

3 December 2018

At the conclusion of the Corporate, Finance, Properties
and Tenders Committee



Environment Committee

Sydney 2030. Green. Global. Connected

Agenda

- 1. Disclosures of Interest**
- 2. Project Scope - Sydney Town Hall Facade Conservation Stage 3**
- 3. Project Scope - Customs House Facade Upgrade**
- 4. Project Scope - Standardised Park Toilet - Pirrama Park**

Guidelines for Speakers at Council Committees



As part of our democratic process, the City invites members of the community to speak directly to Councillors during Committee meetings about items on the agenda.

To enable the Committee to hear a wide range of views and concerns within the limited time available, we encourage people interested in speaking at Committee to:

1. Register to speak by calling Council's Secretariat on 9265 9310 before 12.00 noon on the day of the meeting.
2. Check the recommendation in the Committee report before speaking, as it may address your concerns so that you just need to indicate your support for the recommendation.
3. Note that there is a three minute time limit for each speaker (with a warning bell at two minutes) and prepare your presentation to cover your major points within that time
4. Avoid repeating what previous speakers have said and focus on issues and information that the Committee may not already know.
5. If there is a large number of people interested in the same item as you, try to nominate three representatives to speak on your behalf and to indicate how many people they are representing.
6. Before speaking, turn on the microphone by pressing the button next to it and speak clearly so that everyone in the Council Chamber can hear.
7. Be prepared to quickly return to the microphone and respond briefly to any questions from Councillors, after all speakers on an item have made their presentations.

Committee meetings can continue until very late, particularly when there is a long agenda and a large number of speakers. This impacts on speakers who have to wait until very late, as well as Council staff and Councillors who are required to remain focused and alert until very late. At the start of each Committee meeting, the Committee Chair may reorder agenda items so that those items with speakers can be dealt with first.

Committee reports are on line at www.cityofsydney.nsw.gov.au, with printed copies available at Sydney Town Hall immediately prior to the meeting. Council staff are also available prior to the meeting to assist.

Item 1.**Disclosures of Interest**

Pursuant to the provisions of section 451 of the Local Government Act 1993, Councillors are required to disclose pecuniary interests in any matter on the agenda for this meeting of the Environment Committee.

Councillors are also required to disclose any non-pecuniary interests in any matter on the agenda for this meeting of the Environment Committee in accordance with the relevant clauses of the Code of Conduct – February 2016.

In both cases, the nature of the interest must be disclosed.

Written disclosures of interest received by the Chief Executive Officer in relation to items for consideration at this meeting will be laid on the table.

Item 2.

Project Scope - Sydney Town Hall Façade Conservation Stage 3

File No: X013348

Summary

This report requests that Council endorse the general scope of work, indicative cost estimates, and program for the calling of public tenders for conservation work for Stage 3 of the façades, roof, stained glass and the vestibule dome for Sydney Town Hall.

Sydney Town Hall is one of the finest examples of High Victorian Second Empire architecture in the country. The elaborately decorated exterior (and interior) is significant and includes the first known use of Australian flora and fauna in an architectural setting. The stained glass windows of the Sydney Town Hall are described in the building's Conservation Management Plan as of 'Exceptional Heritage Significance'.

Sydney Town Hall Façade Conservation Stage 3 works represents the final stage of a broader external conservation project. Previously delivered conservation works include the Clock Tower (Stage 1) in 2012-2014, and Stage 2 in 2013-2015, which included the east and north façades and a portion of the south façade, and east façade lighting replacement (George Street facing).

Works for Stage 3 are focused on the southern, western and clerestory façades, roofs, northern stairs, the vestibule dome and clerestory stained glass to the Centennial Hall. The planned conservation works include masonry, joinery, roof works, seismic bracing and stained glass window refurbishment.

Jackson Teece Chesterman Willis Pty Ltd (Jackson Teece) were originally engaged to provide heritage architectural consultancy services for the Sydney Town Hall Façade Conservation Project Stage 2 and 3 in June 2012. The works were split into Stage 2 and Stage 3 to align with the City's 10 year Capital Works program and to minimise impacts of ongoing construction on Sydney Town Hall visitors and the community.

It is envisaged that Stage 3 construction would commence early 2020 and take approximately two years for the sandstone work, and four to five years for the stained glass windows. Works would be undertaken from scaffolding in a staged approach with the reintroduction of a construction yard within Sydney Square, adjacent to Sydney Town Hall south east corner (same location as Stage 2). All building entrances will be kept available and pedestrians protected from overhead construction. Whilst the project will be highly visible, it will have limited operational and event impact within Sydney Town Hall.

Recommendation

It is resolved that Council:

- (A) approve the scope of the Sydney Town Hall Façade Conservation Stage 3 project, as described in the subject report and detailed in Attachments A, B, C and D to the subject report, for progression to documentation and construction tender; and
- (B) note the estimated project costs as detailed in Confidential Attachment E to the subject report.

Attachments

- Attachment A.** Program and Plan of Works
- Attachment B.** Scope of Works: Sandstone
- Attachment C.** Scope of Works: Stained Glass
- Attachment D.** Scope of Works: Vestibule Dome
- Attachment E.** Financial implications (Confidential)

Background

1. In August 2006, the then NSW Department of Commerce was engaged to undertake a preliminary investigation of the urgent and make-safe needs for the exterior facades of Sydney Town Hall. As a result, Council received a detailed proposal from the Department of Commerce to undertake interim make-safe works and prepare an overall Stone Conservation Strategy (Strategy).
2. In October 2006, Council resolved to contract the Department of Commerce to carry out the make-safe work and to prepare the Strategy at a total cost of \$485,000, with Tanner Architects engaged to monitor the works.
3. The Strategy was completed in December 2006 and the make-safe works were completed in March 2007.
4. In November 2009, Council endorsed further investigation into design, documentation and pricing of the proposed façade upgrades for Sydney Town Hall following the receipt of a detailed Stone Conservation Strategy in 2006 prepared by the Department of Commerce.
5. The Strategy recommended that the Clock Tower should be the first priority due to safety issues. It was therefore agreed to divide the work into portions with the first stage being the Clock Tower.
6. It was agreed that the overall conservation strategy would be in accord with the property's Conservation Management Plan and that the sandstone strategy would allow the building to show some of the vicissitudes of time thus presenting its age of some 140 years. The objective was not to make it look like new.
7. Safety from the possible fall of stone was and continues to be an important criteria. The continuance of "make-safes" (regular inspections and removal of loose pieces of stone) is not the preferred strategy, only serving in the long term to "defoliate" the building, losing a lot of carved decorative stonework.
8. The type and scale of façade upgrade proposed in the strategy is expected to be required every 30 to 50 years.
9. Conservation of the Clock Tower was commenced in February 2012 and completed in June 2013.
10. In June 2012, Council endorsed a tender from Jackson Teece Architects for heritage architectural services for the remaining façades project. This included consultant disciplines of Structural and Hydraulic Engineering, Masonry, Stained Glass, Hazardous Materials and Lighting.
11. In 2013, the remaining façade conservation was developed as two stages (refer Attachment B);
 - (a) Stage 2 to address the east and north façades and portion of the south façade and replacement of east facade lighting. To be commenced forthwith.
 - (b) Stage 3 to address the west façade and remaining south façade, the stained glass collection and the vestibule dome. Work to be commenced in five years.
12. During 2013 design was completed for Stage 2 and 3.

