



Cockle Bay Park Redevelopment

State Significant Development Application (SSD DA)

Stage 2

Appendix A1

Response to Secretary's Environmental Assessment Requirements (SEARS)

Prepared for DPT Operator Pty Ltd and DPPT Operator Pty Ltd
08.10.2021



A1

Appendix

Response to Secretary's Enviromental Assessment Requirements (SEARS)

Appendix A1

SEARS Schedule

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARS) Dated 12 November 2020 (SSD-9978934).

Specifically, this report has been prepared to respond to the SEARS requirements summarised in Table 1

Table 1

Document	Schedule	Part	Condition No.	Condition - Description of requirement	Section reference (this report)
SEARS		Key Issues	3	Built Form and Urban Design The EIS must: •demonstrate how the proposal is consistent with the built form controls and design guidelines within the Concept Approval •demonstrate how the detailed building design will deliver design excellence in relation to articulation, activation, materials, finishes and colours, including confirmation of compliance with relevant standards (such as the National Construction Code) •include a table identifying the proposed land uses, including a floor by floor breakdown of gross floor area (GFA), total GFA and FSR, compared with the Concept Approval •address Crime Prevention Through Environmental Design principles.	<div>- For Compliance with Built form controls and envelope improvements please refer to Appendix E - Built Form Controls, Appendix MOD 1</div> <div>- For demonstration of Design Excellence please refer to Chapter 3.1 Built Form, 3.2 Podium, 3.3 Lobby, 3.4 Tower, 3.6 Public Domain. For articulation refer to 3.1 Built Form: Key Principles, Design for the climate, Public spaces as a journey. 3.2 Podium: Architectural Intent. 3.4 Tower: Vertical Village, Tower Articulation. For materials refer to materiality and facade subchapters in 3.2 Podium, 3.3 Lobby, 3.4 Tower, 3.5 Wellness Centre</div> <div>- For Compliance with relevant standards please refer to Chapter 1.0 Introduction</div> <div>- Refer to Appendix F - Area Schedules</div> <div>- For Crime Prevention strategies please refer to Crime Prevention Through Environmental Design Report (CPTED)</div>
SEARS		Key Issues	5	Public Domain The EIS must demonstrate how the development improves the quality of the public domain and public spaces (within and surrounding the site), having regard to relevant design guidelines and advice from Council	Refer to Chapter 3.6 Public Domain , for compliance with the Endorsed Design Guidelines please refer to Appendix D.
SEARS		Key Issues	5	Public Domain The EIS must demonstrate how the proposal would: -maximise permeability and connectivity through the development, including a detailed wayfinding strategy for pedestrians and cyclists -maximise street activation (including along Cockle Bay and Wheat Road) -maximise open space provision, providing a range of functions -provide access for people with disabilities -minimise potential vehicle, bicycle and pedestrian conflicts -provide 24-hour accessibility.	<div>- For permeability and connectivity through the development refer to Chapter 3.6 Public Domain, Cycle Movement Strategy, Traffic Impact Assessment and Signage & Wayfinding</div> <div>- For street activation refer to chapter 3.1 Built Form: Public space as a journey , Site Integration - Overall Flows on Site, Connecting the CBD with the Harbour, Points of Arrival & Key Nodes, Site Connections. 3.2 Podium: Flow & Accessibility, Circulation Nodes, Ground Floor, Boardwalk Edge</div> <div>For open space provision refer to chapter 3.6 Public Domain: Public Park Provision, Park Programme and Features</div> <div>- For access for people with disabilities refer to chapter 3.1 Built Form: Site Connections , 3.2 Podium: Flow & Accessibility, 3.6 Public Domain: Site Levels and Accessibility Plan</div>
		Key Issues	5	Public Domain The EIS must include a detailed public art plan, prepared in accordance with the City of Sydney’s Guidelines for Public Art in Private Development.	Refer to Public Art Strategy
SEARS		Key Issues	6	Landscaping The EIS must include a Landscape Plan, setting out the proposed landscaping and planting strategy for the site, including proposals to increase the urban tree canopy, proposals for native vegetation communities and plant species and justification for any tree and vegetation removal.	<div>Refer to Chapter 3.6 Public Domain and Landscape Drawings</div>

