

Compliance Schedules - Residential Amenity

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STAGE 1 CONCEPT PROPOSAL APPROVAL

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The proposal complies with the Stage 1 Concept Proposal approval aside from a GFA increase that is subject to a S96 of the approved concept plan (SSDA 2).

- The building remains wholly within the building envelope as defined by the parameter plans approved as part of the Stage 1 Concept Proposal.
- The building uses are aligned with those established by the Stage 1 Concept Proposal approval..
- The benchmarks for natural ventilation and solar access set by the Stage 1 Concept Proposal approval have been met.
- The objectives of the design guidelines for the Stage 1 Concept Proposal approval have been met.
- The car parking provided within the development does not exceed the car parking ratios set by the approval
- The awning projections on the ground floor are consistent with the articulation zone within the Stage 1 Concept Proposal approval.
- The canopy to the Boulevard at podium level is generally consistent with the articulation zone within the Stage 1 Concept Proposal approval and is required to mitigate the wind effects and improve amenity to the Boulevard.

DESIGN GUIDELINES AND CONTROLS

The design proposal meets the objectives of the design guidelines and controls set by the Stage 1 Concept Proposal approval. Our design response to these objectives is as described below.

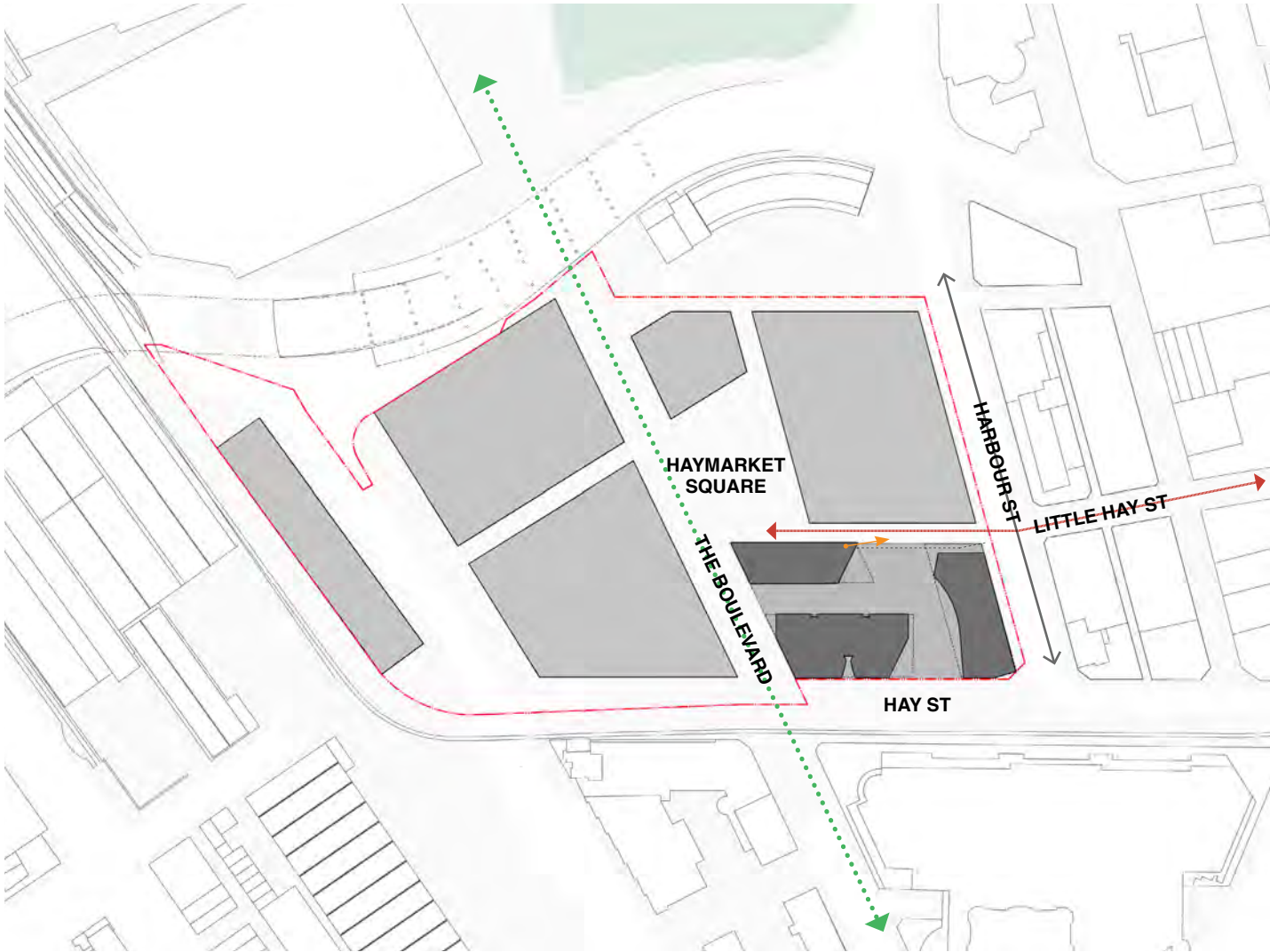
URBAN BLOCKS

The proposal continues the urban fabric and grain is reflective of the existing and future city character. It supports the street network established by the parameter plans which adopts and aligns with the existing street grid of small urban blocks. The proposal is consistent with the envelopes established by the parameter plans.

STREETS AND LANES

The proposal supports the street network hierarchy established by the approval. It supports a fine grained, active new Little Hay Street connection through the site. This new open space network facilitates safe accessible pedestrian movement across the site and facilitates their use for both planned and spontaneous activities. Passive surveillance of this area is improved by pulling the facade in at higher levels to expose the Eastern Edge of the SE2 tower to enable residential and communal facilities with views through the lane.

In particular the project complies with the controls defining lane widths, the requirement that the lanes be open to the sky with the exception of canopies and tenant awnings, the requirement for a direct line of site into Little Hay, clear pedestrian access paths in street edge activation zones, the provision of a Little Hay Street extension and the provision of level thresholds into retail and entrance lobbies.



Urban blocks, Streets and Lanes

RESIDENTIAL AMENITY AND PLANNING

The design reflects the building height parameter plans and maximum floor plate depths outlined in the design guidelines. All rooftop plant and equipment including lift overruns are encapsulated within the perimeter plans.

Apartments are designed and windows and balconies positioned in consideration of the availability of solar access, heat loads, views and privacy impacts of adjacent structures. Typically the buildings are more enclosed at low levels to protect privacy and open at upper levels to maximise views.

Where balconies are located adjacent one another full height screens are provided with the exception of garden apartments on the landscape podium which have lower screens and landscaping to provide privacy.

Architectural screens are incorporated on the northern and north western oriented facades to deal with the northern solar loading and glare. Windows to the east and west are minimised to ensure privacy to adjacent buildings within and surrounding the site. This also assists with minimising solar loading to these facades.



Areas not occupied on parameter plan

PODIUM ROOFS

Deep planting zones are provided on the communal landscaped roof. Refer to landscape report by Turf Design.

Communal facilities are integrated within the communal landscape and pool area and accessible from the landscape podium directly.

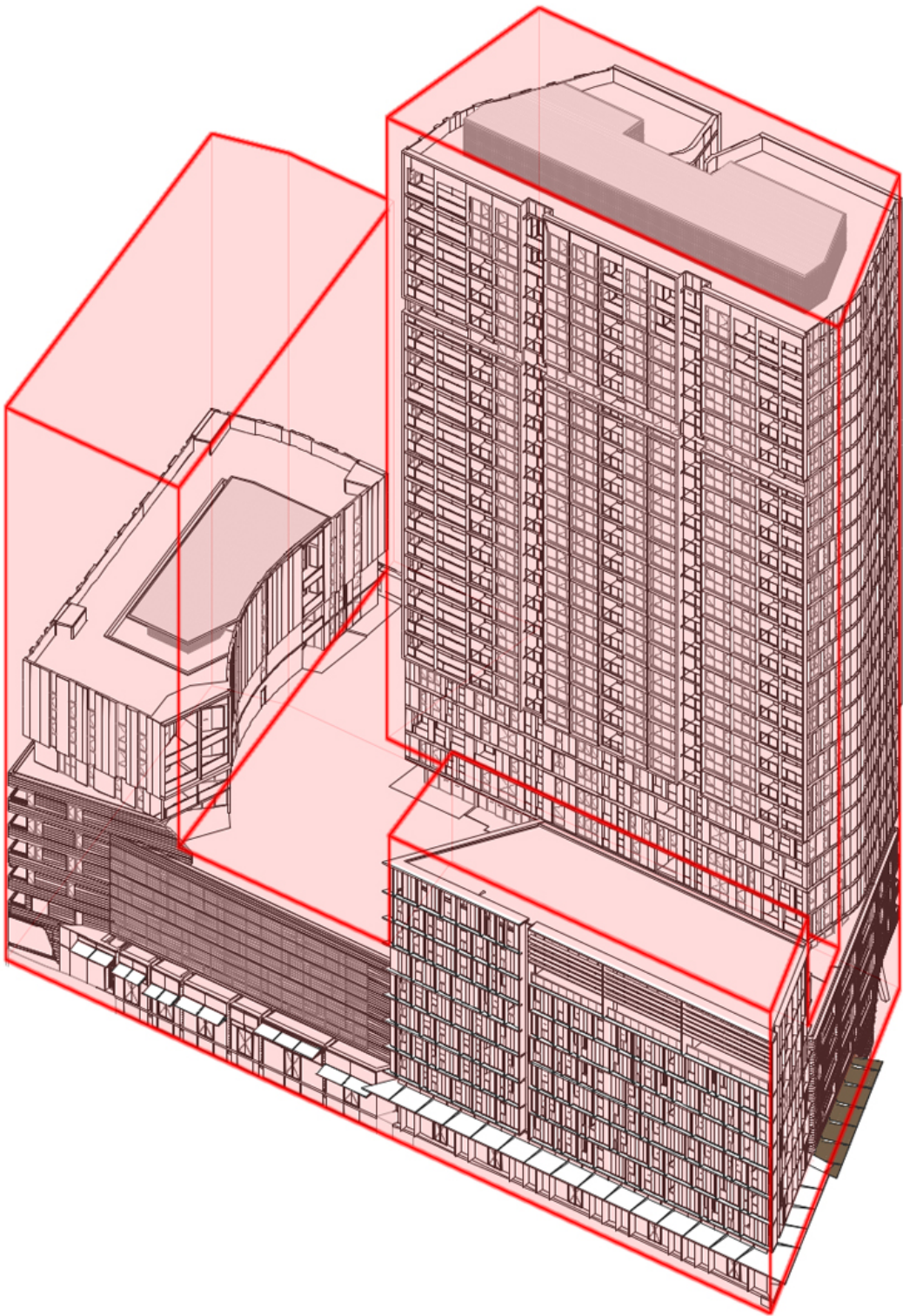
All roofs are treated as a fifth elevation, carefully locating and screening all plant and equipment.

MASSING AND BUILT FORM (ABOVE URBAN BLOCKS)

The Proposed design sits completely within the Parameter Plans as shown on the drawings and generally complies with the minimum separations and building depths.

