

Modification of Development Consent

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

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

David McNamara
Director
Key Sites Assessments

Sydney

27 June 2019

SCHEDULE 1

Development consent: **SSD 5824** granted by the Acting Executive Director 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 83 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: Multiplex Constructions 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 strata above and below Wynyard Lane.

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

Modification: **SSD MOD 8:** the modification includes the demolition of the existing roof slab over 285-287 George Street (Beneficial House) and reinstatement of the timber framed tiled roof structure fronting George Street.

SCHEDULE 2

The consent (SSD 5824) is modified as follows:

- (a) Schedule 2 Part A – Terms of Consent, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:
- A2. 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 to Development Consent SSD 5824 (MOD 1) prepared by JBA dated November 2015 and Response to Submissions dated 3 February 2016;
 - (e) Section 96(1) modification application to Development Consent SSD 5824 (MOD 5) prepared by JBA Urban Planning Consultants Pty Ltd dated 26 September 2016;
 - (f) 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;
 - (g) Section 96(1A) modification application to Development Consent SSD 5824 (MOD 3) prepared by JBA dated September 2016, 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;
 - (i) Section 96(1A) modification application to Development Consent SSD 5824 (MOD 6) prepared by Ethos Urban dated 23 February 2018 and updated Heritage Impact Statement prepared by GML Heritage dated 8 March 2018;
 - (j) Section 4.55(1A) modification application to Development Consent SSD 5824 (MOD 8) prepared by Ethos Urban dated 29 March 2019**
 - ~~(k)~~ The conditions of this consent; and
 - ~~(l)~~ 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	04	Demolition Plan – Shell House	20.02.2017
DA0007-2	00	Demolition Elevations	20.02.2017
DA0008	00 <u>02</u>	Demolition Plan – 285 George Street	17.03.2014 <u>25.05.2019</u>
DA0009	02	Excavation Plan	25.09.2015
DA1000	00	Existing Site Plan	19.03.2014
DA2000	03	Proposed Site Plan	9.09.2016
DA2002	03	Lower Basement Level	9.09.2016
DA2003	04	Basement Level	26.09.2016
DA2004	03	Hunter Connection Level	9.09.2016
DA2005	03	Concourse Level	9.09.2016
DA2006	03	George Street Level	9.09.2016
DA2007	04	Wynyard Lane Level	9.09.2016

DA2008	08	Carrington Street Level Shell House Carrington Street 285 George Street Level 1	21.02.2018
DA2009	05	Upper Ground Level	21.02.2018
DA2010	07	Mezzanine Level	21.02.2018
DA2011	06	Office Level 01	21.02.2018
DA2012	03	Office Level 02	9.09.2016
DA2013	03	Office Level 03	9.09.2016
DA2014	03 05	Office Level 04	9.09.2016 <u>25.03.2019</u>
DA2015	03	Office Level 05	9.09.2016
DA2016	03	Office Level 06	9.09.2016
DA2017	03	Office Level 07	9.09.2016
DA2018	03	Office Level 08	9.09.2016
DA2019	04	Office Level 09	28.09.2016
DA2020	04	Office Level 10	28.09.2016
DA2021	03	Office Level 11	9.09.2016
DA2022	03	Office Level 12	9.09.2016
DA2023	03	Office Level 13	9.09.2016
DA2024	03	Office Level 14	9.09.2016
DA2025	03	Office Level 15	9.09.2016
DA2026	03	Office Level 16	9.09.2016
DA2027	03	Office Level 17	9.09.2016
DA2028	03	Office Level 18	9.09.2016
DA2029	03	Office Level 19	9.09.2016
DA2030	03	Office Level 20	9.09.2016
DA2031	03	Office Level 21	9.09.2016
DA2032	03	Office Level 22	9.09.2016
DA2033	03	Office Level 23	9.09.2016
DA2034	03	Office Level 24	9.09.2016
DA2035	03	Office Level 25	9.09.2016
DA2036	03	Office Level 26	9.09.2016
DA2037	03	Office Level 27	9.09.2016
DA2038	03	Office Level 28 Plant	9.09.2016
DA2039	03	Office Level 29 Plant	9.09.2016
DA2040	03	Office Level 30 Plant	9.09.2016
DA2041	03	Roof Plan	9.09.2016
DA2100	03	Proposed Elevation A (East)	9.09.2016
DA2101	03	Proposed Elevation B (South)	9.09.2016
DA2102	03	Proposed Elevation C (West)	9.09.2016
DA2103	03	Proposed Elevation D (North)	9.09.2016
DA2201	04	Proposed Section 02	28.09.2016
DA2202	04	Proposed Section 07	28.09.2016
DA2220	04	Proposed Section 1 Carrington to George Street Laneway	28.09.2016
DA2221	04	Proposed Section 2 Concourse Section	28.09.2016
DA2222	04	Proposed Section 3 Office Lobby to George Street	28.09.2016
DA2223	03	Proposed Section 04 Retail on George Street	9.09.2016
DA2224	03	Proposed Section 5 Carrington to George Street Laneway	9.09.2016

DA2300	03	Proposed Shell House Elevations	20.02.2017
DA2301	02	Proposed 285-287 George Street	9.09.2016
DA2310	03	Concept Plan Envelope Compliance	12.09.2016
DA5000	03	Typical Cladding Detail 1	25.09.2015
DA5001	03	Typical Cladding Detail 2	25.09.2015
DA5002	02	Typical Cladding Detail 3	25.09.2015
DA6000	02	GFA Schedule	23.09.2016
MSK161118	00	Shell House Revised Floor Levels	18.11.2016
Landscape and Public Domain Drawings prepared by Oculus			
Drawing No.	Revision	Name of Plan	Date
L-M-010	G	MEZZANINE TERRACE	23.09.2016
L-04-010	G	285 GEORGE ST LEVEL 04 TERRACE	23.09.2016
L-09-010	G	LEVEL 09/10 TERRACES	23.09.2016
L-10-012	G	LEVEL 12 RESTAURANT TERRACE	23.09.2016
L-27-010	G	LEVEL 27 OFFICE TERRACE	23.09.2016
L-00-200	G	TERRACE SECTIONS	23.09.2016
L-00-300	G	PLANTING PALETTE	23.09.2016
L-100	H	PUBLIC DOMAIN CONCEPT PLAN	23.09.2016
L-110	H	PUBLIC DOMAIN MATERIALS	23.09.2016
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 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)	22/11/2016
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 – Prior to issues of Construction Certificate is amended by inserting Condition B42:

Beneficial House (285-287 George Street)

B42. The following additional information relating to the demolition of the roof slab of Beneficial House (SSD 5824 MOD 8) must be prepared in consultation with Council and approved by the Planning Secretary, prior to the issue of the relevant Construction Certificate:

- (a) **structural detail and construction methodology regarding the demolition and construction of the new steel roof**
- (b) **detailed design of the reinstalment of the overhang eave on the George Street facade**
- (c) **evidence the above has been prepared in consultation with the project's heritage and structural consultants.**

**End of modification
(SSD 5824 MOD 8)**