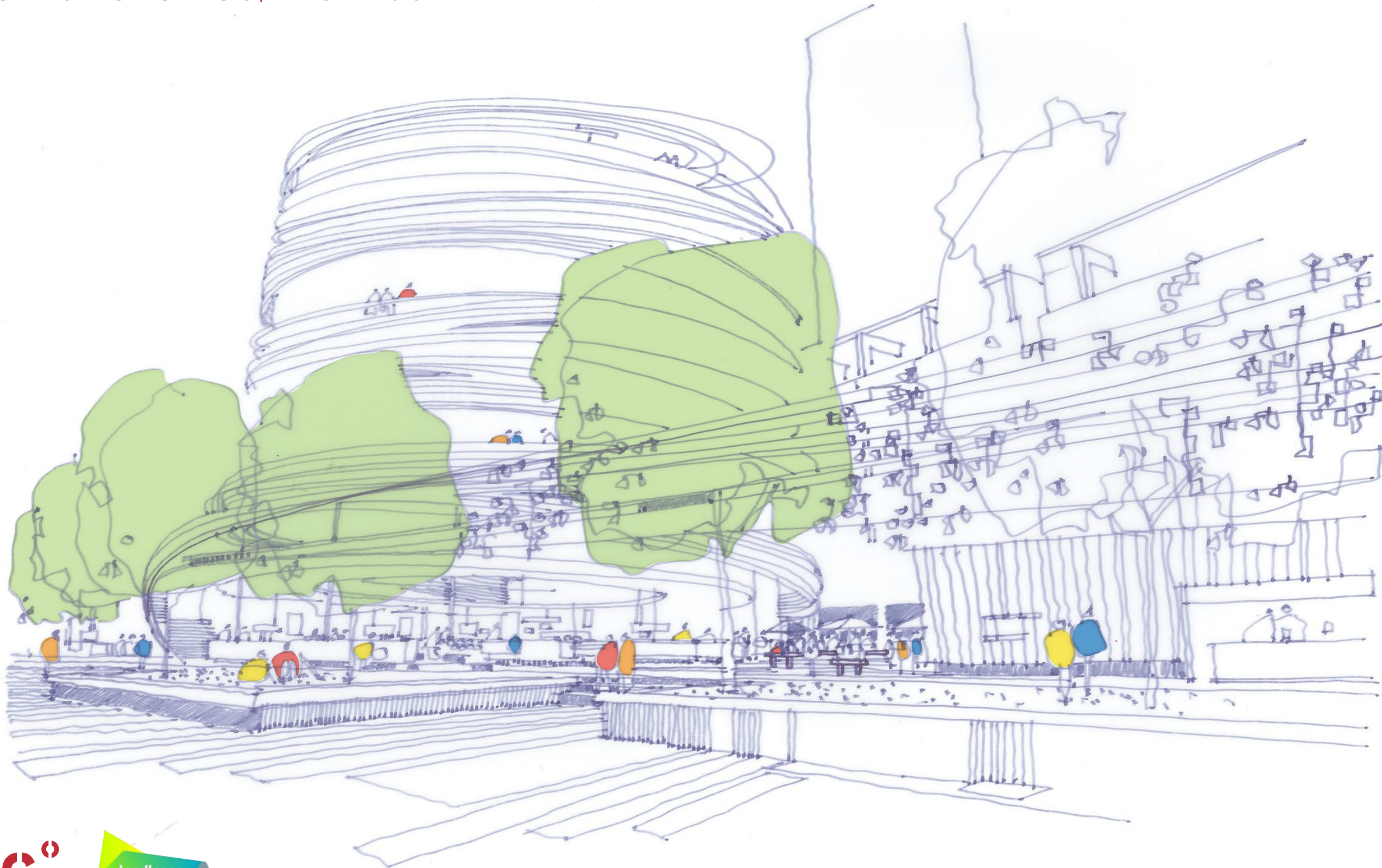


SICEEP DARLING SQUARE PRECINCT // **NORTH PLOT & THE SQUARE //** LEND LEASE

GROUND PLANE AND RETAIL DESIGN PRINCIPLES REPORT FOR SSDA 10
SIX DEGREES ARCHITECTS | FEBRUARY 2016

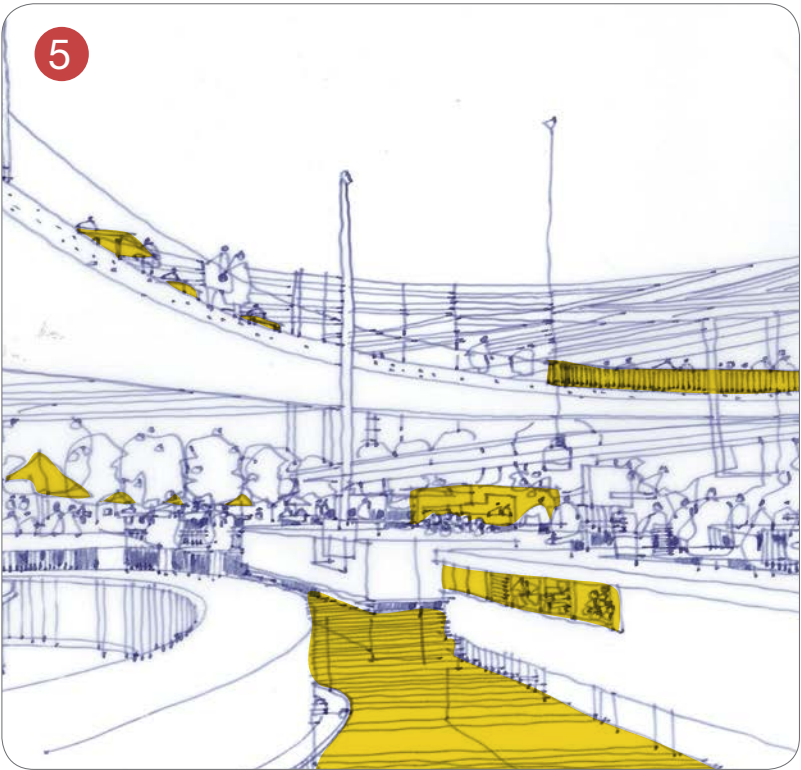
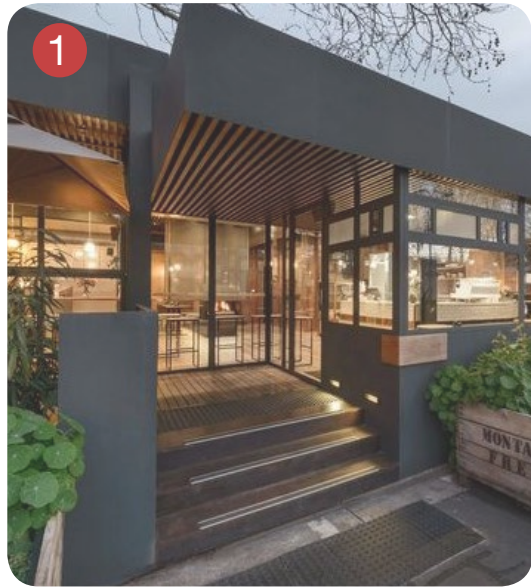


Six Degrees Architects have been engaged by Lend Lease to provide a ground plane and retail design principles report to support their stage 2 significant development application for a mixed use development within the Darling Square North Plot and for public domain works to the Square (SSDA 10).

This report incorporates a site analysis, a review of the proposed ground plane design for the North Plot and the Square, and establishes a set of guidelines that has informed the design of thresholds, landscaping, retail tenancies, lighting, signage and material selection.



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Established in 1992, Six Degrees is one of Australia's leading architectural practices.

We work across hospitality, learning, residential, retail, health and commercial environments, delivering design solutions for new and heritage places. We develop planning and design strategies for large public and private clients to create new urban places and to activate underperforming civic precincts.

Our success can be measured not just by AIA and industry awards. More meaningfully, our buildings and precincts are inspiring places attuned to their communities. They are enduring and intensely used places that perform well for clients and the public alike.

Six Degrees have a successful working relationship with Lend Lease. We have provided architectural and retail design strategies for projects such as: The Sydney International Convention, Exhibition & Entertainment Precinct (SICEEP), Sydney; Merchant Street, Melbourne Victoria Harbour Lakeside; Joondalup Shopping Centre, Perth; The RNA Showgrounds Redevelopment, Brisbane; and; Macarthur Square Shopping Centre, Sydney.



