

02

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

To the west, like the eastern façade treatment, the design intent is to encourage transparency and inner workplace visibility via the central vertical atrium 'window'. This articulated central vertical spine aligns with the approved scheme – by strategically reducing the scale of the western building mass in two, and providing a similar suggested massing relationship to the student accommodation building proposed on the Darling Drive Plot. The setout and size of vertical sunshade elements, with selected finishes accentuate this urban massing response.

There is minimal change in the ground level frontage along Dickson's Lane as defined in the SSDA4 approved proposal. The continuous canopy awning is maintained for shelter along the north side of Dickson's Lane. The canopy is strategically raised in height towards The Boulevard to further accentuate the importance and transparency of the south-eastern ground level corner of this Section 96 proposal.

The carpark levels are wrapped with a skin of folded perforated metal, with varying colour shades and perforations. This provides an articulated 'base' for the building as a means of transitioning the overall 12 level built massing. The proposed building design is envisaged as a series of layers, softening in form as it 'hovers' over an active ground plane.

The building's wall advertising sign is maintained in location, size and extent to match the approved SSDA4 proposal. The locations of the building's identification signage zones have been adapted to suit the amended building form and façade articulation.

We believe that this Section 96 concept proposal elevates the design excellence for the NW Plot by providing a unique, contemporary and activated development that significantly contributes to SICEEP's overall vision and objectives.



Figure 2.44 : Section 96 NW Plot - Illustrative view of north east elevation



Figure 2.45 : Section 96 NW Plot - Illustrative view of north west elevation



Figure 2.46 : Section 96 NW Plot - Illustrative view of south east elevation



Figure 2.47 : Section 96 NW Plot - Illustrative view of south west elevation

03

Response to Stage 1 Concept Proposal

The NW Plot is defined by the maximum building envelope as outlined in the approved Stage 1 DA Parameter Plans (Figures 3.01 - 3.05). The prescribed envelope establishes broad parameters for a detailed building to achieve a design excellence outcome which aligns with the SICEEP urban vision.

The Section 96 proposed design is generally consistent with the Stage 1 DA Parameter Plans and Design Guidelines. Refer to comparative diagrams below for information details.

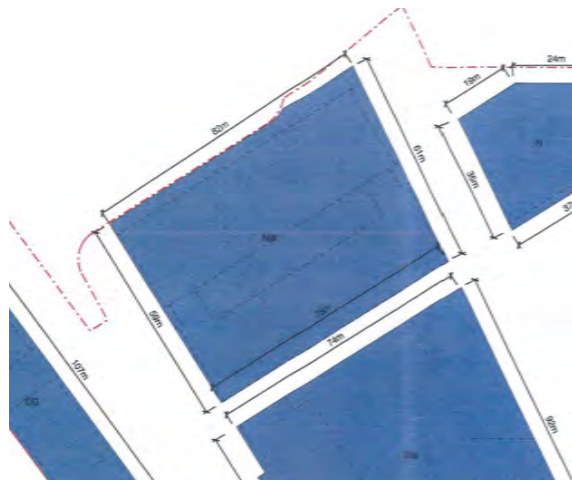


Figure 3.01 : Parameter Plan 01
Maximum envelope plot sizes

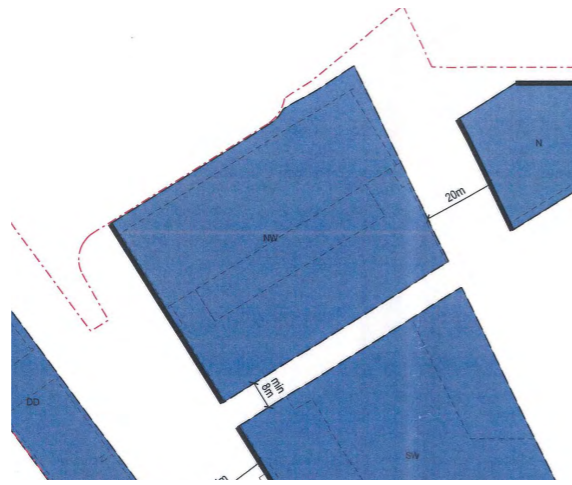


Figure 3.02 : Parameter Plan 02
Maximum envelope plot separation

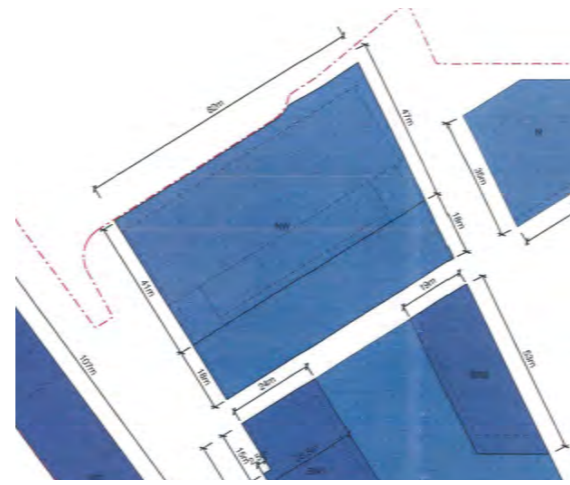


Figure 3.03 : Parameter Plan 03
Maximum horizontal building envelope

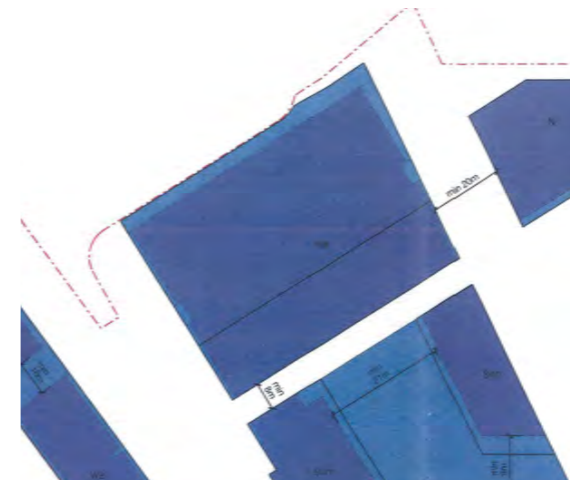


Figure 3.04 : Parameter Plan 04
Maximum building envelope separation

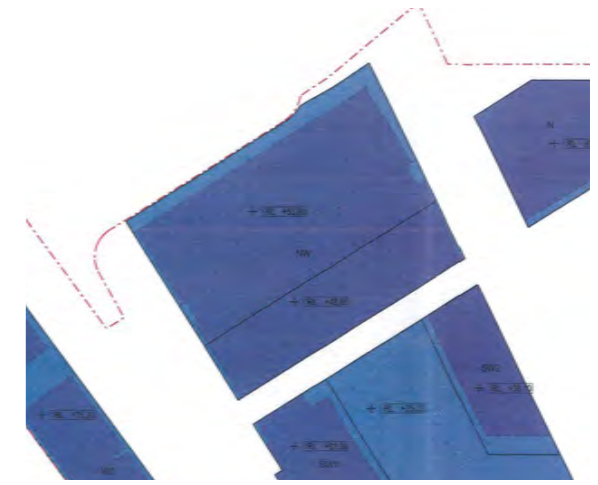


Figure 3.05 : Parameter Plan 05
Maximum vertical building envelope

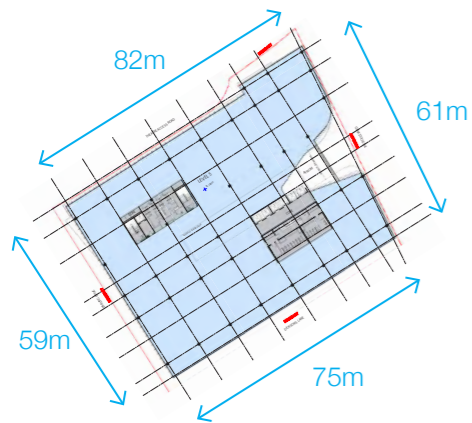


Figure 3.06 : Section 96 NW Plot
Maximum size

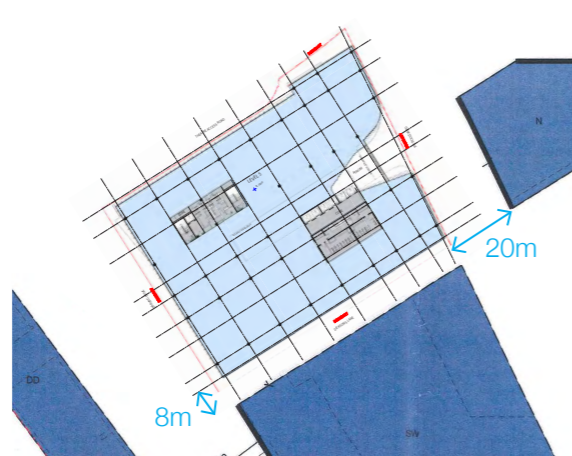


Figure 3.07 : Section 96 NW Plot
Maximum separation

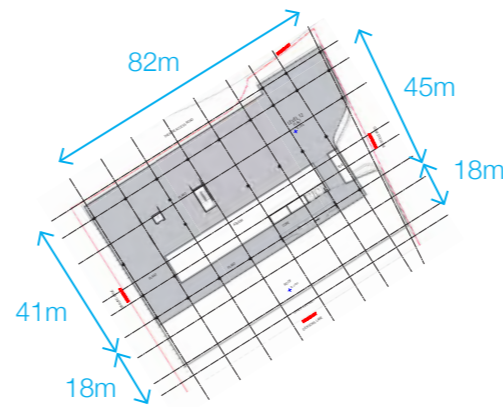


Figure 3.08 : Section 96 NW Plot
Maximum horizontal building

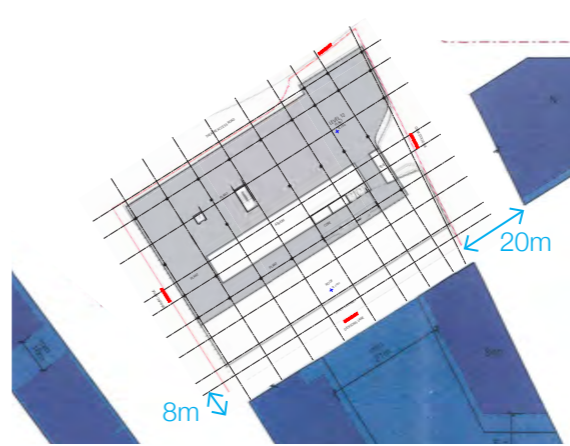


Figure 3.09 : Section 96 NW Plot
Maximum building envelope separation

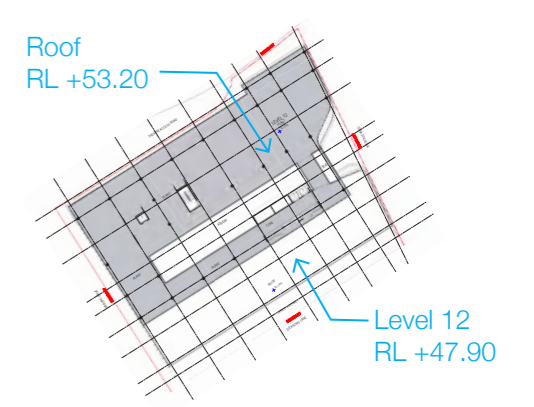


Figure 3.09 : Section 96 NW Plot
Maximum vertical building

03

Response to Stage 1 Concept Proposal

The Section 96 proposed design is generally consistent with the Stage 1 DA Parameter Plans. A minor variation to the envelope form is proposed on the north west corner of the site, along Darling Drive.

The built carpark floor plate is contained within the Parameter Plan, however a structural 'blade' column and cladding spans over the Parameter Plan by 2m. The profile and size of the column are to support the carpark levels, while avoiding interference with existing subterranean service culverts (Refer to Figure 3.11). Importantly, the existing in-ground services are maintained and uninterrupted with this proposal.

The articulated carpark facade wraps around the structural column, and realigns with the general carpark facade with a gentle fold in the profile. This ensures that the required structural support is an integral architectural element of the building, providing additional articulation and visual interest.

The carpark facade cladding is articulated to align and geometrically complement the podium on the South West Plot. This strategy maintains the reading of the street wall condition along the eastern side of Darling Drive. The structural blade column is brought to ground at the north-west corner both out of necessity and to provide emphasis to this prominent corner, distinguishing it in the Darling Drive streetscape as an important element of the building.

The western facade is located away from Darling Drive, separated by a landscape bioswale. As such, there are no pedestrian or traffic conflict resulting from the splayed facade cladding containing the structural column.

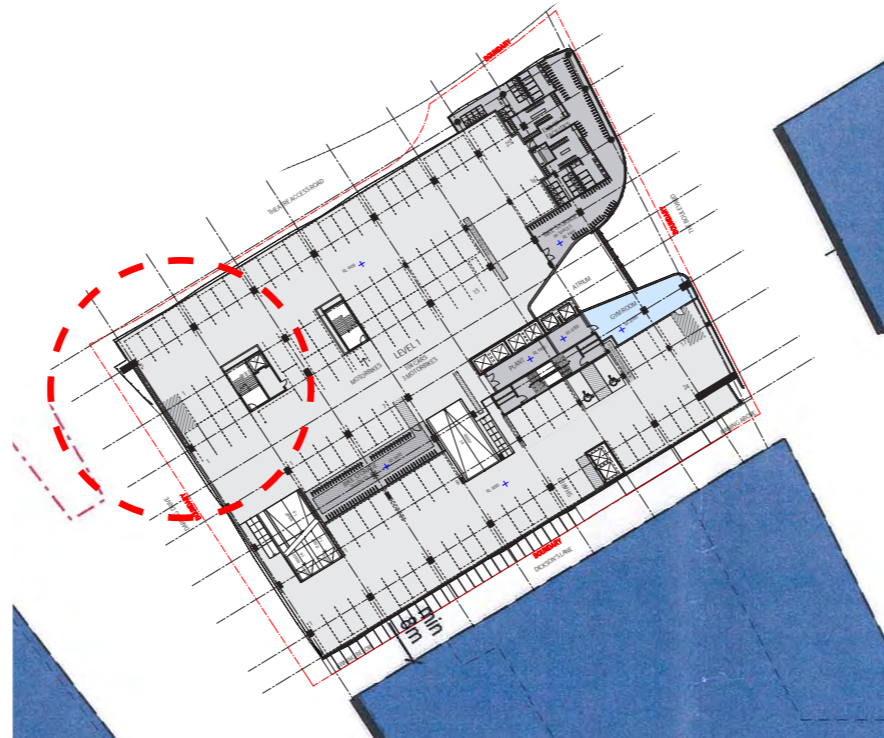


Figure 3.10 : Section 96 NW Plot proposal with north western corner over the Parameter Plan envelope

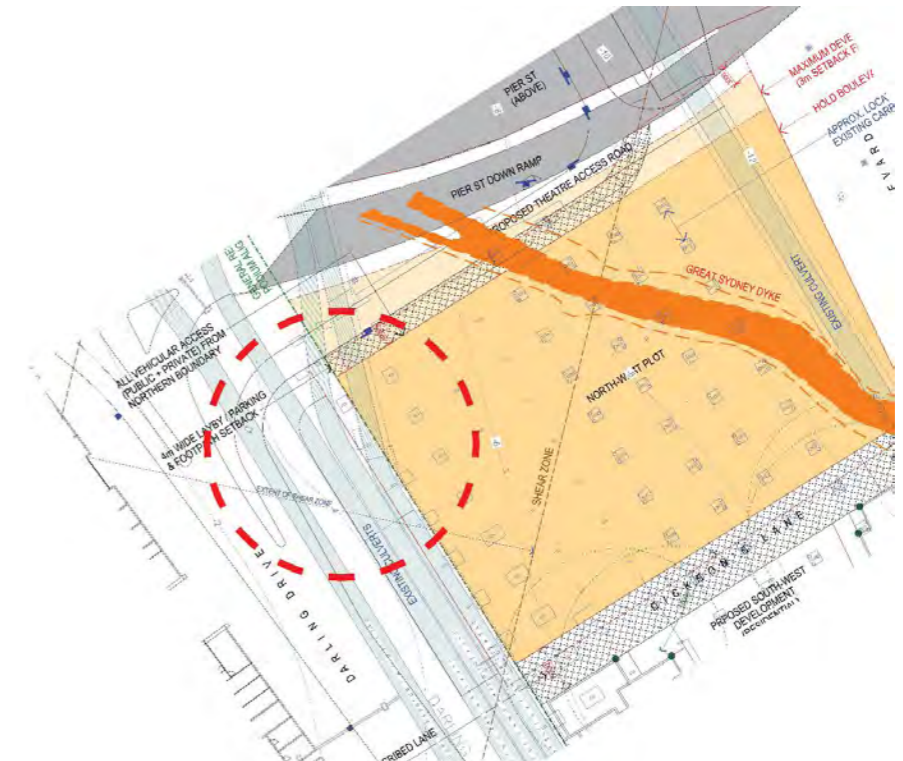


Figure 3.11 : Section 96 NW Plot with existing subterranean services and constraints indicated at the north west corner of the site

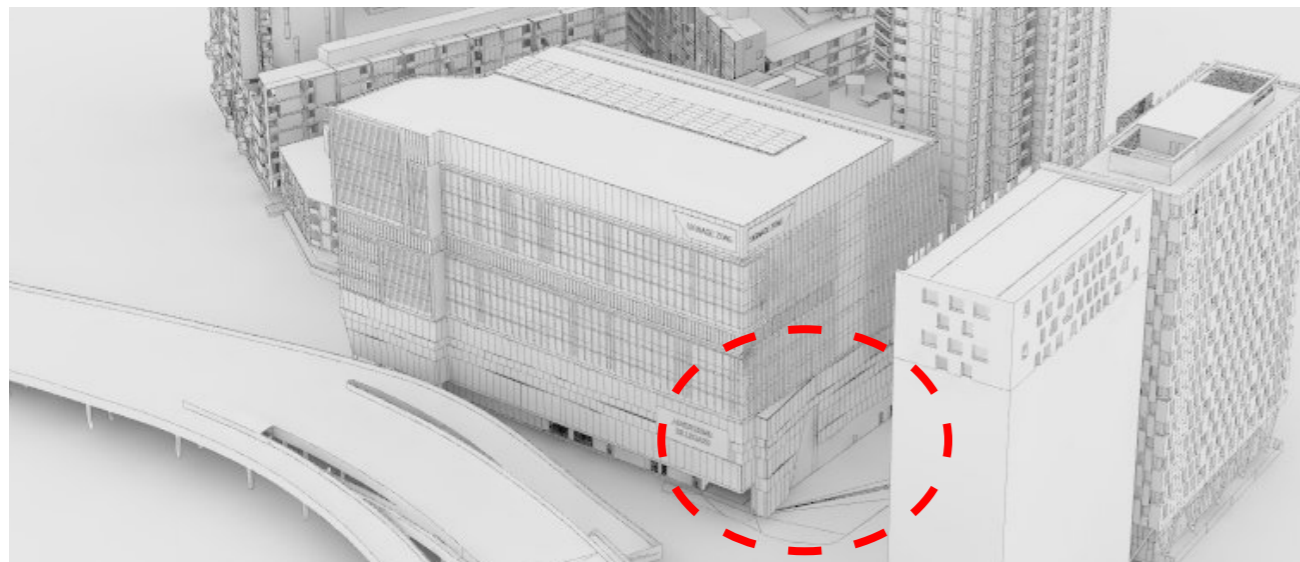


Figure 3.12 : Section 96 NW Plot, indicating the north west corner condition along Darling Drive

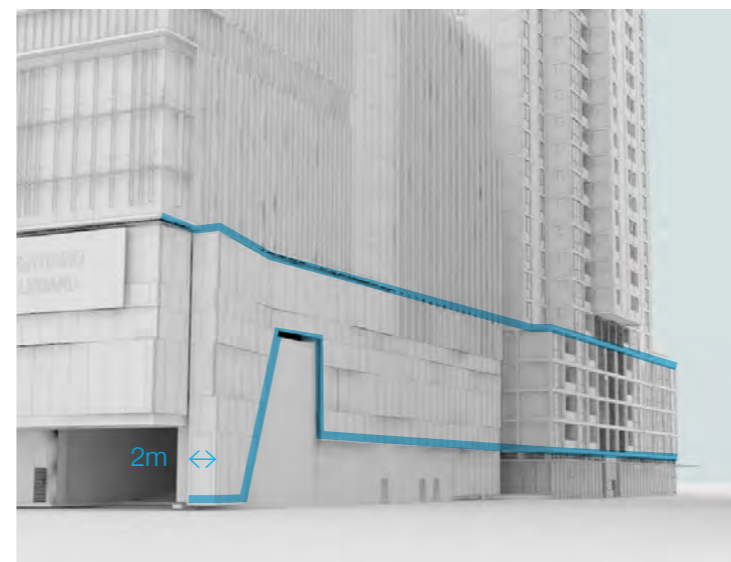


Figure 3.13 : NW Plot maintaining Darling Drive street wall alignment with SW Plot's podium. View from north west.

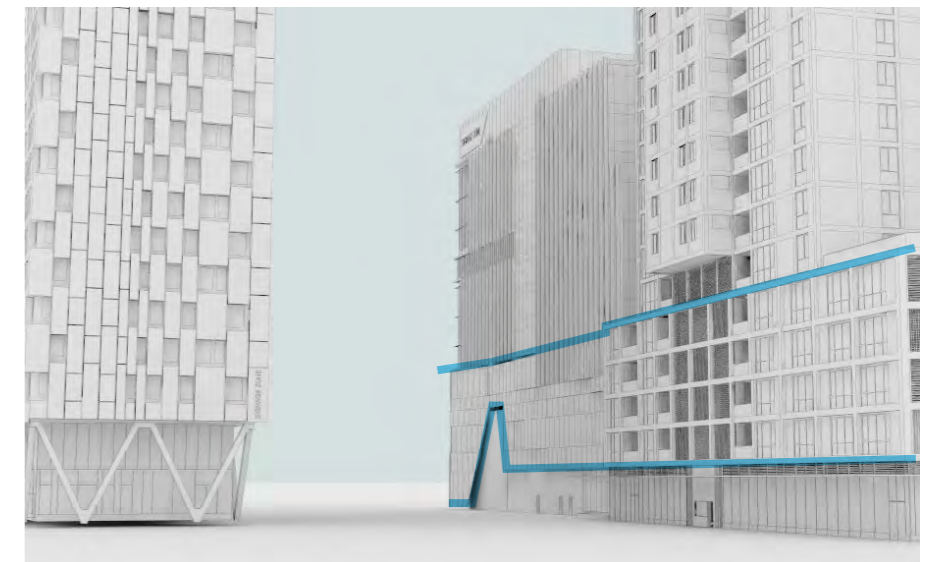


Figure 3.14 : NW Plot maintaining Darling Drive street wall alignment with SW Plot's podium. View from south west.

The following building section and volumetric massing of the proposed Section 96 NW Plot indicates the general consistency with the Stage 1 DA Parameter Plan envelope (indicated in red).

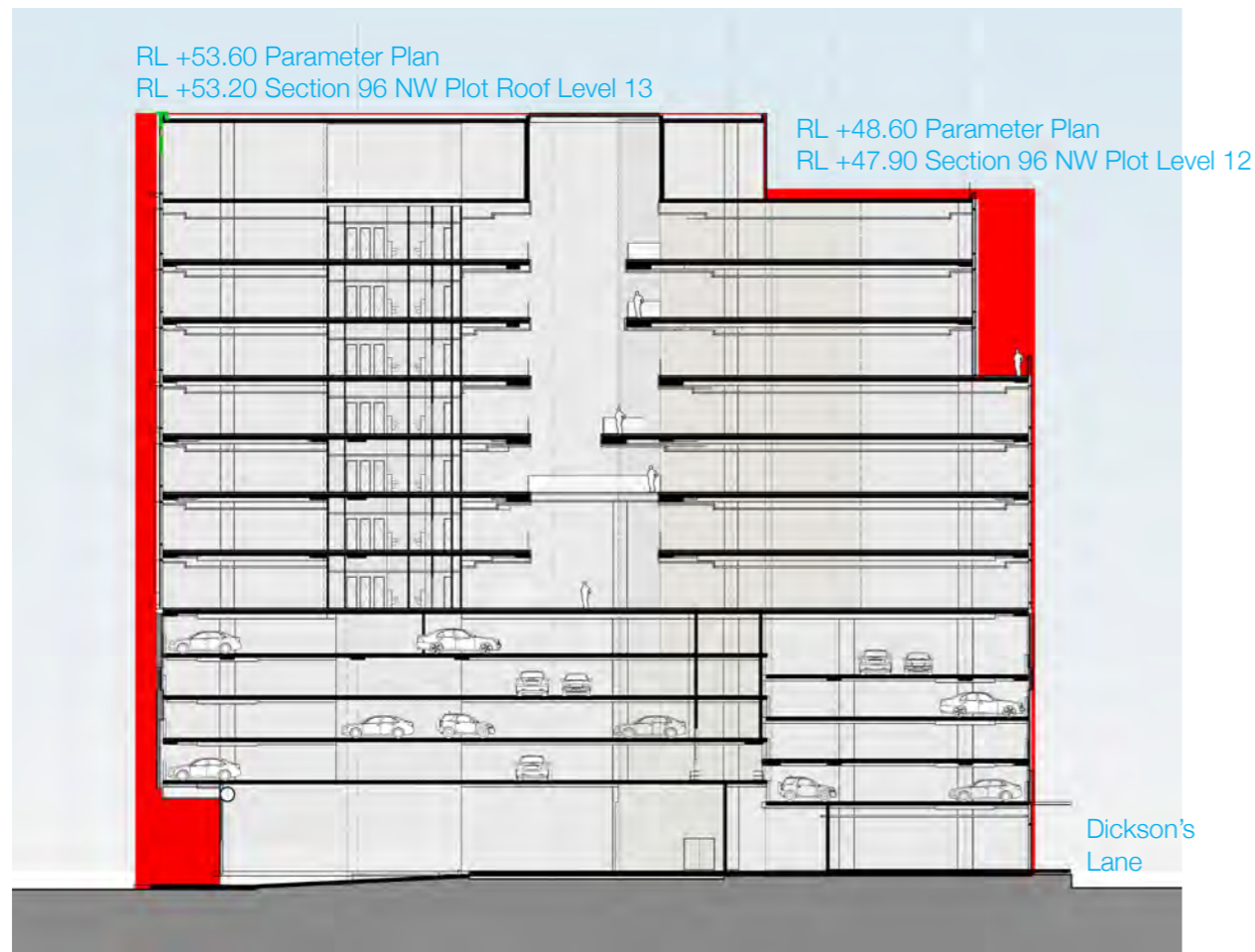


Figure 3.15 : Section 96 NW Plot proposed building north south section with Parameter Plan envelope overlay

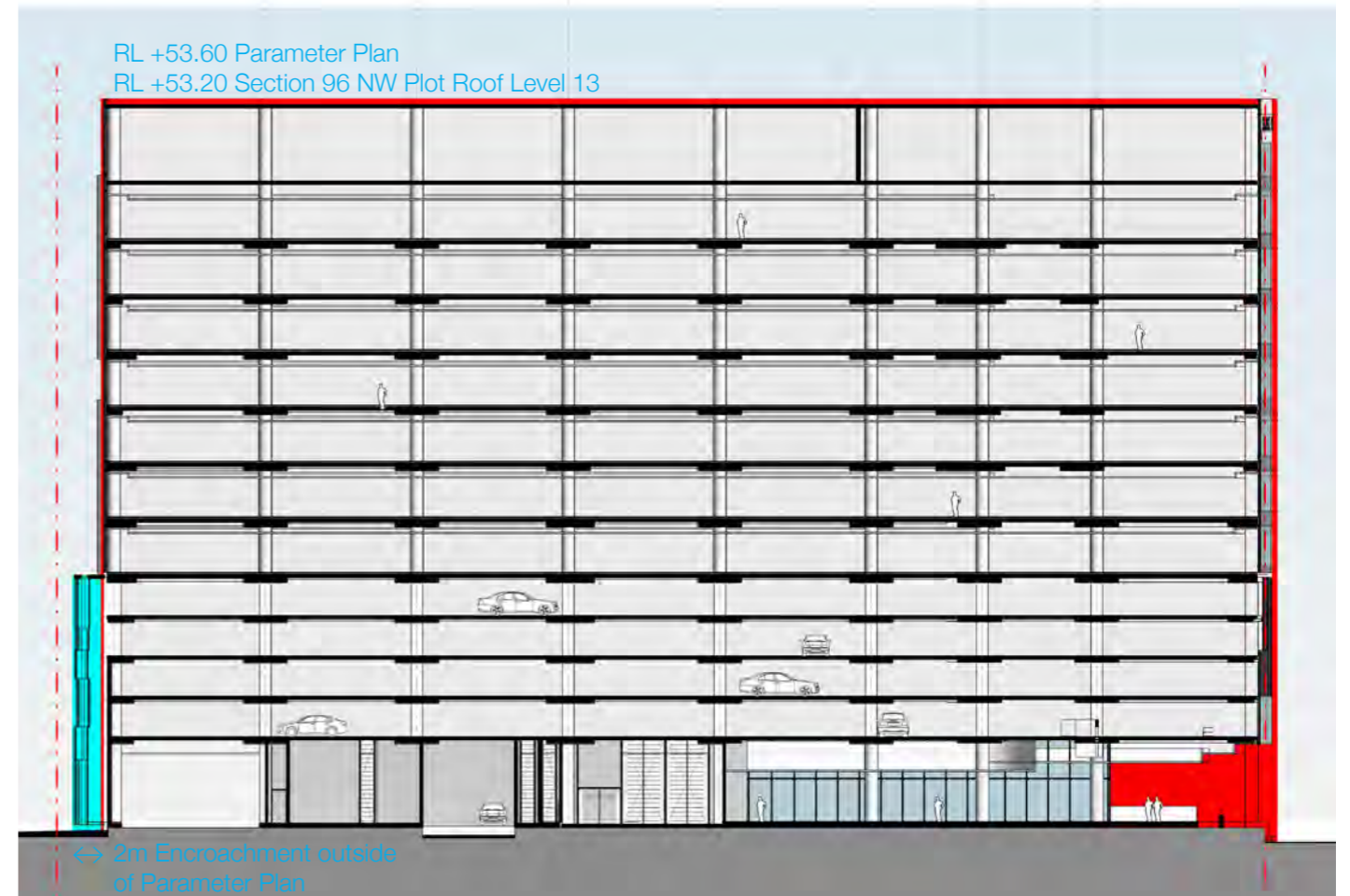


Figure 3.16 : Section 96 NW Plot proposed building east west section with Parameter Plan envelope overlay

03

Response to Stage 1 Concept Proposal

The primary building elements are within the prescribed Parameter Plan envelope. Architectural detailing such as cladding, sunshading, and awnings project into the 500mm facade articulation zone.

The exception to the Parameter Plan is the limited encroachment at the north west corner containing a structural column and cladding, from Ground Level to Level 4 carpark.

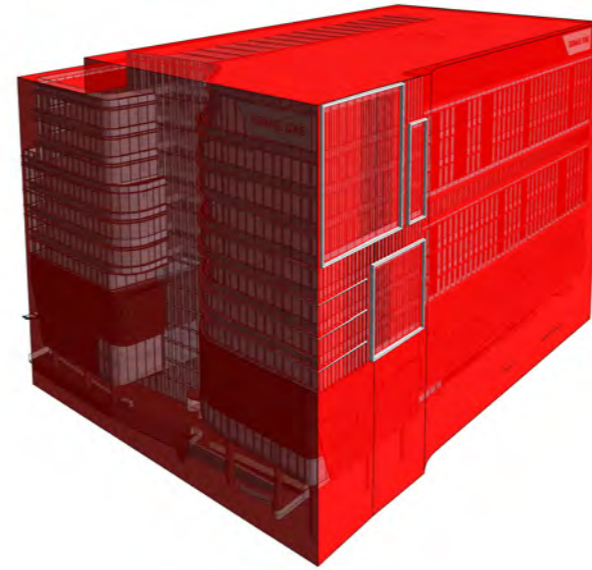


Figure 3.17 : Parameter Plan envelope overlay. Aerial view at north east corner.

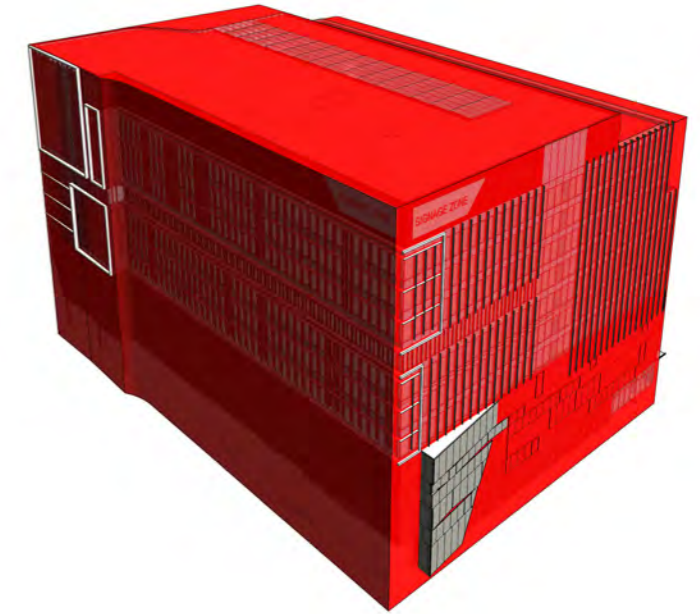


Figure 3.18 : Parameter Plan envelope overlay. Aerial view at north west corner.

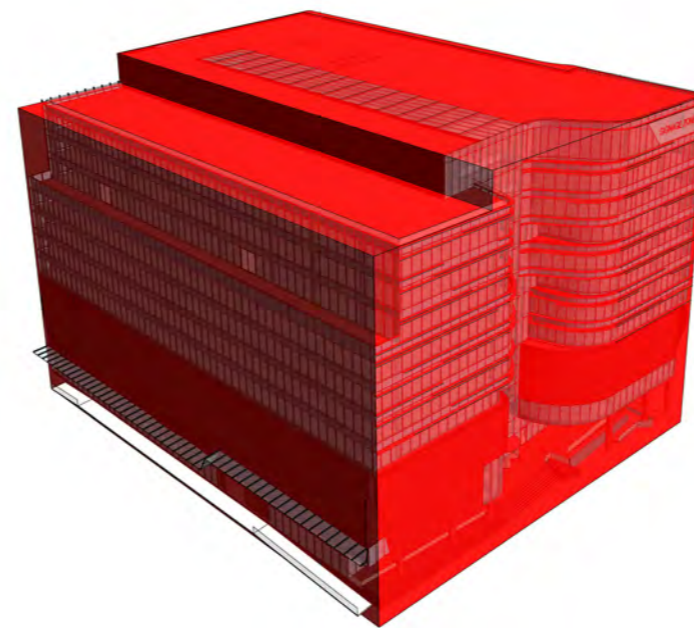


Figure 3.19 : Parameter Plan envelope overlay. Aerial view at south east corner.

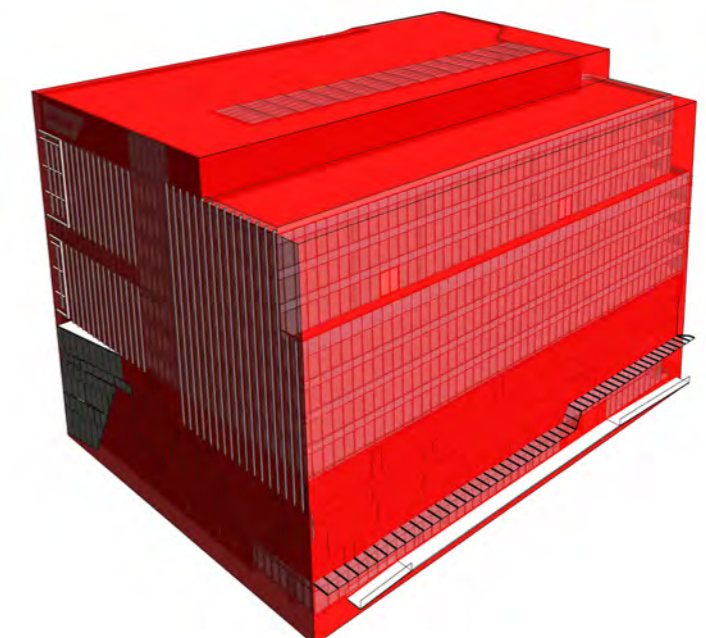


Figure 3.20 : Parameter Plan envelope overlay. Aerial view at south west corner.

Urban Design and Public Realm Guidelines : Response

THE HAYMARKET - NORTH WEST PLOT URBAN DESIGN + PUBLIC REALM GUIDELINE COMPLIANCE					
2-May-13					
Item	Urban Design Requirement / guideline	Compliance (✓) Non-Compliance (✗) Not-Applicable (N/A)	Design Approach	NW PLOT Compliance (✓) Non-Compliance (✗) Not-Applicable (N/A)	NW PLOT Urban Design Response
INFRASTRUCTURE NSW; SICEEP URBAN DESIGN + PUBLIC REALM GUIDELINES (29 FEBRUARY 2012)					
01 URBAN STRUCTURE Vary the density profile of different Facilities					
1.1 Movement Framework. The Design must:					
1.1.1	Take into account of a movement assessment that has been undertaken.	✓	Concept proposal has been developed in consultation with traffic engineer.	✓	NW Plot and adjacent site required movements have been developed in accordance with SSDA2 requirements and in consultation with a traffic engineer.
1.1.2	Design for ease of walking.	✓	Pedestrian priority network and public spaces. Wherever possible level changes achieved by graded transitions of 1:20 maximum grading instead of steps/ ramps.	✓	NW Plot Ground Level Plane has been planned and designed in accordance with SSDA2 requirements and in consultation with a DDA Consultant. Thoroughfares are in accordance with Concept Proposal - all level changes to be gradient >1:20.
1.1.3	Connect with the existing networks.	✓	Existing street network extended into site with Macarthur Street directed along the dominant route of Hay Street. Materials and plant palette borrows from the surrounding precincts. The following streets continue into or along the site: Little Hay Street; Factory Lane/ Little Pier Street; Darling Drive; Harbour Street; Quay Street/ Boulevard; Exhibition Place. Through discussion with DRP it has been noted that topographical and traffic/ rail corridor constraints cannot accommodate direct movements from Macarthur Street. Spatial requirements to meet brief preclude moving Dickson's Lane further south to make connection.	✓	NW Plot generally adopts the Parameter Plan plot development footprint and complies with the proposed street / lane networks within the Concept Proposal. Alignment with Hay Street and Darling Drive existing built edge. Allowance made for proposed new Boulevard and Dickson's Lane alignments. Position and dimension of Dickson's Lane designed to encourage and activate proposed pedestrian network.
1.1.4	Integrate upper levels as well as the valley floor.	N/A	Related to PPP Development Application. No publically accessible upper levels in Haymarket.	N/A	Not applicable to NW Development Application
1.1.5	Stitch the east, west and the south together.	✓	As per item 1.1.3 above.	✓	The NW Plot contributes to this strategy as per 1.1.3 above.
1.1.6	Make or break boundaries.	✓	Built form remains defined by street network (boundaries).	✓	The proposed development "builds to boundary" with the exception of the north boundary to allow for a new road access provision and as per 1.1.3 above.
1.1.7	Provide choice through a grid network with a clear hierarchy.	✓	Hay Street + Boulevard defined as a key pedestrian movement corridors (and are of a grand scale). Other new streets are reduced widths providing intimate spaces and places and allow a finer grain, local movements.	✓	As per 1.1.3 above. Active uses at the found level reinforce street / lane hierarchy.
1.2 Walking. The Design must:					
1.2.1	Maintain the pedestrian dominance of Darling Harbour.	✓	As per 1.1.2 and 1.1.7.	✓	As per 1.1.2 and 1.1.7. NW Plot in accordance with Concept Proposal - refer to SSDA5 (SW Plot). The Boulevard and Dickson's Lane are pedestrian only; The Haymarket promotes pedestrian priority, shared surface; Darling Drive pavement increased to promote pedestrian dominance.
1.2.2	Provide pedestrian and cycle friendly streets.	✓	As per 1.1.2 and 1.1.7. In addition new cycle route provided along Darling Drive for activation and to provide commuter link minimising pedestrian / cycle conflict in a highly pedestrianised precinct. Passive / non commuter cycling is anticipated throughout The Haymarket.	✓	The proposed development acknowledges the pedestrian and cycle friendly strategy of the SSDA2. The development contains bicycle parking and change / shower facilities for the office use component of the project, responding to new cycle lanes along Darling Drive, Hay Street and The Boulevard.
1.2.3	Create attractive and character rich routes.	✓	A highly active ground plane with integrated retail and public domain strategies will provide a rich mix of uses and animation along the lanes and public spaces.	✓	The proposed development provides key frontage and activation to Theatre Access Road, The Boulevard and Dickson's Lane. Dickson's Lane to be eclectic in character and encourage day and night use, both active and passive. Car park and services access consolidated to minimise impact on the public realm. Public domain reflects mix of uses provided at ground level including commercial lobbies, car park access, retail, studio and educational areas.

