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Mr Brendon Roberts
Team Leader Key Sites Assessments
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

Sent by e-mail to: matthew.rosel@planning.nsw.gov.au

Dear Mr Roberts

Response to Modification request – The Sandstone Precinct 23-33 and 35-39 Bridge Street, Sydney (SSD 7484 MOD 3)

Thank you for your invitation for the Heritage Council to provide comment and advice on recommended conditions of consent for the Modification Request of the above development consent (email 1 November 2018).

Heritage Council understands that the proposed modifications are requested because both the hotel brief and the architectural design have been further developed for the approved adaptive reuse of the Education Building (SSD 7484), and now include:

- Realignment of the new tunnel and reduction in basement area;
- Changes to the internal layout on each level;
- An increase in the number of rooms from 192 to 229;
- Design revisions to the roof top extension; and,
- Amendments to waste storage areas.

It is understood that the proposed modifications will be concentrated in the following areas.

- **Basement 01 - 03:** Following geotechnical investigations, the three basement floor areas have been reduced in size and reconfigured to reduce impact of vibration. This will ensure that adverse impacts to the exceptionally significant facades are minimised.
- **Lower Ground Level:** This level has been redesigned, including a reconfigured loading bay. Modifications include enlargement of the south west bay to allow greater public accessibility; Only one external window is now proposed to be adapted into a doorway rather than the previously approved four windows and the historic corridor wall in the north west corridor is now being retained.
- **Ground Level:** Amendments to the interior layout include a redesign to the reception and concierge zone. The only significant fabric proposed to be impacted is the enclosure of three windows in the public bathrooms, the creation of a new opening between Function Room 7 and 8, and the infill of the opening between Function Room 8 and 10; the historic corridor wall in the north west corridor is being now being retained.

- **Levels 01-04:** Changes in the configuration of the interior layout to allow for the increased number of guest rooms. Deletion of the winter garden feature of the previous design.
- **Level 05:** Changes in the configuration of the interior layout; deletion of the winter gardens; reduction in the pool length and deletion of the 'wet edge'; corridor to the pool area from reception will now retain the existing historic entrance.
- **Level 06-09:** Redesign of the exterior of the vertical extension; changes in the configuration of the interior layout to allow for the increased number of guest rooms, amendments to the landscape treatment and relocation of plant.

Following our review, we provide the following comments and suggested conditions of consent.

Original Building Fabric and Structure

Overall the modifications will have an acceptable material impact on the significant fabric of the building in the context of the approved major adaptive reuse works. The interior modifications largely relate to the reconfiguration of new work that will generally have a neutral effect and is acceptable, provided there are no long term adverse impacts on the presentation of affected historic elements or spaces.

It is noted that the proposed modification works have been developed in consultation with the heritage consultants to minimise adverse heritage impacts to significant elements while the required upgrades are undertaken. The proposed modifications are in accordance with the intent of the endorsed CMP.

In the context of the approved adaptive reuse it is considered that the cumulative impact of these modifications is acceptable.

Archaeology

The modification with respect to archaeology is a further reduction of the proposed basement and tunnel area.

It is assessed that overall this will act to further reduce the adverse impacts to the potential historical archaeological resource at the subject site and will not alter the proposed archaeological mitigation measures required for the site, from that proposed in the Curio Projects 2016 Archaeological Assessment report and the documentation submitted with MOD 2 in September 2018.

Vertical Building Extension

The external façade redesign for the vertical extension has been subject to a Design Review Process. The revised façade design is now recessive and therefore the visual prominence of the existing building is maintained as is the legibility of its composition, architectural style, form and features. In addition, the setback defers to the existing form of the Education Building.

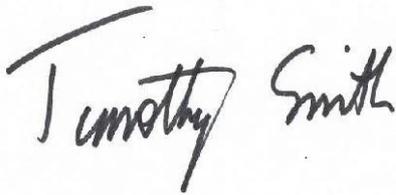
Recommended conditions of consent

- The enclosure of three windows with the exceptionally significant façade to form the public bathroom requires a detailed design solution to mitigate adverse visual impacts when seen from the exterior (public domain). This would be best finalised in consultation with the project's heritage consultant, Jonathan Bryant.

- The creation of a new opening between Function Room 7 and 8 and the infill of the opening between Function Room 8 and 10 impacts fabric of exceptional significance. This requires a detailed design solution in consultation with the existing project heritage consultant. This solution should include the retention of substantial wall nibs and head, as well as a line in the flooring to interpret the original wall configuration.
- The Archaeological Research Design and Excavation Methodology in preparation for the overall site, be updated to include reference to the current revised basement excavation area works.

If you have any questions regarding the above matter, please contact Verena Mauldon, Heritage Assets Officer, at the Heritage Division, Office of Environment and Heritage on 9895 6512 or at verena.mauldon@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large, sweeping initial 'T'.

Tim Smith OAM
Director Heritage Operations
Heritage Division
Office of Environment & Heritage

14 November 2018