Lend Lease

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International Convention Centre Hotel – Fit-Out ESD Report

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This SSDA follows the approval and current assessment of a number of SSDAs within the SICEEP site, including:

- SSDA1 which secured approval for the core convention, exhibition and entertainment facilities of the SICEEP Project;
- SSDA2, a staged application that established a Concept Proposal for a new mixed use neighbourhood at Darling Harbour known as Darling Square;
- SSDA3, SSDA4, and SSDA5 which related to three detailed proposals for use of the development plots within Darling Square;
- SSDA 6 which secured approval for the construction of the ICC Hotel; and
- SSDA7 is currently under assessment and seeks approval for the construction and use of a mixed use development on the North-East Plot of Darling Square.

This Application (referred to as SSDA 8) seeks approval for the fit-out of the International Convention Centre (ICC) Hotel having now selected the Hotel operator, Accor, along with a façade lighting system and land subdivision.

The ICC Hotel forms part of the SICEEP Project, which will deliver Australia's global city with new world class convention, exhibition and entertainment facilities and support the NSW Government's goal to "make NSW number one again". On 15 June 2014, consent for SSDA6 (ICC Hotel), was granted by a delegate of the Minister for Planning for the:

- demolition of the existing buildings on site and associated tree removal;
- construction of a 35 storey building, for up to 616 hotel keys, and basement;
- maximum GFA of 37,090m2;
- hotel use including ancillary guest and visitor facilities, restaurant and ballroom;
- replacement of a one-way access road;
- provision of short term and taxi/drop off car parking and coach parking;
- public domain works including integration with existing/proposed works; and
- building identification signage zones.

This consent did not include any approval for the fit-out of the Hotel building, as it was too premature in light of not having concluded the Hotel operator selection at the time of seeking approval for the base building. There was also no approval sought at the time for any feature external building lighting or subdivision of the land.

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Overview of Proposed Development

The proposal relates to a SSDA for the fit-out, façade lighting system and land subdivision of the ICC Hotel component of the SICEEP Project. The hotel is located at the northern end of the precinct and comprises a single building. The hotel is being developed by Lend Lease and is consistent with Darling Harbour Live's Preferred Precinct Plan.
More specifically, this SSDA seeks approval for the following components of development:

- The detailed fit-out of the ICC hotel building having now selected the Hotel Operator as Accor (Sofitel);
- Feature lighting of the hotel to reinforce the 'landmark' quality of the building and support its function as a 'beacon' for the broader SICEEP Project; and
- The subdivision of the site to facilitate separate leasehold title of the ICC Sydney Hotel site for the effective operation of the hotel.

Background

The NSW Government considers that a precinct-wide renewal and expansion of the existing convention, exhibition and entertainment centre facilities at Darling Harbour is required, and is committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of SICEEP.

Following an extensive and rigorous Expressions of Interest and Request for Proposals process, a consortium comprising AEG Ogden, Lend Lease, Capella Capital and Spotless was announced by the NSW Government in December 2012 as the preferred proponent to transform Darling Harbour and create SICEEP.
Key features of the Preferred Precinct Plan include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
  - Up to 40,000m2 exhibition space;
  - Over 8,000m2 of meeting rooms space, across 40 rooms;
  - Overall convention space capacity for more than 12,000 people;
  - A ballroom capable of accommodating 2,000 people; and
  - A premium, red-carpet entertainment facility with a capacity of 8,000 persons;
- Providing a hotel complex at the northern end of the precinct;
- A vibrant and authentic new neighbourhood at the southern end of the precinct, now called 'Darling Square', including apartments, student accommodation, shops, cafes and restaurants;
- Renewed and upgraded public domain that has been increased by a hectare, including an outdoor event space for up to 27,000 people at an expanded Tumbalong Park; and
- Improved pedestrian connections linking to the proposed Ultimo Pedestrian Network drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pyrmont and the City.

Site Description

The SICEEP Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the Light Rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour

Street to the east, and Hay Street to the south. The SICEEP Site has been divided into three redevelopment areas – Bayside, Darling Central and The Haymarket.

