



# ***The Sandstone Precinct***

*State Significant  
Development  
Modification Assessment  
(SSD 7484 MOD 4)*



December 2019

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Cover photo: View of Northern Dome and terraces, Lands Building

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# Glossary

| Abbreviation            | Definition                                                                                          |
|-------------------------|-----------------------------------------------------------------------------------------------------|
| Applicant               | Pontiac Land (Australia) Pty Ltd                                                                    |
| AHD                     | Australian Height Datum                                                                             |
| BCA                     | Building Code of Australia                                                                          |
| CIV                     | Capital Investment Value                                                                            |
| Consent                 | Development Consent                                                                                 |
| CPTMP                   | Construction Pedestrian Traffic Management Plan                                                     |
| Council                 | City of Sydney Council                                                                              |
| Department              | Department of Planning, Industry and Environment                                                    |
| DRP                     | Design Review Panel                                                                                 |
| EES                     | Environment, Energy and Science Group of the Department (former Office of Environment and Heritage) |
| EIS                     | Environmental Impact Statement                                                                      |
| EP&A Act                | <i>Environmental Planning and Assessment Act 1979</i>                                               |
| EP&A Regulation         | Environmental Planning and Assessment Regulation 2000                                               |
| EPBC Act                | <i>Environment Protection and Biodiversity Conservation Act 1999</i>                                |
| EPI                     | Environmental Planning Instrument                                                                   |
| ESD                     | Ecologically Sustainable Development                                                                |
| GFA                     | Gross Floor Area                                                                                    |
| LEP                     | Local Environmental Plan                                                                            |
| Minister                | Minister for Planning and Public Spaces                                                             |
| TfNSW                   | Transport for NSW                                                                                   |
| Transport for NSW (RMS) | Transport for NSW (Roads and Maritime Services)                                                     |
| RtS                     | Response to Submissions                                                                             |
| SEARs                   | Secretary's Environmental Assessment Requirements                                                   |
| Secretary               | Secretary of the Department of Planning, Industry and Environment                                   |
| SEPP                    | State Environmental Planning Policy                                                                 |
| SRD SEPP                | <i>State Environmental Planning Policy (State and Regional Development) 2011</i>                    |
| SSD                     | State Significant Development                                                                       |



# Executive Summary

This report provides an assessment of a modification to a State Significant Development (SSD) application for the adaptive reuse of the Sandstone Precinct (SSD 7484). The Applicant is Pontiac Land (Australia) Pty Ltd (the Applicant) and the site is located at 23-33 and 35-39 Bridge Street.

The modification application seeks design and operational changes to the Lands Building, including the deletion of 61 hotel guest rooms, changing the internal layout, providing additional hotel amenities, removing the approved diagrid roof extension, retaining the existing roof and use of the northern roof terraces for functions and events.

## Engagement

The Department publicly exhibited the application from 18 July to 7 August 2019. The Department received a submission from Council and seven government agencies. No public submissions were received.

Heritage NSW, Council and the Government Architect all support the proposal as it would result in less heritage impacts than the currently approved works. The Design Review Panel, constituted under the Stage 1 Concept Approval, also reviewed the proposal and noted the changes result in positive outcomes.

Transport for NSW provided comments regarding the drop off/pick up arrangements for the proposal and the Environment, Energy and Science (EES) Group recommend that local native plant species be used where possible.

## Assessment

The Department has carefully considered the proposal, as well as the issues raised in submissions and is satisfied the proposal is acceptable for the following reasons:

- the proposed modification would maintain the approved hotel use of the building
- the proposal results in reduced heritage impacts compared to the originally approved works
- vehicle movements associated with the proposal would not result in any significant impacts subject to a condition requiring a Transport Access Guide to be prepared
- the use of the northern terraces can be managed through the recommended conditions of consent restricting the use of the terraces to midnight, limits on patron numbers and noise levels
- the proposed landscape concept will incorporate landscaping that responds to site conditions and includes native species, to improve biodiversity.

## Conclusion

The Department considers the proposal is consistent with the requirements of relevant environmental planning instruments and policies and is suitable within the context of the adaptive reuse of the Lands and Education Buildings for hotel accommodation and ancillary uses.

The Department is also satisfied the potential impacts associated with the proposal can be appropriately mitigated or managed through the recommended conditions of consent.

The Department's assessment therefore concludes the proposal is in the public interest and recommends the application is approved, subject to the recommended conditions.



# 1. Introduction

## 1.1 Background

This report is an assessment of an application to modify the State significant development (SSD) consent for the adaptive reuse of the Sandstone Precinct, at 23-33 and 35-39 Bridge Street, for hotel accommodation and ancillary uses (SSD 7484).

The modification application seeks to make the following design and operational changes to the Lands Building:

- modify the internal layout and delete 61 hotel guest rooms
- add hotel amenities (food and beverage, business suites, library, lounge and event and function rooms)
- remove the approved diagrid roof extension and retain and extend the existing roof
- add publicly accessible northern terraces and access into the northern dome, with a new mezzanine level
- reduce gross floor area by 354 m<sup>2</sup>.

The application has been lodged by Pontiac Land (Australia) Pty Ltd (the Applicant) pursuant to section 4.55(2) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

## 1.2 The site

The site is the Sandstone Precinct, located at the northern end of the Sydney central business district (CBD) in the City of Sydney local government area. The site comprises two city blocks bound by Bridge Street to the north, Young Street to the east, Bent Street to the south, Gresham Street to the west and bisected centrally by Loftus Street (**Figure 1**).

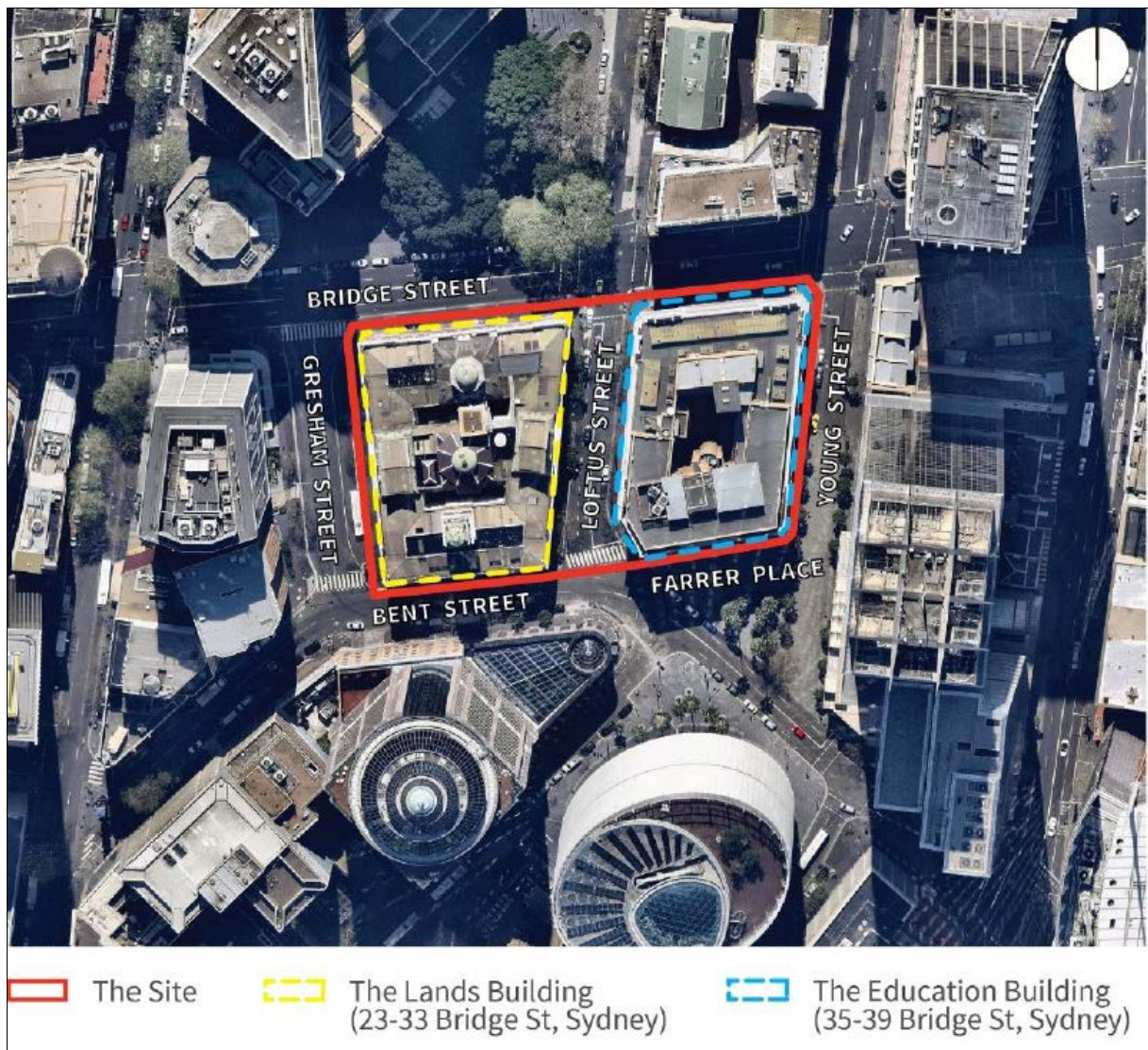
The site has a total area of 9,370 m<sup>2</sup> and comprises the:

- Lands Building at 23-33 Bridge Street (with an area of 3,350 m<sup>2</sup>)
- Education Building at 35-39 Bridge Street (with an area of 2,795 m<sup>2</sup>)
- adjacent road and public domain areas, being part Loftus Street, Gresham Street and Farrer Place (with an area of 3,220 m<sup>2</sup>).