In line with the Stage 1 Concept Proposal, the towers are located above the perimeter edges within the parameter zones. The eastern SE3 tower steps back from the northern edge to provide separation and amenity between it and the North East Plot tower. The western facade of the taller SE1 tower curves in to provide the required separation to the tower on the North West Plot.

The broad face of the SE1 tower is articulated with vertical recesses and slots to break down the facade length and provide natural light and ventilation to the core.



Development within Parameter Plan

EDGES AND ACTIVATION

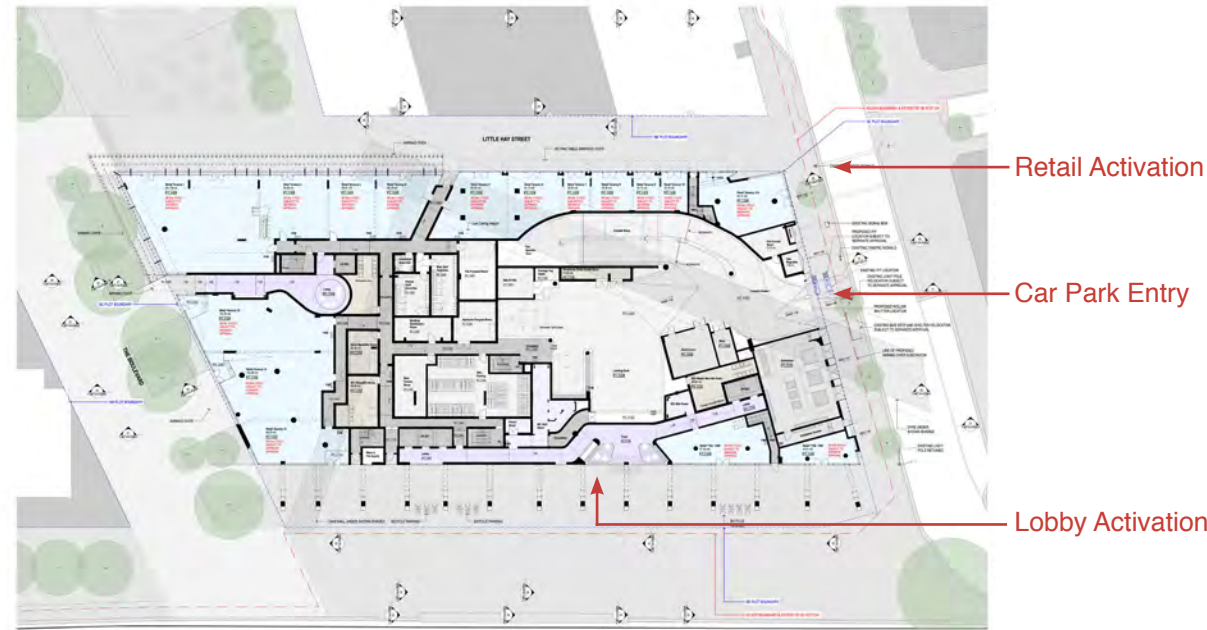
The building has been designed to accommodate a variety of activities to activate the public domain, including retail, dining, and apartment lobbies. The podium has been designed to provide definition to the public spaces whilst minimising building bulk and overshadowing to the public square.

Residential entry points are clearly defined within the fabric of the podium providing a strong sense of arrival to the apartments above. They are distributed, as appropriate, around the base of the podium, their design responds to the number of apartments within the tower and their immediate context.

The built form of the podium is visually separated from the towers above by a significant re-entrant in the building façade. The impact of services and back of house on the façade is minimised through the careful design and positioning of these elements on the façade. They are limited to the car park entry, substation, fire escapes and key essential services. These elements are minimised and distributed around the facade. Larger elements such as the substation and car park entry are located on Harbour Street, separate from the active pedestrian public domain. Non-essential services and openings to this facade are minimised.

This design Strategy results in 74% of the podium facade being active with 12% of this being apartment entries and lobbies.

Street wall heights (above ground level) are in line with the objectives of the Concept Proposal. SE2 forms a street wall height in line with the NE plot at approximately 27.76m The street wall is on average 18m above street level to the top of terracotta with a glazed balustrade that extends an additional 600mm typically. This condition is higher at the landscape pool zone.



ACTIVATION

Retail floor heights are a minimum of 4.5m typically with higher retail frontage of 6m to the square.

The majority of podium level car parking is 'sleeved' and concealed by podium level apartments to the Boulevard, Harbour Street, the square and most of Hay Street. At natural ventilation zones to the carpark and plant areas on the podium facade an architectural perforated screen is incorporated into facade openings that relate to the residential development

TRAFFIC CAR PARKING AND SERVICES ACCESS

Service and loading vehicle access from public roads is provided in a "drive in/ drive out" configuration.

Car park and services access is shared to minimise vehicle entry opening on façade. The driveway splits after the car park entry leading to the first floor for residential parking and ground floor loading dock situated within close proximity to residential and retail loading access.



EDGES

ARTICULATION

An architectural projection zone of 500mm is utilised for architectural screening elements. This provides visual interest and shading to the facade.

The architectural design provides a range of articulation responses from the large scale to the fine grained in response to detailed urban design considerations and internal amenity requirements. The level and finesse of building detail increases with proximity to the ground, providing a defined human scale at low levels. The tower elements are articulated from the podium by a strong re-entrant and change in architectural character.

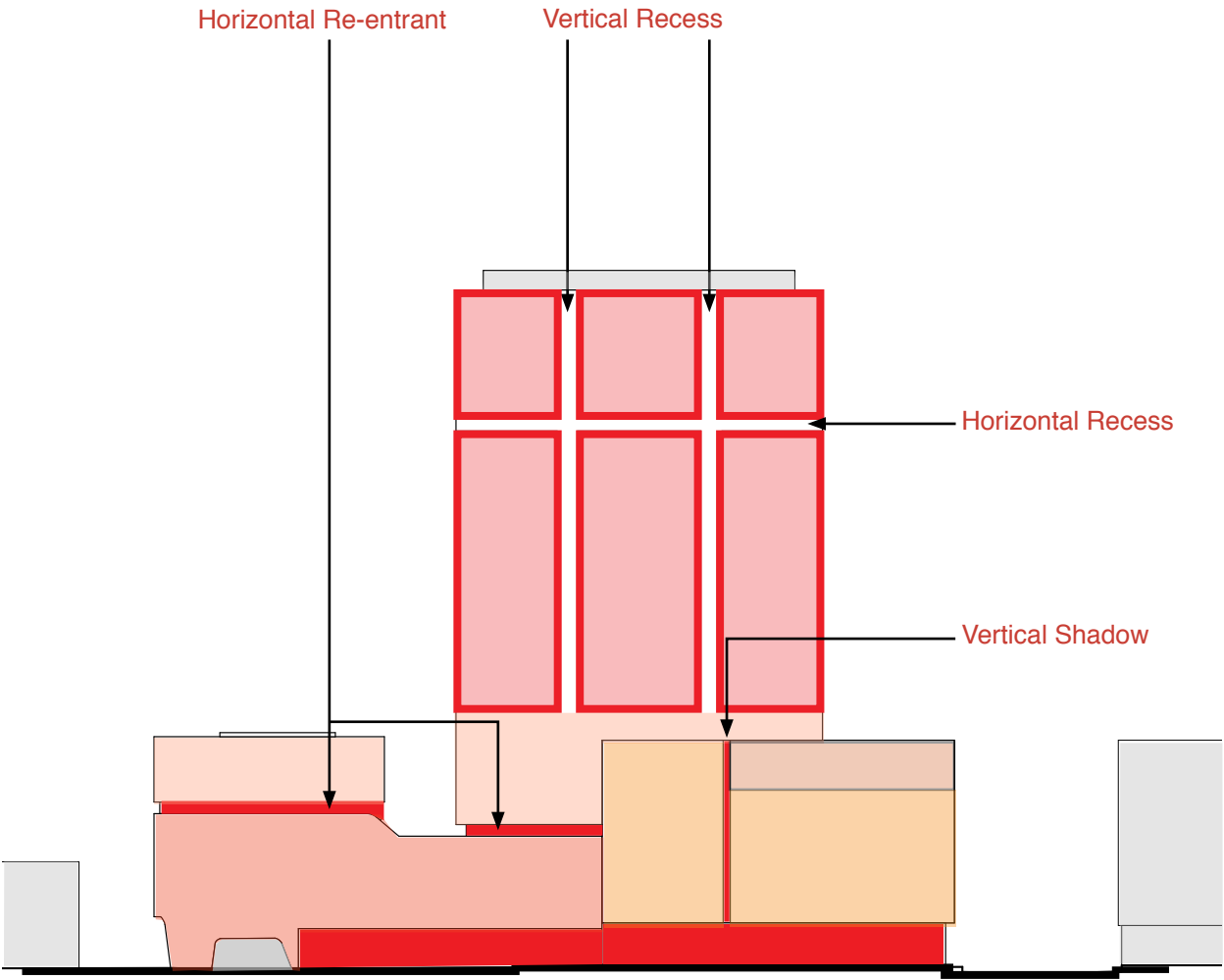
The architectural language of the podium is articulated to address key urban conditions and to relate to the built form of the towers over. This results in a rich variety within a coherent building form.

SE1 - The southern tower (SE1) is articulated with strong horizontal and vertical brise soleil screen elements within the 500mm architectural projection zone. The large scale of the tower is broken down by vertical recesses on the northern and southern faces. The finer detail of these components arises from their assembly and construction logic.

