

Response to City of Sydney Submission

Recommendation 1: Form	Response
<p>The Department considers that there is scope for a tall building in this location. However, the Department is concerned that the proposed tower, due to its regular rectilinear form and architectural approach lacks sufficient architectural excellence/landmark quality to justify its scale and presence within the relatively low-rise western side of Darling Harbour. The Department is also concerned that the generously sized and square tower floorplate emphasises the scale and visual dominance of the building.</p> <p>The Department therefore seeks further consideration of this approach. The Department also notes City of Sydney's comments seeking a more sculptural architectural form and appearance for a building of this scale.</p>	<p>The building design has been modified to address this point.</p> <p>Refer to the Section 2.1 of this report.</p>
Recommendation 3: Footprint	Response
<p>The tower footprint should be confined to 1,000 m2 and the tower edges setback from the podium</p>	<p>Tower Footprint</p> <p>The tower floor plate / footprint has been planned and designed to give a Gross Floor Area (GFA) of approximately 950sqm/floor.</p> <p>Podium Setback</p> <p>The built-form is defined by a simple tower and podium composition whereby the tower is rotated relative to the outline of the podium. This creates a tower to podium setback to the south, west and north with a dynamic tower corner expression and podium frontage alignment strategically located to the west (at the Darling Drive frontage). The proposed tower significantly presents / expresses to the city CBD (east). Additionally this elevation also affords the ability to visually pronounce the vertically of the tower when viewed from Darling Harbour and west from the "Harbourside Place" pedestrian gateway. In this case the tower expresses in a full vertical format visually passing the podium and strengthening the vertical expression of the tower.</p>

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Recommendation 4: Environmental performance	Response
<p>Improve environmental performance by extending the hotel internal lobbies to the tower edge.</p>	<p>The design of the hotel floor plate responds to a minimum room size required to achieve an appropriate quality of hotel accommodation to complement the SICEEP facilities and to be attractive to international travellers and domestic guests alike. By extending the internal corridors to the face of the building the corner rooms would need to enlarge, thereby increasing the size and dimensions of the tower floorplate, which would impact on view sharing behind.</p> <p>The circulation corridors will deliver a high quality indoor environment and unlike most residential buildings the circulation space of this building will be mechanically ventilated with conditioned air.</p>
Recommendation 5: Bicycle parking and end of trip facilities	Response
<p>Bicycle parking and end-of-trip facilities for hotel staff should be incorporated</p>	<p>End of trip facilities for Staff have now been included. 15 bicycle parking bays have been provided on the ground floor and there are extensive staff shower change room facilities on level 2. In addition to this staff bike parking, 12 spaces have now been incorporated into the Public Realm design. Refer to Supplementary Public Domain Report</p>
Recommendation 6: NABERS / GBCA rating	Response
<p>The Proponents should target a minimum NABERS or GBCA sustainability rating, which would assist in defining key sustainability expectations</p>	<p>The Applicant is targeting a 4 star NABERS rating subject to hotel operator selection and operational procedures.</p>

Response to Transport for NSW Submission

Topic 11: Active Transport, Cycle facilities	Response
<p>In light of this new Strategy*, the list of key cycle facilities proposed within the vicinity of the SICEEP should be updated.</p> <p><i>* The NSW Government has released the Sydney City Centre Access Strategy. The strategy includes an outline of the city centre cycle way network.</i></p>	<p>End of trip facilities for Staff have now been included. 15 bicycle parking bays have been provided on the ground floor and there are extensive staff shower change room facilities on level 2. In addition to this staff bike parking, 12 spaces have now been incorporated into the Public Realm design. Refer to Supplementary Public Domain Report.</p> <p>The North-West plot in the southern precinct provides 146 bicycle parking spaces along with a total of 160 lockers and 16 (8 female and 8 male) showers plus 1 accessible shower within the change room amenities.</p>

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Appendix A
Architectural Drawings



