

DARLING SQUARE MANAGEMENT PLAN

November 2016 - REV D



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

This letter provides a response to submissions and assessment of the proposed amended development in relation to the State Significant Development (SSD) Development Application (DA) for the development of the North Plot and The Square in Darling Square (SSD 7021).

The SSD DA was publicly exhibited for a period of 47 days from 17 March 2016 to 2 May 2016. During this time, ten (10) submissions were received from government agencies and the City of Sydney Council.

This letter should be read in conjunction with the original assessment prepared to support the development of the North Plot and The Square (SSD 7021). This letter should also be read in conjunction with a concurrent s96 modification application to the North-East Plot (SSD 6626), with consequential amendments to this approval proposed in order to accommodate servicing and functions generated by the North Plot.

Proposed Amended Development

Since public exhibition of the proposal, generally minor amendments and improvements have been made to the proposed development. The final project design includes amendments made by Lendlease pursuant to Clause 55 of the Environmental Planning & Assessment Regulation, including changes to address matters raised in the submissions.

The following key amendments have been made to the proposal:

- Minor increase in overall site area;
- Minor increase in Gross Floor Area;
- Changes to the external building design including a revision of the external stair, shifting of floor plates and resultant changes of revised internal planning;
- Slight adjustment to the site boundary, increasing to accommodate the revised Darling Exchange building and public domain interface enhancements;
- Revisions and enhancements to the proposed public domain treatments;
- Revised loading and servicing strategy; and
- Inclusion of fitout and operation of the child care facility.

The final proposal seeks approval for the following key development:

- Construction and use of a six (6) storey building (known as The Darling Exchange) containing the following uses:
- Retail tenancies/market hall (such as market stalls, food and beverage premises and bar/restaurant operations);
- Community uses (such as a library including IQ Hub and child care); and
- Fitout and operation of the ground level and mezzanine market hall, the child care facility, and the food and beverage offering (bar/restaurant) within The Darling Exchange.
- Public domain improvements, including:
- Creation of a new publically accessible square (The Square) with space for markets, outdoor events, passive and active recreation;
- Provision of a timber canopy extending from The Darling Exchange along the western edge of The Square;
- Provision of two kiosk-style retail pods below the canopy;
- Creation of Little Hay Street, a new pedestrian only laneway between the North-East Plot and South-East Plot; and
- Completion of general interface works to connect areas of new public domain with the existing public domain.

- Remediation as may be required; and
- Extension and augmentation of physical infrastructure/utilities as required.

Purpose

The Darling Square Management Plan (DSMP) has been prepared by Lendlease, Aspect Studios and JBA. The DSMP is intended to provide a clear structure on how the public domain will operate to support and manage 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
- Steam Mill Lane
- Macarthur Place
- The Northern Stairs

