

From: Christopher Ashworth [mailto:CAshworth@cityofsydney.nsw.gov.au]
Sent: Wednesday, 17 June 2015 4:47 PM
To: Brendon Roberts
Cc: Amy Watson; Natasha Ridler
Subject: North West Plot, Darling Square, Darling Harbour (SSD 6013 MOD 1) – Response To Submissions

Dear Brendon,

RE: NORTH WEST PLOT OF DARLING SQUARE, DARLING HARBOUR (SSD 6013 MOD 1) – RESPONSE TO SUBMISSIONS

I write in relation to the Department’s email dated 2 June 2015 which referred to Response to Submissions regarding State Significant Development Application SSD 6013 MOD 1. This proposal is for modifications to the North West Plot at Darling Square.

Please find below 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 applicant’s response to the issues raised, and outlines the City’s sustained contention in relation to the project where applicable.

Issue	Applicant’s Response	Issue Addressed?	City’s Contention
Active Frontages			
<p>It is recommended that the ground floor layout be amended in order to increase activation of the northern frontage by redistributing some of the services and inactive functions.</p>	<p>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.</p> <p>The north-eastern corner of the building has been extended north to highlight and further activate this important corner.</p>	<p>No</p>	<p>The northern elevation remains substantially inactive. The amended design does not incorporate entrances to the building lobby or retail spaces from the northern facade.</p> <p>The proportion of the northern frontage accommodating back of house facilities, services, and vehicular access remains unchanged.</p> <p>Whilst the back of house facilities have been reconfigured, the result is the private benefit of a larger retail tenancy fronting Dickson’s Lane, rather than a public benefit of activation of the northern facade.</p> <p>It is also noted that the reconfigured tenancies and services do not provide direct access</p>

			between the loading and waste facilities and the IQ Hub and south-eastern retail tenancy.
Wall Advertising			
The City objects to the increase in the signage zone above what has already been approved. Secondly, the sign should be positioned to align with the composition of the panels and the metal cladding of the northern facade.	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.	Yes	N/A
Gross Floor Area			
It is recommended that the proponent submit a tally of all currently approved and proposed GFA across the areas subject to the Concept Plan approval. This is to ensure that the overall Darling Square development can be delivered in accordance with Condition A8 of Development Consent SSD-5878, which states inter alia, that a maximum of 49,545m2 of non-residential GFA is permitted.	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.	Yes	N/A
Compliance with the Concept Plan			
The proposal includes amendments to the building that will result in built elements being positioned outside of the building envelope that was approved under SSD- 5878. The Department should satisfy itself that the amendment is generally consistent with the	No response.	N/A	The City's original comments remain unchanged.

approval, and that the Section 96 modification can be approved without also amending the approved Concept Plan.			
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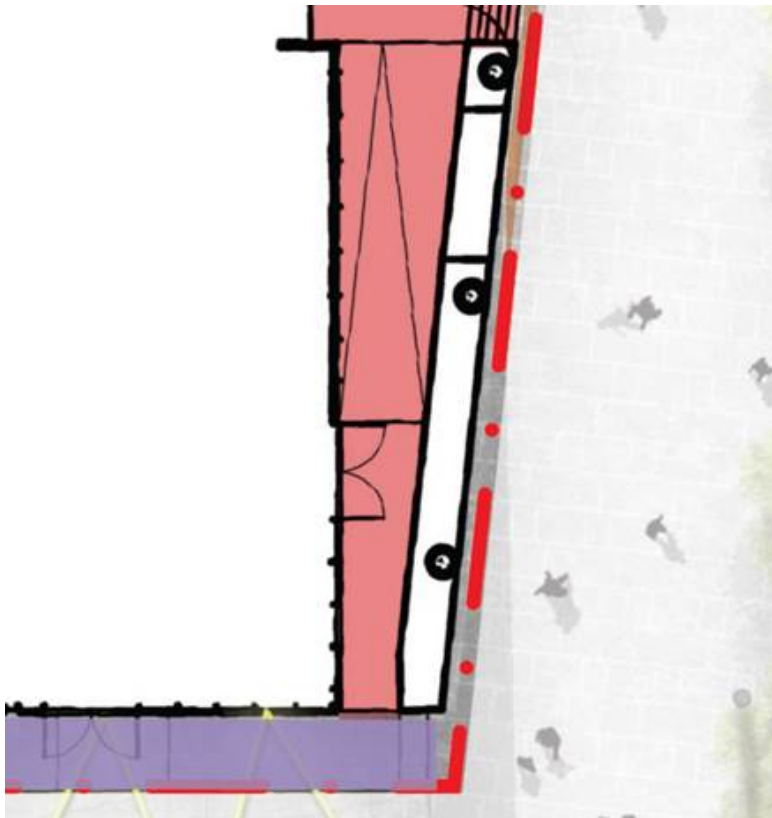
In addition to the above, the City also raises the following points for consideration:

Outdoor retail

The area outside the north-east retail tenancy and the building lobby is now nominated as an 'outdoor retail' area, which may possibly be a reference to an outdoor dining area. The suitability of this location for outdoor dining is questionable, as this is likely to be a high traffic area adjacent to the main access/egress point in the building. Further information about the type and extent of the proposed activities should be obtained before granting development consent.

Treatment to south eastern corner

Additional information should be sought with regards to the proposed treatment of the area in-between the external columns at the south eastern corner (illustrated in white below). There may be an opportunity to incorporate landscaping or high quality finishes in this area appropriate to the location, being the building's principal frontage.



Should you wish to discuss any issues raised above, please don't hesitate to contact me.

Best regards,
Chris

Christopher Ashworth
Specialist Planner
Planning Assessments