URBIS

SCHEDULE OF CONSERVATION AND RESTORATION WORKS

Former Treasury Buildings

Prepared for

MULHPA HOTEL (SYDNEY) PTY LIMITED

25 August 2020

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FIGURES

1. INTRODUCTION

1.1. BACKGROUND

This Schedule of Conservation and Restoration Works (SCRW) has been prepared to accompany a Stage 2 State Significant Development Application for the Former Treasury Buildings at the corner of Macquarie and Bridge Streets in Sydney.

The Stage 1 development consent for building envelopes to facilitate internal and external alterations and additions to the Intercontinental Hotel (of which the Former Treasury Buildings form part) was granted on 22 January 2020 subject to conditions (SSD 7693). This report has been prepared in partial response to Condition C4 set out in the consent under Part C – Conditions to be satisfied in future Development Applications. The condition has been reproduced below.

> *C4. The future development application must include a Heritage Impact Assessment, including a schedule of conservation and restoration works to significant spaces and elements of both heritage buildings on the site and a Heritage Interpretation Strategy for the proposed works.*

Note that the Heritage Impact Assessment and Interpretation Strategy have been prepared by Urbis and provided with this application under separate cover.

This Schedule of Conservation and Restoration Works has also been prepared in response to Requirement 6 of the Secretary's Environmental Assessment Requirements (SEARs) for the proposed State Significant Development (SSD) application. Section 1.2 below outlines the heritage related SEARs requirements for SSD-10454 and how these have been addressed in this report.

This Schedule has been prepared with consideration for the existing condition of the site, the ongoing program of maintenance works and the nature of the SSD application (which does not include any work to the site). The conservation actions in this Schedule are to be implemented as part of this project where noted. However, it also must be noted that this document is intended to be referred to in perpetuity in line with potential future internal refurbishment. Items which are relevant to future works are noted (including existing covered flooring and interior design guidelines, Section 9).

The Former Treasury Buildings are listed on the State Heritage Register (Item No. 00355). The heritage significance of the site is set out in Section 3.1 of this report.

Note this Schedule has been prepared for the purpose of authority approvals only. This Schedule is not to be used for pricing, tender or construction.

1.2. SEARS REQUIREMENTS

The SEARs for SSD-10454 were issued on 19 May 2020. The following table outlines the heritage related SEARs and how these have been addressed for the SSD application.

Table 1 SEARs Responses

SEAR	Discussion
o Provide a detailed Schedule of Conservation Works that outlines all works that are proposed to the former Treasury Building, accompanied by a set of detailed drawings indicating the extent of works.	This Schedule of Conservation Works has been prepared for this place in accordance with the SEARs for SSD-10454 and in satisfies this SEAR.

1.3. SITE LOCATION

The extent of the subject site covers only those early buildings situated along the Macquarie Street and Bridge Street periphery of the InterContinental Hotel Sydney constructed between c.1849-1919, as defined by the State Heritage Register (SHR) curtilage map for Item No. 00355 (only part of Lot 40 in Deposited Plan 41315). The remainder of the site is occupied by the 1980s' hotel development to the Phillip Street boundary.

Along the Bridge Street portion of the subject site, the later hotel development overlaps with the earlier Treasury buildings. There is a 'cortile' space which provides for a central interface between the subject site buildings and the hotel development. This cortile is a generally square central courtyard covered by a steel framed domed roof, constructed in the 1980s.

The following plans show the extent of the subject site (SHR curtilage for Item No. 00355) on an aerial in the context of the broader InterContinental Hotel Sydney site, and the defined SHR curtilage plan.

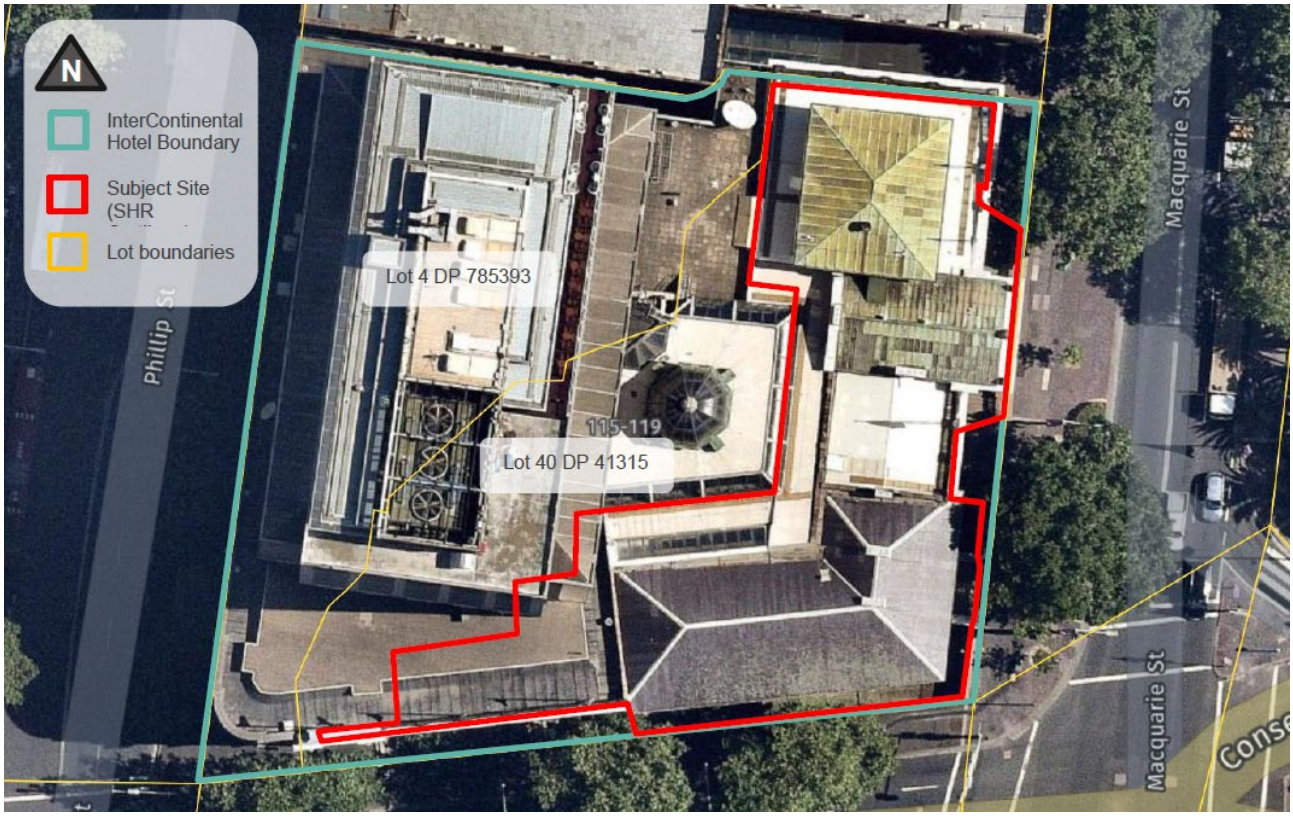


Figure 1 Site Plan, showing the extent of the subject site (SHR curtilage for Item No. 00355) on an aerial in the context of broader InterContinental Hotel Sydney site.

Source: Nearmap 2019 with Urbis annotations

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Alexandria Barnier (Senior Consultant). Kate Paterson (Director/Architect) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. METHODOLOGY AND LIMITATIONS

This Schedule has been prepared in relation to the Former Treasury Buildings only (refer reference plans at Section 4). This Schedule addresses only fabric of significance within the Former Treasury Buildings and addresses contemporary fabric only insofar as it may be intrusive and required to be removed.

This Schedule is limited to internal fabric only and does not include any masonry in the cortile at this stage, this Schedule will be updated with this information following input from specialist. External fabric has been subject to an ongoing program of conservation and maintenance works overseen by James Ginter of Traditional Restoration Company. Even so, a comprehensive SCW for external fabric has been prepared under separate cover by Apex.

Damp management issues are assumed to be addressed by the SCW for external fabric (insofar as it would affect highly significant sandstone) and in accordance with the ongoing program of maintenance for the building overseen by the Director of Engineering for the InterContinental Hotel.

It should be noted that the internal fabric generally is in very good condition at present, having been subject to extensive conservation works in the 1980s and a regular and comprehensive program of maintenance in the interim. This Schedule is limited to addressing any urgent conservation items.

This Schedule also provides guidance for the refurbishment of rooms if proposed in the future. Therefore, the Schedule (specifically Section 9) is to be read as an addendum to and in conjunction with the Conservation Management prepared by Urbis (2020) where any future works to internal spaces are proposed.

Note this Schedule has been prepared for the purpose of authority approvals only. This Schedule is not to be used for pricing, tender or construction. This schedule will undergo a further review before these stages in line with the stages set out at Section 1.8,

1.6. REFERENCE DOCUMENTS

The following documents are to be referenced in conjunction with this report:

- CMP for the Former Treasury Building prepared by Urbis 2020
- Schedule of Conservation Works for External Elements prepared by Apex.

Users of this document should also refer to the established program of maintenance on the site which is overseen by the InterContinental Director of Engineering.

1.7. TERMS AND ABBREVIATIONS

CM	Construction Manager
SCW	Schedule of Conservation Works
Fabric	Fabric refers to all the elements that make p the construction of the building whether structural or non – structural. It is usually qualified (e.g. “heritage fabric” or “new fabric”. When in doubt seek clarification.
HC	Heritage Consultant (the Nominated Heritage Consultant engaged by Mulpha in accordance with any conditions of approval)
HNSW	Heritage New South Wales. HNSW provides the secretariat support to the NSW Heritage Council.
CoSC	City of Sydney Council

1.8. PROGRAM FOR UPDATING SCW AND NEXT STEPS

This document will be progressively updated at the following stages and throughout the Construction Certificate, Pricing, Tender and Construction phases to provide the following information:

1. Specialist advice on the conservation of masonry in the cortile (prior to CC).
2. Detailed scope of work for windows (following removal of acoustic screens).
3. Specifications for appropriate door and window hardware as required by this schedule (prior to pricing).
4. Specifications for replacement wallpaper and fireplace in Original Treasurer’s Room (prior to pricing)

2. THE PROPOSAL

The proposed works are confined to those areas of the InterContinental Hotel which are outlined in red in the figure above (within the SHR curtilage) . The proposed works to the Intercontinental Hotel have been outlined below for information however do not have a bearing on the fabric addressed in this report.

