

Marcus Jennejohn
Senior Planning Officer - Key Sites Assessments
Department of Planning and Environment

Our R/2014/39/AB
reference:

Your SSD 7484 MOD 17
reference:

Subject: Request for Advice - Sandstone Precinct - Lands Building Design Refinements (SSD 7484 MOD 17)

Thank you for your correspondence dated 29 July 2022 requesting for the City of Sydney Council (“the City”) to comment on the subject modification application. The proposal involves minor internal and external modifications to the Lands Building. It is understood that the modifications are based on further investigations of existing fabric, rationalisation of design details and input from the Design Review Panel (DRP).

The City has reviewed the accompanying information and considers the design modifications generally acceptable. Notably, the proposed retention of the courtyard facades and design changes to the rooftop level have positive heritage impacts.

The following issues are raised regarding the proposed modifications:

- **Modification 2 – Floor removal for amenity**

The extent of work is not clearly described. The Heritage Impact Statement (HIS) indicates that timber joists will be removed, and not just flooring. The replacement structure and finish are not specified. It was understood that previous modification applications allow for the dismantle and reinstatement of certain floor and ceiling areas to allow for additions of new services and amenities. This approach should be applied to the nominated areas subject to this application. Whilst the existing timber floor and joists may be disassembled and modified where necessary, they should be reinstated to retain the original fabric and maintain the unity of internal materials and finishes.

- **Modification 4 – Salvage and relocation of fireplaces**

This item is listed in the Statement of Environmental Effects (SEE) and HIS. However, it is not depicted in the ground, first and second level floor plans. It is unclear how many or how significant these fireplaces are. The justification and the locations for the relocation are not specified.

- **Removal of the Strong Room original doors**

The existing doors were designed as fire-rated doors for the Strong Room. The HIS recognises the significance of these doors and states that the doors are required to be removed and replaced for fire-rating purposes.

The significant original doors of the Strong Room should be retained. A fire engineer assessment was not provided with the application. It should be noted that one of the objectives of fire engineering is to ensure that heritage fabric is retained and protected. The City recommends the doors can be retained with an addition of a new fire door either in front or behind the original doors.

- **Removal of the Cultural Space at lower ground floor**

This item is not discussed in the HIS. Given the high significance of the Sandstone Precinct and the numerous moveable heritage items hosted by the two buildings, a specific space designated for heritage display is necessary. It is understood that the Heritage Interpretation Plan under development could be comprehensive and holistic, but the role of a Cultural Space room within the building cannot be replaced. The function of the space is expected to be more than just interpretation, but it may be a depository of building records, a library of catalogues and books and a storage for rotating exhibits. The City strongly recommends that the Cultural Space be retained.

Please contact Reinah Urqueza on 02 9288 5882 or by email at rurqueza@cityofsydney.nsw.gov.au if you need to discuss your request.



Andrew Rees
Area Planning Manager