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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 Response to Submissions for State Significant Development Application 6957 – Crown Sydney Hotel Resort, Barangaroo South.

I refer to your letter dated 21 October 2015 inviting comments on the Response to Submissions for the above State Significant Development application. As Delegate of the Heritage Council, the following comments are provided:

Heritage Impacts to Millers Point and Heritage Items in the Vicinity

The Response to Submissions states: *"While the building will be visible, it is not considered that the proposal will 'substantially' alter the skyline profile of Millers Point as viewed from other locations....the high quality nature of the building design will in fact add further visual interest to views of Millers Point and its surrounds when seen from other parts of Sydney, and for this reason it is considered that the building will have a positive effect on the view from surrounding areas."*

Heritage Council Comment

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

The Response to Submissions states: *"Indeed the only view that is affected is the view south from the park towards Darling Harbour and the Barangaroo site, this view will be impacted as a result of the proposal but it will not result in any blockage of a view that would constitute a 'spectacular harbour view' as suggested by the Heritage Council of NSW."*

Heritage Council Comment

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.

If you have any questions regarding the above advice, please contact Nina Pollock, Acting Senior Planning Officer, Heritage Division, Office of Environment and Heritage via email at nina.pollock@environment.nsw.gov.au or by telephone on 9873 8520.

Yours sincerely



Katrina Stankowski
A/Manager, Conservation
Heritage Division
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As Delegate of the NSW Heritage Council

04/11/2015