



Figure 28 - Perspective from Tumbalong Park

Detailed / Description / Response:

The North Elevation is visually articulated to respond to the general greater distant pedestrian vantage points at which it is ultimately / typically viewed as well as the acute high speed vehicular vantage points common to the elevation Pier Street frontage.

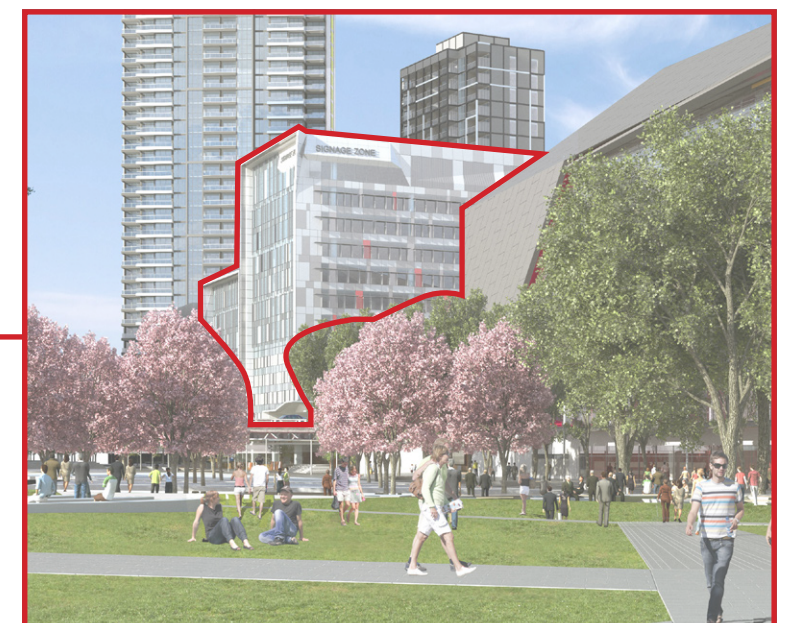


Figure 29 - Full elevation view limited by context, landscaping and potential viewer vantage points

Detailed / Description / Response:

The eastern façade articulation provides for a series of stepped and setback forms (A, B and C) which allows for the greater expression of 2 overall (massing) portal frame statements (1 and 2). Set above a textured and grained ground level façade treatment, the two overall portal frames contain an architectural vocabulary which articulate two functionally distinct zones in both a complementary and compatible manner (refer to sections 1A + 1B and 2A + 2B respectively).