13. Stage 2 conservation construction works commenced in November 2013 and were completed in December 2015.

History and Significance

14. The construction of the building commenced in 1868 and was undertaken in two stages, Stage 1 during 1868-1878 and Stage 2 (the halls) during 1885-1890. As Council is aware, the building is of exceptional heritage significance. The building is one of the finest examples of High Victorian Second Empire style in the country. The elaborately decorated exterior (and interior) is significant and includes the first known use of Australian flora and fauna in an architectural setting.
15. The exterior of both Stage 1 and 2 is constructed of Sydney yellowblock sandstone. The stonework to the first stage exhibits a high level of carved decoration and is considered as a rare and outstanding element contributing to the building's Local and State significance.
16. The NSW Department of Commerce has advised that new sandstone has an overall life span of approximately 100 years based on the Department's long and extensive sandstone experience. The building is now well passed this time frame.
17. The stained glass windows of the Sydney Town Hall are described in the building's Conservation Management Plan as of "Exceptional" Heritage Significance.
18. The NSW Heritage Office Asset Management Guidelines advise State and other agencies to regularly monitor, maintain and repair heritage assets so as to retard or prevent deterioration.

Stage 3 Scope of Works

19. This comprises conservation of the masonry facades, the stained glass windows within Centennial Hall and the vestibule dome. Details together with a Program and Plan of Works are outlined in Attachments A to D.
20. It is expected to call two separate tenders for the work (i.e. two separate construction contracts), one for stained glass windows and one for facades (all other work). This is because of the unique nature of the stained glass. There is a real scarcity of heritage stained glass contractors in Australia and a suitable repair workshop in the Sydney region is required.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

21. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This report is aligned with the following strategic directions and objectives:
 - (a) Direction 5 - A Lively and Engaging City Centre - Sydney Town Hall is the city's most popular central meeting place and the stage for many of Sydney's public civic events.

- (b) Direction 7 - A Cultural and Creative City - Sydney Town Hall is the largest and most ornate late 19th century civic building in Australia. This project seeks to preserve a building of exceptional heritage significance so that it may be enjoyed for future generations to come.

Organisational Impact

- 22. Whilst the project will be highly visible, it will have limited operational impact on the City's service levels, staffing and internal processes.
- 23. All building entrances will be kept available and pedestrians protected from overhead construction. The same construction yard as Stage 2 will be reintroduced into Sydney Square for site administration and deliveries. All scaffolds will be protected by A class hoardings as they were for Stage 2.
- 24. Whilst the vestibule dome is being restored, there will be short periods when the vestibule itself will need to be closed for protection of people within. This will be coordinated with Events and Security staff.
- 25. Stained glass window conservation works taking place over around four to five years will need to be coordinated with Events to minimise impacts.

Risks

- 26. Key identified risks for the construction phase of the project include the following:
 - (a) Safety, including public safety. Scaffolding and hoarding to be constructed to provide protection for contractors and the Public. Contractors to operate under WHS systems.
 - (b) Access and use of public facilities. Scaffolding and hoarding to be constructed to enable safe continued use of Sydney Square and Sydney Town Hall during construction. Coordination with local stakeholders including Town Hall events.
 - (c) The project will provide appropriate communications to affected stakeholders and the general public to inform them of works.
 - (d) Quality of work and preservation of heritage value. Experienced heritage contractors to be selected with a high emphasis placed on quality of works. Source of appropriate stone and stained glass.
 - (e) Limited number of specialised stained glass contractors. Funding of a stained glass apprenticeship to enable retention of an important heritage trade.
 - (f) Coordination with the George Street Light Rail once in operation to access Sydney Square.

Social / Cultural / Community

- 27. The construction yard around the building will slightly reduce the space for public gatherings and other events. Consultation has been held and will continue with relevant parties.
- 28. During stained glass window conservation works part of the clerestory windows will be temporarily removed for conservation. During this time the window openings will be covered by a hoarding or similar.

Environmental

29. Undertaking the necessary steps for long term conservation of this significant heritage building aligns with the City's Sustainable Sydney 2030 strategies of Sustainable Development, Renewal and Design.

Economic

30. The conservation of Sydney Town Hall is essential for the continued occupation of the building and Council activities. The project will minimise and mitigate any effect on the events program.

Budget Implications

31. There are sufficient funds allocated for this project within the current year's capital works budget and future year forward estimates as detailed in Confidential Attachment E.

Relevant Legislation

32. Environmental Planning and Assessment Act 1979 (NSW).
33. Heritage Act 1977 (NSW).
34. Local Government Act 1993 (NSW).
35. The City's draft Hoardings and Scaffolding Policy.
36. Attachment E contains confidential commercial information which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
37. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

Critical Dates / Time Frames

38. There have been a series of reports over the last two decades recommending repair to the external envelope of the building. For this reason, it is important to progress with the final Stage 3 conservation works.
39. The tenders are scheduled to be called for Stage 3 in June 2019 and it is intended to present a Tender Report to Council later in 2019.
40. Stage 3 construction commencement on site is expected to be in late 2019, and to take up to two years for the sandstone work and four to five years for the stained glass windows.

Options

41. If the stonework is not repaired, the fine detailing on the façade would gradually disappear (loss of heritage fabric). The fall of stone pieces may occur in public areas. There may be water damage to the fabric of the building.
42. If the stained glass is not repaired the windows would deteriorate with particular risk to the leadwork.
43. Sydney Town Hall is a nationally significant heritage building. Council has a duty of care to preserve the heritage for future generations and to make safe

Public Consultation

44. Consultation has been held with: The NSW Heritage Branch, NSW Police, the NSW Department of Commerce, The Glebe Administration Board, The Cathedral Administrator and the City's Design Advisory Panel.
45. Development consent No D/2013/1177 was received on 13 December 2013 together with a S60 Heritage approval. This approval remains current for Stage 3.
46. Consultation has also been held extensively with representatives of industries and crafts associated with sandstone supply, sandstone cleaning, stone joints, stone mortar technology and stained glass. A stained glass window workshop was undertaken with industry experts (heritage, arts and academic) and City staff in February 2018 to inform and solidify conservation direction.
47. No complaints were received about the construction yard in Sydney Square during Stage 2. Whilst all parties have accepted the previous layout, it is expected that some discussion will continue with the Glebe Administration Board over operational issues on the Square.

