

Response to Submissions and Amendments to Proposed Development



Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP)

Darling Square - South East Plot Mixed Use Residential Building

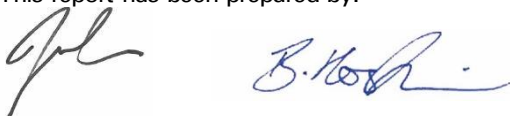
Submitted to Department of Planning and Environment
On Behalf of Lend Lease (Haymarket) Pty Ltd

June 2016 ■ 15122

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16/06/2016

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1.0 Introduction

An Environmental Impact Statement (EIS) in support of the State Significant Development Application 9 (SSDA9) for the construction and use of a mixed use residential development and associated public domain works within the South-East Plot of Darling Square, which forms part of the overall Sydney International, Convention, Exhibition and Entertainment Precinct (SICEEP) Project at Darling Harbour, was publicly exhibited for a period of 46 days inclusive between 17 March 2016 and 2 May 2016 (SSD 6633).

In total, seven (7) submissions were received from government agencies and authorities in response to the public exhibition of the EIS. Five (5) submissions were received from the general public.

The Department of Planning and Environment (the Department) has also prepared a letter setting out additional information or clarification required prior to final assessment of the project. The proponent, Lend Lease (Haymarket) Pty Ltd and its specialist consultant team have reviewed and considered all issues raised.

This report, prepared by JBA on behalf of the proponent, sets out the responses to the issues raised in accordance with Clause 85A of the *Environmental Planning and Assessment Regulation 2000* (EP&A Reg), and details the final project design and final mitigation measures for which approval is now sought. The final project design includes amendments made by Lend Lease pursuant to Clause 55 of the EP&A Reg, including changes to address matters raised in the submissions.

The report provides a detailed response to all of the key issues raised by the various government agencies. The key issues raised in the submissions can be broadly grouped into the following categories:

- built form and urban design;
- visual impact and view Loss
- amenity; and
- public domain.

This report provides a detailed response to each of the above issues and outlines the proposed amendments to the exhibited Environmental Impact Statement. Where individual issues are not discussed in this report, a detailed response can be found in the response tables at **Appendix A** and **Appendix B**.

1.1 Amendments to Proposed Development

To reflect the design changes that have been made to the proposed development following public exhibition of the proposal and for which approval is now sought, and to address issues raised in the submissions, a range of updated plans and documentation have been prepared.

The revised plans include Architectural Drawings by fjmt. It is noted that not all of the originally submitted plans are proposed to be amended. A drawing schedule outlining the new amended plans for approval is provided at **Section 3.0**. Despite this, a complete set of Architectural Drawings have been provided for approval (**Appendix C**).

The following consultant reports and supporting information has been updated or further supplements the material originally submitted in support of the EIS:

- Supplementary architectural advice prepared by fjmt;
- Supplementary landscape advice prepared by Turf Landscape Architects;
- Additional Computer Imagery / Drawings prepared by fjmt;
- Preliminary assessment of ADG/Residential amenity assessment prepared by JBA;
- Lifting advice prepared by ARUP;
- Supplementary noise advice prepared by Wood & Grieve; and
- Wind confirmation letter prepared by CPP.

The revised supporting documentation enables the Department to undertake an informed assessment of the amended proposal. The findings of the revised supporting consultant documentation are summarised at **Section 4.0** of this report as relevant. A final schedule of the mitigation measures proposed to mitigate the impacts associated with the proposed works is provided at **Section 5.0**. This report should be read in conjunction with the EIS prepared by JBA, dated March 2016, as relevant.

1.2 Development Stages Status

The status of development within the SICEEP project as outlined within Section 1.5 of the exhibited EIS has remained largely unchanged. **Table 1** below reiterates the status of approvals for the various stages within the SICEEP project.

Table 1 – Status of initial SICEEP SSD DAs

DA No	Description of Application	Status
12_5752	SICEEP Core Facilities – Exhibition Centre, Convention Centre, The Theatre, Event Deck and Tumbalong Park	Approved: 22 August 2013
MOD 1	S96(1A) - various	Approved: 20 February 2014
MOD 2	S96(1A) – various	Approved: 18 July 2014
MOD 3	S96(1A) – various	Approved: 1 July 2015
13-5878	Darling Square Concept Proposal	Approved: 5 December 2013
MOD 1	S96(1A) – various	Approved: 26 November 2015
6010	Western Plot (Student Accommodation – Building W2)	Approved: 7 May 2014
MOD 1	S96(2) – various	Approved: 1 April 2016
MOD 2	S96(2) - various	<i>Under Assessment</i>
6013	North-West Plot (Public car park/ commercial office building)	Approved: 7 May 2014
MOD 1	S96(2) – various	Approved: 20 July 2015
MOD 2	S96(1A) – various	Approved: 26 November 2015
6011	South-West Plot (Mixed Use Residential Development)	Approved: 21 May 2014
MOD 1	S96(1A) – various	Approved: 27 July 2015
6116	ICC Hotel	Approved: 15 June 2014
MOD 1	S96(1A) – various	Approved: 8 July 2015
6626	North-East Plot (Mixed Use Residential Development)	Approved: 16 April 2015
6831	ICC Hotel fit-out, façade lighting system and subdivision	Approved: 16 October 2015
7133	Western Plot (Student Accommodation – Building W1)	Approved: 1 April 2016
7021	North Plot (Community and Retail Building and Public Open Space)	<i>Under Assessment</i>
6633	South East Plot (Mixed Use Residential Development)	<i>Subject of this Application</i>

2.0 Key Issues and Proponent's Response

This section of the report provides a detailed response to the following key issues raised by the Department and government agencies and authorities and the general public during the public exhibition of the SSDA:

- built form and urban design;
- amenity;
- visual impact and view loss; and
- public domain.

A response to each of the individual issues raised by the Department and submitters is provided in the response tables at **Appendix A** and **Appendix B**.

An overview of the parties who made submissions, and their key issues/matters for consideration, is provided below. Other issues which require further assessment, such as detailed assessments against statutory policies and plans are considered at **Section 4.0**.

Government Authorities and Agencies

As highlighted earlier in this report seven (7) submissions were received from government agencies and authorities in response to the exhibition of the EIS. Specifically, responses were received from:

- NSW Environmental Protection Authority;
- Office of Environment and Heritage;
- Sydney Water;
- Transgrid;
- Transport for NSW;
- Roads and Maritime Services; and
- City of Sydney Council.

A number of these submissions comprised the agencies or authority confirming that they had no comment on the application or providing guidance on recommended conditions. These included the submissions from the Office of Environment and Heritage, Transgrid, Roads and Maritime Services (RMS) and NSW Environmental Protection Agency.

The Department provided an overarching letter (as the assessment authority) summarising the key matters to be addressed and additional information to be provided. A detailed response to the Department's correspondence is provided at **Appendix A**.

The remaining agencies and authorities made a variety of comments, and sought further clarification and information on a number of detailed technical matters as detailed throughout this section and further at **Appendix A**.

Members of the Public

JBA has analysed the submissions received from the general public in response to the public exhibition. In summary, five (5) submissions were received and all objected to the proposal. These submissions raised a variety of issues including built form and urban design, solar access, views and overshadowing. A detailed response to the issues raised by the general public has been provided at **Appendix B**.