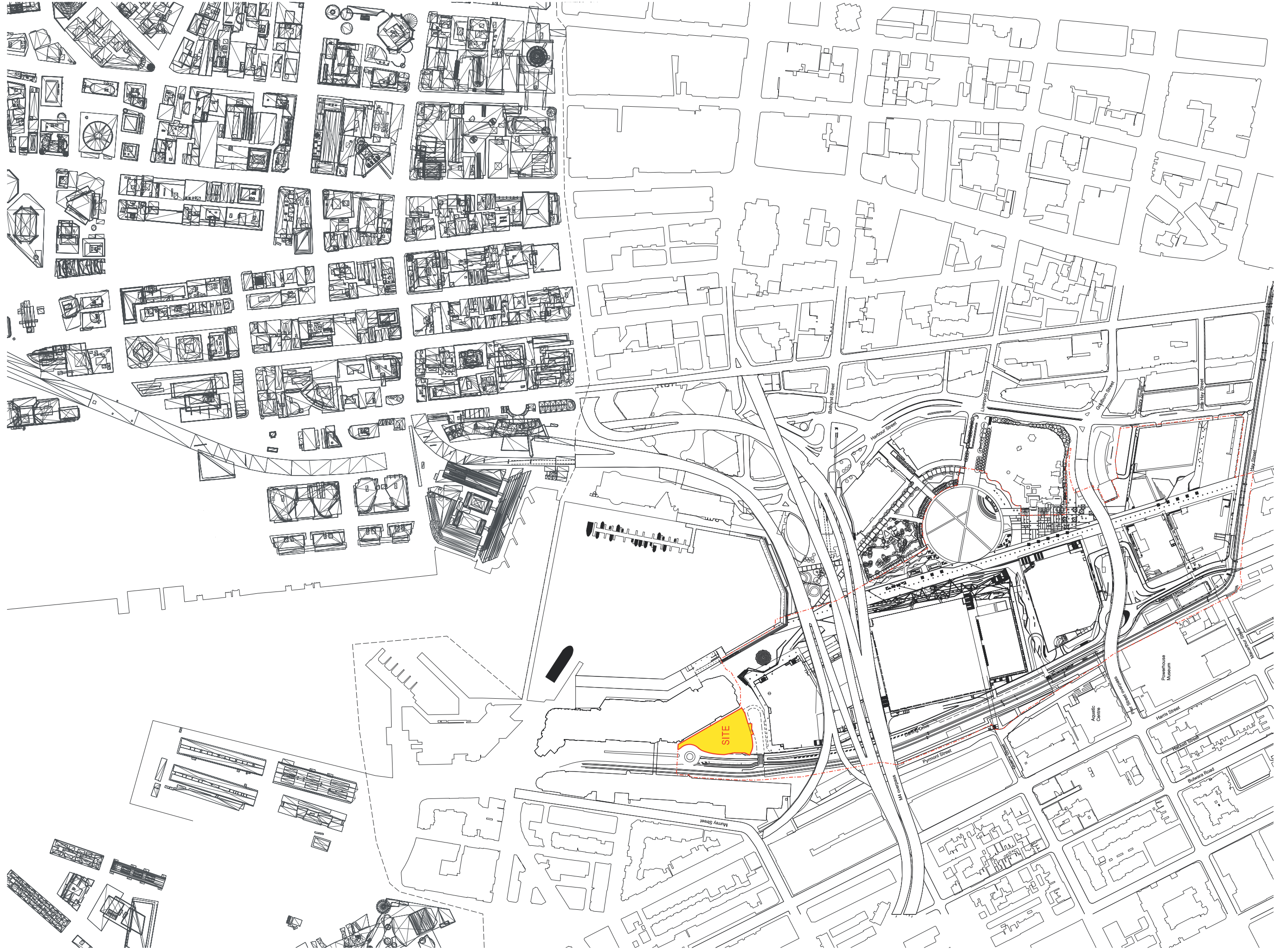
SICEEP ICC HOTEL - DEVELOPMENT APPLICATION - SSSDA6 ARCHITECTURAL DRAWINGS

DRAWING LIST

DRAWING NUMBER DESCRIPTION SCALE @ B1

DA000	TITLE SHEET	NTS
DA001	LOCATION PLAN	1:2000
DA002	SITE CONTEXT PLAN	1:1000
DA003	BUILDING WORKS BOUNDARY PLAN	1:200
DA004	GROUND PLANE WITH IMMEDIATE CONTEXT	1:200
DA090	BASEMENT PLAN	1:100
DA100	GROUND FLOOR PLAN	1:100
DA101	MEZZANINE FLOOR PLAN	1:100
DA102	PODIUM LEVEL 1 PLAN	1:100
DA103	PODIUM LEVEL 1B PLAN	1:100
DA104	PODIUM LEVEL 2 PLAN	1:100
DA105	PODIUM LEVEL 3 PLAN	1:100
DA106	PODIUM LEVEL 3B FLOOR PLAN	1:100
DA107	PODIUM LEVEL 4 FLOOR PLAN	1:100
DA110	TOWER LEVELS 5 - 25 FLOOR PLAN	1:100
DA111	TOWER LEVELS 26 & 27 FLOOR PLAN	1:100
DA112	TOWER LEVEL 28 FLOOR PLAN	1:100
DA113	TOWER LEVELS 29 - 34 FLOOR PLAN	1:100
DA114	TOWER LEVEL 35 FLOOR PLAN	1:100
DA120	LOWER ROOF PLAN	1:100
DA125	UPPER ROOF PLAN	1:100
DA130	ROOF PLAN	1:100
DA200	SECTION AA	1:200
DA201	SECTION BB	1:200
DA300	NORTH EAST ELEVATION, TOWER	1:200
DA301	SOUTH EAST ELEVATION, TOWER	1:200
DA302	SOUTH WEST ELEVATION, TOWER	1:200
DA303	NORTH WEST ELEVATION, TOWER	1:200
DA304	WESTERN ELEVATION, PODIUM	1:100
DA305	SOUTHERN ELEVATION, PODIUM	1:100
DA306	EASTERN ELEVATION, PODIUM	1:100
DA307	NORTHERN ELEVATION, PODIUM	1:100

NOTE: ISSUED FOR DEVELOPMENT APPLICATION ONLY



Architects
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Project Number
 162661

Drawing Number
 DA001

Revision
 F

Date
 21/03/14

SSDA6 SICEEP - ICC HOTEL

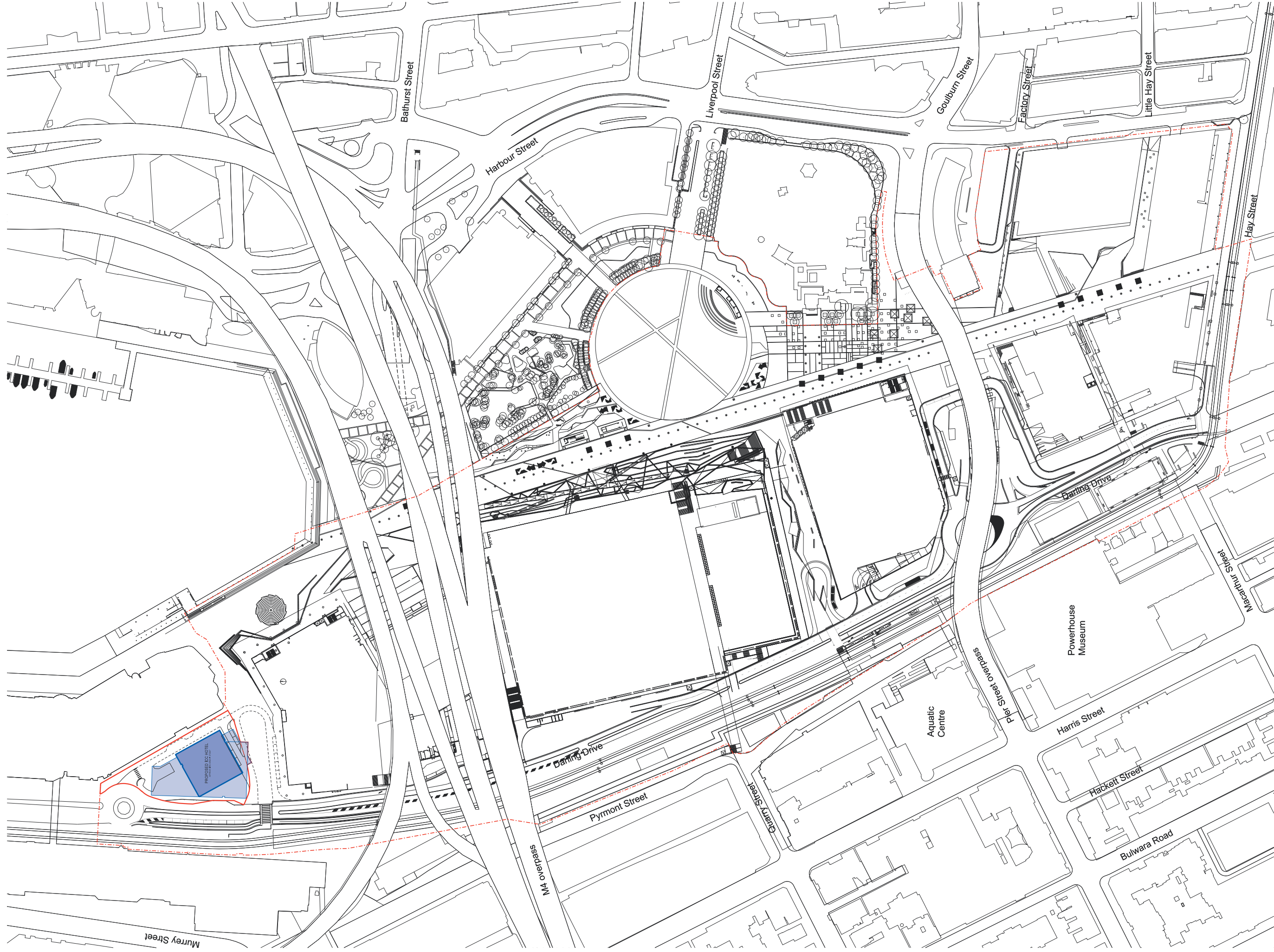
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 LOCATION PLAN

Scale 1:2000 @ B1

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Project Number
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Drawing Number
 DA002

