

Paul Jerogin
Lend Lease Design
30 The Bond,
30 Hickson Road,
Millers Point NSW 2000

19 March 2015

Dear Paul,

RE: Assessment of Impact on Remediation Plan from Proposed Modifications to Excavation Plan for North West Plot - Darling Square, Haymarket, Sydney

1. Introduction

This report supports an application made by Lend Lease Design (LLD) 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. 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 feedback from a range of potential tenants and commercial property agents which largely relating to façade articulation, internal layouts and materials.

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 and occupies an area of approximately 43,807m².

Assessment of Impact on Remediation Plan from Proposed Modifications to Excavation Plan for North West Plot
 - Darling Square, Haymarket, Sydney

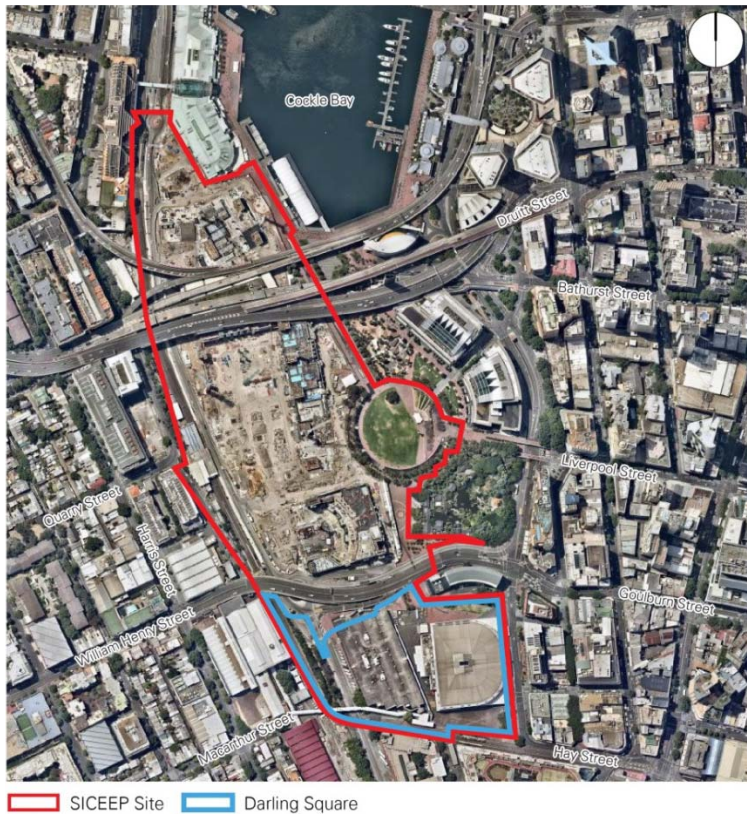


Figure 1 – Aerial Photograph of the SICEEP Site

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

4. Remediation Planned in the North West Plot

LLD's requested Coffey Environments Australia Pty Ltd (Coffey) to provide an expert opinion on the potential impact from the proposed modifications on the Remedial Action Plan (RAP):

- Coffey (Jan 2014); *Site Specific Remedial Action Plan for the Haymarket Planning Application, Haymarket, Sydney NSW* (Ref: ENAURHOD04498AA-R04; v.9)

Based on discussion with LLD, Coffey understands that the proposed modifications will not affect the approved land uses for the North West Plot in the context of the RAP which are:

- a) Commercial uses (office/retail uses) at ground level with associated public realm comprising managed landscaped and paved areas.
- b) Car parking, commercial premises, residential accommodation (including private open space above the podium car parking), child day-care centre and retail premises above ground level.
- c) No basement structures are proposed.
- d) Additional excavation to accommodate added lift pits and water storage beneath ground floor.

In summary, Coffey confirms that items (a) to (c) are consistent with the proposed land uses considered within the RAP (Coffey, Jan 2014). On this basis, the Modification Application does not warrant amendment of the RAP (Coffey, Jan 2014).

