



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

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2 September 2022

Ms Lucinda Craig
Planning Officer
NSW Department of Planning and Environment
Submitted via NSW Major Projects Portal

Dear Lucinda,

RESPONSE TO REQUEST FOR INFORMATION - INTERCONTINENTAL HOTEL ALTERATIONS AND ADDITIONS MODIFICATION 2 (SSD 7693 MOD 2)

Introduction

This letter has been prepared by Urbis on behalf of Mulpha (the Applicant) and relates to the above modification application. This letter seeks to:

- Provide a response to the Heritage NSW letter of 16 June 2022.
- Confirm to DPE that a 10-year limit is no longer sought for this “stage”; and
- Amend the proposed envelope to allow for a stair connection closer to Phillip Street.

This letter is accompanied by:

- Visual Impact Analysis prepared by Cottee Parker (Appendix A).
- Heritage Response prepared by Urbis Heritage (Appendix B).
- Revised Drawings for Stamped Approval (Appendix C).

This letter and its appendices are intended to facilitate the final assessment and determination of this application by DPE.

Background

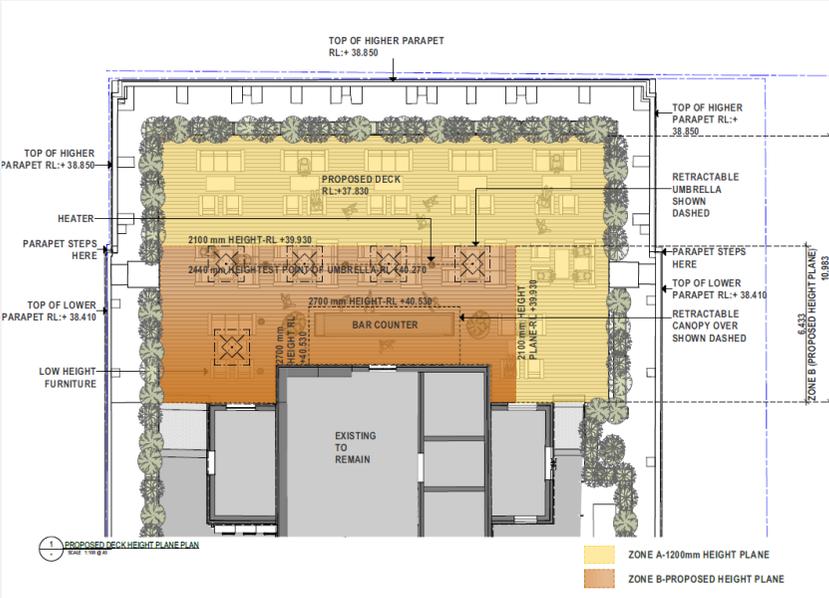
Following Heritage NSW’s lettered additional information request of 16 June 2022, the Applicant met with DPE on 28 June 2022 to discuss the intended response and the possibility of removing any time limitation on this proposed “stage” of the consent. The outcomes of this meeting were:

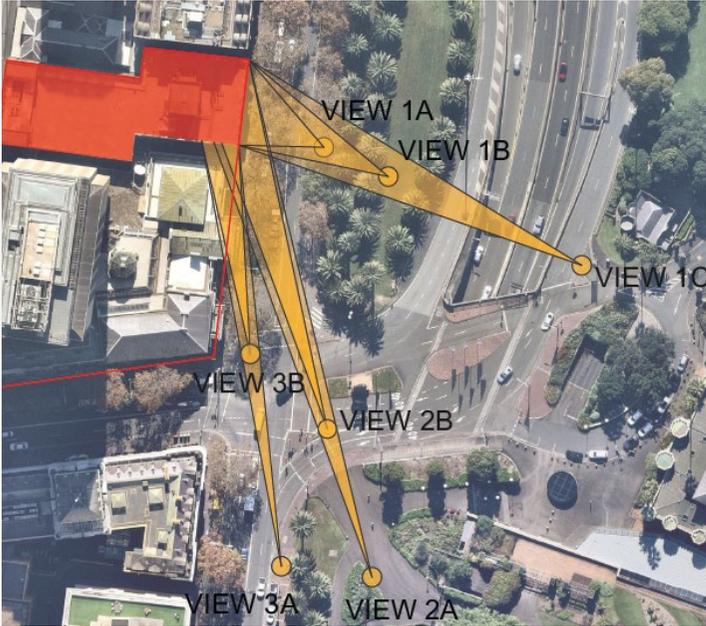
- The Applicant would prepare a more detailed VIA, should a ‘blanket’ height limit of 1.2m for deck structures not be acceptable; and
- DPE agreed that a 10-year time limit on this “stage” of the consent was not necessary, provided the subsequent ‘detailed’ SSDA underwent an SDRP process, which the Applicant was agreeable to.

