PREFACE

The following report addresses the Schedule 1: Deferred Commencement Condition 4 applied to Development Consent No. 04/0564 granted by Newcastle City Council on the 28th December 2005. The Development Consent is for the proposed development of 37 Bolton Street Newcastle, involving the partial demolition of the existing commercial building and the erection of a six-storey commercial/residential building. Deferred Commencement Condition 4 reads:

A satisfactory solution involving the in-situ conservation of a significant proportion of the existing building, by integration into the new development, being resolved through consultation between a consulting historical archaeologist, a structural engineer and a consulting heritage architect. The outcome of such consultation is to be consistent with any Excavation Permit granted by the NSW Heritage Office and is to be submitted to and approved by Council’s Heritage Officer. This process shall include documentation of the retention of significant existing building fabric, including ceiling domes, windows and doors, timber joinery, bays and terrazzo flooring, floor structure and ceilings.

Reason: To ensure appropriate in-situ preservation of historic building fabric.

This report has been compiled with the assistance of the following specialist consultants:

- Structural Engineer: Mr Merv Lindsay (Lindsay and Dynan Pty Limited)
- Heritage Architect: Mr John Carr (NSW Department of Commerce)
- Clerk of Works: Mr Ken Parish (NSW Department of Commerce)
- Archaeologist: Mr Martin Carney (AMAC Group Pty Ltd)

Mr Merv Lindsay has provided advice regarding the most suitable structural options for the development to restrict disturbance of the existing subfloor area (that may contain items of local heritage significance).

Mr John Carr has provided advice on how to best prepare, protect and manage the retention of building fabric nominated for reinstatement.

Mr Martin Carney has provided advice regarding compliance with the Excavation Permit issued by the Heritage Office of NSW and the requirements for reporting during the construction process.

Each of these consultants were involved in providing advice and undertaking supporting reports in regard to the original Development Application submission.

A draft of this report was also issued to Mr Geoffrey Douglas (Development & Building Coordinator) and Ms Sarah Cameron (Heritage Officer) of Newcastle City Council for review and feedback during its development. This process was undertaken to ensure the contents of the report were consistent with council’s expectations regarding the satisfactory address of the deferred commencement conditions prior to formal submission.

We trust that the attached satisfactorily addresses Deferred Commencement Condition 4 and look forward to the impending activation of Development Consent 04/0564.
EXECUTIVE SUMMARY

A description of each section of this report is outlined below.

01 FABRIC NOMINATED FOR RETENTION

Section one nominates and records each individual building item for nominated retention. Photographs and drawings are included to record detail and are supported by text outlining the reasons for retention.

02 PROTECTION AND/ OR REMOVAL AND STORAGE OF NOMINATED FABRIC

Section two describes the measures that are required to be undertaken for the protection of all items nominated for retention that will remain in situ during the construction process. This section also outlines the measures and methods required for successful removal, handling and storage of items nominated for retention that will be stored off site during the construction process.

03 STRUCTURAL SYSTEM OPTIONS

Section 3 outlines options available to the structural design engineer when considering a suitable detail structural design for the development that will limit the impact of the existing subfloor and hence reduce the possibility of disturbing any items of significance that may be discovered during construction.

04 EXCAVATION PERMIT COMPLIANCE

Section four re-confirms the key requirements of the Excavation Permit issued by the Heritage Office of NSW for monitoring of works during construction for the site. It includes notes on the responsibilities of the head contractor and the nominated excavation director during construction.

05 CONSTRUCTION METHODOLOGY

Section five outlines the general construction methodology for the project including the establishment of construction zones, location of site office, management of traffic, management of demolition, proposed equipment required for construction and the restricted use of the right of way at the rear of the property.

06 CONCLUSION

Section six concludes the document and provides contact details of the relevant parties involved in the production of this report for council’s records.
01 FABRIC NOMINATED FOR RETENTION

Although the building at 37 Bolton Street is not Heritage listed, retention of a significant part of the existing fabric of the 1944 Art Deco Style ‘Bowery’ building has always been a strong part of the original design intent for the project. The form of the existing façade has strongly influenced the proposed additions from a formal and compositional perspective. Retention of the items listed is of benefit to the project and the immediate context for the following reasons:

- An architectural form of aesthetic significance is maintained and respected for future generations to experience
- A social connection to the sites previous use is maintained and celebrated
- The eclectic nature of the varying façade styles and periods along Bolton street is maintained

Redevelopment of the site for the uses nominated will benefit significantly from the retention of the items nominated from an architectural and social perspective. Creating a new restaurant/ café at ground level that has a strong link to its historical image and social use maintains a point of difference in terms of its fitout and atmosphere in relation to other cafes in the Newcastle CBD. Along with the way the proposed additions respect the existing façade, the atmosphere that will be created at street level is the main strength of this proposal.

