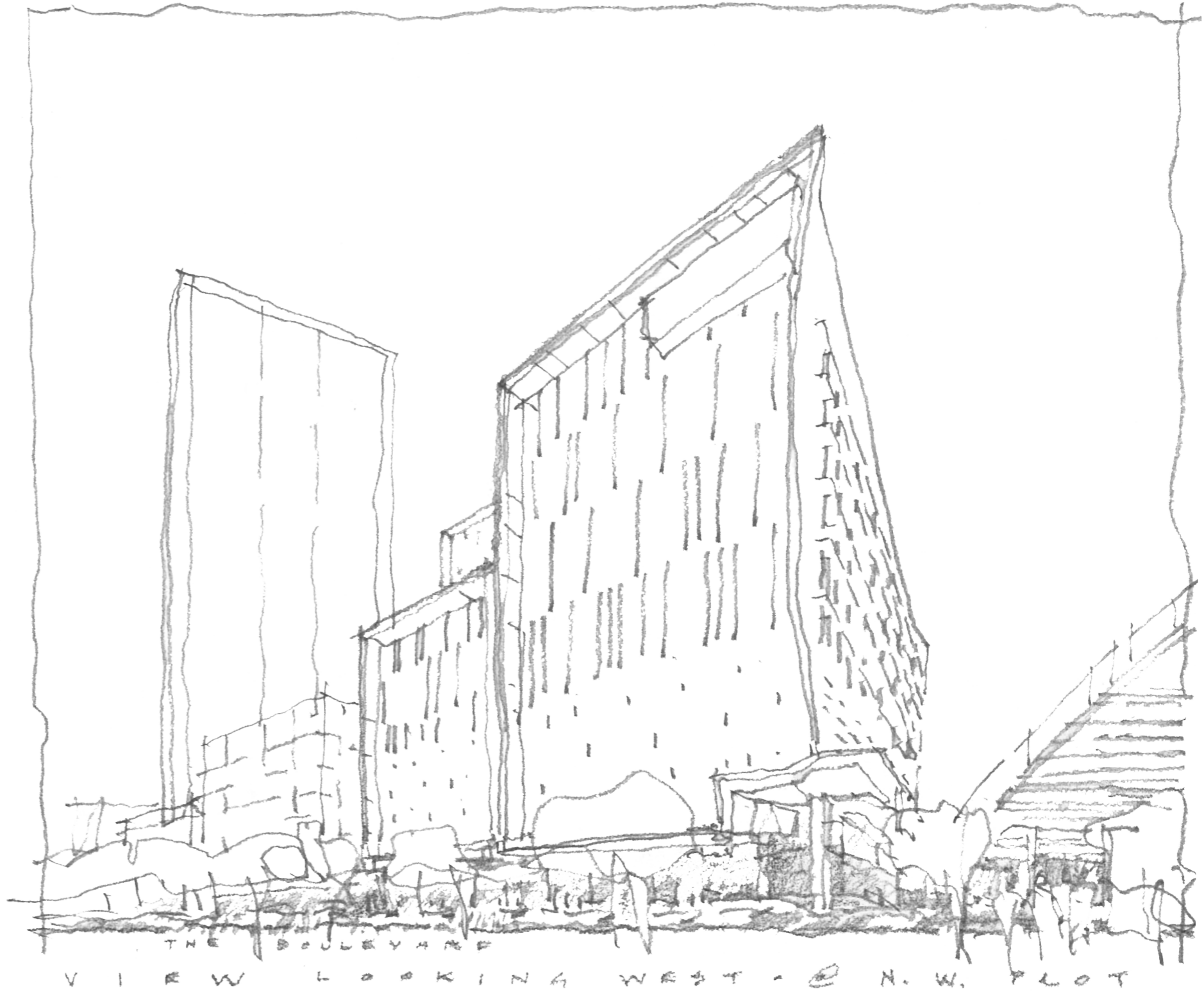


THE HAYMARKET NW PLOT

DESIGN REPORT

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EXECUTIVE SUMMARY

- i. Planning and Design Description
- ii. Design Excellence
- iii. Response to Stage 1 Concept Plan (Parameter Plans & Design Guidelines)
- iv. Response to NSW Urban Design & Public Realm Guidelines.

1.0 OVERALL PLANNING AND DESIGN DESCRIPTION

Description of: A dedicated commercial office development above a multi-level public car park facility, set within a predominately residential precinct with minor mixed-use activation/functions at ground level.

