

# Sydney International Convention Exhibition and Entertainment Precinct

## DARLING SQUARE

### SSD 6633 South East Plot

Darling Harbour, Sydney

Section 96(1A) Application

Architectural Design Report

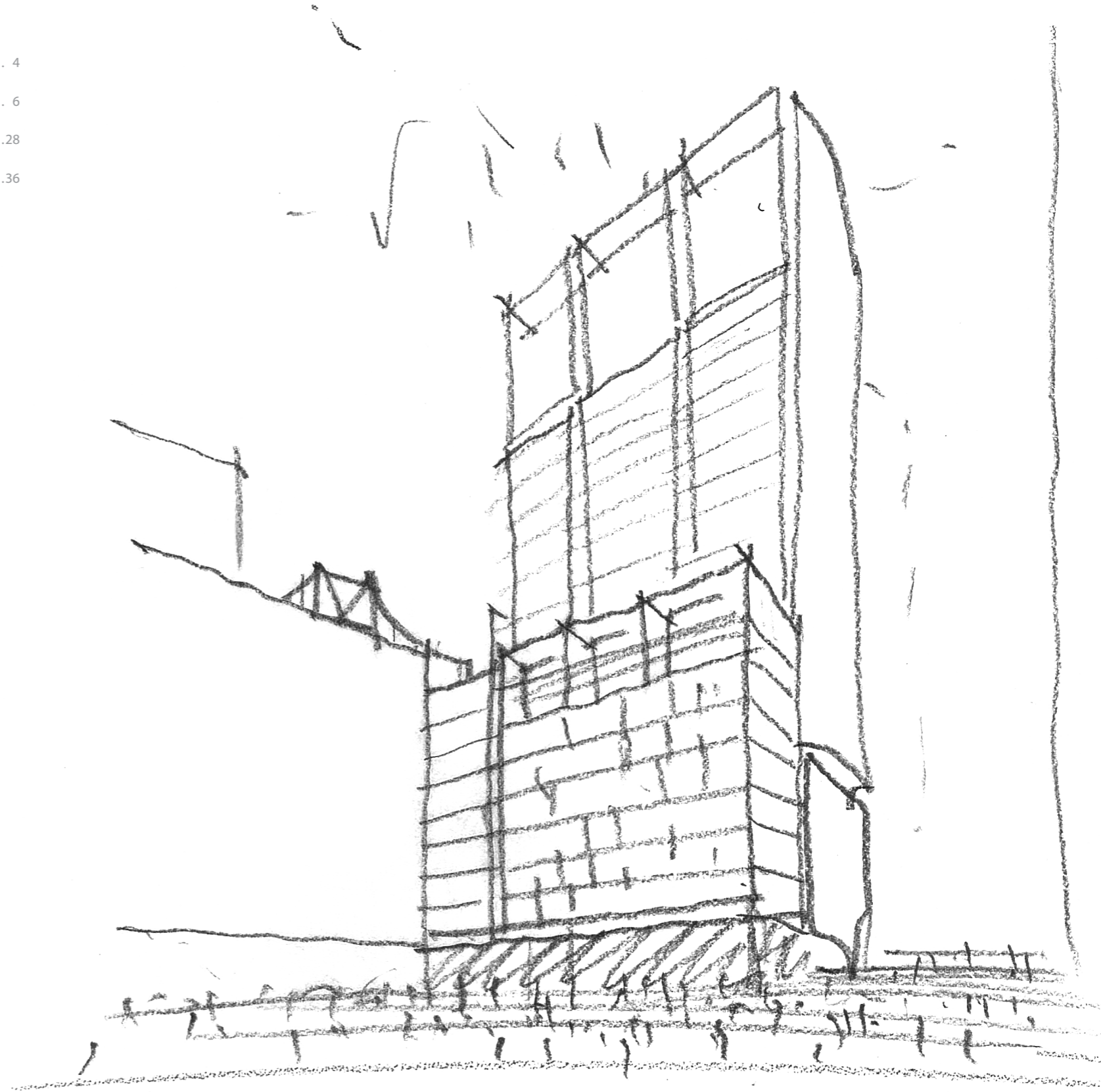
July 2017





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## EXECUTIVE SUMMARY

## 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 6633 relating to the development of the South East Plot of Darling Square which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

