

DARLING SQUARE
SOUTH WEST
PLOT
SUPPLEMENTARY
DESIGN REPORT -
AMENDMENTS

April 2015

DENTON
CORKER
MARSHALL

architecture + urban design

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Introduction

This report supports an application made under section 96 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify Development Consent, SSD-6011 relating to the development of the South West Plot of Darling Square which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

Development Consent SSD-6011 was granted on 21 May 2014 by the delegate of the Minister for Planning for the following components of development:

- site preparation works including staged demolition of existing structures, tree removal and site remediation as required;
- staged construction of 8 storey, 25 storey and 40 storey residential buildings including a 5 storey podium, to be used for:
 - non-residential uses on ground and first floor levels;
 - above ground car parking and storage; and
 - residential apartments;
- various public domain improvements including construction of part of the Boulevard, east-west pedestrian laneway, new lift and stair connecting to the Macarthur Street elevated pedestrian footbridge and other associated landscaping;
- provision of a vehicle access point at Hay Street and drop-off facility on Darling Drive; and
- provision of signage zones.

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

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

Overview of Proposed Modifications

This Modification Application seeks approval for the following amendments (with the design amendments being discussed in detail below):

- inclusion of podium canopies to Building SW1 and SW3 on three apartment courtyards;
- enhancements to the eastern and western façades of Building SW3;
- additional apartment provided on Level 14 of Building SW3 in lieu of an excess plant room;
- revised landscaping scheme which includes enhancements to privacy and pool shading;
- inclusion of additional balcony wind screens; and
- various amendments to a number of Conditions of Consent.

A range of other minor amendments the result of design development are illustrated on the amended Architectural Drawings, largely relating to minor internal/external changes, the location and size of windows; balcony screens sizing; and amended finishes. These design development changes are to be expected in any project, especially given the nature and scale of the approved South West Plot development.

Site Description

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

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the Light Rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south (refer to **Figure 1**).

- The Darling Square Site is:
 - located in the south of the SICEEP Site, within the northern portion of the suburb of Haymarket;
 - bounded by the Powerhouse Museum to the west, the Pier Street overpass and Little Pier Street to the north, Harbour Street to the east, and Hay Street to the south; and
 - irregular in shape and occupies an area of approximately 43,807m².

