

Modification of Development Consent

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

I, the Minister for Planning and Public Spaces, approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



The Hon. Rob Stokes
NSW Minister for Planning and Public Spaces

Sydney 1st OCTOBER 2019

SCHEDULE 1

Development consent:	SSD 9452 granted by the Executive Director, Key Sites and Industry Assessments, as delegate of the Minister for Planning and Public Spaces on 28 February 2019
For the following:	<p>Australian Museum:</p> <ul style="list-style-type: none">• External works including: new openings in the ground level and basement level of the William Street façade of the Parkes Farmer Wing• Installation of rooftop photovoltaic panels• Internal works including raising the Museum Heart Floor, new escalators, stairs and amenities• Café to level 2 and new educational spaces• Tree removal, replacement trees and landscaping• New bus-bay on William Street
Applicant:	Australian Museum Trust
Consent Authority:	Minister for Planning and Public Spaces
The Land:	1 William Street, Sydney (Lot 1 DP 1157811; Lot 3 DP 1046458; Lot 11 DP 588102)
Modification:	Deletion of Condition B15 – Development Contributions

SCHEDULE 2

The above consent is modified as follows:

1. Condition B15 is deleted in its entirety as shown struck-through.

Development contributions

~~B15 A cash contribution comprising 1% of the total cost of the development is payable to the City of Sydney pursuant to section 61 of the City of Sydney Act 1988 and the Central Sydney Contribution (Amendment) Plan 2002/ Central Sydney Development Contributions Plan 2013 in accordance with the following:~~

- ~~a) Prior to any Crown Certificate being issued, evidence must be provided of Council's written verification of the amount of the contribution as required in (b) below, and then that the levy has been paid to the Council in accordance with this condition. Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to the City of Sydney. Direct debit, personal or company cheques will not be accepted.~~
- ~~b) The contribution must not be paid to the City of Sydney until it is accompanied by separate written verification by the City of Sydney of the specific amount payable. In order to obtain such verification, the "City of Sydney - Cost Summary Report" indicating the itemised cost of development must be completed and submitted to Council by the Certifying Authority (CA) together with copies of the plans the subject of the application for the Construction Certificate. A copy of the required format for the "City of Sydney - Cost Summary Report" may be obtained from the City of Sydney One Stop Shop, any of the Neighbourhood Service Centres and the City of Sydney's website (www.cityofsydney.nsw.gov.au).~~
- ~~c) The Council will consider the documentation submitted under subclause (b) and determine the cost of the proposed development having regard to the information submitted and to such other matters as it considers appropriate and will notify the CA accordingly.~~
- ~~d) The items to be included in the calculation of the cost of development are demolition works, site remediation including decontamination, excavation and site preparation, construction costs, fit-out, professional fees as part of the design (including design competitions) documentation and implementation process, fixed building machinery, equipment and appliances, kitchens and bar areas, car parking, air conditioning plant and equipment, services (fire, mechanical ventilation, electrical, hydraulic), ceilings, fire protection devices, installation of services (power, water, sewer, telephone), lifts and other essential machinery, floor coverings, Building Code of Australia compliance works, replacement of existing materials, fixtures and fittings, construction related insurance, assessment and construction related fees, charges and GST and any other matter not expressly excluded in (e) below.~~
- ~~e) The items to be excluded in the calculation of the cost of development are the cost of land, marketing expenses (excluding display suites etc), finance and interest, building insurance after practical completion, drapery, commercial stock inventory, loose furniture, loose equipment, loose electrical appliances, minor maintenance of existing retained fixtures (patching, repainting) and stamp duty.~~

~~Please contact Council's Planning Administration staff at Planningsystemsadmin@cityofsydney.nsw.gov.au to confirm the amount payable, prior to payment.~~

**End of modification
(SSD 9452 MOD 1)**