Development Consent SSD 6633 was granted on 16 December 2016 by the delegate of the Minister for Planning for the following components of development:

- Staged construction of 9 storey, 10 storey and 29 storey buildings, including a 6 storey podium, to be used for ground floor retail, above ground parking and residential apartments;
- various public domain and landscaping improvements;
- vehicle access from Harbour Street; and
- remediation works

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 as set out in Table 1.

TABLE 1 - STATUS OF INITIAL SICEEP SSD DA'S

DA No	Description of Application	Status
12_5752	SICEEP Core Facilities – Exhibition Centre, Convention Centre, The Theatre, Event Deck and Tumbalong Park	Approved: 22 August 2013
MOD 1	S96(1A) - various	Approved: 20 February 2014
MOD 2	S96(1A) – various	Approved: 18 July 2014
MOD 3	S96(1A) – various	Approved: 1 July 2015
13-5878	Darling Square Concept Proposal	Approved: 5 December 2013
MOD 1	S96(1A) – various	Approved: 26 November 2015
MOD 2	S96(1A) – various	Approved: 4 October 2015
6010	Western Plot (Student Accommodation – Building W2)	Approved: 7 May 2014
MOD 1	S96(2) – various	Approved: 1 April 2016
6013	North-West Plot (Public car park/ commercial office building)	Approved: 7 May 2014
MOD 1	S96(2) – various	Approved: 20 July 2015
MOD 2	S96(1A) – various	Approved: 26 November 2015
MOD 3	S96(1A) – various	Approved: 23 December 2016
6011	South-West Plot (Mixed Use Residential Development)	Approved: 21 May 2014
MOD 1	S96(1A) – various	Approved: 27 July 2015
MOD 2	S96(1A) – various	Approved: 14 March 2017
6116	ICC Hotel	Approved: 15 June 2014
MOD 1	S96(1A) – various	Approved: 8 July 2015
6626	North-East Plot (Mixed Use Residential Development)	Approved: 16 April 2015
MOD 1	S96(1A) – various	Approved: 21 <sup>st</sup> April 2017
6831	ICC Hotel fit-out, façade lighting system and subdivision	Approved: 16 October 2015
MOD 1	S96(1A) – various	Under Assessment
7133	Western Plot (Student Accommodation – Building W1)	Approved: 1 April 2016
6633	South East Plot (Mixed Use Residential Development)	Approved: 16 December 2016
<b>MOD 1</b>	<b>S96(1A) – various</b>	<b>Subject of this modification application</b>
7021	North Plot (Community and Retail Building and Public Open Space)	Under Assessment

## OVERVIEW OF PROPOSED MODIFICATION

This Modification Application seeks approval for the following amendments:

- internal amendments to the podium levels, including design amendments to the retail tenancies and provision of additional car parking spaces within the approved maximum car parking rates;
- internal revisions to some residential apartments resulting in a reduction in the overall number of apartments; and
- minor external amendments at the upper and lower levels, including improved interfaces with the public domain.

A range of other minor amendments resulting from design development 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 South East 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 37,701m<sup>2</sup>.

