

04

Proposed Design Concepts

BUILDING MASSING FORMATION	22
BUILT FORM AND ARCHITECTURAL CHARACTER	23
MATERIALITY	24
FORMAL COMPOSITION	26
SE1 Tower	26
SE2 Building	27
SE3 Tower	28





BUILDING MASSING FORMATION

1 LITTLE HAY STREET ALIGNMENT

The upper levels of the podium have been set back to align with the existing Little Hay Street. This facilitates the expression of the SE2 facade and breaks up the “streetwall” of the this finer grain space.

2 LITTLE HAY STREET SETBACK

The 12m setback to the North of SE3 from NE2 is the minimum separation as approved in the Stage 1 Concept Proposal. This gesture helps articulate and reinforce the expression of the lower podium corner.

3 VERTICAL RECESSES IN BRISE SOLEIL

The recesses in brise soleil matrix of SE1 break up the expanse and massing of the northern facade.

4 PODIUM SETBACK

The podium has been recessed on both the north east and south west corners of SE2 in order to accentuate the form and differentiate it from the SE1 and SE3 towers. SE2 responds to the more fine grained context of the site that is Darling Square.

5 THE BOULEVARD SETBACK

The 24m setback of SE1 from SW3 is the minimum separation as approved in the Stage 1 Concept Master Plan.

6 SE1 SOUTHERN RECESS

The vertical re-entrant in the southern facade of SE1 breaks up the massing of the tower and reduces its scale from the oblique views along Hay Street. The re-entrant facilitates natural light into the residential lift lobbies.

7 SE1 BUILDING SEPARATION FROM SE3

The forms of SE1 and SE3 maximise the northern facades and increase separation to enhance daylighting as they progress Southward. The curved western facade of SE3 pushes away from SE1 to maximise separation, terminating at the splayed north west facade which orients the form to maximise northern views and light for apartments.

8 SE2 FORM

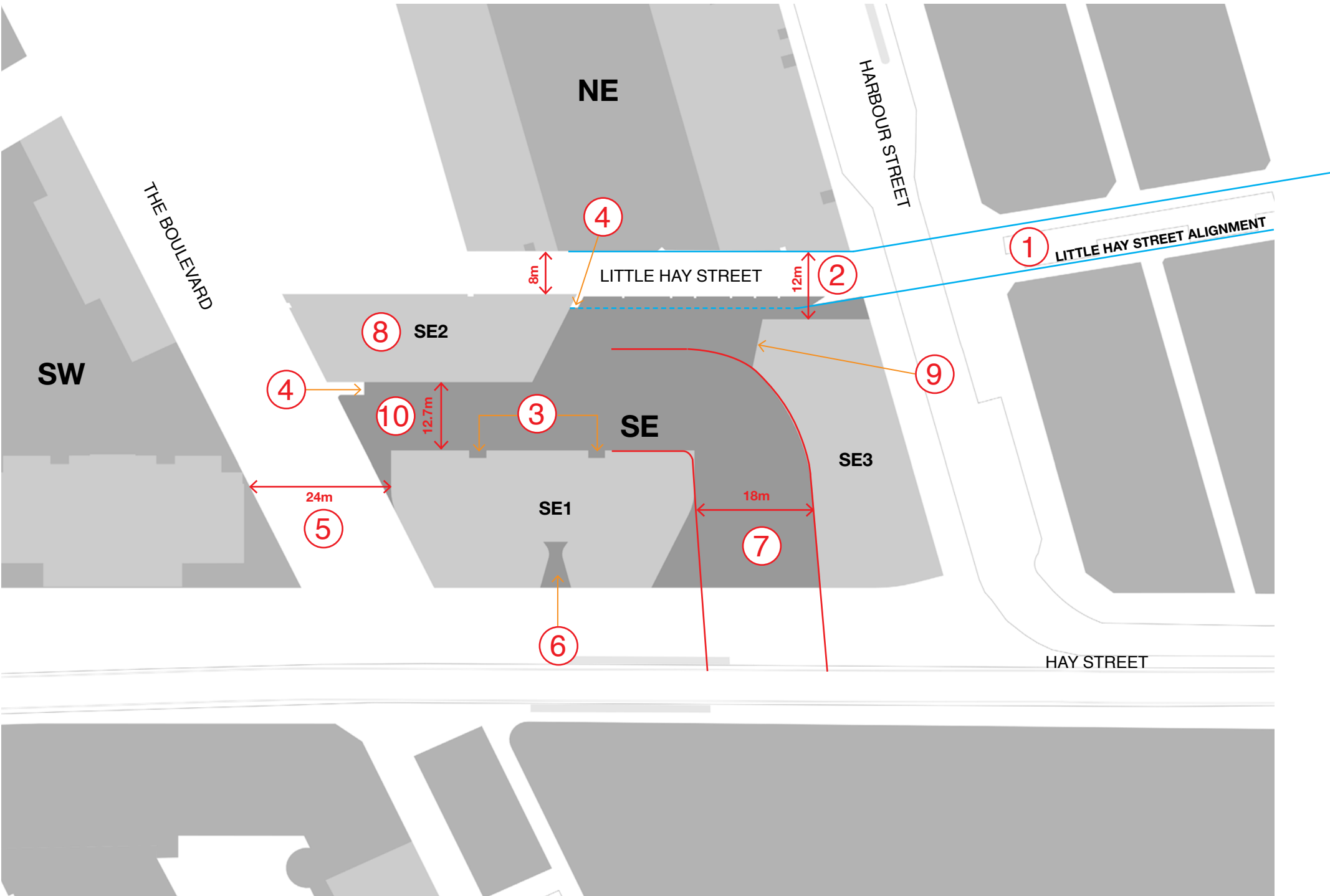
The northern corners of SE2 have been splayed to increase views and amenity for the apartments within. This has the benefit of expanding visual amenity for the lower apartments of SE1 by reducing the extent of SE2’s mass and increases the landscape area.