Appendix A1

SEARS Schedule

Table 1

Document	Schedule	Part	Condition No.	Condition - Description of requirement	Section reference (this report)
SEARS		Key Issues	7	Amenity The EIS must: •assess potential amenity impacts associated with the proposal within the site and on surrounding area, including solar access / overshadowing, noise and vibration, view loss, visual privacy, lighting, wind, air, odour and dust during the operation and construction stages of the proposed development	Refer to Appendix G - Overshadowing Impact Assessment (OIP) and Shadow Analysis for solar Access for all information concerning potential impacts associated with solar access / overshadowing Further environmental assessments are provided with the EIS with regard to noise and vibration, view loss, visual privacy, lighting, wind, air, odour, and dust etc.
SEARS		Key Issues	7	•provide a solar access analysis showing shadows cast by the proposal (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant)	Refer to Appendix G - Overshadowing Impact Assessment (OIP)
SEARS		Key Issues	7	•provide an assessment of the impact of the proposal on affected residential properties against SEPP 65 and the associated guidelines (where relevant)	Refer to Appendix G - Overshadowing Impact Assessment (OIP)



Cockle Bay Park Redevelopment

State Significant Development Application (SSD DA)

Stage 2

Appendix B1 - Response to Conditions of consent

Prepared for DPT Operator Pty Ltd and DPPT Operator Pty Ltd

08.10.2021



B1

Appendix

Response to Conditions of consent

Conditions of consent Schedule

This report has been prepared in response to the following Condition of Consent for the State Significant Development Stage 1 Concept (SSD 7684) for the OSD summarised in Table 1.

Document	Schedule	Part	Condition No.	Condition - Description of requirement	Section reference (this report)
SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part A - Terms of Approval	A9	Gross floor area control The maximum gross floor area (GFA) for the development shall not exceed 89,000 m2, comprising: a) 75,000 m2 commercial office GFA b) 14,000 m2 retail GFA.	Refer to Appendix E1 - Area Schedules
SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part A - Terms of Approval	A10	Building height control The maximum building heights for the development are shown on the concept drawings listed in Condition A2. and shall not exceed: a) maximum tower height RL 183 b) maximum podium and tower base height RL 29 c) maximum deck over the Western Distributor height RL 19	Refer to Architecture & Landscape Drawing Set
SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part A - Terms of Approval	A11	Open space control A minimum of 6,500 m2 publicly accessible open space shall be provided on the site, comprising: a) 5,500 m2 publicly accessible open space located at the northern side of the site, between the tower, Pymont Bridge, Sussex/Market Streets and the Cockle Bay promenade b) 1,000 m2 publicly accessible open space located to the south of the tower	Refer to Chapter 3.6 Public Domain Introduction: Public Park Provision
SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part A - Terms of Approval	A12	Open space control The calculation of the 6,500 m2 publicly accessible open space: a) may include stairs, terraces, hard and soft landscaping associated with publicly accessible open space b) shall exclude retail tenancies inclusive of outdoor seating/dining areas and primary pedestrian thoroughfares for the principal purpose of access to/from and/or through the development (e.g. from Market Street to Pymont Bridge and Market Street to the Tower).	Refer to Chapter 3.6 Public Domain Introduction: Public Park Provision
SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part A - Terms of Approval	A13	Carparking control The maximum number of on-site car parking spaces shall not exceed 150 spaces.	Refer to Appendix A - Architecture & Landscape Drawing set

Appendix B1

Conditions of consent
Schedule

This report has been prepared in response to the following Condition of Consent for the State Significant Development Stage 1 Concept (SSD 7684) for the OSD summarised in Table 1.

SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part C - Future Environmental Assessment Requirements	C1	<div>Building Design</div> <div>Future Development Application(s) shall demonstrate consistency with:</div> <div>a) the revised Cockle Bay Park Development Design Guidelines, as endorsed by the Planning Secretary (Condition B1)</div> <div>b) the advice of the Design Integrity Panel (Condition A16)</div> <div>c) the following built form controls</div> <div><table><tr><th>Built Form Control</th><th>Maximum Control</th></tr><tr><td colspan="2">The Tower</td></tr><tr><td>Maximum tower width fronting Darling Harbour ^A</td><td>53 m ^B</td></tr><tr><td>Maximum tower footprint</td><td>3,000 m²</td></tr><tr><td>Average tower floor plate</td><td>2,350 m²</td></tr><tr><td>Maximum volumetric tower envelope utilisation</td><td>65%</td></tr><tr><td colspan="2">The Tower Base</td></tr><tr><td>Maximum tower base width fronting Darling Harbour ^C</td><td>73 m</td></tr></table><div>A the maximum tower width relates to the entire tower width as measured between its northern and southern elevations (not just the part of the tower fronting Darling Harbour). The maximum tower width shall be calculated by measuring along an axis parallel to the western site boundary.</div><div>B Tower width is the primary tower built form control and in the case of any inconsistency with the other TBFCs the tower width control takes precedent.</div><div>C the maximum tower base width relates to the entire tower base width as measured between its northern and southern elevations (not just the part of the tower base fronting Darling Harbour). The maximum tower base width shall be calculated by measuring along an axis parallel to the western site boundary.</div></div>	Built Form Control	Maximum Control	The Tower		Maximum tower width fronting Darling Harbour ^A	53 m ^B	Maximum tower footprint	3,000 m²	Average tower floor plate	2,350 m²	Maximum volumetric tower envelope utilisation	65%	The Tower Base		Maximum tower base width fronting Darling Harbour ^C	73 m	<div>Item a, for compliance with the Endorsed Design Guidelines please refer to Appendix D.</div> <div>Item c, for compliance with Built form controls please refer to Appendix E - Built Form Controls and refer to the separate, concurrent Modification Application to SSD-7684</div>
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Maximum tower width fronting Darling Harbour ^A	53 m ^B																				
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Maximum tower base width fronting Darling Harbour ^C	73 m																				
SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part C - Future Environmental Assessment Requirements	C4	<div>Open Space and public domain</div> <div>Future Development Application(s) shall include an Open Space, Public Domain and Landscape Report including the design and treatment of all areas of open space, public domain and landscaping and the relationship of these spaces with existing and proposed buildings, spaces, structures, connections and Darling Harbour.</div>	<div>Refer to Chapter 3.6 Public Domain and Appendix A - Architecture & Landscape Drawing set</div>																
SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part C - Future Environmental Assessment Requirements	C5	<div>Open Space and public domain</div> <div>Future Development Application(s) shall confirm method(s) / arrangement(s) to ensure open space (Condition A11) is publicly accessible 24 hours-a-day 7 days-a-week.</div>	<div>Refer to Chapter 3.6 Public Domain</div> <div>Public Domain Principles: Overall Flows across Precinct, Cockle Bay Parklands - The Public Experience</div>																
SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part C - Future Environmental Assessment Requirements	C6	<div>Open Space and public domain</div> <div>Future Development Application(s)shall demonstrate that the northern publicly accessible open space / deck over the Western Distributor has an appropriate built form relationship and interface with:</div> <div>a) the western side of Sussex Street</div> <div>b) Crescent Garden within the Darling Park development</div> <div>c) Pyrmont Bridge</div>	<div>Refer Chapter 3.6 Public Domain</div> <div>Public Domain Principles: Access and Movement, Cockle Bay Parklands - The Public Experience</div> <div>Landscape Plan: Public Domain Precinct Plan, Sussex Square, Northern Park, Market Civic Link, Crescent Garden</div>																
SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part C - Future Environmental Assessment Requirements	C7	<div>Overshadowing</div> <div>Future Development Application(s)shall demonstrate and Overshadowing Impact Assement, including shadow studies and diagrams showing the likely overshadowing impact of the development on surrounding spaces and properties</div>	<div>Refer to Appendix F1 - Overshadowing Impact Assessment (OIA)</div>																

Conditions of consent Schedule

This report has been prepared in response to the following Condition of Consent for the State Significant Development Stage 1 Concept (SSD 7684) for the OSD summarised in Table 1.

SSD 7684	Schedule 2 - Conditions for Consent for Concept Proposal	Part C - Future Environmental Assessment Requirements	C7	<div>Development of buildings pursuant to consent shall:</div> <div><div><div>a) not result in additional overshadowing of the future Town Hall Square public open space before 4 pm on any day throughout the year. Overshadowing after 4 pm on any day shall not be beyond the following maximum Town Hall Square overshadowing controls:</div><table><tr><th>Town Hall Square Overshadowing Control</th><th>Maximum Control</th></tr><tr><td>Duration of additional overshadowing (per year)</td><td>48 days</td></tr><tr><td>Average additional overshadowing (per year)</td><td>2.46 hours</td></tr><tr><td>Peak day additional overshadowing</td><td>30 minutes</td></tr><tr><td>Peak day overshadowing percentage increase</td><td>0.8%</td></tr></table></div><div><div>b) in addition to condition C8(a), demonstrate the development has minimised the loss of solar access to the future Town Hall Square</div><div>c) demonstrate the development has maximised direct solar access to:<div><div>i) apartments within the western elevation of the Astoria Tower, 222-228 Sussex Street</div><div>ii) the Crescent Garden open space within the Darling Park development</div></div></div><div>d) not result in additional overshadowing of the Cockle Bay promenade by the tower between 11am and 3pm on 21 June (mid-winter)</div><div>e) not result in any additional overshadowing of:<div><div>i) Tumbalong Park</div><div>ii) Sydney Square.</div></div></div></div></div>	Town Hall Square Overshadowing Control	Maximum Control	Duration of additional overshadowing (per year)	48 days	Average additional overshadowing (per year)	2.46 hours	Peak day additional overshadowing	30 minutes	Peak day overshadowing percentage increase	0.8%	<div>Refer to Appendix F1 - Overshadowing Impact Assessment (OIA)</div>
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Cockle Bay Park Redevelopment
State Significant Development Application (SSD DA)
Stage 2
Appendix C1 - Response to the Endorsed
Design Guidelines

