Metro Body of Knowledge

Planning Approval Environmental Review Form

SM-22-00008046

Sydney Metro – Metro Body of Knowledge (MBoK)

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Prepared by:	JCG JV
Prepared for:	Sydney Metro
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Environmental Review

1. Proposed works and justification

- An environmental review is applicable to design changes which are consistent with the conditions of approval and would have negligible impacts on the community and/or the environment. This environmental review is required to demonstrate compliance with the conditions of approval and 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 'the EIS');
- Sydney Metro West 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)
- Sydney Metro West Stage 2 – Instrument of Approval - Conditions of approval (CoA) (24 August 2022).

A description of activities is listed in Table 1 and an assessment provided in Section 2.

Table 1 Description of proposed works

Description	Overview
Location of works	The Former Skinners Family Hotel (Skinners Hotel)– 296 George Street, Sydney (Fig 1). Located within the site footprint of Hunter Street West.
Scope of works	Investigation works to remove non-significant and intrusive fabric only in the form of gyprock that has been installed during internal fit outs for previous commercial occupation of the Skinners Hotel. Refer to Appendix A for specific locations and further details.
Justification for works	Investigation works are required to determine the protective measures required to be installed at Skinners Hotel to meeting the requirements of CoA D7 & D8.
Timeframe for works	August 2024
Work hours, workforce and equipment / machinery	Hours: All works will be undertaken during standard construction hours Workforce: Supervisor, labourers Proposed equipment includes: • Hand tools

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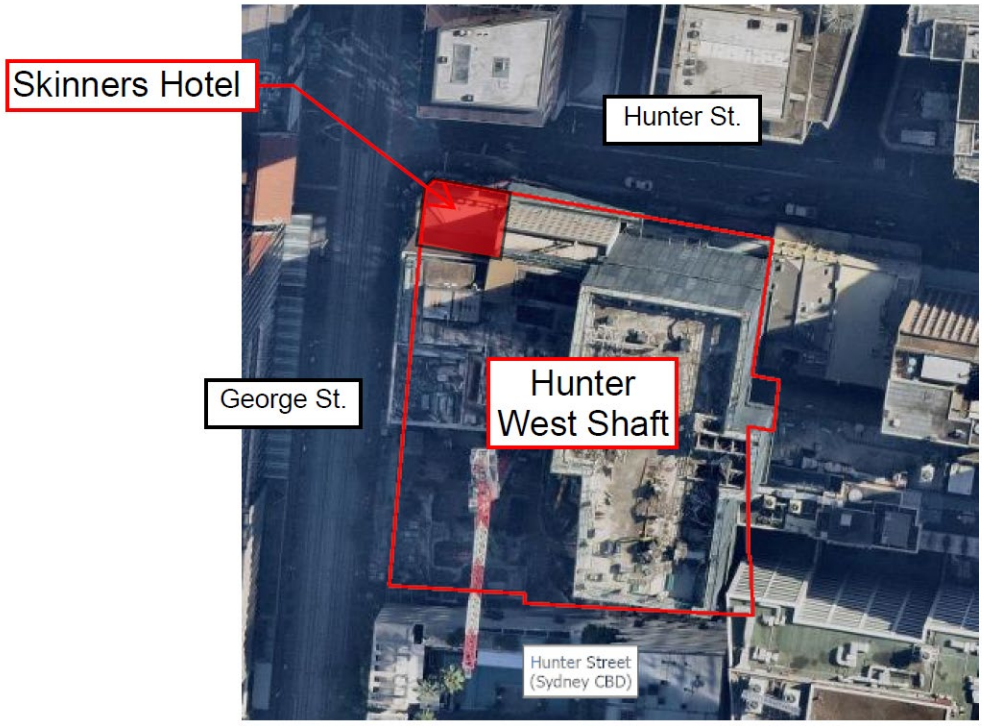
Figure 1 Location of works area



2. Consistency with Conditions of Approval

The following table outlines whether the proposed changes would be consistent with the relevant Conditions of Approval.

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Table 2 Comparison of the proposal with relevant elements of the Approved Project

Relevant elements of the Approved Project	Proposed Change
EIS Chapter 8 Non-Aboriginal Heritage 8.4 Avoidance and minimisation of impacts Where a heritage item is within a construction site, direct impacts have been avoided or minimised where possible. Specifically, at the Hunter Street Station (Sydney CBD) western and eastern construction sites, where the listed heritage items Bennelong Stormwater Channel No 29A, the Tank Stream and Skinners Hotel would be protected and retained.	The proposed investigation works will remove non-significant and intrusive fabric only in the form of gyprock that has been installed during internal fit outs for previous commercial occupation of the building. Significant heritage aspects of the building as outlined in the SHR listing and CMP will not be impacted by these works. The proposed investigation works are in line with the assessed project impacts, Condition D7 and REMM NAH3 and the CMP. Refer to Appendix B.
Condition 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 investigation methodology will involve the removal of gyprock in specific locations on all levels to expose brickwork and steel beams. This will allow for a more thorough examination of the condition and extent of the original fabric within the building and, crucially, a review of the building's over all stability, connections between levels and direction of rafters and any lateral supports spanning between walls. Significant heritage aspects of the building as outlined in the SHR listing and CMP will not be impacted by these works. The proposed investigation works are in line with the assessed project impacts.
Condition 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).	The proposed investigation works will remove non-significant and intrusive fabric only in the form of gyprock that has been installed during internal fit outs for previous commercial occupation of the building. Significant heritage aspects of the building as outlined in the SHR listing and CMP will not be impacted by these works. The proposed investigation works are in line with the assessed project impacts.
REMM NAH3 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.	Through consultation with the project heritage structural engineers and project heritage architects a methodology has been developed for these investigations. The outcome of the investigations of Skinners Hotel will be used to inform the demolition methodology of the existing buildings and/or structures at Hunter West.

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3. Environmental review

The following table provides a risk review of the potential environmental impacts of the proposed works.