9 SE3 FORM

SE3 Facade angled to address views to the north west and open views to the north west and open views toward CBD from SE1.

10 SE1 BUILDING SEPARATION FROM SE2

The minimum separation is substantially increased to provide better amenity to the lower north facing apartments of SE1



BUILT FORM AND ARCHITECTURAL CHARACTER

SE1 TOWER

The tower responds to the large scale public space of Darling Harbour and complements the immediate context.

The Brise Soleil attached to the north facade is designed to minimise solar gain, frame and direct views over the harbour and toward the CBD skyline.

SE3 TOWER

The tower sits on a raised portion of the podium that addresses the re-entrant and datum levels of the North East plot and gives a sense of continuity between the landscaped podiums. The tower form responds to the adjacent North East plot with reference to placement and plan proportions whilst being of similar scale to the SE2 tower enabling greater views and solar access to the larger SE1 tower.

The SE3 tower height more closely aligns with the Market City podium height and lower scale buildings adjacent on Harbour Street. The east facade of SE3 presents as a more private facade relating to the neighbouring context and interspersed with the deep open reveals at balcony spaces. The southern corners open to take in more distant views across Chinatown.

The west facade of SE3 curves around the east facade of SE1 presenting a more private facade adjacent the tower. The north west corner of the tower is pulled back and angled toward the precinct.

SE2 TOWER

The tower responds to the more fine grained context of this part of the site, with its smaller scale.

The facade is designed as a “veil” of bronze coloured perforated operable screens to protect privacy and create interest by constantly responding to the occupants desires.

As this is the only tower form that meets the ground, it is appropriate that its smaller scale and finer detailing is designed to be viewed up close and has a distinguished material palette. character.

