

ASSESSMENT REPORT

One Carrington Street (formerly known as 'City One') SSD 5824 MOD 6

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State Significant Development (SSD) approval for the Stage 1 mixed use retail and commercial development and upgrade of the eastern access ways to Wynyard Station at One Carrington Street, Sydney (the site).

The application has been lodged by Ethos Urban for National Australia Bank (NAB) on behalf of BSREP Wynyard Place Office Landowner Pty Ltd and BSREP 285 George Landowner Pty Ltd (the Applicant) pursuant to section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval for the addition of potential void zones within four levels of Shell House (between the Carrington Street Level and Office Level 1).

2. SUBJECT SITE

The site is located between Carrington and George Streets in the Sydney Central Business District (see **Figure 1**). The site is 'L' shaped and has an area of 4,452 m². The site includes Shell House and the George Street pedestrian entrance and eastern access ways to Wynyard Station. The proposed modification relates to Shell House which is located on the corner of Carrington Street and Margaret Street. Shell House is listed as a local Heritage Item under the City of Sydney Local Environmental Plan 2012 (SLEP 2012).

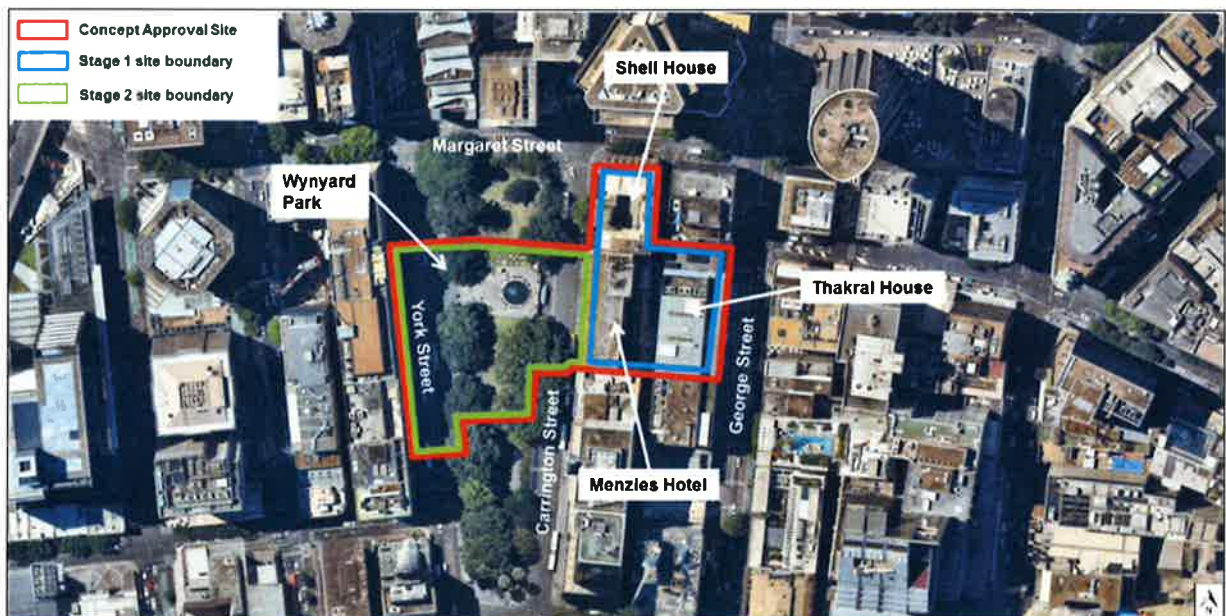


Figure 1: Site location (outlined in blue) in relation to overall Concept Approval site (outlined in red) and Stage 2 works (outlined in green).

3. APPROVAL HISTORY

On 25 September 2015, the Acting Executive Director, Infrastructure and Industry Assessments, granted SSD 5824 approval for the Stage 1 redevelopment of One Carrington Street comprising demolition works, upgrades of the eastern access ways to Wynyard Station, construction of a 27 storey commercial and retail building, refurbishment of Shell House and public domain works.

The Stage 1 application has been modified on four previous occasions (refer to **Table 1**).

Table 1: SSD 5824 modifications

Mod No.	Description of Modification	Approved
1	Amend setbacks and external finishes, internal and external alterations, widening of the through-site pedestrian link, provisions of additional retail units, additional excavation at basement level, amendment of vehicular access arrangements, basement ramps, car parking layout and loading dock configurations, deletion of the third level basement and reduction in the number of car parking spaces.	11 August 2016
2	Stratum subdivision	30 November 2016
5	Administrative changes	28 October 2016
3	Increase the extent of demolition works in Shell House	23 February 2017
4	External alterations including creating a double height terrace, the addition of mega columns, material changes and façade additions and realignments, and internal changes including to floor levels, enhancements to the commercial lobby, reconfiguration of some plant rooms and lifts and the addition of one car parking space below Shell House.	31 March 2017

4. PROPOSED MODIFICATION

On 23 February 2018, the Applicant lodged a modification application (SSD 5824 MOD 6) seeking approval for the addition of void zones within Shell House. The application seeks to ensure SSD 5824 and a future development application to City of Sydney Council (Council) for the fit-out of the building is consistent. The potential void zones would accommodate two stair connections and an accessible lift between the Carrington Street Level and Office Level 1 (subject to a future development application to Council for the works). The potential void zones are illustrated in **Figures 2 to 5**. The proposed modification does not include any physical works, change to the elevations or change to the maximum gross floor area of the building.

