

ETHOS URBAN

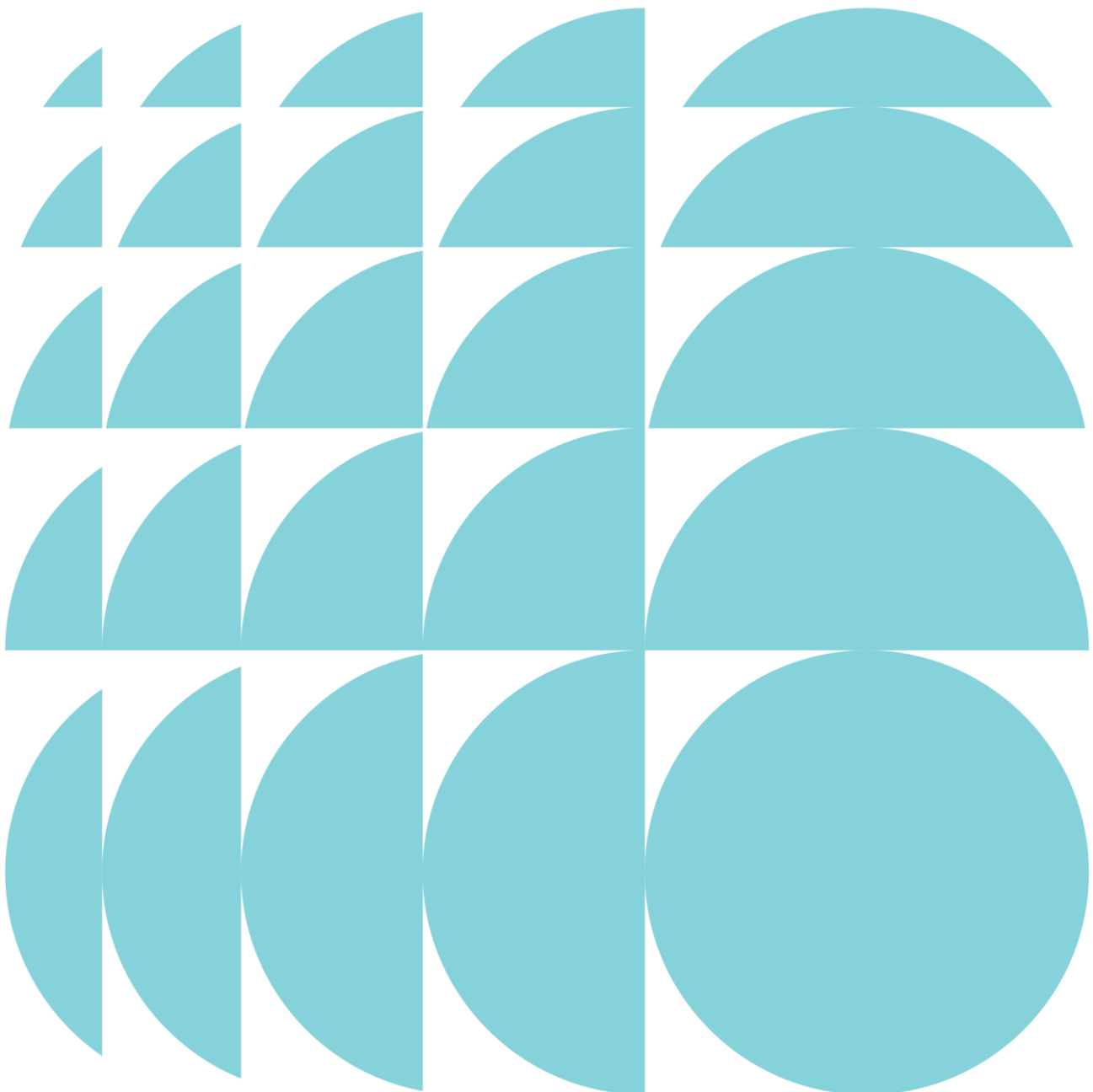
State Significant Development 7484

The Sandstone Precinct Mod 7
23-33 & 35-59 Bridge Street, Sydney
Section 4.55(2) Modification Application

Submitted to Department of Planning, Industry
and Environment

On behalf of Pontiac Land (Australia) Pty Ltd

28 January 2020 | 16009



CONTACT

Alexis Cella

Director

acella@ethosurban.com

(02) 9956 6962

Reproduction of this document or any part thereof is not permitted without prior written permission of Ethos Urban Pty Ltd.

This document has been prepared by:

This document has been reviewed by:



Christopher Curtis

18 December 2019

Alexis Cella

18 December 2019

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.

VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
A1	18/9/2019	CC	AC
A	20/12/2019	CC	CC
A Final	28/1/2020	CC	CC

Ethos Urban Pty Ltd
ABN 13 615 087 931.
www.ethosurban.com
173 Sussex Street, Sydney
NSW 2000 t 61 2 9956 6952

Contents

1.0	Introduction	3
2.0	Background	4
2.1	Background to Modification	5
2.2	Design Review Panel	6
2.3	Consultation	10
3.0	Site Analysis	11
4.0	Proposed modifications to the consent	13
4.1	Modifications to the development	14
4.2	Modifications to conditions	23
5.0	Substantially the same development	28
6.0	Environmental assessment	30
6.1	Statutory and Strategic Context	30
6.2	Reasons given for granting consent	30
6.3	Consistency with Stage 1 consent	31
6.4	Heritage	31
6.5	Built Form and Layout	32
6.6	Waste Management	34
6.7	Acoustic	36
6.8	Access	36
6.9	Fire Engineering	36
6.10	Structural Engineering	37
6.11	Building Code of Australia	37
6.12	Construction Management	37
7.0	Conclusion	38

Figures

Figure 1	Site location	11
Figure 2	Aerial view of the site	12
Figure 3	Overview of Sandstone Precinct functions	13
Figure 4	The proposed substation on Lower Ground Floor	16
Figure 5	The proposed substation equipment door next to the Loftus Street Laneway	17
Figure 6	The proposed finished view of the substation from Bent Street	18
Figure 7	The proposed Loftus Street Laneway entry for accessibility entry	18
Figure 8	The propose external tenancy	19
Figure 9	Proposed column locations on Lower Ground Floor	20
Figure 10	The existing heritage door will be modified and relocated to be used as the main gym entry door	20
Figure 11	Bridge Street comparison view from Mod 3 to the proposal	21

Contents

Figure 12	Proposed cooling towers design solution	21
Figure 13	The proposed lift core design, and the courtyard reflectivity proposed	22
Figure 14	Visualisation of the intended courtyard façade, glazing, roof and the lift core louvres	23
Figure 15	The existing view of the Education Building from Bent Street	32
Figure 16	The proposed view of the Education Building from Bridge Street	32
Figure 17	The existing elevation fronting Bent and Loftus Streets	33
Figure 18	The proposed elevation fronting Bent and Loftus Streets	33

Tables

Table 1	DRP Advice Note Responses	7
Table 2	Modifications to the development by level	14
Table 3	Consistency with the approved development	29
Table 4	Gross floor area amendments	34
Table 5	Waste generation estimates per component per day	35
Table 6	Total waste generation estimate	35

Appendices

A	Amended Architectural Plans <i>Make</i>
B	Architectural Design Report <i>Make</i>
C	Addendum Heritage Impact Statement <i>Urbis</i>
D	Fire Engineering Statement <i>Core Engineering Group</i>
E	Access Statement <i>Morris Goding Access Consulting</i>
F	Structural Review <i>TTW</i>
G	Building Code of Australia Review <i>McKenzie Group</i>
H	Operational Waste Management Plan <i>Foresight Environmental</i>
I	Acoustic Statement <i>Wood & Grieve Engineers</i>
J	Design Review Panel Meeting Advices <i>Design Review Panel</i>

1.0 Introduction

This modification application is submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify State Significant Development 7484 (SSD 7484) relating to adaptive reuse of the Sandstone Precinct (Education and Lands buildings) for tourist and visitor accommodation.

The proposed modifications include design development changes to the Education Building to reflect its role and function in the overall hotel development.

In particular the modifications include:

- Modifying the internal layout of the Education Building through the reduction of guest rooms to 192 keys and other re-arrangement of facilities including:
 - Deletion of the home kitchen on the lower ground and replacement with hotel offices;
 - Partial deletion of lower ground function rooms and replacement with guest rooms;
 - Deletion of Farrer Place sesame stair and new DDA entrance to the Loftus Street laneway;
 - Partial deletion of Lower Ground function rooms and replacement with a new tenancy;
 - Relocation of substation on the lower ground floor, including new intake duct and exhaust locations and alignments and removal of the previous destination bar;
 - Changes to the Level 5 gym and pool area including integration of new columns as a support structure.
- Development of façade elements and finishes including:
 - Material finish changes to the internal courtyard;
 - Rationalisation of the east and west towers; and
 - Massing change to the cooling towers southern façade.
- Consequential changes to conditions of consent.

A full list of changes is provided further in this report.

This report has been prepared by Ethos Urban on behalf of Pontiac Land (Australia) Pty Ltd, and is based on the Architectural Plans provided by Make and Webber (see **Appendix A**) and other supporting technical information appended to the report (see Table of Contents).

This report describes the proposed modifications to the approved design, sets out the proposed amendments to the development consent conditions, and provides an assessment of the environmental impacts of the proposed changes. It should be read in conjunction with the documentation that accompanied State Significant Development Application 7484.

2.0 Background

On 25 August 2015, a delegate of the Minister for Planning granted development consent (SSD 6751) to a Stage 1 Concept Proposal for tourism and visitor accommodation including associated ancillary uses for:

- adaptive reuse of the Lands Building and Education Building for tourist and visitor accommodation, and ancillary uses;
- a building envelope up to RL58.69 (approximately 3 additional storeys) above the Education Building; and
- an indicative subterranean building envelope below the Lands Building and Education Building, under Loftus Street, Farrer Place and Gresham Street.

A Section 96 (now Section 4.55) modification to the Stage 1 SSD 6751 was approved by the then DPE on 24 April 2018 which increased the height of the building envelope above the Education Building and introduced a building envelope to the roof of the Lands Building.

The Stage 2 detailed development application (SSD 7484), the subject of this modification application, was also approved on 24 April 2018 by DPE and granted 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 (as shown in the approved plans only)
- maximum gross floor area (GFA) of 31,633m², with:
 - 10,918m² in the Lands Building
 - 20,715m² in the Education Building
- maximum of 253 hotel rooms, with:
 - 61 in the Lands Building
 - 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

The SSD 7484 has been subject to multiple modifications to date, including Modification 1 regarding the wording of Condition B37 (relating to railway tunnels). This application was approved on 8 May 2018.

Modification 2 was lodged on 22 August 2018 and sought approval for changes to the extent of demolition and excavation throughout the Education Building. This application was approved on 28 November 2018.

A third modification (under Section 4.55(2)) was lodged on 17 October 2018 and sought approval for design changes relating to the Education Building only. This application was approved on 8 May 2019.

Modification 4 (Section 4.55(2)) was lodged on 12 June 2019 and seeks approval for changes to the design and uses of the Lands Building only, with the Lands Building serving a primarily ancillary and supportive role to the Education Building which will contain all the accommodation for the hotel. The application is still under assessment by the DPIE.

Modification 5 (Section 4.55(1A)) was lodged on 2 July 2019 and sought changes to the subterranean tunnel alignment. The application was approved on 5 September 2019.

Modification 6 (Section 4.55(1A)) was lodged on 3 December 2019 seeking changes to Condition B27 relating to natural ventilation and is under assessment by the DPIE.

This Section 4.55(2) application represents the seventh modification to the approved SSD 7484 consent.

On-site work is well underway, with the focus to date being on the Education Building.

2.1 Background to Modification

Substation

Typically for new build development across the City substations are integrated within the building at either ground level or basement level. However, given the heritage context of the Sandstone Precinct, the original approach (Option 1) pursued for the project (SSD 7484) was to locate the substation below ground within adjoining Farrer Place, reusing the space of an existing substation (de-commissioned) that had historically been used to service the Education and Lands buildings.

