

Modification of Development Consent

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

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

Confirming no comments on draft conditions 4/2/2022 from the proponent.

Anthony Witherdin
Director
Key Sites Assessments

Sydney

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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

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 16: Extension to construction hours for internal works within the Education Building and correction of Condition A3

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:

A1 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

xv) Section 4.55(1A) Modification Application (SSD 7484 Mod 16) dated 2 November 2021, Response to Submissions dated 9 December 2021, Additional Information dated 17 January 2022 and Amendment to Application dated 18 January 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	09	Demolition Plans Lands Building – Lower Ground Education Building – Basement Level 01	15.10.21
SP-DA-G-2298	08	Demolition Plans Lands Building – Lower Ground Mezzanine	15.10.21
SP-DA-G-2299	10	Demolition Plans Lands Building – Ground Education Building – Lower Ground	15.10.21
SP-DA-G-2300	12	Demolition Plans Lands Building – Level 01 Education Building – Ground	15.10.21
SP-DA-G-2301	09 10	Demolition Plans Lands Building – Level 02 Education Building – Level 01	30.09.20 15.10.21
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	02	Demolition Courtyard Elevations, Lands Building – North Courtyard	15.10.21
SP-DA-G-3151	02	Demolition Courtyard Elevations, Lands Building – South Courtyard	15.10.21
SP-DA-G-3400	10	Demolition Sections Lands and Education Building – Section 01	15.10.21 30.09.20
SP-DA-G-3401	10	Demolition Sections Lands Building – Section 02	15.10.21
G-3402 SP-DA-G-3402	01	Demolition Sections Lands Building – Section 03	15.10.21
G-3403 SP-DA-G-3403	01	Demolition Sections Lands Building – Section 04 + 05	15.10.21
SP-DA-G-3402	07	Demolition Sections Education Building – Section 03	14.08.18
SP-DA-G-7297	00	Demolition RCPs – Lands Building – Lower Ground	15.10.21
SP-DA-G-7298	00	Demolition RCPs – Lands Building – Lower Ground Mezzanine	15.10.21
SP-DA-G-7299	00	Demolition RCPs – Lands Building – Ground Level	15.10.21
SP-DA-G-7300	00	Demolition RCPs – Lands Building – Level 01	15.10.21
SP-DA-G-7301	00	Demolition RCPs – Lands Building – Level 02	15.10.21
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-G-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 D – During Construction Condition C6A (Construction Environmental Management Plan (CEMP) – Extended Internal Construction Hours – Education Building) is added by the insertion of the **bold and underlined words** as follows:

Construction Environmental Management Plan (CEMP) – Extended Internal Construction Hours – Education Building – Modification 16

C6A Prior to the commencement of extended construction hours, associated with Modification 16, the Construction Environmental Management Plan (CEMP) shall be updated to include the recommendations of Noise and Vibration Management Plan, prepared by Acoustic Logic and dated 19 October 2021.

The updated CEMP shall be submitted to the PCA prior to the commencement of extended construction hours.

- (c) Schedule 2 Part D – During Construction Condition D2A (Hours of Work – Extended Internal Construction Hours – Education Building) is added by the insertion of the **bold and underlined words** as follows:

Hours of Work – Extended Internal Construction Hours – Education Building

D2A Notwithstanding Conditions D1 and D2, internal fit out works for the Education Building associated with Modification 16, may continue or commence past these hours allowing for 24 hour internal works in accordance with the submitted acoustic report ‘Extended Hours Construction Noise Impact Assessment’, prepared by Acoustic Logic and dated 9 October 2021 (Reference 20180362.10/1901A/R1/TA) and provided that:

- a) **the façade is entirely enclosed during the extended construction hours works and is constructed as per the project acoustic requirements**
- b) **no external construction works are to be conducted during the extended construction hours**
- c) **deliveries for the internal works are undertaken during the approved construction hours in D1**
- d) **a 24-hour complaints phone number must be established and advertised on the project website**
- e) **compliance with the City of Sydney Code of Practice for Construction Hours/Noise 1992 and Australian Standard 2436-2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites.**

Should noise complaints be received and the complaint(s) be substantiated by the Department’s Compliance Team, the construction work occurring during the extended construction hours must cease until attenuation works are carried out. Extended construction hours must not commence until compliance with the relevant noise conditions has been established. The Planning Secretary may suspend the works within the extended hours outside those in D1 and D2 above if substantiated complaints are received.

Resumption of category 2, 3 and 4 hours shall not be permitted until it can be satisfactorily demonstrated to the Planning Secretary that appropriate ameliorative measures, as recommended by the acoustic consultant, have been fully implemented and that the complaints are satisfactorily resolved.

- (d) Schedule 2 Part D – During Construction Condition D20A (Internal Lighting for Extended Construction Hours – Education Building – Modification 16) is added by the insertion of the **bold and underlined words** as follows:

Internal Lighting for Extended Construction Hours – Education Building – Modification 16

D20A. Where internal flood lighting is used during extended construction hours, as allowed for by Condition D2A, the windows and other openings in the relevant part of the Education Building must be blacked out to prevent light pollution.

End of modification
(SSD 7484 MOD 16)