

11.4 DESIGN COMPLIANCE REVIEW

Requirement	NE plot
Urban Blocks	
Adopt existing street grid of small urban blocks.	Adopts Parameter Plan plot footprint.
Align urban blocks with built edge of existing streets.	Maintains building edge alignments and minimum lane/street widths as defined.
Maximum development plot sizes defined within Parameter Plans.	
Streets and Lanes	
Minimum street widths are to comply with the parameter plans.	Adopts Parameter Plan plot footprint.
Minimum/ maximum street lane widths are to be as follows:	—Little Hay Street 8m
1. Lanes 6/8metres	Minimum street widths are maintained and open to sky except for canopies required for continuous weather protection.
2. Streets 12/16metres	
3. Boulevard 20/24 metres	
4. Square 60/80 metres	
Development, including level changes in public domain, must not encroach upon Boulevard.	All thoroughfares and access to buildings in compliance with AS 1428.
New lanes and streets are to be open to sky along their entire length excluding canopies and tenant awnings.	Streets/Laneways will be the subject of separate future applications.
Level thresholds into retail and entrance lobbies are to be provided.	
Public realm and street edge activation zones to allow minimum 2.5 metre clear paths for pedestrian access.	
All retail to be serviced from loading/service dock within building footprints. No goods or service vehicle access permitted into square or pedestrian streets.	Combined resident and service vehicle access located on eastern facade of building to minimise traffic along Harbour Street.
	Loading/service area layout provides rear access to retail units typically.
	Pedestrian only use to Little Hay Street and Factory Street.
Edges + activation	
Street wall heights (above ground level) are to be as follows:	Urban block parapet height (street wall) is established by the re-entrant, which varies in height:
1. Street edges 16.5m – 23m	– Street edge 20.425m (RL+23.425m excl handrail)
2. Boulevard + Square edge 25m – 30m	– Square 22.87m (RL+25.97m)
Introduce a physical separation (re-entrant) between the lower and upper levels of the building to distinguish between 'street wall' and tower built form.	
Podium level car parking should be partially 'sleeved' or concealed by podium level apartments or secondary activation uses where possible.	Car park edge on Little Hay Street above ground uses.
Where this is not possible then the podium car parking facades will be activated by high quality screens.	A brick screen detail is developed to integrated car park elevations with residential facades for continuity. Refer elevations for details.
	Habitable space not viable on Little Hay Street. Exposed car park edge enables assisted natural ventilation solution.

Provide a range of uses appropriate to each street and lane which generate different footfall patterns.	NE1 and NE3 lobbies integrated in one grand lobby located between the towers of NE1 and NE3. Two lobbies to NE2 are located off Little Hay St and the Square.
Distribute residential lobbies around the site.	Retail uses provided on Little Hay Street, Factory Street and the Square.
	Vehicle access on Harbour Street.
Retail floor to floor heights are to be a minimum of 4.5m.	Floor to floor generally 4.6 – 5.9m with exception to the South East corner of Little Hay Street which is 4.3m. Due to the street level changes, retail floor levels to Little Hay are maintained at RL3.6 to retain the activation of retail directly opening out to the laneway. Visual connectivity with glazed shopfronts is still retained to Harbour Street.
Retail uses are to incorporate elements of visual transparency to reveal active uses.	Retail use along Factory Street dropped to ground level to maximise accessibility/ visual connectivity.
Provide minimum canopy zone of 2.5m throughout where there is no recessed ground plane. Allow a maximum 4.0m tenant awning zone to all primary streets and retail.	Fixed canopy depth 2.5m. Fixed canopy to 100 % of perimeter.
Massing + built form (above urban blocks)	
Maximum building envelope must comply with the relevant parameter plans.	Adopts Parameter Plan plot footprint and maintains minimum separation distances
Maximum floor plate depth for all buildings must comply with the relevant parameter plans	
Minimum building separation must comply with the defined parameter plans.	
Where towers exceed 40m in length the broadest face to each tower must be < 30 metres, with remaining elevation set back a minimum of three (3) metres.	NE3 length 46m —Maximum building face north 30.5 m —Maximum building face south 35.6 m NE1 length 46.6m —maximum building face 22.7m
Built form should be located at perimeter edge of plots to maximise separation and privacy between dwellings.	Adopts Parameter Plan plot footprint.
Minimum building separation (above retail podium):	Minimum separation distances
– Non-overlooking (maximum RL +12m) 8m	– NE1 and NE2 to SE Plot 8.0m at ground, 12m at podium
– Non-overlooking (RL +25m and above) 15-18m	– NE1 to NE3 12m
– Overlooking (maximum RL +12m) 15m	– NE1 to NE2 26m
– Overlooking (RL +25m and above) 24m	– NE2 to N plot 12.0m at podium – NE2 to NE3 7m
Public domain	
Avoid erosion of edges and chamfering of corners when joining to ensure that public domain is clearly defined.	Harbour Street and Factory Street corner curved to respond to urban design issues.
Carefully consider planters and ramps running parallel to facades to minimise physical barriers between buildings and public domain.	

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Podium roofs	
Provide deep planting zones at roof level to support significant planting.	Planting zones provided in accordance with requirements of landscape plan.
Locate communal facilities on rooftop gardens away from dwelling private space.	Fences and landscape buffer to maintain privacy to gardens.
Provide physical demarcation between communal external spaces and dwellings beyond.	Plant enclosures at roof level integrated with building design.
Mechanical plant and services will be designed, arranged and screened to provide a disciplined, orderly and aesthetic arrangement on podium roofs.	
Residential amenity + planning	
Maximum development height set within proposed Parameter Plans – including rooftop plant and lift overruns.	Adopts Parameter Plan maximum building envelopment heights.
Parameter plans set maximum floor plate depth for all buildings.	
Provide a highly efficient and functional building.	Yield and mix is suitable for the proposed buildings.
Maximum twelve units accessed from core per floor to minimise corridor length.	Maximum 10 apartments accessed from core per floor
Respond to and account for the specific specialised and multiple use requirements.	Full depth and height screens provided between balconies and to address overlooking issues. When balconies are located adjacent to each other
Avoid balconies located adjacent to one another or provide full height + depth screens.	Adjacencies between different uses have been considered to avoid conflict.
Incorporate screening where appropriate to address solar or privacy impacts.	
Respond appropriately to the surrounding context including relationship to neighbours, amenities, access, identity, visibility and acoustic privacy.	
Consider SEPP 65 and the RFDC within the design.	Refer to 'RFDC Rules of Thumb' assessment.
Acknowledge the orientation of the site and proposed buildings – note the significance of northern and western solar loading and glare.	
Traffic, car parking + service access	
Car parking ratios:	Car park complies with ratios
– Studios 0 cars	
– 1 Bed units 0.5 cars	
– 1 Bed + study 1 car	
– 2 Bed units 1 car	
– 3 Bed units 2 cars	
Car park and services access to be shared to minimise vehicle entry opening on façade.	Single combined vehicle entrance.
Lane splitting to access car park to occur where required.	

Service and loading vehicle access from public roads is to be provided in a "drive in/drive out" configuration.	Private and service vehicles segregated within building. Adequate spatial allowance for maneuvering.
Loading dock should be located in close proximity to service access for retail and where possible, concealed from general public realm/ interfaces.	Service/ loading area clear height 3.8 metres – sufficient for planned vehicle sizes.
A clear height of 4.5 metres minimum should be provided for loading and service areas to meet statutory requirements.	
Articulation	
All balconies are to be recessed into built form and not applied to façade.	Balconies integral to facade design.
Architectural expression shall be achieved within a nominated 500mm architectural zone (non-habitable space) – refer relevant parameter plans.	Detailing of horizontal planes to avoid roosting/ staining.
Avoid creating large horizontal surfaces or ledges to minimise risk of staining or bird fouling. Streetscape façade design will provide shade and visual interest through window, wall and balcony recesses.	
Materials	
Longevity, durability and flexibility shall be considered in the choice of materials.	Materials palette – Concrete pre-cast panels, , glazing and window systems, brickwork of various types
Signage	

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Residential buildings	Signage element to be subject of separate Development Application.
All signage to be located within the zones listed below and identified	To be submitted to Director
on the Signage diagram:	General for approval at a later stage.
– Entry Level and Lobby signage	
– Podium signage	
– Tower signage	
Tower signage to be limited to a maximum of 2 storeys in height.	
Content of permanent signage shall relate to building naming/identification.	
Content of temporary signage within the zones identified may include for the developers branding or other advertising.	
Detailed design of signage to be considered as part of the overall design of the building.	
Retail/community	Signage element to be subject to separate Development Application.
All signage to be located within the zones listed below and identified	
on the Signage diagram:	
– Shop front	
– Canopies, awnings and umbrellas	
Content of signage shall relate to retail/community tenancy naming/branding/identification.	
Sustainability	
Achievement of the Building Sustainability Index (BASIX) Multi Dwelling Certificate.	BASIX modelling under taken for current design.
Achieve a Green Building Council of Australia (GBCA) 4 Star Green	Green Star pre-assessment undertaken to set design/ plant allowances + strategy.
Star (As Built) – Multi Unit Residential v1 Certified Rating for all residential flat buildings.	
SSDA 2 Illustrative Proposal RFDC Benchmarks	
Cross Ventilation	Cross Ventilation
NE Plot 39%	39%
Southern Aspect Units	Southern Aspect Units
NE Plot 13%	11.6%
Access to Sunlight	Access to Sunlight
NE Plot 86%	71%

