



13176
10 February 2017

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

Attention: Petra Blumkaitis

Dear Petra

**RESPONSE TO SUBMISSIONS
SOUTH WEST PLOT (SSD 6011 MOD 2)**

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) and outlines the final proposed modifications to the South West Plot Development Consent (SSD 6011).

Response to Submissions/Matters Raised

The South West Plot Modification Application (SSD 6011 MOD 2) was submitted to the Department of Planning and Environment (the Department) on 6 December 2016. The Modification Application was notified and the following agencies provided written submissions:

- NSW Environment Protection Authority (EPA);
- NSW Heritage Council;
- Transgrid; and
- The City of Sydney Council (Council).

The EPA, Transgrid and Council confirmed that they had no comments on the proposed modifications. The NSW Heritage Council 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. This recommendation (as reflected in Conditions E28, E29 and E30 of the development consent) will continue to be adopted in the construction phase of the South West Plot development.

The Department has also requested further justification and information on the relocation of the IQ Hub, including a comparison of the approved IQ Hub in the South West Plot and proposed IQ Hub in the North Plot in terms of floor space provision and arrangements for access to the facility.

It is clarified that the provision of an 'IQ Hub' in the Darling Exchange (the North Plot) will be in the form of an integrated program approach in a flexible space. Following consultation with key stakeholders, a portion of the two level library in the Darling Exchange is to be delivered as a flexible IQ Hub space, to be referred to as the Innovation Exchange. Nominally, it is expected that a total area of approximately 200m² will be provided across the two level library for the Innovation Exchange program. This nominal area provision is over double the required area under Condition C2 of the South West Plot development consent.

This flexible approach to the IQ Hub space is consistent with the overall intent of the library in providing an adaptable and evolutionary library model which reflects modern demands and desires of users. The flexible nature of this space will ensure efficiencies are created and a variety of spaces within the library are utilised to their maximum potential depending on the needs of users.

The Innovation Exchange is expected to be operated by Council and will be a flexible space which is capable of holding events, seminars, meetings, workshops aimed at start-up businesses, as well as meeting the needs of general library users when not specifically dedicated to IQ Hub programs. The Innovation Exchange space will provide access to appropriate technology and other resources to facilitate a regular program which will provide advice, services and support to assist entrepreneurs and innovators to become established and successful.

In summary the Innovation Exchange will consist of:

- The curation of a regular program of events and seminars to provide the advice, services and support to assist these entrepreneurs and innovators to become established and successful; and
- The provision of space to host this program and for entrepreneurs and innovators from the city's vibrant start-up community to come together in a single premises with access to the right technology, resources and equipment, actively creating 'opportunities for luck' for start-ups to meet the right people to help grow their ideas and turn them into viable products or services.

The delivery of this program will satisfy the requirements of Condition B36 of the approved Concept Proposal (as modified) in that investigations have been undertaken, and now a general program is being developed within a specified location to deliver the benefits originally discussed in relation of the IQ Hub. Lend Lease and the City of Sydney Council have agreed to contribute a total of \$1 million to enable the Innovation Exchange facility and program to be established and maintained for a period of 5 years within the Library.

The integration of the Innovation Exchange and everyday library activities within a single space (the two level library) will ensure greater synergies and vibrancy within the library. Through a structured and targeted program of events and seminars, it is expected that target users will embrace the Innovation Exchange and will make use of the wider facilities offered within the modern library and other offerings in the Darling Exchange. The centralisation of the Innovation Exchange program within the library, and more broadly in the Darling Exchange, will ensure a vibrancy is achieved within the future building of the precinct.

As part of the initial Modification Application package submitted, a letter prepared by Council was provided that outlined their in-principle support for the Darling Exchange and the approach of the Innovation Exchange (refer to Attachment C of the Modification Application). This letter, which was a submission to the Darling Exchange proposal (SSD 7021) is provided again at **Attachment A**. The final parameters, location and form of this space will be the subject of further detailed testing and design co-ordination, with the City of Sydney Council ultimately responsible for the fit out of the library.

Overall, the requirements for an IQ Hub under the Concept Proposal (as modified) will be satisfied in the Darling Exchange and therefore the proposed amendment to the South West Plot development consent is acceptable and the overall suite of development plots when considered holistically remain consistent with the approved Concept Proposal (as modified).

Proposed Modifications (As amended)

Since lodgement of the Modification Application, a number of further changes/enhancements have been identified as the retail strategy for the South West Plot has been further developed. These enhancements relate to the entries of the tenancy fronting the Boulevard and the end-of-trip facilities within the podium.

