

10 February 2016



Lend Lease  
Level 5  
405-411 Sussex Street  
Sydney NSW 2000

Attention: Jessica Paterson, Development Manager, Urban Regeneration

Dear Ms Paterson

**SUBJECT: DARLING SQUARE – SOUTH EAST PLOT  
STATEMENT OF HERITAGE IMPACT FOR SSDA 9**

**Introduction**

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Application (referred to as SSDA 9) follows the approval of a staged SSD DA (SSDA 2) in December 2013. SSDA 2 sets out a Concept Proposal for a new mixed use residential neighbourhood at Haymarket referred to as “Darling Square”, previously known as “The Haymarket”. Darling Square forms part of the Sydney International Convention, Exhibition and Entertainment precinct (SICEEP) Project, which will deliver Australia’s global city with new world class convention, exhibition and entertainment facilities and support the NSW Government’s goal to “make NSW number one again”.

More specifically this subsequent DA seeks approval for mixed use development within the South East development plot of Darling Square and associated public domain works. The DA has been prepared and structured to be consistent with the Concept Proposal DA.

**Overview of Proposed Development**

The proposal relates to a detailed (‘Stage 2’) DA for a mixed use residential development in the South East Plot of Darling Square together with associated public domain works. The Darling Square Site is to be developed for a mix of residential and non-residential uses, including but not limited to residential buildings, commercial, retail, community and open space. The South East Plot is one of six development plots identified within the approved Concept Proposal.

Under the Concept Proposal, the South East Plot is planned to accommodate a mixed use podium and three residential buildings (SE1, SE2, and SE3) above and within the podium structure. More specifically, this SSD DA seeks approval for the following components of the development:

- Demolition of existing site improvements, including the existing Sydney Entertainment Centre (SEC);
- Associated tree removal and planting;
- Construction and use of a predominantly 5 storey mixed use podium, including:
  - retail floor space and residential lobbies;
  - above ground parking;
  - residential apartments; and
  - communal facilities.

- Construction and use of three residential buildings above podium;
- Public domain improvements adjacent to the site;
- Provision of vehicle access to the development from Harbour Street;
- Landscaping works to the podium roof level; and
- Extension and augmentation of physical infrastructure / utilities as required.

## Background

The NSW Government considers that a precinct-wide renewal and expansion of the existing convention, exhibition and entertainment centre facilities at Darling Harbour is required, and is committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of SICEEP.

Following an extensive and rigorous Expressions of Interest and Request for Proposals process, a consortium comprising AEG Ogden, Lend Lease, Capella Capital and Spotless was announced by the NSW Government in December 2012 as the preferred proponent to transform Darling Harbour and create SICEEP.

Key features of the Preferred Master Plan include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
  - Up to 40,000m<sup>2</sup> exhibition space;
  - Over 8,000m<sup>2</sup> of meeting rooms space, across 40 rooms;
  - Overall convention space capacity for more than 12,000 people;
  - A ballroom capable of accommodating 2,000 people; and
  - A premium, red-carpet entertainment facility with a capacity of 8,000 persons.
- Providing a hotel complex at the northern end of the precinct.
- A vibrant and authentic new neighbourhood at the southern end of the precinct, now called 'Darling Square', including apartments, student accommodation, shops, cafes and restaurants.
- Renewed and upgraded public domain that has been increased by a hectare, including an outdoor event space for up to 27,000 people at an expanded Tumbalong Park; and
- Improved pedestrian connections linking to the proposed Ultimo Pedestrian Network drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pymont and the City.

On 21 March 2013 a critical step in realising the NSW Government's vision for the SICEEP Project was made, with the lodgement of the first two SSD DAs with the (now) Department of Planning and Environment. The key components of these proposals are outlined below.



## Public Private Partnership SSD DA (SSD 12\_5752)

The Public-Private Partnership (PPP) SSD DA (SSDA 1) includes the core facilities of the SICEEP Project, comprising the new, integrated and world-class convention, exhibition and entertainment facilities along with ancillary commercial premises and public domain upgrades. SSDA1 was approved on 22 August 2013.

## Concept Proposal (SSD 13\_5878)

The Concept Proposal SSD DA (SSDA 2) establishes the vision and planning and development framework which will be the basis for the consent authority to assess detailed development proposals within the Darling Square Site. SSDA2 was approved on 5 December 2013. The Stage 1 Concept Proposal approved the following key components and development parameters:

- Indicative staging of demolition and development of future development plots;
- Land uses across the site including residential and non-residential uses;
- Street and laneway layouts and pedestrian routes;
- Open spaces and through-site links;
- Six separate development plots, development plot sizes and separation, building envelopes, building separation, building depths, building alignments, and benchmarks for natural ventilation and solar access provisions;
- A maximum total gross floor area (non-residential and residential GFA)
- Above ground car parking including public car parking;
- Residential car parking rates;
- Design Guidelines to guide future development and the public domain; and
- A remediation strategy.

