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24 May 2019

File No: 2019/240934
Our Ref: R/2017/18/B
Your Ref: SSD 8665

Cameron Sargent
Team Leader, Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Ellen Mannix
By email: Ellen.Mannix@planning.nsw.gov.au

Dear Ellen

Response to Submissions – Refurbishment of the Mercantile Hotel including new rooftop bar and variation to SCRA Scheme (SSD 8665)

Thank you for your correspondence dated 30 April 2019 which invites the City of Sydney ('the City') to review the Response to Submissions ("RTS") in respect of SSD 8665 and to provide final comments.

It is noted that the proposed scheme is generally the same as that originally submitted and that further information has been included to clarify the proposed works.

The City has reviewed the RTS and provides the following *additional* comments for your consideration:

External Lift

In relation to concerns related to the lift, whilst it is acknowledged that it will have an impact, the applicant has stated that it has not been possible to reduce its size. It is noted that visual prominence of the lift has been mitigated through the use of lightweight materials and glazing, and being located to the rear of the building which will be an improvement on the current presentation and usage of this area rather than the ad hoc services located across the rear boundary.

Materials

The City recommended the proponent provide a full schedule of materials, finishes and colours, keyed to elevations, be submitted for review. This has not been provided in the RTS. The simple 'Finishes Schedule' provided on the covering page of the architectural plans is not adequate given the significance and prominence of the site. The elevation drawings also do not specify colours or materials proposed to the new works.

As originally requested the Department should require a full schedule of materials, finishes and colours, keyed to elevations with a high level of detail (i.e. identifying material, brand, model, colour specifications etc.).

In addition to the above, the Department should audit the cost summary report submitted with the application to ensure it allows for high level materials and finishes.

city of villages

Should you wish to speak with a Council officer about the above, please contact Vanessa Aziz, Senior Planner, on 9265 9333 or at vaziz@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'GJahn', with a large loop at the end.

Graham Jahn AM
Director
City Planning | Development | Transport