

30 January 2014

File No: SSD 13_6010
Our Ref: S111268.006

Chris Ritchie
Acting Director, Industry, Key Sites and Social Projects
NSW Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 20111
Email: chris.ritchie@planning.nsw.gov.au

Attention: Mark Brown, Senior Planner
Email: mark.brown@planning.nsw.gov.au

Dear Mark,

RE: SSD 13_6010 - SICEEP Student Accommodation Response to Submissions

I write in relation to the Department's letter dated 14 January 2014 which enclosed Darling Harbour Live's Response to Submissions regarding State Significant Development Application SSD 6010. This proposal is for one student accommodation building within the West Plot of the future Haymarket Precinct in Darling Harbour.

Please find attached a table summarising the City's review of the Response to Submissions. The table nominates the issues raised within the City's original submission, discusses the Proponent's response to the issues raised and outlines the City's sustained contention in relation to the project. A number of suggestions are made to resolve certain matters.

The following is a summary of the key matters raised within the City's original feedback that require further review. These could be approached as matters for conditions of consent:

- The vehicle layover along Darling Drive in front of the proposed building plots. The layover should be reduced in length and the partial street tree planting that has been introduced should be further increased;
- The timing of the proposed development compared to the timing of The Goods Line pedestrian connection and the proposed Hay Street pedestrian improvements. In this regard, it is unclear whether these pedestrian connections will already be in place when the student accommodation opens, or if interim arrangements will be necessary. The City contends that the proposed building should not be occupied until the surrounding essential connecting infrastructure is in place;
- Bike parking spaces should be increased to match the requirements of Sydney Development Control Plan 2012 and allow for future growth in bicycle use;

- The residential floor-to-floor heights should be increased to at least 3.05m to allow for a minimum 2.7m floor-to-ceiling height; and
- A continuous ground level colonnade/awning should be provided along Darling Drive for pedestrian comfort to the proposed building, the future northern student accommodation tower and the Exhibition Light Rail Station.

The Department is requested to apply conditions on any Notice of Determination granted to the DA which cover the recommendations within the enclosed table.

Should you wish to speak with a Council officer about the above, please contact Russell Hand, Senior Planner, on 9265 9333 or at rhand@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

Graham Jahn AM
Director
City Planning | Development | Transport