

DARLING SQUARE, **SYDNEY**

DESIGN REPORT FOR S96 APPLICATION TO MODIFY SSDA2

February 2016

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

architecture + urban design

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SECTION ONE

INTRODUCTION

INTRODUCTION

Introduction SSDA2

This report supports an application made under section 96 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify Development Consent, SSD 13-5878 relating to the concept proposal for Darling Square, the new urban neighbourhood at the southern end of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

Development Consent SSD 13-5878 was granted on 5 December 2013 and approved the following key components and development parameters:

- Indicative staging of demolition and development of future development plots;
- Land uses across the site including residential and non-residential uses;
- Street and laneway layouts and pedestrian routes;
- Open spaces and through-site links;
- Six separate development plots, development plot sizes and separation, building envelopes, building separation, building depths, building alignments, and benchmarks for natural ventilation and solar access provisions;
- A maximum total gross floor area (non-residential and residential GFA);
- Above ground car parking including public car parking;
- Residential car parking rates;
- Design Guidelines to guide future development and the public domain; and
- A remediation strategy.

This section 96 application (the Modification Application) constitutes the second modification to the consent. This Modification Application follows the approval and current assessment of a number of SSDAs and s96s within the SICEEP site, including:

- SSDA1 which secured approval for the core convention, exhibition and entertainment facilities of the SICEEP Project;
- SSDA2, a staged application that established a Concept Proposal for a new mixed use neighbourhood at Darling Harbour known as Darling Square;
- SSDA3, SSDA4, and SSDA5 which related to three detailed proposals for use of the development plots within Darling Square;
- SSDA 6 which secured approval for the construction of the ICC Sydney Hotel;
- SSDA7 which secured approval for the construction and use of a mixed use development on the North-East Plot of Darling Square;

- SSDA8 which secured approval for the fit out, external lighting, subdivision of the ICC hotel;
- SSDA9 which seeks approval for the construction and use of a mixed use development on the South-East plot of Darling Square;
- SSDA10 which seeks approval for the construction and use of a mixed use development on the North Plot and public domain works to the new square within Darling Square;
- SSDA11 which seeks approval for an interactive display;
- SSDA12 which secured approval for construction of a student accommodation building on the western plot of Darling Square.



Figure 1.1 - Artist's impression of public spaces within Darling Square

Overview of Proposed Modifications

This Modification Application seeks approval for the following amendments:

- increase in the total maximum non-residential and residential Gross Floor Area;
- adjustments and increase to the maximum height of the north plot parameter plan/building envelope;
- minor administrative correction to the alignment of Little Hay Street; and
- consequential amendments to the Design Guidelines.

These modifications are driven principally by responding to the realities of moving from concept to the design and delivery of individual stages (which is a fluid process that involves a number of facets and considerations).

Site Description

The SICEEP Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the Light Rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south (refer to Figure 1.2).

The Darling Square Site (refer to Figure 1.2 and Figure 1.3) is the subject of this modification application and is:

- located in the south of the SICEEP Site, within the northern portion of the suburb of Haymarket;
- bounded by the Powerhouse Museum to the west, the Pier Street overpass and Little Pier Street to the north, Harbour Street to the east, and Hay Street to the south; and
- irregular in shape and occupies an area of approximately 37,700m².

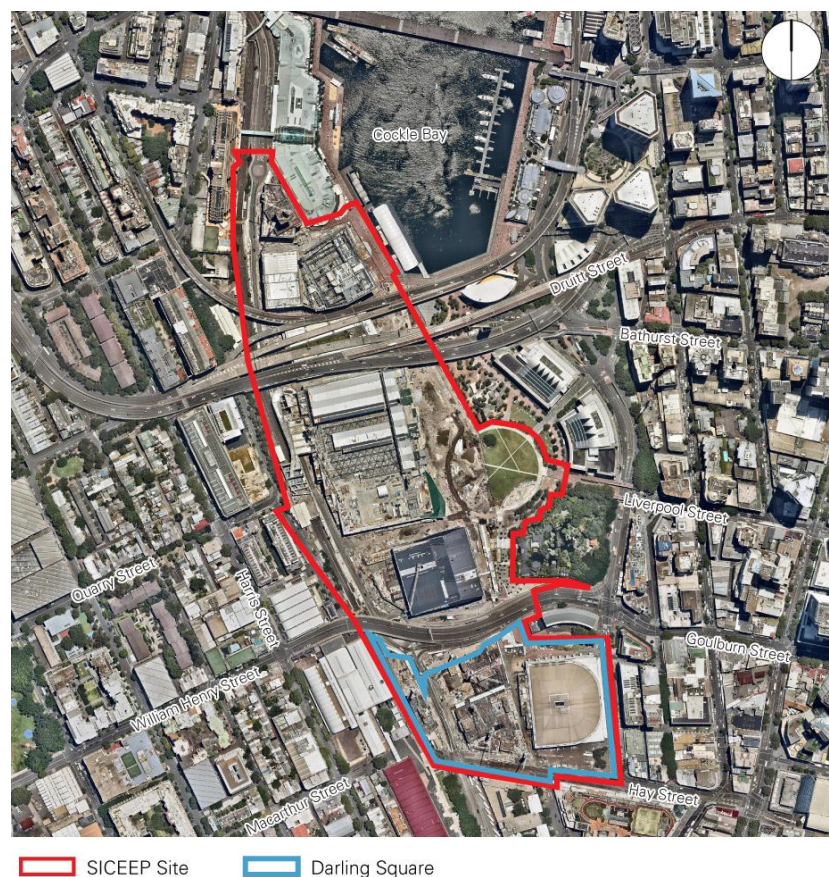


Figure 1.2 – Aerial Photograph of the SICEEP Site

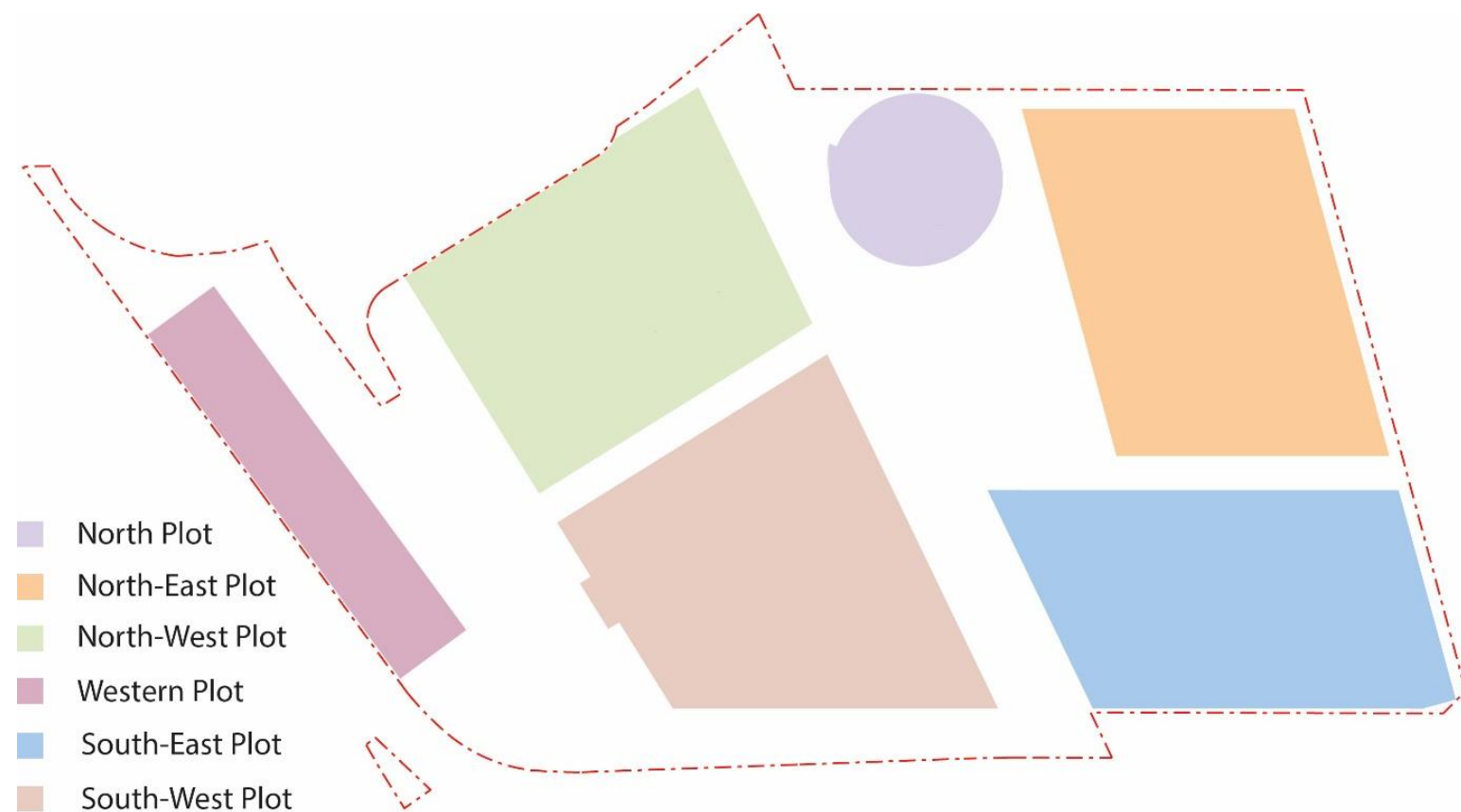


Figure 1.3 – Concept Proposal Development Plots

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SECTION TWO
COMPARISON TO
APPROVED
CONCEPT REPORT

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COMPARISON TO APPROVED CONCEPT REPORT

Preamble

North Plot

- Since the initial SSDA2 Submission there has been a shift in the program for the North Plot from a mixed use residential building to one focused around community uses and the provision of a market space that activates the public domain.
- As a result of the evolution of the North Plot brief, this submission proposes to amend the Parameter Plans and refine the Design Guidelines to support this new building.
- The North Plot was originally envisaged as part of the built form and massing language of the larger precinct.
- The change in program from mixed use residential to a community focused building changes the language in which the North Plot should be addressed.
- From an urban design perspective, this creates an opportunity for the building to become a vibrant community based focal point to the precinct that engages with the variety of activities that surround it.

GFA Increase

- The process of design development for all plots has resulted in the ability to deliver a slight increase in GFA within the constraints of the approved Parameter Plans within SSDA2, aside from the North Plot (as above).
- By complying with the Parameter Plans, with the exception of the North Plot, the amenity of the proposed development is maintained without further impacting adjacent developments.
- The revised GFA remains consistent with the key objectives and controls in accordance with the original Concept Proposal Design Guidelines, as approved in SSDA2, with the exception of the North Plot. As set out above, the Design Guidelines for the North Plot have been refined.



Figure 2.1 - Artists Impression of the Re-imagined North Plot Illustrative Scheme

COMPARISON TO APPROVED CONCEPT REPORT



Figure 2.2 - Artists Impression of the Re-imagined North Plot Illustrative Scheme

A Re-imagination of the North Plot

The brief for the North Plot has evolved to deliver a new market space, community library, child care facilities and top level food and beverage retail that provides a greater focus on a community and lifestyle offering.

In response to this new brief and aspirations, the context and setting of this plot has been re-imagined.

Originally, the intent was to treat the North Plot as another building within the precinct, contributing to the street wall that expressed the missing city grain across the site as proposed in SSDA2.

The amended Concept Proposal now proposes the North Plot as an independent, free-standing building set within the context of a larger, open space that extends from Cockle Bay through to Darling Square.

This public space is defined by the built form of the NW, SW, SE and NE plots that strongly hold the perimeter street line and public spaces. As a free-standing element within this space, the North Plot's character reference is the central parkland areas – most notably Tumbalong Square.

As a free-standing building, the North Plot is enjoyed in the round and it is proposed that a circular form most appropriately addresses the setting as well as avoiding hierarchical relationships to adjacent buildings - most notably the Pumphouse building.

A round form also reduces the perceived visual mass of the North Plot and opens up views past the building, improving connectivity with the Pumphouse Building and Factory Lane. It also has the potential to improve the amenity to the NE Square edge apartments adjacent to the North Plot, and lends itself to a softer public approach and pedestrian level permeability.

To ensure design excellence, Lend Lease is seeking submissions from internationally acclaimed architects for innovative outcomes for the North Plot in line with the new Parameter Plans and Guidelines for the North Plot.

Given its new community/lifestyle focus and prospect for design excellence, the building is re-imagined to have a greater visual presence within the new square. The siting of the building has been re-considered along key view lines from existing and proposed streets as a beacon to draw visitors in.

As a result, the changes to the Parameter Plans seek to project the building beyond the street line predominantly at upper storey levels.

This addresses the design principles and objectives encouraged by the Design Review Panel in promoting legibility and sight/desire lines to orientate and encourage visitors to enter Darling Square.

The future development will ensure minimum clearance widths around the ground plane (refer drawing Parameter Plan 02 – Minimum Envelope Plot Separation) are respected. Updates to the Parameter Plans and Design Guidelines are discussed in further detail in Section 3.

The re-imagined North Plot proposal will enhance the urban design and public realm offer, provide a legacy and local landmark and add to the resident and visitor experience of Darling Square and the wider Precinct.

New Opportunities for the North Plot

- Become legible throughout the site's axis
- Encourage public approach through multiple addresses and permeability
- Open the Square through to the Pumphouse and become a node within a larger open space
- Contribute to the greater context narrative of points of interest along the Boulevard.



Figure 2.3 - Artists Impression of the Re-imagined North Plot Illustrative Scheme

COMPARISON TO APPROVED CONCEPT REPORT

North Plot Parameter Plans

The increase in uses proposed for the North Plot requires an increase of the overall Parameter Plan envelope. The updated parameter footprint is similar in area, differing by approximately +10%, to the original. However, the re-imagined extents generate the potential for a far more efficient floor plate that is still significantly smaller than its surrounding plots.

By marginally increasing the Parameter Plan envelope the North Plot becomes the perfect site to position a series of engaging community based activities which would have otherwise been inefficient to incorporate into a single and vibrant location.

