

# Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP)

## Darling Square: South West Plot

## BCA Review for Section 96 submission

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Report Ref: 14-202856\_SICEEP\_Haymarket\_s96report\_150415.doc

Project Number: 14-202856

Date: 15<sup>th</sup> April 2015

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## 1.0 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-6011 relating to the development of the South West Plot of Darling Square which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

Development Consent SSD-6011 was granted on 21 May 2014 by the delegate of the Minister for Planning for the following components of development:

- site preparation works including staged demolition of existing structures, tree removal and site remediation as required;
- staged construction of 8 storey, 25 storey and 40 storey residential buildings including a 5 storey podium, to be used for:
  - non-residential uses on ground and first floor levels;
  - above ground car parking and storage; and
  - residential apartments;
- various public domain improvements including construction of part of the Boulevard, east-west pedestrian laneway, new lift and stair connecting to the Macarthur Street elevated pedestrian footbridge and other associated landscaping;
- provision of a vehicle access point at Hay Street and drop-off facility on Darling Drive; and
- provision of signage zones.

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 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 Hotel; and
- SSDA7 is currently under assessment and seeks approval for the construction and use of a mixed use development on the North-East Plot of Darling Square.

## 2.0 Overview of Proposed Modifications

This Modification Application seeks approval for the following amendments (with the design amendments being discussed in detail below):

- inclusion of podium canopies to Building SW1 and SW3 on three apartment courtyards;
- enhancements to the eastern and western façades of Building SW3;
- additional apartment provided on Level 14 of Building SW3 in lieu of an excess plant room;
- revised landscaping scheme which includes enhancements to privacy and pool shading;
- inclusion of additional balcony wind screens; and
- various amendments to a number of Conditions of Consent.

A range of other minor amendments the result of design development are illustrated on the amended Architectural Drawings, largely relating to minor internal/external changes, the location and size of windows; balcony screens sizing; and amended finishes. These design development changes are to be expected in any project, especially given the nature and scale of the approved South West Plot development.

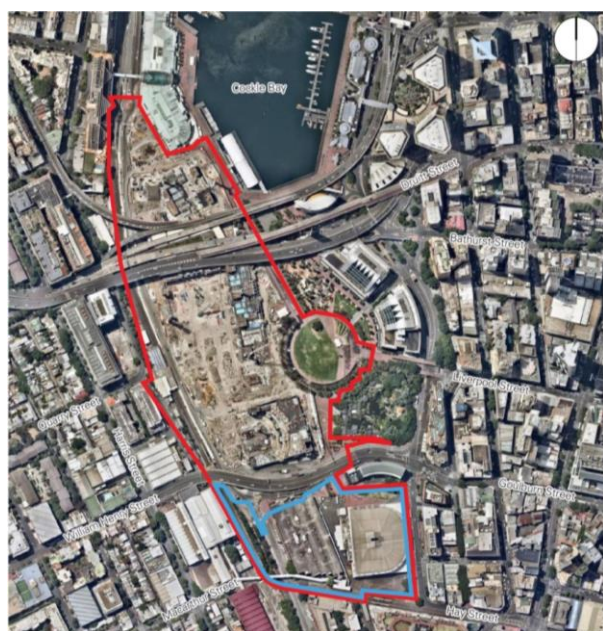
### 3.0 Site Description

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**).

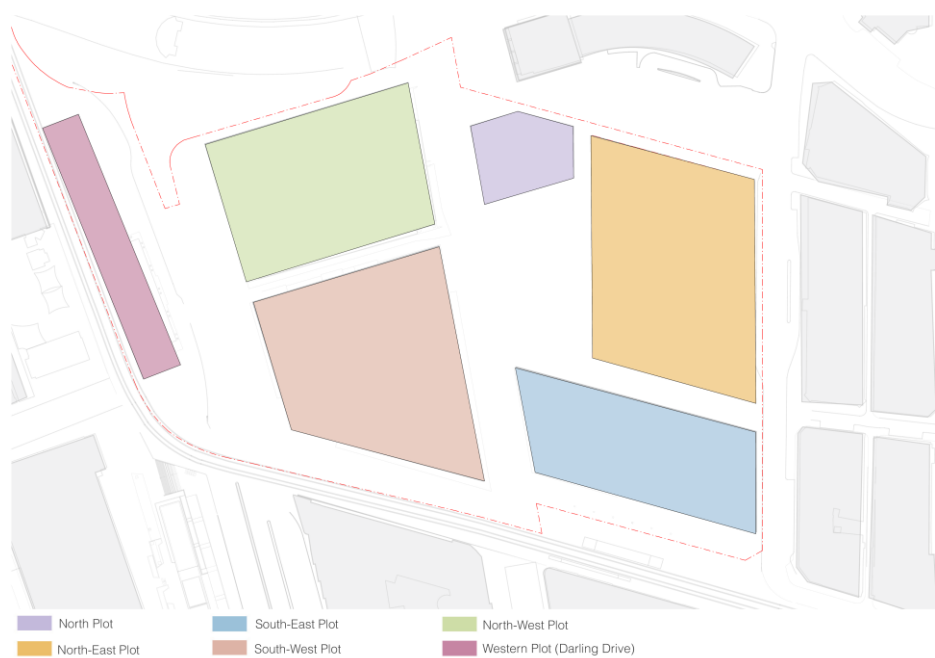
The Darling Square Site is:

- 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 43,807m<sup>2</sup>.



