

12 May 2015

Michael Antonelli

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Lend Lease
30 The Bond, 30 Hickson Road
Millers Point
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Dear Michael,

ICC Hotel, Response to NSW Department of Planning & Environment queries

Please find below our responses to each of the queries as raised by NSW Department of Planning & Environment.

- a) The roof top plant room has been increased in size and is taller than the top of the lantern RL 133.500;

Response:

The increase in RL on the original submission was a drafting error. The DA approved maximum RL of 133.500 has been corrected in the revised architectural pack. The width of the plant room has increased slightly in order to conceal the building maintenance unit (BMU) which was originally planned to be mounted on the roof but not enclosed.

- b) On the front elevation (DA300), dark panels are shown at lower levels and a thick stripe is shown at the upper levels and it is unclear what these elements are (see attached annotated elevation);

Response:

The grey areas at the lower levels and thick stripe were shown in error (CAD / printing process) and have been removed.

- c) The colour panels on the side and rear elevation of the tower have been reorganised and the intensity of the colour has been strengthened at the higher levels of the tower;

Response:

The Supplementary Design Report as submitted in March 2014, noted:

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

The colour strategy remains as per the above. The coloured panels are set behind an outer layer of glazing. As such, final colour selections need to be made with

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consideration of the reflectivity and tone of the outer glass. The final distribution of colour is being developed to best achieve the design intent as noted in the March 2014 Supplementary Design Report. These refinements have occurred as part of design development and if not for this s96 application in our view would be certified by the PCA as being 'generally in accordance with the DA design'. The intensity is not proposed to significantly change or be strengthened.

- d) The schedule of materials used at podium level, particularly ground floor level, has changed; and

Response:

Through design development, the codification of some podium façade elements have changed but the descriptions have not. Eg – the originally approved FAC 6 is now named FT6, but the description of remains unchanged, that is 'full height flush glazing with expressed horizontal framing (high transparency)'.

Some subtle improvements to the podium elevations have been made in response to design development. These include rationalisation of louvres to reflect final plant room sizes and requirements, introduction of subtle colour tone changes in metal cladding to enhance the design composition of the podium, and the enhanced arrangement of horizontal sunshades (to the southern podium volume).

- e) There is no annotation noting 'level 13' and 'Level 14' on the elevational drawings, which has thrown out the sequence of building levels when compared with the approved elevations.

Response:

Levels 13-14 have been removed from a naming convention of the hotel due to these numbers having unlucky connotations in certain cultures. The architectural drawing numbers have been updated in the attached architectural package

Yours sincerely,



Sean McPeake
Principal

cc fjmt file,