

sissons.miller street

local planning panel: response.

LaSalle
February 2024

201 MILLER STREET, NORTH SYDNEY

Introduction:

This report has been prepared in response to the North Sydney Local Planning Panel assessment of the 201 Miller Street Development Application. [06/12/2023 - Item 5, DA 145/23].

The report seeks to explain how the Panel's comments have been considered and addressed in the amended Development Application Drawings which accompany this report.

Considering the panel's comments the applicant has appointed a Heritage Consultant, Curio. Their statement accompanies this document and provides a more detailed heritage justification.

Development Application Information:

Project: 201 Miller Street
DA No: 145/23
Submitter: LaSalle Investment Management on behalf of the Applicant - The Trust Company (Australia) Limited as Trustee for 201 Miller Sub Trust
Architect: Sissons

Proposal: Replacement of existing window shrouds and repairs and maintenance of facade of a 23-storey commercial building and heritage-listed item.



Proposed DA - White Shrouds + Neutral Glass - Miller Street Entrance

LOCAL PLANNING PANEL COMMENTS

Summary of Panel Comments:

06/12/2023 - Item 05

“...the Panel considers that it is unreasonable to require that the colour scheme for the building should be orange to match the original building colour given that the building has already undergone colour changes...At the same time the proposed colour scheme is not supported for this heritage item.”

“The Panel considers that the Applicant’s preferred scheme for replacement of the window shrouds in a modular, assembled system could be supported.”

“At the same time, however, the Panel also considered that the materiality of the heritage item, whilst substantially changed in earlier refurbishments, remained an important feature which should be reflected in an amended scheme of materials.”

“The Panel therefore considers the application requires further refinement to ensure its heritage value of “ its distinctive original exterior form and construction” is respected.”

The Panel has decided that the matter be deferred for amended plans to be submitted to include the following changes:

Amended Architectural Plans:

- a. Proposed window shroud design to be a modular structure fabrication to be installed as modular facade units for each window shroud.
- b. ~~The original distinctive “orange” colour scheme for the proposed window shrouds~~ A revised colour scheme, including glazing colour, that is more complementary of the heritage significance of the building is to be achieved. The selected colour is to be distinctive and better reflect the design quality and expression of the original building facade. Stark white is not supported.
- c. ~~No existing window units on the North Elevation to be deleted to reveal the exoskeleton.~~
- d. Consideration of the removal of the portico to the main forecourt and reinstatement of the original supporting column profiles evident in photographs of 1972 from Stanton Heritage Centre, Local History Collection (n.d.).

The deferral of this matter is to allow the Applicant to submit amended plans and changes information.

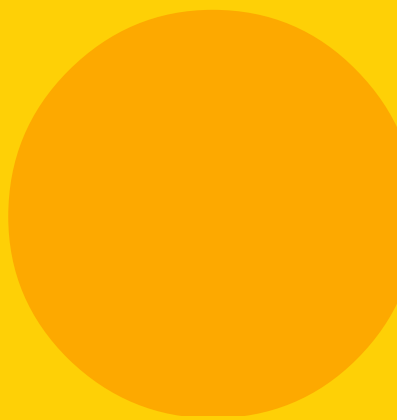
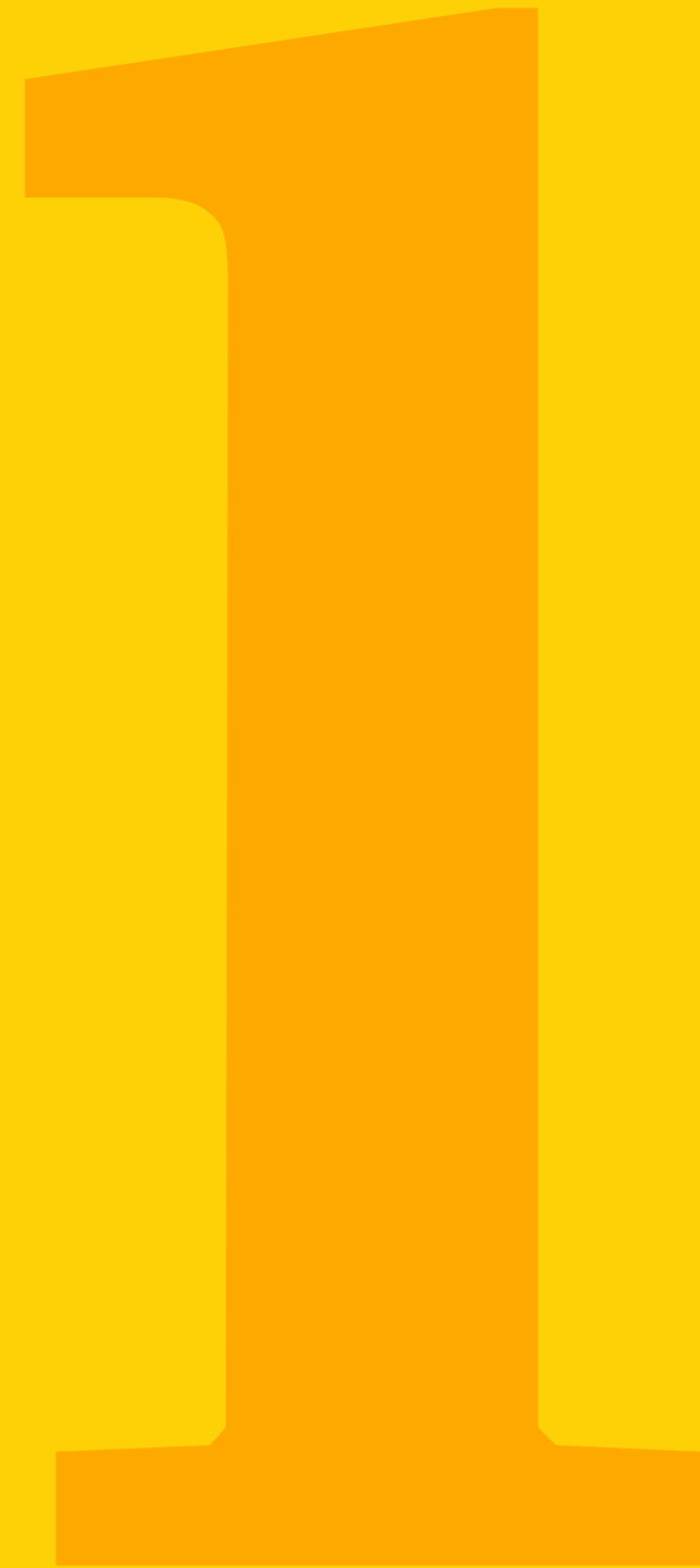


Proposed DA - White Shrouds + Neutral Glass - South West



Proposed DA - White Shrouds + Neutral Glass - North West

context.



ORIGINAL BUILDING

Completed in the early 1970's, 201 Miller Street is a distinctive commercial building, and a heritage item of local significance.

