

Stage 2 DA's approved

[illegible]

What are we seeking approval for?

Under the approved Concept Proposal, the North East Plot is planned to accommodate active ground floor uses, podium apartments and car parking, two apartment towers and one low-rise apartment building. More specifically, this SSD DA seeks approval for the following components of the development

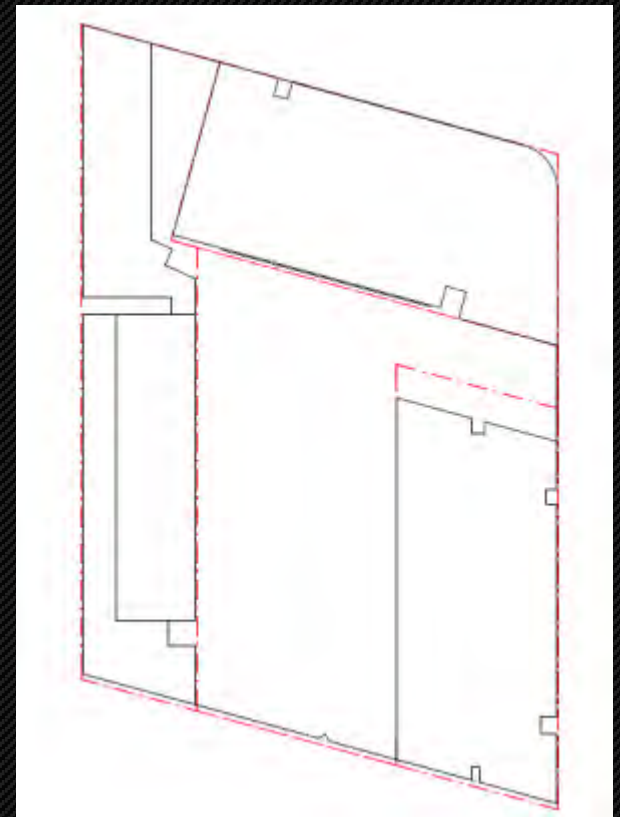
- Demolition of the QCUA
- Associated tree removal and planting;
- Construction and use of a predominantly 6 storey mixed use podium, including:
 - retail floor space and residential lobbies on Ground Level;
 - above ground parking;
 - residential apartments; and
 - communal facilities.
- Construction and use of three residential buildings above podium;
- Public domain improvements surrounding the site, including interim;
- Provision of vehicle access to the development from Harbour Street;
- Landscaping works to the podium roof level; and
- Extension and augmentation of physical infrastructure / utilities as required



Consistency with approved concept proposal

The proposal complies with the relevant controls set by the stage 1 Concept proposal approval.

