

# Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 11 October 2017, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.



Ben Lusher  
Director  
Key Sites Assessments

Date: 18 JUNE 2018 Sydney

## SCHEDULE 1

**Development Approval:** SSD 7056 granted by the Secretary on 19 April 2017

**For the following:** Alterations and additions to Campbell's Stores, The Rocks, including:

- conservation and remediation works to the Campbell's Stores, upgrades to the existing stormwater infrastructure and re-grading of the outdoor dining area
- external and internal building works to facilitate the adaptive re-use of the Campbell's Stores
- reconfiguration of the existing outdoor covered dining area to the east of Campbell's Stores and construction of a new outdoor dining area to the west of Campbell's Stores
- construction of a new outdoor dining area to the north of Campbell's Stores with basement storage, public amenities and plant
- public domain, landscaping and footpath works along Hickson Road.

**Applicant:** Tallawoladah Pty Ltd

**Consent Authority:** Minister for Planning

**The Land:** 7-27 Circular Quay West, The Rocks (Lots 3-5, 8-9 and 12 DP 264534; Lot 6 DP 804776; Lot 4-5 and 7 DP 800881; Lot 12 DP 788130; Lots 1-2 DP 1172586; and Lot 11 DP 1172592)

**Modification:**

**SSD 7056 (MOD 1):** Reconfiguration and amendments to Bay 11 and Bay 12 including the following;

- construction of a viewing “window” pavement opening, to showcase archaeological items with associated seating
- conservation of archaeological features below the Bay 12 area
- relocation of the outdoor dining area and associated awning to the ground level
- reduction and conversion of the raised terrace into a public viewing platform
- re-location of the toilet block
- removal of two grease pump-out pits
- retention of Level 1 external window to Bay 11
- changes to the site levels and replacement of accessible platform lift with a ramp
- associated drainage works.

## SCHEDULE 2

The above approval is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

A2 The Applicant shall carry out the development generally in accordance with the:

- a) Environmental Impact Statement entitled 'SSD 7056 Campbell's Stores, The Rocks', prepared by Urbis Pty Ltd dated October 2015;
- b) Response to Submissions entitled 'SSD 7056: Response to Submissions, Campbell's Stores, The Rocks', prepared by Urbis Pty Ltd dated May 2016;
- c) Second Response to Submissions entitled 'SSD 7056: Response to Submissions, Campbell's Stores, The Rocks', prepared by Urbis Pty Ltd dated October 2016;
- d) **SSD 7056: Campbell's Stores, The Rocks Modification Report, prepared by Urbis Pty Ltd dated March 2018;**
- e) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated October 2015;
- f) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated May 2015;
- g) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated October 2016;
- h) **Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated March 2018;**
- i) following drawings, except for:
  - i. any modifications which are Exempt or Complying Development, and
  - ii. as otherwise provided by the conditions of this consent, and
- j) conditions of this consent.

<b>Architectural (or Design) Drawings prepared by Johnson Pilton Walker Pty Ltd:</b>			
<b>Draw No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
EA-A-0002	<del>D</del> <u>E</u>	Site Plan Proposed	11/04/17 <b><u>22/02/18</u></b>
EA-A-1001	<del>C</del> <u>E</u>	Ground Floor	21/10/16 <b><u>22/02/18</u></b>
EA-A-1002	<del>C</del> <u>D</u>	Hickson Road Level 01 Plan	21/10/16 <b><u>22/02/18</u></b>
EA-A-1003	<del>C</del> <u>D</u>	Level 02 Plan	21/10/16 <b><u>22/02/18</u></b>
EA-A-1004	C	Level 02 Plan	21/10/16
EA-A-1005	C	Level 04 Plan	21/10/16
EA-A-1006	C	Roof Plan	21/10/16
EA-A-2000	<del>C</del> <u>D</u>	Elevations	21/10/16 <b><u>22/02/18</u></b>
EA-A-3002	C	Section – Bay 2	21/10/16
EA-A-3003	C	Section – Bay 3	21/10/16
EA-A-3006	B	Section – Bay 6	10/05/16