Prepared for DPT Operator Pty Ltd and DPPT Operator Pty Ltd
08.10.2021



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Appendix

Compliance with the Endorsed Design Guidelines

Compliance Schedule

This report has been prepared in response to the requirements contained within the Endorsed Design Guidelines summarised in Table 1.

Table 1

Document	Item	Section	Condition No.	Condition - Description of requirement	Section reference (this report)
3.0 URBAN DESIGN PRINCIPLES					
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.1	Reconnect the City to the Harbour Reconnect the city to the harbour at this key location, repairing the urban fabric that is currently disrupted by the Western Distributor.	Refer to Chapter 3.1 Built Form: Site Integration - Overall Flows on Site, Connecting the CBD with the Harbour. 3.6 Public Domain, Public Domain Principles: Access and Movement, Cockle Bay Parklands - The Public Experience Landscape Plan: Public Domain Precinct Plan
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.2	Reconnect Pyrmont Bridge to Market St Improve the connection at the eastern end of Pyrmont Bridge and restore the original role of this bridge as a key link between the City and Pyrmont. This will rectify the currently severed connection created by the construction of the Western Distributor.	Refer to Chapter 3.1 Built Form: Site Integration - Overall Flows on Site, Connecting the CBD with the Harbour, Site Connections - Pyrmont Bridge & Civic Link. 3.6 Public Domain, Public Domain Principles: Access and Movement, Cockle Bay Parklands - The Public Experience Landscape Plan: Public Domain Precinct Plan, Market Civic Link
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.3	Enhance the waterfront Enhance and improve waterfront public space through: — Enhanced amenity, passive & active — Improved connections to retail — Improved north/south movement along the waterfront — Bring passive public open space closer to the waterfront — Improved connection to existing marine structures — Improved connections to Pyrmont Bridge — Improved connections to the Druiitt Street Bridge — Improved connections to Market Street — Contribute to the broader Darling Harbour foreshore experience	Refer to Chapter 3.1 Built Form: Key Principles, Public space as a journey, Connecting the CBD with the Harbour, Site Connections. 3.6 Public Domain, Public Domain Principles: Access and Movement, Cockle Bay Parklands - The Public Experience Landscape Plan: Public Domain Precinct Plan, Sussex Square, Northern Park, Market Civic Link, Southern Park, Druiitt Street Plaza and Bridge. Refer to chapter 3.2 Podium, Enhancing water front
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.4	Contribute to the cultural experience of Darling Harbour Contribute to the cultural experience of darling harbour with the opportunity for significant enhanced cultural experiences which may include: —Public art installations at Druiitt Street Bridge —An active rooftop —Natural amphitheatre for Cockle Bay events —Embedded public art in the public domain /open space —Cultural partnerships —Activated public realm /open space	Refer to Public Art Strategy Chapter 3.6 Public Domain, Cockle Bay Parklands - The Public Experience, Park Programme and Features Refer to Event management plan
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.5	Create new publicly accessible open space on the waterfront Create a generous publicly accessible open space to the north of the tower spanning the Western Distributor that connects to, and opens toward the harbour and city street connections. Create a publicly accessible open space to the south of the tower that opens towards the harbour and is visually screened from the Western Distributor. All publicly accessible open spaces shall be publicly accessible 24 hours-a-day 7 days-a-week.	Refer to Chapter 3.1 Built Form: Overall Concept, Public space as a journey, Site Connections. Refer to chapter 3.2 Podium, Flow & accessibility, Boardwalk edge and 3.6 Public domain
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.6	The open space is to be significant in size and location Provide a northern publicly accessible open space that is significant in size (minimum of 5,500m2) and location and offers a unique opportunity to transform the exposed freeway network into a significant public benefit. Provide a publicly accessible open space to the south of the tower (minimum of 1,000m2) on the podium rooftop, protected from the freeway to the east by fine grain retail space, and open to provide elevated views of Darling Harbour to the west.	Refer to Chapter 3.6 Public Domain, Public Park Provision
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.7	Minimise impact on solar access to nearby publicly open spaces Minimise impact on solar access to affected public open spaces, particularly during the winter months and during hours that those spaces are likely to be used by the public. The tower must not result in additional overshadowing of Town Hall Square or the Cockle Bay promenade beyond the overshadowing controls at Built Form Design Principles 5.6 and 5.7. The tower shall not cause any additional overshadowing of Tumbalong Park or Sydney Square.	Refer to Appendix F1 - Overshadowing Impact Assessment (QIA)
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.8	Preserve and enhance public vistas Consider important public vistas such as the view from Market Street to the harbour, which needs to be maintained and reinforced to enhance the visual connection between the city and the harbour. An additional public vista to be considered is the Druiitt Street pedestrian route toward the harbour, and new public vistas created from the new publicly accessible open space on the land bridge.	Refer to View and Visual Impact Assessment and 3.6 Public domain renders.
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.9	Enhance the Druiitt St connection The Druiitt Street connection from Sussex Street to Cockle Bay is an important pedestrian link but is currently highly compromised in terms of pedestrian experience. Celebrate the link from Town Hall to the harbour with an aesthetic treatment to the Druiitt Street bridge and new arrival deck with integrated vertical transportation and adjacent a cultural destination. Enhance the user experience both during daytime and nighttime whilst improving pedestrian safety and security. Explore options for improving the capacity of the Druiitt Street connection.	Refer to Chapter 3.1 Built Form, Site Connections - Druiitt Street
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.10	Preservation of heritage values Pyrmont Bridge is listed on the NSW State Heritage Register. Reconnecting the bridge to the city is a significant enhancement which restores the function of the bridge. Any new works will need to respect the original fabric and be high quality and clearly identifiable as modern additions. Maintain the visibility of the full span of the bridge to the eastern buttress when viewed from the harbour, to the extent that the buttress is visible in the existing condition, as a minimum. Any connections to Pyrmont Bridge should only be to the existing modern bridge structure. The Location/design of the new pedestrian bridge connecting Market Street to the podium and Pyrmont Bridge shall avoid unacceptable visual/heritage impacts on Pyrmont Bridge and the Corn Exchange building and Shelbourne Hotel.	Refer to Chapter 3.1 Built Form, Site Connections - Pyrmont Bridge & Civic Link 3.2 Podium, Podium Connection to Pyrmont Bridge The new connection respects the heritage qualities of Pyrmont Bridge. This is done by minimizing visual impact, minimizing encroachment and adapting to design language of the bridge. For more details please refer to the heritage report
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.11	Facilitate major public events The new public domain should provide opportunities to enhance the enjoyment of major public events on Cockle Bay and support pedestrian access during event mode.	Refer to Events Management Plan

