

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

Amy Watson
Team Leader
Key Sites Assessments

Sydney

x December 2021

SCHEDULE 1

Development consent: SSD 7484 granted by the Minister for Planning on 24 April 2018

For the following:

Stage 2 development consent for the adaptive reuse of the Sandstone Precinct for tourist and visitor accommodation, including:

- demolition of existing improvements and alterations to the Lands and Education Buildings
- maximum gross floor area of 28,989 m², with 10,465m² in the Lands Building and 18,524 m² in the Education Building
- maximum of 192 hotel rooms in the Education Building
- fit out of ancillary guest and visitor facilities
- construction of a roof extension to the Education Building, with a maximum height of RL 60.03
- excavation and construction of three basement levels and a subterranean link beneath Loftus Street, provision of loading bay facilities and 60 bicycle parking spaces

Applicant: Pontiac Land (Australia) Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: Sandstone Precinct comprising:

- Lands Building: 23-33 Bridge Street, Sydney (Lot 1877 in DP 8770000)
- Education Building: 35-39 Bridge Street, Sydney (Lot 56 in DP 729620)
- Loftus Street, between Bridge Street and Bent Street

Modification: SSD 7484 MOD 15: Amendment to demolition extent, correction of inconsistencies between approved plans for the Lands Building and correction of Condition B44.

SCHEDULE 2

The consent (SSD 7484) is modified as follows:

- (a) Schedule 2 Part A – Administrative Condition A3 (Terms of Consent) is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **bold and struckout** words/numbers as follows:

A3 The Applicant, in acting on this consent, must carry out the development:

- a) in compliance with the conditions of this consent
- b) in accordance with all written directions of the Secretary
- c) generally in accordance with the State significant development application SSD 7484 Environmental Impact Statement prepared by JBA Urban Planning Consultants Pty Ltd, dated November 2016
- d) generally in accordance with the State significant development application SSD 7484 Response to Submissions report prepared by JBA Urban Planning Consultants Pty Ltd, dated April 2017
- e) generally in accordance with the State significant development application SSD 7484 Response to Request for Further Information prepared by Ethos Urban, dated 6 December 2017
- f) generally in accordance with the following modification applications:
 - (i) the Section 4.55(1) modification application (SSD 7484 Mod1) prepared by Ethos Urban Planning Consultants dated 18 and 30 April 2018
 - (ii) the Section 4.55(1A) modification application (SSD 7484 Mod 2) prepared by Ethos Urban Planning Consultants dated 22 August 2018
 - (iii) the Section 4.55(2) modification application (SSD 7484 Mod 3) prepared by Ethos Urban dated 16 October 2018 and Response to Submission prepared by Ethos Urban Planning dated 6 March 2019
 - (iv) the Section 4.55 (1A) modification application (SSD7484 Mod 5) prepared by Ethos Urban Planning Consultants dated 6 June 2019
 - v) the Section 4.55(2) Modification Application (SSD 7484 MOD 4), dated 26 June 2019, Response to Submissions dated 25 October 2019 and Additional Information dated 21 November 2019, all prepared by Ethos Urban
 - vi) Section 4.55(1A) Modification Application (SSD 7484 MOD 6) dated 2 December 2019 and Response to Submissions dated 26 February 2020 both prepared by Ethos Urban
 - vii) Section 4.55(2) Modification Application (SSD 7484 MOD 7) dated 28 January 2020 and Response to Submissions dated 6 May 2020, prepared by Ethos Urban
 - viii) the Section 4.55(1A) modification application (SSD 7484 Mod 8) prepared by Ethos Urban Planning Consultants dated 11 March 2020, prepared by Ethos Urban
 - ix) the Section 4.55(1A) modification application (SSD 7484 Mod 10) prepared by Ethos Urban Planning Consultants dated 10 August 2020, prepared by Ethos Urban
 - x) Section 4.55 (1A) Modification Application (SSD 7484 MOD 9) dated 14 August 2020 prepared by Ethos Urban
 - xi) Section 4.55 (1A) Modification Application (SSD 7484 MOD 11) dated 9 December 2020 prepared by Ethos Urban
 - xii) Section 4.55 (1A) Modification Application (SSD 7484 MOD 12) dated 27 January 2021 prepared by Ethos Urban

xiii) Section 4.55 (1A) Modification Application (SSD 7484 MOD 14) dated 2 July 2021 prepared by Ethos Urban

xiv) Section 4.55(1A) modification application (SSD 7484 Mod 15) dated 22 October 2021 and amendment to application dated 19 November 2021, all prepared by Ethos Urban.

