

21 December 2015

Robert Stark
Principal Planner
JBA
PO BOX 375
NORTH SYDNEY
NSW 2059



Dear Robert

**Public Benefit Contribution
The Ribbon**

Summary of Proposal Benefits

The most significant benefits are summarised as follows:

- Completing a 'missing piece' with a major renewal of an existing tired asset which will enhance Darling Harbour and complement the SICEEP redevelopment allowing SHFA to present a new vision consistent with its stated public purpose around place making;
- The development's complementary mix of leisure, business and tourism clientele supports precinct activity seven days a week and the creation of an activated precinct, which serves also to augment the success of the proposed SICEEP development;
- 10,000m² of renewed and enhanced public domain, fully funded by the Developer;
- World class design creating an iconic landmark;
- Creates a new and much improved front door entrance to Darling Harbour facing the city; and
- A new state of the art IMAX theatre, which will represent one of the world's leading cinema experiences.

The public domain benefits are significant and include:

- Opening up pedestrian and visual access to Cockle Bay from the south;
- Creation of a new public 'Civic' square close to the water;

- Up to 30% increase in the size of the children's playground clearly placing it as the best facility of its kind in Australia;
- A vibrant new street address to Darling Harbour on Wheat Road;
- A new and extended active edge from Cockle Bay Wharf to Darling Walk;
- Enhanced connectivity and way finding to Darling Harbour from the city;
- New public toilets under the expressway design to enhance user safety; and
- New lift, stairs and escalator joining Darling Park to the Darling Harbour ground plane.

Yours sincerely

GROCON (DARLING HARBOUR) PTY LIMITED



Chris Carolan
NSW General Manager