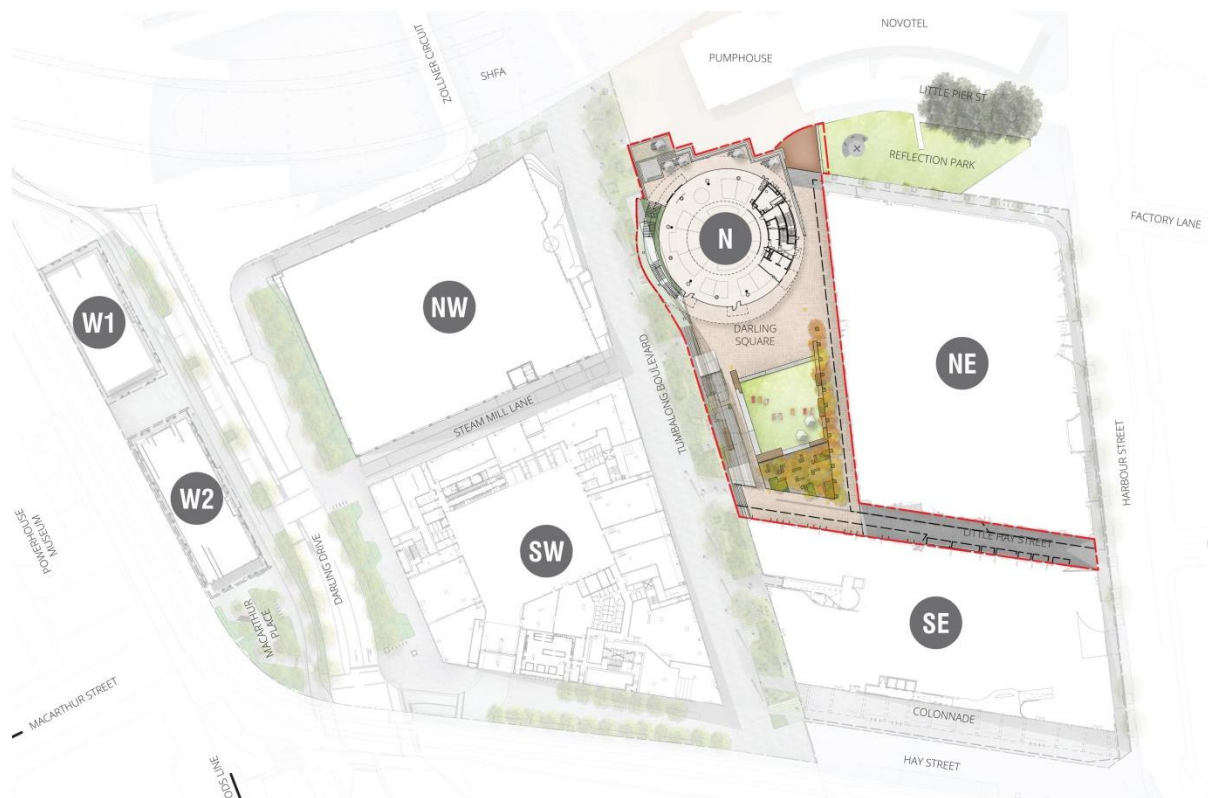


Figure 01. Darling Square Precinct Plan

This report was originally prepared in June 2015 to accompany SSDA 7021 and has been updated to respond to the following relevant feedback raised by the Department of Planning and Environment following the exhibition period:

- Consider revising the location and extent of loading and unloading areas and confirm how pedestrian movement and safety will be safeguarded
- Confirm 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.
- Confirm what additional mitigation measures can be used to reduce the impact of noise from outdoor events within the public square on residential properties

Darling Square Activation Intent

Sydney's newest public space, Darling Square, consists of a series of carefully designed spaces for a range of active and passive uses that support the overarching design principles and the adjoining development uses. The design intent of the proposed public realm are as follows:

- To provide the opportunity for multiple modes of use (markets, small events, etc);
- 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 through 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.

1. Site Location and Details

Description of Proposed Events

Lendlease 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 04, 05 and 06.

Darling Square is anticipated to be a communal space that can 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 be undertaken. Refer to Figure 03 for a detailed spatial breakdown.

