

1 April 2016

Mr William Lam
Development Manager
Fraser's Property Australia
Suite 11 Lumiere Commercial
Level 12, 101 Bathurst Street,
Sydney NSW 2000

Dear William,

RE: Modification to Concept Plan (MP06-0171 MOD12) and Block 4N (SSD6673 Mod1)

The following is provided in response to the modification submitted for works to Block 4N (refer above). The proposed modification includes modifications to the general arrangement of hotel rooms and amenities; general arrangements to some apartments; some amendments to the form and building massing; landscaping works and some amendments to the materials and finishes. The Department has requested a brief heritage statement that considers the impact the proposed change to enclose the restaurant terrace on the relationship with the adjoining heritage items. Specifically, this assessment considers the adjoining Abercrombie (Australian) Hotel and addresses only the proposed enclosure of the former ground floor (Broadway) open restaurant terrace in accordance with referral correspondence from the City of Sydney (dated 17/03/2016).

This HIS references the following plans:

- Block 4N North Elevation (01) Broadway – Drawing number PA- A4-2050 Revision 03 (14 Jan 2016)
- Block 4N Detailed North Elevation (01) Broadway – Drawing Number PA- A4-3500 Revision 03 (09 Feb 2016)
- Block 4N Public Domain Plan – Drawing Number PA- A4-1600 Revision 01 (18 Dec 2015)
- Block 4N Ground Floor – Drawing Number PA- A4-1760 Revision 03 (18 Dec 2015)

The proposal includes infill of the former open terrace, with a single storey extension, constructed of fixed glass panels, with bronze aluminium spandrel panels, with metal louvres to the northern (Broadway) façade.

The Australian Hotel is a listed heritage item under Schedule 8 of the Sydney LEP 2005 (Item 5009 – 100-102 Broadway¹). The site is subject to a conservation plan which records the following statement of significance for the site²:

¹ It is noted that the CUB site is not subject to the current 2012 LEP instrument.

² Urbis 2009: Former Carlton and United Brewery Site, Special Element Conservation Plan: Australian Hotel (Asset no. 40) and Abercrombie Street Terraces (Asset Nos. 42A, B and C), 26 Broadway Chippendale, pg 79-80

The Australian Hotel has heritage significance at the local level for its historic, aesthetic, associative and representative values. The building is considered to be of high significance for the overall integrity of its materials and form.

The Hotel is associated with the Kent and Carlton Brewery's and the major redevelopment of the Carlton site as well as civic redevelopments, including the realignment and upgrading of Broadway during the 1930s and 1940's. The site has a long association with the Hotel trade and there has been a Hotel operating continuously on the corner since the mid 1840s. The building is significant for its association with Tooth and Co and their architects, Copeman, Lemont and Keesing, who designed a number of Hotels in the 1930 and early 40s, many of which were designed in the Functionalist and related Art Deco styles. The building has a stylistic relationship to other buildings on the brewery site and other Hotels in proximity to the site, constructed in the same style. With its prominent corner location and architectural treatment, the Hotel contributes to the streetscape of the immediate area. The Hotel is aesthetically representative of the Functionalist style and is one of the most intact Hotels internally, with a high degree of integrity in form, function and materials, though it is noted some of the original finishes have been obscured by later additions. The Hotel is one of few to retain its original accommodation function and is representative of the function typically provided by corner hotels in the inter-war period...

Heritage Impact Assessment

It is considered that the proposed amendment, enclosing the former open terrace will have no significant further detrimental impact on the heritage listed Australian Hotel. Whilst the former proposal provided for a void space adjoining the Hotel, the Hotel was designed and built to directly adjoin development via a party wall and it was not intended to be seen as a building in the round (as demonstrated by the common brickwork on the plain eastern elevation). Moreover, the Hotel has been designed to address the street corner (Abercrombie Street and Broadway) and the visual curtilage for the hotel is most significantly achieved through the setback of the tower above, which enables the hotel to retain its visual prominence from the street and in particular from the prominent intersection view.

In addition, the proposed design of the infill extension responds to and is considered sympathetic to the heritage item in that it continues the prominent horizontal architectural character, albeit in a contemporary form and integrates the hotel with the overall development. The predominantly glazed materiality gives the appearance of a lightweight extension, and is subservient in scale to the adjoining hotel and retains the void above. The through site connection adjoining the hotel is retained while the extension provides a better resolution to the street frontage.

We trust the above will assist you in the assessment of the subject amendment. Please feel free to contact the undersigned on (02) 8233 7610

Yours sincerely,



Fiona Binns
Associate Director (Heritage)