

## Consistency Assessment Approval Form – Protection of adjacent heritage items

### Existing Approved Project

Planning approval reference details (Application/Document No. (including modifications)): SSI-15\_7400 Sydney Metro City & Southwest – Chatswood to Sydenham

Date of determination: 9 January 2017

Type of planning approval: Part 5.1 – Critical State Significant infrastructure

Description of existing approved project:

The Chatswood to Sydenham component of Sydney Metro City & Southwest comprises a new metro rail line, approximately 16 kilometres long, between Chatswood and Sydenham. New metro stations would be provided at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street and Waterloo, as well as new underground metro platforms provided at Central Station.

Works at a number of locations would directly affect heritage listed items and these impacts were assessed as part of the Non-Aboriginal Heritage Impact Assessment included in the Environmental Impact Statement and Preferred Infrastructure Report for the project. In addition, works at a number of locations are situated adjacent to or adjoin heritage items. The Non-Aboriginal Heritage Impact Assessment did not identify direct heritage impacts to adjacent and/or adjoining heritage items at the following locations, only indirect impacts (i.e. vibration and visual/setting impacts) were considered:

- Chatswood dive site
- Victoria Cross Station
- Martin Place Station
- Pitt Street Station
- Central Station
- Waterloo Station.

Mitigation measure NAH4 included within the revised mitigation measures provided in the Preferred Infrastructure Report states that the method for demolition of existing buildings and/or structures at Chatswood dive site, Victoria Cross Station, Martin Place Station, Pitt Street Station, Central Station and

Waterloo Station would be developed to minimise direct and indirect impacts to adjacent and/or adjoining heritage items. In addition, Condition of Approval E58 states that the project must be designed and constructed with the objective of minimising impacts to, and interference with, third party property and infrastructure, and that such infrastructure and property is protected during construction.

Relevant background information (including EA, REF, Submissions Report, Director General’s Report, MCoA):

- Chatswood to Sydenham Environmental Impact Statement and accompanying technical papers (May, 2016)
- Chatswood to Sydenham Submissions and Preferred Infrastructure Report (October, 2016)
- Conditions of Approval (dated 9 January 2017).

#### Description of proposed development/activity/works

In developing the proposed demolition and construction methodologies for the approved project in accordance with mitigation measure NAH4 and Condition of Approval E58, it has been identified that physical works to adjacent and/or adjoining heritage items at the above locations may be required to assist with the protection of these heritage items. This consistency assessment deals only with the protection of adjoining and/or adjacent heritage items; protection of adjacent non-heritage listed properties would be undertaken in accordance with Condition of Approval E58 and in consultation with the relevant property owner and no further assessment is required.

Protective hoarding barricades and the like would be installed on adjacent and/or adjoining heritage items to mitigate potential heritage impacts as a result of the demolition of buildings required as part of the approved project. The protective measures would be installed in a manner so that there is no significant heritage impact as a result of the adjacent construction and demolition works and impacts would be reversible with no long term negative impact. For example, protective measures would be secured to non-significant fabric using non-corrosive materials that can later be removed without causing damage and repairs, waterproofing and appropriate fire protection would be provided for areas of adjacent and adjoining heritage items that are exposed following the demolition works and prior to completion of the metro station buildings. Permanent repairs would be consistent with the existing building finishes and colours and temporary repairs should be a consistent colour to the building exterior.

Protection works would be preceded by pre-work investigations to confirm the exact composition of adjoining/adjacent heritage items to develop site-specific detailed methodologies for the protection works at each location. All protection works would be undertaken in consultation with an appropriately experienced heritage conservation architect and the relevant property owner.

The proposed working hours, duration, staffing levels and wastes generated are as per the assessment of the approved project. Traffic movements associated with the proposed protection works would be undertaken in accordance with the approved Construction Traffic Management Framework and associated management plans.

### Timeframe

There is no change to the proposed timeframe for building demolition works. Works are anticipated to commence in mid-2017.

