows:

Maximum Gross Floor Area (GFA)

- A8 The maximum GFA for the development shall not exceed ~~197,236~~ **199,811**m² (excluding ancillary above ground car parking), comprised of a maximum of:
- ~~49,545~~ **52,120**m² non-residential GFA; and
 - 147,691m² residential GFA

**End of modification to SSD 5878
(SSD 5878 MOD1)**