It is proposed to undertake alterations and additions to the subject property including minor additions to the Club Lounge of Level 32 of the 1980s' hotel tower, and internal refurbishment of the 1980s' cortile space which interfaces with the heritage buildings. The proposed works will substantially enhance the amenity of the hotel and provide a rejuvenated space to support the ongoing tourism operations for this important five-star CBD hotel. The proposal works are described below by level.

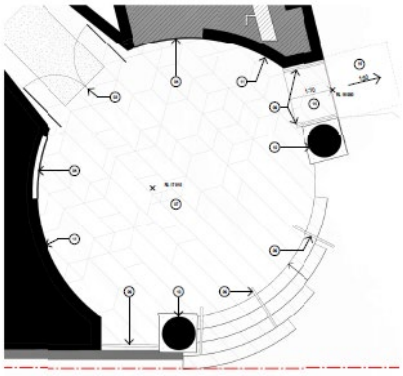
2.1. ALL LEVELS

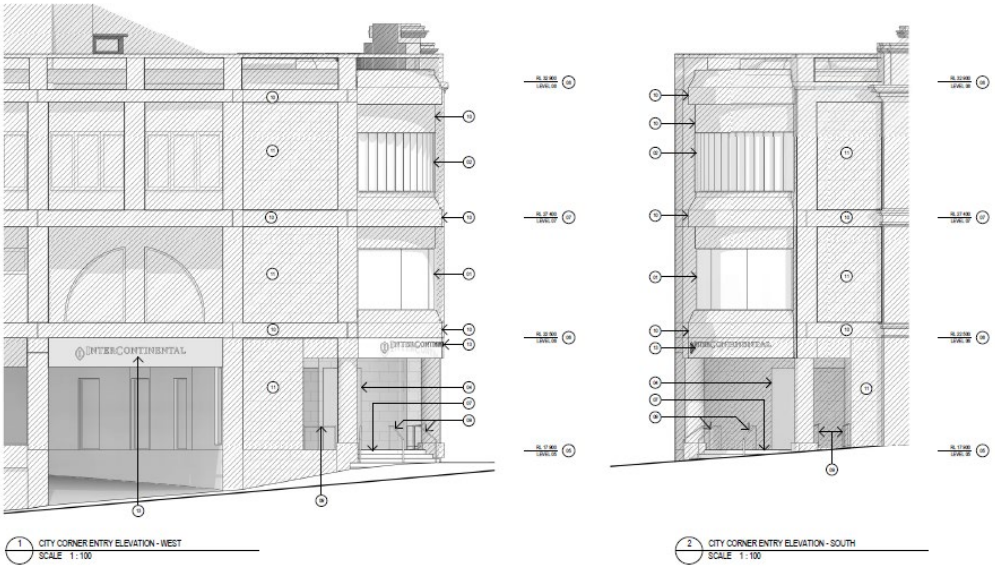
Arrival

In line with Stage 1 consent conditions regarding built form and design quality we have developed a strategy of minimal intervention. The original setting of the heritage buildings are unaffected with the new works to the facade proposed at the corner of Phillip and Bridge Streets. The improvements to the public domain will increase accessibility, noting that the existing topography is rather steep. In addition the re-glazing of level 06 and 07 will improve the external reading of the 19080's portion of the hotel.

A clean, curved glass, subdivided into 3 segments will be installed at level 06 to the existing Grille Room in lieu of the existing faceted glass. This will improve visual connectivity into the hotel for pedestrians as well as views out for the occupants.

At the level 07 corner a furniture store exists, which supports the ballroom operation. It is currently hidden from view via a sheer curtain behind the faceted glass facade. The proposed design installs a double layer of glass to act as a visual screen with depth; the outer layer is curved glass as per level 06 while the inner layer is a series of fluted glass elements which are semi-transparent. This double layer of glass provides visual interest whilst performing a dual function of blocking views into a back of house store room.





2.2. LEVEL 05 – BASEMENT LEVEL

Demolition

The heritage fabric will be preserved with demolition limited to the non-significant areas of the entry level of the hotel primarily in the 1980s extension. This includes the removal of the intrusive, non-original walls in the Strong Room which diminishes the reading of the original proportions of the space. Other items to be demolished include the dated reception, the obstructive and bizarrely modelled air conditioning turret, stairs, non-original floor finish and the balustrades at the corner of Bridge and Phillip Streets.

Proposed

The new design seeks to reinstate and celebrate the importance of the heritage façades fronting the Cortile by removing the 1980s additions. A new lozenge shaped bar will anchor the space with a reconfigured and simplified change in level to tie in with the surrounding datums. A new floor finish and pattern, which takes its cues from the original black and white tiling prevalent in other nearby Colonial buildings including The Dept. of Lands Building. New balustrades and floor finish is proposed at the corner of Bridge and Phillip Streets. A new reception area has been designed in addition to the revised concierge - all within the 1980s element of the hotel. The Strong Room group entry is improved through a partial reconfiguration to open up the original space.

The Cortile

The existing Cortile lacks legibility with its radial stairs and, at times, odd heritage pastiche elements which detract from the reading of the heritage façades. The non original sculptures and air conditioning ‘turret’ will be removed to visually clean up the space.

The concept for the Cortile is to create a welcome experience in conjunction with a food offering, a place where Sydney-siders meet for a quick coffee, long lunch or an evening cocktail. Referencing the Cortile’s history as an outdoor space, the design brings the outside in, with layering of levels and large scale biophilia for a contemporary dining experience.

The space will reinvigorate the heart of the hotel providing an active focal point that will shift character between the morning to the evening. High quality materials and refined details will complement the elegant heritage fabric.

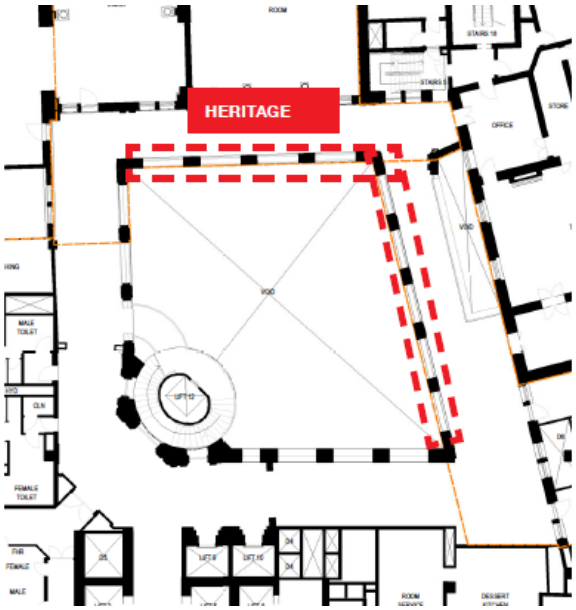
The 1980s interventions will be reconfigured to create a new clarity to the space and limit changes in level. This calmer set out provides a renewed focus to the heritage façades with the inclusion of a carefully detailed central bar element.

The floor finish to the Cortile takes its cues from the original black and white tiling prevalent in other nearby Colonial buildings including The Dept. of Lands Building. The tile work was typically, although not exclusively, used externally which ties in with the Cortile’s origins as an external space.

2.3. LEVEL 06 – GROUND FLOOR

Balustrades

The BCA consultant has confirmed that the existing balustrade on level 06 is compliant except for the climbability of the non-heritage skirting. The skirting will need to be modified to be lower than 150mm in order to be code complaint. It is worth noting that the existing balustrade is only code compliant when measured to the crown of the curved sandstone coping stone.



Cafe Opera

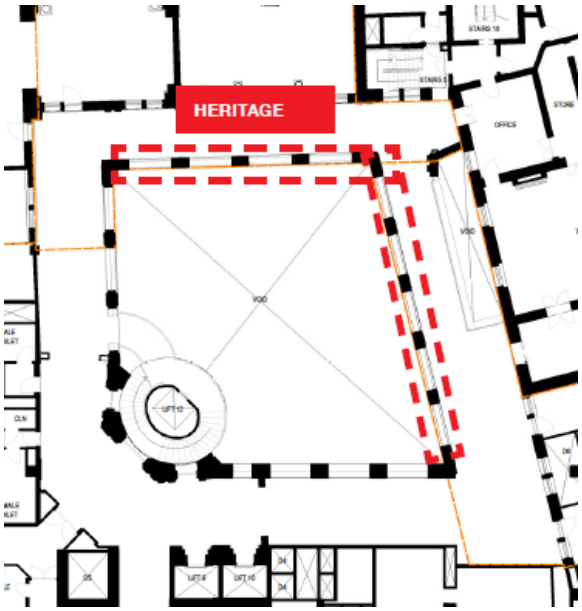
The intention for the existing Cafe Opera is a light refurbishment to remove the kitchen elements and replace the carpet, lighting and furniture. The refurbishment works will be sensitively detailed in order to recelebrate the heritage fabric whilst offering a contemporary dining experience for the hotel guests.

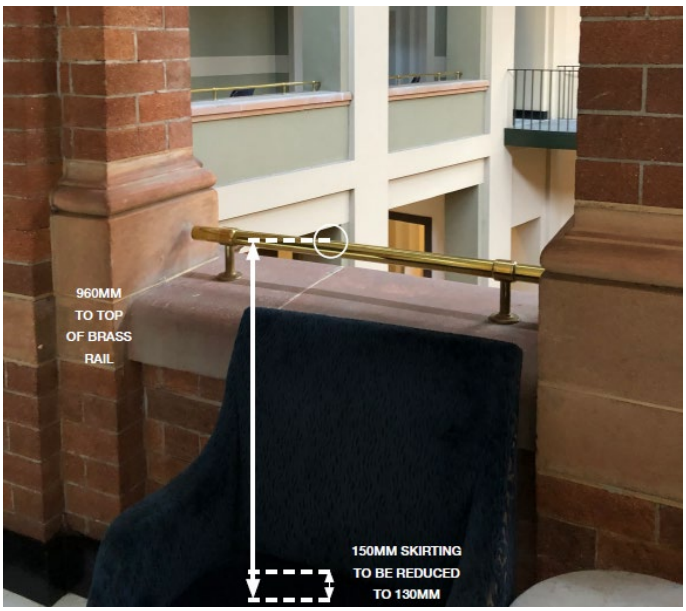
2.4. LEVEL 07 – FIRST FLOOR

Balustrades

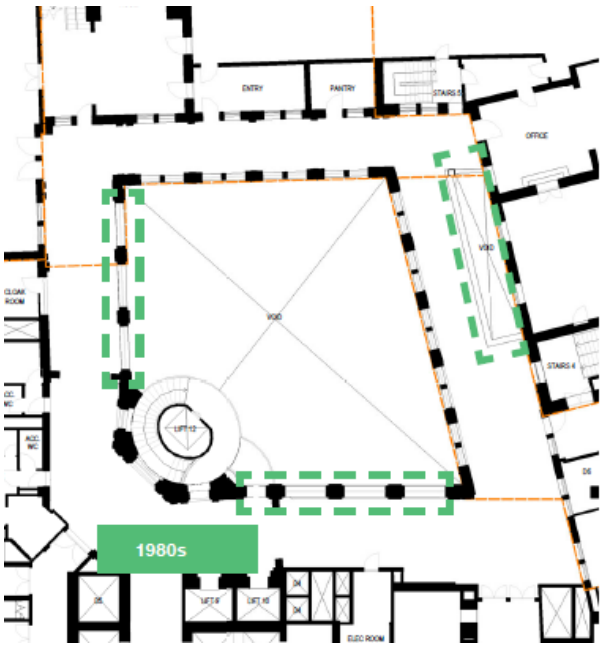
The height of the heritage balustrades on level 07, excluding the later brass rail is lower than on level 06. Therefore a more substantial element will be required to address compliance requirements. The proposed design will replace the brass rail with a more elegant solution that will increase the height of the balustrade to exceed the minimum of 1000mm. This is to future proof the space as codes evolve. Fixings will utilise the existing fixing points through the sandstone coping.

