

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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Dear Jamel,

DEPARTMENT OF LANDS BUILDING (SSD 7484) | PROPOSED MODIFICATION 17 (DESIGN DEVELOPMENT)

1. INTRODUCTION

1.1. PURPOSE

This Heritage Impact Statement (HIS) has been prepared to assess the potential impacts of proposed modifications (listed below) on the heritage significance of the Department of Lands Building (Lands Building), located at 23-33 Bridge Street, Sydney (the site). The site is currently undergoing major adaptive reuse works in accordance with SSD 7484.

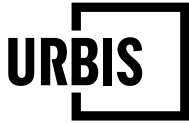
The current modification entails necessary works which will facilitate the adaptive reuse works to the Lands Building. The proposed changes are the result of further detailed design development in accordance with the approval, and have been conceived in such a manner as to achieve an appropriate balance between the significant conservation works being undertaken and the major adaptive reuse works which will provide the Lands Building with an appropriate and sympathetic new use.

1.2. METHODOLOGY

This HIS has been prepared in accordance with the guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the New South Wales Heritage Office (now Heritage NSW) publication, the *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words place, cultural significance, fabric, and conservation, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

This report should be read in conjunction with the Lands Building Conservation Management Plan (CMP) updated by GBA Heritage dated May 2017 and endorsed by the NSW Heritage Council in June 2017.



The assessment carried out in this HIS relies on architectural drawings prepared by Hassell, which have been submitted with this modification application.

1.3. LIMITATIONS

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

2. HERITAGE CONTEXT

2.1. HERITAGE LISTINGS

The following heritage listings are applicable to the site:

- Located within the *Governors' Domain and Civic Precinct*, a Listed Place on the Australian National Heritage List (Place ID 106103)
- Listed on the NSW State Heritage Register under the *Heritage Act 1977* (SHR No. 00744).
- Listed under Schedule 5 of the Sydney Local Environmental Plan 2012 (Item 1683) as a heritage item of State significance, identified as *Former 'Department of Lands' building including interior*.
- Partially included (northern portion) in the Bridge Street/Macquarie Place/Bulletin Place Special Character Area identified in the Sydney Development Control Plan 2012.
- Partially included (southern portion) in the Farrer Place Special Character Area identified in the Sydney Development Control Plan 2012.
- Listed on the Department of Land and Water Conservation, Section 170 Register (No. 54131).

2.2. STATEMENT OF SIGNIFICANCE

The following Statement of Significance for the Lands Building is drawn from the endorsed CMP for the Lands Building prepared by GBA Heritage, which in turn was drawn from the 2015 CMP:

The Lands Department Building has STATE (and possibly National) heritage significance.

It is an outstanding example of a late nineteenth century purpose-built government administration building and represents a major change in the way government departments were housed at the time. Directly associated with the influential and powerful Lands Department for most of its life, the Lands Department Building is one of a number of public buildings constructed at the time that gave civic expression to the significance of the government's role in guiding the colony's development.

The Lands Department Building is an exceptional example of a late-Victorian classical revival public building adapted for Australian climatic conditions with the addition of colonnades, verandas and central ventilation wells. The scale and style of the building, the use of a mix of Australian, British and classical decorative motifs and the inclusion of statues of famous Australian explorers and surveyors reflects the significant growth in national confidence and pride throughout the late nineteenth century, leading to

Federation in 1901. This period marked a change in Sydney’s identity from a provincial town to a city of standing within the British Empire and the world. The Lands Department Building is closely associated with a significant phase in Australia’s history and in the development of the visual character and identity of Sydney itself during the late-Victorian period.

The building retains a very high degree of authenticity and integrity in its external form and detailing, its internal layout and decorative detailing, and its moveable heritage. The retention of the look, feel and spatial qualities of a late-nineteenth century building, combined with its complementary townscape, is rare in Australia.

