

Modification of Development Consent

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

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



David McNamara
Director
Key Sites Assessments

Dated: 7 May

Sydney 2019

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 3:** Reinstate two former doorway openings between Bay 2 and Bay 3 at the ground level.

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) **SSD 7056: Campbell's Stores, The Rocks Modification Report, prepared by Urbis Pty Ltd dated 28 February 2019;**
- f) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated October 2015;
- g) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated May 2015;
- h) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated October 2016;
- i) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated March 2018;
- j) 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
- k) conditions of this consent.

Architectural (or Design) Drawings prepared by Johnson Pilton Walker Pty Ltd:			
Draw No.	Revision	Name of Plan	Date
EA-A-0002	E	Site Plan Proposed	22/02/18
EA-A-1001	D2	Ground Floor	23/04/18
<u>EA-A-1001</u>	<u>D3</u>	<u>Ground Floor</u>	<u>12/02/19</u>
EA-A-1002	D2	Hickson Road Level 01 Plan	23/04/18
EA-A-1003	D	Level 02 Plan	22/02/18
EA-A-1004	C	Level 02 Plan	21/10/16
EA-A-1005	D2	Level 04 Plan	23/04/18
EA-A-1006	D2	Roof Plan	23/04/18
EA-A-2000	D3	Elevations	06/08/18
EA-A-3002	C	Section – Bay 2	21/10/16
EA-A-3003	C	Section – Bay 3	21/10/16
EA-A-3006	C2	Section – Bay 6	23/04/18
EA-A-3009	C	Section – Bay 9	21/10/16
EA-A-3010	D2	Section – Bay 10	23/04/18
EA-A-3011	D2	Section – Bay 11	23/04/18
EA-A-3012-2	D2	Section – Bay 12 South	23/04/18

EA-A-3012	D	Section – Bay 12 North	22/02/18
EA-A-3013	D2	Longitudinal Section	23/04/18
EA-A-4012	C2	Detail Section 01 – Bay 12	23/04/18
EA-A-4013	C2	Detail Section 02 – Bay 12	23/04/18
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
	D	Material Board	23/02/18

2. Part D – During Construction – the following additional Condition 23 is inserted as shown **bold and underlined**:

Reinstatement of Former Doorway Openings

D23 The works associated with the reinstatement of two former doorway openings between Bay 2 and Bay 3 on the ground floor, shall comply with the following requirements:

- a) **no original sandstone shall be removed or cut;**
- b) **all work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods;**
- c) **the removed sandstone shall be salvaged and stored on site; and**
- d) **there shall be no frame surrounding the new door openings.**

**End of modification
(SSD 7056 MOD 3)**