1.2.4	Ensure Accessible routes along all pathways and desire lines.	✓	As per 1.1.2 and 1.1.7. Storm water flood protection has resulted in having to raise the ground plane. The public realm and building interface have been sensitively handled to address grade change to avoid access creating barriers within public realm.	✓	As per 1.1.2 and 1.1.7. Storm-water flood protection has resulted in having to raise components of the ground plane. The public realm and building interface have been sensitively handled to address grade change to avoid access creating barriers within public realm.
1.2.5	Separate Front of House areas from Back of House areas.	✓	Access and servicing to square edge retail provided from adjoining streets. Note: The Haymarket does not have a 'Back of House.' All buildings front onto active streets on all sides.	✓	The proposed development has been carefully planned to ensure back of house activities are kept concealed and distinct from front of house activities that address the public realm.
1.3 Cycling. The Design must:					
1.3.1	Provide a Design for convenient cycling.	✓	As per 1.2.2 above.	✓	As per 1.2.1 and 1.2.2 above.
1.3.2	Allow for passing of parked cars.	✓	New cycle route located off of main road in dedicated, cycle only zone.	N/A	Not applicable to NW Development Application
1.3.3	Provide streets that are safe for cyclists.	✓	Low traffic existing streets. No street edge parking around site maintaining clear site lines. Design slows cyclists & delineate cycling & pedestrian zones.	✓	The proposed development allows for a small vehicular lay-by area at Theatre Access Road and clearly delineates pedestrian and cycle zones, paths and entry / exit points.
1.3.4	Cycle lanes should be provided outside the public realm (i.e. commuter cycling).	✓	As per 1.2.2 above.	✓	As per 1.2.2 above.
1.3.5	Recreational cycling should be provided within the public realm.	✓	Pedestrian only streets and public spaces will support recreational cycle use - as per existing Darling Harbour model. Refer also 1.2.2 above.	✓	The proposed development promotes recreational cycle use within the area through the provision of visitor / public bike racks on the northern side of the development and as per 1.2.1 and 1.2.2 above.
1.3.6	Provide public cycle parking from the outset.	✓	Allowance to be made within new development for and public domain.	✓	Covered visitor bicycle parking at the building located close to the office entry area.
1.3.7	Include secure community / public bike storage along cycle routes and nodes.	✓	As per 1.2.2 above. Refer also Public Domain Report for SSDA2.	✓	As per 1.2.2 above. Refer also Public Domain Report for SSDA2.
1.4 Public Transport. The Design must:					
1.4.1	Make connections for people on the bus, train and light rail.	✓	Pedestrian routes promoted allowing access to key bus corridors. Light rail stops immediately adjacent to the site. Connections to the goods line to provide pedestrian friendly access to central.	✓	Pedestrian connections to public transport supported in wider Precinct Plan. The NW Plot is located close to 2 Light Rail stops.
1.4.2	Make it convenient to catch the bus, train and light.	✓	As per 1.4.1 above.	✓	As per SSDA2 requirements and 1.4.1 above.
2.0 URBAN GRAIN					
2.1 Streets and Traffic. The Design must:					
2.1.1	Define street types by capacity and character.	✓	As per 1.1.7 above. Refer also Public Realm Stage 1 DA submission.	✓	As per 1.1.7 and 1.2.3 above. Refer also Public Realm Stage 1 DA submission.
2.1.2	Ensure street hierarchy is clear: Lane (7.5m - 12m); Residential (12m - 25m); Commercial (18m to 40m); Boulevard (27m - 36m)	✓	Little Hay Street - nom 12m Dickson's Lane - nom 8m Link to east of N Plot - nom 8m Boulevard - 20m	✓	The NW Plot development supports: Dickson's Lane - 8m wide The Boulevard - 20m wide Provision for a new on-way north vehicular access road: Theatre Access Road in accordance with SSDA2 Concept Proposal.
2.1.3	Ensure no vehicular traffic within pedestrianised areas.	✓	As per 1.1.2 above. Emergency vehicle access only through The Haymarket.	✓	No vehicular traffic is provided or encouraged in pedestrianised areas such as Dickson's Lane.
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	Related to PPP Development Application.	N/A	Not applicable to NW Development Application
2.1.5	Make the street an address.	✓	Each lane and street will be the address for a number of the residential buildings and a unique retail brief relating to the scale and intimacy of place will reinforce the unique character of the street.	✓	The NW Plot development supports: - Dickson's Lane: with a dedicated public carpark pedestrian lobby at lane frontage - The Boulevard: main building office address and entry
2.1.6	Make the routes go through.	✓	As per 1.1.3 above	✓	Dickson's Lane forms an important connection between east and west and a through route shortcut to The Boulevard from Darling Drive. Access from The Boulevard to Darling Drive north of site.
2.1.7	Connect to finer grain laneways; that are open to the sky.	✓	All new streets open to sky along entire length - apart from projecting canopies and/ or tenant awnings.	✓	Dickson's Lane open to sky with variety in awning structure and intimate public domain character at a human scale.
2.1.8	Provide streets for everyone.	✓	As per 1.1.2 above.	✓	As per 1.1.2 and 1.2.4 above.
2.1.9	Provide places not roads.	✓	As per 1.1.2 above.	✓	As per 1.1.2 above.
2.1.10	Put the urban space first.	✓	Architecture and built form responds to public open space - in particular new central square.	✓	The proposed development responds in mass, architecture and ground level activation to all proposed public open space including Central Square. Refer to 1.2.3 and 2.1.1 above.
2.1.11	Keep junctions tight.	✓	All corner to street/ lanes held and widths all significantly less than Boulevard.	✓	Supported by proposed development.

2.1.12	Allow for an appropriate amount of vehicular traffic.	✓	Traffic flow maintained along Darling Drive and Harbour Street. Limited drop-off provided along Hay Street and Little Pier Street. No vehicles allowed into remaining streets - pedestrian only zones.	✓	The provision of Theatre Access Road will provide all vehicular access requirements for the proposed development.
2.1.13	Provide wide crossings on busy or main roads.	✓	New pedestrian crossing provided on Darling Drive.	N/A	Not applicable to NW Development Application
2.1.14	Slow traffic down.	✓	Darling Drive road alignment reduced and new pedestrian crossings provided to support pedestrian movements (The Goods Line, Macarthur Street + student accommodation).	✓	Theatre Road traffic use and planning as been coordinated with traffic consultants and adheres to all geotechnical requirements.
2.2 Blocks defined by Street Network. The Design must:					
2.2.1	Ensure blocks face and front the street.	✓	New development reinstates urban fabric and holds perimeter street lines with new built form.	✓	The development proposed reinstates urban fabric and holds perimeter street lines with new built form.
2.2.2	Respect people's privacy by the arrangement of buildings.	✓	Development adopts minimum building separations distances in line with this report and the RFDC.	✓	The proposed development features upper level (building massing) setbacks and plantings.
2.2.3	Build to the street alignment and line the perimeter.	✓	As per 2.2.1 above.	✓	Building footprint and street alignments primarily conforms with SSDA2 Concept Proposal and Parameter Plan. Public Domain allows good circulation around perimeter whilst creating character routes. Also refer 2.2.1 above.
2.2.4	Encourage continuity of street frontage and rhythm.	✓	Retail strategy to replicate fine grain of existing streets to tie into context and encourage growth.	✓	Key retail frontages / activation have been planned to create the desired retail outcomes. Retail units subject to separate Development Application.
2.2.5	Keep blocks small.	✓	Blocks defined by existing street pattern - to match existing grain.	✓	The proposed planning and architecture constitutes the entire block and seeks to address the build and massing of the building.
2.2.6	Provide a block that allows for change and the future.	✓	All blocks are independently accessed and serviced allowing one or all to be redeveloped.	✓	The overall size and mixed use function of the development inherently provides for future (long term) redevelopment opportunity.
2.2.7	Provide for internal flexibility.	✓ (partial)	Limited ability to convert to use other than residential. Apartment layouts have ability to be adaptable in line with RFDC requirements.	✓	The proposed development provides opportunities for internal flexibility in both the ground floor retail areas and commercial floors.
2.2.8	Keep the grain fine.	✓	Architectural expression of urban blocks introduces grid to provide scale and ordering device. Infill to vary to reflect finer grain plots.	✓	The architectural expression of the proposed development utilises envelope massing articulation and a mix palette of materials with various tonal finishes to address visual grain, scale and order.
2.2.9	Keep commercial units narrow on ground floors.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Confirmed. Separate Development Applications to be prepared for retail units.
2.3 Landmarks, vistas + focal points. The Design must:					
2.3.1	Ensure a sense of arrival.	✓	Tall built form located at gateway sites on Hay/ Boulevard, Little Pier/ Harbour and Macarthur/ Darling junctions.	✓	A strong sense of entry is provided directly from The Boulevard. The proposed built form also provides a unique massing response and direct connection to the internal spaces
2.3.2	Provide a southern gateway to Darling Harbour.	✓	As per 2.3.1 above.	✓	As per 2.3.1 above. The wider precinct creates a new gateway to Darling Harbour in line with the SSDA2 Concept Proposal.
2.3.3	Make it easy to find your way around.	✓	Street pattern follows existing fabric allowing line of sight up streets. Supplemented by precinct-wide way finding signage strategy.	✓	The proposed building responds to the required precinct plan and design guidelines to achieve this objective. Street pattern follows existing fabric allowing line of sight up streets that is supplemented by precinct - wide way finding signage strategy.
2.3.4	Emphasise the hierarchy of the place.	✓	As per 1.1.7 above.	✓	As per 1.1.7 above.
2.3.5	Show the way for visitors.	✓	As per 2.2.3 above	✓	As per 2.2.3 above
2.3.6	Create an interesting and identifiable skyline.	✓	Tower forms are to be unique design and vary in height. Will share skyline with Peak Tower.	✓	The proposed development is medium rise in mass and bulk. Material articulation and the building's geometry, especially to The Boulevard and the north east, will generate a unique building profile and roof skyline.
2.3.7	Provide a point and line approach to vistas.	✓	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, Macarthur Street and student accommodation to the Boulevard and Quay Street and onwards to Chinatown and the George Street bus + future tram corridor. Clear line of sight is afforded of the Powerhouse museum and other attractions located on Hay Street to assist way finding.	✓	Desired line vistas are reinforced by the proposed development. The Boulevard and Laneways provide strong sightlines into and through.

2.3.8	Ensure focal points are appropriately located and scaled.	✓	Towers set back from square edge with appropriate scale development to reflect civic nature of square - maintains natural light and avoids over domination by tower forms.	✓	As per 2.3.1 and 2.3.7 above.
2.3.9	Provide an entrance that welcomes people.	✓	Quality public realm and retailing environment that activates new public spaces makes for space positive experience.	✓	The proposed main building entry is articulated with a signature building profile to The Boulevard and full height atrium glazing, providing direct visual and physical connection to all levels of the building via a continuous atrium.
2.3.10	Provide ceremonial entrance/s for the Core Functions.	N/A	Related to PPP Development Application.	✓	Refer to 2.3.9 above and PPP Development Application.
2.4 Utilities Infrastructure. The Design must:					
2.4.1	Plan for sustainable infrastructure provision.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The proposed development has been coordinated to account for existing and future infrastructure requirements and demands.
2.4.2	Design a discreet and co-located network.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Embedded within the proposed development. Refer to Hyder Services Infrastructure Report.
2.4.3	Make services subservient to the Design.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Embedded within the proposed development. Refer to Hyder Services Infrastructure Report.
2.4.4	Coordinate design development with service providers.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Coordinated within the proposed development. Refer to Hyder Services Infrastructure Report.
2.4.5	Put services underground in shared strips.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Coordinated within the proposed development where possible. Refer to Hyder Services Infrastructure Report.
2.4.6	Hide the services boxes and plant facilities from Front of House areas.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The proposed building design and planning addresses this requirement. By concealing and limiting service (back of house) areas to low public use / frontage areas. As per 1.2.5 above.
2.5 Parking + Servicing. The Design must:					
2.5.1	Ensure sustainable parking levels.	✓	No parking provided for student accommodation, significant decrease in car park spaces across the site and a maximum limit of 50 cars for the commercial office space.	✓	The development proposal consists of above ground carparking levels that accommodate 400 public carparking spaces, 50 commercial office car parking spaces and 1 car share space.
2.5.2	Minimise the need for service vehicles to park, stop or queue on the public road network, including Darling Drive.	✓	Loading docks provided within all plot footprints - provide drive in/ drive out access.	✓	All site load dock and public carpark access (including queuing) from Theatre Access Street has been coordinated with traffic engineers to meet statutory and Australian Standards requirements.
2.5.3	It is preferable to put parking behind, under, above or to the side of buildings.	✓	Majority of car parking sleeved in residential buildings. Car park put above retail office floor plate at ground level 2.5.4. Design the commercial car park following secure-by-design principles.	✓	The development proposal locates the multi-storey carpark above ground floor retail level and conforms to secure-by-design principles.
2.5.4	Design the commercial car park following secure-by-design principles.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The proposal conforms to secure-by-design principles for both loading dock and public and commercial carpark entry and exit.
2.5.5	Soften and screen basements and multi-storeys.	✓	As per 2.5.3 above.	✓	The design of the commercial car park portion conforms to 'secure-by-design' principles. An architectural façade treatment which considers and compliments the office levels is proposed.
2.5.6	Make car parks discreet or if they are prominent make them beautiful.	✓	Architectural treatment to commercial car park similar to office above. Screens where required to have architectural and design merit and high level of articulation.	✓	The design of the commercial car park conforms to 'secure-by-design' principles. An architectural façade treatment that considers and complements the office levels is proposed. The façade (screens proposed at the carpark levels) is articulated to define a 'softer' wrapped base to the building. This consolidates the architectural language of the building and mediates the massing scale to deliver a design of merit and quality.
3.0 DENSITY + MIX					
3.1 Mixing Uses. The Design must:					
3.1.1	Build a walkable Precinct.	✓	As per 1.1.2 above.	✓	As per 1.1.2 above.
3.1.2	Create a patchwork of different activities throughout the Precinct.	✓	As per 2.2.9 above.	✓	The mixed use nature of the development contributes to a patchwork of activities within the Haymarket Precinct.
3.1.3	Include uses such as: tourist; educational; recreational; entertainment; cultural and commercial facilities.	✓	Broad mix of uses on site including commercial office and communal (IQ Hub + library use).	✓	The proposed development provides a broad mix of uses on site including: - commercial offices - public and private car parking - active use
3.1.4	Maximise synergy and minimise conflict of uses.	✓	Retail uses to be sympathetic to residential setting.	✓	Strategic retail uses / operators are planned for; Dickson's Lane, The Boulevard frontages and F & B integrated with the office entry lobby.
3.1.5	Include Convention, Exhibition and Entertainment uses.	N/A	Related to PPP Development Application.	N/A	Related to PPP Development Application.

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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.	✓	Student accommodation provides additional residential type. Other uses as per 3.1.3 above.	✓	The proposed mixed-use development provides for diversity of commercial, active and public uses. Civic spaces such as The Boulevard and the Square are in contrast to smaller more intimate spaces in the Public Domain such as Dickson's Lane and Macarthur Place.
3.1.7	Emphasise the civic values of the Precinct.	✓	As per 2.2.8 above.	✓	Development Compliant (as possible) and as per 2.2.8 above. Darling Square creates a new civic precinct for Sydney and connect to the existing civic and pedestrian frameworks around it. The public Domain blend both local and intimate spaces with true civic scale streets and Squares.
3.1.8	Complement the existing retail of Darling Harbour.	✓	As per 2.2.4 above.	✓	Development Compliant (as possible).
3.1.9	Wrap and cap 'big box' facilities with other uses.	✓	As per 2.5.3 above.	✓	Development Compliant (as possible).
3.1.10	Bring dead edges to life through active uses.	✓	As per 2.5.3 above.	✓	Development Compliant (as possible). Edges activated through active uses, seating and urban elements within the public domain, strong pedestrian connections and thoroughfares ensure that there are no dead ends of underutilised routes.
3.1.11	Provide a rich mix in the transition of uses.	✓	As per 2.2.9 + 3.1.3 above.	✓	Development Compliant (as possible) and as per 2.2.9 & 3.1.3 above.
3.1.12	Focus on links to public transport nodes.	✓	As per 1.4.1 above.	✓	Development Compliant (as possible) and as per 1.4.1 above.
3.2	Density, Facilities + form. The Design must:				
3.2.1	Integrate with the city context.	✓	Massing and materiality sensitive to city context. Use and street grain replicate context.	✓	The proposed massing and materiality of the development integrates with The Haymarket and city context; a response to the prescribed precinct plan and design principles established by the SSDA2.
3.2.2	Focus on activity centres and use clusters.	✓	Public realm and ground plane provides focal points to support multi-group activities.	✓	The proposed development has been planned and designed to support and comply with this objective, where possible. Public realm and ground plane provides focal points to support multi-group activities
3.2.3	Vary the density profile of different Facilities.	N/A	No Core Facilities on site.	N/A	No core facilities on site.
3.2.4	Cater for a range of users and lifestyles.	✓	Mixed range of residential product and experiences being provided on site.	✓	The mixed-use nature of the development - retail, entertainment, educational, car parking and commercial offices - caters for a variety of uses and lifestyle aspirations. Also refer to 3.1.6 above.
3.2.5	Blend the best parts of town.	✓	Exemplars included international destinations as well as Sydney.	✓	The development will contribute to this objective and participate in the precinct wide delivery of an exemplar international destination.
3.2.6	Enable people to trade space for place.	✓	As per 3.2.4 above.	✓	As per 3.2.4 above.
3.2.7	Take a long term view.	✓	8 year staging strategy will allow opportunity for time to fine-tune if required based upon societal changes.	✓	The proposed planning and design allows for current and future flexible planning and uses through a 2 stage development and construction option and as per 2.4.1 above.
4.0 HEIGHT + MASSING					
4.1	Building size + scale. The Design must:				
4.1.1	Define The Big Picture.	✓	Aspirational statement.	✓	The proposed development seeks to provide a highly efficient and adaptable commercial office space with a public multi-level car park facility and active ground level uses. The aspiration is to achieve a robust development outcome that supports a sustainable a high quality architectural outcome and a positive urban environment.
4.1.2	Develop a building height strategy.	✓	As per 2.2.8 above.	✓	The building conforms with the overall building height strategy approved as part of the SSDA2 Concept Plan.
4.1.3	Relate building height to context.	✓	Establish street walls containing active uses. Relate to scale of street. Design does not provide setbacks along street edge. Design approach is of building and streets, not towers and podiums. Maximum separation is sought to allow development to both sides of plot. Tower forms will be visually separated with re-entrant and material change to express street wall.	✓	The development has been designed to relate and contribute to both the immediate Darling Square Precinct and to the greater Darling Harbour development site as an exemplar international destination.
4.1.4	Wrap up and Step down to provide a human scale to the facilities.	N/A	Related to PPP Development Application.	N/A	Related to PPP Development Application.

4.1.5	Adapt with topography.	✓	As per 2.2.8 above - massing steps up at perimeter of site to respond to urban edge and development rising up from valley floor.	✓	Design solutions stands within PPP core facilities to the North and the residential podium plots in the Haymarket development.
4.1.6	Respect overshadowing principles.	✓	Massing located to minimise impact on public square and playground within Powerhouse Museum courtyard.	✓	The development has been carefully planned to minimise and mitigate where possible, overshadowing impact onto adjacent buildings and The Boulevard
4.1.7	Consider view sharing for residential neighbours.	✓	Neighbours View Impact analysis report to be submitted with Stage 1 DA.	✓	The proposed development has been designed to have minimal detrimental impact on the view corridors of adjacent residential towers and existing surrounding buildings.
4.1.8	Plan shallow building depths.	✓	Tower floor plates 21m deep including recessed balcony zones.	✓	The proposed development has been strategically planned to allow maximum daylight penetration into the commercial offices - typical office floors maximizes contiguous workplace along perimeter glazing and internal atrium voids to maximize daylight ingress opportunities.
4.1.9	Oriente for flexibility and suitable access.	✓	Complies with DDA and BCA.	✓	The developments' main entry points and zones have been carefully considered and respond to allowed traffic load and access / drop off points, proposed new road infrastructure and the urban planning strategies outlined for the precinct.
4.1.10	Ensure the building form turns the corner where streets meet.	✓	As per 2.3.1 above. All elevations considered and designed.	✓	The proposed development has been carefully designed to ensure visual legibility of the built form in response to changing street character.
4.1.11	Provide trim and slim (narrow) building types or frontages to Big Box facilities.	N/A	No Core Facilities on site.	N/A	Not applicable to NW Development Application
4.2	Building for change. The Design must:				
4.2.1	Provide a mix of uses where most uses are compatible side-by-side.	✓	Mix of residential, commercial, retail and community uses provided at ground level.	✓	The proposed development has been designed to facilitate mixed-use functions in close proximity to one another such as the activated ground floor plane (public realm address). Also refer to 3.1.6 above.
4.2.2	Ensure a mix of uses at close quarters.	✓	As per 2.2.9 + 4.2.1 above.	✓	Embedded within the proposed development and as per 3.1.6 and 4.2.1 above.
4.2.3	Provide a vertical mix of uses: Make uses stack up through the building.	✓	Building / community use at ground + Level 1. Semi-public residential gardens/ amenities at podium level.	✓	The proposed development has been vertically designed to serve the public realm with mixed-use functions on the ground floor, public and private within the car parking levels and private users within the commercial office floors.
4.2.4	Provide access for all and meet Disability Discrimination Act requirements.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The planning and design of all areas of the development address and incorporate access requirements as stipulated in the Disability Discrimination Act.
4.2.5	Reveal the history of the place.	✓	Street grain replicates former urban grid. Opportunity to provide place names reflecting local history. Materiality of Haymarket Square draw reference from timber wharfs.	✓	The design, with the articulated geometry responds immediately to the location and context. The materials are selected to complement the contemporary vision of the whole of precinct development. Art strategies may be used to reference a historical narrative.
4.3	Positive outdoor spaces. The Design must:				
4.3.1	Define the space, its function and character.	✓	As per 2.2.8 above.	✓	Development compliant as per 2.2.8 and 4.2.5 above. Distinct character of Dickson's Lane defined through awnings, furniture and lighting in contrast to simpler treatment of other Public Domain circulation spaces in NW Plot.
4.3.2	Provide and ensure the right to light between buildings.	✓	Buildings per 2.2.2 above.	✓	The building has been designed to be consistent with the building separation controls approved as part of SSDA2 Concept Proposal.
4.3.3	Form and shape outdoor rooms using built form.	✓	Articulation at ground level retail to support uses.	✓	The development has been designed to articulate ground floor edges, that extend into the public realm, creating transitional and animated spaces by establishing a dialogue with the surrounding Darling Square precinct.
4.3.4	Use light and shadow to add dynamism within spaces.	✓	Continuous weather protection and awnings will provide shelter, intimacy and management of light / elements.	✓	The design utilises light and shadow to achieve dynamism within spaces through; - Building façade articulation with horizontal and vertical sunscreens - Modulating the level of transparency at key aspects of the building - 'Layering' of elements through subtle folds and offsets in the façade profiles
4.3.5	Avoid creating microclimate issues for example negative wind conditions caused by tall building location and design.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Awning and undercroft will provide weather protection around the edges of the public domain.

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4.4.1	Provide buildings that are built to an appropriate building line.	✓	As per 4.1.3 above.	✓	The development proposal is generally consistent with the parameter restrictions as applied to the development site. A minor variation to the envelope form is proposed on the northwest corner of the site and limited to the lower carpark levels. The encroachment is limited to a 'blade' column and associated cladding required as structural support and avoiding impact to existing subterranean service culverts. Cladding articulation provides continuity of street wall alignment with the SW Plot development along Darling Drive.
4.4.2	Form appropriate heights of street walls with taller sections of building setback from the street.	✗	As per 4.1.3 above.	✓	As per 2.2.1 & 4.1.3 above.
4.4.3	Proportion buildings with a base, middle and top.	✓	To be confirmed at Stage 2 DA for individual plots. Designs do not preclude articulation of towers, but design philosophy is different urban blocks responds to street scale and context. Towers float above the urban blocks with different expression and form. However massing is singular and consistent and does not erode at top. Rooftop plant to be managed architecturally.	✓	The mass of the building is proportionately articulated via changes in façade material selection, and component. Strategies used include varying sunshading elements, complementary cladding materials, glazing types and varying floor edge profiles. There are areas where the base, middle and top are clearly identified, and specific areas such as the east and west atriums, where the adjacencies are 'blurred' to encourage connectivity and transparency -from outside in and vice versa.
4.4.4	Create an interface for humans at the public realm.	✓	Ground plane to have highly articulate and interesting expression. Refer to retail report.	✓	There is a strong gesture of connectivity to the ground plane, especially to The Boulevard frontage. The objective is to link ground level public realm activity with the contemporary workplace activity of the above floors via a transparent feature 'window' that allows for an aperture into the building. The sheltered ground level of the raised entry platform encourages an active frontage while 'blurring' the edges between the private and the public.
4.4.5	Create enclosure and definition to the space around and between buildings.	✓	As per 2.1.11 above.	✓	As per 4.4.4 above.
5.0 PUBLIC REALM					
5.1 Public Realm. The design must:					
5.1.1	Provide focus activity areas within the public realm.	✓	Activity focused within key PD spaces such as Haymarket Square, the Boulevard and the laneways. Refer to Public Domain (PD) Report - Sections 5 & 6.	✓	The proposed development contributes to providing a diverse range of activities within the Darling Square as per 3.1.3 above. Activity focus in SSDA 4 Dickson's Lane. Refer to item 4.3.1.
5.1.2	Ensure there are appropriate uses in and around the space.	✓	Spaces have been designed to accommodate envisaged uses based on activation from associated retail or cafes, circulation requirements and events.	✓	The mixed-use nature of the development site ensures a rich composition of functions that serve and feed into the immediate Darling Square precinct.
5.1.3	Build in versatility and flexibility.	✓	Spaces are non prescriptive in their design and will facilitate a variety of use.	✓	The design has been carefully planned to allow for flexibility of use and adaptability to change within ground floor mixed-use functions and the specialised tenancy requirements within commercial office floors.
5.1.4	Provide adequate routes through space: enable people to pass directly from A to B.	✓	All public domain spaces are linked to the Boulevard which allows direct access through the site. The site is permeable and well connected. Refer to PD Report.	✓	The design facilitates pedestrian permeability across the site and as per 1.1.2, 2.1.3, 2.1.7, 2.1.8 & 2.1.9.
5.1.5	Stimulate the human sense through touch; sound; smell.	✓	Materials, trees, lighting and furniture will combine to create a visually stimulating environment - Refer to PD Report Section 6.0.	✓	Materials, trees, lighting and furniture will combine to create a visually stimulating environment in Dickson's Drive. Pedestrians are well separated from traffic on Darling Drive by generous beds of soft landscape.
5.1.6	Create a distinctly local Sydney identity.	✓	Haymarket is well linked to distinct neighbouring precincts such as Chinatown and well connected to Sydney civic spaces through materials and tree planting strategies.	✓	Refer to 3.2.5 above.
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. Trees in Boulevard to be local native species. Refer to PD Report Section 6.2.	N/A	A mix of deciduous and evergreen trees is proposed in order to achieve the desired microclimate and seasonal interest. Trees in Darling Drive are deciduous native trees and predominately local are proposed in Dickson's Lane to respond to the microclimate of that laneway.
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 of the site lie in: significant increase in tree planting, bio filtration improvements to stormwater, use of native species and shrub planting to Darling Drive, Macarthur Place and Boulevard.	N/A	Not applicable to NW Development Application

5.1.9	Embrace the Sydney climate.	✓	Deciduous trees within the Square to shade in summer and allow sun in winter. Laneways shady and cool places to eat. Lighter paving materials within square and laneways to reduce heat absorption. Periodical heavy rain delis addressed within stormwater strategy for the Public Domain.	✓	The proposed development has been designed to accommodate / minimise elements of the Sydney climate to ensure amenity for the users of the space.
5.1.10	Ensure the place is of high quality and is built to last.	✓	A simple palette of robust and durable materials to be used.	✓	Development compliant and as per 8.2.2.
5.1.11	Integrate art within built and landscape.	✓	Public art and heritage interpretation to be built into the PD. Refer to PD Report - Section 6.7.	✓	Refer to 2.3.1
5.2 Safety and Security. The design must:					
5.2.1	Build in safety.	✓	Safety built in through strong community ownership, clear sight lines, safe lighting levels etc. in line with CPTED principles.	✓	Safety-in-design principles, public safety measures, clear sight lines and passive crime prevention form part of the planning and design strategy of the development proposal.
5.2.2	Focus on natural surveillance.	✓	PD designed to prevent views from being obscured. Uncluttered and open public domain. Good surveillance from surrounding buildings.	✓	Passive surveillance is incorporated in the proposed development through; - activated and open street frontages - strategic location of mixed-use ground floor functions unobstructed views from surrounding buildings
5.2.3	Follow secure-by-design principles.	✓	As above.	✓	Development compliant as per 2.5.4, 2.5.5 & 2.5.6.
5.2.4	Watch the main entrance closely.	✓	As above.	✓	The main entrance has been strategically located in the prominent east corner of the site, encouraging edge activation and safety through passive surveillance directly from The Boulevard
5.2.5	If there has to be a security fence or grill, design it as a sculpture.	N/A		N/A	Not applicable to NW Development Application
5.3 Temporary Uses. The design must					
5.3.1	Ensure there are rich day and night experiences.	✓	The Square, Boulevard and laneways will be in shade day and night through water features, feature lighting, diverse furniture and 18/7 activation. Refer to PD report Sections 5 & 6.	✓	The mixed-use nature of the development ensures active experiences for both day and night.
5.3.2	Provide appropriate amenity for an 18 hour / 7 days a week site.	✓	As above.	✓	Detailed retail and ground floor uses meet this requirement. Refer to 5.1.1 and 5.1.2 above.
5.3.3	Allow for a diverse range of events and overlays.	✓	As per 5.1.1 / 5.1.2.	✓	Development compliant and as per 5.1.1 and 5.1.2 above.
5.3.4	Provide large gathering spaces and intimate areas for diversity.	✓	The Square and the Boulevard provide large areas for gathering whilst also capable of facilitating more intimate events. Laneways provide intimate spaces at 12m and 8m wide with tree planting and seating either side.	✓	Adjacent to Haymarket Square and open space and pumphouse provides requisite area. Refer to 5.1.2 above.
5.3.5	Balance the event spaces with recreational spaces and circulation spaces.	✓	Haymarket Square well balanced - designed to allow free circulation around a central feature. Generous steps organised to the north allow informal seating overlooking a flexible event 'stage'. Recreational space for seating, eating etc. located to edges. Hay Street and the Boulevard provide generous circulation space.	✓	The mixed-use nature of the development ensures a balanced composition of functions and spaces at a micro scale, that inserts into the macro scale of the master plan requirements - as per SSDA2 Concept Proposal.
5.4 Accessibility. The design must:					
5.4.1	The Design Must follow the principles to be adopted for walking routes and follow the five C's approach as follows:- connected- convivial- conspicuous-comfortable- convenient.	✓	The principles as set up within the PD Design Report-Section 4.0 are directly in line with the five C's and flow through to the concept plan for the precinct.	✓	Development Compliant with the five C's.
6.0 STREETScape & LANDSCAPE					
6.1 Landscape. The design must:					
6.1.1	Provide a variety of open space types.	✓	Refer to PD Report, Section 5.1 for precinct and place making objectives which set up typologies for a variety of places.	✓	Development Compliant (as possible).

6.1.2	Create park life.	✓ (partial)	The site is essentially an urban neighbourhood and a city precinct. Haymarket Square will provide park life in an urban context. Macarthur Place will provide open space and small scale park life for the student accommodation on Darling Drive. Park life will be generated through Tumbalong Park in the northern SICEEP precinct which is directly connected to The Haymarket.	N/A	Not applicable to NW Development Application
6.1.3	Ensure that parks are within walking distance.	✓	Tumbalong Park is within walking distance of The Haymarket.	✓	Development Compliant - development in an immediate proximity to the Square and Tumbalong Park.
6.1.4	Connect open spaces as a network.	✓	The Waterfront, Tumbalong Park and Haymarket Square are connected via the Boulevard.	✓	Pedestrian permeability around the site enables the development to connect and feed into the Boulevard, providing access to open and communal spaces within the Precinct such as The Waterfront, Tumbalong Park and the Square.
6.1.5	Work with the earth and the historic landform cuts of the valley.	✓	Natural patterns of the site's topography examined in PD Report Section 3.1. This informs strategies for stormwater management, access, tree planting and materials.	N/A	Not applicable to NW Development Application
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.	N/A	Not applicable to NW Development Application.
6.2.2	Ensure that all sites are created as habitats.	N/A	As above .	N/A	Not applicable to NW Development Application
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.	N/A	Not applicable to NW Development Application
6.3	Microclimate. The design must:				
6.3.1	Consider the influence of the elements.	✓	Awnings and undercroft will provide weather protection around edges of public domain. Stormwater flow paths integrated into the public domain layout and durable paving materials to be used within flow paths. Sun and shading strongly influencing orientation and layout of the Square.	✓	The development proposal incorporates a series of canopies for protection around the perimeter of the site. The site directs stormwater flow paths into The Boulevard and utilises porous ground floor surfaces to absorb low flow stormwater.
6.3.2	Plant with the sun in mind.	✓	Trees - as per 5.1.9. Shadow diagrams have helped inform layout and tree planting strategy.	✓	Development compliant.
6.3.3	Harness cool breezes.	✓	The Boulevard exposed to prevailing southerly winds but also to coastal breezes from the north. Evergreen tree planting will help deflect southerlies in the Boulevard. Haymarket Square and laneways sheltered and main seating areas located away from high wind areas .	N/A	Not applicable to NW Development Application
6.3.4	Protect from winter winds.	✓	As above .	✓	Development Compliant (as possible).
6.3.5	Make the place comfortable.	✓	As per 5.1.9 .	✓	Development Compliant (as possible).
6.4	Way finding. The design must:				
6.4.1	Make the place legible.	✓	Proposed layout and articulation of space significantly improving legibility of the site. Primary way finding signage locations and circulation addressed in PD Report - Section 5.3.	✓	East west and north south links deliver high degree of legibility. Built form provides strong delineation for wayfinding.
6.4.2	Use urban markers through both built form and landscape elements.	✓	Furniture, water features and integrated art will provide urban markers within precinct. Refer to PD report - Section 6.0 .	✓	A wayfinding strategy using articulated building corners and landscape will perform as passive urban marker within the proposed development. Additional wayfinding elements
6.4.3	Achieve a macro-precinct to micro-pedestrian scale way finding strategy.	✓	As per 6.4.1 - Macro pedestrian scale way finding to be addressed in detail at Stage 2 DA.	✓	Development compliant
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.	✓	Refer to PD Report, Sections 5.0 and 6.0.	✓	Addressed at a master plan level - refer to SDDA 2 Concept Proposal.
6.5.2	Provide a consistent palette of quality street furniture.	✓	Refer to PD Report, Section 6.3.	✓	Refer to Aspect Public Domain Report

6.5.3	Fit art to the place.	✓	Refer to PD Report, Section 6.7.	✓	Refer to Aspect Public Domain Report
6.5.4	Integrate art within built and landscape forms.	✓	As above.	✓	Refer to Aspect Public Domain Report
6.5.5	Make art a spectacle and worth repeat visits.	✓ (partial)	Art will be integrated within the water, paving and lighting of The Haymarket. The design facilitates opportunities for Pop-Up art.	✓	Refer to Aspect Public Domain Report
6.5.6	Illuminate each unique scene and harness an identifiable night time experience.	✓	Refer to PD Report, Section 6.4.	✓	Specific lighting will be addressed in detailed design phase.
6.5.7	Consider 'plug and play' (smart poles or equivalent) lighting poles to facilitate event overlays.	✓ (partial)	Banner poles... Refer to report.	✓	Not applicable to NW Development Application
7.1 FAÇADE & INTERFACE					
7.1	Animating the edge. The design must:				
7.1.1	Provide a varied and active frontages.	✓	As per 4.4.4 above.	✓	Development compliant and as per 4.3.3, 4.4.4, 4.4.5 & 5.1.2
7.1.2	Reach out to the street.	✓	As per 4.4.4 above.	✓	Development compliant and as per 4.4.4.
7.1.3	Make buildings provide a setting to the space between them and in front.	✓	As per 4.4.4 above.	✓	Development compliant and as per 4.4.5.
7.1.4	Strengthen local identity.	✓	Development borrows retail grain and character form existing neighbourhoods. Materiality is reflected in elevations.	✓	The design, with the articulated geometry responds immediately to the location and context. The materials are selected to complement the contemporary vision of the whole of precinct development.
7.1.5	Keep the design rich from both near and afar.		To be confirmed at Stage 2 DA for individual plots.		The proposed development has been carefully considered to appeal to immediate participants and those far away through; - creating a vehicular gateway with the new ICC Theatre, located to the north of the street - creating a strong visual address to sightlines from (elevated) Pier Street and the associated off ramp - offering notable and recognisable visual / pedestrian gateways from The Boulevard - providing a unique geometrical silhouette fronting The Boulevard that changes in perspective depending on distance and approach.
7.1.6	Express the use and the purpose of the facilities.	N/A	Related to PPP Development Application.	N/A	Related to PPP Development Application.
7.1.7	Relate to the human scale.	✓	As per 4.1.3 above.	✓	Development Compliant (as possible).
7.1.8	Embrace the identity of the Precinct.			✓	Development Compliant (as possible).
7.1.9	Make entrances a feature in the façade.	N/A	Related to PPP Development Application.	✓	Development Compliant (as possible) and as per 4.2.5.
7.1.10	Utilise detailed massing and façade treatments to welcome, guide and orientate users.	TBA	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
7.1.11	Relate the façade and ground level portions of building to the public realm.	✓	Architecture, retail and public realm designs to be coordinated to avoid 'mutilation' of retail ground plane and create a neighbourhood / high street intent.	✓	As per 4.4.4 above.
7.1.12	Combine event strategies and elements such as banners, light poles and other even structures for the site with permanent ground level uses.	TBA	To be confirmed at Stage 2 DA for individual plots.	✓	Refer to Aspect Public Domain Report
7.2	Continuous weather protection. The design must:				
7.2.1	Provide a weather protected route along all primary routes, including Quay Street (an its northern extension) and the Quarry Street extension.	✓	As per 4.3.4 above.	✓	As per 6.3.1 above.
7.2.2	Use colonnades or awnings along building frontages to allow a consistent datum to be read along a street edge.	✓	As per 4.3.4 above. Lend Lease retail have advocated that continuous colonnades are to be avoided to minimise impact on retail line of sight but support a blend of various awnings and canopies to provide weather protection as indicated in the retail report.	✓	An animated datum is established to highlight focal points, particularly to the corners and entry portal. The retail and active uses are sheltered by a continuous canopy or by the undercroft of the building levels above.