The Concept Proposal was modified on 26 November 2015 to increase the amount of non-residential GFA. This minor increase in GFA was allocated to the approved North-West Plot to meet tenant requirements. In addition to the approval of SSDA2, the following approvals have been granted for various stages of Darling Square site:

- Darling Drive (part) development plot (SSDA3) for the construction and use of a residential building (student accommodation) and the provision of associated public domain works approved on 7 May 2014;
- North-West development plot (SSDA4) for the construction and use of a mixed use commercial development and public car park building and associated public domain works approved on 7 May 2014; and
- South-West development plot (SSDA5) – construction and use of a mixed use residential development and associated public domain works approved on 21 May 2014.
- North-East development plot (SSDA7) – construction and use of a mixed use residential development and associated public domain works approved on 16 April 2014.



Approval was also granted on 15 June 2014 for SSDA6 which includes the construction and use of the International Convention Centre (ICC) Hotel and provision of public domain works. Approval was also granted for SSDA8 on 16 October 2015, which comprised the ICC Hotel fitout, external lighting and subdivision.

This report has been prepared to support a detailed Stage 2 SSD DA for mixed use development and associated public domain works within Darling Square (SSDA 9), consistent with the Concept Proposal (SSDA 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 37,700 m2.



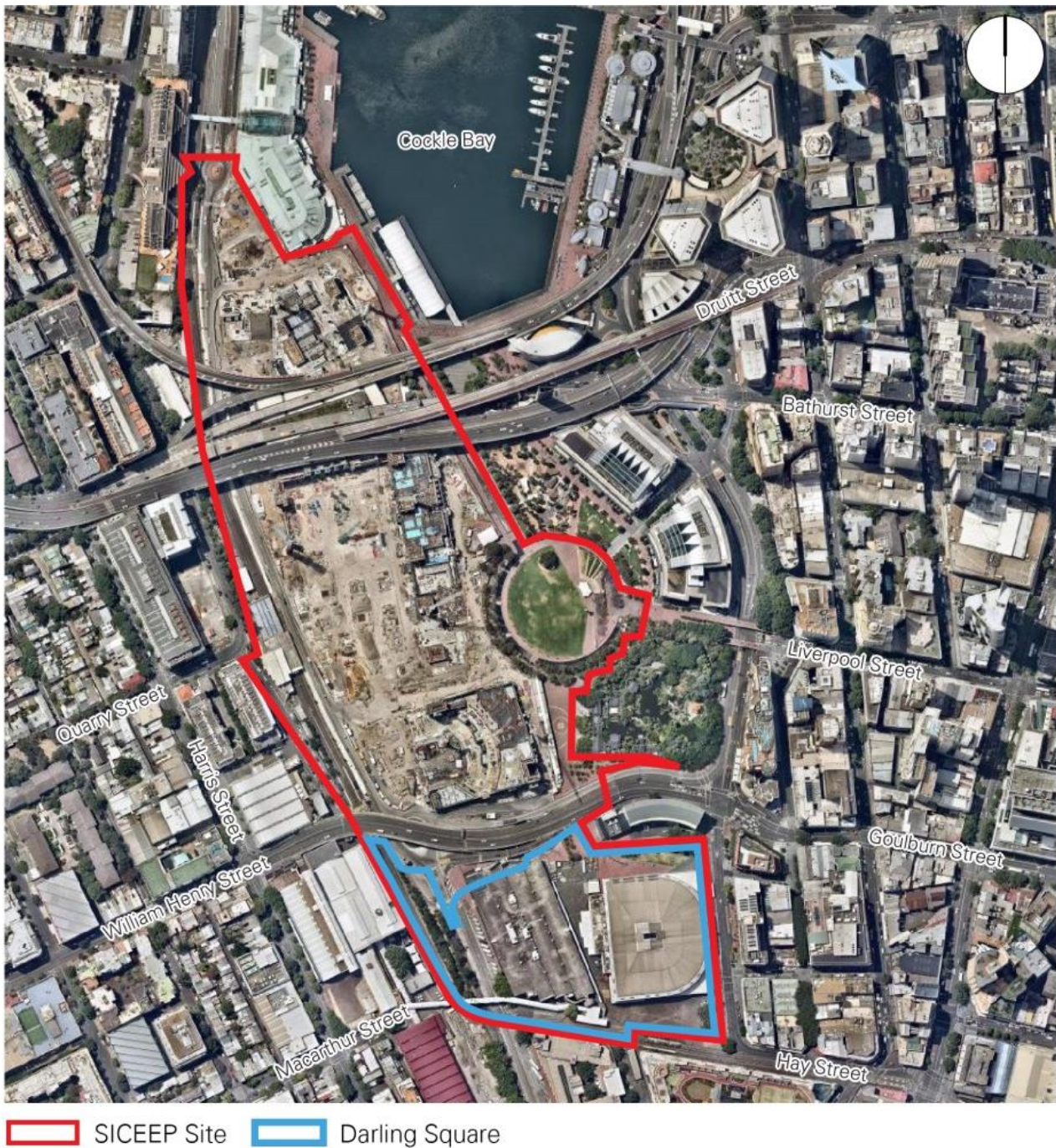
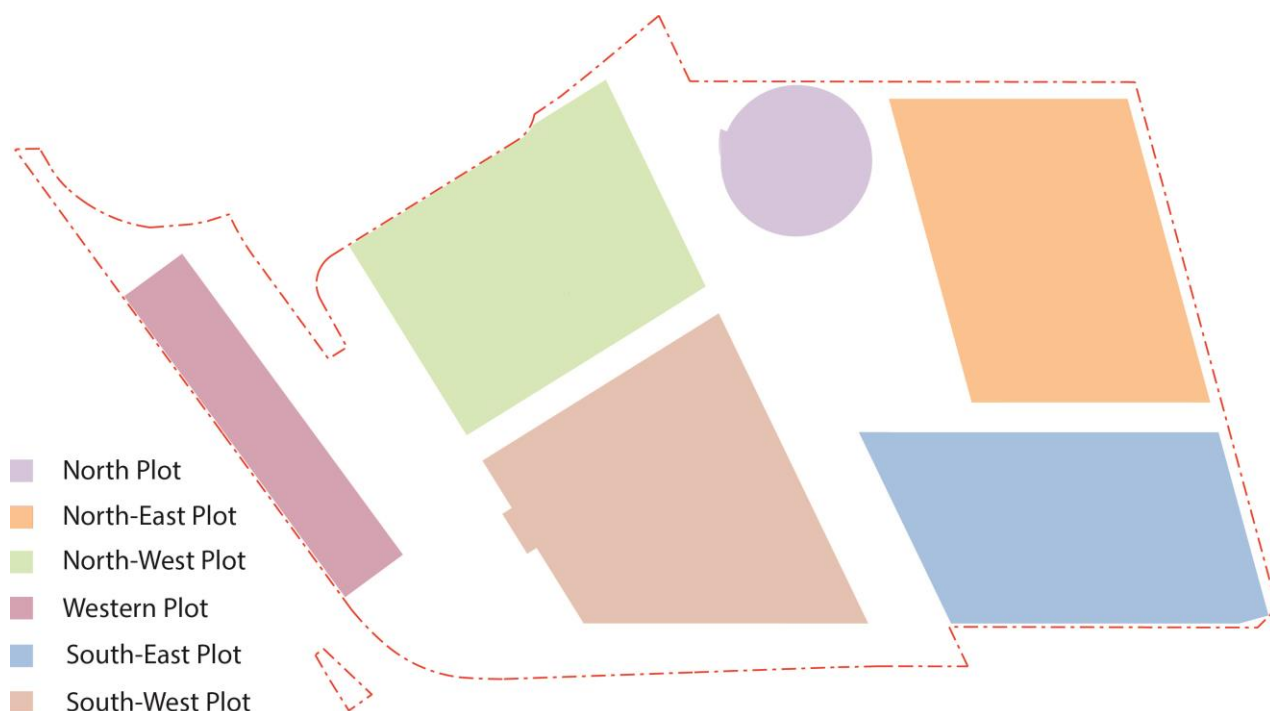


Figure 1 – Aerial Photograph of the SICEEP Site

The Concept Proposal DA provides for six (6) separate development plots across the Darling Square Site (refer to Figure 2).

The Application Site area relates to the South East Plot and surrounds as detailed within the architectural and landscape plans submitted in support of the DA.





**Figure 2** – Concept Proposal Development Plots (as amended by s96 to SSDA2)

### Planning Approvals Strategy

The SICEEP Project has resulted in the lodgement of numerous SSD DAs for the various components of the redevelopment project. Future applications will continue to be lodged in accordance with the Concept Proposal SSD DA for the remaining development plots of Darling Square Site.

