

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.



Anthony Witherdin
Director
Key Sites Assessments

Sydney: 22 December 2020

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 28,977 m², with 10,465 m² in the Lands Building and 18,510 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 11:** Modification of Condition B8 -Heritage Interpretation Plan

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) Section 4.55(1) modification application (SSD 7484 Mod1) prepared by Ethos Urban Planning Consultants dated 18 and 30 April 2018
 - ii) Section 4.55(1A) modification application (SSD 7484 Mod 2) prepared by Ethos Urban Planning Consultants dated 22 August 2018
 - iii) 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) Section 4.55 (1A) modification application (SSD 7484 Mod 5) prepared by Ethos Urban Planning Consultants dated 6 June 2019
 - v) 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) Section 4.55(1A) Modification Application (SSD 7484 MOD 8) dated 11 March 2020 and Response to Submissions dated 17 April 2020 both prepared by Ethos Urban
 - ix) Section 4.55 (1A) Modification Application (SSD 7484 MOD 10) 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
 - y) **Section 4.55 (1A) Modification Application (SSD 7484 MOD 11) dated 9 December 2020 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	Demolition Plans Lands Building – Lower Ground, Education Building – Basement Level 01	30.09.20
SP-DA-G-2298	07	Demolition Plans Lands Building – Lower Ground Mezzanine	20.07.20
SP-DA-G-2299	09	Demolition Plans Lands Building – Ground, Education Building – Lower Ground	30.09.20
SP-DA-G-2300	11	Demolition Plans Lands Building – Level 01, Education Building – Ground	30.09.20
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 and Education Building 0 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	01	Demolition Courtyard Elevations, Lands Building – North Courtyard	20.07.20
SP-DA-G-3151	01	Demolition Courtyard Elevations, Lands Building – South Courtyard	20.07.20
SP-DA-G-3400	10	Demolition Sections Lands and Education Building – Section 01	30.09.20
SP-DA-G-3401	09	Demolition Sections Lands Building – Section 02	30.09.20
G-3402	00	Demolition Sections Lands Building – Section 03	20.07.20
G-3403	00	Demolition Sections Lands Building – Section 04 + 05	20.07.20
SP-DA-G-3402	07	Demolition Sections Education Building – Section 03	14.08.18
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	20.07.20
SP-DA-G-2947	08	Proposed Plans - Education Building – Basement Level 02	20.07.20
SP-DA-G-2498	07	Proposed Plans - Lands Building – Lower Ground, Education Building – Basement Level 01	20.07.20
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	20.07.20
SP-DA-G-2500	12	Proposed Plans - Lands Building – Level 01, Education Building – Ground	20.07.20
SP-DA-G-2501	09	Proposed Plans - Lands Building – Level 02, Education Building – Level 01	20.07.20
SP-DA-G-2502	10	Proposed Plans - Lands Building – Level 03, Education Building – Level 02	20.07.20
SP-DA-G-2503	09	Proposed Plans - Lands Building – Level 04, Education Building – Level 03	20.07.20
SP-DA-G-2504	09	Proposed Plans - Lands Building – Level 05, Education Building – Level 04	20.07.20
SP-DA-G-2505	11	Proposed Plans - Lands Building – Level 06, Education Building – Level 05	20.07.20
SP-DA-G-2506	11	Proposed Plans Lands Building – Level 07, Education Building – Level 06	20.07.20
SP-DA-G-2507	09	Proposed Plans - Lands Building – Level 08, Education Building – Level 07	20.07.20
SP-DA-G-2508	09	Proposed Plans - Lands Building – Level 09, Education Building – Level 08	20.07.20
SP-DA-G-2509	09	Proposed Plans - Lands Building – Level 10, Education Building – Level 09	20.07.20

SP-DA-G-2510	08	Proposed Plans - Lands Building – Level 11, Education Building – Roof	20.07.20
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	11	Proposed Elevations - Lands Building – South, Education Building – South	20.07.20
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	10	Proposed Elevations - Education Building – East	20.07.20
SP-DA-G-3204	06	Proposed Elevations Lands Building – East	08.05.19
SP-DA-G-3205	12	Proposed Elevations - Education Building – West	20.07.20
SP-DA-G-3210	09	Proposed Elevations - Education Building – Courtyard	20.07.20
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	09	Proposed Sections - Lands and Education Building – Section 01	20.07.20
SP-DA-G-3501	03	Proposed Sections Lands Building – Section 02	08.05.19
SP-DA-G-3502	09	Proposed Sections –Education Building – Section 03	20.07.20
SP-DA-G-4100	05	Façade Details Education Building – Glass Bay	20.07.20
SP-DA-G-4102	07	Façade Details - Education Building – Garden Villa	20.07.20
SP-DA-G-4103	06	Façade Details - Education Building – West Tower	10.12.19
SP-DA-G-4104	06	Façade Details - Education Building – Level 9 Infill Cladding	20.07.20
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 A – Administrative Condition B8 Heritage Interpretation Plan is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

B8 A Heritage Interpretation **Strategy Plan** for the site must be prepared in consultation with Council and the Heritage Council and submitted to the satisfaction of the Secretary prior to the issue of Construction Certificate 6 – Façade and Finishes (CC6) **for the Lands Building. The Plan may be prepared and submitted separately for each building to the Secretary for separate endorsement.** The **Strategy Plan** must be prepared by a suitably qualified and experienced heritage practitioner or historian.

The Heritage Interpretation **Strategy Plan** must detail how information on the history and significance of the site will be provided for the public and make recommendations regarding public accessibility, signage and lighting (specifying whether subject to approval). Public art, details of the heritage design, the display of selected artefacts are some of the means that can be used.

The plan must specify the location, type, materials and contents of the interpretation device being proposed. The plan must include retention for display within the building of sections of the Lands Building cast iron roof trusses and roof crestings.

Documentary evidence that the approved Plan has been implemented shall be provided to the satisfaction of the Secretary, in consultation with Heritage Council and Council. The Strategy must be implemented to the satisfaction of the Council prior to the issue of any Occupation Certificate. If a Plan is approved for each building, documentary evidence that each approved Plan has been implemented shall be provided to the satisfaction of the Secretary, in consultation with Heritage Council and Council, prior to issue of the Occupation Certificate for the building it relates to.

End of modification
(SSD 7484 MOD 11)