

THE HAYMARKET, **SYDNEY**

ADDENDUM TO DESIGN REPORT FOR SSDA2

April 2013

D E N T O N
C O R K E R
M A R S H A L L

architecture + urban design

MAXIMUM BUILDING ENVELOPES

Introduction

The following renderings illustrate the overshadowing created by the proposed maximum building envelopes as defined within the Parameter Plans in The Haymarket.

Brief commentary has been provided to address the scope of changes between the existing and proposed shadows.

This addendum is to be read in conjunction with the Haymarket Sydney Design Report for SSDA2 March 2013 prepared by Denton Corker Marshall.

MAXIMUM BUILDING ENVELOPES

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	Areas with increased overshadowing generated by the new development compared to the existing condition: Southern end of Powerhouse Museum including courtyard; Most of light rail alignment adjacent W and W2 plots; Darling Drive adjacent site; Exhibition Place; Northern edge of Hay Street. Impact of overshadowing new public spaces within the development: Boulevard overshadowed adjacent N and SE Plots; Square completely overshadowed.
12:00	Areas with increased overshadowing generated by the new development compared to the existing condition: 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. Impact of overshadowing new public spaces within the development: Narrow overshadowing of eastern edge of Boulevard adjacent N and SE plots; Overshadowing of Boulevard adjacent to SE1 tower; Narrow overshadowing of eastern edge of square and north east corner due to NE3 tower.
15:00	Areas with increased overshadowing generated by the new development compared to the existing condition: Darling Drive adjacent W1 and W2 plots; Harbour Street and buildings along eastern edge adjacent to site; Northern end of Holiday Inn overshadowed by NE3 tower. Impact of overshadowing on new public spaces within the development: Boulevard overshadowed; Narrow overshadowing of northern edge of square.