- g) generally in accordance with the endorsed conservation management plans, prepared by GBA Heritage dated May 2017 and endorsed by the Heritage Council NSW, June 2017
- h) remediation in accordance with the Preliminary Remediation Action Plan prepared by Environmental Earth Sciences, dated 14 December 2017 (if required)
- i) in accordance with the following drawings:

Demolition Drawings prepared by Make & HASSELL Architects			
Drawing No.	Rev.	Name of Plan	Date
SP-DA-G-1500	03	Proposed Site Plan	08.05.19
SP-DA-G-2295	06	Demolition Plans Education Building – Basement Level 03	31.05.19
SP-DA-G-2296	05	Demolition Plans Education Building – Basement Level 02	14.08.18
SP-DA-G-2297	08 <u>09</u>	Demolition Plans Lands Building – Lower Ground Education Building – Basement Level 01	30.09.20 <u>15.10.21</u>
SP-DA-G-2298	07 <u>08</u>	Demolition Plans Lands Building – Lower Ground Mezzanine	20.07.20 <u>15.10.21</u>
SP-DA-G-2299	09 <u>10</u>	Demolition Plans Lands Building – Ground Education Building – Lower Ground	30.09.20 <u>15.10.21</u>
SP-DA-G-2300	11 <u>12</u>	Demolition Plans Lands Building – Level 01 Education Building – Ground	30.09.20 <u>15.10.21</u>
SP-DA-G-2301	09	Demolition Plans Lands Building – Level 02 Education Building – Level 01	30.09.20
SP-DA-G-2302	09	Demolition Plans Lands Building – Level 03 Education Building – Level 02	30.09.20
SP-DA-G-2303	08	Demolition Plans Lands Building – Level 04 Education Building – Level 03	20.07.20
SP-DA-G-2304	08	Demolition Plans Lands Building – Level 05 Education Building – Level 04	20.07.20
SP-DA-G-2305	08	Demolition Plans Lands Building – Level 06 Education Building – Level 05	20.07.20
SP-DA-G-2306	07	Demolition Plans Lands Building – Level 07 Education Building – Level 06	20.07.20
SP-DA-G-2307	07	Demolition Plans Lands Building – Level 08 Education Building – Level 07	20.07.20
SP-DA-G-2308	08	Demolition Plans Lands Building – Level 09 Education Building – Level 08	20.07.20
SP-DA-G-2309	07	Demolition Plans Lands Building – Level 10 Education Building – Roof	20.07.20
SP-DA-G-2310	08	Demolition Plans Lands Building – Level 11 Education Building – Roof	20.07.20
SP-DA-G-2311	08	Demolition Plans Lands Building – Level 12 Education Building – Roof	20.07.20
SP-DA-G-2312	08	Demolition Plans Lands Building – Roof Education Building – Roof	20.07.20

