

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, I approve the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.



Daniel Keary
Director

Industry, Key Sites and Social Projects

Sydney 24 MARCH 2014

SCHEDULE 1

Project Approval:

MP 09_0076 granted by the Planning Assessment Commission on 3 April 2012

For the following:

Concept Plan for the CityOne development, including the upgrade of the eastern access ways to Wynyard Station, and retail and commercial development.

Modification:

MP 09_0076 MOD 1: modification includes:

- amendment to the Term of Approval A6 – Voluntary Planning Agreement;
- amendment to Future Environmental Assessment Requirement 7 - Workplace Travel Plan and 10 - Sydney Airport;
- amendment to Statement of Commitments 1.b), 2.d), 9.c) and 16.b); and
- deletion of Statement of Commitments 12.c), 12.e) and 17.c).

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

- a) Amend Term of Approval A2 by the insertion of the **bold and underlined** words as follows:

A2. Development in Accordance with the Plans and Documentation

The Section 75W application dated 12 September 2013 prepared by JBA Urban Planning Consultants Pty Ltd (as amended on 29 November 2013 and 20 December 2013) and correspondence dated 21 February 2014 prepared by Brookfield Office Properties.

- b) Amend Term of Approval A6 by the deletion of the ~~struck-out words~~ and insertion of the:

A6. Voluntary Planning Agreement

Prior to the submission **determination** of any future **Application**, pursuant to this Concept Plan, the Proponent shall provide written evidence to the Director-General that it has entered into **executed** a Voluntary Planning Agreement with Transport for NSW consistent with terms outlined in the PPR, Revised Statement of Commitments and subsequent Commercial Offer dated May 2011 and Supplementary Proposal dated August 2011. **The Voluntary Planning Agreement shall include at a minimum the following principles:**

- **Brookfield is to provide a through-site pedestrian Transit Hall linking George Street to the Wynyard Station concourse in accordance with Item 2 of the Statement of Commitments.**
- **The resolution of the detailed design of the Transit Hall is to be undertaken in consultation with Transport for NSW in accordance with Items 2(c) and 2(d) of the Statement of Commitments.**

- c) Amend Future Environmental Assessment Requirement 7 by the insertion of the **bold and underlined** words as follows:

7. Workplace Travel Plan

Any future application for works east of Carrington Street seeking approval for commercial or retail (or similar) floor space shall provide details of a Workplace Travel Plan (WTP) **prior to issue of the relevant Occupation Certificate for that application**, which shall include travel demand management measures aimed at increasing the use of sustainable travel modes.

- d) Amend Future Environmental Assessment Requirement 10 by the insertion of the **bold and underlined** words as follows:

10. Sydney Airport

Any future application for works east of Carrington Street shall demonstrate **prior to determination, that** all necessary approvals have been obtained from Sydney Airport Corporation Limited and any other relevant government authority in relation to air safety matters.

- e) Amend Statement of Commitment 1.b) by the deletion of the ~~struck out words~~ and insertion of the **bold and underlined** words as follows:

1. Public Benefit

Commitment	Timing
1.b) Thakral The proponent will enter into a Project Delivery Agreement with <u>Transport for NSW</u> Rail Corp, relating to the delivery of public infrastructure works on land generally west of Carrington Street.	To be demonstrated prior to <u>a determination of an application</u> the lodgement of the first Project Application for physical works on land generally east of Carrington Street.

- f) Amend Statement of Commitment 2.d) by the deletion of the ~~struck out words~~ and insertion of the **bold and underlined** words as follows:

2. Design – Concourse Area

Commitment	Timing
2.d) The future Project Application(s) relating to the detailed design of the eastern access ways <u>The Project Delivery Agreement</u> will include detailed information on proposed materials, fixtures and finishes. Proposed materials, surfaces, lighting etc to be used in the public station accessways will be coordinated with Transport for <u>for</u> NSW and where necessary, the City of Sydney Council, to ensure that the Wynyard Precinct reads as a totality.	To be demonstrated <u>as part of the Project Delivery Agreement.</u> with any relevant Project Application relating to works east of Carrington Street.

- g) Amend Statement of Commitment 9.c) by the deletion of the ~~struck out words~~ and insertion of the **bold and underlined** words as follows:

9. Crime and Public Safety

Commitment	Timing
9.c) A Crime and Public Safety Management Plan for the non-paid concourse areas owned and leased by the proponent <u>Thakral</u> is to be developed in consultation with <u>Sydney Trains</u> RailCorp and is to provide details with respect to operational management by trained staff and security personnel, regular patrolling of the Thakral leased areas, and installation of CCTV to provide a higher level of security and safety for the area.	To be demonstrated <u>submitted with a letter of support from Sydney Trains to the certifying authority prior to the issue of a Construction Certificate for the non-paid concourse areas.</u> as part of any relevant Project Application.

- h) *Deletion of Statement of Commitment 12.c) as follows:*

12. Traffic, Parking and Servicing

Commitment	Timing
12.c) 177 existing car spaces within the Wynyard Lane Public Car Park will be decommissioned and no longer available for use as public car parking spaces. The 177 existing public car parking spaces will be for commercial office tenant use.	To be demonstrated with any relevant Project Application for works east of Carrington Street.

- i) *Deletion of Statement of Commitment 12.e) as follows:*

12. Traffic, Parking and Servicing

Commitment	Timing
12.e) Off street bicycle parking and shower facilities are to be provided within the development in accordance with City of Sydney DCP 1996.	To be demonstrated with any relevant Project Application for works east of Carrington Street.

- j) *Amend Statement of Commitment 16.b) by the deletion of the ~~struck out words~~ and insertion of the **bold and underlined** words as follows:*

16. Construction

Commitment	Timing
16.b) The Construction Management Plan will be prepared in consultation with Transport NSW and City of Sydney Council and will include details: <ul style="list-style-type: none">• in relation to scheduling and staging of demolition and construction works;• on how compliant <u>pedestrian</u> access between George Street and Wynyard Station will be maintained;• on the pedestrian access arrangements during construction works including the appropriate staging, methodology and management requirements to ensure that access to relevant adjoining development is maintained during construction; and• noise and dust management measures.	To be submitted with any relevant project application.

k) *Deletion of Statement of Commitment 17.c) as follows:*

17. Environmentally Sustainable Development

Commitment	Timing
17.c) The detailed design of the development is to review the sustainability targets for commercial office buildings and retail centres with the aim of maximising sustainability and future flexibility whilst reducing energy use and carbon/CO2 emissions.	To be demonstrated with any Project Application relating to the design of the commercial tower.

End of Modifications to MP 09_0076 MOD 1