

DARLING SQUARE - THE NORTH PLOT AND SQUARE URBAN DESIGN + PUBLIC REALM GUIDELINE COMPLIANCE					
3-Mar-16					
Item	Urban Design Requirement / guideline	Compliance (✓) Non-Compliance (✗) Not-Applicable (N/A)	Design Approach	NORTH PLOT Compliance (✓) Non-Compliance (✗) Not-Applicable (N/A)	NORTH PLOT Urban Design Response
INFRASTRUCTURE NSW; SICEEP URBAN DESIGN + PUBLIC REALM GUIDELINES (29 FEBRUARY 2012)					
01 URBAN STRUCTURE Vary the density profile of different Facilities					
1.1	Movement Framework. The Design must:				
1.1.1	Take into account of a movement assessment that has been undertaken.	✓	Concept proposal has been developed in consultation with traffic engineer.	✓	N Plot and adjacent public domain required movements have been developed in accordance with SSDA2 requirements and in consultation with a traffic engineer.
1.1.2	Design for ease of walking.	✓	Pedestrian priority network and public spaces. Wherever possible level changes achieved by graded transitions of 1:20 maximum grading instead of steps/ ramps.	✓	N Plot and the public domain has been planned and designed in accordance with SSDA2 requirements and in consultation with a DDA Consultant. Thoroughfares are in accordance with AS1428.1 and all level changes are to be gradient >1:20.
1.1.3	Connect with the existing networks.	✓	Existing street network extended into site with Macarthur Street directed along the dominant route of Hay Street. Materials and plant palette borrows from the surrounding precincts. The following streets continue into or along the site: Little Hay Street; Factory Lane/ Little Pier Street; Darling Drive; Harbour Street; Quay Street/ Boulevard; Exhibition Place. Through discussion with DRP it has been noted that topographical and traffic/ rail corridor constraints cannot accommodate direct movements from Macarthur Street. Spatial requirements to meet brief preclude moving Dickson's Lane further south to make connection.	✓	N Plot adopts the Parameter Plan plot development footprint and complies with the proposed street / lane networks within the Concept Proposal. Little Hay Street connects directly into the existing length of Little Hay Street in Chinatown. Square alignment allows maintenance of 20m wide pedestrian boulevard, which connects at the south to Quay Street. The Boulevard in turn connects to Dickson's Lane and through to Darling Drive. To the north of the N Plot connections are made to Little Pier St/Factory Lane and east into Chinatown.
1.1.4	Integrate upper levels as well as the valley floor.	N/A	Related to PPP Development Application. No publicly accessible upper levels in Haymarket.	N/A	Not applicable to N Development Application
1.1.5	Stitch the east, west and the south together.	✓	As per item 1.1.3 above.	✓	The N Plot contributes to this strategy as per 1.1.3 above.
1.1.6	Make or break boundaries.	✓	Built form remains defined by street network (boundaries).	✓	The built form of the N Plot strongly defines the pedestrian street network to the north, east and west, and defines the public domain to the south.
1.1.7	Provide choice through a grid network with a clear hierarchy.	✓	Hay Street + Boulevard defined as a key pedestrian movement corridors (and are of a grand scale). Other new streets are reduced widths providing intimate spaces and places and allow a finer grain, local movements.	✓	As per 1.1.3 above.
1.2	Walking. The Design must:				
1.2.1	Maintain the pedestrian dominance of Darling Harbour.	✓	As per 1.1.2 and 1.1.7.	✓	As per 1.1.2 and 1.1.7. The Boulevard, The Square and Little Hay Street are pedestrian only.
1.2.2	Provide pedestrian and cycle friendly streets.	✓	As per 1.1.2 and 1.1.7. In addition new cycle route provided along Darling Drive for activation and to provide commuter link minimising pedestrian / cycle conflict in a highly pedestrianised precinct. Passive / non commuter cycling is anticipated throughout The Haymarket.	✓	The proposed development acknowledges the pedestrian and cycle friendly strategy of the SSDA2. The development contains visitor bicycle parking. Cyclists will be encouraged to dismount when in The Square and Little Hay Street.
1.2.3	Create attractive and character rich routes.	✓	A highly active ground plane with integrated retail and public domain strategies will provide a rich mix of uses and animation along the lanes and public spaces.	✓	The proposed development provides key frontage and activation to the Pumpphouse, The Square and Little Hay Street. Little Hay Street is to be vibrant but refined in character and encourage day and night use, both active and passive. Residential lobbies to the laneway minimised in scale to maximise frontages for activation. Public domain reflects mix of uses provided at ground level including residential lobbies, and retail.
1.2.4	Ensure Accessible routes along all pathways and desire lines.	✓	As per 1.1.2 and 1.1.7. Storm water flood protection has resulted in having to raise the ground plane. The public realm and building interface have been sensitively handled to address grade change to avoid access creating barriers within public realm.	✓	As per 1.1.2 and 1.1.7. Storm water flood protection has resulted in having to raise the ground plane. The Square has been lifted to match the level of the retail in the N Plot, NE Plot and SE Plot in order to create a continuous, accessible space between the active frontages. Access from this raised level is via generous steps and >1:20 ramps provided at critical entries.
1.2.5	Separate Front of House areas from Back of House areas.	✓	Access and servicing to square edge retail provided from adjoining streets. Note: The Haymarket does not have a 'Back of House'. All buildings front onto active streets on all sides.	✓	The proposed development has been carefully planned to ensure back of house activities are kept concealed and distinct from front of house activities that address the public realm.
1.3	Cycling. The Design must:				
1.3.1	Provide a Design for convenient cycling.	✓	As per 1.2.2 above.	✓	As per 1.2.1 and 1.2.2 above.
1.3.2	Allow for passing of parked cars.	✓	New cycle route located off of main road in dedicated, cycle only zone.	N/A	Not applicable to N Development Application

1.3.3	Provide streets that are safe for cyclists.	✓	Low traffic existing streets. No street edge parking around site maintaining clear site lines. Design slows cyclists & delineate cycling & pedestrian zones.	✓	As per 1.2.2 above.
1.3.4	Cycle lanes should be provided outside the public realm (i.e. commuter cycling).	✓	As per 1.2.2 above.	✓	As per 1.2.2 above.