AMIT CHANAN

Director City Projects and Properties

Sam Wheatley, Senior Project Manager

Attachment A

Program and Plan of Works

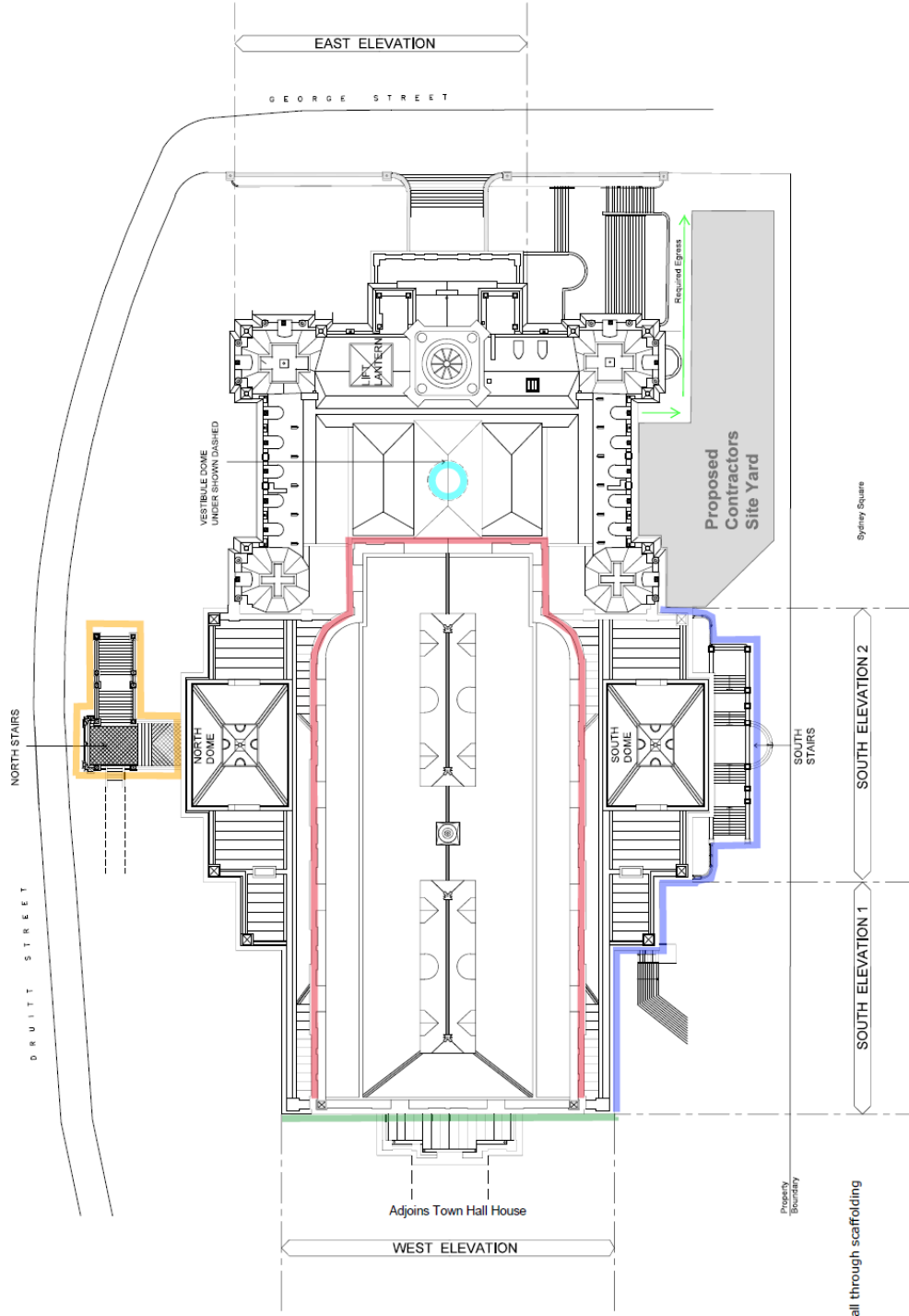
Program:

- Re-commencement of design consultants is expected in January 2019
- Completion of the For Tender design and Request for Tender documents expected in May 2019
- Council approval to appoint contractors in September 2019
- Stage 3 is expected to commence construction in late 2019
- Construction duration of the facades is expected to take approximately 2 years
- Construction duration of the stained glass is expected to take approximately 4-5 years.

Plan of Works:

SYDNEY TOWN HALL

George and Druiitt Streets, SYDNEY
 Facade Conservation Works: Stage 3
 South, East, West Elevations + Clerestory



Stage 3 Main Works Areas:

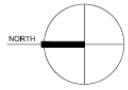
South Stone Facades

West Stone Facades

North Stairs Stone Facades

Clerestory Stone Facades and Stained Glass Windows

Vestibule Dome



Maintain egress from Town Hall through scaffolding

Works Areas and Site Layout

Attachment B

Scope of Works: Sandstone

Attachment B – Scope of Works: Sandstone

Inclusions are:

- Southern, western, clerestory facades and northern stairs (all stonework, joints and windows and doors, inside of open verandas (or colonnades), including floors and ceilings). Includes facades “on the roof” and chimneys. Refer to Plan of Works for main locations. Stone repairs and conservation will consist of repair types such as:
 - o general cleaning of stonework;
 - o desalination of salt contaminated sandstone;
 - o raking out of pointings, including asbestos containing pointings, from joints in stonework;
 - o repointing of joints in sandstone stonework with pre-bagged premixed mortars;
 - o replacement of deteriorating sandstone with new sandstone; and
 - o repair of deteriorating sandstone with pre-bagged premixed repair mortar.
- Removal of lead paint if found and repainting of windows.
- Repairs and painting of roof decorative ironwork and stormwater drainage: including a survey of all downpipes to determine blockages etc.
- Seismic stabilisation of parapets, chimneys etc. as required.
- BCA compliance of the lower ground floor railings facing Sydney Square on the southern side of the building.
- Resolution of south colonnade services ductwork with louvred screens.
- Painting of domes.

Exclusions are:

- Any work to the courtyards or footpaths or Sydney Square or other areas surrounding the building.
- Any lighting of the courtyards or footpaths or Sydney Square.
- Any additional external lighting to Sydney Town Hall.
- Any work to Town Hall House.
- Asbestos removal in joints – more than 50% of all jointing is not allowed

- A universal access into the front of the building.
- Internal works to the building.

Notes:

- The design solutions for sandstone work in the Stage 1 and Stage 2 projects are considered best practice and are being used as a guide to the level of quality expected of Stage 3.
- Only best quality yellowblock sandstone available will be used for the new work.
- The work anticipated is classified, from a heritage perspective, as exempt with a couple of exceptions. Exempt work is necessary maintenance and does not require Development Approval, Section 60 approval or a Construction Certificate.
- Exceptions are seismic stabilisation of chimneys, balustrades, parapets, finials and tempiettos.

Surveys:

Detailed surveys recently completed are:

- "Report on Maintenance Requirements for the External Envelope at Sydney Town Hall, March 2012" – Jackson Teece

Attachment C

Scope of Works: Stained Glass

Attachment C - Scope of Works: Stained Glass

General Scope

The recommendations in the report "Conservation of Stained Glass Windows in Sydney Town Hall" (G Wallace 2013) are being adopted in full.

Background

The Conservation Management Plan (CMP) of the Sydney Town Hall ranks the stained glass windows as being of 'Exceptional Heritage Significance'. The windows contain early use of Australian motifs and allegorical scenes.

Following a number of stained glass window repairs undertaken in 1996, the 2002 edition of the CMP recommended the investigation of all the stained glass windows and further remedial repairs be undertaken as a matter of urgency. The City commissioned Tanner and Associates (Heritage Architects) to prepare a conditions report to ascertain the extent of deterioration and repairs potentially required.

The City then engaged a stained glass specialist (Geoffrey Wallace) to prepare a report on the conservation recommendations of the stained glass windows in Sydney Town Hall. This report noted that most of the Centennial Hall windows have been reconstructed in five interventions since sustaining extensive damage after a major storm in 1947. The interventions were generally of a poor standard with many mistakes in colour and pattern being made. Double glazing for acoustic reasons was introduced in the 1970's which is believed to have contributed to the slumping of the lead comes in the stained glass windows.

A stained glass windows workshop was conducted in January 2018 with industry experts and City staff. It was agreed unanimously that the conservation work recommended in the report "Conservation of Stained Glass Windows in Sydney Town Hall" by G Wallace, March 2013, should be adopted.

It is highly likely that the stained glass conservation work will proceed over an extended four to five year period with a couple of specialists working on one window at a time.

The estimates for the stained glass conservation include a sum for the engagement of an apprentice for three to four years in support of this important and diminishing heritage trade in Australia. There appears to be no formal training in NSW in the trade of Stained Glass.

Detailed Scope

1. Centennial Hall

There are 21 large stained glass clerestory windows in Centennial Hall designed by the French artist Lucien Henry and manufactured and installed by Goodlet and Smith between 1886 and 1889. Henry is renowned as the populariser of an Australian style of decorative arts.

Each window comprises five separate stained glass panels, three fixed and two openable iron framed sashes, in timber framing.

The Condition Report by Tanner + Associates in January 1999 stated, 14 years ago, that the windows are in 'generally stable condition' and in the 'long term' will require re-leading.

As Part of the Stage 2 Conservation Works project, detailed inspections by Stained Glass specialist consultant Geoffrey Wallace reconfirmed the Tanner diagnosis and in addition determined that all windows have been subjected to considerable alteration, including poorly executed repairs, the effect of which has significantly diminish the aesthetic qualities and visual impact of the windows.