Revision
 F

Date
 21/03/14

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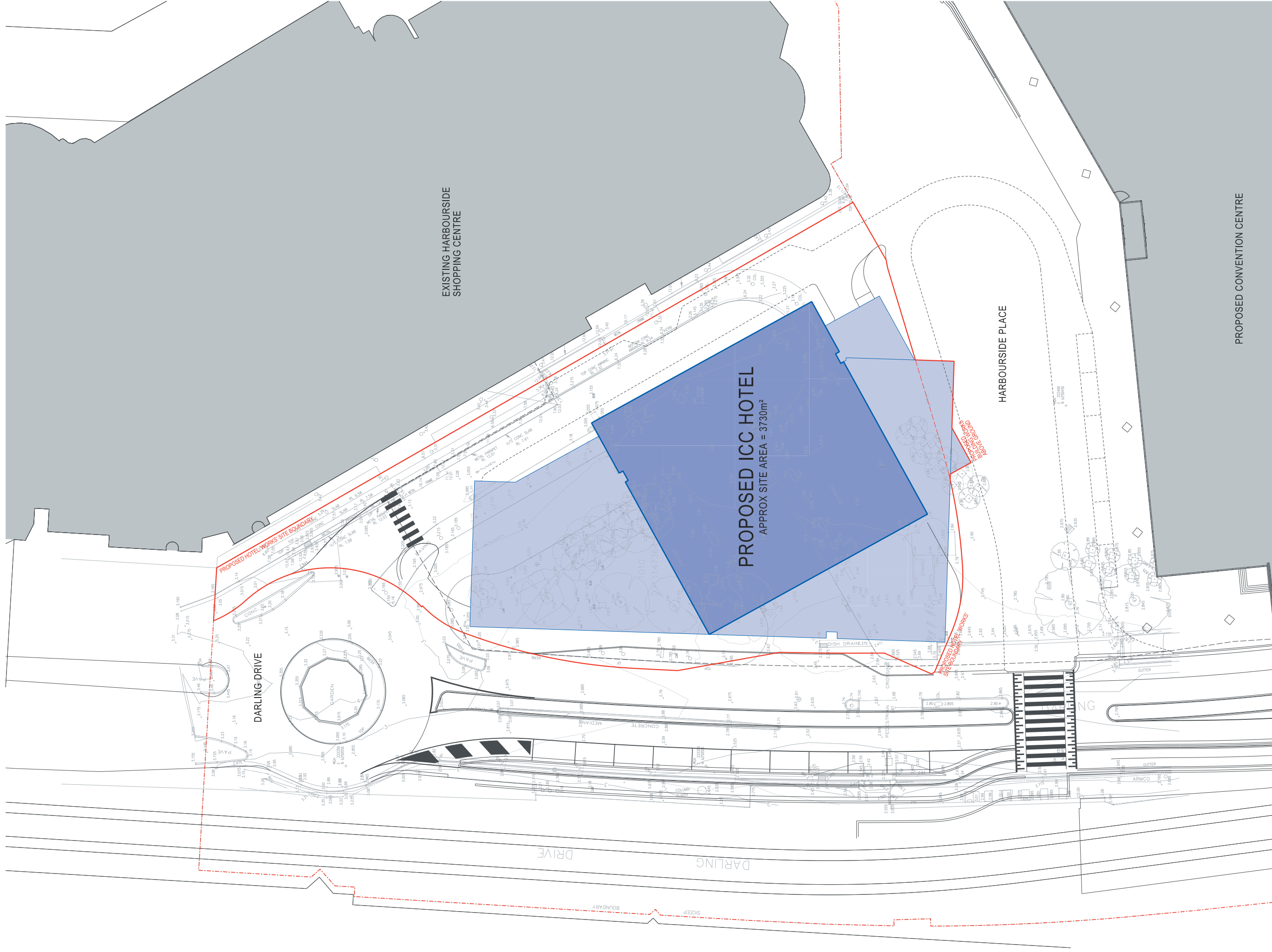
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SITE CONTEXT PLAN

Scale 1:1000 @ B1

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Project Number
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Drawing Number
 DA003

Revision
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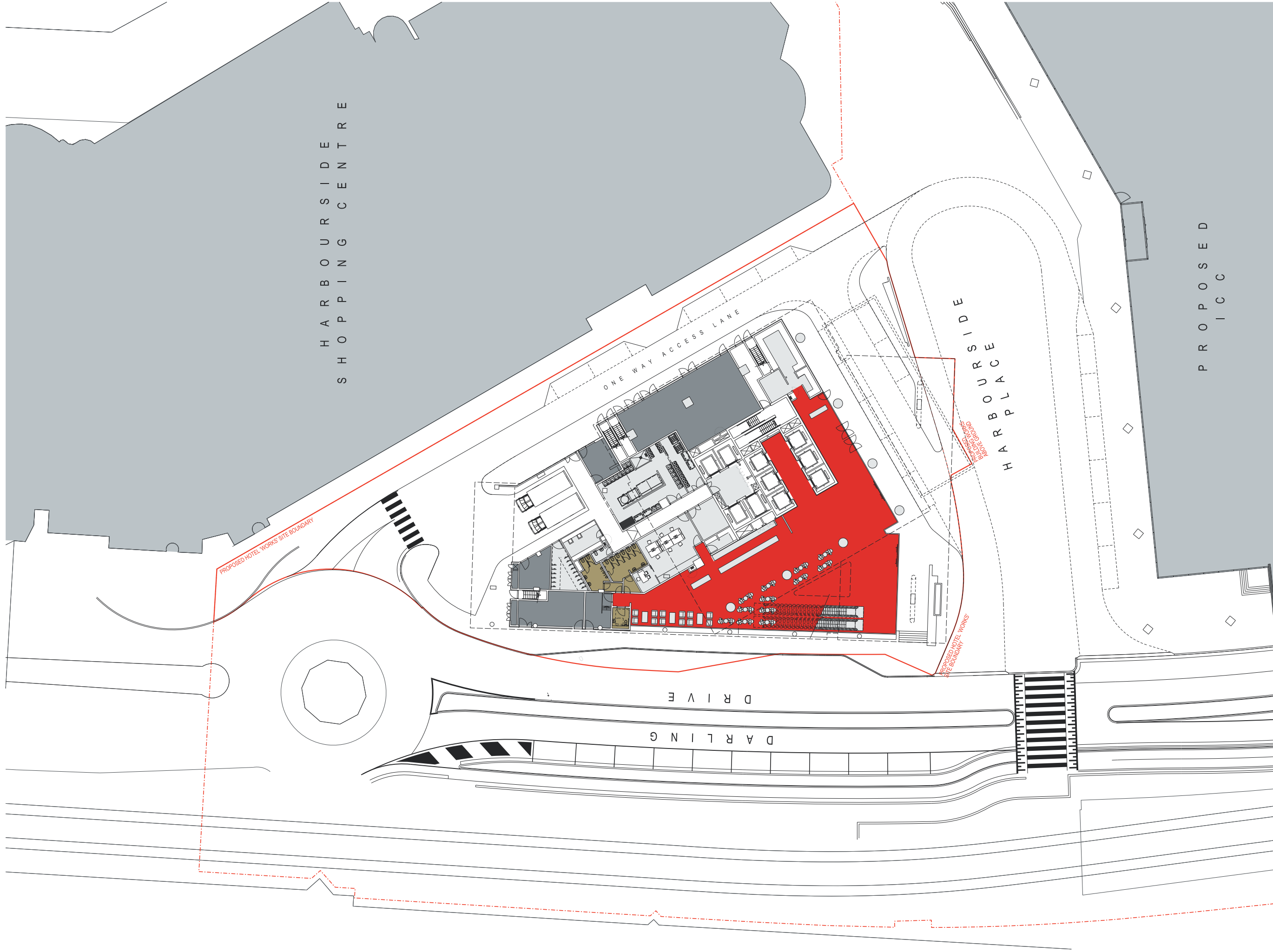
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Drawing Title
 BUILDING WORKS BOUNDARY PLAN