Images (Clockwise from Left): Top Paddock Cafe, Richmond // Newmarket Hotel, St Kilda // Riverland Bar, Melbourne // City Square, Melbourne // Boatbuilders Yard, South Wharf //

DARLING SQUARE CONTEXT MAP

SITE CONTEXT & ANALYSIS

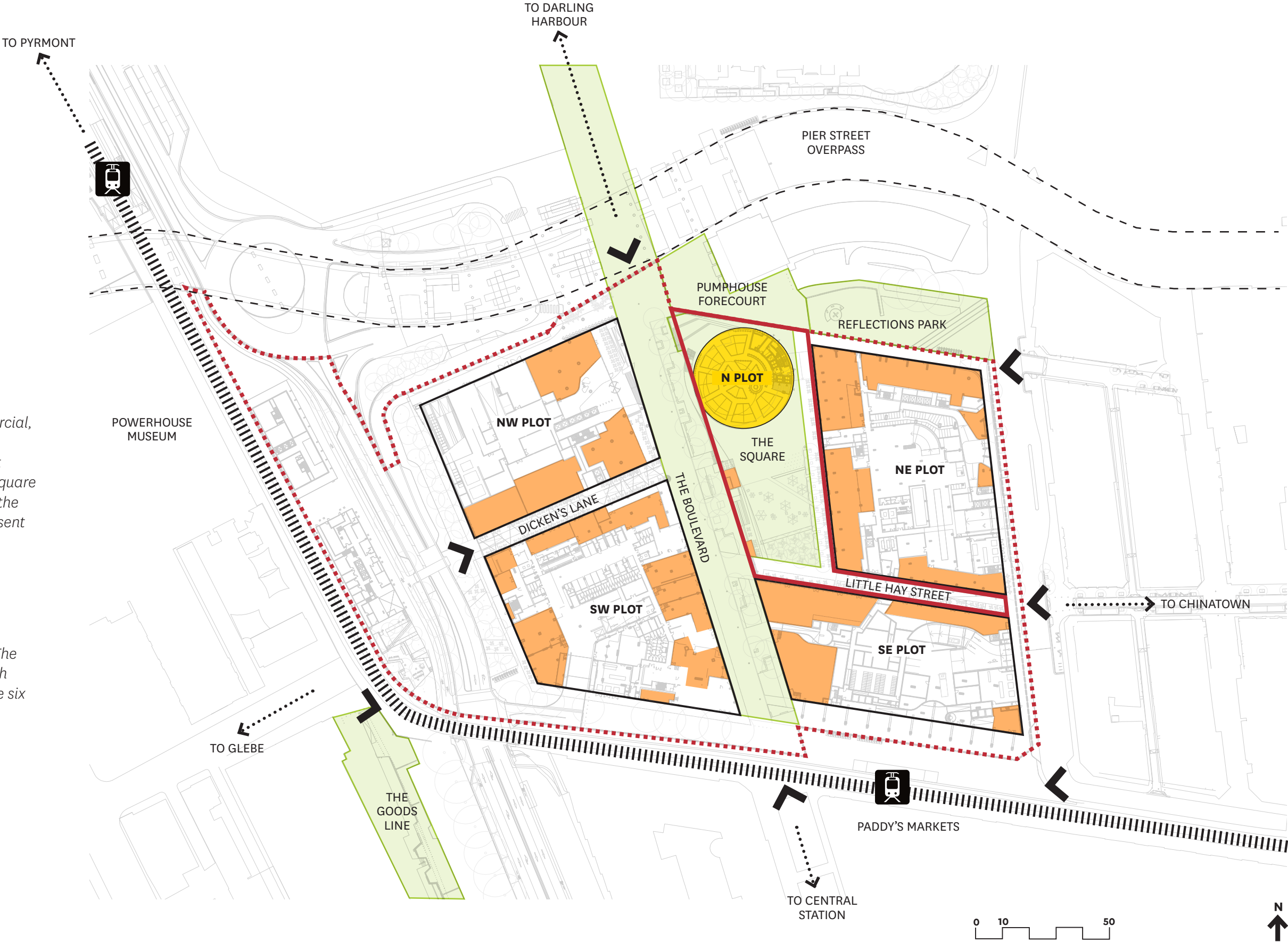


LEGEND

- DARLING SQUARE PRECINCT BOUNDARY
- DA BOUNDARY OF NORTH PLOT AND SQUARE
- KEY DARLING SQUARE SITE ENTRIES
- LIGHT RAIL LINE
- NORTH PLOT (RETAIL ANCHOR)
- DARLING SQUARE RETAIL
- MAJOR PUBLIC REALM AREAS

The North Plot is the central node of the Darling Square precinct, accommodating retail, commercial, food and beverage, and community facilities for residents and visitors to the area. The North Plot building acts as the first impression of Darling Square to pedestrians arriving from Darling Harbour in the north via Darling Quarter. As such, it should present a welcoming and identifiable image of the new precinct.

To the south of the North Plot is The Square, a new public space which links the key pedestrian thoroughfares within the precinct, notably the Boulevard, Little Hay Street and Dicken’s Lane. The Square is the centre of life in Darling Square, with visual and pedestrian connections to each of the six plots.



LEGEND

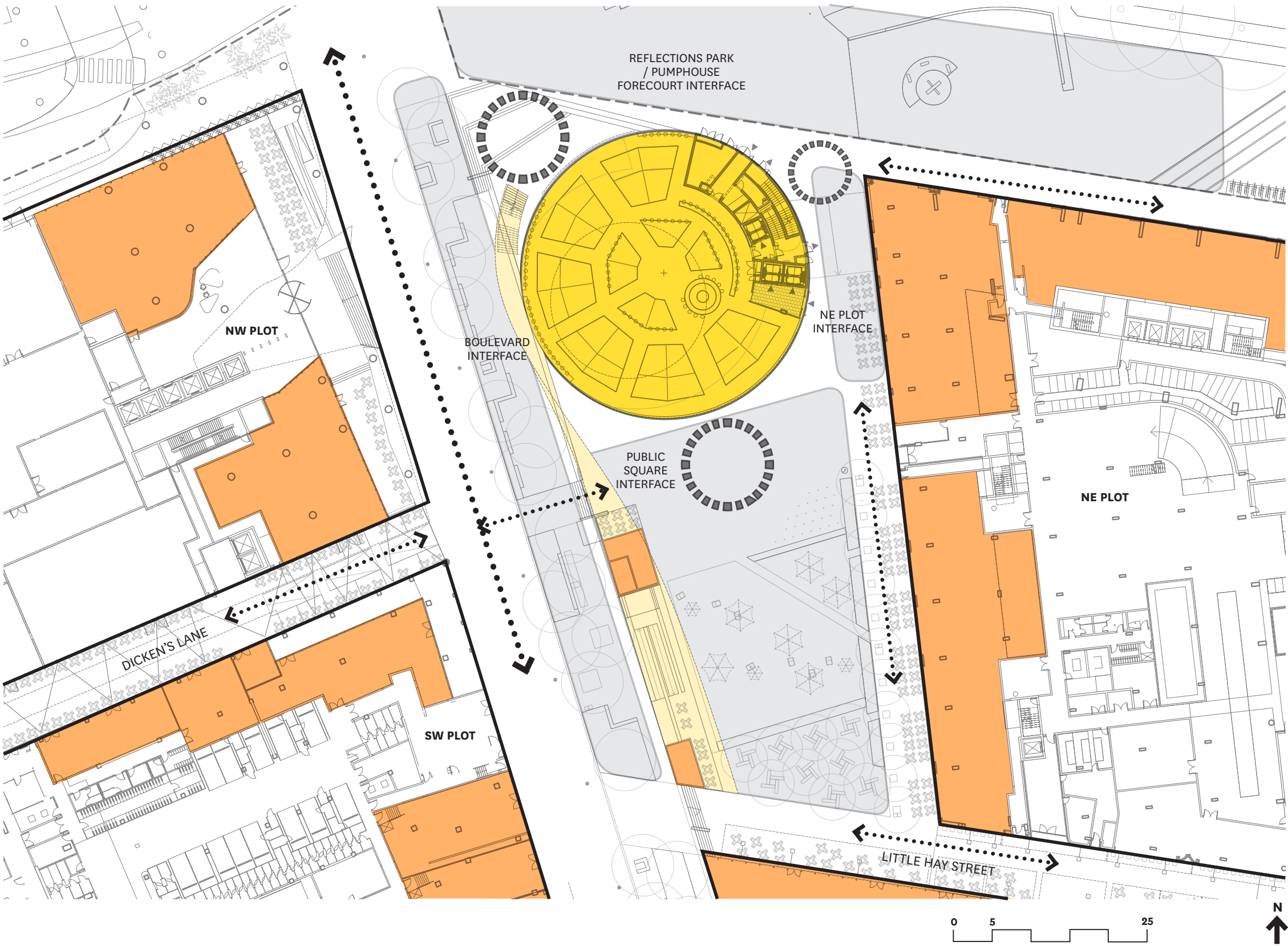
- PRINCIPAL PEDESTRIAN ROUTES
-  MAIN ARRIVAL POINTS
-  NORTH PLOT
-  CANOPY OVER
-  KEY INTERFACES
-  RETAIL

The southern edge of the North Plot fronts onto the new public Square - the heart of activity in Darling Square. This is a major entry point to the building, with the majority of users most likely arriving from this direction.