1.3.5	Recreational cycling should be provided within the public realm.	✓	Pedestrian only streets and public spaces will support recreational cycle use - as per existing Darling Harbour model. Refer also 1.2.2 above.	✓	The proposed development promotes recreational cycle use within the area through the provision of visitor / public bike racks in The Square and to the north of the N Plot and as per 1.2.1 and 1.2.2 above.
1.3.6	Provide public cycle parking from the outset.	✓	Allowance to be made within new development for and public domain.	✓	As per 1.3.5 and 1.2.1 and 1.2.2 above.
1.3.7	Include secure community / public bike storage along cycle routes and nodes.	✓	As per 1.2.2 above. Refer also Public Domain Report for SSDA2.	✓	As per 1.2.2 above. Refer also Public Domain Report for SSDA2.
1.4	Public Transport. The Design must:				
1.4.1	Make connections for people on the bus, train and light rail.	✓	Pedestrian routes promoted allowing access to key bus corridors. Light rail stops immediately adjacent to the site. Connections to the goods line to provide pedestrian friendly access to central.	✓	Pedestrian connections to public transport supported in wider Precinct Plan. The N Plot is located close to the Hay Street light rail stop.
1.4.2	Make it convenient to catch the bus, train and light.	✓	As per 1.4.1 above.	✓	As per SSDA2 requirements and 1.4.1 above.
2.0 URBAN GRAIN					
2.1	Streets and Traffic. The Design must:				
2.1.1	Define street types by capacity and character.	✓	As per 1.1.7 above. Refer also Public Realm Stage 1 DA submission.	✓	As per 1.1.7 and 1.2.3 above. Refer also Public Realm Stage 1 DA submission.
2.1.2	Ensure street hierarchy is clear: Lane (7.5m - 12m); Residential (12m - 25m); Commercial (18m to 40m); Boulevard (27m - 36m)	✓	Little Hay Street - nom 8m Link to east of N Plot - nom 8m Boulevard - 20m	✓	The N Plot development supports: - Little Hay Street - 8m wide - The Boulevard - 20m wide in accordance with SSDA2 Concept Proposal.
2.1.3	Ensure no vehicular traffic within pedestrianised areas.	✓	As per 1.1.2 above. Emergency vehicle access only through Darling Square.	✓	No vehicular traffic is provided in The Square or Little Hay Street. Loading access only to The Square & Boulevard as per the traffic report by TTM
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	Related to PPP Development Application.	N/A	Not applicable to N Development Application
2.1.5	Make the street an address.	✓	Each lane and street will be the address for a number of the residential buildings and a unique retail brief relating to the scale and intimacy of place will reinforce the unique character of the street.	✓	The N Plot development supports: - Little Hay Street - residential address for the NE and SE Plots - discreet lobbies designed to maximise vibrant, active frontages. - Link between N and NE Plots - residential address for the NE Plot.
2.1.6	Make the routes go through.	✓	As per 1.1.3 above	✓	Little Hay Street connects the precinct from Chinatown through to The Boulevard.
2.1.7	Connect to finer grain laneways; that are open to the sky.	✓	All new streets open to sky along entire length - apart from projecting canopies and/ or tenant awnings.	✓	Little Hay Street & Trinity lane open to sky with variety in awning structure and intimate public domain character at a human scale.
2.1.8	Provide streets for everyone.	✓	As per 1.1.2 above.	✓	As per 1.1.2 and 1.2.4 above.
2.1.9	Provide places not roads.	✓	As per 1.1.2 above.	✓	As per 1.1.2 above.
2.1.10	Put the urban space first.	✓	Architecture and built form responds to public open space - in particular new central square.	✓	The built form of the N Plot allows for a generous public square with good solar access, with highly activated edges.
2.1.11	Keep junctions tight.	✓	All corner to street/ lanes held and widths all significantly less than Boulevard.	✓	All spaces and laneways are clearly defined to the edges by built form or level changes. Each public spaces reads as legibly distinct from but well connected to the next.
2.1.12	Allow for an appropriate amount of vehicular traffic.	✓	Traffic flow maintained along Darling Drive and Harbour Street. Limited drop-off provided along Hay Street and Little Pier Street. No vehicles allowed into remaining streets - pedestrian only zones.	✓	The public domain associated with the N Plot is proposed to be free from vehicular traffic generally as per the TTM Traffic Report.
2.1.13	Provide wide crossings on busy or main roads.	✓	New pedestrian crossing provided on Darling Drive.	N/A	Not applicable to N Plot Development Application
2.1.14	Slow traffic down.	✓	Darling Drive road alignment reduced and new pedestrian crossings provided to support pedestrian movements (The Goods Line, Macarthur Street + student accommodation).	✓	No vehicular traffic is proposed in the public domain for the N Plot, aside from loading the the N Plot and The Square in highly controlled and timed circumstances. Refer to traffic report by TTM.
2.2	Blocks defined by Street Network. The Design must:				
2.2.1	Ensure blocks face and front the street.	✓	New development reinstates urban fabric and holds perimeter street lines with new built form.	✓	The development proposed reinstates urban fabric, maintains a visual connectivity with the street lines and laneways but will not terminate a line of sight from the laneways
2.2.2	Respect people's privacy by the arrangement of buildings.	✓	Development adopts minimum building separations distances in line with this report and the RFDC.	✓	The proposed development features upper level (building massing) setbacks to ensure mitigation of overshadowing and loss of solar access.
2.2.3	Build to the street alignment and line the perimeter.	✓	As per 2.2.1 above.	✓	Building footprint and street alignments in line with SSDA2 Concept Proposal amendments and the revised Parameter Plan. Public Domain allows strong circulation and access around perimeter.
2.2.4	Encourage continuity of street frontage and rhythm.	✓	Retail strategy to replicate fine grain of existing streets to tie into context and encourage growth.	✓	Key retail frontages / activation have been planned to create the desired retail outcomes.

2.2.5	Keep blocks small.	✓	Blocks defined by existing street pattern - to match existing grain.	✓	The proposed planning and architecture intentionally extends beyond the street wall, however the massing of the building matches the existing street scale
2.2.6	Provide a block that allows for change and the future.	✓	All blocks are independently accessed and serviced allowing one or all to be redeveloped.	✓	The overall size and mixed use function of the development inherently provides for future (long term) redevelopment opportunity.
