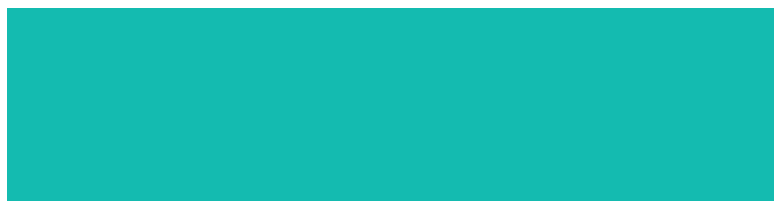
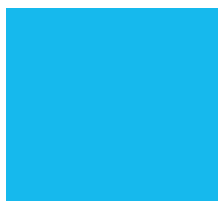
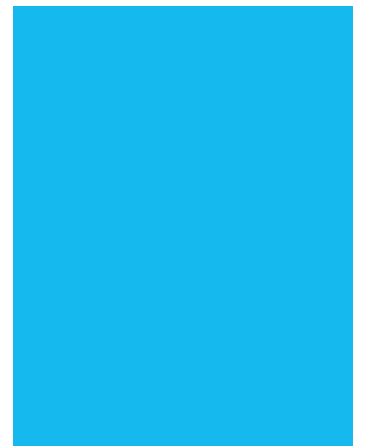


NE Plot Consultation Summary Report

November 2014



1. Executive Summary

1.1. Introduction

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Application (referred to as SSDA 7) follows the approval of a staged SSD DA (SSDA 2) in December 2013. SSDA 2 sets out a Concept Proposal for a new mixed use residential neighbourhood at Haymarket referred to as “Darling Square”, previously known as “The Haymarket”. Darling Square forms part of the Sydney International Convention, Exhibition and Entertainment precinct (SICEEP) Project, which will deliver Australia’s global city with new world class convention, exhibition and entertainment facilities and support the NSW Government’s goal to “make NSW number one again”.

More specifically this subsequent DA seeks approval for mixed use development within the North East (NE) development plot of Darling Square and associated public domain works. The DA has been prepared and structured to be consistent with the Concept Proposal DA.

An extended two-staged consultation program was conducted to seek feedback about the proposed mixed- use residential building located at the north- east of the Darling Square Site (NE development plot) and inform the design development.

Stage 1 Consultation Between May 2012 and March 2013, an extended consultation program was conducted to facilitate feedback from stakeholders, precinct players, the local community and residents to support the Concept Proposal for Darling Square (SSDA2) and relevant outcomes have informed the design of subsequent detailed development applications in Darling Square.

Stage 2 Consultation During October and November 2014, further consultation was conducted to facilitate feedback specifically with respect to the North East development plot.

The Stakeholder and Community Engagement Report, that was prepared by the Hornery Institute and submitted with SSDAs 1 and 2, reflected the outcomes from the consultation between May 2012 and March 2013 (Stage 1). For convenience, the relevant outcomes related to the NE Plot have been summarised in section 3 of this report.

Following feedback received during this first stage of consultation, the proposed design was presented as part of the second stage of consultation in October 2014. A combination of face-to-face meetings, individual briefings and group presentations was used to provide stakeholders and community members with information relating to the proposed NE Development Plot. Drop-in community information sessions were also held. Section 4 of this report details the key outcomes from this stakeholder and community consultation.

Section 5 of this report details the extent to which matters raised during both stages of consultation informed the design development.

1.2. Matters arising

The following reflects the key themes raised about the Darling Square Concept Plan that are relevant to the North East Plot or more specifically about the North East Plot during the pre-lodgement consultation:

- **Architectural design.** There was varying opinions about the architectural design with both positive and negative feedback received. There was considerable support for the selection of materiality that responded to the local context and the positioning of services and ‘back of house’ requirements to minimise their aesthetic impact. However there was some feedback received from the photomontages presented at the consultation that the brick was too dark and the design lacked creativity;
- **Activation of the ground plane.** There was support for the use of retail to activate the ground plane. The proposed trees along the northern boundary were also viewed favourably;
- **The height of the proposed building and apartment density** Building height and density was raised as a concern in absolute terms and relative to the Peak Apartments with respect to its potential impact on views and overshadowing;
- **The provision of public open space in the precinct** There was a desire to ensure the public space encouraged connectivity and could be enjoyed by all community members;

- **Provision of social and recreational amenity.** Concern from some community members regarding the cumulative impact of the development in their area, against their perception of a lag in provision of social and recreational amenity in the locality;
- **Traffic impacts.** Concern regarding the potential for increased traffic on the neighbouring streets and its broader implications for the local area;
- **Car parking.** Concern regarding a reduction in car parking allocation across the precinct as the local population increases; and
- **Public transport.** Perceived inadequacy of the public transport provision.