11.4 INSW SICEEP URAN DESIGN + PUBLIC REALM GUIDELINES COMPLIANCE REVIEW



Tzannes Associates ARCHITECTURE URBAN DESIGN

No.	Condition	Comply	Comments
01	URBAN STRUCTURE		
1.1	Movement Framework. The design must:		
1.1.1	Take into account the movement assessment that has been undertaken	Yes	NE Plot has been developed in consultation with traffic engineer.
1.1.2	Design for ease of walking	Yes	Thoroughfares in accordance with Concept Proposal - all level changes to be gradients > 1:20.
1.1.3	Connect with the existing networks	Yes	NE Plot adopts the Parameter Plan plot development footprint and complies with the proposed street/ lane networks within the Concept Proposal. Allowance made for proposed new Harbour Street, Factory Lane, Little Hay Street and Square alignments.
1.1.4	Integrate upper levels as well as the valley floor	Yes	Not applicable to NE Plot Development Application.
1.1.5	Stitch the east, west and the south together	Yes	As per item 1.1.3 above.
1.1.6	Make or break boundaries	Yes	As per item 1.1.3 above.
1.1.7	Provide choice through a grid network with a clear hierarchy	Yes	As per item 1.1.3 above. Active uses at the ground level reinforce street/ lane hierarchy.
1.2	Walking. The design must:		
1.2.1	Maintain the pedestrian dominance of Darling Harbour	Yes	NE Plot in accordance with Concept Proposal – Little Hay Street, Factory Street and Square, pedestrian only; Harbour Street pavement increased.
1.2.2	Provide pedestrian and cycle-friendly streets	Yes	As per item 1.2.1 above. End of trip facilities and secure cycle storage provided within NE Plot to encourage cycle use. New dedicated and shared cycle lanes provided along Darling Drive.
1.2.3	Create attractive and character rich routes	Yes	Mix of uses provided at ground level including residential lobbies and diverse retail (including food + beverage use) Car park and services access consolidated within single access point to minimise impact.
1.2.4	Ensure accessible routes along all pathways and desire lines	Yes	As per item 1.1.2 above.
1.2.5	Separate Front of House areas from Back of house areas	Yes	Loading area services access provided to rear of all retail units and residential lobbies. Loading area access provided from Harbour Street.
1.3	Cycling, the design must:		
1.3.1	Provide a design for convenient cycling	Yes	As per items 1.2.1 + 1.2.2 above

No.	Condition	Comply	Comments
1.3.2	Allow for passing of parked cars	Yes	–As per items 1.2.1 and 1.2.2 above
1.3.3	Provide streets that are safe for cyclists	Yes	A shared and dedicated cycle route is incorporated along Darling Drive.
1.3.4	Cycle lanes should be provided outside the public realm (i.e. commuter cycling)	Yes	Commuter cycling within new cycle lane - refer 1.2.2 above.
1.3.5	Recreational cycling should be provided within the public realm	Yes	As per items 1.2.1 + 1.2.2 above.
1.3.6	Provide public cycle parking from the outset	Yes	Cycle parking for 70 visitor/retail cycles provided at ground level. Cycle storage provided as part of the storage for each residential unit. Additional cycle loops will be provided in Public Domain at strategic locations within Darling Square
1.3.7	Include secure community / public bike storage along cycle routes and nodes	Yes	As per item 1.3.6 above.
1.4	Public Transport. The design must:		
1.4.1	Make connections for people on the bus, train and light rail	Yes	NE Plot located in close proximity to light rail alignment. Pedestrian connections to public transport supported in Precinct Plan
1.4.2	Make it convenient to catch the bus, train and light	Yes	As per 1.4.1 above.
02	URBAN GRAIN		
2.1	Streets and traffic. The design must:		
2.1.1	Define street types by capacity and character	Yes	Thoroughfares in accordance with Concept Proposal - refer also 1.2.3 above.
2.1.2	Ensure street hierarchy is clear: Lane (7.5m - 12m) Residential (12m - 25m) Commercial (18m to 40m) Boulevard (27m - 36m)	Yes	Thoroughfares in accordance with Concept Proposal - refer also 2.1.1 above.
2.1.3	Ensure no vehicular traffic within pedestrianized areas	Yes	As per items 1.2.1 + 1.2.5 above.
2.1.4	Support the key pedestrian connections with vehicular access that includes VIP arrival and drop-off zones for red carpet and similar events	N/A	Not applicable to NE Plot Development Application.
2.1.5	Make the street an address	Yes	The Grand Lobby on Harbour Street is a double height entry. The change in brick type and fenestration to contrast the podium, articulates the street address. Thoroughfares in accordance with Concept Proposal - refer also 1.2.3 above.
2.1.6	Make the routes go through	Yes	As per 1.1.3 above

11.4 INSW SICEEP URAN DESIGN + PUBLIC REALM GUIDELINES COMPLIANCE REVIEW



Tzannes Associates ARCHITECTURE URBAN DESIGN

No.	Condition	Comply	Comments
2.1.7	Connect to finer grain laneways that are open to the sky	Yes	NE Plot delivers northern edge of Little Hay Street - with retail and residential lobby uses - refer also items 1.1.7 + 1.2.3 above.
2.1.8	Provide streets for everyone	Yes	As per items 1.1.2 + 1.2.4 above
2.1.9	Provide places not roads	Yes	As per items 1.2.3 + 2.1.1 above
2.1.10	Put the urban space first	Yes	NE Plot in accordance with Concept Proposal – refer also items 1.2.3 + 2.1.1 above
2.1.11	Keep junctions tight	Yes	Built edge not eroded at ground level.
2.1.12	Allow for an appropriate amount of vehicular traffic	Yes	Resident car park and service vehicle access located from Harbour Street.
2.1.13	Provide wide crossings on busy or main roads	N/A	No new crossings provided as part of this application
2.1.14	Slow traffic down	N/A	No new road works provided as part of this application
2.2	Blocks defined by Street Network. The design must:		
2.2.1	Ensure blocks face and front the street	Yes	Residential lobbies address streets, lanes and the square Other uses activate street edges - refer items 1.2.3 + 2.1.1 above
2.2.2	Respect people's privacy by the arrangement of buildings	Yes	NE Plot adopts the Parameter Plan minimum building separation. Buildings orientated to minimise direct overlooking into adjacent properties.
2.2.3	Build to the street alignment and line the perimeter	Yes	As per items 1.1.3 + 2.2.1 above.
2.2.4	Encourage continuity of street frontage and rhythm	Yes	Design Guidelines of Concept Proposal seek to continue adjacent retail typologies into development. Retail units subject to separate Development Application.
2.2.5	Keep blocks small	Yes	NE Plot adopts the Parameter Plan plot development footprint.
2.2.6	Provide a block that allows for change and the future	Yes	Ground level floor to floor height varies from 4.3m – 6 m to accommodate range of configurations. Car park and residential floor levels consistent in podium.
2.2.7	Provide for internal flexibility	Yes	9 adaptable apartments provided within NE Plot. Opportunity to combine smaller apartments to deliver bigger apartment.