2.2.7	Provide for internal flexibility.	✓	Limited ability to convert to use other than residential. Apartment layouts would be compromised and community amenity limited	✓	The proposed development provides opportunities for flexibility in use
2.2.8	Keep the grain fine.	✓	Architectural expression of urban blocks introduces grid to provide scale and ordering device. Infill to vary to reflect finer grain plots.	✓	The architectural expression of the proposed development utilises a series of shifting plates and a unique facade to address visual grain, scale and order.
2.2.9	Keep commercial units narrow on ground floors.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Confirmed. Separate Development Applications to be prepared for levels 1-5.
2.3	Landmarks, vistas + focal points. The Design must:				
2.3.1	Ensure a sense of arrival.	✓	Tall built form located at gateway sites on Hay/ Boulevard, Little Pier/ Harbour and Macarthur/ Darling junctions.	✓	A strong sense of gateway and entry are provided at the Pier Street underpass and the corner of The Boulevard and Hay Street. The proposed built form also provides a unique 'gateway' response at the elevated level of Pier Street (East and West).
2.3.2	Provide a southern gateway to Darling Harbour.	✓	As per 2.3.1 above.	✓	As per 2.3.1 above. The wider precinct creates a new gateway to Darling Harbour in line with the SSDA2 Concept Proposal.
2.3.3	Make it easy to find your way around.	✓	Street pattern follows existing fabric allowing line of sight up streets. Supplemented by precinct-wide way finding signage strategy.	✓	The proposed building responds to the required precinct plan and design guidelines to achieve this objective. Street pattern follows existing fabric allowing line of sight up streets, however protrude into these key sight lines with a unique architecture. The Boulevard is the precinct spine to which all other connections and public spaces are connected. It is the primary organising structure for the site. Little Hay Street is a clear, continuous connector from Chinatown to The Square and Boulevard and subsequently to all other precinct destinations.
2.3.4	Emphasise the hierarchy of the place.	✓	As per 1.1.7 and 2.3.3 above.	✓	As per 1.1.7 and 2.3.3 above.
2.3.5	Show the way for visitors.	✓	As per 1.1.7 and 2.3.3 above.	✓	As per 1.1.7 and 2.3.3 above.
2.3.6	Create an interesting and identifiable skyline.	✓	Tower forms are to be unique design and vary in height. Will share skyline with Peak Tower.	✓	The proposed development is medium rise in mass and bulk.
2.3.7	Provide a point and line approach to vistas.	✓	As per 2.2.3 above. Hay Street, due to its width, has been identified as the key east/ west corridor to support mass pedestrian footfall around the site. It will connect the Goods Line, Macarthur Street and student accommodation to the Boulevard and Quay Street and onwards to Chinatown and the George Street bus + future tram corridor. Clear line of sight is afforded of the Powerhouse museum and other attractions located on Hay Street to assist way finding.	✓	Desire line vistas are reinforced by the proposed development. The Boulevard and Laneways provide strong sightlines into and through.
2.3.8	Ensure focal points are appropriately located and scaled.	✓	Towers set back from square edge with appropriate scale development to reflect civic nature of square - maintains natural light and avoids over domination by tower forms.	✓	As per 2.3.1 and 2.3.7 above.
2.3.9	Provide an entrance that welcomes people.	✓	Quality public realm and retailing environment that activates new public spaces makes for space positive experience.	✓	The key building entries provides for double height gateway that is reinforced by a the dynamic façade and soffit feature. The Public realm is of the highest quality providing a variety of spaces which respond to the surrounds and a range of users
2.3.10	Provide ceremonial entrance/s for the Core Functions.	N/A	Related to PPP Development Application.	✓	Refer to 2.3.9 above and PPP Development Application.
2.4	Utilities Infrastructure. The Design must:				
2.4.1	Plan for sustainable infrastructure provision.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The proposed development has been coordinated to account for existing and future infrastructure requirements and demands.
2.4.2	Design a discreet and co-located network.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Embedded within the proposed development. Refer to Hyder Services Infrastructure Report.
2.4.3	Make services subservient to the Design.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Embedded within the proposed development. Refer to Hyder Services Infrastructure Report.
2.4.4	Coordinate design development with service providers.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Coordinated within the proposed development. Refer to Hyder Services Infrastructure Report.
2.4.5	Put services underground in shared strips.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Coordinated within the proposed development where possible. Refer to Hyder Services Infrastructure Report.
2.4.6	Hide the services boxes and plant facilities from Front of House areas.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The proposed building design and planning addresses this requirement. By concealing and limiting service (back of house) areas to low public use / frontage areas. As per 1.2.5 above.
2.5	Parking + Servicing. The Design must:				

2.5.1	Ensure sustainable parking levels.	✓	No parking provided for student accommodation, significant decrease in car park spaces across the site and a maximum limit of 50 cars for the commercial office space.	✓	The NW plot development provides ccommodate 400 public carparking spaces which can provide for public parking. Refer to traffic report by TTM.
2.5.2	Minimise the need for service vehicles to park, stop or queue on the public road network, including Darling Drive.	✓	Loading docks provided within all plot footprints - provide drive in/ drive out access.	✓	Refer to traffic report by TTM.
2.5.3	It is preferable to put parking behind, under, above or to the side of buildings.	✓	Majority of car parking sleeved in residential buildings. Car park put above retail office floor plate at ground level	✓	Refer to traffic report by TTM.
2.5.4	Design the commercial car park following secure-by-design principles.	✓	2.5.4. Design the commercial car park following secure-by-design principles.	✓	Refer to traffic report by TTM.
2.5.5	Design the commercial car park following secure-by-design principles.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Refer to traffic report by TTM.
2.5.6	Soften and screen basements and multi-storeys.	✓	As per 2.5.3 above.	✓	Refer to traffic report by TTM.
2.5.6	Make car parks discreet or if they are prominent make them beautiful.	✓	Architectural treatment to commercial car park similar to office above. Screens where required to have architectural and design merit and high level of articulation.	✓	Refer to traffic report by TTM.
