

DARLING SQUARE, SYDNEY

SUPPLEMENTARY DESIGN REPORT FOR S96 APPLICATION TO MODIFY SSDA2

August 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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CONTENTS

1. Introduction

2. Proposed Amendments

2.1 Gross Floor Area Updates

2.2 Site Boundary Updates

2.3 Parameter Plan Amendments and Updated Shadow Analysis

2.4 Updated Design Guidelines

Appendices

Appendix A - Parameter Plans

Appendix B - Design Guidelines

Appendix C - Shadow Analysis

Appendix D - Computer Generated Images

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SECTION ONE

INTRODUCTION

1.0 INTRODUCTION

Preamble

Since the lodgement of the S96 to modify SSDA2, design evolution of both the SE Plot building and the re-imaged North Plot building has occurred.

These changes include:

North Plot

- To emphasise the integral design intent of the building and enable greater shifting of floor plates and push-pull of timber skin.
- To re-orient the external stair to create a more impactful civic gesture which reaches to the library floor (the design response has progressed in collaboration with the City of Sydney).
- Slight increase in Retail GFA through a reworking of internal servicing plant/ mezzanine.

South East Plot

- Slight increase in Retail GFA through design development efficiencies.



Figure 1.1 DA Lodged North Plot artist's impression from The North



Figure 1.2 Current North Plot artist's impression from The North



Figure 1.3 - Artists Impression of the re-imagined North Plot Illustrative Scheme from Darling Square

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SECTION TWO

PROPOSED

AMENDMENTS

2.1 GROSS FLOOR AREA UPDATES

Precinct Additional GFA

Since the lodgement of the Section 96 to SSDA2, evolution of the design for both the South East Plot and North Plot has occurred. This has resulted in a slight GFA increase to the original Section 96 with an increase of 40m² of retail to the South East Plot building and the addition of 65m² to the North Plot building which is a result of a reduction in the size of the void on the mezzanine level to suit retail functionality requirements as well as amendments to plant servicing areas.

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.

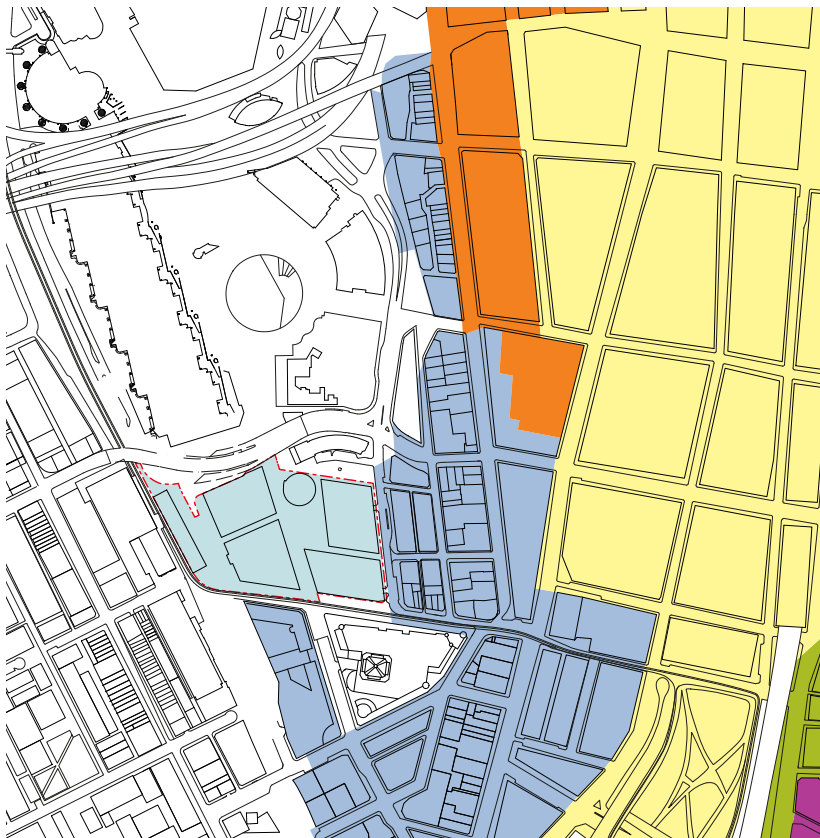


Figure 2.1 - Surrounding FSR Overlays (Source: Sydney LEP 2012)

Illustrative Concept Proposal Area

Site area		37 700 m ²
GFA	Residential Buildings	147 691 m ²
	Non-Residential	52 120 m ²
Total		199 811 m ²
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		37 701 m ²
GFA	Residential Buildings	154 372 m ²
	Non-Residential	56 668 m ²
Total		211 040 m ²
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.

