

SICEEP, NORTH PLOT AND SQUARE (SSDA10) – CONSOLIDATED AGENCY RESPONSE TO SUBMISSIONS

Key Issue	Response
Department of Planning and Environment	
SSD 7021 – North Plot	
Provide additional information of the weathering properties of the proposed wood cladding. Specific reference should be made to how it will weather in the local Sydney climate, the type of timber and its longevity and include examples of the cladding's performance on other existing buildings.	This matter is discussed in detail in the Supplementary Architectural Design Report (Appendix C of the Response to Submissions Report).
Confirm the proposed internal and external floor area of the proposed childcare facility and provide an assessment against the Council's Development Control Plan childcare centre floor space requirements.	The following outlines the internal and external floor areas of the proposed childcare facility: Level 3 - Internal Play Area: 154m² - Outdoor Play Area: 268m² Level 4 - Internal Play Area: 225m² - Outdoor Play Area: 417m² The Sydney Development Control Plan 2012 (Sydney DCP 2012) recommends 7m² of useable outdoor space per child. Level 3 provides 7.44m² of external space per child and Level 4 provides 7.72m² per child.
Confirm how the ground floor market hall will be secured outside of operating hours.	The ground floor market hall will be secured via lock and key each night.
Clarify the adequacy of proposed lifts to service likely patronage of the various uses within the building. In addition, justify the sharing of lifts between the childcare centre and restaurant/bar uses.	This matter is discussed in detail in the Lifting Assessment Letter (Appendix T of the Response to Submissions Report). In summary, the lifting arrangements are considered acceptable in terms of the different uses within the building and securing an appropriate level of service.
The Department is concerned about the potential impact of loading and unloading locations on public domain and pedestrian safety. In addition, the Department notes that some of the loading and unloading locations are located outside the site boundary (i.e in the Boulevard and adjacent to the Pumphouse). Consider revising the location and extent of loading and	The loading and unloading locations have been reconsidered. A number of proposed locations have now been removed and relocated into the ground level of the North East Plot. This application should also be read in conjunction with a concurrent section 96 modification application to the North East Plot (SSD 6626), with consequential amendments to this development consent proposed in order to accommodate servicing and functions generated by the North Plot.

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unloading areas and confirm how pedestrian movement and safety will be safeguarded. Also confirm whether necessary landowner's consent has been obtained and what (if any) amendments are proposed to other development consents to facilitate the loading areas.	A range of loading locations remain and details of how these will be managed to ensure pedestrian movement and safety is safeguarded is discussed in detail in the Traffic Report Addendum (Appendix E of the Response to Submissions Report). Other loading/unloading areas within the precinct will include The Boulevard, Theatre Access Lane and Harbour Street. Loading/unloading activities for events within The Square will utilise The Boulevard and Theatre Access Lane. These are both owned by SHFA and landowners consent has been provided with the application, encompassing the use of these areas for loading/unloading. The use of the Harbour Street layover loading area will be in accordance with the restrictions placed on the location as part of future works approved under the North East Plot.
The Noise and Vibration report (Appendix P) includes a loading matrix that suggest loading times up to 8pm, however, the loading service area assessment suggests a limit of 10pm. Provide confirmation of exact expected loading times, whether any loading is proposed after events ending at 10pm in the square and how the noise from any such loading will be managed/minimised if proposed.	The loading for The Darling Exchange will now be entirely located within the ground level of the North East Plot. Given the internal configuration and containment of this loading/unloading area, the space is proposed to be accessible 24 hours of the day and will be managed accordingly (refer to the Traffic Report Addendum Appendix E of the Response to Submissions Report). As set out in the the Traffic Report Addendum (Appendix E of the Response to Submissions Report), loading associated with The Square will not be permitted after 10:00pm.
Confirm which Green Star tool will be used to measure the sustainability of the proposal.	5 Star Green Star under the Green Star – Design & As Built v1.1 tools will be used to measure the sustainability of the proposal.
Provide the dimensions of the proposed signage zones, including confirmation of whether future signs will be illuminated. In addition, confirm what is the proposed difference between signage 'type A' and 'type B'.	This matter has been clarified in the Supplementary Architectural Design Report and Amended Architectural Drawings (Appendix C of the Response to Submissions Report).
Further consider the need for permanent kiosks within the public domain and provide justification for the inclusion of private use(s) within the public square.	This matter is discussed in the Supplementary Public Domain Design Report (Appendix D of the Response to Submissions Report) and covering Response to Submissions Report.
Confirm what additional mitigation measures can be used to reduce the impact of noise from outdoor events within the public square on residential properties.	This matter is discussed in detail in the Darling Square Management Plan (Appendix P of the Response to Submissions Report) and covering Response to Submissions Report.
Suggest additional mitigation measures to improve the wind environment around the North Plot.	This matter is discussed in detail in the Wind Addendum Report (Appendix O of the Response to Submissions Report) and covering Response to Submissions Report.
Justify the provision of grass within the public urban square, particularly whether this is a viable landscaping option given the size of the space and the likely level of footfall/traffic.	This matter is discussed in the Supplementary Public Domain Design Report (Appendix D of the Response to Submissions Report) and covering Response to Submissions Report.
Justify the use of tree species Zelkova Serrata rather than an Australian/NSW native alternative.	This matter is discussed in the Supplementary Public Domain Design Report (Appendix D of the Response to Submissions Report).
Confirm whether the site area (4,600sqm) includes or excludes Little Hay Street.	It is clarified that the site area includes Little Hay Street. The site area has been increased to 4990m ² as outlined in the Supplementary Public Domain Design Report (Appendix D of the Response to Submissions Report) and covering Response to Submissions Report.
All applications	
Landowner's consent is required.	Landowners consent has been provided to the Department under separate cover.