3.0 DENSITY + MIX					
3.1	Mixing Uses. The Design must:				
3.1.1	Build a walkable Precinct.	✓	As per 1.1.2 above.	✓	As per 1.1.2 above.
3.1.2	Create a patchwork of different activities throughout the Precinct.	✓	As per 2.2.9 above.	✓	The mixed use nature of the development contributes to a patchwork of activities within Darling Square Precinct.
3.1.3	Include uses such as: tourist; educational; recreational; entertainment; cultural and commercial facilities.	✓	Broad mix of uses on site including commercial office and communal (IQ Hub + library use).	✓	The proposed development provides a broad mix of uses on site including; - retail uses - childcare facility - library & IQ hub
3.1.4	Maximise synergy and minimise conflict of uses.	✓	Retail uses to be sympathetic to residential setting.	✓	Strategic retail uses / operators are planned for; Dickson's Lane, The Boulevard frontages and F & B integrated with the office entry lobby.
3.1.5	Include Convention, Exhibition and Entertainment uses.	N/A	Related to PPP Development Application.	N/A	Related to PPP 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.	✓	Student accommodation provides additional residential type. Other uses as per 3.1.3 above.	✓	The proposed mixed-use development provides for diversity of retail and public uses. Civic spaces such as The Boulevard and the Square are in contrast to smaller more intimate spaces in the Public Domain such as Little Hay Street and Dickson's Lane.
3.1.7	Emphasise the civic values of the Precinct.	✓	As per 2.2.8 above.	✓	Development Compliant (as possible) and as per 2.2.8 above. Darling Square creates a new civic precinct for Sydney and connect to the existing civic and pedestrian frameworks around it. The public Domain blends both local and intimate spaces with true civic scale streets and Squares.
3.1.8	Complement the existing retail of Darling Harbour.	✓	As per 2.2.4 above.	✓	Development Compliant (as possible).
3.1.9	Wrap and cap 'big box' facilities with other uses.	✓	As per 2.5.3 above.	✓	Development Compliant (as possible).
3.1.10	Bring dead edges to life through active uses.	✓	As per 2.5.3 above.	✓	The N Plot and NE and SE Plot facades addressing The Square and Little Hay Street are active retail uses. The N Plot ground floor is an open, publicly accessible Market Hall.
3.1.11	Provide a rich mix in the transition of uses.	✓	As per 2.2.9 + 3.1.3 above.	✓	Development Compliant (as possible) and as per 2.2.9 & 3.1.3 above.
3.1.12	Focus on links to public transport nodes.	✓	As per 1.4.1 above.	✓	Development Compliant (as possible) and as per 1.4.1 above.
3.2	Density, Facilities + form. The Design must:				
3.2.1	Integrate with the city context.	✓	Massing and materiality sensitive to city context. Use and street grain replicate context.	✓	The proposed massing of the development integrates with The Haymarket and city context; a response to the prescribed precinct plan and design principles established by the SSDA2. The materiality for the public domain is generally high quality stone, and closely linked to the colour, pattern and materiality of the city. The Square plinth is treated as a warmer stone than the surrounding Boulevard and Laneways, to create a sense of place and differentiate from the streetscape.
3.2.2	Focus on activity centres and use clusters.	✓	Public realm and ground plane provides focal points to support multi-group activities.	✓	The proposed development has been planned and designed to support and comply with this objective, where possible. Public realm and ground plane provides focal points to support multi-group activities
3.2.3	Vary the density profile of different Facilities.	N/A	No Core Facilities on site.	N/A	No core facilities on site.
3.2.4	Cater for a range of users and lifestyles.	✓	Mixed range of residential product and experiences being provided on site.	✓	The mixed-use nature of the development -retail, entertainment, educational, community, student caters for a variety of uses and lifestyle aspirations. Also refer to 3.1.6 above.
3.2.5	Blend the best parts of town.	✓	Exemplars included international destinations as well as Sydney.	✓	The development will contribute to this objective and participate in the precinct wide delivery of an exemplar international destination.
3.2.6	Enable people to trade space for place.	✓	As per 3.2.4 above.	✓	As per 3.2.4 above.

3.2.7	Take a long term view.	✓	8 year staging strategy will allow opportunity for time to fine-tune if required based upon societal changes.	✓	The proposed planning and design allows for current and future flexible planning and uses through a 2 stage development and construction option and as per 2.4.1 above.
4.0 HEIGHT + MASSING					
4.1	Building size + scale. The Design must:				
4.1.1	Define The Big Picture.	✓	Aspirational statement.	✓	The proposed development seeks to provide a mixed use building which activates the precinct throughout the day with its multiple uses and modes. The building will provide multiple reasons to visit the precinct and will, through its architecture be recognisable and known.
4.1.2	Develop a building height strategy.	✓	As per 2.2.8 above.	✓	The development has been carefully planned to provide a diversified overall building height that responds to and respects adjacent residential development and associated solar access and overshadowing.
4.1.3	Relate building height to context.	✓	Establish street walls containing active uses. Relate to scale of street. Design does not provide setbacks along street edge. Design approach is of building and streets, not towers and podiums. Maximum separation is sought to allow development to both sides of plot. Tower forms will be visually separated with re-entrant and material change to express street wall.	✓	The development has been designed to relate and contribute to both the immediate Haymarket Precinct and to the greater Darling Harbour development site as an exemplar international destination. The open and democratic ground floor and the terraces which expose the uses within the building ensure the building will present active street edges/interfaces.
4.1.4	Wrap up and Step down to provide a human scale to the facilities.	N/A	Related to PPP Development Application.	N/A	Related to PPP Development Application.
4.1.5	Adapt with topography.	✓	As per 2.2.8 above - massing steps up at perimeter of site to respond to urban edge and development rising up from valley floor.	✓	The building sits at RL 3.6 against the adjacent boulevard at RL 2.6. This responds to the theme of the development rising up from the valley floor
4.1.6	Respect overshadowing principles.	✓	Massing located to minimise impact on public square and playground within Powerhouse Museum courtyard.	✓	The building consists of shifting plates which reduce the bulk and scale of the building form and minimises overshadowing. The top floor steps back to the North to also assist in minimising overshadowing.
4.1.7	Consider view sharing for residential neighbours.	✓	Neighbours View Impact analysis report to be submitted with Stage 1 DA.	✓	The proposed development has been designed to have minimal impacts on the view corridors of adjacent new residential towers and existing surrounding buildings.