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

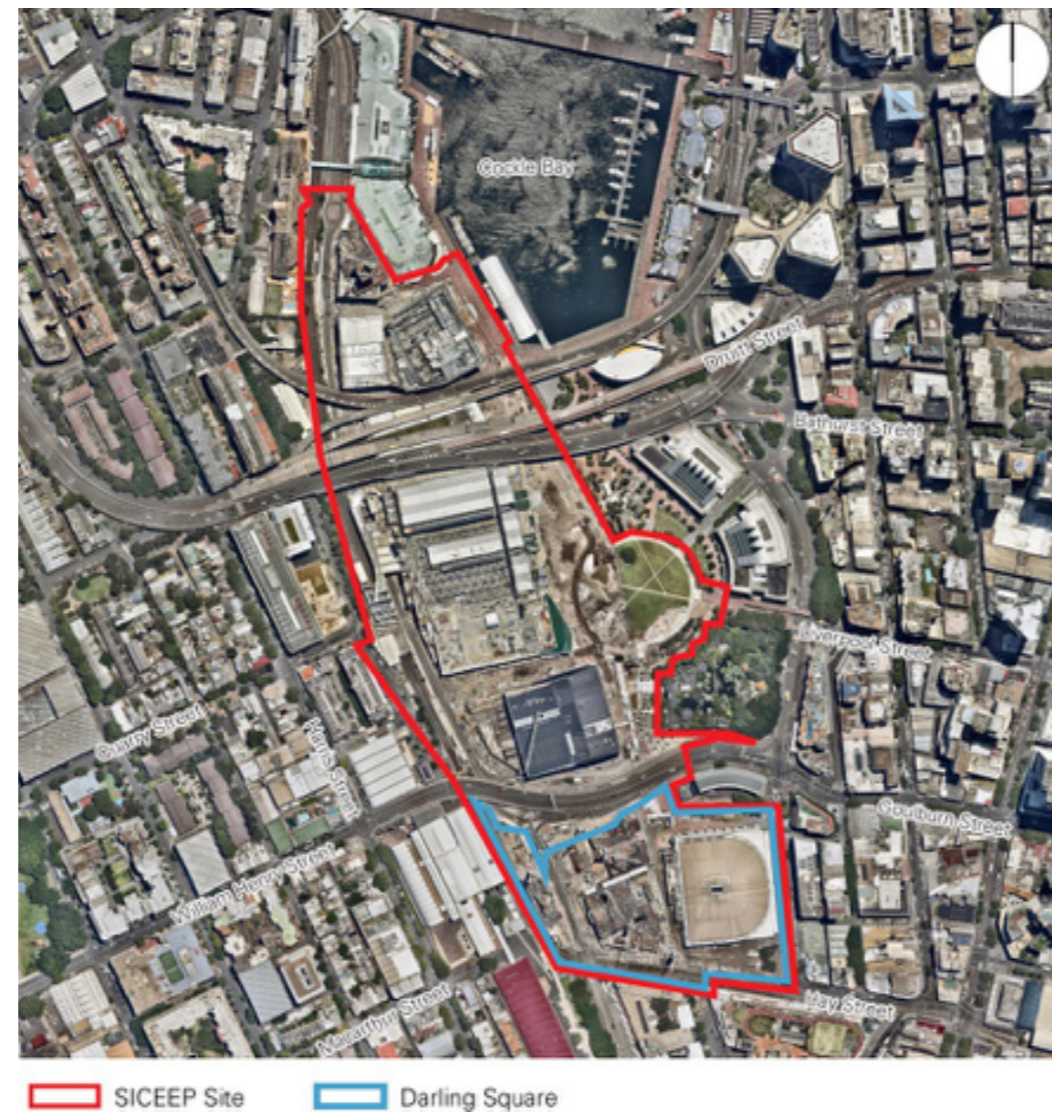


Figure 1 Aerial Photograph of the SICEEP Site

the South East Plot in the approved Concept Proposal.

