

BRICK (BRICK INTERPRETIVE)

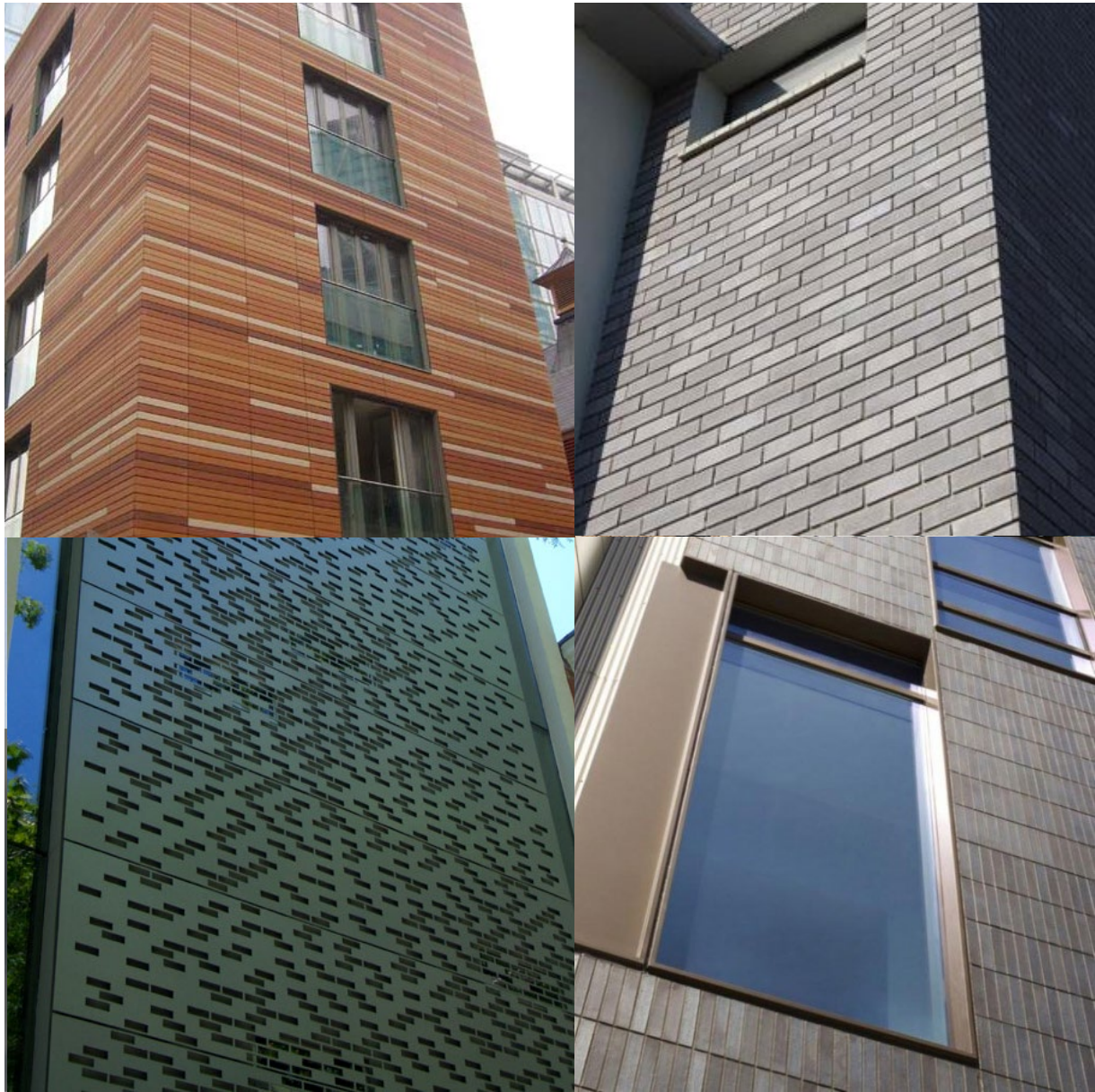


Figure 3.20 - Palette of brick (brick interpretive) material precedent

Materiality

Objectives

- Adopt a limited palette of materials that complement the surrounding urban fabric and historic character.
- Building design should not replicate existing brickwork buildings, but be a contemporary re-interpretation which contributes to the ongoing built narrative of the Darling Square redevelopment.
- Embodied energy should be considered in the selection of materials.
- Quality, long-lasting and low maintenance materials should be selected to maintain quality appearance.
- Utilise variation in materials, application and texture to achieve richness in architecture whilst allowing standardisation of tower forms.
- A greater richness in materiality and texture should be provided at the lower levels.

Controls

- Longevity, durability and flexibility shall be considered in the choice of materials.