The NSW Heritage Inventory Statement describes the building as being significant for the following reason:

“An example of a highly integrated office tower in the Late Twentieth Century International style of considerable quality and distinctive detailing designed and built by prominent construction firm Sabemo Pty Ltd, contributing much to the urban streetscape of this high-rise area. It was notable when first completed in 1972-1973 for its unusual and prominent orange-coloured fibreglass exterior and finish. Although substantially modified in 1989 in the Post-modern style, which included interiors, a new Pavilion building, and the change of the orange exterior to more muted green and later grey colours, the building retains its distinctive original exterior form and construction’.

The building's design captured the spirit of innovation and optimism of the era. Vic Moratelli, lead director for the design at Sabemo, summed up this sentiment:

“...the colour, the pattern of the windows, the shapes and volumes are all designed to create an exciting environment, a contrast with the immediate surroundings. It is an effort to communicate to others a stimulus, a fluid feeling of happiness.”



Original Building - Orange Shrouds + Bronze Glass - North Elevation



Original Building - Entry and Lobby Columns



Original Building - Orange Shrouds + Bronze Glass - Miller Street

EXISTING CONDITION - PAST RENOVATIONS

The building has undergone a number of renovations in its lifetime:

1989 -1990

- New lobby design and portico;
- Addition of pavilion annex adjacent;
- New roof plant and antenna;
- Revised North elevation to accommodate updated mechanical system;
- Original facade materials painted over;

Early 2000's

- Entire facade repainted to current condition;
- Glazing panels replaced on ongoing basis;

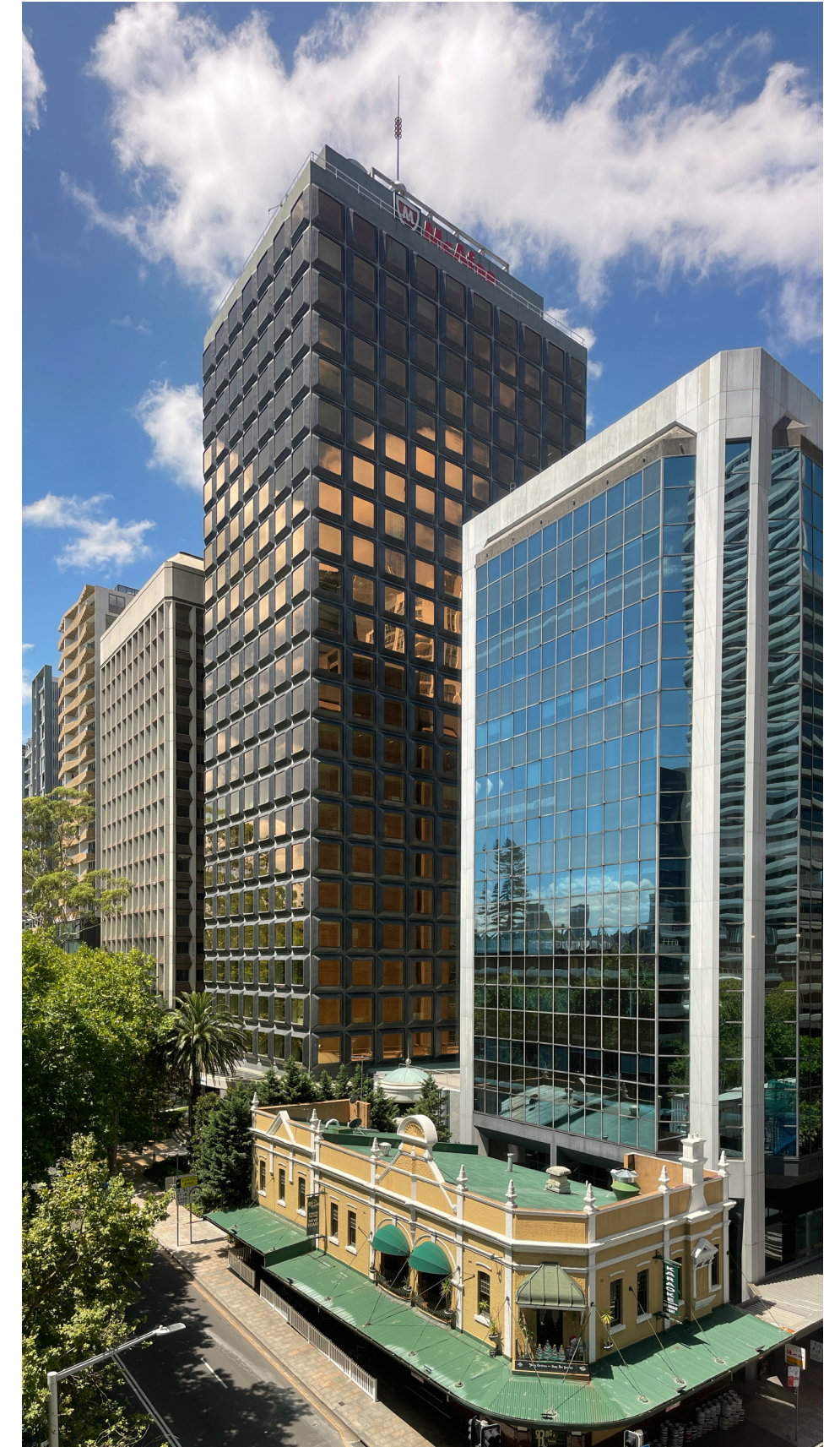
From a heritage perspective, these alterations have compromised the appearance of the original building and are detrimental to its distinctive character.



Current Building - Grey Shrouds + Bronze Glass - North Elevation



Current Building - Reprofiled Lobby Columns and Portico Addition



Current Building - Grey Shrouds + Bronze Glass - Miller Street

EXISTING CONDITION - FACADE DILAPIDATION

The facade is exhibiting varying degrees of deterioration. A number of facade condition audits have been undertaken which identified the following concerns:

- There is a concern the fibreglass shrouds may be deemed combustible;
- Water ingress has led to corrosion of the steel window frames;
- Stress fractures are occurring in a number of window panels;