Key questions specifically about the NE development plot related to the building height, the consistency with the approved Concept Proposal, the access arrangement during construction and at the completion of the development, what retail offerings were proposed at the ground plane and what was the intended interior fit out of the apartments.

1.3. Design Consideration and Response

The final design response has taken into consideration matters raised during both stages of consultation. The following summarises the key design responses as they relate to the mixed-use residential buildings proposed for the NE development plot and the associated surrounding public domain within Darling Square:

- The material character of the building has been developed in consideration of the local context. A simple palette of brickwork, concrete, metalwork and glass has been developed in response to reflect the character and environment of the surrounding locality, whilst creating a new identity for Darling Square and each individual building. Variation of brick types, colours, glazing and detailing provides a contemporary interpretation that is rich in architectural character.
- The proposed design reflects buildings that are consistent with the approved Concept Proposal that complies with the State issued urban design guidelines on the precinct. A number of the approved building envelopes have not been filled by the proposed buildings in the NE development plot.
- The NE development plot footprint connects seamlessly with the surrounding pedestrian network. The development of the North East Plot will contribute to the overall achievement of an active environment in Darling Square.
- The design ensures maximum activation to the surrounding network of public open spaces through a varied mix of retail tenancies and apartment entries.

2. Background and Approach

2.1. Background

The NSW Government considers that a precinct-wide renewal and expansion of the existing convention, exhibition and entertainment centre facilities at Darling Harbour is required, and is committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of SICEEP.

Following an extensive and rigorous Expressions of Interest and Request for Proposals process, a consortium comprising AEG Ogden, Lend Lease, Capella Capital, Hostplus and Spotless was announced by the NSW Government in December 2012 as the preferred proponent to transform Darling Harbour and create SICEEP.

Key features of the Preferred Master Plan include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
 - Up to 40,000m² exhibition space;
 - Over 8,000m² of meeting rooms space, across 40 rooms;
 - Overall convention space capacity for more than 12,000 people;
 - A ballroom capable of accommodating 2,000 people; and
 - A premium, red-carpet entertainment facility with a capacity of 8,000 persons.
- Providing a hotel complex at the northern end of the precinct.
- A vibrant and authentic new neighbourhood at the southern end of the precinct, now called 'Darling Square', including apartments, student accommodation, shops, cafes and restaurants.
- Renewed and upgraded public domain that has been increased by a hectare, including an outdoor event space for up to 27,000 people at an expanded Tumbalong Park; and
- Improved pedestrian connections linking to the proposed The Goods Line drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pymont and the City.

On 21 March 2013 a critical step in realising the NSW Government's vision for the SICEEP Project was made, with the lodgement of the first two SSD DAs with the (now) Department of Planning and Environment. The key components of these proposals are outlined below.

Public Private Partnership SSD DA (SSD 12_5752)

The Public-Private Partnership (PPP) SSD DA (SSDA 1) includes the core facilities of the SICEEP Project, comprising the new, integrated and world-class convention, exhibition and entertainment facilities along with ancillary commercial premises and public domain upgrades. SSDA1 was approved on 22 August 2013.

Concept Proposal (SSD 13_5878)

The Concept Proposal SSD DA (SSDA 2) establishes the vision and planning and development framework which will be the basis for the consent authority to assess detailed development proposals within the Darling Square Site. SSDA2 was approved on 5 December 2013. The Stage 1 Concept Proposal approved the following key components and development parameters:

- Indicative staging of demolition and development of future development plots;
- Land uses across the site including residential and non-residential uses;
- Street and laneway layouts and pedestrian routes;
- Open spaces and through-site links;
- Six separate development plots, development plot sizes and separation, building envelopes, building separation, building depths, building alignments, and benchmarks for natural ventilation and solar access provisions;
- A maximum total gross floor area of 197,236m² (excluding ancillary above ground parking), comprised of:
- A maximum of 49,545m² non-residential GFA; and
- A maximum of 147,691m² residential GFA
- Above ground car parking including public car parking;
- Residential car parking rates;
- Design Guidelines to guide future development and the public domain; and
- A remediation strategy.