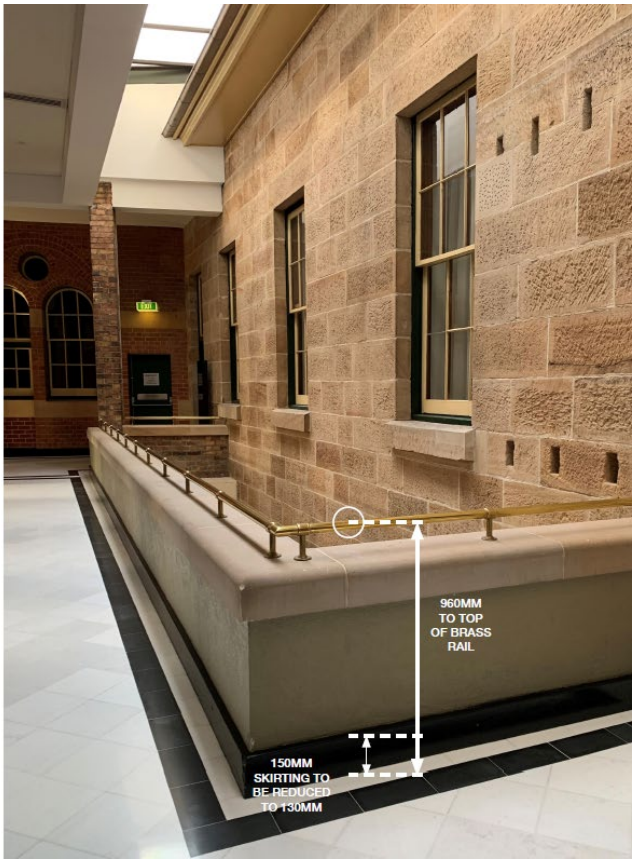
The skirting will need to be modified to be lower than 150mm in order to be code complaint.





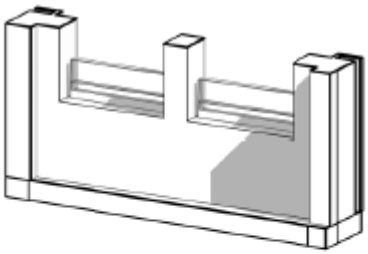
In a similar existing condition to the heritage balustrades the 1980s arcade is also not compliant with current code standards. As a result the brass rail will be replaced with a new element that will create a consistent approach across both the heritage and 1980s arcade façades.





The proposed balustrade element is an elegant, contemporary design that will complement the heritage façades whilst clearly avoiding pastiche. The dark bronze toned metal frame has a softness to its profiling whist providing above code compliant safety thereby future proofing the space and avoiding the need for future interventions. Fixings will utilise the existing fixing points through the sandstone coping to minimise disturbances to the heritage fabric. As per a key condition of the Stage 1 consent the fixing mechanism is reversible to the current state of intervention.

The existing skirting will need to be modified to be lower than 150mm in order to be code complaint. As is visible in view 01 the new balustrades are lightweight and visually recessive receding into the overall composition



5 3D VIEW - L07 ARCADE BALUSTRADE REPLACEMENT

2.5. LEVEL 32

The Extension

The level 32 extension is subtle and elegant in its expression – it has been developed as a lightweight steel and glass structure that appears to float above the heavy concrete base of the existing tower. The metal framing of the extension is proposed as a dark bronze, non-reflective tone to complete the sandstone coloured heritage façades and concrete of the 1980s hotel.

The extension is modest in its expression and is deliberately recessive, complementing the existing building whilst being subtly read within the surrounding context.

The Stage 1 envelope established by Hassell has been respected with the new extension. Due to the existing constrained floor to ceiling height and a limit on the envelope the extension has been designed with a skylight that incorporates shading to control solar gains. Through solar analysis it is clear that the skylight and new western facade is sufficiently protected by the new Quay Quarter which is in construction.

We have been provided with the following plans prepared by Woods Bagot Architects for the project dated 31 July 2020. These plans have been relied on for this Heritage Impact Statement.

NUMBER	NAME	REVISION	SCALE
ST2-DA- 00000	COVER SHEET	A	
ST2-DA- 00001	DRAWING LIST	B	
ST2-DA- 10000	SITE CONTEXT PLAN	A	1:1000
ST2-DA- 10001	SITE PLAN	B	1:500
ST2-DA- 11000	STAGING PLANS	B	N.T.S.
ST2-DA- 12109	SHADOW DIAGRAMS - WINTER 0900	A	1:1500
ST2-DA- 12112	SHADOW DIAGRAMS - WINTER 1200	A	1:1500
ST2-DA- 12115	SHADOW DIAGRAMS - WINTER 1500	A	1:1500
ST2-DA- 12209	SHADOW DIAGRAMS - EQUINOX 0900	A	1:1500
ST2-DA- 12212	SHADOW DIAGRAMS - EQUINOX 1200	A	1:1500
ST2-DA- 12215	SHADOW DIAGRAMS - EQUINOX 1500	A	1:1500
ST2-DA- 12309	SHADOW DIAGRAMS - SUMMER 0900	A	1:1500
ST2-DA- 12312	SHADOW DIAGRAMS - SUMMER 1200	A	1:1500
ST2-DA- 12315	SHADOW DIAGRAMS - SUMMER 1500	A	1:1500
ST2-DA- 13000	GFA PLANS	A	1:500
ST2-DA- 14000	3D HEIGHT PLANE DIAGRAM	A	N.T.S.
ST2-DA- 15000	PUBLIC DOMAIN PLANS	A	1:250

NUMBER	NAME	REVISION	SCALE
ST2-DA- 19050	EXISTING FLOOR PLAN - LEVEL 05	A	1:200
ST2-DA- 19060	EXISTING FLOOR PLAN - LEVEL 06	A	1:200
ST2-DA- 19070	EXISTING FLOOR PLAN - LEVEL 07	A	1:200
ST2-DA- 19320	EXISTING FLOOR PLAN - LEVEL 32	A	1:200
ST2-DA- 19330	EXISTING FLOOR PLAN - LEVEL 33 (ROOF)	A	1:200
ST2-DA- 20050	DEMOLITION PLAN - LEVEL 05	A	1:200
ST2-DA- 20060	DEMOLITION PLAN - LEVEL 06	A	1:200
ST2-DA- 20070	DEMOLITION PLAN - LEVEL 07	A	1:200
ST2-DA- 20320	DEMOLITION PLAN - LEVEL 32	A	1:200
ST2-DA- 20330	DEMOLITION PLAN - LEVEL 33 (ROOF)	A	1:200
ST2-DA- 22050	FLOOR PLAN - LEVEL 05	C	1:200
ST2-DA- 22060	FLOOR PLAN - LEVEL 06	C	1:200
ST2-DA- 22070	FLOOR PLAN - LEVEL 07	C	1:200
ST2-DA- 22320	FLOOR PLAN - LEVEL 32	D	1:200
ST2-DA- 22330	FLOOR PLAN - LEVEL 33 (ROOF)	C	1:200
ST2-DA- 24050	RCP - LEVEL 05	A	1:200
ST2-DA- 30001	EXISTING ELEVATION - SOUTH & EAST	A	1:400
ST2-DA- 30002	EXISTING ELEVATION - NORTH & WEST	A	1:400
ST2-DA- 30011	DEMOLITION ELEVATION - SOUTH & EAST	A	1:400
ST2-DA- 30012	DEMOLITION ELEVATION - NORTH & WEST	A	1:400
ST2-DA- 30021	ELEVATION - SOUTH & EAST	A	1:400
ST2-DA- 30022	ELEVATION - NORTH & WEST	A	1:400
ST2-DA- 30201	EXISTING SECTION - OVERALL	A	1:400
ST2-DA- 30211	DEMOLITION SECTION - OVERALL	A	1:400
ST2-DA- 30221	SECTION - OVERALL	A	1:400
ST2-DA- 45001	CITY CORNER ENTRY ELEVATIONS/SECTION	C	1:100
ST2-DA- 45002	CITY CORNER ENTRY DETAILS	A	1:50
ST2-DA- 45101	LEVEL 32 FACADE ELEVATIONS	A	1:100
ST2-DA- 45102	LEVEL 32 FACADE ELEVATIONS	A	1:100
ST2-DA- 45103	LEVEL 32 FACADE DETAILS	A	1:50
ST2-DA- 46001	CORTILE FLOOR PLAN	A	1:100
ST2-DA- 46002	CORTILE INTERNAL SECTIONS	A	1:100
ST2-DA- 46003	CORTILE INTERNAL SECTIONS	A	1:100
ST2-DA- 46004	CORTILE BALUSTRADE DETAIL	A	1:100
ST2-DA- 90000	MATERIAL SCHEDULE	A	N.T.S.
ST2-DA- 90101	PERSPECTIVE MONTAGE - 01	A	N.T.S.
ST2-DA- 90102	PERSPECTIVE MONTAGE - 02	A	N.T.S.
ST2-DA- 90103	PERSPECTIVE MONTAGE - 03	A	N.T.S.
ST2-DA- 90104	PERSPECTIVE MONTAGE - 04	A	N.T.S.

3. THE FORMER TREASURY BUILDINGS

3.1. STATEMENT OF SIGNIFICANCE

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

The Statement of Significance for the subject site has been sourced from the Urbis CMP 2020.