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Project Number

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Drawing Number

DA004

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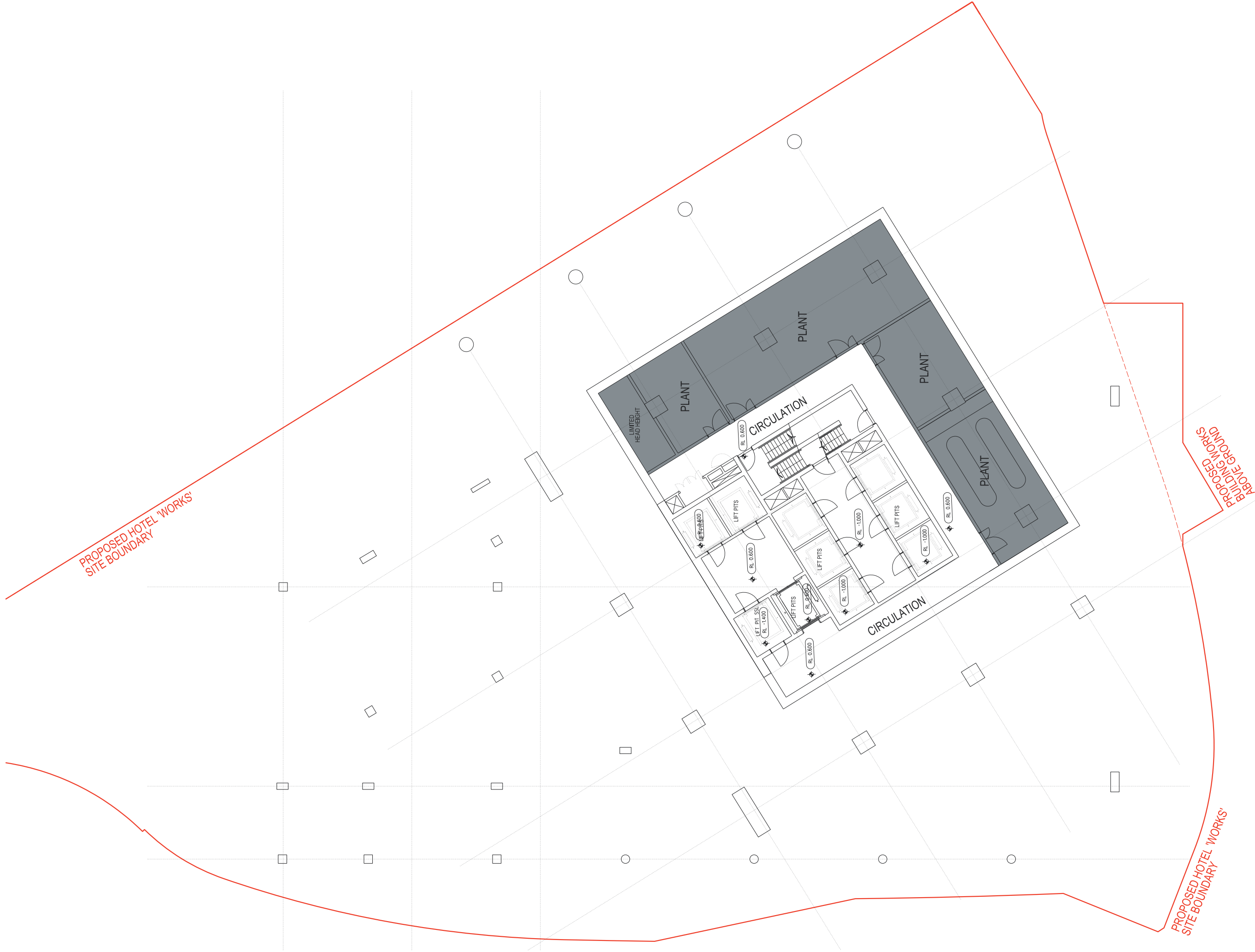
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Drawing Title
 GROUND PLANE
 WITH IMMEDIATE CONTEXT