MAXIMUM BUILDING ENVELOPES

Shadow studies

Summer solstice - 21 December



Existing - 21 December, 09:00



Existing - 21 December, 12:00

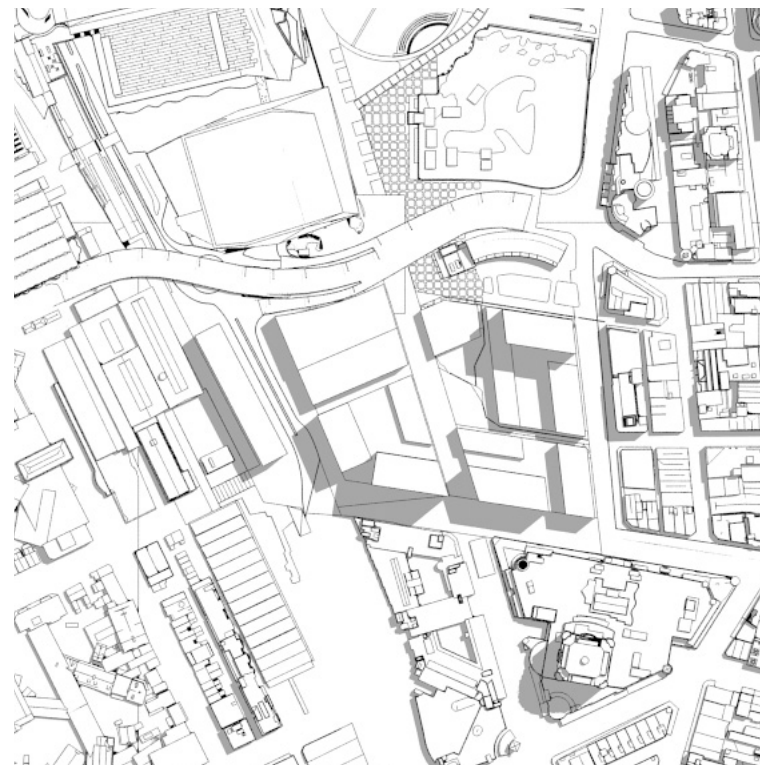


Existing - 21 December, 15:00



Proposed - 21 December, 09:00

Figure 5.10. Summer solstice shadow studies



Proposed - 21 December, 12:00



Proposed - 21 December, 15:00

MAXIMUM BUILDING ENVELOPES

	Winter
9:00	Areas with increased overshadowing generated by the new development compared to the existing condition: 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-west of the site. Impact of overshadowing on new public spaces within the development. Boulevard almost completely overshadowed within site; Square completely overshadowed.
12:00	Areas with increased overshadowing generated by the new development compared to the existing condition: Darling Drive adjacent site and Hay Street; 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. Impact of overshadowing on new public spaces within the development Overshadowing along eastern edge of the Boulevard adjacent N and SE plots; Overshadowing of the northern and eastern edges of the square due to N and NE2.
15:00	Areas with increased overshadowing generated by the new development compared to the existing condition: Half of Darling Drive overshadowed adjacent W1 and W2 plots; Northern half of UTS building 5; Majority of the Market City podium Portion of the Peak Apartment Tower; Harbour Street and buildings along eastern edge adjacent to site; Overshadowing adjacent buildings to the east. Impact of on new public spaces within the development: Boulevard overshadowed; Square overshadowed; Additional areas of Hay Street overshadowed.

