

## 4.2 VEGETATION

### Site Wide

Site wide, the drivers for the vegetation and tree selection within the SICEEP precinct as a whole are based upon many influences:

- Past ecologies
- The historical valley floor, escarpment and their geology
- Desired scale
- Orientation
- Existing neighbourhood character
- Existing trees inside and outside of the site
- Desired character of proposed development
- Desired microclimate outcomes

North south, the trees are predominantly native, relating to the historical valley floor/ escarpment as a metaphor that has informed the vegetation selection SICEEP precinct wide. East west and within spaces where it is desirable to maximise winter light, deciduous exotics have been proposed. The scale of trees and interface relationship with the proposed building has been considered with a view to framing and softening where required. Where appropriate, species have been selected that help reinforce existing street character in adjacent neighbourhoods, and work in with the City of Sydney street tree master plan.

### SSDA 3

The trees selected for SSDA 3 are based upon requirements for good sight lines in and out of the site; increasing safety and awareness of the light rail and roadway adjacent to Macarthur Place. As such, trees will need to have a 1.5-2m clear stem and be adequately spaced. Deciduous trees have been selected for the seating area to allow winter sun and shade in summer. The proposed *Acer* species ties in with proposed trees within the wider precinct and will create seasonal interest.

The proposed *Flindersia australis* along Darling Drive is an evergreen tree that will reach a mature height of up to 30m. This will create a continuity in form and scale along the road corridor which is currently flanked by mature Figs to the south.



Figure 4.2.1 Planting Location Plan

TREES

TREES

MACARTHUR PLACE



|                      |                           |
|----------------------|---------------------------|
| Species              | Acer ‘Sango Kaku’         |
| Common Name          | Coral bark Japanese Maple |
| Size at maturity     | Height: 6-8m<br>Width: 4m |
| Pot size at planting | 400l                      |

DARLING DRIVE



|                      |                              |
|----------------------|------------------------------|
| Species              | Flindersia australis         |
| Common Name          | Crows Ash                    |
| Size at maturity     | Height: 20+m<br>Width: 8-10m |
| Pot size at planting | 400l                         |

GRASS



|             |                     |
|-------------|---------------------|
| Species     | Buffalo ‘Sapphire’  |
| Common Name | Soft leaved Buffalo |

PLANTING

MACARTHUR PLACE



|                      |                    |
|----------------------|--------------------|
| Species              | Adenanthos         |
| Common Name          | Albany Woolly Bush |
| Pot size at planting | 5l                 |
| Spacing              | 3/sqm              |



|                      |                   |
|----------------------|-------------------|
| Species              | Dianella revoluta |
| Common Name          | Flax- Lily        |
| Pot size at planting | 200mm             |
| Spacing              | 5/sqm             |



|                      |                    |
|----------------------|--------------------|
| Species              | Doryanthes excelsa |
| Common Name          | Gynea Lily         |
| Pot size at planting | 5l                 |
| Spacing              | 1/sqm              |



|                      |                           |
|----------------------|---------------------------|
| Species              | Liriope ‘Evergreen Giant’ |
| Common Name          | Turf Lily                 |
| Pot size at planting | 200mm                     |
| Spacing              | 4/sqm                     |



|                      |                 |
|----------------------|-----------------|
| Species              | Lomandra tanika |
| Common Name          | Lomandra        |
| Pot size at planting | 200mm           |
| Spacing              | 4/sqm           |



|                      |                     |
|----------------------|---------------------|
| Species              | Pennesetum ‘Nafray’ |
| Common Name          | Swamp foxtail       |
| Pot size at planting | 200mm               |
| Spacing              | 4/sqm               |



## 4.3 URBAN ELEMENTS

### Site Wide

A suite of urban elements is proposed for The Haymarket that combines standard furniture (to be selected in consultation with stakeholders) with bespoke elements custom designed for the precinct. This is in keeping with the materials strategy for creating a peripheral 'Sydney' streetscape and in inner core that is more definitively 'The Haymarket'.

### Seating

Simple cast concrete benches will be used within Macarthur Place to complement the suite of cast concrete benches and seat walls proposed within the precinct.

### Elements

Bike racks, bins and drinking fountains will be specified to tie in a SICEEP wide standard suite. This is to be determined in consultation with relevant stakeholders.

### Lighting

Darling Drive and the shared cycle path will be lit generally by standard column street lights. Lighting within Macarthur Place will be augmented through pole top lights to match Hay Street and the Boulevard to ensure safe lighting levels within the space at night.

### Art

Art and heritage interpretation will be designed and detailed in consultation with OEH, SFA and INSW as part of a separate application.

### Wayfinding

#### Site wide

Primary wayfinding information signage locations will be within the Boulevard to help provide information and orientation on a city/ Darling Harbour precinct wide scale: Secondary and tertiary signage will aid orientation at precinct entries and intersections. Tertiary wayfinding will provide the context for retail, services and features of The Haymarket. A visually integrated system of signage, markers and banners will be established that are informative without creating visual clutter.

#### SSDA 3

Wayfinding signage locations and design will be the subject of future design development in consultation with INSW and SHFA.



Figure 4.3.1 Urban Elements Location Plan

FURNITURE

|                                                                                   |          |                            |
|-----------------------------------------------------------------------------------|----------|----------------------------|
| SEATING WALL _ Darling Drive & Macarthur Place                                    |          |                            |
|  | Material | Precast concrete           |
|                                                                                   | Size     | Max 950mm high, 450mm wide |
|                                                                                   | Finish   | Class 2 finish concrete    |
|                                                                                   | Colour   | Off grey                   |
|                                                                                   | Sub base | Engineers specification    |
|                                                                                   | Joints   | Engineers specification    |

BIKE RACK

|                                                                                   |          |                     |
|-----------------------------------------------------------------------------------|----------|---------------------|
|  | Material | Stainless steel CHS |
|                                                                                   | Location | Site wide           |
|                                                                                   | Size     | Refer CoS detail *  |
|                                                                                   | Finish   | Grade 316           |
|                                                                                   | Colour   | Stainless steel     |
|                                                                                   | Fixing   | Refer CoS detail *  |

DRINKING FOUNTAIN

|                                                                                    |          |                       |
|------------------------------------------------------------------------------------|----------|-----------------------|
|  | Material | Stainless steel       |
|                                                                                    | Location | Site wide as required |
|                                                                                    | Size     | Refer CoS detail *    |
|                                                                                    | Finish   | Grade 316             |
|                                                                                    | Colour   | Stainless steel       |
|                                                                                    | Fixing   | Refer CoS detail *    |

BOLLARD ((Fixed/removable)

|                                                                                     |          |                       |
|-------------------------------------------------------------------------------------|----------|-----------------------|
|  | Material | Stainless steel       |
|                                                                                     | Location | Site wide as required |
|                                                                                     | Size     | Min 1000mm high       |
|                                                                                     | Finish   | Grade 316             |
|                                                                                     | Colour   | Stainless steel       |
|                                                                                     | Fixing   | Refer CoS detail *    |

\* City of Sydney. Draft Sydney Streets Design Code. 2006  
& City of Sydney. Interim Sydney Streets Design Code. November 2010.  
Indicative only: Subject to further stakeholder consultation and resolution.

