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Sent: Tuesday, 23 June 2015 8:26 AM
To: Brendon Roberts; Amy Watson
Cc: Brendan Hoskins; Alexis Cella; Crampton, Murray
Subject: North West Plot, Darling Square, Darling Harbour (SSD 6013 MOD 1) - Response To Submissions - Further response

Hi Brendon

In response to your queries, we offer the following comments:

- **Active frontages:** The Darling Square precinct is designed to create a vibrant new locality within central Sydney. A key part of achieving activity and vibrancy within the precinct is prioritising pedestrians within the centrally located public domain (including The Square, The Boulevard and the laneways) and as such vehicles are kept to the perimeter of the precinct. This key design move has implications for the positioning of car parking access, servicing and loading and utility access to substations etc all of which rely on direct vehicular access from a roadway. The NW Plot has the added complication of being directly adjacent to the WSUD corridor on its western side which further limits vehicular access with the only road access being from Theatre Access Road in the north. For this reason car parking access, loading and servicing and the substation has all been located adjacent to this road and other frontages have been activated where possible, ensuring for a highly attractive and vibrant public domain experience.

As part of the RTS, the ground floor layout has been amended to increase activation of the northern frontage by realigning the north east corner of the building. The north east corner has been extended north, towards Theatre Access Road, to highlight and further activate this important corner. The grade transition has also been amended such that there is a gentle geometry from the north with the stairs wrapping around the corner to facilitate access from the north as well as the east. This prominent entry to Darling Square is now marked by an active use wrapped on the corner, whilst the remainder of the north façade is able to accommodate the required services/car park access for the building.

As noted by the Council officer, the amount of active uses has also been increased. It should be noted that this application does not seek approval for retail or IQ hub uses. As per the previous consent, a range of active uses are proposed for the ground plane and these will be defined through a further planning process that will also include the fitout of this space. This approach is not proposed to be altered.

The intent of this increase is to have more active uses to provide greater activation of the ground plane. A larger amount of active uses will also enable a greater diversity of uses. The provision of additional activation to Dickson's Lane is not a private benefit, rather this provides significant public benefit in activating a new laneway within central Sydney.

As noted above this application does not seek approval for the use of the ground floor tenancies, their size or fitout. Access to waste, loading etc will be resolved at that stage but can be accommodated through various methods including service corridors and access doors.

- **Outdoor Retail:** Outdoor dining opportunities may be accommodated on the eastern edge of the ground plane depending on the future tenancy arrangement however if provided they will be coordinated to ensure safe and equitable access to the building. Any final arrangement would be the subject of a further planning process.
- **Treatment:** this structural element is proposed to be of the same material as the entry stair – polished off-form concrete. This will provide a high quality and coordinated finish to the building. Given its height above ground, it is expected to be also utilised as seating.

As discussed with you, we are very keen to understand the **potential timing of a determination** given we are hoping to finalise arrangements with a tenant. Can you please advise.

Thanks and regards

Michelle Mason
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