

Supplementary Design Report for State Significant Development Application (SSD6116)



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in collaboration with Lend Lease Design

Sydney International Convention, Exhibition and Entertainment Precinct - ICC Hotel

Lend Lease

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View from Pyrmont Bridge - revised proposal

Introduction

This report has been prepared by Francis-Jones Morehen Thorp (fjmt) in collaboration with Lend Lease Design in response to the NSW Department of Planning and Infrastructure letter dated 18 November 2013.

It also addresses each of the key issues raised in submissions made by City of Sydney and Transport NSW. It provides additional justification and / or clarification to particular design issues.

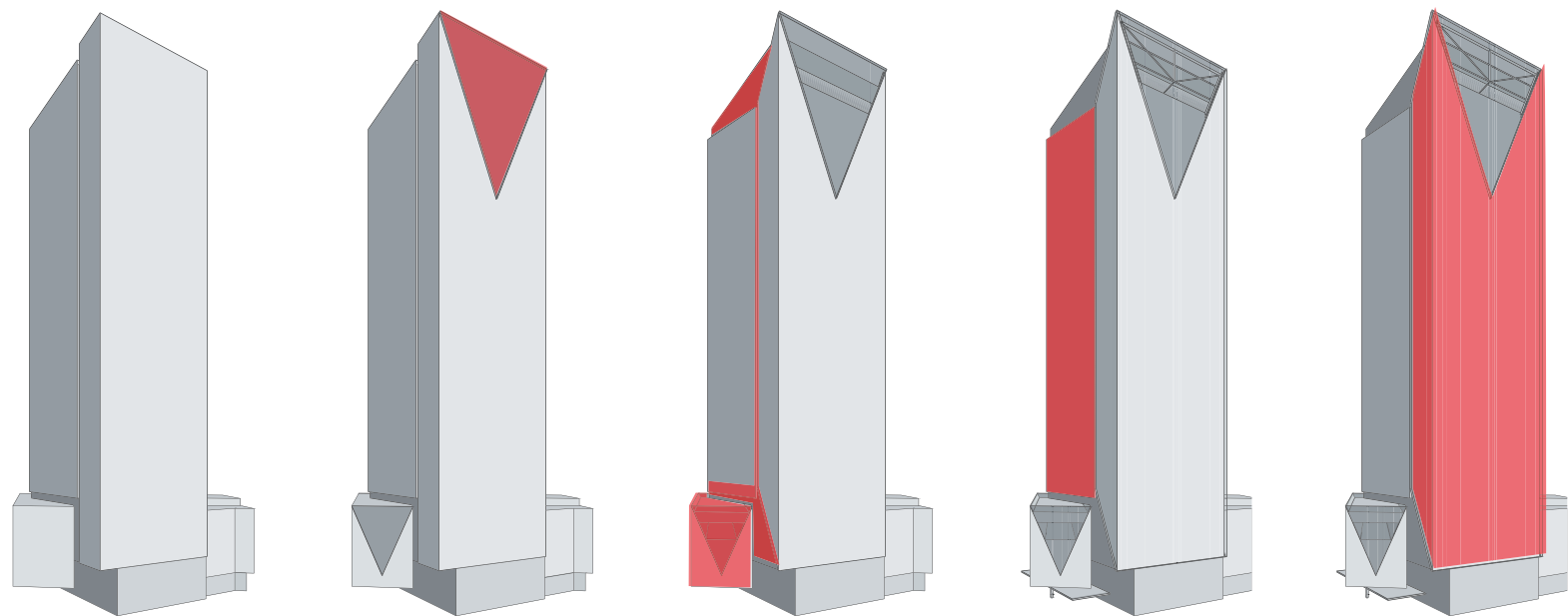


View from Harbourside Place looking west - revised proposal

Response to Department of Planning and Infrastructure

Built Form and Visual Impact

Key Issue 1	Response
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. 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.	Section 5.1, ‘Design Principles’ of the Design Report as submitted in September 2013 described the concept for the tower element as follows: <i>The tower component of the proposal is conceived as two vertical volumes, with a slender volume orientated to the city. This slender volume is expressed as a ‘white’ glazed element.....and is capped with an expressed ‘lantern’ element which provides an integrated yet dramatic top to the tower.</i> The revised proposal retains the essence of this concept while adding increased articulation to the vertical volumes in response to the comments received. The key modifications to the submitted scheme are illustrated and described on the following pages of this report, and have been categorised as follows: • Lantern Development • Increased Sculpting of Form • Podium Development • Main Facade Modifications • Main Facade Modifications - Use of Colour • North East Facade Modifications The revised form and composition of the hotel generate an innovative and distinctive architecture, which provides an iconic marker and urban gateway to Darling Harbour.



Evolution of Form - Revised Proposal



View of hotel from east - Revised proposal

Response to Department of Planning and Infrastructure

Built Form and Visual Impact

Lantern Development

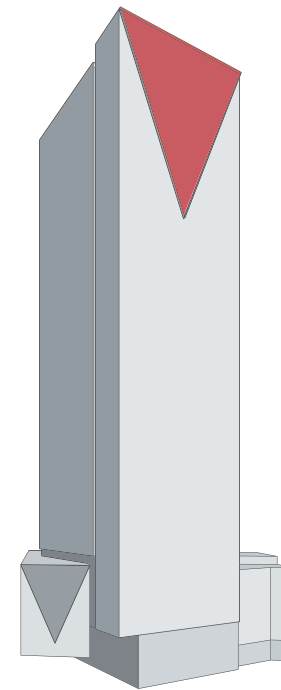
Section 5.1, Lantern Element of the Design Report as submitted in September 2013 described the concept for the lantern element as follows:

A key architectural element of the hotel is the extension of the slender north eastern volume of the tower above the main parapet line to form an identifiable 'lantern' in the skyline.

