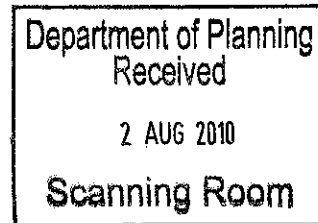


08149
30 July 2010

Mr Sam Haddad
Director-General
Department of Planning
GPO Box 39
SYDNEY NSW 2000

Attention: Daniel Keary



Dear Mr Haddad

**MODIFICATIONS TO MP 08_0093
DARLING WALK, DARLING HARBOUR**

We refer to the abovementioned Project Application for public domain works at Darling Walk, Darling Harbour.

On behalf of our client, Lend Lease Development, we write to request the Minister (or his delegate) modify the Project Approval 08-0093 under Section 75W of the *Environmental Planning and Assessment Act 1979* as described below. The modification relates to minor changes to the layout and design of the kiosk and shade structures within the Children's Playground area. The following amended kiosk and shade structure drawings are attached:

- AD900000 Site Plan
- AD900001 Basement & Ground Level Plan
- AD901001 Canopies Rood Plan
- AD901002 Kiosks Roof Plan
- AD951001 Section
- AD951002 Section
- AD951003 Elevation
- AD951004 Elevation
- AD951005 Elevation

In accordance with Section 245k of the *Environmental Planning and Assessment Regulation 2000*, please find enclosed the fee of \$750 for the assessment of the request.

1.1 Proposed Modifications to Kiosks and Shade Structures

It is proposed to modify the layout and design of the kiosk, amenities block and the shade structures. The current design includes a Kiosk (35m²) and separate amenities building (23m²) on the eastern side of the playground. The amenities included two unisex toilets and one accessible toilet with baby change facilities. The amenities block also provided access to the plant room servicing the water play areas and water features. The shade structures over the kiosk, amenities building and baby and toddler play area were to be made of galvanised steel and aluminium with timber battens spanning between 7m and 9m in length and up to 7.4m in height.

The modifications to the kiosk, amenities building and shade structures comprise:

- reconfiguration of the kiosk building and reduction in area to 30m² GFA;
- reconfiguration and minor reduction in area of amenities building to 20m² GFA to provide one accessible toilet;
- new seating area in front of the amenities block; and
- construction of three separate shade structures to cover the amenities building and seating area, retail kiosk building and associated seating area and baby toddler, sand pit and water play area respectively.

The design of the shade structures has been modified as shown on the plans and in **Figures 1** and **2**. **Table 1** below specifies the height, area and maximum length of each structure.

Table 1 – Specifications of the proposed shade structures

	Height	Canopy Area	Canopy Length
Amenities Building Shade Structure	3.9m	75m ²	13.25m
Retail Building Shade Structure	3.9m	75m ²	13.25m
Baby Toddler Shade Structure	3.9m	62m ²	10.25m



Figure 1 – View of proposed kiosks and shade structures from Children's Playground

