

6 March 2015

Lend Lease
Construction & Infrastructure
30 The Bond, 30 Hickson Road,
Millers Point NSW 2000



Attention: Stephanie Graham, Project Manager

Dear Stephanie,

**RE: DARLING SQUARE – NORTH WEST PLOT
STATEMENT OF HERITAGE IMPACT: MODIFICATION TO DEVELOPMENT CONSENT SSD-6013**

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-6013 relating to the development of the North West Plot of Darling Square which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

Development Consent SSD-6013 was granted on 7 May 2014 by the delegate of the Minister for Planning for the following components of development:

- site preparation works including demolition of existing structures, tree removal, minor excavation, and site remediation as required;
- staged construction of a 12 storey building to be used for commercial premises, and above ground car parking;
- various public domain improvements including provision (part) new east-west pedestrian laneway (known as Dickson's Lane) linking Darling Drive to the Boulevard, upgrading of existing footpaths, provision of street trees, and provision of bicycle parking facilities; and
- building identification signage and wall advertising sign.

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.

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Overview of Proposed Modifications

This Modification Application seeks approval for the following amendments:

- increase in Gross Floor Area to accommodate a modified built form meeting tenant requirements;
- increase of a single storey and associated building height increase, remaining within the approved maximum height limit of the Concept Proposal;
- internal floor plate amendments including the introduction of a new atrium; and
- Public domain improvements at the ground plane.

A range of other minor amendments resulting from design development and in response to commercial tenant requirements are illustrated on the amended Architectural Drawings, largely relating to façade articulation, internal layouts and materials. These design development and tenant driven changes are to be expected in any project, especially given the nature and scale of the approved North West Plot development.

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 43,807m².



