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File:
Our Ref:
Your Ref:

Necola Chisholm
Environmental Planning Officer
Major Development Assessment
NSW Department of Planning & Infrastructure |
GPO Box 39, Sydney NSW 2001

Dear Necola,

Subject: SSD-4972, Four Points By Sheraton Hotel Expansion

Thank you for referring the above Development Application to the Heritage Branch for comment. As discussed, please receive the initial response from the Heritage Branch, under delegation from the NSW Heritage Council, to the proposed development. Having reviewed the proposed development the following comments are made:

1. The Heritage Branch understands that the project is a State Significant Development because it is within the Darling Harbour precinct and the Minister for Planning is the consent authority for development with a capital investment value over \$10m. There are no specific height controls or FSR controls that apply to site.
2. It is understood that CMPs have been prepared for each of the four heritage items, and these will be forwarded to the Heritage Branch in due course.
3. The development does not propose any works within the four CMP defined boundaries; however, it is located hard up against all four.
4. The main issues raised are the new tower's impact on the: 1) view lines and, 2) setting of the Corn Exchange.
5. The Heritage Branch's primary concern is the tower's height and massing. The While any large scale building on this site is likely to have significant impacts on the setting of the Corn Exchange Building, a new building would reflect the context better if it were the same height as the existing hotel. The Heritage Branch suggests consideration be given to the Heritage Council's "Infill Guidelines" which may result in a more neutral, lower and calmer urban form.

The Heritage Branch also considers that separating the new tower and existing building either architecturally or physically would reduce the visual impacts by reducing the massing of the proposal. This could involve pulling the new tower away from the existing hotel.

6. The architecture of the façade read behind the Corn Exchange should also be given consideration. In particular, the relationship between the two facades.

7. While a physical model of the hotel is useful, the Heritage Branch would like to see the 3D model of the wider urban context.
8. Views from the Pyrmont Bridge will need to be assessed. Consideration should be given to cutting back the tower to provide more views to the Corn Exchange from Pyrmont Bridge.
9. The Heritage Branch considers the structure supporting the tower is confused and consequently could detract from the setting of the Corn Exchange
10. Any impacts on Archaeology should be given due consideration.

Yours sincerely



18/10/2012

Vincent Sicari

Manager

Conservation Team

Heritage Branch, Environment and Heritage, Policy and Programs Group

Office of Environment & Heritage

AS DELEGATE OF THE NSW HERITAGE COUNCIL