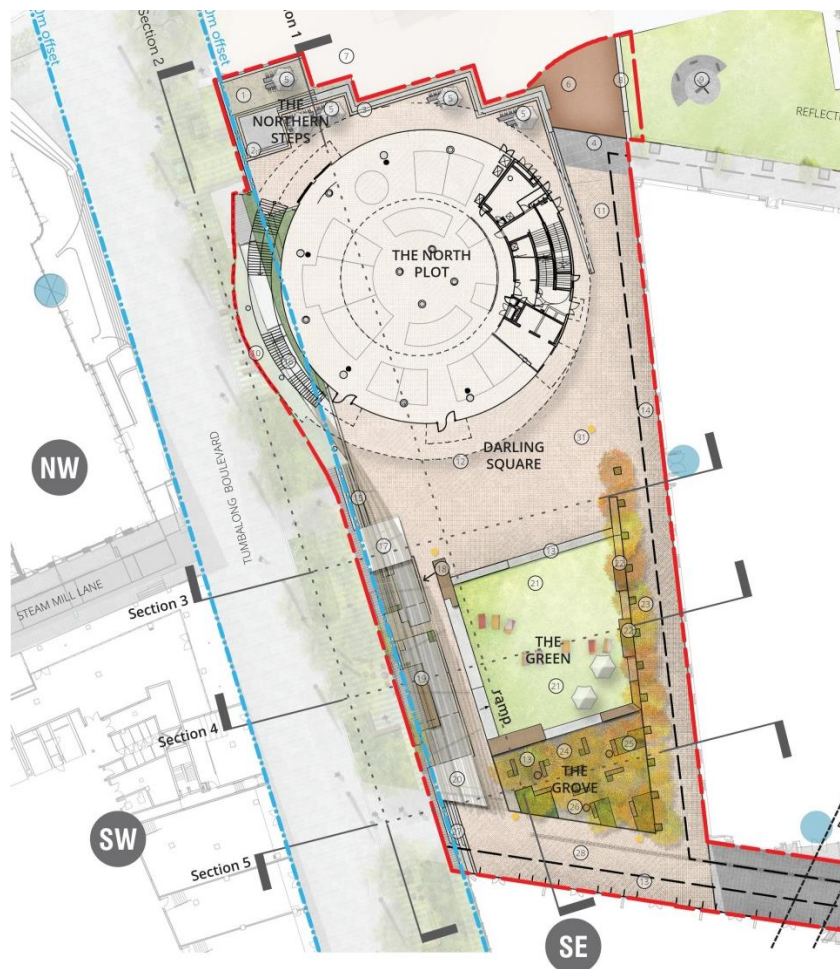


Figure 02. North Plot and The Square SSDA10

Managing Authority

Place Management NSW 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 Place Management NSW.

Hours of Operation

The public domain at Darling Square will be publicly accessible 24 hours a day / 7 days a week. The Darling Square Precinct is proposed to be an active neighbourhood destination with retail that operates on a 16 hour, 7 days a week cycle from 7am – 12am. Events will operate on a periodical basis and depending on the event will operate between 8am- 11pm.

Surrounding Uses

Darling Square is bound by a combination of residential, commercial and retail uses. The adjacent North East, South East and South West plot comprise of residential apartments in addition to retail on the ground floor of each building. The North West Plot is a commercial office building that houses retail on the ground. The North Plot comprises of the Darling Exchange whereby the mixed use building will service the needs of the public by providing ground floor market operations, a new library and various food and beverage and bar/restaurant offers. Considering these surrounding uses, all events will need to be carefully organised, appropriate in the precinct context and approved by Place Management NSW.

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
- The Grove
- The Boulevard Edge
- Retail / Activation Pods
- NE Plot Western Retail
- Little Hay St

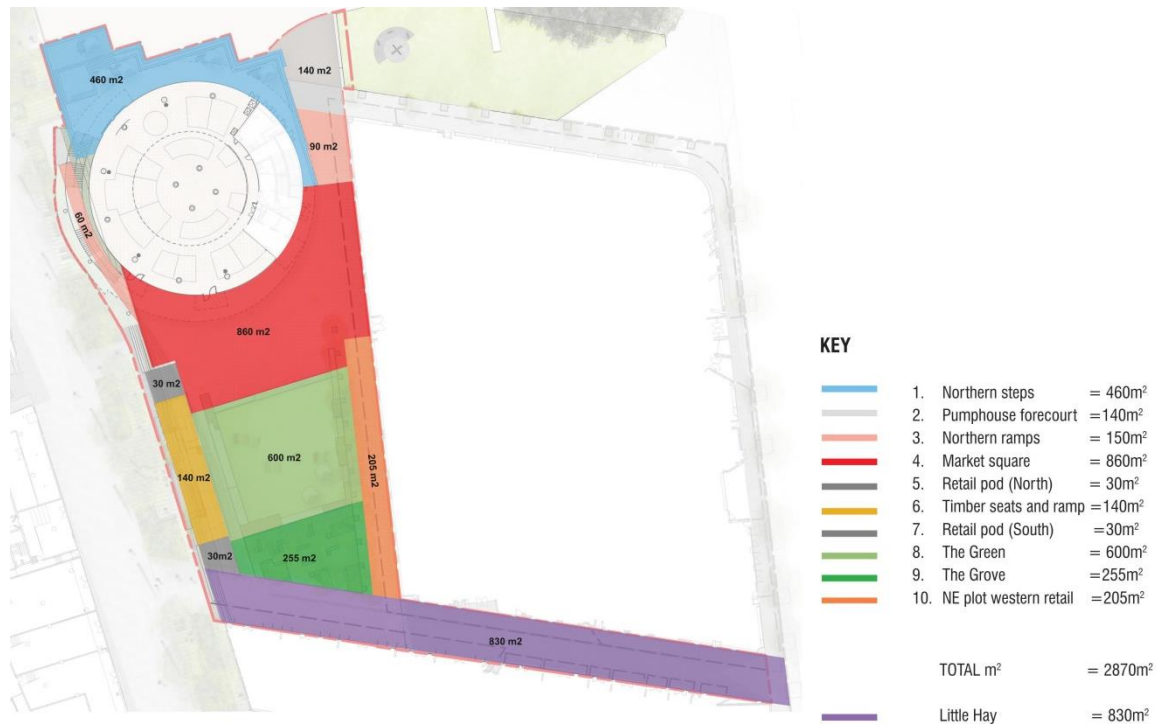


Figure 03. Darling Square Event Areas

Proposed Events

Weekend Market

The weekend market is envisaged as an extension of the internal market that forms part of The North Plot. The area has the capacity for 15 stalls with frequency anticipated 2-3 times per week and would be active during the daytime. Markets will require detailed applications with relevant authorities.

