

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 Hotel: MOD 2 - Insertion of Stage 1A (SSD-7693-Mod-2)

Thank you for your referral received 3 June 2022 providing response to our comments dated 17 May 2022 on the above State Significant Development (SSD) Response to Submissions (RtS).

The following documents were reviewed:

- Response prepared by Urbis dated 2 June 2022, including Appendix A- Analysis and Design Package by Cottee Parker

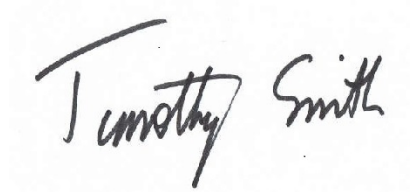
The following comments are provided:

- It is noted that taller elements such as umbrellas, pergolas, heaters etc are not shown in the submitted analysis. If such elements are to be proposed as part of the detailed SSDA then these should be included in the analysis. If not, any approval should impose an appropriate height restriction (for e.g. 1.2m) for rooftop elements.
- The parapet is approximately 450mm lower along the sides, further away from the building line. A visual analysis of this reduced height in angled views has not been provided. This is especially relevant for views from the south where visibility is high due to the adjacent building being lower and the setback provided being only 2m. It is likely that there will be a much higher visual impact along the south side. The setback along the south parapet should be more than the front in order to mitigate this impact.
- There is no valid justification for the proposed roof deck to be 900mm higher than existing level and 220mm higher than proposed function room level. The effective existing parapet height is only 1m meaning occupants and any tall element will be visible in views. It is recommended that the floor level is lowered to match or preferably be lower than the proposed function room level.
- Clarification regarding staging and the proposed addition being a temporary structure to be removed is noted. It is recommended that a condition of consent is included to this effect.

- It is considered that a 10-year time frame is too long for a temporary structure proposed as an interim stage that will bypass the requirement of a competitive design process. Any associated impacts will not be temporary.

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 'T' and a distinct 'S'.

Tim Smith OAM
Director, Assessments
Heritage NSW
Department of Planning & Environment
As Delegate of the Heritage Council of NSW
16/6/22