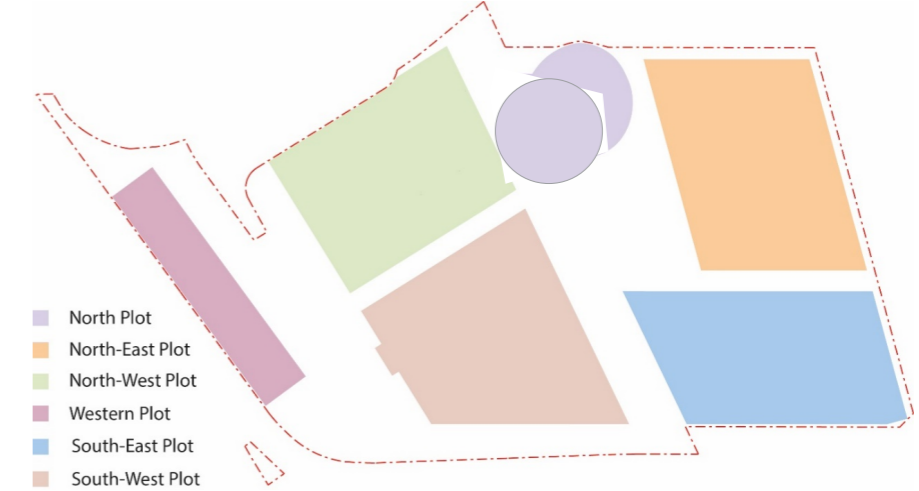


Figure – Concept Proposal Development Plots

Figure 2 Concept Proposal Development Plots

# Proposed Modifications

**INTERNAL AMENDMENTS**

Floor Plan: L00 Ground	06
Floor Plan: L01 Mezzanine	07
Floor Plan: L02 Podium-Residential	08
Floor Plan: L03 Podium-Residential	09
Floor Plan: L04 Podium-Residential	10
Floor Plan: L05 Podium-Residential	11
Floor Plan: L06-Residential	12
Floor Plan: L07-Residential	13
Floor Plan: L08-Residential	14
Floor Plan: L09-Residential	15

**EXTERNAL AMENDMENTS**

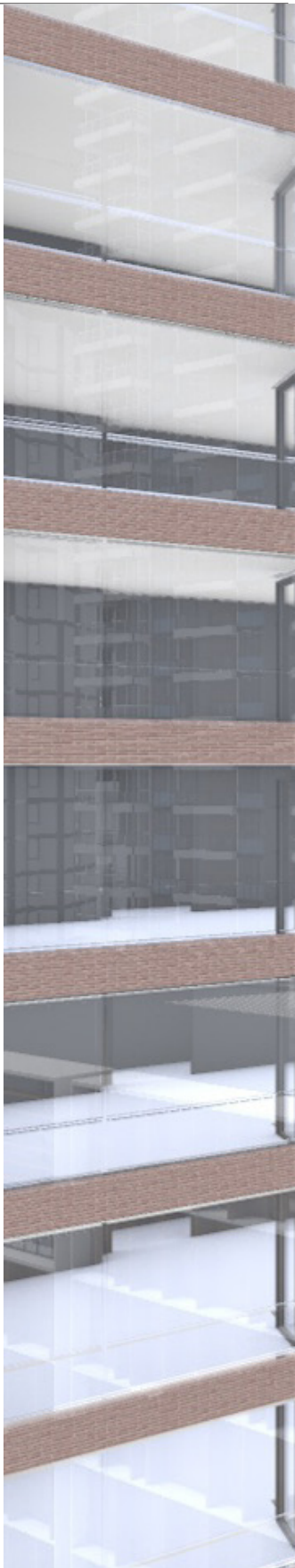
Elevation: South	16
Elevation: North	17
Elevation: East	18
Elevation: West	19

