

Matthew Rosel

From: Brendan Hoskins <BHoskins@jbaurban.com.au>
Sent: Friday, 5 August 2016 6:33 PM
To: Matthew Rosel
Cc: Brendon Roberts; Mason, Michelle; Alexis Cella
Subject: SE Plot clarifications/additional information
Attachments: Further Response Table.pdf; Attachment B - Acoustic Letter.pdf; Attachment C - Landscape Design Letter.pdf; Attachment A - Amended FJMT Drawings.zip

Categories: Amendment

Dear Matthew,

Please find attached a table addressing the issues you raised in your email dated 25 July 2016. Upon further review of the Panel's comments, two additional windows have been provided on the Hay Street façade. These amendments have been reflected on the amended drawings prepared by FJMT. A detailed response is provided within the attached table of the Hay Street activation, including further consideration of the lobby design.

Regards
Brendan

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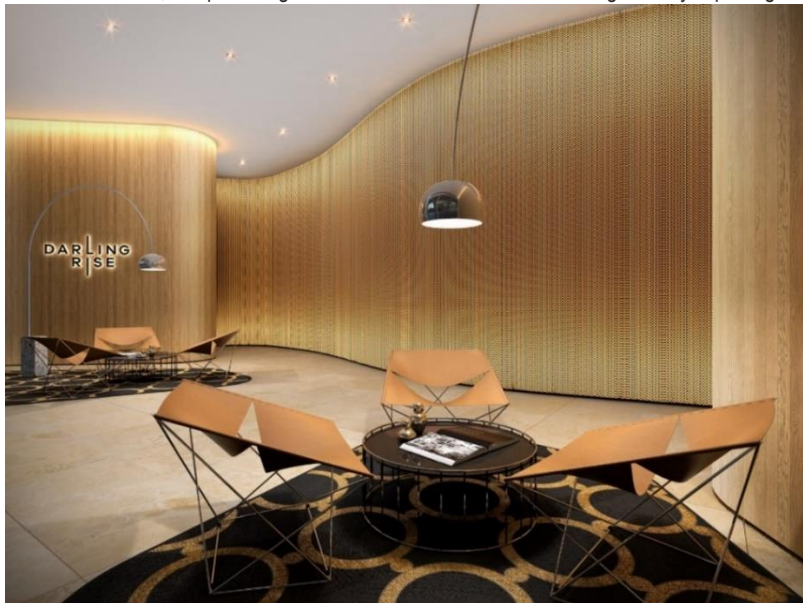


We have moved! JBA has moved to a new office. Our new address is 173 Sussex Street, Sydney NSW 2000.

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SICEEP, SOUTH EAST PLOT (SSDA9) – FURTHER RESPONSE TABLE

Key Issue	Response
Confirm how the panel's comment on the length of the SE1 lobby has been addressed, provide commentary on the potential for the creation of two separate lobbies (for SE1 and SE3) separated by a relocated/centralised retail unit to address activation issues beneath the colonnade;"	Noted and to further respond to the Panel's comments, two additional windows have been included in the Hay Street façade. These window openings are 3.2m and 2.8m wide, contributing additional glazing along the frontage and promoting greater visual permeability within the undercroft. The provision of these additional windows will further contribute to the activation of the Hay Street façade and will improve opportunities for passive surveillance into, and from, the building. The photomontage image provided below illustrates the level of glazing along the Hay Street frontage, demonstrating that activation and visual permeability will be achieved. Overall, the vast majority of the Hay Street frontage is now provided with glazing.  The division of the single consolidated lobby into two distinct lobbies was originally considered by the design team but discounted. This option has now been considered further again in light of the Department's comments, yet it is still strongly believed by the design team that the provision of the single consolidated lobby is the best outcome for the Hay Street frontage.

Key Issue	Response
	The provision of a single lobby will allow for a number of benefits, including: ▪ a single consolidated lobby allows for a grander entry to the buildings above, enabling higher quality finishes and the creation of a quality space in which residents and visitors will feel comfortable and welcomed. Significant detailing has been provided to the internal lobby design as illustrated in the photomontage provided below. ▪ It supports a more intensive use of a single access point rather than spreading access across multiple points. ▪ centralisation of access will be achieved for residents, ensuring that all residents must walk along the undercroft and enter the building in the centre of the frontage. This will significantly increase foot traffic along the frontage and provide opportunities for natural policing; ▪ a single lobby will allow a greater number of residents to meet and interact in a casual setting; ▪ wayfinding will be simplified on the frontage through the provision of a single entry; ▪ activation from the lobby will be provided at all times, comparatively, a retail tenancy would only be open during business hours; ▪ the undercroft is anchored at the eastern and western ends by non-residential tenancies with opportunities for outdoor dining, creating significant activation at the fringe of the South East Plot; and ▪ the high quality design of the undercroft is to be a defining edge of the development, showcasing the southern entry to the Darling Square precinct and providing a strong architectural expression to the building base. ▪ DDA compliant access would require ramping to both lobbies if they were to be split, which would result in a compromised outcome. Furthermore, the required space to achieve compliant DDA access for each lobby would result in a loss of space within the retail tenancies at the corner of The Boulevard and Harbour Streets, compromising the success of these tenancies and significantly impacting on the activation of these key corners and the undercroft. 