Residential Floor Space Ratio

8:1
8:1
8:1
8:1
5:1
5.6:1 - (Darling Square)

2.2 SITE BOUNDARY UPDATES

The Site Boundary has been adjusted slightly to the north to cater for the design evolution of the building proposed within the re-imaged North Plot Parameter Plan. The Building's shifting floorplates and the push/pull of the timber skin have resulted in a slight protrusion to the north.



Figure 2.2 Darling Square Public Domain plan

2.3 PARAMETER PLAN AMENDMENTS AND UPDATED SHADOW ANALYSIS

North Plot Parameter Plans

Since the lodgement of the Section 96 to SSDA2 in March 2016 evolution of the North Plot has occurred with the Parameter Plan being slightly increased to accommodate an enhancement of shifting floor plates and push pull of the timber skin that is integral to the architecture proposed by Kengo Kuma architects. The additional emphasis of floor plates has generally maintained the GFA position (despite a minor increase - 65m²) but has resulted in a more dynamic form that has an increased sense of movement. In other words, the floor plates have not changed dramatically in respect to area, but the extent that they shift and move has. The timber wrap zone has also evolved to create a greater sense of push and pull.

This has resulted in a minor amount of overshadowing when compared to the original S96 application submitted in March as a result of the shape change. There is no increase to the Parameter Plan height of RL of 33.5m AHD.

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 +20% of the original (excluding localised external stair and canopy). 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.

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.