The northern edge of the plot, which receives direct sunlight throughout the day, is also a key interface. It has the potential to become another major public space and a gathering point for people.

The main boulevard through the precinct lies to the west of the plot. To create a strong visual connection and significant pedestrian link along the western interface, it will be important to ensure maximum exposure and connectivity to the public realm.

The eastern interface is the natural location for back of house services including emergency egress as this edge addresses a laneway rather than a major public space.



SITE PLAN

REVIEW OF NORTH PLOT & SQUARE DESIGN PROPOSAL



LEGEND

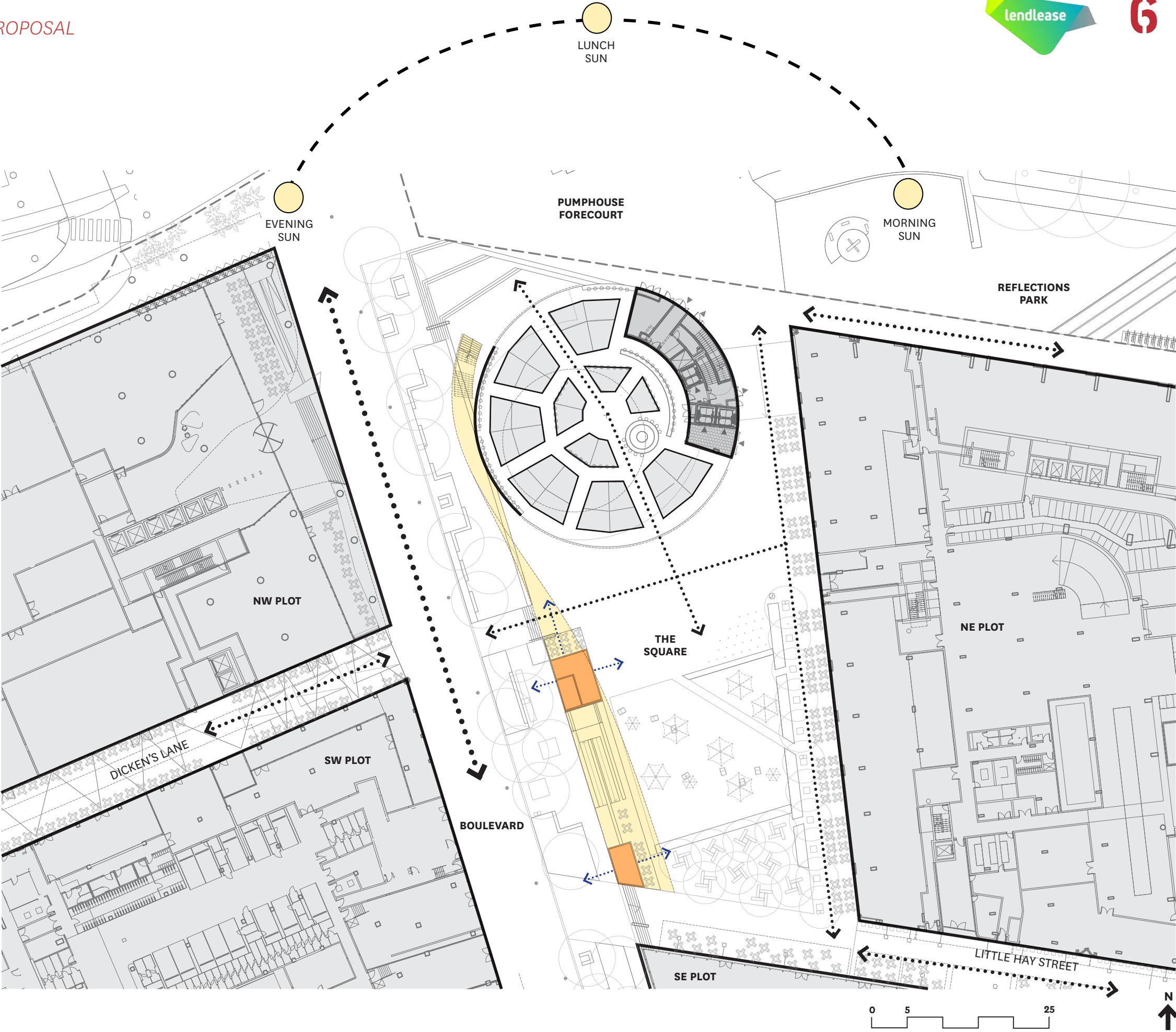
- PEDESTRIAN MOVEMENT
- SMALL RETAIL TENANCY
- CANOPY OVER TENANCIES

The North Plot's relationship to the public Square is key. The building becomes an extension of the public space with free flow of pedestrian movement permitted across the entire site.

The large Pumphouse Forecourt to the north provides opportunities for spill-out activation at this interface, creating a blurring of boundaries between inside and out and extending the market activity into the entire surrounding public realm. The terraced landscape at this edge of the building, which successfully addresses the issues of grade change across the site, acts as informal seating for visitors.

The current break-up of the Square into separate defined zones helps to create more human-scaled spaces, each with a different character. The large expanse of paving directly south of the North Plot building enables spill-out activity to occur without impeding on pedestrian traffic or on the successful operation of the two retail tenancies along the western edge of the square and provides opportunity for temporary market stall activity.

The canopy structure above the western edge of the Square, which provides weather protection to tenancies and external seating, creates an intensity of activity at the interface with the boulevard, containing and compressing the central open public space. The permanent market stalls at ground level of the North Plot create another layer of contained activity within the Darling Square public realm.