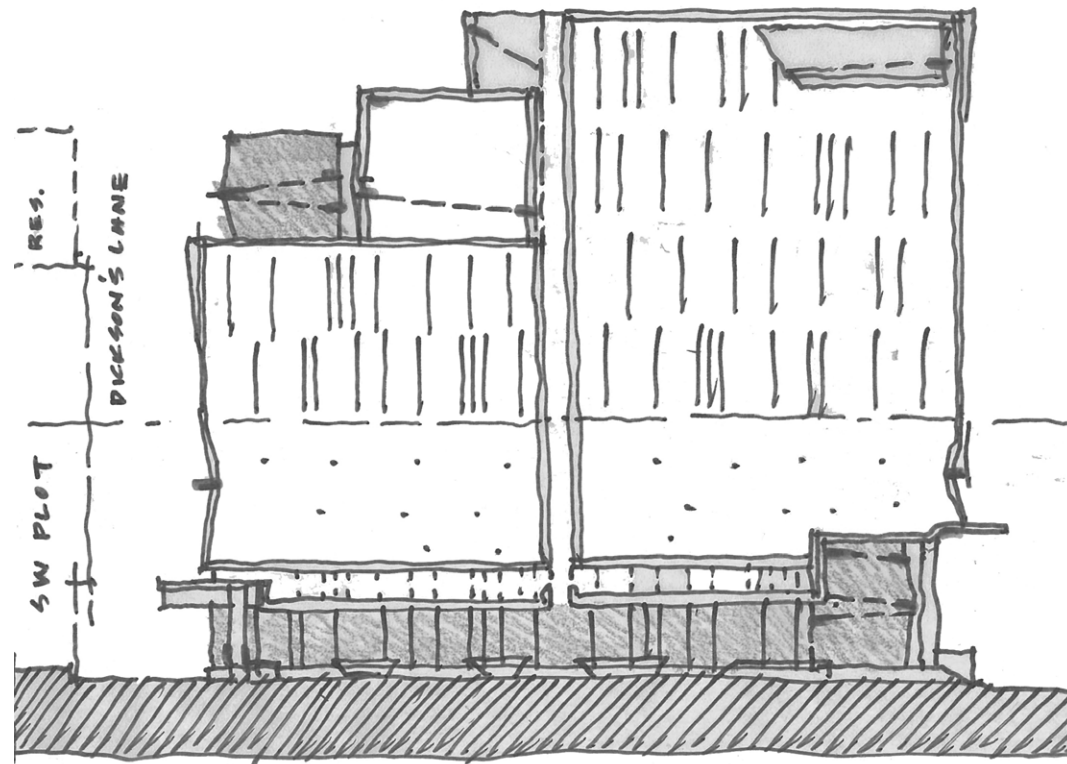


Figure 30 - East elevation: Concept sketch

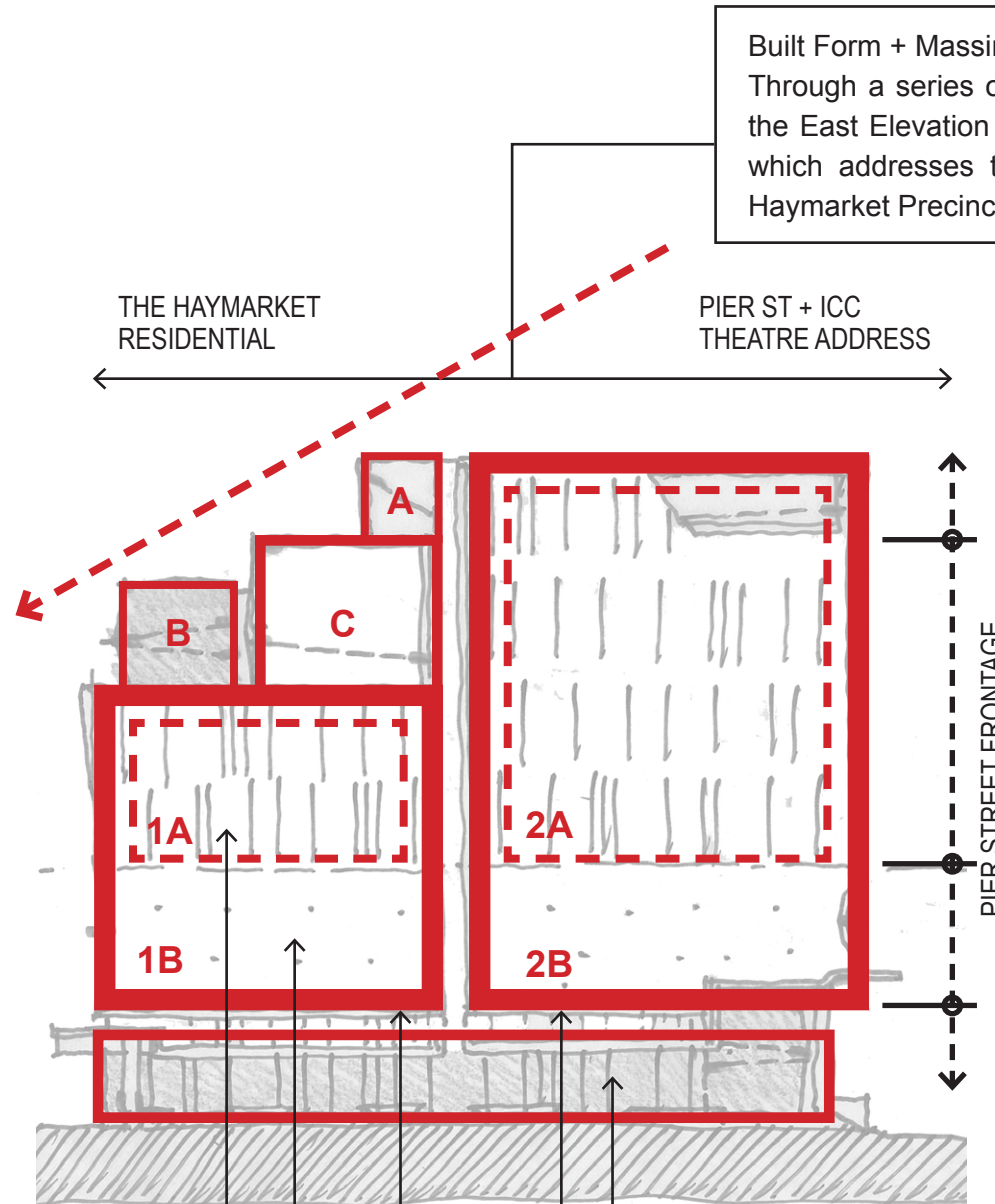


Figure 31 - East elevation: Concept sketch - break up + articulation

Built Form + Massing Strategy:

Through a series of 'stepped expressed forms' (A, B and C) the East Elevation seeks to reconcile a 'descending' massing which addresses the predominately residential area of The Haymarket Precinct.

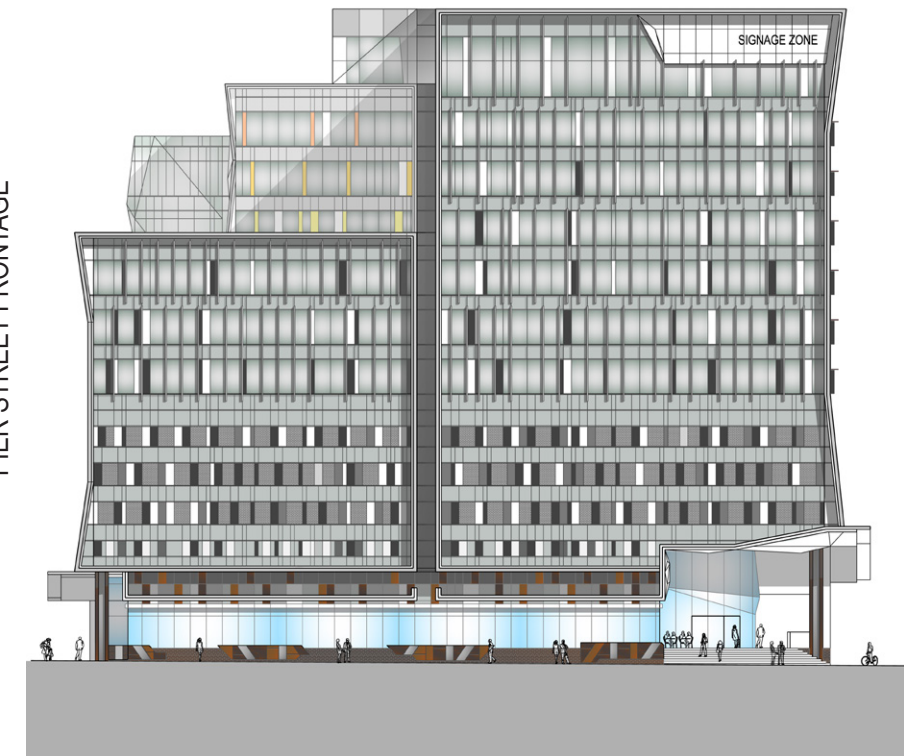
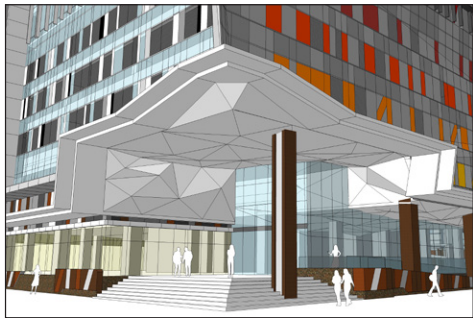


Figure 32 - East elevation

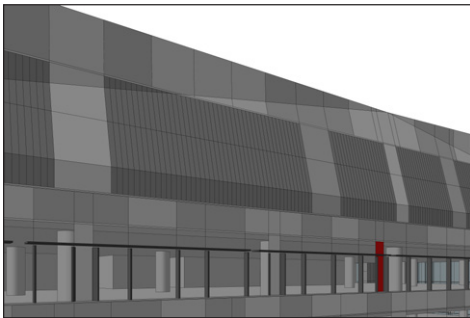
East Elevation break up:

- Ground plane: setback shopfronts & lobby glazing. Brick / masonry materiality reference
- Series of 'stepped' forms (A, B + C) created through setbacks & architectural 'frames' 1 (1A+1B) and 2 (2A + 2B)
- Car parking levels: perforated metal screens
- Office levels: glazed curtain wall system with vertical sun blades.