In addition to the approval of SSDA1 and SSDA2, the following approvals have been granted for various stages of Darling Square site:

- Darling Drive (part) development plot (SSDA3) for the construction and use of a residential building (student accommodation) and the provision of associated public domain works approved on 7 May 2014;
- North-West development plot (SSDA4) for the construction and use of a mixed use commercial development and public car park building and associated public domain works approved on 7 May 2014; and
- South-West development plot (SSDA5) – construction and use of a mixed use residential development and associated public domain works approved on 21 May 2014.

Approval was also granted on 15 June 2014 for SSDA6 which includes the construction and use of the International Convention Centre Sydney Hotel (ICC Sydney Hotel) and provision of public domain works.

This report has been prepared to support a detailed Stage 2 SSD DA for mixed use development and associated public domain works within Darling Square (SSDA 7), consistent with the approved Concept Proposal (SSDA 2).

2.2. Overview of proposed development

The proposal relates to a detailed ('Stage 2') DA for a mixed use residential development in the North East Plot of Darling Square together with associated public domain works. The Darling Square Site is to be developed for a mix of residential and non-residential uses, including but not limited to residential buildings, commercial, retail, community and open space. The North East Plot is one of six development plots identified within the approved Concept Proposal.

Under the Concept Proposal, the North East Plot is planned to accommodate a mixed use podium and three residential buildings (NE1, NE2, and NE3) above and within the podium structure. More specifically, this SSD DA seeks approval for the following components of the development:

- Demolition of the existing improvements including the Sydney Entertainment Centre;
- Associated tree removal and planting;
- Construction and use of a predominantly 6 storey mixed use podium, including:
 - retail floor space and residential lobbies on Ground Level;
 - above ground parking;
 - residential apartments; and
 - communal facilities.
- Construction and use of three residential buildings above podium;

- Public domain improvements surrounding the site, including interim works;
- Provision of vehicle access to the development from Harbour Street;
- Landscaping works to the podium roof level; and
- Extension and augmentation of physical infrastructure / utilities as required.

2.3. Site Description

The SICEEP Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business. With an area of approximately 20 hectares, the SICEEP Site is generally bound by the light rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south (refer to Figure 1).

The Darling Square Site is:

- located in the south of the SICEEP Site, within the northern portion of the suburb of Haymarket;
- bounded by the Powerhouse Museum to the west, the Pier Street overpass and Little Pier Street to the north, Harbour Street to the east, and Hay Street to the south; and
- irregular in shape and occupies an area of approximately 43,807m².



The Concept Proposal DA provides for six (6) separate development plots across the Darling Square Site (refer to Figure 2):

1. North Plot;
2. North East Plot;
3. South East Plot;
4. South West Plot;
5. North West Plot; and
6. Western Plot (Darling Drive).

The Application Site area relates to the North East Plot and surrounds as detailed within the architectural and landscape plans submitted in support of the DA.



2.4. Planning Approvals Strategy

The SICEEP Project has resulted in the lodgement of numerous SSD DAs for the various components of the redevelopment project. Future applications will continue to be lodged in accordance with the Concept Proposal SSD DA for the remaining development plots of Darling Square Site.

2.5. Engagement and Consultation Objectives

This report documents the outcomes from the consultation and engagement activities specific to SSDA7, the proposed NE development plot in Darling Square.

It summarises outcomes from the initial engagement activities (Stage 1 Consultation) that took place between May 2012 and March 2013, as part of the overall Darling Harbour Live's Preferred Precinct Plan consultation, in addition to the engagement activities that were carried out specifically for the NE development plot in October and November 2014 (Stage 2 Consultation).

