

5 October 2016

Stephanie Graham
Lend Lease (Haymarket) Pty Limited
Level 4, 30 The Bond
30 Hickson Road
Millers Point NSW 2000

Dear Stephanie,

RE: NORTH WEST PLOT DARLING SQUARE – ACCESS STATEMENT FOR SECTION 96 for SSD6013

This report supports an application made under section 96 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify Development Consent, SSD-6013 relating to the development of the North West Plot of Darling Square which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

Development Consent SSD-6013 was granted on 7 May 2014 by the delegate of the Minister for Planning for the following components of development:

- site preparation works including demolition of existing structures, tree removal, minor excavation, and site remediation as required;
- staged construction of a 12 storey building to be used for commercial premises, and above ground car parking;
- various public domain improvements including provision (part) new east-west pedestrian laneway (known as Dickson's Lane) linking Darling Drive to the Boulevard, upgrading of existing footpaths, provision of street trees, and provision of bicycle parking facilities;
- building identification signage and wall advertising sign.

This section 96 application (the Modification Application) constitutes the third modification to the consent. This Modification Application follows the approval and current assessment of a number of SSDAs within the SICEEP site as set out in **Table 1**.

Table 1 – Status of initial SICEEP SSD DAs

DA No	Description of Application	Status
12_5752	SICEEP Core Facilities – Exhibition Centre, Convention Centre, The Theatre, Event Deck and Tumbalong Park	Approved: 22 August 2013
MOD 1	S96(1A) - various	Approved: 20 February 2014
MOD 2	S96(1A) – various	Approved: 18 July 2014
MOD 3	S96(1A) – various	Approved: 1 July 2015
13-5878	Darling Square Concept Proposal	Approved: 5 December 2013

DA No	Description of Application	Status
MOD 1	S96(1A) – various	Approved: 26 November 2015
MOD 2	S96(1A) – various	Under Assessment
6010	Western Plot (Student Accommodation – Building W2)	Approved: 7 May 2014
MOD 1	S96(2) – various	Approved: 1 April 2016
6013	North-West Plot (Public car park/ commercial office building)	Approved: 7 May 2014
MOD 1	S96(2) – various	Approved: 20 July 2015
MOD 2	S96(1A) – various	Approved: 26 November 2015
MOD 3	S96(1A) – various	Subject of this application
6011	South-West Plot (Mixed Use Residential Development)	Approved: 21 May 2014
MOD 1	S96(1A) – various	Approved: 27 July 2015
6116	ICC Hotel	Approved: 15 June 2014
MOD 1	S96(1A) – various	Approved: 8 July 2015
6626	North-East Plot (Mixed Use Residential Development)	Approved: 16 April 2015
6831	ICC Hotel fit-out, façade lighting system and subdivision	Approved: 16 October 2015
7133	Western Plot (Student Accommodation – Building W1)	Approved: 1 April 2016
7021	North Plot (Community and Retail Building and Public Open Space)	Under Assessment
6633	South East Plot (Mixed Use Residential Development)	Under Assessment

Overview of Proposed Modifications

This Modification Application seeks approval for the following amendments:

- changes to roof plant/structures and minor alterations to the roof form;
- minor external amendments at the ground level including interfaces with the public domain; and
- external amendments to the building design including an enhancement of the car parking screening materials.

A range of other minor amendments resulting from design development (including in response to feedback from potential commercial tenants) are illustrated on the amended Architectural Drawings. These changes are to be expected in any project, especially given the nature and scale of the approved North West Plot development.

Site Description

The SICEEP Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the Light Rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south (refer to **Figure 1**).

The Darling Square Site is:

- located in the south of the SICEEP Site, within the northern portion of the suburb of Haymarket;
- bounded by the Powerhouse Museum to the west, the Pier Street overpass and Little Pier Street to the north, Harbour Street to the east, and Hay Street to the south; and
- irregular in shape and occupies an area of approximately 37,701m².

