


# Modification of Development Consent

Section 96(1A) of the *Environmental Planning and Assessment Act 1979*

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

  
Anthony Witherdin  
Director  
Modification Assessments

Sydney 23 FEBRUARY 2017

## SCHEDULE 1

**Development consent:** SSD\_5824 granted by the delegate of the Minister for Planning 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 89 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:** Sovereign Wynyard Centre 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 units above and below Wynyard Lane.

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

**Modification:** SSD 5824 MOD 3: the modification includes:

- increase the extent of internal demolition works within Shell House.

## SCHEDULE 2

The above consent is modified as follows:

- (a) Schedule 2 Part A – Administrative Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words / numbers as follows:

### Terms of Consent

- A1 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 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;**
  - ~~f-g)~~ The conditions of this consent; and
  - ~~g-h)~~ The following drawings, except for:
    - i) any modifications which are Exempt or Complying Development;
    - ii) otherwise provided by the conditions of this consent.

<b>Architectural (or Design) Drawings prepared by Make + Architectus</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
DA0002	00	General Notes and Symbols	19.03.2014
DA0006	00	Demolition Plan – Site	17.03.2014
DA0007	<del>01</del> <b><u>03</u></b>	Demolition Plan – Shell House	<del>25.09.2015</del> <b><u>21/09/2016</u></b>
DA0008	00	Demolition Plan – 285 George Street	17.03.2014
DA0009	02	Excavation Plan	25.09.2015
DA1000	00	Existing Site Plan	19.03.2014
DA2000	02	Proposed Site Plan	25.09.2015
DA2002	02	Lower Basement Level	25.09.2015
DA2003	02	Basement Level	25.09.2015
DA2004	02	Hunter Connection Level	25.09.2015
DA2005	02	Concourse Level	25.09.2015
DA2006	02	George Street Level	25.09.2015
DA2007	02	Wynyard Lane Level	25.09.2015
DA2008	02	Carrington Street Level	25.09.2015
DA2009	02	Upper Ground Level	25.09.2015

DA2010	02	Mezzanine Level	25.09.2015
DA2011	02	Office Level 01	25.09.2015
DA2012	02	Office Level 02	25.09.2015
DA2013	02	Office Level 03	25.09.2015
DA2014	02	Office Level 04	25.09.2015
DA2015	02	Office Level 05	25.09.2015
DA2016	02	Office Level 06	25.09.2015
DA2017	02	Office Level 07	25.09.2015
DA2018	02	Office Level 08	25.09.2015
DA2019	02	Office Level 09	25.09.2015
DA2020	02	Office Level 10	25.09.2015
DA2021	02	Office Level 11	25.09.2015
DA2022	02	Office Level 12	25.09.2015
DA2023	02	Office Level 13	25.09.2015
DA2024	02	Office Level 14	25.09.2015
DA2025	02	Office Level 15	25.09.2015
DA2026	02	Office Level 16	25.09.2015
DA2027	02	Office Level 17	25.09.2015
DA2028	02	Office Level 18	25.09.2015
DA2029	02	Office Level 19	25.09.2015
DA2030	02	Office Level 20	25.09.2015
DA2031	02	Office Level 21	25.09.2015
DA2032	02	Office Level 22	25.09.2015
DA2033	02	Office Level 23	25.09.2015
DA2034	02	Office Level 24	25.09.2015
DA2035	02	Office Level 25	25.09.2015
DA2036	02	Office Level 26	25.09.2015
DA2037	02	Office Level 27	25.09.2015
DA2038	02	Office Level 28 Plant	25.09.2015
DA2039	02	Office Level 29 Plant	25.09.2015
DA2040	02	Office Level 30 Plant	25.09.2015
DA2041	02	Roof Plan	25.09.2015
DA2100	02	Proposed Elevation A (East)	25.09.2015
DA2101	02	Proposed Elevation B (South)	25.09.2015
DA2102	02	Proposed Elevation C (West)	25.09.2015
DA2103	02	Proposed Elevation D (North)	25.09.2015
DA2201	02	Proposed Section 02	25.09.2015
DA2202	02	Proposed Section 07	25.09.2015
DA2220	02	Proposed Section 1 Carrington to George Street Laneway	25.09.2015

DA2221	02	Proposed Section 2 Concourse Section	25.09.2015
DA2222	02	Proposed Section 3 Office Lobby to George Street	25.09.2015
DA2223	02	Proposed Section 04 Retail on George Street	25.09.2015
DA2224	02	Proposed Section 5 Carrington to George Street Laneway	25.09.2015
DA2300	02	Proposed Shell House Elevations	25.09.2015
DA2301	02	Proposed 285-287 George Street	25.09.2015
DA2310	02	Concept Plan Envelope Compliance	25.09.2015
DA5000	02	Typical Cladding Detail 1	25.09.2015
DA5001	02	Typical Cladding Detail 2	25.09.2015
DA5002	02	Typical Cladding Detail 3	25.09.15
DA6000	01	GFA Schedule	04.04.2016
<b>Landscape and Public Domain Drawings prepared by Oculus</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
L-M-010	F	MEZZANINE TERRACE	13.11.2015
L-04-010	F	285 GEORGE ST LEVEL 04 TERRACE	13.11.2015
L-09-010	F	LEVEL 09/10 TERRACES	13.11.2015
L-10-012	F	LEVEL 12 RESTAURANT TERRACE	13.11.2015
L-27-010	F	LEVEL 27 OFFICE TERRACE	13.11.2015
L-00-200	F	TERRACE SECTIONS	13.11.2015
L-00-300	F	PLANTING PALETTE	13.11.2015
L-100	F	PUBLIC DOMAIN CONCEPT PLAN	22.01.2016
L-110	F	PUBLIC DOMAIN MATERIALS	22.01.2016