The specific objectives underpinning this engagement program are:

1. To continue building stakeholder and community awareness and capacity to participate in the formal consultation process
2. To enable stakeholders and community members to learn about the development applications and provide feedback to the team
3. To provide a structured opportunity for questions and comments

2.6. Methodology

Lend Lease is committed to working with all stakeholders to enable their long-term involvement and participation. Pre-lodgement application consultation is regarded as a core component of this approach.

The pre-lodgement application consultation for SSDA 7, the proposed NE plot, builds on the guiding principles, approach and strategic direction defined in the Infrastructure NSW Stakeholder and Community Involvement Strategy. It also respects the requirements for consultation as defined by the NSW Department of Planning and Infrastructure's Guidelines for Major Project Community Consultation (October 2007). It has been guided by the Director General's Requirements for the various components of the Sydney International Convention Exhibition and Entertainment precinct (SSD 5752-2012) received 19 August 2014, which states:

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with City of Sydney Council, Roads and Maritime Services and Transport for NSW.

The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.

As discussed previously, pre-lodgement application consultation for this SSDA was carried out in a staged approach:

Stage 1 Consultation Between May 2012 and March 2013, an extended consultation program was conducted to facilitate feedback from stakeholders, precinct players, the local community and residents to support the Concept Proposal for Darling Square (SSDA2) and relevant outcomes have informed the design of subsequent detailed development applications in Darling Square.

Stage 2 Consultation In October and November 2014, further consultation was conducted to facilitate feedback specifically with respect to the North-East Plot.

A combination of communication channels was used to provide stakeholders and community members with information relating to the proposed design as well as the time and location of consultation activities. This variety of engagement channels ensured that stakeholders and community members could access materials through their preferred medium and at a time and place of their convenience. Specifically:

Stage 1 Consultation

Newsletters	10,300 letters printed and approximately 8,000 letterbox dropped in Haymarket, Pyrmont and Ultimo (subject to body corporate protocols)
Local and metropolitan newspaper advertising	City News, City Hub, Bondi View, Inner West Courier and Central. The Sydney Morning Herald, Daily Telegraph,
Model display	Manned in Darling Harbour, the City of Sydney and Parramatta for periods of time on 25 days (including weekends) generating more than 200 registrations of interest
Community Forums x 7	Delivered morning and early evening sessions throughout the local area with +/- 150 local residents and business in attendance
Roundtable session	Peak bodies and key social and cultural portfolios within the City of Sydney – 20 individuals from 12 organisations attended (35 invited)
View Sharing Analysis	Undertaken with sample apartments at Goldsbrough Mort, Bullecourt, 18-20 Allen Street and the Novotel Darling Harbour
One on One Briefings	Undertaken with key precinct players, Government agencies, opinion formers and industry representatives
Online Engagement	154 registered stakeholders receiving email updates and 338 participants accessed a moderated blog on 665 occasions, registering 1,500 information hits
Qualitative workshop x4	Two at each stage delivered with residents from the local area and audiences from Greater Sydney as a control group exercise.
Project email address and telephone number	A project email address and telephone number has been maintained to answer any questions and receive feedback about the proposal.

Stage 2 Consultation

Direct email	+ 1000 pre-registered contacts were directly contacted.
Letter box drop	+ 2000 neighboring businesses and residences were letterbox dropped.
Drop in Community Information sessions x 2	Held at lunchtime and in the evening at the Darling Square Sales and Information Centre location in the Qantas Credit Union Arena (at the same location as the development plot). Attended by 64 participants, including a number of residents from neighboring buildings and precinct stakeholder representatives. Local Community Group representatives were invited to

	attend this session.
Feedback forms	Participants at the community forums were encouraged to complete feedback forms to further share their views with the project team about the hotel and the consultation that has been carried out to date.
Group presentations x 1	Peak Apartments Executive Committee and observers. An offer was also made to present to other key neighboring buildings which at the time of writing this report was not taken up.
One to one briefings x 3	One to one briefings were held with key stakeholders neighboring the site. Offers were also made to other stakeholders including RMS, Transport for NSW and City of Sydney which at the time of writing this report was not taken up.
Web based materials	Located on project website
Project email address and telephone number	A project email address and telephone number has been maintained to answer any questions and receive feedback about the proposal.

