

# Modification of Development Consent

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

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



Anthea Sargeant  
**Executive Director**  
**Key Sites and Industry Assessments**

Sydney 23 December 2016

## 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 MOD 3:** the modification includes:

- external amendments at ground level;
- new signage zones
- replacement of IQ hub with retail use;
- façade design amendments;
- roof level amendments including new plant and balustrades; and
- provision of landscaping on the Level 12 outdoor terrace.

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

- (a) Schedule 2 Part A – Administrative Condition A3 is amended by the insertion of the **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;
  - f) Section 96(1A) Modification Application, SICEEP, Darling Square, North-West Plot, prepared by JBA, dated 12 October 2015;**
  - ~~f) g)~~ The conditions of this consent; and
  - g) h)** The following drawings, except for:
    - i) any modifications which are Exempt or Complying Development;
    - ii) otherwise provided by the conditions of this consent.

<b>Architectural (or Design) Drawings prepared by Lend Lease Design or Woods Bagot for Lend Lease</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
SNW DA30005	02	Site Plan – Demolition	24.01.14
DA1000	A	Detailed Excavation	10.03.15
DA2001	<del>F</del> <b><u>G</u></b>	General Arrangement Plan – Ground Floor	<del>07/10/15</del> <b><u>27/09/16</u></b>
DA2002	<del>E</del> <b><u>F</u></b>	General Arrangement Plan – Carpark Level 1	<del>01/10/15</del> <b><u>27/09/16</u></b>
DA2003	<del>E</del> <b><u>F</u></b>	General Arrangement Plan – Carpark Level 2	<del>01/10/15</del> <b><u>27/09/16</u></b>
DA2004	<del>D</del> <b><u>E</u></b>	General Arrangement Plan – Carpark Level 3	<del>01/10/15</del> <b><u>27/09/16</u></b>
DA2005	<del>D</del> <b><u>E</u></b>	General Arrangement Plan – Carpark Level 4	<del>01/10/15</del> <b><u>27/09/16</u></b>
DA2007	<del>D</del> <b><u>E</u></b>	General Arrangement Plan – Level 5	<del>01/10/15</del> <b><u>27/09/16</u></b>
DA2008	<del>D</del> <b><u>E</u></b>	General Arrangement Plan – Level 6	<del>01/10/15</del> <b><u>27/09/16</u></b>
DA2009	<del>E</del> <b><u>F</u></b>	General Arrangement Plan – Level 7	<del>07/10/15</del> <b><u>27/09/16</u></b>
DA2010	<del>E</del> <b><u>F</u></b>	General Arrangement Plan – Level 8	<del>07/10/15</del> <b><u>27/09/16</u></b>

DA2011	<u>E F</u>	General Arrangement Plan – Level 9	<u>07/10/15</u> <u>27/09/16</u>
DA2012	D	General Arrangement Plan – Level 10	01/10/15
DA2013	<u>E G</u>	General Arrangement Plan – Level 11 <del>and Plant</del>	<u>07/10/15</u> <u>27/09/16</u>
DA2014	<u>E G</u>	General Arrangement Plan – Level 12 Plant	<u>07/10/15</u> <u>27/09/16</u>
DA2015	<u>E F</u>	General Arrangement Plan – Roof	<u>07/10/15</u> <u>27/09/16</u>
DA3001	<u>E G</u>	General Arrangement Elevations and Sections – Section AA	<u>07/10/15</u> <u>27/09/16</u>
DA3002	<u>D F</u>	General Arrangement Elevations and Sections – Section BB	<u>01/10/15</u> <u>27/09/16</u>
DA3003	<u>D F</u>	General Arrangement Elevations and Sections – Section CC	<u>01/10/15</u> <u>27/09/16</u>
DA3004	<u>D F</u>	General Arrangement Elevations and Sections – Section DD	<u>01/10/15</u> <u>27/09/16</u>
DA3005	<u>E G</u>	General Arrangement Elevations and Sections – Section EE	<u>07/10/15</u> <u>27/09/16</u>
DA3101	<u>G K</u>	General Arrangement Elevations and Sections – Elevation – North	<u>06/10/15</u> <u>27/09/16</u>
DA3102	<u>E G</u>	General Arrangement Elevations and Sections – Elevation – East	<u>06/10/15</u> <u>27/09/16</u>
DA3103	<u>D G</u>	General Arrangement Elevations and Sections – Elevation – South	<u>01/10/15</u> <u>27/09/16</u>
DA3104	<u>E H</u>	General Arrangement Elevations and Sections – Elevation – West	<u>07/10/15</u> <u>27/09/16</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>
14076-SSDA4-96-001	<u>A D</u>	Drawing List	<u>September 2015</u> <u>October 2016</u>
14076-SSDA4-96-201	<u>A D</u>	General Arrangement	<u>September 2015</u> <u>October 2016</u>
14076-SSDA4-96-210	<u>A D</u>	Paving Plan	<u>September 2015</u> <u>October 2016</u>
14076-SSDA4-96-211	<u>A D</u>	Planting Plan	<u>September 2015</u> <u>October 2016</u>
14076-SSDA4-96-212	<u>A D</u>	Urban Elements Plan	<u>September 2015</u>

			<b><u>October 2016</u></b>
L301	D	Sectional Elevations	27.01.14
<b><u>14706 NW DA-002</u></b>	<b><u>A</u></b>	<b><u>Landscape Plan (Intensive Zone)</u></b>	<b><u>09.11.2016</u></b>
<b><u>14706 NW DA-003</u></b>	<b><u>A</u></b>	<b><u>Landscape Plan (Intensive Zone)</u></b>	<b><u>09.11.2016</u></b>
<b><u>14706 NW DA-004</u></b>	<b><u>A</u></b>	<b><u>Planting Plan</u></b>	<b><u>09.11.2016</u></b>
<b>Civil Drawings prepared by Hyder Consulting Pty Ltd</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
PD-CI-2201	04	Sediment and Erosion Control Plan	31.01.14
PD-CI-2301	11	Civil Works, Stormwater, Pavement, Signs and Linemarking Plan	07.10.15
PD-CI-2401	04	Combined Services Plan	17.01.14
PD-CI-2581	08	Water Sensitive Urban Design Strategy Plan	07.10.15
SKCPD060	04	Proposed Floor Level Grading and Flood Level (including Climate Change) Plan	09.10.15

- (b) Schedule 2 Part F – Prior to Occupation or Commencement of use Condition F19 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words / numbers as follows:

#### **Building Identification Signage**

- F1 Prior to the erection of the Building **or Tenant** Identification Signage, the signage design proposed within the Building **or Tenant** Identification Zones, must be submitted to the department for endorsement.

**End of modification to SSD 6013  
(SSD 6013 MOD3)**