UPDATED DESIGN GUIDELINES

CAR PARK SCREENS

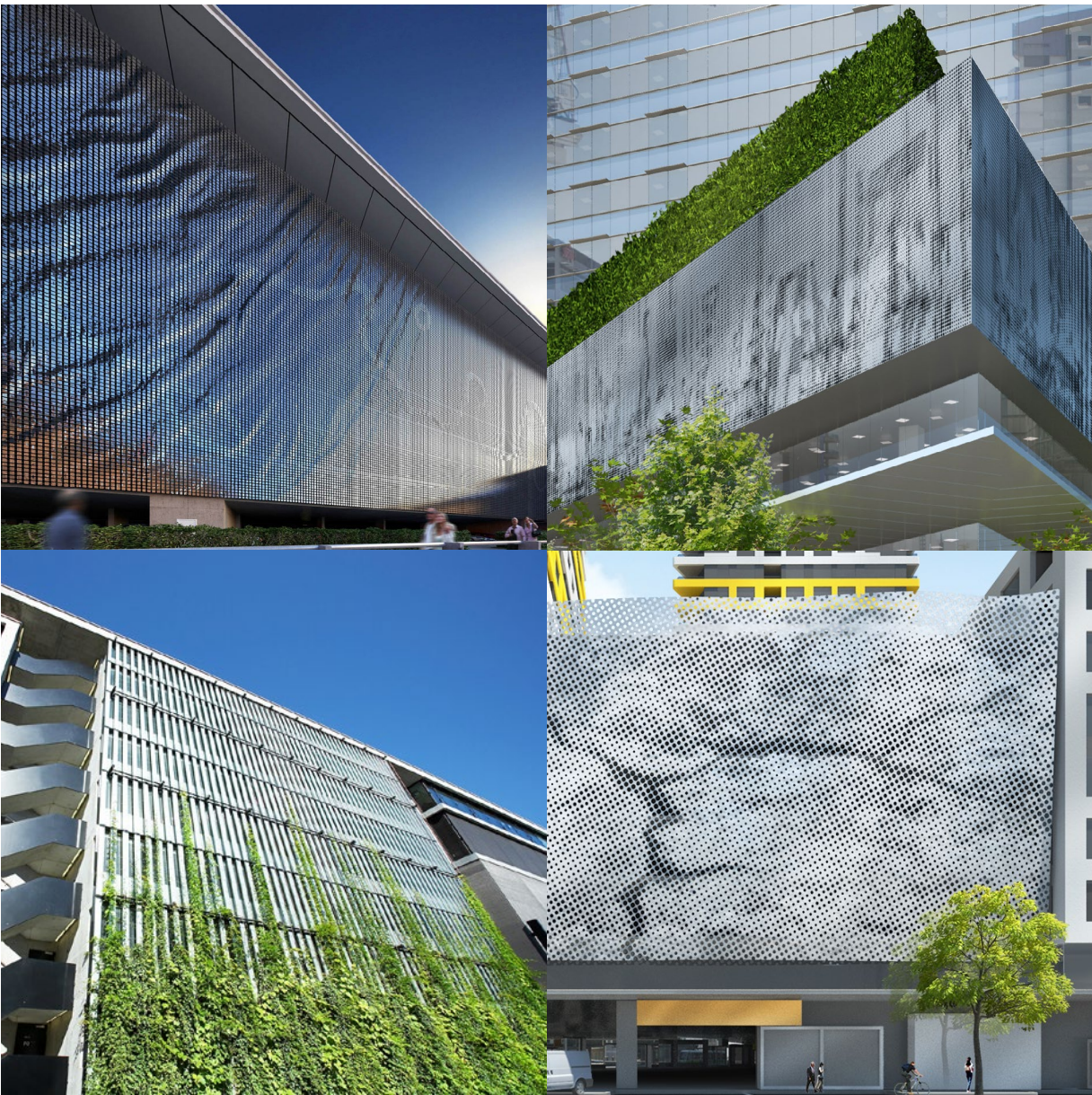


Figure 3.21 - Palette of car park screen precedent

METAL PANELS

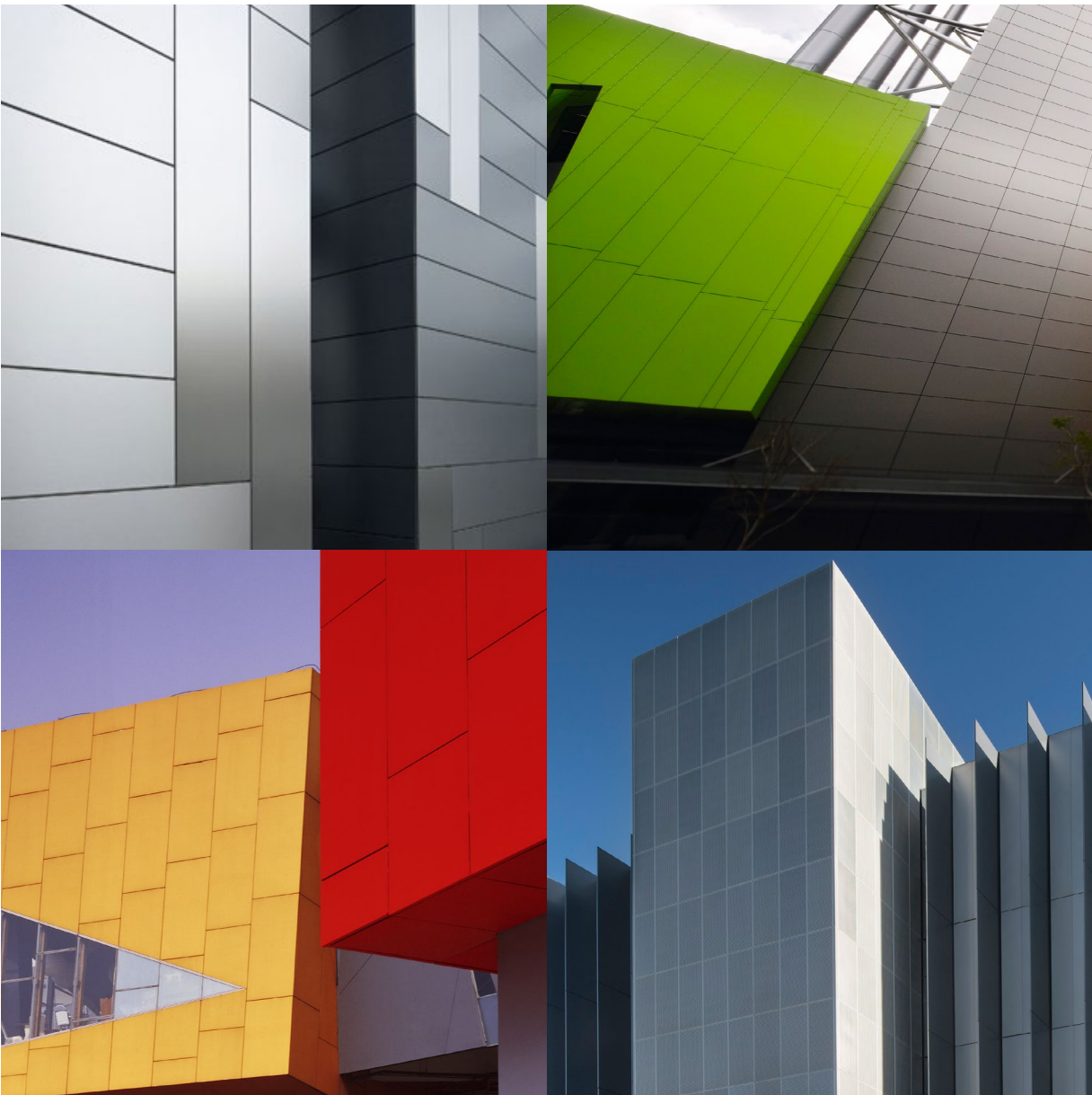


Figure 3.22 - Palette of metal material precedent

CONCRETE PANELS



Figure 3.23 - Palette of concrete material precedent

GLASS RETAIL SHOP FRONTS



Figure 3.24 - Glass shop front precedent

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UPDATED DESIGN GUIDELINES

Sustainability

Objectives

- Incorporate best practice passive design features, such as thermal mass, orientation and solar shading, to minimise reliance on technologies to achieve low greenhouse emissions and low energy performance.
- Integrate modern energy efficient systems, technology, controls and metering to enable ease of operation and maintainability within the design.
- Reduce the dependence on mains water by incorporating water efficient fixtures and fittings and integrating rainwater tanks throughout the precinct.
- Incorporate Water Sensitive Urban Design elements to provide passive stormwater management as part of overall site-wide water management strategy.
- Incorporate material choices that reduce environmental impacts such as Cross Laminated Timber, recycled materials and materials that have low toxicity.
- Promote and encourage the use of pedestrian, bicycle and public transport into and from the development.
- Improve the natural environment by the provision of valuable public and semi-public green space.

Controls

- Achievement of the Building Sustainability Index (BASIX) Multi Dwelling Certificate.
- Achieve a Green Building Council of Australia (GBCA) 4 Star Green Star (As Built) – Multi Unit Residential v1 Certified Rating for all residential flat buildings.
- Achieve a Green Building Council of Australia (GBCA) 5 Star Green Star (As Built) – Office v3 Certified Rating for the office building.
- Refer to Environmental Impact Assessment prepared by JBA for more detail.

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SECTION FOUR

RE-IMAGED

NORTH PLOT

DESIGN

GUIDELINES

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RE-IMAGINED NORTH PLOT DESIGN GUIDELINES

Design Guidelines for the Re-imagined North Plot

The Design Guidelines remains principally unchanged for all plots and amendments have predominantly been sought for the North Plot as required.

Some of the visual reference imagery within the Design Guidelines have been updated to reflect the re-imagined North Plot Parameter Plans and illustrative proposals as well as the approved SSDAs.

A summation of these updates to the North Plot have been provided in this section.



Figure 4.1 - Artists Impression of the Re-imagined North Plot Illustrative Scheme

RE-IMAGINED NORTH PLOT DESIGN GUIDELINES

Urban Blocks

Objectives

- Continue the narrative of points of interest located along the Boulevard.
- Act as a key connector of the public domain offer within Darling Square.
- Be viewed along and from precinct laneways and roads.

Controls

- Must not encroach on envelope separation (Updated Parameter Plan 04 - Minimum Building Envelope Separation).
- Maintain a visual connectivity with the laneways but avoid terminating line of sight from the laneways.
- Be of low scale to respect the context of the Pumphouse Building.



