



24 August 2016

Our ref.: SSD 5824 MOD 1

Mr Carl Schibrowski  
Sovereign Wynyard Pty Limited  
C/o Brookfield Property Partners  
Level 12, 301 George Street  
Sydney NSW 2000

Dear Mr Schibrowski

**Determination of modification application for One Carrington Street, Sydney  
(SSD 5824 MOD 1)**

I am writing to inform you that the above application was approved on 11 August 2016 by the Director Key Sites Assessments as delegate of the Minister for Planning under Part 4 of the *Environmental Planning and Assessment Act 1979*.

A copy of the notice of modification and stamped plans is enclosed for your records. The Environmental Assessment Report is available on the Department's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7389](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7389)

For any further enquiries, please contact Pilar Aberasturi on 9228 6496 or via email at [pilar.aberasturi@planning.nsw.gov.au](mailto:pilar.aberasturi@planning.nsw.gov.au)

Yours sincerely,

Brendon Roberts  
**Acting Team Leader**  
**Key Sites Assessments**

# Modification of Development Consent

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

As delegate of the Minister for Planning, under delegation effective 16 February 2015, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.



Ben Lusher  
Director  
Key Sites Assessments

Sydney 11 AUGUST 2016

## SCHEDULE 1

**Development Approval:** **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

**The 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.

**Modification:** **SSD 5824 MOD1:** the modification includes:

- amendments to various building setbacks;
- revision of the external finishes;
- internal and external alterations;

- widening of the through site link pedestrian bridge over Wynyard Lane;
- provision of additional retail units fronting Carrington Street and Wynyard Lane;
- additional excavation at basement level;
- amendment of vehicular access arrangements, basement ramps, car parking layout and loading dock configurations; and
- deletion of the third level basement and reduction in the number of car parking spaces by seven spaces (from 89 to 82 spaces).

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

- (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 prepared by JBA dated November 2015;**
  - ~~d)e)~~ The conditions of this consent; and
  - ~~e)f)~~ 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	<del>00</del> <b><u>01</u></b>	Demolition Plan – Shell House	<del>17.03.2014</del> <b><u>25.09.2015</u></b>
DA0008	00	Demolition Plan – 285 George Street	17.03.2014
DA0009	<del>00</del> <b><u>02</u></b>	Excavation Plan	<del>17.03.2014</del> <b><u>25.09.2015</u></b>
DA1000	00	Existing Site Plan	19.03.2014
DA2000	<del>00</del> <b><u>02</u></b>	Proposed Site Plan	<del>19.03.2014</del> <b><u>25.09.2015</u></b>
DA2002	<del>00</del> <b><u>02</u></b>	Lower Basement Level	<del>19.03.2014</del> <b><u>25.09.2015</u></b>
DA2003	<del>00</del> <b><u>02</u></b>	Basement Level	<del>19.03.2014</del> <b><u>25.09.2015</u></b>
DA2004	<del>00</del> <b><u>02</u></b>	Hunter Connection Level	<del>19.03.2014</del> <b><u>25.09.2015</u></b>
DA2005	<del>00</del> <b><u>02</u></b>	Concourse Level	<del>19.03.2014</del> <b><u>25.09.2015</u></b>
DA2006	<del>00</del> <b><u>02</u></b>	George Street Level	<del>19.03.2014</del> <b><u>25.09.2015</u></b>
DA2007	<del>00</del> <b><u>02</u></b>	Wynyard Lane Level	<del>19.03.2014</del> <b><u>25.09.2015</u></b>
DA2008	<del>00</del> <b><u>02</u></b>	Carrington Street Level	<del>19.03.2014</del> <b><u>25.09.2015</u></b>