As described further below, the VIA demonstrates that the visibility of taller rooftop elements can be minimised (or eliminated) by introducing two height ‘zones’ on the deck. The partial visibility of some taller rooftop elements from views to the south (some 150m and 160m away) is considered supportable on heritage grounds, as discussed further below.



1. RESPONSE TO HERITAGE NSW LETTER OF 16 JUNE 2022

Issue	Response
<p>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.</p>	<p>In response to this comment, Cottee Parker has prepared a revised (more detailed) VIA (using an indicative floor plan) which analyses the visibility of taller rooftop elements (such as umbrellas, pergolas, heaters etc) from key public domain viewpoints, including from viewpoints to the south.</p> <p>Based on this analysis, two zones (with accompanying height planes) have been nominated to minimise (or eliminate) the visibility of taller deck elements from the surrounding public domain.</p> <p>Zone A is limited to a 1200mm plane, and Zone B is limited to a 2700mm plane (see below):</p> 

Issue	Response
	<p data-bbox="869 418 1747 446">Cottee Parker examined visual impacts from seven key views (see below):</p>  <p data-bbox="862 1125 2072 1220">Cottee Parker’s view analysis demonstrates that from views 1A, 1B, 1C, 2B and 3B the taller furniture and bar canopy would not be visible (using the nominated height planes / zones). Therefore, there are no visual effects on these views.</p> <p data-bbox="862 1252 2049 1364">From viewpoints 2A and 3A, umbrellas and the bar canopy will be partially visible (from distances of 150m and 160m). As outlined in the Heritage Statement (Appendix B), and summarised in the cell below, this will not have a detrimental visual or heritage impact.</p>



Issue	Response
<p>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.</p>	<p>A visual analysis of the reduced height parapet in angled views has been provided at Appendix A. Cottee Parker has also produced photomontages of these views (2A and 3A) to demonstrate the visual effects of the proposed deck structures in the context of the existing visual catchment (which are also reproduced below for ease of reference).</p> <p>As outlined in the Heritage Statement (Appendix B), although the umbrellas and bar canopy will be partially visible from views to the south, there is not considered to be a detrimental heritage impact. This is because of the following key reasons:</p> <ul style="list-style-type: none"> ▪ The views to the south (from viewpoints 2A and 3A) are some 150m and 160m away. ▪ The canopy and umbrellas would only be partially visible from these (substantial) distances. ▪ The view itself is cluttered with various elements, with the backdrop dominated by buildings and the foreground characterised by street trees and an array of utilitarian elements (i.e. street furniture, lamp posts, street signs, flagpoles, telecommunications infrastructure). ▪ The visibility of the rooftop elements would be diluted against the backdrop of the solid brick wall of Stamford (vs. against the silhouette of the sky). ▪ The viewpoints are taken from circulation spaces. These are not natural points of congregation and therefore small elements such as deck furniture would not be easily focussed on. ▪ In this context, smaller (partially visible) rooftop elements do not become the focal point of the view and the heritage / visual impacts are acceptable. <p>In view of the above, Urbis Heritage conclude <i>“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”</i>.</p>

Issue	Response
	<p data-bbox="860 424 1160 453">View 2A Photomontage</p> 

Issue	Response
	<p data-bbox="862 418 1160 448">View 3A photomontage</p> 



Issue	Response
<p>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.</p>	<p>The proposed deck structure is proposed to be raised 900mm higher than the existing level to accommodate services and to enable guests an opportunity to observe the expansive views afforded by the site. Access to views is critical to the commercial viability and attractiveness of the function centre offering.</p> <p>As above, the visual impacts of this move are considered to be supportable on heritage and visual impact grounds.</p>
<p>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.</p>	<p>The temporary function centre will be wholly removed from the site before the Ballroom is constructed, subject to the need to retain any points of access (including the bridge link) for the future ballroom.</p> <p>A condition of consent to this effect is supported.</p>
<p>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.</p>	<p>As discussed in Section 3.1 below, the project team met with DPE on 28 June 2022. DPE agreed that a 10-year time limit on this “stage” of the consent was not necessary, provided the subsequent ‘detailed’ SSDA underwent an SDRP process, which the Applicant is agreeable to.</p>



2. AMENDED SCHEME

2.1. TEMPORARY TIME PERIOD CONDITION

Mulpha wish to preserve the ability to deliver the approved 'Ballroom' component of the SSDA, at a time when market conditions allow.

