

DARLING SQUARE MANAGEMENT PLAN

June 2015 - REV C



SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT PRECINCT (SICEEP)

DARLING SQUARE: NORTH PLOT AND THE SQUARE

DARLING SQUARE MANAGEMENT PLAN

STAGE 2 STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA 10)

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1. Introduction

Purpose

The Darling Square Management Plan (DSMP) has been prepared by Lend Lease, Aspect Studios and JBA. The DSMP is intended to provide a clear structure on how the public domain will operate and support a range of events throughout the year to best activate this new vibrant urban space.

The Darling Square public domain includes a series of spaces that stitch together the overarching Darling Square development precinct to create a vibrant and engaging destination for residents, workers, and visitors. Key spaces include:

- Darling Square
- The Boulevard
- Little Hay Street
- Dickson's Lane
- Macarthur Place
- The Northern Stairs



Figure 01. Darling Square Precinct Plan

Background

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Application (referred to as SSDA 10) follows the approval of a staged SSD DA (SSDA 2) in December 2013. SSDA 2 sets out a Concept Proposal for a new mixed use neighbourhood at Haymarket, now called Darling Square. Darling Square forms part of the Sydney International Convention, Exhibition and Entertainment precinct (SICEEP).

More specifically this subsequent DA seeks approval for the construction and use of a mixed use development within the North Plot of Darling Square and public domain works for the new 'Square'.

The NSW Government considers that a precinct-wide renewal and expansion of the existing convention, exhibition and entertainment centre facilities at Darling Harbour is required, and is committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of SICEEP.

In December 2012, following an extensive and rigorous Expressions of Interest and Request for Proposals process, Darling Harbour Live (a consortium comprising Lend Lease, Hostplus, Capella Capital, AEG Ogden and Spotless) and Lend Lease were announced by the NSW Government as the preferred proponent to transform Darling Harbour and create SICEEP.

Key features of the Preferred Plan include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
 - Up to 40,000m² exhibition space;
 - Over 8,000m² of meeting rooms space, across 40 rooms;
 - Overall convention space capacity for more than 12,000 people;
 - A ballroom capable of accommodating 2,000 people; and
 - A premium, red-carpet entertainment facility with a capacity of 8,000 persons.
- Providing a hotel complex at the northern end of the precinct.
- A vibrant and authentic new neighbourhood at the southern end of the precinct, now called 'Darling Square', including apartments, student accommodation, shops, cafes and restaurants.
- Renewed and upgraded public domain that has been increased by a hectare, including an outdoor event space for up to 27,000 people at an expanded Tumbalong Park; and
- Improved pedestrian connections linking to the proposed Ultimo Pedestrian Network (now The Goods Line) drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pymont and the City.

On 21 March 2013 a critical step in realising the NSW Government's vision for the SICEEP Project was made, with the lodgement of the first two SSD DAs with the (now) Department of Planning and Environment. The key components of these proposals are outlined below.

Darling Square Design Principles

Sydney's newest public space, Darling Square consists of a series of carefully designed spaces for a range of active and passive uses supporting the overarching design principles and the adjoining development uses. The principles of the new Square include:

- Provide the opportunity for multiple modes of use;
- Create a place legacy;
- Recognise, respect and interpret the historical and social context of the site;
- Create a site wide response to the urban drainage and overland flow store of the site;
- Create spaces for respite and reflection;
- Respect the hierarchy of the network of open spaces and express uniqueness of character and materiality of The Laneways and The Square;
- Consider, engage with and own the building frontage as part of the public realm; and
- Design with safety and security in mind.

2. Site Location and Details

Description of Proposed Events

Lend Lease in conjunction with Aspect Studios has proposed a series of events (market, medium scaled event, large scaled event) that could be undertaken within Darling Square that are appropriate for the public domain design and the other uses within the precinct. Refer to Figure 01 and 02.

Darling Square is anticipated to be a communal space that may be activated at varying times of the day for a wide range of events. The composition of the proposed spaces including the northern steps, market square, the green and the grove within the Square provide increased flexibility for formal and informal activities to undertaken. Refer to Figure 03 for a detailed spatial breakdown.



