

# InterContinental Hotel Sydney Response to State Significant Development Assessment Report

Independent Planning Commission Meeting

18 November 2019

Prepared for



# Context

## Timeline Building

### Treasury Building: 1851

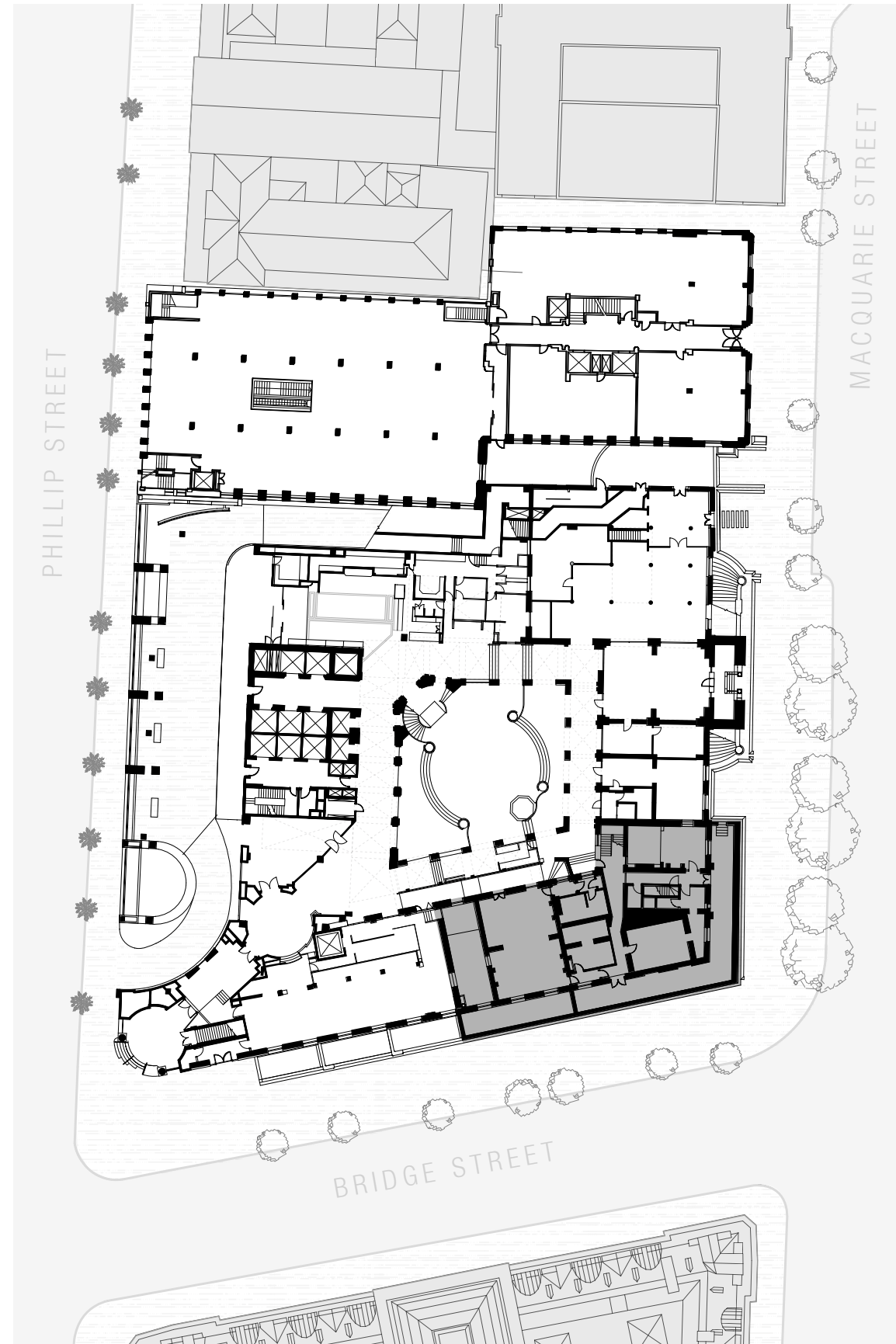
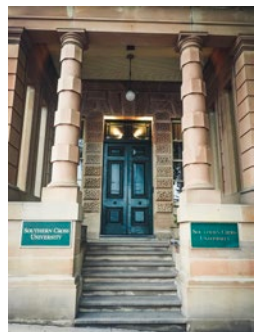
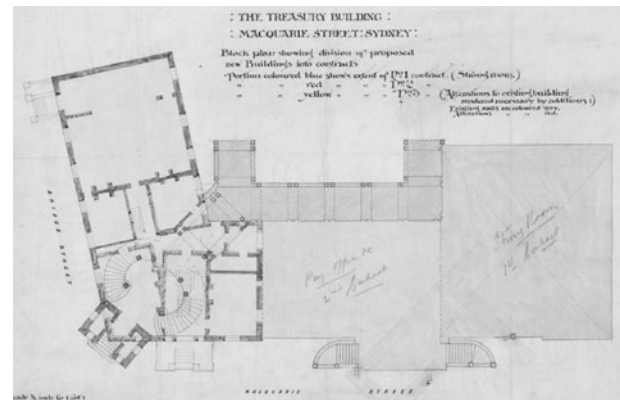
- 'L' shaped building over three storeys
- Primary frontage to macquarie street and secondary frontage to bridge street
- External exposed sandstone walls + combination of sandstone and brick internal walls



Macquarie Street Elevation



Bridge Street Elevation





# Context

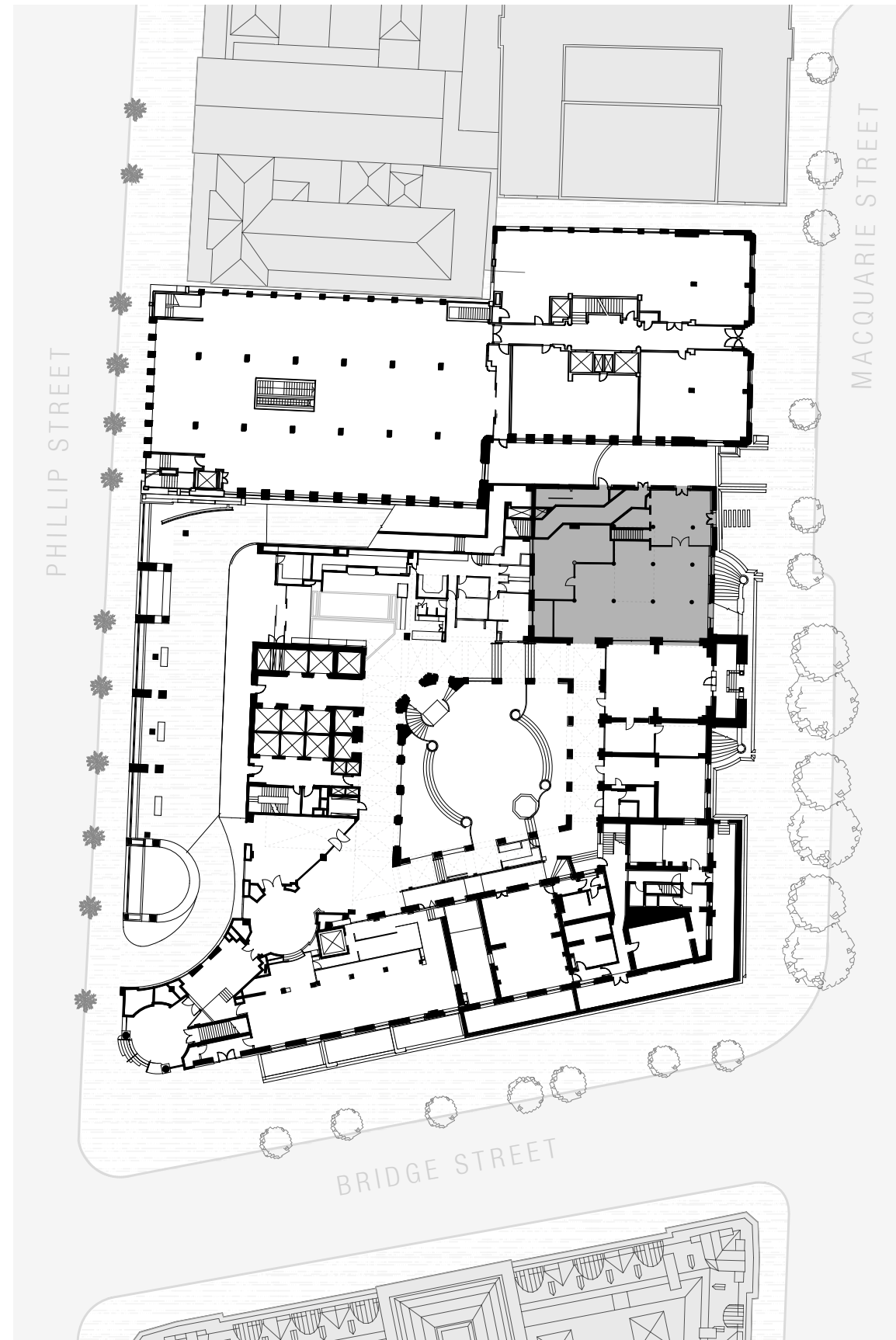
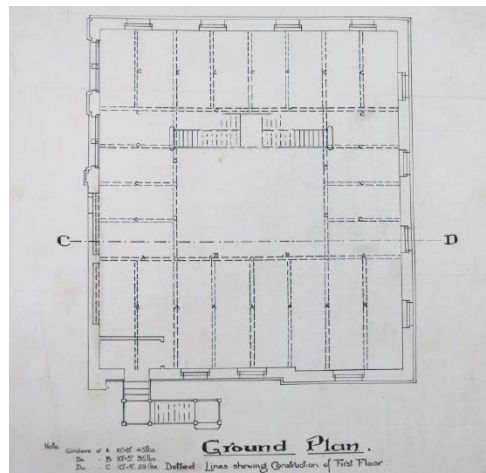
## Timeline Building

### Strong Room: 1989

- Three storey square room fronting Macquarie Street
- Designed to compliment the original Treasury Building
- Exposed Sandstone Face



Macquarie Street Elevation



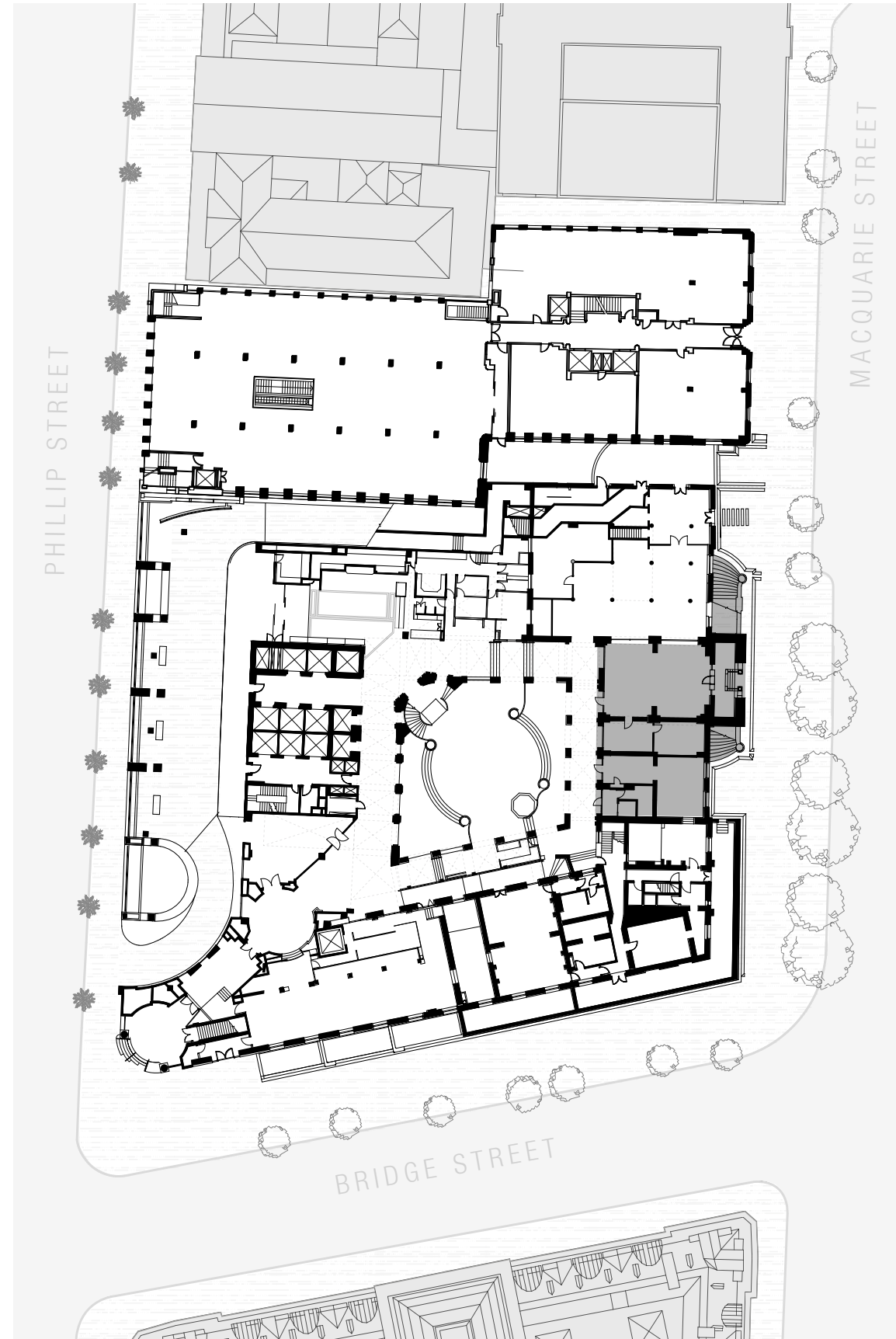
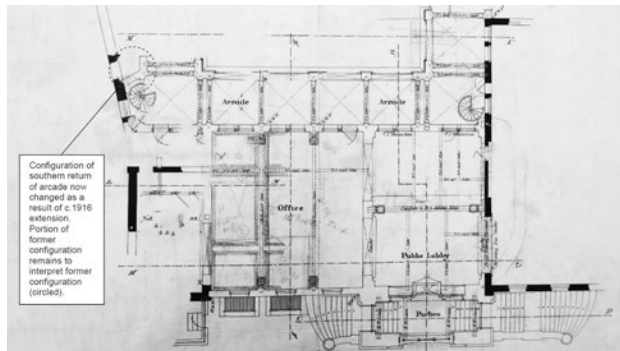
# Context Timeline Building

## Link Building: 1899

- designed to compliment the original Treasury Building and the Strong Room with prominent three storey portico facing macquarie street
- A brick and sandstone arcade lines the western facade of the building



Macquarie Street Elevation





# Context

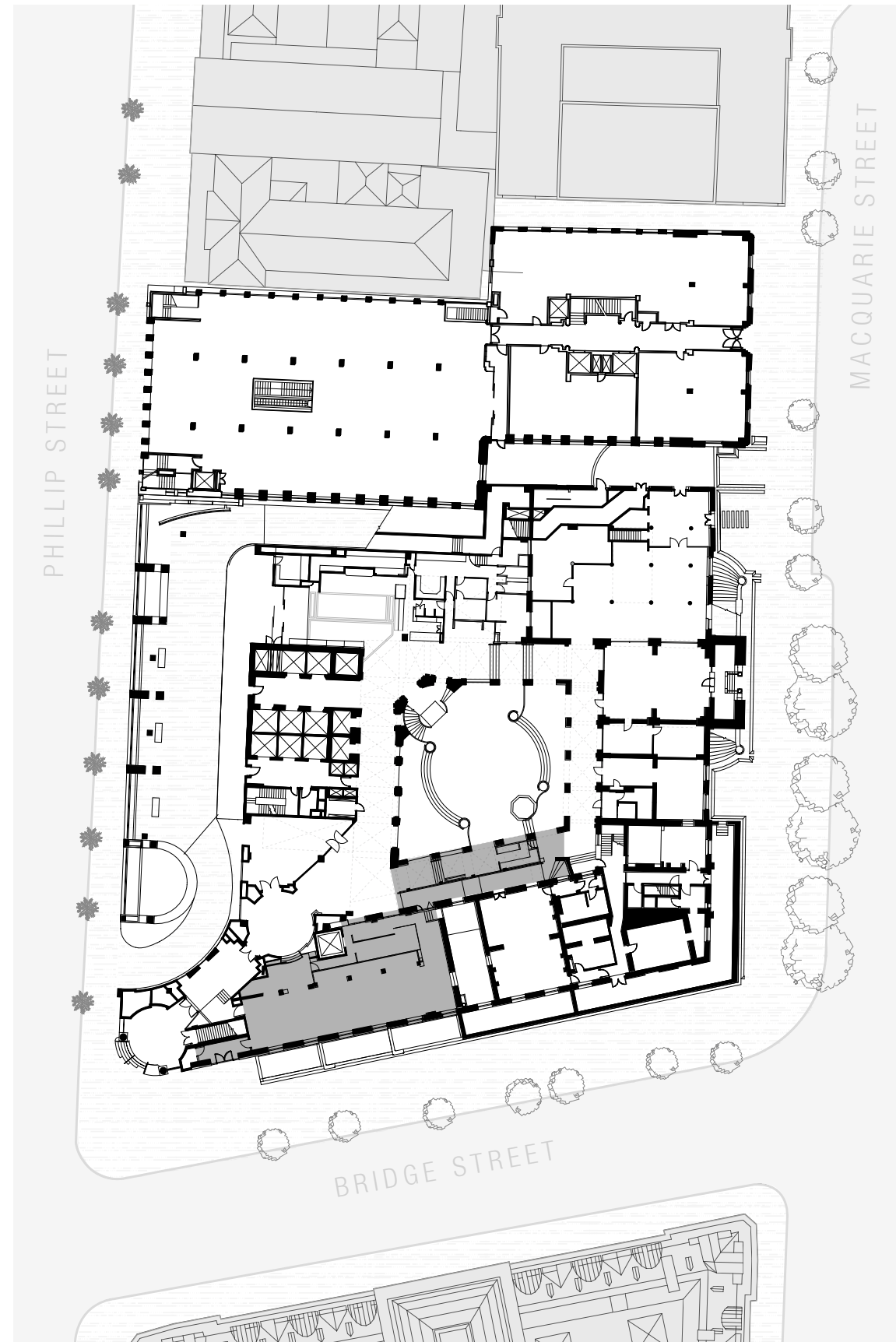
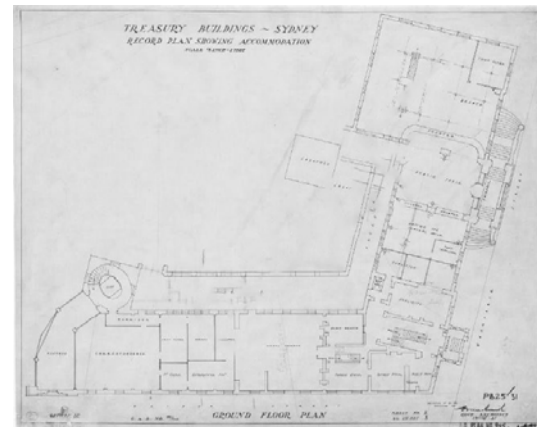
## Timeline Building

### Western Wing along Bridge Street: 1919

- The western wing extension presents a similar architectural style to the original treasury building and the strong room
- The building has three levels, where the basement level is cut into the topography of the site



