

31 January 2022

Your Ref: SSD-7693-Mod-2  
Our Ref: R/2017/11/B  
File No: 2022/032591

Rodger Roppolo  
Senior Planning Officer – Key Sites Assessments  
Department of Planning, Industry and Environment

via Planning Portal

Dear Rodger

**Advice on Modification – Intercontinental Hotel Alterations and Additions - SSD 7693 MOD 2 – Insertion of Stage 1A**

Thank you for your correspondence dated 19 January 2022 inviting the City of Sydney Council ("the City") to comment on the proposed modification to SSD 7693 relating to the concept approval for alterations and additions at the Intercontinental Hotel and Transport House.

The City has reviewed the modification and notes the addition of a 'Stage 1A' aspect to the consent allowing provision for a new temporary envelope for a function centre, that would be subject to a separate detailed design application. It is also noted that the proposed Stage 1A envelope is notably smaller than the approved ballroom envelope and is likely to have less impacts by way of view loss, outlook, heritage significance and overshadowing.

Whilst the City agrees that the proposed Stage 1A function centre will not go through a formal design competition, it is recommended that any detailed design be the subject of a careful review process with strong heritage representation. It is recommended that DPIE appoint a committee that includes heritage professionals to examine and advise on the merits of the proposal. DPIE must be satisfied that the committee has followed an appropriate public process for the purpose of that committee and must consider the advice on the committee in the assessment of the application.

Further, it is recommended that the appointed project architect undertaking the detailed Stage 1A design be a skilled architect with strong heritage knowledge and that acoustic attenuation issues are thoroughly managed to ensure the function centre operates without undue impact when it becomes operational.

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

Yours sincerely,



**Andrew Rees**  
Area Planning Manager (Major Projects)