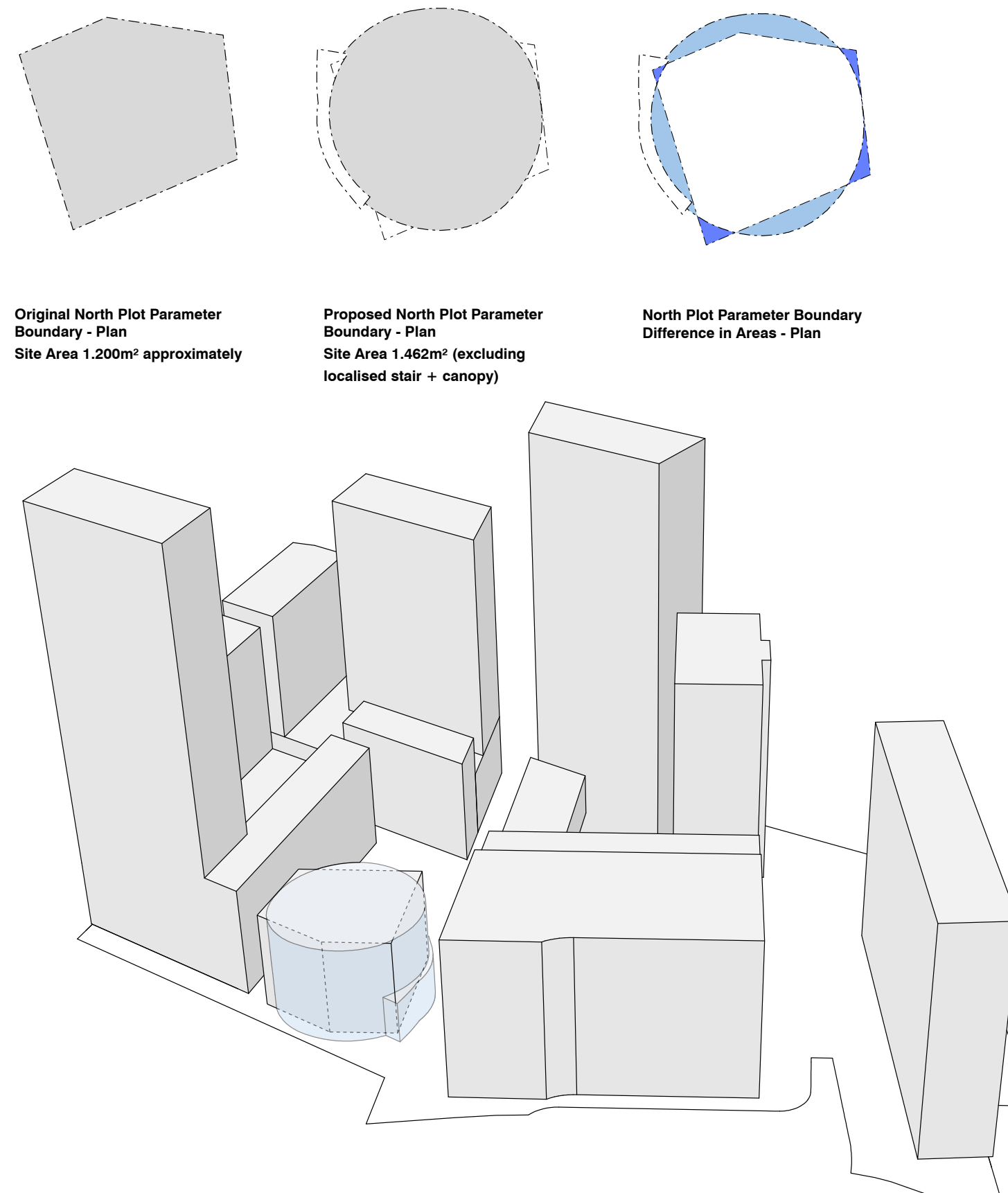


Figure 2.3 - Updated Parameter Plan Envelope Overlaid

2.4 UPDATED DESIGN GUIDELINES

The Design Guidelines were updated as part of the section 96 to SSDA2 submitted in March 2016 and still remain relevant despite the minor updates to the North Plot. The Design Guidelines and Objectives have always been written with a degree of flexibility to enable design innovative, flexibility, creativity and alternate design solutions to be achieved on each of the development plots.

The design guidelines have been updated (refer Annexure B) to:

- Reflect the new Parameter Plan and site boundary for the North Plot;
- Provide clarity around the streets and lanes guidelines that were superseded by the re-imagined north plot guidelines; and
- Reflect the express desire for the floor plates to shift within the Parameter Plan.