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Confirm whether consultation has been undertaken with Sydney Water about likely flooding impacts and the proposal to build-over/near Sydney Water assets. Further consultation may be required with Sydney Water prior to the submission of the Response to Submissions.	The project team undertakes regular consultation with Sydney Water on relevant matters relating to the overall construction and amplification works.
The proposed number of construction/operational jobs cited within the Application Form for the North and South East Plots do not match the figures provided within the corresponding EIS 'Economy and Employment' section. Provide confirmation of the construction/operation jobs for the North and South East Plots.	In total, Darling Square will create approximately 2,100 new jobs during construction, with ongoing employment opportunities for over 2,000 people. A total of 150 construction jobs and 148 operational jobs will be associated with the North Plot.
All reports submitted as part of the modification application should be reviewed in light of any revisions made in the resolution of the issues noted above.	Noted, relevant reports have been updated and submitted with the Response to Submissions package.
City of Sydney Council	
North Plot	
The design and land use for the North Plot and Darling Square is supported by the City. The City's community facility planning work identifies high need in the Haymarket area for both library space and child care space. The design by architect Kengo Kuma for the North Plot building is a fitting 'object' in the round that is set within, and integrated with, the public domain and displays the qualities of design excellence that the City seeks to achieve.	Noted.
Lend Lease and the City are currently proceeding with an agreement for the City to fitout and operate the proposed library space. This includes multi-purpose community rooms, music practice rooms and maker space. Lend Lease and the City's Properties Unit and Creative City Unit are in discussions regarding the fitout of the library space.	Noted.
At this stage it is noted that the plans lodged with the SSD application exclude fitout works for the library and the child care centre. For example, internal staircase connections are not included, compliant outdoor space for the number of children is not confirmed, balustrade details are not included and fire egress provisions for lifts and stairwells (especially safe haven for a child care centre above ground level) are not incorporated. This fitout detail is less critical for the library. However, the child care centre will require detailed review in relation to acoustic treatments between floors, sufficient and useable outdoor space capable of accreditation, solar access to outdoor space, appointment of child care centre spaces per level, and practicalities of evacuation via fire stairs and lifts. At this stage, the amount of outdoor space shown in the DA drawings (239sqm) is only sufficient for a 34-place centre as opposed to 90-place. The glazing line of the building will have to be moved dramatically.	Noted. In response to the City's comments, fit-out details/works are now included as part of the subject SSDA. Appendix H of the RTS includes a suite of child care specific documents prepared that support the proposed fit-out works, such as identifying internal staircase connections, balustrade details, fire safety and egress/evacuation details, specifying internal and outdoor play areas, confirming acceptability from an acoustic perspective. The detailed planning of the child care has considered the requirements and guidance detailed within Sydney DCP 2012.
As the fitout of the child care centre may be subject to assessment by the City in due course, the Applicant and operator should familiarise themselves with the provisions of draft amendments to the Sydney DCP 2012 Section 4.4.4 regarding child care centres. The base building would require adjustment taking into account the fire safety and evacuation requirements of the draft DCP. These are safety features, beyond compliance with the BCA, for centres at higher levels within multi-level mixed use development.	The inclusion of the fit-out works as part of the SSDA removes the duplication of an assessment process and ensures the timely approval and delivery of this essential community facility – aligning with the NSW Government's elevation comments to remove red tape in the planning approval system in the delivery of child care centres.