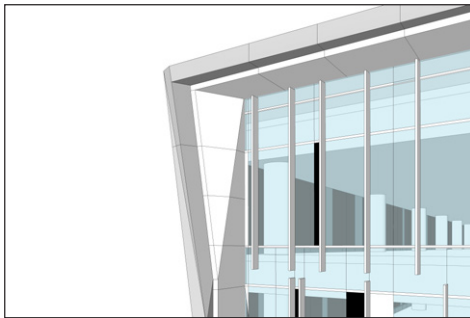
City of Sydney Recommendation 35	Response
The façade design should be resolved with the Stage 2 DA. <i>The facade of the building is subject to further detailed design development. However, an understanding of the design of the facade is fundamental to the acceptability of the proposition in that the facade needs to:</i>	
provide interest	Refer to the following captioned Figures 33 to 45.



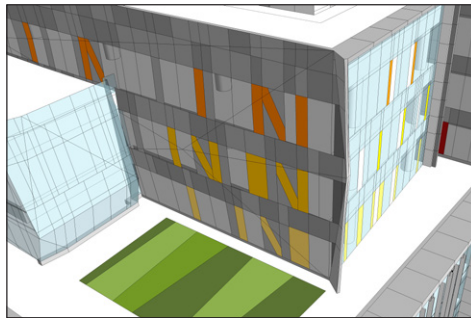
Folded + creased: expressive entry canopy



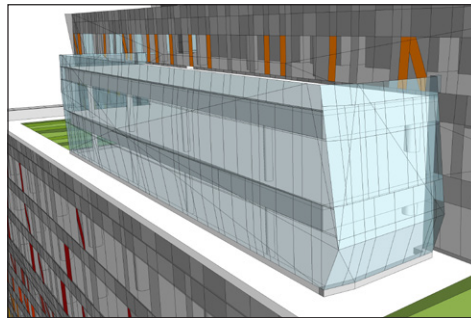
North facade - plant level articulation



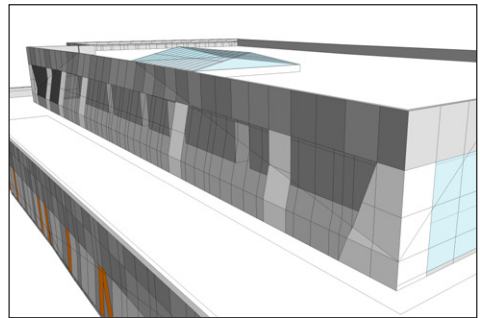
Typical frame 'folds'



L8 - 10 'creased' articulation



L8 & 9 glass 'box' projection



L11 stepped facade articulation

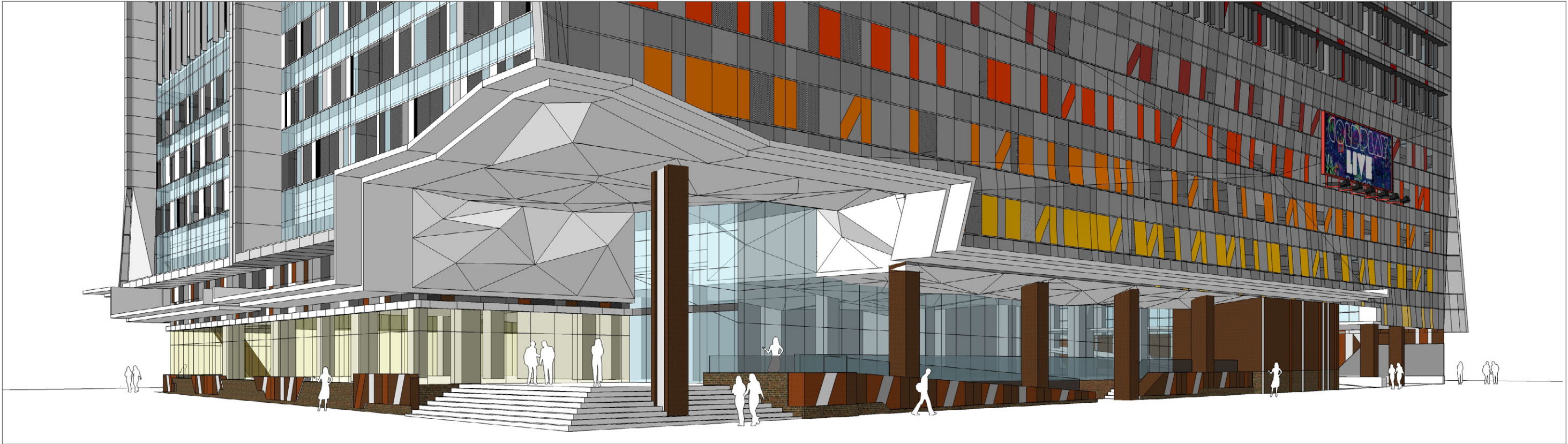


Figure 33 - North east corner: Entry lobby - demonstrating expressive + scaled expression of: crease and fold vocabulary

L8 - 10 'glass box' feature projection

Detailed / Description / Response:
A key feature of the building massing provides for a 'creased-façade: glass box' element visually expressive to the South elevation / built form. This element is intended to provide visual interest and a dynamic feature to the building composition with the use of inclined façade components and a distinctly visually transparent glazing appropriated this particular component of the building.