The Lands Department Building is a very fine example of NSW Colonial Architect James Barnet’s work and clearly demonstrates his skilful detailing of the classical style, combined with the beginnings of a more vernacular style for major public buildings. The building is also associated with the work of builder and notable citizen John Young, as well as the numerous State Ministers and Surveyor Generals who occupied offices in the building.

At the time of its construction the Lands Department Building was a landmark and it remains so today. It is particularly well known because of its portrait statues and its clock tower. Together with the Chief Secretary’s Building, the former Treasury and the Education Department Building, the Lands Department Building contributes to one of the most intact late Victorian/early Edwardian precincts in Sydney. Forming the core of the colonial government administration, this monumental precinct reinforced the role and importance of government in New South Wales.

The Lands Department Building was notable at the time of its construction for its innovative use of fire resistant materials, as well as its services including heating, lighting, ventilation and communication devices, which were at the forefront of technology. The building displays a high degree of technical achievement in its fine detailing and high quality workmanship, both externally and internally; particularly its carved stonework, joinery, metalwork and decorative plasterwork.

3. HISTORICAL & PHYSICAL EVIDENCE

For detailed historical and physical analyses of the site, refer to the GBA CMP.

4. PROPOSED WORKS & ASSESSMENT OF IMPACT

The works proposed as part of this modification are listed below. The potential impact of these works on the heritage significance of the place is discussed concurrently.

Work proposed	Assessment of impact
Basement levels	
Updated excavation showing proposed tunnel access shaft extents,	Structural advice prepared by TTW for this proposed modification (dated 24 May 2022) concludes that:

Work proposed	Assessment of impact
<p>rationalisation of excavation to egress stairs and reduced extents of excavation in the BOH lift lobby on Basement Level 3.</p>	<p><i>the demolition and excavation works nominated on the Architectural MOD 17a drawings prepared by Hassell Pty Ltd dated 24/05/2022 [...] for the Tunnel Access Shaft (not including the subterranean tunnel link) will not impact on the structural integrity of the existing building structure and can be integrated so that the existing structure will be able to support the proposed loadings nominated in the following design standards;</i></p> <p><i>AS 1170.0 Structural design actions – General principles</i></p> <p><i>AS 1170.1 Structural design actions – Permanent, imposed and other actions</i></p> <p>Additionally, the proposed modifications to the tunnel will not generate any impact on the established character, significance, or presentation of the Department of Lands Building, and will not result in unreasonable or adverse impacts on significant building fabric.</p>
<p>Door relocated to Education building on proposed plans.</p>	<p>No material changes. No heritage impacts.</p>
<p>Lower-ground level</p>	
<p>Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including removal of proposed windows to existing loading dock, new fire doors to east stairwell, Bridge St lobby door removed, Gresham lobby door retained and reinstated windows included.</p>	<p>Previously approved demolition works. Changes to documentation only to reflect approval; no additional impacts.</p>
<p>North Courtyard façade updated as endorsed by the DRP – note this update</p>	<p>The modification entails the regularisation of previously approved openings in the northern courtyard at all levels, in line with previously endorsed works discussed with the DRP. This will result in the</p>

