

DARLING SQUARE NW PLOT

DESIGN REPORT
FOR SECTION 96 APPLICATION (Mod 2)
TO MODIFY SSD 6013

October 2015



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Revision A: 2nd October 2015

Executive Summary

This report supports an application made under Section 96 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify Development Consent, SSD6013 MOD 1 relating to the development of the North West Plot of Darling Square which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

Development Consent SSD-6013 was granted on 7 May 2014 and updated through the first S96 application on the 20th July 2015 (SSD-6013 MOD1) by the delegate of the Minister for Planning for the following components of development:

- Site preparation works including demolition of existing structures, tree removal, minor excavation, and site remediation as required;
- Staged construction of a 12 storey building to be used for commercial premises, and above ground car parking;
- Various public domain improvements including provision (part) of new east-west pedestrian laneway (known as Dickson's Lane) linking Darling Drive to the Boulevard, upgrading of existing footpaths, provision of street trees, and provision of bicycle parking facilities; and

- Building identification signage and wall advertising sign.

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

- SSDA1 which secured approval for the core convention, exhibition and entertainment facilities of the SICEEP Project;
- SSDA2, a staged application that established a Concept Proposal for a new mixed use neighbourhood at Darling Harbour known as Darling Square;
- SSDA3, SSDA4, SSDA5 and SSDA7 which related to four detailed proposals for use of the development plots within Darling Square;

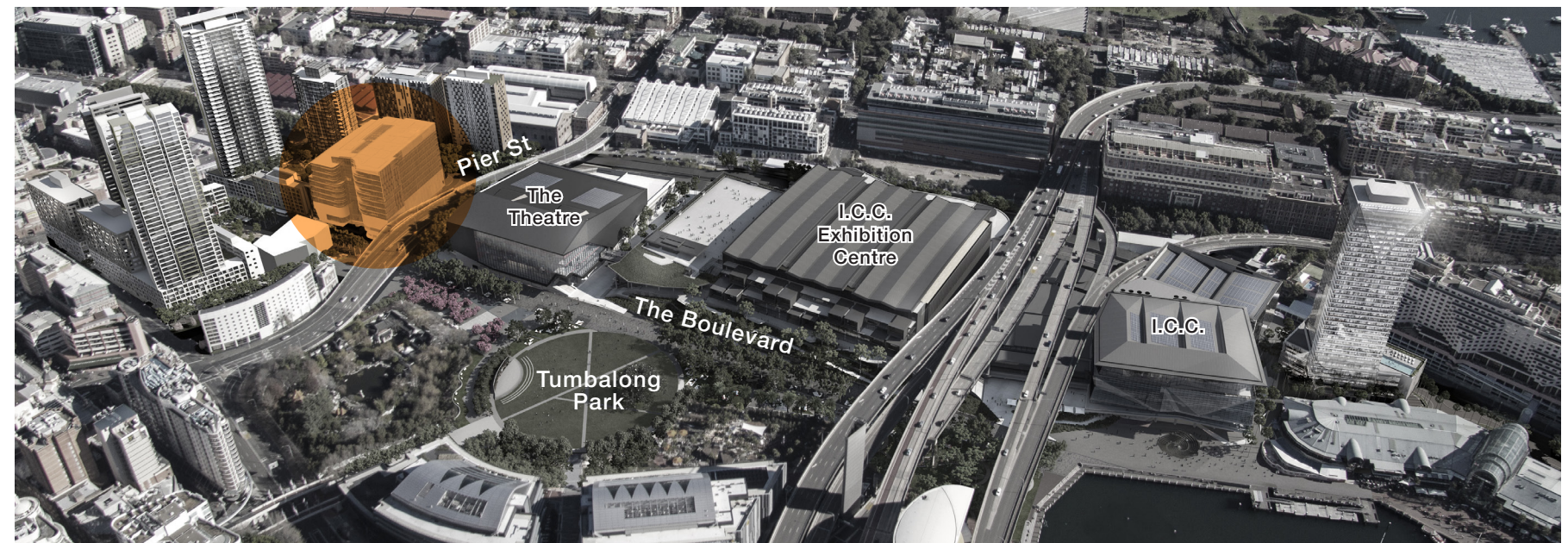


Figure 1.01 : Aerial image of proposed development located within the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP)

