




Four Points by Sheraton Hotel Expansion
161 Sussex Street, Sydney

Heritage Impact Statement
(s96 Modifications to SSD-4972)

April 2014

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Job No/ Document No	Description of Issue	Prepared By/ Date	Reviewed by Project Manager/Director	Approved by Manager/Director
13-053	First Draft	BH & KD / 02-04.04.14	KD/05.04.14	 Name: Kerime Danis Date: 11.04.14
13-053	Final	KD/10.04.14	KD/11.04.14	
Note: This document is preliminary unless it is approved by Manager or Director of City Plan Heritage				

1.0 INTRODUCTION

1.1 BACKGROUND

City Plan Heritage has been engaged by GL Investment Management Pty Ltd in order to provide heritage consultancy services for the duration of the detailed design and construction of the Hotel's expansion approved by the Minister for Planning under the State Significant Development process. This Heritage Impact Statement has been prepared to accompany a Section 96 Application to modify the original SSD-4972 approval of the Hotel expansion by The Department of Planning and Infrastructure. City Plan Heritage is finalising a Schedule of Conservation Works, including a Construction Management Plan to guide the treatment, conservation and management of the heritage fabric in response to the Conditions of Consent.

The design of the proposed works has been prepared by Cox Richardson Architects. The scope of works being addressed in this Heritage Impact Statement include a number of minor deviations from the approved scheme, including; changes to the proposed new tower; provision of an engineering offices; extension of the existing substation building; and the provision of a new permanent kitchen to service the northern warehouse building and temporary hotel restaurant during construction.

This Heritage Impact Statement focuses on the likely impacts of the proposed s96 modifications to the sites of the heritage listed building including;

- the works associated with the new engineering offices within the basement level of Corn Exchange,
- extension of the existing substation in the basement of Corn Exchange
- changes to the northern warehouse and surrounds; and
- other minor modifications to the non-significant areas of the site.

There are four heritage items on the site. Three heritage items - the Corn Exchange, the Dundee Arms and the northern warehouse will be directly affected by the proposed expansion and refurbishment works. The central former warehouse building will be within the vicinity of the works. These heritage items are listed on the State Heritage Register (SHR No. 01619) and are under the management of the Sydney Harbour Foreshore Authority (SHFA).

1.2 SITE LOCATION

The Four Points by Sheraton site is located on the western side of Sussex Street occupying the entire block between King and Market Streets. The existing Hotel tower is built over Slip

Street while its outdoor dining areas, garden and through-site pedestrian access built over the “Western Distributor”. The site also has a frontage to Slip Street towards which the rear elevation of the Corn Exchange building is orientated. The Northern Warehouse, at 121-127 Sussex Street, is located on the northern side of the Four Points site on the corner of Sussex and King Streets.



Figure 1: Map showing the location of the Four Points site (indicated in red)
(Source: Six Maps 2014)

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the *NSW Heritage Manual* ‘Statements of Heritage Impacts’ and ‘Assessing Heritage Significance’ guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS *Burra Charter* 2013.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Kerime Danis (Director) of City Plan Heritage with assistance from Bianca Hollo (Graduate Heritage Consultant). Kerime Danis has reviewed and endorsed its content.

2.0 SITE DESCRIPTION AND CONTEXT

2.1 SITE DESCRIPTION

The Four Points by Sheraton Hotel is located at 161 Sussex Street, Sydney. The property occupies the block of land on the western side of Sussex Street between King Street to the north and Market Street to the south. The real property description is Lots 101 and 102 of DP 1009697. The four heritage buildings, which are listed individually on both the State Heritage Register and the s170 Heritage & Conservation Register of the Sydney Harbour Foreshore Authority under the *Heritage Act 1977*, are located along the Sussex Street frontage of the site and are, in some cases, integrated with the hotel complex. The aerial photograph below shows the location of the four heritage items and the relationship of these items to the Four Points by Sheraton Hotel, and to each other.



Figure 2: Aerial photograph showing the location of the subject site, on the western edge of the city and bordering Darling Harbour. The four existing heritage items within the site have been indicated.

(Source: neamap.com, photograph dated 23 October 2011)

2.1.1 EXISTING FOUR POINTS BY SHERATON DEVELOPMENT

The Four Points by Sheraton Hotel is accessed from Sussex Street by vehicle and pedestrian traffic and from an access road (formerly Slip Street) at the lower ground level (same level as the “Western Distributor” and Darling Harbour) parallel to Sussex Street for service vehicles

and buses for the hotel. The hotel building occupies the western half of the site, whilst the eastern side is occupied by the Sussex Street entry and the four heritage buildings.