Appendix C1

Compliance Schedule

Table 1

Document	Item	Section	Condition No.	Condition - Description of requirement	Section reference (this report)
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.13	Consider the future removal of the Western Distributor Consider how the urban fabric can be enhanced should the Western Distributor be demolished at some future date. Landbridge, podium and tower will be designed to be independent from the Western Distributor to allow for future Western Distributor removal without significant impact.	<i>The landbridge, podium and tower have been designed separately to the Western Distributor. If one day the Western distributor is removed, Cockle Bay Park will continue to operate regardless in that it has been designed to float ever it. This would however create opportunities to increase bicycle parking, a covered flea market, recording studio, convention center, a cinema with a red carpet to the harbor: the possibilities are endless.</i>
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.14	Consider and balance private view sharing Deliver an equitable approach to view loss, which recognises the significant role of the site's CBD location and encourages view sharing between existing residential and commercial buildings, and the new development. View loss impacts to apartments within the western elevation of the Astoria Tower shall, as a minimum, be consistent with the impacts assessed within the Visual Impact Assessment (VIA) submitted with the concept approval. In addition, within the parameters set by the building envelope and the concept approval, the design of the development shall endeavour to improve upon the impacts assessed within the VIA.	Refer to View and Visual Impact Assessment
Endorsed Design Guidelines	3.0	3.0 Urban Design Principles	3.15	Ecologically Sustainable Design (ESD) Incorporate all ESD principles in the building design including the minimum environmental standards in the ESD Development Application Design Report, Issue 3 prepared by ARUP dated 21 August 2017. Explore and incorporate all opportunities to achieve (or exceed) the following stretch environmental targets: a) 5.5 star NABERS Energy based b) 4.5 star NABERS Water based (for the commercial office component) c) Incorporation of dual reticulation recycled water system to reduce pressure on existing water/ wastewater infrastructure.	Refer to Enviromentally Sustainable Design Report
4.0 OPEN SPACE DESIGN PRINCIPLES					
Endorsed Design Guidelines	4.0	4.0 Open Space Design Principles	4.1	Create a new significant publicly accessible open space Open up the northern end of Cockle Bay to the harbour to create visual + physical connections to water. Open the site and invite the city in. The new publicly accessible open space at the northern end of the site (minimum 5500m2) should: — achieve high levels of solar access in winter and late autumn, early spring — be publicly accessible 24 hours-a-day 7 days-a-week, respond to people movement and inviting the city in and through — provide lawn, shrub plantings and trees on structure — provide planting that is set down within the land-bridge and not within raised planters — exclude any ventilation stacks/flues and substations.	Refer Chapter 3.6 Public Domain, Introduction: Public Park Provision Public Domain Principles: Access and Movement, Cockle Bay Parklands - The Public Experience Landscape Plan: Public Domain Precinct Plan, Northern Park, Southern Park Landscape Sections: Site Wide Sections, Northern Park Sections, Soil Volumes, Typical Details
Endorsed Design Guidelines	4.0	4.0 Open Space Design Principles	4.1a	Landscaping Landscaping within the public domain and open spaces should: — endeavour to achieve tree canopy cover of at least 15% — provide a mix of tree heights — preference local indigenous species, in accordance with the City of Sydney's Landscape Code — provide soil volumes for different tree sizes including: • 39m3 for large trees (canopy diameter up to 16m at maturity) • 38m3 for medium trees (canopy diameter up to 8m at maturity) • 36m3 for small trees (canopy diameter up to 4m at maturity) — incorporate permeable surfaces where possible — avoid raised planters in the public domain / open spaces due to their impact in dividing the space, additional technical requirements for irrigation, and limitation on tree growth	Refer Chapter 3.6 Public Domain Introduction: Public Park Provision Public Domain Principles: Soil Depths and Volumes, Tree Canopy Cover, Planting Microclimates, Tree Species Plan, Planting Palettes Landscape Plan: Public Domain Precinct Plan, Northern Park, Southern Park Landscape Sections: Site Wide Sections, Northern Park Sections, Soil Volumes, Typical Details. Note that the City of Sydney Landscape Code has been used as the minimum soil volume guideline (9 m3 for small trees, 35 m3 for medium trees).