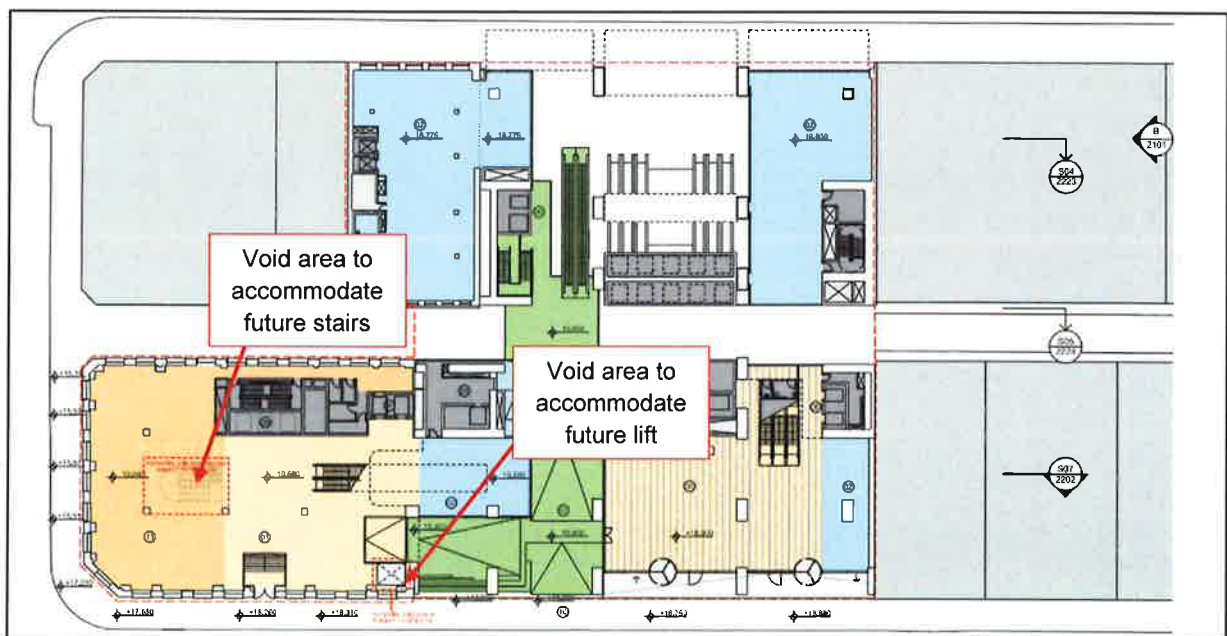


Figure 2: Proposed modifications to the Carrington Street Level

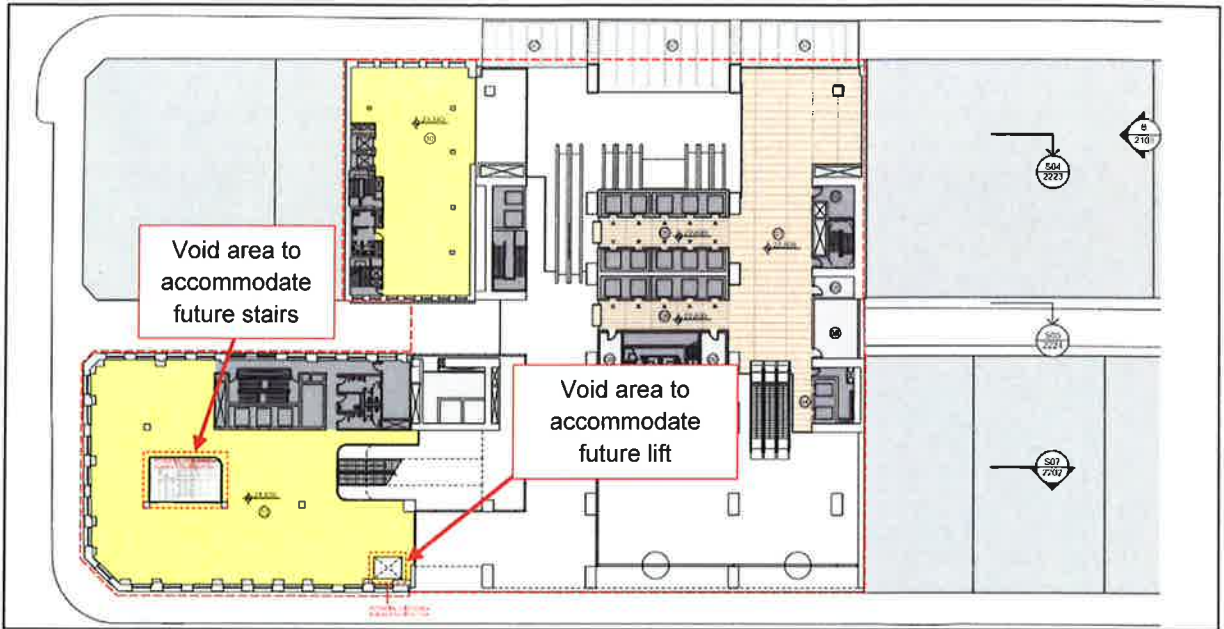


Figure 3: Proposed modifications to the Upper Ground Level

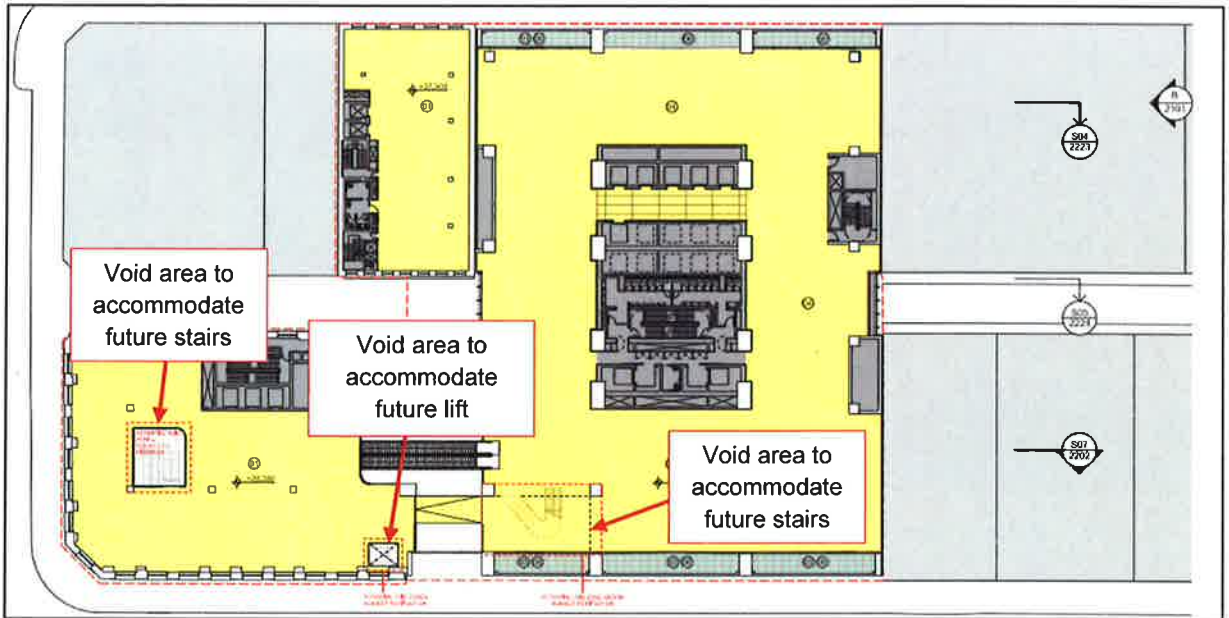


Figure 4: Proposed modifications to the Mezzanine Level

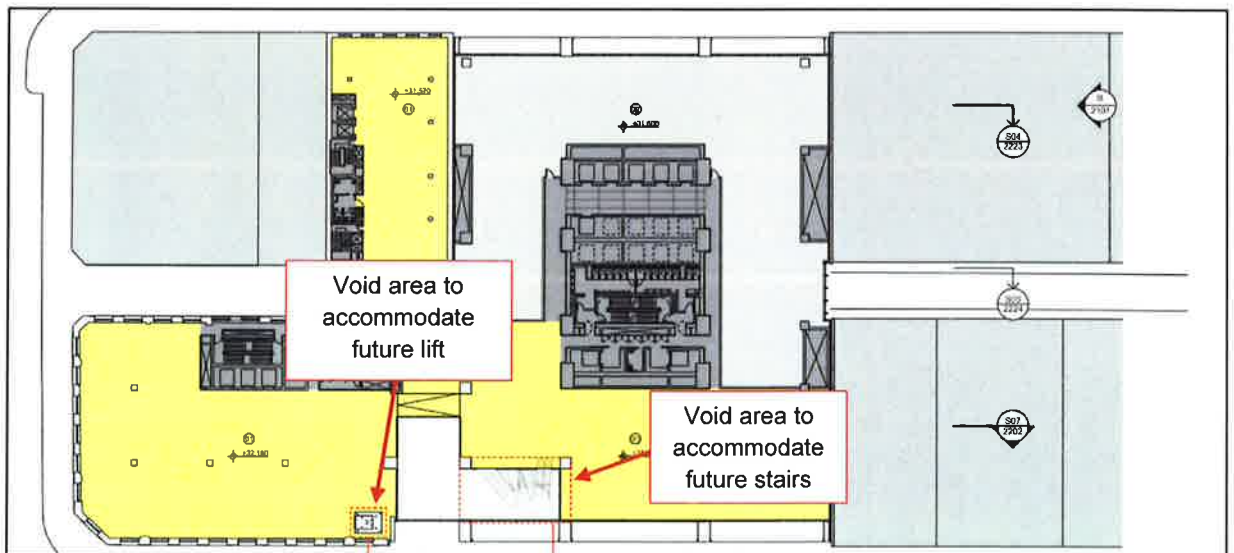


Figure 5: Proposed modifications to the Mezzanine Level

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 4.55(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

Table 2: Matters to be satisfied under section 4.55(1A) of the EP&A Act

Section 4.55(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications would have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification seeks approval for minor internal changes and does not result in any additional adverse impacts on the surrounding area or heritage significance of Shell House. The overall use and appearance of the building is not proposed to be modified. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received two submissions on the proposal. The issues raised in submissions have been considered in Section 7 of this report.

5.2 Environmental Planning Instruments

The following EPIs are relevant to the application:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No 55 – Remediation of Land
- Sydney Local Environmental Plan 2012.

The Department undertook a comprehensive assessment of the redevelopment against the above-mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification is generally consistent with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Director, Regional Assessments, may determine the application under delegation as:

- the relevant local council has not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification application was made publicly available on the Department's website and referred to Council and Office of Environment and Heritage (OEH) for comment. Due to the minor nature of the proposed modification, the modification applicant was not exhibited by any other means.

