

Weir Phillips Heritage

26th April 2018

Attn: Ben Lusher

Director, Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Re: Amended Concept Proposal for Cockle Bay Wharf (SSD 7684), 17-27 Wheat Road, Sydney – Heritage Response

This letter responds to The Council of the City of Sydney's concerns relating to the heritage impact of the amended concept proposal for Cockle Bay Wharf (SSD 7684). The heritage objection is outlined below:

The proposed connection from the amended terraced public landscape to Pyrmont Bridge had been amended. It now connects to the east bridge abutment added in the 1990s and is potentially acceptable. However, the submission mainly uses photo montages and sketch plans to describe this work. Some of these images appear to indicate that the new bridge will cut much closer to the historic Corn Exchange building than existing bridges. This would not be acceptable. In particular, the detailing of the north edge/road portal of the proposed land bridge requires careful detailing as it will be seen as a road portal along the axis of Market Street from the east. The alignment, design and detail of the Market Street land bridge link to Pyrmont Bridge must be resolved to enhance the setting of the Corn Exchange and ensure a high quality and resolved design of the north edge of the new bridge. The detailed design of the connection to of Pyrmont Bridge must be resolved with the input of heritage architects and articulated in the heritage impact statement.

The proposed end of the east bridge abutment will be situated slightly closer to the Corn Exchange Building (SHR No. 01619) than the existing bridge. The proposed pedestrian bridge will traverse the Eastern Distributor and Sussex Street, connecting to the western Sydney CBD via the southern side of Market Street. Figure 1 below, a conceptual plan prepared by Aspect Studio, outlines where the new pedestrian link will cross Sussex Street and join Market Street.

This plan demonstrates that there can be sufficient separation from the Corn Exchange Building and the bridge to have no direct physical impact on the building. This condition will be included in the Design Competition Brief and development with the Design Architect and relevant authorities. The landmark curved form of the Corn Exchange Building will still be visible along the Market Street/Sussex axis when at street level and the visual relationship with the Queen Victoria Building will be preserved.

Considering the existing level of new development in the immediate vicinity of the Corn Exchange Building the proposed pedestrian bridge will have no additional heritage impact.



Figure 1: A concept design by Aspect Studio showing the location of the pedestrian bridge link in relation to the Corn Exchange.

The connection of the new pedestrian link and the Pyrmont Bridge will be in line with Policy 6.2 and Policy 10 contained in the Pyrmont Bridge Conservation Management Plan (2006). The policies are quoted below:

Policy 6.2: Additional connections to the bridge should connect into the modern fabric of the approaches. Further alteration nor relocation of, the historic fabric should not be undertaken as it detracts from the simplicity and elegance of the original design.

Policy 10: Ensure that new works to the Pyrmont Bridge do not: Detract visually from the bridge of its harbour setting; hasten the deterioration of the surviving fabric; or result in irreversible alteration to significant fabric.

The proposed interface with the pedestrian link and the Pyrmont Bridge will utilise the existing modern fabric connections to the bridge, see **Figure 2** below. The connection will utilise the existing pedestrian link on the far eastern point of the bridge and connect to the lower terrace via staircases and escalators. This option provides an axial connection with Market Street as well as a wider and improved egress for event mode and day to day operation.

This option also allows for the removal of the existing side pedestrian access to Pyrmont Bridge, this will have a positive heritage impact as the profile of the southern elevation will be visible in full. The alignment, design and detail of the Market Street land bridge link to Pyrmont Bridge will be resolved to enhance the setting of the Corn Exchange in the detailed design phase. The Design Architect will consult with Council's Heritage Officers during the design development phase.

Weir Phillips Heritage

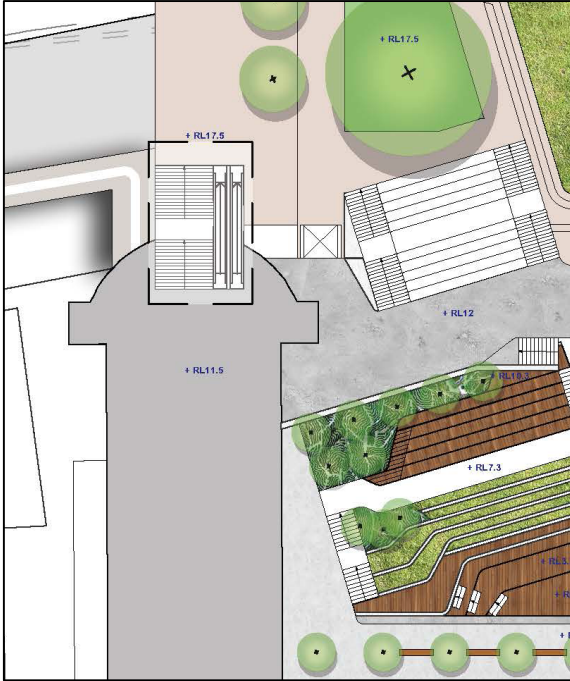


Figure 2: A concept design by Aspect Studio showing how the pedestrian bridge link will connect to the Pyrmont Bridge.

Please do not hesitate to contact me on 02 8076 5317 if you have any questions,

Yours faithfully,

A handwritten signature in black ink, appearing to read "James Phillips".

James Phillips | Director