The footprint supports a commitment to design excellence and architectural diversity held throughout the precinct. By allowing the eventual design more room to move within its parameter we remove the pressure for the envelope to be filled as a block, inviting the potential for a more expressive and eye catching proposal through a reduction of form within the envelope.

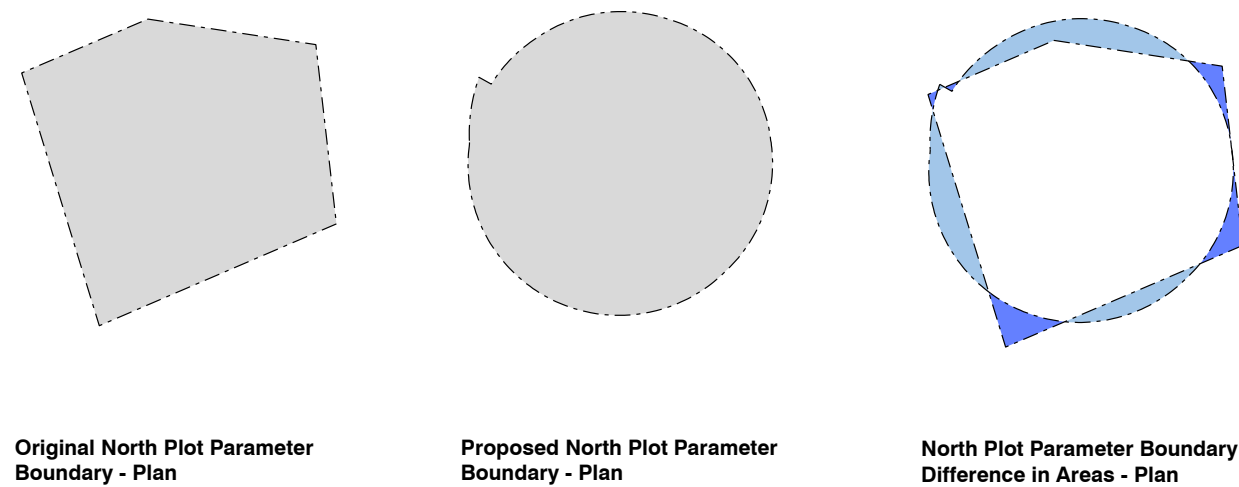
Further to the increase in GFA, approval is sought for a proportionally additional height to be added. Currently sitting outside the maximum vertical envelope, depicted in the original Parameter Plans (Parameter Plan 05: Drawing no MCD AR D205 - Maximum Vertical Building Envelope), this additional floor has the opportunity to be an open semi-public terrace that generates greater activation of the roof space, creates a visual link between users and activities in the square and provides new vantage points over the new public expanse.

While the proportional increase in mass will potentially increase overshadowing, the circular form limits the extents. The more compact footprint will enable more views of the horizon and allow for additional sunlight penetrations in other areas. The height also mitigates scale from Pumphouse to square edge and screens Darling Square from Pier Street disruption.

Key existing Design Guidelines are still relevant and have been updated to reflect the increased GFA capacity. Updated Guidelines have also been incorporated to ensure that the special nature of the North Plot is developed as a unique opportunity for the precinct.



Figure 2.4 - North Plot within the Precinct



Original North Plot Parameter Boundary - Plan

Proposed North Plot Parameter Boundary - Plan

North Plot Parameter Boundary Difference in Areas - Plan

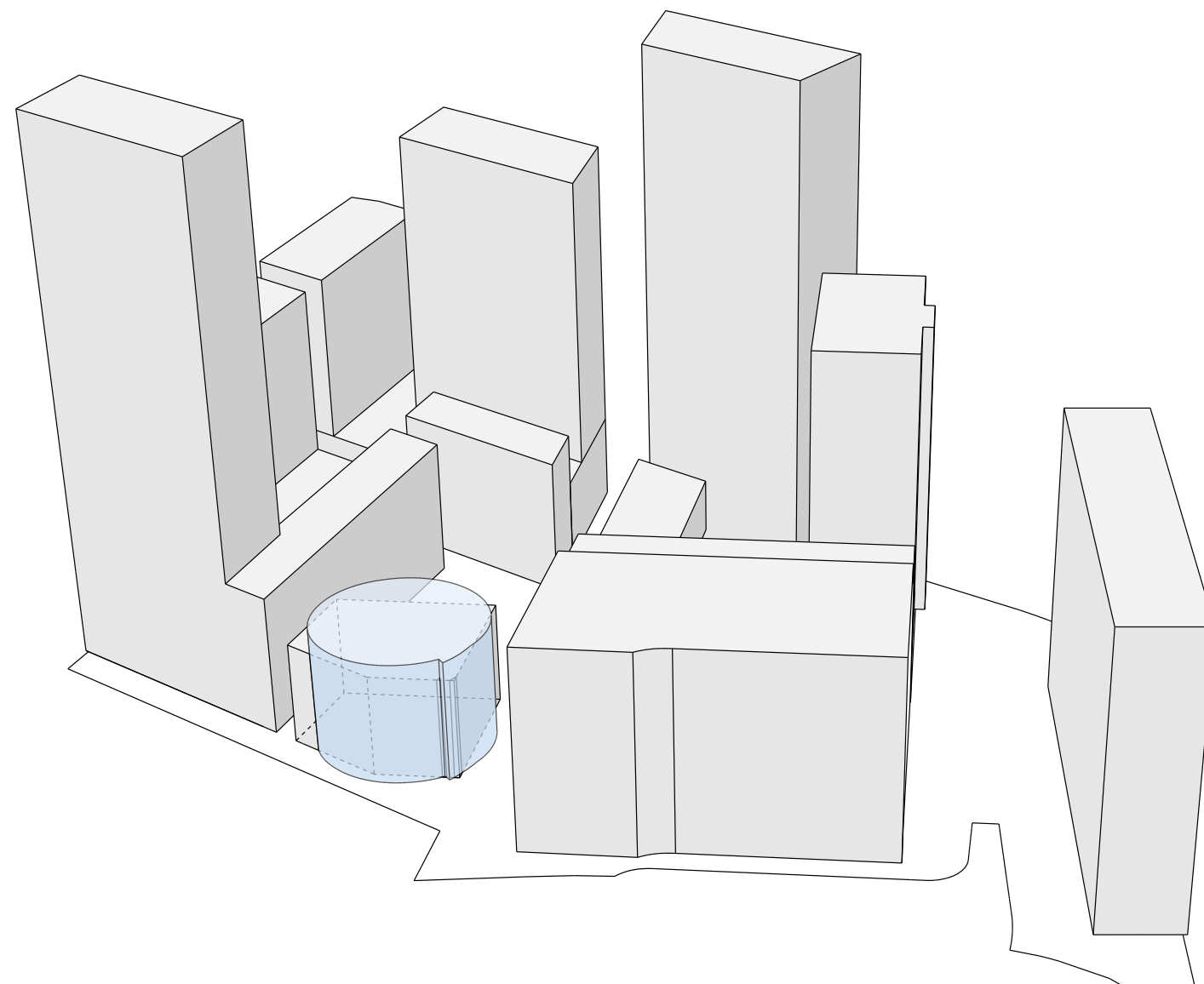


Figure 2.5 - Updated Parameter Plan Envelope Overlaid

COMPARISON TO APPROVED CONCEPT REPORT

Illustrative Concept Proposal Area

Site area		37 700 m²
GFA	Residential Buildings	147 691 m²
	Non-Residential	52 120 m²
Total		199 811 m²
Floor space ratio (FSR)		5.3:1

Residential Dwelling Mix

Type	Number	Mix (%)
Studio	153	11
1 bed	563	42
2 bed	62	45
3 bed	26	2
Total	1363	100

Student Accommodation Mix

Building	Beds
W1 + W2	1066

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

Updated Illustrative Concept Proposal Area

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

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

Student Accommodation Mix

Building	Beds
W1	668
W2	635
Total	1303

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

Precinct Additional GFA

The process of design development across all plots has resulted in the ability to deliver a slight increase in GFA within the constraints of the approved Parameter Plans of SSDA2. Because of this increase through design efficiency, this S96 application seeks approval for a 11,124Sq. m (+5%) increase in total GFA spread over the entire precinct.

The Floor Space Ratio (FSR) increase from 5.3:1 in the original Concept Proposal to 5.6:1 as currently shown, is still well below the 8:1 FSR Central (base FSR) for development in surrounding zones (Sydney Local Environmental plan 2012). It is also well below adjacent areas and recent developments within the City of Sydney. The increase in residential GFA has allowed for a greater mix of residential typologies to be accommodated. It has also generated an increase in the non residential GFA, adding to the diversity of uses expected from a truly mixed use precinct.

This increase is captured entirely within the approved Parameter Plans and is consistent with the Design Guideline’s key objectives and controls in accordance with the original Concept Proposal Design Guidelines as approved in SSDA2. The compliance of the Parameter Plans (with the exception of the North Plot) and SEPP65 has ensured that the amenity of the proposed additional dwellings is maintained without further impacting adjacent developments.

Residential Floor Space Ratio

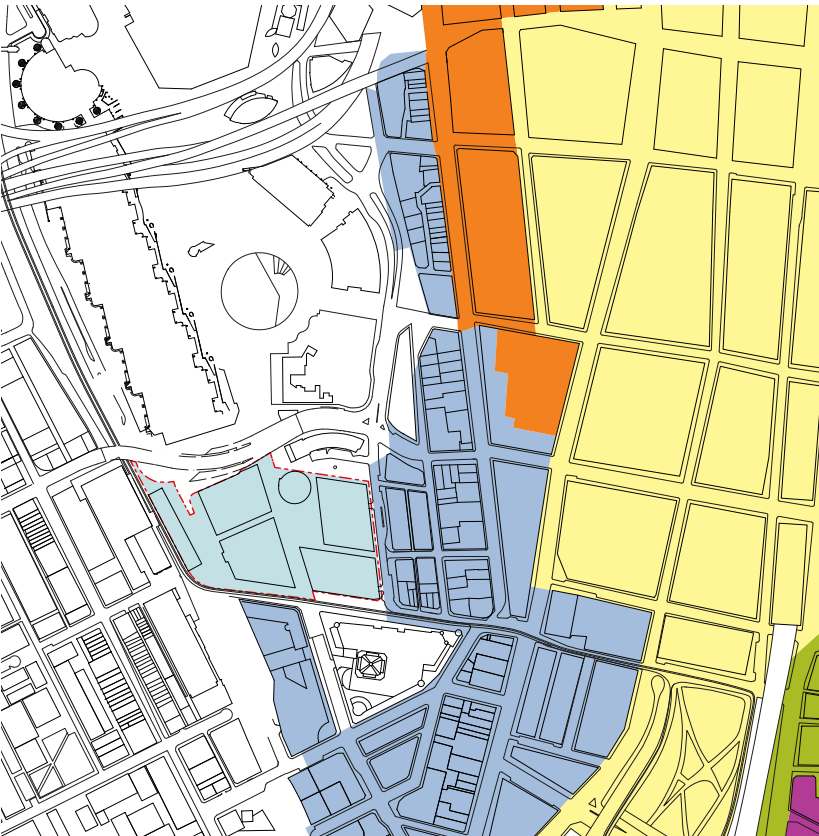


Figure 2.6 - Surrounding FSR Overlays (Source: Sydney LEP 2012)

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SECTION THREE

UPDATED

PARAMETER

PLANS AND

DESIGN

GUIDELINES

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UPDATED PARAMETER PLANS AND DESIGN GUIDELINES

This section provides:

- Updated Proposed Site Plan and Updated Parameter Plans (as amended for the North Plot) for the Concept Proposal which prescribe maximum height, envelopes, land uses etc.; and
- Updated Design Guidelines which in conjunction with the Updated Parameter Plans will guide the future development of Darling Square. These Design Guidelines are intended to replace the Urban Design and Public Realm Guidelines prepared by INSW.

Updated Parameter Plans

Updated Parameter Plans have been prepared for approval as part of this S96 application to modify the Stage 1 DA. These changes principally relate to the changes to the North Plot Parameter Plans and reflect its circular shape and increase in height by 5m. These drawings have been listed below with an explanation as to what is being sought.

Site Plan: Drawing no MCD AR D107 Proposed Site Plan

Parameter Plan 01: Drawing no MCD AR D201 Maximum envelope plot size

Sets the maximum size for development plots.

Parameter Plan 02: Drawing no MCD AR D202 Minimum envelope plot separation

Confirms the minimum separation between plots for lanes, streets and boulevards and where building faces are fixed to align with the existing building lines or the public boulevard.

Parameter Plan 03: Drawing no MCD AR D203 Maximum horizontal building envelope

Confirms the maximum building footprint sought to maintain development flexibility during future phases. The minimum building separations must be observed – refer below.

