

ASSESSMENT REPORT

Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP), Darling Square (formally The Haymarket) and the North West Plot, Darling Harbour

SSD 6013 MOD 3

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State Significant Development (SSD) approval for the Darling Square (formerly referred to as the Haymarket) development precinct within the City of Sydney Local Government area. The application has been lodged by JBA Urban Planning Consultants Pty Ltd on behalf of Lendlease (the applicant) pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The modification seeks approval for the modification to a mixed-use commercial office building and commercial car park within the North-West Plot, including:

- external amendments at ground level;
- new signage zones;
- replacement of 'IQ hub' with retail use;
- façade design amendments;
- roof level amendments including new plant and balustrades; and
- provision of landscaping on the Level 12 outdoor terrace.

2. SUBJECT SITE

The Darling Square site (formerly known as Haymarket) occupies the southern portion of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP), and has an area of approximately 4 hectares. The site is bound by the Pier Street overpass and the Novotel Hotel to the north, Hay Street to the south, the Light Rail corridor to the west and Harbour Street to the east. The Darling Square development comprises six mixed-use development plots, two public open spaces, a central north/south pedestrian link, east / west laneways and associated landscaping and public domain (refer to **Figure 1**).

The North West Plot (NW Plot) is located within Darling Square, is rectangular in shape and is bound by the future theatre access road and the Pier Street overpass to the north, future Dickson's Lane to the south, Darling Drive to the west and Harbour Street to the east. The site has an area of 5,145 m² (refer to **Figure 2**). The site previously contained the northern portion of the Sydney Entertainment Centre (SEC) car park. However, this structure has been demolished and construction has commenced on the NW and South-West Plot buildings.

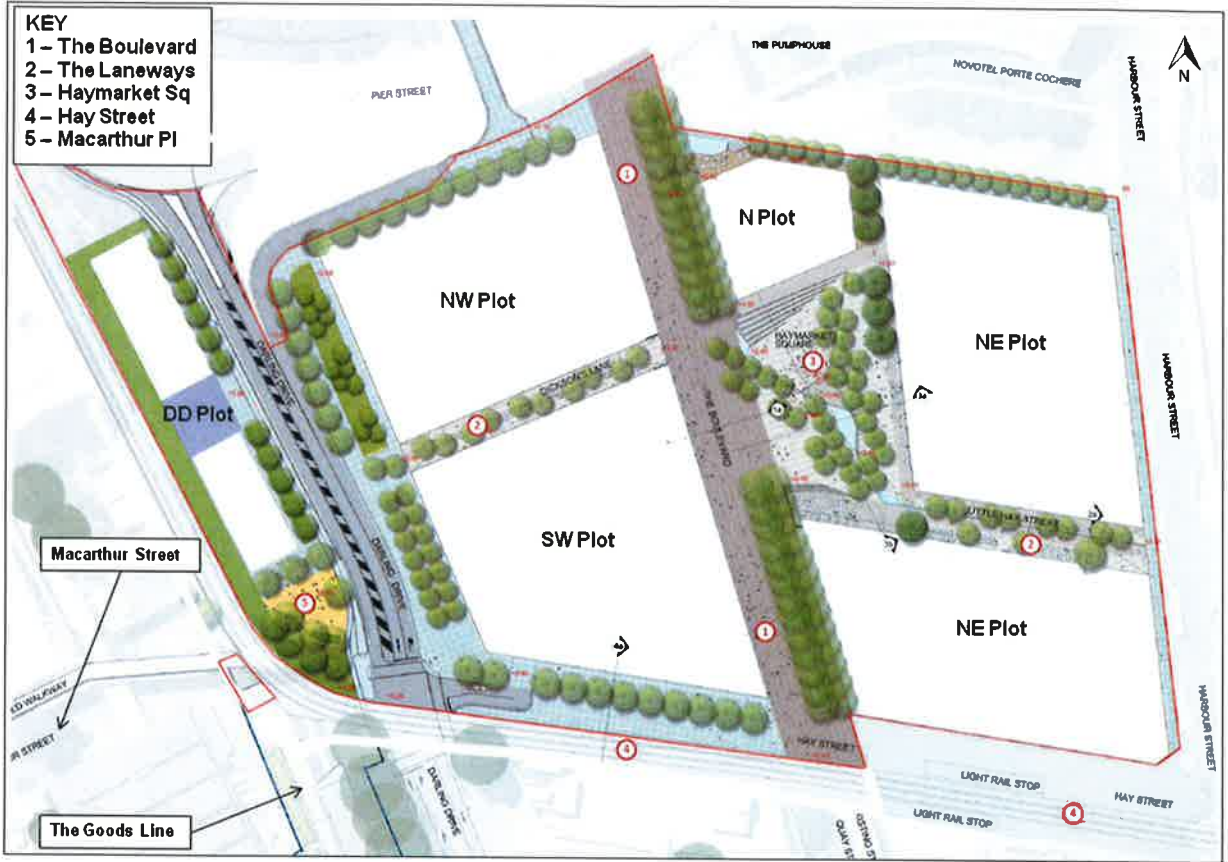


Figure 1: Darling Square (formally known as the Haymarket) Concept Proposal Layout. (source: Applicant's modification application)