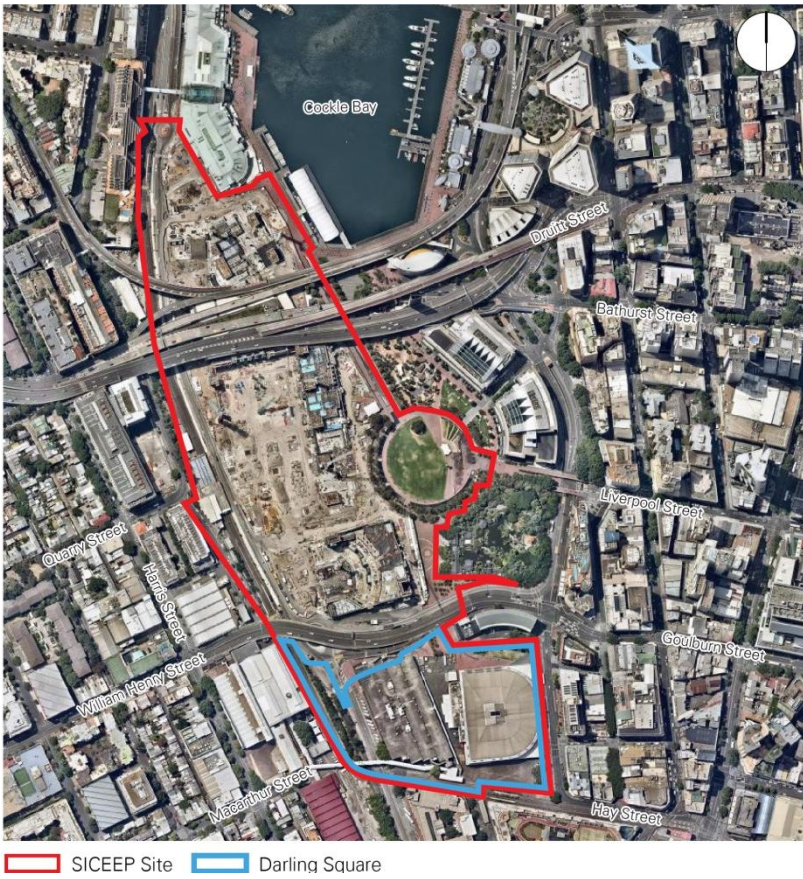


Figure 1 – Aerial Photograph of the SICEEP Site

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

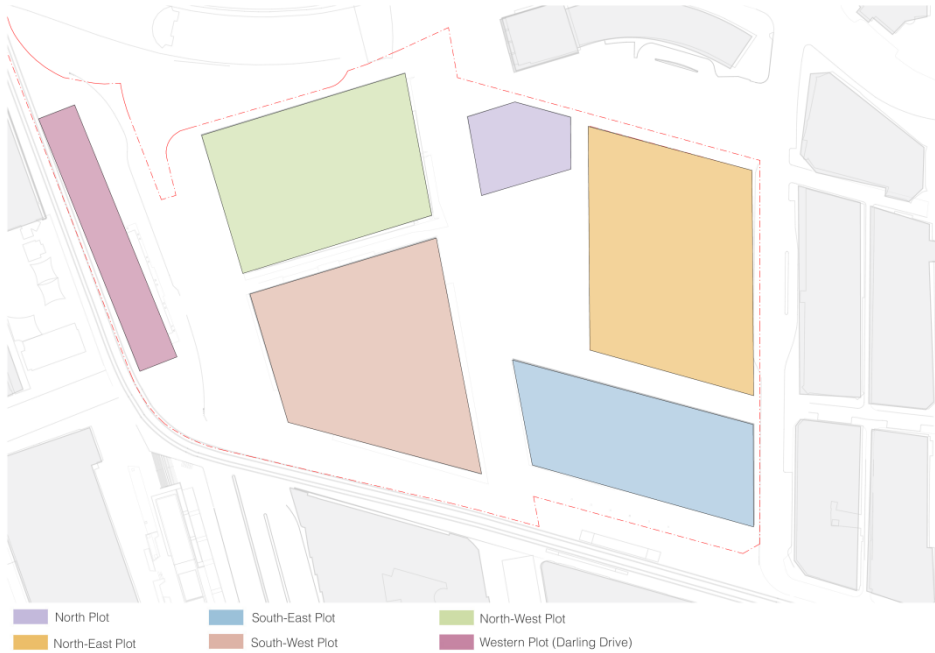


Figure 2 – Concept Proposal Development Plots



Previous Heritage Impact Assessments

In February 2013 Tanner Kibble Denton Architects Pty Ltd prepared the Statement of Heritage Impact for the Concept Proposal Development Application for the redevelopment of the Haymarket Precinct at Darling Harbour for a new mixed use residential neighbourhood as part of the whole SICEEP redevelopment and accordingly assessed the heritage impacts of all elements of the proposed redevelopment.

The Statement of Heritage Impact concluded:

The proposed PPP, Haymarket Precinct and Hotel development are supportable in heritage terms for several reasons:

- *There will be no impact on heritage items located either within the development site or in its vicinity through modification to building fabric or demolition;*
- *The settings of the Chinese Garden of Friendship, Darling Harbour Water Feature and the Carousel will be enhanced by the developments;*
- *The Haymarket Precinct development has been structured through interpretation of historic street patterns in this locality;*
- *Although there will be some impact on views to heritage items in the vicinity of the Haymarket Precinct, this will not affect interpretation of these items or their heritage significance;*
- *There will be some impact on the Darling Harbour Rail Corridor resulting from the loading dock associated with the Exhibition Centre. The impact of the loading dock is, however, limited and will not affect interpretation of the Rail Corridor or its heritage significance. The impact will be ameliorated by the removal of monorail infrastructure by others;*
- *Views to the Powerhouse Museum will be affected by the two residential blocks in the Haymarket Precinct situated next to the Rail Corridor, which will also be impacted.*
- *However, the principal views to the Powerhouse Museum are available from Harris Street and will not be affected by the proposed development, while views to the building are of secondary importance. Also, the presence of the residential blocks will have no impact on the physical fabric of the Darling Harbour Rail Corridor. There will be little impact on appreciation of the Corridor or interpreting it – apart from the loading dock associated with the proposed Exhibition Centre (see above). there are other no impacts on the Rail Corridor resulting from development on the SICEEP site.*

In June 2013 Tanner Kibble Denton Architects undertook an assessment of the heritage impacts relating to State Significant Development Application SSDA4. The Statement of Heritage Impact concluded:

- *The general massing of the proposed development in the North West Plot is consistent with Concept Proposal Development Application with some changes to the articulation within the overall volume;*
- *The external facades of the building have been developed and refined, thus enhancing its appearance;*
- *The building form marginally protrudes the parameter plan specified in the Design Report to the southern elevation by 5 metres in height (from R.L 48.6 to R.L 53.6). However, this will have no additional heritage impact because of the location of the North West Plot relative to identified heritage items in the locality.*
- *The assessment of the proposed development against the NSW Heritage Branch Model Questions in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA4;*
- *The assessment of the proposed development against SEPP (State and Regional Development) 2011 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA4,*
- *The assessment of the proposed development against SREP (Sydney Harbour Catchment) 2005 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA4*



- *The assessment of the proposed development against the Sydney LEP 2012 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA4; and*
- *The assessment of the proposed development against the Sydney DCP 2012 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA4.*

It was concluded that the SSDA4 proposal was consistent with The Haymarket Concept Proposal SSD DA (SSDA2) and the assessment of potential heritage impact was also consistent.

Assessment of Heritage Impact

We have reviewed the Section 96 documentation for the North West Plot prepared by Woods Bagot and Lend Lease and have compared it with the assessments undertaken previously (as set out above). We can accordingly advise:

- The general massing of the proposed development in the North West Plot is consistent with the approved development, with changes to the articulation and a minor increase in bulk to the overall volume;
- The external facades of the building have been revised, thus refining and modulating the proposed building's appearance;
- The building is approximately 1.95 metres taller than the approved development and has a slightly larger gross floor area. However, this will have no additional heritage impact because of the location of the North West Plot relative to identified heritage items in the locality;
- The assessment of the modified against the NSW Heritage Branch Model Questions in the Statement of Heritage Impact for the approved development is still applicable;
- The assessment of the proposed development against SEPP (State and Regional Development) 2011 in the Statement of Heritage Impact for the approved development is still applicable;
- The assessment of the proposed development against SREP (Sydney Harbour Catchment) 2005 in the Statement of Heritage Impact for the approved development Application is still applicable;
- The assessment of the proposed development against the Sydney LEP 2012 in the Statement of Heritage Impact for the approved development is still applicable; and
- The assessment of the proposed development against the Sydney DCP 2012 in the Statement of Heritage Impact for the approved development is still applicable.

Conclusion

The proposed scheme, being a Section 96 modification, is considered to be consistent with previous applications and is therefore acceptable in heritage terms.

Yours sincerely

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