



## HERITAGE COUNCIL OF NSW

### OOS RESOLUTION – Approvals Committee

Thursday 6 June 2024

via *CIRCULAR*

#### 3.1 Lands Building – State Significant Development Modifications

##### Resolution 2024-24

The Heritage Council Approvals Committee resolved to:

1. **Note** that NSW Lands Department building is one of the most significant public office buildings in NSW and Australia, and its concern that the redevelopment may not have applied the Burra Charter, with significant cumulative impact to the building's interiors and thus its heritage values.
2. **Request** that Heritage NSW (as delegate of the Heritage Council) provides the following comments on the Lands Building SSD 7484 Clocktower Modification 20, Strong Room Modification 21 and compliance with condition B46 Movable Heritage:

##### Clocktower Modification 20

It is recommended that:

- a. the Statement of Heritage Impact for Mod 20 (Clock Tower) should:
  - i. detail why the existing ladders and balustrades are non-compliant with modern safety standards;
  - ii. outline alternatives to the current proposal including options to retain original exceptional heritage fabric where possible (e.g. harnesses, scaffolding, moveable platforms). The relative merits and deficiencies of options in meeting safety and access requirements should be clearly explained;
  - iii. provide more detail about the proposal including photos, annotated plans and consideration of visual impacts; and
  - iv. consider similar buildings and the previously approved/accepted solutions applied to provide safe access (e.g. the General Post Office (SHR 00763).
- b. the modification should be supported by more detailed plans, sections and elevations of the proposed changes
- c. Department of Planning, Housing and Infrastructure's engineers should review the documentation to determine if the proposed changes can proceed without risking any damage to the structure and retained significant fabric.

##### Strong Room Modification 21

It is recommended that:

- d. more detailed plans and images of the proposed changes be provided to provide greater clarity about the future use and layout of the strong room and any significant elements to be retained
- e. the remaining shelving on the ground floor mezzanine be retained to allow direct interpretation of the former function of the space as a state record repository, and its role in colonial land grants and subdivisions.

- f. the requested change to the existing approval to not conserve the umbrella is not supported. The umbrella should be made operable to allow sunlight into the space as the design originally intended. In addition:
- i. other options for minimising harm from the sun should be considered, such as new glazing being installed to cap the mechanism from beneath using solar control and fire rated glass. It is noted that the Art Gallery of NSW and the State Library of NSW both manage natural light in rooms that hold their collections.
  - ii. the design of the domes to allow sunlight into the interior of the building is key to their intended historic functions and significance. Due to challenges related to engineering and fire rating the dome above the strong room is now the only dome where sunlight access can be restored. It is highly recommended that every endeavour be considered to restore the functionality of the umbrella and the use of this space with natural sunlight.

Compliance with Condition B46 – Moveable Heritage

It is recommended that:

- g. The *Movable Heritage Collections Management Plan* prepared by Margaret Betteridge and dated 8 May 2024 be approved if:
- i. a permanent display to house the surveyor's equipment on the lower ground level in proximity to the surveyor's base line is provided to allow for contextual interpretation of the exceptionally significant equipment
  - ii. a space within the Lands Building in a publicly accessible area is allocated for rotating displays of highly and exceptionally significant movable heritage items held in storage
  - iii. a space is identified within the Sandstone Precinct for the storage of exceptionally significant movable heritage that is not on display
  - iv. all exceptionally significant movable heritage is to be located consistent with AC 4Jun24 Item 3.1 Attachment Tab 3.1.J (letter from Urbis confirming the proposed location of items previously held offsite), where there is an inconsistency with the MHCM Plan Tab 3.1.J prevails.
  - v. an experienced movable heritage curator is to be engaged for the future of the lease by the lessee so as to manage the collection and advise the lessee about its obligations regarding the heritage management framework and care of the movable heritage items.

Moved by Ian Clarke and seconded by Julie Marler