Scale 1:200 @ B1



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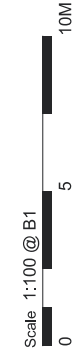
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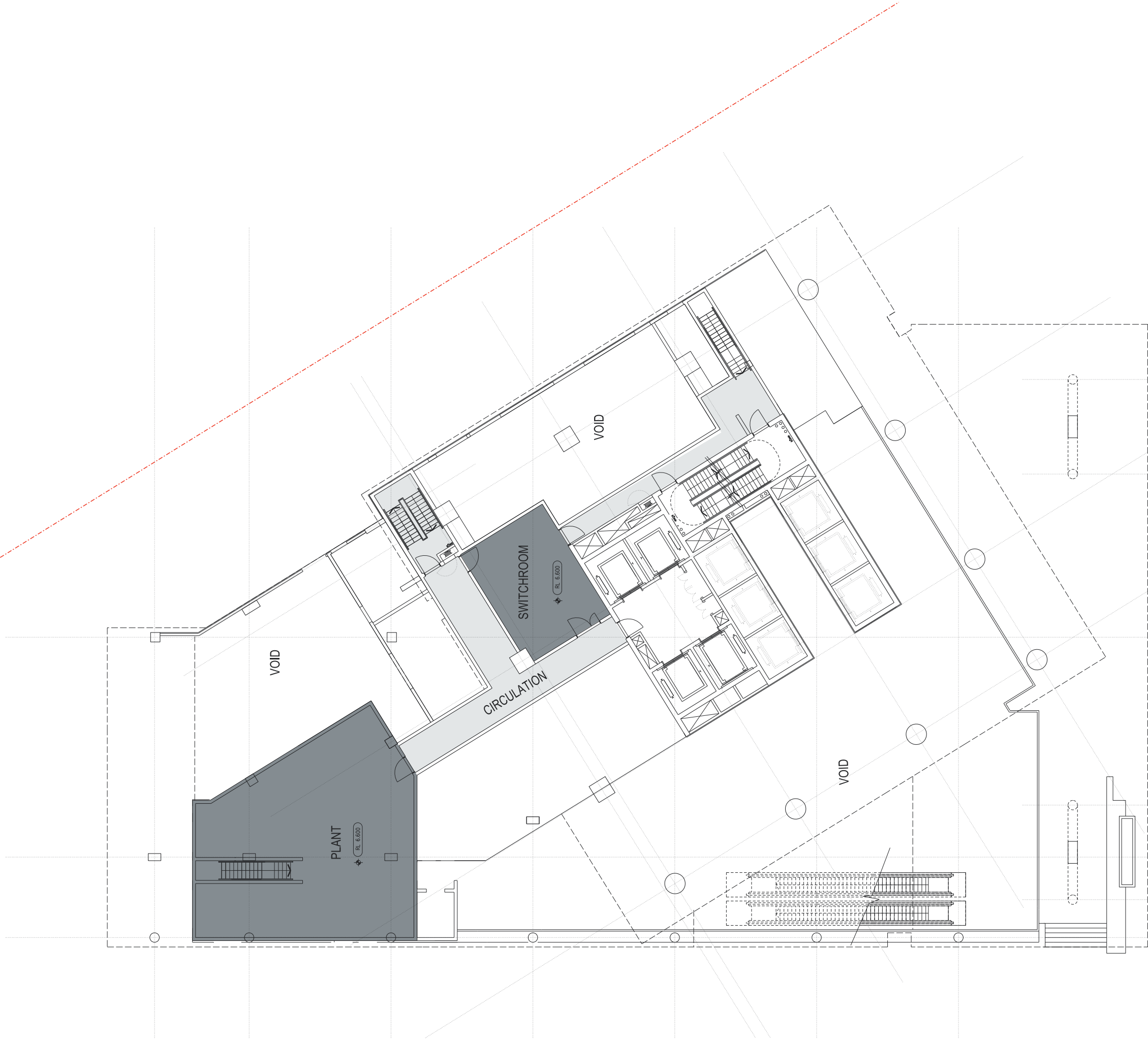
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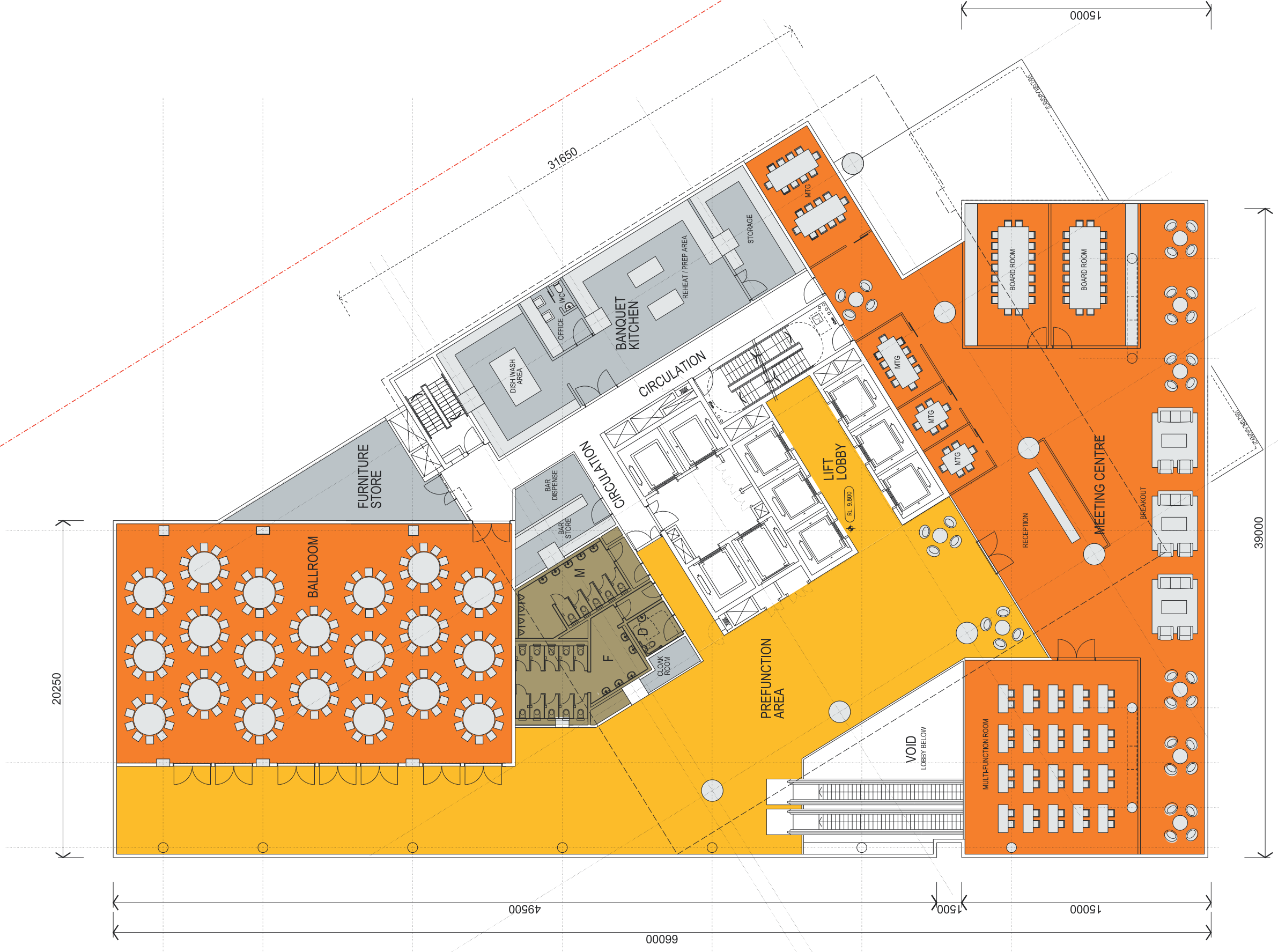
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 Drawing Title
 BASEMENT PLAN



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Project Number
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Drawing Number
 DA102

Revision
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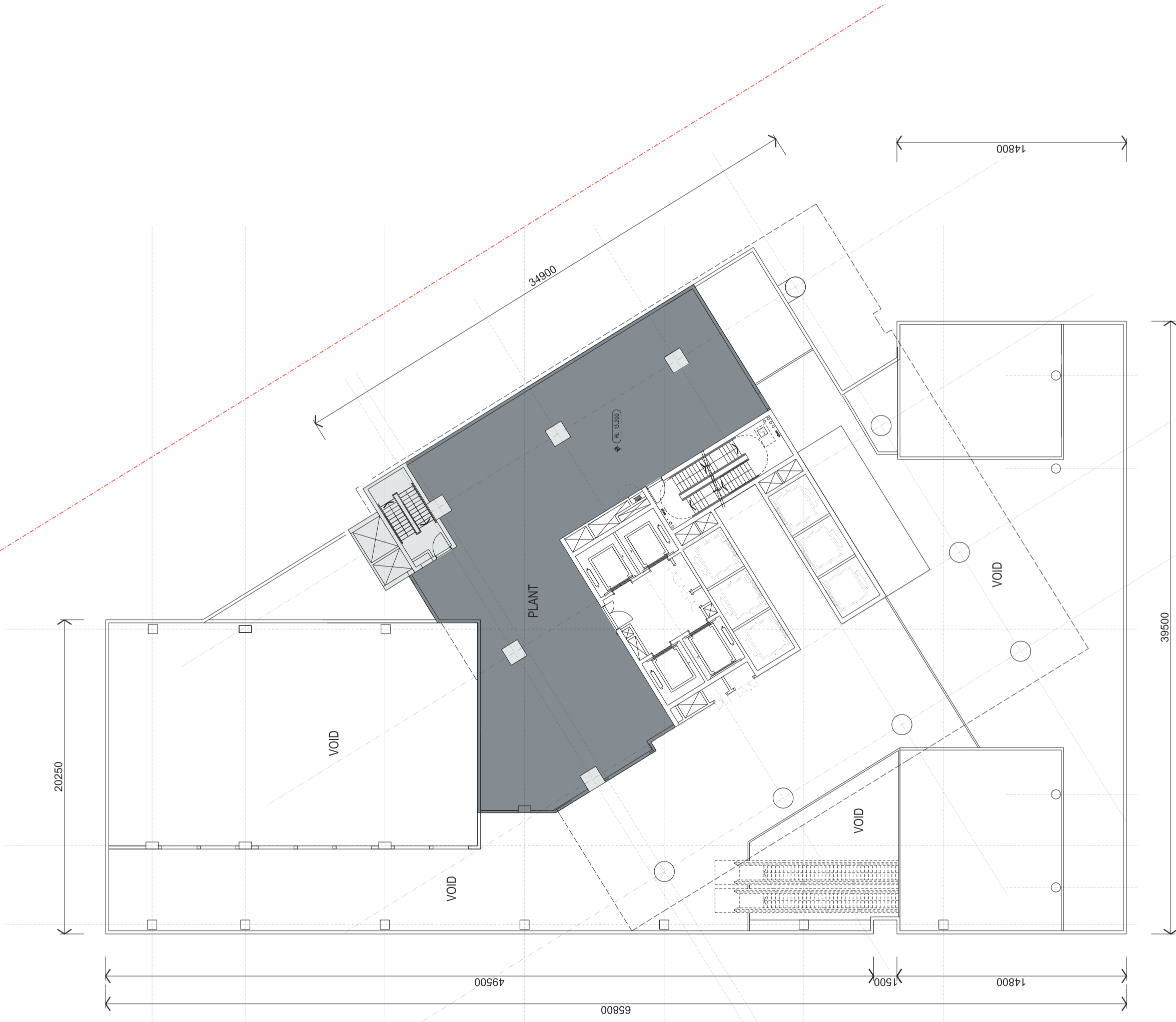
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 Drawing Title
 PODIUM LEVEL 1 PLAN