7.2.3	Provide diversity in the elevations through articulation of the façade.	✓	Level changes, retail experience and address will be expressed in built form. To be confirmed at Stage 2 DA for individual plots.	✓	The elevations are articulated to maximise opportunities, while responding to the context and condition of the location e.g. orientation and views. The 'layering' and selection of the façade components promotes an understanding of the internal condition of the building. The building's massing with corresponding material selection are carefully considered to accentuate an inter-play in form, tactility, grain, shadow and lighting qualities.
8.0 DETAILS AND 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.	✓	Development Compliant (as possible).
8.1.2	Recognise that the grain, texture and scale of the skyline is of great importance.	✓	As per 2.2.6 above.	✓	The proposed development has been carefully planned and designed to ensure minimal impact on the visual legibility of the existing grain and scale of the skyline.
8.1.3	Materials should be used to define and reinforce different character areas within the Precinct.	✓	As per 7.1.4 above.	✓	Materials have been elected to distinguish the North West development site as a robust and sustainable architectural artwork whilst maintaining a subtle visual affinity with other developments that form part of the SICEEP precinct master plan
8.1.4	Be built of the same fundamental elements that make Darling Harbour the place it is. A place for celebration, for transaction and for entertainment with quality venues, shops, hotel, homes and public realm.	✓	As per 3.1.3 and 3.1.6 above.	✓	The broad mix of functional uses that form part of the design bands the development with the same eclectic character that defines the greater Darling Harbour Precinct. Also refer to 3.1.3 and 3.1.6 above.
8.1.5	Respond to surrounding existing and historic character.	✓	As per 7.1.4 above.	✓	As per 8.1.4 above.
8.1.6	Add a distinctive townscape element within the wider Darling Harbour area.	✓	As per 4.2.5 above.	✓	Development compliant and as per 4.2.5 above.
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.	✓	As per 4.2.5 above	✓	Development compliant as per 4.2.5 and 8.1.6 above.
8.2 Pedestrian Scale. The design must:					
8.2.1	Ensure that detail resolution matters.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development compliant.
8.2.2	Ensure that materials are easily maintainable.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The development proposal's external finishes have been selected to address the architectural intent, life cycle, maintenance, technological and environmental performance, warranties and procurement considerations, particularly at the ground floor and public plane.
8.2.3	Ensure that the buildings are sustainable, durable and visually interesting.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	As per 2.2.6, 3.1.3, 4.3.4, 4.4.3, 7.1.4, 7.1.5 and 8.2.2 above.
8.2.4	All materials in the public realm areas of the Precinct, and especially the lower base elements of all building are to be highly durable.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	As per 8.2.2 above.
8.2.5	Create a hierarchy of materials.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The building is 'layered' with complementary material and façade articulation, to reflect on the internal use and occupation. The changes in materials and details also reflect on the proximity to view. For example there are finer grain materials and texture at low pedestrian and ground level, and larger scaled elements at high level facades that are viewed at speed or at a distance. There is a change in material use and definition, as the building presents an unique urban gesture to The Boulevard
8.2.6	Propose a primary material to dominate the frontage, other materials should be used to demarcate different elements of the building.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	As per 4.4.4 & 8.2.5 above.
8.2.7	Primarily use glazing where there is a key public use and where there are retail frontages.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Perimeter glazing and internal atrium voids a r e employed to maximise natural light penetration within the commercial office floors. Glazed facades along retail / entertainment frontages are proposed on the ground floor on the northern, eastern and southern facades of the site.
8.2.8	Identify with the climatic conditions of Sydney and provide appropriate shade and shelter.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	The proposed design has responded to results from sun shadow analyses which have identified areas where shading and shelter are required to reduce heat loading, solar penetration and provide ambient user amenity as it pertains to the building itself and to the immediate public realm.

8.2.9	Use colour to add vibrancy and distinctiveness. Colour may be added through coloured light, retail signage, coloured glass or glazed bricks as well as coloured fabrics of awnings and parasols.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Material coloration is carefully considered to maintain a respectful urban gesture and continuity with the contemporary urban and environment 'language' of the Precinct. The colours and finishes are selected to emphasize and not dilute the architectural form, and to curate various focal points to the building.
8.3 Materials. The design must:					
8.3.1	Consider Sydney as a blue and green connected city.	✓	To be confirmed at Stage 2 DA for individual plots.	N/A	Strong precinct wide planting scheme.
8.3.2	Celebrate the temperate climate.	✓	To be confirmed at Stage 2 DA for individual plots.	N/A	Refer to 8.2.8
8.3.3	Use landscape and plant materials.	✓	To be confirmed at Stage 2 DA for individual plots.	N/A	Refer to 5.1.7
9.0 ENERGY & RESOURCE EFFICIENCY					
9.1 Resource Efficiency. The design must:					
9.1.1	Orientate buildings towards the sun.	✓	Buildings adopt SEPP 65 and RFDC minimum standards.	✓	Development Compliant (as possible).
9.1.2	Let the light in and keep the heat out in summer.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.3	Recycle rainwater where possible.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.4	Use the potential of the ground.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.5	Work with the wind.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.6	Do more with less.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.7	Waste not, want not.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
9.1.8	Prioritise precinct wide solutions.	✓	To be confirmed at Stage 2 DA for individual plots.	✓	Development Compliant (as possible).
10.0 STAGING & MANAGEMENT					
10.1 Precinct management. The design must:					
10.1.1	Provide a platform for a range of events.	✓	Haymarket Square will be an open, hard-paved square with the potential for a performance stage area in the centre. Step to the edge of the square will form informal seating.	N/A	Not applicable to NW Development Application
10.1.2	Provide a place or locals, visitors and international guests.	✓	As per 1.2.3 and 2.5.1 above.	✓	Development Compliant (as possible) and as per 1.2.3 and 2.5.1 above.
10.1.3	Allow the Precinct to change over time and evolve with contemporary culture.	✓	As per 3.1.3, 3.1.6, 3.1.10 and 3.2.6 above. Individual plots are created and staged strategy allowing changes to occur over time as required.	✓	The development proposal has a 2 Stage development process to allow evolution with contemporary culture as outlined in 3.2.7.
10.1.4	A new Tumbalong Park will provide the opportunity for event staging.	N/A	Related to PPP Development Application.	N/A	Not applicable to NW Development Application



DARLING SQUARE NW PLOT

AT Sheet Name

- DA0000 COVER SHEET
- DA1000 DETAILED EXCAVATION
- DA2001 GENERAL ARRANGEMENT PLAN - GROUND FLOOR
- DA2002 GENERAL ARRANGEMENT PLAN - CARPARK LEVEL 1
- DA2003 GENERAL ARRANGEMENT PLAN - CARPARK LEVEL 2
- DA2004 GENERAL ARRANGEMENT PLAN - CARPARK LEVEL 3
- DA2005 GENERAL ARRANGEMENT PLAN - CARPARK LEVEL 4
- DA2007 GENERAL ARRANGEMENT PLAN - LEVEL 5
- DA2008 GENERAL ARRANGEMENT PLAN - LEVEL 6
- DA2009 GENERAL ARRANGEMENT PLAN - LEVEL 7
- DA2010 GENERAL ARRANGEMENT PLAN - LEVEL 8
- DA2011 GENERAL ARRANGEMENT PLAN - LEVEL 9
- DA2012 GENERAL ARRANGEMENT PLAN - LEVEL 10
- DA2013 GENERAL ARRANGEMENT PLAN - LEVEL 11 AND PLANT
- DA2014 GENERAL ARRANGEMENT PLAN - LEVEL 12 PLANT
- DA2015 GENERAL ARRANGEMENT PLAN - ROOF
- DA3001 GENERAL ARRANGEMENT ELEVATIONS AND SECTIONS - SECTION AA
- DA3002 GENERAL ARRANGEMENT ELEVATIONS AND SECTIONS - SECTION BB
- DA3003 GENERAL ARRANGEMENT ELEVATIONS AND SECTIONS - SECTION CC
- DA3004 GENERAL ARRANGEMENT ELEVATIONS AND SECTIONS - SECTION DD
- DA3005 GENERAL ARRANGEMENT ELEVATIONS AND SECTIONS - SECTION EE
- DA3101 GENERAL ARRANGEMENT ELEVATIONS AND SECTIONS - ELEVATION - NORTH
- DA3102 GENERAL ARRANGEMENT ELEVATIONS AND SECTIONS - ELEVATION - EAST
- DA3103 GENERAL ARRANGEMENT ELEVATIONS AND SECTIONS - ELEVATION - SOUTH
- DA3104 GENERAL ARRANGEMENT ELEVATIONS AND SECTIONS - ELEVATION - WEST
- DA6001 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - GROUND FLOOR
- DA6002 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - CARPARK LEVEL 1
- DA6003 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - CARPARK LEVEL 2
- DA6004 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - CARPARK LEVEL 3
- DA6005 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - CARPARK LEVEL 4
- DA6007 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - LEVEL 5
- DA6008 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - LEVEL 6
- DA6009 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - LEVEL 7
- DA6010 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - LEVEL 8
- DA6011 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - LEVEL 9
- DA6012 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - LEVEL 10
- DA6013 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - LEVEL 11 AND PLANT
- DA6015 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - PLAN - ROOF
- DA6101 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - SECTION AA
- DA6102 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - SECTION BB
- DA6103 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - SECTION CC
- DA6104 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - SECTION DD
- DA6105 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - SECTION EE
- DA6201 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - NORTH ELEVATION
- DA6202 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - EAST ELEVATION
- DA6203 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - SOUTH ELEVATION
- DA6204 COMPARISON BETWEEN DA SSSA4 VS. SECTION 96 - WEST ELEVATION

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

Checked
Checker

Approved
Approver

Size check
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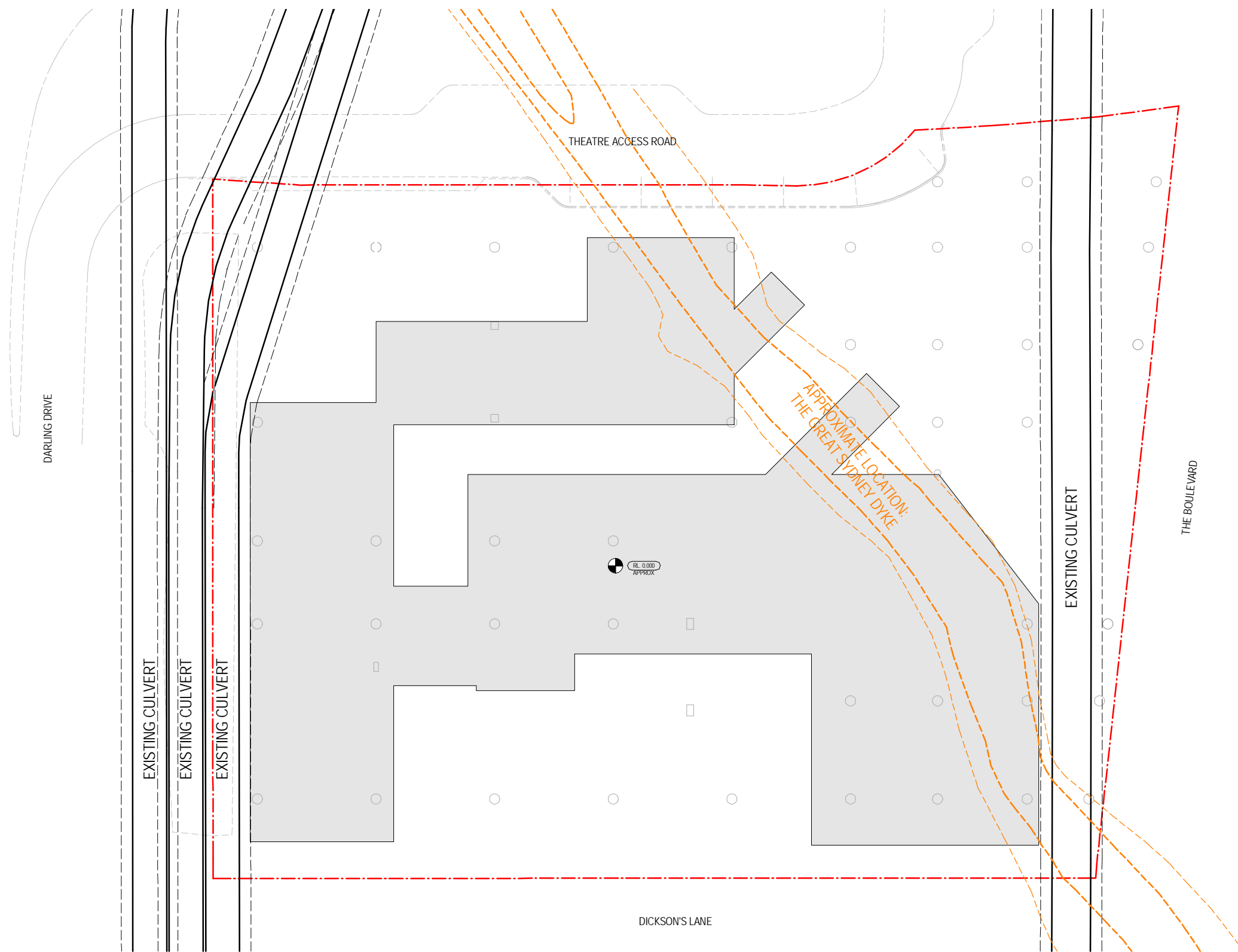
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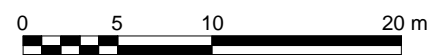
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Revision
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Project
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 120605

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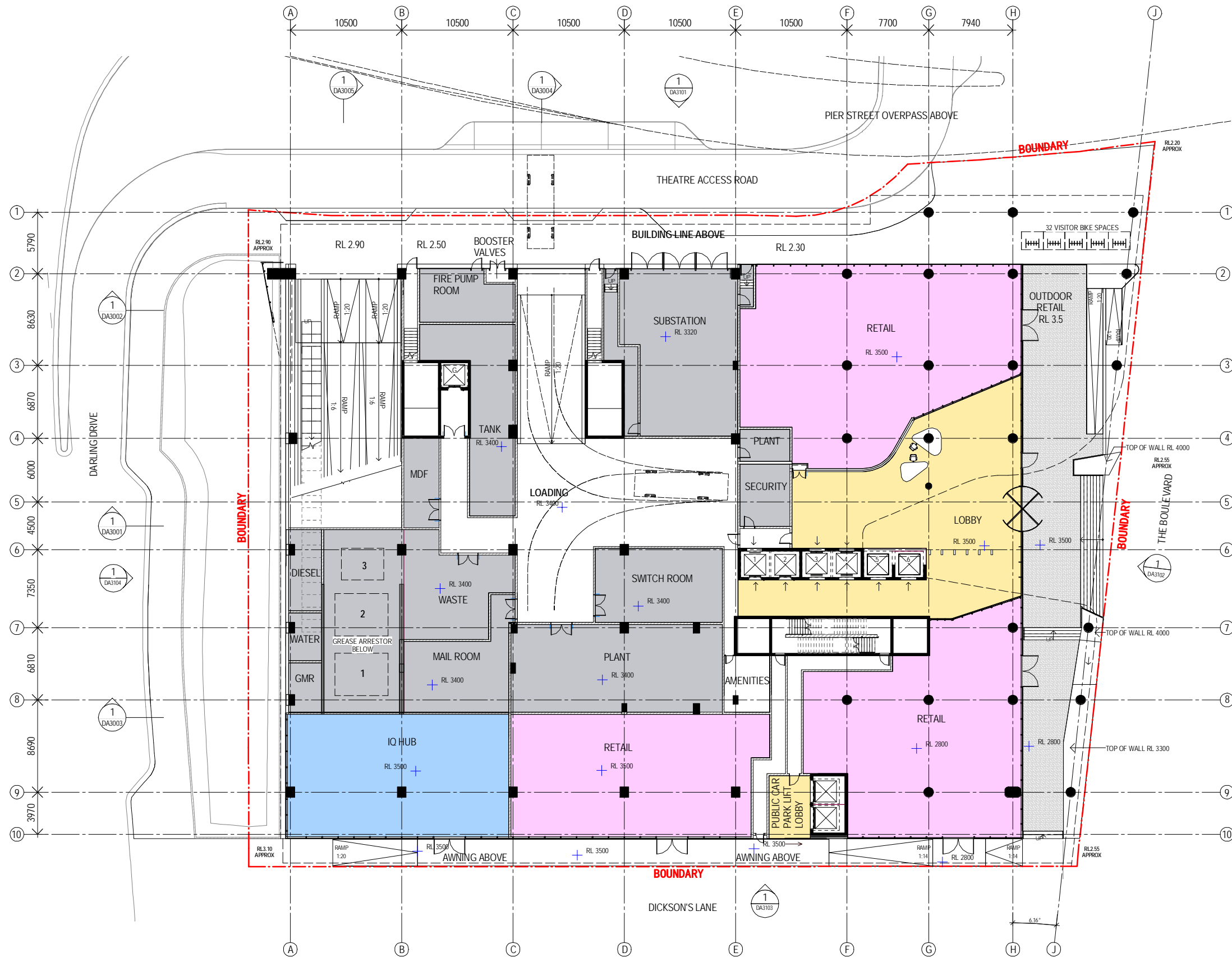
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Sheet title	Sheet number	Revision
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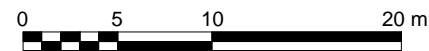


Recent revision history	Description	Date
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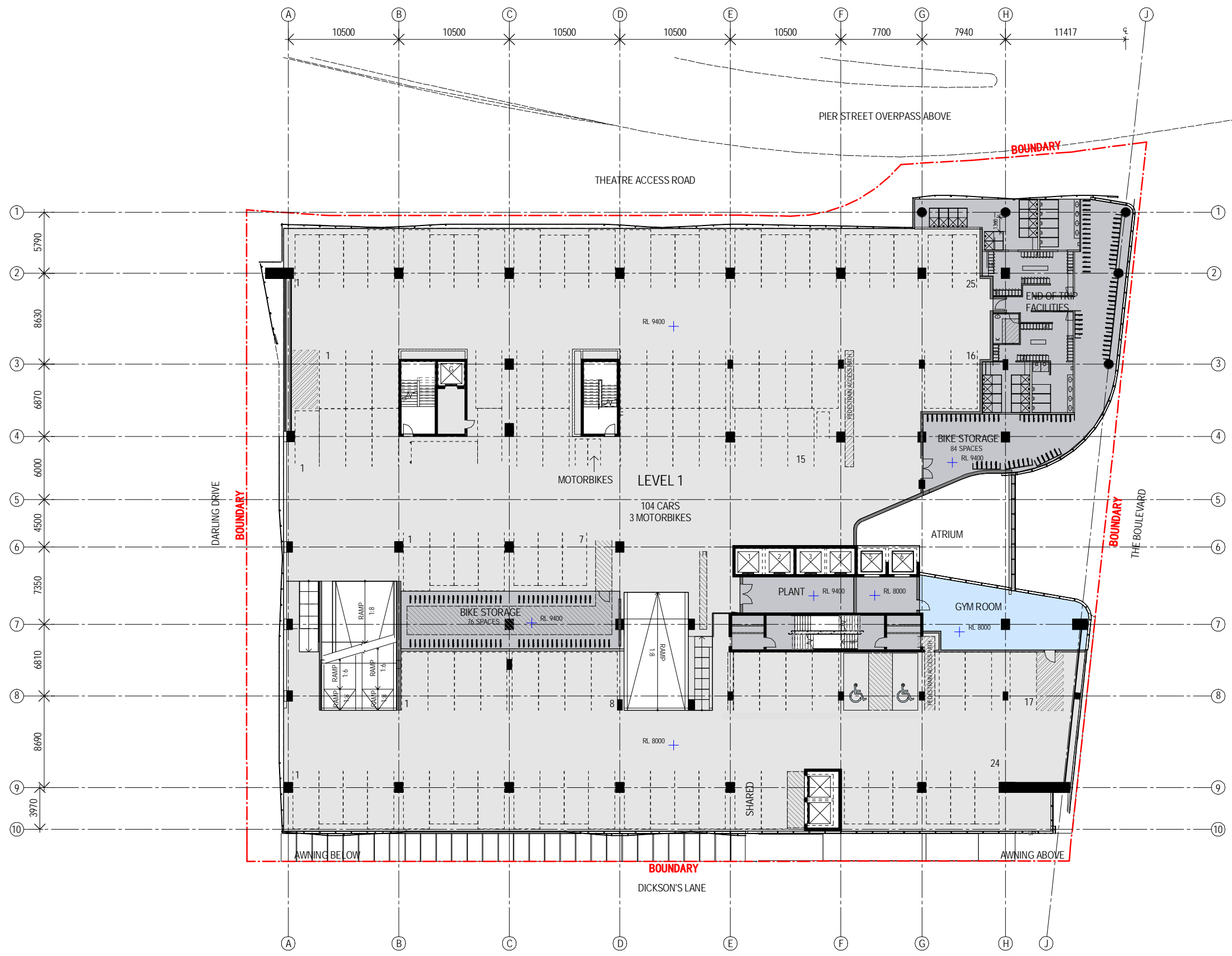
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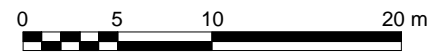
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Revision
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Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
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Project
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Client
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Issuer
WOODS BAGOT

Project number
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Checked
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Approved
 Approver

Size check
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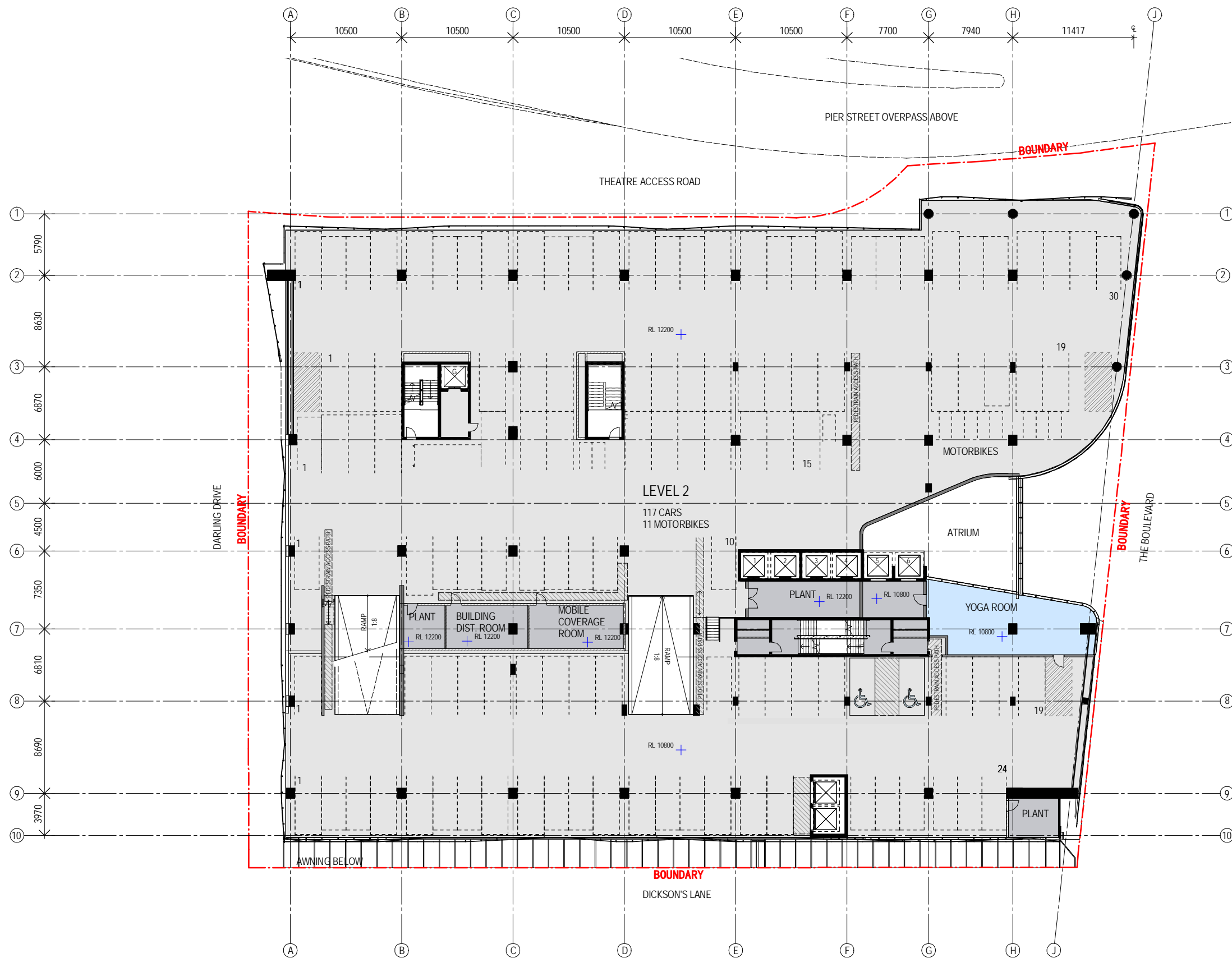
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Sheet number
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Revision
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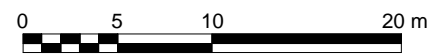
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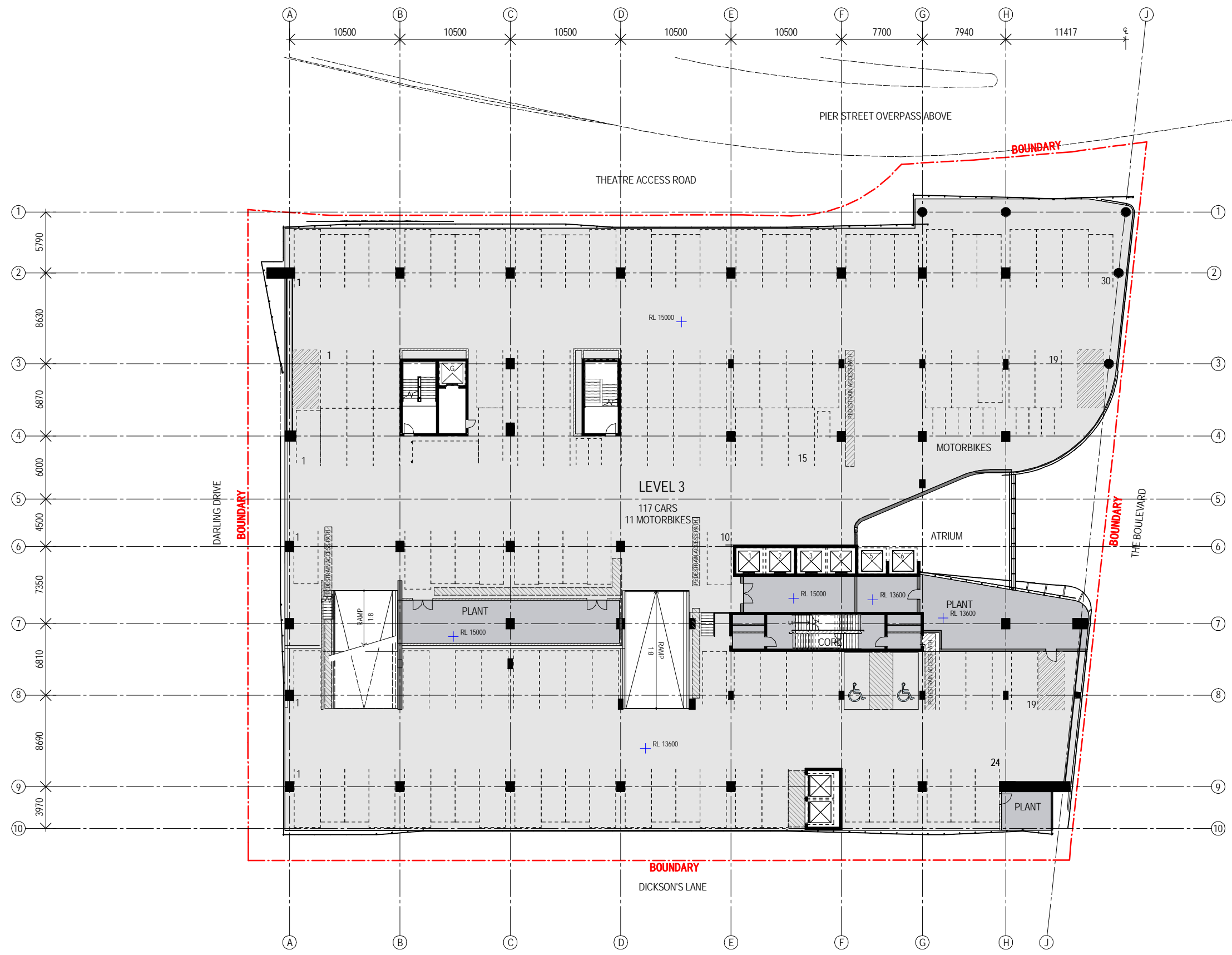


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 Project number
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Sheet title
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 Sheet number
 DA2003
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Revision
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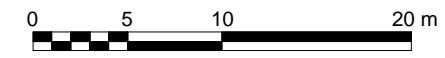


Recent revision history	Description	Date
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Project number
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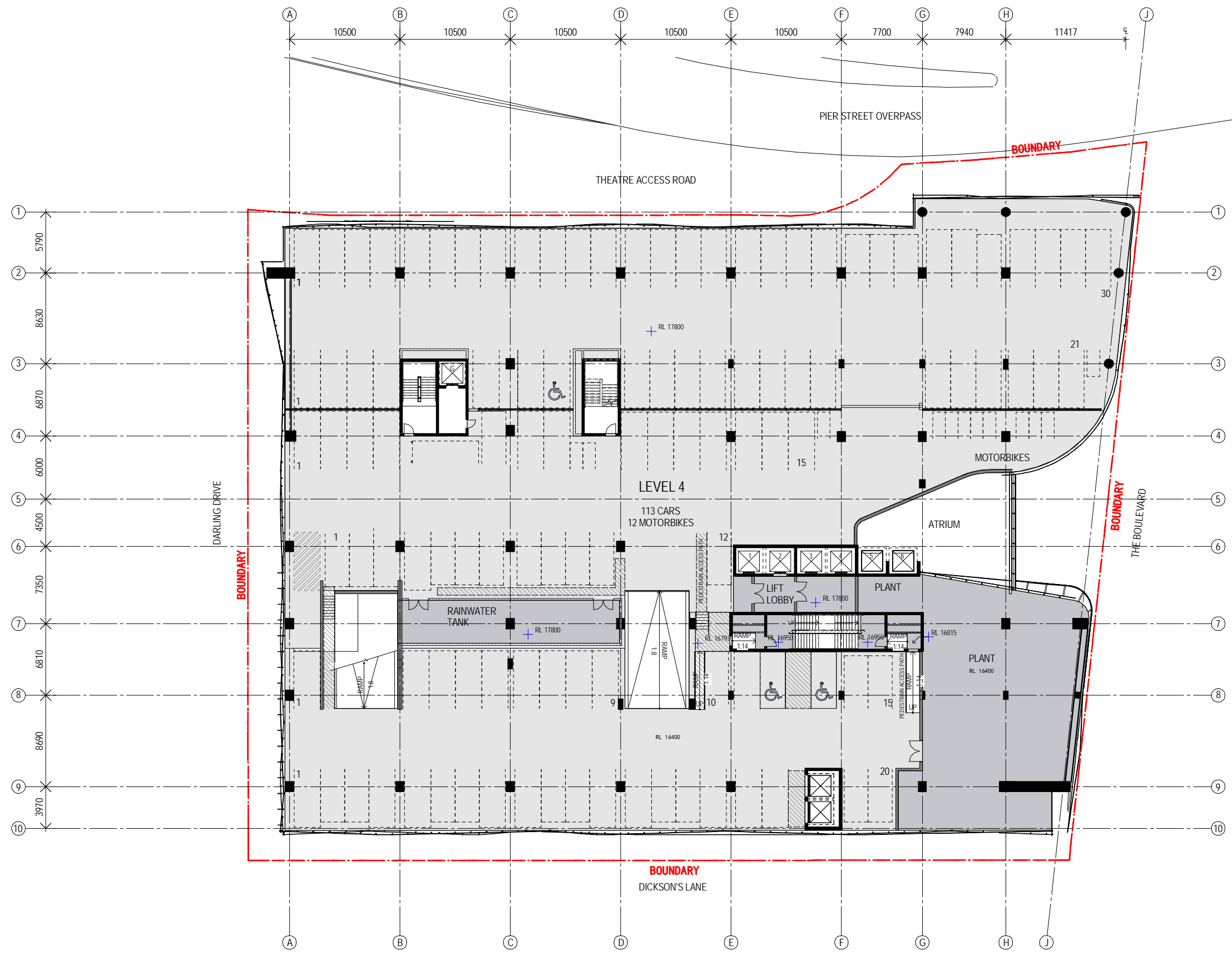
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Sheet number
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Revision
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Status



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
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Project
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 Client
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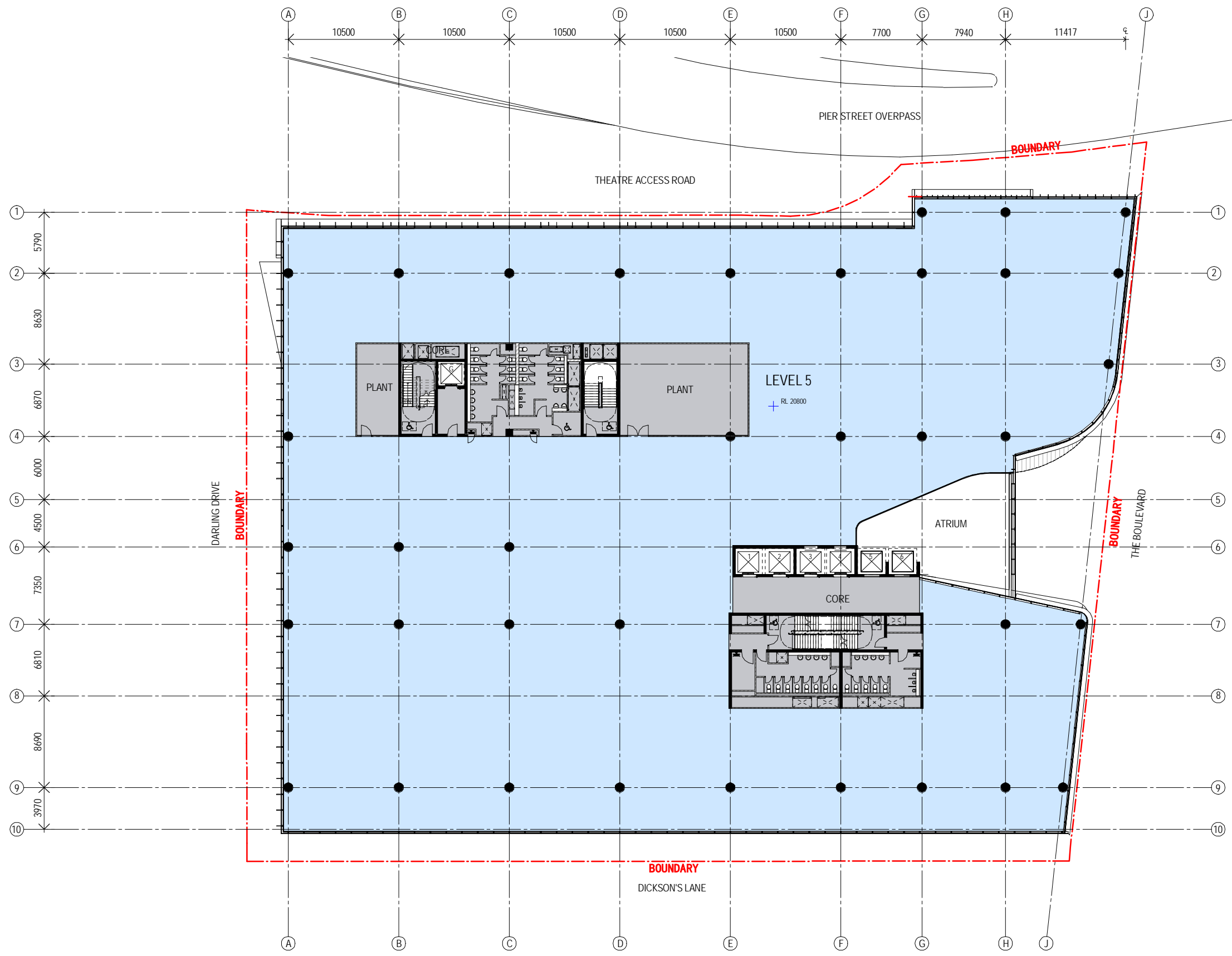
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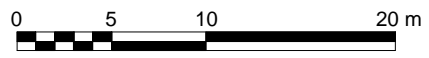
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 Sheet number
 DA2005
 Status

Revision
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Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
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Project
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Client
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Project number
120605

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Checker

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Approver

Size check
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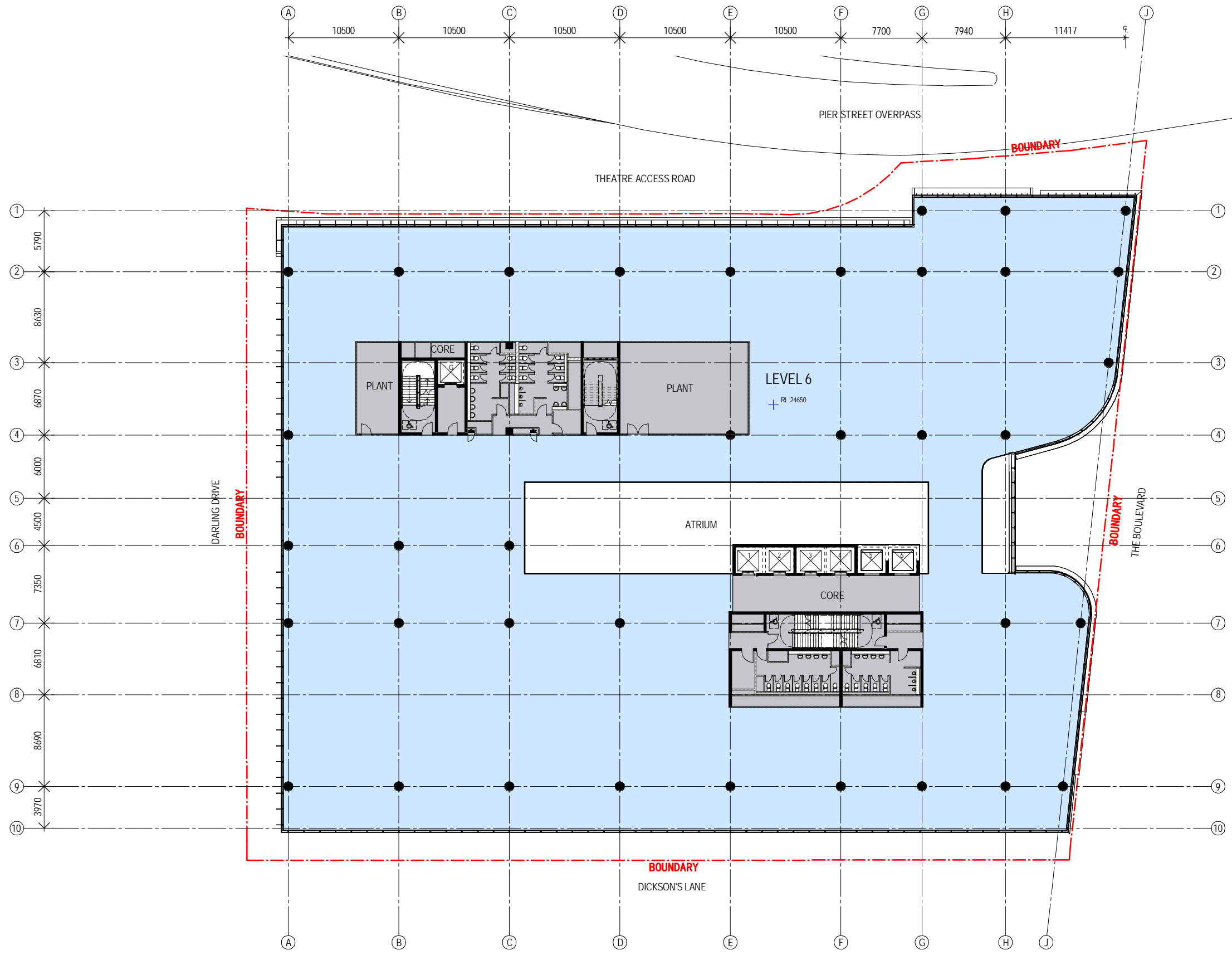
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Sheet number
DA2007

Status

Revision
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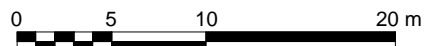