DESCRIPTION	Varying size arrangement of market stalls (eg. for locally farmed produce, designers market, hobby trade fare etc.)
CAPACITY	1050 (1.4msq p/p) - 1650 (0.9sqm p/p)
SIZE (SQM)	1500
FREQUENCY	Daily to Weekly
HOURS OF OPERATION	8am - 2pm public. Bump in 6am-8am, Bump out 2-4pm.
SERVICING	Truck access via Tumbalong Boulevard
UTILITY SERVICES	GPO (SINGLE + 3 PHASE) GAS HYDRAULIC

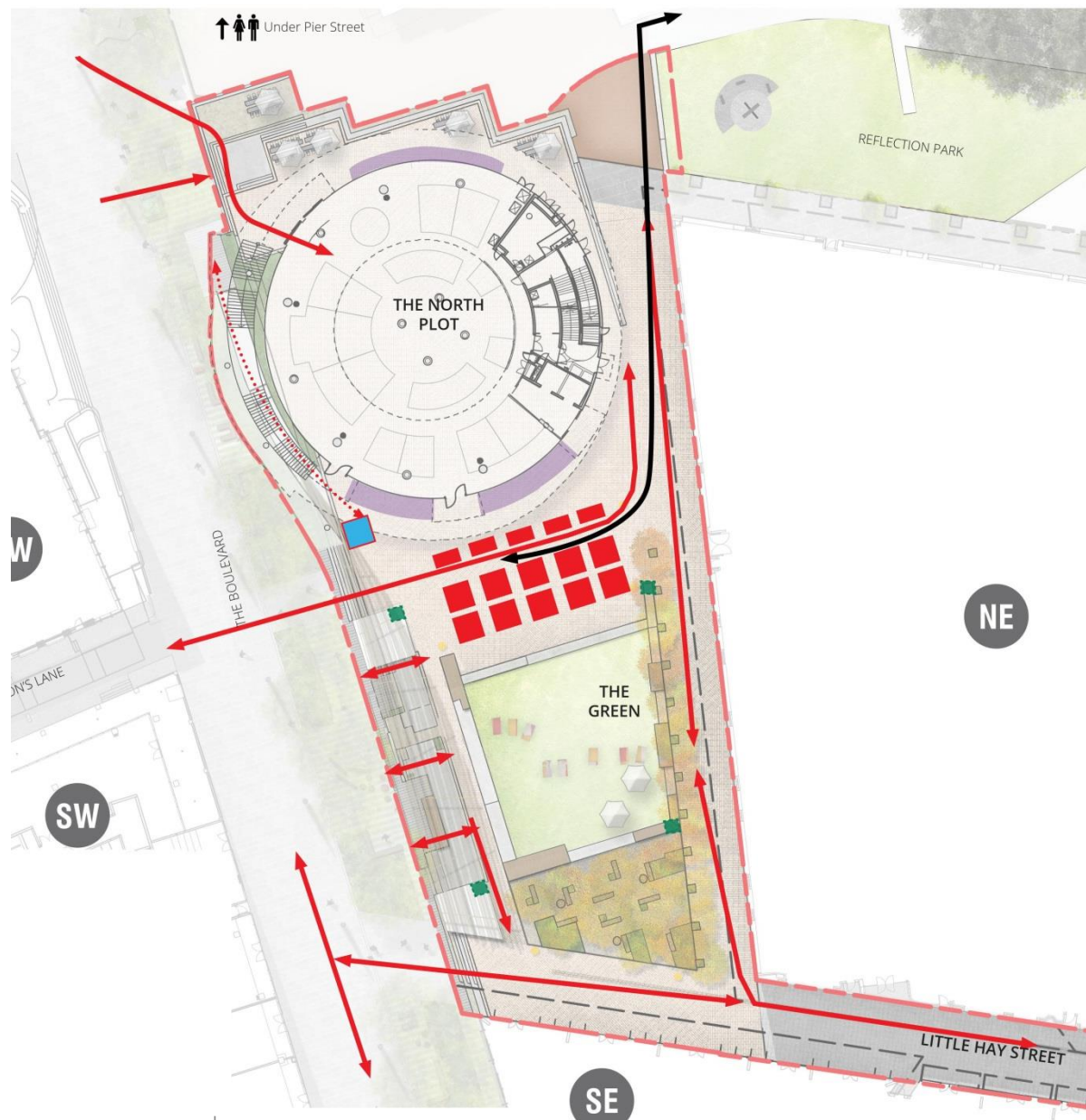


Figure 04. Weekend Market Event

Medium Scale Event

Medium scaled events would populate the paved area within the square. It envisaged music events and community scaled events could occur in this location. It is anticipated frequency would be twice a month or 5-6 times per year and could occur during the day or night. Events will require detailed applications with relevant authorities.