Parameter Plan 04: Drawing no MCD AR D205 Minimum building envelope separation

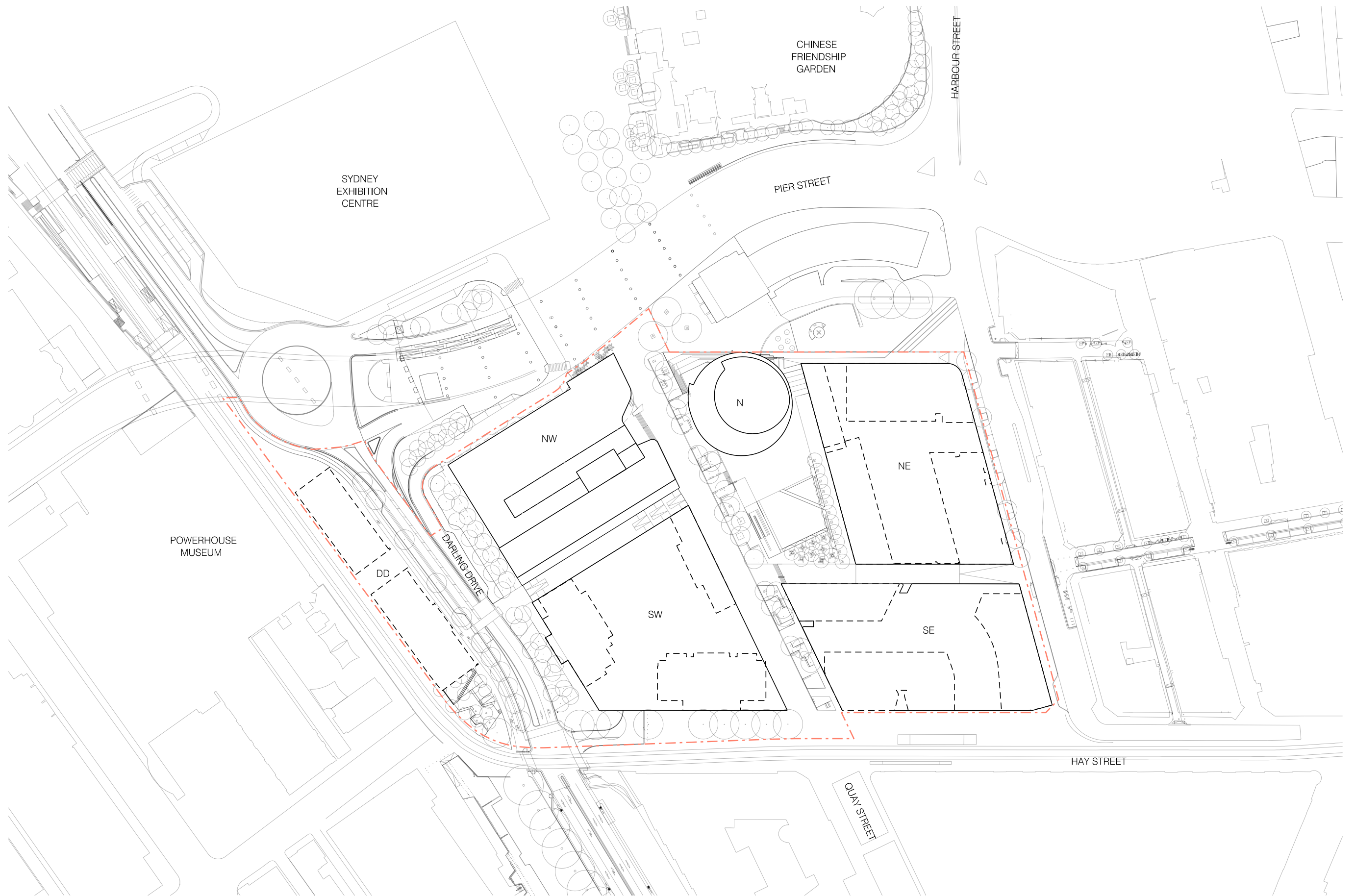
Confirms the minimum separation between built form (typically above the podium) to maintain access to natural light and outlook and maintain visual privacy.

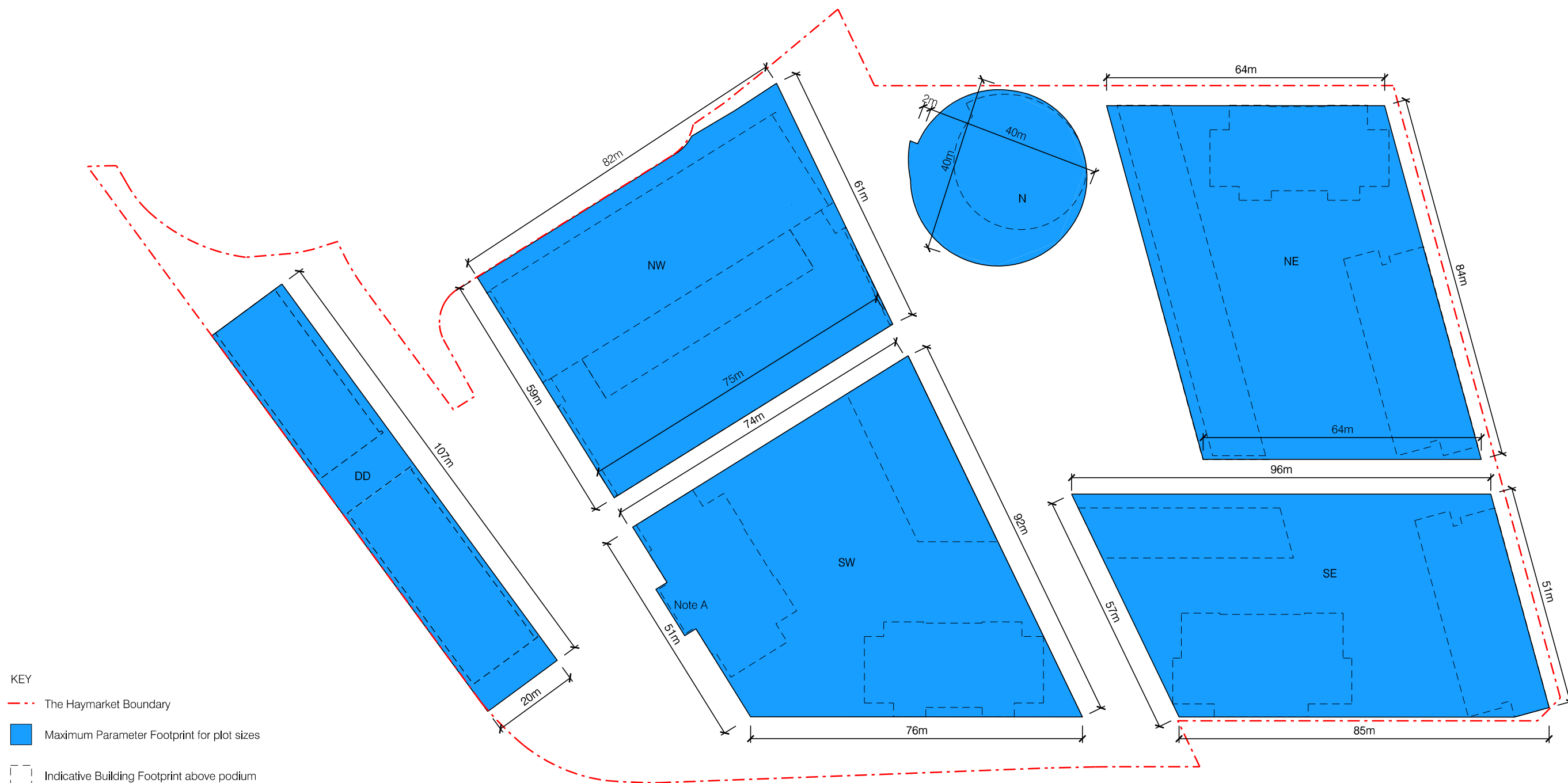
Parameter Plan 05: Drawing no MCD AR D204 Maximum vertical building envelope

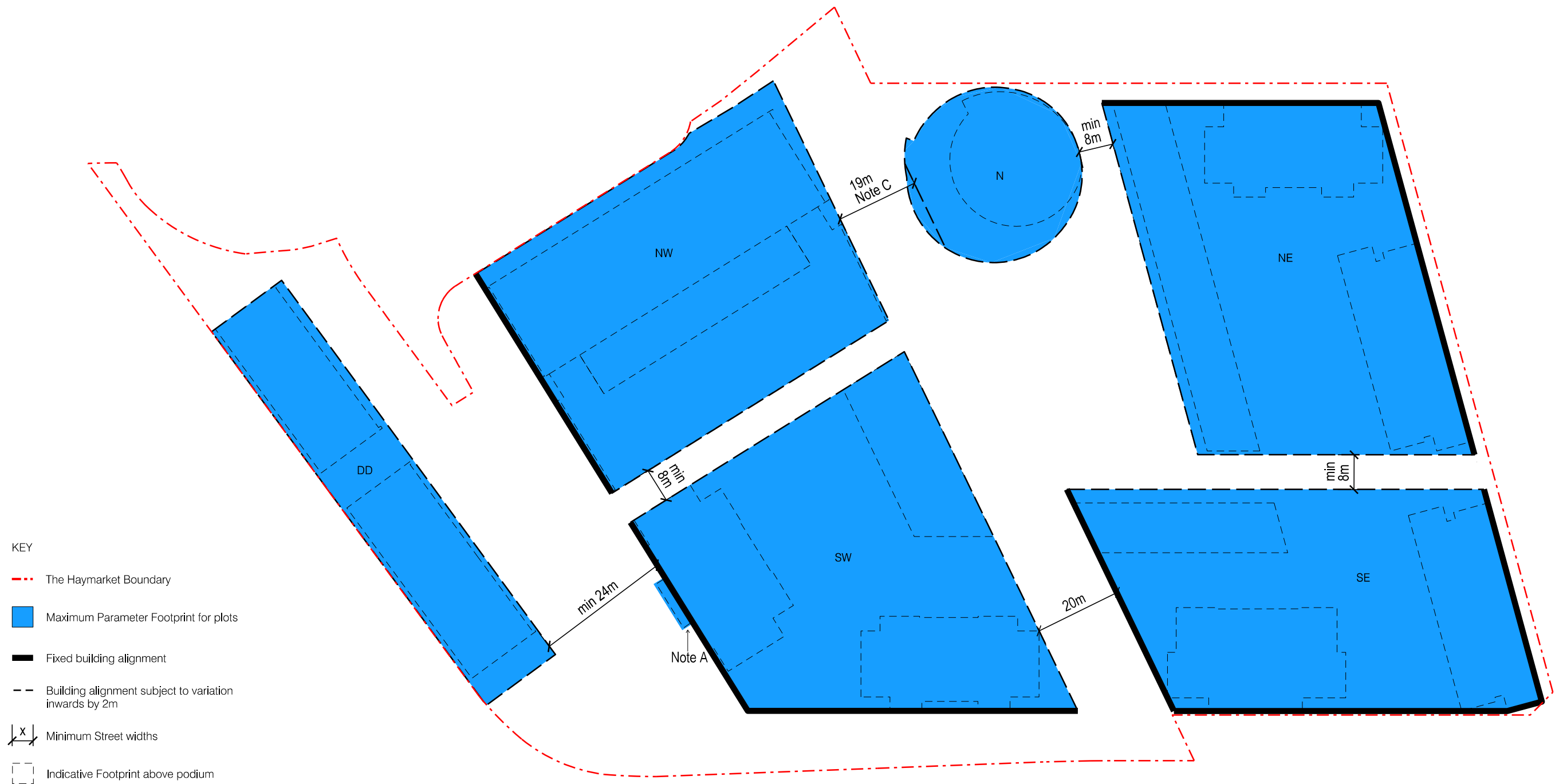
Confirms the maximum building height sought allowing for changes in floor to floor heights, lift overruns and plant and other built form. It excludes antennae, lightning protection, communication devices, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Parameter Plan 06: Drawing no MCD AR D206 Development plot uses

Confirms the proposed uses within the development plots.







KEY

- - - The Haymarket Boundary
- Maximum Parameter Footprint for plots
- Fixed building alignment
- Building alignment subject to variation inwards by 2m
- X Minimum Street widths
- Indicative Footprint above podium

SW Plot reference

NOTES

- A Projecting bay above podium starting at RL +20m
- B A 500mm articulation zone is presumed around all building perimeters to allow for architectural detailing and expression (non-habitable space).
- C 19m Plot Separation at ground/ lower level as noted in report reducing to 16m at upper storeys



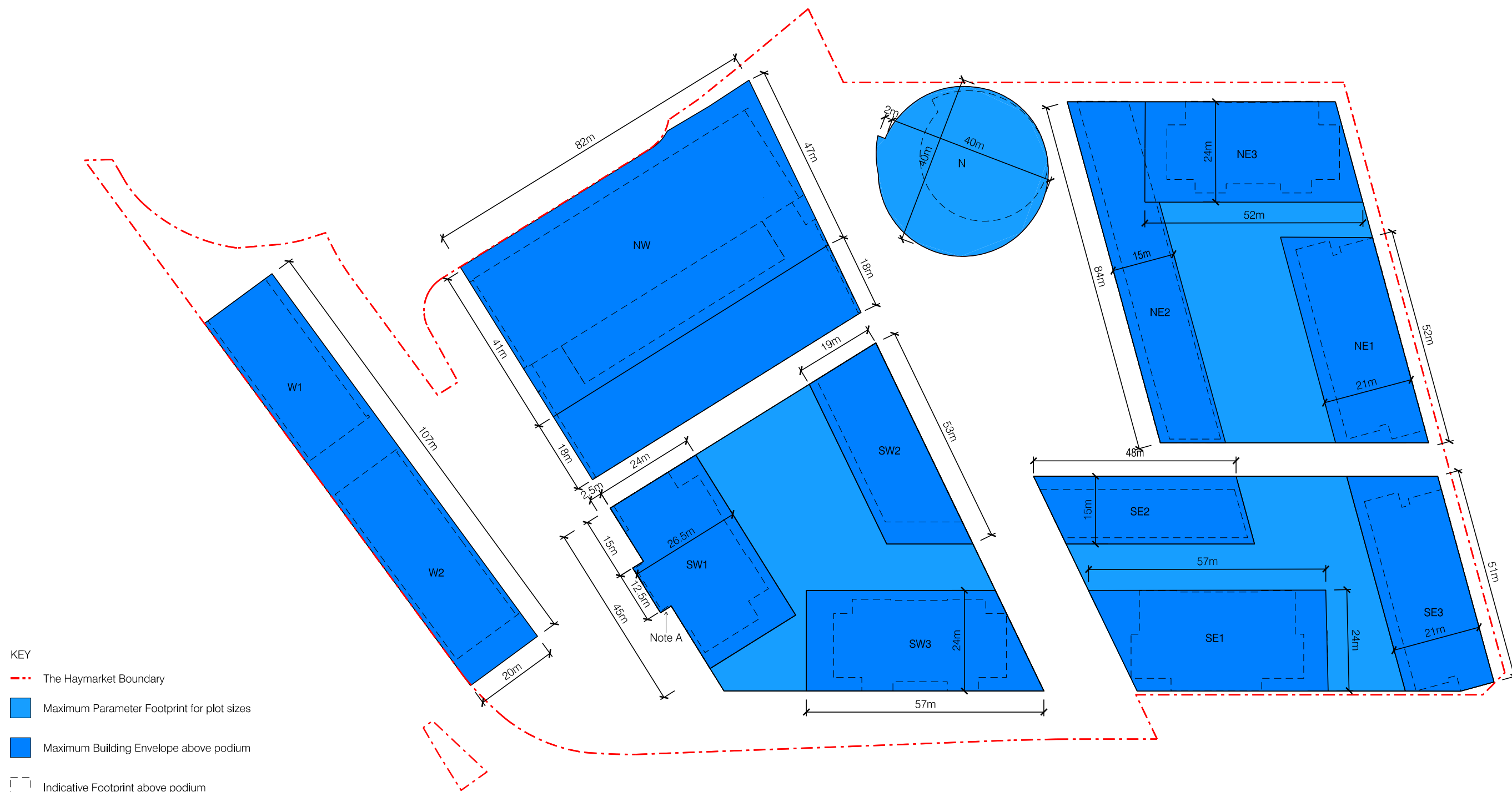
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REV P5
7/03/2016

DENTON
CORKER
MARSHALL

THE HAYMARKET
LEND LEASE DEVELOPMENT

DEVELOPMENT APPLICATION
PARAMETER PLAN 02
MINIMUM ENVELOPE PLOT SEPARATION



KEY

- - - The Haymarket Boundary
- Maximum Parameter Footprint for plot sizes
- Maximum Building Envelope above podium
- Indicative Footprint above podium

SW1 Building reference (above podium)

NOTES

- A Projecting bay above podium starting at RL +20m
- B A 500mm articulation zone is presumed around all building perimeters to allow for architectural detailing and expression (non-habitable space).