2.1 Built Form and Urban Design

2.1.1 Issue

The Department has requested further information in relation to the screening which will be applied to the above ground car parking in the podium fronting Little Hay Street. Further details have been requested on the materiality of the screening and the suitability of the proposed landscaping. It has been requested by the Department that additional computer imagery is provided of the screening without landscaping.

Council also provided comments on the materiality of the above ground car park treatment. Additionally, Council provided commentary on the consistency of the proposal with the Stage 1 parameter plans.

A number of submissions received from the general public provided comments on the built form of the proposal, identifying concerns with articulation and aesthetics of the proposal.

2.1.2 Proponent's Response

A detailed response to the concerns raised by the Department, City of Sydney Council and the general public are provided at **Appendix A** and **Appendix B** together within supporting documentation accompanying this Response to Submissions (refer to Table of Contents). An overview of the key considerations is provided below.

Above Ground Car Park Screening

The Little Hay Street extension creates an important pedestrian connection that will create a new and unique activated laneway. The design of the laneway and treatment of the above ground car parking is discussed in detail in the response table provided at **Appendix A**, with a summary provided below.

The above ground car parking in the podium will be treated with louvres and aluminium (terracotta colour) battens. Detailed sections illustrating the details of this treatment are provided at **Appendix D**. *Trachelospermum jasminoides* (Star Jasmine) will be provided to the above ground parking, a plant known for being hardy, drought resistance and suited to planting on structure. Turf Landscape Architects (Turf) have confirmed that the proposed species is suitable to support the intended outcome and that the locational attributes of the space will allow for sufficient solar access and protection from adverse wind effects (refer to **Appendix E**).

Turf advise that based on past experience, the Star Jasmin planting should grow to a height of six metres providing sufficient screening for the above ground car park. The planting is expected to grow to a full mature height over a four-year period. In response to the Department's request for an additional image of the above ground car parking treatment at Little Hay Street, two computer generated images, one during the day and another at night, have been prepared illustrating the frontage with no landscaping (refer to **Appendix D** and **Figure 1** below).

Despite confirmation from Turf that the proposed landscaping scheme will be successful, the images provided at **Figure 1** illustrate that the proposed architectural treatment of the above ground parking will be of a high quality and will provide an attractive outcome for Little Hay Street – and will only be further enhanced by greenery.



Little Hay Street treatment during dusk



Little Hay Street treatment during the daytime

Figure 1 – Little Hay Street presentation with no planting

Podium Materiality

The approved Urban Design Guidelines for Darling Square include the following objectives and controls in relation to materiality:

Objectives

- *Adopt a limited palette of materials that complement the surrounding urban fabric and historic character.*
- *Building design should not replicate existing brickwork buildings, but be a contemporary re-interpretation which contributes to the ongoing built narrative of the Darling Square redevelopment.*
- *Embodied energy should be considered in the selection of materials.*
- *Quality, long-lasting and low maintenance materials should be selected to maintain quality appearance.*
- *Utilise variation in materials, application and texture to achieve richness in architecture whilst allowing standardisation of tower forms.*
- *A greater richness in materiality and texture should be provided at the lower levels.*

Controls

- *Longevity, durability and flexibility shall be considered in the choice of materials.*

The design team lead by fjmt has chosen a texture and colour for the podium that directly responds to a number of the above objectives and controls, in particular:

- The proposed Terracotta cladding is a contemporary expression of a traditional masonry material with a long history of use within the Haymarket precinct and wider Sydney CBD.
- The selected colour verges on matching the typical dry pressed red bricks of the Haymarket warehouses and sits comfortably with the red brick masonry of both the North East Plot and the adjacent Market City.
- The proposed material is in addition to being durable and cost-effective also “timeless”, avoiding the flux of fashion trends.
- The materials support diversity in architecture and individual personality across the development plots.

Refer to **Appendix F** for further details regarding the appropriateness of the chosen materials and colours.

Building Articulation/Modulation

A number of design measures have been adopted by fjmt to deliver high quality and highly articulated building forms. In the instance of SE1, the following key measures are adopted:

- Provision of a wide and deep vertical slot that runs up the middle of the southern façade – effectively creating ‘twin towers’ (refer to **Figure 2**);
- Breaking the northern façade down into three forms through vertical balcony recesses (refer to **Figure 2**); and
- Modulated and varied matrix of windows and panels to the eastern and western elevations (refer to **Figure 3**).

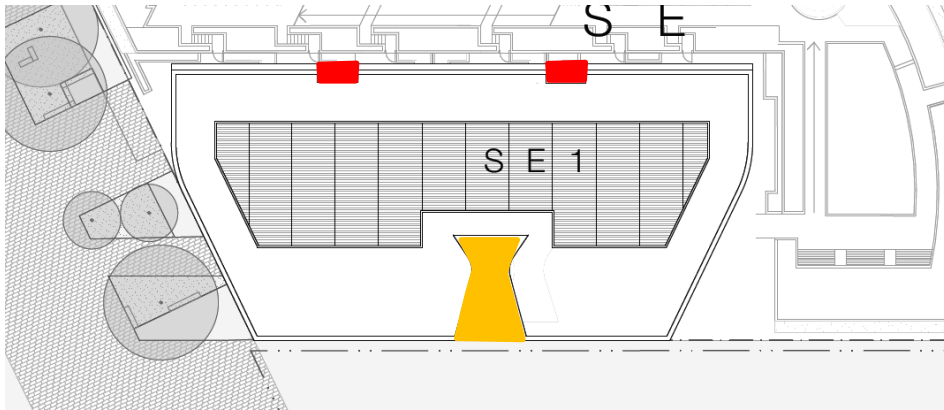


Figure 2 – Key articulation/modulation moves adopted within SE1



Figure 3 – Photomontage of SE1 illustrating the varied and articulated form of the eastern elevation

2.2 Amenity

2.2.1 Issue

The Department and Council have identified a number of matters relating to residential amenity and have sought further confirmation of a number of matters in relation to the consistency of the proposal with the Apartment Design Guide (under SEPP 65).

Specific matters highlighted for further consideration include common circulation, internal apartment sizes, balcony sizes, solar access, room dimensions, storage and noise and ventilation.

Members of the general public also provided commentary in submissions on the achievement of solar access and building setbacks in accordance with the Design Criteria of the ADG.

2.2.2 Proponent's Response

In response to the Department's letter, a preliminary response to this issue was prepared and submitted to the Department on 20 May 2016. The response included providing further details and justification around the proposal's consistency with the ADG, and included identifying amendments under consideration by the proponent to address some of the issues raised.

Feedback provided by the Department on this initial response identified remaining concerns with aspects of the design in relation to amenity, with the Department requesting that further amendments be considered in order to improve the level of 'compliance' with design criteria within the ADG.

Based on this feedback, Lend Lease accepted that further changes were necessary in order to improve the level of amenity for future occupants within the development.

Subsequently, a second and updated response to this issue was prepared and submitted to the Department on 5 June 2016. This response detailed specific amendments which had occurred to the design of apartments to provide greater consistency with the Design Criteria of the ADG and provided further detailed analysis and justification of residential amenity within the apartments. This preliminary correspondence is provided at **Appendix G**. An overview of the key considerations and amendments made is further provided below.

