

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
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23 November 2022

NSW Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Sir/Madam,

ADINA CENTRAL, 2 LEE STREET, HAYMARKET - SCHEDULE OF CONSERVATION WORKS (INTERIOR ONLY)

BACKGROUND

This Schedule of Conservation Works (interior only) has been prepared by Urbis to accompany a detailed State significant development (SSD) development application (DA) for the mixed-use redevelopment proposal at TOGA Central, located at 2 & 8A Lee Street, Haymarket (the site). The site is legally described as Lot 30 in Deposited Plan 880518, Lot 13 in Deposited Plan 1062447 and part of Lot 14 in Deposited Plan 1062447. The site is also described as 'Site C' within the Western Gateway sub-precinct at the Central Precinct.

This report was not specifically required as part of the Secretary's Environmental Assessment Requirements (SEARs) dated 17 December 2021 and issued for the SSD DA. However, this report and the accompanying Schedule of Conservation Works (exterior) has been undertaken to inform the heritage approach for the project.

This letter should be read in conjunction with the Heritage Conservation Schedule prepared by Apex Diagnostics in May 2022, which outlines the condition and recommended conservation works for the exterior to the subject site. Windows and associated hardware have been addressed by Apex.

Further, this SCW refers to the Conservation Management Plan, prepared by Urbis in 2020, and adheres to the relevant conservation policies outlined in Section 9.

HERITAGE LISTING

The Former Parcels Post Office is a heritage item as listed under Sydney Local Environmental Plan 2012 (Schedule 5) (Item I855). In addition, the subject site forms part of the State Heritage Register listing for the Sydney Terminal and Central Railway Stations Group (Listing Number 01255, Gazette date 02 April 1999).

RESULTS OF THE SITE INSPECTION

The site inspection undertaken by Urbis on 23 May 2022 followed a targeted approach to all levels with a focus on corner rooms and spaces with larger masses of visible significant fabric (i.e. internal structure, interior face of windows and internal face of external walls). All levels were investigated including the Lower Ground, Ground, Levels 1-6, lofts (Level 7), and plant room (Level 8).

The inspection did not identify any notable damage to significant fabric. Minor water damage was noted throughout Levels 5 and 6, though impacted fabric is predominately associated with the c.1999 later additions and fit our works (see following images).



Figure 1 Minor paint peeling noted in Unit 10 (Level 1).



Figure 2 General condition of original structural fabric as noted in Unit 10 (Level 1).



Figure 3 General condition of original structural fabric as noted in Unit 6 (Level 1).



Figure 4 General condition of original structural fabric as noted in Unit 19 (Level 2).



Figure 5 Detail view to minor paint bubbling to window interior within Unit 38 (Level 3).

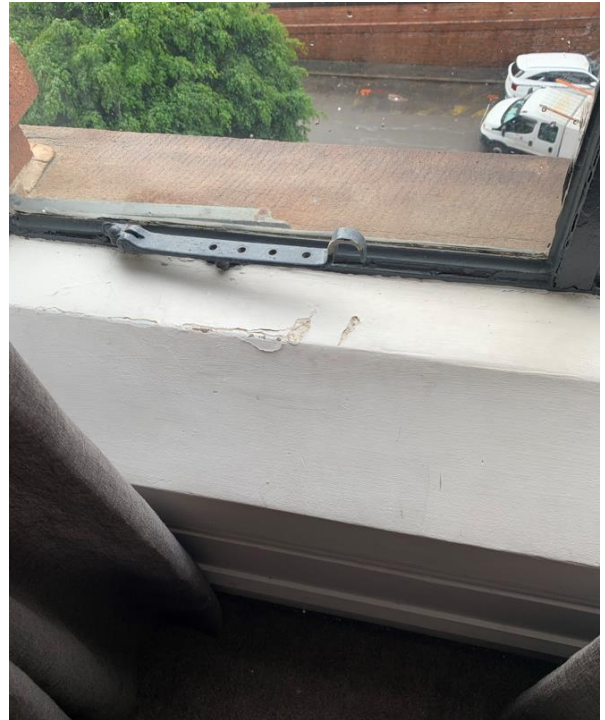


Figure 6 Detail view to minor paint flaking and peeling to window interior within Unit 42 (Level 3).



