



S96 CONCEPT PROPOSAL CONSULTATION SUMMARY REPORT

MARCH 2016



1. Executive Summary

1.1 Introduction

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 second 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, SSDA5 and SSDA7 which related to four detailed proposals for use of the development plots within Darling Square; and
- SSDA 6 which secured approval for the construction of the ICC Sydney Hotel.
- SSDA7 which secured approval for the construction and use of a mixed use development on the North-East Plot of Darling Square;
- SSDA8 which secured approval for the ICC Hotel fitout, external lighting and subdivision;
- SSDA9 which seeks approval for the construction and use of a mixed use development on the South-East Plot of Darling Square;
- SSDA10 which seeks approval for the construction and use of a mixed use development on the North Plot and public domain works to the new Square within Darling Square;
- SDA11 which seeks approval for an interactive display system; and
- SSDA12 which secured approval for the construction and use of a residential building (student accommodation) within the Western Plot (Darling Drive) of Darling Square.

As outlined below, a consultation program was conducted to seek feedback about the proposed Concept Proposal modification for Darling Square during May 2015 and February 2016.

A combination of face-to-face meetings and drop-in community information sessions were undertaken to provide stakeholder and community members with information relating to this proposal and seek their feedback.

Section 3 of this report details the key outcomes of the consultation and Section 4 details the extent to which matters raised during this stage of consultation informed the design development.

1.2 Overview of Proposed Modifications

This Modification Application seeks approval for the following amendments:

- increase in the total maximum non-residential and residential Gross Floor Area;
- adjustments and increase to the maximum height of the North Plot parameter plan/building envelope;
- minor administrative correction to the alignment of Little Hay Street; and
- consequential amendments to the Design Guidelines.

These modifications are driven principally by responding to the realities of moving from concept to the design and delivery of individual stages (which is a fluid process that involves a number of facets and considerations).

2. Background and Approach

2.1 Background

The NSW Government considers that a precinct-wide renewal and expansion of the existing Convention, Exhibition and Entertainment Centre facilities at Darling Harbour is required, and is committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of SICEEP.

Following an extensive and rigorous Expressions of Interest and Request for Proposals process, Lendlease and Darling Harbour Live (comprising AEG Ogden, Lendlease, Capella Capital, Hostplus and Spotless) were announced by the NSW Government in December 2012 as the preferred proponents to transform Darling Harbour and create SICEEP.

Key features of the Preferred Master Plan include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
 - o Up to 40,000m² exhibition space;
 - o Over 8,000m² of meeting rooms space, across 40 rooms;
 - o Overall convention space capacity for more than 12,000 people;
 - o A ballroom capable of accommodating 2,000 people; and
 - o A premium, red-carpet entertainment facility with a capacity of 8,000 persons.
- Providing a hotel complex at the northern end of the precinct.
- A vibrant and authentic new neighbourhood at the southern end of the precinct, now called 'Darling Square', including apartments, student accommodation, shops, cafes and restaurants.
- Renewed and upgraded public domain that has been increased by a hectare, including an outdoor event space for up to 27,000 people at an expanded Tumbalong Park; and
- Improved pedestrian connections linking to the proposed The Goods Line drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pymont and the City.

On 21 March 2013 a critical step in realising the NSW Government's vision for the SICEEP Project was made, with the lodgement of the first two SSD DAs with the (now) Department of Planning and Environment. The key components of these proposals are outlined below.

Public Private Partnership SSD DA (SSDA 12_5752)

The Public-Private Partnership (PPP) SSD DA (SSDA 1) includes the core facilities of the SICEEP Project, comprising the new, integrated and world-class convention, exhibition and entertainment facilities along with ancillary commercial premises and public domain upgrades. SSDA1 was approved on 22 August 2013.

Concept Proposal (SSD 13_5878)

The Concept Proposal SSD DA (SSDA 2) establishes the vision and planning and development framework which will be the basis for the consent authority to assess detailed development proposals within the Darling Square Site. SSDA2 was approved on 5 December 2013. The Stage 1 Concept Proposal 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 of 197,236m² (excluding ancillary above ground parking), comprised of:
 - A maximum of 49,545m² non-residential GFA; and
 - A maximum of 147,691m² 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 report has been prepared to support the application to modify the Concept Proposal for Darling Square (SSDA 2).