SP-DA-G-3100	10	Demolition Elevations Lands Building South Education Building South	20.07.20
SP-DA-G-3101	08	Demolition Elevations Lands Building West	20.07.20
SP-DA-G-3102	08	Demolition Elevations Lands Building – North Education Building – North	20.07.20
SP-DA-G-3103	06	Demolition Elevations Education Building – East	14.08.18
SP-DA-G-3104	08	Demolition Elevations Lands Building – East	20.07.20
SP-DA-G-3105	09	Demolition Elevations Education Building – West	18.02.20
SP-DA-G-3150	04 <u>02</u>	Demolition Courtyard Elevations, Lands Building – North Courtyard	20.07.20 <u>15.10.21</u>
SP-DA-G-3151	04 <u>02</u>	Demolition Courtyard Elevations, Lands Building – South Courtyard	20.07.20 <u>15.10.21</u>
SP-DA-G-3400	09 <u>10</u>	Demolition Sections Lands and Education Building – Section 01	30.09.20 <u>15.10.21</u>
SP-DA-G-3401	09 <u>10</u>	Demolition Sections Lands Building – Section 02	30.09.20 <u>15.10.21</u>
G-3402	00 <u>01</u>	Demolition Sections Lands Building – Section 03	20.07.20 <u>15.10.21</u>
G-3403	00 <u>01</u>	Demolition Sections Lands Building – Section 04 + 05	20.07.20 <u>15.10.21</u>
SP-DA-G-3402	07	Demolition Sections Education Building – Section 03	14.08.18
<u>SP-DA-G-7297</u>	<u>00</u>	<u>Demolition RCPs – Lands Building – Lower Ground</u>	<u>15.10.21</u>
<u>SP-DA-G-7298</u>	<u>00</u>	<u>Demolition RCPs – Lands Building – Lower Ground Mezzanine</u>	<u>15.10.21</u>
<u>SP-DA-G-7299</u>	<u>00</u>	<u>Demolition RCPs – Lands Building – Ground Level</u>	<u>15.10.21</u>
<u>SP-DA-G-7300</u>	<u>00</u>	<u>Demolition RCPs – Lands Building – Level 01</u>	<u>15.10.21</u>
<u>SP-DA-G-7301</u>	<u>00</u>	<u>Demolition RCPs – Lands Building – Level 02</u>	<u>15.10.21</u>
Architectural Drawings prepared by Make and Webber and HASSELL Architects			
Drawing No.	Rev.	Name of Plan	Date
SP-DA-G-2496	10	Proposed Plans Education Building – Basement Level 03	20.7.20
SP-DA-G-2947	08	Proposed Plans Education Building – Basement Level 02	20.7.20
SP-DA-G-2498	07	Proposed Plans Lands Building – Lower Ground, Education Building – Basement Level 01	20.7.20
SP-DA-6-2498-M	00	Proposed Plans Lands Building - Lower Ground Mezzanine, Education Building - Basement Level 01	08.05.19
SP-DA-G-2499	12	Proposed Plans Lands Building – Ground, Education Building – Lower Ground	20.7.20
SP-DA-G-2500	12	Proposed Plans Lands Building – Level 01, Education Building – Ground	20.7.20
SP-DA-G-2501	09	Proposed Plans Lands Building – Level 02, Ground Education Building – Level 01	20.7.20
SP-DA-G-2502	11	Proposed Plans Lands Building – Level 03 Ground Education Building – Level 02	21.01.21
SP-DA-G-2503	10	Proposed Plans Lands Building – Level 04, Education Building –	21.01.21

		Level 03	
SP-DA-G-2504	10	Proposed Plans Lands Building – Level 05, Education Building – Level 04	21.01.21
SP-DA-G-2505	12	Proposed Plans Lands Building – Level 06, Education Building – Level 05	21.01.21
SP-DA-G-2506	12	Proposed Plans Lands Building – Level 07, Education Building – Level 06	21.01.21
SP-DA-G-2507	10	Proposed Plans Lands Building – Level 08, Education Building – Level 07	21.01.21
SP-DA-G-2508	10	Proposed Plans Lands Building – Level 09, Education Building – Level 08	21.01.21
SP-DA-G-2509	10	Proposed Plans Lands Building – Level 10, Education Building – Level 09	21.01.21
SP-DA-G-2510	09	Proposed Plans Lands Building – Level 11, Education Building – Roof	21.01.21
SP-DA-G-2511	04	Proposed Plans Lands Building – Level 12, Education Building – Roof	08.05.19
SP-DA-G-2512	04	Proposed Plans Lands Building – Roof, Education Building – Roof	08.05.19
SP-DA-G-3200	12	Proposed Elevations Lands Building – South, Education Building – South	21.01.21
SP-DA-G-3201	06	Proposed Elevations Lands Building – West	08.05.19
SP-DA-G-3202	10	Proposed Elevations Lands Building – North, Education Building – North	20.07.20
SP-DA-G-3203	11	Proposed Elevations Education Building – East	05.12.19 21.01.21
SP-DA-G-3204	05	Proposed Elevations Lands Building – East	08.05.19
SP-DA-G-3205	13	Proposed Elevations Education Building – West	21.01.21
SP-DA-G-3210	10	Proposed Elevations Education Building – Courtyard	21.01.21
SP-DA-G-3250	00	Proposed Courtyard Elevations, Lands Building – North Courtyard	08.05.19
SP-DA-G-3251	00	Proposed Courtyard Elevations, Lands building – South Courtyard	08.05.19
SP-DA-G-3500	10	Proposed Sections Lands and Education Building – Section 01	21.01.21
SP-DA-G-3501	03	Proposed Sections Lands Building – Section 02	08.05.19
SP-DA-G-3502	10	Proposed Sections Education Building – Section 03	21.01.21
SP-DA-G-4100	05	Façade Details Education Building – Glass Bay	20.07.20
SP-DA-G-4102	08	Façade Details Education Building – Garden Villa	21.01.21
SP-DA-G-4103	06	Façade Details Education Building – East and West Tower	10.12.19
SP-DA-G-4104	07	Façade Details Education Building – Level 9 Infill Cladding	21.01.21
SP-DA-G-4105	05	Façade Details - Education Building – Cooling Towers	20.07.20
SP-DA-G-6000	13	Materials and Finishes Schedule	20.07.20