The ICC Hotel Site (refer to Figure 1):

- is located within the northern end of the Bayside precinct;
- is bound by Harbourside Shopping Centre to the north and east, the International Convention Centre to the south and Darling Drive to the west; and
- occupies an area of approximately 3,600m2.

Figure 1 – Aerial Photograph of the SICEEP Site

Planning Approvals Strategy

The SICEEP Project has resulted in the lodgement of numerous SSD DAs for the various components of the redevelopment project. Future applications will continue to be lodged in accordance with the Concept Proposal Stage 1 Approval and the Preferred Master Plan.

Fit-Out Response to ESD Requirements

This report has been prepared by Lend Lease design, as the sustainability consultant for the ICC Hotel in response to the ESD requirements of the Secretary's Environmental Assessment Requirements (SEARs) and relevant development consent conditions for the fit-out of the approved International Convention Centre Hotel at the Sydney International convention, Exhibition and Entertainment Precinct (SICEEP).

Secretary Environmental Assessment Requirements

1) The fit-out proposal maintains the ability of the hotel building to achieve a 4 Star NABERS Energy rating; and
2) That the fit-out works respond to sustainable building principles and increase the energy efficiency of the hotel by using low energy technologies.

Assessment of Proposed Fit-Out

The fit-out works will adopt sustainable building principles and focus on best practice initiatives with regards to energy efficiency, indoor environment, water efficiency and materials.

The following summarises the sustainable building principles, which are relevant to the fit-out, and how the proposed fit-out will respond to these.

Sustainability Building Principle (Applicable to Fit-Out)		Project Response
Energy / Greenhouse Gas Emissions	Lighting	Lighting to guest rooms and common areas will be predominantly LED with appropriate controls to ensure run hours are minimised. Controls to guest rooms will disable lighting when guest rooms are unoccupied.
	Guest Room Air Conditioning and ventilation	Guest room, air conditioning and ventilation can be automatically switched off when unoccupied. Ventilation is also lowered when shower is not running. Heat recovery is also being considered to reduce the heating and cooling energy associated with ventilating guest rooms.
	Variable Air Volume (VAV) Air Distribution	All air handling units serving function rooms, restaurants and other variable load spaces are designed to have VAV control, to enable systems to modulate to meet demand and shut down when not in use or required.
	Guest Room Appliances and Equipment	To be selected by operator with energy efficiency as a key selection criteria.
	Mechanical Plant	While not part of interiors works, cooling will be provided by a high efficiency chilled water plant consisting of efficient variable speed chillers and pumps and high efficiency motors to all pumps and large fans. Similarly the heating plant will be of high efficiency, consisting of gas fired

Sustainability Building Principle (Applicable to Fit-Out)	Project Response
	condensing boilers and variable speed pumping.
Water Efficient Fixtures and Fittings	Selection of fittings and fixtures with flow rates as low as practically possible. In accordance with the development consent conditions, the WELS rating associated with fixtures and fittings are as follows: - Toilets: 4 Star (dual flush) - Taps: Minimum of 4 star taps are proposed. - Showerheads: Showerheads proposed are 3 star, which is the highest WELS rating available. - Urinals: 6 Star urinals proposed with 'smart controls'. Waterless urinals are not considered feasible given the associated maintenance issues.
Indoor Environment Quality	Distribution of ventilation air has been considered in all locations where there is continual occupation. CO2 sensors will be provided to common areas to ensure adequate ventilation (and energy efficiency). Low volatile organic compound (VOC) paints, adhesives and sealants and carpets will be specified. Composite timber products have been specified as low formaldehyde. Acoustic design in accordance with best practice standards. Internal blinds proposed to manage glare where necessary. Thermal comfort has been a key criteria in façade systems design and mechanical treatment.
Materials	All timber used to be sourced from forests certified to either FSC or PEFC standards. All thermal insulants used on the project to have zero ozone depleting potential (ODP) in both manufacture and composition. Recycled rubber flooring in gym. Exposed concrete columns in office and BOH areas.

Existing Requirements of SSDA 6116 Consent and Conditions (for ICC Hotel)

As required by the development consent conditions of SSDA 6116, the hotel is being designed in accordance with the principles of a 4 star NABERS Energy rating.