



# Planning Approval Consistency Assessment Form

SM-17-00000111

Sydney Metro – Metro Body of Knowledge (MBoK)

<b>Assessment Name:</b>	Skidders Hotel Roof Modifications
<b>Prepared by:</b>	Sydney Metro
<b>Prepared for:</b>	Sydney Metro
<b>Assessment number:</b>	JCG09
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## 1. Existing Approved Project

### Planning approval reference details (Application/Document No. (including modifications)):

SSI-19238057: Sydney Metro West – Major civil construction between The Bays to Sydney CBD (Stage 2 of the planning approval process for Sydney Metro West)

<b>Date of determination:</b>	Stage 2 – 24 August 2022	<b>Type of planning approval:</b>	Stage 2 - Critical State Significant Infrastructure (CSSI) (Division 5.2)
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### Relevant background information (including EA, REF, Submissions Report, Director General’s Report, MCoA):

Sydney Metro West is a staged infrastructure application under Section 5.20 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This Consistency Assessment (JCG09) assesses the aspects of Stage 2 Sydney Metro West planning approval.

This Consistency Assessment (JCG09) is relevant to the following planning approval documentation:

- *Sydney Metro West Environmental Impact Statement – Major civil construction between The Bays and Sydney CBD* (Sydney Metro, November 2021) (referred to throughout this document as ‘EIS Stage 2’)
- *Sydney Metro West Stage 2 Submissions Report – Major civil construction work between The Bays and Sydney CBD* (Sydney Metro, April 2022)
- *Sydney Metro West Stage 2 - Assessment Report* (SSI 19238057) (24 August 2022)

All proposed work identified in this Consistency Assessment to undertake work associated with the Stage 2 Approved Project would be carried out in accordance with the mitigation measures identified in the *Sydney Metro West Environmental Impact Statement – Major civil construction between The Bays and Sydney CBD* (EIS Stage 2), Submissions Report and the Conditions of Approval (CoA) for Stage 2.

### Description of existing Approved Project you are assessing for consistency:

#### Sydney Metro West (the Concept)

Sydney Metro West (the Concept) would involve the construction and operation of a metro rail line around 24 kilometres long between Westmead and Hunter Street in the Sydney central business district (CBD). The key components are expected to include (as described in Chapter 6 of the Environmental Impact Statement (EIS)):

- Construction and operation of new passenger rail infrastructure between Westmead and the CBD of Sydney, including:
  - Tunnels, stations (including surrounding areas) and associated rail facilities
  - Stabling and maintenance facilities (including associated underground and overground connections to tunnels)
- Modification of existing rail infrastructure (including stations and surrounding areas)
- Ancillary development.

### **Sydney Metro West – all major civil construction work between Westmead and The Bays (Stage 1)**

Sydney Metro West – Concept and Stage 1 (major civil construction between Westmead and The Bays), including station excavation and tunnelling, was determined on 11 March 2021.

It is noted that this Consistency Assessment does not relate to any aspects of Stage 1.

### **Sydney Metro West – all major civil construction work and tunnelling between The Bays and Sydney CBD (Stage 2, the Approved Project)**

This Consistency Assessment includes proposed works which relate to Stage 2 of Sydney Metro West. The major civil construction work between The Bays and Sydney CBD was determined on 24 August 2022. The scope of the Approved Project is described in Chapter 5 of the EIS and include:

- Enabling work such as demolition, utility supply to construction sites, utility adjustments, and modifications to the existing transport network
- Tunnel excavation including tunnel support activities
- Station excavation for new metro stations at Pyrmont and at Hunter Street, in the Sydney CBD.

The Hunter Street Station (Sydney CBD) construction sites would consist of two sites. The western construction site is located on the corner of Hunter Street and George Street and also contains DeMestre Place and is adjacent to the Former Skinners Family Hotel (Skinners Hotel). The eastern construction site is bounded by O'Connell Street, Hunter Street and Bligh Street.

This Consistency Assessment would relate to the western construction site only and Skinners Hotel.

### **Construction site footprints for Stage 2**

Surface and below ground site footprints for construction were assessed in the *Sydney Metro West Environmental Impact Statement – Major civil construction between The Bays and Sydney CBD* (Stage 2 of the Planning Approval). Construction activities would be carried out within the same construction sites as assessed under Stage 2.

### **Heritage Impact Assessment**

The EIS Technical Paper for Non-Aboriginal Heritage includes a Heritage Impact Assessment for the Skinners Family Hotel and identifies it as an item of high heritage significance and is rare as one of only four extant buildings in the Old Colonial Regency Style in the city. The heritage item is located within the north-western corner of the western construction site. Although the building has been truncated in size along its George Street façade (allowing for the construction of its adjacent high rise building), the demolition of the adjacent building has the potential to directly damage the brick structure and façade of the heritage item, particularly if the adjacent high rise building is anchored into the southern wall of the Skinners Family Hotel. The EIS assesses the risk of direct impact as Moderate.

Conditions D7 and D8 of the Approved Project detail requirements for the implementation of protective measures to prevent adverse impacts to the heritage significance of the former Skinners Family Hotel.

*D7. 'During construction, the Proponent must implement protective measures to prevent adverse impacts to the heritage significance of the former Skinners Family Hotel. Before installing such measures, the advice of a suitably qualified and experienced built heritage expert must be obtained and implemented to ensure any such work does not have an adverse impact on the heritage significance of the item. Protection measures must also consider and avoid potential impacts to significant historical archaeology and seek the advice from the Excavation Director approved under Condition D16 below.'*

*D8. 'The Former Skinners Family Hotel, Tank Stream, Bennelong Stormwater Channel No. 29A, NSW Club house Building, Delfin House, Richard Johnson Square, Railway Cutting (Pyrmont), and St James Railway Station must not be destroyed, modified or otherwise affected, except as identified in the documents listed in Condition A1. Note: Affected in this condition means any impact above "little to no impact" as defined in the Material Threshold Policy (Heritage NSW, 2020).'*

Revised Environmental Mitigation Measure NAH3 outlines the requirement for the development of a detailed methodology for the protection of the Former Skinners Family Hotel, Tank Stream and Bennelong Stormwater Channel No. 29A would be developed by a suitably qualified heritage engineer and consultant.

## 2. Description of proposed change which is the subject of this assessment

For the purpose of this Consistency Assessment, the works as described in the Stage 2 Sydney Metro West planning approval will be referred to as the 'Approved Project'.

This Consistency Assessment assesses impacts associated with protective measures required for Skinners Hotel. Skinners Hotel is listed on the NSW State Heritage Register and has the following listings:

- SHR Item No. 00584;
- SLEP 2012 Item No. 1766;
- RNE Place ID2395;
- NTR No. 6218

The protective measures required for the Hotel include the removal of a skillion roof extension installed as part of refurbishment works undertaken in 1989, and the reinstatement of the original roof structure (Figure 1).