A large porte-cochere with a semi circular drive and central fountain is the main entry to Four Points by Sheraton Hotel and the paving and walkways associated with this entry connects the hotel to the heritage buildings on its east side. There is also a through-site pedestrian access connecting the site with Darling Harbour to its west. There is a separate plaza area on the north eastern part of the Hotel complex facing Sussex Street which is linked to the hotel and located next to the corner buildings at 121-127 Sussex Street.



Figure 3: Photographs showing the existing Four Points by Sheraton Hotel building from Pyrmont Bridge and port cochere on Sussex Street

2.1.2 THE CORN EXCHANGE

The following description of the Corn Exchange building has been taken from the Conservation Management Plan prepared by Tanner Architects in 2008:

The Corn Exchange is a three-storey (inclusive of basement), brick masonry building with a principal frontage to Sussex Street. The building is sited with an excavated sandstone formation now totally obscured. The external walls are stuccoed masonry relieved with decorative string-courses, pilasters and other mouldings. The facades through the restoration and reconstruction works of the early 1990s retain a fair degree of integrity to the original presentation of the building, the exception being the timber framed ground floor windows and doors on Sussex Street. There was an electricity substation installed in the basement level of the Corn Exchange c.1995.¹

The Corn Exchange was completed in 1887 for the City Council as a temporary fruit and vegetable market. The historic role of building as a complex of stores dealing in agricultural products ceased in the 1920s. The building today is recognised for its historic significance demonstrating the development of the western precinct of the Sydney Central Business District (CBD), for its contribution to the streetscape of Sussex Street and the historic built character of the former western margin of wharves

¹ Tanner Architects, 2008. *The Corn Exchange Conservation Management Plan*, p.39

of the City. The building is currently under 99 year lease with the Sydney Harbour Foreshore Authority and managed by M&L Development Co Pty Ltd who leased it to commercial tenants.²



Figure 4: Photographs of the Corn Exchange building on the corner of Market and Sussex Streets

2.1.3 THE DUNDEE ARMS

The Dundee Arms Hotel was completed around 1860 for John Robertson and was used as a licensed hotel until 1910. The building is currently leased under a 99 years lease from the Sydney Harbour Foreshore Authority to a commercial tenant. The ground floor continues to operate as the Dundee Arms Hotel. It is accessible to the public from Sussex Street and to the Four Points by Sheraton Hotel via the walkways and paved areas located alongside and to its rear.

A porte-cochere was sited to the north of the Dundee Arms in order to provide a main street presence for the Four Points by Sheraton Hotel. The Dundee Arms was extensively restored to reinstate the licensed hotel use on the ground floor and the upper floors were refurbished to suit an office use. The architectural drawings were prepared in July 1990, and amended and issued for construction in February 1991.³ The deck on the southern side of the Dundee Arms was constructed in 1998. It covered the remains of the truncated Wharf Lane and terraced steps which were constructed in 1991.⁴



Figure 5: Photograph of the Dundee Arms

² Tanner Architects, 2008. *The Corn Exchange Conservation Management Plan, Executive Summary*

³ Tanner Architects, (SFHA) – Darling Harbour Authority DA 275, dated 14/2/1991

⁴ AS above, SHFA - DHA DA 6740/0128

2.1.4 THE SHOPS AT 139-151 SUSSEX STREET

The following description of the shops at 139-151 Sussex Street has been taken from the Conservation Management Plan prepared by Tanner Architects in 2009:

These buildings are the former produce stores located at 139-151 Sussex Street, Sydney. They were completed in stages between 1865 and 1882 for the Bray family and leased by fruit and vegetable produce agents with a section also leased by a shipping firm. The historic uses of the buildings were directly associated with the now removed wharves to the west on Darling Harbour. The group is currently under 99 years lease with the Sydney Harbour Foreshore Authority and leased to commercial tenants. The historic uses of the buildings had ceased by the 1950s. Currently they are part of the commercial hotel complex trading as the Four Points by Sheraton Hotel...

The buildings have been extensively refurbished and the shop fronts are reconstructions based on surviving original fabric. The shop fronts and the pediment above imbue the Sussex Street elevation with a restrained classicism. Originally with a traditional load bearing masonry structure with timber floors, the structure below the Sussex Street is supported on a new reinforced concrete frame, and all floors (aside from the upper floor of No. 147) are reinforced concrete. The new frame is not visible from the public domain or from within the Sussex Street level tenancies. While an invaluable drawing of the shopfronts of No. 147-151 from 1876 exists, the earliest comprehensive documentation for the exterior, both historical photographs and architectural drawings, of the buildings date from the late 1970s and 1980s. The architectural drawing is a measured survey specifically prepared in 1988 to record the building prior to the refurbishment and adaptive re-use works.⁵



Figure 6: Photographs of the shops at 139-151 Sussex Street

⁵ Tanner Architects 2009. Conservation Management Plan- 139-151 Sussex Street, Sydney

2.1.5 NORTHERN WAREHOUSES AT 121-127 SUSSEX STREET

The following brief description of the Northern Warehouses has been taken from the Conservation Management Plan prepared by Perumal Murphy Alessi, Heritage Consultants for the site in 2008 and has been amended to reflect the current state of the former warehouse:

121-127 Sussex Street, Darling Harbour, is a Victorian stone building presenting two stories to Sussex Street, and rear courtyard and four stories to Slip Street which runs parallel to Sussex Street. The stone parapet and prominent end chimneys of the building conceals the gabled roof. The building generally features timber framed double hung windows and doors.