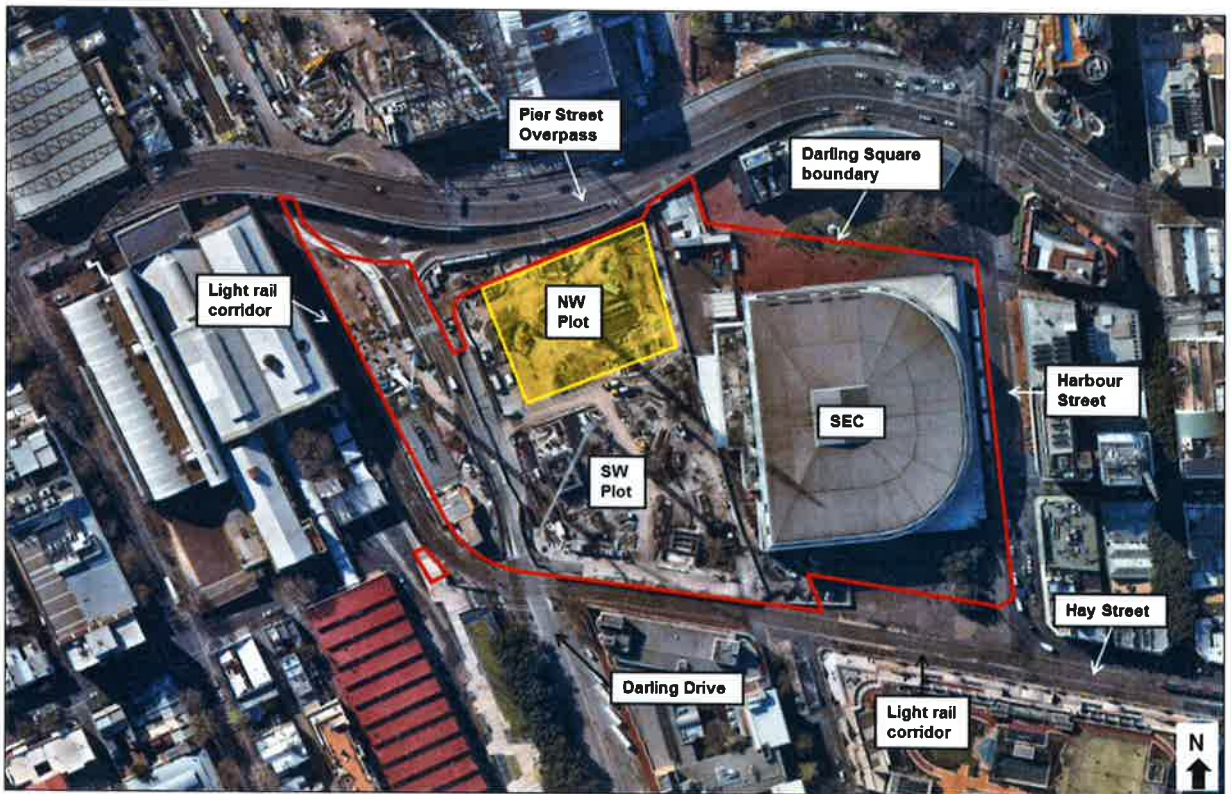


Figure 2: Approved Concept Proposal site boundary (outlined in red) and the location of the NW Plot (highlighted yellow) within the site (Base source: Nearmaps).

3. APPROVAL HISTORY

3.1 Stage 1 Concept Approval Darling Square Precinct

On 5 December 2013, the Acting Director-General (as delegate of the Minister) approved the Concept Proposal (SSD 5878) for the development of the Darling Square precinct. The approval allows for the staged redevelopment of the Southern precinct of the SICEEP and establishes the vision, planning and development framework for the assessment of future development proposals on the site. The key aspects of the Concept Approval are:

- six separate development plots providing a gross floor area (GFA) of 197,236 m² (comprising 49,542 m² non-residential GFA and 147,691 m² residential GFA);
- maximum building height of 138.63 m;
- open spaces, roads, laneways and pedestrian through-site links; and
- above ground public and private car parking.