Principal major changes are:

1940's: Installation of an external layer of clear textured glass against the stained glass panels with the aim of providing support to slumping, bulging panels. This layer is ineffective and is the cause of some of the deterioration of the stained glass panels and will accordingly be removed.

1970's: Installation of another external layer of clear glass as an acoustic barrier, separated from the stained glass panels by an unvented void. This layer is effective and is not causing stained glass problems, therefore it will be retained and modified. However the void will need to be vented to prevent the slumping of lead comes.

Problems with the previous repairs include:

- colour mismatched replacement glass;
- methods of repair of cracked glass;
- mismatched painting technique/colour for replacement glass; and
- variable sizes of replacement lead comes.

Proposed conservation treatments are:

- removal of clear textured glass layer;
- removal of panels from framing for repairs in workshop;
- replacement of deteriorating and/or incorrectly sized lead came;
- removal of colour mismatched glass and replacement with new glass matching the original;
- repair or replacement of mismatched painted glass;
- reinstatement of repaired panels in framing;
- painting of framing;
- reconfiguration of outer glass acoustic layer to allow cleaning of interior surfaces of glass; and
- permanent venting of voids between outer glass acoustic layer and stained glass panel.

2. Stained Glass at the north, south and east stairs

As Part of the Stage 2 Conservation Works, detailed inspections by specialist stained glass consultant Geoffrey Wallace noted:

North and South Stairs

The 'Captain Cook' and 'Oceania' stained glass windows in the north and south stairs into Centennial Hall were designed by Lucien Henry and manufactured and installed by Goodlet and Smith between 1886 and 1889. The Conservation Management Plan ranks the windows as being of 'Exceptional Heritage Significance'.

Conservation works to the 'Captain Cook' window have occurred in the past 10 years and the window is in good condition although no work was done to alleviate the heat build up in the void between the north facing double glazing.

The 'Oceania' window is the only Goodlet and Smith window in the Town Hall still contained within its original lead matrix. It has had some minor in situ repairs in the past and is sitting straight in its frame. It is apparent that water has entered the space between the window and the protective glazing creating a corrosive environment that is causing water staining of the glass and corrosion of the lead comes. The leadlight cement that bonds and waterproofs the window has deteriorated and is no longer performing its function.

Grand Staircase

The windows in the Grand Staircase were designed and manufactured by Lyon and Cottier c1880s-90s. They have received conservation works in the past 10 years and are in good condition and no additional work is required as part of this project.

Council Chamber Gallery Staircase

This decorative window was manufactured and installed by Goodlet and Smith between 1886 and 1889 and is ranked as 'High Heritage Significance' in the CMP. The window is unstable and suffering from severe bulging and buckling that has caused the lower panel to sag in its sash, exposing daylight at the upper edges. The bulging has probably been exacerbated by heat build up in the void between the north facing double glazing.

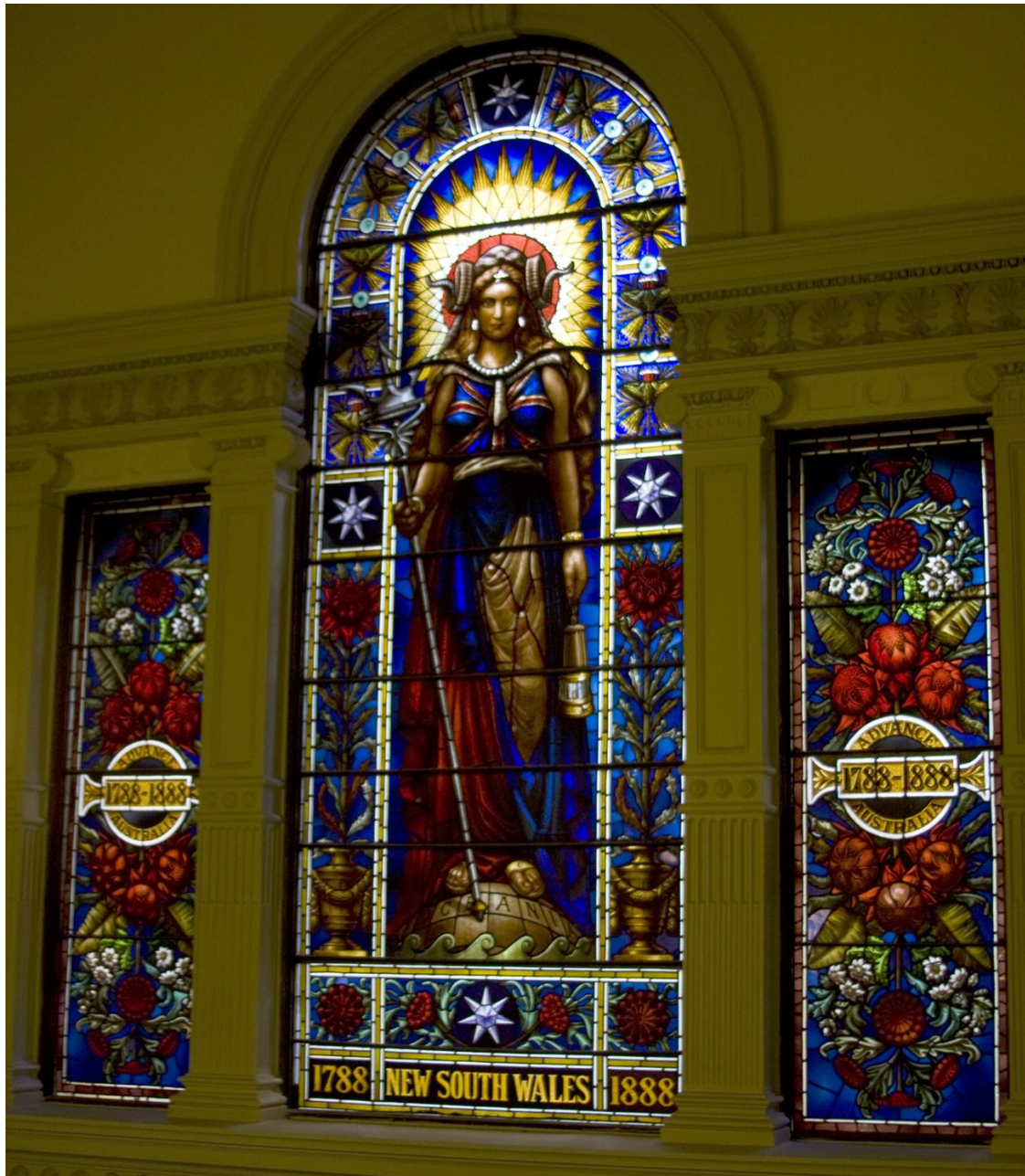
Proposed conservation treatments are:

- Removal of gallery and lower ground floor windows to the workshop for straightening, repairs and preventive conservation works.
- In situ preventive conservation works to the Oceania window.
- Reconfiguration of outer glass protective layer to allow venting of interstitial space on Oceania, Captain Cook and gallery windows.
- Preventive conservation works include cleaning of interior and exterior surfaces, repair of broken glass, repair of cracked solder joints, re-cementing of lead/ glass structure, replacement of broken or stressed wire ties to saddle bars, rust treatment and painting of saddle bars.

Surveys

Detailed surveys recently completed are:

"Conservation of Stained Glass Windows in Sydney Town Hall (G Wallace 2013)
"Condition Report on STH Stained Glass Windows" – (Tanner and Associates 2009)



“Oceania” at the south stair of the Centennial Hall.

Attachment D

Scope of Works: Vestibule Dome

Attachment D – Scope of Works: Vestibule Dome

General Scope

Whilst the general nature of repairs is understood, the work is unique and in a difficult location. Consequently, some further detailed survey work is required to determine final inclusions.