3. Stage 1 Consultation Findings

The Stakeholder and Community Engagement Report, that was prepared by the Hornery Institute and submitted with SSDAs 1 and 2, reflected the outcomes from this exercise, together with consideration of the matters raised.

Early engagement exercises elicited common themes with respect to the opportunity to create:

- A connected precinct that is permeable to its community and enhances the experience of pedestrians and cyclists moving into out of and around the precinct
- A real place, more than just a visitor destination and has a mix of uses relevant to local people
- A public realm focused place, human in scale and responsive to its local context
- The maximum opportunity for activation throughout the day
- New platforms for innovation and business incubation
- Social amenity and services.

At this stage of the process the key relevant areas of concern included:

- The provision of adequate public transport services to the precinct
- The net loss of public parking, particularly in the Darling Square precinct
- The provision of local amenity and services relating specifically to the needs and appetites of local people - in this context youth activities, medical facilities, library and meeting room spaces, childcare and primary schooling were directly referenced
- The availability and quality of green open, sporting and recreational spaces
- The height, location and orientation of tall buildings and their impact on solar access, views and the character of the local area
- Construction impacts.

These items have all been considered and addressed in the Concept Plan that was approved in December 2013 and have also been used to inform the detailed design of the North East Plot where relevant.

4. Stage 2 Consultation Findings

Following feedback received during the first stage of consultation, the proposed design was presented during the Stage 2 Consultation in October 2014.

The extent to which matters raised during both stages of consultation informed the design development has been documented in section 5 of this report.

4.1. Stakeholder feedback

During the pre-lodgement period for SSDA 7, Lend Lease engaged with relevant stakeholders about the proposed North East plot. This engagement was a combination of small group presentations, one-on-one briefings and telephone conversations. Key questions and matters raised were documented and recorded into Consultation Manager.

The following reflects an overview of the key outcomes:

4.1.1. Design Review Panel

The proposed design was presented to Infrastructure NSW's Design Review Panel and there was general endorsement for the design.

4.1.2. Novotel Rockford and Pumphouse

A meeting was held with the General Manager of the Novotel Rockford and Pumphouse. The tone of the meeting was generally positive and he was supportive of the choice of materiality that responded to the local context, greater activation of the area and the introduction of trees along the northern boundary. Clarification was sought regarding the allocated car parking ratio, the boundary of the site and who the architects were. Some concern regarding the potential noise impacts during the demolition of the Qantas Credit Union Arena was raised.

4.1.3. The Holiday Inn

A meeting was held with the General Manager of the Holiday Inn and the relevant Department Heads to discuss the North East Plot. The tone of the meeting was generally positive. Clarification was sought in relation to car parking, overshadowing and access through Memorial Park during construction and the final design. It was noted that this is an important access route for the hotel and a suggestion was made to provide a flyer with a map outlining the access during the construction of the NE plot.

4.1.4. Haymarket Chamber of Commerce

A meeting is scheduled with the Executive Committee to discuss the proposed plot.

4.1.5. The Powerhouse Museum

A representative from the Powerhouse Museum attended the Community Information session in November. No issues were raised by the Powerhouse Museum about the proposal and they were supportive of the architectural character of the building and the selection of materiality that responded to the local context.

4.2. Community feedback

Two community information sessions were held on Monday 4 November 2014 to facilitate feedback from the community. These occurred between noon and 2pm and between 6pm and 8pm and were held at the Darling Square Sales and Information centre at the Qantas Credit Union Arena, the location of the future NE plot.

The sessions were attended by 64 participants, many of whom had already participated in previous engagement events and had a good base level of understanding about the development. A Mandarin language interpreter was also available at both sessions.

The sessions were informal in style (drop-in format) with members of the Lend Lease team and a representative from Tzannes Associates, the lead architect, available to answer any questions and listen to feedback.

Feedback forms were provided to participants to complete at the end of each session and the key questions and matters raised were documented and recorded into Consultation Manager.

The material that was presented is included in Appendix 1.

