

DESIGN GUIDELINES

Edges + activation

Objectives

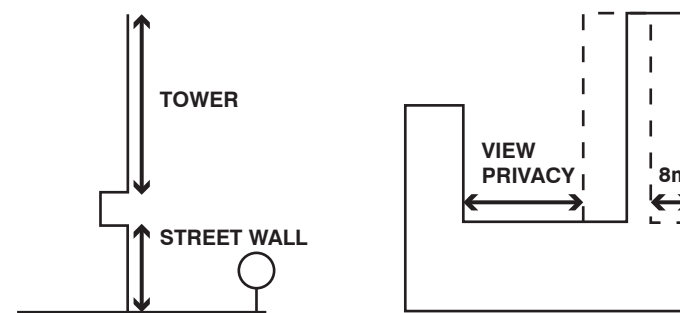
- Accommodate varied uses within the precinct including retail outlets, workplaces, casual dining (both temporary and permanent), IQ hub, lobby entrances, casual meeting space for visitors, residents and staff.
- Maintain lower building heights adjacent to the Square to maintain human scale, open up space and avoid overshadowing.
- Provide a ‘street wall’ that relates to the human scale and is in keeping with the context.
- Provide a strong sense of arrival for apartment buildings.
- Street frontages are to be activated with retail, commercial or residential uses where possible.
- Create a core of retail uses that promote active engagement around the public square
- Provide a continuous edge or recessed zone for weather protection and to mitigate residual micro-climate issues, including wind effects from tower forms above.
- Use canopies and/ or recessed facades and colonnades to create a consistent datum that provides visual continuity down the streets.
- Introduce a physical separation (re-entrant) to visually distinguish between taller built form and urban blocks along Harbour and Hay Streets.
- Avoid creating back of house elevations – ensure the development respects and engages with all local streets and connections.

Controls

- Street wall heights (above ground level) are to be as follows:

1. Street edges	16.5m – 23m
2. Boulevard + Square edge	25m – 30m
3. N Plot	max 22m
4. Other	> 30m
- Introduce a physical separation (re-entrant) between the lower and upper levels of the building to distinguish between ‘street wall’ and tower built form. Do not provide if the built form does not sit upon an urban block.
- Podium level car parking should be partially ‘sleeved’ or concealed by podium level apartments or secondary activation uses where possible. Where this is not possible then the podium car parking facades will be ‘activated’ by high quality screens.

- Provide a range of uses appropriate to each street and lane which generate different footfall patterns.
- Distribute residential lobbies around the site.
- Retail floor to floor heights are to be a minimum of 4.5m.
- Commercial and retail buildings are to incorporate elements of visual transparency to reveal active uses.
- Provide minimum canopy zone of 2.5m throughout where there is no recessed ground plane. Allow a maximum 4.0m tenant awning zone to all primary streets and retail.



