

Lucinda Craig
Planner
Department of Planning and Environment
PO BOX 404, PARRAMATTA NSW 2124

By email: lucinda.craig@dpie.nsw.gov.au

Dear Ms Craig

Response to Submission comments for Intercontinental MOD 2 - Insertion of Stage 1A (SSD-7693-Mod-2)

Thank you for your referral received 5 May 2022 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) - Response to Submissions (RtS).

The following documents have been reviewed:

- Response to submissions report by Urbis dated 19 April 2022 including Appendix C Heritage Response to Submissions by Urbis dated 31 March 2022.

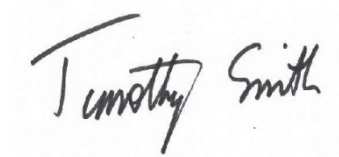
The following comments are provided to address the applicant's response to our letter dated 24 February 2022:

- Proposed deck and its setback from the building parapet - There appears to be discrepancy between the setback shown in the submitted plans and as noted in the Heritage RtS letter. The *Proposed Level 10 Floor Plan* (Dwg No. 2003 Issue A dated 7/12/2021) prepared by CotteeParker indicates a setback of approximately 2.3m, whereas the Heritage RtS describes this as 2.9m. It is considered that even a 2.9m setback is likely to have an adverse heritage impact. In the absence of a detailed visual analysis and assessment of heritage impact of all the elements associated with the proposed rooftop bar, establishing a setback as part of this stage is not advised. Therefore, it is recommended that the approval of the proposed deck is deferred to the detailed SSDA stage so that a more informed decision can be made based on additional information as noted above.
- Staging - the Heritage RtS letter confirms the possibility that additional storeys may be added on top of Stage 1a interim structure to attain the approved ballroom envelope. Since the Stage 1a structure will not benefit from a competitive design process, an ad hoc approach will limit the design potential of the final outcome, even if such a process is applied at the later stage. It is preferable that the Stage 1a prefabricated structure is removed from its location after the expiry of the approved time limit. .
- Time limit - The proposed Stage 1a is understood to be an 'interim' structure as a short-term response to Covid, so the basis for a 10-year duration is not clear. A much shorter time frame is likely to facilitate a more reversible structure and allow the original proposal to be executed as a separate concept based on a competitive design process in order to achieve design excellence.
- Previous comments highlighting the overall impact of any rooftop additions within the 30m setback in this highly sensitive location are reiterated. Although there is a reduction to the previously approved envelope, the modified proposal features new deck addition

to the roof (along with balustrade and elements associated with a roof top hospitality venue that are likely to follow), which would have an adverse heritage impact.

If you have any questions regarding the above advice, please contact Rajat Chaudhary, Senior Assessments Officer, at Heritage NSW on 02 9873 8521 or Rajat.Chaudhary@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large, sweeping initial 'T'.

Tim Smith OAM
Director, Assessments
Heritage NSW
Department of Planning and Environment
As Delegate of the Heritage Council of NSW
17 May 2022