Having noted this, the items of significance nominated for retention and the specifics of their retention are outlined over. Section 02 expands on how these items will be stored and/ or protected during construction.
A. BOLTON STREET FACE BRICK FACADE AND ASSOCIATED AWNING STRUCTURE

GUIDELINE SCOPE

- Pressure clean all existing brickwork removing rust marks and general staining ✓
- Re point brickwork and re grout as required ✓
- Repair existing awning structure removing any hazardous materials (asbestos) ✓
- Re instate Bowery signage to awning to future detail ✓
- Replace any defective, unsafe brickwork with new bricks to match ✓
- Remove any signage not part of the original 1944 proposal and make good ✓
B. BOLTON STREET FAÇADE DECORATIVE BLADES

Image 3: 37 Bolton Street existing façade circa 1950 (blades in question top right) (image courtesy of Evelyn Lucas Collection)

GUIDELINE SCOPE

- Pressure clean existing blades removing rust marks and general staining
- Research original material and colour and advise councils heritage officer
- Refurbish blades to match existing material and colour and proportion of original blades
C. TIMBER ENTRY DOOR, WINDOW SUITES AND ASSOCIATED JOINERY

GUIDELINE SCOPE

- Repair all defective timber work and match joinery/ material with existing where repair is required
- Strip back and refinish all timber joinery associated with entry door and window suites
- Remove all non original glasswork and replace with glazing to match original (clear non decorative)
- Remove all defective hardware and replace with hardware to replica original
- Repair all seals, opening mechanisms, hardware to ensure safe operation

Image 4: 37 Existing entry doors (image by author)
D. TERRAZZO ENTRY STEPS AND EXTERNAL FLOORING

GUIDELINE SCOPE

- Pressure clean all existing external terrazzo at entry
- Repair all defective terrazzo to ensure safe non slip finish
- Match any repair areas with existing aggregate mix and patterning
- Polish repaired surface on completion

*Protect all terrazzo surfaces during construction*
E. INTERNAL TIMBER FLOOR BOARDS AND SUPPORTING FLOOR STRUCTURE

GUIDELINE SCOPE

- Carefully remove maximizing material for reuse, clean and strip existing flooring
- Reinstall flooring to new café area and re finish to match original
- Match any new boards required with profile, thickness and finish of original boards

  Archaeologist to be on site during this process to monitor any concealed deposits in floor cavity.
F. ENTRY BAY DECORATIVE PLASTER CEILING ROSES

GUIDELINE SCOPE

- Carefully remove, clean and refurbish ceiling roses (2 of) off site ready for reinstatement
- Undertake production of plaster replica if safe removal is not practical or possible
- Remove existing downlights located in roses and replace with pendant light consistent with period

*Cut around ceiling rose if removal of rose not possible.*
G. INTERNAL DECORATIVE FIBROUS PLASTER LIGHTING PELMETS

Image 8: Existing lighting pelmets at ceiling level (image courtesy of Stephen Booker)

GUIDELINE SCOPE

- Carefully remove portion of existing lighting pelmet and store ✓
- Measure and match proportion of existing pelmet with plaster replica for reinstatement ✓
- Replica to match proportion, size and finish of original ✓
- Pelmet to be documented in construction documentation for approval of council's heritage officer ✓

It is important to note that the reinstatement and or refurbishment of the existing fabric as noted above will be subject to compliance with all relevant codes and statutory controls relevant to this building type and its use. The design and reuse of all fabric nominated for reinstatement must ensure that its proposed application, finish and material is consistent with these codes. This includes, but is not limited to, issues of slip resistance, fire rating, acoustic controls and equitable access issues for impaired persons.
02 PROTECTION/ REMOVAL AND STORAGE OF NOMINATED FABRIC

The section of the document has been prepared by Mr John Carr, Heritage Architect from the NSW Department of Commerce. Mr Carr was involved in preparing the Statement of Heritage Impact for the project and has a strong understanding of council’s requirements regarding fabric retention having noted each element of significance in the original statement.

