

Darling Square SE Plot Lend Lease

Landscape DA Report

Issue B

February 2016



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INTRODUCTION

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Application (referred to as SSDA 89) follows the approval of a staged SSD DA (SSDA 2) in December 2013. SSDA 2 sets out a Concept Proposal for a new mixed use residential neighbourhood at Haymarket referred to as “Darling Square”, previously known as “The Haymarket”. Darling Square forms part of the Sydney International Convention, Exhibition and Entertainment precinct (SICEEP) Project, which will deliver Australia’s global city with new world class convention, exhibition and entertainment facilities and support the NSW Government’s goal to “make NSW number one again”. More specifically this subsequent DA seeks approval for mixed use development within the South East development plot of Darling Square and associated public domain works. The DA has been prepared and structured to be consistent with the Concept Proposal DA.

OVERVIEW OF PROPOSED DEVELOPMENT

The proposal relates to a detailed (‘Stage 2’) DA for a mixed use residential development in the South East Plot of Darling Square together with associated public domain works. The Darling Square Site is to be developed for a mix of residential and non-residential uses, including but not limited to residential buildings, commercial, retail, community and open space. The South East Plot is one of six development plots identified within the approved Concept Proposal.

- Under the Concept Proposal, the South East Plot is planned to accommodate a mixed use podium and three residential buildings (SE1, SE2, and SE3) above and within the podium structure. More specifically, this SSD DA seeks approval for the following components of the development:
- Demolition of existing site improvements, including the existing Sydney Entertainment Centre (SEC);
 - Associated tree removal and planting;
 - Construction and use of a predominantly 5 storey mixed use podium, including:
 - retail floor space & 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 adjacent to the site;
 - 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.

BACKGROUND

The NSW Government considers that a precinct-wide renewal and expansion of the existing convention, exhibition and entertainment centre facilities at Darling Harbour is required, and is committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of SICEEP. Following an extensive and rigorous Expressions of Interest and Request for Proposals process, a consortium comprising AEG Ogden, Lend Lease, Capella Capital and Spotless was announced by the NSW Government in December 2012 as the preferred proponent to transform Darling Harbour and create SICEEP. Key features of the Preferred Master Plan include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
 - Up to 40,000m2 exhibition space;

- Over 8,000m2 of meeting rooms space, across 40 rooms;
- Overall convention space capacity for more than 12,000 people;
- A ballroom capable of accommodating 2,000 people; and
- A premium, red-carpet entertainment facility with a capacity of 8,000 persons.
- Providing a hotel complex at the northern end of the precinct.
- A vibrant and authentic new neighbourhood at the southern end of the precinct, now called ‘Darling Square’, including apartments, student accommodation, shops, cafes and restaurants.
- Renewed and upgraded public domain that has been increased by a hectare, including an outdoor event space for up to 27,000 people at an expanded Tumbalong Park; and
- Improved pedestrian connections linking to the proposed Ultimo Pedestrian Network drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pymont and the City.

On 21 March 2013 a critical step in realising the NSW Government’s vision for the SICEEP Project was made, with the lodgement of the first two SSD DAs with the (now) Department of Planning and Environment. The key components of these proposals are outlined below.

PUBLIC PRIVATE PARTNERSHIP SSD DA (SSD 12_5752)

The Public-Private Partnership (PPP) SSD DA (SSDA 1) includes the core facilities of the SICEEP Project, comprising the new, integrated and world-class convention, exhibition and entertainment facilities along with ancillary commercial premises and public domain upgrades. SSDA1 was approved on 22 August 2013.

CONCEPT PROPOSAL (SSD 13_5878)

The Concept Proposal SSD DA (SSDA 2) establishes the vision and planning and development framework which will be the basis for the consent authority to assess detailed development proposals within the Darling Square Site. SSDA2 was approved on 5 December 2013. The Stage 1 Concept Proposal approved the following key components and development parameters:

- Indicative staging of demolition and development of future development plots;
- Land uses across the site including residential and non-residential uses;
- Street and laneway layouts and pedestrian routes;
- Open spaces and through-site links;
- Six separate development plots, development plot sizes and separation, building envelopes, building separation, building depths, building alignments, and benchmarks for natural ventilation and solar access provisions;
- A maximum total gross floor area (non-residential and residential GFA);
- Above ground car parking including public car parking;
- Residential car parking rates;
- Design Guidelines to guide future development and the public domain; and
- A remediation strategy.

The Concept Proposal was modified on 26 November 2015 to increase the amount of non-residential GFA. This minor increase in GFA was allocated to the approved North-West Plot building to meet tenant requirements. In addition to the approval of SSDA2, the following approvals have been granted for various stages of Darling Square site:

- Darling Drive (part) development plot (SSDA3) for the construction and use of a residential building (student accommodation) and the provision of associated public domain works approved on 7 May 2014;

- North-East development plot (SSDA4) for the construction and use of a mixed use commercial development and public car park building and associated public domain works approved on 7 May 2014; and
- South-West development plot (SSDA5) – construction and use of a mixed use residential development and associated public domain works approved on 21 May 2014.
- North-East development plot (SSDA7) – construction and use of a mixed use residential development and associated public domain works approved on 16 April 2014.

Approval was also granted on 15 June 2014 for SSDA6 which includes the construction and use of the International Convention Centre (ICC) Hotel and provision of public domain works. Approval was also granted for SSDA8 on 16 October 2015 which comprised the ICC Hotel fitout, external lighting and subdivision.

This report has been prepared to support a detailed Stage 2 SSD DA for mixed use development and associated public domain works within Darling Square (SSDA 9), consistent with the Concept Proposal (SSDA 2).

SITE DESCRIPTION

The SICEEP Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the light rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south (refer to Figure 1). The Darling Square Site is:

- located in the south of the SICEEP Site, within the northern portion of the suburb of Haymarket;
- bounded by the Powerhouse Museum to the west, the Pier Street overpass and Little Pier Street to the north, Harbour Street to the east, and Hay Street to the south; and
- irregular in shape and occupies an area of approximately 37,700m2.



Figure 1 – Aerial Photograph of the SICEEP Site

The Concept Proposal DA provides for six (6) separate development plots across the Darling Square Site (refer to Figure 2):

1. North Plot;
2. North East Plot;
3. South East Plot;
4. South West Plot;
5. North West Plot; and
6. Western Plot (Darling Drive).