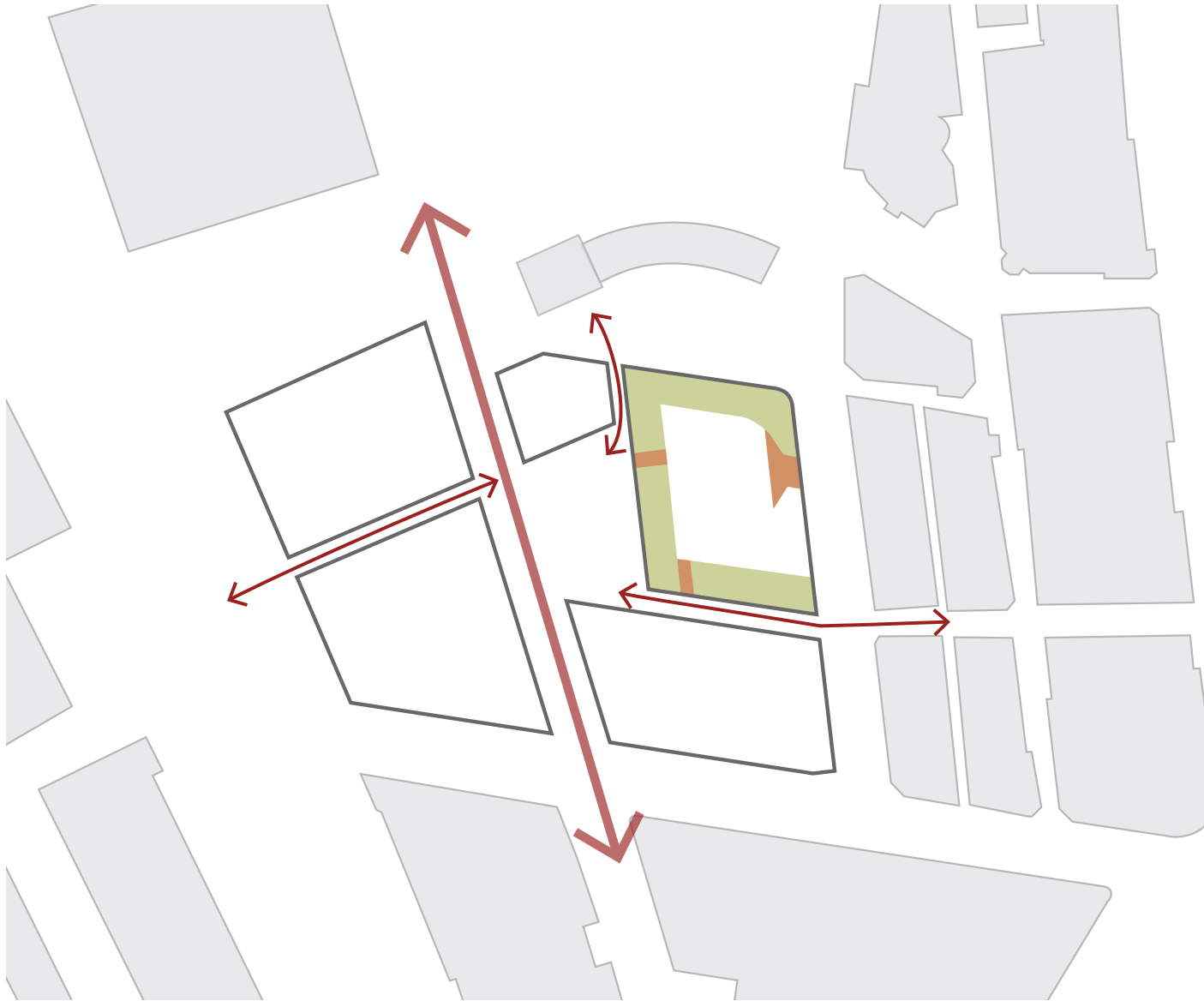
- It remains wholly within the building envelope as defined by the parameter plans.
- Its uses are aligned with those established by the concept plan approval.
- The proposed GFA is consistent with the concept plan approval.
- The objectives of the design guidelines for the stage 1 concept proposal approval have been met.