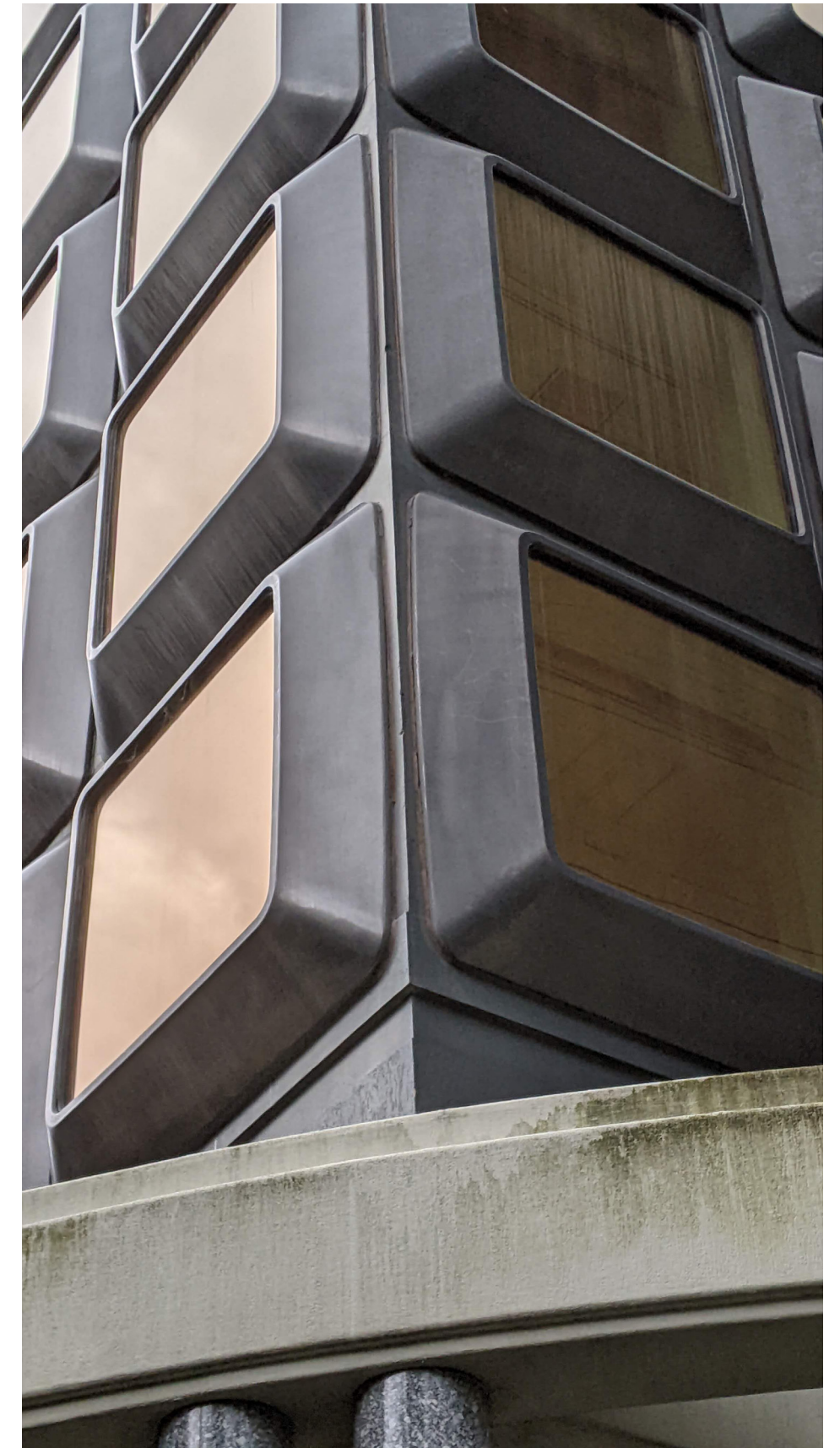
These concerns have prompted the owner to investigate remediation or replacement of the facade, which led to the Development Application under consideration.



Evidence of water ingress and deterioration of substrate



Corrosion of fixings



Staining and water marks on facade shrouds

PROPOSED FACADE REPLACEMENT - MODULAR SHROUD DESIGN

In the development application a modular aluminium shroud was developed, which closely replicates the appearance of the original fibreglass shroud.

The design process involved significant facade engineering work; using full size visual prototypes to ensure the distinctive forms could be recreated with current material technology and manufacturing processes.

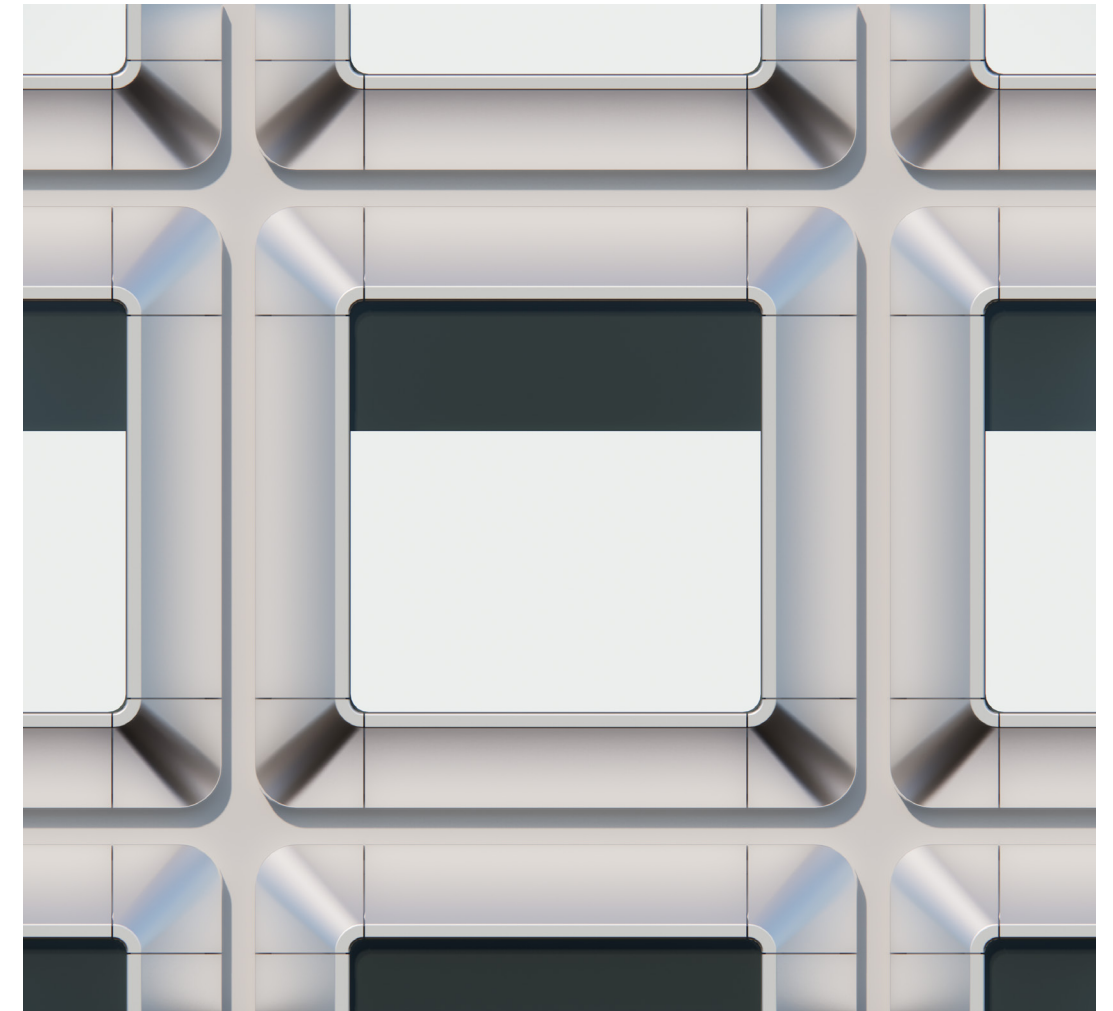
The proposed modular aluminium construction is technically innovative, echoing the pioneering spirit of the original design process.

At the North Sydney Local Planning Panel it was noted:

“The Panel considers that the Applicant’s preferred scheme for replacement of the window shrouds in a modular, assembled system could be supported.”