Recent revision history	Description	Date
# Status	SECTION 96 SUBMISSION	10/03/15

Notes & Legend
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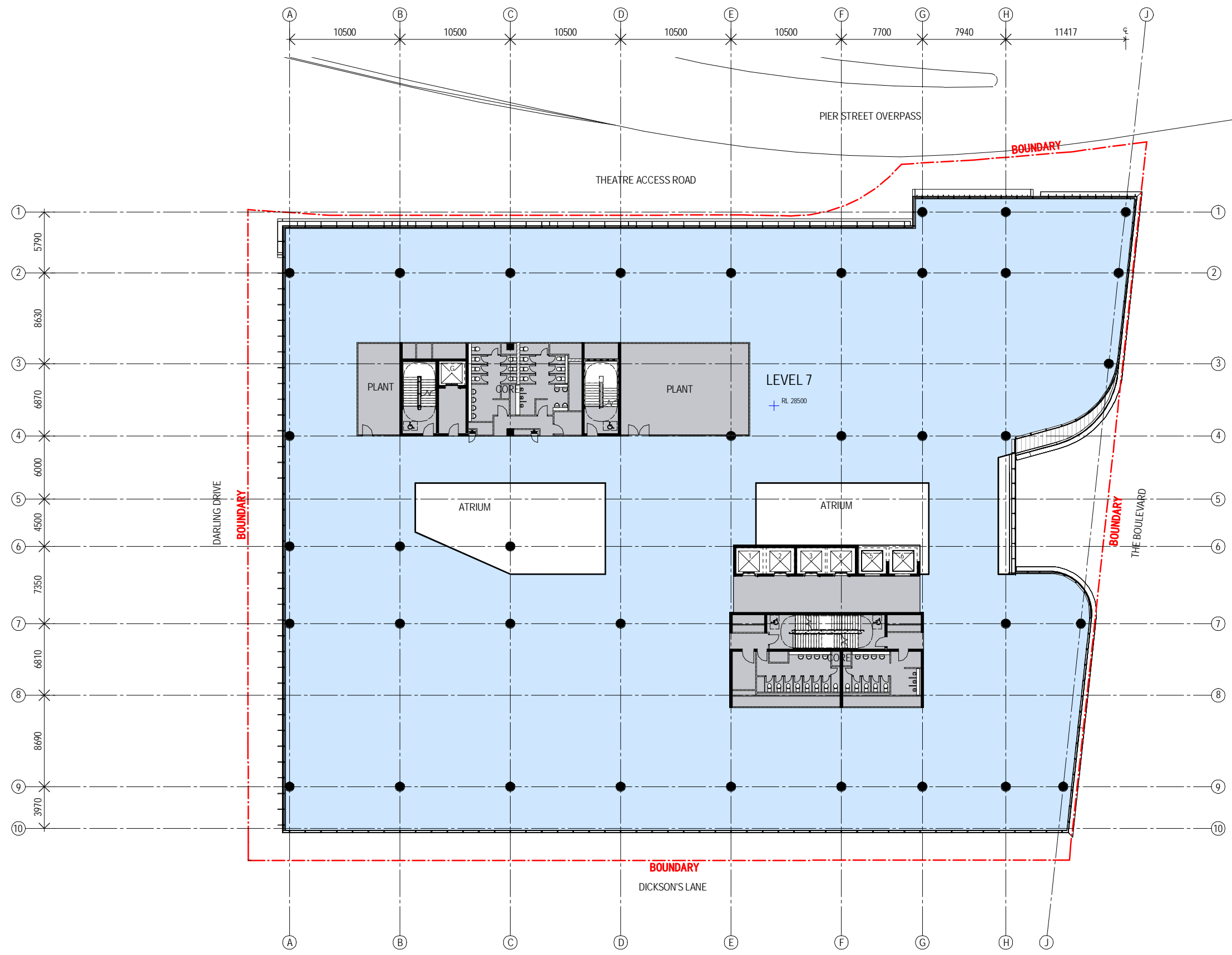
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Client
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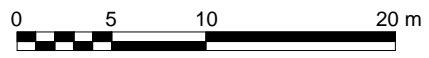
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 Sheet number
 DA2008
 Status
 Revision
 A



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
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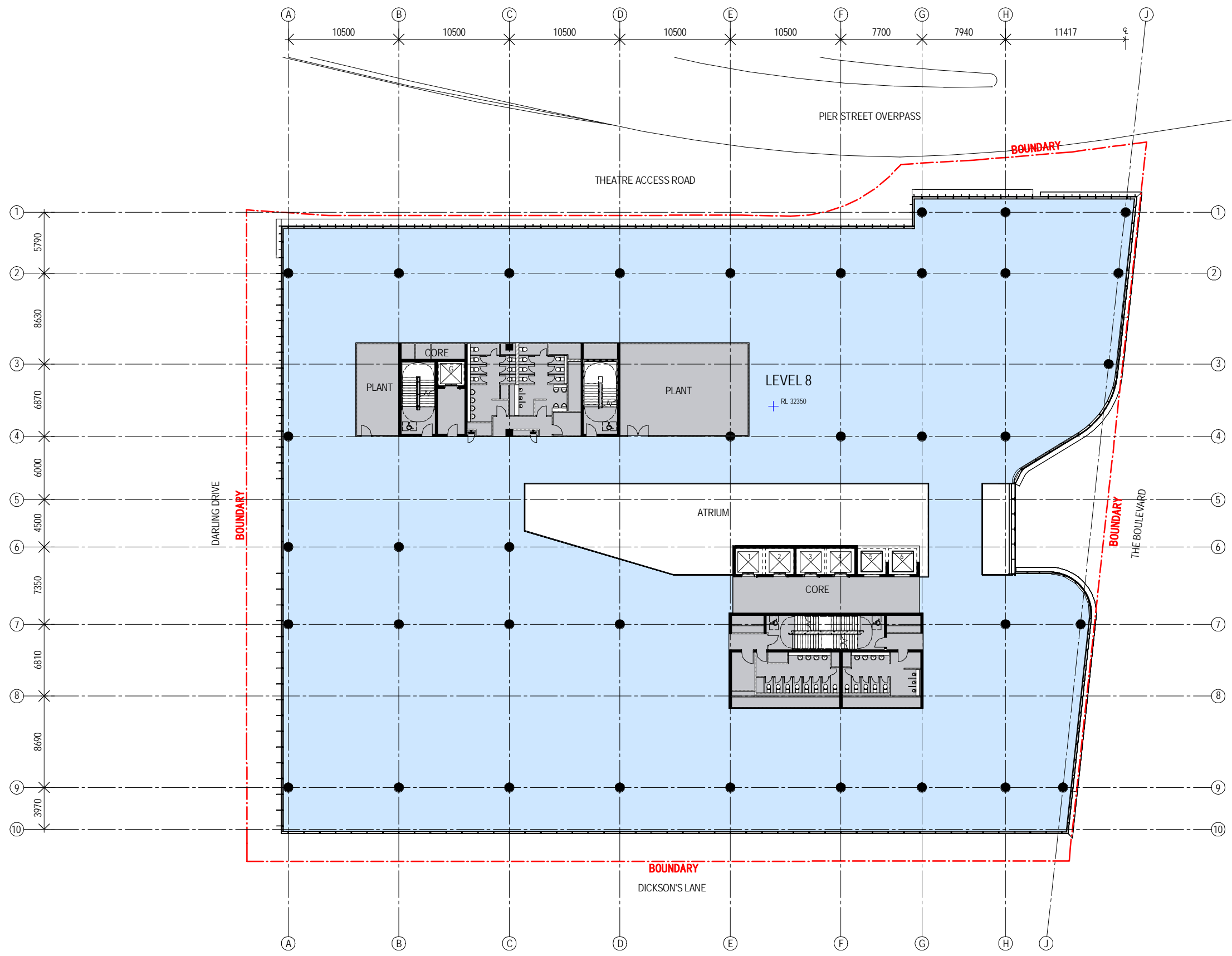
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 Client
 LEND LEASE

Issuer
WOODS BAGOT
 Project number
 120605
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Size check
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Sheet title
 GENERAL ARRANGEMENT PLAN - LEVEL 7
 Sheet number
 DA2009
 Status

Revision
 A



Recent revision history	Description	Date
# Status	SECTION 96 SUBMISSION	10/03/15
A		

Notes & Legend
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Project
 DARLING SQUARE NW PLOT

Client
 LEND LEASE

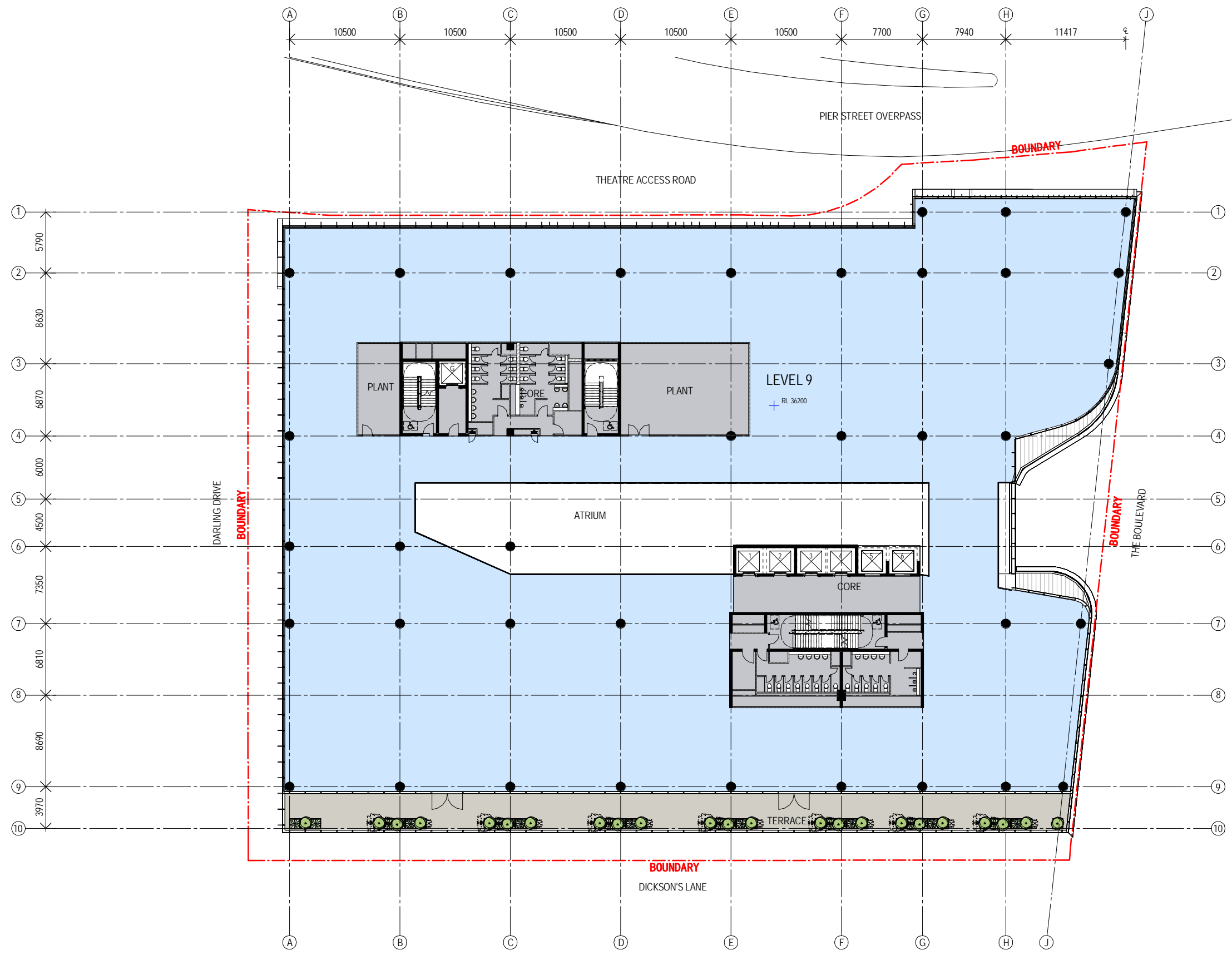
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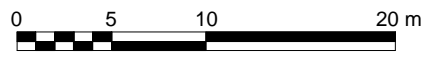
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Sheet number
 DA2010
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Revision
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Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
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Project: DARLING SQUARE NW PLOT

Client: LEND LEASE

Issuer: **WOODS BAGOT**

Project number: 120605

Checked: [] Approved: []

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Size check: 25mm

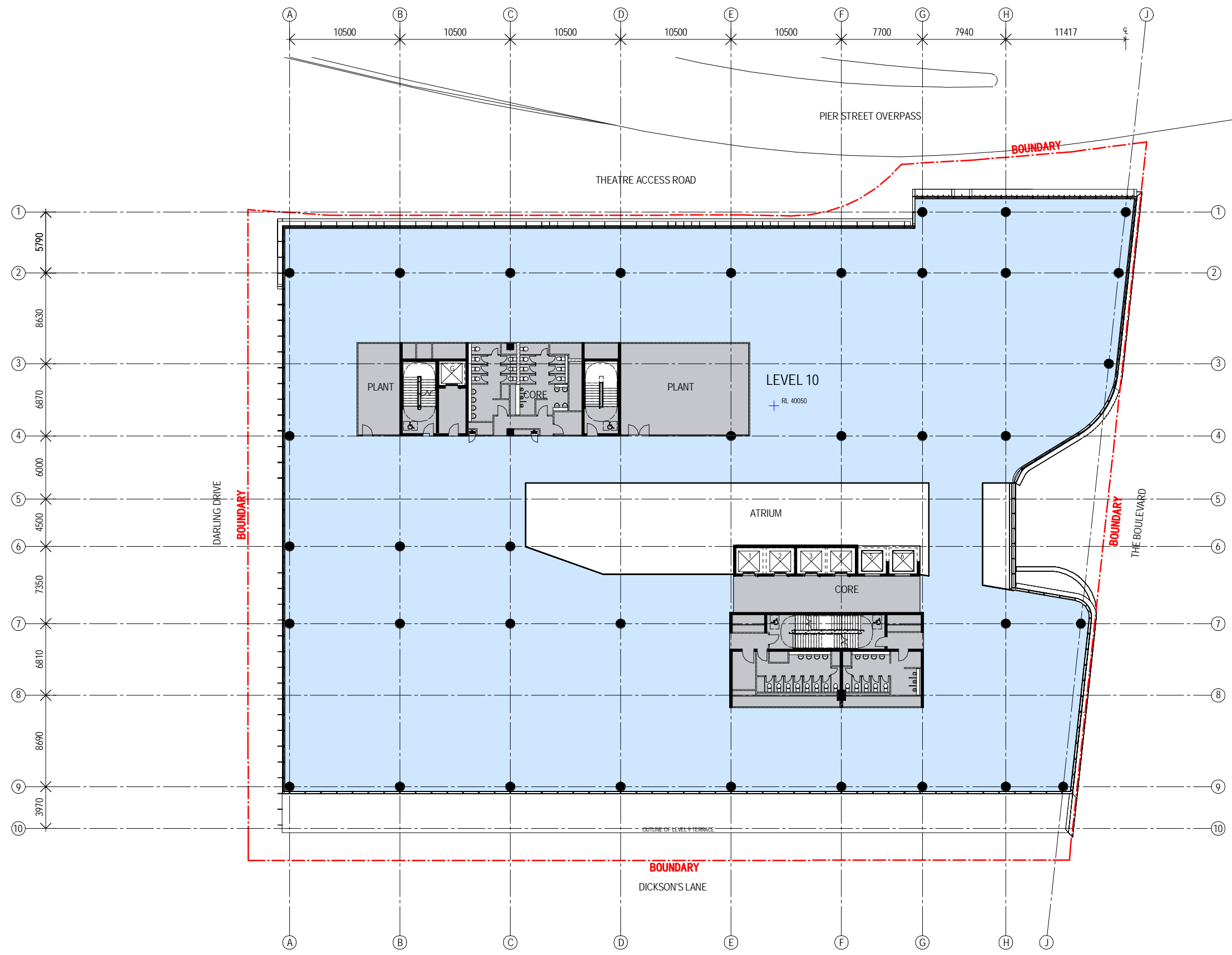
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Sheet number: DA2011

Revision: A



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

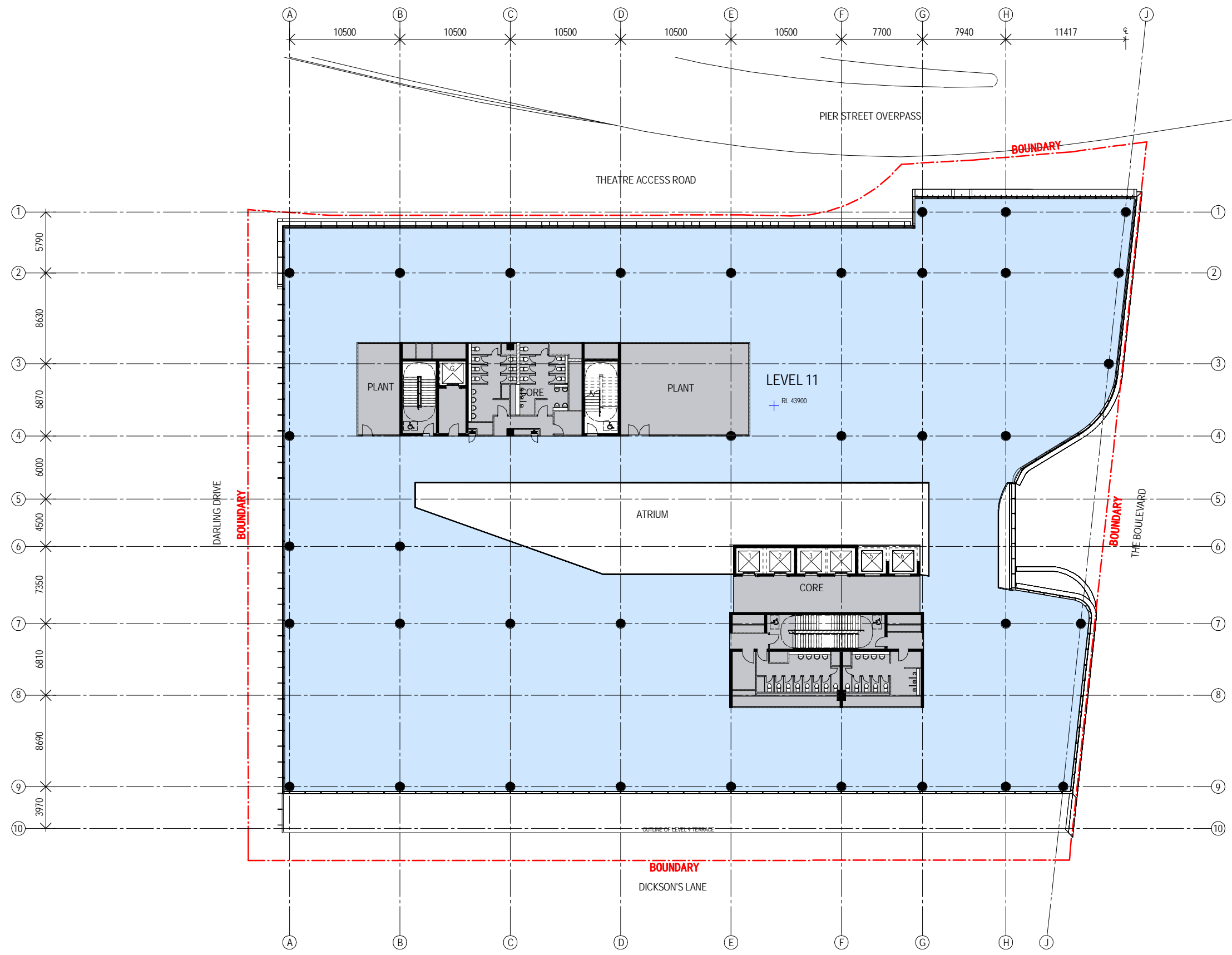
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 Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
 NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
 DARLING SQUARE NW PLOT
 Client
 LEND LEASE

Issuer
WOODS BAGOT
 Project number
 120605
 Checked
 Checker
 Approved
 Approver
 Size check
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 Sheet size
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Sheet title
 GENERAL ARRANGEMENT PLAN - LEVEL 10
 Sheet number
 DA2012
 Status
 Revision
 A



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

Checked
Checker

Approved
Approver

Size check
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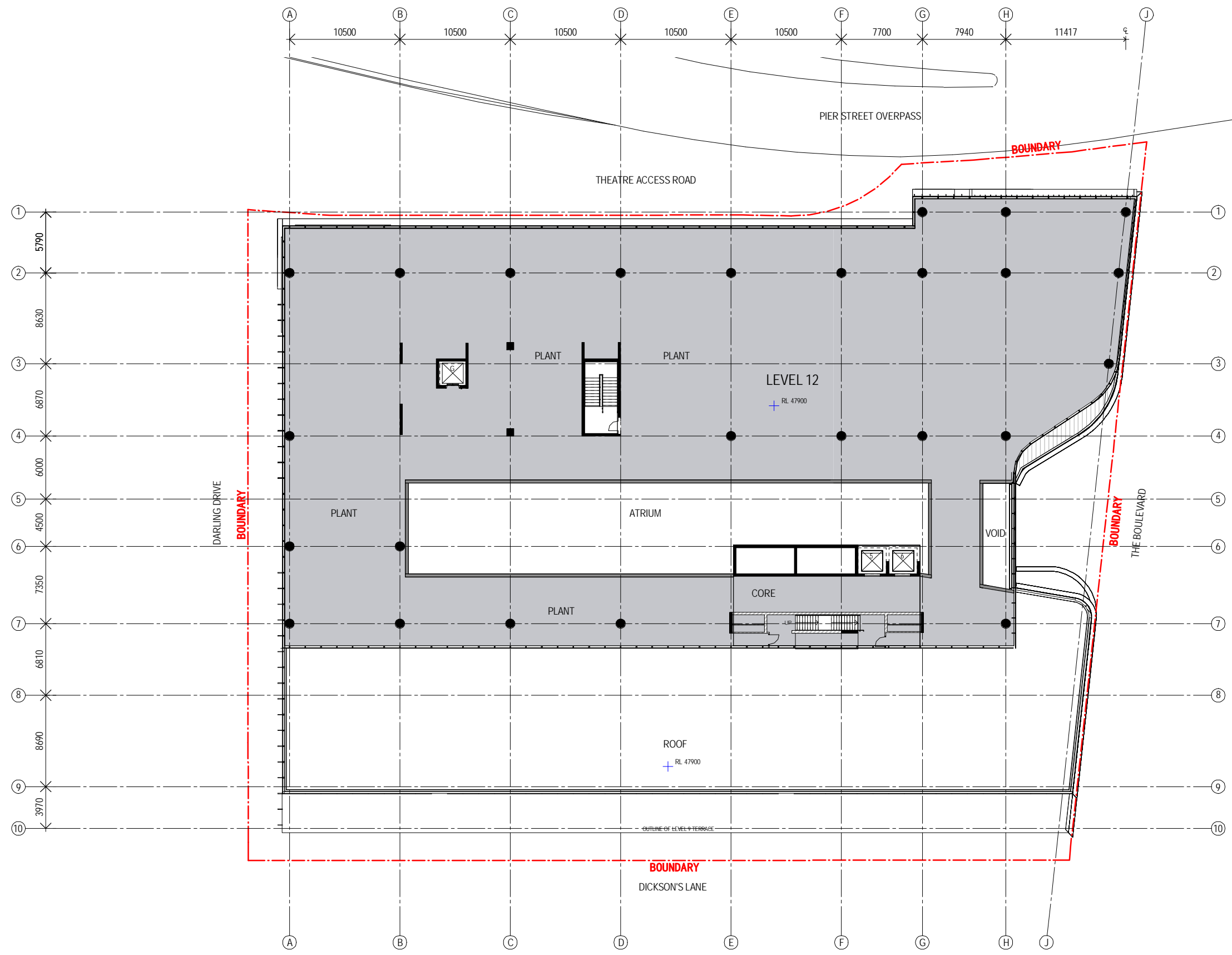
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Sheet number
DA2013

Status

Revision
A



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

Checked
Checker

Approved
Approver

Size check
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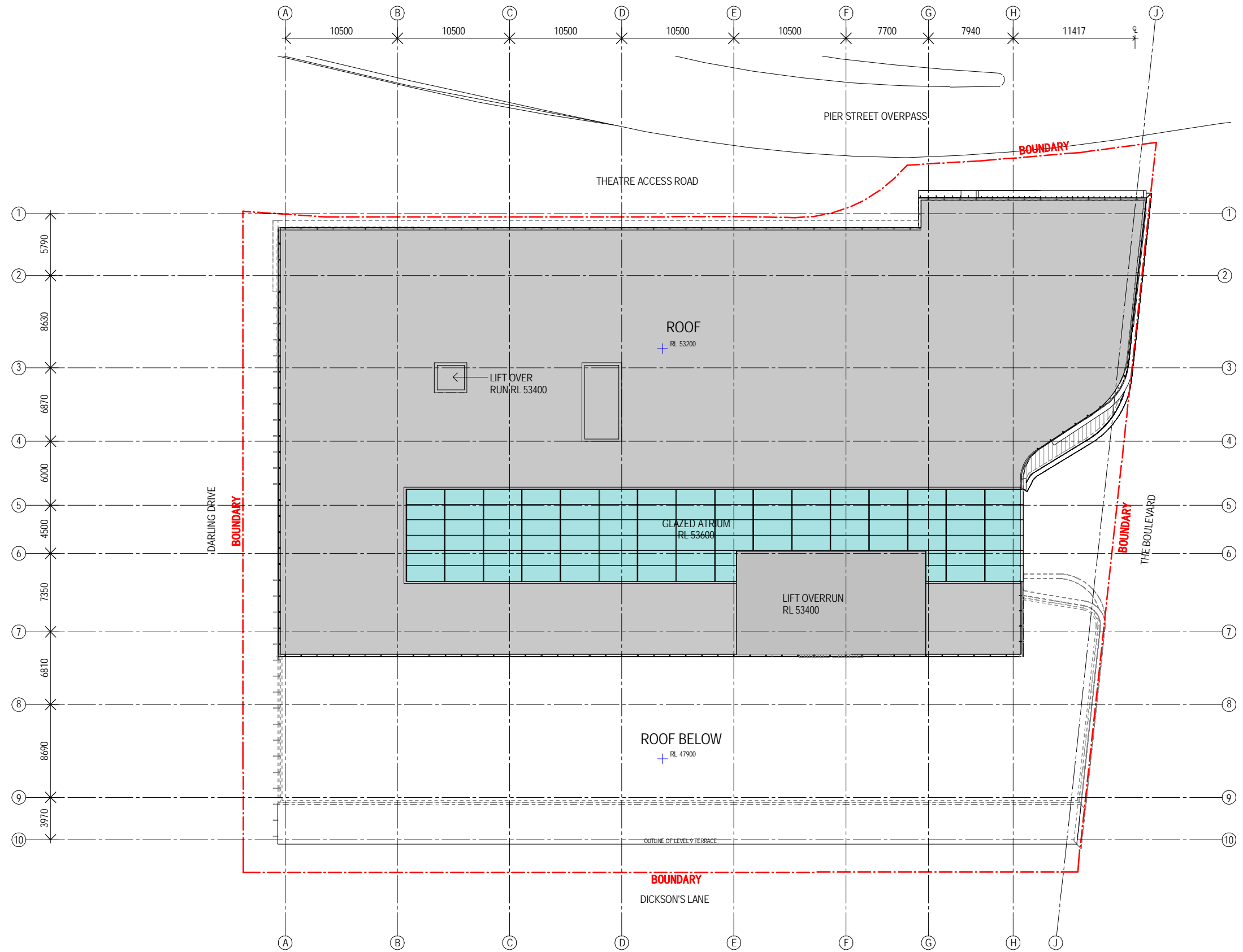
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Sheet number
DA2014

Revision
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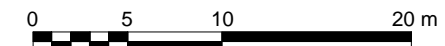


Recent revision history	Description	Date
# Status	SECTION 96 SUBMISSION	10/03/15

Notes & Legend
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 NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

Project
 DARLING SQUARE NW PLOT

Client
 LEND LEASE



Issuer
WOODS BAGOT

Project number
 120605

Checked
 Checker

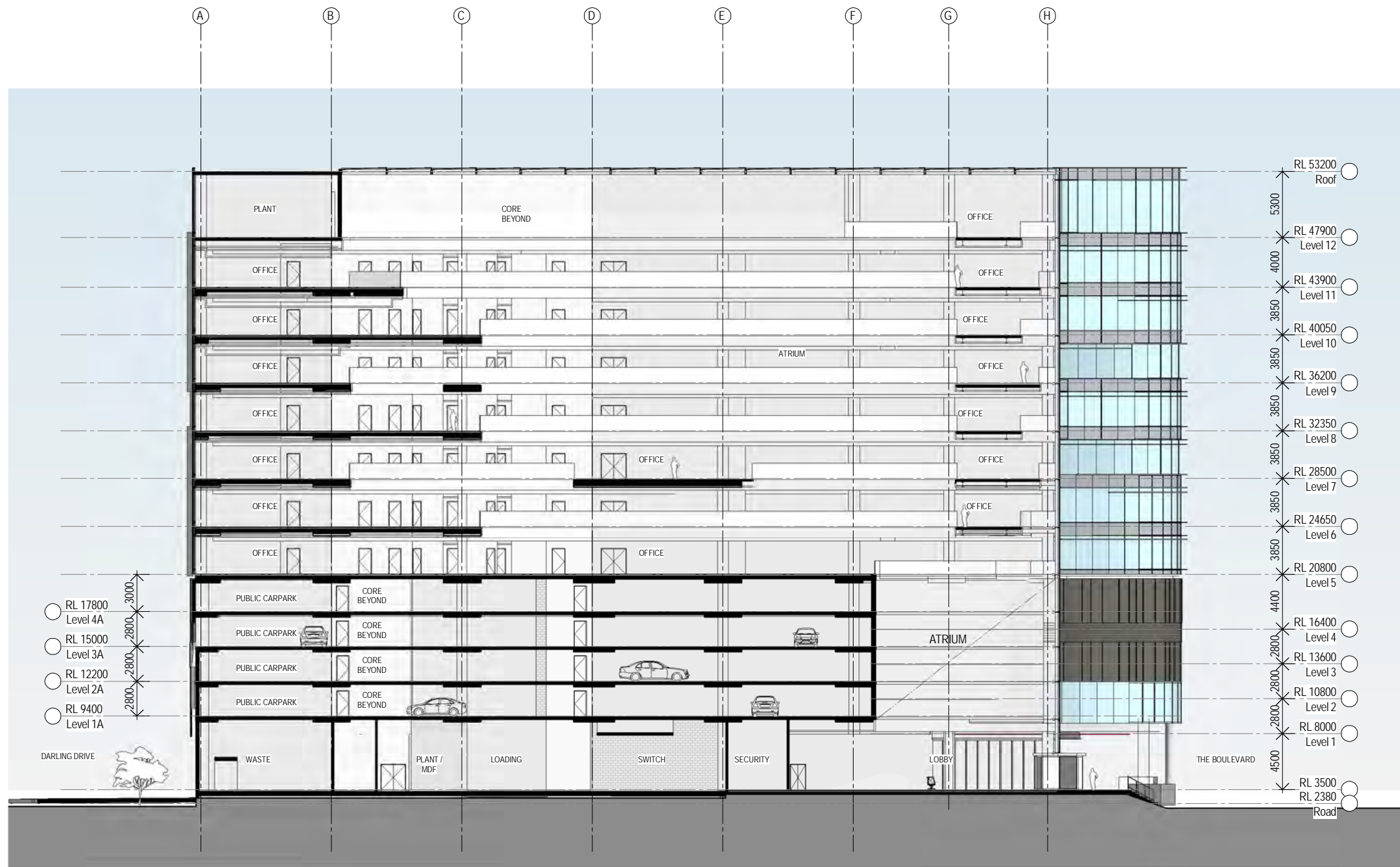
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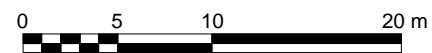
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Sheet number DA2015	Status



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Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
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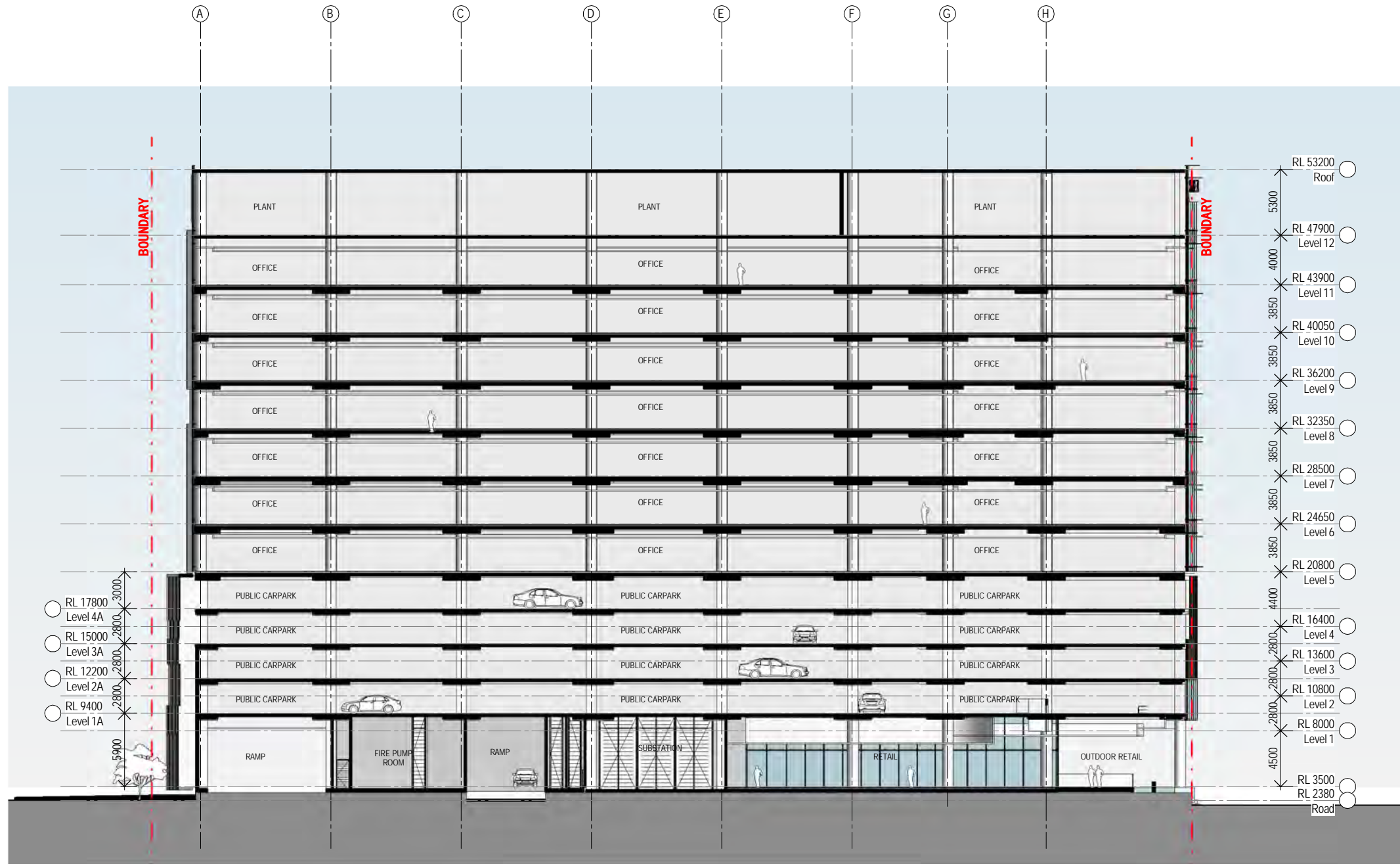
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ELEVATIONS AND SECTIONS -
SECTION AA

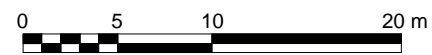
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Revision
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Status



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

Checked
Checker

Approved
Approver

Size check
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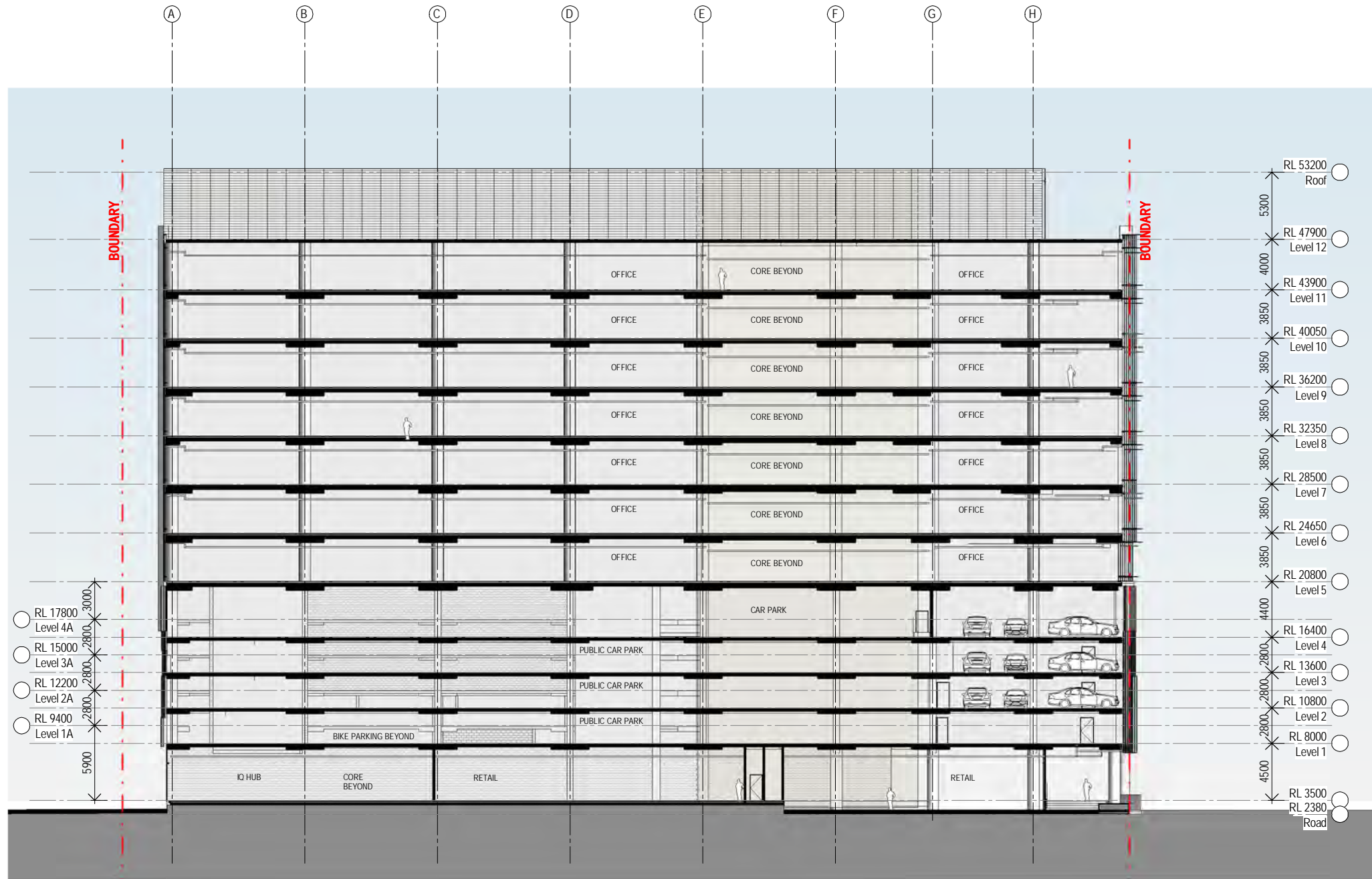
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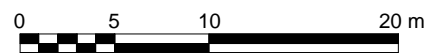
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Revision
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Recent revision history	Description	Date
# Status	SECTION 96 SUBMISSION	10/03/15

Notes & Legend
 Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
 NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
 DARLING SQUARE NW PLOT