3.2 Stage 2 Development Approval North-West Plot

On 7 May 2014, the Acting Executive Director, Development Assessment Systems Approvals (as delegate of the Minister) approved SSD 6013 for the redevelopment of the NW Plot comprising;

- site preparation works including demolition of existing structures, tree removal, minor excavation and site remediation as required;
- staged construction of a 12 storey building to be used for commercial premises, and above ground car parking;
- various public domain improvements, including provision of part of a new pedestrian laneway (known as Dickson's Lane) linking Darling Drive to The Boulevard, upgrading of existing footpaths, provision of street trees, and provision of bicycle parking facilities; and
- building identification signage and a wall advertising sign.

The approval has been modified on two occasions as outlined in **Table 1**.

Table 1 Overview of Modifications

Modification	Description	Date Approved
SSD 6013 MOD 1	<ul style="list-style-type: none">• Increase in GFA by 2,870 m² and increase in building height by 2.35 m.• Revised building façade design and alterations to car park, commercial floor space and layout including vehicle parking spaces.	July 2015
SSD 6013 MOD 2	<ul style="list-style-type: none">• Reduction in rooftop plant area and further increase of GFA by 2,575 m².• Revised building façade design and provision of roof terrace.• Further revisions to car park and commercial floor space as well as to vehicular parking spaces.• Provision of photovoltaic panels to roof.• Alteration and addition of signage.	November 2015

3.3 Other Approvals

The Department of Planning and Environment (the Department) has also approved the following SSD applications within Darling Square:

- a mixed use residential building on the South West Plot (SSD 6011);
- a mixed use residential building on the North East Plot (SSD 6626);
- a student accommodation building (Building W2) on the Darling Drive Plot (SSD6010);
- a mixed use residential building on the South East Plot (SSD 6633); and
- a student accommodation building on the Darling Drive Plot (SSD 7133).

The Department is also currently assessing a commercial and community use building and a new public square on the North Plot (SSD 7021).

4. PROPOSED MODIFICATION

On 12 October 2016, the applicant lodged an application (SSD 6013 MOD 3) seeking approval to amend the approved Development Consent relating to the NW Plot of Darling Square. The modification application proposes:

- minor external amendments at ground floor level;
- amendments to external façade;
- amendments to roof area including position of Building Maintenance Units (BMUs) and roof terrace; and
- the provision of additional landscaping on the Level 12 outdoor terrace.

These modifications are detailed in **Table 2**, and demonstrated in **Figures 3 to 5**.

The modification is requested on the basis that during the design and development process, improvements to the design, functionality and public usability of the building have been identified.

Table 2 Proposed modifications

Ground Floor Level	<ul style="list-style-type: none"> • the confirmation of ground level retail use (deletion of IQ hub); • rationalisation of structural beam along south-eastern corner and allowance of a stair and ramp access from the Boulevard to adjacent retail tenancy; • realignment of pedestrian fire egress walkway along western edge of building (moving the path from south to north); • refinement of flooding strategy, including confirmation of mechanically controlled flood defences to be installed at two of the south-eastern retail entrances; • enhancement of the southern elevation at ground level, with modifications to approved materials and finishes; • amendments to the awning on the southern façade at the laneway entry from the Boulevard; • introduction of two retail identification signage zones within the undercroft of the eastern frontage; and • rationalisation of louvres around substation and replacement with stone cladding.
Façade	<ul style="list-style-type: none"> • the modification of materials and finishes to the external ground car parking levels to include 'ombræ' perforated metal cladding; • rationalisation of planter boxes on level 9 from outside balustrade to flush with building face; and • the refinement of the central element of the building at roof level.
Roof Level	<ul style="list-style-type: none"> • the insertion of two building maintenance units (BMU's) on level 12 and 13 respectively; • refinement of public domain interface between fire egress and pathways on western edge of building; and • inclusion of landscaped roof terrace at Level 12.

