



12811
8 August 2013

The Director General
Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Ms Karen Jones / Mr Ben Lusher

SSDA 5752-2012 – SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT PRECINCT, PPP COMPONENT

We refer to the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) State Significant Development Application (SSDA) 5752-2012 for the PPP Component of the overall SICEEP Project.

Further to the Response to Submissions and Amendments to Proposed Development submitted to the Department of Planning & Infrastructure (the Department) on 28 June 2013 the purpose of this letter is to make further minor amendments to the proposed PPP development.

The minor amendments proposed are:

- Deletion of all proposed physical works (civil and landscaping) from a small area of land (comprising approximately 270m²) located at the north eastern corner of Darling Drive and Harbourside Place. All works in this location will now be the subject of the separate future SSDA for the Hotel proposal; and
- Minor changes to kerb line and median strip on Darling Drive to the immediate west of the future Hotel site to accommodate footpath and landscaping in front of the future Hotel.

The current PPP development scheme as submitted to the Department with the Response to Submissions and Amendments to Proposed Development in June 2013 proposes an area of landscaping (paving and trees) at the north eastern corner of Darling Drive in front of the proposed future Hotel building and connecting to Harbourside Place. Refer to Landscape Drawing PP-LA-201 Rev B General Arrangement.

The deletion of civil and landscaping works at the north eastern corner of Darling Drive and Harbourside Place from the PPP development is proposed in order to allow for the final resolution of the configuration of the future Hotel building and its interface with the public domain to be determined through the future separate SSDA for the Hotel. As you are aware it is anticipated that the SSDA for the Hotel will be submitted to the Department in late August 2013.

Following consultation with the owners of the immediately adjoining Harbourside Shopping Centre, the design of the future Hotel development is seeking to accommodate emergency vehicle and taxi access to the existing Shopping Centre. Whilst the detailed design solution is yet to be confirmed at this stage it is anticipated that accommodating the necessary vehicular access may result in the Hotel building footprint being relocated slightly to the west resulting in consequential minor changes to the interface of the future Hotel building with Darling Drive and Harbourside Place. As such, it is considered appropriate to defer detailed civil and landscaping works in this location from the PPS SSDA and rather to seek approval for them as part of the Hotel SSDA.

All reports submitted with the EIS and subsequent Response to Submissions and Amendments to Proposed Development have been reviewed in light of the proposed amendments. It has been determined that with the exception of amended drawings, no consultants reports or supporting information / documentation submitted as part of the application to date requires updating to reflect the proposed amendment.

The conclusions of the original EIS and subsequent Response to Submissions and Amendments to Proposed Development remain unchanged.

The proposed amendments are minor and the PPP scheme as proposed to now be amended remains generally consistent with and does not substantially differ from the development as originally proposed.

The only aspect of the development proposed as part of the PPP that changes is the total quantum of proposed useable public space. The scheme as submitted with the Response to Submissions in June 2013 proposed 55,200m² useable public open space (71,400m² for the overall SICEEP Project) which included the area of works to be deleted from the application (shown as paved / treed landscaped area). As proposed to be amended, the removal of the small area of landscaping outside the Hotel frontage results in a reduction in the usable public open space from 55,200m² to 54,930 m².

This reduction in useable public domain is considered to be minor and does not give rise to any significant impact, loss of pedestrian / user or general urban design amenity or have a negative impact on the function of the overall public realm.

It is noted that a corresponding increase in useable public space in this location is anticipated to be delivered via the Hotel SSDA once the final detailed design of the hotel interface to the public domain is known. In addition, the minor adjustment to the kerb line and median strip on Darling Drive will also allow a footpath and landscape zone in front of the future Hotel facing Darling Drive.

In conclusion, the proposed amendments are considered to be minor and will allow for the reasonable and rational resolution of the public domain interface at the corner of Darling Drive and Harbourside Place to occur as part of the future Hotel SSDA, the lodgement of which is imminent.

Please find enclosed the following amended documentation to support the proposed amendments:

- Landscape Drawing – PP_LA_003 PPP Work – Precinct Plan Rev C
- Landscape Drawing – PP_LA_201 General Arrangement Rev C
- Civil Drawing – PP – CI – 0401 Civil Works Plan 1 Rev C

We trust the above is satisfactory. Should you have any queries about this matter, please do not hesitate to contact me on 02 9956 6962 or lbull@jbaplanning.com.au.