Option 1 was approved by Council as part of the Farrer Place DA (D/2016/1641), however meeting Ausgrid design requirements meant that the original plan as approved to seamlessly integrate ventilation and substation access into the public domain design is not achievable (i.e. significant ventilation stacks and access would be required to be accommodated within Farrer Place). This option was subsequently discounted given Council advised it would not support any above ground substation relation infrastructure within Farrer Place and also given it conflicted with Pontiac's aspirations for Farrer Place in terms of it being an attractive and high-quality space serving as the hotel's front door.

An alternative option (Option 2) was subsequently investigated which involved relocating the substation further north within Farrer Place and adjoining the Education building, which would enable a design where ventilation and access requirements could be integrated into the building. This option while overcoming Council concerns and achieving greater compliance with Ausgrid requirements, there remained implications in terms of:

- Landscaping design for the north-west planter above the relocated substation, with only small trees/plants able to be accommodated due to reduced soil depth and structural load issues;
- Heritage impacts to Education building associated with a need to accommodate ventilation and access requirements;
- Additional costs associated with excavation of the substation;
- Additional costs associated with services relocation; and
- Uncertainty around whether Ausgrid would approve this substation design option.

In light of the above implications associated with Option 2, Pontiac investigated a further option (Option 3) of accommodating the substation wholly within the Education Building. Following a full investigation of the feasibility and impact of this option and presentation to the project specific Design Review Panel of this option on 4 October and 29 November 2019, Pontiac have decided to progress with option 3. This modification application is therefore being submitted to enable the relocation of the substation to within the Education Building. A concurrent modification application to the Farrer Place DA is being made, which amongst other things, includes the removal of the substation from Farrer Place.

The introduction of the substation in place of the currently approved destination bar has also led to the desire to continue to ensure improved activation of the building at the ground plane. This has led to the proposed conversion of the existing function spaces in the north-east corner (Young and Bridge Street) of the lower ground level to an external facing retail/food and drink tenancy.

Cooling Towers

The original proposal for the Sandstones precinct involved hotel guest rooms, function and event spaces, retail spaces, wellness and other guest and visitor amenities spread across both the Education and Lands buildings. This is a typical selection of uses for a luxury hotel offering which is key to providing the right products and services for the luxury traveller.

Key to the creation and configuration of the Sandstones precinct operating as a singular hotel across two separate buildings was the addition of a sub-terranean tunnel which supported:

- Ease of employee access to both buildings
- Shared back of house space (administration and operational offices, purchasing, receiving, waste collection)
- Shared services (one key plant area located on the Education Building servicing both buildings)

As proposed under Mod 4, a revised approach has been developed for how each building will operate and be programmed in order to deliver the best holistic outcome for the precinct. The Education Building will now contain all hotel accommodation rooms, with the Lands Building providing the essential support and ancillary guest and visitor facilities that are instrumental to guest enjoyment (as proposed under Mod 4).

Given the refinement to each of the buildings functions it has meant that there are additional services demands generated, in particular given the increase in ancillary uses within the Lands Building. This has resulted in a need to accommodate expanded rooftop plant on the Education Building.

Guest Rooms

Based on the intention of the delivery of a luxury hotel, a reconfiguration study was completed that resulted in the desire to increase the size of several guest rooms within the Education Building. This results in a reduction in the total number of keys, from the approved 229 to the proposed 192, while ensuring that room sizes are reflective of the luxury hotel market and expectations of guests.

2.2 Design Review Panel

Condition B2 of SSD 6751 (the Stage 1 consent) required the establishment of a Design Review Panel to be comprised of three independent design advisors with appropriate experience with adaptive re-use and heritage conservation projects. The design objectives of the DRP include:

- To create a world-class luxury hotel, with the appropriate array of amenities and facilities;
- To respect and celebrate the buildings' exceptional heritage and to adapt the buildings for the intended hotel use while avoiding pastiche design details;
- To create a modern addition to the Education Building that responds to the existing building;
- To facilitate public access to the buildings; and
- To give Farrer Place a renewed sense of identity and place.

The DRP was established in 2016 with Brian Zulaikha, Kerry Clare and Peter Mould the selected advisors. To date there have been 12 meetings of the DRP:

- Meeting 1: 7 June 2016;
- Meeting 2: 12 July 2016;
- Meeting 3: 9 August 2016;
- Meeting 4: 30 August 2016;
- Meeting 5: 2 August 2017;
- Meeting 6: 23 April 2018;
- Meeting 7: 31 May 2018;
- Meeting 8: 22 August 2018;
- Meeting 9: 14 March 2019;
- Meeting 10: 16 April 2019;
- Meeting 11: 4 October 2019; and
- Meeting 12: 29 November 2019.

At the completion of each meeting the DRP issues formal advice which identifies the key issues discussed and the desired outcomes from the Panel.

The DRP have played a valuable role and have been closely involved throughout the design development and refinement of the proposal, with key feedback and guidance being adopted by the project team. The DRP are generally supportive of the proposed modifications, as noted within DRP Advices 11 and 12 which specifically relate to this modification. The advice notes for Meetings 11 and 12 are at **Appendix J**.

Responses to the matters raised are provided in **Table 1** below.

Table 1 DRP Advice Note Responses

DRP Advice	Design Team Response
DRP Advice 10 – Meeting No.11	
GUEST ROOM CONFIGURATION The guest room accommodation has been revised, with rooms introduced to the lower ground level and other rooms enlarged such that their impact in terms of services is lessened as is the impact on the existing fabric. The Panel supports these moves.	The Lands Building has been now been developed to act as the amenities, services and facilities for the hotel, with all of the guest rooms located within the Education Building. After the changes to the Lands Building, the mix of rooms in the Education Building was re-visited to balance the desired mix of larger rooms and suites. • Increase in size of some of the guest rooms to create a luxury hotel offering • Reduction of guest rooms to 192 keys. Being commensurate with the original Development Application approval. • For Level 01 upwards, the proposed modifications do not alter the conceptual arrangement of the guest accommodation • Courtyard guestroom arrangement updated from 4 rooms down to 3 on the north and south. • With the changes to the Lands building, and the loss of the presidential suite in the tempietto, a new Capella presidential suite has been created on level 8 north. Guestrooms on lower ground level The modification proposes 5 new guest rooms on Lower Ground at the corner of Bridge and Loftus Street. These replace small function spaces that are now incorporated in the new Lands Building design.
LOFTUS STREET LANEWAY The laneway entry will now serve the multiple functions of public entry, accessible entry and service entry. The proposal to use high quality finishes is supported but more detail is required about how the proposed materials all come together. Elevations or renderings showing this are required, more than reference sample photos.	Following the advice from the panel in Meeting 11, further design resolution (including a visualisation) was provided to demonstrate that the Loftus St laneway entrance will achieve the same design quality as achieved at Farrer Place.
ACCESSIBILITY The accessibility strategy was outlined relying on both planning and management. The Panel questioned the lack of accessible entry to Farrer Place but was briefed by the accessibility consultant that the proposed strategy will meet DDA requirements. It notes that where alternative entries are provided they will be obvious, managed, and of equal design standard to non-assessable entries.	• Revised proposal minimises the impact to the existing heritage fabric at Farrer Place. The existing marble stair treads can be retained in place. • Entry into and exit from this entrance will be managed by staff and pedestrians will always have right-of-way • Use of the space will be managed by staff to be safe and clutter-free at all times • The new Loftus Street laneway is situated opposite to the Loftus Street entrance of the Lands Building thus provides a direct connection for guests staying in the Education building
SUBSTATION The Panel notes the restrictions in the placement of the substation under Farrer Place, and accepts the proposed relocation and associated changes. It would like to see the resolution of the proposed changes to the openings in the sandstone façade and their detailed treatment, before sign off.	Following the advice from the panel, the project team further developed the substation design with a focus on the detail of the proposed doors, louvres and changes to the openings in the sandstone façade. • Minimising the impact on the heritage fabric whilst acknowledging the Ausgrid technical requirements • The design of the new substation equipment and access doors on the heritage façade replicate the current language of the existing heritage doors on Young Street.

DRP Advice	Design Team Response
	- Ausgrid requires the doors to be fire rated pressed metal. Therefore, the design intent is for the pressed metal doors to be over clad to replicate the panelisation of the existing windows which are required to be removed. Similarly, the substation doors are to be painted dark bronze green to match the new paint colour on the existing heritage windows and doors. - Sandstone detailing at new opening- Chiselled margin detail and recessed sandstone reveal to be continued to ground to match the existing detail above.
POOL AND GYM The Panel notes the introduction of columns through the building to support the pool on Level 5 and believes their placement has been considered and is appropriate. The Panel understands the general strategy of incorporating these into walls or furniture items and requests further detail of their treatment within the spaces on each level when this is developed. The Panel accepts the strategy to modify the heritage door to the Gym on Level 5 to allow a contiguous floor level to the gym. It notes that this can be achieved by the removal of two rows of glass panels and the changing of the proportions of the glazed panels, which match the height of the level change.	There are a number of areas of exceptional heritage significance which have governed the proposed location of the new columns. The project team are currently developing the detail of the column treatment within each space. Gym doors Following DRP Meeting 11 there has been further development of the gym door arrangement. The proposal reinstates the heritage doors to a more prominent position as the primary entrance into the gym area. Additionally, the new gym entrance creates a relationship back to the adjacent pool entrance where existing heritage doors are also being restored and reinstated. The above was supported by the panel in DRP Meeting 12.
FACADES The Panel does not support the changes proposed to the cladding treatment (i.e. flat panels with powder coat treatment as opposed to fluted reconstituted stone and anodised framing). Any such changes must be well developed and clearly modelled so the full impacts can be assessed if such changes are to be proposed. They must also be considered as part of the whole assemblage of elements they relate to not just as isolated items.	In relation to the presented façade material and design changes of the rooftop areas, the project team have taken the panel's comments on board. As such, for the purposes of MOD 7 the design of the façades will remain per the current approval for the Education Building and as agreed with the DRP at previous meetings (Fluted, anodised cladding panels to the east/ west tower and the proposed PPC to the exterior facades reverts back to anodised).
COOLING TOWERS The Panel notes the change in size of the cooling towers and that the external envelope to the surrounding walls will not change except where it faces the internal courtyard.	- To accommodate increased cooling tower size following the changes to the function of the Lands building. - Minimal visual impact when viewed from public domain as the shape of the roof is maintained and has only shifted 80mm south.
INTERNAL COURTYARD The Panel notes the following changes: - The internal walls to the courtyard will be full height glazed panels, the window planters have been deleted, - The precast roof beams have been replaced with steel beams clad with charcoal toned PPC aluminium finish. - The lift shaft cladding has been replaced with charcoal toned PPC aluminium finish, with incorporated ventilation panels. The Panel believes that the full height glazing needs to be better aligned with the new room layouts, the alignment of mullions with walls should be tested, and the reliance on blanked out panels with backing material should be minimised. The potential for the dark glass in the DGU to provide good natural light at the lower levels of the courtyard is questioned, as is the reflective quality of the glass, its potential impacts on client privacy and amenity and consideration of the visual performance of the tinted glass at night (transparency to the outside and reflectivity within the corridors). Any future presentations should also show the impact of changes to the cooling towers.	Alignment of mullions Following the advice from the panel in DRP 11, the design team have further developed the courtyard facade and realigned the mullions to be centred on the inter-tenancy walls between guest rooms. This has enabled the vertical back pans to be deleted on both the north and south. Privacy - Reflective glazing allows all guests views of the sky whilst mitigating overlooking between guestrooms and corridors. - The design incorporates a sheer blind and a blackout blind which is common practice in hotel developments to provide privacy. - Art installation- The team also discussed with the panel the idea of developing a suspended art installation within the courtyard which could provide an additional layer of privacy between guestrooms. Impact of cooling towers Following the panel's advice, updated courtyard visualisations have been prepared to include the changes to the massing of the cooling towers.
FINISHES GENERALLY The Panel has in the past been presented with very detailed presentations of the internal finishes and their interface with,	Finishes