The former Treasury buildings at 115 – 119 Macquarie Street (64 Bridge Street) are of State heritage significance for their historical, aesthetic, associative, rarity and representative values. The former Treasury buildings comprise the Original Treasury Building (c.1849-1851), the northern wing extension being the Strong Room building (c.1896-1897) and the Link Building (c.1898-1899), and the Western Wing extension (c.1916-1919). Collectively, the former Treasury buildings are an outstanding example of Sydney's colonial development and in particular of successive Government office development of the over a period of 70 years.

The buildings have a strong association with the Government (and Colonial) Architect's Branch, and in particular the works of Mortimer Lewis, Walter Liberty Vernon and George McRae. The buildings are also considered significant for their long association with the Treasurer's Department (and affiliated department) and were occupied by a number of significant political figures during this period. The Original Treasury Building is of the Italian Palazzo style, which is referenced in both the northern and western wing extensions. The Original Treasury Building in particular is considered to be rare as is it one of the first public office buildings remaining extant, and an early fine example of a Palazzo style building.

The collective building group is a significant Sydney landmark, comprising highly intact sandstone façades to Macquarie Street and Bridge Street. A number of rooms are highly intact and representative of their period of development and specific use (The Premier's Room; the vault). The site contributes to the streetscapes of Macquarie and Bridge Streets, and also to the colonial Sydney setting of the area. The buildings are associated with and form part of an important group of early public sandstone buildings in Sydney along Bridge, Macquarie and College Streets. The subject Treasury buildings forms part of an important group of public use buildings on the block bounded by Macquarie, Bridge, Phillip and Albert Streets.

The broader InterContinental Hotel site was redeveloped in the 1980s to provide for the existing hotel building, which interfaces with the rear of the Former Treasury Buildings. This development resulted in the loss of fabric to the rear of the Western Wing extension, and construction of the Cortile against the Northern\ Wing's rear arcade.

The basement floor of the Link building was completely excavated and investigated to lay a new floor during the 1980s. This area is highly disturbed. Other sub floor areas including underneath the basement levels of the Original Treasury Building, the Western Link and the Strong Room, may be less disturbed and may have potential for archaeological relics associated with the construction of these buildings, however these areas will not provide evidence of former significant structures. Intact sub surface archaeological relics beneath the Original Treasury Building have the potential to be of state heritage significance.

4. REFERENCE PLANS

The below plans should be referenced in conjunction with the Schedules at Section 7. The areas of the place which are not addressed in this report are shaded grey in the images below. **Note that this Schedule addresses internal fabric only.**

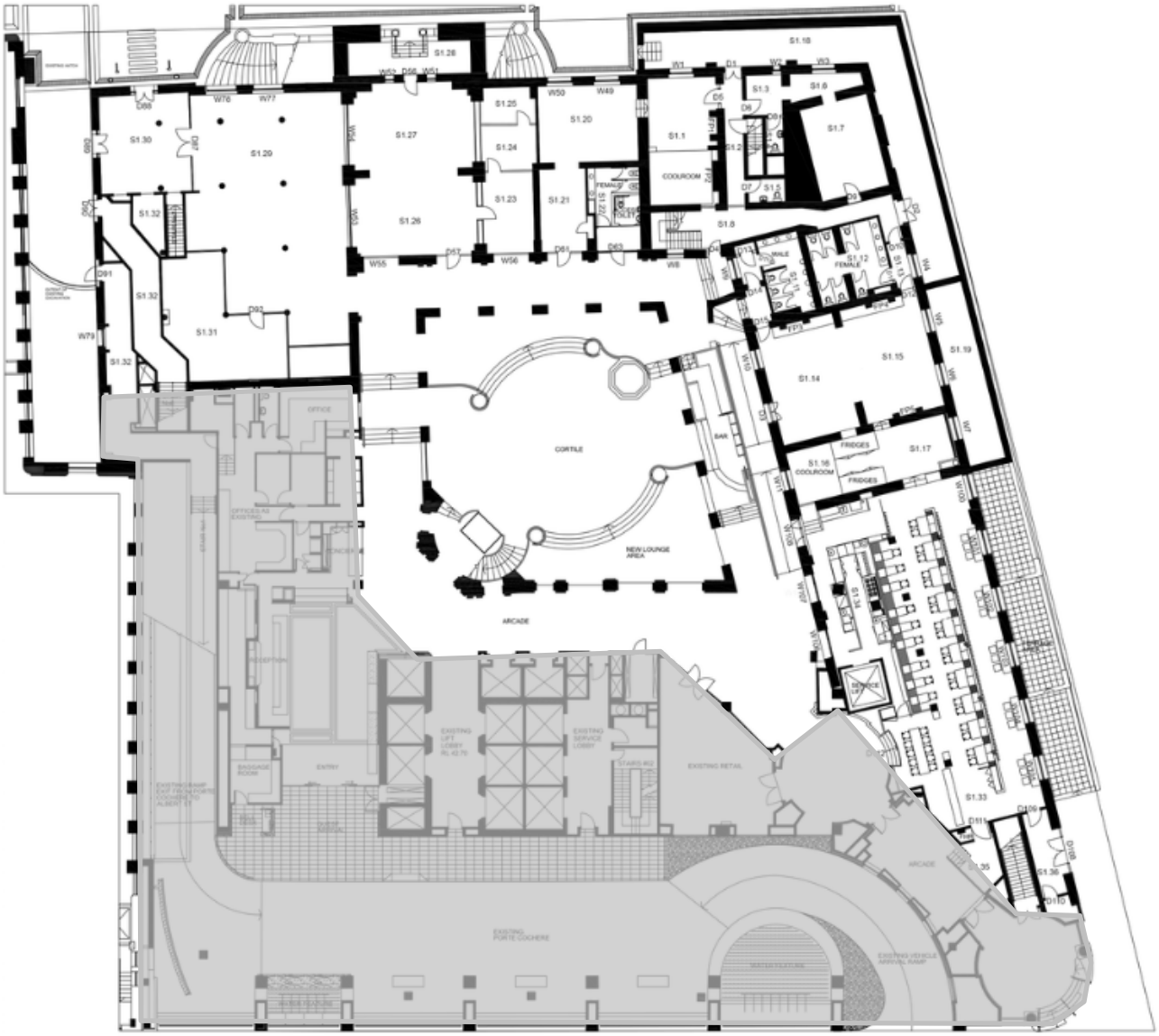


Figure 2 Reference plan – Basement floor

Source: Mulpha

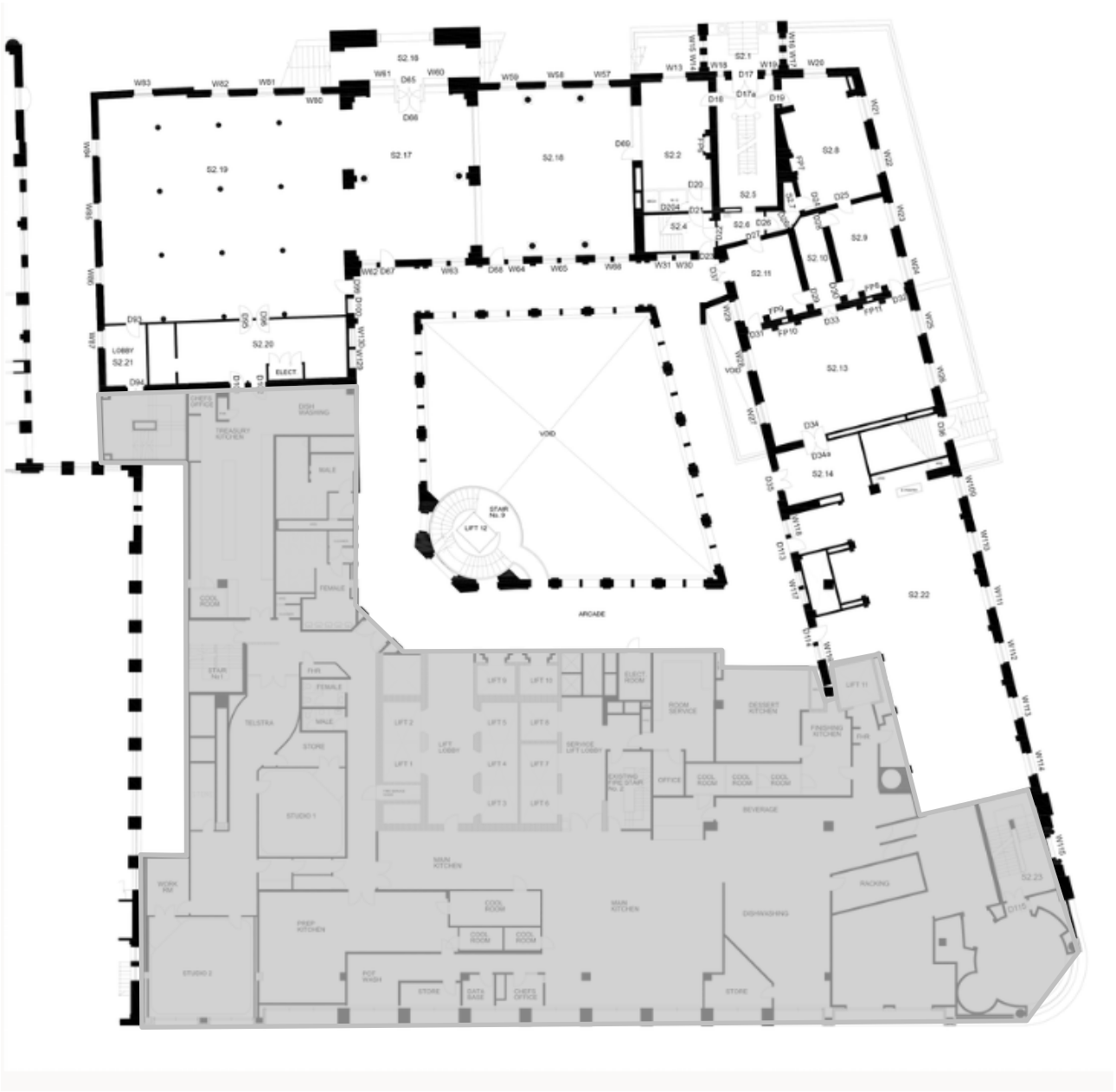


Figure 3 Reference plan – Ground floor (area not addressed in this report shaded grey).

Source: Mulpha

Figure 4 Reference plan – First floor (area not addressed in this report shaded grey).

Source: Mulpha

5. THE CONSERVATION MANAGEMENT PLAN

In general terms; the most significant fabric is in good condition and on this basis, should continue to be retained, maintained and conserved.

