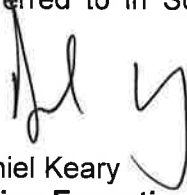


Modification of Development consent

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

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



Daniel Keary
Acting Executive Director
Infrastructure and Industry Assessments

Sydney 27th JULY 2015

SCHEDULE 1

Application No.:	SSD 6011
Applicant:	Lend Lease (Haymarket) Pty Ltd
Consent Authority:	Minister for Planning
Land:	South West Plot, Darling Square (Sydney International, Convention, Exhibition and Entertainment Precinct)
Approved Development:	<p>Development of The Haymarket, mixed use residential development including:</p> <ul style="list-style-type: none">• site preparation works including staged demolition of existing structures, tree removal and site remediation as required;• staged construction of 8 storey, 25 storey and 40 storey residential buildings including a 5 storey podium, to be used for:<ul style="list-style-type: none">- non-residential uses on ground and first floor levels;- above ground car parking and storage; and- residential apartments• various public domain improvements including construction of part of the Boulevard, east-west pedestrian laneway, new lift and stair connecting to the Macarthur Street elevated pedestrian footbridge and other associated landscaping;• provision of a vehicle access point at Hay Street and drop-off facility on Darling Drive; and• provision of signage zones and temporary signage zones for business and building identification.
Modifications:	SSD 6011 MOD 1: modification for internal and external design amendments to the buildings, provision of an additional apartment and changes to the public domain.

The SSD approval is modified as follows.

SCHEDULE 2

- 1) Part A Administrative Conditions is amended by the deletion of ~~struck-out~~ words / numbers and the insertion of **bold** and underlined words/numbers as follows:

Development Description

A3. The Applicant shall carry out the project generally in accordance with the:

- a) State Significant Development Application SSD 6011;
- b) Environmental Impact Statement prepared by JBA Urban Planning Consultants Pty Ltd, dated May 2013;
- c) Response to Submissions report prepared by JBA Urban Planning Consultants Pty Ltd, dated February 2014;
- d) The Section 96(1A) modification application SSD 6011, prepared by JBA Urban Planning Consultants Pty Ltd, dated 5 May 2015;**
- d) **e)** The conditions of this consent; and
- e) **f)** The following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Denton Corker Marshall			
Drawing No.	Revision	Name of Plan	Date
SK-001	P5	EXISTING SITE AND DEMOLITION PLAN	31/01/2014
SK-002	P8	SITE PLAN – PROPOSED	27/02/2014
SK-011	P9 <u>P11</u>	GROUND PLAN	27/02/2014 <u>24/07/2015</u>
SK-012	P8 <u>P9</u>	LEVEL 01 PLAN	11/02/2014 <u>13/04/2015</u>
SK-013	P9 <u>P10</u>	LEVEL 02 PLAN	11/02/2014 <u>13/04/2015</u>
SK-019	P9 <u>P10</u>	LEVEL 03 PLAN	31/01/2014 <u>13/04/2015</u>
SK-020	P9 <u>P10</u>	LEVEL 04 PLAN	31/01/2014 <u>13/04/2015</u>
SK-014	P8 <u>P9</u>	PODIUM ROOF PLAN	31/01/2014 <u>13/04/2015</u>
SK-015	P8 <u>P9</u>	TYPICAL TOWER PLAN	31/01/2014 <u>13/04/2015</u>
SK-016	P9 <u>P9</u>	ROOF PLAN	31/03/2014 <u>13/04/2015</u>
SK-040	P8 <u>P9</u>	SW1 TYPICAL PODIUM PLAN – LEVEL 01-04	11/02/2014 <u>13/04/2015</u>
SK-041	P9 <u>P10</u>	SW1 PODIUM ROOF PLAN – LEVEL 5	31/01/2014 <u>13/04/2015</u>
SK-050	P11	SW1 LOWER TOWER PLAN – LEVELS 06-19	31/01/2014