Endorsed Design Guidelines	4.0	4.0 Open Space Design Principles	4.2	Provide an improved, city scale connection between Pyrmont Bridge and Market Street Improve this main link between The City and The Bays and on to the west. A wide, intuitive connection from Market Street to Pyrmont Bridge opening onto an elevated green.	Refer Chapter 3.6 Public Domain Public Domain Principles: Access and Movement, Cockle Bay Parklands - The Public Experience Landscape Plan: Public Domain Precinct Plan, Market Civic Link, Northern Park, Sussex Square
Endorsed Design Guidelines	4.0	4.0 Open Space Design Principles	4.3	Enhance the waterfront experience Provide upgraded retail and generous public spaces that achieve a high standard of amenity, layout and design and provide clearly public gathering spaces opening out to the water's edge - adding to the safety of the upper promenade. Provide an average 17m setback to the retail line noting some licenced seating areas to be maintained within the leasehold area encouraging a mix of spaces from active and urban to passive and relaxing. Ensure the development achieves an appropriate and activated interface with the Cockle Bay Promenade. No reduction in public walkways is permitted. All outdoor dining/seating shall be contained wholly within the building envelope and shall not extend into the Cockle Bay promenade.	Refer to Chapter 3.2 Podium - Boardwalk Edge
Endorsed Design Guidelines	4.0	4.0 Open Space Design Principles	4.4	Permeable and diverse public spaces Encourage fast and slow movements, allow for direct and indirect movements. Create places to discover, lookouts, quiet spaces, open greens and discrete gardens. Create connections to podium foyer and retail spaces at key levels to facilitate ease of movement and a permeability of internal and external environments. Respond to the existing Darling Park buildings, entries and shared spaces. Circulation and access through the site should be optimised by providing clear and unambiguous routes that rationalise wayfinding. Consider crime prevention through environmental design principles in the design of all open spaces and public domain areas. Investigate improvements to the Druiitt Street Bridge entry access point from the Darling Harbour waterfront and the remainder of the route between the development site and Sussex Street, including increased pedestrian capacity, including during events. Investigate the provision of cycleway connection via the development between: — existing pedestrian/cycle infrastructure on the Western Distributor and the King Street and Kent/Liverpool Street cycleways — Market Street/ Kent Street — King Street/Kent Street providing for a right turn into Kent Street when travelling from Pyrmont Bridge	Refer Chapter 3.6 Public Domain Public Domain Principles: Access and Movement, Cockle Bay Parklands - The Public Experience, Bicycle Amenity Landscape Plan: Public Domain Precinct Plan, Sussex Square, Northern Park, Market Civic Link, Southern Park, Druiitt Street Plaza and Bridge
Endorsed Design Guidelines	4.0	4.0 Open Space Design Principles	4.5	Provide public spaces that enhance access to the waters edge Create open spaces suitable for celebrations, viewing the harbour activities and accessing the waters edge in an open and comfortable manner. Provide facilities like the 'Cockle Bay Steps' as a space for celebrations and informal amphitheatre. Provide a mix of active, passive, green and urban spaces with retail as passive public spaces.	Refer Chapter 3.6 Public Domain, Landscape Plan: Public Domain Precinct Plan, Northern Park, Southern Park, Druiitt Street Plaza and Bridge, Podium Terraces

