

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)

COPPER OBSERVATORY DOME ATOP NORTHERN DOME



Rotating Observatory dome

The copper observatory dome atop the northern tower is a riveted copper sheet dome with a telescope opening slot. The dome is able to be rotated on an original cannon ball track. The dome was repaired in 1995. The slot has been louvered to exclude water entry.

Evidence internally of a substantial base for the instrument with a large opening in the timber flooring has since been covered. It is thought that this was removed when the stair and original lift was removed.

The observatory is exceptionally significant to building and its use.

The observatory is linked historically to the Lands Department surveyors.

Exceptional significance
Good

Cyclic repair of the dome and track as required.



Copper dome track with cannon balls

TIMBER OCTAGONAL LANTERN IN NORTHERN DOME



The room is located between the observatory dome and the main northern dome. It is octagonal in plan with fixed timber arched windows with 360° views over the harbour and city.

The roof is a complex curved lead batten roll running from circular to octagonal in plan.

The external walls are detailed with complex timber mouldings, brackets, cornice and architraves. With ventilation slots between the cornice brackets.

The existing timber flooring shows evidence of large openings in the floor. These have since been covered. The octagonal lantern still retains the early, (if not original), colour scheme. Of interest is the method used for ventilation, i.e. the portholes and their flaps.

Exceptional
Interior: High Significance
Good

Cyclic painting and timber repair required in the short term. The last repair and painting was in 1995.

Undertake investigation of original paint colour schemes and retain and conserve the original paint colour schemes where known.

WINDOWS IN NORTHERN DOME



Rot in dome window sash

The northern copper dome has two internal floor levels each level has windows that penetrate the copper dome. The dormer windows have arched copper roofs extending from the dome with timber framed windows sashes and sills.



Split and rotted sill loose and dislodged

Exceptional
Rot in windows
Very Poor
Windows generally
Fair

The sashes and sills need immediate repair with extensive rot in some elements. Repairs to be undertaken to retain the remaining intact portions of the windows.

Some windows were unable to be inspected due to access issues. Detailed inspection off scaffold or cherry picker is required to determine safety of these elements.

The dome has access issues for the repair and cyclic maintenance of the timberwork. Repair and maintenance to be scheduled with other works where possible. Repair work to retain as much original fabric as possible.

Undertake minor alterations in materials, forms and details, which respect and complement the existing fabric. Ensure that new work does not stand out visually from existing work. Do not add new elements where they will negatively impact on significance.

ELEMENT / ZONE

For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

DESCRIPTION / BACKGROUND

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(See also Section 5: Heritage Management Policies & Guidelines)

EASTERN PAVILION



The eastern pavilion is located above the Loftus street entrance and is mirrored by a similar pavilion on the western façade these elements are dominant features of the building.

The dome structure is steel framed and externally clad in copper batten roll detail. Internally the dome has one level of office space. The floors are timber and wall linings are sheeted. The dome has not undergone any recent external repair. Windows are located on the dome to the internal office level. One door exits the dome at roof level on the western face.

Above the dome is a pavilion room it is rectangular in plan with fixed timber oval windows on all sides with 360° views over the harbour and city.

The roof was originally a steel trussed gable with glass roofing. The glass was replaced with copper in 1908. The copper pediments and ornate copper acrotera and tympani are original. The ridge has the original ornate cast iron cresting.

The external walls are detailed with complex timber mouldings, plasters, brackets, cornice and architraves. With ventilation slots between the cornice brackets.

Internally the ceiling is timber boarded and raked to follow the roof plane exposing the original steel roof trusses.

Handrails have been installed internally across the glazed oval windows.

Pavilion form and elements: Exceptional

Fair / good

Interior: High Significance

Internal services and fittings such as handrail, lighting and air conditioning, Intrusive

Carpet

Neutral / intrusive

Due to access limitations a detailed assessment of the copper roof and pavilion elements is required to fully assess condition and cyclic repair. Recommend inspection when next assessing this area.

Cart iron cresting requires treatment and repainting

WESTERN PAVILLION



Eastern face of western pavilion

The western pavilion is located above the Gresham street entrance and is mirrored by a similar pavilion on the eastern façade these elements are dominant features of the building.

The dome structure is steel framed and externally clad in copper batten roll copper detail. Internally the dome has one level of office space. The floors are timber and wall linings are sheeted. The dome has not undergone any recent external repair. Windows are located on the dome to the internal office level. One door exits the dome at roof level on the eastern face.

Above the dome is a pavilion room it is rectangular in plan with fixed timber oval windows on all sides with 360° views over the harbour and city.

The roof was originally a steel trussed gable with glass roofing. The glass was replaced in copper in 1908. The copper pediments and ornate copper acrotera

Pavilion form and elements

Fair /Good

Exceptional

Interior: High Significance

Internal services, kitchen and fittings such as handrail, lighting and air conditioning, Intrusive

Due to access limitations a detailed assessment of the copper roof and pavilion elements is required to fully assess condition and cyclic repair. Recommend inspection when next assessing this area.

Consider future use and potential removal of kitchenette and intrusive services from this space.

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)



Interior of upper floor in pavilion

and tympani are original. The ridge has the original ornate cast iron cresting. The external walls are detailed with complex timber mouldings, plasters, brackets, cornice and architraves. With ventilation slots between the cornice brackets. Internally the ceiling is raked to follow the roof plane and exposing the steel roof trusses. Handrails have been installed internally across the glazed oval windows.

Carpet
Neutral / Intrusive



Kitchen in western pavilion

CENTRAL WESTERN LANTERN OVER STAIRS



The central western lantern is located at roof level between the strongroom and the western pavilion and dome. The lantern is directly over the western stair shaft located off the Greasham street entrance. The lantern is rectangular in plan and clear glazed on all sides directing light into the stair shaft. It is hip roofed with a slate tiles and lead batten roll ridge cappings. The roof has recently been replaced with new slate to match the original and similar to that in the central strongroom dome roof. An original and rare ogee cast iron gutter is located around the perimeter of the roof.

Exceptional Excellent

Repaint with cyclic maintenance in the short term
Do not add new elements where they will negatively impact significance

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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)

CENTRAL WESTERN LANTERN



Viewed from south

The central eastern lantern is located at roof level between the strongroom and the eastern pavilion and dome. The lantern is directly over the eastern stair shaft located off the Loftus Street entrance.

The lantern is a 12 sided dodecagon in plan and glazed on all sides directing light into the stair shaft.

It has a complex hip roof with lead batten roll roof sheeting.

The roof appears new and thought to match the original.

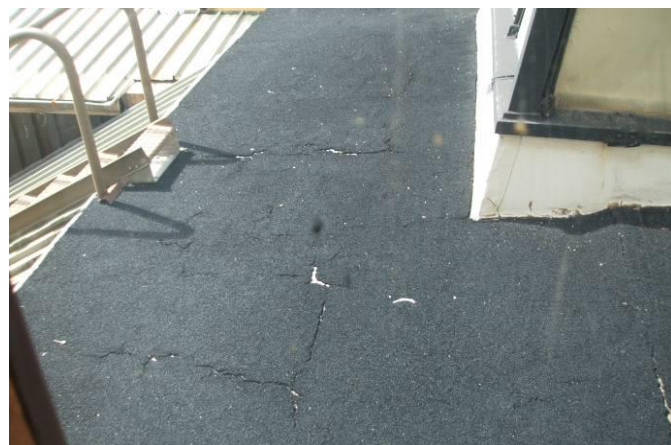
An original and rare ogee cast iron gutter and outlet spigot is located around the perimeter of the roof.

