

ATTACHMENT B

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SUMMARY OF SUBMISSIONS

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Submitter	Summary of Submission	Response
<p>Faxona Pty Ltd and Calidad Holdings Pty Ltd</p>	<ul style="list-style-type: none"> • Objects to listing as a heritage item. • No access to the site was provided to Tanner Kibble Denton (TKD) for the assessment. • The company engaged assessment of the building by Weir Phillips & also Mott MacDonald suggests a different and lower level of integrity than the TKD Architects report. The Mott MacDonald report clearly indicates a reuse of existing building elements. • It is not appropriate that any listing should include the swimming pool and deck addition. • It is also surprising that the inventory sheet recommendations require that it does not impact on the appearance of the building or interfere with intact spaces. • Substantiation could elevate building to contributory, but not be contributory, but does not reach the threshold for listing as a heritage item. 	<ul style="list-style-type: none"> • Objection noted. • The interiors of the property were inspected by a City heritage specialist and photographs from this inspection provided to inform the TKD assessment. Further inspection for this assessment was not possible without owner's consent. • The convention for heritage items is to list the building as a whole, including its interiors and setting, because a building of individual merit is more than its external shell. • In relation to the pool and deck, the listing for this building includes the whole site because the whole site is currently shaded as a heritage item as a result of the other items located on the same property. The pool and deck are considered to contribute to the setting of the building. • Listing the interiors and setting of a heritage item does not prevent alterations or change of use, but ensures that impacts on significant features, both internally and externally, are assessed and the integrity of the building as a whole maintained when major changes are proposed. • By supporting contributory listing, these comments recognise that the building has some significance. However, the building is not contributory because it does not date from a significant period of the conservation area. • The TKD assessment is considered to satisfy the Heritage Council criteria for individual listing as a heritage item of local heritage significance. The architectural significance of the building is further reinforced by the submission from the Institute of Architects.

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<p>Australian Institute of Architects</p>	<ul style="list-style-type: none"> • Supports listing, including listing the interiors. • Congratulates the City for listing modern architecture, specifically the Sydney School distinctive regional style of modernism. • Advises that the building is proposed for listing on the Institute's Register of Significant Architecture. • Advises that Ian McKay was recently awarded the 2014 NSW Enduring Architecture Award for his CB Alexander College near Tocal. • Encouraging the retention and adaptation of Sydney School buildings is a much more sustainable alternative than demolition, allowing for a variety of re-use options that a more traditional form of commercial building may lack. • Recommends that the courtyard be included in the listing, as this was an integral part of the design. 	<ul style="list-style-type: none"> • Support noted. • It is recommended that the item name is adjusted to include the courtyard, which forms common open space between the buildings on this large site. The entire site is already mapped as a heritage item because of the existing item listings on the same strata planned land parcel. • Submission from expert industry body confirms significance and that building and courtyard warrants listing for its architectural heritage significance.
<p>Registered architect, Potts Point</p>	<ul style="list-style-type: none"> • Supports listing. • Expresses his opinion that the building is of great value, should be protected from future demolition, and hope that it will be faithfully restored. • States is rare to have such a fine example of a Sydney School commercial development in the inner city in near-original condition. • Expresses his pride that City of Sydney Council has an appreciation of late modernism and is actively trying to preserve these significant buildings. 	<ul style="list-style-type: none"> • Support noted. • Submission is a further indicator of the architectural value of the building and community value for its retention.

PUBLIC AUTHORITY SUBMISSIONS

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Office of Environment & Heritage	<ul style="list-style-type: none"> • Note the building is not currently listed on the State Heritage Register or <i>SLEP 2012</i>. • The Heritage Division supports including additional items of heritage significance in the heritage schedule of an environmental instrument, where it is informed and supported by a robust heritage assessment. The Tanner Kibble Denton report (May 2013) concludes the 'Calidad Building' satisfies the NSW Heritage Council assessment of significance criteria, and is of local significance, and recommends the listing as an item of local heritage significance. • Supports the listing of the 'Calidad Building' as a heritage item of local significance. The listing will provide the 'Calidad Building' and its setting with statutory protection by the heritage provisions of clause 5.10. The provisions will also assist conservation and management of the 'Calidad Building' and its setting. 	Support noted.