### Site description

Provide a description of the site on which the proposed works are to be carried out, including, Lot and Deposited Plan details, where available:

Works would be carried out on buildings and heritage items adjacent and/or adjoining the buildings to be demolished to support construction of the Chatswood dive site, Victoria Cross Station, Martin Place Station, Pitt Street Station, Central Station and Waterloo Station and include:

- 48-50 Martin Place, Sydney (SHR 01427)
- MLC Centre, 105 Miller Street, North Sydney (LEP heritage ID 0854)
- Masonic Club, 169-173 Castlereagh Street, Sydney (LEP heritage ID I1699)
- Fire Station No. 1, 211-217 Castlereagh Street, Sydney (LEP heritage ID I1703)
- National Building, 248a-250 Pitt Street, Sydney (LEP heritage ID I1931)
- Edinburgh Hotel, 294 Pitt Street, Sydney (LEP heritage ID I1940)
- Congregational Church, 103 Botany Road, Waterloo.

### Site Environmental Characteristics

The proposed protection works would be carried out on heritage buildings adjacent and/or adjoining buildings to be demolished as part of the approved works. Except for the proposed protection works at 50 Martin Place, Sydney, the adjacent and/or adjoining heritage buildings are local heritage items. 50 Martin Place, Sydney is listed on the State Heritage Register.

### Justification for the proposed works

The proposed protection of adjacent and/or adjoining heritage items is required to ensure the approved project is carried out in accordance with mitigation measure NAH4 and condition of approval E58 and that impacts to adjacent and/or adjoining heritage items are minimised.

### Environmental Benefit

The environmental benefits of the proposed works relate to the protection of adjacent and/or adjoining heritage items.

### Control Measures

Will a project and site specific EMP be prepared? Yes

Are appropriate control measures already identified in an existing EMP? Yes. An EMP and Heritage Management Plan for the proposed protection works has been developed by the relevant contractors.

### Climate Change Impacts

Is the site likely to be adversely affected by the impacts of climate change? If yes, what adaptation/mitigation measures will be incorporated into the design?

N/A

## Impact Assessment – Construction

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed/activity, relative to the Approved Project	Proposed Control Measures	Minimal Impact Y/N	Endorsed [for Planning and Environment use only]	
				Y/N	Comments
Flora and fauna	N/A	N/A	Y		
Water	N/A	N/A	Y		
Air quality	N/A	N/A	Y		

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed/activity, relative to the Approved Project	Proposed Control Measures	Minimal Impact Y/N	Endorsed [for Planning and Environment use only]	
				Y/N	Comments
Noise and vibration	<p>The noise and vibration impacts associated with the building demolition works were assessed as part of the approved project.</p> <p>The approved project identified potential direct impacts to adjacent and/or adjoining heritage items as a result of vibration from construction works. The detail of the proposed protection works has now been developed and would involve direct work on these heritage items which may result in higher potential for vibration impacts to these structures. As per the approved project, a 7.5mm/s screening criterion would be adopted to manage potential vibration impacts to heritage items and structures and this criterion may be exceeded at a number of these locations.</p>	<p>The potential noise and vibration impacts associated with the proposed works would be managed in accordance with existing mitigation measures and conditions of approval.</p> <p>No additional mitigation measures are required.</p>	Y		
Indigenous heritage	N/A	N/A	Y		

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed/activity, relative to the Approved Project	Proposed Control Measures	Minimal Impact Y/N	Endorsed [for Planning and Environment use only]	
				Y/N	Comments
Non-indigenous heritage	<p>A Heritage Impact Statement of the proposed protection works has been prepared. Refer to Attachment A.</p> <p>The assessment concludes that the proposed protection works would not result in any adverse effects to the listed heritage items assessed.</p>	<p>The protection works shall be carried out in accordance with the relevant mitigation measures and Conditions of Approval as well as the performance standards identified in the Heritage Impact Statement (Attachment A) and measures identified in the contractor's EMP and Heritage Management Plan.</p> <p>All protection works shall be undertaken in consultation with an appropriately experienced heritage conservation architect and the relevant property owner.</p>	Y		
Community	N/A	N/A	Y		
Traffic	The number of vehicle movements to support the proposed protection works would be minor and would not result in a change to the assessed intersection performance.	The protection works shall be carried out in accordance with the approved Construction Traffic Management Framework and associated management plans.	Y		