Current Fibreglass - Grey Shrouds + Bronze Glass - Single Element Fibreglass Design



Proposed DA - White Shrouds + Neutral Glass - Modular Aluminium Design

colour scheme.



COLOUR SCHEME

The building has undergone various transformations through its lifespan, most visibly in its colour scheme.

The original orange shrouds were repainted with a pattern of green and grey colours and then in their current dark grey colour.

The mirrored bronze tinted glazing has been consistent throughout the buildings history, though many of the original panels have been replaced due to inherent failures in the original glazing system.

Various factors have influenced the colour schemes considered, including:

- **Heritage**

There is a desire to restore the original appearance of the building including its distinctive orange shroud colour and bronze mirror glass.

- **Commercial Viability**

The applicant wants the building to present appropriately to prospective tenants, as a serious and well-appointed commercial entity.

- **Local Context**

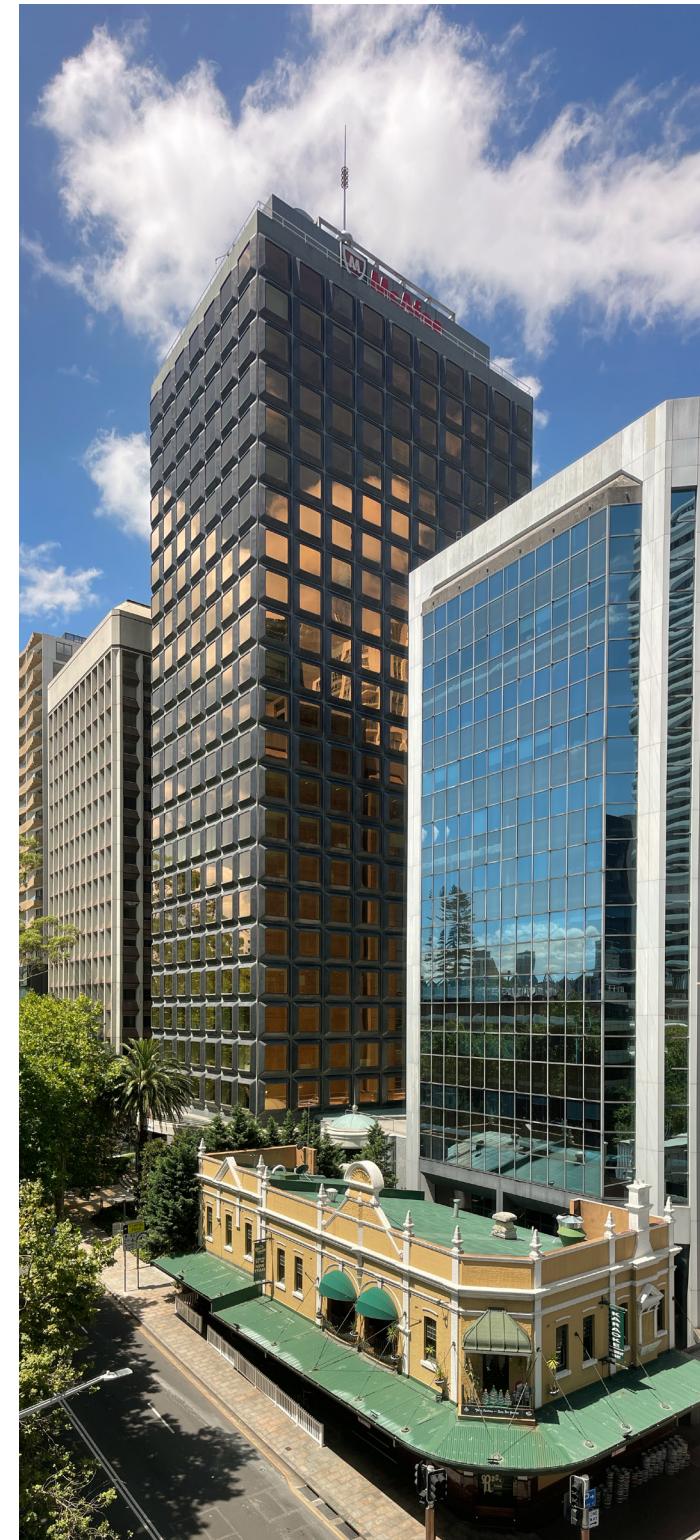
The building needs to sit comfortably within the current surroundings and adjacent the new developments which have arisen since it was first built.

These factors were acknowledged by the Local Planning Panel who stated:

“...the Panel considers that it is unreasonable to require that the colour scheme for the building should be orange to match the original building colour given that the building has already undergone colour changes...”



Original Building - Orange Shroud + Bronze Glass



Current Building - Grey Shroud + Bronze Glass



Proposed DA - White Shroud + Neutral Glass

SHROUD COLOUR

The original DA proposed a powder-coated aluminium white shroud. This was not supported by the Local Planning Panel:

“A revised colour scheme, including glazing colour, that is more complementary of the heritage significance of the building is to be achieved. The selected colour is to be distinctive and better reflect the design quality and expression of the original building facade. Stark white is not supported.”

A wide array of shroud colour options have been reviewed and discussed by the design team. On balance it is felt that there are two potential alternatives; these represent viable options which could be supported on the following basis:

- **Silver Shroud (preferred)**

A classic facade colour, evocative of the existing grey, whilst also complimenting the more contemporary developments of North Sydney. The shroud corners will glisten and shine in the sunlight with the silver colour giving emphasis to the unique form of the shrouds. Silver is an honest reflection of the aluminium technology proposed for the new shroud in the same manner that orange was true to the fibreglass of the original shrouds.

- **Orange Shroud (considered)**

A replication of the original heritage orange shrouds would give the building a strongly distinctive character. The design team believes a slightly muted tone would be more appropriate than the ultra bright orange of the original heritage shrouds. This would restore the heritage appearance in spirit whilst also paying consideration to the commercial viability of the project and the local context.



Original Building - Orange Shroud



Current Building - Grey Shroud



Development Application - White Shroud



Preferred - Silver Shroud



Considered - Orange Shroud

GLASS COLOUR

The specification of the original bronze reflective glass is unknown, but it has proven problematic. Over 60% of the glazing panels have failed and have been replaced - a disproportionately high number for a building of similar age and scale. The replacement panels used to date are a reasonable match, but they are difficult to procure.

In light of this the an alternative glazing specification will need to be used in the replacement panels. The original DA proposed a neutral vision glazing. The Panel indicated that the glazing colour should be considered as part of the colour scheme:

“A revised colour scheme, including glazing colour, that is more complementary of the heritage significance of the building is to be achieved.”

The design team has therefore considered two possible alternative glass specifications:

- **Neutral Vision Glazing**

As the original Development Application. Neutral vision glass will provide a clear appearance consistent with the surrounding context.

