



**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

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2 September 2022

Department of Planning, Industry and Environment  
GPO Box 404  
Parramatta NSW

To whom it may concern,

## **HERITAGE RESPONSE TO SUBMISSIONS - INTERCONTINENTAL ALTERATIONS AND ADDITIONS SSD - 7693 - MOD 2**

### **INTRODUCTION**

This letter has been provided in response to the Heritage NSW submission regarding the Modification to SSD – 7693 relevant to Intercontinental Hotel Alterations and Additions. Specifically, this statement provides heritage commentary to accompany the Visual Impact Assessment (VIA) prepared by Cottee Parker (dated 25 August 2022).

All background and supporting information on the site can be found in the comprehensive Heritage Impact Statement prepared by Urbis (17 December 2021).

### **HERITAGE COMMENTARY**

In response to the Heritage NSW submission received on 16 June 2022 Cottee Parker has prepared a revised VIA demonstrates the effect of tall furniture (including umbrellas etc) on the rooftop in key views to the building including views from the south. Based on this analysis, two zones with varied height planes have been nominated. Zone A is limited to elements under the 1200mm height plane, and Zone B is limited to a 2700mm plane.

The effects of furniture within the zones discussed above are demonstrated in 7 views and the heritage impact on each views is assessed as follows:

- **View 1C** – Furniture would not be visible. No additional visual effect on this view as a result of the proposed works.
- **View 2B** - Furniture would not be visible. No additional visual effect on this view as a result of the proposed works.
- **View 3B** - Furniture would not be visible. No additional visual effect on this view as a result of the proposed works.

- **View 1A and 1B** -Furniture would not be visible. No additional visual effect on this view as a result of the proposed works.
- **Views 2A and 3A**– Umbrellas and bar canopy are visible in these views. The elements are partly visible from a distance of 150m and from a direction which is noted to be of significance in the CMP (near the corner of Macquarie and Bridge Street) and from the east side of Macquarie Street.

As shown in the accompanying images, the views from this direction towards the subject site are currently characterised by a backdrop of buildings (of various scales) with a foreground characterised by mature trees and significant street furniture including traffic lights, lamp posts, street signs and parking signs. The partially visible rooftop furniture would add to an existing visible layer of smaller elements which are read in the same context as the subject site including (in addition to the above) flagpoles and communications equipment.

From the substantial distance (e.g., 150 and 160 metres), views are less dominated by this volume of smaller elements and the dominant features remain the robust buildings fronting Macquarie Street and the tower behind which is read against the sky. The viewer expects to see a panoply of utilitarian elements in an inner-city location and therefore these smaller elements, including rooftop furniture, do not naturally become a focal point in views. Further, the furniture would be less dominant than other rooftop additions in the vicinity as it would not be read as a silhouette against the sky, rather its legibility would be diluted by the solid brick wall to the south of the Sir Stamford.

The nature of the viewpoints should also be considered. While the viewpoints are within the curtilage of significant items (i.e., The Domain) the locations are still pedestrian circulation paths. There are no natural points of congregation in the vicinity. Therefore, views are experienced by moving viewers, rendering it less likely that small elements such as rooftop furniture would be easily focused on.

While the furniture would have an effect on the views from the south, there is not considered to be a detrimental heritage impact. As outlined above, the furniture would not introduce a new focal point in key views and therefore would not visually dominate the significant heritage item or its context.

Please don't hesitate to contact the below if you require anything further.

Kind regards,



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