

20 November 2020

Our Ref: R/2020/11/B
File No: 2020/523420
Your Ref: SSD-10454

Karl Fetterplace
Senior Planner, Key Sites Assessments
Department of Planning, Industry and Environment

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Dear Karl

Request for Advice - Intercontinental Hotel - Stage 2 (SSD-10454) – Response to Submissions

Thank you for your correspondence dated 13 November 2020 which invites the City of Sydney Council (the City) to provide comments on the response to submissions (RtS) for the proposed alterations and additions to the Intercontinental Hotel.

The City has reviewed the RtS and notes arguments raised by the applicant regarding bicycle parking, balustrade heights and rooftop addition glazing finishes. The City provides the following comments for your consideration:

1 Rooftop Addition

The applicant's response in the RtS identifies the subject building being of no risk to bird strikes due to its construction materials, glazing type and lack of landscaping or vegetation. It is accepted that the general construction of the building being of a heavy concrete facade will reduce the likelihood of collisions compared to buildings with expansive glazed facades. It is however, understood that the predominantly glazed rooftop addition will reflect the sky to a certain extent and the applicant should consider the use of a glazing treatment that will not obstruct views, particularly should the rooftop addition also incorporate landscaping of any type.

The City also acknowledges the amendments to plans noting balustrade heights at the rooftop addition in accordance with an update wind report and raises no objection.

2 Bicycle parking

In the City's previous correspondence, it was recommended that at minimum, the proposal accommodate bicycle parking facilities reflecting the projected staff member increase on site, being 18 bicycle parking spaces in total. The applicant has stated in their RtS that due to current security and basement planning constraints, the development can only accommodate a total of 15 bicycle parking spaces, being a threefold increase from the existing facilities on site. Further, the RtS states the increase in bicycle parking to a total of 15 spaces is consistent with Council's overall objectives of increasing the availability of bicycle parking on site.

This argument is accepted by the City noting that there is further opportunity to provide bicycle parking spaces and end of trip facilities as part of the ballroom addition works. Any separate proposal for the ballroom addition must provide bicycle spaces and EOT facilities catering for the expected visitors and total staff, not just projected additional visitors and staff.

It is recommended that the hotel prepares a Transport Access Guide which specifies that the site provides bicycle parking for staff and visitors and how they can access it so as to support the use of the increase parking spaces.

Should you wish to speak with a Council officer about the above, please contact Marie Burge, Planner, on 9265 9333 or at mburge@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to be 'D. Zabell', written in a cursive style.

David Zabell
A/Area Planning Manager