Table 3 Environmental review

Environmental review	Yes / No	Description of impacts (including consideration of safeguards required by the Approved Project)
Is the proposal to take place outside of the construction footprint of the project	No	Works are within the project boundary
Is the location of works within the existing EPL premise boundary	Yes	The location is within the existing EPL boundary of the Hunter St West site.
Will the works take longer than 2 weeks to complete.	No	No the works will not take longer than 2 weeks
Does the work require OOHW approval	No	No OOHW required
Will the works impact an EEC or threatened species	No	n/a works are internal only
Will works impact on native vegetation	No	n/a works are internal only
Will the works impact on habitat trees	No	n/a works are internal only
Will clearing of non EECs or ground disturbance be of High / moderate condition vegetation. What is the area of impact	No	n/a works are internal only
Will the works result in medium / high noise or vibration impacts Will noise and vibration impacts on sensitive receivers be greater than that predicted in the EIA	No	No works will not result in medium or high impacts Works will occur during standard hours concurrent with other construction activities (demolition). No additional noise impacts are therefore expected on nearby sensitive receivers.
Will the works result in medium/ high air quality impacts	No	No works will not result in medium or high impacts
Will the activity be located adjacent to or in close proximity to sensitive receivers	No	Skinners Hotel is located adjacent to one sensitive receiver, A by Adina Hotel (2 Hunter Street). As the works are contained within the Hotel, using hand tools only and occurring during standard hours alongside other concurrent construction activities no additional noise is expected to be audible.
Would there be additional impact from what was predicted in the EIS on an Aboriginal / Historic heritage site as a result of the works	No	The proposed investigation works will remove non-significant and intrusive fabric only in the form of gyprock that has been installed during internal fit outs for previous commercial occupation of the building. Significant heritage aspects of the building as outlined in the SHR listing and CMP will not be impacted by these works. The proposed investigation works are in line with the assessed project impacts as predicted in the EIS. The recommendations included Appendix B will be implemented, including applicable archival recording. Works

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		will cease if fabric other than gyprock is identified and advice from the project heritage consultant obtained. On completion of the investigations, advice from the project heritage structural engineer, architect and consultant will be obtained to determine the appropriate protective measures as required by CoA D7.
Are works within 10m of a watercourse	No	n/a works are internal only
Are works in an area of known contamination	No	n/a works are internal only
Will the works result in temporary or long-term traffic impacts	No	n/a works are internal only
Will the works result in visual impacts to sensitive receivers	No	n/a works are internal only
Will the works involve significant earthworks	No	n/a works are internal only

4. Recommendation

Based on the above assessment, and with reference to the EIS, including the conditions of approval and associated CEMP and plans, it is recommended that:

X	The proposed design/construction change is consistent with the Approved Project EIS including the conditions of approval, has negligible impacts on the community and environment and no further assessment is required.
	The proposed design/construction change is likely to be consistent with the Approved Project EIS, however more than a negligible impact on the community and environment may result and further assessment in the form of a Planning Approval Consistency Assessment form is required to be completed and submitted to the Planning team for the proposed design/ construction change.
	The proposed design/ construction change is not substantially the same as the Approved Project and is considered a radical transformation. A new planning pathway should be considered.

5. Certification

The above information provides a true and fair review of the proposed works.

Prepared by (signed): S. Reynolds

Date: 09/08/2024

Name: Sally Reynolds

Position: Environment, Sustainability, Stakeholder Director

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6. Endorsement

I have reviewed the above review and provide the following endorsement:

X	The proposed design/construction change is consistent with the EIS, has negligible impacts on the community and environment and no further assessment or modification of the planning approval is required.
	The proposed design/construction change is likely to be consistent with the EIS, however more than negligible impacts are expected on the community and environment and further assessment is required.
	The proposed design/construction change constitutes a project modification and requires further assessment and approval.

This endorsement is conditional on the following:

1. All works will be carried out in accordance with the EIS and the Project Conditions of Approval.
2. All works will be carried out in accordance with the approved Construction Environmental Management Plan and any relevant sub plans.
3. Measures must be implemented to protect significant fabric during work. Measures should be developed in consultation with a suitably qualified and experienced heritage specialist.
4. Photographic recording must be carried out on completion of the work to document the change to the item. The photographic recording must be carried out by a suitably qualified and experienced heritage specialist and submitted to Sydney Metro for information.

Signed:	
Endorsed by:	Ashe Earl-Peacock
Date:	09/08/2024

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Appendix A – Scope of work

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Expose Steel Beam Connection to the Southern Wall by stripping the gyprock

Investigate connections between the L1 timber flooring and the southern wall

Observe condition of brickwork

GROUND LEVEL SOUTH WALL

REVISION 3 – For Review	**PROJECT** **SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Comments** **Preliminary - For Review**	**SUBJECT** **296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella

Strip Gyprock off the bulkhead, preserving the framing and air con system

Identify any additional beams spanning between the North-South walls

GROUND LEVEL
EASTERN PARTION WALL

REVISION 3 – For Review	**PROJECT** **SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Comments** **Preliminary - For Review**	**SUBJECT** **296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella

Expose Steel Beam Connection to the Northern Wall by stripping the gyprock

Investigate any connectivity between the L1 Timber Deck and the Northern wall

Observe condition of brickwork

GROUND LEVEL NORTHERN WALL

REVISION 3 – For Review	**PROJECT** **SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Comments** **Preliminary - For Review**	**SUBJECT** **296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella

GROUND LEVEL WESTERN WALL

REVISION	PROJECT	Comments	SUBJECT	
3 – For Review	**SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Preliminary - For Review**	**296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella

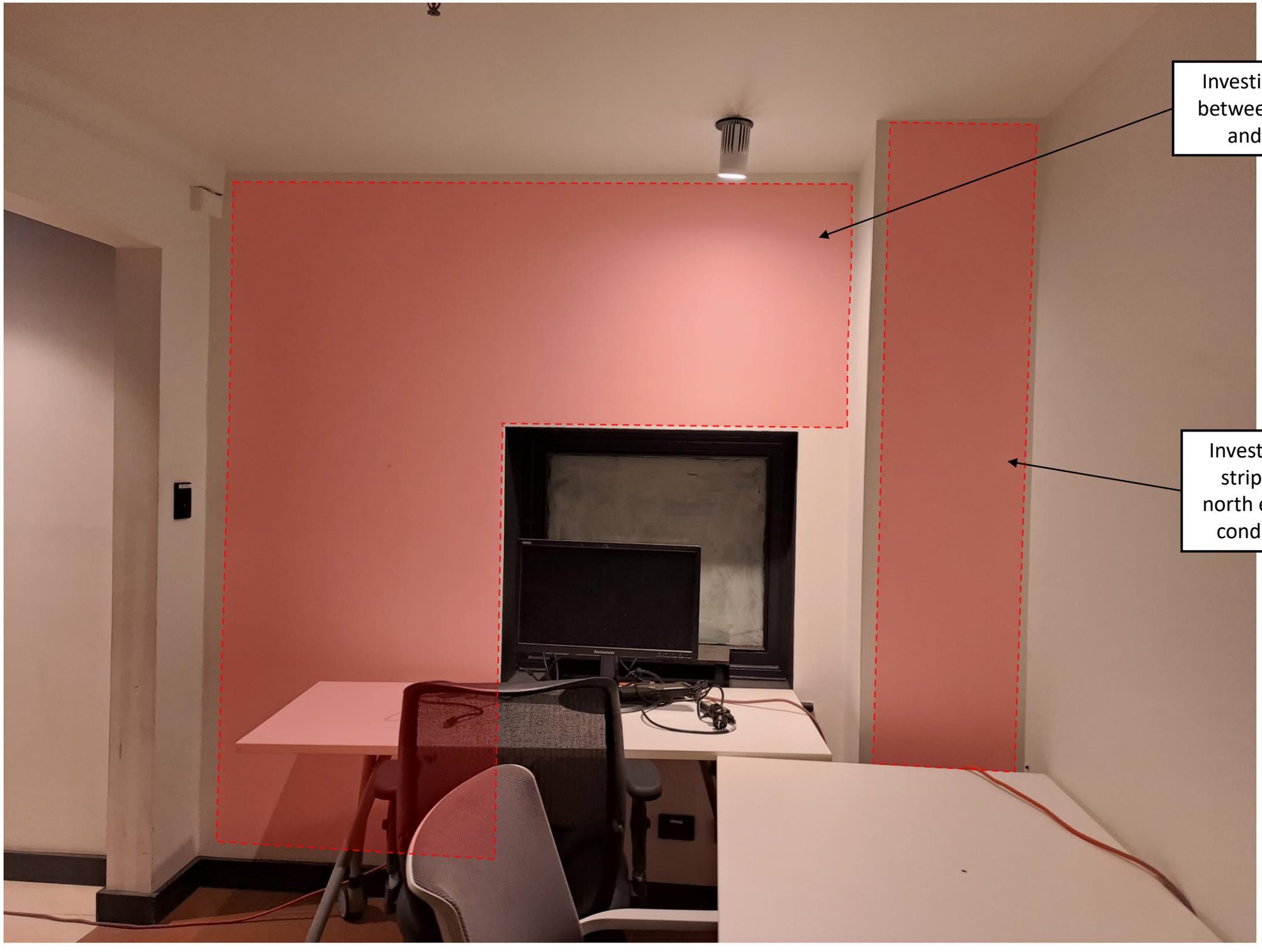
Expose underside of L1 by stripping the gyprock ceiling. Observe direction that the Joists span and any post modifications

Investigate any connectivity between the L1 Timber Deck and the Southern wall

Investigate condition of the east wall and expose any potential chimneys, cavities or otherwise

GROUND LEVEL EASTERN WALL

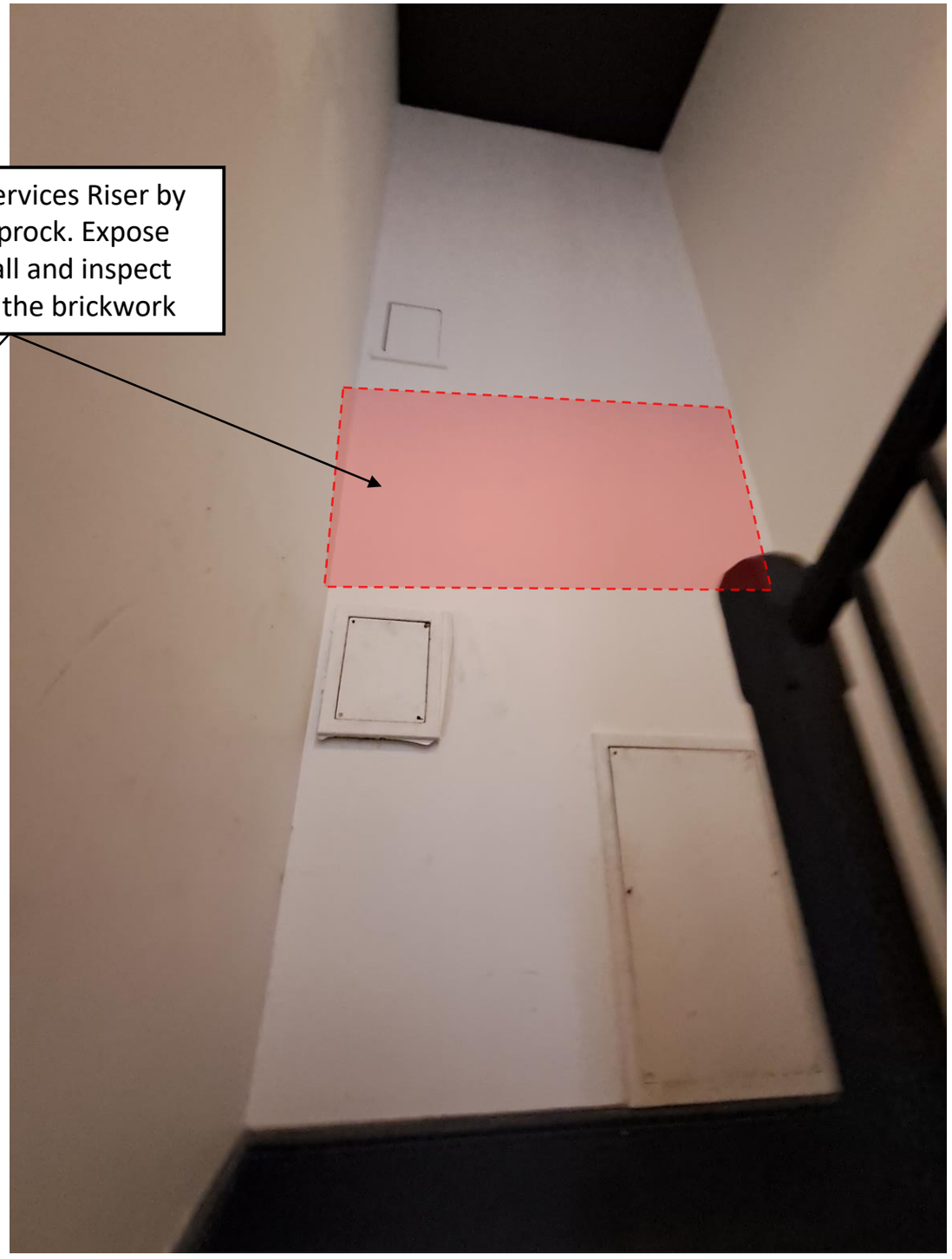
REVISION 3 – For Review	**PROJECT** **SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Comments** **Preliminary - For Review**	**SUBJECT** **296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND · CPB CONTRACTORS · Ghella