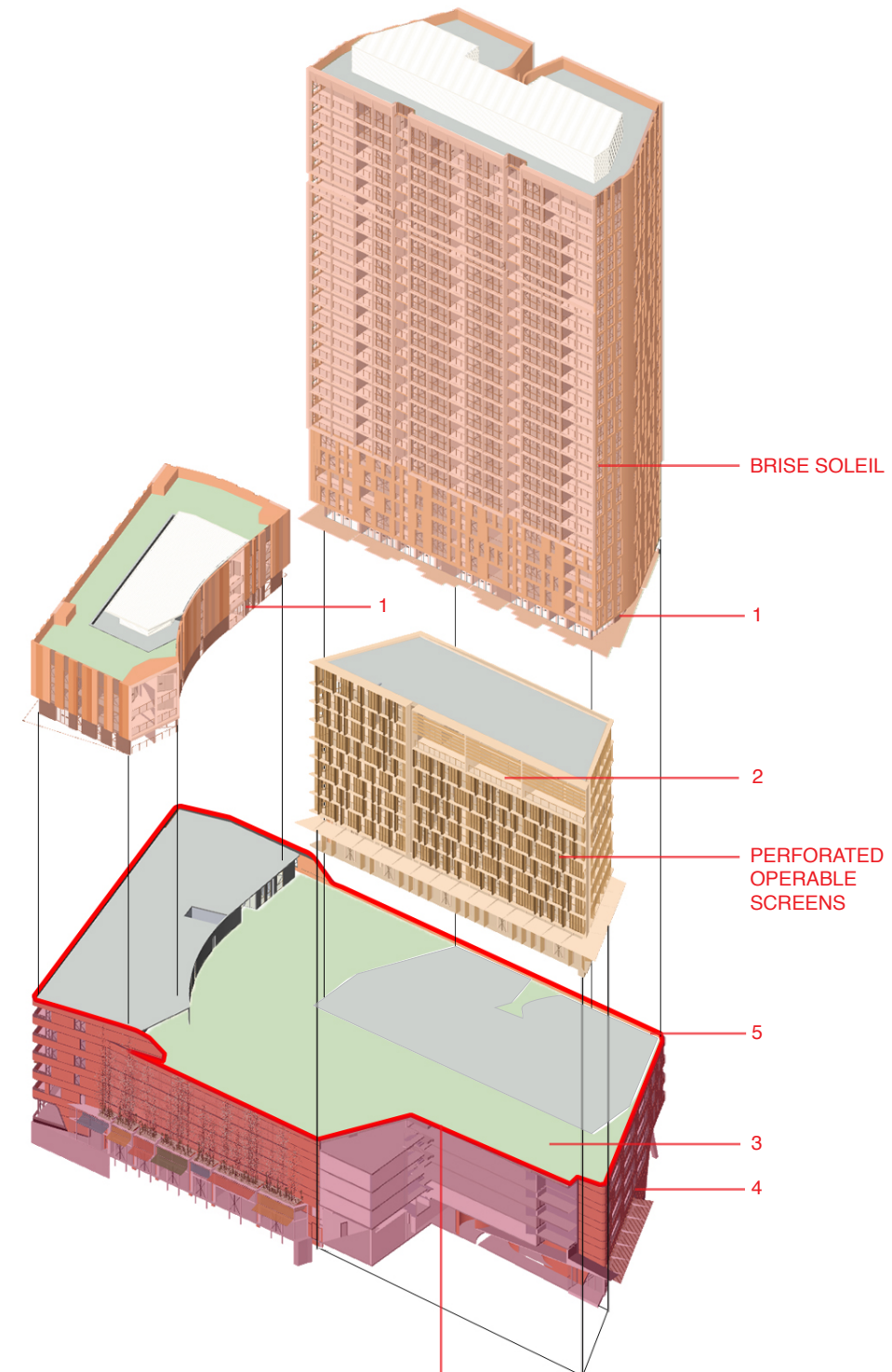
PODIUM

The podium design optimises the activation of the public domain by locating retail and apartment entries around the 4 sides of the site and maximising the extent of glazing.

Two terracotta flourishes swoop down to “ground” the podium in the public domain and combine to present a dramatic elevation of the podium over the Hay St colonnade.

