



**Planning &  
Infrastructure**

***STATE SIGNIFICANT DEVELOPMENT:  
Section 96(1A) Modification***

***Sydney International Convention, Exhibition  
and Entertainment Precinct (SICEEP), Core  
Facilities, Darling Harbour***

***Internal, external and public realm changes***

***SSD 5752 MOD1***



Director-General's  
Environmental Assessment Report  
Section 96(1A) of the  
*Environmental Planning and Assessment Act 1979*

February 2014

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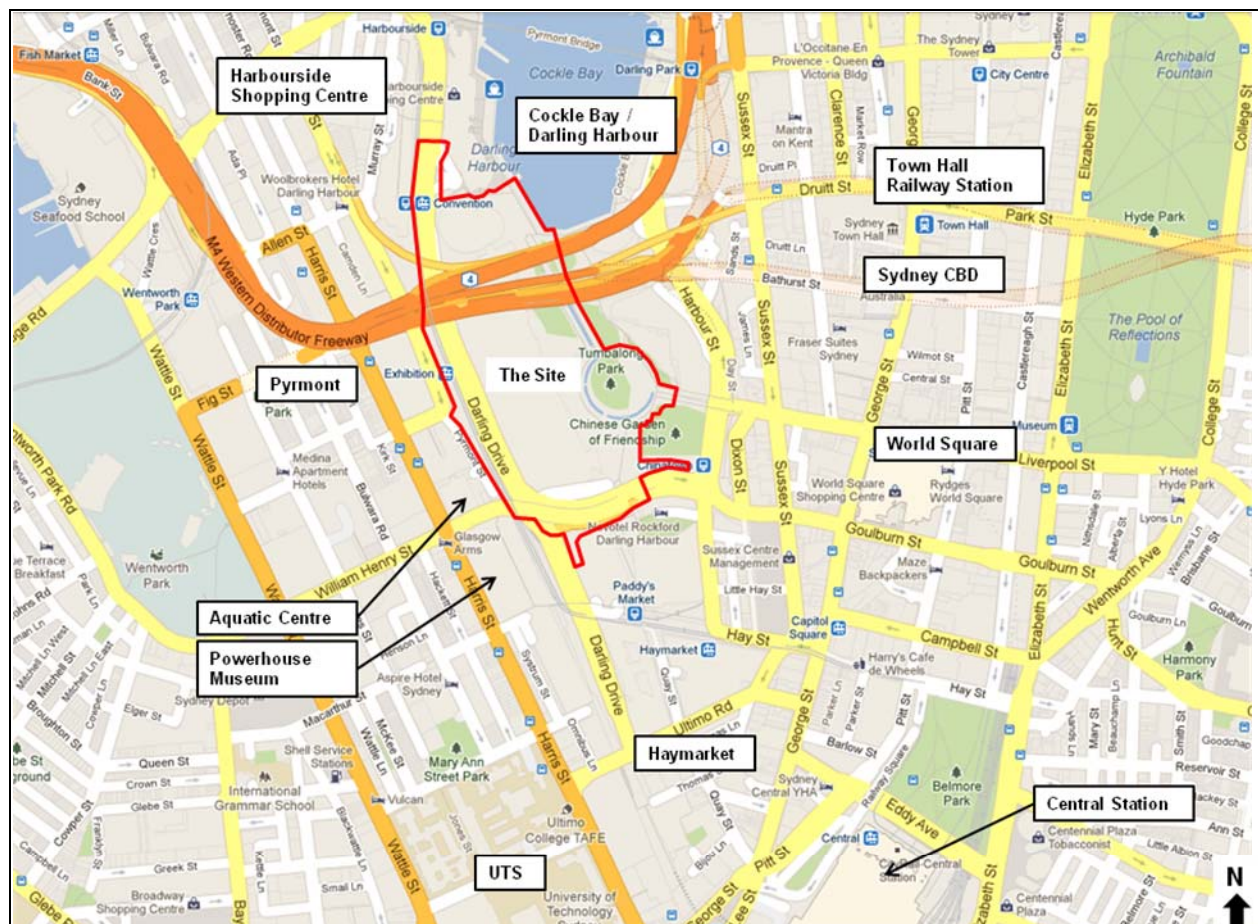
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## INTRODUCTION

This application seeks to modify development consent SSD 5752 under section 96(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act). The modifications include internal and external changes to each of the Convention, Exhibition and Entertainment Centres and associated public domain alterations.