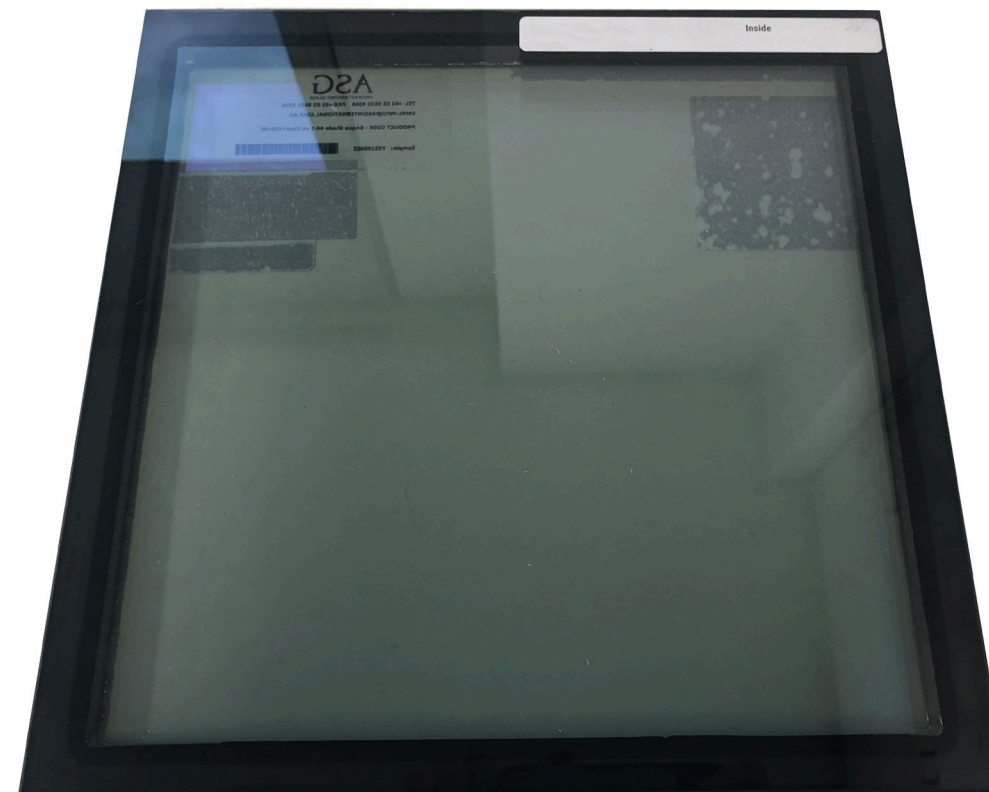
- **Bronze Tinted Vision Glazing**

A bronze tinted vision glass can closely mimic the quality of the existing glass, providing a reference back to the heritage original.

It should be noted that the bronze glass will be less reflective than the existing to comply with the North Sydney Planning controls - new glazing must have an external specular reflectivity below 20%.



Original Building - Bronze Glass



Under Consideration - Clear Glass



Under Consideration - Bronze Glass

SHROUD AND GLASS OPTIONS CONSIDERED

SHROUD: SILVER POWDERCOAT

GLASS: NEUTRAL



- ✓ Shroud colour similar to existing and suited to existing local context;
- ✓ Metallic shroud finish will accentuate the distinctive form;
- ✓ Shroud colour consistent with material properties of the aluminium system;
- ✗ Shroud colour does not literally replicate the original heritage colour;
- ✗ Glass does not replicate the original heritage colour;

GLASS: BRONZE TINT



- ✓ Shroud colour similar to existing and suited to existing local context;
- ✓ Metallic shroud finish will accentuate the distinctive form;
- ✓ Shroud colour consistent with material properties of the aluminium system;
- ✓ Glazing colour closely matches original heritage glass;
- ✗ Shroud colour does not literally replicate the original heritage colour;
- ✗ Glazing will not match reflective quality of heritage glass;

SHROUD: ORANGE POWDER COAT

GLASS: NEUTRAL



- ✓ Shroud colour closely matches original heritage colour;
- ✓ Building will be a distinctive landmark;
- ✗ Shroud colour may considered too bold for the context;
- ✗ Glass does not replicate the original heritage colour;

GLASS: BRONZE TINT



- ✓ Shroud colour closely matches original heritage colour;
- ✓ Glazing colour closely matches original heritage glass;
- ✓ Building will be a distinctive landmark;
- ✗ Shroud colour may considered too bold for the context;
- ✗ Glass and shroud colours clash;
- ✗ Glazing will not match reflective quality of heritage glass;

PROPOSED COLOUR SCHEME

Having reviewed the benefits and issues of the various shroud and glass combinations, the design team and the applicant have concluded that the silver shroud with bronze tinted vision glazing provides the preferred colour scheme.

This colour scheme will deliver a uniquely distinctive building upgrade, well suited to the contemporary North Sydney context, whilst remaining relatively similar to the existing appearance.