The entry points to the tenancy fronting the Boulevard have been amended further since lodgement of the Modification Application, reflecting a rationalised access strategy with a single entry to the large tenancy fronting the Boulevard. As such, two entry doors and their associated flood gates have been removed.

The end-of-trip facilities on the ground level of the podium are also proposed to now be expanded to include additional toilets. A total of eight (8) additional toilets are proposed within the end-of-trip facilities, comprising:

- two (2) additional male toilets (total of three (3) toilets);
- four (4) additional male urinals (total of four (4) urinals); and
- three (3) additional female toilets (total of five (5) toilets).

These toilets are intended to be accessible for retail staff, as well as retail visitors. The extent of the end-of-trip facilities room within the ground level of the podium is not proposed to change, rather the layout of the facilities within the original extent of the room is proposed to be improved.

The proposed amendments to the approved development are illustrated on the Amended Architectural Drawings as part of the Design Report prepared by DCM and provided at **Attachment B**.

The final amendments that approval are now sought for under this Modification Application include:

- revised entry lobbies and façades 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 two 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;
- provision of additional toilets within the podium access to retail visitors; and
- subsequent amendments to a number of conditions of consent.

Modifications to Conditions

The proposed modifications described above necessitate amendments to the consent conditions which are identified below for completeness. Words proposed to be deleted are shown in ~~**bold strike-through italics**~~ and words to be inserted are shown in **bold italics**.

SCHEDULE 2

Development Description

CONDITION A3 - The applicant shall carry out the project generally in accordance with the:

- a) State Significant Development Application SSD 6011;*
- b) Environmental impact Statement prepared by JBA Urban Planning Consultants Pty Ltd, dated May 2013;*

- c) *Response to Submissions report prepared by JBA Urban Planning Consultants Pty Ltd, dated February 2014;*
- d) *The conditions of this consent;*
- e) *The S96(1A) modification to Development Consent SSD-6011 dated 5 May 2015;*
and
- f) ***The S96(1A) modification to Development Consent SSD-6011 dated 6 December 2016 and Response to Submissions letter dated 9 February 2017; and***
- g) *The following drawings, except for:*
 - (i) *any modifications which are Exempt or Complying Development;*
 - (ii) *otherwise provided by the conditions of this consent.*

Architectural (or Design) Drawings prepared by Denton Corker Marshall			
Drawing No.	Revision	Name of Plan	Date
SK-001	P5	EXISTING SITE AND DEMOLITION PLAN	31/01/2014
SK-002	P8	SITE PLAN – PROPOSED	27/02/2014
SK-011	P10 P12	GROUND PLAN	13/04/2015 07/02/2017
SK-012	P9 P10	LEVEL 01 PLAN	13/04/2015 04/11/2016
SK-013	P10	LEVEL 02 PLAN	13/04/2015
SK-019	P10	LEVEL 03 PLAN	13/04/2015
SK-020	P10	LEVEL 04 PLAN	13/04/2015
SK-014	P9	PODIUM ROOF PLAN	13/04/2015
SK-015	P9	TYPICAL TOWER PLAN	13/04/2015
SK-016	P9 P10	ROOF PLAN	13/04/2015 04/11/2016
SK-040	P9	SW1 TYPICAL PODIUM PLAN – LEVELS 01-04	13/04/2015
SK-041	P10	SW1 PODIUM ROOF PLAN – LEVEL 05	13/04/2015
SK-050	P12	SW1 LOWER TOWER PLAN – LEVELS 06-19	13/04/2015
SK-051	P10	SW1 UPPER TOWER PLAN – LEVELS 20-23	13/04/2015
SK-053	P12	SW1 UPPER TOWER PLAN – LEVEL 24	13/04/2015
SK-042	P10	SW2 TYPICAL PODIUM PLAN – LEVELS 02-04	13/04/2015
SK-043	P10	SW2 PODIUM PLAN – LEVEL 05	13/04/2015
SK-052	P10	SW2 TYPICAL PODIUM PLAN – LEVELS 06-07	13/04/2015
SK-044	P11	SW3 TYPICAL PODIUM PLAN – LEVELS 01-04	13/04/2015
SK-045	P10	SW3 PODIUM ROOF PLAN – LEVEL 5	13/04/2015
SK-054	P11	SW3 TYPICAL TOWER PLAN LEVELS 06-36	13/04/2015
SK-055	P11	SW3 UPPER TOWER PLAN LEVELS 37-39	13/04/2015
SK-101	P10 P11	NORTH ELEVATION	13/04/2015 04/11/2016
SK-102	P11 P12	SOUTH ELEVATION	13/04/2015 04/11/2016
SK-103	P9 P11	EAST ELEVATION	13/04/2015 02/02/2017
SK-104	P9 P10	WEST ELEVATION	13/04/2015 04/11/2016
SK-111	P9 P10	NORTH PODIUM ELEVATION	13/04/2015 04/11/2016
SK-112	P10 P11	SOUTH PODIUM ELEVATION	13/04/2015 04/11/2016
SK-113	P9 P12	EAST PODIUM ELEVATION	13/04/2015 02/02/2017
SK-114	P10 P11	WEST PODIUM ELEVATION	13/04/2015 04/11/2016
SK-201	P7 P8	SECTION AA	13/04/2015 04/11/2016