The rationale for this application is to allow the construction of a temporary one-storey function centre, before the Ballroom is delivered.

This is proposed in response to the global COVID-19 pandemic and its lasting impacts on the domestic and international tourism markets, together with Mulpha's desire to activate the space in the immediate term (before the Ballroom is commercially viable).

Initially, a 10-year time limitation was sought for the one-storey function centre "stage", as the Applicant felt this was a reasonable guide for when the Ballroom would eventually be delivered.

However, given current construction escalation, the CIV of the function centre is estimated to be between \$15-20 million. Given the expenditure required to construct the facility, a 10-year time limit would stymie the viability of the project.

Accordingly, the project team met with DPE on 28 June 2022 to discuss this matter. DPE agreed that a 10-year time limit on this "stage" of the consent was not necessary, provided the subsequent 'detailed' SSDA underwent an SDRP process. The Applicant is agreeable to process.

Amended Conditions

It is noted that the Urbis Planning Report (December 2021) included proposed amended conditions of consent.

Following the removal of the 10-year time limit, the updated proposed condition for insertion is provided below.

Insertion of Condition – Part A

"Future detailed applications may be staged as follows:

Stage 1: Intercontinental Hotel Works.

Stage 1a: Transport House Function Centre.

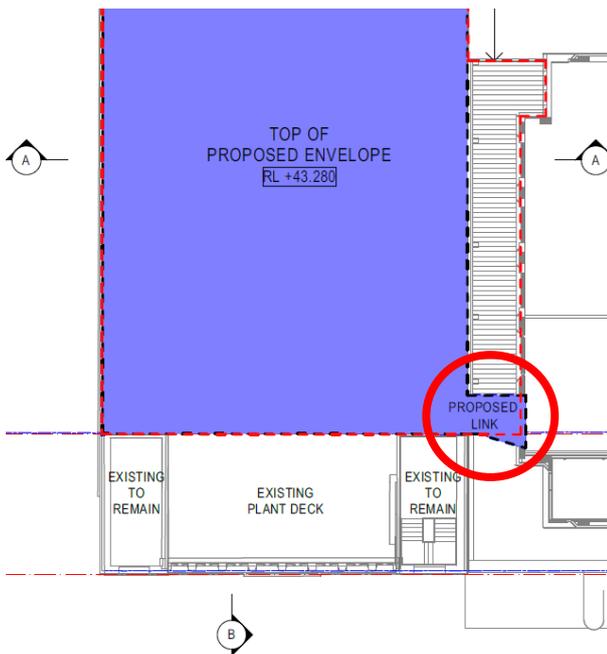
Stage 2: Transport House Ballroom.

The conditions of consent are to be satisfied prior to the relevant stages, as noted in each condition. Where a stage is not nominated, the condition is to be satisfied prior to each staged application".

2.2. REVISED DRAWINGS – RELOCATION OF LIFT/LINK ACCESS

During design development, Mulpha identified an alternative location for the proposed lift/link connection. The location of the proposed (new) lift/link connection is shown in the figure below and circled in red.

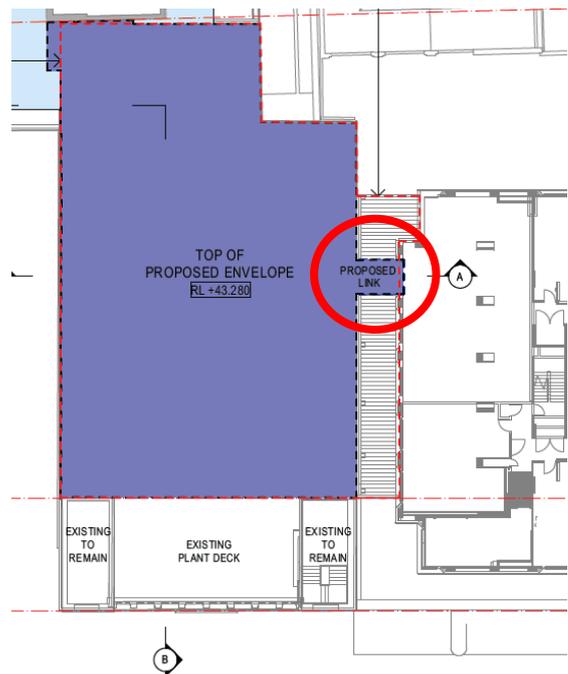
Figure 1 – Comparison of lift connection location from the function area to Intercontinental Hotel



PHILLIP STREET

Picture 1 – Proposed link location

Source: Cottee Parker



PHILLIP STREET

Picture 2 – Previously proposed link location

It is noted that the existing (envelope) approval provides an 8.5m setback to Phillip Street. This setback is generally aligned with the existing built structures on the roof.