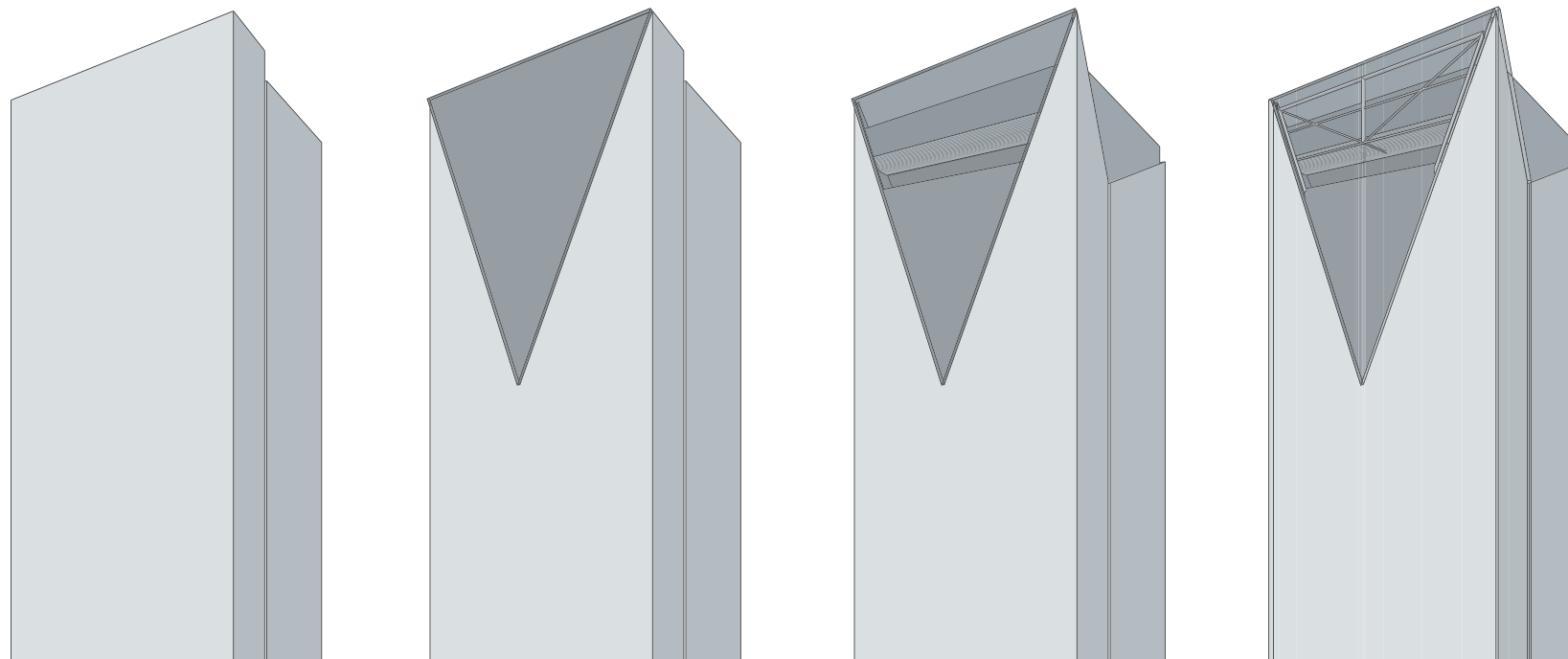
The 'lantern' is inspired by the concept of a lighthouse. This concept seeks to reinforce the gateway and landmark quality of the hotel as described elsewhere in this report.

The proposed 'lantern' element has been identified as an opportunity to ensure the tower positively contributes to the city's skyline with particular consideration of night time.

The revised proposal develops the lantern further into a glazed V shaped element at the top of the north east facade. This glazed V folds over the apex of the north east facade to form a transparent top to the tower. The V element includes hotel rooms to the lower portion and the club lounge area to the upper portion.



Initial submission - Lantern element



Evolution of Lantern element.



Revised proposal - Lantern evolution.

Response to Department of Planning and Infrastructure

Built Form and Visual Impact

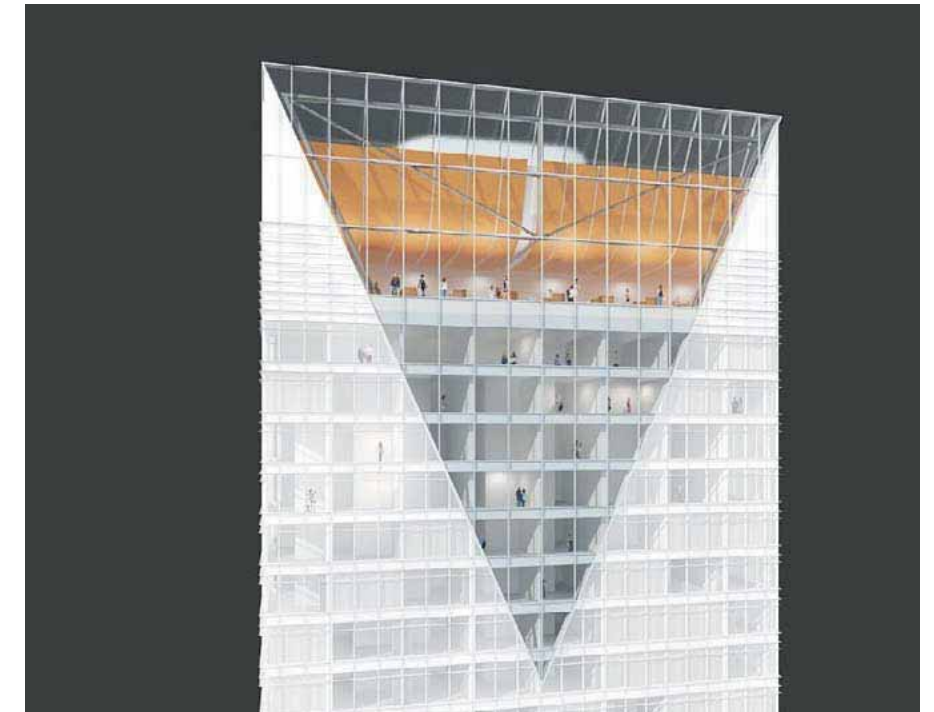
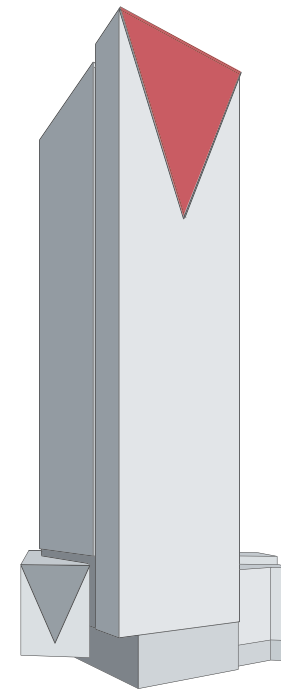
Lantern Development