Background

Much of the Vestibule Dome is considered to be of 'Exceptional Heritage Value'. It is a unique artefact in the cultural history of Australia.

It is estimated that repairs will take approximately four to six months. Unfortunately, safe access to the dome is uncertain until full surveys are undertaken. Access is preferred from the roof, but may only be possible by placing a scaffold and overhead platform in the centre of the Vestibule. This could be decorated to lessen its impact.

The Conservation Management Plan (CMP)

This records that:

- The dome was designed and manufactured in Australia in 1877 by John Falconer and Frederick Ashwin of Pitt St.
- No other examples of a curved stained glass dome have been found in Australia
- The dome contains early examples of stained glass windows designed and manufactured in Australia.
- It is integral to the grand character of the vestibule.
- It is an example of the use of technologically advanced construction methods.
- The dome provides evidence of an earlier technology, the use of gas lighting and associated venting.
- It provides an indication of Victorian taste regarding the amount of permissible daylighting.
- The Chandelier was originally gas and the current chandelier dates from 1905.

Schedule of Fabric

The CMP further defines the significance of parts of the dome as:

The structure of the Vestibule Dome including: <ul style="list-style-type: none">• The ribs• The timber framework• The leadwork	Exceptional
The Gas Vents including <ul style="list-style-type: none">• Central rosette/vent• Ring of vents	High
Configuration of the Stained Glass including: <ul style="list-style-type: none">• 12 stained glass panels, each made up of four curved panels and a central roundel• The artwork of the panels• The comes	Exceptional
Silicone sealant	Intrusive
Patch to stained glass	Intrusive

Scope of Work Inclusions

A temporary safe access system will be built over the dome to allow the Heritage Architect to:

- further inspect the condition of the external fabric of the dome and its method of installation; and
- develop detail specifications for repairs to the external fabric to be covered by a provisional sum.

Expected work:

Exterior:

- repair paired ventilation doors;
- removal of the external lighting system;
- fabricate and install new clear skirts beneath the full length of the north and south eaves;
- cut back glazing putty;
- cut back lead over flashings;
- remove surplus epoxy resin on glass; and
- repair louvres and roof of dome.

Interior: Nil

Exclusions:

- work to the interior of the dome; and
- repairs to curved stained glass panels. It is assessed that only one was possibly unsafe and this has already been repaired. The others all retain their original glass with some minor cracking, but held in a secure fashion. It is not intended to carry out unnecessary repairs on heritage fabric.

Surveys:

Detailed surveys completed are:

- "Report on the condition of the Vestibule dome" – Jackson Teece



Image at "Justice" and "Liberty" bays

Internal view after cleaning of the exterior of the glass panels and removal of the upper portion of the wide lead overflashing over the curved rib in the centre of the image. On the central rib, the lower portion of the overflashing remains in place and overlaps the glass panels on both sides of the rib by about 40mm thereby obscuring the beige coloured vertical margin and reducing the translucent area of glass in each bay by about 10%

Document is Restricted

Item 3.

Project Scope - Customs House Facade Upgrade

File No: X002107

Summary

This report describes a project to conserve the sandstone facades and timber windows of Customs House at Circular Quay. Also included is the removal of hazardous materials, external lighting replacement and seismic bracing to certain façade elements.

Customs House is listed on the State Heritage Register and the project will require Development Consent.

This report seeks Council's endorsement of the scope of works, and consent to lodge planning consent as required for the endorsed scope.

Located in a prime position in Circular Quay, Customs House is in the heart of major commercial redevelopment works. The revitalised precinct will likely lead to greatly increased public use of the area, thereby increasing visitor foot traffic. It will provide strong opportunities for the City to engage with the public.

In 2016, Jackson Teece Architects were engaged to provide heritage architect consultancy services for Customs House façade restoration. Early stages of these works have been completed and the project is now ready to proceed to final design followed by construction. Preliminary investigations have been comprehensive, and feedback has been sought from peers within the heritage stonework and structural industry.

Concept designs for the required restoration works have been completed. The façade scope envisages three stages of conservation work over 18 months, which will be undertaken from scaffolding.

Recommendation

It is resolved that Council:

- (A) endorse the project scope described in this report and Attachment A to the subject report for the purpose of design development and lodgement of a Development Application of work packages requiring consent;
- (B) note the indicative costs and financial implications detailed in Confidential Attachment B to the subject report; and
- (C) note the project budget as detailed in Confidential Attachment B to the subject report.

Attachments

Attachment A. General Scope of Work and Program

Attachment B. Financial Implications (Confidential)

Background

1. The Customs House building at Circular Quay was designed by Mortimer Lewis and originally built between 1843 and 1845. It was extended by James Barnet in 1889 and later extended and altered again several times.
2. The Customs Department occupied the building until 1990.
3. In 1998, the City leased the building from the owner, the Commonwealth of Australia, for a period of 60 years. Between 1995 and 1998, the City remodelled the interior for use as required under the lease and carried out repairs to the façade. Further internal works were carried out from 2003 to 2004.
4. The external façade has been shedding small pieces of sandstone, causing safety concerns. Regular local inspections with removal of loose stone ("makesafes") have been undertaken since 2014 to mitigate safety concerns.
5. In March 2016, Council approved a design tender to appoint a Heritage Architect to provide Architectural Services (ie surveying the facades, scoping and documenting the project, assisting with tenders and providing construction services).
6. Base survey work and initial scope has now been completed. The scope of work for full conservation (defined in repair longevity as 30 years) requires:
 - a construction duration of 18 months; and
 - scaffolding around the entire building programmed around three stages.
7. A review of the proposed scope has been carried out in an attempt to reduce the impact of scaffolding on the public and prioritise high-risk items. This has entailed some additional survey work and peer group reviews. Further survey work and seismic investigations are required prior to the tender for construction to adequately and sympathetically document the structural requirements for approval by the Heritage Council.
8. The most serious deterioration of the sandstone façade is to the cornices at the top of the building where water is entering the façade, and in many of the stone balusters on the roof which are gradually eroding. If not addressed, the deterioration of these cornices and balusters will become a risk over time.
9. To mitigate the risk of stone fall in the long term, it is recommended that a full heritage conservation scope be adopted to avoid long term deterioration of the building fabric. It is expected that works would be staged, with one façade being scaffolded at a time to reduce the impact on Customs House visually and operationally (for tenants and visitors). The anticipated time period for conservation construction works is 18 months.
10. This is the best way to reduce the risk of safety to pedestrians from stone fall, and avoid the risk of heritage fabric deterioration.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

11. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This report is aligned with the following strategic directions and objectives:
 - (a) Direction 5 - A Lively and Engaging City Centre - Customs House is the gateway to the City and open to everyone, with over 3,000 visitations daily. This beautiful sandstone building (and adjacent forecourt) is host to a number of dining and drinking venues including the iconic Café Sydney, Quay Bar and Young Alfred. The Barnet Long Room and Customs House Square (Forecourt area) are available for booking for functions and events. The conservation of this significant heritage building aligns with this strategic direction to ensure Customs House continues to contribute to creating 'a Lively and Engaging City Centre'.
 - (b) Direction 7 - A Cultural and Creative City - Customs House is a well-loved landmark destination for locals and tourists. It is home of the popular City model and City library and host to many cultural events (Vivid, Chinese New Year, etc.) and exhibitions throughout the year. The conservation of this significant heritage building aligns with this strategic direction to ensure Customs House continues to contribute to creating a 'Cultural and Creative City'.

Risks

12. A recent Risk Review indicated that the building is subject to two risks: a safety risk caused by the fall of stone to pedestrians on footpaths below, and a risk of deterioration in the carved sandstone.

Social / Cultural / Community

13. Customs House is a nationally significant heritage building. Council has a duty of care to preserve the heritage for future generations and to make safe.