NORTH PLOT GROUND PLAN

REVIEW OF NORTH PLOT & SQUARE DESIGN PROPOSAL

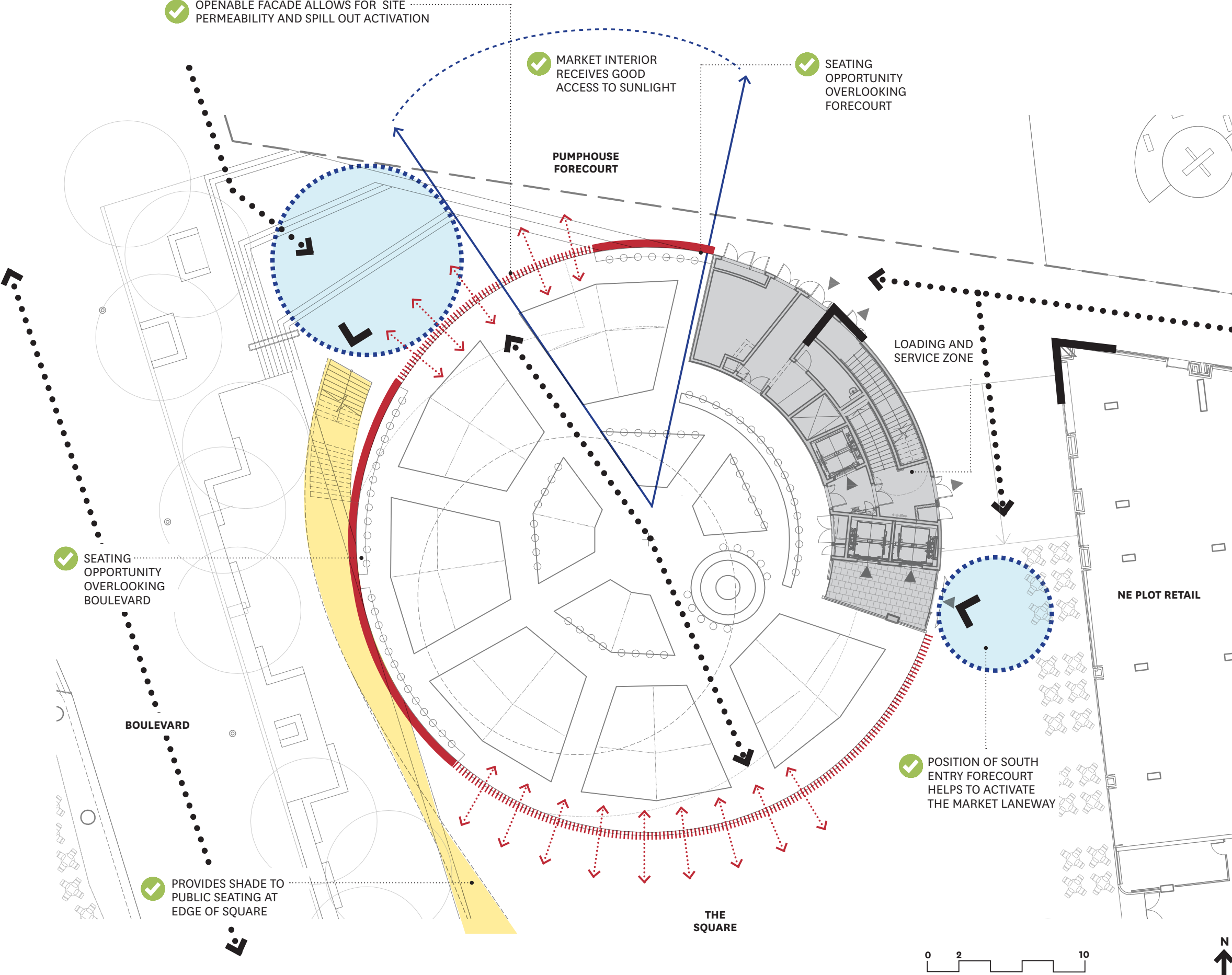


LEGEND

- FIXED FACADE
- ||||| OPENABLE FACADE
- ENTRY TO UPPER LEVELS
- ⬢ BUILDING ENTRY FORECOURT ZONE
- CANOPY ELEMENT OVER PUBLIC SQUARE
- ⋯ PEDESTRIAN MOVEMENT

The permeability of the ground plane design, combined with the openness of the facade, provides good potential for spill-out activation to the north and south sides of the building.

The ground plane of the North Plot becomes an integral part of the public realm of Darling Square and acts as the focal point of its activity.



NORTH PLOT LEVEL 1 PLAN

REVIEW OF NORTH PLOT & SQUARE DESIGN PROPOSAL



LEGEND

- RETAIL
- SEATING AREA
- CIRCULATION
- VIEW LINES
- CANOPY OVER GROUND PLANE PUBLIC SEATING

The current level 1 design maximises views southwards over the Square and also allows for views towards the Pumphouse Forecourt and down to the market activity from the food retail seating areas.

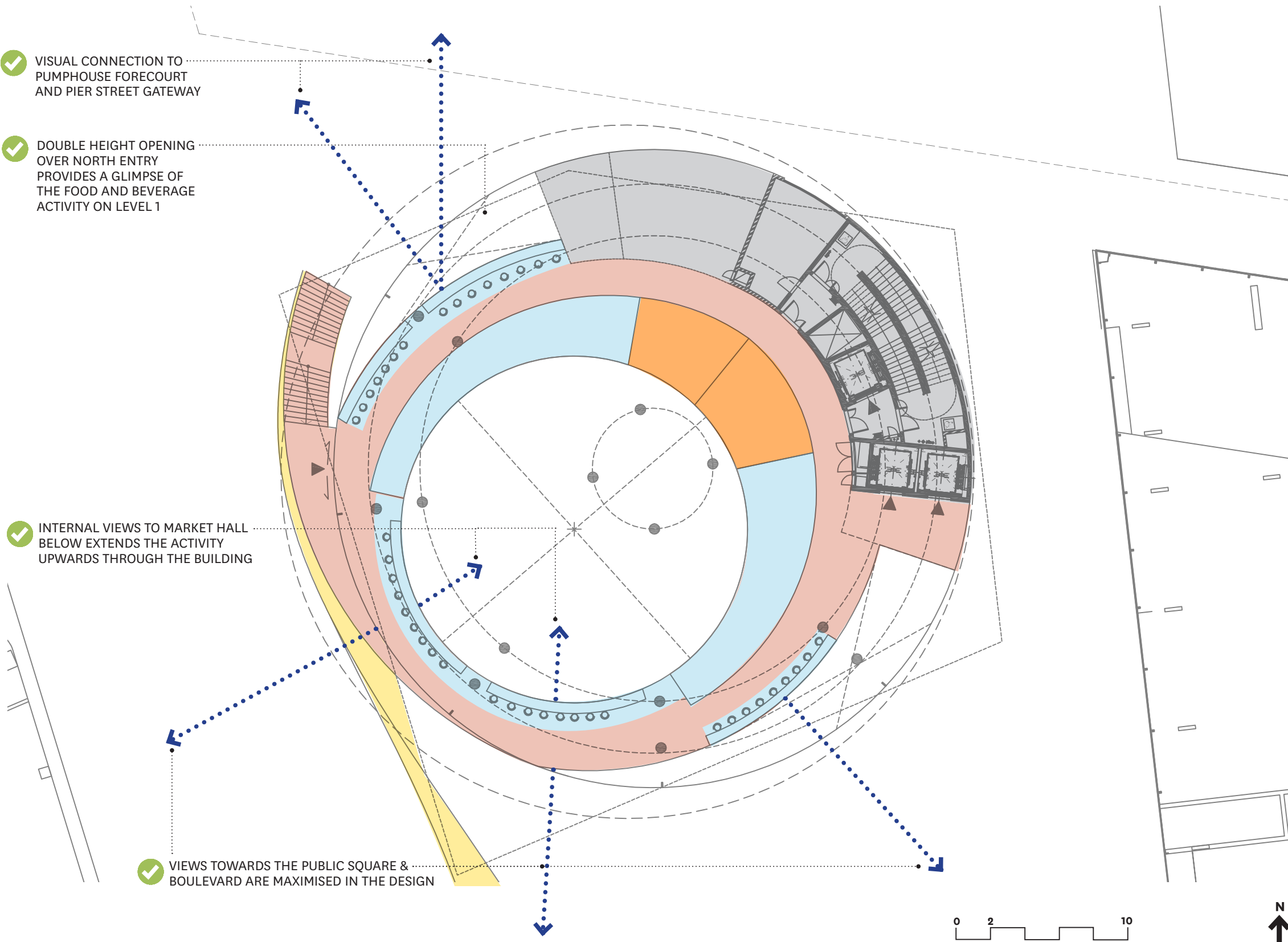
The facade on level 1 will be largely transparent to allow views up into the building from the square and from the north approach. In this way, the users themselves become the 'advertising signage' for the building's activity.