Apartment entries are identifiable within the podium, with either changes in materiality or awnings projecting as “signposts” within the facade to mark the entry location.

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



1. Towers separated from Podium

2. Tower responding to Darling Square

3. Communal Space

4. Podium and Street Wall

5. Re-entrant Articulation

MATERIALITY

The proposed palette of materials of terracotta, metal, precast concrete and glass provide contemporary reference to the existing masonry buildings surrounding the site, whilst responding to the future buildings at Darling Square.

Durable and cost-effective materials have been proposed that are “timeless”, avoiding the flux of fashion trends.

The development will complement yet provide contrast to the signature developments within the Darling Square Precinct, and will reinforce the traditional materiality of Haymarket that is appropriate given its interface and proximity to the varying grains of the existing urban fabric.

The design intent is to provide a considered balance of solidity and transparency through varying degrees of public to private engagement with the context.



Image 1.9 Proposed design , perspective view from the NORTH



Image 1.10 Precedent images of the proposed facade systems and material palette

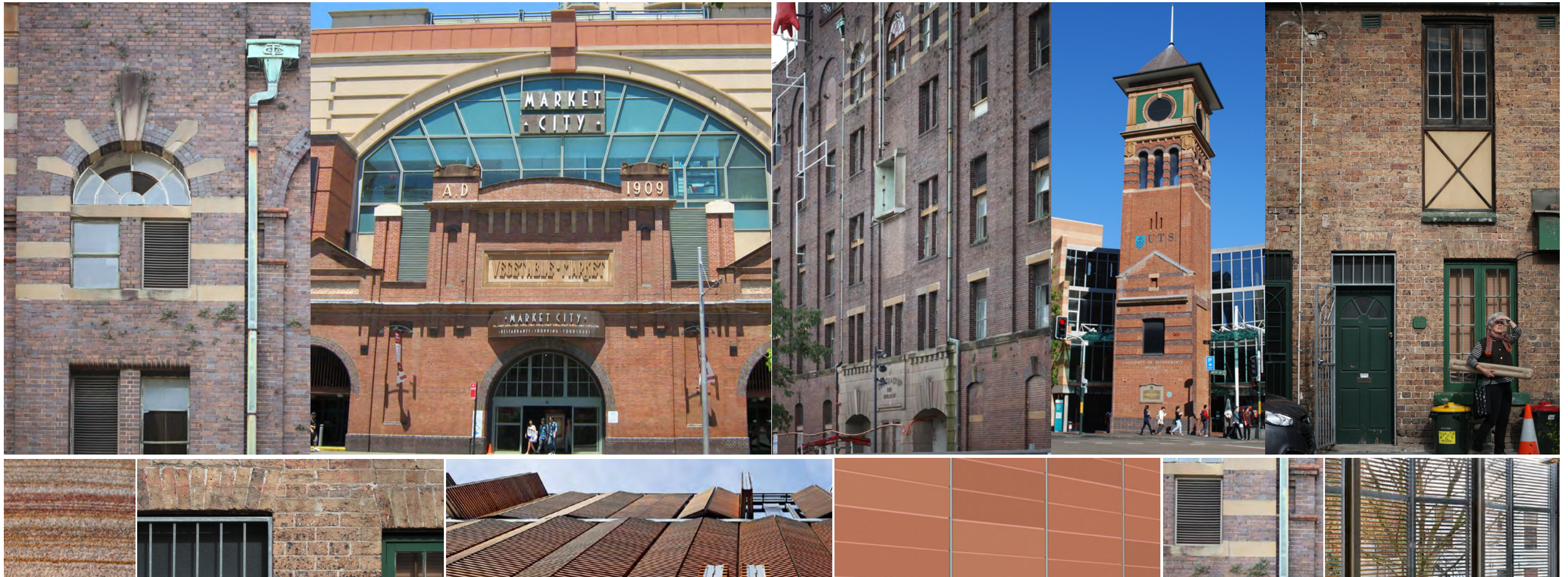


Image 1.11 site photographs blended with reference images of materiality