Exceptional

Excellent

Re-paint with cyclic maintenance in the short term

MEMBRANE ROOF AREAS



Membrane west of central dome

Several membrane roof areas are located atop the building. This is mostly due to the flat top steel trusses used in the roof framing to reduce the visual height of the roof. The trusses are lined with timber boarding on top of the trusses as a base for a membrane on the top and copper roof sheeting on the raked faces. Some later membranes such as on the lift motor room are on a concrete base. The largest of these membranes are;

- Adjacent the clock tower on the southern roof area
- On both side of the northern dome off Bridge street
- On top of the lift motor room
- On the eastern and western roofs adjacent the central storage strongroom.
- Membrane over room G28

Neutral

Poor to Good

Replace old deteriorated membranes at roof level in the short term. Repair and clean membranes still with a serviceable life in light wells.

Generally roof membranes have a maximum of 20 years life expectancy.

If access is difficult and costly to provide (such as the lift motor room) schedule other cyclic maintenance in the zone such as painting at the same time.

Undertake minor alterations in materials, forms and details, which respect and complement the existing fabric. Ensure that new work does not stand out visually from existing work.



Membrane east of northern dome

The membranes are of varying age condition and product. Some are nearing the end of their expectancy. Generally They all appear to be watertight at the time of inspection to the areas we were able to access. The top trafficable coating is breaking down and is unsightly to some of the membranes. The membrane over room G28 is a recent installation and has only biological growth on the surface due to the location within the internal lightwell.

All visible membranes are not original building fabric. These original and other subsequent membranes and finishes may be located below the current membranes. This includes the possibility of former concealed asbestos membranes.



Lift motor room membrane

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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)



Southern membrane roof adjacent tower



Membrane roof over room G28 cleaning required

LIFT OVERRUN AND LIFT MOTOR PLANT STRUCTURES

Inserted in the 1950s

Intrusive

Fair

Remove when vertical circulation is reviewed.



STEEL WALKWAYS, STAIRS AND LADDERS AT ROOF LEVEL

Some rusting has developed in the steel members of the steel stairs and ladder.

Intrusive

Fair

The steel members are currently in acceptable structural condition, however the rust should be cleaned/repaired and corrosion protection (e.g. via painting) added in the short term to stop further corrosion. Also, any corroded anchors, fixing the steelwork to the walls, should be similarly protected, or replaced in the short term with equivalent corrosion-protected anchors, to prevent the steel expanding and cracking the wall.



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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

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ROOF STRUCTURE



Steel Truss



Timber boarded underlay

The roof of the building is framed with iron trusses supporting iron angle purlins with douglas fir timber planks. The roof cladding was originally slate to the pitched areas this has generally been replaced with deep ribbed copper sheeting.

The trussed roof is supported on the perimeter stone walls and in some locations bears on the internal iron beams incorporated in the original iron beam and concrete fire resisting ceiling system. The iron trusses are thought to be part of the fire resisting construction for the building.

The roof leaks in various areas, and a number of buckets were in place in various areas (it was raining during the site visit). Some timber roofing boards appear to have been replaced in the past.

Some timber replacement followed the fire which occurred in 1984.

There are signs of minor timber decay where roof leakage has occurred in the past, however, no major timber decay was noticed during the visit. The timber members were generally in a serviceable condition and structurally acceptable.

The original and early use of fire resistant construction is a significant element of the building relating to the original use of the building.

Exceptional

The trusses appear to be in good condition with minor corrosion on some elements. Some bracing elements need repair.

Generally
Good
Some elements
Fair

To prevent water ingress and ensure the longevity of the timber members, the roofing/ membrane should be repaired/ replaced where leaking.

Undertake a fire engineered assessment of the space within the context of the future building use. Determine and implement appropriate and sympathetic methods of upgrading the space without causing loss of significance.

Ensure plant and equipment is installed in a reversible manner without causing damage to the original fabric.

Ensure vibration from plant installations is not transferred to the structure.

Do not add new elements where they will negatively impact significance

CHIMNEYS



Chimney terminated in roof space

Generally chimneys have been dismantled and removed above roof level and capped off within the roof void. These chimneys originally supported the iron roof purlins. The original outline for the chimney can be seen where the timber boarding is missing at the roof level. Brick piers have been built to support the roof purlins. This method of support does not comply with the current Australian Standard for seismic stabilisation.

Some chimneys remain intact above the roof line such as the two chimney stacks to the corners of the dome at the front Bridge Street façade. These chimneys were not accessible during the inspection it is considered that they have not been seismically stabilised and do not comply with the current Australian Standard for seismic stabilisation.

The remaining chimneys and portions of chimneys are significant to the place

High

Above roof chimneys require further assessment considered Fair / Poor

Chimneys are generally non-functioning within the building with chimneys capped off. Any future use of chimneys should be part of an approved engineered approach to fire safety.

Only reinstate missing detail if sufficient evidence is available.

Seismically stabilise piers on top of capped off chimney in the long term.

Further investigate roof top chimneys at front dome

Refer to GAO report 08087 July 2008 Lands Building Assessment of Building Structure Under Earthquake Loading.

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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

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Northern dome chimneys at northern corners

7.8 EXTERNAL ELEMENTS: CLOCKTOWER

CLOCK TOWER



The clock tower is 200 feet (approx. 61 m) high above the Bent Street entrance floor level.

The tower is decorated with elegant urns, pediments, cornices and columns.

Exceptional

Fair

The clock tower generally requires attention. Deferred maintenance work exists.

Refer to clock tower stonework below and to Lands Building Façade Condition Report September 2007 report number HG 07/49

Stonework repair is required in the short term following a safety inspection to remove or secure stone in the immediate term.

Do not extend the building outside the existing building envelope

CLOCK TOWER CLOCK



Clock face

The tower clock consists of four 8 foot (2.4 m) diameter clock faces.

When the tower was built in 1890 the clock faces would have been visible to most of Sydney at the time.

However the clock was not installed until 1938 by Prouds Limited, the whole system was Australian made. The original clock system was an electrically driven pendulum master clock. The clock has since been fitted with its own motor and the original master clock system throughout the building was abandoned. It is thought that the original master clock system has been retained.

The centre of the clock is 174 feet (approx. 53 m) above Bent Street

In 2007 during an inspection of the tower by GAO it was observed that the clock faces were corroding with light corrosion externally and required repair and re-

High

Good

Clock faces requires repair and re-painting in the short term

The clock mechanism requires regular cyclic maintenance in the short term, medium term and long term.



Clock mechanism

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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)

painting
The clock mechanism requires regular cyclic maintenance.

CLOCK TOWER COPPER ONION DOME



At the top of the tower is an elegant onion shaped dome, which is copper clad with a ring of ornate copper acrotera at the base.
The dome structure consists of numerous timber brackets radiating out from a vertical cast iron centering pin.
Work was completed on the tower in 1891. The then Minister for Lands, Hon. James N. Brunner, laid a stone at the top of the tower bearing an inscribed plaque on January 5th 1891.
In 2007 during an inspection of the tower by Government Architect's Office (GAO) observed that the copper sheeting required minor repair, many copper screws attaching the copper cladding to the timber frame were missing allowing water ingress into the tower and potentially causing the sheeting to become loose. No work has been undertaken since this inspection.

Exceptional Fair / poor

Repair to the tower copper sheeting is required in the short term to prevent water damage to timber frame and to secure the sheeting.
Use traditional methods of repair when repairing copperwork.



Inside tower dome

CLOCK TOWER STONEMWORK



In 2007 during an inspection of the tower by GAO it was observed that some of the stonework that was retained during the last repair works in 1978 - 1980 had degraded to a point where it required replacement. Elastomeric sealant used in 1980 was failing and required replacement with mortar pointing to prevent breakdown of the stonework at all the joints. It was advised that if this was done it would prevent considerable loss of original fabric.

