



13382  
29 April 2014

Mr Sam Haddad  
Director-General  
Planning and Infrastructure  
33 Bridge Street  
SYDNEY 2000

Attention: Matthew Rosel

Dear Mr Haddad

**ADDENDUM TO RESPONSE TO SUBMISSIONS SSDA6 - SSD 13\_6116  
SICEEP – ICC HOTEL**

We refer to the Response to Submissions (RtS) submitted to Planning and Infrastructure on 26<sup>th</sup> March 2014 in relation to the International Convention Centre (ICC) Hotel (SSDA6).

Since our formal response was provided, Lend Lease and its project team have been further developing the detailed design of the project, with a particular focus on building form and reducing overshadowing impacts.

With further consideration of comments raised during the public exhibition period, Lend Lease has made amendments to the building height of the Hotel tower (reducing the height of the tower by 3 storeys). This change addresses comments raised by the general public and the City of Sydney Council, where concern was raised in relation to overshadowing impacts on the public realm.

This Addendum letter to the RtS provides an overview of the amended proposal and includes an assessment/consideration of relevant matters arising from the proposed changes.

It is accompanied by:

- Built Form/Urban Design Addendum Letter, prepared by FJMT (**Attachment A**);
- Amended Architectural Drawings, prepared by FJMT and Lend Lease Design (**Attachment B**);
- Relevant Updated Visual and View Impact Analysis Images, prepared by Virtual Ideas (**Attachment C**);
- Updated Shadow Analysis Diagrams, prepared by Virtual Ideas (**Attachment D**)
- Addendum Transport and Traffic Letter, prepared by Hyder (**Attachment E**);
- Addendum Heritage Impact Letter, prepared by TKD Architects (**Attachment F**); and
- Addendum, Wind and Reflectivity Letter, prepared by CPP (**Attachment G**).

## 1.0 PROPOSED AMENDED DEVELOPMENT

### 1.1 Overview of Proposal (as amended)

The proposal seeks approval for the following key development:

- Demolition of existing site improvements;
- Associated tree removal and replanting;
- Construction and use of a single hotel tower providing for up to 616 keys and including guest and visitor facilities, restaurant and ballroom;
- Maximum GFA of Hotel and of guest and visitor facilities / common areas;
- Provision of building identification signage zones;
- Public domain improvements including integration with existing / proposed works; and
- Extension, realignment and augmentation of physical infrastructure / utilities as required.

### 1.2 Numerical Overview (as amended)

Table 1 below provides the key numerical information of the proposed amended development.

Table 1 – Key development information

Component	Amended Proposal	Change from RtS
Gross Floor Area (max)		
■ Overall	37,090m <sup>2</sup>	Decrease of 2,850m <sup>2</sup>
■ Guest and visitor facilities / common areas (front of house)	5,075m <sup>2</sup>	No change
Height		
■ Metres	RL133.55	Decrease of 9.15m
■ Storeys	35 storeys	Decrease of 3 storeys
No. of keys	Up to 616	Decrease of 40
No. of car spaces	7 short-term spaces	No change
No. of Bus spaces	2	No change
Bicycle Parking	15 internal 12 external within the public domain	No change

### 1.3 Drawing Schedule for Approval

Table 2 identifies the Drawings that are proposed for Approval. The amended Architectural set of drawings is provided at **Attachment B**.

Table 2 – Final Drawings Reference Schedule

Drawing Number	Title	Revision
<b>Architectural</b>		
DA000	TITLE SHEET	G
DA001	LOCATION PLAN	G
DA002	SITE CONTEXT PLAN	G
DA003	BUILDING WORKS BOUNDARY PLAN	G
DA004	GROUND PLANE WITH IMMEDIATE CONTEXT	G
DA090	BASEMENT PLAN	G
DA100	GROUND FLOOR PLAN	G

