

24 September 2020

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File No: 2020/406675
Your Ref: SSD-10454

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

Dear Karl

Request for Advice - Intercontinental Hotel - Stage 2 (SSD-10454)

Thank you for your correspondence dated 2 September 2020 requesting advice from the City of Sydney Council (the City) regarding the proposed works within the Intercontinental Hotel.

The proposal includes works to the internal areas of the Intercontinental Hotel including the Bridge Street arrival entry, The Cortile and food and drink tenancies, works to the podium elevations along Bridge Street and Phillip Street, and a rooftop addition to accommodate an expanded club lounge and terrace at Level 32. The City notes that the proposed addition at the roof level is consistent with the building envelope as approved in the Stage 1 consent (SSD 7693) granted consent by the Independent Planning Commission on 22 January 2020.

The City has reviewed the submitted documents and provides comments as follows:

1 Competitive Design Process

The application involves external works surrounding the podium along Bridge Street and Phillip Street and the Level 32 rooftop area. The building is also 55m in height and as such, a competitive design process is to be considered / held in accordance with Clause 6.21(5) of the Sydney Local Environmental Plan 2012 (Sydney Local Environmental Plan 2012). Further, Condition B2 of the Stage 1 consent requires a competitive design process to be undertaken where works relate to Transport House.

The proposal does not involve any works to Transport House and meets the requirements of Clause 6.21(6) of the Sydney LEP 2012 in that the development involves minor alterations and additions to the building only, does not increase the overall height of the building and does not significantly increase the gross floor area of the building, and includes the use of high standard of materials that are consistent with the architectural integrity of the existing building whilst having little impact on views to the building and an improved impact on the building's existing interface with the public domain.

As such, the City agrees that a competitive design process is unreasonable and unnecessary.

2 Heritage

The works involving heritage fabric and significant spaces are at Level 5 Cortile area and Strong Room area, and Level 6 and Level 7 colonnade balustrades. The proposed works do not modify the building form or significant fabric of the heritage building but improve the spatial quality and upgrade some elements to be compliant with current building Codes. The works are considered to have minor heritage impact.

The City notes that the applicant consulted with the Heritage NSW prior to the lodgement of the subject SSD application and provided confirmation that the application is acceptable to submit without an endorsed Conservation Management Plan (CMP), subject to the CMP being endorsed prior to the determination of the application. The City defers to Heritage NSW to comments on the Schedule of Conservation Works, Heritage Interpretation Plan and archaeological matter.

The proposed external works to the tower, including the addition on Level 32 and update to podium corner glazing, is considered to have an acceptable impact on the character of the *Bridge Street, Macquarie Place and Farrer Place and Macquarie Street* Special Character Areas and streetscape of Phillip and Bridge Streets.

Overall, the City raises no objection to the proposal based on heritage considerations.

3 Rooftop Addition

The application proposes a new addition on Level 32 located on the western elevation of the building in addition to the enclosure of part of an open terrace on the eastern elevation.

The City notes that the existing building currently exceeds the sun access plane to the Royal Botanic Gardens. The proposal, however, is contained wholly within the approved Stage 1 building envelope and the works will result in no additional overshadowing to the Royal Botanic Gardens.

The proposed works on Level 32 are acceptable from an urban design perspective and are unlikely to impact on views from the public domain or surrounding developments. Further, as discussed above, the proposed rooftop works do not adversely impact the significance of the surrounding Special Character Areas.

While the proposal includes minimal new reflective glass, there is an opportunity for the addition to include a treatment or finish of glass that will reduce the likelihood of bird strikes. This can either be placing glass behind some type of screening or using glass with inherent properties that reduce collisions. Generally options include but are not limited to:

- Installing opaque glass or etched, stained, frosted glass and glass blocks.
- Angled glass (popular in Europe and Asia), although reflectivity effects are more pronounced and require careful consideration.
- Awning hoods and overhangs over windows to reduce reflectivity.
- Patterns on glass (ceramic dots, “frits” with a specific 2 x 4 design).
- Screens, shutters, exterior shades.

Ideally, the City recommends that all reflective glass within the development include treatments as the reflection of sky and/or vegetation increases the risk of impact as there is a clear line of sight.

It is also noted that the architectural drawings show a 1m high balustrade along the terrace, however, the submitted wind report recommends a 1.4m high balustrade. It is recommended that the architectural drawings include this design change.

4 Bicycle parking

The application proposes to increase the on-site bicycle parking from 5 spaces to 10 spaces while indicating an increase in staff by 50 staff members as a result of the proposed works. The application also notes that the existing car parking exceeds the maximum as required by the Sydney LEP 2012.

Condition C12 of the Stage 1 consent requires bicycle parking to be provided in accordance with the relevant rates in the Sydney Development Control Plan 2012 (Sydney DCP 2012). The City understands that while there is limited space within the existing development to provide for new parking facilities, bicycle parking spaces should be increased to accommodate an increase in staff members and a general increase in bicycle use as a mode of transport.

It is recommended that at minimum, bicycle parking be increased to accommodate additional spaces reflecting the projected staff member increase. This will result in a total of 18 bicycle spaces being the 5 existing spaces plus 13 in accordance with the staff bicycle parking rates in the Sydney DCP 2012. The location of the additional bicycle spaces should be in close proximity to existing spaces and end of trip facilities. It is recommended that existing car spaces can be utilised for bicycle storage if they cannot be accommodated elsewhere.