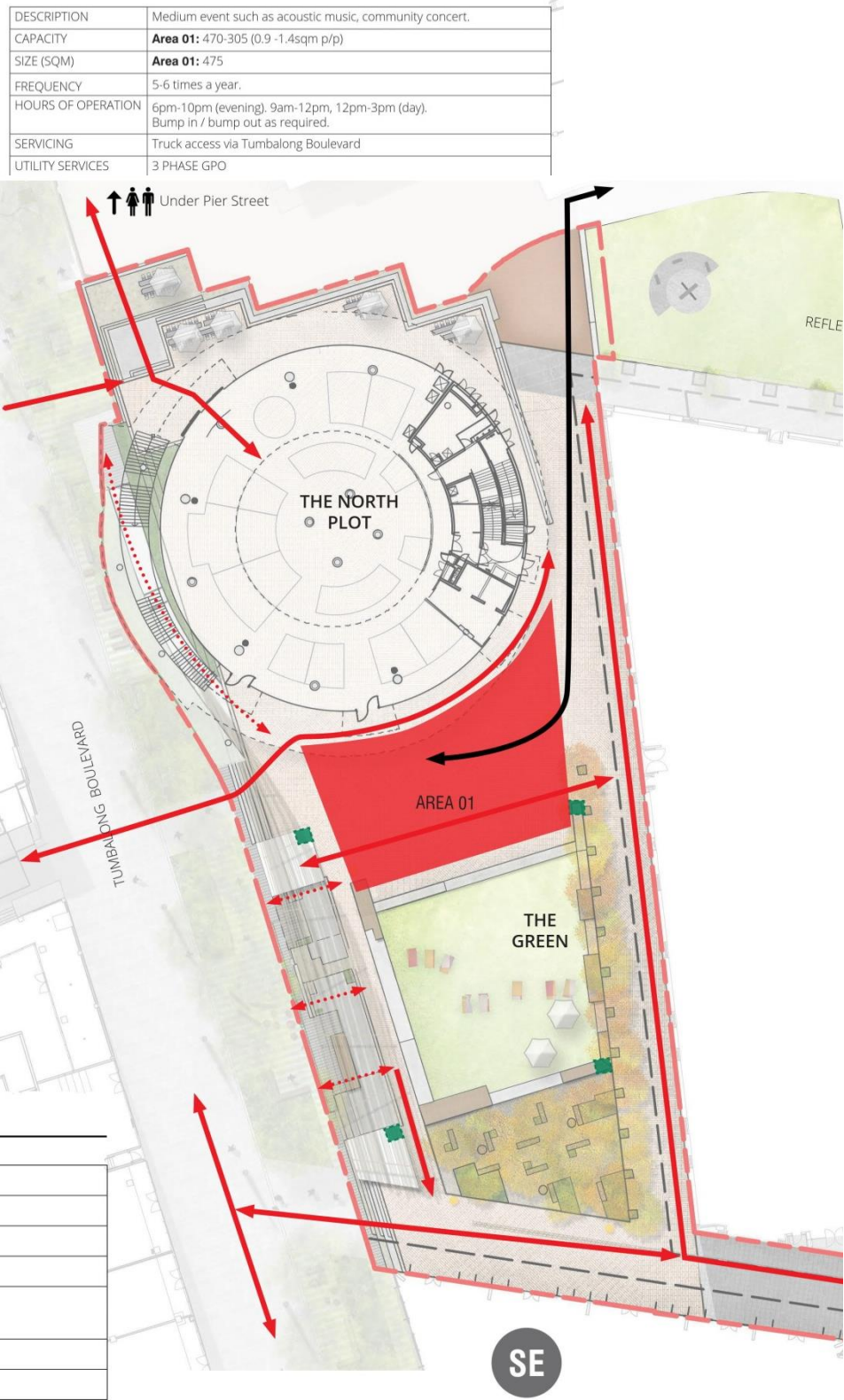


Figure 05. Medium Scale Event

Large Scale Event

Large scale events would populate the paved area and the green within the square. It envisaged music events and larger community scaled events such as an outdoor cinema could occur in this location. It is anticipated frequency would be twice a month or 2-3 times per year and could occur during the day or night. Events will require detailed applications with relevant authorities.