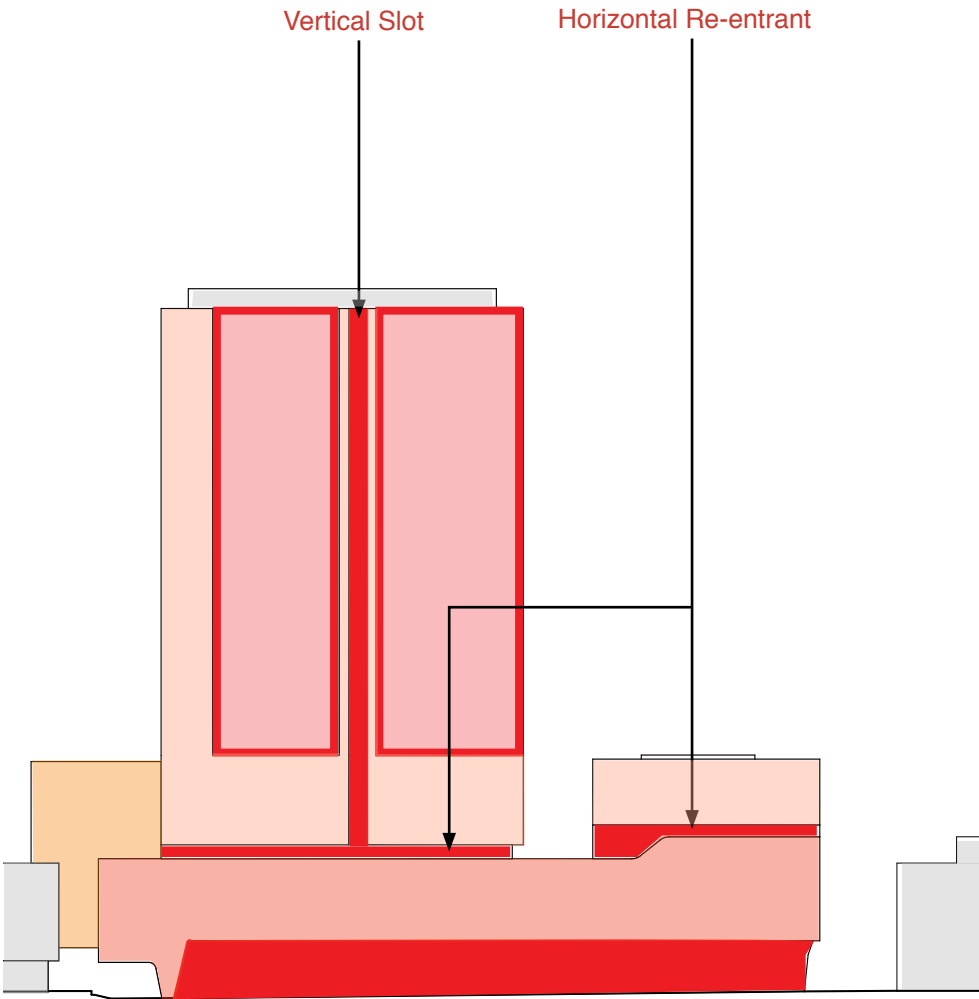
SE3 - The eastern tower sits onto the podium broken by a horizontal re-entrant zone similar to SE1. The built form is further articulates through the balcony locations which cut vertically through the form with a palette and representation similar to the brise soleil elements of SE1.

SE2 - The north tower (SE2) sits as a stand alone building with the podium wrapping around and setting in where it meets as a vertical shadow line defining lobby entries and the SE2 retail. It is clad in a series of fixed and operable perforated screens that provide a dynamic facade that can be adjusted to suit privacy and solar concerns of the occupant.

PODIUM - The podium is defined by its use of terracotta and large sweeping elements that touch the ground plane at varying intervals around the site. The more solid balconies provide privacy suitable to the separation from the public domain and windows locations vary to provide movement and interest to the large city block.



Northern Elevation showing articulation



Southern Elevation showing articulation

MATERIALITY

A rich palette of warm materials, colours and textures have been selected to reflect the high quality architectural response.

The material character of the building has been developed in consideration with the local urban fabric and historic context and to tie together the surrounding new development of the adjacent sites.

A limited, direct palette of materials has been proposed of warm terracotta tones and textures accented by bronze screens, white pearl brise soleils and timber.

The use of a warm terracotta or similar podium and earthy tones of patina applied to concrete on the tower walls provides a contemporary link to the Haymarket narrative.

A finer grain white ‘pearl’ brise soliel is integrated with the glazed and balcony facades of the North and South of SE1 and the balcony insets and Easter facade of SE3.

Bronzed perforated operable screens glimmer on the SE2 facade at the southern edge of the square, topped with a fine white frame that unites it with both the South East plot towers and the North East lower building.

The materials of SE2 and the podium touch down to the public domain and become integrated into the retail facades.

Each material is selected in consideration of its role and performance to deliver a low maintenance, high quality, long lasting, durable architectural response.

SUSTAINABILITY

The proposal incorporates passive solar design principles such as orientation. Thermal mass and low energy performance. Modern technology controls and metering are incorporated into the services design to enable ease of operation, achieve lower emissions and enable monitoring of usage so that occupants can be aware of ways to minimise energy and water usage.

Materials are selected in accordance with GreenStar requirements to meet a minimum 4 star rating.

The use of public transport and cycling are encouraged into and from the development. Visitor cycle facilities are incorporated on ground floor and undercover bicycle parking is provided. All residents have a designated bicycle storage cage.

A landscape podium provides valuable green space to the residents





EXTERIOR FINISHES

Darling Square South East Plot

01	G01, G02, G03.	ANODISED ALUMINIUM FACADE FRAMING COLOUR: AMBER GOLD (DARK BRONZE)
02	G04, G05.	POWDER-COATED ALUMINIUM FACADE FRAMING COLOUR: TITANIUM PEARL (DARK GREY)
03	G06A	POWDER-COATED ALUMINIUM FACADE FRAMING COLOUR: ASTEROID PEARL MATT (GREY)
04	G06B, G06C	POWDER-COATED ALUMINIUM FACADE FRAMING COLOUR: ANODIC BRONZE SATIN (BRONZE)
05	G06D	ANODISED ALUMINIUM BALUSTRADE FRAMING COLOUR: AMBER GOLD (DARK BRONZE)
01	BAL01, 03, 04	ANODISED ALUMINIUM BALUSTRADE FRAMING COLOUR: BEETLE (LIGHT BRONZE)
06	BAL02	ANODISED ALUMINIUM BALUSTRADE FRAMING COLOUR: BEETLE (LIGHT BRONZE)
07	AW01	FABRIC - MULTI-COLOURED (INDICATIVE)
08	AW02	TIMBER (OR SIMILAR) BATTENS NATURAL
03	AW03	COMPOSITE METAL CLADDING, TIMBER (OR SIMILAR) LOUVRES AND GLASS COLOUR: PRECIOUS MOTHER OF PEARL (WHITE)
09	AW04	COMPOSITE METAL CLADDING, TIMBER (OR SIMILAR) LOUVRES AND GLASS COLOUR: PRECIOUS MOTHER OF PEARL (WHITE)
06	SC01	PERFORATED OPERABLE SCREENS COLOUR: BEETLE MATT (LIGHT BRONZE)
10	SC02	ALUMINIUM BATTENS COLOUR: TO MATCH TERRACOTTA (OR SIMILAR) FACADE
09	SC03	POWDER-COATED AND FOLDED ALUMINIUM SHEET COLOUR: PRECIOUS MOTHER OF PEARL (WHITE)
08	SC04A	TIMBER (OR SIMILAR) BATTENS NATURAL
08	SC04B	BLACKBUTT FACED PLYWOOD CLADDING (OR SIMILAR) NATURAL
06	SC05	PERFORATED ANODISED ALUMINIUM SHEET CLADDING COLOUR: PRECIOUS MOTHER OF PEARL (WHITE)
09	LV01	ANODISED ALUMINIUM FRAMING COLOUR: AMBER GOLD (LIGHT BRONZE)
01	LV02	ANODISED ALUMINIUM COLOUR: AMBER GOLD (DARK BRONZE)
08	LV03	TIMBER (OR SIMILAR) CLAD STRUCTURAL STEEL T-SECTION
03	LV04	POWDER-COATED ALUMINIUM FIXED LOUVRES COLOUR: TITANIUM PEARL MATT (DARK GREY)
11	CONP01	STAINED PRECAST CONCRETE PANELS COLOUR: "SMOOTH BEECH" (PALE TERRACOTTA)
12	CONP02A	PRECAST CONCRETE PANELS STAINED COLOUR: CINNAMON SAND (PALER TERRACOTTA)
13	CONP02B	STAINED PRECAST CONCRETE PANELS COLOUR: "RAW UMBER" (WARM TERRACOTTA)
14	CONP02C	STAINED PRECAST CONCRETE PANELS COLOUR: "LAMA" (MEDIUM PALE TERRACOTTA)
15	CONP02D	STAINED PRECAST CONCRETE PANELS COLOUR: "CAMEL HIDE" (WARMISH TERRACOTTA)
16	CONP03	STAINED PRECAST CONCRETE PANELS COLOUR: "HOMEBUSH" (WARM GREY)
17	CON01	OFF-FORM CONCRETE COLOUR: CHARCOAL
06	CON02	CONCRETE PAINT FINISH COLOUR: BEETLE (LIGHT BRONZE)
09	CON03, CON04	CONCRETE PAINT FINISH COLOUR: PRECIOUS MOTHER OF PEARL (WHITE)
16	CON05	CONCRETE PAINT FINISH COLOUR: "HOMEBUSH" (DARK TERRACOTTA)
18	CL01	TERRACOTTA (OR SIMILAR) FACADE CLADDING COLOUR: NATURAL TERRACOTTA
16	CL02	CHINESE BLACK GRANITE
19	CL03	CONCRETE PAINT FINISH COLOUR: TO MATCH TERRACOTTA (OR SIMILAR) FACADE
10	CL04	CONCRETE PAINT FINISH COLOUR: PRECIOUS MOTHER OF PEARL (WHITE)



BUILDING SEPARATION

The Building separation overwhelmingly complies with the Stage 1 Concept Approval Diagrams as indicated in the adjacent diagram, with 1 very minor exception.

The tower footprints are derived by the separation to adjacent buildings to the SW and NE plots.

The plan shape of SE3 is derived from the boundary constraints on its North, South and East and the eastern facade of SE1. The plan form of the western facade of SE3 is generated by its relationship to SE1. In the north east corner of SE1 there is a very minor compromise in the separation distance of 18m (as defined by the Stage 1 Concept Approval) to a slightly smaller 16.8m. This very minor incursion falls across the solid balcony edge of the SE1 corner apartment on Levels 07, 08 and 09 only. The visual and acoustic amenity of apartments is not not impacted by the minor compromise in separation.

The remainder of the SE1 tower maintains and or exceeds compliance with the 18m requirement, as the separation quickly expands beyond the 18m to approximately 28.2m between the South-East corner of SE1 and South-West corner of SE3.

