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23 July 2014

Ms Caroline McNally
Acting Secretary
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Ben Lusher

Dear Ms McNally

SSDA7 & SSDA8 - REQUEST FOR THE SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

We are writing on behalf of Lend Lease (Haymarket) Pty Ltd, the proponent charged with delivering the new mixed use residential neighbourhood (referred to as Darling Square, previously known as The Haymarket) as part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) Project.

The staged delivery of the new neighbourhood is rapidly progressing, with the proponent now seeking to move forward with lodging and seeking approval for the next two detailed stages (north-east plot [SSDA 7] and south-east plot [SSDA8]).

The Haymarket site is within the Darling Harbour precinct, which is identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. As each of the proposed developments will have a capital investment value of more than \$10 million it is declared to be State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this letter is therefore to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of individual Environmental Impact Statements (EIS) for the proposed developments.

1.0 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 the SICEEP.

Following an extensive and rigorous Expressions of Interest and Request for Detailed Proposals process, Darling Harbour Live (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 the new SICEEP.

Key features of the Darling Harbour Live Preferred Precinct Plan (refer to **Figure 1**) include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
 - Up to 40,000m² exhibition space;
 - Over 8,000m² 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 up to 616 hotel rooms in a hotel complex at the northern end of the precinct.
- A vibrant and authentic new neighbourhood at the southern end of the precinct, called 'Darling Square', home to an IQ Hub focused on the creative industries and high-tech businesses, apartments, student accommodation, commercial office, shops, cafes and restaurants.
- Renewed and upgraded public domain, including an outdoor event space for up to 25,000 people at an expanded Tumbalong Park.
- 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.

2.0 PLANNING APPROVALS STRATEGY

Director General Requirements (DGRs) were issued (refer to **Attachment A**) for the SICEEP Project (updated on 27 March 2013) covering the first six (6) stages of the project:

- SSDA 1 – Core Facilities (detailed DA);
- SSDA 2 – The Haymarket Concept Proposal (Stage 1 DA);
- SSDA 3 – Student accommodation building (Stage 2 DA);
- SSDA 4 – Commercial and public car park building (Stage 2 DA);
- SSDA 5 – Mixed use residential development (Stage 2 DA); and
- SSDA 6 – Hotel (detailed DA).

All of the above applications have now been approved.

The Haymarket Concept Proposal establishes the vision and planning and development framework which will be the basis for the consent authority to assess future development proposals within the Darling Square precinct. The precinct has been divided into six development plots which will generally be delivered through separate SSDAs, as noted above (see **Figure 2**). Lend Lease is now moving ahead with securing detailed approvals for the next two development plots, being:

- SSDA 7 – Mixed-use residential development (north-east plot); and
- SSDA 8 – Mixed-use residential development (south-east plot).



Figure 1 – SICEEP Precinct Plan



Figure 2 – Concept Proposal Development Plots

Source: Denton Corker Marshall

3.0 OVERVIEW OF PROPOSAL

3.1 Darling Square

Darling Square will be a new neighbourhood and a vibrant community hub created in the southern part of the precinct DHL, on the site of the existing Entertainment Centre and public car park – between Darling Drive and Harbour Street.

Features of Darling Square include:

- New streets, buildings, gathering places, shops, restaurants and bars.
- Connections that join the surrounding streets and transport with new public spaces in Darling Harbour.
- Connections with Chinatown, Ultimo, the CBD and the south of the city.
- Attainable city apartment living, including approximately 1,400 apartments and accommodation and up to 1,000 students.
- Extension of the cultural appeal of Chinatown and the Chinese Garden.
- A new IQ Hub.
- Public and private car parking.
- Retail facilities and commercial office space.

There will be a new vibrant central square, with adjacent streets and laneways. The square will be framed by trees and 'urban fringe' retail – a mix of boutiques, special-interest retail and hip cafes and restaurants. Small scale events and market activity will keep the area constantly alive.

A narrow lane will connect with Chinatown. With hawker-style food outlets and vibrant lighting, it will provide affordable and fun cuisine for students and young professionals and will extend the Chinatown cultural influence.