4.1.8	Plan shallow building depths.	✓	Tower floor plates 21m deep including recessed balcony zones.	✓	The proposed development has been designed in a circular form to maximum solar access and active building faces to the street.
4.1.9	Orientate for flexibility and suitable access.	✓	Complies with DDA and BCA.	✓	The North plot ground floor provides multiple access points which for flexibility of access
4.1.10	Ensure the building form turns the corner where streets meet.	✓	As per 2.3.1 above. All elevations considered and designed.	✓	The proposed development has been carefully designed to ensure visual legibility of the built form in response to changing street character.
4.1.11	Provide trim and slim (narrow) building types or frontages to Big Box facilities.	N/A	No Core Facilities on site.	N/A	Not applicable to North Plot Development Application
4.2	Building for change. The Design must:				
4.2.1	Provide a mix of uses where most uses are compatible side-by-side.	✓	Mix of residential, commercial, retail and community uses provided at ground level.	✓	The proposed development has been designed to facilitate mixed-use functions in close proximity to one another such as the activated ground floor plane (public realm address). Also refer to 3.1.6 above.
4.2.2	Ensure a mix of uses at close quarters.	✓	As per 2.2.9 + 4.2.1 above.	✓	Embedded within the proposed development and as per 3.1.6 and 4.2.1 above.
4.2.3	Provide a vertical mix of uses: Make uses stack up through the building.	✓	Building / community use at ground + Level 1. Semi-public residential gardens/ amenities at podium level.	✓	The proposed development has been vertically designed to serve the public realm with mixed-use functions on the ground floor, public and private within the car parking levels and private users within the commercial office floors.
4.2.4	Provide access for all and meet Disability Discrimination Act requirements.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The planning and design of all areas of the development address and incorporate access requirements as stipulated in the Disability Discrimination Act.
4.2.5	Reveal the history of the place.	✓	Street grain replicates former urban grid. Opportunity to provide place names reflecting local history. Materiality of Haymarket Square draw reference from timber wharfs.	✓	The design draws reference from former decades of a working harbour and port, the legacy of Darling Harbour and The Haymarket precinct and upon the natural evolution of the area.
4.3	Positive outdoor spaces. The Design must:				
4.3.1	Define the space, its function and character.	✓	As per 2.2.8 above.	✓	The building is distinct and has been resolved with the public realm to ensure legibility and integration. The Northern stairs and market square work with the ground floor uses of the market to ensure a continuation of function and character at grade
4.3.2	Provide and ensure the right to light between buildings.	✓	Buildings per 2.2.2 above.	✓	The design features upper level massing setbacks to ensure mitigation of overshadowing and loss of solar access to The Square and The Boulevard.
4.3.3	Form and shape outdoor rooms using built form.	✓	Articulation at ground level retail to support uses.	✓	The development has been designed with the ground plane to ensure outdoor spaces are designed in alignment with the building form and function.

4.3.4	Use light and shadow to add dynamism within spaces.	✓	Continuous weather protection and awnings will provided shelter, intimacy and management of light / elements.	✓	The design utilises light and shadow to achieve dynamism within spaces through; - Terraces and cantilevers up the building - Building façade articulation and materiality incorporating a unique timber ribbon facade system
4.3.5	Avoid creating microclimate issues for example negative wind conditions caused by tall building location and design.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The scale and articulation of the design of the North Plot will minimise this issue.
4.4	Building line and setbacks. The Design must:				
4.4.1	Provide buildings that are built to an appropriate building line.	✓	As per 4.1.3 above.	✓	The development proposal conforms to the parameter restrictions as applied to the development site.
4.4.2	Form appropriate heights of street walls with taller sections of building setback from the street.	✓	As per 4.1.3 above.	✓	As per 2.2.1 & 4.1.3 above.
4.4.3	Proportion buildings with a base, middle and top.	✓	To be confirmed at Stage 2 DA for individual plots. Designs do not preclude articulation of towers, but design philosophy is different urban blocks responds to street scale and context. Towers float above the urban blocks with different expression and form. However massing is singular and consistent and does not erode at top. Rooftop plant to be managed architecturally.	✓	The North Plot articulates floor by floor to support the concept of the shifting plates. Building plant has been minimised
4.4.4	Create an interface for humans at the public realm.	✓	Ground plane to have highly articulate and interesting expression. Refer to retail report.	✓	The ground plane and the building have been resolved concurrently to ensure there is seamless movement from the market square, into the market hall and onto the Northern Stairs. Refer to the retail report
4.4.5	Create enclosure and definition to the space around and between buildings.	✓	As per 2.1.11 above.	✓	As per 4.4.4 above.
5.0	PUBLIC REALM				
5.1	Public Realm. The design must:				
5.1.1	Provide focus activity areas within the public realm.	✓	Activity focused within key PD spaces such as Haymarket Square, the Boulevard and the laneways. Refer to Public Domain (PD) Report - Sections 5 & 6.	✓	The proposed development contributes to providing a diverse range of activities within Darling Square Precinct as per 3.1.3 above. Focuses of activity are situated in Little Hay Street, along the NE and SE plots, and in the Market Square.
5.1.2	Ensure there are appropriate uses in and around the space.	✓	Spaces have been designed to accommodate envisaged uses based on activation from associated retail or cafes, circulation requirements and events.	✓	The mixed-use nature of the development site ensures a rich composition of functions that serve and feed into the surrounding precincts of Chinatown, Haymarket and Ultimo.
5.1.3	Build in versatility and flexibility.	✓	Spaces are non prescriptive in their design and will facilitate a variety of use.	✓	The design has been carefully planned to allow for flexibility of use and adaptability. The public domain is designed to be flexible and multi-use - functions from the every day to local events can occur within the space.
5.1.4	Provide adequate routes through space: enable people to pass directly from A to B.	✓	All public domain spaces are linked to the Boulevard which allows direct access through the site. The site is permeable and well connected. Refer to PD Report.	✓	The design facilitates pedestrian permeability across the site and as per 1.1.2, 2.1.3, 2.1.7, 2.1.8 & 2.1.9.
