

9 November 2010



Mr Stephen Brookes
Project Director
Lend Lease Development Pty Limited
30 Hickson Road
THE ROCKS NSW 2000

Dear Mr Brookes

**RE: REQUEST FOR LANDOWNER'S CONSENT TO LODGE AN 'APPLICATION'
TO REQUEST TO MODIFY A MAJOR PROJECT'
REFERENCE NUMBER: LOC 8030
Address: Darling Walk, Darling Harbour**

We refer to your request for landowner's consent to lodge an 'Application to Request to Modify a Major Project' for the following:

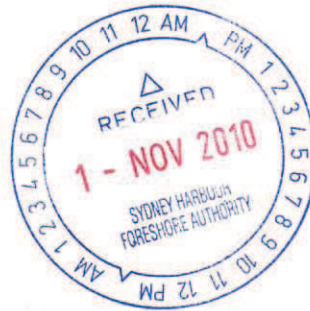
- Extension of pick-up/set down lane and provision of loading zone within pick-up/set down lane.

Sydney Harbour Foreshore Authority has considered the application and, based on the information provided, gives landowner's consent to lodge your application with the appropriate consent authority.

Your application and the supporting information are now available for collection at level 6, 66 Harrington Street, The Rocks. Please contact Lucinda Freestone on 02 9240 8741 if you have any questions.

Yours sincerely

Egle Garrick
General Manager



08149
27 October 2010

Mr Sam Haddad
Director-General
Department of Planning
GPO Box 39
SYDNEY NSW 2000

Attention: Cameron Sargent

Dear Mr Haddad

**MODIFICATION TO MAJOR PROJECT 08-0093
DARLING WALK – PUBLIC DOMAIN**

We refer to the abovementioned Project Application for Public Domain works at Darling Walk, Darling Harbour.

On behalf Lend Lease Development, we write to request the Minister (or his delegate) modify the Project Approval 08-0093 under section 75W of the *Environmental Planning and Assessment Act 1979* as described below. The modification relates to the Harbour Street drop-off and pick-up lane off Harbour Street.

In accordance with section 245k of the *Environmental Planning and Assessment Regulation 2000*, please find enclosed the fee of \$750 for the assessment of the request.

1.0 BACKGROUND

The Darling Walk project comprises a mixed use commercial and retail with a maximum 68,000m² Gross Floor Area (GFA). The project also comprises a children's playground, public domain works and basement car parking including 600 space public car park.

A Project Application for Public Domain works was approved by the Minister for Planning on the 8th March 2010 which included a pick up and set down lane (within the site) along the Harbour Street frontage on the eastern side of the southern building.

This modification proposes to extend the pick up and set down lane by 12m and provide a loading zone area within the lane.

2.0 PICK UP/ SET DOWN LANE OFF HARBOUR STREET

Project Application MP 08-0093 provided for a pick-up/ set-down access lane for five vehicles on the eastern side of Harbour Street, in front of the southern building. The lane is wholly within the Darling Walk site and does not impact on or involve works to Harbour Street.

It is proposed to provide a loading zone area as well as the passenger pick-up/ set down spaces as shown in **Figure 1** below. To accommodate the loading zone it is also proposed to lengthen the

pick-up/set down lane by 12 metres and to taper the median strip at each end to allow for trucks to satisfactorily use the drop-off lane. A plan of the proposed works is attached.

Justification

Whilst the current configuration of the lane provides space for five vehicles to pick up/ set down passengers, there is also a need to provide a loading zone space for the delivery of goods to the southern building. As shown on the attached works plan a loading zone area can be provided alongside the pick-up/set down space currently approved.

The lane will be appropriately sign posted as illustrated in **Figure 1** below and it is considered that the extension and partial change of use of this lane to a loading zone will not create any additional adverse impacts upon the traffic flow along Harbour Street beyond those considered in the original Project Application. This amendment is therefore considered to be acceptable.

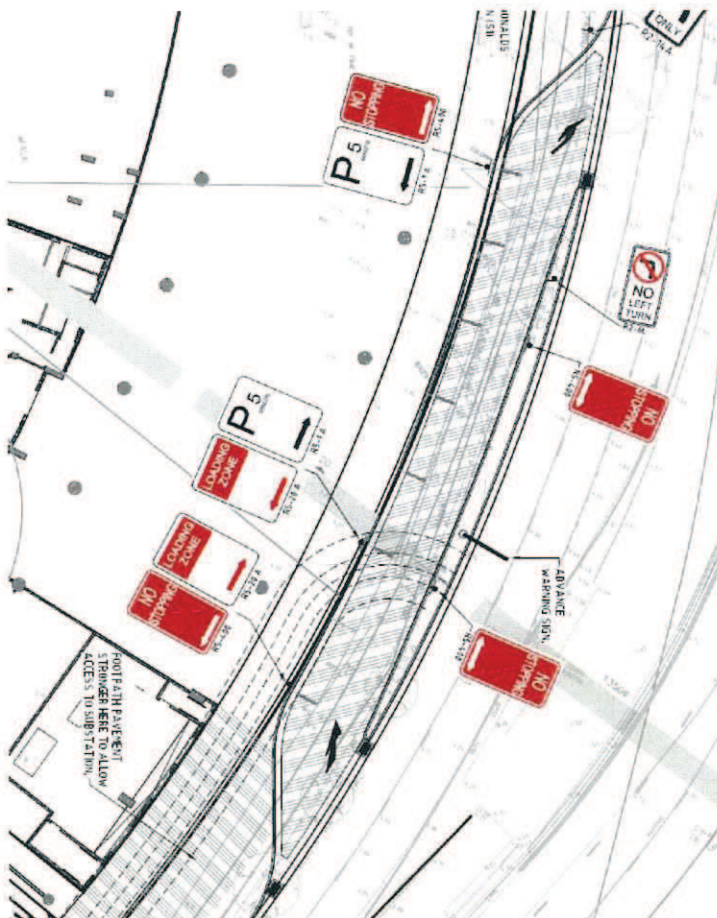


Figure 1 – Lengthened pick-up/drop off lane with loading zone

Amendment to Consent

The proposed modifications described above necessitate amendments to the Condition A2 of Schedule 2 as set out below. Words proposed to be inserted are shown in ***bold italics***.

Schedule 2**Condition A2 Development in Accordance with Plans**

The development shall be in accordance with the following plans, documentation and recommendations made therein:

...

E Architectural (or Design) Drawings prepared by Hyder Consulting and Itemised as follows			
Drawing Number	Revision	Name of Plan	Date
CD442082	01	Overall Civil works plan	July 20 2009
CD443085	01	Proposed Roadworks Vehicle Turning paths	July 20 2009

Except as amended by the following drawings:

E Architectural (or Design) Drawings prepared by Hyder Consulting and Itemised as follows			
Drawing Number	Revision	Name of Plan	Date
CD442065	09	Pavement, signage and line marking plan – Harbour Street	April 2008

Conclusion

The project as proposed to be amended by this modification will be the same as the approved project, with the exception of the minor lengthening of the pick-up/set down lane and the additional loading zone use of the lane on the eastern side of Harbour Street adjacent to the southern building. The changes are minor modifications and considered acceptable with no environmental impacts beyond those considered in the original application.

We trust the above information is sufficient to allow a prompt assessment of the modification. Should you have any queries about this matter, please do not hesitate to contact me on 02 9956 6962 or kosborne@jbaplanning.com.au.

Yours faithfully



Kirk Osborne
Principal Planner

Encl. Application form and Fee
Landownership Plan
MP 08-0093 Conditions of Approval
Pick up/ set down lane plan