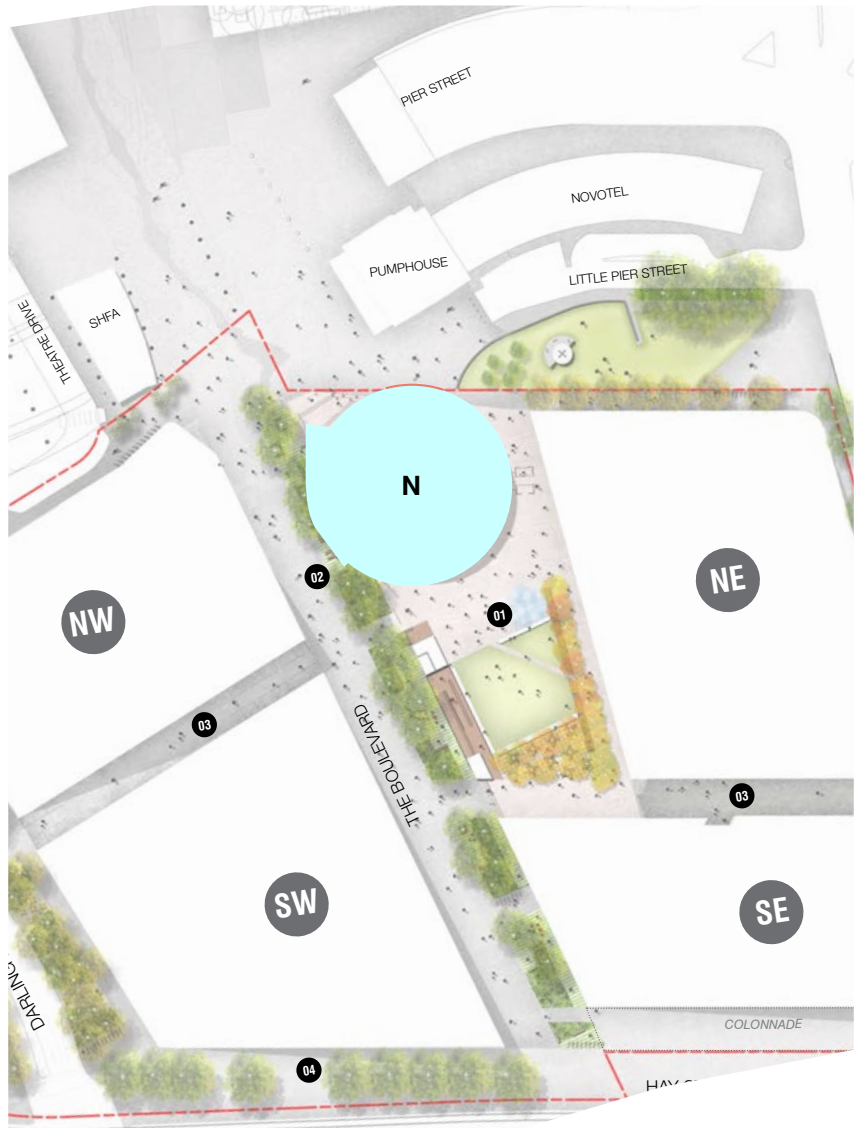


Figure 2.4 - North Plot within the Precinct

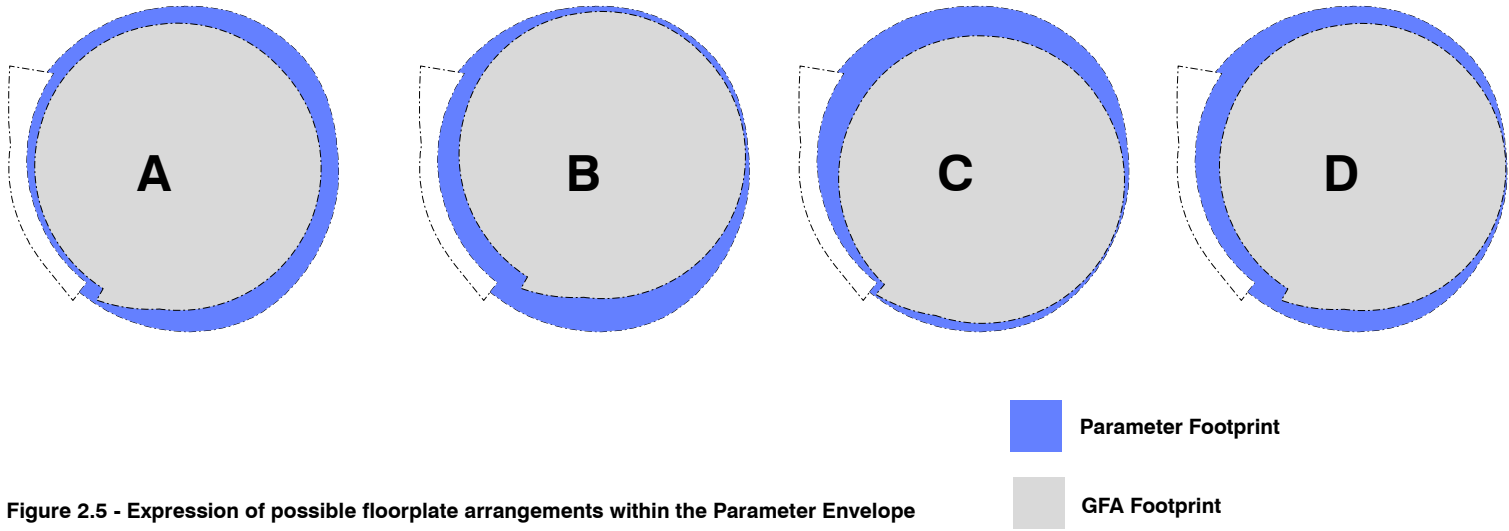


Figure 2.5 - Expression of possible floorplate arrangements within the Parameter Envelope

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APPENDIX A

PARAMETER

PLANS

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PARAMETER PLANS

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.

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.