The Lands and Education Buildings (**Figure 2**) are listed as items of State and local heritage significance on the State Heritage Register, Sydney Local Environmental Plan 2012 (SLEP 2012) and appear on the Commonwealth Register of the National Estate (non-statutory). The buildings are located in an area that contains historic public parks, gardens and buildings, which hold significance to the history of Australia.

The Lands Building was constructed in two stages between 1876 and 1893. It is one of the few remaining major 19th century buildings in Australia which remains intact in both fabric and setting. It is four storeys in height (approximately 28 m) and constructed of sandstone, with a domed and lantern roof-top feature and clock tower.

The Education Building was constructed in two stages between 1915 and 1930 and is principally a seven storey sandstone building, with two additional roof levels added later in the 20th century.



**Figure 1** | Aerial view of the Sandstone Precinct (in red) (Source: Applicant's SEE)



**Figure 2** | View north-west to the Lands Building (left) and view north-east to the Education Building (right)

## 1.3 Approval History

### Concept Approval (SSD 6751)

On 25 August 2015, the Acting Executive Director, Infrastructure and Industry Assessments (as delegate of the Minister) granted development consent for the concept proposal (SSD 6751) for the adaptive reuse of the Sandstone Precinct for tourist and visitor accommodation. The consent has been modified once and one modification has been withdrawn (**Table 1**).

**Table 1** | Summary of Modifications (SSD 6751)

| Mod No. | Summary of Modifications                                                                                                                          | Determined by | Type    | Status                    |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------|---------------------------|
| MOD 1   | Modification to amend Condition B2 pertaining to the Design Review Panel                                                                          | NA            | 96(1A)  | Withdrawn                 |
| MOD 2   | Modification to amend the height of the building envelope above the Education Building and introduce a building envelope above the Lands Building | Department    | 4.55(2) | Approved on 24 April 2018 |

### SSD Application (SSD 7484)

On 24 April 2018, the Executive Director, Key Sites and Industry Assessments (as delegate of the Minister), granted development consent (SSD 7484) 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 (GFA) of 31,633 m<sup>2</sup>, with 10,918 m<sup>2</sup> in the Lands Building and 20,715 m<sup>2</sup> 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.

The development consent has been modified on four occasions and one modification is currently under assessment, as summarised in **Table 2**.

**Table 2** | Summary of Modifications (SSD 7484)

| Mod No. | Summary of Modifications                                                                                                                                                                                | Determined by | Type     | Status                       |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|------------------------------|
| MOD 1   | Modification to correct a drafting error in Condition A3 and Condition B37                                                                                                                              | Department    | 4.55(1)  | Approved on 8 May 2018       |
| MOD 2   | Modification to amend the extent of internal demolition and excavation and relocate the interconnecting tunnel under Loftus Street.                                                                     | Department    | 4.55(1A) | Approved on 29 November 2018 |
| MOD 3   | Design changes to Lands and Education Building including to the internal layout, reduced basement excavation, provide 229 hotel rooms in the Education Building and design changes to rooftop extension | Department    | 4.55(2)  | Approved on 8 May 2019       |

of the Education Building.

|       |                                                                                                                                                |            |          |                              |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|------------------------------|
| MOD 5 | Reduce basement excavation, change location of interconnecting tunnel under Loftus Street and amend basement floor plans for relocated tunnel. | Department | 4.55(1A) | Approved on 5 September 2019 |
| MOD 6 | Modification to delete Condition B27 (natural ventilation strategy for the roof extension).                                                    | TBC        | 4.55(1A) | Under assessment             |

### **City of Sydney Council development consent (D/2016/1641)**

On 28 March 2018, the City of Sydney Council (Council) approved a development application (D/2016/1641) for external works to upgrade Farrer Place and the pavements on Young Street, Gresham Street, Loftus Street and Bridge Street, along with the provision of a new vehicular pick-up/drop-off area on Bent Street.



## 2. Proposed Modification

The modification application (SSD 7484 MOD 4) seeks to make design and operational changes to the Lands Building. A link to the modification application documents is provided in **Appendix A**.

The proposal specifically seeks approval for the following:

- a reduction in the approved GFA by 354 m<sup>2</sup> (from 10,819 m<sup>2</sup> to 10,465 m<sup>2</sup>) from internal layout changes to the Lands Building
- delete 61 hotel guest rooms from ground to level two in the Lands Building and provide hotel amenities (food and beverage, business suites, lounge, event and function spaces)
- remove the approved diagrid roof extension and retain and extend the existing roof
- add publicly accessible northern terraces and access into the northern dome, with a new mezzanine level
- no changes to the Education Building.

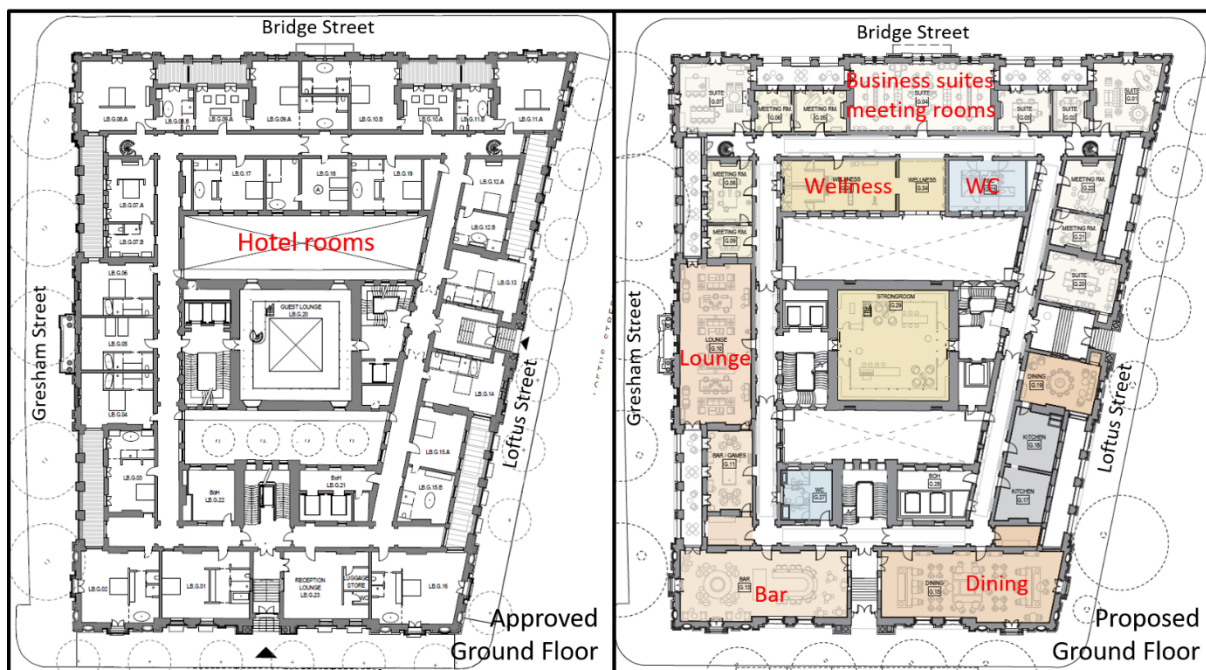
A detailed description of the proposed changes to the Lands Building is provided in **Table 3**.