Figure 4.2 - Figure-ground plan with proposed Illustrative Design

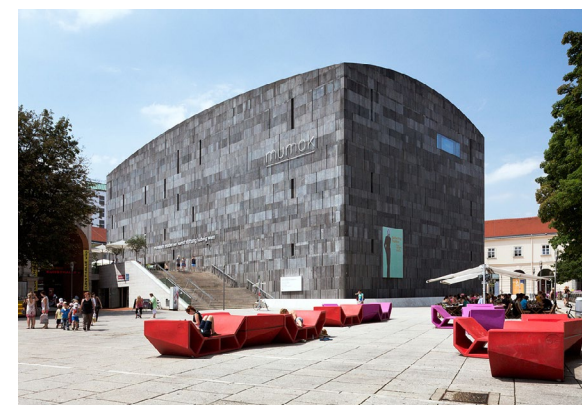
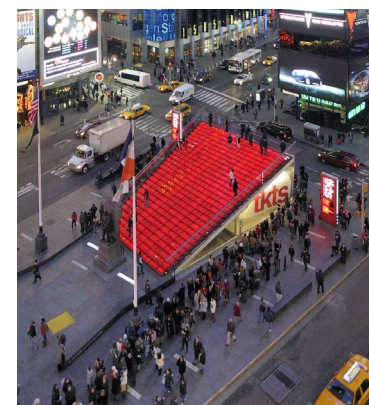


Figure 4.3 - Existing Urban Markers

RE-IMAGINED NORTH PLOT DESIGN GUIDELINES

Streets + Lanes

Objectives

The re-imagined North Plot will be consistent with the objectives documented in the Design Guidelines - Streets + Lanes (as updated).

Controls

The re-imagined North Plot will encroach on the Boulevard at levels above the ground plane. The encroachment, which is limited to upper levels, is intended to capture view lines to Cockle Bay and promote the community focus of the plot. The re-imagined North Plot will:

- Not encroach into the Boulevard more than 1m at grade
- Not block any view lines through streets and laneways
- Maintain the tree alignment in the Boulevard



Figure 4.4 - Laneway vistas : Artists Impression of the Re-imagined North Plot Illustrative Scheme

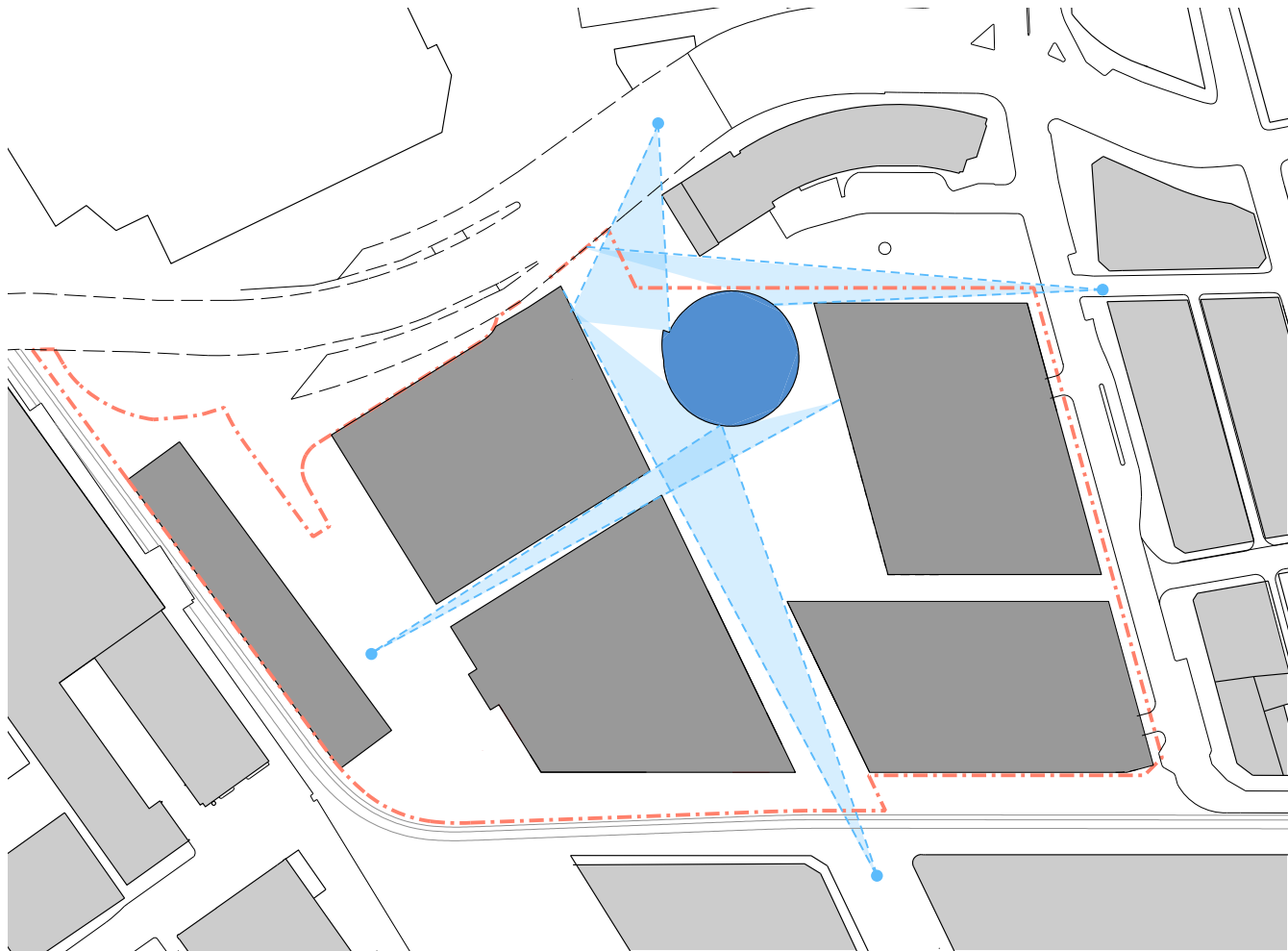


Figure 4.5 - Views into the site from surrounding roads

RE-IMAGINED NORTH PLOT DESIGN GUIDELINES

Edges and Activation

Objectives

- The re-imagined North Plot will be consistent with the objectives documented in the Design Guidelines - Edges + Activation (as updated).
- In addition to these objectives the re-imagined North Plot will:
- Increase visual and physical permeability at lower levels through a public open market space
 - Be viewed in the round, addressing the Boulevard, The Square, the Pumphouse and Pumphouse forecourt, the North East Plot and the North West Plot.
 - Encourage the public beyond the first level of uses into community focused offerings above

Controls

- Given that the height of the re-imagined North Plot is close to the height of the surrounding Square edge buildings, it will:
- Use distinctive architectural expression to differentiate itself as a node within The Square and not part of its boundary
 - Utilise the visual transparency and permeability at ground to reveal active uses at grade and community uses above.
 - Be consistent with the Parameter Plan height (above ground level) at max. 33.5m (refer to Updated Parameter Plan 05)