The glass selection within the V contrasts to the remainder of the north eastern facade. Glazing to the upper areas of the V, which fronts the club lounge will be of a higher transparency permitting views into the interior of the club lounge. A sculptural, ceiling element within the club lounge gives this space a unique character and presence on the skyline.

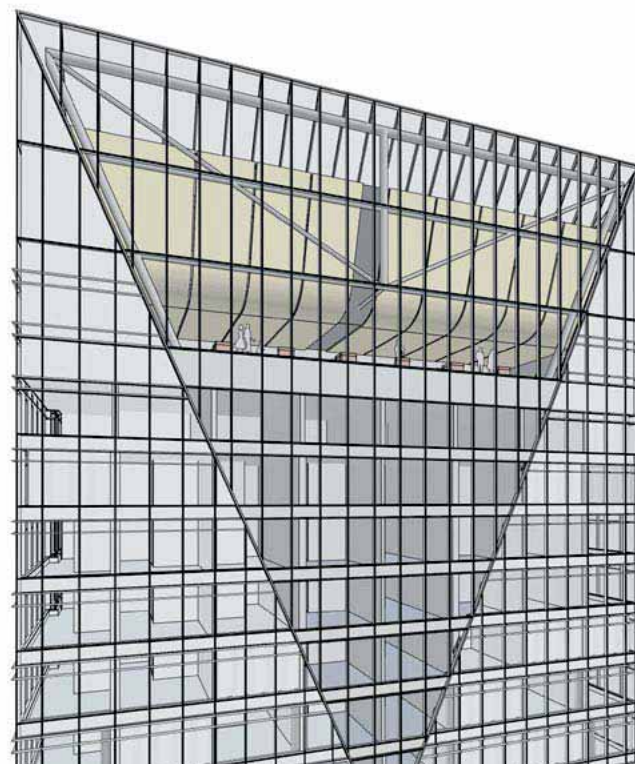
This revised 'lantern' design will provide a highly distinctive articulation in the Sydney skyline.

Signage is to be provided in an integrated manner with consideration of the architecture while still meeting commercial and signage objectives. Given the visibility of the hotel at the precinct scale, a high quality of signage is seen as an important element in the delivery of design excellence.

Signage at high level is to be integrated with careful consideration of the "lantern" element which crowns the north eastern elevation. Any signage applied directly to the "lantern" surface should be done in a high quality and considered manner with careful consideration of its context. Detail material, colour and lighting selections are to be made with consideration of the background material and overall design intent for the ICC Hotel.



Revised lantern element - Elevation study



Revised lantern element - 3d study drawing



Revised lantern element - 3d study drawing



Revised lantern element - Sectional study

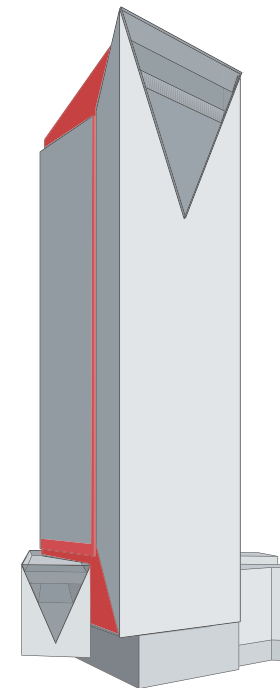
Response to Department of Planning and Infrastructure Built Form and Visual Impact

Increased sculpting of form

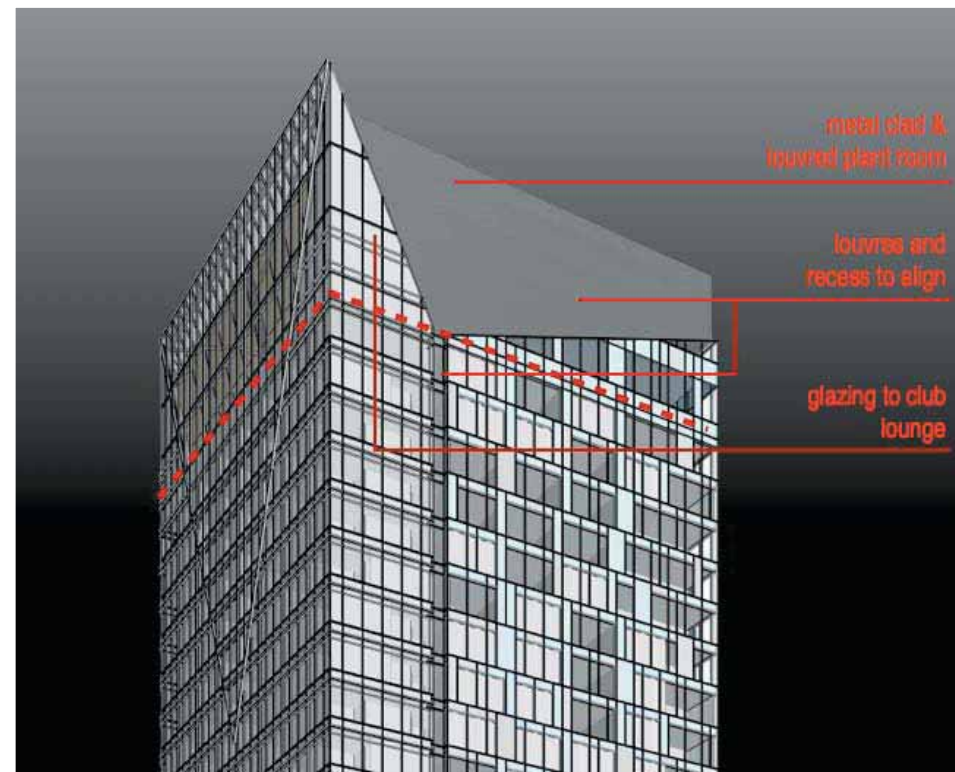
Section 5.8, Design Principles of the Design Report as submitted in September 2013 described the concept for the hotel's form as follows:

The design intent is to generate a contemporary and innovative architecture, vertically elegant and accentuated, setting the proposed hotel built form in subtle dialogue with the new ICC located immediately south of the site. The planning and architecture proposed seeks to express the massing and articulation of the hotel as a series of rectilinear tectonic elements which are composed to represent their overall individual forms which both articulate the podium and reinforce the vertical expression of the tower.

The revised proposal sees the expression of the rectilinear tectonic elements adjusted such that they have a more evolved, sculptural quality. The north east volume has been tapered at both the top and the bottom providing a distinctive, elongated form at both district and pedestrian scale. The top of the south western volume has also been tapered in elevation. This tapering opens the expressed gap between the two main volumes of the tower and provides for a more dynamic skyline expression.



Increase sculpting of form - view from west



Increase sculpting of form - detail view



Increase sculpting of form - overall view from north

Response to Department of Planning and Infrastructure Built Form and Visual Impact

Podium Development - South Volume

Section 5.8, Facades of the Design Report as submitted in September 2013 described the concept for the southern podium volume as follows:

The southern podium volume shares a visual language and material quality with the north east, slender volume of the tower. This glazed volume is intended to read as a white screen allowing views and interaction into hotel uses in this zone.

The revised proposal sees this southern podium volume developed with a similar architectural treatment to the north eastern volume of the tower. The glazed volume as per the original scheme remains, but has been further articulated with horizontal fins. The short elevations of this glass box are further articulated with large scale, glazed V elements similar to the top of the north east elevation. This treatment provides the hotel with a distinctive, unifying character at both the pedestrian scale of Harbourside Place and the wider district scale. Set within the glass box a sculpted ceiling element has been added to the upper most level, providing further visual and material linkage with the top of the north east volume. The increased triangulation of the southern podium element has also been undertaken to improve the visual and architectural linkage between the hotel and the ICC to the south.

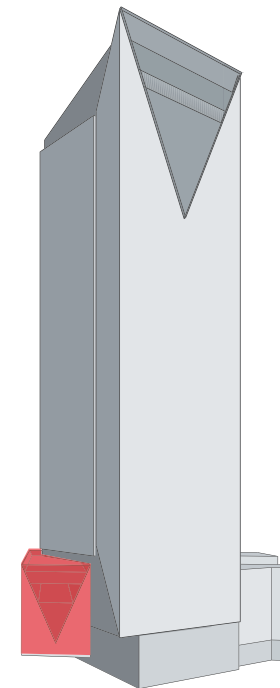


Image of ICC
Increased triangulation of the hotel podium provides greater visual linkage to the ICC.



Large scale glazed V element added to the east and west podium elevations.



Development of southern podium volume - view from Harbourside Place



Development of southern podium volume - view from east

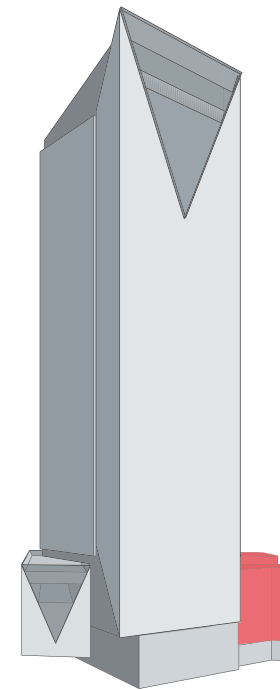
Response to Department of Planning and Infrastructure Built Form and Visual Impact

Podium Development - North Volume

Section 5.8, Facades of the Design Report as submitted in September 2013 described the concept for the northern podium volume as follows:

The northern portion of the podium responds to a very different urban context fronting onto Darling Drive to the west and Harbourside Shopping Centre on the east. This northern volume is thus conceived as a more solid volume articulated with a system of vertical windows set into metal cladding. The windows are applied in a seemingly random manner to create a dynamic, informal facade appearance.

The northern volume has been split into two, reducing the perceived scale on approach from the north. The facade treatment to the main western volume has been further developed from the original proposal. The seemingly random, vertical expression of this facade has been accentuated. An additional grey tone has been introduced to the base palette, with highlights from subtle yellow tones. These modifications will create a softer, more textured expression along Darling Drive.



Northern podium volume showing increased texture



Northern podium volume - viewed from Darling Drive north



Northern podium volume - viewed from Darling Drive south



Northern podium volume showing split in massing

Response to Department of Planning and Infrastructure Built Form and Visual Impact

Podium Development



View from corner of Darling Drive and Harbourside Place

Response to Department of Planning and Infrastructure Built Form and Visual Impact