2.0 SITE ANALYSIS

3.0 OVERALL SICEEP PRECINCT PLAN - GENERAL INTENT

- 3.1 Concept Proposal Overview (Darling Harbour to the Haymarket Precinct)
- 3.2 North West Plot – Overview (Dialogue and Transition)

4.0 NORTH WEST PLOT DETAILED DESIGN RESPONSES

- 4.1 Design Quality
- 4.2 Design Excellence Strategy
- 4.3 Office Amenity
- 4.4 Massing & Built Form
- 4.5 Architectural Expression & Articulation
- 4.6 External Finishes & Materials
- 4.7 Public Domain Response
- 4.8 Edges & Activation
- 4.9 Entries
- 4.10 Roof Treatments
- 4.11 Sustainability
- 4.12 Traffic, Parking & Services Access

- 4.13 Anti-social Behaviour and Crime Prevention
- 4.14 Signage (including Tenant Identification Signage and Billboard signage)
- 4.15 Visual Impact
- 4.16 Solar Access and Overshadowing

5.0 RESPONSE STAGE 1 CONCEPT PLAN (PARAMETER PLANS AND DESIGN GUIDELINES)

- 5.1 Parameter Plan Overview
- 5.2 Response to Parameter Plan 01
- 5.3 Response to Parameter Plan 02
- 5.4 Response to Parameter Plan 03
- 5.5 Response to Parameter Plan 04
- 5.6 Response to Parameter Plan 05
- 5.7 Response to Parameter Plan 06

6.0 URBAN DESIGN AND PUBLIC REALM GUIDELINES : RESPONSE

7.0 STAGING

8.0 ILLUSTRATIVE ARCHITECTURAL PACKAGE

- Development Application SSDA4 - Architectural Drawing Set
- Development Application SSDA4 - Carpark Staging Option 1 Drawing Set

9.0 APPENDICES

- A 6° Report
- B Retail Flood Strategy
- C Flood Solutions Letter

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The SICEEP Redevelopment 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 of Friendship and Harbour Street to the east, and Hay Street to the south. The proposed public car park and commercial office building sits within the north-west plot in the Haymarket Precinct.

To date two State Significant development applications have been submitted to the Department of Planning and Infrastructure. The Public-Private Partnership (PPP) SSD DA (SSDA 1) includes the core facilities of the SICEEP Project, comprising the new, integrated and world-class convention, exhibition and entertainment facilities along with ancillary commercial premises and public domain upgrades. These facilities are to be accommodated in the northern portion of the SICEEP site.

The Haymarket Concept Proposal SSD DA (SSDA 2) establishes the vision and planning and development framework which will be the basis for the consent authority to assess detailed development proposals within the Haymarket Site. This DA includes the planning and design parameters for the north-west plot. Under the Concept Proposal, the north-west (NW) Plot will accommodate active ground floor uses, a multi-storey above ground public car park and a commercial office building above.

This current DA seeks approval for an above-ground public car park and commercial office building with associated public domain works.

This Design Report has been prepared to provide a planning and design response with respect to the overall SICEEP Concept Proposal as well as to –outline consistency with the Parameter Plans and Design Guidelines specific to the NW Plot and its immediate context. The report also provides the overarching design philosophy for the building and its surrounds, general descriptions and detailed considerations of the high quality planning and design excellence outcomes envisaged for the predominately commercial building and public multi-storey car park function prescribed for the site.

The key aims of this Design Report are to:

- Describe the design process and the evolution of the design to ensure design excellence and creativity are achieved;
- Respond to the Director General’s Environmental Assessment Requirements issued by the Department of Planning and Infrastructure;
- Describe in detail the design of the building;
- Describe how the design conforms with the Parameter Plans and Design Guidelines set out in the Stage 1 DA as well as the Urban Design and Public Realm Guidelines prepared by INSW; and
- Respond to the design refinements made to the design of the building as a result of the comments of the Design Review Panel.

The Design Report also describes how the building will contribute to the creation of The Haymarket as a vibrant and distinctive mixed use precinct that offers a variety of experiences, and contributes to the liveliness of the existing Darling Harbour / Haymarket areas of Sydney.



Planning and Design Description

The proposed development of the NW Plot within The Haymarket will consist of a six level commercial office development above a four level multi-storey public car park facility, with ground level mixed-use and retail uses. The design has been guided by the Parameter Plans and Design Guidelines set out in the Stage 1 DA for The Haymarket, the required building efficiencies as well as commercial market drivers. The design aligns with a “form follows function” approach which is then interpreted in the greater context of the wider Precinct. The intent is to generate a contemporary and innovative architecture, setting the built form in dialogue with the new SICEEP Theatre to the north of the site and creating the notion of “an object / form” set within the urban grain of the city and the redevelopment of the area. The strategic use of a

“fold and crease” approach to the otherwise planar façade outcomes of typical commercial developments, combined with a definitive colour strategy for the building seeks to set the design apart from the traditional commercial building stock and outcome.