7428A MCD AR D203

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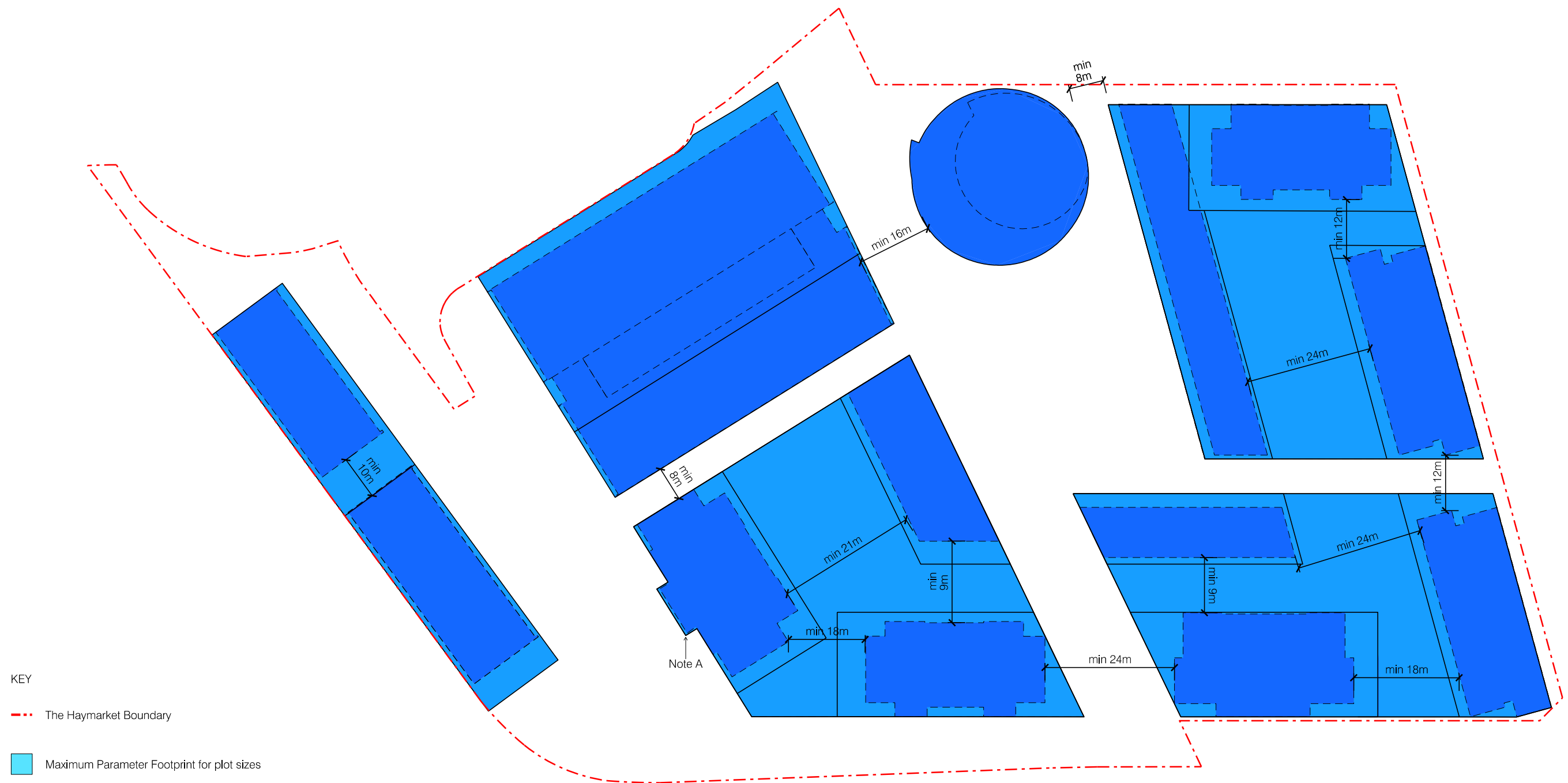
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THE HAYMARKET
LEND LEASE DEVELOPMENT

DEVELOPMENT APPLICATION
PARAMETER PLAN 03
MAXIMUM HORIZONTAL BUILDING ENVELOPE



KEY

--- The Haymarket Boundary

Maximum Parameter Footprint for plot sizes

Indicative Footprint above podium

Minimum Building Separation

SW Plot reference

NOTES

A Projecting bay above podium starting at RL +20m



7428A MCD AR D204

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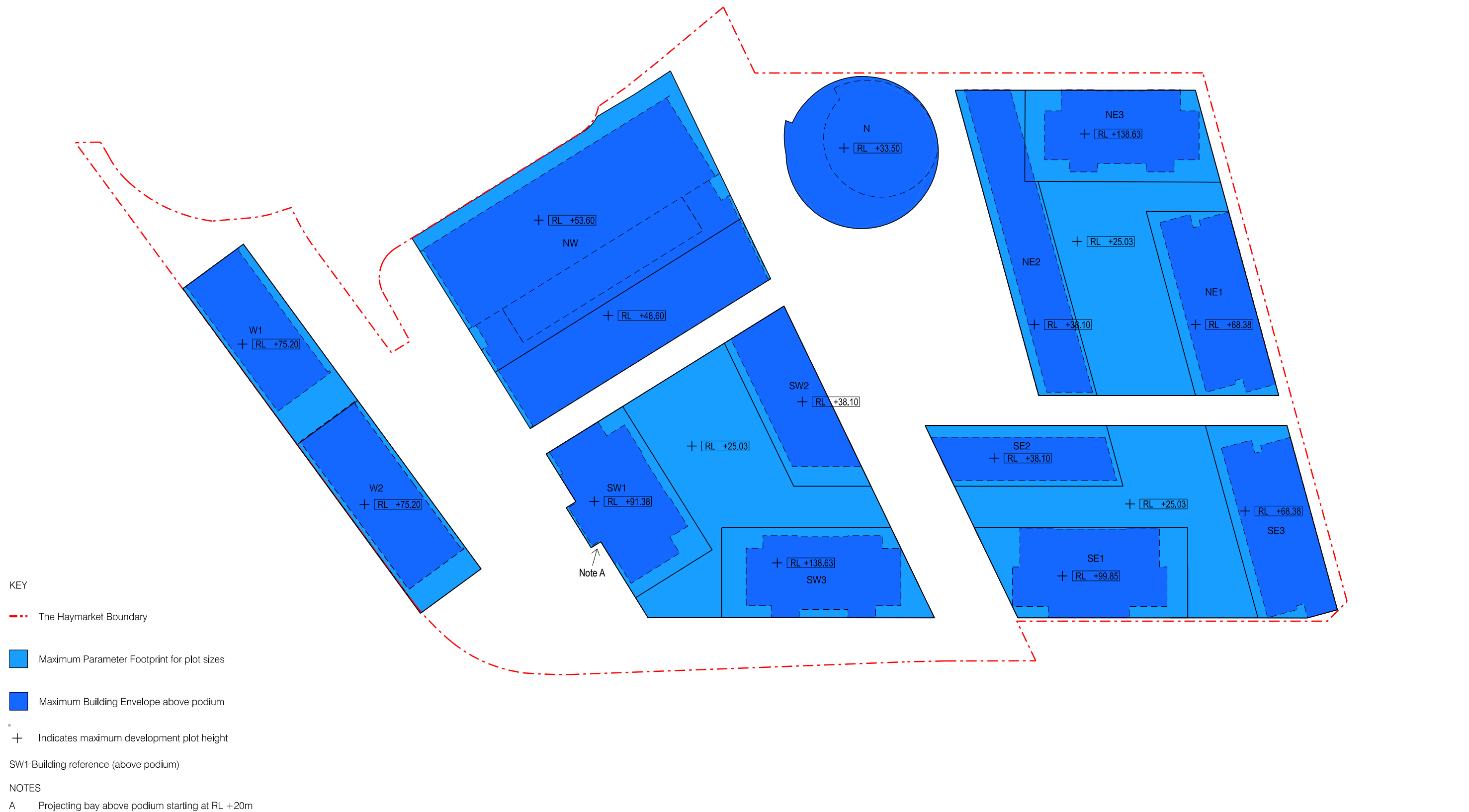
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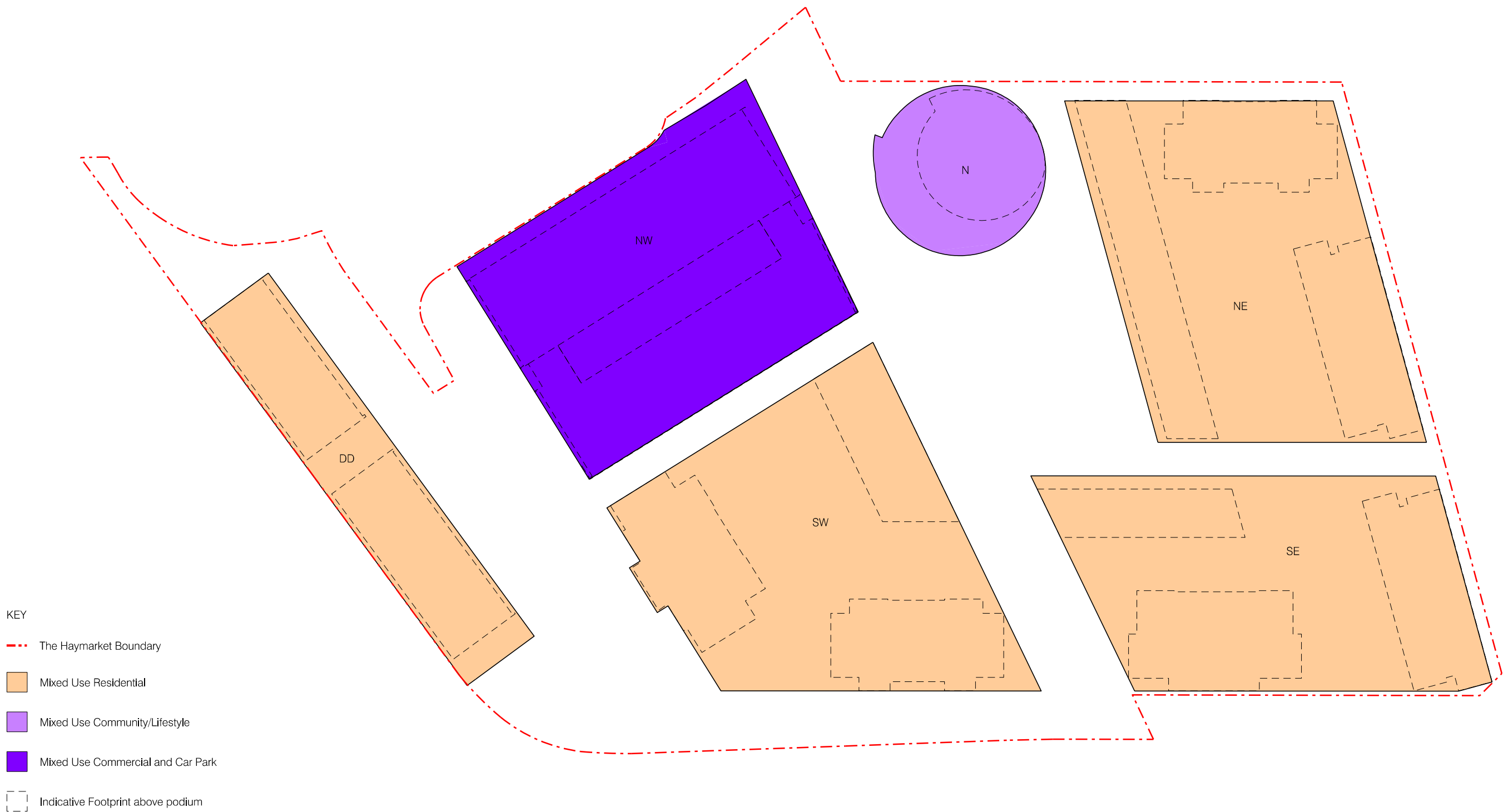


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THE HAYMARKET
LEND LEASE DEVELOPMENT

DEVELOPMENT APPLICATION
PARAMETER PLAN 04
MINIMUM BUILDING ENVELOPE SEPARATION





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PARAMETER PLANS AND DESIGN GUIDELINES

Design Excellence

Denton Corker Marshall and Lend Lease have a long history of working together on significant projects both in Australia and the UK. Most recently Denton Corker Marshall and Lend Lease collaborated on the Athlete's Village in London. DCM are engaged on a number of new projects in Melbourne. Completed projects in Sydney include Jackson's Landing, an exemplary, high quality residential development.