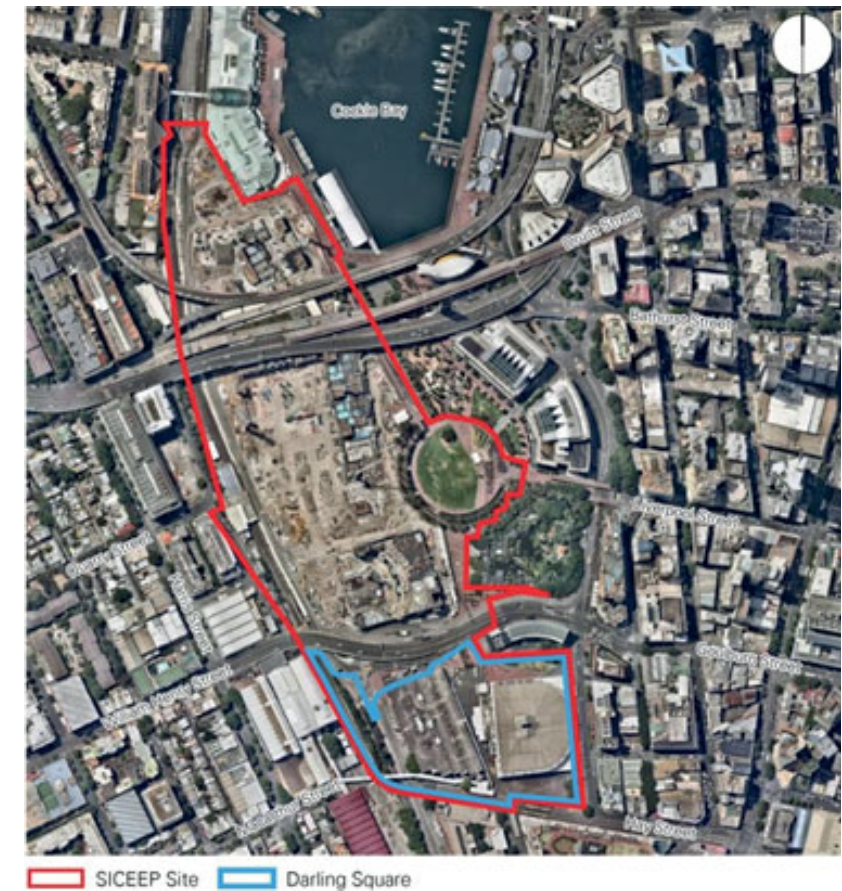


Figure 1 – Aerial Photograph of the SICEEP Site

The Modification Application Site relates to the South West Plot and surrounds as detailed within the architectural and landscape plans submitted in support of Modification Application. **Figure 2** illustrates the South West Plot in the approved Concept Proposal.



Figure 2 – Concept Proposal Development Plots

Amendments

The following itemised amendments have been noted in the Amended Architectural Drawings and Landscape Drawings. The architectural drawings are appended to this Design Report.

1. Reduction of fixed canopy to the SW2 Building addressing the Boulevard / Public Square

The street level continuous, fixed architectural canopy has been reduced along the length of the SW2 building which addresses The Boulevard/Public Square, in order to reinforce a point of difference between the architecture of The Boulevard/Public Square and the adjoining streets and laneways.

A dedicated canopy remains to the SW2 Lobby to provide weather protection to lobby users. This creates an opportunity for bespoke individual awnings to the ground level shopfronts, which will add to the variety and visual interest when viewed from the public domain. These individual awnings will be captured within future DAs for these ground level tenancies.

2. Juliet balcony / window and solid wall elements mirrored in Podium Façade

The design updated to better suit the internal planning and to maximise ceiling heights to the living areas of the studio apartments.

3. SW2 Podium Bedroom window relocated

The design updated to better suit the internal planning of the apartment, whilst providing greater privacy to the bedroom.

4. SW3 Podium Bedroom window size increased

The design updated to better suit the internal planning, whilst increasing natural light and cross ventilation.

5. Terrace and Fixed Canopy added to SW1 Podium Level 5 Apartment

An additional terrace has been provided to the corner two-bedroom apartment on the SW1 podium level 5, to increase the amenity for the residents. This replaces the previously inaccessible roof area. A fixed steel framed canopy has been added over this terrace to provide weather protection and to ensure privacy from above.

6. Fixed canopies added to SW3 Podium Level 5 Apartments

Fixed steel framed canopies have been added to the SW3 podium level 5 apartments to provide weather protection and to ensure privacy from above.

7. Podium landscape detailed design development

The podium landscape detailed design has been further developed to include:

- Increased planting to provide screening and reduce overlooking from the adjacent commercial building to the north (NW Plot).
- The pool canopy has been redesigned from a single canopy located over the pool to multiple smaller canopies in varied locations to the grassed seating area adjacent the pool. It is considered that this will increase the level of solar protection and privacy for pool users, plus visual sculpture interest from above. A full height sculptural vine green wall has been added to the west elevation of the SW2 to soften the façade by providing visual interest, texture and colour.

The detail is provided on the amended Landscape Drawings.

8. SW2 Podium Lift Lobby window removed

The design has been updated to accommodate an increase in the service riser requirements, resulting in the removal of the window to the SW2 Lift Lobby. The resulting loss of articulation and visual interest to the SW2 west elevation is reinstated via the introduction of the green wall noted in item No 7 above. The resulting loss of natural light to the SW2 Lobby is not viewed as significant due to the small size of the lobby and short travel distance to the apartments.

9. Collapsible Balustrades added to SW1 and SW3 rooftops

Collapsible balustrades have been added to the SW1 and SW3 rooftop in order to facilitate safe access for maintenance. As noted these will be collapsible in order to minimise any detrimental visual impact to the buildings and only lifted during infrequent maintenance of the roof areas.

10. Balcony privacy screens (GL-3) changed from 1800mm to full-height

The privacy screens have increased in height from 1800mm to full height (slab to slab) to ensure privacy and wind shelter to occupant's apartment balconies.

11. Full height privacy screens (GL-3) added to SW1 and SW3 balconies

Full height transparent screens added to SW1 and SW3 corner balconies to increase shelter from wind, providing increased amenity for occupants.