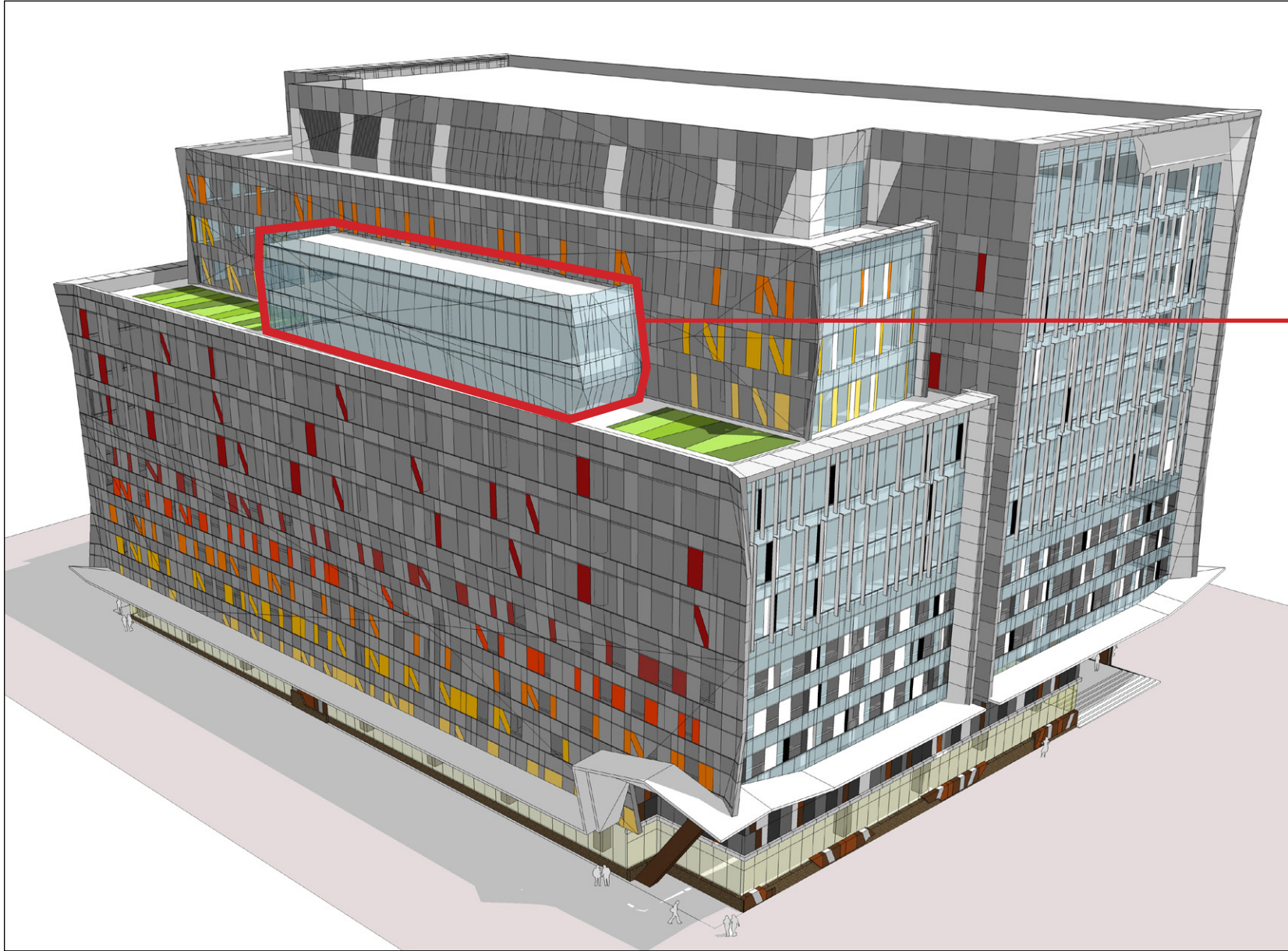


Figure 34 Indicative south east aerial perspective: Note - L7 & 8 projecting 'glass box'

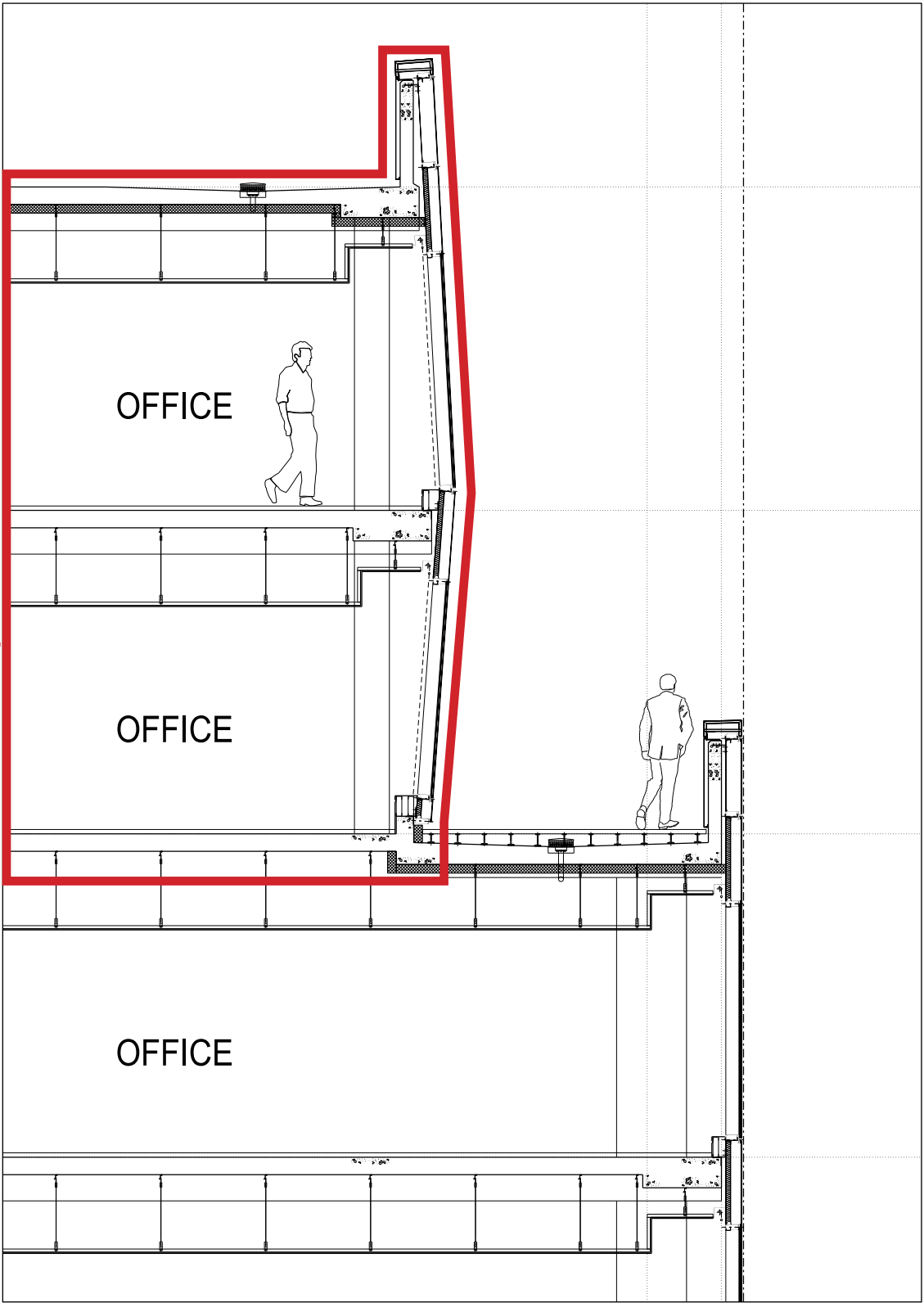


Figure 35 Detailed section through projecting 'glass box'

L10 / 11 ‘creased / angled’ facade

Detailed / Description / Response:

A feature inclined façade treatment, with a ‘crease’ disposition is proposed for the upper most setback at the South elevation. This continues the building aesthetic disposition of inclined façade treatment at strategic locations to provide visual interest and a unique architectural expression for the building.