### Previous Heritage Impact Assessments

In February 2013 Tanner Kibble Denton Architects Pty Ltd prepared the Statement of Heritage Impact for the Concept Proposal Development Application for the redevelopment of the Haymarket Precinct at Darling Harbour for a new mixed use residential neighbourhood as part of the whole SICEEP redevelopment and accordingly assessed the heritage impacts of all elements of the proposed redevelopment. The SoHI was revised in June 2013 and issued as Revision C.

The Statement of Heritage Impact Revision C concluded:

*The proposed PPP, Haymarket Precinct and Hotel development are supportable in heritage terms for several reasons:*

- *There will be no impact on heritage items located either within the development site or in its vicinity through modification to building fabric or demolition;*
- *The settings of the Chinese Garden of Friendship, Darling Harbour Water Feature and the Carousel will be enhanced by the developments;*
- *The Haymarket Precinct development has been structured through interpretation of historic street patterns in this locality;*
- *Although there will be some impact on views to heritage items in the vicinity of the Haymarket Precinct, this will not affect interpretation of these items or their heritage significance;*
- *There will be some impact on the Darling Harbour Rail Corridor resulting from the loading dock associated with the Exhibition Centre. The impact of the loading dock is, however, limited and will not affect interpretation of the Rail Corridor or its heritage significance. The impact will be ameliorated by the removal of monorail infrastructure by others;*
- *Views to the Powerhouse Museum will be affected by the two residential blocks in the Haymarket Precinct situated within the Rail Corridor, which will also be impacted.*



*However, the principal views to the Powerhouse Museum are available from Harris Street and will not be affected by the proposed development, while views to the building are of secondary importance. Also, the presence of the residential blocks will have no impact on the physical fabric of the Darling Harbour Rail Corridor because the area of the Corridor on which they stand was modified in the recent past with the formation of Darling Drive. There will be little impact on appreciation of the Corridor or interpreting it – apart from the loading dock associated with the proposed Exhibition Centre (see above), there are other no impacts on the Rail Corridor resulting from development on the SICEEP site.*

## Assessment of Heritage Impact

Tanner Kibble Denton Architects has reviewed the SSDA9 Development Application Documentation for the South East Plot prepared by Francis-Jones Morehen Thorp and have compared it with the Concept Proposal SSD DA Documents (SSDA2 as amended by the current s96) for Darling Square and can advise:

- The overall form and massing of the proposed development in the South East Plot is generally consistent with the Stage 1 Development Application documentation and will have no appreciable heritage impact on neighbouring heritage items. The height of the residential building facing Harbour Street (SE3) has been substantially decreased in height, which will minimise any impacts it would have on adjoining heritage items;
- The external design of the buildings has been developed and refined. The detailed resolution and modulation of facades enhances their appearance and assisting in minimising heritage impacts on neighbouring heritage items;
- Selection of external building materials and colours for the podium, particularly on Hay Street complements the significant facade of the former 1909-10 Markets building, which has been incorporated into the Market City development. The podium facade also complements the heritage listed former Post Office Stores in Harbour Street;
- The assessment of the proposed development against the NSW Heritage Branch Model Questions in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA9;
- The assessment of the proposed development against SEPP (State and Regional Development) 2011 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA9;
- The assessment of the proposed development against SREP (Sydney Harbour Catchment) 2005 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA9;
- The assessment of the proposed development against the Sydney LEP 2012 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA9; and
- The assessment of the proposed development against the Sydney DCP 2012 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA9.

## Conclusion

The proposed South East Plot development is supportable in heritage terms for several reasons:

- There will be no impact on heritage items located in its vicinity through modification to building fabric or demolition;
- Development in Darling Square, including the South East Plot, has been structured through interpretation of historic street patterns in this locality;
- There will be little impact on views to heritage items in the vicinity of Darling Square because of increases in building heights. Any impacts on most heritage items are ameliorated by their distance from the site and by intervening buildings;
- The articulation of building facades, in combination with the judicious selection of colours, will assist in minimising impacts on items in the immediate vicinity of the site; and
- As the SSDA9 proposal is consistent with the approved Stage 1 Concept Plan as amended, so the assessment of potential heritage impact is also consistent.

## Heritage Interpretation



The recommendations for interpretation for the Concept Proposal Development Application are still applicable to SSDA9. Refer to the Sydney International Convention Centre, Exhibition & Entertainment Precinct Heritage Interpretation Strategy (Issue C, October 2014) prepared by Tanner Kibble Denton Architects.

Yours sincerely

TANNER KIBBLE DENTON ARCHITECTS PTY LTD



Megan Jones  
Practice Director  
NSW Registration No. 4148  
QLD Registration No: 4357