Architectural (or Design) Drawings prepared by Denton Corker Marshall			
Drawing No.	Revision	Name of Plan	Date
SK-202	P7 P8	SECTION BB	13/04/2015 04/11/2016
SK-203	P8	SECTION CC	13/04/2015 06/03/2015
SK-204	P8	SECTION DD	13/04/2015
SK-205	P7	SECTION EE	13/04/2015
SK-211	P7	PUBLIC REALM INTERFACE SECTION 1 – THE BOULEVARD	13/04/2015
SK-212	P7	PUBLIC REALM INTERFACE SECTION 2 – HAY STREET	16/09/2013
SK-213	P7 P8	PUBLIC REALM INTERFACE SECTION 3 – DARLING DRIVE BOULEVARD PRI Section 3 – Darling Drive	13/04/2015 04/11/2016
SK-214	P7	PUBLIC REALM INTERFACE SECTION 4 – DICKSON'S LANE	13/09/2013
SK-227	P5	PODIUM – BAY STUDY EAST FACE	31/01/2014
SK-228	P5	PODIUM – BAY STUDY CARPARK NORTH FACE	31/01/2014
SK-220	P6	SW1 – BAY STUDY NORTH BALCONIES	13/04/2015
SK-221	P5	SW1 – BAY STUDY END WALLS	31/01/2014
SK-222	P6	SW1 – BAY STUDY SOUTH FACE	31/01/2014
SK-229	P4 P5	SW1 – BAY STUDY PROJECTING BAYS SW1 – Bay Study	13/04/2015 04/11/2016
SK-226	P6	SW2 – BAY STUDY EAST FACE	13/04/2015
SK-223	P7	SW3 – BAY STUDY NORTH FACADE	13/04/2015
SK-224	P6	SW3 – BAY STUDY END WALLS	13/04/2015
SK-225	P7	SW3 – BAY STUDY SOUTH FACE	13/04/2015
SK-120	P9	MATERIALS SCHEDULE	13/04/2015
Landscape Drawings prepared by Hassell Limited & ASPECT Studios			
Drawing No.	Revision	Name of Plan	Date
L001	A	DRAWING LIST	APRIL 2015
L101	G	TREE REMOVAL PLAN	13.01.14
L201	A	GENERAL ARRANGEMENT	APRIL 2015
L202	H	DICKSON'S LANE PLAN	27.01.14
L210	H	PAVING PLAN	27.01.14
L211	H	PLANTING PLAN	27.01.14
L212	H	URBAN ELEMENTS PLAN	27.01.14
L301	H	SECTIONAL ELEVATIONS	27.01.14
L302	H	SECTIONAL ELEVATIONS	27.01.14
14076-SSDA5-S692-001	C	OVERALL SITE PLAN	NOVEMBER 2016
14076-SSDA5-S692-002	C	GENERAL ARRANGEMENT	NOVEMBER 2016
14076-SSDA5-S692-003	C	PAVING PLAN	NOVEMBER 2016

IQ Hub

G2 Prior to the issue of the relevant Construction Certificate details of a IQ Hub space, shall be submitted to the Department for endorsement. Details shall include the operation and management, location and size (no less than 100m²) of the IQ Hub space.

IQ Hub

G1 The IQ Hub trial shall remain in operation for no less than 3 years from the date of the relevant Occupation Certificate.

Road Damage

F4 The cost of repairing any damage caused to SHFA or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development, is to be met in full by the Applicant/developer prior to the issue of ~~any Occupation Certificate~~ the Final Occupation Certificate for the residential component.

Summary

Given the minor nature and scale of the amended changes now sought, no further assessment is considered necessary and the Department can be satisfied that the modified proposal remains substantially the same development as that approved as part of the original development consent.

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

Yours faithfully



Brendan Hoskins
Principal Planner

Attachment:

- City of Sydney submission to SSD 7021 (**Attachment A**)
- Amended Design Report including Amended Architectural Drawings (**Attachment B**)