

1 l) New Services

Heritage Council Comment 1 l)
The introduction of new services must be undertaken sensitively and with minimal impact to significant fabric and spaces. This should be done in consultation with the nominated heritage consultant to ensure adverse impacts are minimised.

Response
New services will generally be introduced in a sensitive, co-ordinated manner to minimise impact to significant fabric and spaces. Services will be run in concealed spaces wherever possible and in neat runs, painted a recessive colour where visible. They will be organised in areas and spaces of no or lower significance in preference to those of higher significance where ever possible. New services will be planned and carried out to have minimal impact on any potential archaeology.

The Applicant confirms that these works will be undertaken in consultation with the nominated Heritage Consultant.

1 m) Original Fabric Removal

Heritage Council Comment 1 m)
There is a significant amount of original fabric that is proposed to be removed including original timber columns, timber trusses, brace beams and steel strong backs to obtain completely open areas in the theatres and rehearsal rooms. In developing the further design details, the impacts to these components must be minimised. Any significant fabric that is removed and not proposed to be reused must be recorded, tagged and securely stored on-site for future use. A removal and storage methodology must be provided prior to the commence of works.

Response
The Applicant has no objection to this suggested condition.

Significant fabric that is removed and not proposed to be reused will be recorded, tagged and securely stored onsite for future use.

The specification for the project includes a Moveable Heritage Schedule and the following Conservation Management Action Plans:

#	CONSERVATION MANAGEMENT ACTION PLAN
01	Demolition methodology
02	Salvage and storage of timber cladding and joinery during demolition
03	Salvage and storage of structural timber during demolition
04	Salvage and storage of metalwork during demolition
05	Salvage and reuse of industrial technology
06	Salvage and storage of timber piles
07	Excavation methodology
08	Demolition of seawall methodology
09	Underpinning of Hickson Road facade methodology
10	Repair and replacement of wharf substructure and piles
11	Repair of wharf superstructure including structural timbers, metalwork, cladding and roof excluding brickwork
12	Repairs to masonry walls including bridge abutments



Walsh Bay Arts Precinct

Conservation Management Action Plan



February 2017

REF: 1613:CMAP

Issue 01

Figure 76: Conservation Management Action Plan

Source: Tropman & Tropman

Walsh Bay Art Precinct Conservation Action Plan

Heritage Consultant: Tropman and Tropman Architects
55 Lower Fort Street, Sydney NSW 2000

Phase:	2
Description:	Walsh Bay Art Precinct
Action Plan:	1
Title:	DEMOLITION AND METHODOLOGY
Revision No:	1
Date of Revision:	February 2017

INTRODUCTION

This Action Plan has been prepared and appended to the Conservation Management Plan and the Heritage Impact Assessment for Wharves 2/3 and 4/5, Walsh Bay, to outline the actions necessary to fulfil its policies and recommendations.

APPLICABILITY

This Action Plan applies to all areas of Wharves 2/3 & 4/5 and has regard for adjacent areas.
This Action Plan also covers any subsequent areas that may require all or part demolition.

OBJECTIVES

This Action Plan is intended to:

- Protect from damage & stabilise where necessary adjacent retained elements on adjoining sites.
- Maximise the amount of significant fabric conserved and retained in-situ.
- Stipulate the methods by which appropriate removal will best be achieved. Also to ensure the recording, labelling, storage, and conservation of any fabric which may be revealed during demolition.
- Maximise salvage of any heritage items and technology.
- Protect archaeological information and artefacts.

REPORT STRUCTURE

The report is broken down into the principal elements and fabric. Also listed are specific areas or items to be demolished, and the proposed demolition procedure.

GENERIC METHODOLOGY

Demolition refers to items that are being removed permanently from the site.

Work which includes care and protection of fabric and review of methods and approach is to be carried out to the satisfaction of and with approval and/or as instructed by the Heritage Conservation Architect (HCA) and the Design Architect (DA).