Yours faithfully



Lesley Bull
Director

cc:

Ron Meyer, Michelle Mason Lend Lease
Tom Kennedy INSW



DARLING HARBOUR LIVE

REFERENCE MAP



NOTES

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C	REISSUE FOR DEVELOPMENT APPLICATION	06/08/13
B	RESPONSE TO DEVELOPMENT APPLICATION QUERIES	21/06/13
A	ISSUE FOR DEVELOPMENT APPLICATION	07/03/13

CLIENT	PROJECT MANAGEMENT & CONSTRUCTION	CONSULTANTS	PROJECT
Lend Lease	HASSELL LIMITED ACN 007 711 635 86 CUMBERLAND STREET SYDNEY NSW 2000 AUSTRALIA SYDNEY@HASSELLS.COM.AU T 61 2 9573 2200 F 61 2 9573 2246	Hyder emerystudio	HASSELL SICEEP DARLING HARBOUR PPP AREA

LANDSCAPE ARCHITECT - PRINCIPAL DESIGN CONSULTANT

STATUS
DEVELOPMENT APPLICATION

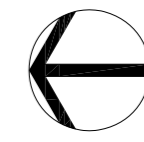
SCALE @ A1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:1000	JC	DG	AB	AB
PROJECT NUMBER	DRAWING NUMBER	REV		
003688	PP_LA_003			C

DRAWING TITLE
PPP WORK-PRECINCT PLAN



DARLING HARBOUR LIVE

REFERENCE MAP



NORTH

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REV	DESCRIPTION	DATE
C	RE-ISSUE FOR DEVELOPMENT APPLICATION	08/09/13
B	RESPONSE TO DEVELOPMENT APPLICATION QUERIES	21/09/13
A	ISSUE FOR DEVELOPMENT APPLICATION	07/09/13

CLIENT	CONSULTANTS
Lend Lease	Hyder
emerystudio	

PROJECT MANAGEMENT & CONSTRUCTION
LEVEL 4, THE BOND, 30 HICKSON RD
MILLERS POINT, NSW 2000

CIVIL / TRAFFIC SERVICES
5/141 WALKER ST, NORTH SYDNEY
NSW 2060

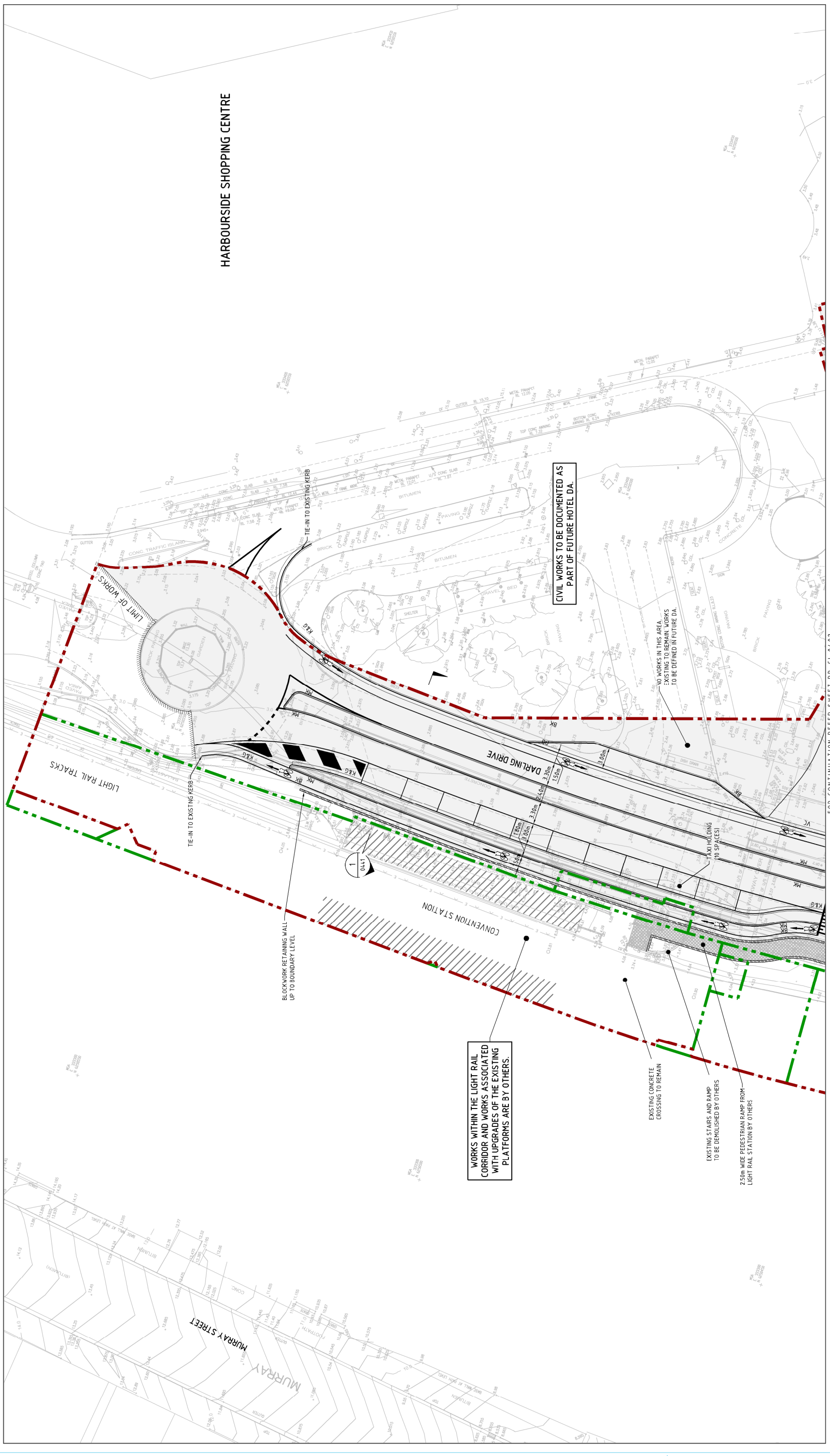
WAYFINDING SERVICES
80 MARKET STREET, MELBOURNE
VIC 3008