	<u>P12</u>		<u>13/04/2015</u>
SK-051	<u>P9</u> <u>P10</u>	SW1 UPPER TOWER PLAN – LEVELS 20-23	31/01/2014 <u>13/04/2015</u>
SK-053	<u>P11</u> <u>P12</u>	SW1 UPPER TOWER PLAN – LEVEL 24	31/01/2014 <u>13/04/2015</u>
SK-042	<u>P9</u> <u>P10</u>	SW2 TYPICAL PODIUM PLAN – LEVEL 02-04	31/01/2014 <u>13/04/2015</u>
SK-043	<u>P9</u> <u>P10</u>	SW2 PODIUM PLAN – LEVEL 5	31/01/2014 <u>13/04/2015</u>
SK-052	<u>P9</u> <u>P10</u>	SW2 TYPICAL PLAN – LEVEL 06-07	31/01/2014 <u>13/04/2015</u>
SK-044	<u>P10</u> <u>P11</u>	SW3 TYPICAL PODIUM PLAN – LEVEL 01-04	31/01/2014 <u>13/04/2015</u>
SK-045	<u>P9</u> <u>P10</u>	SW3 PODIUM ROOF PLAN – LEVEL 5	31/01/2014 <u>13/04/2015</u>
SK-054	<u>P10</u> <u>P11</u>	SW3 TYPICAL TOWER PLAN LEVELS 06-36	31/01/2014 <u>13/04/2015</u>
SK-055	<u>P10</u> <u>P11</u>	SW3 UPPER TOWER PLAN LEVELS 37-39	31/01/2014 <u>13/04/2015</u>
SK_101	<u>P9</u> <u>P10</u>	NORTH ELEVATION	31/01/2014 <u>13/04/2015</u>
SK_102	<u>P10</u> <u>P11</u>	SOUTH ELEVATION	24/03/2014 <u>13/04/2015</u>
SK_103	<u>P8</u> <u>P9</u>	EAST ELEVATION	31/01/2014 <u>13/04/2015</u>
SK_104	<u>P8</u> <u>P09</u>	WEST ELEVATION	11/02/2014 <u>13/04/2015</u>
SK_111	<u>P8</u> <u>P9</u>	NORTH PODIUM ELEVATION	31/01/2014 <u>13/04/2015</u>
SK_112	<u>P9</u> <u>P10</u>	SOUTH PODIUM ELEVATION	11/02/2014 <u>13/04/2015</u>
SK_113	<u>P8</u> <u>P9</u>	EAST PODIUM ELEVATION	31/01/2014 <u>13/04/2015</u>
SK_114	<u>P9</u> <u>P10</u>	WEST PODIUM ELEVATION	11/02/2014 <u>13/04/2015</u>
SK-201	<u>P6</u> <u>P7</u>	SECTION AA	31/01/2014 <u>13/04/2015</u>
SK-202	<u>P6</u> <u>P7</u>	SECTION BB	05/09/2013 <u>13/04/2015</u>
SK-203	<u>P7</u> <u>P8</u>	SECTION CC	31/01/2014 <u>13/04/2015</u>
SK-204	<u>P7</u> <u>P8</u>	SECTION DD	31/01/2014 <u>13/04/2015</u>
SK-205	<u>P6</u> <u>P7</u>	SECTION EE	31/01/2014 <u>13/04/2015</u>

