



## **201 Miller Street**

Façade DA 145/23 – Amended DA Document  
Submission

27<sup>th</sup> February 2024

27<sup>th</sup> February 2024

David Hoy  
Team Leader (Assessments)  
North Sydney Council  
200 Miller Street  
North Sydney NSW 2060

## **RE: 201 Miller Street – DA145/23 - Amended DA (Resubmission)**

This letter has been prepared in response to the advice received from the North Sydney Local Planning Panel at the meeting held on Wednesday 6 December 2023 (excerpt attached as Appendix A) with respect to the heritage issues raised as part of the DA assessment process for 201 Miller Street, North Sydney.

### **1.0 Site Location**

The site is located at 201 Miller Street, North Sydney (refer image below) and is legally identified as Lot 1 DP 706146.



Figure 1: Aerial photograph showing the location of the subject site (outlined in red) within its context.  
Source: Urbis, Accessed 2024.



Figure 2: Looking directly towards 201 Miller Street. Source: Google Maps accessed 2024.

The building is listed as item I0904 “Commercial building” in the North Sydney LEP 2013. The NSW Heritage Inventory Statement listing 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’.<sup>1</sup>

## 2.0 Background

A DA (DA 145/23) was submitted to North Sydney Council in May 2023 for the replacement of existing window shrouds and repairs and maintenance of the façade of the 23-storey heritage-listed building. The DA was then referred by Council to the Panel for determination.

The panel, at its meeting of the 6 December 2023 decided to defer the determination to provide the applicant with the opportunity to address additional panel recommendations and to allow for amended plans to be resubmitted, as follows:

*Having regard to the above reason for the State Heritage listing, 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 as noted in the listing above. 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 “it’s 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 unitary modular structure fabrication to be installed as modular façade units for each window shroud.*
- b) *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 façade. Stark white is not supported.*

---

<sup>1</sup> <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181331>

- 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.).*

*It is noted that:*

*The amended plans are required to be submitted within 3 months from the date of this deferral and for a supplementary report to be prepared by Council Officers and submitted to the panel in a timely manner. In the absence of amended plans and documentation the Panel will move to determine the matter on the basis of information at hand.<sup>2</sup>*

### **3.0 Revised Works**

The client seeks to modify the proposed powder coat colour in accordance with determinations of the North Sydney Local Planning Panel.

An alternative colour for the aluminum, which was previously proposed to be white (as shown in Figure 3) has been developed by Sissons Architects (as shown in Figure 4) in response to the planning panels' commentary that white was inappropriate.

It is proposed to use an Aluminium Finish to the Shrouds as proposed in the initial DA submission, which is to be Powder Coated with a Silver Metallic colour, as depicted in Figure 4. The revised colour palette has been developed by Sissons Architects, in close consultation with the heritage specialist team at Curio Projects and the applicant (LaSalle) using the existing building's colour palette as a baseline for such considerations.

It is also proposed to amend the "clear vision glazing" in the current DA application to "bronze-tinted vision glazing to retain a similar look and feel to the existing glazing. (see previous Figure 2).

---

<sup>2</sup> See Annexure A for the full excerpt from the North Sydney Local Planning Panel  
5 Blackfriars Street, Chippendale NSW 2008 | 02 8014 9800 | [curioprojects.com.au](http://curioprojects.com.au) | [info@curioprojects.com.au](mailto:info@curioprojects.com.au)



Figure 3: Render prepared by Sissons Architects of the previously proposed works to 201 Miller Street North Sydney with the façade finished in the white powder-coated finish.

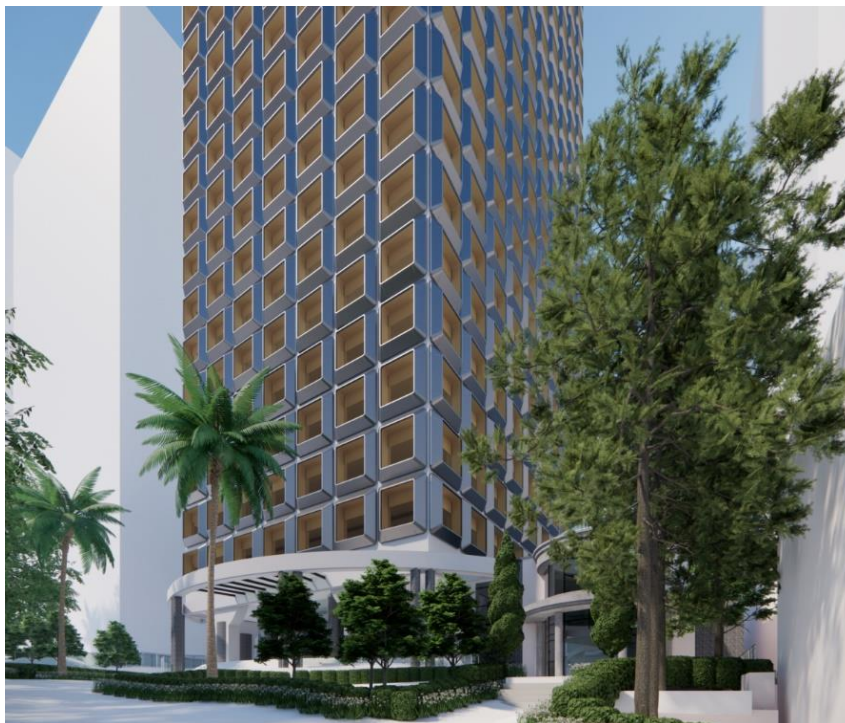


Figure 4: Render of the proposed modified facade colour with the silver aluminium finish. Source: Sissons Architects 2024.

