



File No. SF16/17/1636
Our Ref. DOC16/637332

Mr Brendon Roberts
Team Leader, Key Sites Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Roberts

Response to Section 96(1A) Modification to the South West Plot, Darling Square, Darling Harbour (SSD 6011)

I refer to your email received 20 December 2017 referring to the request pursuant to section 96(1A) of the *Environmental Planning and Assessment Act, 1979* (EP&A) to modify Development Consent, SSD-6011 relating to the development of the South West Plot in Darling Square, which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) at Darling Harbour, Sydney.

The proposed works have been assessed as described in the documents titled:

- Report; *Section 96(1A) Modification Application SSD-6011 SICEEP, Darling Square, South-West Plot*, prepared by JBA Urban Planning Consultants Pty Ltd, dated 6 December 2016.

The Section 96 Modification Application has provided background information specifically relating to the South-West Plot and surround. Development Consent SSD-6011 (SSDA 5) was granted on 21 May 2014 involving site preparation works, including staged demolition of existing structures, tree removal and remediation, as well as staged construction of 8 storey, 25 story and 40 storey residential buildings, as well as a 5 storey podium. The previous modification (MOD 1) to the subject development consent, approved on 27 July 2015, involved alterations to exterior materials of the proposed buildings, changes to number of apartments, minor realignment of finished levels as well as numerous interior building amendments.

The current S96 Modification Application includes a Design Report prepared by Denton Corker Marshall and a Landscape Statement prepared by Aspect. These reports indicate that the proposed amendments as part of the modification application are largely related to ground level internal reconfigurations and minor external design enhancements to improve residential amenities, including:

- revised entry lobbies and facades to Building SW1 and Building SW3, with a rationalisation of the lobby spaces to allow for increases in the size of adjoining retail tenancies;
- removal of IQ Hub and replacement with retail uses (due to IQ Hub relocation to the North Plot);
- reduced extent of fixed canopy along Steam Mill Lane (formerly Dickson's Lane) and addition of eight (8) umbrellas within Steam Mill Lane;
- removal of mezzanine level from the retail tenancy in the north-eastern corner and the introduction of a terrace to this tenancy;
- amended fenestration to Building SW1 and Building SW3, generally comprising window amendments and varied glazing to apartments;
- reduced overall maximum building height to Building SW3;
- reduced overall Gross Floor Area (GFA);

- refinement of the flooding strategy, with confirmation of the type mechanically controlled flood barriers to be installed within a number of retail tenancies;
- defined entry doors to a number of tenancies including those tenancies with the flood barriers;
- removal of upper level building identification signage zones and a number of ground level signage zones;
- refinements to back-of-house/service areas to increase a number of retail tenancies; and
- subsequent amendments to a number of conditions of consent.

No additional information has been submitted relating to any additional heritage impacts as a result of the proposed modifications. Although no significant impacts may have been anticipated to historical heritage and archaeology for the proposed modifications to the South-West Plot at Darling Square, it is recommended that a suitably qualified historical archaeologist should be consulted in the event that unknown historical material or heritage sites/items be uncovered or identified during the construction and operational phases, to determine the significance of those objects.

If you have any questions regarding the above matter please contact Anna Foroozani, A/Archaeologist at Anna.Foroozani@environment.nsw.gov.au or on (02) 9985 6479.

Yours sincerely



Katrina Stankowski
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AS DELEGATE OF THE NSW HERITAGE COUNCIL OF NSW
19 January 2017