General constraints in relation to condition of the fabric include:

- Identified intrusive elements should be removed.
- The process for conservation should be informed by the relative condition of the fabric, the level of documentary and historical evidence associated with the fabric and significance gradings.
- The building's significant form, fabric, current envelope and significant character be retained and conserved. The historic residential use should also be at least partly retained.
- Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible. Works should be sympathetic to highly significant fabric and repairs should be undertaken over replacement, if possible.
- Impact on highly significant fabric should be considered and the appropriate approvals sought.
- Any repair, conservation or reconstruction works to significant elements or facades should be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator.
- Owners, occupiers, and stakeholders responsible for and involved in the maintenance and management of the building should be aware of the identified significance and aim to conserve and enhance this significance as well as identified significant internal and external fabric and spaces.
- Works to achieve compliance or environmental performance standards should be carefully considered in conjunction with heritage advice.
- The Conservation Policies in the Conservation Management Plan (Urbis 2020) should inform Conservation and Maintenance Works at the site.

Section 8.5 of the Conservation Management Plan (2020) should inform Conservation and Maintenance works. Relevant policies are reproduced below and should be referenced by the CM:

Policy 25. Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible. Works should be sympathetic to highly significant fabric and repairs should be undertaken over replacement, if possible.

Policy 26. A schedule of conservation works should be prepared by a suitably qualified heritage consultant / conservation architect to protect and conserve the significant fabric of the place. This schedule should be prepared as soon as practicable or in conjunction with the next major phase of development. The schedule should order works by matter of priority.

Policy 27. Fabric identified as exceptional or highly significant should have priority works undertaken when required. Impact on significant fabric should be considered and the appropriate approvals sought.

Policy 28. The place must be maintained in accordance with Section 118 of the NSW Heritage Act which outlines the Minimum Standards for Maintenance and Repair required. These are attached at Appendix F and can be viewed here:

http://www.environment.nsw.gov.au/resources/Heritagebranch/heritage/infominimumstandar ds.pdf.

Policy 29. The significant fabric of the building should be maintained by the implementation of a cyclical maintenance program. As a necessary minimum, the ongoing maintenance should include works that will ensure that each element retains its current level of significance and not allow the loss of significance due to the deterioration of fabric. Maintenance should be in accordance with Heritage NSW's Guidelines.

Policy 30. Consultation should be undertaken with the City of Sydney to effectively manage the pedestrian footpath areas along the Macquarie and Bridge Street frontage of the heritage item,

including preparing a mutually acceptable approach for management of street trees so as to avoid potential impact on the Former Treasury Building facades and fabric.

Policy 31. Where elements of exceptional or high significance have been damaged they should be repaired with sympathetic materials in preference to replacement. Significant elements should be repaired in-situ wherever possible.

Policy 32. Any repair, conservation or reconstruction works to significant elements or facades should be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator.

6. SCHEDULE OF CONSERVATION WORKS

6.1. STRUCTURE

This Schedule has been prepared with consideration for the existing condition of the site, the ongoing program of works and the nature of the SSD application (which does not include any work to the site). This schedule is set out into 3 main sections as follows:

- Tabulated conservation elements/actions for each type of element. The tables include general actions for consideration across all examples of that element. Where required it also includes actions for specific examples of the element (only where required). Below each conservation elements/actions table are conservation notes relevant to the type of element. (Section 7)
- Restoration schedule for the Former Treasurer's Room. (Section 8)
- Interior design guidelines for any future fitouts. (Section 9)

6.2. HERITAGE APPROACH/INTENT

This Schedule of Conservation Works are provided to ensure that best practice heritage fabric conservation methods are followed.

The internal spaces within the Former Treasury Buildings are generally in fair – good condition having been comprehensively conserved and restored in the 1980s and subject to ongoing maintenance. Given the aim of conservation is not to achieve an "as new" appearance the only works specified herein are those required to:

- Remove elements which detract from the significance of the place.
- Rectify significant damage which detracts from the presentation of the item.
- Ensure the functionality of operable elements (windows and doors).

It is acknowledged that much of the internal fabric within the building constitutes 1980s reproduction fabric. Where appropriate, in line with the 1980s conservation philosophy which saw traditional reproduction of joinery, a traditional approach is applied to the conservation of the 1980s fabric as noted.

The works in this document are generally required to be undertaken in situ. Where any items are to be replaced that are to match original or early items unless approved by Mulpha and HC in size, profile, finish and material.

Repairs should recognise that the place may not have been perfect in either its original, most significant or recent state. Worn fabric should be allowed to show the patina of time. Repairs should not attempt to put the fabric into a condition that it was never in or present it in 'as new' condition. For example, a part not built 'straight' originally should not be made 'straight' to meet current expectations.

Should any doubt exist over specific items regarding this approach, Mulpha and the HC is to be contacted.

6.3. BUILDING INVESTIGATIONS AND REPORTS

The building and where relevant the site should be comprehensively inspected by the following suitably qualified professionals or contractors:

- A structural engineer. As noted throughout this SCW the Former Treasury Buildings are in fair-good condition. The buildings are overseen by an internal Director of Engineering. It is not a requirement of this report that an engineer is engaged to survey the building. However, the Director of Engineering is to continue ongoing assessment of the condition and required structural works to the place as per the existing program of upkeep and maintenance.
- A facade engineer with experience with historic sandstone facades, slate, copper and lead roofs. It is noted that Apex are undertaking an inspection in consultation with Traditional Restoration Company.
- A hydraulic engineer with diagnostic experience to inspect any rising damp.
- A roofer where required.

- A pest inspector.

Areas of the building suffering from rising or falling damp and paint delamination should be inspected by a hydraulic engineer diagnostician - expert in the rectification of damp problems in heritage buildings. Their recommendations should be sought and implemented as a priority. These recommendations should be implemented with the input of the nominated heritage consultant.

Reports are to be provided to the nominated heritage consultant for review, as noted above.

These investigations are essential to inform decisions on the final scope of conservation works as well as the final detailed treatment of materials. This information should be made freely available to those guiding decisions about the treatment and care of the historic fabric.

Additional information gathered during the process should be recorded and kept, together with this Schedule of Conservation Works, to inform current and future maintenance and conservation works to the place.

6.4. GENERAL SPECIFICATIONS

6.4.1. Experienced Tradespeople

Work which involves conservation or fixing to the heritage fabric will be carried out by tradespeople with the appropriate traditional trade qualification and proven experience in similar heritage works. The tradespeople shall be approved by the PM on the advice of Mulpha and the HC.

6.4.2. Mandatory Induction

The Principal Contractor is to ensure that all workers carrying out work under this Contract have attended mandatory induction by the HC concerning the heritage listing and conservation approach for the project, the façade engineer (in accordance with the external Schedule of Conservation Works) and the specialist stonemason (in accordance with the external Schedule of Conservation Works).

6.4.3. Relationship to other Documents

This report is to be read in conjunction with the Schedule of Conservation Works prepared for the external fabric by Apex Diagnostics. The scope of this document and the external schedule has been development such that there is no overlap in the fabric addressed. However, where any discrepancies exist between the document the PM, HC and the authors of the external SCW are to be notified and works halted until further instruction is issued by the HC.

6.4.4. Pest Control

Thoroughly inspect for termite and other insect infestations. This work is to be carried out by an experienced pest control company. Pest inspections are to include the subfloor and roof spaces. Provide a written report detailing the locations and types of infestations (if any) to subfloor and roof spaces to be gained through existing manholes and access panels only.

Install new termite barrier treatment in accordance with relevant Australian Standards.

6.4.5. Security

If any sections of the building are opened up for repair, provide security against unauthorised entry. The building is to be secured at the completion of each days work.

6.4.6. Scaffolding, Hoarding

This internal SCW does not anticipated any works that will require scaffolding or hoarding. Items which require such will be addressed in the SCW for the external fabric prepared by Apex Diagnostics. Refer to that report for guidelines for installing scaffolding and hoarding.

7. PERFORMANCE SPECIFICATIONS

7.1. FLOOR STRUCTURE AND FLOORING

The floor structures differ in accordance with the period of construction of each section:

- The floor structure in the Northern Wing Extension, Link Building and Western Wing are generally reinforced concrete, some finished with remnant tallow wood parquetry.
- The floor structure in the Original Treasury Building is generally timber, generally with carpet covering over.

It is possible that original sandstone sub floor is present under the current contemporary floor structure which is likely concrete to the basement level of the Original Treasury Building.

Generally concrete floor structures are covered with recent carpet. Significant flooring includes the following:

- Marble tiled floor with Greek Key border of high significance in Link Building.
- Some spaces retain exposed timber including timber parquetry including in the original strongroom in the Northern Wing Extension (S2.21) and in The Premier's Room (S3.14). The original parquetry laid floors are likely polished Tallow-Wood.
- In addition to the above remnants of existing parquetry exist in S2.19, S2.21 and S3.17. S3.15 is assumed to have original parquetry beneath later carpet.
- Original timber floorboards are exposed in S2.5-S2.7 and are also expected to exist under later finishes in S2.2, S2.8-S2.11, S2.13, S2.14, S3.4, S3.5-S3.8. The former Treasurer's Room (S3.1) is also expected to retain original floorboards under the later carpet (refer Section 8).

Elements which have no identified significance (noted in CMP) including carpet, linoleum, later timber floorboards, exposed concrete, terrazzo and tiles are not addressed in this schedule and should be maintained and repaired in accordance with existing program of building maintenance.

7.1.1. Scope – Floors

Conservation Element/Action Number	Description	Thumbnail Image
General Conservation Element/Actions		
CE1.	No works specified to timber or concrete floor structures as part of the current project given the existing condition of the place and the scope of works which does not extend to these spaces. However, as part of any future refurbishment plans for individual rooms, floor structures and significant flooring is to be subject to more detailed investigation of condition under existing floor coverings. Structural engineer and HC to be engaged at this stage to inspect flooring and develop a conservation methodology in accordance with the	N/A

	conservation notes below (7.1.2 and 7.1.3) if required.	
Specific Conservation Elements/Actions		
CE2.	Original parquetry in S2.21 and the remnant sections in space S2.19 and S3.17 is to be retained exposed and conserved in accordance with the conservation notes below. Incorporation of the parquetry with any future interior design fitout is to be undertaken in accordance with the guidelines set out at Section 9. Existing parquetry elements in S2.21 are loose. Some pieces have been lost and require replacement in accordance with the below. Loose remnants are required to be refixed as a priority to ensure no further loss of the element.	
CE3.	As part of any future refurbishment investigation is to be undertaken to determine whether any original parquetry exists under the existing carpet in Space 3.15 (adjacent to the Premier's Room). If present parquetry is to be treated as per CE2 and the conservation notes below.	N/A
CE4.	In line with the restoration of S3.1, the Former Treasurer's Room (Section 8 of this report), there is an option to remove existing carpet and expose original floorboards. HC should be notified to inspect and develop detailed conservation methodology. Potential to leave original floorboards uncovered.	N/A

7.1.2. Conservation Notes – Structural Timber

Retain original timber members and detailing. Consider splicing in new sections of matching or similar species or strengthen original sections with 'sister' members or metal plating.

