

David M Zabell

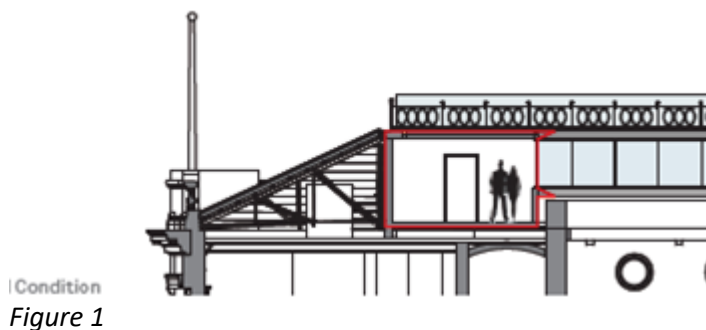
From: David M Zabell
Sent: Wednesday, 7 August 2019 1:03 PM
To: Emily.Dickson@planning.nsw.gov.au
Subject: City of Sydney response to SSD 7484 Mod 4 - Sandstone Precinct - Changes to the Lands Building - R/2014/39/M

Dear Emily

Thank you for inviting the City to comment on the proposed modification. City staff raise no objections subject to the following comments and recommendations being adopted:

Heritage

- Although the external form of the proposed amended roof design to the east and west of the north dome is supported in principle, the structural design requires resolution to ensure that any surviving lath and plaster ceilings supported by existing trusses at the top of the east and west wings are adequately supported. The east-west cross section below (Figure 1) shows the trusses truncated at their mid points. It's not clear whether these trusses are resting on shallow masonry vaults (as in the north wing) or whether they carry the load of both roof and ceilings. In order for the truss to remain more intact, the width of the new east and west corridors could be reduced to that of the original corridors immediately below so that the modified truss could span from the existing corridor wall. Removed truss elements should be recorded in situ, salvaged and stored on site in the roof spaces so that they can be used for future repair and maintenance of retained truss fabric.



- The courtyard toilet structures and related iron gangways are early fabric and are not without significance. While 'cleaning up' the internal facades acknowledges their proposed public presentation to the courtyard circulation network, it should not remove all evidence of historic use. Retention of some ironwork in situ should be considered for interpretation. Substantial elements of the iron gangways, including the brackets should be salvaged for interpretation on site and the toilets should be covered in the revised interpretation plan.

Waste

- Council requests that conditions C9 and F17 are amended to reference Council's [Guidelines for Waste Management in New Developments 2018](#) to ensure that demolition, construction and operational waste management is undertaken in accordance with the City's requirements.

Regards

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