

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
Acting Director
Key Site Assessments

Sydney

8 July 2015

SCHEDULE 1

- Development Approval:** **SSD-6116** granted by the Minister for Planning and Infrastructure on 15 June 2014
- For the following:** Development of the Sydney International Convention, Exhibition and Entertainment Precinct – International Convention Centre Hotel including:
- demolition of existing improvements on site and associated tree removal;
 - construction of a 35 storey building and basement;
 - maximum GFA of 37,090m²;
 - hotel use including ancillary guest and visitor facilities, restaurant and ballroom;
 - replacement of a one-way access road;
 - provision of short term and taxi/drop off car parking and coach parking;
 - public domain works including integration with existing/proposed works; and
 - building identification signage zones.
- Applicant:** Lend Lease (Haymarket) Pty Ltd
- The Authority:** Minister for Planning
- The Land:** Sydney International Convention, Exhibition and Entertainment Precinct – International Convention Centre Hotel (ICC Hotel), Darling Harbour (Lot 1010 DP1147364)
- Modification:** **SSD 6116 MOD1:** the modification includes:
- amendment of the porte-cochere, including deletion of the 'plate awning', rearrangement of the short term parking bays and provision of an additional short term parking bay;
 - enlargement of the rooftop plant room;
 - amendment of external wall treatments at ground and first floor levels and provision of an additional area of glazing at fourth floor level (in lieu of metal louvres);

- provision of a visual screen to the ground floor level loading area;
- reconfiguration of the pool terrace and screening at fourth floor level; and
- provision of an additional business identification signage zone at ground floor level.

SCHEDULE 2
PART A – ADMINISTRATIVE AND DEVELOPMENT CONTRIBUTIONS CONDITIONS

- (a) Schedule 2 Part A – Administrative Condition A4 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

A4 The Applicant shall carry out the project generally in accordance with the:

- a) SSD Application 6116;
- b) EIS prepared by JBA Urban Planning Consultants Pty Ltd, dated August 2013;
- c) RtS report prepared by JBA Urban Planning Consultants Pty Ltd, dated March 2014 and addendum RtS dated April 2014;
- d) The Section 96 modification to Development Consent SSD 6116 dated April 2015;**
- e) The conditions of this consent; and**
- e) f) 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 fjmt			
Drawing No.	Revision	Name of Plan	Date
DA000	G	TITLE SHEET	08/04/14
DA001	G <u>H</u>	LOCATION PLAN	08/04/14 <u>11/03/15</u>
DA002	G <u>H</u>	SITE CONTEXT PLAN	08/04/14 <u>11/03/15</u>
DA003	G <u>H</u>	BUILDING WORKS BOUNDARY PLAN	08/04/14 <u>11/03/15</u>
DA004	G <u>H</u>	GROUND PLANE WITH IMMEDIATE CONTEXT	08/04/14 <u>11/03/15</u>
DA090	G	BASEMENT PLAN	08/04/14
DA100	G <u>H</u>	GROUND FLOOR PLAN	08/04/14 <u>11/03/15</u>
DA101	G	MEZZANINE FLOOR PLAN	08/04/14
DA102	G <u>H</u>	PODIUM LEVEL 1 PLAN	08/04/14 <u>11/03/15</u>
DA103	G	PODIUM LEVEL 1B PLAN	08/04/14
DA104	G	PODIUM LEVEL 2 PLAN	08/04/14
DA105	G	PODIUM LEVEL 3 PLAN	08/04/14
DA106	G	PODIUM LEVEL 3B PLAN	08/04/14
DA107	G <u>H</u>	PODIUM LEVEL 4 PLAN	08/04/14 <u>11/03/15</u>
DA110	G	TOWER LEVELS 5 – 22 FLOOR PLAN STANDARD HOTEL ROOMS	08/04/14
DA111	G	TOWER LEVELS 23 – 24 FLOOR PLAN STANDARD ROOMS W JUNIOR SUITES	08/04/14