VISUAL CONNECTION TO PUMPHOUSE FORECOURT AND PIER STREET GATEWAY

DOUBLE HEIGHT OPENING OVER NORTH ENTRY PROVIDES A GLIMPSE OF THE FOOD AND BEVERAGE ACTIVITY ON LEVEL 1

INTERNAL VIEWS TO MARKET HALL BELOW EXTENDS THE ACTIVITY UPWARDS THROUGH THE BUILDING

VIEWS TOWARDS THE PUBLIC SQUARE & BOULEVARD ARE MAXIMISED IN THE DESIGN



LEGEND

- RETAIL TENANCY
- RETAIL SEATING ZONE
- PUBLIC SEATING ZONE
- SOFT LANDSCAPING
- MARKET FORECOURT
- SHADE OVER

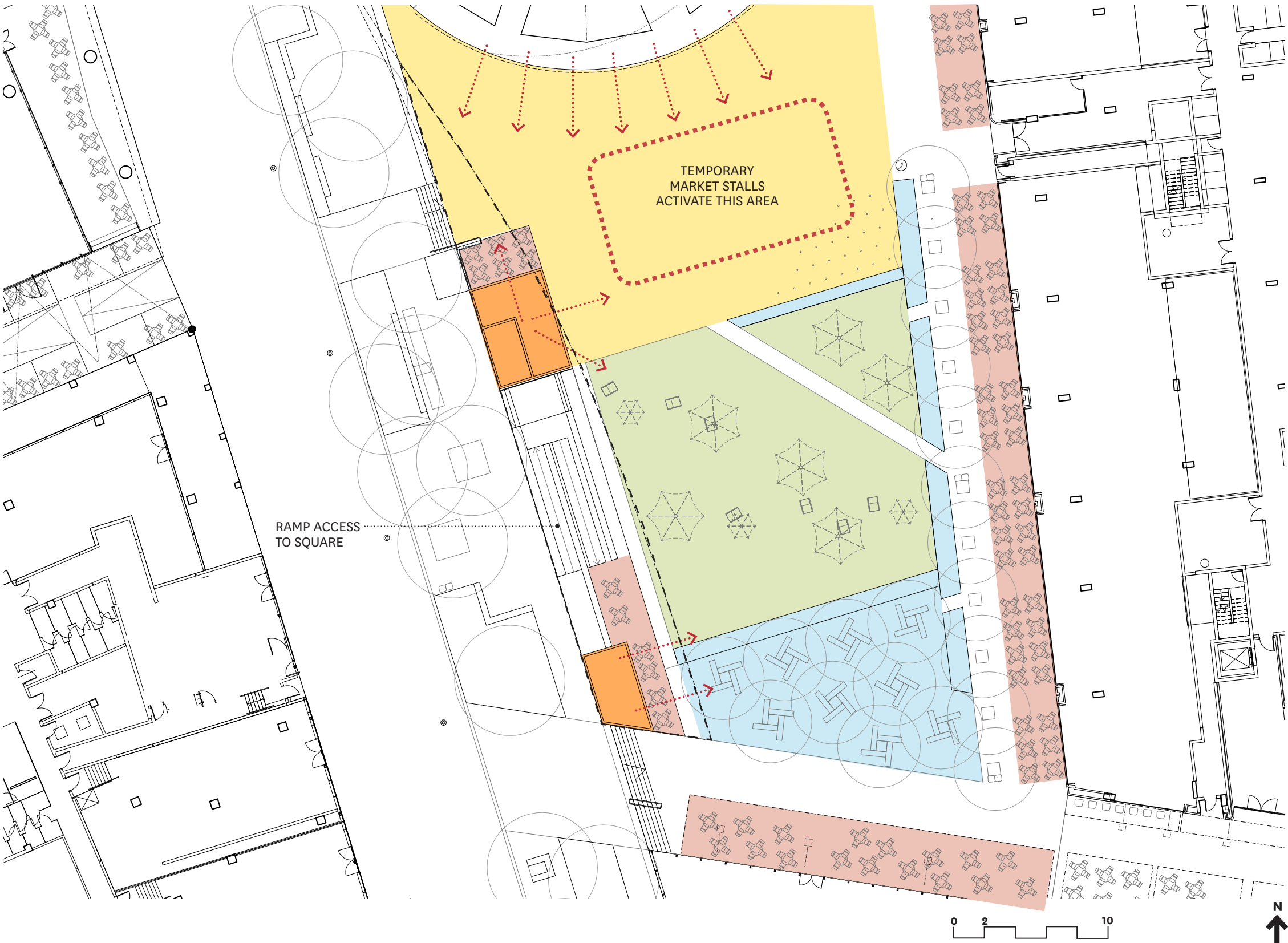
Retail tenancies along the western edge of the Square complement the market retail to the north and provide further activation of this public space.

The soft landscaping in the centre provides visual relief and an informal place to sit and gather.

Permanent public seating in the southern zone of the Square gives people an opportunity to sit and rest without the obligation to purchase from the adjacent tenancies.

The large paved area directly south of the market hall is important as it facilitates spill-out activation and can host temporary market stalls on weekends and occasional events.

Shading provided by the canopy structure extending from the North Plot building allows dappled light to filter through to external seating areas, creating an aesthetically pleasing effect as well as providing a sense of warmth during cooler winter months.

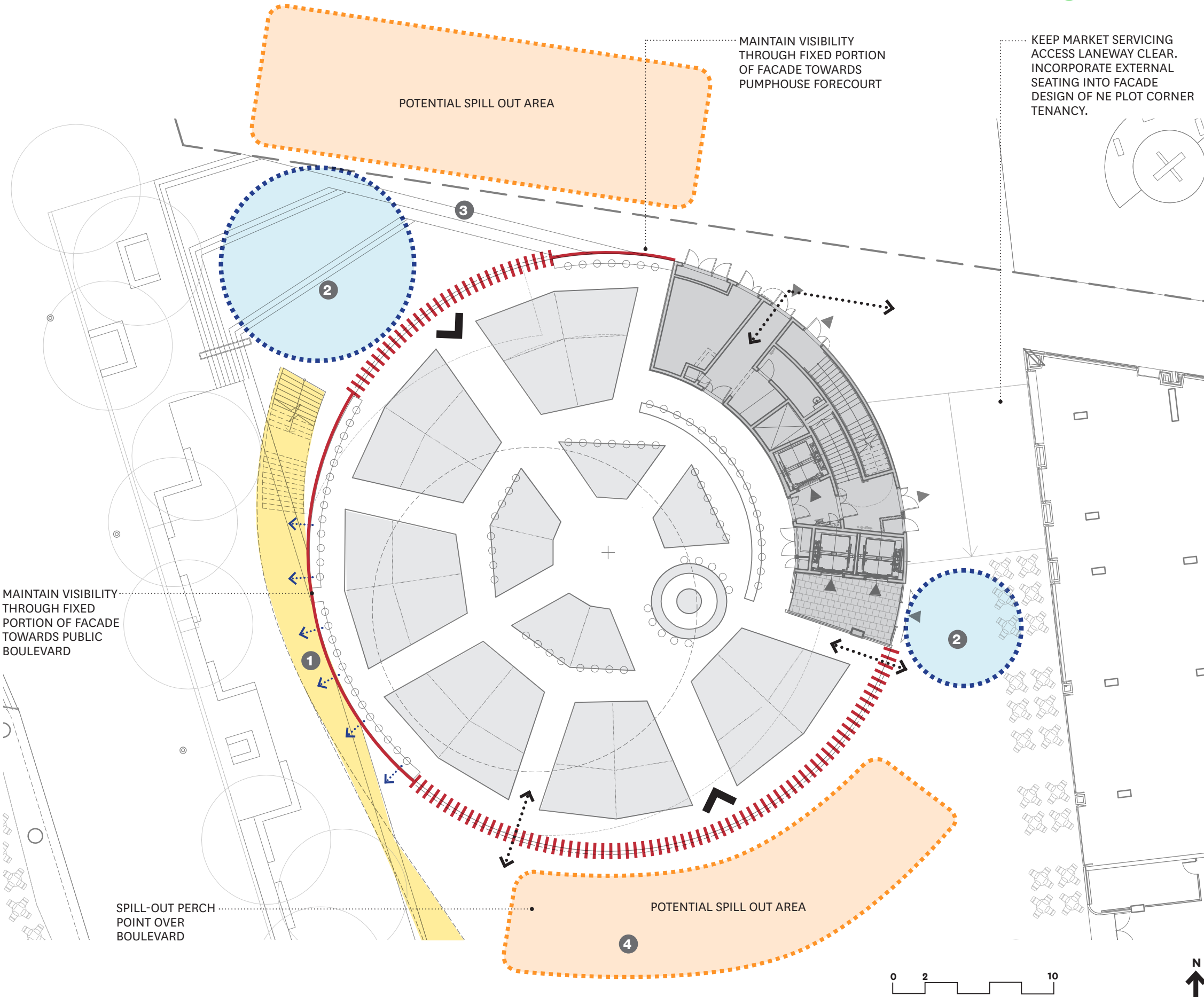


LEGEND

- ||||| OPENABLE FACADE
- BUILDING ENTRY FORECOURT
- POTENTIAL SPILL OUT AREA
- MAIN ENTRY TO MARKET
- AUXILLIARY ENTRY TO MARKET
- VISUAL CONNECTIVITY TO SURROUNDINGS
- CANOPY OVER GROUND PLANE PUBLIC SEATING
- MOVEABALE LANDSCAPE ELEMENTS

DESIGN PRINCIPLES

- 1 Maintain visibility through fixed portions of the facade to ensure a strong connectivity to the public realm of the boulevard.
- 2 Create a north and south entry forecourt that relates to the corner of the boulevard and the public Square respectively.
- 3 Encourage spill-out from the market hall to the north by providing public seating complemented by planting, soft materials such as timber, and integrated lighting.
- 4 Allow for spill-out to the south by incorporating moveable public seating in the Square.