Executive Summary

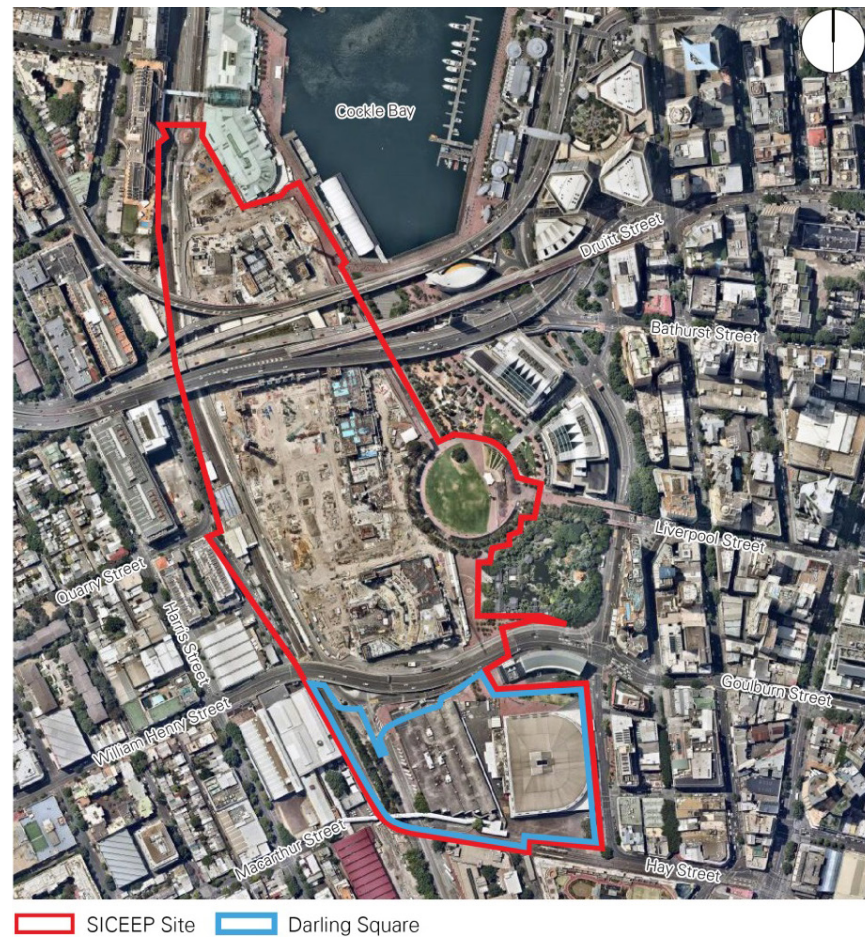


Figure 1.02 : Aerial photograph of the SICEEP site

Overview of Proposed Modifications

This Modification Application seeks approval for the following amendments:

- Increase in Gross Floor Area
- Public domain improvements at the ground plane; and
- A range of other minor amendments resulting from design development.

These are illustrated on the amended Architectural Drawings and largely relate to façade articulation, internal layouts and materiality which are outlined in detail in this report. These design development changes are to be expected especially given the nature and scale of the approved North West Plot development.

This Design Report articulates the design philosophy and methodology that aligns with the core principles defined by the overall SICEEP Concept Proposal, Parameter Plans and Urban Design Guidelines specific to the NW Plot.