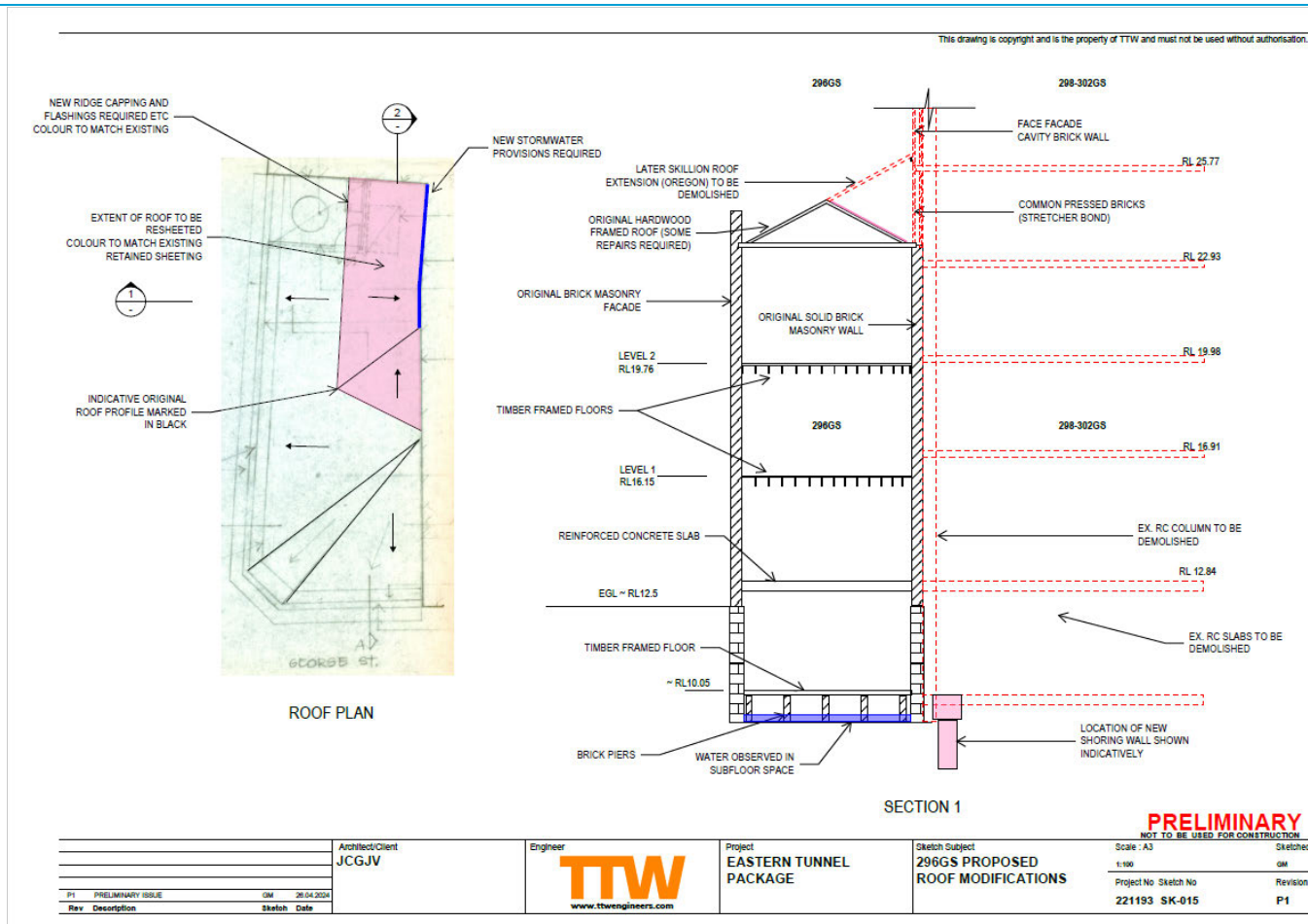


Figure 1 – Skiners Hotel Structural Overview

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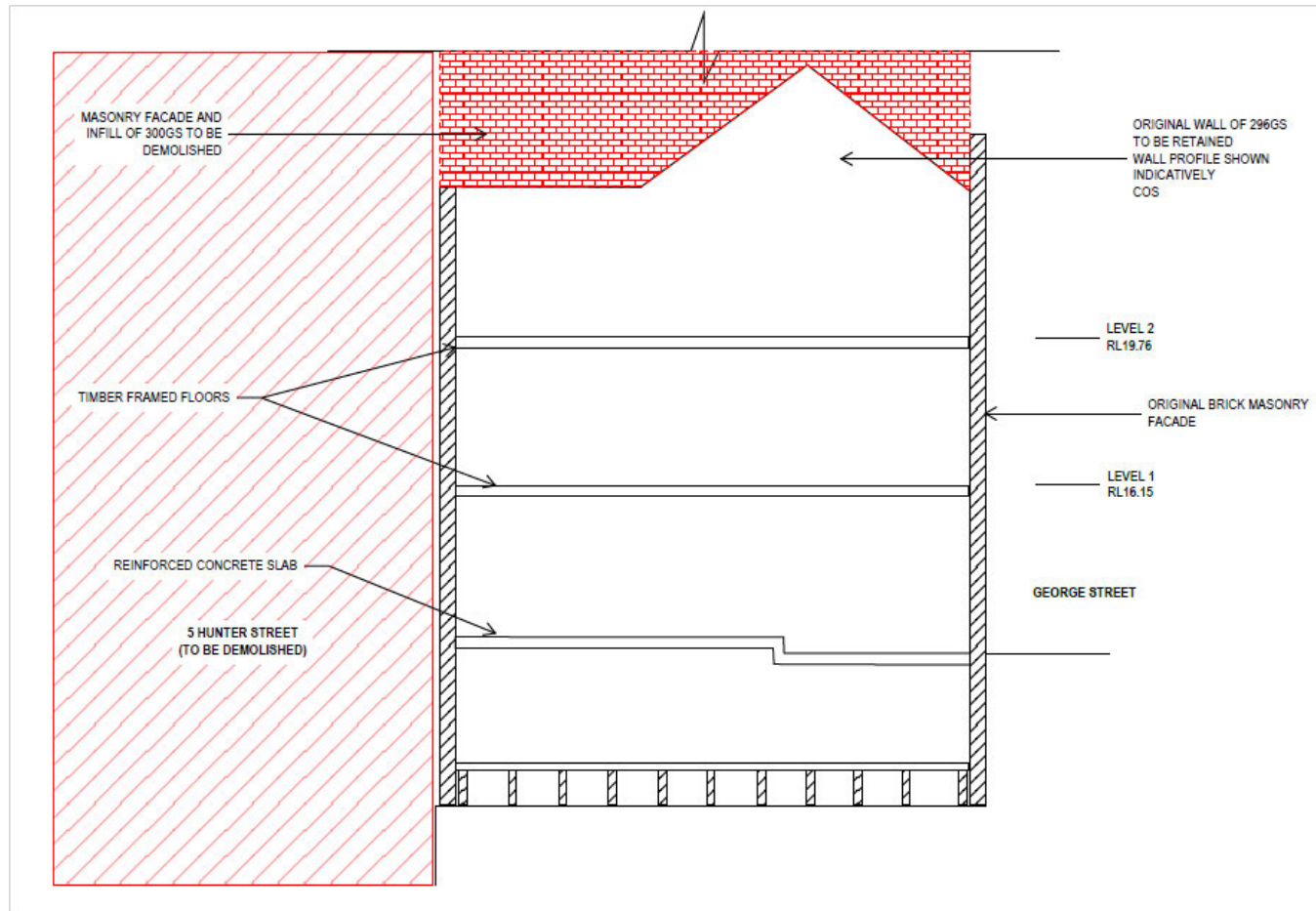


Figure 2 – View from Hunter Street looking south

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The proposed change, subject of this Consistency Assessment, is in response to a detailed site investigation by the Project Heritage Structural Engineer which determined that:

- 296 George Street (Skinners Hotel) is a three-storey building with one basement, located on the corner of George and Hunter Streets in the Sydney central business district. The building was constructed in 1844 in the Old Colonial Regency style and was originally used as a hotel. The building is listed on the New South Wales State Heritage Register.
- Skinners Hotel is adjacent to 300 George St with 300 George Street on the southern boundary. 300 George Street is to be demolished as part of the Approved Project. Demolition was assessed in the EIS for the Approved Project.
- Skinners Hotel is constructed with perimeter load bearing masonry walls, sandstone blocks at the basement level and sandstone brick above. Alterations in 1989 included demolition of a significant portion of the southern wall in the basement and ground level to create a connection to 300 George Street.
- The Skinners Hotel roof is framed with hardwood timber and later modified with a skillion extension (Figure 1) which is supported off the façade wall of 300 George Street. The closely spaced battens on the original roof framing suggests it was originally clad with slate or timber shingles which were since replaced with Zincolume (or galvanised) Custom Orb sheeting.
- The demolition of the 300 George Street façade wall will result in loss of vertical and lateral support to the skillion roof extension and would create an opening into the roof space of Skinners Hotel.

Noting the above, the proposed scope, subject of this Consistency Assessment is as detailed below:

- Removal of the roof extension and resheeting of the original framing.

The proposed works would involve the following key steps:

- Installation of a temporary opening through the 300 George Street wall to facilitate access
- Redundant services to be removed or services relocated where required
- Repairs to the original timber roof framing to reinstate its capacity (supplement rafters, support of ridge)
- Installation of new roof sheeting to the hipped roof (to match the existing retained sheeting)
- Removal of the roof extension and associated softwood timber framing
- Installation of new flashings, cappings and stormwater drainage
- Demolition of the 300 George Street façade wall (as part of the Approved Project scope) and make good of the work area.

A comparison of the Approved Project against the proposed works is provided in Table 1.

**Table 1 - Comparison of the proposal with relevant elements of the Approved Project**

Relevant elements of the Approved Project	Proposed change
<p><b>Heritage Impacts</b></p> <p>The Non-Aboriginal Heritage Technical Paper in the EIS identified that demolition of the adjacent building (300 George Street) has the potential to directly damage</p>	<p>Site investigations have shown that Skinners Hotel is anchored to 300 George Street through a common wall.</p>

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<p>the brick structure and façade of the heritage item, particularly if the adjacent high rise building is anchored into the southern wall of the Skinners Family Hotel. The EIS assesses the risk of direct impact as Moderate.</p>	<p>The removal of the roof extension and the reinstatement of the original roof structure was not considered in the EIS however has been assessed as having a positive impact on the Heritage values of Skinners Hotel by removing a later extension and modification to the roof structure.</p> <p>Condition D7 of SSI 19238057 requires that protective measures are implemented to prevent adverse impacts on the heritage significance of Skinners Hotel. The demolition of 300 George Street would result in a large opening in the roof structure of Skinners Hotel and present a significant risk to the structural integrity of the building and potential for water ingress into the structure. It is considered that the proposed works are consistent with Condition D7 as the proposed works are required to prevent adverse impacts on the heritage significance of Skinners Hotel.</p>
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### 3. Timeframe

The proposed works are scheduled to commence on 3 June 2024.

