

SYDNEY INTERNATIONAL
CONVENTION, EXHIBITION &
ENTERTAINMENT PRECINCT

DARLING SQUARE

THE DARLING EXCHANGE

SUPPLEMENTARY DESIGN REPORT FOR SSDA10
RESPONSE TO SUBMISSIONS

21 NOVEMBER 2016



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 **lendlease**



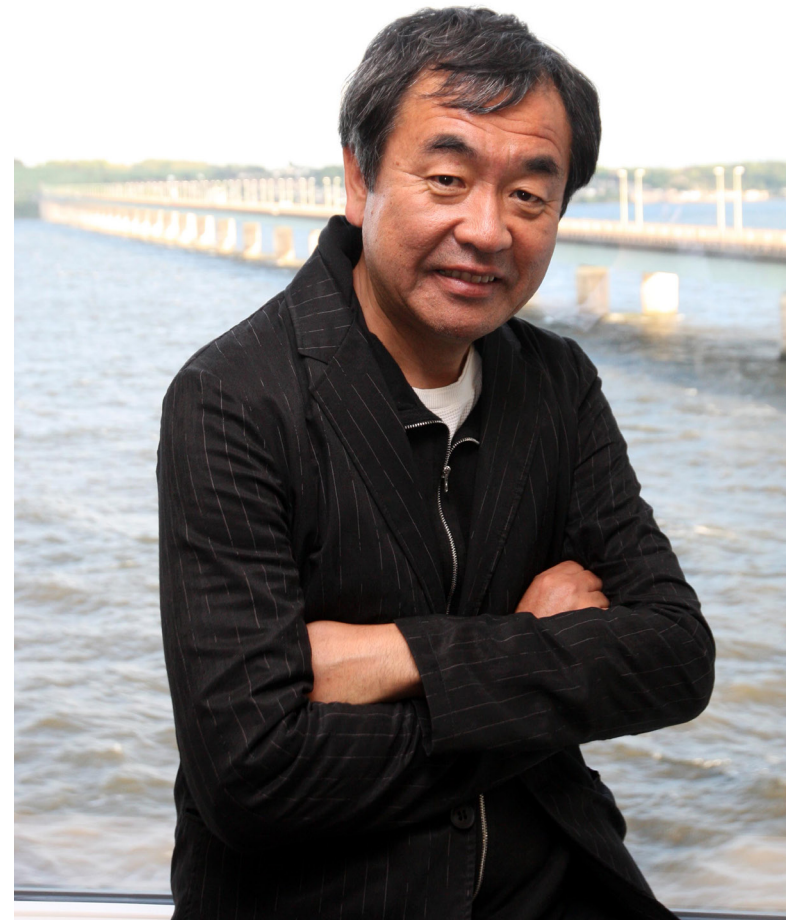
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“我々の建築の信念は場所や自然、歴史を結びつける事である。ダーリンエクスチェンジの動的な建築形態は商業の中心として発達したその土地の歴史とシドニーの活気ある都市生活を反映している。建築は過去を記憶し、現在を捉え、未来へと繋げていく。”

“Our aim in architecture is to find a firm link to place, nature, culture and history. The Darling Exchange, in its dynamic form and mix of uses will call on the history of the site as a centre for exchange and a vibrant hub of Sydney's urban life. The architectural response ensures the building embraces the past, captures the present and links to the future of Darling Square and beyond. ”

Kengo Kuma.

Founder and Principal of Kengo Kuma and Associates.



The Courier

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EXECUTIVE SUMMARY

1.1 INTRODUCTION

Introduction

This Supplementary Design Report 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 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 Supplementary Design Report should be read in conjunction with the original Design Report prepared by Kengo Kuma and Associates dated 18 February 2016. This Supplementary Design Report 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 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.