

Modification of Development Consent

Section 4.55(2) 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.



Anthea Sargeant
Executive Director
Compliance, Industry and Key Sites

Sydney 1 November, 2019

SCHEDULE 1

Development consent: **SSD 7944** granted by the Independent Planning Commission on 11 September 2018

For the following: Public domain and associated works within Barangaroo South and Barangaroo Central, including:

- construction of public domain areas at Watermans Cove (including a public pier), Hickson Park, Watermans Quay, Wulugul Walk and a section of Barangaroo Avenue
- site preparation works
- ground treatments and finishes
- landscaping
- furniture and fixtures
- lighting
- wayfinding signage
- civil and stormwater infrastructure and utility services

Applicant: Lend Lease (Millers Point) Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: 51A Hickson Road, Barangaroo (part Lot 214 DP 1221076 and part Lot 101 DP 1204946), and land within an area of Darling Harbour (part Volume 5018 Folio 1)

Modification: **MOD 1:** Design and aesthetic changes to Hickson Park, Watermans Cove, Watermans Quay, Wulugul Walk and Barangaroo Avenue public domain areas

SCHEDULE 2

The above approval is modified as follows:

- Condition A3 is amended by the deletion of ~~strike through~~ text and inclusion of **bold and underlined** text as follows:

A3 Development in accordance with plans and documentation

The development may only be carried out:

- in compliance with the conditions of this consent;
- in accordance with all written directions of the Secretary;
- generally in accordance with the EIS and RTS; and
- in accordance with the approved plans in the table below:

Architectural Drawings prepared by Grants Associates			
Drawing No.	Revision	Name of Plan	Date
BAR-418-DA-SP-GA01	E	Stage 1B Development Application Boundary	03/11/2017
BAR-418-DA-SP-GA02	B	Stage 1B Character Plan	20/01/2017
BAR-418-DA-SP-GA03	D <u>E</u>	Watermans Quay and 1B Interface Plan	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-SP-GA04	E	Stage 1B Key Plan	03/11/2017
BAR-418-DA-SP-GA05	G <u>I</u>	Stage 1B Master Plan	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-WQ-PN01	D <u>F</u>	Watermans Quay Master Plan	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-WQ-DP01	D <u>E</u>	Watermans Quay Detail Plan - Trees	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WQ-DP02	D <u>E</u>	Watermans Quay Detail Plan – No Trees	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WQ-SE01	D <u>E</u>	Watermans Quay Section A-A	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-BA-PN01	D <u>F</u>	Barangaroo Avenue Masterplan	08/09/2017 <u>21/08/2019</u>
BAR-418-DA-BA-DP01	E <u>G</u>	Barangaroo Avenue North Detail Plan - Trees	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-BA-DP02	E <u>G</u>	Barangaroo Avenue North Detail Plan – No Trees	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-BA-DP03	G <u>E</u>	Barangaroo Avenue South Detail Plan - Trees	08/09/2017 <u>21/08/2019</u>
BAR-418-DA-BA-DP04	D <u>F</u>	Barangaroo Avenue South Detail Plan – No Trees	08/09/2017 <u>21/08/2019</u>
BAR-418-DA-BA-SE01	D	Barangaroo Avenue Section A-A	26/07/2017
BAR-418-DA-BA-SE02	D	Barangaroo Avenue Section B-B	26/07/2017
BAR-418-DA-BA-SE03	D <u>E</u>	Barangaroo Avenue Section C-C	08/11/2017 <u>09/05/2019</u>

