

5.2 Building Scale and Massing

The ICC Hotel tower provides 31 levels of hotel accommodation on five levels of podium, with two further floors of plant and 'club lounge' facilities with an overall height of 139.1 m. Entry level is at RL 3.6 with main parapet level at RL 139.7. The north east facade which incorporates the 'lantern' feature extends 3m above the main parapet at RL 142.7.

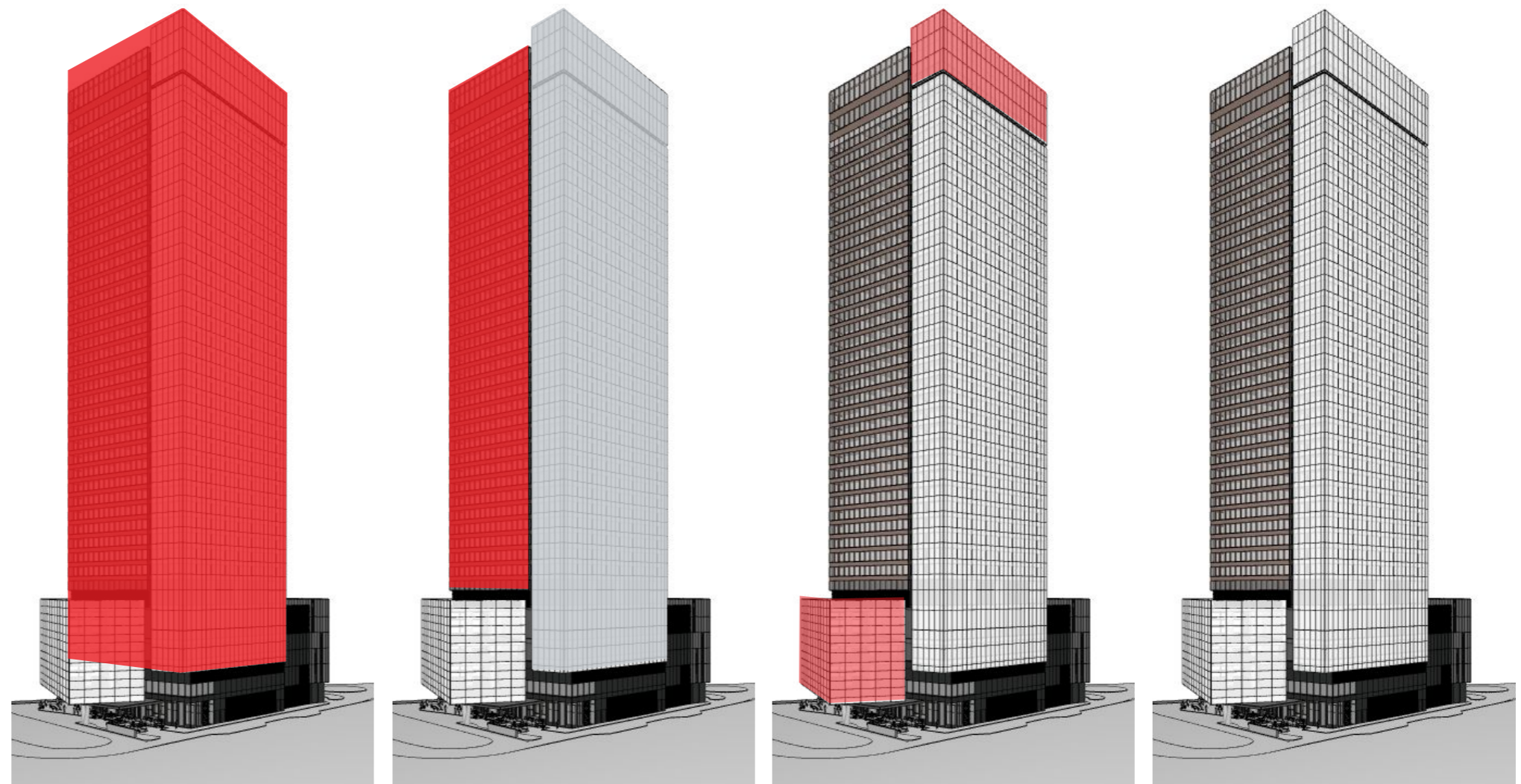
The height of the ICC Hotel complementary to the height of the towers in the Darling Park development opposite, the tallest of which is approximately 131m.

The ICC Hotel podium has a top RL of 28.7 and relates to the height of the ICC adjacent.

Hotel Form: Tower and Podium

- The form and composition of the hotel and its podium are designed to create a landmark and beacon for the wider precinct.
- The hotel tower considers the existing city skyline and its design has been carefully studied from a range of vantage points.
- The height of the hotel is consistent with the urban topography of the CBD while its grain and articulation creates a focal point at the northern entrance to the SICEEP precinct. While the hotel will create a highly visible and distinctive landmark, the restrained form and sophisticated facade treatments will ensure an elegant presence in the skyline.
- The hotel tower is composed of a pair of rectilinear forms. Each form is articulated differently to reduce the perceived mass of the tower. The north eastern mass is articulated as a 'white' shimmering facade while the south west mass is articulated as a horizontal banded facade with warmer coloured tones.
- At the base of the tower a pair of podium boxes provide articulation and respond to the varying interface requirements associated with the northern and southern edges of the site.

- The southern podium volume is articulated as a glazed volume which accommodates key public functions. This volume is transparent to provide views out and activate the edge of Harbourside Place.
- The southern podium volume defines the porte-cochere and entry point to the hotel. An interlocking canopy relates to the geometry of the tower and extends the undercover driveway.



Form evolution

5.3 Waterfront Interface

The ICC Hotel proposal establishes a relationship with the adjacent waterfront via a number of formal juxtapositions and orientations.

Tower Orientation

The tower is oriented to the north east such that it has a strong relationship to Cockle Bay, the wider harbour and the city beyond. A strong formal relationship to Darling Harbour is established, which in turn allows the tower to act as one half of a gateway (with the towers of Darling Park opposite) to the wider SICEEP precinct to the south. The orientation also responds to the orientation of the key waterfront facade of the ICC.

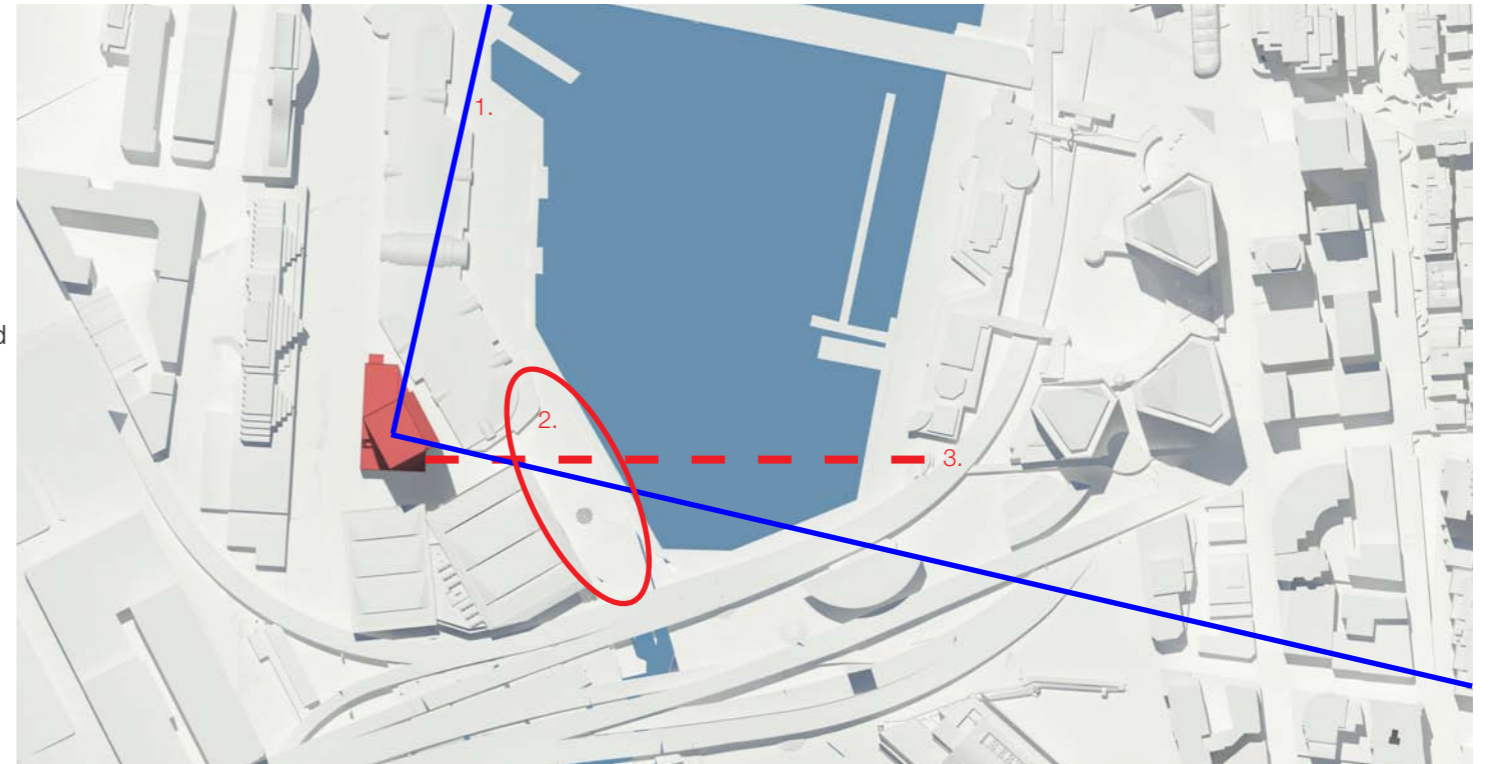
The Waterfront

The Waterfront, on the edge of Cockle Bay forms one of three main public spaces, each with its own distinct character and directly linked by 'The Boulevard' around which the urban form of SICEEP is structured.

The Waterfront offers a gathering place and forecourt to the ICC and the adjacent hotel. The ICC Hotel design will engage and contribute to the vitality of this urban space via Harbourside Place. The glazed southern podium volume accommodates key hotel functions including the restaurant, bar and meeting suites. These functions overlook Harbourside Place and offer views through to the Waterfront. The porte-cochere and hotel entry are orientated such that guests have strong visual links to Cockle Bay and the waterfront.

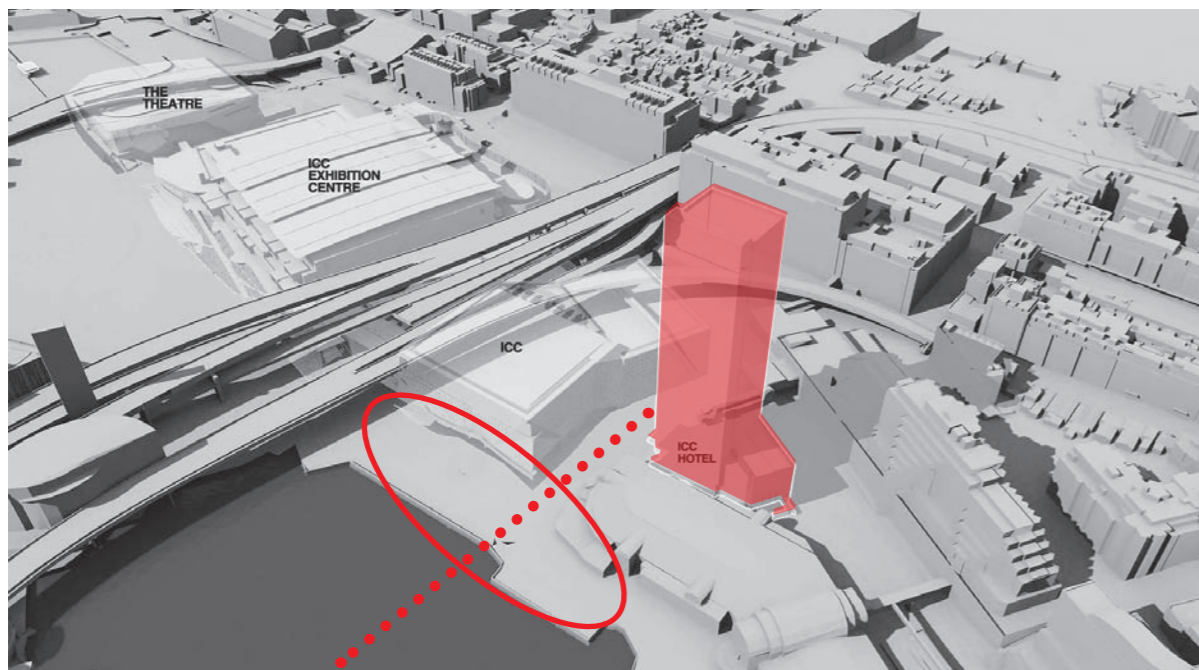
Podium Orientation

The southern volume of the podium is oriented and planned to allow Darling Harbour views from key internal spaces. The entry point to the ICC Hotel is located on this primary view corridor, which in turn establishes a significant and strong relationship to the local waterfront context.