Council advised it would not be making a formal submission on the modification application.

OEH advised the modification application does not contain biodiversity, natural hazards or Aboriginal cultural heritage issues.

The **Heritage Division** advised that the proposed voids are located entirely within the previously approved floor structures and the internal changes to Shell House would not impact State heritage items or places surrounding the site.

7. ASSESSMENT

The Department has considered the key issues associated with the proposed modification in **Table 3** below.

Table 2: Assessment of Issues

<i>Issue</i>	<i>Consideration</i>	<i>Recommendation</i>
<i>Consistency with the Concept Plan Approval</i>	<ul style="list-style-type: none"> • The site is subject to a Concept Plan approval for One Carrington Street (outlined in red in Figure 1). The Concept Plan guides the redevelopment of the Wynyard Station precinct and includes provisions related to future land uses, building envelopes and GFAs. • The Department considers the application is consistent with the Concept Plan for One Carrington Street, as the void areas would: <ul style="list-style-type: none"> ○ be located wholly within Shell House ○ not increase the maximum GFA for the site ○ facilitate the approved use of the building by improving access and circulation between floors. 	No additional conditions or amendments necessary.
<i>Heritage items</i>	<ul style="list-style-type: none"> • The application seeks approval for the provision of potential void areas within four levels of Shell House, which is a locally listed heritage item in the SLEP 2012. • The Heritage Division of OEH advised that the void areas are located within the previously approved floor structures and the application would not impact on State heritage items or places. • The Department is satisfied the application would not result in any significant heritage impacts as the void zones would be located wholly within building and would not impact on the façade of Shell House, which is the most significant heritage feature of the building. • The Department therefore considers the addition of the potential void areas is acceptable. 	No additional conditions or amendments necessary.

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- it would remain consistent with the One Carrington Street Concept Plan approval
- the proposed internal changes are minor and would not result in any adverse heritage impacts
- the provision of void areas would allow the future fit-out of levels to provide improved inter-floor connectivity
- the development would remain substantially the same as originally approved.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is recommended that the Director, Modification Assessments, as delegate for the Minister for Planning:

- **consider** the findings and recommendations of this report
- **determine** that the application falls within the scope of section 4.55(1A) of the EP&A Act
- **modify** the consent (SSD 5824)
- **sign** the notice of modification (**Appendix A**)

Recommended by:



Michelle Niles 22/5/18
Senior Planner
Regional Assessments

DECISION

The recommendation is: Approved by:



Anthony Witherdin
Director
Regional Assessments
as delegate of the Minister for Planning.

APPENDIX A: MODIFICATION CONSENT

A copy of the modified consent can be found on the Departments website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9131

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification application

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9131

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9131