Work proposed	Assessment of impact
is shown across LG through Level 3.	removal of less original fabric and is therefore considered a positive heritage outcome.
Minor updates to services integration including confirmed electrical cupboards and risers, and minor layout updates to the Comms/Switch rooms.	<p>Comms & switch rooms, Electrical cupboards</p> <p>These are minor changes to already approved works which have previously been determined to not generate adverse or unreasonable heritage impacts. The proposed updates will not generate any additional adverse impacts and will enable the building to be adequately serviced in as it enters the next phase of its functional existence.</p> <p>Risers</p> <p>Minor penetrations are proposed to enable the introduction of essential building services. These penetrations are to be made against the walls of the rooms where these new risers are required, thereby reducing impacts on the spatial and physical qualities of the affected rooms. Notably, the new risers will be within smaller spaces of lesser relative significance, and are required to facilitate the new use of the building in line with the approved redevelopment. The heritage impacts are therefore acceptable.</p>
Minor room layout updates to amenities and retail tenancies.	This entails a series of minor changes in keeping with the approved major adaptive reuse works. Generally, the changes include the introduction of noticeably new, reversible fabric in these affected spaces and will not adversely affect the spatial qualities of the respective rooms. On the whole, these updates will facilitate the future functional use of the building and are considered acceptable from a heritage perspective, owing to their minor and reversible impacts.
Updated BOH fire stair and services riser.	<p>Fire stair</p> <p>This change will relocate the new BOH stair into an existing room, thereby increasing the legibility and functionality of the existing racetrack corridor. This is a positive heritage outcome.</p> <p>Services risers</p> <p>Minor penetrations are proposed to enable the introduction of essential building services. These penetrations are to be made against the walls of the rooms where these new risers are required, thereby reducing impacts on the spatial and physical qualities of the</p>

Work proposed	Assessment of impact
	<p>affected rooms. Notably, the new risers will be within smaller spaces of lesser relative significance, and are required to facilitate the new use of the building in line with the approved redevelopment. The heritage impacts are therefore acceptable.</p>
Lower ground mezzanine	
<p>Modern concrete mezzanine removed, and structure retained.</p>	<p>Introduced concrete slab flooring will be removed. This fabric is assessed as being of Little contributory value and its removal will not generate adverse heritage impacts.</p>
<p>Room uses and internal layouts updated for amenities, office and BOH.</p>	<p>Room uses</p> <p>No material changes. No heritage impacts.</p> <p>Layouts</p> <p>This entails a series of minor changes in keeping with the approved major adaptive reuse works. Generally, the changes include the introduction of noticeably new, reversible fabric in these affected spaces and will not adversely affect the spatial qualities of the respective rooms. On the whole, these updates will facilitate the future functional use of the building and are considered acceptable from a heritage perspective, owing to their minor and reversible impacts.</p>
<p>Updated fire stair and services riser.</p>	<p>Fire stair</p> <p>This change will relocate the new BOH stair into an existing room, thereby increasing the legibility and functionality of the existing racetrack corridor. This is a positive heritage outcome.</p> <p>Services risers</p> <p>Minor penetrations are proposed to enable the introduction of essential building services. These penetrations are to be made against the walls of the rooms where these new risers are required, thereby reducing impacts on the spatial and physical qualities of the affected rooms. Notably, the new risers will be within smaller spaces of lesser relative significance, and are required to facilitate the new use of the building in line with the approved redevelopment. The heritage impacts are therefore acceptable.</p>

Work proposed	Assessment of impact
Ground level	
<p>Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated Bent St entry doors, windows and handrails, updated services risers, updated courtyard gantry extents and façade detailing express original courtyard doors to elevation.</p>	<p>Previously approved demolition works. Changes to documentation only to reflect approval; no additional impacts.</p>
<p>Demolition extents modified including floor removal for amenities areas, penetrations for risers, access hatches aligned with marble floor tiles, retention of northern pantry wall and the ceiling removal above northern spiral stairs for services installation (stairs to be retained in situ).</p>	<p>Amenities</p> <p>The removal of a minor amount of existing fabric will facilitate the revised amenities layout as part of the major adaptive reuse works.</p> <p>It is understood, following further investigations, that the existing joists and floor are unable to accommodate the extensive hydraulic penetrations and risers required for the approved new amenities areas. Additionally, the new flooring to the amenities will require a fall to enable adequate waterproofing, which is unable to be achieved on the existing structure (noting also that the existing floor is unable to accommodate the load of a new built-up floor).</p> <p>The required changes are localised within areas already approved for new use as amenities within the building, and, on the whole, will not adversely impact the significance of the Lands Building. The changes are therefore acceptable from a heritage perspective.</p> <p>Risers</p> <p>Sections of existing floor structure in the north-east, north-west, south-east & south-west corners of the corridors are required to be removed to accommodate essential new building services in accordance with the approved major adaptive reuse works which are being undertaken. The fabric affected is localised and has been consolidated only in essential locations to enable the introduction of the required services. The marble floor tiles will be carefully removed to carry out this work, securely stored, and then reinstated, thereby</p>

