



SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT PRECINCT
DARLING SQUARE – NORTH WEST PLOT

SERVICES INFRASTRUCTURE ADDENDUM REPORT

FOR S96 FOR SSDA4

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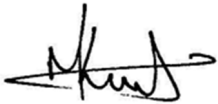


LEND LEASE PTY LTD

SICEEP - DARLING SQUARE (NORTH WEST PLOT)

Services Infrastructure Addendum Report For SSDA4

Services Infrastructure Report for Stage 2 State Significant Development Application (SSDA 4)

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1 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.

2 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.

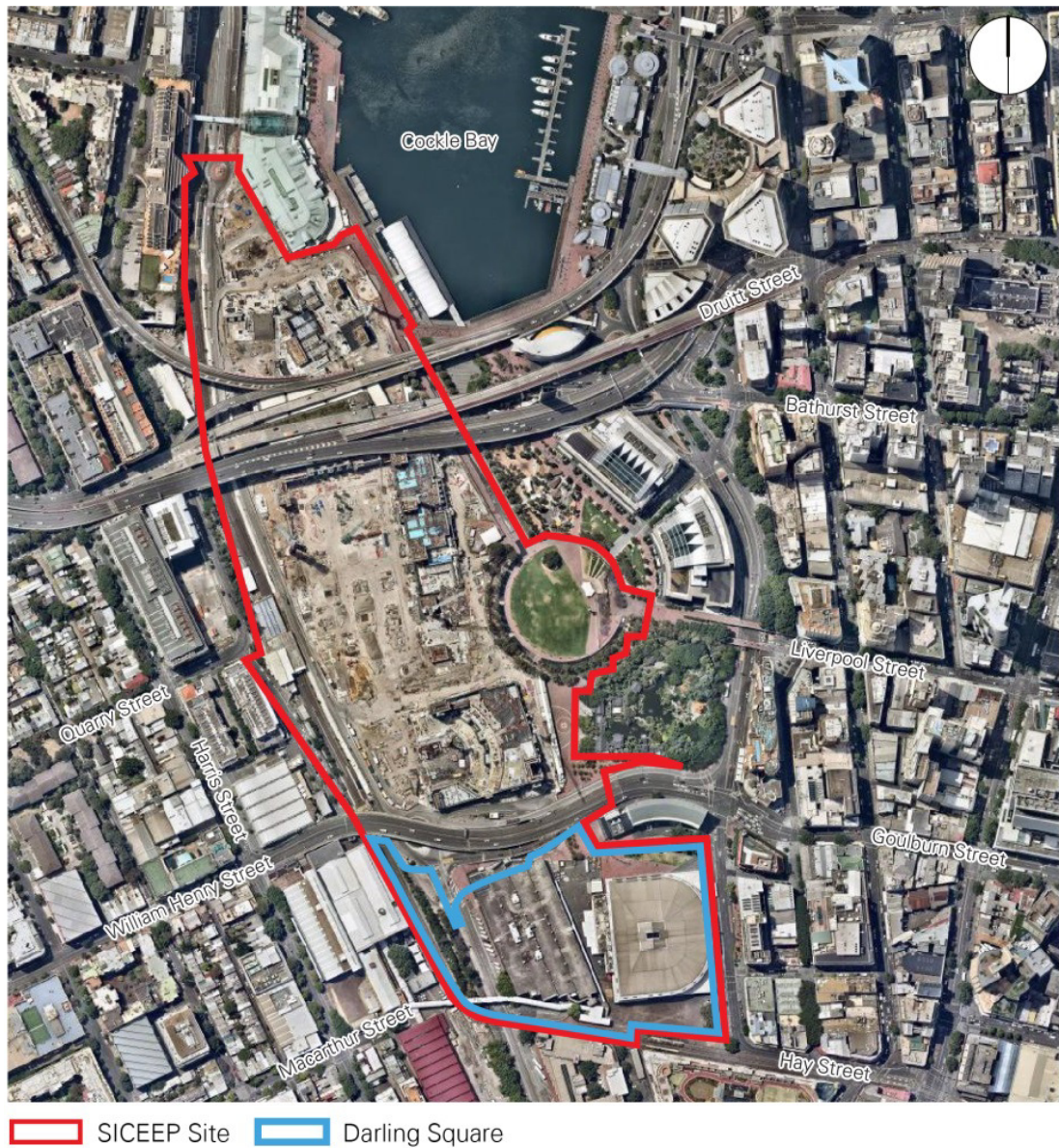


Figure 1 Aerial Photograph of the SICEEP Site

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.

