

Modification of Development Consent

Section 96(2) 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.



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 1st April 2016

SCHEDULE 1

Development Approval: SSD_6010 granted by the delegate of the Minister for Planning on 7 May 2014

For the following: Development of The Haymarket, Residential Building (Student Accommodation) including:

- site preparation works including demolition of existing structures, regrading of the site and removal of vegetation and site remediation as required;
- construction of a 20 storey building to be used for student accommodation;
- various public domain improvements including construction of a new public square (Macarthur Place), upgrading of existing footpaths and provision of street trees, and provision of seating and bicycle parking facilities;
- re-alignment of Darling Drive and provision of pedestrian and bicycle paths; and
- business and building identification signage.

Applicant: Urbanest Darling Harbour No.1 Pty Ltd

Consent Authority: Minister for Planning

Land: Sydney International Convention, Exhibition and Entertainment Precinct, Darling Square, Darling Drive Plot W2 Building, Darling Harbour. (Lot 900 DP 1132344 and Part Lot 33 DP 870306)

Modification: **SSD 6010 MOD1:** the modification includes:

- construction and use of an enclosed, north/south, first floor level pedestrian bridge-link connecting the W1 and W2 Buildings;
- installation of a screen on the western elevation of the pedestrian bridge-link;
- provision of 104m² communal roof terrace and associated rationalisation of plant and services;
- reduction of 11m² GFA (from 14,352m² to 14,341m²); and
- internal reconfiguration.

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

- (a) Schedule 2 Part A – Administrative Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck-out**~~ words / numbers as follows:

Terms of Consent

- A3 The Applicant shall carry out the project generally in accordance with the:
- a) State Significant Development Application SSD 6010;
 - 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 January 2014;
 - d) Section 96(1A) modification application to Development Consent SSD 6010 prepared by JBA Urban Planning Consultants Pty Ltd dated 27 October 2015 and Response to Submissions dated 3 February 2016.**
 - ~~d 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 AJ+C Architectural Services			
Drawing No.	Revision	Name of Plan	Date
DA0001	10	Cover Sheet	01.04.14
DAS961001	11 <u>1</u>	Site Plan	01.04.14 <u>22.07.2015</u>
DAS962100	11 <u>2</u>	Ground Floor and Level 1 Plan	01.04.14 <u>21.01.2016</u>
DA2101	9	Typical Floor Plans (Level 2, 3, 11)	25.03.14
DAS962102	7 <u>2</u>	Typical Floor Plan (Level 12) & Roof Plans	25.03.14 <u>21.01.2016</u>
DAS962701	7 <u>2</u>	Area Plans	16.12.13 <u>21.01.2016</u>
DAS963101	10 <u>1</u>	West and North Elevations	25.03.14 <u>22.07.2015</u>
DAS963102	10 <u>2</u>	East and South Elevations	25.03.14 <u>21.01.2016</u>
DA3200	9	Sections	25.03.14
DA3201	9	Sections	25.03.14
DA3301	5	Signage	16.12.13
<u>S968000</u>	<u>2</u>	<u>Bridge Link Details</u>	<u>21.01.2016</u>
<u>S968001</u>	<u>2</u>	<u>Roof Terrace</u>	<u>21.01.2016</u>
Landscape Drawings prepared by Hassell Limited			
Drawing No.	Revision	Name of Plan	Date
L001	I	Drawing List and Drawing Layout	25.03.14
L101	F	Tree Removal Plan	07.06.13

L201	I	Scope of Works Plan	27.01.14
L202	J	Macarthur Place Plan	25.03.14
L210	J	Paving Plan	25.03.14
L211	J	Planting Plan	25.03.14
L212	J	Urban Elements Plan	25.03.14
L301	G	Sectional Elevations	18.12.13
Civil Drawings prepared by Hyder Consulting Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
PD-CI-4001	05	Cover Sheet and Drawing List	25.03.14
PD-CI-4101	06	Site Preparation Plan	28.03.14
PD-CI-4150	04	Excavation Plan	28.03.14
PD-CI-4201	06	Sediment and Erosion Control Plan	28.03.14
PD-CI-4301	06	Civil Works and Stormwater Plan	28.03.14
PD-CI-4305	02	Stormwater Drainage Longitudinal Sections – Sheet 1	25.03.14
PD-CI-4401	05	Typical Cross Sections	25.03.14
PD-CI-4411	05	Road Longitudinal Sections	25.03.14
PD-CI-4501	06	Combined Services Plan	28.03.14
SKCPD083	10	Shared Path and Drop Off Bay Adjacent Student Accommodation SSDA3	03.04.14
SKCPD095	08	Hay Street Shared Zone Plan	03.04.14

SCHEDULE 2
PART F PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

- (b) Schedule 2 Part F – Condition F18 is added by the insertion of the **bold and underlined** words / numbers as follows:

Building Maintenance Unit

F18 The rooftop Building Maintenance Unit (BMU) shall be installed and operational prior to the First Occupation of the building. When not in use the BMU will be stored on the roof so that it is not visible from Darling Drive, Macarthur Street, Systum Street, Hay Street and Pier Street.

- (c) Schedule 2 Part F – Condition F19 is added by the insertion of the **bold and underlined** words / numbers as follows:

Screen Technology

F19 Details of the technology and methodology for the screen that is to be attached to the western elevation of the first floor level, enclosed, pedestrian bridge-link shall be submitted for the Secretary's approval prior to its installation and operation.

SCHEDULE 2
PART G POST OCCUPATION

- (d) Schedule 2 Part G – Condition G2 is amended by the insertion of the **bold and underlined** words / numbers as follows:

Use of Communal Terrace

- G2 **Roof terraces shall be accessible to all residents within the W1 and W2 buildings.**
Use of the terraces is restricted to residents and their guests of the development only.

No amplified music shall be played on the outdoor terraces and staff shall manage noise levels in accordance with the recommendations of the Noise and Vibration Report prepared by Renzo Tonin and Associates.

- (e) Schedule 2 Part G – Condition G13 is added by the insertion of the **bold and underlined** words / numbers as follows:

Business and building identification signage

- G13 The screen that is to be attached to the western elevation of the first floor level, enclosed, pedestrian bridge-link shall not be used for the display of advertising of any kind.**

End of modification to SSD 6010
(SSD 6010 MOD1)