

26 September 2016

File No: R/2014/17/E
Our Ref: 2016/503179

NSW Department of Planning and Environment
23-33 Bridge Street
Sydney NSW 2000

Attention: Ms. Fiona Gibson, Planner
Email: fiona.gibson@planning.nsw.gov.au

Dear Fiona

SSD 5824 MOD 2 - One Carrington Street Redevelopment
Section 96 Modification Application to include stratum subdivision to the proposal

We refer to your email to the City of Sydney's (**City**) Graham Jahn, Director City Planning and Transport dated 15 August 2016 which:

1. informed the City that:
 - a. JBA Urban Planning Pty Ltd on behalf of Sovereign Wynyard Centre Pty Ltd (**Applicant**) had submitted a section 96(1A) modification application to the State significant development approval for the commercial and retail development at 1 Carrington Street, Sydney (the **Proposal**);
 - b. the Proposal seeks approval for modification to allow stratum subdivision;
2. invited the City's comments on the Proposal; and
3. invited the City to provide any recommended conditions.

Landowner's consent

On 15 September 2016 the Applicant wrote to the City, seeking landowner's consent from the City (in its capacity as the roads authority for Wynyard Lane) for the lodgement of the modification application. The City's Properties Unit will respond to this request.

In principle support for lease purposes only

The City only supports the Proposal to allow stratum subdivision for *lease* purposes only above and below the road. The proposed plan supporting the Proposal will need to be modified to reflect a subdivision for lease purposes.

Interest in Road Lot to be held by Applicant

The Applicant and the City are currently in negotiations in relation to the City granting to the Applicant a leasehold of the stratum above and below Wynyard Lane. The City and the Applicant will need to resolve this issue in order for the Applicant to proceed further with the development.

Further comments

In terms of consistency with SSD 5824 as approved we make the following comments:

1. the proposed Lot 16 (Road Lot) is not shown on the George Street Subdivision Plan (Sheet 5 of 12). This does not correspond with the approved floor plans dated 11 August 2016. Further, the services zone within the approved floor plan is limited in area.
2. The proposed subdivision plan shows Lot 12 (Commercial Lot) extended under more of Wynyard Lane than approved. This is not supported by the City and not reflected in the current determination.
3. An amended Subdivision Plan is necessary clearly showing Lot 16 (Road Lot) where no development works have been approved.

If you wish to discuss this matter further, please contact Russell Hand, Senior Planner, on 9246 7321 or rhand@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Corradi', with a stylized flourish at the end.

Christopher Corradi
Area Planning Manager