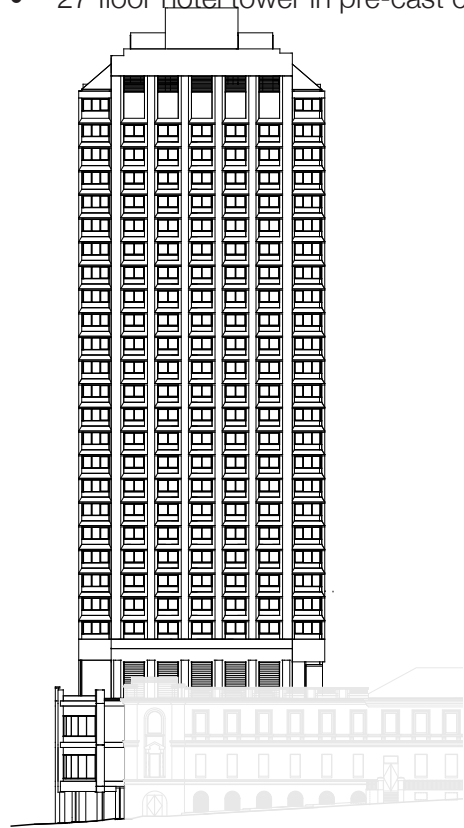
Bridge Street Elevation



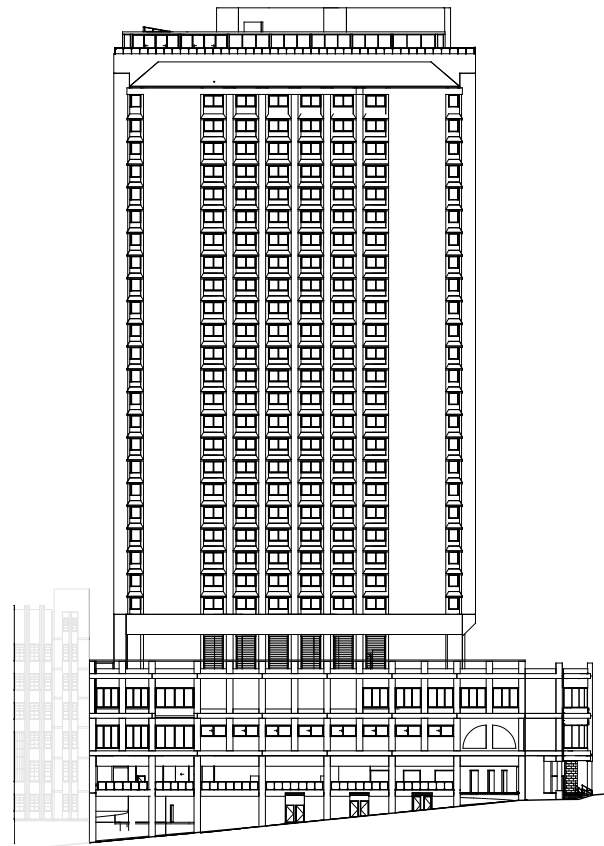
# Context Timeline Building

## Hotel Building: 1985

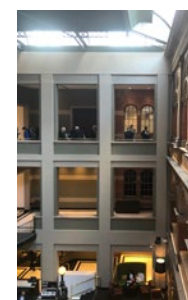
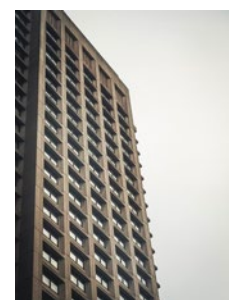
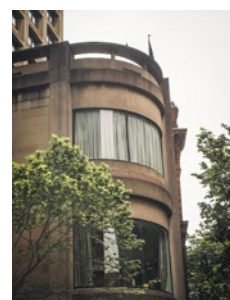
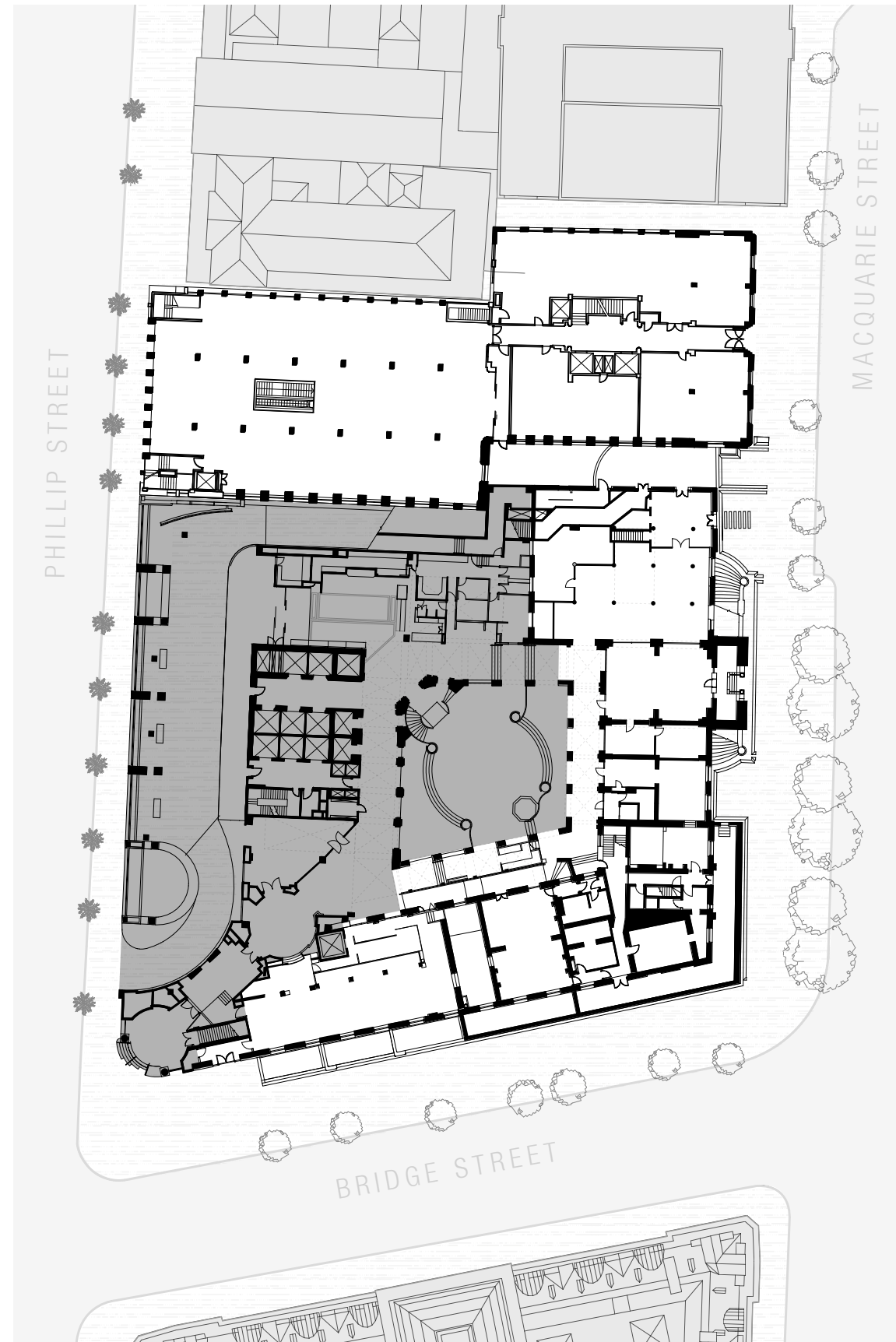
- 'L' shaped building over three storeys align with the original treasury buildings to form a central cortile.
- 27 floor hotel tower in pre-cast concrete



Bridge Street Elevation



Phillip Street Elevation



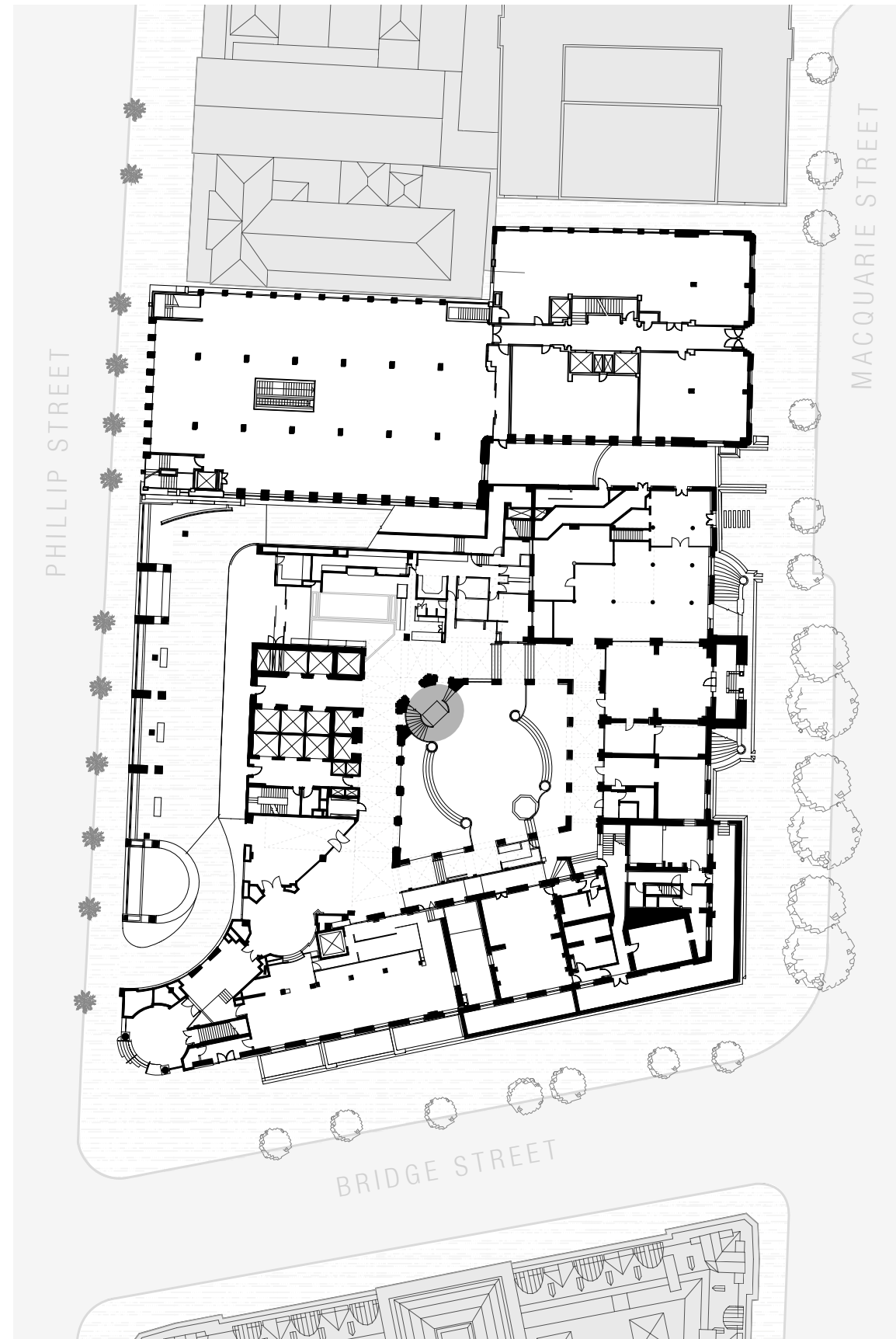
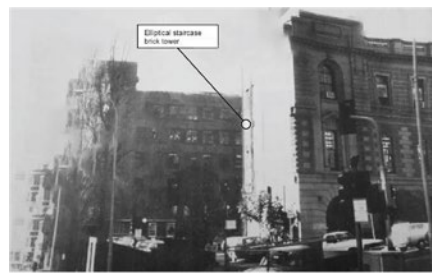
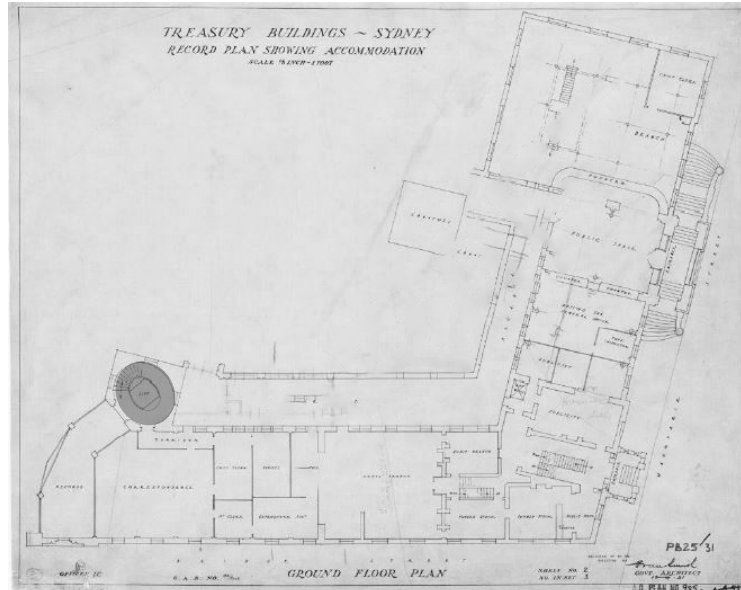
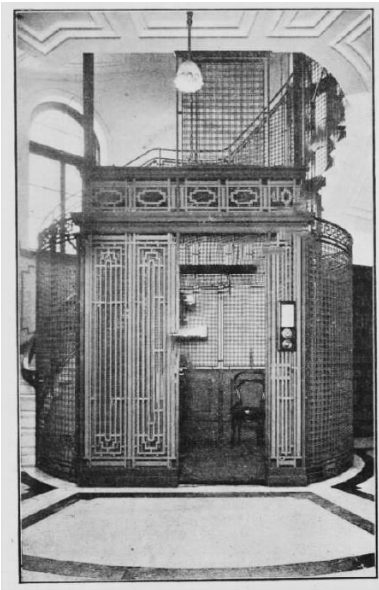


# Context

## Timeline Building

### The elliptical stair and caged lift: 1919

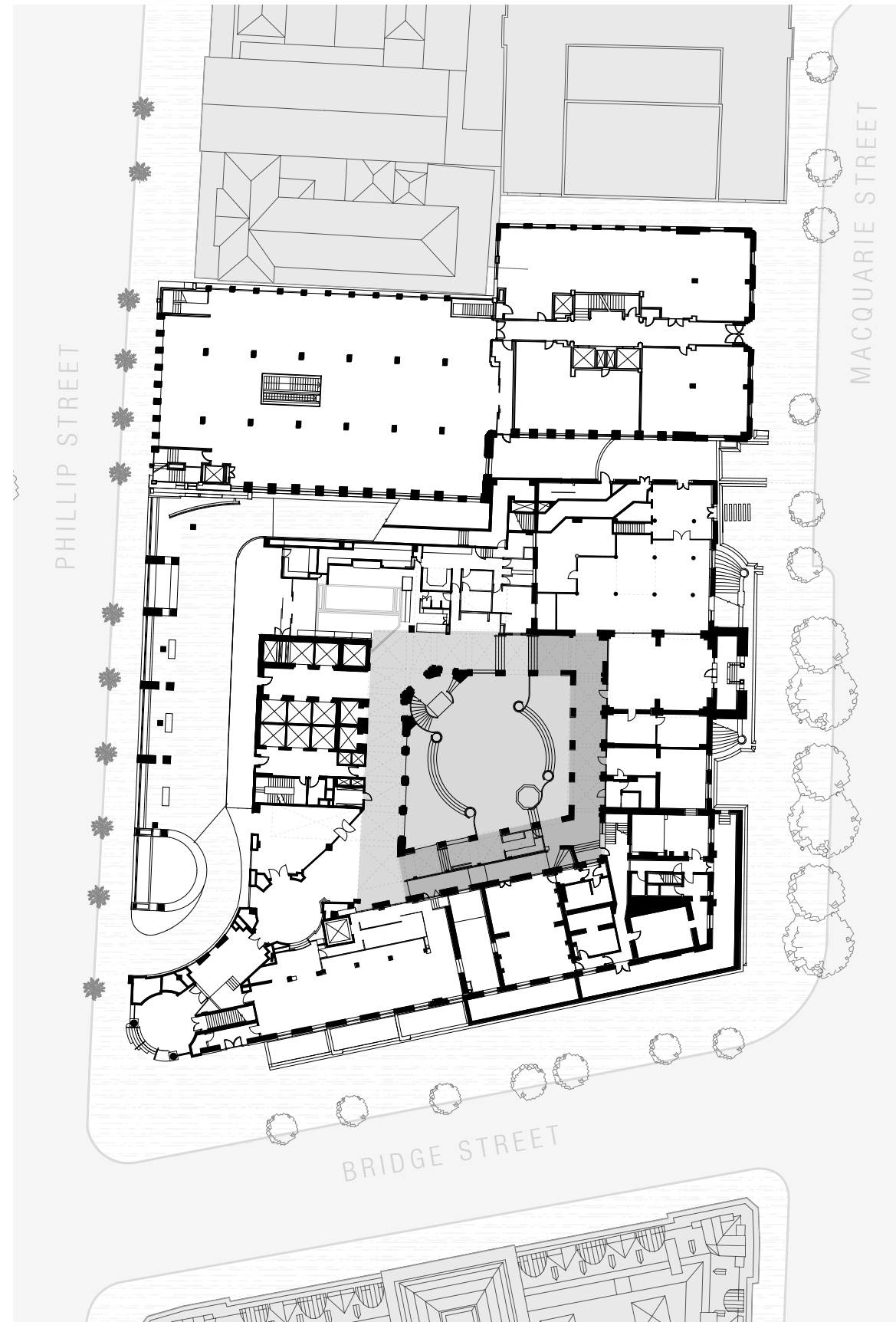
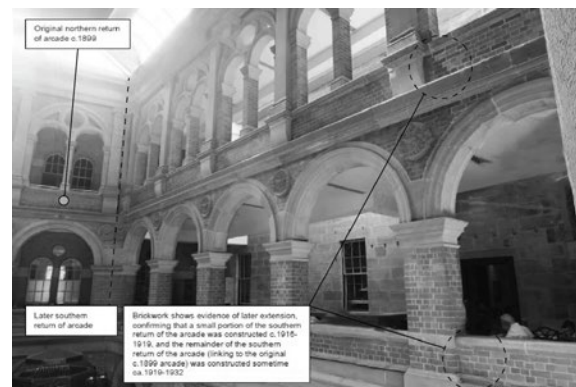
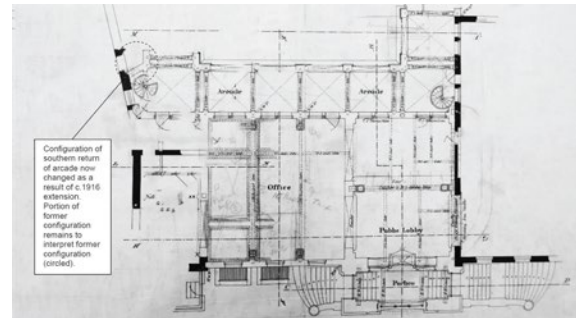
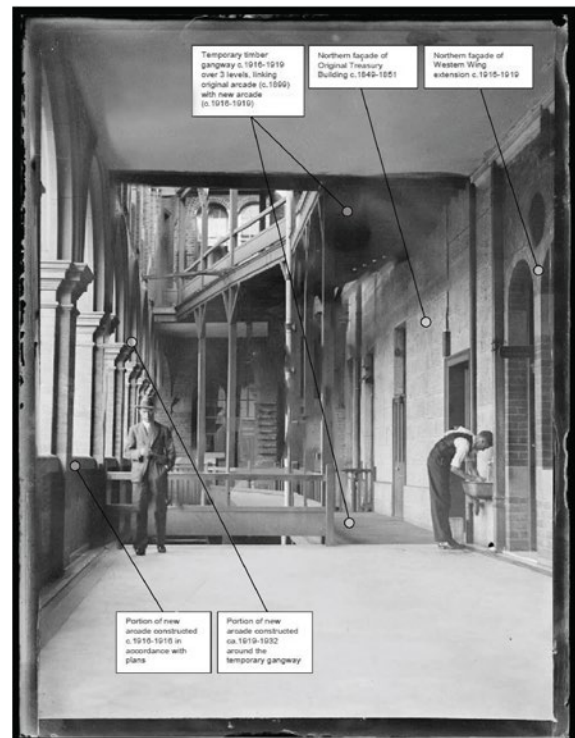
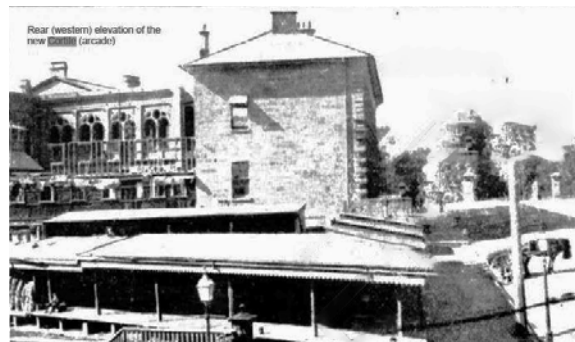
- The elliptical stair and caged lift were part of the 1919 western wing addition and were constructed within a brick tower on the corner of bridge street and Phillip street.
- The structure was moved to its existing location (in the cortile) as part of the 1980s hotel redevelopment