### 4. Site description

This Consistency Assessment only relates to the Hunter Street western construction site.

The Hunter Street Station precinct is situated in the heart of the Sydney CBD, near to the commercial core and is one of the busiest precincts of the Sydney CBD. The Hunter Street Station western site is located on the corner of Hunter Street and George Street.

Skinners Hotel is a heritage building listed on the State Heritage Register (SHR Item No. 00584) and is located in the northwest corner of the Hunter Street westerns site, bordered on the southern side by 300 George Street and to the east by 5 Hunter Street.

### 5. Site Environmental Characteristics

Skinners Hotel is a State heritage (SHR Item no. 00584) listed building located with the north-eastern corner of the western construction site on the corner of Hunter Street and George Street. The site slopes down Hunter Street to the east and up George Street to the south. The construction site is located opposite the eastern exit/entry point of Wynyard Train Station. The Hunter Street Station (Sydney CBD) western construction site is surrounded by like development in the form of multi-storey office blocks, many with ground-floor retail tenancies. The light rail route runs both north and south along George Street in front of the site.

### 6. Justification for the proposed change

The demolition of 300 George Street would result in a large opening in the roof structure of Skinners Hotel and present a significant risk to the structural integrity of the building and potential for water ingress into the structure. The reinstatement of the original roof structure would be completed prior to the demolition of the modified roof structure and would ensure that the building remains watertight and structurally sound.

The reinstatement of the original roof structure has been assessed by the project Heritage Architect as having a positive impact on the heritage values of the building, refer Appendix B – Statement of Heritage Impact. The project Heritage Consultant has assessed the heritage impact and determined the works will result in a negligible direct impact of and the works are consistent with the assessment made in the EIS, refer to Appendix A – Memo.

As part of the review of the proposed works by the Heritage Structural Engineer an alternative option for the reinstatement of the original roof structure was considered. This option involved the installation of a new temporary structure to support and brace the roof extension. This option would require the installation of new steelwork to transfer the vertical and lateral loads from the roof extension further down into the masonry walls of Skinners Hotel. This would apply increased loading on the building which would introduce a risk of structural failure of this wall given previous alterations to the building have likely already reduced the performance and capacity of the structure. As such, this options was not progressed.

### 7. Environmental Benefit

Not applicable

### 8. Control Measures

Will a project and site specific EMP be prepared?	<input type="checkbox"/> Yes	Are appropriate control measures already identified in an existing EMP?	<input checked="" type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No		<input type="checkbox"/> No

### 9. Conditions of approval / Environmental mitigation measures

Number	Condition of Approval (CoA) / Environmental mitigation measure (MM)	Discussion on relevance and consistency for proposed change
<b>Stage 2 (SSI – 19238057)</b>		
CoA D7	During construction, the Proponent must implement protective measures to prevent adverse impacts to the heritage significance of the former Skinners Family Hotel. Before installing such measures, the advice of a suitably qualified and experienced built heritage expert must be obtained and implemented to ensure any such work does not have an adverse impact on the heritage significance of the item. Protection measures must also consider and avoid potential impacts to significant historical archaeology and seek the advice from the Excavation Director approved under Condition D16 below.	The demolition of 300 George Street would result in a large opening in the roof structure of Skinners Hotel and present a significant risk to the structural integrity of the building and potential for water ingress into the structure. It is considered that the proposed works would provide protection to the Hotel and are consistent with Condition D7.
CoA D8	The Former Skinners Family Hotel, Tank Stream, Bennelong Stormwater Channel No. 29A, NSW Club house Building, Delfin House, Richard Johnson Square, Railway Cutting (Pyrmont), and St James Railway Station must not be destroyed, modified or otherwise affected, except as identified in the documents listed in Condition A1.	A Heritage Impact Assessment (Appendix A) has been completed by the project Heritage Architect in consultation with the Heritage Structural Engineer for the proposed works and has determined that there will be a positive impact. As a result the level of impact does not exceed ‘little to no impact’ as

	<p>Note: Affected in this condition means any impact above "little to no impact" as defined in the Material Threshold Policy (Heritage NSW, 2020).</p>	<p>defined in the Material Threshold Policy. This proposed change is consistent with the Conditions of Approval</p>
<p>NAH3</p>	<p>A method for the demolition of existing buildings and/or structures at specified construction site would be developed to minimise direct and indirect impacts to adjacent and/or adjoining heritage items. A structural engineering investigation would be carried out to heritage items, prior to demolition of adjacent existing buildings and/or structures to ensure the conservation of the items fabric and significance. A detailed methodology for the protection of the Former Skinners Family Hotel, Tank Stream and Bennelong Stormwater Channel No.29A would be developed by suitably qualified heritage engineers and consultants.</p>	<p>The works that are subject to this consistency assessment have been reviewed by a Structural Engineer and a detailed methodology prepared (See Appendix B). This proposed change is consistent with the Conditions of Approval</p>
<p>Will the proposed change be consistent with the conditions of approval?</p>		<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

## 10. Impact Assessment – Construction

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Biodiversity	No impact		Y	N	Y	
Water	No impact		Y	N	Y	
Soils and contamination	No impact		Y	N	Y	
Air quality	No impact		Y	N	Y	
Noise and vibration	No impact		Y	N	Y	
Aboriginal Culture and Heritage	No impact		Y	N	Y	
Historic Heritage	<p>Modifications to the current roof structure of Skinners Hotel were not assessed in the EIS. Investigations have shown that the current roof structure was added during the 1989 refurbishment works and is not original.</p> <p>The demolition of 300 George Street (as assessed in the EIS for the Approved Project) will present a risk to the structural integrity of Skinners Hotel in its current layout. The reinstatement of the original roof structure will mitigate this risk.</p> <p>The works have been assessed through a Statement of Heritage Impact (Appendix B) prepared by a Heritage Architect; and assessed by the Heritage Structural Engineer (Appendix C). These assessments have been reviewed by the JCG Heritage Consultant (Appendix A).</p> <p>The proposed impacts to the heritage significance of Skinners Hotel are considered to</p>	No additional control measures are proposed.	Y	N	Y	

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Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	<p>be a positive impact when measured against the Heritage NSW Material Threshold Policy. Condition D8 specifies that Skinners Hotel must not be destroyed, modified or otherwise affected, except as identified in the documents listed in Condition A1. Based on the impact assessment outlined in Appendix A Memo - Table 1 and the Heritage NSW Material Threshold Policy, the proposed works are consistent with the project approval from a heritage perspective and will not increase the heritage impacts of the project works beyond the levels assessed in the EIS.</p> <p>The heritage assessment provided in Appendix A has assessed the impacts of the approved project against those associated with the proposed works. Overall the proposed works would not result in a change to the impacts of the Approved Project</p> <p>The proposed change is consistent with the EIS.</p>					
Community and socio-economic	No impact		Y	N	Y	
Traffic and transport	No impact		Y	N	Y	
Waste and resource management	No impact		Y	N	Y	
Visual	EIS Chapter 8 states with respect to Skinners Hotel <i>"the demolition of existing buildings and construction activities would result in non-significant changes to the setting of the heritage item."</i>	No additional control measures required.	Y	N	Y	

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Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	<p>EIS Chapter 11 describes Skinners Hotel <i>“painted façade punctuated by large windows. It is relatively small and not prominent in views within this setting, but provides visual interest to the corner, marking the beginning of the pedestrianised section of George Street.”</i></p> <p>The roof structure is not visible from street level (George or Hunter Streets.)</p> <p>The impact assessment outlined in Appendix A Memo Table 1 confirms the potential visual impacts from these works would be temporary in nature, however the extant skillion roof is not visible from street level and it is unlikely that the hipped roof form will be visible once reinstated.</p> <p>The visual impacts of the work are consistent with the assessment made in the EIS.</p> <p>The proposed change would not result in a change to the buildings ability to contribute to the character of the area and no change to the landscape.</p>					
Land use and property	No impact		Y	N	Y	
Hazard and risk	No impact		Y	N	Y	
Other <i>Such as geotechnical, climate change, cumulative</i>	No impact				Y	

## 11. Impact Assessment – Operation

The proposed works are during construction only. Design integration with Skinners Hotel during operations is assessed separately.