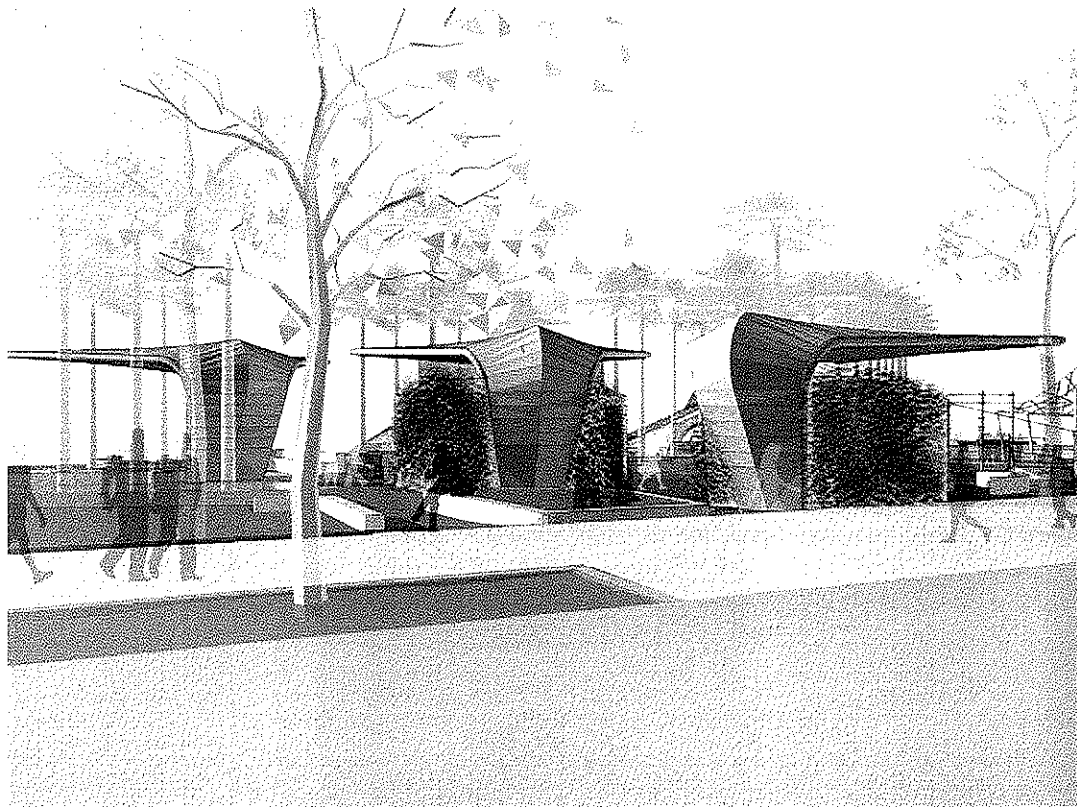


Figure 2 – View of proposed shade structures from Pedestrian Boulevard and view through site

Justification

The proposed amendments to the kiosk, amenities and shades structures have resulted from further detailed design development of these structures to provide increased amenity for visitors by:

- provision of increased views through the playground and between the shade structures from the pedestrian boulevard; and
- increase in the provision of shaded seating.

The revised design improves integration with the playground area, through the use of green roofs and walls on both buildings.

Whilst the reconfiguration of the amenities building has resulted in the provision of only one unisex/accessible toilet, as shown in **Figure 3** and **Table 2** below there are a number of toilets in the near vicinity. Therefore the provision of only one toilet in this location is considered acceptable.

