

Karl Fetterplace  
Senior Planning Officer – Key Sites Assessments  
Department of Planning Industry and Environment  
4 Parramatta Square  
PARRAMATTA NSW 2150

By email: [Karl.Fetterplace@planning.nsw.gov.au](mailto:Karl.Fetterplace@planning.nsw.gov.au)

Dear Mr Fetterplace

**Notice of Exhibition of application for Intercontinental Hotel (former Treasury Building) of SSD project – Stage 2 (SSD 10454)**

Thank you for your referral dated 2 September 2020 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal. The proposed SSD site includes the State Heritage Register Item *Intercontinental Hotel Former Treasury Buildings* (SHR no. 00355). The site is also located in the vicinity of several other State listed items.

The proposed development involves:

- Demolition of existing floor finishes, stairs, slab and sandstone coping (in selected locations);
- Demolition of water feature on Phillip Street;
- Architectural and Finishes Upgrade to Facade Entry of Phillip and Bridge Street Corner. New Balustrade and Handrail;
- External Upgrades to Levels 5-7: The new works to the façade at the corner of Phillip and Bridge Streets includes installation of a glass openings at Levels 6 and Level 7.
- Level 5 (Ground) arrival space: Removal of 1980s intrusions to the central cortile space and new fitout of bar, reception area, concierge areas, circulation space and seating areas;
- Upgrade to balustrade at Level 6 and 7;
- Demolition of later addition fitout and installation of new fitout for dining area to the Café Opera;
- Alterations to Level 32 including expansion of the club lounge and terrace – in compliance with the approved envelope under SSD 7693;
- Increase the number of bicycle parking spots from 5 to 10;
- Conservation and maintenance works to the Former Treasury buildings (internal and external); and
- Installation of new interpretation and upgrade to existing external lighting and new illuminated signage.

The following reports were considered in our assessment:

- *Intercontinental Hotel – Stage 2 Environmental Impact Statement*, prepared by Urbis, dated September 2020;
- *Appendix C - Design Statement in Support of EIS*, prepared by Woods Bagot, dated 30 July 2020;
- *Appendix D – Architectural Drawings*, prepared by Woods Bagot, dated 31 July 2020;
- *Appendix E – Heritage Impact Statement*, prepared by Urbis, dated 6 August 2020;
- *Appendix F – Visual Impact Assessment*, prepared by Design Partnership, dated 4 August 2020;
- *Appendix H – Lighting Impact Assessment*, prepared by WSP dated 24 July 2020;
- *Appendix L – Schedule of Conservation Works*, prepared by Urbis dated 25 August 2020;

- *Appendix M – Heritage Interpretation Strategy, prepared by Urbis, dated 6 August 2020; and*
- *Appendix Q – Accessibility Design Compliance Statement, prepared by DDA Consult, dated 5 August 2020.*

As delegate of the Heritage Council of NSW, I provide the following comments

- The proposed retention and enhancement of the central cortile space is considered a positive heritage outcome. The design indicates a reasonable balance between the old and the new.
- The 1980s philosophy of conservation forms part of the significance of the item and retaining evidence of these works such as the elliptical stair and lift would enhance these values.
- Removal of intrusive elements installed during the 1980s development such as partition walls in the Strong Room, restaurant fitout on Level 6, later addition floor and wall finishes, etc. improve the general condition of the subject building and enhance its heritage significance.
- The design of the handrail located on Level 7 should be reconsidered to be more recessive. While the handrail may have limited visibility from the cortile space below, the extended use of the handrail along the voids may have a high visual impact. The proposed section of the handrail includes a heavy base that may dominate the visual aesthetic of the sandstone coping.
- It is recommended that the works outlined in the Schedule of Conservation Works be prioritized and be completed as part of the development. The works should be undertaken under the guidance of a suitably qualified heritage consultant.
- The interpretation Strategy generally aligns with the Conservation Management Plan.
- Detailed design of the interpretation as outlined in the Heritage Interpretation Strategy should be undertaken as part of the construction stage of the project, including preparation and sourcing of archival content, confirmation of interpretation devices designs, locations, materials and manufacturing. All interpretation works shall be guided by a suitably qualified heritage consultant. Any salvageable materials should be marked prior to demolition and stored securely either on-site or at an off-site storage location.
- All conservation and interpretation works shall be undertaken prior to the issue of an occupation certificate.

As the site contains a local heritage item, and other local items are in the vicinity, advice should be sought from the relevant local council.

If you have any questions regarding the above advice, please contact Mariyam Nizam, Senior Heritage Assessments Officer at Heritage NSW on 8837 6375 or [Mariyam.Nizam@environment.nsw.gov.au](mailto:Mariam.Nizam@environment.nsw.gov.au).

Yours sincerely



**Steven Meredith**  
Regional Manager, South  
Heritage NSW  
Department of Premier and Cabinet  
**As Delegate of the Heritage Council of NSW**  
29 September 2020