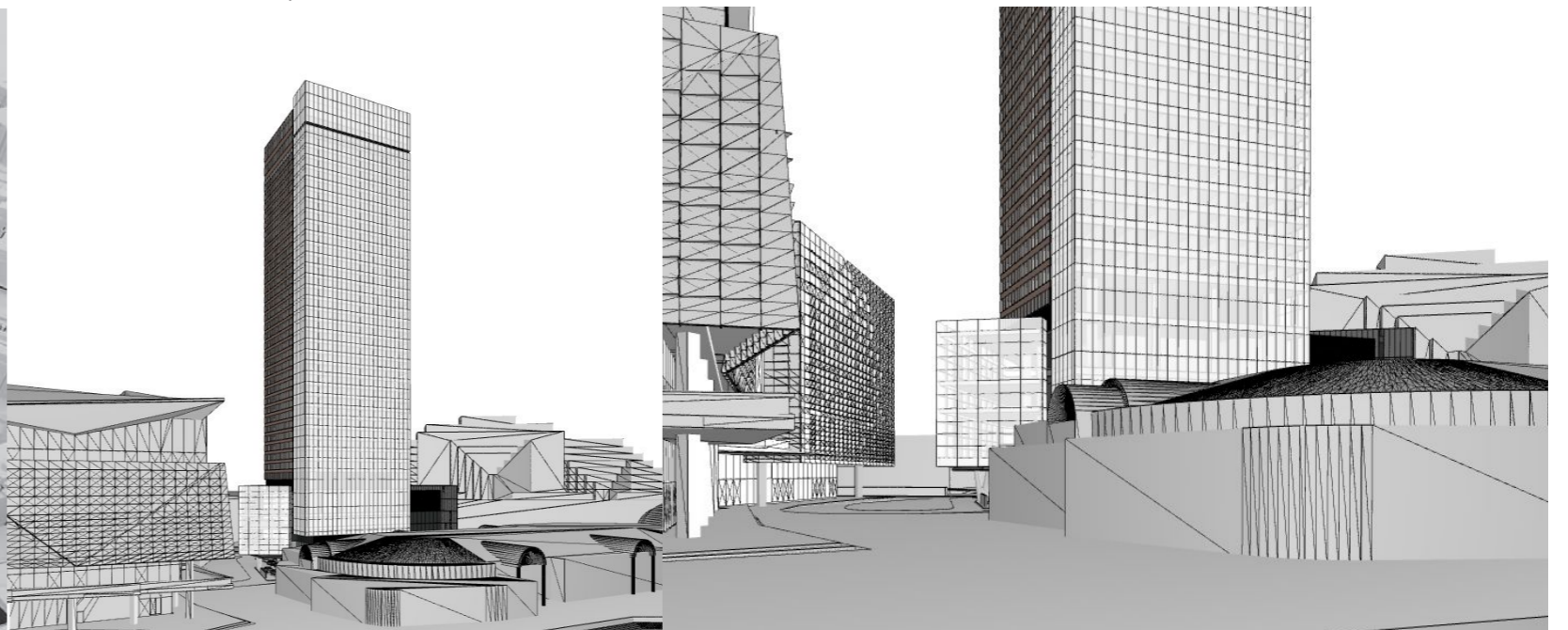


Relationship to Waterfront:

- 1 Tower orientated to north east, with strong relationship to Cockle Bay and the wider harbour beyond
- 2 via Harbourside Place a formal relationship is established to 'The Waterfront'
- 3 The southern volume of the podium is oriented and planned to allow Darling Harbour views from key internal spaces



Waterfront relationships



Relationship to Harbourside Place and Darling Harbour beyond

Sketch view looking to Harbourside Place from the Waterfront

5.4 Solar Response

The proposed massing and built form of the ICC Hotel is defined by a single tower statement consisting of 31 hotel accommodation floors, with a top level sky lounge and 5 levels of podium including ground level and the podium rooftop pool/deck. The proposed development adopts strategic solar control measures for the podium and tower levels, specific to the functional uses of the hotel within.

Podium

In general the podium levels are overshadowed at the lower levels by the escarpment of Darling Drive and the existing elevated ground level buildings to the west and Harbourside Shopping Centre to the east. A narrow portion of the podium presents to the north, where the majority of solar exposure and solar heat load will occur. The proposed podium façade treatment is responsive to the functions within. Specific areas of vision glass are strategically located and configured to respond to natural light penetration and potential views where necessary or desired. Architecturally, a measured consideration of solid and glazed façade areas will be incorporated to account for solar orientation and internal functional requirements for natural light. The pool and deck have been positioned on the roof of the northern podium volume allowing them benefit from a good solar aspect.

Tower

The main tower massing of the hotel will constitute the accommodation levels of the hotel and feature a top level “sky-lounge” with panoramic views offered over Darling Harbour and the city. The tower façade is comprised of a curtain wall system which adopts a two-part articulation strategy. The strategy accentuates a horizontal floor by floor “banding / spandrel” for a majority of the tower, contrasted with a full height curtain wall to the north eastern portion of the tower. This creates a slender, elegant vertical façade treatment to the north east and includes a small quantity that wraps around to the north west

and south east elevations. A feature recess, infilled with darker glazing, acts to mediate and reconcile the junction between these two façade typologies.

The curtain wall glazing specification will maximize the potential views from the individual room modules. A modest sill height is proposed with a maximum vision glass per room module. A combination of performance based glazing technology appropriate to the relevant façade orientation and the use of internal blinds and curtains is envisaged as the primary means of solar control and response.

Solar Access and Overshadowing

To reduce the impacts of overshadowing the hotel has adopted a single tower form. Given the “island” nature of the site and the significant tower expression of the development, the overshadowing impact of the proposed development is primarily related to the tower. The overall height of the tower and mass of podium have been carefully planned to maximize internal efficiencies and minimize the bulk and height of the building. This careful planning together with the proposed orientation allow the shadow impacts to be minimised at key times.

Mid winter shadows from the hotel fall as follows:

- 9.00am, 21 June
Shadow falls to the south west towards Oaks Goldsbrough and the Western Distributor beyond.
- 10.00am, 21 June
Shadow moves to the south of Oaks Goldsbrough and begins to fall on the roof of the ICC.
- 11.00am - 2.00pm, 21 June
Shadow falls entirely on the roof of the ICC and the Western Distributor beyond.

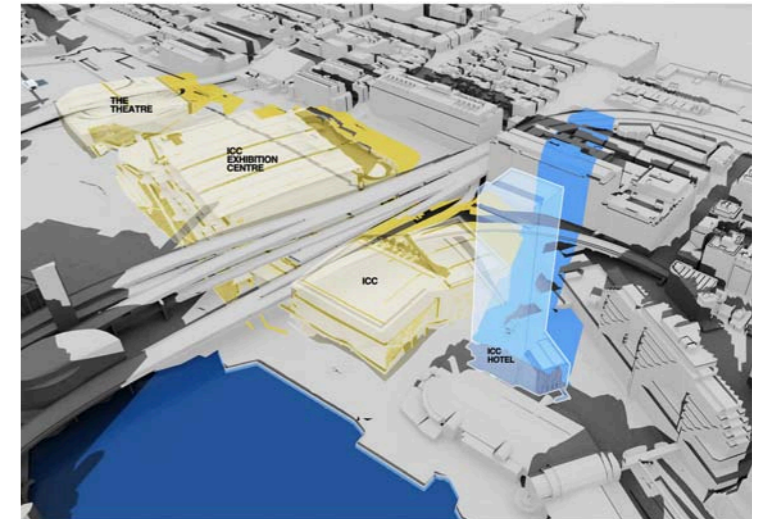
- 15.00, 21 June
Shadow falls on the roof of the ICC, the Western Distributor and part of Tumbalong Park. Shadow width falling on Tumbalong Park minimised though tower planning and orientation.
- 16.00, 21 June
Shadow falls on the Western Distributor and the western edge of Darling Quarter. Shadow width minimised though tower planning and orientation.

As noted above, in the month of June, mid-afternoon, overshadowing (for a limited time of the month) will encroach in part upon Tumbalong Park. The orientation and efficient planning of the tower ensures that the tower does not cast a broad shadow at this time.

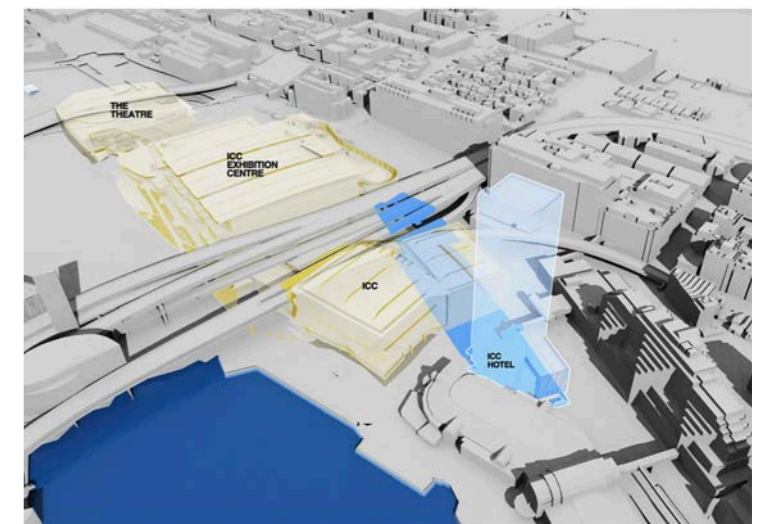
The extent and timeframe involved for this overshadowing of public area is considered to be within acceptable limits given the built form and amenity attributes offered by the proposed hotel development.

While City of Sydney’s LEP 2012, Clause 6.19 does not identify Tumbalong Park in a list of key public spaces, it notes that development approval should not be granted where an increase in overshadowing occurs between 12.00 - 14.00 to these key public spaces. Prior to 14.00 on 21 June the ICC Hotel shadow does not fall on Tumbalong Park. At this time the shadow falls on the roof of the ICC and on the Western Distributor.

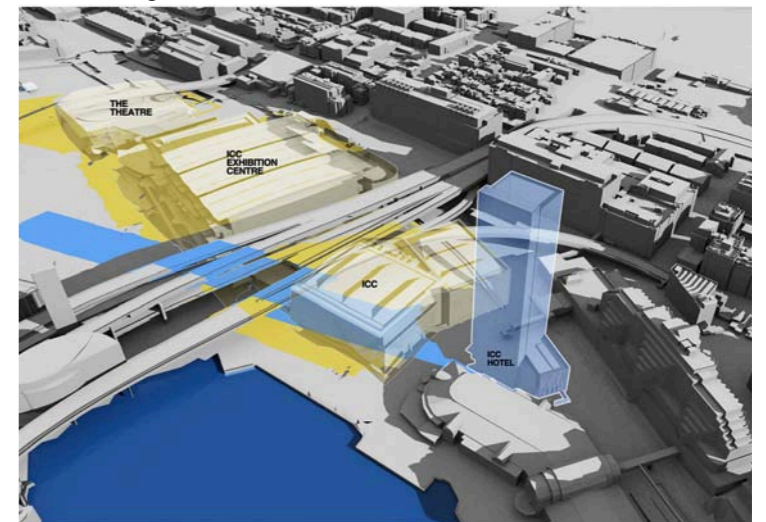
A full review and representation of overshadowing created by the proposed development is illustrated in Section 8 of this report.



Shadow diagram, 21 June, 9.00am



Shadow diagram, 21 June, noon



Shadow diagram, 21 June, 3.00pm

5.5 Setbacks

Given the relative stand-alone “island” nature of the site and the podium and tower composition of the development, the efficient and well planned disposition of the hotel has driven a highly functional and pragmatic form for the hotel. The tower has been positioned to meet site conditions and preserve the planning and design intent of the new Harbourside Place.

The tower has been positioned to present and visually read in juxtaposition above the podium when viewed from the west, south and north. To a degree the impression of a tower setback from the podium would represent in its strongest format to the north where the podium extends toward the narrowest portion of the site where the podium rooftop pool and pool deck are located. However to express the full height of the tower and present a visually dramatic tower corner toward the prime sight lines from the Waterfront, the tower form and articulation is designed to read virtually to ground level.

The proposed podium and tower composition has also been carefully considered to meet SICEEP Urban Design + Public Realm Guidelines. The proposed built form and architecture invariably self generates a massing outcome which carries inherent setback outcomes which coincide and compliment the urban and built form outcomes envisaged for the Precinct.

5.6 Ground Floor and Public Domain

A. Edges and Activation

Careful attention to all site boundary conditions and potential activation opportunities have been considered for the development of the site, with the objectives of the Infrastructure NSW : SICEEP Urban Design + Public Realm Guidelines (29 February, 2013) informing the desired outcomes as they relate to the public realm.

The southern ground level frontage is dedicated to the hotel porte-cochere and the main hotel address. All service vehicle requirements are designated to the north of the site in a landscape and built form visually concealed area, accessed from the Darling Drive round-about adjacent to the site. Building services and emergency service access for the hotel are generally accessed within this vicinity and selectively to the north east and north west frontages of the podium ground level.

The primary hotel frontage and the porte-cochere orientate to the south and south west. These key areas have been located to orientate and reinforce the civic and event significance of the Harbourside Place as it also relates to the new ICC. The highest level of hotel ground plane activation is anticipated along this frontage. A significant portion of the ground level lobby will present and activate toward the glazed Darling Drive frontage.

B. Porte-cochere Arrangement and Egress via Harbourside Place

SSDA1 anticipated but did not seek approval for a porte-cochere along the western face of the hotel with an exit to the south to Harbourside Place. Design development has relocated the porte-cochere to the southern face of the hotel with an exit to the west onto Harbourside Place. This change to the design has reduced the original two locations of pedestrian / vehicle conflict to a single location which can be managed through traffic control devices such as signage, pavement types / materials and colours and, potentially, changes in level. The ICC Hotel provision for vehicle access to and from Harbourside Place is further discussed in the Traffic Report prepared by Hyder.

Through consultation with the adjacent Harbourside Shopping Centre, the Hotel site includes a North South Laneway with the primary purpose of providing emergency vehicle access and taxi drop off. Traffic control measures will be employed to restrict vehicular access to this laneway which will exit via Harbourside Place. Traffic (other than emergency vehicle) permitted to use this laneway would include hire cars and taxis.

Landscaping elements, both physical and visual will programme the space within Harbourside Place to effectively manage the shared zone along with a 10kph speed limit.

C. Ground Floor Entries

The main entry points and zones designated for the ICC Hotel have been carefully considered and respond to the allowed traffic load and access/drop-off points proposed by the new road infrastructure and the urban planning strategies outlined for the precinct. Critical to the presentation and operation of the hotel is the sense of address / occasion at arrival and departure. This has significantly informed the ground plane functioning and treatment specifically to the south as well as the southeast corner and west frontage of the hotel lobby. Further, a hotel managed traffic access to the hotel porte-cochere is anticipated with overall site access primarily designated from Darling Drive. Level changes required to mitigate overland flow events have also contributed to the configuration and treatment of the key entry and access points to the site.

In general, all primary building entry points, aside from service related access and entries, are located to the south boundary of the site. Combined with the design of the porte-cochere and the lobby interior, a strong sense of public accessibility and civic presence will be encouraged through spatial considerations, finishes and lighting of this area. A dynamic architectural “glass box” expression of the southern podium volume will further accentuate the address and presence of this area. This will signal the main hotel entry at ground level from both Darling Drive and the Cockle Bay waterfront.



D. Pedestrian Movement

The proposed development seeks to respond and positively reinforce the Public Domain objectives and goals as represented and described in the SICEEP Built Form and Public Realm Report submitted with SSDA1 with regard to the adjacent public domain. The public domain within this SSDA includes the western boundary / margin edge of Darling Drive, the proposed North South Laneway adjacent the west side of Harbourside Shopping Centre and public / civic area between the hotel development and Harbourside Place. Refer to the Hassell Public Domain drawing included in this application.

Within the SICEEP Precinct Plan, all east - west connections meet at the central "Boulevard", linking the existing and proposed features of the public open space with the new features of the precinct. Harbourside Place, directly south of the ICC Hotel development, will serve to provide this important civic and pedestrian orientated east-west connection.

The porte-cochere and the hotel lobby entry have a direct relationship to the new Harbourside Place. This civic space will act as a significant public address and recognisable public space for the celebration of arrival and departure from ICC facilities as well as a pedestrian experience where pedestrians will be encouraged to linger, experience and promenade.

A secondary pedestrian linkage and access to Harbourside Shopping Centre mall entry is also provided.