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Commentary from the Applicant with regard to adequacy of vertical transport for the North Plot should be sought. The BCA Report lodged indicates the roof level restaurant and bar could be occupied by up to 689 patrons and the child care centre, with 90 spaces, would be operating until 7.00pm. In the early evening, when both parents and retail patrons are wanting to use the lifts, many of which will have strollers, the potential access demands could be significant and warrant further lift shafts.	In response, the patron numbers for the bar/restaurant on Level 5 have been reduced to 400 from 689. Detailed discussion around appropriate lifting within the building is provided in the Lifting Assessment Letter (Appendix U of the Response to Submissions Report).
The Square	
<u>Furniture Palette</u> It appears the seating on The Boulevard is of a different style to the seating below the Darling Square pod canopy and the linear and grove seats are both different in style again. To achieve a more cohesive, less cluttered outcome, street furniture in such confined space should be read as one.	This matter is discussed in the Supplementary Public Domain Design Report (Appendix D of the Response to Submissions Report).
<u>Markets Layout</u> The City has previously provided detailed commentary in its Stage 1 submission (Pp64-65) on the infrastructure and services required to run markets.	This matter is discussed in the Supplementary Public Domain Design Report (Appendix D of the Response to Submissions Report).
The proposed indicative layout for markets in the Square is not efficient or customer friendly in the City's experience. Market layouts should be approached in regular geometric patterns. Power supply, water supply and vehicle access should be designed accordingly.	This matter is discussed in the Supplementary Public Domain Design Report (Appendix D of the Response to Submissions Report) and the Traffic Report Addendum (Appendix E of the Response to Submissions Report).
Generally	
<u>Accurate Stage 1 Parameter Plans</u> As was raised in the City's submission to the Stage 1 DA, the parameter block plans for the North Plot and South-East Plot are substantially larger than their Stage 2 DA counterparts. The Stage 1 DA plans should reflect the Stage 2 DAs. There is no reason to bulk up the Stage 1 envelopes. This sets an expectation that envelopes may change in Stage 2 DAs or through later modifications, bringing with it increased environmental impacts.	A full assessment of the proposal's consistency with the approved Concept Proposal is further provided in the covering Response to Submissions report.
<u>Wind Effects</u> The City requests that the Applicant confirm whether the findings and recommendations of the wind assessments for the North Plot and South-East Plot are capable of being incorporated. For example, significant wind effects are predicted at the ground level and podium levels of the South-East Plot, negative effects not compatible with outdoor dining are predicted along Little Hay Street and significant wind effects are predicted at the outdoor space in the North Plot building. In the case of the North Plot, the wind assessment recommends enclosing the affected outdoor space.	Findings and recommendations of a further wind assessment are discussed in detail in the Wind Addendum Report (Appendix O of the Response to Submissions Report). Furthermore, these mitigation measures have been incorporated into the design of the building as part of design development. This is illustrated in detail on the Amended Architectural Drawings (Appendix C of the Response to Submissions Report).

