

# Modification of Development Consent

Section 96(1A) of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning, under delegation effective 16 February 2015, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.

Ben Lusher  
**Director**  
**Key Site Assessments**

Sydney 26 November 2015

## SCHEDULE 1

**Development Approval:** **SSD\_6013** granted by the delegate of the Minister for Planning on 7 May 2014

**For the following:** Development of The Haymarket, Mixed Use Commercial and Public Car Park including:

- site preparation works including demolition of existing structures, tree removal, minor excavation, and site remediation as required;
- staged construction of a 12 storey building to be used for commercial premises, and above ground car parking;
- various public domain improvements including provision (part) new east-west pedestrian laneway (known as Dickson's Lane) linking Darling Drive to the Boulevard, upgrading of existing footpaths, provision of street trees, and provision of bicycle parking facilities;
- building identification signage and wall advertising sign.

**Applicant:** Lend Lease (Haymarket) Pty Ltd

**The Authority:** Minister for Planning

**The Land:** North West Plot, Darling Square (formerly The Haymarket), Sydney International Convention, Exhibition and Entertainment Precinct (Lot 1 DP 612907, Lot 2 DP612907, Lot 201 DP 1165804, Lot 1 DP 827982, Lot 900 DP 1132344 and Lot 2 DP 827982)

**Modification:** **SSD 6013 MOD2:** the modification includes:

- reduction of the size of the rooftop plant area and increase of non-residential GFA;
- revised building and façade design and provision of a roof terrace;
- revised internal car park and commercial floor space design and layout;
- reconfiguration and amendment of vehicle, bicycle and motorcycle parking spaces;
- provision of photovoltaic panels at roof level; and
- alteration and addition of signage zones.

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

- (a) Schedule 2 Part A – Administrative Condition A3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

#### Development Description

- A3 The Applicant shall carry out the project generally in accordance with the:
- a) State Significant Development Application SSD 6013;
  - b) Environmental Impact Statement prepared by JBA Urban Planning Consultants Pty Ltd dated May 2013;
  - c) Response to Submissions report prepared by JBA Urban Planning Consultants Pty Ltd dated February 2014;
  - d) Section 96(2) modification to Development Consent SSD 6013 dated March 2015;
  - e) **Section 96(1A) modification to Development Consent SSD 6013 dated October 2015;**
  - e) f) The conditions of this consent; and
  - f) g) The following drawings, except for:
    - i) any modifications which are Exempt or Complying Development;
    - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Lend Lease Design or Woods Bagot for Lend Lease			
Drawing No.	Revision	Name of Plan	Date
SNW DA30005	02	Site Plan – Demolition	24.01.14
DA1000	A	Detailed Excavation	10.03.15
DA2001	<del>B</del> <u>E</u>	General Arrangement Plan – Ground Floor	<del>20.05.15</del> <u>07/10/15</u>
DA2002	<del>A</del> <u>E</u>	General Arrangement Plan – Carpark Level 1	<del>10.03.15</del> <u>01/10/15</u>
DA2003	<del>A</del> <u>E</u>	General Arrangement Plan – Carpark Level 2	<del>10.03.15</del> <u>01/10/15</u>
DA2004	<del>A</del> <u>D</u>	General Arrangement Plan – Carpark Level 3	<del>10.03.15</del> <u>01/10/15</u>
DA2005	<del>A</del> <u>D</u>	General Arrangement Plan – Carpark Level 4	<del>10.03.15</del> <u>01/10/15</u>
DA2007	<del>A</del> <u>D</u>	General Arrangement Plan – Level 5	<del>10.03.15</del> <u>01/10/15</u>
DA2008	<del>A</del> <u>D</u>	General Arrangement Plan – Level 6	<del>10.03.15</del> <u>01/10/15</u>
DA2009	<del>A</del> <u>E</u>	General Arrangement Plan – Level 7	<del>10.03.15</del> <u>07/10/15</u>
DA2010	<del>A</del> <u>E</u>	General Arrangement Plan – Level 8	<del>10.03.15</del> <u>07/10/15</u>
DA2011	<del>A</del> <u>E</u>	General Arrangement Plan – Level 9	<del>10.03.15</del> <u>07/10/15</u>



