

Modification of Development Consent

Section 4.55(2) of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning, under delegation dated 11 October 2017, I approve the modification of the development referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney

April 2018

SCHEDULE 1

- Concept Approval:** **SSD 6751** granted by the delegate of the Minister for Planning on 25 August 2015.
- For the following:** Stage 1 Concept Proposal for tourism and visitor accommodation including associated ancillary uses for:
- adaptive reuse of the Lands Building and Education Building for tourist and visitor accommodation, and ancillary uses;
 - a building envelope up to RL58.69 (approximately 3 additional storeys) above the Education Building; and
 - an indicative subterranean building envelope below the Lands Building and Education Building, under Loftus Street, Farrer Place and Gresham Street.
- Applicant:** Pontiac Land (Australia) Pty Ltd
- Consent Authority:** Minister for Planning
- Land:** Sandstone Precinct comprising:
- 23-33 Bridge Street, Sydney
 - 35-39 Bridge Street, Sydney
 - Loftus Street
 - Part Gresham Street
 - Part Farrer Place
- Modification:** **SSD 6751 MOD 2:** Modifications to:
- increase the height of the building envelope above the Education Building by 1.34 m (from RL 58.69 to RL 60.03)
 - introduce a building envelope to the roof of the Lands Building with a maximum height of RL 38.50 and GFA of 1,582 m².

SCHEDULE 1

DESCRIPTION

- (a) Schedule 1 – the Description is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Stage 1 Concept Proposal for tourism and visitor accommodation including associated ancillary uses for:

- adaptive reuse of the Lands Building and Education Building for tourist and visitor accommodation, and ancillary uses;
- a building envelope up to RL ~~58.69~~ **60.03** (approximately 3 additional storeys) above the Education Building; ~~and~~
- **introduce a building envelope to the roof of the Lands Building with a maximum height of RL 38.50 and GFA of 1,582 m²; and**
- an indicative subterranean building envelope below the Lands Building and Education Building, under Loftus Street, Farrer Place and Gresham Street.

SCHEDULE 2

PART A TERMS OF APPROVAL

- (b) Schedule 2 Part A – Terms of Approval A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Development description

A1 Consent is granted to the Concept Proposal as described in **Schedule 1, Schedule 2 (Term of Approval A4) and** the Environmental Impact Statement and does not authorise the carrying out of any physical works which must be the subject of Future Development Applications.

- (c) Schedule 2 Part A – Terms of Approval A4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Development in accordance with plans and documents

- A4 The applicant shall carry out the development generally in accordance with the:
- a) Environmental Impact Statement;
 - b) Response to Submissions; ~~and~~
 - c) **The Section 96(2) modification application (SSD 6751 MOD 2) prepared by JBA Urban Planning Consultants dated 8 November 2016 and Response to Submissions prepared by JBA Urban Planning Consultants dated April 2017 and 25 July 2017**
 - d) following drawings as set out in the table below, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Johnson Pilton Walker <u>Make Architects</u>			
Drawing No.	Revision	Name of Plan	Date
SK-A-003	00	Level 08 Plan Proposed Height envelope for Education Building	25-11-14
SK-A-004	00	Level 10 Roof Plan Proposed Height envelope for Education Building	25-11-14

SK-A-104	00	Bridge Street Elevation (North) Proposed Building Height Envelope for Education Building	25-11-14
SK-A-105	00	Loftus Street Elevation (West) Proposed Building Height Envelope for Education Building	25-11-14
SK-A-106	00	Young Street Elevation (East) Proposed Building Height Envelope for Education Building	25-11-14
SP-S96-G-2502	01	Proposed Building Envelope Lands Building – Level 03 Education Building Level 02	02.03.17
SP-S96-G-2506	01	Proposed Building Envelope Lands Building – Level 07 Education Building Level 06	02.03.17
SP-S96-G-2512	01	Proposed Building Envelope Lands Building – Roof Education Building Roof	02.03.17
SP-S96-G-3200	01	Proposed Elevations Lands Building – South Education Building – South	02.03.17
SP-S96-G-3201	01	Proposed Elevations Lands Building – West	02.03.17
SP-S96-G-3202	01	Proposed Elevations Lands Building – North Education Building – North	02.03.17
SP-S96-G-3203	01	Proposed Elevations Education Building – East	02.03.17
SP-S96-G-3204	01	Proposed Elevations Lands Building – East	02.03.17
SP-S96-G-3205	01	Proposed Elevations Education Building – West	02.03.17

SCHEDULE 2

PART B MODIFICATION

- (a) Schedule 2 Part B – modification B1A is added by the insertion of the **bold and underlined** words / numbers as follows:

B1A The modified plans listed in Condition A4 are to be amended so that the maximum height of the Lands Building Envelope is RL 38.00 to the top of the roof and RL 38.50 to the top of the lift overrun. These amended plans shall be submitted to, and approved by, the Secretary within 1 month of the date of this approval.

SCHEDULE 2

PART B CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS FOR STAGE 2

- (b) Schedule 2 Part B – condition B1B is added by the insertion of the **bold and underlined** words / numbers as follows:

B1B All roof plant, services and ductwork shall be contained within the approved stage 1 envelopes.

- (c) Schedule 2 Part B – condition B3 is deleted:

Internal works

~~B3 Detailed guidelines for necessary upgrades to comply with the National Construction Code shall be developed in consultation with the NSW Heritage Council prior to submission of any Future Development Application.~~

- (d) Schedule 2 Part B – condition B4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Heritage and Archaeology

B4 Future Development Applications shall comply with the endorsed Conservation Management Plans for the Department of Education Building ~~prepared by City Plan Heritage dated March 2015~~ and the Lands Building, prepared by GBA Heritage the NSW Government Architect's Office dated May 2017 ~~March 2015~~ and endorsed by the Heritage Council NSW on 7 June 2017.

- (e) Schedule 2 Part B – condition B14 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Traffic and Transport

B14 Future Development Applications shall provide bicycle access and servicing in accordance with Sydney Development Control Plan 2012, or where compliance is unable to be achieved due to potential adverse heritage impacts to the building fabric, to the satisfaction of the Secretary following consultation with Council.

**End of modification to SSD 6751
(SSD 6751 MOD 2)**