DA101	MEZZANINE FLOOR PLAN	G
DA102	PODIUM LEVEL 1 PLAN	G
DA103	PODIUM LEVEL 1B PLAN	G
DA104	PODIUM LEVEL 2 PLAN	G
DA105	PODIUM LEVEL 3 PLAN	G
DA106	PODIUM LEVEL 3B FLOOR PLAN	G
DA107	PODIUM LEVEL 4 FLOOR PLAN	G
DA110	TOWER LEVELS 5 - 22 FLOOR PLAN	G
DA111	TOWER LEVELS 23 & 24 FLOOR PLAN	G
DA112	TOWER LEVEL 25 FLOOR PLAN	G
DA113	TOWER LEVELS 26 - 31 FLOOR PLAN	G
DA114	TOWER LEVEL 32 FLOOR PLAN	G
DA120	LOWER ROOF PLAN	G
DA125	UPPER ROOF PLAN	G
DA130	ROOF PLAN	G
DA200	SECTION AA	G
DA201	SECTION BB	G
DA300	NORTH EAST ELEVATION, TOWER	G
DA301	SOUTH EAST ELEVATION, TOWER	G
DA302	SOUTH WEST ELEVATION, TOWER	G
DA303	NORTH WEST ELEVATION, TOWER	G
DA304	WESTERN ELEVATION, PODIUM	G
DA305	SOUTHERN ELEVATION, PODIUM	G
DA306	EASTERN ELEVATION, PODIUM	G
DA307	NORTHERN ELEVATION, PODIUM	G
<b>Public Domain</b>		
L001	DRAWING LIST + DRAWING LAYOUT	B
L101	TREE REMOVAL PLAN	B
L201	GENERAL ARRANGEMENT PLAN	B
L601	SECTIONAL ELEVATIONS (SHEET 1 OF 2)	B
L602	SECTIONAL ELEVATIONS (SHEET 2 OF 2)	B
<b>Civil Drawings</b>		
HO-CI-0001	COVER SHEET AND DRAWING LIST	06
HO-CI-0101	SITE PREPARATION PLAN	07
HO-CI-0150	SITE EXCAVATION PLAN	07
HO-CI-0201	SEDIMENT AND EROSION CONTROL PLAN	07
HO-CI-0301	CIVIL WORKS AND STORMWATER PLAN	07
HO-CI-0701	COMBINED SERVICES PLAN	11
HO-CI-0801	TURNING PATHS PLAN	08

## 2.0 ADDITIONAL ENVIRONMENTAL ASSESSMENT

The proposed modification does not give rise to any material alteration to the assessment of the potential impacts considered as part of the original SSDA or the RtS. The following matters however warrant further assessment and consideration.

### 2.1 Design Excellence

The design development of the project has retained the authorship and leadership of both FJMT and Lend Lease Design. This ensures that the overall design quality and integrity of the project remains at the forefront. The continued input of the Design Review Panel also provides a further check in the process to ensure design excellence is achieved in the context of the development being an iconic marker on the western side of Darling Harbour.

### 2.2 Built Form and Urban Design

The Built Form/Urban Design Addendum prepared by FJMT (refer to **Attachment A**) confirms that FJMT are supportive of the reduced overall height of the ICC Hotel, advising that the reduction will not negatively impact on the design intent and overall architectural proportioning of the hotel tower.

As evident from the amended Architectural Drawings and the updated renders (refer to **Figures 1 and 2**), the Hotel (albeit reduced in height by three storeys) retains the same identity, design quality and aesthetic, and functionality.



Figure 1 – Artist's impression of ICC Hotel



Figure 2 – Artist's impression of ICC Hotel

### 2.3 Visual and View Impact Analysis

Updated visual and view impact imagery has been prepared by Virtual Ideas and is included at **Attachment C**. In light of the relatively minor degree of change in the building height and the level at which the reduction is occurring, the conclusions reached within the Visual and View Impact Analysis submitted in support of the RtS remain unchanged.

### 2.4 Overshadowing

The refinement to the number of Hotel tower floors and consequential reduction in height by three storeys has a positive environmental impact in that it reduces the extent of overshadowing cast by the Hotel upon the public realm (i.e. Tumbalong Park) and surrounding buildings (i.e. Goldsbrough Mort Apartment Building). This is highlighted within the revised shadow analysis prepared by Virtual Ideas (refer to **Attachment D**). A comparison below of the RtS scheme and its shadow cast at 3.00pm on the winter solstice across Tumbalong Park and the amended scheme illustrates the positive outcome in terms of reduced overshadowing impacts.