A preliminary assessment of the requirements to protect certain heritage significant elements within the existing building at 37 Bolton Street during construction follows. More detail will be required once final documentation and site access to hidden areas of structure are revealed. A list of the items to be retained and how they will be managed during construction is outlined below. Items have been separated into two categories being:

- Items retained in-situ during construction
- Items to be removed, stored and reinstated

ITEMS RETAINED IN-SITU DURING CONSTRUCTION

A. BOLTON STREET FACE BRICK FAÇADE AND ASSOCIATED AWNING STRUCTURE

The brick façade is generally in good condition and is comprised of:

- The face brick façade complete with indent detailing on the north-western corner
- Parapet capping
- Window opening hood
- Cantilevered metal awning above the hood;
- Special sill bricks to the window openings
- Decorative vertical blades to the highest section of the façade

The façade will require structural support to prevent lateral movement during the construction process. This will require the fixing of a temporary structural system, minimising damage to the brickwork when removed. Face bricks will be salvaged from the northern sidewalls during demolition to provide a source of replacement bricks should any damage arise as a result of the structural system required to preserve the façade. The façade will be protected from mechanical damage of any kind during construction by the erection of protective hoardings. The façade will be protected from damage by moisture and liquids during construction by weatherproofing the top of all protective hoardings.

B. BOLTON STREET FAÇADE DECORATIVE BLADES

The Decorative Blades will be protected from mechanical damage or damage by moisture and liquids during construction by weatherproofing the top of all protective hoardings.

C. TIMBER ENTRY DOOR, WINDOW SUITES AND ASSOCIATED JOINERY

The protection of the timber joinery at the entrance to the existing building is best undertaken in-situ. A self-supporting sub frame is to be constructed over, but not fixed to the joinery. Protective plywood sheeting is to be installed over the sub frame to protect the units from mechanical damage. Waterproof sheeting is to be applied should water based trade activities be undertaken in the close proximity to the units.
units (painted or not) are to be salvaged and stored off site in a weatherproof shed for use as source material for any matching timber joinery repairs.

D. **TERRAZZO ENTRY STEPS AND EXTERNAL FLOORING**

All terrazzo entry steps and landings are to be framed and sheeted in moisture resistant plywood to protect the element during the life of the construction works. The sub frame is to be self-supporting and fixed to the building hoarding to prevent movement. The frame is not to be fixed to the building fabric.

**ITEMS TO BE REMOVED, STORED AND REINSTATED**

E. **INTERNAL TIMBER FLOORBOARDS AND SUPPORTING FLOOR STRUCTURE**

The internal timber flooring is to be carefully lifted by gently levering the boards using 90x45mm softwood timber lengths. Once lifted and separated, the boards are to be de-nailed by removing the nails through the back of the board (not the front). The supporting floor structure will be 100x50mm hardwood, which will be dismantled, de-nailed and removed. The flooring and joists are to be stored in a weatherproof and secure sealed shed. Stack the floorboards off the floor to allow ventilation. Support the horizontally stacked flooring at 450mm centres in depths of three boards. Provide 75x25mm battens at 450 centres (aligned with the bottom supports) for each three-board stack in the overall pile, while ensuring structural stability of the stack. Joists are to be stacked in a similar manner.

F. **ENTRY BAY DECORATIVE PLASTER CEILING ROSES**

The structural support timber framework of the Decorative Plaster ceiling Roses is to be examined within the roof space to determine the safest method for their removal. The roses will be removed by initially supporting the upper frame, cutting around the fibrous plaster flat ceiling and carefully cutting the support frame away from the main roof framework.

Once lowered to the floor, the roses are to be boxed in plywood, labelled and carefully moved to a weatherproof and secure shed.

G. **INTERNAL DECORATIVE FIBROUS PLASTER LIGHTING PELMETS**

A section of the structural support timber framework of the Decorative Plaster Lighting Pelmet is to be examined in situ to determine if the element can be removed in sections for later reinstatement. Should they be found to be re-usable, the same methodology would apply as per the ceiling roses.

Should it be determined that the pelmets cannot be dismantled for reinstallation later, then the section removed is to be stored in a similar manner to the ceiling rose while the detail is measured and recorded for later reconstruction in new materials.

John Carr
Heritage Architect
(Reg. No. 4128)
03 STRUCTURAL SYSTEM OPTIONS

This section of the document has been prepared by Mr Merv Lindsay of Lindsay and Dynan Structural Engineers. Lindsay and Dynan have been involved with the project for several months and have had contact with both councils Heritage Officer, Ms Sarah Cameron and the assessing Planner Mr Victor Schubert to discuss council’s requirements regarding the impact of the structural system on the existing fabric.