FACADE/THRESHOLD // EXEMPLARS

GROUND PLANE DESIGN PRINCIPLES



LEGEND

-  FOOD CATERING SERVICE
-  FOOD RETAIL

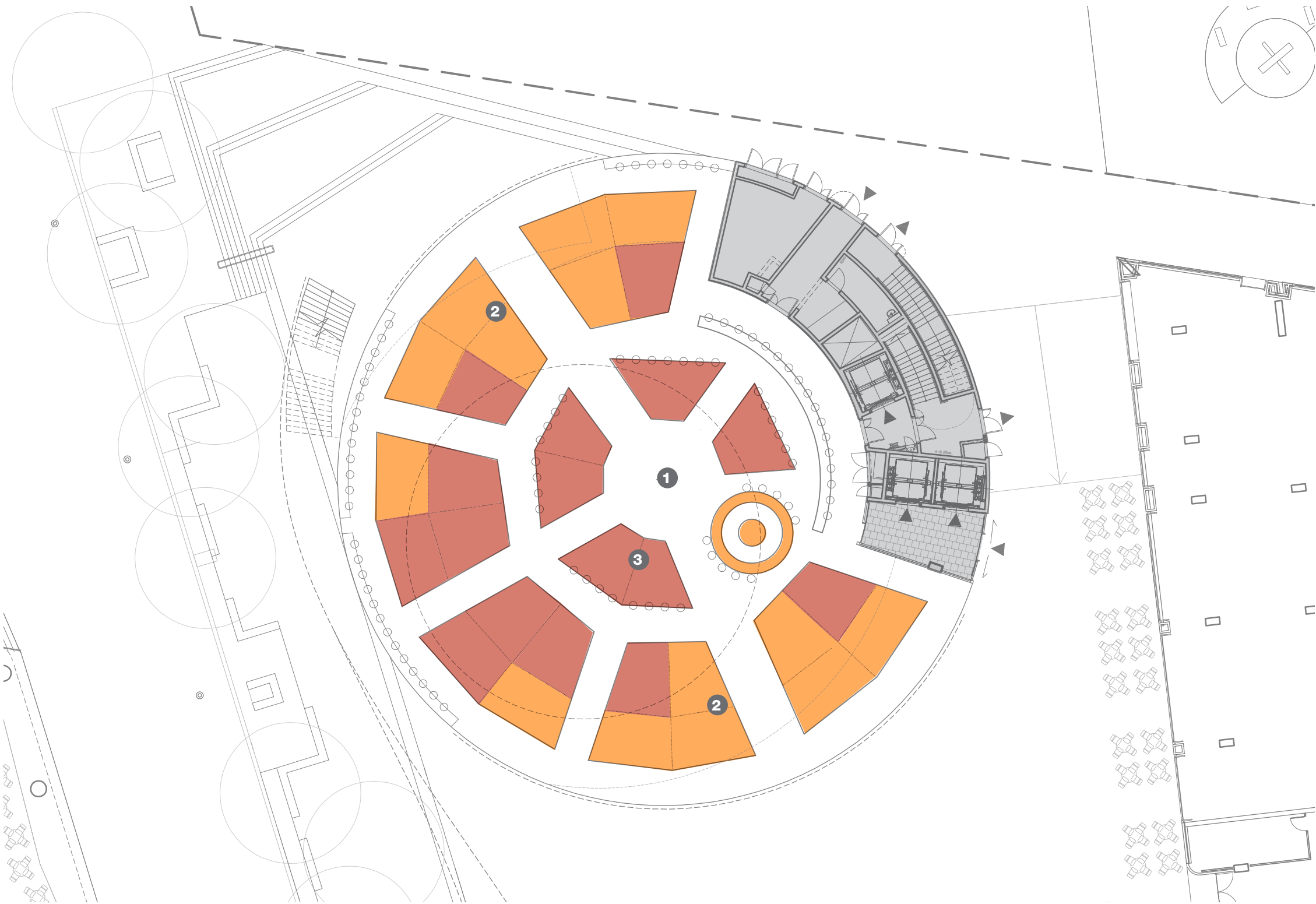
DESIGN PRINCIPLES

- 1

Provide a mix of fresh food retail and food catering offerings throughout the market.
- 2

Concentrate food catering services around the periphery of the hall to allow for direct access from the public Square and the Pumphouse Forecourt.
- 3

Fresh food produce offerings should be accommodated internally to limit the appearance of inactivity if these stalls close after dark.



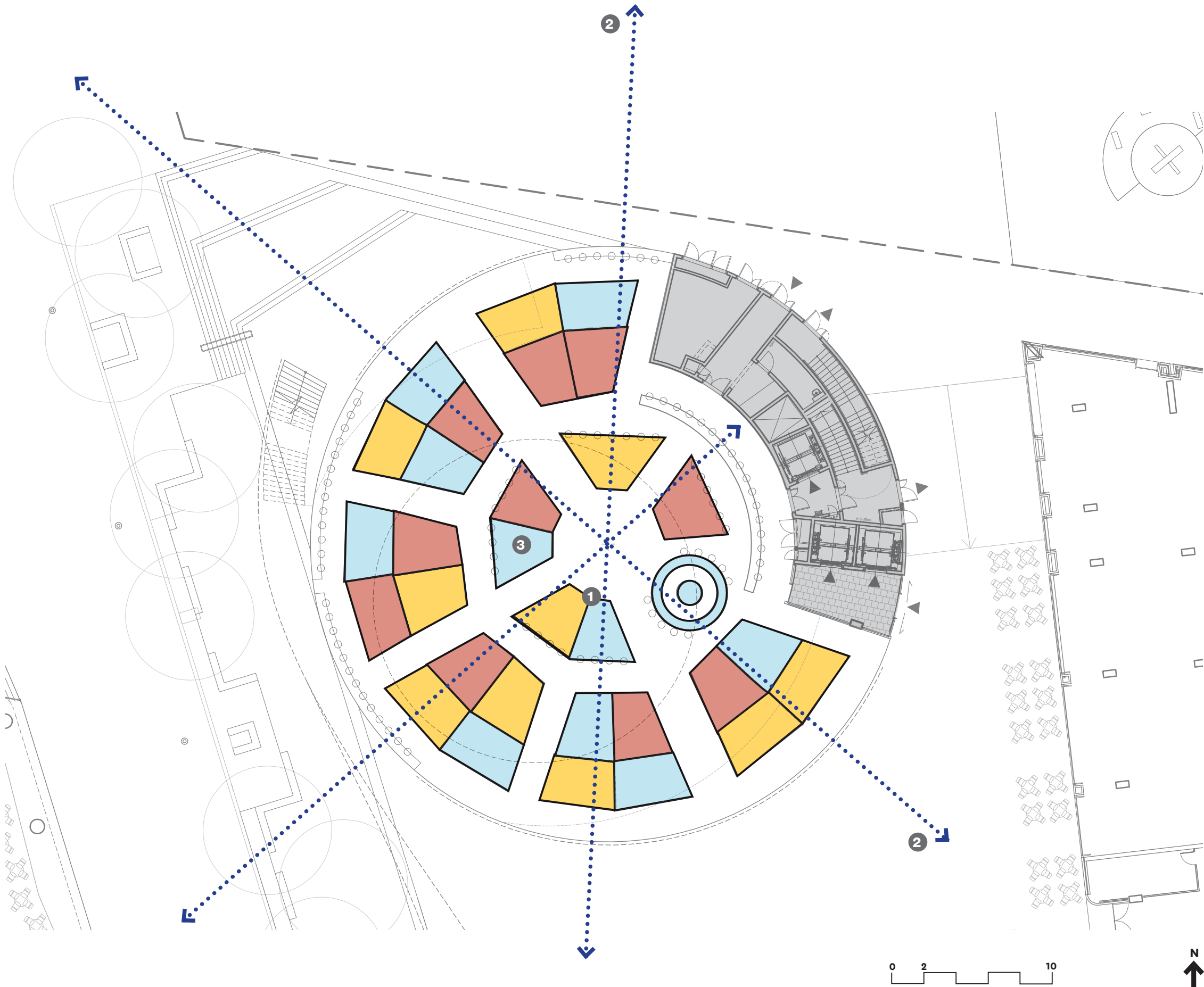


LEGEND

- UNIFORM STALL FRAMEWORK
- VARIED STALL DESIGN

DESIGN GUIDELINES

- 1 Provide a physical stall framework for market tenants to fitout as they require. The base stall design will utilise materials from a select palette, such as timber and steel, and will ensure coherency and legibility throughout the entire market hall.
- 2 Stalls should be low in height to ensure that views are maintained through the market hall and sightlines maximised for efficient retail trade.
- 3 Diversity in stall fitout design should be encouraged so as to allow for a varied and engaging customer experience reflective of the individual stall offers, encouraging customers to return. This should include a diversity in material selection and use, as well as stall size.



