

Modification of Development Consent

Section 96(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Director
Modification Assessments

Sydney 31 MAR/LH 2017

SCHEDULE 1

Development Approval: SSD_5824 granted by the delegate of the Minister for Planning on 25 September 2015

For the following:

Development of One Carrington Street including:

- demolition of The Menzies Hotel, 301 George Street and eastern access ways to Wynyard Station, development above Wynyard Lane and partial demolition of Shell House and 285-287 George Street;
- upgrade of the eastern access ways to Wynyard Station including provision of a new Transit Hall, through site link, retail areas and concourse layout;
- construction and use of a 27 storey commercial building on the land between Carrington Street and George Street;
- construction of a retail / commercial loading dock and two levels of basement comprising 89 tenant car spaces and end of trip facilities;
- refurbishment of 285-287 George Street and Shell House for commercial and retail uses;
- signage zones; and
- public domain upgrades surrounding the site.

Applicant: Sovereign Wynyard Centre Pty Ltd

Consent Authority: Minister for Planning

The Land: Site referred to as 'One Carrington Street' including: Thakral House 301 George Street, Shell House 2-12 Carrington Street, the Menzies Hotel 14 Carrington Street, 285 and 287 George Street and stratum above and below Wynyard Lane.

Lot 1 DP853331, Lot 2 DP853331, Lot 4 DP 853331, Lot 10 DP595978 Lot 22 DP 56723 and Lot 23 DP59753

Modification:**SSD 5824 MOD 4:** the modification includes:

- creation of a double height terrace at level 1 above George Street and Carrington;
- enhancements to the commercial lobby area including re-alignment of the Carrington Street facade line;
- introduction of an additional mega column to the Carrington Street elevation;
- continuation of the Transit Hall soffit materials to the George Street and Carrington Street level 1 balconies;
- changes to the floor levels of Shell House;
- amendment of the location and operation of the lift core within Shell House;
- reconfiguration of plant and substations in Shell House;
- an increase on one car parking space (from 82 to 83) below Shell House; and
- modification of external entrance / access to Shell House and associated changes to windows and doors.

SCHEDULE 2

The above approval is modified as follows:

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

Terms of Consent

- A1 The Applicant shall carry out the project generally in accordance with the:
- a) State Significant Development Application SSD 5824;
 - b) Environmental Impact Statement prepared by JBA Planning dated May 2014;
 - c) Response to Submissions report prepared by JBA Planning dated 25 September 2014 and addendum report dated 21 November 2014;
 - d) Section 96(1A) modification application (SSD 5824 MOD 1) prepared by JBA dated November 2015 and Response to Submissions dated 3 February 2016;
 - e) Section 96(1A) modification application (SSD 5824 MOD 2) prepared by JBA dated August 2016 and Response to Submissions dated 27 October 2016, updated on 23 November 2016;
 - f) Section 96(1) modification application to Development Consent SSD 5824 (MOD 5) prepared by JBA Urban Planning Consultants Pty Ltd dated 26 September 2016;
 - g) Section 96(1A) modification application to Development Consent SSD 5824 (MOD 3) prepared by JBA dated September 2016 and Response to Submissions dated 1 November 2016 and additional information dated 6 February 2017;
 - h) Section 96(1A) modification application to Development Consent SSD 5824 (MOD 4) prepared by JBA dated September 2016 and Response to Submissions dated 23 November 2016 and Further Response to Submissions dated 20 February 2016;**
 - f i)** The conditions of this consent; and
 - g j)** 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 Make + Architectus			
Drawing No.	Revision	Name of Plan	Date
DA0002	00	General Notes and Symbols	19.03.2014
DA0006	00	Demolition Plan – Site	17.03.2014
DA0007	00 02-04	Demolition Plan – Shell House	14/09/2016 20.02.2017
DA0007-2	00	Demolition Elevations	20.02.2017
DA0008	00	Demolition Plan – 285 George Street	17.03.2014
DA0009	02	Excavation Plan	25.09.2015
DA1000	00	Existing Site Plan	19.03.2014
DA2000	00 02-03	Proposed Site Plan	25.09.2015 9/9/2016
DA2002	00 02-03	Lower Basement Level	25.09.2015 9/9/2016
DA2003	00 02-04	Basement Level	25.09.2015

