

4 December 2018

Our Ref: R/2014/39/J  
File No: 2018/600170  
Your Ref: SSD 7484 MOD 3

David McNamara  
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Attention Emily Dickson  
By email: [Emily.Dickson@planning.nsw.gov.au](mailto:Emily.Dickson@planning.nsw.gov.au)

Dear Emily,

**Modification Application – The Sandstone Precinct – SSD 7484 (MOD 3), 23-33 & 33-35 Bridge Street, Sydney**

Thank you for correspondence dated 29 October 2018 which invites the City of Sydney (“the City”) to provide comments on the above application.

The City has reviewed the modification and identified the following issues that require your consideration prior to the determination of the application:

**General comments**

The internal changes provide a better fit of the heritage hotel use and hotel rooms into the existing room configuration and building fenestration. In particular, the elimination of the originally proposed loggia balconies within the facade and wet edge swimming pool are significant improvements.

The reduction in the extent of new basement excavation is also an improved heritage outcome.

The extent and design of the upper floor extensions to the building are generally ‘quieter’ architecturally and have potentially less impact than the previous design subject to comments below.

**External amendments – Stone cladding**

The proposed sandstone toned fluted reconstituted stone cladding to the new lift/vertical services shafts on the east and west sides of the building extension (shown on elevations and detailed on drawing SP-DA-G-4103/02 and *Extending the Sandstone Bays* in the Design Report) is **not supported** for the following reasons:

- The Sandstone precinct (Lands/Education/Secretary General) is distinguished by strong sandstone street walls. Above this datum are metal-clad roofing elements (mainly copper clad). The only exception to this is the landmark tower of the existing

Lands Department building. The extension to the Education buildings is intended to be recessive and is not to compete with the landmark status of the existing Lands Department Tower. It should therefore be clad in metal to be clearly identified with the roof zone of the sandstones precinct. The proposed masonry cladding to these above-parapet elements on the east and west sides of the extension will not weather or oxidise in a manner consistent with Sydney sandstone and will add to the visual intrusion of the additional floors. They will make the extension less recessive and it will visually compete with the tower on the Lands Department building. It is recommended that the sandstone toned fluted reconstituted stone cladding be replaced with fluted copper cladding. This could be manufactured in panels similar in scale and profile to the reconstituted masonry panels shown in the current designs. The metal is recommended to be copper (to relate to the existing roofs of the precinct). This will initially harmonise with the selected bronze curtain wall system but will eventually oxidise to a lighter natural verdigris finish. A pre-finished zinc, as used at Governor Phillip Tower/Museum of Sydney, may also be potentially acceptable.

- The reasoning for *Extending the Sandstone Bays* in the Design Report is **not supported**. It justifies the form of the proposed elements, but not the material. The introduction of a novel material - reconstituted stone - into the existing characteristic palette of materials in the Sandstones Precinct – sandstone, copper, painted metal – is likely to conflict with the existing building and the precinct. As stated above, it is not considered that stone or masonry cladding is appropriate for these elements. Governor Phillip Tower provides the precedent. All materials above the datum of the Museum of Sydney sandstone wall is metal or glass. The proposed reconstituted stone cladding is considered to be inconsistent with CMP policy 6.11.6 as it is not a *superior construction material that [is] sympathetic to the significance and appearance of the historic building and its significant views* (p10 of HIS).

### Ground floor function room

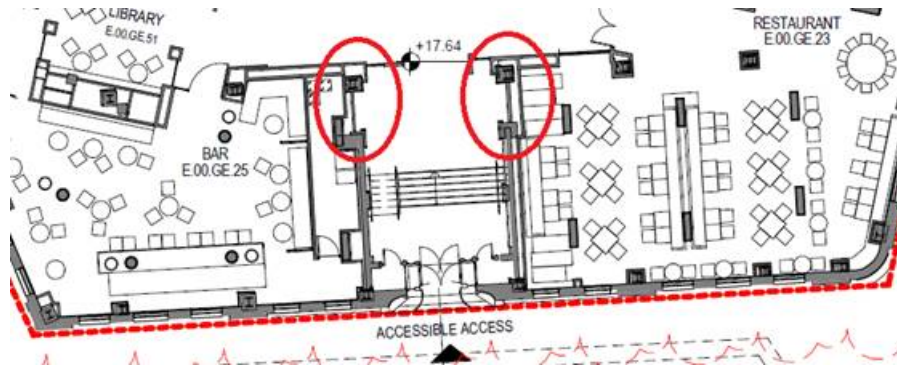
The demolition of the existing wall between ground level function rooms 8 and 9 shown on proposed plan SP-DA-G-2500 is **not supported**. These rooms are of exceptional significance and the proposed demolition will destroy original fabric and disrupt the proportion of the rooms. The proposed operable wall or multiple modern doors (plans are ambiguous) are not acceptable. The single door between these rooms in the approved design provides sufficient connection between the rooms, particularly given that function room 9 is designated as a private function room. This proposed modification is, therefore, **not supported**. [Note that the Heritage Impact Statement appears to have an error. It does not mention the demolition of the wall between function rooms 8 and 9 shown on the plans, and discussed above, but mentions deletion of an opening between Function Room 8 and 10 which is not shown on the plans].

### Blocking of windows

The blocking of three existing window on the west elevation at ground level to accommodate public toilets is **not supported**. These windows are on the primary west elevation. They are not shown blocked in the approved design. Blocking them is neither necessary nor desirable and has a negative heritage impact. Due to the street gradient, these windows are at first floor level so the privacy requirements for the toilets would be better served by applying obscuring film to the glass and allowing the windows to naturally light the toilets. The approved design is a preferable heritage and ESD outcome and this modification is **not supported**. The layout of these toilets can be readily amended to optimise the internal presentation of the conserved and exposed windows.

### Farrer Place Entry Lobby

The two columns at the northern end of the lobby will be partially encapsulated. The columns with decorative bases and capitals are intact and are significant features of the lobby space. The two columns should be exposed by redesigning the southern wall of the Reception. The infills between the columns (circled in red in the plan below) may be set back behind the columns rather than intersect with them. This will provide a better interpretation to the original corridor/space arrangement.



Should you wish to speak with a Council officer about the above, please contact Vanessa Aziz, Senior Planner, on 9265 9333 or at [vaziz@cityofsydney.nsw.gov.au](mailto:vaziz@cityofsydney.nsw.gov.au)

Yours sincerely,

**Graham Jahn AM**  
**Director**  
 City Planning | Development | Transport