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07 March 2023

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

Attention: Amy Watson

Dear Amy,

Hassell has been engaged by Pontiac Land Group (PLG) to provide Architectural, Landscaping, Internal Heritage Architecture and Interior Design consultancy services for the Lands Building. Purcell are engaged by Hassell as a sub-consultant to provide their expertise on the Internal Heritage Architecture scope.

MOD 18 – LANDS BUILDING – RESPONSES

Please find the below which has been prepared in response to the Department's request for additional information dated 10 February 2023 regarding submissions and agency advice, including that from the City Of Sydney and Heritage NSW.

Ceiling finish and colour (RTS response 5.2 and RTS response 10.6):

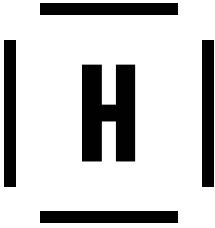
The following commentary is provided in response to HNSW and CoS submissions relating to the height, finish, and colour schemes of new ceilings.

Where new plasterboard ceilings are being installed, the intention is to install the new ceilings as high as possible and as close to the original ceiling level as possible - taking account of the ceiling construction necessary for FRL (Fire Resistance Level) compliance requirements. As reviewed previously with the TAP, the new ceilings may be slightly lower than the existing to allow for the new ceiling to be independent of the existing structure to prevent movement/cracking and to allow the new ceiling to be level where practical to do so. It is noted that there are already instances of cornices intersecting with doors and windows on the project, however it is our intention to avoid further occurrences.

The existing lath and plaster ceilings are proposed to be replaced with new fire rated plasterboard ceilings (achieving the required FRL). The original and the new ceilings both have a paint finish. The project team will also continue to explore methods and approaches to achieve a matching approach to the original ceilings with respect to texture and finish. Any finishes need to be compatible with the tested FRL of the new ceiling system.

Regarding the colour scheme of the paint finishes to the project it is proposed that the colour scheme is fitting of a contemporary hotel use within a significant heritage Building. Our current proposal for the majority of ceilings are that they are neutral/white. There are key spaces where heritage colour schemes are proposed as a part of the Hassell scheme, such as the Minister's Room (G.07) and the associated ante-room (G.06) as identified in the conservation works schedule. For these rooms (G.06 & G.07) and rooms with salvaged cornices (G.01 & G.04), Hassell understands that the proponent is committed to a process to select colours in consultation with CoS and HNSW.

Existing lath and plaster ceiling review (RTS response 4):



Please refer to associated document; '*Existing Lath and Plaster Ceiling Review*' (013979_RP_230306_CeilingReview.pdf).

Documentation Process (RTS response 10.5):

To assist in responding to the CoS commentary we have provided the following summary describing how the architectural documentation has been prepared to date.

Prior to our engagement on the project a working Revit model of the entire building was prepared by others, which was based on a point cloud survey. The original 3D information utilised in Hassell's documentation, in limited areas, did not capture heritage fabric concealed by later installations – noting that a number of additional 2D and 3D surveys were completed by Land Surveys.

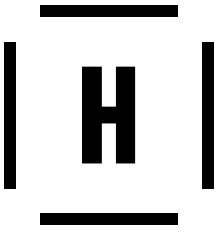
A complete archival photographic recording was undertaken in 2017 prior to our engagement on the project. This includes labelled images of all elevations of each room as they appeared between October and December of 2017. Hassell understands, as part of the RTS response, a point cloud survey of the ceilings and cornices will be undertaken.

RTS RESPONSE REVIEW

Outside of specific items note above, Hassell has reviewed the draft RTS schedule (items listed below) and supporting documentation and acknowledges the response and referenced materials provided by other project participants.

