

# Modification of Development Consent

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

As delegate of the Minister for Planning, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.

*Sargeant* 21.9.18

Anthea Sargeant  
**Executive Director**  
**Key Sites and Industry Assessments**

Date: Sydney 2018

## 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 2):** Alterations and additions including the following:

- amending the Bay 11 plantroom layout and roof design

- construction of a powder-coated louvre wall in the loading dock
- updating the layout of the Bay 6 Ground Level toilet
- installing a new air vent in the eastern eave of Bay 6
- new internal horizontal penetration at Level 1 of Bay 8-9.

## 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 Bay 11, prepared by Urbis Pty Ltd dated May 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                                                                            | E                | Site Plan Proposed                       | 22/02/18               |
| EA-A-1004                                                                            | E                | Ground Floor                             | 22/02/18               |
| <b><u>EA-A-1001</u></b>                                                              | <b><u>D2</u></b> | <b><u>Ground Floor</u></b>               | <b><u>23/04/18</u></b> |
| EA-A-1002                                                                            | D                | Hickson Road Level 01 Plan               | 22/02/18               |
| <b><u>EA-A-1002</u></b>                                                              | <b><u>D2</u></b> | <b><u>Hickson Road Level 01 Plan</u></b> | <b><u>23/04/18</u></b> |
| EA-A-1003                                                                            | D                | Level 02 Plan                            | 22/02/18               |
| EA-A-1004                                                                            | C                | Level 02 Plan                            | 21/10/16               |
| EA-A-1005                                                                            | C                | Level 04 Plan                            | 21/10/16               |
| <b><u>EA-A-1005</u></b>                                                              | <b><u>D2</u></b> | <b><u>Level 04 Plan</u></b>              | <b><u>23/04/18</u></b> |
| EA-A-1006                                                                            | C                | Roof Plan                                | 21/10/16               |
| <b><u>EA-A-1006</u></b>                                                              | <b><u>D2</u></b> | <b><u>Roof Plan</u></b>                  | <b><u>23/04/18</u></b> |
| EA-A-2000                                                                            | D                | Elevations                               | 22/02/18               |
| <b><u>EA-A-2000</u></b>                                                              | <b><u>D3</u></b> | <b><u>Elevations</u></b>                 | <b><u>06/08/18</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               |

|                    |           |                                                                   |                 |
|--------------------|-----------|-------------------------------------------------------------------|-----------------|
| <b>EA-A-3006</b>   | <b>C2</b> | <b>Section – Bay 6</b>                                            | <b>23/04/18</b> |
| EA-A-3009          | C         | Section – Bay 9                                                   | 21/10/16        |
| EA-A-3010          | C         | Section – Bay 10                                                  | 21/10/16        |
| <b>EA-A-3010</b>   | <b>D2</b> | <b>Section – Bay 10</b>                                           | <b>23/04/18</b> |
| EA-A-3011          | D         | Section – Bay 11                                                  | 22/02/18        |
| <b>EA-A-3011</b>   | <b>D2</b> | <b>Section – Bay 11</b>                                           | <b>23/04/18</b> |
| EA-A-3012-2        | D         | Section – Bay 12 South                                            | 22/02/18        |
| <b>EA-A-3012-2</b> | <b>D2</b> | <b>Section – Bay 12 South</b>                                     | <b>23/04/18</b> |
| EA-A-3012          | D         | Section – Bay 12 North                                            | 22/02/18        |
| EA-A-3013          | D         | Longitudinal Section                                              | 01/02/18        |
| <b>EA-A-3013</b>   | <b>D2</b> | <b>Longitudinal Section</b>                                       | <b>23/04/18</b> |
| EA-A-4012          | C         | Detail Section 01 – Bay 12                                        | 22/02/18        |
| <b>EA-A-4012</b>   | <b>C2</b> | <b>Detail Section 01 – Bay 12</b>                                 | <b>23/04/18</b> |
| EA-A-4013          | C         | Detail Section 02 – Bay 12                                        | 22/02/18        |
| <b>EA-A-4013</b>   | <b>C2</b> | <b>Detail Section 02 – Bay 12</b>                                 | <b>23/04/18</b> |
| EA-A-4015          | C         | Bay 12 Level 01 Detailed Plans                                    | 22/02/18        |
| EA-A-4016          | C         | Bay 12 Level 02 Detailed Plan                                     | 22/02/18        |
| 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          | D         | Landscape Plan                                                    | 23/02/18        |
| EA-L-4101          | A         | Landscape Details                                                 | 10/05/16        |
| -                  | C         | Material Board                                                    | 21/10/16        |
|                    | <b>D</b>  | <b>Material Board</b>                                             | <b>23/02/18</b> |

### End of Modifications to SSD 7056 MOD 2