Positive feedback

Supportive feedback regarding the following elements of the proposal was recorded:

- The selection of materiality that responded to the local context
- The positioning of services and 'back of house' requirements to minimise their aesthetic impact
- The use of retail to activate the ground plane
- The concept proposal site layout and the allocation of public space
- The selection and positioning of trees along the northern boundary

Matters of concern

Matters of concern regarding the following elements of the proposal were recorded:

- The height of the proposed building
- From the photomontages presented at the consultation, some feedback was received that the colour of the brick was too dark and the design lacked creativity
- Apartment density
- The provision of community facilities (available to the public) not being included in the proposed NE development plot
- Potential for increased traffic on the neighbouring streets
- Reduction in car parking across the precinct
- Perceived inadequacy of the public transport provision
- Pedestrian access arrangements from Macarthur Street.

Points of clarification

Clarification was sought about the following:

- The building height
- The consistency with the approved Concept Proposal
- The access arrangement during construction and at the completion of the development
- What retail offerings were proposed at the ground plane
- Intended interior fit out of the apartments

Contact has been maintained with representatives of key local resident associations and action groups. Representatives from many of these groups were invited to attend the community information sessions and the feedback received from those who attended is reflected above.

Separate presentations were also offered to the key neighbouring residential buildings. This offer was accepted by the Executive Committee of the Peak Apartments building and the project team met with the Executive Committee on 23 October 2014.

4.3. Summary of Key Themes Raised

The following reflects the key themes were raised in relation to the NE development plot during the pre-lodgement consultation:

- There were varying opinions about the architectural design with both positive and negative feedback received
- Concern regarding the building height and apartment density
- Support for the use of retail to activate the ground plane and proposed trees along the northern boundary
- Support for the positioning of services and back of house requirements to minimise the aesthetic impact
- Desire for provision of open public space
- Desire for provision of social and recreational amenity to be available to the public
- Concern regarding the potential for increased traffic on neighbouring streets
- Concern regarding car parking provision
- Concern regarding public transport provision

5. Addressing concerns

The extent to which matters raised during both stages of consultation informed that design development has been detailed below.

Issue 1: The height of the building and apartment density	
Issue Sentiment regarding the height of the buildings impacting the views of the Peak apartments and causing overshadowing Sentiment regarding the density of the apartments	Response – Whilst respecting the opinion of the local community, the approved Concept Proposal set the planning parameters including the building heights. The Concept Proposal complies with the State issued urban design guidelines on the precinct. The proposed designs reflect buildings that are consistent (or slightly smaller with regards to the NE and NE2 towers) with the Concept Proposal. – The height and density of the proposed buildings are in keeping with the surrounding area; building heights in the NW development plot vary between 8 and 41 storeys and are also all shorter than the Peak Apartments (by at least 21m). – A view analysis has been undertaken to ensure that the location and design of the buildings adhere to the view sharing guidelines for the area, as set by the planning authority. Analysis indicated that changed views of the city skyline would be experienced by a small proportion of apartments. – Additional articulation has been introduced to the tower to emphasise their slender form and the materiality of the buildings has been designed to respond to the local context. – The proposed development is not likely to create any significant overshadowing to adjoining private residences or public spaces. The shadow cast by the proposed buildings is less than the shadow envisaged for the approved Concept Proposal envelopes. This is due to a number of the approved building envelopes not being filled by the proposed buildings.
Issue 2: Architectural design	
Issue Whilst there was support for the materiality of the building being selected to respond to the local context, some feedback received from the photomontages presented at the consultation was that the brick was too dark and the design lacked creativity.	Response – The material character of the building has been developed in consideration of the local context. A simple palette of brickwork, concrete, metalwork and glass has been developed in response to reflect the character and environment of the surrounding locality, whilst creating a new identity for Darling Square and each individual building. Variation of brick types, colours, glazing and detailing provides a contemporary interpretation that is rich in architectural character. – The NE3 tower is largely articulated with concrete and glass, whilst brickwork has been used to create a finer grain urban design outcome for elements such as the podium, NE1 & NE2. A glazed white brick will articulate building entries and key elements in the built form. A base brickwork pattern comprised of matt and gloss bricks of matching colour will provide surface variation to animate the podium, NE1 & NE2 façades.
Issue 3: Provision of public space and pedestrian connectivity	
Issue Design response to ensure it can be enjoyed equally by all community members and there is sufficiency of green space, provision of shade and incorporation of recreational amenity.	Response – Almost 25 per cent of Darling Square is public space. This includes the new Square, the Boulevard that runs between Cockle Bay and Hay Street, the laneways, the space between the proposed SE development plot and Hay Street and Macarthur Place, located at the