12. 1 Bedroom Apartment added to Level 14 of SW3

Reconfiguration of the air conditioning plant within the building has resulted in the removal of the requirement for a mid-level plant room, allowing an additional one - bedroom apartment to be included at this level, removing possible future acoustic nuisance within adjoining dwellings. The removal of the plant room louvres within the SW3 tower south elevation will provide a better design outcome for the building.

13. Window sizes decreased in SW3 levels 37 – 39

Oversized windows have been decreased in size to facilitate improved internal planning and furnishable usability of the spaces. The amended window size aligns with the typical window sizes below, providing a more consistent and balanced tower façade elevation, maintaining & strengthening the integrity of the overall architectural façade design.

14. Yellow Strip made continuous

The yellow stripe down the side of the SW3 has been strengthening by removing the horizontal grey banding. This is intended to architecturally enhance the visual legibility and clarity of this feature from all directional views of the building.

15. Timber battens amended to aluminium battens (SW2)

Secondary timber batten features on these facades have been replaced due to maintenance concerns with aluminium battens closely colour matched to the primary timber portal features. It is felt that the absence of timber graining from these batten elements will not be read from a distance nor detract from the architecture as a result.

16. Window Design amended (SW1)

The window design has been amended to be double-hung windows with an additional transom to increased natural ventilation into the apartments to comply with NatHERS requirements.

17. Relative level change to the ground floor tenancy to the corner of Darling Drive and Hay Street,

The ground floor tenancy has been changed from RL 3.6 to RL 3.05 to provide greater ease of pedestrian access and seamless integration with the adjacent public realm.

Amendments

18. SW3 lobby updated with relocated mailroom

The main entry lobby of SW3 at ground level has been redesigned, including the relocation of the mailroom to the Boulevard, providing on grade access and providing occupants a refined journey through the lobby to the lifts.

19. SW1 Lobby Relative Level amended

SW1 lobby Relative Level has been amended to match the level of Dickson's Lane and the internal carpark Relative Level.

20. Ground Level Corner Façade Line amended

The façade line of the ground level tenancy at the corner of The Boulevard and Dickson's Lane has been relocated to align the building interface with the public realm removing the outdoor terrace. This provides greater activation of the corner and interaction with the Boulevard and Square.

21. Mezzanine balcony removed

The Mezzanine balcony associated with the ground level tenancy on the corner of The Boulevard and Dickson's Lane has been removed with the replanning of the ground floor area and façade line.

22. Dickson's Lane amended

Dickson's Lane, to the north, will be an active, day and night retail laneway with moveable retail furniture, catenary lighting and fine grained paving. Fixed furniture has been removed to provide greater flexibility, allowing retailers to activate the laneway. The eastern entrance to the laneway from The Boulevard consists of an accessible 1:20 ramp with stepped terraces on either side rather than the ramping located on the northern edge of the Lane. This design will allow for retailers to trade out from their tenancies without interrupting pedestrian movement and accessibility through the laneway. This design has been replicated to the western entrance, with terraces only required to the northern edge adjacent to the retail.

Comparison to Approved Design: SW Plot Built Form & Design Description

High Level Comparative Summary

	Item	Approved SSDA5 Scheme	Proposed Section 96 Scheme	Change
1	Gross Floor Area			
	– Residential	44,760m ²	44,812m ²	+52m ²
	– Non-residential	1,870m ²	2,003m ²	+113m ²
2	Number of Apartments	538	539	+1
3	Storey			
	– Total building storey	40	40	Nil
4	Height and Levels			
	– Podium	RL 25.205	RL 25.205	Nil
	– SW1 Parapet	RL 85.125	RL 85.125	Nil
	– SW1 Rooftop plant enclosure	RL 88.875	RL 88.875	Nil
	– SW2 Parapet	RL 20.100	RL 20.100	Nil
	– SW2 Rooftop plant enclosure	RL 33.550	RL 33.550	Nil
	– SW3 Parapet	RL 131.625	RL 131.625	Nil
	– SW3 Rooftop plant enclosure	RL 137.175	RL 137.175	Nil
5	Parking			
	– Cars	399	399	Nil
	– Bicycle Cages	350	350	Nil
	– Visitor	54	54	Nil
	– Non-residential	10	10	Nil
	– External	20	20	Nil
6	Sustainability	GBCA Green Star target 4 star Design & As-Built	GBCA Green Star target 4 star Design & As-Built	Nil

