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Ms Amy Watson  
Team Leader Key Sites Assessments  
Department of Planning & Environment  
23-33 Bridge Street  
SYDNEY NSW 2000

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

Dear Ms Amy Watson

**Response to Submissions – The Sandstone Precinct 23-33 and 35-39 Bridge Street, Sydney (SSD 7484 and SSD 6751 MOD 2).**

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I refer to your letter of 2 May 2017 requesting comments, including any recommended conditions on the Response to Submissions (RTS), for the Sandstone Precinct (SSD 7484 and SSD 6751 MOD 2).

The proposed State Significant Development (SSD) includes the State Heritage Register items the Lands Department Building (SHR No. 00726) and the Department of Education Building (SHR No. 00744).

SSD 7484 encompasses:

- demolition of existing improvements and alterations to the Lands and Education Buildings to facilitate their adaptive reuse for the purposes of a hotel or motel accommodation with ancillary licensed food and drink premises and retail premises;
- excavation and construction of three basement levels below the Education Building and a subterranean link beneath Loftus Street between the two buildings;
- construction of three additional levels above the Education Building up to a height of RL 60.03; and,
- removal of existing pitched roof elements and construction of a replacement roof structure on the Lands Building up to a height of RL 35.50.

SSD 6751 MOD 2 encompasses the proposed modifications to the Stage 1 Development Consent:

- increase in the height of the approved Education Building envelope by 1.34m from RL 58.69 to RL 60.03, being the existing height of the uppermost structure of the building;
- introduction of a building envelope to the roof of the Lands Building; amendment to the description of the development in Schedule 1 of the Stage 1 Development Consent (i.e. to amend the maximum height of the Education Building roof envelope); and,
- amendments to conditions A1, A4, B3, B4 and B14.

The Heritage Division has reviewed the Response to Submissions and notes that Appendix L, "Response to Government Agency Submissions", is identical in both SSDs. It is also noted that the majority of the Heritage Council conditions have been accepted and noted by the applicants.

In the case of the remaining issues it is recommended that the following conditions of consent should be applied to the determination of this current application.

- The Heritage Division reiterates that the proposed pool, spa and water villa at the Education Building are substantial new features that could impact on the heritage fabric and structural integrity of the Education Building and its significance. **Therefore it is recommended that in order for this new element to be considered by the Heritage Council, again it is requested that further detailed design information, with input and review from a structural engineer, is referred to the Heritage Council for comment prior to approval of these works.**

**This information should clearly document the impacts and implications of the proposed works on the place's heritage significance and fabric. It shall detail how the design will manage the structural loads and column strengthening required for the proposal as well as documenting how the design will work with and complement the existing heritage fabric and how it will be made reversible. In addition, the detailed design information should include how the space will be interpreted to present its former use as a ballroom.**

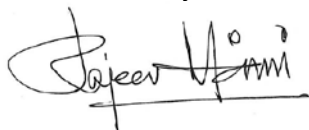
- Heritage Division clarifies that in the case of the pool and spa, further consideration should be given to interpreting its former use as a ballroom. **It is recommended, as stated above, that as part of the proposed pool, spa and water villa documentation, an interpretation proposal be submitted is referred to the Heritage Council for comment prior to approval of these works.**
- Some additional information has been provided on the detailed designs. **However, it is again recommended that full details are required, as detailed previously, to be submitted to the Heritage Council or its delegate for approval prior to issue of Construction Certificate CC 1 – demolition.**
- The existing Maintenance Plan guiding the long term care of the building should be updated. **It is recommended that the existing Maintenance Plan guiding the long term care of the building be updated prior to issue of a final Occupation Certificate.**
- *The Lands Building Movable Heritage Management Strategy* prepared by Musescape, August 2013, should be updated into a Moveable Heritage Collections Management Plan by an experienced moveable heritage curator with a working knowledge of the site. The report should provide detailed recommendations for storage and security and identify the location and management options of all moveable heritage within the building. **It is recommended that The Lands Building Moveable Heritage Collections Management Plan should be submitted to the Heritage Council or its delegate for approval prior to issue of Construction Certificate CC 4 – services and finishes - to allow sufficient time to place the heritage items within the building so they can respond to the interior design.**
- *The Movable Heritage Review of the Former Department of Education Building, 35 Bridge St, Sydney, June 2016*, should be updated into a Moveable Heritage Collections Management Plan by an experienced moveable heritage curator with a working knowledge of the site. The report should provide detailed recommendations, for storage and security and identify the location and management options of all moveable heritage within the building. **It is recommended that The Education Building Moveable Heritage Collections Management Plan should be submitted to the Heritage**

**Council or its delegate for approval prior to issue of Construction Certificate CC 4 – services and finishes - to allow sufficient time to place the heritage items within the building so they can respond to the interior design.**

- The *Tenancy Fitout Guidelines* should be developed to advise retail/ hospitality tenants of the cultural significance of the Lands Building and the requirements for its ongoing conservation and management. Any future works relating to the retail and food and beverage use will require approval under the Heritage Act 1977, unless deemed to be State Significant Development. **It is recommended that the Tenancy Fitout Guidelines should be submitted to the Heritage Council or its delegate for approval prior to issue of Construction Certificate CC 4 – services and finishes.**

If you have any questions regarding the above matter, please contact Verena Mauldon, Heritage Assets Officer, at the Heritage Division, Office of Environment and Heritage on 9895 6512 or at [verena.mauldon@environment.nsw.gov.au](mailto:verena.mauldon@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line drawn underneath.

**Rajeev Maini**

Acting Manager, Conservation

Heritage Division

Office of Environment & Heritage

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

17 May 2017