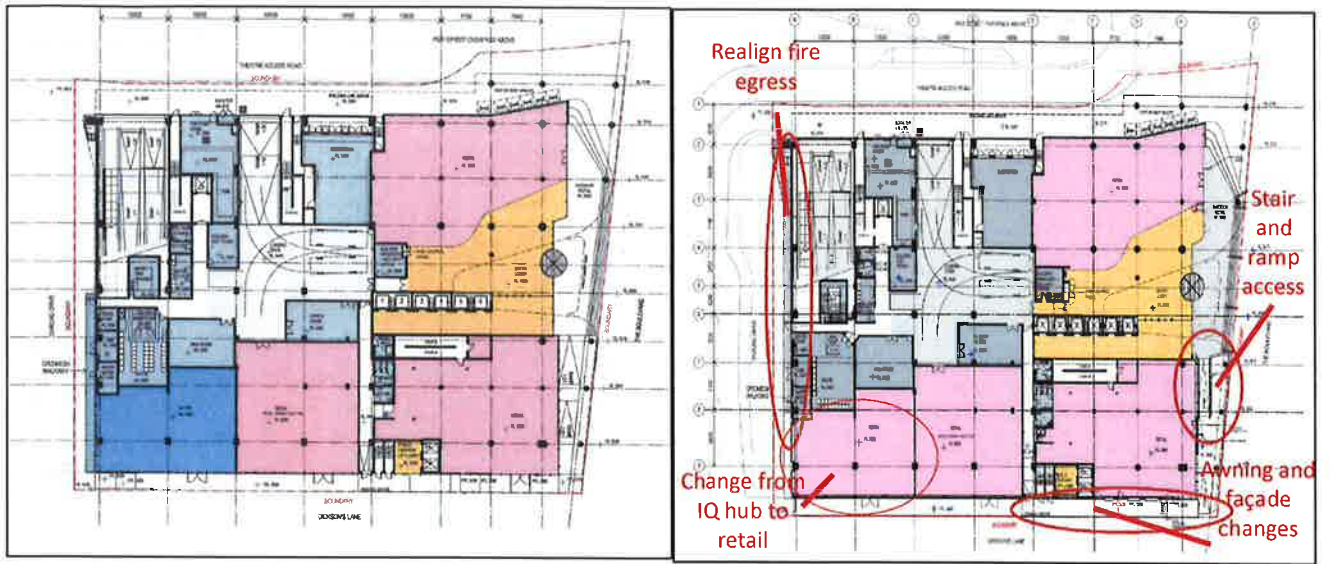


Figure 3: Comparison of approved (left) and proposed (right) ground floor layout. Source: applicant's EIS.

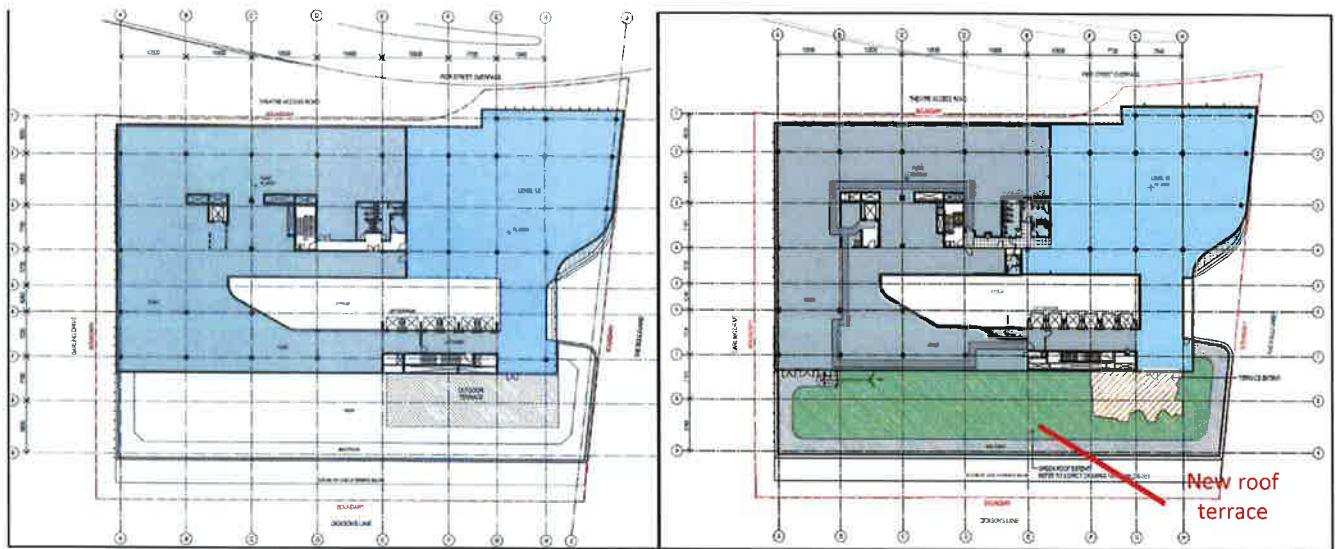


Figure 4: Comparison of approved (left) and proposed (right) level 12 outside terrace. Source: applicant's EIS).