Scale 1:100 @ B1
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 Drawing Number
 DA103
 Scale
 1:100 @ B1

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Date
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 Drawing Title
PODIUM LEVEL 1B PLAN

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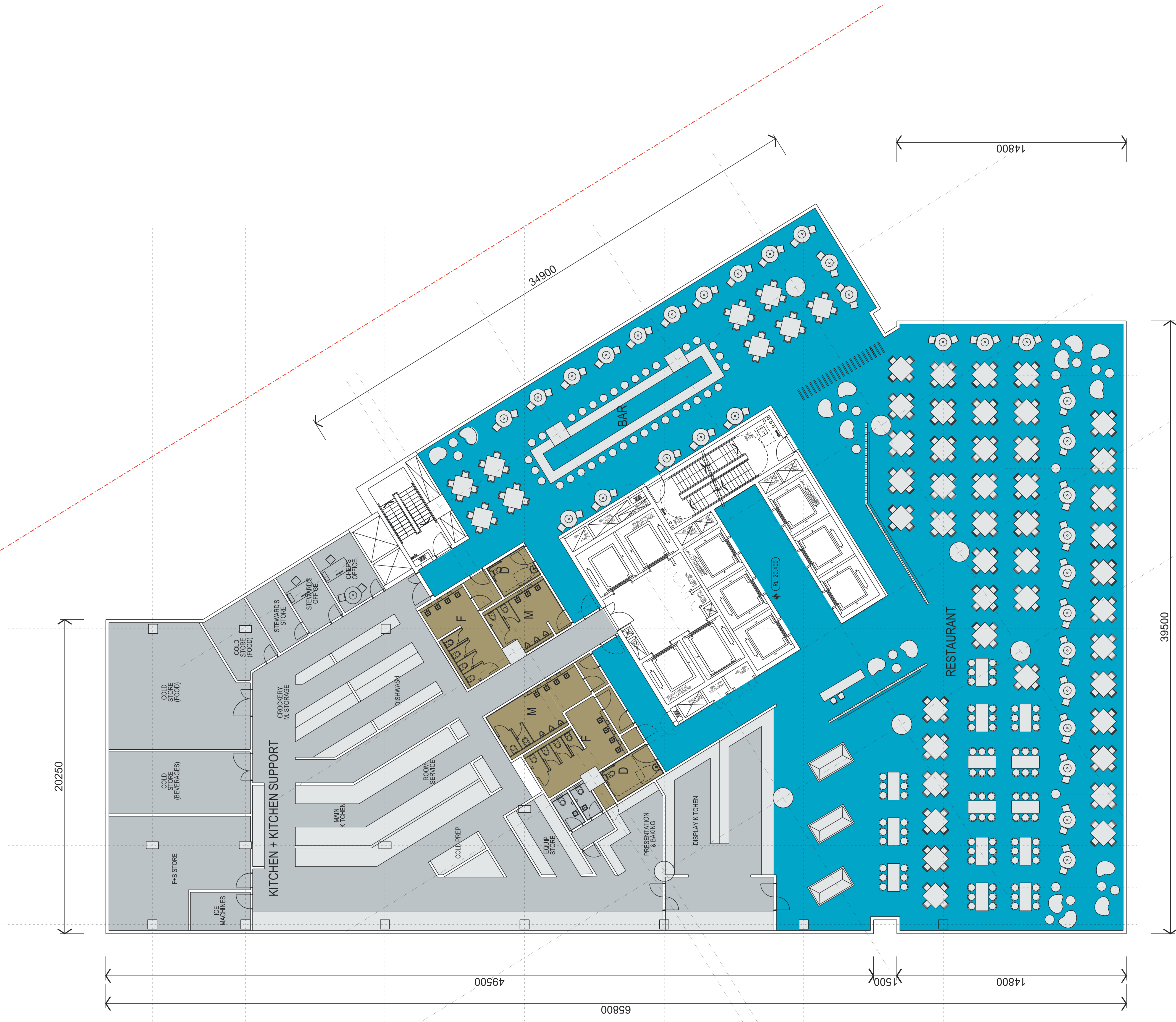
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Date
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 Drawing Title
 PODIUM LEVEL 2 PLAN