The Application Site area relates to the South East Plot and surrounds as detailed within the architectural and landscape plans submitted in support of the DA.

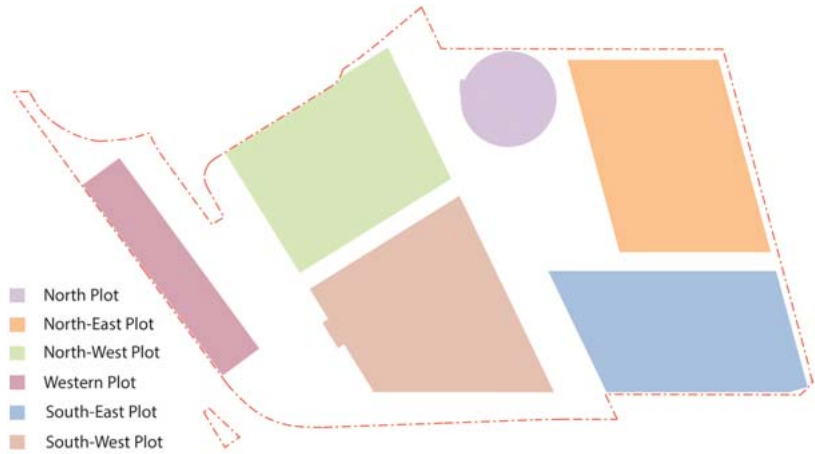


Figure 2 – Concept Proposal Development Plots

PLANNING APPROVALS STRATEGY

The SICEEP Project has resulted in the lodgement of numerous SSD DAs for the various components of the redevelopment project. Future applications will continue to be lodged in accordance with the Concept Proposal SSD DA for the remaining development plots of Darling Square Site.

The South East plot proposal includes a lush green Private podium landscape that services the 3 podium towers (SE1, SE2 and SE3) allowing the resident to relax and interact.

APPROACH

The landscape response offers a diversity of external spaces that enhance apartment living.

The design links to the building geometry creating a unity between the built form/ architecture and the podium landscape.

Privacy for podium level residents has been addressed through the selection and placement of both evergreen and deciduous trees and screen shrubs.

Vegetation is proposed to; utilise soil zones, augment indigenous biodiversity, moderate environmental conditions, complement vertical building scale and forms, enhance privacy, provide views of lush greenery from apartment balconies and windows, and offer a rich ornamental landscape setting.

DESIGN PHILOSOPHY

The landscape design is inspired by the unique geometry of the architecture by FJMT. The communal courtyard landforms and pathways are an abstraction of the ancient Botany dune system and their wind drift deposits. Systems of low interlocking landforms create a strongly modulated, constantly shifting & sequenced landscape engaging the user spatially. Meanwhile, subtle shifts in plant forms, textures and flowers create a vibrant plant life, creating opportunities to engage aesthetically with nature, from the broad to the micro level.

GREEN STAR STRATEGY

The Podium Landscape achieves green star rating through design of 25% of the site area allocated as landscaped communal space including facilities such as an outdoor gym (min.3 equipment), outdoor swimming pool and an outdoor dining area to seat 12 people. Through summer 25% of the site is shaded at Midday including the BBQ area and other seating areas throughout the site.

URBAN ELEMENTS

Urban elements such as paving, furniture,fencing, and lighting will be developed further during detailed design. Refer L-DA-33 for proposed materials & finishes.

PLANTING DESIGN

The planting design has been developed in order to provide a lush and rich visual aesthetic. Complimentary foliage and flower colour and textures have been selected to ensure visual harmony.

A range of species including local native and exotic will be used to promote

biodiversity and robustness within the planting scheme. Low-growing plant species will be located where appropriate to ensure clear views and site lines.

Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water.

The habit and form of canopy trees will provide a dappled filigree of light and shade providing environmental amelioration year round.

AMENITY

Solar access and natural ventilation have been maximised by selecting a variety of tree species to suit varying requirements throughout the site. Deciduous and light-canopied trees have been nominated in close proximity to building facades.

Visual privacy needs have been addressed in the planting design. The desire for an outlook to public areas is balanced with the need for privacy internally and externally, during day and night.

The design acknowledges the opportunity to provide communal open space and take advantage of views to the surrounding city. An open pergola structure over the communal BBQ area on the podium will provide summer shade, whilst ensuring adequate light and passive surveillance. Climbing plants will be trained to the structure, providing dappled shade, and giving life and seasonal change to the space.

ACCESSIBILITY

All people who live in SE plot can enjoy communal areas. Gently graded pathways will provide accessibility for all age groups and degrees of mobility; ensuring that residents can access site amenities comfortably.

Path widths are of an adequate size to accommodate the movement of furniture. Paths are rationally laid out into a clear and identifiable pathway network assisting orientation for visitors, and access to and from building entries and service areas.

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety.

DRAINAGE

The detailed design will specify drainage cell to all soft landscape zones on structure.

IRRIGATION

Irrigation will be included as a design & construction item within the tender package. Irrigation will be provided to all soft landscape areas on structure.

SOIL

The planting will comprise a complementary mix of indigenous and exotic species. Soil requirements will therefore vary according to varying soil chemistries enjoyed by individual species. For indigenous vegetation, soil profiles will be provided which have modest nutrient levels particularly phosphorus. Suggested material would equal Australian Native Landscapes ‘Low P’ mixture. In areas where exotic species are to be planted an industry standard organic soil mixture will be provided. Consideration will be given to the planting arrangement to ensure species sensitive to nutrient will be grouped together.

LIGHTING

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Unobtrusive lighting will be incorporated where appropriate to enable night time recreational use.

PLANT ESTABLISHMENT MAINTENANCE

A landscape maintenance contractor will be engaged to maintain all plant material in a state of health and vigour for a period of 52 weeks after practical completion. Contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include ‘works to date’ information with all progress payment invoices. Works will include, but not be limited to:

- Monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated,
- Replacing dead plant material to establish a complete cover of planting without obvious voids at final completion.
- Replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment.
- Suppression of weed growth.
- Low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertiliser applied to exotic plant groupings to satisfy differing chemical requirements.
- Selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height etc.