DRP Advice	Design Team Response
and response to, the heritage fabric and setting. The current proposed designs seem more generic and less context specific. There is concern too in the use of materials such as antique mirror glass, especially in public areas. The Panel requests further presentation of these changes and the current approach to finishes and detailing generally, and the strategy for finishes in the public areas. The issue of the colour of blinds behind clear glass and the overall impact on the external reading of the building needs further consideration. The Panel believes that the outer face should not be white but a darker more recessive colour, especially on the new upper levels so that the detail of the fenestration pattern can be read and it does not read as a simple white box.	The project team acknowledge the DRP's comments around finishes to the public areas and are committed to engaging further with the DRP at the appropriate time. Colour of blinds Following DRP Meeting 11, the panel requested further investigation of the colour of the blinds to the upper levels of the facade. The proposed colour of the blinds (outer face) has been revised to match the adjacent curtain walling finish. The fabric will be matched to Dulux monument to provide a more recessive design solution. Awaiting final fabric samples from supplier.
DRP Advice 11 – Meeting No.12	
INTERIOR FINISHES The Panel was shown photographs of the guest room accommodation mock up, as well as renderings of the future design intent. The Panel noted discrepancy between the two with the finishes in the mock up seeming to be better resolved, however neither addressed the fundamental issue of how the fit-out interfaces with the existing fabric of the building and the limitations and opportunities it presents. Earlier presentations of the design intent were explicit in this regard and the generic fit out shown does not demonstrate sufficient regard to the existing building. Further demonstration of the resolution this aspect is requested.	Following the completion of the built mock up room, the guest room design has continued to evolve. The renderings presented demonstrate the 'work in progress' design and layout of a typical guest room on an existing floor level. The team are currently refining the detailed design of the guest room areas. A separate presentation will be set up with the panel next year where Bar Studio (Interior designer) will present the detailed resolution of the finishes to the guestrooms.
SUBSTATION The Panel notes the proposed treatments to the substation external openings and supports the strategy; subject to inspection of samples for "the new custom perforated screen", and finally agreed finishes with Ausgrid. Should the agreed finishes change the Panel requests review of the agreed proposal.	Noted. No design response required.
LOFTUS STREET LANEWAY The proposal to use high quality finishes is supported but there remains ambiguity between the drawings and the rendering. The rendering shows timber cladding to the service cupboards and entry to the lobby but is unresolved for finishes to the wall in between (north face). The plan also shows a large swing door recessed into this face, and to the east a metal (unspecified?) door with "etched fish scale pattern". It is difficult to put all these together as a design package.	Following the DRP's queries on materiality the project team have updated the drawing to include further clarification of the design intent. See attached Design Report, page 42 - The design concept is that the two entries (at the street and at the door through to the lobby) are read as timber entrance portals. The rest of the space is dark bronze metal cladding to relate back to the finishes in the heritage vestibules at Farrer Place, Loftus St and Bridge St - The 'unresolved' area of wall that the panel highlight is proposed to be dark bronze metal wall cladding (shown in the render) - The additional labels on the drawing describe the design intent for the large swing doors. These doors are a substation requirement and will be fixed open at all times. The design intent is that they are read as dark bronze metal wall panels - The sliding doors on the east are also proposed to be dark bronze metal
LOWER GROUND EXTERNAL TENANCY This change of use is supported.	Supported by the panel. No design response required.
LEVEL 5 GYM The planning changes and the reuse and relocation of the heritage door is supported.	Supported by the panel. No design response required.
FACADES The Panel notes that: "In relation to the presented façade material and design changes of the rooftop areas, we wish to advise that for the purposes of the upcoming Modification 6 the facades will remain per the current approval for the	No design response required.

DRP Advice	Design Team Response
Education Building and as agreed with the DRP at previous meetings. We recognise that further analysis and design work is required and will discuss any future changes to the facades at a future DRP meeting, to be arranged at an appropriate time".	
INTERNAL COURTYARD The Panel supports the realignment of the courtyard glazing. The latest courtyard package does not fully explain the architectural detailing and the Panel requests updated details of the facades (glass, metal, etc), and sectional details of the glass roof.	• Realignment of courtyard glazing supported by the panel. • Additional information (courtyard plans from level 2-9 and courtyard elevations) has been put together by Make to form an appendix to the Meeting 12 presentation. • Sectional details of the glass roof were included in DRP Meeting 11

2.3 Consultation

Liaison with the City of Sydney has occurred particularly in relation to the substation proposal, with numerous discussions occurring since the previous Farrer Place D/2016/1641 approval was granted relating to landscaping works in Farrer Place.

Ausgrid have also been consulted with regarding the proposed relocation of the substation and have provided in principal support.

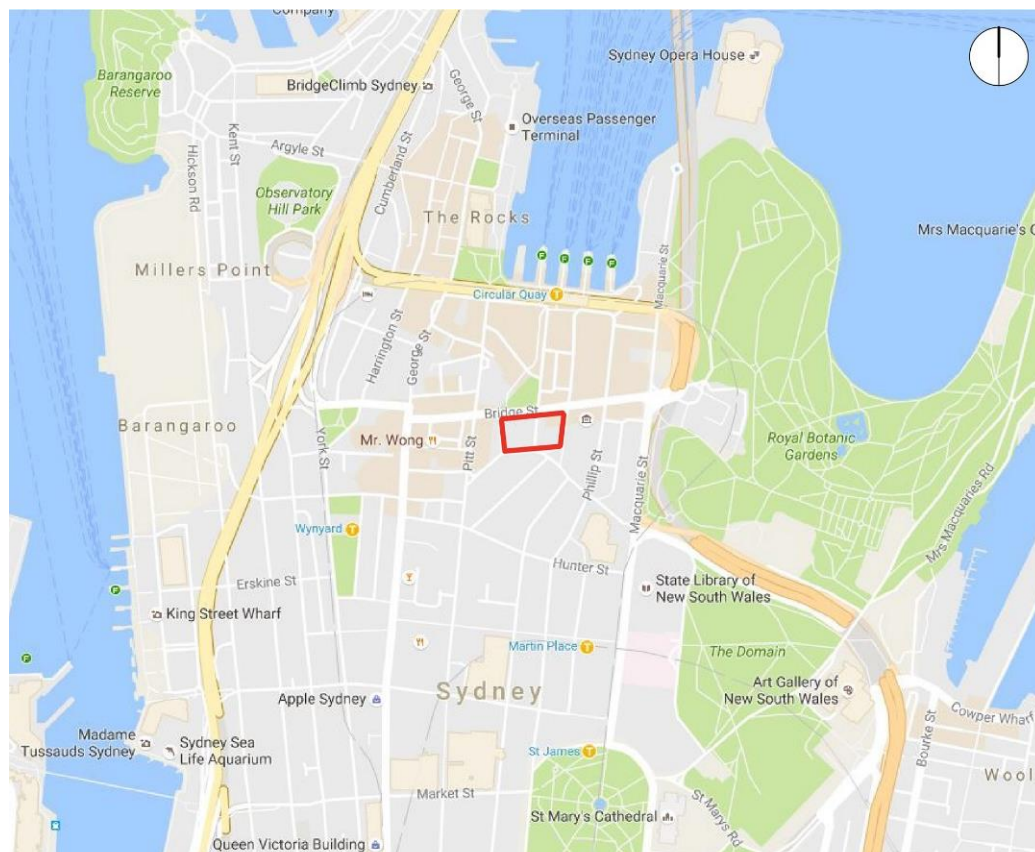
A scoping meeting was also held with DPIE on 13 December 2019.

Further consultation with Council and the Heritage NSW is also planned to occur as necessary during the assessment of the application

3.0 Site Analysis

The site is located at 23-33 Bridge Street and 35-39 Bridge Street, Sydney within the northern part of the Sydney Central Business District (CBD). It is situated within the vicinity of both the commercial and tourist precincts surrounding Circular Quay, which is located 250m to the north. The site is situated within the City of Sydney Local Government Area.

The site's locational context is shown at **Figure 1** and an aerial photograph is included at **Figure 2** below.



 The Site

Figure 1 Site location

The site is known as the Sandstone Precinct in recognition of the heritage buildings that occupy the site. The site is rectangular in shape, approximately 6,182m² in area and comprises the Department of Lands Building (Lands Building), Department of Education Building (Education Building) and the subterranean space beneath Loftus Street. The site boundary is shown in **Figure 2**.

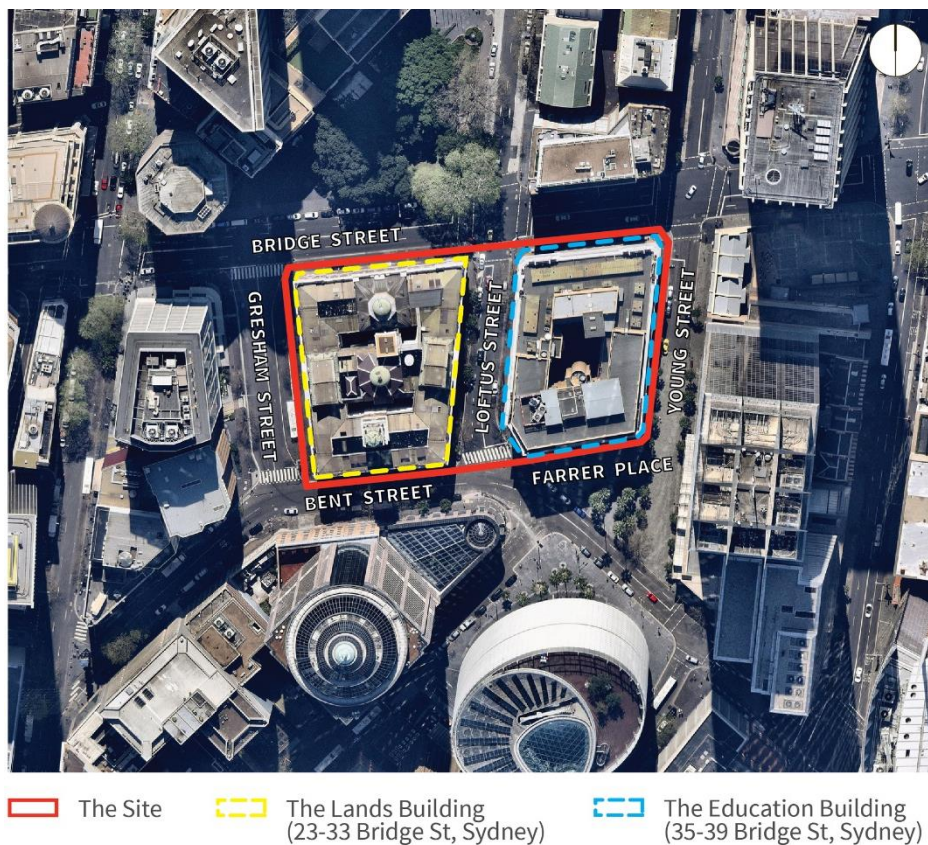


Figure 2 Aerial view of the site

Source: Nearmap

The Lands and Education Buildings are owned by GPNSW and are legally described as Lot 1877 in DP 8770000 and Lot 56 in DP 729620 respectively. Loftus Street is classified as a local road and is under the ownership of the City of Sydney Council.

4.0 Proposed modifications to the consent

The proposed modification to the development consent comprises the following:

- Modifying the internal layout of the Education Building through the reduction of guest rooms to 192 keys and other re-arrangement of facilities including:
 - Deletion of the home kitchen on the lower ground and replacement with hotel offices;
 - Partial deletion of lower ground function rooms and replacement with guest rooms;
 - Deletion of Farrer Place sesame stair and new DDA entrance to the Loftus Street laneway;
 - Partial deletion of Lower Ground function rooms and replacement with a new tenancy;
 - Relocation of substation on the lower ground floor, including new intake duct and exhaust locations and alignments and removal of the previous destination bar;
 - Changes to the Level 5 gym and pool area including integration of new columns as a support structure.
- Development of façade elements and finishes including:
 - Material finish changes to the internal courtyard;
 - Rationalisation of the east and west towers; and
 - Massing change to the cooling towers southern façade.
- Consequential changes to conditions of consent.

