

SICEEP, SOUTH EAST PLOT (SSDA9) –RESPONSE TO PUBLIC SUBMISSIONS

No. of times raised in Submissions	Item Raised	Proponent's Response
Built Form and Urban Design		
2	Building SE1 does not achieve a high level of building modulation or articulation.	Building SE1 has been designed to respond to the context of Darling Harbour, the new Darling Square precinct, and to complement its immediate urban context to the south and east. The building is highly articulated and modulated through a number of techniques. The materiality of the building can be divided into three primary elements that articulates the building and contributes to the local urban context. These three elements include: – Performance glazed window wall system, utilising fixed glazing, sliding doors and windows. – Stained precast concrete cladding system on the eastern, western and lower northern and southern façades. – The northern and southern façades feature an integrated Brise Soleil in contrasting white colour. Building SE1 has been modulated into twin towers through the provision of a continuous slot on the southern façade which articulates the longer façade of the building which presents to Hay Street. On the northern façade, the proportion of the building is divided into three forms to provide greater articulation. The Brise Soleil treatment on the northern façade provides an architectural projection beyond the façade line and is divided into 6 large grid panels to carefully modulate the extent of the façade. The Building SE1 form rises from a deep single storey re-entrant immediately over the Podium. The re-entrant aligns with the re-entrant established on the North East Plot development along the Harbour Street elevation and the South West Plot development across The Boulevard. The composition and arrangement of the re-entrant is in keeping with the objectives of the Stage 1 Concept Proposal (SSDA2), providing a similar design solution which identifies the Darling Square development plots as a family of buildings. The eastern and western façades are composed of a matrix of window openings of different sizes which respond to privacy and view considerations across various levels of the building. The window openings increase in width as they rise through the elevation. The form and plan of the tower frames and directs views to the harbour and toward the CBD skyline, providing internal amenity as well as external visual interest and articulation. The plan form of Building SE1 has been composed to give due consideration to the view corridors available to the lower levels of “The Peak” apartments. Overall, the South East Plot development, including Building SE1, has been designed by multiple award winning architects FJMT and has been presented to the Design Review Panel. This design review process ensures that there is independent input into, and oversight of, the design process, resulting in a building form and architecture that achieves the design excellence requirements for the Darling Square precinct.

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2	The proposal is unclear to the use of materials and finishes with inconsistencies noted between the EIS and Design Report	Details of the proposed materials and finishes are provided on page 64 of the FJMT Design Report. Generally, the proposal will incorporate terracotta, metal perforated screens, precast concrete and glass with Brise Soleil (folded aluminium sheet with horizontal and vertical louvres) to select façade locations and painted pre-cast concrete will be prominent across each tower in varying locations. Other finishes and materials are outlined in more detail in the FJMT Design Report.
2	There is no use of bright colour on the façade of SE1.	The proposed colour palette comprises terracotta, metal perforated screens, precast concrete and glass to provide a contemporary reference to the existing masonry buildings in the surrounding locality, whilst responding to the approved buildings within Darling Square. Durable and effective materials have been proposed within the South East Plot that are considered timeless and will avoid becoming outdated due to different trends. The proposal will complement yet provide contrast to the other development plots within the Darling Square Precinct. The proposal will reinforce the traditional materiality of Haymarket which is important given the South East Plots interface and proximity to the varying grains of the existing urban fabric.
2	The proposal does not apply genuine colour creativity.	
1	Darling Harbour has too many new buildings and no more should be permitted.	The Concept Proposal SSD DA (SSDA 2) established the vision and planning framework for the Darling Square Precinct. The Concept Proposal was approved on 5 December 2013. The Concept Proposal approved the key components and development parameters including establishment of maximum building envelopes for the Darling Square site (including the South East Plot). The proposed South East Plot development is consistent with the development parameters approved under the Concept Proposal.
Solar Access		
4	The proposal does not achieve compliance with the 70% ADG requirement resulting in unacceptable solar access standards for residents.	All matters relating to consistency with the Apartment Design Guide have been addressed in the covering Response to Submissions Report and at Appendix G . The proposed South East Plot development achieves a suitable level of amenity, appropriate to the locational context and constraints of the Darling Square precinct as considered in the original Concept Proposal.
Views		
3	The proposal does not incorporate any building setbacks and has been built to the maximum building envelope (contrary to RFDC guidance around building envelopes being 20-25% greater than their achievable floor area), preventing building articulation and failing to support improvements in view sharing and reductions in view loss.	A detailed Visual and View Impact Analysis has been prepared in support of the proposed South East Plot development (SSDA9). This analysis builds on and provides further detail on the 'overarching' Visual and View Impact Analysis prepared in support of the Concept Proposal (SSD_5758), which was approved on 5 December 2013. In approving the Concept Proposal, the (former) Department of Planning and Infrastructure agreed with the conclusions reached within the Visual and View Impact Analysis that Darling Square proposal (which included the South East Plot building envelope) achieves a reasonable balance between the protection of private views and the protection of public domain views. The siting and design of the subject building has sought to respond to view sharing principles and to provide for an appropriate outlook from adjoining private development as practicable in a highly urbanised inner city environment. The detailed design of the proposed building is well contained within the approved envelope of SE1 and the envelope of SE3 is significantly reduced.
1	The proposal will significantly reduce views of Darling Harbour and Tumbalong Park from The Peak Apartments.	

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		The proposed development's response and relationship/compliance with the approved building envelope is considered to deliver a high quality, refined and articulated built form outcome as outlined further above in response to other matters raised in public submissions. The proposal achieves a well struck balance between responding to the important Haymarket setting of the development as well as its new urban renewal/modern context.
Overshadowing		
1	Buildings more than 9 storeys affect sunlight to the area including the new square limiting their access and use by local residents.	The shadow studies prepared in support of the Stage 1 Development Application (SSD_5878) reveal that the extent of additional overshadowing as a result of the Concept Proposal (including the South East plot building envelope which accommodates the subject Mixed Use Residential Building) is appropriate and reasonable and will afford the new square (having regard to its Global City context) with an acceptable level of sunlight/daylight across the year. With the subject SSDA9 being wholly contained within the approved building envelope for the South East plot, the overshadowing impacts resulting from the proposed mixed use residential building are appropriate and consistent with the Stage 1 approval.