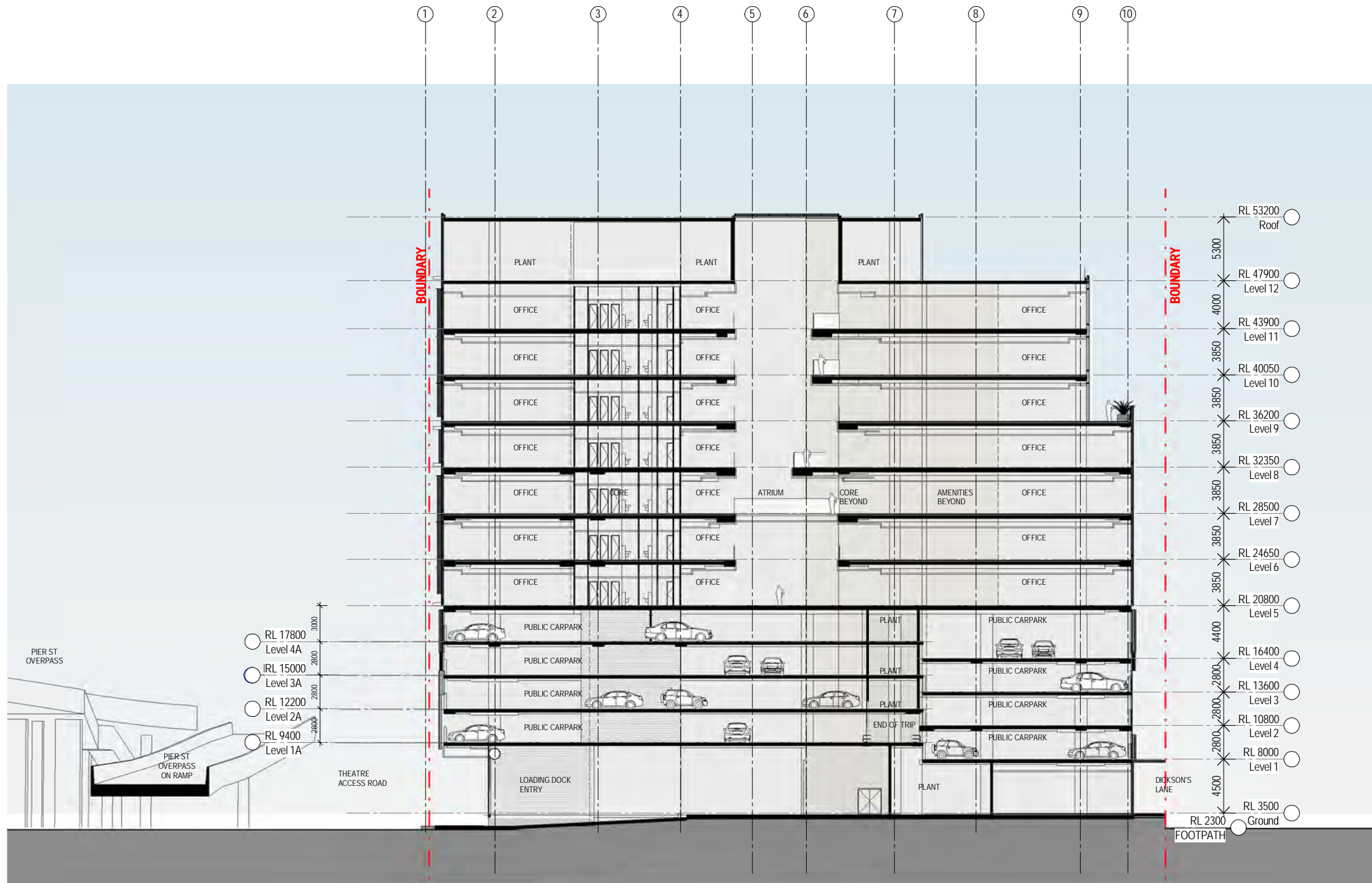
Client
 LEND LEASE

Issuer
WOODS BAGOT

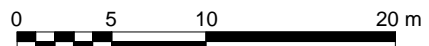
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Sheet number
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 Status
 Revision
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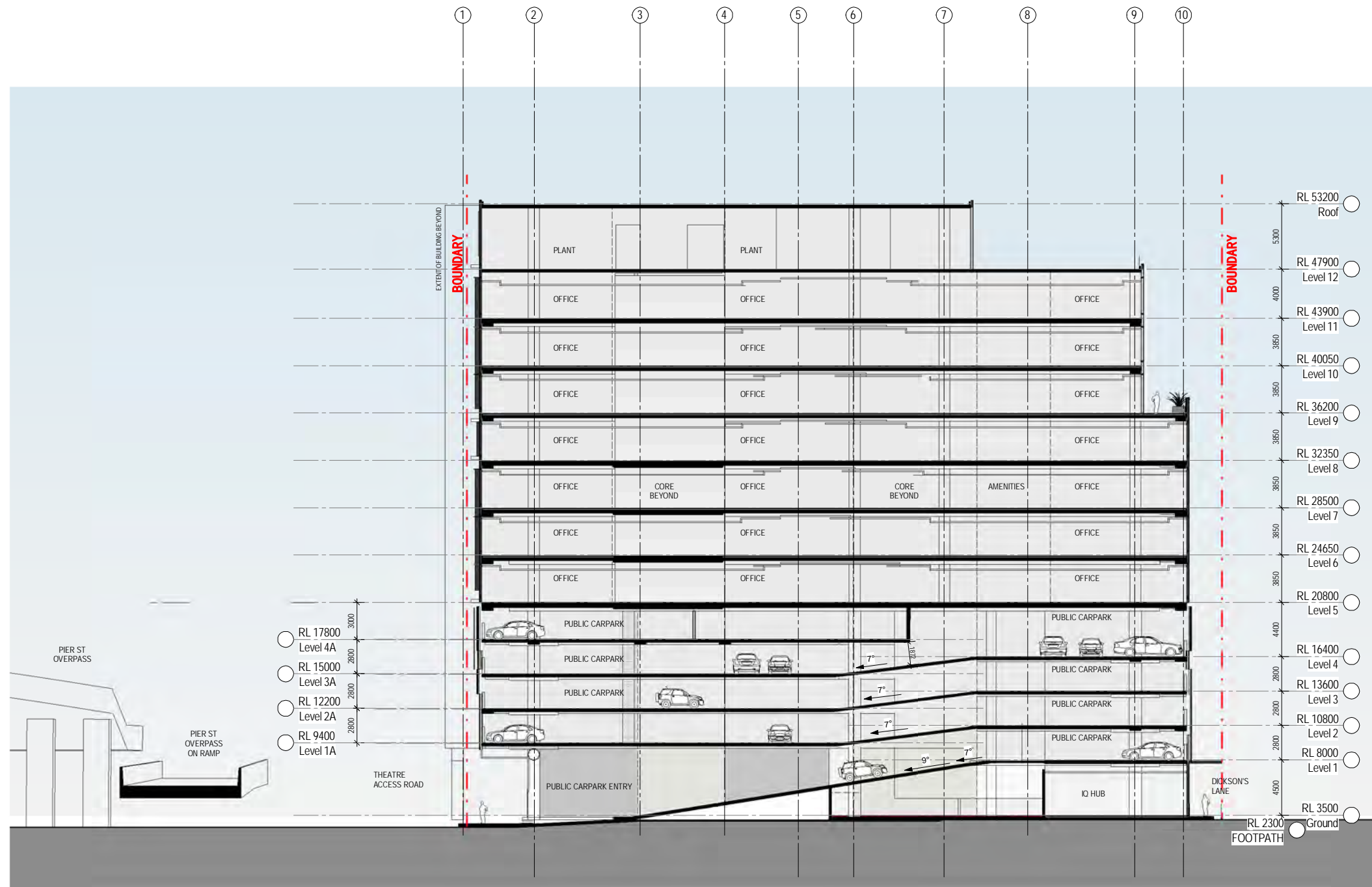
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A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project: DARLING SQUARE NW PLOT
 Client: LEND LEASE

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 Project number: 120605
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Sheet title	Sheet number	Revision
GENERAL ARRANGEMENT ELEVATIONS AND SECTIONS - SECTION DD	DA3004	A



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issue
WOODS BAGOT

Project number
120605

Checked
Checker

Approved
Approver

Size check
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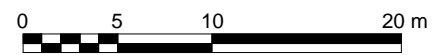
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Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

Checked
Checker

Approved
Approver

Size check
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Sheet size
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Scale

Sheet title
GENERAL ARRANGEMENT
ELEVATIONS AND SECTIONS -
ELEVATION - NORTH

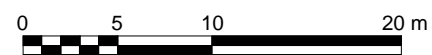
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Revision
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Status



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

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Checker

Approved
Approver

Size check
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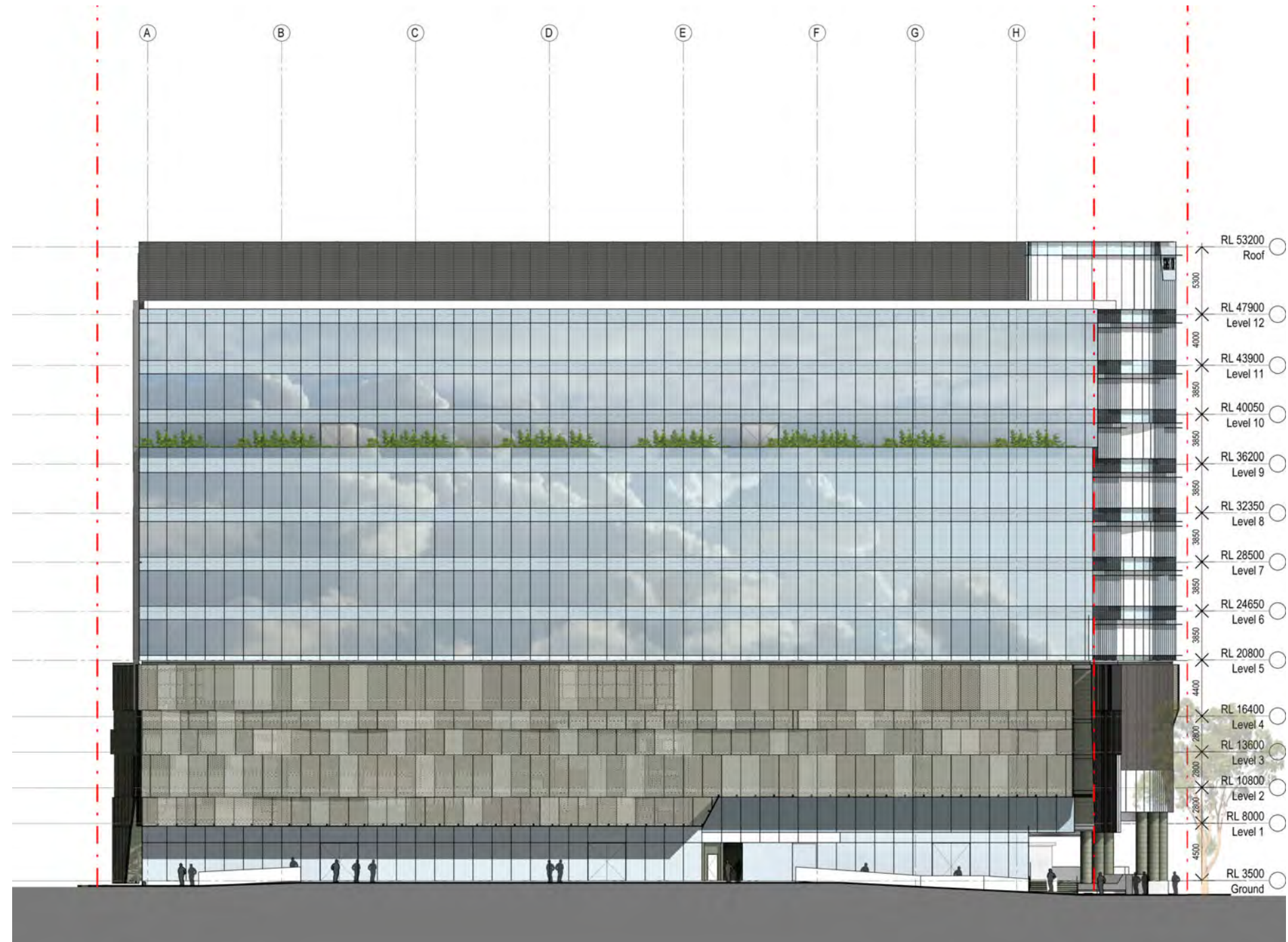
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ELEVATIONS AND SECTIONS -
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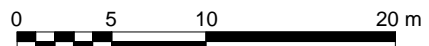
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Revision
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Status



Recent revision history	Description	Date	Notes & Legend
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A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
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Approver

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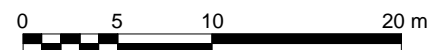
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Sheet number
DA3103

Revision
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Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

Checked
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Approver

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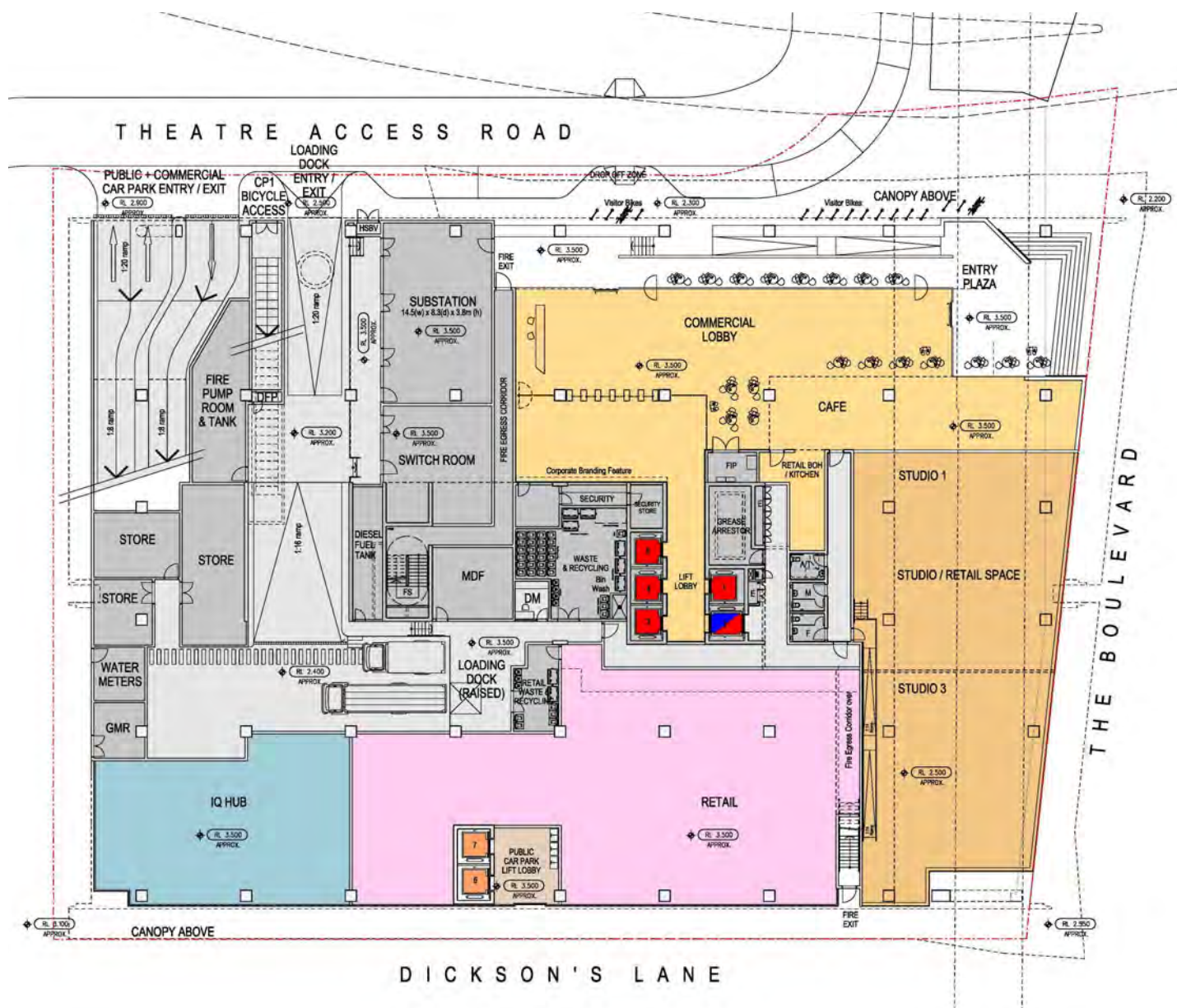
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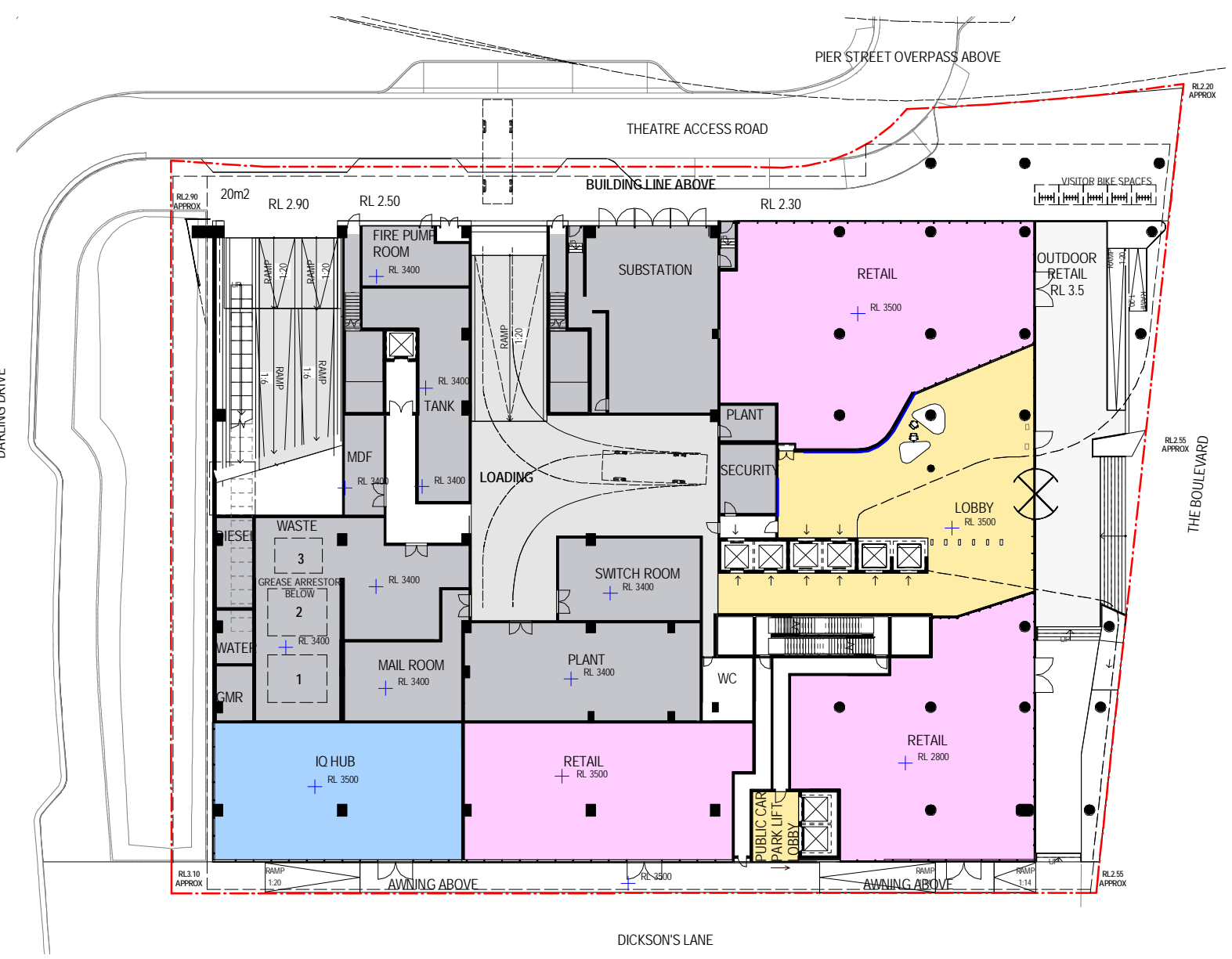
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ELEVATION - WEST

Sheet number
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Revision
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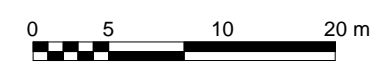


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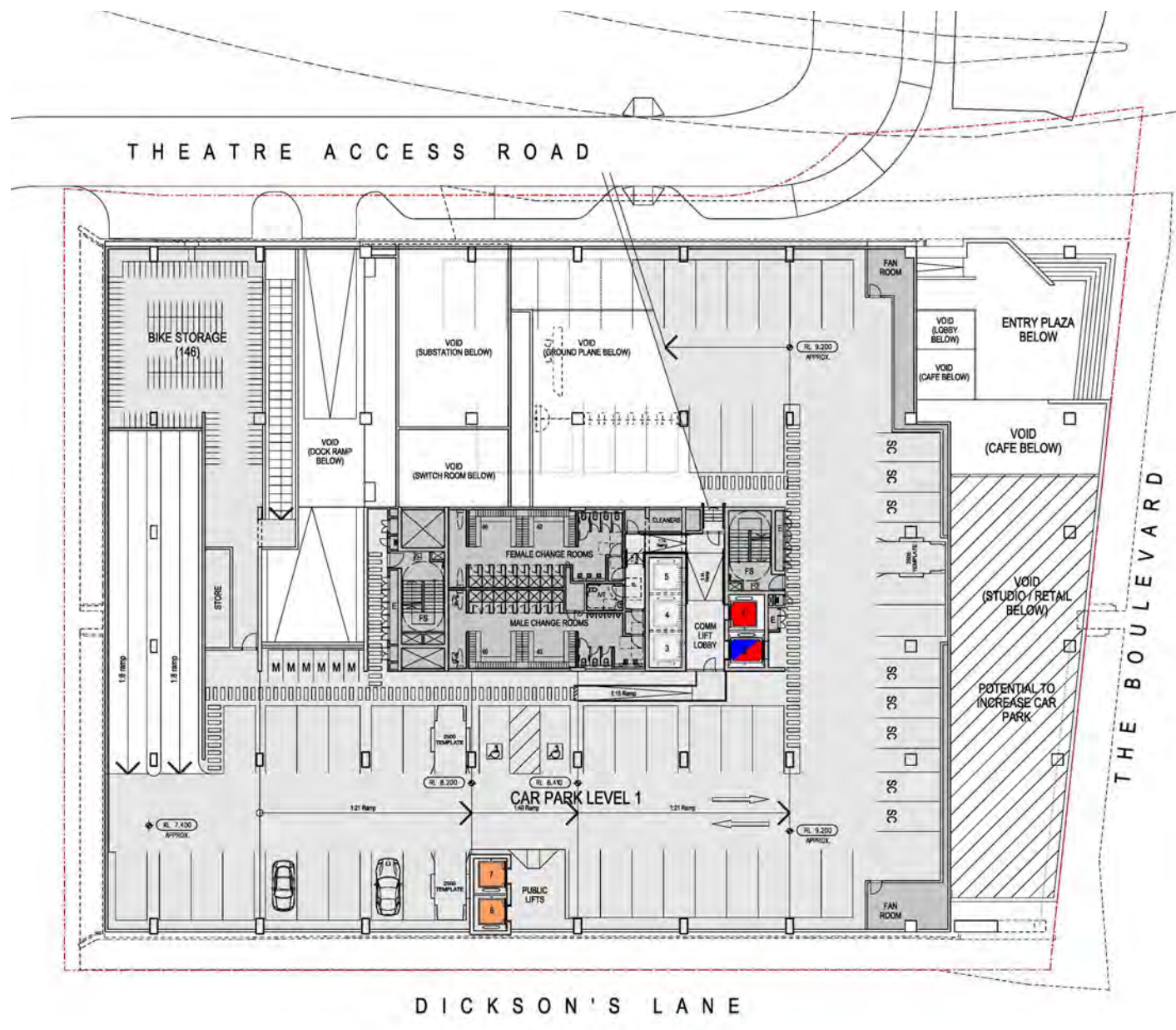


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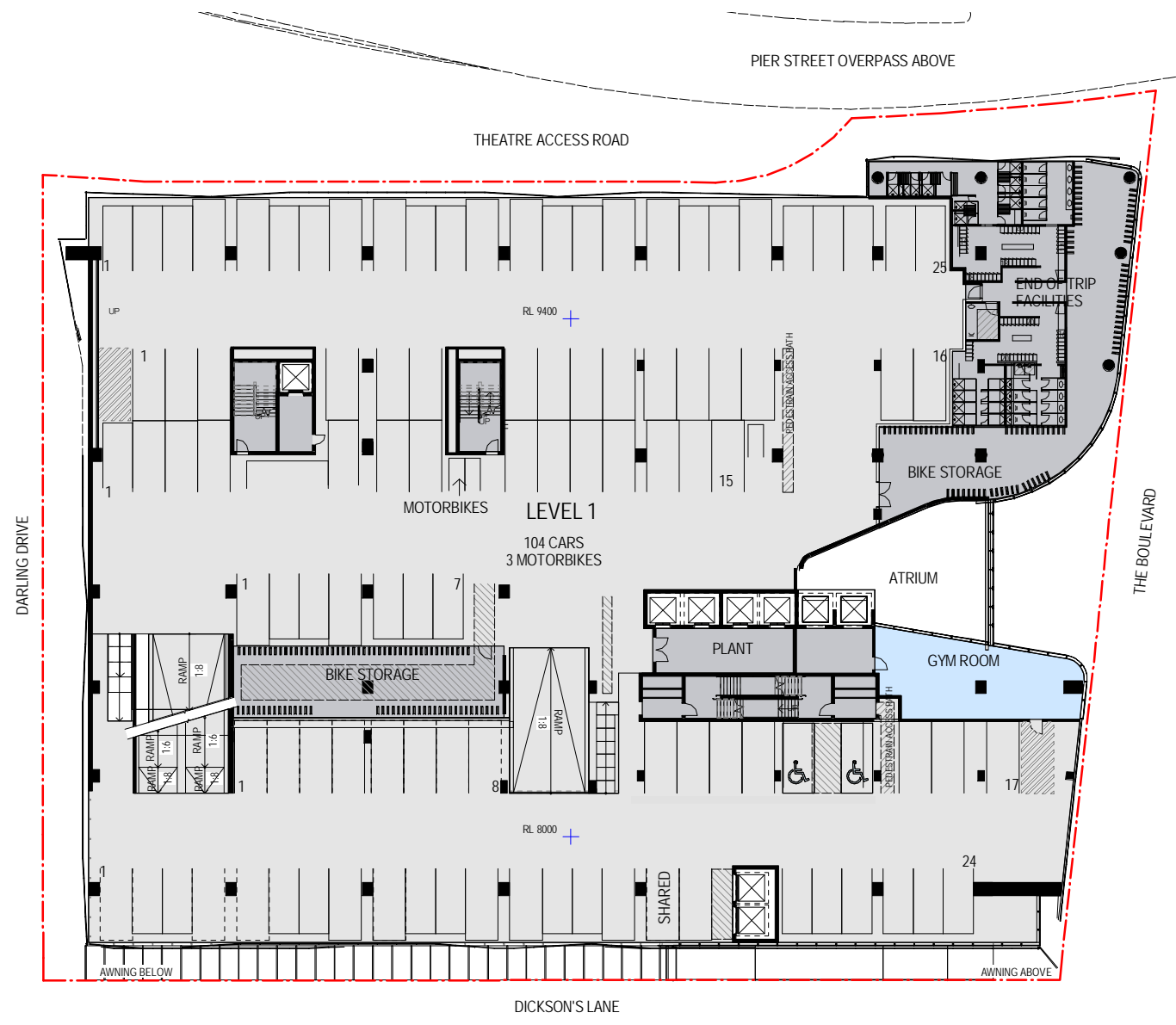
Revision	Description	Date	Notes & Legend
A	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings. NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project DARLING SQUARE NW PLOT	Client LEND LEASE	WOODS BAGOT Project number 120605 Checked Approver Size check 25mm Sheet size A1 Scale 1 : 250	Sheet title COMPARISON BETWEEN DA SSSDA4 VS. SECTION 96 - PLAN - GROUND FLOOR Sheet number DA6001 Status A
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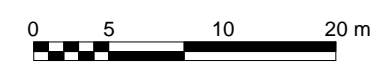


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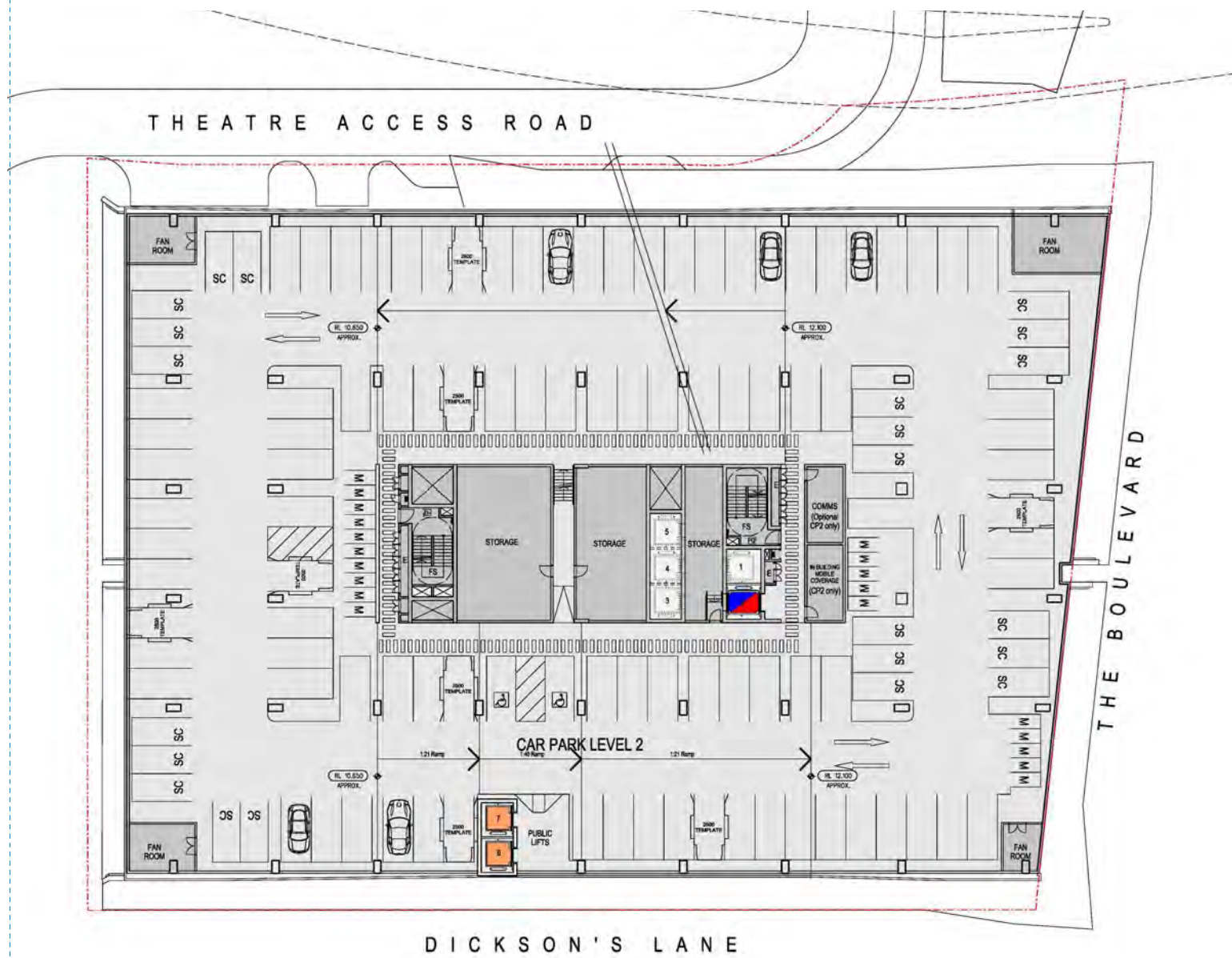


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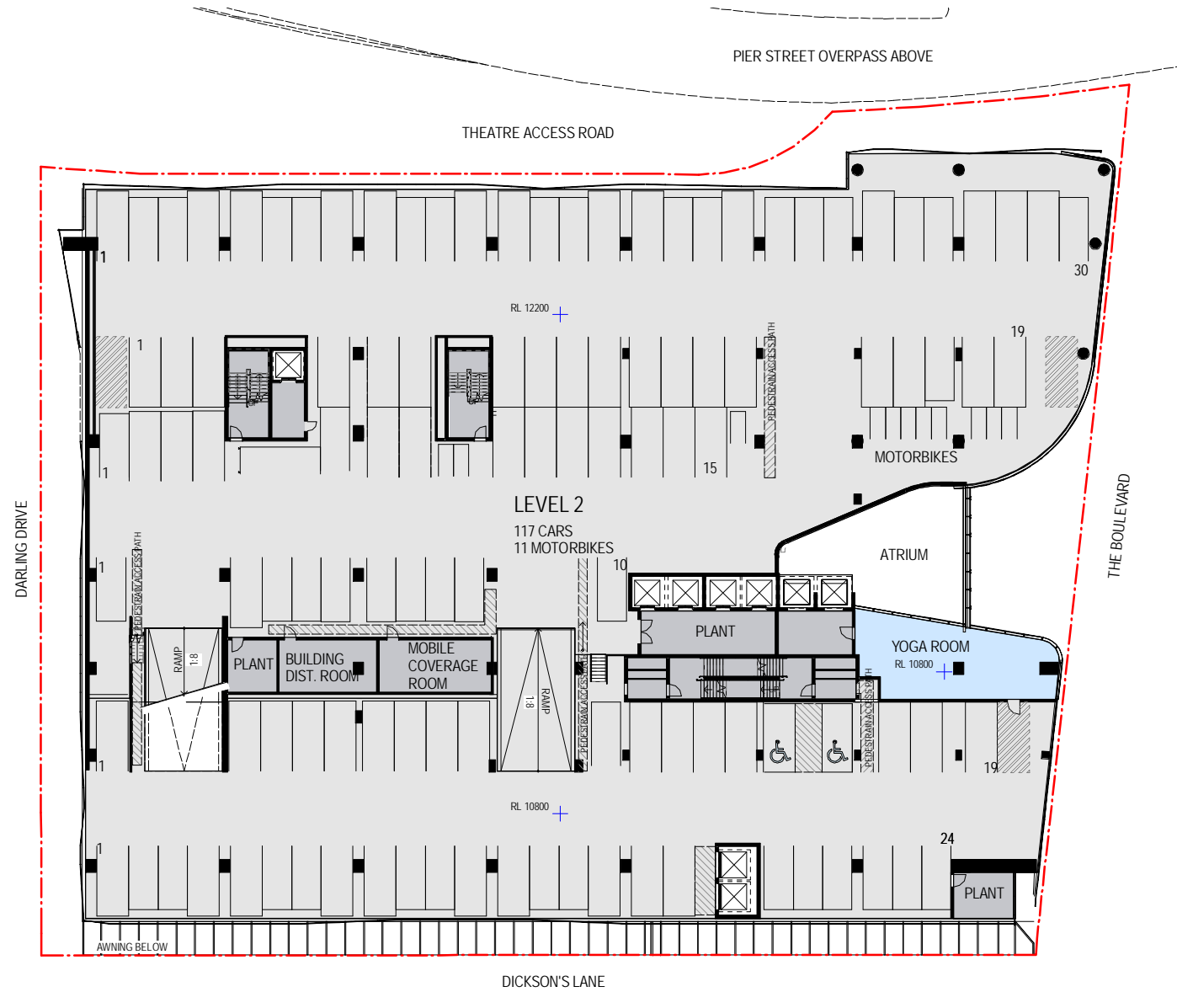
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# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project DARLING SQUARE NW PLOT	Client LEND LEASE	Issuer WOODS BAGOT	Sheet title COMPARISON BETWEEN DA SSSDA4 VS. SECTION 96 - PLAN - CARPARK LEVEL 1
Project number 120605	Checked Checker	Approved Approver	Size check 25mm
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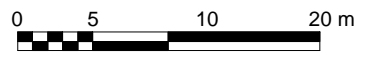


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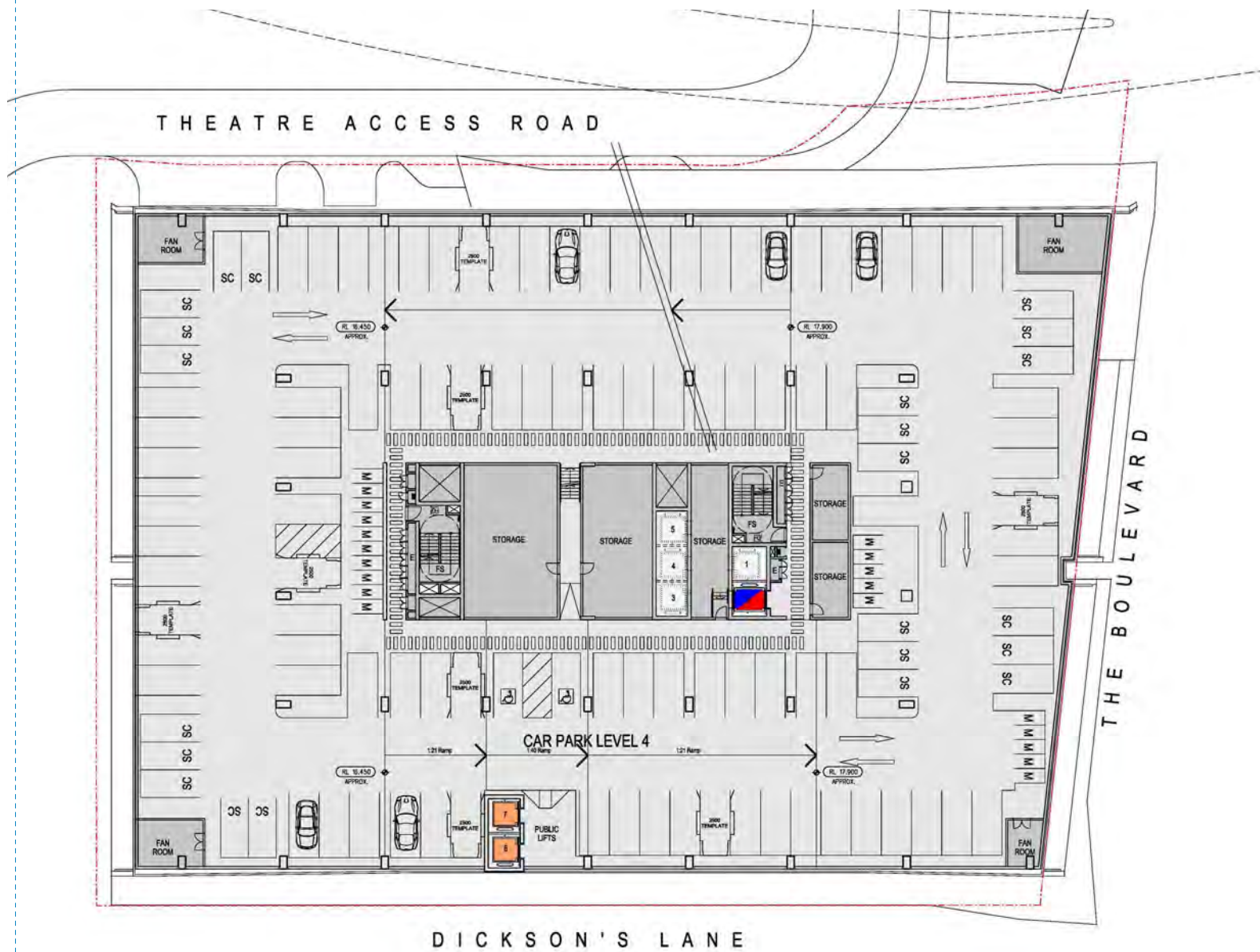


1 Level 2 - Section 96
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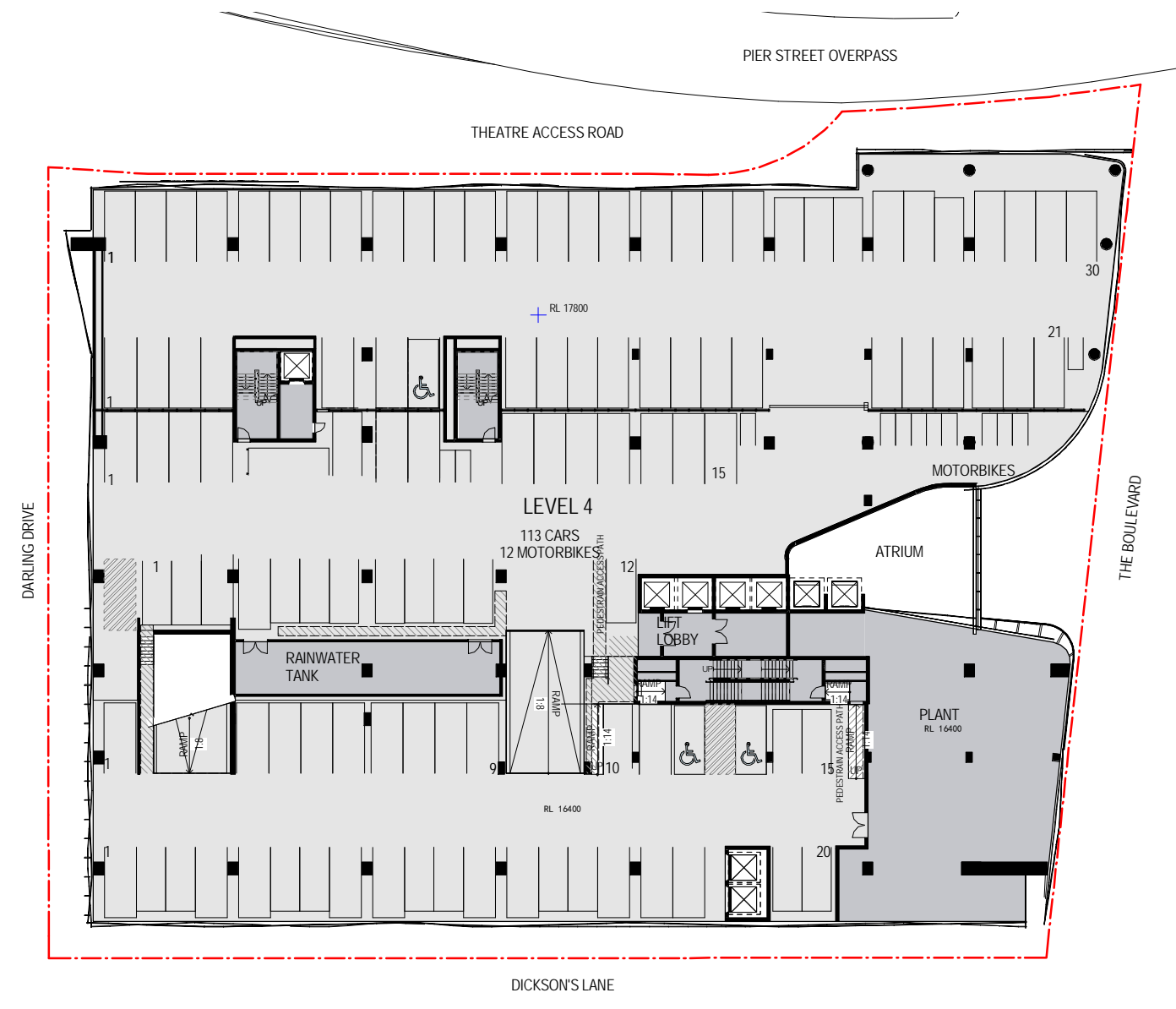
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A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project DARLING SQUARE NW PLOT	Client LEND LEASE	Issuer WOODS BAGOT	Sheet title COMPARISON BETWEEN DA SSDA4 VS. SECTION 96 - PLAN - CARPARK LEVEL 2
Project number 120605	Checked Checker	Approved Approver	Size check 25mm
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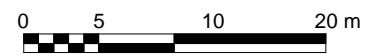