No.	Condition	Comply	Comments
2.2.8	Keep the grain fine	Yes	NE Plot adopts the Concept Proposal whereby the accommodation is delivered within a number of smaller towers distributed around the plot. Large scale articulation of and detailing of 'street wall' provides fine grain and human scale at street level. Diversity in materials and textures adds additional layers and responds to fine grain. Separate Development Applications to be prepared for retail units.
2.2.9	Keep commercial units narrow on ground floors	Yes	Separate Development Applications to be prepared for retail units. To adopt Retail design guidelines.
2.3	Landmarks, vistas + focal points. The design must:		
2.3.1	Ensure a sense of arrival	Yes	Massing in accordance with Concept Proposal – tall towers located on northern and eastern edges of darling Square site defining a gateway to the site
2.3.2	Provide a southern gateway to Darling Harbour	Yes	As per item 2.3.1 above
2.3.3	Make it easy to find your way around	Yes	As per items 1.1.3 + 1.1.7 above. Supplemented by precinct-wide wayfinding strategy.
2.3.4	Emphasise the hierarchy of the place	Yes	As per item 1.1.7 above. Massing and architectural treatment reinforces local character.
2.3.5	Show the way for visitors	Yes	As per item 2.2.3 above
2.3.6	Create an interesting and identifiable skyline	Yes	NE3 signature tall tower design to provide unique silhouette and form marker for site.
2.3.7	Provide a point and line approach to vistas	Yes	As per items 1.1.3 + 2.2.3 above.
2.3.8	Ensure focal points are appropriately located and scaled	Yes	Tower massing forms urban design gateways at city scale - refer items 2.3.1 + 2.3.2 above. Retail uses support public realm use and activation. Refer also item 2.2.3 above.
2.3.9	Provide an entrance that welcomes people	Yes	Quality urban design and materials within public domain and built form reinforce experience. Refer also items 1.2.3 + 2.1.1 above
2.3.10	Provide ceremonial entrance/s for the Core Functions	N/A	Not applicable to NE Plot Development Application.
2.4	Utilities Infrastructure. The design must:		
2.4.1	Plan for sustainable infrastructure provision	Yes	Refer to Civil Engineer's Design Report for further detail.
2.4.2	Design a discreet and co-located network	Yes	Refer to Civil Engineer's Design Report for further detail

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Tzannes Associates ARCHITECTURE URBAN DESIGN

No.	Condition	Comply	Comments
2.4.3	Make services subservient to the design	Yes	Refer to Civil Engineer's Design Report for further detail
2.4.4	Coordinate design development with service providers	Yes	Refer to Civil Engineer's Design Report for further detail
2.4.5	Put services underground in shared strips	Yes	Refer to Civil Engineer's Design Report for further detail
2.4.6	Hide the services boxes and plant facilities from Front of House areas	Yes	Refer to Civil Engineer's Design Report for further detail
2.5	Parking + Servicing. The design must:		
2.5.1	Ensure sustainable parking levels	Yes	No visitor or staff parking provided within NE Plot. Car parking provision less than that available under the approved parking rates.
2.5.2	Minimise the need for service vehicles to park, stop or queue on the public road network, including Darling Drive	Yes	Central services/ loading area provided within NE Plot providing a 'drive in/ drive out' arrangement.
2.5.3	It is preferable to put parking behind, under, above or to the side of buildings	Yes	Basement car parking not viable due to overland flood risks, contamination and in-ground infrastructure. Resident car park located above ground level and predominantly 'sleeved with other uses.
2.5.4	Design the commercial car park following secure-by design principles	N/A	Not applicable to NE Plot Development Application.
2.5.5	Soften and screen basements and multi-storeys	Yes	As per item 2.5.3 above. Exposed car park elevations integrated into design of 'street wall' to minimise visual impact.
2.5.6	Make car parks discreet or if they are prominent make them beautiful	Yes	As per items 2.5.3 + 2.5.5 above
3.0	DENSITY + MIX		
3.1	Mixing uses. The design must:		
3.1.1	Build a walkable Precinct	Yes	As per items 1.1.2 + 1.2.1 above
3.1.2	Create a patchwork of different activities throughout the Precinct	Yes	As per items 1.2.3 + 2.1.5 above. Design of retail tenancies ensures suitability of retail types. Refer to Retail Report
3.1.3	Include uses such as: tourist; educational; recreational; entertainment; cultural and commercial facilities	Yes	NE Plot to include residential and various types of retail - in line with the concept Proposal.
3.1.4	Maximise synergy and minimise conflict of uses	Yes	Retail management strategy and acoustic treatments incorporated to support residential above retail/ food + beverage uses.

No.	Condition	Comply	Comments
3.1.5	Include Convention, Exhibition and Entertainment uses	N/A	Not applicable to NE Plot Development Application
3.1.6	Combine commercial and civic uses with hotel and other uses such as residential to provide a sustainable and viable mix of uses	Yes	Refer to item 3.1.3 above.
3.1.7	Emphasise the civic values of the Precinct	Yes	As per items 2.2.1 + 2.2.8 above. Scale and design of NE2 responds to setting on new square.
3.1.8	Complement the existing retail of Darling Harbour	Yes	As per items 1.2.3 + 2.2.4 above
3.1.9	Wrap and cap 'big box' facilities with other uses	Yes	Car parks sleeved - refer items 2.5.3 + 2.5.5 above
3.1.10	Bring dead edges to life through active uses	Yes	As per items 1.2.3 + 2.5.3 above.
3.1.11	Provide a rich mix in the transition of uses	Yes	As per items 1.2.3 + 3.1.3 above. Confirmation of final retail tenancy to be confirmed in subsequent Development Applications.
3.1.12	Focus on links to public transport nodes	Yes	As per items 1.4.1 + 1.4.2 above.
3.2	Density, Facilities + form. The design must:		
3.2.1	Integrate with the city context	Yes	As per items 1.1.3, 1.1.5, 2.2.1, 2.2.3 + 2.2.4 above
3.2.2	Focus on activity centres and use clusters	Yes	As per items 2.1.5, 2.1.9, 2.1.10 + 2.2.1 above
3.2.3	Vary the density profile of different Facilities	N/A	Not applicable to NE Plot Development Application.
3.2.4	Cater for a range of users and lifestyles	Yes	NE Plot provides a range of apartments catering for market and lifestyles. Includes 9 adaptable apartments and accessible parking.
3.2.5	Blend the best parts of town	Yes	NE plan adopts Concept Proposal Design Guidelines which benchmarked local, national and international exemplars.
3.2.6	Enable people to trade space for place	Yes	As per item 3.2.4 above.
3.2.7	Take a long term view	Yes	NE Plot is one stage in a multi-stage development (2016 - 2021)
4.0	HEIGHT AND MASSING		
4.1	Building size + scale. The design must:		
4.1.1	Define The Big Picture	N/A	Aspirational statement
4.1.2	Develop a building height strategy	Yes	NE Plot sits within the Parameter Plan maximum building envelopes supporting different heights for each building.
4.1.3	Relate building height to context	Yes	NE Plot sits within the Parameter Plan maximum building envelope. Street wall responds to scale of local streets. Refer also item 2.2.6 above.
4.1.4	Wrap up and step down to provide a human scale to the facilities	Yes*	* Guideline refers to PPP Core facilities however; NE Plot responds as per item 4.1.3 above.

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No.	Condition	Comply	Comments
4.1.5	Adapt with topography	Yes*	* Guideline refers to PPP Core facilities however; SW Plot responds as per item 4.1.3 above.
4.1.6	Respect overshadowing principles	Yes	NE Plot building envelope (above podium) smaller than submitted within Parameter Plan maximum building envelope. Overshadowing reduced compared to SSDA2.
4.1.7	Consider view sharing for residential neighbours	Yes	As per item 4.1.6 above. Refer to SSDA7 View and Visual Impact Analysis.
4.1.8	Plan shallow building depths	Yes	NE plot conforms to approved parameter plans
4.1.9	Orientate for flexibility and suitable access	Yes	Simple efficient apartment layouts allow for alternative apartment layouts.
4.1.10	Ensure the building form turns the corner where streets meet	Yes	NE Plot built form located on corners. Continuous street wall wraps podium car park.
4.1.11	Provide trim and slim (narrow) building types or frontages to Big Box facilities	Yes*	* Guideline refers to PPP Core facilities however; NE Plot responds as per items 3.1.9 + 3.1.10 above
4.2	Building for change. The design must:		
4.2.1	Provide a mix of uses where most uses are compatible side-by-side	Yes	As per items 1.2.3, 2.1.5 + 3.1.2 above. Management plan to be establish guidelines on use and activities to minimise retail and residential conflict of interests.
4.2.2	Ensure a mix of uses at close quarters	Yes	Refer 4.2.3
4.2.3	Provide a vertical mix of uses: Make uses stack up through the building	Yes	NE Plot has various retail, and lobbies at ground level with apartments on floors above.
4.2.4	Provide access for all and meet Disability Discrimination Act requirements	Yes	NE Plot complies with DDA and AS 1428 requirements. 9 adaptable apartments and accessible parking provided - refer also item 3.2.4 above. Refer also DDA report prepared by MGAC.
4.2.5	Reveal the history of the place	Yes	NE Plot adopts street grid within Concept Proposal. Architectural materiality reflect built heritage of Haymarket (brick predominance) and maritime legacy.
4.3	Positive outdoor spaces. The design must:		
4.3.1	Define the space, its function and character	Yes	The distribution of uses support the aspirational character and functions proposed within the Concept Proposal. Refer also items 1.2.3 + 2.1.9 above.
4.3.2	Provide and ensure the right to light between buildings.	Yes	As per items 2.1.7, 2.2.2, 4.1.6 + 4.1.7 above.
4.3.3	Form and shape outdoor rooms using built form	Yes	NE Plot complies with the Concept Proposal and the proposed new lanes, and square.