Exceptional Fair / Poor

The clock tower generally requires attention in the short term. Deferred maintenance work exists.
Refer to Lands Building Façade Condition Report September 2007 report number HG 07/49

- Some cracks in stone require pinning
- Salt activity in underside faces need desalination
- Leadwork on top weathering faces need replacement to provide a drip edge
- Repoint stonework to prevent water ingress and stone deterioration
- Some loose synthetic stone repairs were found not to have reinforcement replace these items with sympathetic repairs.

7.9 EXTERNAL ELEVATIONS

SANDSTONE WALLS GENERALLY

The stone used for both stages of construction 1886-1881 & 1888- 1891 was Sydney "Yellowblock" sandstone. The sandstone used for Stage One is from the Pymont quarries and the sandstone used for Stage Two is from the Waverley quarry in Sydney. Major sandstone restoration from 1978 to 1980 replaced badly decayed stone with Wondabyne Buff stone from Gosford Quarries. The replacement stone appears lighter on the façade. Some of the stonework that was retained during the last repair works in 1980 has

Exceptional Facades generally Good

Cornice, balustrade Fair to Poor

Refer to Lands Building Façade Condition Report September 2007 Public Works Report HG 07/49
Stonework safety inspections to remove potentially dangerous stonework required immediately.
Repair of stonework required in the short term

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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.				(See also Section 5: Heritage Management Policies & Guidelines)



view of bridge street entrance stonework with past stone replacement

now degraded to a point where it now requires replacement.

PARAPET BALUSTRADE



Parapet cracking, past stone replacement

The parapet balustrade is an exposed element at the top of the building and generally degrades faster than the lower walls below the cornice.

Major sandstone restoration to the stone was undertaken between 1978 to 1980 replaced badly decayed stone at that time with Wondabyne Buff stone. This stone is lighter in appearance to the original sandstone.

Stonework has degraded since the repairs over 30 years ago with stones cracking and exfoliating with salt activity

High

Fair / Poor

Refer to Lands Building Façade Condition Report September 2007 Public Works Report HG 07/49

Stonework safety inspections to remove potentially dangerous stonework required immediately.

Repair of stonework required in the short term

CORNICES



Projecting cornice stones with brackets below

The cornices are one of the most exposed elements in the façade and are intended to protect and shelter the walls below. Generally the underside faces accumulate salt which breaks down the stone. Major sandstone restoration to this area was undertaken between 1978 to 1980 replaced badly decayed stone at that time with Wondabyne Buff stone. This stone is lighter in appearance to the original sandstone.

Stonework has degraded since the repairs over 30 years ago with stones cracking and exfoliating with salt activity. Potentially dangerous loose stone may exist in this area.

Stonework to be retained in this area is recommended for desalination to remove substantial amounts of damaging salt from stonework a process not available in the last repair works.




High

Fair / Poor

Refer to Lands Building Façade Condition Report September 2007 Public Works Report HG 07/49

Stonework safety inspections to remove potentially dangerous stonework required immediately.

Repair of stonework required in the short term

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
<p>For room numbers see 2013 floor plans in Section 7.34 pp.193-200.</p> <p>CRACKING IN STONE</p>  <p>Crack in stone above the Loftus Street entrance</p>	<p>Refer to engineers report in Public Works report HG 07/49</p> <p>Cracking exists in all elevation of the building these are fully identified and evaluated in the report. The only cracking identified as requiring rectification works was the cracking over the bent street entrance. This was repaired in 2008 by NSW Public Works Stonemasons & GAO.</p>	<p>Stonework: High</p>	<p>Fair</p>	<p>(See also Section 5: Heritage Management Policies & Guidelines)</p> <p>Refer to Lands Building Façade Condition Report September 2007 Public Works Report HG 07/49</p> <p>Stonework safety inspections to monitor potentially dangerous stonework required in the short term.</p> <p>Repair of stonework required in the short term by sealing cracks with elastomeric sealant</p>
<p>LEADWORK WEATHERINGS</p> 	<p>Past application of lead weatherings on top of the cornices have had some impact at protecting the stonework on top surfaces but allowed water to flow onto the front and underside faces.</p> <p>Advances in new leadwork detailing with the front drip edge sheading water away from the building would considerably reduce the weathering effect on the stone.</p> <p>Some leadwork has split, underside faces of leadwork are damp and not venting due to detailing</p>	<p>Stonework Exceptional/High</p> <p>Leadwork Neutral</p>	<p>Stonework Fair / Poor</p> <p>Leadwork Poor</p>	<p>Refer to Lands Building Façade Condition Report September 2007 Public Works Report HG 07/49</p> <p>Replace lead weatherings in the short term</p>
<p>METAL INSERTS IN STONE</p>  <p>Cracking in balustrade coping stone</p>	<p>Refer to Public Works report HG 07/49</p> <p>Metal inserts are present in all stone facades of the building. They are past fixing points for various activities such as buntings and light displays and services. As the fixings corrode and expand within the stone they crack the stonework.</p> <p>Metal fixings are at different stages of condition in this process. Some have cracked the stone causing potential safety issues, some are just starting to corrode and if removed will prevent costly repair and loss of heritage fabric.</p>	<p>Stonework High</p> <p>Metal inserts generally Intrusive</p> <p>Note some inserts have heritage significance (e.g. fixing for old tram wires), a heritage architect should assess each fixing to determine significance.</p>	<p>Stonework Poor to Good</p>	<p>Refer to Lands Building Façade Condition Report September 2007 Public Works Report HG 07/49</p> <p>Repair of stonework with the removal of corroding inserts in the short term. Fill holes with approved synthetic stone repair mortar.</p>

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STATUES



Lawson statue with crack through chest

Each facade of the building has twelve niches which it was intended to fill with a statue of either a famous explorer or legislator involved with the settlement and exploration of lands etc. Only twenty-three were originally filled with an additional statue added to the building in 2012. This is rare not only for the volume of significant quality carvings but rare for the use of notable Australian figures to be displayed on a public building. All of the twelve Bridge Street niches were filled, but only four niches were filled in Gresham street, only six in Bent Street and only one in Loftus Street until 2012 when the James Meehan statue was added. "All the original statues were placed in position during the 1890's and are attributed to the sculptors, Mr. J. White, a sculptor named McIntosh (thought to be N.P. McIntosh), and an Italian sculptor (possibly Sani) - from Centenary booklet" Lands Department. Building 1876-1976" produced by the Minister for Lands and the Under Secretary for Lands.

Most of the status are in good condition with the exception of the Lawson statue which has cracking through the body

Exceptional

Generally
Excellent

Some statues fair to poor due to cracking or fretting.

Refer to Lands Building Façade Condition Report September 2007 Public Works Report HG 07/49
Repair of stonework in the short term.
Do not remove these significant statues from the building.

WALLS



Gresham street elevation

The building is constructed of sandstone on its external street elevations, and rendered brickwork on its internal courtyard elevations and internal walling.

The external walls have ornate stone detailing. The ground floor, first and second floors have pilasters and entablatures respectively of the Doric, Ionic and Corinthian orders, each order standing on an appropriate pedestal. The upper or Corinthian storey is surmounted by a bold cornice and balustraded parapet.

The stonework requires repair due to salt activity, cracking and general weathering exposure.

Also refer to engineers comments on structural cracking.

Wall outside room 107 indicates that a drainage problem exists in either the kitchen or adjacent en-suite water damage and salt activity. White salt crystals forming on stone causing stone to breakdown.

Sometime between 1887 and 1894 the Lands Department

Datum Bench Mark Plug was set into position on the front of the building and provided the origin of all levels in NSW under the Survey Co-ordination Act. In 1938.

