



Walsh Bay Arts Precinct Modification 7

Internal changes and additional uses to commercial tenancies 2 – 4 in Shore Shed 4/5 and the installation of additional louvres to Wharf 4/5.

State Significant Development Modification Assessment
(SSD 8671 MOD 7)

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Glossary

Abbreviation	Definition
Council	City of Sydney
Department	Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
Heritage NSW	Heritage NSW, Department of Premier and Cabinet
LEP	Local Environmental Plan
Minister	Minister for Planning
MOD	Modification
RtS	Response to Submissions
SEPP	State Environmental Planning Policy
SoHI	Statement of Heritage Impact
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
WBACP	Walsh Bay Arts and Cultural Precinct

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1 Introduction

This report provides the NSW Department of Planning and Environment's (the Department's) assessment of an application to modify the State significant development (SSD 8671) for the Walsh Bay Arts and Cultural Precinct (WBACP).

The modification application seeks approval for internal changes and additional uses to commercial tenancies 2 – 4 in Shore Shed 4/5 and the installation of additional louvres to Wharf 4/5.

The application has been lodged on 8 February 2022 by GTK Consulting on behalf of Infrastructure NSW (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

1.1 Background

The modification application relates to Wharf 4/5 and Shore Shed 4/5 (the site) on Hickson Road, Walsh Bay, in the City of Sydney local government area (LGA). The subject site is shown in **Figure 1**.

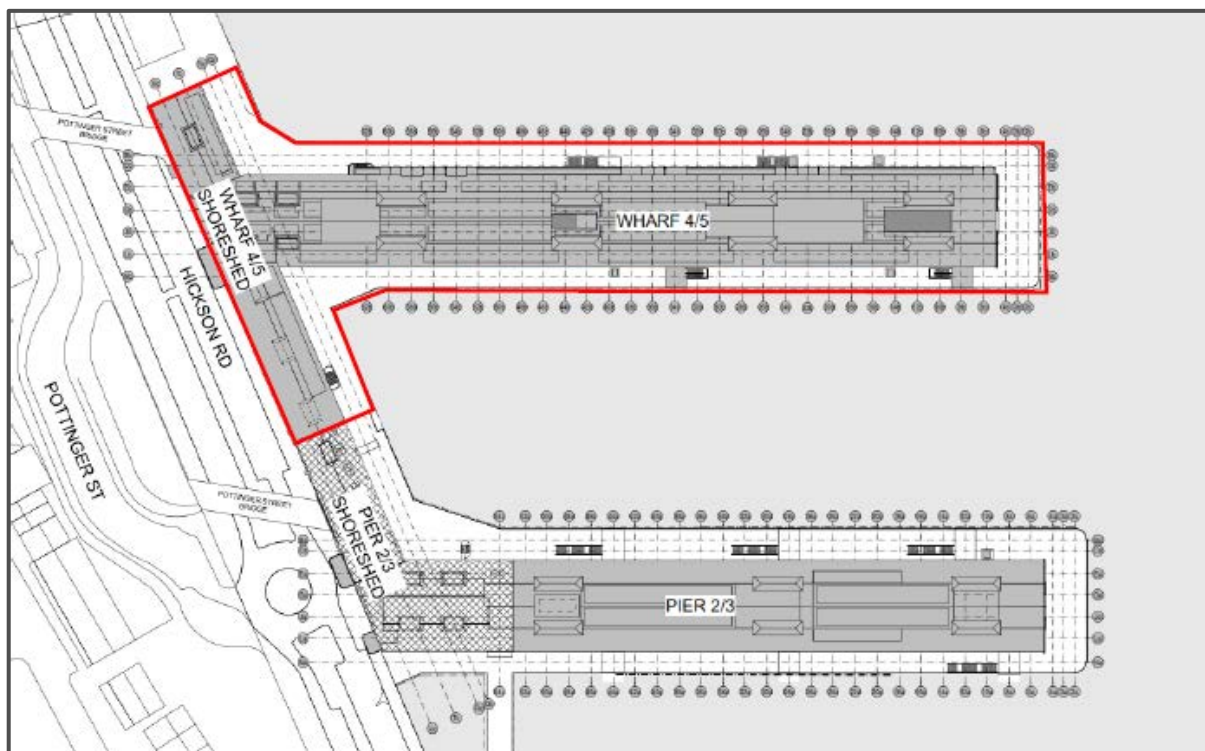


Figure 1 | Wharf 4/5 and Shore Shed 4/5 (Source: Applicant).

