

Development consent

Section 89E of the Environmental Planning and Assessment Act 1979

As delegate for the Minister for Planning, under section 89E of the Environmental Planning and Assessment Act 1979, I grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Daniel Keary
Acting Executive Director
Infrastructure and Industry Assessments

Sydney 25th AUGUST 2015

SCHEDULE 1

Application No.:	SSD 6751
Applicant:	Government Property NSW
Consent Authority:	Minister for Planning
Land:	Sandstone Precinct comprising: <ul style="list-style-type: none">• 23-33 Bridge Street, Sydney• 35-39 Bridge Street, Sydney• Loftus Street• Part Gresham Street• Part Farrer Place
Development:	Stage 1 Concept Proposal for tourism and visitor accommodation including associated ancillary uses for: <ul style="list-style-type: none">• 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.

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DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Government Property NSW, or anyone else entitled to act on this consent
Application	The development application and the accompanying drawings plans and documentation described in Condition A2.
Concept Proposal	A staged development application in accordance with the EP&A Act
Construction	Any works, including earth and building works
Council	City of Sydney Council
Department	Department of Planning and Environment or its successors
Environmental Impact Statement	Environmental Impact Statement prepared by Urbis dated December 2014
EPA	Environment Protection Authority, or its successor
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation or Regulation	Environmental Planning and Assessment Regulation 2000
Future Development Application	A subsequent development application for a detailed proposal in accordance with the EP&A Act
Minister	Minister for Planning and Environment, or nominee
Response to Submissions	Response to Submissions report prepared by Urbis dated May 2015
Secretary	Secretary of the Department of Planning and Environment, or nominee/delegate
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate). Where the Secretary's approval, agreement or satisfaction is required under a condition of this approval, the Secretary will endeavour to provide a response within one month of receiving an approval, agreement or satisfaction request. The Secretary may ask for additional information if the approval, agreement or satisfaction request is considered incomplete. When further information is requested, the time taken for the Applicant to respond in writing will be added to the one month period.
Subject Site	Sandstone Precinct
Stage 2 Application	A subsequent development application for a detailed proposal in accordance with the EP&A Act

SCHEDULE 2

PART A – TERMS OF APPROVAL

Development description

- A1 Consent is granted to the Concept Proposal as described in the Environmental Impact Statement and does not authorise the carrying out of any physical works which must be the subject of Future Development Applications.

Determination of future Stage 2 applications

- A2 In accordance with section 83B(3)(a) of the EP&A Act, all physical works are to be the subject of Future Development Applications.
- A3 The determination of the Future Development Applications is to be generally consistent with the terms of development consent SSD 6751 as described in **Schedule 1**, and subject to the conditions in Part B in **Schedule 2**.

Development in accordance with plans and documents

- A4 The applicant shall carry out the development generally in accordance with the:
- a) Environmental Impact Statement;
 - b) Response to Submissions; and
 - c) following drawings as set out in the table below, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Johnson Pilton Walker			
Drawing No.	Revision	Name of Plan	Date
SK-A-003	00	Level 08 Plan Proposed Height envelope for Education Building	25-11-14
SK-A-004	00	Level 10 Roof Plan Proposed Height envelope for Education Building	25-11-14
SK-A-104	00	Bridge Street Elevation (North) Proposed Building Height Envelope for Education Building	25-11-14
SK-A-105	00	Loftus Street Elevation (West) Proposed Building Height Envelope for Education Building	25-11-14
SK-A-106	00	Young Street Elevation (East) Proposed Building Height Envelope for Education Building	25-11-14

Lapsing of approval

- A5 This consent will lapse five years from the date of consent unless works the subject of Future Development Applications have physically commenced by this date.

Legal notices

- A6 Any advice or notice to the consent authority shall be served on the Secretary.

