



Figure 5.9. Artist's impression of the Haymarket Square looking south-west  
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### Building character

A range of key stakeholders, including the CoS and INSW, have emphasised that The Haymarket development must be respectful and responsive to the Haymarket area of the city, particularly the collection of former industrial and market buildings such as the Powerhouse Museum and the former Paddy's Market.

The urban blocks will reflect the character and materiality of the area with a contemporary re-interpretation of palette and texture. This approach will recognise the new layer of development as a chapter within the built-form history of the neighbourhood.

The new taller forms rising from the urban blocks will utilise fine grain and articulation in generating distinctive and varied expression. The north facades exploit the outstanding outlook and aspect with an open expression, while the southern faces are more closed and solid. Ordering devices such as grids will bring visual structure and rigour to the appearance and maintain clean, simple lines. The infill, an overlay of grids, balconies and fenestration, will be enriched by the considered application of materials, colour and pattern. For instance, the western elevations of the student accommodation will utilise brick in response to the Powerhouse opposite.

The Square delivers a brand new urban space unique to The Haymarket. Within the context of the SICEEP Precinct Plan it is one in a series of new public spaces along the Boulevard. It is both of The Haymarket and of the harbour. The distinctive architectural expression of timber and colourful articulation provide a point of difference, relate to the palette of SICEEP buildings and commence the transition from brick to sea.

The office building on Pier Street addresses both the theatre and the interface with SICEEP. It is therefore appropriate that these relationships, and the different building use, are reflected in the architectural expression and materiality. A consistent façade treatment across both office space and car parking, adopts a palette of coloured metal panels and patterning reflective of that proposed within SICEEP.

The overall built-form character is a balanced composition of consistency flavoured with variety, elegance married with expression, and history reflected in the contemporary.

# ILLUSTRATIVE DESIGN

## Shadow studies:

Shadow study renders copyright Arterra Interactive.

The following summarises the local impact on the proposed new public spaces and existing buildings created by the new development.

	Summer
9:00	<p>Areas with increased overshadowing generated by the new development compared to the existing condition:</p> <p>Southern end of Powerhouse Museum including courtyard; Most of light rail alignment adjacent W1 and W2 plots; Darling Drive adjacent site; Exhibition Place; Northern edge of Hay Street.</p> <p>Impact of overshadowing new public spaces within the development:</p> <p>Boulevard overshadowed adjacent N and SE Plots only; Square completely overshadowed.</p>
12:00	<p>Areas with increased overshadowing generated by the new development compared to the existing condition:</p> <p>Portions of the light rail alignment adjacent W1 and W2 plots; Portions of Darling Drive – mostly limited to landscaped zone; Northern edge and portions of Hay Street below SW3 and SE1 towers.</p> <p>Impact of overshadowing new public spaces within the development:</p> <p>Narrow overshadowing of eastern edge of Boulevard adjacent N and NE plots; Narrow overshadowing of eastern edge of square and north east corner due to NE3 tower.</p>
15:00	<p>Areas with increased overshadowing generated by the new development compared to the existing condition:</p> <p>Portions of Darling Drive adjacent W1 and W2 plots; Harbour Street and buildings long eastern edge adjacent to site; Northern end of Holiday Inn overshadowed by NE3 tower.</p> <p>Impact of overshadowing on new public spaces within the development:</p> <p>Significant portion of Boulevard along western edge overshadowed; Narrow overshadowing of northern edge of square.</p>