Design Excellence

The achievement of design excellence for the overall SICEEP site is a key objective. To date, a mix of techniques have been adopted to ensure that this objective will be achieved. The development of the overarching Concept Proposal, for which development consent is being sought under the Stage 1 State Significant DA, effectively sets out the Concept Proposal for The Haymarket, which will ensure that the detailed design and architecture for individual buildings is achieved within a defined and consistent framework.

Integral components of the Concept Proposal are the Parameter Plans and Design Guidelines prepared for the overall site by DCM, which are intended to be used as a tool to achieve design excellence and a built form that is appropriate within the existing context of Darling Harbour, Haymarket and the CBD. This Design Report demonstrates consistency with these components and hence demonstrates that design excellence is achieved through the proposed building form and architecture.

Design excellence will be achieved for the development by the application of four key principles:

1. Creation of highly efficient and concise building planning and functioning
2. Clear responses to Stage 1 Concept Proposal (Parameter Plans and Design Guidelines)
3. The application of contemporary ESD principles and a GBCA green star target rating of 5 stars v3
4. A layered and hierarchal architectural approach which seeks to draw base inspiration from the local natural environment through to the man-made and development heritage of the precinct

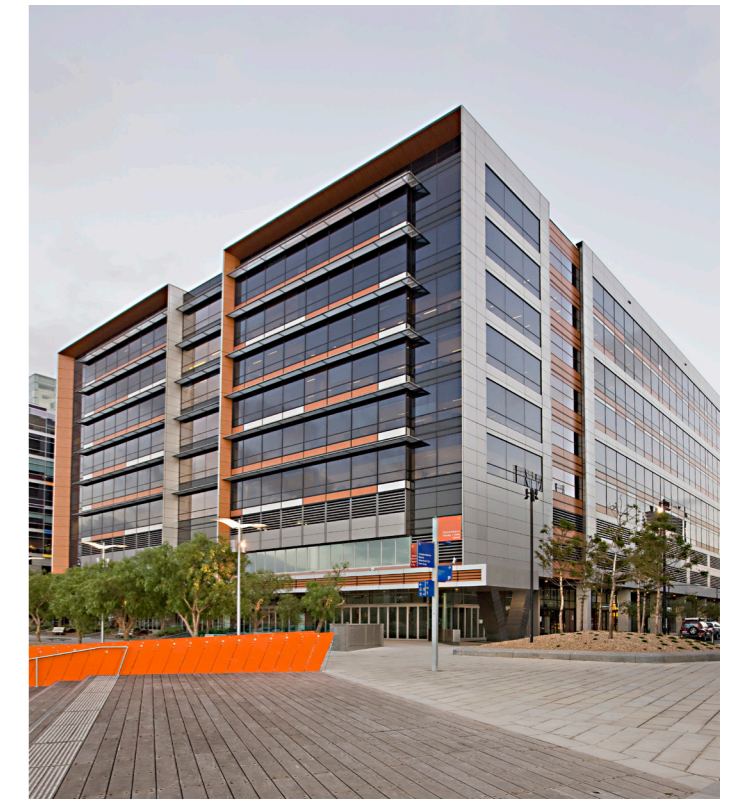
In addition to the elements outlined above, the Design Review Panel established by INSW specifically for the SICEEP project, has been involved in the design development for the site. The proposed design has been presented to the Design Review Panel at appropriate stages and their input has been incorporated.



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Response to Stage 1 Concept Plan (Parameter Plans and Design Guidelines)

As outlined above, a clear set of Parameter Plans and Design Guidelines has been established by DCM to guide the future development of The Haymarket. These have been designed to ensure that there is a clear and legible framework within which individual buildings can be delivered to create a Precinct that is connected and vibrant.

Details are provided throughout this report to demonstrate that the proposed building form is compliant with the six Parameter Plans which prescribe maximum height, building envelope, building separation and land use.

The design development of the proposed commercial office and public car park building has been undertaken within the framework of the

Design Guidelines prepared by DCM. These Guidelines have been used as a tool to achieve design excellence rather than as a set of prescriptive “rules”. This has allowed for design innovation and flexibility in the detailed design, which is how the Guidelines are intended to be used. This Design Report provides details regarding conformity with each of the relevant Design Guidelines.

Response to INSW Urban Design & Public Realm Guidelines

Woods Bagot was engaged by INSW to prepare Urban Design and Public Realm Guidelines (Urban Design Guidelines) for the SICEEP project, which provided a framework for the realisation of the Project Vision. The DCM Design Guidelines have been prepared to tailor the design framework more closely to the proposed Concept Proposal, while using the INSW Urban Design Guidelines as a strong reference point. It is intended that the Design Guidelines, if approved, will supersede the Urban Design Guidelines going forward. However as the DCM Design Guidelines have not yet be approved, compliance with the relevant INSW Urban Design Guidelines has also been addressed in this report.



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PLANNING & DESIGN DESCRIPTION

