

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.



Anthony Witherdin
Director
Key Sites Assessments

Sydney

24/06/2020

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 and Public Spaces
The Land:	Building C1, Barangaroo South
Modification:	MOD 3: Installation of co-generator plant

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:
- 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 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	16 <u>17</u>	GA Plan – Ground Floor	21/02/2019 <u>07/03/2019</u>
BCC1AD20025	4	Demolition Plan – Ground Floor	23/01/2018
BCC1AD30000	8 <u>9</u>	GA Plan - Mezzanine	13/03/2018 <u>07/03/2019</u>
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 <u>9</u>	GA Plan - Roof	31/01/2018 <u>7/03/2019</u>
Elevation Plans			
BCC1AD41000	3	South Elevation	23/01/2018
BCC1AD42000	6 <u>10</u>	West Elevation	08/02/2018 <u>07/03/2020</u>
BCC1AD43000	8	North Elevation	30/10/2019
BCC1AD44000	18	East Elevation	21/01/2020
Section Plans			
BCC1AD50001	3 <u>5</u>	Section AA	23/01/2018 <u>07/03/2019</u>
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			
ADZ0030-10	A	C1 Façade Plan	27/02/2019
ADZ0030-11	A	C1 Façade Elevation	27/02/2019

2. Part B – Prior to Construction Certificate – Condition B36 is included by the insertion of **bold and underlined** words as follows:

Co-generator exhaust

B36 Detailed roof plans showing the co-generator exhaust flues are to be submitted to the certifying authority and the Planning Secretary, prior to the issue of the relevant Construction Certificate.

3. Part E – Prior to occupation or commencement of use – Condition E18 is included by the insertion of **bold and underlined** words as follows:

Co-generator

E18 The Applicant must obtain a NSW EPA Resource Recovery Order/Resource Recovery Exemption or an Environmental Protection licence prior to the operation of the co-generator. A copy of the licence must be submitted to the Planning Secretary.

4. Part F – Post Occupation/During Operation – Condition F13, F14 and F15 are included by the insertion of **bold and underlined** words as follows:

Co-generator Air Quality

F13 The use of the co-generator must not give rise to the emission of gases, vapours or other impurities which are a nuisance, injurious or prejudicial to health.

F14 The use of the co-generator and associated equipment must not cause or permit the emission of any offensive odour from the premises as defined in the Protection of Environment Operations Act 1997.

F15 Gaseous emissions from the use of the co-generator must comply with the requirements of the Protection of the Environment Operations Act, 1997 and Regulation. Uses that produce airborne particulate matter must incorporate a dust collection system.

5. Part F – Post Occupation/During Operation – Condition F16 and F17 are included by the insertion of **bold and underlined** words as follows:

Design and operation of co-generator

F16 The co-generator must be designed, installed and operated in accordance with the Noise Assessment titled 'Barangaroo South Building C1 Co-Generation Plan Noise Assessment' dated 22 February 2019. The co-generator plant must not emit low frequency noise when measured at the nearest residential receivers.

F17 The co-generator must be designed, installed and operated in accordance with the air quality impact assessment titled 'Used Cooking Oil Co-Generation Plan – Barangaroo South Air Quality Impact Assessment' dated 5 December 2019 and correspondence titled 'Advice Note – UCO Cogen Plant – Clarification for COS' dated 4 December 2019.

End of modification

(SSD 8529 MOD 3)