Common Circulation

Arup prepared an analysis of the proposed number of apartments and the provision of lifts within Building SE1 (**Appendix H**). This analysis has taken into account a number of factors, including the number of lifts, running speed, capacity and levels serviced. Based on these factors, Arup has determined that the proposed lifting strategy will provide a 'normal' level of service if benchmarked against the internationally recognised document, *'Chartered Institute of Building Services Engineer's – Transportation Systems in Buildings (CIBSE) Guide D'*.

Given the specifications of the proposed lifts and the number/mix of apartments being serviced, it is considered unnecessary by Arup to provide additional lifts or alternative specifications as a normal level of service will be achieved.

Apartment Sizes

The number of apartments which seek to provide alternative apartment sizes to the Design Criteria for Objective 4D-1 has been substantially reduced from the exhibited EIS. **Table 2** provides an explanation of the apartment sizes sought throughout the assessment period to date.

Table 2 – Summary of total alternative apartment sizes sought

Scheme	No. of alternatively sized apartments
Original Exhibited Scheme	147 apartments (37%)
<i>Revised Preliminary Response to Submissions Scheme</i>	93 apartments (23%)
Further Revised Preliminary Response to Submissions Scheme (Current)	62 apartments (15%)

A detailed analysis and justification of the 62 apartments that are not strictly consistent with the recommended internal areas under the Design Criteria for Objective 4D-1 is provided at **Appendix G**. This analysis includes an overview of each apartment layout in relation to the relevant objectives of the ADG, overall demonstrating that despite a numeric alternative to the Design Criteria, a high quality amenity outcome is still achieved.

Balcony Sizes

All apartments proposed within the South East Plot have been provided with an external balcony, despite the ability for new developments within the City of Sydney LGA to provide 25% of apartments without balconies. In the context of the proposal, this would equate to some 97 apartments (25%) being able to be provided without a balcony. Lend Lease recognises the significant amenity benefits outdoor living space provides and accordingly has provided every single apartment with a balcony.

In summary:

- 100% of all studio apartment balcony sizes comply with the ADG minimum size recommendation, with many provided oversized balconies;
- 99% of all one-bedroom apartment balconies either comply or are only less than 1sqm below the ADG minimum size recommendation;
- 64% of all two bedroom apartment balconies either comply or are only up to less than 2sqm below the ADG minimum size recommendation; and
- 100% of all three bedroom apartment balcony sizes comply with the ADG minimum size recommendation.

A detailed assessment and justification of the alternatively sized balconies is provided at **Appendix G**. The assessment demonstrates there are a number of considerations to take into account when assessing the amenity of the provided balconies and their suitability including access to significant communal open space within the building, useability of the balcony and quality of the apartment layout.

Overall, when considered holistically, the apartments have significant positive attributes which ensure that the alternative to the Design Criteria of Objective 4E-1 results in an acceptable outcome.

Solar Access

The Department has requested a breakdown of the overall solar access for apartments within Darling Square. Overall, a total of 951 apartments achieve two hours of solar access between 9:00am and 3:00pm on June 21.

This represents a total of 63% of apartments across the entire Darling Square precinct. Refer to **Figure 4** and **Table 3** for further details/breakdown across each development plot.

The achievement of more than 63% of apartments across the precinct receiving solar access (whilst an alternative to the design criteria of 70%) is considered to be more than acceptable in this situation given:

- The context of the proposal is high density and located within a global city, limiting the ability to achieve strict compliance;
- Those apartments with limited solar access will generally have an attractive streetscape or open space outlook;
- Common corridors on floor levels will generally be naturally lit;
- The incorporation of well-designed apartments with an efficient and open planned and useable layout;
- The use of expansive areas of glass in order to optimise access to diffuse light;
- Incorporation of design initiatives such as the introduction of skylights and through apartments; and
- The depth of the dwellings has been restricted to maintain reasonable access to natural daylight to all rooms therein.

There are also a range of other amenity measures available to future residents of the development, including but not limited to:

- close proximity to parks, shops, services and major transport infrastructure;
- cityscape views;
- access to high quality open space and amenities, including areas which are open to the sky;
- outlook to open space and access to daylight given the expanses of glass incorporated into the design;
- natural ventilation; and
- efficient and comfortable apartment layouts.

In summary, an acceptable level of solar access is considered to be provided and importantly the objective for solar and daylight access is achieved.



Figure 4 – Solar access explanatory breakdown

Table 3 – Darling Square solar access breakdown

Plot	Breakdown	% of units
NE	Podium	10%
	Above Podium	61%
	Overall	71%
SE	Podium	21%
	Above Podium	56%
	Overall	47%
SW	Podium	53%
	Above Podium	67%
	Overall	65%
Residential	Overall	63%

Room Dimensions

A detailed assessment of the proposal in relation to Objective 4D-3 under the ADG is provided at **Appendix G**. This assessment addresses those apartments with room dimensions and sizes alternative to the Design Criteria in Objective 4D-3. Overall, the proposal is considered to be entirely consistent with Objective 4D-3 for the following reasons:

- Where alternative sizes and dimensions are proposed for rooms, these are minor/negligible and would not be discernible for future residents, with residents assured a high level of amenity.
- Bedrooms have been compensated in part where alternative dimensions below three metres are proposed. Additional width or depth have been provided in these rooms to achieve a balanced space and allow for the provision of suitable furniture, namely a queen size bed in master bedrooms.
- Generally rectangular living spaces have been provided to apartments, facilitating a variety of furniture layouts and encouraging flexible living over time.
- More broadly, living spaces have been provided adjacent to areas of private open space, encouraging a merging of indoor and outdoor living, and enhancing the usability of these spaces.
- All expected inner city living household activities and functions will be supported by the proposed apartment layouts.

Storage

An appropriate quantum of storage is provided to each apartment, consistent with the quantum recommended in the Design Criteria of Objective 4G-1 under the ADG (refer to **Attachment F**).

Noise and Ventilation

The Department has sought to clarify which apartments are likely to be effected by noise. Wood & Grieve Engineers have advised that those apartments on Levels 2-5 across all three buildings may be impacted by noise from the retail tenancies at ground level and public activities in the public domain, a resulting outcome from achieving an 18 hour/7 day precinct.

In order to achieve acoustic requirements within these apartments, the windows will need to be closed at certain times. To ensure appropriate ventilation is achieved, a transfer grill will be provided above the door to the corridor. Wood & Grieve have prepared advice that confirms mechanical ventilation will be achieved to all apartments through this grill which will provide outside air at a flow rate of 250litres/second via a central supply shaft (refer to **Appendix I**). To enhance ventilation within all apartments proposed in the South East Plot development, this solution will be provided to all apartments, not only those on Levels 2-5.

2.3 Visual Impact and View Loss

2.3.1 Issue

The Department and Council have not raised any concern in regard to visual impact or view loss. The majority of submissions from the general public objected to the proposal based on visual impact and view loss. It was stated in submissions that the building separation distances of the Residential Flat Design Code are not being complied with and the cumulative impact of developments at Darling Harbour should be considered.

2.3.2 Proponent's Response

A detailed Visual and View Impact Analysis was provided with the exhibited EIS, providing an assessment of the proposal and reviewing the cumulative impact of developments at Darling Harbour. The Visual and View Impact Analysis acknowledged that the proposed detailed buildings are within the envelopes established under the Stage 1 Concept Proposal (SSD_5878) which considered the separation distances established under the then RFDC.

