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6 March 2015

Our ref: GEOTLCOV24303AM-AD

Lend Lease Building Pty Ltd
Level 4, 30 The Bond
30 Hickson Road
Millers Point NSW 2000

Attention: Stephanie Graham

Dear Stephanie,

Darling Square - North West Plot
Letter supporting revised S96 development application

1. Introduction

This letter has been prepared by Coffey Geotechnics Pty Ltd (Coffey) to support your application made under section 96 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify the Development Consent SSD-6013 of the North West Plot of Darling Square, which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP). This letter addresses geotechnical feasibility of the modifications to the development scheme based on earlier investigation reports by Coffey.

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) of a 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.

2. 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;
- adding a storey to the building height, but remaining within the approved maximum height limit of the Concept Proposal;
- internal floor plan amendments including the introduction of a new atrium; and
- Public domain improvements at the ground floor level.

A range of other minor amendments resulting from design development and in response to commercial tenant requirements are illustrated on the amended Architectural Drawings provided to us. These amendments largely relate 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.

3. 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 with an area of about 4.4 hectares.

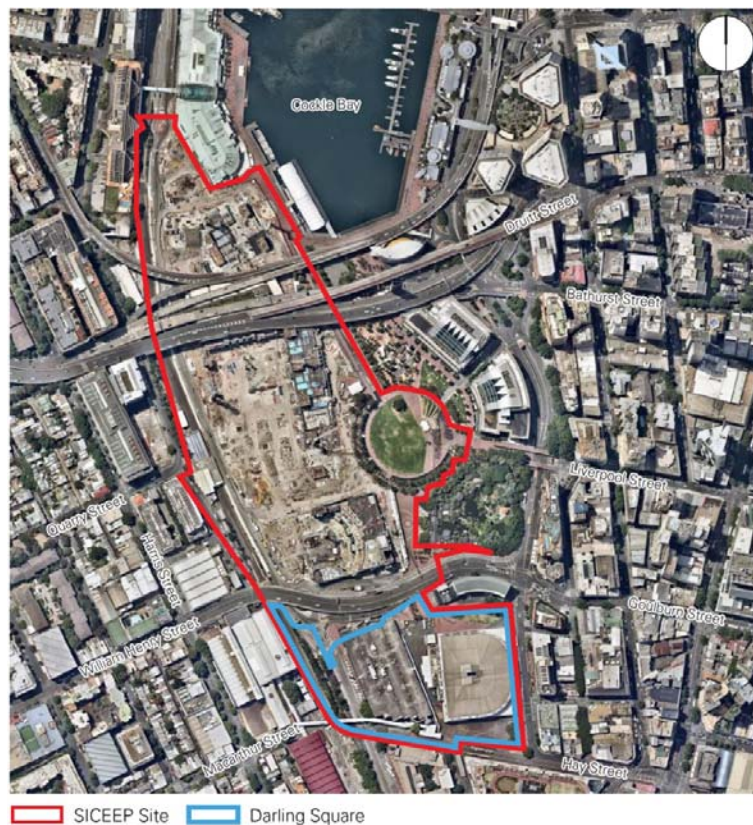


Figure 1 – Aerial Photograph of the SICEEP Site

The Modification Application 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.

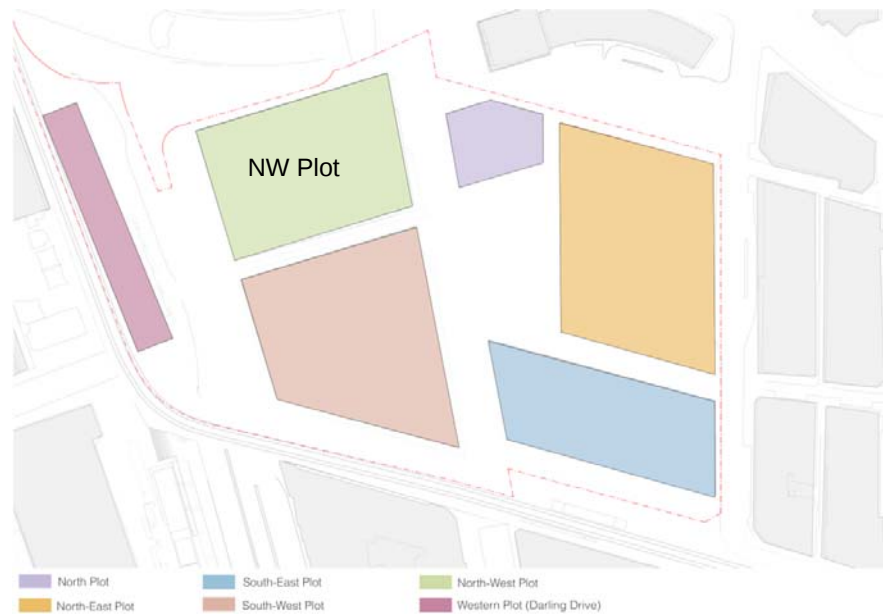


Figure 2 – Concept Proposal Development Plots

4. Geotechnical assessments

We have previously provided a Preliminary Geotechnical Assessment (Ref. GEOTLCOV24303AG-AN, dated 9 May 2013) supporting SSDA4 for the North West Plot. Based on the findings of that report and our experience on similar projects, our opinion was that:

- The proposed developments associated with the North West Plot were feasible from a geotechnical perspective; and
- The proposed developments should present a low risk to surrounding structures provided appropriate additional site investigation, design assessments, and construction monitoring normally associated with this type of development are carried out.

Since then we have carried out a geotechnical investigation at the site and prepared a report (Ref. GEOTLCOV24303AM-AA, dated 17 October 2014) providing the results of the investigation and advice on geotechnical aspects of the project.

Based on the geotechnical investigations carried out by Coffey and the previous geotechnical investigation data, the geotechnical constraints for development within the North West Plot are expected to broadly comprise those associated with the following main subsurface features:

- Variable fill in terms of nature and thickness;
- An in-filled palaeochannel, incised into the sandstone bedrock and orientated roughly north/south;
- An igneous dyke intrusion (and associated dyke affected zone) within the sandstone bedrock, striking north west/south east and running through the North West Plot;

- A fault zone (known as the GPO Fault) assessed as traversing the site; and
- High groundwater levels.

For advice pertaining to the above identified geotechnical site constraints for the proposed development, reference should be made to the relevant parts of our Geotechnical Investigation Report (ref: GEOTLCOV24303AM-AA, dated 17 October 2014).

5. Conclusion

The proposed amendments to the development do not cause us to change our opinion that the development of the North West Plot is feasible from a geotechnical perspective. The revised development should still present a low risk to surrounding structures provided that appropriate additional site investigation, design assessments, and construction monitoring normally associated with this type of development are carried out.

For and on behalf of Coffey

A handwritten signature in blue ink, appearing to read 'R. Copeman', with a stylized flourish at the end.

Russell Copeman
Geotechnical Engineer