Figure 5: Comparison of approved (left) and proposed (right) external façade changes. Source: applicant's EIS).

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied the following matters are addressed in respect of all applications that seek modification approvals:

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied the proposed modifications will have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification seeks approval for minor changes and is considered to result in a development that is substantially the same as the originally approved development for the following reasons: <ul style="list-style-type: none">• there would be no change in land use and no new type of development;• the proposed alterations to the external appearance of the building are minimal;• the height and overall scale of the development will remain substantially the same; and• there will be no impact upon surrounding neighbours and buildings.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received two submissions on the proposal. The issues raised in submissions have been considered in Section 7 of this report.

5.2 Environmental Planning Instruments (EPIs)

The following EPIs are relevant to the application:

- Darling Harbour Development Plan No 1;
- State Environment Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No 55 – Remediation of Land;
- State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64); and
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied the modification does not change the developments consistency with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, in accordance with Schedule 4 of the Minister's delegation dated February 2015, the Executive Director, Key Sites and Industry Assessments may determine the application under delegation as:

- a political disclosure statement has not been made; and
- the submissions made by the City of Sydney have been considered in the assessment of the application.

6. CONSULTATION

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and referred to City of Sydney (Council), Sydney Harbour Foreshore Authority (SHFA) and Transport for NSW (TfNSW) for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. Following amendments to the plans, the modification was re-notified to Council and agencies.

6.1 Submissions

The Department received two submissions in response to the notification of the modification application, from Council and TfNSW. SHFA did not make a submission.

Council does not object to the amended proposal, but made comments in relation to;

- the visibility of the proposed roof level balustrading, and
- the visibility of the proposed Level 12 outdoor terrace.

TfNSW does not object to the proposed modifications, but provides comment suggesting the applicant should update the Construction Pedestrian and Traffic Management Plan (CPTMP). The Department notes the proposed modifications would not require any material change to the construction process, and as such no change to the CPTMP is required.

No **public** submissions were received in relation to the modification request.

The applicant prepared a response to submissions, responding to the matters raised.

7. ASSESSMENT

The Department considers the key issue in the assessment of the modification to be the visual impacts of the proposed changes. All other issues are considered in **Table 3**.

7.1 Visual Impacts

Council raised two key concerns with regards to visual impacts including;

- roof level balustrading, suggesting it be set back to reduce its appearance; and
- the Level 12 terrace landscaping, suggesting it should be provided to a high standard as it would be visible from surrounding buildings and the public domain.

With regard to balustrading, the proponent clarified it would be set back 600 mm from the edge of the building, which would minimise its appearance and allow safe access for maintenance and cleaning.

The Department considers the proposed balustrading would be barely perceptible from the surrounding public domain and would result in no material change to the visual impact of the building or wider precinct, given its proposed grey colour, its small scale relative to the 13 storey scale of the building, and the proposed 600mm setback.

With regard to the terrace area at Level 12, the applicant argues the proposed landscaped deck area will significantly enhance the amenity of this space and provide an improved visual outcome.

Given the location of the terrace at roof level, the Department does not consider it would be highly visible from the public domain. The Department is satisfied the amendment to the Level 12 terrace area provides a high quality landscaped environment which would make a positive contribution to the visual appearance of the site when viewed from the public domain or surrounding buildings.

The Department has also considered the visual impacts of the other proposed changes, including the ground level changes, façade amendments, and proposed roof level plant. The Department considers the proposed changes are relatively minor, do not materially alter the appearance of the development, improve the activation at the ground floor level, and would not result in any adverse visual impacts.