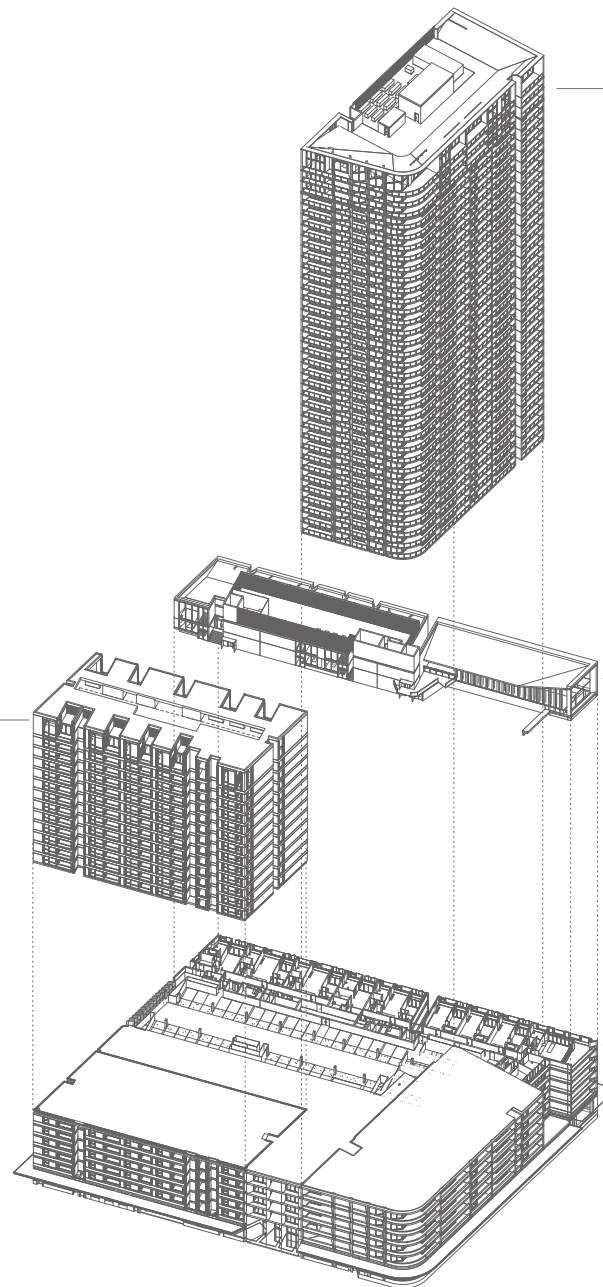
About the Design Team

- **Principal Designer**
 - Tzannes Associates
- **Design collaboration**
 - Hassell
 - Six Degrees
 - Sturt Associates
 - Tanner Kibble Denton and Casey & Lowe





Built form responds to key urban moments - Articulating the connection/entry to the new square and the neighbouring streets



NE3 TOWER

The tower responds to the large scale public space of Darling Harbour

The north facade is designed to ensuring apartments take advantage of views over the harbour

The eastern facade is articulated to provide screening to city and eastern sun.

NE1 TOWER

The tower design responds to the more fine grained context of this part of the site.

It is designed to be viewed close up and obliquely.

It is broken into vertical tower elements intertwined with horizontal bands of brickwork of varying texture

NE2

The common spaces of the development are located at the northern end of NE2

They are articulated to 'announce' the entry to the public square from the north.

The double height apartment are expressed as individual elements - enhancing the verticality of the square facade

