



Figure 19: Visualisation
Source: David Duloy 2017

1 c) Roof Plant

Heritage Council Comment 1 c)

It is unclear if the proposed roof plant will be screened, in particular on Wharf 4/5. It is recommended that plant equipment is not visible from the public domain. Further design details for plant screening must be provided to the Heritage Council for assessment prior to approval of this project..

Response

The external roof plant is proposed to be located on simple steel framed platforms set in the valleys, between the two ridge lines, to ensure that it will not be visible from the public domain. It is not proposed to be screened.

The Visual Impact Assessment that accompanies the proposal, demonstrates that the roof plant will only be visible from above – from the Harbour Bridge and higher areas of Millers Point – as per the existing roof plant on Wharf 4/5, and will not compromise appreciation of the heritage significance of the place. Oblique views will not be possible, therefore screening would not prevent views from these angles.

Alterations to the roof are discussed in the SoHI as follows:

6.8 Roof Penetrations Pier 2/3 and 4/5 (p.159.)

The existing roof profile has been maintained wherever possible, however both buildings require additional volume for acoustics, plant rooms, set building, technical reasons and to enable theatre to be used in different configurations. Amendments to the existing roof have been minimised and changes to the profile are within the central valleys and separated from the existing lanterns.

6.10 Mechanical Services (pp.167-170)

The Walsh Bay Arts and Cultural Precinct suits a minimalist approach to mechanical services. Its prime location on the Sydney Harbour buffers the extremes of the ambient temperature for a significant portion of the year. In addition, the variety of spaces proposed will allow a range of temperatures that occupants will accept as comfortable to suit the use. The precinct is split into two distinct wharfs. Pier 2/3 is currently an empty shell and will be transformed into an arts and entertainment venue housing two auditoriums, rehearsal rooms, commercial events space and administration/support services. The lower floors of wharf 4/5 which currently house the Sydney Dance Company and Bangarra will be modified where necessary to improve the level of servicing currently afforded.

In both scenarios the proposed mechanical services strategy aims to add as much value and utility to the space as reasonably practical, without compromising the heritage or amenity of the space. It also seeks to minimise the environmental and economic impact of the building.

Mitigation suggested in the SoHI:

Mechanical Services Design will require some intrusion into the internal spaces. Prior to construction Shop Drawing Standard documents are required which will accurately define the pathway and location of all equipment.

The Consultants drawing must make reference to the CMP and HIS and in the specifications prepared describe the mitigating measures which have been undertaken in the design process

At Tendering Each Trade specialist must prepare a Heritage Works plan which acknowledges the CMP and HIS as working Documents.

Contractors and installers will be required to undertake an induction held by an experienced heritage architect prior to commencing installations. This will include all tradesmen and labourers as well as the management team.

The head contractor must employ supervisors and a foreman who have had experience in heritage works.

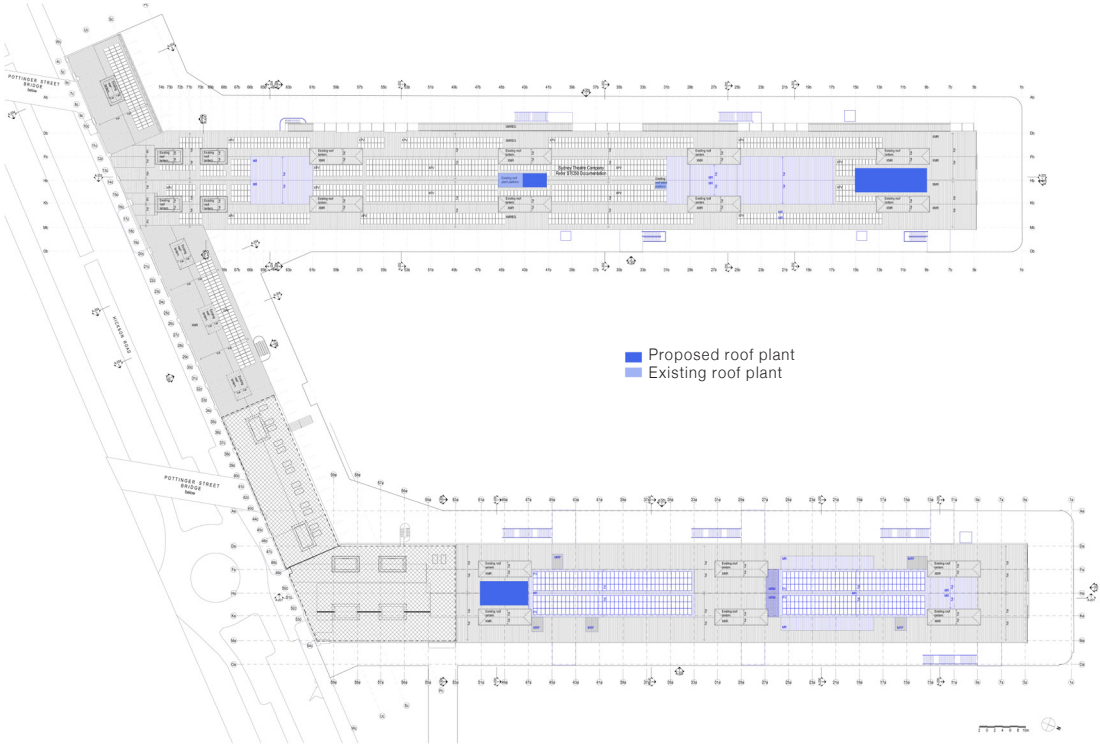


Figure 20: Roof plan showing proposed and existing plant platforms



Figure 21: Visual Impact Assessment View
 Source: Mogamma 2017