



AN/AC
13382
21 November 2014

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

Attention: Ben Lusher

Dear Ms McNally

SSDA9 - REQUEST FOR THE SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

We are writing on behalf of Lend Lease (Haymarket) Pty Ltd, who form part of the Darling Harbour Live consortium charged with delivering the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) Project.

The staged delivery of SICEEP is rapidly progressing and of note an operator (Accor, under its Sofitel brand) has now been selected for the ICC Sydney Hotel. With this operator selection concluded, it is now planned to move forward with lodging and securing approval for the fit-out of the Hotel to meet the operational and functional requirements of Accor, along with a façade lighting system and land subdivision.

The ICC Sydney Hotel 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 the proposed fit-out and associated works 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 an Environmental Impact Statement (EIS) for the proposed development.

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 a hotel complex at the northern end of the precinct (related to this SEARs request).
- 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) have been issued 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).

These six stages of the application have all now been approved.

In August of this year, SEARs were also issued for:

- SSDA 7 – Mixed-use residential development for the north-east plot (Stage 2 DA); and
- SSDA 8 – Mixed-use residential development for the south-east plot (Stage 2 DA).

SSDA 7 has since been lodged with the Department and is currently on public exhibition. SSDA 8 is planned to be lodged over the short to medium term.



Figure 1 – SICEEP Precinct Plan

2.1 SSDA6 Approval

On 15 June 2014, consent for SSDA6 (refer to **Attachment A**) that concerned the hotel development, was granted by a delegate of the Minister for Planning for the:

- demolition of the existing buildings on site and associated tree removal;
- construction of a 35 storey building, for up to 616 hotel keys, and basement;
- maximum GFA of 37,090m²;
- hotel use including ancillary guest and visitor facilities, restaurant and ballroom;
- replacement of a one-way access road;
- provision of short term and taxi/drop off car parking and coach parking;
- public domain works including integration with existing/proposed works; and
- building identification signage zones.

The key objectives of this development, which underpinned the application, were to:

- Provide hotel accommodation and guest and visitor facilities including restaurant and ballroom in an iconic Sydney Harbour location directly adjacent to the ICC Sydney;
- Provide a high quality built form which exhibits design excellence and complements the new urban environment of the Bayside and Darling Central precincts;
- Provide a landmark which announces the northern end of the SICEEP Project;
- Develop a high quality public domain which will fulfil the objectives established for the SICEEP;
- Satisfy some of the demand for accommodation in Sydney which has experienced an acute undersupply of rooms for over a decade;
- Provide additional accommodation facilities that will assist in absorbing not only the anticipated demand associated with the redeveloped facilities of the SICEEP Project but also to support the continuing growth of the corporate and leisure sector;
- Provide a major drawcard for international conferences and conventions through the physical integration of a 4 – 5 star hotel into conference facilities, presenting an attractive offering to the convention and exhibition industry; and
- Contribute to the success of the new world-class venues proposed as part of the SICEEP Project, particularly the ICC Sydney, ensuring the convention, exhibition and entertainment facilities are commercially sustainable.

SSDA 6 specifically did not seek approval for the fit-out of the Hotel building, as it was too premature in light of not having concluded the operator selection at the time of seeking approval for the base building. There was also no approval sought at the time for any feature external building lighting or subdivision of the land.

3.0 OVERVIEW OF THE PROPOSAL

The ICC Sydney Hotel site is located within the northern end of the Bayside precinct and is bound by Harbourside Shopping Centre to the north and east, the future and under construction International Convention Centre to the south and Darling Drive to the west. The SSDA6 site occupies an area of approximately 3,700m² and is legally described as part Lot 1010 DP1147364, which is owned by the Sydney Harbour Foreshore Authority.

3.1 The Proposal – SSDA 9

SSDA 9 will seek consent for:

1. The detailed fit-out of the ICC hotel building to the specifications and requirements of Accor (Sofitel): as noted this aspect was not included as part of the approval of SSDA 6;
2. Illumination/lighting of the hotel: to reinforce the 'landmark' quality of the building and support its function as a 'beacon' for the broader SICEEP Project; and
3. The subdivision of the site: to facilitate separate leasehold title of the ICC Sydney Hotel site for the effective operation of the hotel.

As the proposed development outlined above will have a capital investment value exceeding \$10 million, it is defined as SSD to be assessed under the relevant provisions of Part 4 of the EP&A Act.

4.0 PRELIMINARY ENVIRONMENTAL IMPACT ASSESSMENT

The Act establishes the assessment framework for SSD. Under Section 89D of the Act the Minister for Planning is the consent authority for SSD. Section 78A(8A) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations.

Given the nature of the proposed development, potential environmental impacts are considered to only be concerned around the feature building lighting.

5.0 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

To assist in confirming the SEARs, we have prepared the following (refer to **Table 1**) deliverables list.

Table 1 – Deliverables List

Deliverable	SSDA9
EIS	✓
Architectural fit-out plans	✓
Lighting Plan and Strategy	✓
Photomontages (day and night)	✓
Subdivision plans	✓
Estimated cost of development	✓
Landowner's consent	✓
BCA Statement	✓

6.0 CONCLUSION

We trust that the information detailed in this letter is sufficient to enable the Secretary issue the SEARs for the preparation of the EIS. 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

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Attachment A – SSDA6 Approval