

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.

Ben Lusher
Director
Key Sites Assessments

Sydney

6 OCTOBER

2017

SCHEDULE 1

Application No.:	SSD 6011
Applicant:	Lend Lease (The Haymarket) Pty Ltd
Consent Authority:	Minister for Planning
Land:	South West Plot, Darling Square (Lot 2 DP612907, Lot 201 DP1165804, Lot 205 DP771841, Lot 210 DP771841, Lot DP827982, Lot 900 DP1132344, Lot DP870306, Lot 503 DP812423, Lot 868663 and Lot DP812344)
Approved Development:	Development of Darling Square, mixed use residential development including: • 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: • non-residential uses on ground and first floor levels • above ground car parking and storage • 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

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- provision of a vehicle access point at Hay Street and drop-off facility on Darling Drive
 - provision of signage zones and temporary signage zones for business and building identification.

Modification:

SSD 6011 MOD 3: Modifications to:

- install fixed and moveable furniture and public art in Steam Mill Lane
 - change the landscaping on Hay Street and The Boulevard
 - the layout of bicycle storage and retail amenities on the ground floor
 - include a BMU access penetration on the western and eastern elevations of building SW3
 - add architectural louvres to the east facing SW2 lobby and to the retail tenancies in the podium on the Boulevard
 - provision of additional flood barriers to retail tenancies
 - note retail shop fronts are subject to separate approval.
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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:

PART A ADMINISTRATIVE CONDITIONS

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;
- e) The Section 96(1A) modification application SSD 6011, prepared by JBA Urban Planning Consultants Pty Ltd, dated 6 December 2016;
- f) **The Section 96(1A) modification SSD 6011, prepared by JBA Urban Planning Consultants Pty Ltd, dated 24 July 2017 and Addendum dated 14 August 2017;**
- e)g) The conditions of this consent; and
- f)h) 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	P12 <u>P14</u>	GROUND LEVEL PLAN	07/02/2017 <u>14/08/2017</u>
SK-012	P10	LEVEL 01 PLAN	04/11/2016
SK-013	P10	LEVEL 02 PLAN	13/04/2015
SK-019	P10	LEVEL 03 PLAN	13/04/2015
SK-020	P10	LEVEL 04 PLAN	13/04/2015
SK-014	P9	PODIUM ROOF PLAN	13/04/2015
SK-015	P9	TYPICAL TOWER PLAN	13/04/2015
SK-016	P10	ROOF PLAN	04/11/2016
SK-040	P9	SW1 TYPICAL PODIUM PLAN – LEVEL 01-04	13/04/2015
SK-041	P10	SW1 PODIUM ROOF PLAN – LEVEL 5	13/04/2015
SK-050	P12	SW1 LOWER TOWER PLAN – LEVELS 06-19	13/04/2015
SK-051	P10	SW1 UPPER TOWER PLAN – LEVELS 20-23	13/04/2015
SK-053	P12	SW1 UPPER TOWER PLAN – LEVEL 24	13/04/2015
SK-042	P10	SW2 TYPICAL PODIUM PLAN – LEVEL 02-04	13/04/2015

SK-043	P10	SW2 PODIUM PLAN – LEVEL 5	13/04/2015
SK-052	P10	SW2 TYPICAL PLAN – LEVEL 06-07	13/04/2015
SK-044	P11	SW3 TYPICAL PODIUM PLAN – LEVEL 01-04	13/04/2015
SK-045	P10	SW3 PODIUM ROOF PLAN – LEVEL 5	13/04/2015
SK-054	P11	SW3 TYPICAL TOWER PLAN LEVELS 06-36	13/04/2015
SK-055	P11	SW3 UPPER TOWER PLAN LEVELS 37-39	13/04/2015
SK_101	P11 P12	NORTH ELEVATION	04/11/2016 04/07/2017
SK_102	P12 P13	SOUTH ELEVATION	04/11/2016 14/08/2017
SK_103	P11 P12	EAST ELEVATION	02/02/2017 04/07/2017
SK_104	P10 P12	WEST ELEVATION	04/11/2016 14/08/2017
SK_111	P10	NORTH PODIUM ELEVATION	04/11/2016
SK_112	P11 P13	SOUTH PODIUM ELEVATION	04/11/2016 14/08/2017
SK_113	P12 P13	EAST PODIUM ELEVATION	02/02/2017 04/07/2017
SK_114	P11 P13	WEST PODIUM ELEVATION	04/11/2016 14/08/2017
SK-201	P8	SECTION AA	04/11/2016
SK-202	P8	SECTION BB	04/11/2016
SK-203	P8	SECTION CC	13/04/2015
SK-204	P8	SECTION DD	13/04/2015
SK-205	P7	SECTION EE	13/04/2015
SK-211	P7	PUBLIC REALM INTERFACE SECTION 1 – THE BOULEVARD	13/04/2015
SK-212	P7	PUBLIC REALM INTERFACE SECTION 2 – HAY STREET	16/09/2013
SK_213	P8	PRI Section 3 – Darling Drive	04/11/2016
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	13/04/2015
SK_220	P5	SW1 – BAY STUDY NORTH BALCONIES	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	P5	SW1 – Bay Study	04/11/2016
SK_226	P6	SW2 – BAY STUDY EAST FACE	13/04/2015
SK_223	P7	SW3 – BAY STUDY NORTH FAÇADE	13/04/2015
SK_224	P6	SW3 – BAY STUDY END WALLS	13/04/2015
SK_225	P7	SW3 – BAY STUDY SOUTH FACE	13/04/2015