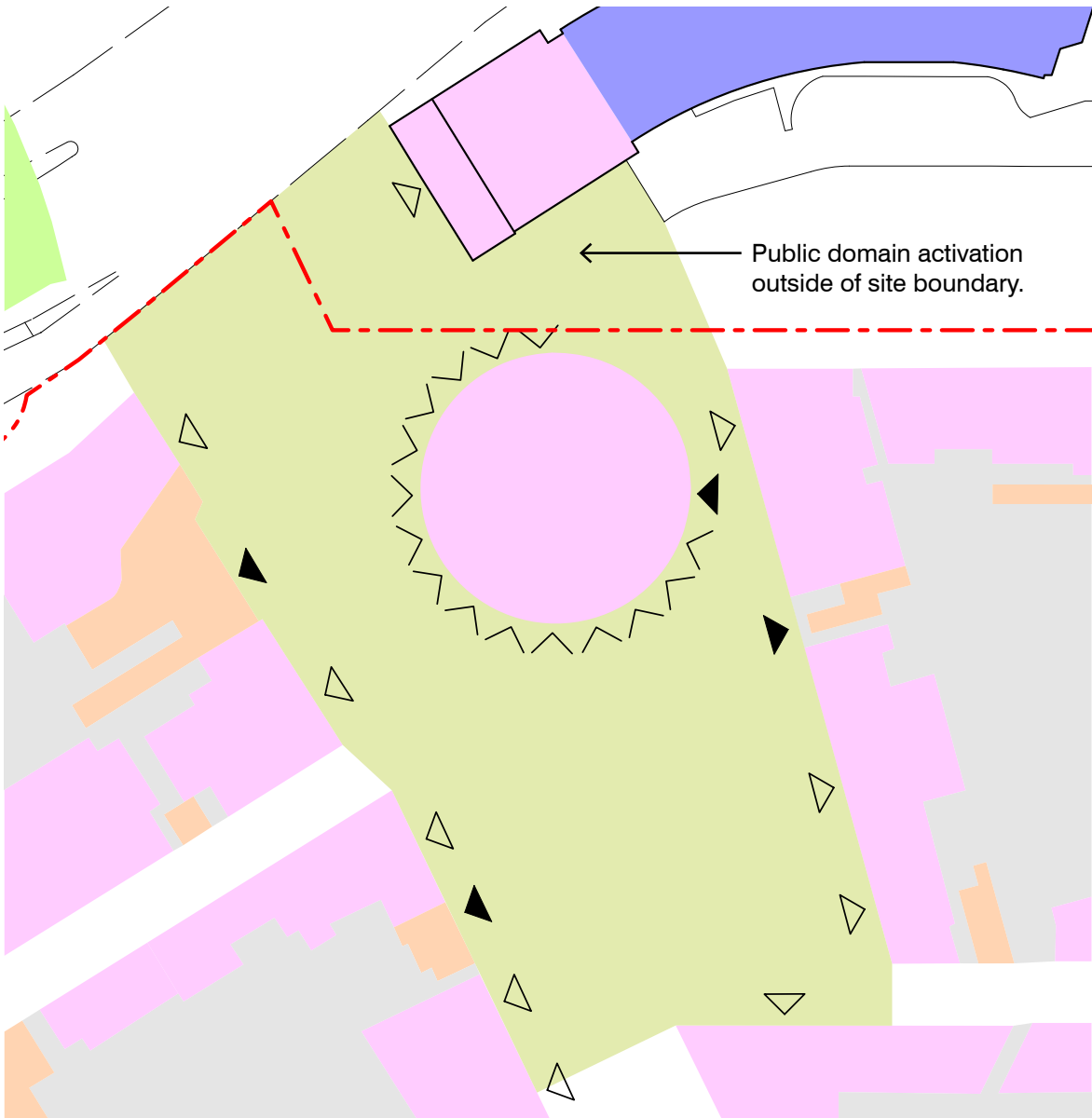


Figure 4.6 - Permeable Ground Plane



Figure 4.7 - Public Market Place

- | | | | |
|---|---------|---|-----------------|
|  | Retail |  | Hotel |
|  | Lobby |  | Main Entry |
|  | Carpark |  | Secondary Entry |
|  | SHFA |  | Carpark Entry |
| | |  | Darling Square |
| | |  | Operable Walls |
| | |  | Public Domain |

RE-IMAGINED NORTH PLOT DESIGN GUIDELINES



Figure 4.8 - Extension of the Square : Artists Impression of the Re-imagined North Plot Illustrative Scheme



Figure 4.8 - Public Space

Public Domain

Objectives

The re-imagined North Plot will be consistent with the objectives set out in Design Guidelines - Public Domain (as updated).

In addition to the above, the re-imagined North Plot will:

- Assist in extending The Square to engage with the Pumphouse and forecourt and further north beyond Pier Street into the Harbour.
- Utilise the North Plot as central to these activities creating a focus and feeder of public activity within the larger open space

Controls

- 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.
- Create opportunities for people watching and seating.
- Create a building in the round that sits lightweight on the public domain to ensure maximum public amenity and continuity of the ground plane.

RE-IMAGINED NORTH PLOT DESIGN GUIDELINES

Podium Roofs

Objectives

The re-imagined North Plot will enhance the objectives set out in the Design Guidelines - Podium Roof (as updated), through the provision of a partially activated roof terrace with food and beverage offerings adjacent to top floor.

Controls

- Roof to distinguish between semi-public space and residential buildings beyond.
- Consider options to utilise a brown or green roof to support biodiversity in the precinct .

Massing + built form (above urban blocks)

Objectives

- Diminish scale and create architectural expression through articulation of form.

Controls

- Minimum 10% reduction of Parameter Footprint of GFA at each level. This excludes open terraces.
- Visual transparency and permeability at low levels to reduce impact of scale at pedestrian level
- Design floorplates and massing to ensure distinctive architectural unique expression

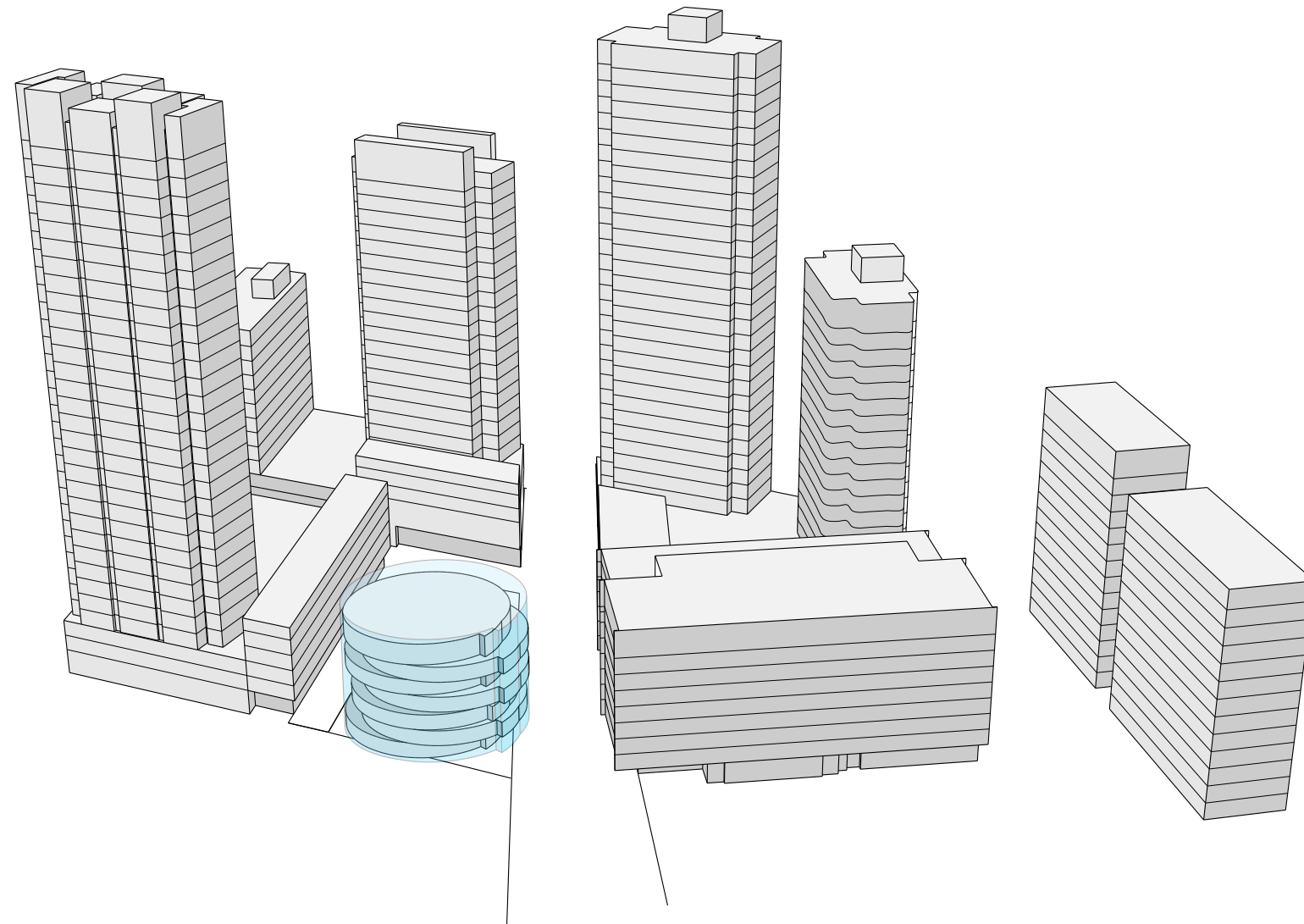


Figure 4.9 - Illustrative Example Showing Potential Form Articulation within the North Plot Parameter

