



COMMISSION APPROVES CONCEPT PLAN FOR \$200-MILLION INTERCONTINENTAL HOTEL REVAMP

22 January 2020

The Independent Planning Commission has granted consent with conditions to the concept plan for a multi-million-dollar facelift of Sydney's InterContinental Hotel.

Mulpha Australia Pty Ltd (the Applicant) lodged a concept development application for alterations and additions to the 509-room, five-star Hotel on Macquarie Street, in Sydney's CBD, as well the adjacent Transport House. As part of the \$203-million proposal, approval was sought to:

- use the roof and airspace above Transport House for tourist and visitor accommodation purposes (an addition to the Intercontinental Hotel)
- establish building envelopes to facilitate external alterations and additions to the Hotel, including:
 - additions to the northern and eastern elevations of the Hotel, including a new plant room enclosure at Levels 8 and 9, wellness centre at Level 9, and a grand ballroom at Levels 10 to 12 extending over part of Transport House and the existing hotel podium;
 - alterations to the roof of the hotel tower, including an expansion of the club lounge and terrace on Level 32; and
 - internal alterations and upgrades to the Hotel (State Heritage-listed areas only).

The Department of Planning, Industry & Environment completed its whole-of-government assessment in September last year and the state significant development (SSD) application came to the Commission for determination due to opposition from City of Sydney Council.

Commissioners Chris Wilson (Panel Chair) and Soo-Tee Cheong were appointed to consider the application. They met with the Applicant, the Department and Council and inspected the site and surrounding areas.

Concerns raised by Council and in public submissions to the Department centred around heritage and visual impacts, built form/design and amenity issues.

After carefully considering all the evidence, the Commission has today (Wednesday 22 January 2020) determined to grant consent to the SSD application, subject to conditions -- concluding the site is suitable for the development and the Application is in the public interest.

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In its Statement of Reasons for Decision, the Commission concluded: the Application “would not have unacceptable impacts on views”; “overshadowing impacts to the Royal Botanic Gardens are minor in nature”; “the Proposal would not have an unacceptable impact on the potential future redevelopment of the Stamford Hotel site”; and other issues “can be mitigated and/or managed to an acceptable level through the recommended conditions of consent”.

In making its decision, the Commission found:

- the former NSW Treasury Building, which forms part of the existing Hotel complex, is of “exceptional heritage significance” and “should be afforded a high level of protection”. The Commission did not support the creation of a building envelope above or cantilevering over the Treasury Buildings;
- the proposed Transport House building envelope is acceptable with a 20m setback, provided it is contained wholly above Transport House and would only be visually associated with that building. The conditions recommended by the Commission require the Transport House building envelope to provide appropriate physical and visual building separation to the Treasury Buildings and to be located behind the existing Transport House lift tower. The proposed building envelope is of a comparable height as the Original Approval for Transport House and the existing Stamford Hotel building; and
- future roof additions would be “capable of being designed to address structural impacts on Transport House”, subject to the appropriate safeguards contained within the Commission’s recommended conditions.

The conditions, as amended by the Commission, are designed to prevent, minimise and/or offset adverse environmental impacts; set standards and performance measures for acceptable environmental performance; and provide for the on-going environmental management of the development.

The granting of consent by the Commission for this concept application does not allow the Applicant to commence physical works on the site. Consent for physical works would need to be sought as part of future separate applications.

The Commission’s full Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2019/10/intercontinental-hotel-alterations-and-additions>

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