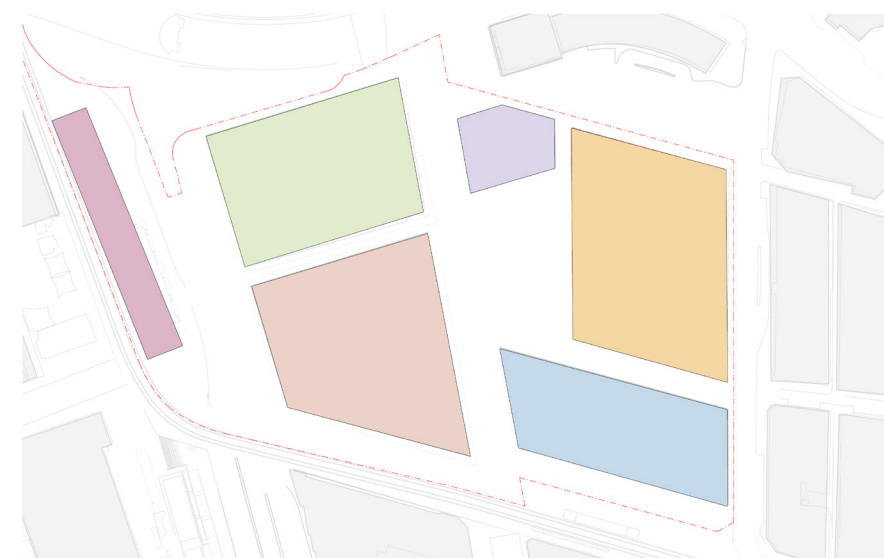


Figure 1.03 : Concept proposal development plots at Darling Square

- | | | |
|-----------------|-----------------|------------------------------|
| North Plot | South-East Plot | North-West Plot |
| North-East Plot | South-West Plot | Western Plot (Darling Drive) |

02

Comparison to Approved Design : Introduction

The previously approved SSD6013 MOD 1 Application reflected urban response sensitivities in response to key contextual issues including:

- A strong corner presence / frontage marking the entry to the Darling Square precinct
- Activation of The Boulevard
- Activation of Dickson's Lane
- Concentration of traffic / service uses on the north boundary / frontage adjacent to Pier Street

The above elements continue to be important considerations for the amended Section 96 design. These aspects in particular have been further developed to achieve an improved outcome.

A detailed description comparing the approved SSD6013 Section 96 MOD 1 design with the proposed Section 96 MOD 2 design follows.



Figure 2.01 : Illustrative view from The Boulevard of the NW Plot proposal

02

Comparison to Approved Design : NW Plot Built Form & Design Description - Ground Floor

2.01 Amendments to Ground Floor

The design continues to deliver an active ground plane. The amendments include:

1. Revision of the structural design to the South East corner has provided greater visual and physical connections to the ground level tenancies from the Boulevard.
2. The fire escape from the southern building core has been suspended above the ground level tenancies to provide direct access for the tenancies to the loading dock.
3. Provision of shared amenities including dedicated male, female and unisex toilets for the proposed active ground floor uses accessed from Dickson's Lane.
4. Alternative fire escape to Western side of the building; cantilevered with no impact to bio-swale.