SK – 120	P9	MATERIALS SCHEDULE	13/04/2015
Landscape Drawings prepared by Sturt Associates			
Drawing No.	Revision	Name of Plan	Date
DA-1308-01	H	LANDSCAPE PLAN	01 APR 2015
DA-1308-04	D	LANDSCAPE SECTIONS	09 SEP 2013
DA-1308-05	C	PLANT SCHEDULE	16 MAR 2015
Landscape Drawings prepared by Hassell Limited			
Drawing No.	Revision	Name of Plan	Date
L001	<u>A D</u>	DRAWING LIST	April 2015 <u>June 2017</u>
L101	G	TREE REMOVAL PLAN	13.01.14
L201	<u>A D</u>	GENERAL ARRANGEMENT <u>PLAN</u>	April 2015 <u>June 2017</u>
L202	H	DICKSON'S LANE PLAN	27.01.14
L210	<u>H D</u>	PAVING PLAN	27.01.14 <u>June 2017</u>
L211	<u>H D</u>	PLANTING PLAN	27.01.14 <u>June 2017</u>
L212	<u>H D</u>	URBAN ELEMENTS PLAN	27.01.14 <u>June 2017</u>
L301	H	SECTIONAL ELEVATIONS	27.01.14
L302	H	SECTIONAL ELEVATIONS	27.01.14
14076-SSDA5-S692-001	C	OVERALL SITE PLAN	NOVEMBER 2016
14076-SSDA5-S692-002	C	GENERAL ARRANGEMENT	NOVEMBER 2016
14076-SSDA5-S692-003	C	PAVING PLAN	NOVEMBER 2016
<u>14076-SSDA5-S963-002</u>	<u>D</u>	<u>GENERAL ARRANGEMENT - STEAM MILL LANE</u>	<u>June 2017</u>
<u>14076-SSDA5-S963-004</u>	<u>D</u>	<u>SITE SECTION 1 – STEAM MILL LANE</u>	<u>June 2017</u>
<u>14076-SSDA5-S963-005</u>	<u>D</u>	<u>CROSS SECTIONS – STEAM MILL LANE ARTWORK BY PETA KRUGER</u>	<u>June 2017</u>
<u>14076-SSDA5-S963-007</u>	<u>D</u>	<u>GENERAL ARRANGEMENT PLAN – TUMBALONG BOULEVARD</u>	<u>June 2017</u>

<u>14076-SSDA5-S592-008</u>	<u>D</u>	<u>INDICATIVE PLANTING PALETTE – TUMBALONG BOULEVARD (EAST)</u>	<u>June 2017</u>
<u>14076-SSDA5-S592-009</u>	<u>D</u>	<u>SITE SECTION 5 – TUMBALONG BOULEVARD</u>	<u>June 2017</u>
<u>14076-SSDA5-S592-010</u>	<u>D</u>	<u>SITE SECTION 6 – HAY STREET</u>	<u>June 2017</u>

Landscape Drawings by ASPECT Studios

Drawing No.	Revision	Name of Plan	Date
SK01	A	TREE PIT DETAIL - HAY STREET SW PLOT S96	

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	08	BULK EARTHWORKS PLAN	12/03/2015
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) Condition E34 is added by the insertion of **bold** and underlined words / numbers as follows:

Paving Treatments – The Boulevard

E34 Prior to the commencement of works along The Boulevard, amended public domain plans shall be submitted and approved by the Secretary, showing the replacement of permeable paving with ‘The Urban Stream’ paving at the northern and southern most junctions of The Boulevard with The Square.

- 3) Condition F19 is added by the insertion of **bold** and underlined words / numbers as follows:

Public Art Work in Steam Mill Lane

F19 Prior to the installation of public art work in Steam Mill Lane, information on the location, type, illumination and fixings of the artwork, as well as detailed plans, are to be provided to the Secretary for approval.