

Lawren Drummond

From: Vanessa Aziz <vaziz@cityofsydney.nsw.gov.au>
Sent: Thursday, 28 February 2019 2:43 PM
To: Lawren Drummond
Cc: Michael Soo
Subject: HPE CM: SSD 4972 MOD 7 Modification to Four Points By Sheraton Hotel Expansion

Dear Lawren,

RE: SSD 4972 – Modification 7 seeks to use the current temporarily approved configuration permanently

The Modification application proposes to retain the existing public domain and road layout to Wheat Road. The existing layout was previously intended to be a temporary configuration under the original SSDA, and a redesign of the public domain and road was to follow the completion of construction works for the hotel. The temporary configuration includes parallel kerbside car parking, parallel bus parking, brick and concrete footpaths, concrete kerb and gutter, verge planting against the barriers to the Western Distributor, and a pedestrian crossing to connect the hotel with Cockle Bay/Darling Harbour. The footpath levels on the west side of the road (i.e. the Cockle Bay side) have a considerable slope from the kerb across to the rear of Helm Bar and the Sydney Aquarium.

The approved final redesign of Wheat Road includes upgrading the pedestrian connection from the hotel to Cockle Bay/Darling Harbour via the extension of stairs over Wheat Road so that pedestrians would be free from negotiating traffic; an increase in the public domain on the Cockle Bay side of Wheat Road, meaning increased pedestrian entrance to Cockle Bay and increased area to tour groups etc. to gather; and the reconfiguration of the road to allow more buses to park at the rear of the Sydney Aquarium and Cockle Bay precinct.

It is noted that the footpath/pedestrian area levels on the Cockle Bay side of the road do not appear to be compliant with the City's grades for public areas. There is an opportunity, under the approved plans, for levels within this area of the public domain to be improved.

By not implementing the already approved Wheat Road reconfiguration and retaining the existing temporary public domain layout would be a missed opportunity to improve pedestrian connections and safety in the area which provides key access for tourists from a major hotel to Cockle Bay and Darling Harbour.

Upgrading the public domain and Wheat Road configuration to the approved design is a much more desirable outcome as it improves pedestrian/tourist connections by providing a direct and safe route to Darling Harbour from the hotel and Sussex Street. The increased public footpath space approved to the Cockle Bay side of the road will provide more space for groups to congregate, particularly when getting on and off coaches.

The site is a key tourist area and should be improved to better facilitate pedestrian safety and connectivity.

Regards

Vanessa Aziz
Senior Planner
Planning Assessments

Telephone: +612 9246 7758
cityofsydney.nsw.gov.au

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