Concern regarding the removal of the pedestrian walkway from Macarthur Street	south-west corner of the precinct outside the student accommodation. – The North East development plot includes the western edge of Harbour Street and a zone along the northern, western and southern building interface line. The Square (that is outside the boundary of this plot) is the key public space of the Darling Square precinct. To make sure there is an integrated approach to the public space across the precinct, the materials ultimately selected for the Square will inform the future materials selected for the western and southern interfaces of this building. As such, the design for the public realm in these areas is only considered temporary. A single line of trees are proposed along the northern boundary of the building. – The proposed development is an integral part of the Government's overall 20 hectare transformation of Darling Harbour and as such it also benefits from its co-location with the revitalised public realm areas adjacent to the site including Harbourside Place, Tumbalong Park and the section of The Boulevard being delivered as part of the Darling Harbour Live Public Private Partnership. It is also located in close proximity to The Goods Line revitalisation being delivered by Sydney Harbour Foreshore Authority (SHFA). – A new connection from Macarthur Street is being delivered as part of SHFA's The Goods Line project. The link at ground level will replace the footbridge providing access between Ultimo and Darling Harbour. It will connect with The Goods Line, which will be a new pedestrian and cycle network, and Darling Square.
Issue 4: Provision of Social and Recreational amenity	
Issue Perception of a lag in the provision of social and recreational amenity in the locality.	Response – Discussions are underway with a number of stakeholders about proposed community facilities within Darling Square and the location of the proposed community facilities are outside this development plot. There is a condition of consent for the Concept Proposal regarding community facilities that must be upheld. – With respect to the North East development plot, the design ensures maximum activation to the surrounding network of public open spaces through a varied mix of retail tenancies and apartment entries. – The private landscaped podium deck is proposed to provide residents with an urban oasis offering extensive landscaping, circulation paths, a swimming pool, outdoor gym area, community room adjacent to the pool and suitable screening of necessary plant and equipment. It is considered that this approach will make the podium roof more visually attractive for not only people living in the buildings but also those in surrounding buildings.
Issue 5: Traffic impacts	
Issue Concern regarding an increase in traffic in the neighbouring streets as a result of the development	Response – Traffic modelling has shown that traffic will not get any worse than current conditions. This was considered and assessed as part of the Concept Proposal. – Research indicates many residents will prefer to walk, cycle or take public transport given their close proximity to the city, universities and main train stations.
Issue 6: Reduction in car parking in the precinct	
Issue Concern regarding the reduction in car	Response – Resident car parking for Darling Square will be provided within the

parking in the precinct.	three residential development plots and a public car park is also provided in the approved North-West plot. – Based on studies undertaken to support the Concept Proposal for the Darling Square and the North East Plot development application, there is an adequate parking provision in the broader precinct. – The car parking provision within the North East development plot complies with the car parking rates approved as part of the Concept Proposal.
Issue 7: Public Transport	
Issue Sentiment towards the inadequacy of public transport in the area	• Whilst respecting the opinion of the local community, improving public transport connections falls outside of the remit of the Darling Square development. However, the site is well served by public transport and in walking distance to a number of different options – Town Hall and Central stations; the convention and exhibition light rail stations and the major bus corridor on George Street and local buses on Harris Street. Two light rail lines will service the new developments – the new George Street line and the Inner West line. It is understood that tram service frequency can be increased to move more people quickly if required for major events. – – The Darling Square development is Sydney's most connected and walkable neighbourhood according to www.walkscore.com. It is a one minute walk to Sydney's light rail network and bus connections and approximately seven minutes' walk to Central Station and Town Hall.
Issue 8: Potential Construction impacts	
Some concern regarding noise associated with the demolition of the Qantas Credit Union Arena.	• A noise management plan will be implemented on site to ensure potential noise impacts are minimised and the appropriate mitigation measures are implemented during the demolition. • A community engagement plan will be implemented to make sure neighbours are informed about the status of work on site and know who to contact if they have any concerns about the work.