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The City has consistently raised the need for the tower forms of the Darling Square development to be setback from the podium edge at least 5m to mitigate downdrafts. This is a standing recommendation. The Stage 2 DA should incorporate all necessary wind mitigation measures at this stage. <u>Public Art Strategy</u> A revised Public Art Strategy has been lodged to the Department and has since been presented by the Applicant and their public art consultant to the City of Sydney Public Art Advisory Panel (PAAP). The budget that appears to be allocated by the Applicant for public art is not commensurate with the scale and cost of the development. The Applicant should be requested to confirm their budget for public art. The City recommends the allocation of 1% of the total Darling Square capital investment value to public art projects in the public domain.	The public art strategy for Darling Square was presented to the City of Sydney Public Art Advisory Panel on 26 April 2016. The master planned vision for Darling Square is to create an urban streetscape that celebrates the diversity of community and equally crafts the last square metre of the buildings and public realm to ensure fine grain city streets are created for people to enjoy for generations. Public art will be an integral part of this crafted solution, not a bolt on. The approach is one where art and architecture are blended to create a rich and vibrant tapestry which welcomes, surprises and delights locals, visitors and tourists alike. The symbolic centrepiece of this vision to create an extraordinary new piece of the city is the creation of this iconic public building with art at the very heart of its concept. The Kengo Kuma designed Darling Exchange building is a beautifully crafted sculptural masterpiece with a natural, organic form located in the civic heart of the scheme at the head of Darling Square adjacent the Boulevard and capable of being viewed and accessed from all sides. Its beautiful civic form is already provoking significant discussion in the architectural and art communities through its use of a spiralling timber wrap, shifting floor plates and innovative mix of civic uses. These include the City of Sydney's latest city library and an extraordinary new market with a variety of gourmet offerings. Whilst this building will be an instant attractor as an art form, it will be further supported and complemented by a comprehensive art strategy that scatters bespoke moments of art through the public realm via curated art installations, bespoke furniture, and clever use of lighting creating elements of surprise and moments of contemplation for its inhabitants. To address advice from the Advisory panel a number of the intended artworks are being increased in scale to enhance the experience in the laneways, we note the panel's advice regarding scale and will ensure that all artworks will be scaled appropriately to sit comfortably in their context. We are also intending to extend the extent of bespoke public art beyond the limits of Little Hay Street and Steam Mill Lane to ensure that the laneway galleries do not end abruptly. How this manifests will emerge upon appointment of the various artists. The proponent is confident that our significant investment in public realm, the iconic Kengo Kuma designed Darling Exchange Building and supplementary art strategy will combine to deliver a streetscape for Sydney to be proud of. Our consultant Leon Paroissien together with Louise Pearson from Aspect Studios both have a strong background in supporting emerging artists in delivering public realm art and together with our own team will ensure that Darling Square's vision is realised.
<u>Mechanical Ventilation</u> To avoid future adverse air quality discharge from retail tenancies, including animal fats, grease, smoke and odours, the Applicant should be requested to determine the targeted mechanical capacities of the retail tenancies and their discharge. The design or limitations of	This matter is discussed in detail in the Mechanical Services Letter (Appendix U of the Response to Submissions Report).

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mechanical systems may determine how retail spaces are occupied or where a discharge point may be required. This is especially so given the recent popularity of charcoal, wood fire and other solid fuel cooking methods.	
A thorough analysis of potential food preparation tenancies should be carried out at this stage to ensure the final design is capable of accommodating demand.	Noted.
City of Sydney Council – Addendum Submission	
The Darling Exchange Library will be located within the new Darling Square precinct that includes high density mixed use development plots, the nearby "Darling Harbour Live" entertainment development and the nearby Goods Line pedestrian and cycle network. The Library and Makerspace including the IQ Hub will facilitate a vibrant hub amongst leading educational, cultural, technology and entertainment institutions and creatives. The proposed area of 2,225 square metres will comprise two interconnected floors for a contemporary library which includes flexible spaces for creative start-ups, makers, innovators and entrepreneurs to collaborate and test new ideas. The fitout will provide access to the latest trends in technology to facilitate regular annual programming which supports entrepreneurs and innovators. Lend Lease will contribute \$500,000 over 5 years to support programing the facility. LLH and the City of Sydney have agreed to establish an Innovation Exchange (IQ Hub) within the Level 1 Makerspace. LLH have a development consent requirement to deliver space for an Innovation Exchange Program. The City and Lend Lease have concluded the substantial benefit to the sector through integrating this function within the City's Makerspace.	Noted.
Sydney Water	
Stormwater	
Building over or adjacent to stormwater assets Please ensure compliance with Sydney Water's guidelines for building over or adjacent to stormwater assets outline the process and design requirements for such activities. As per the guidelines, the applicant is advised of the following: No building or permanent structure is to be constructed within 1m from the outside wall of the stormwater asset. Permanent structures include (but are not limited to) basement car park, hanging balconies, roof eaves, hanging stairs, stormwater pits, stormwater pipes (excludes simple pavements and lightweight readily removable structures independent of the asset). This clearance requirement would apply for unlimited depth and height.	Lendlease will ensure compliance with the Local Servicing Plan – Sydney International Convention and Exhibition Precinct. Lendlease will carry out the Sydney Water stormwater amplification in accordance with Sydney Water approved design under CASE Number 137847SW.certified 5th May 2016. Lendlease confirms that it is consistent with Sydney Water's requirements (where relevant).

