

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

## Darling Square: South West Plot

### BCA Review for Modification to Application Section 96 submission (MOD 2) – November 2016

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## DOCUMENT ACCEPTANCE

|             | Name             | Signed                                                                               | Date       |
|-------------|------------------|--------------------------------------------------------------------------------------|------------|
| Prepared by | Robert Marinelli |  | 23/11/2016 |

## REVISION HISTORY

| Revision No. | Prepared by | Description | Date       |
|--------------|-------------|-------------|------------|
| 01           | RM          | First Draft | 04/11/2016 |
| 02           | RM          | Final issue | 23/11/2016 |
|              |             |             |            |



## 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.

There was a subsequent Section 96 application (MOD 1) sought and issued 27 July 2015 for the building.

This Section 96 (MOD 2) 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 which secured approval for the construction and use of a mixed use development on the North-East Plot of Darling Square.



## 2.0 Overview of proposed modification

This Modification Application No.2 seeks approval for the following amendments (with the design amendments described in detail within the Architectural Design Report):

- Revised Entry Lobbies to Building SW1 & SW3 with increased Retail Usage along Darling Drive.
- Removal of the IQ Hub and replacement with Retail Use.
- Reduced extents of fixed canopy along Steam Mill Lane.
- Removal of NE corner Retail Mezzanine floor
- Increased clear glazing to units on Building SW1 & SW3.
- Reduced Building Height to Building SW3.
- Addition of Flood Mitigation to the Boulevard Retail Entries.
- Removal of Building Sky Signage Zones
- Various amendments to a number of Conditions of Consent

These design amendments are the result of design development, relatively minor and 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**).

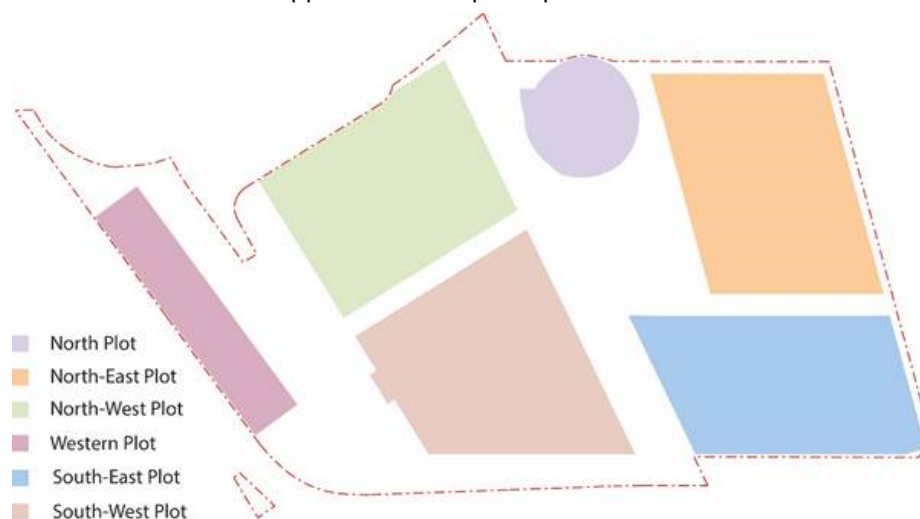
The Darling Square Site is:

- 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 MOD 2 application set and has been reviewed and considered in Sections 5 and 6 of this report.

| Number | Title                          | Revision |
|--------|--------------------------------|----------|
| SK_011 | Ground Level Plan              | P11      |
| SK_012 | Level 01 Plan                  | P10      |
| SK_016 | Roof Plan                      | P10      |
| SK_101 | North Elevation                | P11      |
| SK_102 | South Elevation                | P12      |
| SK_103 | East Elevation                 | P10      |
| SK_104 | West Elevation                 | P10      |
| SK_111 | North Podium Elevation         | P10      |
| SK_112 | South Podium Elevation         | P11      |
| SK_113 | East Podium Elevation          | P10      |
| SK_114 | West Podium Elevation          | P11      |
| SK_201 | Section AA                     | P8       |
| SK_202 | Section BB                     | P8       |
| SK_203 | Section CC                     | P8       |
| SK_213 | PR1 Section 03 – Darling Drive | P8       |
| SK_229 | SW1 – Bay Study                | P5       |



## **5.0 Brief and Confirmation of assessment**

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

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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### **5.2 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 of the proposed changes have the potential to impact upon the projects BASIX compliance and other sustainability aspirations as follows:

- Increased clear glazing to units on Building SW1 & SW3.

These changes have been reviewed and assessed against the commitments identified in the Sustainability Report provided as part of the original planning application and the development will still achieve the building related sustainability aspirations set for the Darling Square precinct including BASIX compliance. While the initiatives to be incorporated in the design will alter as the design is finalised, the project still aims to deliver a sustainable residential development, with low operational energy consumption, reduced potable water use and appropriate materials selection while at the same time maintaining a good level of indoor environmental quality through appropriate mechanical design, façade configuration and finishes selection.

As per the approved development, the subject residential development (as modified) is committed to 4 Star Design and As-Built Green Star ratings under the Green Star Multi-Unit Residential v1 tool. Initiatives being considered will ensure significant sustainability principles will be incorporated into the design, appropriate management practices are applied through the construction period and facilities and resources are provided to ensure the delivery and operation of the building has the potential to achieve the sustainability objectives.

Proposed amendments will have minimal impact on the existing BASIX commitments. Of the changes proposed in the section 96 submission, the increase in glazing to studio units of SW1 and SW3 are those that potentially impact BASIX thermal comfort and energy compliance. The NatHERS assessor who was responsible for the original NatHERS certificate as part of BASIX compliance has confirmed that these changes do not impact the ability of the development to achieve BASIX thermal comfort requirements in the attached letter dated 8<sup>th</sup> of July 2016. The thermal comfort impact stated in this letter has been analysed with regards to the BASIX Energy target and does not impact the ability of the project to achieve compliance.