7.2 Other Issues

Table 3: Assessment of other issues

Consistency with Concept Approval	<ul style="list-style-type: none"> • The Stage 1 Concept Approval sets out requirements and parameters for future development applications in Darling Square. The Department assessed the original application for the NW Plot (SSD 6013) against these requirements and parameters, and found the application was consistent with the Stage 1 Concept Approval. A detailed assessment is set out in Appendix C. • Key changes relevant to the Concept Approval are the height of the roof level plant and balustrading and the deletion of the IQ Hub. • The Concept Approval provides the maximum height for the NW Plot is to be RL 53.6. • The proposed modification does not seek to change the wall or roof height of the building, but does incorporate new roof plant and balustrading which exceeds the height specified in the Concept Approval (with maximum height of RL 55.2). • The Department considers despite the height of the plant and balustrading, the modified building would be acceptable and would remain consistent with the Concept Approval, as <ul style="list-style-type: none"> ▪ wall and roof heights of the building are not altered and remain below the maximum height limit; ▪ the encroachments above the height limit are very minor, and are setback away from the building edge, so they would barely be perceptible and would not change the apparent height of the building; and ▪ the encroachments result in no impacts in terms of view loss, amenity, shadowing, or visual impacts. • The Concept Approval also requires applications to consider the provision of an IQ Hub (purpose built low-cost workspaces for startup ventures). An IQ Hub was approved as part of the ground floor of the building, but is now sought to be deleted. The applicant advises the IQ Hub is proposed in the new Library and Innovation Exchange within the North Plot. The relocation of the IQ Hub is the result of consultation with Council, who will be operating the Hub in the future. The application for the North Plot is currently under assessment. The Department is satisfied the plans for the North Plot make provision for the IQ Hub and its deletion from the NW Plot is therefore acceptable. 	No additional conditions or amendments necessary
Signage	<ul style="list-style-type: none"> • The proposal seeks to incorporate two additional signage zones for business identification signs at the ground floor level. • The applicant has provided an assessment against the relevant criteria of SEPP 64. • The Department has reviewed the assessment and is satisfied the proposed signage zones are minor, consistent with the objectives of SEPP 64, would enable appropriate identification of future ground level retail uses, and would not result in any adverse impacts. 	No additional conditions or amendments necessary

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposed modification is appropriate on the basis that:

- the proposed alterations are minor in nature and do not substantially alter the development as approved;
- the modification would remain consistent with the Concept Plan approval; and
- the proposed amendments do not result in any adverse impacts on the site or surrounding area.

Consequently, it is recommended the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is RECOMMENDED the Executive Director, Key Sites and Industry Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the application under section 96 (1A), subject to conditions; and
- **signs** the notice of modification (**Appendix A**).

Prepared by:
Amy Robertson

Endorsed by

Approved by:



Anthony Witherdin
Director
Modification Assessments



Anthea Sargeant 23/12/16
Executive Director
Key Sites and Industry Assessments

APPENDIX A: NOTICE OF MODIFICATION

The notice of modification can be found on the Department of Planning and Environment's website as follows:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8029

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8029

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8029

3. Response to Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8029

APPENDIX C: ASSESSMENT AGAINST RELEVANT STAGE 1 CONCEPT APPROVAL

Condition		Assessment	Compliance																																														
Building envelopes																																																	
A6	Building plots, separation distances and horizontal building envelopes are to be generally consistent with the Concept Proposal building envelope parameter plans listed in condition A4.	The modified proposal is generally consistent with the requirements of the Stage 1 Concept Approval.	Yes																																														
A7	The maximum height for the development shall be consistent with the Concept Proposal vertical building envelope parameter plans for each building as detailed below:	Proposed roof plant and balustrading would exceed RL53.6 (with maximum height of RL 55.2). However as the roof height and wall heights of the building do not change, and as the additional structures are very minor elements which do not impact on the perceptible height of the building, the Department considers the modification remains consistent with the Concept Approval heights. Refer to discussion in Section 7.2 .	Yes																																														
<table border="1"> <thead> <tr> <th>Plot and Building</th> <th>Maximum Height - RL</th> </tr> </thead> <tbody> <tr> <td colspan="2">North Plot</td> </tr> <tr> <td>-</td> <td>RL 28.50</td> </tr> <tr> <td colspan="2">North East Plot</td> </tr> <tr> <td>Podium</td> <td>RL 25.03</td> </tr> <tr> <td>NE1</td> <td>RL 68.38</td> </tr> <tr> <td>NE2</td> <td>RL 38.10</td> </tr> <tr> <td>NE3</td> <td>RL 138.63</td> </tr> <tr> <td colspan="2">South East Plot</td> </tr> <tr> <td>Podium</td> <td>RL 25.03</td> </tr> <tr> <td>SE1</td> <td>RL 99.85</td> </tr> <tr> <td>SE2</td> <td>RL 38.10</td> </tr> <tr> <td>SE3</td> <td>RL 68.38</td> </tr> <tr> <td colspan="2">South West Plot</td> </tr> <tr> <td>Podium</td> <td>RL 25.03</td> </tr> <tr> <td>SW1</td> <td>RL 91.38</td> </tr> <tr> <td>SW2</td> <td>RL 38.10</td> </tr> <tr> <td>SW3</td> <td>RL 138.63</td> </tr> <tr> <td colspan="2">North West Plot</td> </tr> <tr> <td>-</td> <td>RL 53.60</td> </tr> <tr> <td colspan="2">Darling Drive (Western) Plot</td> </tr> <tr> <td>W1</td> <td>RL 75.20</td> </tr> <tr> <td>W2</td> <td>RL 75.20</td> </tr> </tbody> </table>		Plot and Building	Maximum Height - RL	North Plot		-	RL 28.50	North East Plot		Podium	RL 25.03	NE1	RL 68.38	NE2	RL 38.10	NE3	RL 138.63	South East Plot		Podium	RL 25.03	SE1	RL 99.85	SE2	RL 38.10	SE3	RL 68.38	South West Plot		Podium	RL 25.03	SW1	RL 91.38	SW2	RL 38.10	SW3	RL 138.63	North West Plot		-	RL 53.60	Darling Drive (Western) Plot		W1	RL 75.20	W2	RL 75.20		
Plot and Building	Maximum Height - RL																																																
North Plot																																																	
-	RL 28.50																																																
North East Plot																																																	
Podium	RL 25.03																																																
NE1	RL 68.38																																																
NE2	RL 38.10																																																
NE3	RL 138.63																																																
South East Plot																																																	
Podium	RL 25.03																																																
SE1	RL 99.85																																																
SE2	RL 38.10																																																
SE3	RL 68.38																																																
South West Plot																																																	
Podium	RL 25.03																																																
SW1	RL 91.38																																																
SW2	RL 38.10																																																
SW3	RL 138.63																																																
North West Plot																																																	
-	RL 53.60																																																
Darling Drive (Western) Plot																																																	
W1	RL 75.20																																																
W2	RL 75.20																																																
Maximum Gross Floor Area (GFA)																																																	
A8	The maximum GFA for the development shall not exceed 199,811m ² (excluding ancillary above ground car parking), comprised of a maximum of: <ul style="list-style-type: none"> ▪ 52,120m² non-residential GFA; and ▪ 147,691m² residential GFA 	The modified proposal does not alter the GFA.	Yes																																														
Built form																																																	
B1	Future Development Applications shall demonstrate that the development achieves a high standard of architectural design incorporating a high level of building modulation / articulation and a range of high quality materials and finishes.	The modified building continues to achieve a high standard of architectural design.	Yes																																														
B3	Future Development Applications shall maximise street level activation where possible. A Street Level Activation Plan shall be provided that: <ul style="list-style-type: none"> ▪ indicates the extent and locations where street level activation has been provided; 	The proposed modification does not materially alter the level of street activation.	Yes																																														