LIGHTING

|                                                                                     |          |                             |
|-------------------------------------------------------------------------------------|----------|-----------------------------|
| IN GROUND UPLIGHTING                                                                |          |                             |
|  | Material | Stainless steel LED         |
|                                                                                     | Location | Site wide                   |
|                                                                                     | Size     | Varies. Type dependent      |
|                                                                                     | Fixing   | Manufacturers specification |
|                                                                                     |          |                             |

Figure 4.3.2 Urban Elements Schedule



## 5.0 APPENDIX A - SICEEP URBAN DESIGN & PUBLIC REALM GUIDELINES - COMPLIANCE TABLE

| Item                                                                                           | Urban Design requirement/ guideline                            | Compliance | Design approach                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>INFRASTRUCTURE NSW; SICEEP URBAN DESIGN + PUBLIC REALM GUIDELINES - SSDA 3 Western plot</b> |                                                                |            |                                                                                                                                                                                                                                                                                                                                |
| <b>01 URBAN STRUCTURE</b>                                                                      |                                                                |            |                                                                                                                                                                                                                                                                                                                                |
| <b>1.1</b>                                                                                     | <b>Movement Framework. The design must:</b>                    |            |                                                                                                                                                                                                                                                                                                                                |
| 1.1.1                                                                                          | Take into account movement assessment that has been undertaken | Yes        | W Plot has been developed in consultation with traffic engineer and is in line with Concept Proposal SSDA 2                                                                                                                                                                                                                    |
| 1.1.2                                                                                          | Design for ease of walking                                     | Yes        | Thoroughfares and accessible pathways in accordance with Concept Proposal - all level changes to be gradients > 1:20. Pedestrian crossings at desire lines on Darling Drive.                                                                                                                                                   |
| 1.1.3                                                                                          | Connect with the existing networks                             | Yes        | W Plot adopts the Parameter Plan plot development footprint and complies with the proposed street/ lane networks within the Concept Proposal. Forges strong links with Hay Street and the proposed Goods Line to improve pedestrian network connections. Improved access to Light Rail and ties to existing cycle network.     |
| 1.1.4                                                                                          | Integrate upper levels as well as the valley floor             | N/A        | Not applicable to W Plot Development Application.                                                                                                                                                                                                                                                                              |
| 1.1.5                                                                                          | Stitch the east, west and the south together                   | Yes        | As per item 1.1.3 above                                                                                                                                                                                                                                                                                                        |
| 1.1.6                                                                                          | Make or break boundaries                                       | Yes        | As per item 1.1.3 above                                                                                                                                                                                                                                                                                                        |
| 1.1.7                                                                                          | Provide choice through a grid network with a clear hierarchy   | Yes        | As per item 1.1.3 above. Active uses at the ground and first level reinforce the Street/ Macarthur Place relationship. Multiple access points into The Haymarket. Access options provided North and South.                                                                                                                     |
| <b>1.2</b>                                                                                     | <b>Walking. The design must:</b>                               |            |                                                                                                                                                                                                                                                                                                                                |
| 1.2.1                                                                                          | Maintain the pedestrian dominance of Darling Harbour           | Yes        | Shared pedestrian and cycle route to allow pedestrian connections to Light Rail stops, north of the site. Pedestrian crossing links to two pedestrian priority zones - Hay Street and the Goods Line, plus the greater Haymarket precinct which is entirely pedestrianised and connected by the 20m wide pedestrian Boulevard. |
| 1.2.2                                                                                          | Provide pedestrian and cycle friendly streets                  | Yes        | As per item 1.2.1 above. End of trip facilities and secure cycle storage provided within W Plot to encourage cycle use. New shared cycle lanes provided along Darling Drive and shared cycling encouraged along Hay Street and the Boulevard (Refer to SSDA 5)                                                                 |
| 1.2.3                                                                                          | Create attractive and character rich routes                    | Yes        | Public Domain of Western Plot part of the overall Darling Drive corridor which is diverse in its landscape treatment and provides a variety of pedestrian experience. Refer to SSDA 5. Public and students have access to the amenity of Macarthur Place. Refer Public Domain report, section 3.6.                             |

|                        |                                                                                                                                             |     |                                                                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.2.4                  | Ensure Accessible routes along all pathways and desire lines                                                                                | Yes | All public domain pedestrian areas provide equal access. Gradual gradient provides disabled access to building reception. Secondary pedestrian crossing at Darling Drive to allow students to cross at desire line to Dickson's Lane. |
| 1.2.5                  | Separate Front of House areas from Back of House areas                                                                                      | Yes | Refer AJC Design Report                                                                                                                                                                                                               |
| <b>1.3</b>             | <b>Cycling, the design must:</b>                                                                                                            |     |                                                                                                                                                                                                                                       |
| 1.3.1                  | Provide a Design for convenient cycling                                                                                                     | Yes | Shared cycle/footpath running length of Darling Drive within The Haymarket and connected to existing network.                                                                                                                         |
| 1.3.2                  | Allow for passing of parked cars                                                                                                            | Yes | Southbound is two lanes and there is a dedicated vehicle stop-over facility on the northbound lane, for taxi drop-off and pick up, servicing and other.                                                                               |
| 1.3.3                  | Provide streets that are safe for cyclists                                                                                                  | Yes | Shared off-road cycle/footpath with appropriate signage and markings.                                                                                                                                                                 |
| 1.3.4                  | Cycle lanes should be provided outside the public realm (i.e. commuter cycling)                                                             | Yes | Shared off-road cycle/footpath with appropriate signage and markings.                                                                                                                                                                 |
| 1.3.5                  | Recreational cycling should be provided within the public realm                                                                             | Yes | Shared cycle/footpath to run the length of Darling Drive within The Haymarket, and recreational cycling provided within Hay Street and the Boulevard.                                                                                 |
| 1.3.6                  | Provide public cycle parking from the outset                                                                                                | Yes | Refer AJC Design report - Bicycle storage provided within the building. Additional cycle loops provided in Public Domain at crossings.                                                                                                |
| 1.3.7                  | Include secure community / public bike storage along cycle routes and nodes                                                                 | TBA | Cycle racks to be located at the crossing for public cycle storage in addition to the internal bike storage for residents.                                                                                                            |
| <b>1.4</b>             | <b>Public Transport. The design must:</b>                                                                                                   |     |                                                                                                                                                                                                                                       |
| 1.4.1                  | Make connections for people on the bus, train and light rail                                                                                | Yes | W Plot located on light rail alignment. Pedestrian connections to public transport supported through the design. Pedestrians have equal access to two light rail stops. Connections to Railway Square, Central via The Goods Line.    |
| 1.4.2                  | Make it convenient to catch the bus, train and light                                                                                        | Yes | As 1.4.1                                                                                                                                                                                                                              |
| <b>2.0 URBAN GRAIN</b> |                                                                                                                                             |     |                                                                                                                                                                                                                                       |
| <b>2.1</b>             | <b>Streets and traffic. The design must:</b>                                                                                                |     |                                                                                                                                                                                                                                       |
| 2.1.1                  | Define street types by capacity and character                                                                                               | Yes | In line with Concept DA SSDA2                                                                                                                                                                                                         |
| 2.1.2                  | Ensure street hierarchy is clear:<br>Lane (7.5m - 12m);<br>Residential (12m - 25m);<br>Commercial (18m to 40m);<br>Boulevard (27m - 36m)    | Yes | Hyder traffic design has accommodated traffic flows and pedestrian access.                                                                                                                                                            |
| 2.1.3                  | Ensure no vehicular traffic within pedestrianised areas                                                                                     | Yes | As per items 1.2.1 + 1.2.5 above.                                                                                                                                                                                                     |
| 2.1.4                  | Support the key pedestrian connections with vehicular access that includes VIP arrival and drop-off zones for red carpet and similar events | N/A | Not applicable to W Plot Development Application.                                                                                                                                                                                     |