LANDSCAPE ARCHITECT - PRINCIPAL DESIGN CONSULTANT
HASSELL LIMITED ACN 007 711 435
88 WILSON STREET
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELLSTUDIO.COM
T 61 2 9273 2300 F 61 2 9273 2345

HASSELL
PROJECT
**SICEEP DARLING HARBOUR
PPP AREA**

DRAWING TITLE		STATUS	
GENERAL ARRANGEMENT		DEVELOPMENT APPLICATION	
SCALE @ A1	DRAWN	ICD-ORD	APPROVED
1:500	JC	DG	AB
PROJECT NUMBER	DRAWING NUMBER	PROJECT NUMBER	REV
003688	PP_LA_201	003688	C

HARBOURSIDE SHOPPING CENTRE



FOR CONTINUATION REFER SHEET PP-CI-04.02

REFERENCE MAP

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REV	DESCRIPTION	DATE
C	RE-ISSUE FOR DEVELOPMENT APPLICATION	07/08/2013
B	ISSUE FOR DESIGN STAGE 1	11/07/2013
A	ISSUE FOR DEVELOPMENT APPLICATION	14/03/2013

CLIENT
Lend Lease

CONSULTANTS
AECOM

PROJECT MANAGEMENT & CONSTRUCTION
LEVEL 4, THE POND, BANKS ROAD, MILLERS POINT, NSW 2000

MECHANICAL, ELECTRICAL & FIRE SERVICES
LEVEL 21, 420 GEORGE ST, SYDNEY, NSW 2000

STRUCTURAL SERVICES
LEVEL 5, 9 CASTLEREAGH ST, SYDNEY, NSW 2000

ARCHITECT
LEVEL 2, 88 CAMBERLAND STREET, SYDNEY, NSW 2000

Hyder

CIVIL / TRAFFIC / FACADES
HYDER CONSULTING PTY LTD
ABN 76 104 465 289
LEVEL 5, 141 WALKER ST
LEICESTER SQUARE, SYDNEY NSW 2000
AUSTRALIA
Tel: +61 (0)2 8007 0000
Fax: +61 (0)2 8007 0001
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PROJECT
SICEEP
DARLING HARBOUR
PRIVATE PUBLIC PARTNERSHIP (PPP)

DRAWING TITLE
CIVIL WORKS PLAN
SHEET 1

STATUS
DEVELOPMENT APPLICATION

SCALE @ A1
1 : 250

DRAWN LC **DESIGNED** RR **REVIEWED** JH **APPROVED** GI

PROJECT NUMBER AA004399 **DRAWING NUMBER** PP-CI-0401