No.	Condition	Comply	Comments
4.3.4	Use light and shadow to add dynamism within spaces	Yes	NE Plot complies with the Parameter Plan maximum building envelope to minimise massing/ overshadowing of new spaces + places. Refer also item 4.1.6 above. Articulation of canopy/ awning zone at ground level caters for micro-climate and adds interest - such as clear openings by lobby entrances.
4.3.5	Avoid creating microclimate issues for example negative wind conditions caused by tall building location and design	Partial	NE Plot complies with the Concept Proposal and locates built form on street edges and key urban gateways. Microclimate issues addressed within design.
4.4	Building line and setbacks. The design must:		
4.4.1	Provide buildings that are built to an appropriate building line	Yes	As per item 4.3.5 above.
4.4.2	Form appropriate heights of street walls with taller sections of building setback from the street	Yes	NE Plot complies with the Concept Proposal
4.4.3	Proportion buildings with a base, middle and top	Yes	NE Plot towers rise from urban block base responding to street scale. They have consistent expressions of each tower form with unique tops.
4.4.4	Create an interface for humans at the public realm	Yes	Ground plane uses support functions within the lanes, streets + squares. A rich layering of colour, materiality and signage will be encouraged within the retail frontages. Detail to be submitted in subsequent DAs. Refer to the Retail Design Guidelines prepared by 6°. Refer also items 1.2.3 + 2.2.8 above.
4.4.5	Create enclosure and definition to the space around and between buildings	Yes	As per item 2.1.11 + 4.1.3 above
5.0	PUBLIC REALM - for the NE Plot SSDA 7 'Public Realm' has been applied to the podium landscape.		
5.1	Public realm. The design must:		
5.1.1	Provide focus activity areas within the public realm	Yes	Podium landscape delivers a mix of active and respite uses in compliance with the Green Star requirements. The key feature is a pool area.
5.1.2	Ensure there are appropriate uses in and around the space	Yes	As per item 5.1.1 above, appropriate uses have been included within the podium garden. These have been carefully situated to minimise impact on surrounding residences and careful use of planting to provide screening and privacy.

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No.	Condition	Comply	Comments
5.1.3	Build in versatility and flexibility	Yes	Design supports a variety of uses. Stepped slab and deep soil zones allow for flexibility to adjust landscape.
5.1.4	Provide adequate routes through space: enable people to pass directly from A to B	Yes	Podium landscape well provided with paths/route options.
5.1.5	Stimulate the human senses through touch; sound; smell	Yes	Materials, trees, lighting and furniture will combine to create a visually stimulating environment.
5.1.6	Create a distinctly local Sydney identity	Yes	Landscape design to support amenity.
5.1.7	Plant local species	Partial	Where appropriate local species have been adopted. There is a mix of evergreen native and exotic deciduous trees to achieve the desired micro-climate and seasonal interest. Deciduous trees are used to maximise passive solar design to apartments. Species are selected for suitability to grow on the podium landscape conditions.
5.1.8	Enhance natural ecology and ecosystems	Partial	Urban site with limited natural existing ecology. Improvements limited to enhance natural environment through increased planting, adopting native species and management of storm water.
5.1.9	Embrace the Sydney climate	Yes	Deciduous trees within podium landscape shade in summer and allow sun in winter. Lighter paving materials reduce heat absorption. Periodic heavy rain falls addressed within stormwater strategy. .-
5.1.10	Ensure the place is of high quality and is built to last	Yes	A simple palette of robust and durable materials to be used.
5.1.11	Integrate art within built and landscape forms	Partial	Design of and/or treatment to pavilions, planters and fences create visual interest.
5.2	Safety + security. The design must:		
5.2.1	Build in Safety	Yes	Safety built in through strong community ownership, clear sight lines, safe lighting levels etc in line with CPTED principles
5.2.2	Focus on natural surveillance	Partial	Balance sought between passive surveillance of podium landscape and maintaining privacy for users.
5.2.3	Follow secure-by-design principles	Yes	As per items 5.2.1 + 5.2.2 above.
5.2.4	Watch the main entrance closely	Yes	As per item 5.2.1 above.
5.2.5	If there has to be a security fence or grill, design it as a sculpture	Yes	As per item 5.1.11 above.
5.3	Temporary uses: The design must:		
5.3.1	Ensure there are rich day and night experiences	N/A	Not appropriate for residential setting.
5.3.2	Provide appropriate amenity for an 18 hour/7 days a week site	N/A	Not appropriate for residential setting.
5.3.3	Allow for a diverse range of events and overlays	Yes	As per items 5.1.1 + 5.1.2 above.

No.	Condition	Comply	Comments
5.3.4	Provide large gathering spaces and intimate areas for diversity	Yes	As per item 5.1.1 above, but of a scale appropriate to a residential garden setting.
5.3.5	Balance the event spaces with recreational spaces and circulation spaces	Yes	As per item 5.1.1. above. Refer to the Design Report for further detail.
5.4	Accessibility. The design must:		
5.4.1	The design must follow the principles to be adopted for walking routes and follow the five C's approach as follows:	Yes	These principles all considered within the podium landscape design and facilities.
	- connected		
	- convivial		
	- conspicuous		
	- comfortable		
	- convenient		
6.0	STREETSCAPE + LANDSCAPE - for the NE Plot SSDA 5 'Landscape' has been applied to the podium landscape.		
6.1	Landscape. The design must:		
6.1.1	Provide a variety of open space types	Yes	Streetscape - as per item 2.1.1 above Landscape - as per items 5.1.1 + 5.1.2 above.
6.1.2	Create park life	Yes*	As applies to podium landscape - refer items 5.1.1, 5.1.2 + 5.3.3 above.
6.1.3	Ensure that parks are within walking distance	Yes	NE Plot includes podium landscape. Proposed new square and Tumbalong Park in close proximity.
6.1.4	Connect open spaces as a network	Yes	As per item 1.1.3 above.
6.1.5	Work with the earth and the historic landform cuts of the valley	N/A	Not applicable to SW Plot Development Application.
6.2	Wildlife + ecology. The design must:		
6.2.1	Balance human access and wildlife shelter	Partial	As per item 5.1.8 above. NE Plot sits within a highly urban, city pedestrian precinct with limited site value as a wildlife shelter. Opportunities will be explored further to ensure that where practical, the public domain and podium landscape environments encourage native birds.
6.2.2	Ensure that all sites are created as habitats	N/A	As per item 6.2.1 above.
6.2.3	Aid biodiversity	Partial	Proposal for streets trees and podium landscape greatly increases existing extent of planting.
	Microclimate. The design must:		
6.3.1	Consider the influence of the elements	Yes	As per item 5.19
6.3.2	Plant with the sun in mind	Yes	As per item 5.19 above.
6.3.3	Harness cool breezes	Yes	Little Hay Street sheltered and main seating areas located away from high wind areas.

11.4 INSW SICEEP URAN DESIGN + PUBLIC REALM GUIDELINES COMPLIANCE REVIEW



No.	Condition	Comply	Comments
6.3.4	Protect from winter winds	Yes	As per item 6.3.3 above.
6.3.5	Make the place comfortable	Yes	As per item 5.1.9 above
6.4	Wayfindng. The design must:		
6.4.1	Make the place legible	Yes	As per 1.1.3, 2.2.3, 2.3.7 + 2.3.8 above.
6.4.2	Use urban markers through both built form and landscape elements	Yes	As per 1.1.3, 2.2.3, 2.3.7 + 2.3.8 above.
6.4.3	Achieve a macro-precinct to micro-pedestrian scale wayfinding strategy	Yes	Refer to SSDA 7 Public Domain Design Report for detail.
6.5	Street furniture, art + lighting. The design must:		
6.5.1	Clean up the existing clutter and provide a collection that is integrated and harmonious with the Design	Yes	Integrated landscape, furniture and lighting strategy proposed for public domain. Refer to SSDA 7 Public Domain Design Report for further detail.
6.5.2	Provide a consistent palette of quality street furniture	Yes	As per item 6.5.1 above.
6.5.3	Fit art to the place	N/A	Public art is proposed to be located within the square which is the subject of a future DA.
6.5.4	Integrate art within built and landscape forms	Yes	As per item 6.5.3 above.
6.5.5	Make art a spectacle and worth repeat visits	N/A	Not applicable to NE Plot Development Application
6.5.6	Illuminate each unique scene and harness an identifiable night time experience	Yes	Lighting strategy a key element of Precinct character and place experience. Refer to SSDA 7 Public Domain Design Report for more detail.
6.5.7	Consider 'plug and play' (smart poles or equivalent) lighting poles to facilitate event overlays	N/A	Not applicable to NE Plot Development Application. Square delivery in next stages.
7.0	FAÇADE + INTERFACE		
7.1	Animating the edge. The design must:		
7.1.1	Provide a varied and active frontage	Yes	As per items 4.1.3 + 4.4.4 above.
7.1.2	Reach out to the street	Yes	As per items 1.2.3 + 4.4.4 above.
7.1.3	Make buildings provide a setting to the spaces between them and in front	Yes	As per items 1.2.3, 2.1.9, 3.1.2, 4.2.2 + 4.3.1 above
7.1.4	Strengthen local identity	Yes	As per items 2.2.4, 3.1.11 + 4.2.5 above.

