

THE
ASTOR

123 – 125 MACQUARIE STREET, SYDNEY NSW 2000

25 October 2017

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

Dear Sir

**Re: InterContinental Hotel and Transport House, Sydney – Concept Development
Application (Staged Development) for Alterations and Additions (SSD 7693)**

Thank you for the opportunity to make a submission on the above Concept Development Application.

The Astor is a heritage listed residential apartment building constructed in 1923. It contains 52 apartments and is situated on the western side of Macquarie Street between Bent Street and Phillip Lane

Overall, the Board of The Astor Pty Limited has concerns that the scale of the proposed building envelope creates a considerable increase in the size of the Intercontinental Hotel (located in and on the Treasury Building) and Transport House.

This, coupled with 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".

These issues are addressed in more detail below.

Setbacks

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.

Specifically, the proposed additions should comply with:

- the 30 metre front setback control from Macquarie Street in the Special Character Area and
- the 10 metre setback from the Phillip Street Wall.

To not comply with existing setbacks will overwhelm and detract from the heritage buildings on which the proposed building envelope sits, and generally, the heritage streetscapes in the Macquarie Street Special Character Area.

In addition, looking south up Phillip Street, the proposed building envelope is so large that it overwhelms the heritage listed buildings of the Police and Justice Museum and Transport House.

Re-location of Cooling Plant

As evidenced in the Visual Impact Study, the re-location of cooling plant to level 8 of the South Elevation is visually prominent and detracts from the heritage façade of the Treasury building.

View Analysis

The view analysis fails to take into consideration the impact that the proposed works would have on views looking north up Macquarie Street.

In particular the views analysis does not consider the impact that the proposed building envelope will have on views from The Astor. The Astor is one of just a handful of old apartment buildings which survive on Macquarie Street. Since it was built in 1923 it has gradually become hemmed in by modern buildings.

Apartments in The Astor facing north, particularly from levels 8 upwards will be adversely affected, as will views from the rooftop of The Astor, which provides the only outdoor space to residents of the building (as the apartments do not have balconies).

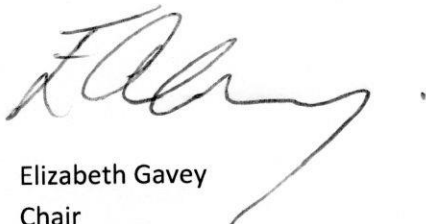
Proposed Façade Works

Any proposal to replace the existing façade of the Intercontinental Hotel with "a new modern façade comprising a high performance glazed curtain wall system" must ensure that there is no adverse impact on neighbouring buildings, including The Astor, from reflected heat and light from the new glazing.

It is also worthwhile noting that the Locality Statement for the Macquarie Street Special Character Area contained in the Sydney Development Control Plan 2012 contains a principle that development north of Phillip Lane (which includes the sites of the Intercontinental Hotel and Transport House) reinforces the "predominant sandstone character of this precinct"

It is questionable whether the proposed façade works and the 3-level glass ballroom proposed would meet this requirement.

Yours faithfully



Elizabeth Gavey
Chair
The Astor Pty Limited