Figure 2.02 : Approved SSD6013 MOD 1 NW Plot ground plan

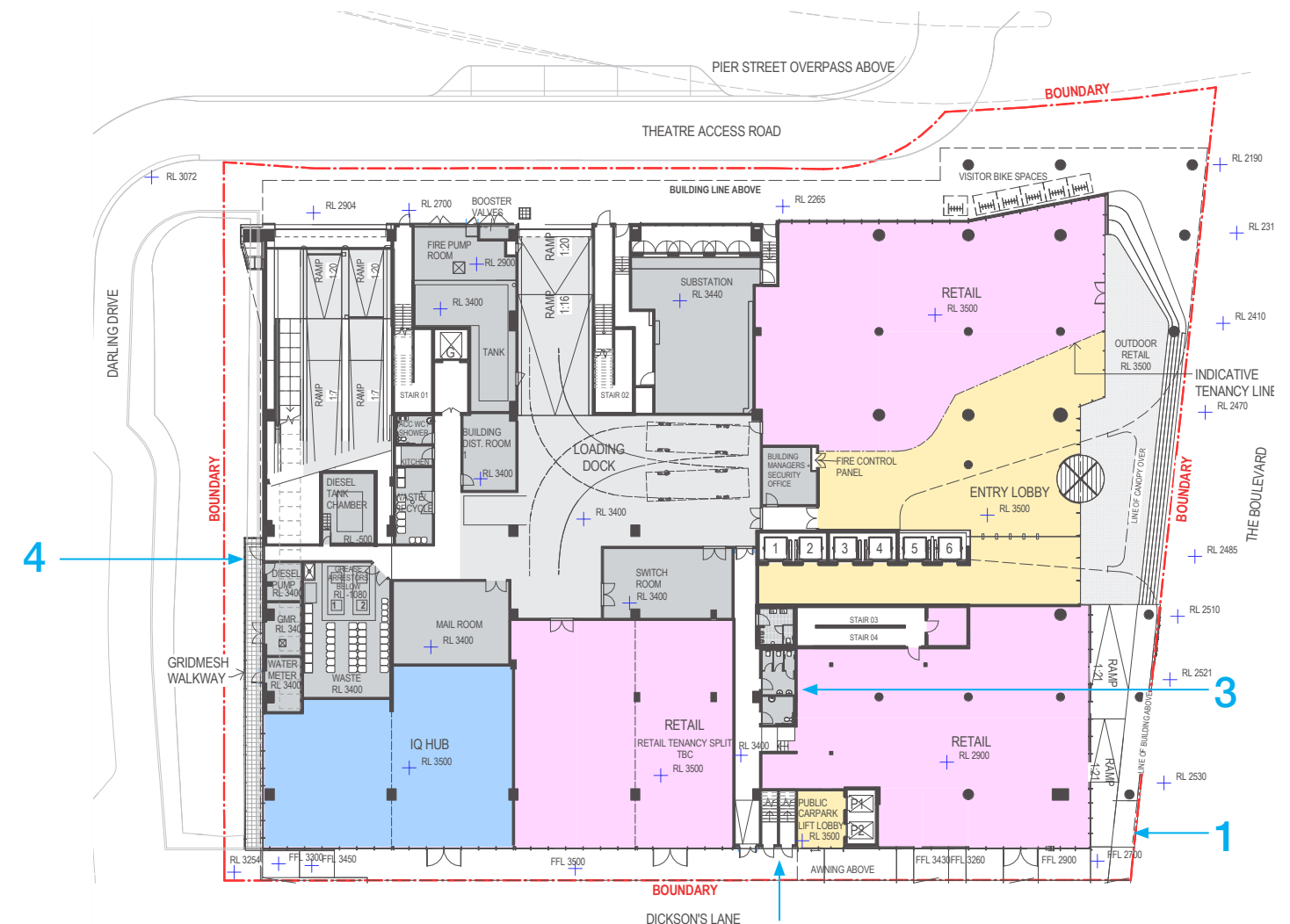


Figure 2.03 : Section 96 NW Plot ground plan design proposal

02

Comparison to Approved Design :
NW Plot Built Form & Design
Description - Awnings + Signage

SIGNAGE ZONE AREAS

LOCATION	PROPOSED m2
Northern Façade Lvl 12	(18m x 3m) = 54m2
Eastern Façade Lvl 12	(18m x 3m) = 54 m2
Eastern Façade Ground	(9m x 1.3m) = 12m2
	(5m x 0.6m) = 3m2
Western Façade Lvl 12	(18m x 3m) = 54m2

2.02 Awnings + Signage

To highlight the entry to the building and provide a sheltered access for the building users an awning has been introduced on the eastern facade. The sculptural shape complements the overall geometry of the building design.

A signage zone has been developed to identify the building and provide wayfinding for visitors below the eastern awning and a smaller ground level sign has been integrated into the exterior structure.

The signage zones located on the higher levels of the North, East and Western facades have been modified to accommodate the future tenant signage.

The fixed awning structure along Dickson’s Lane has been reduced to allow for bespoke retail designed awnings to enhance the laneway quality of this space.