Work proposed	Assessment of impact
	<p>mitigating potential heritage impacts. It is also noted that there will be no impacts of this work on the vaulted ceilings within the racetrack corridors below.</p> <p>Access hatches</p> <p>This change will enable the full salvage and reinstallation of whole units of the marble tile flooring (noting that this has formed part of a prior approval). This is a positive change, from a heritage perspective.</p> <p>Northern pantry wall</p> <p>This change represents a positive outcome with respect to previously approved work. A greater extent of original masonry structural wall will be retained in this location, including the retention of the existing arched openings from the north corridor.</p> <p>Ceiling removal above northern spiral stairs</p> <p>The quantum of new services required to service the building, in accordance with its approved new use, exceeds what can be installed within the existing ceiling void at the northern corridor.</p> <p>Other options to install the required services within this part of the building – which will serve as front-of-house areas, would have entailed either:</p> <ul style="list-style-type: none"> ▪ Exposing and reticulating services below the existing ceilings – which is not a desirable architectural outcome when considering the design excellence of the development; or ▪ Demolishing the existing, highly significant double-groin arches to reticulate the required services – which would be a highly detrimental heritage outcome and significantly affect the legibility of this space <p>As such, the proposal to demolish the existing ceiling adjacent to the spiral stairs was determined the preferable approach from both an architectural and a heritage perspective. The removal of this relatively small amount of fabric – which, in itself, does not make a defining contribution to the building’s significance – is considered supportable in the context of the major adaptive reuse works which</p>

Work proposed	Assessment of impact
	are being undertaken. This is, therefore, acceptable from a heritage perspective.
Fireplace salvage for relocation on site.	The removal of 1 fireplace and its reuse within the building is considered an acceptable heritage outcome which will enable the functionality of spaces as the building enters its next phase of use.
Central floor demolition in strong room for structural rectification.	<p>The structural rectification works are essential for the building's ongoing conservation, maintenance, and use. It is noted that the extent of demolition in the current modification is less than the previously approved demolition scope under MOD 4, and will also include the retention of additional walls. Altogether, this is a positive heritage outcome relative to the extent of previously approved demolition works.</p> <p>Where demolition is proposed, the existing marble floor tiles in the strongroom are proposed to be carefully lifted and salvaged, in accordance with a specialist methodology, and reinstated as the floor finish to match existing.</p> <p>As this work is required to enable the structural integrity of this part of the building, the heritage impacts are acceptable.</p>
Strong room entry door update.	The existing strong room doors are required to be removed and replaced for fire-rating purposes. It is recognised that the existing doors are of significance and, as such, will be recorded and salvaged in accordance with the heritage-related requirements of the development. However, as new doors are required in order to provide adequate fire-rating to the strong room, the change is considered acceptable from a heritage perspective, subject to the recording and salvage of the doors, and especially insofar as the doors are not, in themselves, considered key elements of the character and exceptional significance of the strongroom.
Updated room layouts for amenities, wellness and room names.	<p>Layouts</p> <p>This entails a series of minor changes in keeping with the approved major adaptive reuse works. Generally, the changes include the introduction of noticeably new, reversible fabric in these affected spaces and will not adversely affect the spatial qualities of the respective rooms. On the whole, these updates will facilitate the future functional use of the building and are considered acceptable</p>