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Biodiversity	No change from Approved Project.	No additional measures required	N/A	N	Y	
Water	No change from Approved Project.	No additional measures required	N/A	N	Y	
Soils and contamination	No change from Approved Project.	No additional measures required	N/A	N	Y	
Air quality	No change from Approved Project.	No additional measures required	N/A	N	Y	
Noise and vibration	No change from Approved Project.	No additional measures required	N/A	N	Y	
Aboriginal Culture and Heritage	No change from Approved Project.	No additional measures required	N/A	N	Y	
Historic Heritage	No change from Approved Project.	No additional measures required	N/A	N	Y	
Community and socio-economic	No change from Approved Project.	No additional measures required	N/A	N	Y	
Traffic and transport	No change from Approved Project.	No additional measures required	N/A	N	Y	
Waste and resource management	No change from Approved Project.	No additional measures required	N/A	N	Y	
Visual	No change from Approved Project.	No additional measures required	N/A	N	Y	
Land use and property	No change from Approved Project.	No additional measures required	N/A	N	Y	
Hazard and risk	No change from Approved Project.	No additional measures required	N/A	N	Y	
Other	No change from Approved Project.	No additional measures required	N/A	N	Y	

## 12. Consistency with the Approved Project

Question	Response
Is the project (including the proposed changes) consistent with the conditions of approval?	Yes. The proposed works would be consistent with the conditions of approval.
Is the project (including the proposed changes) consistent with the objectives and functions of elements of the Approved Project?	Yes. The proposed works would be consistent in any changes to environmental impacts as assessed in the project approval
Are the environmental impacts of the proposed change consistent with the impacts of the Approved Project?	Yes. The environmental impacts of the proposed works would remain consistent with the impacts as assessed in the project approval.
Are there any new environmental impacts as a result of the proposed works/project changes?	There would be no new environmental impacts as a result of the proposed works
Are the impacts of the proposed activity/works known and understood?	Yes. The impacts of the proposed works are known and understood
Are the impacts of the proposed activity/works able to be managed so as not to have an adverse impact?	Yes. The impacts of the proposed works can be managed so as to avoid an adverse impact
Would any Conditions of Approval be required to be changed as a result of the proposed change (having regard to the above assessment)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the proposed change/s consistent with the approval (having regard to the above assessment)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



### 13. Other Environmental Approvals

<b>Identify all other approvals required for the proposed works:</b>	Nil
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### 14. Recommendation

Based on the above impact assessment, and with reference to the SSI 19238057 EIS, including the conditions of approval, it is recommended that:

Tick relevant box	
The proposed change has negligible or more than negligible impacts on the environment or community however is consistent with the Approval, including the conditions of approval. The proposed impacts are consistent with those assessed for the Approved Project (i.e., does not trigger a change to the conditions of approval).	Yes
The proposed change is not consistent with the Approved Project including the conditions of approval and would be subject to a separate modification application.	
The proposed change is not substantially the same as the Approved Project and is considered a radical transformation. A new planning pathway should be considered.	

## Author certification

I certify that to the best of my knowledge this Consistency Checklist:

- Examines and takes into account the fullest extent possible all matters affecting or likely to affect the environment as a result of activities associated with the proposed change; and
- Examines the consistency of the proposed change with the Approved Project; is accurate in all material respects and does not omit any material information.

Name:	[REDACTED]	Signature:	[REDACTED]
Title:	Environment Manager		
Company:	JCG	Date:	30/05/2024

## Assessment Supporting Signature

Application supported and submitted by

Name:	[REDACTED]	Date:	31/05/2024
Title:	Acting Senior Manager Planning Approvals	Comments:	
Signature:	[REDACTED]		

## Assessment Endorsement

Based on the above assessment, are the impacts and scope of the proposed change consistent with the existing Approved Project?

Yes  The proposed change is consistent with the Approved Project and no further assessment is required.

No  The proposed change is not consistent with the Approved Project.

A modification or a new activity approval/ consent is required. Advise Senior Project Manager of appropriate alternative planning approvals pathway to be undertaken.

Endorsed by			
Name:	██████████	Date:	31 May 2024
Title:	Director Planning Approvals	Comments:	
Signature:	████████████████████		

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## Appendix A – Memo – Hunter Street West – Skinners Hotel Protective Measures

# MEMO



**DATE:** 30 May 2024

**AMBS Ref:** 23111 Memo 41

**TO:** [REDACTED], Environmental, Approvals & Sustainability Director, John Holland CPB Contractors Ghella JV

**FROM:** [REDACTED], Heritage Team Leader, AMBS Ecology & Heritage

**SUBJECT:** Hunter Street West – Skinners Hotel Protective Measures

AMBS Ecology & Heritage Pty Ltd (AMBS) has been engaged by John Holland CPB Contractors Ghella JV (JCG JV) to provide heritage services for Stage 2 of the Sydney Metro West project, a new 24 kilometre metro line connecting Greater Paramatta to Sydney CBD. Stage 2 of the project includes all major civil construction works including station excavation and tunnelling between The Bays and CBD. This project is being completed under the State Significant Infrastructure approval SSI 19238057.

As a part of the current works, JCG JV are required to undertake protective measures to ensure protection of the State significant Skinners Hotel. As part of the protective works the extant roof of Skinners has been identified as a modern addition (1989) and has been constructed as a skillion roof that is affixed to 300 George Street. JCG JV has undertaken investigations and has identified that the original framework for the hipped roof is still in place inside the modern roof. Advice from the project Heritage Structural Engineer and Heritage Architect has identified that reinstatement of the original roof is both feasible and would result in a net positive impact. These works are the subject of a Planning Approval Consistency Assessment.

The purpose of this memo is to assess the heritage impact of the proposed works, and their consistency with the project approval. Documents reviewed for this assessment include:

- *Statement of Heritage Impact for 296 George Street*, 15 May 2024, prepared by TKD Architects
- *ETP – 296 George Street Proposed Roof Alterations*, 13 May 2024, TTW
- *Sydney Metro West - Major civil construction work between The Bays and Sydney CBD Technical Paper 3: Non-Aboriginal Heritage* (Artefact, 2021)

The proposed works will involve the following key steps:

- Installation of a temporary opening through the 300 George Street wall to facilitate access
- Redundant services to be removed or services relocated where required
- Repairs to the original timber roof framing to reinstate its capacity (supplement rafters, resupport of ridge)
- Installation of new roof sheeting to the hipped roof (to match the existing retained sheeting)
- Removal of the roof extension and associated softwood timber framing
- Installation of new flashings, cappings and stormwater drainage
- Demolition of the 300 George Street façade wall (as part of the ETP demolition scope) and make good of the work area.

In order to assess the consistency of the proposed works to the project approval, Table 1 provides a reproduction of the statement of significance and impact assessment for Skinners Hotel from the *Sydney Metro West - Major civil construction work between The Bays and Sydney CBD Technical Paper 3: Non-Aboriginal Heritage (Artefact, 2021)*, along with an assessment of the heritage impact of the proposed roof installation and a statement outlining whether the proposed works are consistent with previously approved impacts

The assessment methodology and gradings used in this memo are consistent with Section 3 of the Non-Aboriginal Heritage Technical Paper for the project (Artefact, 2021). For consistency with the EIS, AMBS has referred to the terminology used to assess the magnitude of direct and indirect impacts (Artefact, 2021, pp. 21-22):

- *Major: Actions that would result in an irreversible and substantial loss of significance. Major impacts would result in comprehensive and irreversible changes to the significance of the historic building elements, intangible cultural heritage values, or significant archaeological materials, setting, landscape, or character of heritage items. These actions cannot be adequately mitigated and would result in irreversible changes to the significance of the item.*
- *Moderate: Actions involving considerable changes to a heritage item which would impact the significance, including altering the setting or landscape of a heritage item, partially removing archaeological resources, the alteration of significant elements of fabric from historic structures. Moderate impacts may involve considerable changes to intangible cultural heritage. The impacts arising from such actions may be able to be partially mitigated.*
- *Minor: Actions that would result in slight impacts to the significance of a heritage item, through changes to archaeological materials, historic building elements, few changes to key landscape elements that would result in slight changes to the visual setting. The impacts arising from such actions can usually be mitigated.*
- *Negligible: Actions that would result in minimal change to the significance of heritage items. These impacts would not usually require mitigation.*
- *Neutral: Actions that would have no change and therefore no impact to the significance of a heritage item.*
- *Positive: Actions which improve the condition of fabric or local setting which improves the legibility of the significance of the heritage item.*

The scope of works assessed in the EIS covered enabling works, identified as:

*...those activities that would typically be carried out before the start of substantial construction in order to make ready the key construction sites and to provide protection to the public. Enabling work may include activities such as:*

- *Construction site establishment*
- *Demolition of buildings and structures within the proposed construction footprint*
- *Utility adjustments and protection*
- *Utility supply to the construction sites including power and water*
- *Transport network modifications to roads, public transport, and pedestrian and cyclist facilities*
- *Heritage investigations, protection and archival recordings*
- *Additional geotechnical and contamination investigations, and remediation where required (Artefact, 2021, p. 34).*

The proposed works constitute Heritage investigations, protection, and archival recordings with the intent of providing protective measures for Skinners Hotel and are therefore consistent with the scope of works assessed in the EIS, with an assessment of the level of impact provided in Table 1.