This successful collaborative approach has formed the basis of this new partnership on Darling Square, part of the overall SICEEP redevelopment project. For SSDA2, a Concept Proposal and Design Guidelines were prepared to inform subsequent building design development within the staged delivery of this new address.

Denton Corker Marshall prepared a set of Design Guidelines as part of the original SSDA2 to ensure future development would be a high quality and integrated urban design outcome. The updated Design Guidelines objectives and controls for the North Plot as part of this S96 modification application further supports this intent. The Design Guidelines have also been updated to reflect the increase in GFA and the evolution of the design of the public domain, ensuring exemplar design excellence within Darling Square.

These controls set minimum standards to ensure a cohesive urban design and a successful outcome for Sydney, the local community and subsequent occupants.

Design Guidelines Objectives + Controls

SSDA2 established a clear set of Design Guidelines to guide the future development of Darling Square precinct. These Guidelines have ensured a distinct and legible framework within which the project has been delivered to date.

This section of the Design Report reaffirms and updates the existing Design Guidelines developed to guide future development including built form, ground plane response and materiality. It includes updated Design Guidelines relevant to ensuring design excellence is carried through to the updated North Plot. For each of these Design Guidelines, Objectives have been articulated and a set of performance-based Controls have been prepared. The Objectives within this document describe what the relevant Control is seeking to achieve. The intention of the Design Guidelines is to guide the future development and to provide flexibility for the design of the individual buildings and spaces within the certainty of a clearly structured framework.

The Design Guidelines are intended to be used as a tool to achieve design excellence and a built form that is appropriate within the context of the existing Darling Harbour, Haymarket and CBD precincts that surround the site as well as the human scale. To this end, future development applications should aim to demonstrate consistency with these Objectives and Controls. Where a future design varies from an applicable Control, such variation will need to be adequately explained and justified in the development application documentation.

It is not intended that these Objectives or Controls become a set of prescriptive design requirements. This has specifically been avoided to allow for design innovation, creativity and alternative design solutions to be achieved on each of the development plots in the context of an ever-evolving city, climate and society.

The Design Guidelines cover a range of urban design elements that are considered to be appropriate to facilitate the overall success of the mixed use development of the precinct and its integration with the surrounding areas.

UPDATED DESIGN GUIDELINES

Urban blocks

Objectives

- Continue urban fabric and grain, reflective of the city character.
- Promote permeability and connectivity into and across the site.
- Consider significant existing in-ground infrastructure, archaeology and flood risks when locating urban blocks.
- Create a symbiotic relationship between the activities of this precinct and those adjacent to it.

Controls

- Adopt existing street grid of small urban blocks.
- Align urban blocks with built edge of existing streets.
- Maximum development plot sizes defined within parameter plans.
- Urban blocks to be set back a minimum of 3 metres from Harbour Street to maintain view lines to Market City heritage façade.
- North block to be low scale to respect the context of the Pumphouse building.

For re-imagined North Plot Guidelines refer to Section 4.



Figure 3.1 - Figure-ground plan with proposed Illustrative Design



Figure 3.2 - Existing urban block photos

UPDATED DESIGN GUIDELINES

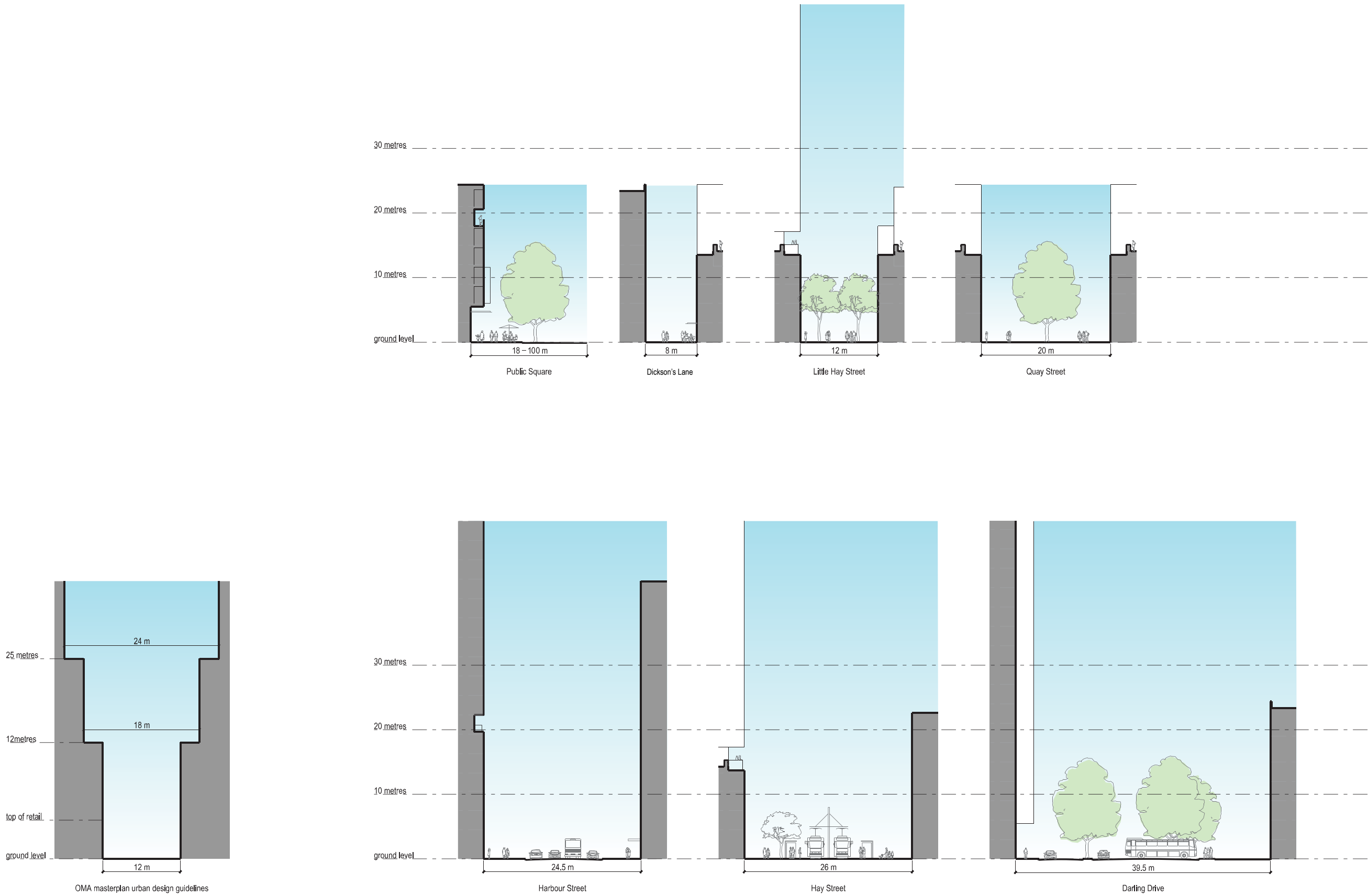


Figure 3.3 - Illustrative street widths around site perimeter

UPDATED DESIGN GUIDELINES

Streets + lanes

Objectives

- Provide a clear street hierarchy.
- Provide fine grain east-west connections.
- Ensure uses along streets support character and provide activation and animation.
- The facilities and public spaces within the precinct should support many planned and spontaneous activities.
- Extend elements of the existing street character directly into the site.
- Allow pedestrians to permeate through the site.
- Facilitate safe pedestrian movements over road and rail corridors.
- Provide spaces that are accessible and inviting.
- Include convenient and direct mobility impaired access to all parts of the ground level uses and public domain.
- Avoid dedicated cycle lanes within the pedestrian precinct to avoid cycle/ pedestrian conflict.
- Hay Street to be a key pedestrian connection from the Goods Line, Macarthur Street and the built form on the Darling Drive plot to the Boulevard.
- Support use of bicycles around the site.

Controls

- Minimum street widths are to comply with the parameter plans.
Minimum/ maximum street lane widths are to be as follows:

1. Lanes	6/ 8metres
2. Streets	12/ 16metres
3. Boulevard	20/ 24 metres
4. Square	60/ 80 metres
- Development, including level changes in public domain, must not encroach upon Boulevard.
- New lanes and streets are to be open to sky along their entire length excluding canopies and tenant awnings.
- Ensure direct access and line of sight into Factory Lane and Little Hay Street.
- Reduce number of lanes in Darling Drive to two and car park slip lane and tighten road corridor.
- Provide pedestrian crossings at Hay Street/ Darling Drive junction.

- Public realm and street edge activation zones to allow clear paths for pedestrian access.
- Extend Little Hay Street (pedestrian only) into site and maintain similar street width to that of the existing section.
- Shared surface to be considered along Hay Street and Factory Lane for visitor drop-off/ pick-up and car park access.
- Dedicated commuter cycle lanes to be provided along Darling Drive.
- Level thresholds into retail and entrance lobbies are to be provided.

For re-imagined North Plot Guidelines refer to Section 4..



Lanes - Hardware Lane, Melbourne



Lanes - Dixon Street, Sydney



Street - Pitt Street, Sydney



Boulevard - Martin Place, Sydney

Figure 3.4 - Streets + lanes precedent

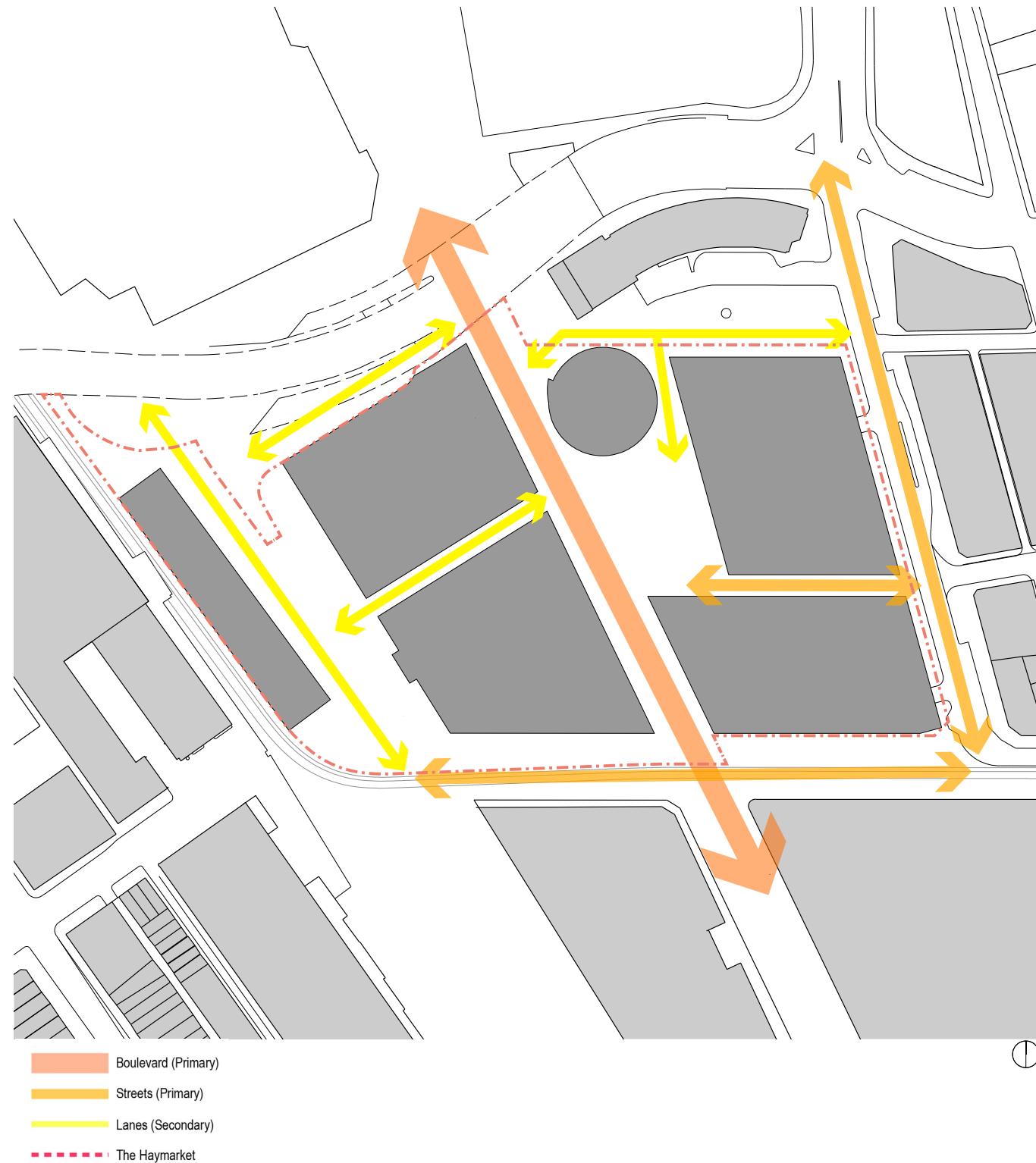


Figure 3.5 - Streets + lanes overlay on figure-ground

UPDATED DESIGN GUIDELINES

Edges + activation

Objectives

- Accommodate varied uses within the precinct including retail outlets, workplaces, casual dining (both temporary and permanent), IQ hub, lobby entrances, casual meeting space for visitors, residents and staff.
- Maintain lower building heights adjacent to the Square to maintain human scale, open up space and avoid overshadowing.
- Provide a ‘street wall’ that relates to the human scale and is in keeping with the context.
- Provide a strong sense of arrival for apartment buildings.
- Street frontages are to be activated with retail, commercial or residential uses where possible.
- Create a core of retail uses that promote active engagement around the public square.
- Provide a continuous edge or recessed zone for weather protection and to mitigate residual micro-climate issues, including wind effects from tower forms above.
- Use canopies and/ or recessed facades and colonnades to create a consistent datum that provides visual continuity down the streets.
- Introduce a physical separation (re-entrant) to visually distinguish between taller built form and urban blocks along Harbour and Hay Streets.
- Avoid creating back of house elevations – ensure the development respects and engages with all local streets and connections.

