

## SICEEP, South West Plot (SSD6011) – Response to City of Sydney Council

| Recommendation          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Response                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| CoS Email               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| a) Affordable Housing   | An investigation of additional forms of housing that are affordable has been undertaken on a site wide basis. Within the overall SICEEP precinct a variety of housing types and sizes will be provided that will inform a diverse range of prices. Affordable housing options will be provided in the form of student housing, which will range between 635 to 1000 beds. The delivery of this form of affordable housing is considered the most desirable due to the locational advantages of nearby tertiary institutions, as well as proximity to key transport hubs, facilities and services. SSDA3 is currently under assessment and includes the provision of 228 apartments (635 beds) for the purpose of student housing.                                                                                                                                                              |
| b) 3 bedroom apartments | In response to the Sydney City Council's concerns, the mix has been revisited with the inclusion of an additional 7 x. 3 bed apartments, bringing the total No. of 3 bed apartments to 22 in total. This represents 4% of the development and the distribution of 3 bed apartments now includes both tower and podium types increasing the product diversity and price within the development. The SW3 typical floor plate (Levels 6 to 36) provides flexibility to accommodate larger apartment types through consolidation of apartments should there be future demand (e.g. the north facing 3 bed apartment layout on Levels 37to 39 aligns spatially with the footprint of the two 1 bedroom plus study apartment layouts below). Construction will also allow consolidation of other apartments by way of penetrations for doors and the like through the typical non-loadbearing walls. |

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## Recommendation Response

c) SW1 Overhang

Please refer to Key Issue 2 and B2 as outlined within the Response to Submissions which provide adequate justification for the projecting bay.

### DOPI KEY ISSUES

#### Key issue 2:

*The Department considers that the cantilevered projecting bay should be removed and notes Council's concern in this regard*

#### Response:

As noted within the Design Report submitted for SSDA5 the provision of an apartment bay on the western face of SW1 tower has positive urban design/architectural benefits:

- The apartment bay provides a more visually interesting elevation when viewed along Macarthur Street by replacing a blank core facade with residential apartments;
- The projecting bay provides a more 3 dimensional expression of the SW1 tower built form, breaking up the previously flat western elevation;
- The projecting bay lies on the Macarthur Street axis recognising the visual terminus of this street axis;
- By projecting the apartment by 2.4 metres – the equivalent of a balcony zone – instead of setting the tower back flush the minimum separation between towers SW1 and SW3 is maintained;
- The projecting bay does not reduce the minimum visual separation between buildings along Darling Drive set within the parameter plans.
- Located on the western elevation, the projecting bay does not impact view lines from any tall buildings as per the view impact analysis; and
- The projecting bay sits wholly within the approved parameter envelope that provides for a bay of this nature.
- The projecting bay has been designed so that it does not have an overbearing presence on Darling Drive.
- The human scale of the podium responds to the streetscape and pedestrian experience whilst the projecting bay is read as part of the tower in the skyline and in particular addresses the Macarthur St terminus.



Broad landscaped verge extends the Goods Line and provides a green edge to the street and incorporates pedestrian routes

Residential lobby with direct access from Darling Drive

Terracotta + charcoal horizontal and vertical batton treatment continues vertical bay down to the street level

Projecting bay establishes building address on Darling Drive and terminates the Macarthur street visual axis

Juliette balconies added to southern elevation (refer to Additional Design Improvements 2)

Street trees filter light over the pedestrian path, screen views of buildings above and hold the street edge along Darling Drive

New pedestrian crossing at Darling Drive (refer to Recommendation 6)

Break in green verge and potential markers/artwork herald Dicksons Lane

Occupied space replaces plant use (refer to Condition B3)

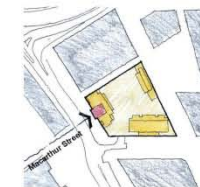
Solid wall elements incorporate terracotta/brick to revive rich texture and connection with Haymarket buildings

A wider street incorporates new and upgraded pedestrian, cycle and landscaped zones

A continuous canopy provides weather protection and a strong visual datum at a human scale along Darling Drive

Potential IQ Hub use with proposed signage/ graphic treatment to facade facing onto Macarthur Place and Hay Street

Darling Drive streetscape



SW1 massing responding to Macarthur Street axis



Macarthur street view with projecting apartment highlighted

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### STAGE 1 (SSD 5878-2013) CONCEPT PROPOSAL

#### Condition B2:

*Future Development Applications shall demonstrate that the architectural feature(s) separating the residential towers from the street wall shall be appropriately designed to ensure that suitable visual separation between the two elements is achieved. Furthermore, contrasting materials or other acceptable alternatives shall be used to give emphasis/visual primacy to the lower levels of the buildings (below the re-entrant feature).*