Approval conditions applicable to this scope of works include:

- **D7** *During construction, the Proponent must implement protective measures to prevent adverse impacts to the heritage significance of the former Skinners Family Hotel. Before installing such measures, the advice of a suitably qualified and experienced built heritage expert must be obtained and implemented to ensure any such work does not have an adverse impact on the heritage significance of the item. Protection measures must also consider and avoid potential impacts to significant historical archaeology and seek the advice from the Excavation Director approved under **Condition D16** below.*
- **D8** *The Former Skinners Family Hotel, Tank Stream, Bennelong Stormwater Channel No. 29A, NSW Club house Building, Delfin House, Richard Johnson Square, Railway Cutting (Pyrmont), and St James Railway Station must not be destroyed, modified or otherwise affected, except as identified in the documents listed in **Condition A1**.*

**Table 1 Heritage Impact and consistency assessment for Skinners Hotel – SHR 00584.**

Statement of Significance (reproduced from Artefact 2021)	Impact Assessment (reproduced from Artefact 2021)	Impact Assessment – Roof reinstatement	Consistency
<p>The Former Skinners Hotel, located at the corner of George and Hunter Streets, is highly significant as one of the few Old Colonial Regency buildings remaining in the city. The former hotel has significance as one of only four buildings in the Old Colonial Regency style in the city although it no longer has the traditional hotel uses of bar and accommodation; the other buildings in the style are the Lord Nelson, the Hero of Waterloo and a commercial terrace at 246 George Street. While the Lord Nelson is the finest example of the remaining buildings, this former hotel is also significant for its strong contribution to the character of the immediate area and as one of the few remaining buildings of this style in the heart of the city. It has significance as a rare surviving example of an early hotel and as part of the network of corner hotels which provided social / recreational venues and budget accommodation in the city. It has significance as a possible site for scientific investigation due to the age of the building and continuing use of the site since the early days of European settlement. The building now carries the name of the first licensee of the hotel.</p>	<p>Direct impact: Within the north-western corner of the western construction site, but not to be demolished. Potential direct: Vibration</p> <p>Skinners Family Hotel is an item of High heritage significance and is rare as one of only four extant buildings in the Old Colonial Regency Style in the city. The heritage item is located within the north-western corner of the western construction site. Although the building has been truncated in size along its George Street façade (allowing for the construction of its adjacent high rise building), the demolition of the adjacent building has the potential to directly damage the brick structure and façade of the heritage item, particularly if the adjacent high rise building is anchored into the southern wall of the Skinners Family Hotel. <b>Direct impact: Moderate</b></p> <p>The heritage item is located within the north-western corner of the western construction site. The construction site is within the expanded heritage curtilage of the heritage item. The item would experience vibration levels which are predicted to exceed cosmetic damage screening criteria. Vibration is predicted to have the potential for direct impact on the Skinners Family Hotel due to its location within the western construction site. Vibration may cause damage to the significant fabric of the building but is not anticipated to result in the removal of the item. Settlement impacts due to the proposed construction work and tunnelling has been assessed as ‘Slight’. Proposed work would have possible superficial damage that is unlikely to have a structural significance. Overall, impacts from settlement and ground movement would have a minor impact on the aesthetic significance and fabric of the heritage item. <b>Potential direct impact: Moderate (Vibration), Minor (Settlement)</b></p>	<p>The proposed removal of the extant skillion roof will comprise removal of modern fabric from the building, installed in 1989 during the construction of 300 George Street. Once the modern fabric is removed (roof sheeting, additional softwood framework) the original wooden framework of the hipped roof will be utilised, and new rafters and roof sheeting will be installed and affixed to the hipped roof frame. The proposed works will involve negligible direct impacts to the original framework through new fixings required for the installation of the new roof sheeting. Visually, removal of the extant roof and installation of the original roof form may temporarily disrupt and obscure the roof level from the street level. However, the extant roof is not visible from street level and as such this is unlikely. Installation of the original roof form may not be visible from street level, however visual impact is considered to be positive as the original form of the roof will be reinstated and the readability of the building in its original form will be increased.</p>	<p>The works will result in a <b>negligible direct impact</b> to Skinners Hotel through the removal of modern fabric through the removal of the extant roof and the reinstatement of the original roof form utilising the original framework. Potential visual impacts from these works would be temporary in nature, however the extant skillion roof is not visible from street level and it is unlikely that the hipped roof form will be visible once reinstated. <b>The heritage impacts of the works are consistent with the assessment made in the EIS.</b></p>



	<p>The heritage item is located within the Hunter Street Station (Sydney CBD) western construction site. The demolition of existing buildings and construction activities would result in non-significant changes to the setting of the heritage item, which is not identified as part of its significance and is substantially altered from its historic setting and currently surrounded by large modern office buildings, of varying architectural styles and provenance. The proposal would not result in impacts on the significant view corridors to the building on George Street, nor would it impact the building's ability to contribute to the character of the area.</p> <p><b>Indirect impact: Negligible</b></p>		
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The Heritage NSW Materials Threshold Policy is triggered by potential adverse impacts to State heritage significance. Under the guidelines the material threshold is reached when major adverse impacts are identified.

**Table 2 Scale of impact to State heritage significance as per the Heritage NSW Material Threshold Policy.**

<b>Impact</b>	<b>Definition</b>
Total loss of significance	Major adverse impacts to the extent where the place would no longer meet the criteria for listing on the SHR
Adverse impact	Major (that is, more than minor or moderate) adverse impacts to State heritage significance
	Moderate adverse impacts to State heritage significance
	Minor adverse impacts to State heritage significance
Little to no impact*	An alteration to State heritage significance that is so minor that it is considered negligible. *Little to no impact (as opposed to no impact) acknowledges that any change will result in some level of impact/alteration to State heritage significance.
Positive impact	Alterations that enhance the ability to demonstrate the State heritage significance of an SHR listed place.

The proposed impacts to the heritage significance of Skinners Hotel are considered to be a positive impact when measured against the Heritage NSW Material Threshold Policy. Whereby the works will comprise alteration to the extant roof through the removal of modern form and fabric and installation of the original roof form. The building, an Old Colonial Regency building, contributes to the character of the immediate area as one of the few remaining buildings of this style in the heart of the city and any alterations that are assessed as a positive impact can be considered to enhance the readability and interpretation of the heritage significance of the building.

Condition D8 specifies that Skinners Hotel must not be destroyed, modified or otherwise affected, except as identified in the documents listed in Condition A1. Based on the impact assessment outlined in Table 1 and the Heritage NSW Material Threshold Policy, the proposed works are consistent with the project approval from a heritage perspective and will not increase the heritage impacts of the project works beyond the levels assessed in the EIS.

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## Appendix B – Statement of Heritage Impact

15 May 2024



John Holland CPB Contractors Ghella Joint Venture  
Level 6, 60 Union St, Pyrmont  
Sydney, NSW 2009, AU  
Attention: [REDACTED], Environment Manager

**296 George Street Sydney – Skinners Hotel (SHR Item No. 00584)**  
**Sydney Metro West: Proposed modification of roof**  
**Statement of Heritage Impact**

Dear Sir/Madam,

This Statement of Heritage Impact has been prepared to assess the potential heritage impacts associated with the proposed modification of the roof of 296 George Street, Sydney, required as part of the demolition of the adjoining area to facilitate the construction of the Sydney Metro West. The demolition of adjoining properties and construction of the new Hunter Street Metro Station was approved under the State Significant Infrastructure approval for Sydney Metro West – The Bays to Sydney CBD (SSI 19238057). No modification to the building at 296 George Street was proposed or approved under this instrument. Potential impacts to the building as part of the construction work were identified and mitigation measures identified.

The building at 296 George Street – known as the Skinners Hotel – is included on the State Heritage Register as SHR Item no. 00584, and on the Sydney Local Environmental Plan 2012 as Item no. I1766.

The Statement has been prepared on behalf of the company carrying out the construction of the project: John Holland CPB Contractors Ghella Joint Venture. Drawings showing the proposed works are appended to this letter.

**The site**

The building at 296 George Street is located on the corner of George and Hunter Streets in the Sydney CBD. It is a three-storey commercial building with basement. Constructed of load-bearing brick and stone in 1845-46, the building has three storeys and a basement and a corrugated steel roof behind a parapet.