# Context Timeline Building

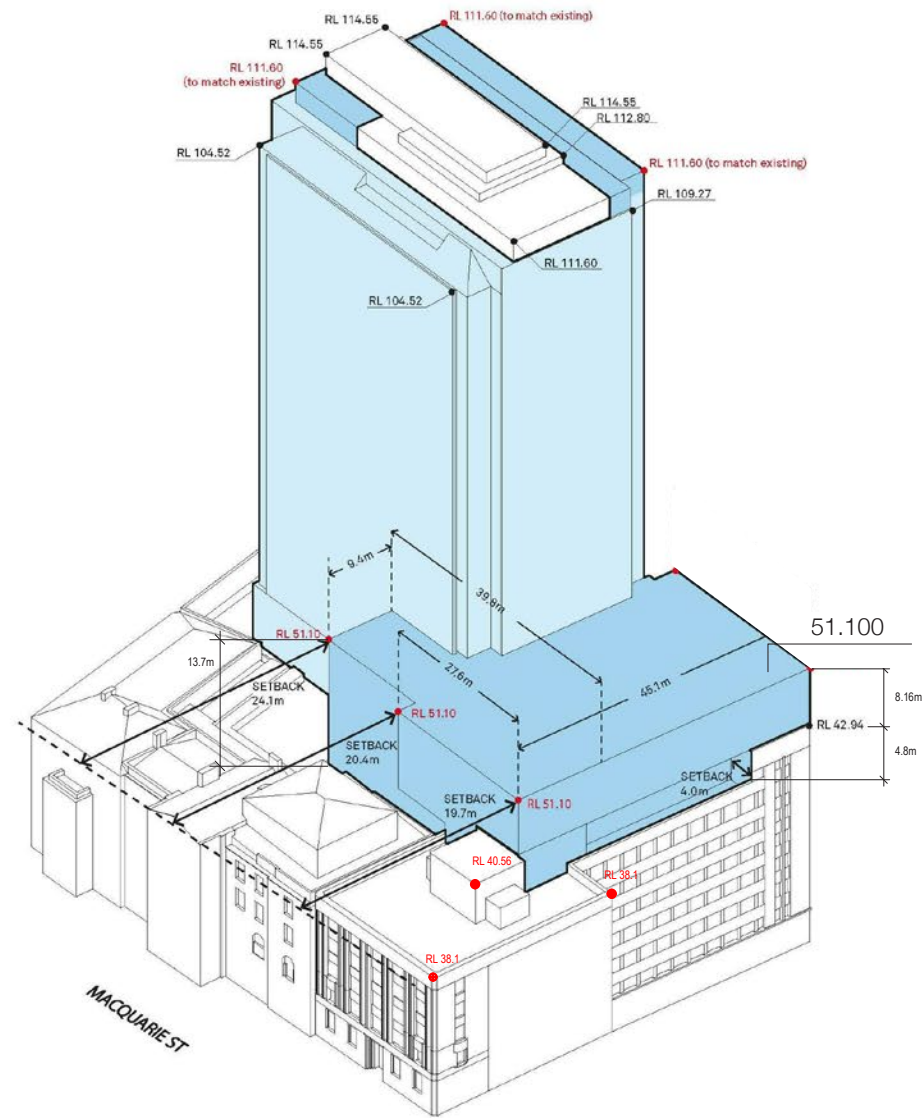
## The cortile ca. 1898 & extended ca. 1916-1932

- Original arcade (cortile) configuration was part of the 1899 addition to the treasury building
- Additions to the cortile were made in the periods 1916-1919 and 1919-1932

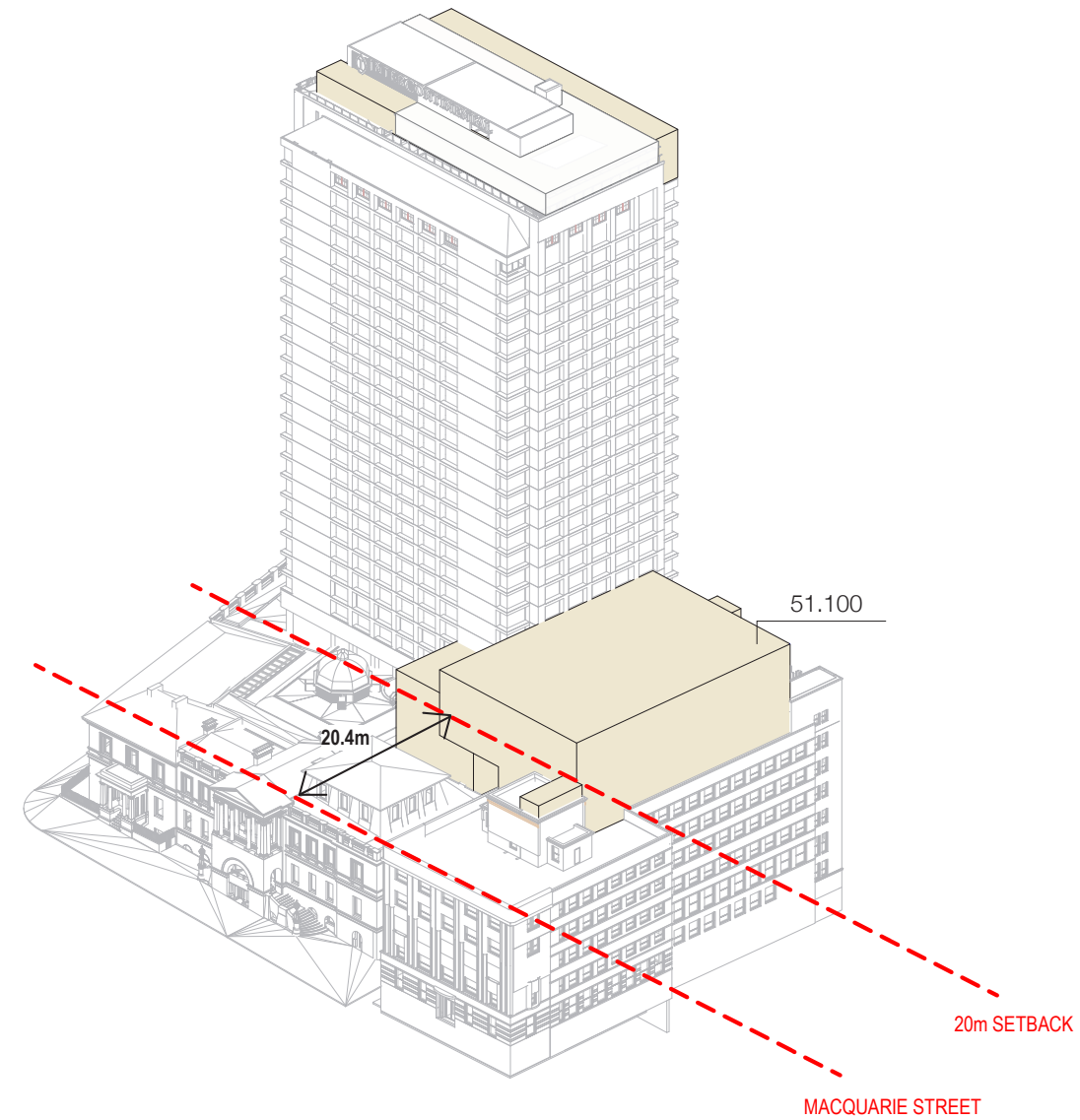




# SSD Scheme Progression Building Envelope Comparison

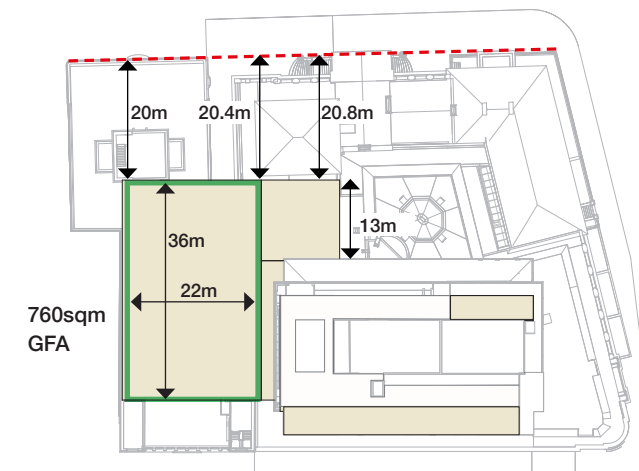
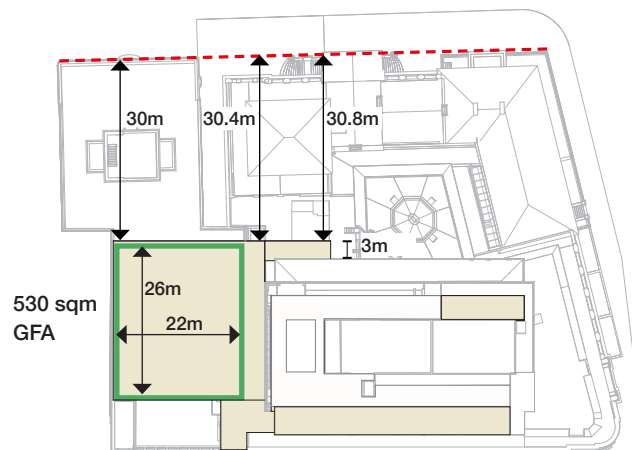
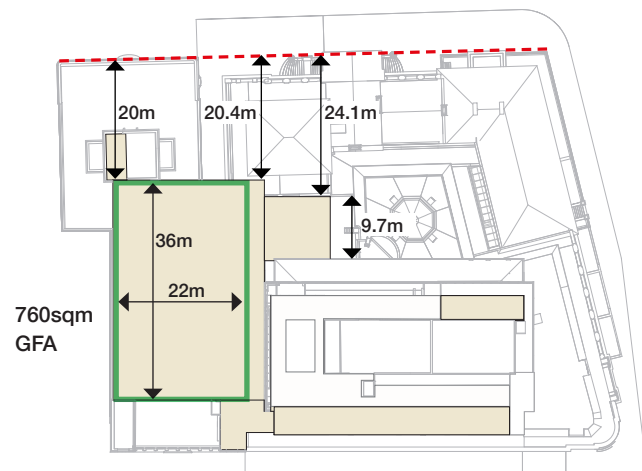
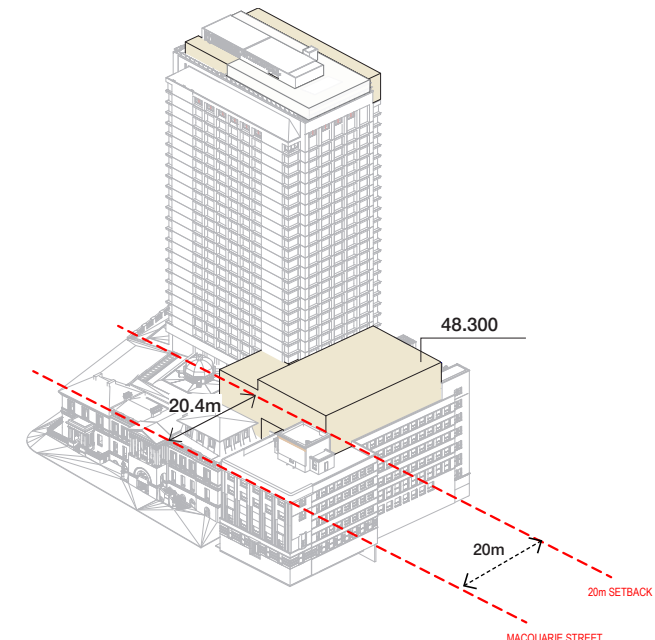
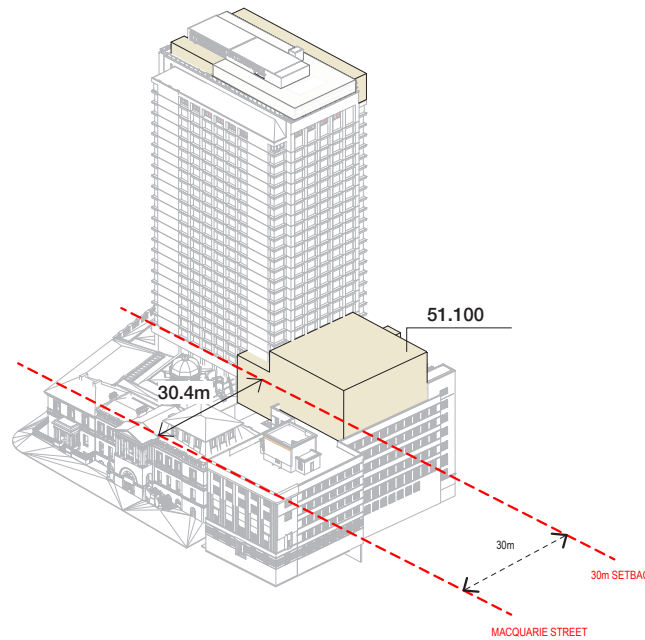
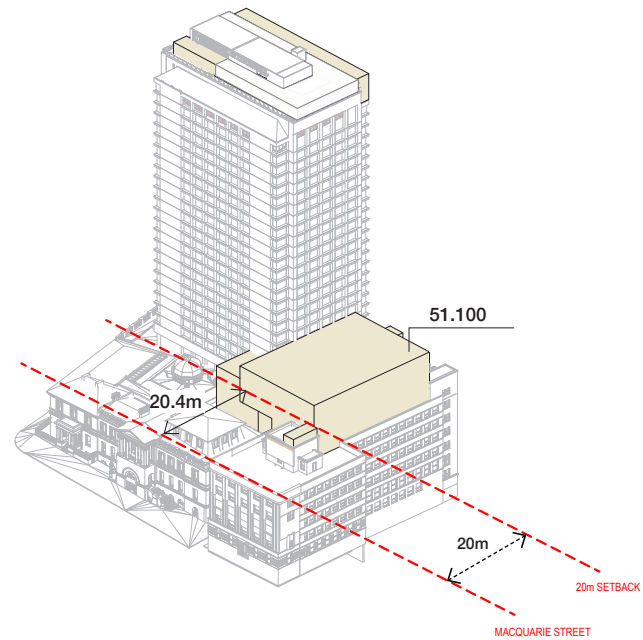


Original SSD Envelope



Current Submission

# SSD Scheme Ballroom Envelope Scenarios



## Scenario 1 - Current Submitted Envelope

- 20m setback from Macquarie Street
- 20.4m setback from the existing heritage facade
- Top RL 51.1

## Scenario 2 - Conditioned Envelope

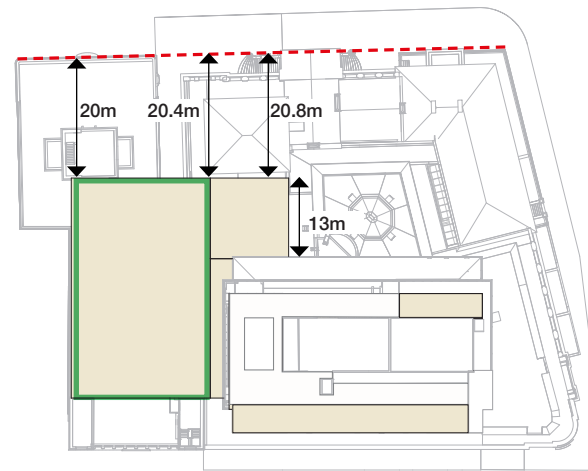
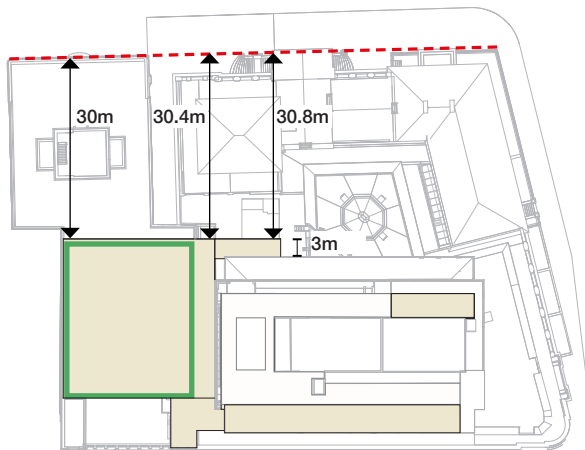
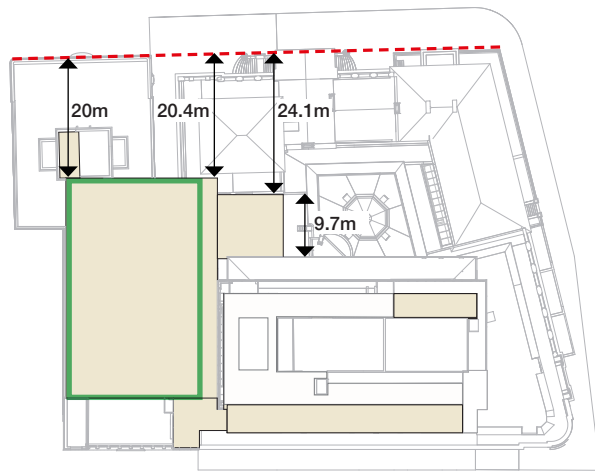
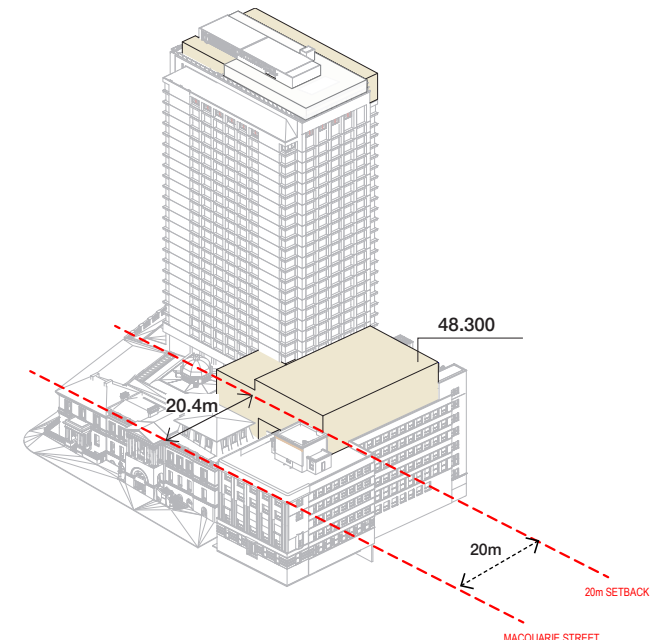
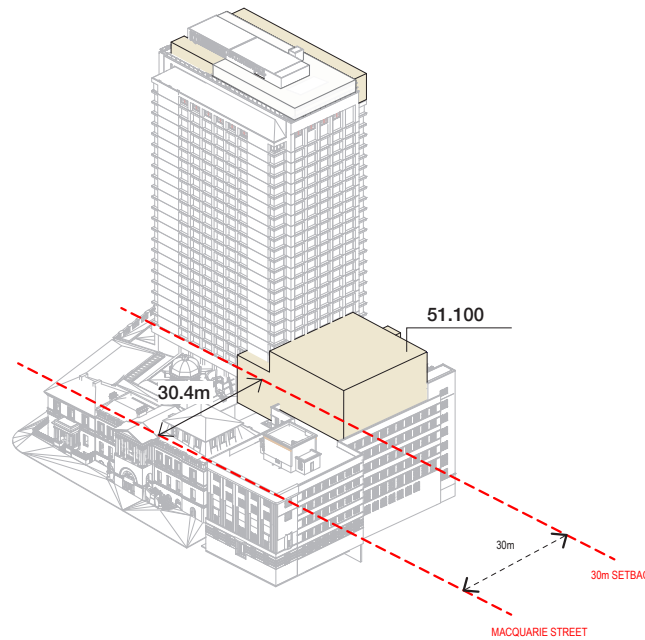
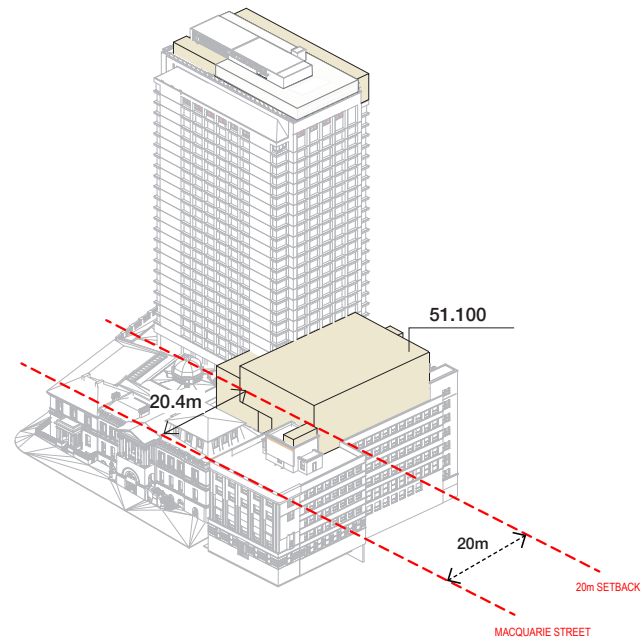
- 30m setback from Macquarie Street
- 30.4m setback from the existing heritage facade
- Top RL 51.1