			<u>26/9/2016</u>
DA2004	<u>02-03</u>	Hunter Connection Level	<u>25.09.2015</u> <u>9/9/2016</u>
DA2005	<u>02-03</u>	Concourse Level	<u>25.09.2015</u> <u>9/9/2016</u>
DA2006	<u>02-03</u>	George Street Level	<u>25.09.2015</u> <u>9/9/2016</u>
DA2007	<u>02-04</u>	Wynyard Lane Level	<u>25.09.2015</u> <u>9/9/2016</u>
DA2008	<u>02-05</u>	Carrington Street Level <u>Shell House Carrington Street 285 George Street Level 01</u>	<u>25.09.2015</u> <u>14.02.17</u>
DA2009	<u>02-03</u>	Upper Ground Level	<u>25.09.2015</u> <u>9/9/2016</u>
DA2010	<u>02-05</u>	Mezzanine Level	<u>25.09.2015</u> <u>28/9/2016</u>
DA2011	<u>02-04</u>	Office Level 01	<u>25.09.2015</u> <u>28/9/2016</u>
DA2012	<u>02-03</u>	Office Level 02	<u>25.09.2015</u> <u>9/9/2016</u>
DA2013	<u>02-03</u>	Office Level 03	<u>25.09.2015</u> <u>9/9/2016</u>
DA2014	<u>02-03</u>	Office Level 04	<u>25.09.2015</u> <u>9/9/2016</u>
DA2015	<u>02-03</u>	Office Level 05	<u>25.09.2015</u> <u>9/9/2016</u>
DA2016	<u>02-03</u>	Office Level 06	<u>25.09.2015</u> <u>9/9/2016</u>
DA2017	<u>02-03</u>	Office Level 07	<u>25.09.2015</u> <u>9/9/2016</u>
DA2018	<u>02-03</u>	Office Level 08	<u>25.09.2015</u> <u>9/9/2016</u>
DA2019	<u>02-04</u>	Office Level 09	<u>25.09.2015</u> <u>28/9/2016</u>
DA2020	<u>02-04</u>	Office Level 10	<u>25.09.2015</u> <u>28/9/2016</u>
DA2021	<u>02-03</u>	Office Level 11	<u>25.09.2015</u> <u>9/9/2016</u>
DA2022	<u>02-03</u>	Office Level 12	<u>25.09.2015</u> <u>9/9/2016</u>
DA2023	<u>02-03</u>	Office Level 13	<u>25.09.2015</u> <u>9/9/2016</u>
DA2024	<u>02-03</u>	Office Level 14	<u>25.09.2015</u> <u>9/9/2016</u>
DA2025	<u>02-03</u>	Office Level 15	<u>25.09.2015</u>

			<u>9/9/2016</u>
DA2026	<u>02-03</u>	Office Level 16	<u>25.09.2015</u> <u>9/9/2016</u>
DA2027	<u>02-03</u>	Office Level 17	<u>25.09.2015</u> <u>9/9/2016</u>
DA2028	<u>02-03</u>	Office Level 18	<u>25.09.2015</u> <u>9/9/2016</u>
DA2029	<u>02-03</u>	Office Level 19	<u>25.09.2015</u> <u>9/9/2016</u>
DA2030	<u>02-03</u>	Office Level 20	<u>25.09.2015</u> <u>9/9/2016</u>
DA2031	<u>02-03</u>	Office Level 21	<u>25.09.2015</u> <u>9/9/2016</u>
DA2032	<u>02-03</u>	Office Level 22	<u>25.09.2015</u> <u>9/9/2016</u>
DA2033	<u>02-03</u>	Office Level 23	<u>25.09.2015</u> <u>9/9/2016</u>
DA2034	<u>02-03</u>	Office Level 24	<u>25.09.2015</u> <u>9/9/2016</u>
DA2035	<u>02-03</u>	Office Level 25	<u>25.09.2015</u> <u>9/9/2016</u>
DA2036	<u>02-03</u>	Office Level 26	<u>25.09.2015</u> <u>9/9/2016</u>
DA2037	<u>02-03</u>	Office Level 27	<u>25.09.2015</u> <u>9/9/2016</u>
DA2038	<u>02-03</u>	Office Level 28 Plant	<u>25.09.2015</u> <u>9/9/2016</u>
DA2039	<u>02-03</u>	Office Level 29 Plant	<u>25.09.2015</u> <u>9/9/2016</u>
DA2040	<u>02-03</u>	Office Level 30 Plant	<u>25.09.2015</u> <u>9/9/2016</u>
DA2041	<u>02-03</u>	Roof Plan	<u>25.09.2015</u> <u>9/9/2016</u>
DA2100	<u>02-03</u>	Proposed Elevation A (East)	<u>25.09.2015</u> <u>9/9/2016</u>
DA2101	<u>02-03</u>	Proposed Elevation B (South)	<u>25.09.2015</u> <u>9/9/2016</u>
DA2102	<u>02-03</u>	Proposed Elevation C (West)	<u>25.09.2015</u> <u>9/9/2016</u>
DA2103	<u>02-03</u>	Proposed Elevation D (North)	<u>25.09.2015</u> <u>9/9/2016</u>
DA2201	<u>02-04</u>	Proposed Section 02	<u>25.09.2015</u> <u>28/9/2016</u>
DA2202	<u>02-04</u>	Proposed Section 07	<u>25.09.2015</u>

