

Award of Heritage Floor Space - Queen Victoria Building

File No: X025781

Summary

This report seeks approval for an award of heritage floor space for conservation works to the Queen Victoria Building at 429-481 George Street, Sydney. The application is for a City-owned building and is on the basis of previously completed conservation works. No works, other than conservation maintenance works, are proposed as part of this application.

The application has been independently assessed, consistent with the Council's Practice Note, because the landowner is the City of Sydney. The independent assessment by OCP Architects is provided at Attachment A and recommends the approval of the award. The recommendations of this report have been prepared by OCP Architects.

The independent consultant's report recommends Council approve an estimated award of 21,238.80 square metres of heritage floor space, based on the conservation management plan prepared for this application, and subject to covenants for maintenance and development limits, as required under Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.

The application was notified for a period of 28 days from 28 January to 25 February 2020. In response to the notification period four submissions were received, three supportive of the proposal and one objecting to the proposal.

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 Queen Victoria Building Conservation Management Plan, prepared by Urbis Pty Ltd, dated 8 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 21,238.80 square metres of heritage floor space subject to:
 - (i) placing covenants on the title, as required Clause 6.10 of the Sydney Local Environmental Plan 2012, to ensure that no development will occur on the site that either:
 - (a) increases the total floor area of the building; or
 - (b) increases the height of the building;
 - (ii) placing covenants on title that ensure the continued maintenance and conservation of the building in accordance with the policies of the Queen Victoria Building Conservation Management Plan, prepared by Urbis Pty Ltd, dated 8 August 2019. This covenant must include a requirement for the ongoing provision of adequate insurance and funding for ongoing maintenance as required by the Sydney Development Control Plan 2012; and
- (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 by the External Heritage Consultant (OCP Architects)
- Attachment B.** Photographs of Required Completed Works
- Attachment C.** Conservation Management Plan, Queen Victoria Building prepared by Urbis, dated 8 August 2019
- Attachment D.** Highest and Best Use Analysis, Queen Victoria Building, prepared by Urbis, dated August 2019
- Attachment E.** Heritage Interpretation Plan, Queen Victoria Building, prepared by Urbis, dated 8 August 2019
- Attachment F.** Planning Report, Queen Victoria Building, prepared by Urbis, dated 6 August 2019
- Attachment G.** Condition Assessment prepared by Mott McDonald dated 23 July 2018

GRAHAM JAHN, AM

Director City Planning, Transport and Heritage

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