**Table 3** | Overview of proposed application

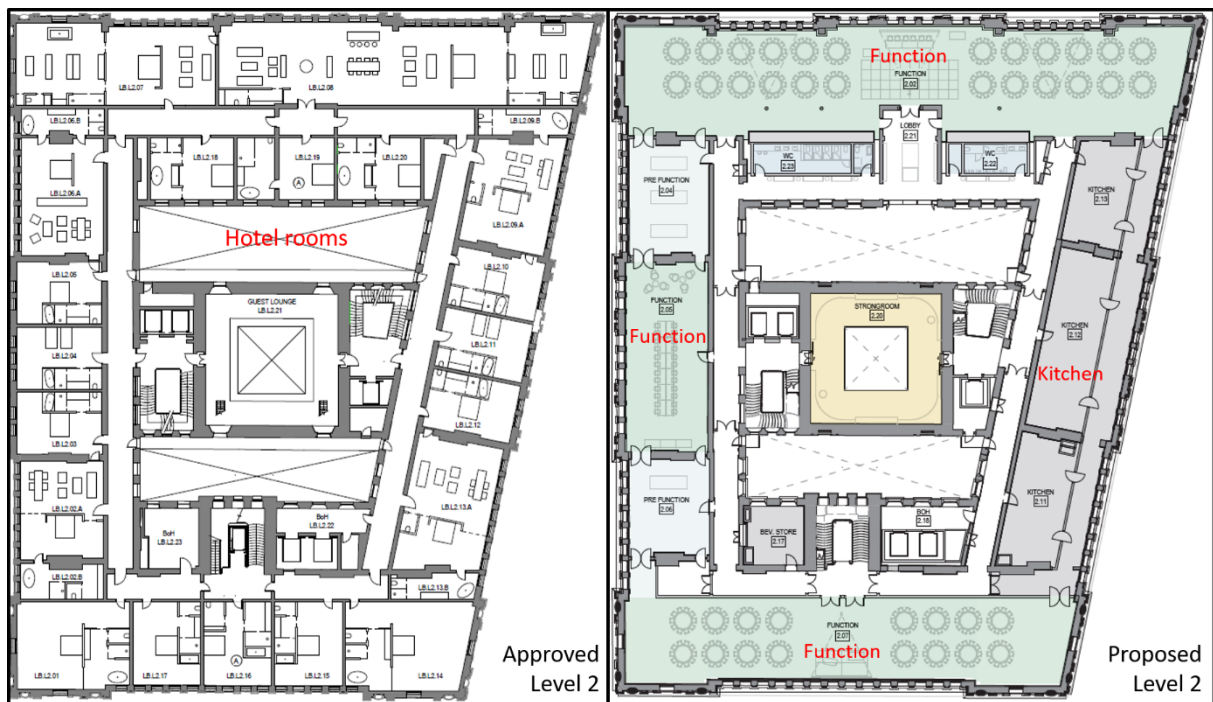
| Level              | Proposed modification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lower ground floor | <ul style="list-style-type: none"><li>• no changes to food, beverage and retail uses</li><li>• minor demolition and room allocation changes.</li></ul>                                                                                                                                                                                                                                                                                                                                                               |
| Ground floor       | <ul style="list-style-type: none"><li>• delete hotel guest rooms</li><li>• new uses including dining, bar, games room, work lounge, meeting rooms, wellness space and business suites (<b>Figure 3</b>)</li><li>• retain the ground floor in the strong room (previously approved for demolition).</li></ul>                                                                                                                                                                                                         |
| Level 1            | <ul style="list-style-type: none"><li>• delete hotel guest rooms</li><li>• new uses comprising work lounge, meeting rooms, library, screening room and business suites.</li></ul>                                                                                                                                                                                                                                                                                                                                    |
| Level 2            | <ul style="list-style-type: none"><li>• delete hotel guest rooms</li><li>• three new function rooms with capacity for 550 people and kitchens (<b>Figure 4</b>)</li><li>• delete lift access to the clock tower</li><li>• back of house/ goods lift provided to level 2.</li></ul>                                                                                                                                                                                                                                   |
| Level 3            | <ul style="list-style-type: none"><li>• delete reception area, guest lounge, breakfast space, bar area, kitchen and gym/ spa space (<b>Figure 5</b>)</li><li>• provide two new lounges in the east and west tempietti spaces, to be used for front of house display kitchen and pantry, reception lounge, pre function and gallery</li><li>• insert new corridor links facing the northern courtyard, linking the tempietti to the northern dome</li><li>• new stair and lift in northern dome to level 4.</li></ul> |
| Level 4            | <ul style="list-style-type: none"><li>• remove existing stair access in tempietti and upper level</li><li>• remove existing level 4 in dome and create new mezzanine at the terrace level, accessed by stairs and an access lift for universal access</li></ul>                                                                                                                                                                                                                                                      |

|       |                                                                                                                                                                                                                                                                                                                      |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"> <li>new opening from the dome mezzanine level to the terrace areas</li> <li>retain and use existing terrace areas (<b>Figure 6</b>).</li> </ul>                                                                                                                                   |
| Roof  | <ul style="list-style-type: none"> <li>delete diagrid roof extension</li> <li>delete clock tower access</li> <li>retain all southern and street facing northern roofs and re-clad with metal.</li> </ul>                                                                                                             |
| Other | <ul style="list-style-type: none"> <li>a new glazed opening to the internal courtyard (northern wall), from ground floor to level 4</li> <li>new lifts co-located with the western and eastern stairwells, servicing lower ground floor to level 3</li> <li>remove gantries from ground floor to level 3.</li> </ul> |

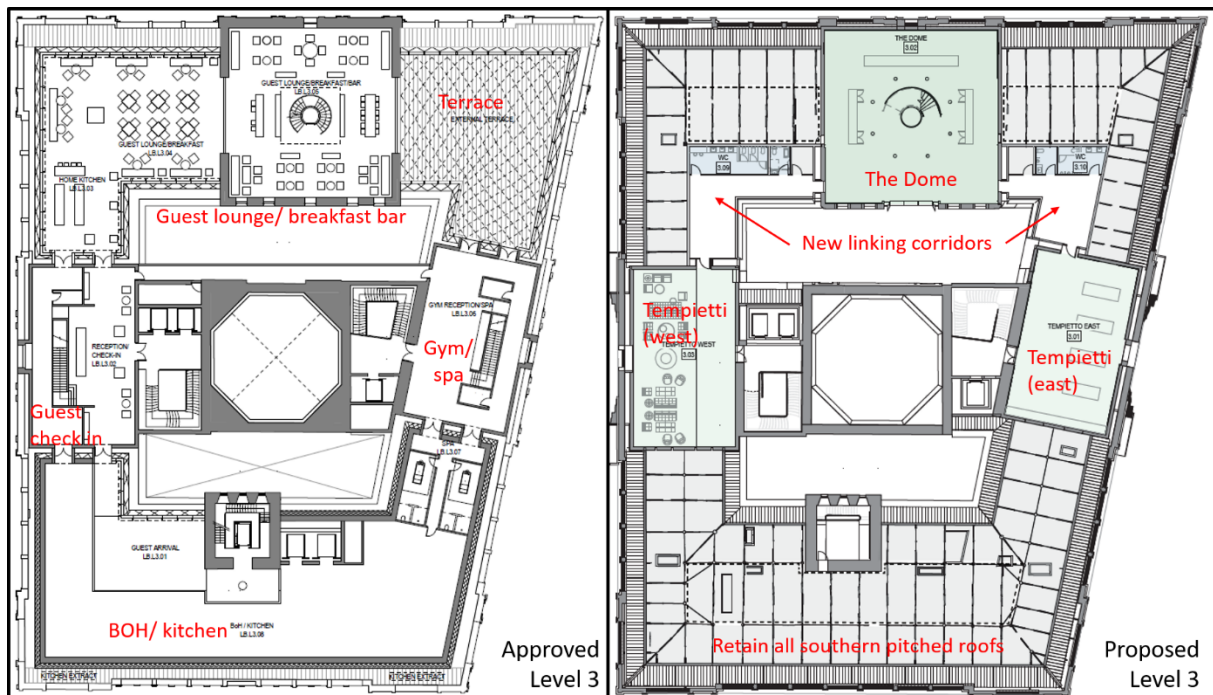
The Applicant has requested the changes as a result of early contractor involvement, further design development and various investigations, which have resulted in a revised approach for how each building will operate. This includes reconfiguring uses across the Education and Lands Building, to provide all hotel rooms within the education Building and supporting hotel amenities for guests and visitors predominantly within the Lands Building.



**Figure 3** | Comparison of approved ground floor (left) and proposed ground floor (right), Lands Building.



**Figure 4** | Comparison of approved ground level 2 (left) and proposed level 2 (right), Lands Building.



**Figure 5** | Comparison of approved level 3 (left) and proposed level 3 (right), Lands Building.



**Figure 6** | Photomontage of northern terraces, new opening from dome and linking corridors inserted below roof level.



## 3. Statutory Context

### 3.1 Scope of Modifications

Section 4.55(2) of the EP&A Act outlines the matters that a consent authority must take into consideration when determining an application that seeks to modify a development consent for SSD.

The matters for consideration under section 4.55(2) of the EP&A Act that apply to the modification of the development consent (SSD 7484) have been considered in **Table 4**.

**Table 4** | Section 4.55(2) Modification

| Section 4.55(2) Evaluation                                                                                                                                                                                                                          | Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all) | <p><b>Section 5</b> of this report provides an assessment of the potential impacts associated with the modification application.</p> <p>The proposed removal of hotel rooms from the Lands Building and reconfiguration for supporting hotel amenities remains consistent with the approved land use of tourist and visitor accommodation.</p> <p>The proposal does not alter the approved maximum building height and results in a reduced GFA. The proposed modifications will also have a reduced heritage impact, in the context of the approved adaptive reuse.</p> <p>The Department is satisfied that the proposed modification is substantially the same development as the key components of the development remain, being the adaptive reuse of the Sandstone Precinct for tourist and visitor accommodation.</p> |
| b) that it has consulted with the relevant Minister, public authority or approval body) in respect of a condition imposed by the Minister, public authority or approval body, and                                                                   | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| c) the application has been notified in accordance with the regulations, and                                                                                                                                                                        | The modification application has been notified in accordance with the EP&A Regulations (clause 10 of schedule 1 to the EP&A Act and clause 118 of the EP&A Regulation). Details of the notification are provided in <b>Section 4.1</b> of this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| d) any submission made concerning the proposed modification has been considered.                                                                                                                                                                    | The Department received a submission from Council and submissions from seven government agencies. The issues raised in submissions have been considered in <b>Sections 4</b> and <b>5</b> of this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### 3.2 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the application. However, under the Minister's delegation, the Director, Key Sites Assessments, may determine the application as:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- there are no public submissions in the nature of objection.

### 3.3 Environmental Planning Instruments

The following environmental planning instruments (EPIs) are relevant to the application:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 55 – Remediation of Land
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Draft Remediation of Land State Environmental Planning Policy
- Draft Environment State Environmental Planning Policy.

The Department undertook a comprehensive assessment of the redevelopment against the above-mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied the modification does not result in any inconsistency with these EPIs.

### 3.4 Objects of the EP&A Act

The Minister or delegate must consider the objects of the EP&A Act when making decisions under the Act. The Department is satisfied the proposed modification is consistent with the objects of the EP&A Act.



## 4. Engagement

### 4.1 Department's Engagement

The Department exhibited the application from 18 July to 7 August 2019 (21 days):

- on the Department's website
- at the offices of the Department and Service NSW
- at the City of Sydney Council office.