GROUND LEVEL NORTHERN WALL

REVISION	PROJECT	Comments	SUBJECT	
3 – For Review	**SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Preliminary - For Review**	**296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella

Investigate Services Riser by stripping gyprock. Expose southern wall and inspect condition of the brickwork

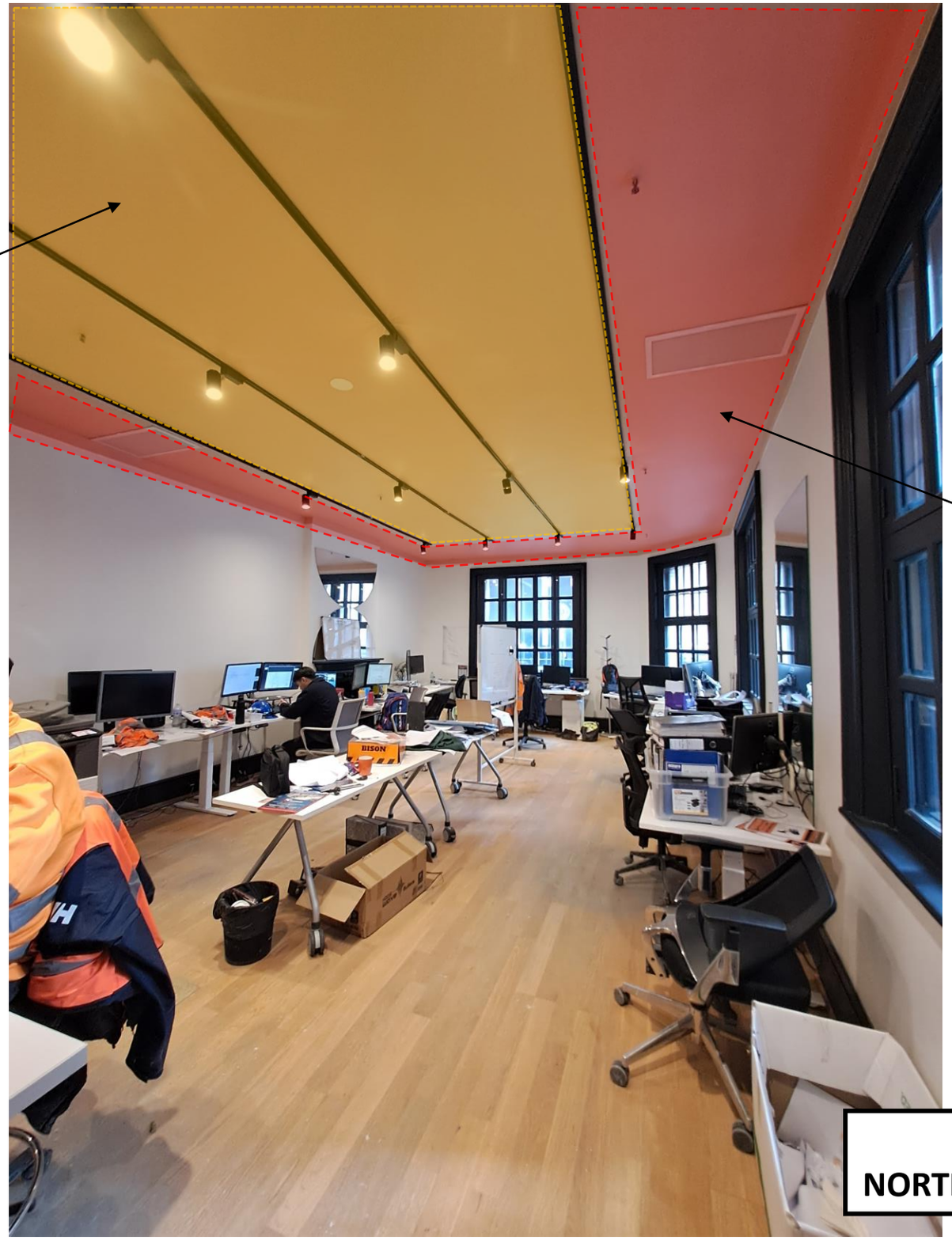


De-Clad Gyprock locally in propping locations to allow installation. Gyprock in the services riser to be retained where there is no clash with propping locations.

