

Ms Tracy Lowe
PONTIAC LAND (AUSTRALIA) PTY. LTD.
Level 17, Australia Square
264 George Street
SYDNEY New South Wales 2000

16/08/2019

Dear Ms Lowe

**SSD 7484 MOD 4 - design changes to the Lands Building
Request for Additional Information**

I refer to the proposed modification for design amendments to the Lands Building at the Sandstone Precinct (SSD 7484 MOD 4). Further to the letter requesting a response to submissions dated 12 August 2019, the Department has considered the modification application further and is requesting that you provide the following additional information:

Design Review Panel (DRP) Advice

Provide the meeting minutes associated with DRP meeting advice 9, dated 16 April 2019, and provide a detailed response to the advice, including where the advice is supported or not supported, and how the modification proposal responds to the advice.

Northern terraces

Provide additional detail in relation to the operation and use of the northern terraces, including:

- further detail on the proposed use and operation, including hours of operation, noting Condition G1 provides hours of operation for various uses within the hotel
- any proposed furniture, landscaping or other structures
- any entertainment and music proposed in this area
- confirm the potential maximum capacity will be 40 guests on each terrace, with a total of 80 guests, and arrangements to manage guest numbers
- confirm any use of the existing terrace on the south side of the building.

Strong room

The Design Report indicates that the Strong Room will be returned to its original volume by removing floors and partitions added in the 1950's and be used as a reception, lounge, bar and function arrival space. I note a detailed strategy for demolition and conservation will be developed further, but it's unclear how and when this strategy will be secured and delivered.

Landscaping

Elaborate on the conceptual landscape approach in the Design Report (pages 84 – 85) by providing an indicative landscape plan for the courtyard and terraces of the Lands Building, including:

- indicative plant species, noting the comments from EES Group about using native species
- changes in paving to identify the historic carriageway
- suitable soil depth or pots for planting
- further consideration of whether Condition B52 requires any changes.

Building elements

- Clarify the timing for the proposed updated ceiling condition report identified in the Design Report (page 91)
- Provide further information on the process and timing for selecting the colour for the new roof material, noting the Design Report (page 103) indicates that this will closely reflect the original slate colour of the roof.

Gross floor area (GFA)

Clarify the proposed GFA within the Lands Building, as the documentation indicates it is either 10,465 m² (Modification Report) or 9,790 m² (GFA schedule in plan set).

Consistency with conditions of consent

Confirm whether the proposed modifications impact on:

- Condition B9 requiring further detail being submitted to the Heritage Council, including detail for the strong room (row 2) and roof structures at the Lands Building (row 8).
- Condition B14 relating to on site bicycle parking
- Condition B27 which requires a natural ventilation strategy for the Lands and Education Buildings
- Condition G1 relating to the hours of operation, and whether this is intended to include the northern terraces
- the description of the development, which includes approval for an extension to the Lands Building roof (with a maximum height of RL 38.00), noting that the proposal seeks to remove the diagrid roof on the Lands Building and retain all northern and southern roofs.

Heritage:

Provide a copy of the endorsed Heritage Council Lands Building Conservation Management Plan, dated May 2017.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Monday 16 September 2019. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Emily Dickson, who can be contacted on 8275 1032/ at emily.dickson@planning.nsw.gov.au.

Yours sincerely,



David McNamara
Director Key Sites Assessments
Key Sites