

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 11 October 2017, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.

David McNamara
Director
Key Sites Assessments

Date: 31 October 2018 Sydney

SCHEDULE 1

Development Consent: SSD 7561 granted by the Minister for Planning on 17 May 2018

Applicant: Sydney Theatre Company

For the following: Demolition and internal fitout and refurbishment works of Wharf 4/5 and part of Shore Sheds 4/5, Hickson Road, Walsh Bay, including:

- general demolition of internal areas and demolition of box offices, access ramp and stairs and partial demolition of roof
- refurbishment of Wharf Theatre 1, Theatre Bar and Wharf Theatre 2
- new box office/ticketing area
- increased capacity of Wharf Theatres 1 and 2
- new administration areas and offices
- new function room
- upgrades to services and infrastructure.

The Land: Wharf 4/5 and Shore Shed 4/5, Hickson Road, Walsh Bay (Lot 65 in DP 1048377)

Modification: SSD 7561 (MOD 1):

Amend Condition B4, Condition B5, Condition B6, Condition B7 and Condition B8 relating to fire safety strategies and Condition B29 relating to the connection of services to align with the timing of equivalent documentation in SSD 8671.

SCHEDULE 2

The above approval is modified as follows:

1. Condition B4 is amended by the inclusion of **bold and underlined** text as follows:

Fire Safety Strategy

- B4 Prior to the issue of the relevant Construction Certificate **(excluding demolition works)**, the Applicant shall ensure details of the fire booster location/s are submitted and approved by FRNSW.

2. Condition B5 is amended by the inclusion of **bold and underlined** text as follows:

Fire Safety Strategy

- B5 Prior to the issue of the relevant Construction Certificate **(excluding demolition works)**, the Applicant shall ensure details of the smoke hazard management system are submitted to and approved by FNSW.

3. Condition B6 is amended by the deletion of ~~striketrough~~ text and the inclusion of **bold and underlined** text as follows:

Fire Safety Strategy

- B6 Prior to the ~~issue of any Construction Certificate~~ **commencement of relevant works (excluding demolition works)**, the Applicant shall prepare a holistic Fire Safety Strategy for the development in consultation with, and to the satisfaction of, FRNSW.

The Fire Safety Strategy must address a fire scenario involving malicious ignition (arson) as a sensitivity analysis be considered with multiple fires occurring at once within the public areas of the development.

The Fire Safety Strategy must be approved by FRNSW prior to the issue of ~~any~~ **the relevant** Construction Certificate.

4. Condition B7 is amended by the deletion of ~~striketrough~~ text and the inclusion of **bold and underlined** text as follows:

Fire Safety Strategy

- B7 Prior to the ~~issue of any Construction Certificate~~ **commencement of relevant works (excluding demolition works)**, the Applicant shall prepare an Emergency Management Strategy and Evacuation Strategy for the development in consultation with, and to the satisfaction of, FRNSW.

5. Condition B8 is amended by the inclusion of **bold and underlined** text as follows:

Fire Safety Strategy

- B8 Prior to the issue of the relevant Construction Certificate (excluding demolition works), the Applicant shall ensure that any isolation of the smoke detection system in the performance spaces/s during theatrical performances is approved by FRNSW.
6. Condition B29 is amended by the deletion of ~~struck-out~~ words/numbers and the insertion of **bold and underlined** words/numbers as follows:

Requirements of Public Authorities

- B29 The Applicant must comply with the requirements of any public authorities (e.g. Ausgrid, Sydney Water, Telstra Australia) in regard to the connection to, relocation and/or adjustment to the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services are the responsibility of the Applicant. Details of compliance with the requirements of any relevant public authorities must be submitted to the satisfaction of the certifying authority prior to the ~~issue of the Construction Certificate~~ **commencement of the relevant works.**

End of Modifications to SSD 7561 MOD 1