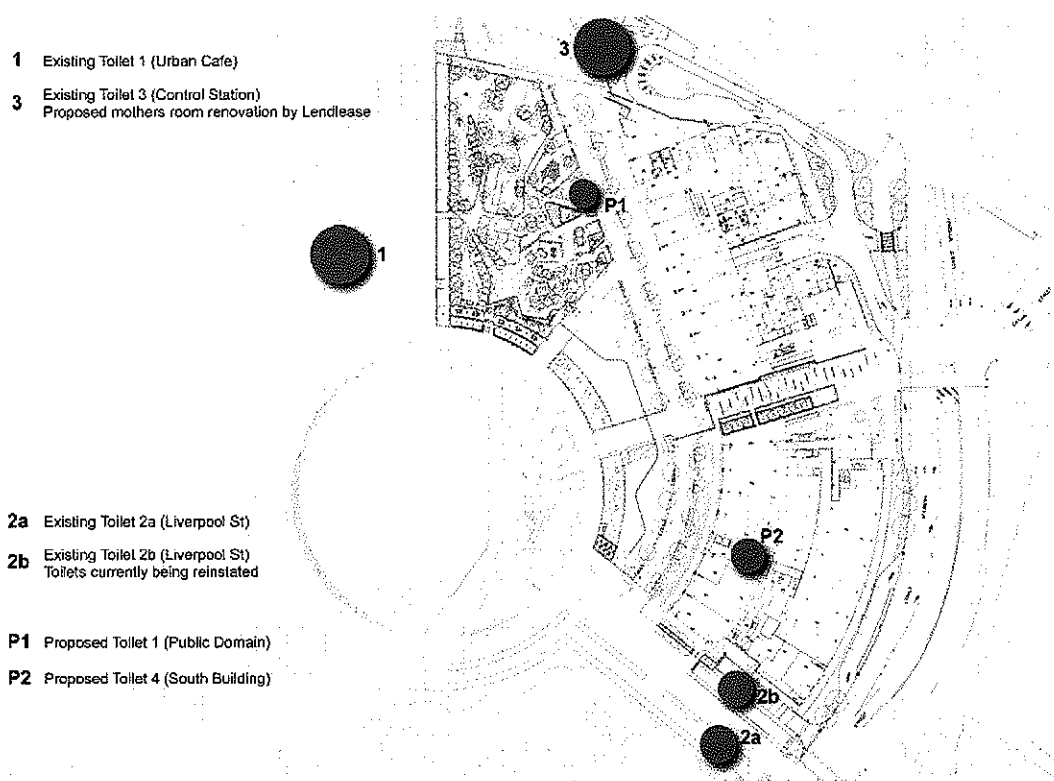


Figure 3 – Public Amenities within and surrounding the Darling Walk development

Table 2 – Sanitary Facilities Breakdown

	1 - Existing Toilets (Urban Café)		2a – Existing Toilets (Liverpool Street)		2b – Existing Toilets (Reinstated Liverpool Street)		3 – Existing Toilets (Control Station)		P1 – Proposed Toilets (Public Domain)		P2 – Proposed Toilets (South Building)	
	M	F	M	F	M	F	M	F	M	F	M	F
WC/ Pans	4	13	6	-	-	12	6	16	-	-	3	7
Urinals	15	-	12	-	-	-	10	-	-	-	2	7
Unisex/ Accessible	1		1		1		1		1		1	
Baby Change	-		-		-		✓		✓		✓	

1.2 Amendment to Consent

It is proposed to amend the drawing references in Condition A2 of Schedule 2 as set out below. Words proposed to be deleted are shown in **~~bold strike through~~** and words to be inserted are shown in ***bold italics***.

D. Architectural (or Design) Drawings prepared by Francis-Jones Morehen Thorp (FJMT)

Drawing No.	Revision	Name of Plan	Date
AD900001	05	Kiosks Plan	Dec 15 2009
AD901001	03	Shade Structures Plan	Dec 15 2009
AD951001	02	Shade Structures and Kiosk Section/ Elevation	Dec 15 2009
AD951002	02	Shade Structures and Kiosk Section/ Elevation	Dec 15 2009
AD951005	03	Shade Structures and Kiosk Section/ Elevation	Dec 15 2009
AD900000	S75W	Public Domain Structures & Kiosk – Site Plan	16 June 2010
AD900001	S75W	Public Domain Structures & Kiosk – Basement & Ground Level Plan	16 June 2010
AD901001	S75W	Public Domain Structures & Kiosk – Canopies Roof Plan	16 June 2010
AD901002	S75W	Public Domain Structures & Kiosk – Kiosks Roof Plan	16 June 2010
AD951001	S75W	Public Domain Structures & Kiosk – Section	16 June 2010
AD951002	S75W	Public Domain Structures & Kiosk – Section	16 June 2010
AD951003	S75W	Public Domain Structures & Kiosk – Elevation	16 June 2010
AD951004	S75W	Public Domain Structures & Kiosk – Elevation	16 June 2010
AD951005	S75W	Public Domain Structures & Kiosk – Elevation	16 June 2010

Conclusion

The project as proposed to be amended by this modification will be the same as the approved project, with only minor alterations to the design and layout of the kiosks and shade structures in the Children's Playground. The proposed amendments have no additional environmental impact beyond those issues considered and assessed in the approval of the original project.

Should you have any queries about this matter, please do not hesitate to contact me on 02 9956 6962 or cwright@jbaplanning.com.au.

Yours faithfully



Claire Wright
Senior Planner