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed/activity, relative to the Approved Project	Proposed Control Measures	Minimal Impact Y/N	Endorsed [for Planning and Environment use only]	
				Y/N	Comments
Waste	N/A	N/A	Y		
Social	N/A	N/A	Y		
Economic	N/A	N/A	Y		



Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed/activity, relative to the Approved Project	Proposed Control Measures	Minimal Impact Y/N	Endorsed [for Planning and Environment use only]	
				Y/N	Comments
Visual	<p>The visual impacts associated with the building demolition works were assessed as part of the approved project.</p> <p>Potential visual impacts associated with the proposed protection works relate to the temporary installation of protective hoarding barricades and other similar structures and the proposed repairs to exposed facades of adjacent and/or adjoining heritage items following building demolition and prior to completion of the metro station buildings. The proposed protection works would be undertaken in consultation with the relevant property owners.</p> <p>These potential impacts are considered to be minor adverse impacts on the visual amenity of the sites as they would be temporary in nature and would be consistent with the hoardings and demolition / construction works that is being undertaken to construct the approved project.</p>	<p>The proposed protection works shall be undertaken in accordance with the Conditions of Approval and mitigation measures for the project.</p> <p>In addition, permanent repairs shall be consistent with the existing building finishes and colours and temporary repairs shall be a consistent colour to the building exterior.</p> <p>All protection works shall be undertaken in consultation with the relevant property owner.</p>	Y		

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed/activity, relative to the Approved Project	Proposed Control Measures	Minimal Impact Y/N	Endorsed [for Planning and Environment use only]	
				Y/N	Comments
Urban design	N/A	N/A	Y		
Geotechnical	N/A	N/A	Y		
Land use	N/A	N/A	Y		
Climate Change	N/A	N/A	Y		
Risk	N/A	N/A	Y		
Other	N/A	N/A	Y		
Management and mitigation measures	N/A	N/A	Y		

## Impact Assessment – Operation

Aspect	Nature and extent of impacts (negative and positive) during operation (if control measures implemented) of the proposed activity/works, relative to the Approved Project	Proposed Control Measures	Minimal Impact Y/N	Endorsed [for Planning and Environment use only]	
				Y/N	Comments
Flora and fauna	N/A	N/A	Y		
Water	N/A	N/A	Y		
Air quality	N/A	N/A	Y		
Noise vibration	N/A	N/A	Y		
Indigenous heritage	N/A	N/A	Y		
Non-indigenous heritage	N/A	N/A	Y		
Community	N/A	N/A	Y		
Traffic	N/A	N/A	Y		
Waste	N/A	N/A	Y		
Social	N/A	N/A	Y		
Economic	N/A	N/A	Y		


Aspect	Nature and extent of impacts (negative and positive) during operation (if control measures implemented) of the proposed activity/works, relative to the Approved Project	Proposed Control Measures	Minimal Impact Y/N	Endorsed [for Planning and Environment use only]	
				Y/N	Comments
Visual	N/A	N/A	Y		
Urban design	N/A	N/A	Y		
Geotechnical	N/A	N/A	Y		
Land use	N/A	N/A	Y		
Climate Change	N/A	N/A	Y		
Risk	N/A	N/A	Y		
Other	N/A	N/A	Y		
Management and mitigation measures	N/A	N/A	Y		