The modification application was advertised in the Sydney Morning Herald and the Daily Telegraph on Wednesday 17 July 2019 and letters were sent to surrounding landowners. The modification application was also referred to City of Sydney Council (Council), Environmental Protection Authority (EPA), Heritage NSW, Environment, Energy and Science (EES) Group of the Department, Government Architect (GA), Transport for NSW (Roads and Maritime Services) (RMS), Sydney Metro and Transport for NSW (TfNSW).

### 4.2 Summary of Submissions

During the exhibition period, the Department received submissions from Council and seven government agencies, being EES, EPA, GA, Heritage NSW, Sydney Metro, TfNSW and Transport for NSW (RMS). No public submissions were received.

A link to the submissions is provided in **Appendix A**.

### 4.3 Key Issues – Government Agencies

**Table 5** | Summary of Government Agency Submissions

#### Heritage NSW

Heritage NSW, as delegate of the Heritage Council of NSW, advised that the amended proposal will, overall, have less heritage impact than the work approved under SSD 7484, as the:

- impacts to heritage fabric are consistent with the endorsed Conservation Management Plan (CMP). The deletion of hotel guest rooms and bathrooms will have a substantially reduced heritage impact on the legibility of existing rooms, spaces, hierarchy of spaces and impacts to historic finishes and fittings
- amendments take pressure off the building in terms of reduced servicing, acoustic and fire isolation
- modification will not impact on the principles for the Special Character Area in the Sydney DCP 2012 and the Lands Building visual landmark role is retained in accordance with the CMP Policy 6.2.5
- modification will not impact on the exceptionally significant major roof features which are retained intact
- proposed alterations to the Lands Building ancillary roof features have been designed to protect primary major roof features and to be unobtrusive when viewed from the public domain.

#### EES

EES provided the following recommendations and comments:

- the courtyard landscaping should include a diversity of local provenance native tree, shrub and groundcover species from the native vegetation community/ communities that once occurred in this locality to improve biodiversity
- if the modification includes any additional excavation outside the approved area an assessment of Aboriginal

cultural heritage would be required.

#### Government Architect (GA)

The GA advised that in general the proposed modifications are supported, in particular:

- the new design direction for the Lands Building minimises impacts on heritage fabric and retains large internal rooms and their heritage character
- the modification will allow greater public access to the Lands Building
- the recommendations made by the Sandstone Precinct Design Review Panel (DRP) are supported.

#### TfNSW

TfNSW provided the following comments and requests for information:

- details of the adequacy of the loading dock, passenger pick up and drop off arrangements and cumulative impacts, noting the ballroom location and capacity is proposed to be changed
- an updated Construction Pedestrian and Traffic Management Plan (CPTMP) to reflect the proposed modification, should be submitted to the Coordinator General, Transport Coordination for endorsement, through an amended condition.

#### Transport for NSW (RMS)

RMS reviewed the application and advised the modification is unlikely to have a significant impact on the classified road network.

#### Sydney Metro

Sydney Metro reviewed the application with consideration to clause 86 of the SEPP (Infrastructure) (ISEPP) and advised any potential impact on the Sydney Metro city and Southwest rail corridor will be negligible and provided no comments in relation to clauses 45 and 85 of the ISEPP.

#### EPA

The EPA advised the application is not for a scheduled activity and as such it has no comments.

### 4.4 Key Issues – Council

Council did not object to the proposal subject to the following comments and recommendations:

- the external form of the amended roof design to the east and west of the north dome is supported, however the following is recommended:
  - o further detail of the roof structural design so that any surviving lath and plaster ceilings supported by existing trusses at the top of the east and west wings are supported
  - o the width of the east and west new corridors should be reduced to allow the truss to remain more intact
  - o any removed truss elements should be recorded in situ, salvaged and stored on site for use in future repair and maintenance work.
- the courtyard toilet structure and iron gangways are early fabric and have significance and some ironwork should be retained in situ for interpretation
- conditions C9 and F17 should be amended to refer to Council's Guidelines for Waste Management in New Developments 2018 to ensure demolition, construction and operational waste management occurs in accordance with Council's requirements.

## 4.5 Response to Submissions

Following exhibition, the Department placed copies of all submissions received on its website and requested the Applicant provide a response to the issues raised in the submissions and a request for further information from the Department.

The Applicant provided a Response to Submissions (RtS) (**Appendix A**), which comprised:

- the meeting minutes associated with the Design Review Panel (DRP) meeting advice 9 and a detailed response to the advice
- additional detail for use of the northern terraces including operating hours, furniture, landscaping, entertainment, maximum capacity and a supporting Acoustic Report
- detail of retained courtyard ironwork and interpretation of the toilet structure in the courtyard paving pattern
- additional concept landscape details
- Salvage Methodology Report
- updated Operational Waste Management Plan (OWMP)
- additional event traffic management statement
- updated GFA schedule
- a copy of the endorsed Lands Building Conservation Management Plan (CMP).

No design amendments were made in the RtS.

The RtS was made publicly available on the Department's website and notified to Council, Heritage NSW, TfNSW and EES. The Department received further submissions from Council, Heritage NSW, TfNSW and EES.

The key issues raised in these submissions are summarised in **Table 6**.

**Table 6** | Summary of Government Agency Submissions

### Council

Council reviewed the RtS and provided the following comments:

- the Applicant's response has addressed the heritage concerns raised
- request any demolition, construction and operational waste management plans be prepared in accordance with the City's Guidelines for Waste Management in New Development
- recommend outdoor trading for the roof terraces be permitted from 7am to 10pm, with extended trading to midnight on a trial basis (in accordance with the City's Late Night Trading Management controls in the Sydney DCP 2012).

### Heritage NSW

Heritage NSW reviewed the RtS and advised that no further conditions of consent are recommended.

### TfNSW

TfNSW reviewed the RtS and provided the following comments:

- the cumulative demand from the event/ function space and hotel is expected to exceed the capacity of the approved drop off bay on Bent Street and alternative locations to be used during busy times need to be identified to minimise impact on bus services in the vicinity of the site
- any changes to kerb side controls should be implemented in consultation with Council and the Sydney Coordination Office in TfNSW

- 
- the Applicant should develop a Transport Access Guide (TAG) to minimise impact on bus stops and bus zones in the vicinity of the site (through a condition)
  - the RtS has adequately addressed freight and servicing concerns
  - the CPTMP should be updated to reflect the proposed modification (through a condition).

#### EES

EES reviewed the RtS and recommends that local native provenance plant species are used rather than exotic/non-local native species where growing conditions allow.

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### 4.6 Additional Information

On 21 November 2019, the Applicant submitted further information and a response to the comments on the RtS from Council, TfNSW and EES. The additional information included:

- a maximum sound level of 60dBA (for background music) on the outdoor terraces
- no live music will be played on the outdoor terraces
- proposed use of the external terraces to midnight on a permanent basis
- further detail on the proposed landscaping and use of local and non-endemic native species.

The additional information was made publicly available on the Department's website.



## 5. Assessment

### 5.1 Key assessment issues

In assessing the merits of the proposal, the Department has considered:

- the modification application and associated documents
- the Environmental Impact Statement and conditions of approval for the original application (as modified)
- all submissions received on the proposal and the Applicant's RtS
- relevant environmental planning instruments, policies and guidelines
- the requirements of the EP&A Act.

The Department considers the key assessment issues associated with the proposal are:

- heritage impacts
- built form and layout changes
- use of the northern terraces
- traffic and transport
- landscaping.

These issues are discussed in the following sections of this report. Other issues relating to the application considered during the assessment of the application are addressed in **Section 5.7** of this report.

### 5.2 Heritage impacts

The Lands and Education Buildings are listed as items of State and local heritage significance on the State Heritage Register, SLEP 2012 and appear on the Commonwealth Register of the National Estate. The approved adaptive reuse of the Lands and Education Buildings conserves these heritage significant buildings for future generations.

The application has been accompanied by an addendum Heritage Impact Statement (HIS), which has been prepared in accordance with the guidelines of the Burra Charter, the NSW Heritage Manual and the endorsed CMP for the Lands Building.

The HIS confirms that the proposed changes will have an acceptable impact in the context of the major adaptive reuse of the Lands Buildings, as the proposal will have less heritage impact than the approved work.

The application has been reviewed by Heritage NSW, the DRP, Council and GA, who are all supportive of the proposed modifications.

The Department is satisfied the application is consistent with the endorsed CMP and results in positive heritage outcomes given:

- the sandstone facades and major roof features of the Lands Building remain unchanged
- the deletion of hotel rooms at ground level, level 1 and level 2 reduces the heritage impact on the original large rooms and the historic interior finishes and fittings of the building such as the timber joinery, timber floors and marble floors
- the historic carriageway in the courtyard will be re-established resulting in a positive heritage impact
- the major roof features including the southern clock tower, central Strong Room dome, Northern Dome and east and west Tempietti, which are of exceptional heritage significance, would be retained intact

- the addition of linking corridors in the ancillary roofs have been designed to protect the significant roof features and are not visible when viewed from the public domain
- the recladding of the ancillary roofs in a recessively coloured metal cladding will interpret the original slate colour
- the deletion of the Tempietti floors and proposed access will allow these spaces to be fully appreciated
- the revised fire compartment solution allows the original openings around the east and west staircase lobbies to be reopened resulting in a positive heritage impact.
- the spatial identity of the Strong Room would be recaptured.