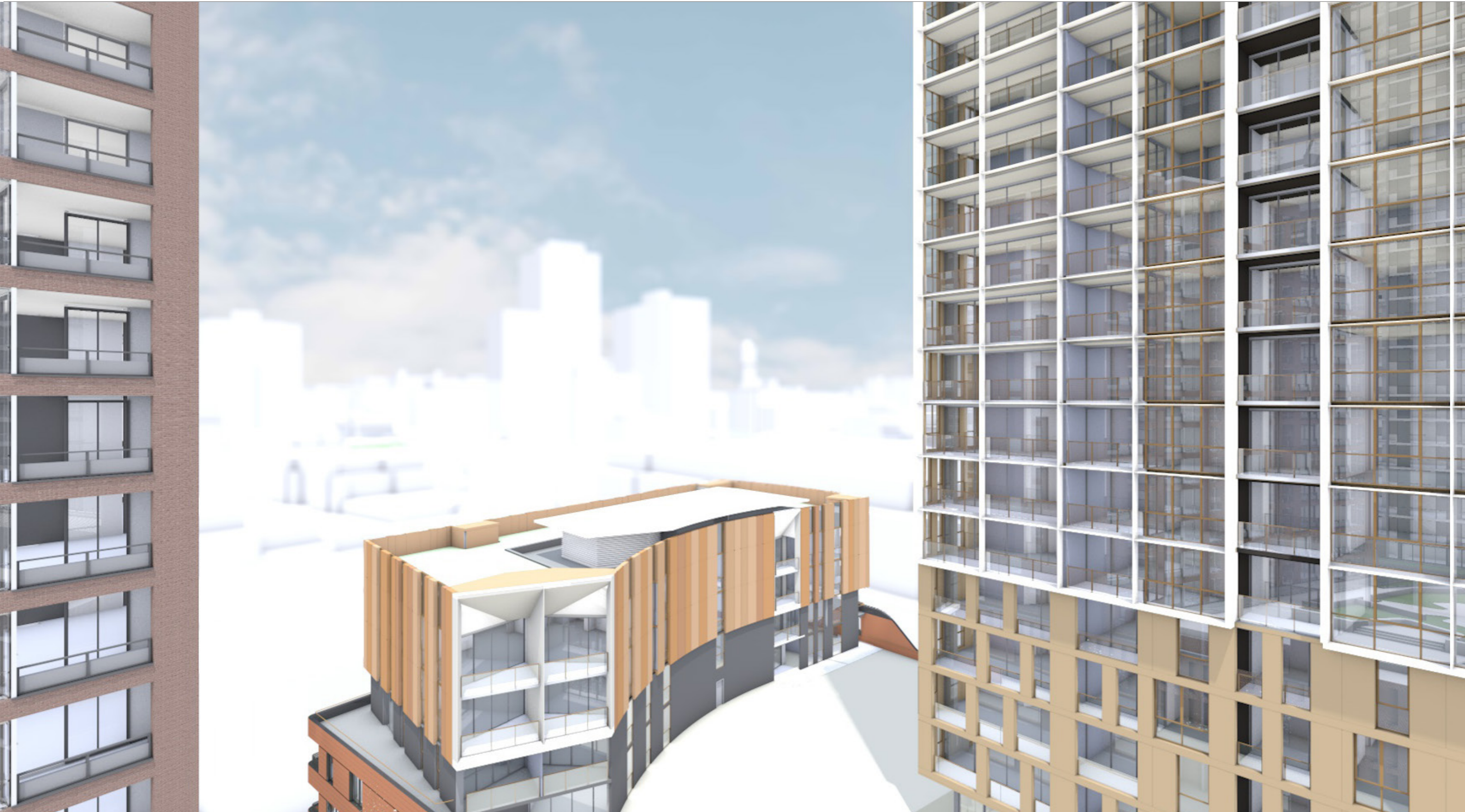
**INTERNAL & EXTERNAL AMENDMENTS**

Section: GA Section 01	20
Section: GA Section 01	21

**EXTERNAL AMENDMENTS**

Elevation: North - Little Hay Street	22
Elevation: North - Little Hay Street	23
Elevation: South - Hay Street	24
Elevation: East - Harbour Street	25
Elevation: West - Boulevarde	26







