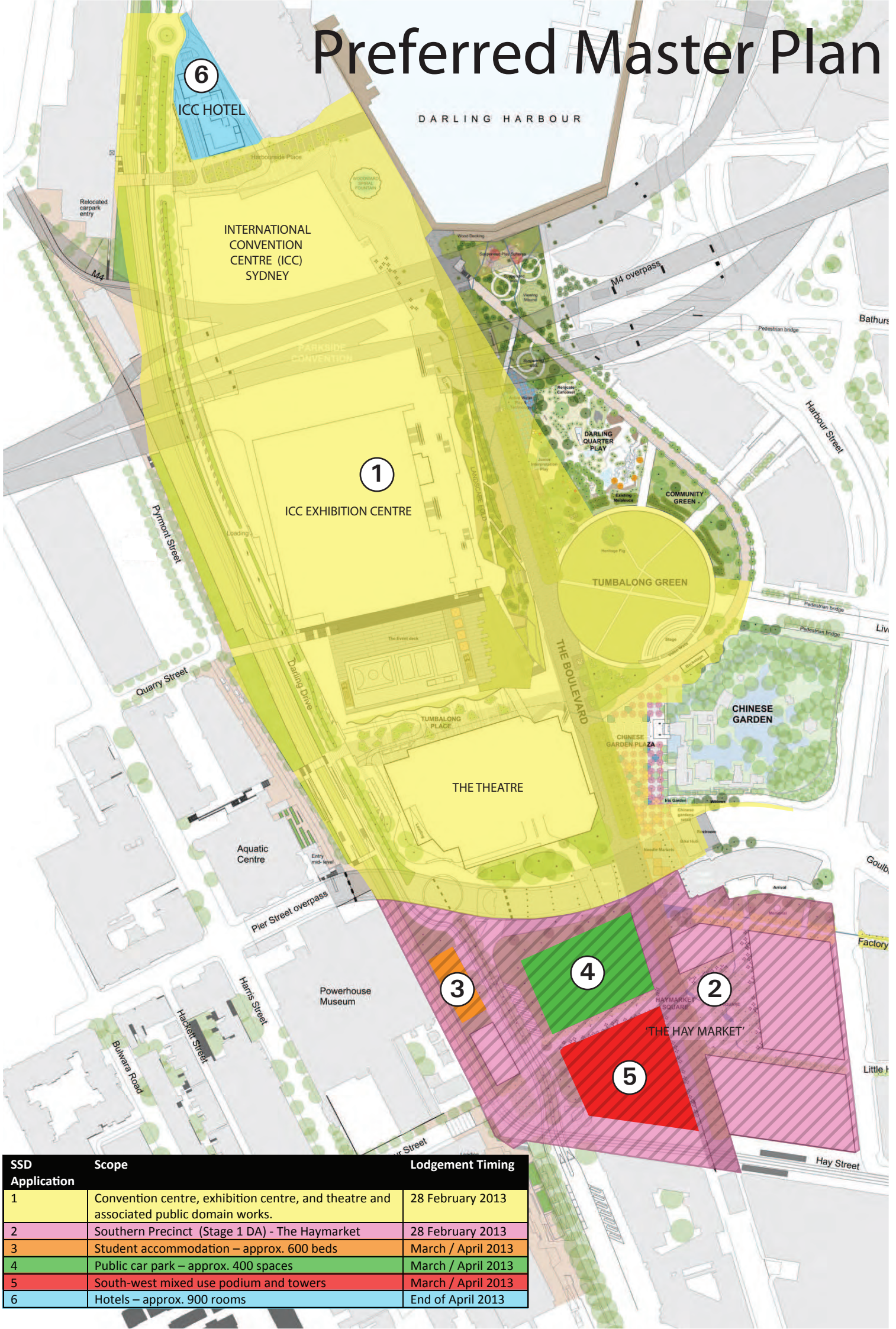


Preferred Master Plan



SSD Application	Scope	Lodgement Timing
1	Convention centre, exhibition centre, and theatre and associated public domain works.	28 February 2013
2	Southern Precinct (Stage 1 DA) - The Haymarket	28 February 2013
3	Student accommodation – approx. 600 beds	March / April 2013
4	Public car park – approx. 400 spaces	March / April 2013
5	South-west mixed use podium and towers	March / April 2013
6	Hotels – approx. 900 rooms	End of April 2013