The Department considers the new approach fits the building, rather than seeking to modify the building to fit the use. The proposal will have less heritage impacts than the approved works and take pressure off the building with reduced servicing requirements, while remaining consistent with the CMP. The proposal has significant positive benefits as a result of the deletion of hotel guest rooms which allows existing spaces to be kept more intact and increased public access.

The Department has carefully considered the proposed changes to the Lands Building and concludes the heritage impacts arising from the proposed modifications to the Lands Building are acceptable and can be managed through existing conditions.

### 5.3 Built form and layout changes

The proposal seeks approval to delete hotel guest rooms from the Lands Building and provide the hotel support and ancillary guest and visitor facilities in the Lands Building. All hotel rooms are provided in the Education Building (no changes are sought to the Education Building). The Applicant proposes built form and layout changes to support this approach, resulting in changes to the internal layout, courtyards, Strong Room and roof of the Lands Building, which are considered below.

The Department notes Heritage NSW, the DRP, Council and the GA are all supportive of the built form and layout changes proposed and no objections were raised to the proposal.

#### 5.3.1 Internal layout

The internal layout changes will provide hotel guest and ancillary visitor services in the Lands Building, including spaces for food and beverage, business suites, lounge, library and event/ function rooms.

The Department supports the amended internal layout of the Lands Building as:

- removing hotel rooms results in less alterations to the existing building and reduces impacts to the heritage fabric of the building
- the existing large rooms would be retained, which have great character, spatial volumes and ornate ceilings, including:
  - the lounge library on level 1, the largest room on the first floor is now retained largely intact
  - event/ function spaces on level 2, including the northern function room on level 2, the largest individual room in the Lands Building (**Figure 4**)
- functions and services to support the building operations (such as kitchens, toilets and storage) are located in internal facing rooms, which are the least desirable/ valuable spaces in the building
- it allows the public to enjoy some of the grander spaces of the building
- a dedicated cultural space is situated on the lower ground floor, adjacent to the market place (a publicly accessible food and beverage area), providing an area for the public to enter and learn about the history of the Sandstone Precinct.

Accordingly, the Department supports the proposed changes to the layout of the lands building as it would result in less heritage impacts compared to the original approval and provide greater public access, allowing the public to better appreciate the heritage significance of the building.

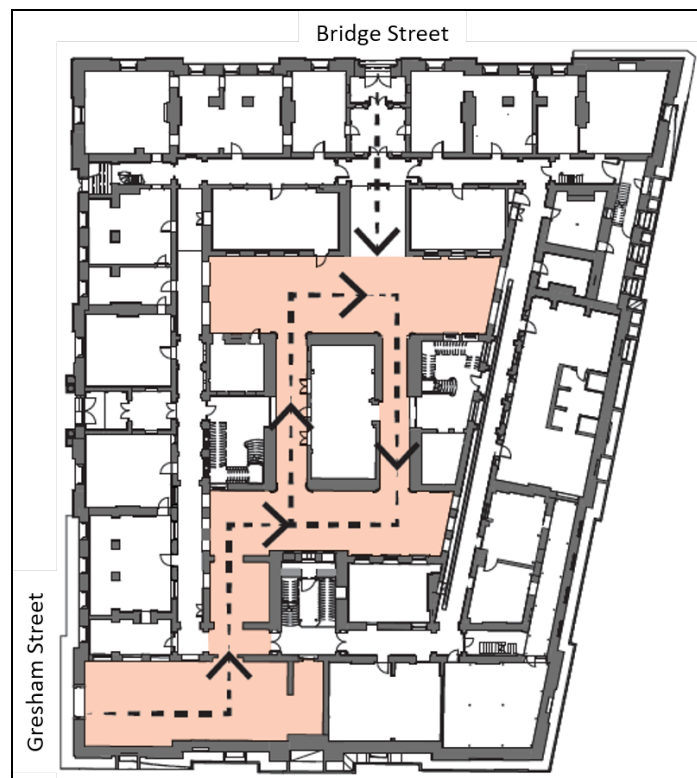
### 5.3.2 Courtyards

The proposal seeks to remove intrusive elements in the northern and southern courtyard areas to create publicly accessible space at the lower ground level surrounded by a variety of uses including retail, food, beverage and cultural uses. The proposed works include:

- removing the existing lift shaft, motor room and fire stair (from the 1950s) on the northern side of the courtyard (no longer required), and replacing it with a vertical glazed façade (**Figure 7**)
- removing the external toilet blocks, iron gangways that provided access, re-establishing the historic carriageway through the two courtyards and interpreting this route in the stone paving (**Figure 8**).



**Figure 7** | Proposed visual of the northern courtyard with glazed facade (left), area to be upgraded when lift shaft is demolished (in pink) (centre) and elevation view (right).



**Figure 8** | Historic carriageway route to be re-established in the northern and southern courtyards

### Glazed facade

The glazed façade was reviewed by the DRP, who raised some concerns about the vertical glazed element on the northern side of the courtyard and recommended alternative expressions be investigated.

In response to the DRP, the Applicant advises further articulation to strengthen the horizontal expression will be explored in the detail design phases.

The Department considers the glazed façade addresses the earlier demolition and intrusive works to the façade and will provide a contemporary upgrade to the elevation. The Department supports the glazed façade as it will:

- introduce natural light into the courtyards and the building
- provide views into the courtyard
- improve connections from Bridge Street to the courtyards.

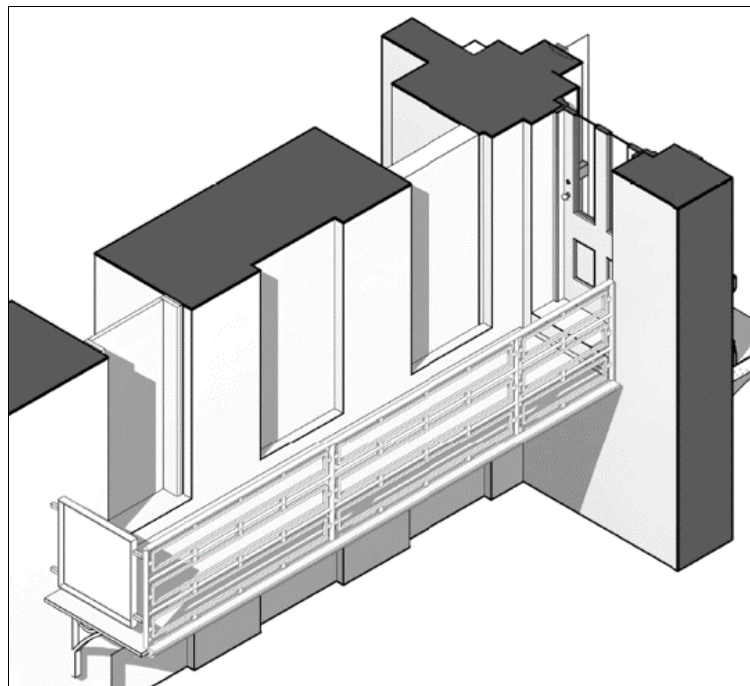
The Department also notes Heritage NSW support the glazed facade as it will replace late twentieth century fabric, is an excellent design and is in accordance with the endorsed CMP.

The Department recommends a new condition requiring detailed design drawings of the glazed facade in the northern courtyard to be submitted to Heritage NSW, to show further detail of the articulation proposed to strengthen the horizontal expression, prior to the issue of the Construction Certificate for Structure.

### Courtyard ironwork

Council recommended some of the courtyard toilet structures and related iron gangways should be retained and interpreted in situ.

The Applicant has advised the majority of gangways are planned to be removed as they provided access to the toilets, which are being removed to declutter the courtyards, and the fabric is in poor structural condition. However, the revised design will retain a portion of the gangways in the north and south courtyard (using the best fabric) to be interpreted in their original position (**Figure 9**).



**Figure 9** | Proposed portion of retained gantry balustrade, brackets and gates.

The Department has considered the Applicant's revised design for the courtyard structures and notes:

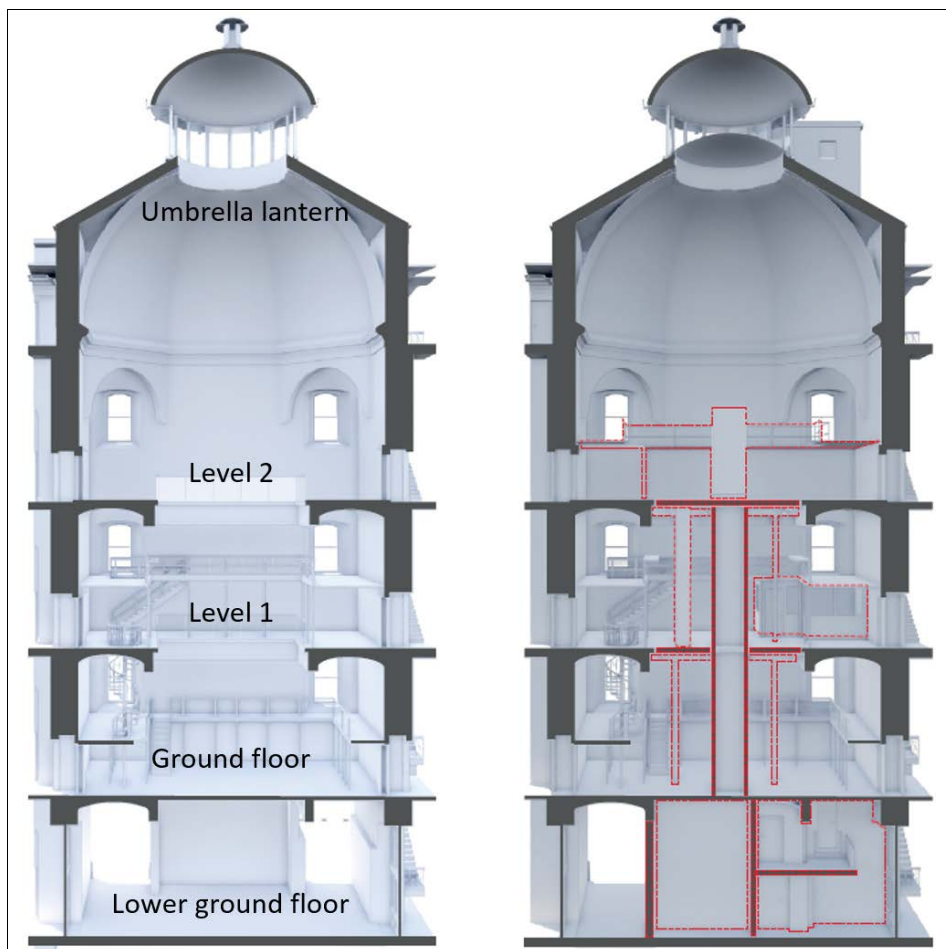
- the removal of the gantries that crossed the stairwell windows will improve views and natural light into the building
- removing the gantries allows (for the first time) the Strong Room elaborate steel shutters to be seen from the courtyard
- the toilet structure will be re-interpreted in the paving pattern in the courtyard
- the DRPs are supportive of the decluttering of the courtyards and providing clear volumes to the sky.