All timbers bearing on masonry liable to be damp are to be isolated with heavy duty 'Alcor" or similar. Patch repairs to timber elements, particularly where an element is damaged but remains in good working order. Cut out the rotten or damaged sections of timber. Patches should be the same species as the existing timber and well-seasoned to avoid shrinkage. The grain in the patch should run in the same direction as the original. Ensure adhesives are suitable for the situation.

Fix new members alongside existing framing members in concealed areas. Where existing framing elements have failed, it may be repaired by bolting new members (such as metal plates) alongside the existing so they act as a splint or extension piece.

Repair damaged portions of a timber element where the repair is visible using a scarf joint. A scarf joint can be used where a timber element has a rotted end or base. After the damaged portion has been removed, a new piece of timber should be spliced into the existing, so they can be locked together. With scarf joints, the members must fit closely for strength and neatness and the splice or sloping cut is used to create a larger surface for fixing. A countersunk fixing can be used and concealed.

7.1.3. Conservation Notes – Timber Flooring (including parquetry)

Patch: Where scheduled 'patch', remove boards as scheduled and replace in boards to match species, sizes and profiles of existing boards. Salvaged boarding is to be reused where sound in lengths greater than 1350mm. Where a whole floor is replaced a small selection of original nails are to be reused.

Note that the original floorboards are of a thickness no longer available as standard.

New strip flooring: Install new TME or other similar species and size as approved by heritage consultant.

Provide 50mm wide margin around fireplace hearths. Flooring is to be cut in and used as working platform for min. 4 months before final fixing.

Refix: Where scheduled 'refix' check over flooring, determine which boards are loose and renail/glue (where parquetry).

Sanding Interior Timber Floors

Stop up and basic sand in accordance with AS CA39-1963 - Code of recommended practice for the sanding of interior wooden floors.

Existing Floors: Sand ABS only where specifically scheduled.

Minor repairs

Only replace the minimum material as necessary with the aim of reconstructing the original form of the damaged timber. Splice in timber of similar type and grain and ensure that it spans the joist below. Where this is not feasible, use dovetail and tapered splices.

Weak boards should be strengthened below with battens fixed to the joists.

Major repairs

Only replace the minimum material as necessary with the aim of reconstructing the original form of the damaged timber. Any new boards must match the original width and the joints staggered at the end of the boards over at least two joists.

Floorboards should be fixed using galvanised bullet head nails. Drill holes before nailing to prevent splitting boards. Do not glue or secret fix new boards. Where consecutive boards require replacement, stagger the joints.

7.2. WALLS

A combination of different wall typologies exist within the buildings including:

- Original sandstone, plastered and painted
- Original sandstone, exposed (Space 1.11)
- Original brick, plastered and painted
- Original brick, exposed (including in Cortile)
- Painted/tiled plasterboard.

The original vault (Space 1.7) also features a continuous arched sandstone ceiling/wall. Sandstone has been painted.

Wallpaper finishes are generally later and of no identified significance.

7.2.1. Scope – Walls

Conservation Element/Action Number	Description	Thumbnail Image
CE5.	All walls to be assessed to identify redundant surface mounted services or ducted skirtings. Redundant elements to be removed and remnant penetrations to be patched in accordance with conservation notes below.	N/A
CE6.	Structural engineer to check over walls (also in accordance with routine maintenance and inspection) to determine structural adequacy. Crack over western door in S2.17 is noted and should be investigated.	

7.2.2. Conservation Notes – Walls

- Careful removal of surface mounted services or ducted skirtings to ensure there is no damage to the adjacent significant structure or finishes.
- All retained interior walls where later penetrations are to be patched are generally to be repaired with traditional 3 coat set plaster finishes unless agreed otherwise.

7.3. CEILINGS (INCLUDING CORNICES)

A number of internal ceilings had contemporary dropped plasterboard/acoustic panel ceilings installed to provide for modern service installation.

It is likely that some original ceilings exist above the later ceilings (including lath and plaster or pressed metal). One section of original lath and plaster ceilings is evident in S1.2 when viewed through ceiling hole.

Later ceilings have contemporary light fittings, sprinklers, down lights and air conditioning ducts. The coffered ceilings to S2.19 and S3.17 are contemporary plasterboard ceilings and are not attributed significance in the CMP. Remnant coffered ceiling (though likely remodelled as part of the new part plasterboard installation) exists in S2.18.

The most characteristic cornicing exists in S2.17 and S2.18 where egg and dart cornicing exists to the later dropped plasterboard ceiling. It is likely modified as part of new plasterboard installation.

An original decorative moulded plaster ceiling exists in the Former Premier's Room (S3.14) as not dropped ceiling is present. The ornate indented plaster cornice surmounts a decorative plaster frieze. The Western Wing building also features an original coffered profiled ceiling in S2.22. Both original ceilings are in good condition despite later services.

A restored/reproduction ceiling is evident in the Bridge Room S2.13 which was installed post 1982 in the form of the original ceiling which is deteriorated and retained above. This later ceiling is in good condition.

No conservation works are specified for ceilings of no significance including later plasterboard or vermiculite (popcorn ceiling). These should be maintained and repaired in accordance with existing program of building maintenance.

7.3.1. Scope – Ceilings

Conservation Element/Action Number	Description	Thumbnail Image
General Conservation Element/Actions		
CE7.	No high priority conservation works specified to ceilings. Maintain in accordance with existing program of building maintenance. If any future refurbishment works are planned allow to investigate any original ceilings above existing plasterboard ceilings. Identify opportunities to remove plasterboard and incorporate original elements in design subject to services reticulation. HC to be engaged at this stage to inspect ceiling and develop a conservation methodology in accordance if required.	N/A
Specific Conservation Elements/Actions		

CE8.	Original remnant lath and plaster ceiling in S1.2 is almost entirely obscured by later dropped ceiling. Based on a limited visual inspection it is clear almost all plaster has come away including keys. There is to be no further unnecessary removal of original fabric including no new penetrations. If the later dropped ceiling is at any stage removed or refreshed this is to be treated as an opportunity to assess the condition of the lath and plaster and determine if any stabilisation works are required. All other instances where lath and plaster is remnant above later dropped ceilings are to be treated as above.	
CE9.	Inspect source of water stain to south west corner of S3.1. Engineer to investigate source of water stain. Report source to HC and rectify in accordance with agreed methodology. Prepare and repaint ceiling.	
CE10.	Egg and dart cornice to S2.17 and S2.18 (possibly modified) is to be retained and conserved. No urgent conservation works specified at this time. Future conservation works if required are to be undertaken by a specialist plasterer with experience in similar elements.	
CE11.	Decorative moulded plaster ceiling to S3.14 to be retained and conserved. No urgent conservation works specified at this time. Future conservation works if required are to be undertaken by a specialist plasterer with experience in similar elements.	

7.4. WINDOWS

The windows throughout the Former Treasury Buildings are variously original or date from the 1980s major redevelopment and restoration works. The detailing of the windows is noted to be harmonious throughout and the windows are to be retained.

The window types within the building include the following:

- Original timber double hung (generally 12 pane of polished Australian cedar. 4 pane in Link Building)
- Original timber single hung
- Original timber casement (four paned)
- Original steel arched (8 pane to original strongroom)
- Original steel pivot (to original strongroom)

Examples of reproduction timber windows constructed to match original joinery exist in spaces such at S2.4 (W30). Note: Although such windows are not attributed any significance in the CMP they should be treated as per the original in order to maintain the existing presentation and intention of replicating original detail.

The windows variously comprise original and later hardware (as noted in the CMP). A number of windows are missing some or all hardware. A preliminary quantity of missing hardware is set out at Section **Error! Reference source not found.** of this report.

Note that this schedule addresses the internal face of each window only. External window faces are to be addressed in the SCW for the external fabric.

Many windows have modern perspex fixed screens installed which are graded as intrusive in the CMP and which make detailed inspection of the elements difficult given their permanently fixed closed however generally the windows appear to be in fair-good condition. Some windows have weathering resultant of the soundproof screen. The screen is also precluding appropriate maintenance.

A detailed scope of conservation works is to be developed for each window following the removal of the screens.

7.4.1. Scope – Windows (Internal)

Conservation Element/Action Number	Description	Thumbnail Image
General Conservation Element/Actions		
CE12.	Remove modern perspex screens from inside of each window to which it is applied. Allow for HC Inspection of all windows and determined detailed scope of conservation works required in addition to those noted below.	N/A
CE13.	Remove all non-original and intrusive blinds and patch repair fixings where required. If blinds are still required to the windows a sympathetic solution is to be developed with the HC.	N/A
CE14.	Silicone is to be removed from any windows which have been fixed shut.	N/A

CE15. .	Allow to undertake cleaning and conservation works in accordance with the conservation notes and cleaning methodology below in this section.	
CE16.	Replace missing hardware. Confirm all quantities on site and provide samples of traditional replacement hardware to HC for approval. No requirement to replace all sash cords and pulleys as many are assumed to have been replaced in the 1980s and windows mostly appear to be operable. As an action, ensure all windows are in working order. Where windows are not operable, investigate ease and replace sash cords and pulleys as required. Refer to Section **Error! Reference source not found.** of this report which notes sash cords and pulleys which are known to require replacement.	N/A
CE17.	Where additional screens are required to be replaced to select windows advise heritage consultant of scope of installation. Magnetite product or similar is to be installed which is able to allow for ongoing cleaning and maintenance as it is routinely removable. Provide sample/shop drawings to HC for approval before ordering.	N/A
CE18.	Update any existing maintenance documents to include regular cleaning and maintenance of inside face of windows now exposed following removal of double glazing.	N/A
Specific Conservation Elements/Actions		
CE19.	W33 – Original window of high significance within Original Treasurer's Room to be refinished in accordance with the conservation notes below.	
CE20.	W62 – Remove film to bottom sash panes.	
CE21.	W63 – Remove film to bottom sash panes	

CE22.	W91 – Replace broken glazing. Any other areas of broken glazing are to be repaired in accordance with conservation notes below.	
CE23.	W96 – Improve junction with services ducting which is crudely scribed around sill.	