### 1.1 Site and locality

Known as the Core Facilities, the site occupies the central portion of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) and has an area of approximately 15 hectares. The site is bound by Cockle Bay to the north, Pier Street overpass to the south, the Light Rail Corridor to the west and Cockle Bay, IMAX, Darling Quarter and the Chinese Garden to the east. The site is located south west of the Sydney CBD and is within walking distance of Town Hall and Central railway stations, light rail stops, Darling Harbour and Pyrmont ferry wharfs and bus services on Harris and George Streets. The site location is shown in **Figure 1** below.



**Figure 1: The Core Facilities site (Base source: Google Maps)**

The site currently contains convention and exhibition facilities and public domain. The Sydney Convention Centre is located within the northern portion of the site (north of the Western Distributor) and the Sydney Exhibition Centre is located within the central/south of the site (north of the Pier Street overpass). The site also contains Tumbalong Park, which is a circular green space located at the site's eastern boundary. The existing subject site is shown in **Figure 2**.

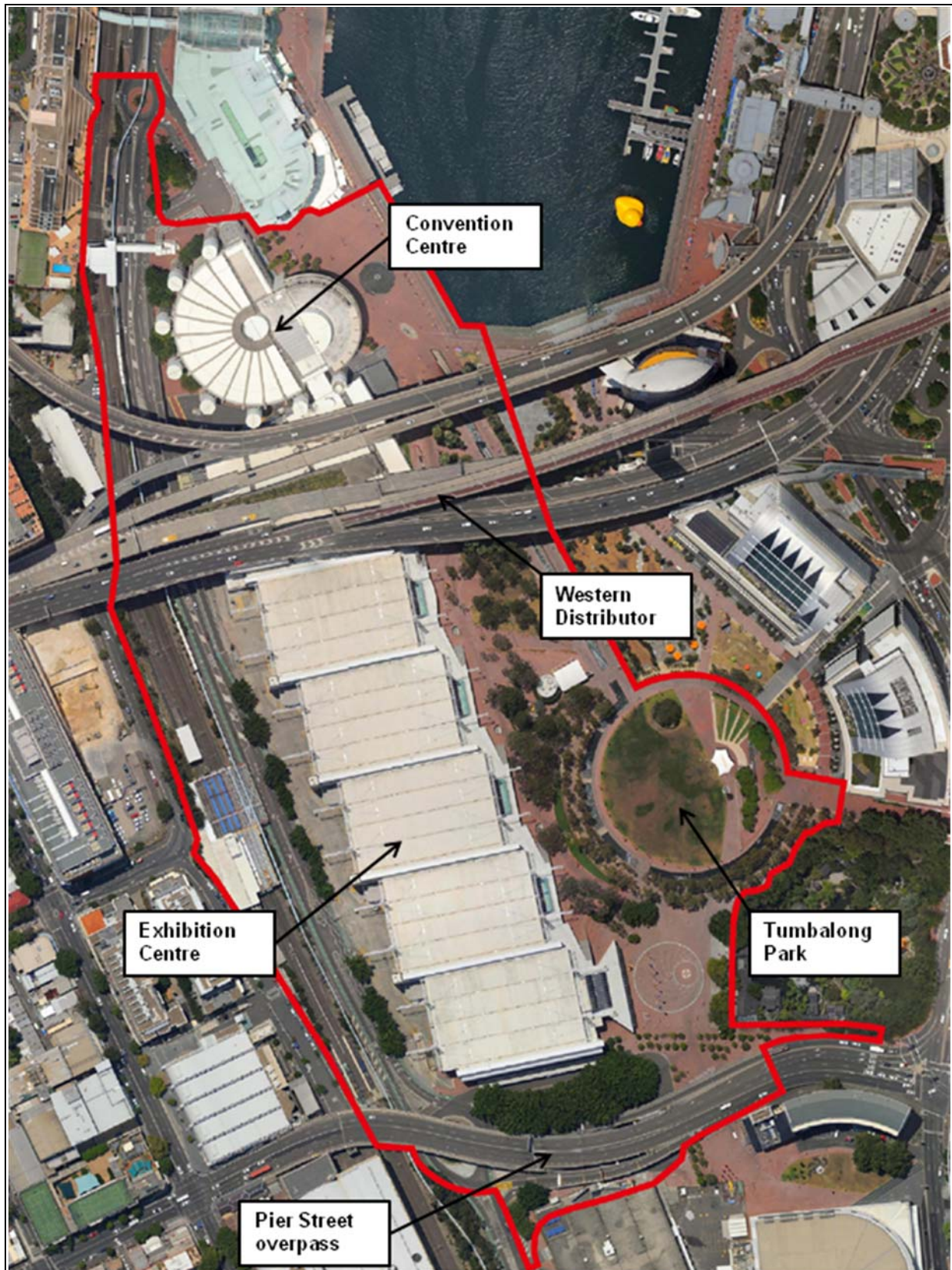


Figure 2: Aerial view of the Core Facilities site (Base source SSD 5752 D-G's report)

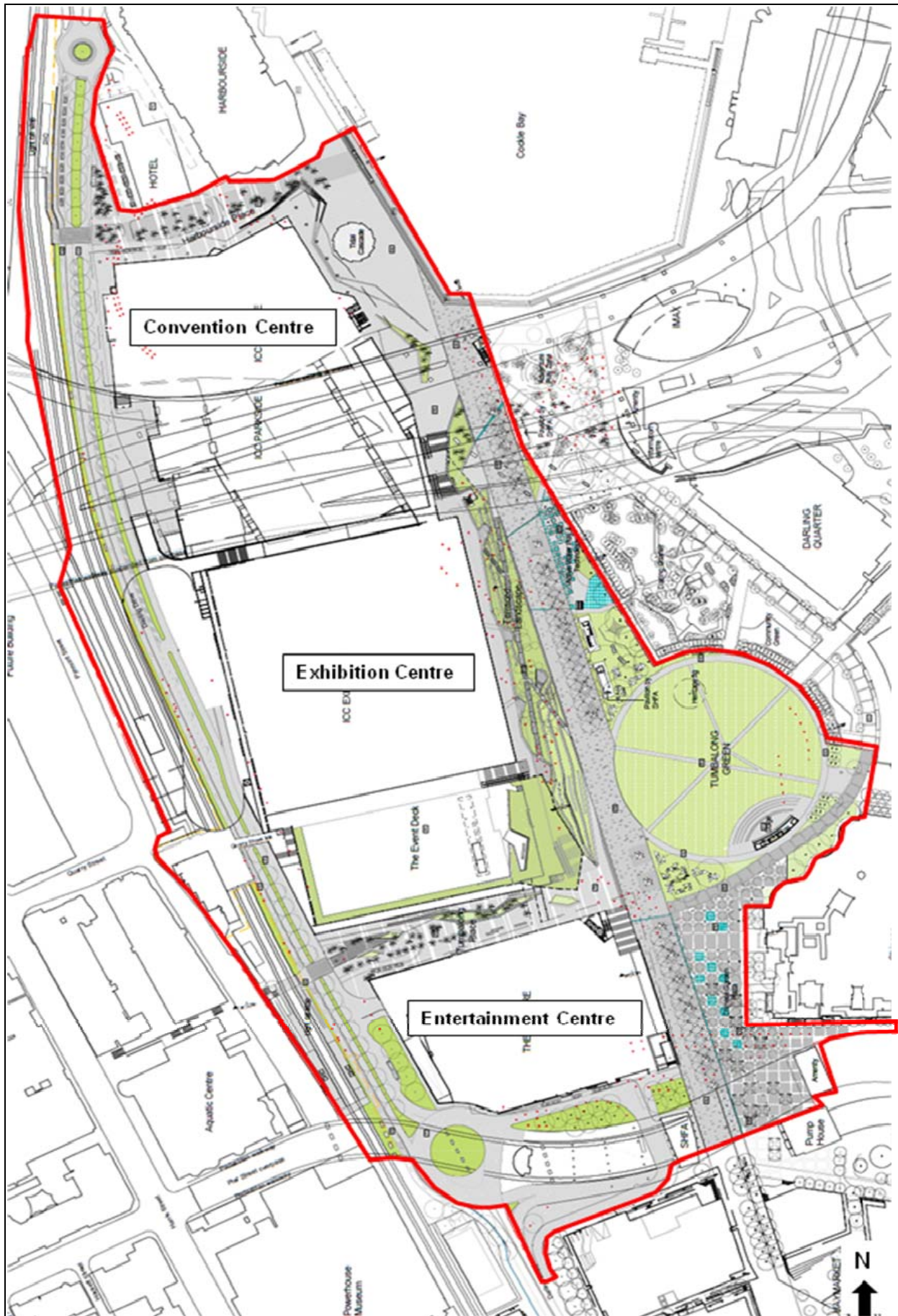


Figure 3: Building layout and public domain (Source: SSD 5752 D-G's report)