SK-211	P6 <u>P7</u>	PUBLIC REALM INTERFACE SECTION 1 – THE BOULEVARD	13/09/2013 13/04/2015
SK-212	P7	PUBLIC REALM INTERFACE SECTION 2 – HAY STREET	16/09/2013
SK_213	P6 <u>P7</u>	PUBLIC REALM INTERFACE SECTION 3 – DARLING DRIVE	13/09/2013 13/04/2015
SK_214	P7	PUBLIC REALM INTERFACE SECTION 4 – DICKSON'S LANE	13/09/2013
SK_227	P5	PODIUM – BAY STUDY EAST FACE	31/01/2014
SK_228	P5	PODIUM – BAY STUDY CARPARK NORTH FACE	31/01/2014
SK_220	P5 <u>P6</u>	SW1 – BAY STUDY NORTH BALCONIES	31/01/2014 13/04/2015
SK_221	P5	SW1 – BAY STUDY END WALLS	31/01/2014
SK_222	P6	SW1 – BAY STUDY SOUTH FACE	31/01/2014
SK_229	P3 <u>P4</u>	SW1 – BAY STUDY PROJECTING BAY	11/02/2014 13/04/2015
SK_226	P5 <u>P6</u>	SW2 – BAY STUDY EAST FACE	31/01/2014 13/04/2015
SK_223	P6 <u>P7</u>	SW3 – BAY STUDY NORTH FACADE	11/02/2014 13/04/2015
SK_224	P5 <u>P6</u>	SW3 – BAY STUDY END WALLS	31/01/2014 13/04/2015
SK_225	P6 <u>P7</u>	SW3 – BAY STUDY SOUTH FACE	31/01/2014 13/04/2015
SK - 120	P8 <u>P9</u>	MATERIALS SCHEDULE	24/03/2014 13/04/2015
Landscape Drawings prepared by Sturt Associates			
Drawing No.	Revision	Name of Plan	Date
DA-1308-01	E <u>H</u>	LANDSCAPE PLAN	09 SEP 2013 01 APR 2015
DA-1308-04	D	LANDSCAPE SECTIONS	09 SEP 2013
DA-1308-05	B <u>C</u>	PLANT SCHEDULE	13 MAY 2013 16 MAR 2015
Landscape Drawings prepared by Hassell Limited and Aspect Studios			
Drawing No.	Revision	Name of Plan	Date
L001	G <u>A</u>	<u>DRAWING LIST</u> AND DRAWING LAYOUT	27.01.14 April 2015
L101	G	TREE REMOVAL PLAN	13.01.14
L201	H <u>A</u>	SCOPE OF WORKS PLAN <u>GENERAL ARRANGEMENT</u>	27.01.14 April 2015
L202	H	DICKSON'S LANE PLAN	27.01.14
L210	H	PAVING PLAN	27.01.14
L211	H	PLANTING PLAN	27.01.14
L212	H	URBAN ELEMENTS PLAN	27.01.14

L301	H	SECTIONAL ELEVATIONS	27.01.14
L302	H	SECTIONAL ELEVATIONS	27.01.14
Civil Drawings prepared by Hyder Consulting Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
PD-CI-3001	05	COVER SHEET AND DRAWING LIST	18/02/2014
PD-CI-3101	05	SITE PREPARATION PLAN	18/02/2014
PD-CI-3151	03 08	EXCAVATION PLAN BULK EARTHWORKS PLAN	18/02/2014 12/03/2015
PD-CI-3152	02	BULK EARTHWORKS PLAN	18/02/2014
PD-CI-3201	05	SEDIMENT AND EROSION CONTROL PLAN	18/02/2014
PD-CI-3301	05	CIVIL WORKS AND STORMWATER PLAN	18/02/2014
PP-CI-3305	02	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 1	18/02/2014
PP-CI-3306	02	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 1	18/02/2014
PD-CI-3351	04	FOOTPATH LONGITUDINAL SECTION BOULEVARD MF01	18/02/2014
PD-CI-3401	06	COMBINED SERVICES PLAN	18/02/2014
PD-CI-3901	03	TURNING PATHS LOADING DOCK PLAN	18/02/2014
SKCPD095	07	HAY STREET SHARED ZONE PLAN	27/02/2014
SKCPD096	03	SOUTH WEST BUILDING	27/02/2014

- 2) Part C Prior To Issue of Construction Certificate is amended by the deletion of ~~struck-out~~ words / numbers and the insertion of **bold** and **underlined** words/numbers as follows:

Groundwater and water quality

- C36 Prior to issue of the relevant Construction Certificate, details are to be submitted to the PCA for approval demonstrating that all areas of the building below the standing groundwater level are tanked **waterproofed**.

- 3) Part F Prior to Occupation or Commencement of Use is amended by the deletion of ~~struck-out~~ words / numbers and the insertion of **bold** and **underlined** words/numbers as follows:

Installation of Water Efficient Taps

- F13 All taps and shower heads installed must be water efficient with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS) **where available**. The details are to be submitted for the consent of the Certifying Authority, prior to a relevant Occupation Certificate being issued.

END OF MODIFICATIONS TO SSD 6011 MOD 1