Shadow studies

Winter solstice - 21 June



Existing - 21 June, 09:00



Proposed - 21 June, 09:00

Figure 5.11. Winter solstice shadow studies

MAXIMUM BUILDING ENVELOPES

Shadow studies

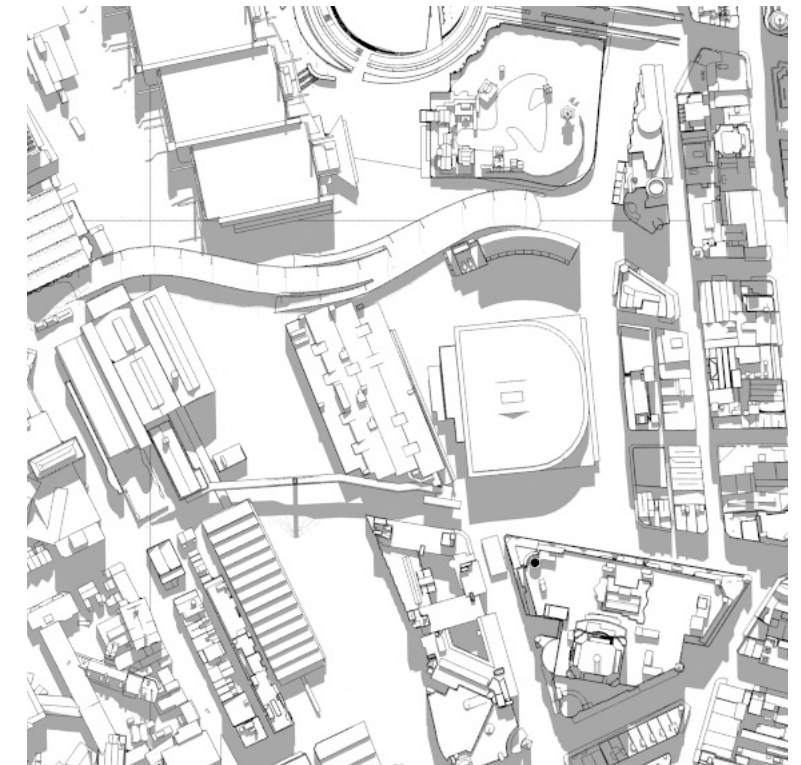
Winter solstice - 21 June



Existing - 21 June, 10:00



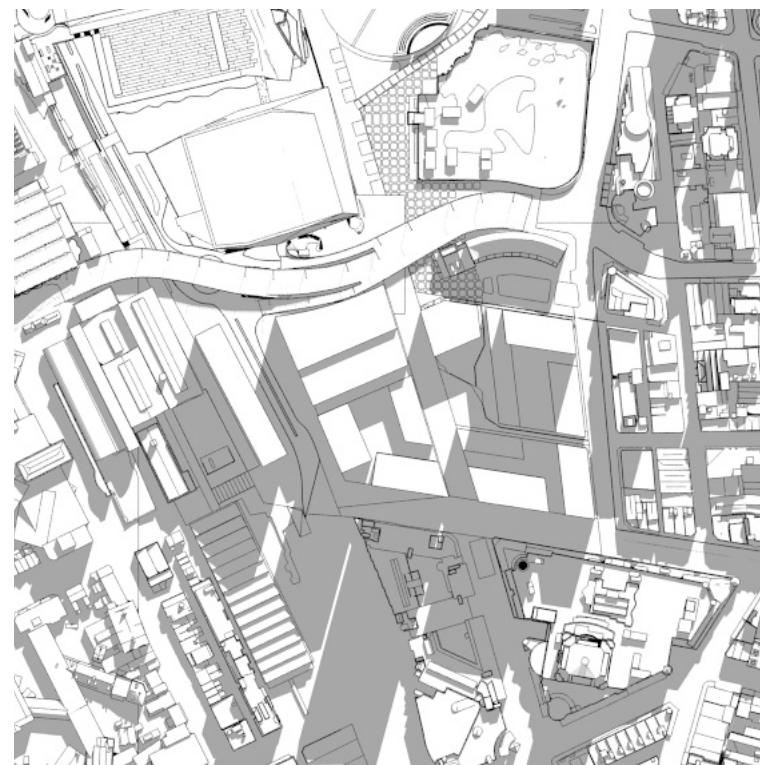
Existing - 21 June, 11:00



Existing - 21 June, 12:00



Proposed - 21 June, 10:00



Proposed - 21 June, 11:00



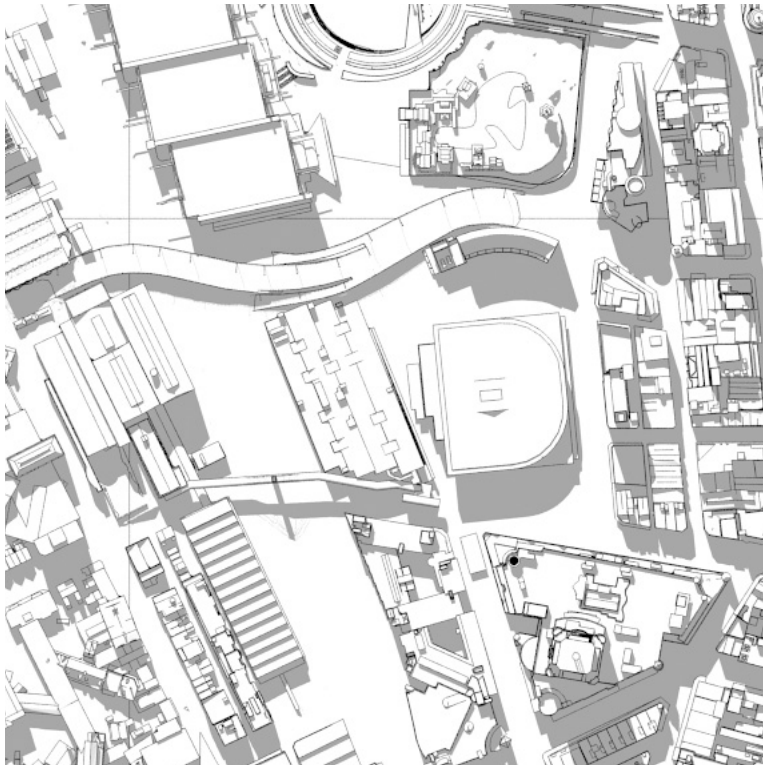
Proposed - 21 June, 12:00

Figure 5.12. Winter solstice shadow studies

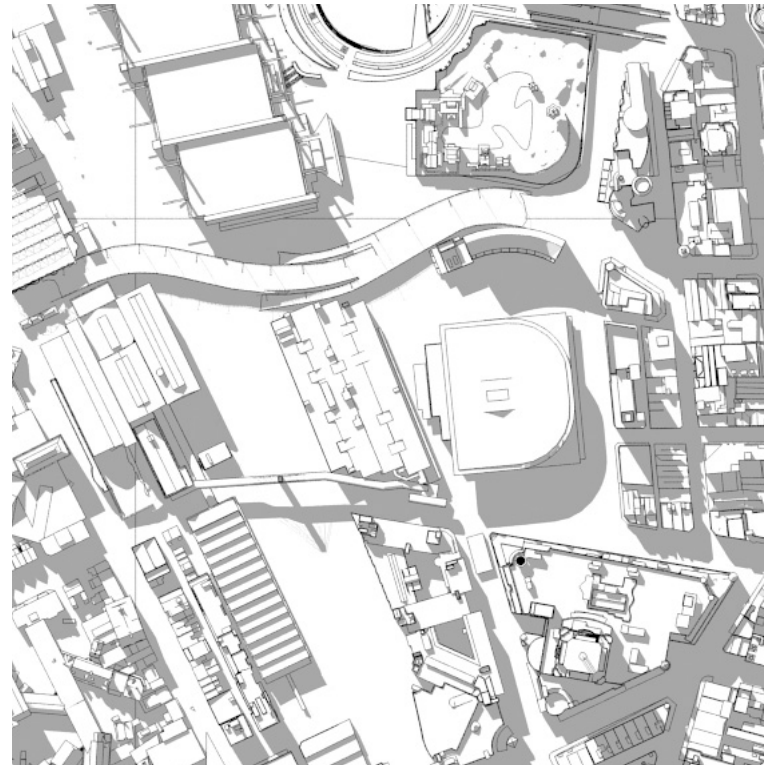
MAXIMUM BUILDING ENVELOPES

Shadow studies

Winter solstice - 21 June



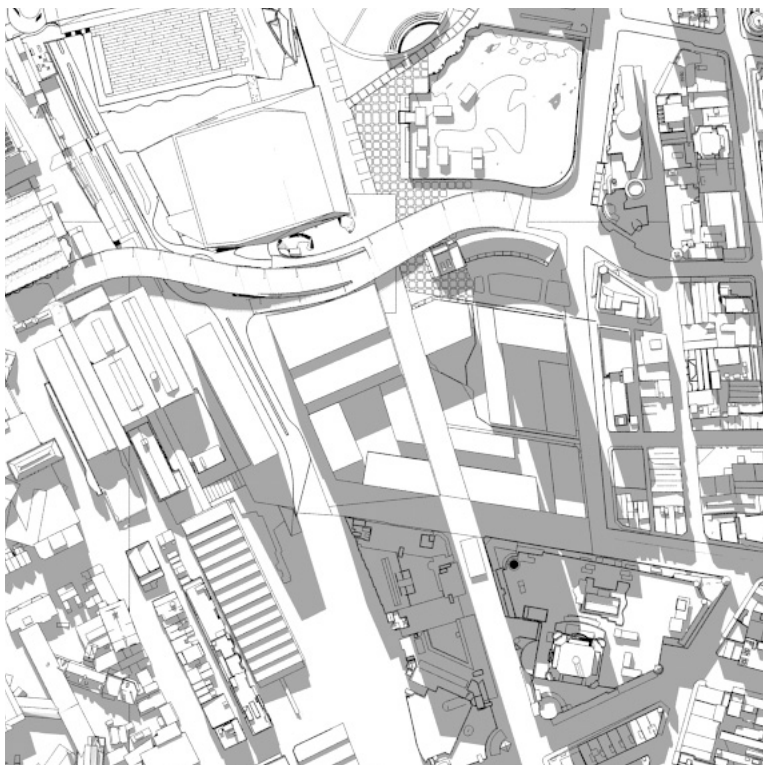
Existing - 21 June, 13:00