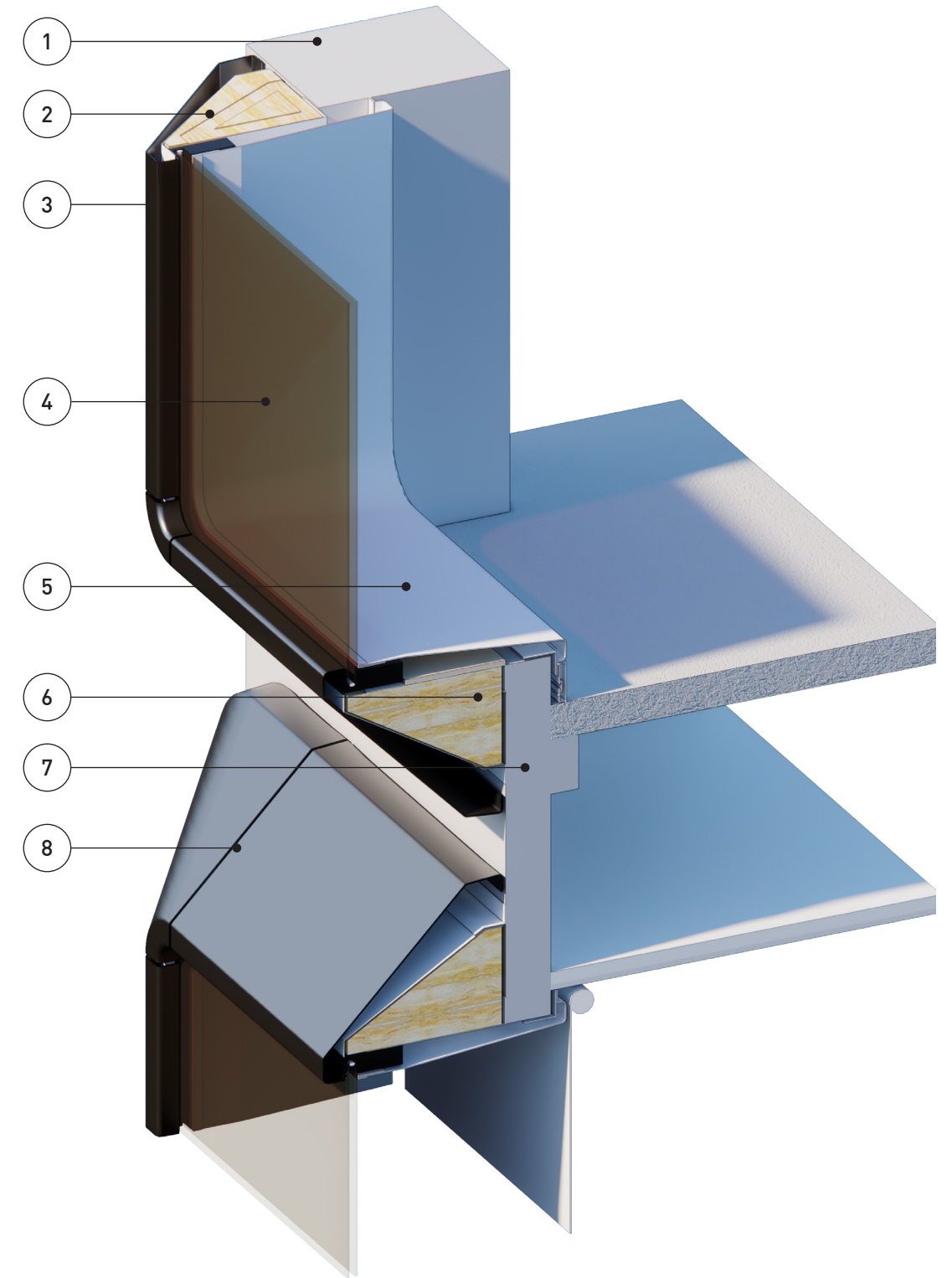
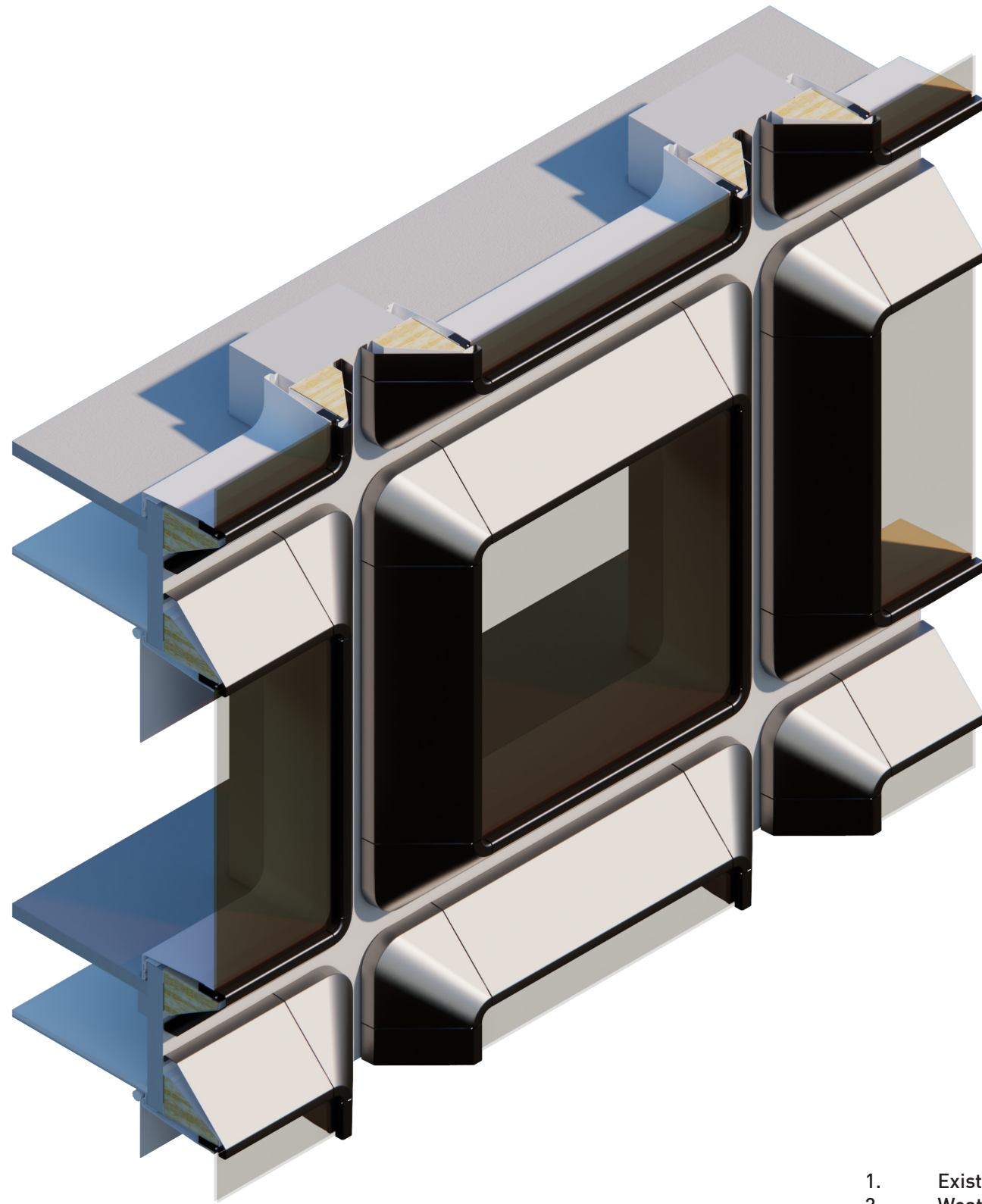
The silver shrouds will have an engineered look, consistent with the spirit of the heritage building and the aspirations embodied in its design. The colour will accentuate unique heritage form of the shroud, catching light on the curved corners.

The bronze tinted glazing will closely match the original heritage appearance, providing a direct link back to the building history.



Proposed Colour Scheme - Silver Shrouds + Bronze Glass

PROPOSED COLOUR SCHEME - SHROUD DETAIL



1. Existing structure - concrete coloured paint
2. Weatherproofing - galvanized flashing
3. Aluminium shroud - powdercoat finish
4. IGU - (Section J compliant)
5. Internal trim
6. Thermal insulation as required
7. Existing concrete corbel
8. Hairline joints (10mm max) as required