DA2012	<u>A</u> <u>D</u>	General Arrangement Plan – Level 10	<del>10.03.15</del> <u>01/10/15</u>
DA2013	<u>A</u> <u>E</u>	General Arrangement Plan – Level 11 and Plant	<del>10.03.15</del> <u>07/10/15</u>
DA2014	<u>A</u> <u>E</u>	General Arrangement Plan – Level 12 Plant	<del>10.03.15</del> <u>07/10/15</u>
DA2015	<u>A</u> <u>E</u>	General Arrangement Plan – Roof	<del>10.03.15</del> <u>07/10/15</u>
DA3001	<u>A</u> <u>E</u>	General Arrangement Elevations and Sections – Section AA	<del>10.03.15</del> <u>07/10/15</u>
DA3002	<u>A</u> <u>D</u>	General Arrangement Elevations and Sections – Section BB	<del>10.03.15</del> <u>01/10/15</u>
DA3003	<u>A</u> <u>D</u>	General Arrangement Elevations and Sections – Section CC	<del>10.03.15</del> <u>01/10/15</u>
DA3004	<u>A</u> <u>D</u>	General Arrangement Elevations and Sections – Section DD	<del>10.03.15</del> <u>01/10/15</u>
DA3005	<u>A</u> <u>E</u>	General Arrangement Elevations and Sections – Section EE	<del>10.03.15</del> <u>07/10/15</u>
DA3101	<u>C</u> <u>G</u>	General Arrangement Elevations and Sections – Elevation – North	<del>20.05.15</del> <u>06/10/15</u>
DA3102	<u>A</u> <u>E</u>	General Arrangement Elevations and Sections – Elevation – East	<del>10.03.15</del> <u>06/10/15</u>
DA3103	<u>A</u> <u>D</u>	General Arrangement Elevations and Sections – Elevation – South	<del>10.03.15</del> <u>01/10/15</u>
DA3104	<u>A</u> <u>E</u>	General Arrangement Elevations and Sections – Elevation – West	<del>10.03.15</del> <u>07/10/15</u>
<b>Landscape Drawings prepared by Hassell Limited or Aspect Studios</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
<del>14076-NW Plot-</del> <del>SSDA4-96-001</del>	A	Drawing List	<del>May</del> <u>September</u> 2015
<del>14076-NW Plot-</del> <del>SSDA4-96-201</del>	A	General Arrangement	<del>May</del> <u>September</u> 2015
<del>14076-NW Plot-</del> <del>SSDA4-96-210</del>	A	Paving Plan	<del>May</del> <u>September</u> 2015
<del>14076-NW Plot-</del> <del>SSDA4-96-211</del>	A	Planting Plan	<del>May</del> <u>September</u> 2015
<b>L212</b> <del>14076-NW Plot-</del> <del>SSDA4-96-212</del>	A	Urban Elements Plan	<del>May</del> <u>September</u> 2015
L301	D	Sectional Elevations	27.01.14

Civil Drawings prepared by Hyder Consulting Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
PD-CI-2201	04	Sediment and Erosion Control Plan	31.01.14
PD-CI-2301	<del>07</del> <u>11</u>	Civil Works, Stormwater, Pavement, Signs and Linemarking Plan	<del>10.03.15</del> <u>07.10.15</u>
PD-CI-2401	04	Combined Services Plan	17.01.14
<u>PD-CI-2581</u>	<u>08</u>	<u>Water Sensitive Urban Design Strategy Plan</u>	<u>07.10.15</u>
SKCPD060	<del>03</del> <u>04</u>	Proposed Floor Level Grading and Flood Level (including Climate Change) Plan	<del>18.03.15</del> <u>09.10.15</u>

**SCHEDULE 2**  
**PART C      PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

- (b) Schedule 2 Part C – Condition C13 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words/numbers as follows:

**Bicycle Facilities**

C13 Minimum bicycle parking on site shall be provided as follows:

- ~~460~~ 175 bicycle parking spaces; and
- ~~32~~ 35 visitor parking spaces.

**SCHEDULE 2**  
**PART G      POST OCCUPATION**

- (c) Schedule 2 Part G – Condition G3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words / numbers as follows:

**Use of Outdoor Terraces**

G3 Use of the rooftop office terraces is to be restricted to between 8am to 8pm Mondays to Fridays and 9am to 4pm Saturdays, Sundays and Public Holidays. No amplified music, or use of PA systems or the like are to be used on outdoor rooftop terraces and noise levels shall be managed to be accordance with the recommendations of the Noise and Vibration Report prepared by Renzo Tonin and Associates.

**End of modification to SSD 6013  
(SSD 6013 MOD2)**