## Consistency with the Approved Project

<p><b>Based on a review and understanding of the existing Approved Project and the proposed modifications, is there is a transformation of the Project?</b></p>	<p>No. The proposed protection works would not transform the project. The project would continue to provide a new metro rail line between Chatswood and Sydenham.</p>
<p><b>Is the project as modified consistent with the objectives and functions of the Approved Project as a whole?</b></p>	<p>Yes. The proposed protection works would be consistent with the objectives and functions of the approved project.</p>
<p><b>Is the project as modified consistent with the objectives and functions of elements of the Approved Project?</b></p>	<p>Yes. The proposed protection works would be consistent with the objectives and functions of the approved demolition works at the Chatswood dive site, Victoria Cross Station, Martin Place Station, Pitt Street Station, Central Station and Waterloo Station.</p>
<p><b>Are there any new environmental impacts as a result of the proposed works/modifications?</b></p>	<p>The approved project identified potential direct impacts to adjacent and/or adjoining heritage items at the Chatswood dive site, Victoria Cross Station, Martin Place Station, Pitt Street Station, Central Station and Waterloo Station as a result of potential vibration impacts from nearby demolition and construction works. The proposed protection works would result in direct impacts to these items; however the proposed protection works would not adversely affect the adjacent and/or adjoining heritage items. The proposed works are required to ensure the approved project is undertaken in accordance with NAH4 and E58 and the performance standards identified in Attachment A (Heritage Impact Statement).</p>
<p><b>Is the project as modified consistent with the conditions of approval?</b></p>	<p>Yes. The proposed works would be consistent with the conditions of approval.</p>
<p><b>Are the impacts of the proposed activity/works known and understood?</b></p>	<p>Yes. The impacts of the proposed protection measures are understood.</p>
<p><b>Are the impacts of the proposed activity/works able to be managed so as not to have an adverse impact?</b></p>	<p>Yes. The impacts of the proposed works can be managed so as to avoid an adverse impact.</p>

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


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

Name	Yvette Buchli	Signature 	Date 17/7/17
Title	Manager, Planning Approvals		

To be signed by person preparing checklist

**THIS SECTION FOR PLANNING & ENVIRONMENT USE ONLY**

Application supported and submitted by:

Name	Carolyn Riley	Signature 	Date 17/7/17
Title	Senior Manager, Planning		

**Project Approvals**

**Planning Approvals**

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

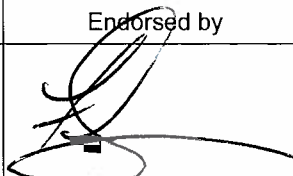
- Yes  The proposed activity/works can be endorsed by the Principal Manager Sustainability, Environment & Planning.
- No  The proposed works/activity is not consistent with the Approved Project. A modification or a new activity approval/development consent is required. Advise Project Manager of appropriate alternative planning approvals pathway to be undertaken.

**Environmental Approvals**

Identify all other approvals required for the project:

Tick appropriate box

No further assessment required.	<input checked="" type="checkbox"/>	Further Assessment is required	<input type="checkbox"/>
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Comments	Endorsed by	Date	* Conditions of endorsement
—	 Principal Manager, Sustainability, Environment & Planning	18/7/17	—

**ATTACHMENT A:** City and South West Demolition Phase: Outline Heritage Impact Statement (Long Blackledge Architects, 26 May 2017)



Sydney Metro City and South West Construction  
Phase.  
Outline Heritage Impact Statement of Adjacent Minor  
Works

Prepared by Long Blackledge Architects

for

Sydney Metro- City & Southwest- Technical Services

Issue C Final dated 19 June 2017

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## Document controls

Business Name	Long Blackledge Architects				
Client	Sydney Metro- City & Southwest- Technical Services				
Project/Document Title	<b>City and South West Construction Phase. Outline Heritage Impact Statement.</b>				
Project No.		Issue	C	Date	19/06/17
Prepared by					
William Blackledge				19/06/17	
..... (Name)		..... (Signature)		..... (Date)	
.....					

## Change history

Issue	To	Change description	Date
A	SM-C&S	Initial draft issue	26/05/17
B	SM-C&S	final draft issue	29/05/17
C	SM-C&S	final draft issue	19/06/17

# 1. Background

This assessment applies to minor works to buildings located immediately adjacent the Sydney Metro Program as approved under Section 115ZB of the Environmental Planning and Assessment Act 1979 for Critical State Significant Infrastructure, Application No. SSI 15-7400.