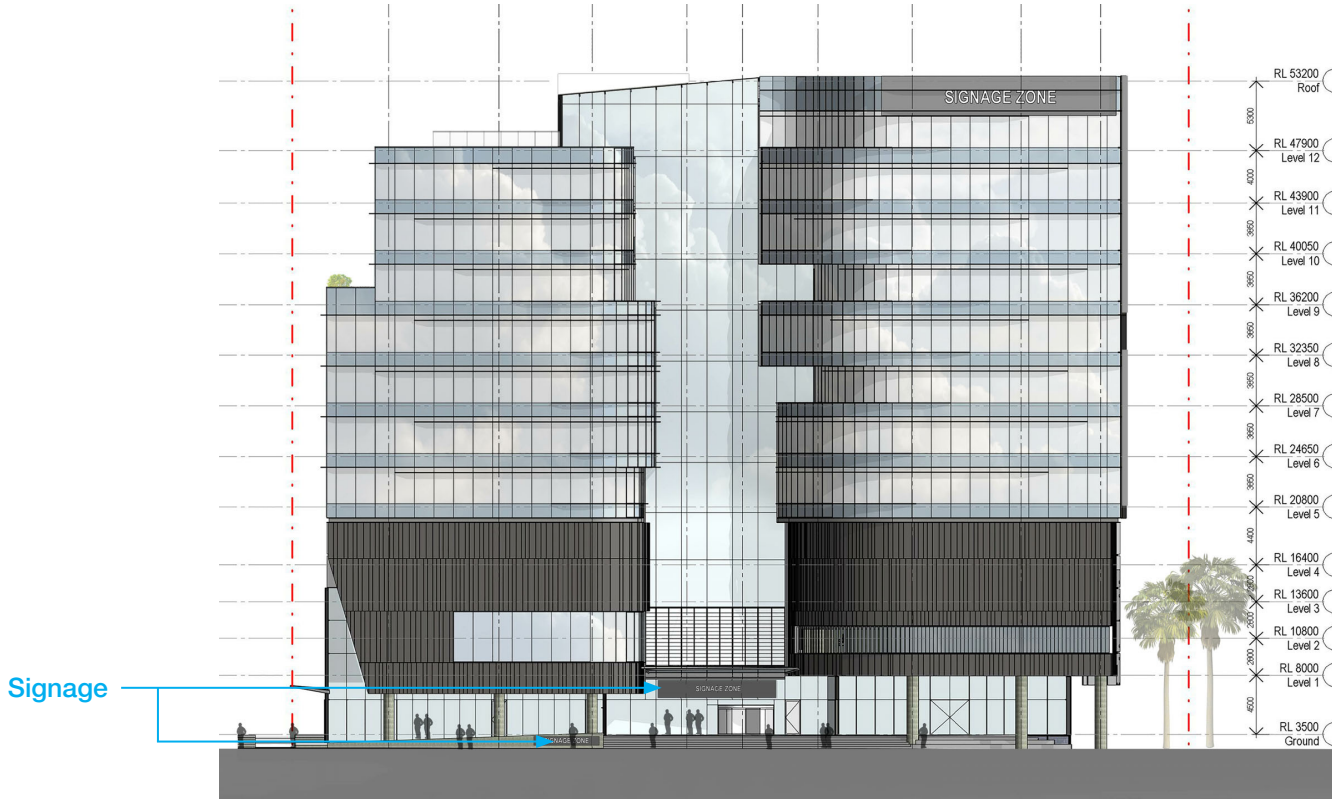


Figure 2.04 : Section 96 NW Plot proposed East elevation



Figure 2.05 : Illustrative views at ground level entering commercial lobby from The Boulevard



Figure 2.06 : Approved SSD 6013 MOD 1 NW Plot South East corner

Feature Architectural
Corner Design



Figure 2.07 : Section 96 NW Plot proposed South East corner

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

2.03 Facades

The glazed areas of the yoga/gym room to the south of the building entry and the end of trip facilities to the north of the building entry have been embedded in the surrounding metal cladding. The end of trip facilities storage area is to be a naturally ventilated space and permanently open louvred areas have been incorporated.

Design development to the atrium glazing resulted in a minor fall for water run off. To be able to wrap the eastern facade into the skylight a very minor slope is visible at the top of the east facade.

The facade around the carpark zones (Levels 1-4) has been enhanced to create finer architectural detail on all elevations, while maintaining the natural ventilation to the carpark, this includes:

- The eastern facade has been detailed with additional folds to soften the scale and bulk of the facade.
- The north, south and western facade panels have been refined in width to enhance the patina of the facade.

The south east corner of the building has been refined to create a feature architectural corner detail that will be animated signifying the entrance to Dickson's Lane from the Boulevard.