The Visual and View Impact Analysis determined that as the buildings are within the approved envelopes and view sharing principles were included in the design of the development, the proposal is acceptable. As such, it is not considered that any further assessment is required.

2.4 Public Domain

2.4.1 Issue

In their correspondence, the Department requested clarifications to the proposed use of the Hay Street undercroft area and measures that may prevent antisocial behaviour.

Council also raised a number of matters in relation to the proposed public domain, including a request for additional details regarding wind effects and the delivery of interface public domain works, specifically at Harbour Street.

2.4.2 Proponent's Response

A detailed response to the concerns raised by the Department and Council are provided at **Appendix A**. An overview of the key considerations is provided below. Those matters requiring further assessment, such as the wind considerations, are addressed at Section 4.0.

Hay Street Undercroft

fjmt have provided a detailed analysis on the design and purpose of the Hay Street undercroft at **Appendix F** which is summarised below.

The Hay Street boundary of the South East plot is characterised by complex relationships to in-ground services; subterranean heritage infrastructure; overland flow path requirements; and light rail infrastructure as shown in **Figure 5**. Accordingly, the form and purpose of the undercroft has been informed by these constraints.

The undercroft will provide a necessary overland flow path that is required along the southern boundary of the South East Plot. The undercroft will also enable the construction of an underground culvert along Hay Street as shown in **Figure 3**.

Key design parameters that are related to the stormwater infrastructure and overland flow requirements include:

- The overland flow path utilises a space within the site along the southern boundary 9m wide and 6m high.
- Any elements supporting the structure over the overland flow path, such as columns, must be a minimum of 1m clear of the proposed additional subterranean drainage culvert.
- The elements supporting the structure, as noted above, must be a maximum of 1m in width.
- The zone between supporting structure and the culvert must maintain a clear height of 6m.
- No built works can protrude within a 5.5m wide space between the supporting structure and the 9m setback facade line, including street furniture or bicycle hoops.
- All construction must be arranged so as to facilitate a minimum 6m diagonal clear space.

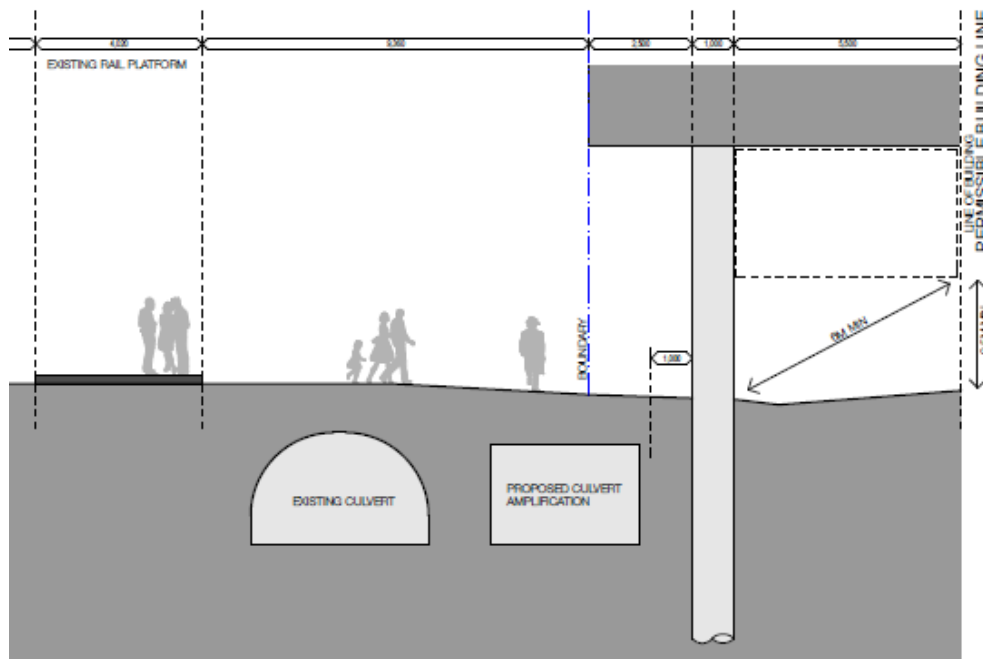


Figure 5 – Culvert Easement and constraints diagram
Source: fjmt

Whilst there are several services requirements and constraints shaping this undercroft, the project team has taken these as opportunities to create a space which is inviting and provides a pivotal design feature for the South East Plot. Project architects, fjmt, have given significant attention and detail to the undercroft, utilising the building form and materiality to provide visual interest and define a key frontage of the Darling Square precinct.

The undercroft provides a human scale to Hay Street and is instrumental in drawing pedestrians into the Darling Square precinct. The sculptural columns provided within the space define a pedestrian path and establish a strong design feature which grounds the building in the streetscape. These bold 'K-shaped' columns and their contrast in materiality to the remainder of the undercroft is a positive feature of the overall South East Plot design which has contributed to the proposal achieving a high level of design excellence (refer to **Figure 6**).

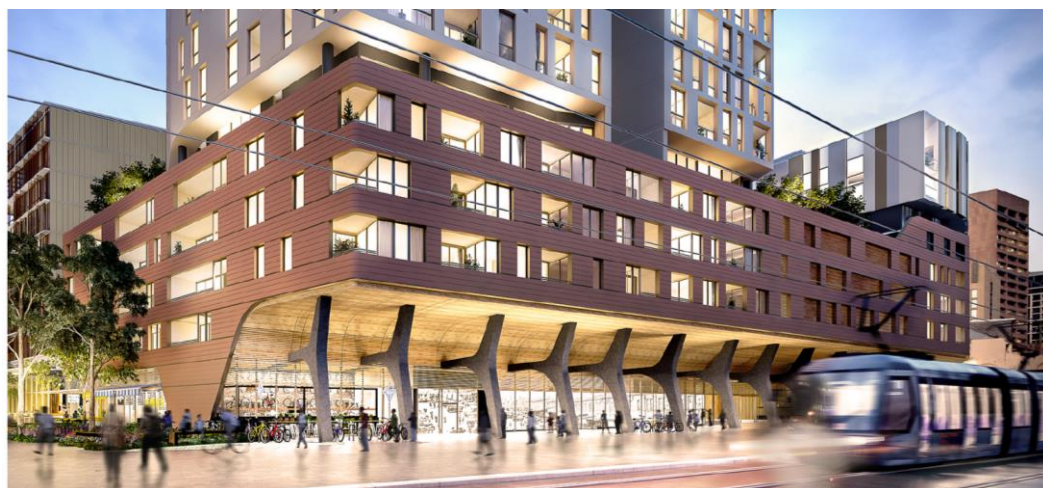


Figure 6 – Undercroft design
Source: *fjmt*

The Department has also requested clarification on the measures to prevent antisocial behaviour and vagrancy within the undercroft. The activation of the undercroft was a key design consideration for the precinct, and importantly, the South East Plot. Activation of the undercroft will serve as a key deterrent to anti-social behaviour and vagrancy (refer to **Figure 7**).