Accordingly, the Department supports the proposed changes to the north and south courtyards as the important historic elements would be retained or interpreted where appropriate.

### 5.3.3 Strong Room

The Strong Room is one of the most culturally significant spaces within the building, designed as a multi-level fire isolated space. The Applicant notes previous works have filled the original voids at levels 1 and 2 and disrupted the spatial volume that historically extended over three storeys. The proposal includes:

- removal of the filled voids at levels 1 and 2, as well as partitioning, ducting and structures in the centre of the room (**Figure 10**)
- retention of the mezzanines at ground and level 1 and removal of the level 2 mezzanine
- preparation of a detailed strategy for conservation and demolition of individual components
- retention of the umbrella lantern at the top of the dome and reopen to allow natural light into the space
- use of the space as a reception, lounge, bar and function arrival space.



**Figure 10** | Strong Room section showing proposed restored volume (left) and proposed demolition in red (right)

The DRP advised they did not support the removal of the ground floor of the Strong Room. However, the Applicant has clarified that the existing Strong Room ground floor is being retained and the proposal focuses on returning the Strong Room to its original volume by removing intrusive floors introduced in the 1950s (**Figure 10**).

The Department supports the changes to the Strong Room as it would open up and activate the space to enable a better appreciation of its original volume and heritage significance.

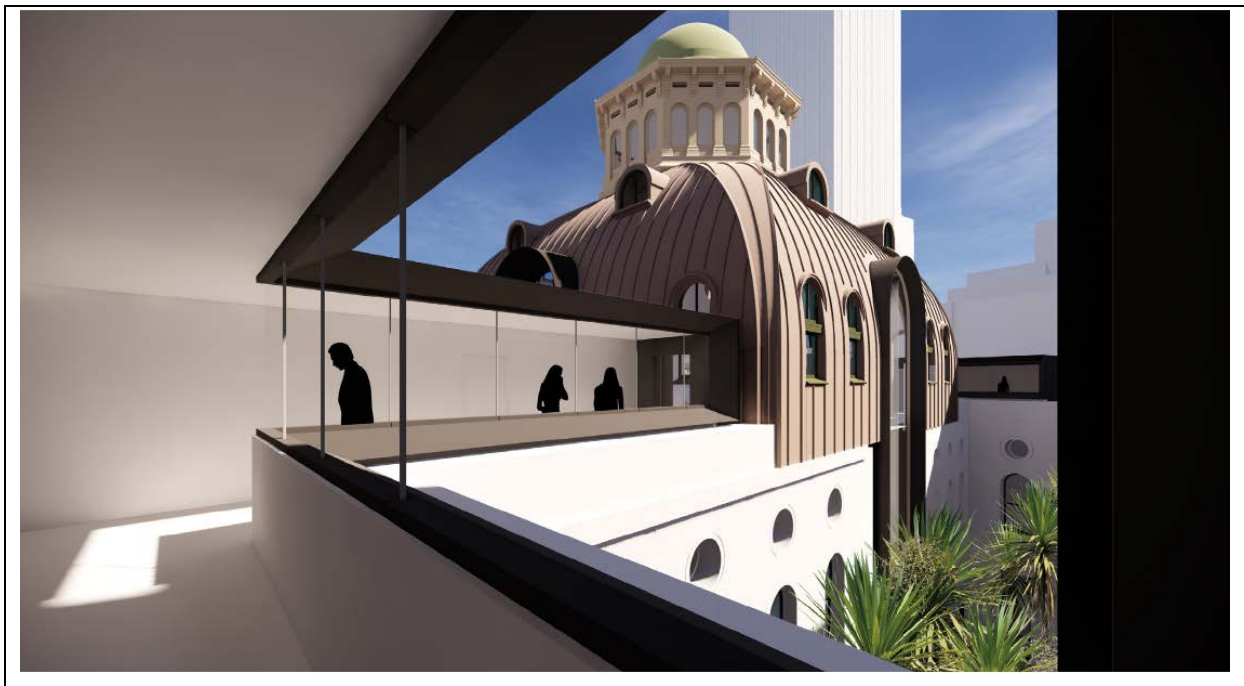
#### 5.3.4 Roof

The roof of the Lands Building comprises the Tempietti, link insertions, the Northern Dome and terraces. The proposal includes deletion of the previously approved diagrid roof structure and retention of all existing southern roofs. Internal alterations are proposed within the Tempietti and Northern Dome to use these spaces for functions and associated uses. New link insertions are proposed within the northern roofs providing access from the Tempietti to the Northern Dome, and the northern roof terraces.

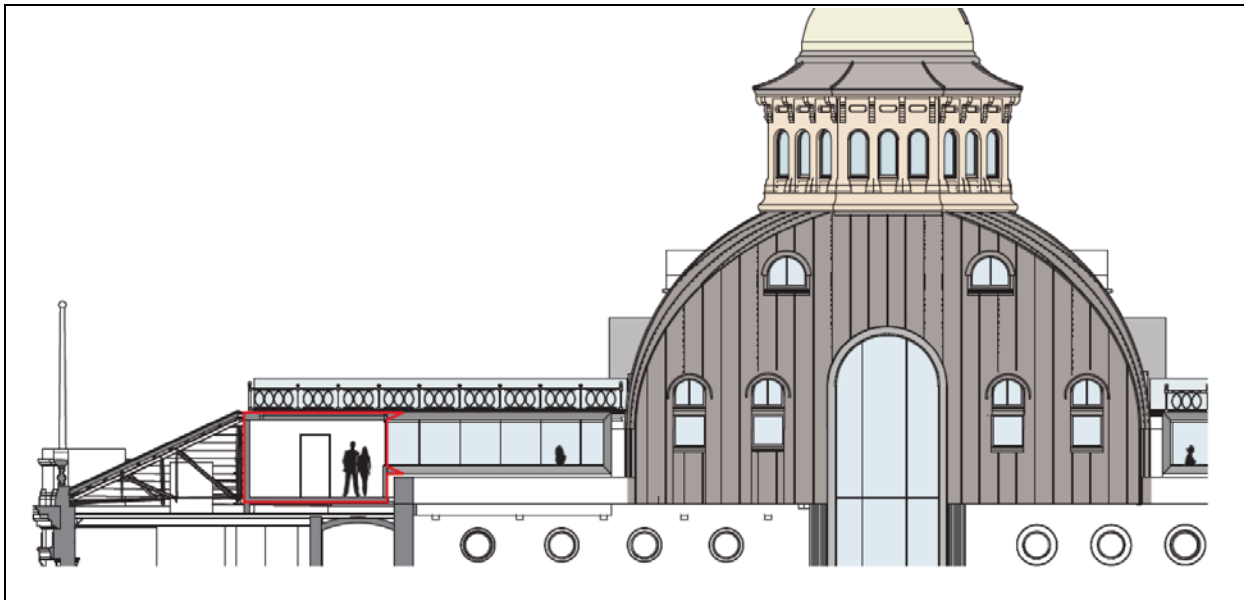
##### Roof links

The DRP supports the new roof strategy and the new links within the height of the existing roof, however it considers that the links should be pulled back from the edge of the courtyard, so they are not visible from the courtyard and increase sun and light into the courtyard.

The Applicant advises the links are designed to be reversible and have minimal visual impact. To address the concerns raised by the DRP, the Applicant advises the corridors are to have glazed elevations facing the courtyard and the links are pulled away from the sides of the Northern Dome and Tempietti (**Figures 11 and 12**).



**Figure 11** | Proposed link insertions, with glazed elevations facing the courtyard



**Figure 12** | Section of proposed link insertion, providing access between the Tempietti to the Northern Dome and terraces.

The Department supports the link insertions as:

- they protect the primacy of views of the Lands Building from the public domain
- the glazed facades facing the courtyard would minimise view impacts from within the northern courtyard
- all significant roof features would be retained intact
- the links are lightweight structures and are setback from the sides of the Dome and Tempietti
- they would provide accessible access to the Northern Dome and Terraces
- removed roof trusses would be salvaged and stored in accordance with the Salvage Methodology Report.