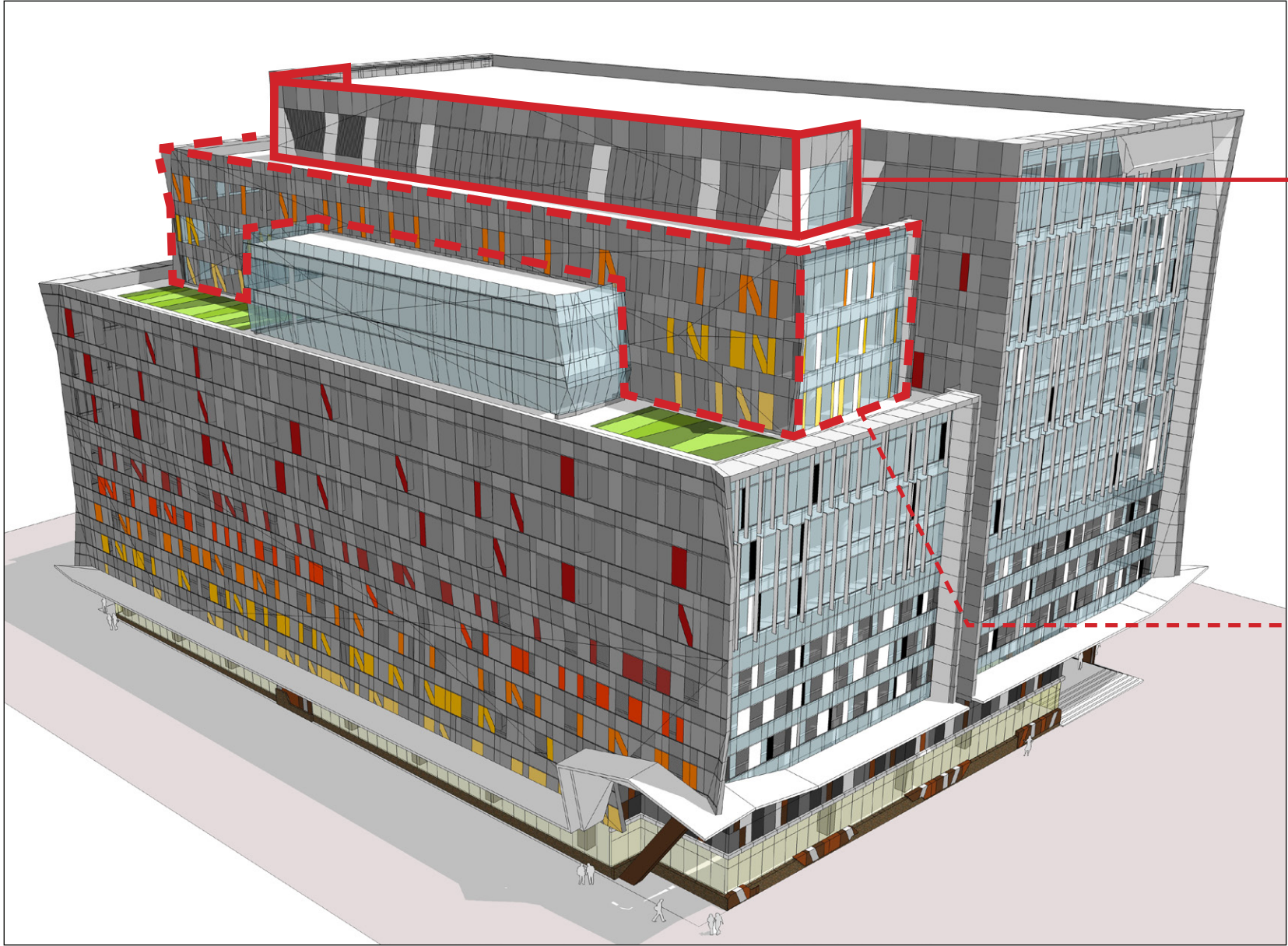


Figure 36 Indicative south east aerial perspective: Note L11 ‘creased / angled’ facade