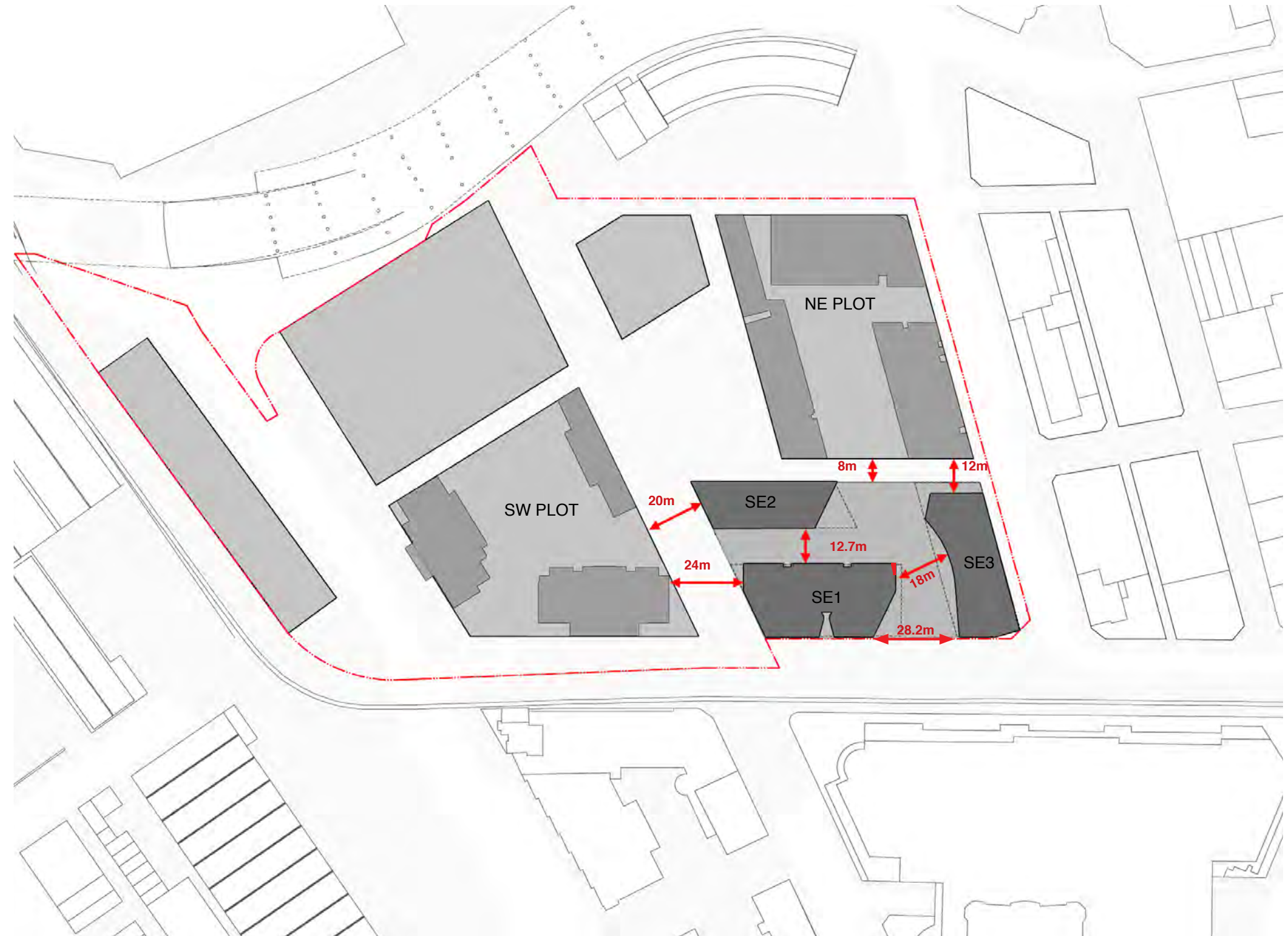
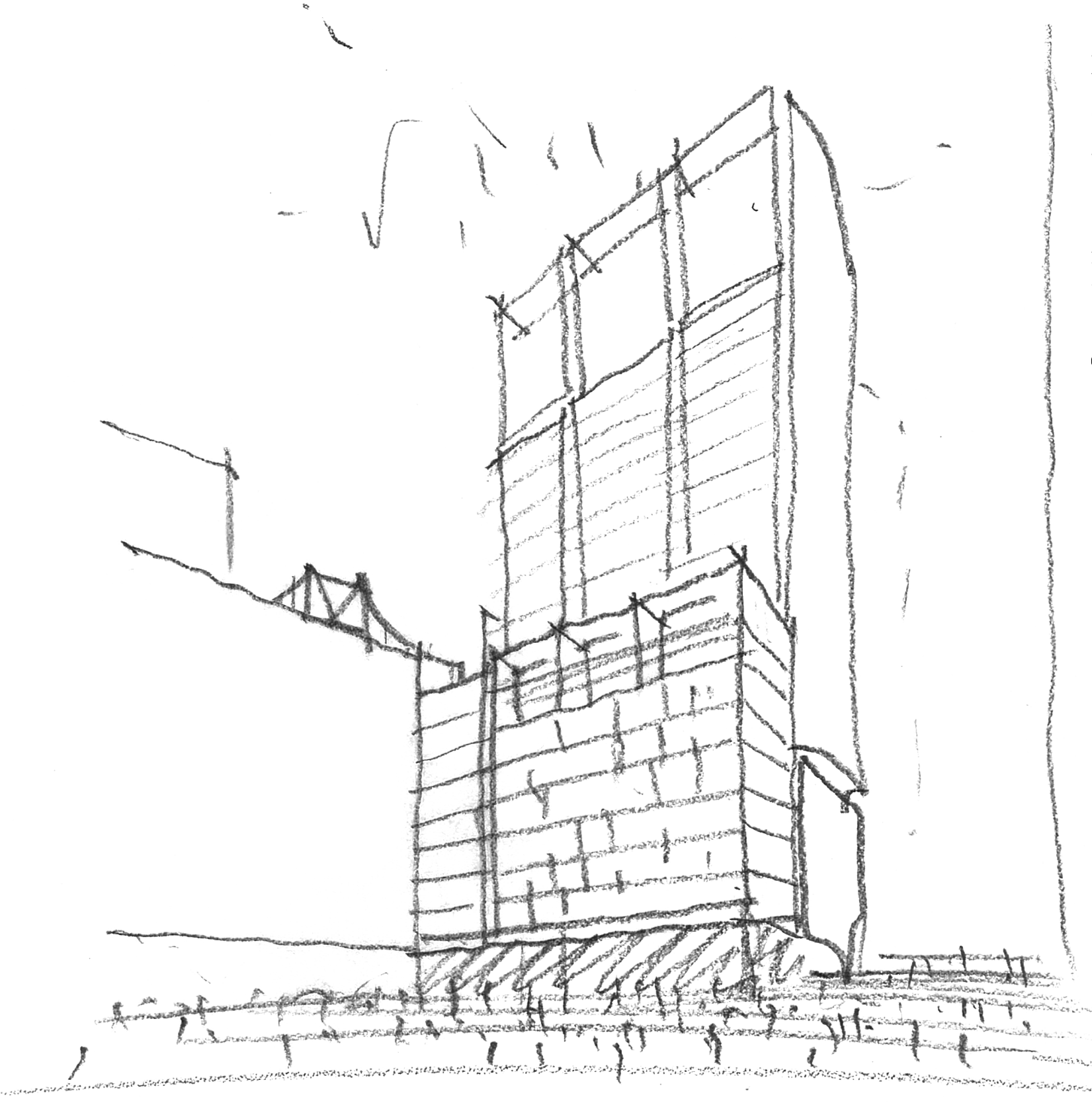


Image 1.40 Building Separations

APARTMENT DESIGN GUIDE - SEPP65 COMPLIANCE STATEMENT



We confirm that Richard Francis-Jones of Francis-Jones Morehen Thorp is registered as an architect (registration number 5301) under the Architects Act 2003 and has directed the concept design of the multi unit residential flat development at the South East Plot for Lendlease.

We confirm that the enclosed documentation achieves the intent of the design principles set out in State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development and has been designed with regard to the benchmark established by the Stage 1 Concept Proposal Approval. This statement is intended to be read in conjunction with the architectural plans and analysis prepared by Francis-Jones Morehen Thorp Pty Ltd (the Architect).

Richard Francis-Jones
Design Director

The statement refers to the drawing list below:

- | | |
|----------------|---|
| • FJMT-DA-0001 | Cover Sheet |
| • FJMT-DA-0002 | Legend and Abbreviations |
| • FJMT-DA-0003 | Key Plans |
| • FJMT-DA-1001 | Site Plan |
| • FJMT-DA-1002 | L00 Podium Ground |
| • FJMT-DA-1003 | L01 Mezzanine |
| • FJMT-DA-1004 | L02 Podium - Residential |
| • FJMT-DA-1005 | L03 Podium |
| • FJMT-DA-1006 | L04 Podium |
| • FJMT-DA-1007 | L05 Podium |
| • FJMT-DA-1008 | L06 Podium |
| • FJMT-DA-1009 | L07 Podium Roof Garden |
| • FJMT-DA-1010 | L08 |
| • FJMT-DA-1011 | L09 |
| • FJMT-DA-1012 | Typical SE3 L08-19 & SE1 L08-11 |
| • FJMT-DA-1013 | Typical SE1 L12-27 & L20 SE3 Plant |
| • FJMT-DA-1014 | Typical SE1 L28-29 |
| • FJMT-DA-1015 | L30 Resi-Plant |
| • FJMT-DA-1016 | L31 Roof Plan |
| • FJMT-DA-1017 | Adaptable SE1 L03-06.01 |
| • FJMT-DA-1018 | Adaptable SE3 L03-06.08 |
| • FJMT-DA-1019 | Adaptable SE1 L07.10 |
| • FJMT-DA-2001 | South Elevation |
| • FJMT-DA-2002 | North Elevation |
| • FJMT-DA-2003 | East Elevation |
| • FJMT-DA-2004 | West Elevation |
| • FJMT-DA-2005 | SE1 East Elevation |
| • FJMT-DA-2006 | SE3 West Elevation |
| • FJMT-DA-2007 | SE2 South Elevation |
| • FJMT-DA-2008 | SE2 Without Operable Screen |
| • FJMT-DA-2501 | Ground Plane Detail Elevations |
| • FJMT-DA-3001 | GA Sections 01 |
| • FJMT-DA-3002 | GA Sections 02 |
| • FJMT-DA-3003 | Podium Sections 01 |
| • FJMT-DA-3004 | Podium Sections 02 |
| • FJMT-DA-3005 | Public Interface Sections 01 |
| • FJMT-DA-3006 | Public Interface Sections 02 |
| • FJMT-DA-4001 | Apartment Natural Ventilation Diagrams |
| • FJMT-DA-4002 | Apartments South Facing |
| • FJMT-DA-4003 | Apartment with 2 Hour Solar Access |
| • FJMT-DA-4004 | Apartment with No Solar Access |
| • FJMT-DA-4501 | Peak Tower North Level 40 RL126.725 (P1) |
| • FJMT-DA-4502 | Peak Tower North Level 25 RL83.975 (P1) |
| • FJMT-DA-4503 | Peak Tower North Level 15 RL55.475 (P1) (1) |
| • FJMT-DA-4504 | Peak Tower North Level 10 RL41.225 (P1) (2) |
| • FJMT-DA-4505 | Peak Tower North Level 40 RL126.725 (P2) |
| • FJMT-DA-4506 | Peak Tower North Level 25 RL83.975 (P2) |
| • FJMT-DA-4507 | Peak Tower North Level 15 RL55.475 (P2) |
| • FJMT-DA-4508 | Peak Tower North Level 10 RL41.225 (P2) |
| • FJMT-DA-4509 | Peak Tower North Level 40 RL126.725 (P3) |
| • FJMT-DA-4510 | Peak Tower North Level 25 RL83.975 (P3) |
| • FJMT-DA-4511 | Peak Tower North Level 15 RL55.475 (P3) |
| • FJMT-DA-4512 | Peak Tower North Level 10 RL41.225 (P3) |
| • FJMT-DA-4513 | Peak Tower North Elevation |
| • FJMT-DA-4514 | Peak Tower West Elevation |
| • FJMT-DA-4515 | Quay Apartments North Level 16 RL60.50 (P1) |
| • FJMT-DA-4516 | Quay Apartments North Level 8 RL36.90 (P1) |
| • FJMT-DA-4517 | Quay Apartments North Level 4 RL25.15 (P1) |
| • FJMT-DA-4518 | Quay Apartments North Elevation |
| • FJMT-DA-4519 | Quay Apartments West Elevation |

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

“Good design responds and contributes to its context Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas,those undergoing change or identified for change.”