The site comprises of a two-storey timber shed building situated on piers that extend approximately 200 m northwards into Sydney Harbour. The site forms part of the broader WBACP that incorporates a series of finger wharves, piers and shore sheds between Sydney Harbour Bridge and Barangaroo Reserve (**Figure 2**).

The Walsh Bay Wharves Precinct is listed as an item of State significance on the State Heritage Register. The precinct was redeveloped between 1997 and 2004 to accommodate predominantly residential, commercial and cultural land uses.



Figure 2 | The broader WBACP site (red outline) and Pier 2/3 (Source: Applicant).

1.2 Approval history

On 17 May 2018, the Minister for Planning approved SSD 8671 for the following works at Pier 2/3, Wharf 4/5 and Shore Shed 4/5:

- demolition and early construction works
- internal and external works to Pier 2/3, Wharf 4/5 and Shore Shed 4/5
- use of Pier 2/3, Wharf 4/5 and Shore Shed 4/5 for arts and cultural uses and ancillary uses, functions and events
- use of Pier 2/3, Wharf 4/5 and Shore Shed 4/5 and wharf aprons for Biennale and Sydney Writer's Festival events
- public domain works.

SSD 8671 was assessed and determined concurrently with the internal fit-out and refurbishment works to the Sydney Theatre Company (SSD 7561). The Sydney Theatre Company approval includes:

- general demolition of internal areas and demolition of box offices, access ramp and stairs and partial demolition of roof
- refurbishment of Wharf Theatre 1, Theatre Bar and Wharf Theatre 2
- new box office/ticketing area
- increased capacity of Wharf Theatres 1 and 2
- new administration areas and offices
- new function room
- upgrades to services and infrastructure.

The development consent has been modified on four occasions and one modification is currently under assessment (**Table 1**).

Table 1 | Summary of Modifications – SSD 8671

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Amendments to Condition B29 and Condition B30 relating to the timing of lodgement of the fire safety strategies.	Director	4.55(1A)	28 March 2019
MOD 2	Extension to construction hours	Director	4.55(1A)	Under assessment
MOD 3	Internal and external amendments to Pier 2/3, Wharf 4/5 and Shore Shed 4/5.	Director	4.55(1A)	10 September 2020
MOD 4	Amendments to conditions	Director	4.55(1)	23 December 2020
MOD 5	External amendments to Pier 2/3 roof	Team Leader	4.55(1A)	10 November 2021
MOD 6	External design modifications to Pier 2/3, including new roller door and glass screen along the eastern façade.	Team Leader	4.55(1A)	2 December 2021

2 Proposed modification

On 8 February 2022, the Applicant lodged a modification application (SSD 8671 MOD 7) seeking approval, under section 4.55(1A) of the EP&A Act for internal and external changes to Wharf 4/5 and Shore Shed 4/5. The proposed modifications are detailed in **Table 2** and shown in **Figure 3** to **Figure 5** below.

Table 2 | Proposed works

Aspect	Proposed modification
Internal works and uses	<p><u>Commercial tenancy 2</u></p> <p>Proposed to be utilised for predominately office functions. The following works are proposed:</p> <ul style="list-style-type: none"> • Leveling of existing floor and installation of a new vinyl floor • Installation a new lightweight (steel framed) wall with insulation, plasterboard lining and paint finish to the north wall. • Repair and seal existing facade weatherboards.
	<p><u>Commercial Tenancy 3</u></p> <p>Proposed to be utilised for predominately a mixture of office, teaching and rehearsal functions associated with arts and culture tenants. The following works are proposed:</p> <ul style="list-style-type: none"> • Installation of new timber flooring. • Installation of new lightweight (steel framed) walls with insulation, plasterboard lining and paint finish to the north, west and south walls. • Installation of kitchenette joinery along the western wall, reusing existing services.
	<p><u>Commercial Tenancy 4</u></p> <p>Proposed to be utilised for predominately a mixture of office, teaching and rehearsal functions associated with arts and culture tenants. The following works are proposed:</p> <ul style="list-style-type: none"> • Installation of new sprung floor with vinyl finish. • Installation of a new lightweight (steel framed) walls with insulation, plasterboard lining and paint finish to the north and east walls. • Installation of kitchenette joinery along the western wall, reusing existing services. • Make-good southern brick wall.
	<p>External works</p> <ul style="list-style-type: none"> • Replacement of existing windows with louvres for the Sydney Dance Company tenancy on the ground floor of Wharf 4/5 (Figure 3). • Installation of new louvres for the Sydney Theatre Company tenancy on levels 2 and 3 of Wharf 4/5 (Figure 4).