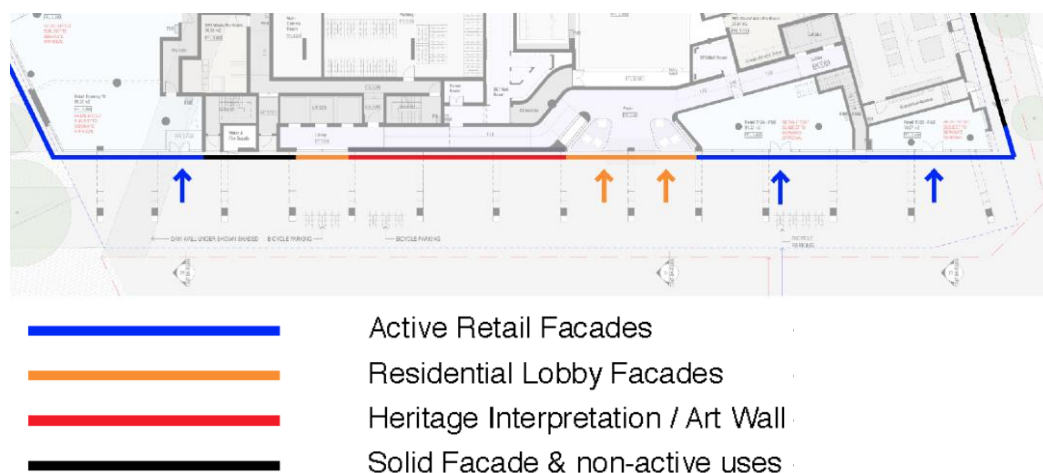


Figure 7 – Activation levels along Hay Street
Source: *fjmt*

To achieve this activation, pedestrian desire lines along Hay Street are focused as much as possible toward and through the colonnade. The residential lobby for Building SE1 and Building SE3 is located midway along the undercroft and will focus the foot traffic to 362 apartments to and through the colonnade.

Two retail tenancies have been located on the corners of the Boulevard and Harbour Street, anchoring the ground plane of the development and encouraging activity in the colonnade space. Activation will be achieved by providing outdoor dining in the case of a retail food tenancy or dynamic shop front displays in the case of traditional retail. This in combination with expansive glazed retail facades will ensure the space has a sense of activation. To prevent vagrancy, the extent of any 'nooks' along the façade have been minimised to ensure the space is perceived as safe. This principle of safety will be further reinforced through effective lighting in the colonnade.

Further to the practical necessity of the undercroft, the design of the colonnade provides a unique draw card for special events in addition to the ordinary purpose of identifying the retail tenancies and lobby entrance. The colonnade could become a participating space in key Sydney events such as VIVID, Art and About and the Biennale. The use of the colonnade for such events would be the subject of future consideration and detailed planning.

Harbour Street Works

Council has raised concerns over the delivery of footpath upgrades outside the site boundary. Efforts have been made by the proponent to resolve this issue, including arranging meetings/consulting with Stakeholders. The proposed resolution of this matter is set out in the detailed response to submissions table provided at **Appendix A**. It is confirmed that the proponent is seeking to continue to work collaboratively with all stakeholders including Council, to ensure the best outcome for the precinct including integration the site with the surrounding street network.

3.0 Proposed Amended Development

Since public exhibition of the proposal, generally minor amendments and improvements have been made to the proposed development. The changes include those made in response to the issues and comments raised by the Department and Council, along with adjustments made to strengthen and enhance the design of the proposal.

The proposed changes are shown on the revised Architectural Drawings prepared by fjmt (**Appendix C**).

A drawing schedule outlining a complete set of drawings has been provided at **Table 5** for completeness. Included at **Table 6** is a detailed schedule of the proposed changes, and where relevant the specific issue which has driven the amendment.

The following section presents a brief updated description (where relevant) of the modified development for which approval is sought. As illustrated within the list of refinements at **Table 6**, the changes overall are considered to be positive and aim to deliver an improved outcome. Accordingly, and as detailed in Section 4.0, the changes are not considered to give rise to any material alteration to the environmental assessment of the potential impacts considered as part of the original development application.

3.1 Overview of Proposal (as amended)

The proposal seeks approval for the following key development:

- Staged construction and use of a predominantly 5 storey mixed use podium, including:
 - retail floor space and residential lobbies on Ground Level;
 - above ground parking;
 - residential apartments; and
 - communal facilities (on the podium);
- Staged construction and use of three residential buildings above podium;
- Public domain improvements including:
 - Footpath along Harbour Street within the site;
 - Conceptual design for Harbour Street (located outside the site) to include paving, planting of four street trees, installation of lighting; and
 - Paving within the colonnade walkway; and
 - provision of vehicular access to the SSDA9 Site from Harbour Street;
- Landscaping works to the podium roof level;
- Extension and augmentation of physical infrastructure and utilities as required;
- Any associated remediation as may be required; and
- Associated tree removal and planting.

3.2 Numerical Overview (as amended)

Table 4 below provides the key numerical information of the proposed amended development.

Table 4 – Key development information

Component	Amended Proposal	Change
Gross Floor Area (max)		
■ Overall	31,945m ²	No change
– Residential	30,395m ²	No change
– Retail	1,550m ²	+40
Height		
■ Maximum RL	RL99.7	No change
■ Storeys	29 storeys	No change
No. of apartments	391	No change
Apartment mix	Studios – 20 One bedroom – 172 Two bedroom – 186 3 bedroom – 13	+ 16 – 14 – 2 No change
No. of car spaces	265	No change

3.3 Drawing Schedule for Approval

Table 5 identifies the Drawings that are proposed for Approval.

Table 5 – Final Drawings Reference Schedule

Drawing Number	Title	Revision
Architectural		
DA-R1001	Site Plan	08
DA-R1002	L00 Podium Ground	08
DA-R1003	L01 Mezzanine	08
DA-R1004	L02 Podium - Residential	09
DA-R1005	L03 Podium - Residential	10
DA-R1006	L04 Podium - Residential	07
DA-R1007	L05 Podium - Residential	07
DA-R1008	L06 SE1 Setback, SE2 ComSp1 SE3 & Rf Gdns	10
DA-R1009	L07 SE1 Low Rise, SE2 ComSp2 & SE3 Setback	13
DA-R1010	L08 SE1 Low Rise, SE2 Pent 01 & SE3 Top	13
DA-R1011	L09 SE1 Low Rise & SE2 Pent 02	12
DA-R1012	L10 SE1 Low Rise & SE2 Plant	11
DA-R1013	L11-L27 SE1 Tower Typical	10
DA-R1014	L28-L29 SE1 Penthouse	10
DA-R1015	SE1 Plant	08
DA-R1016	Roof Plan	08
DA-R2001	South Elevation	09
DA-R2002	North Elevation	11
DA-R2003	East Elevation	09
DA-R2004	West Elevation	09

Drawing Number	Title	Revision
DA-R2005	SE1 East Elevation	09
DA-R2006	SE3 West Elevation	07
DA-R2007	SE2 South Elevation	08
DA-R2008	SE2 Without Operable Screen	10
DA-R2009	SE1 North Elevation	09
DA-R3005	Public Interface Sections 01	07
Landscape		
L-DA-6	Concept Design Plan	B
L-DA-7	Level 6 Communal Gardens – Views	B
L-DA-8	Sections	B
L-DA-9	BASIX Plan	B
L-DA-10	Rain Capture Plan	B
L-DA-11	Pool Deck	B
L-DA-12	Communal Courtyard	B
L-DA-13	Kitchen Gardens	B
L-DA-14	Outdoor Fitness Zone	B
L-DA-15	Passive Seating Areas Acoustic + Wind Protection	B
L-DA-16	Planting Palette Little Hay Street	B

