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Mr Cameron Sargent  
Team Leader  
Industry, Social Projects & Key Sites  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Sargent

**RE: Heritage Division comments on State Significant Development Applications for Stage 1C Basement Excavation (SSD 6956) and Crown Sydney Hotel Resort (SSD 6957) – Barangaroo South**

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I refer to your letter dated 15 July 2015 inviting comments on the above State Significant Development applications.

It is noted that the Concept Plan (MP06\_0162) for Barangaroo South was approved in February 2007, and has been modified seven times since originally being approved. The most recent modification is Concept Plan Modification No 8, which, among other works, seeks to relocate the landmark hotel building (Crown Sydney Hotel Resort - currently approved on a public pier extending into the harbour), back onto an area of the site (Block Y). Comments on the proposed Concept Plan Modification were provided to the Department of Planning and Infrastructure on 14 May 2015.

The subject State Significant Development applications SSD 6956 and SSD 6957 accord with Concept Plan Modification No 8, and comprise the proposed Crown Sydney Hotel site, on Block Y of Barangaroo South. They seek approval for the following:

**SSD 6956 (Stage 1C Earthworks):**

- carrying out of remediation and validation to facilitate the future development of an underground basement car park and the hotel building
- construction of a perimeter retention wall system and internal stabilising walls
- bulk excavation within the perimeter of the Stage 1C groundwater retention wall
- installation of lateral restraining structures to support the perimeter retention wall system.

**SSD 6957 (Crown Sydney Hotel Resort):**

- construction, fit out and use of a hotel, VIP gaming facilities and residential apartment building with associated retail and restaurant uses and a basement car park
- associated building signage
- services and utilities required to service the building.

As delegate of the Heritage Council of NSW, I provide the following comments:

SSD 6956 (Stage 1C Earthworks)

The proposed earthworks have no impact on heritage listed items or conservation areas.

The proposed development is located completely within modern reclamation zones for the former container terminal wharf. Therefore, it will have no impact on aboriginal or non-aboriginal archaeology.

SSD 6957 (Crown Sydney Hotel Resort)

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.

If you have any questions regarding the above advice, please feel free to contact Nina Pollock, Heritage Assessment Officer, Heritage Division, Office of Environment and Heritage, at [nina.pollock@environment.nsw.gov.au](mailto:nina.pollock@environment.nsw.gov.au) or 9873 8520.

Yours sincerely



**Rochelle Johnston**  
Manager, Conservation  
Heritage Division  
Office of Environment & Heritage

**As Delegate of the NSW Heritage Council**

27 August 2015