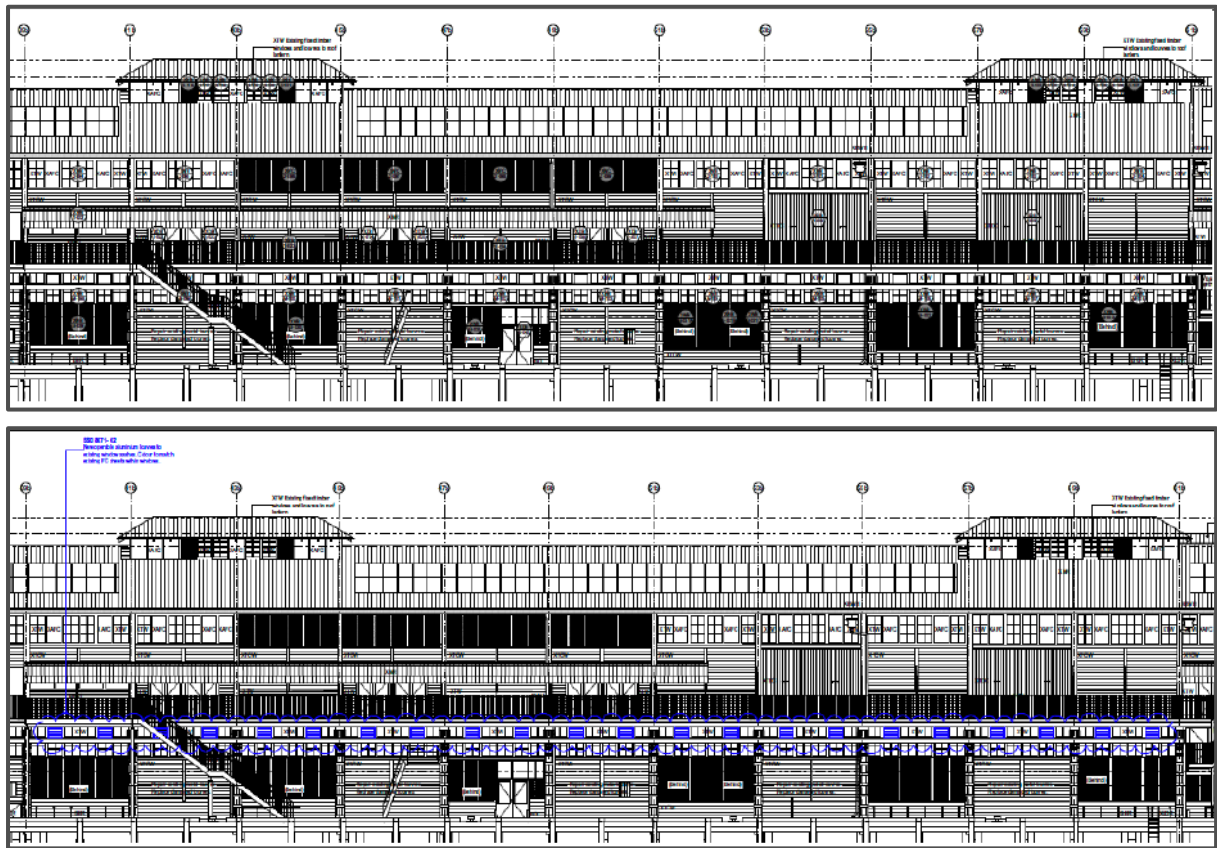


Figure 3 | Sydney Dance Company Louvres: Approved (above) and proposed (below) (source: Applicant)