Ultimately the proposed modification seeks to provide for a high-quality layout and suite style within the Education Building which contains all hotel accommodation rooms, as the Lands Building contains the essential support and ancillary guest and visitor facilities that are instrumental to guest enjoyment. Each building will have a distinctive focus and level of activity for hotel guests and visitors (refer to **Figure 3**):

- The Education Building provides the core accommodation facilities and therefore will likely see greater activity during the later evening and early morning; and
- The Lands Building provides the supporting hotel amenities with day and evening experiences and inclusions.

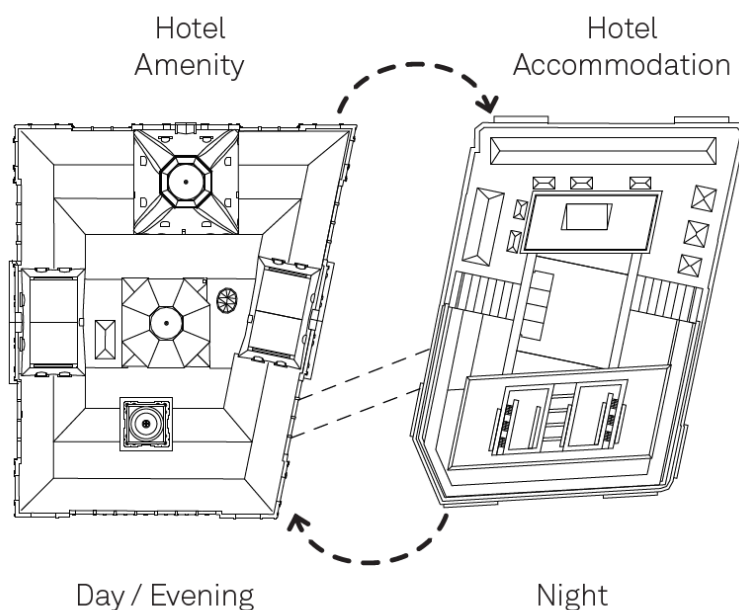


Figure 3 Overview of Sandstone Precinct functions

Source: Hassell

A detailed description of the proposed modifications to the Education Building is presented in the following subsections.

4.1 Modifications to the development

The proposed modifications to the development relate to design refinements within the Education Building. A brief description of the proposed modifications for each level is presented in **Table 2**. The modifications result in an overall reduction in gross floor area from 19,864m² to 18,512m², a reduction of 1,352m². For further details on the proposed changes refer to the revised architectural drawings and design report included at **Appendix A** and **B** respectively.

Table 2 Modifications to the development by level

Level	Description of modification
Basement 3	Back of house layout changes
Basement 2	Redesign of staff dining space to include dishwashing and cool room
Basement 1	No change
Lower Ground Floor	- Removal of function rooms and introduction of 5 hotel rooms in the north-western corner - Pre-function and home kitchen space replaced with back of house offices and bicycle store - Minor loading bay changes - Destination Bar replaced by substation chamber in south-western corner - Food and beverage/retail tenancy introduced into north-eastern corner - New columns introduced as part of the pool support structure in the northern part of the building - Introduction of pedestrian entrance via the Loftus Street Laneway - Back of house layout changes
Ground Floor	- Removal of function room doors - Updates to back of house, kitchen, Capella living room, front office and back of house pantry areas - Introduction of substation exhaust on south-west corner - New columns introduced as part of the pool support structure in the northern part of the building - Removal of sesame stair at Farrer Place entrance (due to relocated accessible entry to Loftus Street Laneway) - Green wall relocated to align with cladding above - Void filled in Courtyard area - Ancillary relocation of doorway and storage areas - Back of house fire stair reconfiguration
Level 1	- Amalgamation and reconfiguration of hotel rooms resulting in a reduction of 4 keys - Stair, door and window reconfiguration and relocation, with housekeeping station added - New columns introduced as part of the pool support structure in the northern part of the building - Green wall relocated to align with cladding above
Level 2	- Amalgamation and reconfiguration of hotel rooms resulting in a reduction of 4 keys - New columns introduced as part of the pool support structure in the northern part of the building - Door relocation near western stairwell - Courtyard roof panel reconfigured in conjunction with guest room updates - Change of fluted façade to flat panel - Courtyard façade design updates
Level 3	- Amalgamation and reconfiguration of hotel rooms resulting in a reduction of 4 keys - New columns introduced as part of the pool support structure in the northern part of the building - Door relocation near western stairwell - Change of fluted façade to flat panel - Courtyard façade design updates
Level 4	Amalgamation and reconfiguration of hotel rooms resulting in a reduction of 4 keys

Level	Description of modification
	• New columns introduced as part of the pool support structure in the northern part of the building • Door relocation near western stairwell • Change of fluted façade to flat panel • Courtyard façade design updates
Level 5	• Amalgamation and reconfiguration of hotel rooms resulting in a reduction of 1 key • Change of fluted façade to flat panel • New steps between gym and pool, and between the pool and remainder of the floor level • New lift in pool area to address level change • Introduction of accessible sauna • Stairs redesigned on the western stairwell • Gym floor level raised, with the existing heritage door modified and relocated • Accessible change room relocated • Courtyard façade design updates
Level 6	• Amalgamation and reconfiguration of hotel rooms resulting in a reduction of 8 keys • Change of fluted façade to flat panel • Stairs redesigned on the western stairwell • Relocated access doorway • External wall alignment changed in housekeeping area • Addition of architectural louvre to the eastern tower
Level 7	• Amalgamation and reconfiguration of hotel rooms resulting in a reduction of 6 keys • Change of fluted façade to flat panel • Stairs redesigned on the western and eastern stairwells • Addition of architectural louvre to the eastern tower
Level 8	• Amalgamation and reconfiguration of hotel rooms resulting in a reduction of 8 keys • Change of fluted façade to flat panel • Stairs redesigned on the western and eastern stairwells • Addition of architectural louvre to the eastern tower
Level 9	• Amalgamation and reconfiguration of hotel rooms resulting in a reduction of 3 keys • Internal lift core change of fluted façade to flat panel • Stairs redesigned on the western and eastern stairwells • Reconfiguration of cooling towers, with the southern façade re-aligned with the courtyard façade • New balustrade on the western, southern and eastern elevations • Addition of architectural louvre to the eastern tower
Roof	• Cooling tower roof design updated to reflect reconfiguration • East and west tower roof design updated, with paving and fin locations amended • Flagpoles reinstated • Change of fluted façade to flat panel
General changes	• Changes of material types • Revisions to curtain wall set-out

4.1.1 Room Key Changes

Design development has resulted in the amalgamation of hotel rooms across all accommodation levels, resulting in a reduction in total room keys from 229 to 192, consistent with the original Stage 2 DA approval.

4.1.2 Lower Ground Floor Guest Rooms

Five new guest rooms are proposed at the Lower Ground Floor level in the north-western corner of the building, in spaces previously proposed as function rooms. These guest rooms maintain the use of the heritage wall in this corridor. New timber doors are proposed at each end of the guest room corridor to ensure privacy in this location. This change has resulted from the consolidation of function spaces within the Lands Building.

4.1.3 Substation

As part of further design development and commentary from Council and Ausgrid, with a lack of support for the previous proposed location in Farrer Place, the required substation for the hotel is proposed to be incorporated into the building at the Lower Ground floor in the south-western corner.

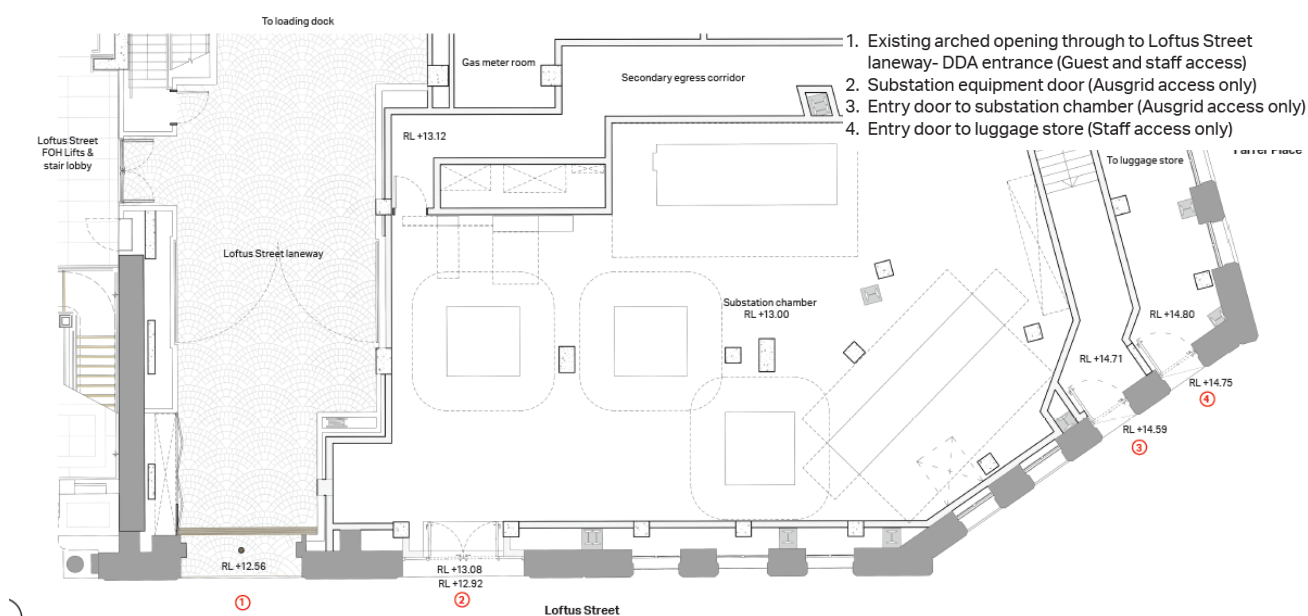


Figure 4 The proposed substation on Lower Ground Floor

Source: Make

This replaces the previous destination bar in this location, and results in two key openings being required for substation access:

- Substation equipment door for access by Ausgrid personnel only; and
- Substation entry door for access by Ausgrid personnel only.

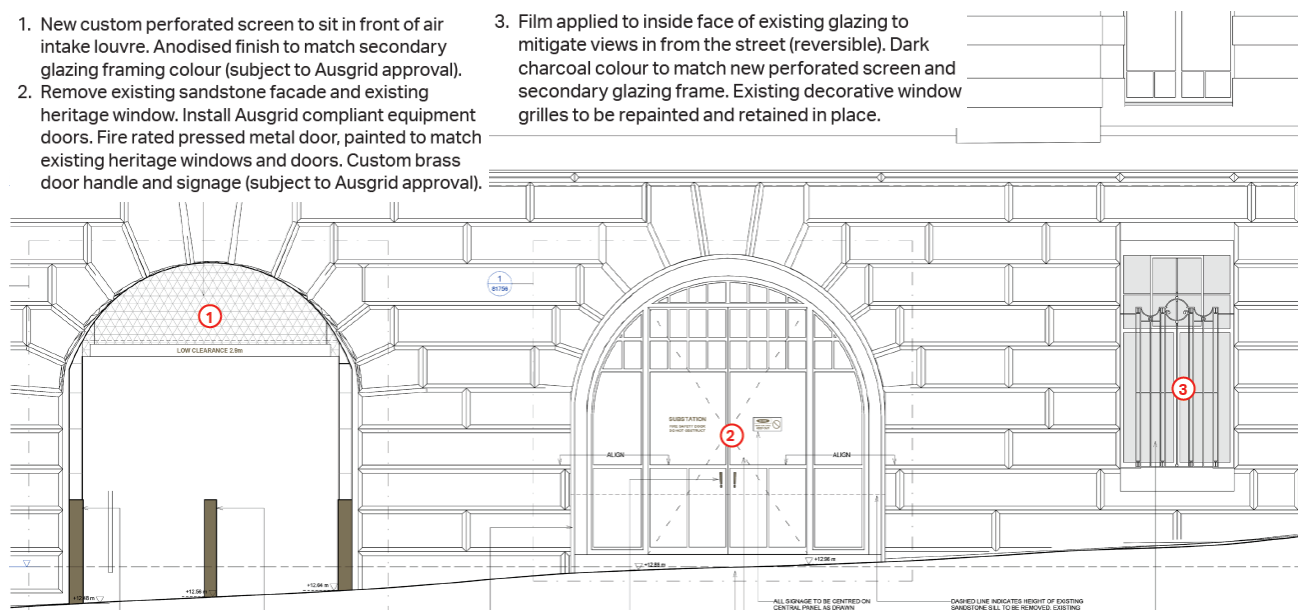


Figure 5 The proposed substation equipment door next to the Loftus Street Laneway

Source: Make

The substation equipment door is proposed to be located at the existing arched window on the western elevation of the building, requiring the existing sandstone façade below this window to be removed. This will be replaced by an Ausgrid compliant equipment door set that will be finished to match the existing heritage windows and doors on the building.