The additional excavations noted under Item (d) above have the potential to alter contaminant exposure pathways during construction, and possibly for future ground level uses of the North West Plot. LLD indicated that the purpose of additional excavations is to accommodate the added lift pits and below ground water storage in areas shown on Wooda Bagot Drawing No. DA1000 entitled '*Detailed Excavation*' dated 10th March 2015 (Refer Attachment 1). Coffey understands that the grey shaded areas in this sketch represent the extent of development excavations anticipated under Modification Application. For comparison, Coffey has enclosed a copy of the Drawing No. SNW_DA30006 '*Development Application NW Plot – Detailed Excavation*' (Rev.02; dated 24th Jan 2014) in Attachment 1 which illustrates the extent of excavation anticipated under the existing consent.

LLD expects that these additional excavations are unlikely to extend lower than RL0.0, which is 3m below ground floor level and approximately at the top of the groundwater table but not intersecting natural alluvium.

Based on the extent of additional excavation proposed, Coffey considers that the modifications do not warrant amendment of the RAP because:

- The northernmost additional excavation area appears to be positioned over current Remediation Area 1. The preferred option to remediate Area 1 is hazard removal with disposal of impacted soils to an appropriately licensed landfill. The procedures set out in Section 10.8 and Section 11 would apply in remediating and validating known areas of contamination, which can be reasonably expected to be encountered during excavation.
- The RAP was developed with an understanding that localised shallow excavations above the groundwater table would be required to accommodate lift shafts and other below ground utility infrastructure. Section E7 (in Appendix E to the RAP) provides a specific discussion of the remediation action and management of materials from the development of the North West Plot.
- The RAP includes procedures to assess and manage materials from excavations as part of redevelopment of the site. Specifically, this includes:

- Sections 11.3 and 11.4 outlining procedures to assess site won materials for reuse within the site, and validate treated of Acid Sulfate Soils (if required), respectively.
- Section 12 outlining the process to identify and manage unexpected finds of contamination.
- Section 13 outlining general site controls to be implemented during remediation works
- Section 16 outlining assessment of surplus soil materials arising from excavations for off site disposal to an appropriately licensed landfill.

Coffey considers that the above procedures are applicable to assess and manage the additional materials that will be generated from the excavations proposed in the Modification Application. Coffey notes that the additional volume of excavated material should eliminate the need for importing clean fill materials during the development of the North West Plot.

5. Conclusion

In conclusion, Coffey confirms that the proposed modifications are consistent with the land uses adopted during the preparation of the RAP. Coffey considers that the additional shallow excavations to accommodate lift wells and for harvested water storage was generally addressed in the RAP and that the overlap of any proposed excavation area with Remediation Area 1 does not require change to the RAP.

On this basis, the Modification Application does not have a material impact on and does not warrant amendment of the RAP (Coffey, Jan 2014).

6. Closure

We trust this summary meets your immediate requirements. If you or others in the Darling Square team have further queries, please do not hesitate to contact us.