The building is one of only a handful of Old Colonial Regency buildings remaining in Sydney. Metal balconettes adorn the first and second storey windows, with pilastered detailing to the main entry on the splayed corner of the building. Its George Street elevation has been substantially modified, reduced to only one bay of the original four.

The form of the original hipped roof was modified in 1989 to create a skillion roof with falls towards Hunter Street. Evidence of the original/earlier roof framing survives beneath.

The building is surrounded by multi-storey office buildings constructed from the 1960s onwards. These buildings are being demolished to facilitate construction of the Metro Station.

**Principals** Alex Kibble, Robert Denton, Melanie Mackenzie, George Phillips, Lachlan Rowe  
**Associate Directors** Ian Burgher, Angelo Casado, Asta Chow, Paul Dyson, David Earp, Anna Harris, Peter Valencic, Sean Williams  
**Associates** Heiron Chan, Aryan Mansor, Oliver Petrie, Camila Restrepo, Robin Sampson, Jordan Swebeck

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**Tanner Kibble Denton Architects** Pty Ltd | ABN 77 001 209 391 | **Gadigal Country** Level 1, 19 Foster Street, Surry Hills NSW 2010  
**W** www.tkda.com.au | **T** +61 9281 4399 | **E** contact@tkda.com.au  
**NSW Nominated Architects** Robert Denton Registration No. 5782 | Alex Kibble Registration No. 6015



- 1 Oblique aerial photo showing the location of 296 George Street (shaded yellow), not to scale. The Metro West Hunter Street Station construction site shown shaded red. Source: Nearmap with TKD

## Historical overview

The following brief historical overview has been summarised from state and local listings for the item.

The city now known as Sydney is the traditional land of the Gadigal Clan of the Eora. Following the onset of European development in the late eighteenth and early nineteenth centuries, the subject site was part of a crown grant to Edward Riley in 1823. The subject building was constructed on the site in 1845-46 for owner Issac Simmons, to a design by Architect Henry Robertson. Originally designed as a pub with adjoining retail tenancies, the premises was first known as the Clown Hotel under publican George Skinner (1846-1849), and then the Skinners Family Hotel. As shown in the below historic photographs and drawings, the original structure extended a substantial distance south down George Street and was divided into four separate titles/tenancies by party walls. In 1848 two of the occupants of the retail tenancies were recorded as J Solomon, Stationer and Dixson, tobaccoist. The pub occupied the spaces fronting Hunter Street.

The subject building later became known as the Turner's Hotel (1860) and Clarendon Hotel (1866). The spaces occupied by the pub were replaced with a chemist in the 1870s-1880s, then by a shirtmakers and mercers in the 1890s, before returning to a chemist by 1900. The subject section of the building continued to be used as a chemist in the first decades of the twentieth century, retaining a retail function through the later decades to present. It would appear that extensive alterations to the neighbouring building occurred during the late nineteenth or earlier twentieth century, potentially during the 1920s or 1930s based on City of Sydney Street Cards and their appearance in photos prior to their demolition. The southern three bays of the building containing retail tenancies were demolished for the development of the 14-storey Telford House in the 1960s. In 1988 an extensive scheme of restoration works was carried out to the building by Clive Lucas Stapleton and Partners, including the reconstruction of the ground floor facades and timber windows. It was during these works that the skillion roof extension was installed, with falls towards Hunter Street. The building was occupied by a bank following these works and continued to operate as retail until the present.



- 2 Excerpts of 1848 drawings by Joseph Fowles taken from 'Sydney in 1848.' Note hipped roof forms shown clearly. Source: City of Sydney Archives, Call no. A-00033554



- 3 Circa 1849 watercolour of Skinner's Family Hotel by Andrew Torning. Source: State Library of New South Wales, Call no. DG XV1A/11



- 4 1859 Stereoscopic view of George Street, south of Hunter Street, Sydney by William Hetzer. Note the now-demolished bays of the building in the left portion of image fronting George Street. Source: State Library of New South Wales, Call No. PXB 1728



- 5 1869 photograph of building, showing Clarendon Hotel occupying No. 296 George Street.  
Source: State Library of New South Wales, Call No. SPF/551



- 6 1880s photograph of the wider building, showing No. 296 at far left foreground as Hume & Co chemist.  
Source: City of Sydney Archives, A-00023122



8 1926 photograph looking east from George Street by EG Shaw. Skinner's Hotel shown far right.  
Source: State Library of New South Wales, Call no. a7819



7 1968 photograph of Skinner's Hotel, following the demolition of the southern bays and construction of Telford House to the south, by EC O'Neill.  
Source: State Library of New South Wales, PXA 587/1-725





## Heritage significance

The following statement of significance is provided for Skinner's Hotel in the State Heritage Inventory:

*The Former Skinners Hotel, located at the corner of George and Hunter Streets is highly significant as one of the few Old Colonial Regency buildings remaining in the city. The former hotel has significance as one of only four buildings in the Old Colonial Regency style in the city although it no longer has the traditional hotel uses of bar and accommodation; the other buildings in the style are the Lord Nelson, the Hero of Waterloo and a commercial terrace at 246 George Street. While the Lord Nelson is the finest example of the remaining buildings, this former hotel is also significant for its strong contribution to the character of the immediate area and as one of the few remaining buildings of this style in the heart of the city. It has significance as a rare surviving example of an early hotel and as part of the network of corner hotels which provided social / recreational venues and budget accommodation in the city. It has significance as a possible site for scientific investigation due to the age of the building and continuing use of the site since the early days of European settlement. The building now carries the name of the first licensee of the hotel.*

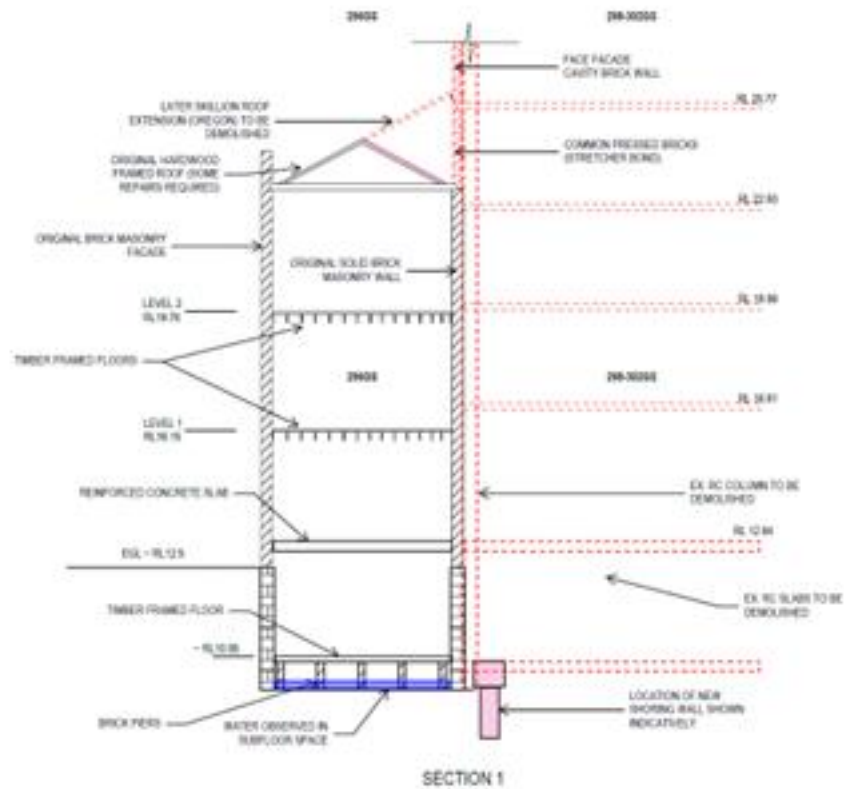
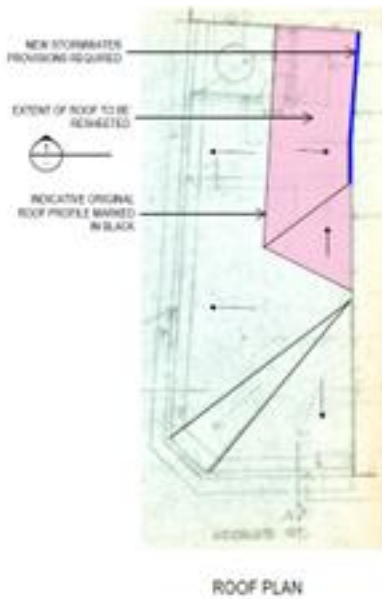
## Description of the proposed works

Investigation by TTW Engineers has confirmed that as part of the 1988 refurbishment works, the roof framing was altered to create a skillion roof with falls towards Hunter Street. This modified the hip and valley roof of the building, potentially to eliminate the need for a box gutter on the southern side of the building.

