

14 April 2015

Lend Lease
Construction & Infrastructure
30 The Bond, 30 Hickson Road,
Millers Point NSW 2000



Attention: Madeleine Macdessi, Project Manager

Dear Madeleine,

**RE: SICEEP ICC HOTEL
STATEMENT OF HERITAGE IMPACT: FITOUT DEVELOPMENT APPLICATION**

Introduction

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;

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NSW Nominated Architects Robert Denton Registration No 5782 | Alex Kibble Registration No 6015

- 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.

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 the SICEEP 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/Pymont 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.

Previous Heritage Impact Assessments

In February 2013 Tanner Kibble Denton Architects Pty Ltd prepared the Statement of Heritage Impact for the Concept Proposal Development Application for the SICEEP redevelopment of Darling Harbour and assessed the heritage impacts of all elements of the proposed redevelopment.

The Statement of Heritage Impact concluded:

The proposed PPP, Haymarket Precinct and Hotel development are supportable in heritage terms for several reasons:

- *There will be no impact on heritage items located either within the development site or in its vicinity through modification to building fabric or demolition;*
- *The settings of the Chinese Garden of Friendship, Darling Harbour Water Feature and the Carousel will be enhanced by the developments;*
- *The Haymarket Precinct development has been structured through interpretation of historic street patterns in this locality;*
- *Although there will be some impact on views to heritage items in the vicinity of the Haymarket Precinct, this will not affect interpretation of these items or their heritage significance;*
- *There will be some impact on the Darling Harbour Rail Corridor resulting from the loading dock associated with the Exhibition Centre. The impact of the loading dock is, however, limited and will not affect interpretation of the Rail Corridor or its heritage significance. The impact will be ameliorated by the removal of monorail infrastructure by others;*
- *Views to the Powerhouse Museum will be affected by the two residential blocks in the Haymarket Precinct situated next to the Rail Corridor, which will also be impacted.*
- *However, the principal views to the Powerhouse Museum are available from Harris Street and will not be affected by the proposed development, while views to the building are of secondary importance. Also, the presence of the residential blocks will have no impact on the physical fabric of the Darling Harbour Rail Corridor. There will be little impact on appreciation of the Corridor or interpreting it – apart from the loading dock associated with the proposed Exhibition Centre (see above). There are other no impacts on the Rail Corridor resulting from development on the SICEEP site.*

In April 2014 Tanner Kibble Denton Architects undertook an assessment of the heritage impacts relating to State Significant Development Application SSDA6. The Statement of Heritage Impact concluded that the proposed ICC Hotel development was supportable in heritage terms for several reasons:

- *It will not impact negatively on the Darling Harbour Rail Corridor and Darling Harbour Water Feature;*
- *Impacts on the Water Cooling Manifold can be ameliorated. However, reference should be made to the Non-Indigenous Archaeological Assessment and Impact Statement by Casey & Lowe for its heritage impact on this item;*
- *There will be some impact on the setting of the Pyrmont Bridge, along with views to the item from some vantage points. This is lessened by the distance between the Bridge and the ICC Hotel and to some extent by the revised architectural treatment of the Hotel's exterior. It should be noted that the setting of the Pyrmont Bridge is already*



characterised by bulky and tall buildings and the revised design of the facade of the hotel improves its presentation to the public domain.

- *Any impacts on heritage items listed in the Sydney Local Environmental Plan 2013 are largely minimised by the scale and bulk of recent development, including the Novotel and residential buildings to its west.*

Assessment of Heritage Impact

We have reviewed the documentation relating to the proposed facade lighting prepared by the architectural firm of Francis-Jones Morehen Thorp and have compared it with the assessments undertaken previously (as set out above). The proposed external illumination is located on the building's modulated north-eastern facade, which extends along the sides of the hotel and is oriented towards Central Sydney and Cockle Bay. The linear LED luminaires are integrated into the horizontal louvre elements on the primary Harbour/City form that stop on either side of the projecting V form and characterise this volume. The luminaires do not result in any modification of the building's form.



Figure 2 The location of the proposed ICC Hotel facade lighting is within that section of the exterior outlined in blue.

Source: ICC Illuminated Facade Visual Impact Study.