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- The applicant is required to submit the elevation drawings with the stormwater channel, to ensure that the proposed buildings and permanent structures are below the zone of influence. - Sydney Water requires a Flood Impact Assessment (FIA) to support such works – the FIA must: - demonstrate that there are no potential adverse flood impacts offsite due to the development; and - evaluate the impacts of flooding on the proposed development. Stormwater connections to existing built assets If there is intention to make direct stormwater connection to Sydney Water's stormwater system, then the connection is to be carried out according to the Asset Creation Process). Further details regarding the process can be obtained from your nominated Water Servicing Coordinator. The applicant is advised of the following: - For pipes with a diameter 300mm or more the connection angle is to be no greater than 30 degrees in the direction of the channel flow. - Proposed connections that are 300mm or more in diameter require a qualified structural engineer to design the connection. A structural engineer's certificate is to be attached with the design drawings. - Proposed connections that are less than 300mm in diameter can use Sydney Water's standard drawings to design the connection drawings. - All drawings are to be submitted in AutoCad to the Water Servicing Coordinator. The title of the drawings shall be as follows: Case No. [#####] SW [LGA] Drainage [Sub-Catchment Name] SWC [##] Drains to [Catchment Name] SWC [##] Choose an item.	
Flood Impact Assessment If not already completed the applicant is required to submit a Flood Impact Assessment report based on a current flood model for the proposed development and identify flood hazards. The FIA must: - demonstrate that there are no potential adverse flood impacts offsite due to the development; and - evaluate the impacts of flooding on the proposed development.	Extensive Flood Impact Analysis was provided as part of the original Stage 1 Concept Proposal for Darling Square which was approved in December 2013. Subsequent to this analysis, each individual SSDA that has been submitted within Darling Square has been supported by a Flooding, Stormwater and WSUD report. In this regard, this requirement has been satisfied. This is further discussed in detail in the Flood and Stormwater Letter (Appendix Q of the Response to Submissions Report).