EA-A-3009	C	Section – Bay 9	21/10/16
EA-A-3010	C	Section – Bay 10	21/10/16
EA-A-3011	<del>C</del> <u>D</u>	Section – Bay 11	24/10/16 <b>22/02/18</b>
EA-A-3012-2	<del>B</del> <u>D</u>	Section – Bay 12 South	10/05/16 <b>22/02/18</b>
EA-A-3012	<del>C</del> <u>D</u>	Section – Bay 12 North	24/10/16 <b>22/02/18</b>
EA-A-3013	<del>C</del> <u>D</u>	Longitudinal Section	24/10/16 <b>01/02/18</b>
EA-A-4012	<del>B</del> <u>C</u>	Detail Section 01 – Bay 12	24/10/16 <b>22/02/18</b>
EA-A-4013	<del>B</del> <u>C</u>	Detail Section 02 – Bay 12	24/10/16 <b>22/02/18</b>
EA-A-4015	<del>B</del> <u>C</u>	Bay 12 <b>Level 01</b> Detailed Plans	24/10/16 <b>22/02/18</b>
EA-A-4016	<del>B</del> <u>C</u>	Bay 12 <b>Level 02</b> Detailed Elevations <b>Plan</b>	24/10/16 <b>22/02/18</b>
EA-A-4100	A	Hickson Road (West) Elevation Door Comparison	10/05/16
EA-A-4101	A	Hickson Road Entry Bay 3 Door Detail	10/05/16
EA-A-4102	A	Hickson Road Entry Bay 6 Door Detail	10/05/16
EA-A-4103	A	Hickson Road Entry Bay 9 Door Detail	10/05/16
EA-A-4900	A	Base Building Services Fitout Principals	10/05/16
EA-A-4901	A	Base Building Services Fitout Typical Bay Detail 01	10/05/16
EA-A-4902	A	Base Building Services Fitout Typical Bay Detail 02	10/05/16
EA-A-4903	A	Base Building Services Fitout Typical Ground Level RCP	10/05/16
EA-A-4905	A	Indicative Tenancy Fitout Principals Typical Bay - Restaurant	10/05/16
EA-A-4906	A	Indicative Tenancy Fitout – Restaurant Typical Bay Detail 01	10/05/16
EA-A-4907	A	Indicative Tenancy Fitout – Restaurant Typical Bay Detail 02	10/05/16
EA-A-4908	A	Indicative Tenancy Fitout Detail Typical Ground Level RCP	10/05/16
EA-A-4910	A	Indicative Tenancy Fitout Principles Typical Bay-Kitchen	10/05/16
EA-A-4911	A	Indicative Tenancy Fitout – Kitchen Typical Bay Detail 01	10/05/16
EA-A-4912	A	Indicative Tenancy Fitout – Kitchen Typical Bay Detail 02	10/05/16
EA-A-4913	A	Indicative Tenancy Fitout – Kitchen Typical Bay Ground Level Plan	10/05/16
EA-A-4914	A	Indicative Tenancy Fitout – Kitchen Typical Ground Level RCP	10/05/16
EA-L-1001	<del>C</del> <u>D</u>	Landscape Plan	24/10/16 <b>23/02/18</b>
EA-L-4101	A	Landscape Details	10/05/16
-	C	Material Board	21/10/16

2. Part B – Prior to issue of the relevant construction certificate – Condition B13 is amended by the deletion of ~~struck-out~~ words/numbers and the insertion of **bold and underlined** words/numbers as follows:

B13 Prior to the issue of the relevant construction certificate, the Applicant shall prepare Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with the CBD Coordination Office within TfNSW and Sydney Light Rail Team. The CPTMP needs to specify, but not limited to, the following:

- a) location of the proposed work zone;
- b) the proposed crane location;
- c) haulage routes;
- d) construction vehicle access arrangements;
- e) proposed construction hours;
- f) estimated number of construction vehicle movements;
- g) construction program;
- h) consultation strategy for liaison with surrounding stakeholders;
- i) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;
- j) cumulative construction impacts of projects including Sydney Light Rail Project. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the CBD road network; and
- k) measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.

