Public Domain

Objectives

- Make places not spaces.
- Deliver an urban square at the heart of the development.
- Create a pedestrian priority zone that supports non-vehicular movement and transport.
- Create strong edges to define the Square and the Boulevard.
- Provide diversity and flexibility to support a broad programme of events and activities.

Controls

- Avoid erosion of edges and chamfering of corners when joining the Boulevard and the Square to ensure that public domain is clearly defined.
- Carefully consider planters and ramps running parallel to facades to minimise physical barriers between buildings and public domain.
- Materials, details and surface treatments are to be determined by appropriateness for use, context, physical identity and aesthetics. Refer to Public Domain Design Report by Hassell for more information.

Figure 4.12. Artist's impression views of the public domain around The Haymarket

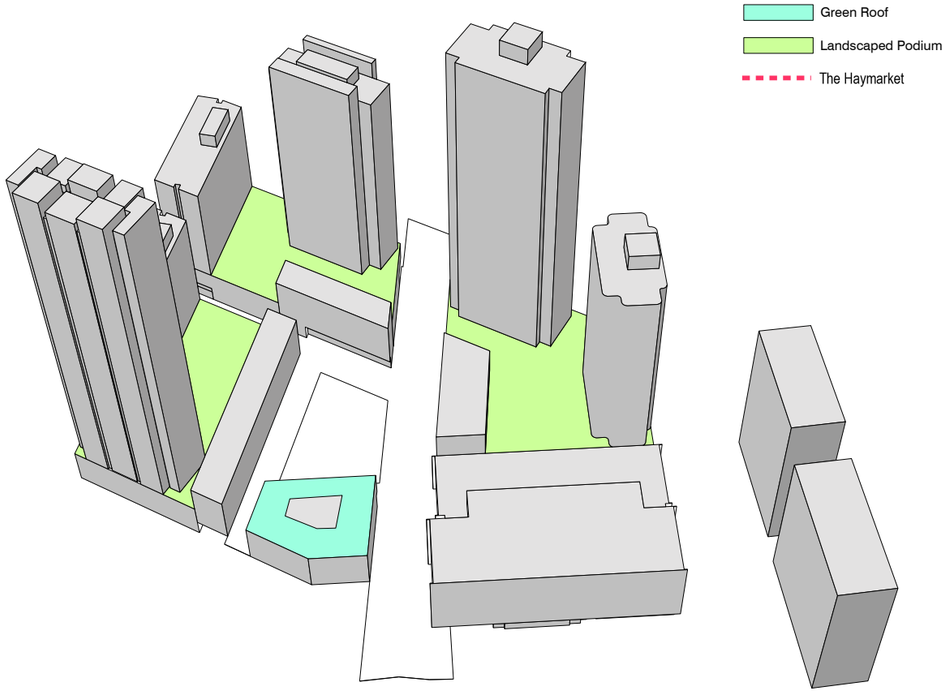
Podium roofs

Objectives

- Podium roofs should be treated as “the fifth elevation” as they will be highly visible from the towers.
- Provide a mix of private courtyards and communal open landscape space.
- Provide good quality private amenity (including facilities such as swimming pools, BBQs, water features and community gardens) above the urban blocks for residents’ use.
- Provide planting on rooftop gardens, weather protection and screening to maximise privacy for dwellings.
- Ensure facilities are safe and accessible to all residents.
- Consider location of noise generating uses within podium roof spaces.
- Provide storage for rooftop equipment and materials at a convenient location.
- Investigate the potential for providing community gardens on podium roofs.

Controls

- Provide deep planting zones at roof level to support significant planting.
- Locate communal facilities on rooftop gardens away from dwelling private space.
- Provide physical demarcation between communal external spaces and dwellings beyond.
- Mechanical plant and services will be designed, arranged and screened to provide a disciplined, orderly and aesthetic arrangement on podium roofs.



