

## 2. DENSITY + SCALE

### 2.3 Conclusion

The density and scale proposed for The Haymarket adopts an inner-city, urban scale appropriate for Sydney as a primary global city.

The number of towers within the Concept Proposal is a function of detailed and rigorous site analysis and is in keeping with other recent high density residential developments found within the central city area.

The new residential building forms have been designed to integrate with the scale of the local towers and not dominate the horizon.

We believe that four (4) slender residential towers is an appropriate response for this site with respect to permeability, visual impact and overshadowing.



The Haymarket proposed skyline - Darling Harbour view. (Prepared for SSDA 5 and for information only)

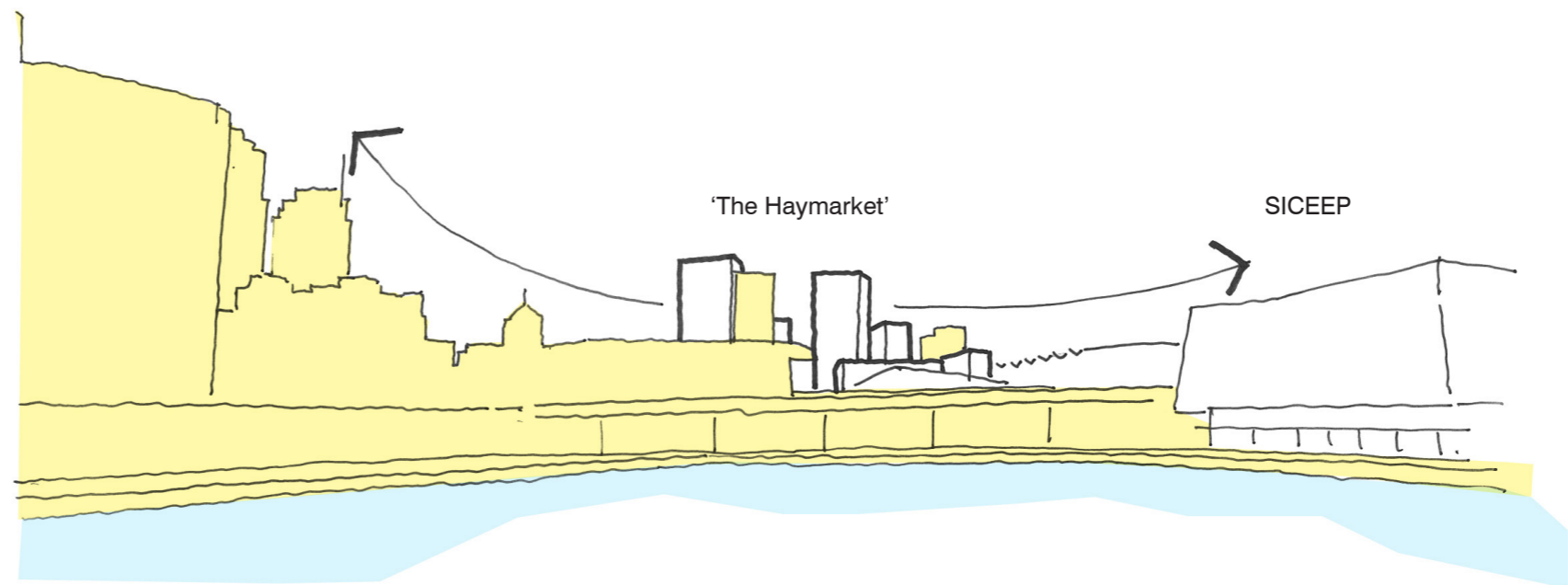


Diagram indicating towers nestle into context

# **3. STREETS +** **BUILDING PLOTS**

### 3. STREETS + BUILDING PLOTS

Creating appropriate connections to the local street network will ensure comparable plot sizes, however the Concept Proposal seeks to adopt the predominant street grid rather than replicate the local erratic street pattern.

The Haymarket precinct includes a number of new public thoroughfares and spaces.

To enrich the urban experience of the precinct, each of these spaces is designed to be unique.

This encourages a mix of uses and a vibrant character and will prevent over saturation of a particular space-type or use.

#### 3.1 Little Hay Street alignment

##### Issue:

The key block planning concepts are generally supported with qualifications. The southern precinct must be an extension and resolution of the urban form, block patterns and character of Chinatown and Ultimo. The new square acts as the point of block patterns resolution. Little Hay Street is an important connector from Sussex Street and should be continued on its linear axis. Little Hay Street could also encourage visitors travelling south along the Boulevard to move east into Chinatown by virtue of a splayed building alignment on the northern side.