BAR-418-DA-HP-PN01	F <u>H</u>	Hickson Park Master Plan - Trees	23/05/2018 <u>21/08/2019</u>
BAR-418-DA-HP-PN02	F <u>H</u>	Hickson Park Master Plan – No Trees	23/05/2018 <u>21/08/2019</u>
BAR-418-DA-HP-DP01	D <u>E</u>	Hickson Park East Entry Detail Plan – Trees	08/09/2017 <u>09/05/2019</u>
BAR-418-DA-HP-DP02	F <u>G</u>	Hickson Park East Entry Detail Plan – No Trees	08/09/2017 <u>09/05/2019</u>
BAR-418-DA-HP-DP02A	B <u>D</u>	Hickson Park Road Bollard Strategy	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-HP-DP03	E <u>F</u>	Hickson Park South Entry Detail Plan – Trees	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-HP-DP04	F <u>G</u>	Hickson Park South Entry Detail Plan – No Trees	23/05/2018 <u>09/05/2019</u>
BAR-418-DA-HP-DP05	D <u>F</u>	Hickson Park West Entry Detail Plan – Trees	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-HP-DP06	F <u>H</u>	Hickson Park West Entry Detail Plan – No Trees	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-HP-DP06A	B <u>D</u>	Hickson Park Bollard Strategy	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-HP-SE01	F <u>H</u>	Hickson Park Section A-A	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-HP-SE02	D <u>E</u>	Hickson Park Section B-B	26/07/2017 <u>09/05/2019</u>
BAR-418-DA-HP-SE03	D <u>E</u>	Hickson Park Section C-C	26/07/2017 <u>09/05/2019</u>
BAR-418-DA-HP-SE04	D <u>E</u>	Hickson Park Section D-D	26/07/2017 <u>09/05/2019</u>
BAR-418-DA-HP-SE05	G <u>D</u>	Hickson Park Section E-E	15/03/2017 <u>09/05/2019</u>
BAR-418-DA-HP-SE06	E <u>G</u>	Hickson Park Section F-F	08/09/2017 <u>21/08/2019</u>
BAR-418-DA-HP-SE07	G <u>I</u>	Hickson Park Section G-G	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-HP-SE08	C <u>D</u>	Hickson Park Section H-H	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-HP-SE09	C <u>D</u>	Hickson Park Section I-I	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-HP-SE10	C <u>D</u>	Hickson Park Section J-J	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-HP-SE11	B <u>C</u>	Hickson Park Section K-K	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-HP-SE12	B <u>C</u>	Hickson Park Section L-L	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-HP-SE13	C <u>D</u>	Hickson Park Section M-M	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WW-PL01	E <u>F</u>	Wulugul Walk Masterplan - Trees	03/11/2017 <u>09/05/2019</u>

BAR-418-DA-WW-PL02	E <u>F</u>	Wulugul Walk Masterplan – No Trees	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WW-DP01	E <u>F</u>	Wulugul Walk Boardwalk Detail Plan – Trees	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WW-DP02	G <u>H</u>	Wulugul Walk Boardwalk Detail Plan – No Trees	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WW-DP03	G <u>D</u>	Wulugul Walk & Former Spirit of Tasmania of Tasmania Loading Dock Detail Plan - Trees	08/09/2017 <u>09/05/2019</u>
BAR-418-DA-WW-DP04	E <u>F</u>	Wulugul Walk & Former Spirit of Tasmania of Tasmania Loading Dock Detail Plan - No Trees	08/09/2017 <u>09/05/2019</u>
BAR-418-DA-WW-SE00	D <u>E</u>	Wulugul Walk Section Key Plan	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WW-SE01	D	Wulugul Walk Section A-A	08/09/2017
BAR-418-DA-WW-SE02	D	Wulugul Walk Section B-B	08/09/2017
BAR-418-DA-WW-SE03	D	Wulugul Walk Section C-C	08/09/2017
BAR-418-DA-WW-SE04	D	Wulugul Walk Section D-D	08/09/2017
BAR-418-DA-WW-SE05	D <u>E</u>	Wulugul Walk Section E-E	08/09/2017 <u>09/05/2019</u>
BAR-418-DA-WW-SE06	D	Wulugul Walk Section F-F	08/09/2017
BAR-418-DA-WW-SE07	D	Wulugul Walk Section G-G	08/09/2017
BAR-418-DA-WC-PL01	E <u>F</u>	Watermans Cove Masterplan - Trees	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WC-PL02	G <u>H</u>	Watermans Cove Masterplan – No Trees	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WC-DP01	D <u>E</u>	Watermans Cove Raised Planter Detail Plan - Trees	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WC-DP02	E <u>F</u>	Watermans Cove Raised Planter Detail Plan – No Trees	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-WC-DP03	D <u>E</u>	Watermans Cove Terraced Seating Detail Plan - Trees	08/09/2017 <u>09/05/2019</u>
BAR-418-DA-WC-DP04	E <u>F</u>	Watermans Cove Terraced Seating Detail Plan – No Trees	08/09/2017 <u>09/05/2019</u>
BAR-418-DA-WC-DP05	B <u>D</u>	Watermans Cove Bollard Strategy	03/11/2017 <u>21/08/2019</u>
BAR-418-DA-WC-SE00	D	Watermans Cove Section Key Plan	03/11/2017
BAR-418-DA-WC-SE01	D	Watermans Cove Section A-A	08/09/2017
BAR-418-DA-WC-SE02	E	Watermans Cove Section B-B	08/09/2017
BAR-418-DA-WC-SE03	D	Watermans Cove Section C-C	08/09/2017
BAR-418-DA-WC-SE04	E	Watermans Cove Section D-D	08/09/2017
BAR-418-DA-WC-SE05	E	Watermans Cove Section E-E	08/09/2017
BAR-418-DA-WC-SE06	E	Watermans Cove Section F-F	08/09/2017
BAR-418-DA-WC-SE07	D	Watermans Cove Section G-G	08/09/2017
BAR-418-DA-TS-PN01	E <u>F</u>	Tree Strategy Plan	03/11/2017 <u>09/05/2019</u>
BAR-418-DA-TS-TI01	G <u>D</u>	Tree Strategy – Watermans Quay and Barangaroo Avenue	08/09/2017 <u>09/05/2019</u>

