

Modification of Development Consent

Section 4.55(1A) 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.



David McNamara
Director
Key Sites Assessments

Date: 20 June

Sydney 2019

SCHEDULE 1

Development consent: SSD 8529 granted by the Executive Director, Key Sites and Industry Assessments on 6 June 2018

For the following: Construction and use of a 7-storey retail/commercial building, including:

- a total GFA of 11,703 m², comprising of 10,995 m² commercial floor area and 708 m² retail GFA
- public domain to match the existing Stage 1A public domain works (SSD 6303)
- integration and minor alterations to the existing Stage 1A Basement (MP10_0023)
- allocation of 18 car spaces, 40 bicycle spaces and 96 lockers within the existing Stage 1A Basement
- roof top planting and solar photo-voltaic installation
- commercial signage zones to level 6 to accommodate future business identification signage.
- a ground floor interpretation zone.

Applicant: Lendlease (Millers Point) Pty Ltd

Consent Authority: Minister for Planning

The Land: Building C1, Barangaroo South

Modification: MOD 2: Design and administrative changes including out of hours construction works.

SCHEDULE 2

1. Part A – Administrative Conditions – Condition A3 is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

Terms of Consent

- A3 The development may only be carried out:
- a) in compliance with the conditions of this consent;
 - b) in accordance with all written directions of the Secretary;
 - c) generally in accordance with the EIS and RTS; and
 - d) in accordance with the approved plans in the table below:

Architectural plans prepared by Tzannes			
Drawing No.	Revision	Name of Plan	Date
Basement Plans			
BCC1AD1B100	3	GA Plan – Basement Level B1	23/01/2018
BCC1AD1B125	2	Demolition Plans - Basement	23/01/2018
BCC1AD1B200	3	GA Plan – Basement 2	23/01/2018
General Plans			
BCC1AD00007	5	GFA Summary	13/03/2018
Floor Plans			
BCC1AD20000	45 <u>16</u>	GA Plan – Ground Floor	25/10/2018 <u>21/02/2019</u>
BCC1AD20025	4	Demolition Plan – Ground Floor	23/01/2018
BCC1AD30000	8	GA Plan - Mezzanine	13/03/2018
BCC1AD30100	6	GA Plan – Level 01	13/03/2018
BCC1AD30200	6	GA Plan – Levels 02-05	13/03/2018
BCC1AD30600	6	GA Plan – Level 06	13/03/2018
BCC1AD30700	7	GA Plan - Roof	31/01/2018
Elevation Plans			
BCC1AD41000	3	South Elevation	23/01/2018
BCC1AD42000	6	West Elevation	08/02/2018
BCC1AD43000	3	North Elevation	23/01/2018
BCC1AD44000	7 <u>11</u>	East Elevation	31/01/2018 <u>21/02/2019</u>
Section Plans			
BCC1AD50001	3	Section AA	23/01/2018
BCC1AD50002	6	Section BB and CC	09/02/2018
Finishes Plans			
BCC1AD80000	3	Materials and Finishes	23/01/2018
Shopfront Modules			
BCC1ADS0010	2	Shopfront modules – Zone A	11/10/2017
BCC1ADS0011	10	Shopfront modules – Zone B	17/01/2019
BCC1ADS0012	2	Shopfront modules – Zone C	11/10/2017
BCC1ADS0013	3	Shopfront Modules – Zone D, E	22/01/2019
BCC1ADS0015	10	Shopfront modules – Zone C Awnings	17/01/2019
Interpretation Zone			
<u>ADZ0030-10</u>	<u>A</u>	<u>C1 Façade Plan</u>	<u>27/02/2019</u>
<u>ADZ0030-11</u>	<u>A</u>	<u>C1 Façade Elevation</u>	<u>27/02/2019</u>

2. Condition D1 is amended by insertion of **bold and underlined** words as follows:

Construction hours

D1 Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:

- a) between 7 am and 7 pm, Mondays to Fridays inclusive;
- b) between 7 am and 5 pm, Saturdays.
- c) No construction work may be carried out on Sundays or public holidays, **notwithstanding the out-of-hours works permitted below.**

Out-of-hours construction works relating to internal services are permitted to be carried out between the following hours:

- a) **between 7 pm and 7 am, Mondays to Fridays inclusive; and**
- b) **between 5 am and 7 pm, Saturdays and Sundays.**

Out-of-hours works relating to paving works and the dismantling of tower cranes are permitted to be carried out between 8 am and 5 pm on Sundays.

The permitted occasions and months for the out-of-hours works are as follows:

<u>Works</u>	<u>Occasions</u>	<u>Months Permitted</u>
<u>Demolition of Tower Crane</u>	<u>1 Sunday</u>	<u>During July 2019 and August 2019</u>
<u>Paving Works</u>	<u>4 Sundays</u>	<u>During July 2019 and September 2019</u>
<u>Internal Services Works</u>	<u>10 weeks</u>	<u>During June 2019 to September 2019</u>

Activities may be undertaken outside of these hours if required:

- a) by the Police or a public authority (not the Applicant) for the delivery of vehicles, plant or materials; or
- b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.

Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.

Rock breaking, rock hammering, sheet piling, pile driving, **tile or paver sawing** and similar activities may only be carried out between the following hours:

- a) 9 am to 12 pm, Monday to Friday;
- b) 2 pm to 5 pm, Monday to Friday;
- c) 9 am to 12 pm, Saturday;
- d) **9 am to 12 pm, Sunday; and**
- e) **2 pm to 5 pm, Sunday.**

End of modification

(SSD 8529 MOD 2)

