SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT PRECINCT (SICEEP)

NORTH WEST PLOT

SUSTAINABILITY ASSESSMENT OF SECTION 96 FOR SSD-6013
9 OCTOBER 2015

lendlease

Document History

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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;
- building identification signage and wall advertising sign.

This section 96 application (the Modification Application) constitutes the second 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 which secured 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:

- rationalisation of plant requirements resulting in a consequential increase in Gross Floor Area; and
- minor external amendments to the building design including the addition of solar panels on the roof and changes to the façade and signage zones.

A range of other minor amendments resulting from design development (including in response to feedback from a range of potential tenants and commercial property agents) are illustrated on the amended Architectural Drawings. These 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 37,700m2.

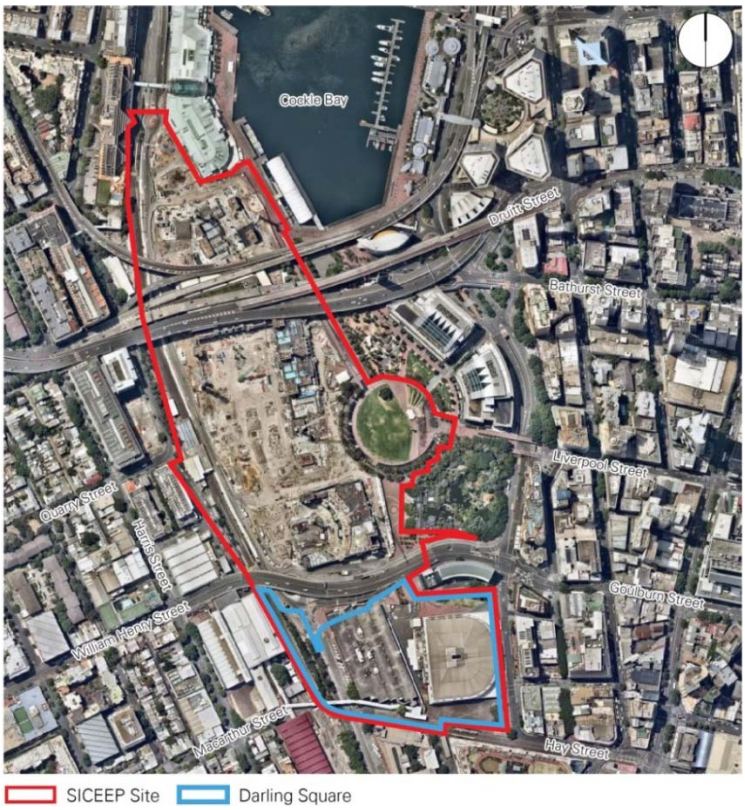

Figure 1 – Aerial Photograph of the SICEEP Site

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

Figure 2 – Concept Proposal Development Plots

Sustainability Impact of Proposed Changes

The North West Plot commercial development as proposed to be modified via a section 96 application, will still achieve the building related sustainability aspirations set for the Darling Square precinct and identified in the Sustainability Report provided as part of the original planning application. While the initiatives to be incorporated in the design will alter as the design evolves, the project still aims to deliver a sustainable commercial building, with low operational energy consumption, reduced potable water use and appropriate materials selection while at the same time maintaining a good level of indoor environmental quality through appropriate mechanical design, façade configuration and finishes selection.

The proposed modifications are supported by a change in the building's mechanical system, from a VAV system to a chilled beam system. The change to a chilled beam system provides a number of sustainability benefits, including better energy efficiency, better occupancy comfort, reduced plant space requirements (allowing for a more efficient design), and longer plant life expectancy.

As per the approved development, the subject commercial development (as modified) is committed to 5 Star Design and As-Built Green Star ratings under the Green Star Office v3 tool. Initiatives being considered will ensure significant sustainability principles will be incorporated into the design, appropriate management practices are applied through the construction period and facilities and resources are provided to ensure the delivery and operation of the building has the potential to achieve the sustainability objectives. Many of the initiatives proposed as part of the Green Star strategy will also ensure that the building will be designed and delivered to be capable of achieving a minimum of a 4.5 star NABERS Energy base building rating.