			<u>28/9/2016</u>
DA2220	<u>02-04</u>	Proposed Section 1 Carrington to George Street Laneway	25.09.2015 <u>28/9/2016</u>
DA2221	<u>02-04</u>	Proposed Section 2 Concourse Section	25.09.2015 <u>28/9/2016</u>
DA2222	<u>02-04</u>	Proposed Section 3 Office Lobby to George Street	25.09.2015 <u>28/9/2016</u>
DA2223	<u>02-03</u>	Proposed Section 04 Retail on George Street	25.09.2015 <u>9/9/2016</u>
DA2224	<u>02-03</u>	Proposed Section 5 Carrington to George Street Laneway	25.09.2015 <u>9/9/2016</u>
DA2300	<u>02-03</u>	Proposed Shell House Elevations	25.09.2015 <u>20.02.2017</u>
DA2301	02	Proposed 285-287 George Street	25.09.2015 <u>9/9/2016</u>
DA2310	<u>02-03</u>	Concept Plan Envelope Compliance	25.09.2015 <u>12/9/2016</u>
DA5000	<u>02-03</u>	Typical Cladding Detail 1	25.09.2015
DA5001	<u>02-03</u>	Typical Cladding Detail 2	25.09.2015
DA5002	02	Typical Cladding Detail 3	25.09.15
DA6000	<u>01-02</u>	GFA Schedule	04.04.2016 <u>23.09.2016</u>
MSK161118	00	Shell House Revised Floor Levels	18.11.16
Landscape and Public Domain Drawings prepared by Oculus			
Drawing No.	Revision	Name of Plan	Date
L-M-010	<u>F-G</u>	MEZZANINE TERRACE	13.11.2015 <u>23.09.2016</u>
L-04-010	<u>F-G</u>	285 GEORGE ST LEVEL 04 TERRACE	13.11.2015 <u>23.09.2016</u>
L-09-010	<u>F-G</u>	LEVEL 09/10 TERRACES	13.11.2015 <u>23.09.2016</u>
L-10-012	<u>F-G</u>	LEVEL 12 RESTAURANT TERRACE	13.11.2015 <u>23.09.2016</u>
L-27-010	<u>F-G</u>	LEVEL 27 OFFICE TERRACE	13.11.2015 <u>23.09.2016</u>
L-00-200	<u>F-G</u>	TERRACE SECTIONS	13.11.2015 <u>23.09.2016</u>
L-00-300	<u>F-G</u>	PLANTING PALETTE	13.11.2015 <u>23.09.2016</u>
L-100	<u>F-H</u>	PUBLIC DOMAIN CONCEPT PLAN	22.01.2016 <u>23.09.2016</u>
L-110	<u>F-H</u>	PUBLIC DOMAIN MATERIALS	22.01.2016 <u>23.09.2016</u>

Stratum Subdivision Drawings prepared by RPS			
Drawing No.	Revision	Name of Plan	Date
PR127248. DDP.PPR2	M	LOCATION PLAN PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 1 OF 12)	22/11/2016
PR127248. DDP.PPR2	M	BASEMENT & BELOW PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 2 OF 12)	22/11/2016
PR127248. DDP.PPR2	M	HUNTER CONNECTION PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 3 OF 12)	22/11/2016
PR127248. DDP.PPR2	M	CONCOURSE PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 4 OF 12)	22/11/2016
PR127248. DDP.PPR2	M	GEORGE STREET PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 5 OF 12)	22/11/2016
PR127248. DDP.PPR2	M	WYNYARD LANE PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 6 OF 12)	22/11/2016
PR127248. DDP.PPR2	M	CARRINGTON STREET PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 7 OF 12)	22/11/2016
PR127248. DDP.PPR2	M	UPPER GROUND PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 8 OF 12)	22/11/2016
PR127248. DDP.PPR2	M	MEZZANINE TO LEVEL 6 PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 9 OF 12)	22/11/2016
PR127248. DDP.PPR2	M	OFFICE LEVEL 07 AND ABOVE	22/11/2016

		PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 10 OF 12)	
PR127248. DDP.PPR2	M	SECTION A-A PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 11 OF 12)	22/11/2016
PR127248. DDP.PPR2	M	SECTION B-B ADDITIONAL SECTION SHOWING WYNYARD LANE PEDESTRIAN LINK PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 (SHEET 12 OF 12)	22/11/2016

- (b) Schedule 2 Part B – Condition B9 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words/numbers as follows:

Car Parking

B9 A total of ~~82~~ **83** tenant car parking spaces are permitted within the basement levels of the site.

- (c) Schedule 2 Part B – is amended by the insertion of the following new Condition B40:

B40 Shell House Ground Level Details

The following additional information relating to the Shell House is to be submitted to and approved by the Council prior to the issue of the relevant Construction Certificate:

- (a) the ground floor layout plan including the proposed entrance treatment, proposed levels changes and interface with Carrington Street.**
(b) the detailed fitout design of the Shell House lobby space, including interface with the new tower to the south.
(c) the detailed design of the works to the openings at ground level on Carrington Street.

- (d) Schedule 2 Part B – is amended by the insertion of the following new Condition B41:

B41 Salvage of Trachyte

Where required to be removed for alterations to existing openings in Shell House, trachyte voussoirs and other elements must be carefully dismantled and set aside for reuse within the building. Any trachyte not required for reuse should be provided to the City of Sydney Stonework Yard for reuse where appropriate.

**End of modification to SSD 5824
(SSD 5824 MOD 4)**