



15560
3 February 2016

Carolyn McNally
Secretary
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Matthew Rosel

Dear Ms McNally

**RESPONSE TO SUBMISSIONS
DARLING SQUARE - BUILDING W2 (SSD 6010 MOD 1)**

This letter, prepared by JBA on behalf of the proponent, sets out the responses to the issues raised in accordance with Clause 85A of the *Environmental Planning and Assessment Regulation 2000* (EP&A Reg). The Darling Square Building W2 section 96 modification (SSD 6010 MOD 1) was submitted to the Minister for Planning by the proponent in November 2015. The Modification Application was referred to the relevant government agencies and the City of Sydney Council (Council).

It is understood that the Department of Planning and Environment (the Department) received a total of five submissions from government agencies and Council, requesting several clarifications to the proposed modifications. A detailed response to each of the matters raised in the submissions is provided at **Attachment A**.

Since public exhibition of the proposal, generally minor amendments have been made to the proposed development. The changes include those made in response to the issues and comments raised by the Department and Council. The following key changes are proposed to the Modification Application:

- provision of an informal lounge space clarified on the ground level;
- extension in size of the roof terrace (generally to the south-east);
- second operable louvre roof added over southern portion of roof terrace;
- covered roof lobby area reduced in size;
- decrease in Gross Floor Area (GFA) from 14,354m² to 14,341m² (decrease of 13m²);
- building management unit notation included on the roof plan; and
- indicative roof terrace landscaping plan provided for information purposes.

The proposed changes are discussed in further detail in the revised Design Report and illustrated on the revised Architectural Drawings prepared by Allen Jack + Cottier Associates (refer to **Attachment B**). It is noted that not all of the originally submitted plans are proposed to be amended, but a complete set of drawings has been provided for completeness.

The Department also raised two queries in the letter dated 17 December 2015. These queries related specifically to landowners consent from the Sydney Harbour Foreshore Authority (SHFA) and endorsement by SHFA of the updated Operational and Security Plan of Management. Landowners consent from SHFA is provided at **Attachment C** of this letter.

It is also confirmed that the updated Operational and Security Plan of Management has been provided to SHFA for endorsement. It is expected that a response on the satisfaction of SHFA will be provided through the assessment process. As requested by the Department, all reports/plans submitted with the application have been reviewed in light of the submissions made and the Design Report and Architectural Drawings have been updated (refer to **Attachment B**).

We trust the above information is sufficient to allow a prompt assessment of the application. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or bhoskins@jbaurban.com.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'B. Hoskins'.

Brendan Hoskins
Senior Planner

- Attachment A – Detailed Response to Submissions
- Attachment B – Revised Design Report and Architectural Drawings
- Attachment C – Sydney Harbour Foreshore Authority Landowners Consent