Limited pedestrian movement is anticipated along the footpath between the hotel and Darling Drive. The footpath provision is anticipated to primarily service coach drop off. Limited pedestrian movement is expected along this north / south footpath.

E. Stormwater and Levels

Stormwater will flow directly east where an overland flow path directs stormwater away from the ICC Hotel site and Harbourside Place toward Cockle Bay.

A precinct wide water sensitive design strategy integrates an absorption of low flow stormwater strategy through porous surfaces or soft

landscaped areas. As such, the broader public domain facilitates bio filtration in areas such as the Boulevard and Darling Drive (outside the scope of this application)

Existing ground level conditions adjacent the site, to the east and west, have informed overland stormwater / flood measures creating a level change from Darling Drive kerbside level to the ICC Hotel lobby level in the order of approximately 0.5 to 1.0 meters from north to south. This level change is also required to facilitate ground level structural clearances over the existing Sydney Water subterranean stormwater culvert. The resultant hotel lobby level of RL 3.60 has then informed the finished footpath and surface level of the porte-cochere RL 3.60 to RL 3.45 respectively. These levels have then been integrated and coordinated with the overall and transitional levels related to Harbourside Place and the North South Laneway between the hotel and the Harbourside Shopping Centre.

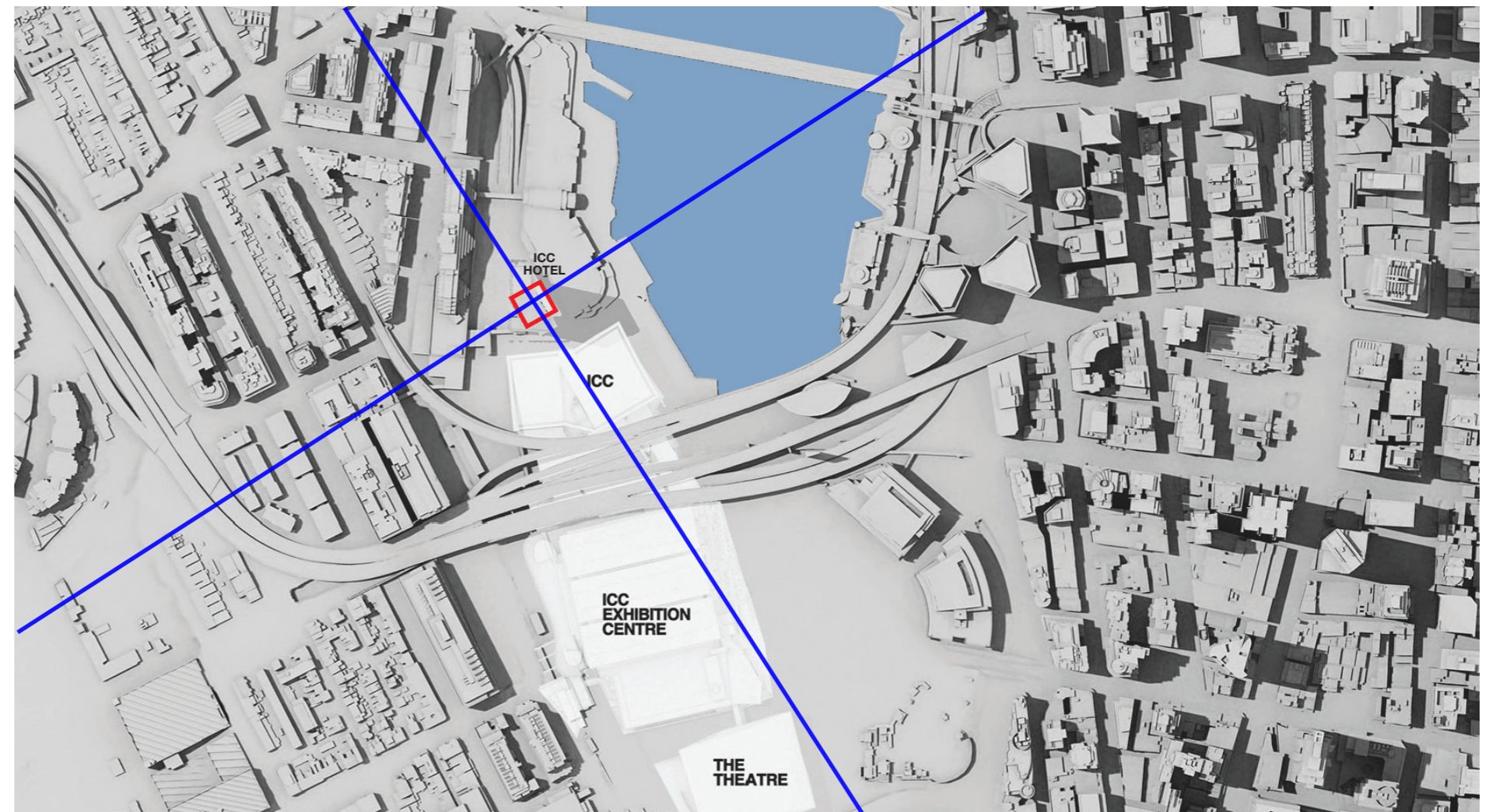


Ground Plane Plan. Source - Hassell

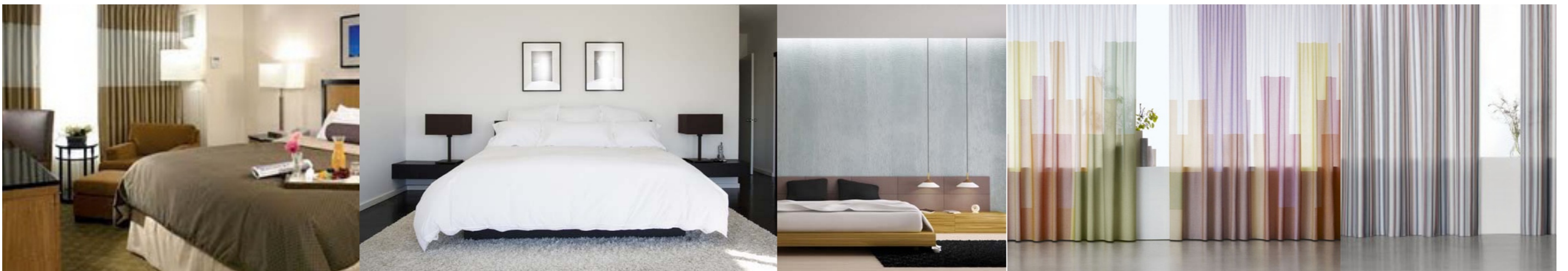
5.7 Hotel Accommodation Floors

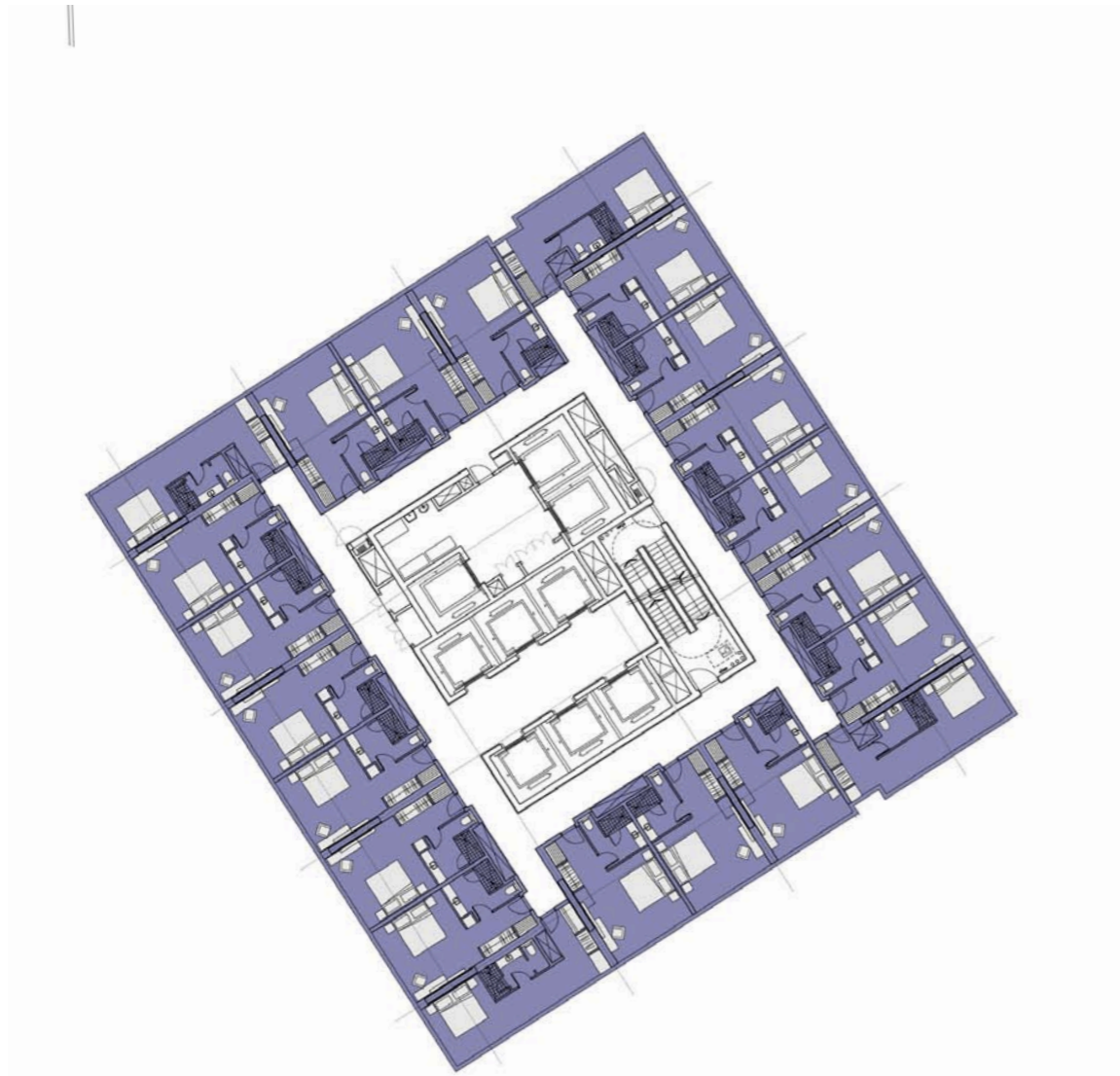
The hotel accommodation floors of the proposed tower deliver efficient spatial and operational outcomes. The rooms have been planned to meet anticipated hotel operator and market standards which allow for maximum interior planning flexibility, the ability to reasonably accept operator input /changes and potential future soft renovation demands as required in hospitality industry cycles. The relatively square plan proportion of the typical floor plate has been conceived as a central core tower with the ability for future hotel operator input to refine room standards and suite area mix within three standardised room module types.

The ICC Hotel will be uniquely differentiated in the Sydney CBD hotel market due to its accommodation level façade system. The design integration of a full height curtain wall, achieving almost full height vision panels to each room, will offer hotel guests striking views over Cockle Bay, Sydney Harbour, the city skyline, Pyrmont and Black Wattle Bay, and the public realm of Tumbalong Park and Ultimo in the south. This glazed system will also encourage natural light to penetrate deep into each room, improving the quality of the indoor guest room environment. These benefits will be delivered through the careful selection of performance glazing technology and internal solar control devices for each room module.



Orientation of ICC Hotel rooms relative to context

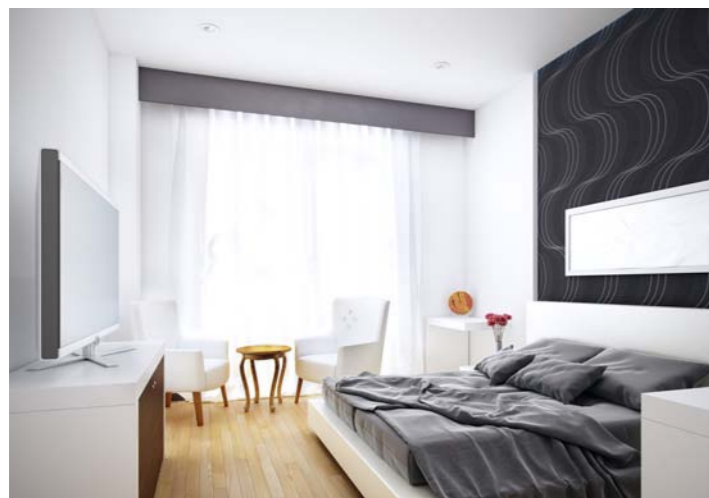




Typical Hotel Accommodation Plan



Typical Cross Section showing hotel rooms levels



Reference image for hotel room



Reference image for NE facade

5.8 Facades

The facade systems for the ICC Hotel are highly specific and have been chosen to suit the functional and aesthetic requirements of each elevation.

A key decision for the facade treatment of the tower component was the adoption of a fully glazed curtain wall system. This will provide the ICC Hotel with a distinctive, high quality, transparent facade. A large proportion of existing Sydney hotels adopt a solid wall construction with 'punched' window openings to the hotel rooms. A glazed facade will afford exceptional views for hotel guests capitalising on the ICC Hotel's unique location. Additionally, glazed facades will significantly help to provide a dynamic external appearance which responds to time of day and climatic conditions. The internal drapes will be employed as an additional facade layer providing depth, colour and activation to each facade. The tower facades have been split into two key facade types.

Main Tower Facade

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

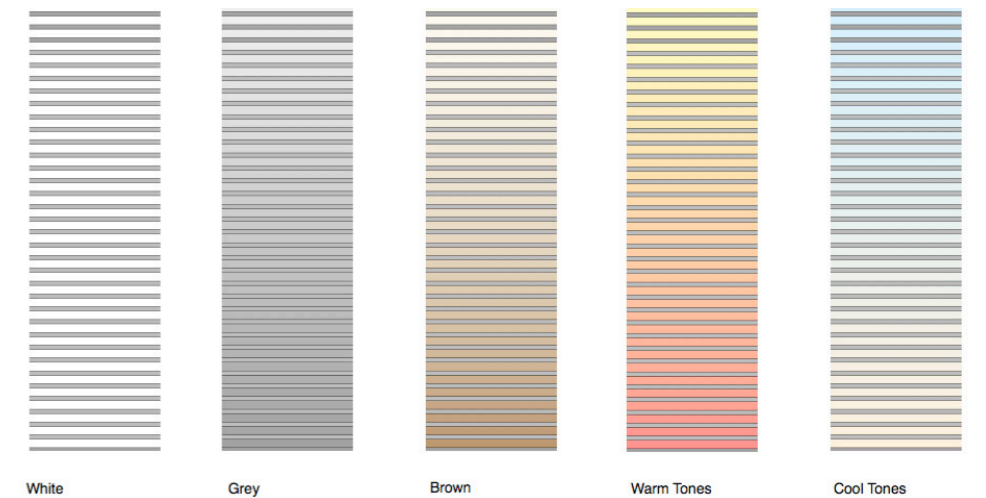
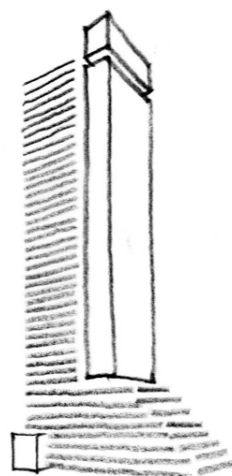
texture. The colour of the internal drapes will be selected from warm tones which will contribute to the overall design intent.

