

**Jess Fountain**

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Dear Ms Fountain

**RE: Heritage Council comments on Notice of Exhibition of SSD 6957 MOD 1–  
Crown Sydney Hotel Resort, Barangaroo South.**

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I refer to your letter dated 12 June 2019 inviting comments on the Notice of Exhibition for a modification application for SSD 6957 for Crown Sydney Resort at 51a Hickson Road, Barangaroo (Lot 1221076).

As Delegate of the Heritage Council, the following comments are provided.

While no State Heritage Register (SHR) items are located within the subject site, the new hotel building lies in close proximity to Millers Point. The main heritage impacts identified in previous Heritage Council comments relate to the size, scale, bulk and visual intrusion of the new buildings and their impact on significant views into and out of Millers Point.

**Previous Heritage Council Comments**

Heritage Council has previously provided comments during public exhibitions for the original proposal. These comments are summarised below.

From Heritage Council letter dated 27 August 2015 (our ref DOC15/275724):

*Whilst no State Heritage Register (SHR) items are located within the subject site, the proposed 271m high hotel in close proximity to Millers Point would substantially alter the character and skyline profile of Millers Point and its surrounding area, including long views of Sydney Harbour foreshore from various vantage points.*

*The proposal would alter significant views from a number of SHR items and conservation areas in close proximity, including:*

- Grafton Bond Stores
- MSB Stores Complex
- Millers Point and Dawes Point Village Precinct and Conservation Area (which also includes locally listed properties).

*The proposal would also interrupt western views from Sydney Observatory and its setting within Observatory Park, which is significant for its elevated site and spectacular vistas towards the harbour.*

From Heritage Council letter dated 4 November 2015 (our ref DOC15/423606):

Heritage Impacts to Millers Point and Heritage Items in the Vicinity

*The Visual Impact Photomontage Study demonstrates that the proposed Crown Sydney Hotel Resort Building would be a prominent element in views from all of the chosen camera locations, including areas within Millers Point and longer views within and around the Harbour. The development would therefore substantially alter the character and skyline profile of Millers Point and its surrounding area, including long views of Sydney Harbour foreshore from various vantage points. Furthermore the design and scale of the building does not contribute to the heritage values of Millers Point or other heritage items in the vicinity and it is not considered to have a positive impact.*

Heritage Impacts to Sydney Observatory and Observatory Park

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*The Statement of Significance in the State Heritage Register listing for Sydney Observatory states that "The elevation of the site, with its harbour and city views and vistas...make it one of the most pleasant and spectacular locations in Sydney". Furthermore, the existing views from the Observatory towards the harbour are graded of considerable significance in the Conservation Plan for Sydney Observatory (endorsed by the Heritage Council), and Policy 32.5 of the Conservation Plan argues for the retention of views where it states "Views from the path around the observatory complex down the slopes of Observatory Hill to The Rocks and the water of the harbour should suffer no further encroachment".*

*The Visual Impact Photomontage Study indicates that the existing view facing south-west from Observatory Park would be substantially altered by the proposed development. The proposal would therefore encroach upon historically and aesthetically significant views to the harbour from Sydney Observatory and Observatory Park.*

**SSD 6957 MOD 1 Proposed Changes**

Approval for SSD 6957 was granted on 28 June 2016. The proposed changes currently sought under SSD 6957 MOD 1 are largely internal with minor changes to the ground floor and several upper floors of the external façade.

The impact of the proposed external changes is minor and, as a consequence, there is no change to the adverse heritage impact of the new buildings (size, scale, bulk and visual intrusion) and the impact on significant views into and out of Millers Point.

If you have any questions regarding the above advice, please contact Robin Hedditch, Senior Heritage Assessment Officer, Heritage Division, Office of Environment and Heritage via email at [robin.hedditch@environment.nsw.gov.au](mailto:robin.hedditch@environment.nsw.gov.au) or by telephone on 9873 8622.

Yours sincerely



**Shikha Jhaldiyal**

Acting Senior Team Leader

Regional Heritage Assessments South

Heritage Division, Office of Environment and Heritage

**As Delegate of the Heritage Council of NSW**

26/06/2019