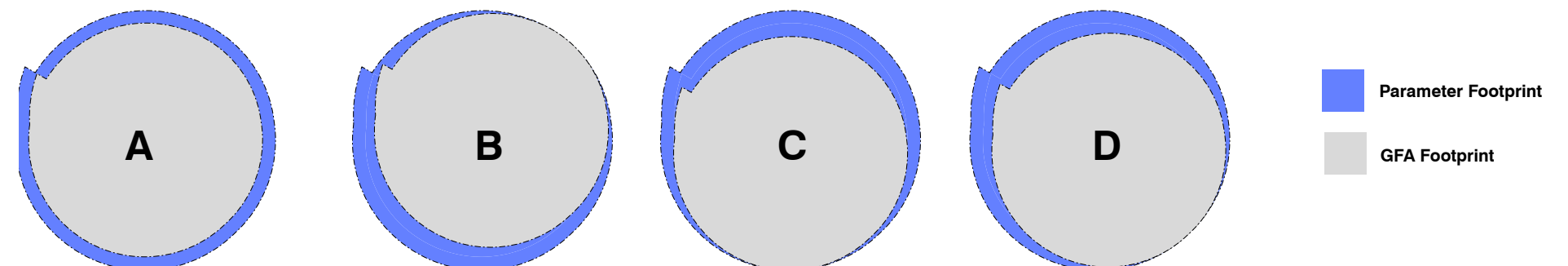


Figure 4.10 - Expression of possible floorplate arrangements within the Parameter Envelope

RE-IMAGINED NORTH PLOT DESIGN GUIDELINES



Figure 4.11 - Artists Impression of the Re-imagined North Plot Illustrative Scheme

Articulation

Objectives

The re-imagined North Plot is proposed as an independent, free-standing building set within the context of a larger, open space.

It should:

- Demonstrate innovative design to differentiate itself from the precinct.
- Be unique and create a point of interest as a marker for the precinct.
- Be visually interesting when viewed from surrounding streets

Controls

- Ensure maximum permeability at lower levels.

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SECTION FIVE
UPDATED
ILLUSTRATIVE
DESIGN

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Updated Illustrative Design

This chapter provides a description of the Illustrative Design which has informed the parameters for Darling Square including proposed maximum GFAs, height and massing.

The Illustrative Design represents one scenario as to how Darling Square could be developed. The flexibility in the parameter plans ensures that there are multiple design iterations available.

The Illustrative Design for Darling Square site is presented in the drawings overleaf and a drawing package is provided at Appendix A. The development comprises a number of new urban blocks incorporating a range of new uses. A network of new lanes and streets connect the existing context with a new public boulevard and public square located at the heart of the scheme.

Updated Illustrative Concept Proposal Area

Site area		37 700 m²
GFA	Residential	154 372 m²
	Non-Residential	56 563 m²
Total		210 935 m²
Floor space ratio (FSR)		5.6:1

Updated Residential Dwelling Mix

Type	Number	Mix (%)
Studio	35	2
1 bed	697	46
2 bed	722	48
3 bed	51	3
4 bed	6	1
Total	1511	100

Updated Student Accommodation Mix

Building	Beds
W1	668
W2	635
Total	1303

Area and dwelling mix are indicative and are subject to ongoing refinement.

UPDATED ILLUSTRATIVE DESIGN

Key features of the development proposal are:

- 1. New square ringed with active uses at heart of development.
- 2. Public Boulevard held by line of development and activated uses.
- 3. Little Hay Street – continuity of Chinatown public domain and uses into development and connecting to new public square
- 4. Hay Street – pedestrian linkage connecting Macarthur Street and the Goods Line to the Boulevard.
- 5. Dickson’s Lane – intimate/convenient retail – similar to Melbourne lanes.

The place names used above are indicative only and have been included for ease in locating on plans and in making reference within these documents.

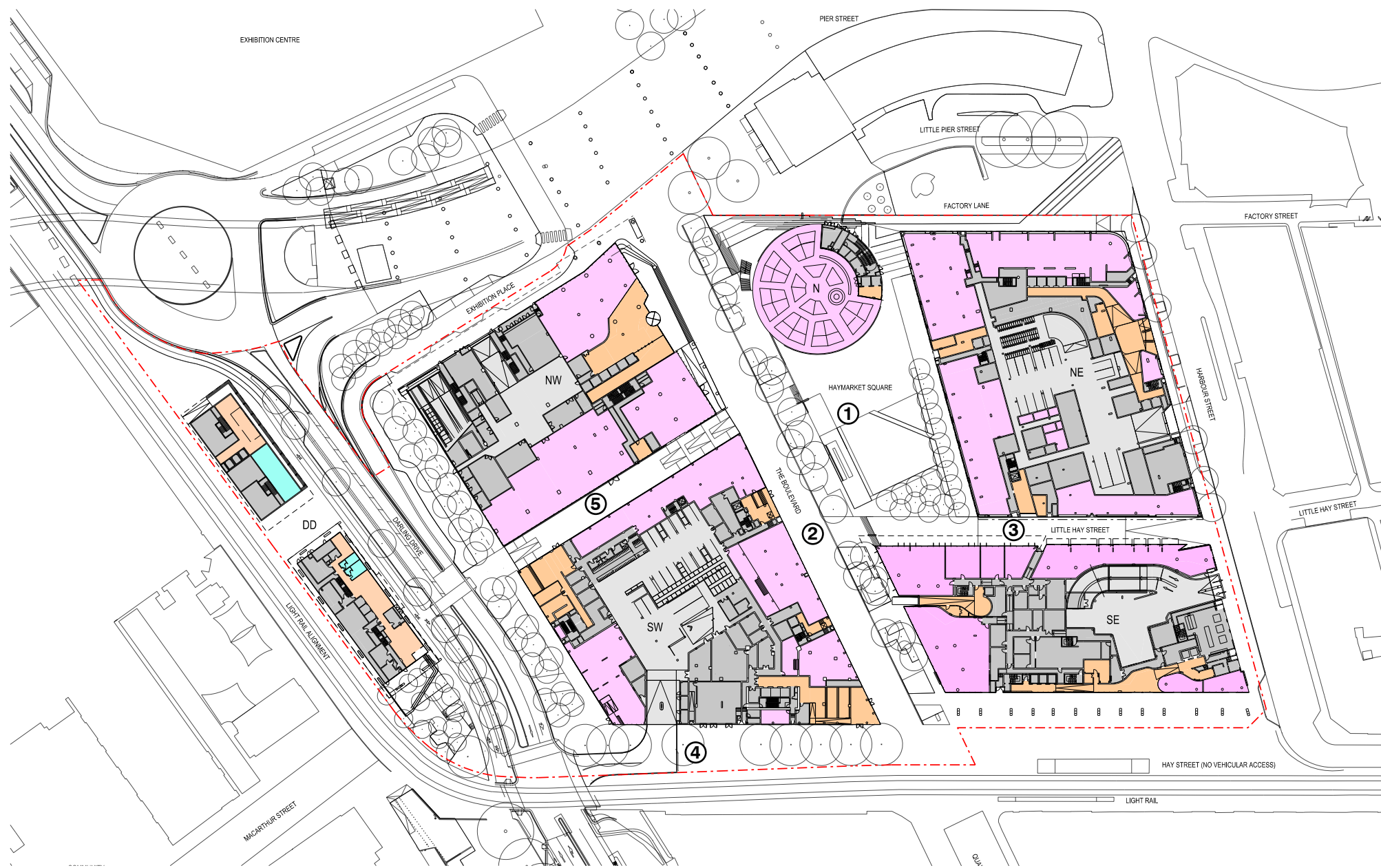


Figure 5.1. Key features on ground plane

Public domain + landscape plan

The Darling Square Precinct presents an unprecedented opportunity to repair a piece of urban fabric and at the same time introduce quality open spaces. A programme of activities will ensure they remain an active part of the fabric of the city and not as a collection of under-utilised spaces. Opportunities exist beyond the site boundaries and the aspiration is to tie in to adjacent development to see the scheme integrate within a larger place making framework. A key example of this is the public boulevard, a pedestrian boulevard that promotes pedestrian connection from the Central Station into the precinct and beyond.