## PROPOSED MODIFICATION

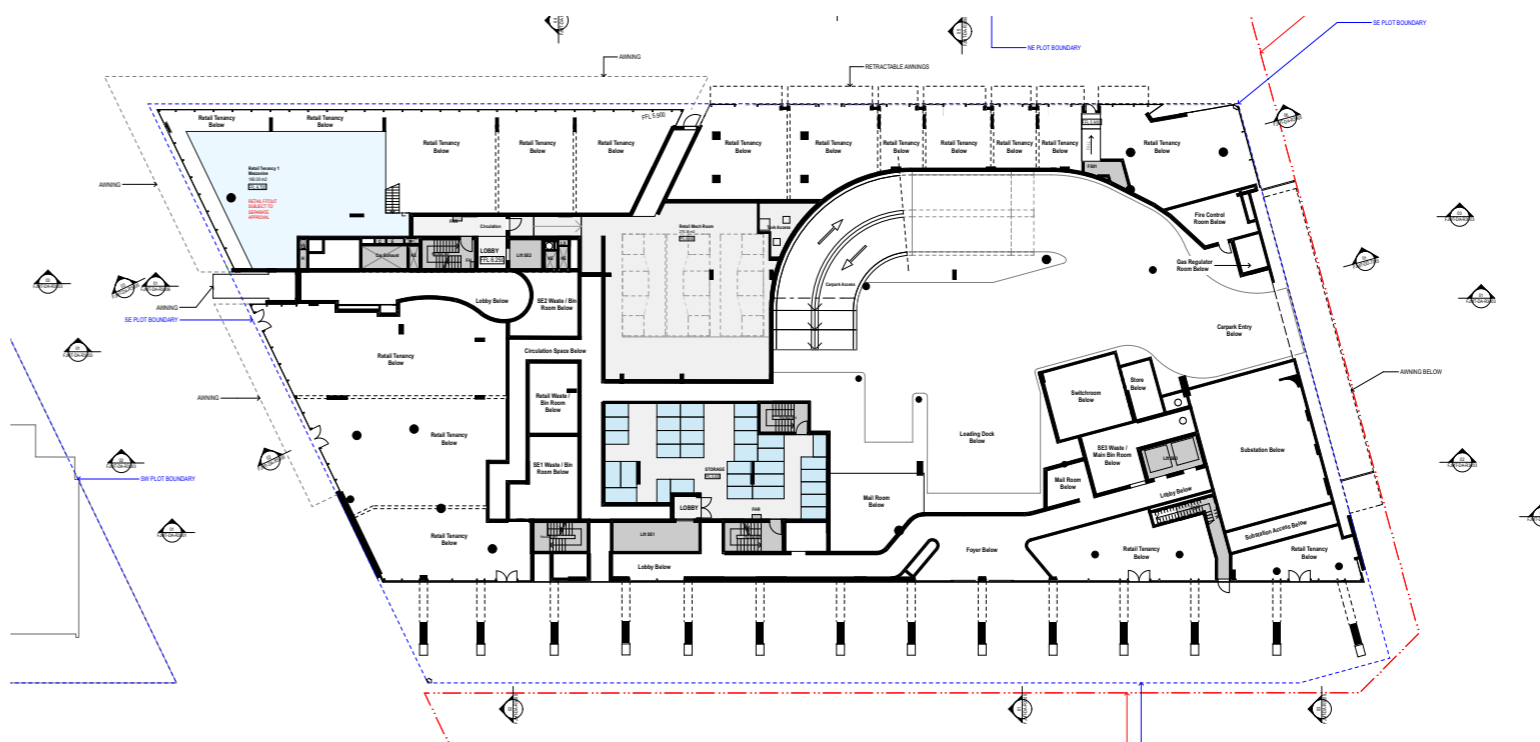
### Internal - Level 1 Mezzanine Floor Plan