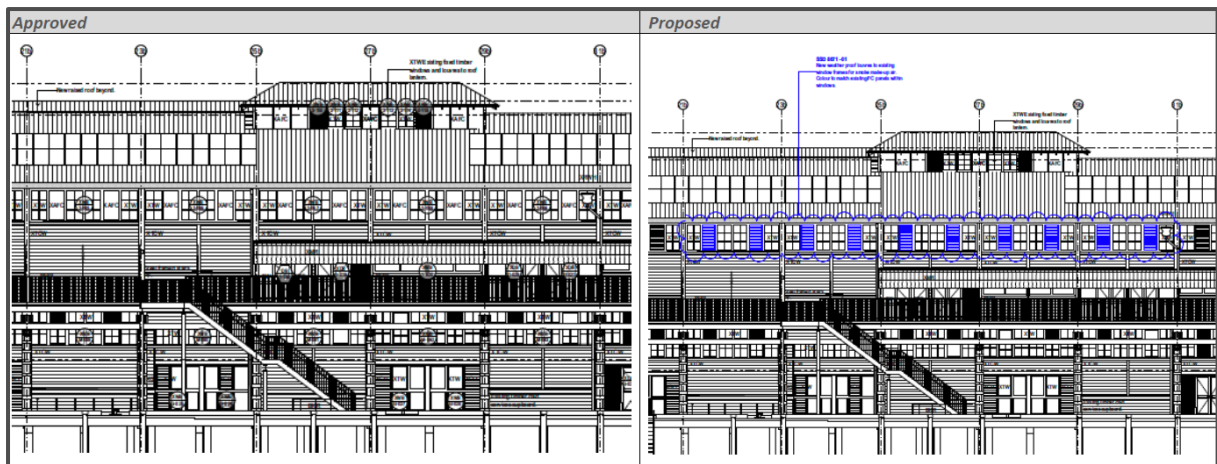


Figure 4 | Sydney Theatre Company Louvres: Approved (right) and proposed (left) (source: Applicant)

The Applicant has requested the following wording for Condition A7, E3 and E4 (words proposed to be added are shown in **bold and underline** and those to be deleted are shown in ~~strikethrough~~):

Limits on Consent

A7. This consent in no way implies or grants approval for the following:

- a) events held in the public domain, excluding the Sydney Writer's Festival and the Biennale;
- b) construction a waterfront square; and
- c) the fit-out and use of commercial tenancies/spaces 2 to 4 **for use as shops, cafes, restaurants and small bars.**

Separate development application(s) must be lodged and consent obtained from the relevant consent authority for the above works and uses (except where exempt and complying development applies).

Hours of Operation – Commercial Spaces 2 to 4

E3. The hours of operation for commercial spaces 2 to 4 in Shore Sheds 4/5 shall be restricted as outlined in the table below.

Land Use	Hours of Operation
Cafés, restaurants and small bars*	6 am to 12 midnight (indoor areas) 6 am to 10 pm (outdoor areas)
Shops*	10 am to 10 pm (indoor and outdoor areas)
Deliveries	6 am to 12 midnight
<u>Offices</u>	<u>24 hours</u>
<u>Teaching, rehearsals</u>	<u>6 am to 12 midnight (indoor areas)</u>

*As defined in the Standard Instrument - Principal Local Environmental Plan.

Limits on Use - Commercial Spaces

E4. Commercial spaces 2 to 4 approved under this consent may only be used for the purposes of **offices, teaching and rehearsals relating to arts and cultural uses, or as** shops, restaurants, cafés or small bars as defined in the *Standard Instrument - Principal Local Environmental Plan*.

Note: Nothing in this consent prevents any uses not listed above being established or changed under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or that are the subject of a separate development application.

3 Statutory context

3.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not increase the environmental impacts of the project as approved
- is substantially the same development as originally approved.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged (**Appendix B**).

3.2 Consent authority

The Minister for Planning is the consent authority for the application under section 4.5(a) of the EP&A Act. However, the Team Leader, Key Sites Assessments, may determine the application under delegation as:

- a political disclosure statement has not been made
- there are no public submissions (other than a Council) in the nature of objections
- Council had not made a submission by a way of objection

3.3 Mandatory matters for consideration

The following are relevant mandatory matters for consideration:

- Section 4.55(1A) of the EP&A Act, including environmental planning instruments or proposed instruments;
- EP&A regulation;
- likely impacts of the modification application, including environmental impacts on both the natural and built environments, and social and economic impacts;
- suitability of the site;
- any submissions;
- the public interest; and
- the reasons for granting approval for the original application.

The Department has considered all of these matters in its assessment of the proposal. The Department has also given consideration to the relevant matters in **Section 5** and **Appendix B**.

The Department considers the modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.

4 Engagement

4.1 Department's engagement

The application was made publicly available on the Department's website on 8 February 2022 and was referred to the City of Sydney (Council) and Heritage NSW for comment.

4.2 Summary of submissions

The Department received a total of two submissions from Council and Heritage NSW in relation to the application.

Council raised no objection to the proposed modifications and made the following comments:

- The high level louvres to the ground floor and Level 1 western facade of Wharf 4/5 will have a minor but acceptable heritage impact subject to the recommendations in Section 4.2 of the Heritage Impact Statement (HIS), prepared by Tropman and Tropman Architects dated January 2022 are imposed as a condition in any consent granted.
- The additional uses will have a neutral impact on the heritage fabric. To minimise potential adverse heritage impacts the recommendations in Section 4.3 of the HIS should be imposed as a condition in any consent granted.