DESCRIPTION	Large event such as community cinema, community concert.
CAPACITY	Area 01: 1040-670 (0.9 - 1.4sqm p/p)
SIZE (SQM)	Area 01: 935
FREQUENCY	2-3 times a year.
HOURS OF OPERATION	6pm-11pm (evening), 9am-4pm (day). Bump in / bump out as required.
SERVICING	Truck access via Tumbalong Boulevard
UTILITY SERVICES	3 PHASE GPO

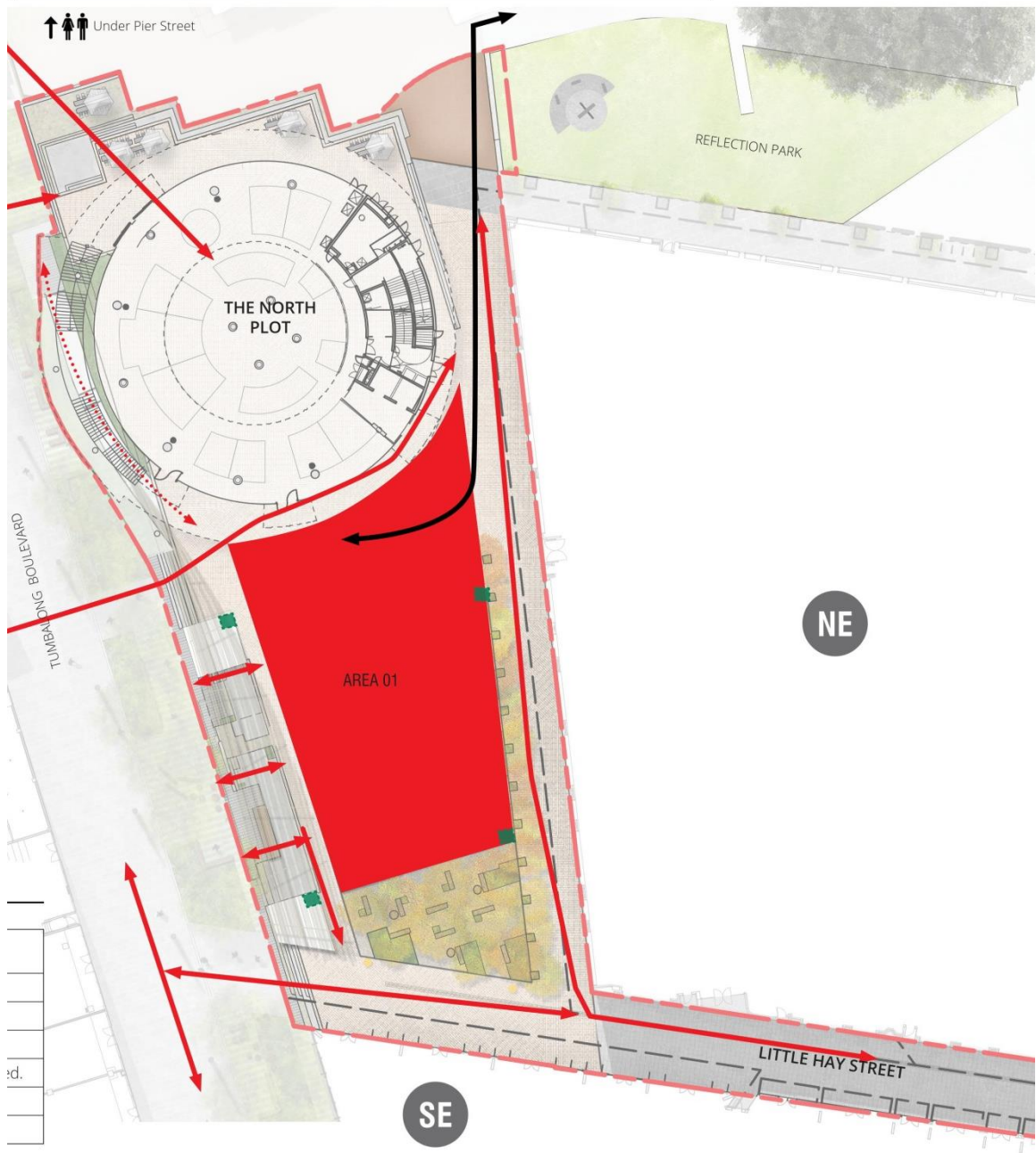


Figure 06. Large Event

Amendments to the DSMP

The DSMP will be reviewed periodically and amended as required, particularly with regard to any conditions of consent as specified as part of an approval relating to The Square. It will be Place Management NSW's responsibility to liaise with the Police, Council and any other relevant authority or stakeholders in respect to any amendments made to the DSMP.