**Figure 1** – Aerial Photograph of the SICEEP Site

The Modification Application Site relates to the South West Plot and surrounds as detailed within the architectural and landscape plans submitted in support of Modification Application. **Figure 2** illustrates the South West Plot in the approved Concept Proposal.



**Figure 2 – Concept Proposal Development Plots**



#### 4.0 Documentation Assessed With Proposed Amendments

The following documentation has been proposed as the section 96 application set and has been reviewed and considered in Sections 5 and 6 of this report.

Number	Title	Revision
SK_011	Ground Level Plan	P10
SK_012	Level 01 Plan	P9
SK_013	Level 02 Plan	P10
SK_019	Level 03 Plan	P10
SK_020	Level 04 Plan	P10
SK_014	Podium Roof Plan	P9
SK_015	Typical Tower Plan	P9
SK_016	Roof Plan	P9
SK_040	SW1 Typical Podium Plan – Levels 02-04	P9
SK_041	SW1 Podium Roof Plan – Level 05	P10
SK_050	SW1 Lower Tower Plan – Levels 06-19	P12
SK_051	SW1 Typical Tower Plan – Levels 20-23	P10
SK_053	SW1 Upper Tower Plan – Level 24	P12
SK_042	SW2 Typical Podium Plan – Levels 01-04	P10
SK_043	SW2 Podium Roof Plan – Level 05	P10
SK_052	SW2 Typical Plan – Levels 06-07	P10
SK_044	SW3 Typical Podium Plan – Levels 02-04	P11
SK_045	SW3 Podium Roof Plan – Level 05	P10
SK_054	SW3 Typical Tower Plan – Levels 06-36	P11
SK_055	SW3 Upper Tower Plan – Levels 37-39	P11
SK_101	North Elevation	P10
SK_102	South Elevation	P11
SK_103	East Elevation	P9
SK_104	West Elevation	P9
SK_111	North Podium Elevation	P9
SK_112	South Podium Elevation	P10
SK_113	East Podium Elevation	P9
SK_114	West Podium Elevation	P10
SK_201	Section AA	P7
SK_202	Section BB	P7
SK_203	Section CC	P8
SK_204	Section DD	P8
SK_205	Section EE	P7
SK_211	PRI Section 1 – The Boulevard	P7
SK_213	PRI Section 3 – Darling Drive	P7
SK_220	SW1 – Bay Study	P6
SK_229	SW1 – Bay Study	P4
SK_226	SW2 – Bay Study	P6
SK_223	SW3 – Bay Study	P7
SK_224	SW3 – Bay Study	P6
SK_225	SW3 – Bay Study	P7
SK_120	Exterior finishes schedule	P9



## 5.0 Brief and Confirmation of assessment

This report is the result of the review of the revised design and submission for Section 96 amendment to the DA for the South West Plot. The report overviews the amendments and comments against the main issues of change against the Building Code of Australia 2014.

We have reviewed the submitted documentation for compliance with the deemed-to-satisfy provisions of the BCA and the relevant major Australian Standards referenced by this code. Where compliance with the deemed to satisfy provisions is not possible, alternative solutions will be required.

**There is nothing contained in the proposed amendments that should deter the issue of the Section 96 for fear of non-compliance with the Building Code of Australia.**

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## 5.1 Alternate solutions and performance based assessment

Where compliance with the deemed to satisfy provisions is not readily achievable, performance based assessment and alternative solutions will be used to demonstrate compliance with the BCA. Those identified to date in the design, have been scheduled and submitted to the Fire and Rescue NSW already.

The section 96 submission has no impact on the previous identified alternate solutions.



## **6.0 Building Code of Australia Assessment of applicable provisions**

Highlighted below are the applicable provisions to the section 96 scope of works, which are reconciled against the issues of compliance with the relative parts of the Building Code of Australia.

### **6.1 Use and Class of the building**

The development comprises of a new mixed use residential complex, including a podium building with components of retail and carpark together with three towers erected thereon.

#### **Building Classification and Use**

The changes do not affect the classifications according to the Building Code of Australia.

#### **Rise in Storey**

The changes do not affect the rise in storey according to the Building Code of Australia.

### **6.2 Construction and Fire Resistance Ratings**

#### **Construction**

The building is to be constructed of structural reinforced concrete construction with an external facade of precast concrete, cladding and glazing. The building has been designed to be greater than 25 metres in effective height and will exceed 50 metres.

No changes proposed, nor impact to compliance.

#### **Fire Ratings**

No changes proposed, nor impact to compliance.

#### **Fire compartment areas and volumes**

No changes proposed, nor impact to compliance.

#### **External Protection to exits**

Minor changes proposed, that will comply and hence not impact compliance.

### **6.3 Access and Egress**

#### **Fire egress from the building**

The buildings' egress system has been assessed and designed to ensure compliance with the BCA:

Minor changes proposed, that will comply and hence not impact compliance.

#### **Access Part D3 - Requirements for access for persons with disabilities**

Minor changes proposed, which will not impact compliance, however reduction to external levels allow better access to the entries to the building from the North.

#### **Accessible carparking**

No changes proposed, nor impact to compliance.



#### **6.4 Fire Systems**

No changes proposed, nor impact to compliance.

#### **6.5 Health and Amenity**

No changes proposed, nor impact to compliance.

#### **Facilities for persons with disabilities**

No changes proposed, nor impact to compliance.

#### **Light and ventilation**

Minor fenestration changes proposed, no impact to compliance.

#### **6.6 Energy Efficiency and BASIX**

Some changes are proposed, and will update the applicable issues that relate to BASIX compliance.