## Scenario 3 - Revised Submission with reduced height

- 20m setback from Macquarie Street
- 20.4m setback from the existing heritage facade
- Top RL 48.3



# SSD Scheme Ballroom Envelope Scenarios



## Scenario 1 - Current Submitted Envelope

- 20m setback from Macquarie Street
- 20.4m setback from the existing heritage facade
- Top RL 51.1

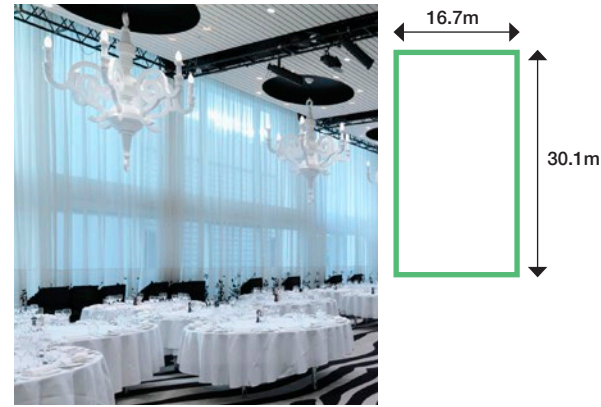
## Scenario 2 - Conditioned Envelope

- 30m setback from Macquarie Street
- 30.4m setback from the existing heritage facade
- Top RL 51.1

## Scenario 3 - Revised Submission with reduced height

- 20m setback from Macquarie Street
- 20.4m setback from the existing heritage facade
- Top RL 48.3

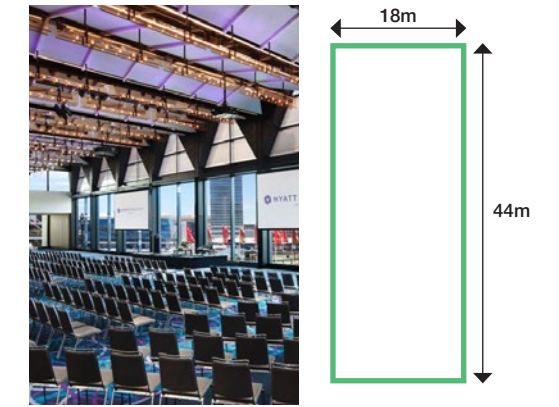
# The Ballroom Benchmarking



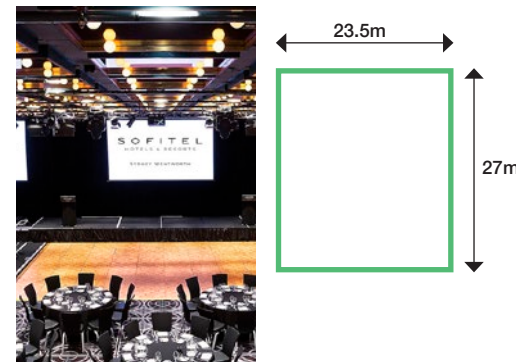
- The IVY**
- Cocktail Capacity: 1000
  - Banquet Capacity: 400
  - Area 506m<sup>2</sup>
  - Dimensions: 30.1m(l) x 16.7m(w)x6m(h)



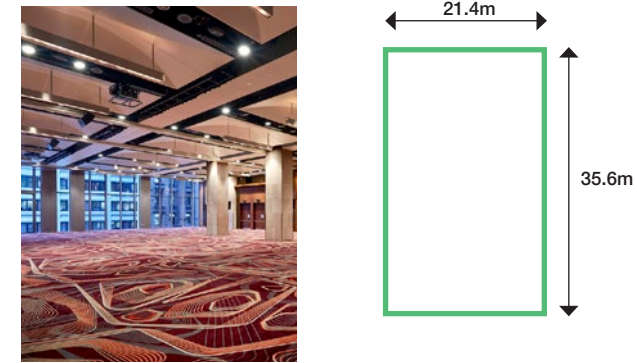
- Westin**
- Cocktail Capacity: 950
  - Banquet Capacity: 650
  - Area 774m<sup>2</sup>
  - Dimensions: 44m(l) x 17.6m(w) x 6m(h)



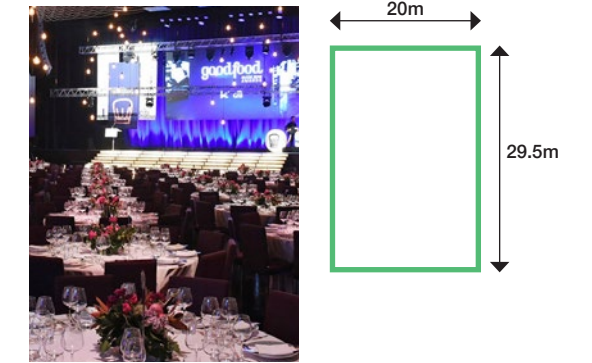
- Hyatt Regency**
- Cocktail Capacity: 1400
  - Banquet Capacity: 750
  - Area 850m<sup>2</sup>
  - Dimensions: 45m(l) x 18m(w) x 8.5m(h)



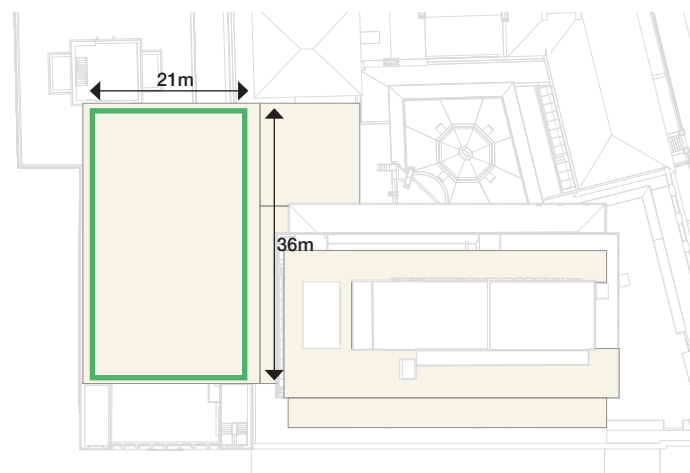
- Sofitel Wentworth**
- Cocktail Capacity: 1100
  - Banquet Capacity: 560
  - Area 635m<sup>2</sup>
  - Dimensions: 27m(l) x 23.5m(w)



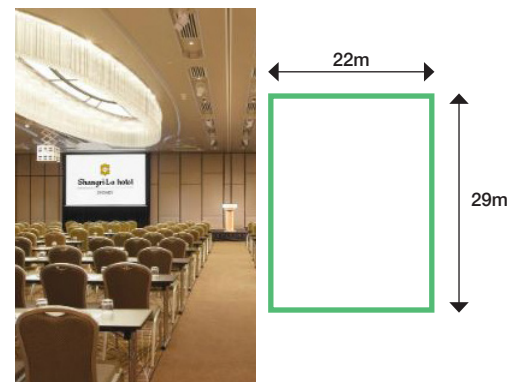
- The Hilton**
- Cocktail Capacity: 1000
  - Banquet Capacity: 700
  - Area 763m<sup>2</sup>
  - Dimensions: 35.6m(l) x 21.4m(w) x 6m(h)



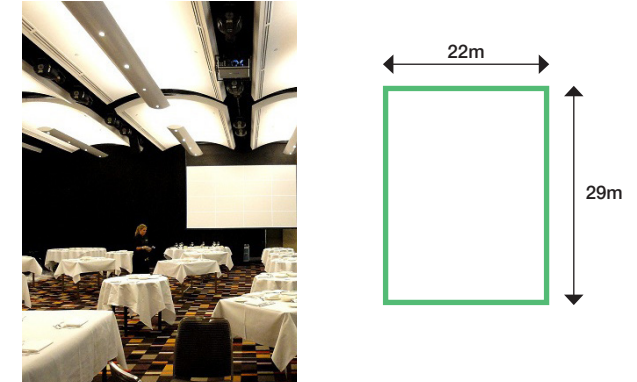
- The Star**
- Cocktail Capacity: 900
  - Banquet Capacity: 470
  - Area 589m<sup>2</sup>



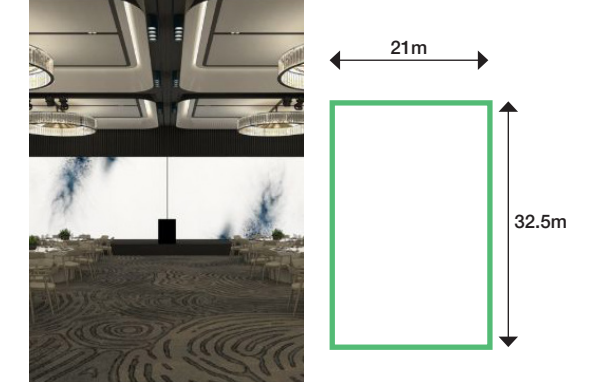
- InterContinental Hotel**
- Cocktail Capacity: 900 \*limited by fire egress
  - Banquet Capacity (Tables of 10): 500-550P
  - Area 760m<sup>2</sup>



- Shangri-La**
- Cocktail Capacity: 850
  - Banquet Capacity: 500
  - Area 672m<sup>2</sup>
  - Dimensions: 29m(l) x 23m(w) x 4.2m(h)



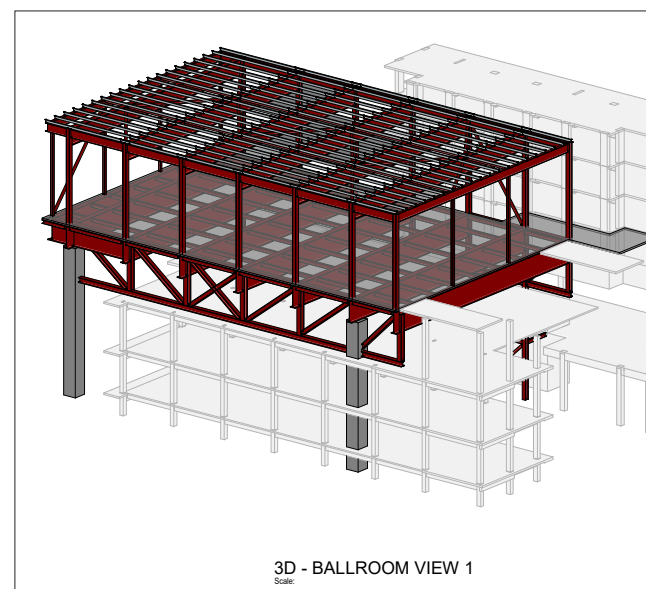
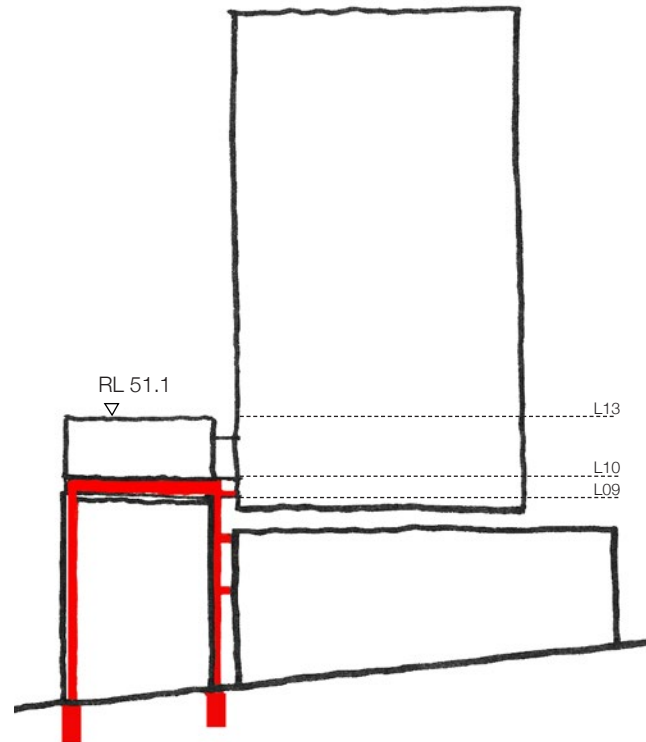
- Sheraton on the Park**
- Cocktail Capacity: 900
  - Banquet Capacity: 530
  - Area 629m<sup>2</sup>
  - Dimensions: 37m(l) x 17m(w) x 4.2m(h)



- Four Seasons**
- Cocktail Capacity: 1000
  - Banquet Capacity: 520
  - Area 683m<sup>2</sup>
  - Dimensions: 32.5m(l) x 21m(w) x 5.6m(h)

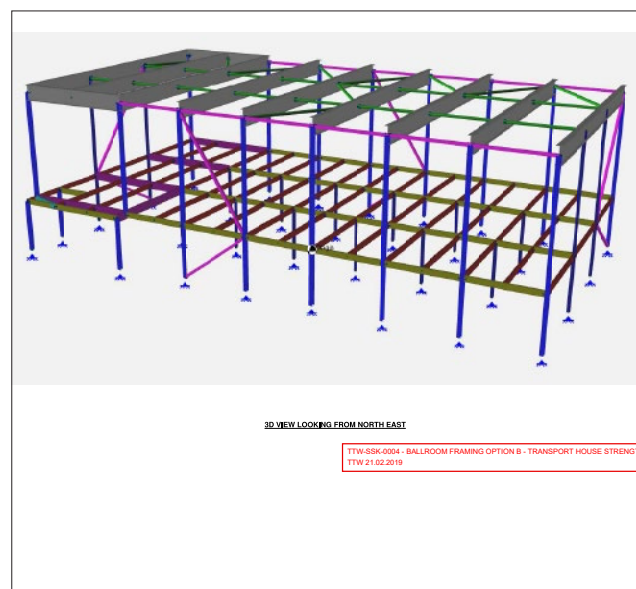
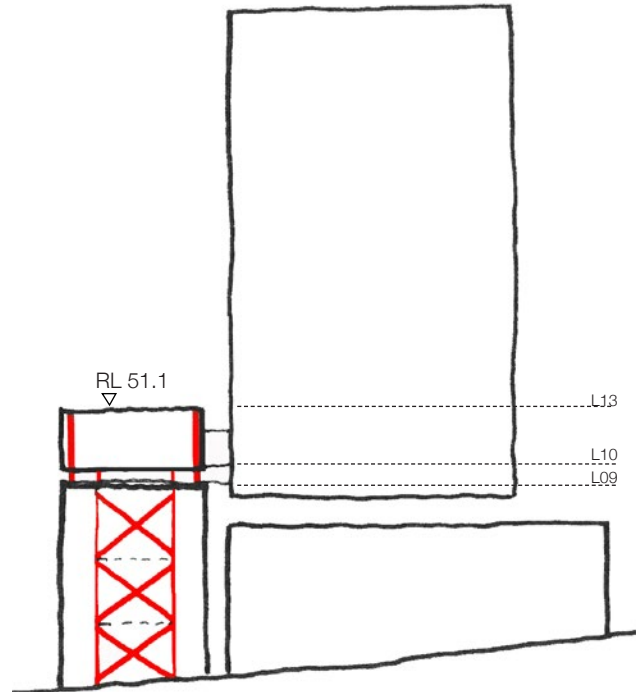
# The Ballroom Structural Options / Impact on Transport House

(Structural options by TTW)



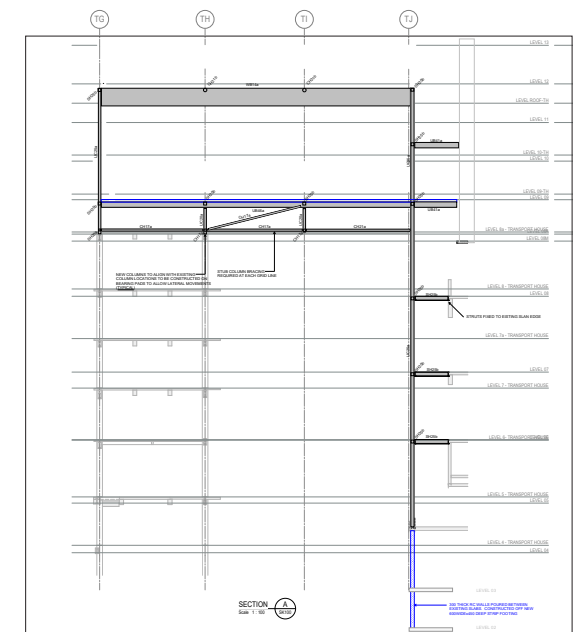
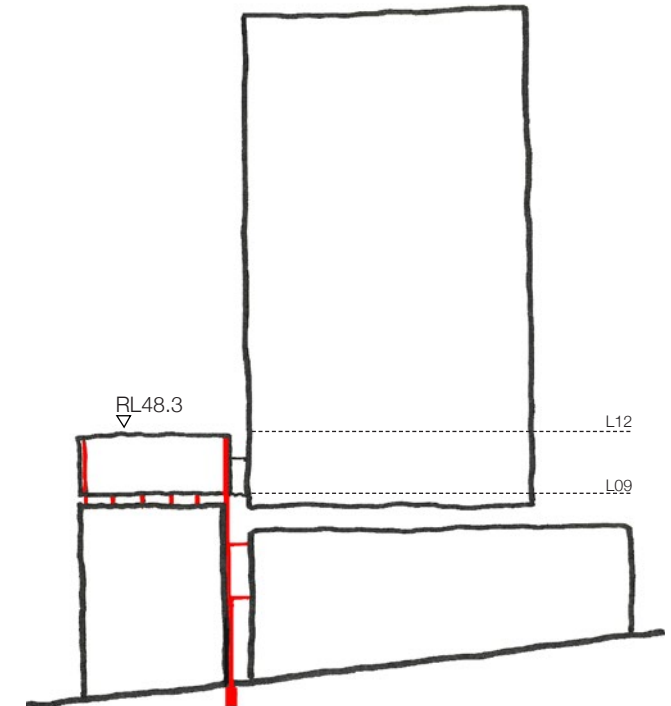
## Option 1 - Table Top (Tie Ballroom to ICH and independent vertical support to new foundations)

- Heavy structural system required to achieve large spans
- Large spans will require trusses.
- Complicated connections back into ICH tower slabs to transmit lateral loads into ICH tower core
- Large columns will impact on office space use



## Option 2 - Strengthen TH

- Strengthen Transport House
- Installation of bracing/shear walls in TH will be highly disruptive and costly to reinstate finishes
- Compromised office floor plates for future tenants