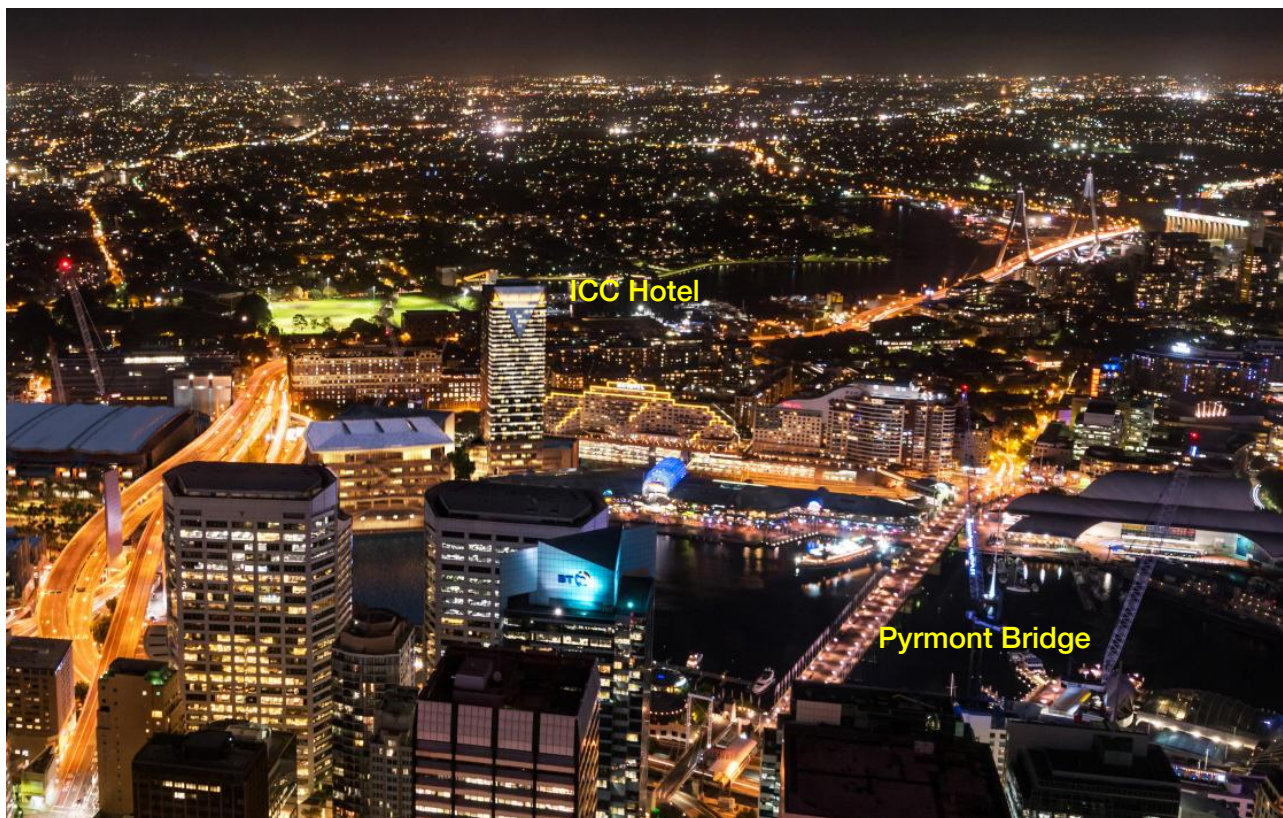


Figure 3 Proposed night-time illumination with white lighting, showing the relationship of the hotel to Pyrmont Bridge. The intensity of the hotel illumination is no greater than existing lighting in the vicinity of the bridge.