Controls

- Street wall heights (above ground level) are to be as follows:
 1. Street edges 16.5m – 23m
 2. Boulevard + Square edge 25m – 30m
 3. N Plot Refer Section 4
 4. Other > 30m
- Introduce a physical separation (re-entrant) between the lower and upper levels of the building to distinguish between ‘street wall’ and tower built form. Do not provide if the built form does not sit upon an urban block.
- Podium level car parking should be partially ‘sleeved’ or concealed by podium level apartments or secondary activation uses where possible. Where this is not possible then the podium car parking facades will be ‘activated’ by high quality screens.

- Provide a range of uses appropriate to each street and lane which generate different footfall patterns.
- Distribute residential lobbies around the site.
- Retail floor to floor heights are to be a minimum of 4.5m.
- Commercial and retail buildings are to incorporate elements of visual transparency to reveal active uses.
- Provide minimum canopy zone of 2.5m throughout where there is no recessed ground plane. Allow a maximum 4.0m tenant awning zone to all primary streets and retail.

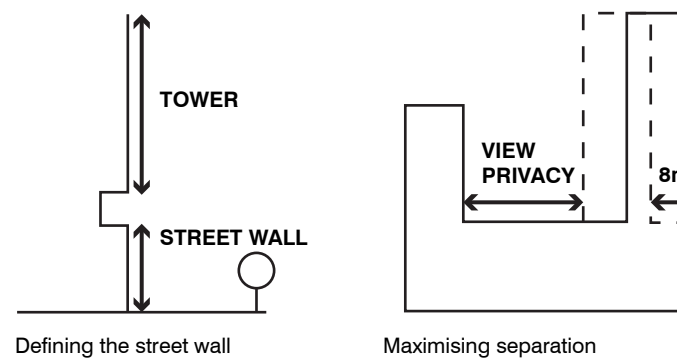


Figure 3.6 - Setback diagrams

For re-imagined North Plot Guidelines refer to Section 4..

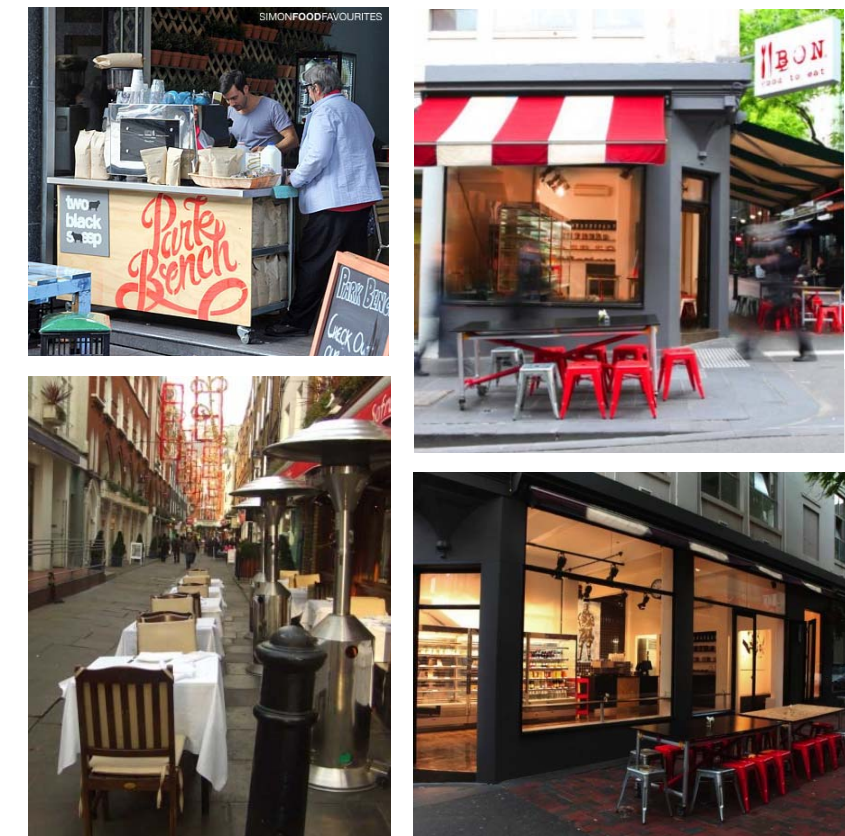


Figure 3.7 - Active edge retail precedent

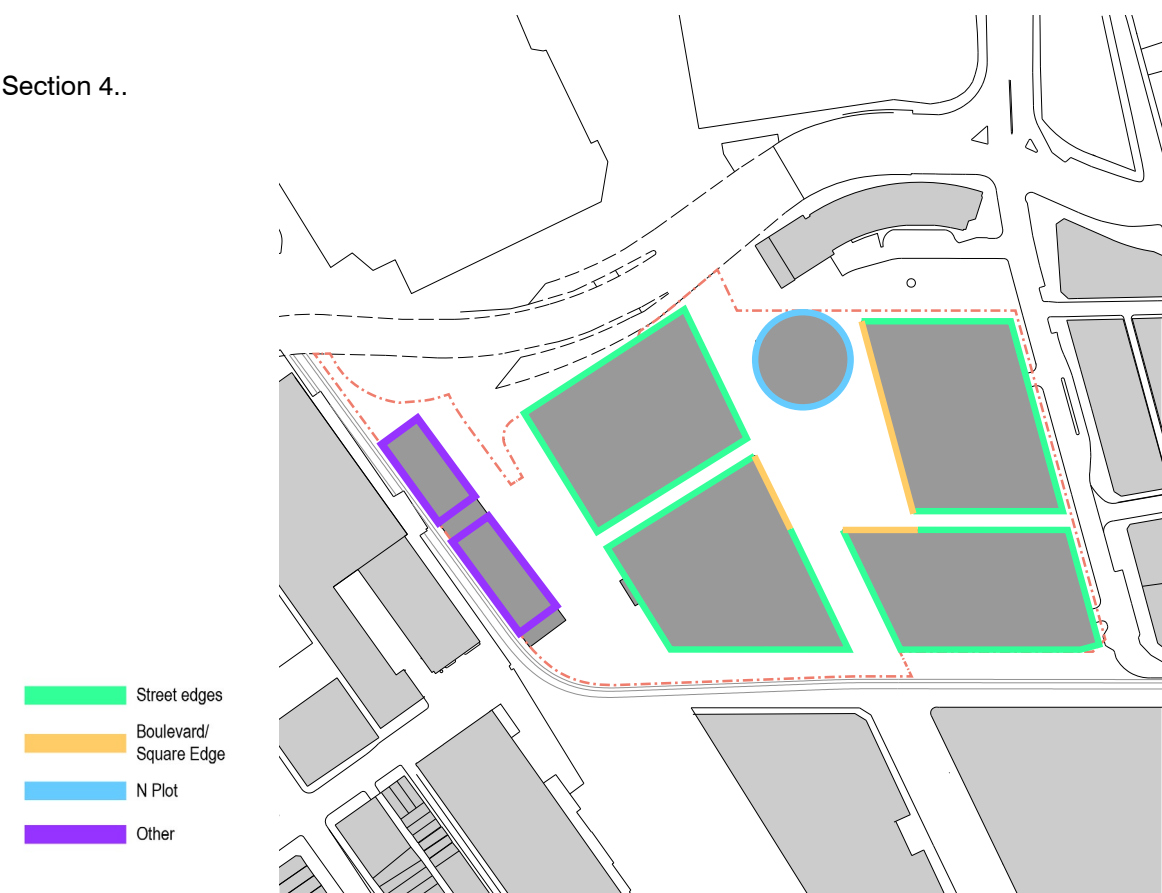


Figure 3.8 - Street wall heights site diagram

UPDATED DESIGN GUIDELINES

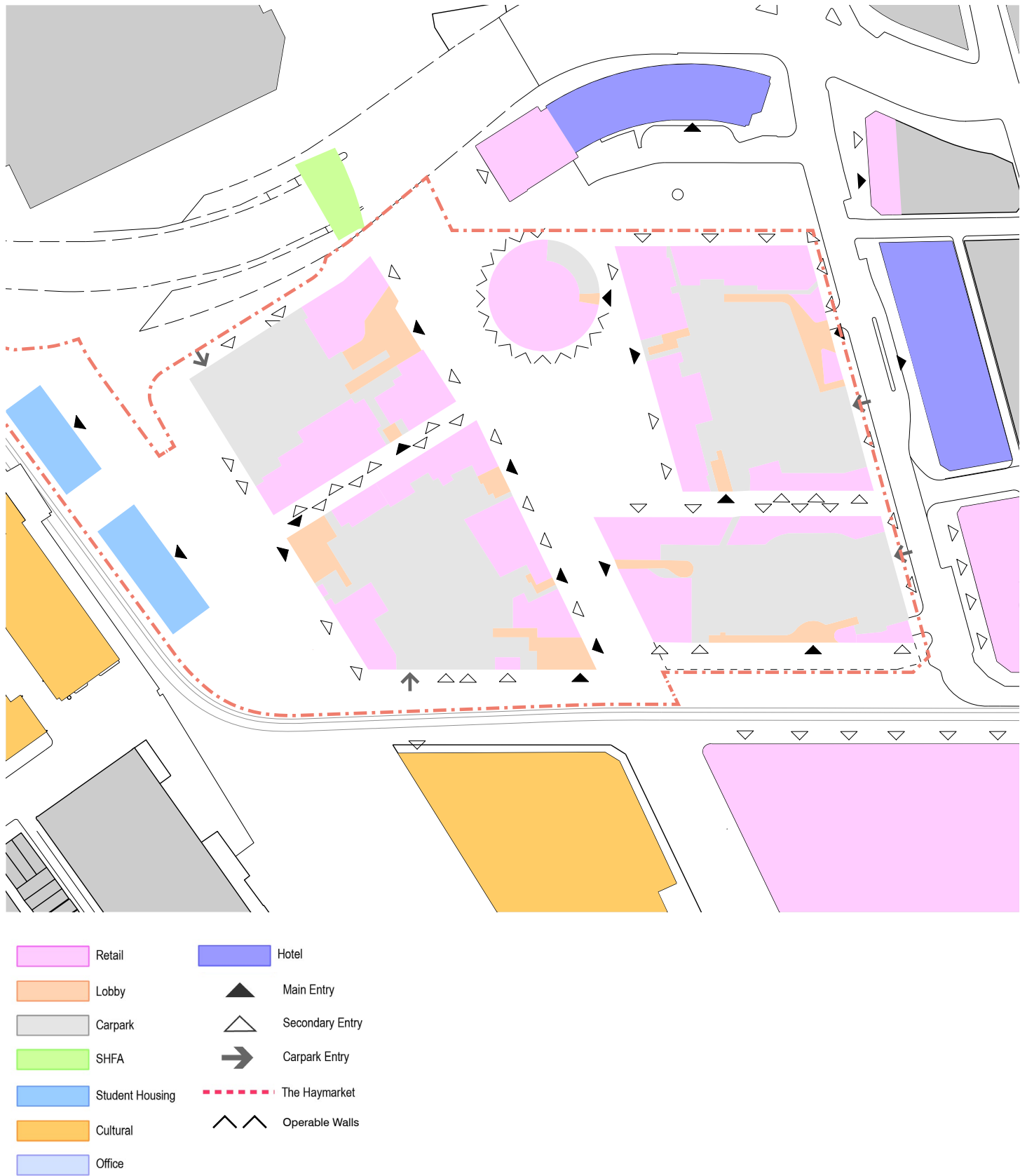


Figure 3.9 - Ground Plane Active Edges Site Diagram

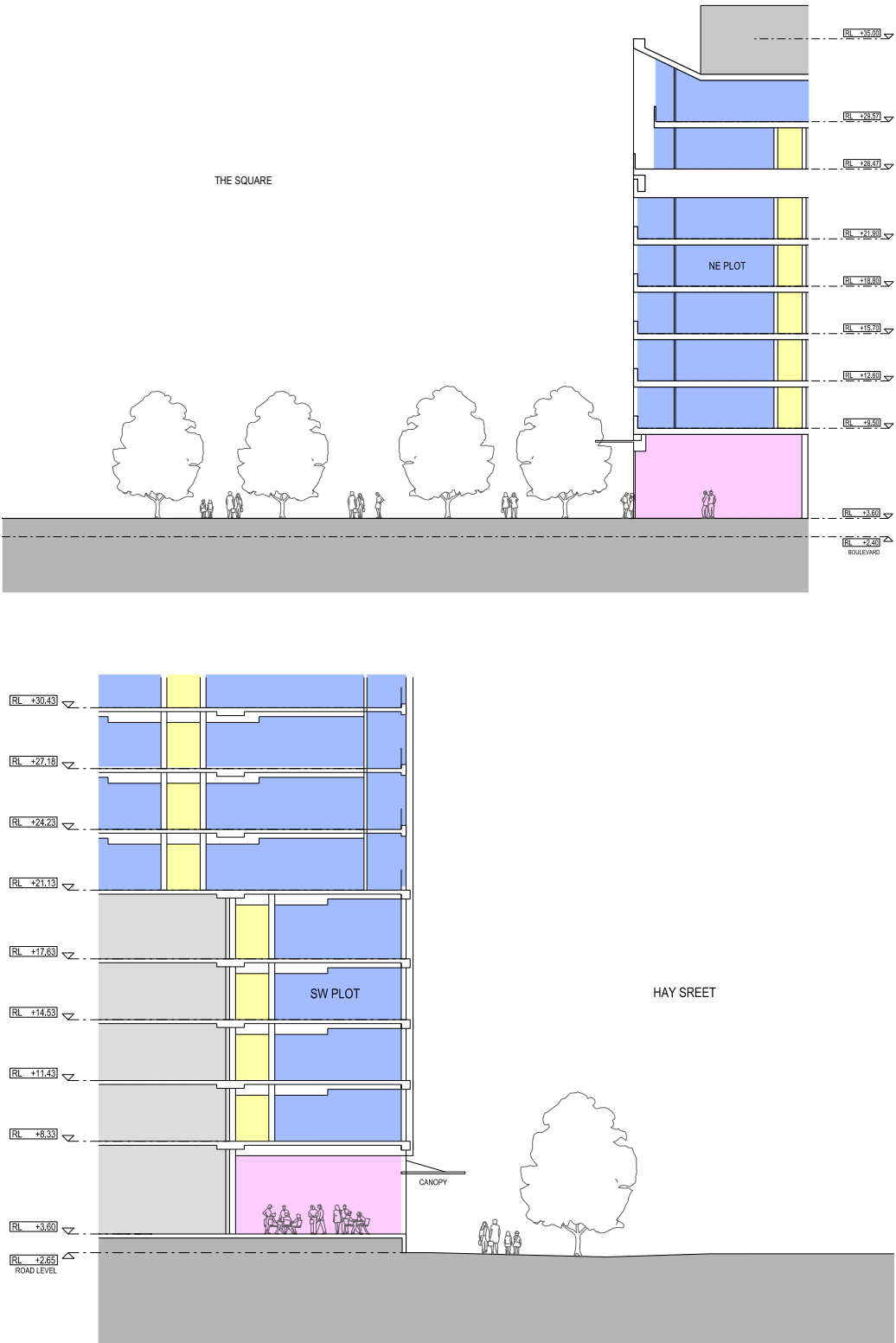


Figure 3.10 - Typical sections showing recess + canopy for weather protection

UPDATED DESIGN GUIDELINES

Massing + built form (above urban blocks)

Objectives

- Consider built form and view corridors from within and across site
 - refer site analysis.
- Heights of towers to vary to provide an interesting composition on the skyline – uniquely recognisable as Darling Square.
- Towers are to be slender in forms and should not come to ground but rise from urban blocks.
- Design should ensure quality architectural rooftops.
- Maintain adequate building separation between built forms to enable view sharing.
- Consider transitions in scale from Pumphouse building to Peak apartment tower.
- Locate towers at key gateways to site to function as urban markers and assist wayfinding.
- Acknowledge the orientation of the site and proposed buildings
 - note the significance of northern and western solar loading and glare.