BAR-418-DA-TS-TI02	C	Tree Strategy – Hickson Park	08/09/2017
BAR-418-DA-TS-TI03	D	Tree Strategy – Hickson Park	08/09/2017
BAR-418-DA-TS-TI04	D	Tree Strategy – Wulugul Walk	03/11/2017
BAR-418-DA-TS-TI05	C	Tree Strategy – Watermans Cove	08/09/2017
BAR-418-DA-SS-PN01	E	Shrub Strategy Plan	03/11/2017
BAR-418-DA-SS-SI01	C <u>D</u>	Shrub Strategy – Fern Garden	08/09/2017 <u>09/05/2019</u>
BAR-418-DA-SS-SI02	C <u>D</u>	Shrub Strategy – Fern Garden	08/09/2017 <u>09/05/2019</u>
BAR-418-DA-SS-SI03	D	Shrub Strategy – Cove Raised Planter Garden	03/11/2017
BAR-418-DA-SS-SI04	C <u>D</u>	Shrub Strategy – Fig Raised Planter Garden	08/09/2017 <u>09/05/2019</u>

2. Condition B23 is amended by the deletion of ~~striketrough~~ text as follows:

B23 Transitional Paving

~~Porphyry paving is to be used within Hickson Park rather than the proposed ‘city and park transition paving’ as marked in the Architectural Drawings. Details demonstrating compliance with the above requirement must be submitted to the satisfaction of the Certifying Authority and Secretary prior to the issue of the relevant Construction Certificate.~~

3. Condition B25 is amended by the inclusion of **bold and underlined** text as follows:

B25 Road, Intersection, Pedestrian Crossing and Footpath Design – Watermans Quay and Barangaroo Avenue

Detailed design and construction documentation of all roads, intersections, **pedestrian crossings** and footpaths must be prepared by suitably qualified practising professional Civil Engineer in consultation with the relevant roads authority, TNSW and the RMS. The documentation is to be submitted to and approved by the relevant road authority prior to the relevant Construction Certificate being issued. Documentation shall include but not be limited to the following:

- general plan and typical cross sections showing road, lane arrangements, **pedestrian crossings**, footpath widths and alignment levels, pavement configuration, batter slopes, retaining walls, kerb and gutter details;
- the design of any intersections, details of traffic control measures to be installed including traffic signals and details of timing/phasing of installation;
- demonstration the design of roads and intersections adopt the recommendations of a Stage 3 (Detailed Design) Road Safety Audit prepared in accordance with Austroads *Guide to Road Safety Part 6: Road Safety Audit*;
- design of pavement structure, including types of materials and layer thickness, kerb and gutter details;
- details of how road widths and footpaths for Watermans Quay and Barangaroo Avenue and how it would integrate with the configuration of existing sections of road;
- detailed design documentation of how the road pavement and footpaths match into the existing public domain; and
- stormwater drainage works plan, schedule of drainage elements including pipes and pits, drainage profiles and longitudinal sections.

The design of roads and intersections including traffic control measures (e.g. signals) **and pedestrian crossings** shall meet the relevant requirements/design specifications of TNSW and RMS.

The works are to be completed in accordance with the approved plan/s. All documentation is to be provided to the Secretary.

4. Condition B29 is amended by the deletion of ~~strikethrough~~ text as follows:

~~B29 Temporary Tree Planting~~

~~The Applicant shall ensure vegetation/trees along Barangaroo Avenue and Watermans Quay are selected to minimise potential road safety (e.g. sight distance requirements) and usability (particularly for pedestrians) impacts and to comply with the relevant road safety guidelines and Australian Standard. Details demonstrating compliance with the above requirements must be submitted to the satisfaction of the Certifying Authority and Road Authority prior to the issue of the relevant Construction Certificate.~~

5. Condition B38 is imposed by **bold and underlined** text as follows:

B38 Alignment Levels – Hickson Road

The detailed design of the interim and final interface with Hickson Road may be modified to ensure consistency with the adjoining public domain. Any design amendments to the interface are to be approved by the relevant road authority for Hickson Road.

End of modification

(SSD 7944 MOD 1)