

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.

David McNamara
Director
Key Sites Assessments

Sydney 28th November 2018

SCHEDULE 1

Development consent: **SSD 7484** granted by the delegate of 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 31,633m², with 10,918m² in the Lands Building and 20,715m² in the Education Building
- maximum of 253 hotel rooms, with 61 in the Lands Building and 192 in the Education Building
- fit out of ancillary guest and visitor facilities
- improvements and construction of a roof extension to the Lands Building, with a maximum height of RL 38.00
- 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 2:** modification to the extent of demolition and excavation associated with the Lands and Education Building, relocation of the interconnecting tunnel under Loftus Street and internal works to the Education Building.

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:

Terms of Consent

- 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) the Section 4.55(1) modification application (SSD 7484 Mod1) prepared by Ethos Urban Planning Consultants dated 18 and 30 April 2018
 - g) the Section 4.55(1A) modification application (SSD 7484 Mod 2) prepared by Ethos Urban Planning Consultants dated 22 August 2018**
 - ~~g~~ **h)** 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~~ **i)** remediation in accordance with the Preliminary Remediation Action Plan prepared by Environmental Earth Sciences, dated 14 December 2017 (if required)
 - ~~i~~ **j)** in accordance with the following drawings:

Demolition Drawings prepared by Make Architects			
Drawing No.	Rev.	Name of Plan	Date
SP-DA-G-1500	00	Proposed Site Plan	06.10.16
SP-DA-G-2295	01 <u>05</u>	Demolition Plans Education Building – Basement Level 03	06.10.16 <u>14.08.18</u>
SP-DA-G-2296	01 <u>05</u>	Demolition Plans Education Building – Basement Level 02	06.10.16 <u>14.08.18</u>
SP-DA-G-2297	01 <u>05</u>	Demolition Plans Lands Building – Lower Ground Education Building – Basement Level 01	06.10.16 <u>14.08.18</u>
SP-DA-G-2298	01 <u>05</u>	Demolition Plans Lands Building – Lower Ground Mezzanine	06.10.16 <u>14.08.18</u>
SP-DA-G-2299	02 <u>06</u>	Demolition Plans Lands Building – Ground Education Building – Lower Ground	14.10.16 <u>14.08.18</u>
SP-DA-G-2300	02 <u>06</u>	Demolition Plans Lands Building – Level 01 Education Building – Ground	14.10.16 <u>14.08.18</u>