Façade walls:
Exceptional

Poor / Fair

Lands Department Datum
Bench Mark Plug and
plaque:
Exceptional

Walls generally require attention in the short term. Deferred maintenance work exists.

Refer to Lands Building Façade Condition Report September 2007 Public Works Report HG 07/49

Repair drainage in rooms 107 A & B desalinate external wall outside room, all in the short term.

Cracking above the Loftus street entrance are to be monitored every 2 years using "telltale" indicators (or similar).

Undertake regular cyclic repair and maintenance to protect the heritage item.

EARTHQUAKE CONSIDERATIONS

Structural implications of the building in the event of an earthquake are outside the scope of this report. For earthquake considerations of the building, reference should be made to the previous structural report prepared by NSW Government Architect's office in 2008, titled: "Lands Department Building, "Assessment of Building Structure Under Earthquake Loading" (Report no. 08087).



Salt damp damage outside rooms 107A & B



Typical stonework condition at footpath

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ENTRANCES



Bent Street entrance



Queen Victoria's Coat of Arms over Bent Street entrance

The four official entrances are recessed with moulded pediments atop either archway or selected red granite columns, with wrought iron gates. The entries are protected by the projecting pediments. Each official entrance is different.

The Bent Street entrance was repaired in 2008 with structural stabilisation of the lintel stone above the red granite columns. This stone element has cracks and was stabilised with stainless steel reinforcement placed horizontally through its length it is totally concealed and its location can only be seen with the faint outline of the drill points on the ends on the stone.

Similar cracking exists on the Loftus street entrance this is to be monitored, refer to engineers report.

Carvings are soft in locations and some portions missing. Salt contamination in some locations.

Carvings above each entrance have significance for their quality and relationship to the building and its use.

Carvings above Bent street and Loftus street require repair and desalination in the short term.

Entrances and Carvings:
Exceptional

Fair / Good

Doors, gates and iron work:

Exceptional

Walls generally require attention in the short term. Deferred maintenance work exists.

Refer to Lands Building Façade Condition Report September 2007 Public Works Report HG 07/49

Carvings require desalination and conservation in the short term to prevent loss of significance.



Salt contamination and damage to Loftus Street entrance carvings

7.10 EXTERNAL WINDOWS & DOORS

TIMBER WINDOWS



Bottom rail rot & failing paint

The windows are a dominant feature of the building and reflect the original design intent relating to the intended building use in their placement and degree of refinement.

The use of numerous and expansive windows in the drafting offices and other areas to afford good light quality within the spaces.

The timber windows vary in style, size and configuration throughout the building. All are built of rare Australian red cedar. Windows are generally double hung sashes. Many windows are highly detailed with curved heads.

Some windows have original glass

Many windows have an original ventilation system, internal sill boards have brass air registers which connect to external vents

Original fabric:
Exceptional

Poor / Fair

All windows are weathered and require re-painting in the short term. Many windows require repair to sash bottom rails, styles and joints. Repairs are to be undertaken by heritage specialists experienced in restoration works. Retain as much of the original windows as possible replacing portions of elements and patching. Repair and retain the original catches, lifts and fittings.

Retain original glazing where possible if broken replace with compliant safety glass.

Test window putty for asbestos content

Restrict the opening movement dimension of bottom

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Sills cracking, some rot & failing paint

opening sash with timber blocks where below acceptable height for child safety.
Test paint for lead content

METAL WINDOWS



Some metal windows remain on the Northern Bridge Street façade. These windows are from a later development stage in 1919 where the open verandahs were enclosed to increase the operational internal spaces within the building. These remaining windows are generally off kitchenettes and corner office en-suites. The most recent removal and opening up of previously enclosed verandahs was in 2004 on levels 1 & 2.

The metal windows are generally in fair condition the paint is in poor condition. Where internal floors have been raised for concealing plumbing, the floor to opening height is below acceptable heights for child safety.



Metal Windows enclosing original verandahs detract from the significance of the façade
Intrusive

Poor / Fair

When the opportunity exists remove the en-suites, kitchenettes and metal windows from the verandahs and reinstate the original verandah spaces providing new doors and window units where the originals have been removed. All to match original details and layout.
Repair the windows in the short term, Restrict the opening movement dimension of bottom opening sash where below acceptable height for child safety.
Minor alterations to the Lands Building, particularly those that recover significance, can be undertaken as long as the original internal configuration, external character and significant fabric (particularly that of Exceptional and High significance) are retained, as these are integral to the heritage significance of the place.

WROUGHT IRON WINDOW GRILLES

Ornate wrought iron window grilles protect footpath level windows on the facades. The grilles are all different and vary in size and form but have a similar design with organic spirals and flowers. Some are missing small parts such as flowers. Generally the screens are attached to the stonework with wrought iron rods set in lead.

The grilles are both functional and aesthetic and an excellent example of wrought iron work.

High

Good

These are generally in good condition but require treatment and painting to prevent expansive corrosion from jacking and cracking the stone in the short term.

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
For room numbers see 2013 floor plans in Section 7.34 pp.193-200.				(See also Section 5: Heritage Management Policies & Guidelines)

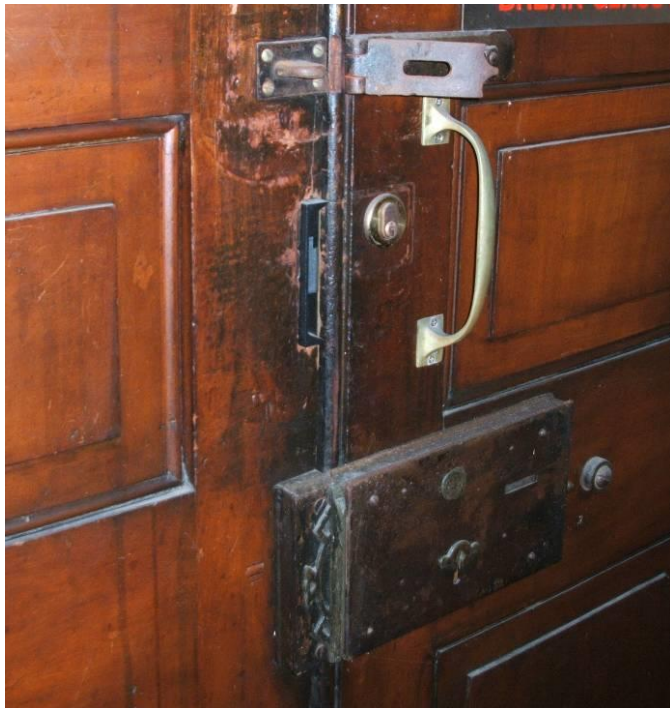


Bridge Street stage 1 Window grilles

EXTERNAL DOORS AND ENTRANCES



Clock and doors at Loftus Street entrance



Loftus Street Internal hasp & lock, clear finished wood

The four main entrances to the building are all uniquely different and significant. Each entrance served a different use within the building and the stonework detailing and carvings at each relate to different themes. The key stones above each entrance also relate to a vertical series of carvings above, each generally reflecting a hierarchy vertically on the building. This is also reflected in the vertical progression of the orders of architecture on the facades from Doric at the base to Ionic and to Corinthian at the top.

The Loftus Street entrance has a clock with gilded hands and numerals, it is centrally mounted over a timber pediment and within the top light.

Below this are two large timber multi panelled doors with carved central panels and bronze door knobs mounted on shields. The timberwork is painted externally and the Australian red cedar clear finished internally.

The Bridge Street and Gresham Street entrances have large wrought iron gates. These lockable gates will require investigation to ensure safe egress while retaining significant fabric and elements.

The bent street gates are small low ornamental gates with a high degree of detail. These gates are in excellent condition.