Condition	Assessment	Compliance
<ul style="list-style-type: none"> ▪ provides justification for the areas where street level activation it has not been provided; and ▪ provide mitigation measures where necessary to address any inactive building facades at the street level (excluding any vehicular access points). 		
<p>B4 Future Development Applications shall demonstrate that appropriate pedestrian sightlines / visual safety is achieved at building corner locations. Mitigation measures may include (but are not limited to) providing glazing to the corners of retail shopfronts and residential/commercial lobbies.</p>	<p>The modified building maintains appropriate pedestrian sightlines / visual safety.</p>	<p>Yes</p>
<p>B5 Future Development Applications (where above ground car parking is proposed) shall include a detailed Building Design and Laneway Visual Assessment to ensure an appropriate design of the buildings and visual environment within the laneways.</p>	<p>A design assessment has been submitted with the application which demonstrates the modified proposal maintains an appropriate building design opposite Dickson Lane.</p>	<p>Yes</p>
<p>B7 Future Development Applications shall include a Reflectivity Analysis and demonstrate that the buildings do not cause adverse excessive glare.</p>	<p>A reflectivity statement was submitted with the modification, which identifies the only material change affecting reflectivity is the change to the car park metal cladding. The statement notes the cladding would have low surface reflectivity and would not result in any additional glare impacts as compared to the previous assessment.</p>	<p>Yes</p>
<p>B8 Future Development Applications shall include an Access Review and demonstrate that an appropriate degree of accessibility.</p>	<p>An addendum to the accessibility statement prepared for the original approval concluded compliance with Disability Discrimination Act Premises Standards and Australian Standards can be achieved.</p>	<p>Yes</p>
Landscaping and open space		
<p>B9 Future Development Applications shall include detailed landscaping plans for public, communal and private open space areas and the landscape and treatment of all public domain areas.</p>	<p>Updated landscape plans are provided within the modification application.</p>	<p>Yes</p>
Crime prevention		
<p>B13 Future Development Applications shall include a Crime Prevention Through Environmental Design (CPTED) assessment, including mitigation measures where necessary. To the extent that an undercroft is contemplated in the design the Future Development Application for the South East Plot shall make particular reference to the design of the undercroft area adjacent to (pedestrianised) Hay Street.</p>	<p>The modification does not change the conclusions in the previous CPTED assessment.</p>	<p>Yes</p>
<p>B17 Future Development Applications shall demonstrate that ground floor car parking has been avoided where possible. However, should ground floor car parking be provided, it shall be appropriately screened so not to be visible from</p>	<p>Above ground car parking is approved on the NW Plot. The design of the building façade screens the car parking levels.</p>	<p>Yes</p>