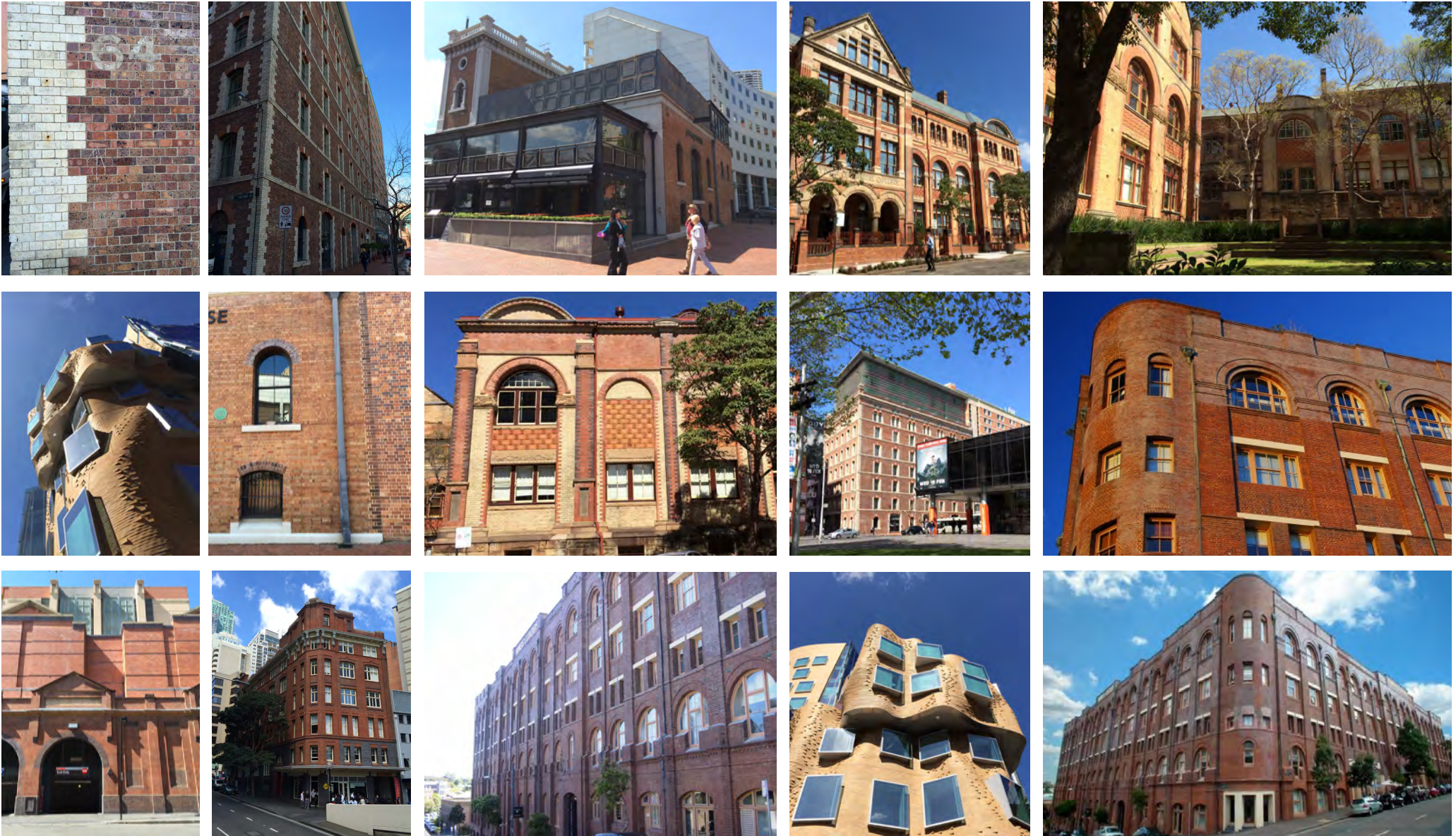
PODIUM

The podium design maximises the activation of the public domain.

Apartment entries are identifiable elements within the design of the podium

The character of the podium is consistent but changing in relation to the detailed context and programme of each facade.