DA112	G	TOWER LEVEL 25 FLOOR PLAN STANDARD ROOMS W MIXED SUITES	08/04/14
DA113	G	TOWER LEVELS 26 – 31 FLOOR PLAN STANDARD ROOMS W MIXED SUITES	08/04/14
DA114	G	TOWER LEVEL 32 FLOOR PLAN STANDARD ROOMS W MIXED SUITES	08/04/14
DA120	G	LOWER ROOF PLAN LEVEL 33	08/04/14
DA125	G	UPPER FLOOR PLAN LEVEL 34	08/04/14
DA130	G <u>H</u>	INDICATIVE ROOF PLAN	08/04/14 <u>11/03/15</u>
DA200	G	SECTION AA	08/04/14
DA201	G	SECTION BB	08/04/14
DA300	G <u>H</u>	NORTH EAST ELEVATION – TOWER	24.04.2014 <u>27.03.15</u>
DA301	G <u>H</u>	SOUTH EAST ELEVATION – TOWER	24.04.2014 <u>27.03.15</u>
DA302	G <u>H</u>	SOUTH WEST ELEVATION – TOWER	24.04.2014 <u>27.03.15</u>
DA303	G <u>H</u>	NORTH WEST ELEVATION – TOWER	24.04.2014 <u>27.03.15</u>
DA304	G <u>H</u>	WESTERN ELEVATION – PODIUM	24.04.2014 <u>27.03.15</u>
DA305	G <u>H</u>	SOUTHERN ELEVATION – PODIUM	24.04.2014 <u>27.03.15</u>
DA306	G <u>H</u>	EASTERN ELEVATION – PODIUM	24.04.2014 <u>27.03.15</u>
DA307	G <u>H</u>	NORTHERN ELEVATION – PODIUM	24.04.2014 <u>27.03.15</u>
Public Domain / Landscape Drawings prepared by Hassel			
Drawing No.	Revision	Name of Plan	Date
L001	B	DRAWING LIST AND SITE PLAN	13.03.2014
L101	B	TREE REMOVAL PLAN	13.03.2014
L201	B	GENERAL ARRANGEMENT PLAN	13.03.2014
L601	B	SECTIONAL ELEVATIONS (SHEET 1 OF 2)	13.03.2014
L602	B	SECTIONAL ELEVATIONS (SHEET 2 OF 2)	13.03.2014
<u>ICC-LD-10400-A</u>	<u>A</u>	<u>POOL DECK LANDSCAPE PLAN</u>	<u>25.03.2015</u>
Civil Infrastructure Drawings prepared by Hyder Consulting			
Drawing No.	Revision	Name of Plan	Date
HO-CI-0001	06	COVER SHEET AND DRAWING LIST	25/03/2014
HO-CI-0101	07	SITE PREPARATION PLAN	25/03/2014

HO-CI-0150	07	SITE EXCAVATION PLAN	25/03/2014
HO-CI-0201	07	SEDIMENT AND EROSION CONTROL PLAN	25/03/2014
HO-CI-0301	07	CIVIL WORKS AND STORMWATER PLAN	25/03/2014
HO-CI-0701	11	COMBINED SERVICES PLAN	25/03/2014
HO-CI-0801	08	TURNING PATHS PLAN	25/03/2014

SCHEDULE 2

PART C – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

- (b) Schedule 2 Part B – Condition C8 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words/numbers as follows:

Vehicle Parking

C8 Vehicle parking on site shall be provided as follows:

- a) ~~Seven~~ **Eight** short term car bays beneath the porte-cochere; and
- b) Five taxi/drop off car bays on the eastern side of the access road; and
- c) One bus/coach bay on Darling Drive.

- (c) Schedule 2 Part C – Condition C43 is added by the insertion of the **bold and underlined** words / numbers as follows:

Loading Dock Visual Screen

C43 Prior to the issue of the relevant construction certificate amended plans shall be submitted for the Department's endorsement that show that the detailed design of the loading dock visual screen achieves:

- a) **a high standard of design and visual appearance;**
- b) **a safe and secure environment in accordance with CPTED principles; and**
- c) **an appropriate landscape response (if applicable).**

SCHEDULE 2

PART F – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

- (d) Schedule 2 Part B – Remedial Works Condition C8 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words/numbers as follows:

Installation of Water Efficient Taps

F17 All taps and shower heads installed must be water efficient with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS), **where available**. The details are to be submitted for the consent of the Certifying Authority, prior to a relevant Occupation Certificate being issued.

End of modification to SSD 6116