

Relevant Information for Council

FILE: X023843 **DATE:** 6 December 2019

TO: Lord Mayor and Councillors

FROM: Graham Jahn AM, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 9.7 – Award of Heritage Floor Space - Corporation Building, Haymarket

For Noting

This memo is for the information of the Lord Mayor and Councillors.

Purpose

To address an administrative error resulting in the oversight of five submissions which were received during the exhibition of the application.

Background

The Sydney Development Control Plan 2012 required applications for heritage floor space to be notified for a period of 28 days, and that submissions received within the notification period are considered in the assessment of the application, and summarised in the assessment report. The requirement is now part of the City's recently adopted Community Participation Plan.

City staff arranged for the exhibition of the application for a period of 28 days from 2 October to 30 October 2019.

One written submission received in support of the application has been addressed in the report to the Transport, Heritage and Planning Committee. However, a further five submissions were made via the online survey which was available during the exhibition period. Four submissions provided short statements of support. One submission suggested works to be undertaken to the building as part of the award process.

The submissions were forwarded to the external consultant engaged to undertake the assessment. The consultant has considered the submissions and provided the following summary and response:

All further submissions were supportive of the proposal. One submission expressed some reservations, the author suggesting that all additions since 1980 should be removed, and in particular the shop fronts added by Melocco and Moore Architects during the restoration. Though clearly of a minimalist style, the steel frame shop fronts are sensitive in their execution and are a positive example of new design being applied to old buildings at the turn of the millennium. It is our opinion that they are not only sympathetic, but indeed constitute significant fabric worthy of conservation. The submission also suggested that the cast-iron posts to the awning should be reinstated. The colonnaded cast iron awning was replaced by the current cantilevered awning in 1935 and was not original. The cantilevered awning represents significant historical fabric, and while the loss of the cast-iron supports may be regrettable, their reconstruction would be intrusive to the existing awning. The submission further suggested that changes in 2017/18 included the removal of a shop front and pressed metal ceiling. Reviewing the two Development Applications approved in the last five years (December of 2016 and December of 2018, respectively), suggests that all changes to accommodate new shop fit-outs are relatively minor, have not involved demolition of shop fronts or significant ceilings, and have been the subject of heritage impact assessment and all appropriate approvals processes.

In view of the above, we find no need to alter our recommendation based on these submissions.

Memo from Graham Jahn, Director City Planning, Development and Transport

Prepared by: Michelle Cramsie, Specialist Planner

Approved



GRAHAM JAHN AM

Director City Planning, Development and
Transport