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Dear Jessica,

Response to Submissions for SSDA on South East Plot

In response to the Department of Planning & Environment letter on the SSDA submission for the South East Plot of Darling Square, we note the following in respect to the key design matters raised by the Department;

1. *Clarify the proposed use or the undercroft area fronting Hay Street, including what measures will be employed to prevent antisocial behaviour and vagrancy. Consideration should be given to increasing the active uses or other alterations to define this space and give it purpose.*

FJMT Response

Please refer to the detailed analysis and commentary on pages 36-41 of FJMT's Architectural Design Report. As noted in the report and repeated again here for clarity.

The Hay Street boundary of the South East Plot is very important to the successful development of an activated and energetic public domain. This edge of the site is characterised by complex relationships to in ground services, subterranean heritage infrastructure, overland flow path requirements, underground stormwater, Light Rail infrastructure and the adjacent Paddy's Markets.

In particular, the design responds to the overland flow requirements, as well as the provision of stormwater infrastructure along the southern boundary. The colonnade design response must honour very strict alignment and height constraints, as illustrated in Diagram 01.

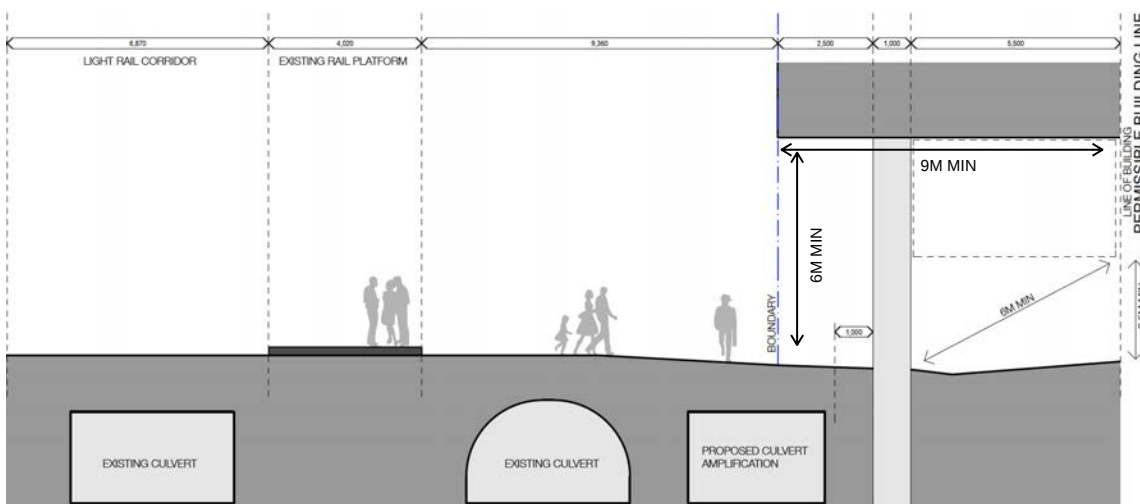
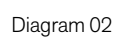
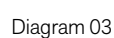


Diagram 01

A. The overland flow path requires a volume along the southern boundary 9m wide and 6m high (see diagram 2)



- B. No built works can protrude within a 5.5m wide space between the supporting structure and the 9m setback façade line, including fixed street furniture or bicycle hoops. (see diagram 3)



- C. All construction must be arranged so as to facilitate a minimum 6m diagonal clear space refer diagram 04.