2 Level 4 - DA SSSA4
SCALE 1 : 250



1 Level 4 - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
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Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

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Approved
Approver

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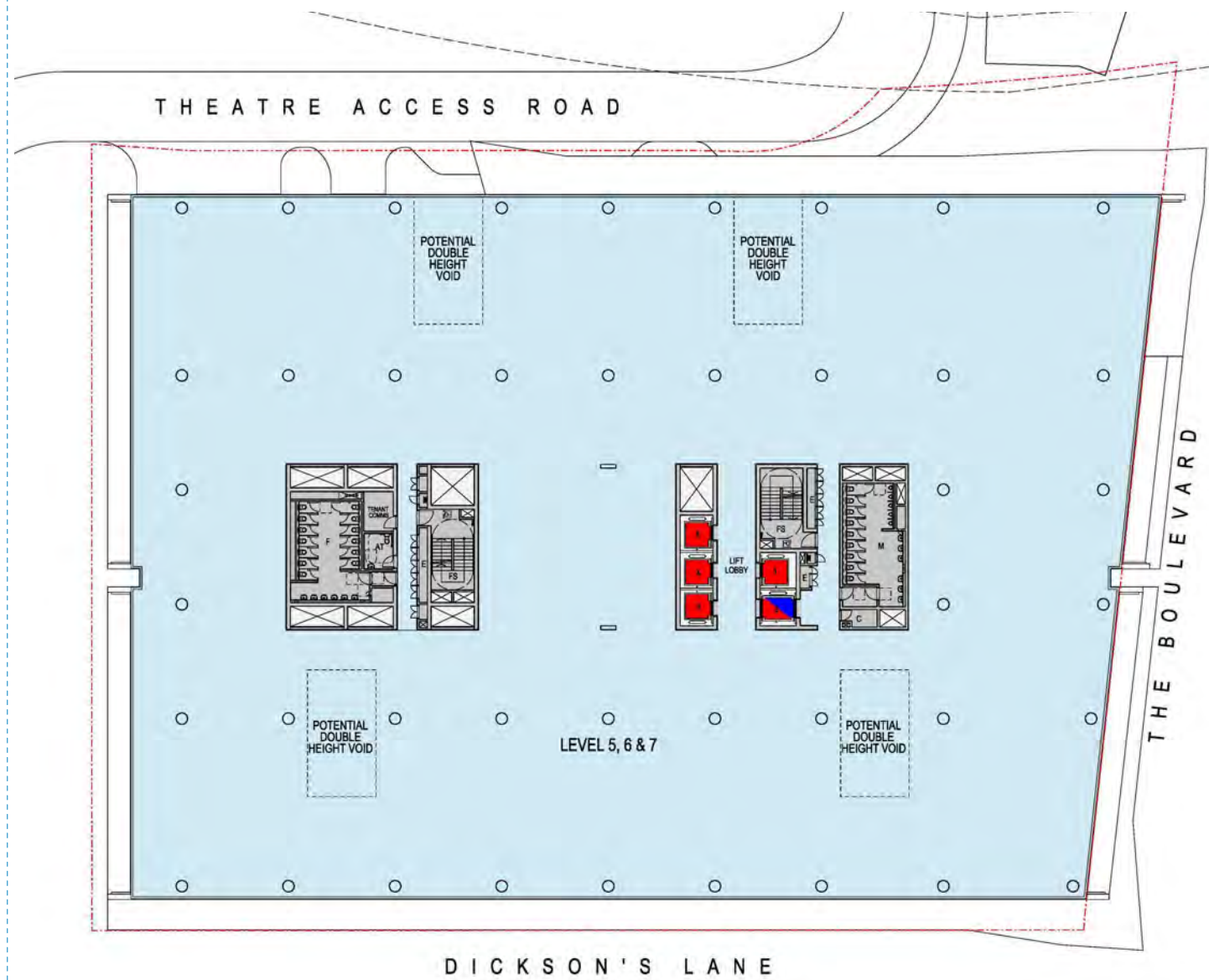
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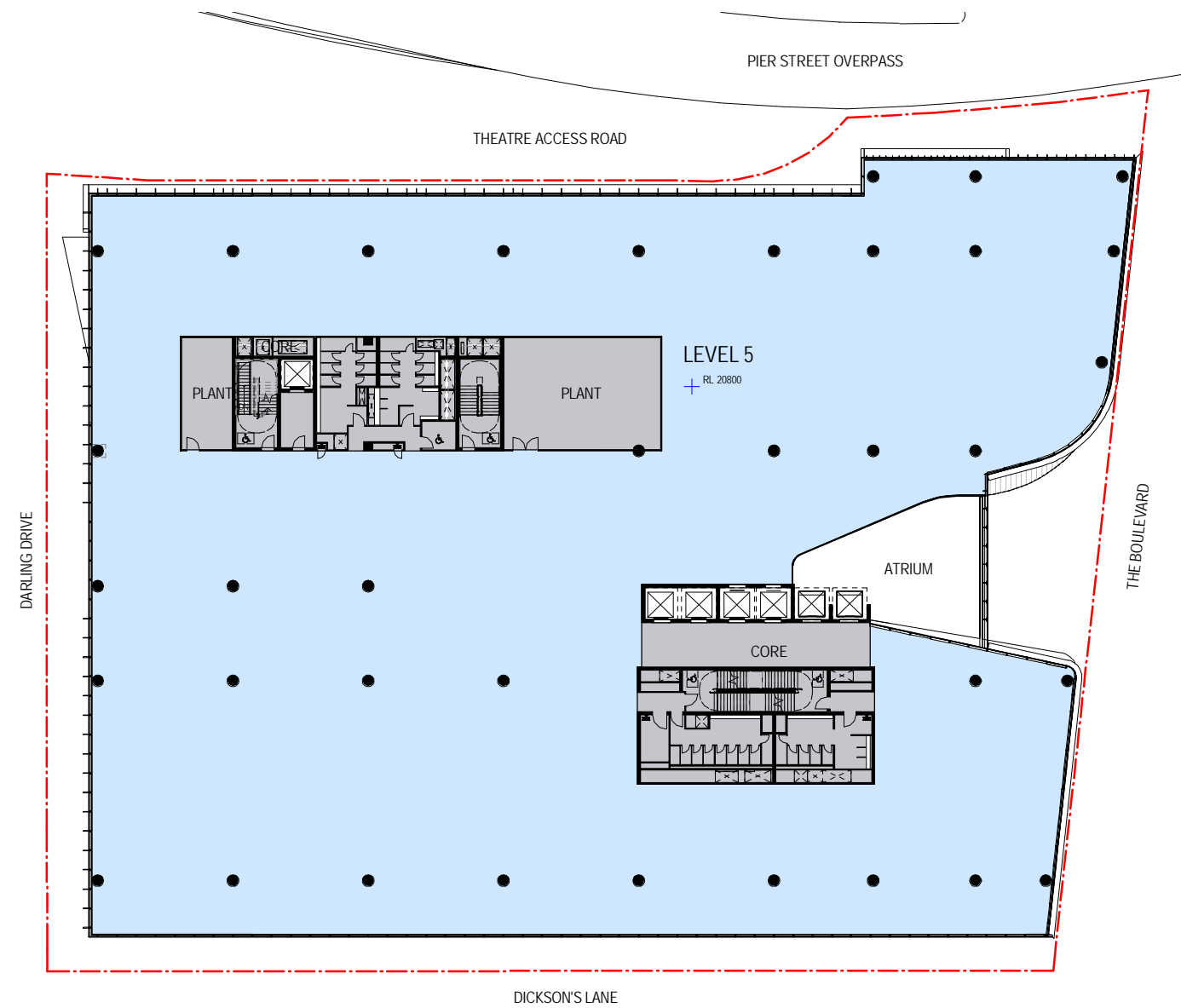
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Sheet number
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Revision
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2 Level 5 - DA SSDA4
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1 Level 5 - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

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Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
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Approver

Size check
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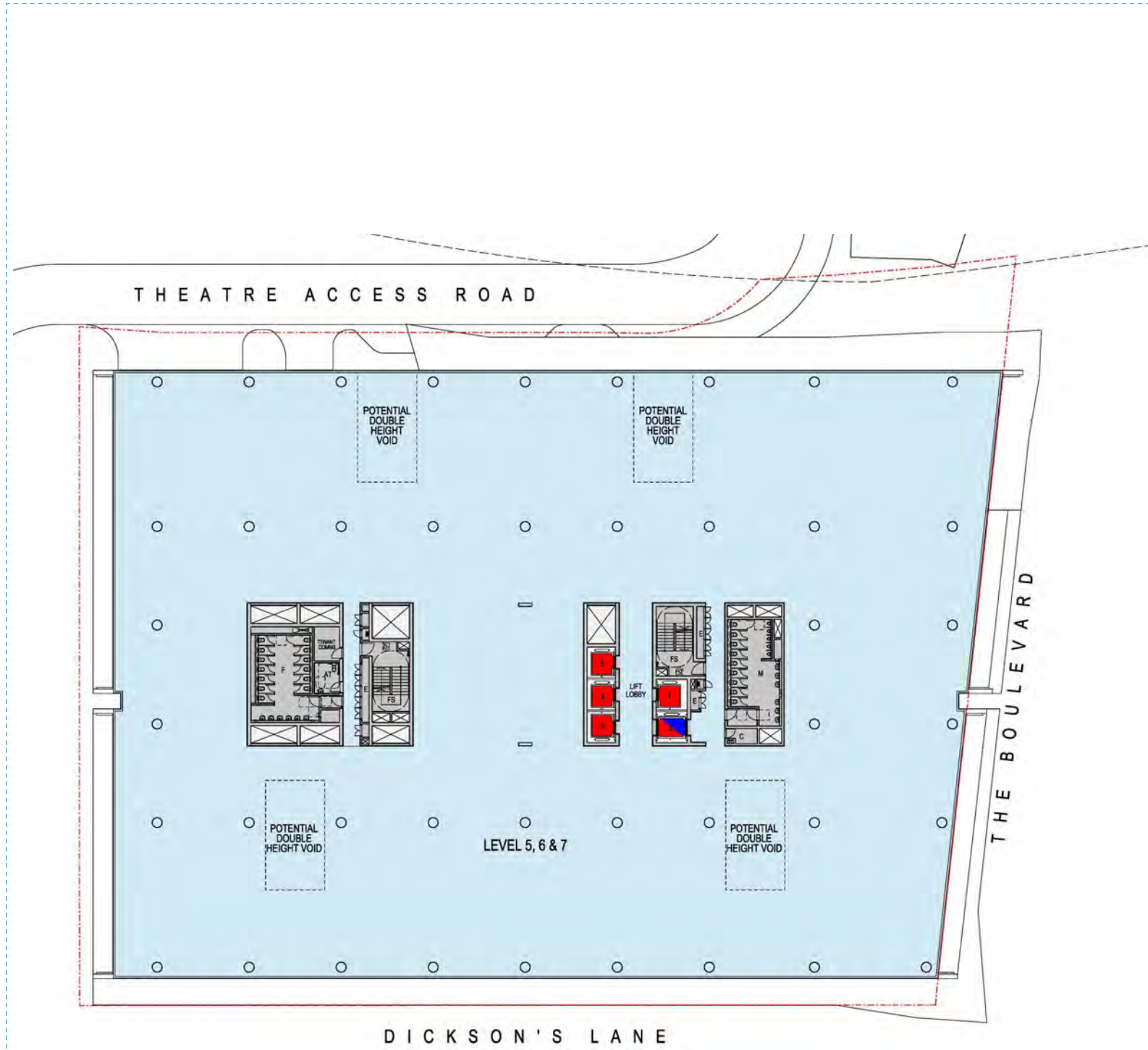
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PLAN - LEVEL 5

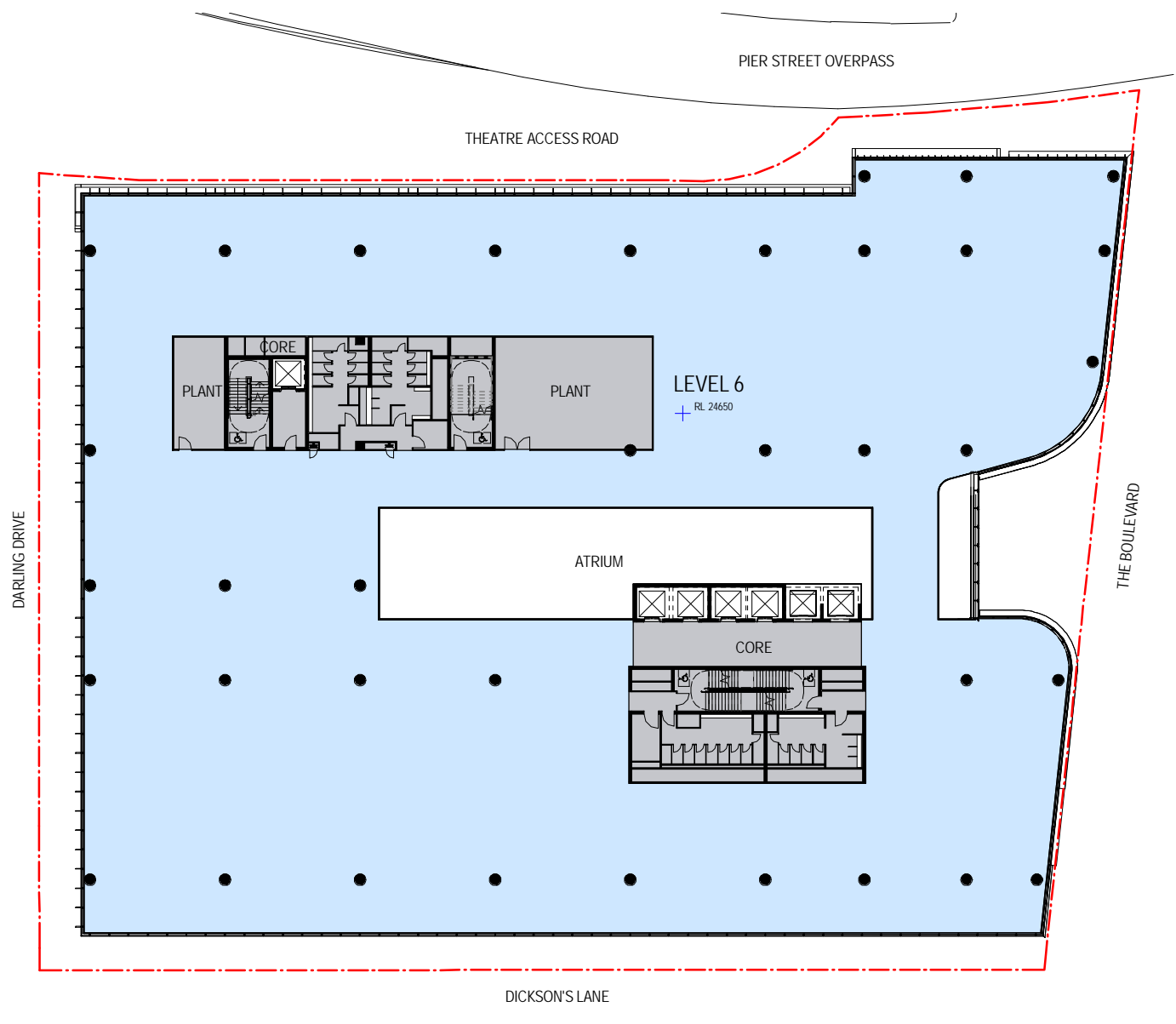
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Revision
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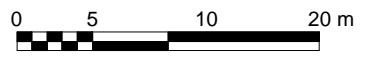


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1 Level 6 - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

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Size check
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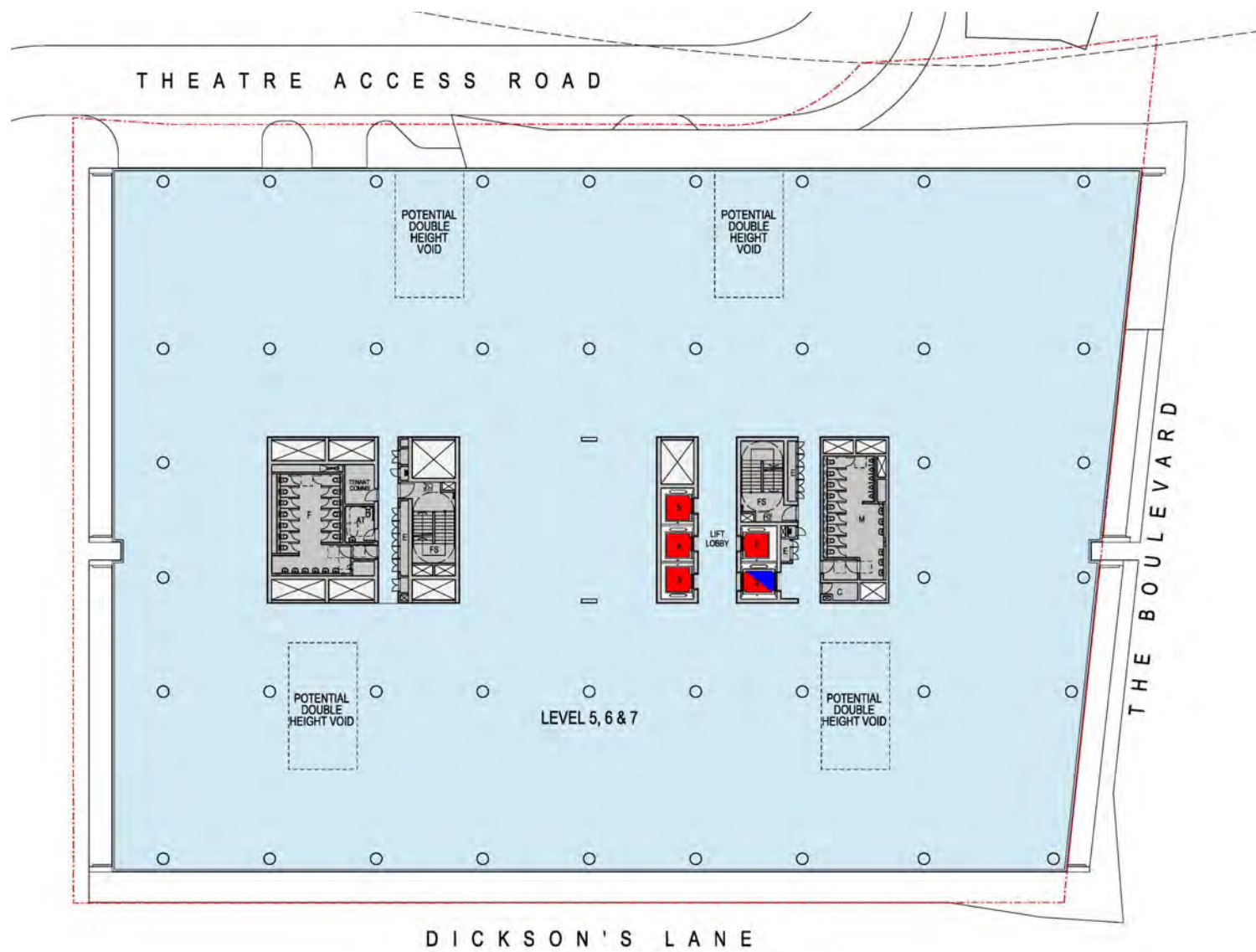
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SSDA4 VS. SECTION 96 -
PLAN - LEVEL 6

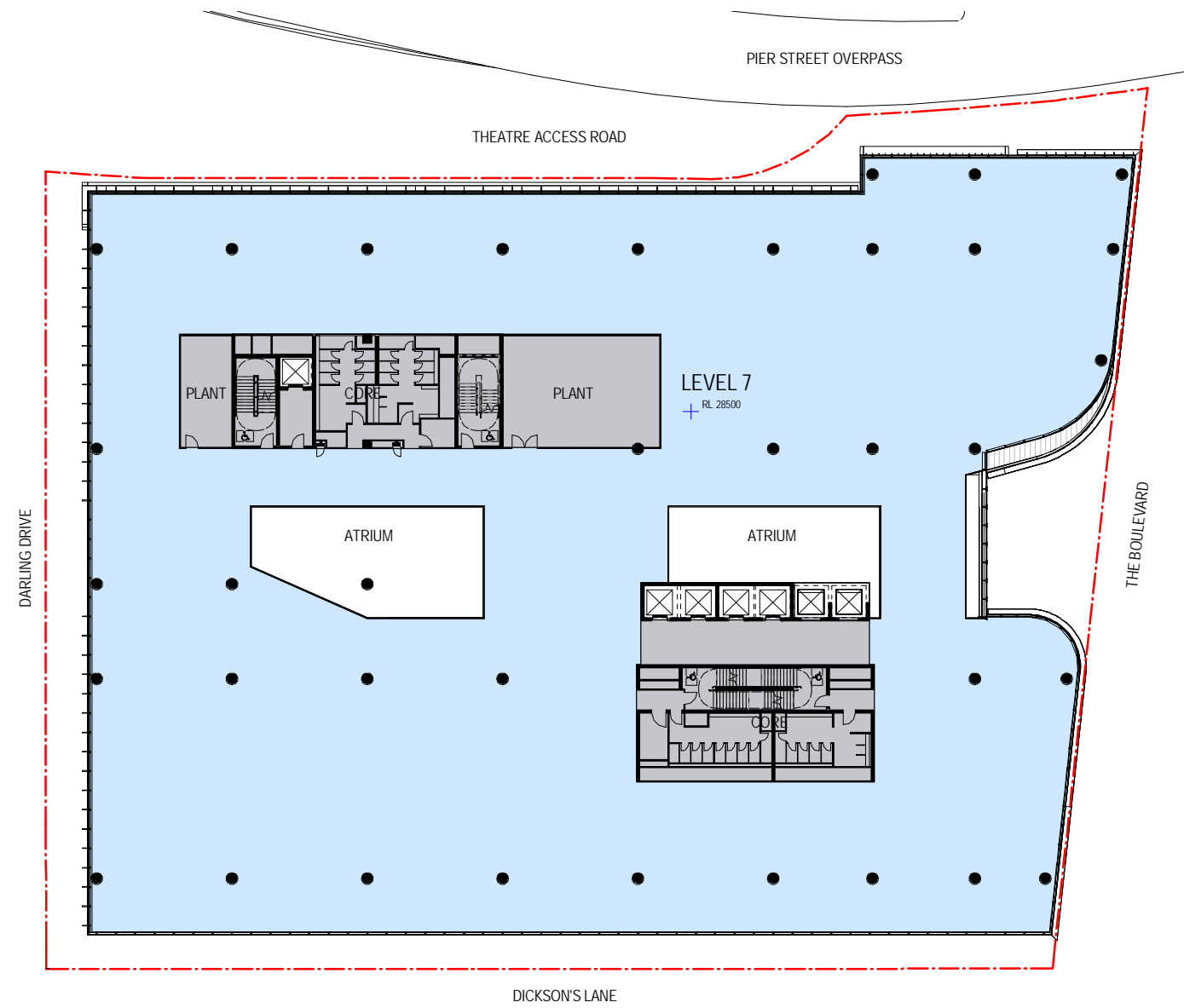
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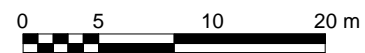


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1 Level 7 - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

Checked
Checker

Approved
Approver

Size check
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Sheet size
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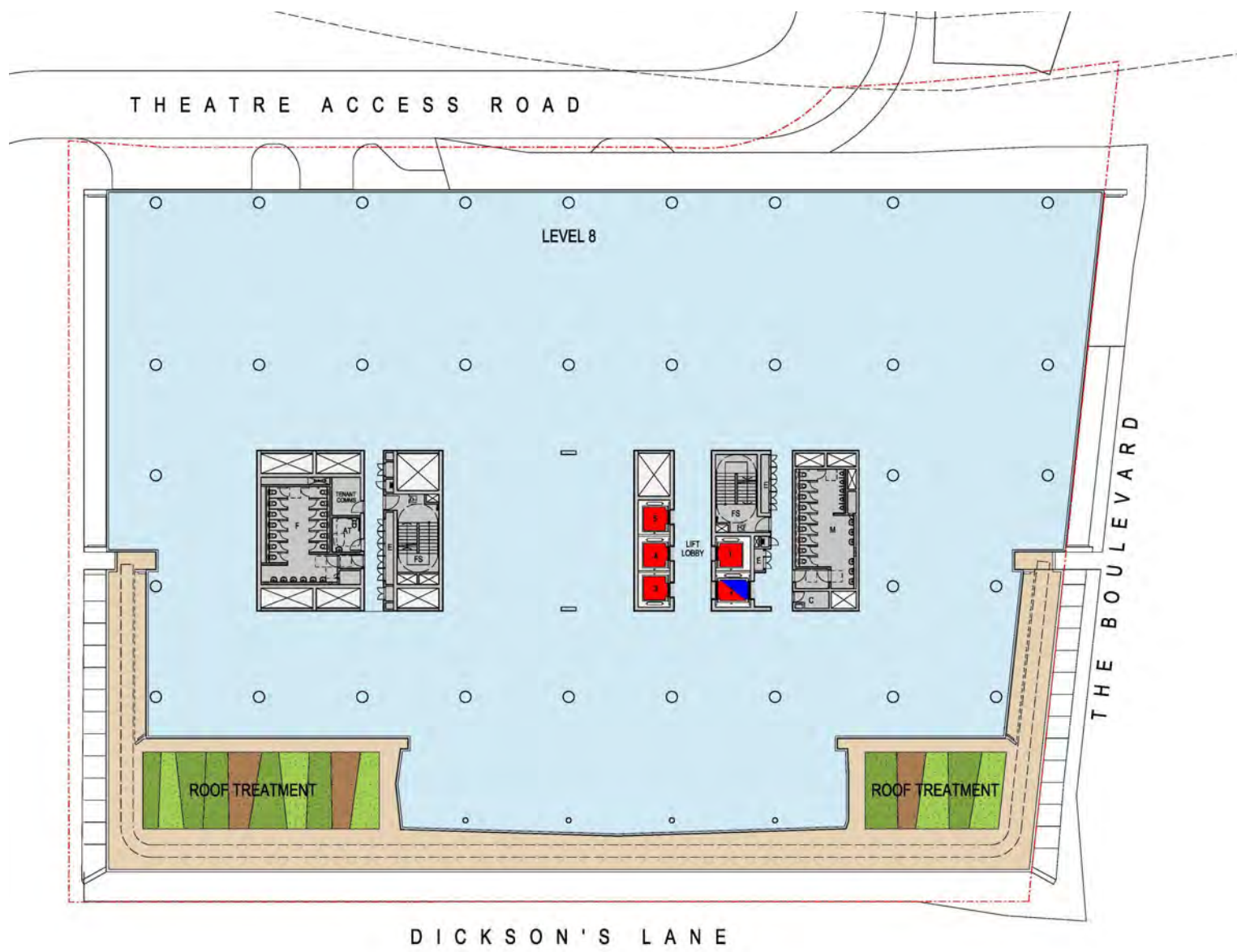
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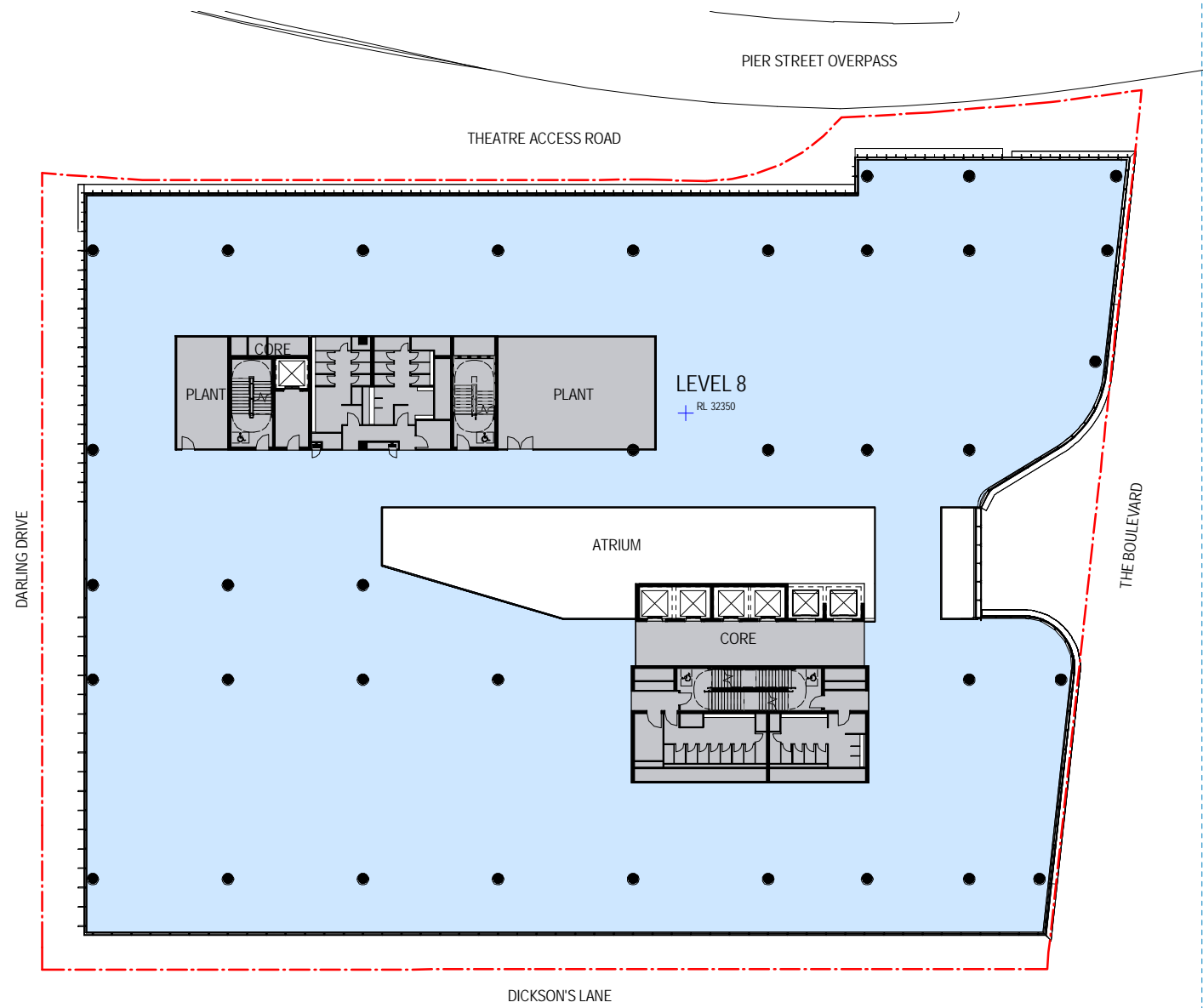
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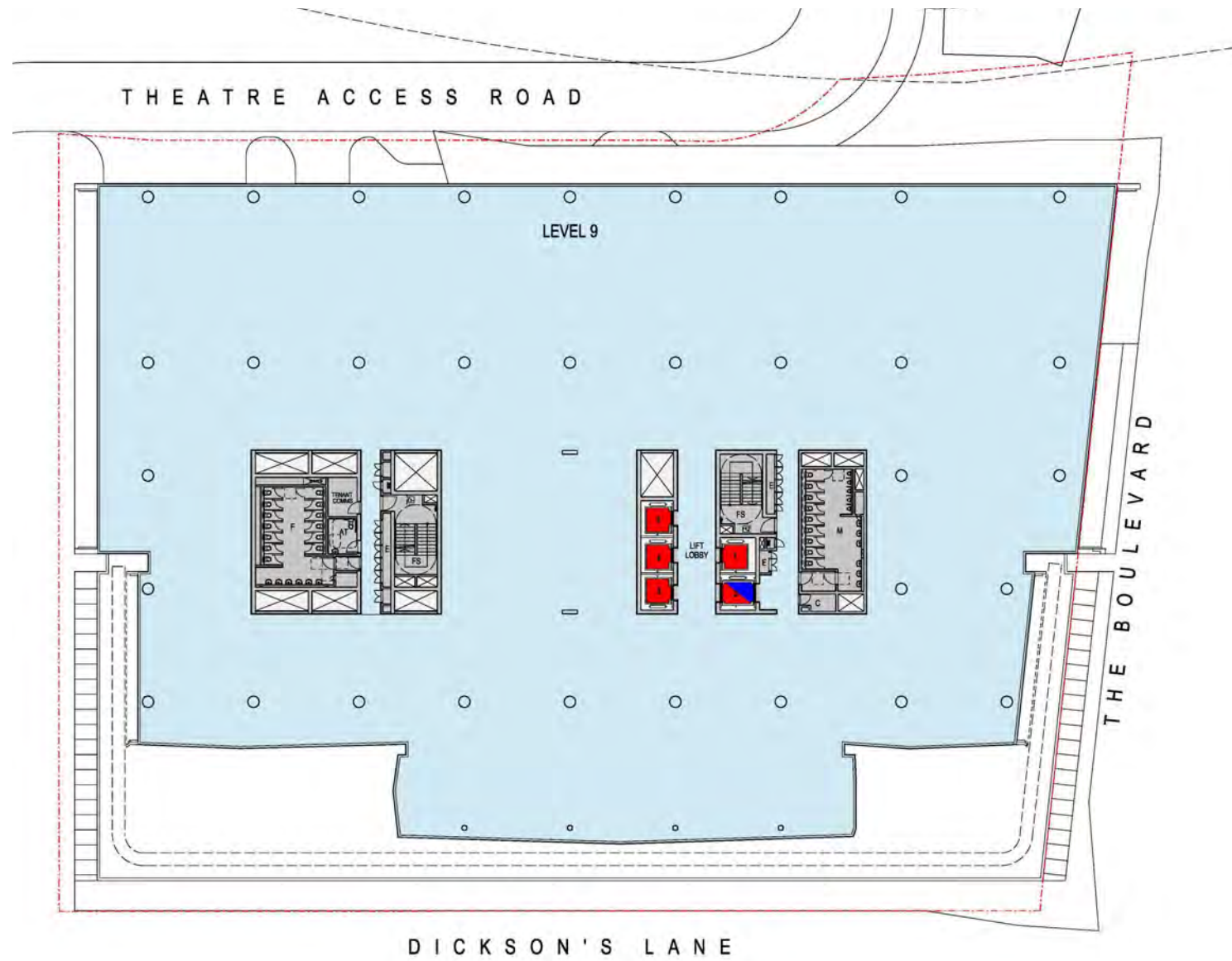


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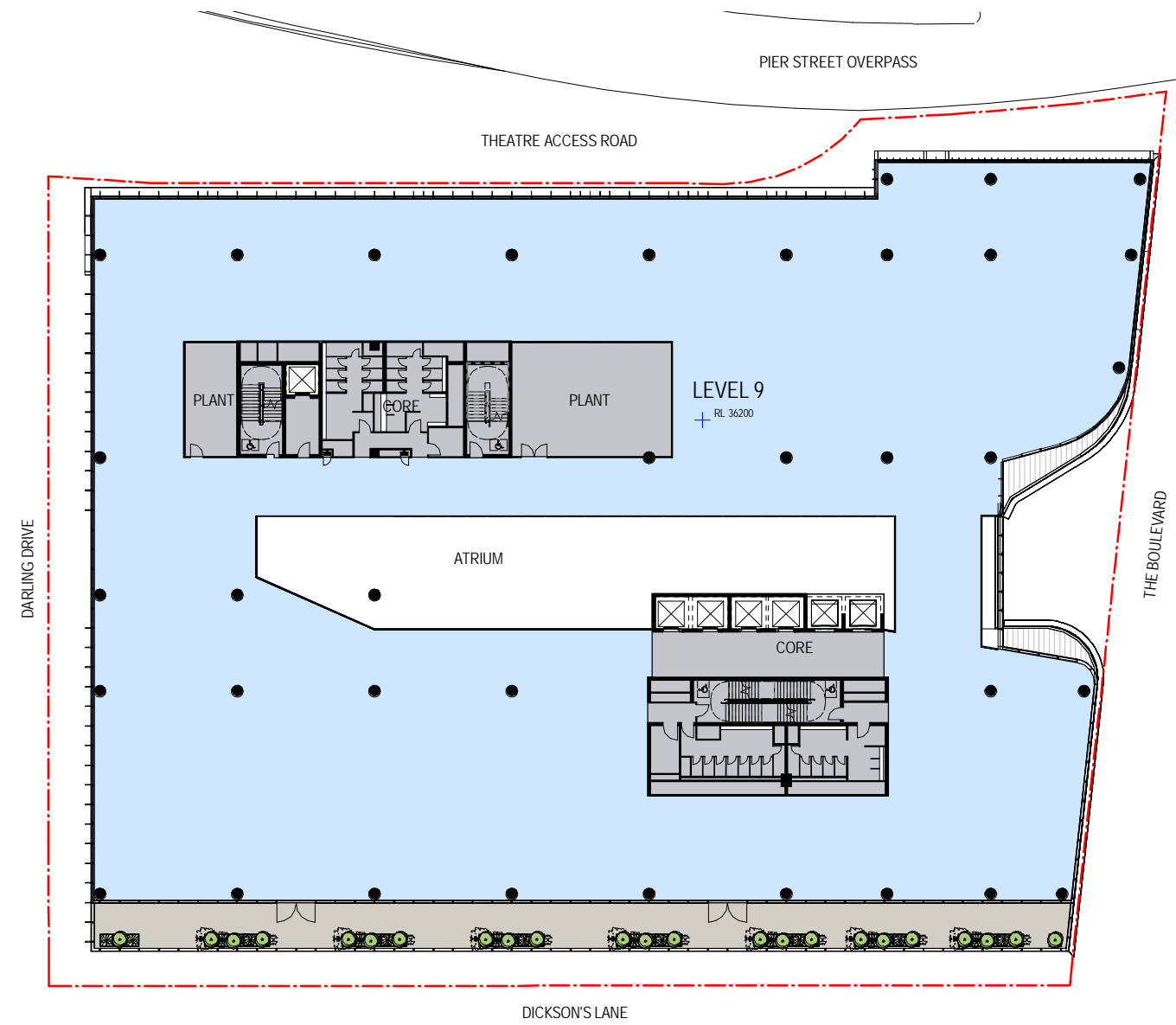
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# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



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Project number 120605	Checked Checker	Approved Approver	Size check 25mm
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2 Level 9 - DA SSSA4
SCALE 1 : 250



1 Level 9 - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

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Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

