



Mr John Riordan
Planning Manager
Level 14, Tower Three, International Towers Sydney
Exchange Place, 300 Barangaroo
BARANGAROO New South Wales 2000

06/05/2019

Dear Mr Riordan

**Modification application to the mixed-use development
for the North East Plot (SSD-6626-Mod-2)
Request for Additional Information**

The notification period for the above Section 4.55(1A) modification application ended on 1 May 2019. The Department received submissions from the City of Sydney, the Office of Environment and Heritage, and Roads and Maritime Services.

Having considered the documentation provided, the Department requires further information to assess the proposed modification.

You are requested to submit additional information that effectively addresses the issues identified in Attachment 1. Your response should include any revised architectural drawings and/or revised documentation.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Monday 03 June 2019. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Liza Miller, who can be contacted on 02 8289 6787 or email at liza.miller@planning.nsw.gov.au.

Yours sincerely

David McNamara
Director Key Sites Assessments
Key Sites

Enclosed/Attached: [if additional documents]

Attachment 1 – Additional Information

1. Public Art Strategy

Demonstrate how the proposed lighting installation relates to the endorsed public art strategy for Darling Square, as received under Condition B12 (Public art) of the development consent for SSD 5878.

2. Darling Square Lighting Strategy

Demonstrate how the proposed lighting installation will relate to the existing Darling Square lighting strategy and integrate with the façade perimeter lighting, lighting from retail outlets and street lighting.

3. Residential Amenity for the North East Plot

- Justify that the proposed luminance levels would not adversely impact residential amenity, and in particular for any affected apartments at various levels on the southern elevation of the North East Plot.
- Demonstrate how any glare and obtrusive light from the lighting installation will be minimised for affected apartments.
- Provide further information on the nature of the installation in terms of operation, luminance, flickering, flashing and interval times.

4. Location of Artworks on the North East Plot

Illustrate the location of all artwork on the building facade of the North East Plot in plan view, showing the approved apartment configurations of the North East Plot.

5. Consistencies with the development consent (SSD 6626)

Consider the cumulative impacts of the proposed lighting installation in relation to Condition C5 (Reflectivity) and Condition C7 (Outdoor Lighting) of the development consent SSD 6626.

6. Biodiversity

Noting that a Biodiversity Assessment Report (BDAR) was not provided with the modification application, provide sufficient information to demonstrate that the proposal will not increase the impact on biodiversity values.

Document the likely impacts of the proposed modification application on biodiversity values in accordance with Clause 1.4 of the *Biodiversity Conservation Regulation 2017* and Section 1.5 of the *Biodiversity Conservation Act 2016*.

For each biodiversity value explain why the value is not relevant to the modification, or where it is relevant, provide an explanation of how the impacts have been avoided and identify the likelihood and extent of any remaining impacts of the proposed development with an application to justify not including a BDAR (if applicable).