The original cart entrance has two large wrought iron gates. This entrance is located at the Southern end of Gresham Street. The gates have been modified with an electronic opening and locking system.

Large bollard stones of trachyte protect the entrance edges from damage.

The entrance doors including stonework, doors, gates and clock
Exceptional

The electronic equipment on the cart gates
Neutral / Intrusive

Timberwork & wrought ironwork
Good

Stonework
Fair

Clock
Poor

Lockable gates will require investigation to ensure safe egress from the building with a fire engineered approach. Original door locks and hardware is to be retained with other significant fabric and elements.

Undertake a fire engineered strategy for the building in the immediate term. This strategy will only be relevant to the current use and each change of use will require a new strategy.

Repair clock and make operable retain and conserve original mechanism



Gresham Street stage 2 window grilles

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
For room numbers see 2013 floor plans in Section 7.34 pp.193-200.				(See also Section 5: Heritage Management Policies & Guidelines)



Door at Loftus Street entrance

7.11 COURTYARDS & LIGHTWELLS

INTERNAL COURTYARDS



Southern courtyard

Two internal courtyards located at Ground level are open to the elements and allow natural light into the internal spaces within the building. Originally connected to the vehicle entrance / loading dock as part of an internal drive loop. The corners of the original loop walls are protected by projecting stone plinth bollards most likely of trachyte stone. A portion of the original pavement remains intact with the remainder replaced in sympathetically matching pavers in 1994.

Some of these new pavers need replacement and relaying.
Paving is mossy / mouldy in part.



Original paving

Relationship to internal spaces – Exceptional

Fair

Retain the existing original pattern of internal spaces without further subdivision or demolishing walls to increase the size of spaces

Original paving and plinth bollards – High

Minor alterations to the Lands Building, particularly those that recover significance, can be undertaken as long as the original internal configuration, external character and significant fabric (particularly that of Exceptional and High significance) are retained, as these are integral to the heritage significance of the place.

Replacement paving - Little/Neutral

The encroachment of some intrusive infill rooms and lift structure in the courtyard space may be considered for removal.

Later infill rooms and lift structure -

Treat paving with Borate to remove and control biological growth and to ensure slip resistance and moisture reduction in paving in the immediate term.

Intrusive

Repair paving replace broken paving units with matching items. Re-lay areas of dislodged, loose or sunken pavers in the short term.

INTERNAL LIGHTWELLS

The two internal light wells are open to the elements and terminate at the internal courtyards located at the ground level. The walls to the light wells are of painted rendered brick with timber windows opening onto the space.

One toilet block is located in each of the light wells one for male one for female,

Internal walls and windows in relation to light wells and light transference into the

Internal light well paint finish
Good / Fair

Retain the existing original overall pattern of internal lightwells without further subdivision or demolishing walls, with the exception of consideration of removal of the toilet blocks.

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

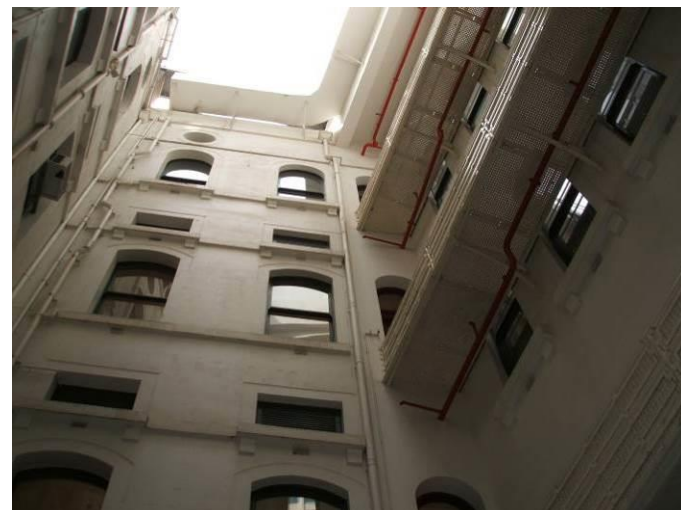
(See also Section 5: Heritage Management Policies & Guidelines)



Northern lightwell on left and southern lightwell on right of central dome



Part of northern lightwell



Lightwell with suspended walkways to toilets

each block is primarily free standing to the full height of the light well. Cast and wrought iron walkways from every floor level access toilets in the block. The toilet blocks are topped with the original riveted iron water tanks.

The northern light well also contains the lift shaft structure and lift motor room which at roof level straddles over the light well effectively dividing it in two.

The two separate toilet structures, external to the building proper were described by the Colonial Architect W.L. Vernon in 1899 as "lofty nests of lavatories and closets". They demonstrate how complex toilet design was solved when piped sewerage was new to Sydney in the late 1870's. In 1899, during a Parliamentary standing Committee on Public Works, W.L. Vernon commented that due to the toilet blocks location, "the inside rooms in the Lands Office, both on the North and South sides are perfectly useless for clerical purposes".



Suspended walkways to toilets

building - High

Toilet blocks, and iron tanks – Moderate

Lift shaft structure and lift motor room – Neutral/Intrusive

Toilet blocks
Good / Fair

Lift structure
Good

Clean down walls and window sills of bird droppings

Re-paint light well walls and windows in the short term

Toilet structure is in good / fair condition but configuration and size of rooms are insufficient to contain compliant toilets. Access to toilets is also a compliance issue.

Toilet fittings and sanitary components are required to be upgraded to meet current standards in the short term Refer to 6.7, 6.11 & 6.12 above.

Prior to fitting out the toilets in the immediate term an assessment of the access and non-compliance of toilets in relation to the future use of the place is to be undertaken. This report will assess the required number and type of toilet facilities required for the intended future use, the assessment is to assess the heritage significance and impacts of upgrading or potentially removing this multi-level toilet block and its associated walkways and access doors.

CAST IRON CATWALKS

The catwalks probably date from the 1920s and provide access to the external toilet block are supported on steel beams which are supported from arched steel brackets that cantilever from the masonry walls. The cast iron panels span one-way between these beams and are bolted to them. The balusters bolt

Walkways: High

Walkways: Fair

As a safety measure, and to alleviate concerns, the more-significantly cracked panels can be temporarily covered in the short term by CFC flooring panels, similar to the existing flooring currently covering some panels, until the cracked

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)



Cast iron catwalks

adjacent panels together through to the edge beams.

A number of cracks have developed in the cast-iron floor panels, progressing from one hole to the next, some of which are significant. Most of the cracks progress to/near bolt-hole fixings; some cracks are straight in plan, spanning either parallel to, or perpendicular to, the floor panel's span; some cracks are diagonal in plan. Some of the cracked panels are currently covered by CFC flooring due to safety concerns.

Initiation of the cracks is considered to have developed at the bolted connection points. The steel beams deflect/curve relative to stiffer brittle cast-iron panels which results in the panels losing their continuous support along the beams, becoming locally supported at the bolted connections leading to overstress and cracking - steel packers (below the panels) at bolted connections confirm this relative deflection. The cracks extend over time due to the repeated deflection of the panels from pedestrian traffic.

panels are permanently redressed. Two options for a long-term solution to the significantly cracked panels are:

1. Replace the panels with cast-iron panels to match existing (including panels currently covered by flooring); or
2. Install new corrosion-protected perforated structural steel flooring below the panels. For either of the above options, to ensure continuous support of the panels along the steel beams, any gap between panels and supporting beams needs to be tightly packed. Moreover, as a preventative measure, all remaining catwalk panels (even if uncracked) should be checked for gaps between the panel and supporting beam and any gaps tightly packed.