3.4 Schedule of Design Changes

Table 6 – Schedule of design changes

Key Changes	Driver for Change
Building SE1	
Eastern and western elevations (Levels 7-29) precast concrete slot window arrangement modified.	Changes result from revised room planning and the efficient modulation of the façade construction.
Northern elevation (Levels 7-10) window arrangement revised.	Design change to increase solar access and improve internal amenity.
Southern façade recess decreased in width (minor).	Changes required to facilitate increased apartment widths.
Internal apartment planning revised (see below).	Apartment planning amended to address ADG consistency.
Building SE2	
Minor changes to the location of fixed/operable bi-fold screens on the eastern and western elevations. The quantum of screens has not changed.	Revised apartment layouts requiring amendments in the façade screening.
Reduction to extent of Building SE2 lobby waiting area with the balance of space being provided to the adjacent retail tenancy.	Desire to increase the active frontages within the colonnade in response to the Department comments.
Internal apartment planning revised (see below).	Apartment planning amended to address ADG consistency.
Building SE3	
Level 8 and 9 northern façade window locations modified to suit internal apartment changes.	Revised apartment layouts requiring amendments in the window arrangement.
The "swoop" façade feature on Level 6 on both the northern and southern façades has been reduced to the east, allowing more space to the landscape zone and pool area.	Desire to provide increased amenity to the communal open space.
Plant room configuration modified on Level 6.	Required to accommodate equipment requirements.
Internal apartment planning revised (see below).	Apartment planning amended to address ADG consistency.
Podium Level	
Replace timber battens with 1.8m high glass screen.	Required to mitigate localised wind impacts.
Introduce a 1.44m high screen at the northern edge of the lawn area.	
Increase in the size of the shade structure to the south of the pool deck.	
Height of northern pool glass screen confirmed as 1.8m.	

Key Changes	Driver for Change
Apartment Type/Planning Amendments	
SE1 05 – 1B (Level 3-5) - Intertenancy wall shifted to increase internal apartment area.	Desire to increase amenity and ensure complete consistency with the objectives of the Apartment Design Guide following comments from the Department.
SE1 06 - Studio (Level 3-5) - Bedroom wall partially removed and apartment type change from one bedroom to studio. - Bathroom, laundry and storage space moved north to corridor wall and dining space created in lieu of study nook.	
SE1 07 Studio (Level 3-5) - Intertenancy wall shifted to slightly decrease internal apartment area.	
SE1 08 - Studio (Level 3-5) - Bedroom wall partially removed and apartment type change from one bedroom to studio. - Bathroom, laundry and storage space moved north to corridor wall and dining space created in lieu of study nook.	
SE1 09 – 1B (Level 3-5) - Internal apartment area increased by shifting adjoining internal wall with car park.	
SE1 03 – 2B2B (Level 6) - Glazing lines adjusted and internal apartment area slightly decreased.	
SE1 04 – 2B2B (Level 6) - Glazing lines adjusted and internal apartment area slightly decreased.	
SE1 11 - Studio (Level 6) - Bedroom wall partially removed, internal arrangement changes and apartment type change from one bedroom to studio.	
SE1 05 – 1B (Level 7-27) - Entry door relocated and internal apartment area increased.	
SE1 10 – 1B (Level 7 – 29) - Façade line and intertenancy wall adjusted to allow for an increase in internal apartment area.	
SE1 11 – 1B (Level 7 – 29) - Balcony area increased and decrease to internal apartment area to allow for a more efficient and functional layout.	
SE2 05 – 2B1B (Level 8) - Entry door relocated and internal apartment area increased.	
SE3 04 - 1Bed (L2-6) - Intertenancy wall shifted and internal apartment area increased.	

Key Changes	Driver for Change
SE3 05- 1Bed (L2-6) - Internal apartment area decreased slightly to allow for additional riser.	
SE3 06 - 1Bed (L2) - Intertenancy wall shifted and internal apartment area increased.	
SE3 06 - 1Bed (L3-6) - Intertenancy wall shifted and internal apartment area increased.	
SE3 09 - Studio (L6) - Bedroom wall partially removed and apartment type change from one bedroom to studio.	
SE3 03 - Studio (L7) - Bedroom wall partially removed and apartment type change from one bedroom to studio.	
SE3 04 - Studio (L7) - Bedroom wall partially removed and apartment type change from one bedroom to studio.	
SE3 05 - Studio (L7) - Intertenancy wall shifted and internal apartment area increased. - Bedroom wall partially removed and apartment type change from one bedroom to studio.	
SE3 06 - Studio (L7) - Bedroom wall partially removed and apartment type change from one bedroom to studio.	
SE3 07 - Studio (L7) - Bedroom wall partially removed and apartment type change from one bedroom to studio. - Service risers relocated and internal apartment area increased.	
SE3 10 - Studio (L7-9) - Bedroom wall partially removed and apartment type change from one bedroom to studio.	
SE3 01 - 2B1B (L6-9) - Apartment type change from two bedroom/two bathroom to two bedroom/one bathroom. - Service rise relocated and internal apartment area slightly decreased.	
SE3 03 - 1Bed + Study (L8-9) - Bedroom deleted and amended to study. - Apartment type change from two bedroom/one bathroom to one bedroom/one bathroom.	

4.0 Additional Information and Assessment

The Department has requested that all reports submitted with the EIS be reviewed in light of any revisions made or to assist in the resolution of the issues. The exhibited EIS assessed the potential impacts of the overall development against a range of matters relevant to the development. Except where addressed in this report, the conclusions of the original assessment remain unchanged. In this regard, the assessment of the following matters remains unchanged:

- Secretary's Environmental Assessment Requirements
- Environmental Planning and Assessment Act 1979
- Compliance with Planning Policies
- Compliance with Environmental Planning Instruments
- Consistency with Darling Square Concept Proposal (SSD 13_5878)
- Design Excellence
- Built Form and Urban Design
- Internal Residential Amenity
- Visual and View Analysis
- Public Domain and Landscaping
- Transport and Accessibility
- Accessibility
- Non-Indigenous Heritage
- Archaeology
- Noise and Vibration
- Infrastructure and Utilities
- Operational Waste Management
- Water Cycle Management
- Air Quality
- Reflectivity
- Geotechnical Issues
- Contamination
- Wind Impact
- BCA
- Environmental Sustainability
- Social and Economic Impacts
- Crime and Public Safety
- Environmental and Construction Management
- Ecologically Sustainable Development
- Development Contributions
- Site Suitability
- Public Interest

As identified at Section 1.0, the following consultants' reports and supporting information has been updated or further supplements the material originally submitted in support of the EIS:

- Supplementary architectural advice prepared by fjmt;
- Supplementary landscape advice prepared by Turf Landscape Architects;
- Additional Computer Imagery / Drawings prepared by fjmt;
- Preliminary assessment of ADG/Residential amenity assessment prepared by JBA;
- Lifting advice prepared by ARUP;
- Supplementary noise advice prepared by Wood & Grieve; and
- Wind confirmation letter prepared by CPP.

The updated supporting documentation and assessment information relating to the built form, amenity and public domain considerations have been addressed at Section 2.0 of this report as relevant in responding to key issues raised in submissions. The further information and assessment material that has not otherwise been addressed at Section 2.0 of this report is summarised in the following sections.