The project conditions of approval require:

*E58: the CSSI must be designed and constructed with the objective of minimising impacts to, and interference with, third party property and infrastructure, and that such infrastructure and property is protected during construction.*

In addition, works must be undertaken in accordance with the revised environmental mitigation measures identified in the Submissions and Preferred Infrastructure Report, which includes:

*NAH4: The method for the demolition of existing buildings and / or structures at Chatswood dive site, Victoria Cross Station, Martin Place Station, Pitt Street Station, Central Station and Waterloo Station would be developed to minimise direct and indirect impacts to adjacent and / or adjoining heritage items.*

This report assesses the performance requirements placed on the demolition contract for their consistency with the above condition and mitigation measure.

## 2. Performance Requirements

The following performance standards have been prepared by the Heritage Program Manager and form an appropriate basis for the design and execution of the demolition, make good and protection works<sup>1</sup>.

### 2.1 Mitigation of adverse effect generally.

Mitigate any new or potential future heritage impact arising from the adjacent demolition, including installation of protective hoardings barricades and the like.

### 2.2 Mitigation of adverse effect of protection and fixings.

Protective measures must not have any associated significant heritage impact and must be reversible without any long term negative impact. (For example fixing for the scaffolding that will protect the northern light well of 50 Martin Pl must only be secured to non-significant fabric using non-corrosive materials that can be later removed without causing further damage.)

### 2.3 Protection generally.

To protect the existing building, maintain waterproof and appropriate fire protection for the areas exposed following demolition.

### 2.4 Protection design, generally.

Provide a suitable and cost effective temporary solution, in lieu of permanent repairs, if weather protection is urgently required and detailed design and safe access is not available at that time.

### 2.5 Protection design based on an understanding of the exposed substrate.

Subject to items above avoid abortive works and/or incurring excessive additional costs associated with temporary repairs that mimic adjacent significant heritage fabric.

### 2.6 Appropriate visual effect of protection.

Assessment must consider the associated visual impact from the temporary solutions and make recommendations accordingly.

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<sup>1</sup> Email Ron Turner to Stuart Hodgson 16 May 2017 setting out demolition and protection performance standards.

### **2.7 Safe removal of protection.**

Temporary protection must be installed so that it can be removed safely, without any further heritage impact and avoid trapping inappropriate materials between the new and existing buildings.

### **2.8 Design of exposed substrate repairs.**

Permanent repairs should be consistent with the existing building finishes and colours. Temporary repairs should be a consistent colour to the building exterior.

### **2.9 Limits to repair /upgrading compliance.**

The scope of works for protection, making good and waterproofing of the adjacent heritage listed buildings should not extend to extensive building compliance repairs, such as fire rating. These works should be assessed and approval processed separately.

### **2.10 Technical consultation on make good repairs.**

Temporary and permanent repairs must be detailed and executed in consultation with an appropriately experienced heritage conservation architect.

## 3. State Listed Places

### 3.1 48-50 Martin Place, SHR 01427.

#### 3.1.1 Background

The former Commonwealth Saving Bank building is a highly significant faience clad framed building. Constructed in 1925 to 1928.



*Figure 1 48 Martin Place under construction c1926 looking north along Pitt St. Note the concrete encased framing which on the principal facades are to be terracotta clad. Note also the relatively lower northern building on Pitt St, the upper parts of the north wall of the building were designed to be exposed.*

#### 3.1.2 Construction

The building is concreted encased steel framed with core filled faience cladding. The north elevation is presently concealed but is likely to be rendered brickwork. No inspection was made of the north lightwell, it would be expected to be white glazed tile or brick finish.

#### 3.1.3 Consistency Assessment

The minor make good works will meet the conditions of approval and mitigation measures by adhering to item 2.1 of the performance standard: no adverse effects.

The protection will meet the Conditions approval by exposing the original substrate of the north elevation, making good as necessary to avoid water ingress (the design of the protection will follow performance standards 2.3 to 2.10).



