



19th June 2019

Director
Key Sites Assessments
GPO Box 39
Sydney NSW 2001
NSW Department of Planning & Environment
State Significant Development.
Application No. **SSD 7693**

IMPACT ASSESSMENT REVIEW

The Astor Apartments.- 123- 125 Macquarie St.

Submission - Intercontinental Hotel- Alterations & Additions. Concept DA (Stage 1) that seeks approval for building envelopes to facilitate external alterations and additions and internal alterations and upgrade works to the Intercontinental Hotel, extending over part of Transport House.

On behalf of the owners of Apartment 81, I am writing to lodge an objection to the Development Application for the proposed development of the Intercontinental Hotel extending over the Transport House Site. It is requested that due consideration is given to the matters raised, as part of the assessment of impacts of the proposal.

The Development Application does provide an assessment of the visual and privacy impacts in relation to the Astor Apartments, but in our review of the information provided, believe this does not reflect the actual potential impact on the occupants of the Astor building.

The two specific issues of concerns of my client relate to the impacts on privacy, and the existing view corridors arising from the proposed development.

The two aspect of the development that create these impacts are -

- a) the new podium extension over Transport House and
- b) the extension of the function space on level 32 of the tower, including new outdoor decks to the east and south to the upper floor.

Issue 1. - Visual impact.

The extension of the proposed building form, beyond the footprint of the existing tower, will have significant impacts on the view corridor to Circular Quay. An assessment of the impact on the Astor apartments has been provided as part of the submission. (Attachment 3- Amended Visual Impact Assessment.)

It should be noted that this Assessment has been undertaken from an eastern location from the rooftop and one of the upper floor (Level 10) apartments. The images in the Visual Impact Assessment (VIA) are not a true reflection of the likely potential impact to all apartments with water views below or to the west of Level 10. It should be noted that the location of Level 10 is not correctly marked in the information provided.

Attached in our submission are photographs taken from Level 8 , which indicate the likely impact from the lower floors and those windows to the west of the location of those provided in the VIA.

The view corridor to the harbour and water views of Circular Quay from the Astor Apartments will be impacted by the proposed development, which increases significantly in magnitude to the windows of the northern elevation, particularly those of the lower floors and those towards the western side. As is clearly shown in the images provided, the proposed building form blocks a significant portion of visible water views from all windows on the northern elevation, making the visual impact "severe", rather than "moderate" as indicated in the applicant's VIA provided.

The proposed form of this new podium addition, over the existing low rise buildings to Macquarie Street, is not consistent with the current prevailing form of these buildings. (Attachment 4- Setback Diagram of the Proposed Envelope indicates this in relation to Macquarie St.) The proposal does not comply with the setback control indicated in the *Sydney Development Control Plan 2012* (DCP 2012) which is applicable in this location as identified in the *Macquarie Street Special Character Area* - (Area G.) It is understood that the proposal has sought to make adjustments to this setback, but our review is that the impact will be maintained and does not "enhance or complement the distinctive character ... with compatible development" as articulated as the objective of the control.

It is requested that the full extent of potential impact affecting the apartments on the north facing side of the Astor building, from floor level 12 to level 6, should be established. It is suggested that the additional bulk of the proposed low level podium for the 3-storey high ballroom will have significant impact on a number of these apartments, and that further reduction in height and form should be considered.

(Refer to Attachment. Issue 1. - Visual Impact.)

Issue 2. - Privacy.

The Visual Impact and Privacy document has been provided as part of the submission, (Attachment 10) and indicates a setback to the new proposed work at 95 m.

No reference is made to the rooftop development of the Club Lounge extension on Level 32 to the Bridge St elevation, which is located at approximately 60 m from the Astor apartment's north facing windows. From our assessment of the limited detailed information provided, this includes Public balcony areas to the full extent of the southern elevation, off the function suite and terrace, at a Reference Level height of 109 m.

The increase in the floor area of this public function area will have significant impact on the privacy of the occupants to the upper floors and to the common roof area of the Astor Apartments. In potentially allowing patrons to have unimpeded line of sight into all north facing rooms of private residences, as well as visual access to the common roof area; the proposal in its current form, has not demonstrated how this impact could be reduced or even considered.

It is requested that the full extent of this potential impact be assessed in relation to the privacy of the North facing apartments as well as the public roof area of the Astor building.

(Refer to Attachment. Issue 2. - Privacy.)

On behalf of my client, it is requested the application should further demonstrate how these two impacts can be significantly reduced. It is noted that there is potential for significant financial impact on the value of the property if the proposal was to proceed. Our submission on reviewing the applicant's assessment emphasises that this application should not proceed in its current form, without further consideration of these impacts.

Should you need to discuss any aspect of this submission, I am able to be contacted on the details provided.

Yours

Dylan Gower
Principal
Nominated Architect