

Candice Pon

From: Isaac Clayton
Sent: Monday, 14 December 2020 11:46 AM
To: Candice Pon
Cc: Sarah Jane Brazil
Subject: RE: Request for input into MOD 11 - SSD 7484 Sandstone Precinct Stage 2

Hi Candice,

I confirm that we do not raise any objections to the applicant's revised condition. HNSW considers that the interpretation documentation provided to date (referred to by HNSW as a Draft Strategy in our letter/advice to the applicant) provides an appropriate framework for the delivery of the final interpretation plan(s). As the applicant has worked proactively in consultation with HNSW and have engaged suitably qualified consultants, we are comfortable that the applicant will be able to deliver the interpretation plan(s) as required by the revised condition.

Regards,



**Premier
& Cabinet**

Isaac Clayton
Senior Heritage Officer | Major Projects
Heritage NSW
Department of Premier and Cabinet

Level 6, 10 Valentine Avenue, Parramatta 2150
Locked Bag 5020, Parramatta 2150
E Isaac.Clayton@environment.nsw.gov.au

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From: Candice Pon <Candice.Pon@planning.nsw.gov.au>
Sent: Friday, 11 December 2020 11:24 AM
To: Isaac Clayton <Isaac.Clayton@environment.nsw.gov.au>
Cc: Sarah Jane Brazil <SarahJane.Brazil@environment.nsw.gov.au>
Subject: RE: Request for input into MOD 11 - SSD 7484 Sandstone Precinct Stage 2

Hi Isaac,

I spoke to Chris from Ethos Urban this morning and they would like to proceed with the proposed in its current form with the opportunity to split the strategy into two, consult with Heritage NSW and Council and obtain approval of both plans prior to CC6 for the Lands Building. This should satisfy the requirement below as it ensures that consultation would still occur with NSW Heritage and Council to finalise the plan. When you get a chance we can chat to confirm that you are okay with their approach.

Kind Regards,

Candice Pon
Planning Officer

Planning & Assessment | Department of Planning, Industry and Environment

T 02 9995 6644 | E Candice.Pon@planning.nsw.gov.au

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From: Candice Pon

Sent: Friday, 11 December 2020 9:48 AM

To: Isaac Clayton <Isaac.Clayton@environment.nsw.gov.au>

Cc: Sarah Jane Brazil <SarahJane.Brazil@environment.nsw.gov.au>

Subject: RE: Request for input into MOD 11 - SSD 7484 Sandstone Precinct Stage 2

Hi Isaac,

Thank you for the below email, I spoke to Chris at Ethos Urban regarding the timing, processing and approvals required for the two options being the one plan and splitting the plan into two. He is going to get back to me later and I will let you know what he says.

Kind Regards,

Candice Pon
Planning Officer

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From: Isaac Clayton <Isaac.Clayton@environment.nsw.gov.au>
Sent: Thursday, 10 December 2020 3:40 PM
To: Candice Pon <Candice.Pon@planning.nsw.gov.au>
Cc: Sarah Jane Brazil <SarahJane.Brazil@environment.nsw.gov.au>
Subject: RE: Request for input into MOD 11 - SSD 7484 Sandstone Precinct Stage 2

Hi Candice,

Thanks for confirming and I take your point re: over complication the condition.

Overall, we just need to ensure that the condition requires that the content of the interpretation plan is finalised and implemented in consultation with HNSW.

The document has been developed to a point that we don't necessarily need the CC6 education hold point. This was not the case when the consent was originally issued. By the pushing education hold point to CC6 Lands and requiring ongoing consultation/HNSW satisfaction prior, the condition would have the same effect.

Happy to discuss further tomorrow morning.

