

8 March 2018

Ms Aleksandra Gorgieva
Project Manager
Savills Australia
Level 25, Governor Phillip Tower
1 Farrer Place
SYDNEY NSW 2000

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Our Ref: 17-0522agc2

Re: Wynyard Place—Heritage Impact Statement—Section 96 Modification to SSD 5824

Dear Ms Gorgieva,

Savills Australia Pty Ltd has requested GML Heritage Pty Ltd (GML) prepare a brief letter addressing the heritage impact of a proposed Section 96 modification to the Wynyard Place Development, 10 Carrington Street, Sydney.

The site is the subject of an approved State Significant Development (SSD 5824). The approved development includes:

- the demolition of the former Menzies Hotel (14 Carrington Street and 301 George Street);
- construction of a new 27-storey office commercial tower; and
- works to two heritage-listed buildings—the former Shell House, 2–12 Carrington Street, and Beneficial House, 285–287 George Street.

The subject site includes the Former Shell House, 2–12 Carrington Street (Item No. I1765), which is listed as a heritage item on *Sydney Local Environmental Plan 2012* (Sydney LEP 2012). The Wynyard Place development site also includes the former Beneficial House, 285–287 George Street, which is also listed as a heritage item within the Sydney LEP 2012 (Item No. I1691).

There have been several approved modifications to SSD 5824. Of particular note, Modification 3 (approved on 23 February 2017) gave approval for the demolition and removal of the entire interior structure of the former Shell House. Modification 4 (approved 31 March 2017) included new floors at different relative levels, to allow better integration with the floors of the new tower at 14 Carrington Street. The only significant fabric that remains is the north, west and eastern façades, and the clock tower.

The current proposal is for two internal voids within the former Shell House building. These works do not form part of the base building approval or later modifications. A void is proposed between the ground floor and mezzanine level to allow for a future staircase, and between the ground floor and Level 1, to allow for a future accessible lift.

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The proposed voids are located entirely within the new floor structures approved under the previous Modification 4. They are proposed in order to allow for a future stair and lift to provide access for the National Australia Bank offices that will occupy these levels of the building once completed. The stair and lift are the subject of a separate Development Application.

The proposed modification is minor in nature and the works will not impact on original or significant fabric of the heritage listed Shell House. The works are located within the building interior and will not impact on the significant external façades or be visible from the exterior. As such, the proposed works are considered to have negligible impact on the heritage significance of the former Shell House.

The works that are the subject of this modification are limited to the interior of the former Shell House and do not extend into any part of the Former Beneficial House. The proposed works will not have any impact on the significant cultural heritage values of the former Beneficial House or other heritage items in the vicinity.

Yours sincerely,
GML Heritage Pty Ltd



Lisa Trueman
Senior Heritage Consultant