Through a revised reflectivity study, it was possible to reduce the number and depth of the vertical fins across the north facade. This significantly improves the outlook from the building of the office floors.

Atrium Falling

Yoga/ Gym Room

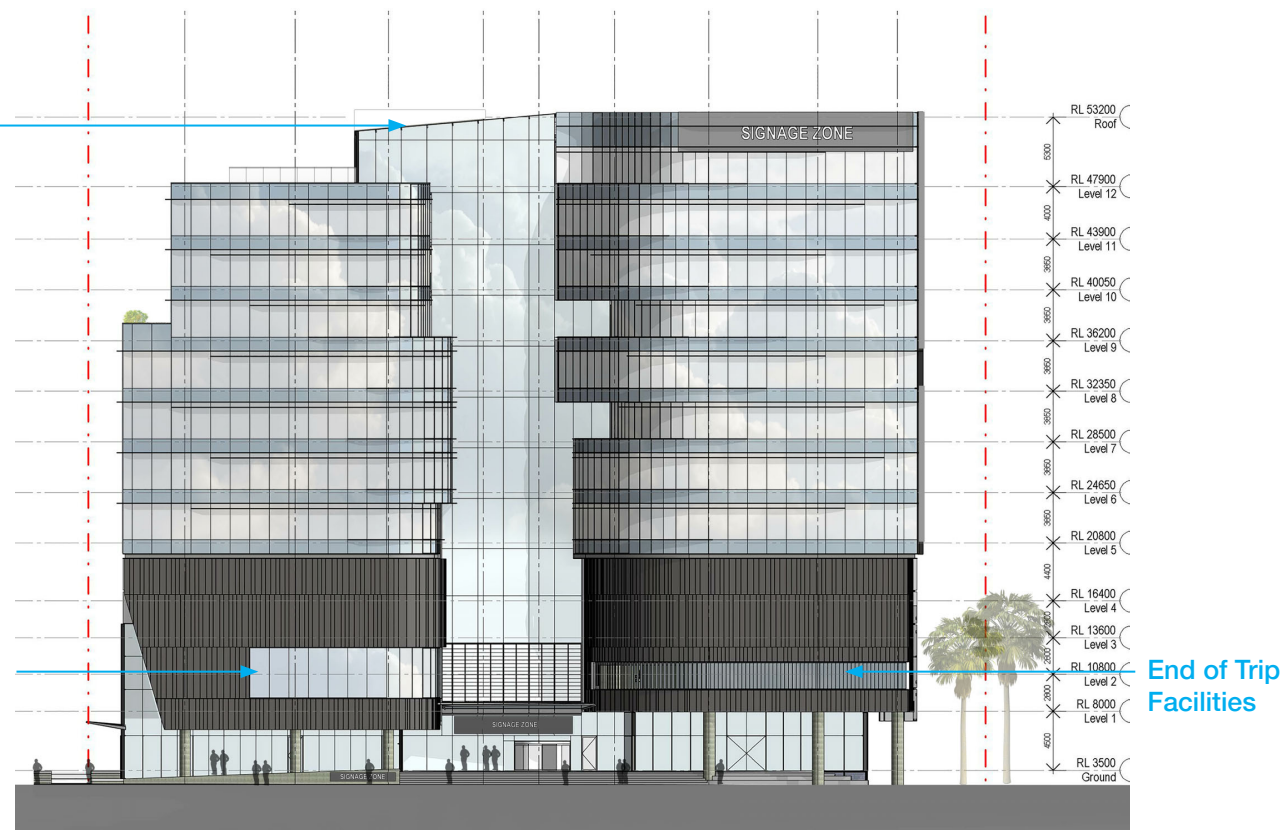


Figure 2.08 : Section 96 NW Plot proposed East elevation



Figure 2.09 : Section 96 NW Plot proposed North elevation

Comparison to Approved Design : NW Plot Built Form & Design Description - Mechanical System + Roof

2.04 Change of Mechanical System and Roof Solar Panels

Changing the mechanical system from Low Temp VAV to chilled beams along with general design development efficiencies for other building services has enabled the plant areas to be significantly reduced. More usable floorspace is available on the typical floors and plant space is converted into office space on Level 12.