Sydney's new Boulevard is the key orienting element of public realm, providing a strong connection from Hay Street in the south to the waterfront of Cockle Bay. Feeding from the south, the Boulevard will extend the city grid from Quay Street through the site, transforming from street to Boulevard, then to parkland and water along its length as the Boulevard journeys through the site. The Boulevard provides a strong, focal element and pedestrian thoroughfare for the precinct, with the consistency along its length supporting a multitude of continuous activation activities that engage with the public.

3.2 SSDA 7 & SSDA 8

Each application will include residential towers above a mixed use podium in accordance with the approved envelopes (Stage 1 DA). Proposed podiums will incorporate above ground parking and a podium green roof, consistent with SSDA 5.

4.0 PRELIMINARY ENVIRONMENTAL IMPACT ASSESSMENT

The summary of potential environmental impacts identified within the original request/confirmation for DGRs is considered to remain relevant to the proposed development the subject of this SEARs request.

The DGRs already issued are considered to represent a full and comprehensive list of matters necessary to be addressed in order to undertake a full and proper environmental assessment of SSDA7 and SSDA8.

5.0 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

It is requested that the SEARs be issued to be consistent in format and content with those original DGRs issued for the SICEEP Project (more specifically SSDA5). To assist in confirming the SEARs, we have again prepared the following (refer to Table 1) deliverables list (consistent with the original DGRs issued).

Table 1 – Deliverables List

Deliverable	<i>SSDA7 North-East Plot mixed use residential development in the Haymarket Precinct</i>	<i>SSDA8 South-East Plot mixed use residential development in the Haymarket Precinct</i>
EIS	✓	✓
Section within EIS addressing compliance with relevant EPIs /policies and guidelines	✓	✓
Remediation Action Plan	✓	✓
Development Specific CPTED Report	✓	✓
Development specific Design Report	✓	✓
Design Verification / SEPP 65 Statement	✓	✓
Architectural plans	✓	✓
Photomontages	✓	✓
Detailed public domain/landscape plans	✓	✓
Physical and 3D model	✓	✓
Development specific ESD report	✓	✓
Development specific shadow diagrams	✓	✓
Development specific overlooking/privacy analysis	✓	✓

Deliverable	<i>SSDA7 North-East Plot mixed use residential development in the Haymarket Precinct</i>	<i>SSDA8 South-East Plot mixed use residential development in the Haymarket Precinct</i>
Development specific Wind Report	✓	✓
Development specific Noise and Vibration report	✓	✓
Development specific Transport and Traffic Impact Assessment	✓	✓
Construction Traffic Management Plan	✓	✓
Development specific heritage/archaeological reports	✓	✓
Development specific utilities report and plans	✓	✓
Estimated cost of development	✓	✓
Landowners consent	✓	✓
Site survey and cadastral plan	✓	✓
BASIX Certificate	✓	✓
Development specific geotechnical assessment	✓	✓
Accessibility Statement	✓	✓
Façade reflectivity statement	✓	✓
BCA Statement	✓	✓
Construction Management Plan	✓	✓
Waste Management Plan	✓	✓
Sample boards/schedules	✓	✓
Excavation Plan	✓	✓
Community and Stakeholder Consultation Report	✓	✓

6.0 CONCLUSION

It is requested SEARs be issued for the requested components of the SICEEP project. It is considered that the original DGRs issued for the SICEEP Project sufficiently cover all environmental assessment requirements relating to these components. The detailed list of deliverables at **Table 1** to support the proposed SSDAs are generally consistent with that list forming part of the original DGRs issued and are considered again to ensure a comprehensive assessment of the proposed development is achieved. Your consideration and support with the proposed approach to issuing and structuring the SEARs is appreciated.

Further, as you are aware, there are critical timeframes to which Lend Lease and Darling Harbour Live are bound, and a timely response is welcomed. Should you have any queries about this matter, please do not hesitate to contact either me on 9956 6962 or at acella@jbaurban.com.au.

Yours faithfully



Alexis Cella
Principal Planner

Enc: Attachment A - DGRs March 2013