28th August 2015

Alexandra Whitty
Assistant Development Manager – Urban Regeneration, Lend Lease
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Dear Alex,

Re: SICEEP North West Plot Stage 1 DA s96 Letter of Modification

As per your request, this letter provided the outcome of our review of the proposed modifications to SICEEP North West Plot Stage 1 concept master plan, and specifically the Stage 1 Development Application in respect to potential changes to the original waste management plan for an increase in non-residential GFA in the order of 2640m^2. This GFA is proposed to be utilised in the North West Plot in following way:

- 2400m2 for office
- 240m2 for public car park (no additional parking proposed – just a reconfiguration of space)

The proposed additional GFA is a response to design development associated with ongoing feedback from agents and potential tenants.

This report supports an application made under section 96 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify Development Consent, SSD 13-5878 relating to the concept proposal for Darling Square, the new urban neighbourhood at the southern end of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

Development Consent SSD 13-5878 was granted on 5 December 2013 and approved the following key components and development parameters:

- Indicative staging of demolition and development of future development plots;
- Land uses across the site including residential and non-residential uses;
- Street and laneway layouts and pedestrian routes;
- Open spaces and through-site links;
- Six separate development plots, development plot sizes and separation, building envelopes, building separation, building depths, building alignments, and benchmarks for natural ventilation and solar access provisions;
- A maximum total gross floor area (non-residential and residential GFA);
- Above ground car parking including public car parking;

- Residential car parking rates;
- Design Guidelines to guide future development and the public domain; and
- A remediation strategy.

This section 96 application (the Modification Application) constitutes the first modification to the consent. This Modification Application follows the approval and current assessment of a number of SSDAs and s96s within the SICEEP site, including:

- SSDA1 which secured approval for the core convention, exhibition and entertainment facilities of the SICEEP Project;
- SSDA2, a staged application that established a Concept Proposal for a new mixed use neighbourhood at Darling Harbour known as Darling Square;
- SSDA3, SSDA4, and SSDA5 which related to three detailed proposals for use of the development plots within Darling Square;
- SSDA 6 which secured approval for the construction of the ICC Sydney Hotel; and
- SSDA7 which secured approval for the construction and use of a mixed use development on the North-East Plot of Darling Square.

The SICEEP Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the Light Rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south (refer to Figure 1).

The Darling Square Site (refer to Figure 1 and Figure 2) the subject of this modification application is:

- located in the south of the SICEEP Site, within the northern portion of the suburb of Haymarket;
- bounded by the Powerhouse Museum to the west, the Pier Street overpass and Little Pier Street to the north, Harbour Street to the east, and Hay Street to the south; and
- irregular in shape and occupies an area of approximately 37,700m^2.

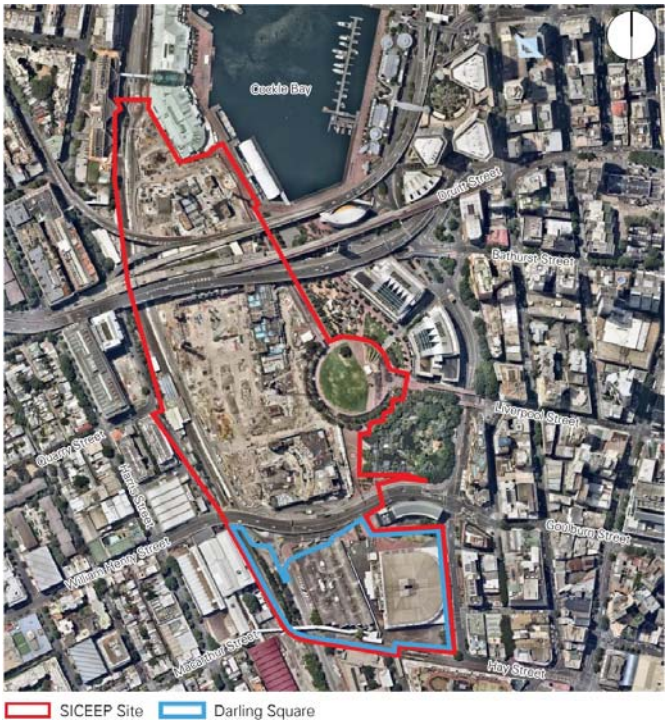

Figure 1 – Aerial Photograph of the SICEEP Site

Figure 2 – Concept Proposal Development Plots illustrating NW Plot in green

Based on the calculations and management assumptions contained in the original waste management, plan and the proposed modifications to the project, Waste Audit and Consultancy Services confirms:

- That the generation of waste and recyclables would increase by an approximate maximum volume of 240 litres per week for each stream (this would result in a maximum increase of 1 x 240 litre MGB per stream) and based on this increase the current allocated storage space is still sufficient.
- There would be no increase in generation of waste from the reconfiguration of space in relation to the carpark.

Based on this minimal change in the quantity of waste/recyclables generated, the current waste storage allocated space would be adequate for this additional waste/recycling system and there is no impact on the recommended management system.

Please do not hesitate in contacting me for clarification and/or any other issues.

Regards,

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