



14 June 2019

RJC:KV15-166

The Secretary
NSW Department of Planning and Environment
Level 29, 320 Pitt Street
Sydney NSW 2000

Attention: Mr. Karl Fetterplace
Senior Planning Officer, Key Sites Assessments

Dear Karl,

Re: State Significant Development Application: SSD 7693
InterContinental Hotel and Transport House

I write with reference to the above application and to the meeting held with Council officers on Tuesday 11 June 2019.

Whilst the Applicant is most appreciative of the opportunity to discuss its project with Council officers it is concerned that the issue of structural design and the implications for the heritage significance of Transport House is one that was raised and responded to 12 months ago in our Response to Submission Report dated May 2018.

At our meeting, reference was made to the development consent for 77 Market Street (i.e. David Jones). Condition 21 of the consent states:-

“(21) STRUCTURAL INTEGRITY OF RETAINED BUILDING ELEMENTS

As part of the Stage 2 DA, a report or certification from a practicing structural engineer experienced in dealing with heritage buildings must be submitted. The report must explain how the retained building elements are to be retained, supported and not undermined by the proposed development and give details of any intervention or retrofitting needed.”

The consent is attached for your reference (see **Attachment 1**). You will see that there are no other conditions relating to structural design.

Consistent with the above approach, the Applicant is firmly of the view that this issue can appropriately be dealt with at Stage 2.

In this regard and just to recap: included as appendices to our Response to Submissions report of May 2018 were the following reports (all of which are attached hereto):-

- Appendix 6A: Structural Engineer's Assessment prepared by ARUP (see **Attachment 2**);
- Appendix 6B: Detailed memorandum referred to in ARUP's Structural Engineer's assessment (see **Attachment 3**); and
- Appendix 6C: Peer Review of ARUP's Structural Engineer's Assessment prepared by Mott MacDonald (see **Attachment 4**).

Subsequently, Arup prepared a further report (see **Attachment 5**) dated 6 July 2018 entitled:-

"Stage 1 – Outcomes from the Preliminary Building Investigation"

It outlines the investigation works undertaken on Transport House to validate the conceptual bracing arrangement set out in Arup's report dated 15 March 2018 (see **Attachment 2**) and included in our Response to Submissions submitted in May 2018.

As noted in Section 5.2.1 in the July 2018 Arup report, the approach to seismic strengthening needs to be resolved before further investigative work is required to be undertaken. In order to progress the resolution, the envelope of the ballroom extension on the roof of Transport House needs to be finalised. The seismic impact will vary depending on the ballroom size. The selected seismic bracing system will be developed in consultation with the architect, structural engineer and heritage consultant as part of the Stage 2 DA submission.

Section 5.1.4 of the Arup report dated July 2018 outlines investigation that is required to finalise a design. The extent of testing can be undertaken when there is certainty that we have an approved building envelope and can justify the intrusive nature of the investigations. To undertake these investigations prior to a Stage 1 DA approval would entail significant disruption to tenants, and removal and subsequent reinstatement of heritage fabric.

Based on the above, the Applicant requests that the draft condition provided by the Department in November 2018 be retained and the detailed design of any structural system be explored and finalised as part of the Stage 2 DA.

The role of the Concept DA is to provide certainty as to the building envelope, following which detailed design (including structural design) can progress. As you will recall, the information provided in the Response to Submissions report discussed the structural issues in detail, was peer reviewed and was supported by heritage commentary as to the most appropriate option.

Further Action

If any clarification is needed of our comments set out above, please do not hesitate to contact the undersigned on 9211 4099. Similarly, if any other matters arise from the assessment of the



SSDDA, we would be pleased to respond further. However, it is hoped that the proposal can now proceed to final reporting, referral to the IPC and determination.

Yours faithfully
BBC Consulting Planners

A handwritten signature in blue ink, appearing to read 'Robert Chambers', with a long, sweeping horizontal line extending to the right.

Robert Chambers
Director
Email bob.chambers@bbcplanners.com.au