Appendix C1

Compliance Schedule

Table 1

Document	Item	Section	Condition No.	Condition - Description of requirement	Section reference (this report)
Endorsed Design Guidelines	4.0	4.0 Open Space Design Principles	4.6	Upgrade the promenade Upgrade and enhance the public space along the waterfront promenade.	Refer to Chapter 3.1 Built Form
Endorsed Design Guidelines	4.0	4.0 Open Space Design Principles	4.7	Reimagine the Crescent garden Open up the Crescent Garden to public view encouraging new uses and activities. Invite the public to enjoy a tranquil retreat.	Refer Chapter 3.6 Public Domain, Public Domain Principles: Park Programme Landscape Plan: Public Domain Precinct Plan, Crescent Garden Park
Endorsed Design Guidelines	4.0	4.0 Open Space Design Principles	4.8	Enhance clarity of public and private space Provide clearly delineated public and private spaces. Use retail to create activation and create passive public spaces. The publicly accessible open spaces to the north (minimun of 5,500 m2) and south (minimun of 1,000 m2) of the tower: —may include stairs, terraces, hard and soft landscaping associated with publicly accessible open space —shall exclude retail tenancies inclusive of outdoor dining areas and primary pedestrian thoroughfares for the principal purpose of access to/from and through the development (e.g. from Market Street to Pymont Bridge and Market Street to the Tower).	Refer Chapter 3.6 Public Domain, Introduction: Public Park Provision Public Domain Principles: Access and Movement, Cockle Bay Parklands - The Public Experience Landscape Plan: Public Domain Precinct Plan, Northern Park, Southern Park
5.0 BUILT FORM DESIGN PRINCIPLES					
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.1	Tower setback Provide an 8m minimum / 10m average tower setback from the Darling Harbour promenade to reduce the visual impact of the tower from the promenade, and reduce overshadowing to the southern end of the promenade, whilst allowing for facade articulation.	Refer to Chapter 3.4 Tower, Appendix E - Built Form Controls and Appendix G - Overshadowing Impact Assessment (OIP)
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.2	Tower separation Provide adequate tower separation between the new tower and the existing towers at Darling Park to achieve an appropriate built form relationship, consider the amenity of the existing and new towers and to facilitate view sharing for these buildings and for buildings in the streets beyond.	Refer to Chapter 3.4 Tower, Appendix G - Overshadowing Impact Assessment (OIP) and View and Visual Impact Assessment
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.3	Tower address Create a tower that forms part of the Darling Park complex and is readily accessible from the circulation routes surrounding the Crescent garden. Also create a legible, standalone tower with its own address and entrance visible and easily accessible from Market Street and Sussex Street. Car access should be provided from Wheat Road including a high quality drop-off experience.	Refer to Chapter 3.4 Tower and 3.1 Built Form
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.4	Western Distributor constraints Consider the structural, construction and clearance requirements for construction over and around the Western Distributor and Harbour Street.	Refer to Western Distributor Impact Assessment (WDIA)
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.5	Sydney Square and Tumbalong park amenity The proposal should not impose any additional overshadowing of Sydney Square or Tumbalong Park and the Children's playground.	Refer to Appendix G - Overshadowing Impact Assessment (OIP)
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.6	Future Town Hall Square overshadowing Overshadowing to the Future Town Hall Square should be minimised as far as possible. Building(s) shall not result in additional overshadowing of the Future Town Hall Square before 4pm on any day throughout the year. Overshadowing after 4pm on any day shall not be beyond the following overshadowig controls: —Maximum annual average additional overshadowing 2.46 hours —Maximum duration of overshadowing 48 days per annum —Maximum peak day additional overshadowing 30 minutes —Maximum peak day hours of overshadowing across the square increase of 0.8%	Refer to Appendix G - Overshadowing Impact Assessment (OIP)
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.7	Cockle Bay waterfront overshadowing No additional overshadowing by the tower to the Cockle Bay Promenade during the draft CSPA control time of 11am - 3pm on 21 June (mid winter).	Refer to Appendix G - Overshadowing Impact Assessment (OIP)