7.4.2. Conservation Notes – Window Cleaning internal

The existing items applied to many windows including the double glazing and the blinds (including runners) precludes effective cleaning of the windows. Later add ons are to be removed in accordance with the above scope and the existing facility maintenance schedule is to be updated to include regular cleaning and maintenance of the inside window face in accordance with the below guidelines:

- On no account is any timber joinery to be cleaned with abrasive material, chemicals or tools.
- All cleaning and stain removal products should first be tested on a small sample sufficient to demonstrate the effect of the product or process.
- If any liquid is utilised for cleaning timber frames sponges/brushes are to be damp, not wet. Particular care needs to be given such that any run off is controlled and does not create damp contaminated fabric or areas.
- Provide samples of proposed cleaning methods as agreed on site with Mulpha and HC. Provide methodology statement for the approved sample and retain approved sample for quality control until all cleaning has been completed.

7.4.3. Conservation Notes – Refinish Window Interior

Hand sand and prepare the timber surface and apply the first layer of shellac. Ensure any areas of lighter colouring or staining are stained down to match the predominant joinery colour. Fill any minor splits or redundant fixing points with wax putty colour matched. Apply the final coats of French polish and wax according to manufacturer's instructions.

7.4.4. Conservation Notes – Window Glazing

- Retain as much original/early glass as possible.
- Where required to be replaced confirm with HC before replacing existing cracked panes.
- Carefully remove old putty so as not to damage existing stiles, rails and glazing bars.
- Replacement glass is to be of the same thickness and colour and sample approved by HC.

7.4.5. Conservation Notes – All windows

- Put all windows in working order, even to be fixed shut.
- Carefully remove any redundant fixtures or fittings (including modern hardware), services and the like. Any resultant finishes are to be patched and finished to match existing adjacent surfaces. Repair minor splits or redundant fixing points with wax putty colour matched to existing adjacent surfaces.
- Replace missing hardware with new as specified by HC.
- Check over all internal window framing, sills, linings, architraves and sill boards and patch repair as necessary where damaged or missing to match original materials and profiles and finishes as approved by HC.
- Following Urbis inspection, no timber was noted to be in such poor condition that replacement is deemed necessary. However, further inspection is to be undertaken following removal of perspex screens. If such is identified in the future the HC is to be contacted for inspection.
- Some retain original hardware to the top of upper sash (refer image below). Where missing these are not required to be replaced however those existing are to be retained.

Figure 5 Existing hardware to centre of top sash to be retained.

- Appropriate style of replacement sash fastener for double hung windows pictured below.

Figure 6 Existing sash fastener to S.17

7.5. DOORS

Significant door types include the following:

- Baize swing doors (variously in/not in their original locations) dating from the original periods of construction of each building component and some mid twentieth century additions.
- Original/Early timber doors (generally throughout the Original Treasury Building). Door hardware has generally been replaced with later hardware.
- Original arched steel frame doors with steel framed fanlight and sidelights (Strong Room Building).
- Original French doors with glazed panels to top portions (Original Treasury Building).

Examples of reproduction timber doors constructed to match original exist in various locations. Note: Although these doors are not attributed any significance in the CMP they should be treated as per the original in order to maintain the existing presentation and intention of replicating original detail.

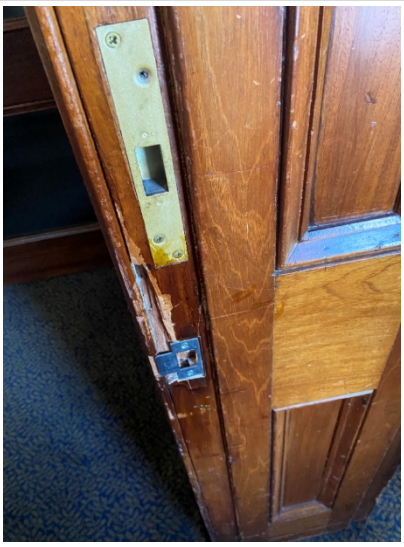
As set out in the CMP a number of doors are non-original timber. These doors are to be maintained in accordance with the general conservation elements/actions below insofar as they contribute to the overall presentation of the item.

The CMP notes a number of contemporary glass doors. These are not addressed in this schedule and should be maintained and repaired in accordance with existing program of building maintenance.

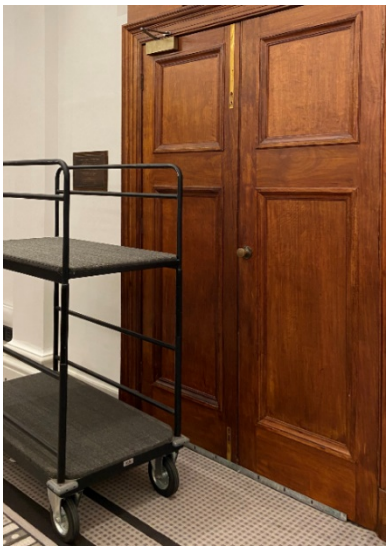
7.5.1. Scope – Doors

Conservation Element/Action Number	Description	Thumbnail Image
General Conservation Element/Actions		
CE24.	All doors to be checked over and put into working order in accordance with the below conservation notes.	N/A
CE25.	All doors to be assessed to identify redundant hardware or fixtures (including security devices). Redundant devices to be removed and doors to be patched in accordance with conservation notes below.	N/A
CE26.	Baize doors are all in generally good condition however will be subject to ongoing deterioration given the nature of the Baize fabric. If required in the future these doors are to be conserved by a specialist with experience working with Baize fabric and a methodology is to be provided to the HC for approval.	N/A

CE27.	From a heritage perspective it would be ideal to replace all later and missing door hardware and later lever handles in the Original Treasury Building with new to be specified by HC and based on evidence. This will need to be negotiated with BCA consultant.	
Specific Conservation Elements/Actions		
CE28.	D17 – Double timber doors to Macquarie Street (main doors to Original Treasury Building) are generally in good condition. As doors of exceptional significance, the inside face should be prepared and repainted to improve presentation. Movement is restricted by a timber length fixed into frame. Develop methodology for sympathetic locking device in consultation with HC.	
CE29.	D19 – Remove intrusive plant on lock and patch penetrations. If locking mechanism is required specify new in consultation with HC.	

CE30.	D24 – Replace missing door knob to later door leaf. Specify hardware in consultation with HC.	
CE31.	D25 – Splice in new timber to repair timber reveal and refinish in accordance with conservation notes below. Later hinges not appropriate size or style. Replace with new. Specify hardware in consultation with HC.	
CE32.	D39 – Repair crack in timber reveal panel and refinish door in accordance with below conservation notes as an original door to a space of high significance.	

CE33.	D78 – Replace missing door knob. Specify hardware in consultation with HC.	
CE34.	D65 – Double timber doors to Macquarie Street (main doors to Link Building) are generally in good condition on inside face. Joinery surrounding external face likely to require refinishing. Refer to Schedule of conservation works for external areas provide by Apex under separate cover.	
CE35.	D66 – Original doors of high significance. Specifically requires investigation and potentially adjudgment to hinges to ensure doors are hanging evenly.	
CE36.	D74 – Replace missing hardware to match original. Provide sample to HC before ordering based on remnant original hardware to D75.	N/A
CE37.	D80 – Reinstate missing strike plate to inner face. Specify hardware in consultation with HC.	N/A

CE38.	D81 – Replace missing hardware to match adjacent. Specify hardware in consultation with HC.	
CE39.	D86 – Lightly sand back inside (east) facade and refinish TME.	
CE40.	D126 and D 127 – Remove later plant on to bottom of door leafs. If replacement is required for operational purposes sympathetic replacement to be specified in consultation with HC.	

7.5.2. Conservation Notes – Doors

- Ensure all doors, doorcases, hardware etc is preserved in situ (refer to Conservation Management Plan are persevered in situ.
- Generally, check over. Ease and put into working order where not appropriately operable.
- Carefully remove any redundant fixtures or fittings (including modern hardware), services and the like. Any resultant finishes are to be patched and finished to match existing adjacent surfaces. Repair minor splits or redundant fixing points with wax putty colour matched to existing adjacent surfaces.

- Any original elements which are presently missing are to be replaced to match original or as close as possible (HC to confirm on site).
- Missing door knobs to Former Treasury Building are to be replaced with appropriate style similar to the below.

Figure 7 – Door knob to S2.13.

7.5.3. Conservation Notes – Refinish Doors

French polish

Hand sand and prepare the timber surface and apply the first layer of shellac. Ensure any areas of lighter colouring or staining are stained down to match the predominant joinery colour. Fill any minor splits or redundant fixing points with wax putty colour matched. Apply the final coats of French polish and wax according to manufacturer's instructions.

7.5.4. Conservation Notes – Timber Repairs

Patch

Where an element is scheduled 'patch', check out defective areas to square section and glue, pin and clamp new patch into cavity. The new section is to fit tightly showing minimum evidence of patching. Timber colour, species and grain to match existing. Plane off and stop up. Where doors have been cored for lock cylinders patching may not be done with dowel.

Splice on / scarf

Where an element is scheduled 'splice on', check out defective areas to form a scarf joint. Scarf on new piece of same cross section to original and securely glue, clamp and otherwise fix to ensure adequate bearing. Recess fixings and conceal. For example, bolt heads and nuts to be concealed with timber patches.

7.6. INTERNAL JOINERY (GENERAL)

Much of the original joinery in the Original Treasury Building including picture rails, architraves and skirting boards have been removed or replaced with later reproductions.

Original joinery (or remnants of) are evident in the following spaces:

- Part original timber skirting (S1.2, S1.33, S2.5-S2.11, S2.13, S2.14, S2.17, S2.18, S2.22, S3.1, S3.4-S3.9, S3.13- S3.15, S3.18-S3.21)
- Timber panelling on all walls to former Premier's Room (3.14).
- Curved timber panel screen/airlock (relocated to space S2.5)

7.6.1. Scope – Internal Joinery (General)

Conservation Element/Action Number	Description	Thumbnail Image
General Conservation Element/Actions		
CE41.	All joinery is to be cleaned in accordance with methodology below.	N/A
Specific Conservation Elements/Actions		
CE42.	Damage to timber reveals between door opening (x3) between S3.13 and S.14. Reveals to be stripped back to timber (refer guidelines in conservation notes below). Timber to be lightly sanded, prepared and polished to match existing. Product and sample to be provided to HC for approval prior to application.	
CE43.	Part original timber skirtings in S3.5 to be checked over and new skirtings spliced in where necessary in accordance with conservation notes below.	N/A
CE44.	Poorly patched timber skirting to west wall in S3.14 (Former Premier's Room). Replace with new patch in accordance with the below. Any other poor patches in this room to be replaced.	

