



11 June 2015

Lend Lease
Level 5, 405-411 Sussex Street
Sydney
NSW 2000

Attn: Ms. Alexandra Whitty,

**SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT PRECINCT
STATE SIGNIFICANT DEVELOPMENT APPLICATION SSDA2 – DARLING SQUARE –
WIND IMPACTS**

Dear Ms. Whitty,

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.

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; 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).

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 (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 37,700 m².



Figure 1 – Aerial Photograph of the SICEEP Site

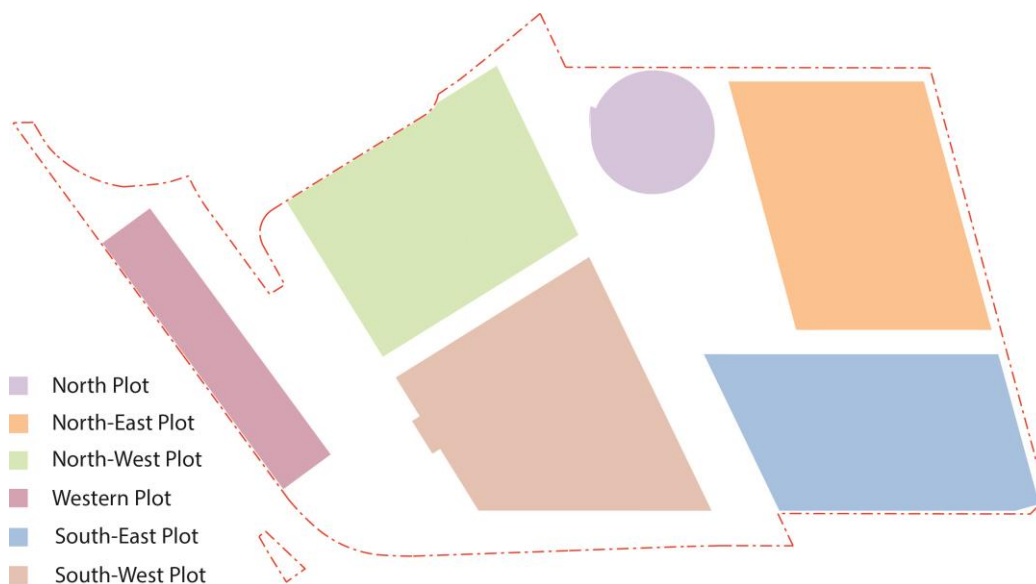


Figure 2 – Concept Proposal Development Plots

We refer to the CPP Final Report Revision 3 'Wind Assessment for The Haymarket Precinct – Sydney International Convention Centre, Exhibition and Entertainment Precinct – SSDA2' dated March 2013, CPP Project Number 6908. The report provides a qualitative assessment of the impact of the proposed The Darling Square precinct on the local wind environment. The SSDA2 application was only seeking approval for building envelopes (massing).

The previous qualitative assessment concluded the taller buildings within Darling Square will induce downwash for wind directions normal to the façades of the towers, and windy conditions can be expected at the ground-level windward corners of the buildings. Instances of channelling wind flow were also expected to occur for the given building massing at some locations. This was expected to produce localised strong wind conditions possibly exceeding the Lawson walking criterion without amelioration.

Extensive wind tunnel testing has since been, or shortly will be, conducted by CPP for each SSDA to quantify these environmental wind impacts and findings have been reported. The broad conclusions drawn from the qualitative March 2013 CPP report have largely been validated through the wind tunnel testing and wind mitigation strategies developed and recommended.

As discussed above, the modification application proposes an increase in residential and non-residential GFA (approximately 14,575 m² and 5,673m² respectively) which will be distributed within the approved parameter plans for the NW plot, the SE plot, the W1 plot and within an adjusted North Plot parameter plan.

The SSDA designs for the North and SE plot Buildings are currently being qualitatively evaluated and are likely to be tested as part of the SSDA by end of 2015.

These modifications are not expected to change the broad conclusions and recommendations already provided by CPP from both the quantitative testing and qualitative assessments. Detailed windbreak strategies have been, or are being developed, in conjunction with the design team to ameliorate wind conditions at areas across the site. Overall, the changes to the approved parameters (North Plot only) are not deemed to be material and therefore there is not expected to be any adverse additional wind impacts resulting from the modified development.

Should you have any queries about this matter, please do not hesitate to contact me on the phone numbers below.

Yours faithfully,



Matt Glanville
Director