Figure 7 Detail view to minor paint cracking to original fabric wall in Unit 62 (Level 4).



Figure 8 Detail view to minor water damage and mould within Unit 73 (Level 5).



Figure 9 Detail view to minor paint flaking to window interior within Unit 77 (Level 5).

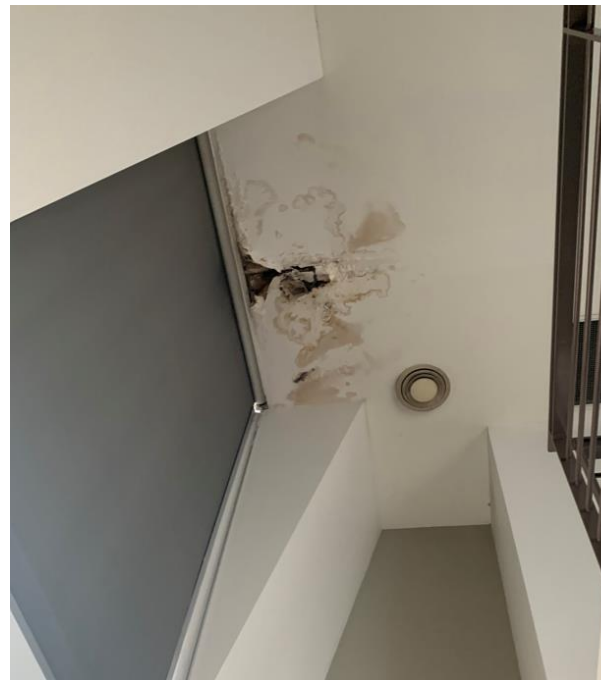


Figure 10 Detail view to water damage to later addition fabric within Unit 90 (Level 6).

RECOMMENDED TREATMENT

The below recommendations are relevant to the minor condition issues to the internal spaces:

- Bubbling paint indicates potential damp near ceiling height at Level 3 as pictured above. Paint to the area to be carefully removed from a minimum area of 2000mm around visible evidence of damp. Where further evidence of damp is in exposed areas remove paint from an additional surrounding 1000mm. HC to inspect with suitably qualified engineer to diagnose cause of damp, extent of damage to plaster and masonry, and appropriate further action. Following completion of all remediation/conservation works to area, allow to refinish in a method agreed with HC TMO.
- Cracking and peeling paint and the minor presence of mould throughout are assumed to be predominantly addressed in conjunction with the removal of all existing internal fit out and subsequent redevelopment of the building internally. Following rectification of any structural issues and external conservation issues, the interior faces of all external walls are to be inspected and paint patched throughout in approved colours as required.
- Following removal of existing fitout, undertake more in-depth inspection to columns to determine extent of works required. Suggested scope includes removal and replacement of any deteriorated plaster/stucco in consultation with HC.
- Plaster to match original composition/mix and finish including any texture visible on existing column. Undertake detailed inspection of column capitals where damaged or missing, Reinstate to match original utilising existing surviving capital as mould. Capital to match original in composition/mix and finish including painted finish.
- Combined with the conservation works highlighted by the May 2022 Apex Diagnostics report, the site inspection to the Former Parcel Posts did not identify the necessity for further conservation works to the interiors of the building following removal of the existing fit out.
- It is recommended that the HC be present on site to monitor the removal of the existing fitout to identify any uncovered potentially significant fabric otherwise unaddressed in this Schedule of Conservation Works.

The advice in this letter is preliminary only and may be updated following removal of the interior fitout after the commencement of works.

Should you have any further questions or queries, please do not hesitate to contact the undersigned.

Yours sincerely,

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