

19 June 2019

Mr Karl Fetterplace
Planning Assessment
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

By email - karl.fetterplace@planning.nsw.gov.au

Dear Karl,

InterContinental Hotel and Transport House, Sydney – Amended Proposal for Concept Development Application (Staged Development) for Alterations and Additions (SSD 7693)

As a resident of the Astor at 123 Macquarie Street, Sydney, I object to the development proposal SSD 7693. In doing so I adopt the submissions made by Elizabeth Gavey, chair of the Astor Pty Ltd.

In particular:

1. Despite the amendments that have been made to the Concept Development Application, the failure of the building envelope to comply with mandated setbacks results in an unacceptable adverse visual impact on the heritage buildings in the area - heritage architecture and streetscapes are overwhelmed, views are lost and existing smaller scale buildings are "hemmed in".
2. Given that the proposed works are located in a Heritage Conservation Area, it is vital that existing setback controls in place are complied with to maintain the important heritage features and streetscape.
3. Specifically, the proposed development should comply with the 30 metre front setback control from Macquarie Street in the Special Character Area.
4. To not comply with existing setbacks will overwhelm and detract both from the heritage buildings on which the proposed building envelope sits, and generally, the heritage streetscapes in the Macquarie Street Special Character Area.

5. I note that under the heading "Step 4 – Assess the Reasonableness of the Proposal Causing the Impact", the consultant refers to the following principle:
 - a. "A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable."
6. The fact that the report considers the loss of views as being reasonable because the applicant is applying for a variation so as not to comply with planning controls (being the required setback from Macquarie Street) is disingenuous and unacceptable.
7. Even though there would be a minor impact on water views from some apartments, this is unacceptable as:
 - 1) The impact only occurs because the proposal does not comply with the requirement of the Development Control Plan for a 30 metre setback from Macquarie Street. There is no public benefit from the reduced setback – and arguably there is a public detriment in terms of adverse heritage impacts.
 - 2) The InterContinental has already taken away iconic views of the Harbour Bridge from The Astor. To continue to allow for views from The Astor to be "nibbled" away by this proposed development is inequitable.

Yours faithfully,