Heritage NSW advised the proposal was acceptable as it would not result in any additional heritage impacts, provided all the recommendations within the supporting Heritage Impact Statement (Tropman and Tropman, January 2022) are implemented.

No public submissions were received.

4.3 Response to submissions

On 1 March 2022, the Applicant provided a Response to Submissions (RTS). The RTS supported the recommendations of the HIS being included as a condition of consent consistent with the recommendations made by Council and Heritage NSW.

5 Assessment

In assessing the merits of the proposal, the Department has considered:

- the modification application and associated documents
- the Environmental Assessment and conditions of approval for the original application (as modified) relevant environmental planning instruments, policies and guidelines
- the requirements of the EP&A Act and Regulation
- all submissions received on the proposal.

5.1 Land Use

The commercial tenancies 2 to 4 within the Shore Shed 4/5 were approved for the use of shops, restaurants, cafes or small bars.

The modification seeks to extend the use of these tenancies to include teaching, rehearsals, and office functions for arts and cultural uses. The Applicant advised that while future use of these tenancies may include food and drink premises, the proposed additional uses would enable activation of the spaces until suitable tenants are found.

The Department notes that the development consent granted for the Walsh Bay Arts and Cultural Precinct application included the use of Pier 2/3, Wharf 4/5 and Shore Shed 4/5 for arts and cultural uses and ancillary uses, functions and events.

The Department considers the use of commercial tenancies 2 to 4 for teaching, rehearsals, and office functions for arts and cultural uses is consistent with the approved uses for the broader precinct and would enhance the arts and cultural precinct character of Walsh Bay.

The Department also considers the uses would not result in amenity impacts due to their low impact nature (**Table 3**).

The Department therefore considers the proposed additional uses of commercial tenancies 2 to 4 to be acceptable.

5.2 Heritage and visual impact

Internal works

The modification seeks minor fit out works within commercial tenancies 2 to 4 to accommodate the teaching, rehearsals, and office functions for arts and cultural uses. A summary of the works involved for each tenancy is outlined in **Table 3** (refer to **Table 2** for further details).

Table 3 | Summary of proposed works to commercial tenancies 2 to 4.

Aspect	Proposed modification
Internal works	<ul style="list-style-type: none">• Extend the use of commercial tenancies 2 to 4 as follows:<ul style="list-style-type: none">– Commercial tenancy 2 to be utilised for office functions.

- Commercial tenancy 3 to be a mixture of office, teaching and rehearsal functions associated with arts and culture tenants.
- Commercial tenancy 4 to be a mixture of office, teaching and rehearsal functions associated with arts and culture tenants.
- Associated internal fit out works.

The Applicant provided a Heritage Impact Statement (HIS) which advised the proposed fit out works to commercial 2 to 4 are minor and would not significantly impact on existing heritage fabric.

The HIS noted the proposal to use Commercial tenancy 2 as the precinct office is in keeping with its early use as an office space and the proposed fit out works to Commercial 3 and 4 are less intrusive than the previous SSD approval which both included a staircase and mezzanine level.

The HIS provided recommendations to mitigate any further impacts to heritage fabric and the overall heritage significance of the wharf and precinct. Key recommendations specific to the proposed fitout of Commercial tenancies 2 to 4 include:

- no new chasing to brick wall is permitted
- any new fixings must be to mortar joints
- new plasterboard lined wall to be set below windowsill by approximately 3 bricks
- new steel framing is to be fixed to existing timber framing with minimal screw fixings
- existing storey posts must be kept exposed and painting of timber storey posts is not permitted unless previously painted
- wherever possible, expose timber structural members (beams and bracing) and retain natural finish
- new kitchenettes are to reuse existing service points
- new service points in particular new plumbing to other areas are not permitted.

Council and Heritage NSW raised no issues with the commercial uses and fit out works. Council requested the HIS recommendations should be imposed as conditions of consent.

As part of the RtS, the Applicant supported the recommendations of the HIS being included as a condition of consent.

The Department recommends Condition B13 '*Heritage Mitigation*' be amended to include the recommendations included in the HIS submitted with the modification.

The Department has assessed the HIS and the comments received by Council and Heritage NSW and considers the internal heritage and visual impacts are acceptable as:

- the proposed works are minor and would not significantly impact on existing heritage fabric or views
- the works would be less intrusive to Commercial 3 and 4 than the previously approved works
- Council and Heritage NSW raised no issue with the proposal
- conditions of consent would ensure the recommendations in the HIS are implemented.

The Department therefore concludes the internal heritage impacts are acceptable, subject to recommended conditions.