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Please note that this State significant developments still requires a Flood Hazard Management Plan as per Floodplain Development Manual. The flood models need to assess 5, 20, 100 and 100 years plus climate change year storm events. Sydney Water requires the models to be 1D/2D models. Models should be simple and easy to read illustrating in maps: • Flood levels • Velocities • Hazards Sydney Water needs to ensure that developments do not adversely impact on people, properties and infrastructure.											
Heritage This development may impact a heritage listed asset, ensure this is assessed and addressed early. You may be required to obtain Heritage Council approval for any work. • The proposed development may impact on the Hay Street stormwater channel, which is heritage listed under the Section 180 Register.	This is discussed in detail in the Addendum Archaeological Impact Statement (Appendix S of the Response to Submissions Report).										
Discharged Stormwater Quality Targets If you are not meeting LASP requirements, then the stormwater run-off from the site should be of appropriate quality and quantity before discharged into a Sydney Water asset or system. Developments must demonstrate stormwater quality improvement measures that meet the following specified stormwater pollutant reductions: <table> <thead> <tr> <th>Pollutant</th><th>Pollutant load reduction objective (%)</th></tr> </thead> <tbody> <tr> <td>Gross Pollutants (>5mm)</td><td>90</td></tr> <tr> <td>Total Suspended Solids</td><td>85</td></tr> <tr> <td>Total Phosphorus</td><td>65</td></tr> <tr> <td>Total Nitrogen</td><td>45</td></tr> </tbody> </table>	Pollutant	Pollutant load reduction objective (%)	Gross Pollutants (>5mm)	90	Total Suspended Solids	85	Total Phosphorus	65	Total Nitrogen	45	Lendlease will ensure compliance with the Local Servicing Plan – Sydney International Convention and Exhibition Precinct.
Pollutant	Pollutant load reduction objective (%)										
Gross Pollutants (>5mm)	90										
Total Suspended Solids	85										
Total Phosphorus	65										
Total Nitrogen	45										
Office of Environment and Heritage											
No issues raised	Noted.										
Environmental Protection Authority											
EPA recommends that the proponent clarify if the proposal is likely to trigger any scheduled activity threshold	It is confirmed the proposal does not trigger any schedule activity threshold.										
Transport for NSW											
Construction Pedestrian and Traffic Management Several construction projects, including the Sydney Light Rail project are likely to occur at the same time at this development within the CBD and Darling Harbour Precinct. The cumulative increase in construction vehicle movements from these projects could impact on general traffic	The cumulative impact of the proposal has been considered in the Transport and Traffic Impact Assessment provided as part of the application.										

Key Issue	Response
and bus operation in the CBD, and the safety of pedestrians and cyclists within the CBD and Darling Harbour Precinct particularly during commuter peak periods.	
Construction Pedestrian and Traffic Management Plan Issue Several construction projects, including the Sydney Light Rail Project are likely to occur at the same time as this development within the CBD and Darling Harbour Precinct. The cumulative increase in construction vehicle movements from these projects could have the potential to impact on general traffic and bus operations in the CBD and Darling Harbour Precinct, and the safety of pedestrians and cyclists within the CBD particularly during commuter peak periods. Recommendation TfNSW requests that the applicant be conditioned to the following: • Prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with the CBD Coordination Office and Sydney Light Rail team within TfNSW, City of Sydney and the light rail operator. The CPTMP needs to specify, but not be limited to, the following: ○ Location of the proposed work zone; ○ Haulage routes; ○ Construction vehicle access arrangements; ○ Proposed construction hours; ○ Estimated number of construction vehicle movements; ○ Construction program; ○ Consultation strategy for liaison with surrounding stakeholders; ○ Any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works; ○ Cumulative construction impacts of projects including Sydney Light Rail Project. ○ Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the CBD road network; and ○ Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP. Submit a copy of the final plan to the Coordinator General, CBD Coordination Office for approval, prior to the commencement of any work.	A condition of consent similar to that imposed on SSDA 7 – NE Plot is acceptable.
Proposed Loading Areas within the Darling Square Precinct Issue	The loading and unloading locations have been relocated to the podium of the North East Plot. This is further discussed in detail in the Traffic Report Addendum (Appendix E of the Response to Submissions Report).

Key Issue	Response
It is noted that multiple loading areas are proposed across the Darling Square Precinct including the supplementation by use of the on-street parking in the vicinity of site. It is expected to serve several developments within the precinct. There would be potential for queuing on public roads by vehicles waiting to use the loading areas and safety issues associated with reversing service vehicles on public places. Recommendation TfNSW advises that new developments should cater for all loading, servicing and drop off/ pick up to be conducted on site. The applicant should not rely on the kerb side restrictions space and restrictions to conduct their business activities. Kerb side restrictions space is allocated are set to suit the wider community needs and are constantly subject to change based on network requirements. TfNSW requests that the applicant be conditioned to prepare a loading area management plan for the endorsement of the CBD Coordination Office within TfNSW. The loading area management plan shall include, but not be limited to, the following: • Details of vehicles accessing the loading areas including the estimated number of movements and type of heavy vehicles; • Loading area management details including service vehicle movements during peak periods; • Management of conflicts between vehicles accessing the site and pedestrian movements in the precinct in particular reversing service vehicles at the public places; • Details of alternate loading zones to redirect vehicles due to extensive queuing at the access to the precinct; and • Management of incidents at the access to the loading areas.	
Utility Adjustments, Relocation of Sydney Trains Services/Infrastructure Issue Services and utilities of Sydney Trains and public authorities would have the potential to be relocated following services search. Recommendation TfNSW requests that the applicant be conditioned the following in relation to utilities, services and infrastructures: • The applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the development and as required by the various public utility authorities and/or their agents. The relocation of any Sydney Trains services or infrastructure are to be at the applicant's cost and to Sydney Trains requirements and standards.	A condition of consent similar to that imposed on SSDA 7 – NE Plot is acceptable.
Cost of Signage	A condition of consent similar to that imposed on SSDA 7 – NE Plot is acceptable.