5.1.5	Stimulate the human sense through touch; sound; smell.	✓	Materials, trees, lighting and furniture will combine to create a visually stimulating environment - Refer to PD Report Section 6.0.	✓	Materials, trees, lighting, furniture and market stalls will combine to create a visually stimulating environment. Pedestrians are well separated from traffic on Darling Drive by generous beds of soft landscape.
5.1.6	Create a distinctly local Sydney identity.	✓	Haymarket is well linked to distinct neighbouring precincts such as Chinatown and well connected to Sydney civic spaces through materials and tree planting strategies.	✓	Refer to 3.2.5 above,.
5.1.7	Plant local species.	✓ (partial)	A mix of deciduous and evergreen trees is proposed in order to achieve desired microclimate and seasonal interest. Trees in Boulevard to be local native species. Refer to PD Report Section 6.2.	N/A	Deciduous trees are proposed within The Square in order to achieve desirable microclimate outcomes and create a sense of seasonality. Native species are proposed throughout the rest of the precinct, subject to separate approvals.
5.1.8	Enhance natural ecology and ecosystems.	✓ (partial)	Essentially an urban city environment with limited existing natural ecology. Opportunities to enhance the natural ecology of the site lie in: significant increase in tree planting, bio filtration improvements to stormwater, use of native species and shrub planting to Darling Drive, Macarthur Place and Boulevard.	N/A	Implementation of planting and trees within a previously built form will contribute positively to natural ecology and ecosystems.
5.1.9	Embrace the Sydney climate.	✓	Deciduous trees within the Square to shade in summer and allow sun in winter. Laneways shady and cool places to eat. Lighter paving materials within square and laneways to reduce heat absorption. Periodical heavy rain dells addressed within stormwater strategy for the Public Domain.	✓	The proposed development has been designed to accommodate / minimise elements of the Sydney climate to ensure amenity for the users of the space.

5.1.10	Ensure the place is of high quality and is built to last.	✓	A simple palette of robust and durable materials to be used.	✓	High quality stone finishes and robust furniture detailing will ensure that the public domain maintains a high standard of presentation for many years to come, and withstands the demands of a public space in the CBD.
5.1.11	Integrate art within built and landscape.	✓	Public art and heritage interpretation to be built into the PD. Refer to PD Report - Section 6.7.	✓	A public art report has been prepared by Lend Lease and Leon Paroissien. This report details how public art will be integrated into the space.
5.2	Safety and Security. The design must:				
5.2.1	Build in safety.	✓	Safety built in through strong community ownership, clear sight lines, safe lighting levels etc. in line with CPTED principles.	✓	Safety-in-design principles, public safety measures, clear sight lines and passive crime prevention form part of the planning and design strategy of the development proposal.
5.2.2	Focus on natural surveillance.	✓	PD designed to prevent views from being obscured. Uncluttered and open public domain. Good surveillance from surrounding buildings.	✓	Passive surveillance is incorporated in the proposed development through; - activated and open terraces through the building - a mix of proposed uses which provide activation throughout the day and night - a highly active mixed-use ground floor functions - unobstructed views from surrounding buildings
5.2.3	Follow secure-by-design principles.	✓	As above.	✓	Refer CPTED report
5.2.4	Watch the main entrance closely.	✓	As above.	✓	The main entrances have been strategically located to encourage edge activation and safety through passive surveillance from the surrounding area.
5.2.5	If there has to be a security fence or grill, design it as a sculpture.	N/A		N/A	Not applicable to N Plot Development Application
5.3	Temporary Uses. The design must				
5.3.1	Ensure there are rich day and night experiences.	✓	The Square, Boulevard and laneways will be in shade day and night through water features, feature lighting, diverse furniture and 18/7 activation. Refer to PD report Sections 5 & 6.	✓	The mixed-use nature of the development ensures active experiences for both day and night.
5.3.2	Provide appropriate amenity for an 18 hour / 7 days a week site.	✓	As above.	✓	Detailed retail and ground floor uses meet this requirement. Refer to 5.1.1 and 5.1.2 above.
5.3.3	Allow for a diverse range of events and overlays.	✓	As per 5.1.1 / 5.1.2.	✓	Development compliant and as per 5.1.1 and 5.1.2 above.
5.3.4	Provide large gathering spaces and intimate areas for diversity.	✓	The Square and the Boulevard provide large areas for gathering whilst also capable of facilitating more intimate events. Laneways provide intimate spaces at 12m and 8m wide with tree planting and seating either side.	✓	Refer to 5.1.3 above
5.3.5	Balance the event spaces with recreational spaces and circulation spaces.	✓	Haymarket Square well balanced - designed to allow free circulation around a central feature. Generous steps organised to the north allow informal seating overlooking a flexible event 'stage'. Recreational space for seating, eating etc. located to edges. Hay Street and the Boulevard provide generous circulation space.	✓	The mixed-use nature of the development ensures a balanced composition of functions and spaces at a micro scale, that inserts into the macro scale of the master plan requirements - as per SSDA2 Concept Proposal.
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.	✓	The principles as set up within the PD Design Report-Section 4.0 are directly in line with the five C's and flow through to the concept plan for the precinct.	✓	Development Compliant with the five C's.
6.0 STREETScape & LANDSCAPE					
6.1	Landscape. The design must:				
6.1.1	Provide a variety of open space types.	✓	Refer to PD Report, Section 5.1 for precinct and place making objectives which set up typologies for a variety of places.	✓	Development Compliant (as possible).
6.1.2	Create park life.	✓ (partial)	The site is essentially an urban neighbourhood and a city precinct. Haymarket Square will provide park life in an urban context. Macarthur Place will provide open space and small scale park life for the student accommodation on Darling Drive. Park life will be generated through Tumbalong Park in the northern SICEEP precinct which is directly connected to The Haymarket.	N/A	The Square acts as a local square for residents, workers and visitors to the site in a neighbourhood context.
6.1.3	Ensure that parks are within walking distance.	✓	Tumbalong Park is within walking distance of The Haymarket.	✓	Development Compliant - The Square forms part of this Development Application, and the site is also within walking distance of Tumbalong Park.
6.1.4	Connect open spaces as a network.	✓	The Waterfront, Tumbalong Park and Haymarket Square are connected via the Boulevard.	✓	Pedestrian permeability around the site enables the development to connect and feed into The Boulevard, providing access to open and communal spaces within the Precinct such as The Waterfront, Tumbalong Park and Haymarket Square.