At this stage, our preliminary structural analysis is limited to the front section of the site, which is considered to be the more critical area from an archeological and heritage point of view.

Structural design will be undertaken in the context of the excavation permit requirements and the impact on the design of the requirement to retain certain components of the existing building fabric as defined in Section 3 of this Construction Methodology Report.

The specific constraints dictating the structural system for the building are as follows:

- The need to retain the front façade of the building
- Limited access for plant and equipment via the right of way at the rear of the site
- The need to minimise the amount of excavation into the existing ground
- The need to minimise disturbance to the existing sandstone footing system within the subfloor area of the building
- The need for a footing system designed to accommodate the dead and live loads of the five floor levels above the ground floor level
- The need to resist overturning moments (wind load and earthquake loads) via the shear core at the lift, and at the rear stairs
- Buildability of the floor levels, having regards to the site constraints

METHODOLOGY

Due to the height of the building, and the relatively narrow footprint of the building, we anticipate that a piling system of some kind will be required to resist both the downward loads due to the weight of the building, and the uplift forces at the shear cores. We have also considered the option of a raft slab at surface level. We have concluded, however, that, it will be highly unlikely that this will be viable without significant removal of the surface layer of existing soils to expose a foundation material of sufficient integrity to meet the structural requirements of the building. We have concluded at this stage, therefore, that the archeological heritage constraints will preclude this option.

The preferred piling system would be a system that does not require removal of excavated material. As well as having the advantage of meeting any archeological objectives of the site, avoiding the need to remove material removes the logistical difficulty of disposing of excavated material. Two piling systems that meet this objective are steel screw piles, and CPA grout injected piles.

The piles would, in turn, support a combination of pad and strip footings, and the piles would be concentrated under column positions as shown on the attached sketch. These columns would extend to first floor level, and the first floor level would be the transfer floor to distribute wall loads back onto the column grid.

Piles will be positioned to be clear of the existing building footings, and the footings still on the site which are remnants of a previous building on this site. Strip footings and pad footings will be designed and constructed to clear those same footing systems where possible. There are likely, however, to be some locations where localised areas of footing need to be removed to enable new footings to pass through the...
old footing lines, and there are likely to be other areas where larger areas of the sandstone footings need to be removed, stored and, where possible, reinstated after the construction of the new footing system. In particular, the areas that are likely to require removal and reinstatement are the sections of strip footings in the vicinity of the lift well.

Prior to finalising the floor plans and the design of the footings, the existing sandstone walls within the subfloor area of the existing building will be accurately surveyed and, where possible, some minor floor plan adjustments will be made to minimise the extent of disturbance to these footings.

The attached sketch (over) shows the preliminary structural configuration for the footings in the context of the existing footing positions. These arrangements are subject to final design, but they demonstrate the intent and we are confident that the final design will satisfy the objectives in the manner described above.

Merv Lindsay
Structural Engineer
- Indicates preliminary pile locations
- Sandstone footing relics
- Existing piers

Section of Sandstone footing adjacent to lift pit may need to be removed, stored & reinstated after completion of lift pit.

Possible transfer beam under ground floor slabs will be above lift 4 sandstone footings.

These piers will be disturbed.

Preliminary footing arrangement.

Upper Floor
Transfer Floor
Footings/Pile Cap
Piles
04 EXCAVATION PERMIT COMPLIANCE

Condition 4 of councils Deferred Commencement conditions note that any works proposed for the site in the construction of the project are 'to be consistent with the Excavation Permit granted by the NSW Heritage office'.

Excavation Permit No. 2004/S140/064 has been approved by the Heritage Office of NSW and is attached to this document as an appendix. This permit effectively governs the processes required for the archaeological monitoring of the works on site during construction. The permit outlines the following:

- Currency of the Permit (6/12/04 – 6/12/07)
- Responsibilities of the Head Contractor during construction
- Responsibilities of the Excavation Director during construction
- Reporting requirements to the Heritage Office of NSW

The Heritage Office of NSW has been advised of the change of ownership of the site, and the design changes that have occurred since the permit was originally issued. The Heritage Office of NSW has advised the projects Archaeologist and nominated Excavation Director, Mr Martin Carnie, that the permit remains valid for the current design.

