

25 September 2020

Karl Fetterplace
Senior Planner, Key Sites Assessments
Planning and Assessment | Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy St, Parramatta NSW 2150

By Email to: karl.fetterplace@planning.nsw.gov.au

Dear Mr Fetterplace

Environmental Impact Statement (EIS) for the Intercontinental Hotel, Sydney (Stage 2)

I am writing in response to your email on 2 September 2020 requesting Royal Botanic Gardens and Domain Trust (the Trust) input into the Environmental Impact Statement (EIS) which forms part of the State Significant Development Application (SSDA) for the Intercontinental Hotel, Sydney.

As a significant landowner directly to the east of this site the Trust has a particular interest in any redevelopment of this land and its potential impact on the Garden. We welcome therefore the opportunity to comment on the Environmental Impact Statement for the proposal.

Potential overshadowing is the greatest and ongoing concern to the Trust with any development of this site as the loss of sunlight can have a significant impact on the health and appearance of the Garden, its botanical displays and individual specimens. We note in this regard that the proposed alterations and refurbishments would be contained within the solar access planes that were incorporated in the approved Concept Plan for Stage 1 of the proposal and the Draft SEARs require the proponent to demonstrate how solar access to key public open spaces and the surrounding public domain will be protected.

No other potential issues for the Trust were apparent from the plans so we have no major comments and are happy for the EIS to proceed. Moreover, we look forward to reviewing the development application for Transport House once the Conservation Management Plan (CMP) is endorsed by the City of Sydney (May 2020) and the Heritage Council.



Should you have any further enquiries regarding this matter please contact our Strategy & Planning Project Manager, Louise Farley, on telephone 4634 7957 or email louise.farley@bgcp.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Salouros', with a stylized flourish at the end.

George Salouros
Director Planning, Projects and Commercial Development