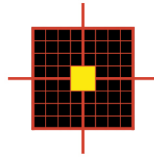


Attachment D

Schedule of Conservation Works



DESIGN 5

A R C H I T E C T S

Level 3, 79 Myrtle Street, Chippendale NSW 2008
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Design 5 – Architects Pty Ltd ABN 22 090 066 194
Nominated Architect – Alan Croker, Registration No 4693, Tas Registration No 883
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343 GEORGE STREET, SYDNEY
Former Commercial Banking Company Building

SCHEDULE OF CONSERVATION WORKS

2 April 2025

1.0 PURPOSE OF THIS REPORT

This schedule of conservation works has been prepared to accompany an application for the award of heritage floor space (HFS) for the building at 343 George Street, Sydney. It outlines the extent of conservation works included in the proposed application.

This schedule has been prepared by Design 5 – Architects in July 2024 on behalf of project architects JPW and the City of Sydney, the applicant and owner of the property.

The Conservation Management Plan

Section 10 of the Conservation Management Plan details conservation policies for the place, which include policies relating to the care and maintenance of the building.

Policy 10.10 deals with the appropriate use of skills and experience for work carried out for the building:

Policy 10.10

All work, including regular maintenance, carried out on significant fabric of the place should be done by suitably qualified tradespeople and contractors experienced in conservation work. They should be made familiar with the history, significance and issues concerning the element to be worked on.

Policies 10.12, 10.13, and 10.14 include high-level policies for conserving significant materials and should be consulted before the work is carried out.

2.0 CONSERVATION WORKS FOR RETROSPECTIVE HERITAGE FLOOR SPACE AWARD – PREVIOUSLY APPROVED CONSERVATION WORKS

A substantial amount of façade remediation work has already been scheduled by LSJ Heritage Planning & Architecture in conjunction with Jasper Swann and approved under DA consent D/2019/405.

The works to Barrack Lane (Stage 1) were completed in late 2023. The works on Barrack Street and George Street (Stage 2) are scheduled to begin in 2024, with expected completion in December 2025. The works will consist of the following:

Rooftop Repairs and Replacements:

- Replace approximately 30 metres of balustrade on the rooftop parapet at the Barrack Street elevation with new stone.
- Replace copper weathering and flashings to the main cornice and top of the parapet wall of all elevations (to match existing).
- Mortar repairs to nominated portions of parapet balustrade where parapet is considered to be in a good to fair condition.
- Desalination of soffit on the entire cornice above Level 10 and desalination of other damaged sandstone portions of the façade.
- Lay new copper on the plywood substrate with a geotextile interlayer to release trapped water on the curved south-eastern corner.

Repair Works to lower portions of the building façade:

- Desalination of soffit on the balconies of Level 3 on both elevations. Replace existing waterproof membrane and flashings on George Street elevation.
- Replacement and repainting of damaged window sills and removal of rust on the window frames of the George and Barrack Street elevations.
- Repointing and raking out of locations where asbestos is known to be present
- Cleaning and repairs to cornice, sills and trachytes on the Ground Level and Level 1.
- Cleaning and repairs of bronze-framed windows on the Ground Floor and Level 1 of the building.
- Rectify bent spiked bronze rail and any other loose or misaligned hardwood glazing beads.
- Installation of new locks that are not intrusive to the existing heritage fabric and would allow for all windows to be openable.
- Replacement of existing glass cracked glass to match existing.
- Apply transparent solar and safety window film to George Street and Barrack Street facades.

Laneway Repairs on the north elevation:

- Repairs and cement rendering to approximately 50% of window sills on the rear laneway (north elevation) where repairs are needed.
- Remove rust, treat pipes and refix loose conduits.
- Cut out cracks and peeling paint and repaint whole rendered façade

External Lighting:

- Extensive external lighting works are proposed as part of the DA. However, these are not considered conservation works and are therefore not listed in this report.

Other internal works

- Alterations to office premises on Levels 6 and 7, removal of non-original office fitout, pursuant to D/2022/482.
- Level 7 removal of detracting lightweight ceiling and bulkheads at windows. These works were complying development and completed in 2023.
- Recent repairs to heritage significant executive rooms on Level 2, removal of carpet flooring, repair and conservation of parquet flooring. These works were complying development and were completed in 2023.
- Partial renewal of chiller and lift works, complete, 2022.

3.0 PROPOSED CONSERVATION WORK

The following conservation work schedule has been prepared based on the proposed design by JPW Architects (drawings AP-JPW-DA package and the Design Statement).

Basement 2

- Relocate moveable heritage storeroom
- Treat penetrating dampness on the east wall.
- Renew drainage system in basement per hydraulic engineers' drawings.

Basement 1

- Upgrade existing corridor to front-of-house quality (retain/repair existing original finishes)
- Remove existing partitions in the location of the proposed end-of-trip facilities and make existing surfaces suitable.
- Clean and repaint all security screens.
- Ensure that doors are securely fixed and safe.

Ground Floor – Barrack Street Lobby

- Remove intrusive ceiling bulkhead and downlights.
- Reinstall stone floor and ceiling finishes sympathetic to the original marble

Ground Floor – George Street Lobby

- Remove glass partitions and glass door to safe deposit tenancy and patch marble
- Refinish lift reveals in bronze
- Remove intrusive elements detracting from heritage components of the space

Office Levels 1-10

- Remove ceiling bulkhead and unsympathetic services per architectural details.
- Retain, repair, and recondition original terrazzo finishes to both lift lobbies
- Reinstall the visual connection between the original marble fire stair and the adjacent lift lobby.
- Refurbish bathrooms.
- Refinish lift landing doors and controls

Level 11

- Remove hazardous material
- Remove intrusive and superseded services
- Retain and repair original terrazzo finishes to the Barrack Street lift lobby
- Reconfigure the plant and services rooms per the architect's proposals, including new outdoor terraces and flexible indoor spaces. This will include interpretation of the original mansard wall with new inlay paving.