

2 October 2020

16009

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

Attention: Marcus Jennejohn

Dear Marcus,

**RESPONSE TO REQUEST FOR FURTHER INFORMATION - STATE SIGNIFICANT DEVELOPMENT 7484:  
SANDSTONE PRECINCT MODIFICATION 9, 23-33 & 35-59 BRIDGE STREET, SYDNEY**

This response to Request for Further Information has been prepared to provide responses to two Request for Further Information (RFI) issued by the Department of Planning, Industry and Environment (DPIE) relating to the Modification 9 application, pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify State Significant Development 7484 (SSD 7484) relating to the adaptive reuse of the Sandstone Precinct (Education and Lands Buildings) for tourist and visitor accommodation. The RFIs were issued on 28 August 2020 and 10 September 2020, including commentary received from Heritage NSW. A meeting was held on 4 September 2020 with DPIE and Heritage NSW representatives to discuss the commentary and provide a detailed presentation of the amended demolition extents.

This letter is supported by the following documentation:

- Owners Consent (**Attachment A**);
- Amended Demolition Plans prepared by Hassell (**Attachment B**);
- Changes Document prepared by Hassell (**Attachment C**);
- Lands Department Building Salvage Methodology prepared by Urbis (**Attachment D**);
- Southern Ceiling Service Investigation prepared by Hassell (**Attachment E**);
- Ceiling Services Memorandum by Stantec (**Attachment F**); and
- Amended Heritage Impact Statement prepared by Urbis (**Attachment G**).

## 1.0 Response to RFI

The DPIE issued the first RFI on 28 August 2020, requesting the following:

- Evidence of land owners' consent; and
- Amended demolition plans clearly identifying all proposed changes including a detailed 'changes legend'.

Landowners consent is available at **Attachment A**.

Amended demolition plans have been provided at **Attachment B**, along with a Changes Document prepared by Hassell at **Attachment C**. The amendments to the plans relate to the notations, with the revision of these plans has changed. Additionally, there is reduced demolition proposed to the Strong Room, with this now reverting back to the approved Modification 4 demolition extent (considered within the addendum Heritage Impact Statement at **Attachment G**). Refer below for updated details of the amended plans.

Demolition Drawings prepared by Make + Webber + Hassell Architects			
Drawing No.	Rev.	Name of Plan	Date
SP-DA-G-2297	<del>06</del> 08	Demolition Plans Lands Building – Lower Ground, Education Building – Basement Level 01	<del>08.05.19</del> 30.09.20
SP-DA-G-2299	<del>07</del> 09	Demolition Plans Lands Building – Ground, Education Building – Lower Ground	<del>08.05.19</del> 30.09.20
SP-DA-G-2300	<del>09</del> 11	Demolition Plans Lands Building – Level 01, Education Building – Ground	<del>18.02.20</del> 30.09.20
SP-DA-G-2301	<del>07</del> 09	Demolition Plans Lands Building – Level 02, Education Building – Level 01	<del>08.05.19</del> 30.09.20
SP-DA-G-3400	<del>08</del> 10	Demolition Sections Lands and Education Building – Section 01	<del>08.05.19</del> 30.09.20
SP-DA-G-3401	<del>07</del> 09	Demolition Sections Lands Building – Section 02	<del>08.05.19</del> 30.09.20

It must be noted that the detailed changes legend referred to via email in correspondence from DPIE, using the Modification 4 plans as an example, included proposed works as well as demolition works, but that the description and categorisation of demolition works within those plans is consistent with the description and categorisation shown on the Mod 9 demolition plans, being:

- 01 – Existing Element Retained
  - This identifies building fabric to be retained that was previously proposed for demolition.
- 02 – Existing Element Removed
  - This identifies building fabric to be demolished that was previously proposed for retention.
- 03 – Existing Demolition Extents Modified
  - The identifies areas of modified demolition extents, both increased and decreased, for areas previously proposed for demolition.
- 04 – Existing Element Removed for Reinstatement
  - This identifies elements of building fabric to be removed for repair and future reinstatement within the building.

The Changes Document provided at **Attachment C** provides further details on the demolition changes on each level affected by this modification.

A second RFI was issued on 10 September 2020, which included commentary from Heritage NSW requesting additional information. Responses to each of these is provided below.

**Table 1** Heritage NSW Additional Information Request

Heritage NSW Request	Response
<b>Salvage methodology:</b> A salvage methodology consistent with the requirements of Condition B49 of Stage 2 SSD 7484 and consistent with the revised scope of works is to be provided. The methodology must outline how all architectural elements and fabric which are to be removed as a result of Mod 9 are to be stored and reused within the Lands Building.	Refer to the Salvage Methodology at <b>Attachment D</b> , in particular the addendum at the rear of the document which specifically responds to those elements to be removed as a result of Modification 9.
<b>Southern ceiling service installation:</b> details of the investigation which demonstrate that the ceiling cavity is unsafe and not fit for purpose are to be provided. An options analysis of alternative methods for service installation and details of why they were discounted are to be submitted.	Refer to the Southern Ceiling Service Investigation prepared by Hassell at <b>Attachment E</b> , and the memorandum by Stantec at <b>Attachment F</b> . These documents outline the process undertaken to identify that the existing southern ceiling cavity cannot accommodate the required services safely, and details the approach taken as part of this modification.
<b>Assessment of Strong Room Salvage and use as a function room:</b> An assessment of the impact of the proposed use and modifications to the strong room against Policy 6.14.36 Spiral Staircases and Policy 6.14.40 Strong Room of the endorsed CMP are to be included in a revised Heritage Statement.	The Heritage Impact Statement ( <b>Attachment G</b> ) has been amended to include an addendum that addresses the proposed modifications to the strong room which results in the design reverting back to that approved by Modification 4.

## 2.0 Conclusion

The proposed modifications to the Lands Building are primarily the result of continued design development. The modified development remains consistent with the approved Stage 1 SSD consent and relevant statutory and strategic plans and policies that apply to the site.

In accordance with section 4.55(1A) of the EP&A Act, the 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 determination of the modification application.

Yours sincerely,



**Christopher Curtis**  
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