7.12 INTERIORS: CEILINGS

OFFICE AREA CEILINGS



Room 107



The Lands Building office areas have elaborately decorated ceilings. The design and extent of decoration varies from the most elaborate ceilings on the ground and first floors, to the simplest on the upper floors. In all cases the structural grid of iron beams are expressed. The original ceilings on lower floors are lath and plaster with varying plaster cornices.

The expression varies from where the concrete vaults span between the iron joists on the top floor to where large iron girders are used to support timber flooring on the lower floors. The plate web riveted construction used, achieved larger sections than could then be rolled. There is a considerable space between the ceilings and the floors above them which are carried on a separate system of joists.

The building is one of the first examples of the use of reinforced concrete. Horton Herman in *The Architecture of Victorian Sydney* writes, "He (John Young the builder) was Sydney's first protagonist of reinforced concrete, of which he had no real understanding, but enthusiasm compensated for lack of knowledge, and at the Lands Department he experimented to his heart's content~ The vaults he made of coke concrete carried on iron joists. Elsewhere concrete slabs were reinforced without any scientific basis whatever ... ". They have not failed to date however, similar vaults at Barnet's General Post Office were under investigation.

Some lath and plaster ceilings have failed in the past. Generally these ceilings are vulnerable to damage from vibration due to works within the building. The past insertion of fire service sprinklers and services are thought to have caused some of these ceilings to dislodge, crack and fail. The inspection was unable to determine the extent of ceiling delamination due to the height of the ceilings. Some rooms have had new ceilings installed at lower levels to allow for the

Original lath and plaster ceilings with ornate moulded decorative cornices: Exceptional

Generally Good

Do not add new elements where they will negatively impact significance.

Do not insert false ceilings for services such as lighting and air conditioning.

Original lath and plaster ceilings with simple cornices: High

Some cracking in level 3 concrete ceilings

Minor alterations to the Lands Building, particularly those that recover significance, can be undertaken as long as the original internal configuration, external character and significant fabric (particularly that of Exceptional and High significance) are retained, as these are integral to the heritage significance of the place.

False ceilings
Neutral/Intrusive

Fair
Some cracking in lath and plaster ceilings
Fair

Investigate the cause of paint failure in each location and repair and eliminate the cause prior to painting.

Investigate all lath and plaster ceilings progressively when scaffold is set up for painting in the short term. Where major cracking is observed investigate and repair ceilings immediately. Retain all original ceilings, repair and re-attach damaged ceilings where delaminated, repair fragile and missing plaster in matching materials.

Keep detailed records of repairs to each room and paint colour codes and types for future reference.

Repaint ceilings that have defective or peeling paint in the immediate term. These defective paint finishes may contain lead. Retain original colour schemes.

Ornate paint systems such as in room 107 are to be touch up painted by experienced heritage painters only in locations

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)

Room 104



Lath and plaster ceiling failure in 2007

installation of various services. It is thought that the original ceilings may remain above the new ceilings.
 Northern Dome ceilings have partly been replaced with new clear finished western red cedar boarding. The original painted boarded walls / ceilings were removed when the rooms were upgraded in 1977 -1983. Original painted boarding can be found in the upper lantern.

where defects occur.
 Record past colour schemes and keep records for future use.
 Investigate original paint colour schemes and gain approvals / exemptions as required by the Heritage Act.
 Repair concrete ceilings to engineer's requirements.



Room 105: Coffered ceiling: High Significance



Room 207: Decorative moulded ceilings. Exceptional Significance



Room 302: Vaulted ceilings: High Significance.

CORRIDOR (COKE) CONCRETE VAULTING

A number of cracks were seen in the soffit of concrete vault ceilings of the main corridors on all floors – the concrete is most likely unreinforced. Most cracks span across the ceiling, occurring mainly at/near door openings and cross walls/steel beams; crack widths vary in size with some being hairline and barely visible while others are larger and more prominent. There are longitudinal cracks in some areas which run along the apex of the vault ceiling and some occur near the junction of the concrete ceiling and supporting masonry corridor walls.

The cracks are not currently considered to be structurally significant. They are believed to have developed over time from repeated thermal and moisture induced expansion/contraction movements of the building structure's various walls and ceiling/floor elements, exacerbated by the building's size and shape. The cracks that span across the ceiling may have initially developed due to

High

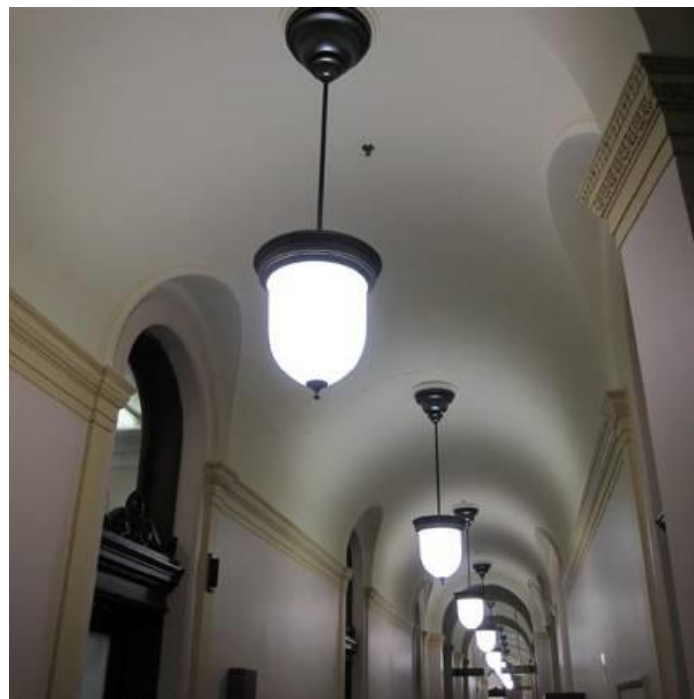
Fair / Good

Some cracking in concrete arched ceilings generally in good condition
 Monitor cracking, if cracking increases investigate cause and implement rectification with competent heritage engineer and heritage architect.

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)



concrete shrinkage in the early life of the building, subsequently returning due to on-going thermal/moisture movements.



CORRIDOR SERVICE TUNNELS



Situated beneath all the upper level corridors are 3'0" high (900 mm high) tunnels or ducts where the corridor ceiling height is 3'0" lower than the adjacent office ceilings. This ceiling configuration has enabled an extensive horizontal services duct or tunnel system to be incorporated throughout the building, capable of distributing most of the building services at each floor level. The bottom arch / ceiling is concrete and the top arched floor is brickwork.

Space: High

Fair / Good

Monitor cracking, if cracking increases investigate cause and implement rectification with competent heritage engineer and heritage architect.

Services: Neutral

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)

7.13 INTERIORS PAINT FINISHES

OFFICE AREAS: WALLS / PAINT



Corner office with wainscot and decorative plaster



Former Minister's office room 107

Generally the original internal room walls are of brickwork with painted set plaster finish. Some external corners have staff mouldings.

The degree of ornate finishes in the wall plaster varies with the former importance of the room.

Some corner office rooms have timber wainscoting.

Some rooms in the ground floor have more recent painted brick walls that were added as part of the structural support for reinforced concrete mezzanine floors above.

The domes have metal framed walls. The northern dome was originally lined with painted timber boarding. In the Northern dome some of this boarding was replaced during past upgrading works to clear finished Western Red Cedar.

The former minister's office has been reinstated with the original paint scheme, as determined by extensive research and existing evidence.

Overall: High Significance (in comparison with exceptional significance of exterior).

Original plaster and timber walls finishes
Exceptional

Reinstated paint schemes based on research and existing evidence
Moderate

Altered internal wall finishes, such as Western red Cedar, Intrusive

Plaster walls generally good some damage due to moisture
Good / Poor

Timber wall finishes
Good

Paint finish condition varies walls are generally good.

