



ADDENDUM REPORT:

***Sydney International Convention,
Exhibition and Entertainment Precinct,
Darling Harbour, Sydney
'The Haymarket' (SSD 5758)***



Director-General's Assessment Report
Section 89H of the
Environmental Planning and Assessment Act
1979

December 2013

Cover Photograph: Artist impression of The Haymarket Square (Source: Applicant's Environmental Impact Statement).

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Published December 2013
NSW Department of Planning & Infrastructure
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BACKGROUND

The \$1.8 billion SICEEP project is a critical element in the government's objective to ensure Sydney remains competitive in the national and international conference and event markets. The project is identified in the State Infrastructure Strategy 2012-2032 and is central to the government's commitment to deliver international standard convention, exhibition and entertainment facilities for NSW.

The SICEEP project comprises three primary interrelated components including:

- the convention, exhibition and entertainment facilities (Core Facilities);
- a mixed use residential neighbourhood with improved public realm (The Haymarket); and
- a premium hotel (ICC Hotel).

The Core Facilities application was approved by the Minister on 22 August 2013.

Lend Lease Pty Ltd (the Applicant) seeks approval of a staged State Significant Development application for the redevelopment of the southern precinct of the SICEEP referred to as 'The Haymarket' (SSD 5787).

The key built aspects of The Haymarket redevelopment are:

- six separate development plots providing for a gross floor area of 197,236m² comprising 49,545m² non-residential GFA and 147,691m² residential GFA;
- maximum building height of 138.68m²;
- open spaces, roads, laneways and pedestrian through-site links; and
- above ground public and private car parking.

The staged State Significant Development application for The Haymarket has been assessed by the Department. The Director-General's Assessment Report, dated November 2013 recommended approval, subject to conditions.

A copy of the report and draft instrument of approval, including conditions was placed on the Department's website on 27 November 2013.

One submission has been received from the Applicant in response to the Department's report regarding the description of the proposed cycleway along Darling Drive. In addition, the Department recommends an update to the instrument of approval to take account of section 89D(2) of the EP&A Act.

This addendum report provides consideration of the above mentioned matters.

DEPARTMENT'S CONSIDERATION OF ISSUES

- (a) The Applicant has noted that the description of the proposed replacement cycleway along Darling Drive at page 63 of the Director-General's report required clarification.

The report states that:

'As part of the realignment of Darling Drive, the segregated cycle paths will be altered resulting in a dual lane segregated cycle path on the western side of Darling Drive between Hay Street and Harbourside Place.'

The Department acknowledges that the proposed cycleway within The Haymarket site, located between Hay Street and Pier Street roundabout, as indicated in the

Response to Submissions Appendix K (page 14), is proposed to be provided as part of a shareway and not as a segregated cycle path.

- (b) Under section 89D(2) of the EP&A Act, if a staged State Significant Development (SSD) Application is made, the Minister may determine that a subsequent stage of the development is to be determined by the relevant council. The effect of such a determination is that the subsequent stage of the development ceases to be SSD and the relevant council becomes the consent authority for that stage instead of the Minister.

It is appropriate that the subsequent Stage 2 SSD Applications are determined by the Minister (or his delegate). However, in accordance with State Environmental Planning Policy (State and Regional Development) 2011, the Department considers it appropriate that future stages which are not specified in Schedule 2 (i.e. development with a capital investment value less than \$10 million) be determined by the relevant consent authority, currently being City of Sydney.

The Department consulted the Applicant regarding the inclusion of this provision in the recommended instrument of approval. The Applicant raised no objection.

The recommended instrument of approval is therefore updated to insert the following paragraph within the determination:

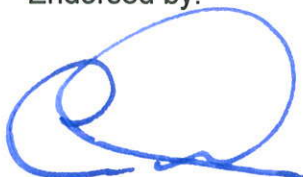
'Under section 89D(2) of the Environmental Planning and Assessment Act 1979, I determine that any subsequent stage of the development having a capital investment value less than \$10 million is to be determined by the relevant authority and that stage of the development ceases to be State significant development.'

RECOMMENDATION

It is recommended that the Acting Director-General, as delegate for the Minister for Planning and Infrastructure:

- **consider** the findings and recommendations of the Director-General's Assessment Report;
- **consider** the findings and recommended of this addendum report;
- **approve** the State Significant Development application subject to conditions; and
- **sign** the attached updated instrument of approval (**Appendix A**).

Endorsed by:



5.12.13

Chris Wilson
Executive Director
Development Assessment Systems
& Approvals

Approved by:



5/12/13

Richard Pearson
A/Director-General