6.1.5	Work with the earth and the historic landform cuts of the valley.	✓	Natural patterns of the site's topography examined in PD Report Section 3.1. This informs strategies for stormwater management, access, tree planting and materials.	N/A	Not applicable to N Development Application

6.2	Wildlife & Ecology. The design must:				
6.2.1	Balance human access and wildlife shelter.	✓ (partial)	As per 5.1.8. Haymarket will be a highly urban, city pedestrian precinct with limited site value as a wildlife shelter although opportunities will be explored further to ensure that where practical, tree canopy and bioswale areas are environments that will encourage native birds and wildlife suitably adapted to the urban environment.	N/A	Not applicable to North Plot Development Application.
6.2.2	Ensure that all sites are created as habitats.	N/A	As above .	N/A	Not applicable to North Plot Development Application
6.2.3	Aid biodiversity.	✓ (partial)	As per 6.2.1 Microclimate and biodiversity improvements will be made through significantly increased tree planting and native planting where practical within this highly urbanised environment.	N/A	Not applicable to North Plot Development Application
6.3	Microclimate. The design must:				
6.3.1	Consider the influence of the elements.	✓	Awnings and undercroft will provide weather protection around edges of public domain. Stormwater flow paths integrated into the public domain layout and durable paving materials to be used within flow paths. Sun and shading strongly influencing orientation and layout of the Square.	✓	The North Plot, canopy and pods will provide opportunities for shelter. The public domain provides a range of public, open shelters and awnings that provide differing levels of weather protection. Trees in The Grove provide shade in summer and access to the sun in winter.
6.3.2	Plant with the sun in mind.	✓	Trees - as per 5.1.9. Shadow diagrams have helped inform layout and tree planting strategy.	✓	Development compliant.
6.3.3	Harness cool breezes.	✓	The Boulevard exposed to prevailing southerly winds but also to coastal breezes from the north. Evergreen tree planting will help deflect Southerlies in the Boulevard. Haymarket Square and laneways sheltered and main seating areas located away from high wind areas .	N/A	Development compliant given open character created within the market and mezzanine levels
6.3.4	Protect from winter winds.	✓	As above .	✓	Development Compliant (as possible).
6.3.5	Make the place comfortable.	✓	As per 5.1.9 .	✓	Development Compliant (as possible).
6.4	Way finding. The design must:				
6.4.1	Make the place legible.	✓	Proposed layout and articulation of space significantly improving legibility of the site. Primary way finding signage locations and circulation addressed in PD Report - Section 5.3.	✓	East west and north south links deliver high degree of legibility. Built form provides strong delineation for wayfinding.
6.4.2	Use urban markers through both built form and landscape elements.	✓	Furniture, water features and integrated art will provide urban markers within precinct. Refer to PD report - Section 6.0 .	✓	The building itself, through its capture of view lines and distinct character will become an urban marker
6.4.3	Achieve a macro-precinct to micro-pedestrian scale way finding strategy.	✓	As per 6.4.1 - Macro pedestrian scale way finding to be addressed in detail at Stage 2 DA.	✓	Development compliant
6.5	Street furniture, art & lighting. The design must:				
6.5.1	Clean up the existing clutter and provide a collection that is integrated and harmonious with the Design.	✓	Refer to PD Report, Sections 5.0 and 6.0.	✓	Furniture within the N Plot public domain will be customised to the space to create a sense of space. Fixture items such as bins, lighting and bollards are drawn from the suite of elements being used throughout the whole precinct and PPP to the north.
6.5.2	Provide a consistent palette of quality street furniture.	✓	Refer to PD Report, Section 6.3.	✓	Refer to 6.5.1 above
6.5.3	Fit art to the place.	✓	Refer to PD Report, Section 6.7.	✓	Refer to 5.1.11 above
6.5.4	Integrate art within built and landscape forms.	✓	As above.	✓	Refer to 5.1.11 above
6.5.5	Make art a spectacle and worth repeat visits.	✓ (partial)	Art will be integrated within the water, paving and lighting of The Haymarket. The design facilitates opportunities for Pop-Up art.	✓	Refer to 5.1.11 above
6.5.6	Illuminate each unique scene and harness an identifiable night time experience.	✓	Refer to PD Report, Section 6.4.	✓	Specific lighting will be addressed in detailed design phase.
6.5.7	Consider 'plug and play' (smart poles or equivalent) lighting poles to facilitate event overlays.	✓ (partial)	Banner poles... Refer to report.	✓	Detailed design analysis will address this
7.1 FAÇADE & INTERFACE					
7.1	Animating the edge. The design must:				
7.1.1	Provide a varied and active frontages.	✓	As per 4.4.4 above.	✓	Development compliant and as per 4.3.3, 4.4.4, 4.4.5 & 5.1.2
7.1.2	Reach out to the street.	✓	As per 4.4.4 above.	✓	Development compliant and as per 4.4.4.
7.1.3	Make buildings provide a setting to the space between them and in front.	✓	As per 4.4.4 above.	✓	Development compliant and as per 4.4.5.
7.1.4	Strengthen local identity.	✓	Development borrows retail grain and character from existing neighbourhoods. Materiality is reflected in elevations.	✓	The proposed development has been designed with reference to the strong historical ties to the market, timber yards, historical place of exchange which ties it to the local identity of the precinct. The distinct nature of the development will establish a new identity for the precinct

7.1.5	Keep the design rich from both near and afar.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The proposed development has been carefully considered to appeal from near and far by providing; - a recognisable visual identity - a range of programming that will keep the place active throughout the daily cycle - active facades with programme of usages encouraged on to terraces - a distinct palette of materiality to create a visually enticing building
7.1.6	Express the use and the purpose of the facilities.	N/A	Related to PPP Development Application.	N/A	Related to PPP Development Application.