##### Response:

Connectivity into wider urban context, including Chinatown, has been a key consideration of the Concept Proposal.

Continuity of street widths, grain of ground level retail uses and a consistency of landscape design and palette are all proposed to achieve a seamless integrated piece of city.

##### Figure ground

The existing Little Hay Street alignment conflicts with the geometry of the predominant local street pattern.

The Concept Proposal's continuation of Little Hay Street adopts this predominant grid; parallel to the adjacent Hay Street and Factory Lane— refer Hay Street (potential) market section of this report.

Sydney has a number of major streets that are non-linear. Goulburn and George Streets are two examples close to site that are highly successful, highly pedestrianised, non-linear streets.

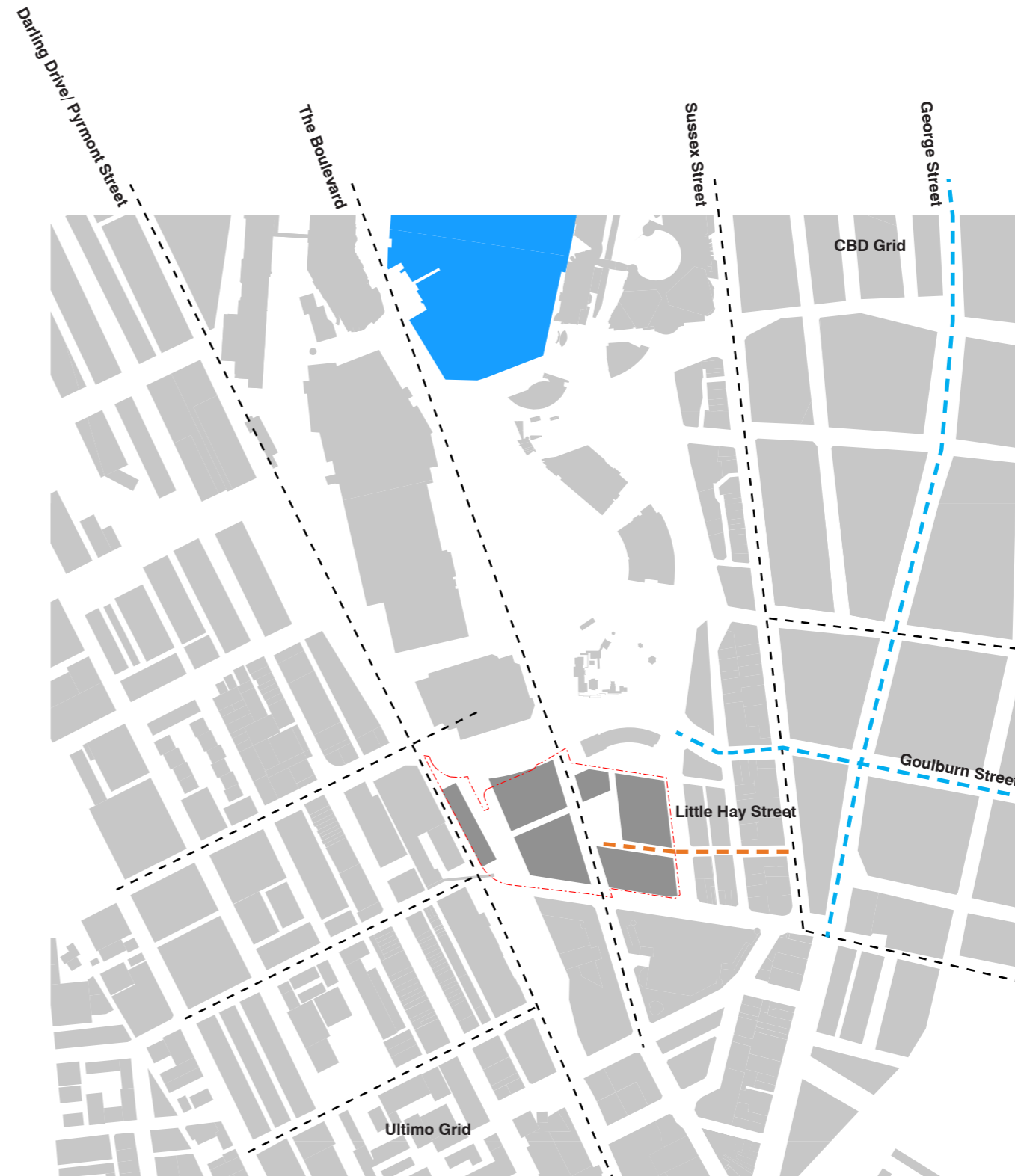


Figure ground diagram showing street grids