In summary the Excavation Permit requires the following tasks to be undertaken over the course of the construction of the project:

- The applicant/ owner is responsible for the safe keeping of any artifacts recovered from the site
- The applicant/ owner must nominate a repository for any excavated material removed from the site advising the Heritage Office of this site's location (council will be advised also of this location)
- The Excavation Director must ensure that all personnel involved with demolition and excavation on site is briefed in terms of the requirements of the Heritage Act 1977
- The Heritage Office must be informed of the commencement and completion of the works in accordance with the timeframes noted in the permit
- The Excavation Director must be present on site supervising any archaeological fieldwork for at least 50% of the time
- The Excavation Director is to record soil profiles on the site prior to excavation in accordance with the permit
- The Excavation Director must be present during any excavation works in the archaeologically sensitive areas of the proposed development (Bolton Street end of site)
- The Excavation Director must carry out excavation works in accordance with the approved research and design methodology as outlined in the permit
- The Excavation Director must record any relics found in accordance with the permit
- The Excavation Director must compile and complete an 'Excavation Report' in accordance with the requirements of the permit within 1 year of the completion of the field based work for submission to the Heritage Office of NSW
- The Heritage Office reserves the right to inspect the site at any time and access any relics recovered from the site

The Head Contractor, Excavation Director and site superintendent are to make themselves aware of the processes required as part of the Excavation Permit prior to undertaking any work on site as part of this project. To ensure this process happens Excavation Permit No. 2004/S140/064 will form part of the tender and construction documentation for the project when the time arrives.
05 CONSTRUCTION METHODOLOGY

This section of the document has been prepared by Mr Ken Parish, Clerk of Works/ Project Officer and Mr John Carr, Heritage Architect from the NSW Department of Commerce. Mr Carr was involved in preparing the Statement of Heritage Impact for the project and has a strong understanding of council's requirements. Mr Carr has briefed Mr Parish accordingly, who also brings extensive construction experience to this proposed methodology.

A preliminary assessment of the construction methodology at 37 Bolton Street is outlined below. The methodology is based on construction of the new building while supporting and protecting the existing façade in-situ. Protection of the existing potential archaeology in-situ has also been taken into account.

The selected building contractor will determine the final detailed construction methodology once documentation has been completed, however it will be based on the suggestions outlined below.

DESCRIPTION OF THE WORKS

The project consists of the retention of the existing brick façade of the building in situ, the demolition of the remainder of the building and the construction of a six level reinforced concrete structure founded on piles located to preserve the possible existing archaeology.

The site has restricted access from Bolton Street due the retention of the existing façade and restricted access from the King Street right of way due to the size of the width and height of the access lane.

- The existing brick façade to be retained and supported during construction is comprised of:
- The face brick façade complete with indent detailing on the north-western corner;
- Parapet capping
- Window opening hood
- Cantilevered metal awning above the hood;
- Special sill bricks to the window openings
- Decorative vertical blades to the highest section of the façade.

SITE MANAGEMENT

The construction site will be managed by a Project Manager and a Site Manager experienced in reinforced concrete framed commercial buildings of similar size. All other personnel working or visiting the site will be required to initially report to one of these managers. They will be responsible for coordinating sub-contractors and deliveries of materials to the site.

SITE SHEDS AND AMENITIES

A Class A hoarding designed to support the façade together with the temporary site amenities will be constructed over the Bolton Street frontage. Any additional construction sheds will be located within the building on an as needs basis. Temporary amenities will only be removed when permanent internal amenities are functioning.
CONSTRUCTION ZONES

The main construction zone will be established in Bolton Street during the life of the construction process. A drop-off and temporary construction zone will be established on King Street near the Right of Way access during the construction of the reinforced concrete frame for the building.

TRAFFIC MANAGEMENT

A Traffic Management Plan is to be prepared by a suitably qualified Traffic Consultant following discussions with Newcastle City Council, Police and other stakeholders and authorities.

A specialist Traffic Control Manager will be engaged for the life of the contract to control construction and delivery vehicles.

MACHINERY AND EQUIPMENT

Machinery and equipment associated with the overall construction will be sized to suit the site restrictions and the type of work performed. Deliveries of bulky materials to the site will be made to the construction zone and transferred onto the site by crane or small forklift. Noise and dust control will be the responsibility of the Site Manager.

DEMOLITION

The items required to be salvaged or protected on site will be removed or protected in the first instance. The remaining demolition will be undertaken by hand working into the site from the external wall perimeter. Demolition materials scheduled for disposal will be removed from site to either the Bolton or King Street Construction Zones, loaded onto trucks and transported to the recycling depot.

