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Ms Emily Dickson
Senior Planning Officer
Department of Planning, Industry & Environment
320 Pitt Street
SYDNEY NSW 2000

Sent by e-mail to: Emily.Dickson@planning.nsw.gov.au

Dear Ms Dickson

**The Sandstone Precinct 23-33 and 35-39 Bridge Street, Sydney, Stage 2 Modification
4 – Design changes to Lands Department Building.**

(SSD 7484 MOD 4)

Thank you for the invitation to the Heritage Council to provide advice in relation to this modification for the Sandstone Precinct – the Lands Department Building (SHR No. 00744) and the Department of Education Building (SHR No. 00726).

It is understood that this current proposal seeks modifications to the approved SSD 7484 application because the architectural, structural and buildability requirements have been further developed and revealed vulnerabilities that must be addressed.

The proposed modification to the development consent comprises the following:

- Modifying the internal layout of the Lands Building through removal of 61 guest rooms;
- Introduction of hotel amenities into the Lands Building including: Food and beverage offerings and associated kitchen spaces; Consolidation of bathroom facilities; Business suites; Library and club lounge; Function rooms; and Activation of the strong room.
- Removal of the previously approved diagrid at terrace level and extension of existing roof style across new internal walkways, including changes to materials;
- Creation of publicly accessible terrace spaces and access into the northern dome, including a new mezzanine level; and
- Creation of a new ‘multistorey slot’ architectural element in the northern courtyard.

The Project Team provided a briefing for Modification 4 to Heritage Division staff on 7 May 2019. The drawings and documentation provided have been reviewed.

The *Heritage Statement* prepared by Urbis dated 14 May 2019, identifies that the proposed modification proposes an amended use that seeks to establish the Lands Building as ancillary guest and visitor facilities that support the Education Building which will now contain all hotel accommodation rooms.

It is noted that this amended proposal will, overall, have less heritage impact than the work originally approved by SSD7484. In particular it is noted that:

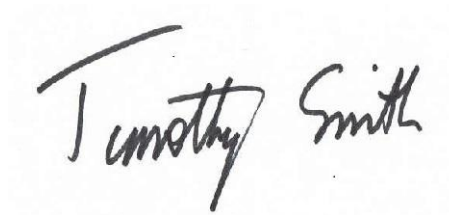
- **Special Character Area:** The proposed Mod 4 will not Impact on the principles for the Bridge Street/Macquarie Place/Bulletin Place Special Character Area and the Farrer Place Special Character Area identified in the *Sydney Development Control Plan 2012*. There are no proposed changes to those aspects of the exterior of the Lands Building that make a defining contribution to its significance or the significance of those heritage items in the vicinity. The Lands Building's role as a visual landmark is being retained in accordance with CMP Policy 6.2.5: *The Lands Building's role as a landmark visual element in Farrer Place, Macquarie Place, Gresham Street, Loftus Street, Bent Street, Spring Street and Bridge Street should be retained.*
- **Roof structure and views:** The proposed Mod 4 will not Impact on the exceptionally significance major roof features including: the southern clock tower, central Strong Room dome, northern dome, and eastern and western tempietti mansard structures. These are being retained intact. The modified courtyard facing sections of the northern ancillary roofs will be modified to provide DDA compliant access while retaining the historic views of the building from the public domain. It is acknowledged that the proposed alterations to the Lands Building ancillary roofs have been designed to protect the primacy of the major roof features and to be unobtrusive when viewed from the public domain. The impact on views and the heritage fabric of the roof structure of the Lands Building will now be reduced in relation to the works originally approved by SSD7484. This is clearly an acceptable proposal and one that respects the building's visual significance and architectural integrity, in accordance with CMP Policy, 6.2.4: *Future changes to fabric, form and associated structural elements should respect the building's visual significance and architectural integrity.*
- **Courtyards:** The removal of intrusive structures and altered walkways is in accordance with the policies in the endorsed CMP and will have an acceptable heritage impact. The new multistorey slot facing south in the northern courtyard introduces a new architectural element to replace compromised and dysfunctional late twentieth century fabric. This proposed element is clearly identifiable as contemporary fabric, is an excellent design and fabric and is in accordance with CMP Policy 6.2.7 *Any new work should be of design excellence and employ superior materials.*

Impacts to heritage fabric such as those discussed above are consistent with the endorsed *Conservation Management Plan* and are mitigated by the proposed amended use that will see the deletion of 61 guest rooms and associated bathrooms, and a substantially reduced heritage impact on the legibility of existing rooms, spaces, hierarchy of spaces and impacts on historic interior finishes and fittings. The deletion of additional doorways into corridors is of merit. The amended use takes substantial pressure off the building in terms of servicing, acoustic and fire isolation. This will have a substantially reduced heritage impact on the Lands Building in the context of the major adaptive reuse.

Overall the amended proposal is consistent with the endorsed *Conservation Management Plan*. It is recognised the proposed modification to the Lands Building proposal will have less heritage impact than the work approved by SSD 7484. We are satisfied that overall the proposed modifications are consistent with the development for which consent was originally granted.

If you have any questions regarding the above matter, please contact Verena Mauldon, Senior Heritage Officer, Heritage, Community and Engagement, Department of Premier and Cabinet at verena.mauldon@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large, sweeping 'T' and a distinct 'S'.

Tim Smith OAM
Director Heritage Operations
Heritage, Community and Engagement
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW

31 July 2019