Figure 02. North Plot and The Square SSDA10

Managing Authority

SHFA is the responsible authority for the management and activation of Darling Square. Events conducted by adjacent retailers or external third parties will require formal approval through SHFA.

Hours of Operation

Darling Square is proposed to be an active neighbourhood destination that operates on a 16 hour, 7 days a week cycle from 7am – 11pm.

Surrounding Uses

Darling Square is bound by a combination of residential, commercial and retail uses. To the East is the North East residential building with retail at ground floor, to the south is the South East residential building with retail at ground floor, to the west are the two small retail pods and the 20m wide boulevard, to the north is the North Plot building with the ground floor market operations.

Considering these surrounding uses all events will need to be carefully organised, appropriate in the precinct context and approved by SHFA.

Capacity and Size of Darling Square

The DSMP outlines the available spaces within Darling Square for a range of events to be offered in Sydney's newest public space. The Square has been broken down as follows:

- Northern Steps
- Market Square
- Northern Ramp
- The Green
- Timber Seats and Ramp
- Retail Pods
- The Grove
- NE Plot Western Retail
- SE Plot Northern Retail

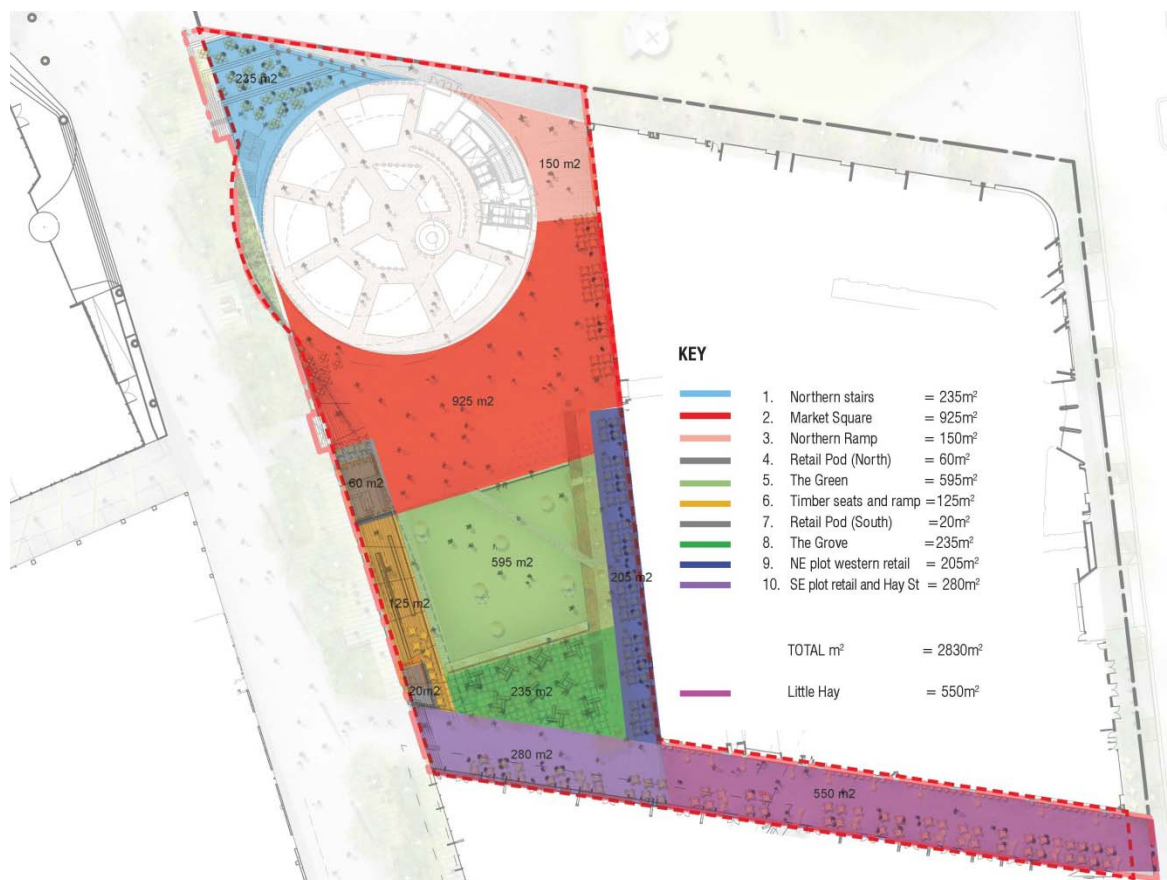


Figure 03. Darling Square Event Areas

Proposed Events



Figure 04. Weekend Market Event



Figure 05. Medium Scale Event



Figure 06. Large Event

Amendments to the DSMP

The DSMP will be reviewed from time to time and amended as required, particularly with regard to any conditions of consent as specified as part of an approval. It will be SHFA's responsibility to liaise with the Police, Council and any other relevant authority or stakeholders in respect to any amendments to the DSMP.

SHFA will be responsible for distributing any amended plans to the Police, Council and any other relevant authority or stakeholders.

3. Management Measures

Neighbourhood Amenity