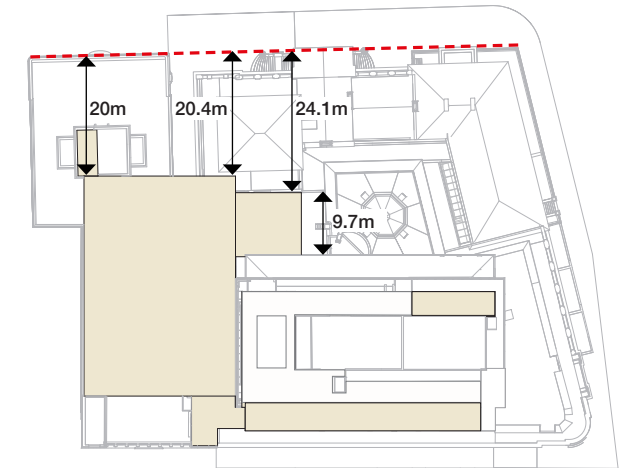
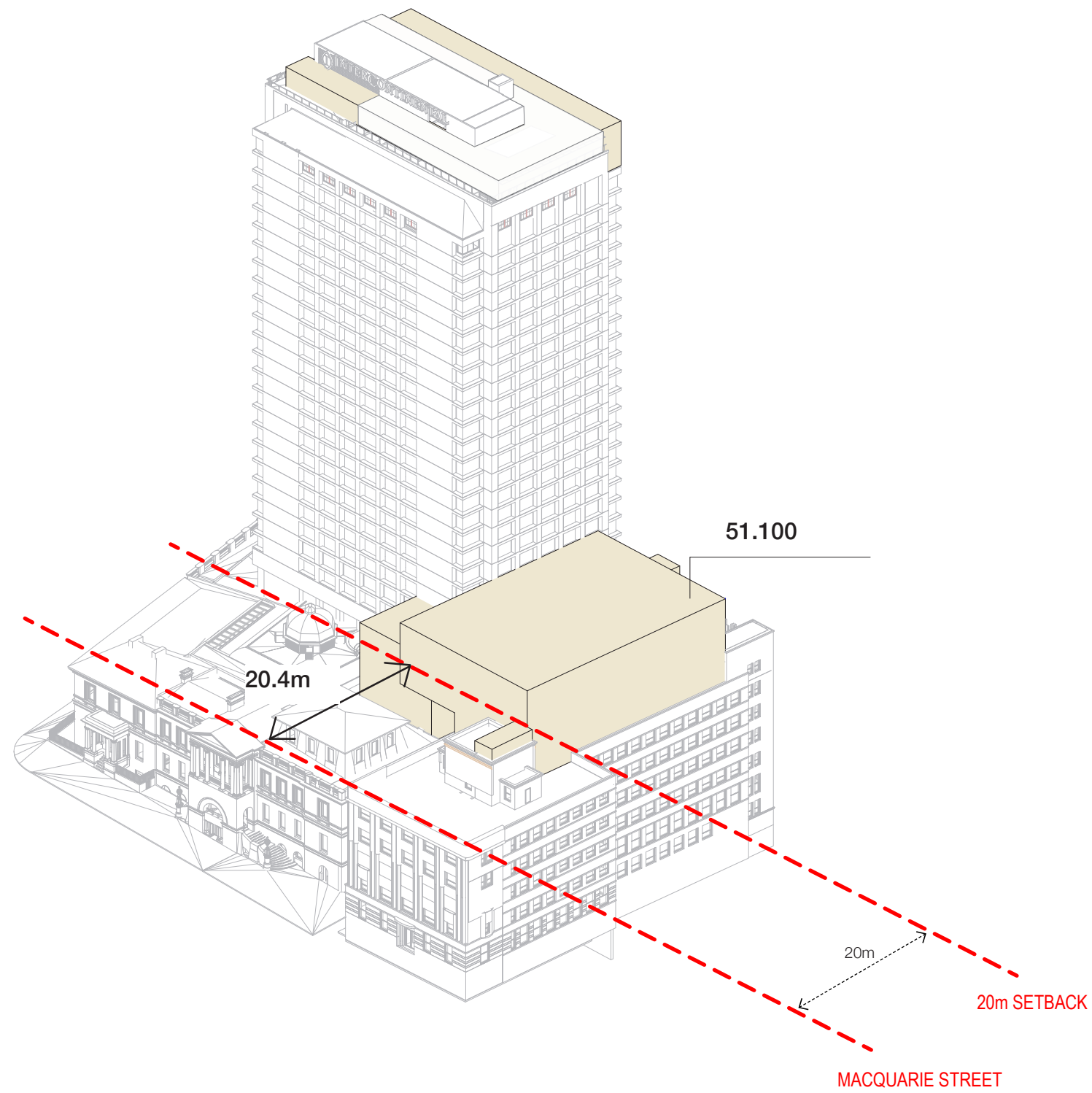
## Option 3 - Justify TH for Reduced Seismic Loads

- Remove floor under Ballroom and reduce Ballroom height
- Justify Transport House existing structure
- No lateral strengthening of TH
- No complicated connections to ICH
- Ballroom framing can be lightweight



# Ballroom Envelope

## Scenario 1 - Current Submitted Envelope



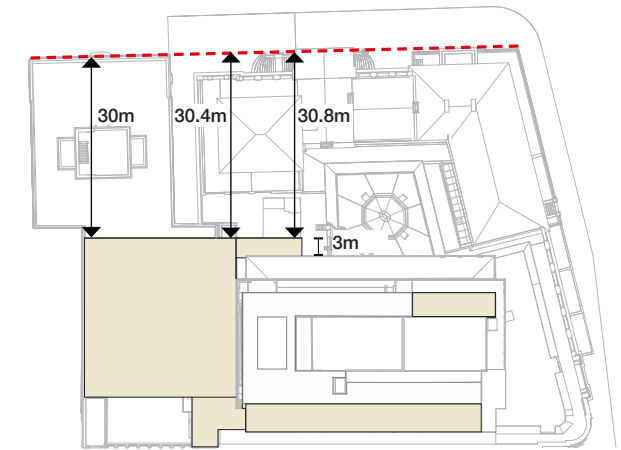
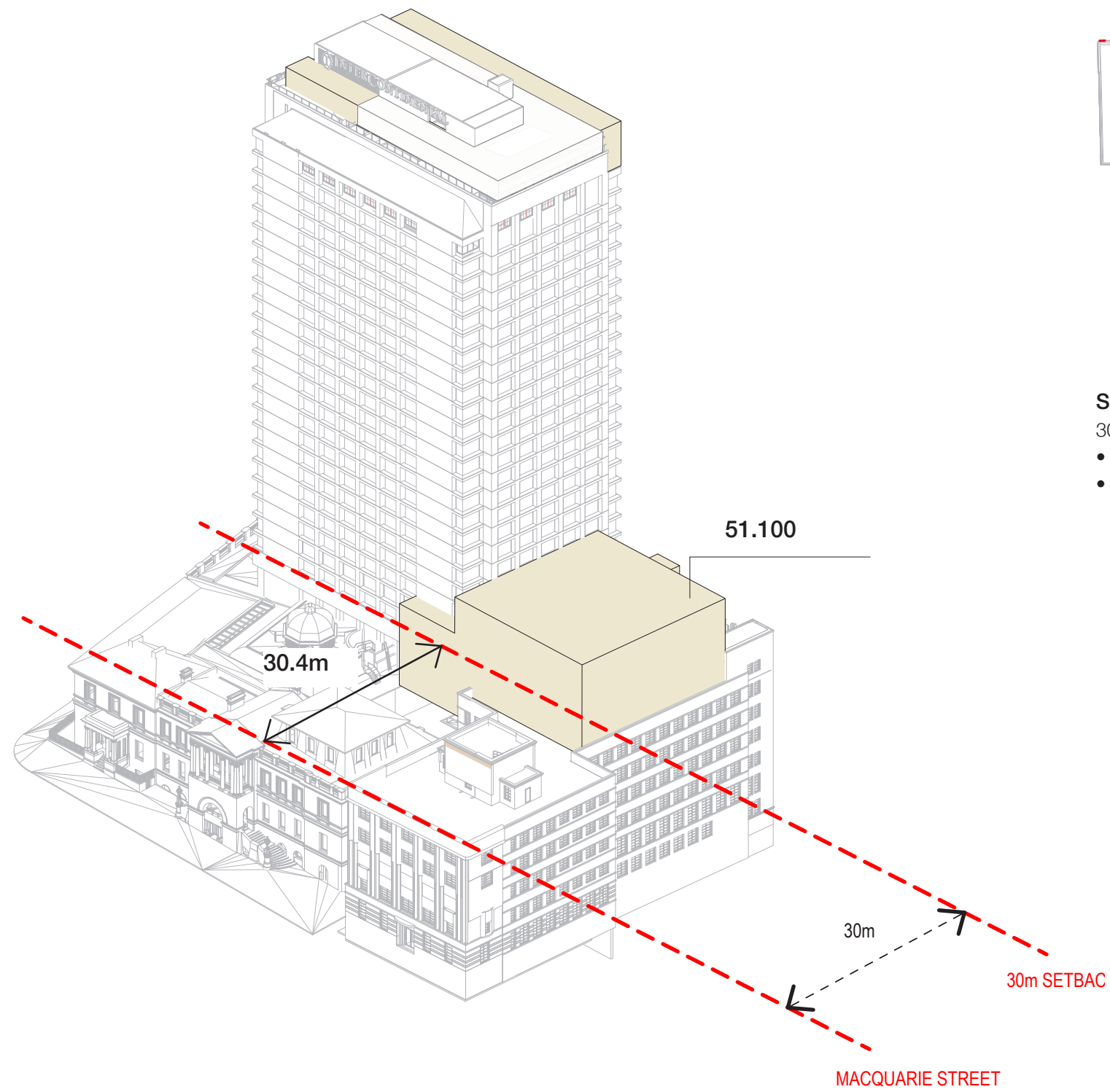
### Scenario 1 - Current Submitted Envelope

- 20m setback from Macquarie Street
- 20.4m setback from the existing heritage facade
- Top RL 51.1



# Ballroom Envelope

## Scenario 2 - Conditioned Envelope



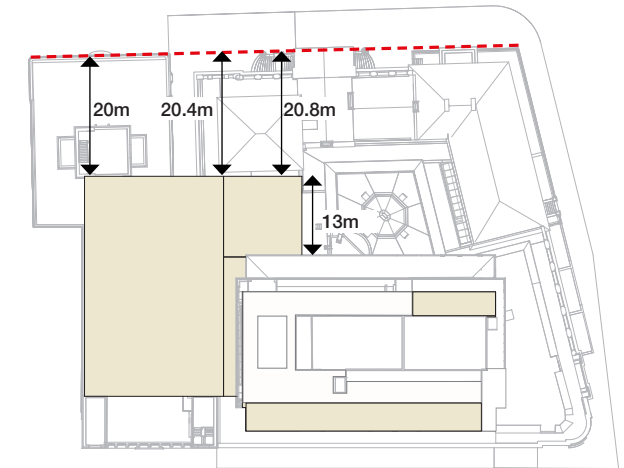
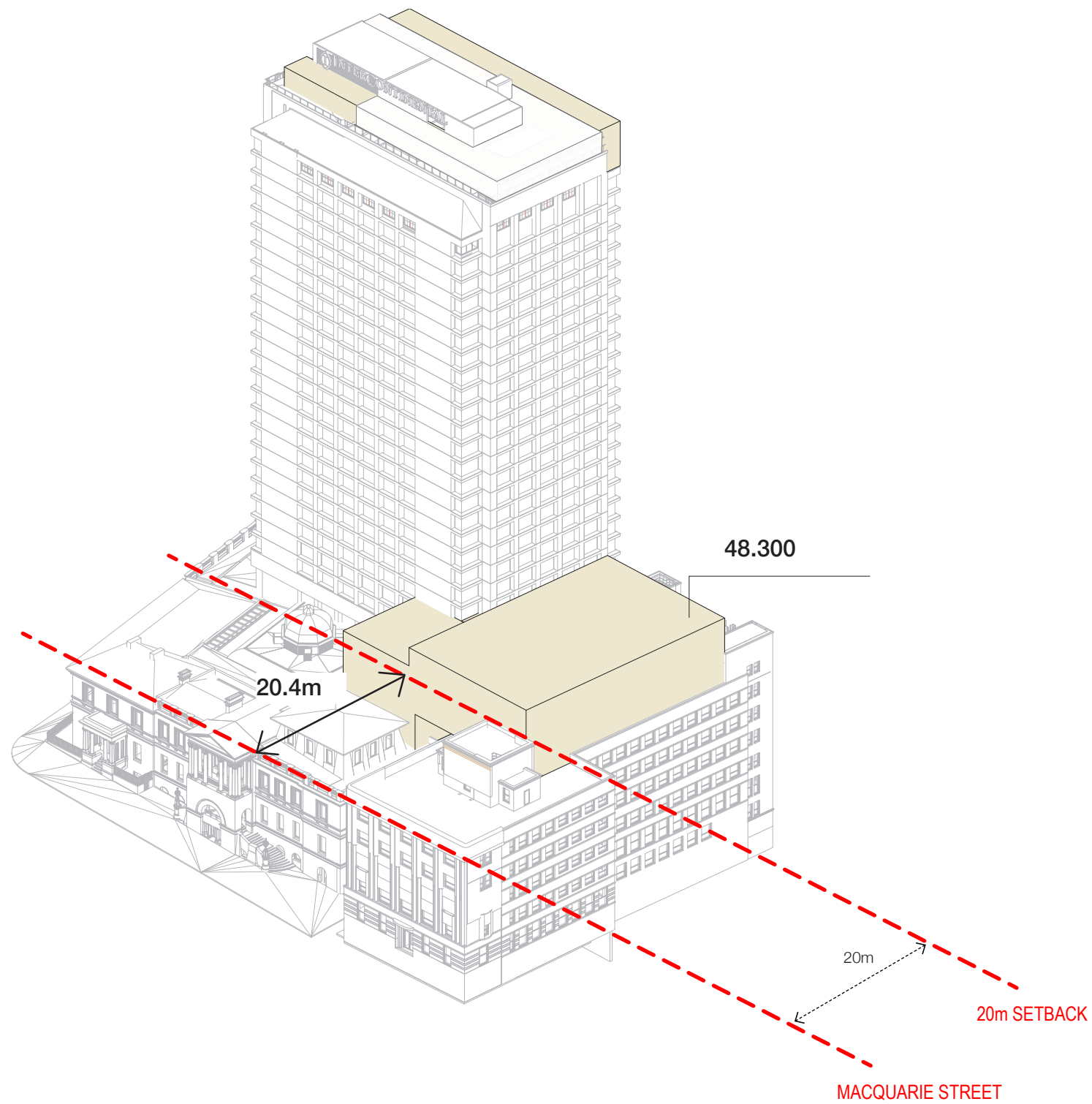
### Scenario 2 - Conditioned Envelope

30m setback from Macquarie Street

- 30.4m setback from the existing heritage facade
- Top RL 51.1

# Ballroom Envelope

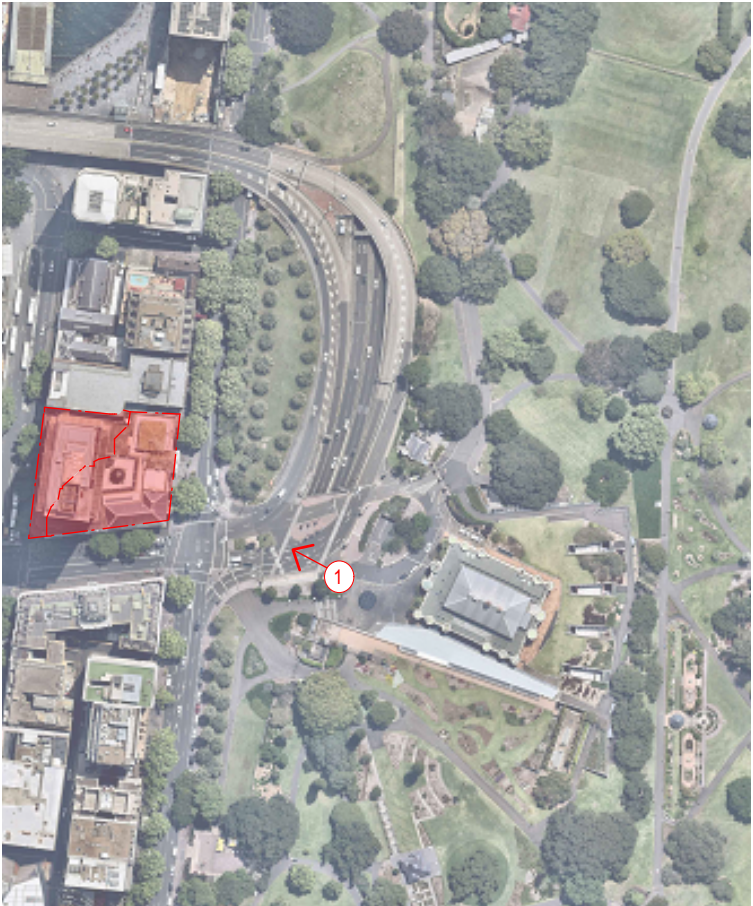
## Scenario 3 - Revised Submisison with reduced height



### Scenario 3 - Revised Submission with reduced height

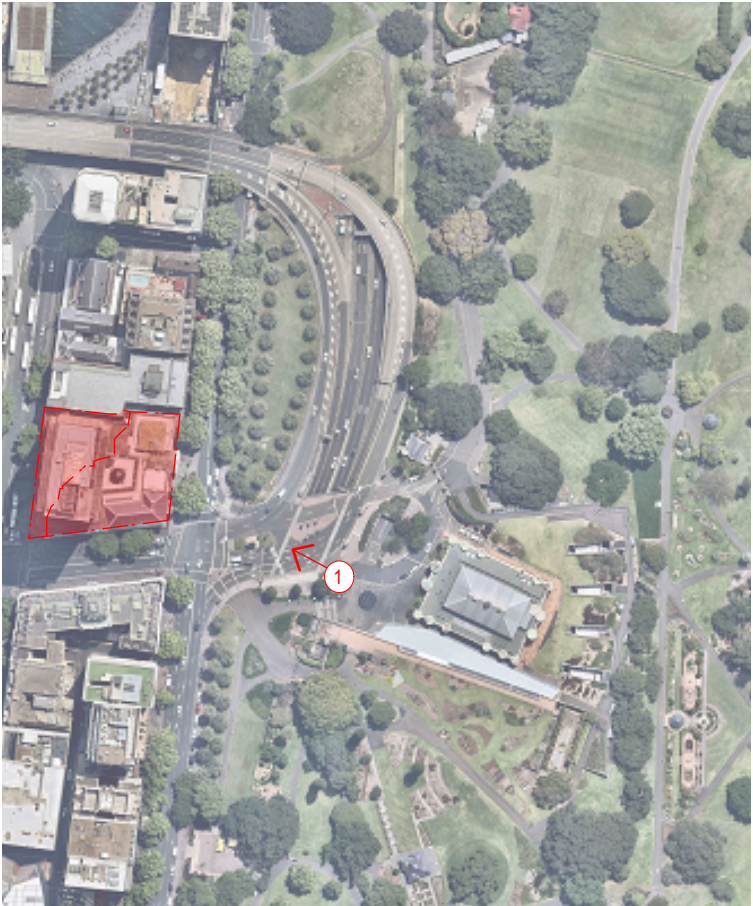
- 20m setback from Macquarie Street
- 20.4m setback from the existing heritage facade
- Top RL 48.3