## Shadow studies

Summer solstice - 21 December



Existing - 21 December, 09:00



Existing - 21 December, 12:00



Existing - 21 December, 15:00



Proposed - 21 December, 09:00

Figure 5.10. Summer solstice shadow studies



Proposed - 21 December, 12:00



Proposed - 21 December, 15:00

# ILLUSTRATIVE DESIGN

	Winter
9:00	<p>Areas with increased overshadowing generated by the new development compared to the existing condition:</p> <p>Areas of Ultimo including Goods Yard, Macarthur and Harrison Street; residences along southern edge of Macarthur Street; Darling Drive adjacent site; Portion of Market City north-west corner of the podium; Significantly overshadows northern half of UTS building 5; Southern end of Powerhouse Museum including courtyard; Southern edge of Exhibition Place; Significant areas of Ultimo south-east of the site.</p> <p>Impact of overshadowing on new public spaces within the development.</p> <p>Boulevard completely overshadowed within site; Square completely overshadowed.</p>
12:00	<p>Areas with increased overshadowing generated by the new development compared to the existing condition:</p> <p>Portions of Darling Drive adjacent site including sections of Hay Street due SW1 tower; North and west sides of the UTS building 5 overshadowed; Part of Quay Street overshadowed; North-west corner of Market City podium corner overshadowed but rooftop amenity area largely unaffected; Southern end of Powerhouse Museum including courtyard; Northern end of the Goods yard; Additional areas of Hay Street overshadowed particularly to south-east of site.</p> <p>Impact of overshadowing on new public spaces within the development</p> <p>Overshadowing along eastern edge of Boulevard adjacent N and NE plots; Narrow overshadowing of northern and eastern edges and south east corner due to NE3 tower; Overshadowing along northern side of the square.</p>
15:00	<p>Areas with increased overshadowing generated by the new development compared to the existing condition:</p> <p>Half of Darling Drive overshadowed adjacent W1 and W2 plots; Northern half of UTS building 5; Majority of the Market City podium</p> <p>Portion of the Peak Apartment Tower; Harbour Street and buildings long eastern edge adjacent to site; Overshadowing adjacent buildings to the east.</p> <p>Impact of on new public spaces within the development:</p> <p>Significant portion of Boulevard along western edge overshadowed; Square overshadowed; Additional areas of Hay Street overshadowed.</p>