The proposal forms a coherent whole from distinct elements

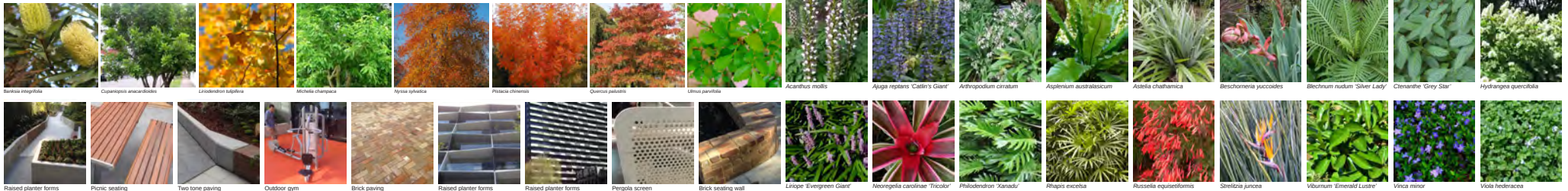


Local use of brick









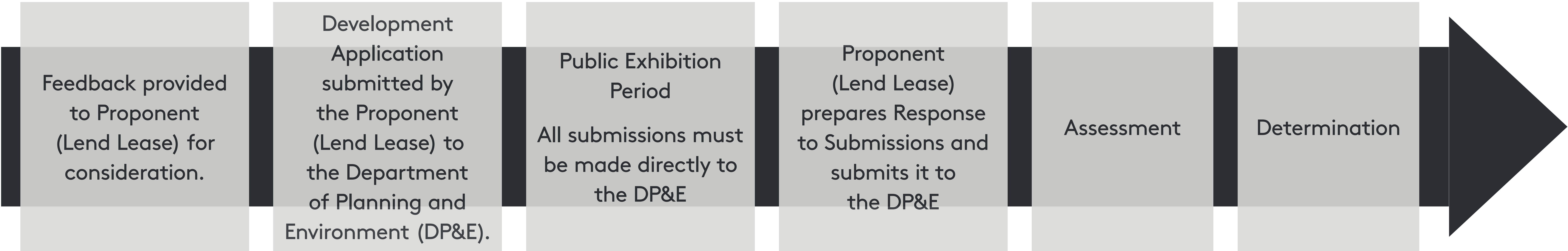
What happens next?

Please provide us any feedback you have about these designs to one of the project team members or complete a feedback form. All feedback received at this stage will be collated and shared