

19 November 2021

16009

Kiersten Fishburn
Planning Secretary
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street, Parramatta NSW 2150

Attention: Renah Givney

Dear Renah,

**SECTION 4.55(1A) MODIFICATION APPLICATION - STATE SIGNIFICANT DEVELOPMENT 7484:
SANDSTONE PRECINCT MODIFICATION 15, 23-33 & 35-59 BRIDGE STREET, SYDNEY**

This letter has been submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify State Significant Development 7484 (SSD 7484) relating to the adaptive reuse of the Sandstone Precinct (Education and Lands Buildings) for tourist and visitor accommodation.

Specifically, it relates to Modification 15, currently under assessment by DPIE, that seeks to modify the SSD 7484 consent to address inconsistencies between approved demolition plans for the Lands Building under Modification 9 (approved 26 November 2020), and the approved General Arrangement (GA) plans of Modification 4 (18 December 2019). There are works approved under the GA plans that in order to deliver them would require demolition which is presently not clearly indicated on the approved demolition plans.

This letter seeks to amend the modification application in accordance with Clause 121B of the Environmental Planning and Assessment Regulation 2000, to amend Condition B44(b) which references the incorrect construction certificate number.

Proposed Amendment to Modification 15

Condition B44 of the SSD 7484 consent relates to the heritage conservation works schedules and heritage protection construction plan for the project. Specifically, Condition B44(b) identifies that prior to the issue of the Construction Certificate – Structure (CC3), the schedules are to be prepared.

This reference to CC3 is incorrect – the Construction Certificate for Structure is identified as CC4 in Condition A11:

Staged Construction Certificates

A11 The development may be carried out generally in accordance with the following stages with the relevant condition(s) being satisfied prior to the issue of a relevant Construction Certificate for each building.

STAGE	DESCRIPTION
CC1	Demolition
CC2	Excavation
CC3	Foundations/In Ground Structure
CC4	Structure
CC5	Services
CC6	Façade and Finishes

It is therefore proposed to amend Condition B44(b) to rectify the typographical error reference of CC3 to CC4, to align with the correct Construction Certificate reference of Condition A11. Words proposed to be deleted are shown in ~~**bold strike through**~~ and words to be inserted are shown in ***bold italics***.

Heritage conservation works schedules and heritage protection construction plan

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:

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)

There are no other changes proposed as part of this amendment, and the proposed change to Condition B44 does not introduce any other elements or environmental assessment matters not previously considered and approved.

Yours sincerely,



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