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Project Number
 162661

Drawing Number
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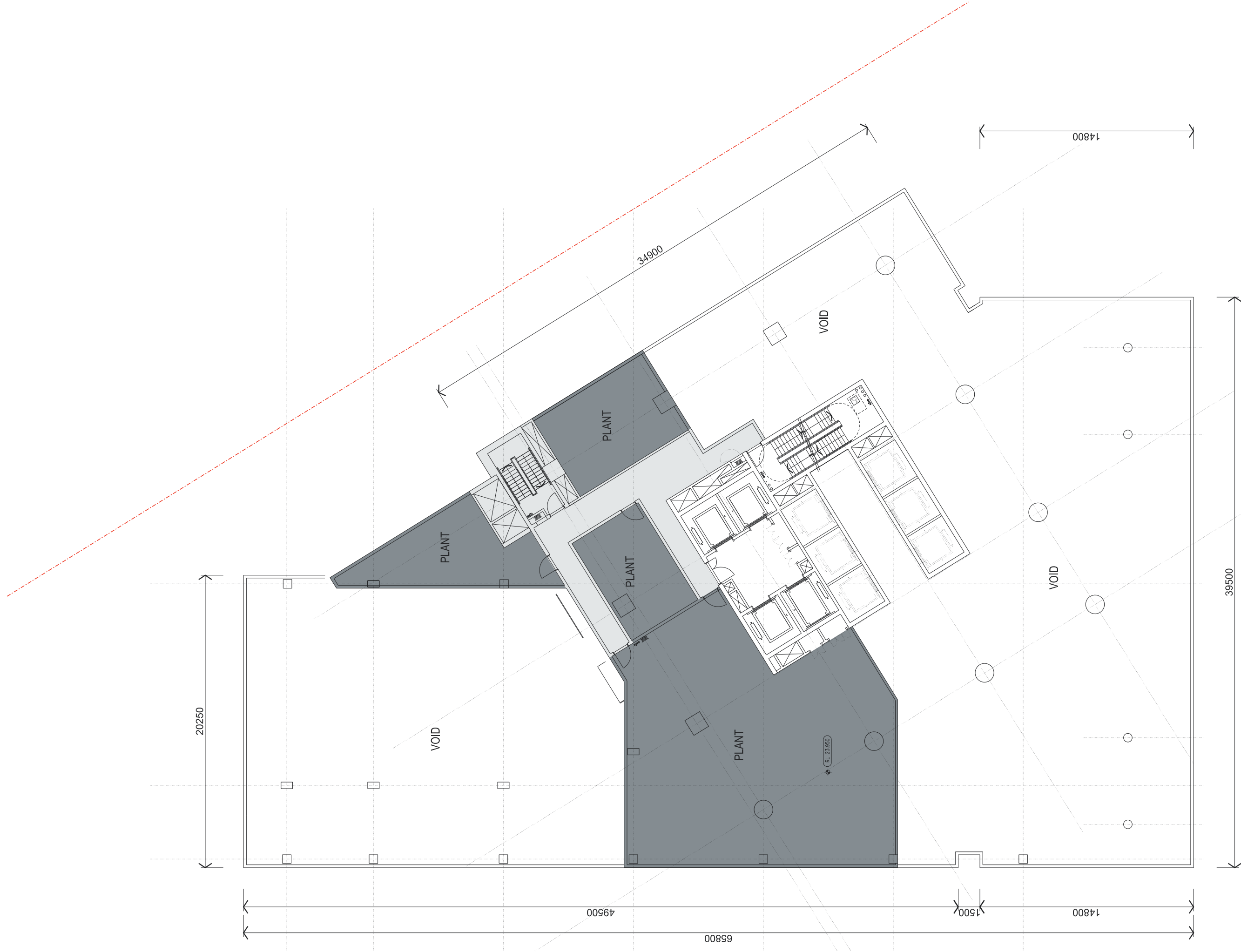
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 Drawing Title
PODIUM LEVEL 3 PLAN

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Project Number
 162661
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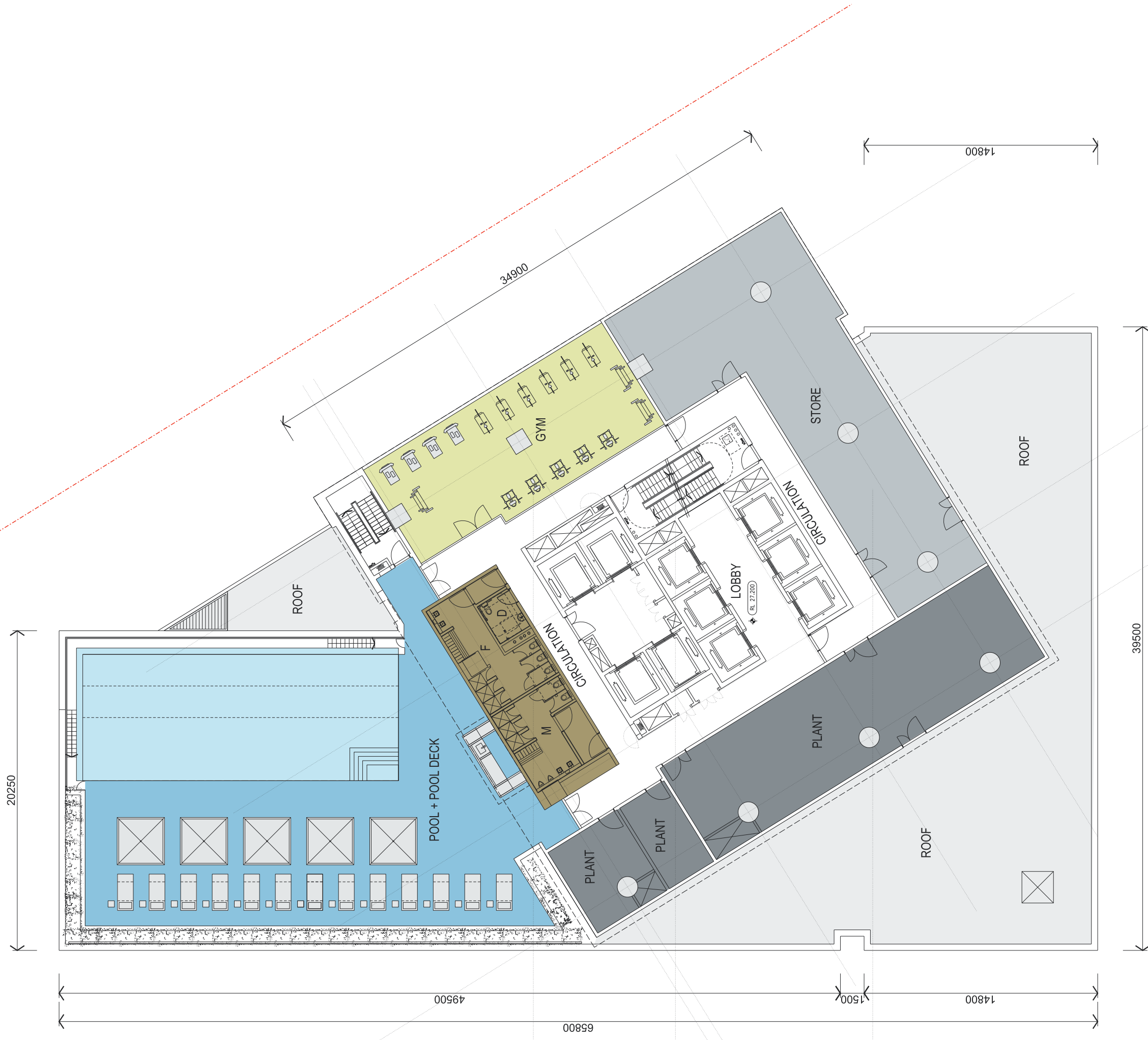
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Revision
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Date
 21/03/14