No.	Condition	Comply	Comments
7.1.5	Keep the design rich from both near and afar	Yes	NE Plot design adopts architectural ordering devices to create distinctive design that relates to human scale. Refer also item 2.3.8 above.
7.1.6	Express the use and the purpose of the facilities	N/A	Not applicable to NE Plot Development Application
7.1.7	Relate to the human scale	Yes	As per items 4.1.2, 4.1.3, 4.1.4, 4.2.2 + 4.4.2 above.
7.1.8	Embrace the identity of the Precinct	Yes	As per items 1.2.1 + 1.2.3 above.
7.1.9	Make entrances a feature in the façade	Yes* *	Guideline refers to PPP Core facilities however; NE Plot responds as per items 2.1.5 + 2.2.1 above.
7.1.10	Utilise detailed massing and facade treatments to welcome, guide and orientate users	TBA	As per items 2.3.4 + 7.1.5 above.
7.1.11	Relate the facade and ground level portions of buildings to the public realm	Yes	As per items 1.2.3, 2.2.8, 2.3.8, 3.1.2 + 4.2.2 above
7.1.12	Combine event strategies and elements such as banners, light poles and other event structures for the site with permanent ground level uses	Yes	Refer to SSDA 7 Public Domain Design Report for more detail.
7.2	Continuous weather protection. The design must:		
7.2.1	Provide a weather protected route along all primary routes, including Quay Street (and its northern extension) and the Quarry Street extension.	Yes	Fixed canopies provided around 100% of building perimeter to address microclimate issues. Subject to retail Design Guidelines. Refer also item 4.3.4 above.
7.2.2	Use colonnades or awnings along building frontages to allow a consistent datum to be read along a street edge	Yes	As per item 7.2.1 above.
7.2.3	Provide diversity in the elevations through articulation of the façade	Yes	2 main awning types proposed in response to the two retail tenancy heights. The double height tenancy to the square is serve by a glass canopy with a solid canopy to the lower scaled tenancies.
8.0	DETAILS + MATERIALS		
8.1	Precinct scale. The design must:		
8.1.1	Demonstrate a precinct approach to materials and their built assembly	Yes	NE Plot follows the Concept Proposal Design Guidelines which establish an articulation and materiality approach to harmonise the Haymarket and integrate within existing built context.
8.1.2	Recognise that the grain, texture and scale of the skyline is of great importance	Yes	As per items 2.2.5, 2.2.8 + 2.3.6 above.

11.4 INSW SICEEP URAN DESIGN + PUBLIC REALM GUIDELINES COMPLIANCE REVIEW



Tzannes Associates ARCHITECTURE URBAN DESIGN

No.	Condition	Comply	Comments
8.1.3	Materials should be used to define and reinforce different character areas within the Precinct	Yes	The podium reflects the masonry and brick of the Haymarket; the NE2 and NE 3 blocks contrast this through their use of concrete in bold forms. NE1 utilises brick in different textures to the podium and with different scaled fenestration. The Public Domain borrows for the surrounding streetscape and lays down a new layer/ palette for the Precinct. Refer to the SSDA 7 Public Domain Design Report. Refer also item 4.2.5 above.
8.1.4	Be built of the same fundamental elements that make Darling Harbour the place it is. A place for celebration, for transaction and for entertainment with quality venues, shops, hotel, homes and public realm	Yes	As per item 8.1.3 above.
8.1.5	Respond to surrounding existing and historic character	Yes	As per items 1.1.3, 2.2.4, 3.2.5 + 8.1.3 above.
8.1.6	Add a distinctive townscape element within the wider Darling Harbour area	Yes	NE Plot complies with Concept Proposal which introduces urban street grain and mixed use buildings within The Haymarket.
8.1.7	Add another 'layer' of character into Darling Harbour, the new materiality will be symbolic of the change and transformation of the area	Yes	As per items 8.13 + 8.1.6 above. The proposal introduces new brick construction tactics to the area, reinterpreting the characteristic material of the locality. This is achieved predominantly through various brick textures and colours.
8.2	Pedestrian scale. The design must:		
8.2.1	Ensure that detail resolution matters	N/A	Aspirational statement.
8.2.2	Ensure that materials are easily maintainable	Yes	Robust materials palette proposed for public domain, buildings and podium landscape. Retail Design Guidelines will advocate similar for the retail frontages as per item 3.1.10 above.
8.2.3	Ensure that the buildings are sustainable, durable and visually interesting	Yes	Design excellence of project team will ensure successful outcome for all buildings and precinct.
8.2.4	All materials in the public realm areas of the Precinct, and especially the lower base elements of all buildings are to be highly durable	Yes	As per item 8.2.2 above.
8.2.5	Create a hierarchy of materials	Yes	As per item 8.1.3 above.
8.2.6	Propose a primary material to dominate the frontage, other materials should be used to demarcate different elements of the building	Yes	As per item 8.1.3 above. Consistent materials use natural/added colour variation to provide contrast/ interest.

No.	Condition	Comply	Comments
8.2.7	Primarily use glazing where there is a key public use and where there are retail frontages	Yes	Retail Design Guidelines prepared to inform retail fitout of ground plane in subsequent Development Applications.
8.2.8	Identify with the climatic conditions of Sydney and provide appropriate shade and shelter	Yes	As per items 4.3.4 + 7.2.1 above.
8.2.9	Use colour to add vibrancy and distinctiveness. Colour may be added through coloured light, retail signage, coloured glass or glazed brick as well as coloured fabrics of awnings and parasols.	Yes	Subtle insertions of colour highlight distinctive features of each building and reinforce unique identity. Retail Design Guidelines prepared to inform retail fit-out of ground plane in subsequent Development Applications.
8.3	Materials. The design must:		
8.3.1	Consider Sydney as a blue and green connected city	No	Palette responds to Haymarket/maritime heritage
8.3.2	Celebrate the temperate climate	Yes	As per item 9.1.1 below.
8.3.3	Use landscape and plant materials	Yes	Podium landscape provided for residents
9.0	ENERGY + RESOURCE EFFICIENCY		
9.1	Resource Efficiency. The design must:		
9.1.1	Orientate buildings towards the sun	Yes	Buildings adopt SEPP 65 and RFDC minimum standards to maximise apartments with natural cross ventilation and good sunlight and daylight. Further detail provided in RFDC compliance section of SSDA 7 Design Report.
9.1.2	Let the light in and keep the heat out in summer	Yes	As per item 9.1.1. above. Further detail provided within Residential Amenity section of SSDA 7 Design Report.
9.1.3	Recycle rainwater where possible	Yes	Rainwater harvest tanks provided for podium landscape irrigation.
9.1.4	Use the potential of the ground	No	Flood risk, extensive in-ground infrastructure and archaeology and high risk of contamination prevent use of ground/in-ground solutions.
9.1.5	Work with the wind	Yes	As per item 9.1.1 above.
9.1.6	Do more with less	Yes	NE Plot design and materials reflect modern methods of construction to improve efficiency, minimise waste and incorporate standardisation.
9.1.7	Waste not, want not	Yes	As per item 9.1.6 above.
9.1.8	Prioritise Precinct wide solutions	No	NE Plot is self-sustaining to allow for stage delivery of Concept Proposal.
10.0	STAGING + MANAGEMENT		
10.1	Precinct management. The design must:		

11.4 INSW SICEEP URAN DESIGN + PUBLIC REALM GUIDELINES COMPLIANCE REVIEW

No.	Condition	Comply	Comments
10.1.1	Provide a platform for a range of events	Yes	Diversity in ground plan uses, character and articulation provide range of different experiences.
10.1.2	Provide a place for locals, visitors and international guests	Yes	As per items 1.2.3 + 2.1.5 above. Little Hay Street - intimate, local venue. The Boulevard - public event corridor connected to the event space and tourist destination of Darling Harbour.
10.1.3	Allow the Precinct to change over time and evolve with contemporary culture	N/A	Whole of Precinct solution
10.1.4	A new Tumbalong Park will provide the opportunity for event staging.	N/A	Not applicable to NE Plot Development Application.

11.6 SEPP 65 - RFDC DEVELOPMENT PRINCIPLES

SEPP 65 – Design Quality of Residential Flat Development (Principles)

The policy identifies ten principles which provide a basis for evaluation of the merit of proposed designs of residential flat buildings and for preparation of subsequent planning policies and design guidelines. The table below provides an evaluation of the proposed development for its consistency with those design quality principles.