The substation entry door will be a dedicated above ground entrance to the substation and will be a pressed metal door to match the existing heritage windows and doors in finish.

The ground floor window will become a new extract louvre and the new air-intake louvre will be located above the Loftus Street laneway, with a custom perforated screen provided. Additional screening will be installed through the use of film on the inside of the second window.

An air extract riser and louvre also need to be accommodated at ground level and likewise concealed by an architectural screen.



Figure 6 The proposed finished view of the substation from Bent Street

Source: Make

4.1.4 Loftus Street Laneway

The previous design proposed DDA access from Farrer Place, through the use of a sesame stair. This is proposed to be removed, with at grade access now proposed through the Loftus Street Laneway on the western side of the building.

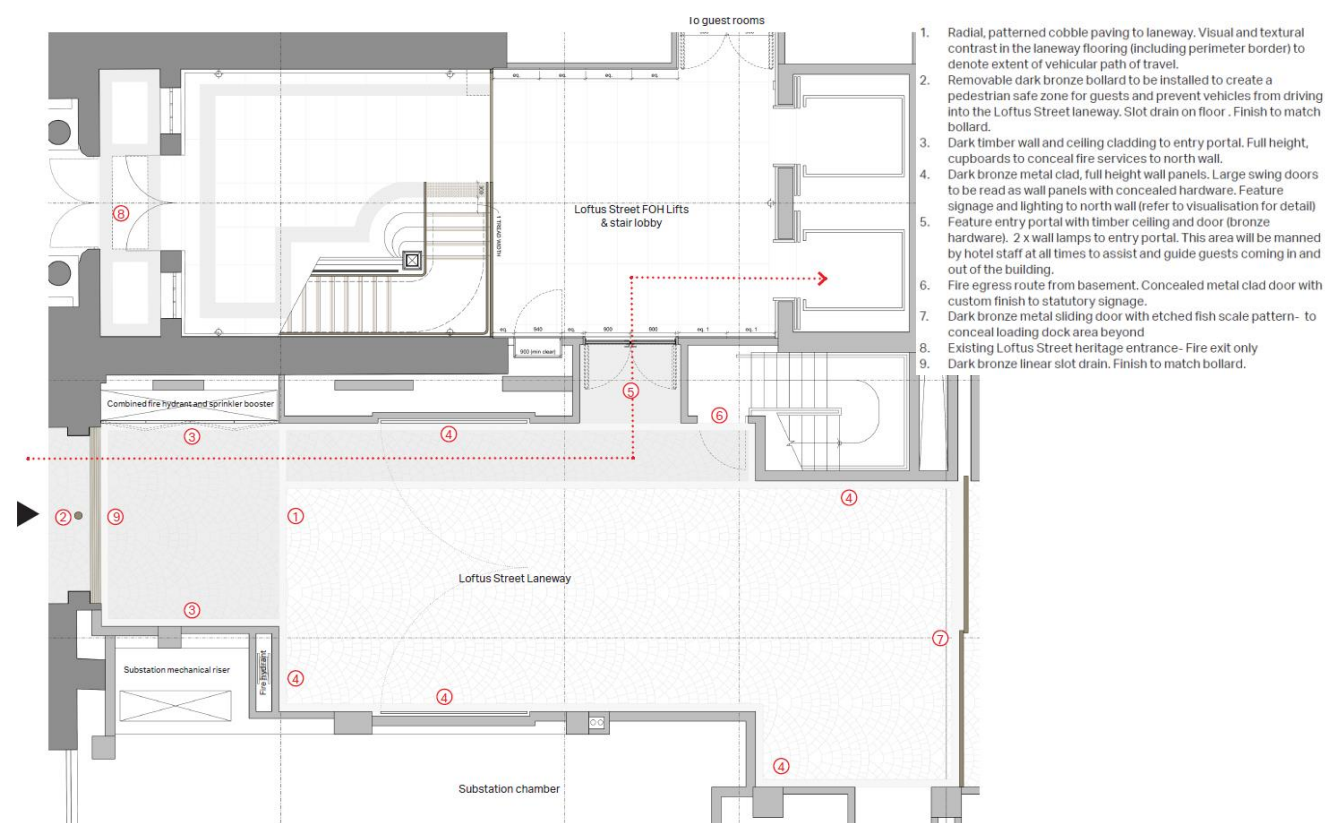


Figure 7 The proposed Loftus Street Laneway entry for accessibility entry

Source: Make

This new entry will be developed to have the same design quality as Farrer Place, with entry and exit in this space managed by staff. Pedestrians will also have right of way at all times, as the laneway is also used for vehicular entry to the loading dock. Material finishes on the floor will delineate these different uses.

4.1.5 External Tenancy

A new tenancy is proposed at Lower Ground Level in the north-eastern corner of the building, which was previously a function space.

An existing heritage door in this area provides direct accessible access to the tenancy from Young Street and removes the need for guests to travel down the hotel room corridor to access the previous function spaces.



Figure 8 The proposed external tenancy

Source: Make

4.1.6 Level 5 Pool and Gym

The proposed pool at Level 5 is to be provided with new supporting columns to act as a self-supporting structure, removing the need for support to be obtained from the actual building itself. These columns will traverse down through the levels to Lower Ground, with the eight new columns positioned to avoid areas of exceptional heritage significance.

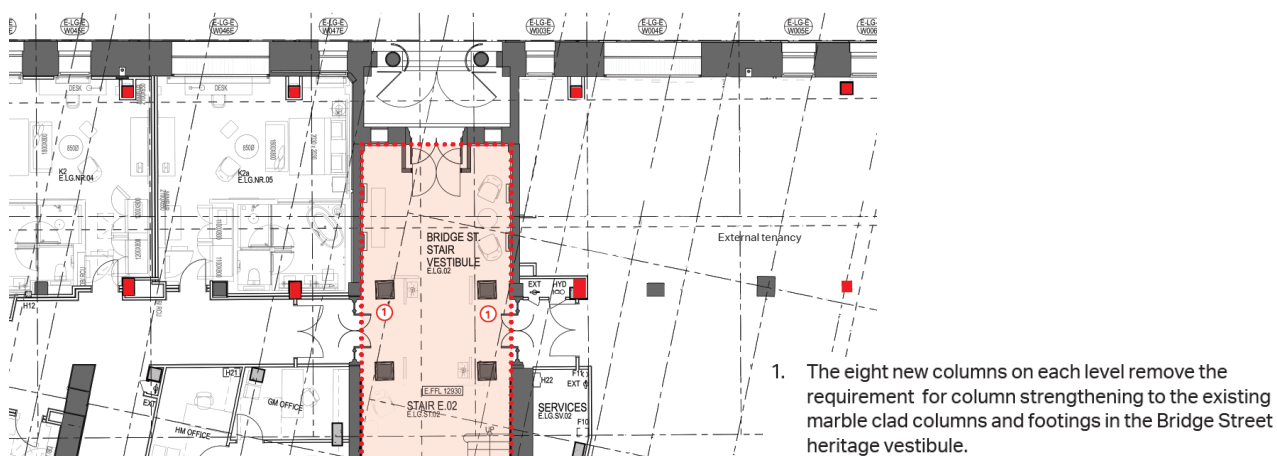


Figure 9 Proposed column locations on Lower Ground Floor

Source: Make

The gym floor level has been raised which removes the need for a stair to be provided in this space. The layout of the gym has also been amended to relocate the columns and new proposed wall to minimise impact on the existing heritage wall.

The existing heritage door is now intended to be used as the entry door to the gym, with the top panel of the door being removed and stored due to the ceiling height being lower than the door currently allows for.



Figure 10 The existing heritage door will be modified and relocated to be used as the main gym entry door

Source: Make

4.1.7 Façade Changes and Cooling Tower Massing

Minor façade changes include a new integrated architectural louvre on the east tower, and further rationalisation of the tower roof design to integrate the mechanical strategy.



MOD 3 Bridge Street view



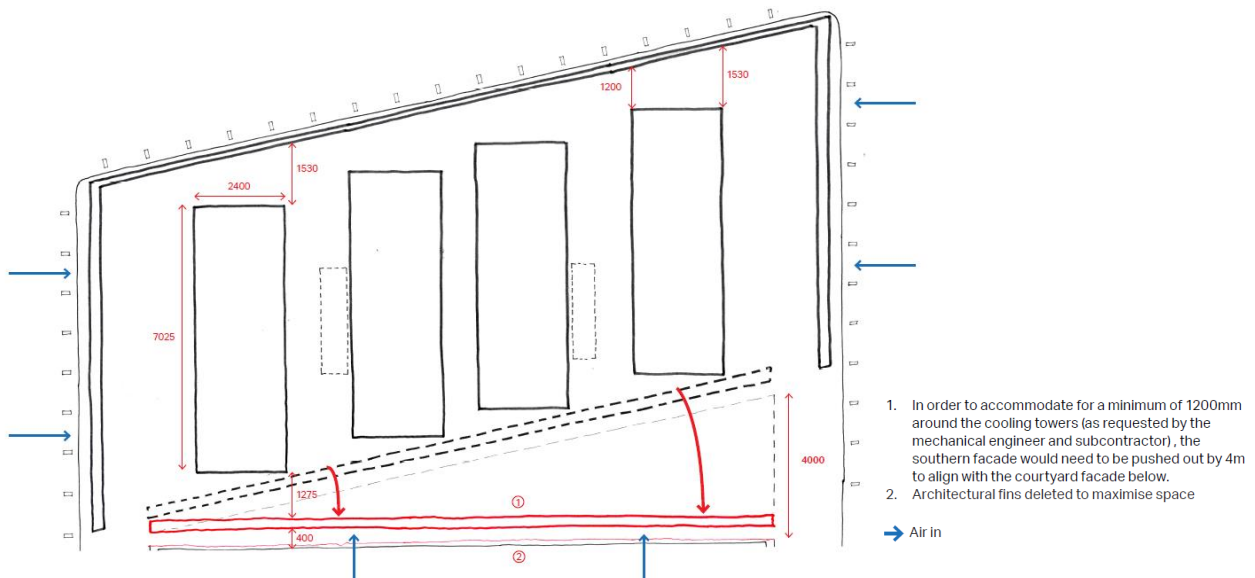
Proposed Bridge Street view

1. Architectural louvre with vermin mesh and weatherproof mechanical air intake louvre behind
2. Minor updates to the cooling tower massing. Views from Bridge street are largely unaffected by the cooling tower updates (following pages), as the roof shape is maintained and has only shifted 80mm south

Figure 11 Bridge Street comparison view from Mod 3 to the proposal

Source: Make

The cooling towers are proposed to be extended further south, resulting in the southern boundary of the towers façade sitting parallel to the courtyard façade. This change is driven through the increase in plant required for the building based on the changes to the Lands Building proposed under Mod 4.


Figure 12 Proposed cooling towers design solution

Source: Make

4.1.8 Courtyard Façade

Design development has introduced changes to the courtyard facade, courtyard roof and lift core cladding following the reconfiguration of the roof area.

The courtyard façade now proposes a smoother finish with curved full height reflective glazing with an aluminium back pan and double curved reflective spandrels for mechanical ventilation. The setting out of the panels has changed to align on the centreline of the courtyard intertenancy walls. The new design allows natural daylight to be reflected down through the courtyard and allows all guests views of the sky whilst mitigating overlooking.

The lift core cladding is proposed to be an interlocking metal cassette type cladding with perforated and pressed fish scale pattern in a dark charcoal finish.