## 4.0 Assessment of Heritage Impact

### 4.1.1. Physical Impacts

- The façade fabric, which is the original fabric of the façade is considered to be combustible. The façade engineer has identified that solid aluminium cladding is the most suitable material for the replacement strategy.<sup>3</sup> Further to this the aluminium will enable the architectural form to be recreated as closely as possible to the original façade.
- It is noted that 95% of the glass has been replaced on the east and west elevations – the most exposed to direct sunlight – with only 20% having been replaced on the southern elevation – the least exposed to direct sunlight. Whilst we do not have the current record of the glass replacements, in early 2016 it was recorded that 362 out of a total of 572 had been replaced. It is possible that another 50 to 100 have been replaced since then, but clearly the proportion replaced is more than 60% of the original total.<sup>4</sup> It is proposed that the bronze-tinted glass will be matched as close, as is both practical and possible, to the original glass while meeting the necessary performance requirements.

### 4.1.2. Visual Impacts

- The original orange façade was changed to a dark green colour in 1989 as part of post-modern style modifications and later to grey. This change in colour is indicative of the site's development and history. As noted by the Local Planning Panel: *"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 as noted in the listing above."* The existing grey colour is preferred in the current tenant market, it is generally desirable and marketable. The proposed silver colour is in keeping with this scheme and will allow the ongoing use of the heritage item.
- It is understood that the item's heritage significance lies in its unique original exterior form and architecture as an office tower with distinctive window frames constructed as a complete facade grid. The proposed aluminium shrouds to the façade and silver metallic colour will read similarly to the existing façade. The proposed silver metallic colour reflects the building's international style aesthetic and will appear like for like with the current colour when viewed from the public domain in the setting and streetscape of North Sydney and will sit appropriately within its context by remaining unobtrusive and contributing to the high rise mixed commercial precinct.

### 4.1.3. Future Works

- The client is exploring the potential removal of the portico from the main forecourt and the restoration of the original supporting column profiles, as shown in Figure 5, Figure 6 and Figure 7 below. The awning was added in the 1990s and consideration has been given to its removal, however it does provide benefits that would be eliminated by its removal. This includes weather protection to the front of the building, which is important with current slip rating and insurance requirements and overhead protection in the very rare event of issues with the concrete in the facade above.
- Future consideration of the physical impacts resulting from the removal of the façade, including loss of weather-proof areas and any onflow impacts to the materiality of existing flooring,

---

<sup>3</sup> Arcadis, Design and consultancy, 201 Miller Street North façade replacement concept-Rev04.

<sup>4</sup> Arcadis, Design and consultancy, 2021, 201 Miller Street, North Sydney, Building Façade Assessment.

landscaping, as a result of the removal of the main forecourt portico will be considered in detail at a later stage. Therefore, whilst it remains under consideration as the Panel have suggested and as shown in the high-level concept renders, any changes to the main forecourt and portico would be submitted as part of a future development application.



Figure 5: The existing forecourt. Source: Sissons Architects 2024.



Figure 6: The main forecourt option 2. Source: Sissons Architects 2024.



Figure 7: The main forecourt option 1. Source: Sissons Architects 2024.

## Conclusions and Recommendations

Whilst there are physical impacts to changing the façade they are considered necessary for compliance. The changes in materiality will allow for the ongoing sustainable long-term use of the site, including considerations relating to the building's ESD performance. From a visual perspective, the amended materiality and colour palette will read similar to the existing façade, particularly with respect to the bronze glazing, and is supported from a heritage perspective.

It is recommended that the Panel approve the proposed glazing and façade colour scheme from a heritage perspective. Curio are in agreement that the original orange façade contributes a significant part of the façade's history, however as previously acknowledged it is unreasonable to implement the orange colour scheme given the building has already undergone changes to the façade pods, glazing and colour scheme. The proposed colour is considered sympathetic to the existing colour scheme and will contribute positively to the public domain.

Should you have any questions or require any additional information with respect to the heritage requirements for the proposed works to the study area as specified in this document, please do not hesitate to contact me by email at [celine@curioprojects.com.au](mailto:celine@curioprojects.com.au).

Yours sincerely,

Celine Louizos  
Heritage Consultant  
Curio Projects Pty Ltd.





5 Blackfriars Street, Chippendale NSW 2008 | 02 8014 9800 | [curioprojects.com.au](http://curioprojects.com.au)