|        |                                                           |         |                                                                                                                                                                                                                                                              |
|--------|-----------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.1.5  | Make the street an address                                | Yes     | Identity reinforced by location of residential lobby facing Macarthur Place                                                                                                                                                                                  |
| 2.1.6  | Make the routes go through                                | Yes     | As per 1.1.3 above                                                                                                                                                                                                                                           |
| 2.1.7  | Connect to finer grain laneways; that are open to the sky | Yes     | Refer to SSDA 5                                                                                                                                                                                                                                              |
| 2.1.8  | Provide streets for everyone                              | Yes     | As per items 1.1.2 + 1.2.3 above and refer to SSDA5                                                                                                                                                                                                          |
| 2.1.9  | Provide places not roads                                  | Yes     | As per item 1.2.3                                                                                                                                                                                                                                            |
| 2.1.10 | Put the urban space first                                 | Yes     | Macarthur Place provides strong public domain frontage to the built form.                                                                                                                                                                                    |
| 2.1.11 | Keep junctions tight                                      | Yes     | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.1.12 | Allow for an appropriate amount of vehicular traffic      | Yes     | The traffic model supports the Darling Drive realignment and demonstrates that it will be capable of accommodating the appropriate volume of traffic movements.                                                                                              |
| 2.1.13 | Provide wide crossings on busy or main roads              | Yes     | New pedestrian crossing provided on Darling Drive to address connections from the Goods Line and the proposed student accommodation.                                                                                                                         |
| 2.1.14 | Slow traffic down                                         | Yes     | Road widths have been reduced and a more urban character given to Darling Drive.                                                                                                                                                                             |
| 2.2    | Blocks defined by Street Network. The design must:        |         | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.2.1  | Ensure blocks face and front the street                   | Yes     | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.2.2  | Respect people's privacy by the arrangement of buildings  | Yes     | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.2.3  | Build to the street alignment and line the perimeter      | Yes     | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.2.4  | Encourage continuity of street frontage and rhythm        | Yes     | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.2.5  | Keep blocks small                                         | Yes     | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.2.6  | Provide a block that allows for change and the future     | Yes     | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.2.7  | Provide for internal flexibility                          | Partial | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.2.8  | Keep the grain fine                                       | Yes     | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.2.8  | Keep commercial units narrow on ground floors             | Yes     | Refer AJC Design Report                                                                                                                                                                                                                                      |
| 2.3    | Landmarks, vistas + focal points. The design must:        |         |                                                                                                                                                                                                                                                              |
| 2.3.1  | Ensure a sense of arrival                                 | Yes     | The Macarthur Place frontage and generous paved forecourt at our entrance lobby ensures a sense of arrival to the Western Plot, oriented toward the south and east to visually connect to The Goods Line and Darling Drive.                                  |
| 2.3.2  | Provide a southern gateway to Darling Harbour             | Yes     | Strong connections at ground level and the design of the built form combine to create a sense of arrival. Strong sight lines maintained to allow views across to the wider precinct and the Boulevard which is the main gateway and link to Darling Harbour. |
| 2.2.3  | Make it easy to find your way around                      | Yes     | Good sight lines and a wayfinding signage strategy will significantly improve circulation and orientation. Refer Report.                                                                                                                                     |
| 2.2.4  | Emphasise the hierarchy of the place                      | Yes     | As per 1.1.7 above.                                                                                                                                                                                                                                          |
| 2.2.5  | Show the way for visitors                                 | Yes     | As per 2.2.3 above                                                                                                                                                                                                                                           |
| 2.2.6  | Create an interesting and identifiable skyline            | Yes     | Refer to AJC Design Report                                                                                                                                                                                                                                   |

|                   |                                                                                                                                 |     |                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.2.7             | Provide a point and line approach to vistas                                                                                     | Yes | As per 2.2.3 above. Hay Street, due to its width, has been identified as the key east/ west corridor to support mass pedestrian footfall around the site. It will connect the Goods Line and student accommodation to the Boulevard and Quay Street and onwards to Chinatown and the George Street bus + future tram corridor. Clear lines of sight along Hay Street to assist wayfinding. Also refer to SSDA 5 |
| 2.2.8             | Ensure focal points are appropriately located and scaled                                                                        | Yes | Macarthur Place provides a focal point from the Goods Line.                                                                                                                                                                                                                                                                                                                                                     |
| 2.2.9             | Provide an entrance that welcomes people                                                                                        | Yes | Quality public realm and amenity created in Macarthur Place for the students and public alike.                                                                                                                                                                                                                                                                                                                  |
| 2.2.10            | Provide ceremonial entrance/s for the Core Functions                                                                            | N/A | Related to PPP Development Application.                                                                                                                                                                                                                                                                                                                                                                         |
| 2.4               | Utilities Infrastructure. The design must:                                                                                      |     |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2.4.1             | Plan for sustainable infrastructure provision                                                                                   | Yes | Infrastructure is well integrated into the public realm - Refer to Hyder Services Infrastructure Report                                                                                                                                                                                                                                                                                                         |
| 2.4.2             | Design a discreet and co-located network                                                                                        | Yes | Refer to Hyder Services Infrastructure Report                                                                                                                                                                                                                                                                                                                                                                   |
| 2.4.3             | Make services subservient to the Design                                                                                         | Yes | Refer to Hyder Services Infrastructure Report                                                                                                                                                                                                                                                                                                                                                                   |
| 2.4.5             | Put services underground in shared strips                                                                                       | Yes | Refer to Hyder Services Infrastructure Report                                                                                                                                                                                                                                                                                                                                                                   |
| 2.5               | Parking + Servicing. The design must:                                                                                           |     |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2.5.1             | Ensure sustainable parking levels                                                                                               | Yes | Refer AJC Design Report                                                                                                                                                                                                                                                                                                                                                                                         |
| 2.5.2             | Minimise the need for service vehicles to park, stop or queue on the public road network, including Darling Drive               | Yes | Refer AJC Design Report                                                                                                                                                                                                                                                                                                                                                                                         |
| 3.0 DENSITY + MIX |                                                                                                                                 |     |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3.1               | Mixing uses. The design must:                                                                                                   |     |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3.1.1             | Build a walkable Precinct                                                                                                       | Yes | As per 1.1.2 above                                                                                                                                                                                                                                                                                                                                                                                              |
| 3.1.2             | Create a patchwork of different activities throughout the Precinct                                                              | Yes | Public Domain developed in line with the Concept Proposal SSDA 2                                                                                                                                                                                                                                                                                                                                                |
| 3.1.3             | Include uses such as: tourist; educational; recreational; entertainment; cultural and commercial facilities                     | Yes | SSDA - Student Accommodation within a broad mix of uses on Haymarket Precinct site including residential, retail, commercial office and communal (IQ Hub + library use) in line with Concept Proposal SSDA2                                                                                                                                                                                                     |
| 3.1.4             | Maximise synergy and minimise conflict of uses                                                                                  | Yes | Public Domain to be sympathetic to student use and setting adjacent to road and Light rail                                                                                                                                                                                                                                                                                                                      |
| 3.1.6             | Combine commercial and civic uses with hotel and other uses such as residential to provide a sustainable and viable mix of uses | Yes | Student accommodation provides additional residential type. Other uses as per 3.1.3 above.                                                                                                                                                                                                                                                                                                                      |
| 3.1.10            | Bring dead edges to life through active uses                                                                                    | Yes | Refer to AJC Design Report                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.1.10            | Provide a rich mix in the transition of uses                                                                                    | Yes | Refer to AJC Design Report                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.1.12            | Focus on links to public transport nodes                                                                                        | Yes | As per 1.4.1 above.                                                                                                                                                                                                                                                                                                                                                                                             |
| 3.2               | Density, Facilities + form. The design must:                                                                                    |     |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3.2.1             | Integrate with the city context                                                                                                 | Yes | Materiality sensitive to city context. Refer to SSDA 5 SW Plot for wider precinct connections within city context                                                                                                                                                                                                                                                                                               |