4.1 Consistency with Original SSDA Scheme

All key elements of the proposed development have remained unchanged from originally submitted. The scheme remains generally consistent with, and does not substantially differ from, the development as originally proposed and exhibited.

4.2 Wind

The Department and Council have raised concerns over the wind environment of the Boulevard and in certain spaces at the podium rooftop. CPP have undertaken further assessment and provided a letter (**Appendix J**) that confirms the wind environment at the Boulevard is suitable for walking and standing, with all locations passing the Lawson distress criteria.

Wind conditions on the Boulevard are relatively high due to the influence of the overall precinct building massing and surrounding context on channelling wind flows, especially on the south-west corner of Building SE1. The boulevard has been determined by CPP to be suitable for walking activities and standing, commensurate with the activities envisaged to be undertaken in that location.

CPP confirm awnings on the western boulevard edge would mitigate adverse wind conditions for pedestrians and notes the retail tenancies are not intended to provide outdoor seating on the boulevard. Seating for the tenancies is intended to be contained within the Hay Street colonnade, activating this space in accordance with requests from the Department.

Additional mitigation measures for the podium are proposed by Turf to address potential windier conditions (refer to letter at **Appendix E**):

- the addition of a porous shade structure next to the pool and BBQ area;
- an increase of the north pool fence height to 1.8m;
- the addition of a porous screen to the planter between Building SE1 and Building SE3; and
- 1.8 m high perimeter fencing on the southern and western ends of the podium.

These measures, along with the proposed landscaping, are expected by CPP to help improve wind conditions on the podium and to provide protection from horizontal channelling winds.

5.0 Final Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works are detailed in 7 below. These measures replace those outlined in the original EIS.

Table 7 – Final Mitigation Measures

Mitigation Measures
Traffic Generation To alleviate any potential adverse traffic and pedestrian safety impacts during the construction period, Hyder recommends that the following measures be put in place: ▪ Appropriate directional signage and traffic control be provided to ensure vehicles enter and leave the site with minimal disturbance to other road users and so they are advised of any changes in road conditions. ▪ Temporary road closures, single lane access and relocations during the construction period should be subject of coordination with the appropriate authorities. ▪ All traffic related issues and changes should also be presented to Stakeholders as part of the consultation process. These should, wherever and whenever possible, be carried out in non-peak periods. ▪ Risks to the public and the construction crew would be minimised through the implementation of the construction management plans specifically prepared for the SICEEP construction works of the PPP and Darling Square. The Plan will be regularly updated to address any new outcomes identified through constant monitoring as the works progress.
Accessibility ▪ The detailed design of the proposal should comply with the relevant accessibility provisions of the BCA 2014.
Non-Indigenous Heritage The Heritage Interpretation Strategy prepared by TKD Architects dated October 2014 should be incorporated into the detailed design of the SICEEP redevelopment and inform a Heritage Interpretation Plan developed for the SICEEP precinct. Preparation of the Heritage Interpretation Plan should include the opportunity for consultation with primary stakeholders such as representatives of the Sydney Harbour Foreshore Authority, the City of Sydney, NSW Heritage Branch, project architects, heritage consultants, and other appropriate statutory and non-statutory authorities. The Heritage Interpretation Plan should detail measures such as public art, wayfinding media, naming, interpretive signs and installations, archaeological remains, development of oral histories, educational tours (guided or self-guided), interpretive walks, events and/or website based information.
Non-Indigenous Archaeology ▪ Archaeological excavation of the location of the two piles which are proposed to impact on the dam wall. This includes the associated impacts from the adjacent piles. Aim of this work is to confirm the location of the dam wall, investigate the materials of the wall and how the wall related to the 1850s reclamation fill. ▪ Archaeological excavation of the portion of Lift Pit 1 which will impact on the Dam Wall. ▪ Archaeological excavation of the dam wall where it will be impacted by the 1.8m of the stormwater amplification pipe. This archaeological work will be undertaken prior to stormwater amplification pipe excavation works.

Mitigation Measures

- Excavation for the new stormwater amplification pipe is to be minimised within the vicinity of the dam wall by use of shoring or similar means. Recent redesign requires that shoring boxes be sited along the 100m length of the new service. Battering of the excavation trench for the culvert should be no closer than 5m to either side of the dam wall.
- At detail design stage the design of the impacts of the piles or services in relation to the dam wall may be reduced but cannot be increased. The design development of services should avoid impacts on the dam wall as much as possible.
- Undertake archaeological stratigraphic recording within the:
 - Footprint of Lift Pit 1, and part of Lift Pits 2 and 3.
 - Cesspits where impacted by piles.
 - Areas of concentration of piles and/or services which would impede archaeological investigation in the future and/or remove remains.
- Review all piles at the detailed design stage and reassess predicted impacts.
- Record the archaeology found within the excavation of the stormwater and sewerage lines.
- Review services design and identify further archaeological requirements, notably in areas of cumulative impacts from deeper services.
- Archaeological recording should be undertaken in accordance with best practice standards.
- The identified mitigation strategies should be incorporated into the Archaeological Research Design required to guide any archaeological fieldwork, after appropriate consultation with the SHFA and Heritage Division archaeologists.
- Archaeological remains of State significance within subject area should be retained in situ where possible. Strategies to mitigate development impacts to include:
- Develop protocols to manage issues during the demolition, regrading and construction stages of redevelopment so as to minimise intended or unintended impacts.
- Include site heritage and archaeology information during workers' inductions.
- Use shoring for deeper services to minimise impacts from batters.
- No further impacts should be made on the c.1815 dam wall other than those already identified. New services can go in areas of existing impacts.
- The proposed South East Plot development is within an area of archaeological sensitivity and all impacts need to be assessed and approved.
- Review all works at detail design stage and reassess impacts.
- Where there are potentially substantial impacts to archaeological remains, either local or State significance, archaeological recording will need to be undertaken in accordance with Heritage Council and Heritage Division guidelines and best practice methodologies.
- Where impacts on the historical archaeology have not been identified for the DA approval stage they will need to be the subject of a further approval under s139/s140 of the Heritage Act, 1977 from the Heritage Division or SHFA.
- Write a Non-indigenous Archaeological Research Design and Management Strategy to refine impacts, both current and proposed, identify appropriate archaeological strategies and methodologies, and research questions to guide the archaeological program. This is to be informed by the detailed design.
- SHFA should provide a repository for artefacts following the completion of the archaeological program.

Mitigation Measures

- Public interpretation of the archaeology of State and locally significant archaeology should be undertaken within the proposed redevelopment. This may include a mixture of opportunities for:
- Exposure of surviving archaeology within the redevelopment and acknowledging the environmental constraints of such displays.
- Interpretation of artefacts through site display.
- Interpretation of the results of the archaeology program throughout the precinct.
- Write an excavation report in accordance with Heritage Council guidelines and standard conditions of consent following the completion of archaeological investigations. This is to include:
 - detailed trench or area reports;
 - overall excavation report;
 - catalogue of artefacts and artefact reports;
 - conservation of important artefacts;
 - response to research questions; and
 - photo archive.
- Undertake consultation with SHFA and Heritage Division archaeologists about the site's archaeological issues, approaches to in situ retention of the State-significant archaeology, and the Archaeological Research Design and Management Strategy.