SSDA6 SICEEP - ICC HOTEL
 Drawing Title
 PODIUM LEVEL 3B PLAN

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Project Number
 162661
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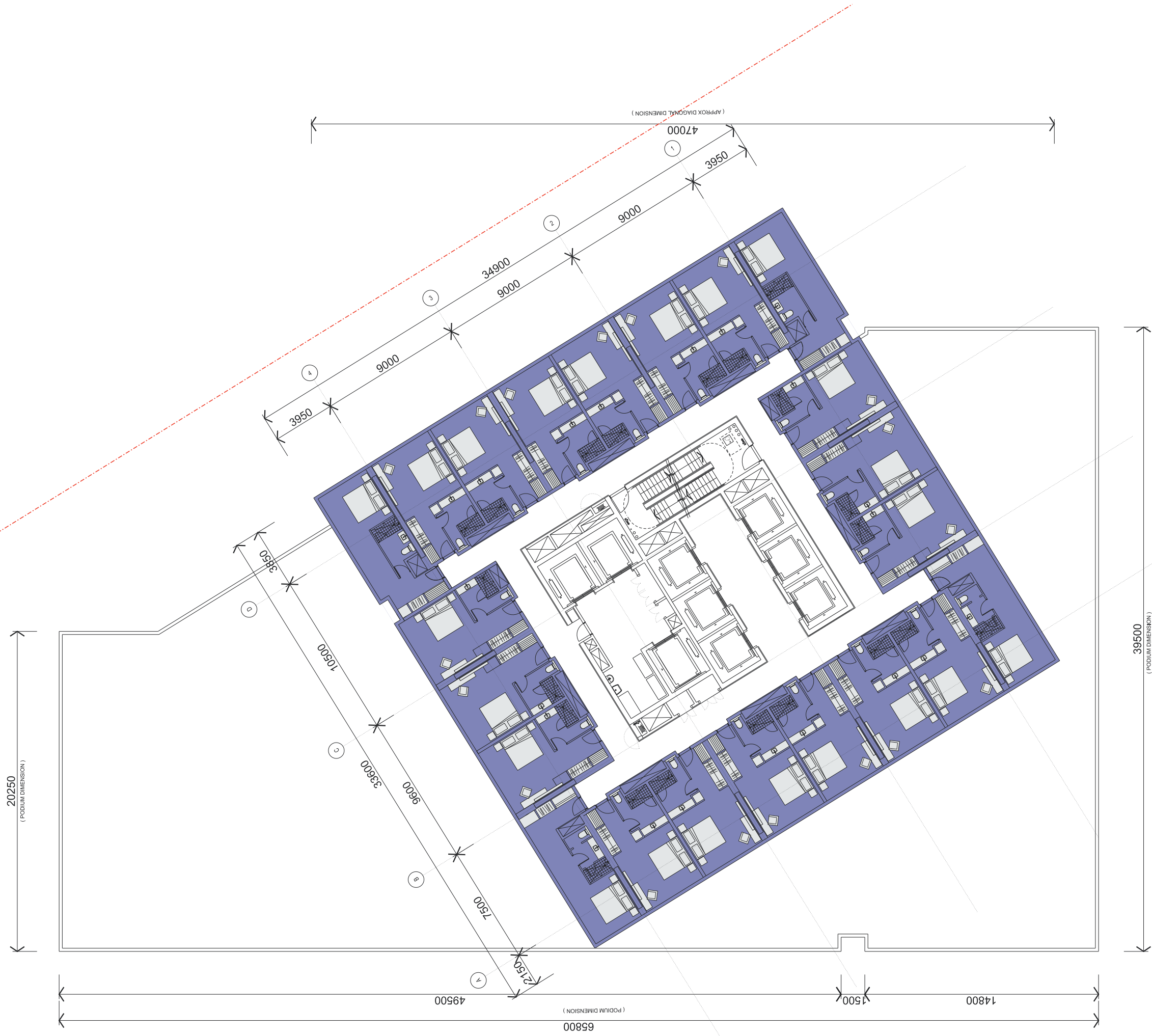
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Date
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SSDA6 SICEEP - ICC HOTEL
 Drawing Title
 PODIUM LEVEL 4 PLAN

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Project Number
 162661
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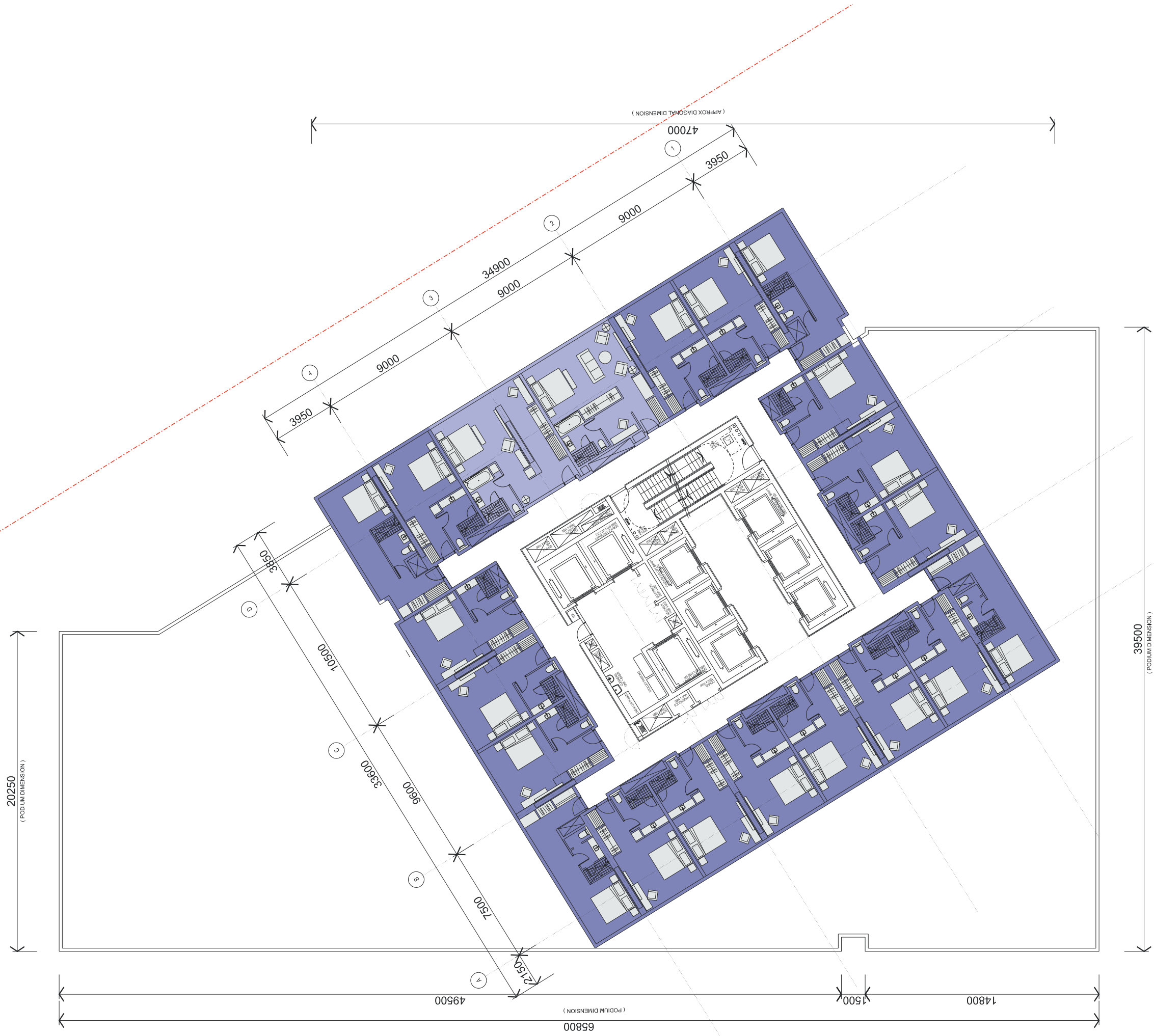
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SSDA6 SICEEP - ICC HOTEL
 Drawing Title
 TOWER LEVELS 5-25 FLOOR PLAN
 STANDARD HOTEL ROOMS

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Project Number
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 Scale 1:100 @ B1

Drawing Number
 DA111

Revision
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Date
 21/03/14



SSDA6 SICEEP - ICC HOTEL
 Drawing Title
 TOWER LEVELS 26 - 27 FLOOR PLAN
 STANDARD ROOMS W JUNIOR SUITES