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

2. Management Measures

Neighbourhood Amenity

At all times the management of the public domain shall consider the amenity of the adjacent neighbours and management 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 Place Management NSW 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 vibration, odour, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, or otherwise.

Noise

The location, duration and frequency of events to be held within Darling Square will need to be considered to ensure noise impacts are minimised. All events proposed in Darling Square will be required to submit an acoustic assessment to Place Management NSW (if required) as part of their application. This assessment will be required to demonstrate the appropriateness of the event and any mitigation measures required as per the table below.

Event	Approval / Plan of Management	Possible Mitigation measures
Small Scale (Markets)	Required	N/A as markets are proposed to operate during the day.
Medium Scale	Required	<p>Notify adjacent building management and local police prior to the event taking place so residents have enough notice and can plan accordingly.</p> <p>Include live noise monitoring / receivers with ability to adjust if noise levels are deemed inappropriate.</p> <p>Bump out to occur the next morning for events ending at / after 10pm to minimise impact on surrounding properties within the precinct.</p>
Large Scale	Required	<p>Notify adjacent building management and local police prior to the event taking place so residents have enough notice and can plan accordingly.</p> <p>Include live noise monitoring / receivers with ability to adjust if noise levels are deemed inappropriate.</p> <p>Bump out to occur the next morning for events ending at / after 10pm to minimise impact on surrounding properties within the precinct.</p>

Mitigation measures for events will be dependent on the event taking place and detailed mitigation measures will be required to be included in the acoustic assessment submitted to Place Management NSW for the event in question.

Waste Minimisation and Management

All events hosted within Darling Square may be required to prepare a waste management plan. The plan will need to be submitted to Place Management NSW for approval.

The collection of waste and recyclable materials shall be undertaken by Place Management NSW or a suitably licenced waste contractor. In order to ensure waste minimisation, each event will be responsible for the removal of their own waste and will be required to be separated into trade waste, putrescible waste and recyclables (bottles, cardboard, paper and aluminium). Waste collection may need to occur during the event. For cleaning up after an event contractors will be co-ordinated with the bump out team to ensure the timing of final waste collection and the re-instating of the space is co-ordinated to minimise noise / traffic impacts.