External works

The modification seeks the addition of 22 operable, aluminium louvres along the western façade of the Sydney Dance Company's tenancy located on the ground floor of Wharf 4/5 and 10 fixed open, two stage, aluminum louvres along the western façade of the Sydney Theatre Company's tenancy located on level one of Wharf 4/5.

The Applicant advised the purpose of the additional louvres for the Sydney Dance Company's tenancy is to assist with natural ventilation, as the studios cannot accommodate air conditioning due to limitations on power supply to the precinct.

The 22 louvres would replace existing fibre cement (non-heritage) sheeting that is located on the upper sash of every second and fifth window along the western façade (location shown in **Figure 5**). The louvres are proposed to be aluminium and painted to match the colour of the existing fibre cement sheeting (**Figure 6**).

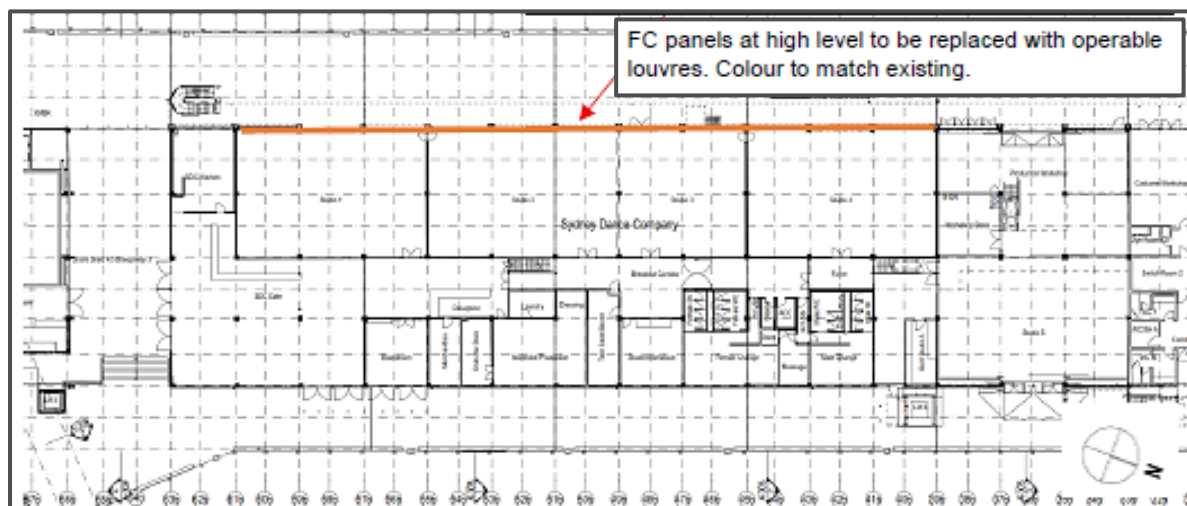


Figure 5 | Sydney Dance Company's tenancy floor plan with location of proposed high-level louvres in orange (source: HIS)



Figure 6 | Location of additional louvres for the Sydney Dance Company's tenancy and example of proposed louvres to right (source: HIS)

The Applicant advised louvres are required for the smoke exhaust strategy for the Sydney Theatre Company's performance space. As the current louvres are allowing rain into the space, the modification seeks to replace the existing louvres with new 'two-stage' louvres to prevent the ingress of water.

As additional venting will be required, the installation of an additional 10 louvres to replace existing fibre cement sheeting is proposed (location shown in **Figure 7** and **Figure 8**). The louvres are proposed to be aluminium and painted to match the colour of the existing fibre cement sheeting.