2.2 Site Description

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 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 37,770m².



Figure 1 – Aerial Photograph of the SICEEP Site

The Concept Proposal DA provides for six (6) separate development plots across the Darling Square Site (refer to Figure 2):

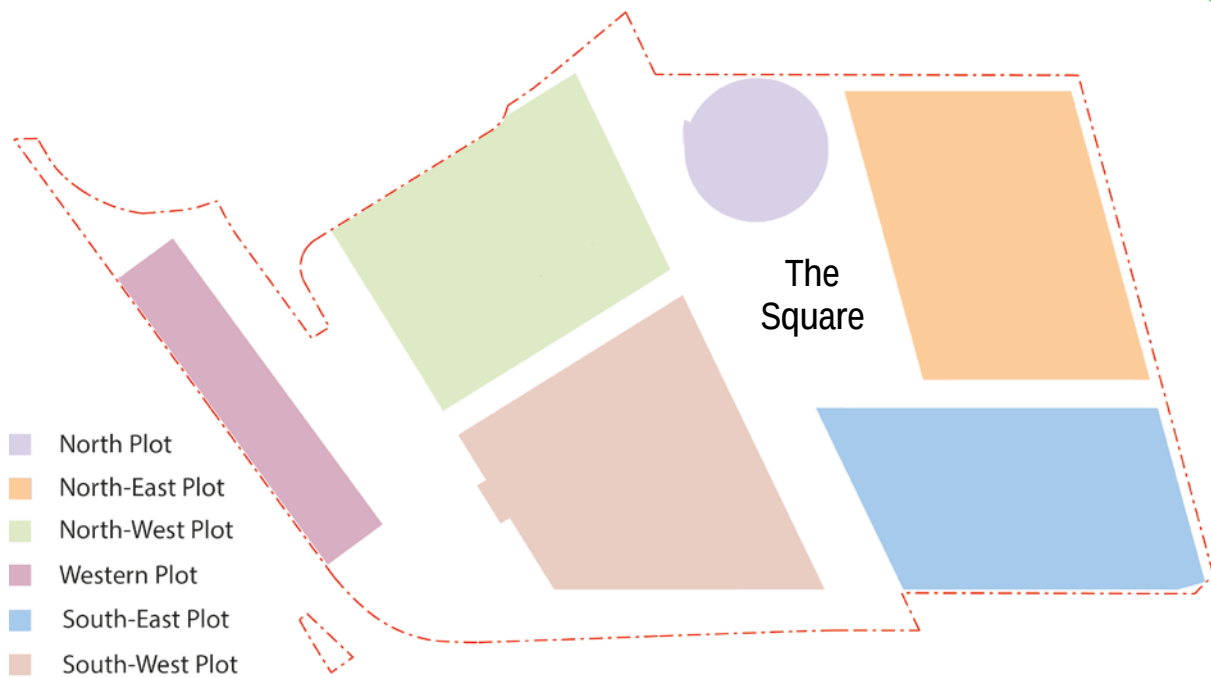


Figure 2 – Concept Proposal Development Plots

2.3 Engagement and Consultation Objectives

This report documents the outcomes from the consultation and engagement activities that took place in May 2015 and February 2016 that are specific to the proposed modification of the Darling Square Concept Proposal (SSDA2).

The specific objectives underpinning this engagement program are:

1. To continue building stakeholder and community awareness and capacity to participate in the formal consultation process;
2. To enable stakeholders and community members to learn about the development applications and provide feedback to the team; and
3. To provide a structured opportunity for questions and comments.

2.4 Methodology

Lendlease is committed to working with all stakeholders to enable their long-term involvement and participation. Pre-lodgement application consultation is regarded as a core component of this approach.

The pre-lodgement application consultation for the Modification Application, builds on the guiding principles, approach and strategic direction defined in the Infrastructure NSW Stakeholder and Community Involvement Strategy. It also respects the requirements for consultation as defined by the NSW Department of Planning and Infrastructure's Guidelines for Major Project Community Consultation (October 2007). It has been guided by the Director General's Requirements for the various components of the Sydney International Convention Exhibition and Entertainment precinct (SSD 5752-2012) received 19 August 2014, which states:

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with City of Sydney Council, Roads and Maritime Services and Transport for NSW.

