



State Significant Development

Project Name: Intercontinental Hotel Alterations and Additions
Case ID: SSD-7693

Proponent Details

Project Owner Info

Title	Mr
First Name	Michael
Last name	Watt
Role/Position	Planning Manager
Phone	0448076361
Email	mwatt@mulphanorwest.com.au
Address	Level 5 99 Macquarie Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?
Yes

Title	Mr
First Name	Inflight
Last Name	User
Role / Position	InflightUser
Phone	0123456789
Email	inflightuser@dpe.com

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Intercontinental Hotel Alterations and Additions
Industry	Entertainment, Tourism & Recreation
Development Type	Accommodation
Indicative Capital Investment Value	AUD203,361,675.00
Indicative Operation Jobs	100
Indicative Construction Jobs	220

Concept Development

Are you intending to submit a Concept Application?
Yes

Would this be for the initial Concept Application?
Yes


Would this application also include the first stage of the project?
No

Site Details

Site Information

Site Name	Intercontinental Hotel and Transport House
Site Address (Street number and name)	115-119 Macquarie Street and 99-113 Macquarie Street, Sydney
Site Co-ordinates - Latitude	-33.862906
Site Co-ordinates - Longitude	151.212

Local Government Area

Local Government Enter to sort	District Name Enter to sort	Region Name Enter to sort	Primary Region Enter to sort
City of Sydney	Eastern City District	Sydney	

State Significant Development - Identified Site

Is your proposal on an Identified Site?

No

Identified Site Name

Lot and DP

The site comprises three allotments:

- Lot 3 DP 785393 containing Transport House at 99-113 Macquarie Street
- Lots 40 DP 41315 and 4 DP 785393 containing the IC hotel, incorporating the former NSW Treasury Building at 115-119 Macquarie Street.

Landowners Consent

Is Landowner's consent required?

Yes

Do you have evidence of all Land Owners' consent?

No

Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?

Schedule 1: SSD - General

Schedule 1: SSD - General

Clause 13 – Cultural, recreation and tourist facilities

Schedule 2: SSD – Identified Sites

Permissibility of Proposal

Partly Prohibited

Are you proposing to rezone any land as part of your application?

No

Describe the permissibility of the proposal under relevant environmental planning instruments

Tourist and visitor accommodation is permissible with consent in the B8 zone under SLEP 2012.

The proposed extensions to the roof level of the hotel tower would extend outside the existing building envelope and above the sun access plane (see Section 6.1.4). However, the Department considers the proposed development is partially prohibited as only a portion of the development extends beyond the SAP.

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1\(2\) of the Environmental Planning and Assessment Regulation](#))

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

Yes

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

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File Name	Appendix 4C - Shadow Diagrams - Existing and Proposed
File Name	Appendix 9B - Draft CMP for Intercontinental Hotel
File Name	Appendix 9C - Draft CMP for Transport House
File Name	Appendix 9A - Heritage Impact Statement
File Name	Appendix 4B - Proposed Floor Plans, Elevations and Sections
File Name	Appendix 7A - Visual Impact Study
File Name	Appendix 4G - Floor Plans Showing Additional External Elem
File Name	Appendix 4F - Floor Plans Showing Additional GFA
File Name	Illustrative Figures
File Name	Environmental Impact Statement
File Name	Appendix 4D - 3D Massing Axonometric Views
File Name	Appendix 4A - Existing Floor Plans and Elevations
File Name	Appendix 15 - Solar Light Reflectivity Analysis
File Name	Appendix 8 - Acoustic Report
File Name	Appendix 1 - Secretary s Environmental Assessment Requirem
File Name	Appendix 10 - Traffic, Parking and Access Report
File Name	Appendix 18 - Locality Statements for Special Character Ar
File Name	Appendix 3 - Survey Plans
File Name	Appendix 16 - Waste Management Report
File Name	Appendix 6 - Photomontages
File Name	Appendix 17 - Qualified Quantity Surveyor s CIV and Job Cr
File Name	Appendix 4E - Sun Access Plane Diagrams
File Name	Appendix 14 - Pedestrian Wind Environment Statement
File Name	Appendix 7B - View Analysis
File Name	Appendix 11 - ESD Report
File Name	Appendix 2 - CTs and DPs
File Name	Appendix 12 - Consultation Report
File Name	Appendix 13 - Sydney DCP 2012 Compliance Table
File Name	Appendix 5 - Architect s Stage 1 Design Statement