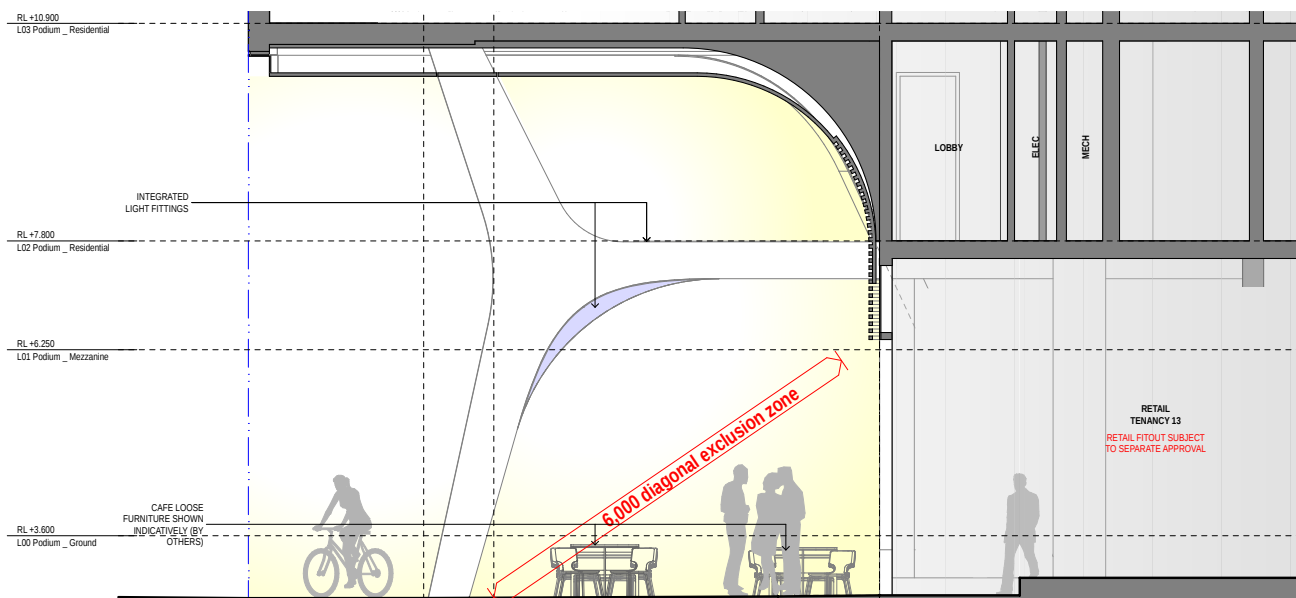


Diagram 04

These very specific infrastructure constraints required a great deal of focus and invention to create a unique design that presents a strong sense of place. The following points illustrate in greater detail some characteristics of the colonnade zone.

- ◆ **Colonnade Columns:** The colonnade is composed of a series of dynamic “K-Shaped” concrete columns which are sculpted to respond to the design constraints, and curve seductively away from the Hay street boundary and span into the building facade to create an archway which links the facade and ground plane.