1. Cassette metal cladding system - charcoal toned PPC finish. Pressed metal fish scale pattern to match air intake louvre below
2. Architectural louvre (fish scale pattern) - charcoal toned PPC finish with vermin mesh and weatherproof mechanical air intake louvre behind

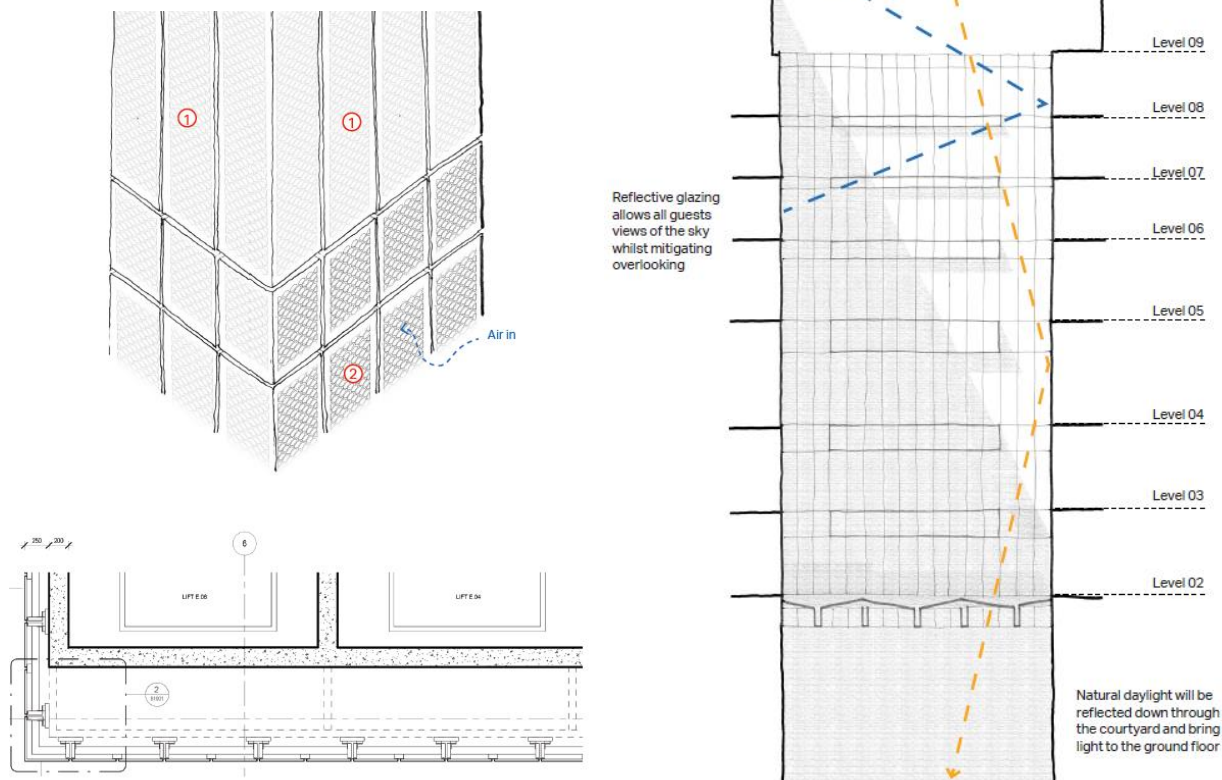


Figure 13 The proposed lift core design, and the courtyard reflectivity proposed

Source: Make

The courtyard roof will be large format single laminate safety glazing, with metal clad beams. The main change to the roof is the setting out to align with the revised façade glazing.



Figure 14 Visualisation of the intended courtyard façade, glazing, roof and the lift core louvres

Source: Make

4.2 Modifications to conditions

The proposed modifications described above and further detailed within **Appendix A** and **B** the necessitate amendments to the consent conditions which are identified below. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

4.2.1 Schedule 1 - Description of Development

The modified description of the development is summarised as follows:

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 (GFA) of ~~30,329~~ ***28,977***m², with 10,465m² in the Lands Building and ~~19,864~~ ***18,512***m² in the Education Building
- maximum of ~~229~~ ***192*** hotel rooms in the Education Building
- fit out of ancillary guest and visitor facilities
- improvements to the Lands Building roof, 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

Justification

The amendment to the room numbers and the change in gross floor area are a result of the proposed modifications to the development.

4.2.2 Condition A3 – 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 7 484 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 Mod 1) prepared by Ethos Urban Planning Consultants dated 26 and 30 April 2018
- g) the Section 4.55(1A) modification application (SSD 7484 Mod 2) prepared by Ethos Urban Planning Consultants dated 6 August 2018
- h) the Section 4.55(2) modification application (SSD 7484 Mod 3) prepared by Ethos Urban Planning Consultants dated 16 October 2018
- i) the Section 4.55(1A) modification application (SSD 7484 Mod 5) prepared by Ethos Urban Planning Consultants dated 6 June 2019
- j) the Section 4.55(2) modification application (SSD 7484 Mod 4) dated 26 June 2019, Response to Submissions dated 25 October 2019, Additional Information dated 21 November 2019, all prepared by Ethos Urban
- k) the Section 4.55(2) modification application (SSD 7484 Mod 7) prepared by Ethos Urban dated 20 December 2019**
- i l)** 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
- j m)** remediation in accordance with the Preliminary Remediation Action Plan prepared by Environmental Earth Sciences, dated 14 December 2017 (if required)
- k n)** in accordance with the following drawings:

Architectural Drawings prepared by Make + Ridley Webber Architects + Hassell			
Drawing No.	Rev.	Name of Plan	Date
SP-DA-G-2496	04 08	Proposed Plans Education Building – Basement Level 03	06.12.18 06.12.19
SP-DA-G-2947	04 06	Proposed Plans Education Building – Basement Level 02	06.12.18 06.12.19
SP-DA-G-2498	05	Proposed Plans Lands Building – Lower Ground, Education Building – Basement Level 01	08.05.19 05.12.19
SP-DA-G-2498-M	00	Proposed Plans Lands Building – Lower Ground, Mezzanine, Education Building – Basement Level 01 Ground	08.05.19
SP-DA-G-2499	07 10	Proposed Plans Lands Building – Ground, Education Building – Lower Ground	08.05.19 11.09.19
SP-DA-G-2500	07 10	Proposed Plans Lands Building – Level 01, Education Building – Ground	08.05.19 11.09.19
SP-DA-G-2501	05 07	Proposed Plans Lands Building – Level 02, Education Building – Level 01	08.05.19 11.09.19
SP-DA-G-2502	05 08	Proposed Plans Lands Building – Level 03, Education Building – Level 02	08.05.19 11.09.19
SP-DA-G-2503	05 07	Proposed Plans Lands Building – Level 04, Education Building – Level 03	08.05.19 11.09.19
SP-DA-G-2504	05 07	Proposed Plans Lands Building – Level 05, Education Building – Level 04	08.05.19 11.09.19
SP-DA-G-2505	06 09	Proposed Plans Lands Building – Level 06, Education Building – Level 05	08.05.19 11.09.19
SP-DA-G-2506	05 07	Proposed Plans Lands Building – Level 07, Education Building – Level 06	08.05.19 11.09.19

Architectural Drawings prepared by Make + Ridley Webber Architects + Hassell			
SP-DA-G-2507	05 07	Proposed Plans Lands Building – Level 08, Education Building – Level 07	08.05.19 11.09.19
SP-DA-G-2508	05 07	Proposed Plans Lands Building – Level 09, Education Building – Level 08	08.05.19 11.09.19
SP-DA-G-2509	05 07	Proposed Plans Lands Building – Level 10, Education Building – Level 09	08.05.19 11.09.19
SP-DA-G-2510	04 06	Proposed Plans Lands Building – Level 11, Education Building – Roof	08.05.19 11.09.19
SP-DA-G-2511	04	Proposed Plans Lands Building – Level 12, Education Building – Roof	08.05.19
SP-DA-G-2512	04	Proposed Plans Lands Building – Roof, Education Building – Roof	08.05.19
SP-DA-G-3200	06 08	Proposed Elevations Lands Building – South, Education Building – South	08.05.19 11.09.19
SP-DA-G-3201	07	Proposed Elevations Lands Building – West	08.05.19
SP-DA-G-3202	06 08	Proposed Elevations, Lands Building – North, Education Building – North	08.05.19 11.09.19
SP-DA-G-3203	05 08	Proposed Elevations, Education Building – East	22.02.19 11.09.19
SP-DA-G-3204	06	Proposed Elevations, Lands Building – East	08.05.19
SP-DA-G-3205	05 09	Proposed Elevations, Education Building – West	22.02.19 11.09.19
SP-DA-G-3210	04 07	Proposed Elevations, Education Building – Courtyard	28.09.18 11.09.19
SP-DA-G-3250	00	Proposed Courtyard Elevations Lands Building – North Courtyard	08.05.19
SP-DA-G-3250	00	Proposed Courtyard Elevations Lands Building – South Courtyard	08.05.19
SP-DA-G-3500	05 07	Proposed Sections, Lands and Education Building – Section 01	08.05.19 11.09.19
SP-DA-G-3501	03	Proposed Sections Lands Building – Section 02	08.05.19
SP-DA-G-3502	04 07	Proposed Sections Education Building – Section 03	28.09.18 11.09.19
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	02	Façade Details Education Building – Glass Bay	28.09.18
SP-DA-G-4101	00	Façade Details Education Building – Glass Bay Corner	17.10.16
SP-DA-G-4102	02 03	Façade Details Education Building – Garden Villa	28.09.18 10.12.19
SP-DA-G-4103	02 06	Façade Details Education Building – East and West Tower	28.09.18 11.09.19
SP-DA-G-4104	01 02	Façade Details Education Building – Level 9 Infill Cladding	28.09.18 10.12.19
SP-DA-G-4105	02	Façade Details Education Building – Cooling Towers	10.12.19
SP-DA-G-6000	06 09	Materials and Finishes Schedule	08.05.19 11.09.19

Justification

The amendments to plans are to reflect those changes proposed as part of this modification application.

4.2.3 Condition B22 – Storage and Handling of Waste

The building plans and specifications accompanying the Construction Certificate 4 – Structure (CC4) shall demonstrate that an appropriate area will be provided within the premises for the storage of garbage bins and recycling containers and all waste and recyclable material generated by this premises will meet the requirements of the Waste Management Plan, dated 11 December 2018 and prepared by the Mack Group, **and** the Operational Waste Management Plan for the Lands Building dated 12 September 2019, **and the Operational Waste Management Plan for the Education Building dated 6 December 2019, both** prepared by Foresight Environmental to the satisfaction of the PCA.

Justification

Reference to the Operational Waste Management Plan which applies to the Educational Building is to be incorporated into this condition.

4.2.4 Condition B23 – Storage and Handling of Waste

The Waste Management Plan, dated 11 December 2018 and prepared by the Mack Group, **and** the Operational Waste Management Plan for the Lands Building dated 12 September 2019, **and the Operational Waste Management Plan for the Education Building dated 6 December 2019, both** is to be finalised and approved by the PCA prior to the first Construction Certificate for Foundations/In Ground Structure (CC3) being issued. The Plan shall be generally in accordance with Council's *Policy for Waste Minimisation in New Development 2005* and include areas for back of house waste separation and collection. All requirements of the approved Waste Management Plan must be implemented during construction of the development.

Justification

Reference to the Operational Waste Management Plan which applies to the Educational Building is to be incorporated into this condition to reflect its application to the development.

4.2.5 Condition C7 – Construction Pedestrian and Traffic Management Plan (CPTMP)

C7. Prior to the commencement of any works on site the Applicant shall prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with the CBD Coordination Office and the Sydney Light Rail Team within TfNSW. The CPTMP needs to specify, but not limited to, the following:

- a) location of the proposed work zone
- b) haulage routes
- c) construction vehicle access arrangements
- d) proposed construction hours
- e) estimated number of construction vehicle movements
- f) construction program
- g) consultation strategy for liaison with surrounding stakeholders
- h) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works
- i) cumulative construction impacts of projects including Sydney Light Rail Project and Sydney Metro. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the road network
- j) should any impact be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.

