

9 March 2015

Mrs Stephanie Graham
Project Manager
Commercial
Project Management & Construction
Lend Lease (Haymarket) Pty Ltd
30 Hickson Road
Millers Point NSW 2000

Dear Mrs Graham

RE: SSDA4 - S96 Submission - Darling Harbour Square, North West Plot

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.

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.

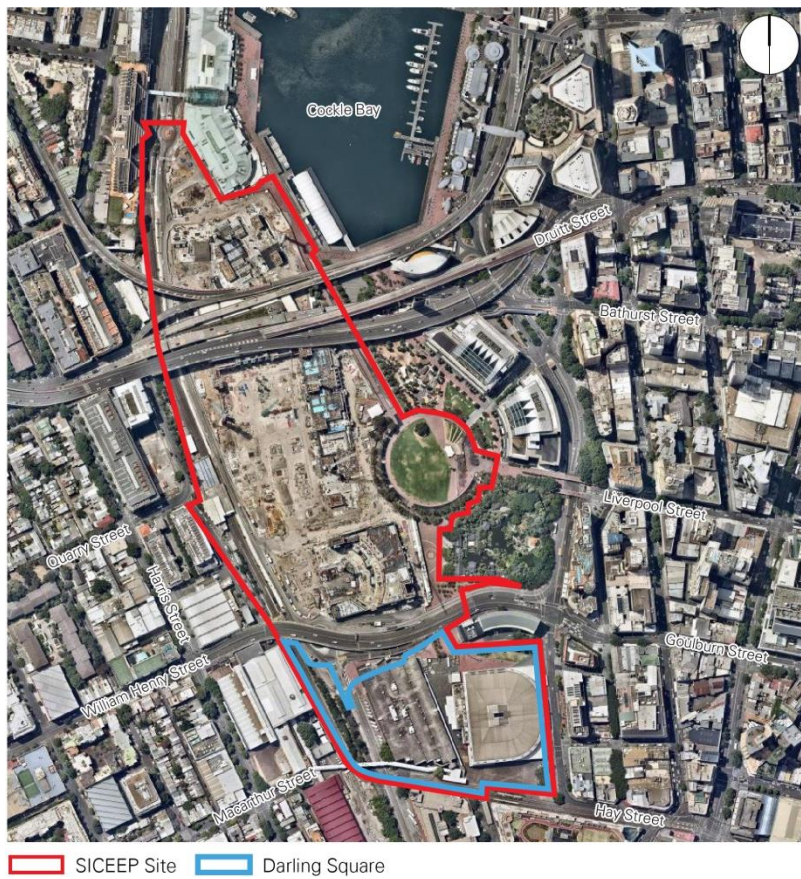


Figure 1 – Aerial Photograph of the SICEEP Site

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.

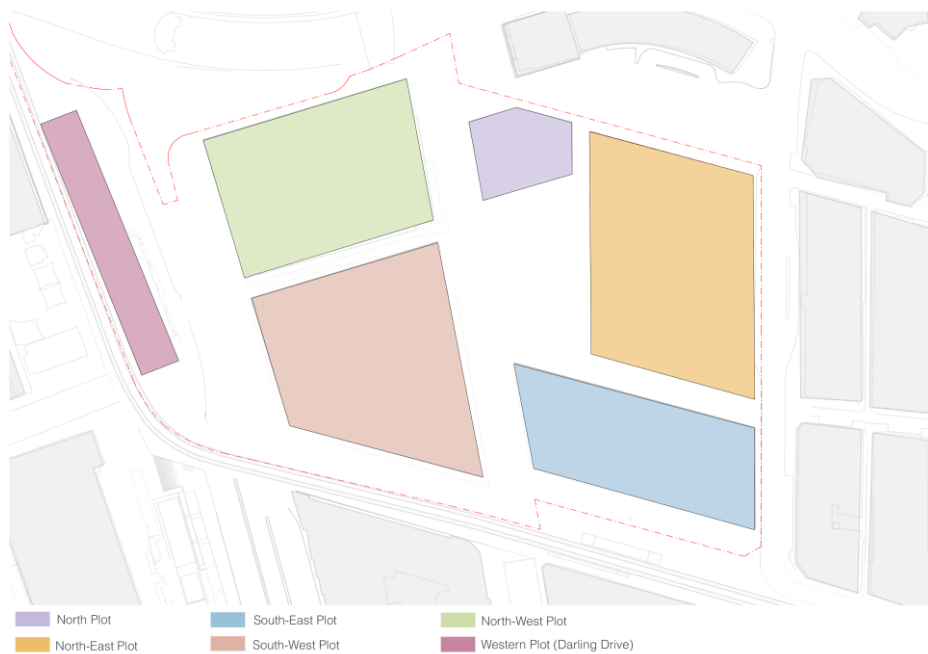


Figure 2 – Concept Proposal Development Plots

Archaeology & the S96 Application

The proposed S96 amendments as outlined above are mostly to the façade, amendment to floor levels and internal floor arrangements.

We refer to our original reports entitled 'Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP), Concept Plan, The Haymarket – SSDA2' and the 'Indigenous and Non-Indigenous Archaeology DA Stage 2, Haymarket – SSDA4 – NW Plot' prepared in support of the State Significant Development Application (SSD 13_6013) for a mixed use commercial office and public car park building and associated public domain works within the NW Plot Commercial. The Haymarket component of the Sydney international convention, exhibition and entertainment precinct (SICEEP) Project at Darling Harbour submitted in May 2013.

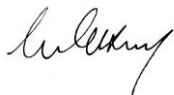
The report was prepared in support of the application concluded:

- The footprint of SSDA4 is outside the western foreshore of Darling Harbour and there are no requirements for Aboriginal archaeology within SSDA 4.
- There is some likelihood of limited impacts on the remains of an 1870s cooperage building of local significance within Dicksons Lane but there is no potential remains of local or State significance within the NW plot.
- Write a Research Design & Management Plan for the whole of the SICEEP Haymarket project. This will identify detailed archaeological requirements for Dicksons Lane.

It is noted that Casey & Lowe wrote 'Darling Harbour Live – The Haymarket West (South West Plot, North West Plot & Student Accommodation), Non-Indigenous Archaeological Management Strategy & Research Design' (June 2014) which covers both the NW and SW Plot. The Research Design was submitted to the Heritage Division and was signed off by them on 19 June 2014. The only archaeological issue of concern in relation to the NW Plot was the potential impacts on the 1880s Cooperage by the services in Dicksons Lane. Between 16 September and 3 October 2014 Casey & Lowe undertook a detailed archaeological program on the Cooperage site within the Sydney Entertainment Centre Carpark. Only the northern strip of the Cooperage site was within the NW Plot. A preliminary results report on the Cooperage was submitted to Lend Lease, the Heritage Division and Sydney Harbour Foreshore Authority in October 2014. No further archaeological input is required for the NW Plot in relation to this proposed S96 application other than in the Interpretation Plan and the interpretation of archaeology and heritage within this precinct and Darling Square generally.

Should you have any queries about this matter, please do not hesitate to contact me on or (02) 9569 1130.

Yours sincerely



Dr Mary Casey
Director
Casey & Lowe, Archaeology & Heritage