Environmental

14. It is considered that 'shoring up' the building with full conservation works in the form of lead weatherings, full desalination and replacement of spalling sandstone is a necessary step for long term conservation of the building.
15. Make-safe works however involve the necessary removal of spalling sandstone which results in the loss of heritage fabric. The proposed heritage conservation works (for the initial outlay) set the foundation for long-term stability of the building and the sandstone (30 years).

16. Whilst new salts can still be deposited on the façade from front-blown rain and the atmosphere, the accumulation of heavy salts on soffits and other façade elements can be mitigated by the addition of good lead weatherings on the cornices.

Budget Implications

17. Additional funding is required to deliver full conservation works. A summary of the financial implications is included in Confidential Attachment B.

Relevant Legislation

18. Environmental Planning and Assessment Act 1979 (NSW). A planner will review the scope of works to assess consent requirements for the project under this Act.
19. Attachment B contains confidential commercial information which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
20. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.
21. Local Government Act 1993 (NSW).
22. Heritage Act 1977 (NSW).

Critical Dates / Time Frames

23. Key dates for the project are as follows:

(a)	Design Development and Construction Documentation (including DA approval)	March 2019 - August 2019
(b)	Tender Period	September 2019 - February 2020
(c)	Construction	April 2020 - September 2021

Options

24. If the stonework is not repaired, the fine detailing on the façade will deteriorate and eventually be a risk of structural failure, causing the fall of stone.
25. If the seismic bracing is not included in the scope, the advice received from consulting engineers is that there is a risk of stone fall that could occur at some time in the future.

Public Consultation

26. Consultation has commenced with tenants, tenants' visitors and neighbours, including AMP. Careful and ongoing consultation will be required with tenants in the building to minimise disruption to their quiet enjoyment as is their right under their leases.
27. Applications for Development Consent and Heritage approval for seismic strengthening works will be made following Council's endorsement of the scope.

AMIT CHANAN

Director City Projects and Property

Paula Yu, Project Manager

Attachment A

General Scope of Works and Program

Attachment A - General scope of works and program

Recommendation:

Accept the scope of work, indicative cost estimates and program. Authorise the lodging of a Development Application and Section 60 Application (with the Heritage Council) for minor seismic bracing works.

Background:

Broad Inclusions are:

- Glass balustrade replacement to Level 1 (completed 2017)
- Replacement of external heritage interpretive plaques (completed 2018)
- Repair of all external facades and balustrades (all sandstone walls and cornices, sandstone balustrades at roof level, on verandahs and terraces and pointings between sandstone).
- Repair and painting of timber windows and external doors.
- Repair of damaged lead weathering and install additional lead weathering to string course at Levels 2 and 3 and to plinth course of all balustrades.
- Replacement of external lighting on the north façade.
- Seismic stabilisation of parapets, balustrades etc. where appropriate
- Scaffolding around the entire building programmed around 3 stages.
- A graphic scaffold wrap to be fitted around the façades during construction.

Exclusions are:

- any work to the forecourt, footpaths or Customs House Square
- any lighting of the forecourt, footpaths or Customs House Square
- any internal work to Customs House.

Program:

- Scoping Report to Council: December 2018
- Design Documentation (including DA approval): March – August 2019
- Tender: September 2019 – February 2020
- Construction April 2020 – September 2021 (construction to be carried out in 3 stages; 6 months each phase).

Surveys:

Detailed surveys and peer reviews recently completed are:

- “Report on Façade Makesafe at Sydney Customs House (June 2016 – Jackson Teece
- Sandstone Peer Review Report (March 2017 – Jasper Swann)
- Seismic Strengthening Peer Review Report (May 2017 – Taylor Thompson Whitting)
- Baluster Pin Review Report (June 2017 – HBS Group)
- External Timber Window Conditions Report (June 2017 – Hometown Maintenance and Construction)
- External lighting Condition Report (August 2017 – CBD Mechanical Electrical).
- External Façade Lighting Documentation and Specification (Sept 2018 - Light, Art + Science)

Selected images

Photos below showing damages on Customs House facades:

North façade



Level 2: deterioration at base of sandstone balustrade

West façade



Level 5: deterioration at base of sandstone balustrades



Level 2: weathering of sandstone wall

South façade



Level 5: sandstone deterioration at base of balustrades

East façade



Level 5: deterioration of sandstone wall

AMIT CHANAN

Director City Projects and Property

Paula Yu, Project Manager

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Item 4.

Project Scope - Standardised Park Toilet - Pirrama Park

File No: X018075

Summary

This report outlines the project scope for a replacement park amenities building at Pirrama Park, Pyrmont.

The City purchased the former Water Police site, which is bounded by Harris Street, Pirrama Road, Pyrmont Point Park and Sydney Harbour, in July 2005 to create a major new public park. In February 2010, Council resolved to rename the combined former Water Police site and Pyrmont Point Park, Pirrama Park.

The proposed amenities will replace an existing demountable facility that has reached the end of its serviceable asset life and requires replacement, with a new permanent facility in the same location.

The project aligns with the City's Public Toilet Strategy, which recommends removal of the demountable facility at the end of its asset life subject to community feedback. Feedback from the community and monitoring of usage of the facility indicated community support for its replacement and very high demand for toilets within the park. Monitoring of usage at existing public toilets in Pirrama Park indicates high demand from park visitors with an average 150-300 visits per day.

A proposal for the amenities has been developed. The proposal aims to provide a simple, elegant, robust facility that provides for the specific demands of the park users with the smallest provision and footprint possible. This will not only minimise visual impact, but maximise visual permeability and safety in its park location.

It is recommended that this scope form the basis for documentation, tender and construction.

Recommendation

It is resolved that Council:

- (A) approve the project scope for Pirrama Park Amenities as described in the subject report for the purposes of proceeding with documentation, any applicable planning approvals, and tender for construction works; and
- (B) note the financial implications detailed in Confidential Attachment B to the subject report.

Attachments

Attachment A. Schematic Design

Attachment B. Financial Implications (Confidential)

Background

Site

1. Pirrama Park is located on Pirrama Road in Pyrmont.
2. The community's vision for the harbour side park was realised through an expansive community campaign launched by the Friends of Pyrmont Point, prompting a green ban (by the CFMEU) and culminating in the City's purchase of the site from the Sydney Harbour Foreshore Authority in 2005. The park's design was delivered in partnership with the community, including seven community forums and feedback from 23 community groups and over 1,000 residents.
3. Pirrama is the original Aboriginal name for the Pyrmont Peninsula, providing a direct connection to the location. There are very few traditional or original Indigenous names that can be directly attributed to a particular locality in the City's local government area. The naval officers of the First Fleet documented the Indigenous names for the headlands, coves and major features of Sydney Harbour in the first years of colonisation and the name Pirrama is recorded on the early maps and journals.
4. The Australian Institute of Landscape Architecture awarded Pirrama Park for design excellence in 2012.

Project Overview

5. There is an existing demountable amenities facility at the northern end of Pirrama Park. The well-used facility has been identified as being at the end of its serviceable asset life.

Project Scope for Pirrama Park Amenities

6. The objectives for the Pirrama Park amenities are to:
 - (a) provide a simple, elegant, robust facility that provides for the specific demands of the park users with the smallest provision and footprint possible;
 - (b) be located central to the main use areas and visible to main use areas, but discreet enough not to be dominant in this significant heritage location; and
 - (c) minimise footprint and built volume to not only minimise visual impact, but to maximise visual permeability and safety in its park location.
7. The amenity structure has been located in the same position as the existing demountable amenity, with a slightly reduced footprint (refer to Attachment A). This site is located close to the main road that provides access to the park.
8. The proposed provision is based on the Park Toilet Standardisation Study and includes:
 - (a) one unisex accessible toilet cubicle;
 - (b) two ambulant toilet cubicles (either male and female, or two unisex); and
 - (c) separate hand wash facility.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

9. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This report is aligned with the following strategic directions and objectives:
 - (a) Direction 4 - A City for Walking and Cycling - the amenities will provide facilities to encourage walking and cycling to the park as a local destination.
 - (b) Direction 5 - A Lively and Engaging City Centre - the upgraded amenities will facilitate greater use of the park, further activating an already popular location.
 - (c) Direction 9 - Sustainable Development, Renewal and Design - this project will address environmental targets listed in the City's Environmental Management Plan and Sustainable Sydney 2030.