Controls

- Maximum building envelope must comply with the relevant parameter plans (refer to ‘Parameter Plan 01’ on page 22).
- Minimum building separation must comply with the defined parameter plans (refer to ‘Parameter Plan 04’ on page 25).
- Where towers exceed 40m in length the broadest face to each tower must be < 30 metres by introducing vertical recesses into the facade to visually break up the tower form.
- Maximum floorplate depth for all buildings must comply with the relevant parameter plans (refer to ‘Parameter Plan 03’ on page 24).
- Built form should be located at perimeter edge of plots to maximise separation and privacy between dwellings.

Massing (above retail datum)	Min separation (m)
Non-overlooking (maximum RL +12m)	8
Non-overlooking (RL +25m and above)	15 - 18
Overlooking (maximum RL +12m)	15
Overlooking (RL +25m and above)	24

Refer to View and Visual Analysis prepared by JBA.

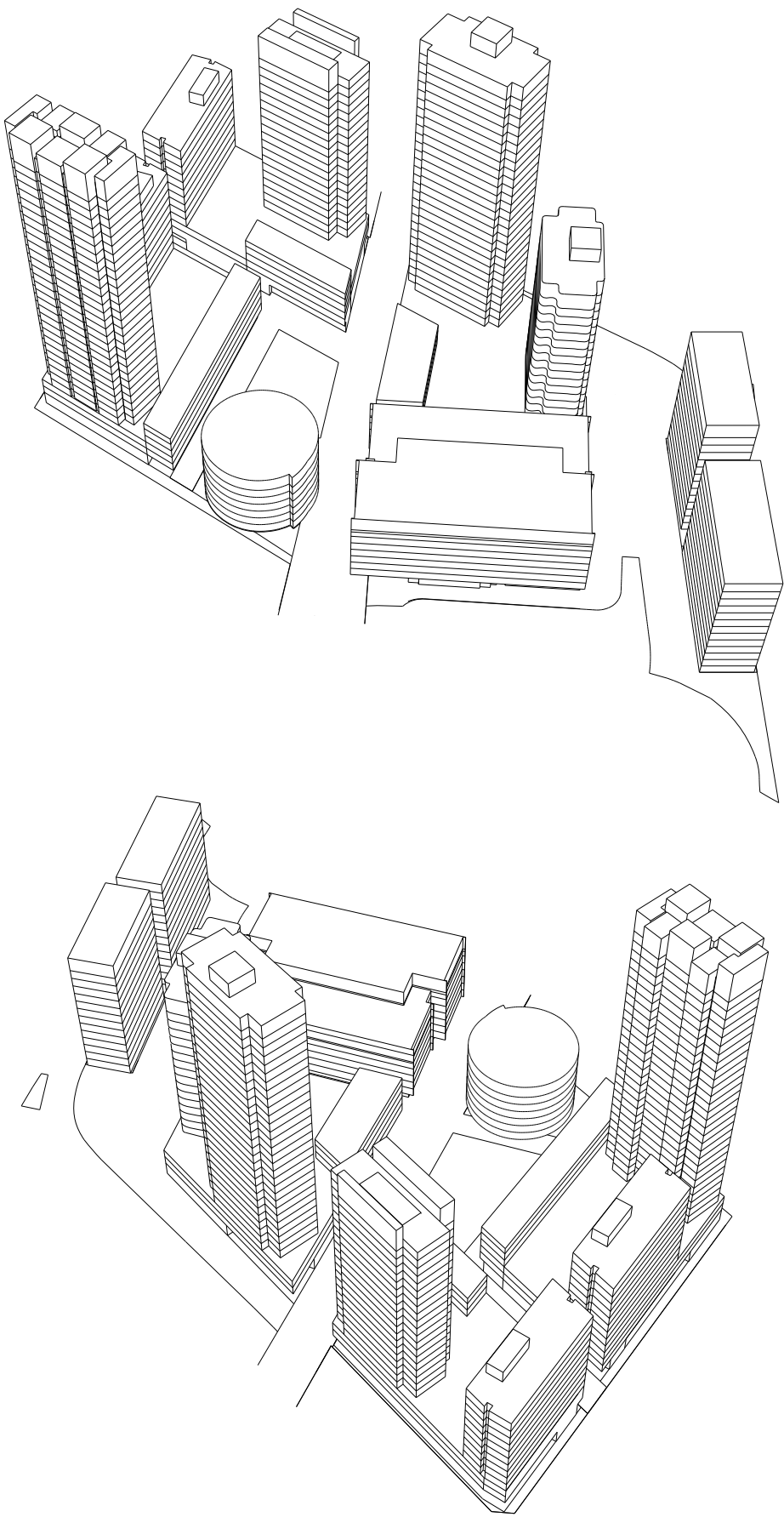


Figure 3.11 - Illustrative massing of built form + tower precedent



Figure 3.12 - Artist's impression views of the public domain around Darling Square

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.
- Cater for a diversity of users from the 1000's to the 100's, 10's and 1.

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.
- Create opportunities for people watching and seating
- Create landscaped zones that support retail uses around the ground plane as part of the overall public design.
- Set the Square at a plinth to set a strong sense of space and enclosure, to create opportunities for people watching and seating, and to address flooding issues.
- Create a strong edge to the Boulevard and the Square to ensure public domain is clearly defined.

Refer to Aspect Studios Public Domain S96 Report Appendix D for further Information

UPDATED DESIGN GUIDELINES

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.