Key Issue	Response
Issue Signs associated with the proposed development need to be installed during the construction and operation of the proposed development. Recommendation TfNSW requests that the applicant be conditioned that all works/regulatory signage associated with the proposed development are to be at no cost to TfNSW/Roads and Maritime Services.	
Roads and Maritime Services	
Roads and Maritime raises no objection provided consultation has been undertaken with Roads and Maritime and Transport for New South Wales.	Pre-lodgement consultation with representatives of TfNSW and RMS was undertaken. Ongoing discussions with these key agencies continue as the Darling Square project moves through into the construction stages.
Transgrid	
We can advise after reviewing the abovementioned proposals using TransGrid's Asset Management Information System (TAM/S), these developments do not affect our infrastructure and therefore we do not object to this proposal.	Noted
TransGrid requests formal notification for any proposed encroachment of our easement] and within close proximity of a transmission line as per the SEPP. To this end, for any proposed encroachment this must be duly assessed by our Engineers to determine whether it complies within our easement restrictions. TransGrid's prior written consent is required for any proposed encroachment of our transmission line.	Noted
Sydney Harbour Foreshore Authority	
<u>Loading and Servicing Arrangements</u> The Authority notes that the majority of loading and servicing arrangements for the Darling Exchange Building and Haymarket Square are proposed from a series of new loading areas located on and adjacent to the public domain area of the North Plot. The proposed loading and servicing arrangements are considered contrary to what was envisaged in the early concept master plan (Stage 1) where servicing arrangements for the North Plot were to take place predominantly from the North East Plot. The Authority considers that the proposed loading areas C, D, F would undermine the pedestrian character and amenity of the public domain around the Darling Exchange and Haymarket Square and does not support their inclusion. These new arrangements may also pose unacceptable ongoing management obligations on the future entity that may be responsible for these public spaces Therefore, in the Authority's opinion the loading and servicing arrangements for the North Plot should be confined to the adjoining North East Plot as envisaged under the earlier Stage 1 approval.	The loading and unloading locations have been relocated to the ground level of the North East Plot. This is further discussed in detail in the Traffic Report Addendum (Appendix E of the Response to Submissions Report).