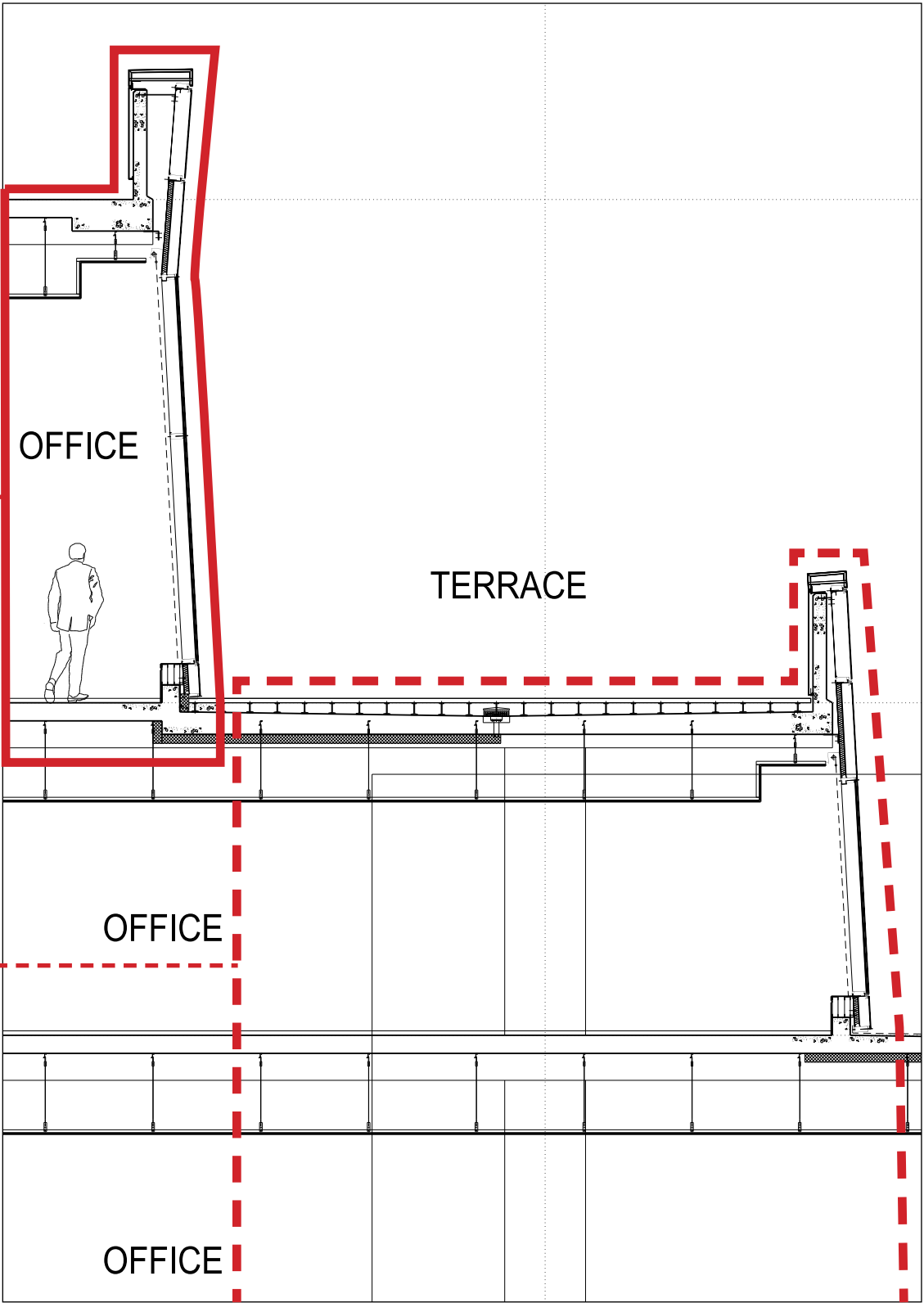


Figure 37 Detailed section through L11 creased facade

North Elevation - Office / plant level feature 'creased / angled' facade

Detailed / Description / Response:

The top most level of the North Elevation provides for a strong expression of the 'creased / angled' façade disposition. Here the 'angled' corners of the East and West portal frames combined with a raking façade incline along two 'crease lines' combine to create a dynamic and unique roof line to this elevation and the building overall.



Figure 38 North east perspective

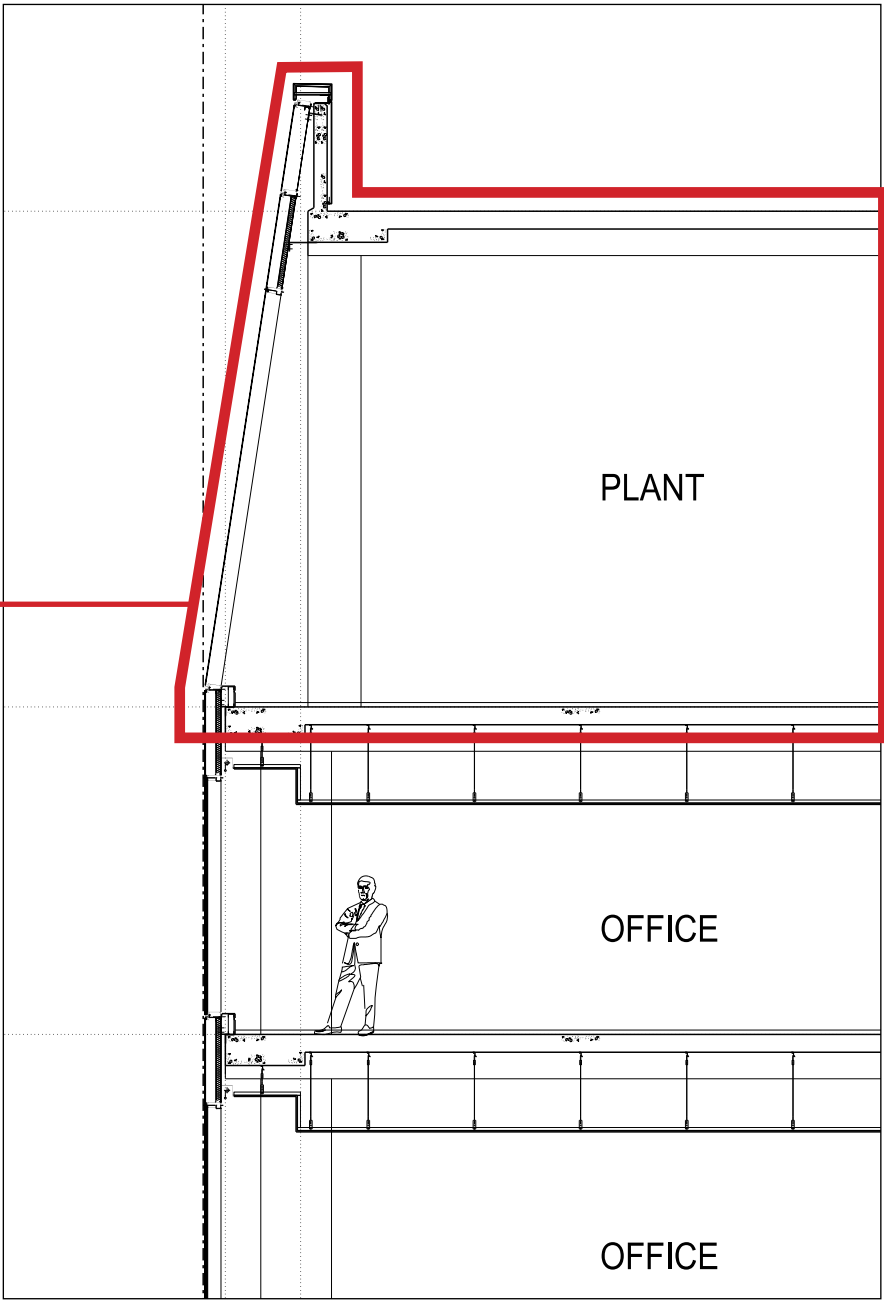


Figure 39 Detail section through projecting 'glass box'

North elevation - car park levels: 'creased / angled' facade

Detailed / Description / Response:

Detailed / Description / Response:

The car park level(s) façade at the North Elevation is strategically designed to unite visually with the typical office level(s) façade both from a material, modulation and select colour point of view. An added layer of material and colour diversity is also introduced at these car park levels to increase the visual interest of this façade as well as allow for ventilation and greater visual concealment of the car park function within. Further, the 'crease-line' disposition featured throughout the general built-form façade of the building also expresses and presents at these levels to enhance the visual interest of these façade areas.