7.1.7	Relate to the human scale.	✓	As per 4.1.3 above.	✓	Development Compliant (as possible).
7.1.8	Embrace the identity of the Precinct.			✓	The project embraces and builds upon the identity of the precinct by embracing civic uses and supporting an active and engaged neighbourhood
7.1.9	Make entrances a feature in the façade.	N/A	Related to PPP Development Application.	✓	Entrances to the upper levels will be highly visible at the head of the square. The entrances to the market will be integrated into the square, with clear lines of site into the market providing a permeable threshold into the building
7.1.10	Utilise detailed massing and façade treatments to welcome, guide and orientate users.	TBA	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant. Façade clearly identifies the building
7.1.11	Relate the façade and ground level portions of building to the public realm.	✓	Architecture, retail and public realm designs to be coordinated to avoid 'mallification' of retail ground plane and create a neighbourhood / high street intent.	✓	As per 4.4.4 above.
7.1.12	Combine event strategies and elements such as banners, light poles and other even structures for the site with permanent ground level uses.	TBA	To be confirmed at Stage 2 DA for individual plots.	✓	Specific lighting will be addressed in detailed design phase.
7.2 Continuous weather protection. The design must:					
7.2.1	Provide a weather protected route along all primary routes, including Quay Street (an its northern extension) and the Quarry Street extension.	✓	As per 4.3.4 above.	✓	As per 6.3.1 above. Awnings are provided along the NE and SE plots and will be read at a legible, consistent datum across the site.
7.2.2	Use colonnades or awnings along building frontages to allow a consistent datum to be read along a street edge.	✓	As per 4.3.4 above. Lend Lease retail have advocated that continuous colonnades are to be avoided to minimise impact on retail line of sight but support a blend of various awnings and canopies to provide weather protection as indicated in the retail report.	✓	As per 7.2.1 above
7.2.3	Provide diversity in the elevations through articulation of the façade.	✓	Level changes, retail experience and address will be expressed in built form. To be confirmed at Stage 2 DA for individual plots.	✓	The architectural expression and articulation of the unique timber façade will create interest and variation during the day and night.
8.0 DETAILS AND MATERIALS					
8.1 Precinct Scale. The design must:					
8.1.1	Demonstrate a precinct approach to materials and their built assembly.	N/A	Related to PPP Development Application.	✓	Development Compliant (as possible).
8.1.2	Recognise that the grain, texture and scale of the skyline is of great importance.	✓	As per 2.2.6 above.	✓	Development Compliant (as possible)
8.1.3	Materials should be used to define and reinforce different character areas within the Precinct.	✓	As per 7.1.4 above.	✓	Unique and distinct materials have been elected to distinguish the North Plot architecturally
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.	✓	As per 3.1.3 and 3.1.6 above.	✓	The broad mix of functional uses that form part of the design bands the development with the same eclectic character that defines the greater Darling Harbour Precinct. Also refer to 3.1.3 and 3.1.6 above.
8.1.5	Respond to surrounding existing and historic character.	✓	As per 7.1.4 above.	✓	The use of timber calls upon historic uses within the broader precinct. As per 8.1.4 above.
8.1.6	Add a distinctive townscape element within the wider Darling Harbour area.	✓	As per 4.2.5 above.	✓	Development compliant and as per 4.2.5 above.
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.	✓	As per 4.2.5 above	✓	The distinct character of the building will add another layer of character into the precinct. Development compliant as per 4.2.5 and 8.1.6 above.
8.2 Pedestrian Scale. The design must:					
8.2.1	Ensure that detail resolution matters.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development compliant.
8.2.2	Ensure that materials are easily maintainable.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The development proposal's external finishes have been selected to address the architectural intent, with the consideration for the provision of maintenance included in the design
8.2.3	Ensure that the buildings are sustainable, durable and visually interesting.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Materials will be warranted for the buildings life. As per 2.2.6, 3.1.3, 4.3.4, 4.4.3, 7.1.4, 7.1.5 and 8.2.2 above.
8.2.4	All materials in the public realm areas of the Precinct, and especially the lower base elements of all building are to be highly durable.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Refer to 3.2.1 above
8.2.5	Create a hierarchy of materials.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Refer to 3.2.1 above

8.2.6	Propose a primary material to dominate the frontage, other materials should be used to demarcate different elements of the building.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Refer to 3.2.1 above
8.2.7	Primarily use glazing where there is a key public use and where there are retail frontages.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Glazing is employed to maximise natural light penetration
8.2.8	Identify with the climatic conditions of Sydney and provide appropriate shade and shelter.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The proposed design has responded to results from sun shadow analyses which have identified areas where shading and shelter are required to reduce heat loading, solar penetration and provide ambient user amenity as it pertains to the building itself and to the immediate public realm.
8.2.9	Use colour to add vibrancy and distinctiveness. Colour may be added through coloured light, retail signage, coloured glass or glazed bricks as well as coloured fabrics of awnings and parasols.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development compliant.
8.3	Materials. The design must:				
8.3.1	Consider Sydney as a blue and green connected city.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	refer section 5.1.7 above. Strong precinct wide planting scheme.
8.3.2	Celebrate the temperate climate.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Outdoor terraces and an open market hall space take advantage of the temperate climate
8.3.3	Use landscape and plant materials.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Refer to 5.1.7
9.0 ENERGY & RESOURCE EFFICIENCY					
9.1	Resource Efficiency. The design must:				
9.1.1	Orientate buildings towards the sun.	✓	Buildings adopt SEPP 65 and RFDC minimum standards.	N/A	N/A
9.1.2	Let the light in and keep the heat out in summer.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.3	Recycle rainwater where possible.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.4	Use the potential of the ground.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.5	Work with the wind.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.6	Do more with less.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.7	Waste not, want not.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.8	Prioritise precinct wide solutions.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
10.0 STAGING & MANAGEMENT					
10.1	Precinct management. The design must:				
10.1.1	Provide a platform for a range of events.	✓	Haymarket Square will be an open, hard-paved square with the potential for a performance stage area in the centre. Step to the edge of the square will form informal seating.	N/A	Refer to 5.1.3 above
10.1.2	Provide a place or locals, visitors and international guests.	✓	As per 1.2.3 and 2.5.1 above.	✓	Refer to 6.1.2 above
10.1.3	Allow the Precinct to change over time and evolve with contemporary culture.	✓	As per 3.1.3, 3.1.6, 3.1.10 and 3.2.6 above. Individual plots are created and staged strategy allowing changes to occur over time as required.	✓	Refer to 5.1.3 above
10.1.4	A new Tumbalong Park will provide the opportunity for event staging.	N/A	Related to PPP Development Application.	N/A	Not applicable to North Plot Development Application