KEY

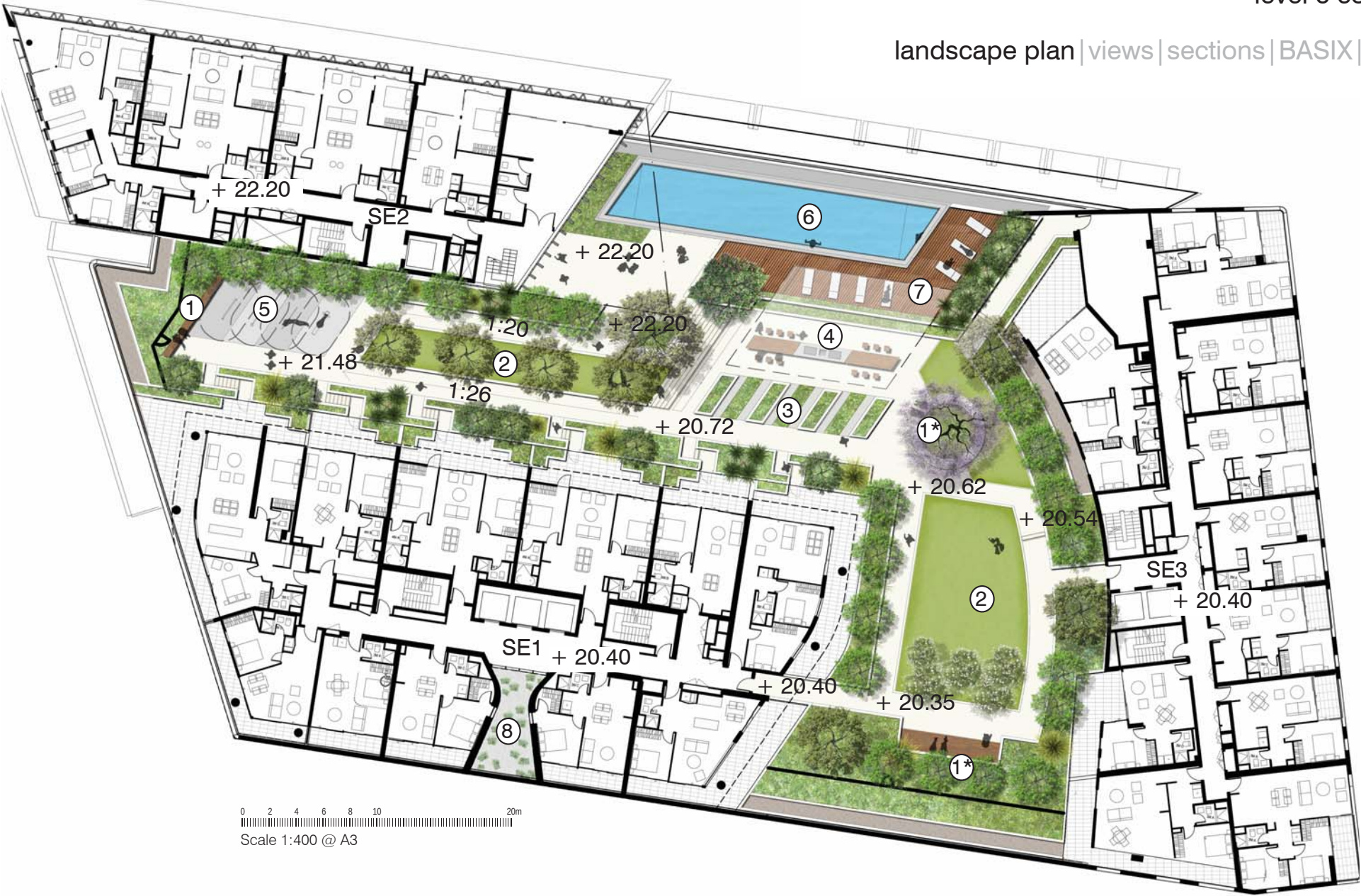
- 1. Passive Seating Areas
- 1* Passive Seating Areas integrated with air intake systems
- 2. Communal Lawn
- 3. Kitchen Gardens
- 4. Outdoor Communal Space and BBQ facilities
- 5. Outdoor Gym Facilities
- 6. Outdoor swimming pool
- 7. Pool Lounge Deck
- 8. Pebbles



- Jacaranda mimosifolia
- Harpullia pendula
- Koelreuteria paniculata
- Citharexylum quadrangulare
- Cupaniopsis anacardioides
- Plumeria rubra
- Tristaniopsis laurina
- Callistemon salignus
- Dracena var.
- Cordyline australis

level 6 communal gardens

landscape plan | views | sections | BASIX | soils depths plan



TREE PLANTING



Jacaranda mimosifolia



Koelreuteria paniculata



Dracena draco



Tristaniopsis laurina



Citharexylum quadrangulare



Plumeria rubra



Cordyline australis



Dracena marginata



Harpullia pendula



Cupaniopsis anacardioides



Callistemon salignus

UNDERSTOREY PLANTING



Syzygium 'Cascade'



Acmena 'Allyn Magic'



Cordyline 'Electric Pink'



Cordyline 'Glaucia'



Cordyline 'Torbay Dazzler'



Cycas revoluta



Dianella 'Revelation'



Liriope 'Evergreen Giant'



Trachelospermum 'Tricolor'