At the top of this tower, this glazed and banded facade will extend up to enclose the upper levels of plant rooms. The increased floor to floor heights for these levels will assist in the proportioning to the top of the building. The facade terminates as a glazed parapet ensuring that rooftop enclosures and equipment are screened from view.

North East Tower Facade

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.

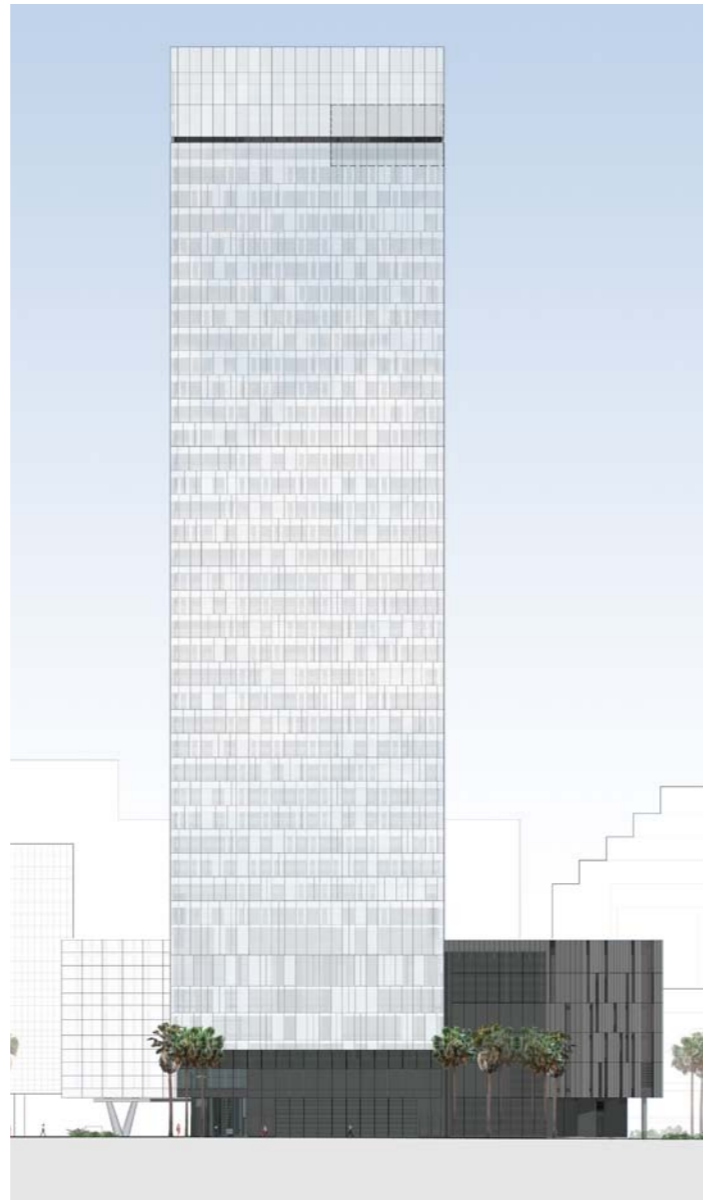
At the top of the building this facade will be capped by the "lantern" element as described in the following section of this report.