END OF PART A

PART B – CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS FOR STAGE 2

Built form and design quality

- B1. Future Development Applications shall ensure that development above the existing parapet of the Education Building achieves a high quality design and:
- a) gives consideration to increased setbacks and articulation within the building envelope, particularly from the southern façade to minimise visual impacts of the addition from Farrer Place and maintain the visual prominence of the existing building, and the legibility of its composition, architectural style, form and features;
 - b) minimises potential overshadowing of the 1 Bligh Street steps during the core lunch period of 12 noon to 2 pm in mid winter;
 - c) presents as a contemporary projection of the existing building and be visually subservient to the existing building;
 - d) uses materials and detailing that respect and are submissive to the heritage sandstone facades of the Education Building; and
 - e) maintains the legibility of the existing light well as a central element with clear views to the sky.
- B2. A Design Review Panel shall be established by the applicant prior to the lodgement of any Future Development Application. Prior to the establishment of the Design Review Panel the applicant shall prepare and submit the following for the Secretary's approval:
- a) a detailed brief for the Design Review Panel which clearly outlines:
 - the project details including design objectives and requirements as outlined in the endorsed Conservation Management Plans and conditions of approval; and
 - the purpose and role of the Design Review Panel which includes reviewing and providing input and feedback to the detailed design to ensure achievement of the design objectives and requirements.
 - b) the members selected for the Design Review Panel which shall comprise a minimum of three independent design advisors that have appropriate experience with adaptive re-use and heritage conservation projects, and also an understanding of the functionality and commerciality of tourism accommodation projects.

Any future Stage 2 Development Application proposal shall be endorsed by the Design Review Panel.

Internal works

- B3. Detailed guidelines for necessary upgrades to comply with the National Construction Code shall be developed in consultation with the NSW Heritage Council prior to submission of any Future Development Application.

Heritage and Archaeology

- B4. Future Development Applications shall comply with the endorsed Conservation Management Plans for the Department of Education Building prepared by City Plan Heritage dated March 2015 and the Lands Building prepared by the NSW Government Architect's Office dated March 2015.
- B5. Future Development Applications shall include a detailed Heritage Impact Assessment and a Heritage Interpretation Strategy for the proposed works.

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- B6. Future Development Applications involving any excavation shall include a detailed aboriginal and historical archaeology assessment which includes an assessment of the urban archaeological site, impact assessment, proposed mitigation measures and proposed preservation processes. This shall be undertaken in close consultation with the local Aboriginal community group.
- B7. Prior to lodgement of Future Development Applications, the Applicant shall consult closely with City of Sydney Council and NSW Heritage Council to ensure the proposal is appropriately designed to minimise heritage impacts.

Subterranean Space

- B8. Future Development Applications that involve the development of any subterranean space within the public or road reserve shall include an agreement with the owner of this land for development of that space prior to the determination of the application.
- B9. Future Development Applications involving any excavation shall include detailed geotechnical and structural investigations to ensure the development does not impact on future rail tunnels.

Utilities

- B10. Future Development Applications shall include detailed investigations and assessment of the impact on utilities.

Noise and Management

- B11. Future Development Applications shall address potential operational noise and construction noise impacts, and soil, water and waste management.

Flooding and stormwater

- B12. Future Development Applications shall include a Flood Impact Assessment report including a flood hazard management plan.

Environmental Performance

- B13. Future Development Applications will demonstrate the incorporation of Ecological Sustainable Development principles in the design, construction and ongoing operation phases of the development as per the ESD report prepared by ARUP dated 27 November 2014.

Traffic and Transport

- B14. Future Development Applications shall provide bicycle access and servicing in accordance with Sydney Development Control Plan 2012.
- B15. Future Development Applications shall include a loading dock management plan that will detail servicing requirements.

Construction

B16. Future Development Applications shall provide analysis and assessment of the impacts of construction and include:

- a) Construction Transport Management Plan, addressing traffic and transport impacts during construction;
- b) Cumulative Construction Impact Assessment (i.e. arising from concurrent construction activity);
- c) Noise and Vibration Impact Assessments, addressing noise and vibration impacts during construction;
- d) Community Consultation and Engagement Plans, addressing complaints during construction;
- e) Construction Waste Management Plan, addressing waste during construction;
- f) Air Quality Management Plan, addressing air quality during construction;
- g) Water Quality Impact Assessments and an Erosion and Sediment Control Plan (including water discharge considerations) in accordance with *'Managing urban stormwater, soils and construction (Landcom 2005)'*; and
- h) Acid Sulphate Soil Assessment and Management Plan.

The plans referred to above may be prepared as part of a construction environmental management plan which is prepared and implemented under the conditions of any consent granted by Future Development Applications.

END OF PART B