|                      |                                                                                                                     |     |                                                                                                                                                            |
|----------------------|---------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.2.2                | Focus on activity centres and use clusters                                                                          | Yes | Public realm and ground plane provides focal points to support multi-group activities                                                                      |
| 3.2.4                | Cater for a range of users and lifestyles                                                                           | Yes | Public Domain flexible to cater for a range of use - gathering, seating, recreation                                                                        |
| 4.0 HEIGHT + MASSING |                                                                                                                     |     |                                                                                                                                                            |
| 4.1                  | Building size + scale. The design must:                                                                             |     |                                                                                                                                                            |
| 4.1.1                | Define The Big Picture                                                                                              | N/A |                                                                                                                                                            |
| 4.1.2                | Develop a building height strategy                                                                                  | Yes | Refer to AJC Design Report                                                                                                                                 |
| 4.1.3                | Relate building height to context                                                                                   | Yes | Refer to AJC Design Report                                                                                                                                 |
| 4.1.4                | Wrap up and Step down to provide a human scale to the facilities                                                    | N/A | Related to PPP Development Application.                                                                                                                    |
| 4.1.5                | Adapt with topography                                                                                               | N/A |                                                                                                                                                            |
| 4.1.6                | Respect overshadowing principles                                                                                    | Yes | Refer to AJC Design Report                                                                                                                                 |
| 4.1.7                | Consider view sharing for residential neighbours                                                                    | Yes | Refer to AJC Design Report                                                                                                                                 |
| 4.1.8                | Plan shallow building depths                                                                                        | Yes | Refer to AJC Design Report                                                                                                                                 |
| 4.1.9                | Orientate for flexibility and suitable access                                                                       | Yes | Refer to AJC Design Report                                                                                                                                 |
| 4.1.10               | Ensure the building form turns the corner where streets meet                                                        | Yes | Refer to AJC Design Report                                                                                                                                 |
| 4.1.11               | Provide trim and slim (narrow) building types or frontages to Big Box facilities                                    | N/A | Refer to AJC Design Report                                                                                                                                 |
| 4.2                  | Building for change. The design must:                                                                               |     |                                                                                                                                                            |
| 4.2.1                | Provide a mix of uses where most uses are compatible side-by-side                                                   | Yes | As 3.2.4                                                                                                                                                   |
| 4.2.2                | Ensure a mix of uses at close quarters                                                                              | NA  | Wider precinct applicable - in line with Concept Proposal SSDA 2                                                                                           |
| 4.2.3                | Provide a vertical mix of uses: Make uses stack up through the building                                             | Yes | Refer to AJC Design Report                                                                                                                                 |
| 4.2.4                | Provide access for all and meet Disability Discrimination Act requirements                                          | Yes | Access within Public Domain meets DDA requirements                                                                                                         |
| 4.2.5                | Reveal the history of the place                                                                                     | Yes | An interpretation strategy is being prepared to ensure that appropriate interpretation of the site's heritage is embedded within the Public Domain design. |
| 4.3                  | Positive outdoor spaces. The design must:                                                                           |     |                                                                                                                                                            |
| 4.3.1                | Define the space, its function and character                                                                        | Yes | Macarthur Place defined by seat wall at edge to maintain separation between streetscape and shared cycleway/footpath.                                      |
| 4.3.2                | Provide and ensure the right to light between buildings                                                             | Yes | Refer to AJC Design Report                                                                                                                                 |
| 4.3.3                | Form and shape outdoor rooms using built form                                                                       | Yes | Macarthur Place utilises seat walls and planting to define the outdoor room and uses. Refer to Public Domain Report                                        |
| 4.3.4                | Use light and shadow to add dynamism within spaces                                                                  | Yes | A blend of deciduous and evergreen trees to be used strategically to create shade and allow light to the public realm where desired.                       |
| 4.3.5                | Avoid creating microclimate issues for example negative wind conditions caused by tall building location and design | Yes | Wind Report for Western Plot confirms that wind conditions are comfortable within Macarthur Place due to shelter of building.                              |
| 4.4                  | Building line and setbacks. The design must:                                                                        |     |                                                                                                                                                            |

|                  |                                                                                                   |         |                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------|---------------------------------------------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.4.1            | Provide buildings that are built to an appropriate building line                                  | Yes     | Refer to AJC Design Report                                                                                                                                                                                                                                                                                                                                                         |
| 4.4.2            | Form appropriate heights of street walls with taller sections of building setback from the street | No      | Refer to AJC Design Report                                                                                                                                                                                                                                                                                                                                                         |
| 4.4.3            | Proportion buildings with a base, middle and top                                                  | Yes     | Refer to AJC Design Report                                                                                                                                                                                                                                                                                                                                                         |
| 4.4.4            | Create an interface for humans at the public realm                                                | Yes     | Refer to AJC Design Report                                                                                                                                                                                                                                                                                                                                                         |
| 4.4.5            | Create enclosure and definition to the space around and between buildings                         | Yes     | Refer to AJC Design Report                                                                                                                                                                                                                                                                                                                                                         |
| 5.0 PUBLIC REALM |                                                                                                   |         |                                                                                                                                                                                                                                                                                                                                                                                    |
| 5.1              | Public realm. The design must:                                                                    |         |                                                                                                                                                                                                                                                                                                                                                                                    |
| 5.1.1            | Provide focus activity areas within the public realm                                              | Yes     | Main activity focus for Western Plot within Macarthur Place which is designed to provide amenity for resident students adjacent to their accommodation, whilst providing access to The Haymarket. Precinct activity focussed within key spaces such as Haymarket Square (subject to separate DA), the Boulevard and Dickson's Lane. Refer to Public Domain Report. Refer to SSDA 5 |
| 5.1.2            | Ensure there are appropriate uses in and around the space                                         | Yes     | Public Domain of the W Plot has been designed to facilitate circulation and to provide flexible amenity space for the students                                                                                                                                                                                                                                                     |
| 5.1.3            | Build in versatility and flexibility                                                              | Yes     | Spaces are non prescriptive in their design and will facilitate a variety of use - lawn, generous seating areas, wide paved forecourt, mixed used recreation space etc.                                                                                                                                                                                                            |
| 5.1.4            | Provide adequate routes through space: enable people to pass directly from A to B                 | Yes     | Wider Precinct applicable - in line with Concept Proposal SSDA 2                                                                                                                                                                                                                                                                                                                   |
| 5.1.5            | Stimulate the human senses through touch; sound; smell                                            | Yes     | Materials, trees, lighting and furniture will combine to create a visually stimulating environment.                                                                                                                                                                                                                                                                                |
| 5.1.6            | Create a distinctly local Sydney identity                                                         | Yes     | The Haymarket is well linked to distinct neighbouring precincts such as Chinatown and will feel well connected to Sydney civic spaces through materials and tree planting strategies such as use of standard City of Sydney paving and urban elements within Hay Street and peripheral areas in line with Concept Proposal SSDA 2                                                  |
| 5.1.7            | Plant local species                                                                               | Partial | A mix of deciduous and evergreen trees is proposed in order to achieve desired microclimate and seasonal interest. Planting to boundary and road edges to be predominantly native shrubs and grasses.                                                                                                                                                                              |