The CPTMP is to be updated to reflect the approved MOD 3 and submitted to the Coordinator General, Transport Coordinator for endorsement, prior to the issue of construction certificate 3.

The CPTMP endorsed for the Sandstone Precinct main works by Sydney Coordination Office within TfNSW in September 2018, must be updated to reflect the works approved under MOD ~~4~~ 7. The CPTMP must be submitted and approved by the Coordinator General, Transport Coordination prior to the release of a Construction Certificate for works approved under MOD ~~4~~ 7.

Prior to the commencement of work, the Applicant shall submit a copy of the CBD Coordination Office endorsed CPTMP to the PCA and the Secretary.

Justification

This condition is to be updated to reflect this modification.

4.2.6 Condition F7 – GFA and Height Certification

A Registered Surveyor is to certify that:

- a) the development does not exceed the approved gross floor areas of the:
 - i) Education Building (~~19,864~~ 18,512m² GFA)
 - ii) Lands Building (10,465m² GFA)
- b) the development (excluding satellite dishes and balustrades) does not exceed the approved extension heights of the:
 - i) Education Building (RL 60.03)
 - ii) Lands Building (RL 38.00).

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

Justification

This condition is required to be amended to reflect the new GFA of the buildings.

4.2.7 Condition G6 – Waste Collection

G6. Prior to an Occupation Certificate being issued and/or commencement of the use, whichever is earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time. In addition:

- a) garbage and recycling must not be placed on the street for collection more than half an hour before the scheduled collection time. Bins and containers are to be removed from the street within half an hour of collection
- b) the collection of waste and recycling must only occur between 7.00am and 8.00pm weekdays and 9.00am and 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area
- c) the storage and handling of waste associated with the premises must comply with the approved Waste Management Plan, dated 11 December 2018 and prepared by the Mack Group, **and** the Operational Waste Management Plan for the Lands Building dated 12 September 2019, **and the Operational Waste Management Plan for the Education Building dated 6 December 2019, both** and be generally in accordance with Council's *Policy for Waste Minimisation in New Developments 2005*.

Justification

Reference to the Operational Waste Management Plan which applies to the Education Building is to be incorporated into this condition to reflect its application to the development.

5.0 Substantially the same development

Section 4.55(2) of the EP&A Act states that a consent authority may modify a development consent if “it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all)”.

Whilst there is no hard and fast rule when it comes to determining what constitutes ‘substantially the same development’ the ‘substantially the same test’ has been considered and approved through various cases within the Land & Environment Court.

The applied phrasing as described in *Moto Projects (No2) Pty Ltd v North Sydney Council* [1999] NSWLEC 280, requires the consent authority to undertake both quantitative and qualitative analysis:

“The comparative task does not merely involve a comparison of the physical features or components of the development as currently approved...Rather, the comparison involves an appreciation, qualitative, as well as quantitative, of the developments being compared in their proper contexts (including circumstances in which the development consent was granted)”.

Further *Moto Projects Pty Ltd v North Sydney* [1999] NSWLEC 280 established the following key principles when considering what constitutes a modification:

- The verb “modify” means to alter without radical transformation.
- “Substantially” in this context means essentially or materially or having the same essence.
- A development as modified would not necessarily be “substantially the same development” simply because it is precisely the same use as that for which consent was originally granted.
- A modification application involves undertaking both quantitative and qualitative comparison of the development as originally approved and modified.
- Although the comparative task required under Section 96 involves a comparison of the whole development being compared, the fact does not eclipse if a particular feature of the development, particularly if that feature is found to be important material or essential to the development.
- Environmental impacts of the proposed modifications are relevant in determining whether or not a development is ‘substantially the same’.

The development, as proposed to be modified, is in our opinion considered to meet the substantially the same development tests under Section 4.55(2) of the EP&A Act as:

- The proposed modifications do not alter the key components of the approved development description;
- The essence of the approved development remains unaffected, the development (as modified) remains true to the adaptive reuse of these exceptional state significant heritage buildings for tourist and visitor accommodation purposes;
- The reduction in the number of hotel keys across the Education Building from 229 to 192 still ensures the majority of the proposal provides hotel accommodation and returns the number of rooms in the Education Building back to that originally approved;
- The reduction in keys has no more than a negligible to minimal environmental impact, in terms of additional visitors/guests, traffic, waste and in fact results in less intervention and subdivision of the building, providing an improved heritage outcome;
- Guests will still be able to experience the services of the hotel across both buildings consistent with the approved development;
- There is no increase to the maximum building height and the overall external visual appearance of the building remains largely unchanged from that approved under Mod 3;

- The adjustment in the sizing of the cooling towers is focused within the centre of the roof, therefore having no effect on the visual appearance of the building from the public domain;
- There is no increase in GFA resulting from the changes, with an actual reduction in GFA of approximately 1,300m² due to the proposed changes and the inclusion of the substation within the building;
- The refinement of guest and visitor access arrangements provide a superior DDA experience and outcome;
- The changes to the substation result in minimal environmental impact to the adjacent Farrer Place public domain with no below ground excavation required;
- The conversion of the previous destination bar to the substation is offset through the introduction of an external facing retail tenancy;
- The modified development has been closely reviewed by the project Design Review Panel, who overall support the changes and design direction including the proposed uses and design development changes for the Education Building; and
- The modified development continues to be consistent with the approved Stage 1 DA.

For these reasons, the DPIE can be satisfied that the modified proposal is substantially the same development for which consent was originally granted. Furthermore, it is important to note that the extent of the proposed modifications are generally minor in nature and are considered to have only minimal environmental impact beyond those considered during the assessment of SSD 7484 and the more recent approved plans. **Table 3** below demonstrates that all key elements of the approved development remain, resulting in a development that clearly meets the test of being substantially the same as originally approved.

Table 3 Consistency with the approved development

Component	Approved development	Amended proposed development	Consistency/substantially the same
Envelope	Rooftop extensions	No change	✓
Use	Tourist and visitor accommodation and ancillary amenities with a total of 253 rooms	Tourist and visitor accommodation and ancillary amenities with a total of 192 rooms	✓
Gross floor area	31,633m ²	28,977m ² (decrease of 2,656m ²)	✓
Maximum Height	Education Building: RL60.03 Lands Building: RL38.00	No change	✓
Vehicular access/loading	Loading access provided from Education Building	No change	✓
Pedestrian access	Access provided from all surrounding streets	Main accessible access provided from Loftus Street, and access maintained from all surrounding streets	✓
Subterranean link	Connection between Education Building and Lands Building for back of house servicing	No change	✓
Operation and management	Single hotel operator managing both buildings	No change	✓

6.0 Environmental assessment

Section 4.55(2) of the EP&A Act states that a consent authority may modify a development consent if “*it is satisfied that the proposed modification is of minimal environmental impact*”. Under section 4.55(3) the consent Authority must also take into consideration the relevant matters to the application referred to in section 4.15(1) of the EP&A Act and the reasons given by the consent authority for the grant of the original consent.

The following assessment considers the relevant matters under section 4.15(1) and, further demonstrates that the development, as proposed to be modified, will be of minimal environmental impact when considered against the original approval.

6.1 Statutory and Strategic Context

The Environmental Impact Statement submitted with the original State Significant Development application addressed the proposed development’s level of compliance against the relevant strategic plans, policies, guidelines and statutory planning instruments, including:

- *Environmental Planning and Assessment Act 1979*;
- *Environmental Planning and Assessment Regulation 2009*;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy 55 (Remediation of Land);
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- A Plan for Growing Sydney;
- Sydney 2030 (City of Sydney);
- Development Near Rail Corridors and Busy Roads: Interim Guideline;
- Guide to Traffic Generating Developments;
- NSW Planning Guidelines for Walking and Cycling;
- NSW Long Term Master Plan;
- Sydney Local Environmental Plan 2012; and
- Sydney Development Control Plan 2012.

The proposed modifications do not affect the development’s level of compliance with the majority of the relevant planning instruments and strategic documents.

6.2 Reasons given for granting consent

During the assessment of the Stage 2 SSD 7484, the DPE considered a number of key issues including:

- design quality;
- traffic, parking and servicing;
- the Voluntary Planning Agreement;
- construction impacts;
- archaeology; and
- heritage.

The DPE was satisfied that these issues could be appropriately dealt with and considered that the impacts of these key items could be managed and mitigated accordingly. Furthermore, the adaptive re-use of the Sandstone Precinct buildings was considered to activate and add further vitality to the northern end of the CBD, with the project considered to sensitively respond to the heritage significance of the broader precinct. The DPE concluded the proposal was in the public interest and recommended the application for approval.

6.3 Consistency with Stage 1 consent

The Stage 1 approval granted consent under the Stage 1 SSD 6751 establishes the vision and planning framework to assess the detailed design of the future development on the site. In accordance with Section 4.24(1A) of the EP&A Act, while this Stage 1 DA remains in force development on the site cannot be inconsistent with the approved Concept Proposal/Stage 1 DA.

The original Stage 2 SSD 7484 was assessed in terms of consistency with the Stage 1 consent and found to be entirely consistent, in particular with regards to the subterranean space, and heritage and archaeology. The proposed development as proposed to be modified remains consistent with the Terms of Approval as set out in the SSD 6751 consent for the Stage 1 SSD. The modifications as part of this S4.55 application do not change the overall development's consistency with the approved Stage 1 SSD and do not trigger a need to amend the Stage 1 consent.

The Stage 1 approval was very broad in nature and did not include any limiting parameters to achieving the adaptive re-use of the buildings for tourist and visitor accommodation.

6.4 Heritage

A Heritage Impact Statement addendum has been prepared by Urbis and is included at **Appendix C**. Urbis has played a key role in assisting Make with the amended design for the Education Building, focusing on ensuring adverse heritage impacts are minimised while providing reasonable amenity as the building is converted to hotel use. In particular, the proposed modifications are considered to have a relatively minor impact:

- The basement reconfiguration will have no heritage impact;
- The interior, courtyard façade and cooling tower changes will have a neutral heritage impact;
- The relocation of the external tenancy will have a neutral heritage impact, but will also deliver circulation and access benefits;
- Deletion of the sesame stair in Farrer Place will have a positive heritage impact, with the marble clad stairs no longer requiring adaptation;
- Adverse impacts to exceptionally significant fabric are proposed as part of the substation works to construct this in the building. These include impacts to the sandstone façade where an existing window is being extended to provide a substation equipment door, which have been minimised to reduce the impact as far as possible. New reveals and adjacent doors and vents will be designed as sympathetic as possible. It must be noted that there are similar precedents elsewhere throughout the CBD to accommodate Ausgrid requirements;
- Essential structure required to the south wall of the gymnasium is required for stability, which will result in some impacts to existing cornice, that will be reconstructed when the wall is complete;
- The change in the floor level of the gymnasium will impact on the original timber door, which is to be relocated and altered slightly. This is a potentially positive heritage impact as it will be celebrated, rather than be the entry to a back of house storage area; and
- The additional support columns for the pool, located in the Ground Level Ministerial Suite at the northern end of the building have been designed to ensure they won't require strengthening of the decorative pilasters in the board room, and have been located in the thickness of existing walls in surrounding rooms.

The changes to the Education Building proposal relate to design amendments and refinements and are considered to have an acceptable impact overall, being appropriate in the context of the adaptive reuse works. In particular, the works proposed under this modification will have less heritage impact than the approved works under the original SSD. The modified proposal is in accordance with the intent of the endorsed Conservation Management Plan. The proposal is also considered to be in accordance with the requirements of the *Sydney Local Environmental Plan 2012* and the guidelines of the Sydney Development Control Plan 2012.

The proposed modifications are considered to have an acceptable impact on the Education Building given the context of the major adaptive reuse works approved by the original SSD 7484 to permit the redevelopment of the site for tourist and visitor accommodation.

6.5 Built Form and Layout

The proposed modifications to the Education Building generally retain the key parameters of the approved building envelope, noting the change to the proposed rooftop treatment and the cooling tower massing amendments. These are not however visible from the street. This design amendment also proposes façade modifications as described earlier. Overall, the proposed modification results in an improved outcome for the Education Building, maintaining its importance and heritage values while ensuring that the design is of a high-quality and an efficient layout for the proposed hotel uses.