Sector	Building	Scope	Area / Size	GFA	Apts	Commssioning
	Number			m2		Date
North PDA	FIRE FIGHTING					
	CONV	Existing Convention Centre	DEMOLITION (DECOMMISSIONING)			Dec-2013
	1	Hotel - Holiday Inn				
	1.1	Hotel Rooms	315 keys, 3-4 Star	20,336	315	Jun-2016
	2	Hotel - Crowne Plaza				
	2.1	Hotel Rooms	600 keys, 5 star	38,734	600	Jun-2016
PPP	EXHIB	Existing Exhibition Centre	DEMOLITION (DECOMMISSIONING)			Dec-2013
	4	Convention Bayside				
	4.1	Convention	X,XXX delegates			Dec-2014
	5	Convention Parkside				
	5.1	Convention	X,XXX delegates			Dec-2014
	6	Exhibition				
	6.1	Exhibition	XX,000m ²			Jan-2015
	6.2	Car parking	738 parking spots			Jan-2015
	8	Public Realm (boulevard, Tumbalong etc.)				
	8.1	Public Domain	X,XXXm ²			Jul-2015
	9	Theatre + parking				
	9.1	Theatre	8,000 patrons			Sep-2014
	9.2	Car parking	88 parking spots			Dec-2015
South PDA	SEC CP	Exist Ent' Centre car park	DEMOLITION (DECOMMISSIONING)			Dec-2013
	SEC	Existing Entertainment Centre	DEMOLITION (DECOMMISSIONING)			Dec-2015
	10a	Student Accommodation North				
	10a.1	Residential apartments	West 1; 170 Apartments, 431 EP, (9,605m ²)	9,605	170	Sep-2015
	10b	Student Accommodation South				
	10b.1	Residential apartments	West 2; 252 Apartments, 600 EP, (13,693m ²)	13,693	252	Sep-2016
	11	Commercial Offices	North West			
	11.1	Commercial offices	North West 2; 15,001m ² GFA	15,001		Jun-2016
	11.2	Retail (sleeved)				
	11.3	Car parking	46 parking spots			
	12	Residential Tower	South West			
	12.1	Residential apartments	South West 1; 306 Apartments	27,642	306	Jun-2016
	12.2	Retail (sleeved)	1,739m ² GFA	1739		Jun-2016
	12.3	Car parking	223 parking spots			
	12.4	Residential apartments	South West 2, 140 Apartments	12,672	140	Jan-2017
	12.5	Car parking	102 parking spots			
	13	Residential Tower	South East			
	13.1	Residential apartments	South East 1; 234 Apartments	21133	234	Jan-2020
	13.2	Retail (sleeved)	1,921m ² GFA	1921		Jan-2020
	13.3	Car parking	171 parking spots			
	13.4	Residential apartments	South East 2; 157 Apartments	10685	157	Jan-2020
	13.5	Car parking	115 parking spots			
	14	Residential Tower	North East			
	14.1	Residential apartments	North East 1; 58 Apartments	4540	58	Jun-2017
	14.2	Car parking	42 parking spots			
	14.3	Residential apartments	North East 2; 157 Apartments	10685	157	Sep-2018
	14.4	Car parking	115 parking spots			
	14.5	Residential apartments	North East 3; 264 Apartments	24102	264	Jan-2018
14.6	Retail (sleeved)	3,613m ² GFA	3631		Jan-2018	
14.7	Car parking	193 parking spots				
16	Retail & Creative Industries					
14.1	Retail	398m ² GFA	398		May-2016	
14.2	Creative Industries					
14.3	Car parking	400 parking spots				
14.4	Residential apartments	North; 44 Apartments	2976	44	May-2019	
14.5	Car parking	32 parking spots				
TOTAL UTILITY LOAD				Commercial	15,001	-
				Residential	114,435	1,360
				Student Accomodation	23,298	422
				Retail	7,689	-
				Hotel	59,070	915