DA2009	<u>00</u> <u>02</u>	Upper Ground Level	<u>19.03.2014</u> <u>25.09.2015</u>
DA2010	<u>00</u> <u>02</u>	Mezzanine Level	<u>19.03.2014</u> <u>25.09.2015</u>
DA2011	<u>00</u> <u>02</u>	Office Level 01	<u>19.03.2014</u> <u>25.09.2015</u>
DA2012	<u>00</u> <u>02</u>	Office Level 02	<u>19.03.2014</u> <u>25.09.2015</u>
DA2013	<u>00</u> <u>02</u>	Office Level 03	<u>19.03.2014</u> <u>25.09.2015</u>
DA2014	<u>00</u> <u>02</u>	Office Level 04	<u>19.03.2014</u> <u>25.09.2015</u>
DA2015	<u>00</u> <u>02</u>	Office Level 05	<u>19.03.2014</u> <u>25.09.2015</u>
DA2016	<u>00</u> <u>02</u>	Office Level 06	<u>19.03.2014</u> <u>25.09.2015</u>
DA2017	<u>00</u> <u>02</u>	Office Level 07	<u>19.03.2014</u> <u>25.09.2015</u>
DA2018	<u>00</u> <u>02</u>	Office Level 08	<u>19.03.2014</u> <u>25.09.2015</u>
DA2019	<u>00</u> <u>02</u>	Office Level 09	<u>19.03.2014</u> <u>25.09.2015</u>
DA2020	<u>01</u> <u>02</u>	Office Level 10	<u>11.09.2014</u> <u>25.09.2015</u>
DA2021	<u>00</u> <u>02</u>	Office Level 11	<u>19.03.2014</u> <u>25.09.2015</u>
DA2022	<u>00</u> <u>02</u>	Office Level 12	<u>19.03.2014</u> <u>25.09.2015</u>
DA2023	<u>00</u> <u>02</u>	Office Level 13	<u>19.03.2014</u> <u>25.09.2015</u>
DA2024	<u>00</u> <u>02</u>	Office Level 14	<u>19.03.2014</u> <u>25.09.2015</u>
DA2025	<u>00</u> <u>02</u>	Office Level 15	<u>19.03.2014</u> <u>25.09.2015</u>
DA2026	<u>00</u> <u>02</u>	Office Level 16	<u>19.03.2014</u> <u>25.09.2015</u>
DA2027	<u>00</u> <u>02</u>	Office Level 17	<u>19.03.2014</u> <u>25.09.2015</u>
DA2028	<u>00</u> <u>02</u>	Office Level 18	<u>19.03.2014</u> <u>25.09.2015</u>
DA2029	<u>00</u> <u>02</u>	Office Level 19	<u>19.03.2014</u> <u>25.09.2015</u>
DA2030	<u>00</u> <u>02</u>	Office Level 20	<u>19.03.2014</u> <u>25.09.2015</u>

DA2031	<del>00</del> <u>02</u>	Office Level 21	<del>19.03.2014</del> <u>25.09.2015</u>
DA2032	<del>00</del> <u>02</u>	Office Level 22	<del>19.03.2014</del> <u>25.09.2015</u>
DA2033	<del>00</del> <u>02</u>	Office Level 23	<del>19.03.2014</del> <u>25.09.2015</u>
DA2034	<del>00</del> <u>02</u>	Office Level 24	<del>19.03.2014</del> <u>25.09.2015</u>
DA2035	<del>00</del> <u>02</u>	Office Level 25	<del>19.03.2014</del> <u>25.09.2015</u>
DA2036	<del>00</del> <u>02</u>	Office Level 26	<del>19.03.2014</del> <u>25.09.2015</u>
DA2037	<del>00</del> <u>02</u>	Office Level 27	<del>19.03.2014</del> <u>25.09.2015</u>
DA2038	<del>00</del> <u>02</u>	Office Level 28 Plant	<del>19.03.2014</del> <u>25.09.2015</u>
DA2039	<del>00</del> <u>02</u>	Office Level 29 Plant	<del>19.03.2014</del> <u>25.09.2015</u>
DA2040	<del>00</del> <u>02</u>	Office Level 30 Plant	<del>19.03.2014</del> <u>25.09.2015</u>
DA2041	<del>00</del> <u>02</u>	Roof Plan	<del>19.03.2014</del> <u>25.09.2015</u>
DA2100	<del>00</del> <u>02</u>	Proposed Elevation A (East)	<del>19.03.2014</del> <u>25.09.2015</u>
DA2101	<del>00</del> <u>02</u>	Proposed Elevation B (South)	<del>19.03.2014</del> <u>25.09.2015</u>
DA2102	<del>00</del> <u>02</u>	Proposed Elevation C (West)	<del>19.03.2014</del> <u>25.09.2015</u>
DA2103	<del>00</del> <u>02</u>	Proposed Elevation D (North)	<del>19.03.2014</del> <u>25.09.2015</u>
DA2201	<del>00</del> <u>02</u>	Proposed Section 02	<del>19.03.2014</del> <u>25.09.2015</u>
DA2202	<del>00</del> <u>02</u>	Proposed Section 07	<del>19.03.2014</del> <u>25.09.2015</u>
DA2220	<del>00</del> <u>02</u>	Proposed Section 1 Carrington to George Street Laneway	<del>19.03.2014</del> <u>25.09.2015</u>
DA2221	<del>00</del> <u>02</u>	Proposed Section 2 Concourse Section	<del>19.03.2014</del> <u>25.09.2015</u>
DA2222	<del>00</del> <u>02</u>	Proposed Section 3 Office Lobby to George Street	<del>19.03.2014</del> <u>25.09.2015</u>
DA2223	<del>00</del> <u>02</u>	Proposed Section 04 Retail on George Street	<del>19.03.2014</del> <u>25.09.2015</u>
DA2224	<del>00</del> <u>02</u>	Proposed Section 5 Carrington to George Street Laneway	<del>19.03.2014</del> <u>25.09.2015</u>