MARKET STALL DESIGN // EXEMPLARS

GROUND PLANE DESIGN PRINCIPLES

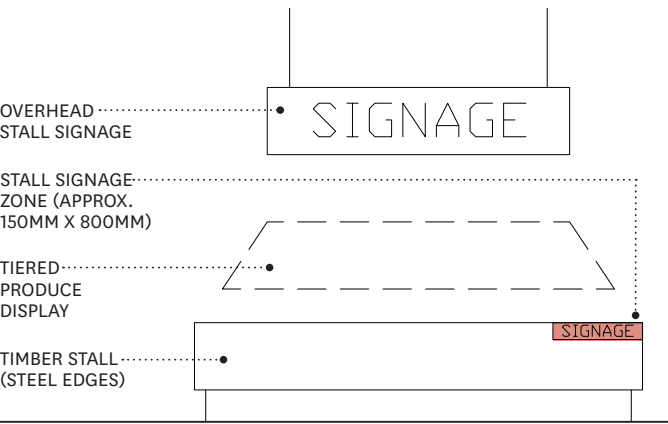


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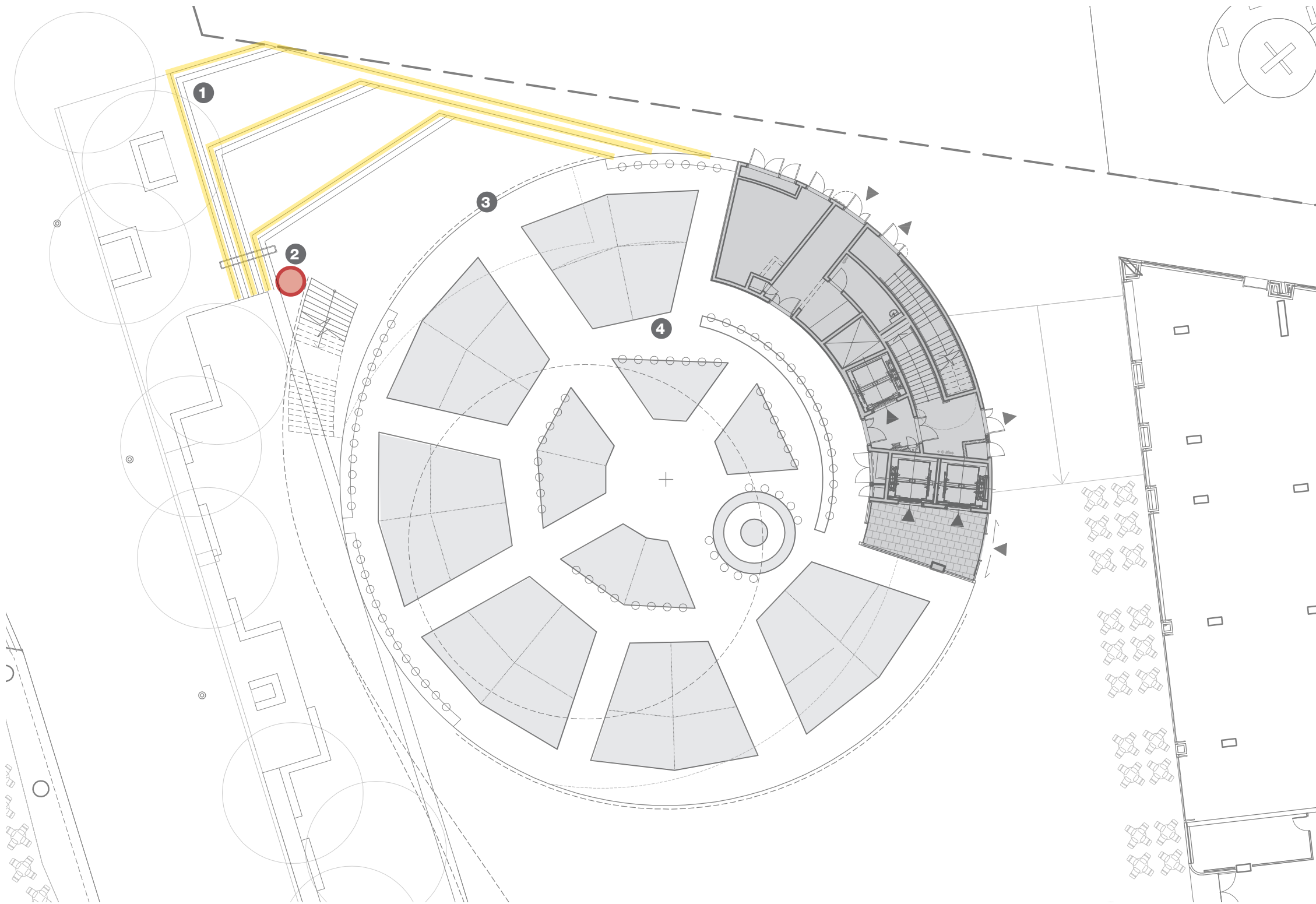
- PRECINCT SIGNAGE ELEMENT
- LIGHTING BUILT INTO STEPPED LANDSCAPING

DESIGN GUIDELINES

- 1 Lighting should be incorporated into the ground plane exterior design to ensure activation and proper surveillance at night. External lighting should be integrated into the landscape (i.e. fitted into steps or planted elements).
- 2 an iconic signage element should be positioned outside the north entry forecourt to provide visitors with information about the building's functions and to assist with precinct wayfinding.
- 3 The facade of the building at upper levels should be largely transparent so that light from the interior spills out and illuminates the public realm. In this way, the building itself becomes a signage element for the entire precinct.
- 4 Internal signage to be unobtrusive and discrete (refer to elevational diagram below).