The Darling Square Precinct also makes provision for a new public space on the fringe of the dense and gritty Haymarket and Chinatown precincts. The Square maintains the strong character of the area and avoids becoming an inactive outlook for the residents. Extensive and large scaled green spaces are adequately catered for within the Darling Harbour Live and Tumbalong Park redevelopment, so Darling Square is envisaged as a more neighbourhood, local space, an urban square for the local community.

The outcome of the above interventions will be a new level of connectivity north/ south and east/ west that has not existed at any point during the history of the site.

Key features of the public domain proposal are:

- 1. The Square – new public space.
- 2. The Boulevard – tree lined avenue connecting through to Darling Harbour
- 3. Little Hay Street, Dickson’s Lane – populated with outdoor dining opportunities.



Figure 5.2. Key features of Darling Square Public Domain



UPDATED ILLUSTRATIVE DESIGN

Building heights

Key features of the building heights for Darling Square site include the following:

- The design of the proposed development directly responds to the scale within the surrounding Haymarket and the city fringe location.
- Heights of the towers take into account opportunities for outlook and view sharing with adjacent buildings. All buildings remain below the height of the Peak Apartment tower.
- An intermediate scale is introduced around the square to provide a civic scale to the space which gives way to taller buildings at the edge of the blocks.
- The scale and width of Harbour Street, Hay Street and Darling Drive can accommodate large development without an adverse impact on the streetscape. A re-entrant between the tower and podium ensures a datum responding to a more human scale street edge is maintained and responds to the context.
- Large scale residential development holds the western edge of Darling Drive.

The tall towers acts as gateways around the site:

- SW3 and SE1 form a gateway heralding the entrance to the pedestrian boulevard and the southern front door to the SICEEP. The location on the street line ensures their visibility along Hay Street as well as Quay Street.
- SW1 acts as a landmark for visitors approaching from the west on Macarthur Street and to mark the transition onto Hay Street.
- NE3 creates a landmark tower for visitors approaching the site along Goulbourn and/ or Factory Lane.