The Department also recommends existing Condition B9 be amended to require detail drawings of the roof works be submitted to NSW Heritage prior to issuing the nominated construction certificate. Subject to the recommended condition the Department is satisfied the proposed works are acceptable.

#### Roof terraces

The DRP questioned the use of glass balustrades for the roof terraces and the potential for reflection into public spaces.

The Applicant notes a new balustrade for the roof terraces is a required for safety, it will be installed inside the existing balustrade, it will be a glazed or a vertical bar, and consideration will be taken to ensure the contemporary upgrade is sympathetic to the original balustrade and views to the terraces from the public domain.

The Department considers the proposed works to the terraces are acceptable as:

- the DRP will be involved in the further design of the terraces and can provide feedback on the balustrade
- Condition B10 requires the material used on the building facades to not cause glare to pedestrians or drivers
- the design of the terraces will not alter the appearance of the building from the public domain and is supported by Heritage NSW
- it will enable the historic roofscape to be viewed and appreciated and take advantage of the views towards the harbor.

The Department also recommends existing Condition B9 be amended to require detail drawings of the roof works be submitted to NSW Heritage prior to issuing the nominated construction certificate. Subject to the recommended condition the Department is satisfied the proposed works are acceptable.

## 5.4 Use of the northern terraces

The proposal seeks to use the two existing northern terraces on the east and west of the Northern Dome as additional event/ function space.

The Department requested additional information regarding the operation of the northern terraces, noting the approved hours of operation for event spaces in the Lands Building is from 6 am to 2 am.

The Applicant advised the following:

- patron numbers will be limited to a maximum of 80 guests across the two outdoor terraces
- background music will be provided, both amplified and unamplified, from speakers, instruments (ie acoustic guitar, harp) and singers
- a range of furniture will be provided including tables, chairs, benches, deck chairs and umbrellas as well as landscaping.

The Applicant also provided an updated Acoustic Report, which recommends the use of the northern terraces between 7 am and 12 midnight is acceptable and advises it would accept a condition restricting the hours of operation of the external terraces to midnight.

The Department notes the Acoustic Report assessed the potential noise impacts on the nearest residential property boundary (38-42 Bridge Street) in accordance with NSW Liquor Administration Board (LAB) requirements. The Acoustic Report demonstrates the operation of the northern terraces (with a maximum of 80 patrons and background music played at 60dBA) can comply with the noise emissions criteria up to 12 am.

Council recommend outdoor trading for the roof terraces be permitted from 7am to 10pm, with extended trading to midnight on a trial basis (in accordance with the City's Late Night Trading Management controls in Section 3.15.4 of the Sydney DCP 2012).

The Department has considered the use of the outdoor terraces to midnight and considers the trial hours suggested by Council is not required in this instance as:

- the site is in the CBD with the nearest residential receiver located 45 m from the site
- the original approval included a roof terrace under an open steel pergola, which was approved for use until 2 am
- Condition F5 requires a final Plan of Management, which will include detailed operation of the terraces
- no trial periods currently apply to the use of the building.

As such, the Department considers the use of the outdoor terraces from 7 am to midnight is appropriate in this instance and the potential impacts associated with the use of this space can be mitigated and managed without a trial period, subject to the following conditions:

- compliance with the NSW LAB noise emissions criteria, at the nearest residential boundary between 7am and midnight
- restrict the hours of operation to 7 am and midnight, with the outdoor terraces closed after midnight and all operations contained inside
- limit the maximum patron numbers to 80.

## 5.5 Traffic and transport

The key traffic and transport issues are:

- passenger pick up and drop off locations
- cumulative impact of the event/ function space pick up and drop off with the hotel use in the Education Building

- adequacy of the existing loading dock with the increase in capacity of the ballroom/function space.

Consideration of these issues is provided below.

#### Passenger pick up/ drop off and cumulative impacts

The Applicant provided a traffic statement from ARUP which provided detail on passenger pick up and drop off and cumulative impacts. The traffic statement notes:

- Farrer Place has an approved three vehicle drop-off zone (on Bent Street), to be used for the Sandstone Precinct buildings, noting this will be highly used by hotel guests between 9 am – 11 am (check out) and 2 pm – 6 pm (check in), which differs from function times which are early morning, lunch and evening
- at the busiest function times four vehicles could be dropping off at one time and utilise the drop off bay
- the location of the Sandstone Precinct will encourage non-car access, given the high public transport accessibility (train, ferry, bus and light rail)
- ongoing discussions with Council about a two vehicle bay drop off zone to service the Lands Building, on Bent Street (between Loftus and Gresham Street) .

TfNSW notes that the cumulative demand from event/ functions and the hotel is expected to exceed the capacity of the approved drop off bay on Bent Street and alternative locations to be used during busy times need to be identified to minimise impact on bus services in the vicinity of the site. In addition:

- any changes to kerb side controls should be implemented in consultation with Council and the Sydney Coordination Office in TfNSW
- the Applicant is to develop a Transport Access Guide (TAG) to minimise impact on bus stops and bus zones in the vicinity of the site.

The Department notes a new vehicular drop-off on Farrer Place, adjacent to Bent Street was approved by the City of Sydney in development application D/2016/1641, which provides three drop off spaces, three taxi queue spaces and two taxi pick up spaces associated with the use of the Sandstone Precinct for visitor and tourist accommodation (**Figure 13**). However, during the busiest period for a function, four vehicles could be dropping off at the same time, with the drop off bay containing three spaces.

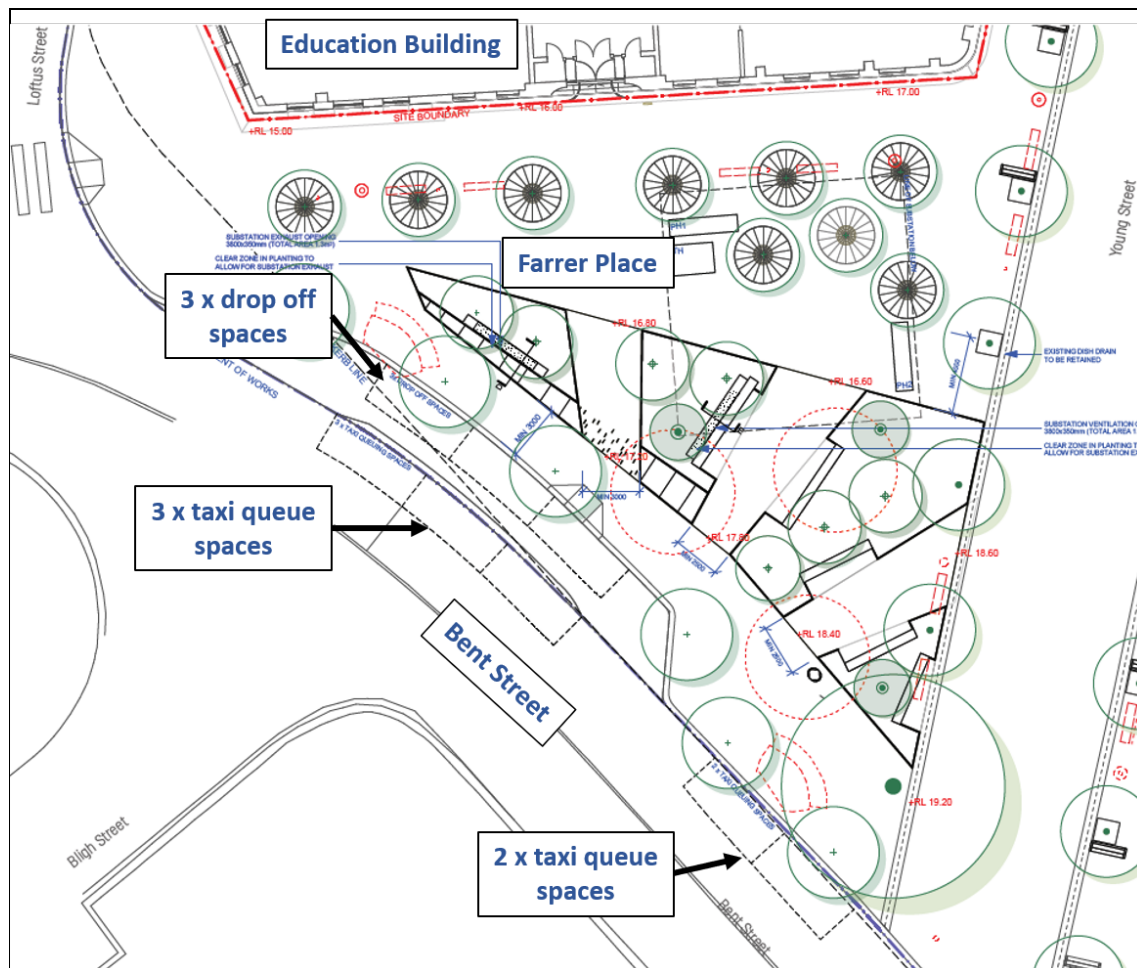
As part of the original assessment a two vehicle drop off bay on Bent Street was proposed. Council, in the original assessment, advised any changes to on-street parking arrangements was subject to a separate application to the Central Sydney Traffic and Transport Committee and the Local Pedestrian, Cycling and Traffic Calming Committee.

The Applicant advises discussion has occurred with Council regarding the additional two vehicle drop off bay on Bent Street, however these are ongoing.