SP-DA-G-2301	02 <u>06</u>	Demolition Plans Lands Building – Level 02 Education Building – Level 01	14.10.16 <u>14.08.18</u>
SP-DA-G-2302	02 <u>06</u>	Demolition Plans Lands Building – Level 03 Education Building – Level 02	14.10.16 <u>14.08.18</u>
SP-DA-G-2303	02 <u>06</u>	Demolition Plans Lands Building – Level 04 Education Building – Level 03	14.10.16 <u>14.08.18</u>
SP-DA-G-2304	02 <u>06</u>	Demolition Plans Lands Building – Level 05 Education Building – Level 04	14.10.16 <u>14.08.18</u>
SP-DA-G-2305	02 <u>06</u>	Demolition Plans Lands Building – Level 06 Education Building – Level 05	14.10.16 <u>14.08.18</u>
SP-DA-G-2306	01 <u>05</u>	Demolition Plans Lands Building – Level 07 Education Building – Level 06	06.10.16 <u>14.08.18</u>
SP-DA-G-2307	01 <u>05</u>	Demolition Plans Lands Building – Level 08 Education Building – Level 07	06.10.16 <u>14.08.18</u>
SP-DA-G-2308	01 <u>06</u>	Demolition Plans Lands Building – Level 09 Education Building – Level 08	06.10.16 <u>21.08.18</u>
SP-DA-G-2309	01 <u>05</u>	Demolition Plans Lands Building – Level 10 Education Building – Roof	06.10.16 <u>14.08.18</u>
SP-DA-G-2310	01 <u>06</u>	Demolition Plans Lands Building – Level 11 Education Building – Roof	06.10.16 <u>21.08.18</u>
SP-DA-G-2311	01 <u>06</u>	Demolition Plans Lands Building – Level 12 Education Building – Roof	06.10.16 <u>21.08.18</u>
SP-DA-G-2312	01 <u>06</u>	Demolition Plans Lands Building – Roof Education Building – Roof	06.10.16 <u>21.08.18</u>
SP-DA-G-3100	02 <u>06</u>	Demolition Elevations Lands Building – South Education Building – South	11.10.16 <u>14.08.18</u>
SP-DA-G-3101	02 <u>06</u>	Demolition Elevations Lands Building - West	11.10.16 <u>14.08.18</u>
SP-DA-G-3102	02 <u>06</u>	Demolition Elevations Lands Building – North Education Building – North	11.10.16 <u>14.08.18</u>
SP-DA-G-3103	02 <u>06</u>	Demolition Elevations Education Building – East	11.10.16 <u>14.08.18</u>
SP-DA-G-3104	02 <u>06</u>	Demolition Elevations Lands Building – East	11.10.16 <u>14.08.18</u>
SP-DA-G-3105	02 <u>06</u>	Demolition Elevations Education Building – West	11.10.16 <u>14.08.18</u>
SP-DA-G-3400	03 <u>07</u>	Demolition Sections Lands and Education Building – Section 01	14.10.16 <u>14.08.18</u>
SP-DA-G-3401	02 <u>06</u>	Demolition Sections Lands Building – Section 02	11.10.16 <u>14.08.18</u>
SP-DA-G-3402	03 <u>07</u>	Demolition Sections Education Building – Section 03	14.10.16 <u>14.08.18</u>
Architectural Drawings prepared by Make Architects			
Drawing No.	Rev.	Name of Plan	Date

SP-DA-G-2496	01	Proposed Plans Education Building – Basement Level 03	06.10.16
SP-DA-G-2947	01	Proposed Plans Education Building – Basement Level 02	06.10.16
SP-DA-G-2498	01	Proposed Plans Lands Building – Lower Ground Education Building – Basement Level 01	06.10.16
SP-DA-G-2499	02	Proposed Plans Lands Building – Ground Education Building – Lower Ground	14.10.16
SP-DA-G-2500	01	Proposed Plans Lands Building – Level 01 Ground Education Building – Ground	06.10.16
SP-DA-G-2501	01	Proposed Plans Lands Building – Level 02 Ground Education Building – Level 01	06.10.16
SP-DA-G-2502	01	Proposed Plans Lands Building – Level 03 Ground Education Building – Level 02	06.10.16
SP-DA-G-2503	01	Proposed Plans Lands Building – Level 04 Ground Education Building – Level 03	06.10.16
SP-DA-G-2504	01	Proposed Plans Lands Building – Level 05 Ground Education Building – Level 04	06.10.16
SP-DA-G-2505	02	Proposed Plans Lands Building – Level 06 Ground Education Building – Level 05	14.10.16
SP-DA-G-2506	01	Proposed Plans Lands Building – Level 07 Ground Education Building – Level 06	06.10.16
SP-DA-G-2507	01	Proposed Plans Lands Building – Level 08 Ground Education Building – Level 07	06.10.16
SP-DA-G-2508	01	Proposed Plans Lands Building – Level 09 Ground Education Building – Level 08	06.10.16
SP-DA-G-2509	01	Proposed Plans Lands Building – Level 10 Ground Education Building – Level 09	06.10.16
SP-DA-G-2510	01	Proposed Plans Lands Building – Level 11 Ground Education Building – Roof	06.10.16
SP-DA-G-2511	01	Proposed Plans Lands Building – Level 12 Ground Education Building – Roof	06.10.16
SP-DA-G-2512	01	Proposed Plans Lands Building – Roof Ground Education Building – Roof	06.10.16
SP-DA-G-3200	02	Proposed Elevations Lands Building – South Education Building – South	11.10.16
SP-DA-G-3201	02	Proposed Elevations Lands Building – West	11.10.16
SP-DA-G-3202	02	Proposed Elevations Lands Building – North Education Building – North	11.10.16
SP-DA-G-3203	02	Proposed Elevations Education Building – East	11.10.16
SP-DA-G-3204	03	Proposed Elevations Lands Building – East	19.10.16
SP-DA-G-3205	02	Proposed Elevations Education Building – West	11.10.16
SP-DA-G-3210	02	Proposed Elevations Education Building – Courtyard	11.10.16
SP-DA-G-3500	02	Proposed Sections Lands and Education Building – Section 01	11.10.16
SP-DA-G-3501	02	Proposed Sections Lands Building – Section 02	11.10.16
SP-DA-G-3502	02	Proposed Sections Education Building – Section 03	11.10.16
SP-DA-G-4000	00	Façade Details Lands Building – NW Glass Roof and NE Pergola	17.10.16