APPENDIX A:
AMENDED
ARCHITECTURAL
DRAWINGS

Amended Architectural Drawing List

Plans	Dwg #	Rev	Sections	Dwg #	Rev
Ground Level Plan	SK_011	P10	Section AA	SK_201	P7
Level 01 Plan	SK_012	P9	Section BB	SK_202	P7
Level 02 Plan	SK_013	P10	Section CC	SK_203	P8
Level 03 Plan	SK_019	P10	Section DD	SK_204	P8
Level 04 Plan	SK_020	P10	Section EE	SK_205	P7
Podium Roof Plan	SK_014	P9			
Typical Tower Plan	SK_015	P9			
Roof Plan	SK_016	P9			
SW1 Typical Podium Plan - Levels 02-04	SK_040	P9	Public Realm Interface (PRI)		
SW1 Podium Roof Plan - Level 05	SK_041	P10	PRI Section 1 - The Boulevard	SK_211	P7
SW1 Lower Tower Plan - Levels 06-19	SK_050	P12	PRI Section 3 - Darling Drive	SK_213	P7
SW1 Typical Tower Plan - Levels 20-23	SK_051	P10			
SW1 Upper Tower Plan - Level 24	SK_053	P12	Bay Studies		
SW2 Typical Podium Plan - Levels 01-04	SK_042	P10	SW1 - Bay Study	SK_220	P6
SW2 Podium Roof Plan - Level 05	SK_043	P10	SW1 - Bay Study	SK_229	P4
SW2 Typical Plan - Levels 06-07	SK_052	P10	SW2 - Bay Study	SK_226	P6
SW3 Typical Podium Plan - Levels 02-04	SK_044	P11	SW3 - Bay Study	SK_223	P7
SW3 Podium Roof Plan - Level 05	SK_045	P10	SW3 - Bay Study	SK_224	P6
SW3 Typical Tower Plan - Levels 6-36	SK_054	P11	SW3 - Bay Study	SK_225	P7
SW3 Upper Tower Plan - Levels 37-39	SK_055	P11			
			Schedules		
			Exterior finishes schedule	SK_120	P9
Elevations					
North Elevation	SK_101	P10			
South Elevation	SK_102	P11			
East Elevation	SK_103	P9			
West Elevation	SK_104	P9			
North Podium Elevation	SK_111	P9			
South Podium Elevation	SK_112	P10			
East Podium Elevation	SK_113	P9			
West Podium Elevation	SK_114	P10			



Legend

- ST
- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Retail
- Carpark
- Circulation/Lobby
- Services/Storage
- Retail/IQ Hub (Potential)

Note: Retail shopfront illustrative to future DA
Refer to landscape architects drawing for public domain detail incl. extent of hard paving



7428A SK_011
PLANNING AMENDMENT
1:500 @ A3
0 5 10 15M

P 10
13/04/2015

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MARSHALL**

**THE HAYMARKET
LEND LEASE DEVELOPMENT**

**DESIGN DEVELOPMENT
SOUTH WEST PLOT
GROUND PLAN**



Legend

- ST
- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Retail
- Carpark
- Circulation/Lobby
- Services/Storage
- Retail/IQ Hub (Potential)



7428A SK_012 P 9
 PLANNING AMENDMENT 13/04/2015
 1:500 @ A3

**DENTON
 CORKER
 MARSHALL**

**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

**DESIGN DEVELOPMENT
 SOUTH WEST PLOT
 LEVEL 01 PLAN**



Legend

- ST
- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Retail
- Carpark
- Circulation/Lobby
- Services/Storage
- Retail/IQ Hub (Potential)



7428A SK_013 P 10
 PLANNING AMENDMENT 13/04/2015
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**DENTON
 CORKER
 MARSHALL**

**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

**DESIGN DEVELOPMENT
 SOUTH WEST PLOT
 LEVEL 02 PLAN**



Legend

- ST
- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Retail
- Carpark
- Circulation/Lobby
- Services/Storage
- Retail/IQ Hub (Potential)