The precinct is characterised as the transition between the dense urban environment of commercial, retail, market, education and high density residential developments of the Haymarket / Central area and the Exhibition, Convention and Entertainment precinct that leads into Darling Harbour.

The site is referred to as the South East Plot (SE Plot) and sits within Darling Square which forms the Southern part of the Sydney International Exhibition, Convention and Exhibition Precinct (SICEEP) renewal project. It is part of a series of urban blocks perforated by a new public square, boulevard and active pedestrian ways. The design of the proposal has been developed in consultation with the Urban Design and Public Realm Guidelines (UDPRG) prepared for Infrastructure New South Wales (INSW). That document provides guidance on maximum building envelope and setbacks, minimum street and building separation widths and encourages good overall urban design outcomes.

The SE Plot adopts the plot boundary defined within the Parameter Plans submitted in the Stage 1 Concept Proposal SSDA 2, and maintains proposed street alignments and widths. The boundary form is a rhomboid oriented North and South along its long axis and is bounded by Darling Square and Little Hay Street (North), Harbour Street (East), Hay Street and the light rail corridor (South) and The Boulevard space (West).

The proposal ties into the recently approved Darling Square residential developments immediately to the North and West that also bound the Square, picking up key datum lines and materiality to reinforce the street edges. It equally engages with the existing surrounding development, including Paddy’s Markets directly to the south, and the variety of lower brick market and commercial buildings, the university development and tall high rise apartments to the South and East of the site.

PRINCIPLE 2: BUILT FORM AND SCALE

“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form designed to the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.”

The design proposal for this mixed-use residential development has emerged from a close and detailed analysis of this important Sydney site, its streetscape, environmental effects and urban form.

Our objective has been to create a very high quality building of distinctive architectural character that addresses the objectives of the approved Concept Proposal and integrates the new SICEEP development with the existing context.

The existing context in and around The Haymarket is of a mixed scale and use. Market City, with the tall Peak Apartment Tower, provides a vertical benchmark of RL +170m. The other surrounding buildings provide a range of scales varying from 2 – 12 storeys (RLs notionally +10.00m to +45.00m).

The Concept Proposal advocates variation in building heights for four key reasons:

- Context - to respond to the range in height of existing buildings;
- Amenity - to ensure that buildings and open spaces have adequate access to sunlight and daylight;
- Built Form and Aesthetics - to ensure that there is sufficient variety in the appearance of buildings to make the development feel like a genuine part of the city; and
- View sharing - the massing along the street edge considers the impact on views across the site from adjoining buildings and also from within the site itself.

The design approach for the SE Plot follows the advocacy of more towers of a reduced height and footprint, supporting the desire to maximise view-sharing corridors from within and through the site; a finer grain approach that talks of streets and buildings as opposed to podiums and towers. The location of the residential towers reinforces the urban design narrative – from forming a gateway to mark the entrance to The Boulevard to providing a local landmark on axis for pedestrians approaching the site from the east or west along Hay Street.

PRINCIPLE 3: DENSITY

“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure,public transport,access to jobs,community facilities and the environment.”

The Stage 1 Concept Proposal SSDA 2 adopts the principle of perimeter block planning, proposing envelopes aligned with streets to clearly separate the public domain and urban edges. A variety of public spaces comprising roads, pedestrian streets, parks and pathways result from the careful arrangement of built form. By adopting these guidelines and adhering to the building plots as proposed in the Stage 1 Concept Proposal SSDA 2 Parameter Plans, the Concept Proposal will be built as intended.

Building separation, lane and street size, and public domain interface respond to the principles contained within the Urban Design and Public Realm Guidelines (UDPRG) prepared for INSW and the Apartment Design Guide.

The SE Plot built form maximises the ground plane to provide a strong edge to the public domain and to reinforce the pedestrian ways. A large colonnade on Hay Street addresses not only overland flow setbacks but provides a grand space activated by retail and the grand lobby. It also provides an opportunity for light displays such as Sydney VIVID. A dense variety of shop fronts is offered along Little Hay to suit its tight laneway scale.

The podium connects strongly with the ground plane to reinforce the street and building concept at varying locations. The smaller SE2 tower that immediately fronts and addresses the square sits as its own unique element, a single form down to the ground plane broken subtly by a light awning. It is a light and dynamic building of glass and screens that can be adjusted to suit the user. It is wrapped by the remainder of the heavier terracotta podium that responds to the existing context, scale and materiality.

The tower forms align with the podium edge on the Southern and Eastern facades and connect through a sympathetic colour palette to create a uniform whole. A re-entrant level at the podium provides relief at the street edge to breakdown the scale. The massing is derived by maximising the north facing frontage and is articulated to break down the longer faces of the Northern and Southern edges such that it reads as a series of smaller towers to the South.

PRINCIPLE 4: SUSTAINABILITY

“Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.”

The proposed development has met the targets set out in the Building & Sustainability Index (BASIX).

LL is committed to attaining a minimum GBCA Green Building Council of Australia Green 4 Star Greenstar rating (Design and Built).

Aside from this the design proposal embodies extensive passive sustainable design initiatives such as:

- Excellent passive solar gain and loss properties;
- Optimising the number of apartments with Northerly aspects to living spaces to maximise solar access; daylight penetration and reduced heating and electrical lighting requirements;
- Both passive and active sun shading devices to reduce solar gains and increase control of the internal environment against late afternoon sun;
- Collection and reuse of rainwater to the green zone on the podium landscaping, as well as the capture, reuse and storage of hydraulic and fire service testing flows; and
- Master switching to enable lighting and AC to be switched off via a single switch when leaving the apartment.

Waste and recycling facilities are provided on the Ground Floor, with a designated recycling room for resident use. A split system garbage chute separates garbage and recycling.

This performance is enhanced by the use of performance glazing, high levels of insulation along with water sensitive design, the selection of water and energy efficient services plant, fittings and fixtures.

PRINCIPLE 5: LANDSCAPE

“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity, A positive image and contextual it of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management.”

The Public domain is categorised by streets connecting into a large urban square central to the SICEEP development. The boulevard, a new North-South pedestrian connection, has a continuous tree canopy broken at key moments along the route and lined with cafes, retail, residential addresses and core facility entrances to activate the route. Refer to the Landscape DA Report by Aspect Studios for SSDA 10.

The proposed development involves the construction of a multi-use private communal landscape built over podium structure by Turf Design.

- The aim of the landscape design is to promote the following sound design principles, including:
- To generate an engaging and practical opportunity space for passive recreation for residents as suits the locality;
 - To provide functional areas of planting and landscape architectural elements that enhances the presentation of the buildings;
 - To frame desirable views;
 - To reduce building energy consumption through water collection to garden beds and reduced hard paved (heat island) areas;
 - To allocate planting that provides maximum effect with minimum maintenance requirements;
 - Create interest and visually unify and enhance the existing environment;
 - Promote safe and secure use of the site for both every-day users and visitors;
 - Use of appropriate plant species that will reduce irrigation, maintenance requirements, and the use of pesticides and herbicides;
 - Using quality, long lasting materials and using recycled materials where possible;

- No noxious plants or plants known to be invasive or which become invasive will be planted; and
- Create a suitable landscape for the residents and a variety of outdoor areas such as reading/ relaxing and or small group areas and a BBQ area, pool area.

PRINCIPLE 6: AMENITY

“Good design positively enhances internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space,efficient layouts and service areas,and ease of access for all age groups and degrees of mobility.”

The proposal is for mixed use residential building consisting of ground floor retail, residential units and above ground carpark.

The development has provided a range of apartment types to suit a variety of lifestyles and aspirations. From studio and 1 bed apartments engaging with the surrounding streets and laneways to tower top dwellings with panoramic views of the skyline and Darling Harbour.

The development proposal comprises 391 residential with the following mix:

- 4 - Studio units
- 186 - One Bedroom units
- 55 - Two Bedroom units, one bathroom units
- 133 - Two Bedroom two bathroom units
- 13 - Three Bedroom units

Each apartment has private open space in the form of a balcony with a minimum depth of 2m.

Ceiling heights are set as a minimum of 2.7m to living rooms and bedrooms and 2.4m elsewhere.

Storage units are provided to all apartments both within the apartments and within dedicated storage areas, the majority of which are accessible directly from the building foyers.

A total of 10 adaptable units are provided as part of the development. These units are also provided with dedicated accessible storage units and car spaces.

Equitable access is provided to the entrance of all apartments and retail units.

Secure undercover parking is provided for 265 cars, 10 of which are dedicated adaptable spaces located close to lobby entries which can be reached either on grade or via compliant ramps. Additional spaces are provided for loading, services and car charging.

Consideration to facade density and screening to enhance visual and acoustic privacy has been well considered. Podium apartments are screened to balcony height to provide privacy to the public domain whilst higher level apartments have clear glazed balconies to maximise views.

Apartments in SE2 facing the Square have operable perforated screens to control the environment and allow for increased privacy. They also reduce solar load to the northern face and provide some additional acoustic barrier to the square. Slab extensions and brise soleil screening on SE1 also provide some visual privacy from lower levels without compromising the views. Smaller windows to the facades of SE3 enable privacy where neighbouring development is nearby whilst large balcony openings address the corners and more open areas enhancing daylighting and views.

Resident amenity is enhanced by the inclusion of open spaces at ground level which provide recreational and pedestrian spaces within the immediate vicinity. A landscaped podium contributes to the overall level of amenity by offering resident facilities including a pool, and an injection of vegetation within the built fabric. The development includes for residents a pool and tenants outdoor BBQ area on level 6, with a community space for meetings and the like.

Refer to architectural drawings FJMT-DA-4001 to 4008 for ventilation, single orientation south facing units and solar access diagrams.

Refer also to the ADG compliance schedules that follow.

PRINCIPLE 7: SAFETY

“Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly designed secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.”

It is accepted that mixed use development does not constitute an increased crime risk. Its operation accords with other precinct activities, with pedestrian and vehicle movements to and from the site and its immediate surrounds, generating an active presence.

The design of the development reflects opportunities for appropriate “security design” based on CPTED principles.

It is intended that the development will have an active environment after business hours giving good passive surveillance to the residential occupants and an active public domain. A CCTV system covering the entire ground floor public domain as well as visual egress through the pedestrian ways promote this endeavour.

The proposed development incorporates active frontages to ground floor of approximately 74% with 13% being residential lobby entries distributed along the Southern colonnade and The Boulevard. Combined with the greater layering of activity around the development the design aims to maximise passive surveillance in and around the Darling Square precinct.

The podium sets back in line with the existing Little Hay street on the opposite side of Harbour street to enable apartments and communal space to take advantage of views along the Little Hay Street laneway and enhance passive surveillance of this area which includes the NE plot lobby entry.

All residential lobbies, including those accessed from the secure carpark, have security controlled entries.

There is provision for a building manager and/or concierge to the main lobby with access to security CCTV.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features,including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.”