Podium Development



View from Harbourside Place looking to Darling Drive

Response to Department of Planning and Infrastructure

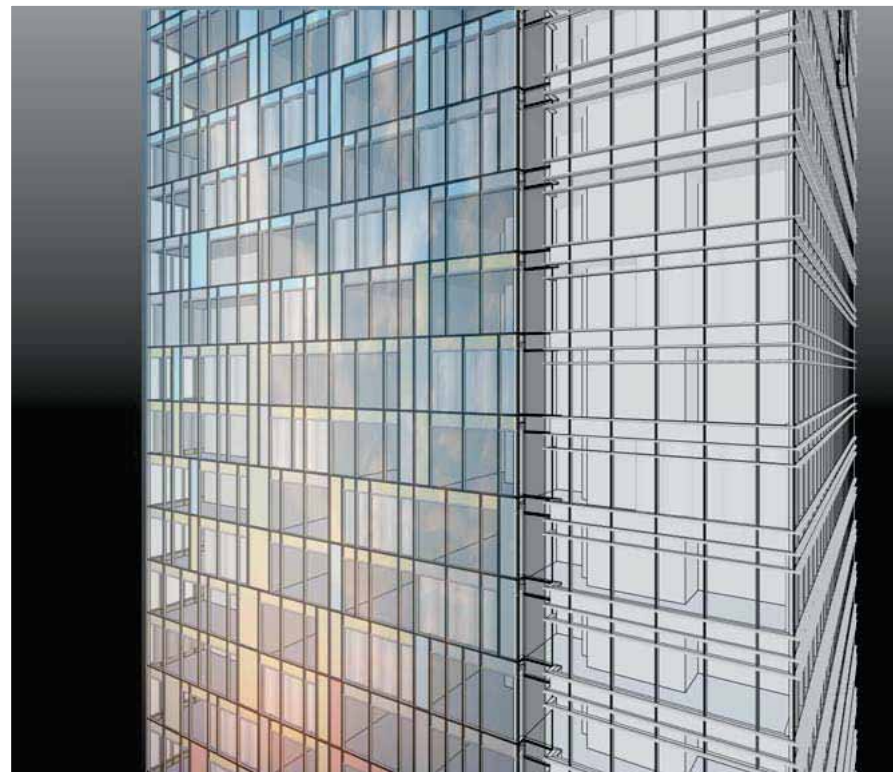
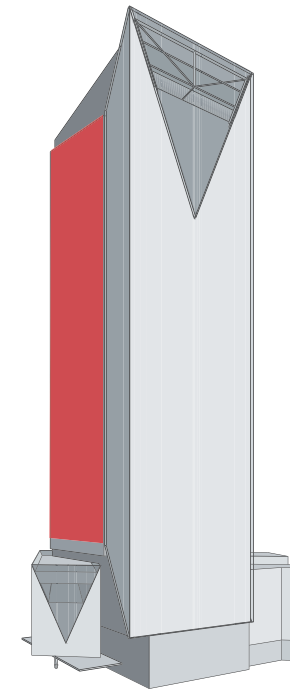
Built Form and Visual Impact

Main facade modifications

Section 5.8, Facades of the Design Report as submitted in September 2013 described the concept for the main tower facade as follows:

The main section of tower is expressed as a horizontally banded facade of alternating vision glass and metal spandrel. The spandrel portion of this facade is characterised by deep bronze tones. The spandrels are articulated with horizontal lines to give these facades depth and texture.

The horizontal treatment of this facade has been replaced by a vertically oriented, fully glazed curtain wall with a seemingly randomised mullion layout. The horizontal spandrel panels have been removed and replaced with full height glazing including coloured back pans aligning with the floor slab and ceiling zone. Coloured, full height glazed spandrel panels have also been introduced, to accentuate the vertical orientation and randomised quality of the facade. This approach will help the facade take on a pixelated quality, providing the tower a scaleless, object quality.



Main facade - Relationship with north eastern facade



Main facade - Detail view



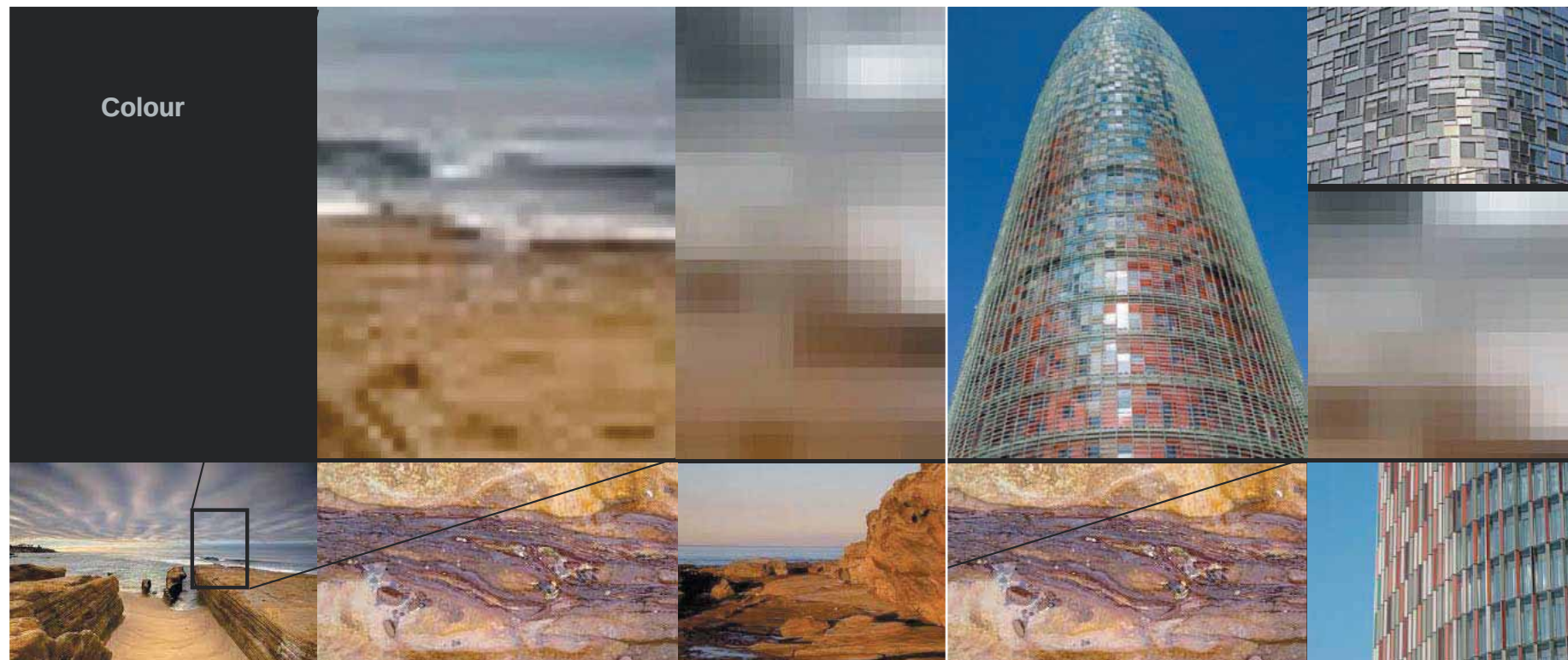
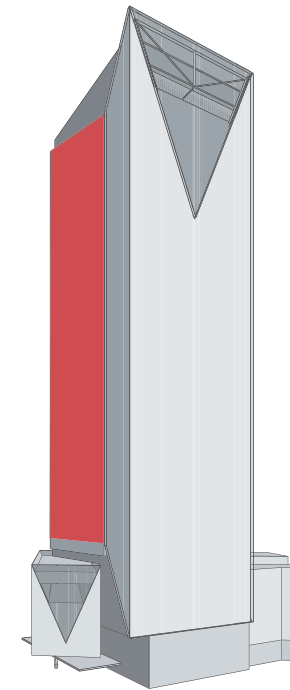
Main facade - Overall view from west showing relationship to north podium volume.