Ideally, the City would recommend a further increase in bicycle spaces to be more consistent with the recommended rates in the Sydney DCP 2012 and the Stage 1 consent. It is noted that there is further opportunity for an increase in on-site bicycle storage and end of trip facilities with the future works to Transport House.

5 Public domain

The existing public domain surrounding the site consists of three street frontages being Macquarie Street, Bridge Street and Phillip Street. The public domain elements along each street frontage consist of various paving materials (clay paving and punk granite banding trachyte kerbs along Macquarie Street and asphalt footpaths with trachyte kerbs along Bridge Street and Phillip Street), smart poles, street and traffic lighting, street tree planting, public seating and parking restriction signage.

To ensure that the existing condition of public assets is maintained on Macquarie, Bridge and Phillip Streets, the City recommends that the developer ensure that all items within the site streetscapes are retained, protected and preserved during construction. Items included, but are not limited to footpaths, kerbs and gutters, signage, survey marks, street furniture, utility pit lids, lighting, street trees and adjacent carriageways.

The City recommends all proposed works to the entry on the corner of Bridge and Phillip Streets be contained within the site and not impact the public domain. Any rectification works are recommended to be undertaken in accordance with Council standards and the recommended conditions of consent as provided in Appendix A attached to this letter.

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 'AR', written in a cursive style.

ANDREW REES
Area Planning Manager

ATTACHMENT A: RECOMMENDED CONDITIONS OF CONSENT – PUBLIC DOMAIN

(1) PHOTOGRAPHIC RECORD / DILAPIDATION REPORT - PUBLIC DOMAIN

Prior to an approval for demolition being granted or a Construction Certificate being issued, whichever is earlier, a photographic recording of the public domain site frontages is to be prepared and submitted to Council's satisfaction.

The recording must include clear images of the building facade adjoining the footpath, the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street.

The form of the recording is to be as follows:-

- (a) A PDF format report containing all images at a scale that clearly demonstrates the existing site conditions;
- (b) Each image is to be labelled to identify the elements depicted, the direction that the image is viewed towards, and include the name of the relevant street frontage;
- (c) Each image is to be numbered and cross referenced to a site location plan;
- (d) A summary report, prepared by a suitable qualified professional, must be submitted in conjunction with the images detailing the project description, identifying any apparent existing defects, detailing the date and authorship of the photographic record, the method of documentation and limitations of the photographic record;
- (e) Include written confirmation, issued with the authority of both the applicant and the photographer that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.

Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must immediately be made safe and functional by the applicant. Damage must be fully rectified by the applicant in accordance with the City's standards prior to a Certificate of Completion being issued for Public Domain Works or before an Occupation Certificate is issued for the development, whichever is earlier.

(2) PUBLIC DOMAIN DAMAGE BOND

- (a) A Public Domain Damage Bond calculated on the basis of 175 square metres of clay paving site frontage Macquarie St, 408 square metres of asphalt site frontage Bridge and Phillip St frontages must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Bond must be submitted as an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of Council as security for repairing any damage to the public domain in the vicinity of the site (Guarantee).

- (b) The Guarantee must be lodged with Council prior to an approval for demolition being granted or any Construction Certificate being issued, whichever is earlier.
- (c) The Guarantee in this condition will be retained in full until the final Occupation Certificate has been issued, or the public domain works bond has been lodged and any rectification works to the footway and Public Domain, are completed to Council's satisfaction. The Guarantee will be released in full unless rectification works are required where upon 90% of the total securities will be released, with the remaining 10% to be retained for the duration of a 6 months Defect Liability Period.

(3) PROTECTION OF STONE KERBS

- (a) The existing stone kerbs on the Macquarie St, Bridge St and Phillip St frontages of the site are to be retained and properly protected during demolition, excavation and construction works.
- (b) To avoid damage to stone kerbs during excavation and construction works for the development, temporary removal and storage of the stone kerbs may be approved by Council. Removed, serviceable stone kerbs (i.e. those that are in good condition as agreed by Council officers) must be re-installed in accordance with the City of Sydney's standard details and specifications after the construction works have been completed. A temporary concrete kerb will need to be constructed to retain the footpath until the stone kerbs can be reinstalled.
- (c) Note the following:
 - (i) all costs associated with the works are to be borne by the developer.
 - (ii) Damaged kerbs are to be replaced to match existing to Council's satisfaction or as otherwise advised by Council officers.
 - (iii) Where new vehicle crossings or temporary crossings are to be constructed to access the property, the affected kerb stones should be salvaged and reused wherever possible.
 - (iv) All new driveway laybacks and kerbs are to be constructed with stone kerbs to match existing stones or as specified by City officers.
 - (v) Council approval is required before kerbs are removed.
 - (vi) Council approval is required prior to the cutting of existing stone kerbs for stormwater kerb outlets.
 - (vii) Stone kerbs and gutters may be bonded in accordance with the City of Sydney's adopted Schedule of Fees and Charges. If so, this will be included with the Public Domain Damage Bond.

(4) PAVING MATERIALS

The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".

(5) TACTILE GROUND SURFACE INDICATORS AND HANDRAILS

All tactile ground surface indicators, handrails and other elements required to provide access into the building / property must be located entirely within the private property boundary.

(6) NO OBSTRUCTIONS

All public footways and paths of travel must be free from obstructions. If services are required to be relocated to clear paths of travel then this must be undertaken at the developer's expense. All obstructions are to be removed prior to the issue of any Occupation Certificate.