Yours sincerely



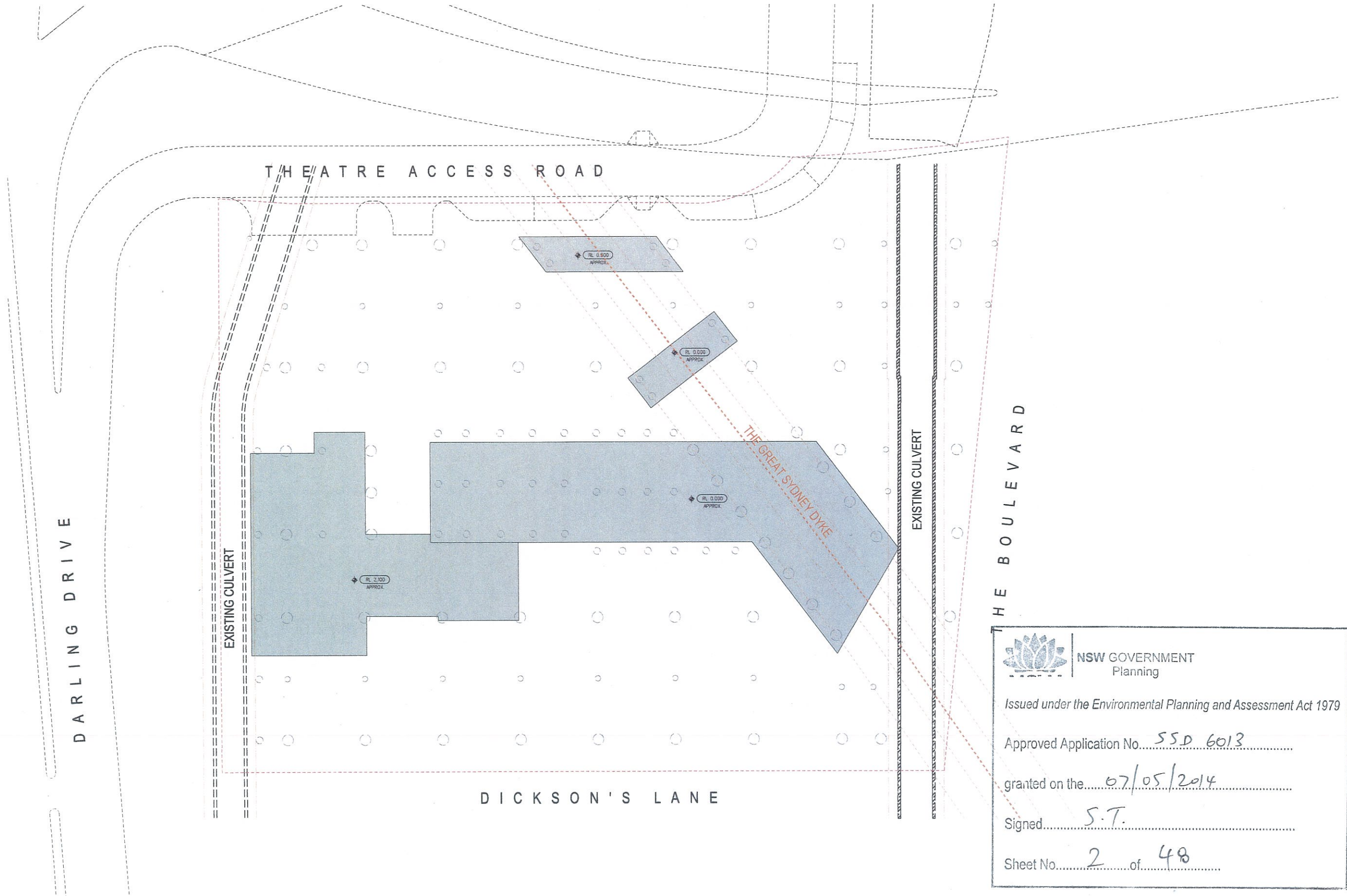
Matthew Locke
Senior Associate


Attachment:

1 – Detailed Excavation Drawings

Attachment 1 – Detailed Excavation Drawings

NOTE: ISSUED FOR DEVELOPMENT APPLICATION ONLY
 SUBJECT TO REVIEW + DESIGN DEVELOPMENT - NOT TO BE USED FOR CONSTRUCTION




NSW GOVERNMENT
 Planning
 Issued under the Environmental Planning and Assessment Act 1979
 Approved Application No. 550 6013
 granted on the... 07/05/2014
 Signed... S.T.
 Sheet No. 2 of 48

