



PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS

14th November 2013

The Director
Department of Planning and Infrastructure
23-33 Bridge Street, Sydney NSW 2000
GPO Box 39, Sydney NSW 2001

Dear Sir or Madam

Re **Section 75W Application Clare Hotel and Administration Building
Central Park**

We write to outline the changes contained in the 75W application and to comment on any heritage impacts that need to be considered as a result of the changes.

In summary the changes to the proposal with our comments on possible heritage impacts are:

Basement level

Hotel Clare: One existing room removed
Comment: the area is largely being rebuilt due to water ingress issues, the change in layout has no adverse heritage impact

Admin Building: Removed 50% of remaining basement walls
Comment: This has a minor adverse heritage impact however key walls are retained as required. The change is to allow the basement to be reconstructed as a waterproof area so that it can be usable.

Ground Floor Level

Hotel Clare: Keeping more of the wine display area and all of the female toilet intact
Comment: This has a positive heritage outcome as more of the original fabric and layout is being retained.

Admin Building: Reconstructing the stair and lift in G:09
Comment: Moving the stair to ground extending to a mezzanine level allows the fabric of the stair to be seen more fully and in a more accessible area. This is a positive heritage outcome.
Moved the FBBV to south west corner of building
Comment: This is a minor element and has no adverse heritage impacts.

Level 1

Hotel Clare: Use of existing bedroom areas as bedrooms rather than meeting rooms
Comment: This has a positive heritage outcome as it retains a use in this part of the building that reflects its former use.

Admin Building: No change

Level 2

Hotel Clare: No change

Admin Building: In order to achieve fire isolation between rooms, the anti chamber to the heritage boardroom has been removed and rebuilt, the existing cladding has been reconstructed on three walls of the new anti chamber.
Comment: This has a minor heritage impact as fabric is to be removed and reinstated, however the outcome will retain elements of the ante chamber which could not otherwise be achieved.

Level 3

Hotel Clare: Removed proposed wine and dessert bar, area now use for plant, removed handrail around roof as now not accessible
Comment: This has no adverse heritage as the works were new, removal of the handrail has no adverse impact as it is a new element.

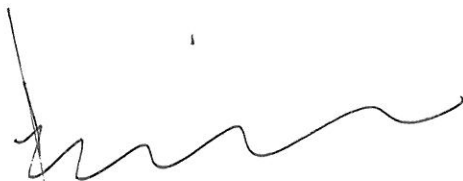
Elevations

Hotel Clare: Changed door to window on Broadway elevation at ground floor
Comment: This has a positive heritage outcome as it reinstates a former window that was part of the original fabric.

We conclude that these minor changes overall have a positive heritage outcome for the building.

Please do not hesitate to contact us if there are any questions arising from this.

Yours faithfully



Paul Davies

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Chartered Architect