At all times the management of the public domain shall consider the amenity of the adjacent neighbours and will take all reasonable measures to ensure that any public events have no adverse impact on the surrounding area.

An event specific plan will be required for all events to ensure that the proposal is aligned to overarching SHFA governance and management obligations.

All events will be conducted in such a manner as not to interfere with, or materially affect, the amenity of the neighbourhood by reason of noise, vibration, odour, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, or otherwise.

Noise

Considering the possible event uses to be held within Darling Square the location, duration and frequency will need to be considered to ensure noise impacts are minimised. All events proposed in Darling Square within specific hours will be required to submit an acoustic assessment to SHFA (if required) to demonstrate the appropriateness of the event.

Event organisers may need to notify adjacent building management and local police prior to the event taking place.

Waste Minimisation and Management

Events hosted within Darling Square may be required to submit a waste management plan. The plan will need to be submitted to SHFA for approval.

The removal of wastes and recyclable materials shall be undertaken by SHFA or a recognised waste contractor. Waste is to be minimised by separation of trade waste and putrescible waste, with bottles, cardboard, paper and aluminium being collected by a recognised contractor. All trade and putrescible wastes must be stored on site at all times.



Figure 07. Event Services Locations

Traffic Management Plan (Deliveries, Bump In or Out)

As outlined in the TTM traffic management report, access into The Square from Little Pier Street will need to be controlled through an appropriate bollard system that is managed and controlled in accordance with SHFA.

A traffic management plan (TMP) will be required for all deliveries and bump in or out activities for the event on a case by case scenario. The event TMP should be prepared by the event organiser and approved by SHFA.