7428A SK_019 P 10
 PLANNING AMENDMENT 13/04/2015
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**DENTON
 CORKER
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**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

**DESIGN DEVELOPMENT
 SOUTH WEST PLOT
 LEVEL 03 PLAN**



Legend

- ST
- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Retail
- Carpark
- Circulation/Lobby
- Services/Storage
- Retail/IQ Hub (Potential)



7428A SK_020 P 10
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**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

**DESIGN DEVELOPMENT
 SOUTH WEST PLOT
 LEVEL 04 PLAN**



Legend

- ST
- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Retail
- Carpark
- Circulation/Lobby
- Services/Storage
- Retail/IQ Hub (Potential)
- AL-3: Aluminium canopy; light grey colour, dark grey colour support rods



7428A SK_014
 PLANNING AMENDMENT
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P 9
 13/04/2015

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 MARSHALL**

**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

**DESIGN DEVELOPMENT
 SOUTH WEST PLOT
 PODIUM ROOF PLAN**



Legend

- ST
- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Carpark
- Circulation/Lobby
- Services/Storage

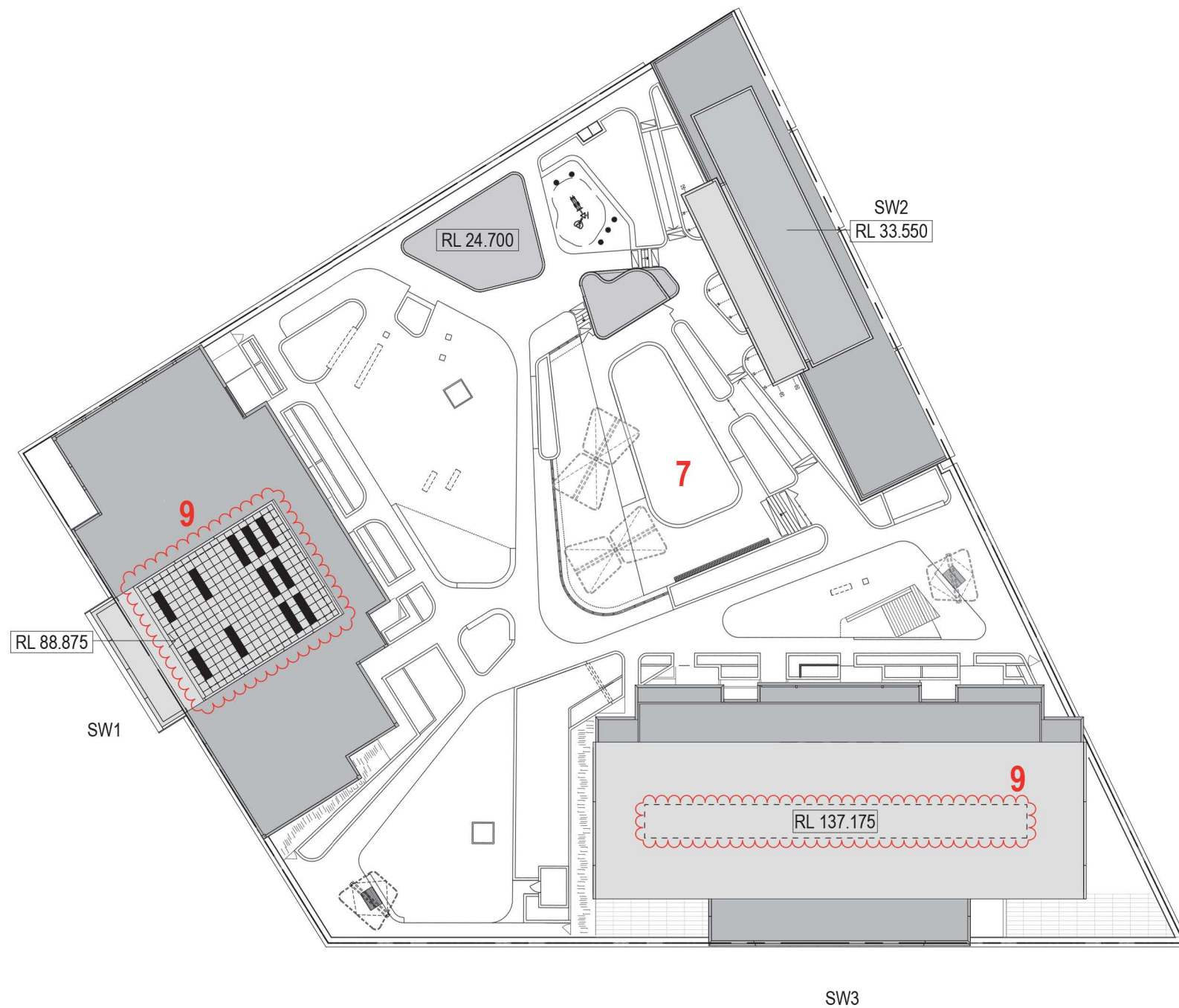


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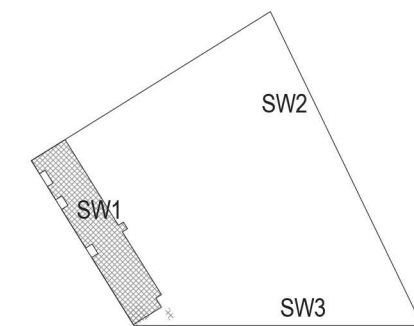
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**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

**DESIGN DEVELOPMENT
 SOUTH WEST PLOT
 TYPICAL TOWER PLAN**



PV: Photovoltaic Panels



KEY PLAN



Legend

- ST
- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Carpark
- Circulation/Lobby
- Services/Storage

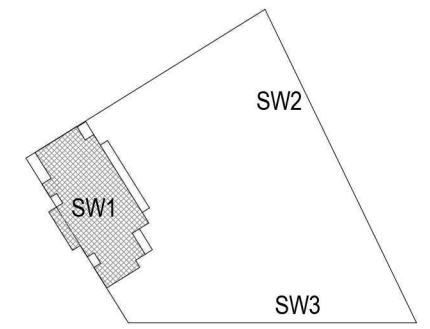


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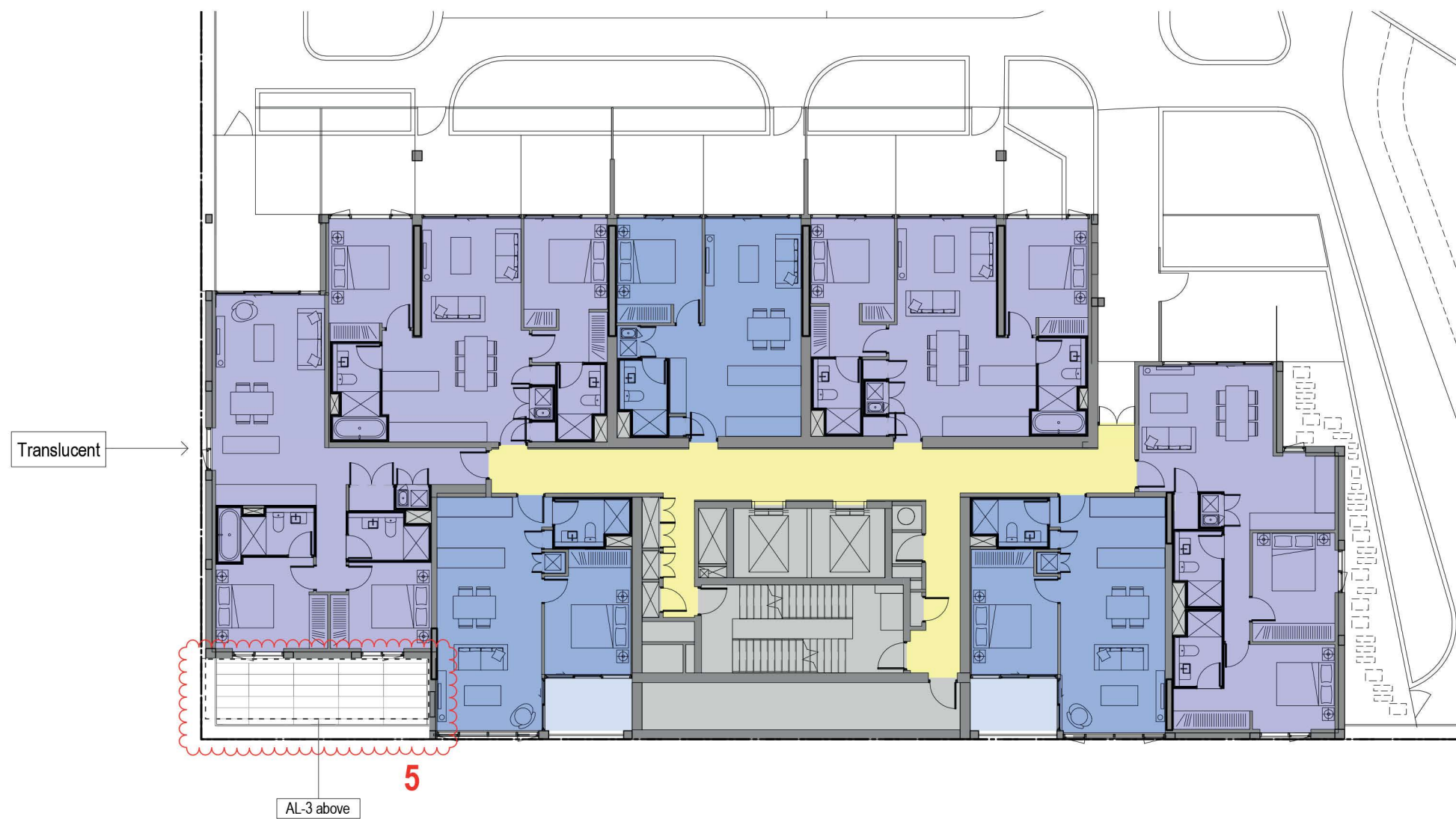
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THE HAYMARKET
 LEND LEASE DEVELOPMENT