Organisational Impact

10. The City's contract maintenance service provider will be responsible for the daily maintenance requirements of the building and facilities. The City's park maintenance team will be responsible for the surrounding greenspace.

Risks

11. Site conditions pose significant risks. The geotechnical survey undertaken has identified poor quality subsurface conditions that require careful consideration during the detailed design stage.
12. The footing design and construction sequence needs to be planned to avoid damaging existing Fig trees in the vicinity.
13. Recent tendering for park amenities projects has indicated escalation of construction costs.

Social / Cultural / Community

14. The upgraded amenities will provide dignity to users of accessible toilet facilities that improve usability when compared to the current demountable amenities.

Environmental

15. The City aims to maximise environmental performance. This project will:
 - (a) use low embodied materials where possible;
 - (b) minimise energy usage through natural ventilation, natural daylighting and sensor lighting, and minimise water consumption through use of efficient sanitary fixtures; and
 - (c) improve waste management during the construction process.

Budget Implications

16. There are sufficient funds in the current year capital budget and future year forward estimate proceeding with the recommended scope. Current cost estimates and financial implications are detailed in Confidential Attachment B.

Relevant Legislation

17. Work, Health and Safety Act 2011.
18. Environmental Planning and Assessment Act 1979.
19. Local Government Act 1993.
20. Attachment B contains confidential commercial information which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.

Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

Critical Dates / Time Frames

21. Current program dates are:

(a) Planning Approval	December 2018
(b) Commence Detailed Design	January 2019
(c) Construction Tender	May 2019
(d) Commence Construction	September 2019
(e) Complete Construction	March 2020

Options

22. The proposed provision is based on the Park Toilet Standardisation Study and includes:
 - one unisex accessible toilet cubicle;
 - two ambulant toilet cubicles (either male and female, or two unisex); and
 - separate hand wash facility.

23. If the proposal does not proceed, the existing demountable amenities will continue to deteriorate and fail to achieve the expected level of service. The existing facility is at the end of its serviceable asset life and the standard and appearance do not reflect well on the City as a global city that provides quality facilities and service provision.

Public Consultation

24. Neighbouring residents were notified in October 2018, with an update planned for early 2019.

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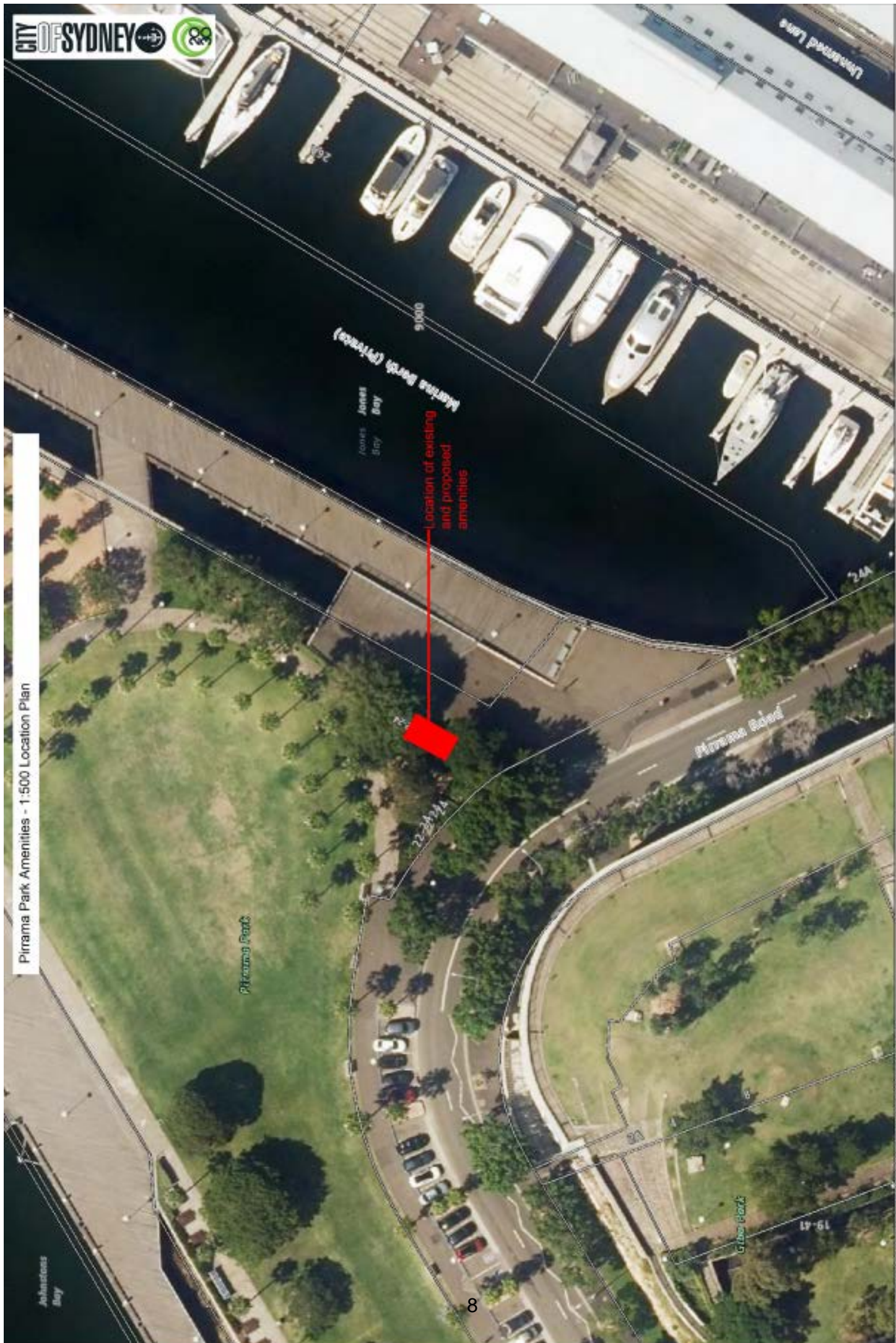
Director City Projects and Property

Matthew Gribben, Senior Design Manager (Architecture)

