

17 April 2020

16009

Marcus Jennejohn
Senior Planning Officer
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150

Dear Marcus,

SSD 7484 – MODIFICATION 8 RESPONSE TO REQUEST FOR FURTHER INFORMATION 23-33 & 35-39 BRIDGE STREET, SYDNEY – THE SANDSTONE PRECINCT

This Response to Submissions has been prepared by Ethos Urban on behalf of Pontiac Land (Australia) Pty Ltd (Pontiac) to address submissions received during the notification period of a modification application (Mod 8) to State Significant Development 7484 (SSD 7484) which relates to the development of tourist and visitor accommodation at the Sandstone Precinct, Sydney.

The Section 4.55(1A) modification application submitted as Mod 8 was lodged on 13 March 2020 and includes:

- Additional slab demolition on Education Building Ground Floor level; and
- Introduction of a temporary support structure during the demolition works to support the building.

The application was notified to agencies from 25 March 2020 until 7 April 2020. This letter responds to the submissions made by various agencies (Heritage NSW and Environment, Energy and Science Group) and the issues raised by the Department of Planning, Industry & Environment (DPIE) in its letter dated 15 April 2020.

1.0 Response to submissions

Responses to each of the comments made by agencies are provided below.

1.1 Department of Planning, Industry and Environment

The DPIE have asked for additional information relating to:

- a response to the issues identified in the submission provided by Environment, Energy and Science Group (EES)
- evidence of owner's consent and payment of the outstanding modification fee invoice.

A response to the EES comments is provided below. Owners consent will be provided under separate cover, as will confirmation of the invoice.

1.2 Environment, Energy and Science Group

EES Group provided the below comments:

The Environment, Energy and Science Group (EES) has reviewed the MOD 8 proposal and notes the proposed modifications include changes to the extent of demolition required within the existing Education Building at Ground Level which comprises the following:

- *additional slab demolition on Education Building Ground Floor level; and*
- *introduction of a temporary support structure during the demolition works to support the building.*

It is unclear if the additional slab demolition at the ground floor level would result in any ground disturbance/excavation outside the area approved by the development consent for SSD-7484. If the Mod 8 proposal were to result in any additional impact the proponent should address how Aboriginal cultural heritage matters will be addressed. A Heritage Impact Assessment (Attachment C) accompanied the application, but it did not address Aboriginal cultural heritage matters.

No additional excavation or ground disturbance will occur as part of the proposed slab demolition as it is situated above ground level (i.e. natural ground level relates to lower ground) and as such no further consideration of Aboriginal cultural heritage matters is required.

1.3 Heritage NSW

Heritage NSW provided a submission on 6 April 2020, confirming they are satisfied that the proposed design changes are consistent with the development for which consent was originally granted, and that the modifications can be considered to have an acceptable material impact on the historic fabric of the building. No further response is required.

2.0 Conclusion

The proposed modification seeks approval for amendments to the design of the Sandstone Precinct:

- Additional slab demolition on Education Building Ground Floor level; and
- Introduction of a temporary support structure during the demolition works to support the building.

The nature of the proposed modifications represent further enhancements to the overall design and continue to ensure the project's original objectives are maintained.

In light of its merits and in the absence of significant environmental impact, we recommend that the proposed modification be supported by DPIE. We trust that this additional information in response to each submission received is sufficient to enable a prompt assessment of the proposed modification. Should you have any queries regarding the above do not hesitate to contact Alexis or Chris on 9956 6962.

Yours sincerely,



Christopher Curtis
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