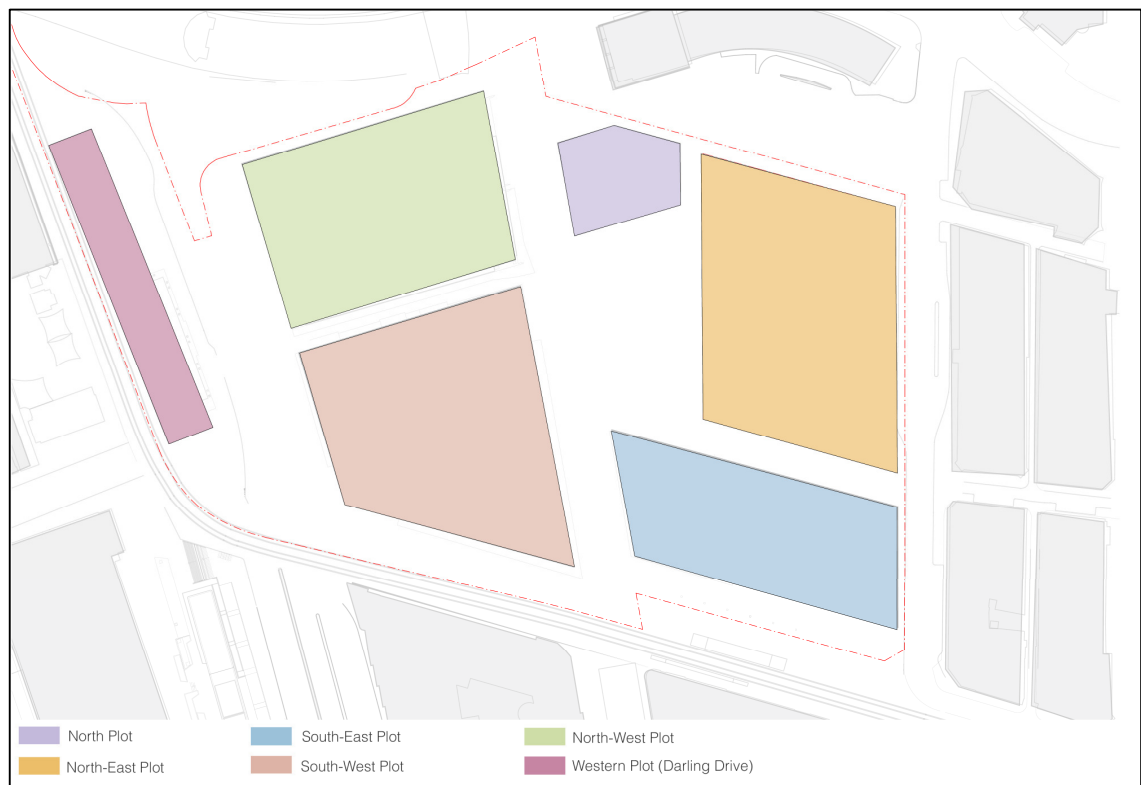


Figure 2 Concept Proposal Development Plots

3 Purpose of this Addendum

The purpose of this Addendum report is to investigate the implications on the revised North West plot development against the assessment previously undertaken for the SSDA4 submission with regard to the capacity of existing utility providers to cater for the development.

4 Assessment of The SSDA4 Proposal

Hyder Consulting and Lend Lease consulted utility providers for sewer, water, gas, electricity, communications and stormwater, as part of the SSDA 4 Proposal.

Reference should also be made to the Services Infrastructure Report in Appendix B [Report No. DN00339, dated 12/03/2013, Rev 04] submitted in support of The Darling Square Concept Proposal SSD DA (SSDA 2).

That report provides a description of the existing utilities servicing the precinct, the consultation undertaken with relevant utility authorities, the overall servicing concept for The Darling Square Precinct and confirmation that the existing infrastructure in the vicinity of the site has capacity to supply the proposed development.

The consultation to date has confirmed that The Darling Square Precinct can be adequately serviced by utility providers, subject to further detailed investigation, scheme development and design development in consultation with the providers.

5 Overview of Proposed Amendment

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.

6 Implications of the Proposed Amendment on the Utility Assessment for SSDA4

The revised GFAs for the North West Plot result in an increase of 2,511m² of floor area.

This net increase of GFA is broken down into an increase in retail and office space of approximately 2,809m² and a reduction in car parking space of 298m². For the purpose of assessing the impact on future utility load and demand on the existing utility network, only the GFA increase in commercial and retail is assessed.

The total retail and commercial GFA for the Stage 2 DA Proposal equated to approximately 24,330m². The increase in office and commercial GFA to 27,138m² equates to an increase of approximately 11%. When assessed against the overall Darling Square development, this percentage increase reduces in number.

7 Summary and Conclusions

Although the increase in retail and commercial GFA will likely result in an increase in the future demands and loads on the existing utility network, it is considered to have an insignificant impact on the ability of the utility providers to service the development.