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Mr Andy Nixey  
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Key Sites Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Sent by email to: [karl.fetterplace@planning.nsw.gov.au](mailto:karl.fetterplace@planning.nsw.gov.au)

Dear Mr Nixey

**RE: Notice of Exhibition – Concept Development Application (Staged Development) for alterations and additions to the Intercontinental Hotel and Transport House (SSD 7693)**

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I refer to your letter dated 12 September 2017 inviting comments on the above State Significant Development application including the Environmental Impact Statement (EIS) for the above noted proposal.

The proposal affects two heritage listed properties including the Intercontinental Hotel located at 115-119 Macquarie Street, Sydney, which contains the former Treasury Building identified as a state heritage register (SHR) listed item under NSW *Heritage Act 1977* (Item 00355), and Transport House located at 99 Macquarie Street, Sydney, which is locally listed under Schedule 5 of the Sydney Local Environmental Plan (LEP) 2012. Transport House has also been nominated for listing on the State Heritage Register.

The site is also located near several state heritage listed items including the Royal Botanical Gardens and Domain (SHR No 01070), Chief Secretary's Building (SHR No 00766) and the First Government House Site (SHR no 01309). Additionally, the site is within the area identified as 'Colonial Sydney' nominated for national listing on Australia's National Heritage List.

It is noted that Stage 1 SSD application is seeking approval for an overall form and massing of the proposed works, focussing on the proposed roof-top addition to Transport House, proposed roof-top additions to the Intercontinental Hotel podium building and a proposed refurbishment of the 1980's hotel tower with new facade, all to a detailed design to be undertaken at a later time. No excavation or works are proposed as part of this application which would impact the archaeological potential of the subject properties.

It is further noted that Draft Conservation Management Plans (CMPs) have been prepared for both the items. The Draft CMP for the SHR listed former Treasury Building is currently being assessed by the Heritage Division, Office of Environment and Heritage, for Heritage Council endorsement.

The Heritage Impact Statement (HIS) prepared by URBIS states that there are no structural additions or extensions proposed to the state listed former Treasury buildings, however the proposed plans only provide indicative internal changes which will be subject to a detailed

Stage 2 SSD application, making specific comment on the proposal difficult. However, the HIS and the supporting documents have been reviewed and the following comments are provided in relation to the SHR listed item affected by the proposal:

- The Draft Conservation Management Plan prepared by Urbis must be endorsed by the Heritage Council prior to the finalisation of the Stage 2 SSD application.
- The final detail design of the overall proposal should be in accordance with the policies and guidelines of the endorsed CMP, including the following components:
  - new uses and associated fit-out for street activation strategies including sunken bar terraces to Bridge and Macquarie Streets and dining terraces on street level with wind screens along the Macquarie Street. Although activation of the building interface along the streets is supported, these activities could visually detract from the building's significant facades. These insertions will need to be carefully designed and managed to minimise physical and visual impacts. No temporary structures (i.e. umbrellas) are supported as part of these modifications.
  - reconfiguration of the 1980s hotel fabric on the site of the former Treasury buildings including the Phillip Street entrance and the replacement of the cortile roof with a glazed contemporary structure. The proposed works intend to enhance public access and improve the setting of the heritage item and are supported. New balustrades within the cortile arcade spaces should be designed to be recessive and reversible to minimise impacts.
  - any modification and rearrangement of openings along the northern and eastern facades of the Strong Room. Changes to these openings should be minimised to ensure that significant heritage fabric is retained and conserved.
  - new canopy to existing laneway between the Strong Room and the adjoining Transport House. The final design and extent of the canopy should be recessive in scale and materiality to ensure that the new element does not visually intrude on the streetscape views of the heritage buildings and does not impact on the significant sandstone facades.
- A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant should provide input into the design development and detailed design resolution to minimise impacts to heritage values and to ensure that the final proposal is consistent with the endorsed CMP policies and guidelines.
- The SEARs required that the HIS *demonstrate the interpretation of the site's heritage significance, archaeology, and historical association with the development proposal*. The HIS states that preparation of an interpretation strategy for the former Treasury buildings should be undertaken as part of any major redevelopment or change in use of this building. It is recommended that an interpretation plan should be prepared as part of the Stage 2 SSD application.

- A schedule of conservation and restoration works to significant spaces and elements of the heritage buildings should be prepared and submitted as part of the Stage 2 SSD application.
- The scale and form of the rooftop additions to the 1980s podium building should be reconsidered and reduced to mitigate visual impacts on the setting of the affected heritage items including SHR listed former Treasury Building.
- The proposed external refurbishment of the hotel tower that is located behind and above the former Treasury buildings should be carefully designed with input from the nominated heritage consultant, to ensure that the final design in terms of materiality, reflectivity and colour mitigates the existing impact of the structure on the heritage buildings and other heritage items in the vicinity by enhancing the setting of these items.

Close consultation with City of Sydney council is recommended to mitigate any impacts to local heritage items, and urban design and visual amenities associated with the project.

The proposed form of the addition above the roof-top of the locally listed Transport House should be reconsidered and setback from the building's facade along Phillip Street to minimise visual impacts. The HIS states that the roof top addition can be achieved without significant intervention into the building. It is recommended that documentary evidence be provided by a Structural Engineer, with experience in heritage buildings, confirming the findings of the HIS in this regard.

If you have any questions regarding the above advice, please feel free to contact Shikha Jhaldiyal, Heritage Officer, Heritage Division, Office of Environment and Heritage, at email: [shikha.jhaldiyal@environment.nsw.gov.au](mailto:shikha.jhaldiyal@environment.nsw.gov.au) on telephone: 9873 8545.

Yours sincerely



27/10/2017

**Katrina Stankowski**  
 Manager, Listings  
 Heritage Division  
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**As Delegate of the NSW Heritage Council**