The ground floor to Sussex Street has been adapted and openings enlarged for ongoing commercial use of the terrace which is currently occupied by the one tenant, Tony Roma's Restaurant (the building is currently unoccupied). The Sussex Street façade also features a posted awning.

The original building was constructed in c. 1860 with two storeys constructed to Sussex Street and four storeys to the rear. Two wings were also added early to the western facade.

The northern warehouse building currently features the fit-out of the former tenancy. This fit-out and finishes that largely resembles the fabric dating from the reconstruction period of the building. These finishes include rendered walls with faux sandstone finish, ceramic tiles to ground floor and carpet to mezzanine, double timber window frames and fire rated ceilings with ducted services. The most important aspects of this former warehouse building are its western, eastern and northern facades; external stonework; timber external joinery; internal square and round timber posts; posted awning along Sussex Street; two new fireplaces on the northern end of the mezzanine floor; and timber floors within the mezzanine reflecting original floors. Supporting photographs of the areas that will be affected by the proposed modifications are provided at Appendices of this report together with the ranking plans extracted from the Conservation Management Plan for the building by Perumal Murphy Alessi, Heritage Consultants dated 2008.



Figure 7: Photographs of the northern warehouses at 121-127 Sussex Street

2.2 SITE CONTEXT

The subject site is situated between the CBD to its east and the Darling Harbour precinct to its west, via the Pyrmont Bridge and the through-site pedestrian access. There is a high level of pedestrian activity on Pyrmont Bridge and in the vicinity of Darling Harbour.

There are several hotels within Darling Harbour however the Four Points site is the only location close to the Sydney CBD. Sussex Street is a busy one way street with traffic sweeping around from the Darling Harbour freeway. Immediately behind the subject site and located below it on the Darling Harbour level is the "Western Distributor".

3.0 ESTABLISHED STATEMENTS OF SIGNIFICANCE

The following Statements of Significance of the entire Four Points site was written by City Plan Heritage in 2012 as part of the Heritage Impact Statement written for the hotel expansion;

The Sussex Street site as part of the western edge of the City and Darling Harbour has a history of occupation that originally related to the waters of Darling Harbour. The heritage items standing on the site are reminders of this link with Darling Harbour and as former warehouses, shops, offices, a pub and a market were important items as part of the historic use of the area and its vicinity to both the city and the wharves. Currently, the site is socially and physically connected, although not visually connected to Darling Harbour. As part of the extended Darling Harbour precinct the subject site has been historically associated with a number of people and companies over time. Of those associations, the site currently only provides evidence of its association with John Robinson through the ongoing use of the Dundee Arms as a hotel / pub.

The overall site consists of mid- to late 19th and 20th Century buildings with a number of roads, the former Day Street and the "Western Distributor" located along the western part of the site. The Four Points by Sheraton Hotel is a large and dominant complex which demonstrates aesthetic characteristics and reflects its 1990s design and construction. The later additions and walkways reduce its architectural quality and the overall aesthetic values of the site.

Assessment of the social significance of the subject site through community consultation was not part of the scope of this study. In a general sense, the site itself, together with the eastern side of Darling Harbour, has potential to contribute to the city's sense of history and provide a connection to the local community's and extended Sydneysiders' past.

The site has a long history of occupation and redevelopment since the first settlement. However, while the history of the site as documented herein and also within the four Conservation Management Plans prepared for the heritage items comprising the site, involves early associations with Darling Harbour and stores buildings. The subsequent massive developments have removed any potential for archaeology from the earlier phases.

The four heritage items located on the subject site are surviving rare items of earlier trade associated with Darling Harbour. Their State heritage listing reflects their importance. The subject site in its current configuration of mid to late 19th century and of late 20th Century redevelopment is representative of the changing face of Darling

Harbour into one of Sydney's most important tourist, recreation, and business and events precinct.⁶

The following Statements of Significance for the Corn Exchange, the Dundee Arms, the Shops at 139-151 Sussex Street and the Northern Warehouses have been quoted below;

The Corn Exchange

The Corn Exchange and the Central Warehouse (No. 139-151) are the last remaining remnants of this warehousing and commercial area which serviced Sydney's developing commercial and trading sector in the mid to late 19th century. These mid to late 19th century warehouse and commercial buildings, together with other remaining buildings of this era in Sussex Street, comprise a homogenous group which demonstrates a careful attention to design, materials, and workmanship.

