



20 January 2020

Heather Warton
Planning Director
Independent Planning Commission
Level 3, 201 Elizabeth Street
Sydney NSW 2000

Dear Heather

InterContinental Hotel Alterations and Additions - SSD 7693

I refer to the correspondence dated 13 January 2020 from the Independent Planning Commission (the Commission) to the Department of Planning, Infrastructure and Environment (the Department) lodged on the Commission's project site on 16 January 2020. The correspondence seeks comments on suggested amendments to the Department's recommended conditions and on "their workability and whether there would be any unintended consequences."

Our review of the suggested amendments to the Department's recommended conditions shows that they would result in two unworkable consequences:-

1. The inability to proceed with specific development applications that are not directly related to the ballroom until the competitive design process is held. We particularly refer to our desire to proceed with Level 32 alterations and other internal works, exclusive to the final outcome of the ballroom; and
2. The deletion of the area above the Intercontinental podium would render access to the ballroom unviable given existing structure and space constraints.

On 27 August 2019, when commenting on draft conditions, we indicated to The Department of Planning and Environment that, if the development application were to be approved, without permitting a setback of 20m from Macquarie Street for the proposed ballroom (as proposed), it would render the project non-viable.

On 19 December 2019 this position was again followed up in our correspondence which set out how Mulpha had worked with an experienced architectural, heritage and structural team to review the submitted Stage 1 proposal and to further develop the overall design including integrating built form and structural solutions for the proposed new ballroom. The resolution of these elements was specifically designed to minimise the impact on the Treasury Building and Transport House. This has been an iterative process where multiple building envelope, structural and engineering solutions were considered, discussed with the heritage and architectural teams and, together evolved.

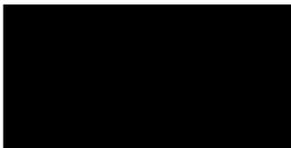


The outcome of these ongoing investigations has been to ensure that the proposed alterations and additions produce an acceptable built form, with minimal heritage and visual impacts as demonstrated in our analysis of visual impact, heritage commentary and shadow diagrams.

Our current amended proposal as indicated in the drawing set submitted on 17 January 2020 represents a well-balanced and workable solution to providing the functional space within which to design a ballroom addition which ensures retention of the heritage significance of Transport House and the Treasury Building, as well as ensuring that the impacts of the new structure on the Macquarie Street streetscape are minimised.

For the reasons above, we request an opportunity to further address the Commission on these suggested amended conditions so that we have the ability to progress this development to the next stage.

Yours faithfully



Michael Watt
Planning Manager
Mulpha Australia Pty Ltd

cc. Chris Wilson – Chair IPC Panel