The site is located within one of the most heavily serviced public transport hubs in the Sydney basin. Facilities needed to support mixed-use developments such as child-care facilities, schools, health care, supermarkets, educational and leisure facilities are all in close proximity.

The site is well located with regard to varying forms of public transport, including buses, light rail and Central Station transport hub in addition to car share facilities, cycle ways and taxi ranks.

It is intended that the development will have an active environment after business hours providing a range of retail and food and beverage outlets in addition to activities with Darling Square and associated with the North Plot.

The development will have exceptional pedestrian amenity with special regard to accessible access. Given the ageing nature of the Australian population many visitors will require equitable access to the site which is achieved at all levels of the development.

PRINCIPLE 9: AESTHETICS

“Good design achieves a built form that has good proportions and a balanced composition of elements, connecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”

The design proposal for this apartment building and retail space has emerged from a close and detailed analysis of this important Sydney site, the streetscape, environmental effects and urban form.

The site being located at the perimeter of the SICEEP site between the new Darling Square and the existing Market City has played a key role in the selection of façade treatments and materials The objective has been to create a very high quality building of distinctive architectural character that unites the SICEEP surrounding development with the greater Haymarket precinct.

The building form addresses the fabric of the surrounding rich tapestry, materiality and heritage of the Haymarket area. Materials and breakups have been carefully selected to complement the heavy use of clay brick in the surrounding development whilst providing a modern aesthetic to express the aspirations of the overall SICEEP.

The intent being to carefully address the finer scales of detail such that the finishes and planning of the site set a new standard for the precinct providing a benchmark for future development.

The building elevations have evolved to reflect both the internal apartment amenity and the new and existing context. The lower levels are composed of finely detailed timber batten screen fenestration along the Southern Colonnade, terracotta panels and screens along a varied facade around the podium to the South, East, West and lane way, and a light and modern glass and perforated bronze operable facade to the Northern Square that opens at upper levels.

The tall SE1 tower presents an open Northern and Southern facade to take advantage of the views. The more solid East and West facades are varied and dynamic with changing window locations that open up at the higher levels of the building as views are enhanced. Warm sandstone tones provide a sense of depth and luxury to the tower, connecting it to the terracotta base. An innovative white brise soleil for sun control and privacy provides a distinctive and unique architectural character to the northern facade.

The smaller SE3 tower has more solidity to the North and west reflecting the privacy to the adjacent development. Materiality is

similar to the taller SE1 tower, uniting the development. It has a tonal variation along the facade or warm earth colours that bridge the link between the taller tower and the podium terracotta.

Equal care and attention is paid to the detailing of each element of the architecture including elements of the landscaped podium space.

The rich, natural colour and material palette of bronze framed glazing, warm stained concrete, bronze screens and pearlescent white louvres complimented by terracotta and timber battens articulates the building forms to unite the development whilst addressing the individual nature of each building element. Overall the scheme presents a rich, related but varied architectural character that brings together the new and existing of Haymarket.

Darling Square South East Plot

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Clause Number	Clause Title	Content	Commentary												
PART 03 - SITING THE DEVELOPMENT															
	Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	Refer to Section 3 of the report - Site Location and Analysis												
		Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	- Refer to Section 4 Proposed Design Concepts and Section 7 Technical of the report - Within the constraints of SSDA 2 Concept Proposal, the Apartments are located to optimise solar access and minimise overshadowing within the site and to the neighbouring residences.												
	Orientation	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	- Within the constraints of SSDA 2 Concept Proposal, the building forms and orientation have been composed to minimise overshadowing, which is improved on the concept proposal. - Refer to the shadow diagrams in Section 7 showing both plan shadows and elevational shadows to the adjacent buildings.												
	Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	The apartment lobbies open to the public domain through glazed facades providing good visual amenity toward the public domain. An access control system is provided to control entry and exit from the apartment lobbies. Lobbies are also within view of primary pedestrian paths along the south and western boundaries which in turn will provide good passive surveillance of the area.												
		Objective 3C-2 Amenity of the public domain is retained and enhanced	All apartments are provided with private open space in the form of balconies and larger terraces on the podium level. The scheme enjoys the excellent amenity of a large communal landscaped podium with pool, BBQ and indoor community facilities.												
	Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping - Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) - Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	35% of Darling Square, 12,390 m², is public space which is accessible to the public to enjoy. This includes a 2,700 m² urban square; 3,660 m² of Boulevard space; 5,230 m² of laneways and new streets and 800 m² for Macarthur Place. There is also an additional 1,480 m² of further public domain, including gardens and plantings on the Western edge of the South West residential and North West commercial buildings. - The Square and the Boulevard, the primary public spaces, receive direct sunlight for a minimum of 2hrs in mid winter. - In addition, the South East Plot has an external common open space provided for resident use on Level 06 accessed from lift lobbies. The podium common open space is 2,772 m². which equates to 60% of the South East Plot site area. The common space achieves 57% of direct sunlight to the useable areas between 9am and 3pm.												
		Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	A variety of public and more private communal outdoor spaces are provided throughout the development, refer to Landscape Documentation and SSDA10.												
		Objective 3D-3 Communal open space is designed to maximise safety	Passive surveillance of space and CPTED principles have been considered throughout the development and is enhanced with CCTV coverage of the public domain and lobby areas.												
		Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	- Public Open Space is available outside the site boundary as approved in the Stage 1 Concept Proposal (SSDA2). - The surrounding open space to the South East Plot connects into the existing urban fabric with the extension of Little Hay street from the East and the Boulevard along the West leading to a large public Square to which the South East Plot fronts.												
	Deep Soil Zone	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality Deep soil zones are to meet the following minimum requirements: <table><tr><td>Site area</td><td>Min. Dim.</td><td>Deep Soil zone (% of site area)</td></tr><tr><td><650m2</td><td>-</td><td>7%</td></tr><tr><td>650m² - 1500m²</td><td>3m</td><td>7%</td></tr><tr><td>>1150m²</td><td>6m</td><td>7%</td></tr></table>	Site area	Min. Dim.	Deep Soil zone (% of site area)	<650m2	-	7%	650m² - 1500m²	3m	7%	>1150m²	6m	7%	- Refer to the SSDA10, Aspect Studios, DA Landscape Statement, which notes, "The area included for this DA is part of the larger Darling Square site, approximately 37,700m 2 in size (as outlined in Figure 1, page 03). Approximately 3360 2 of this area is proposed to be deep soil planting or structural soil zones with permeable surfacing, or around 8.9% of the total Darling Square site area. - The landscape design incorporates the deep soil requirements. Refer to the Landscape documentation for detailed analysis and setout of the design.
Site area	Min. Dim.	Deep Soil zone (% of site area)													
<650m2	-	7%													
650m² - 1500m²	3m	7%													
>1150m²	6m	7%													
	Site Amenity - Safety	The built environment has an impact on perceptions of safety and security, as well as on the actual opportunities for crime. A development which provides safe ground level entry and exit during all times of the day and night will minimise opportunities for crime. Design for safety works by enabling casual surveillance, reinforcing territory, controlling access and managing space. Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.	- A CPTED report has been completed and is included within this application - CPTED principles have been used in the design of this scheme including retail activation, clear sight lines to lobbies and residential building surveillance. A CCTV system covers all lobbies and the public domain.												

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Clause Number	Clause Title	Content	Commentary												
	Site Amenity - Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building Height</th><th>Habitable Room & Balcony</th><th>Non Habitable Room & Balcony</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 12m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Up to 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building Height	Habitable Room & Balcony	Non Habitable Room & Balcony	Up to 12m (4 storeys)	6m	3m	Up to 12m (5-8 storeys)	9m	4.5m	Up to 25m (9+ storeys)	12m	6m	- Minimum separation distances between buildings within the site are satisfied and distances to adjoining residential development is in accordance with the approved Stage 1 Concept Proposal Approval. - The proposed scheme improves visual privacy by providing more solidity in the facade at podium levels and reduced facade openings where buildings are bounded by surrounding development. The building facade opens at higher levels to take advantage of the views and solar access.
Building Height	Habitable Room & Balcony	Non Habitable Room & Balcony													
Up to 12m (4 storeys)	6m	3m													
Up to 12m (5-8 storeys)	9m	4.5m													
Up to 25m (9+ storeys)	12m	6m													
		Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	External operable screens and a fixed “Brise Soliel” are utilised on the facade to provide privacy where appropriate. These enable the view line to be skewed away from the residences without impacting natural ventilation and light.												
	Site Access - Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain	All entries and pedestrian ways address the greater public domain.												
		Objective 3G-2 Access, entries and pathways are accessible and easy to identify	Access requirements have been identified including requirements for access to lobbies, apartments and retail. All have on grade accessible access and contrasting colours for vision impairment.												
		Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	The scheme complies with the approved SSDA2 approved Stage 1 Concept Proposal which improves pedestrian links in all directions.												
	Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	The driveway is located along Harbour Street, comparable to the North East Plot adjacent. It has a total width of 6.9m to accommodate both residential vehicular traffic and loading and garbage vehicles in line with the traffic engineer recommendations.												
	Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.	The proposed development satisfies the requirements of the objective, and is consistent with the rates included in the concept approval.												
		Objective 3J-2 Parking and facilities are provided for other modes of transport	- Bicycle parking is provided at a rate of 1 secure bicycle cage per unit; 45 internal visitor spaces; and 20 external visitor spaces.												
		Objective 3J-3 Car park design and access is safe and secure	The car park is secure with access directly to the lobbies of all 3 buildings. Lifts serve for access to bicycle parking and storage in addition to management of waste and loading.												
		Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	- No underground parking. - Parking is sleeved within a skin of apartments, architectural screening and landscaping. Residential vehicles are not seen through the facades.												
		Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	The impact of entry and loading on ground level is minimised by sleeving retail, lobby entries and service zones around the car park.												