The Corn Exchange is the earliest remaining market building in Sydney. It was designed by the noted architect George McRae, who later designed the Queen Victoria Building. It is a landmark building; forming part of the city portal at Pyrmont Bridge.

The Corn Exchange was extensively restored, reconstructed and adapted for retail purposes as part of the hotel redevelopment in the early 1990s, but still remains a fine representative example of a late 19th century warehouse complex. It demonstrates the essential role that warehouse development has played in the development of Sydney as a commercial and trading centre.⁷

The Dundee Arms

The Dundee Arms Hotel is typical of early corner pubs in Victorian Sydney, and it makes an important contribution to the significance of the Sussex Street Group. The design is an example of the Victorian Regency style. The terrace houses attached to the rear are important for the manner in which they define the former Market Lane. The Dundee Arms Hotel was constructed pre 1860 and is one of the oldest surviving pubs in the area. It is a feature of the development of Darling Harbour as an overwhelmingly industrial and maritime suburb, the hotel serviced the working class people employed nearby and sailors from the ships docked in the Harbour. Pubs like the Dundee Arms were a focus for the local and visiting populations' social life.⁸

⁶ City plan Heritage, 2012. Heritage Impact Statement of the Four Points by Sheraton Hotel Expansion. pp67.

⁷ State Heritage Inventory (SHI) Database form for the SHR listing of the Corn Exchange, accessed April 2014 from <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5050763>>

⁸ State Heritage Inventory (SHI) Database form for the SHR listing of the Dundee Arms, accessed April 2014 from <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045598>>

Warehouse (Former), 139-151 Sussex Street

An elegantly proportioned terrace of early Victorian warehouses which makes an important contribution to the significance of the Sussex Street Group. A fine example of the commercial architecture of its period.

The Central Warehouses (No. 139-151) together with the Corn Exchange building (No. 173-185) are some of the last remaining remnants of this warehousing and commercial area which serviced Sydney's developing commercial and trading sector in the mid to later 19th century. They comprise a sample of mid to late 19th century warehouse and commercial buildings that together with other remaining buildings of this era in Sussex Street comprise a homogenous group with careful attention to design, materials, and workmanship. The Central Warehouse buildings are a good example of a mid 19th century warehouse complex. Their development reflects the essential role that warehouse development has played in the development of Sydney as a commercial and trading centre. The buildings were extensively renovated as part of the Four Points hotel redevelopment in 1985.

The following Statement of Significance has been taken from the Conservation Management Plan prepared for 139-151 Sussex Street by Tanner Architects in 2009;

Owned by the Bray family throughout the nineteenth century and possibly designed by architect Albert Bond, the No. 139-151 Sussex Street group is an elegantly proportioned grouping of two mid Victorian commercial warehouses (No. 139-145 and No. 147-151 Sussex Street) that make an important contribution to the heritage character of Sussex Street and the historical association of this street with the working harbour of Port Jackson. The staged development of the buildings and boundary wall reflects the evolving and varied demands for secure commercial premises within the east Darling Harbour wharf precinct, with a particular association with the city's produce agents. Albeit extensively renovated as part of the Hotel Nikko redevelopment in the late 1980s, both buildings are fine examples of commercial warehousing of their respective era that continue to demonstrate key design aspects of traditional wharf-side development in Sydney. No. 147 Sussex Street is of particular significance for its historic association with the Hunter River New Steam Navigation Co. (later the Newcastle and Hunter River Steamship Co.).

The Northern Warehouse

Nos. 121-127 Sussex Street is of State significance one of the last remnants of late nineteenth century wharf-side warehouse type developments on Sussex Street around Market and King Streets and the last of the smaller, stone structures in the

immediate area. Whilst rebuilt and slightly relocated, the building generally retains the earlier character, scale and original stone fabric and demonstrates the development of commercial activities in the western fringe of the Sydney business district since the mid nineteenth century. The building significantly continues to be used for commercial purposes and supports the adjacent Hotel and commercial development in the vicinity and local tourist market.⁹

⁹ Perumal Murphy Alessi, Heritage Consultants, 2008. *Conservation Management Plan for 121-127 Sussex Street Sydney*. pp96.

4.0 PROPOSED WORKS AND HERITAGE IMPACT ASSESSMENT

The proposed s96 modifications involve changes from the Development Consent approved by the Minister for Planning (approval number SSD-4972) under the State Significant Development process. The changes have arisen on account of design development and changes to suit construction staging of the works. All changes are considered to be positive and consistent with the original proposal.

The s96 modifications, which are subject of this Heritage Impact Statement, include changes to the new tower; provision of a new engineering office in the Corn Exchange basement; extension of the existing substation at the northern end of Corn Exchange basement; and the provision of a new permanent kitchen to service the northern warehouse building and temporary hotel restaurant during construction.