STAIRCASES

REVISION 3 – For Review	**PROJECT** **SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Comments** **Preliminary - For Review**	**SUBJECT** **296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella

Locally Strip gyprock between the lighting rails, observing any connectivity between the L2 Timber Deck and the Northern wall, the direction of the rafters and any lateral supports spanning between the north and south walls

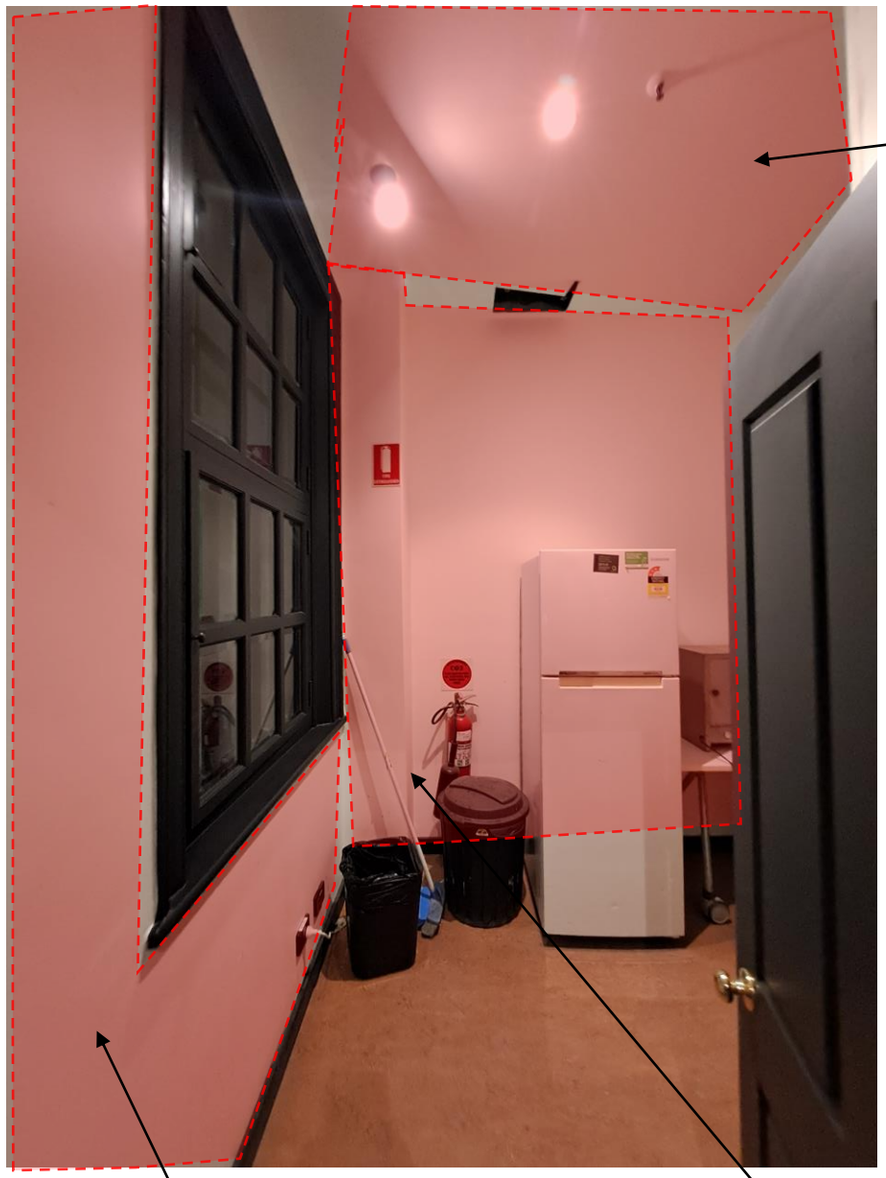


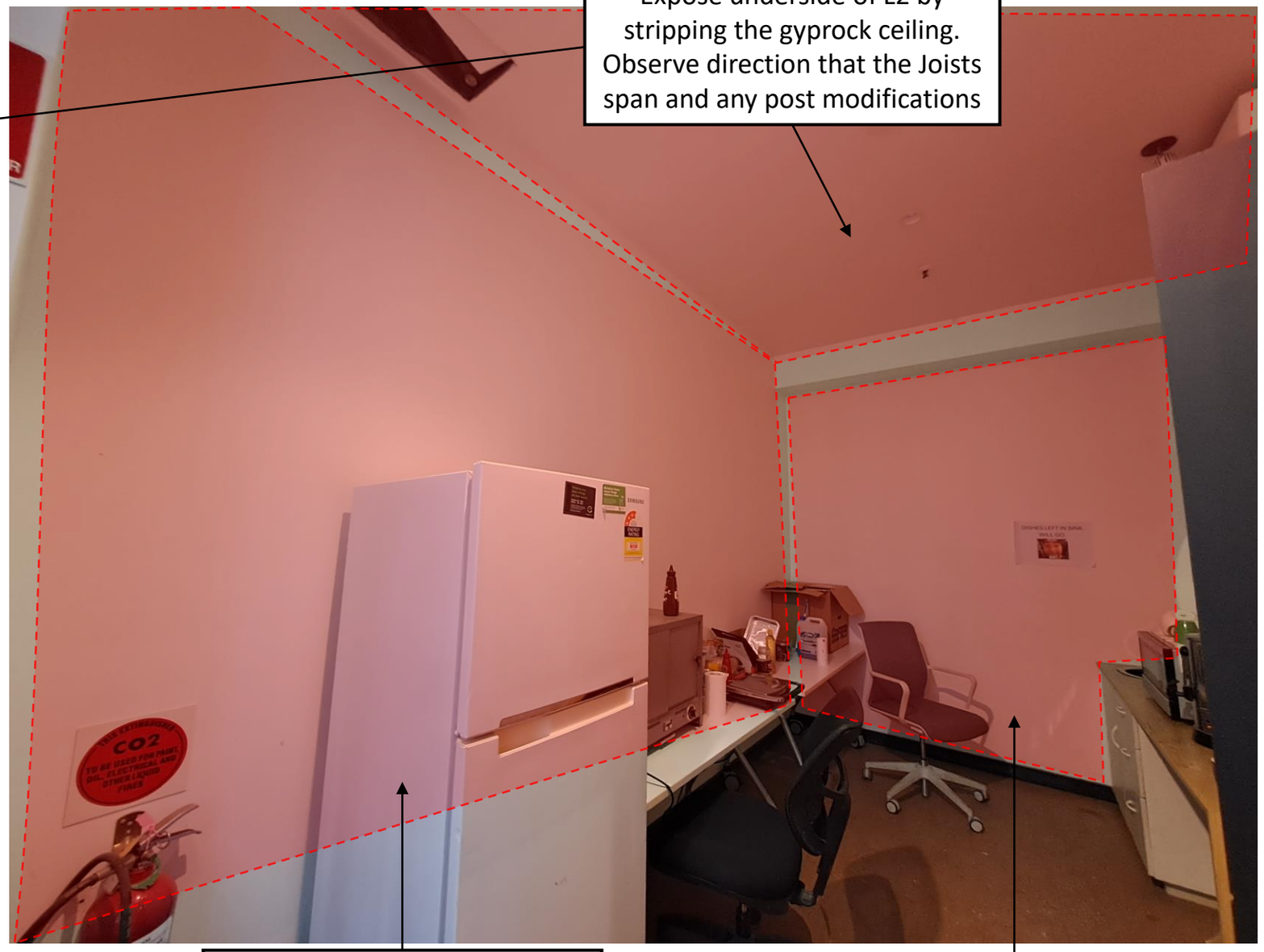
Fully strip 1m of gyprock around the perimeter, observing any connectivity between the L2 Timber Deck and the Northern wall, the direction of the rafters and any lateral supports spanning between the north and south walls