7.6.2. Conservation Notes – Internal Joinery (General)

- Repair any damage, poorly executed existing repairs, minor splits or redundant fixing points with matching timber (grain to run in the same direction). Hand sand and prepare the timber surface and finish.
- On no account is any timber joinery to be cleaned with abrasive material or chemicals or high-pressure tools.

7.6.3. Conservation Notes – Refinish Joinery

Hand sand and prepare the timber surface and apply the first layer of shellac. Ensure any areas of lighter colouring or staining are stained down to match the predominant joinery colour. Fill any minor splits or redundant fixing points with wax putty colour matched. Apply the final coats of French polish and wax according to manufacturer's instructions.

7.6.4. Conservation Notes – Joinery Repairs

Timbers used in conservation work or replica elements shall match as closely as possible the significant adjacent fabric.

Any replacement timber must be well seasoned to reduce the risk of any new timber swelling or shrinking after installation. In selecting wood to match existing timber, other considerations include:

- Colour and grain matching
- Section sizes
- Moisture content
- Joint design

Provide samples of each type of timber & joinery repair for approval of the Architect and the HC before proceeding with the work.

All timbers are to be the best quality of their respective kind, sound and well-seasoned, free from sap, shakes, large or loose knots and other defects.

Any joiner's work which may be split, fracture, shrink, part in the joints, or show flaws or other defects or unsoundness due to want of seasoning or bad workmanship is to be removed and replaced with new materials, together with all other work thereby affected.

7.7. STAIRCASES

Staircases vary from timber to concrete.

The most significant staircase constitutes the ground floor central imperial staircase (S2.5 – S3.4) which was possibly altered in the early 20th century to extend to door to S3.1.

Concrete staircases are not addressed in this schedule and should be maintained in accordance with the typical maintenance program.

7.7.1. Scope – Staircases

Conservation Element/Action Number	Description	Thumbnail Image
CE45.	S3.34 and S2.5 – Imperial staircase to be conserved and French polished in accordance with conservation notes below. Existing carpet may be retained and protected during works however preference to remove carpet and install runner.	

7.7.2. Conservation Notes – Staircases

Where scheduled to French polish:

1. Completely strip varnish, shellac, paint or other finish from existing surfaces, using solvent type stripper or hot air gun. Clean down to bare timber and finish with 240-400 paper and steel wool.
2. Apply stain and five (5) coats shellac rubbing back between coats TME. Then rub back using a pad dampened with methylated spirits and with pumice powder under the rag and then fine sand with 240-400 paper and steelwool.
3. Repair minor splits or redundant fixing points with wax putty colour matched.
4. Apply the final coats of French polish and wax according to manufacturer's instructions.

7.8. LIFT

The original lift in the north west corner of the cortile has been substantially altered to incorporate a cage extending up to all floors and to integrate an elliptical stair which was a 1980s interpretive reconstruction of the original stair. The landing bridges are new elements and are not to the original design. The timber balustrade within the lift appears to be original.

7.8.1. Scope – Lift

Conservation Element/Action Number	Description	Thumbnail Image
CE46.	Regularly maintain lift in accordance with regular plan of maintenance and under the guidance of the Director of Engineering.	
CE47.	Rub back lift cage surfaces by hand, repair any damage, prepare, prime and paint in semi-gloss enamel according to manufacturer's instructions.	

7.9. FIREPLACES

The following significance fireplaces are remnant in the building:

- Sandstone fireplace surround and mantle, brick hearth of high significance (S1.1). It is possible that a second sandstone fireplaces exists behind cool room fitout in S1.1.
- Green and grey marble fireplace in S3.20 of high significance. A similar fireplace exists in S3.21 however it appears to have been modified and is of moderate significance.
- Late twentieth century fireplaces of moderate significance including fireplaces 6, 10 and 11 (S2.2 and S2.13).

Later fireplaces which are not identified to be of significance in the CMP (including fireplaces 7, 8, 9 and 13) are not addressed in the table below and should be maintained in accordance with the typical maintenance program.

7.9.1. Scope – Fireplaces

Conservation Element/Action Number	Description	Thumbnail Image
General Conservation Element/Actions		
CE48.	All fireplaces including surrounds, hearths and inserts to be cleaned in accordance with existing program of maintenance works.	N/A
Specific Conservation Elements/Actions		
CE49.	Fireplace to premier's room (3.14). Generally clean over. Patch repair marble bunding. Synthetic marble by specialist contractor. Investigate replacement of damaged tiles. Tiles are to be replaced to match existing exactly otherwise epoxy patch. Samples are to be provided to HC for approval prior to determining methodology.	
CE50.	Potential to replace fireplace 12 surround in Former Treasurer's Room (S3.1) in accordance with reconstruction methodology at Section 8).	
CE51.	As part of any future refurbishment investigate presence of original sandstone fireplaces surround behind	N/A

	cool room fitout in S1.1. If present notify HC and develop methodology for conservation based on condition.	
CE52.	Remove intrusive paint from exposed sandstone mantle (fireplace 3) in S1.14 and (fireplaces 4 and 5) in S1.15. Painted removal to be undertaken in accordance with conservation notes below.	N/A
CE53.	Replace missing fireplace insert to fireplace 15 in S3.20. Insert to be specified by HC.	
CE54.	Replace missing fireplace insert to fireplace 16 in S3.21. Insert to be specified in consultation with HC. Marble repair required to panel above void. Specialist to refix existing panel.	

7.9.2. Conservation Notes – Fireplaces

- Strip paint from stonework as noted in the table above where present with Heritage No.1 or Peelaway or similar as approved by the Heritage Consultant or Architect. Thoroughly clean stone immediately after stripping paint ensuring the removal of all paint and chemicals using a bristle brush. Any other method to be approved by the HC

7.10. LIGHT FITTINGS

The most significant light fittings constitute the Victorian brass and pink glass orb pendant light fitting in S2.5. in addition, the Former Premier's Room (S3.14) retains an original brass and frosted glass central light fitting and four original fixed frosted glass orb light fittings.

Later fittings which are not identified to be of significance in the CMP (including reproduction fittings) are not addressed in the table below and should be maintained in accordance with the typical maintenance program. Later fittings may be retained or replaced.

7.10.1. Scope – Lighting

Conservation Element/Action Number	Description	Thumbnail Image
CE55.	S3.4 – Original light fitting of exceptional significance to be retained. Carefully clean and ascertain any further repair requirements (to be reported to HC).	
CE56.	S3.14 – Original light fittings of high significance to be retained. Carefully clean and ascertain any further repair requirements (to be reported to HC).	

8. RECONSTRUCTION WORKS ORIGINAL TREASURER'S ROOM

8.1. SIGNIFICANCE AND INTACTNESS

This section has been prepared in response to the recommended management of the Treasurer's Room included in the CMP prepared by Urbis 2020 which states that:

The space is significant and should be conserved. Intrusive elements such as the modern services and false ceiling should be removed, and the overall decoration of the room should be restored, to enhance the interpretation and appreciation of the space.

As set out in the CMP this room retains high significance despite various modifications as the principal office of the Original Treasury Building.

The existing ceiling comprises a painted dropped plasterboard ceiling dating from the late 20th century. There is no cornice detail. The fireplace is a later reproduction Victorian fireplace with cast iron insert, painted timber surround, timber mantle. The original stone hearths remain.

8.2. CONSERVATION WORKS

This document includes a restrained scope of conservation works given the good condition of the place and given there are no works proposed in the Former Treasury Building. However, as the most significant space within the building the Original Treasurer's Room is subject (Section 6 of this report) to conservation works to the following elements:

- Original window to be finished
- Original door to be finished and reveal to be prepared

8.3. RESTORATION WORKS

8.3.1. Fireplace

The existing fireplace is a later reproduction Victorian fireplace with later cast iron insert, painted timber surround, timber mantle. The original stone hearth remains however appears to have original been tiled. Retain and protect the original stone hearth and bunding. Surround may be retained or replaced surround to be sourced which matches that in the image below. HC to specify appropriate insert and style of tiles to be applied to hearth.

Figure 8 Fireplace 12 (note fireplace has been painted since this photo was taken.

8.3.2. Flooring

The existing carpet is understood to be laid over the original floorboards. Floors can continue to be carpeted or the timber floor can be revealed. However, if exposed a wall to wall rug is to be laid to ensure that excess wear does not damage floors. If exposed investigations should be undertaken to determine the condition of the floorboards and whether they are appropriate for exposure. Investigation is to be undertaken in consultation with a HC. A methodology specific to the floorboards in this room is to be developed and endorsed by the HC before works begin.

8.3.3. Door Hardware

Door hardware is contemporary. Contemporary hardware is to be removed; remnant holes patched and new hardware is to be installed. New hardware to be specified in conjunction with Heritage Consultant to match original throughout Original Treasury Building.

8.3.4. Wallpaper

The room should be painted or finished with wallpaper in a style sympathetic to the period. It is understood that a small section of the original fleur-de-lis wallpaper which was found in the wall during the 80s restoration works is now held in the Sydney Museum of Applied Arts and Sciences. Any replication of original wallpaper should utilise this remnant as a basis for the design (refer https://collection.maas.museum/object/172039).

Figure 9 Photograph of former Treasurer's Room in original Treasury Building, c.1899

Source: State Library NSW, Digital ID 08868r*]*

9. INTERIOR DESIGN GUIDELINES

The below guidelines are to be considered in addition to the policies within the Conservation Management Plan (Urbis, 2020) in the detailed interior design in the context of any future refurbishment of the internal space in the Former Treasury Buildings.

1. Finishes do not need to slavishly copy early décor but should be generally sympathetic to the primary period of significance. Noting that the historic building now functions as an integral part of the hotel facility, it is important that this section continues to support its current and ongoing use.
2. All currently unpainted fabric is to remain unpainted and original finishes are to be maintained and where appropriate refreshed in line with the conservation notes in this report.
3. New finishes are not to have any additional impact on original material which may be concealed i.e. original ceilings above dropped ceiling or original floorboards under carpet.
4. Additional services are to be avoided where possible. Existing risers to be utilised where possible. Opportunities are to be sought to remove ducted skirting where possible.
5. Large scale fitted furniture should not erode the legibility of the significant spaces.
6. All fitouts should aim to be reversible.
7. Fitout should constitute elegant and high quality but clearly contemporary layers that can be regularly refreshed without damaging the legibility or integrity of spaces.
8. Fitout is not to obscure original windows.

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