SP-DA-G-4001	00	Façade Details Lands Building – Southern Metal Roof	17.10.16
SP-DA-G-4100	00	Façade Details Education Building – Glass Bay	17.10.16
SP-DA-G-4101	00	Façade Details Education Building – Glass Bay Corner	17.10.16
SP-DA-G-4102	00	Façade Details Education Building – Water Villa	17.10.16
SP-DA-G-4103	00	Façade Details Education Building – East and West Tower	17.10.16
SP-DA-G-6000	00	Materials and Finishes Schedule	06.10.16

- (b) In schedule 2 Part B – Prior to Issue of Construction Certificate insert new Condition B44A as follows:

B44A An experienced heritage materials conservator must prepare a methodology to temporarily remove, store and then reinstall historic materials or to reconstruct affected significant features under the supervision of the project heritage consultant in the following areas after demolition and structural augmentation:

- **Lower Ground Level - Bridge Street foyer;**
- **Lower Ground Level - Loftus Street foyer;**
- **Ground Level - Bridge Street landing;**
- **Ground Level - Board Room;**
- **Ground Level - Farrer Place foyer;**
- **Ground Level - Loftus Street landing;**
- **Level One - Loftus Street landing; and**
- **Level Five – the Gallery and Annex.**

The methodology is to be submitted to the Heritage Council NSW for approval prior to the commencement of any works to the first affected area.

- (c) In schedule 2 Part B – Prior to Issue of Construction Certificate insert new Condition B48A as follows:

B48A An archival photographic recording of all areas of exceptionally significant fabric is to be undertaken prior to, during and after the works in accordance with CMP Policy 6.9.3, and is to be commenced prior to the issue of the relevant construction certificate. This is to document the changes and to ensure that the appearance of those identified elements remains unaffected in the long term following reinstatement. This recording must take place in accordance with the Heritage Division document entitled, Photographic Recording of Heritage Items using Film or Digital Capture. The original copy of the archival record shall be submitted to the Heritage Division within one month of the works completion.

- (d) Schedule 2 Part D – During Construction – Condition D12 (Site Protection and Works) is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

D12 **All** significant building fabric and building elements are to be protected during the works from potential damage. Protection systems must ensure **historic significant** fabric is not damaged or removed **unless specifically identified as part of the approved works.**

- (e) In schedule 2 Part F – Prior to Occupation or Commencement of Use insert new Condition F26 as follows:

F26 A copy of all revised engineering documents shall be deposited in the Education Building archive, established on site in accordance with CMP Policy 6.27.2, the NSW Heritage Division and the City of Sydney Archives.

Details shall be provided to the PCA demonstrating compliance with this condition prior to the issue of the final Occupation Certificate.

**End of modification
(SSD 7484 MOD 2)**