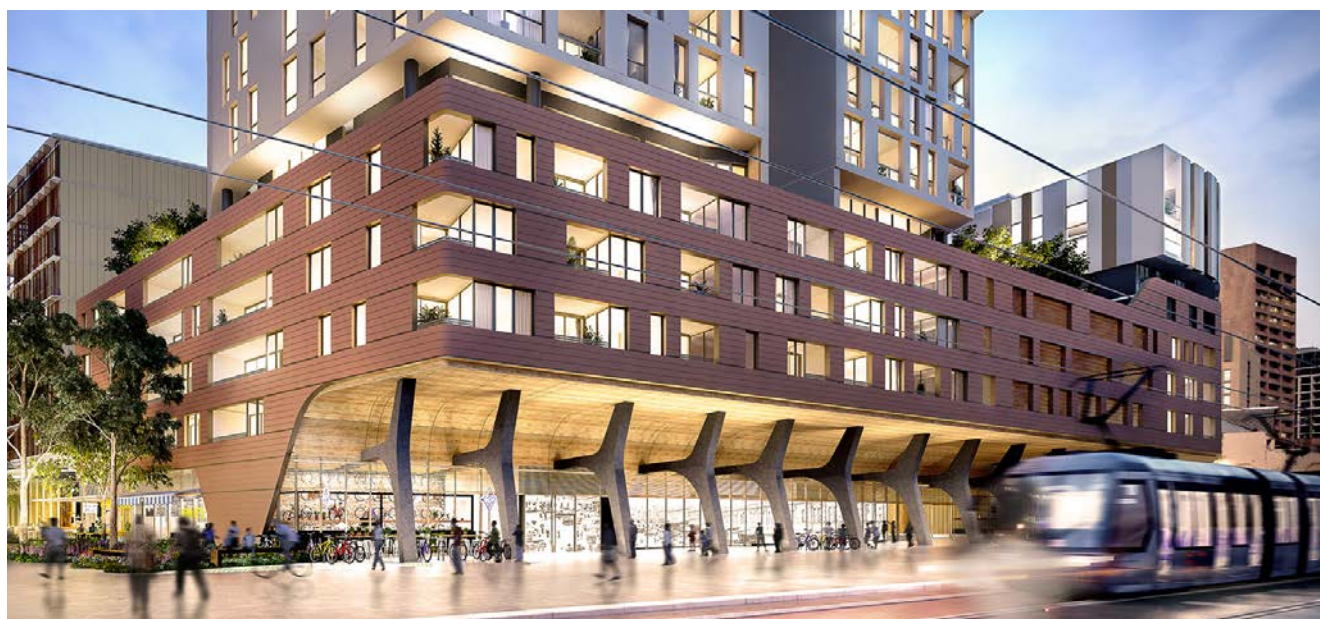


Image 01

- ◆ **Active Uses:** In addition to the above, the colonnade space has been planned to accommodate active uses as outlined below (refer Diagram 05):
 - Retail uses underpin the eastern and northern end. It is envisaged these retail uses will spill out with movable seating and retail displays that will act as activation to either end of the colonnade.
 - Grand residential entry lobby has been located in the centre of the colonnade and accommodates residents for SE1 and SE3 (total 362 apartments). It is expected that this lobby is a busy zone with residents coming and going. Windows have been added into the lobby façade between structural walls which enable a view corridor into and out of the lobby, which will add another level of passive surveillance to the colonnade.
 - A proposed heritage interpretation / art wall has been proposed where there is structure preventing windows to the full extent of the lobby. This art wall will be lit up and provide interest and activation to the colonnade.
 - Bike parking has been located to the south of the colonnade for visitors to the precinct.