Principle	Design Quality	Consistency	Proposal
Principle 1 Context			
	▪ Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area	✓	The proposed residential development is located within the Darling Harbour area of the City of Sydney forming part of the Darling Harbour Live redevelopment project.
	▪ Responding to context involves identifying the desirable elements of a location's current character or in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.	✓	Elements in the proposed residential development that respond to its context include: ▪ Compliance with the stage 1 Concept Proposal approval ▪ Podium form clearly articulated on all sides. ▪ Active street frontages, providing a visual and physical connection through the site. ▪ Building form that relates to the particular characteristics of the site ▪ Materiality that responds to the location and the materiality of its neighbours.
Principle 2 Scale			
	▪ Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.	✓	The design is a considered response that is complying with the height and setback controls as defined by the Stage 1 Concept Proposal envelope.

Principle	Design Quality	Consistency	Proposal
	▪ Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.	✓	The form, bulk and scale of the proposed building responds to both the immediate and wider context of the site. The proposal acts as a transition between entertainment and event uses that form the majority of Darling Harbour and the diverse, mixed use areas of Chinatown, Haymarket and Ultimo The scale of the proposal relates to adjoining fabric: the podium and lower tower heights relate to the remainder of the Darling Square projects as well as surrounding development. The major tower is consistent with heights of neighbouring apartment towers in both the Darling Square development, the western fringes of the city and to the south. The scale of the building elements are visually broken up and articulated both vertically and horizontally so as to reduce the overall bulk and to minimise impacts on neighbouring buildings. The setbacks, building form and articulation ensure the proposal is a positive contribution to the future character of the area.

11.6 SEPP 65 - RFDC DEVELOPMENT PRINCIPLES

Principle 3 Built form		
Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and manipulation of building's elements.	✓	The proposed building responds to the desirable attributes of the surrounding context through: - Respecting the alignments of the public space network established by neighbouring streets and the approved stage 1 Concept Proposal. - Articulation and differentiation between the base, middle and upper building elements. - Façade detailing and large scale building articulation relieves the scale of the building.
Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.	✓	The building form defines and enhances the public space network through: - Street, lane and public squares are clearly and legibly defined by the built form of the proposal - These spaces are activated by viable retail uses and apartmen entries. - The design of the building footprint and the facades allows views and vistas to and from key public spaces in the vicinity.
Principle 4 Density		
Good design has a density appropriate for a site and its context, in terms of floor space yields (or num ber of units or residents).	✓	The design has a density appropriate for its context as well as the number and mix of dwellings being consistent with the approved Concept Proposal.

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.	✓	The increased density compared to the existing site condition (and change of use from entertainment to mixed use) is an entirely appropriate outcome: it is consistent with the approved Concept Proposal. Further, the site has excellent access to public transport, community and recreational facilities and to places of work.
Principle 5 Resource, energy and water efficiency		
Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.	✓	Energy and water efficiency was a key design consideration. - Common lift lobbies typically have access to natural light and aspect. 71% of apartments have at least 2 hours solar access in mid-winter.
Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.	✓	- Balconies, windows, advanced glass façade technology and internal blinds are elements designed for solar and privacy control. - The proposal meets BASIX controls. Refer to the Sustainability report prepared by Lend Lease.

Principle 6 Landscape

▪ Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.	✓	Owing to the dense inner city location, the opportunities for landscaping are limited, however significant above ground planting is proposed for the common outdoor space on the roof of the podium as well as new street tree planting and planting for the new public square to the west of the development.
▪ Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.	✓	The planting proposed to the podium level common garden plays an important role in managing privacy and protecting private outdoor spaces from overlooking within the development. The development has excellent access to green space due to its location adjacent to the Chinese Gardens, Tumbalong Park and Darling Harbour.
▪ Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.	✓	

Principle 7 Amenity

▪ Good design provides amenity through the physical, spatial and environmental quality of a development.	✓	The amenity and spatial quality of the development is maximised through the careful planning of the new buildings, division of building mass and the design of façade elements.
▪ Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, outlook and ease of access for all age groups and degrees of mobility.	✓	▪ All living rooms are designed to maximise access to views, sunlight and daylight. ▪ All habitable rooms within an apartment have direct access to natural light. ▪ All apartments have adequate storage provisions. Typically cupboards/ storage areas are provided within the apartment, or on title storage in the podium and car park of the building. ▪ The dimensions of rooms and living spaces have been developed considering the relevant codes and good architectural practice. Apartment layouts are optimised and encourage comfortable living for the occupants. ▪ Acoustic separation that is in accordance with BCA requirements will be achieved. ▪ The building will provide 9 adaptable apartments. ▪ Access for all residents is provided to the shared facilities including the pool, common rooms and rooftop garden. These facilities are located on the podium level.

Principle 8 *Safety and security*

▪ Good design optimises safety and security, both internal to the development and for the public domain.	✓	The siting, internal planning and design of the new building ensures a high level of surveillance of the public domain.
▪ This is achieved by maximising overlooking of public and communal spaces whilst maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.	✓	The retail use and apartment entries on the ground level activate the frontages to all four sides of the podium. This use will encourage public interaction and to create a visual and accessible link across the site as well as provide passive surveillance. Apartments, retail tenancies and lobbies overlook the public domain around the entire development contributing to its passive surveillance. These activated spaces and the car park entry will be well lit. The apartment lobbies and residential car park will operate on the basis of secured access. Appropriate lighting levels along with the highly visible locations of these areas will optimise safety and security for all people who will use this building. All private and public spaces are clearly delineated. Refer to the attached CPTED report.

Principle 9 *Social dimensions*

▪ Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.	✓	The proposed development will provide a range of residential, communal and retail uses. The building will consist of a mix of 1, 2, 3 and 4 bedroom apartments providing a range of dwelling choice. 9 apartments are proposed to be adaptable.
▪ New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.	✓	The proposal incorporates a broad range of apartment types within these categories, each with different characteristics and offering a high level of amenity in close proximity to public transport and existing services and infrastructure. Being located in the CBD, the mix of household types as a result of the range of apartment sizes will promote social diversity and sustainability. The delivery of the development will result in the creation of jobs in the short to medium term and the delivery of a range of retail and accommodation opportunities, public improvements and public spaces. Upon completion, permanent staff will be provided employment throughout the retail tenancies of the building.
▪ New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.		Providing a significant number of new apartments in close proximity to the city, combined with the range of types and sizes included in the proposal will contribute to housing affordability in the local area.

Principle Aesthetics			
10			
	▪ Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.	✓	The composition of building elements, textures, materials and colours reflects the residential type, internal layout and structure.
	▪ Aesthetics should also respond to the environment and context, particularly responding to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired futures character of the area.	✓	The architectural design has been developed to respond to both the grand and intimate scale of the site in its immediate context. The design and selection of materials has been developed in consideration in particular the changing conditions of light and shade on the building and the way the surface texture of the building can reflect the changing characteristics of the environmental conditions.
			The buildings aesthetics also provide reference to the local architectural context. The building relates in both form and scale to the surrounding developments and the selection of materials, particularly brickwork, is closely aligned to the immediate context. The elevations are carefully articulated to provide a cohesive and synthesised whole.
			Colour and materials have been selected to complement the building composition. The colours and textural surfaces of brick, glass, concrete, steel and metal contribute to the refined aesthetics of the building.
			Refer to architectural drawings and photomontages for detail relating to colour, texture and materials.

11.6 SEPP 65 - RFDC RULES OF THUMB

State Environmental Planning Policy No 65 - Residential Flat Design Code – Primary Development Controls

Principle	Design Quality	Proposal	Compliance
Building height	▪ Where there is an existing floor space ratio (FSR), test height controls against it to ensure a good fit.	The proposal contributes and is coordinated with a GFA control for the entirety of the Stage1 Concept Proposal approval.	Yes
	▪ Test heights against the number of storeys and the minimum ceiling heights required for the desired building use (see Ceiling Heights).	The building is within the Stage 1 Concept Proposal approvals height controls and is designed to achieve the internal height clearances of the RFDC.	Yes

Principle	Design Quality	Proposal	Compliance
Building depth	▪ Resolve building depth controls in plan, section and elevation.	The proposed design is consistent with the Stage 1 Concept Proposal approval.	Not with RFDC but with benchmark established by Stage 1 Concept Proposal Approval
	▪ In general, an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.	The podium apartments are contained within a block of approximately 61.6 x 81.2m, however the majority of the interior of the block consists of parking and plant spaces. The depths of the apartments located in the podium are consistent with apartment blocks of a depth prescribed by the RFDC.	
		The building depth of the NE1 tower is 21m as set out in the Stage 1 Concept Proposal approval. The depths of the apartments located in the podium are consistent with apartment blocks of a depth proscribed by the RFDC.	
		The building depth of the NE2 tower is 14.7m and is within the range of building depths established by the RFDC.	
		The building depth of the NE3 tower is 23.2m as set out in the Stage 1 Concept Proposal approval. The depths of the apartments located in the podium are consistent with apartment blocks of a depth prescribed by the RFDC.	