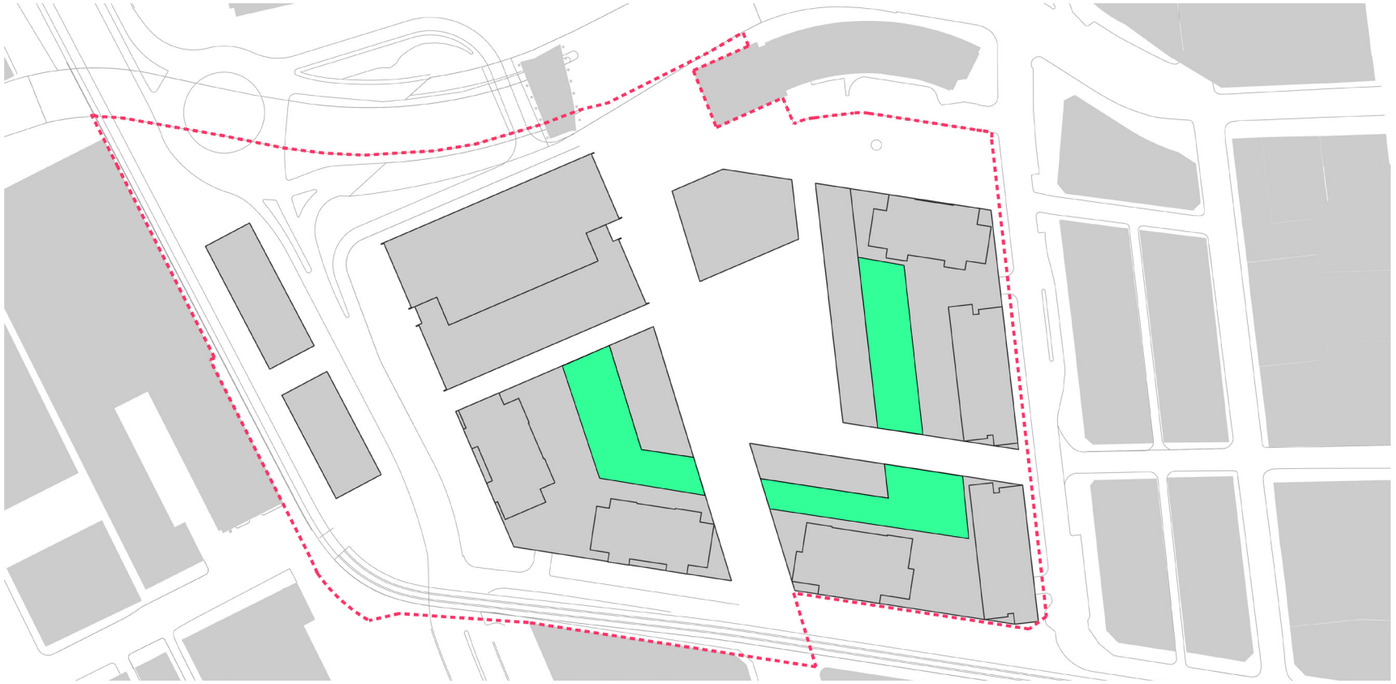


Figure 4.13. Illustrative podium roof diagram indicating landscape zones

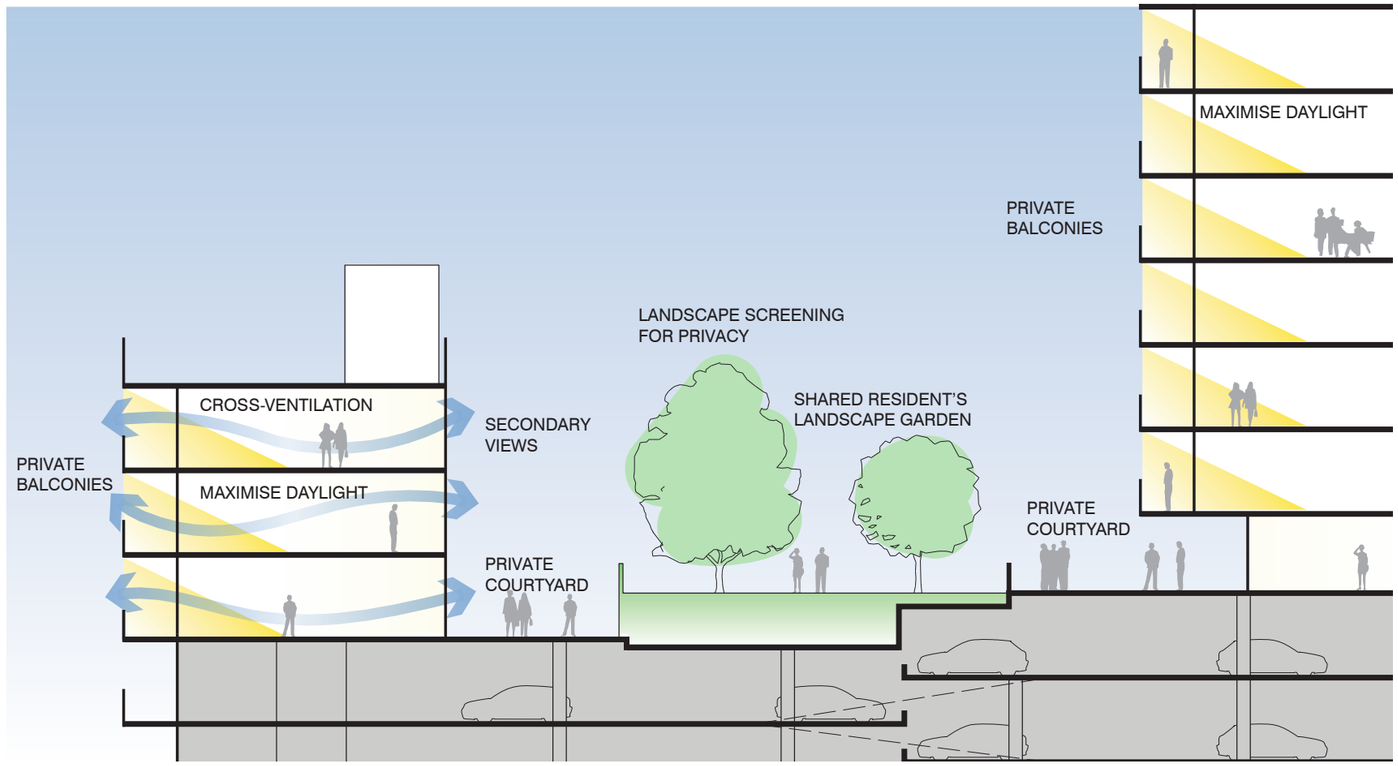


Figure 4.14. Rooftop podium amenity section

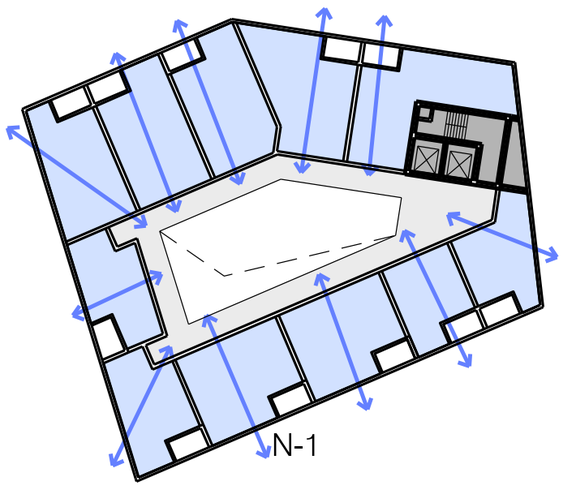


Figure 4.15. Residential cross-ventilation study

Residential amenity + planning

Objectives

- Towers are to be slender in form.
- Building floorplates should maximise daylight and sunlight into dwellings.
- Building floorplates should maximise opportunity to permit cross or through ventilation into dwellings.
- View aspect and privacy are fundamental considerations for the apartment buildings
- Ensure sense of address for residential buildings is legible at grade for residential/ visitor wayfinding.
- Maintain generous private amenity to all dwellings in the development.
- Allow access for dwellings to the landscaped podium.
- Provide sufficient storage for dwellings within car park.

Controls

- Maximum development height set within proposed Parameter Plans – including rooftop plant and lift overruns.
- Parameter plans set maximum floorplate depth for all buildings.
- Consider SEPP 65 and the RFDC within the design.
- Avoid balconies located adjacent to one another or provide full height + depth screens.
- Respond to and account for the specific specialised and multiple use requirements.
- Provide a highly efficient and functional building.
- Acknowledge the orientation of the site and proposed buildings – note the significance of northern and western solar loading and glare.
- Incorporate screening where appropriate to address solar or privacy impacts.
- Respond appropriately to the surrounding context including relationship to neighbours, amenities, access, identity, visibility and acoustic privacy.