Work proposed	Assessment of impact
	<p>from a heritage perspective, owing to their minor and reversible impacts.</p> <p>Room names</p> <p>No material changes. No heritage impacts.</p>
Level 1	
<p>Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated services risers, updated courtyard gantry extents and façade detailing express original courtyard doors to elevation.</p>	<p>Previously approved demolition works. Changes to documentation only to reflect approval; no additional impacts.</p>
<p>Demolition extents modified including floor removal for amenities areas, penetrations for risers, access hatches aligned with marble floor tiles, retention of northern pantry wall and the ceiling removal above northern spiral stairs for services installation (stairs to be retained in situ).</p>	<p>Amenities</p> <p>The removal of a minor amount of existing fabric will enable the introduction of the new amenities within the development.</p> <p>It is understood, following further investigations, that the existing joists and floor are unable to accommodate the extensive hydraulic penetrations and risers required for the approved new amenities areas. Additionally, the new flooring to the amenities will require a fall to enable adequate waterproofing, which is unable to be achieved on the existing structure (noting also that the existing floor is unable to accommodate the load of a new built-up floor).</p> <p>The required changes are localised within areas already approved for new use as amenities within the building, and, on the whole, will not adversely impact the significance of the Lands Building. The changes are therefore acceptable from a heritage perspective.</p> <p>Risers</p> <p>Sections of existing floor structure in the north-east, north-west, south-east & south-west corners of the corridors are required to be removed to accommodate essential new building services in accordance with the approved major adaptive reuse works which are</p>

Work proposed	Assessment of impact
	<p>being undertaken. The fabric affected is localised and has been consolidated only in essential locations to enable the introduction of the required services. The marble floor tiles will be carefully removed to carry out this work, securely stored, and then reinstated, thereby mitigating potential heritage impacts. It is also noted that there will be no impacts of this work on the vaulted ceilings within the racetrack corridors below.</p> <p>Access hatches</p> <p>This change will enable the full salvage and reinstallation of whole units of the marble tile flooring (noting that this has formed part of a prior approval). This is a positive change, from a heritage perspective.</p> <p>Northern pantry wall</p> <p>This change represents a positive outcome with respect to previously approved work. A greater extent of original masonry structural wall will be retained in this location, including the retention of the existing arched openings from the north corridor.</p> <p>Ceiling removal above northern spiral stairs</p> <p>The quantum of new services required to service the building, in accordance with its approved new use, exceeds what can be installed within the existing ceiling void at the northern corridor.</p> <p>Other options to install the required services within this part of the building – which will serve as front-of-house areas, would have entailed either:</p> <ul style="list-style-type: none"> ▪ Exposing and reticulating services below the existing ceilings – which is not a desirable architectural outcome when considering the design excellence of the development; or ▪ Demolishing the existing, highly significant double-groin arches to reticulate the required services – which would be a highly detrimental heritage outcome and significantly affect the legibility of this space <p>As such, the proposal to demolish the existing ceiling adjacent to the spiral stairs was determined the preferable approach from both an architectural and a heritage perspective. The removal of this</p>

Work proposed	Assessment of impact
	relatively small amount of fabric – which, in itself, does not make a defining contribution to the building’s significance – is considered supportable in the context of the major adaptive reuse works which are being undertaken. This is, therefore, acceptable from a heritage perspective.
Fireplace salvage for relocation on site.	The removal of 1 fireplace and its reuse within the building is considered an acceptable heritage outcome which will enable the functionality of spaces as the building enters its next phase of use.
Strong room entry door update.	The existing strong room doors are required to be removed and replaced for fire-rating purposes. It is recognised that the existing doors are of significance and, as such, will be recorded and salvaged in accordance with the heritage-related requirements of the development. However, as new doors are required in order to provide adequate fire-rating to the strong room, the change is considered acceptable from a heritage perspective, subject to the recording and salvage of the doors, and especially insofar as the doors are not, in themselves, considered key elements of the character and exceptional significance of the strongroom.
Updated room layouts for amenities, screening room and room names.	<p>Layouts</p> <p>This entails a series of minor changes in keeping with the approved major adaptive reuse works. Generally, the changes include the introduction of noticeably new, reversible fabric in these affected spaces and will not adversely affect the spatial qualities of the respective rooms. On the whole, these updates will facilitate the future functional use of the building and are considered acceptable from a heritage perspective, owing to their minor and reversible impacts.</p> <p>Room names</p> <p>No material changes. No heritage impacts.</p>
Level 2	
Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated services	Previously approved demolition works. Changes to documentation only to reflect approval; no additional impacts.