Visual Assessment  
View 1\_Scenario 1



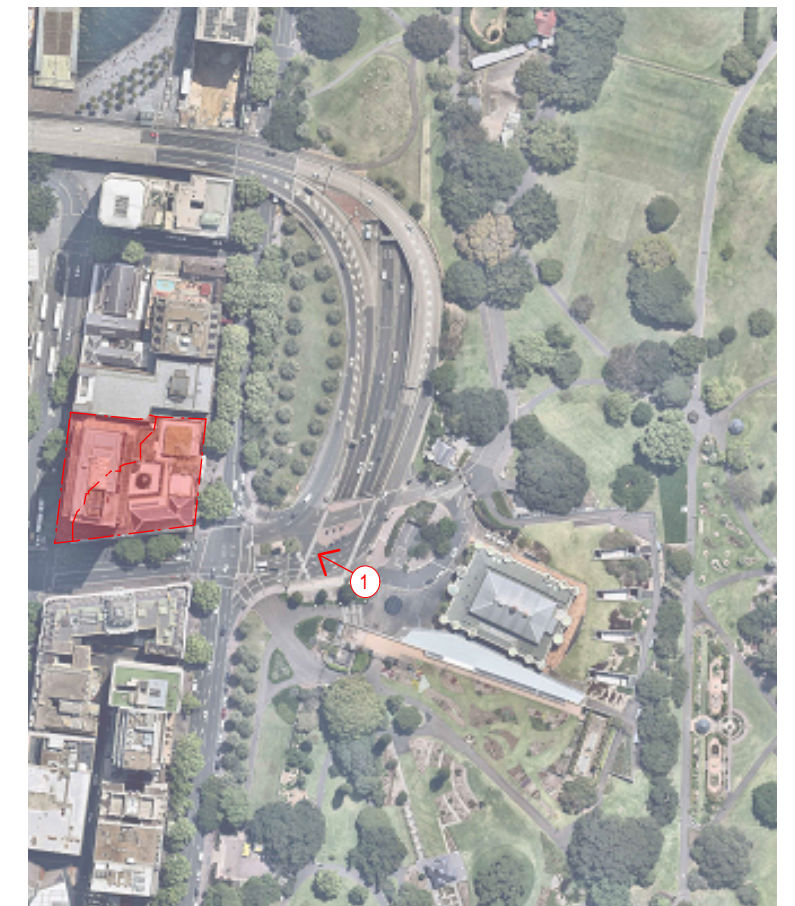


Visual Assessment  
View 1\_Scenario 2

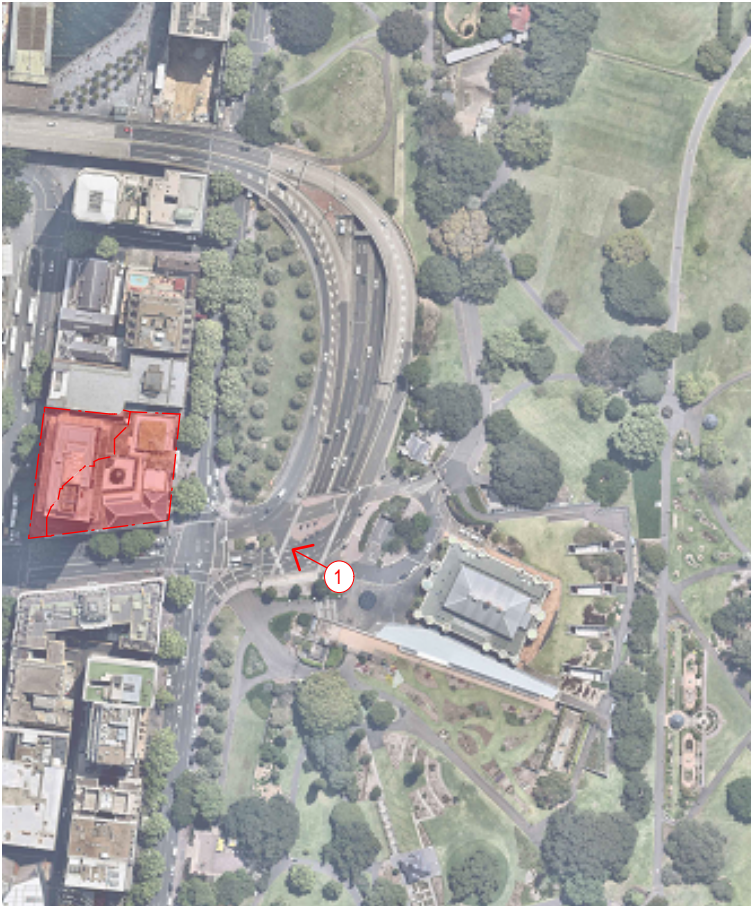




# Visual Assessment View 1\_Scenario 3

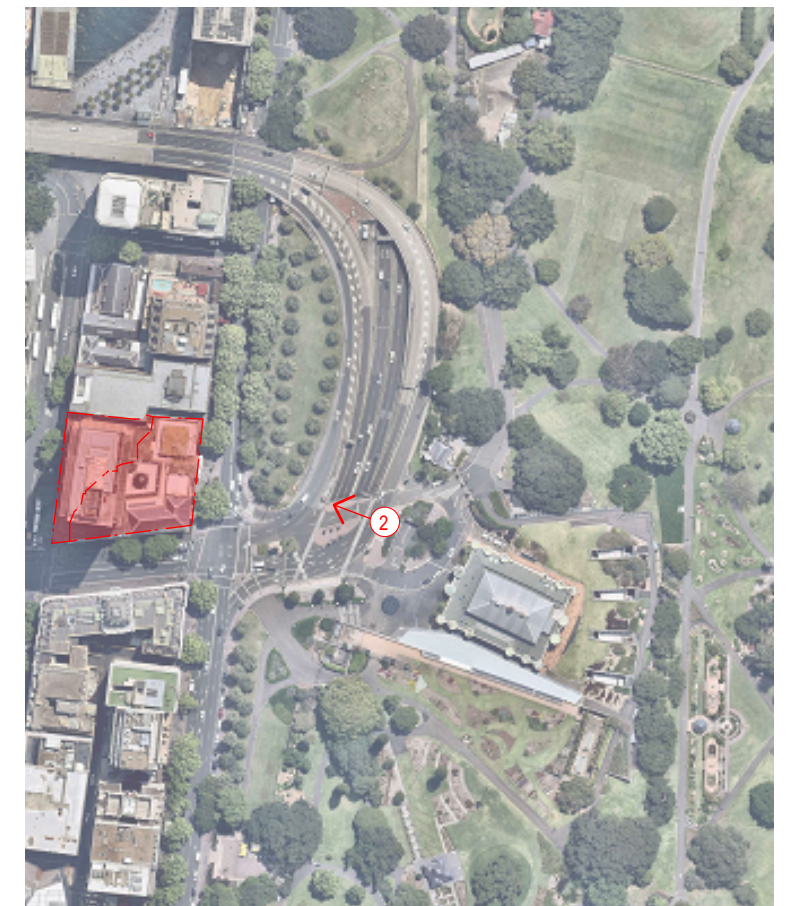


Visual Assessment  
View 1\_Scenario 3



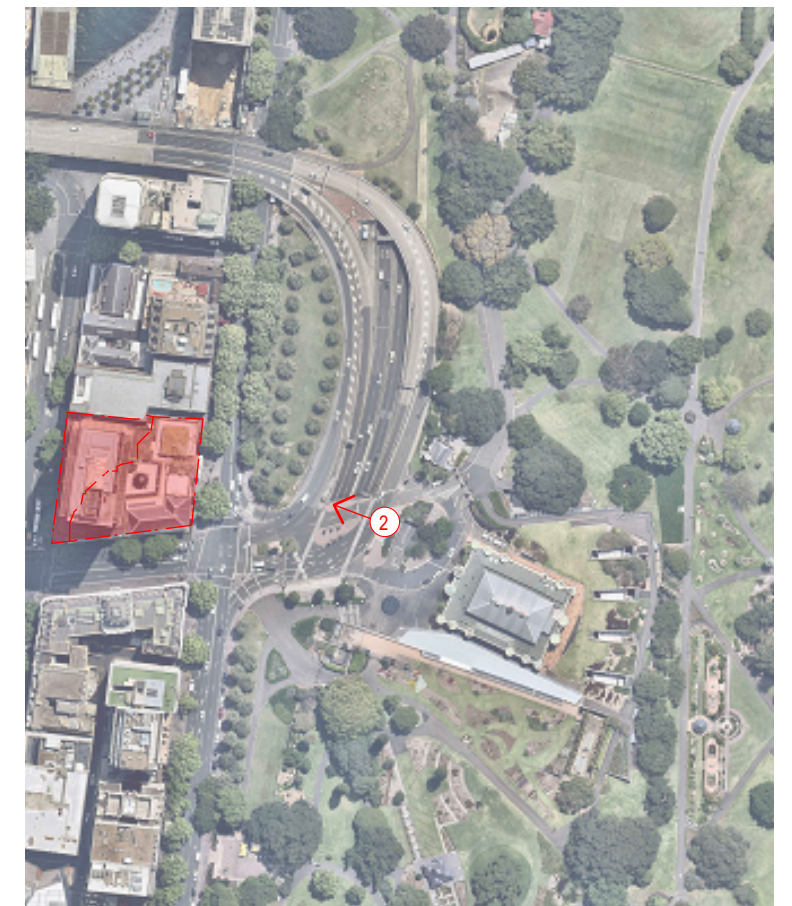


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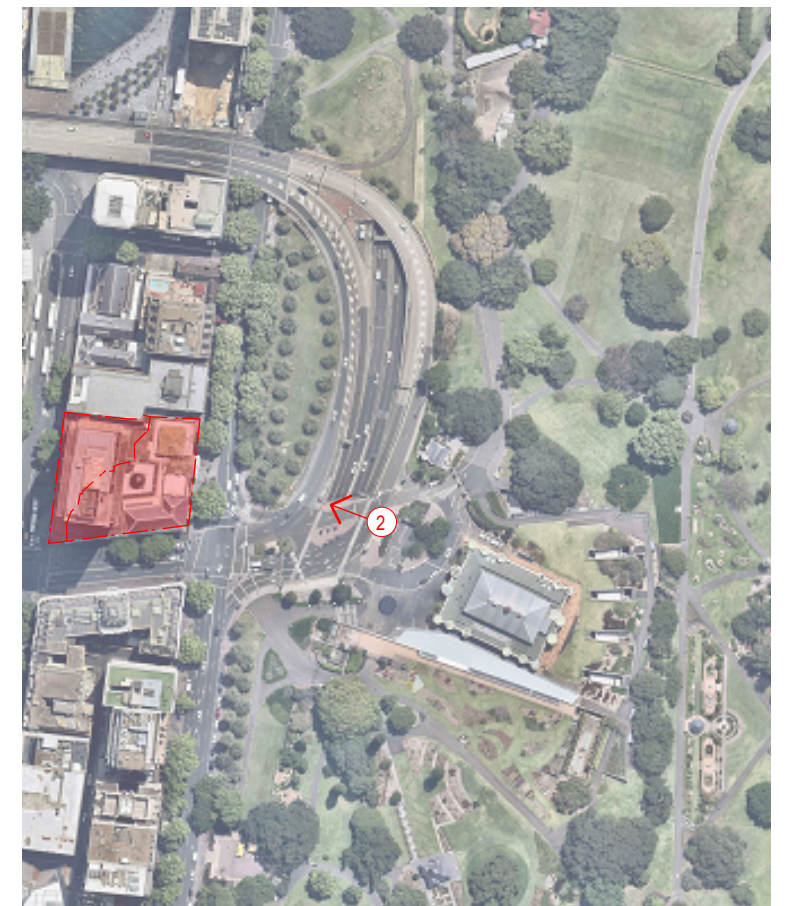




