

1 October 2009

Rice Daubney
110 Walker Street
North Sydney NSW 2060

Attention: Mr Paul Reidy

Dear Paul,

**Re: Commercial Development at 88 Walker Street & 77-81 Berry Street, North Sydney
Heritage Impact**

Further to our Statement of Heritage Impact (Part 3A Environmental Assessment) for a Commercial Development at 88 Walker Street & 77-81 Berry Street, North Sydney (7 April 2009), we have reviewed revised drawings (DA01 to DA42 October 2009) prepared by your office.

Amendments to the exterior form of the design include a revision to the treatment of southern elevation of the hotel building at 88 Walker Street, removal of the aerial bridge and minor modification to the glass lobby adjacent to the former North Sydney Fire Station (now Firehouse Hotel).

Our conclusion on the heritage impacts of the earlier scheme was that 'the proposed project does not significantly, adversely impact upon the identified heritage significance of the adjacent or adjoining heritage items nor heritage items or conservation areas further afield.....'and that 'the detail of the interface with the northern wall of the former Fire Station should be reviewed once the condition of the underlying fabric is known.'

The changes to southern elevation and removal of the aerial bridge do not adversely impact upon the former fire station or adjacent heritage items. The modification of the minor recess expressed in the glazed lobby butting against the former Fire Station, that was originally proposed, to an entry with a more substantial recess and separation is a beneficial impact of the design and goes some way to addressing the detail of the interface amendment recommended in our earlier report.

We maintain that the final details of the wall interface cannot be known until the condition of the underlying fabric is known.

It should also be recognised that by keeping the northern wall of former Fire Station free, opportunities for continuing adaptive reuse of the heritage item are introduced which might, at some future time, be acted upon to affirm the viability of the item. Such opportunities might, for instance, include discreet openings in the party wall to provide an interface with the proposed lobby.

We confirm that the design, as amended, has a minor and acceptable impact upon the former North Sydney Fire Station and other heritage items.

Yours sincerely,

NBRS+PARTNERS



Robert Staas
Director/Heritage Consultant

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