(b) Schedule 2 Part C – is amended by the insertion of the following new Condition C7

#### **Shell House Façade Conservation**

#### **C7**

- (a) **Excluding minor demolition required for investigative works and installation of the façade retention system, prior to the issue of a construction certificate in relation to the demolition of the additional internal structure and floors of Shell House including the Clock Tower, approved under Section 96 (Mod 3), the following is to be submitted to the satisfaction of the Manager Heritage and Urban Design City of Sydney:**
- (i) **A Shell House Façade Condition Survey Report will be prepared by a specialist conservator and supported by appended reports from specialist structural and façade engineers as relevant. The report must address all the matters outlined in Section 1.0 of the Shell House - Strategy Document for the Heritage Façade Conservation prepared by Adriel Consultancy dated 26 January 2017.**
- (ii) **The report is to ensure that the glazed architectural terracotta façade system is conserved to a high standard of visual and physical performance. The report is to include schedules which outline is to identify terracotta blocks to be replaced, terracotta blocks to be repaired, and pointing to be replaced as identified from the façade condition survey The façade**

- condition survey is to be translated into the Schedule of Conservation Works as noted in (b)(i).
- (iii) Where the condition of a block is identified as requiring replacement in accordance with the Section 2.1 of the Shell House - Strategy Document for the Heritage Façade Conservation prepared by Adriel Consultancy dated 26 January 2017, the block is to be replaced.
  - (iv) The proposed method of glaze repair is not to be reliant upon the reduction of moisture content in the blocks. This means that mortar repairs are to be used in lieu of Edison Coating systems.
  - (v) The report is also to nominate areas of all the façades that require further visual investigation and destructive investigation to be undertaken. The investigation and testing is to identify underlying issues that may affect the long term visual and physical performance of the façade, that could not be identified in the preliminary visual investigations, including the underlying causes of failure of blocks, salt levels, corrosion levels of mild steel fixing components and structural steel, and jointing material that may contain contaminants. The additional investigations are to include the eastern, northern, and western façades and the clock tower façades.
- (b) Prior to the commencement of façade remediation works and allowing for the submissions as noted in (c) and (d), the following is to be submitted to the satisfaction of the Manager Heritage and Urban Design City of Sydney:
- (i) A Schedule of Conservation Works is to be developed from the previous condition report noted in (a)(i) which is to outline the extent of façade remediation works upon detailed inspection of the façade from the perimeter scaffold. The Schedule of Conservation Works shall be formulated as outlined in Section 2.0 of the Shell House - Strategy Document for the Heritage Façade Conservation prepared by Adriel Consultancy dated 26 January 2017.
  - (ii) Following from (b)(i) a Façade Action Plan is to be prepared which will form the consolidated document for all remediation works to the Shell House Façade. Documentation which shall form the Façade Action Plan are as noted within section 4.0 of the Shell House - Strategy Document for the Heritage Façade Conservation prepared by Adriel Consultancy dated 26 January 2017.
  - (iii) The results of further visual and destructive investigation of the glazed architectural terracotta façade system of Shell House,
  - (iv) The results of further visual and destructive investigation translated into the façade action plan in (b)(ii) above. The Façade Action Plan is to be periodically updated as required to include the conservation of all further defective components of the façade, evident as a result of further visual and destructive investigation in accordance with (a) (ii) to (v) above.
- (c) Ordering of replacement terracotta blocks: The purpose made glazed architectural terracotta units are to be of matching unit sizes, profiles, and glaze. Prior to ordering of the terracotta blocks, representative samples are to be prepared for approval by the Manager Heritage and Urban Design City of Sydney.
- (d) Prototypes: Prior to commencement of works of the glazed architectural terracotta façade system, prototypes of block replacement, pointing, block repair, and steel component repairs (fixings, structure and windows) are to be prepared for that representative section for approval by the Manager Heritage and Urban Design City of Sydney.
- (e) A Façade Maintenance Strategy for the on-going maintenance of the glazed architectural terracotta façade, including the requirement for annual façade inspection reports, is to be submitted to the satisfaction of the Manager Heritage and Urban Design City of Sydney prior to the issue of any Occupation Certificate. The building is to be managed in accordance with the approved Strategy during occupation.

- (f) All diagnostic work should be undertaken by specialist conservers and engineers.
- (g) The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building.
- (h) All conservation and adaptation works are to be in accordance with the Articles of the Australian ICOMOS Burra Charter 2013.
- (i) Appropriately qualified tradespersons (as appropriate) are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works to Shell House.
- (j) The works in must be implemented to the satisfaction of the Manager Heritage and Urban Design City of Sydney prior to the issue of any Occupation Certificate for the building, known as Shell House.

(c) Schedule 2 Part D – is amended by the insertion of the following new Condition D16a

**D16a. The internal demolition works within Shell House shall be carried out in accordance with the recommended vibration minimisation mitigation measures contained within the letter from Multiplex dated 31 October 2016.**

**End of modification to SSD 5824  
(SSD 5824 MOD 3)**