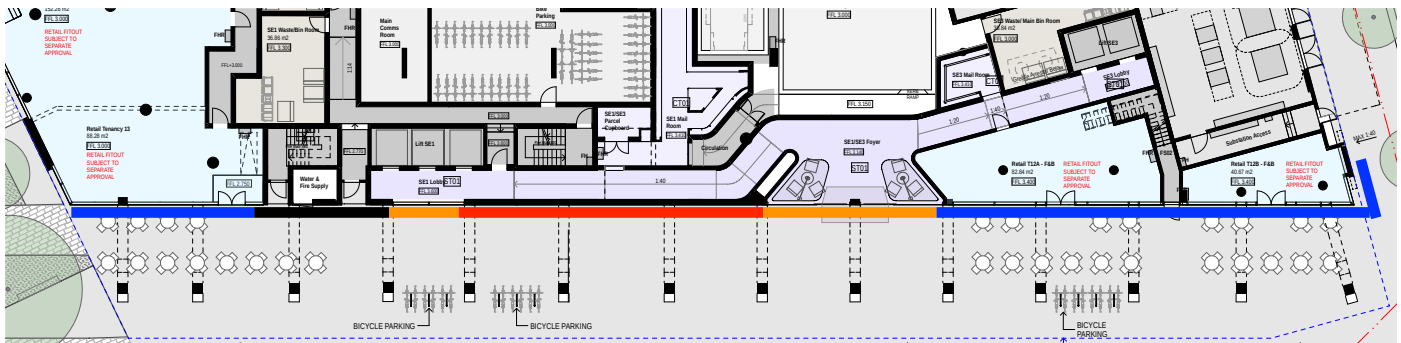


Diagram 05

Legend

Retail	
Services	
Residential Lobby	
Heritage/Art Wall	

- ◆ **Materiality:** The materiality of the colonnade is composed of off-form concrete columns, linings and batten screens of natural hues evoking the warmth of timber, which blend seamlessly with the transparent glazed residential entries and shop fronts to create a modulated entry experience and facilitate an activated public domain.
- ◆ **Lighting:** A specialised lighting designer will be engaged, to design the lighting within this zone which will emphasise the form of the columns, providing a well-lit space in the evening that will create a strong sense of place. Refer Image 01
- ◆ **Surveillance:** The three retail tenancies have been located to anchor the corners of the Boulevard and Harbour Street and will be encouraged to focus or “project” their activities into the colonnade space through either outdoor dining in the case of a retail food tenancy or dynamic shop front displays in the case of traditional retail. This in combination with expansive glazed retail facades will attract the eye of passers by.
 - Opportunities for surveillance have been maximised via open site lines into and out of the lobby and retail spaces with expansive glazed areas (refer image 01 and Diagram 05).
 - The K-Columns are widely spaced and finely proportioned to optimise sight lines in, around and through the colonnade. (refer image 01 and Diagram 05).

- The location of the lobby entry will facilitate high levels of pedestrian traffic and be a focal point for activity and passive surveillance. With active retail functions at each end of the colonnade the space will be open to high levels of passive surveillance.
- In addition CCTV cameras will be installed as part of the public domain which will link to SHFA's security system. As noted in the CPTED report submitted with the SSDA9 application, "Harris Crime Prevention Services concludes that the South East Plot's design contributes to the overarching 'safe place' destination goal for Darling Square. CPTED principles have been applied to relevant aspects of the SEP's built form architecture, including the public domain."

In conclusion the physical constraints of the colonnade required a great deal of detailed attention and focused on creating a design that is unique, presents a strong sense of place and provides an accessible space for activation to occur. This along with careful management and security of the space are the strategies employed to prevent antisocial behaviour and vagrancy as noted in the Departments query.

3. *Confirm the material used for the bi-folding screens on northern elevation and how they will be prevented from poor weathering (eg rusting etc).*

FJMT Response

The material of the screens is powder-coated aluminium and is perfectly appropriate to its locale and application, this is the same material as-built on the recently completed "Cloud" project within Barangaroo. Rust is not an issue for powder-coated aluminium.

4. *Justify the proposed colour or the terracotta podium cladding and how this relates to the deeper/warmer colours or existing buildings and the neighbouring approved North East Plot.*

FJMT Response

Please refer to the commentary on pages 24-25 of FJMT's Architectural Design Report and the materials board for the reasoning behind the material selections. In addition to that we note the following.

The proposed palette of materials, being, terracotta, powder coated aluminium, precast concrete, timber and glass provide contemporary reference to the existing masonry



Image 02 - Holiday Inn cnr of Factory Street



Image 03 - Market City (Hay Street)

buildings surrounding the site, whilst responding to the future buildings at Darling Square.

The “deep ochre” terracotta colour is tonally sympathetic to the immediate and existing light coloured brick building context of the Holiday Inn on Harbour/Factory Street (Image 02), as well as, Market City along the Hay Street Boundary (Image 03).



Image 04 - Photomontages (from SSDA submission) of Little Hay Street (South East Plot and North East)



Image 05 - Photomontages (from SSDA submission) of Hay Street (South East Plot and Market City)

The deep-ochre colour was selected for the South East Plot, so that it achieved a tonal transition between the darker brick colour of the North East Plot and the lighter earth tones of the immediate context, refer Images 04 and 05.

Terracotta has a long history of use within the Haymarket and China Town precincts as a facade and or roof material and carries with it a significant degree of community consciousness and knowing. The proposed terracotta cladding is a contemporary expression of a traditional masonry materials, with the composition, modules and detailing developed to create a facade of great quality and a human scale.

Terracotta is a durable and cost-effective material that is "timeless" and avoids the flux of fashion trends. The South East Plot development will complement and provide contrast to the other developments within the Darling Square Precinct, and will reinforce the traditional materiality of Haymarket, which is appropriate given its interface and proximity to the varying grains and colours of the existing urban fabric.

We trust this addresses the key design matters raised by the Department of Planning and Environment, and if we can be of further assistance please do not hesitate to make contact.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'SB', followed by a long horizontal line.

Simon Barr
Senior Associate