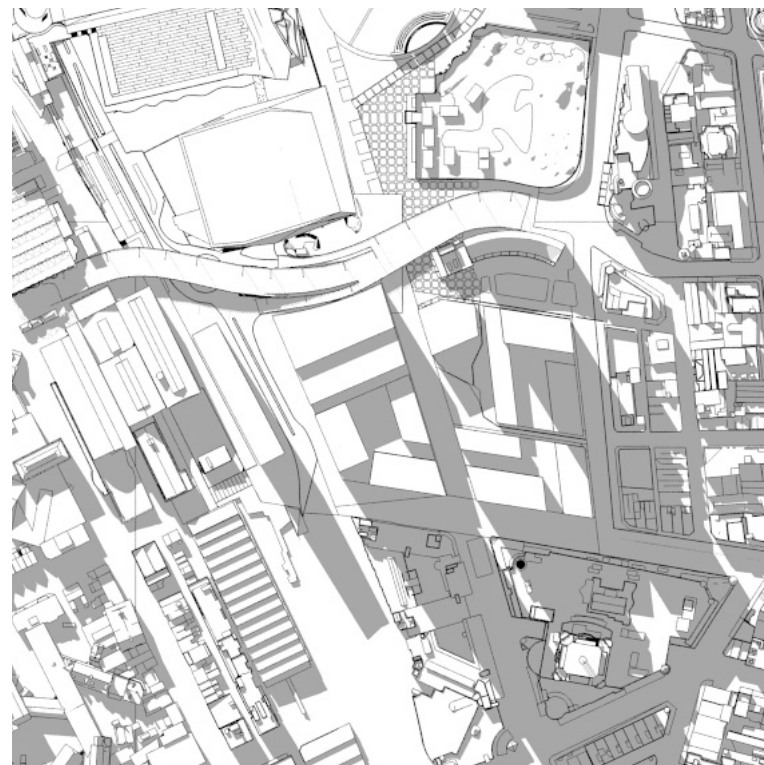
Existing - 21 June, 14:00



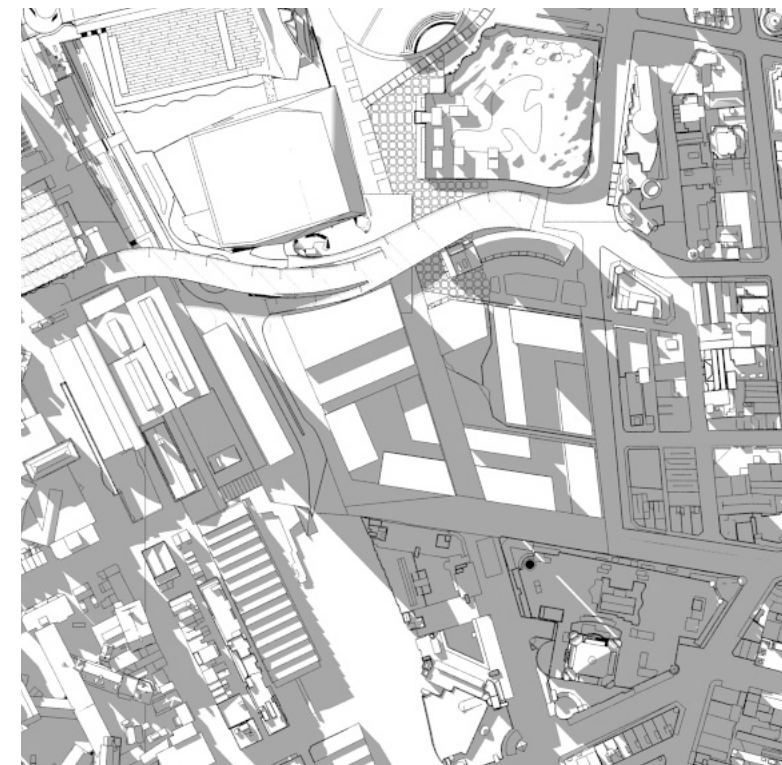
Existing - 21 June, 15:00



Proposed - 21 June, 13:00



Proposed - 21 June, 14:00



Proposed - 21 June, 15:00

Figure 5.13. Winter solstice shadow studies

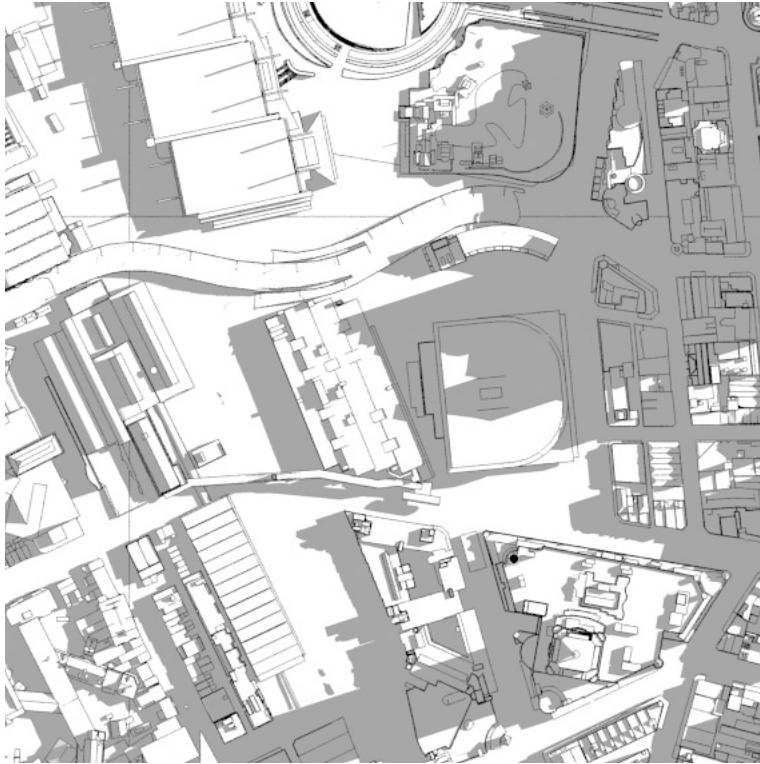
MAXIMUM BUILDING ENVELOPES

	Equinox 22 March
9:00	Areas with increased overshadowing generated by the new development compared to the existing condition: Majority of Powerhouse Museum including forecourt and courtyard; Light rail alignment and Darling Drive along western and southern edges (incl Hay Street); Southern edge of Exhibition Place; Hay Street to south west of site and further eastwards; North west tip of Market Gardens podium– but