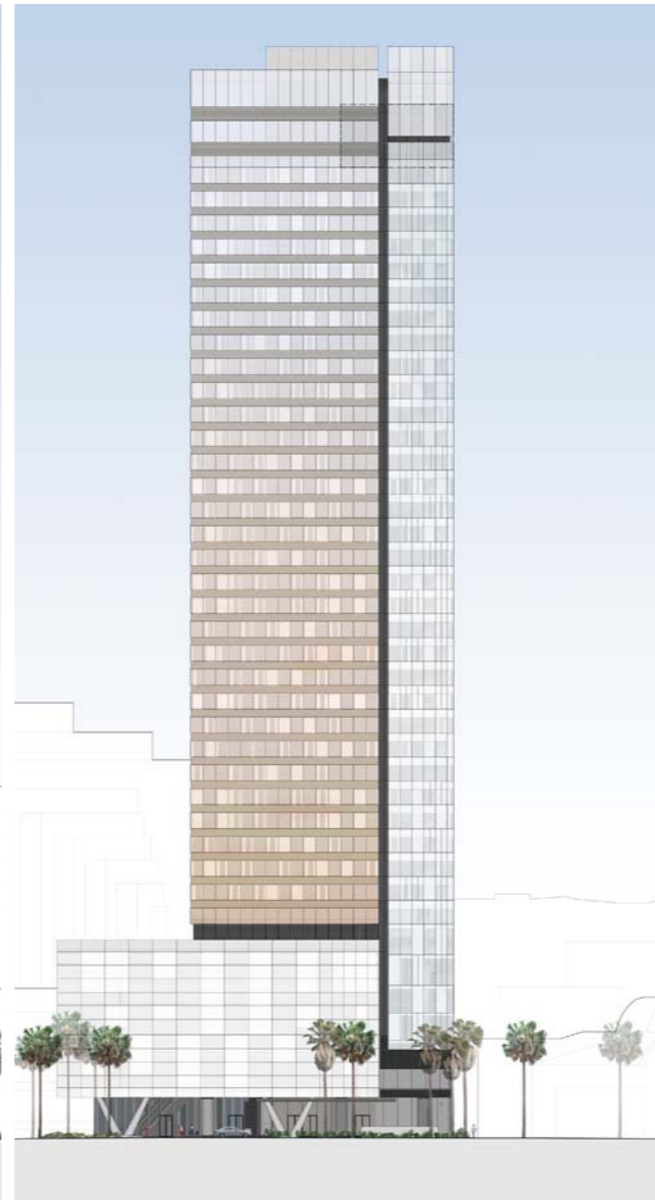
Facade reference and development images



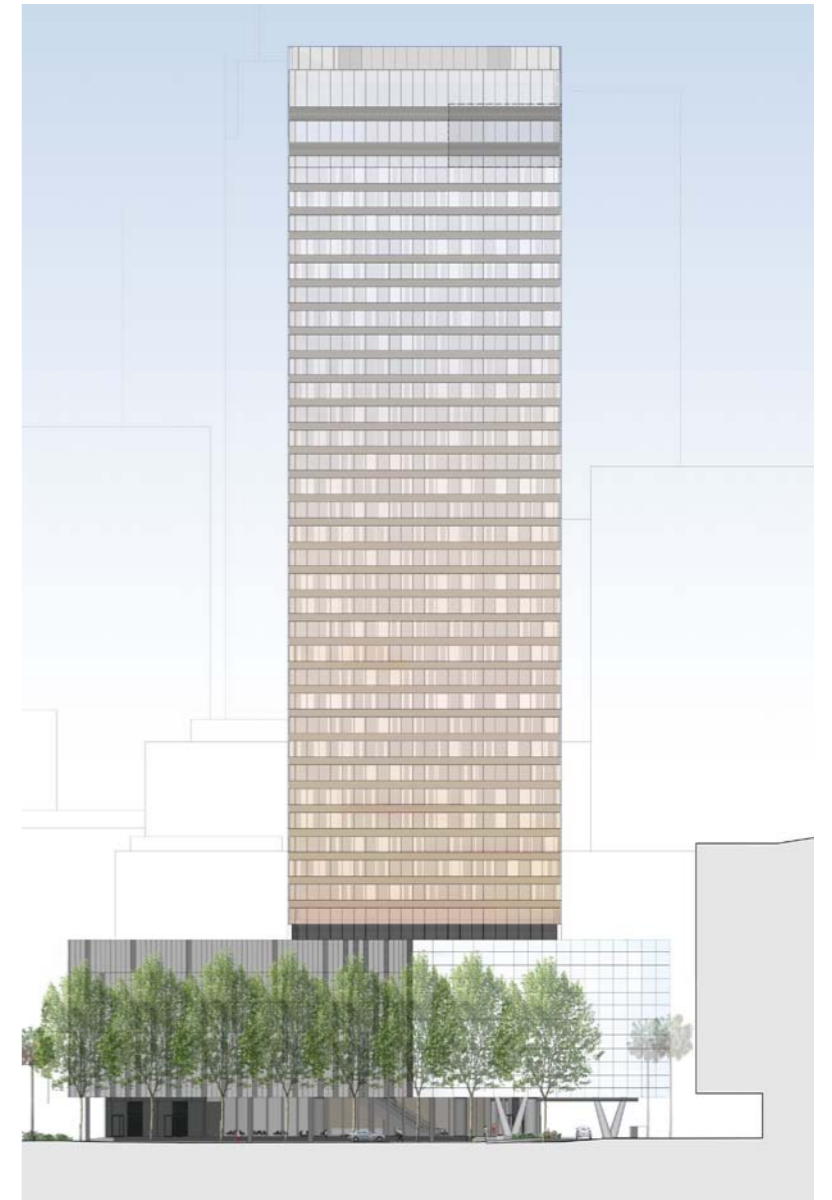
Overall NW Elevation



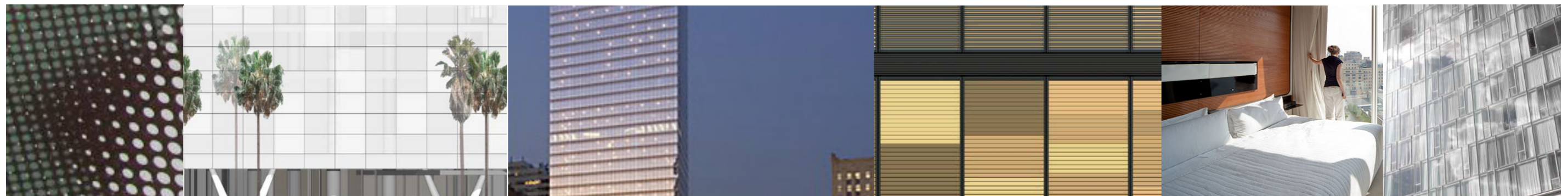
Overall NE Elevation



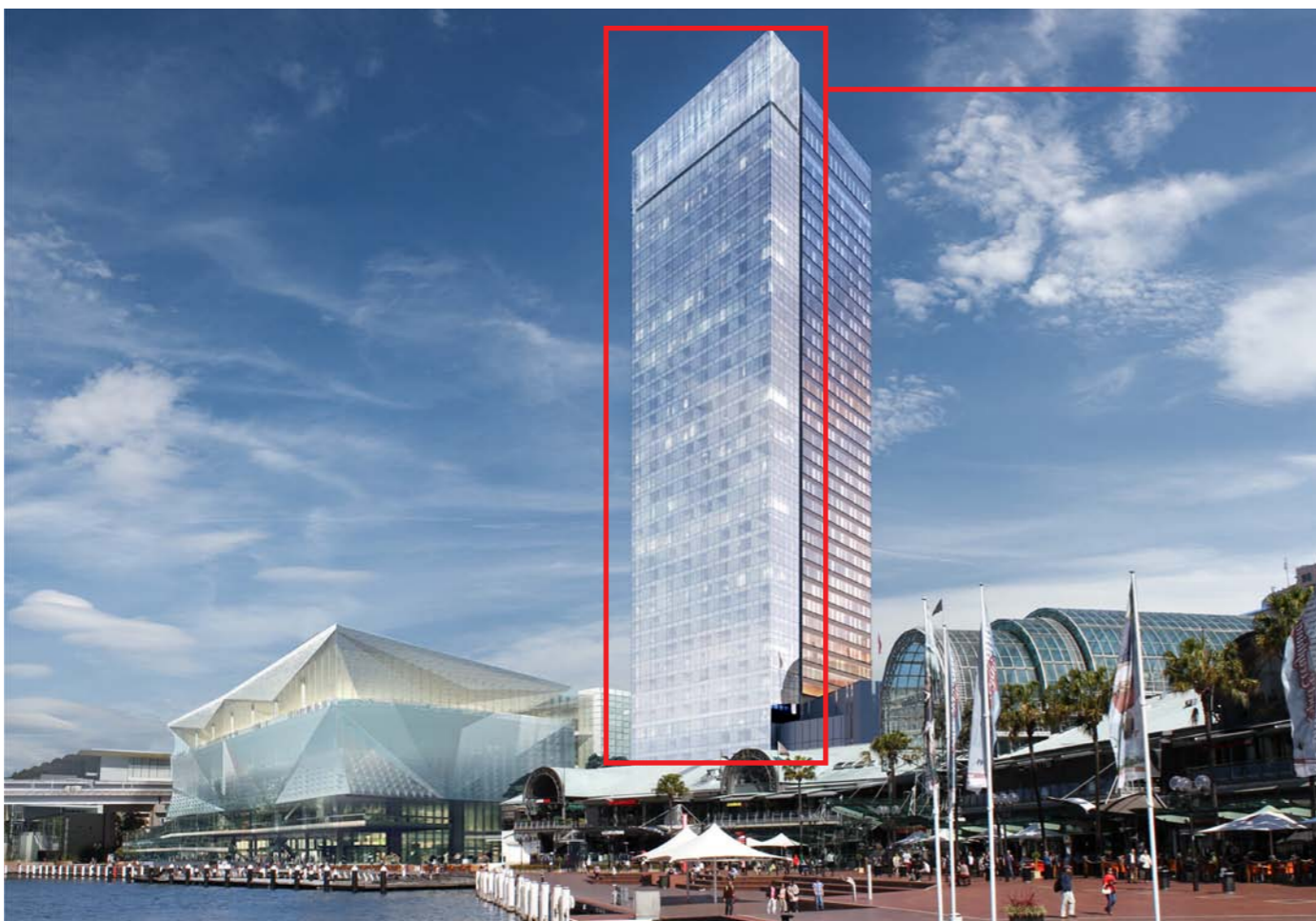
Overall SE Elevation



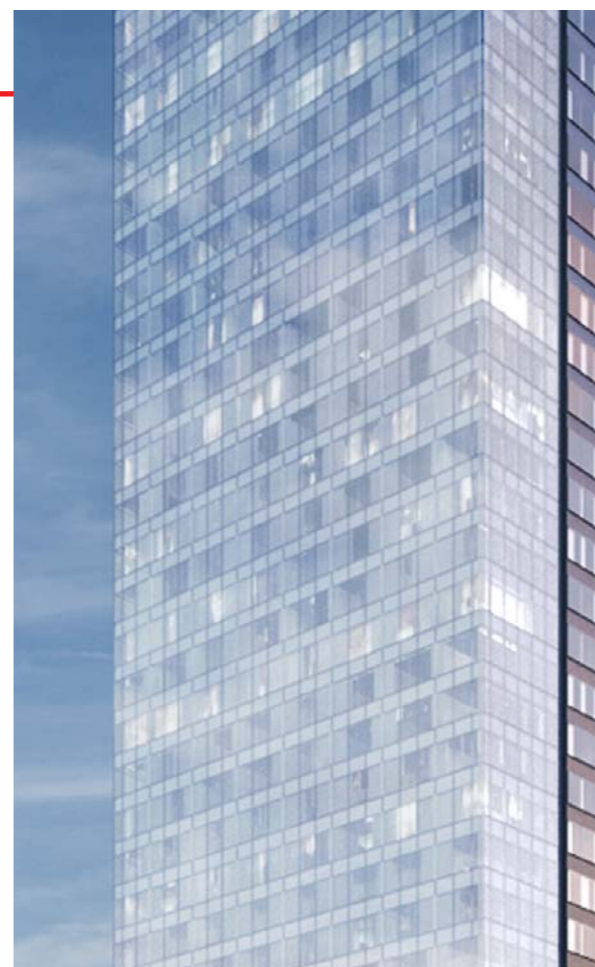
Overall SW Elevation



Facade reference images



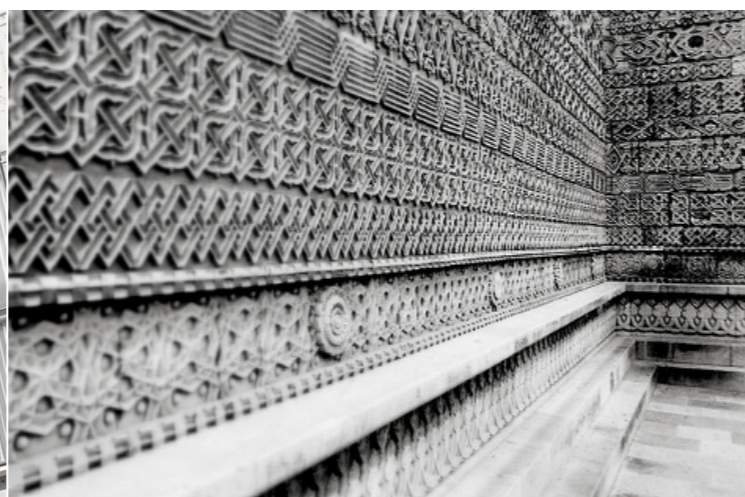
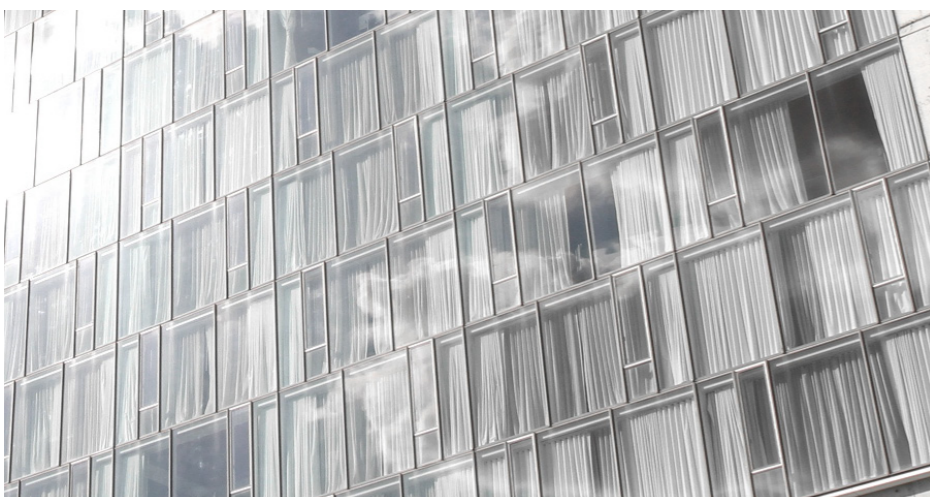
View of tower from Pyrmont Bridge



Detail view of North East facade system



Design intent sketch



Reference images for North East (white) tower facade



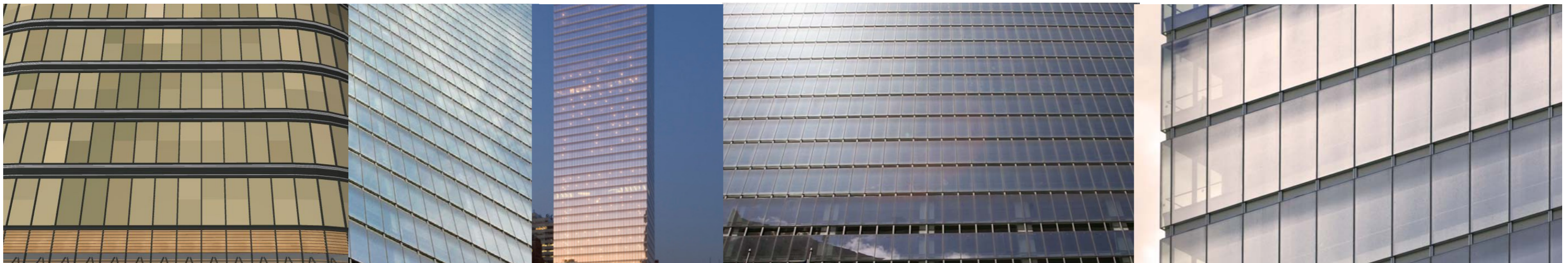
View of tower from Pymont Bridge



Detail view of main tower facade system



Design Intent sketch of main tower facade system



Reference images for main tower facades

5.8 Facades (cont)

Podium Facades

The facade systems for the ICC Hotel podium respond to the local context and internal functions of the lower levels of the hotel. As noted in the introduction of this Design Report, the ICC Hotel has strong relationships to two key public areas:

- Harbourside Place, part of the designated East-West Connections & New Entrances - a defined public plaza area, also known as the "Red Carpet" area, between the new ICC and the ICC Hotel (porte-cochere);
- The Waterfront, one of the key three public spaces on the edge of Cockle Bay, offering a gathering place and forecourt to the ICC and adjacent hotel.

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 a white screen allowing views and interaction into hotel uses in this zone.

Key hotel functions are oriented to the south and benefit from a direct formal relationship with the new ICC and views to the Waterfront. The southern elevation of this volume is characterised with horizontally oriented glazing panels.

This southern volume is supported on distinctive 'V' columns which help define the porte-cochere area and signify the importance and public quality of this portion of the podium.

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 fenestration pattern allows this wide range of functions to be accommodated behind a single facade system, responding to increased requirements for daylight with a locally increased density of glazing. The system also allows balcony requirements to be accommodated without compromise to the overall conceptual diagram or visual clarity of the proposal.

The ground level facades of the podium include full height glazing on steel mullions to the lobby and reception areas. This promotes legibility and activation to both Harbourside Place and Darling Drive.

Service and plant areas are located away from the key public area and are characterised by clean lines and simple detailing with durable material choices in accordance with design and construction requirements.



View of the southern podium volume which fronts onto Harbourside Place, part of the designated East-West Connections & New Entrances - a defined public plaza area, also known as the "Red Carpet" area, between the new International Convention Centre and the ICC Hotel (porte-cochere)



Southern podium volume

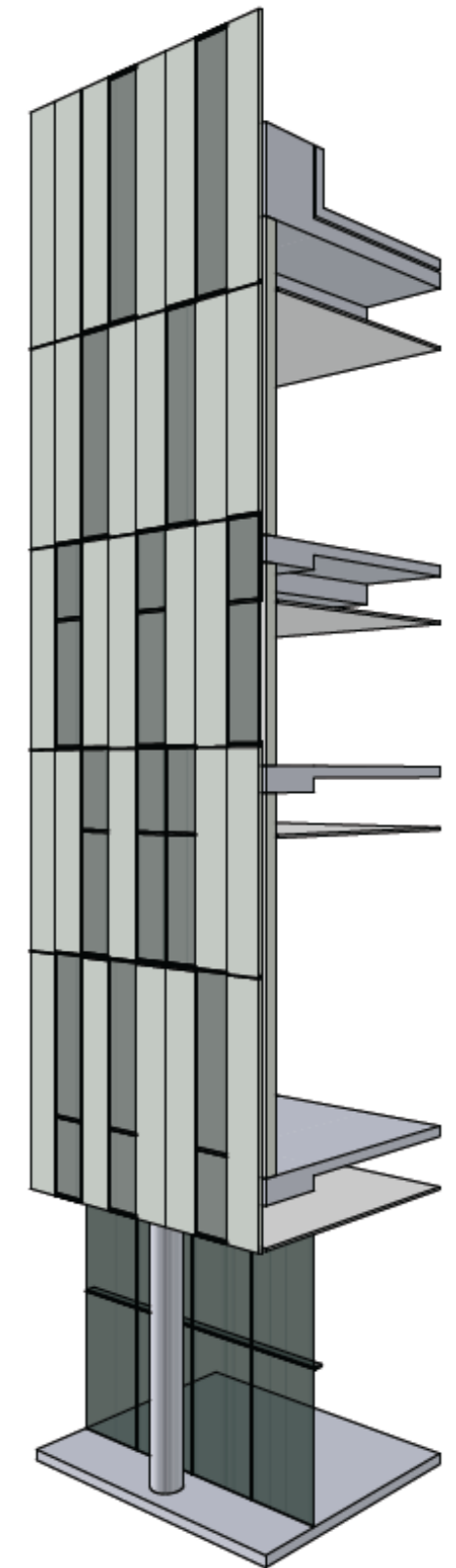
Reference images for southern podium volume facades



Elevation of northern podium volume. The fenestration pattern allows a wide range of functions to be accommodated behind a single facade system, responding to increased requirements for daylight with a locally increased density of glazing.



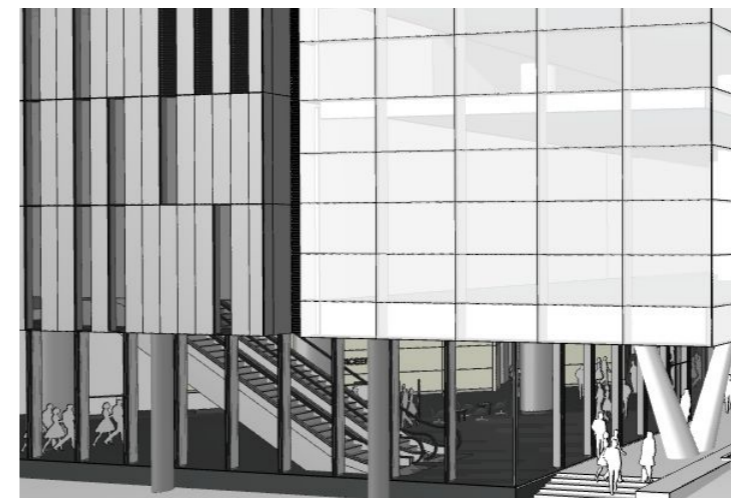
Metal cladding system



3d detail of north podium volume facade system



Reference images for northern podium volume facades



Junction between the northern and southern podium volumes

5.9 Lantern Element

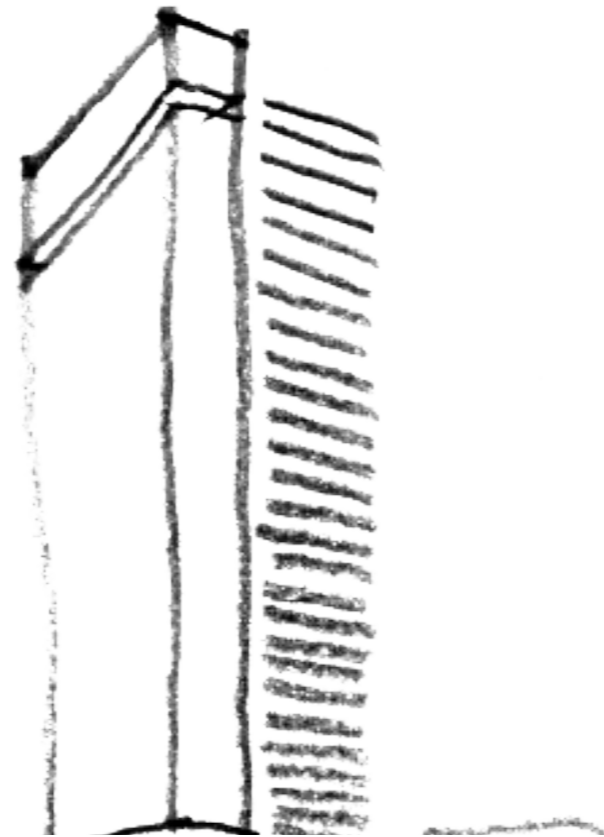
A key architectural element of the hotel is the extension of the slender north eastern volume of the tower above the main parapet line to form an identifiable 'lantern' in the skyline.

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 'lantern' element is separated from the main body of the tower with a horizontal slot. This divides the different facades of the hotel floors from those of L36 and above. The horizontal slot takes the form of a recessed band of dark glazing.

The 'lantern' will provide a distinctive articulation in the Sydney skyline.



Initial concept sketch for a lantern



Concept rendering for rooftop lantern element



Lighthouse concept

Reference images for rooftop lantern element

Preliminary rendering of lantern element

5.10 Environment and Sustainability

This project aims to deliver a sustainable tourism building, with low operational energy consumption, reduced potable water use, rainwater re-use and appropriate materials selection while at the same time maintaining a good level of indoor environmental quality through appropriate mechanical design, façade configuration and finishes selection.

The project will be designed capable of achieving a high level of energy efficiency through efficient mechanical ventilation, heating and cooling design as well as good levels of control for lighting and equipment throughout the hotel including guest rooms. Given initiatives currently proposed annual greenhouse gas emissions associated with operating the hotel could be reduced by up to 45% when compared to the average of existing hotels with similar attributes.

Potable water consumption will be reduced via demand reductions through selection of fixtures and fittings, high efficiency chilled water plant and use of rainwater where possible. Water consumption will be reduced by between 20% and 40% when compared to the average of existing hotels with similar facilities.

Key initiatives include the following:

- Guest room floor plates are glazed on all sides to maximise natural light.
- High performance facade to reduce heating and cooling loads.
- High efficiency chilled water plant to reduce energy consumption.
- Variable air volume (VAV) system temperature will be controlled to make maximum use of high efficiency chilled water plant while avoiding reheat.
- Lighting is designed to minimise the heat load on the base building cooling plant. LED lighting will be utilised wherever appropriate.
- Heating hot water plant utilising efficient gas boilers.
- Guest room lighting and air conditioning will be automatically switched off when the guest room is not occupied.
- Emissions will be minimised as far as possible. By using environmentally friendly refrigerants and insulation and eliminating light spill any negative impact of the building can be significantly reduced.
- No car parking is proposed which will minimise car associated transport associated emissions.