Regards,



**Premier
& Cabinet**

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From: Candice Pon <Candice.Pon@planning.nsw.gov.au>
Sent: Thursday, 10 December 2020 1:47 PM
To: Isaac Clayton <Isaac.Clayton@environment.nsw.gov.au>
Cc: Sarah Jane Brazil <SarahJane.Brazil@environment.nsw.gov.au>
Subject: RE: Request for input into MOD 11 - SSD 7484 Sandstone Precinct Stage 2

Hi Isaac,

Thank you for the call, further to my call the key issues we discussed are:

- The Archaeologist Officer has requested for further information for the whole strategy, resulting in an issue if the strategy is separated into two parts and each part is linked to the CC for the respective building
- Separating the strategy into two will result in further construction delays because you advised that the strategy still requires work until it can be completed
- As the applicant requested the two strategies may add another level of complexity and timing issues rather than leaving the whole strategy till the CC6 for the Lands Building
- If the Strategy remains as one document, the requirements for consultation with Heritage Council do not change
- I will have a quick chat to Amy about it tomorrow because she is off today

I will give you a quick call tomorrow morning and see if we can resolve this in the morning so the application can be finalised ASAP.

Kind Regards,

Candice Pon
Planning Officer

Planning & Assessment | Department of Planning, Industry and Environment

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From: Isaac Clayton <Isaac.Clayton@environment.nsw.gov.au>

Sent: Thursday, 10 December 2020 1:17 PM

To: Candice Pon <Candice.Pon@planning.nsw.gov.au>

Cc: Sarah Jane Brazil <SarahJane.Brazil@environment.nsw.gov.au>

Subject: RE: Request for input into MOD 11 - SSD 7484 Sandstone Precinct Stage 2

Hi Candice,

I have reviewed the applicant's proposed modification and I don't believe that it will deliver what the applicant is seeking to achieve. I still believe that the applicant will need to produce an interpretation plan in addition to an interpretation strategy. It is my understanding DPIE would require all elements of interpretation to be finalised before the requirements of the condition can be satisfied.

In order to provide the applicant the flexibility they are seeking, there needs to be a clear distinction between the two documents. As it stands, the document provided by the applicant (regardless of whether it is called a plan or strategy) has not been finalised. Our consultation to date with the applicant has been based on the understanding that the detailed design was still being developed and that the staged approach to the CCs in both buildings, in conjunction

with the condition referring to both a plan and strategy, would allow us to approve a strategy for the site while the final plan was still being developed. I had some discussion with Kylie Chu from Essence PM yesterday and have advised that we are comfortable with the submitted document as a strategy for the education building and noted we understood that the final details were still being developed (for both buildings).

At this stage it is important to understand that interpretation strategy outlines what you are going to do and the interpretation plan is the detailed design that shows how you will do it. i.e. in the education building the strategy to use the directory boards to convey the site's heritage values is supported. We now require an interpretation plan which details the content off this board, its dimensions, fixings proposed, colour, material palette etc. We acknowledge the applicant's intentions but we haven't been shown (in sufficient detail) how they are going to do it. If the applicant were to lodge the proposed MOD as submitted we would still require additional detail to be included in the interpretation plan. This is both in relation to Historical archaeology and interpretive content.

To allow the final plan to be developed inline with an approved strategy, and to allow the applicant to progress with their intended project plan, I suggest the following (my comments in red):

B8 A Heritage Interpretation ~~Strategy Plan~~ **Strategy** 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 Education Building. The Plan may be prepared and submitted separately for each building to the Secretary for separate endorsement.** The **Strategy Plan Strategy** must be prepared by a suitably qualified and experienced heritage practitioner or historian.

An Interpretation Plan must also 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 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.

The approved ~~Strategy Plan~~ must be implemented to the satisfaction of Council **in consultation with the Heritage Council** prior to the issue of any Occupation Certificate. **and may be prepared and submitted separately for each building to the Secretary for separate endorsement.**

I will be free from 3.30-4.00 today if you need to discuss.