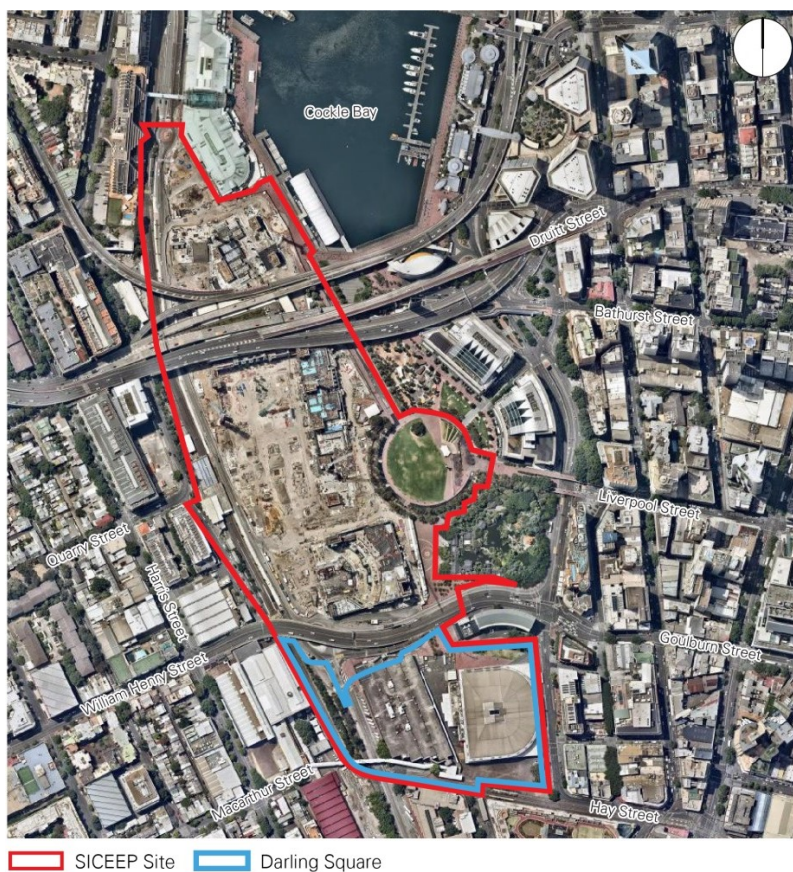


Figure 1 – Aerial Photograph of the SICEEP Site

The Modification Application Site relates to the North West Plot and surrounds as detailed within the drawings submitted in support of Modification Application. **Figure 2** illustrates the North West Plot in the approved Concept Proposal.

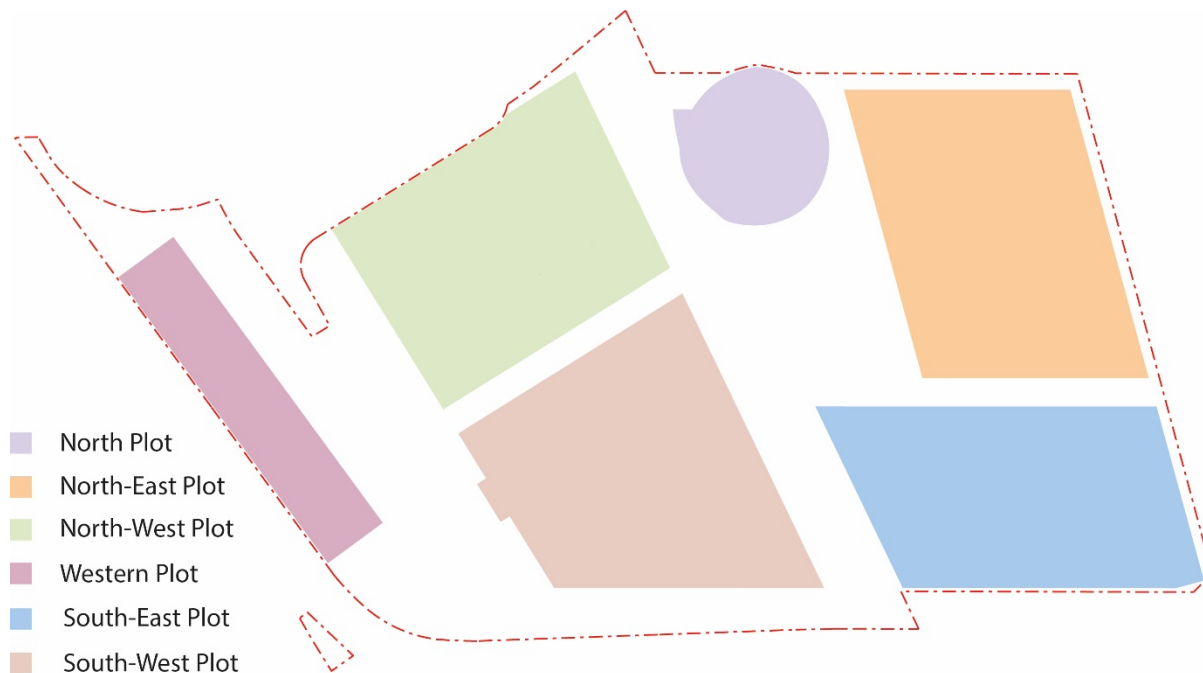


Figure 2 – Concept Proposal Development Plots

Conclusion

MGAC has reviewed and assessed the drawings and relevant documentation prepared in respect of the Section 96 application submission.

The MGAC Report (v6) dated 30 May 2013 that supported the original Project Application concluded that the accessibility of the NW Plot will be able to achieve the accessibility design requirements based on legislative requirements including but not limited to the DDA Access to Premises Standards 2010. On this basis, MGAC is of the opinion that the proposed Section 96 drawings do not require any additional supporting information, analysis or commentary at this stage of the design and compliance with DDA Premises Standards and Australian Standards can be achieved.

Yours Sincerely



David Goding
Morris Goding Accessibility Consulting