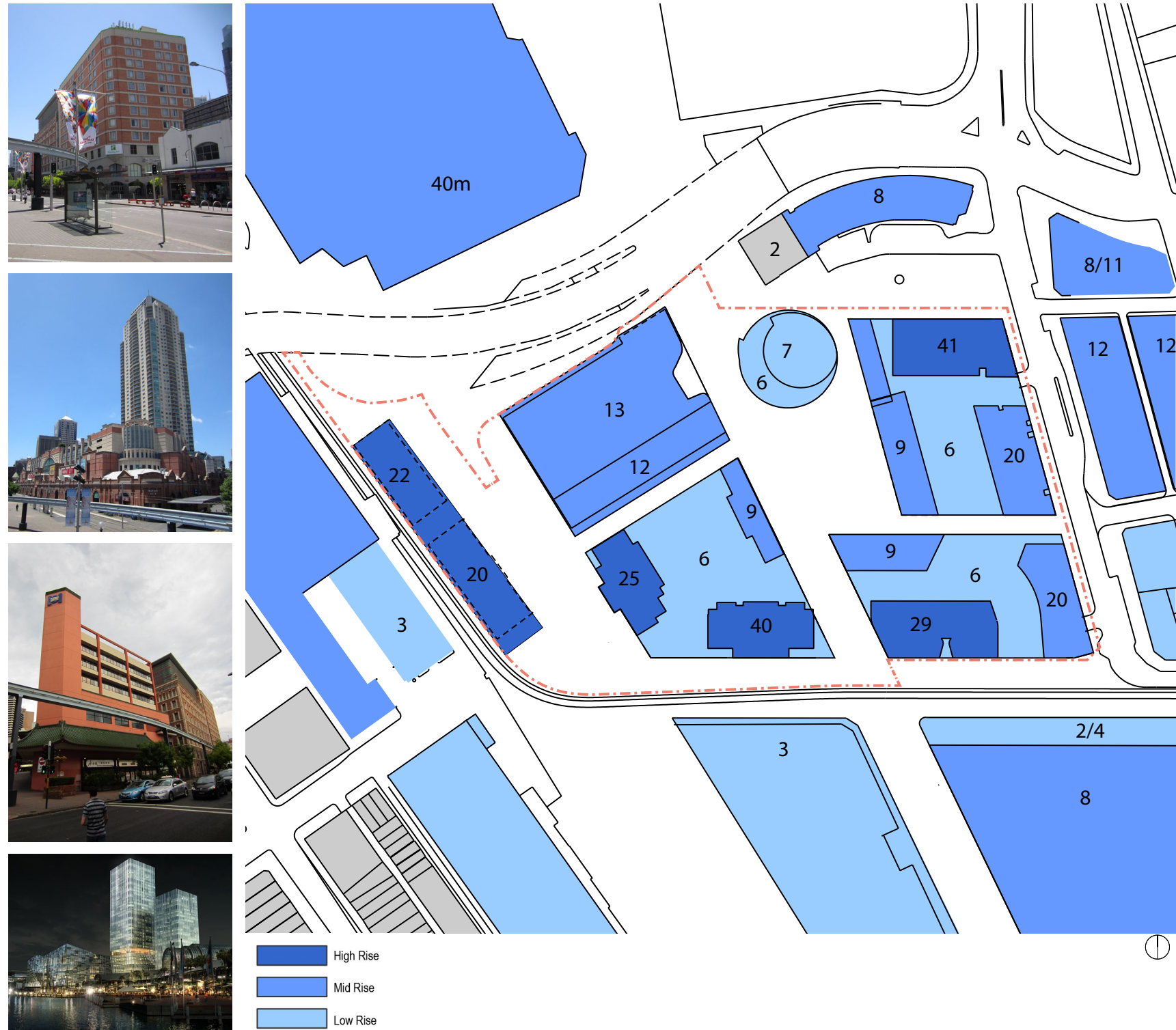


Figure 5.3. Building heights site diagram

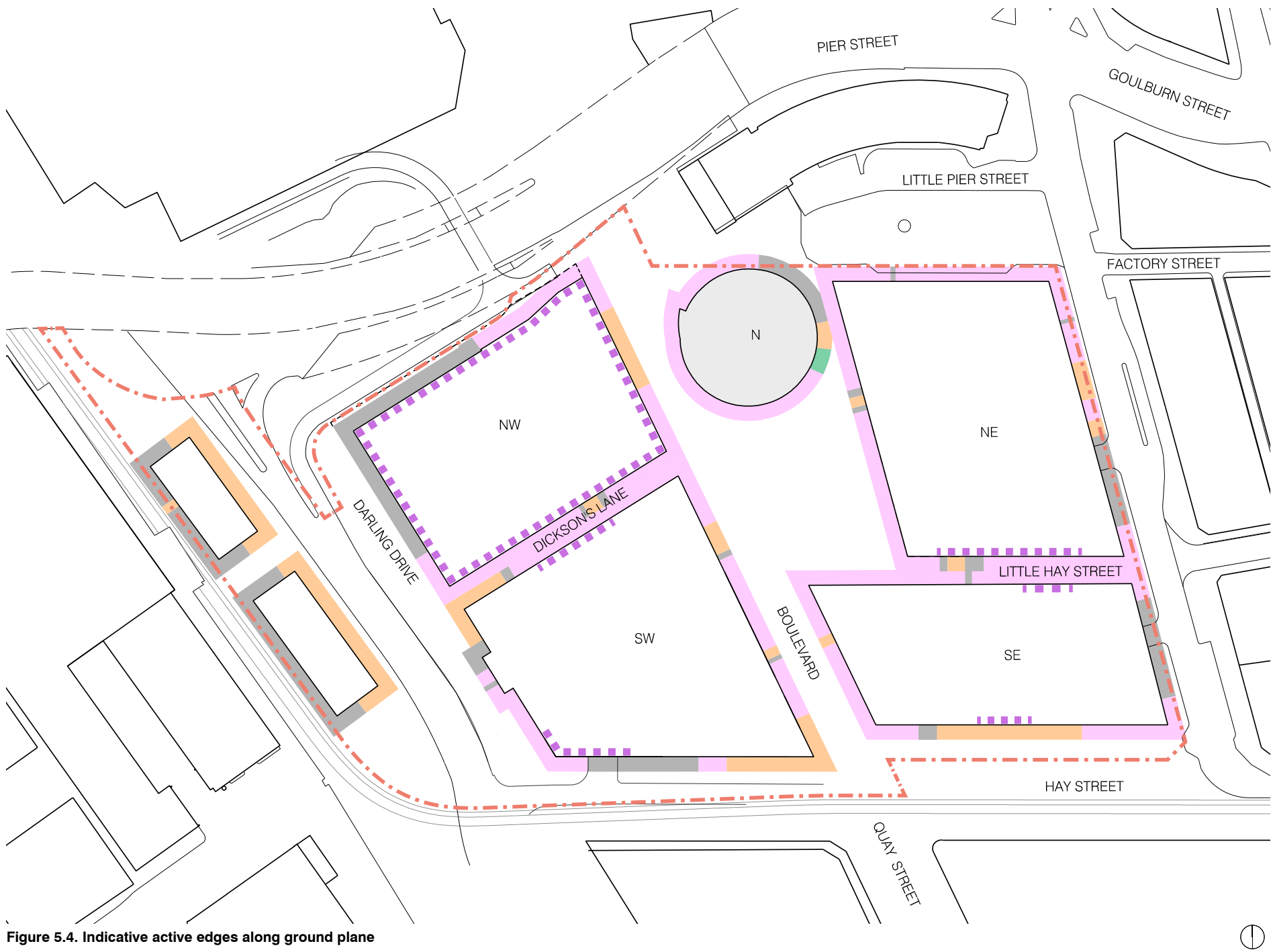


Figure 5.4. Indicative active edges along ground plane

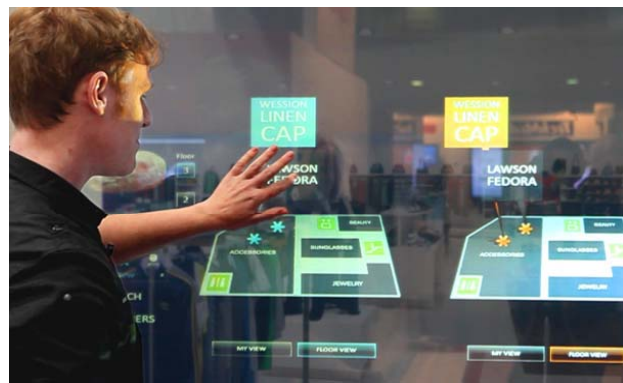


Figure 5.5. Shopfront precedent photos

Indicative active ground level uses

The following land uses are proposed in Darling Square precinct:

- The predominant use has a residential focus with a diversity of dwelling types.
- New commercial and retail ground floor uses with an emphasis for food and beverage and high footfall uses along the Boulevard and around Haymarket Square.
- Commercial development is included within the NW plot.
- A new student precinct west of Darling Drive with ground level uses serving the residents.
- An additional layering of activity could be provided by a rich program of uses and activities for the public spaces.
- Potential for a new community library and IQ Hub within the N Plot providing a community focus within Haymarket Square.

Above ground level

- Along narrower lanes where habitable space is not sustainable, parking and/or residential storage is proposed above retail and community uses.
- Where this occurs an architectural articulated treatment will be provided to maintain a high quality urban design outcome.

KEY	PERCENTAGE (%)
Darling Square	
Proposed Buildings	
Lobby	18%
Retail	32%
Retail / Community	9%
Community	7%
Common	3%
Commercial / Office	8%
Carpark Entry + Services	20%
Childcare services	3%
No active / occupied frontage above ground level use	

UPDATED ILLUSTRATIVE DESIGN

Building edge + public domain interface

A key consideration in design for both the built form and the public domain is the stormwater overland flood path through the site. Hyder Consulting developed the flood modelling to test the scheme and ascertain the forecast flood levels impacting the site – including for forecast future sea level rises as part of the approved Stage 1 Concept Proposal Development Application.

The existing levels channel flood flows to non-occupied areas of the site where there is an opportunity to pond. Additionally, significant stormwater flood infrastructure such as numerous stormwater culverts, a 70m² open culvert and open flood paths through the existing car park has to be considered.

In addition to flood paths the impact of rising flood levels has to be considered within the context of the development and the requirement for asset protection. Initial flood modelling has set a 1:100 year flood RL of +3.1m for the site. Allowing for the City of Sydney's requirements for a 500mm freeboard allowance, the final RL for the ground level within the development has been set at RL+3.6m.

There has been extensive coordination and discussion to address the impact of these level changes to balance aspirations of commercial requirements, public domain activation and asset protection and mobility impaired access. Through careful sculpting of the public domain a number of these level changes are addressed. Gradients and steps in the level changes provide look-out and separation to the benefit of users within the public spaces.

The needs of the future retail and food and beverage operators have also been considered to ensure the ground plane considered their requirements.

To promote activation of the Boulevard edge and to ensure this key southern gateway to the SICEEP remains an attractive and active space an alternative engineered solutions have been proposed to allow retail uses to remain at the ground level behind a defensive bund wall.