11.6 SEPP 65 - RFDC RULES OF THUMB

Principle	Design Quality	Proposal	Compliance
Building separation	Building separation controls may be varied in response to site and context constraints.	The approved Stage 1 Concept plan has established specific building separation controls appropriate for the site that deviate from those described in the RFDC. These building separations have been specifically approved as part of this process.	Not with RFDC but with benchmark established by Stage 1 Concept Proposal Approval
	Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved		
Controls			
	- For buildings up to 4 storeys : - 12 metres between habitable rooms/balconies - 9 metres between habitable rooms/ balconies and non-habitable rooms - 6 metres between non-habitable rooms	Note that the building separation within the Darling Square development is defined by the Stage 1 Concept Proposal approval – refer below.	Not with RFDC but with benchmark established by Stage 1 Concept Proposal Approval
	- For buildings five to eight storeys/up to 25 metres: - 18 metres between habitable rooms/ balconies - 13 metres between habitable rooms/ balconies and non-habitable rooms - 9 metres between non-habitable rooms	The building separation to the Holiday Inn hotel across the road is approximately 23.4m. This is marginally less than that required by the RFDC but is in accordance with the Stage 1 Concept Proposal approval and is required to maintain the street alignment of Harbour Street.	
	- For buildings nine stories and above/ over 25 metres : - 24 metres between habitable rooms/ balconies - 18 metres between habitable rooms/ balconies and non-habitable rooms - 12 metres between non-habitable rooms	The design of the façade, particularly the window treatment mitigates the impact of this marginal non compliance with the RFDC.	

Principle	Design Quality	Proposal	Compliance
	<i>Site Specific Controls (Stage 1 concept plan approval)</i>	The proposal meets or increases the minimum separation requirements of the Stage 1 Concept Proposal approval.	Yes
	- Podium to south – 8 meters separation to SE plot - Above podium to south- 12m separation to SE plot - Separation to Plot N – 8m - Internal separation, NE1 – NE3 – 12m - Internal separation, NE1 – NE2 – 25m		
Objectives			
Street setbacks	- To establish the desired spatial proportions of the street and define the street edge. - To create a clear threshold by providing a transition between public and private space. - To assist in achieving visual privacy to apartments from the street. - To create good quality entry spaces to lobbies, foyers or individual dwelling entrances. - To allow an outlook to and surveillance of the street. - To allow for street landscape character.	The proposal complies with the street setback controls approved as part of the stage 1 concept plan	Yes
In general, no part of a building or above ground structure may encroach into a setback zone. Exceptions are:			
- underground parking structures no more than 1.2 metres above ground, where this is consistent with the desired streetscape - awnings - balconies and bay windows.			

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Principle	Design Quality Objectives	Proposal	Compliance
Side and rear setbacks	Side Setbacks: - To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings. - To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form. Rear setbacks: - To maintain deep soil zones to maximise natural site drainage and protect the water table. - To maximise the opportunity to retain and reinforce mature vegetation. - To optimise the use of land at the rear and surveillance of the street at the front. - To maximise building separation to provide visual and acoustic privacy. In general, no part of a building or above ground structure may encroach into a setback zone. Exceptions are: - underground parking structures no more than 1.2 metres above ground and where the roof of the parking structure is a private or communal open space - balconies and bay windows.	The proposal complies with the side setback controls approved as part of the Stage 1 Concept Proposal.	Yes

Principle	Design Quality Objectives	Proposal	Compliance
Floor space ratio	- To ensure that development is in keeping with the optimum capacity of the site and the local area. - To define allowable development density for generic building types. - To provide opportunities for modulation and depth of external walls within the allowable FSR. - To promote thin cross-section buildings, which maximise daylight access and natural ventilation. - To allow generous habitable balconies.	The proposal complies with the site GFA controls approved as part of the Stage 1 Concept Proposal.	Yes
Deep soil zones	Objectives - To assist with management of the water table. - To assist with management of water quality. - To improve the amenity of developments through the retention and/or planting of large and medium size trees. Rules of thumb - A minimum of 25 per cent of the open space area of a site should be a deep soil zone; more is desirable. Exceptions may be made in urban areas where sites are built out and there is no capacity for water infiltration. In these instances, stormwater treatment measures must be integrated with the design of the residential flat building.	The site coverage of the building is 100%. There is no deep soil planting proposed as part of this development. This is in keeping with the buildings location in the centre of the city, the approved Concept Proposal and the close proximity of the Darling Harbour and the Chinese Gardens. Water management is achieved by technical hydraulic solutions. Refer to the attached Flooding, Stormwater and WSUD report by Hyder, the ESD and BASIX Reports by Lend Lease.	NA

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Principle	Design Quality Objectives	Proposal	Compliance
Landscape design	- To add value to residents' quality of life within the development in the forms of privacy, outlook and views. - To provide habitat for native indigenous plants and animals. - To improve stormwater quality and reduce quantity. - To improve the microclimate and solar performance within the development. - To improve urban air quality. - To contribute to biodiversity.	A landscape design has been prepared for the podium rooftop garden by Stuart Noble Associates. The design of this space contributes significantly to the amenity of the residents both in the management of views and through the provision of a shared recreational space. This space should be considered in conjunction with the new public square being delived as part of the Darling Square development under a separate application and adjacent public parkland. Refer to landscape design report prepared by by Stuart Noble Associates and Environmental report prepared by Lend Lease for more details.	Yes

Principle	Design Quality Objectives	Proposal	Compliance
Open space	- To provide residents with passive and active recreational opportunities. - To provide an area on site that enables soft landscaping and deep soil planting. - To ensure that communal open space is consolidated, configured and designed to be usable and attractive. - To provide a pleasant outlook.	The site coverage of the building is 100%. There is no ground level common outdoor space proposed as part of this development. However common outdoor space is proposed as part of the podium roof top. This consists of approximately 2264.68 sqm or 43% of the 5247.97 sqm plot area.	Yes
Rules of thumb			
	- The area of communal open space required should generally be at least between 25 – 30% of the site area. - Where developments are unable to achieve the recommended communal open space, they must demonstrate that residential amenity is provided in the form of increased private open space.		

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Principle	Design Quality	Proposal	Compliance
	The minimum recommended area of private open space for each apartment at ground level or similar space on a structure, such as on a podium or car park, is 25m²; the minimum preferred dimension in one direction is 4 metres.	An area of approx. 33m² and a minimum dimension of 5.5m is achieved for the main private gardens of NE1 courtyards. An area of approx. 21m² and a minimum dimension of 3m is achieved for the private gardens of NE2. These are the secondary outdoor spaces for these apartments. An area of approx. 36m² and a minimum dimension of 5.5m is achieved for the private gardens of NE3 courtyards.	Yes
Orientation	<i>Objectives</i> - To optimise solar access to residential apartments within the development and adjacent development. - To contribute positively to desired streetscape character. - To support landscape design of consolidated open space areas. - To protect the amenity of existing development. - To improve the thermal efficiency of new building.	The building form and orientation has been set by the stage 1 concept plan approval.	

Principle	Design Quality	Proposal	Compliance
Planting on structures	<i>Objectives</i> To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards.	planting structures to deliver the communal roof top garden on the podium. The soil depths and tolerances have been designed to ensure adequate provision has been made for the proposed planting. Refer to landscape design prepared by Stuart Noble Associates	Yes
Stormwater	<i>Objectives</i> - To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways. - To preserve existing topographic and natural features, including watercourses and wetlands. - To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity.	Both the stage 1 concept plan and the current application have been designed in consideration of stormwater issues. Refer to the attached Flooding, Stormwater and WSUD report by Hyder.	Yes
Safety	Carry out a formal crime risk assessment for all residential development of more than 20 new dwellings.	Refer to attached safety by design report.	Yes
Visual Privacy	- To provide reasonable levels of visual privacy externally and internally, during the day and at night. - To maximise outlook and views from principal rooms and private open space without compromising visual privacy.	The design proposal has been developed in consideration of visual privacy and access to views. Refer to attached design report.	Yes