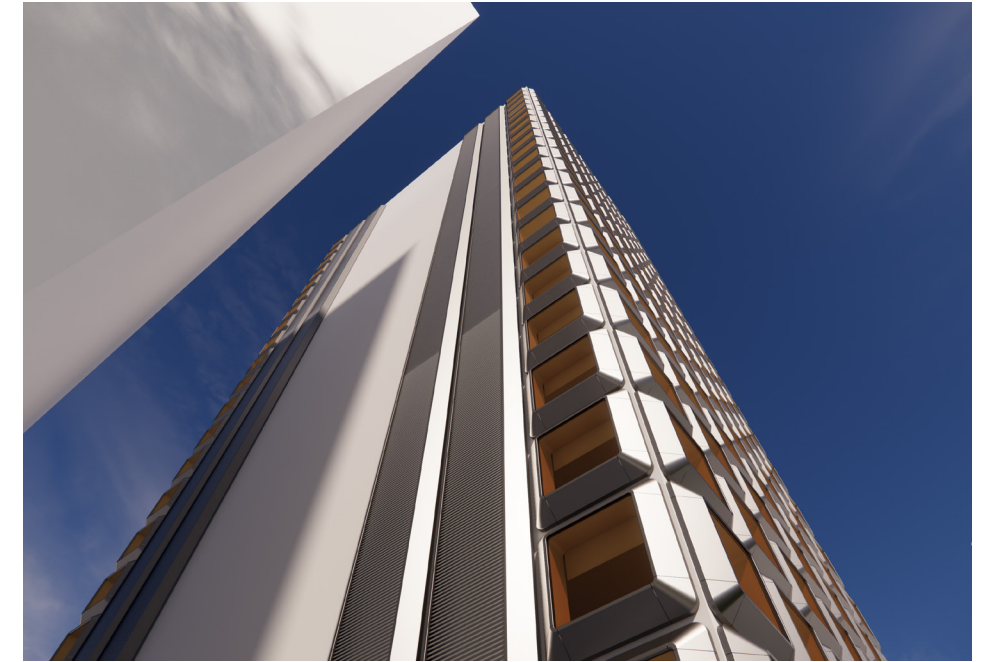
PROPOSED COLOUR SCHEME - BUILDING VIEWS



Proposed Colour Scheme - Silver Shrouds + Bronze Glass - South West



Proposed Colour Scheme - Silver Shrouds + Bronze Glass - North West

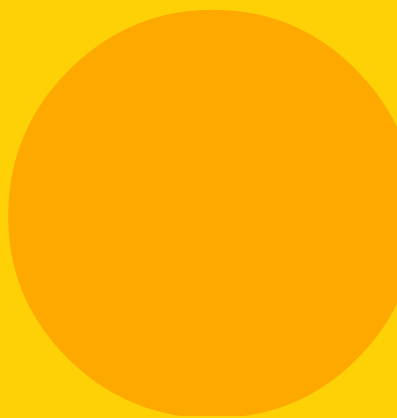


Proposed DA - Silver Shrouds + Bronze Glass - North Facade



Proposed DA - Silver Shrouds + Bronze Glass - Entry

portico and columns.

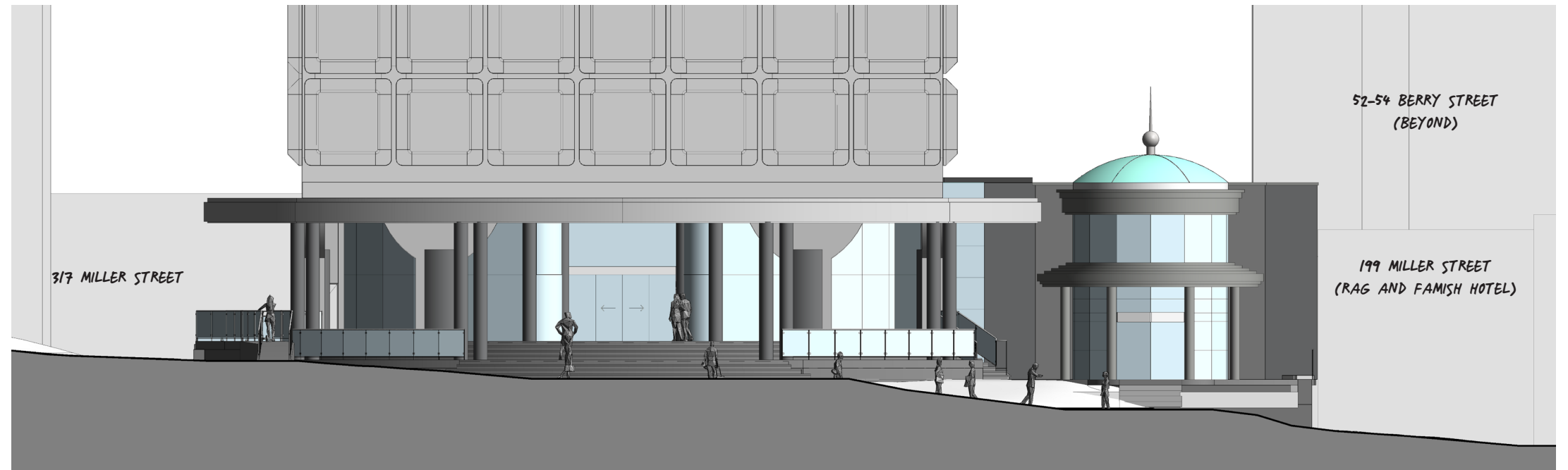


EXISTING PORTICO AND COLUMNS

The panel noted that the ground floor experience of the heritage building is compromised by the 1989-1990 post-modern renovations; specifically the re-profiling of the base columns and the addition of the canopy portico.

The panel requested the applicant review the option to remove the portico and reinstate the original column profiles:

“Consideration of the removal of the portico to the main forecourt and reinstatement of the original supporting column profiles evident in photographs of 1972 from Stanton Heritage Centre, Local History Collection”