Trachelospermum jasminoides



VIEW 1 - Aerial view overlooking the pool



VIEW 2 - Aerial view facing east overlooking outdoor gym



VIEW 3 - Aerial view overlooking the communal lawn

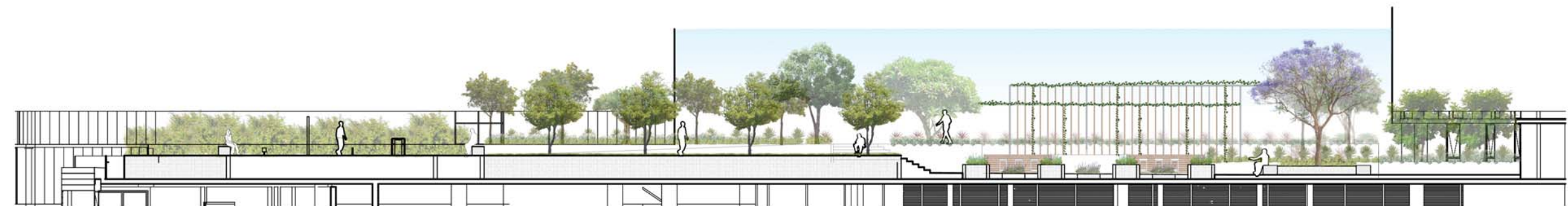


VIEW 4 - Communal dining area



SECTION A

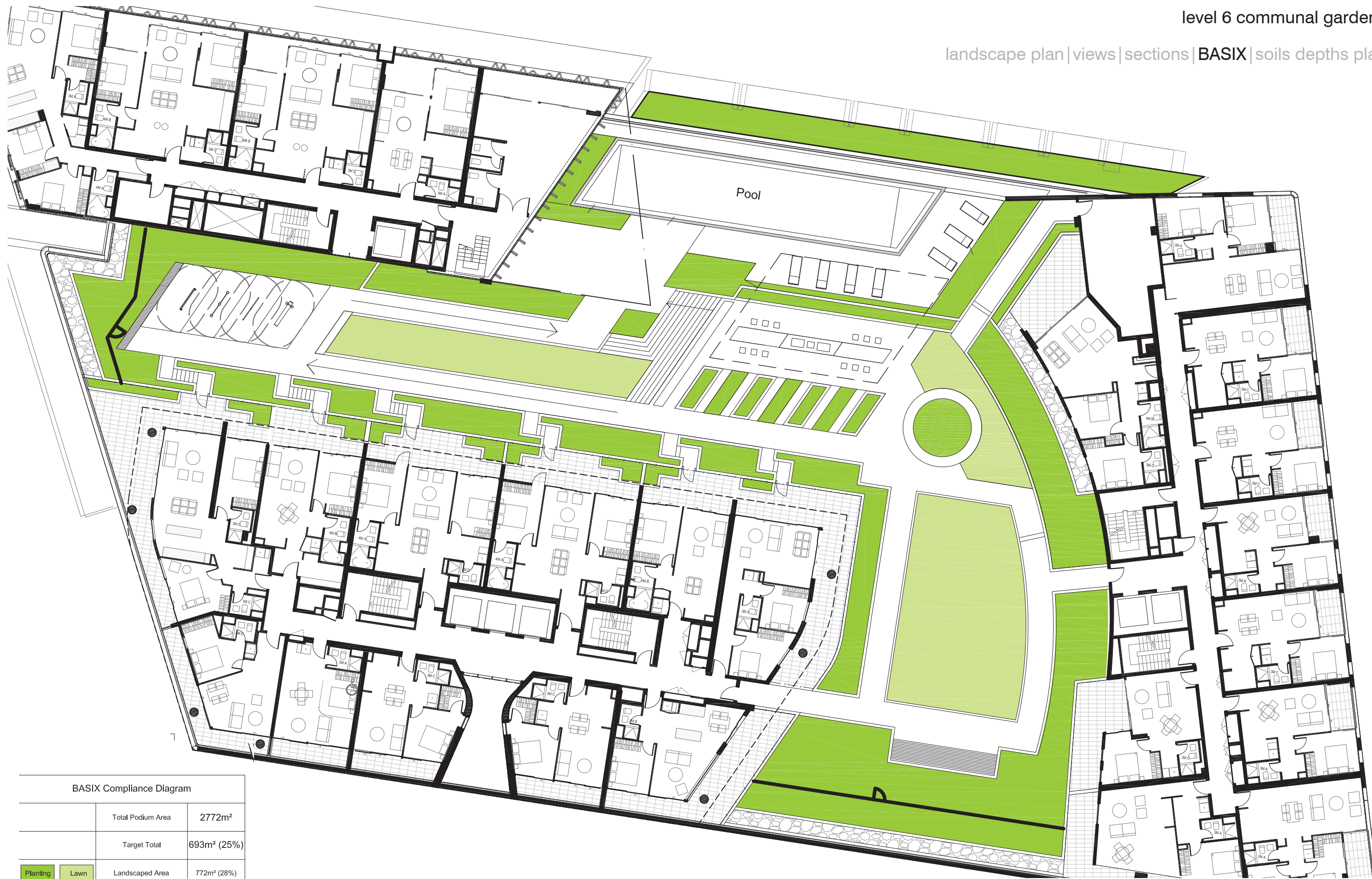
Scale 1:100 @ A3