STRATEGY

- Demolition is to be completed in a manner which will minimise damage to retained material on this site and adjacent sites
- Hickson Road façade needs particular attention with regard to stabilising through the duration of the works.
- The method of demolition is to be prepared in conjunction with the proposed demolisher and submitted to the HCA prior to demolition.
- Where parts of adjoining structures become exposed during the works, and are subject to weather damage, these parts are to be suitably protected for the duration of the works.
- Adjoining structures and fabric are to be retained in-situ and are to be fully protected at all times during the works.
- Stripping of lead-based paint for environmental reasons is permitted.
- In the completed works all external elements are to be suitably protected from the weather and other damage in ways consistent with their original appearance and normal building practice.
- During the refurbishment process, all elements salvaged are to be handled and treated to prevent any further mechanical, water, termite or fungal damage.
- All material is to be salvaged in accordance with this action plan.
- Structural and architectural elements are to be disconnected, handled and recovered in a manner suitable for their reuse in the project.
- Where existing fabric is to be used as a working platform it must be suitably protected throughout the works

BUILDING ELEMENTS

NO.	ELEMENT	LOCATION OF ELEMENT	ACTION
01	Historical Recording	All areas; all conditions	Record with photographs & drawings before and during demolition. Create approved archival system to facilitate labelling of demolished parts.
02	Hazardous materials	All areas, refer to Hazardous Materials Survey and relevant Scope of Works report all conditions	Remove all hazardous materials in the manner described in the Hazardous Materials Survey and prior to the commencement of demolition Discard appropriately.
03	Structure	Posts, Roof & Floor Framing, Structural Steel, Floorboards, Masonry	Retain all structurally sound members. Where elements lack structural integrity they are to be rectified for the duration of the works, with the aim of retaining as much existing fabric as possible. Structural experts should be consulted. Ensure that Hickson Road Façade & all other structural and retained elements are fully supported and protected throughout the works.
04	Sheet Roofing and Roof Lanterns	All conditions	Discard sheeting where necessary and replace with similar. See Action Plan 4 for salvage & storage guidelines, & Action Plans 16 & 17 for repair guidelines. Discard asbestos roofing as per the Hazardous materials survey.
05	Industrial Heritage Technology Items	All conditions	See Action Plans 5, 5A, 5B, 5C
06	Amenities blocks	All conditions	After recording by HCA, demolish and remove from site in easily manageable sections with care ensuring no damage to heritage fabric.
07	Asphalt to decking	All conditions	Remove carefully ensuring planking, boarding and adjacent items remain intact; conserve all floor openings such as hatches
08	Cladding and Joinery	All conditions	Retain all items as per guidelines in Action Plan 2 - Salvage and storage of timber cladding and joinery during demolition and Action Plan15 - Repair of cladding & joinery
09	Metalwork	All areas	Retain all items as per guidelines in Action Plan 4 - Salvage and storage of metalwork during demolition and Action Plan 16 - Repair of metalwork

Received and Checked by:

Signature: _____
Company: **Tropman & Tropman Architects**
Date: _____

Conservation Management Action Plan Summary

No.	Title	Status
01	Demolition methodology	Included
02	Salvage and storage of timber cladding and joinery during demolition	Included
03	Salvage and storage of structural timber during demolition	Included
04	Salvage and storage of metalwork during demolition	Included
05	Salvage and reuse of industrial technology	Included
06	Salvage and storage of timber piles	Included
07	Excavation methodology	Included
08	Demolition of seawall methodology	Included
09	Underpinning of Hickson Road facade methodology	Included
10	Repair and replacement of wharf substructure and piles	Included
11	Repair of wharf superstructure including structural timbers, metalwork, cladding and roof excluding brickwork	Included
12	Repairs to masonry walls including bridge abutments	Included
--	Disposal Record Sheet	Included

Figure 77: Table of Contents

Source: Tropman & Tropman

Figure 78: Conservation Action Plan 1

Source: Tropman & Tropman

Walsh Bay Arts Precinct

WBAP - SCHEDULE OF MOVEABLE HERITAGE ITEMS

GML ITEM NO	ITEM	PHOTOGRAPH TO SITE MEASURE AND WEIGH	SIGNIFICANCE	PROVENANCE	PLACEMENT & BUILDERS WORK
23	Bag Chute		Exceptional	Pier 2/3	Retain in situ
97	Overhead sheaths - Goods Hoist		Exceptional	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall
98	Cast iron sheets - Goods Hoist		Exceptional	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall
121	Hydraulic Ram		Exceptional	Pier 6/7	Suspend over Colonnade on custom painted steel brackets
102	Electric overhead travelling crane		Exceptional	Pier 8/9	Custom painted steel bracket off Interpretation Wall
19	Components of Jib Crane		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall

Specification

Appendix

TONKIN ZULIAKHA GREER ARCHITECTS

28-04-17

1/5

WBAP - SCHEDULE OF MOVEABLE HERITAGE ITEMS

21	Cat head beam		High	Towns Place	Secure Store, hand over to RMS Heritage
----	---------------	--	------	-------------	---