The Applicant shall submit a copy of the final plan to the Coordinator General, CBD Coordination Office for approval, prior to the commencement of any work. **The Applicant shall submit an updated plan in consultation with the Sydney Coordination Office within TfNSW that relates to MOD 1, prior to commencement of modification works.**

3. Part B – Prior to issue of the relevant construction certificate – Condition B17 is amended by the deletion of ~~struck-out~~ words/numbers and the insertion of **bold and underlined** words/numbers as follows:

B17 An Interpretation Strategy and Plan shall be prepared by an experienced interpretation specialist and submitted to the NSW Heritage for comment in ~~two~~ **three** stages

- a) **Stage 1:** Interpretation Strategy prior to the issue of a Construction Certificate. The Strategy is to include the display of industrial equipment as noted in the endorsed CMP (2014), and its applicable interpretation policies, and qualifying provision for archaeological discovery and uncovered heritage items during construction that are identified and can be utilised for interpretation.
- b) **Stage 1A Addendum to Interpretation Strategy prior to the issue of a Construction Certification. The addendum is to address the retention and preservation of the identified State significant archaeological material within Bay 12.**
- c) **Stage 2:** Interpretation Plan developed in consultation between the applicant's interpretation specialist and the Heritage Council, during the construction period incorporating any archaeology discovery or uncovered heritage items. The Interpretation Plan is to be submitted to NSW Heritage for information before the issue of the Final Occupation Certificate.

4. Part D – During Construction – Condition D8 is amended by the deletion of ~~struck-out~~ words/numbers and the insertion of **bold and underlined** words/numbers as follows:

D8 All archaeological works shall be in accordance with the approved research design and methodology outlined in Austral Archaeology report dated 27 September 2016 (Appendix C of the Second Response to Submissions Report) **and the recommendations contained within Archaeological Statement of Heritage Impact for Proposed Redesign of Bay 12 dated 12 March 2018 (Appendix C of the SSD 7056: Campbell's Stores, The Rocks Modification Report).**

5. Part D – During Construction – the following additional condition is inserted as shown **bold and underlined**

**D22 The services of a Conservation Specialist shall be obtained for the project to address and advise on initial and ongoing management of the archaeological resources. This shall include preparation of a report to advise on the following matters:**

- a) ongoing maintenance routine and monitoring (if recommended) for the site's future manager,**
- b) methods of exposure and maintenance resulting from changes in ambient temperature and humidity and exposure to direct sunlight,**
- c) the recommended separating fabric used to cover the remains along the line of the proposed block work retaining wall to the viewing window. This should confirm and adopt that advice for the separating materials used for reburied archaeological remains across the site.**

**This report shall be submitted for approval of the DPE prior to finalising the design detail and construction and within 6 months of the commencement of the modification approval. The report shall be prepared in consultation with the Heritage Council of NSW or its delegate. This report should be prepared for inclusion of the Conservation Program required by Condition E1.**

6. Part E – Prior to occupation or commencement of use – Condition E1 is amended by the deletion of ~~struck-out~~ words/numbers and the insertion of **bold and underlined** words/numbers as follows:

E1 A Conservation Program, including a maintenance plan, should be prepared to ensure that the property is appropriately conserved and maintained by the new tenants after occupation. The conservation program should include archival recording and 'catch-up works' program and an ongoing maintenance program. The Conservation Program shall be prepared in consultation with PMNSW and the Heritage Council of NSW. A copy of the final Conservation Program shall be provided to the Secretary for information before the issue of the Final Occupation Certificate.

**The Applicant shall confirm who will be responsible for ongoing maintenance, monitoring and follow-up work for the displayed archaeological resources as recommended by the Conservation Specialist Report. This advice must be provided in writing for the information of the Secretary of the Department and the Heritage Council of NSW within 12 months of the commencement of the modification works.**

**End of Modifications to SSD 7056 MOD 1**