with the project team for consideration. A summary of feedback received will also be outlined in the Consultation Report included as part of the Development Application (DA).

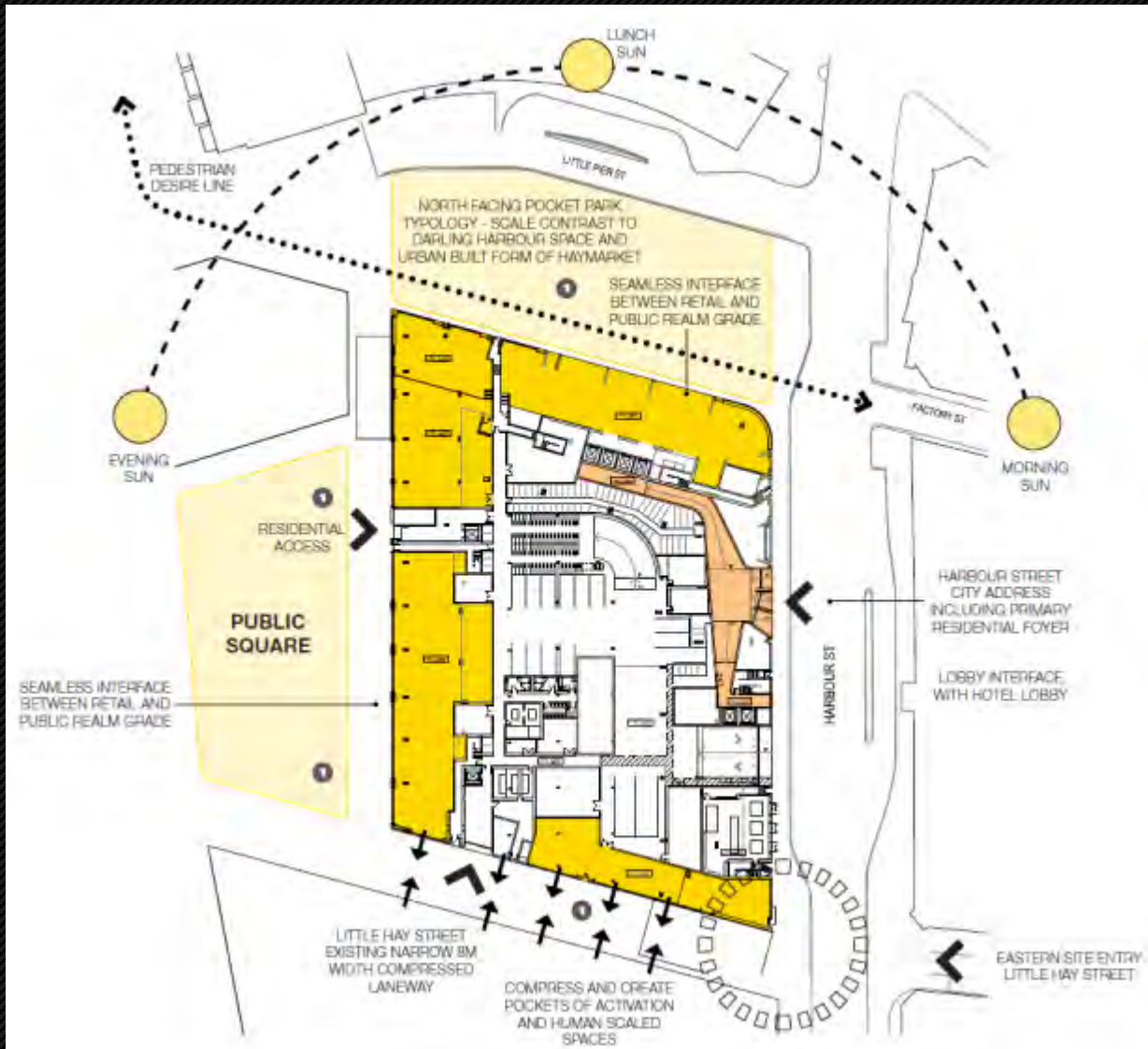
This DA will be assessed by the NSW Department of Planning and Environment. The Minister for Planning and Environment, or their delegate, is the consent authority.