Visual Impact

The proposed modifications to the Education Building will continue to ensure the building reads per the current approval, with the façade changes proposed not resulting in significant changes to the external views of the building outside of the approved roof extension.

The proposed materials (with specifications to be confirmed as part of detailed design) ensures that the changes do not dominate the existing heritage values of the precinct and benefits the built form appearance through ensuring consistency with the existing building. The proposed refined design for the building ensures the design is generally consistent with the appearance of the existing sandstone building and the approved roof extension. Importantly, the proposed façade changes will not result in any significant visual change from the public domain from the existing situation. In particular, the changes to the roof and the introduction of the tower slot do not impact on the views provided to and from the built form.



MOD 3



MOD 7 Proposal

Figure 15 The existing view of the Education Building from Bent Street

Source: Make



MOD 3



MOD 7 Proposal

Figure 16 The proposed view of the Education Building from Bridge Street

Source: Make

The proposed relocation of the substation into the Education Building results in changes to the Bent Street and Loftus Street elevations of the building, due to the amendments to the equipment door and windows. These changes are not considered to modify the general views or aesthetic of the façade considerably, as highlighted in the comparison figures below. Particular energy and focus has been adopted by the design team in order to mitigate visual impacts associated with the necessary and essential piece of equipment.

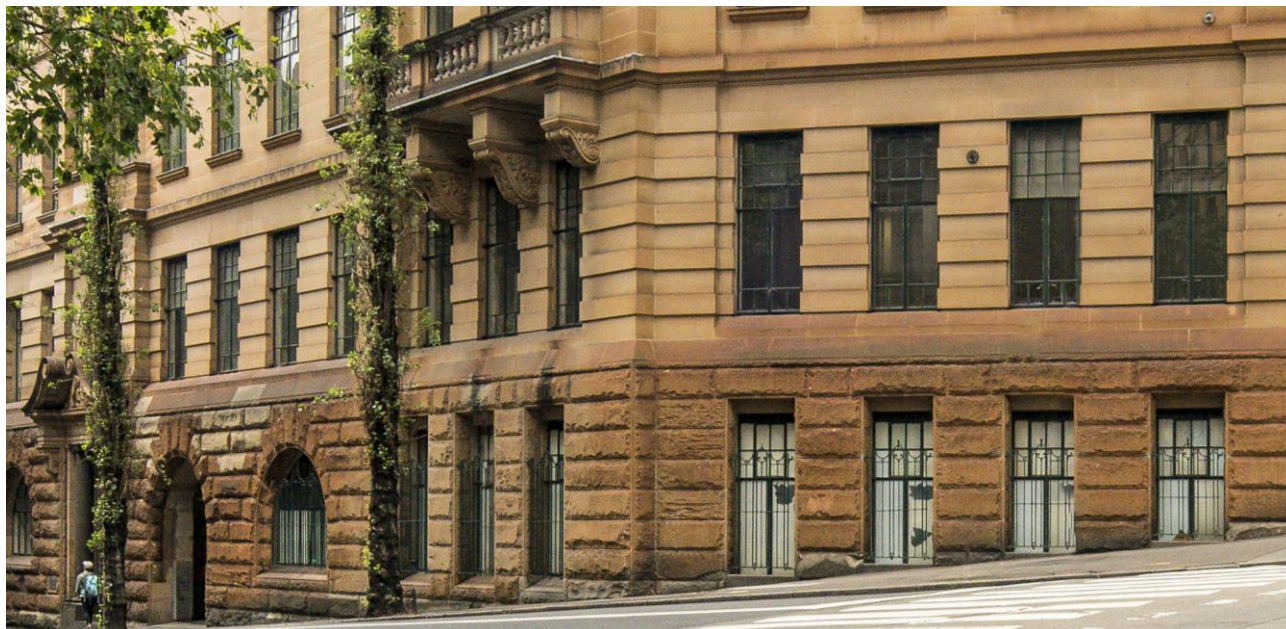


Figure 17 The existing elevation fronting Bent and Loftus Streets

Source: Make



Figure 18 The proposed elevation fronting Bent and Loftus Streets

Source: Make

Design Excellence

The proposed changes to the Education Building continue to exhibit design excellence as identified by the Department in the original assessment report for SSD 7484. The Design Review Panel has been closely involved with the proposed changes and will continue to be consulted through design development (including to address detailed matters raised within DRP Meetings No 11 and 12), ensuring design excellence will be achieved.

Specifically, Make as the architects for the Education Building are experienced and highly capable when it comes to design excellence and exhibit clear understanding of the requirements for the site to ensure it responds to its surrounds and the heritage context.

6.5.1 Gross Floor Area

The existing proposed Stage 2 consent (Mod 4, with draft conditions being issued) provides for a total gross floor area (GFA) of 30,329m², comprised of:

- 10,465m² within the Lands Building; and
- 19,864m² within the Education Building.

The proposed amendments to the design result in a decrease in GFA across the site, due to the combination of the below changes:

- The inclusion of the substation at Lower Ground Floor (change from GFA to plant); and
- Reconfiguration of the internal layout within the Education Building resulting in larger hotel rooms, stairway changes and other configuration amendments.

Table 4 demonstrates the change in GFA distribution resulting from the proposed modification.

The modification to the numerical GFA for the precinct is not the result of any increase to the bulk, mass or scale of the development. Furthermore, it does not give rise to an intensification of, or any additional environmental impacts and in fact results in a decrease in floor area across the site.

Table 4 Gross floor area amendments

Site	Approved GFA (m ²)	Proposed GFA (m ²)	Difference	Percentage
Lands Building	10,465	10,465	0	0%
Education Building	19,864	18,512	-1,352	-4.4%
Total	30,329	28,977	-1,352	-4.4%

6.6 Waste Management

Foresight Environmental have prepared an Operational Waste Management Plan to reflect the proposed changes to the Education Building under this modification and its intended operation as the main hotel accommodation building for the hotel. It is noted that the Education Building contains the main waste collection point and that waste generated within the Lands Building will be first stored within the waste room as proposed, before being moved across via the subterranean link to the Education Building storeroom prior to collection by a private contractor.

The proposed development consists of a combination of hotel suites, restaurant/bar areas, kitchen facilities and function spaces. A waste profile was determined based on historical operational data retained by Foresight Environmental, which identified areas of the new development that would generate waste. Based on this, the primary waste streams expected include:

- Mixed recycling (plastics, glass, aluminium, steel);
- Food organic recycling;
- General waste; and
- Cooking oil.

Smaller waste streams may include general office waste including ink toner cartridge, fluoro tube/globe recycling and battery recycling.

Waste generation rates are based on the City of Sydney's Guidelines for Waste Management in New Developments 2018, which provides the following estimated generation. Further detail is in the Operational Waste Management Plan at **Appendix H**.

Table 5 Waste generation estimates per component per day

Component	Waste (L/day)	Recycling (L/day)	Food waste (L/day)	Total (L/day)
Hotel	1,728	2,160	1,296	5,184
Commercial	53	89	18	159
Restaurants/bars/eateries	869	4,345	869	6,083
Services	26	65	6	97
Function	466	583	140	1,188
Total	2,143	7,241	2,329	12,711

Source: Foresight Environmental

The above rates provide the following generation estimates for each component, which determines the required waste management systems.

Table 6 Total waste generation estimate

Stream	L/day	L/week
Waste	3,142	21,993
Recycling	7,241	50,684
Food waste	2,329	16,303
Total	12,711	88,979

Source: Foresight Environmental

Based on the waste generation outlined above, the following are the recommended bin numbers and collection frequencies:

- Organics: Pulpmaster – 2700L tank, cleared 4 times a week (total capacity of 21,600L/week);
- Mixed recycling: MGB 1100L x 7 bins, collected 7 times a week (total capacity of 53,900L/week);
- General waste: MGB 1100L x 3 bins, collected 7 times a week (total capacity of 23,100L/week); and
- Cooking oil: heated tank x 1, collected once per week (weekly capacity of 800L).

The total bin footprint of the required waste equipment comes to approximately 17.37m². It is therefore recommended that a waste room of 32.05m² be provided, inclusive of circulation space and bulky waste storage of 4m². The proposed modification will provide a waste room of 37m² at lower ground floor in the southern part of the Education Building ensuring achievement of this requirement.

6.7 Acoustic

Wood & Grieve Engineers (WGE) have prepared an acoustic assessment (**Appendix I**) to review the proposed changes to the Education Building, noting the reduction in guest rooms to 192 including the introduction of hotel rooms to the lower ground floor, and the reconfiguration of spaces within the building including the relocation of the destination bar.

The lower ground floor hotel rooms will be subject to traffic noise from the adjacent Bridge Street and Loftus Street, and as such require a number of acoustic treatments to the façade:

- The secondary glazing will achieve a minimum Rw44 rating; and
- The façade will be completely sealed at all times.

It is also identified that it is not feasible for these rooms and the broader Education Building to have a natural ventilation scheme and still achieve internal noise criteria without penetrating the heritage fabric of the façade or using a large portion of the existing heritage windows.

WGE generally considered that the proposed modification will be capable of achieving compliance with all applicable acoustic codes.

6.8 Access

Review of the accessibility requirements for the modified design has been completed by Morris Goding Access Consulting (**Appendix E**). The assessment considers that the modified design is able to comply with the relevant accessibility codes.

There are nine accessible hotel suites proposed (sole-occupancy unit) of the 192 rooms, which meets the minimum proportion of accessible sole-occupancy units as required under the DDA Access Code 2010 and the BCA.

The Loftus Street laneway provides an accessible path of travel to the Loftus Street vestibule main entrance, the destination bar main entrance and the staff back of house entrance. This space will also be used for vehicle movements into the loading dock. The following measures are to be implemented to address potential conflicts between pedestrians and vehicles:

- Physical measures at the entrance will provide passive guidance to pedestrians and drivers in relation to the entry, which may include the delineation of the different pathways through contrasted flooring, and signage; and
- A plan of management will be implemented for the monitoring and supervision of vehicles by hotel staff, which may include permissible hours of entry and exit for vehicles, low speed limit, right of way for pedestrians, and direct supervision of vehicle movements.

The entrance is to be a principal pedestrian entrance, and during detailed design will be provided with a comparable aesthetic standard to the remainder of the front of house areas. A plan of management for guest movements will be implemented for hotel staff to follow, including direct ushering through the entrance to the particular location in the hotel the guest wishes to travel to.

Other accessible areas include the destination bar in the north-eastern corner of the building and the wellness centre/gymnasium, both of which will be designed to achieve compliance during the design development phase. The remaining design modifications will also be designed to achieve accessibility compliance.

6.9 Fire Engineering

The proposed modifications to the layouts and intended uses of the various levels associated with the development are not considered to have any adverse impacts to fire safety. This has been confirmed by Core Engineering Group (**Appendix D**) which identifies the proposed modifications are considered to satisfy the Performance Requirements of the Building Code of Australia in terms of fire safety design, by complying with the deemed to satisfy provisions, and through performance-based fire engineering as required.

6.10 Structural Engineering

Confirmation that the structural design of the proposed modifications to the design of the Education Building have been designed in accordance with the relevant Australian Standards has been provided by TTW at **Appendix F**.

6.11 Building Code of Australia

McKenzie Group have undertaken a review of the modified design against the applicable requirements of the Building Code of Australia (**Appendix G**). The report concludes that the proposed development is capable of complying with the provisions of the Building Code of Australia 2016.

6.12 Construction Management

The existing conditions of consent that apply continue to provide the appropriate framework for the management of the proposed design modifications.

7.0 Conclusion

The proposed modifications are driven through responding to design development and operational changes to the Education Building.

The proposed modifications represent typical and expected refinements to the overall design while ensuring the development continues to deliver the adaptive reuse of state significant heritage buildings for tourist and visitor accommodation use – fully consistent with the approved Stage 1 consent.

In accordance with Section 4.55(2) of the EP&A Act, DPIE may modify the consent as:

- the proposed modification is of minimal environmental impact; and
- substantially the same development as development for which the consent was granted.

We trust that this information is sufficient to enable a prompt assessment of the proposed modification request.