'ICC Hotels' PDA - Application 3

SICEEP PPP - Application 1

'The Haymarket' PDA - Application 2

ACCUMULATIVE

Dated 8/01/2013

Sector	Building Number	Scope	Area / Size	GFA m2	Apts	Commssioning Date
PPP	9.1	Theatre	8,000 patrons			Sep-14
PPP	4.1	Convention	X,XXX delegates			Dec-14
PPP	5.1	Convention	X,XXX delegates			Dec-14
PPP	6.1	Exhibition	XX,000m2			Jan-15
South PDA	10a	Residential apartments	West 1; 170 Apartments, 431 EP, (9,605m ²)	9,605	170	Jun-15
North PDA	1	Hotel Rooms - Holiday Inn	315 keys, 3-4 Star	20,336		Oct-15
South PDA	16	Retail	398m ² GFA	398		May-16
North PDA	2	Hotel Rooms - Crowne Plaza	600 keys, 5 star	38,734		May-16
South PDA	10b	Residential apartments	West 2; 252 Apartments, 600 EP, (13,693m ²)	13,693	252	Jun-16
South PDA	11	Commercial offices	North West 2; 15,001m ² GFA	15,001		Jun-16
South PDA	12	Residential apartments	South West 1; 306 Apartments	27,642	306	Jun-16
South PDA	12.1	Retail (sleeved)	1,739m ² GFA	1739		Jun-16
South PDA	12.3	Residential apartments	South West 2, 140 Apartments	12,672	140	Jan-17
South PDA	14	Residential apartments	North East 1; 58 Apartments	4540	58	Jun-17
South PDA	14.4	Residential apartments	North East 3; 264 Apartments	24102	264	Jan-18
South PDA	14.5	Retail (sleeved)	3,613m ² GFA	3631		Jan-18
South PDA	14.2	Residential apartments	North East 2; 157 Apartments	10685	157	Sep-18
South PDA	14.3	Residential apartments	North; 44 Apartments	2976	44	May-19
South PDA	13	Residential apartments	South East 1; 234 Apartments	21133	234	Jan-20
South PDA	13.1	Retail (sleeved)	1,921m ² GFA	1921		Jan-20
South PDA	13.3	Residential apartments	South East 2; 157 Apartments	10685	157	Jan-20

From: Heath Mallen [<mailto:Heath.Mallen@hyderconsulting.com>]
Sent: Tuesday, 22 May 2012 2:44 PM
To: WICKHAM, ROBERT
Cc: Ron Meyer (ron.meyer@lendlease.com); Greg Ives; daryl.forster@sydneywater.com.au
Subject: SICEEP redevelopment of Darling Harbour - Sewer and Water supply requirements

Good afternoon Robert,

As discussed at our meeting in your office on the 8th May, please see attached for the masterplan sewer and water supply requirements and connection locations. The site has been split into three sectors – North, Center and South with the relevant kL/day loads and supply locations provided for each of these sectors respectively.

As discussed, It would be appreciated if Sydney Water could review and provide feedback on the feasibility of connecting to the existing Sydney Water assets in the vicinity.

It would also be very much appreciated if you could provide any further information that may assist in understanding the capacity of existing infrastructure, amplification requirements, infrastructure costs and any other issues Sydney Water deem important.

Please note also that as discussed, we have not considered sewer mining, on site reuse or any other water reduction schemes in assessing the demands as shown.