As part of the building sustainability and green star strategy solar panels on the roof have been incorporated. The power generated by the solar panels will reduce operating demands in peak times by the building and improve the overall precinct energy performance rating.

A small roof terrace is proposed to enable the future tenant with an alternative shared space. This will enhance the activation of the roof space and provide a unique opportunity for the building to connect with the adjoining developments.

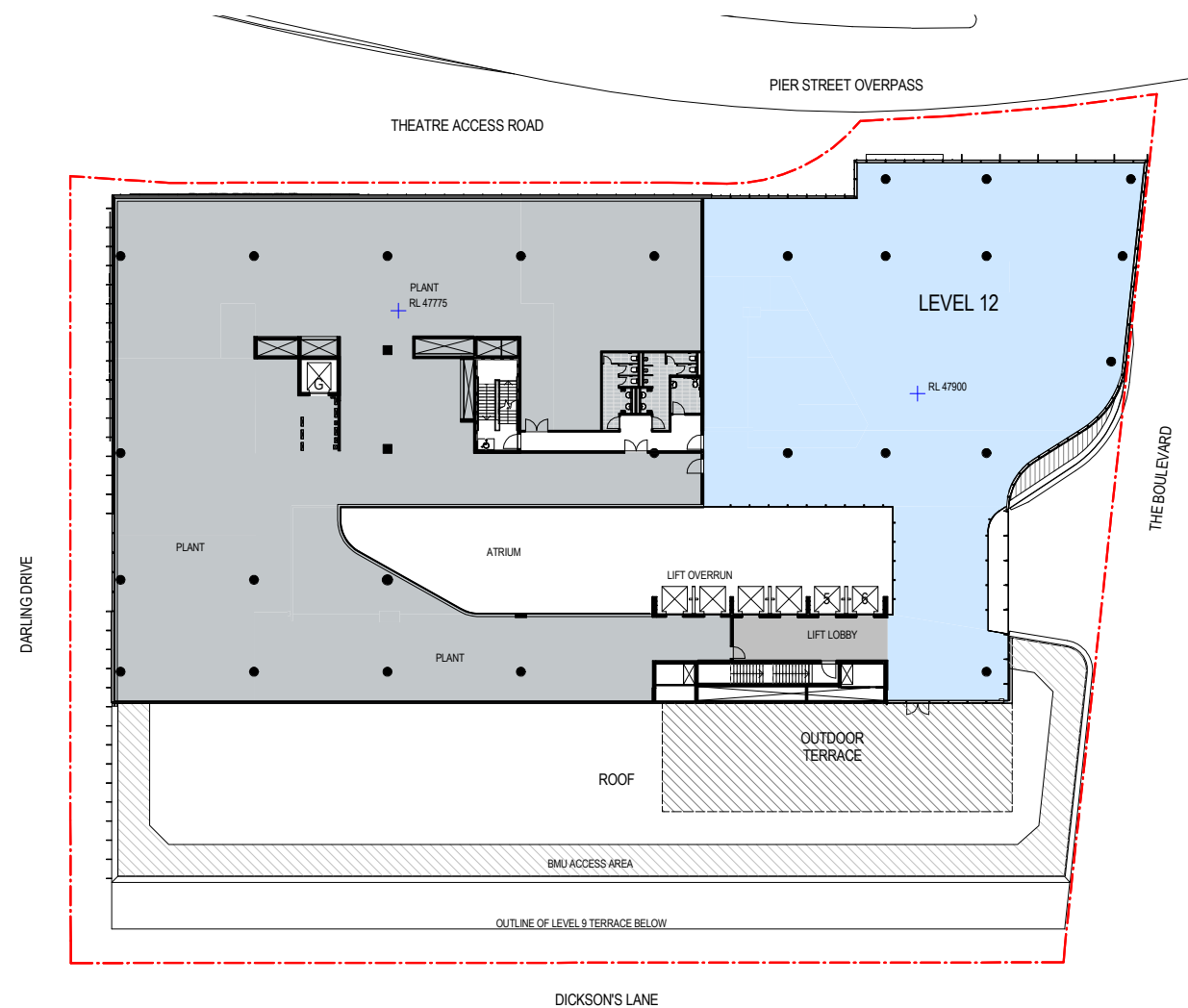


Figure 2.10 : Section 96 NW Plot proposed Level 12 Plan

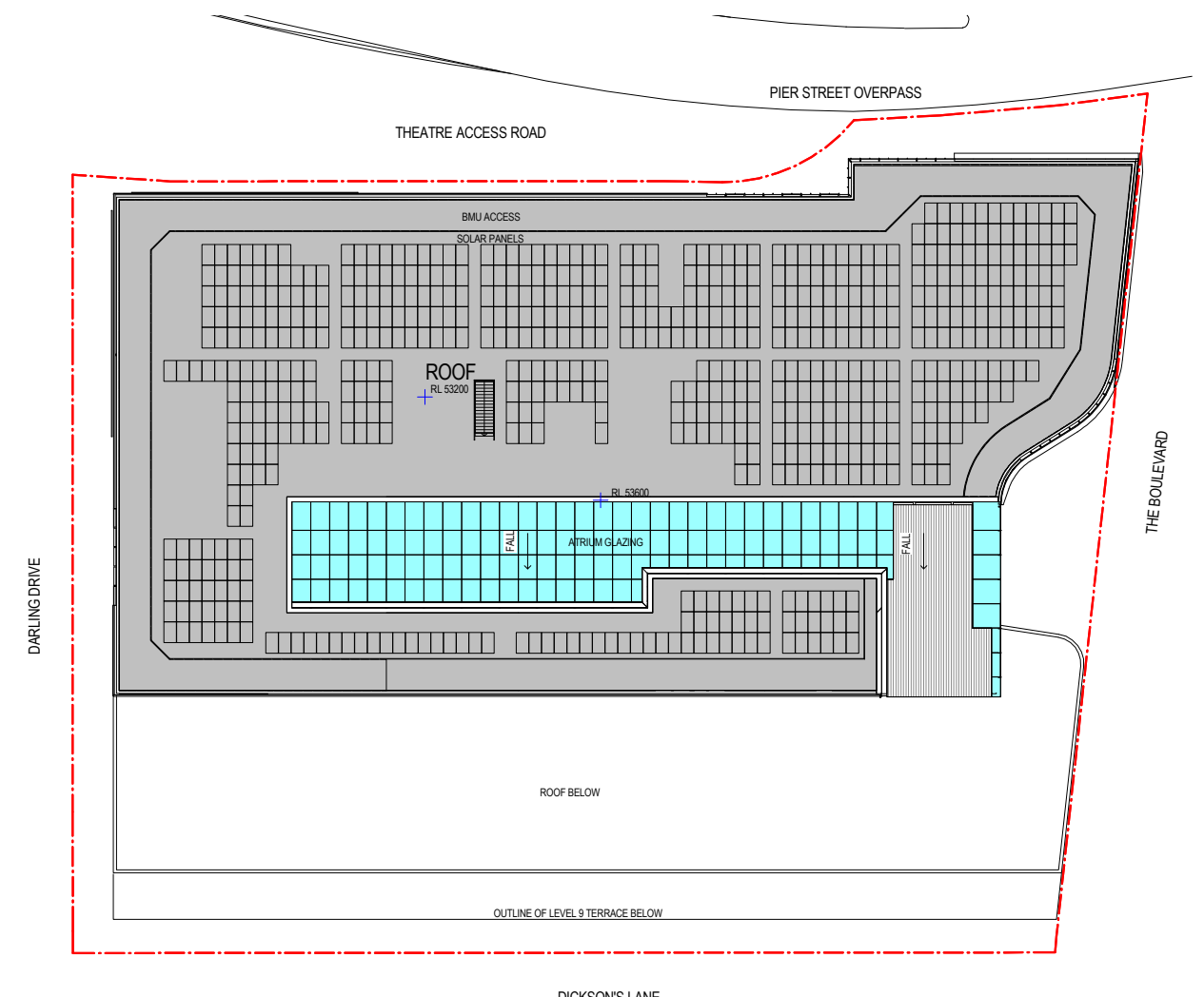


Figure 2.11 : Section 96 NW Plot proposed Roof Plan with Solar Panels