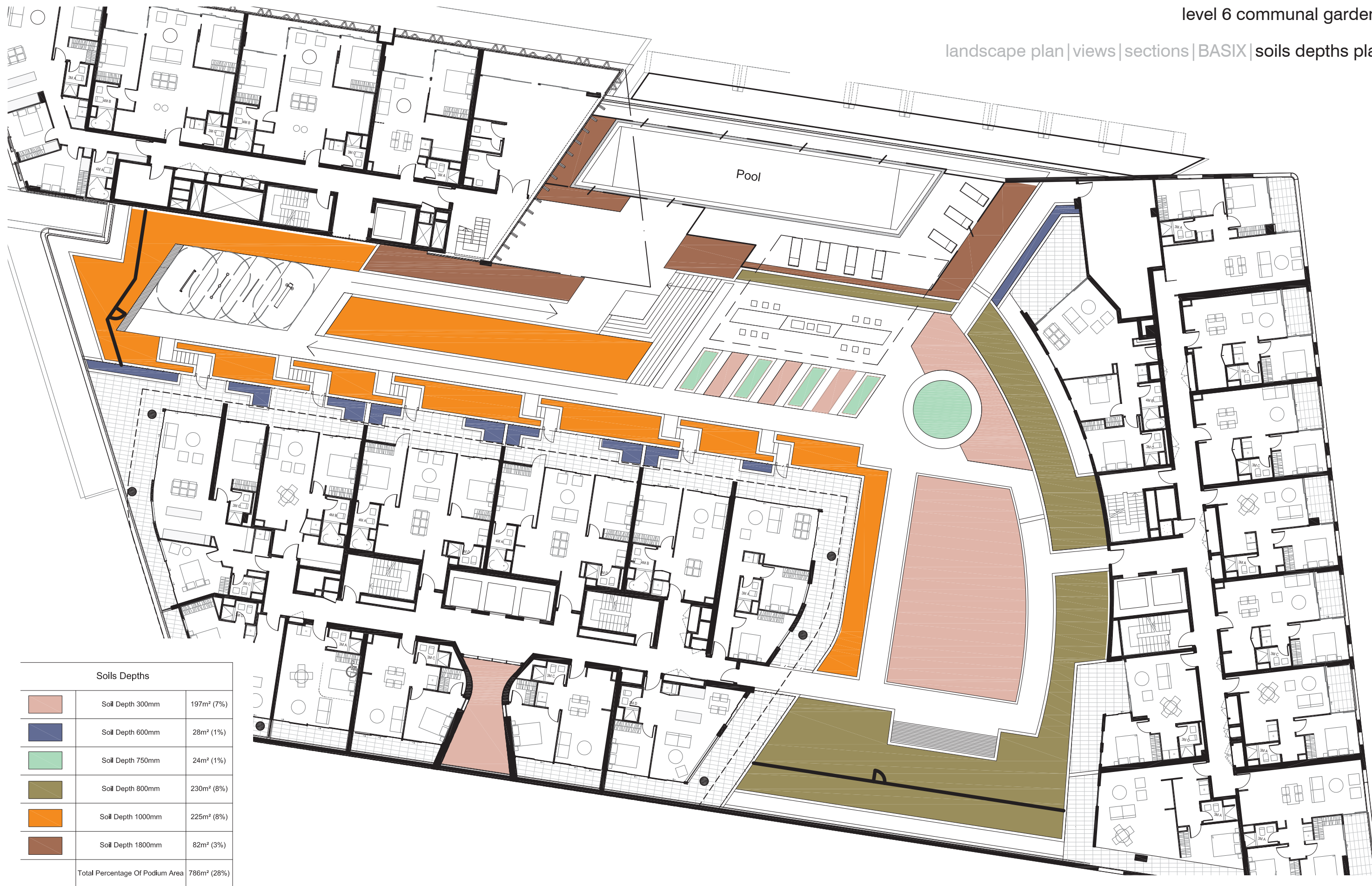
SECTION B

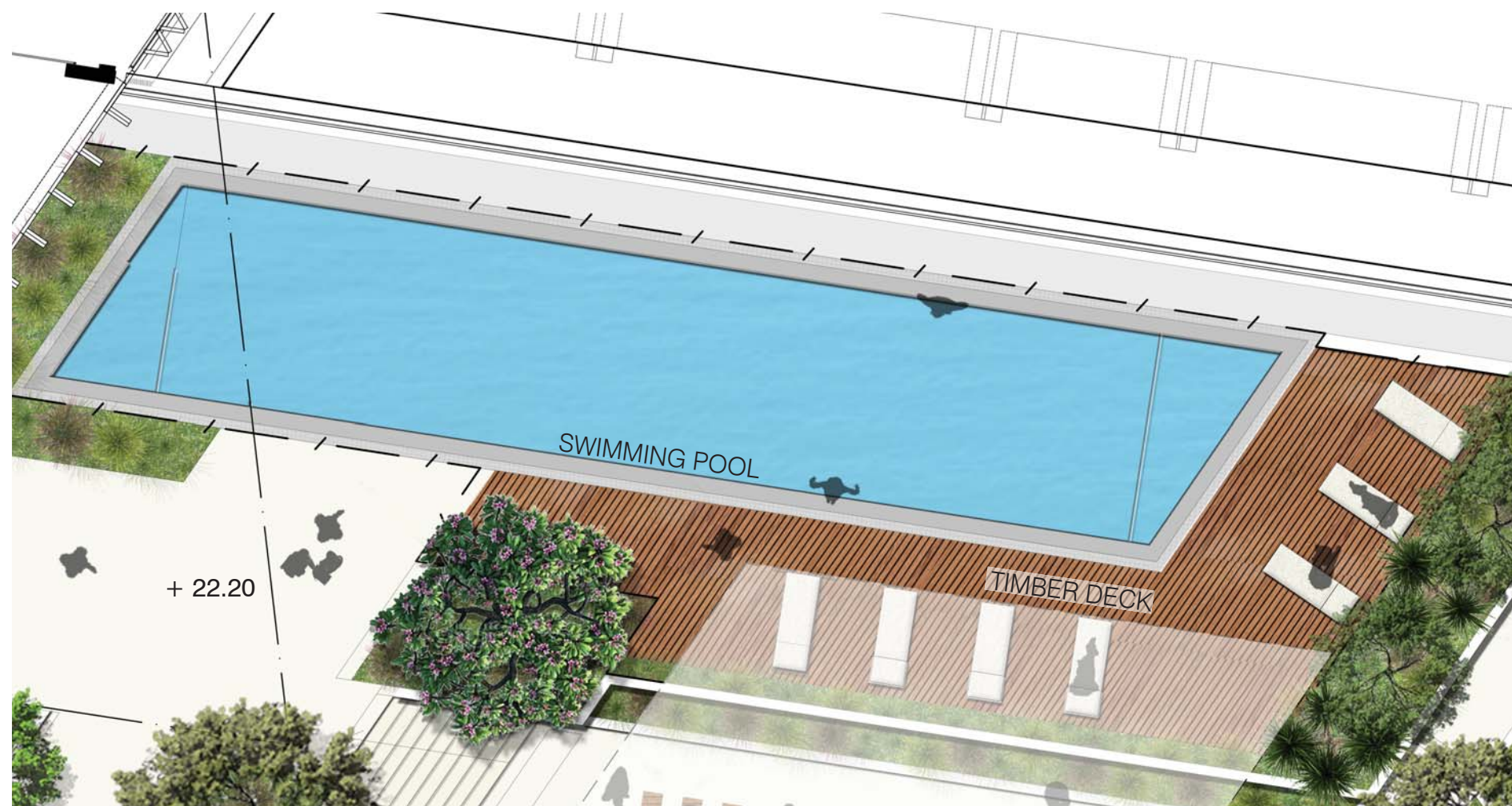
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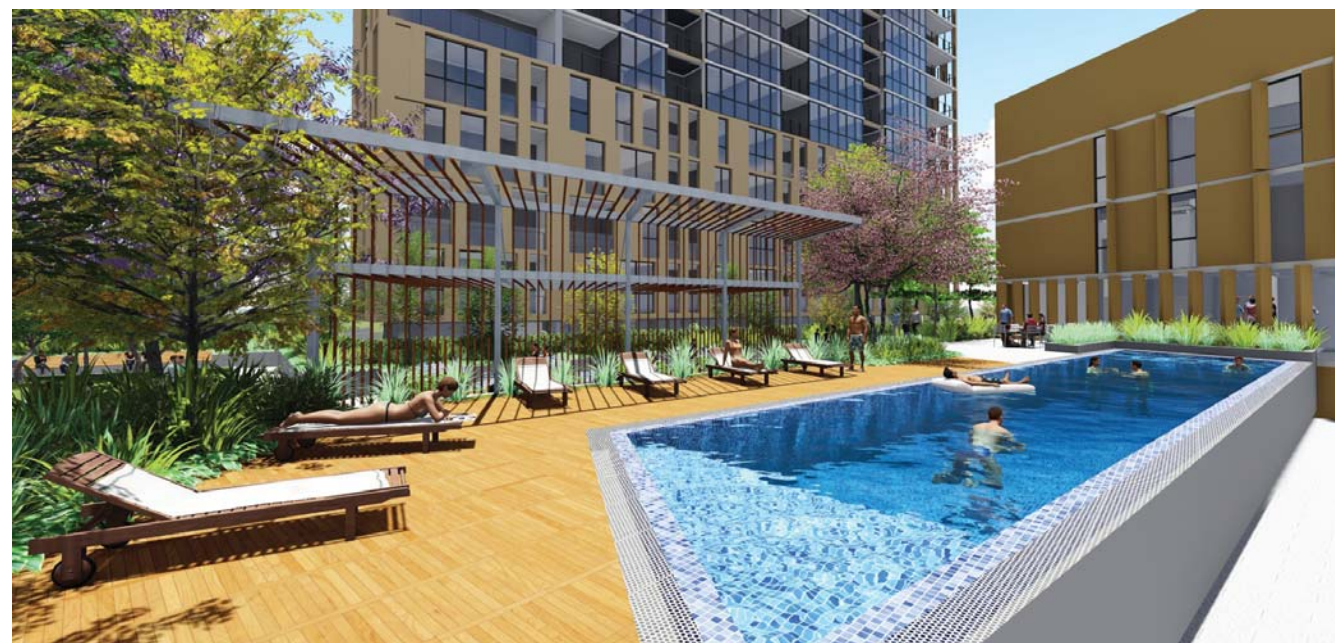
BASIX Compliance Diagram			
	Total Podium Area		2772m ²
	Target Total		693m ² (25%)
Planting	Lawn	Landscaped Area	772m ² (28%)