The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.

As mentioned previously, consultation was conducted for this Modification Application in May 2015 and February 2016. A combination of communication channels was used to provide stakeholders and community members with information relating to the proposed modification and give them an opportunity to share their feedback.

Specifically:

Modification Application pre-lodgement consultation

Direct email	+ 1000 pre-registered contacts were directly contacted and invited to attend the Community Information Session to share their views.
Letter box drop	+ 2000 neighboring businesses and residences were letterbox dropped and invited to attend the Community Information Session to share their views.
Drop in Community Information sessions x 2	Held at lunchtime and in the evening at the Novotel Rockford, Darling Harbour (located directly adjacent to the site). Attended by 31 participants, including a number of residents from neighboring buildings and precinct stakeholder representatives. Local Community Group representatives were invited to attend this session.
Feedback forms	Participants at the community forums were encouraged to complete feedback forms to further share their views with the project team about the hotel and the consultation that has been carried out to date.
One to one briefings	One to one briefings were held with the City of Sydney and TfNSW.
Project email address and telephone number	A project email address and telephone number has been maintained to answer any questions and receive feedback about the proposal.

3. Concept Proposal Modification Application Consultation Findings

This section provides a summary of the matters raised during the consultation. The extent to which matters raised during the consultation to date informed this specific proposed modification has been documented in Section 4 of this report.

3.1 Stakeholder feedback

During the pre-lodgement period for the Concept Proposal Modification Application, Lendlease engaged with stakeholders relevant to the proposed design modifications to the North West development plot. Key questions and matters raised were documented and recorded into Consultation Manager.

The following reflects an overview of the key matters raised regarding the proposed Concept Proposal Modification at the stakeholder meetings held:

3.1.1 City of Sydney

A meeting was held with representatives from City of Sydney on 17 February 2016 where the proposed Concept Proposal Modification Application was discussed. The tone of the meeting was generally positive. A summary of the proposed modifications was provided and no concerns were raised about these modifications.

3.1.2 Transport for NSW

A meeting was held with representatives from TfNSW on 29 September 2015 where the proposed Concept Proposal Modification Application was discussed. A summary of the proposed modifications was provided, along with an overview of the Transport & Traffic Impact Assessment. No concerns were raised about the approach and these modifications though TfNSW requested that pedestrian modelling be undertaken. Lendlease committed to undertake this post lodgement of the application and to submit as part of the Response to Submissions.

A second meeting was held with TfNSW on 2 March 2016 where the proposed Concept Proposal Modification Application along with an overview of the Transport & Traffic Assessment was again discussed. No concerns were raised about the approach and Lendlease committed to undertake pedestrian modelling of the precinct. TfNSW requested for Lendlease to discuss this with Transdev.

3.2 Community feedback

Two community information sessions were held on Wednesday 27 May 2015 to facilitate feedback from the community about this Modification Application. These occurred between 12:30pm and 2:30pm and between 6pm and 8pm and were held at a function room in the Novotel Rockford, located directly adjacent to the Darling Square site.

The sessions were attended by around 40 participants, many of whom had already participated in previous engagement events and had a good base level of understanding about the development. The sessions were informal in style (drop-in format) with members of the Lend Lease project team available to answer any questions and listen to feedback. A Mandarin and Cantonese language interpreter was also available at both sessions.

Contact has been maintained with representatives of key local resident associations and action groups. Representatives from many of these groups were invited to attend the community information sessions and the feedback received from those who attended is reflected below.

Feedback forms were provided to participants to complete at the end of each session and the key questions and matters raised were documented and recorded into Consultation Manager.

The material relevant to this DA that was presented is included in Appendix 1.

Points of clarification

- Clarification was sought about how many car parks are being built precinct wide and how this changed from the previous numbers.
- The importance of good quality design was also reinforced.
- Clarification was sought regarding the proposed increase in height of the north plot.

Matters of concern

Matters of concern regarding the following elements of the proposal were recorded:

- The public carpark is insufficient for the Darling Square precinct and the number of spaces should be increased.
- This development will increase the traffic in the neighbouring streets.
- The bulk and scale of the proposed SE Plot building was raised as a concern.