A detailed description of the subject site including likely impacts of the proposed hotel expansion was provided in the Heritage Impact Statement (dated May 2012) that accompanied the original SSD application and should be referred to for further information.

4.1 GENERAL DISCUSSION

The proposed modifications under the current s96 application aim to improve the approved design to better respond to the conditions of the site and address urban design issues. All changes have been designed and resolved in consultation with relevant project consultants and implementation of their recommendations accordingly. This was particularly important for the resolution of detailing within the proposed new engineering office, extension of the substation for the Corn Exchange as well as the glazed connection of the new kitchen with the northern warehouse building.

A site briefing was undertaken with Margaret Desgrand (Senior Heritage Specialist of the City of Sydney) and Niall Macken (Manager of Heritage & Design of SHFA) on 14 February 2014 to review the proposed changes and obtain their initial comments and recommendations on the proposed modifications to heritage significant areas. Recommendations for mitigation measures suggested by the parties have been reviewed and incorporated where relevant with further refinement of the design around the northern warehouse having occurred.

A full list of all heritage impacts associated with this Section 96 have been included and discussed in detail in the below table, *Assessment of Likely Impacts*.

The Architectural Design Statement and Statement of Environmental affects included with this application provide detailed information on the rationale for the proposed modifications, and how the changes improve and enhance the design of the building. Comparative drawings and photomontages attached to the above documents clearly show the improvement in the approved design, and should be read in conjunction with this Heritage Impact Statement.

4.2 ASSESSMENT OF LIKELY IMPACTS

The following table outlines the proposed modification works and provides a discussion of the impacts on the heritage significance of the relevant heritage items:

PROPOSED WORKS	COMMENTS
Corn Exchange – Lower ground floor <ul style="list-style-type: none"> The hotels engineering office is to be housed within the lower level of Corn Exchange 	<p>It is proposed that the hotel's engineering office and associated facilities will be located in the lower ground floor of Corn Exchange, adjoining the switch room.</p> <p>In its current condition the space currently features a kitchen facility along the western wall and two glazed offices. As noted in the Conservation Management Plan (CMP) for the Corn Exchange (Tanner Architects: 2008:41) the planning and materials of the basement essentially demonstrate the 1991 adaptive reuse of the building. Aside from the series of original brick pillars supporting original wrought iron girders and a row of wrought iron columns along the western colonnade, everything else dates from the 1991 works and later changes inclusive of the partition walls, concrete floor, staircase, windows, lavatories, and plant rooms. The ceiling soffit is formed by curved corrugated steel panels concealing a reinforced concrete slab inserted as part of the 1991 works.</p> <p>The proposed new engineering office requires new fit-out and management of noise break-out to the adjacent tenancy, and as such necessitate the installation of an acoustic ceiling consisting of plasterboard and insulation. The existing curved corrugated ceiling panels between the wrought-iron girders will be maintained above the new plasterboard ceiling without any modification. An option to install the new ceiling lining between the beams/girders was explored, however, some modifications to the corrugated curved ceiling panels would have been necessary. Therefore, the new acoustic ceiling is proposed to be installed beneath the secondary girders/beams but above the main wrought-iron girders/beams to maintain visibility and the existing ceiling fabric intact, even though they are dating from the 1991 works.</p> <p>Given consideration to the relative heritage value of the subject space and the associated internal fabric, which are ranked as being of <i>Little</i> heritage significance in the CMP (p.73), the proposed new engineering workshop will have negligible impact to the heritage values of the Corn Exchange and its identified significant fabric.</p>
Corn Exchange – Lower Ground Floor The existing substation located on the northern side of the Corn Exchange is	<p>A new substation was approved on the basement level of Corn Exchange in the original DA submission. Ausgrid compliance requirements, require the substation be increased in size to</p>