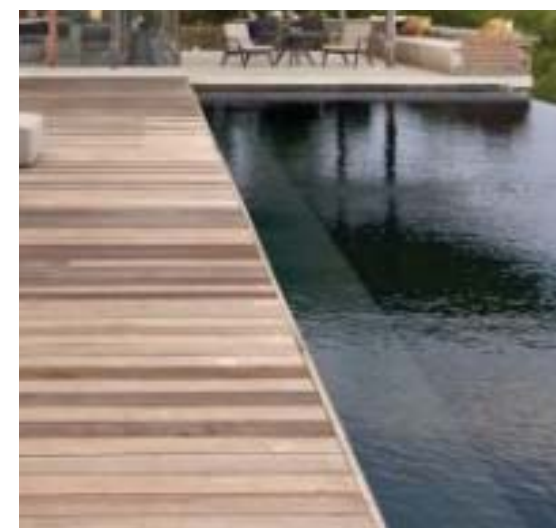


0 1 2 3 4 5 10m
scale 1:100 @ A3

LANDSCAPE PLAN

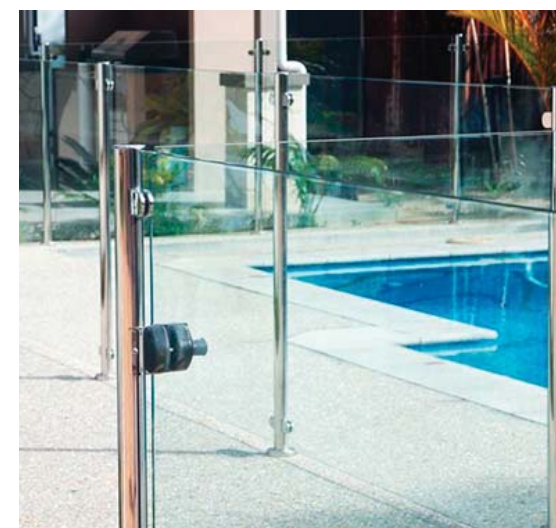


VIEW



TIMBER DECKING

A timber pool deck allows for the pool area to be fully utilised creating warmth and smoothness to pool surrounds.



GLASS POOL FENCING

Glass security fencing around the pool will provide security of the pool podium separating activities from the higher and lower levels establishing privacy between residents different user groups.



LOUNGE SEATING

Lounge seating around the outdoor swimming pool provides residents with a relaxing space to reside and socialise amongst a tropical setting.