|        |                                                                        |         |                                                                                                                                                                                                                                                                                                                                          |
|--------|------------------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.1.8  | Enhance natural ecology and ecosystems                                 | Partial | Essentially an urban city environment with limited existing natural ecology. Opportunities to enhance the natural ecology are precinct wide with significant increase in tree planting, bio filtration of stormwater, use of native species and shrub planting to Darling Drive and the Boulevard - In line with Concept Proposal SSDA 2 |
| 5.1.9  | Embrace the Sydney climate                                             | Yes     | Deciduous trees are proposed within Macarthur Place to allow sun in winter. Light coloured concrete will reduce heat absorption. Evergreen planting to Darling Drive will provide shade to seating areas in summer. Periodical heavy rain falls addressed within wider stormwater strategy for the public domain.                        |
| 5.1.10 | Ensure the place is of high quality and is built to last               | Yes     | A simple palette of robust and durable materials such as insitu precast concrete, decomposed granite and asphalt are to be used within the public domain paving and furniture. Refer to section 4 of the Public Domain Report                                                                                                            |
| 5.1.11 | Integrate art within built and landscape forms                         | Yes     | As 4.2.5 and 2.2.8 above.                                                                                                                                                                                                                                                                                                                |
| 5.2    | Safety + security. The design must:                                    |         |                                                                                                                                                                                                                                                                                                                                          |
| 5.2.1  | Build in Safety                                                        | Yes     | Safety built in through strong sense of ownership, clear sight lines, safe lighting levels etc in line with CPTED principles                                                                                                                                                                                                             |
| 5.2.2  | Focus on natural surveillance                                          | Yes     | Public domain designed to prevent views from being obscured. Uncluttered and open public domain. Good surveillance from surrounding building. Planting kept low to allow views from Light Rail corridor and from The Goods Line.                                                                                                         |
| 5.2.3  | Follow secure-by-design principles                                     | Yes     | As above                                                                                                                                                                                                                                                                                                                                 |
| 5.2.4  | Watch the main entrance closely                                        | Yes     | As above                                                                                                                                                                                                                                                                                                                                 |
| 5.2.5  | If there has to be a security fence or grill, design it as a sculpture | NA      | Fencing at light rail boundary as required will be screened by planting.                                                                                                                                                                                                                                                                 |
| 5.3    | Temporary uses: The design must:                                       |         |                                                                                                                                                                                                                                                                                                                                          |
| 5.3.1  | Ensure there are rich day and night experiences                        | Yes     | Lighting of Macarthur Place will allow safe use at night and also help to activate the space for evening activity and recreation.                                                                                                                                                                                                        |
| 5.3.2  | Provide appropriate amenity for an 18 hour / 7 days a week site        | Yes     | Close vicinity to The Haymarket Square, the Boulevard and Darling Harbour which are 24/18/7 hour active precincts.                                                                                                                                                                                                                       |
| 5.3.3  | Allow for a diverse range of events and overlays                       | Yes     |                                                                                                                                                                                                                                                                                                                                          |

|                             |                                                                                                                                                                                                     |         |                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.3.4                       | Provide large gathering spaces and intimate areas for diversity                                                                                                                                     | Yes     | Macarthur Place allows for a diversity in active and passive recreation. Also refer to SSDA5 -The Boulevard provides adequate space for circulation and gathering, also providing additional space for events within Haymarket Square (subject to separate application) The Boulevard and Dickson's Lane also capable of facilitating more intimate events, with lighting and seating design aimed at encouraging use 24/7 |
| 5.3.5                       | Balance the event spaces with recreational spaces and circulation spaces                                                                                                                            | Yes     | As 5.3.4 above, and wider Precinct applicable - in line with Concept Proposal SSDA 2                                                                                                                                                                                                                                                                                                                                       |
| 5.4                         | Accessibility. The design must:                                                                                                                                                                     |         | Wider Precinct applicable - in line with Concept Proposal SSDA 2                                                                                                                                                                                                                                                                                                                                                           |
| 5.4.1                       | The Design Must follow the principles to be adopted for walking routes and follow the five C's approach as follows:<br>- connected<br>- convivial<br>- conspicuous<br>- comfortable<br>- convenient | Yes     | The principles as set up within the DA stage 2 Public Domain Concept Design Report are summarised within the Public Domain Report, Section 2. These principles have been applied across the Public Domain DA for the W Plot. All spaces are well connected at a micro and macro (city wide) scale, public areas have been designed to encourage gathering and use night and day, access is easy and gradients are shallow. |
| 6.0 STREETSCAPE + LANDSCAPE |                                                                                                                                                                                                     |         |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6.1                         | Landscape. The design must:                                                                                                                                                                         |         |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6.1.1                       | Provide a variety of open space types                                                                                                                                                               | Yes     | As 5.1.1 and 5.1.3 above                                                                                                                                                                                                                                                                                                                                                                                                   |
| 6.1.2                       | Create park life                                                                                                                                                                                    | Partial | The small lawn area within Macarthur Place provides space for students and pedestrians to 'hang out' away from the more urban paved environments of The Haymarket Precinct.                                                                                                                                                                                                                                                |
| 6.1.3                       | Ensure that parks are within walking distance                                                                                                                                                       | Yes     | Haymarket Square and Tumablong Park are within walking distance of the W Plot. Belmore Park and Wentworth Park are also nearby. Refer to Figure 2.4.1.1, Public Domain Report.                                                                                                                                                                                                                                             |
| 6.1.4                       | Connect open spaces as a network                                                                                                                                                                    | Yes     | The Waterfront, Tumbalong Park and Haymarket Square are connected via the Boulevard in line with Concept proposal SSDA2. Macarthur Place is linked to The Goods Line and to the wider Haymarket Precinct.                                                                                                                                                                                                                  |
| 6.1.5                       | Work with the earth and the historic landform cuts of the valley                                                                                                                                    | Yes     | Natural patterns of the site's topography are examined in the Concept Proposal SSDA2 Public Domain Report. This informed strategies for stormwater management, access, tree planting and materials.                                                                                                                                                                                                                        |
| 6.2                         | Wildlife + ecology. The design must:                                                                                                                                                                |         |                                                                                                                                                                                                                                                                                                                                                                                                                            |



|       |                                                                                                          |         |                                                                                                                                                                                                                                                                                                                                                 |
|-------|----------------------------------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.2.1 | Balance human access and wildlife shelter                                                                | Partial | As per 5.1.8. Haymarket will be a highly urban, city pedestrian precinct with limited site value as a wildlife shelter although opportunities will be explored further to ensure that where practical, tree canopy and bioswale areas are environments that will encourage native birds and wildlife suitably adapted to the urban environment. |
| 6.2.2 | Ensure that all sites are created as habitats                                                            | N/A     | As above                                                                                                                                                                                                                                                                                                                                        |
| 6.2.3 | Aid biodiversity                                                                                         | Partial | As per 6.2.1 Microclimate and biodiversity improvements will be made through significantly increased tree planting and native planting where practical within this highly urbanised environment.                                                                                                                                                |
| 6.3   | Microclimate. The design must:                                                                           |         |                                                                                                                                                                                                                                                                                                                                                 |
| 6.3.1 | Consider the influence of the elements                                                                   | Yes     | Awnings and generous under croft will provide weather protection around building edge and circulation spaces. Materials are robust and hardy.                                                                                                                                                                                                   |
| 6.3.2 | Plant with the sun in mind                                                                               | Yes     | Trees - as per 5.1.9. Shadow diagrams have helped inform layout and tree planting strategy.                                                                                                                                                                                                                                                     |
| 6.3.3 | Harness cool breezes                                                                                     | Yes     | Refer to AJC Design Report and Wind Study                                                                                                                                                                                                                                                                                                       |
| 6.3.4 | Protect from winter winds                                                                                | Yes     | Refer to AJC Design Report and Wind Study                                                                                                                                                                                                                                                                                                       |
| 6.4   | Wayfindng. The design must:                                                                              |         |                                                                                                                                                                                                                                                                                                                                                 |
| 6.4.1 | Make the place legible                                                                                   | Yes     | Proposed layout and articulation of space significantly improves the legibility of the site. Refer to circulation plan, section 3.3.                                                                                                                                                                                                            |
| 6.4.2 | Use urban markers through both built form and landscape elements                                         | Yes     | Built form is distinctive - Refer to AJC Design Report. Urban markers within the public domain include bespoke furniture and lighting, with opportunities for integration of art.                                                                                                                                                               |
| 6.4.3 | Achieve a macro-precinct to micro-pedestrian scale wayfinding strategy                                   | Yes     | A macro scale wayfinding strategy will be developed as part of further consultation, and will tie in with the overall SICEEP precinct. Micro pedestrian scale wayfinding to be addressed in detail within future detail design stages to relate to specific precinct features, retail outlets and public spaces of The Haymarket.               |
| 6.5   | Street furniture, art + lighting. The design must:                                                       |         |                                                                                                                                                                                                                                                                                                                                                 |
| 6.5.1 | Clean up the existing clutter and provide a collection that is integrated and harmonious with the Design | Yes     | Refer to PD Report, Section 4                                                                                                                                                                                                                                                                                                                   |
| 6.5.1 | Provide a consistent palette of quality street furniture                                                 | Yes     | Refer to PD Report, Section 4                                                                                                                                                                                                                                                                                                                   |