## 4. Locally Listed Places

### 4.1 MLC Centre, 105 Miller Street North Sydney. Listing reference: 0854

#### 4.1.1 Background

The MLC Building is an early example of curtain wall construction in Australia. The building was constructed in 1957 and at the time was designed in the round.



Figure 1 MLC Building North Sydney 1957. Note the open north elevation, the construction of which is similar to the south elevation.

#### 4.1.2 Construction

The affected north elevation is tile/stone clad, it is expected this finish will extend behind the more recent rendered masonry of the building presently being demolished.

#### 4.1.3 Consistency Assessment

The minor make good works will meet the conditions of approval by adhering to item 1 of the performance standard: no adverse effects.

The protection will meet the conditions of approval by exposing the original substrate of the north elevation, making good as necessary to avoid water ingress (the design of the protection will follow performance standards 2.3 to 2.10).

## 4.2 Masonic Club, 169-173 Castlereagh Street. Sydney. Listing reference: I1699

### 4.2.1 Background

The Masonic Club was constructed in 1925. The building was built adjacent to a c.1880's building to the south. This building was demolished c 1970 to be replaced by the present building which is scheduled for demolition.



Figure 3 Masonic Club, south elevation c 1960 . Note the relatively lower scale and earlier building to the south. It would be expected the rendered masonry shown in the image survives and beneath the present 4<sup>th</sup> floor the south wall will be unfinished common brick work.

### 4.2.2 Construction

The building's south elevation is rendered masonry. It is unknown if the south wall is cavity construction, if this is the case, care will be needed to ensure any original cavity tray drainage remains open to discharge out of the building.

### 4.2.3 Consistency Assessment

The minor make good works will meet the conditions of approval by adhering to item 1 of the performance standard: no adverse effects.

The protection will meet the Conditions of approval by exposing the original substrate of the south elevation and assessing the condition of the brickwork exposed on the western part of the lower wall, making good as necessary to avoid water ingress (the design of the make good/protection will follow

performance standards 2.3 to 2.10), the performance standard can be met by extending the c1970 rendered finish to the remaining unfinished parts of the wall.

#### 4.2.4 Fire Station no1, 211-217 Castlereagh Street. Sydney. Listing reference: I1703

##### 4.2.5 Background

The southern part of the fire station was constructed in 1888 and extended in a similar style in 1912. The building was extended to the north this century.



Figure 4 Fire Station no 1 c 1900 . The building is constructed from face brick with rendered detail.

##### 4.2.6 Construction

The building is brick constructed with an internal frame of cast iron columns supporting a fire proof construction of brick jack arches and wrought iron beams. The western part of the building (the side affected by the proposed demolition) is said in the listing description to be the original firemen's accommodation. It would be anticipated the removal of the building to the west will uncover plain brickwork. The modern annex to the south might be blockwork.

##### 4.2.7 Consistency Assessment

The minor make good works will meet the conditions of approval by adhering to item 1 of the performance standard: no adverse effects.

The protection will meet the conditions of approval by exposing the original substrate of the south elevation of the historic building and assessing the condition of the brickwork exposed on the western part of the lower wall,

making good as necessary to avoid water ingress (the make good / protection will follow performance standards 2.3 to 2.10).

### 4.3 National Building, 248a-250 Pitt Street. Sydney. Listing reference: I1931

#### 4.3.1 Background

The building was constructed in 1923. The building is built adjacent to a c.1870's building to the south.



Figure 5 National Building 2017 . The 1870 building to the south is scheduled to be demolished, its removal will expose unfinished masonry.

#### 4.3.2 Construction

The building has reinforced concrete floors and roof with rendered masonry north and south walls.

#### 4.3.3 Consistency Assessment

The minor make good works will meet the conditions of approval by adhering to item 1 of the performance standard: no adverse effects on the heritage item.

The protection will meet the conditions of approval by exposing the original substrate of the north and east elevation and assessing the condition of the exposed brickwork, making good as necessary to avoid water ingress (the design of the make good / protection will follow performance standards 2.3 to 2.10).

