

## LANDMARK HOTEL

### PICK-UP /DROP-OFF FACILITY - PERFORMANCE STANDARDS

The landmark hotel is considered to be an essential element of the Barangaroo South Concept Plan for a number of reasons:

- it will enrich the mix of uses and activation along the waterfront to provide a vibrant area during and beyond office hours and at weekends, resulting in a positive social outcome;
- it will create an architectural punctuation mark along the foreshore and an iconic visual marker for both Barangaroo and for Sydney;
- the location creates an opportunity to attract an international hotel operator, as well as retail and leisure tenants, to Barangaroo and to Sydney; and,
- its siting makes a positive aesthetic contribution to the framing of the waterfront square, which is in many ways the public domain heart of the Barangaroo South development.

It is anticipated that, in order to attract a hotel operator of sufficient standing, the landmark hotel will require a vehicular address and a sense of arrival for visitor set down and pick up. It is equally recognized that this shared area needs to be designed to ensure a safe, pedestrian friendly environment immediately in front of the landmark hotel within the 'foreshore zone'.

Detailed design of the public areas surrounding the landmark hotel and the final resolution of the foreshore zone will ultimately require resolution of:

- the nature, function and access requirements of any adjacent cultural facility;
- the requirements of the selected hotel operator; and,
- the final design of the foreshore promenade, which whilst being Lend Lease's responsibility to deliver, is subject to review and modification by other parties.

Until these matters are further advanced, and an holistic design can be put forward for these aspects, it is preferable to define a set of performance standards that provide parameters around the design options for the foreshore zone which can be agreed prior to any detailed design of the landmark hotel.

### Design Considerations

It is proposed to establish the landmark hotel driveway area as a shared way, with a 10km/hr speed limit for permitted vehicles, as is the case in other shared way zones in the CBD.

Specifically, this shared way zone will not permit car or taxi parking. A taxi waiting zone will be provided in the adjacent Globe Street and taxis will be called on by the hotel on an 'as required basis'. Coach and bus drop off will occur in the adjacent Globe Street or alternatively in the basement zone.

The paving materials within the foreshore zone are intended to be continuous across the entire width and length of the waterfront promenade, including the space in front of the landmark hotel, to reinforce pedestrian priority and provide a consistency in the treatment of this element of the public domain.

Demarcation of the shared way within the foreshore zone will be achieved through the use of devices such as paving inserts, landscape elements (bollards) and appropriate signage and markers. The defined drop off access route will be designed to ensure that pedestrians have clear sight lines and can easily see vehicles manoeuvring within the shared way the foreshore zone.

Provision must be made for emergency vehicle access to the pier at ground level. Further discussions will be required with the various authorities to determine the most appropriate method for accessing the landmark hotel for the variety of emergency scenarios (e.g. fire brigade, ambulance etc). The function and spatial requirements for such access has not been finalised, however its relationship to the waterfront promenade and in particular the dominant north-south pedestrian movement will require careful consideration.

All service vehicle access associated with the operation of the landmark hotel, including deliveries, garbage collection, laundry collection etc will be through the basement. A loading dock and basement access corridor will facilitate the servicing of the landmark hotel at this level. There is also the potential to include a guest-only lift to / from the basement to provide guests with direct access between the landmark hotel lobby and the basement car park.

## Proposed Performance Standards

The following performance standards are proposed to provide parameters around the design options for the foreshore zone, prior to detailed design proposals for the landmark hotel being developed and documented in a future Project Application.

- taxis can approach to within 10 metres of the water's edge, that is, cross the western Globe Street pedestrian pavement and drive to a drop off roundabout or turnaround zone;
- pavement materials and design of the turnaround zone will be used to emphasise safety and to differentiate the shared zone from the waterfront promenade, including the turnaround boundary line;
- wind mitigation measures are to be provided in a manner that does not impede pedestrian permeability;
- a porte cochere can extend from the landmark hotel to the centre of the turnaround area and may form part of the wind amelioration measures;
- coaches and mini-buses will not be permitted in the vehicle turnaround;
- entrance ramps to and from the basement will not be located on the foreshore promenade zone;
- vehicles will not be able to park in the vehicle turnaround area;
- a taxi rank/stand will be situated in Globe Street, which will enable taxis to queue outside the area of greatest pedestrian activity; and
- the turnaround area will be closed for special events in the foreshore area, such as New Years Eve and other major public events.

## **Proposed Management Plan**

A management plan for the landmark hotel pick up /drop off will be prepared and submitted as part of the Project Application for the landmark hotel project application outlining key commitments to ensure that the proposed commitments are carried through to ongoing management.

The Statement of Commitments has been amended to include a requirement to prepare a Management Plan for the operation of the landmark hotel pick-up / drop-off which reflects the performance standards set out above.