|                         |                                                                                                                                           |         |                                                                                                                                                                                                                                                                    |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.5.1                   | Integrate art within built and landscape forms                                                                                            | Yes     | As 6.4.2                                                                                                                                                                                                                                                           |
| 6.5.1                   | Make art a spectacle and worth repeat visits                                                                                              | Partial | Precinct wide approach in line with the Concept Proposal SSDA 2.                                                                                                                                                                                                   |
| 6.5.1                   | Illuminate each unique scene and harness an identifiable night time experience                                                            | Yes     | Precinct wide approach in line with the Concept Proposal SSDA 2.                                                                                                                                                                                                   |
| 6.5.1                   | Consider 'plug and play' (smart poles or equivalent) lighting poles to facilitate event overlays                                          | Partial | NA to W Plot                                                                                                                                                                                                                                                       |
| 8.0 DETAILS + MATERIALS |                                                                                                                                           |         |                                                                                                                                                                                                                                                                    |
| 8.1                     | Precinct scale. The design must:                                                                                                          |         |                                                                                                                                                                                                                                                                    |
| 8.1.1                   | Demonstrate a precinct approach to materials and their built assembly                                                                     | N/A     | Related to PPP Development Application.                                                                                                                                                                                                                            |
| 8.1.2                   | Recognise that the grain, texture and scale of the skyline is of great importance                                                         | Yes     | Refer to AJC Design Report                                                                                                                                                                                                                                         |
| 8.1.3                   | Materials should be used to define and reinforce different character areas within the Precinct                                            | Yes     | Precinct wide approach in line with the Concept Proposal SSDA 2.                                                                                                                                                                                                   |
| 8.1.5                   | Respond to surrounding existing and historic character                                                                                    | Yes     | Precinct wide approach in line with the Concept Proposal SSDA 2.                                                                                                                                                                                                   |
| 8.1.6                   | Add a distinctive townscape element within the wider Darling Harbour area                                                                 | Yes     | Refer to AJC Design Report                                                                                                                                                                                                                                         |
| 8.1.7                   | Add another 'layer' of character into Darling Harbour, the new materiality will be symbolic of the change and transformation of the area  | Yes     | New materials proposed within streetscape and Macarthur Square which are more raw and less civic to set the space apart from the Darling Harbour Precinct                                                                                                          |
| 8.2                     | Pedestrian scale. The design must:                                                                                                        |         |                                                                                                                                                                                                                                                                    |
| 8.2.1                   | Ensure that detail resolution matters                                                                                                     | Yes     | The design allows for further detail resolution to ensure fine grain and pedestrian scale interest to be built in to the Public Domain, for example through saw cuts, exposed aggregate, shadow lines, lighting integration, concrete texture and planting design. |
| 8.2.2                   | Ensure that materials are easily maintainable                                                                                             | Yes     | Robust, low maintenance materials proposed in the Public Domain - refer to section 4 of this report.                                                                                                                                                               |
| 8.2.3                   | Ensure that the buildings are sustainable, durable and visually interesting                                                               | Yes     | Refer to AJC Design Report                                                                                                                                                                                                                                         |
| 8.2.4                   | All materials in the public realm areas of the Precinct, and especially the lower base elements of all buildings are to be highly durable | Yes     | As 8.2.2 above.                                                                                                                                                                                                                                                    |
| 8.2.5                   | Create a hierarchy of materials                                                                                                           | Yes     | Pedestrian and Cycleway to be larger format insitu concrete, with detail areas of other materials within Macarthur Square.                                                                                                                                         |
| 8.2.6                   | Propose a primary material to dominate the frontage, other materials should be used to demarcate different elements of the building       | Yes     | Refer to AJC Design Report                                                                                                                                                                                                                                         |
| 8.2.7                   | Primarily use glazing where there is a key public use and where there are retail frontages                                                | Yes     | Refer to AJC Design Report                                                                                                                                                                                                                                         |

|                                         |                                                                                                                                                                                                 |     |                                                                                                                                                                                                                                                                 |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.2.8                                   | Identify with the climatic conditions of Sydney and provide appropriate shade and shelter                                                                                                       | Yes | Deciduous trees are proposed within Macarthur Place to allow sun in winter. Covered paved forecourt area located outside entrance. Amenity areas of Macarthur Place within acceptable wind conditions for their proposed use (refer to wind tunnel test report) |
| 8.2.9                                   | Use colour to add vibrancy and distinctiveness. Colour may be added through coloured light, retail signage, coloured glass or glazed brick as well as coloured fabrics of awnings and parasols. | Yes | Refer to AJC Design Report                                                                                                                                                                                                                                      |
| <b>8.3</b>                              | <b>Materials. The design must:</b>                                                                                                                                                              |     |                                                                                                                                                                                                                                                                 |
| 8.3.1                                   | Consider Sydney as a blue and green connected city                                                                                                                                              | Yes | Precinct wide approach in line with the Concept Proposal SSDA 2.                                                                                                                                                                                                |
| 8.3.2                                   | Celebrate the temperate climate                                                                                                                                                                 | Yes | As 5.1.9                                                                                                                                                                                                                                                        |
| 8.3.3                                   | Use landscape and plant materials                                                                                                                                                               | Yes | Refer to Public Domain Report, section 4                                                                                                                                                                                                                        |
| <b>9.0 ENERGY + RESOURCE EFFICIENCY</b> |                                                                                                                                                                                                 |     |                                                                                                                                                                                                                                                                 |
| <b>9.1</b>                              | <b>Resource Efficiency. The design must:</b>                                                                                                                                                    |     |                                                                                                                                                                                                                                                                 |
| 9.1.1                                   | Orientate buildings towards the sun                                                                                                                                                             | Yes | Refer to AJC Design Report                                                                                                                                                                                                                                      |
| 9.1.2                                   | Let the light in and keep the heat out in summer                                                                                                                                                | Yes | Refer to 8.2.8 above.                                                                                                                                                                                                                                           |
| 9.1.3                                   | Recycle rainwater where possible                                                                                                                                                                | Yes | Refer to AJC Design Report                                                                                                                                                                                                                                      |
| 9.1.4                                   | Use the potential of the ground                                                                                                                                                                 | Yes | Refer to AJC Design Report                                                                                                                                                                                                                                      |
| 9.1.5                                   | Work with the wind                                                                                                                                                                              | Yes | Proposed tree planting will help reduce prevailing winds from the south. Amenity areas located within acceptable wind conditions, as 8.2.8 above.                                                                                                               |
| 9.1.6                                   | Do more with less                                                                                                                                                                               | Yes | Public Domain design simple and flexible with a limited palette of materials to provide a long lasting and low maintenance space.                                                                                                                               |
|                                         |                                                                                                                                                                                                 |     |                                                                                                                                                                                                                                                                 |