3.3 Summary of Key Themes Raised about the proposed modification

The following reflects the key themes that were raised in relation to the modification application to the concept proposal during the pre-lodgement consultation:

- The public carpark is insufficient for the Darling Square precinct and the number of spaces should be increased.
- Concern regarding the potential for increased traffic on neighbouring streets.
- Concern regarding the height and scale of the proposed SE Plot building was raised as a concern.

4. Addressing concerns

The extent to which concerns raised during the Modification Application pre-lodgement consultation have been addressed are detailed below.

Issue 1: Reduction in car parking in the precinct and should be increased	
Issue Concern regarding the reduction in car parking in the precinct.	Response • Based on studies undertaken to support the Concept Proposal for the Darling Square and the North West Plot DA (which includes the public car park), there is an adequate parking provision in the broader precinct. • The approach to car parking is consistent with the reduction of CBD congestion and encourages people to utilise alternative forms of active and public transport. • Resident car parking for Darling Square will be provided within the three residential development plots. • The proposed development retains the approved public car parking provision.
Issue 2: Traffic impacts	
Issue Concern regarding an increase in traffic in the neighbouring streets as a result of the development	Response • Traffic modelling has shown that traffic will not get any worse than current conditions. This was considered and assessed as part of the Concept Proposal. • Research indicates many residents will prefer to walk, cycle or take public transport given their close proximity to the city, universities and main train stations. • The proposed modification application does not affect/change the original assumptions/provision of parking associated with the non-residential components of the Darling Square Concept Proposal.
Issue 3: Height and scale of proposed SE Plot building	
Issue Sentiment regarding the height of the buildings impacting the views of the Peak apartments and causing overshadowing	Response • Whilst respecting the opinion of the local community, the approved Concept Proposal set the planning parameters including the building heights. This proposed modification to the Concept Proposal does not seek to alter the approved building envelope nor does the proposed building (SSDA 9) intend to fill the approved building envelope.

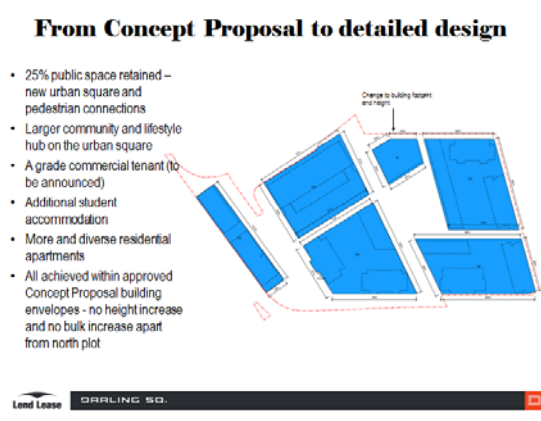


Appendix 1

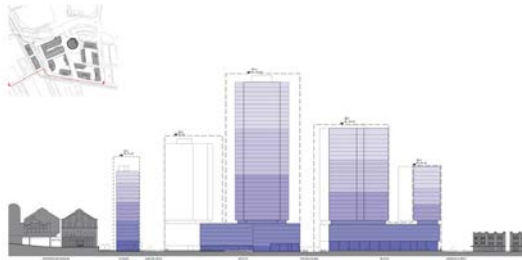
Flyer to promote information sessions



Presentation material:

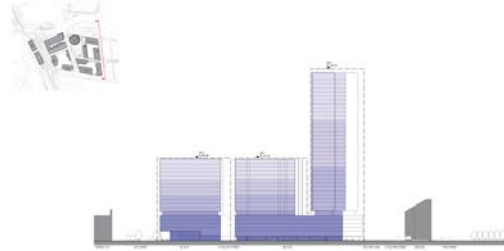


Concept Proposal Building envelopes (from Hay Street)



Lend Lease DARLING SQ.

Concept Proposal Building envelopes (from Harbour Street)



Lend Lease DARLING SQ.

What happens next?

Please provide any feedback you have about the plans to one of the project team members or complete a feedback form. All feedback received at this stage will be collated and shared with the project team for consideration. A summary of feedback received will also be outlined in the Consultation Report included as part of the Development Application (DA) modification.

The modification to the DA will be assessed by the NSW Department of Planning and Environment (DP&E). The Minister for Planning or their delegate is the consent authority.

All formal comments must be made to the DP&E during the Public Exhibition Period.



Lend Lease DARLING SQ.