Defining the street wall

Maximising separation

Figure 4.6. Setback diagrams

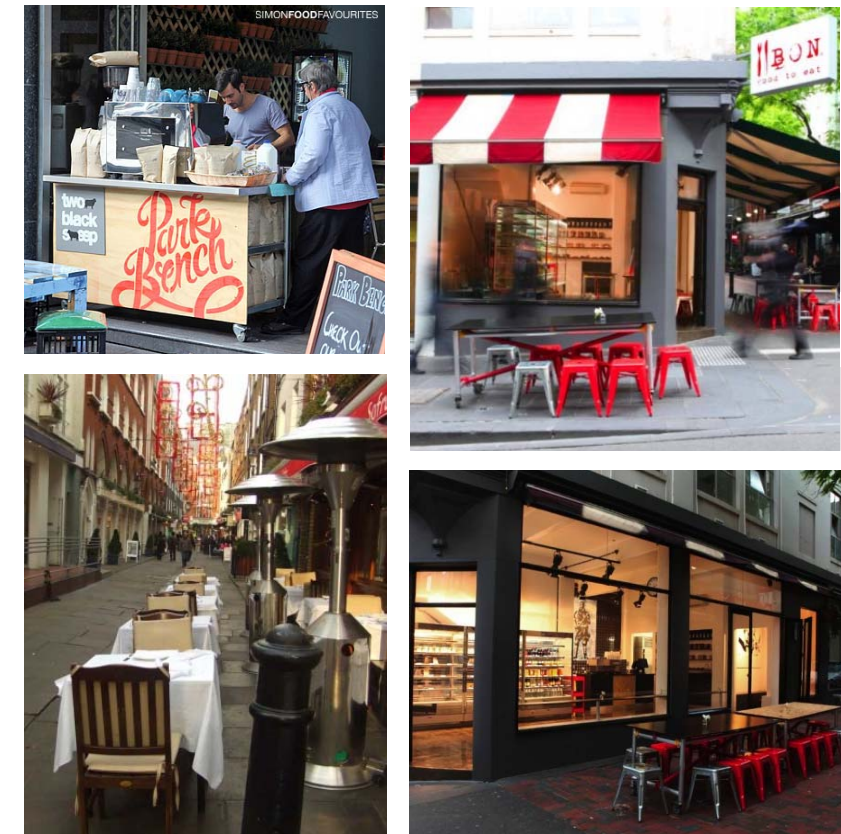


Figure 4.7. Active edge retail precedent



Figure 4.8. Street wall heights site diagram

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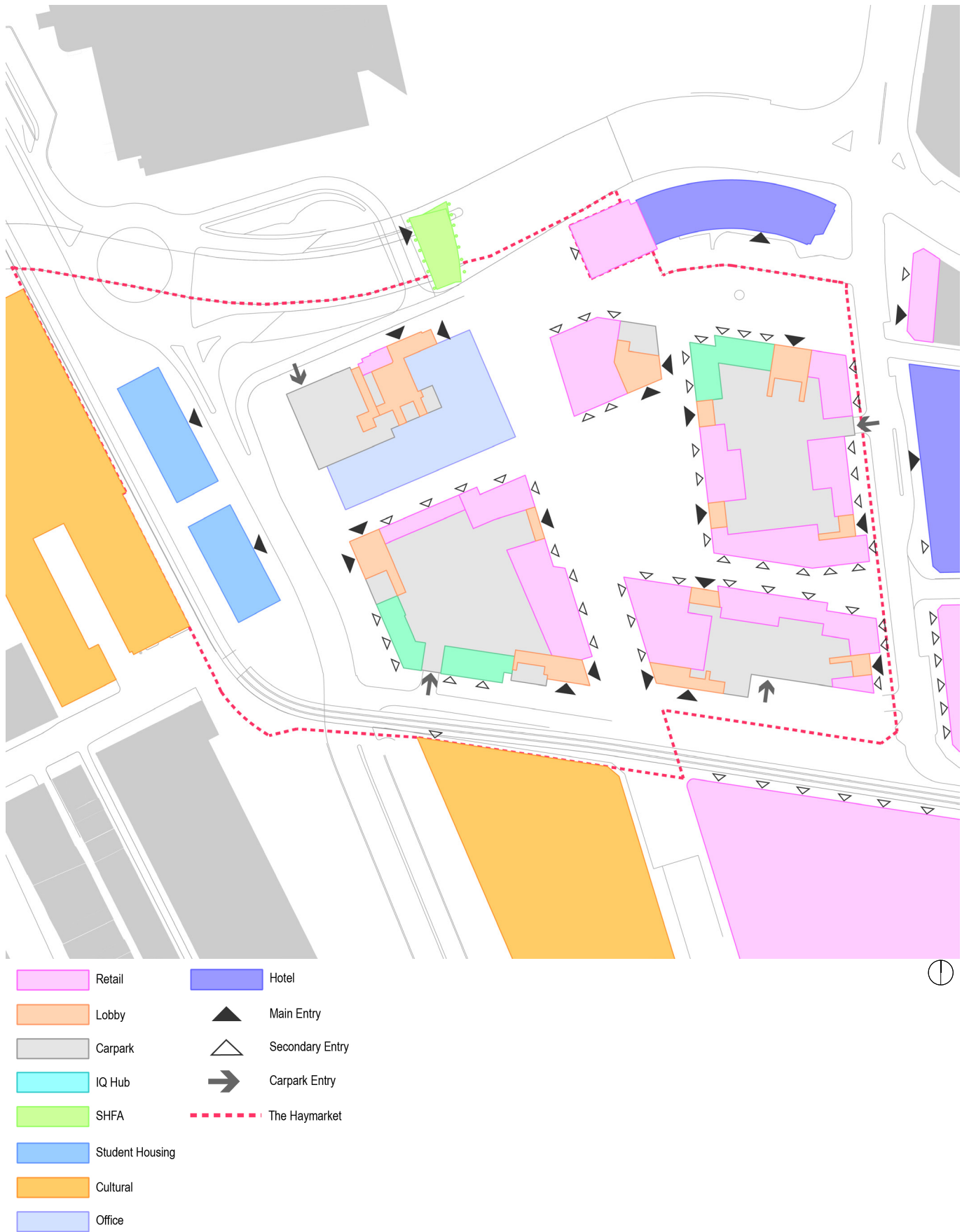


Figure 4.9. Active edges site diagram



Figure 4.10. Typical sections showing recess + canopy for weather protection

DESIGN GUIDELINES

Massing + built form (above urban blocks)

Objectives

- Consider built form and view corridors from within and across site
 - refer site analysis.
- Heights of towers to vary to provide an interesting composition on the skyline – uniquely recognisable as The Haymarket.
- Towers are to be slender in forms and should not come to ground but rise from urban blocks.
- Design should ensure quality architectural rooftops.
- Maintain adequate building separation between built forms to enable view sharing.
- Consider transitions in scale from Pumphouse building to Peak apartment tower.
- Locate towers at key gateways to site to function as urban markers and assist wayfinding.
- Acknowledge the orientation of the site and proposed buildings
 - note the significance of northern and western solar loading and glare.