| <b>DENTON CORKER MARSHALL MASTER PLAN DESIGN GUIDELINES - PUBLIC DOMAIN COMPLIANCE SSDA 3</b> |                                                                                                                |     |                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>                                                                                      | <b>Urban Blocks</b>                                                                                            |     |                                                                                                                                                                                                                                                                                            |
| 1.1                                                                                           | Continue urban fabric and grain, reflective of city character                                                  | Yes | Scale and materiality of the built form and the public domain in keeping with city character.                                                                                                                                                                                              |
| 1.2                                                                                           | Promote permeability and connectivity into and across the site.                                                | Yes | Shared pedestrian cycle/footpath to allow direct access to the northern SICEEP precinct and Light Rail stop. Two pedestrian crossings at Darling Drive improve connections and permeability into The Haymarket. Direct connection with The Goods Line improves connections from the south. |
| 1.3                                                                                           | Create a symbiotic relationship between the activities of this precinct and those adjacent to it               | Yes | Macarthur Place and surroundings designed to integrate with materiality of the future Goods Line and to allow for potential future connection to Macarthur Street.                                                                                                                         |
| <b>2</b>                                                                                      | <b>Streets and Lanes</b>                                                                                       |     |                                                                                                                                                                                                                                                                                            |
| 2.1                                                                                           | Facilities and public spaces within the precinct should support many planned and spontaneous activities        | Yes | Macarthur Place designed to facilitate variety of passive and active activity.                                                                                                                                                                                                             |
| 2.2                                                                                           | Provide spaces that are accessible and inviting                                                                | Yes | Macarthur Place accessible by all, but 'contained' to promote sense of ownership and intimacy                                                                                                                                                                                              |
| 2.3                                                                                           | Include convenient and direct mobility impaired access to all parts of the ground level uses and public domain |     | Gradient to facilitate accessible route to front door of building. All areas DDA compliant                                                                                                                                                                                                 |
| 2.4                                                                                           | Avoid dedicated cycle lanes within the pedestrian precinct to avoid cycle/pedestrian conflict                  | Yes | Shared pedestrian/ cycle path along Darling Drive within The Haymarket precinct. The Haymarket is pedestrian dominated with shared cycle/ pedestrian access in Hay Street and the Boulevard.                                                                                               |
| 2.5                                                                                           | Hay Street to be a key pedestrian connection from the Goods Line, Macarthur Street and Darling Drive           | NA  | Public Domain of SSDA 3 well connected to the Goods Line and Hay Street. Refer also to SSDA5.                                                                                                                                                                                              |
| <b>3</b>                                                                                      | <b>Public Domain</b>                                                                                           |     |                                                                                                                                                                                                                                                                                            |
| 3.1                                                                                           | Make places not spaces                                                                                         | Yes | Macarthur Place designed to be usable, inviting 'place' for students and public rather than space to the front of the building.                                                                                                                                                            |
| 3.2                                                                                           | Minimise physical barriers between buildings and public domain                                                 |     | Seating walls defining public/private space to front of building entry are well away from building edge. Public and private ground plane is well integrated.                                                                                                                               |
| 3.3                                                                                           | Create strong edges to define spaces                                                                           |     | Seat wall at edge of the lawn helps create separation from the public walkway and defines the edge of Macarthur Place, also helping define circulation space.                                                                                                                              |
| <b>4</b>                                                                                      | <b>Materiality</b>                                                                                             |     |                                                                                                                                                                                                                                                                                            |
| 4.1                                                                                           | Adopt a limited palette of materials that complement the surrounding urban fabric and historic character.      |     | Materials palette limited - refer to section 4.0, Public Domain Report. Concrete and the 'brick' colour of the decomposed granite complement the surrounding fabric and urban character                                                                                                    |
| 4.2                                                                                           | Long lasting, low maintenance materials should be selected to maintain quality appearance                      |     | Public Domain materials robust and low maintenance.                                                                                                                                                                                                                                        |

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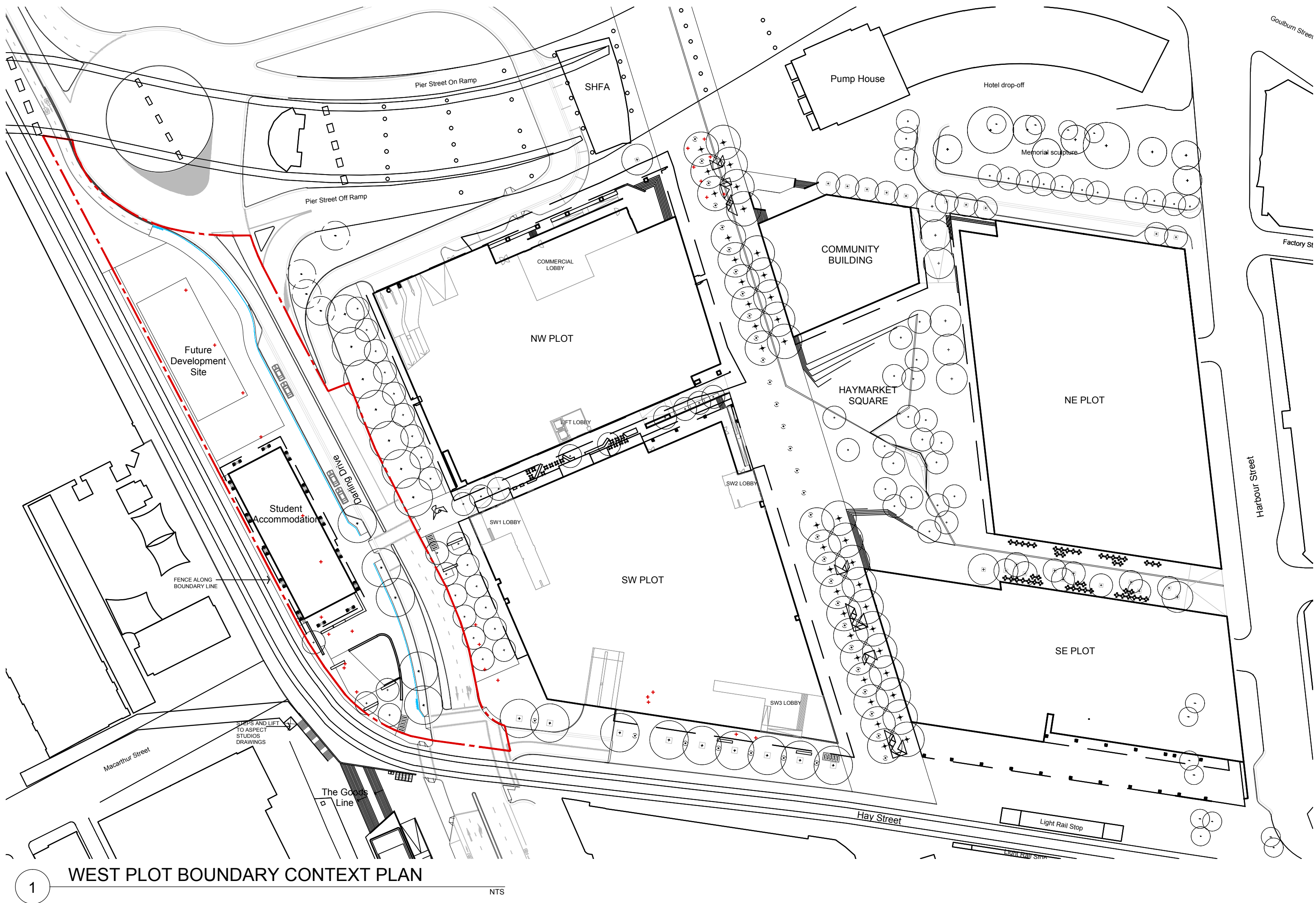