DPE Letter

Ref	Matter Rased
1.1	Significance of ceilings
1.2	CMP policies for ceiling
1.3	Assessment of lath and plaster condition
1.4	Previous works to ceilings and heritage approvals
1.5	Ceiling stabisation
1.6	Fire compliance requirements
1.7	Lyon and Cottier coat of arms
2.0	Consultation, and agreement with the proposed approach to fire safety, with Fire and Rescue NSW
2.1	The analysis, testing and investigation undertaken to inform the proposal
2.2	Alterative options which have been explored (and any additional options which can be explored) to achieve compliance with the National Construction Code fire safety requirements which may allow greater retention and restoration of exceptional and highly significant ceilings
3.1	FEBQ
3.2	
4.0	Ceiling review (original vs non-original) <i>See detailed response provided above.</i>
5.1	Retention, restoration and conservation of sample rooms
5.2	Ceiling finish, height and colour scheme <i>See detailed response provided above.</i>
5.3	match the design, material and finish of all replicated cornices
6.1	Feasibility of salvaging and reinstating cornices
7.1	Proposed reconstruction of cornices
8.1	Retain the vault containing the Lyon and Cottier coat of arms



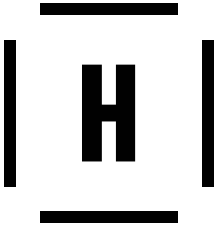
9.0	Landowners consent
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CoS Letter

Ref	Matter Rasised
10.1	Existing ceiling replacement
10.2	Recommend for more cornices to be salvaged and reinstated
10.3	Lyon and Cottier coat or arms
	Retention of ceiling vault at location of coat of arms
	Allow for different options instead of a one fit all solution
	recommend other options that have been previously discussed should be selectively adopted to some specific elements and rooms
10.4	Blank
10.5	A full documentation of existing ceilings to be demolished or modified, including a 3D point cloud survey and archival photograph recording of each room and ceiling details. <i>See detailed response provided above.</i>
10.6	Two sample rooms, one timber lath & the other metal mesh lath
	All new ceilings are to be finished with a coating and finish that is consistent with the original
	<i>See detailed response provided above.</i>
	Further tests of salvaging more cornices (than the proposed) and options to retain the wall cornices insitu are to be explored.
	The replicated cornices are to use the same material and finish as the existing.
	The vault containing the significant Lyon and Cottier painted tiled Coat of Arms is to be retained

HNSW Letter

Ref	Matter Rasised
11.4	The ceilings proposed for removal in Modification 18 are of high and exceptional significance. The policies in the Conservation Management states they should be retained in situ, repaired, and conserved.
11.5	Ceiling Deterioration
11.6	Northrop assement
11.7	Westox usage
11.8	Fire Performance
11.9	Cumulative impact of incremental loss of original fabric
11.10	Independent peer review
11.11	Permanent stabilisation by timber block attachment preffered by Northrop
11.12	Methodology above noting peer review
11.13	Where lath and plaster ceilings have collapsed this portion of the ceiling should be removed and the lath and plaster ceiling reconstructed
11.14	The proposal to temporarily remove the Lyon and Cottier Coat of Arms is appropriate. However, it is recommended that the Coat of Arms be carefully removed and stored in its entirety including the more recent restoration works that reinstated lost tiles.
11.15	A conservation methodology that conserves the lath and plaster ceilings and the concrete arch ceilings is supported



11.16	Northrop in their report noted that if their preferred method of conservation were to be applied the risk of major failure/collapse is low
11.17	Ceiling failure has been observed in the past, maintenance is overdue
11.18	Northrop have also recommended that where lath and plaster ceilings have collapsed this portion of the ceiling should be removed and the lath and plaster ceiling reconstructed.
11.19	The making good of the roof/rainwater goods and ongoing maintenance will reduce if not eliminate future water ingress
11.20	Alternates to invasive monitoring
11.21	Alternates to invasive monitoring
11.22	Use of Westox
11.23	Balance of fire protection and heritage retention
11.24	Fire Engineering performance solutions
11.25	Fire Engineering modelling
11.26	Fire Engineering modelling and peer review
11.27	Fire Testing of CAP coating
11.28	Lyon and Cottier Coat of Arms removal and reinstatement

Yours sincerely,

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