

Annika Hather
Planning Officer
Key Sites Assessments

Our reference: R/2014/39/AD

Your reference: SSD-7484-Mod-18

Subject: Sandstone Precinct Modification 18 - Lands Building Ceilings

Thank you for your correspondence dated 12 January 2023 inviting the City of Sydney Council (the City) to comment on the above.

The City has reviewed the submission and provides the following comments for your consideration.

1. Demolition of existing lath & plaster ceiling and replacement of fire rated plaster boards:

Given the condition of the existing ceilings and the test failures in their fire rating capacities, the City have no objection on the proposed replacement. However, the finish, colour scheme and the height of the new ceilings must match the original ceiling. The construction details of the of both lath and plaster ceilings, and mesh and plaster ceilings are to be properly documented. In addition, two sample rooms, one containing intact timber lath & plaster ceiling and the other containing metal mesh lath & plaster ceiling should be retained to demonstrate the original ceiling construction details.

2. Demolition and reinstatement of wall and beam cornices:

Though in principle the City support the proposed salvage, replica and reinstatement scheme, we recommend more cornices may be salvaged and reinstated where possible. The option of retaining the wall cornices in-situ should be tested by a professional contractor. Retention of more existing cornices has both heritage and economical benefits.

3. Demolition and replacement of breeze arches:

The corridor ceiling contains a painted and tiled Coat of Arms which is of exceptional significance. Its removal and reinstatement is considered to have major adverse heritage impact. Options to retain it in-

situ are not discussed in the application. Given its significance, the portion of vault containing the artwork should be retained in-situ and a fire insulation treatment may be applied in the ceiling space.

Given the complexity of issues in relation to varied conditions of the ceilings, building compliance requirements and heritage significance, it may be more appropriate to allow for flexibility in adopting different options instead of a one-fit-all solution. While overall the City consider this modification application is largely acceptable, we also recommend other options that have been previously discussed should be selectively adopted to some specific elements and rooms. This includes to retain some original ceilings and to retain the significant artwork at the ceilings.

The City recommends the following, which may be incorporated in the consent conditions:

- 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, is to be carried out prior to commencement of any demolition work.
- Two sample rooms, one containing intact timber lath & plaster ceiling and the other containing metal mesh lath & plaster ceiling (e.g. G07 which contains original painting scheme), including their cornices, should be retained to demonstrate the original construction details.
- All new ceilings are to be finished with a coating and finish that is consistent with the original set plaster finish.
- Further tests of salvaging more cornices (than the proposed) and options to retain the wall cornices in-situ are to be explored.
- The replicated cornices are to use the same material and finish as the existing. The samples/prototypes of all types of new cornices are to be reviewed by Heritage NSW and City of Sydney prior to their manufacturing.
- The vault containing the significant Lyon and Cottier painted tiled Coat of Arms is to be retained to preserve the artwork. A fire insulation option that enables its retention is to be adopted.

Please contact Mia Music on 02 9246 7283 or by email at mmusic@cityofsydney.nsw.gov.au if you need to discuss your request.



Christopher Corradi
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