DA2300	<b>01</b> <b>02</b>	Proposed Shell House Elevations	<b>17.03.2014</b> <b>25.09.2015</b>
DA2301	<b>01</b> <b>02</b>	Proposed 285-287 George Street	<b>17.03.2014</b> <b>25.09.2015</b>
DA2310	<b>01</b> <b>02</b>	Concept Plan Envelope Compliance	<b>17.03.2014</b> <b>25.09.2015</b>
DA5000	<b>00</b> <b>02</b>	Typical Cladding Detail 1	<b>19.03.2014</b> <b>25.09.2015</b>
DA5001	<b>00</b> <b>02</b>	Typical Cladding Detail 2	<b>19.03.2014</b> <b>25.09.2015</b>
<b>DA5002</b>	<b>02</b>	<b>Typical Cladding Detail 3</b>	<b>25.09.15</b>
DA6000	<b>00</b> <b>01</b>	GFA Schedule	<b>17.03.2014</b> <b>04.04.2016</b>
<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	<b>C</b> <b>F</b>	MEZZANINE TERRACE	<b>21.03.2014</b> <b>13.11.2015</b>
L-04-010	<b>C</b> <b>F</b>	<b>285 GEORGE ST</b> LEVEL 04 TERRACE	<b>21.03.2014</b> <b>13.11.2015</b>
L-09-010	<b>C</b> <b>F</b>	LEVEL 09/ <b>10</b> TERRACES	<b>21.03.2014</b> <b>13.11.2015</b>
<b>L-10-010</b> <b>L-10-012</b>	<b>C</b> <b>F</b>	LEVEL <b>10-12</b> RESTAURANT TERRACE	<b>21.03.2014</b> <b>13.11.2015</b>
L-27-010	<b>C</b> <b>F</b>	LEVEL 27 OFFICE TERRACE	<b>21.03.2014</b> <b>13.11.2015</b>
L-00-200	<b>C</b> <b>F</b>	TERRACE SECTIONS	<b>21.03.2014</b> <b>13.11.2015</b>
L-00-300	<b>C</b> <b>F</b>	PLANTING PALETTE	<b>21.03.2014</b> <b>13.11.2015</b>
L-100	<b>C</b> <b>F</b>	PUBLIC DOMAIN CONCEPT PLAN	<b>21.03.2014</b> <b>22.01.2016</b>
L-110	<b>C</b> <b>F</b>	PUBLIC DOMAIN MATERIALS	<b>21.03.2014</b> <b>22.01.2016</b>

**SCHEDULE 2**  
**PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

- (b) Schedule 2 Part B – Condition B9 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **bold struck out** words/numbers as follows:

**Car Parking**

- B9 A total of **89 82** tenant car parking spaces are permitted within the basement levels of the site.

- (c) Schedule 2 Part B – Condition B12 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words/numbers as follows:

### **Bicycle Parking and End of Trip Facilities**

- B12 A minimum of 446 bicycle parking spaces and end of trip facilities comprising ~~46~~ **44** showers and 446 lockers are to be provided on the site. Details shall be submitted to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate for services and finishes works.