A full list of sustainability initiatives is outlined in the Sustainability Report which accompanies this application.



View from east



5.11 Lighting Vision Statement

The following lighting design strategies will provide a 'visual' solution for the hotel external façade and ground plane.

The lighting solution for the hotel external shall provide not only light to see by but, ambience befitting the space, the design criteria shall address the following;

- Pedestrian safe movement
- Visual awareness
- Visual attraction
- Way finding
- Visual stimulus

Mandatory and code complying lighting will be a prerequisite and used as a base to build on, supplementary lighting from other light sources shall complement and embellish the space. The lighting scheme shall comply with;

- AS4282 Control of Obtrusive Effects of Outdoor Lighting
- AS1158.3.1 Pedestrian Area Lighting
- AS1158.1.3 Road Lighting
- AS1680.2.1 Interior Lighting

A family of fittings will be utilised to unify and harmonize the building exterior, a hierarchy of luminaires will make a statement on place and form.

Ground Level.

A layered lighting scheme will provide visual awareness, safety and perception. Light fittings will be provided along access ways for public safe movement and within landscaping for embellishment.

Vehicle access lighting will provide way finding and direction and support pedestrian safe movement lights, pedestrian crossing lights will highlight and increase safety. Under awning down lights and porte cochere lighting shall define the building perimeter and provide lighting to the ground plane.

Façade.

The hotel façade will rely on internally placed room lighting. Façade lighting will highlight the architecture of the building and it's form. The podium façade will have highlights to depict the architectural form.

Pool Deck.

The elevated pool area will be illuminated. Consideration of an integrated lighting and landscaping solution will be given. The pool shall have internal underwater lights.

Roof Level 'Lantern'

The external face of the building crown shall be illuminated to depict the shape and surface material.

5.12 Building Signage

Building identification signage will be provided for the ICC Hotel to identify the hotel at both a precinct wide and local scale. The architectural elevations that accompany this SSDA submission nominate signage zones both at high level on the tower and at the ground plane level.

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. An indicative illustration of how such signage could be incorporated is shown to the right. This example shows the signage set into an enlarged recess to maintain the design integrity of the "lantern" element. Any signage applied directly to the "lantern" surface should be done in a fully integrated and innovative manner to provide for an improved design outcome relative to the base "lantern" proposal. Exposed structural framing and lettering fixed to the outside of the "lantern" surface in a conventional manner would not meet this objective.

Detail material, colour and lighting selections will be made with consideration of the background material and overall design intent for the ICC Hotel.

At ground level, signage will be integrated into the porte-cochere and entry area. The location of this signage is indicated on drawing DA305. This low level signage and associated backing walls will be from high quality and durable materials.

The final design of the signage is to be submitted for approval to the Director General of NSW Department of Planning and Infrastructure prior to the relevant Construction Certification.



Indicative proposal for integrated sky signage subject to future approval



Lighthouse concept



Example of building specific integrated signage, New York Times Building, New York



Example of building specific integrated signage, ANZ Tower, Sydney



View from south east

Infrastructure NSW Urban Design and Public Realm Guidelines Compliance

SICEEP - ICC HOTEL URBAN DESIGN + PUBLIC REALM GUIDELINE COMPLIANCE			
28-Aug-13			
Item	Urban Design Requirement / guideline	HOTEL PLOT Compliance (✓) Non-Compliance (✗) Not-Applicable (N/A)	HOTEL PLOT Urban Design Response
INFRASTRUCTURE NSW; SICEEP URBAN DESIGN + PUBLIC			
01 URBAN STRUCTURE Vary the density profile of different			
1.1 Movement Framework. The Design must:			
1.1.1	Take into account of a movement assessment that has been undertaken.	✓	Pedestrian and Traffic Movement assessment and strategies have been undertaken with the relevant traffic and public realm consultants
1.1.2	Design for ease of walking.	✓	The proposed planning has responded to and is aligned with the SICEEP - Key Design Principles which prioritises the ease of walking related to the fine-grain network of east-west connections. A walking / pedestrian circulation strategy related to all bounds and the immediate context of the site including a pedestrian/traffic managed strategy related to Harbourside Place has been considered and addressed. Refer to the 5.0 Public Realm and 6.0 Streetscape and Landscape - Urban Design Responses within this matrix.
1.1.3	Connect with the existing networks.	✓	The proposed planning has responded to and is aligned with the SICEEP - Key Design Principles which prioritises the ease of walking, in particular the fine-grain network of east-west connections.
1.1.4	Integrate upper levels as well as the valley floor.	✓	A ground plane dedicated to active linkages to the immediate context and in particular " Harbourside Place" has been developed. Upper levels of the hotel podium are visually connected to Harbourside Place and the Promenade through the architectural treatment and selection of glazing to the south " box" facades. Potential exists for a strong pedestrian link at ground level between the hotel and the ICC.
1.1.5	Stitch the east, west and the south together.	✓	The hotel development will focus the intent to "stitch" the east, west and south together with particular focus and public realm treatments related to Harbourside Place.
1.1.6	Make or break boundaries.	✓	The intent is to soften site boundary perceptions to the south and east whilst allowing Darling Drive to act as a defined road boundary and edge. Ultimately the intent is to blur the south boundary of the development and allow the Porte Cochere to strongly relate to Harbourside Place.
1.1.7	Provide choice through a grid network with a clear hierarchy.	✓	The hotel's positioning and relationship to Harbourside Place establishes a clear strategy for movement and connection to the wider precinct via The Waterfront and The Boulevard beyond.
1.2 Walking. The Design must:			
1.2.1	Maintain the pedestrian dominance of Darling Harbour.	✓	The proposed hotel development reinforces and promotes the pedestrian dominance of Darling Harbour.
1.2.2	Provide pedestrian and cycle friendly streets.	✓	The proposed hotel development reinforces and promotes the pedestrian and cycle friendly intent of Darling Drive. A key pedestrian friendly zone at Harbourside Place to the south of the development is reinforced.
1.2.3	Create attractive and character rich routes.	✓	The proposed hotel development creates responsive and appropriate routes both traffic and pedestrian related at all boundaries of the site and the immediate context
1.2.4	Ensure Accessible routes along all pathways and desire lines.	✓	The proposed hotel development provides for all required DDA compliance and provides for required pathways and desire lines related to The Boulevard and Harbourside Place

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1.2.5	Separate Front of House areas from Back of House areas.	✓	The proposed hotel development clearly represents and illustrates this principle
1.3 Cycling. The Design must:			
1.3.1	Provide a Design for convenient cycling.	✓	This requirement has been provided for within the proposed planning and the re-development of Darling Drive
1.3.2	Allow for passing of parked cars.	✓	This requirement has been provided for within the proposed planning of Darling Drive, the proposed hotel Porte Cochere and Harbourside Place
1.3.3	Provide streets that are safe for cyclists.	✓	Darling Drive. adjacent the hotel site, allows for cyclist lanes
1.3.4	Cycle lanes should be provided outside the public realm (i.e. commuter cycling).	✓	refer above
1.3.5	Recreational cycling should be provided within the public realm.	✓	Refer to the public realm and landscape design of Darling Harbour.
1.3.6	Provide public cycle parking from the outset.	N/A	
1.3.7	Include secure community / public bike storage along cycle routes and nodes.	N/A	
1.4 Public Transport. The Design must:			
1.4.1	Make connections for people on the bus, train and light rail.	✓	A bus stop/holding/loading bay has been provided along the Darling Drive boundary. Train and light rail convenience is offered within short walking distance of the site
1.4.2	Make it convenient to catch the bus, train and light.	✓	refer above
2.0 URBAN GRAIN			
2.1 Streets and Traffic. The Design must:			
2.1.1	Define street types by capacity and character.	✓	Refer to SICEEP ICC Hotel - HASSELL produced Public Realm Report and written responses
2.1.2	Ensure street hierarchy is clear: Lane (7.5m - 12m); Residential (12m - 25m); Commercial (18m to 40m); Boulevard (27m - 36m)	✓	Refer to SICEEP ICC Hotel - HASSELL produced Public Realm Report and written responses. Note: The proposed street heirarchy adjacent the ICC Hotel site complies with nominated dimensions.
2.1.3	Ensure no vehicular traffic within pedestrianised areas.	✗	Selected vehicular traffic access and movement has been strategically planned for within designated pedestrian areas. Passive measures to address management and safety, specifically related to the Hotel Porte Cochere have been incorporated. Further, a new one way vehicular slip lane between the Harbourside Shopping Centre and the Hotel linked to the traffic management strategy of Harbourside Place is also proposed. Designation between pedestrian and vehicular use areas will be clearly demarkated, the proposed Landscap plan and descriptions refer.
2.1.4	Support the key pedestrian connections with vehicular access that includes VIP arrival and drop-off zones for red carpet and similar events.	✓	Selected vehicular traffic access and movement has been strategically planned for within designated pedestrian areas. Passive measures to address management and safety, specifically related to the Hotel Porte Cochere have been incorporated. Further, a new one way vehicular slip lane between the Harbourside Shopping Centre and the Hotel linked to the traffic management strategy of Harbourside Place is also proposed. Designation between pedestrian and vehicular use areas will be clearly demarkated, the proposed Landscap plan and descriptions refer.

SICEEP - ICC HOTEL			
URBAN DESIGN + PUBLIC REALM GUIDELINE COMPLIANCE			
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2.1.5	Make the street an address.	✓	The ICC Hotel will have an appropriate street presence and address reference at Darling Drive, the drop-off address will be south fronting - toward Harbourside Place.
2.1.6	Make the routes go through.	✓	The proposed planning has responded to and is aligned with the SICEEP - Key Design Principles which prioritises the ease of walking, in particular, the fine-grain network of east-west connections . A walking / pedestrian circulation strategy related to all bounds and the immediate context of the site has been considered and addressed.
2.1.7	Connect to finer grain laneways; that are open to the sky.	✓	A new slip lane between the Harbourside Shopping Centre and the Hotel which meets and responds to this criteria.
2.1.8	Provide streets for everyone.	✓	Refer to SICEEP ICC Hotel - HASSELL produced Public Realm Report and written responses
2.1.9	Provide places not roads.	✓	Refer to SICEEP ICC Hotel - HASSELL produced Public Realm Report and written responses
2.1.10	Put the urban space first.	✓	The position/layout of the Hotel Porte Cochere and its relationship to the proposed Harbourside Place is a key response to this criteria. In this manner the event and occasion of arrival/departure and the activation of the Urban Space (Harbourside Place) is a priority within the immediate context. Refer to SICEEP ICC Hotel - HASSELL produced Public Realm Report and written responses
2.1.11	Keep junctions tight.	✓	Refer to SICEEP ICC Hotel - HASSELL produced Public Realm Report and written responses
2.1.12	Allow for an appropriate amount of vehicular traffic.	✓	The Porte Cochere and Harbourside Place will allow for the managed amount of vehicular movement commensurate with the arrival/departure movements of both the Hotel and the ICC. For detail and analysis, refer to traffic consultant's report
2.1.13	Provide wide crossings on busy or main roads.	✓	Refer to traffic consultant report and HASSELL produced Public Realm Report and written responses
2.1.14	Slow traffic down.	✓	Traffic management and calming strategies have been incorporated in the planning of the public realm and public areas related to the proposed ICC Hotel. Selected paved surface treatments combined with kerb edge definition as well as bollard and in-road markings will designate traffic demarcation zones and passively control traffic speed in relation to the hotel site and vehicular access to the hotel. Refer to traffic consultant report and HASSELL produced Public Realm Report and written responses
2.2	Blocks defined by Street Network. The		
2.2.1	Ensure blocks face and front the street.	✓	The proposed massing and tower/podium configuration of the ICC Hotel addresses and responds to the street frontage of Darling Drive

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2.2.2	Respect people's privacy by the arrangement of buildings.	✓	The proposed massing and tower/podium disposition of the ICC Hotel optimises orientation / views whilst addressing privacy. The Hotel Podium levels will feature only strategic window locations with the majority of glazing located to the south and southeast/southwest facades which face/address Harbourside Place. The tower planning features individual room bays with extensive use of interior black-out blinds and curtains common in hotel facilities. These measures will further control visual conditions both within the development as well as outlook toward the development tower itself.
2.2.3	Build to the street alignment and line the perimeter.	✓	The proposed massing and tower/podium configuration of the ICC Hotel addresses the street frontage/alignment of Darling Drive as well as Harbourside Place and the new proposed slip lane to the east of the site
2.2.4	Encourage continuity of street frontage and rhythm.	✓	The proposed massing and architecture of the hotel podium addresses the street frontage/alignment of Darling Drive, Harbourside Place and the new proposed slip lane to the east of the site
2.2.5	Keep blocks small.	✓	The site area of the proposed ICC Hotel predetermines a compact and concise podium planning and architecture for the hotel. Required planning efficiencies and operator area requirements further determine a small " block area" requirement for the proposed hotel
2.2.6	Provide a block that allows for change and the future.	✓	The proposed hotel planning allows for operator area requirements and future input/refurbishment flexibility
2.2.7	Provide for internal flexibility.	✓	The proposed hotel planning seeks to achieve required internal efficiencies as well as provide for operator area requirements and flexibility
2.2.8	Keep the grain fine.	✓	An Architectural hierarchy of massing components, materials and fenestration has been carefully strategised for the hotel podium and tower
2.2.9	Keep commercial units narrow on ground floors.	✓	No commercial units are planned for the ground level of the hotel.
2.3	Landmarks, vistas + focal points. The Design		
2.3.1	Ensure a sense of arrival.	✓	This has been carefully planned and addresses within the ground plane of the proposed hotel and is integrated within the planning of the Porte Cochere, lobby, reception and entry sequence of the hotel.
2.3.2	Provide a southern gateway to Darling Harbour.	✓	The proposed development will contribute to the creation of the SICEEP desired "southern gateway" to Darling Harbour.
2.3.3	Make it easy to find your way around.	✓	Passive/natural way finding strategies and planning intent have been incorporated in the planning of the ground plane and subsequent level of the podium public areas
2.3.4	Emphasise the hierarchy of the place.	✓	Within the SICEEP Precinct Plan - " Key Design Elements" this criteria has been met and reinforced.
2.3.5	Show the way for visitors.	✓	Passive/natural way finding strategies and planning intent have been incorporated in the planning of the ground plane and subsequent level of the podium public areas