It would assist us greatly if you could also confirm when we might be able to expect a response so that we can plan accordingly. Thankyou in advance for your assistance.

Regards,
Heath

Heath Mallen
Civil Engineer
MEEM, BE, DipEngPrac
Hyder Consulting Pty Ltd
Locked Bag 6503 North Sydney NSW 2060 Australia
Level 5, 141 Walker Street North Sydney NSW 2060 Australia
Direct +61 2 8907 9268 Fax +61 2 8907 9001
Mobile +61 438 266 333
Web: www.hyderconsulting.com

International advisory and design consultancy

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Our Ref: NA50613027_SICEEP
Contact: Sombath Lam

14 January 2012

Sydney Water
PO Box 399
PARRAMATTA NSW 2124

Dear Sir/Madam

**SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT
PRECINCT**

This letter has been prepared in support of the Feasibility Applications associated with the redevelopment of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) and is provided to assist Sydney Water in determining the requirements for the respective sites within the development.

The redevelopment of SICEEP will be comprised of three separate and distinct areas:

- PDA North;
- PPP; and
- PDA South.

These sites are subject to separate contractual agreements entered by the proponents of the respective development areas.

The requirements for the sites will necessarily require a holistic view of the SICEEP development. However we request, due to the contractual requirements, that servicing requirements for water and sewer services for each site be formulated individually for each application.

For stormwater services, due to its site wide nature, we propose that the requirements be assessed for the entirety of the SICEEP under a single feasibility application.

We note due to project deadlines associated with the PPP, we request response to all applications by 15 February 2013.

A summary of the applications to be considered is presented on the following table:

Cardno (NSW/ACT) Pty Ltd
ABN 95 001 145 035

Level 9
The Forum
203 Pacific Highway
St. Leonards NSW 2065

P.O. Box 19
St Leonards NSW 1590
Australia

Phone: +61 2 9496 7700
Fax: +61 2 9439 5170

www.cardno.com.au

Table 1: Feasibility Applications

Case Number	Site	Proposed Development Description	Proponent
131520	PDA North	Hotel - Holiday Inn	Lend Lease Development Pty Ltd
		Hotel - Crowne Plaza	
131522	PPP	Convention Centre	Lend Lease Project Management & Construction (Australia) Pty Ltd
		Exhibition Centre	
		Public Domain	
		Theatre and Parking	
131523	PDA South	Student Accommodation North	Lend Lease Development Pty Ltd
		Student Accommodation South	
		Commercial Offices	
		Residential Tower	
131525	SICEEP	Stormwater drainage for entire site	Lend Lease Project Management & Construction (Australia) Pty Ltd

Should you require any additional information please do not hesitate to contact either David Williamson or Sombath Lam on 02 9496 7700.

Yours sincerely



Sombath Lam
 Civil Engineer
 For Cardno

Encl. CN131520 Application; CN1231522 Application; 131523 Application; CN131525 Application; SICEEP Master Plan; Preliminary Utility Demands and Sewer Discharge Figures.



PLAN DRAWN DATE: 11/01/2013 VERSION: 1 SHEET 1 OF 1 SHEETS

EXISTING LOTS (Proposed Development of)			DEVELOPMENT TYPE	NUMBER OF PROPOSED LOTS / UNITS		U.B. DIRECTORY MAP 3, A6 (40th Edition)	Water Service Co-Ordinator:
(1) LOT 800	D.P. 1164281	(7)	FEASIBILITY APPLICATION	Total Lots	TBC	SCALE 1:1000	CARDNO (NSW) Pty Ltd
(2)		(8)		Total Units	0		LEVEL 9, THE FORUM -203 PACIFIC HY, GORDON Ph: (02) 9496 7700 Fax: (02) 9499 3902
(3)		(9)					
(4)		(10)					
(5)		(11)					
(6)		(12)					
MUNICIPALITY CITY OF SYDNEY COUNCIL						SHEET 1 OF 1	eDeveloper Case No. 131523