Work proposed	Assessment of impact
<p>risers, updated courtyard gantry extents and façade detailing express original courtyard doors to elevation.</p>	
<p>Demolition extents modified including floor removal for amenities areas, penetrations for risers, access hatches aligned with marble floor tiles, retention of northern pantry wall and the ceiling removal above northern spiral stairs for services installation (stairs to be retained in situ).</p>	<p>Amenities</p> <p>The removal of a minor amount of existing fabric will enable the introduction of the new amenities within the development.</p> <p>It is understood, following further investigations, that the existing joists and floor are unable to accommodate the extensive hydraulic penetrations and risers required for the approved new amenities areas. Additionally, the new flooring to the amenities will require a fall to enable adequate waterproofing, which is unable to be achieved on the existing structure (noting also that the existing floor is unable to accommodate the load of a new built-up floor).</p> <p>The required changes are localised within areas already approved for new use as amenities within the building, and, on the whole, will not adversely impact the significance of the Lands Building. The changes are therefore acceptable from a heritage perspective.</p> <p>Risers</p> <p>Sections of existing floor structure in the north-east, north-west, south-east & south-west corners of the corridors are required to be removed to accommodate essential new building services in accordance with the approved major adaptive reuse works which are being undertaken. The fabric affected is localised and has been consolidated only in essential locations to enable the introduction of the required services. The marble floor tiles will be carefully removed to carry out this work, securely stored, and then reinstated, thereby mitigating potential heritage impacts. It is also noted that there will be no impacts of this work on the vaulted ceilings within the racetrack corridors below.</p> <p>Access hatches</p> <p>This change will enable the full salvage and reinstallation of whole units of the marble tile flooring (noting that this has formed part of a</p>

Work proposed	Assessment of impact
	<p>prior approval). This is a positive change, from a heritage perspective.</p> <p>Northern pantry wall</p> <p>This change represents a positive outcome with respect to previously approved work. A greater extent of original masonry structural wall will be retained in this location, including the retention of the existing arched openings from the north corridor.</p> <p>Ceiling removal above northern spiral stairs</p> <p>The quantum of new services required to service the building, in accordance with its approved new use, exceeds what can be installed within the existing ceiling void at the northern corridor.</p> <p>Other options to install the required services within this part of the building – which will serve as front-of-house areas, would have entailed either:</p> <ul style="list-style-type: none"> ▪ Exposing and reticulating services below the existing ceilings – which is not a desirable architectural outcome when considering the design excellence of the development; or ▪ Demolishing the existing, highly significant double-groin arches to reticulate the required services – which would be a highly detrimental heritage outcome and significantly affect the legibility of this space <p>As such, the proposal to demolish the existing ceiling adjacent to the spiral stairs was determined the preferable approach from both an architectural and a heritage perspective. The removal of this relatively small amount of fabric – which, in itself, does not make a defining contribution to the building’s significance – is considered supportable in the context of the major adaptive reuse works which are being undertaken. This is, therefore, acceptable from a heritage perspective.</p>
Fireplace salvage for relocation on site.	The removal of 1 fireplace and its reuse within the building is considered an acceptable heritage outcome which will enable the functionality of spaces as the building enters its next phase of use.
Updated room layouts for amenities, northern	Layouts