Note:
Preserve timber framing, lighting rails, vents etc.
Maintain 200mm clearance to fittings

LEVEL 1
NORTH, WEST AND SOUTH WALLS

REVISION	PROJECT	Comments	SUBJECT	
3 – For Review	**SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Preliminary - For Review**	**296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella





Expose underside of L2 by stripping the gyprock ceiling. Observe direction that the Joists span and any post modifications

Investigate any connectivity between the L2 Timber Deck and the Northern wall

Investigate Services Riser by stripping gyprock. Expose north east corner and inspect condition of the brickwork (REPEAT ON L2)

Investigate condition of the east wall and expose any potential chimneys, cavities or otherwise

Investigate any connectivity between the L2 Timber Deck and the Southern wall

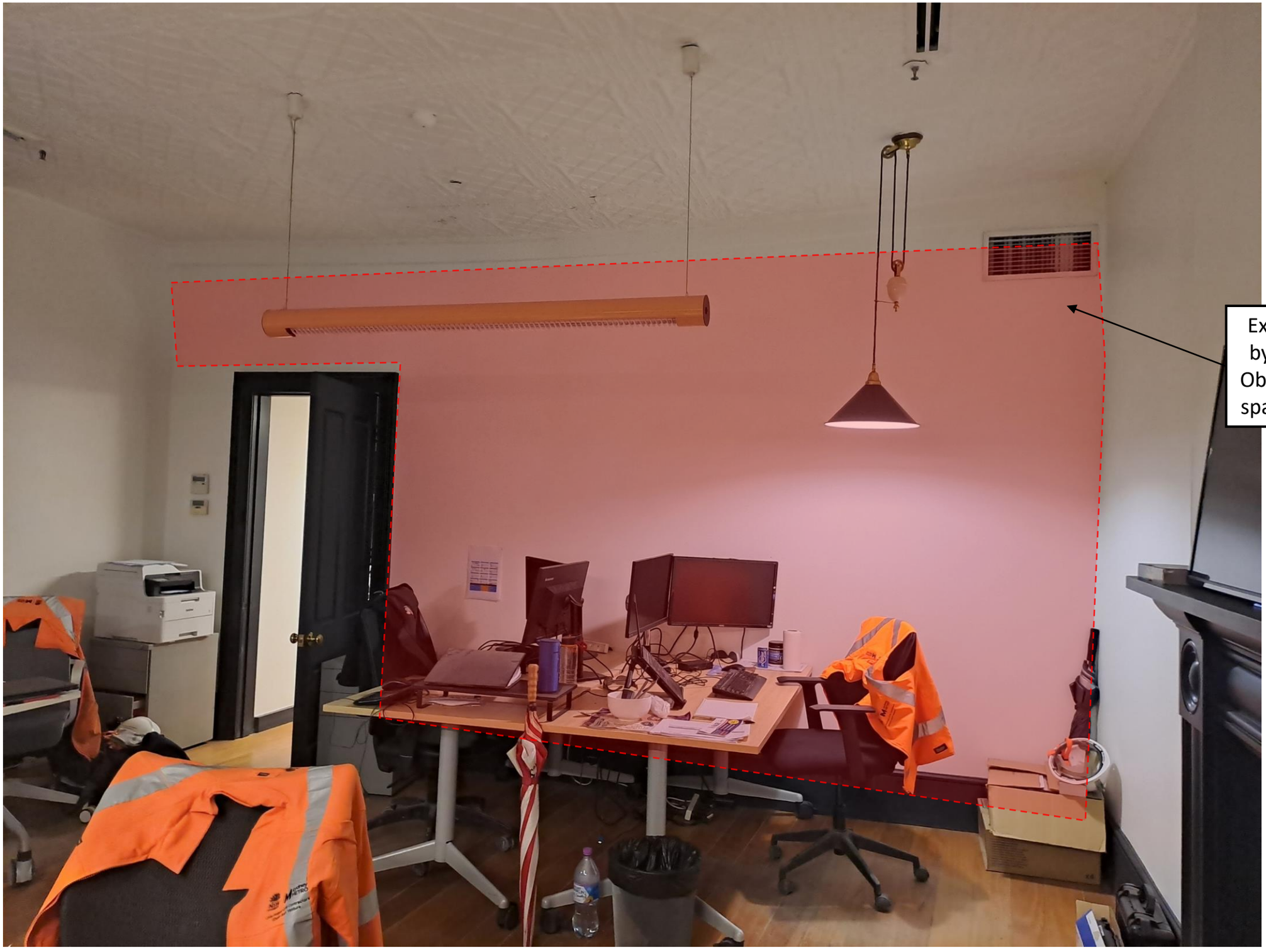
LEVEL 1
EAST ROOM

REVISION	PROJECT	Comments	SUBJECT	
3 – For Review	**SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Preliminary - For Review**	**296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella

Expose underside of roof joists by stripping the gyprock walls. Observe direction that the Joists span and any post modifications

LEVEL 2
CENTRAL ROOM

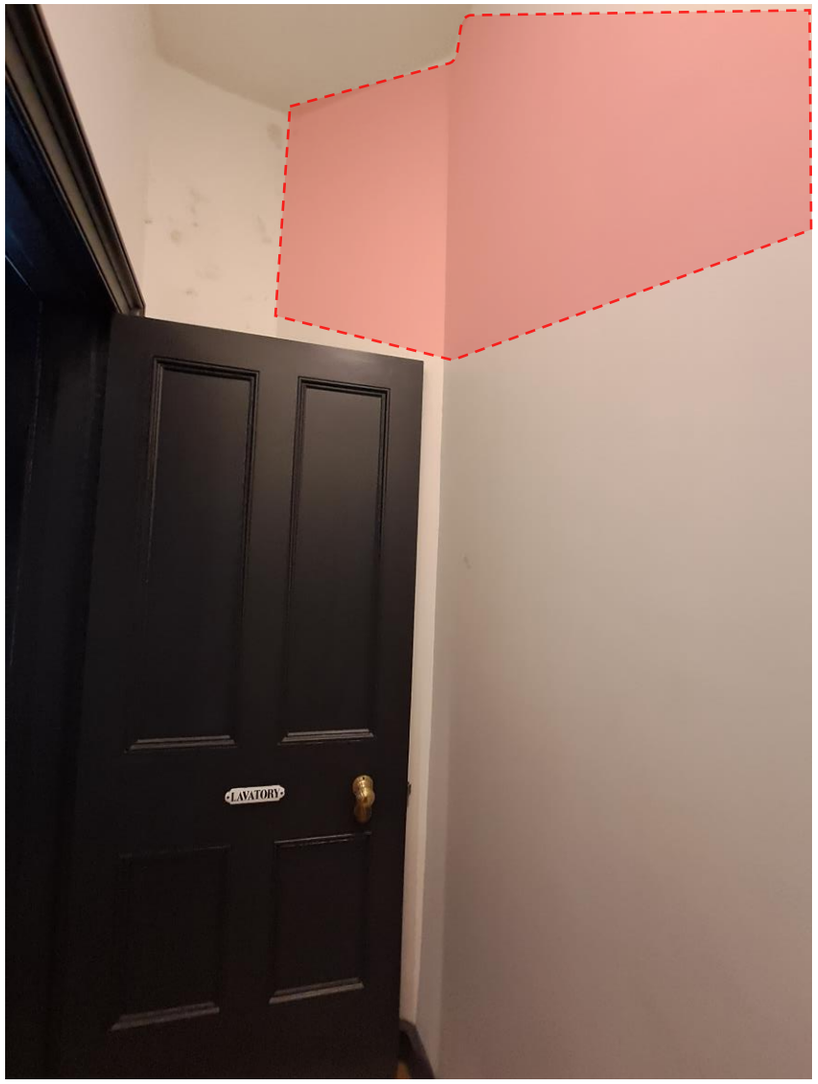
REVISION	PROJECT	Comments	SUBJECT	
3 – For Review	**SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Preliminary - For Review**	**296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella

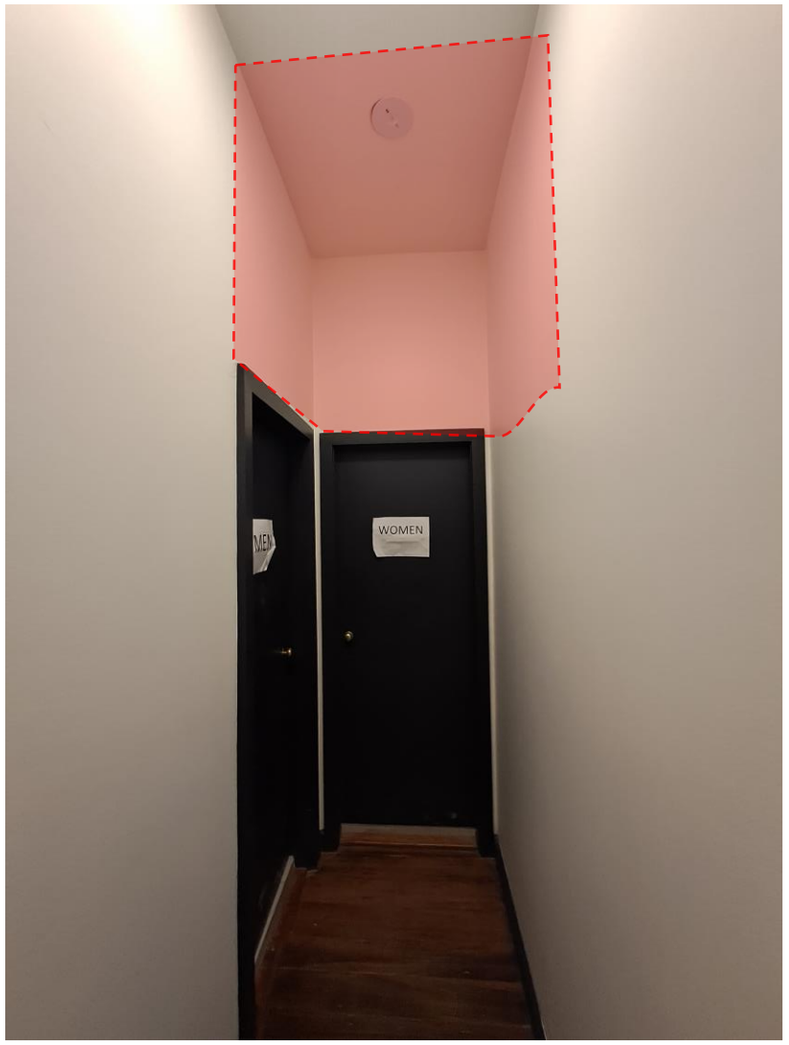


Expose underside of roof joists by stripping the gyprock walls. Observe direction that the Joists span and any post modifications