Response to Department of Planning and Infrastructure

Built Form and Visual Impact

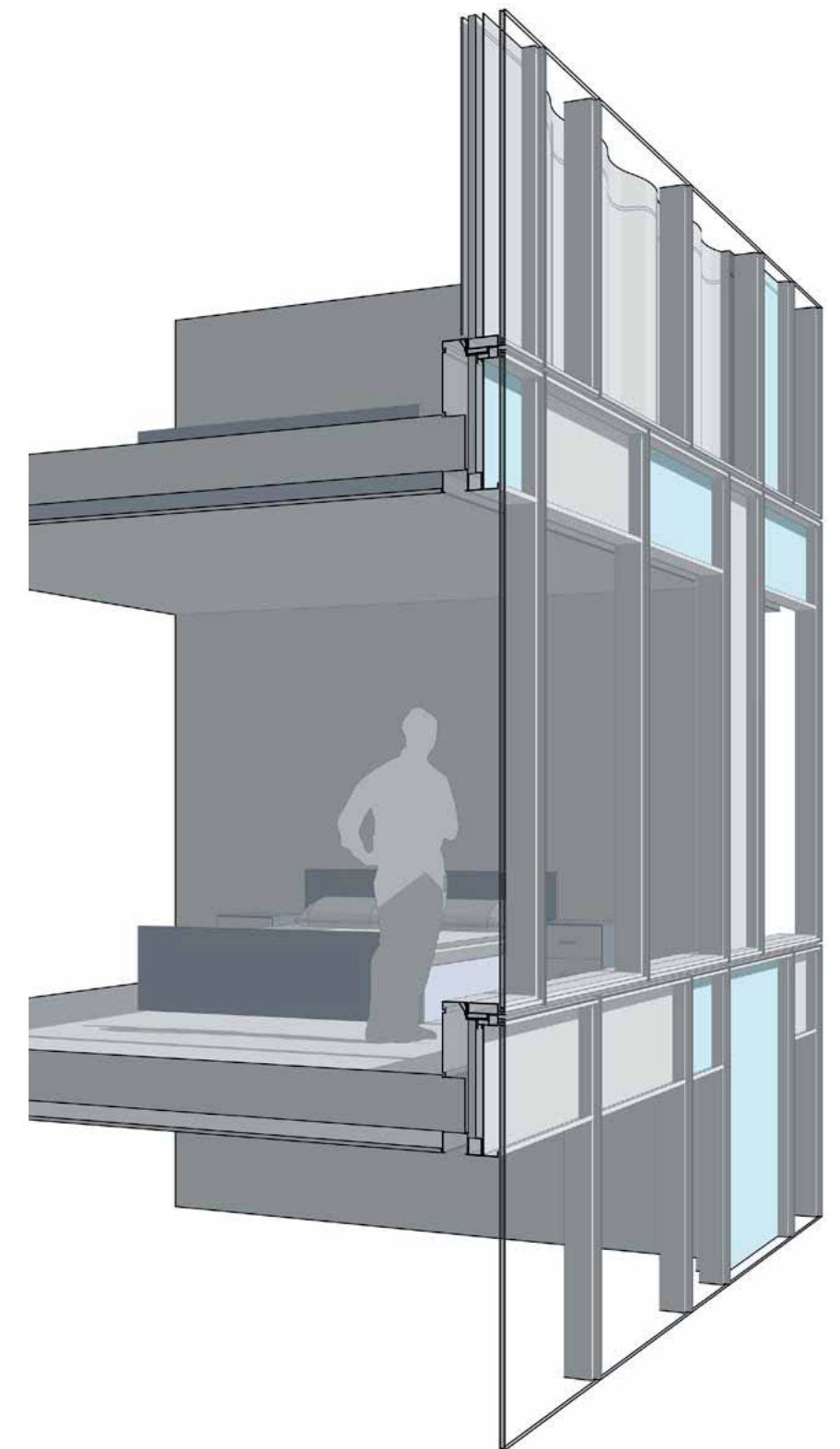
Main facade modifications - use of colour

Colour has been introduced to the horizontal and vertical back pans within the main facade. The colour palette has been selected from natural tones to ensure longevity and elegance. The lower portions of the tower will adopt subtle, earthy red and orange tones inspired by Pyrmont sandstone, while the top of the tower will adopt silver and subtle sky tones. This colour palette is intended to respond to the heritage of the area, the waterfront location and Sydney's enviable weather. Individual colours will be used in small blocks across the height of the tower to provide a sophisticated and subtle outcome, helping the tower take on a pixelated and object quality.