# Visual Assessment View 2\_Scenario 2

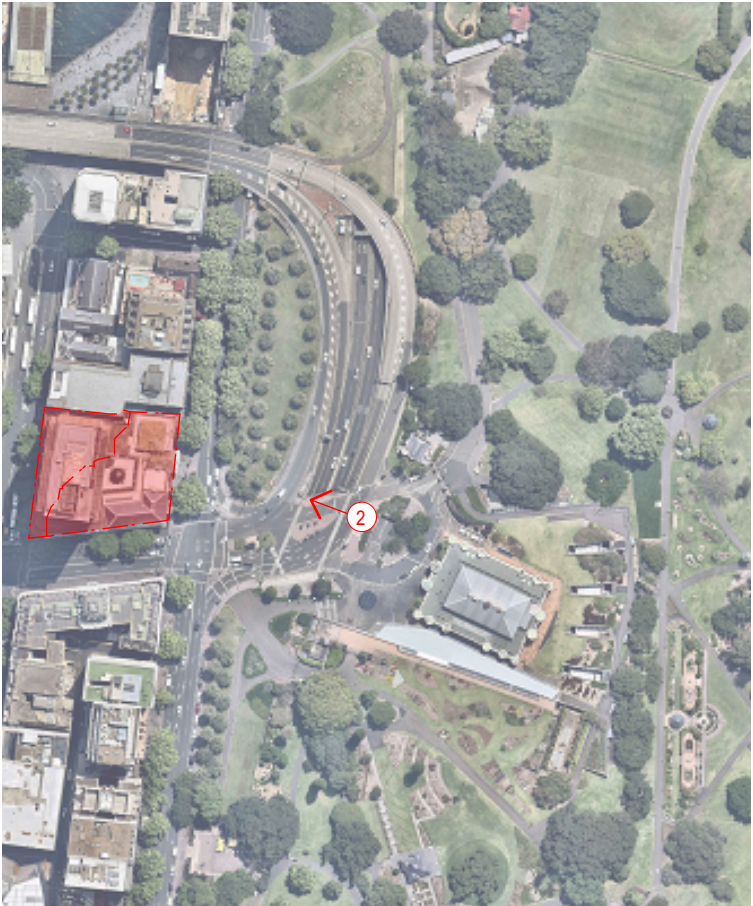


# Visual Assessment View 2\_Scenario 3



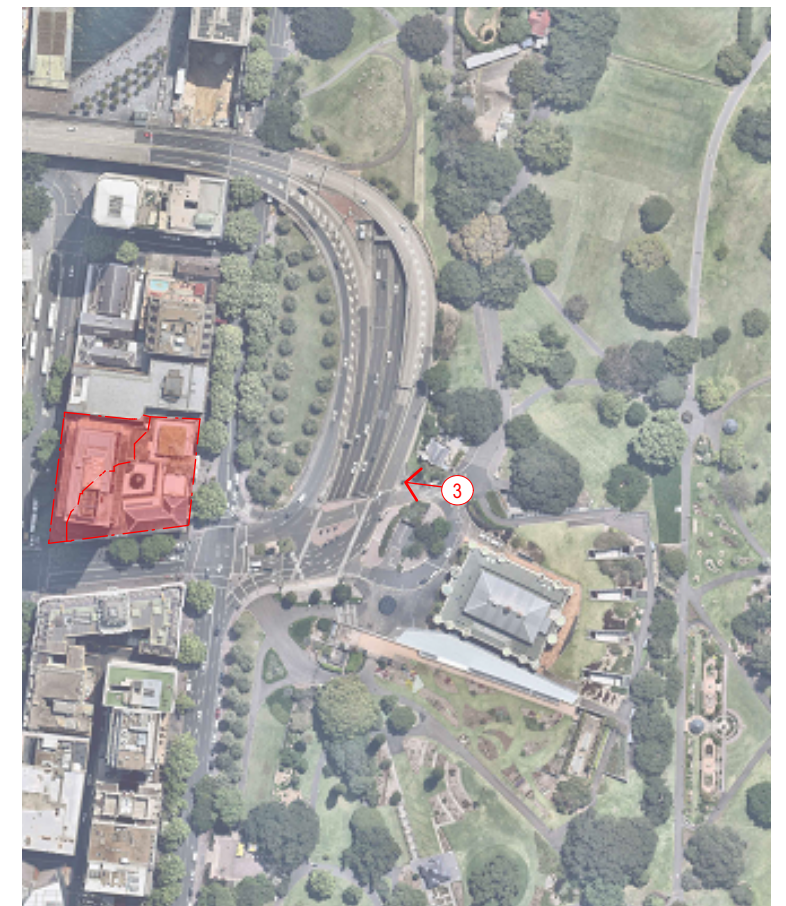


Visual Assessment  
View 2\_Scenario 3

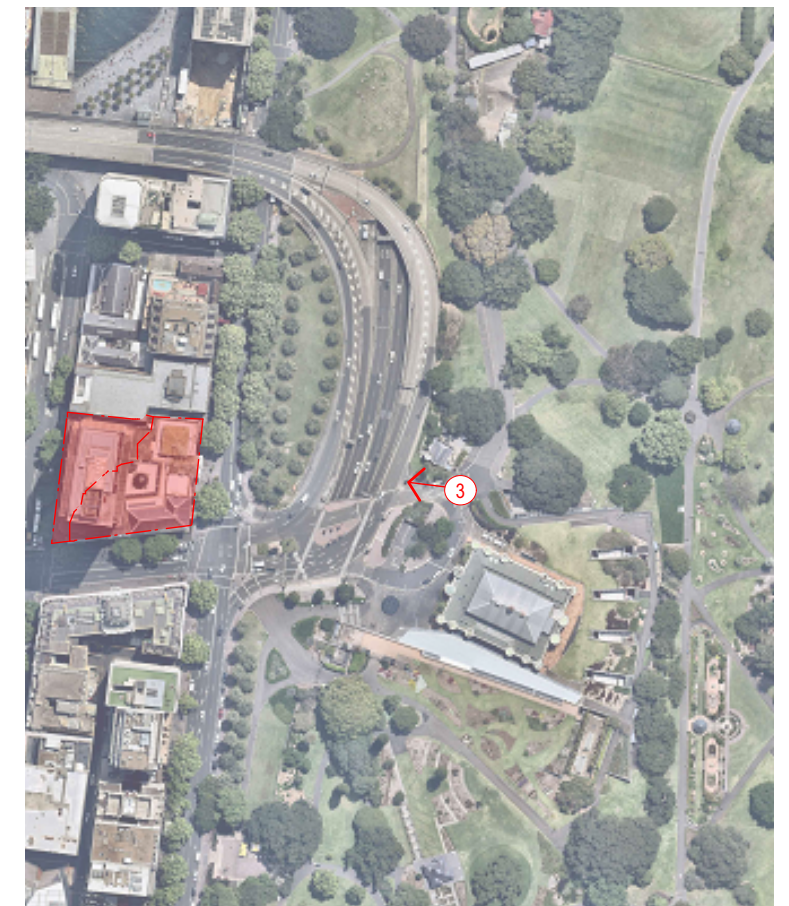




# Visual Assessment View 3\_Scenario 1

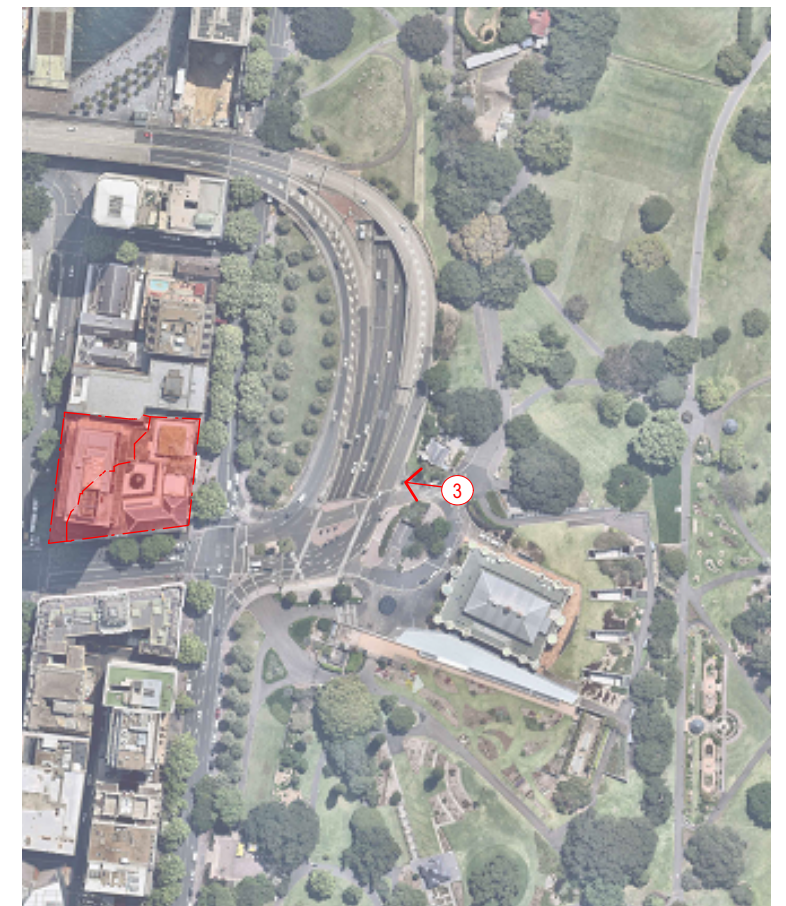


# Visual Assessment View 3\_Scenario 2





# Visual Assessment View 3\_Scenario 3





Visual Assessment  
View 4\_Scenario 1

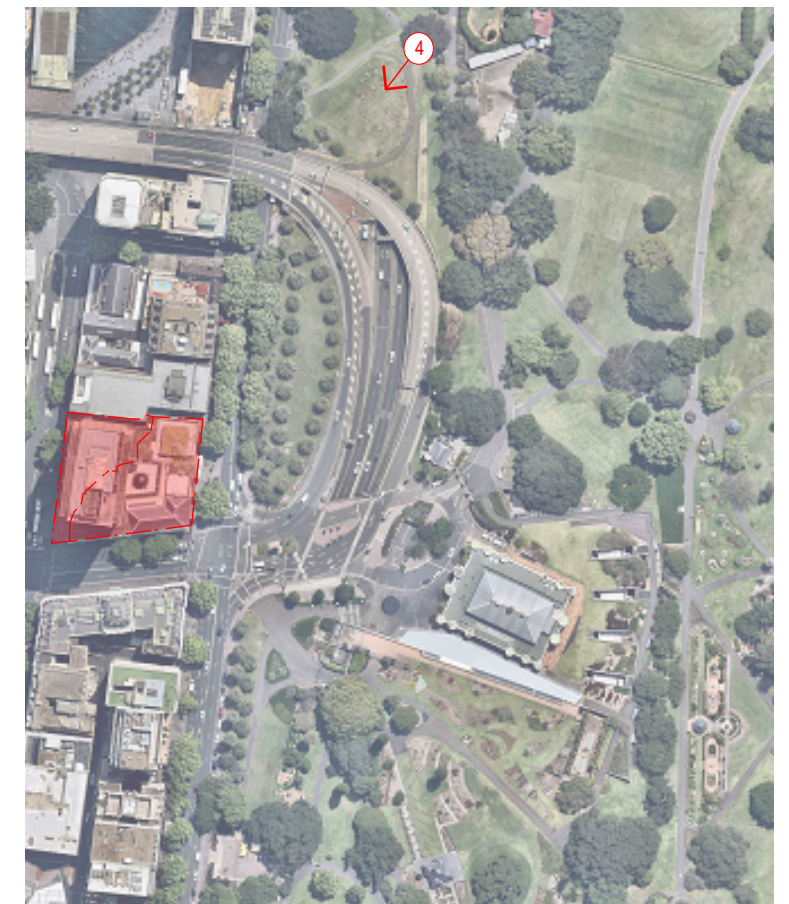


Visual Assessment  
View 4\_Scenario 2

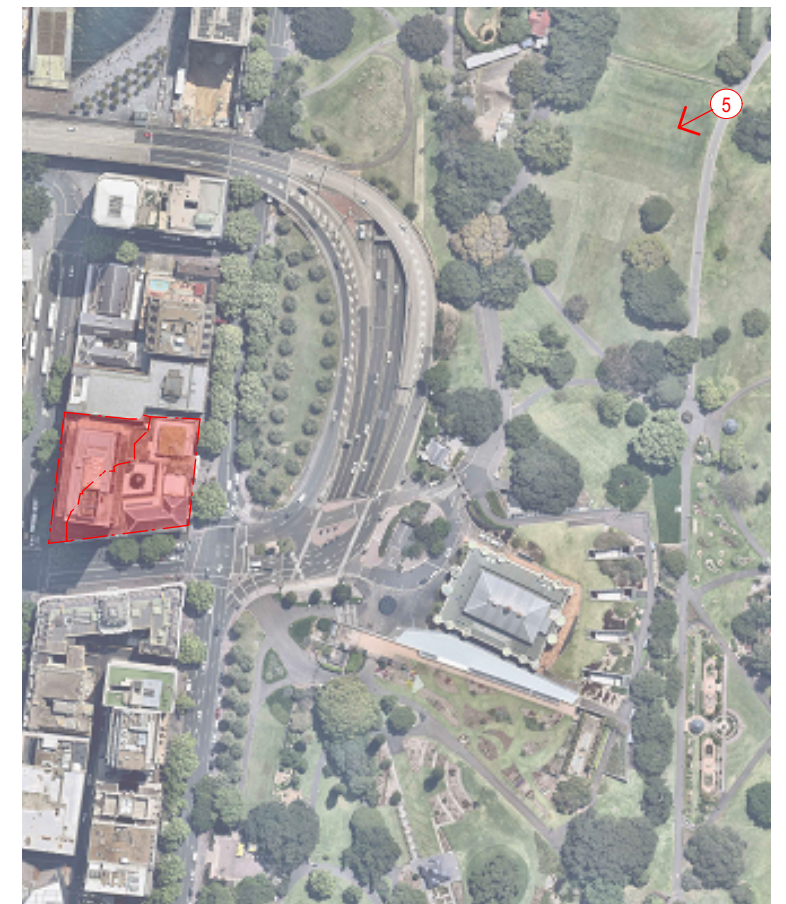




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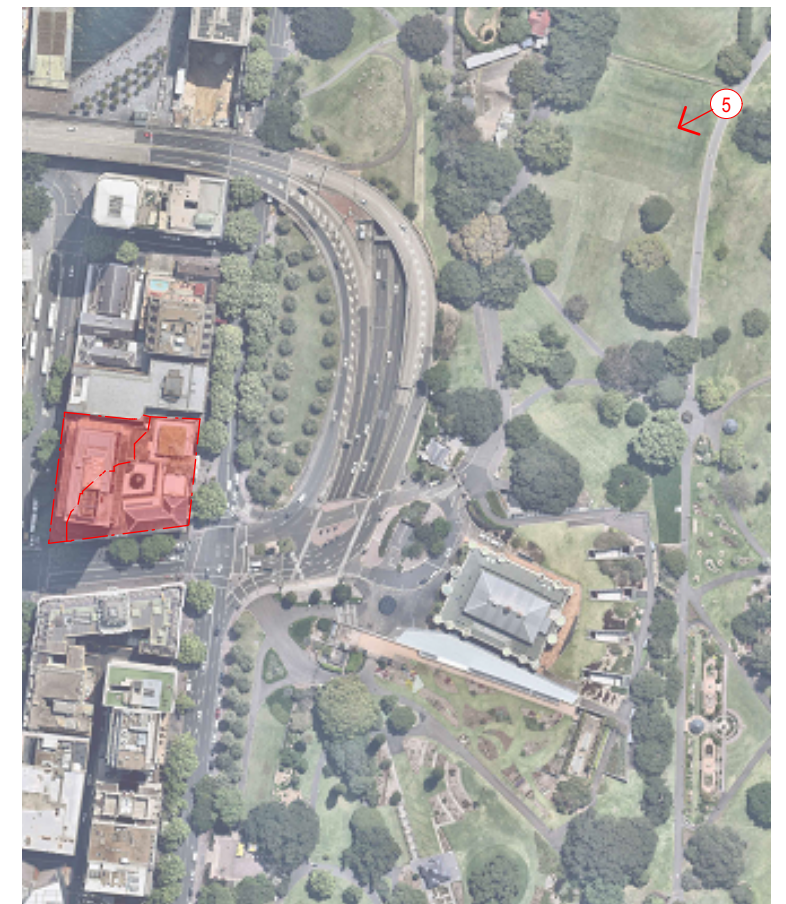