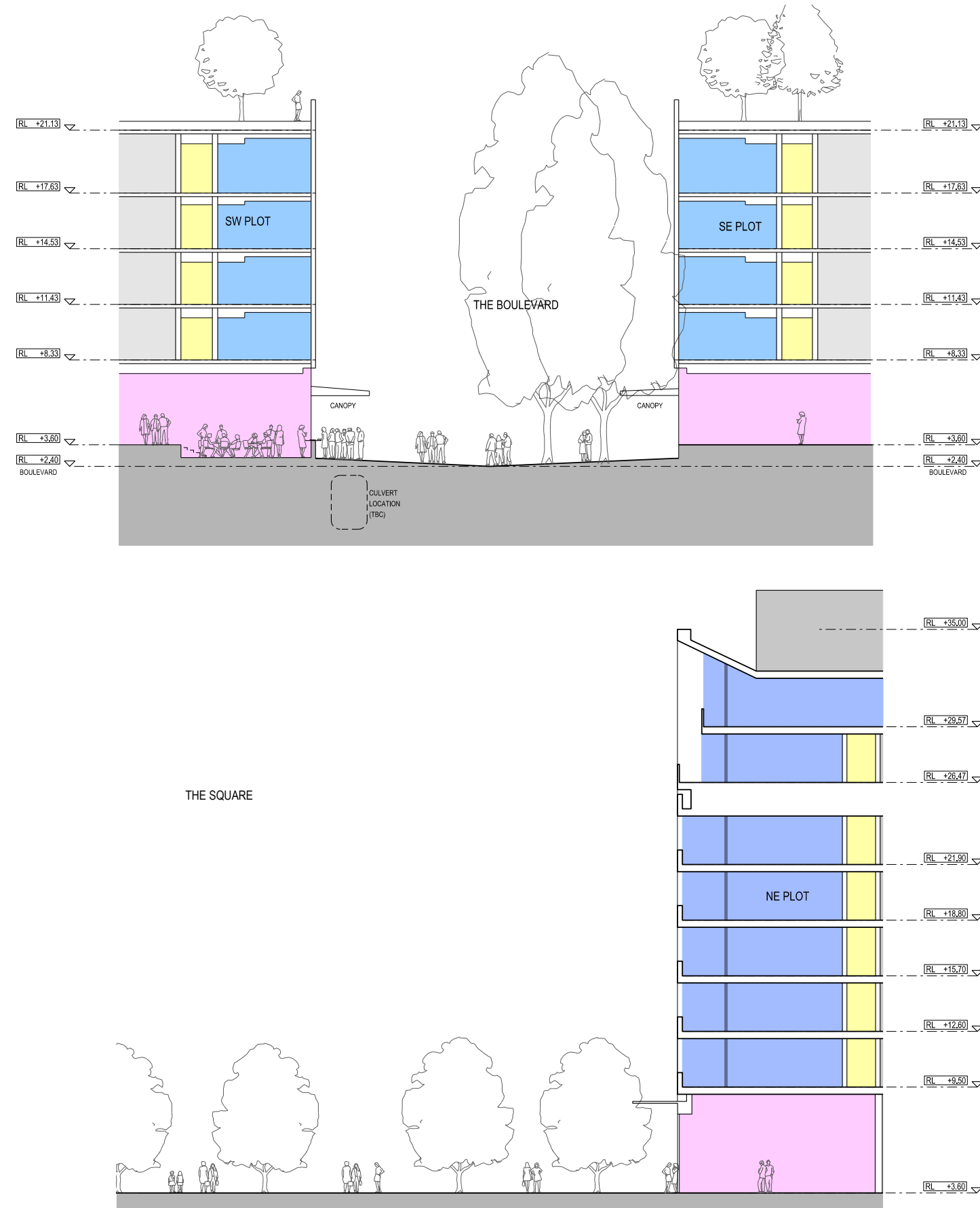


Figure 5.6. Typical sections through retail edge

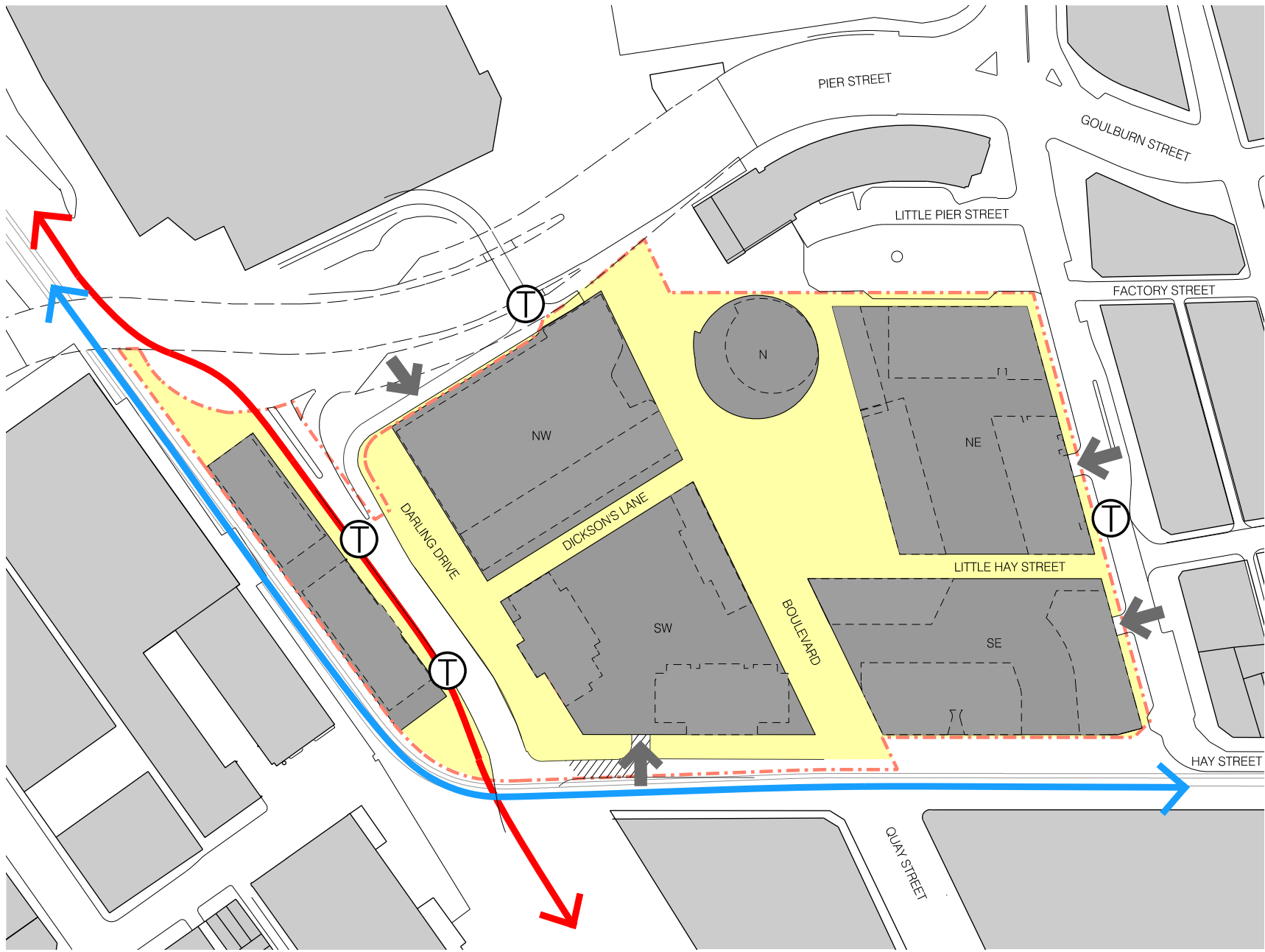


Figure 5.7. Access and traffic strategy diagram

- KEY
- - - Darling Square
 - Proposed development plots
 - Vehicular access points
 - - - Dedicated bicycle lanes
 - - - Light Rail routes
 - Yellow shaded area Pedestrian only access
 - T Taxi / delivery drop-off
 - Shared surface

Access + traffic strategy

Key features of the traffic and access strategy for Darling Square include the following:

- Increased permeability and public access to a part of the local area that has not been useable for a considerable period of time.
- Increasing residential densities and open space near the light rail service.
- Creation of a pedestrian only precinct feeding into a new public space.
- New internal lanes have been created and existing streets extended to provide better internal connections and options for pedestrian ingress and egress.
- New pedestrian and cycle links around the site connect Darling Square to the SICEEP and beyond to Darling Harbour and the Sydney CBD.
- Integration with the Goods Line at Darling Drive/ Hay Street junction to allow for improved pedestrian management to achieve safe connections into the development and onwards into Darling Harbour and the city.
- Darling Drive has reduced the number of lanes and tightened the road corridor to provide a more attractive setting for the student accommodation.
- The site is to provide a dedicated/ shared cycle path along Darling Drive as part of the overall SICEEP Precinct Plan to allow cyclists to travel north without risk of conflicts with heavy pedestrian movements within the SICEEP.
- Pedestrian entries to buildings are predominantly located on primary streets and away from vehicular entry points to minimise potential pedestrian/vehicle conflicts.
- To maintain active street frontages and streetscape design, vehicle access points will be designed so that they are as narrow as possible (width of driveways should aim to be a maximum of 6 metres). Car park and services access is to be shared with lane splitting to occur within the building footprint.
- No basement car parking is proposed due to overland flood risks, the location of substantial infrastructure, contaminated land and significant archaeological in-ground material.

UPDATED ILLUSTRATIVE DESIGN

Illustrative development staging

The adjacent diagram indicates the intended staging of the development. The development will commence on the western edge of the site with Stage 1 of the SW mixed use residential plot , W2 student accommodation block and the public car park component of the NW plot. This is to enable the completion of the Boulevard and Square in line with the completion and opening of the SICEEP redevelopment. Separate Stage 2 detailed development applications for each of these plots are to be submitted following the lodgement of the Stage 1 Concept Proposal Development Application.

Built form staging

Refer adjacent drawing

- 2016 SW plot (stage 1); W2; NW plot (car park)
- 2017 SW plot (stage 2); W1
- 2018 N plot + Square; NE Plot (stage 2)
- 2019 NE plot (stage 1)
- 2020 SE plot (stage 1)
- 2021 SE plot (stage 2)

Public domain staging

Refer adjacent drawing (to be concurrent with the development of individual plots).



Figure 5.8. Illustrative development staging diagram



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

A range of key stakeholders, including the City of Sydney, the Design Review Panel and NSW, have emphasised that the Darling Square 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.

The Square delivers a brand new urban space unique to Darling Square. 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 Darling Square 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.