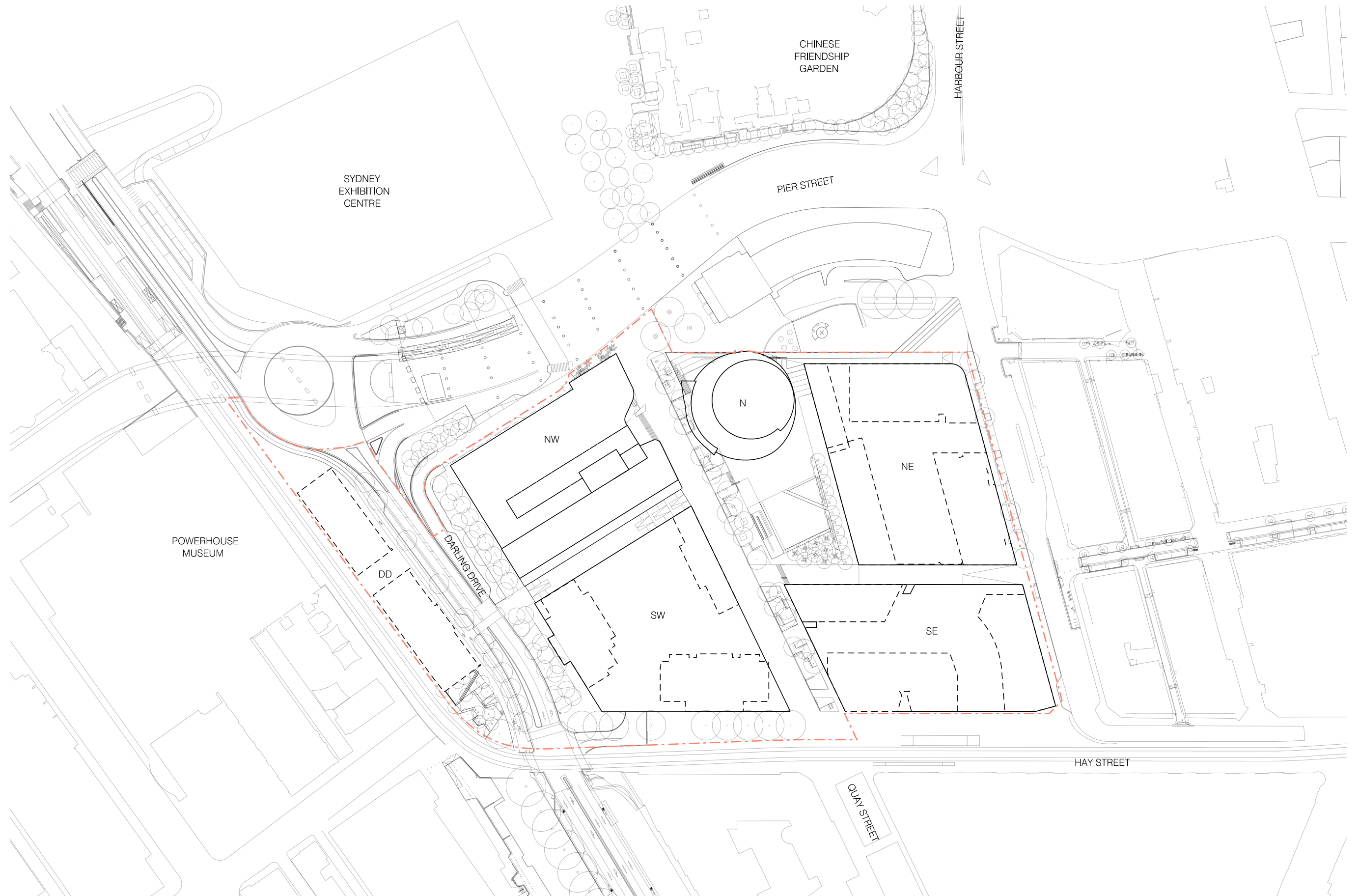
Parameter Plan 05: Drawing no MCD AR D204 Maximum vertical building envelope

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.

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KEY
 --- The Haymarket Boundary

7428A MCD AR D107
 1:1500 @ A3
 0 7.5 37.5m

REV P7
 21/07/2016

DENTON
 CORKER
 MARSHALL

THE HAYMARKET
 LEND LEASE DEVELOPMENT

DEVELOPMENT APPLICATION
 PROPOSED SITE PLAN