Main facade - Use of colour

Main facade - Colour precedents



Main facade - Sectional perspective

Response to Department of Planning and Infrastructure

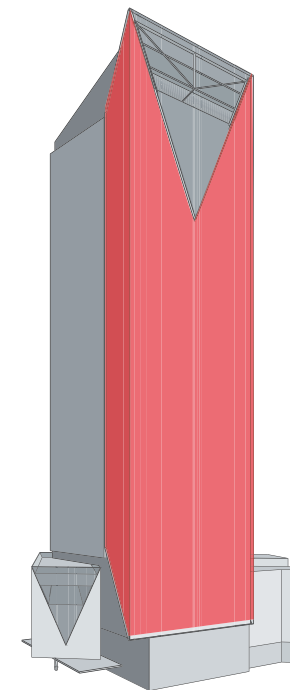
Built Form and Visual Impact

North east facade modifications

Section 5.8, Facades of the Design Report as submitted in September 2013 described the concept for the north east tower facade as follows:

The north eastern portion of the tower is expressed as a glazed 'white' volume. This section of tower facade will be fully glazed, employing full height Insulated Glazing Units (IGUs). The non vision panel sections of the facade incorporate a 'back pan' which straddles the slab edge with a limited zone above and below. This 'back pan' will be backed with white to give a visual depth to this portion of the facade. The drapes within the vision panel portion of this facade will be white. As the drapes are pulled or opened by the hotel occupants a highly desirable randomised and changing pattern will be created.

The essence of this concept has been retained with the facade still expressed as a white surface via the use of clear glass with white back pans and curtains behind.



North East facade - Relationship to revised podium



North East facade - Relationship to evolved lantern element



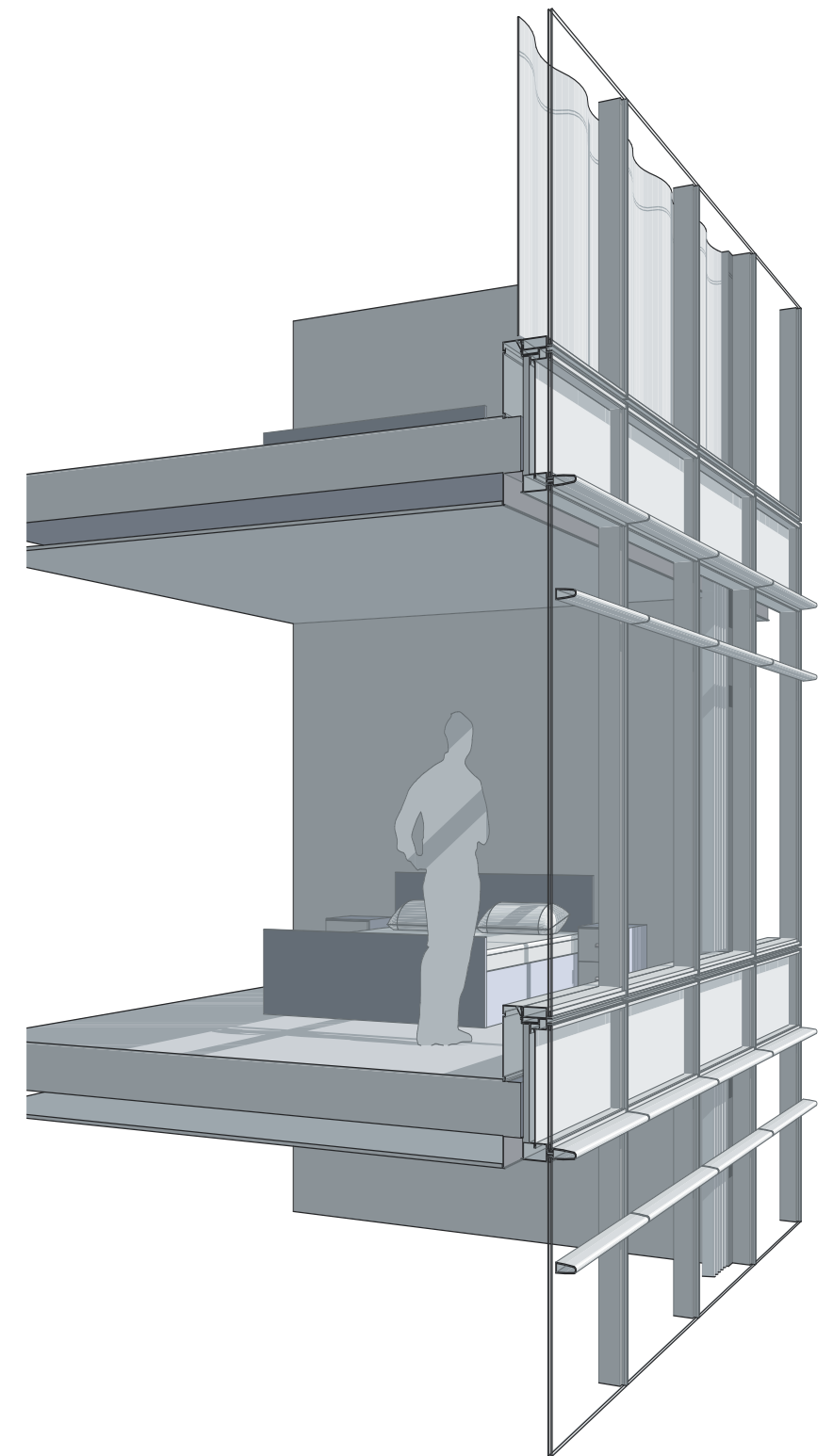
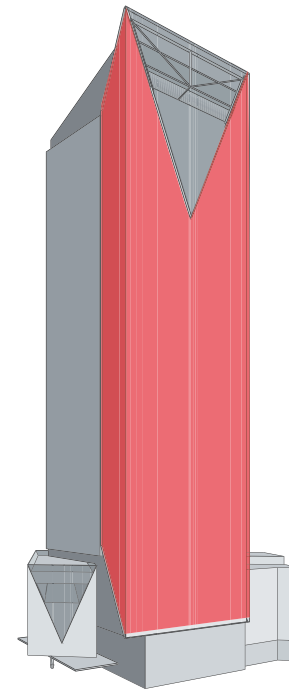
North East facade - overall view from east

Response to Department of Planning and Infrastructure Built Form and Visual Impact

North east facade modifications

An additional layer has been added to the facade via the use of bright aluminium horizontal fins. These fins give the north east facade a horizontal texture ensuring visual differentiation from the now vertically oriented main facade. These aluminium fins will capture and break the sunlight given the north eastern orientation of this facade. Typical hotel levels have two rows of these fins.