# APPENDIX H

## DRAWING LIST

| NUMBER                          | TITLE                         | SCALE | ISSUE                   |
|---------------------------------|-------------------------------|-------|-------------------------|
| SITE                            |                               |       |                         |
| L001                            | DRAWING LIST + DRAWING LAYOUT | -     | DEVELOPMENT APPLICATION |
| DEMOLITION AND SITE PREPARATION |                               |       |                         |
| L101                            | TREE REMOVAL PLAN             | 1:500 | DEVELOPMENT APPLICATION |
| GENERAL ARRANGEMENT             |                               |       |                         |
| L201                            | SCOPE OF WORKS PLAN           | 1:500 | DEVELOPMENT APPLICATION |
| L202                            | MACARTHUR PLACE PLAN          | 1:200 | DEVELOPMENT APPLICATION |
| DESIGN PRINCIPLES               |                               |       |                         |
| L210                            | PAVING PLAN                   | 1:500 | DEVELOPMENT APPLICATION |
| L211                            | PLANTING PLAN                 | 1:500 | DEVELOPMENT APPLICATION |
| L212                            | URBAN ELEMENTS PLAN           | 1:500 | DEVELOPMENT APPLICATION |
| SECTIONAL ELEVATIONS            |                               |       |                         |
| L301                            | SECTIONAL ELEVATIONS          | 1:100 | DEVELOPMENT APPLICATION |

LEGEND  
Application Boundary



### DARLING HARBOUR LIVE

REFERENCE MAP

NORTH

NOTES

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3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.  
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| REV | DESCRIPTION                       | DATE     |
|-----|-----------------------------------|----------|
| F   | Issue for Development Application | 07.06.13 |
| E   | Issue for Development Application | 22.05.13 |
| D   | Issue for Development Application | 15.05.13 |
| C   | Issue for Development Application | 10.05.13 |
| B   | Issue for Development Application | 26.04.13 |
| A   | Draft Issue For Review            | 19.04.13 |

CLIENT

**Lend Lease**

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**HASSELL**

PROJECT

**SICEEP**  
**DARLING HARBOUR**  
**HAYMARKET-WEST PLOT**

DRAWING TITLE

**DRAWING LIST AND DRAWING LAYOUT**

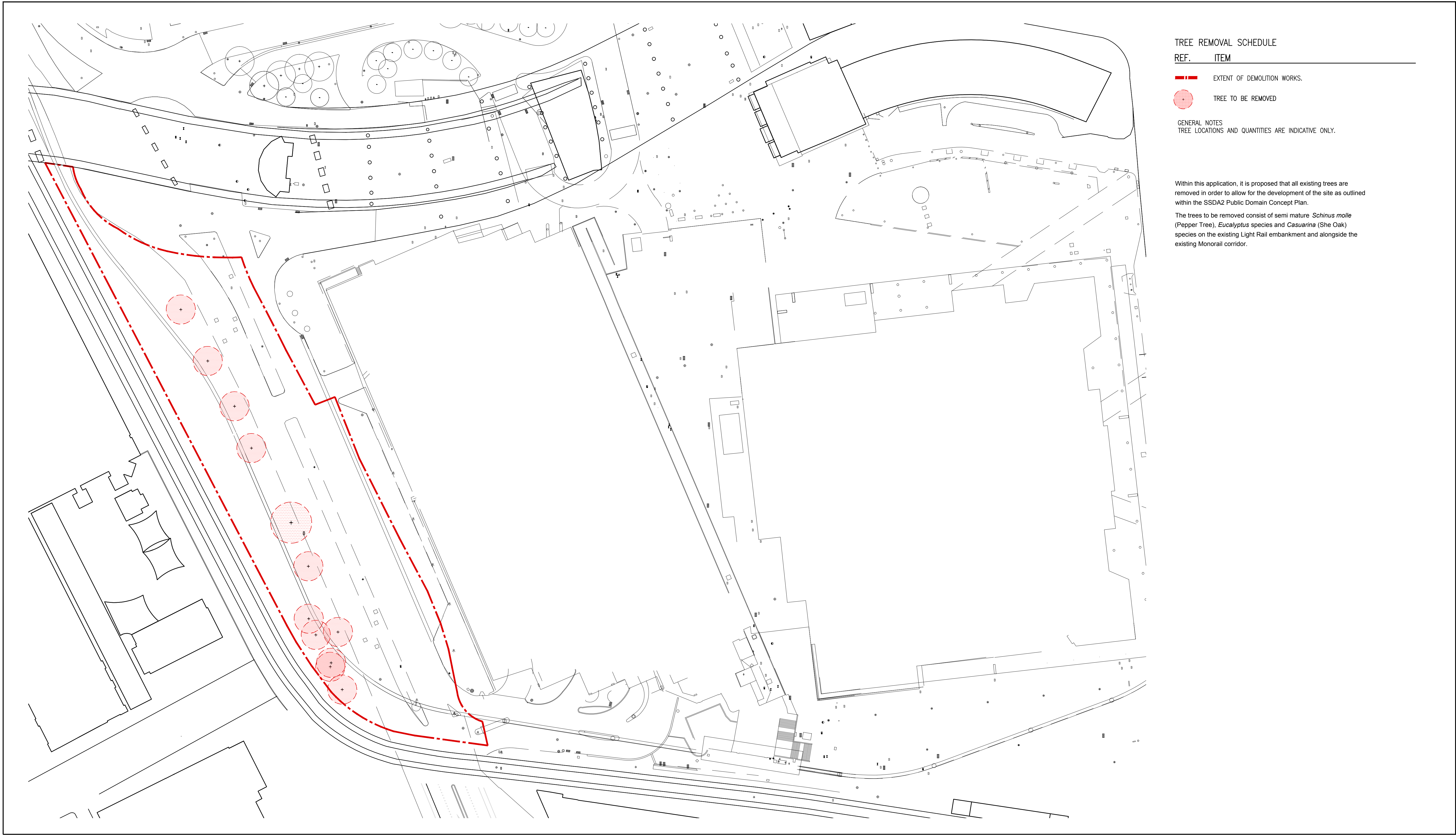
STATUS

**DEVELOPMENT APPLICATION**

| SCALE @ A1 | DRAWN | CO-ORD | REVIEWED | APPROVED |
|------------|-------|--------|----------|----------|
| NTS        | JC    | VS     | VS       | AB       |

| PROJECT NUMBER | DRAWING NUMBER | REV |
|----------------|----------------|-----|
| 005198         | L001           | F   |





TREE REMOVAL SCHEDULE

| REF. | ITEM |
|------|------|
|------|------|

EXTENT OF DEMOLITION WORKS.

TREE TO BE REMOVED

GENERAL NOTES  
TREE LOCATIONS AND QUANTITIES ARE INDICATIVE ONLY.

Within this application, it is proposed that all existing trees are removed in order to allow for the development of the site as outlined within the SSDA2 Public Domain Concept Plan.

The trees to be removed consist of semi mature *Schinus molle* (Pepper Tree), *Eucalyptus* species and *Casuarina* (She Oak) species on the existing Light Rail embankment and alongside the existing Monorail corridor.

DARLING HARBOUR LIVE

REFERENCE MAP

NORTH

NOTES

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| REV | DESCRIPTION                       | DATE     |
|-----|-----------------------------------|----------|
| F   | Issue for Development Application | 07.06.13 |
| E   | Issue for Development Application | 22.05.13 |
| D   | Issue for Development Application | 15.05.13 |
| C   | Issue for Development Application | 10.05.13 |
| B   | Issue for Development Application | 26.04.13 |
| A   | Draft Issue For Review            | 19.04.13 |

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HASSELL

PROJECT

SICEEP  
DARLING HARBOUR  
HAYMARKET-WEST PLOT

DRAWING TITLE

TREE REMOVAL PLAN

STATUS

DEVELOPMENT APPLICATION

| SCALE @ A1 | DRAWN | CO-ORD | REVIEWED | APPROVED |
|------------|-------|--------|----------|----------|
| 1:500      | JC    | VS     | VS       | AB       |

| PROJECT NUMBER | DRAWING NUMBER | REV |
|----------------|----------------|-----|
| 005198         | L101           | F   |