The original roof framing is of solid hardwood and appears to be in good condition with little damage, but some evidence of modification. The roof extension is constructed of softwood timber and partly supported off the façade wall of 300 George Street which is scheduled and approved for demolition. The demolition of the 300 George Street façade wall necessitates modification to the roof form as it will result in the loss of vertical and lateral support to the skillion roof extension and create an opening in the roof space of 296 George Street.

The following scheme of works is proposed to address this issue, ultimately removing the later roof extension and reinstating the earlier hip and valley roof form of the building. The roof will drain into downpipes that extend down into the 25m deep opening in the ground created for the new Metro station. This is a temporary solution until the design of the adjoining site is resolved, at which point the roof and its drainage will need to be revisited to resolve its interface with adjoining development.

- Installation of a temporary opening through the 300 George Street wall to facilitate access
- Removal of redundant services or relocation where required
- Repairs to the original timber roof framing to reinstate its capacity
- Installation of new Custom Orb roof sheeting to the hip and valley roof
- Removal of the roof extension and associated softwood timber framing
- Installation of new flashings, cappings and stormwater drainage etc.
- Demolition of 300GS façade wall and make good of the work area.



- 9 Proposed roof modifications to 296 George Street.  
Source: TTW Engineers, 26 April 2024

**Assessment of heritage impacts**

The proposed works comprise the removal of the later skilion roof extension connecting 296 George Street to 300 George Street, and the reinstatement of the earlier hip and valley roof form of 296 George Street. Repairs to the structure will take place to reinstate its structural capacity and safety, and new roof sheeting will be installed over the location where the extension has been removed. The design was developed by TTW Engineers who have extensive experience in working with historic buildings and structures.

The proposed works both rectify the structural issues associated with the demolition of 300 George Street and will result in a positive heritage impact by removing a later (1980s) extension and modification to the roof structure. The reinstatement of the hip and valley roof form will assist in returning the building to its earlier form. Future works associated with the adjoining over station development should seek to conserve this roof form.

Overall the works will result in a net positive impact through the reinstatement of the earlier presentation of its original hip and valley roof form and removal of later, non-significant fabric.



Yours sincerely

TANNER KIBBLE DENTON ARCHITECTS PTY LTD



**Heritage Specialist**

B. Arts (History) | M. Her Cons

encl 296GS Proposed Roof Modifications by TTW Engineers

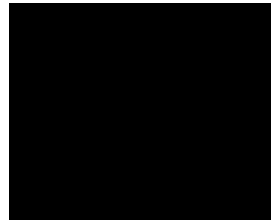
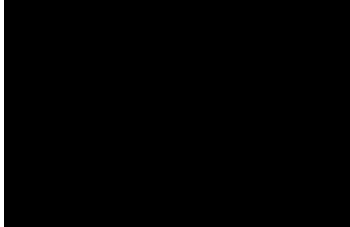
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## Appendix C – Heritage Structural Engineering Assessment

13 May 2024

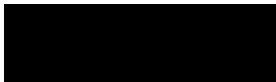
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m.au  
gjb.com.au  
com.au

CC:



## ETP - 296 George Street

### Proposed Roof Alterations

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At the request of JCGJV, TTW (NSW) Pty Ltd have undertaken a review of the interface between 296 George Street (296GS) and 298-302 George Street (300GS) following strip out of internal finishes and investigation works. This memo discusses possible solutions to resolve the roof extension of 296GS relying on 300GS for support.

### Building Description

296 George Street is a three-storey building with one basement, located on the corner of George and Hunter Streets in the Sydney central business district. The building was constructed in 1844 in the Old Colonial Regency style and was originally used as a hotel. The building is listed on the New South Wales State Heritage Register.

The building appears to have been originally constructed as a row of four terraces along George Street, the southern three of which were demolished in the 1960s for the development of the Telford House, the 14-storey building currently occupying 298-302 George Street. 296GS is the only remaining structure of the original row building resulting in it being significantly slenderer in nature than its original form. Based on the 300GS drawings from the 1960s, the boundary line is approximately at the centerline of the southern flank wall of 296GS.

296GS is constructed with perimeter load bearing masonry walls, sandstone blocks at the basement level and sandstone brick above. Alterations in 1989 included demolition of a significant portion of the southern wall in the basement and ground level to create a connection to 300GS.

The basement floor is a suspended timber framed floor supporting FC sheeting covered with tiles. The ground floor is a suspended reinforced concrete slab that was a later modification (potentially as part of 1989 works). The ground floor was further modified with the western portion demolished and lowered to allow for the installation of an accessible lift to the upper portion of the ground floor.

Levels 1 and 2 are timber framed with no observed restraint mechanism to the perimeter masonry walls. A steel beam at first floor level has been introduced to support floor joists, potentially allowing the removal of an internal wall. Based on the architectural plans, this alteration appears to have been repeated at second floor level. Record drawings indicate that the beams may be supported by steel columns introduced in the 1989 refurbishment however concrete (or concrete encased) columns were observed on site. It is unclear whether the concrete is simply an encasement for fire protection or whether the columns are in fact reinforced concrete.

The roof is framed with hardwood timber and later modified with a skillion extension (Oregon framing) which is supported off the façade wall of 300GS. The previous of closely spaced battens on the original roof framing suggests it was originally clad with slate or timber shingles which were since replaced with Zinalume (or galvanised) Custom Orb sheeting.

## Scope of Review

In preparation of this memo, we have undertaken the following:

- Garth Miller from the Sydney office of TTW undertook inspections of 296 and 300GS on the 20<sup>th</sup> March, 4<sup>th</sup> April and 15<sup>th</sup> April 2024 following the progression of strip out works in 300GS. The inspection covered all levels of 296GS (including the roof space) and the adjacent levels within 300GS.
- Undertaken a desktop review of the following documentation:
  - 296GS As Built refurbishment drawings prepared by Clive Lucas Stapleton & Partners dated 29/6/1989

## Observations and Discussion

As part of the 1989 refurbishment works, the roof framing was altered to create a skillion roof with falls towards Hunter Street, removing the hipped roof at the eastern side of the building. This may have been undertaken to remove the requirement for a box gutter along the southern side of the building.

The skillion roof extension has been constructed with Oregon timber (or another softwood) as opposed to the hardwood framed original roof. In constructing the skillion extension, the top of the members have been supported on a timber bearer which is partly supported off the façade wall of 300GS (scheduled to be demolished). The apex of the original roof ridge has also been supported of the façade wall of 300GS due to previous alterations apparently requiring removal of part of the original masonry wall.

The original roof framing appears of solid hardwood construction and our inspection did not identify any decay or termite damage to the members. However, several of the rafters were observed to have been cut to facilitate installation of services.



Figure 1. Earlier roof sheeting with skillion roof over



Figure 2. Skillion roof extension fixed to wall of 300GS

As part of the ETP works, the demolition of the 300GS façade wall will result in loss of vertical and lateral support to the skillion roof extension and would create an opening into the roof space of 296GS. To resolve this issue, we have initially considered two potential strategies:

1. Installing new temporary structure to support and brace the roof extension (or brace the masonry wall extension and retain it).
2. Removal of the roof extension and resheeting of the original roof framing.

Option 1 would require the installation of new steelwork to transfer the vertical and lateral loads from the roof extension further down into the masonry walls of 296GS. This would apply increased loading on the building which would be difficult to justify given previous alterations to the building have likely already reduced the performance and capacity of the structure.



Figure 3. Original cut rafters for service penetrations



Figure 4. Apex of roof supported off 300GS façade wall

Option 2, removal of the roof extension, would remove the later modification and reinstate the original roof profile which would generally be seen as favorable from a heritage perspective (and avoid further modifications). The scope of works required to facilitate this approach would generally include:

- Installation of a temporary opening through the 300GS wall to facilitate access
- Redundant services to be removed or services relocated where required
- Repairs to the original timber roof framing to reinstate its capacity (supplement rafters, resupport of ridge etc.)
- Installation of new Custom Orb roof sheeting to the hipped roof (to match the existing retained sheeting)
- Removal of the roof extension and associated softwood timber framing
- Installation of new flashings, cappings and stormwater drainage etc.
- Demolition of the 300GS façade wall (as part of the ETP demolition scope) and make good of the work area.

## Recommendations

Based on the above, we consider removal of the later roof extension to be the simplest option to resolve the loss support to it, that will be caused by the demolition of 300GS. Some repairs will be required to the original roof framing to address previous alterations (cutting of rafters etc.) that have reduced its capacity, prior to it being re-sheeted.

A sketch illustrating this option is attached for reference.