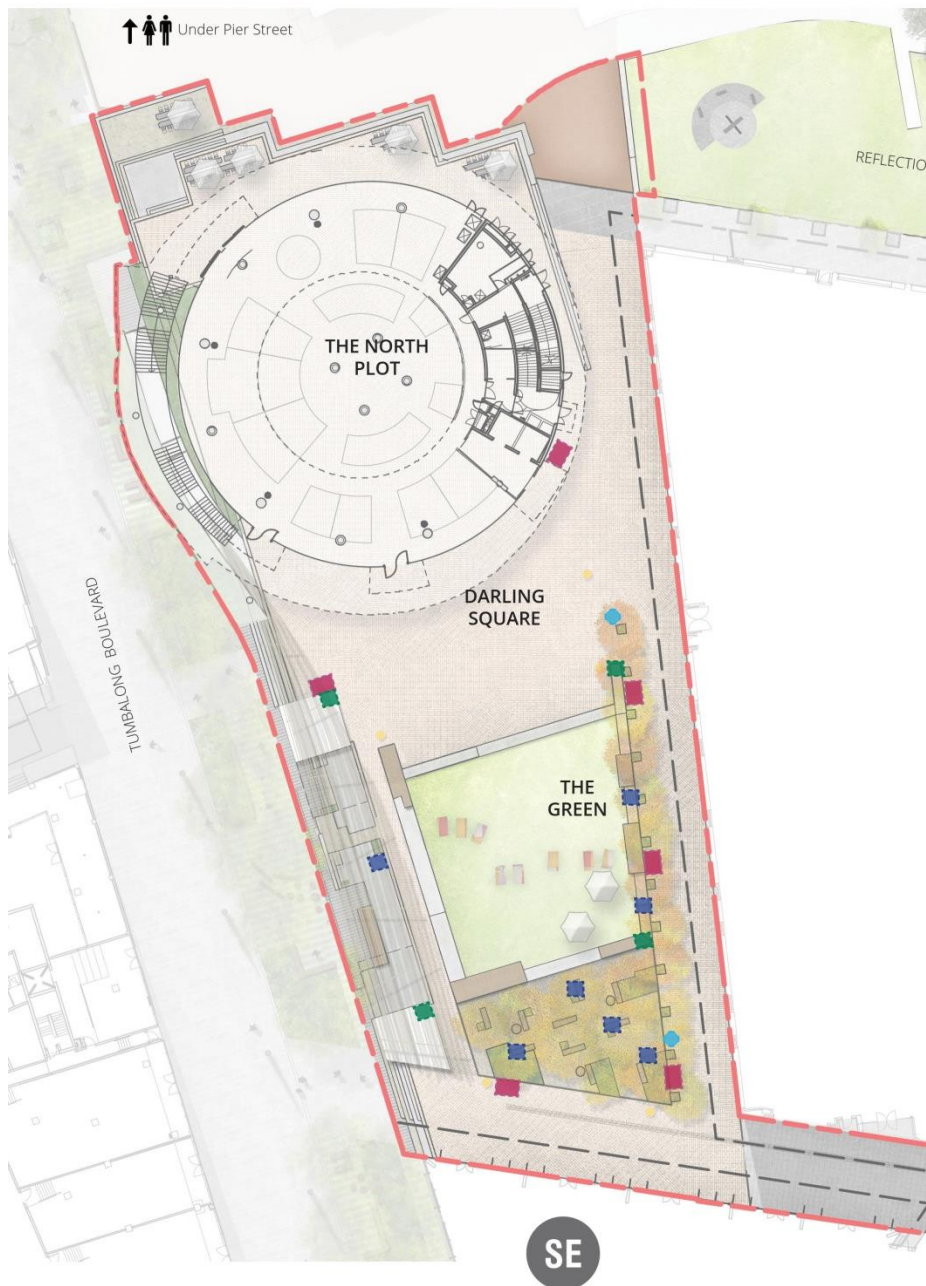


Figure 07. Event Services Locations

As outlined in the TTM traffic management report, The Square will require unloading and loading to occur prior to and after special events from the Boulevard (Loading Zone D). Access will be denied during the operation of the special events. Access arrangements at The Boulevard will be managed by traffic marshals. Two indented parking bays are provided in Theatre Access Lane (Loading Zone E). Theatre Access Lane will provide for occasions that overflow demands occur. It can also accommodate larger vehicles if required for a particular special event. It is not proposed that the parking bays in Theatre Lane are dedicated for the exclusive use of the operation of The Square and in order to ensure availability of the parking bays, the two indented parking spaces will be sign posted as a 'Loading Zone'.

Liquor Licencing and Service of Alcohol

Cleaning of Premises and Public Domain

Signage

All mandatory and statutory Office of Liquor, Gaming and Racing signage (OLGR) will be displayed in visible locations to members of the public (where applicable to the event). During temporary events, all food businesses will be required to display the appropriate Food Safety Supervisor certificate as per the Department of Primary Industries, Food Authorities, Guidelines for Food Businesses at Temporary Events.

Signage relating to the promotion and marketing of an event will also be displayed in a manner which is suitable to its environment and context and would be included within an application to hold the event.

Staff and Security

The Square will have 24 hour public security help buttons installed 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 Place Management NSW prior to the event approval.

Pedestrian Management

Darling Square is a pedestrianised zone. The Boulevard will be used for loading for events that occur within the Square. Traffic marshalls will be engaged to manage traffic during event bump in and bump out periods. It is recommended a pedestrian management plan is produced to support bump in and bump out of proposed events that take place in The Square and to manage the quantity of people attending the 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. To ensure safety of pedestrians, event security will be required to monitor pedestrian activity and capacity of the event

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 to ensure they are kept free from obstructions, particularly in the event of an emergency.

3. 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 Place Management NSW to operate the event and will need to 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 Place Management NSW on the following:

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

Dilapidation Report

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

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 Place Management NSW. Any incidents relating to public safety, damage to property, or personal injury are to be registered and issued to Place Management NSW 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 from The Square, the location of the designated evacuation point is Tumbalong Park in Darling Quarter where all attendees, visitors and workers will be required to assemble.

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.