



14 March 2014

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Dear Kate

Re: SSD 4972 – SECTION 96 MODIFICATION NO.2, FOUR POINTS BY SHERATON  
HOTEL EXPANSION, 161 SUSSEX STREET, SYDNEY.  
REF NO.: SSD 4972 MOD 2

Thank you for the opportunity to review and comment on the submission for SSD 4972 – Section 96 Modification No.2, Four Points by Sheraton Hotel Expansion, at 161 Sussex Street, Sydney by JBA.

In response to your letter, first, it should be noted that the applicant has not lodged this request with the Authority, as landowner, and as such the assessment process should not be finalised until this has occurred and land owners consent been obtained.

Second, there are a number of design modifications proposed to the approved development and the Authority is seeking clarification and further information on the following issues in order to sufficiently assess the modifications.

**1. *Changes to the Structural Columns, Trusses and footings beneath the Tower and convention/function area.***

The proposed changes are significant departures from the initial design of the exposed support structure. The initially proposed angular 'V' columns and trusses were considered an important part of the design expression. The structure allowed for the building above to "float" over the Slip Street below which enhanced the architectural expression of the proposed building. Furthermore the proposed modification is unclear on how the varied structure impacts on the ground plane.

Through the previous Land Owner's Consent process, the Authority negotiated an improved shared space, with high quality of finishes and amenities along Slip Street and adjacent to

the (heritage listed) Corn Exchange building. Based on the available documentation (i.e. reduced plans and elevations), it is difficult to examine the design variation and ascertain the actual impact of this proposed variation. A detail plan of the ground/ street level should be submitted to ascertain the impacts of the proposed modification.

**2. Changes to the structural columns and footings under convention/function space.**

As the proposed modification is consistent with the approved development in utilising the median strip, the impact is considered to be of low impact. There are no further comments on this element of the proposed modification.

**3. Removal of trees along Slip Lane**

A number of issues arise in relation to landscaping. The first issue is the proposed removal of a number of existing trees, between the proposed new tower and the Corn Exchange, considered necessary due to installation of electrical pits in this location. Removal of mature and established trees will result in significant loss of amenity and insufficient information is provided to demonstrate:

- a. If and how alternative locations have been assessed and precluded for the electrical pits and
- b. If in fact the trees are to be removed, how the amenity of the space can be improved (e.g. with more planting post construction)

The recommendation is to provide further Arborist advice which should include (but may not be limited to):

- I. reporting existing trees condition
- II. report on how the trees will not survive the proposed works
- III. if it is intended to replant new trees upon completion of the works, to specify appropriate location, setting and species.

The second issue is in relation to the electrical pits. It is unclear if the proposed pits were part of the original submission. The information provided is insufficient to determine if the proposed pits will present an adverse impact on the adjoining state heritage listed items, or the archaeology of the site.

We recommend that the Heritage Impact Statement and the Archaeological Assessment Report for the site be amended and resubmitted to address the potential impact of the proposed works.

**4. Deletion of the northern pre-function space.**

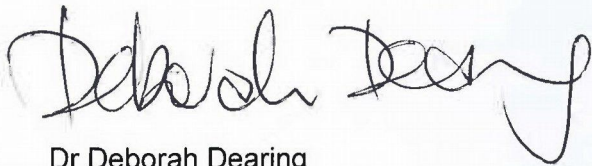
The approved development consisted of a facade treatment, in keeping with the southern part of the conference/function area.

The proposed modification omits design elements which assisted in the articulation of the façade. Finely detailed projections which provided sun protection have been replaced with what appears to be full height glazing panels. This is a departure from the design language adopted for the building. The Authority seeks further clarification in relation to the proposed modification.

**5. Changes to the tower lift core and Commercial Lobby.**

The rationalisation of the lift core and the subsequent changes to the commercial lobby and the exterior of the building is considered suitable. There are no further comments on this element of the proposed modification.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Deborah Dearing', written in a cursive style.

Dr Deborah Dearing  
Executive Director  
Place Development