The amended envelope seeks a very minor non-compliance with the approved setback to enable space for the proposed lift/link connection to/from the Intercontinental Hotel. Mulpha found the new lift/link location provides a more logical connection point to/from the Intercontinental Hotel.

Cottee Parker have prepared a view study of the proposed Phillip Street elevation from key vantage points (Appendix A). The view study demonstrates that from key vantage points, the proposed lift connection is shielded by the existing plant deck area. Refer to the figures below.

The minor lift connection will not be visible from key vantage points and will not create any negative heritage or visual impacts. Therefore, the initial reasons for approval remain valid and this minor modification will not have any consequential environmental impacts.

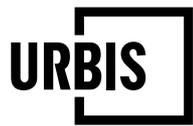
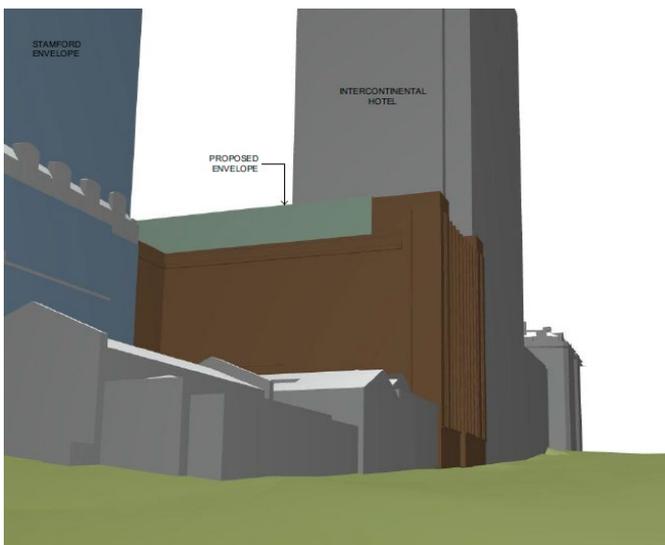


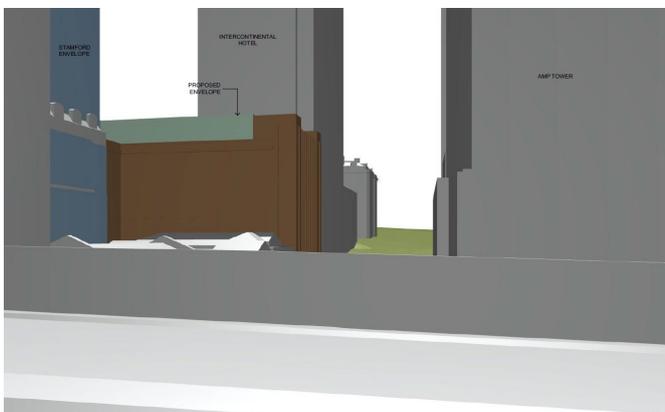
Figure 2 – View Study Analysis of the new lift connection location



Picture 3 – View from the corner of Phillip and Bridge Street



Picture 4 – View from Alfred Street



Picture 5 – View from Cahill Expressway

Source: *Cottee Parker*



3. SUMMARY AND CONCLUSION

This letter and the supporting Design Package satisfactorily respond to each of the issues raised by DPE and Heritage NSW.

It is considered the proposal is acceptable having regard to the relevant environmental impact considerations. The application will provide significant public benefit by allowing Mulpha to activate the Transport House rooftop space in the short-term, enabling significant reinvestment in a heritage listed building and Sydney CBD.

Having considered all relevant matters, we conclude that the proposed modification is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

Kind regards,

Edward Green

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Appendix A(1)

Appendix A(2)

Appendix B

Appendix C

VIA (Macquarie Street)

VIA (Phillip Street)

Heritage Statement

Plans for Stamped Approval