DESIGN GUIDELINES

Office amenity

Objectives

– Promote natural light penetration into the office floor plates.

– Provide large, functional floor plates to allow maximum flexibility and efficiency for tenancy fitouts.

– Embody ESD principles into the design to reduce energy consumption.

– Use high performance facade systems to reduce solar gain.

– Provide a column/ facade grid module that compliments office planning, carparking and facade.

–

Controls

– Design large floor plates with efficient column spans to accommodate a variety of tenancy fitout philosophies.

– Design a building façade that provides vertical and horizontal articulation.

– Design a 5 star green star building, including:

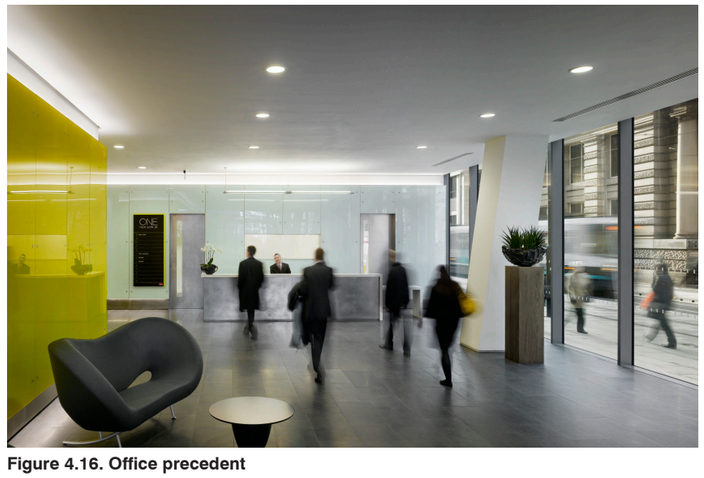
  - Maximizing indoor environment quality opportunities.
  - Low energy air conditioning systems.
  - Efficient lighting and building management systems.
  - Water efficient fittings.
  - Water harvesting for landscape irrigation.
  - Cyclist facilities; and
  - High performance double glazed facade system.

– Provide an efficient office planning module and facade/ column grid to match.

– Provide a highly efficient and functional building.

– Regular perimeter planning module proposed based on typical structural grid to be determined with design development.

– Acknowledge the orientation of the site and proposed buildings – note the significance of northern and western solar loading and glare.



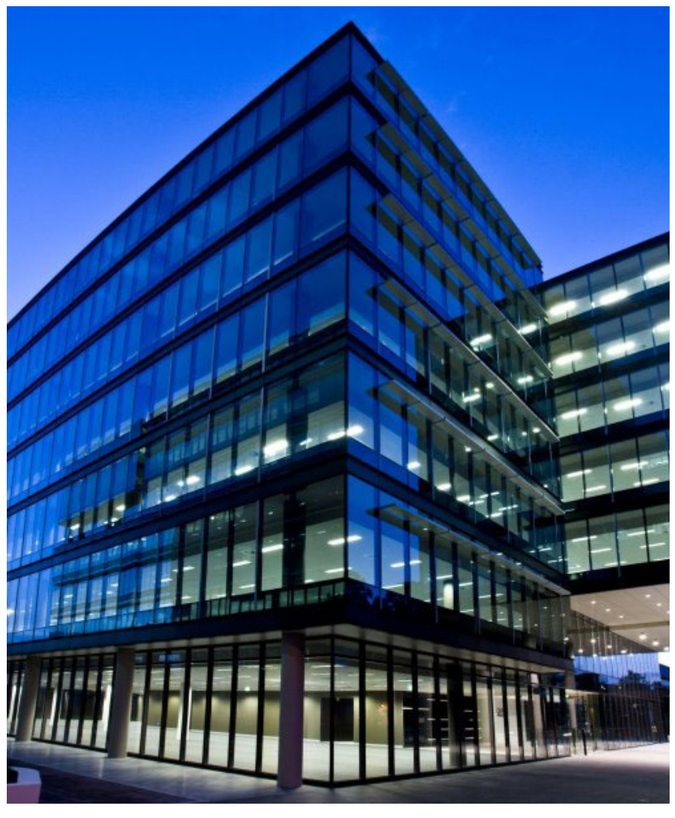


Figure 4.16. Office precedent