Thanks,



**Premier
& Cabinet**

Isaac Clayton
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From: Candice Pon <Candice.Pon@planning.nsw.gov.au>
Sent: Wednesday, 9 December 2020 4:17 PM
To: Isaac Clayton <Isaac.Clayton@environment.nsw.gov.au>
Cc: Sarah Jane Brazil <SarahJane.Brazil@environment.nsw.gov.au>
Subject: RE: Request for input into MOD 11 - SSD 7484 Sandstone Precinct Stage 2

Hi Isaac and Sarah,

Please see the amended planning report, the Applicant has reviewed and amended the wording for the proposed condition B8. Are you able to please review and provide any comments and/or conditions.
Please do not hesitate to contact me if you have any questions.

Kind Regards,

Candice Pon
Planning Officer

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From: Isaac Clayton <Isaac.Clayton@environment.nsw.gov.au>
Sent: Wednesday, 2 December 2020 11:49 AM
To: Candice Pon <Candice.Pon@planning.nsw.gov.au>
Cc: Sarah Jane Brazil <SarahJane.Brazil@environment.nsw.gov.au>
Subject: RE: Request for input into MOD 11 - SSD 7484 Sandstone Precinct Stage 2

Hi Candice,

Thank you for the update. I have provided the wording below and note that the mod below would require the submission of an interpretation strategy and interpretation plan (prior to Construction Certificate 6 – Façade and Finishes (CC6) for the Lands Building). These would have to be implemented to the satisfaction of Council and the Heritage Council, Prior to any OC being issued.

The only issue I can see below would be in relation to the OC for the Education building. If the applicant wishes to gain OC for the Education building, the condition below is worded to require the strategy and plan to implemented.

This might not be possible in the lands building as the staged construction would be ongoing while the education building is seeking OC. It may be useful for the applicant to discuss with their PCA/planner some wording which will allow a staged OC as well.

Example:

the approved strategy and plan for the education building must be implemented to the satisfaction of Council and the Heritage Council prior to the issue of an OC for the education building.

the approved strategy and plan for the Lands building must be implemented to the satisfaction of Council and the Heritage Council prior to the issue of an OC for the Lands building.

Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***. HNSW proposed words shown in red.

B8 A Heritage Interpretation Strategy **and 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 Strategy must be prepared by a suitably qualified and experienced heritage practitioner or historian.

The Heritage Interpretation Strategy 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 **Heritage Interpretation** 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.

The approved Strategy **and Plan** must be implemented to the satisfaction of the **Heritage Council and** Council prior to the issue of any Occupation Certificate.

Thanks,



**Premier
& Cabinet**

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From: Candice Pon <Candice.Pon@planning.nsw.gov.au>
Sent: Wednesday, 2 December 2020 10:38 AM
To: Isaac Clayton <Isaac.Clayton@environment.nsw.gov.au>
Subject: Request for input into MOD 11 - SSD 7484 Sandstone Precinct Stage 2

Hi Isaac,

Further to our phone call this morning, the Applicant for Sandstone Precinct Stage 2 (SSD-7484) has advised that they intend to lodge Modification 11 to amend the condition B8 of SSD 7484 to allow for additional time to satisfy condition B8. The details of the proposed change is provided below for your review. The Applicant has advised that they will lodge the modification as soon as possible, as a result of the current constraints with their construction program.

Please review the proposed changes and provide input including any details of any key issues and assessment requirements as soon as possible.

Words proposed to be deleted are shown in ~~**bold strike through**~~ and words to be inserted are shown in ***bold italics***.

B8 A Heritage Interpretation Strategy 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 Strategy must be prepared by a suitably qualified and experienced heritage practitioner or historian.

The Heritage Interpretation Strategy 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.

The approved Strategy must be implemented to the satisfaction of Council prior to the issue of any Occupation Certificate.

If you have any enquiries, please contact me at Candice.Pon@planning.nsw.gov.au or 9995 6644.

Kind Regards,

Candice Pon
Planning Officer

Planning & Assessment | Department of Planning, Industry and Environment

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