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Clause	Clause Title	Content	Commentary
PART 04 - DESIGNING THE BUILDING			
	Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space - Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas - In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter - A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	- During mid winter, the number of apartments achieving solar access for 2 + hours/day between 9am and 3pm is 183 /391, a percentage of 47% - Due to the dense urban environment, it has also been calculated with extended hours between 8am and 4pm during midwinter. The percentage of compliant apartments rises slightly to 53% (206/391). This remains below the SSDA target for the SEP of 71%. Refer to sun study diagrams. - Given the potential solar access for the proposed development is compromised by adjoining envelopes, for the purposes of solar analysis it is best to view the development as 2 distinct components, where; - the Tower component of the Apartments achieves 60% solar access compliance, and; - the Podium achieves 31% solar access compliance. - Its important to note that the podium contains only 26% of the total apartments yet accounts disproportionately for 38% of the non-conforming apartments. - The podium apartments have been designed to optimise their access to natural light whilst achieving high levels of both amenity as well as visual and acoustic privacy. The resulting solar performance outcome is a good result given the overshadowing of adjacent developments, and orientation of the podium. - Number of apartments facing south is 90/391 (23%). This is in line with the SSDA 2 of 23% or less. 30% of the apartments do not receive sun on June 21. Panoramic city and district views open to the south and the proximity of adjoining developments mean that the ambient light amenity of these apartments is very good. - As per the approved Concept Plan there are a large number of podium apartments which help to activate the facade and provide passive surveillance to the public domain. - The nearest existing large building is the Peak Apartment block which is some 60m to the south of SE1.
		Objective 4A-2 Daylight access is maximised where sunlight is limited	All apartments have been designed to maximise their window openings to capture views and as a consequence optimise their access to sunlight be it direct, reflected or ambient. Building setbacks are greater to increase daylighting to the the south and east where sunlight is limited due to orientation and surrounding buildings.
		Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	- To all apartments on all levels across the whole development, balconies and sun shading extend to shade summer sun, but allow winter sun to penetrate living areas - Shading devices such as operable screens, bris soliel and balconies are used across the development for specific facade responses. refer to elevations and 3D imagery. - On the SE1 building a bris soliel of horizontal shading has been used extensively across the north facing windows - On the SE2 building operable sun screens are used on the North and West face to allow adjustment and choice
	Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated	- All apartments have operable windows with compliant open areas. - Operable windows are typically awning style windows - All balconies have sliding doors opening into the living spaces to maximise ventilation
		Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	Apartments are generally well orientated to maximise the natural ventilation performance of apartments. Please refer to Cermak Peterka Petersen (CPP) letter “Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP), Darling Square South-East Plot, Preliminary Natural Ventilation Considerations” dated 22/02/16 for detailed analysis and findings.
		Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. - At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed - Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	54% of Apartments between L02-09 are Compliant prior to CFD modelling. * 67% of apartments between L02-09 are Compliant following CFD modelling. - Following CFD modelling by CPP the following compliances are achieved: * L02-09 67% of Apartments comply - L08-09 100% of Apartments comply - L06-07 58% of Apartments comply - L02-05 54% of Apartments comply * L10-29 100% of Apartments comply - As noted in 4B-2 above above for detailed analysis and findings, please refer to Cermak Peterka Petersen letter dated 22nd February 2016 “Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP), Darling Square South-east Plot, Natural Ventilation Considerations”. - No cross-over or cross-through apartments in the development.

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Clause	Clause Title	Content	Commentary
		Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access Measured from finished floor level to finished ceiling level, minimum ceiling heights are: * Habitable Rooms - 2.7m * Non-Habitable Rooms - 2.4m Two Storey Apartments - 2.7m for living area floor and 2.4m for second floor where it's area does not exceed 50% of the apartment area. Attic Spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope. If located in mixed use areas - 3.3m for ground and first floor to promote future flexibility of use.	• All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m • Bathrooms have a minimum ceiling height of 2.35m to allow the installation of prefabricated bathroom units (Pods). Manufacturing the pods offsite helps to achieve the Greenstar objectives by promoting sustainable manufacturing practices. • The pods are designed as compact and efficient units that are manageable on site as a single fabricated unit that will be craned into the building and rolled into position. The pod bathrooms come complete with all fixtures, linings and door.
		Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	• All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m • All ceiling mounted services are located in 2400 ceilings over wet areas.
		Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building	• The proposed development is for a mixed use residential development • The apartment ceiling heights comply with Objectives 4C1 and 2 • Retail ceiling levels and Floor to Floor heights are taller to optimise flexibility
		Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity • Apartments are required to have the following minimum internal areas: * Studio - 35m2 * 1 Bedroom - 50m2 * 2 Bedroom - 70m2 * 3 Bedroom - 90m2 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each. • Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	• The scheme results in the following range of apartment sizes: * Studio Internal - 39m² * 1bed Internal - 45 to 58m² * 2Bed 1 Bath Internal - 61 to 75m² * 2bed 2 Bath Internal - 76 to 98m² * 3 Bed Internal - 98 to 138m² • Generally internal areas of apartments within the South East Plot comply with or exceed the recommended areas, however, there are some apartments that do have lower areas than the objective. Whilst being slightly smaller than the Objective these smaller apartments have been designed to maintain the usability and functionality of the space and have been carefully considered to be highly efficient in their planning (ie removing corridors and excess circulation) and comply with the design intent of the guidance. • Apartments are generally compact, efficient and functional providing a range of sizing and layout options. • The 2 and 3 bedroom apartments are predominantly dual aspect which increases the quality of amenity, cross ventilation and gives the sense of a larger apartment. • Whilst some of the 1 bedroom apartments fall marginally short of the guidance they have great views, excellent ventilation and as noted above have highly efficient planning by eliminating corridors and excess circulation and comply with the design intent of the guidance. • Large setbacks to adjacent development, as setout with SSDA2, enable south facing and podium apartments to have increased daylighting amenity • All habitable rooms have windows which represent more than 10% of the floor area of the room. • There are five 1 bedroom apartments which have areas below the objective but have substantial private open space in excess of 20m².
		Objective 4D-2 Environmental performance of the apartment is maximised • Habitable room depths are limited to a maximum of 2.5 x the ceiling height • In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	• All apartments to SE2 & 3 comply with the 8m to the back of the kitchen rule of thumb. • All apartments are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation. • 3 apartments out of 12 on a typical floor plate of SE1 have an increased depth of 9m to the back of the kitchen. In all cases the kitchens have an island bench located within the 8m rule of thumb zone. • All living/dining rooms are no deeper than 6750mm with the exception of some adaptable units, which have additional circulation space provided.

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Clause	Clause Title	Content	Commentary
		Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs • Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) • Bedrooms have a minimum dimension of 3m (excluding wardrobe space) • Living rooms or combined living/dining rooms have a minimum width of: * 3.6m for studio and 1 bedroom apartments * 4m for 2 and 3 bedroom apartments • The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	• Generally apartments comply with the minimum ADG bedroom sizes. All bedrooms have been considered to be highly usable and arranged to accommodate a queen size bed and bed side tables with built in cupboards designed for 2 people. Entry doors to bedrooms have been strategically and carefully placed off living / kitchen areas to ensure privacy. Ensuite's to master bedrooms provide additional level of amenity to these primary bedrooms. In many cases bedrooms have direct access to balconies further strengthening their amenity and fulfil the design guidance. • Living rooms and combined living / dining rooms have been designed with the following minimum widths: * Studio and 1B: 3.4m * 2B and 3B: 3.6m • Whilst these dimensions are slightly lower than prescribed in the ADG careful consideration has gone into ensuring the function and usability of the spaces have been maintained. All apartments accommodate a min 4 seater dining table and two seater couch with an armchair. Kitchens have been designed to be very efficient whilst providing a minimum 4 burner cooktop and 600mm oven with a large fridge space and pantry. These features are consistent with apartment living in inner city, urban environments and fulfil the design guidance. • Main bedrooms have a minimum wardrobe of 1.8m and secondary bedrooms have 1.2m min. • Apartments are designed to accommodate a variety of household activities and needs
	Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity * Studio - 4m² - no min. depth * 1 Bedroom - 8m² - min 2m depth * 2 Bedroom - 10m² - min 2m depth * 3 Bedroom - 12m² - min 2.4m depth • For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.	• Some of the proposed apartment balcony areas are lower than the ADG objectives, however, in some instances the suggested areas are exceeded whilst providing efficient planning. The scheme results in the following range of balcony sizes: * Studio External Area - 4m² * 1 Bed External Area - 5 to 28m² * 2 Bed 1 Bath External Area - 8 to 23m² * 2 Bed 2 Bath External Area - 6 to 24m² * 3 Bed External Area - 14 to 28m² • Private balconies are provided to all apartments. Generally apartments comply with or exceed the minimum ADG balcony sizes. Balconies have a minimum depth of 2m and have been designed to accommodate 4 seats and a table. Balconies provide a seamless indoor / outdoor integration. In addition to private balconies to every apartment extensive podium level landscaping will be provided with access to communal BBQ facilities, pool, outdoor gym and landscaping and fulfil the design guidance. • Where balconies fall on the curved facade, the 2m depth is achieved to a portion of the space to ensure the balcony can accommodate table and chairs.
		Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	• Balconies are located off the living areas to maximise sunlight and views.
		Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	• Balconies are located within the building envelope to become an integral part of the form.
		Objective 4E-4 Private open space and balcony design maximises safety	• The proposed development satisfies the requirements of the objective. • The handrail design is contiguous across the width of all balconies and the heights are compliant with the Australian standards and BCA • Refer to CPTED report
	Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	• Within SE1 there are a maximum of 11 apartments are served off a single circulation core on each level. The lift lobby and corridors on each floor have access to natural light and a small waiting area. The proposed development complies with the "Guidance" on this objective, which notes that when Item 1 is not complied with the maximum number of apartments is to be no more than 11. • Within SE2 there are a maximum of 5 apartments are served off a single circulation core on each level. • Within SE3 there are a maximum of 10 apartments are served off a single circulation core on each level. The lift lobby and corridors on each floor have access to natural light. The proposed development complies with the "Guidance" on this objective, which notes that when Item 1 is not complied with the maximum number of apartments is to be no more than 11. • Within SE1 there are a total of 11 apartments per floor being served from 3 lifts. • Within SE2 there are a total of 5 apartments per floor being served from 1 lift • Within SE3 there are a total of 10 apartments per floor being served from 2 lifts.
		Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	• Separate and spacious lift lobby areas off the corridor allow for sufficient circulation space and interaction of residents.

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Clause	Clause Title	Content	Commentary
	Storage	Objective 4G-1 Common circulation spaces achieve good amenity and properly service the number of apartments. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: *Studio - 4m3 *1 Bedroom - 6m3 *2 Bedroom - 8m3 *3 Bedroom - 10m3 At least 50% of the required storage is to be located within the apartment	• Minimum overall storage volumes are provided per apartment with large storage cages being provided in the podium car-parking area adjacent to the lift lobby area. • Designated storage/linen cupboards are provided to all units with additional storage designated to each unit within the carpark off the core. • Refer to apartment storage schedules. • Where smaller apartments do not achieve 50% internal storage, larger storage areas are provided within proximity of the unit to ensure minimum overall cubic meter is met. Many apartments have designated storage areas provided which are greater than the ADG requirements.
		Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	• Large storage cages being provided in the podium carparking adjacent the lift lobby area. • On grade accessible access is provided to storage facilities
	Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout	• Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account.
	Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	• Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account. Operable screens are proposed to balconies fronting the public square.
		Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	• Bedrooms are set back to reduce traffic noise transfer to these areas. • Insulation will be provided to the facade walls to minimise noise. Elements of solid walls are provided to the balcony areas to further minimise noise transfer
	Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	• A range of apartment types are provided across the entire development, including studios, small 1 beds, larger 1 beds, small 2 beds, larger 2 beds and 3 bed apartments
		Objective 4K-2 - The apartment mix is distributed to suitable locations within the building	• The mix is distributed evenly across the floors.
	Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	• NA
		Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	• NA
	Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	• The facades have been studied in detail in terms of local materiality, environmental response, enhancement of the public domain and modulation of scale and residential rhythm.
		Objective 4M-2 Building functions are expressed by the facade	• The building entries are clearly defined through either articulation of the facade or through entry awnings. • The south west and east corners of the site are reinforced through dramatic articulation of the podium facade sweeping down to the ground. • The Hay Street retail facade and SE1/3 super lobby entry are integrated within a dramatic colonnade which creates an outdoor room and helps to activate the undercroft space along the Hay Street facade. • The materiality of the scheme is specifically composed to communicate the component forms and functions. * Ground Floor retail is simple window wall glazing * Podium residential apartments are clad in terracotta tiles * The SE2 building is cloaked in a perforated veil of operable metal screens * The SE3 building is clad in stained precast concrete, composed as a collage of warm autumnal hues * The SE1 building is clad in stained precast concrete with a warm and complimentary hue to that of SE3.
	Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	• The treatment of the roof tops has been developed to respond to the relative exposure of each building to the degree to which they are viewed from adjoining developments. • Given the locale, each building is heavily overlooked by both its immediate offsite neighbours as well as buildings/apartments within the SE plot site. Given their exposure the roofs are seen as a “fifth facade” and have been carefully composed to conceal plant and equipment.
		Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	• The roof area on level 6 is utilised as communal open space whilst been screened sufficiently by landscaping to enhance privacy to adjacent buildings and private outdoor areas.
		Objective 4N-3 Roof design incorporates sustainability features	• The roof incorporates water capture with a water tank located under the car park entry ramp. This water will be used for watering the podium landscaping.
	Landscape Design	Objective 4O-1 Landscape design is viable and sustainable	• Refer to landscape report
	Planting on structures	Objective 4P-1 Appropriate soil profiles are provided	• Refer to landscape report
		Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	• Refer to landscape report
		Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	• Refer to landscape report