PROPOSED WORKS	COMMENTS
to be expanded.	<p>accommodate the additional services and plant that will serve the expanded Hotel.</p> <p>A number of options for expanding the substation where reviewed, the proposed expansion of the substation is the most suitable option as its impact to the overall presentation and heritage values of Corn Exchange and the overall site is minimal. In lieu of front façade plant rooms, the proposed expansion is considered to be a significant improvement of the approved design.</p> <p>Mitigation measures have been considered to maintain the extent of the expansion to the length of the existing plasterboard bulkhead and maintain the light fittings behind the new fire-rated suspended ceiling. Where retention of the light fitting is not achievable they will be either relocated within the colonnade or stored on site for future use. There will be no impact on the existing brick, wrought iron columns or the girders. The expansion will not impact the overall presentation of the rear deck of Corn Exchange as it is at the northern end of the deck presenting a new end wall alignment.</p>
Trees <ul style="list-style-type: none"> Existing trees formerly proposed to be removed will remain under the proposed amendments. 	<p>The two northern trees that were originally proposed for removal on Slip Street side of the site will now be retained. This is considered one of the positive aspects of the current s96 modifications, which aim to enhance the heritage items within the site and further enhancement of the new design.</p>
Corn Exchange (external public domain, adjacent to Slip Street) <ul style="list-style-type: none"> Public domain forecourt 	<p>Due to the retention of the trees noted above and the need to provide uninterrupted egress and ingress to the services rooms, switch room and the substation as required by the BCA and Ausgrid standards a section of public domain works have been removed from this area.</p> <p>The current timber deck area will remain apart from the extension of the substation at the northern end, which is discussed in detail below.</p>
Wharf Lane Bridge <ul style="list-style-type: none"> Design of the glazing slots in wharf lane bridge modified to be replaced with larger voids to improve views to the heritage facades on either side. 	<p>This modification is a key positive aspect of the s96. It provides clearer views to the basement level facades of Corn Exchange and Dundee Arms. The changes to the bridge are correlated with the heritage interpretive designs and are an considered a positive heritage outcome.</p>
Porte Cochere <ul style="list-style-type: none"> Retain existing smoke shafts located on Sussex Street Smoke shafts to be clad in high quality expressed seam metal sheeting that includes heritage interpretation within the panels. 	<p>Modifications to the porte cochere will allow for a better circulation and presentation of the Hotel entry while improving visibility of the Dundee Arms northern façade and the southern elevation of the Central Warehouse. These modifications came about as a result of ongoing design development. They are consider to have a minimal heritage</p>

PROPOSED WORKS	COMMENTS
<ul style="list-style-type: none"> Sprinkler valve room and fire services amended. Back of house service corridor volume and roof added to eastern façade (above porte cochere). 	<p>impact.</p> <p>Zinc cladding to the exhaust towers will be used as a backdrop for heritage interpretation graphics. The remainder of heritage interpretive treatment along the ground surface remains and correlates better with the new structure of the awning and above glazed volume of the service corridor.</p>
<p>Commercial Lobby off Sussex Street</p> <ul style="list-style-type: none"> Awning over commercial entry to the south of porte cochere amended 	<p>This modification has no impact on any heritage fabric. It provides for a better integration and simplified design around the Dundee Arms northern and western elevations.</p>
<p>Through site link</p> <ul style="list-style-type: none"> Redesign of the through-site-link to include accessibility ramps (instead of lift),. Removal of awning and amended internal planning and layout to enable airlock in lieu of awning. 	<p>The new design of the through site link has no impact on the heritage fabric. It provides a better integration within the site adjoining the heritage items.</p> <p>Its usability will be improved hence the heritage items will be viewed in increased number by the users of the link.</p>
<p>Northern courtyard</p> <ul style="list-style-type: none"> Removal of proposed 'northern entry' and use of this area as a courtyard with outdoor for the restaurant in the Northern warehouse. Removal of glazed awning over northern courtyard area improving the exposure of the northern warehouse building. Slip Street mechanical vents retained. Amendments to function/meeting spaces near northern entry. New escalator location and new glazing at the run-on and run-off points, detailed in a similar way to the porte cochere, resulting in an extension of built form on the Four Points tower near the northern entry. 	<p>The modifications proposed in this area will significantly improve appreciation of the heritage items from Sussex Street footpath through use of the courtyard as an outdoor seating area.</p> <p>Heritage interpretation will be an integral part of the courtyard with the paving designed to reflect the 1880's allotment alignments and occupier/owners as well and uses at the time. Activating this area as an outdoor seating means an increase in the observation of interpretive graphics thus understanding and acknowledgement of the layered history of the site and Darling Harbour as a working harbour.</p>
<p>Alterations to the Northern Warehouse</p> <ul style="list-style-type: none"> Demolition of internal walls associated with the previous tenancy. Incorporation of front of house wash rooms and accessible toilets all located within the internal volume. Addition of an internal stair. Addition of two plant rooms to lower ground level. 	<p>As noted earlier, the northern warehouse was largely reconstructed and the existing fit-out dates from the 1990's Tony Roma's restaurant refurbishment. Removal of the existing kitchen and associated service areas has already been approved and the s96 modifications relate to the removal of the previous tenancy fit-out and simplification of the internal layout. The proposed works will have no impact on the external facades and will allow for removal of the mechanical plant and duct on the rooftop. No changes to the heritage fabric are proposed in the main dining area at both ground or mezzanine levels. The changes will</p>