communal courtyard



0 1 2 3 4 5 10m
scale 1:100 @ A3

LANDSCAPE PLAN



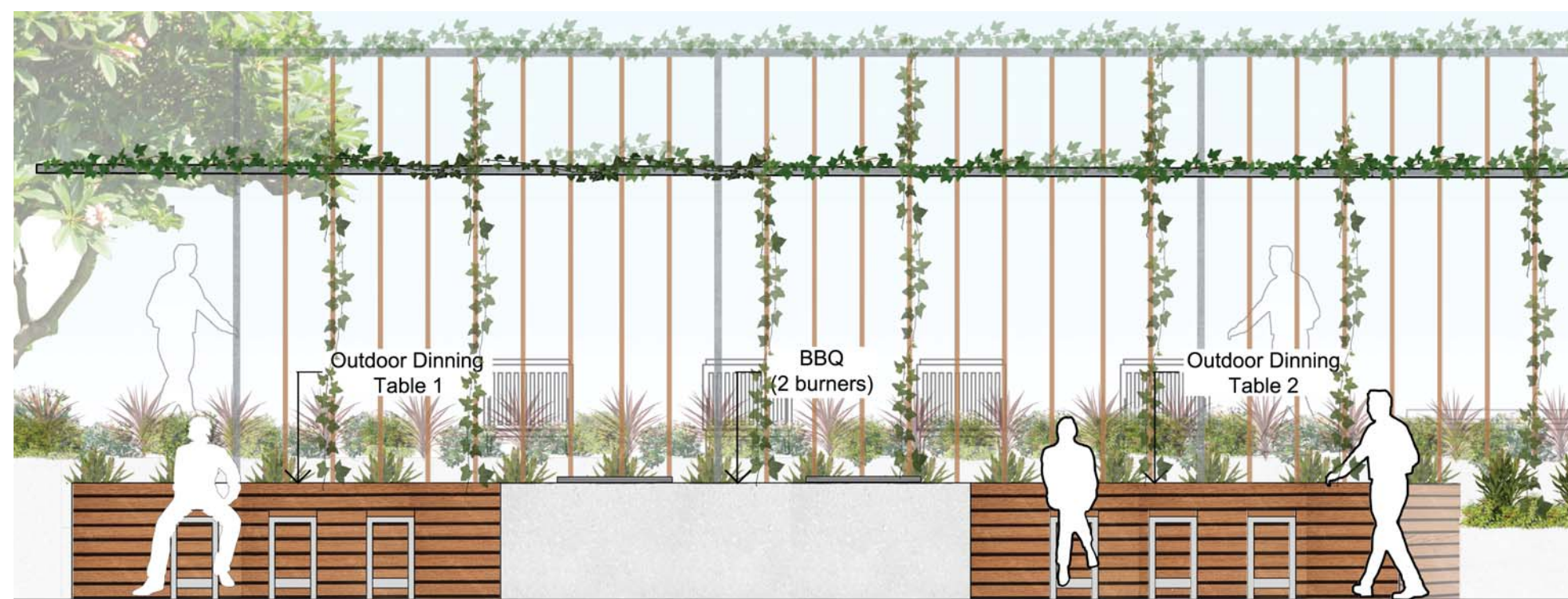
WHITE CONCRETE PAVING
'Fleece' Urban Stone unit paving



CONCRETE BBQ BENCH
A concrete BBQ Bench provides a robust communal facility that takes full advantage of elevated views from the rooftop. Construction detailing and materials will be appropriate to its communal context.



ALFRESCO DINING WITH STEEL AND TIMBER PERGOLA
A timber pergola structure will feature a large dining table and seating to complete the suite of timber furniture elements. It will provide dabbled light during the day and visual interest at night. Connection to the BBQ bench encourages food preparation as a social experience.



0 1 2 3 4 5m

COMMUNAL BBQ SECTION C



CULINARY PLANTING
Planters will provide space for residents to communally grow perennial and annual planting varieties to allow for culinary use throughout the year. A range of in-season herbs and vegetables will be selected at the time of installation.

PERENNIALS



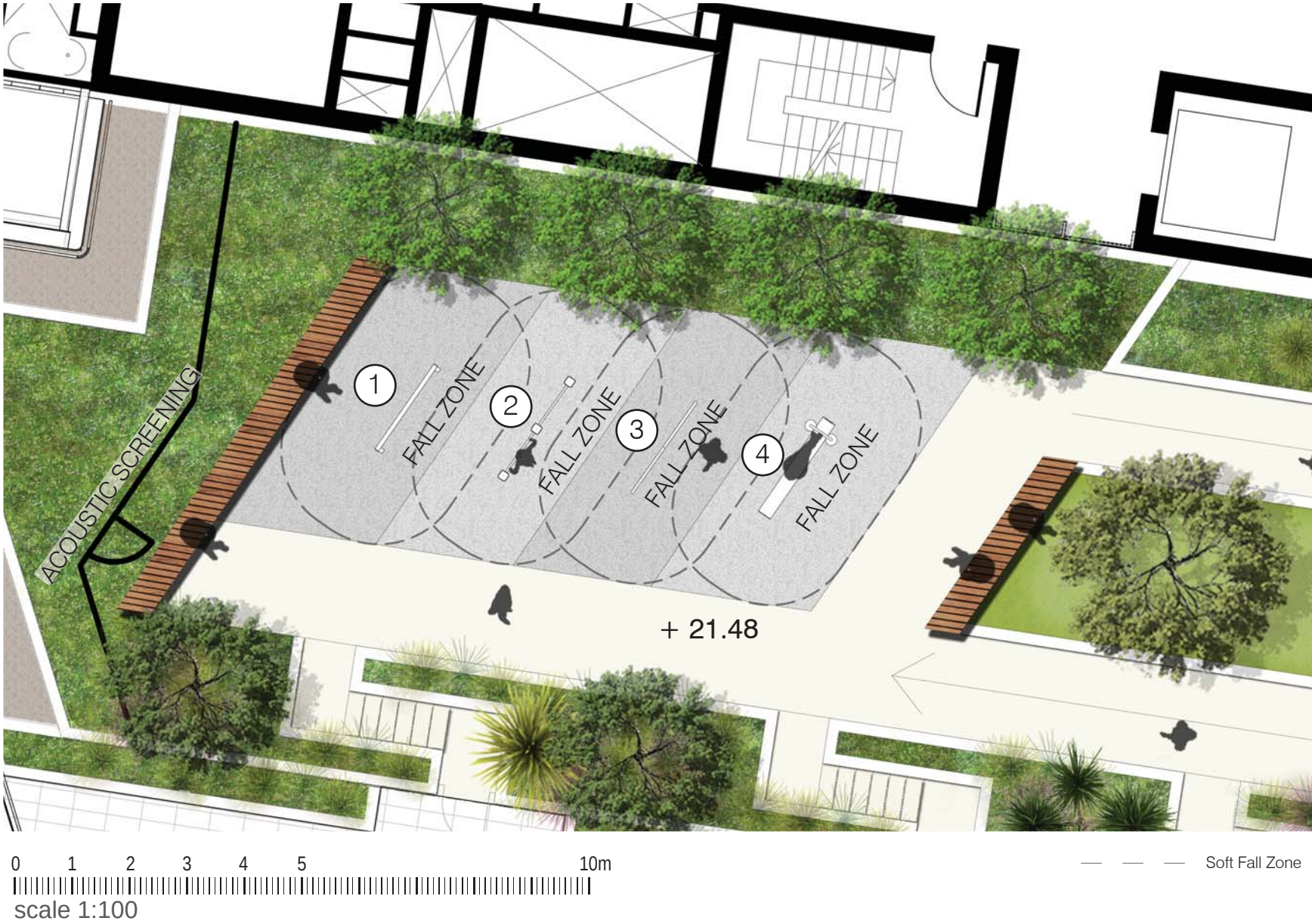
ANNUALS



BLOCKWORK RENDERED PAINTED RETAINING WALL
Insitu Concrete planter retaining wall



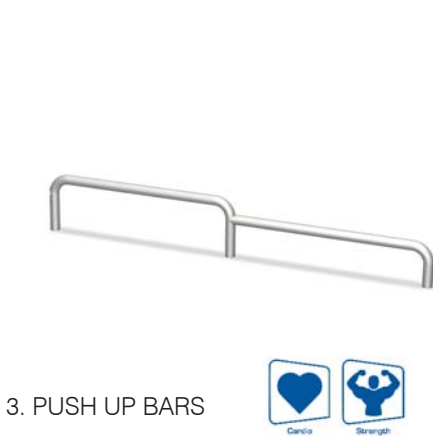
FLAGSTONE PAVING WITH INTER-PLANTING
Flagstone paving between raised planters, inter-planted with creeping herb varieties, will provide a scented pathway to complete the kitchen garden character.