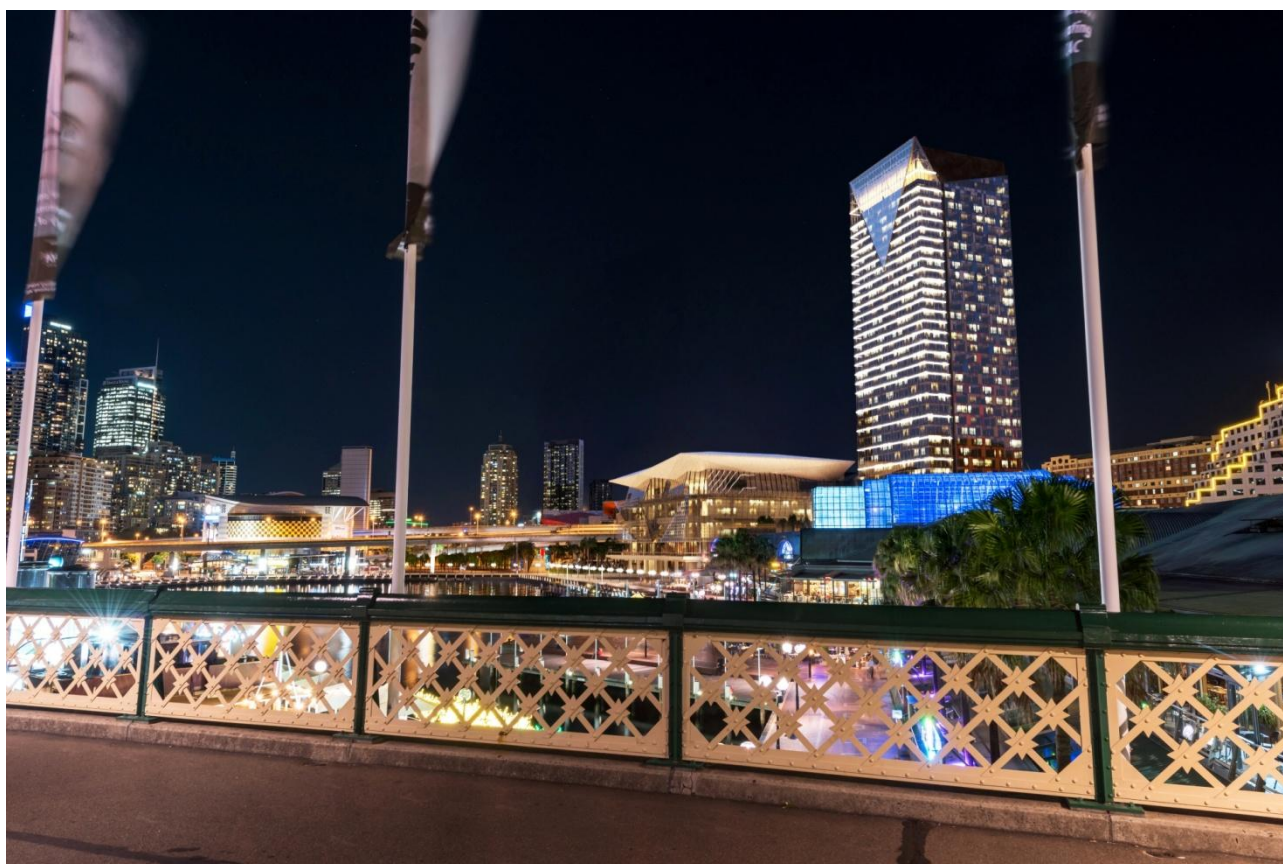


Figure 4 Proposed night-time illumination with white lighting, viewed from the eastern end of Pyrmont Bridge.





Figure 5 Proposed night-time illumination with coloured lighting.

We advise the following:

- Generally the assessment of the proposed illumination against the NSW Heritage Branch Model Questions in the Statement of Heritage Impact for the approved development is still applicable. Because of the location of the proposed illumination on the north eastern facade of the hotel there will be little or no impact on items located to its west and south west, the Darling Harbour Rail Corridor, and listed heritage items in Pyrmont;
- The assessment of the proposed development against SEPP (State and Regional Development) 2011 in the Statement of Heritage Impact for the approved development is still applicable;
- The assessment of the proposed development against SREP (Sydney Harbour Catchment) 2005 in the Statement of Heritage Impact for the approved development Application is still applicable;
- The assessment of the proposed development against the Sydney LEP 2012 in the Statement of Heritage Impact for the approved development is still applicable;
- The assessment of the proposed development against the Sydney DCP 2012 in the Statement of Heritage Impact for the approved development is still applicable;
- The proposed illumination will only come into operation at certain restricted times during the evening and night. It will have no impact on heritage items including the Pyrmont Bridge and Darling Harbour Water Feature in daylight hours and little impact during times when it is operating. These heritage items are (and will be) subjected to the effects of light and illumination from a variety of sources and directions at night, which will ameliorate the effects of the hotel illumination; and
- Because the proposed illumination will be non-directional and is integrated with the facade of the hotel, it will not result in the unintentional illumination of heritage items in the vicinity of the hotel's facade.



Conclusion

The proposed lighting will have no appreciable impacts on heritage items in the vicinity of the ICC Hotel. The proposed lighting scheme is considered to be consistent with previous applications relating to the building and is acceptable in heritage terms.

Yours sincerely

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