#### Response:

##### Visual separation of tower + podium - 're-entrant'

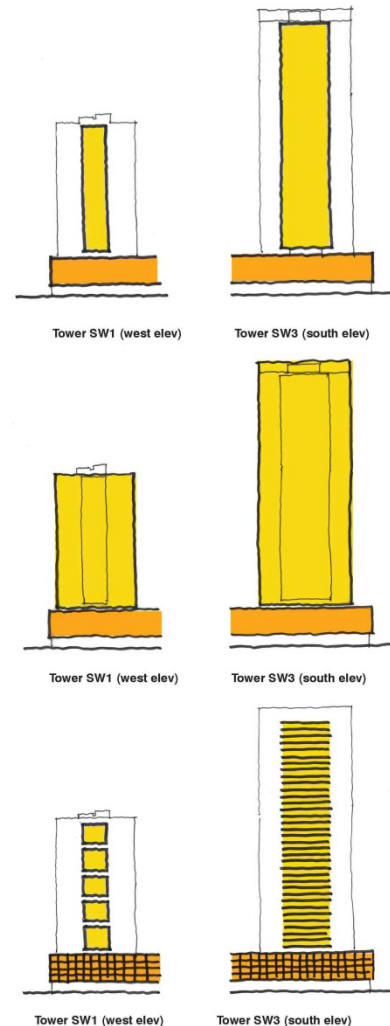
As noted in the SSDA2 Design Guidelines a re-entrant was proposed to ensure a distinction between the form of the towers and the 'street wall' of the urban block (podium).

This delineation was to be further enhanced by a change in materiality and expression of the tower and podium architecture.

During the design development of the SW Plot this delineation has been a key feature of the design and interpreted to suit the architectural composition. Whilst adopting similar principles for both towers the distinction between tower and podium has provided two different outcomes that reinforce the principles of the re-entrant.

This was presented to the DRP to clarify the approach adopted on each tower, and it was agreed that the design addressed the visual and physical separation contemplated in SSDA2 guidelines.

The images opposite (noting SW1 west elevation has now been updated) were presented to the DRP. The highlighted boxes clearly showing the tower expression commencing a storey above the podium street wall.



#### Form

- The form of each tower has developed to become less rectangular in plan and more articulate.
- This responds to the internal apartment layouts and provision of private amenity.
- Narrow projecting bays on each tower break down the visual scale of the longer elevation.
- On tower SW1 the bay projects like a giant linear bay window above the street wall.
- On tower SW3 the bay holds the street wall whilst the main built form of the building – contained within the 'shroud' – is set back 4-5 metres.

#### Materiality

- The urban block (street wall) is highly articulated with a light-coloured frame containing an infill that reflects the materiality of the local Haymarket area.
- It is fine grain and responsive to the human | street scale.
- The two towers are darker coloured and more solid in expression.
- They adopt an interplay of solid, void and glazing to achieve a rich patina on the elevation that relates to a macro skyline context.
- On both towers the materiality of the re-entrant zone is consistent with the rest of the building to promote a simpler singular expression.

#### Elements

- The abstract form of each building is different.
- The application of these elements are used to create a unique identity for each building element and further distinguish the towers from the street wall.
- The podium has a distinctive and articulate frame that envelopes the entire block and relates to the other plots within the Concept Proposal.
- The projecting bay on tower SW1 expressed as a number of stacked cubes is a strong visual element that responds to a key visual axis and creates a presence on Darling Drive.
- These cubes start a floor above the urban block's parapet to become a positive (projecting) rather than negative (recessive) re-entrant.
- Tower SW3 is encapsulated within a 'shroud' with horizontal plates defining the edges of projecting volumes and balconies.
- These plates start one level above the street wall parapet to define the re-entrant zone.

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| Recommendation                          | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| d) Setbacks of towers from podium edges | This issue has been addressed as part of the assessment of SSDA2, which was approved on the 5 December 2013.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| e) IQ Hub Space                         | <p><b>Work complete to date:</b></p> <ul style="list-style-type: none"> <li>• Lend Lease has appointed a project lead for the IQ Hub</li> <li>• A Concept Development and Delivery Strategy Paper was included in the Response to Submissions</li> <li>• Relevant stakeholders have been engaged to discuss their involvement and opportunities. Specifically, Ian Hay from City of Sydney and Patrick Woods &amp; Blair McRay from UTS have been engaged to date</li> </ul> <p><b>Outline strategy (refer Concept Development &amp; Delivery Strategy Paper for detail):</b></p> <ul style="list-style-type: none"> <li>• Finalise place activation and vision for the DHI Southern Precinct</li> <li>• Use vision to inform IQ Hub strategy</li> <li>• Re-engage key stakeholders and progress strategy</li> <li>• Finalise Business Plan</li> </ul> <p><b>Commitment:</b></p> <p>Darling Harbour Live is committed to the development, design, construction and delivery of IQ Hub space. The IQ Hub was a key element of Lend Lease's design and master plan philosophy from the inception of the project and Lend Lease is committed to coordinating all the relevant stakeholders including City of Sydney, UTS, SHFA, INSW &amp; others to ensure the best possible outcome is achieved. The area and format requirements of the IQ Hub will be determined as the strategy unfolds and a sustainable business plan is finalised.</p> |

## SICEEP, South West Plot (SSD6011) – Response to Sydney Water

| Recommendation                              |  | Response                                                                                                                                                        |  |
|---------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Sydney Water Email                          |  |                                                                                                                                                                 |  |
| Point 1-Comply with stormwater asset policy |  | LL intend on working within the Sydney Water Guidelines for building over or adjacent to Sydney Water stormwater assets                                         |  |
| Point 2-Liaison with Sydney Water           |  |                                                                                                                                                                 |  |
|                                             |  | Lend Lease, our Hydraulic consultants and our Water Service Coordinator will continue to engage with Sydney Water throughout the key stages of the development. |  |
| Recommendation                              |  | Response                                                                                                                                                        |  |
| Point 1                                     |  | Refer to response above                                                                                                                                         |  |
| Point 2                                     |  | Refer to response above                                                                                                                                         |  |