rooftop amenities largely unaffected. Impact of overshadowing on new public spaces within the development: Boulevard completely overshadowed within site; Square completely overshadowed.
12:00	Areas with increased overshadowing generated by the new development compared to the existing condition: Southern corner of Powerhouse Museum including courtyard; Portions of the light rail alignment adjacent W1 and W2 plots; Portions of Darling Drive impacted by NW Plot and SW1 tower; Northern edge of Hay Street and portions overshadowed by SW3, SE1 and SE3 blocks; North west tip of Market Gardens podium – but rooftop amenities largely unaffected. Impact of overshadowing on new public spaces within the development: Overshadowing along eastern edge of Boulevard adjacent N and SE plots; Narrow overshadowing of northern and southeast half of the square due to NE3 tower.
15:00	Areas with increased overshadowing generated by the new development compared to the existing condition: Portions of Darling Drive road alignment adjacent W1 and W2 plots; Hay Street largely overshadowed adjacent to site including northern end Quay Street; Harbour Street and buildings long eastern edge adjacent to site; Southern end of Holiday Inn overshadowed; North east tip of UTS building 5; North west corner of Market City podium – but rooftop amenity largely unaffected. Impact of overshadowing on new public spaces within the development: Boulevard overshadowed; Narrow overshadowing of northern edge of square.

