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Sent by e-mail to: [emily.dickson@planning.nsw.gov.au](mailto:emily.dickson@planning.nsw.gov.au)

Dear Ms Dickenson

**The Sandstone Precinct Stage 2 Modification 7 – Proposed Design Changes -  
Department of Education Building 35-39 Bridge Street, Sydney. (SSD 7484).**

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Thank you for your request for the Heritage Council to provide advice in relation to this proposed modification for the Sandstone Precinct –the Department of Education Building (SHR No. 00744).

This current proposal seeks modifications to the approved SSD 7484 application including the following works:

**Basement 02- 03**

- The basements have been slightly reconfigured.

**Lower Ground Level**

- The south west external tenancy has been replaced with a substation. Ausgrid require the development's substation to be located within the Education Building.
- The external tenancy has been relocated to the north east corner.
- The north west corner of the building will now accommodate guest rooms.
- Changes to the Loftus Street laneway to accommodate DDA access

**Ground Level**

- Minor amendments to the interior layout.
- Deletion of Sesame Stair.
- Installation of additional columns in the northern ministerial Suite

**Level 01-04**

- Amendments to the interior layout including deletion of keys and some re-configuration
- Changes to the internal courtyard façade treatment.

**Level 05**

- Amendments to the interior layout including construction of essential structure to the south wall of the gym to provide lateral stability.

**Level 06-09**

- External colour of blinds to be amended to a darker recessive tone.
- Amendments to the interior layout including additional keys.
- Minor changes to the new roofscape including changes to the cooling towers to accommodate additional loading requirements from the Lands Building.

HNSW has reviewed the documentation provided and the advice provided that the proposed modifications are necessitated by Ausgrid; Engineering advice; the ongoing refinement of the Hotel brief and Architectural design development.

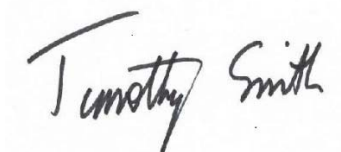
It is noted that some Exceptionally Significant fabric will be adversely impacted to accommodate the substation as required by Ausgrid, despite an options analysis and Dispensation options being discussed with Ausgrid. The current proposal has been chosen as the option with the least heritage impact. To mitigate this impact, and to meet the requirements of *CMP* Policies for Elements of Exceptional Significance (6.9.3 and 6.10.4), HNSW makes the following recommendations:

- the required modifications to the sandstone façade fabric and selection of new materials and colours to accommodate the substation must be appropriately detailed and implemented in consultation with and to the satisfaction of Urbis, the project Heritage Consultant and
- any original sandstone fabric and steel window grilles required to be removed to provide access to the substation shall be salvaged and retained on site for future use.

Heritage NSW notes that the modifications have been developed with Urbis' expert heritage input to minimise adverse heritage impacts while responding to the evolving requirements of this complex project. HNSW is satisfied that overall the proposed design changes are consistent with the development for which consent was originally granted and the modifications can be considered to have an acceptable material impact on the historic fabric of the building in the context of the approved major adaptive reuse works.

If you have any questions regarding the above matter, please contact Verena Mauldon, Senior Heritage Officer, Heritage, Community and Engagement, Department of Premier and Cabinet at [verena.mauldon@environment.nsw.gov.au](mailto:verena.mauldon@environment.nsw.gov.au), or 9895 6512.

Yours sincerely

**Tim Smith OAM**

Director Heritage Operations

Heritage NSW

Department of Premier & Cabinet

**As Delegate of the Heritage Council of NSW**

6 April 2020