Condition	Assessment	Compliance
the public domain (excluding those times when the car park entry door is in use).		
Bicycle parking		
B20 Future Development Applications shall include an appropriate amount of bicycle parking for residents and visitors, including visible public bicycle parking in the public domain for visitors and appropriate end of trip facilities within non-residential accommodation.	There is no change to bicycle parking.	Yes
Heritage and archaeology		
B22 Future Development Applications shall include a Heritage Impact Assessment and a Heritage Interpretation Strategy.	Given the minor nature of the proposed modifications and as the modifications do not result in any additional impact on heritage an addendum heritage report was not required.	Yes
B23 Future Development Applications shall include baseline aboriginal and non-aboriginal archaeological assessments identifying the areas of the site which may contain significant archaeology and how impacts will be mitigated. Any recommendations of the assessment shall be adopted as part of future Development Applications.	As above.	Yes
Environmental performance		
B24 Future Development Applications shall demonstrate achievement of the following minimum Green Star ratings (or equivalent rating of a superseding environmental rating system): <ul style="list-style-type: none"> ▪ 5 star Green Star Office for the NW Plot (excluding the public car park); ▪ 4 star Green Multi Unit Residential rating on all residential towers; and ▪ 4 star Green Star Custom rating for student accommodation. 	The minor modifications do not affect the Green Star rating of the building.	Yes
B26 Future Development Applications shall demonstrate the incorporation of ESD principles in the future design, construction and ongoing operation phases of the development.	The original SSD application was assessed against the principles of ESD. The proposed modifications do not change this assessment.	Yes
Operational noise		
B28 Future Development Applications shall include site specific Noise Assessments and demonstrate that an appropriate acoustic amenity is achieved and include mitigation measures where necessary.	The conclusions in the original report remain unaltered.	Yes
Wind assessment		
B29 Future Development Applications shall include site specific wind assessments and include mitigation measures to prevent an adverse wind environment where necessary.	An addendum to the Wind Report has been submitted, which continues to find the proposal is suitable for pedestrian standing and walking in terms of wind impacts.	Yes
Waste		

Condition	Assessment	Compliance
B30 Future Development Applications shall include a Waste Management Plan to address storage, collection, and management of waste and recycling within the development.	No changes to waste management arise from the modification.	Yes
Construction		
B32 Future Development Applications shall analyse and address the impacts of construction and include: <ul style="list-style-type: none"> ▪ Construction Transport Management Plan, addressing traffic and transport impacts during construction; ▪ Cumulative Construction Impact Assessment (i.e. arising from concurrent construction activity); ▪ Noise and Vibration Impact Assessments, addressing noise and vibration impacts during construction; ▪ Community Consultation and Engagement Plans, addressing complaints during construction; ▪ Construction Waste Management Plan, addressing waste during construction; ▪ Air Quality Management Plan, addressing air quality during construction; ▪ Water Quality Impact Assessments and an Erosion and Sediment Control Plan (including water discharge considerations) in accordance with <i>'Managing urban stormwater, soils and construction (Landcom 2005)'</i>; and ▪ Acid Sulphate Soil Assessment and Management Plan. 	The proposed modification will not change arrangements for construction management assessed under the original approval.	Yes
B33 Future Development Applications shall include detailed investigations and assessment of the impact on utilities.	The modifications will not impact on approved utility arrangements.	Yes
Contamination		
B34 Future Development Applications shall include a Remediation Action Plan addressing the potential contamination of the land including mitigation measures where necessary in accordance with SEPP 55.	The conclusions in the original report remain unaltered.	Yes
IQ Hub		
B36 The Future Development Applications shall include an investigation into the provision of IQ Hub accommodation and shall consult with Council and/or SHFA and local tertiary educational institutions regarding the quantum and location of the accommodation.	The approved IQ Hub has been deleted from the proposal. Instead, it is proposed to include an IQ Hub in the Library and Innovation exchanges within North Plot. The application for the North Plot is currently under assessment and the relocation of the IQ Hub to this location is the result of consultation with Council, who will be operating the Hub in the future. The Department is satisfied the plans for the North Plot make provision for the IQ Hub and its deletion from the NW Plot is therefore acceptable.	Yes