The Department has considered the advice from the Applicant and the recommendations from TfNSW for a TAG. The TAG would:

- detail suitable nearby drop off and pick up locations
- identify areas where drop off and pick up is prohibited and instruct visitors to avoid the use of these areas
- identify suitable nearby taxi zones
- minimise impact on bus stops and bus zones in the vicinity of the site
- be implemented and maintained by operators of the premises and made available to staff, clients, customers and visitors.

As such the Department is satisfied drop off and pick up arrangements for the proposed development can be managed effectively, subject to the preparation of a TAG, as recommended by TfNSW.



**Figure 13** | Farrer Place drop off and pick up bay

### Loading and deliveries

The Applicant advises the increase in event/ function capacity from 210 to 350 will not increase the number of truck movements to the loading dock as special deliveries on function days will occur with the same number of trucks holding additional produce. In general, the hotel will replenish stock twice a week for regular operations and for events/ functions, additional deliveries would be scheduled as required.

The Department is satisfied the increase in event/ function space capacity can be managed through existing truck movements and the existing loading dock will continue to service the site satisfactorily. In addition, the Department notes Condition B12 requires a loading and servicing management plan to be prepared which will include detail of predicted service vehicle movements.

## **5.6 Landscaping**

The proposal provides a conceptual landscape approach for the courtyards and roof terraces within the site, with a variety of native and exotic species proposed to be used, inspired by the Gardenesque planting movement, which is visible in Farrer Place, Macquarie Street and the Sydney Botanic Garden. The Applicant advises the species selection is also based on suitability to the growing conditions including solar, wind and soil depths.

EES provided comments recommending the landscaping include a diversity of local native trees, shrubs and groundcover species to improve biodiversity. They acknowledge the plant selection is based on growing conditions but where conditions allow, local native provenance plant species should be used rather than exotic and non-local native species.

The Applicant provided further information in response to the EES comments on the RtS, advising that:

- the local endemic plant species are part of the Sandstone/ Sydney Cove precinct, which was a combination of mudflats and Hawkesbury sandstone slopes
- the original soil typology is suitable for a very limited number of plants, which would restrict the overall plant selection available
- tree and groundcover species require a full sun position, which is not available in the courtyards (being approximately 27 m below roof level)
- a selection of shade tolerant endemic species from surrounding ecological communities are proposed
- the landscape proposal reflects gardening practices (private elaborate ornamental gardens) when the Lands Building was constructed (1873-1896)
- the design will aim to use species endemic to the surrounding Sydney Harbour foreshore ecologies in combination with other environmentally suitable species to deliver a quality landscape outcome.

The Department considers the proposed landscape concept will incorporate landscaping that responds to the site conditions and will include native species, as appropriate, to improve biodiversity as recommended by EES. As the landscaping is within a courtyard and on a roof terrace, within the Sydney CBD, this presents difficult growing conditions.

It is also noted Condition B52 of the consent requires final design details of the proposed internal and rooftop landscaping to be prepared and submitted to the satisfaction of the Secretary. The Department is satisfied with the landscape approach.

## 5.7 Other Issues

The Department's consideration of other issues is provided in **Table 7**.

**Table 7** | Summary of other issues raised

| Issue                                    | Findings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Recommended Condition                                                                |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Consistency with the Concept Plan</b> | <ul style="list-style-type: none"> <li>• The Concept Approval provided building envelopes and the planning framework for future applications for development in the Sandstone Precinct.</li> <li>• The Concept Approval includes a requirement that the maximum height of the Lands Building envelope is RL 38.00 m to the top of the roof and RL 38.5 m to the top of the lift overrun. The proposal retains the existing roof form and does not exceed the maximum height permitted under the Concept Approval.</li> <li>• The Concept Approval future assessment requirements require the establishment of a DRP, compliance with the endorsed CMPs and a variety of documentation to be provided with detailed development applications.</li> <li>• The application has been submitted with updated documentation where relevant and is consistent with the concept approval.</li> <li>• Further, the original SSD 7484 was assessed to be consistent with the concept approval. The proposed modification is substantially the same as the original approval and as such the modification is consistent with the terms of the concept approval.</li> </ul> | No additional conditions or amendments to existing conditions necessary.             |
| <b>Waste Management</b>                  | <ul style="list-style-type: none"> <li>• The application seeks to update the Operational Waste Management Plan (OWMP) for the Lands Building to reflect the design changes and operation changes.</li> <li>• It is noted the waste collection strategy remains unchanged and waste from the Lands Building will be moved from the waste storage room to the collection point in the Education Building via the subterranean link.</li> <li>• The waste room in the Lands Building has ample space to accommodate</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | It is recommended to amend conditions B22, B23 and G6 to reflect the submitted OWMP. |

the 17 bins required for organics, general waste, recycling, paper/ cardboard, oil and a bin wash area.

- Council requested the existing conditions be amended to reference Council's guidelines for waste management.
- The Applicant has confirmed the OWMP is based on Council's guidelines for waste management and the OWMP has been updated to ensure it is clear Council's Guidelines have been incorporated
- The Department notes the conditions were amended in MOD 3 to require general compliance with Council's waste guidelines.
- The Department recommends the relevant conditions are updated to reflect the new OWMP.

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                              |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fire safety</b>             | <ul style="list-style-type: none"> <li>• The design changes result in less onerous fire safety requirements, as the removal of hotel rooms removes the need for each guest room to be a fire compartment. The simplified fire safety strategy has fewer new fire compartments and alterations to the heritage fabric.</li> <li>• The Applicant has provided a fire engineering statement from WGE dated 1 May 2109, advising the building would be able to comply with the performance requirements of the BCA.</li> <li>• The Department is satisfied the building can comply with the requirements of the BCA and notes existing condition B3 requires the proposed works comply with the performance requirements of the National Construction Code (NCC).</li> </ul> | No additional conditions or amendments to existing conditions necessary.                                                                                                                     |
| <b>Structural engineering</b>  | <ul style="list-style-type: none"> <li>• The design changes include strengthening of existing structures for new and increased loads, as well strengthening and alterations to the existing roof to accommodate the new internal and external roof top spaces.</li> <li>• The heritage impacts of the additional strengthening to the roof spaces have been discussed in <b>Section 5.3</b>.</li> <li>• The Department notes the Applicant has provided a structural statement from Aurecon dated 3 May 2019 advising the structural design will occur in accordance with the relevant codes and standards.</li> </ul>                                                                                                                                                   | No additional conditions or amendments to existing conditions necessary.                                                                                                                     |
| <b>Construction Management</b> | <ul style="list-style-type: none"> <li>• TfNSW recommend an updated Construction Pedestrian and Traffic Management Plan (CPTMP) be submitted to the Sydney Coordination Office to reflect the proposed modification.</li> <li>• The Applicant notes these comments and advises the CPTMP will be amended as required.</li> <li>• The Department recommends amending condition C7 to require the CPTMP be updated to reflect the modified proposal.</li> </ul>                                                                                                                                                                                                                                                                                                            | Condition C7 is recommended to be amended to require the CPTMP be updated to reflect the modified proposal and submission to the Coordinator General, Transport Coordination for endorsement |



## 6. Evaluation

The Department has assessed the proposed modification in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposal is acceptable for the following reasons:

- the provision of hotel services and ancillary uses in the Lands Building and associated internal layout changes is consistent with the original approval
- the modifications provide for the retention of large spaces within the building and will result in a reduced heritage impact compared to the original approved works
- the proposal would result in a number of positive heritage benefits including greater public access, reduced works to heritage fabric and retention of the existing roof
- vehicle movements associated with the proposal would not result in any significant impacts subject to a condition requiring a Transport Access Guide to be prepared
- the use of the northern terraces can be managed through conditions recommended by the Department restricting the use of the terraces to midnight, limits on patron numbers and music levels
- the proposal is in the public interest as it continues to support the revitalisation of the Sandstone Precinct, increase public access to the heritage buildings, provide for new hotel accommodation and employment opportunities, including an estimated 240 jobs during the construction phase and 300 jobs at the operational stage.

The Department concludes the impacts of the proposal are acceptable and can be appropriately mitigated through the implementation of the recommended conditions of consent. Consequently, the Department considers the development is in the public interest and should be approved, subject to conditions (**Appendix B**).



## 7. Recommendation

It is recommended that the Director, Key Sites Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report
- **determines** that the application SSD 7484 MOD 4 falls within the scope of section 4.55(2) of the EP&A Act
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application
- **agrees** with the key reasons for approval listed in the notice of decision
- **modifies** the consent SSD 7484
- **signs** the attached approval of the modification (**Appendix B**).

Recommended by:

**Emily Dickson**

A/ Principal Planning Officer  
Key Sites Assessments

Recommended by:

**Amy Watson**

Team Leader  
Key Sites Assessments



## 8. Determination

The recommendation is: **Adopted by:**

18/12/19

**Anthony Witherdin**

Director

Key Sites Assessments



# Appendices

## Appendix A – List of Documents

- SSD 7484, being the development consent for the adaptive reuse of the Sandstone Precinct, granted by the Executive Director, Key Sites and Industry Assessments, on 24 April 2018, together with submissions, Applicant's response to submissions and the Departments assessment report
- Associated modifications (SSD 7484 MOD 1, MOD 2, MOD 3 and MOD 5)
- Environmental Impact Statement, prepared by Ethos Urban, dated 26 June 2019
- Submissions
- Response to Submissions, prepared by Ethos Urban, dated 25 October 2019
- Additional Information, prepared by Ethos Urban, dated 21 November 2019.

## Appendix B – Notice of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/12896>

## Appendix C – Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/12896>