# Visual Assessment View 5\_Scenario 1

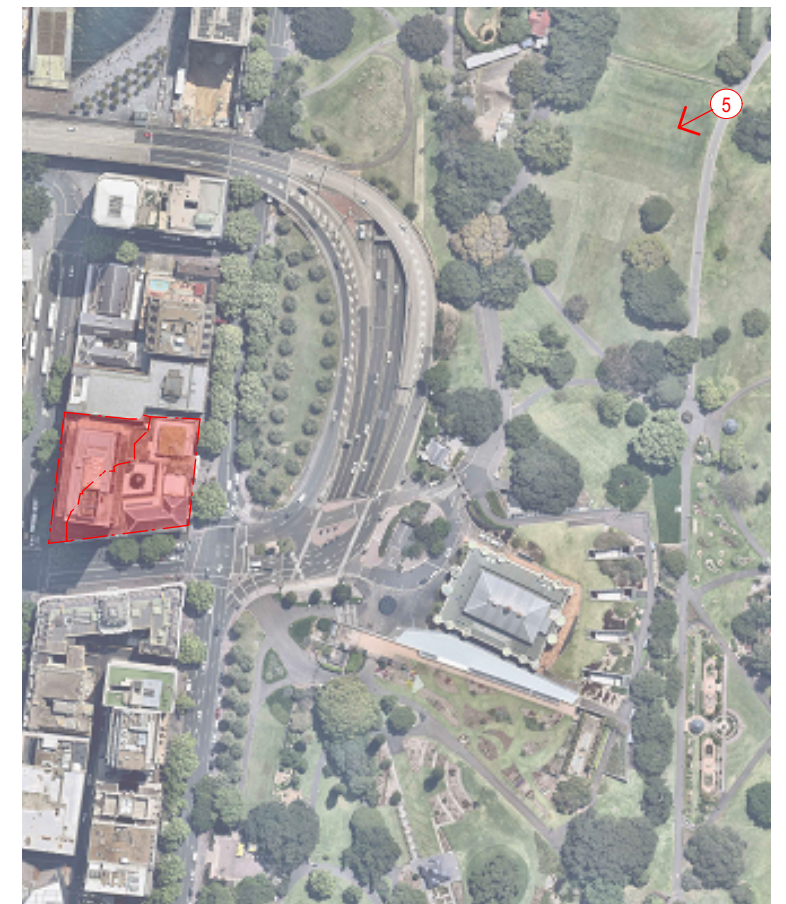




# Visual Assessment View 5\_Scenario 2

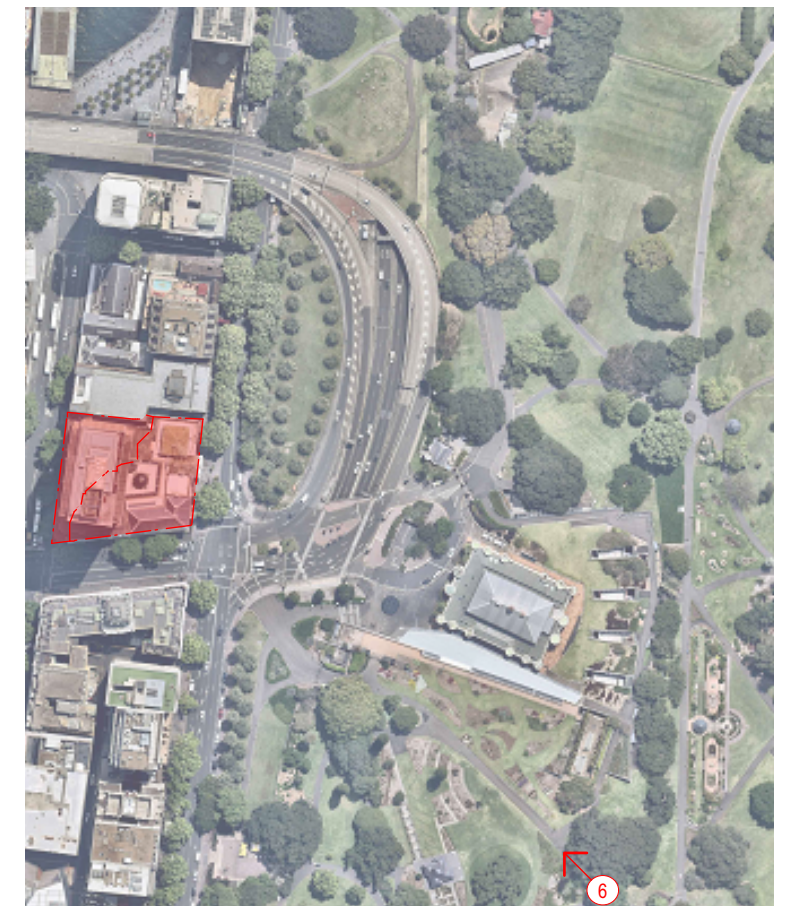


# Visual Assessment View 5\_Scenario 3

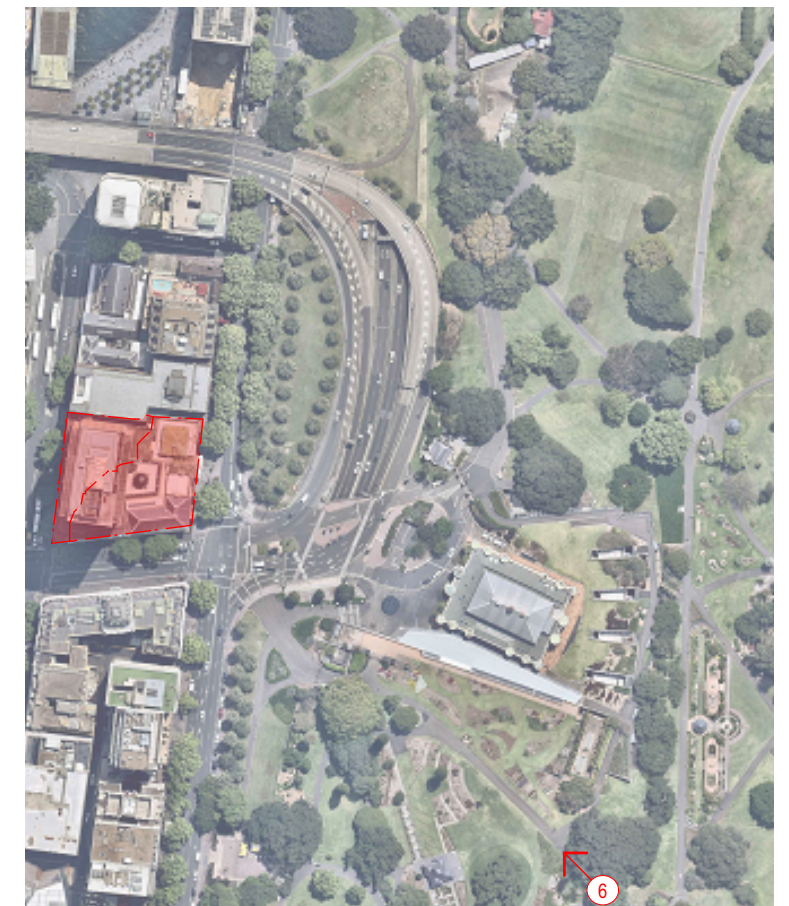




# Visual Assessment View 6\_Scenario 1

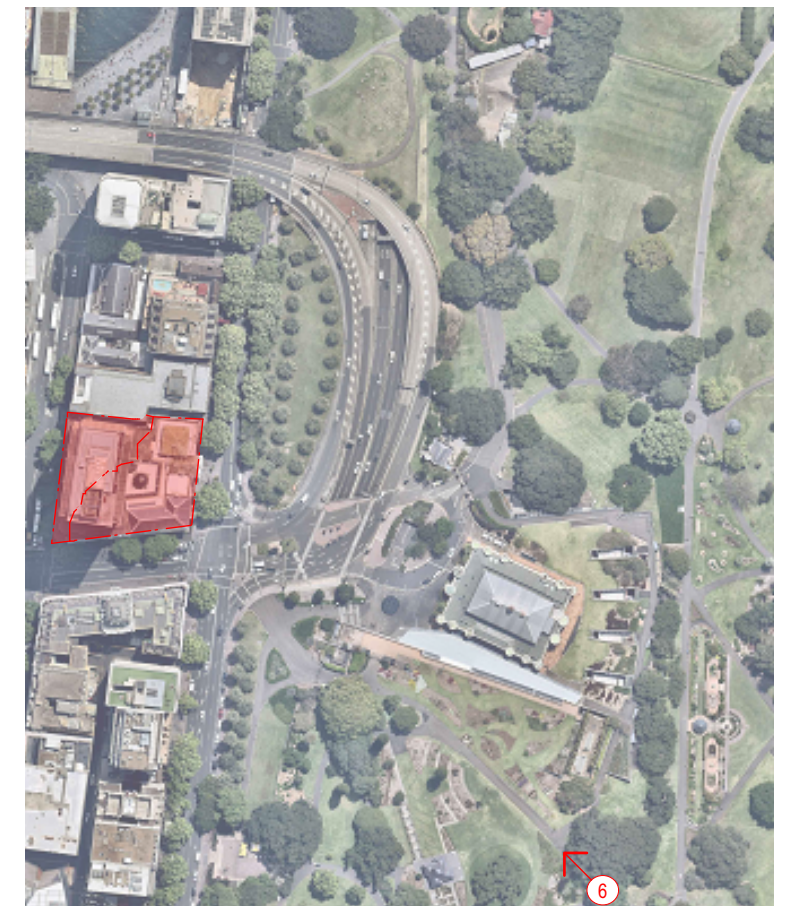


# Visual Assessment View 6\_Scenario 2

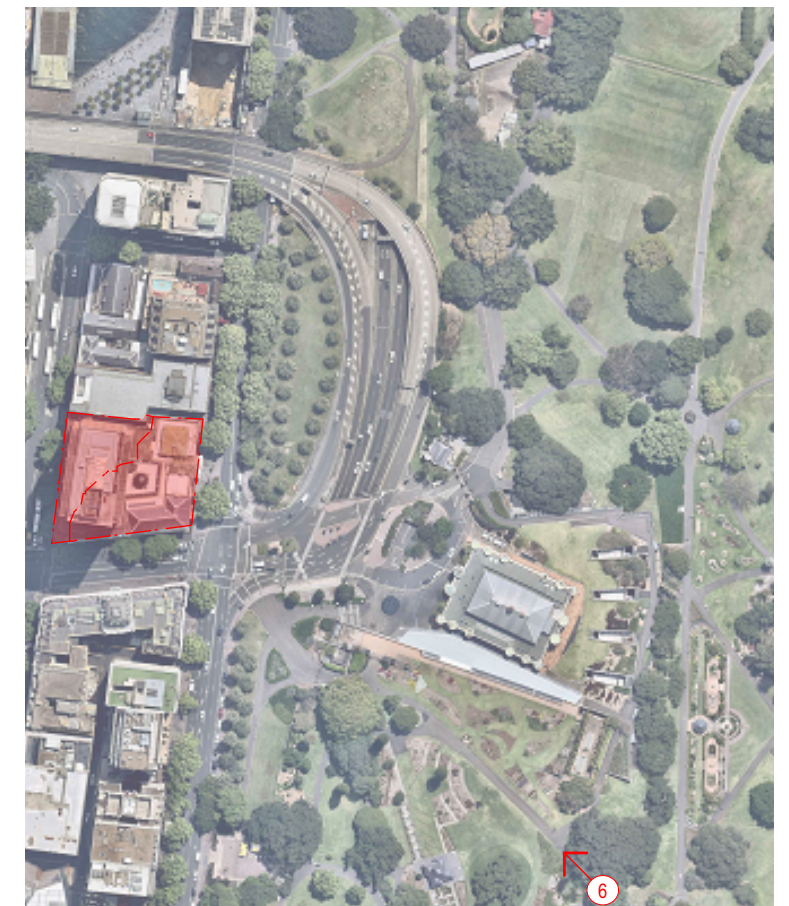




# Visual Assessment View 6\_Scenario 3

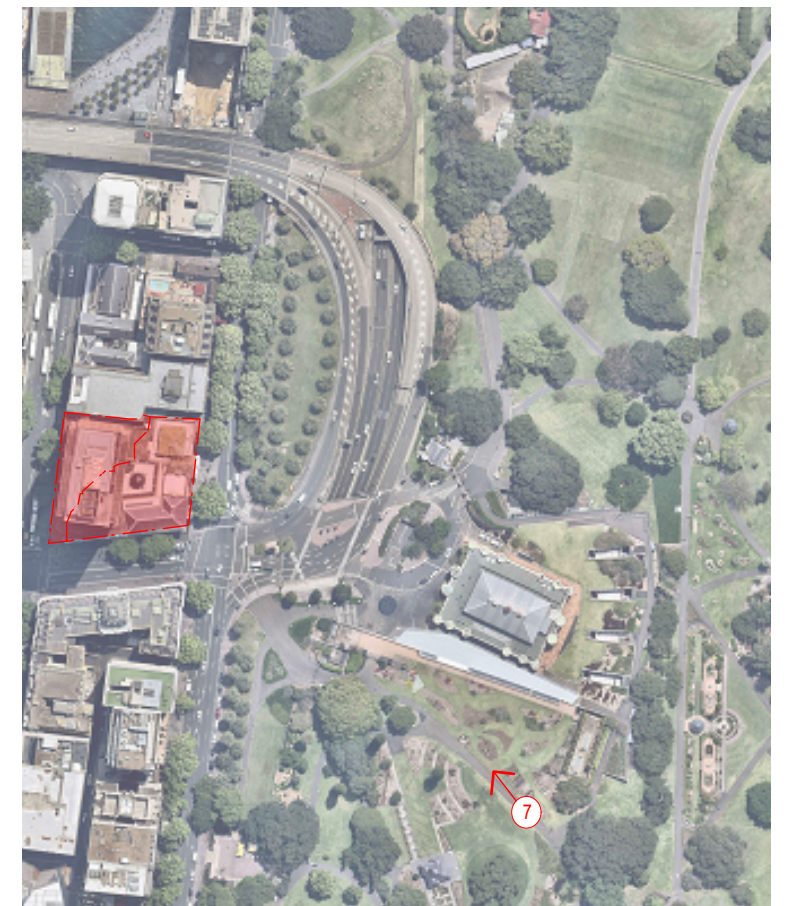


# Visual Assessment View 6\_Scenario 3

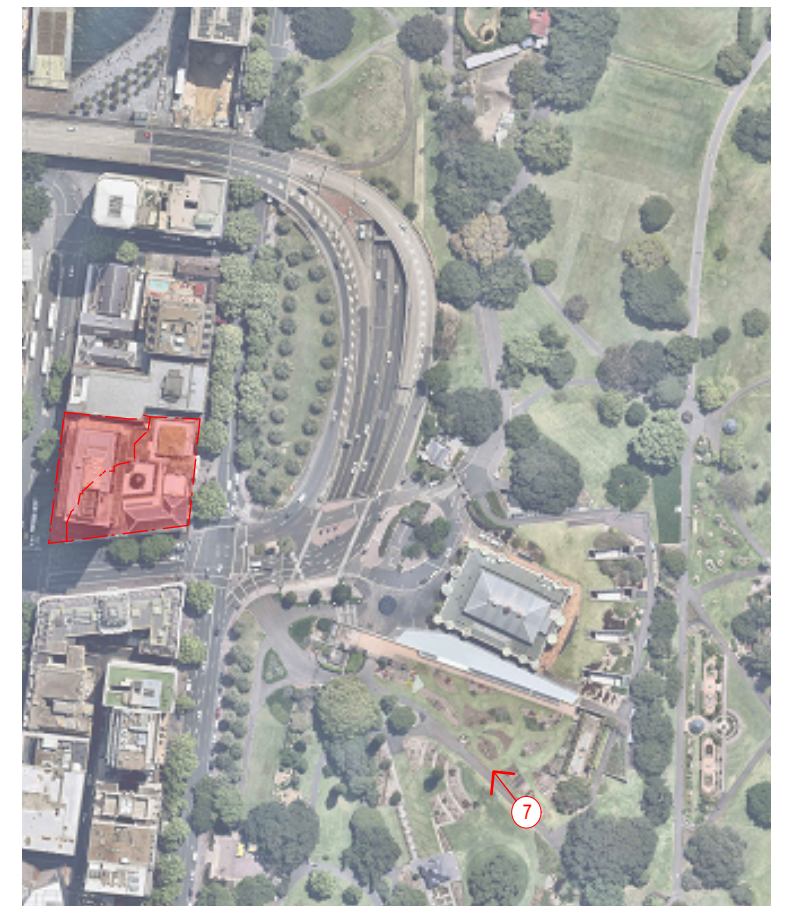




# Visual Assessment View 7\_Scenario 1

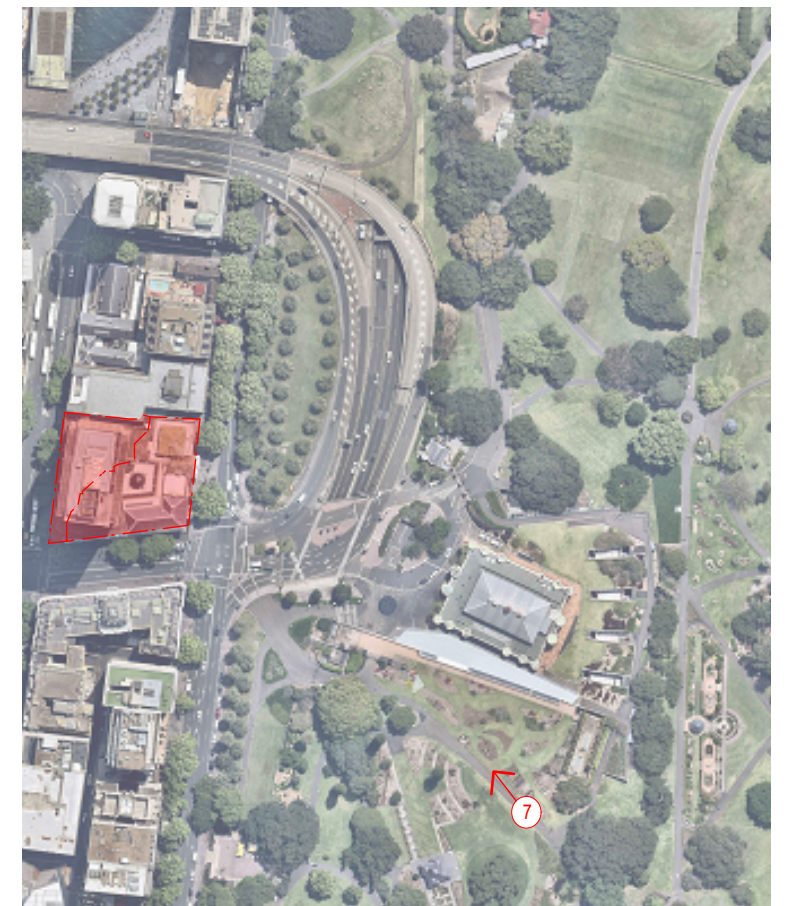


# Visual Assessment View 7\_Scenario 2

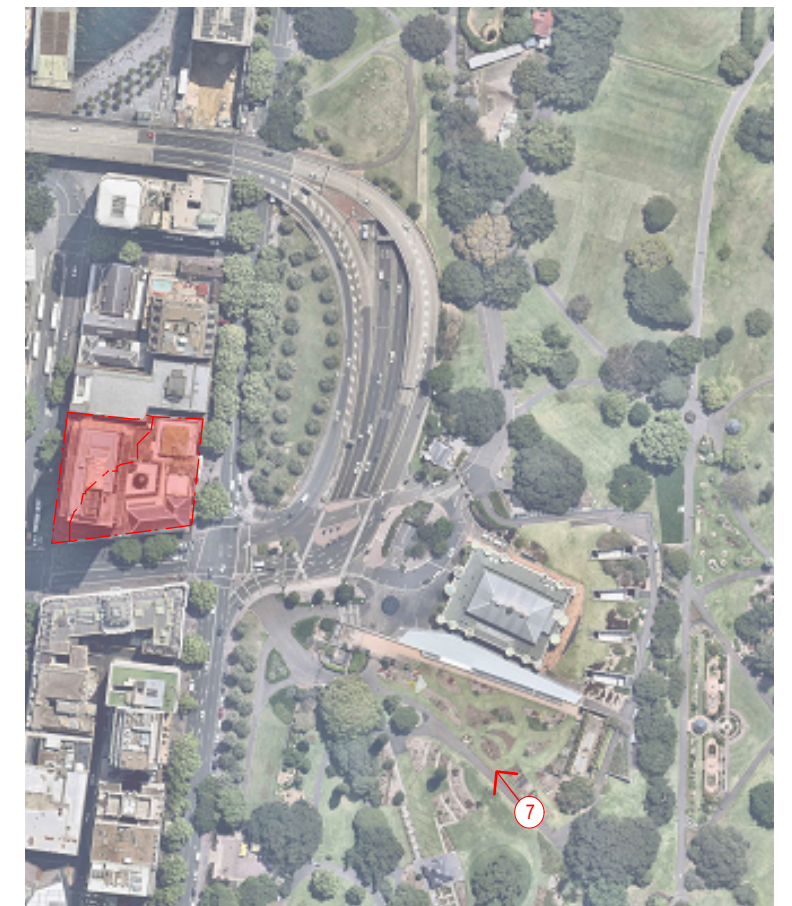




# Visual Assessment View 7\_Scenario 3



# Visual Assessment View 7\_Scenario 3

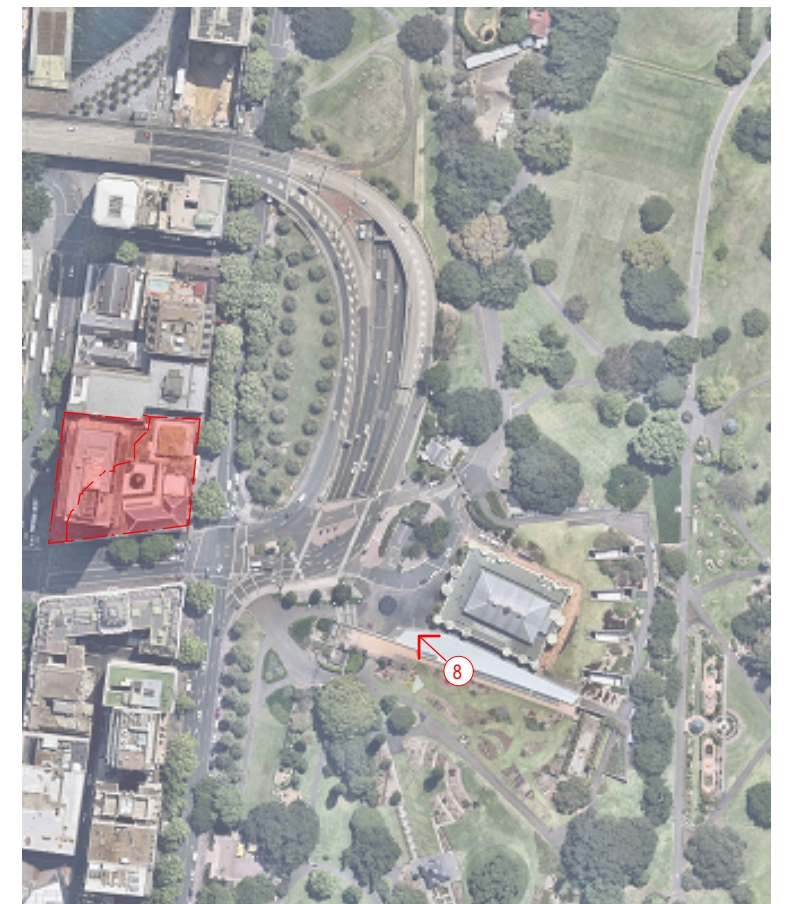




Visual Assessment  
View 8\_Scenario 1



# Visual Assessment View 8\_Scenario 2

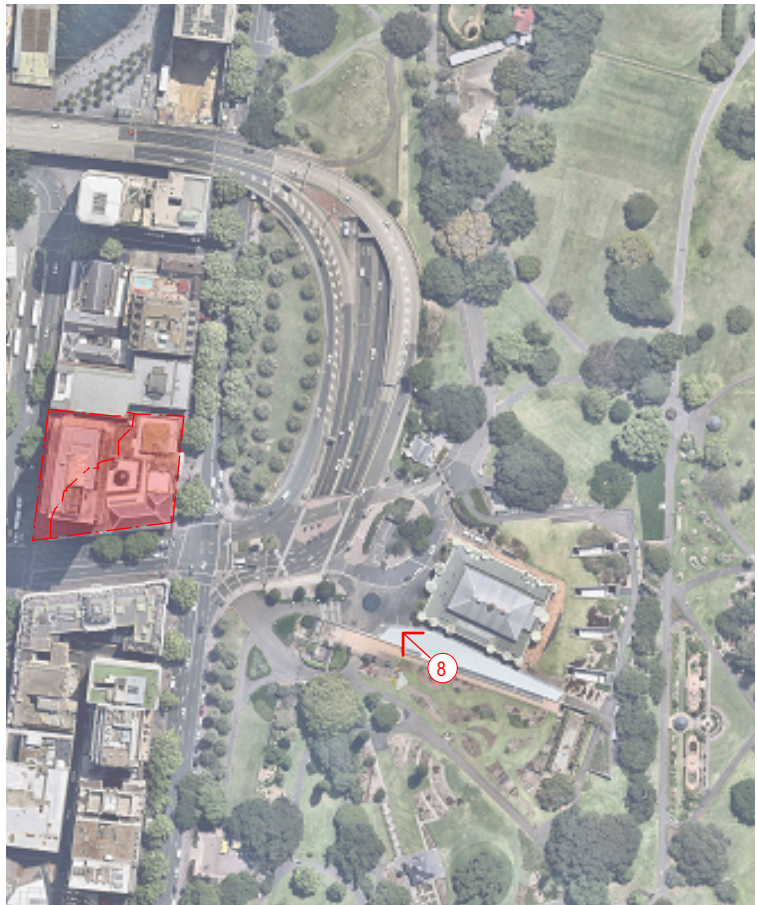




Visual Assessment  
View 8\_Scenario 3

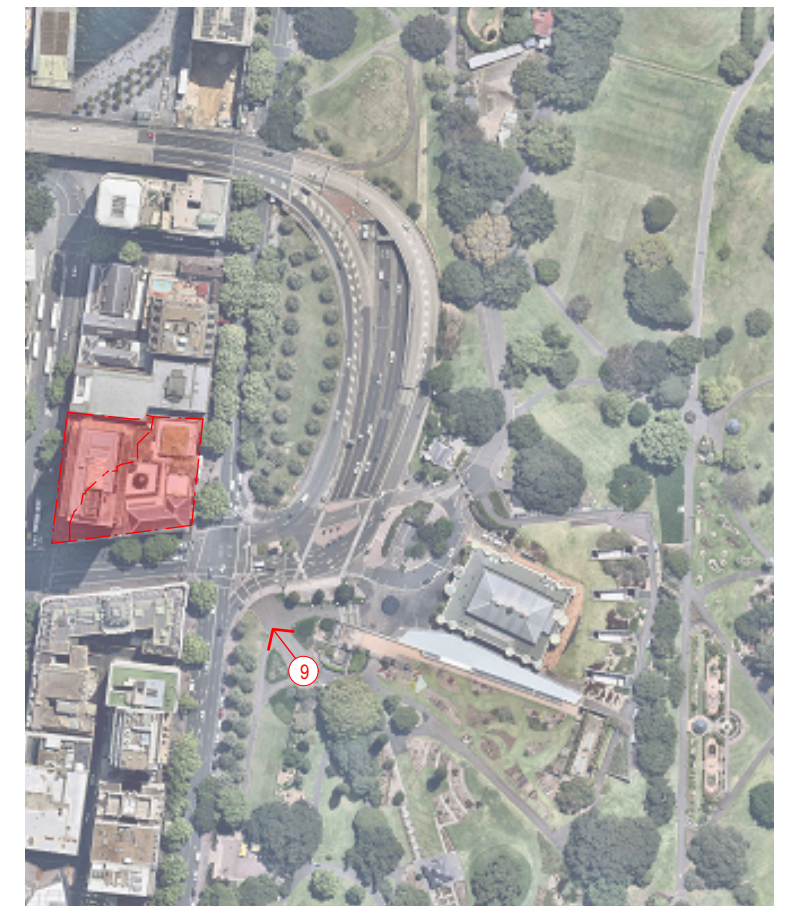


Visual Assessment  
View 8\_Scenario 3

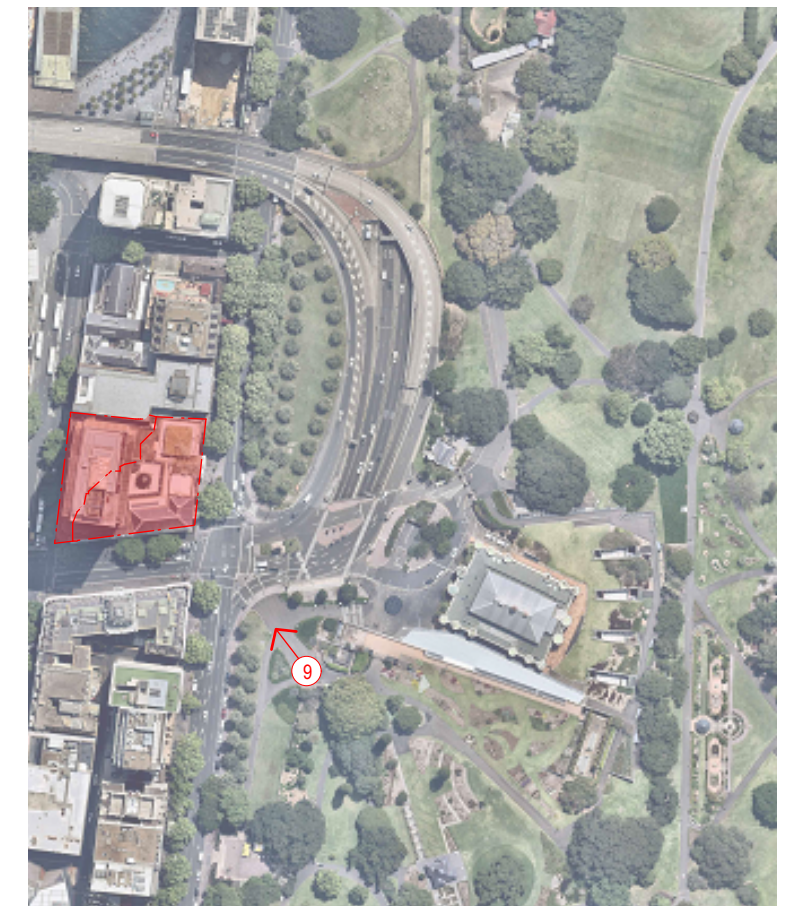




# Visual Assessment View 9\_Scenario 1

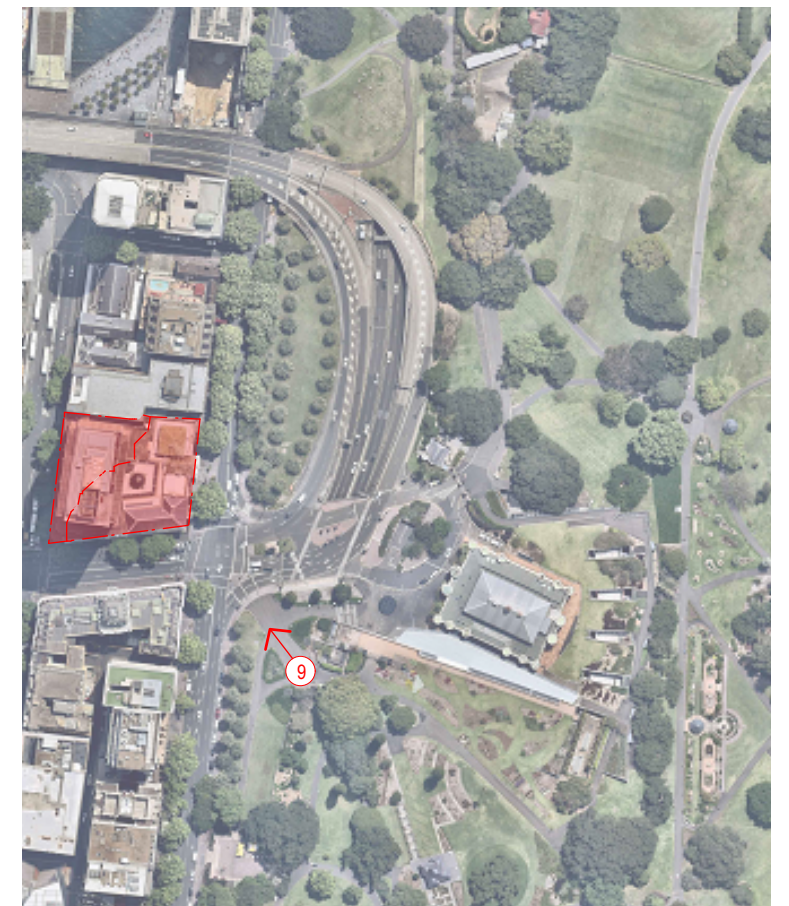


# Visual Assessment View 9\_Scenario 2





# Visual Assessment View 9\_Scenario 3





# Visual Assessment View 9



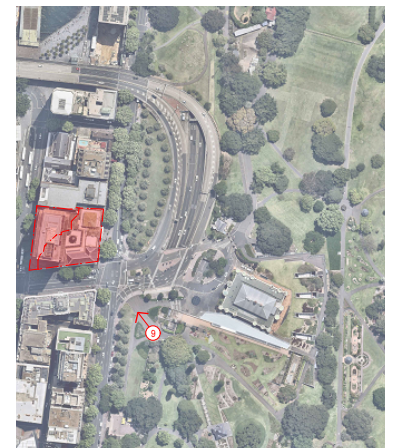
Scenario 1 - Current Submitted Envelope



Scenario 2 - Conditioned Envelope



Scenario 3 - Revised Submission with reduced height





# Photomontage Comparison

## Circular Quay - eastern end of Alfred Street

Existing





# Photomontage Comparison Circular Quay - eastern end of Alfred Street

Original SSD Envelope (SSD Stage 1 - Rev A)





# Photomontage Comparison Circular Quay - eastern end of Alfred Street

Current Submission (SSD Stage 1 - Rev B)





# Photomontage Comparison Circular Quay - eastern end of Alfred Street

Current Submission with reduced height





# InterContinental Hotel Sydney Response to State Significant Development Assessment Report

Independent Planning Commission Meeting  
18 November 2019

Prepared for



**WOODS  
BAGOT**

