

Attachment D

**Conservation Works
Corporation Building, dated 18
February 2019**



18 February 2019

General Manager
City of Sydney Council
Town Hall House
Level 2, 456 Kent Street
Sydney NSW 2000

CORPORATION BUILDING – CONSERVATION WORKS

Urbis has provided this letter to confirm that the conservation and reconstruction works scheduled for the Corporation Building, located at 181-187 Hay Street, Haymarket have been undertaken.

With reference to the plans and elevations prepared in 1999, the following conservation and reconstruction works, in summary, were allowed for:

- Restoration of the exterior including removal of paint, and restoration and repairs to brickwork, sandstone and terracotta detailing;
- Adaptive reuse of the building to accommodate retail at ground level and community space at first floor level, including new stud walls, new tongue and groove floors and installation of bathrooms to all tenancies;
- New steel framed glazed shopfronts for all ground floor tenancies;
- Alterations and repairs to awning on Hay and Parker Streets including new glazed panels, and new fascia, roofing and soffit;
- Upgrades to all services;
- New gutters, downpipes and flashing;
- Repairs to skylights including new glazing sections, sheeting and flashing;
- Repairs to roof covering, including replacement of Zinalume custom orb roof, repairs to Muntz Metal oriel ogee roofs and repairs to conical copper roof; and
- Repairs and reconstruction of timber framed windows.

Urbis attended and photographed the site in October 2018 for the purpose of a fabric analysis for inclusion in the Conservation Management Plan for the Corporation Building. Urbis noted extensive conservation and reconstruction works have been undertaken, including those outlined in the drawings as listed above. These works have conserved the building, which had deteriorated throughout the twentieth century.



Mott Macdonald undertook a condition assessment of the Corporation Building, refer *Corporation Building Condition Assessment*, dated 13 December 2018. The condition assessment concluded the Corporation Building was in a good to fair condition.

Urbis is satisfied that conservation works to the building have been undertaken and that the building has been maintained to a high standard.

Please do not hesitate to contact the undersigned if you require anything further.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Lynette Gurr", with a long horizontal flourish extending to the right.

Lynette Gurr
Associate Director, Heritage