Key Issue	Response
Confirm the location of windows and solid walls within the undercroft, there are differences between the plans, elevations, RtS graphics and application CGIs	FJMT has prepared updated/supplementary drawings to provide a detailed illustration of the solid and glazed elements on the Hay Street frontage of the South East Plot. These drawings are provided at Attachment A and include an updated ground floor plan, an updated southern elevation and detailed elevation drawings.
45 bicycle parking spaces 'for visitors and retail' are proposed within the ground floor podium. Confirm the expected tenure of these spaces (retail visitors, retail staff, general visitors, residential visitors). If general public access to these spaces is proposed, confirm how ground podium security will be managed.	The bicycle spaces within the podium are to be designated to retail staff and residential visitors. Retail staff will be able to access the podium car parking area via electronic swipe card or the like, whilst residential visitors will be required to gain access from a resident via an intercom system. External bicycle parking in the public domain is available for retail visitors.
Confirm the total number of showers and lockers provided within the ground floor level end of trip facilities.	A total of four (4) showers and 18 lockers will be available. These will be allocated between males and females evenly (i.e. 2 showers and 9 lockers per sex).
Confirm whether any car share spaces are proposed, if none are proposed please provide justification and confirmation of the nearest car share spaces.	No car share spaces are proposed as part of the South East Plot, consistent with the South West Plot and North East Plot developments. A total of 15 car share spaces will be located in the immediate vicinity of the South East Plot in the wider SICEEP site. These comprise a single space in the North West Plot, and 14 spaces in the Exhibition Centre car park. A mix of car share vehicles will be provided, including 3 low fuel consumption vehicles, 2 electric vehicles and 10 light commercial vehicles. The provision of these 15 spaces within the SICEEP site is considered adequate given the locational attributes of the site within the Sydney CBD and with immediate access to significant public transport linkages. The consistent and precinct wide approach to transport within Darling Square, and the wider SICEEP site, is not proposed to be altered as part of the South East Plot development, with a retained focus on maximising public transport, walking and cycling.
The Noise Impact Assessment should provide consideration of, and mitigation measures for, potential noise outbreak from the communal podium.	An Addendum Noise Impact Assessment has been prepared by Wood and Grieve and is provided at Attachment B. This addendum letter sets out the assessment undertaken for noise from the podium, and details the mitigation measures which have already been designed into the development. Specifically, the type of glazing provided to apartments has been determined on the expected noise impacts with a view of achieving appropriate internal noise levels. Furthermore, Turf has prepared a letter detailing the measures adopted in the design of the landscaped podium to reduce potential noise impacts on surrounding apartments (Attachment C). It is also noted that the podium space has been designed predominantly as a passive space for use by residents. Further, the relationship between the communal podium and residential dwellings is no different to any other stage at Darling Square.
Confirm the number of apartments that comply with the 4Q Universal Design Standards (UDS) of the ADG, and justification of any exceptions to the UDS.	78 apartments (20% of apartments in the South East Plot) achieve the Liveable Housing Guideline's silver level commitments with the exception of one element: - 5a.ii of the Liveable Housing Guide – distance between the bathroom door and toilet plan. The bathroom design within these apartments is generally consistent with other similar apartment types, ensuring efficiencies in construction and apartment planning throughout the buildings. The variation sought in the width of these bathrooms compared to the silver level commitments ranges from 233mm to 394mm. This represents an indiscernible amount of space within the overall apartment.