Some paint poor where wall has been affected by damp.
Good / poor

Retain the existing pattern of internal spaces without further subdivision or demolishing walls to increase the size of spaces.

Ensure any internal works to temporarily sub-divide spaces, such as office partitions, are low in scale, easily reversible, are not affixed or are minimally affixed to the building and do not obscure significant internal detailing or mask the internal volume of significant spaces.

Repair all water leaks from roof prior to painting. If walls are damp allow to dry out before repainting.

Generally allow to repaint walls every 10 to 15 years unless specific damp locations require more frequent care. (except rooms with special paint finishes).

Special painted surfaces such as in the Former Ministers Room 107 extend the life of the painted surfaces as much as possible. Undertake regular cyclic light cleaning and touch up by experienced conservators.

Repair plaster to match the original in material type and finish. All timber wainscot to be light cleaned cyclically. Only repaint if assessed and recommended by heritage specialist, with matching traditional clear finish.

Original timber wall lining in Northern dome has been generally removed and replaced. Some original boarding is considered to remain in the upper levels. Also refer to 1987 Public Works photo collection for original fabric recording. Retain significant original remnants.

FAILING PAINT FINISHES

Generally throughout the building the internal paint finishes are in poor condition. The reasons for failure may vary in each location and further research may be required to solve the underlying problem to prevent re-occurrence.

The ground floor on the Western side has blistering paint on the walls and ceiling as seen in room G12. The failure may be more than a moisture issue and could relate to the underlying paint and substrate.

The upper floor walls and ceilings on Level 3 (see room 302) have paint failure in ceilings and upper wall areas. This is most likely from falling damp from leaking flashings, membranes and roof sheeting above. These ceilings are concrete and although durable and less likely to fail from water ingress when damp cause the ceiling paints to fail. Even after the leaks have been repaired it will take

Original paint finishes contain a record of the colour schemes and interior aesthetics and use.
High

Reproduced paint schemes based on original schemes enhance the buildings significance
High

Very -poor / Excellent

Investigate the cause of paint failure in each location and repair and eliminate the cause prior to painting.

Analyse degraded paint layers for lead content in each area immediately and assess potential lead contamination in building. If lead is detected prepare surface for painting in accordance with appropriate Australian Standards.

Investigate original paint colour schemes and gain approvals / exemptions as required by the Heritage Act.

Repaint failing paint systems in the short term. Cyclic painting in the medium term.

Keep detailed records of repairs to each room and paint colour codes for future reference.

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)



Room G12

approximately 1 year for the walls and ceiling to fully dry before the paint can be applied without failing.

In area such as the three original internal stairs access has prevented the underside of the stair flights and landings from being painted. The paint is old and blistered and requires re-painting. A substantial scaffold will be required to paint these internal voids.

Original paint colour systems and finishes are preferred in all internal rooms. Refer to previous paint tests and analyse and record all paint finishes before stripping paint finishes.

Heritage buildings generally contain paint systems that have high lead content. This may be on lower layers of paint. Alternately older paint may have been previously removed. Analyse lead content in paint prior to preparation.

Repaint ceilings that have defective or peeling paint in the immediate term. These defective paint finishes may contain lead. Retain original colour schemes.

Ornate paint systems such as in room 107 are to be touch up painted by experienced heritage painters only in locations where defects occur.

Record past colour schemes and keep records for future use.

Investigate original paint colour schemes and gain approvals / exemptions as required by the Heritage Act.

Repair concrete ceilings to engineer's requirements.



Room 302

7.14 INTERIORS FLOORS

OFFICE AREAS: FLOORS / TIMBER FLOORS



Room 219 lightweight concrete between floor joists

Floors generally are of timber boards on timber joists now covered in carpet. The carpet generally is recent and worn.

With the exception of the former ministers office room 107

Many of the timber floors have been damaged by the insertion of the fire sprinkler systems and other services in the 1980's.

Repairs to room 219 in 2008 revealed that the timber flooring had been cut and the joists were notched to house the fire services sprinkler pipes. This caused the effective depth in the timber joists to be compromised causing the floor to bow with excessive bounce. This was rectified by inserting concealed steel strengthening in the floor.

This situation is likely to exist in varying degrees in other areas of the building. It was also found that coke breeze concrete had been poured between floor

Timber floors: High	Timber floors
	Good / Fair
Specially loomed carpet	
High (If original)	Carpet
Little (If reproduction)	Poor / Considerable
	Concealed floor conditions unknown

The inspection was limited due to carpet on most floors. Timber floors are generally considered to be in good condition. If carpet is to be removed and floor boards polished then floors will require attention in the short term due to flooring damage from past services installations. Deferred maintenance work exists.

Replace all old and worn carpet to office areas in the short term.

Retain and clean specially loomed carpet. For corridors refer to corridors below. Specially loomed reproduction carpet contributes to the context of The elements of exceptional and high significance.

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)



Room 219 stabilisation of timber floor

joists in this room thought to be an original detail to reduce fire and sound transfer. This is likely to be damaged to varying degrees where services have been inserted into the floors.

Almost all carpet throughout the building is old and worn and required replacement in the short term.

Carpet in former minister's room and other areas specially loomed and significant.

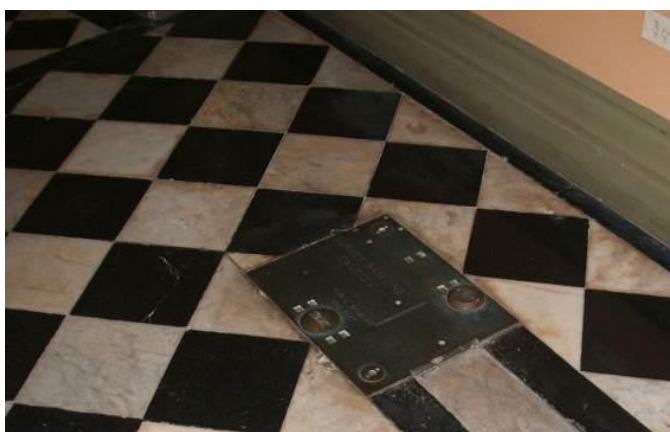
Investigate for structural stability and general damage when carpet is removed to each area in the short term. Potential damage has occurred during past services installations.

Protect and retain original timber floor construction and floors where coke breeze has been placed. Use previously disturbed zones if new services are required in floors.



Specially loomed carpet in former Minister's room

OFFICE AREAS / CORRIDORS: FLOORS / MARBLE FLOORS



Ground level survey baseline in marble floor

The corridors on level 1, 2 and 3 are currently carpeted; these are floored under with black and white Belgian Marble tiles laid alternately in a lozenge pattern. These concealed marble floors are similar to those found on the ground floor corridors and floors in the stair lobbies.

The Lands Department surveyor's tape base line or checking area is located in the concrete floor along the ground floor corridor on the Eastern side. It is one chain long. It contains brass datum points near the ends of a black and white marbled run detailed into the floor.

Note that tools and equipment in relation to the operation of the base line are outlined in Movable Heritage Management Strategy (Appendix B).

Marble floors: Exceptional
 Marble
 Good / Excellent

Survey base line:
 Exceptional
 Carpet
 Fair / Poor

Other original floors: High

Carpet in corridors over marble: Intrusive

The carpet is generally in poor condition and needs to be either replaced or removed.

If removed the marble will require a degree of repair and polishing. Past removal was achieved with only minor damage to the marble.

It is believed that the carpet was installed in the past to control the acoustics within the corridors.

Deferred maintenance work exists.

Recommend removal of carpet to corridors in the short term to uncover significant heritage fabric.