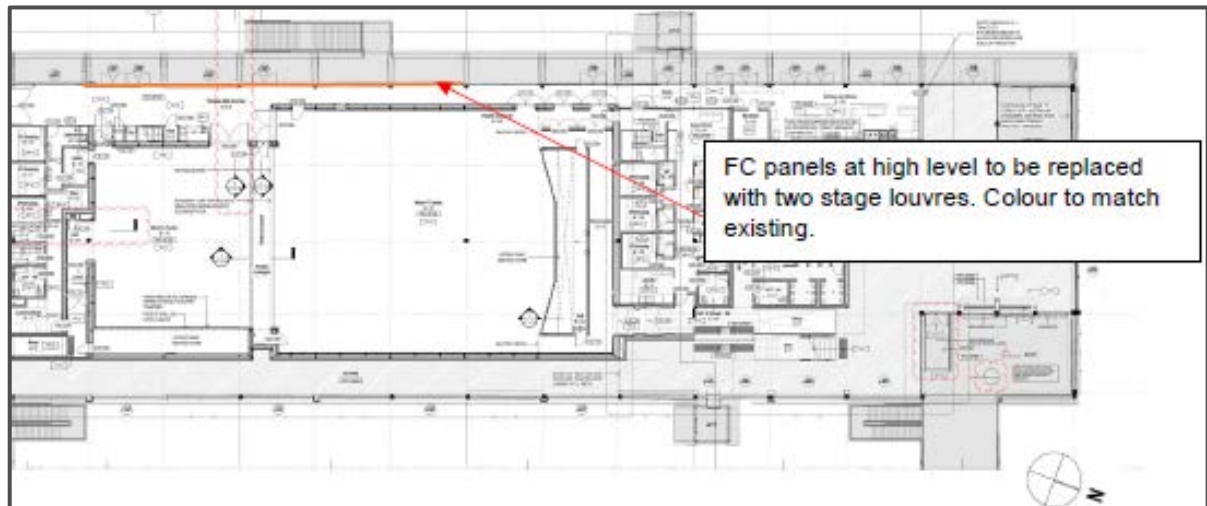


Figure 7 | Sydney Theatre Company's tenancy floor plan with location of proposed high-level louvres in orange (source: HIS)



Figure 8 | Location of additional louvres for the Sydney Theatre Company's tenancy (source: HIS)

The Applicant provided a Heritage Impact Statement (HIS) which considered the replacement of FC (asbestos) panels with louvres to the western façade of Wharf 4/5 to result in a moderate additional heritage impact, noting the works were necessary for improved reasonable amenity, waterproofing and fire safety within the building.

The HIS also provided recommendations to mitigate any further impacts to heritage fabric and the overall heritage significance of the wharf and precinct. Key recommendations specific to the proposed louvres to western façade of Wharf 4/5 include:

- new solid louvres must match colour of existing FC panels
- removal of existing FC panel must be carried out with care to minimise impact to heritage fabric
- installation of new louvres must be carried out with care with no/minimal heritage fabric intervention.
- mechanism for operable louvres must be rationalised and avoid fixing into existing heritage fabric.
- if any fixings are required into heritage fabric, they must be minimised to allow reversibility and a Heritage Consultant must be notified.

Council and Heritage NSW raised no issues with the additional louvres proposed on the western façade. As discussed in **Section 4.2**, Council requested the HIS recommendations should be imposed as conditions of consent.

As part of the RtS, the Applicant supported the recommendations of the HIS being included as a condition of consent. The Department therefore recommends Condition B13 '*Heritage Mitigation*' be amended to include the recommendations included in the HIS submitted with the modification.

The Department has assessed the HIS and the comments received by Council and Heritage NSW and considers the external heritage and visual impacts acceptable as:

- the additional louvers on the external façade would not result in significant visual impacts as the louvers will be painted to match the existing fibre cement sheeting and would be consistent with those already used in the precinct
- proposal retains the industrial aesthetic of the building in keeping with the character of the Walsh Bay Wharves
- the louvers would assist in improving thermal comfort, weather protection and maintaining smoke exhaust requirements
- Council and Heritage NSW raised no issue with the proposal
- conditions of consent would ensure the recommendations in the HIS are implemented.

The Department therefore concludes the external heritage and visual impacts are acceptable, subject to the recommended conditions.

5.3 Other issues

Other relevant issues for consideration are addressed in **Table 4**.

Table 4 | Assessment of other issues

Issue	Findings	Recommendations
Operational Noise	<ul style="list-style-type: none">• The Applicant submitted a Noise Impact Assessment to assess any additional operational noise impacts resulting from the proposed modifications.• The proposed hours of operation for the teaching and rehearsal uses are 6 am to 12 midnight (indoor areas), and the office uses are 24 hours.• The Department considers the proposed hours of operation to be consistent with the approved hours for similar uses in the development consent.• The NIA concluded the use of the commercial spaces for cultural uses would result in a slight decrease in assessed noise levels at surrounding receivers because the proposed uses will be wholly contained inside the tenancies.• The NIA anticipated the additional louvers to result in a minor increase (less than 1dB) in noise impacts, due to the proportionally small increase in louvred façade compared to existing.• The Department notes the proposed modification would not alter the operational conditions approved under SSD 8671, which include noise limits/ control and monitoring.• The Department considers the operational noise impacts resulting from the proposed modification to be acceptable as additional uses are low impact in nature, hours of operation are consistent with approved hours and existing conditions in the development consent would appropriately manage potential amenity impacts.• Therefore, the Department is satisfied that operational noise would be acceptable.	Not required.

