



File No: SF20/28709
Ref No: DOC20/247404

Marcus Jennejohn
Senior Planning Officer
Department of Planning, Industry & Environment
320 Pitt Street SYDNEY NSW 2000

Sent by e-mail to: marcus.jennejohn@planning.nsw.gov.au

Dear Mr Jennejohn

The Sandstone Precinct Stage 2 Modification 8 – Proposed demolition and construction works of the new Ausgrid Sub-station - Department of Education Building 35-39 Bridge Street, Sydney. (SSD 7484).

Thank you for your request for the Heritage Council to provide advice in relation to this proposed modification for the Sandstone Precinct –the Department of Education Building (SHR No. 00744).

This current proposal seeks modifications to the approved SSD 7484 application including the following works:

Lower Ground Level

- The south west external tenancy has been replaced with a substation. Ausgrid require the development's substation to be located within the Education Building and it will serve both this building and the adjacent Lands Department Building.
- The external tenancy has been relocated to the north east corner.

HNSW has reviewed the documentation and the advice provided that the proposed modifications are necessitated by Ausgrid; Engineering advice, the ongoing refinement of the Hotel brief and Architectural design development.

It is noted that some Exceptionally Significant fabric will be adversely impacted to accommodate the substation as required by Ausgrid, despite an options analysis and Dispensation options being discussed with Ausgrid. The current proposal has been chosen as the option with the least heritage impact. To mitigate this impact, and to meet the requirements of *CMP* Policies for Elements of Exceptional Significance (6.9.3 and 6.10.4), HNSW makes the following recommendations:

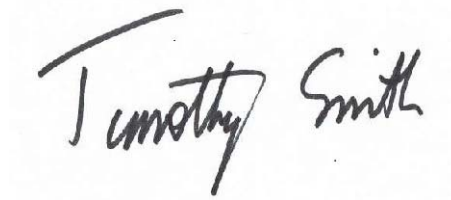
- the required modifications to the sandstone façade fabric and selection of new materials and colours to accommodate the substation must be appropriately detailed and implemented in consultation with and to the satisfaction of Urbis, the project Heritage Consultant, and
- any original sandstone fabric and steel window grilles required to be removed to provide access to the substation shall be salvaged and retained on site for future use.

Heritage NSW notes that the modifications have been developed with Urbis' expert heritage input to minimise adverse heritage impacts while responding to the evolving requirements of

this complex project. HNSW is satisfied that overall the proposed design changes are consistent with the development for which consent was originally granted and the modifications can be considered to have an acceptable material impact on the historic fabric of the building in the context of the approved major adaptive reuse works.

If you have any questions regarding the above matter, please contact Verena Mauldon, Senior Heritage Officer, Heritage, Community and Engagement, Department of Premier and Cabinet at verena.mauldon@environment.nsw.gov.au, or 9895 6512.

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large, sweeping initial 'T'.

Tim Smith OAM

Director Heritage Operations

Heritage NSW

Department of Premier & Cabinet

As Delegate of the Heritage Council of NSW

6 April 2020