

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Ben Lusher
Executive Director
Housing and Key Sites Assessments

Sydney

3 September 2025

SCHEDULE 1

Development consent:	SSD 66973710 granted by the Director, Key Sites and TOD Assessments on 17 December 2024
For the following:	Refurbishment of existing end-of-trip facilities at Barangaroo South including: • demolition works • infill of existing ramp at Daramu House between ground floor and B1 • extending Tower 3 lift to provide Basement 1 access • construction of updated end-of-trip facilities • associated works including wayfinding signage
Applicant:	Lendlease Investment Management (Australia) Pty Limited
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Barangaroo International Towers, 100-300 Barangaroo Avenue, Barangaroo South identified as Lot 213 DP 1221076, Lot 201 DP 1204948, Lot 211 DP 1217691, Lot 405, DP 1279438, Lot 402, DP 1244222 and Lot 303, DP 1244221
Modification:	Alterations to construction staging

SCHEDULE 2

1. Schedule 2, Part A, Administration Conditions – Condition A18 is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

CONSTRUCTION STAGING

- A18. Construction works must be staged in accordance with the **following** staging plans **prepared by Hammond Studio, dated 27 June 2025**; DWG-SK-80001, Rev D & DWG-SK-80002, Rev D, prepared by Hammond Studio dated 16 December 2024.

- **Indicative Staging Plan - Stage 1A - Early Works - DWG SK - 80000 Rev A;**
- **Indicative Staging Plan - Stage 1B - Main Works CC - DWG SK - 80001, Rev E; and**
- **Indicative Overall Staging Plan - Stage 2 - Main works CC - DWG SK - 80002, Rev E.**

2. Schedule 2, Part B, Prior to Issue of Construction Certificate Conditions – Conditions B7 to B10 are amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

BICYCLE PARKING

- B7. Prior to the issue of the ~~first Construction Certificate~~, **Construction Certificate(s) for Stage 1B and Stage 2**, the Applicant must submit to the Certifier a Report demonstrating compliance with the following:
- (a) compliance with Australian Standards for the layout, design and security of bicycle facilities;
 - (b) provision of a minimum of 718 bicycle spaces including:
 - (c) 58 ebike parking spaces with access to charging facilities

ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES

- B8. Prior to the issue of the ~~first Construction Certificate~~, **Construction Certificate(s) for Stage 1B and Stage 2**, the Applicant must submit to the Certifier details prepared by a suitably qualified professional demonstrating that the building has been designed and will be constructed to provide access and facilities for people with a disability in accordance with the NCC.

VENTILATION

- B9. Prior to the issue of the ~~first Construction Certificate~~, **Construction Certificate(s) for Stage 1B and Stage 2**, the Applicant must submit to the Certifier details, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the NCC, that any mechanical ventilation and/or air conditioning system for the development complies with the NCC and applicable Australian Standards, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.

COMPLIANCE WITH ACOUSTIC ASSESSMENT

- B10. Prior to the issue of the ~~first Construction Certificate~~, **Construction Certificate(s) for Stage 1B and Stage 2**, the Applicant must submit a Report to the Certifier from a Professional Engineer demonstrating that the design of the Development has incorporated all performance parameters, requirements, engineering assumptions and recommendations contained in the acoustic report, prepared by NDY Group, dated 8 March 2024.

End of modification
(SSD 66973710 MOD 1)