PROPOSED WORKS	COMMENTS
<ul style="list-style-type: none"> New glazed link to southern side of northern warehouse building. Kitchen, service and plant areas to the new podium building to be clad in metal flat panel equal to the port cochere (building bulk amended). 	<p>maintain all significant fabric and allow for restoration and conservation works for all areas. The works conform and are consistent with the Conservation Policy recommendations of the CMP for the building in that they do not adversely impact on any fabric of <i>High</i> or <i>Moderate</i> significance.</p> <p>The glazed link to the kitchen was discussed with the City of Sydney's Senior Heritage specialist and SHFA's Heritage & Design Manager on 14 February 2014. The current solution was favoured by all as it will have minimal impact to the western façade of the building and allow for similar exposure of the façade that currently exists from the Western Distributor. All works will be guided by the Schedule of Conservation Works and Heritage Specifications and supervised throughout by the author of this Report who is the appointed Conservation architect for the duration of the Project.</p> <p>The new restaurant interior design and detailing is to maintain the spatial qualities of the dining space and remove the intrusive elements while maintaining all significant heritage fabric.</p>
<p>Changes to proposed Four Points Tower</p> <ul style="list-style-type: none"> General Manager's apartment added (Level 1). Hotel rooms replaced with BOH administration, offices and ICT rooms. (Level 1). Tower BMU access zone added to southern façade of tower (approx 1700mm offset) (Level 1). Tower footprint amended on eastern side as a result of 3rd commercial lift. Material amendments to tower façade. Tower podium colour replaced back glazing with FFC1. 	<p>Changes to the new Tower relate mainly to the internal with no impact on any heritage fabric, or the settings and public domain views of the heritage items.</p> <p>Views to Corn Exchange from Pyrmont Bridge are significantly improved through simplification of the lower storey structure.</p> <p>No adverse impact will occur due to the current proposed modifications to the Tower.</p>

4.3 'STATEMENTS OF HERITAGE IMPACT' (NSW HERITAGE MANUAL)

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

- The approved development essentially remains the same with the proposed modifications. The changes aim to improve the functionality and streamline the required services and facilities while maintaining and enhancing the heritage values of the heritage items within the site.

- There will be no impacts on Dundee Arms or Central Warehouse Buildings.
- There will be minor changes to Corn Exchange lower ground floor involving works and intervention to fabric of *Little* heritage value as ranked in the Conservation Management Plan.
- The Northern Warehouse will be retained in the approved configuration externally. Internally, there will be minor changes involving works and intervention to fabric of *Little* heritage value as ranked in the Conservation Management Plan
- There will be no impacts to the warehouse at 139 to 156 Sussex street as part of this section 96.
- The values identified in the Statements of Significance of the heritage items are respected, and where possible opportunity to further enhancement has been included. These include exposure of the northern façade of Dundee Arms; clearer views to the basement facades of Corn Exchange and Dundee Arms along the Wharf Lane Bridge; increased use of the northern courtyard as an outdoor seating and improved visual access to the heritage interpretation design throughout the project.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts.

- Expansion of the substation on the northern end of the Corn Exchange basement level could be considered in this section; however, its location at the end of the lower rear deck of the heritage item minimises its overall impact. Given consideration to the mitigation measures and the benefits gained from the removal of Sussex Street plant shafts noted in section 4.2 above, the extension will have negligible impact.

The following sympathetic solutions have been considered and discounted for the following reasons.

- There are no known sympathetic solution that have been considered and discounted as part of this s96 modifications.

5.0 CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed works, including minor changes to the new areas of the Hotel, introduction of an engineering office in the lower ground of Corn Exchange, expansion of the substation and refurbishment of the Northern Warehouse as a hotel all day dining for the duration of the construction will result in no detrimental impact to the heritage significance of the heritage items within the site. The majority of the works are the result of the detailed design development and response to the requirements of applicable standards for such a development. The proposed modifications generally involve works to the new areas of the development and fabric with no heritage value and are ranked as being of *Little* heritage significance in their respective Conservation Management Plans. The modifications have minimal environmental and heritage impact.

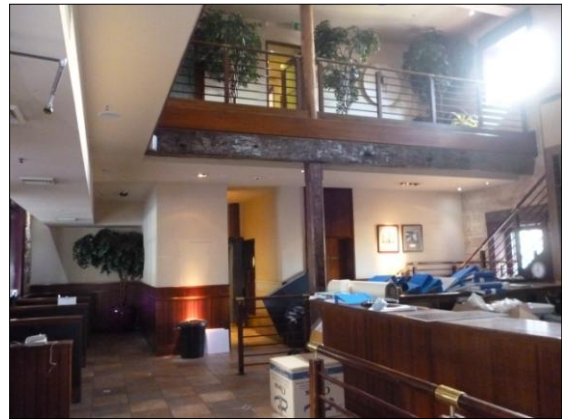
Detailing of the subject s96 modifications associated with the heritage matters have been discussed with the key stakeholders including the heritage officers of the City of Sydney and the Sydney Harbour Foreshore Authority and mitigations measures have been integrated into the design.