## 1.2 Background

On 22 August 2013 the Minister approved State significant development application (SSD 5752 the Core Facilities) for the redevelopment of the site for convention, exhibition and entertainment facilities. The application included (refer to **Figure 3**):

- a 35,000m<sup>2</sup> exhibition space;
- a 7,600m<sup>2</sup> meeting room space, across 40 rooms;
- convention space capacity for more than 12,000 people;
- a ballroom capable of accommodating 2,000 people;
- a 5,000m<sup>2</sup> event deck;
- entertainment facility with a capacity of 8,000-9,000 persons; and
- public domain improvements including reconfiguration and upgrade of Darling Drive.

## 2. PROPOSED MODIFICATION

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On 11 December 2013 JBA (on behalf of Lend Lease) lodged a modification application request under section 96(1A) of the EP&A Act to modify SSD 5752. The modification seeks the following key changes:

- internal and external alterations (including change to façade treatment and architectural design);
- setting back of the ground floor retail area and retention of existing glass structure (at level 2) below the Western Distributor;
- relocation and alteration to signage areas;
- realignment of Quarry Street bridge and the pedestrian bridge connecting the Exhibition and Entertainment Centres;
- an increase of 9 car parking spaces;
- minor reductions in building height of the Convention and Entertainment Centres;
- the introduction of an alternative location for photovoltaic panels on the roof of the Convention Centre and an increase in the extent of photovoltaic panels on Entertainment Centre roof; and
- public domain improvements beneath Western Distributor and alterations to the landscaped terrace design and platforms of the Exhibition Centre.

Images of the proposed modification are shown at **Figures 4 to 7**. Further details of the proposed modification are provided at **Appendix A**.



Figure 4: Modified Convention Centre, theatre building (Source: applicant's modification application).



**Figure 5: Approved Convention Centre (top), modified Convention Centre (bottom) (Source: applicant's modification application SSD 5752 D-G's report).**



**Figure 6: Approved Exhibition Centre (top), modified Exhibition Centre (bottom) (Source: applicant's modification application SSD 5752 D-G's report).**



Figure 7: Approved Entertainment Centre (top), modified Entertainment Centre (bottom) (Source: applicant's modification application SSD 5752 D-G's report).

### 3. STATUTORY CONTEXT

#### 3.1 Modification of approval

Section 96(1A) of the Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications which seek modification approvals:

| Section 96(1A) matters for consideration                                                                                                                                                                                                           | Comment                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>That the proposed modification is of minimal environmental impact</i>                                                                                                                                                                           | The department is satisfied that the proposed modifications will have minimal environmental impacts. Relevant environmental impacts are considered in <b>Section 5</b> of this report.                                             |
| <i>That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).</i> | The proposed modification does not result in any additional adverse impacts on the surrounding area. On this basis the proposal would result in development that is substantially the same as the originally approved development. |
| <i>It has notified the application in accordance with the regulations</i>                                                                                                                                                                          | The modification application has been notified in accordance with the regulations. Details of the notification are provided in <b>Section 4</b> of this report.                                                                    |
| <i>It has considered any submission made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.</i>                                                 | City of Sydney has advised that it does not object to the proposed modification. No other submissions have been received.                                                                                                          |

#### 3.2 Environmental Planning Instruments

##### State Environmental Planning Policy (State & Regional Development) 2011

The original approval was Stage Significant Development under Clause 2 of Schedule 2 of State Environmental Planning Policy (State & Regional Development) 2011 as the site falls within the area defined as the Darling Harbour Development Area and has a capital investment value in excess of \$10 million.

##### Darling Harbour Development Plan No.1 (DHDP)

The DHDP is the principle environmental planning instrument that applies to the site. Clause 6 of the DHDP states that development for the purpose of tourist, educational, recreational, entertainment, cultural or commercial facilities may be carried out with consent. The land uses proposed as part of the redevelopment of the site are consistent with the permissible land uses and are therefore permitted under the DHDP.