6 Evaluation

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 acceptable as:

- the uses are consistent with the approved uses for the precinct and would not alter the overall objectives of the approved development as an arts and cultural precinct
- the proposed works are minor and would not significantly impact on existing heritage fabric or views.
- it would remain compliant with relevant statutory provisions in EPIs and the strategic planning context
- HIS and Council's recommendations are imposed as conditions of consent
- it is substantially the same development as the approved development and would not result in any adverse environmental impacts
- it is in the public interest.

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

7 Recommendation

It is recommended that the Team Leader, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **determines** that the application SSD 8671 MOD 7 falls within the scope of section 4.55(1A) of the EP&A Act
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification
- **modify** the consent SSD 8671
- **signs** the attached approval of the modification (**Appendix C**).

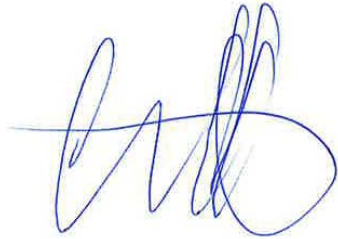
Recommended by:

A handwritten signature in black ink, reading 'Lucinda Craig', is displayed within a light gray rectangular box.

Lucinda Craig
Planning Officer
Key Sites Assessments

8 Determination

The recommendation is **Adopted / Not adopted** by:

A handwritten signature in blue ink, appearing to be 'CS', is written over a faint, light blue rectangular stamp.

8 March 2022

Cameron Sargent

Team Leader

Key Sites Assessments

as delegate of the Minister for Planning

Appendices

Appendix A – List of referenced documents

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:

Modification Application and submissions

<https://www.planningportal.nsw.gov.au/major-projects/projects/mod-7-amendments-shore-shed-45-and-wharf-45>

Appendix B – Statutory considerations

A consent authority may modify the consent if it is satisfied the proposed modification application meets the requirements of section 4.55(1A) of the EP&A Act. An assessment of the proposed modification application against the requirements of section 4.55(1A) of the EP&A Act is included in **Table 1**.

Table 1 | Consideration of Section 4.55(1A) of the EP&A Act

Section 4.55(1A)	Department's Consideration
a) The proposed modification is of minimal environmental impact	Section 5 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
b) The development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified.	The development, as proposed to be modified, is substantially the same development as that originally approved in that: <ul style="list-style-type: none">the use of commercial tenancies 2 to 4 within the Shore Shed 4/5 for the purposes of teaching, rehearsals, and office functions for arts and cultural uses is consistent with approved uses of the broader precinct for arts and cultural uses and ancillary uses, functions and eventsthe proposed modification to the approval will not alter the built form or scale of the buildingit would not result in any adverse heritage or additional environmental impacts.
c) 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 4 of this report.
d) Any submission made concerning the proposed modification has been considered.	The Department has considered submissions made, as addressed in Section 4 and Section 5 of this report.

Under section 4.55(3) of the EP&A Act, the consent authority must consider the matters referred to in section 4.15(1) of relevance to the development. **Table 2** identifies the matters for consideration under section 4.15(1) of the EP&A Act that apply to the proposed modification.

Table 2 | Consideration of the matters listed under Section 4.15(1) of the EP&A Act

Section 4.15(1) Matter for Consideration	Department's Consideration
a) the provisions of— i. any environmental planning instrument	The modified proposal remains consistent with relevant environmental planning instruments.
ii. any proposed instrument	The modified proposal remains consistent with relevant draft environmental planning instruments.
iii. any development control plan	Under clause 11 of the SRD SEPP, Development Control Plans (DCPs) do not apply to SSD.

iv.	any planning agreement	Not applicable.
v.	the regulations	The application satisfactorily meets the relevant requirements of the Environmental Planning and Assessment Regulation 2000, including the procedures relating to applications (Part 6), the requirements for notification (Part 6, Division 6) and fees (Part 15, Division 1AA) (refer to Section 4).
b)	the likely impacts of that development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	The Department considers the proposed changes to be minor and would not result in any adverse environmental impacts as addressed in Section 5 .
c)	the suitability of the site for the development	The site remains suitable for the development.
d)	any submissions	The Department has considered submissions made, as addressed in Section 4 and Section 5 of this report.
e)	the public interest	The Department considers the modified proposal to be in the public interest as the modifications will assist the adaptive reuse of the building resulting in improved operational outcomes including improving thermal comfort, weather protection and maintaining smoke exhaust requirements, and the enable activation of commercial tenancies 2 to 4.

Appendix C – Modification Instrument

The Modification Instrument can be found on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/mod-7-amendments-shore-shed-45-and-wharf-45>