CONSTRUCTION METHODOLOGY

Facade Support
The façade will be structurally supported to prevent lateral movement during the construction process. This will be achieved by fixing of a temporary structural system, designed by the engineer, minimising damage to the brickwork when removed. The façade will be protected from mechanical damage of any kind during construction by the erection of protective hoardings. The façade will be protected from damage by moisture and liquids during construction by weatherproofing the top of all protective hoardings.

Awning Support
The cantilevered metal awning will be supported in situ via the temporary hording and temporary props to the ground. Existing cantilevered beams will be structurally assessed to determine the detail for connection to the proposed structural system.

Piling
Piling machinery will be craned onto the site from Bolton Street. The machine will work on a stabilised foundation base following the archaeological inspections and recommendations, all designed by the engineer. Piling will be installed on a grid to suit the building structure and minimise any damage to the surviving heritage significant archaeology.

Formwork
Materials to be delivered the Bolton or King Street Construction Zones and transferred onto site. Formwork boxing and reinforcement steel will be assembled taking care not to damage the adjoining building fabric.
Reinforced Concrete
Materials to be delivered the Bolton or King Street Construction Zones and transferred onto site. Concrete will be placed one level at a time. Care to protect the existing façade from moisture and cement slurry will be the responsibility of the Site Manager.

Structural Framework
Materials to be delivered the Bolton or King Street Construction Zones and transferred onto site. Structural steel will be craned into position on each level for fixing.

Precast Concrete Panels
Precast Concrete Panels will be delivered the Bolton or King Street Construction Zones and transferred onto site. Panels will be craned into position and attached to the structural steel or reinforced concrete frame.

Post Framework Fitout
Materials to be delivered the Bolton or King Street Construction Zones and transferred onto site. Materials will be craned to each level during the fitout period of the construction.

Detailed Fitout
Following the completion of the heavy building construction process, the detailed fitout of the various floors will require the used of the Bolton Street Construction Zone, the internal lift and temporary mobile cranes to transfer the materials associated with this section of the construction.

Removal of the Class A Hording
The removal of the hording will take place after completion of the external building envelope and structural supports of the façade propos that remain. Work to make good the façade would be undertaken using moveable scaffolding. Any damage to footpaths and kerb & guttering would be repaired out at this stage.

Ken Parish
Project Officer/Clerk of Works
06 CONCLUSION

We trust that the methodologies outlined in this report satisfactorily address councils requirements in regard to the address of Schedule 1: Deferred Commencement Condition 4. We understand that compliance with the recommendations of this report will be necessary for the eventual construction of the development and note that reference to this document may be made in the final conditions of consent.

Every effort has been undertaken to develop the best possible solutions for material retention/ protection and storage of nominated items, along with suitable structural solutions for the project as recommended in this report. It should be stated however that the recommendations and commitments made in this document are guidelines based on the knowledge at hand at this time. Alternative solutions may be required during the eventual construction of the building due to circumstances unknown at this point. Should this be the case, Newcastle City Council will be advised of any alternate suitable solutions proposed to those outlined in this report. Council will also be asked to comment on and approve of any alternate solution proposed in future.

This report should be read in conjunction with the supporting documentation outlined below:

- Cover letter 06/008.CouncilLtr.060721.doc prepared by Hobbs Jamieson Architecture 21.07.06
- 37 Bolton Street Revised Development Application Architectural Drawings (Revision E) prepared by Hobbs Jamieson Architecture July 2006
- The Heritage Office Of New South Wales Excavation Permit Number 2004/S140/064

We request that this report form part of the documentation approved as part of Development Application number 04/0564.

Should council or any other party involved with the construction of the development require further information in regard to this report they should contact:

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The following parties have assisted with the production of this report:

Structural Engineer: Mr Merv Lindsay (Lindsay and Dynan Pty Limited)
Heritage Architect: Mr John Carr (NSW Department of Commerce)
Clerk of works: Ken Parish (NSW Department of Commerce)
Archaeologist: Mr Martin Carney (AMAC Group Pty Ltd)

END OF DOCUMENT

APPENDICES
Appendix 1: Excavation Permit No. 2004/S140/064
Appendix 2: Original Advice Letter from Mr Merv Lindsay, Lindsay and Dynan Engineers
Appendix 3: Original Advice Letter from Mr John Carr, NSW Department of Commerce
Appendix 4: Original Advice Letter from Mr Ken Parish, NSW Department of Commerce