Controls

- Maximum building envelope must comply with the relevant parameter plans (refer to ‘Parameter Plan 01’ on page 36).
- Minimum building separation must comply with the defined parameter plans (refer to ‘Parameter Plan 04’ on page 39).
- Where towers exceed 40m in length the broadest face to each tower must be < 30 metres by introducing vertical recesses into the facade to visually break up the tower form.
- Maximum floorplate depth for all buildings must comply with the relevant parameter plans (refer to ‘Parameter Plan 03’ on page 38).
- Built form should be located at perimeter edge of plots to maximise separation and privacy between dwellings.

Massing (above retail datum)	Min separation (m)
Non-overlooking (maximum RL +12m)	8
Non-overlooking (RL +25m and above)	15 - 18
Overlooking (maximum RL +12m)	15
Overlooking (RL +25m and above)	24

Refer to View and Visual Analysis prepared by JBA.

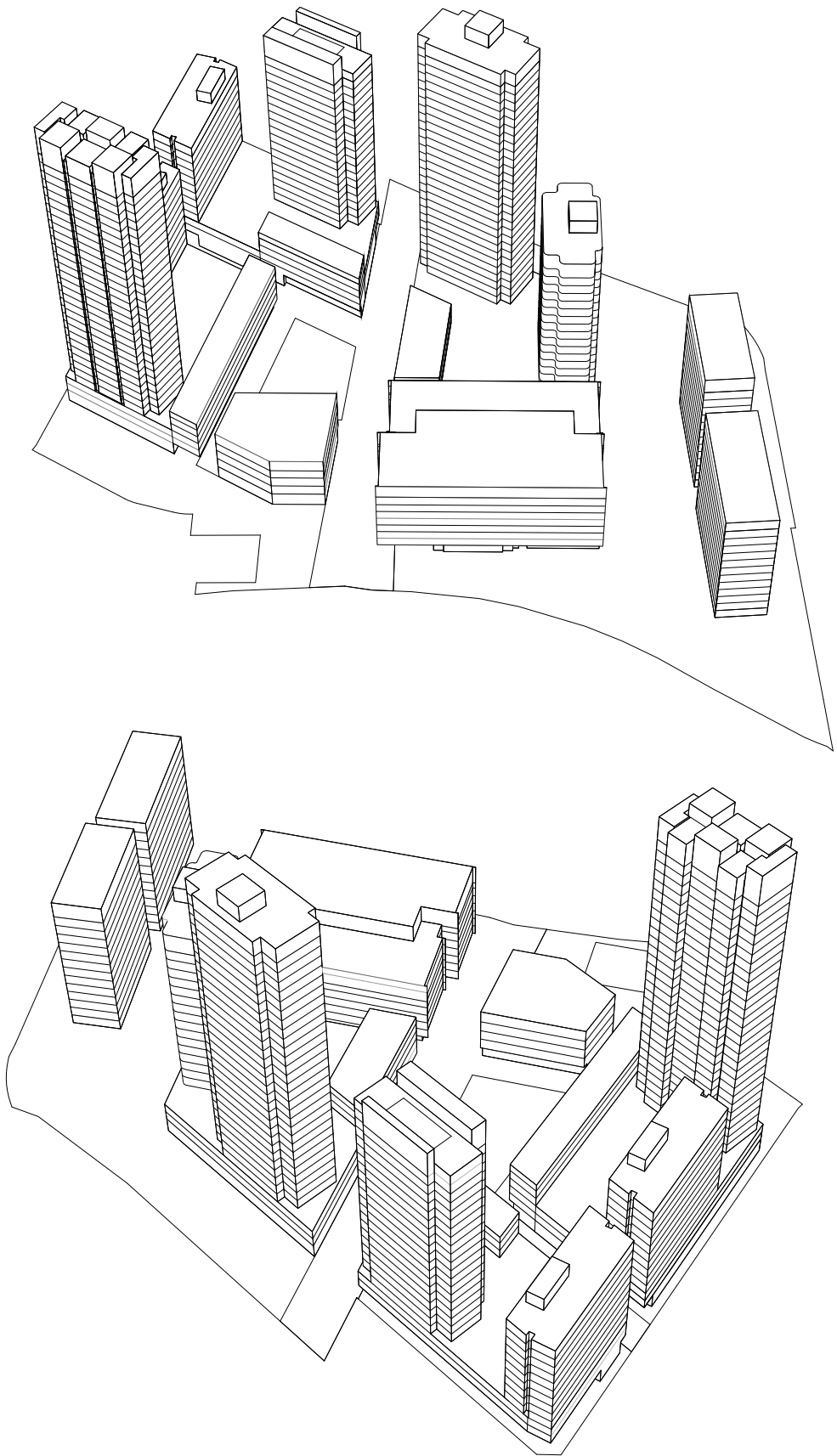


Figure 4.11. Illustrative massing of built form + tower precedent