Existing Building - Portico and Amended Column Profiles



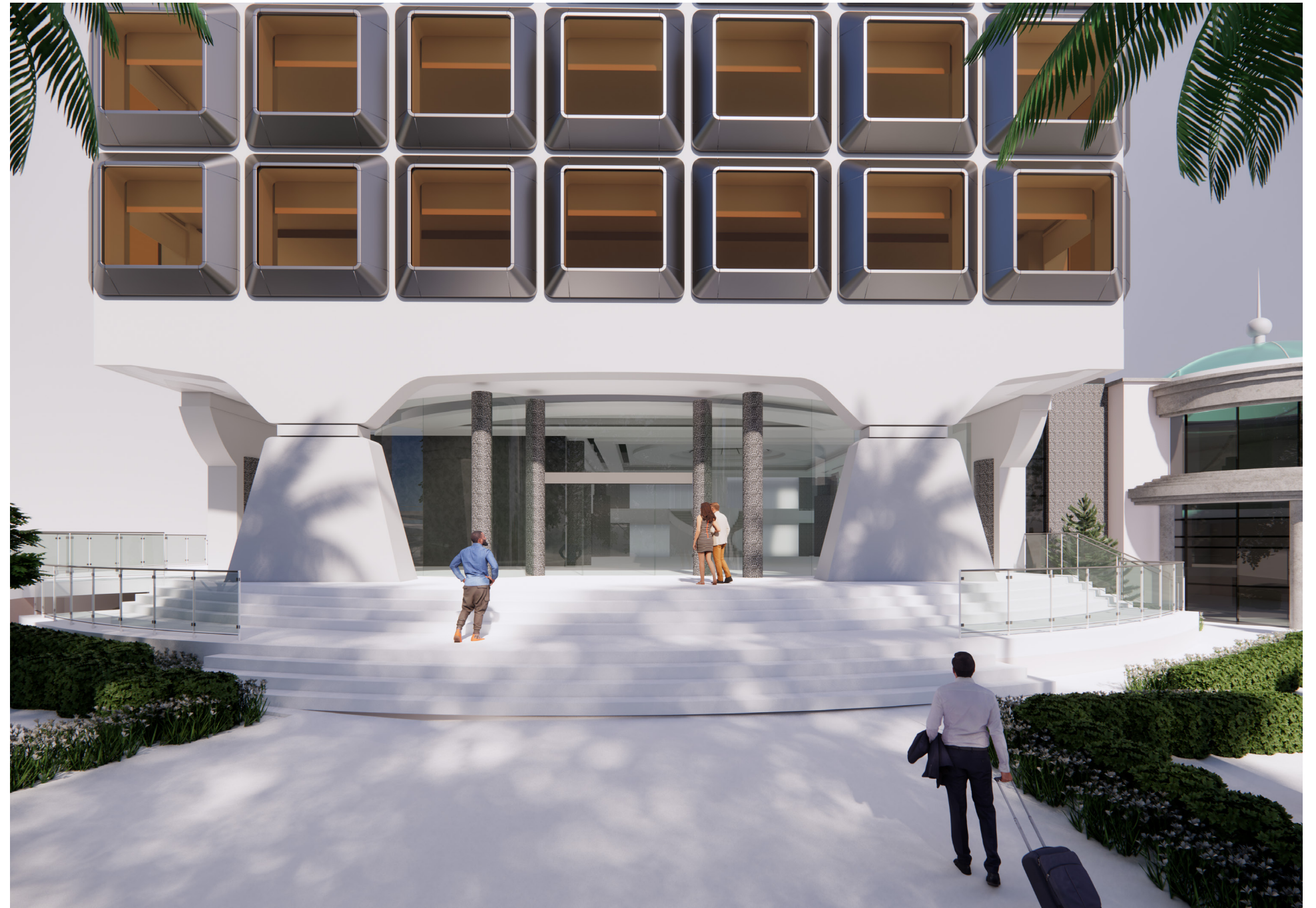
CONSIDERATION OF REMOVAL OF PORTICO AND REINSTATEMENT OF COLUMN PROFILES



Current Building - Adjusted Lobby Columns and Portico Addition



Potential Renovation - Portico Removed



Potential Renovation - Portico Removed and Original Column Profile Reinstated

NOTE: the potential works shown above, including the removal of the portico and reinstatement of the original columns, do not form part of the Development Application under consideration.

PROPOSED PRECINCT MASTERPLAN

Removal of the portico and reinstatement of the column profiles has been considered in this response. Further investigations will be undertaken as part of the broader plan for the site.

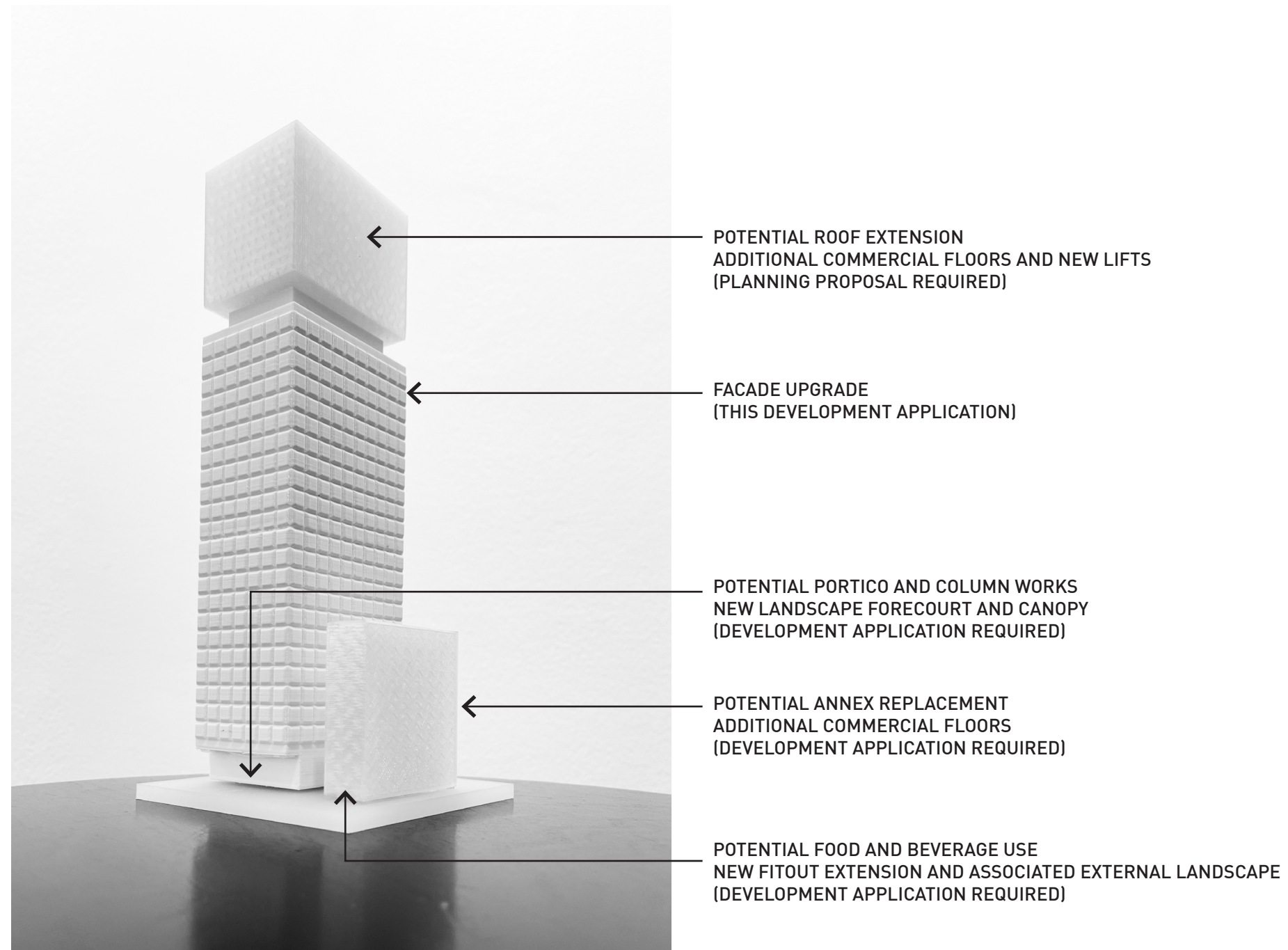
The applicant is also looking at various other ambitious options to develop the wider precinct, including:

- Internal lobby upgrades (complete)
- Upgrade to the facade to address maintenance, performance and combustibility (this application),
- Improvements to the ground plane and landscape.
- Replacement or renovation of the annex building to the south of the site.
- Possible food and beverage uses for the ground floor of the annex, with associated external seating and landscaping.
- Potential roof extension, to incorporate additional commercial floors above.

These amendments would all require Development Applications and/or Planning Proposals to be submitted and considered by Council.

Works to the Portico and the ground level columns could be included in a subsequent application, which encompassed the landscape and ground plane of the subject site.

The Panel's suggestion has been considered and will be further considered in the next stages of the development.



sissons.

p: 02 9460 8002 abn: 31 621 375 129

Suite 5.01, 53 Berry Street, North Sydney, NSW 2060 Australia.

nominated architect: Nick Sissons NSW ARB 7210

sissons.com.au