#### 3.3 Delegation

The original application was determined by the Minister and the Minister (or his delegate) remains the consent authority for any subsequent applications to modify the consent. Under delegations dated 27 November 2013 the Minister delegated his functions under section 96(1A) of the EP&A Act to the Executive Director, Development Assessment Systems and Approvals where:

- a political disclosure statement has not been made, and
- any submission made about the application by the Council or members of the public has been considered in the assessment of the application.

In accordance with the Minister's delegation, the Executive Director, Development Assessment Systems and Approvals may determine this project under delegated authority.

## 4. CONSULTATION AND SUBMISSIONS

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### 4.1 Notification

The application was notified in accordance with the Environmental Planning & Assessment Regulation 2000. The modification request was made available on the Department's website and referred to the City of Sydney and the Sydney Harbour Foreshore Authority for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

City of Sydney Council has advised that it does not object to the proposed modification.

No public submissions were received in relation to the modification request.

## 5. CONSIDERATION OF PROPOSED MODIFICATIONS

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### 5.1 Built form

As a result of the evolution of the design development following the approval of the original application, the modification proposes external alterations to the design of the Convention, Exhibition and Entertainment Centres. The key changes include:

- setting back of the retail unit area and associated provision of new public realm beneath the Western Distributor;
- redesign of the rear extension of the Convention Centre (being the Darling Harbour Theatre);
- alteration of the raised loading dock screen to the western elevation of the Exhibition Centre;
- revision of the north and east elevations of the Entertainment Centre; and
- relocation and alteration to signage areas on each building.

The department notes that there are no material changes to building footprints, height and roof design. The department also considers that despite the external alterations, the proposed buildings maintain a similar facade and architectural building form and design to the original approval. Accordingly, the proposed alterations do not result in any visual impacts and do not adversely impact on the amenity of nearby residential properties.

The modification also involves minor changes to the internal layouts of the Convention, Exhibition and Entertainment Centres. The proposed internal layouts (in terms of circulation and access, including lifts, stairs and connecting pedestrian bridges) are similar to that of the approved development and do not reduce the functional space within the Centres.

The department notes that Council did not object to the proposed changes.

The department considers that the proposed internal and external alterations do not result buildings that are materially different from the original approval and the changes would not have an unacceptable impact on neighbouring residential amenity. The proposed alterations are therefore considered acceptable.

### 5.2 Other

#### Car parking

The modification seeks an increase in the number of car parking spaces contained within the Exhibition Centre from 636 to 638 spaces and the Entertainment Centre from 196 to 203 (a total of 9 additional car parking spaces). The department notes that the existing facilities provide for 2,655 public car parking spaces and the as approved SICEEP project (in its entirety) provides for 1,232 spaces, which is a site wide reduction of 1,423 public car parking spaces. The department considers that the increase of 9 additional car parking spaces is minor in nature and would not have any adverse traffic or transportation implications. The increase is therefore considered acceptable.

### Photovoltaic panels

The original approval granted consent for the installation of photovoltaic panels on the roof of the Entertainment Centre. To provide flexibility around the location for the installation of photovoltaic panels, the modification application seeks approval for the provision of an alternative location for the panels, being on the Convention Centre roof. The department is satisfied that the provision of the panels in either location would be acceptable and that the alteration would be in keeping with the intent of the originally approval development.

## **6. CONCLUSION AND RECOMMENDATIONS**

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The department considers that the proposed modification is consistent with the originally approved development application (SSD 5752). The proposed modification does not result in any additional adverse impacts on the surrounding area and the development is considered to be substantially the same as the originally approved development.

The modification application has been assessed in accordance with the matters for consideration under section 96(1A) and 79C of the EP&A Act, and all relevant environmental planning instruments and is considered to comply with all relevant items subject to conditions.

It is recommended that the Executive Director, Development Assessment Systems and Approvals:

- (a) **consider** the findings and recommendations of this report
- (b) **approve** the modification under delegated authority, subject to conditions
- (c) **sign** the attached Instrument of Modification for SSD 5752 MOD1

Prepared by: Matthew Rosel  
Senior Planner

Endorsed by

 18/2/14  
Daniel Keary  
Director  
Industry, Key Sites and Social Projects

 20.2.14  
Chris Wilson  
Executive Director  
Development Assessments Systems and Approvals

## **APPENDIX A      RELEVANT SUPPORTING INFORMATION**

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The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Infrastructure's website as follows:

1. Modification request

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6327](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6327)

2. Submissions

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6327](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6327)

## **APPENDIX B    RECOMMENDED MODIFYING INSTRUMENT**

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