Checked
Checker

Approved
Approver

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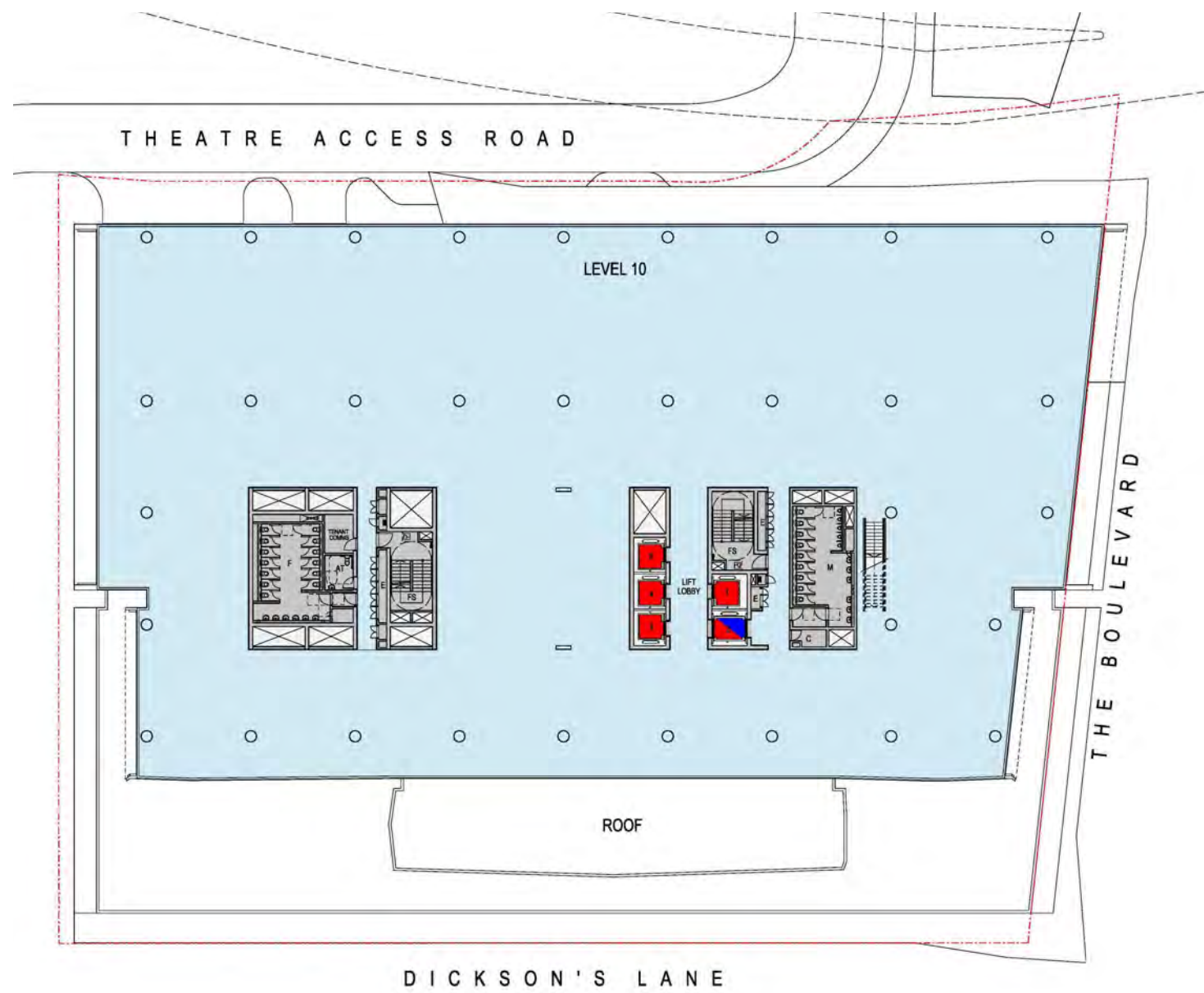
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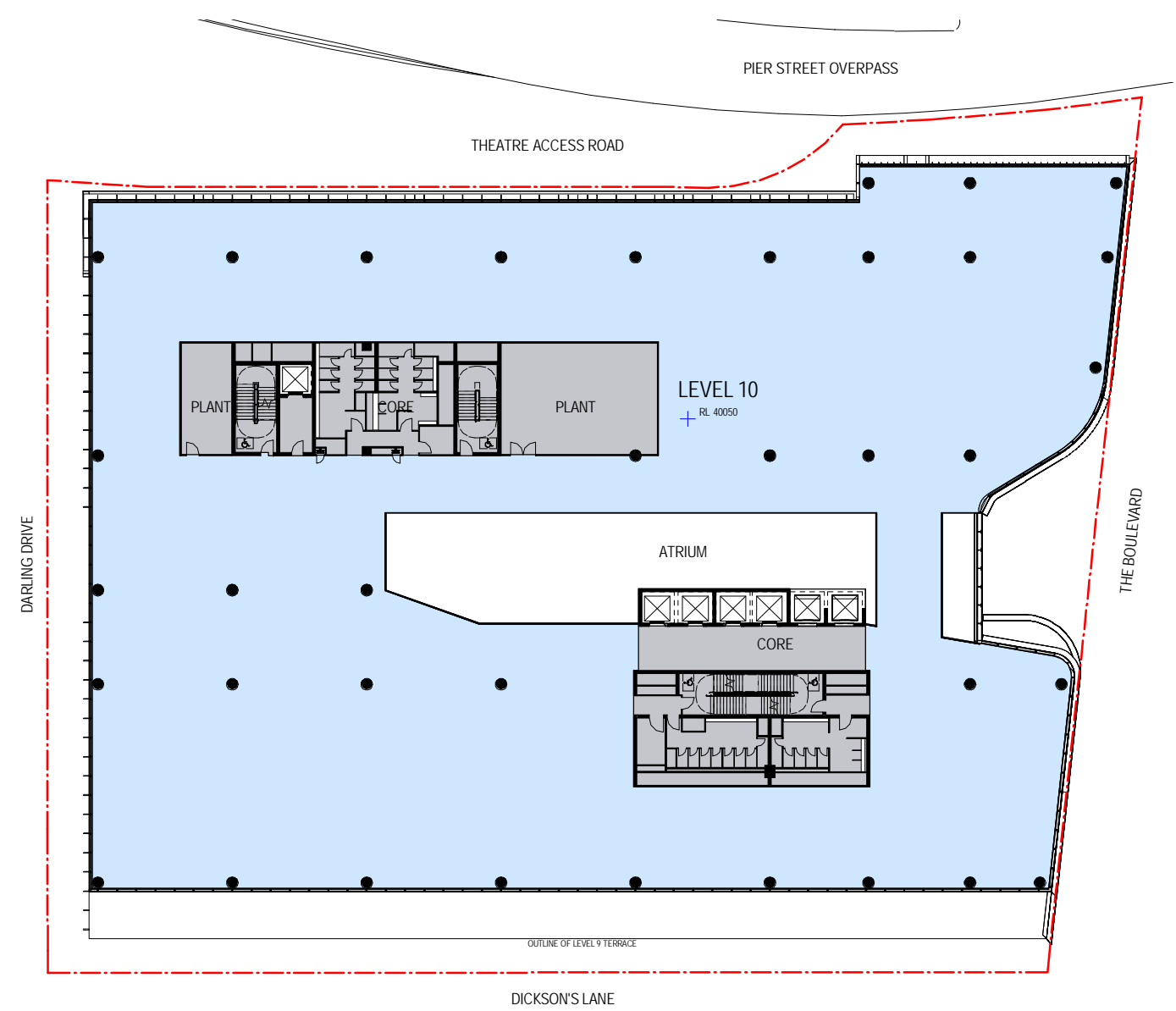
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Revision
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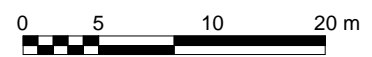


2 Level 10 - DA SSDA4
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1 Level 10 - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

Checked
Checker

Approved
Approver

Size check
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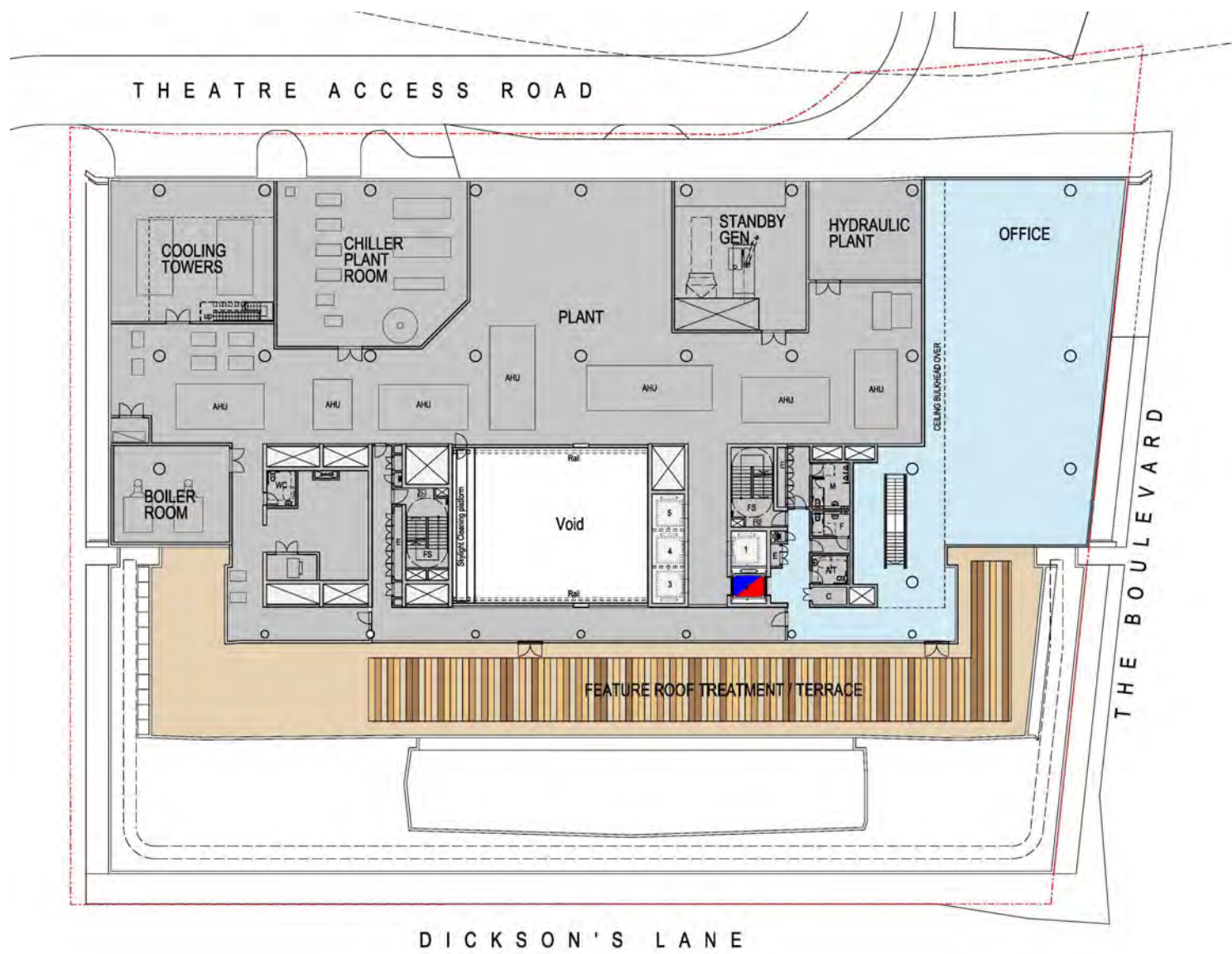
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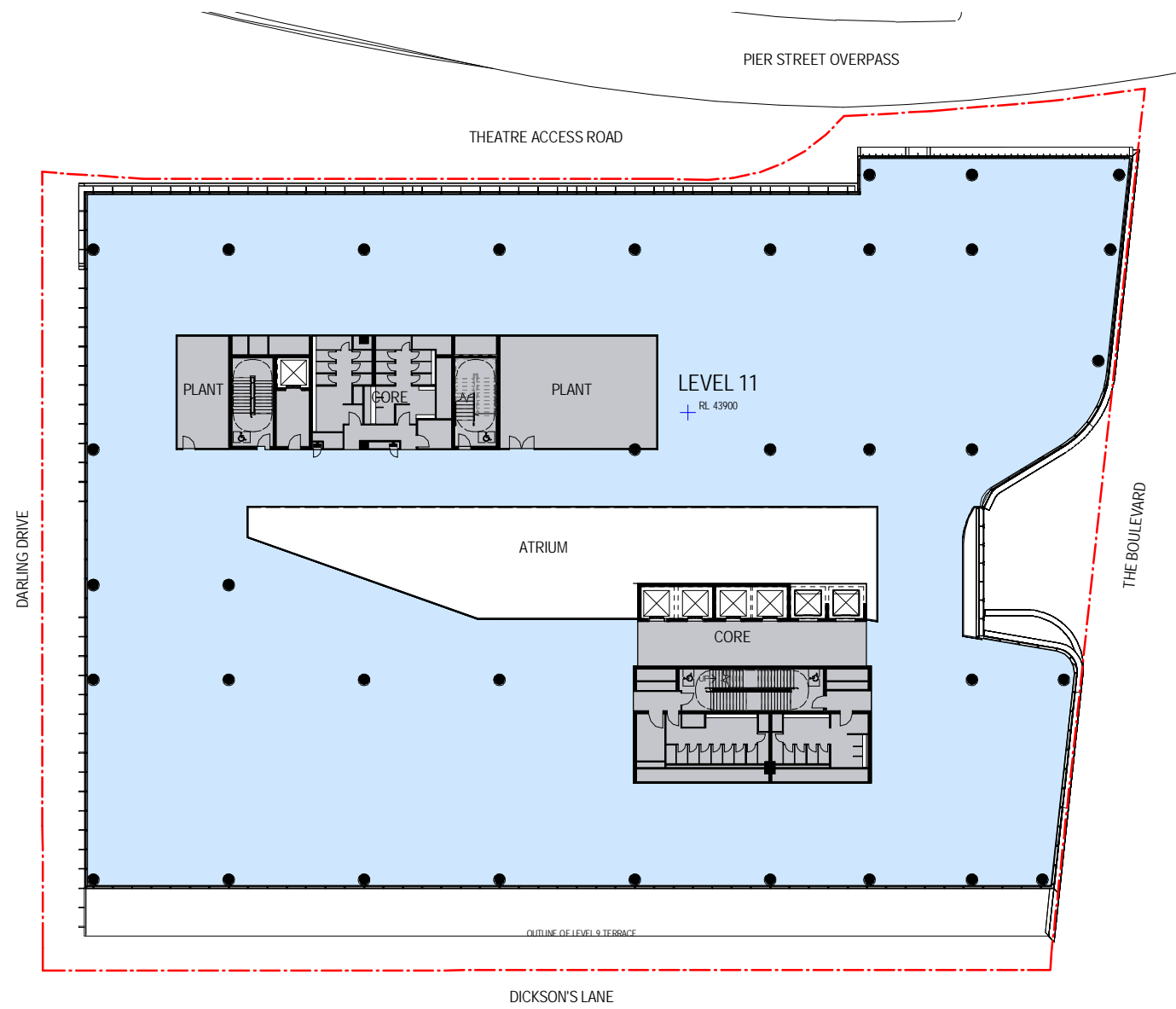
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Status



2 Level 11 - DA SSDA4
SCALE 1 : 250



1 Level 11 - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings. NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

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Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

Checked
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Approved
Approver

Size check
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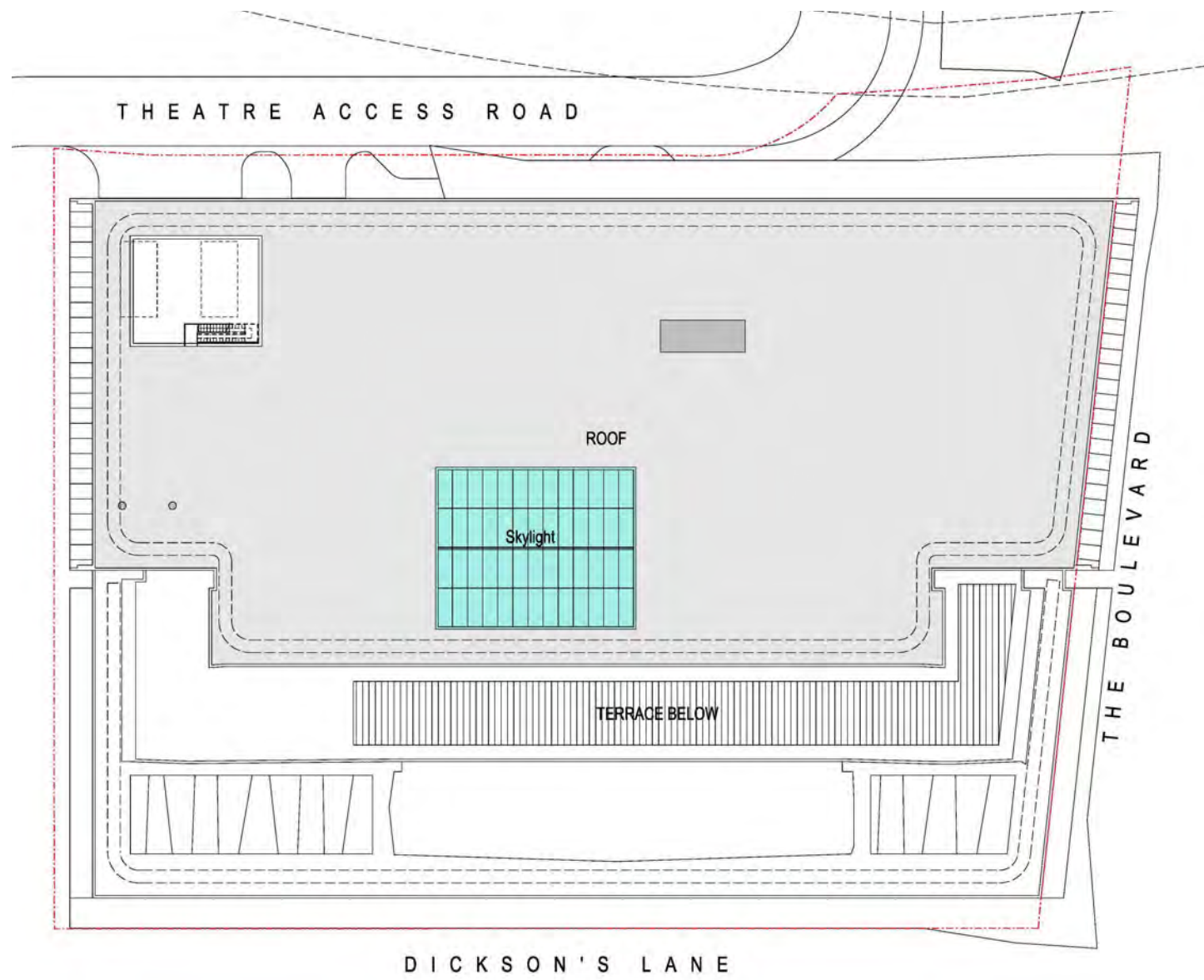
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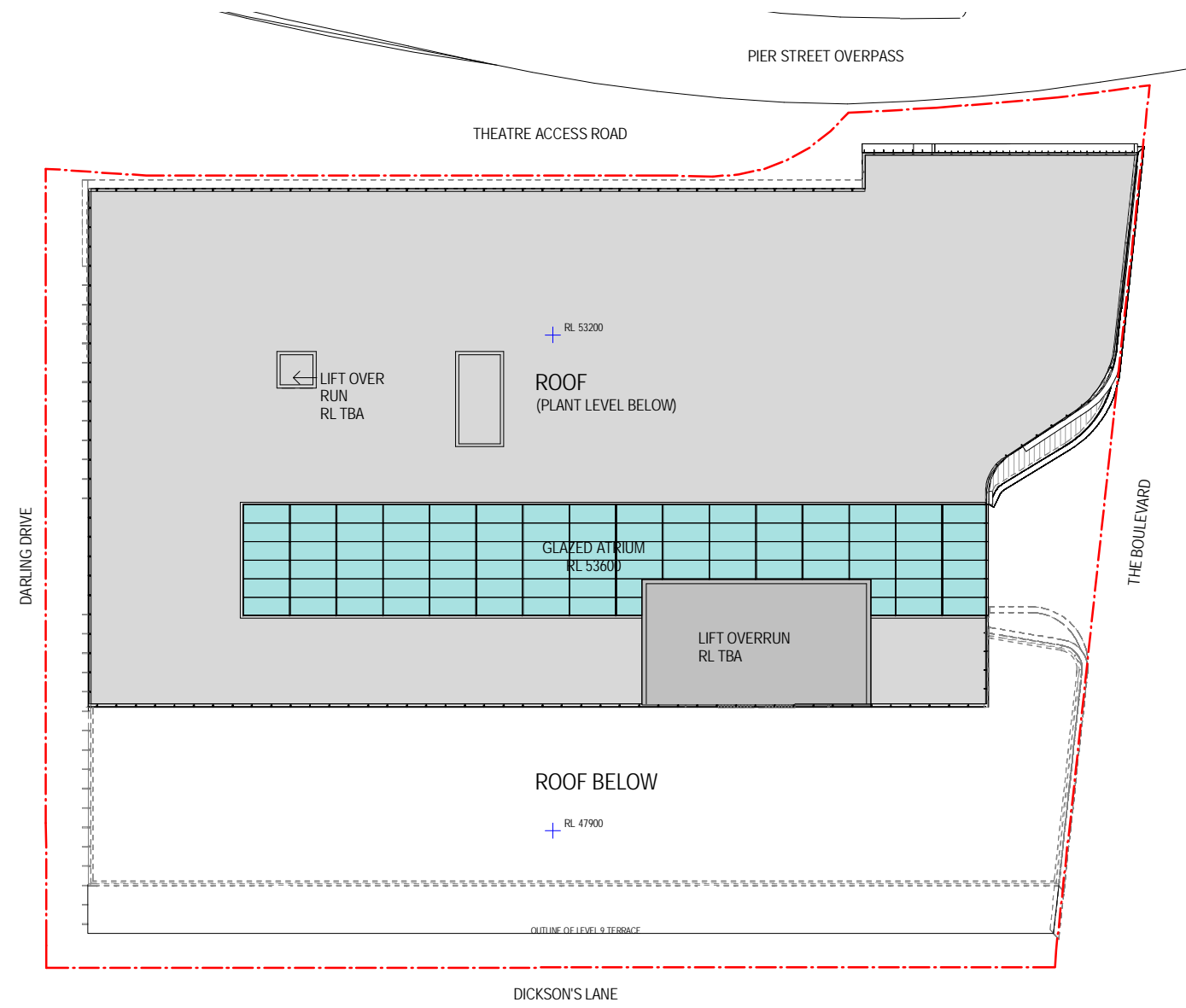
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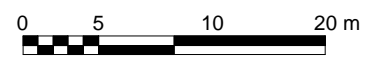


2 Roof Level - DA SSDA4
SCALE 1 : 250



1 Roof Level - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

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Issuer
WOODS BAGOT

Project number
120605

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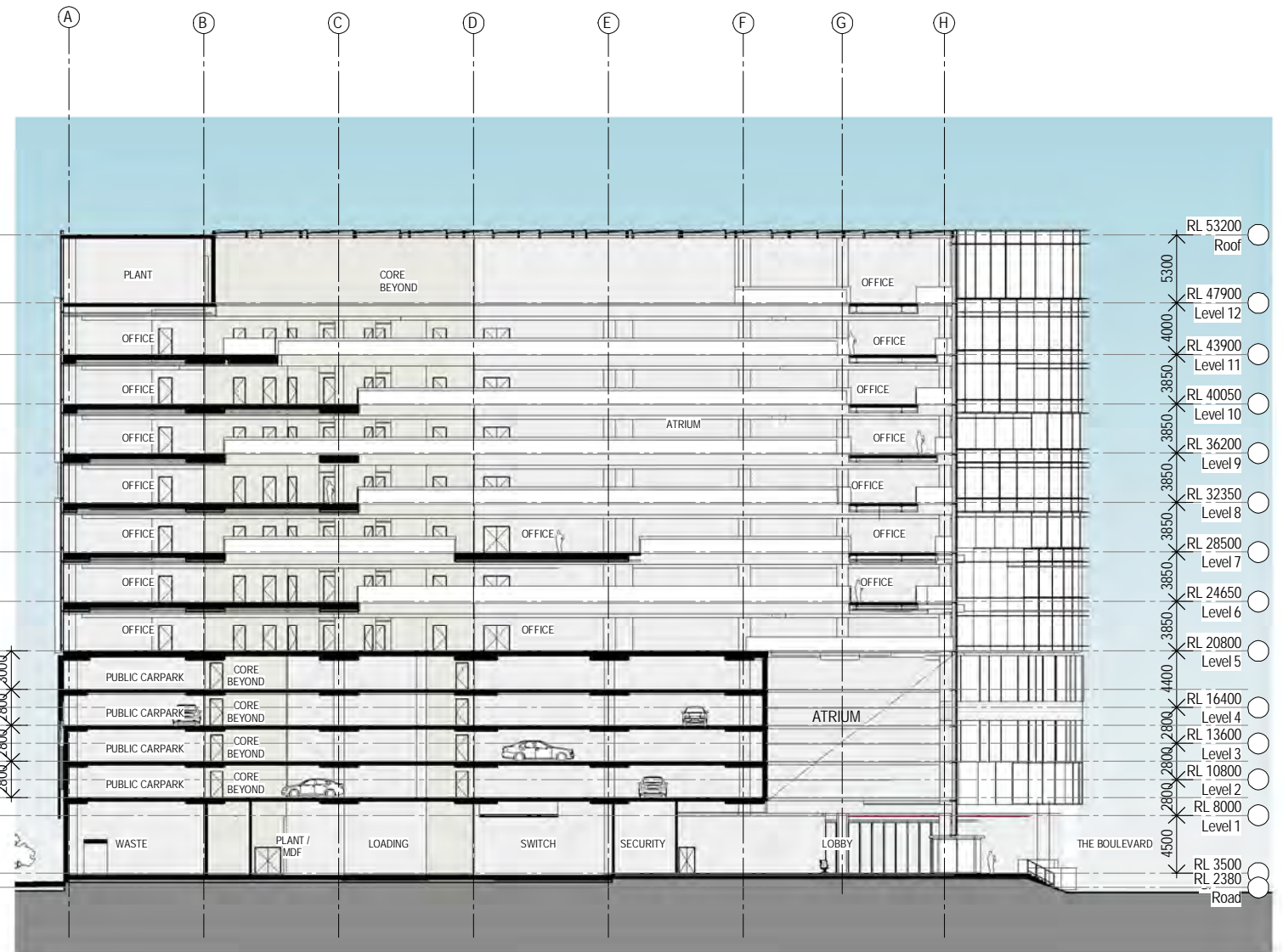
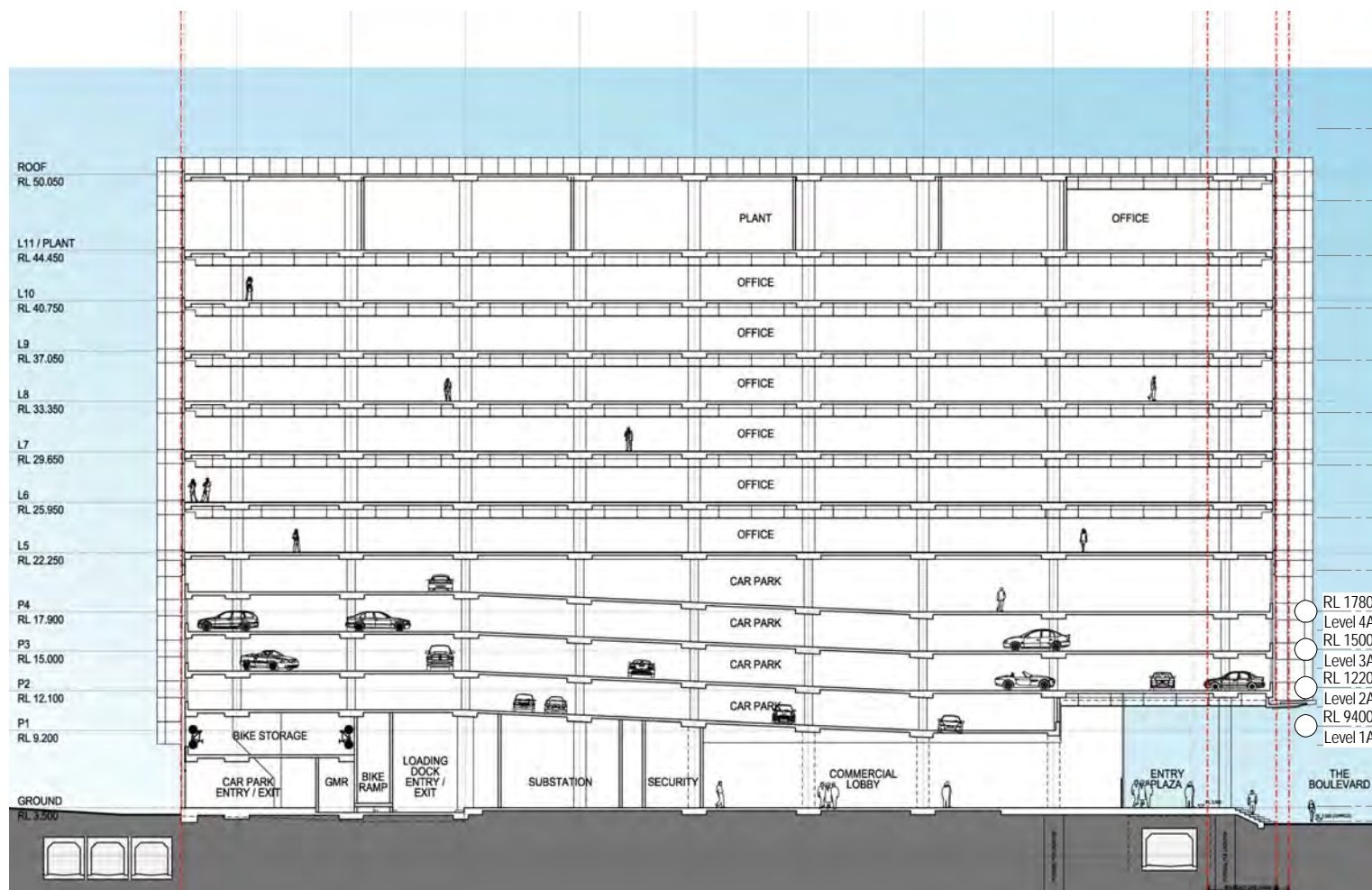
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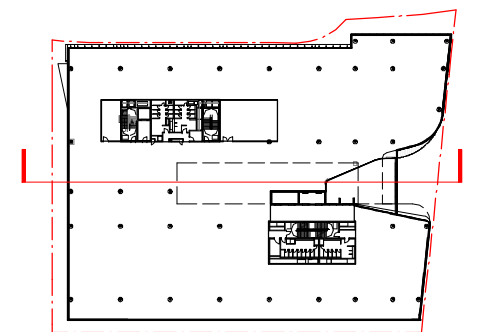
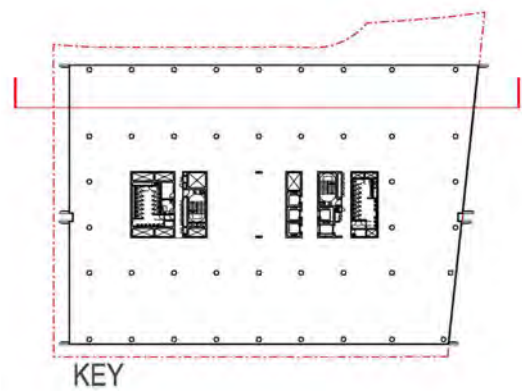
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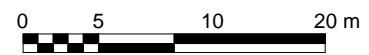


2 Section DD - DA SSDA4
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1 Section AA - Section 96
SCALE 1 : 250



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



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Project number
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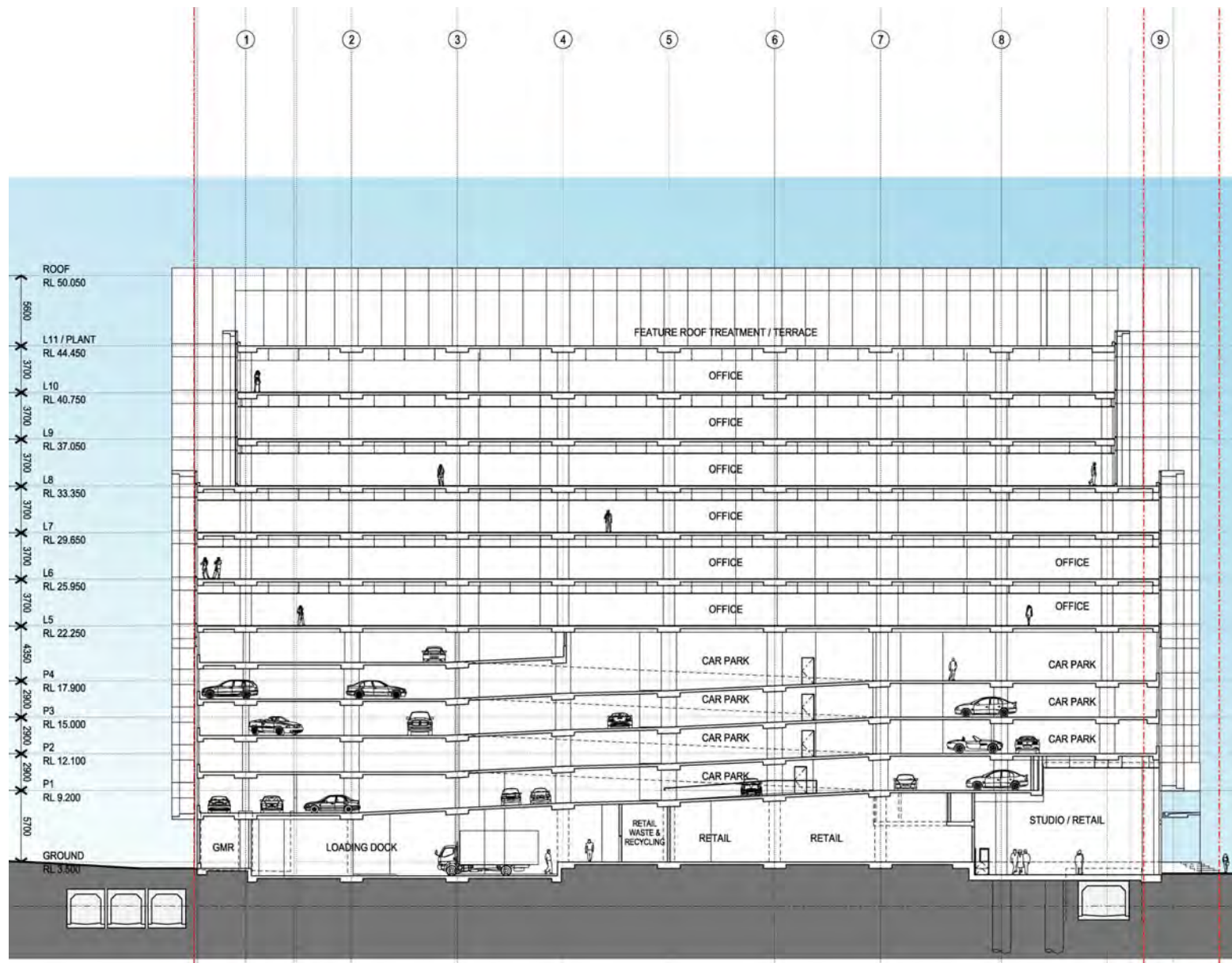
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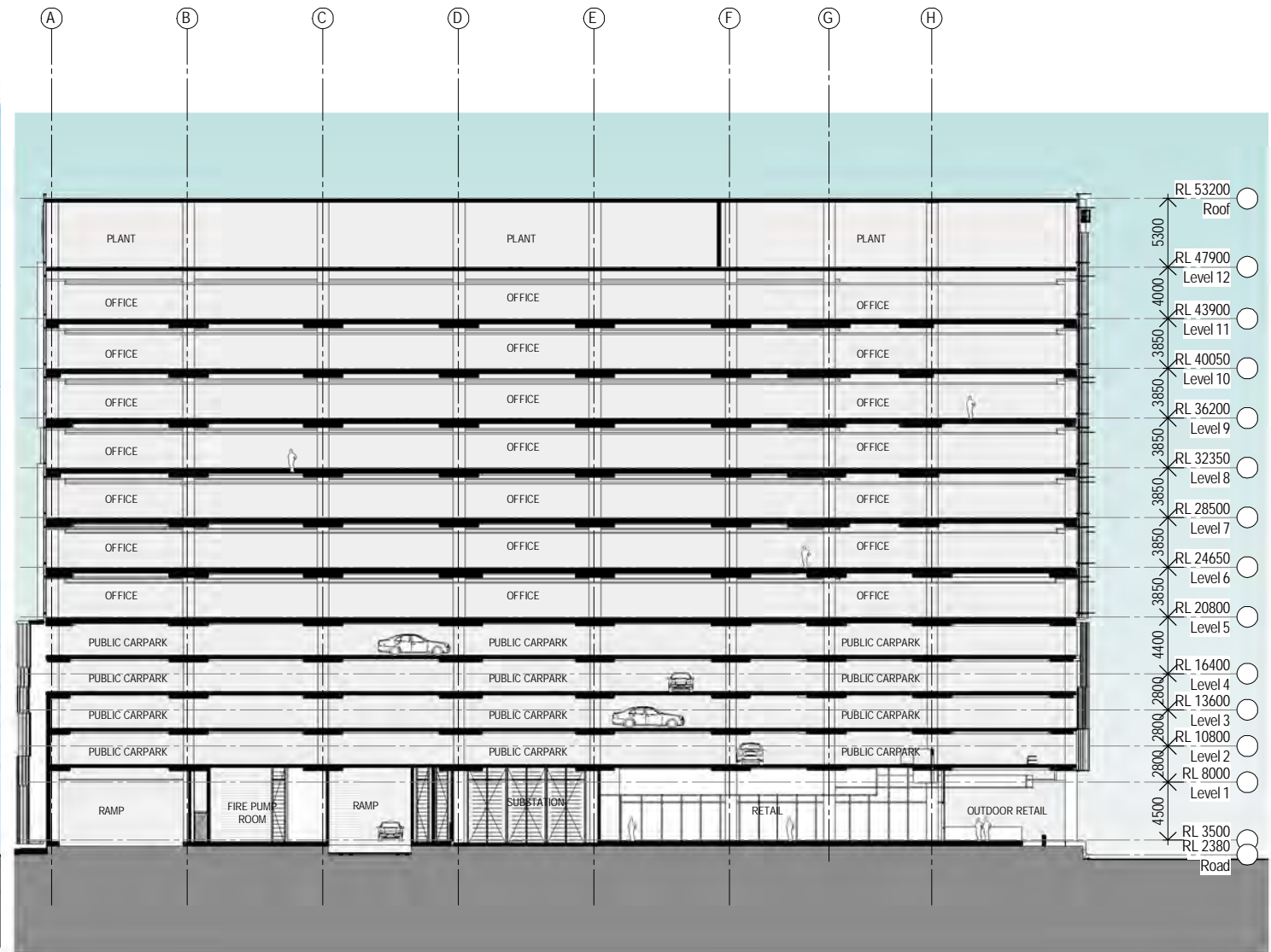
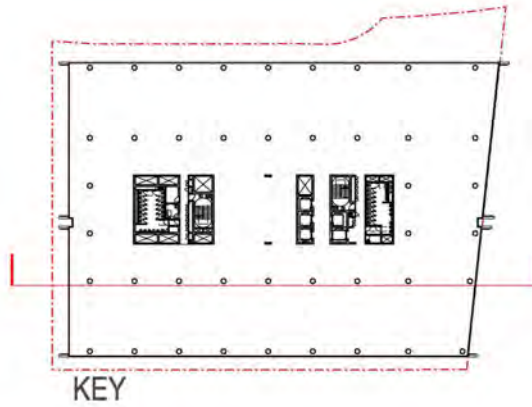
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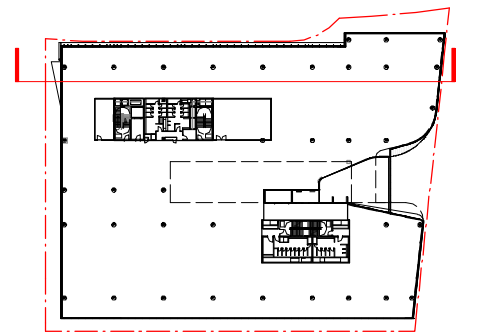
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2 SECTION BB - DA SSDA4
SCALE 1 : 250



