



Sent via email to:

Ms Ellen Mannix at [Ellen.Mannix@planning.nsw.gov.au](mailto:Ellen.Mannix@planning.nsw.gov.au)

Date: 15 August 2018

Dear Ms Mannix

**RE: SSD 8665 – REFURBISHMENT OF THE MERCHANTILE HOTEL AND  
VARIATION TO THE SCRA SCHEME, 25 GEORGE STREET, THE ROCKS**

I refer to the Department's correspondence (ref SSD 8665) seeking comments on the refurbishment of the Mercantile Hotel including new rooftop bar and variation to the SCRA Scheme. abovementioned proposal.

Place Management NSW (PM NSW) has reviewed the proposal and supporting documents on public exhibition and offers the following comments for your consideration as part of the SSD assessment process: -

*General*

1. The design response is well developed and presents an attractive solution for the site and building that enhance the overall heritage character of The Rocks precinct.
2. While the external and internal works are extensive, the changes and modifications appear to be sensitively introduced to enhance the overall character and feel of the building and improve its functionality as an ongoing hotel food and beverage offering.
3. The design proposal largely respects and works with the heritage fabric, spaces and features of the building in the overall design and has also adapted some existing spaces for new uses, e.g. a first-floor level kitchen and a rooftop and laundry terrace and bar area.
4. The additions of the toilets and lift to the rear of the existing ground floor of the building, and rooftop terrace bar and dining will have minimal heritage and visual impacts and provide an improved level of access and functionality for the building.



5. The visual impacts of the external changes to the building will not be visible from the Sydney Opera House and have very limited and acceptable impacts from the Sydney Harbour Bridge and Gloucester Walk.

*Further documentation requirements*

6. While the proposal is supported overall, there is inadequate documentation provided in the SSD application in relation to the he proposed changes and upgrades to the services to be introduced into the building. It is therefore not possible to fully assess the heritage impacts of the proposal, and the services upgrades and resulting changes to the building, without this level of documentation. The following further documentation is required in order to address this issue: -
  - a. **Drawing documentation provided with the SSD application – NB.** Only architectural documentation has been provided in the SSD application.
    - The following documentation is required to be provided as part of the application to enable the heritage impacts of the proposal to be adequately assessed – including:
      - o Services documentation including mechanical, electrical, hydraulic,
      - o Fire engineering documentation for fire upgrade works
      - o Architectural documentation needs to be aligned with the services and show a resolved architectural response to their introduction
      - o Materials and colour sample board
      - o Show items/building fabric proposed to be removed as part of demolition works that will need to be stored on site for future reinstatement and how this is proposed to be undertaken.
  - b. **Heritage Impact Statement** – The scope of works included in the HIS is incomplete and therefore the assessment of heritage impacts is limited and not a comprehensive review or assessment of the proposed design submission.
    - As the documentation for the project included in the SSD application is limited to the architectural documents, there is insufficient information available to adequately assess the full impact of the proposal and to recommend mitigation measures for the works, as necessary.
    - The description of works on page 36 does not include BCA and fire services upgrades, materials, colours etc
    - The Impact assessment on pages 66-77 does not address the following proposed works:
      - o Kitchens and bathrooms and associated services and exhausts and vents
      - o Air conditioning upgrades to the building, duct runs, risers, plant etc
      - o Fire upgrades – does not discuss penetrations through fabric, the significance of the fabric, or the impacts
      - o Archaeological impacts of the works to the basement (there is a separate archaeological report included in the SSD) – however the HIS should include a summary statement and assessment of the archaeological impacts
      - o Additional services elements being introduced onto the roof – exhaust, mechanical plant including air conditioning, vents and flues etc, and their locations and potential visual and heritage impacts from these works.
      - o Proposed changes to the ground floor main bar and how this is retaining/enhancing the existing bar character and atmosphere.



- Proposed materials and colours and appropriateness to the heritage character of the interior and exterior of the buildings.
- Proposed signage and heritage impacts

It should be noted that Property NSW has not yet granted landowners consent to this proposal.

Landowners consent will need to be formally requested by the proponent prior to determination of the application.

If you require any further information, or wish to discuss the contents of this correspondence, please contact Mr Nicholas Fterniatis, Senior Manager, Place Planning and Urban Design on 9240-8507.

Yours sincerely



**Jane Donaldson**  
**Director, Leasing and Place Management**