The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3- 1993 *Parking Facilities Part 3: Bicycle Parking Facilities*. Alternative designs can be accepted if they meet the objectives of the standard. The applicant needs to ensure that:

- a) all bicycle parking for staff/employees of any land use must use a secure access facility that is not readily open to the general public; and
- b) all bicycle parking for visitors of any land use must be facilities to which the bicycle frame and both wheels can be locked.

The applicant shall investigate the potential for increasing the width of the access points for bicycles from Wynyard Lane to the basement parking levels from 1.6 metres to 1.8 metres.

Note: If a basement storage area exists on title, that is large enough to store a bike and is no smaller than a class 1 bike locker, this can be counted as a space.

- (d) Schedule 2 Part B – Condition B13 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words/numbers as follows:

### **Basement Car Park Operation**

- B13 Details shall be provided to the satisfaction of the PCA, with the application for a Construction Certificate, which demonstrate that the vehicular access to the basement from Wynyard Lane and internal vehicular circulation complies with the amended car park design as described in the addendum traffic statement titled 'Proposed Car Park Operation Submission to DOPE', reference 13S123000, prepared by GTA Consultants dated 21 November 2014 **and the 'Transport Assessment Review for Section 96 Application', reference 12S1213000, prepared by GTA Consultants dated 9 November 2015 and updated by letter prepared by GTA Consultants dated on 9 February 2016.**

- (e) Schedule 2 Part B – Condition B28 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words/numbers as follows:

### **Outdoor Lighting**

- B28 Lighting designs certified by a practicing lighting engineer are to be submitted for Council approval prior to the issue of a Construction Certificate for public domain works. The lighting designs shall provide for:
- c) Smartpole lighting to the southern side of Margaret Street (along the site's frontage) to Council's specifications complying with AS1158 Category V1 for roadway and Category ~~P1 + 4 Lux~~ **vertical P2** illumination for footpaths.
  - d) Council's standard wall mounted lighting in Wynyard Lane (along the site's frontage) complying with AS1158 Category ~~P1 + 4 Lux~~ **vertical P2** illumination.



- (f) Schedule 2 Part B – Condition B28 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck-out**~~ words/numbers as follows:

### **Stormwater and Drainage Management**

B32 Prior to **a the issue of the relevant** Construction Certificate ~~being issued~~, details of the proposed stormwater disposal and drainage from the development including details of the provision and maintenance of overland flow paths must be submitted to and approved by Sydney Water in consultation with Council. All approved details for the disposal of stormwater and drainage are to be implemented in the development.

- a) Any proposed connection to the Council's underground drainage system will require the owner to enter into a Deed of Agreement with the Council and obtain registration on Title of a Positive Covenant prior to Construction Certificate being issued and prior to the commencement of any related work within the public way.
- b) The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the on-site detention must be submitted to the PCA prior to **a the issue of the relevant** Construction Certificate ~~being issued~~;
- c) An "Application for Approval of Stormwater Drainage Connections" must be submitted to the Council with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the Council's drainage system; and
- d) A Positive Covenant must be registered on the title for all drainage systems involving On-site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection.

- (g) Schedule 2 Part B – Condition B38 is added by the insertion of the **bold and underlined** words/numbers as follows:

### **Access to Public Car Park**

**B38. Prior to the issue of the relevant Construction Certificate, the applicant shall submit drawings to the PCA demonstrating compliance with the fire and life safety requirements of the Building Code of Australia for the approach, entrance and ramp to the Wynyard Lane public car park.**

- (h) Schedule 2 Part B – Condition B39 is added by the insertion of the **bold and underlined** words/numbers as follows:

### **Safety Assessment of Proposed Arrangements Along Wynyard Lane**

**B39. Prior to the issue of the relevant Construction Certificate, the applicant shall undertake a Stage 2 (Concept Plan) Road Safety Audit for the proposed changes along Wynyard Lane as provided in the revised Public Domain Concept Plan (PDCP), in accordance with Austroads Guide to Road Safety Part 6: Road Safety Audit by and independent TfNSW accredited road safety auditor. Based on the results of the road safety audit, the applicant shall review the design drawings and implements safety measures as required.**

End of modification to SSD 5824  
(SSD 5824 MOD1)