#### 5 RETAIL SPACE - TENANCY 1

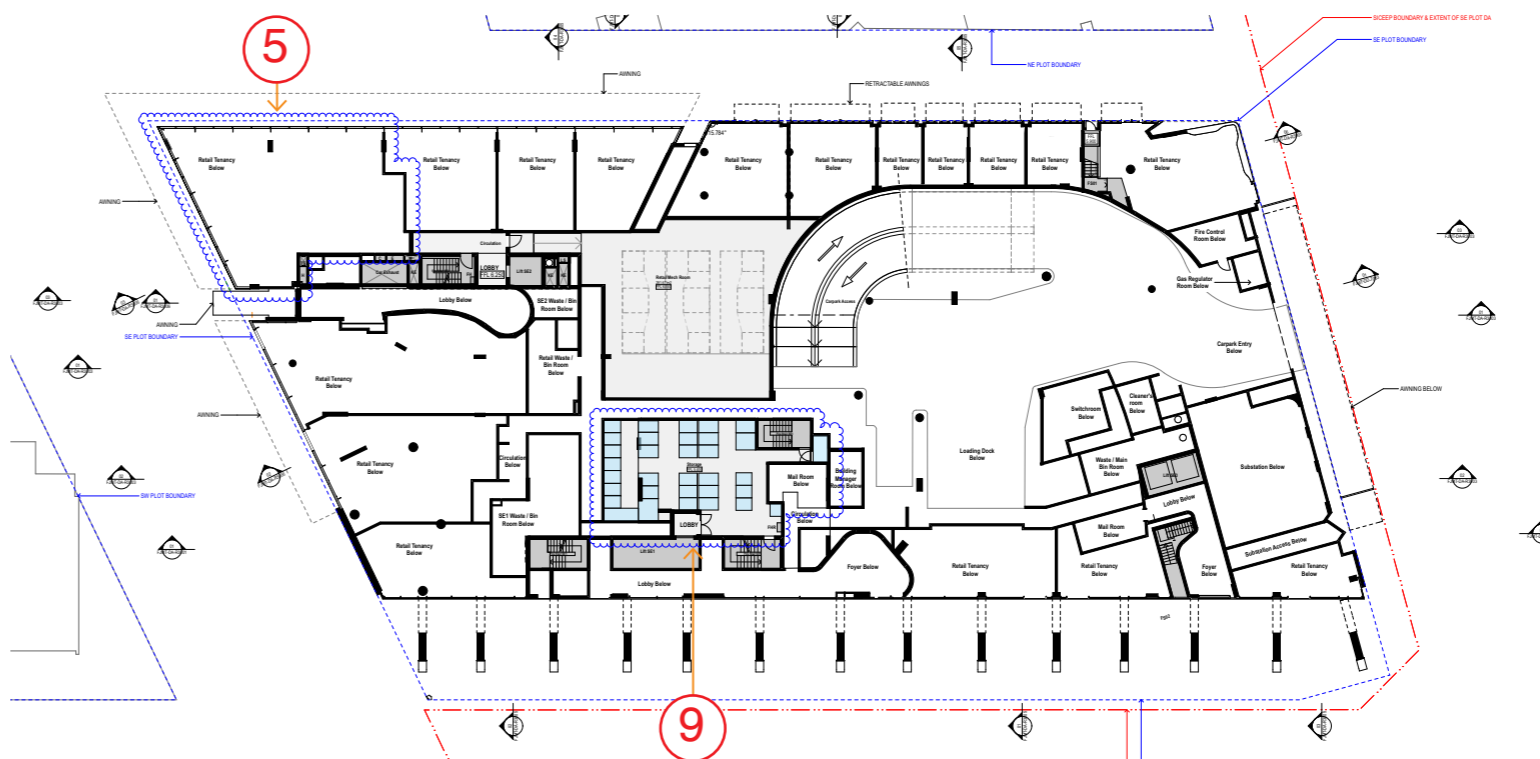
Deletion of Mezzanine to provide a high ceiling space to tenancy. It gives appropriate prominence and scale to a critical urban corner of SE plot and the public domain of the square. The high ceiling will enhance the spatial experience and improve future detail fit out design opportunities.

#### 9 STORAGE

Re configuration of storage room to align with amendments on ground floor.



Approved SSSA Floor Plan -L01 Mezzanine



Proposed S96 Floor Plan - L01 Mezzanine