

To Whom It May Concern

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Dear Sir/Madam

Darling Square North West Plot Commercial Building Reflectivity Statement for Section 96 Modification Application

Introduction

This letter 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.

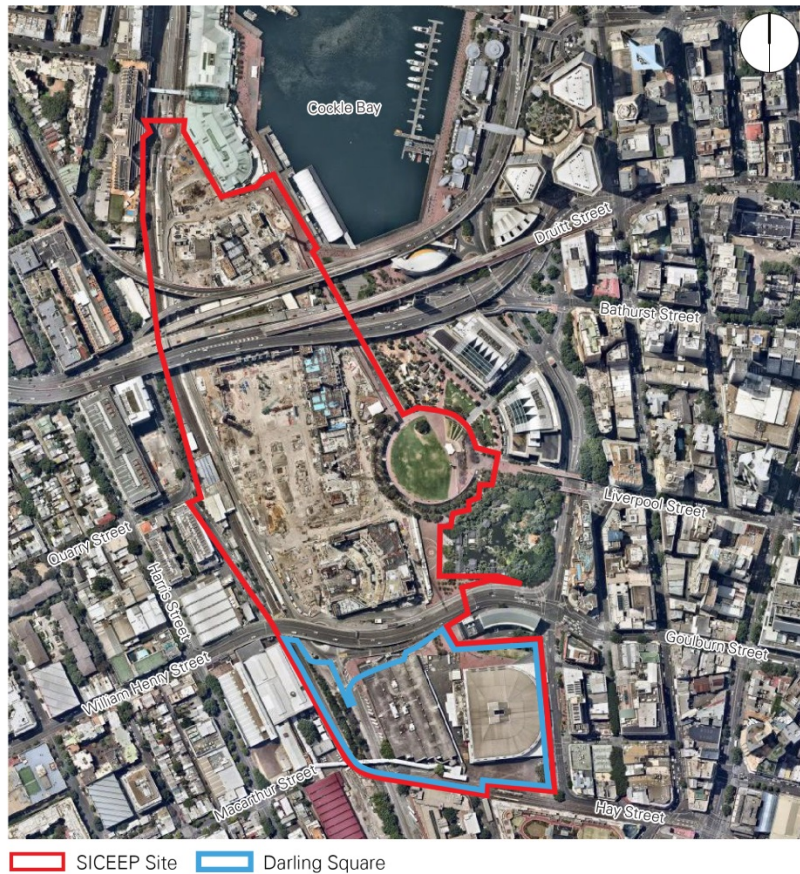


Figure 1 – Aerial Photograph of the SICEEP Site

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.

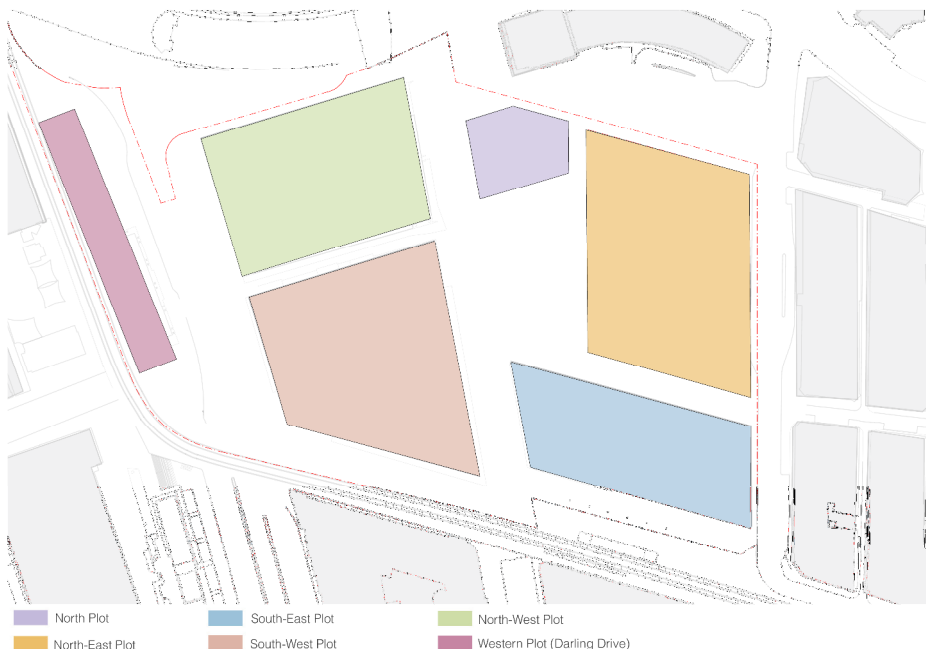


Figure 2 – Concept Proposal Development Plots

Reflectivity impact

Arup has reviewed the following drawing series prepared for the Modification Application:

- Architectural plan, section and elevation drawings of Ground Level and above, prepared by Woods Bagot for the second Section 96 for the North West Plot – SSD 6013

The reflectivity study letter titled “Darling Square North West Plot Commercial Building – Reflectivity Statement for Section 96” (dated 11 June 2015), prepared by Arup to support the first modification under section 96 to the Development Consent SSD-6013, assessed impact of potential reflections off the building facades, and found that these would not exceed limits of acceptability according to the Hassall methodology adopted in the study, as long as normal external reflectivity of glazing is kept within a limit of 20% (as per Sydney Central DCP limitations).

The modification to the proposed commercial building as contained in the second Modification Application is within the scope of the original reflectivity study letter. Changes to elements of the façade that have a bearing on the effect of reflections, i.e. glazing plane orientations and external shading elements are minimal. In particular, while slight changes have been made to placement of external shading fins, the maximum depth to spacing ratios of these on the north façade are still within the limits set out in the original letter.

On this basis, Arup is of the opinion that the proposed modification will not result in any glare impact of reflections off the façade in addition to that identified within the reflectivity study letter and requires no further investigation or analysis at this stage of planning and design.

Yours faithfully



Jorg Kramer
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