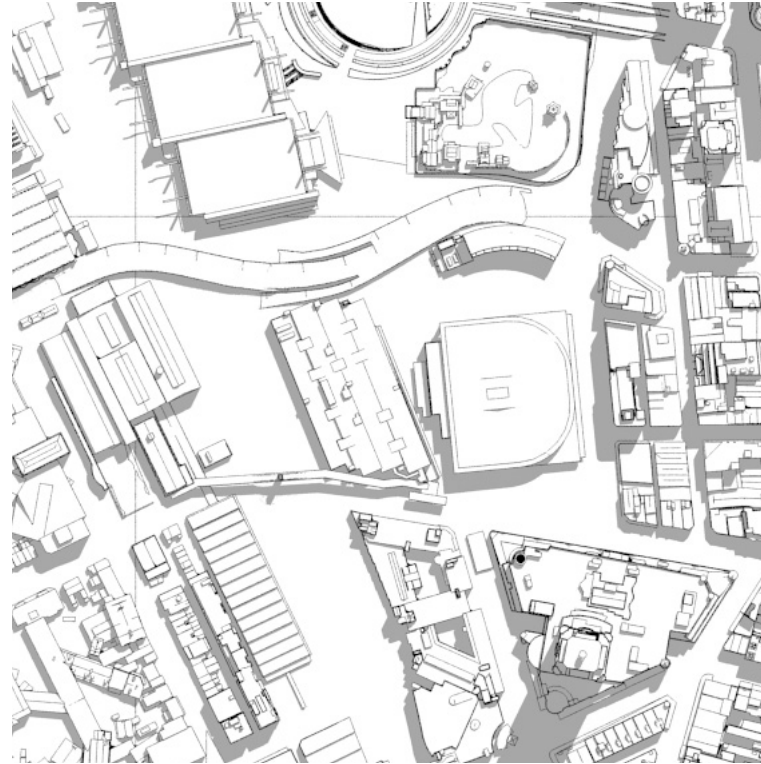
MAXIMUM BUILDING ENVELOPES

Shadow studies

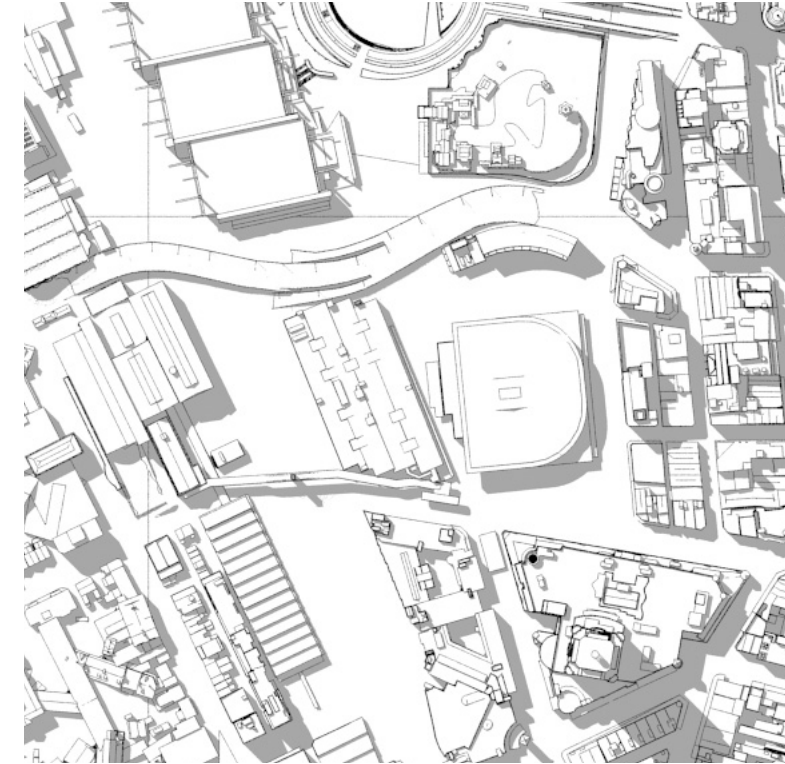
Autumn equinox - 22 March



Existing - 22 March, 09:00



Existing - 22 March, 12:00

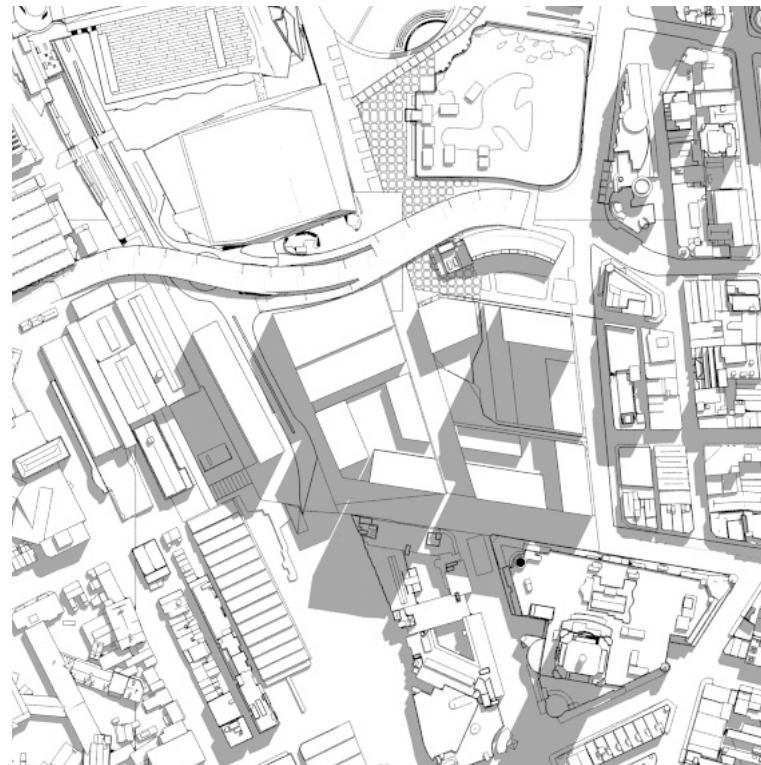


Existing - 22 March, 15:00



Proposed - 22 March, 09:00

Figure 5.14. Autumn equinox shadow studies



Proposed - 22 March, 12:00



Proposed - 22 March, 15:00

DOCUMENT INFORMATION

The Haymarket, Sydney Addendum to Design Report for SSDA2

10 April 2013

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Rev	Date	Originated	Checked	Approved
-	09/04/2013	SJ	ES	PW
1	10/04/2013	SJ	ES	PW