

Our ref: HMS ID 1309

Mr Marcus Jennejohn
Planner
Department of Planning and Environment
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By email: marcus.jennejohn@planning.nsw.gov.au

Dear Mr Jennejohn

Sandstone Precinct – Lands Building – SSD 7484 Modification 17 - Lands Building Design Refinements (SSD-7484- Mod-17)

Thank you for your referral dated 29 July 2022 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal. The proposed SSD affects the State Heritage Register (SHR) item Lands Department Building (SHR no. 00744) located at 23-33 Bridge Street, Sydney.

The proposed development involves minor internal and minor external works to enable design and land use refinements to the Lands Building (Attachment 1).

The drawings and documentation for the SSD Modification 17 have been reviewed. As delegate of the Heritage Council of NSW, I provide the following comments:

- The *Heritage Statement* prepared by Urbis and dated 16 June 2022 summarises the proposed changes and their impacts and concludes that most of the changes have either an acceptable heritage outcome because the impact is low or the alternative is more impactful, or a positive heritage impact where significant fabric is retained.
- The *Heritage Statement* does not include an assessment of any archaeological impact from the revised Level 2 and Level 3 excavation for the tunnel, shafts, stairs and lift lobby. The area of these works falls generally within the previously approved excavation extent for these levels. The report *Archaeological Impact Assessment, including Research Design and Excavation Methodology Main Development Works Lands and Education Buildings Sydney*, prepared by Curio Projects, dated October 2018 stated that:

Any proposed development excavation/demolition below c.4m (i.e. excavation for Basement 2, Basement 3, and the subterranean tunnel link) will be within the deep sandstone bedrock, and is therefore, considered not likely to impact on archaeology, as it will be below the level at which archaeology is reasonably predicted to occur within this site type.

It is requested the proponent confirm that there will be no archaeological impact from the changed extent of the excavation.

- Several changes are proposed in a coordinated approach to new services integration in the building. It is noted that where possible the services have been placed to minimise heritage impact and that alternatives have been considered. The changes and the actions to retain significant fabric where possible are supported.
- Mod 17 includes further impact to the strong room through the loss of significant fabric, including the doors and a portion of the flooring, represents ongoing incremental change and impact on this room graded as highly significant in the CMP. The protection historically accorded to the strong room from fire and theft is reflected in the fabric, in its heavy duty construction and resilience. While the significant doors to be removed will be recorded and salvaged, it is suggested the replacement doors could in some way interpret what has gone before.
- The proposed changes to the facade detail of the north courtyard as endorsed by the Design Review Panel is noted in the Heritage Statement as reducing the amount of original fabric to be removed and therefore a good heritage outcome. It is noted the new design better complements the pattern of horizontal and vertical architectural lines in the façade and does not visually dominate or detract from the original elements. This is particularly applicable to the window within the dome. This design change is supported.
- The design change to the northern dome mezzanine opening to slightly differently sized arched opening is supported.
- The proposed changes to the ‘Strong Room’ use, from a guest lounge to a display area/ancillary hotel use space (which can be used for displaying of art and other items, as a thoroughfare space, for example) is supported.
- It is also noted that the works will be carried out with heritage advice and input from the nominated heritage consultant, Urbis and from the heritage architect, Purcell.

We are satisfied that the elements of the Mod 17 proposal are consistent with the development for which consent was originally granted and will have an acceptable impact on the heritage significance of the Lands Building in the context of the major adaptive reuse.

It is requested that additional information be provided for the salvage and reinstatement of significant fabric. It is requested that the following information is submitted for our consideration:

- **Salvage methodology:** A salvage methodology consistent with the requirements of Condition B49 of Stage 2 SSD 7484 and consistent with the revised scope of works is to be provided. The methodology must outline how all architectural elements and fabric which are to be removed as a result of Mod 17 are to be stored and where applicable, reused within the Lands Building.

- **Reinstatement methodology:** A reinstatement methodology for the temporary removal and reinstatement of retained portions of stone floors and the relocated fireplaces.

If you have any questions regarding the above advice, please contact Andreana Kennedy, Senior Assessments Officer, at Heritage NSW on 02 8289 6692 or andreana.kennedy@environment.nsw.gov.au.

Yours sincerely

Rochelle Johnston

Rochelle Johnston
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Heritage NSW
Department of Planning & Environment
As Delegate of the Heritage Council of NSW
11/08/2022

Attachment 1: Overview of proposed works

The *Heritage Impact Statement* (prepared by Urbis, 16 June 2022) outlines that the Proposed Mod 15 changes are to:

Basement levels
• Updated excavation showing proposed tunnel access shaft extents, rationalisation of excavation to egress stairs and reduced extents of excavation in the BOH lift lobby on Basement Level 3.
• Door relocated to Education building on proposed plans.
• Lower-ground level
• North Courtyard façade updated as endorsed by the DRP – note this update is shown across LG through Level 3.
• Minor updates to services integration including confirmed electrical cupboards and risers, and minor layout updates to the Comms/Switch rooms.
• Minor room layout updates to amenities and retail tenancies.
• Updated BOH fire stair and services riser.
• Lower ground mezzanine
• Modern concrete mezzanine removed, and structure retained.
• Room uses and internal layouts updated for amenities, office and BOH.
• Updated fire stair and services riser.
Ground level
• Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated Bent St entry doors, windows and handrails, updated services risers, updated courtyard gantry extents and façade detailing express original courtyard doors to elevation.
• Demolition extents modified including floor removal for amenities areas, penetrations for risers, access hatches aligned with marble floor tiles, retention of northern pantry wall and the ceiling removal above northern spiral stairs for services installation (stairs to be retained in situ).
• Fireplace salvage for relocation on site.
• Central floor demolition in strong room for structural rectification.
• Strong room entry door update.
• Updated room layouts for amenities, wellness and room names.
Level 1
• Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated services risers, updated courtyard gantry extents and façade detailing express original courtyard doors to elevation.
• Demolition extents modified including floor removal for amenities areas, penetrations for risers, access hatches aligned with marble floor tiles, retention of northern pantry wall and the ceiling removal above northern spiral stairs for services installation (stairs to be retained in situ).
• Fireplace salvage for relocation on site
• Strong room entry door update.

• Updated room layouts for amenities, screening room and room names.
Level 2
• Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated services risers, updated courtyard gantry extents and façade detailing express original courtyard doors to elevation.
• Demolition extents modified including floor removal for amenities areas, penetrations for risers, access hatches aligned with marble floor tiles, retention of northern pantry wall and the ceiling removal above northern spiral stairs for services installation (stairs to be retained in situ).
• Fireplace salvage for relocation on site.
• Updated room layouts for amenities, northern corridor, north / south / west function rooms, kitchen, storeroom, and updated room names.
• Level 2 services mezzanine included above new amenities.
• Ceiling penetrations for services reticulation shown.
Level 3
• Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated plans showing the northern roof structure replacement.
• Updated room layouts and naming for link insertion amenities and support spaces, northern dome and northern dome mezzanine, east tempietto kitchen layout.
Level 4 and above
• Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated plans showing retention of Level 4 tempietti floors to east and west.
• Updated room layouts for the northern dome mezzanine layout including arched openings to terraces and compliant terrace balustrades.
• Updated south terrace showing services integration.