LEVEL 2
WEST ROOM

REVISION	PROJECT	Comments	SUBJECT	
3 – For Review	**SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Preliminary - For Review**	**296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella





Expose underside of roof joists by stripping the gyprock walls and ceiling.
Observe direction that the Joists span and any post modifications

LEVEL 2
TOILET BLOCK

REVISION 3 – For Review	**PROJECT** **SYDNEY METRO - EASTERN TUNNELLING PACKAGE**	**Comments** **Preliminary - For Review**	**SUBJECT** **296 GEORGE ST SKINNERS HOTEL Structural Investigations**	SYDNEY METRO WEST EASTERN TUNNELLING PACKAGE JOHN HOLLAND CPB CONTRACTORS Ghella

Appendix B – Heritage Advice

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AMBS Ref: 23111 M46

7 August 2024

Stuart Anstee
Environment Manager
John Holland CPB Ghella Joint Venture
Level 6, 60 Union Street
Pyrmont NSW 2009

Dear Stuart

Skinners Hotel Internal Investigations – Heritage Review

AMBS Ecology & Heritage (AMBS) has been engaged by John Holland CPB Contractors Ghella Joint Venture (JCG JV) to provide historic heritage services for the Eastern Tunnelling Package of the Sydney Metro West - The Bays to Sydney CBD 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 and must comply with the conditions of approval. In accordance with Condition D7 and Revised Environmental Mitigation Measure NAH3, JCG JV has requested AMBS review: *269 George Street Skinners Hotel Structural Investigation R3 (provided 5 August 2024).*

This heritage advice has been authored by Lian Ramage, AMBS Heritage Team Leader and project Excavation Director.

As per condition D7 and REMM NAH3 measures for the protection of 296 George Street (*The Former Skinners Family Hotel*, LEP#I1766, SHR#00584) must be implemented to prevent adverse impacts to the heritage significance of the item during demolition of surrounding buildings. As part of the implementation of protective measures further investigations into the structural stability of Skinners Hotel must be undertaken. Through consultation with the project heritage structural engineers and project heritage architects a methodology has been developed for these investigations.

The investigation methodology will involve the removal of gyprock in specific locations on all levels to expose brickwork and steel beams. This will allow for a more thorough examination of the condition and extent of the original fabric within the building and, crucially, a review of the building's over all stability, connections between levels and direction of rafters and any lateral supports spanning between walls.

The 2022 Conservation Management Plan (CMP) details the following in regard to the internal fabric and layout of Skinner Hotel:

> *The interior of Skinner's Family Hotel has been considerably altered from its original configuration and appearance and there is little evidence of original fabric. Some of the changes are expedient or ephemeral in nature and have impacted on the significance of the building and reduced the architectural clarity of the overall design. The current internal configuration and finishes remain from previous tenants.*

The interiors at ground, first and second floor level are generally fitted out with plasterboard ceilings, rendered walls and either timber flooring, timber laminate flooring, linoleum or tiling.

The CMP outlines conservation polices for the management of Skinners Hotel. Relevant policies for the proposed investigations are as follows.

Policy	Details	Response
Policy 6. Retention of significance	The statement of significance for Skinner's Family Hotel contained in this CMP (Section 5.4) and the significance assessment of individual elements contained in Section 6 must be adopted as the basis for its heritage management. All decisions must consider and seek to retain the values identified in the statement of significance.	The removal of non-significant internal fabric required for the structural investigations will not impact the assessed significance of Skinners Hotel, nor any fabric identified as significant.
Policy 17. Retention of significant spaces and fabric	The building's fabric, material and spaces, both internally and externally, must be retained and conserved in accordance with the Grading of Significance illustrations and tables in Section 6 of this CMP. The implementation of change must be designed to retain significant spaces and minimise removal of significant fabric.	The removal of non-significant internal fabric required for the structural investigations will not impact the assessed significance of Skinners Hotel, nor any fabric identified as significant. The internal arrangement does not represent the original layout of Skinners Hotel.
Policy 22. Intrusive fabric	Opportunities should be taken to remove fabric that has been identified as being Intrusive as this fabric detracts from the heritage significance of the place.	Removal of non-significant and intrusive fabric will be undertaken for the investigations.
Policy 49. Temporary protection plan	A temporary protection plan must be prepared by an experienced heritage architect to ensure protection of the extant fabric of Skinner's Family Hotel during the period of demolition, excavation and construction work on the Hunter Street west site. This should also include enclosure of the basement where it has been opened to the south.	These investigations will enable the development of temporary protection plan.

Potential project impacts to Skinners Hotel have been assessed in Technical Paper 3: Non-Aboriginal Heritage in the EIS and outlines the following potential impacts to Skinners Hotel:

- Direct impact: Moderate
- Potential direct impact: Moderate (vibration), Minor (settlement)
- Indirect impact: Negligible (views and vistas)
- Overall impact: Negligible

The proposed investigation works will remove non-significant and intrusive fabric only in the form of gyprock that has been installed during internal fit outs for previous commercial occupation of the building. Significant heritage aspects of the building as outlined in the SHR listing and CMP will not be impacted by these works. The proposed investigation works are in line with the assessed project impacts, condition D7 and REMM NAH3 and the CMP. AMBS has the following recommendations.

As per Heritage NSW guidelines and in line with policy 9 of the CMP owners and managers of state listed heritage item should record all changes to the item. The work methodologies provide some documentation; however, we advise that these investigations be captured through a photographic record. A photographic archival recording of the building prior to

occupation has already been undertaken, we advise an additional recording of the building after removal of non-significant internal fabric is undertaken and appended the to the archival report.

Should the removal of fabric in the specific areas identified in *269 George Street Skinners Hotel Structural Investigation R3* reveal that the fabric is not gyprock works should cease immediately, and further advice sought from AMBS.

Should you require any additional information or if I can be of assistance in any way, please contact me on (02) 9518 4489 or email lian@ambs.com.au.

Yours sincerely

Lian Ramage
Heritage Team Leader
AMBS Ecology & Heritage