Figure 40 North east perspective

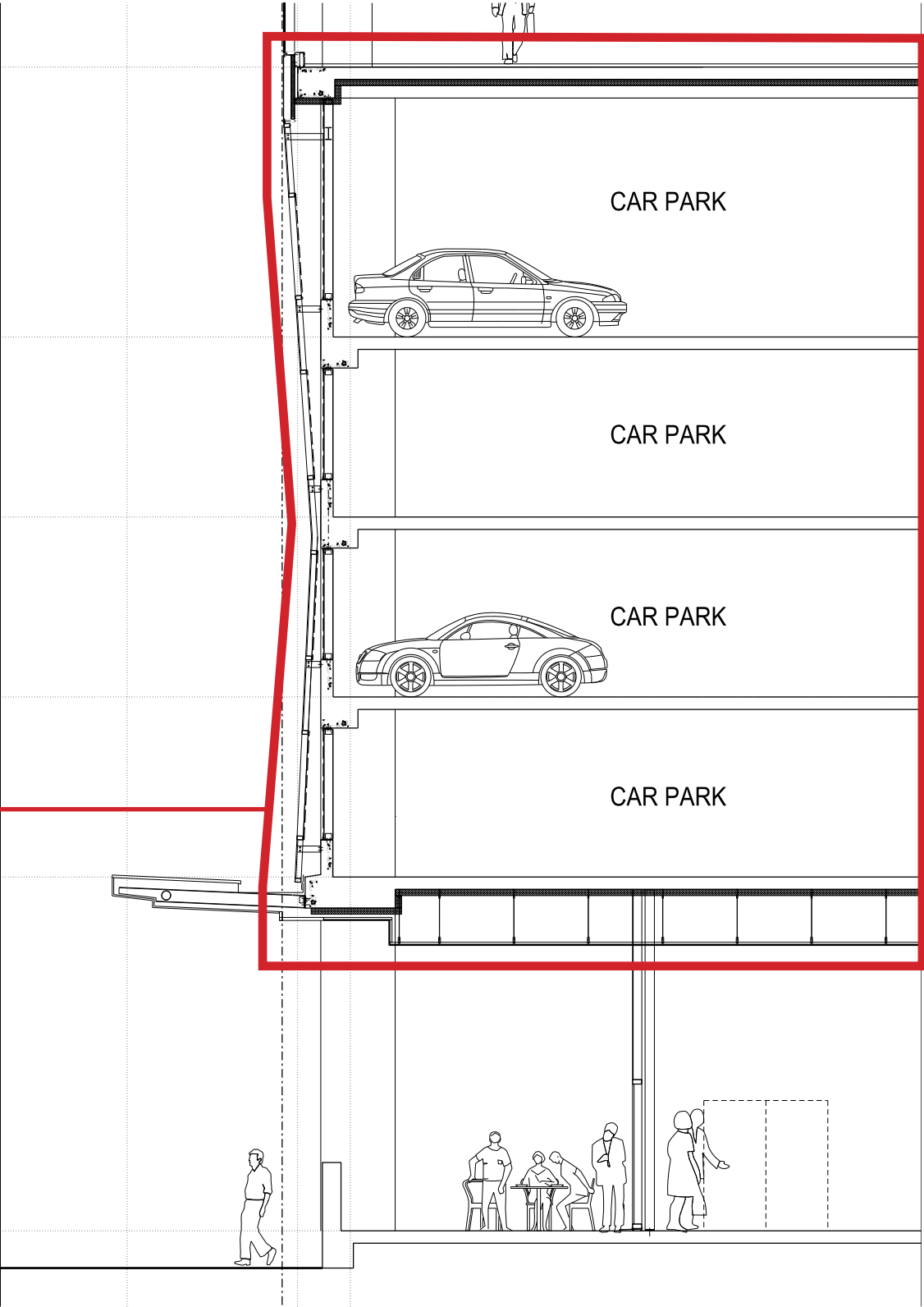


Figure 41 Detail section through north car park facade



Figure 42 North east perspective

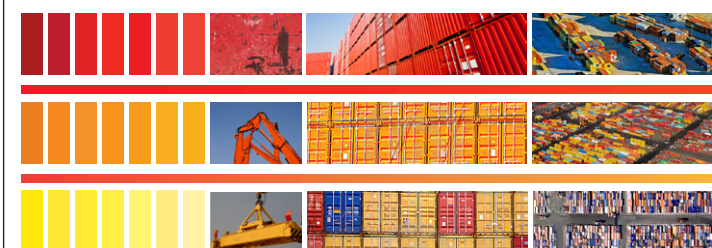
Colour palette

Detailed / Description / Response:

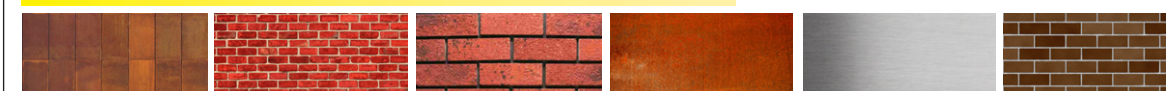
A colour palette hierarchy has been established for the proposed building which seeks to reconcile the office and car park level façade requirements to create a unified and diverse architectural expression. This will provide a unique visual interest for the building by utilising a diversity of colour which transitions from car park function to office use within a 'façade background' represented by a range of tonal / metallic grey and silver accented with select feature colour.



GREY, CHARCOAL AND BLACK COLOUR RANGE WITH FEATURE RED HIGHLIGHTS



RED TO YELLOW COMPOSITE
PANEL DIVERSITY SET WITHIN
A TONAL / METALLIC GREY
TO CHARCOAL COLOUR
BACKGROUND



WARM EARTH TONE + MASONRY REFERENCES AND TEXTURES

Figure 43 Colour & reference imagery

Colour + material palette



Figure 44 North east perspective

COMPOSITE FACADE PANELS

METALLIC COLOURS

SILVER

SILVER WHITE

DARK GREY

CHAMPAGNE

SPARKLING COLOURS

SPARKLING WHITE

SOLID COLOURS

MILK WHITE

OFF WHITE

GOLDEN YELLOW

BLACK

MANDARIN ORANGE

ORANGE

CARDINAL RED

FACADE GLAZING

LOW E PERFORMANCE GLASS

CARPARK SCREENS

PERFORATED METAL SHEETING

ROUND HOLE STAGGERED PATTERN

AWNING

FASCIA

DULUX ACRATHANE SARK LING ALUMINIUM

ROOF SHEETING

COLOURBOND SPANDEK SHALE GREY

FEATURE ELEMENTS

DULUX PEARL WHITE

DULUX MONUMENT

DULUX WEATHERMAX HBR MIO MID GREY

POLISHED STAINLESS STEEL

HAIRFINE STAINLESS STEEL

SHOPFRONTS

FRAMELESS CLEAR GLAZING

BLACK STRUCTURAL SILICONE

WALLS

FEATURE WALL TILES

MOOD BLACK

CANVAS DROP TAUPE

CANVAS TAUPE

FEATURE METAL FINISHES

CORTEN PLATE STEEL

GALVANISED PLATE STEEL

FEATURE MASONRY FINISHES

SYDNEY / HAYMARKET BRICKWORK

PAINT FINISHES

DULUX BLACK CAVIAR

DULUX MT EDEN

DULUX ASHIDE

DULUX LEXICON QUARTERA

Figure 45 Indicative sample palette of external finishes & materials (photographic representation of materials only)

City of Sydney Recommendation 35	Response
The façade design should be resolved with the Stage 2 DA. <i>The facade of the building is subject to further detailed design development. However, an understanding of the design of the facade is fundamental to the acceptability of the proposition in that the facade needs to:</i>	
Justify the inclusion of large advertising screens which may include third party advertising which is otherwise prohibited in the Sydney LGA	The LED digital screen will be used to promote events within the Darling Harbour Live site and third party advertising. The content will be comprised of still images that change regularly. The revitalised Darling Harbour precinct will include a layer of high tech communication and activation equipment as part of the overall project vision to create an event and entertainment precinct, where Sydney comes alive. This will enhance the experience of visitors, passers-by and residents and inform the public about exciting events and promotions generally and specifically within the Darling Harbour Live precinct. The proposal replaces two large outdated third party billboards with a new modern approach to communication. See Figures 46 and 47.

