



13177
1 June 2015

Ms Carolyn McNally
Secretary
Department of Planning and Environment
33 Bridge Street
SYDNEY 2000

Attention: Ben Lusher

Dear Ms McNally

**RESPONSE TO SUBMISSIONS SSDA4 - SSD 13_6013 (MOD 1)
SICEEP, DARLING SQUARE, NORTH-WEST PLOT**

We write on behalf of the proponent, Lend Lease (Haymarket) Pty Ltd (Lend Lease), in response to the Department of Planning and Environment's (the Department) correspondence dated 13 May 2015. This letter 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 details the final project design for which approval is now sought. The final project design includes amendments made by Lend Lease pursuant to Clause 55 of the EP&A Reg, including changes to address matters raised in the submissions.

The public exhibition of the above mentioned modification application concluded on Monday 8 May 2015 and a total of four (4) submissions were received. The Department's correspondence set out items which required a response and further information necessary for the assessment of the modification application. These items and the final proposed modifications are set out below.

1.0 KEY ISSUES AND PROPONENT'S RESPONSE

1.1 Wall Advertisement Sign

The Department and City of Sydney Council (Council) has requested confirmation of any changes to the northern wall advertisement. No change is proposed to the approved wall advertisement on the north elevation. The North Elevation has been amended to reflect the approved wall advertisement (refer to **Attachment A**). The wall advertisement will be integrated with the architecture of the building, aligning with the panel composition and metal cladding of the northern façade.

1.2 Updated Montages

The Department has requested updated 3D montages which include the approved sign on the northern façade. Updated montages including the approved sign are provided at **Attachment B**.

1.3 Southern Public Laneway

Confirmation has been requested that the proposed building and laneway design visual assessment will continue to inform the detailed design of the southern public laneway. It is confirmed that this document will continue to provide guidance and reinforce the core principles for the detailed design of the southern public laneway.

1.4 Approved/Future Floor Space

The Department has requested a table detailing the approved and future non-residential floor space to be provided within Darling Square consistent with the Stage 1 Concept Proposal. **Table 1** illustrates the approved and proposed GFA within Darling Square. It is noted that a section 96 modification is currently being prepared to increase the maximum non-residential GFA under the approved Stage 1 Concept Proposal (amongst other things). This modification will ensure that the vision for Darling Square can be fulfilled both in terms of approved building envelopes and the achievement of a vibrant and active mixed use precinct. In light of the impending modification, the future GFA is unable to be provided at this time as the final provision is still being resolved.

The subject modification application is not reliant on this future modification as it is consistent with the maximum 49,545m² of non-residential floor space approved under the Stage 1 Concept Proposal.

Table 1 – Approved, proposed and future non-residential floor space

Plot	Approved GFA (m ²)	Proposed GFA (m ²) NW Plot Modification	Total GFA (Approved/Proposed)
North West Plot	38,565	2,870	41,435
South West Plot	2,003	-	2,003
North East Plot	2,050	-	2,050
South East Plot	-	-	-
North Plot	-	-	-
Total	42,618	2,870	45,448
Approved Stage 1 Non-Residential GFA	49,545		
Remaining Non-Residential GFA	4,097		

2.0 PROPOSED AMENDED MODIFICATIONS

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, along with adjustments made to strengthen and enhance the design of the proposal.

2.1 Ground Floor Activation

The ground floor of the proposal has been further modified to increase activation, particularly along the northern boundary. The configuration of retail tenancies has been slightly amended and the northern elevation has been enhanced with an altered outdoor dining space and stairs. The internal reconfiguration and reshaping of the ground floor, as well as efficiencies in plant design, has allowed for an additional 359m² of active uses GFA to be accommodated on the ground level.

The north-eastern corner of the building has been extended north to highlight and further activate this important corner. Amended Architectural Drawings prepared by Woods Bagot are provided at **Attachment A** and a design statement outlining the intent of the changes is provided at **Attachment C**. This change is made in direct response to Council concerns regarding activation of the ground plane.

2.2 Northern Elevation

The wall advertisement illustrated on the northern elevation has been relocated and sized to be consistent with the approved extent of the advertisement, rectifying the original drafting error on the submitted drawings (refer to **Attachment A**).

2.3 Public Domain Enhancements

The public domain has been updated to reflect the ground floor changes to the building and the amendments proposed to Dixons Lane as part of the South West Plot modification application (currently under assessment). These changes ensure that the public domain relates to the building design and equitable access is maintained through the minor relocation/adjustment of stairs and ramps. Updated Public Domain Drawings and a Landscape Design Statement prepared by ASPECT are provided at **Attachment D**.

3.0 SUMMARY

The proponent Lend Lease (Haymarket Pty) Ltd and its expert project team have considered the small number of submissions made in relation to the public exhibition of the proposal. A considered and detailed response to all submissions made has been provided within this letter and the accompanying documentation.

In responding and addressing the range of matters raised in submissions, Lend Lease has sought to refine the project design. The refined proposal also captures changes made by the project team post exhibition. The refined development does not substantially differ from the original publicly exhibited modification application. Further, the proposed amendments will enhance the design and ground floor activation of the building and public domain, ensuring that a high quality outcome is achieved on this important site.

We trust that this response to submissions addresses all items raised and is of assistance to the Department in finalising its assessment of the modification application. Should you have any queries about this matter, please do not hesitate to contact Alexis Cella on 9956 6962.

Yours faithfully



Alexis Cella
Associate

Attachments:

- *Attachment A – Updated Architectural Drawings prepared by Woods Bagot*
- *Attachment B – Updated Montages*
- *Attachment C – Architectural Design Statement prepared by Woods Bagot*
- *Attachment D – Updated Public Domain Drawings and Landscape Design Statement prepared by Aspect*