### 4.4 Edinburgh Hotel, 294 Pitt Street. Sydney. Listing reference: I1940

#### 4.4.1 Background

The Edinburgh Hotel was constructed in 1930-31 replacing an earlier hotel of the same name. That hotel was lower than its neighbouring building and therefore the new hotel would have been constructed to the face of its neighbours.



Figure 6 Edinburgh Castle Hotel 1930 . This building was replaced by the present building, note the higher building to the east and south.

#### *4.4.2 Construction*

The building is masonry built with exceptional tiling to its ground floor and high quality face brick work to its upper levels with tile and terracotta detail on its entablature and blocking course. It is anticipated the building's east and south elevations will be unfinished brickwork.

#### *4.4.3 Consistency Assessment*

The minor make good works will meet the conditions of approval by adhering to item 1 of the performance standard: no adverse effects.

The protection will meet the conditions of approval by exposing the original substrate of the south and east elevations and assessing the condition of the brickwork exposed, making good as necessary to avoid water ingress (the design of which will follow performance standards 2.3 to 2.10).

## 4.5 Congregational Church, 103 Botany Road Waterloo.

### 4.5.1 Background

The present church was constructed in 1883 replacing an earlier church on the site. It is hemmed into its allotment by low rise factory buildings.



Figure 7 1980 view of the church

### 4.5.2 Construction

The building is rendered masonry with a tiled roof to the nave. There is an annex building built to the eastern end of the property which has a galvanised steel roof.

### 4.5.3 Consistency Assessment

The demolition will meet the conditions of approval by adhering to item 1 of the performance standard: no adverse effects.

The protection will meet the condition of approval and mitigation measures by exposing the original walls of the church which appear to have been finished in render. The rear annex construction is likely not to have finished masonry. This fabric will need to be assessed for condition following demolition and made good as necessary to mitigate any damage. (the design of which will follow performance standards 2.3 to 2.10), the performance standard can be met by extending the c1970 rendered finish to the remaining unfinished parts of the wall.

## 5. Example of appropriate works

### 5.1.1 Background

To illustrate an example of appropriate demolition and protection a recent demolition adjacent to 31 Bligh Street is discussed.

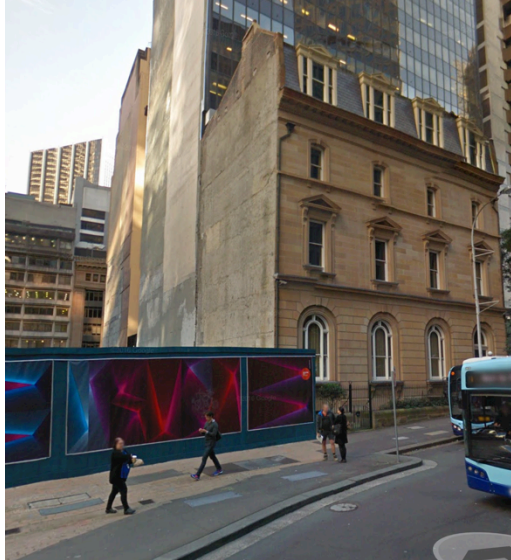


Figure 8 31 Bligh St. The south face of this significant building has been exposed by recent demolition

### 5.1.2 Consistency Assessment

The demolition would have met the conditions of approval by adhering to item 1 of the performance standard as there are no signs of damage to the exposed south face of the building.

The exposed unfinished masonry appears sound and appears to need no further protection so long as penetrating damp does not drive through solid masonry. The gable has five cavity vents that appear to remain open allowing the original ventilation system of the building to work (assuming it has not be isolated by previous works). This minimal protection so far would allow the works to meet the performance standard 2.3 to 2.10 and therefore meet the condition of approval.

## 6. Conclusion

So long as the minor make good and protection works follow the performance standards, the scope of works will be consistent with the relevant conditions of consent, CSSI 74-1500 and have no adverse effect on adjacent heritage items.