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Clause	Clause Title	Content	Commentary
	Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	20% of the apartments comply with the silver level commitments with the exception of the following: - point 5a.ii of the liveable housing Australia guide - the distance between the bathroom door and toilet pan. - Pod bathrooms are incorporated in the apartments, with the exception of adaptable apartments, throughout not only the South East Plot but the entire precinct. The pods are designed as compact and efficient units that are manageable on site as a single fabricated unit that will be craned into the building and rolled into position. The pod bathrooms come complete with all fixtures, linings and door.
		Objective 4Q-2 A variety of apartments with adaptable designs are provided	10 Adaptable apartments are provided. - A range of apartment types and sizes are provided
		Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Equitable access is provided to all apartment doors in accordance with AS1428.1
	Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	NA
		Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	NA
	Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The SE Plot is a compliant mixed use development within the approved Stage 1 Concept Proposal and given the retail locations and expected pedestrian activation of the precinct the proposed development will achieve the objective.
		Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrate compliance with this objective
		Objective 4T-1 Awnings are well located and complement and integrate with the building design	The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrate compliance with this objective
	Awning and Signage	Objective 4T-2 Signage responds to the context and desired streetscape character	N/A
		Objective 4U-1 Development incorporates passive environmental design - Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) - Well located, screened outdoor areas should be provided for clothes drying	- Refer to point 4A for solar access - Natural daylighting is provided to habitable rooms with large floor to ceiling glazing designed to living and bedrooms areas and additional windows located in proximity to kitchen areas where possible. - Studies, where incorporated, have a visual connection to windows. - All apartments have internal drying facilities
		Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrate compliance with this objective
	Water Management and Conservation	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Natural ventilation is provided.
		Objective 4V-1 Potable water use is minimised	The proposed development satisfies the requirements of the objective
		Objective 4V-2 Urban storm water is treated on site before being discharged to receiving waters	The proposed development satisfies the requirements of the objective
	Waste Management	Objective 4V-3 Flood management systems are integrated into site design	All Ground Floor levels have been designed to suit flood levels and freeboard requirements
		Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	All waste storage and management facilities are within the podium envelope and are not accessible nor visible to the general public.
		Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	The garbage chute is an e-diverter system that allows for normal residential waste to be separated from recycling.
	Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	The materiality and detailing of the proposed development are in keeping with the client brief, building typology and expected building life
		Objective 4X-2 Systems and access enable ease of maintenance	All facades are accessible for cleaning and maintenance from either BMU or boom lift
		Objective 4X-3 Material selection reduces ongoing maintenance costs	Materials have been carefully selected to require minimum ongoing maintenance



URBAN DESIGN + PUBLIC REALM GUIDELINES COMPLIANCE REVIEW

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	SE 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	SE 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, Boulevarde, Little Hay Street and Square alignments.
1.1.4	Integrate upper levels as well as the valley floor	Yes	Not applicable to SE 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	SE plot in accordance with Concept Proposal – Little Hay Street, Boulevarde 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 SE 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
1.3.2	Allow for passing of parked cars	Yes	–As per items 1.2.1 and 1.2.2 above

NO.	CONDITION	COMPLY	COMMENTS
1.3.3	Provide streets that are safe for cyclists	N/A	
1.3.4	Cycle lanes should be provided outside the public realm (i.e. commuter cycling)	N/A	
1.3.5	Recreational cycling should be provided within the public realm	N/A	
1.3.6	Provide public cycle parking from the outset	Yes	Cycle parking for 45 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	SE 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 SE plot Development Application.
2.1.5	Make the street an address	Yes	The Grand Lobby on Hay Street is a double height entry. The change in facade and fenestration to contrast with 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
2.1.7	Connect to finer grain laneways that are open to the sky	Yes	SE plot delivers southern 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

NO.	CONDITION	COMPLY	COMMENTS
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	SE 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	Yes	As per item 1.1.1
2.1.14	Slow traffic down	N/A	
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 and the Boulevarde. 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	SE 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	SE 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	10 adaptable apartments provided within SE plot.
2.2.8	Keep the grain fine	Yes	SE 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.

NO.	CONDITION	COMPLY	COMMENTS
2.3	Landmarks, vistas + focal points. The design must:		
2.3.1	Ensure a sense of arrival	Yes	Massing in accordance with Concept Proposal.
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.
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	SE1 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 SE 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
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 SE plot.
2.5.2	Minimise the need for service vehicles to park, stop or queue on the public road network, including Darling Drive	Yes	Central SE services/loading area provided within SE plot providing a 'drive in/ drive out' arrangement.

NO.	CONDITION	COMPLY	COMMENTS
2.5.3	It is preferable to put parking behind, under, above or to the side of buildings	No	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 SE 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	SE 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.
3.1.5	Include Convention, Exhibition and Entertainment uses	N/A	Not applicable to SE 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 SE2 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:		

NO.	CONDITION	COMPLY	COMMENTS
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 SE plot Development Application.
3.2.4	Cater for a range of users and lifestyles	Yes	SE plot provides a range of apartments catering for market and lifestyles. Includes 10 adaptable apartments and accessible parking.
3.2.5	Blend the best parts of town	Yes	SE 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	SE plot is a 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	SE plot sits within the Parameter Plan maximum building envelopes supporting different heights for each building.
4.1.3	Relate building height to context	Yes	SE 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; SE plot responds as per item 4.1.3 above.
4.1.5	Adapt with topography	Yes*	* Guideline refers to PPP Core facilities however; SE Plot responds as per item 4.1.3 above.
4.1.6	Respect overshadowing principles	Yes	SE 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 SSDA9 View and Visual Impact Analysis.
4.1.8	Plan shallow building depths	Yes	SE 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	SE plot built form located on corners. Continuous street wall wraps podium car park.

NO.	CONDITION	COMPLY	COMMENTS
4.1.11	Provide trim and slim (narrow) building types or frontages to Big Box facilities	Yes*	* Guideline refers to PPP Core facilities however; SE 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	SE 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	SE plot complies with DDA and AS 1428 requirements. 10 adaptable apartments and accessible parking provided - refer also item 3.2.4 above.
4.2.5	Reveal the history of the place	Yes	SE plot adopts street grid within Concept Proposal. The architectural materiality reflects the 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	SE plot complies with the Concept Proposal and the proposed new lanes, and square.
4.3.4	Use light and shadow to add dynamism within spaces	Yes	SE 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	SE 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	SE plot complies with the Concept Proposal

NO.	CONDITION	COMPLY	COMMENTS
4.4.3	Proportion buildings with a base, middle and top	Yes	SE 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 SE plot SSDA 10 '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	N/A	
5.1.2	Ensure there are appropriate uses in and around the space	N/A	
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	#1 SE Plot complies with approved parameter plans.
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	#1 SE Plot complies with approved parameter plans.
5.1.7	Plant local species	N/A	#2 Refer to Landscape Design Report
5.1.8	Enhance natural ecology and ecosystems	N/A	#2 Refer to Landscape Design Report
5.1.9	Embrace the Sydney climate	N/A	#2 Refer to Landscape Design Report
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	N/A	#2 Refer to Landscape Design Report
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.

NO.	CONDITION	COMPLY	COMMENTS
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	N/A	#2 Refer to both SSDA10 (public domain DA) and SSDA9 (Landscape Design Report)
5.3.4	Provide large gathering spaces and intimate areas for diversity	N/A	#2 Refer to both SSDA10 (public domain DA) and SSDA9 (Landscape Design Report)
5.3.5	Balance the event spaces with recreational spaces and circulation spaces	N/A	#2 Refer to both SSDA10 (public domain DA) and SSDA9 (Landscape Design Report)
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: - connected - convivial - conspicuous - comfortable - convenient	Yes	#2 Refer to both SSDA10 (public domain DA) and SSDA9 (Landscape Design Report)
6.0	STREETSCAPE + LANDSCAPE - for the SE plot SSDA 9 'Landscape' has been applied to the podium landscape.		#2 Refer to both SSDA10 (public domain DA) and SSDA9 (Landscape Design Report)
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.
7.1.5	Keep the design rich from both near and afar	Yes	SE 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 SE 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; SE plot responds as per items 2.1.5 + 2.2.1 above.

NO.	CONDITION	COMPLY	COMMENTS
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 10 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	SE 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.
8.1.3	Materials should be used to define and reinforce different character areas within the Precinct	Yes	The terracotta or similar podium reflects the masonry and brick of the Haymarket; the SE3 and SE1 blocks contrast this through their use of concrete in bold forms. SE1 utilises bronze coloured screens and different textures to the podium and with different scaled fenestration.
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.

NO.	CONDITION	COMPLY	COMMENTS
8.1.6	Add a distinctive townscape element within the wider Darling Harbour area	Yes	SE 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	
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.
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.
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:		

NO.	CONDITION	COMPLY	COMMENTS
9.1.1	Orientate buildings towards the sun	Yes	Buildings adopt ADG minimum standards to maximise apartments with natural cross ventilation and good sunlight and daylight. Further detail provided in ADG compliance section of SSDA 9 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 9 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	Yes	Podium footprint fits the site, boundary to boundary.
9.1.5	Work with the wind	Yes	As per item 9.1.1 above.
9.1.6	Do more with less	Yes	SE 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	SE Plot is self-sustaining to allow for stage delivery of Concept Proposal.
10.0	STAGING + MANAGEMENT		
10.1	Precinct management. The design must:		
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	
10.1.4	A new Tumbalong Park will provide the opportunity for event staging.	N/A	

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	SE 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	SE 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	SE plot is self-sustaining to allow for stage delivery of Concept Proposal.

NO.	CONDITION	COMPLY	COMMENTS
10.0	STAGING + MANAGEMENT		
10.1	Precinct management. The design must:		
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 SE plot Development Application.