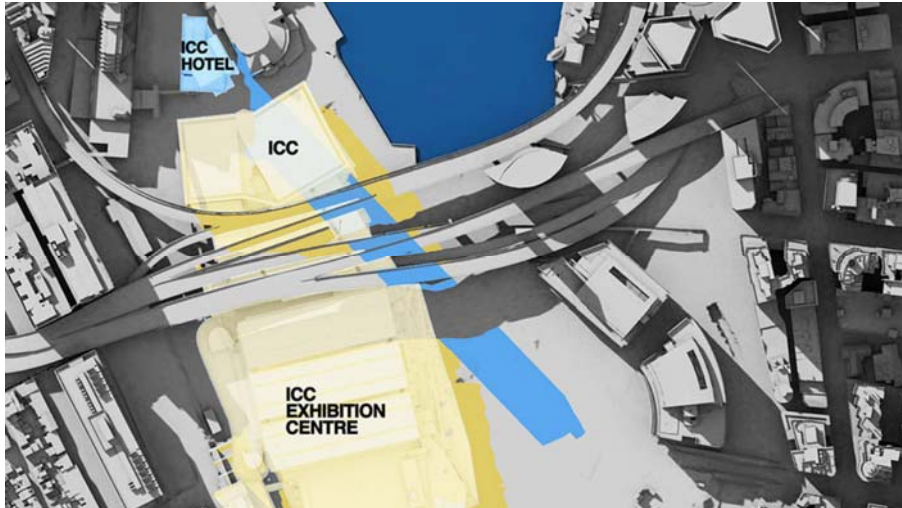


Figure 3 – RtS scheme and shadow cast at 3.00pm on the winter solstice

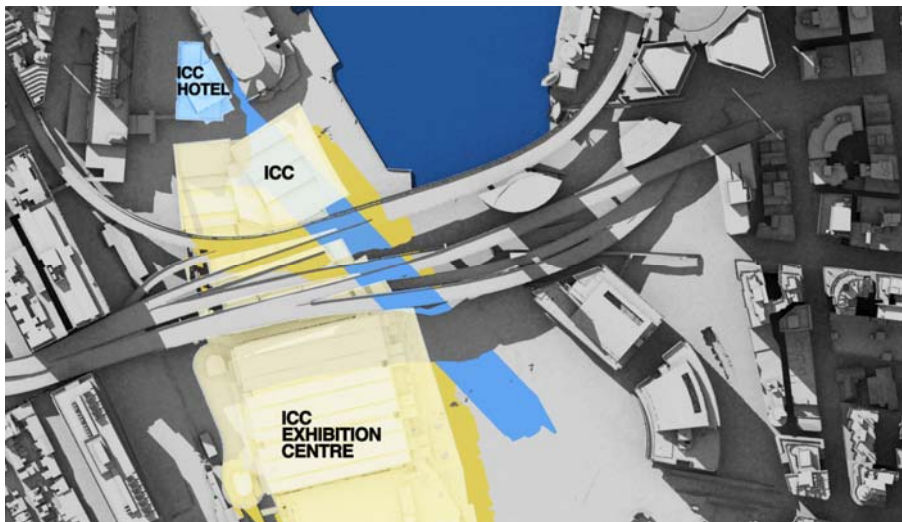


Figure 4 – Reduced height proposal and shadow cast at 3.00pm on the winter solstice

## 2.5 Transport and Accessibility

Hyder Consulting have reviewed the proposed changes and provided a letter assessing the traffic implications (**Attachment E**). In summary, Hyder conclude that the minor nature of the change (being a reduction in height/resulting number of keys) does not affect the conclusions reached within their RtS submission. Further, Hyder consider that the reduction in keys will likely translate to a minor reduction of servicing requirements as well as potential improvement to traffic improvements to and from the Hotel.

## 2.6 Heritage

TKD Architects have reviewed the amended proposal and confirm this relatively minor refinement will have the same heritage impact as the previous design (i.e. as proposed within the RtS). Refer to **Attachment F** for further details.

## 2.7 Wind and Reflectivity

The relatively minor nature of the refinements to the proposal does not alter the conclusions reached by Cermak Peterka Peterson in their previous wind and reflectivity studies (refer to **Attachment G**).

### 3.0 CONCLUSION

All key elements of the proposed development have remained unchanged from originally submitted. The scheme remains generally consistent with, and does not substantially differ from, the development as originally proposed and exhibited.

The refinements to the height of the tower and consequential reduction in the number of keys within the Hotel have been made including in response to direct comments made by both City of Sydney Council and the general public during the public exhibition of the DA. Importantly, the relatively minor refinements in the design of the ICC Hotel result in environmental benefits to the project and wider Darling Harbour Precinct, including in relation to reduced overshadowing of the public domain and from a traffic/transport perspective.

We trust that with this addendum to the RTS the Department is now able to finalise its assessment and enable the DA to be approved and we look forward to receiving the decision in due course. Should you have any queries about this matter, please do not hesitate to contact Alexis Cella on 9956 6962.

Yours faithfully



ALEXIS CELLA  
*Principal Planner*