## Shadow studies

Winter solstice - 21 June



Existing - 21 June, 09:00



Proposed - 21 June, 09:00

Figure 5.11. Winter solstice shadow studies

## Shadow studies

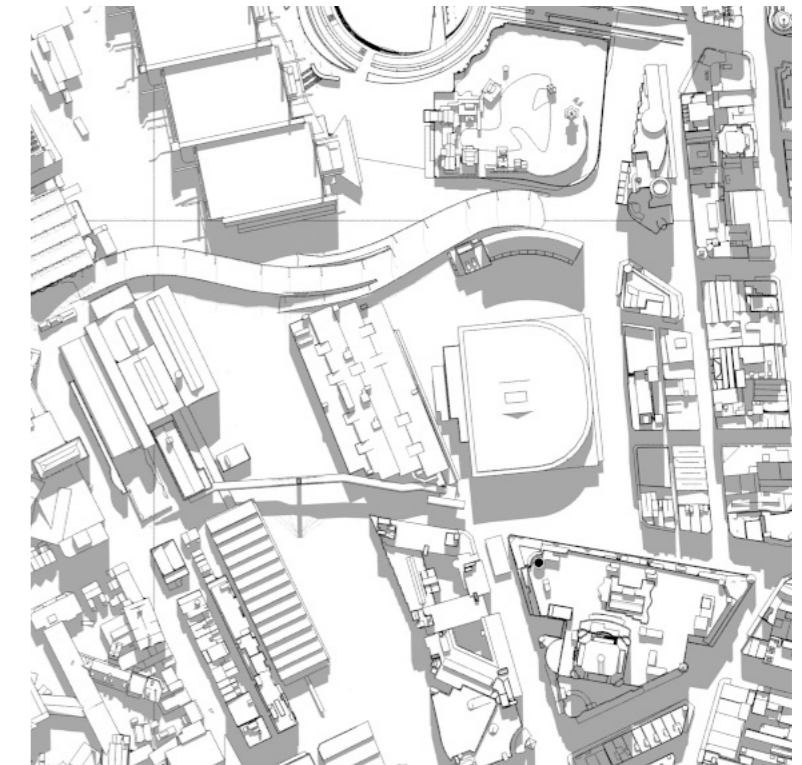
Winter solstice - 21 June



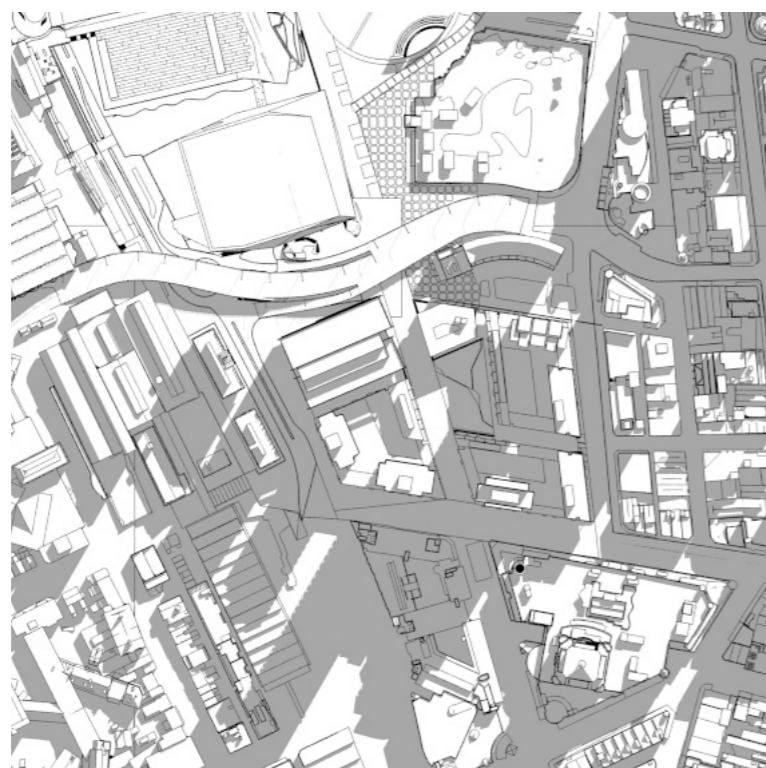
Existing - 21 June, 10:00



Existing - 21 June, 11:00



Existing - 21 June, 12:00

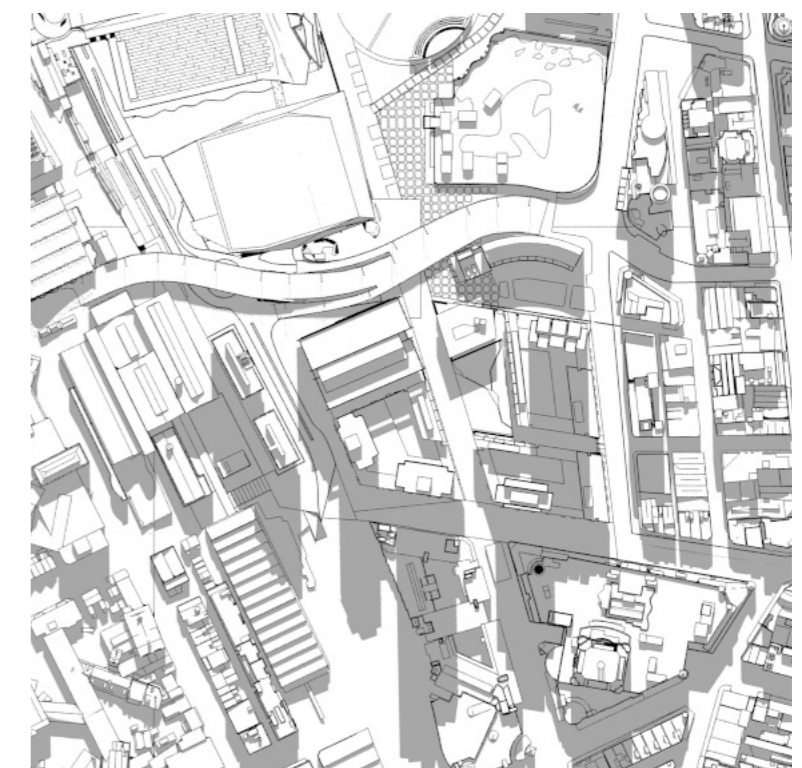


Proposed - 21 June, 10:00

Figure 5.12. Winter solstice shadow studies



Proposed - 21 June, 11:00



Proposed - 21 June, 12:00