Attachment A

Schematic Design

Pirrama Park Amenities - 1:500 Location Plan



Location of existing and proposed amenities

PIRRAMA PARK

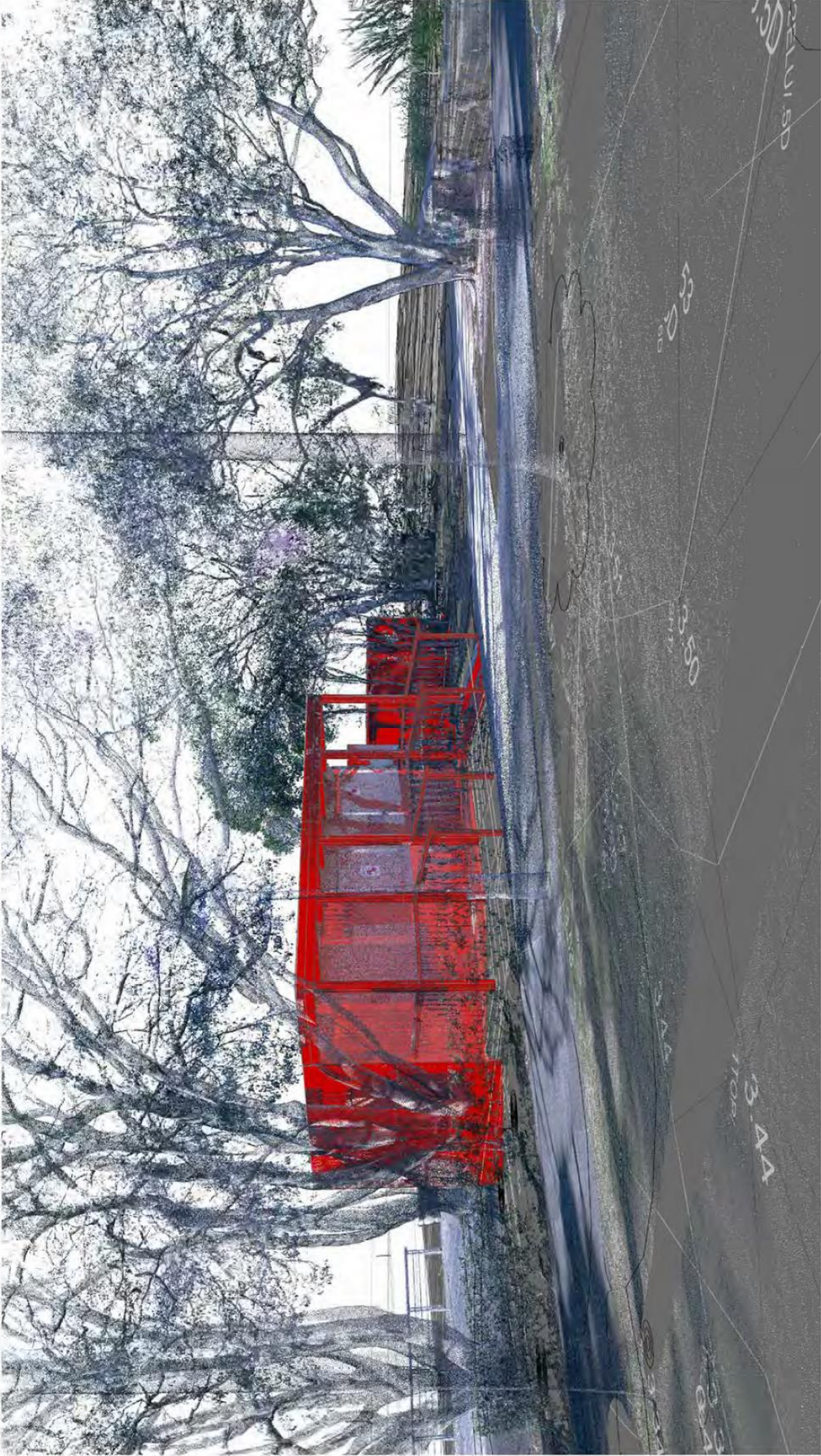
Scope of work | PARK AMENITIES

Project | PIRRAMA PARK

Rev | B

Date | 01/11/18





EXISTING FACILITY OVERVIEW
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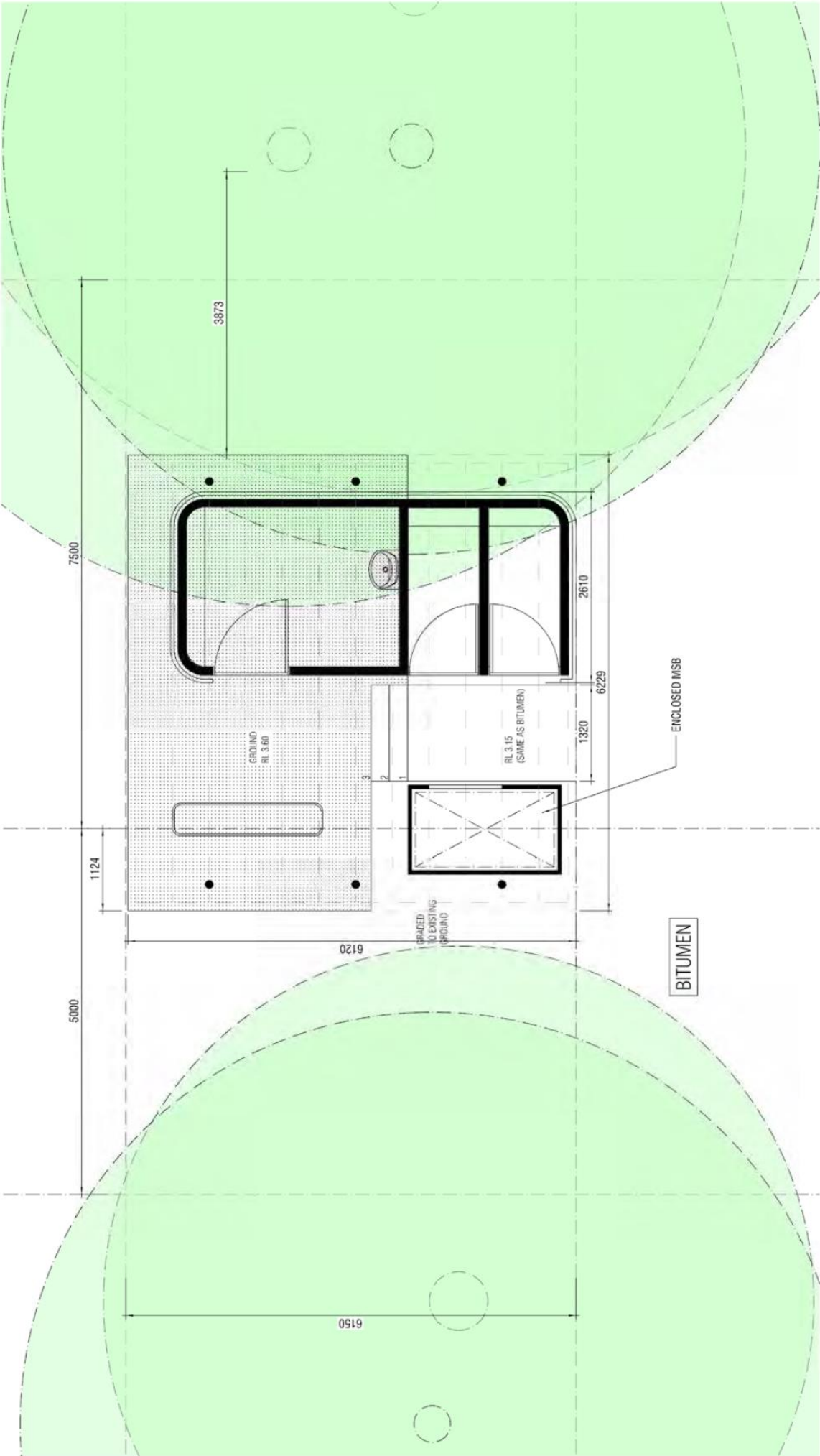
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client
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OPTION C2 - PLAN
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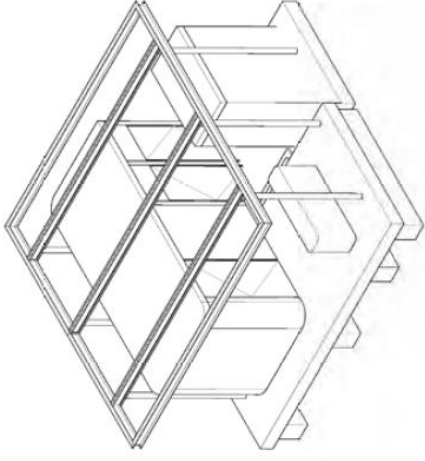
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Design Report

project name
PIRRAMA PARK

client
CITY OF SYDNEY

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OPTION C2 - VIEWS
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