OPAL EPDM SOFT FALL CREAM



OPAL EPDM SOFT FALL GHOST GUM





1 BENCH SEATING
Bespoke bench seating, designed and created to suit the sites local character will provide residents with comfortable resting places throughout the communal gardens.



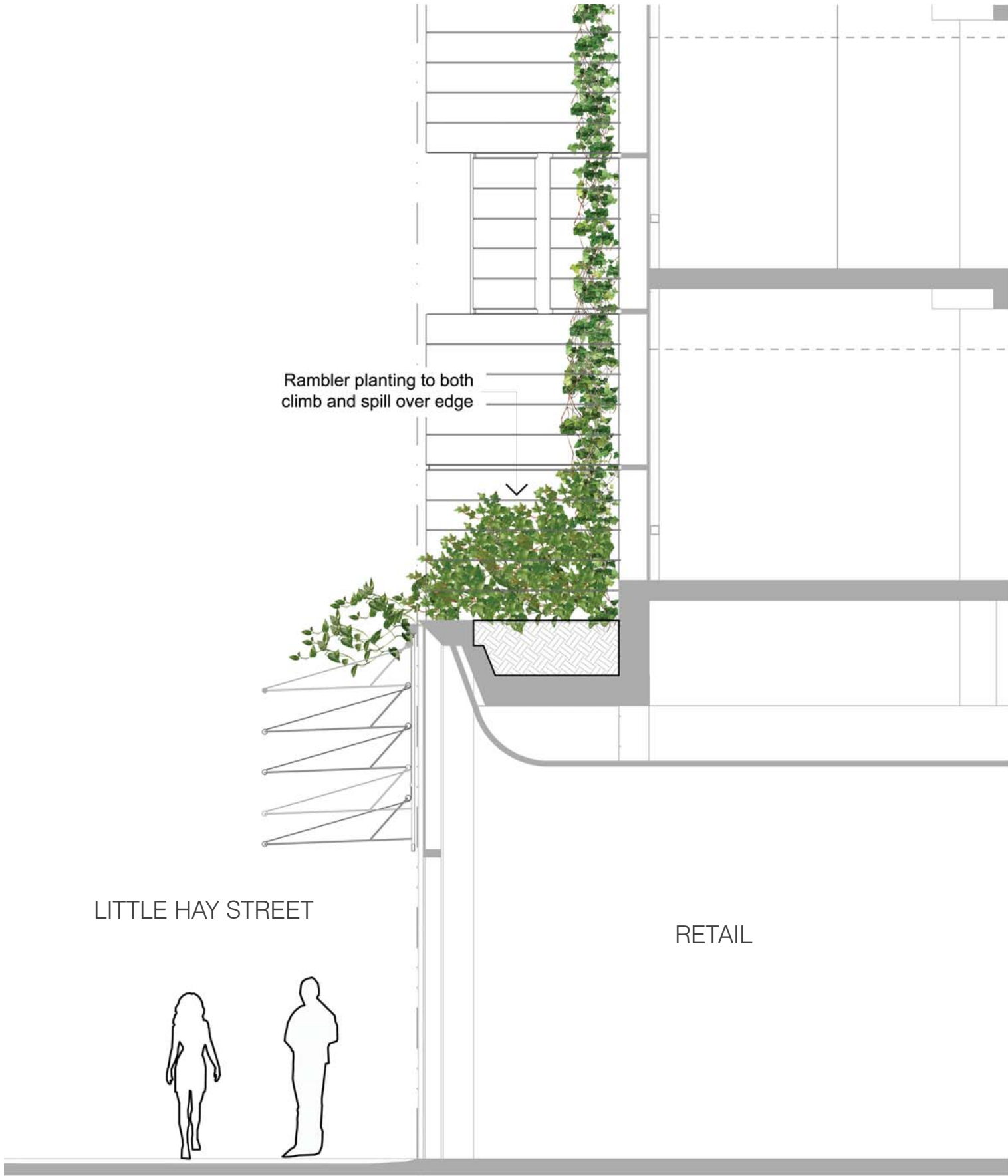
2 CIRCULAR BENCH
Circular bench seating used as a feature planter, provides opportunity for users to sit and reside whilst following the direction of sunlight. The circular bench also acts as a pivot point at a main node of the site allowing for passive and active circulation.



3 LEISURE BENCH SEATING
Generously proportioned seating benches nestled into raised planters provide opportunities for conversation and quiet contemplation.



4 GLAZED ACOUSTIC AND WIND SCREENING
A 1.8m glazed glass balustrade and screening vegetation located at the southerly and westerly points of the podium will provide wind protection and act as acoustic barriers from pedestrian and vehicular traffic noise below.



PLANTING DESCRIPTION

The palette for Little Hay Street planters will consist of species with climbing and rambling characteristics that will cascade from the building.

	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	BENEFICIAL QUALITIES
	Ramblers/cascading			
<i>Mc</i>	<i>Muehlenbeckia complexa</i>	Maidenhair Vine	4.5m	semi-deciduous, ornamental habit
<i>Cr</i>	<i>Cissus antarctica</i>	Grape Ivy	N/a	hanging foliage, large glossy leaves
<i>Pv</i>	<i>Plectranthus verticillatus</i>	Swedish Ivy	0.2m	Pleasantly aromatic, semi-succulent, glossy green leaves with deep purple centres and stems
<i>Tj</i>	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.4m	Climber with fragrant white flowers



Muehlenbeckia complexa



Cissus antarctica



Plectranthus verticillatus



Trachelospermum jasminoides