

Project Name: The Ribbon Hotel and Service Apartments

Project Number: GS-2742DA

Credit: 17 Sustainable Transport

What precludes the project from meeting the standard Criteria, Compliance or Documentation Requirement(s)?

1. Excluding hotel and serviced apartment guests from the bicycle park calculations

The project team agree with the following GBCA definition of 'visitors' for the credit *17B.4 Active Transport Facilities* calculation of bicycle parks and End of Trip (EOT) facilities:

"Visitors - People that occupy the building on an irregular basis (e.g. visitors, customers and industrial or commercial contractors"

However, we think it is not appropriate to provide secure bicycle parking spaces for 7.5% of the hotel guests and serviced apartment guests based on the following reasons:

- The hotel and serviced apartments will be located in the heart of Sydney's Darling Harbour area and are anticipated to be used predominantly by international and interstate guests. It is expected that they will walk, use public transport or seek other modes of travel as they are not local to the city.
- The hotel guests and serviced apartment guests are expected to be travellers, holiday makers and people traveling for business purposes (not local visitors to the city) who are not expected to have access to personal bicycles use during their stay.

Based on this, the **project would like to exclude** the hotel guests and serviced apartment guests from the bicycle parking calculations.

2. The location of the 'visitor' bicycle parks for the IMAX Cinema and retail tenancies

The 'visitor' bicycle parks for the IMAX Cinema and retail tenancies are intended to be located outside of the proposed the building and Green Star project site boundary as shown in the Figure 1 below.

Please note that the proposed building envelope currently forms the Green Star project site boundary.

The intended 'visitor' parks will be located outside of the project defined Green Star site boundary, however we believe this is a good location for the following reasons:

- Patrons and customers (visitors) to the IMAX Cinema and retail tenancies will not be required to enter the proposed building foyers or BOH areas for bicycle park access.
- All secure visitor bicycle parks proposed will be conveniently located outside and near the retail and IMAX Cinema for easy access by all patrons.

Based on this the project would like to locate a portion of the bicycle parks outside of the Green Star site boundary.

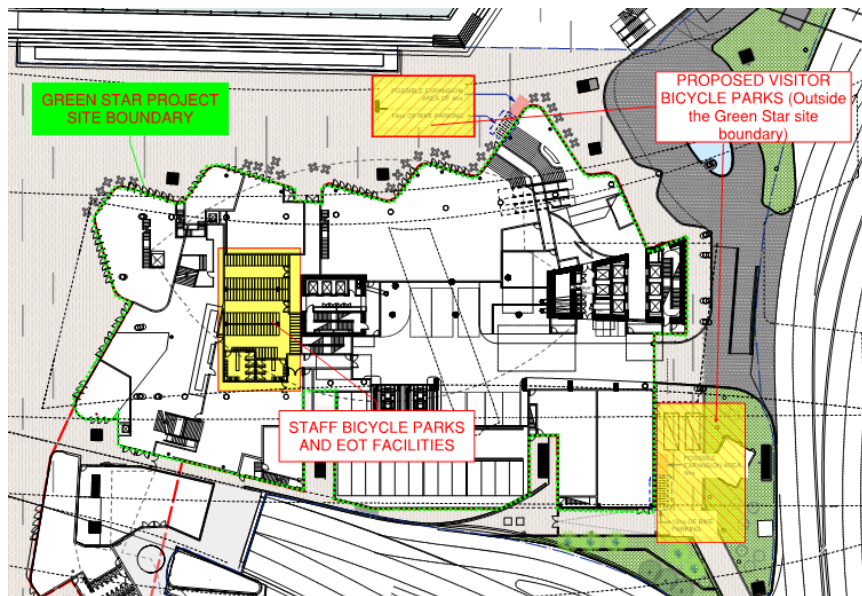


Figure 1 Showing Green Star Site boundary and proposed internal and external bicycle parks.

What alternative yet equivalent approach is being proposed?

1. Excluding hotel and serviced apartment guests from the bicycle park calculations

The project is still highly committed to providing active and healthy transport facilities including bicycle parks and EOT facilities for the proposed hotel development and will still provide and meet the credit criteria requirements for the following regular occupants and visitors:

- Hotel and serviced apartment staff
- IMAX cinema staff (included as part of the proposed building)
- IMAX cinema visitors
- Retail staff
- Retail visitors

The project will ensure that bicycle parking and the appropriate EOT facilities will be provided for 7.5% of all staff and bicycle parking will be provided for 5% of peak visitors (excluding hotel guests and serviced apartment guest) as described above.

2. The location of the 'visitor' bicycle parks for the IMAX Cinema and retail tenancies.

Bicycle parks and EOT facilities will be provided for both staff and visitors (as defined in item 1 above) of the building

Staff bicycle parks (a portion of the total provision) will be located within the carpark area of the proposed building and will include the required EOT facilities.

Visitor bicycle parks (the remaining portion of the total provision) are proposed to be located outside of the proposed building and outside of the Green Star site boundary. (See Figure 1 above.) This location will provide visitors with easy and convenient access to the IMAX Cinema and retail tenancies.

Please note that although the proposed location is intended to be outside of the Green Star site boundary, the applicant will still be responsible for providing the visitor bicycle parks as part of the proposed building scope of works and this will be delivered by the applicant at practical completion.

How does the alternative approach meet the required outcome?

Bicycle parks and EOT facilities are being provided for the proposed building with provision made for a realistic proportion of the regular building occupants and visitors.

The project will continue to promote healthy and active living by providing the appropriate number of bicycle parks required for the expected use and demand of the building.

The project will avoid oversupply of bicycle parks that will have the potential to become redundant and unused due to the nature of the hotel guests.

The project will promote cycling as a mode of healthy transport for shopping and the IMAX Cinema visitors through the convenient, easy access outdoor location of secure bicycle parks.