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.8	Residential solar access Maintain ADG compliance of open space and living space of downstream residential buildings. The proposal shall not impact solar access for 222 Sussex Street (Astoria Tower) at any time on the 21st June (mid winter). Overshadowing impacts for the remainder of the year (summer, autumn and spring) to apartments within the western elevation of the Astoria Tower shall, as a minimum, be consistent with the impacts assessed within the shadow studies submitted with the concept approval. In addition, within the parameters set by the building envelope and the concept approval, the design of the development shall endeavour to improve upon the impacts assessed within the shadow studies.	Refer to Appendix G - Overshadowing Impact Assessment (OIP)
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.9	Tower form Create an appropriate addition to the city context, creating an elegant, contemporary, urbane tower form. Complement and enhance this strategically important context with surrounding landmark buildings providing contemporary architecture and an enduring international image. The design of the tower should provide an architectural solution that achieves design excellence, is visually interesting, appropriately articulated and strives to reduce the perceived visual bulk. Ensure that the maximisation of gross floor area within the envelope is balanced with the creation of a building form that is proportionally elegant and exhibits appropriate facade articulation and modulation. Create a facade design that is not overly assertive, minimises view impacts, includes high standard materials and finishes, provides good visibility, daylight penetration, energy efficiency, access to views and integration of signage opportunities, whilst eliminating the need for blinds to provide thermal control. Create a desirable tower slenderness ratio to reduce the buildings bulk and scale, while considering commercial requirements such as floor plate size and overall area.	Refer to Chapter 3.4 Tower: Tower Locality, Tower Vicinity, Vertical Village, Tower Articulation, Tower Facade Reflectivity Assessment and Ecological Sustainable Development Assessment
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.10	Tower base The Tower base shall provide an: —appropriately designed and proportioned base/plinth for the tower to stand on —appropriate interface and built form transition between the podium and the tower —appropriate interface and relationship to Crescent Garden and new publicly accessible open spaces	Refer to Chapter 3.1 Built Form: Site Connections - Crescent Garden, Pymont Walk, Waterfront 3.2 Podium: Architectural Intent 3.4 Tower and Appendix A - Architecture & Landscape Drawing Set, Arch. Sections
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.11	Impact on skyline Respond to the character and built form of the city skyline from all angles and particularly when viewed from the west. A balanced and contextual response should be taken to development potential and density. The building shall be carefully designed so that its bulk and massing does not appear overly dominant for its context / Darling Harbour, potentially through form, materials, articulation and other design approaches.	Refer to Chapter 3.4 Tower: Tower Locality, Tower Vicinity, Vertical Village, Tower Articulation, and View and Visual Impact Assessment

Appendix C1

Compliance Schedule

Table 1

Document	Item	Section	Condition No.	Condition - Description of requirement	Section reference (this report)
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.12	Human Scale Consider human scale in the design of the podium, awnings and landscape to provide an inviting experience along the waterfront and throughout the new public domain and open space(s).	Refer to Chapter 3.2 Podium: Architectural Intent, Podium Facade
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.13	Wind Impacts Wind conditions should be safe and appropriate for the proposed activities in all areas of the development, internal and external. Wind impacts on Crescent Garden and the Darling Harbour promenade should be minimised so that those spaces achieve appropriate wind environments for their use.	Refer to Wind Impact Assessment
Endorsed Design Guidelines	5.0	5.0 Built Form Design Principles	5.14	Workplace Create a design that strikes a balance between a premium commercial ambience and a position at the heart of a vibrant, diverse, mixed use quarter of the city. Consider the target office market, and capability to provide a favourable workplace to attract premium tenants. Attract a mix of tenants including top tier global tenants with evolving workplace design requirements, as well as those of today.	Refer to Chapter 3.3 Lobby & Coworking: Vision, Base Case, Coworking 3.4 Tower: Vertical Village, Tower Articulation, Core & Floor Plate Principles, Tower Terrace & Planting