Key Issue	Response
	Overall, in light of the provision of adaptable apartments within the South East Plot, and other approved plots, as well as the 78 apartments which largely achieve the silver level commitments, with the exception of one variation, the proposal is considered to achieve Objective 4Q-1 of the ADG in that it provides universal design features in apartments which promotes flexible housing for all community members.
Confirm whether Drawing R2008 10 'Without Operable Screen' represents an option not to provide/install the operable screens.	Drawing R2008 has been provided to illustrate the proportion of glazed and solid elements behind the proposed bi-fold screens. This design is not presented as an option, rather the drawings has been provided for information purposes.
Confirm the predicated construction jobs.	Specifically, for the South East Plot, there will be a total of 450 construction jobs and 84 operational jobs.
Confirm the area of the SE Plot.	The area of the South East Plot is 4,646m ²
Update drawings R0002, R0003 to refer to current plans / revisions etc.	These drawings have been updated by FJMT and are provided (refer to Attachment A).
Is any imported fill proposed to be used on the site?	No imported fill is intended to be used on the site.
Are there any underground storage tanks on site?	No underground storage tanks are located on the site.
Are any works are proposed to Little Hay Street and the Boulevard as part of this application?	No works are proposed to Little Hay Street or the Boulevard. Works to the Boulevard have been approved under the South West Plot and the North Plot and Square SSDA seek consent for works to Little Hay Street.
Are any amendments proposed to existing on-street parking restrictions?	No amendments are proposed to on-street parking restrictions.
Is it intended that Little Hay Street and the Boulevard will be dedicated to Council?	The Sydney Harbour Foreshore Authority are intended to retain ownership of Little Hay Street and the Boulevard.
Will the development connect to the City of Sydney drainage system?	The development is proposed to connect to the Sydney Water asset.

ENQUIRIES: OLIVIER GAUSSEN
PROJECT NO: 27752-SYD-N

1 August 2016

Lend Lease (NSW)
Level 4, 30 The Bond/30 Hickson Road
MILLERS POINT NSW 2000

Attention: Andy Chan

Dear Andy,

RE: SICEEP SOUTH EAST PLOT – ACOUSTIC CLARIFICATION

In response to a clarification required by the Department of Planning (DoP) as to how the acoustic amenity for the resident will be preserved for the apartments located adjacent to communal areas, we provide the following response:

“The noise from the communal area and its impact on the nearest residential apartment within the Darling Square SE Plot was considered during the concept design and design development stages of the project. Indeed a number of people (1 person per 4m² of communal area equalling to a total of 120 people including 36 Children) were modelled within the communal area having conversation, this included the noise of children playing. The noise generated by these groups of people was calculated at the façade of the nearest apartments. Based on the noise level at the façade the glazing was selected in order to achieve the internal noise level aligned with the City of Sydney DCP 2012 for residential buildings. The façade was designed in order to achieve an internal noise levels of 35dB(A) within Bedrooms and 45dB(A) within living spaces.”

Yours faithfully



Olivier Gaussen
for **Wood & Grieve Engineers**

Tuesday, 2 August 2016

Development Manager, Darling Square
Level 5, 405-411 Sussex Street, Sydney, NSW 2000 Australia

ATTN: Andy Chan

RE: RESPONSE TO DEPARTMENT DA SUBMISSION 2 – NOISE IMPACTS

Comment:

"the Noise Impact Assessment does not provide consideration of, and mitigation measures for, potential noise outbreak from the communal podium"

Response:

Turf Design Studio has worked with the project team to address potential noise impacts on the communal podium. A number of design and management strategies combine to ensure noise impacts of the communal podium are minimised, including:

- Considered location & arrangement of elements, e.g. planting, seating, pool, BBQ area.
- Screens
- Planting buffers
- Timer controlled access to the podium
- Rules established for appropriate behaviour in communal areas

Considered location & arrangement of elements

In development of the podium landscape design the location of key communal facilities and their potential noise impacts were considered. In particular, the Pool and BBQ area were identified as areas that would encounter higher noise levels. The design responds by collocating the Pool with the Community Room in adjacent building (SE2), and centrally positioning the Communal BBQs within the podium to ensure distance from private apartments is maximised.

All seating is centrally located between the buildings to maximise privacy for apartments and minimise potential noise impacts from people using the communal area.

Screens

A range of high screens provide wind protection and noise mitigation on the communal podium. 1.8m high, 70% solid / 30% porous composite timber screens define the western and southern podium edge, combining with dense planting to provide a dense buffer to surrounding development.

A 1.8m high glass screen provides noise mitigation to the remaining northern edge.

Planting buffers

Generous planting zones between the private apartments and communal spaces contribute to privacy and mitigate noise impacts.

Timer controlled access to the podium

No after-hours access will be permitted to the communal podium, significantly mitigating potential noise outbreak.

Appropriate behaviour in communal areas

Rules will be established and managed by the Owners Association.



Matt Coggan

Associate, Turf Design Studio