

25 May 2015

File No: R/2012/13/E  
Your Ref: SSD 4972 MOD 4

Ben Lusher  
A/Director - Key Sites Assessment  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Attention: Natasha Harras  
Email: [Natasha.harras@planning.nsw.gov.au](mailto:Natasha.harras@planning.nsw.gov.au)

Dear Natasha,

**RE: SSD 4972 MOD 4 – Four Points by Sheraton, 161 Sussex Street, Sydney**

I refer to your correspondence received 22 April 2015, inviting Council to make a submission regarding the Section 96(2) Modification to increase the building height by two storeys (from 25 to 27 storeys), increase commercial floor space and other design modifications at 161 Sussex Street, Sydney.

The City has reviewed the information provided as part of the public exhibition. The City considers that the proposed modifications will not result in an unreasonable impact and does not object to the proposed modifications.

**Urban Design**

The proposed modifications including two additional commercial levels are generally acceptable from an urban design perspective. It is noted that there will be some overshadowing impacts to Darling Park. However, it is comparatively marginal and the development parcels near Darling Harbour still receive adequate levels of sun access.

The original project has already been subject of a number of modifications. It should be noted any further increases in the height of development may create additional overshadowing that cannot not be supported or justified. In particular any additional overshadowing of publically accessible open spaces (beyond the current application) should be resisted.

**Heritage**

The proposed modification will not have an impact on the Corn Exchange, the conservation of Wharf Lane and the interpretation of the Sussex Street frontage as there are no significant changes proposed to the lower levels or public domain within the site.

It is considered that the addition of 15 bike racks to the approved designated bicycle parking in Slip Lane will not have an impact on the heritage fabric in the locality and the additional levels and plant do not result in substantive additional heritage impacts compared to the proposal itself.

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](mailto:vaziz@cityofsydney.nsw.gov.au).

Yours sincerely,

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

**Graham Jahn AM**  
**Director**  
City Planning | Development | Transport