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2.3.6	Create an interesting and identifiable skyline.	✓	The tower statement and upper most top level has been carefully considered to accentuate the vertical statement of the hotel and create a top or crown statement significant to the skyline appearance of the hotel within the immediate and distant context (as well as vantage points)
2.3.7	Provide a point and line approach to vistas.	✓	This approach has been accounted for in the disposition of the overall massing and the positioning of podium glazed vision glass areas as well as the tower orientation and façade treatment
2.3.8	Ensure focal points are appropriately located and scaled.	✓	This criteria has been carefully considered in the massing, architectural treatment and hotel operator branding of the proposed hotel
2.3.9	Provide an entrance that welcomes people.	✓	The hotel entry and arrival sequence has been carefully planned and orchestrated to ensure the hotel receives and welcomes visitors and guests in a positive and memorable fashion. This has been integrated within the planning of the Porte Cochere, lobby, reception and the overall entry sequence of the hotel.
2.3.10	Provide ceremonial entrance/s for the Core Functions.	✓	Refer above. Note, the escalators have also been positioned to allow for ceremony and movement loading in relation to the ballroom and meeting rooms located on the first level above ground and entry/reception
2.4 Utilities Infrastructure. The Design must:			
2.4.1	Plan for sustainable infrastructure provision.	✓	Provisions for existing below grade services, new services and stormwater drainage/overland flow considerations have all been planned with required efficiencies, minimal environmental impact and sustainability outcomes. Refer to the relevant services consultant reports.
2.4.2	Design a discreet and co-located network.	✓	Applied where possible
2.4.3	Make services subservient to the Design.	✓	The existing below grade (on-site) Sydney Water Culvert and associated preservation requirements have required the development to respond accordingly. As a result, the development adopts a strategy which retains and spans over the existing culvert.
2.4.4	Coordinate design development with service providers.	✓	Completed and on-going
2.4.5	Put services underground in shared strips.	✓	Given existing below grade services provisions, underground services have been efficiently planned to minimize excavation and avoid disruption of existing services passing under the site.
2.4.6	Hide the services boxes and plant facilities from Front of House areas.	✓	Compliant. Separation and concealment have been achieved wherever possible.
2.5 Parking + Servicing. The Design must:			
2.5.1	Ensure sustainable parking levels.	N/A	The proposed development will not provide for on-site carparking.
2.5.2	Minimise the need for service vehicles to park, stop or queue on the public road network, including Darling Drive.	✓	This has been strategically planned for, all service entries and vehicular movements to be completely separated from public areas and road networks.
2.5.3	It is preferable to put parking behind, under, above or to the side of buildings.	✓	The proposed development will not provide for on-site carparking.
2.5.4	Design the commercial car park following secure-by-design principles.	N/A	
2.5.5	Soften and screen basements and multi-storeys.	N/A	
2.5.6	Make car parks discreet or if they are prominent make them beautiful.	N/A	

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INFRASTRUCTURE NSW; SICEEP URBAN DESIGN + PUBLIC			
3.0 DENSITY + MIX			
3.1 Mixing Uses. The Design must:			
3.1.1	Build a walkable Precinct.	✓	The hotel site and planning is strongly linked to the wider pedestrian network via 'Harbourside Place' and 'The Waterfront'
3.1.2	Create a patchwork of different activities throughout the Precinct.	✓	The ground plane to the hotel and the adjacent public spaces will create a unique environment within the overall precinct.
3.1.3	Include uses such as: tourist; educational; recreational; entertainment; cultural and commercial facilities.	✓	The hotel component delivers a unique function within the precinct at a carefully considered location.
3.1.4	Maximise synergy and minimise conflict of uses.	✓	The hotel has been located adjacent to the International Convention Centre to ensure a strong functional synergy.
3.1.5	Include Convention, Exhibition and Entertainment uses.	N/A	
3.1.6	Combine commercial and civic uses with hotel and other uses such as residential to provide a sustainable and viable mix of uses.	✓	The hotel inherently fulfills this requirement and significantly contributes to the viability of the adjacent core facilities.
3.1.7	Emphasise the civic values of the Precinct.	✓	The hotel creates a strong landmark within the precinct at the city scale but also helps define Harbourside Place at the local scale.
3.1.8	Complement the existing retail of Darling Harbour.	✓	The hotel has a strong and considered relationship to the adjacent Harbourside Shopping Centre.
3.1.9	Wrap and cap 'big box' facilities with other uses.	N/A	
3.1.10	Bring dead edges to life through active uses.	✓	The hotel proposals will significantly improve the site providing a high level of activation at ground level and helps to establish a strong east west connection via Harbourside Place.
3.1.11	Provide a rich mix in the transition of uses.	✓	The relationship between the Convention Centre and hotel creates a dynamic and rich relationship which will define the character of Harbourside Place.
3.1.12	Focus on links to public transport nodes.	✓	Light Rail runs from Lilyfield to Central, with an extension underway to Dulwich Hill. Light rail will provide direct access to the SICEEP precinct from the west, and the existing stop 'Convention Centre' will directly access The ICC Hotel. The site is also well connected in terms of ferry access from King Street Wharf. Town Hall is the closest train station to The ICC Hotel and will be reached easily via the pedestrian bridge to the East of Cockle Bay. An existing bus route runs along Harris Street and there are current discussions around a potential future bus route with a stop next to the ICC Hotel, linking the facilities conveniently to the rest of the city.
3.2 Density, Facilities + form. The Design must:			
3.2.1	Integrate with the city context.	✓	The ICC Hotel is a key component in the achievement of the following overall precinct strategies: 1. The Boulevard 2. Three Public Spaces 3. East-West Connections & New Entrances 4. The Anchor Buildings Refer to the Section 4, Urban Design of the Design Report for details.
3.2.2	Focus on activity centres and use clusters.	✓	The hotel and convention centre together will form an activity centre and use cluster.

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3.2.3	Vary the density profile of different Facilities.	✓	The vertical nature of the hotel creates a unique density at this key location.
3.2.4	Cater for a range of users and lifestyles.	✓	The hotel will compliment existing hotel offerings in the wider darling Harbour precinct.
3.2.5	Blend the best parts of town.	✓	The hotel sits at an important junction between Pymont and the SICEEP precinct and will form a landmark for both these areas together with the city beyond.
3.2.6	Enable people to trade space for place.	✓	The efficient planning of the hotel will allow maximum space and amenity at the ground plane.
3.2.7	Take a long term view.	✓	
4.0 HEIGHT + MASSING			
4.1 Building size + scale. The Design must:			
4.1.1	Define The Big Picture.	✓	The hotel location is in accordance with the height and massing objectives of the SICEEP Urban Design and Public Realm Guidelines. Together with the Darling Park towers the hotel creates a gateway to the precinct beyond.
4.1.2	Develop a building height strategy.	✓	The hotel is conceived as being a similar height to the Darling Park towers.
4.1.3	Relate building height to context.	✓	Darling Park towers have an upper RL127.0. The hotel has a main parapet level at RL 139,700. The north east façade which incorporates a 'lantern' roof feature element extends 3m above the main parapet level having a top level at RL 142,700.
4.1.4	Wrap up and Step down to provide a human scale to the facilities.	✓	The ICC Hotel podium is 25.4m tall and relates to the height of the core facilities adjacent.
4.1.5	Adapt with topography.	N/A	
4.1.6	Respect overshadowing principles.	✓	The extent and timeframe involved for overshadowing of public areas is considered to be within acceptable limits given the built-form and amenity attributes offered. A full representation of overshadowing created by the proposed development is illustrated in Section 8 of the Design Report.
4.1.7	Consider view sharing for residential neighbours.	✓	The efficient floorplate allows for a slim and elegant form which minimises the impact on view sharing.
4.1.8	Plan shallow building depths.	✓	The tower component of the hotel has a highly efficient floorplate, with a centre core arrangement of minimum size while still accommodating guest rooms to all elevations,
4.1.9	Orientate for flexibility and suitable access.	✓	The hotel plan has been developed to allow for considerable planning and operational flexibility to suit various operator requirements.
4.1.10	Ensure the building form turns the corner where streets meet.	✓	The key intersection of Harbourside Place and Darling Drive accommodates the key glazed podium volume which houses the key public functions of the hotel.
4.1.11	Provide trim and slim (narrow) building types or frontages to Big Box facilities.	N/A	
4.2 Building for change. The Design must:			
4.2.1	Provide a mix of uses where most uses are compatible side-by-side.	✓	The hotel contributes to the overall precinct mix by providing a necessary and fundamental part of the programme.
4.2.2	Ensure a mix of uses at close quarters.	✓	In accordance with commercial expectations a wide range of functions are provided within the hotel including ballroom, gym, restaurant and bar.

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4.2.3	Provide a vertical mix of uses: Make uses stack up through the building.	✓	While the tower component provide guest accommodation the four podium levels provide a wide range of functions as described in 4.2.3.
4.2.4	Provide access for all and meet Disability Discrimination Act requirements.	✓	Refer to the Accessibility Report.
4.2.5	Reveal the history of the place.	✓	Refer to Section 3.1 C of the Design Report.
4.3 Positive outdoor spaces. The Design must:			
4.3.1	Define the space, its function and character.	✓	At podium level the massing and detailing of the hotel is expressed as two volumes. Key public functions are located in the southern glazed volume to help orientate and direct users. The southern podium volume help define the edges of Harbourside Place.
4.3.2	Provide and ensure the right to light between buildings.	✓	The hotel stands on an island site and does not adjoin existing buildings.
4.3.3	Form and shape outdoor rooms using built form.	✓	Refer 4.3.1
4.3.4	Use light and shadow to add dynamism within spaces.	✓	The hotel entrance and porte-cochere area will be strongly defined by light and shadow given their positioning and the use of glass at ground level. The southern podium volume is intended to read a glowing façade after dark. The NE facade of the tower is capped with a 'lantern' element to serve as a precinct and city wide beacon.
4.3.5	Avoid creating microclimate issues for example negative wind conditions caused by tall building location and design.	✓	Refer to the Wind Study that accompanies this application.
4.4 Building line and setbacks. The Design must:			
4.4.1	Provide buildings that are built to an appropriate building line.	✓	The island nature of the site carries inherent setback outcomes which coincide and compliment the urban and built-form outcomes envisaged for the wider precinct.
4.4.2	Form appropriate heights of street walls with taller sections of building setback from the street.	✓	The ICC Hotel podium is 25.4m tall and relates to the height of the core facilities adjacent.
4.4.3	Proportion buildings with a base, middle and top.	✓	The hotel's massing is expressed a series of interlocking tower and podium forms which interlock in plan and vertically. The hotel has a clear top of podium level and an expressed top in the form of the 'lantern' element to the NE.
4.4.4	Create an interface for humans at the public realm.	✓	The key public frontages to Darling Drive and Harbourside Place are well activated with large extents of glazing to the lobby space beyond.
4.4.5	Create enclosure and definition to the space around and between buildings.	✓	The variety of open space types around the Hotel are discussed in Public Domain Design Report SSDA6 Section 6.0. The open spaces types of the SICEEP precinct are shown in Section 4.2 - Public Engagement.
5.0 PUBLIC REALM			
5.1 Public Realm. The design must:			
5.1.1	Provide focus activity areas within the public realm.	✓	Large scale public activity areas are predominantly located in the SICEEP PPP area. Clear connections are provided from the site to the nearby Cockle Bay which is a natural focus for gatherings and events. Between the Hotel and Shopping Centre smaller scale spill out and gathering places are provided at key nodes.
5.1.2	Ensure there are appropriate uses in and around the space.	✓	Spaces have been designed to accommodate appropriate uses such as drop off, pick up, coach access, pedestrian circulation, arrival area and pedestrian gathering spaces.

SICEEP - ICC HOTEL URBAN DESIGN + PUBLIC REALM GUIDELINE COMPLIANCE			
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5.1.3	Build in versatility and flexibility.	✓	The broad and civic nature of the public realm that contains shared zones in preference of dedicated road surfaces allows for a flexibility of circulation movements if required.
5.1.4	Provide adequate routes through space: enable people to pass directly from A to B.	✓	The design responds to the desire lines allowing people direct access to Harbourside Place, the light rail, taxi collection points and to the Harbourside Shopping Centre.
5.1.5	Stimulate the human sense through touch; sound; smell.	✓	Pockets of planting around small gathering spaces will provide sensory interest.
5.1.6	Create a distinctly local Sydney identity.	✓	Public realm materiality, including pavement and planting will reflect and express the Sydney urban environment. The site's relationship to the water and the core facilities will create a distinct Darling Harbour identity.
5.1.7	Plant local species.	✓	Proposed planting will be predominantly local species, selected for the compatibility with the specific local microclimates. Tree plantings in the one way access lane will be predominantly native palms to reinforce the 'gully' language of the west links of the SICEEP master plan. Refer Public Domain Design Report SSDA6 Section 7.2
5.1.8	Enhance natural ecology and ecosystems.	partial	The Site is essentially an urban city environment with limited existing natural ecology. Opportunities for new ecology is limited given the footprint required by built form and the circulation requirements. The design will provide an increase in tree and groundcover plantings. Refer Public Domain Design Report SSDA6 Section 7.2
5.1.9	Embrace the Sydney climate.	✓	The north south laneway will contain tall palm trees to maximise light penetration into the space while maintaining a degree of landscape amenity.
5.1.10	Ensure the place is of high quality and is built to last.	✓	A simple palette of robust and durable materials will be used. Refer public domain design report section - refer Public Domain Design Report SSDA6 Section 7.1
5.1.11	Integrate art within built and landscape.	N/A	refer this schedule response 6.5.3
5.2 Safety and Security. The design must:			
5.2.1	Build in safety.	✓	Safety through clear sightlines, safe lighting levels and passive surveillance
5.2.2	Focus on natural surveillance.	✓	The public domain has been designed as open and uncluttered to maintain view lines from being obstructed. The hotel lobby provides a prominent and active frontage to Harbourside Place.
5.2.3	Follow secure-by-design principles.	✓	as above
5.2.4	Watch the main entrance closely.	✓	The main entrance is a prominent and active frontage on the northern side of Harbourside Place.
5.2.5	If there has to be a security fence or grill, design it as a sculpture.	N/A	
5.3 Temporary Uses. The design must			
5.3.1	Ensure there are rich day and night experiences.		The Hotel lobby Harbourside Place will be a well lit and active frontage for this east west connector. Refer Public Domain Design Report SSDA6 Section 4.2
5.3.2	Provide appropriate amenity for an 18 hour / 7 days a week site.		as above