Yours faithfully,  
**TTW (NSW) PTY LTD**



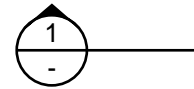
**Associate**

P:\2022\2211\221193\Reports\TTW\Construction Phase Services\00\_03 296 George Street\240513 ETP - 296GS Proposed Roof Alteration Works GM.docx

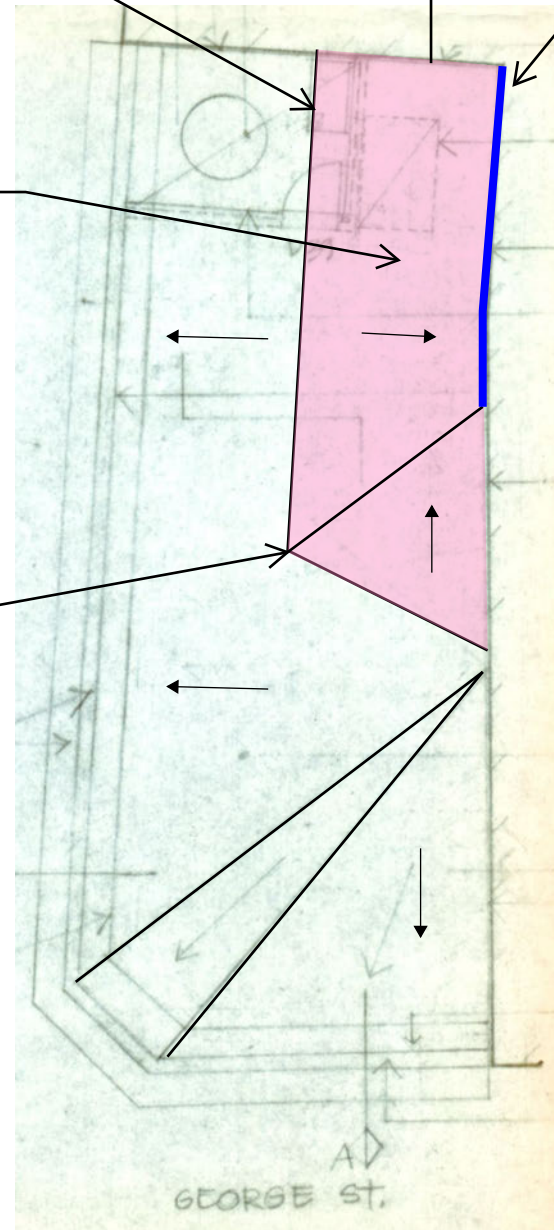
NEW RIDGE CAPPING AND FLASHINGS REQUIRED ETC COLOUR TO MATCH EXISTING

NEW STORMWATER PROVISIONS REQUIRED

EXTENT OF ROOF TO BE RESHEETED COLOUR TO MATCH EXISTING RETAINED SHEETING



INDICATIVE ORIGINAL ROOF PROFILE MARKED IN BLACK



ROOF PLAN

LATER SKILLION ROOF EXTENSION (OREGON) TO BE DEMOLISHED

ORIGINAL HARDWOOD FRAMED ROOF (SOME REPAIRS REQUIRED)

ORIGINAL BRICK MASONRY FACADE

LEVEL 2  
RL19.76

TIMBER FRAMED FLOORS

LEVEL 1  
RL16.15

REINFORCED CONCRETE SLAB

EGL ~ RL12.5

TIMBER FRAMED FLOOR  
~ RL10.05

BRICK PIERS

WATER OBSERVED IN SUBFLOOR SPACE

296GS

298-302GS

FACE FACADE CAVITY BRICK WALL

RL 25.77

COMMON PRESSED BRICKS (STRETCHER BOND)

RL 22.93

ORIGINAL SOLID BRICK MASONRY WALL

RL 19.98

296GS

298-302GS

RL 16.91

EX. RC COLUMN TO BE DEMOLISHED


RL 12.84

EX. RC SLABS TO BE DEMOLISHED

LOCATION OF NEW SHORING WALL SHOWN INDICATIVELY

SECTION 1

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

Architect/Client	JCGJV		
Engineer	 www.ttwengineers.com		
Project	EASTERN TUNNEL PACKAGE		
Sketch Subject	296GS PROPOSED ROOF MODIFICATIONS		
Scale	A3	1:100	Project No Sketch No
Rev	Description	Sketch	Date
P1	PRELIMINARY ISSUE	GM	26.04.2024

Scale	A3
1:100	
Project No	221193
Sketch No	SK-015

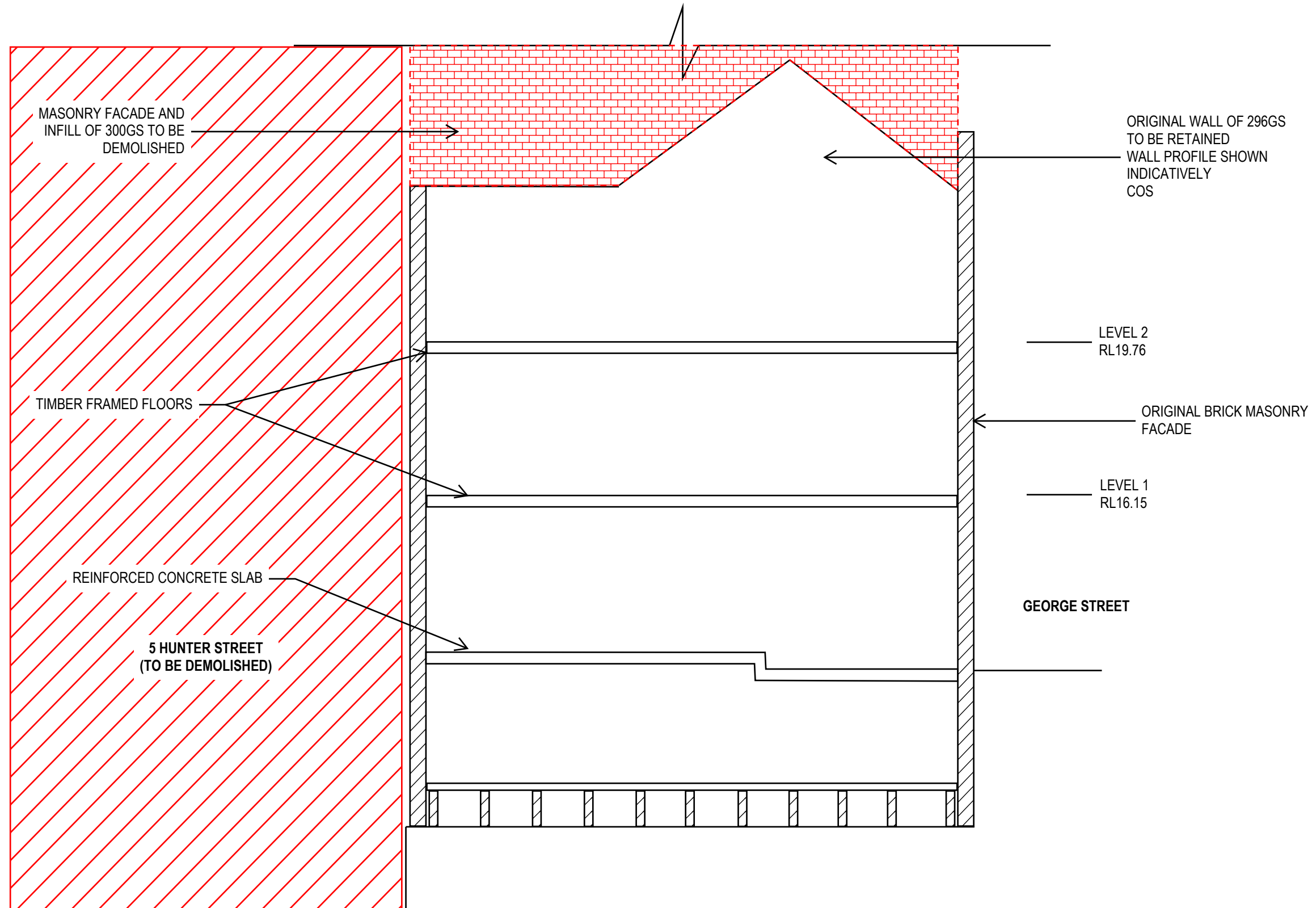
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Revision	P1

Scale	A3
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Project No	221193
Sketch No	SK-015

Sketched	GM
Revision	P1

Scale	A3
1:100	
Project No	221193
Sketch No	SK-015





SECTION 1

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

P1	PRELIMINARY ISSUE	GM	13.05.2024
Rev	Description	Sketch	Date

Architect/Client  
**JCGJV**

Engineer  
**TTW**  
www.ttwengineers.com

Project  
**EASTERN TUNNEL PACKAGE**

Sketch Subject  
**296GS PROPOSED ROOF MODIFICATIONS**

Scale : A3  
1:100  
Project No Sketch No  
**221193 SK-016**

Sketched  
GM  
Revision  
**P1**