

18th May 2015

Alexandra Whitty
Assistant Development Manager – Urban Regeneration, Lend Lease
E: <mailto:alexandra.whitty@lendlease.com>

Dear Alex,

Re: SICEEP Darling Square 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 Darling Square Stage 1 concept master plan, and specifically the Stage 1 Development Application in respect to potential changes to the original waste management plan for:

- Additional Non Residential GFA for NW plot and North plot (approximately 5,673m²)
- Additional Residential GFA for SE plot (approximately 14,575m²)
- Modification to the parameter plan for the North building

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).

By way of background, 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 37,700m².

Figure 1 – Aerial Photograph of the SICEEP Site

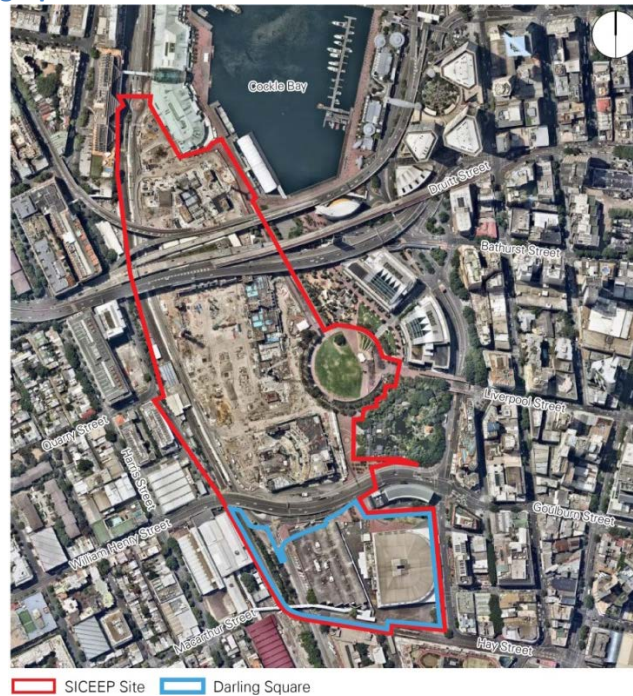
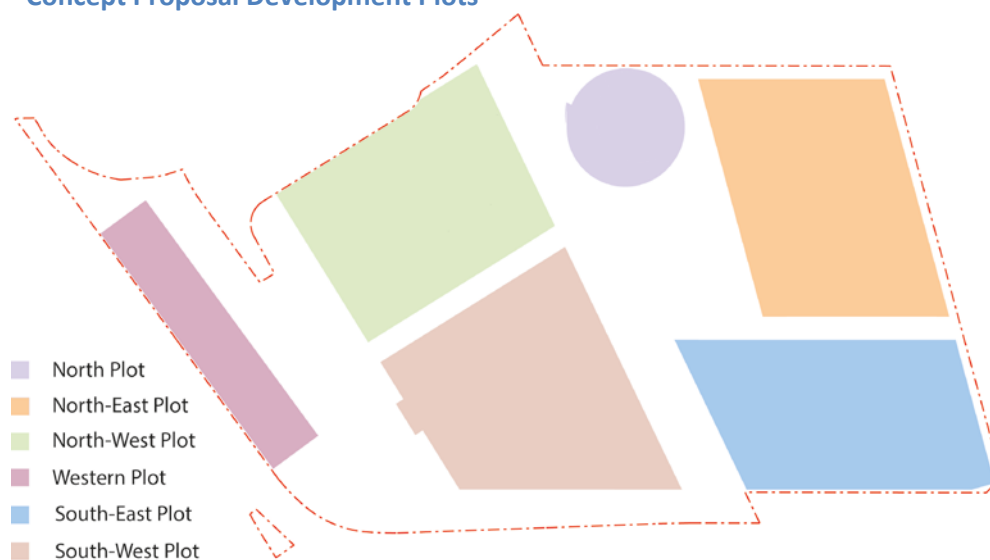


Figure 2 – Concept Proposal Development Plots



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 there would be minimal (ie., no significant), changes in waste/recyclables generation that would impact on management systems including storage of materials prior to collection by the appointed contractors.

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

Regards,

A handwritten signature in blue ink, appearing to read "Trevor Thornton", with a horizontal line extending to the right.

Dr Trevor Thornton
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