Work proposed	Assessment of impact
<p>corridor, north / south / west function rooms, kitchen, store room, and updated room names.</p>	<p>This entails a series of minor changes in keeping with the approved major adaptive reuse works. Generally, the changes include the introduction of noticeably new, reversible fabric in these affected spaces and will not adversely affect the spatial qualities of the respective rooms. On the whole, these updates will facilitate the future functional use of the building and are considered acceptable from a heritage perspective, owing to their minor and reversible impacts.</p> <p>Room names</p> <p>No material changes. No heritage impacts.</p>
<p>Level 2 services mezzanine included above new amenities.</p>	<p>This minor addition is required to provide sufficient servicing to the building in accordance with the major adaptive reuse works currently being undertaken. The addition, which is in a space of lesser contributory value already approved for use as new amenities, will be lightweight and reversible. The heritage impact is, therefore, minor and acceptable.</p>
<p>Ceiling penetrations for services reticulation shown.</p>	<p>Minor penetrations are proposed to enable the introduction of essential building services. These penetrations are to be made against the walls of the rooms where these new risers are required, thereby reducing impacts on the spatial and physical qualities of the affected rooms. Notably, the new risers will be within smaller spaces of lesser relative significance, and are required to facilitate the new use of the building in line with the approved redevelopment. The heritage impacts are therefore acceptable.</p>
<p>Level 3</p>	
<p>Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated plans showing the northern roof structure replacement.</p>	<p>Previously approved demolition works. Changes to documentation only to reflect approval; no additional impacts.</p>
<p>Updated room layouts and naming for link insertion amenities and support</p>	<p>Layouts</p> <p>This entails a series of minor changes in keeping with the approved major adaptive reuse works. Generally, the changes include the</p>

Work proposed	Assessment of impact
spaces, northern dome and northern dome mezzanine, east tempietto kitchen layout.	<p>introduction of noticeably new, reversible fabric in these affected spaces and will not adversely affect the existing spatial qualities of the respective rooms. On the whole, these updates will facilitate the future functional use of the building and are considered acceptable from a heritage perspective, owing to their minor and reversible impacts.</p> <p>Room names</p> <p>No material changes. No heritage impacts.</p>
Level 4 and above	
Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated plans showing retention of Level 4 tempietti floors to east and west.	Previously approved demolition works. Changes to documentation only to reflect approval; no additional impacts.
Updated room layouts for the northern dome mezzanine layout including arched openings to terraces and compliant terrace balustrades.	<p>Layout changes</p> <p>No impacts on significant fabric. No heritage impacts.</p> <p>Arched openings</p> <p>This minor change will not be readily visible from the streetscape and will not detract from the presentation or legibility of the building as viewed from Bridge Street. The heritage impact of this proposed change is therefore minimal and reasonable.</p> <p>Balustrades</p> <p>New compliant balustrades are required to be installed on the internal face of the roof terrace. These will be noticeably contemporary, reversible, and will not be readily visible from the public domain. There will therefore be minimal – if any – impact on the building’s presentation as viewed from the pedestrian level, and as such these necessary minor additions considered acceptable from a heritage perspective.</p>

Work proposed	Assessment of impact
Updated south terrace showing services integration.	The integration of new services has been designed to minimise any potential visual impacts and is considered a sympathetic and supportable outcome from a heritage perspective.

5. CONCLUSION & RECOMMENDATIONS

On the basis of the above discussion, it is considered that the proposed modifications will generate an acceptable heritage impact on the Lands Building in the context of the major adaptive reuse works which are currently being undertaken. The modifications demonstrate sympathy with the building's established significance, including its significant fabric and elements. The proposed modifications will enable enhanced public accessibility into and through the building, aim to reduce impacts on historic fabric, and will facilitate the approved major adaptive reuse works which will provide a useful and appropriate new use to this highly significant building.

As such, the proposed modifications are recommended for approval from a heritage perspective.

Yours faithfully,



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