

20 June 2011

Michael Goldrick
Fraser's Broadway Pty Ltd
Level 11
488 Kent St
SYDNEY NSW 2000

Dear Michael

Fraser's Broadway, Block 2 – Section 75w: Awning Design

I refer to the drawing prepared by PTW, Block 2 - Awning Sections, A-P-979 Rev3, 17/06/2011, in relation to the detailed design solution of the awnings in relation to the heritage listed entrance gate.

The subject design has been amended so as to provide a clear separation for the gate from the glazed awning attached to Block 2.

The proposed awning on Block 2 is proposed to extend along the northern elevation on Broadway and return east along Kent Road. The awning has been designed to be recessed adjacent to the gate surround on its western end. This provides a clear separation from the fabric of the gate and the awning. The gate is therefore detached from the Block 2 and the fabric will be seen as a solid mass against the lighter structure of Block 2 and its awnings.

I consider that there are no detrimental heritage impacts on the subject gate and that the design of the proposed awning is a sympathetic addition in the vicinity of the gate.

Yours sincerely



Stephen Davies
Director

20 June 2011

Michael Goldrick
Fraser's Broadway Pty Ltd
Level 11
488 Kent St
SYDNEY NSW 2000

Dear Michael

Fraser's Broadway, Block 2 – Section 75w: B1 Design Modifications

Condition B1 Design Modifications issued by the Department of Planning states that the design should be modified so as to *"remove any ambiguity between the adjacent entrances and ensure that the historic gate portal remains prominent. A plainer solid backdrop to the corner at street level, rather than glazing, would assist and could incorporate interpretation of the gate portal"*.

It refers to the "northwest corner of the building" however the corner in question is the "northeast" corner which is the one adjacent to the gate portal as it enters Kent Road.

An understanding of the relationship of the Gate to Block 2 is best understood by referring to the drawing prepared by PTW, Block 2 - Awning Sections, A-P-979 Rev3, 17/06/2011, in relation to the detailed design solution of the elevation adjacent to the heritage listed entrance gate.

The subject gate is a large art deco structure with a strong individual character. It relates well to the hotel on its eastern end in period and style where it attaches to the hotel. On the western end it is now designed to be separate from Block 2 and the awning is recessed as it turns the corner to provide for the gate to stand alone adjacent to the new construction.

It is considered that the lighter glazed elevation proposed on the western end of the gate will not be detrimental to the manner in which it is appreciated. The gate, as stated, has its own identity. Leaving a small section of solid corner at this location in the scheme of the larger Block 2 and its relationship with the gate and its void entrance to Kent Road will have little impact on its appreciation. The gate will always be viewed in relation to the contemporary and "green" tower of 'One central'. The small amount of solid corner will not impact on the manner in which the gate is perceived. I consider that the more simple vertically glazed section on the ground level of Block 2 will provide a contemporary counter point to the solid gate portal and they will complement each other.

I consider that there are no detrimental heritage impacts on the subject gate and that the design of the proposed ground floor fenestration to Block 2 is a sympathetic addition in the vicinity of the gate.

Yours sincerely



Stephen Davies
Director