1 SECTION BB - Section 96
SCALE 1 : 250



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
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Client
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Project number
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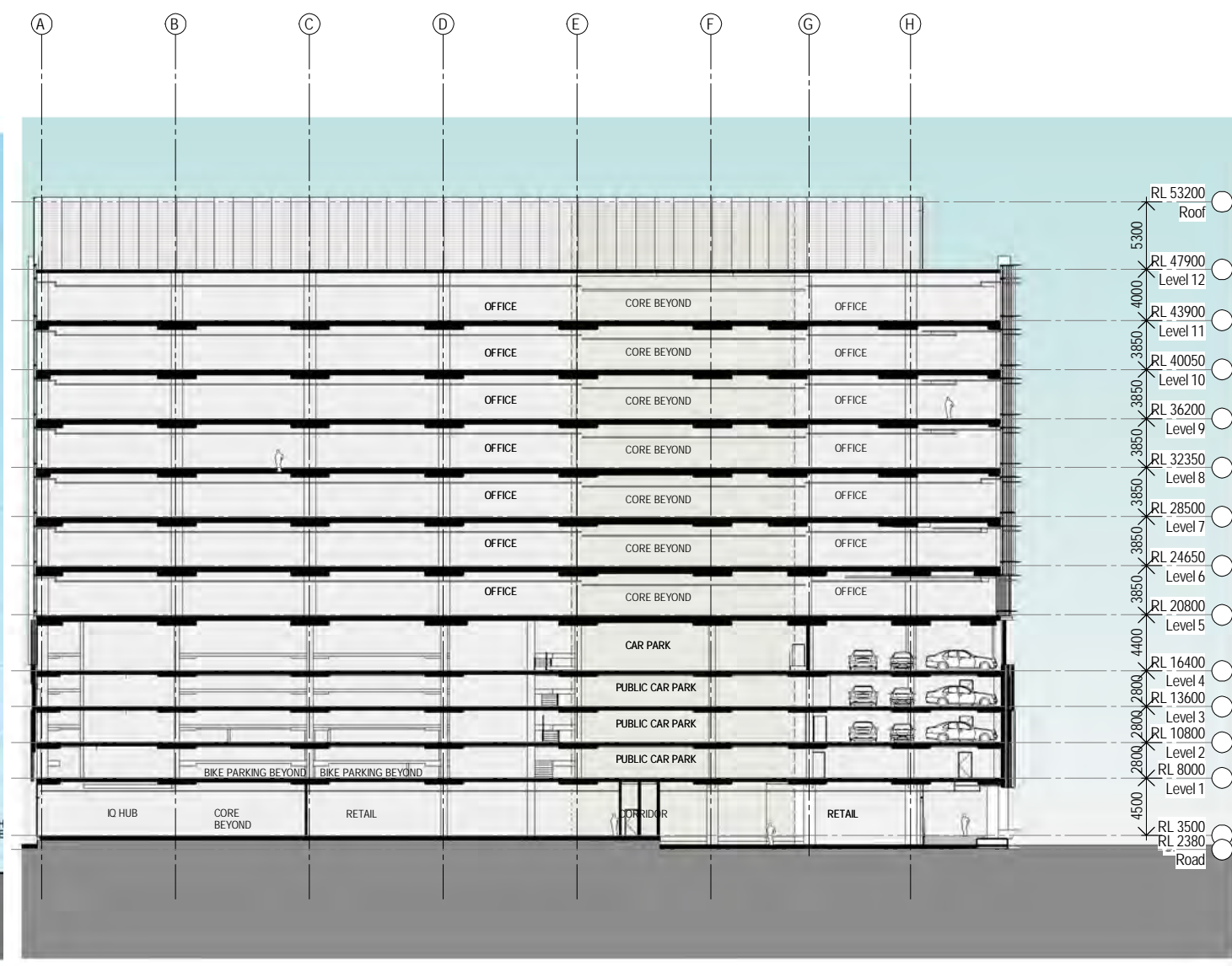
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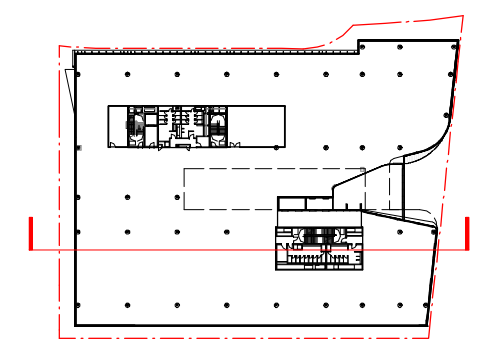
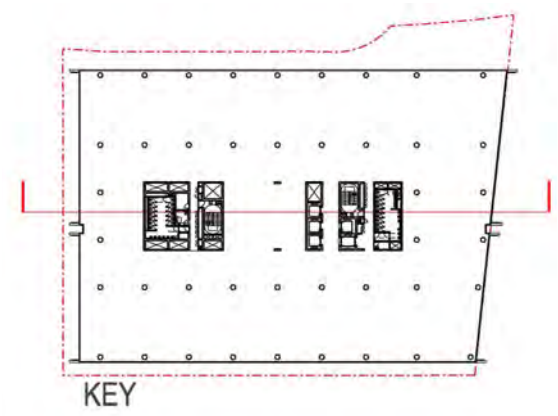
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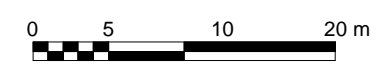
2 SECTION CC - DA SSDA4
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1 SECTION CC - Section 96
SCALE 1 : 250



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

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Project number
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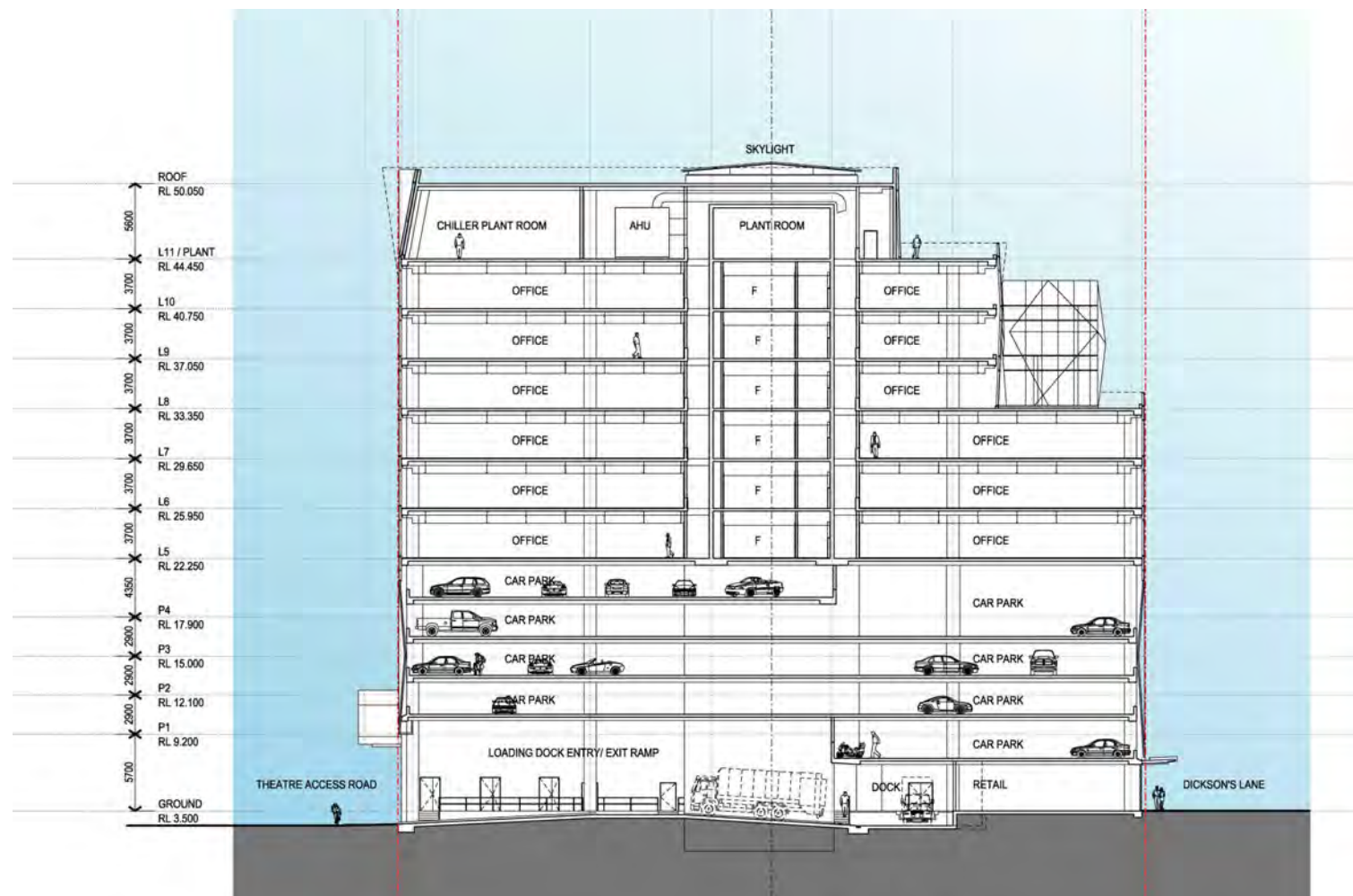
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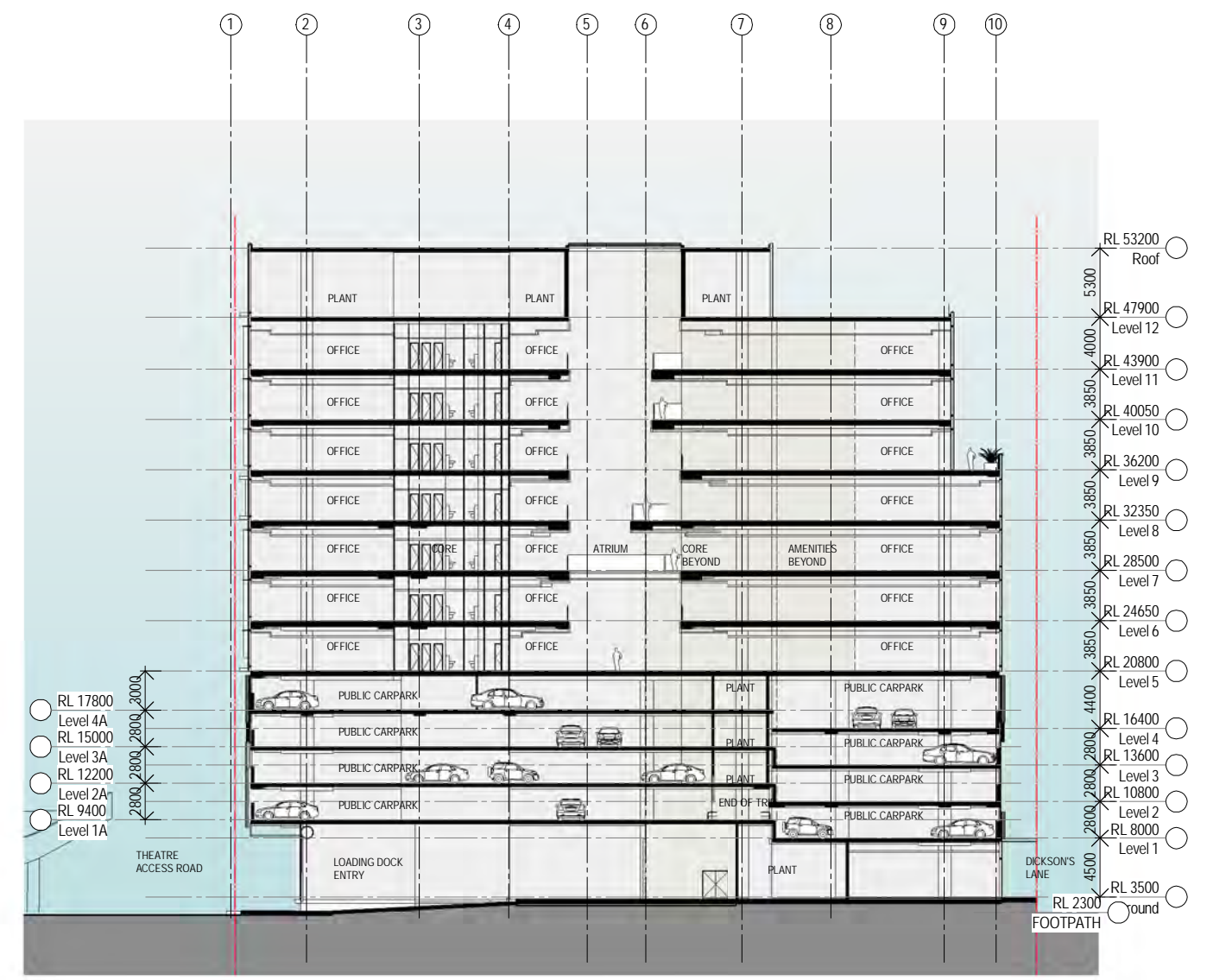
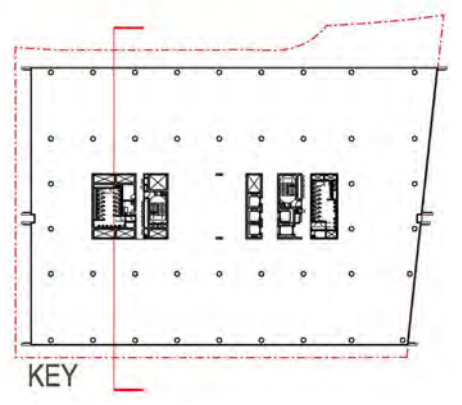
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Revision
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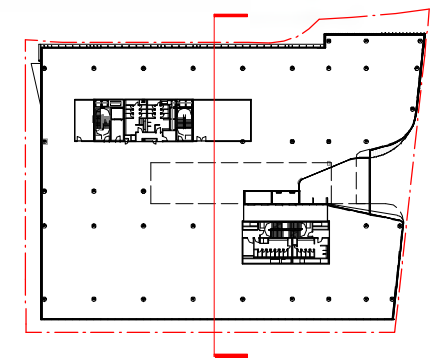
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2 Section EE - DA SSSDA4
SCALE 1 : 250



1 Section DD - Section 96
SCALE 1 : 250



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

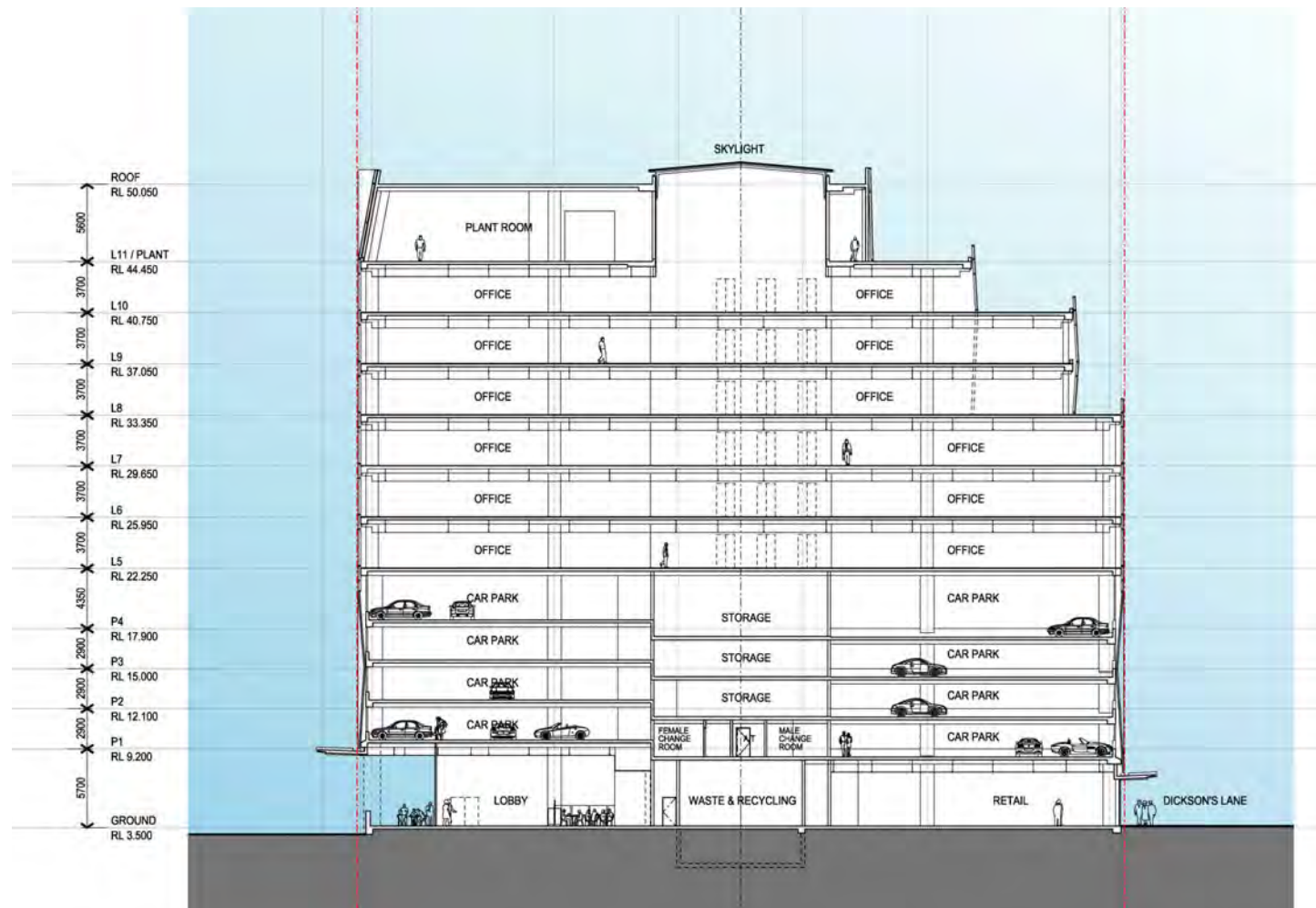


Project: DARLING SQUARE NW PLOT
Client: LEND LEASE

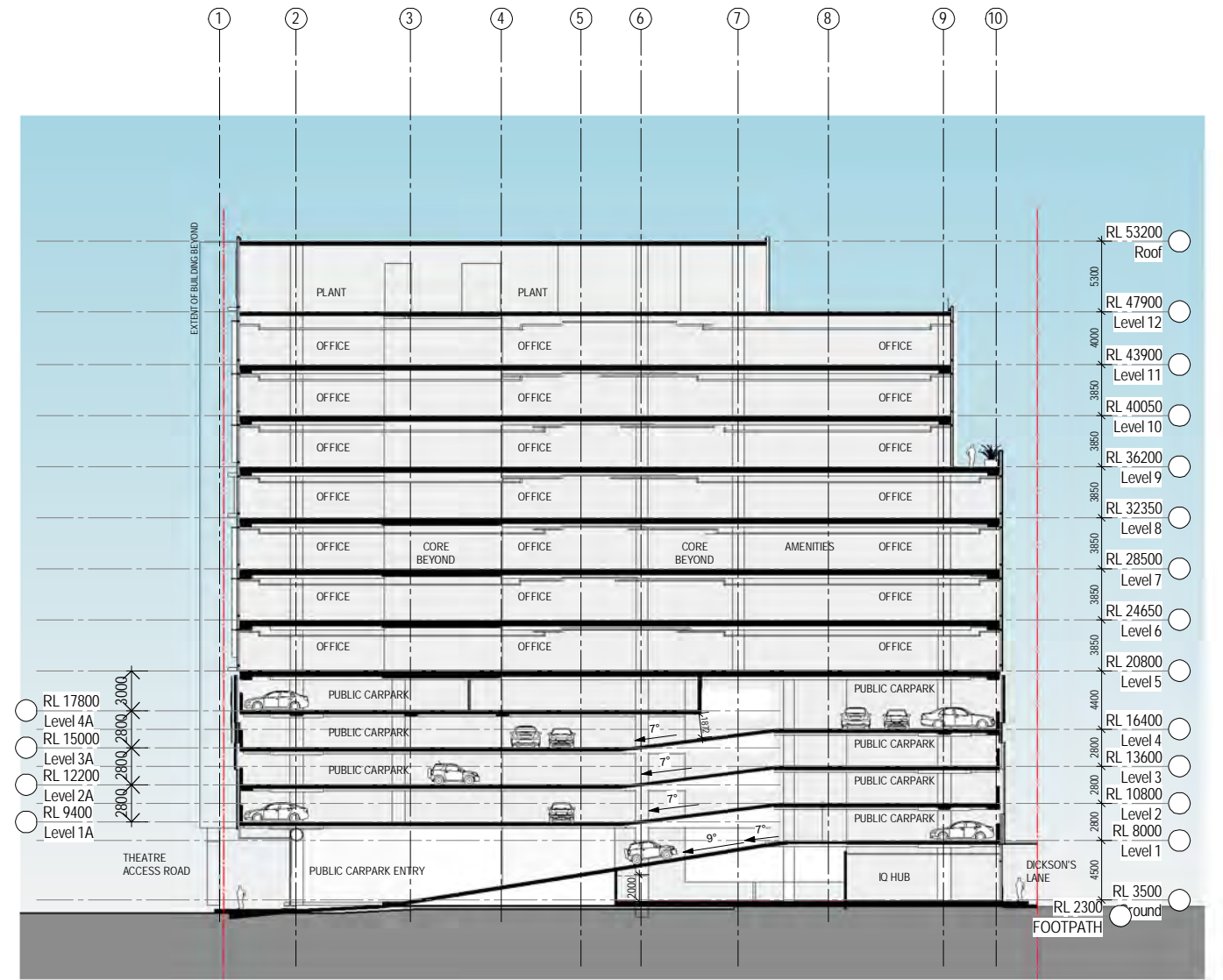
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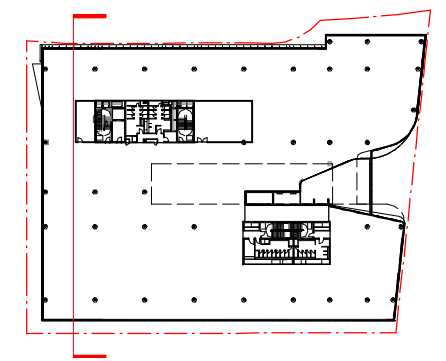
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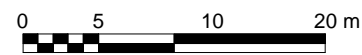
2 Section AA - DA SSDA4
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1 Section EE - Section 96
SCALE 1 : 250



Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
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WOODS BAGOT

Project number
120605

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Approver

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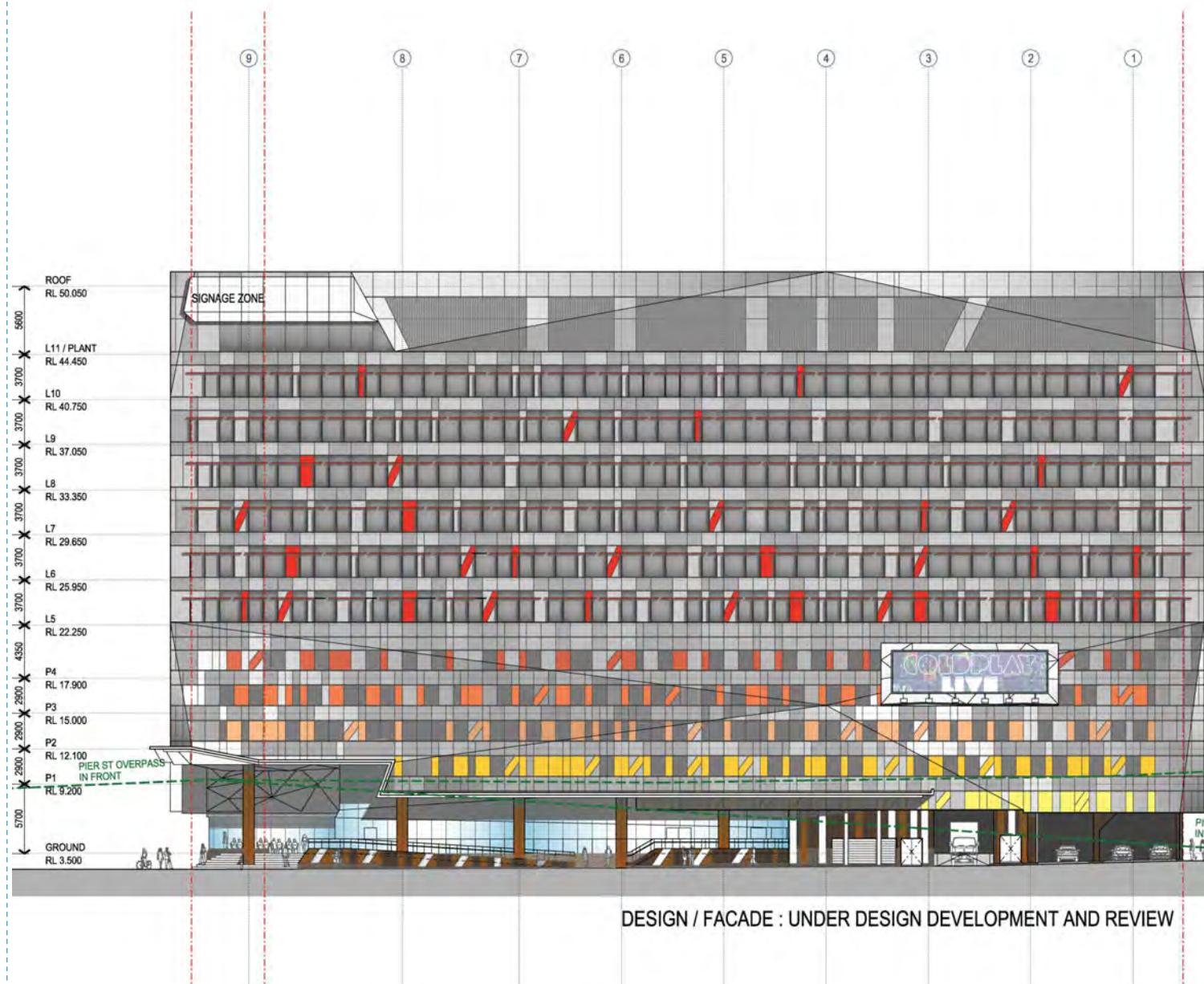
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Revision
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Status



2 NORTH ELEVATION - DA SSDA4
SCALE 1 : 250



1 NORTH ELEVATION - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
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WOODS BAGOT

Project number
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Approver

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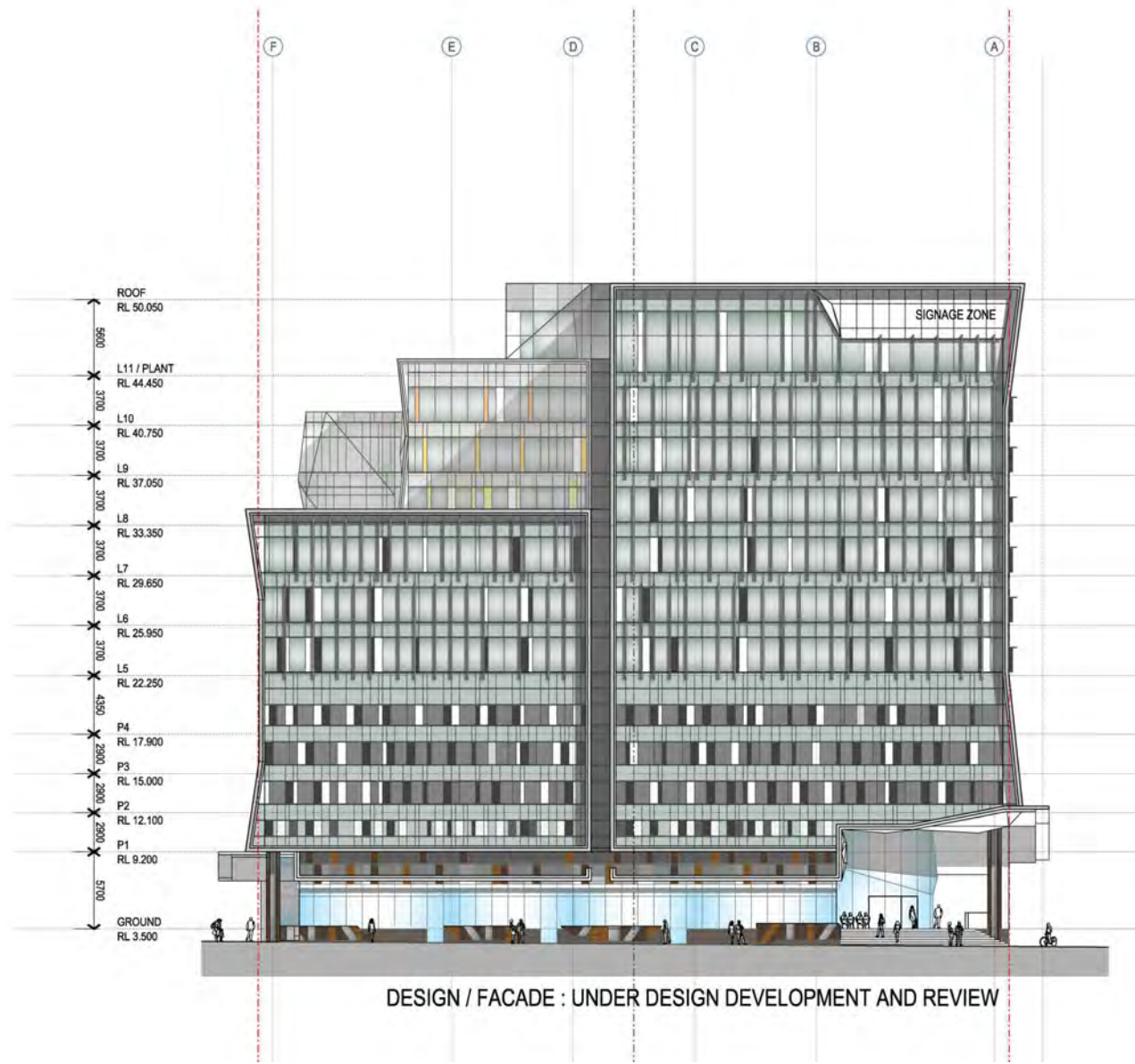
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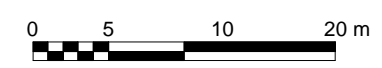


2 EAST ELEVATION - DA SSDA4
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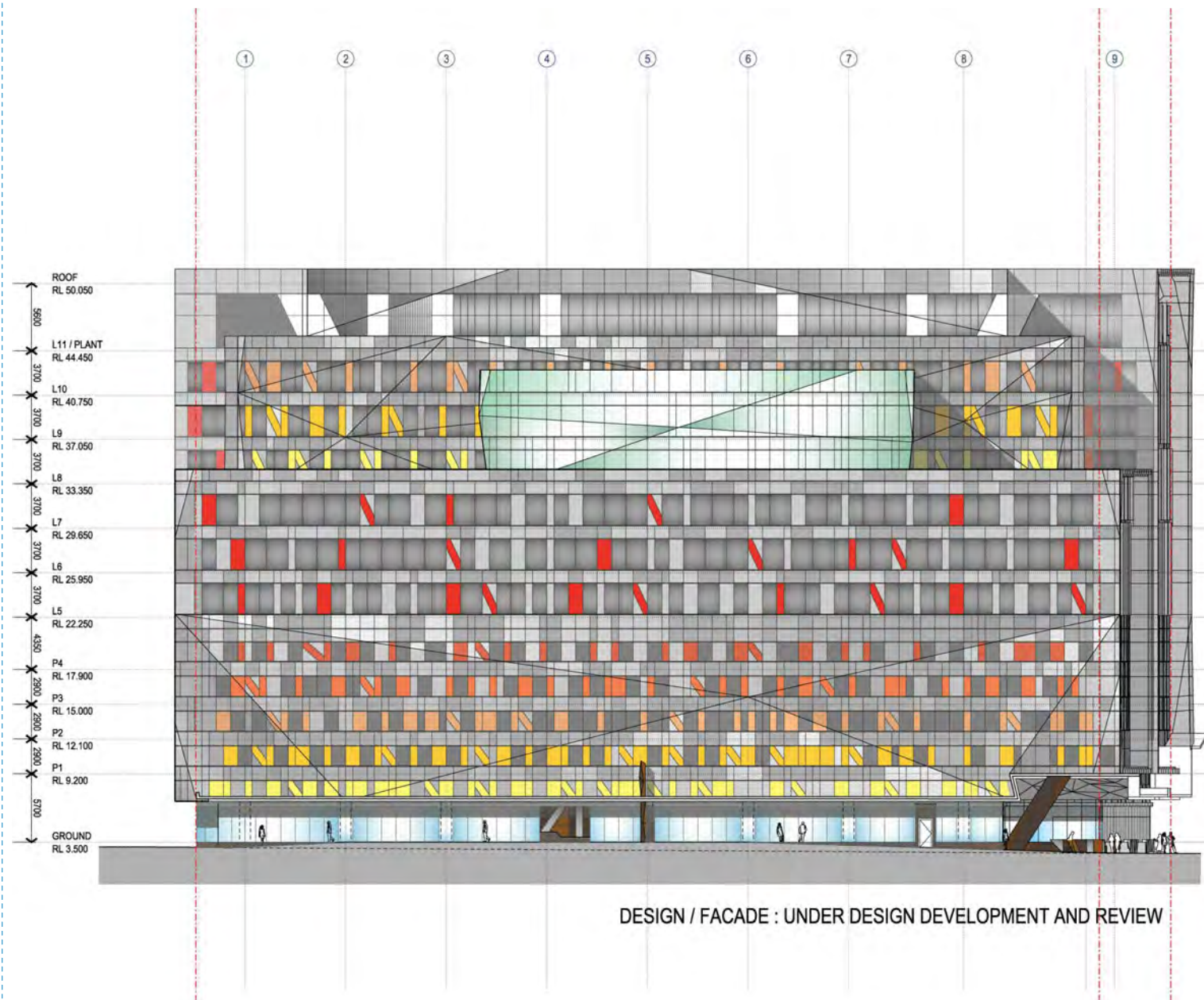


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Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

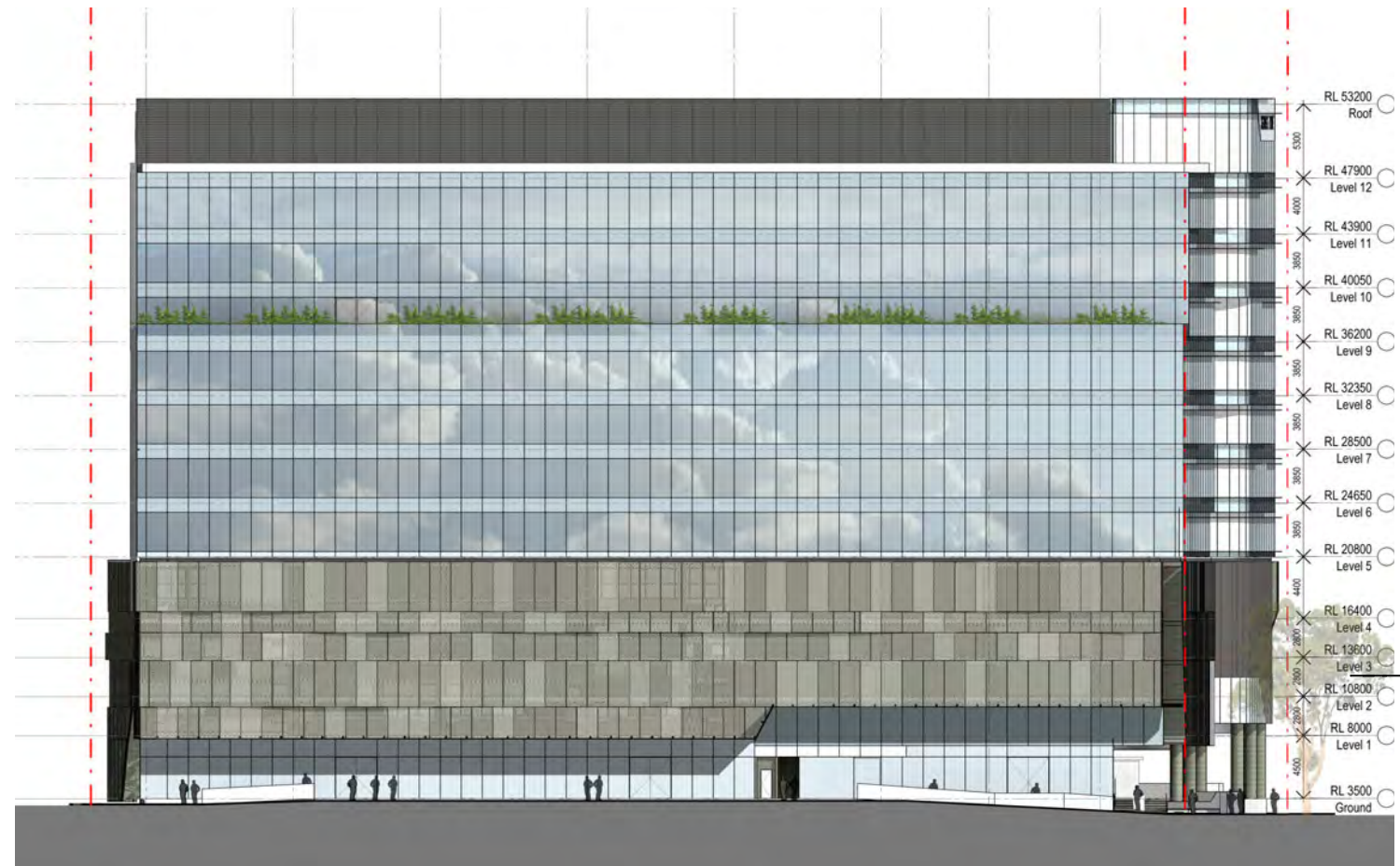


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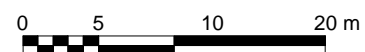
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2 SOUTH ELEVATION - DA SSDA4
SCALE 1 : 250



1 SOUTH ELEVATION - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.



Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

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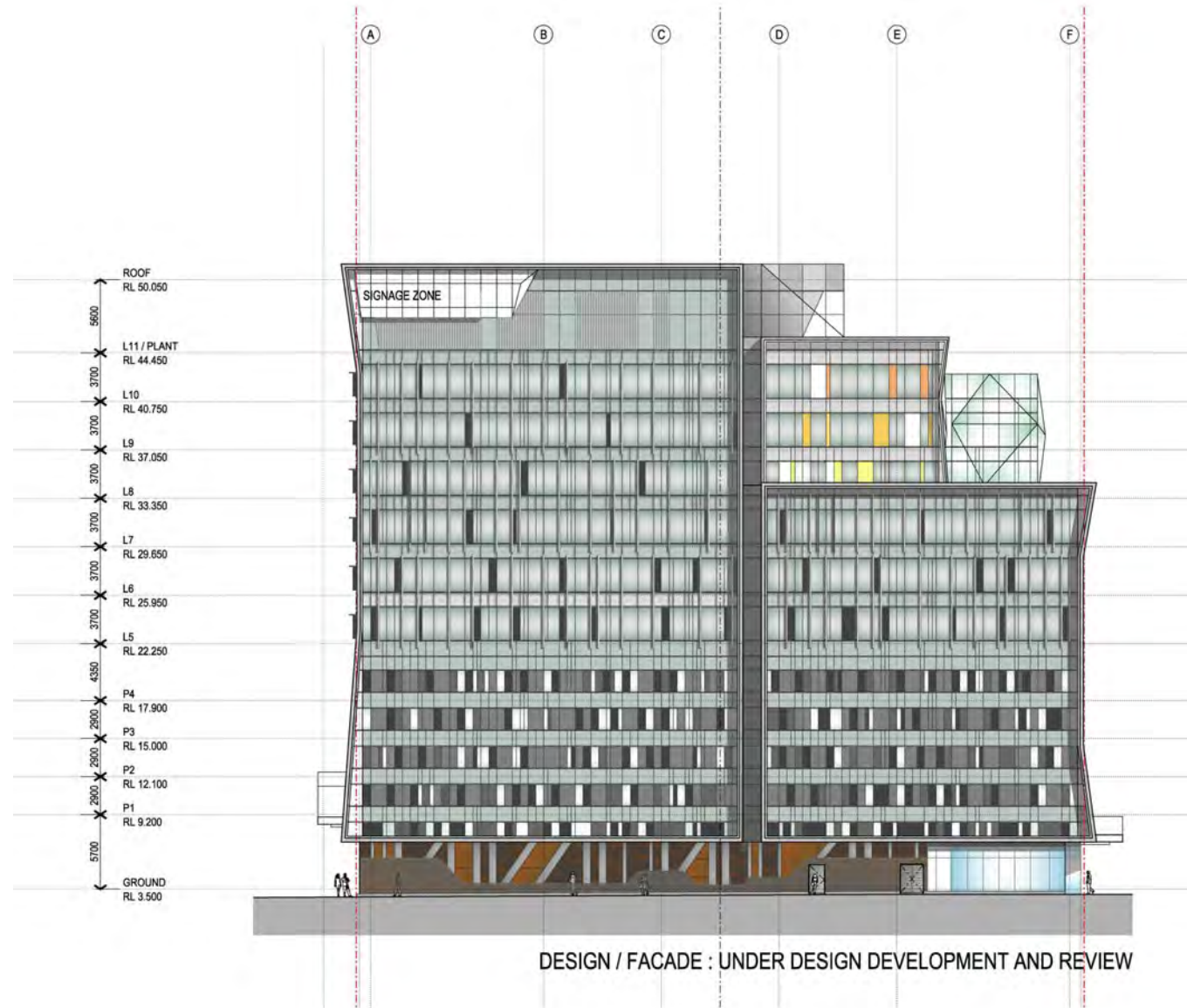
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ELEVATION

Sheet number
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Revision
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Status



2 WEST ELEVATION - DA SDDA4
SCALE 1 : 250



1 WEST ELEVATION - Section 96
SCALE 1 : 250

Recent revision history	Description	Date	Notes & Legend
# Status	SECTION 96 SUBMISSION	10/03/15	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A			NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

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Project
DARLING SQUARE NW PLOT

Client
LEND LEASE

Issuer
WOODS BAGOT

Project number
120605

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Checker

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Approver

Size check
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Sheet title
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Sheet number
DA6204

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Revision
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