Additional rows are added to the non typical floors to provide additional texture and articulation to the top and bottom of this facade. This facade will create simple and clean base for the more expressive V at roof level to sit upon.

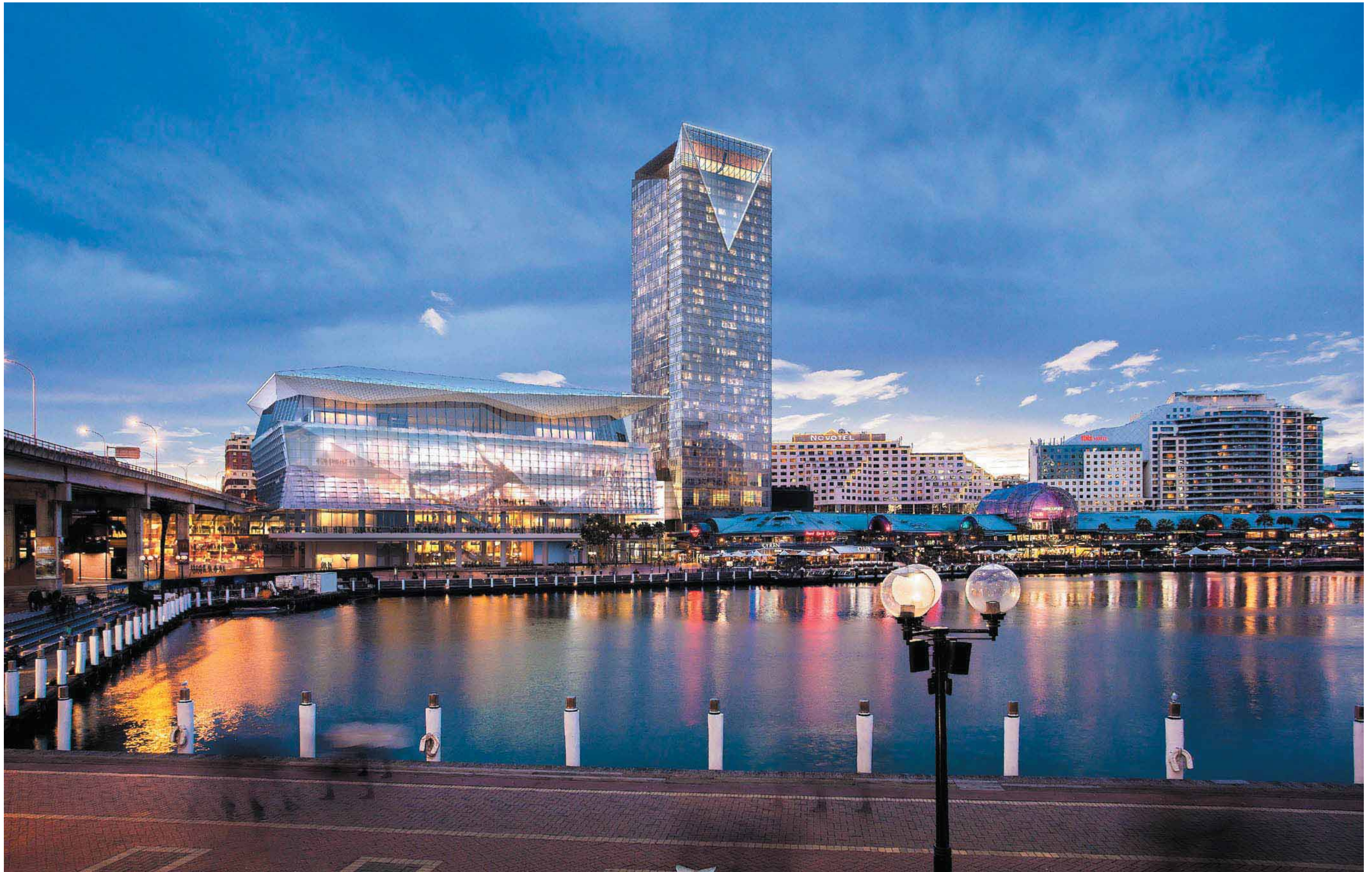


North East facade - reference image of expressed horizontals



North East facade - reference image of expressed horizontals

North East facade - Sectional perspective



View from east across Cockle Bay.

Response to Department of Planning and Infrastructure

Traffic and transportation

Key Issue 5	Response
Details of bicycle parking and associated end of use facilities for staff.	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.



Updated Ground Level Plan



Updated Ground Level Plan - Detail

Response to Department of Planning and Infrastructure

Environmental Impacts

Key Issue 6	Response
Further clarification and commitment to sustainable measures is required. The Department concurs with Council that the proposal should seek to achieve a minimum NABERS or Green Building Council of Australia (GBCA) rating.	The Applicant is targeting a 4 star NABERS rating subject to hotel operator selection and operational procedures.

Key Issue 7	Response
Consideration should be given to extending the internal circulation corridors out to the face of the building to allow for access to natural light and ventilation.	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 from buildings behind. 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.

Response to Department of Planning and Infrastructure

Architectural and Landscape Drawings

Key Issue 9	Response
With reference to the drawings provided, the Department notes that the: a) architectural plans and the landscape plans are not provided with a drafting date. A drafting date is required for inclusion of the list of plans within the final instrument; and b) drawing number 'L601 Sectional Elevations' is duplicated. For clarity, sheet 1 and sheet 2 should be given a different drawing number.	A full suite of updated plans have been provided in this Response. Refer to Annexure A of this Design Report (Supplementary).