

13 July 2020

Graham Jahn
Director
City Planning, Development and Transport
City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

Dear Graham,

**Item 1.2 and Item 2.0
Response to additional information request for the State Significant Development (SSD)
of the adaptive reuse of the Brewery Yard buildings.**

We refer to your email correspondence on the above matter dated 10 June 2020.

Item 1.2 New external stair tower mesh cladding

Further to consultation with the City of Sydney, we accept the recommendation to use a zinc mesh cladding for the external stair in order to be consistent with the existing material of the plant above building 30.

The zinc mesh is to replace the stainless steel indicated in the application to reduce the amount of additional materials in the building, to minimise views of the details of the stair and to provide a level of transparency and lightness to the stair element.

Item 2.0 Impacts on northern façade

The City notes that the RtS has provided additional detailing in the northern glazed façade and further justification to amend the frontage to provide an opportunity for additional floor space within the building. The City maintains concern that the current constructed roof form and north façade design will be diluted as a result of the proposed design as per previous correspondence.



We re-iterate our opinion that the submitted DA design does not dilute the architecture of the existing roof form or the northern façade design. The detailing of the front façade is fully integrated with the design of the existing building and more recent plant area additions that form the new roof top addition.

We comment in detail as follows.

1. Relationship to the existing heritage building roof line.

The new façade design exactly aligns to the parapet line of the existing adjacent brickwork and then changes geometry above the parapet to slope at right angles to the soffit at the upper level of the hoppers within the northern roof. The current roof and soffit alignment were designed to integrate services below the Tri-Gen plant which are no longer required. This design whilst not apparent from the public domain reduced space now better utilised and diminished the relationship of this space to the existing hoppers. Traces of previous rooflines are still visible from the interior fabric, enhancing the interpretation of the history of this structure.

2. Design Integrity of the northern façade.

The monumental ground floor opening has been retained and enhanced through post SSDA design development. To improve the design integrity of the northern facade, detailing of the steel work, glazing frames and sloped opening on the upper level is designed to provide a clear articulation and relationship to the existing fabric and building scale. The tripartite glazing design concept of the original design of the northern façade has been improved with this submission.

3. New interior spaces in building 30 and its relationship to the existing coal hoppers.

The revised proposal maintains views from the public domain, potentially enhances the interpretative potential of these views with the addition of a new element reflecting the geometry of the soffit of the hopper proposed to be removed and vastly improves interaction with the existing hoppers by bridging between the remaining historic fabric thus providing a range of new interior viewing opportunities as well as interpretative possibilities.

The proposal by integrating new floor space into this volume allows significantly closer interaction with these heritage objects albeit with the removal of one of the hoppers to allow access to the northern side of the floor plates. A design alternative developed during the consultation with the Design Advisory Panel maintained the interpretive potential of close contact with the retained hoppers in different floor levels, and improved visual access from the public domain by the redistribution of floors and voids in this space.

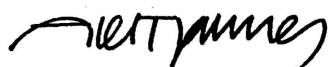


4. Floor space essential for an economically sustainable adaptive re-use.

The design amendments also provide required floor space to assist the feasibility of the adaptive re-use as a commercial building above ground. This use is by far the most sensitive from a heritage perspective allowing the integrity of the interior to be most effectively retained compared to all other use options.

Should any matter raised in this brief report require further discussion or clarification please do not hesitate to contact the applicant.

Yours sincerely



Alec Tzannes AM
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