The proposed s96 modifications demonstrate compliance with the relevant Conservation Management Plans of the heritage items and the existing controls regarding heritage conservation and is therefore recommended for approval.

CITY PLAN HERITAGE
APRIL 2014

6.0 APPENDIX A: SUPPORTING PHOTOGRAPHS

IMAGES OF NORTHERN WAREHOUSE



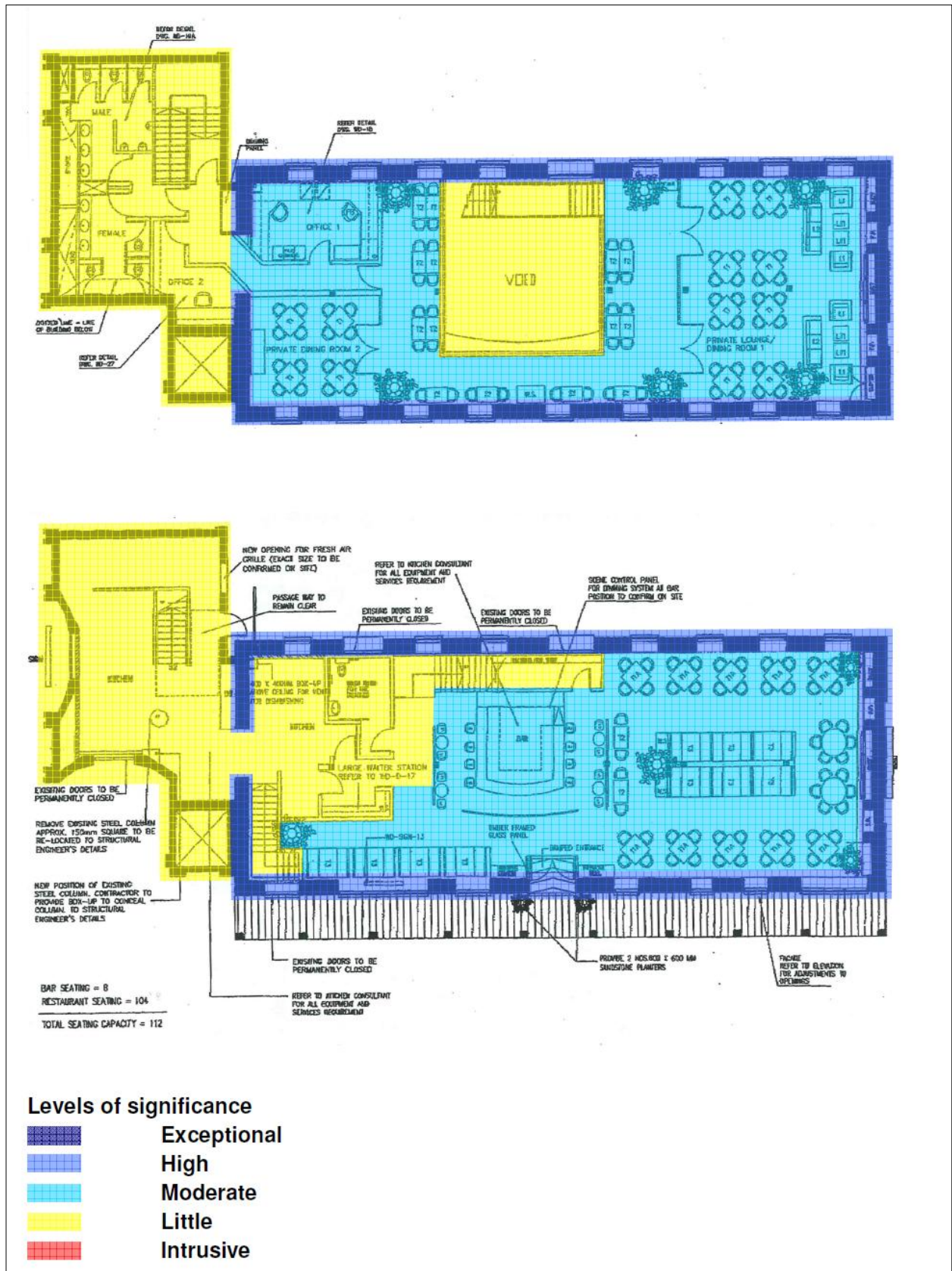
IMAGES OF NORTHERN WAREHOUSE



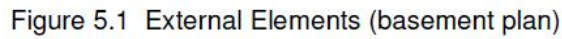
IMAGES OF LOWER GROUND FLOOR OF CORN EXCHANGE



7.0 APPENDIX B: SIGNIFICANCE RANKINGS



Significance ranking plans for northern warehouse as provided on page 107 of the CMP by Perumal Murphy Alessi Heritage consultants. For more detailed significance ranking reference should be made to section 5.0 of the CMP.



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