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5.3.3	Allow for a diverse range of events and overlays.	✓	Event spaces are provided in the nearby SICEEP PPP area, Cockle Bay as a celebration and festival space, the Boulevard for markets and Tumbalong Green as the main multi purpose festival event space. - refer Public Domain Design Report SSDA6 Section 4.2
5.3.4	Provide large gathering spaces and intimate areas for diversity.	✓	Large gathering spaces are provided in the adjoining SICEEP PPP area. More intimate milling and resting areas are provided in the Hotel public realm around the Hotel entrance and the north south laneway.
5.3.5	Balance the event spaces with recreational spaces and circulation spaces.	partial	as above
5.4 Accessibility. The design must:			
5.4.1	The Design Must follow the principles to be adopted for walking routes and follow the five C's approach as follows:- connected-convivial- conspicuous- comfortable-convenient.	✓	The five 'Cs' are central to the design of the walking routes. Routes reflect direct desire lines of the precinct (refer Public Domain Design Report SSDA6 Section 4.1). Main routes are of generous width, lighting, and landscape amenity.
6.0 STREETScape & LANDSCAPE			
6.1 Landscape. The design must:			
6.1.1	Provide a variety of open space types.	✓	The variety of open space types around the Hotel are discussed in Public Domain Design Report SSDA6 Section 6.0. The open spaces types of the SICEEP precinct are shown in Section 4.2 - Public Engagement.
6.1.2	Create park life.	N/A	Park life will be provided by the Folded Landscape and Tumbalong Green in the SICEEP PPP area.
6.1.3	Ensure that parks are within walking distance.	✓	Tumbalong Green is connected to the Hotel Precinct by Harbourside Place and the Boulevard.
6.1.4	Connect open spaces as a network.	✓	The open spaces of the SICEEP precinct are connected in a logical network. A north south Boulevard spine with open spaces and links branching off east and west.
6.1.5	Work with the earth and the historic landform cuts of the valley.	✓	The precincts natural geology has been investigated, and is a strong design driver for the public realm. Harbourside and the north south laneway are expressed as 'gully' spaces that follow into the site 'valley floor'.
6.2 Wildlife & Ecology. The design must:			
6.2.1	Balance human access and wildlife shelter.	N/A	The Hotel Precinct will be a highly urban, city pedestrian precinct with limited site value as a wildlife shelter. Although native tree canopy garden beds are environments that may encourage native birds and wildlife suitably adapted to the urban environment.
6.2.2	Ensure that all sites are created as habitats.	N/A	as above
6.2.3	Aid biodiversity.	N/A	as above
6.3 Microclimate. The design must:			
6.3.1	Consider the influence of the elements.	✓	Building canopies will provide weather protection to the hotel porte cochere
6.3.2	Plant with the sun in mind.	✓	Palm tree planting will be used to provide pockets of shade, while maintain good solar access to the laneway. Groundcover plant species will be selected to cope with sun exposure of shaded conditions imposed by built form.
6.3.3	Harness cool breezes.	✓	The hotel's positioning and relationship to Harbourside Place will ensure cooling north easterly breezes can access Harbourside Place. Refer to the Wind Study that accompanies this submission for details of local wind conditions.

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6.3.4	Protect from winter winds.	✓	The hotel's positioning and relationship to the ICC ensure that Harbourside Place and the hotel entrance is shielded from the dominate winter winds.
6.3.5	Make the place comfortable.	✓	The public realm contains high quality materials, a legibility of space, a logical circulation system, areas for resting and for seeking weather protection. It will be well lit open space with good sightlines. It will be a comfortable space to occupy.
6.4	Way finding. The design must:		
6.4.1	Make the place legible.	✓	The gesture of creating Harbourside Place greatly opens up the site to the SICEEP precinct and the waters edge improving legibility and circulation of the urban plan. Precinct way finding signage is located in the PPP area - refer Public Domain Design Report SSDA6 Section 6.2
6.4.2	Use urban markers through both built form and landscape elements.	✓	Harbourside Place, and the built form of the Convention Centre and hotel provides an urban gateway to the SICEEP site. The vegetation and pavement treatments of all east west links into the SICEEP precinct have a level consistency to imply their function in the urban structure.
6.4.3	Achieve a macro-precinct to micro-pedestrian scale way finding strategy.	✓	A hierarchy of signage types has been proposed in the SICEEP PPP area (primary, secondary, tertiary) that give direction to and from the Hotel Precinct.
6.5	Street furniture, art & lighting. The design		
6.5.1	Clean up the existing clutter and provide a collection that is integrated and harmonious with the Design.	✓	Simple and harmonious palette of materials, trees and urban elements are proposed that reduce clutter and improve amenity and pedestrian experience.
6.5.2	Provide a consistent palette of quality street furniture.	✓	Street furniture will be consistent across the SICEEP precinct. Seat elements will be bespoke precast elements in keeping with the precast language of seats, stairs, and terraces in the PPP area. Other furniture elements, such as bike hoops, bins, fountains, bollards will be from the standard CoS/SHFA palette. Refer to Public Domain Design Report SSDA6 Section 7.3
6.5.3	Fit art to the place.	✓	Significant public art works will be provided in the main gathering areas of SICEEP precinct outside the Hotel boundary. The locations and nature of these works are developed in the PPP area art strategy.
6.5.4	Integrate art within built and landscape forms.	✓	as above
6.5.5	Make art a spectacle and worth repeat visits.	✓	as above
6.5.6	Illuminate each unique scene and harness an identifiable night time experience.	✓	The hotel entry and porte cochere will have a high lighting level signifying entry and arrival, while the north south lane will be more ambient effect with low level lighting from seats and up lighting to trees.
6.5.7	Consider 'plug and play' (smart poles or equivalent) lighting poles to facilitate event overlays.	N/A	The hotel precinct is not an event space in the overall SICEEP.
7.1 FAÇADE & INTERFACE			
7.1	Animating the edge. The design must:		
7.1.1	Provide a varied and active frontages.	✓	The key public frontages to Darling Drive and Harbourside Place are well activated with large extents of glazing to the lobby space beyond.
7.1.2	Reach out to the street.	✓	A formal edge condition is formed along Darling Drive with a significant extent of glazing at the corner with Harbourside Place.

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7.1.3	Make buildings provide a setting to the space between them and in front.	✓	The hotel's planning and façade systems seek to activate Harbourside Place, the key public space adjacent to the hotel. The lobby has a strong formal and visual connection to this space.
7.1.4	Strengthen local identity.	✓	The hotel's form, planning and articulation seeks to make a strong contribution to Harbourside Place and to operate as a landmark element at the end of the Boulevard.
7.1.5	Keep the design rich from both near and afar.	✓	The form and composition of the hotel and its podium are designed to create a landmark and beacon for the wider precinct and at a local scale. The lantern element at the top of the NE façade seeks to reinforce this identity.
7.1.6	Express the use and the purpose of the facilities.	✓	The hotel has a strong identity at ground level given the porte-cochere and lobby positioning relative to Harbourside Place and Darling Drive. The glazed façades to the tower component seek to express the accommodation function within.
7.1.7	Relate to the human scale.	✓	The podium adopts a greatly reduced a scale relative to the overall building. At the base of the tower a pair of podium boxes provide articulation and respond to the varying interface requirements with the northern and southern edges of the site. The southern podium volume is articulated as a glazed volume which accommodate key public functions. This volume is kept as transparent as possible to provide views out and activate the edge of Harbourside Place. The primary hotel frontage and the porte-cochere orientate to the south and south west. These key areas have been located to orientate and reinforce the civic and event significance of the Harbourside Place as it also relates to the new ICC
7.1.8	Embrace the identity of the Precinct.	✓	The hotel's orientation, façades and materiality seek to establish a strong relationship with the adjacent ICC and wider precinct. These relationships will be pursued through the design development stage.
7.1.9	Make entrances a feature in the façade.	✓	The entry to the hotel is clearly articulated under the southern podium volume.
7.1.10	Utilise detailed massing and façade treatments to welcome, guide and orientate users.	✓	At podium level the massing and detailing of the hotel is expressed as two volumes. Key public functions are located in the southern glazed volume to help orientate and direct users.
7.1.11	Relate the façade and ground level portions of building to the public realm.	✓	The massing and break up of the podium level facades has a strong relationship to the adjacent ICC, which together define Harbourside Place and the associated public realm. The hotel lobby flooring is seen as an extension of the Harbourside Place paving and will share a common materiality.
7.1.12	Combine event strategies and elements such as banners, light poles and other even structures for the site with permanent ground level uses.	N/A	
7.2	Continuous weather protection. The design		
7.2.1	Provide a weather protected route along all primary routes, including Quay Street (an its northern extension) and the Quarry Street extension.	N/A	

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7.2.2	Use colonnades or awnings along building frontages to allow a consistent datum to be read along a street edge.	✓	Given the island nature of the site the hotel's awning does not abut other buildings. However, the hotel incorporates significant covered areas adjacent to the porte-cochere and foyer which are largely incorporated under the southern podium volume.
7.2.3	Provide diversity in the elevations through articulation of the façade.	✓	The facades are strongly articulated both within the tower levels and within the podium.
8.0 DETAILS AND MATERIALS			
8.1 Precinct Scale. The design must:			
8.1.1	Demonstrate a precinct approach to materials and their built assembly.	✓	The hotel's orientation, façades and materiality seek to establish a strong relationship with the adjacent ICC and wider precinct. The hotel has a glazed and metal material quality in line with the adjacent ICC. Glass and cladding selections have been made with consideration of the colour and material qualities of the wider precinct.
8.1.2	Recognise that the grain, texture and scale of the skyline is of great importance.	✓	The ICC Hotel will have a distinctive, high quality, transparent facade. A key component of the hotel is that the slender north eastern volume of the tower extends above the main parapet line to form an identifiable 'lantern' element in the skyline.
8.1.3	Materials should be used to define and reinforce different character areas within the Precinct.	✓	The hotel and Convention Centre seek to establish a commonality of materiality as noted in 8.1.1. eg: the hotel lobby flooring is seen as an extension of the Harbourside Place paving and will share a common materiality.
8.1.4	Be built of the same fundamental elements that make Darling Harbour the place it is. A place for celebration, for transaction and for entertainment with quality venues, shops, hotel, homes and public realm.	✓	An architecturally distinctive element on the Harbour, the ICC represents the international positioning of the precinct, while the ICC Hotel highlights the precinct within the city skyline, offering the experience of the unique Sydney Harbour setting. The architectural expression of the ICC Hotel seeks to respond to this requirement by providing a distinctive yet elegantly simple vertical expression with clearly expressed detailing.
8.1.5	Respond to surrounding existing and historic character.	✓	Refer to Section 3.1 C of the Design Report.
8.1.6	Add a distinctive townscape element within the wider Darling Harbour area.	✓	Purposely placed within the grid of public connections, each of the Darling Harbour Live buildings is specifically positioned to address the surrounding urban grain. The ICC, the ICC Hotel and The Theatre are emphasised as three anchor buildings within the precinct. The hotel forms a vertical landmark within this urban context while also defining the northern edge to Harbourside Place.
8.1.7	Add another 'layer' of character into Darling Harbour, the new materiality will be symbolic of the change and transformation of the area.	✓	The facade systems for the ICC Hotel are highly specific and have been chosen to suit the functional and aesthetic requirements of each elevation. A key decision for the facade treatment of the tower component was the adoption of a fully glazed curtain wall system.
8.2 Pedestrian Scale. The design must:			
8.2.1	Ensure that detail resolution matters.	✓	The ground level facades and details are proposed are from high quality finishes in keeping with expectations for the precinct and a high quality hotel building.
8.2.2	Ensure that materials are easily maintainable.	✓	All materials have been selected with future maintenance requirements in mind.

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8.2.3	Ensure that the buildings are sustainable, durable and visually interesting.	✓	All materials have been selected with consideration of design life, durability and ongoing visual interest.
8.2.4	All materials in the public realm areas of the Precinct, and especially the lower base elements of all building are to be highly durable.	✓	All materials in the public realm areas have been selected with consideration of durability, eg: granite paving to the porte cochere area and full height glazing to the lobby.
8.2.5	Create a hierarchy of materials.	✓	Materials are selected with consideration of purpose with public areas afforded the most high quality finishes as appropriate for their function.
8.2.6	Propose a primary material to dominate the frontage, other materials should be used to demarcate different elements of the building.	✓	The podium is expressed as two volumes, each with a strong material expression. These volumes and the façade created are clearly defined by their materials, eg: glazing to the southern volume and metal cladding to the northern volume.
8.2.7	Primarily use glazing where there is a key public use and where there are retail frontages.	✓	The key public frontages to Darling Drive and Harbourside Place are well activated with large extents of glazing to the lobby space beyond.
8.2.8	Identify with the climatic conditions of Sydney and provide appropriate shade and shelter.	✓	The hotel incorporates significant covered areas adjacent to the porte-cochere and foyer which are largely incorporated under the southern podium volume.
8.2.9	Use colour to add vibrancy and distinctiveness. Colour may be added through coloured light, retail signage, coloured glass or glazed bricks as well as coloured fabrics of awnings and parasols.	✓	The hotel's palette is drawn from simple yet elegant colours in keeping with the overall architectural expression. Increased colour and light are to be incorporated into the hotel lobby areas to assist with orientation.
8.3 Materials. The design must:			
8.3.1	Consider Sydney as a blue and green connected city.	✓	The tower component of the hotel will have a distinctive, high quality, glass facade. These facades seek to sit within the Sydney skyline in a elegant and dynamic manner.
8.3.2	Celebrate the temperate climate.	✓	The hotel seeks to establish strong formal and visual connections to the adjacent external spaces and Cockle Bay waterfront through positioning, planning and façade expression.
8.3.3	Use landscape and plant materials.	✓	Refer to The Public Domain Design Report for SSDA6 as prepared by HASSELL.
9.0 ENERGY & RESOURCE EFFICIENCY			
9.1 Resource Efficiency. The design must:			
9.1.1	Orientate buildings towards the sun.	✓	The buildings four facades are oriented NE, NW, SE and SW. All facades will receive sunlight at various times throughout the year.
9.1.2	Let the light in and keep the heat out in summer.	✓	Glazing is maximised to all views and daylight to guest rooms. Glazing will be selected to reduce solar load whilst maintaining adequate daylight to all guest rooms.
9.1.3	Recycle rainwater where possible.	✓	Rainwater will be captured and used to irrigate landscape.
9.1.4	Use the potential of the ground.	✗	Flood risk, extensive in-ground infrastructure and archaeology prevent use of ground/in-ground solutions.
9.1.5	Work with the wind.	✓	The building is not naturally ventilated. Mechanical ventilation will however utilise free cooling from outdoor air where possible.
9.1.6	Do more with less.	✓	The Hotel design and materials reflect modern methods of construction to improve efficiency, minimise waste and incorporate standardisation.
9.1.7	Waste not, want not.	✓	As per item 9.1.6 above.
9.1.8	Prioritise precinct wide solutions.	N/A	Precinct initiatives are not part of the hotel

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10.0 STAGING & MANAGEMENT			
10.1	Precinct management. The design must:		
10.1.1	Provide a platform for a range of events.	N/A	
10.1.2	Provide a place or locals, visitors and international guests.	✓	The hotel will accommodate both local and international guests while also helping to define new public spaces within the wider SICEEP precinct for both local and international visitors.
10.1.3	Allow the Precinct to change over time and evolve with contemporary culture.	✓	The hotel has been planned to meet anticipated hotel operator and market standards which allow for maximum interior planning flexibility, the ability to reasonably accept operator input /changes and potential future soft renovation demands as required in hospitality industry cycles.
10.1.4	A new Tumbalong Park will provide the opportunity for event staging.	N/A	