All formal comments must be made to the NSW Department of Planning and Environment during the Public Exhibition Period.

The DA will be made available for viewing by the Department of Planning and Environment at planning.nsw.gov.au and also at 23-33 Bridge Street, Sydney.

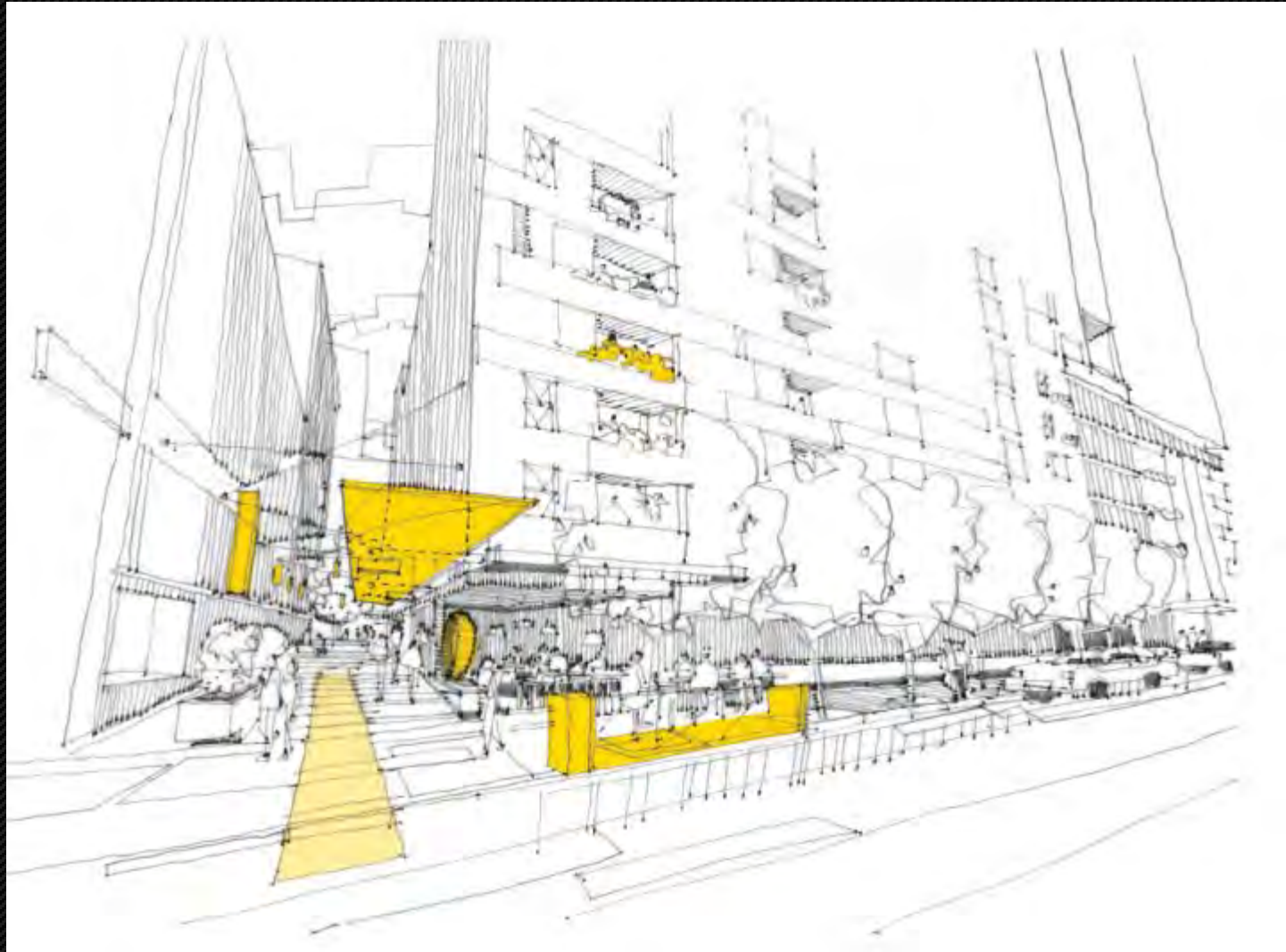


Ground plane activation



- Active edges and public realm 'spill out' opportunities
- A diverse mix of retail offerings to encourage activity
- Continuous coverage around the building perimeter for weather and wind protection
- Individually designed shop fronts and a diverse range of awnings to create visual interest, provide retailer expression and add to the pedestrian experience (subject to separate DAs)

Ground plane activation



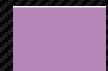
Activation Exemplars



Public Realm – planting and materials



City of Sydney Standard Palette
Austral black' granite street paving sets the baseline material for the peripheral streetscape of Harbour Street.



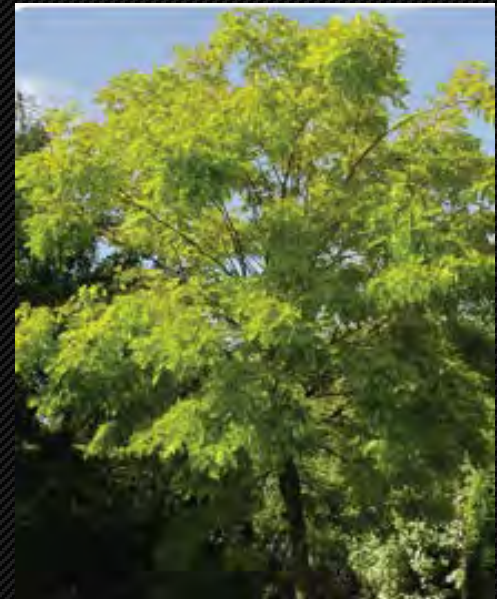
Granite paving to match Factory Lane



Temporary paving
An interim solution whilst the adjacent plots are developed



A single line of Robinia pseudoacacia



Development Application Process



Feedback
provided to
Proponent
(Lend Lease)
for
consideration.

Development
Application
submitted by
the Proponent
(Lend Lease) to
the Department
of Planning and
Environment
(DP&E)

Exhibition

Submissions
to be made
to DP&E

Proponent
(Lend Lease)
prepares
Response to
Submissions
and submits it to
the DP&E

Assessment

Determination