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Principle	Design Quality	Proposal	Compliance
Building entry	- To create entrances which provide a desirable residential identity for the development. - To orient the visitor. - To contribute positively to the streetscape and building facade design.	The apartment entries have been designed to provide desirable, distinctive addresses for each apartment tower. They are clearly identifiable allowing for ease of orientation and contribute positively to the design of the façade and the streetscape. Refer to attached design report.	Yes
Parking	- To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport-public transport, bicycling, and walking. - To provide adequate car parking for the building's users and visitors, depending on building type and proximity to public transport. - To integrate the location and design of car parking with the design of the site and the building.	The car and bicycle parking numbers comply with the stage 1 concept plan approval. The design of the carpark entry and ventilation screening is integrated with the holistic building design. Refer to attached traffic engineers report.	Yes
Pedestrian access	- Follow the accessibility standards set out in Australian Standard AS 1428 as a minimum. - Provide barrier free access to at least 20 percent of dwellings in the development.	Refer to Accessibility Report which confirms compliance with accessibility standard. All apartments have barrier free access to all levels within the development via lifts.	Yes

Principle	Design Quality	Proposal	Compliance
Vehicle access	Generally limit the width of driveways to a maximum of 6 metres.	The vehicle entry is proposed of Harbour Street. The driveway is greater than 6m wide to allow for adequate vehicle manouevering for both residents and services access. Refer to attached traffic engineers report.	No This is a technical requirement to meet Australian Standards For Truck Manoeuvring
	Locate vehicle entries away from main pedestrian entries and on secondary frontages.	The main pedestrian entries are located at a remote distance from vehicle entries	Yes
Apartment layout	<i>Rules of thumb</i>		
	Single-aspect apartments should be limited in depth to 8 metres from a window.	Generally the plan of the single aspect apartments is less than 8m from a window, with the exception of internal service areas and entry lobbies.	Yes
	The back of a kitchen should be no more than 8 metres from a window	Majority of kitchens are no more than 8 metres from a window or a door.	Yes
	The width of cross-over or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.	There are no apartments over 15m deep.	Yes
	As a guide, the Affordable Housing Service suggest the following minimum apartment sizes, which can contribute to housing affordability: 1 bedroom apartment - 50m² 2 bedroom apartment - 70m² 3 bedroom apartment - 95m²	The apartments typically exceed the minimum apartment sizes nominated by the Sepp 65	Yes

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Principle	Design Quality	Proposal	Compliance
Apartment mix	<i>Objectives</i> - To provide a diversity of apartments types, which cater for different household requirements now and in the future. - To maintain equitable access to new housing by cultural and socio-economic groups.	The building will consist of a mix of 1, 2, 3 and 4 bedroom apartments providing a range of dwelling choice. 9 apartments are proposed to be adaptable. The proposal incorporates a broad range of apartment types within these categories, each with different characteristics and offering a high level of amenity in close proximity to public transport and existing services and infrastructure. Being located in the CBD, the mix of household types as a result of the range of apartment sizes will promote social diversity and sustainability.	Yes
Balconies	<i>Objectives</i> - To provide all apartments with private open space. - To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents. - To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings. - To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.	All of the apartments are provided with balconies or private open space. They are fully integrated with the architectural design of the proposal and provide overlooking of the street and public spaces where appropriate.	Yes

Principle	Design Quality	Proposal	Compliance
	<i>Rules of thumb</i> Provide primary balconies for all apartments with a minimum depth of 2 metres. Development which seeks to vary from the minimum standards must demonstrate that negative impact from the context-noise and wind cannot be satisfactorily mitigated with design solutions.	These balconies are typically greater than or equal to 2m in depth.	Yes
Ceiling heights	<i>Rule of Thumb</i> - The following recommended dimensions are measured from finished floor level (FFL) to finished ceiling level (FCL). These are minimums only and do not preclude higher ceilings, if desired. - In general, 2.7 metre minimum for all habitable rooms on all floors, 2.4 metres is the preferred minimum for all non-habitable rooms, however 2.25 metres is permitted. - Attic spaces, 1.5 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope. - In mixed-use buildings: 3.3m minimum for ground floor retail or commercial.	A ceiling height of 2.7 metres is achieved to all habitable rooms. NA The foyer and retail spaces on ground level are designed to achieve these floor to ceiling heights.	Yes

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Principle	Design Quality	Proposal	Compliance
Ground floor apartments		There are no ground floor apartments to the development.	N/A
Internal circulation	<i>Rules of thumb</i>		
	In general, where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to 8.	The number of apartments accessed of a single core comply with the RFDC guidelines with the exception of the NE1 and NE3 tower typical floorplates which both have a floorplate of 10 apartments per floor. These floorplates both have foyers that are generously sized with access to light and outlook from the foyer spaces.	No, however the objectives of the SEPP 65 rules of thumb have been met.
Mixed use	<i>Objectives</i>		
	- To support the integration of appropriate retail and commercial uses with housing. - To create more active lively streets and urban areas, which encourage pedestrian movement, service the needs of the residents and increase the area's employment base. - To ensure that the design of mixed use developments maintains residential amenities and preserves compatibility between uses.	The proposed development is a mixed use development.	Yes

Principle	Design Quality	Proposal	Compliance
Storage	▪ In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: - studio apartments- 6m³ - one-bedroom apartments- 6m³ - two-bedroom apartments- 8m³ - three+ bedroom apartments- 10m³ The required storage volumes for the development are: 251 x 1bed x 6m3 = 1508m3 307 x 2bed x 8m3 = 2456m3 16 x 3bed x 10m3 = 160m3 4 x 4bed x 10m3 = 60m3 Total required= 4182m3 Average required= 7.2m3/unit Achieved = 4300m3 Average achieved = 7.4m3/unit Storage volumes have been achieved in all apartments either internally or with the inclusion of storage within the basement.	Yes	
Acoustic privacy	▪ To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.	Refer to attached acoustic engineers report	Yes

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Principle	Design Quality	Proposal	Compliance
Daylight access	Rules of thumb		
	Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9 am and 3 pm in mid-winter. In dense urban areas, a minimum of 2 hours may be acceptable.	The site is on the edge of the CBD, acting as a transition between dense city developments and Haymarket 298 apartments of receive 2 hours of sunlight access to windows of living areas between 9am & 3pm in mid-winter =51.3%	No The solar access to the building facades has been established by the stage 1 concept plan and the existing context. The building design has maximised this availability
		411 apartments of 580 receive 2 hours of sunlight to private open spaces between 9am & 3pm in mid-winter =71%	Yes
	- Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed. - Benchmark established by Stage1 concept plan approval of 13% single aspect apartments	There are some single aspect apartments facing south however they are less than 13% of the development 67 apartments of 580 are single-aspect south facing =11.5%	Not with RFDC but with benchmark established by Stage 1 Concept plan Approval

Principle	Design Quality	Proposal	Compliance
Natural ventilation	Building depths, which support natural ventilation typically, range from 10 – 18 metres.	Building depths are greater than 18 metres. The building depth is set by the approved concept plan and to match adjacent buildings.	Not with RFDC but with benchmark established by Stage 1 Concept plan Approval
	60% of residential units should be naturally cross ventilated. - Benchmark established by Stage1 concept plan approval of 39% cross ventilated	226 apartments of 580 are naturally cross ventilated =39% Due to the façade articulation on the NE3 tower, an engineered study of the wind effects will demonstrate an increased number of naturally cross ventilating apartments is possible.	Not with RFDC but with benchmark established by Stage 1 Concept plan Approval
	25% of kitchens within a development should have access to natural ventilation.	100% of kitchens have access to natural ventilation due to the open plan living arrangement.	Yes
Awnings and signage	Objectives		
	- To provide shelter for public streets. - To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design.	Awnings are proposed to all street frontages. Refer to attached drawings for details.	Yes
Facades	Objectives		
	- To promote high architectural quality in residential flat buildings. - To ensure that new developments have facades which define and enhance the public domain and desired street character. - To ensure that building elements are integrated into the overall building form and facade design.	Refer to attached architectural design statement	Yes

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Principle	Design Quality	Proposal	Compliance
Roof Design	Objectives		
	- To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings. - To integrate the design of the roof into the overall facade, building composition and desired contextual response. - To increase the longevity of the building through weather protection.	Refer to attached architectural design statement	Yes
E n e r g y efficiency	Objectives		
	- To reduce the necessity for mechanical heating and cooling. - To reduce reliance on fossil fuels. - To minimise greenhouse gas emissions. - To support and promote renewable energy initiatives.	Refer to attached sustainability report prepared by Lend Lease	Yes
Maintenance	Objectives		
	To ensure long life and ease of maintenance for the development.	The building design has considered the longevity of details and material selection as well as maintenance.	Yes
Waste			
Management	Supply waste management plans as part of the development application submission as per the NSW Waste Board	Refer to the Waste Management Plan prepared by Waste Audit and Consultancy Services.	Yes
Water			
Conservation	Rainwater is not to be collected from roofs coated with lead – or bitumen-based paints, or from asbestos-cement roofs. Normal guttering is sufficient for water collections provided that it is kept clear of leaves and debris.	Refer to the attached Flooding, Stormwater and WSUD report by Hyder.	Yes

11.0 APPENDICES

11.0 APPENDICES