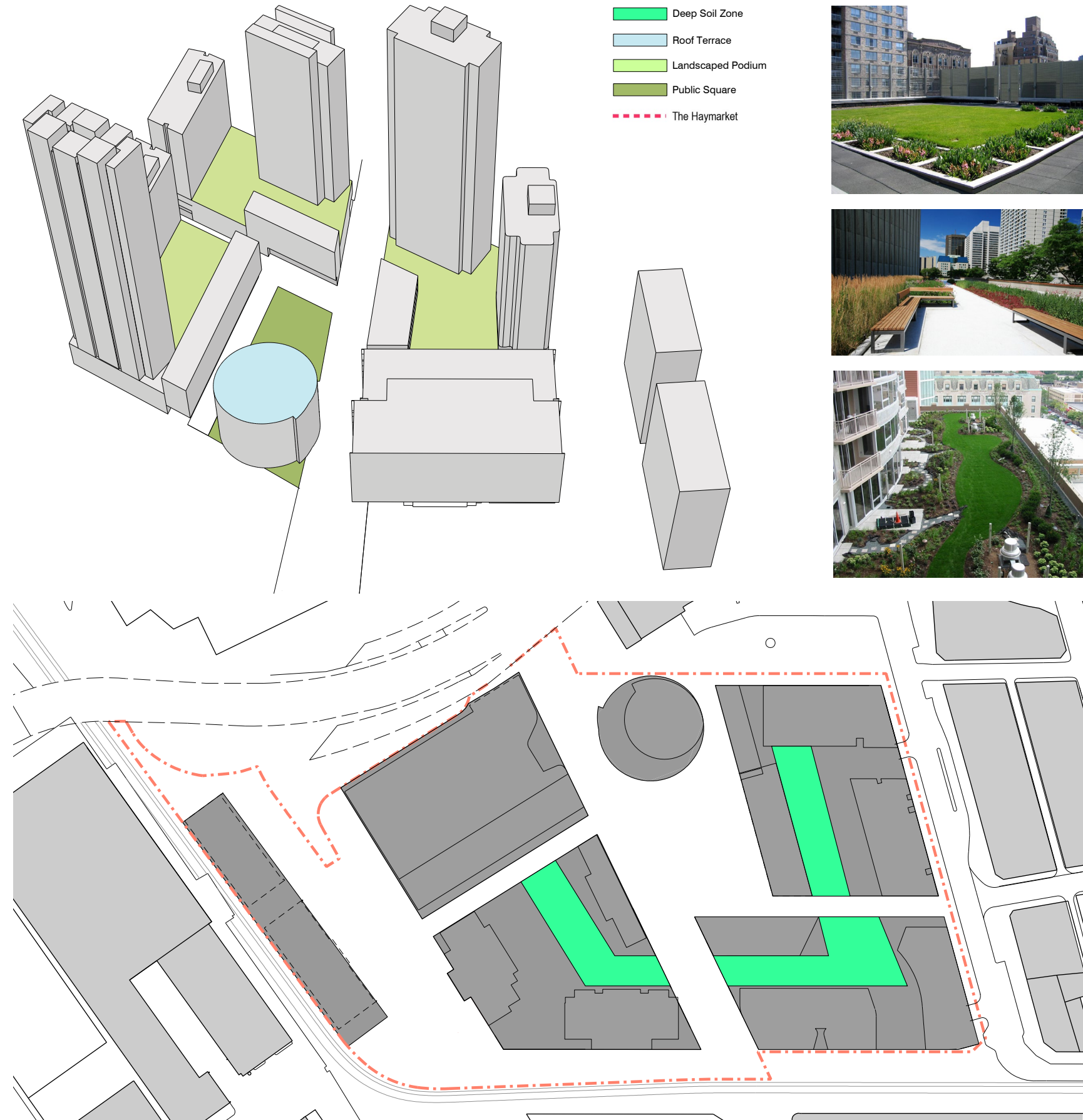


Figure 3.13 - Illustrative podium roof diagram indicating landscape zones

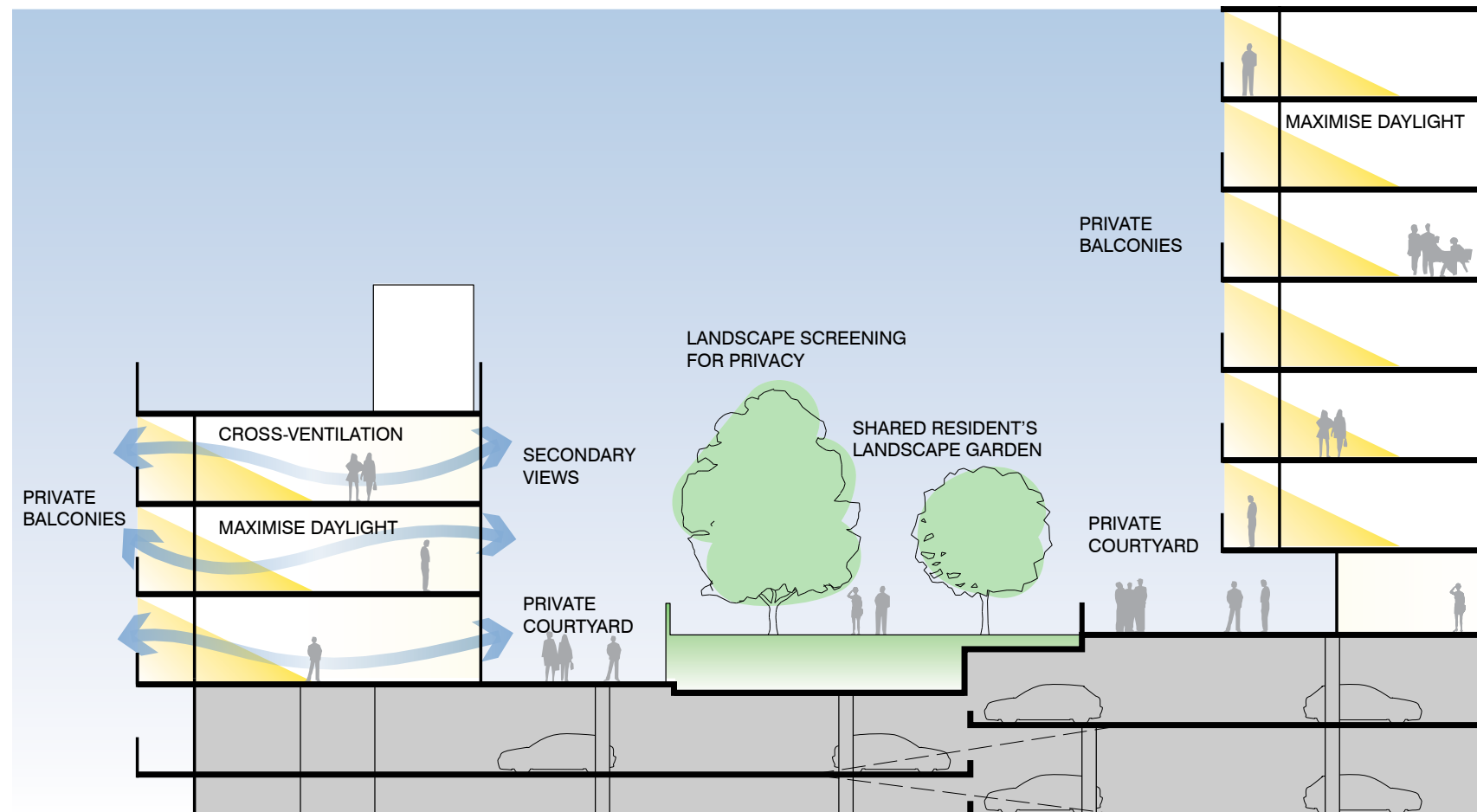


Figure 3.14 - Rooftop podium amenity section

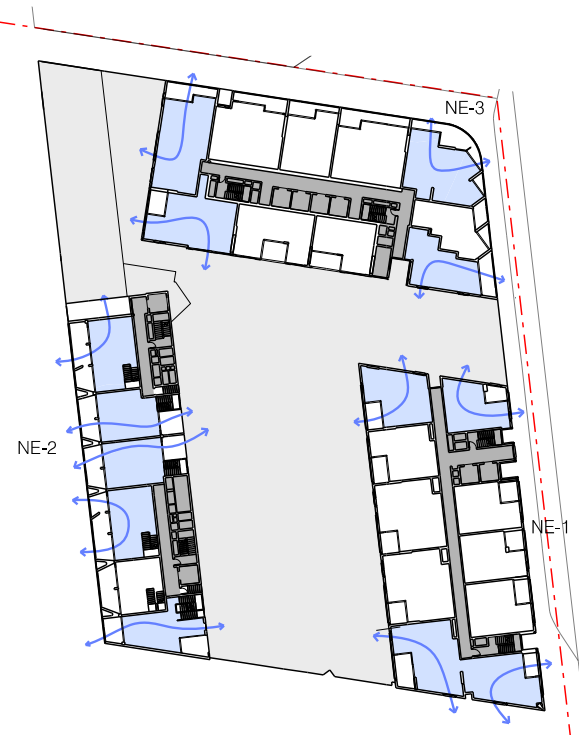


Figure 3.15 - Residential cross-ventilation study

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/ ADG 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.

UPDATED DESIGN GUIDELINES

Office amenity

Objectives

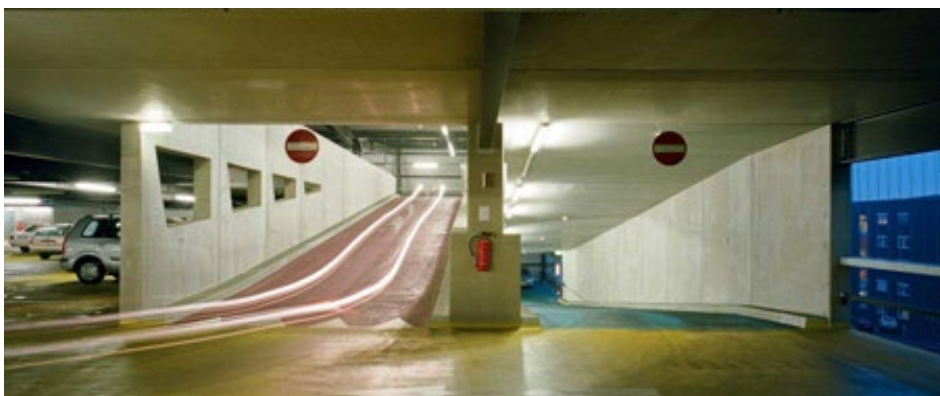
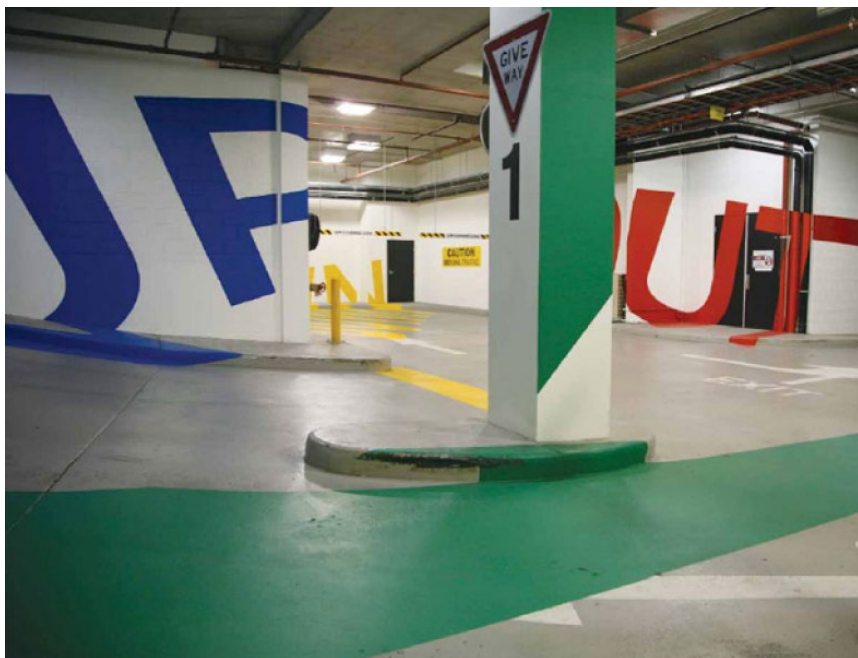
- Promote natural light penetration into the office floor plates.
- Provide large, functional floor plates to allow maximum flexibility and efficiency for tenancy fitouts.
- Embody ESD principles into the design to reduce energy consumption.
- Use high performance facade systems to reduce solar gain.
- 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 3.16 - Office precedent



- ### Traffic, car parking + services access
- #### Objectives
- Respect in-ground archaeology, existing infrastructure, potentially contaminated land and overland flood risk in the design of above ground car parking. All car parks to be raised to above the floor datum to ensure protection of assets, plant and vehicles.
 - Provide safe and secure car parking with good lighting and ease of access to secure lobbies.
 - Ensure car park entrances are easy to find and access. Avoid queuing on public streets.
 - Allow car parks to be places.
 - Consider graphics to assist wayfinding in car park.
- #### Controls
- Maximum car parking ratios:

Student accommodation	0 cars
Studios	0.1 cars
1Bed units	0.5 cars
2Bed units	1 car
3Bed units	1.5 cars
Commercial	50 cars + 1 car share bay
 - Public car parking to be provided on site for 400 cars. in the North West plot.
 - Service and loading vehicle access from public roads is to be provided in a "drive in/ drive out" configuration.
 - Car park and services access to be shared to minimise vehicle entry opening on façade.
 - Lane splitting to access car park to occur where required.
 - Loading dock should be located in close proximity to service access for retail and where possible, concealed from general public realm/ interfaces.
 - A clear height of 4.5 metres minimum should be provided for loading and service areas to meet statutory requirements.

Figure 3.17 - Precedent for car parks with super graphics

UPDATED DESIGN GUIDELINES

Articulation

Objectives

- The urban blocks should adopt a fine grain that reflects and integrates with Chinatown.
- Architectural solutions with limited materials and simple details should be proposed to avoid over-articulating the façade and compromising the overall appearance.
- Fenestration pattern in the towers should be varied.
- Expression of façade should provide variety and buildings should be distinctive from one another.
- Maximise ground level articulation to all public frontages.

Controls

- Architectural expression shall be achieved within a nominated 500mm architectural zone (non-habitable space) – refer relevant parameter plans.
- Avoid creating large horizontal surfaces or ledges to minimise risk of staining or bird fouling. Streetscape façade design will provide shade and visual interest through window, wall and balcony recesses.

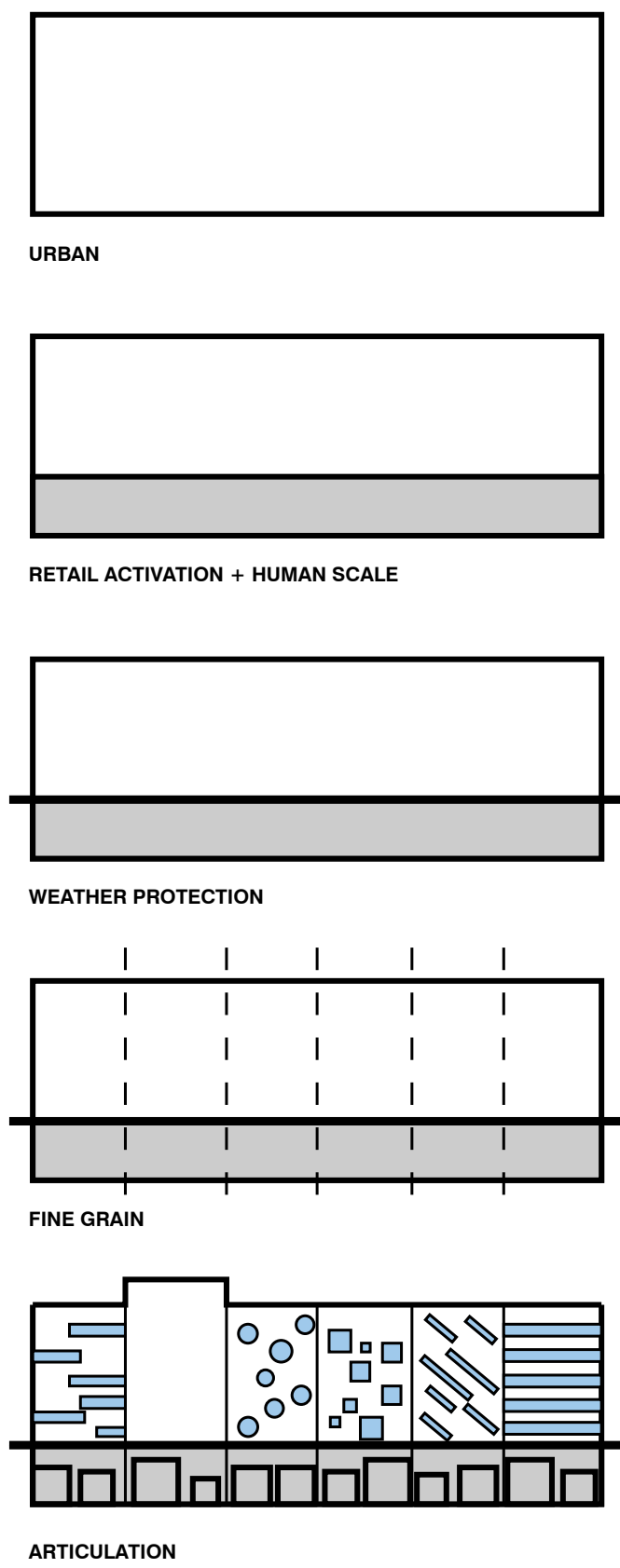


Figure 3.18 - Building articulation diagram

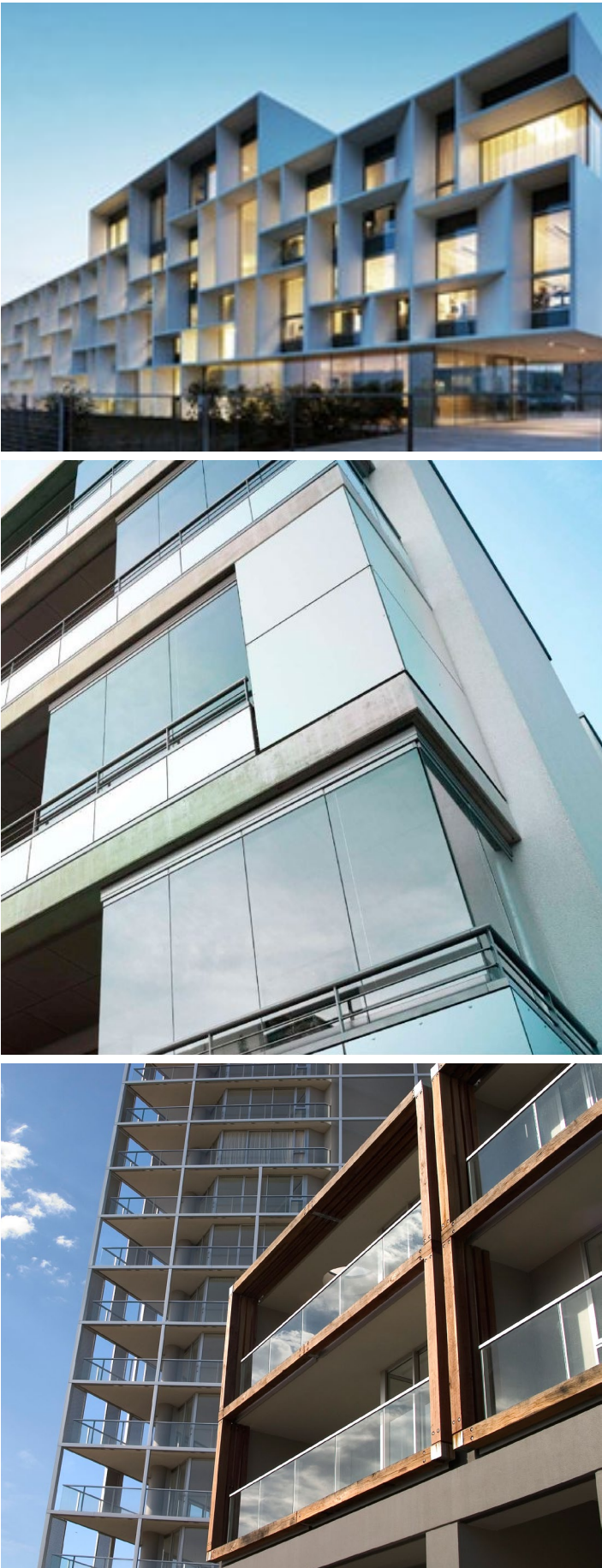


Figure 3.19 - Facade articulation precedent