

Tuesday, 3 December 2013

Lend Lease
30 The Bond, 30 Hickson Road
Millers Point NSW 2000

Attention: Sandra Perosh

Dear Sandra

**SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT PRECINCT
STATE SIGNIFICANT DEVELOPMENT APPLICATION SSDA1 - PPP COMPONENT**

We refer to Development Consent SSD 12_5752 for the Public Private Partnership (PPP) component of the Sydney international convention, exhibition and entertainment precinct SICEEP Project at Darling Harbour dated 22 August 2013.

Since receiving the development consent, we note that Darling Harbour Live has undertaken further design development of the project, requiring modifications to the approved development.

The key changes across the three core facilities are summarised below:

The Theatre

- Reduction in south-western corner of building, due to rising sewer main location;
- Relocation of ticket box to along Tumbalong Place;
- Update to ground floor retail glazing along The Boulevard;
- Minor realignment to external bridge connecting to the Exhibition Centre;
- Relocation of corporate function rooms and spaces, including addition of new mezzanine;
- Reduction in perimeter extent;
- Removal of voids;
- Provision of new internalised plant room at upper floor level;
- Increased extent of potential PV cells;
- Minor changes to floor RLs;
- Straightening of glazing to facades; and
- Consequential minor internal plan layout adjustments.

Exhibition Centre

- Improved screening solution to loading dock ramp;
- Minor re-alignment to Quarry Street Bridge;
- Minor addition to existing servery area serving the Event Deck;
- Update to landscaped terrace design and viewing platforms;
- Minor elevational changes; and

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BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS
FIRE SAFETY ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000
TEL +61 2 9283 6555 | FAX +61 2 9283 8500
sydney@swpartners.com.au
www.swpartners.com.au
ABN 48 102 366 576

- Consequential minor internal plan layout adjustments.

Convention Centre

- Setting back of the ground floor retail area below the Western Distributor;
- Improved connectivity at ground level between the public car park and the ICC;
- Rationalisation of venue management operations area on Level 1;
- Provision of new internal lift and stairs providing access between public car park, venue management operations area, and exhibition concourse;
- Minor realignment of main entry;
- Retention of existing glazed structure on Level 2 below western distributor and re-use as part of Exhibition concourse;
- Overall a reduction in floor area of approximately 3,000m² (TBC) and a consequential increase of approximately 1,000m² (TBC) of open space/public realm;
- Change to Darling Harbour Theatre seating bowl arrangements (reduced seating angle and sight lines) including consequential reduction in building height above the Theatre of between 2m – 6m;
- Minor realignment of ballroom façade;
- Minor consequential elevational changes to the ICC in response to re-modelling of the Darling Harbour Theatre seating bowl;
- Centralisation of amenities on Level 2;
- Introduction of potential location for PVs;
- Minor modification / deletions at Level 1 Bayside in response to Convex relocation from Level 1 to Level 2;
- Minor change to roof form;
- Minor adjustments to balcony extent and alignment, making them more functional and useable; and
- Consequential minor internal plan layout adjustments.

Having reviewed the proposed extent of changes and associated amended documentation and compared it with the approved development we advise that the extent of changes are in our view of a minor nature and the conclusions reached within our originally reporting in support of the Development Application (DA) remain unaltered.

Should you have any queries about this matter, please do not hesitate to contact me on (02) 9283 6555.

Yours faithfully



Anthony Ljubicic
Associate Director
Steve Watson & Partners Pty Ltd