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 DEVELOPMENT APPLICATION

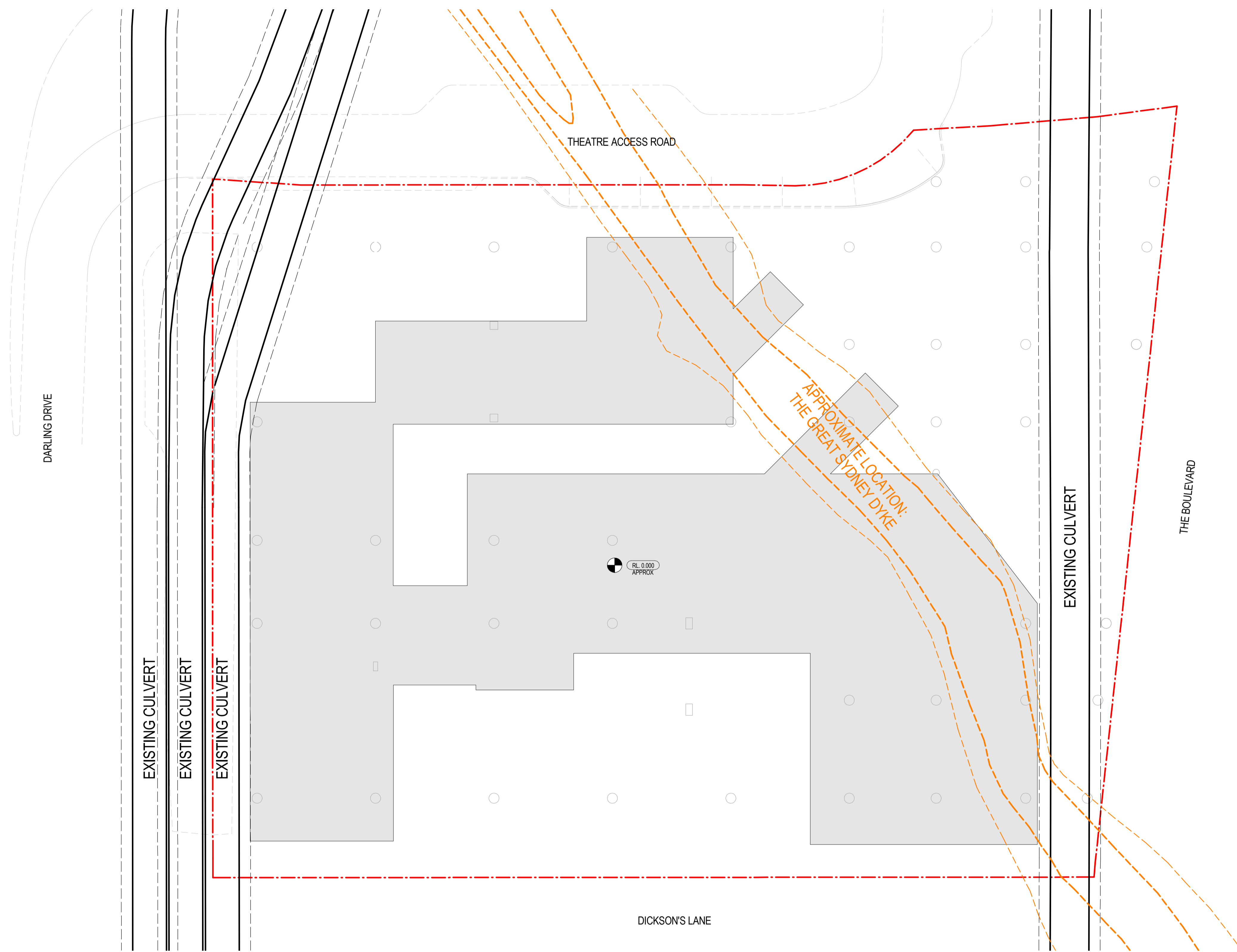
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LEND LEASE DESIGN
 Darren Kindrachuk
 Principal Architect | ARB NSW 7240

THE HAYMARKET
LEND LEASE DEVELOPMENT

DEVELOPMENT APPLICATION
NORTH WEST PLOT
DETAILED EXCAVATION



Recent revision history	Description	Date
# Status	SECTION 96 SUBMISSION	10/03/15
A		

Notes & Legend
 Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
 NOTE: Issued for Section 96 only. Subject to review & design development - not to be used for construction.

Project
 DARLING SQUARE NW PLOT

Client
 LEND LEASE



Issuer
WOODS BAGOT

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Project number
 120605

Checked
 Checker

Approved
 Approver

Size check
 25mm

Sheet size
 A1

Scale
 1:200

Sheet title
 DETAILED EXCAVATION

Sheet number
DA1000

Revision
 A