

Award of Heritage Floor Space - Haymarket Library

File No: X022160

Summary

The City of Sydney is seeking approval for an award of heritage floor space for conservation works undertaken for the Haymarket Library building at 744-744B George Street, Haymarket. This application is one of the first awards of heritage floor space sought for a City-owned building, and is on the basis of previously completed conservation works. It arises as a result of recent changes to the heritage floor space scheme allowing government-owned buildings to apply for an award. No works, other than conservation maintenance works, are proposed as part of this application.

The application has been independently assessed, to be consistent with Council's Practice Note, requiring the external assessment of applications where the applicant/landowner is a member of council staff. The independent assessment is provided at Attachment A recommends approval of the award.

The independent consultant's report recommends Council approve an estimated award of 1,125.38 square metres of heritage floor space, subject to the covenants for maintenance and development limits, as required under Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012. The independent consultant's report also recommends some additional works be undertaken to the building prior to registration of the award.

It is recommended that Council approve the award subject to these additional works being completed before the award is registered.

The application was notified for a period of 28 days from 26 April to 23 May 2019, and no submissions were received.

This award will recognise the successful conservation of one of the City's own buildings and provide for its ongoing maintenance and conservation.

Recommendation

It is resolved that:

- (A) Council approve the Haymarket Library Conservation Management Plan, prepared by Urbis Pty Ltd, dated 7 December 2018, as required by the Sydney Local Environmental Plan 2012 and provided at Attachment C to the subject report;
- (B) Council approve the award of 1,125.38 square metres of heritage floor space, subject to:
 - (i) placing covenants on title, as required by the Sydney Local Environmental Plan 2012, to ensure that no development can occur on the site that either:
 - (a) increases the gross floor area of the heritage building; or
 - (b) increases the height of the heritage building;
 - (ii) placing covenants on title that ensure the continued maintenance and conservation of the building in line with the Haymarket Library Conservation Management Plan, prepared by Urbis Pty Ltd, dated 7 December 2018. This covenant must include a requirement for ongoing provision of adequate insurance and a maintenance fund, as required by the Sydney Development Control Plan 2012; and
 - (iii) completion of works required to address the active decay of the stonework on the building, as outlined in paragraphs 30 and 31 of the independent consultant's report prepared by Hector Abrahams Architects. These works are to be completed and verified by a suitably qualified person prior to the registration of the heritage floor space in the Heritage Floor Space Register;
- (C) authority be delegated to the Chief Executive Officer to confirm the calculation of the final award and finalise the deed and required covenants in accordance with (B) above.

Attachments

- Attachment A.** Independent Assessment Report Prepared by the External Heritage Consultant
- Attachment B.** Photographs of Required Works
- Attachment C.** Conservation Management Plan Haymarket Library - Urbis Pty Ltd - 7 December 2018
- Attachment D.** Roof Report - 744 George Street Haymarket - Slate Roofing Australia - 29 October 2019

GRAHAM JAHN, AM

Director City Planning, Development and Transport

Michelle Cramsie, Specialist Planner