If carpet is to be relayed do so without causing any damage

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
For room numbers see 2013 floor plans in Section 7.34 pp.193-200.				(See also Section 5: Heritage Management Policies & Guidelines)

to the significant marble floors. Do not fix into the marble and do not use sealants or glues that discolour or cannot be easily removed in the future.

Where original fabric is beyond repair reinstate damaged areas of floors with matching fabric.

7.15 OFFICE AREAS GENERALLY



Corner office

The office areas in the Lands Building reflect their original character and use with very little alteration to the original structure.

The original variance in quality of the finishes throughout the building from the Ministers room and other corner offices through to lesser office areas and service areas are an exceptional and rare example of the hierarchy of spaces in a Victorian office building.

Generally all these spaces are highly intact in the retention of finishes, scale of rooms and office layout.

Some areas however have been altered on the ground floor with the addition of mezzanine floors in some rooms. These mezzanine areas are considered intrusive however their construction has been done in a reversible manner and the opportunity exists to reinstate these areas.

Some office areas have been cluttered with progressive layers of services such as large air conditioning ducts, fire service pipes, and large suspended lighting units.

Generally the opportunity exists to remove these intrusive unsympathetic services with modern slimmer, smaller and less intrusive services.

Several expansive undivided office spaces such as on the third floor in the former drafting office are exceptional. These spaces reflect the original use and design intent to provide abundant light into the space through a continuous and expansive line of windows.



Ground floor office with mezzanine floor over



Ground floor office, services within room



Third floor expansive south lit area undivided: Exceptional Significance

Ministerial and Secretary's Suites: 101, 102, 106, 107, 201, 202, 206, 207: Exceptional

Generally Good

Intact unaltered office configurations and volumes:

High

Intact original (or reconstructed) finishes throughout the office spaces:

High

Mezzanine floors added to building:

Intrusive

Unsympathetic services and dropped false ceilings:

Intrusive

Retain the existing pattern of internal spaces without further subdivision or extensive demolition of internal walls to increase the size of spaces.

Ensure any internal works to temporarily sub-divide spaces, such as office partitions, are low in scale, easily reversible, are not affixed or are minimally affixed to the building and do not obscure significant internal detailing or mask the internal volume of significant spaces.

Minor alterations to the Lands Building, particularly those that recover significance, can be undertaken as long as the original internal configuration, external character and significant fabric (particularly that of Exceptional and High significance) is retained, as these are integral to the heritage significance of the place.

Undertake minor alterations in materials, forms and details, which respect and complement the existing fabric. Ensure that new work does not stand out visually from existing work

When next upgrading services do so with the intent to increase the efficiency and reduce the size of service equipment and its impact on the heritage in the building. Reduce pipe and cable diameters and place in concealed runs. Run new service in already altered or damaged fabric and reduce opening up, drilling through and damaging original fabric.

Engage a competent heritage professional to manage new services design, heritage approval application and installations

Do not add new elements where they will negatively impact significance.

Remove unsympathetic services and new fabric when possible and reinstate original appearance.

ELEMENT / ZONE	DESCRIPTION / BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

(See also Section 5: Heritage Management Policies & Guidelines)

7.16 TIMBER JOINERY

ARCHITRAVES AND SKIRTINGS



Room 215

The timber architraves and skirtings are ornate clear finished Australian red cedar. The quality of the joinery is high and significant within the building. The building layout is generally intact with a high degree of original fabric. Generally in good condition with some minor exceptions where damp has caused some minor damage as seen in room G24 where localised dampness has caused some rot. Some new joinery has been added to the building in a sympathetic manner. The Bridge Street entrance lobby, Stair lobbies of Loftus Street, Bent Street & Gresham Street stairs have reproduction doors and windows and joinery from Australian red cedar to enhance the fire rating and smoke retention in paths of travel. Other new work has similar sympathetic new fabric.

Original Joinery
Exceptional

Replacement joinery to match missing known elements
Little

New elements in sympathetic style
Neutral

Generally
Excellent

Some items
Poor

Repair damaged and rotted portions of joinery retaining as much of the original as possible by splicing in new portions. Repairs in all clear finished timber shall match the timber profile, wood species and finish.

Retain and maintain original painted finishes, varnishes and clear finishes on timberwork. Do not add modern clear finishes to these items.

Generally polished timberwork is required to be waxed every 4 years and shellac every 12 years.

Replacement joinery reproduced to match original details in a sympathetic manner have been given lower significance only because they are not original fabric. These elements are considered to contribute to the context of the elements of exceptional significance.

7.17 INTERIOR DOORS & WINDOWS



Room 207

The timber doors are of exceptional high quality and significance. The doors vary in detail and configuration throughout the building to match the use and importance of the spaces.

A feature of the office doorways from the corridor side are the decorative timber carved heads, elaborately carved into different motifs and designs. No two appear to be the same. All the internal joinery is of rare Australian red cedar.

The Bridge Street corridor on the ground floor has the most elaborately carved heads which are accompanied by protruding semi-circular or arched timber pediments. See image to room G9 similar.

Clear finished panelled cedar doors of an exceptional standard are located throughout the building. These are intact with their original brass hardware. Some doors have their original ebony push plates. Early obscure glass panels of various types can also be found.

The original gold leaf room numbering system is retained on all original doors and is generally continued on new doors to plant rooms etc.

Original timber doors and joinery
Exceptional

Replacement doors to match missing known elements
Little

New elements in sympathetic style
Neutral

Good / Excellent

Retain all original door hardware these items are significant. If fire engineered approach determines some of these items are a significant risk then retain original items and make inoperable. Add only required new additional items nominated in approved engineered solution which has been approved by heritage authorities.

Retain original numbering system on doors

Retain and maintain original painted finishes, varnishes and clear finishes on timberwork. Do not add modern clear finishes to these items.

Replacement doors reproduced to match original details in a sympathetic manner have been given lower significance only because they are not original fabric. These elements are considered to contribute to the context of the elements of exceptional significance.

Generally polished timberwork is required to be waxed every 4 years and shellac every 12 years.

ELEMENT / ZONE

For room numbers see 2013 floor plans in Section 7.34 pp.193-200.

DESCRIPTION / BACKGROUND

SIGNIFICANCE

CONDITION

RECOMMENDATIONS

(See also Section 5: Heritage Management Policies & Guidelines)



Door to Room G9



Typical four panel door with gilt door numbering Room G 22 (Ground floor)



Window joinery on level 1 Room 104

The timber windows are of exceptional high quality and significance. The windows vary in detail and configuration throughout the building to match the use and importance of the spaces.

A feature of the office windows on Level 1 are the decorative timber carved pilaster heads and radiating carved architraves. The detailed windows match the external stonework in form and architectural orders. All the internal joinery is of rare Australian red cedar.

The internal windows to the stairs are a recent addition to the building and have been added in a sympathetic manner. The reproduction windows and joinery are made of rare Australian red cedar and were added to these areas to enhance the fire rating and smoke retention in paths of travel. Other new work has similar sympathetic new fabric.

Windows are generally clear finished of an exceptional standard throughout the building. Some windows are intact with their original brass hardware catches and lifts. Some Early obscure glass panels of various types can also be found.

Original timber windows and joinery
Exceptional

New elements in sympathetic style
Neutral

Good / Excellent

Retain all original window hardware these items are significant. If windows pose a safety risk if opened consider restricting bottom sash opening distance to 120 mm with timber blocks or secure windows in closed position in a manner that can be reversed in the future. Retain original hardware items on windows. Only add new window furniture which has been approved by heritage authorities. Retain original painted finishes.

Generally polished timberwork is required to be waxed every 4 years and shellac every 12 years.



Internal windows between stairs and corridors c. 1985



Typical four panel door with gilt door numbering Room G 22 (Ground floor)