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Your Ref: 4972-2011

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Attention: Nicola Chisholm  
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Dear Nicola

**RE: MP11\_4972 – Exhibition of Environmental Impact Statement for Four Points by Sheraton Hotel Expansion - 161 Sussex Street, Sydney**

I refer to your correspondence, dated 6 September 2012, advising of the exhibition of the Project Application MP11\_4972 for the expansion of the existing Four Points By Sheraton Hotel at 161 Sussex Street, comprising approximately 231 rooms in a new 26 storey tower at the southern end of the site; a new structure over the Western Distributor; reconfiguration of ground level lobby; reception and bar area; upgrade to porte cochere and building entry on Sussex Street; expanded entry for meeting/conference/exhibition space on Sussex Street; upgrade retail frontages on Sussex Street; and, access arrangements between Darling Harbour and the site.

It is acknowledged that the CBD is currently experiencing a shortfall of tourist accommodation and this shortfall is expected to increase with the anticipated redevelopment of the nearby Convention Centre complex at Darling Harbour. The City has identified this shortfall and the provision of additional tourist accommodation is supported by the objectives of the Sustainable Sydney 2030 vision that the City has developed.

Overall, the proposal appears to be generally acceptable in terms of form and proposed materials. The proposal maintains the alignment of Market Street onto Pyrmont Bridge.

The removal of the early 1990s infill developments along Sussex Street will contribute positively to streetscape although the interpretative landscape and awning designs will require further design development.

There are matters related to the proposal that warrant further investigation, I raise these matters for your consideration.

### **View of the Corn Exchange from the west**

The Proposal reduces the extent of the important view of the State Heritage listed Corn Exchange building on the site from Pyrmont Bridge. This view of the Corn Exchange from the west is currently largely obscured by mature trees at present so it is important that trees and other landscaping proposed for Slip Street do not further impede this view.

### **Wharf Lane**

The current design for Wharf Lane has an unacceptable heritage impact and should not be approved in its current form.

Wharf Lane originally ran down a steep grade from Sussex Street to the water front between the Corn Exchange and the Dundee Arms. The upper section of the Lane, including its original grade, was conserved as part of the early 1990s Corn Exchange Project and remains intact under the existing timber decking. This remnant is very important to an understanding of the original setting of the Dundee Arms and Corn Exchange and particularly to the presentation of the Dundee Arms as a corner building. Its south elevation to the lane is of equal quality to its east (Sussex Street) elevation.

No sectional drawings for Wharf Lane are included in the submission. The plans including the Ground Level Floor Plan A-DA-0201 appear to show a change to Wharf Lane's gradient and fabric to achieve a connection to the new wing.

This appears to be constructed as an at grade, reinforced concrete slab running from Sussex Street between the Corn Exchange and the Dundee Arms.

These works have not been referred to in the Statement of Heritage Impact.

This is likely to have unacceptable impacts on the Dundee Arms as its basement openings will be permanently obscured, its setting changed, and any sense of the original steep gradient of Wharf Lane down the water's edge will be lost. The slab would also cut across the south elevation of the Dundee Arms leading to façade damage and increasing the risk of water damage.

Such an at-grade connection along the Wharf Lane alignment between Sussex Street and the new building is potentially acceptable but only if it is constructed as a light-weight architectural structure that reads as a bridge and is set back at the north and south edges to allow an appreciation of the lane below and the full extent of the Dundee Arms south elevation. This element of the proposal requires re-design and careful resolution prior to consent. City of Sydney heritage staff will be happy to assist in further discussions to resolve this design issue.

The Mezzanine Level Plan A-DA-0202 and East Elevation show a glass awning that project from the west along the Wharf Lane alignment between the Corn Exchange and the Dundee Arms. This will clash with the existing projecting balcony of the Dundee Arms and make it impossible to stand on the balcony. The Dundee Arms projecting balcony is not shown on the drawings: a very serious omission. This awning should be cut back so that it does not extend east of the north western corner of the Corn Exchange and so allows a better appreciation of the long standing relationship between the Dundee Arms and Corn Exchange.

### **Pedestrian connection with Darling Harbour**

The imminent removal of the adjoining Darling Park monorail station provides an opportunity to establish a pedestrian direct link between the site and Pyrmont

Bridge. If this option is to be explored, I recommend that the visual connection between Corn Exchange and the Pyrmont Bridge be a key consideration.

**Slip Street Landscaping and Artwork**

The proposed public domain works to Slip Street provide an opportunity to significantly increase the streetscape and amenity of the area. It is recommended that careful consideration be given to the exact nature of the works to be undertaken to ensure that the benefit to the broader community is maximised.

**Protection of Heritage Items**

Whilst no significant works, other than the Wharf Lane structure, are proposed to the heritage items on the site, it is recommended that the construction be managed and the items monitored to ensure that the structural integrity of the items is not compromised and that any necessary maintenance or conservation works are carried out. It is recommended that the heritage items be inspected and their condition monitored throughout the demolitions and construction process.

Should you wish to speak with a Council officer about the above, please contact Patrick Quinn, Specialist Planner, on 9265 9024 or [pquinn@cityofsydney.nsw.gov.au](mailto:pquinn@cityofsydney.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G Jahn', with a stylized, flowing script.

**Graham Jahn AM**  
**Director**

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