Figure 79: Schedule of Moveable Heritage Items

Source: Tonkin Zulaikha Greer Architects

WBAP - SCHEDULE OF MOVEABLE HERITAGE ITEMS

GML ITEM NO	ITEM	PHOTOGRAPH	SIGNIFICANCE	PROVENANCE	PLACEMENT & BUILDERS WORK
27	Crane accessories		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall
47	Components of overhead cranes		High	Pier 8/9	Custom painted steel bracket off Interpretation Wall
8	Hand jacked wool press		High	Bond Store 2	Secure Store, hand over to RMS Heritage
16	Goliath hydraulic wool press		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall
14	Keg trolley		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall

TONKIN ZULIAKHA GREER ARCHITECTS

28-04-17

3/5

WBAP - SCHEDULE OF MOVEABLE HERITAGE ITEMS

GML ITEM NO	ITEM	PHOTOGRAPH	SIGNIFICANCE	PROVENANCE	PLACEMENT & BUILDERS WORK
36	Large two wheeled trolley		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall
45	Keg trolley		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall
122	Keg trolley		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall
123	Two wheel trolley		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall
24	Components of bale chute		Exceptional	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall
74	Part of exterior of bale chute		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall

TONKIN ZULIAKHA GREER ARCHITECTS

28-04-17

4/5

WBAP - SCHEDULE OF MOVEABLE HERITAGE ITEMS

52	Ship's electrical supply adaptor		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall
96	Timber stair assembly and landing		High	Walsh Bay Wharves Precinct	Custom painted steel bracket off Interpretation Wall

NOTES

Steel brackets and wall supports to be structurally certified
Steel finish as per specification
Interpretation signage as per Signage Provisional Sum
Lighting as per Lighting Provisional Sum
Layout of items to be by Architect/Heritage Architect on nominated Interpretation Wall

TONKIN ZULIAKHA GREER ARCHITECTS

28-04-17

5/5

1 n) Protection of Fabric

Heritage Council Comment 1 n)

Significant elements are to be adequately protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed.

Response

The Applicant has included protection of significant heritage elements from potential damage as an important aspect required in the Environmental, Construction and Site Management Plan which formed Appendix 26 of the Project EIS.



Figure 80: Pier 2/3 Foyer

Source: Tonkin Zulaikha Greer Architects

2. NOMINATED HERITAGE CONSULTANT

Heritage Council Comment 2 a)

A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design and shall inspect the demolition and removal of material to ensure that the heritage consultant must be briefed prior to the selection of appropriate tradespersons with experience in similar heritage structures, materials and methods, and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Response

The Applicant has included provision of a nominated heritage architect in the Environmental, Construction and Site Management Plan which formed Appendix 26 of the Project EIS.

Heritage Council Comment 2 b)

The nominated heritage consultant is to provide ongoing advice to tradespeople undertaking the proposed works throughout the construction period. To ensure that significant fabric is not damaged during the works.

Response

The Applicant has included provision of a nominated heritage architect in the Environmental, Construction and Site Management Plan which formed Appendix 26 of the Project EIS.



Figure 81: Sydney, the city facing Walsh Bay
Source: National Library of Australia, available online : <http://nla.gov.au/nla.obj-147388589>

3. ARCHIVAL RECORDING

Heritage Council Comment 3

A photographic archival recording of all areas of the wharves must be prepared prior to the commencement of works, and following completion of works, in accordance with the NSW Heritage Division publication How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture. The original copy of the archival record must be deposited with the Heritage Division, Office of Environment and Heritage, and an additional copy provided to the City of Sydney to ensure that the existing spaces are properly documented prior to modification and that copies of the archival recordings are kept with the relevant authorities.

Response

The Applicant has no objection to the suggested condition.

4. FUTURE TENANCIES

Heritage Council Comment 4

Tenancy Fitout Guidelines must be prepared to make future tenants aware of the cultural significance of the Wharves and their requirements for their ongoing conservation and management. The guidelines should be informed by the 'Conservation Management Plan', Design 5 Architects, 2014 and the 'Walsh Bay Arts and Cultural Precinct Heritage Impact Assessment Report', prepared by Tropman & Tropman Architects, October 2017.

Response

The Applicant has no objection to the suggested condition. The Applicant has committed to the development of Tenancy Fitout Guidelines in the project EIS.