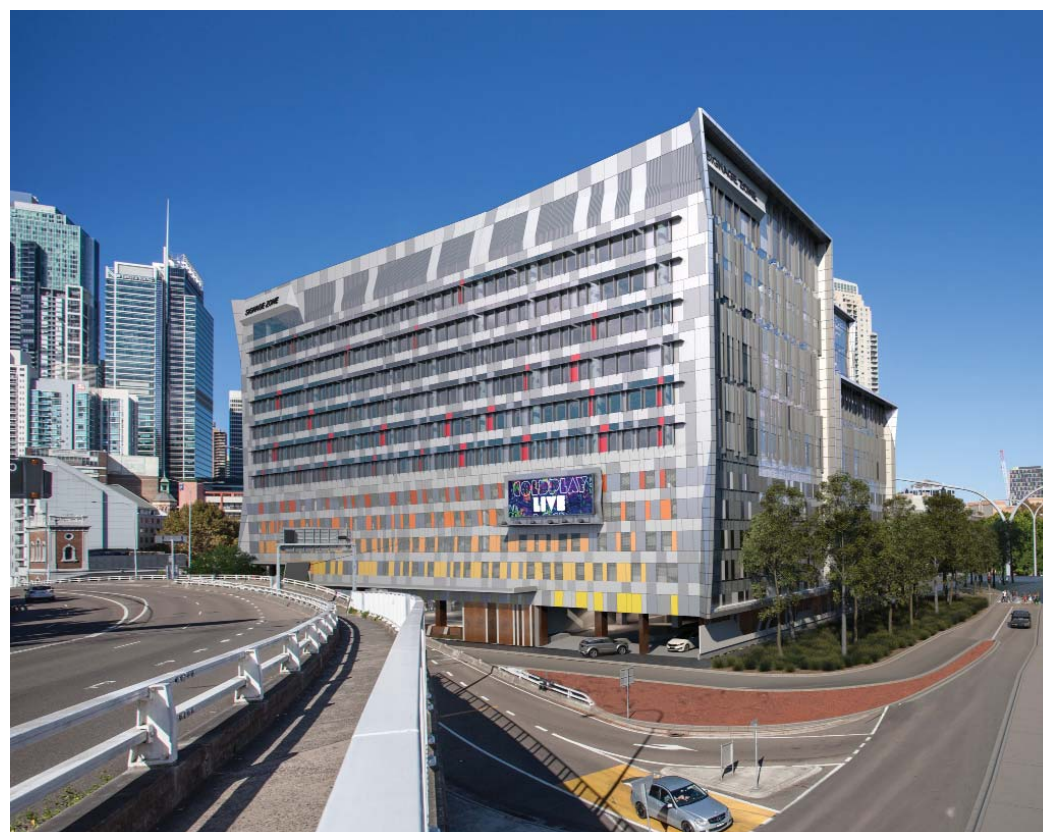


Figure 46 View of proposed building facade and digital screen

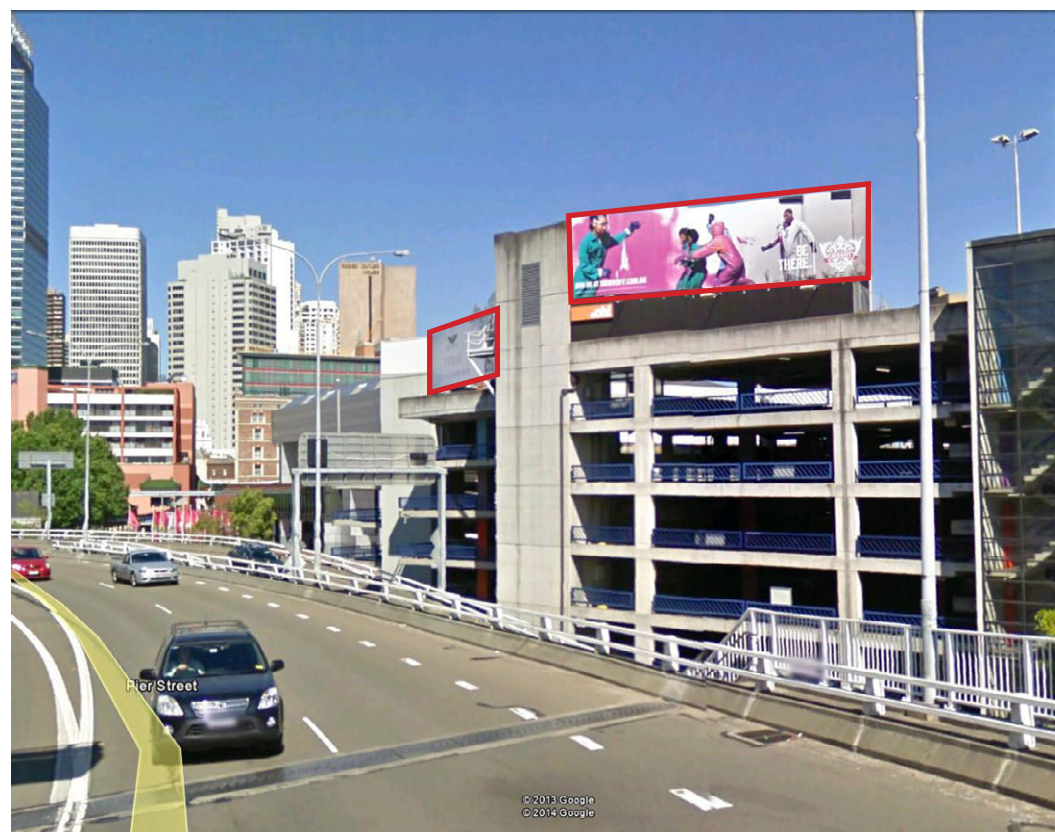


Figure 47 View of outdated billboards on existing site