- (b) Schedule 2 Part B – Prior to the Issue of a Construction Certificate B44 (Heritage conservation works schedules and heritage protection construction plan) is amended by the insertion of the **bold and underlined words** / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

B44 Schedule(s) of internal and external conservation works relating to significant heritage fabric are to be prepared in consultation with Council and the Heritage Council NSW, and submitted to the satisfaction of the Secretary as follows:

- a) Prior to the issue of the Construction Certificate - demolition (CC1), the schedules of internal and external conservation works for the Lands Building and for the Education Building. (note: may be split if two separate CCs for each building)
- b) Prior to the issue of the Construction Certificate - Structure (~~CC3~~ **CC4**), the schedules in (a) for the Lands Building and for the Education Building are to be supported by floor plans, elevations and sections, and by larger scale detail drawings at 1:50, 1:20, and 1:5 scale as appropriate to fully explain the scope and extent of the works. In addition, repair methodologies, specifications and supporting engineering documentation are to be included. The details should incorporate integrated structural and building services designs for the building where applicable. (note: may be split if two separate CCs for each building)
- c) Throughout the construction stages of the project, the undertaking of the conservation works are to be progressively inspected by the City of Sydney's heritage specialist and delegates of the NSW Heritage Council, at four to eight weekly intervals, as appropriate.
- d) 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. New materials for making good and repairs of historic fabric are to match the original in terms of colours, finishes, sizes, profile and properties.
- e) The significant fabric and features that are to be retained by the proposal must be properly protected during the process of demolition and construction. The protection measures and the proposed machinery to be utilised in demolition and the works are to be specified in an accompanying Heritage Protection Construction Plan. Of particular importance is the need to ensure that vibrations do not impact upon significant plaster ceilings and wall plaster, and other significant fabric.
- f) Appropriately qualified tradespersons are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed conservation scope of works within the heritage buildings. All diagnostic work should be undertaken by specialist conservators and engineers. All site induction procedures are to include heritage induction.

Prior to the issue of the interim Occupation Certificate for the Lands and Education Building, the works in (a) and (b) are to be implemented to the satisfaction of the Secretary.

- (c) Schedule 2 Part B – Prior to the Issue of a Construction Certificate Condition B44B is added by the insertion of the **bold and underlined words** as follows:

Update of Schedule of Conservation Works – Modification 15

B44B Prior to the commencement of any works associated with Modification 15, the Schedule of Conservation Works for the Lands Building shall be updated to include the additional demolition, reinstatement and associated conservation works.

- (d) Schedule 2 Part B – Prior to the Issue of a Construction Certificate Condition B49A is added by the insertion of the **bold and underlined words** as follows:

Update of Salvage Methodology – Modification 15

B49A Prior to the commencement of any works associated with Modification 15, the Salvage Methodology shall be updated to include the additional works. The

methodology must detail how all architectural elements and fabric, which are to be removed, are to be stored and reused within the Lands Building.

The updated Salvage Methodology shall be prepared in consultation with the project heritage consultant and endorsed by the Heritage NSW prior to any works commencing.

- (e) Schedule 2 Part B – Prior to the Issue of a Construction Certificate Condition B49B (Reinstatement Methodology – Modification 15) is added by the insertion of the **bold and underlined words** as follows:

Reinstatement Methodology – Modification 15

B49B Prior to the commencement of any works associated with Modification 15, a Reinstatement Methodology shall be prepared for the temporary removal of retained portions of existing courtyard gantries and stone floors to three areas within the Lower Ground floor corridors of the Lands Building.

The Reinstatement Methodology shall be prepared in consultation with the project heritage consultant and endorsed by the Heritage NSW prior to any works commencing.

**End of modification
(SSD 7484 MOD 15)**