Figure 82: Bridge from Walsh Bay, Sydney Harbour Bridge, Walsh Bay wharves and ships, Luna Park, Sydney
Source: National Library of Australia, available online : <http://nla.gov.au/nla.obj-158827798>

5. INTERPRETATION

Heritage Council Comment 5 a)

An interpretation plan for Walsh Bay Arts and Cultural Precinct must be prepared by an interpretive specialist to outline the approach to Interpretation at Piers 2/3, 4/5 and surrounding public domain areas affected by this SSD. The Plan should include indicative designs and locations for interpretive devices, a strategy for the reuse, storage and/or display of the movable heritage items currently stored within Pier 2/3, and incorporate the results of the archaeological monitoring program and evidence of the maritime archaeological potential and archaeological evidence within the site. The Plan should be prepared with regard to the 'Walsh Bay Wharves Precinct Interpretation Plan', 1999, and the 'Interpretation Strategy for Movable Heritage Items Pier 2/3 Walsh Bay', November 2016.

Response

The Applicant has no objection to the suggested condition. Display of moveable heritage items within the shared foyer of Pier 2/3 has been incorporated into the current documentation.

Heritage Council Comment 5 b)

The interpretation plan shall be prepared as an integral component of the final detailed design process and be provided to the Heritage Council of NSW and to the Department of Planning and Environment prior to the commencement of works. The plan must be implemented within 12 months of the completion of the works.

Response

The Applicant suggests that the Interpretation Plan should be prepared and implemented prior to Occupation. This is to ensure that any 'unexpected finds' made during construction are incorporated into the interpretation.

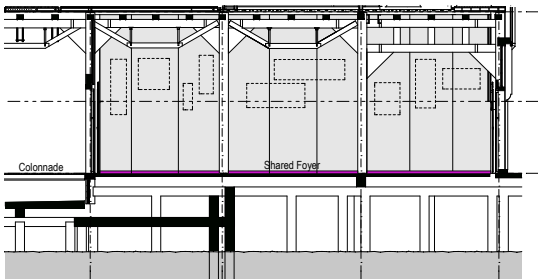


Figure 83: Proposed moveable heritage interpretation display, Pier 2/3 Shared Foyer, ground floor
Source: Tonkin Zulaikha Greer Architects

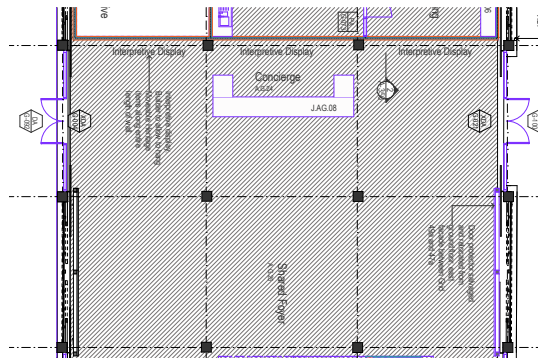


Figure 84: Proposed interpretation display, Pier 2/3
Source: Tonkin Zulaikha Greer Architects

6. HISTORICAL ARCHAEOLOGY

Heritage Council Comment 6

The excavation works for utilities as part of this project should be archaeologically monitored, recorded and appropriately documented including any relics or intact archaeological features identified during this work in accordance with Section 7.4.2 of the 'Walsh Bay Arts and Cultural Precinct, State Significant Development Application SSDA 8671, Appendix 17: Archaeological Assessment' prepared by Cultural Resources Management dated September 2017. The results of this investigation must be documented in a report provided within 12 months of the completion of the archaeological work to the Department of Planning and Environment and the Heritage Library of the Place Management Division, Property NSW. Archaeological works need to be undertaken by a suitably qualified nominated Excavation Director who satisfies the Heritage Council's Excavation Director Criteria for undertaking works at State Significant historical archaeological sites in NSW.

Response

The Applicant has no objection to the suggested condition.



Figure 85: Walsh Bay from above McMahon's
Source: National Library of Australia, available online : <http://nla.gov.au/nla.obj-160166893>

7. MARITIME ARCHAEOLOGY

Heritage Council Comment 7

If the scope of works is altered in any way that will directly impact the seafloor within this area, including piling and any other services, then an assessment of the impacts must be undertaken by a suitably qualified maritime archaeologist in accordance with the Heritage Division guidelines.

Response

The Applicant has no objection to the suggested condition.

8. CONSULTATION

Heritage Council Comment 8

The Heritage Council will appreciate an opportunity to provide any further comments to the Department of Planning and Environment on the Walsh Bay Arts and Cultural Precinct (SSD 8671) at the following stages:

- i. Response to Submissions;*
- ii. draft conditions of consent; and*
- iii. detailed design, including the interpretation plan.*

Response

The Applicant has no objection to the suggested condition.



Figure 86: Walsh Bay

Source: National Library of Australia, available online : <http://nla.gov.au/nla.obj-160049911>