Key Issue	Response
<u>Increase in height of Darling Exchange Building</u> Any increase in building height should not create additional overshadowing across Haymarket Square during mid-winter. Further modelling is considered necessary in order to ensure solar access across Haymarket Square is maximised, especially the critical 12 midday to 2.00pm lunch time period during mid-winter and to confirm that the built form of the Darling Exchange does not dominate the public square.	There has been discussed in detail with Place Management NSW (formerly SHFA). The maximum height (and relevant parameter plan) for the Darling Exchange was assessed as part of the Stage 1 Concept Proposal MOD 2 application and was approved by the Secretary General, under delegated authority. The height of the Darling Exchange is consistent with the maximum height permitted under the Stage 1 Concept Proposal.
<u>Introduction of Roof Top Restaurant and Retail Pods on public domain</u> It is noted that the proposal includes a rooftop restaurant and bar in addition to community facilities and markets. This appears to be inconsistent with the original purpose of the building on the North Plot and inappropriate to the location given.	Subsequent to detailed discussions with Place Management NSW on the mix of the uses within the Darling Exchange, the patron numbers for the bar/restaurant have been reduced to 400. The new square to be created at Darling Square is the vibrant and civic heart of this new mixed use neighbourhood. Anchoring this square is the North Plot building. It is a community and lifestyle focussed building offering a multitude of amenities and services for the local residential and employment community as well as visitors to the area. The broader Darling Harbour precinct was first and foremost created as a special precinct within Sydney for tourist, entertainment, cultural and recreation purposes. The Darling Exchange building, and especially its rooftop restaurant and bar are considered to embody this objective and outcome.
In addition, two permanent retail 'pods' are proposed to aid activation to both the Square and the Boulevard. Although activation of the public domain is supported, it is considered that the planned retail component on the ground floor of the Exchange Building, coupled with the organised markets and outdoor events on Haymarket Square will provide adequate opportunities for activation of the public domain. Accordingly, the introduction of retail pods on Haymarket Square is considered excessive and creates unnecessary visual clutter.	This is discussed in detail in the Supplementary Public Domain Design Report (Appendix D of the Response to Submissions Report).
Heritage Council (Office of Environment and Heritage)	
It is therefore recommended that SSD 5878 Mod 2 is approved as requested by the proponent, and that SSD 7021 is approved, subject to the following recommended conditions of consent to manage the heritage issues as outlined above. It is recommended that these should cover matters such as the following: 1. The Hydraulic Pump House must be adequately protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed. 2. The Applicant must retain Dickson's Dam Wall and Mill buildings in situ and minimise all impacts from the project to these state significant archaeological items as much as possible.	Noted. This is a matter appropriately dealt with via a condition of consent.
3. An archaeological consultant shall be nominated for the works. The consultants shall have appropriate qualifications and experience commensurate with the scope of the Major Project works. The name and experience of these consultants shall be submitted to the Director-General for approval prior to commencement of works.	Noted. This is a matter appropriately dealt with via a condition of consent.
4. All construction contractors, subcontractors and personnel are to be inducted and informed by the nominated archaeological consultant prior to commencing work on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW.	Noted. This is a matter appropriately dealt with via a condition of consent.

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5. All affected historical archaeological 'relics' and/or deposits of Local significance are to be subject to professional archaeological excavation and/or recording before construction works commence which will impact those 'relics'. A Research Design including an Archaeological Excavation Methodology must be prepared in accordance with Heritage Council guidelines. Those documents should be prepared for the approval of the Director-General, Department of Planning & Infrastructure upon receipt of advice from the Heritage Division of the Office of Environment & Heritage.	Noted. This is a matter appropriately dealt with via a condition of consent.
6. After any archaeological works have been undertaken, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, the City of Sydney and the Department of Planning & Infrastructure. The proponent shall also be required to nominate a repository for the relics salvaged from any historical archaeological excavations.	Noted. This is a matter appropriately dealt with via a condition of consent.
6. The information within the final excavation report shall be required to include the following: - a/. An executive summary of the archaeological programme; - b/. Due credit to the client paying for the excavation, on the title page; - c/. An accurate site location and site plan (with scale and north arrow); - d/. Historical research, references, and bibliography; - e/. Detailed information on the excavation including the aim, the context for the excavation, procedures, treatment of artefacts (cleaning, conserving, sorting, cataloguing, labelling, scale photographs and/or drawings, location of repository) and analysis of the information retrieved; - f/. Nominated repository for the items; - g/. Detailed response to research questions (at minimum those stated in the Department of Planning & Infrastructure approved Research Design); - h/. Conclusions from the archaeological programme. This information must include a reassessment of the site's heritage significance, statement(s) on how archaeological investigations at this site have contributed to the community's understanding of the Site and other Comparative Site Types and recommendations for the future management of the site; - i/. Details of how this information about the excavations have been publicly disseminated (for example, include copies of press releases, public brochures and information signs produced to explain the archaeological significance of the sites).	Noted. This is a matter appropriately dealt with via a condition of consent.

Key Issue	Response
7. The results of the archaeological fieldwork, the history of the site and other should be used to inform an Interpretation Plan to guide the future incorporation of the findings from the works in communicating the significance of the site to future visitors. The Interpretation Plan should be prepared in accordance with the Guidelines issued by the Heritage Council of NSW. The Interpretation Plan should be prepared for the approval of the Director-General, Department of Planning & Infrastructure upon receipt of advice from the Heritage Division of the Office of Environment & Heritage.	Noted. This is a matter appropriately dealt with via a condition of consent.