

## **Award of Heritage Floor Space - Corporation Building, Haymarket**

**File No: X023843**

### **Summary**

The City of Sydney is seeking approval for an award of heritage floor space for conservation works undertaken for the Corporation Building, at 181-187 Hay Street, Haymarket. The application is for a staged award of heritage floor space of this City-owned building, with stage one seeking 70 per cent of the award, for the retrospective conservation works that have been carried out, and the remaining 30 per cent of the award sought to be awarded upon completion of conservation maintenance works. 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 development applications where the applicant or landowner is the City. The independent assessment is provided at Attachment A and recommends that Council approve the award of heritage floor space, subject to meeting a number of criteria.

The independent assessment report recommends Council approve a total estimated award of 1,241.5 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 assessment report also recommends that due to the extent of conservation maintenance works required, the first stage of the award should be reduced from 70 per cent to 60 per cent of the award, and the second stage should be increased from 30 per cent to 40 per cent of the award.

The application was notified for a period of 28 days from 2 October to 30 October 2019. In response to the notification period, one submission was received in support of the application.

It is recommended that Council approve the award subject to the requirements outlined in the consultant's recommendations.

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 Corporation Building Conservation Management Plan, prepared by Urbis Pty Ltd, dated 13 August 2019, as required by the Sydney Local Environmental Plan 2012 and provided at Attachment C to the subject report;
- (B) Council approve the award of 744.75 square metres of heritage floor space (60 per cent of the total heritage floor space that could be awarded), 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 Corporation Building Conservation Management Plan, prepared by Urbis Pty Ltd, dated 13 August 2019. 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;
- (C) Council approve the award of the balance of the total heritage floor space being 496.5 square metres (40 per cent of the total heritage floor space that could be awarded) upon the completion of the conservation works set out in Attachment B to the subject report. These works must be completed and verified by a suitably qualified person prior to registration of the heritage floor space in the Heritage Floor Space Register, and within 18 months of the registration of the initial award; and
- (D) 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 parts (B) and (C) above.

**Attachments**

- Attachment A.** Independent Assessment Report Prepared by the External Heritage Consultant
- Attachment B.** Conservation Works to be Completed for the Second Stage of the Award, Prepared by Hector Abrahams and Associates, 6 November 2019
- Attachment C.** Conservation Management Plan - Corporation Building, Prepared by Urbis Pty Ltd, dated 13 August 2019
- Attachment D.** Conservation Works - Corporation Building, Prepared by Lynette Gur, Urbis Pty Ltd, dated 18 February 2019

**GRAHAM JAHN, AM**

Director City Planning, Transport and Heritage

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