Construction Noise

- Develop a Construction Noise Management Plan prior to construction to manage construction noise;
- Install a construction hoarding taking into account the location of sensitive receivers;
- Consider providing barriers or enclosures around stationary plant;
- Locate stationary plant equipment and unloading/loading zones away from sensitive receivers;
- Where feasible and reasonable the demolition process should maintain structures which provide shielding during works;
- Where feasible and reasonable select the quietest and least vibration emitting construction methods and equipment;
- Limit unnecessary use of equipment and simultaneous operation of noisy plant and equipment;
- Switch off equipment not in use for an extended period of time; and
- Where feasible and reasonable install alternatives to reversing alarms.

Construction Vibration

- Develop a Construction Vibration Management Plan prior to construction to manage construction vibration.
- Perform high level predictions to avoid non-compliances with vibration criteria.
- Monitor vibration levels using attended/un-attended methods during construction so as to manage potential excessive vibration.
- Avoid using heavy machinery during hours that are more sensitive to nearby receivers.
- Manage construction program so as to minimise heavy machinery operating concurrently to each other.
- Prepare dilapidation reports on adjacent structures and monitor the effects.
- As far as practical, locate heavy machinery away from nearby sensitive receivers.

Mitigation Measures

Mechanical Services

- Amelioration measures for the mechanical plant located on the roof will be considered during the Design Development stage so as to comply with the outlined criteria at the nearest sensitive receivers.
- Acoustic louvres will be required for the plant rooms in order to meet the given criteria.
- Positioning mechanical plant away from nearby receivers
- Acoustic attenuators fitted to duct work
- Screening around mechanical plant
- Acoustic insulation within duct work

Waste Operations

- Garbage collection to be undertaken during the daytime period.
- Bottles are to be broken up away from the site.

Restaurants, Cafes and Retail Operations

- Residential premises exposed to high external noise levels as a result of retail type and public realm activities will need to close windows in order to meet acceptable acoustic amenity objectives within dwellings. Alternative solutions for ventilation will be provided where windows and doors are required to be closed;
- Awnings / canopies are to be provided to retail areas;
- The building envelope (primarily glazing system and floor/ceiling of first floor apartments above retail) will be designed to mitigate the intrusion of noise from external sources, Retail type premises will be designed such that they minimise noise transfer via the floor/ceiling to first floor apartments where they are located below a residential apartment.; and
- Noise from licenced premises shall not be audible within any habitable room in a residential premises between 12:00 midnight and 7:00am

Ventilation

- Mechanical ventilation is to be provided to all apartments (including those across level 2-5) to provide outside air at a flow rate of 250 litres/second to all corridors via a central supply shaft. Air must be able to pass from the corridors into individual apartments via an over door transfer grill.

Utilities

- In light of the location of existing utilities infrastructure over the site and the nature of the proposed development, Hyder have concluded that Lend Lease will be required to continue to consult with and obtain the necessary approvals from the relevant authorities and utility providers regarding the proposed Darling Square development.

Operational Waste Management

- In order to appropriately manage and mitigate any adverse impacts arising from waste, the different components of the Waste Management Plan should be implemented into the operation of the proposed development.

Water Cycle Management

Flooding and Stormwater

- Provide floor levels within the South East Plot nominally at RL3.6 to be above the 100 year flood level apart from those ground floor uses (including retail and lobby); and
 - Incorporate the measures and strategies in the Flooding Solutions Advisory Group letter (Appendix I).
-

Mitigation Measures

Water Quality

- Provide a 80m³ rainwater tank to capture rainwater from the roofs of the proposal; and
- Implement appropriate sediment and erosion controls during the construction phase of the proposal.

Reflectivity

- Exterior façade elements used throughout the development are to limit light reflectivity to 20% or less.
- Vertically aligned opaque fin type elements are to be incorporated against the façade, run perpendicular over the height of the tower and be spaced horizontally.
- Other façade and roof ancillaries to be developed during detailed design should each be assessed for potential to generate nuisance reflections during detailed design.

BCA

- The detailed design of the development must ensure that the proposal complies with the applicable requirements of the BCA 2014 or appropriate alternative solutions should be developed and verified by a qualified BCA Consultant or Fire Safety Engineer.

Environmental and Construction Management

- Construction Traffic Management Plan to be included in tender documents for all works;
- Construction Traffic Management plan to form part of site induction package;
- Subcontractors / suppliers to submit formal delivery booking requests 48 hours prior to delivery;
- Establishment of holding areas for urgent and emergency vehicles within the development site;
- Strategic location of construction zones to eliminate double handling of materials delivered to site;
- Controlled delivery of materials necessary to maintain programme;
- Nominated and controlled storage areas within the development site hoardings;
- Prefabrication of materials off site will assist in minimizing storage requirements
- An Air Quality Management Plan and Air Quality Monitoring Program will be implemented prior to implementation of works detailing preventative and monitoring measures to minimise construction impacts on air quality.

Contamination

- Remediation and validation should be undertaken in accordance with the relevant parts of the RAP to ensure the South East Plot is made suitable for the proposed use;
- If localised contamination presents a higher than expected environmental risk, or if unexpected contamination is discovered, then the Unexpected Finds Procedure, listed in the Site Specific Remedial Action Plan prepared by Coffey dated 13 January 2014 will be implemented to reduce such risk to an acceptable level; and
- A detailed acid sulphate soils management plan will be prepared generally in accordance with the Acid Soils Assessment and Preliminary Management Plan prepared by Coffey dated 11 March 2013.

Wind

- Provide an additional porous shade structure next to the pool and BBQ area;
- Increase the north pool fence height to 1.8m;
- Provide an additional porous screen to the planter between Building SE1 and Building SE3; and
- Provide 1.8 m high perimeter fencing on the southern and western ends of the podium.

6.0 Conclusion

The proponent, Lend Lease, and its expert project team have considered all submissions made in relation to the public exhibition of the proposal. A considered and detailed response to all submissions made has been provided within this report and the accompanying documentation.

In responding and addressing the range of matters raised by the government agencies and authorities, Lend Lease has sought to refine the project design. The refined proposal also captures changes made by the project team post exhibition.

As outlined within this report, the analysis of the amendments to the proposed development confirms that all key elements of the proposed development as originally proposed and exhibited have remained unchanged.

Further and more importantly, the refined development does not substantially differ from the original publicly exhibited development proposal. To the benefit of the overall project, the environmental impacts of the amended development remain consistent with the original application and on balance deliver a project that results in an overall improvement to the originally publicly exhibited development (particularly in relation to built form, amenity and public domain considerations). The proposal has significant planning merits as it will:

- be a key component which will contribute in making Darling Square into one of Sydney's most innovative residential and working districts;
- improve the availability of accommodation in close proximity to Sydney's CBD, as well as existing and future services and facilities and education institutions;
- create new jobs during construction and ongoing employment opportunities during the operational phase;
- contribute to a new functional, vibrant, permeable and connected public domain;
- enhance the security and feeling of safety in the public domain around the new development;
- contribute to repairing the urban fabric of this part of the City, restoring street grain and connectivity.

In conclusion, the construction and use of a mixed use residential building within the South East Plot of Darling Square represents a key component of the SICEEP urban renewal project that will have significant and long lasting public benefits for Sydney and NSW more broadly. The proposal comprises an integral component of the Darling Square precinct which will deliver Sydney with a new vibrant mixed use neighbourhood along with significant improvements to the public realm, pedestrian connectivity and the delivery of housing.