DESIGN DEVELOPMENT
 SOUTH WEST PLOT
 SW1 TYPICAL PODIUM PLAN -
 LEVEL 01-04



KEY PLAN



Legend

- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Carpark
- Circulation/Lobby
- Retail
- Services/Storage

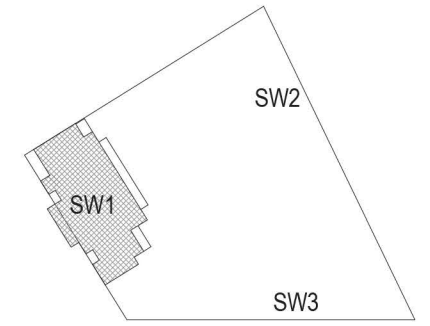


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DENTON
 CORKER
 MARSHALL

THE HAYMARKET
 LEND LEASE DEVELOPMENT

DESIGN DEVELOPMENT
 SOUTH WEST PLOT
 SW1 PODIUM ROOF PLAN -
 LEVEL 5



KEY PLAN



Legend

- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Carpark
- Circulation/Lobby
- Retail
- Services/Storage

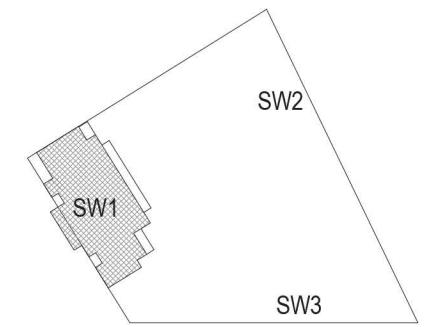


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DENTON
 CORKER
 MARSHALL

THE HAYMARKET
 LEND LEASE DEVELOPMENT

DESIGN DEVELOPMENT
 SOUTH WEST PLOT
 SW1 LOWER TOWER PLAN -
 LEVELS 06-19



KEY PLAN



Legend

- 1B
- 1B_S
- 2B
- 3B
- Balcony
- Carpark
- Circulation/Lobby
- Retail
- Services/Storage

11

GL-3: full height privacy screen



7428A SK_051 P 10
 PLANNING AMENDMENT 13/04/2015
 1:200 @ A3
 0 2 4 6M

DENTON
 CORKER
 MARSHALL

THE HAYMARKET
 LEND LEASE DEVELOPMENT

DESIGN DEVELOPMENT
 SOUTH WEST PLOT
 SW1 UPPER TOWER PLAN -
 LEVELS 20-23