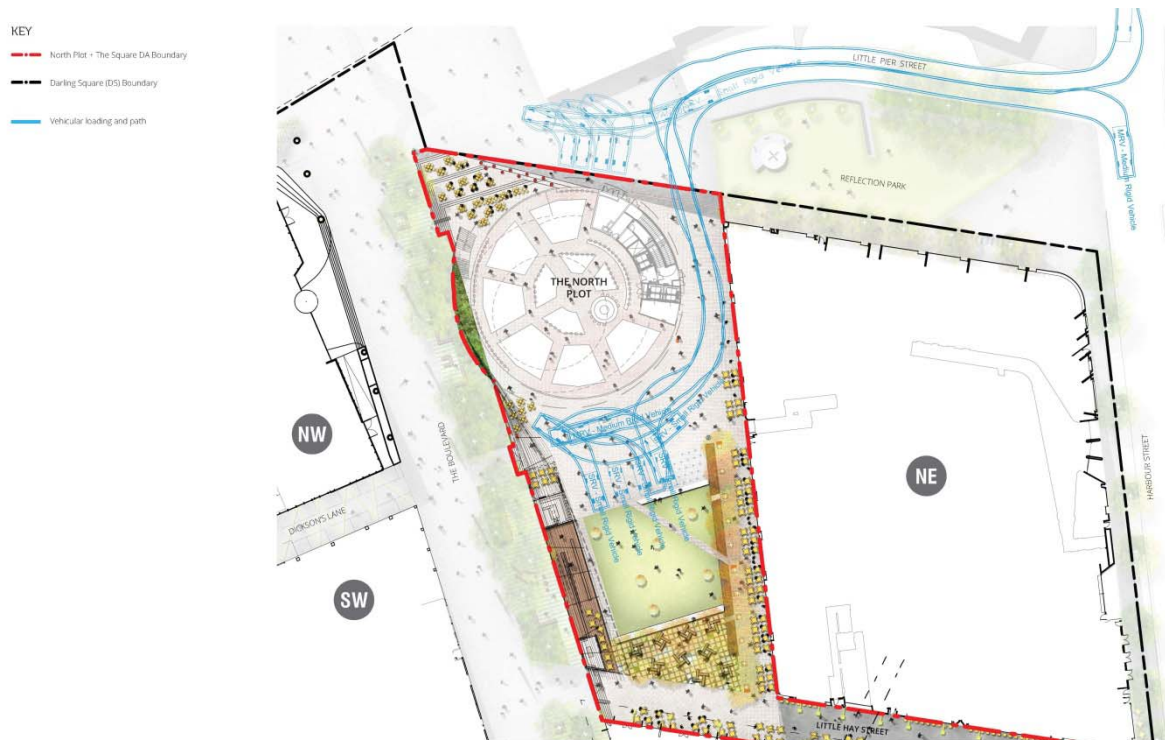


Figure 08. Vehicle Access Swept Paths

Liquor Licencing and Service of Alcohol

All events held within Darling Square proposing to distribute and serve alcohol outside the designated retail trading areas will require a liquor licence from the relevant authority and approval from SHFA

Cleaning of Premises and Public Domain

The public domain will be cleaned and maintained by SHFA or a SHFA approved third party while under the agreed 3 year maintenance period between LLH, SHFA and INSW under the Project Delivery Agreement. Following the 3 year maintenance period SHFA will be responsible for the ongoing cleaning and maintenance of all public domain spaces.

Signage

All mandatory and statutory Office of Liquor, Gaming and Racing signage (OLGR) will be displayed (where applicable to the event).

Staff and Security

24 hour public security help buttons will be installed, similar to the Goods Line to provide security in the Square in addition to the CCTV, which will be located throughout the public domain.

All proposed events in Darling Square will need to outline the event staffing and security procedures which will be assessed and approved by SHFA prior to the event approval.

Pedestrian Management

A pedestrian management plan may need to be produced to support the proposed event. The plan will need to outline the maximum seating and standing capacity, and how large numbers will be managed both in and outside the event area.

The event organiser will need to maintain all activities in the designated area and minimise the impact on adjacent retail premises.

Training and EH&S

The event organiser will be responsible for the training and induction of all staff, volunteers and third parties to implement event specific safety measures that ensure the safety of all attendees, visitors and staff in Darling Square.

As part of this management strategy, event managers and staff will monitor all thoroughfares are kept free from obstructions, particularly in the event of an emergency.

4. Operational and Security Management

General Security Procedures

To ensure continued public safety the Darling Square precinct will be monitored by CCTV. Where possible all events should not impact the site lines of the CCTV cameras. In instances where coverage is reduced the event organiser will need to seek approval from SHFA to operate the event and organise a suitable solution to minimise the potential security risk to individuals and adjacent properties for the duration of the event.

Event Approvals

The event organiser may be required to seek approval from SHFA on the following:

- Event Plan (location, duration and frequency)
- Pedestrian management
- Traffic management
- Waste management
- Safety and security strategy

Dilapidation Report

The event organiser is responsible for the event space as per the agreed location, duration and frequency with SHFA within the Event Plan. Prior to taking responsibility of the event space, SHFA may request that an inspection be undertaken and a dilapidation report produced, itemising the condition of the site. This process must be repeated when the event space is handed back to SHFA.

Incident Register / Complaints

The event organiser is responsible for the event space once they take control of the site for the duration of the event until it is handed back to SHFA. Any incidents relating to public safety, damage to property, or personal injury are to be registered and issued to SHFA as a part of the safety and security strategy.

Where required the event organiser should coordinate with Police to ensure the safety all attendees, visitors and workers is maintained

Event Evacuation Plan

In the case of an evacuation, all attendees, visitors and workers should head to Tumbalong Park as the designated evacuation point for Darling Square, or as otherwise agreed.

Should Tumbalong Park be inaccessible, Reflection Park to the north of North East plot will be the secondary evacuation point for people within The Square.