INTERNAL SIGNAGE GUIDELINES



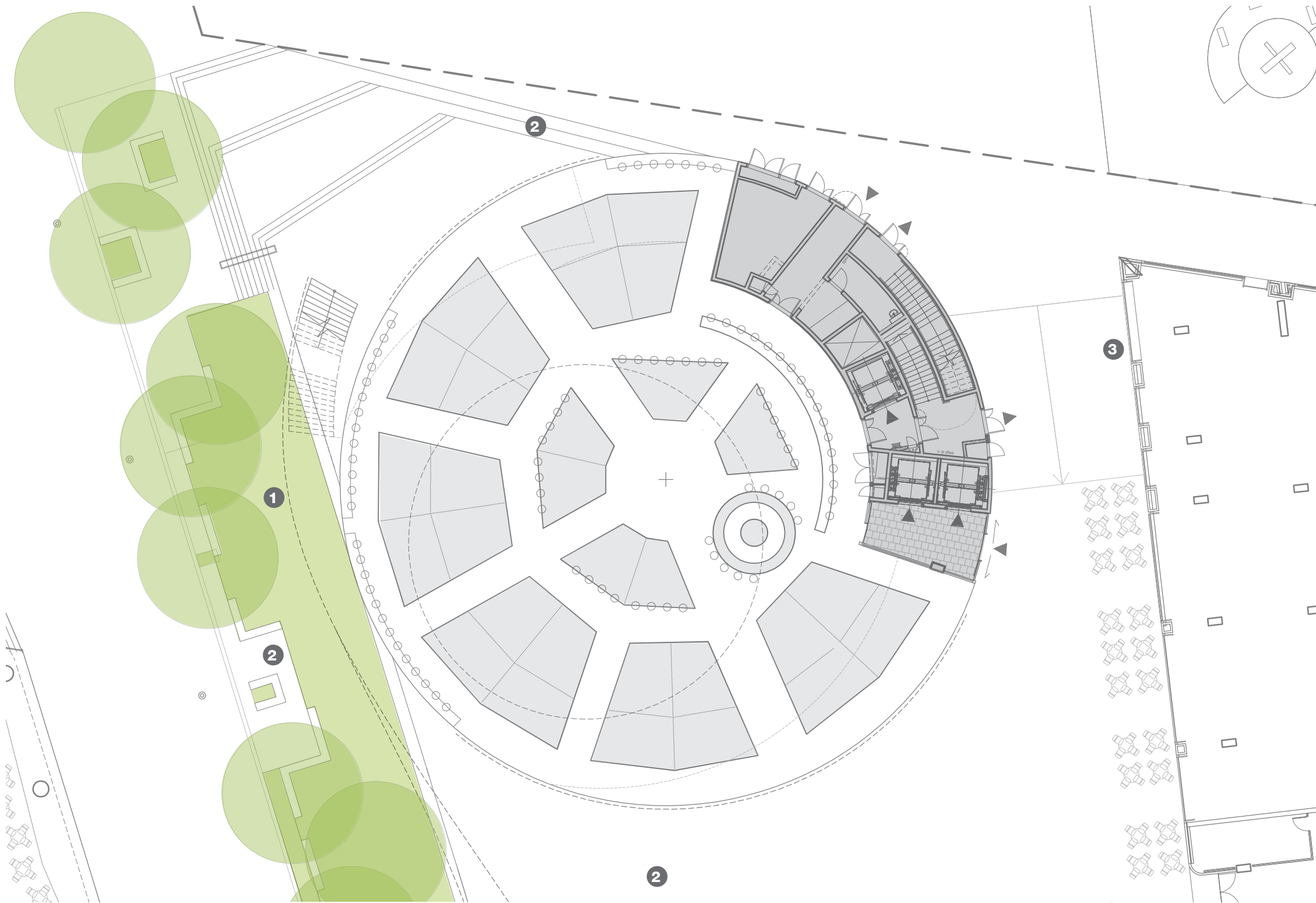


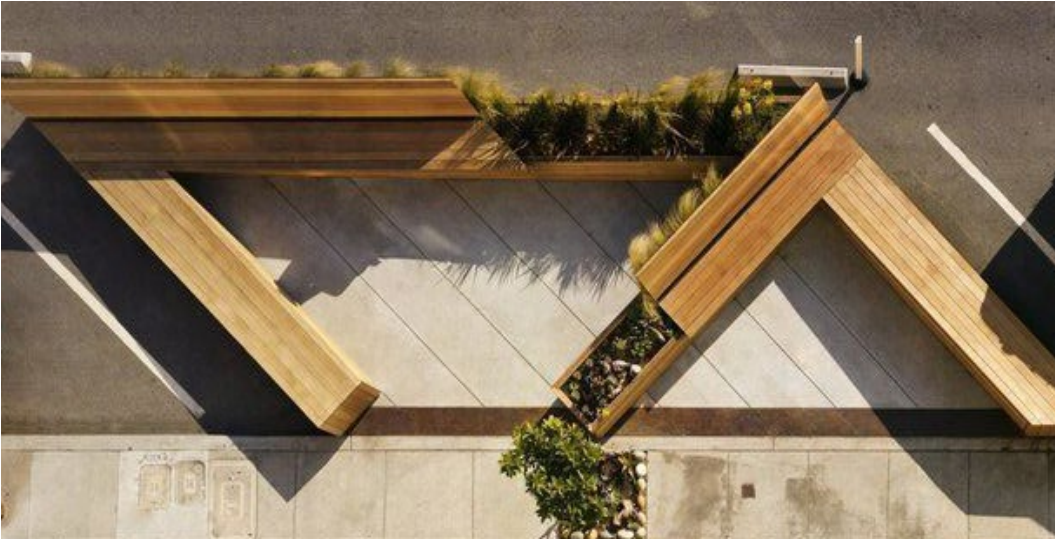
LEGEND

LANDSCAPING FEATURES

DESIGN PRINCIPLES

- 1 A landscaped zone along the eastern edge of the Boulevard, including tress, low level vegetation and grass, creates a buffer between pedestrian traffic and the public Square activity. It also provides a pleasant outlook rom the market hall and upper levels.
- 2 A diverse range of public seating options should be offered to cater for a variety of different groups. In addition to some moveable seating, permanent seating should be integrated into the landscaping. This can be in the form of steps, benches or incorporated into planted elements.
- 3 Landscape elements could be incorporated into the NE Plot corner tenancy shop front design to provide a buffer to the market servicing zone. Landscape elements built into the facade can double up as external tenancy seating, avoiding the need to install tables on the 1:21 ramp.





DESIGN PRINCIPLES

- 1 Natural stone paving to landscape architect's details. The paving should carry through seamlessly into the market hall.
- 2 Black steel should be used in the stall framework on the ground floor of the building for market tenants to fitout as they require.
- 3 A diverse range of native Australian timbers should be utilised in the design of market stall shop fronts, seating and landscaping. These timbers are hardwearing and have a lower overall embodied energy than imported timbers.



1 NATURAL STONE



2 BLACK STEEL



3 NATIVE TIMBER // SPOTTED GUM



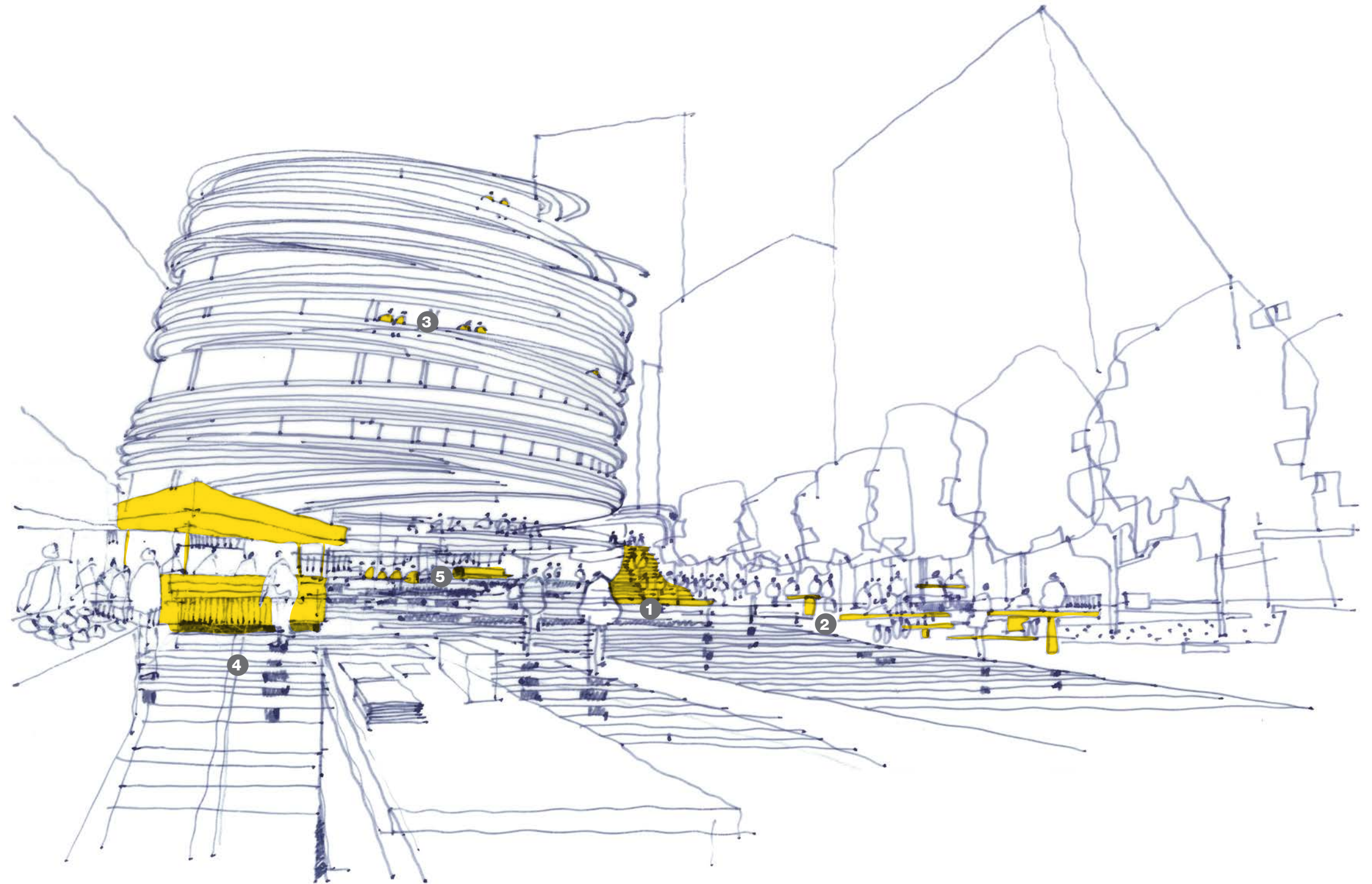
// BLACKBUTT

VIEW FROM PUMPHOUSE FORECOURT

ENSEMBLE VIEWS



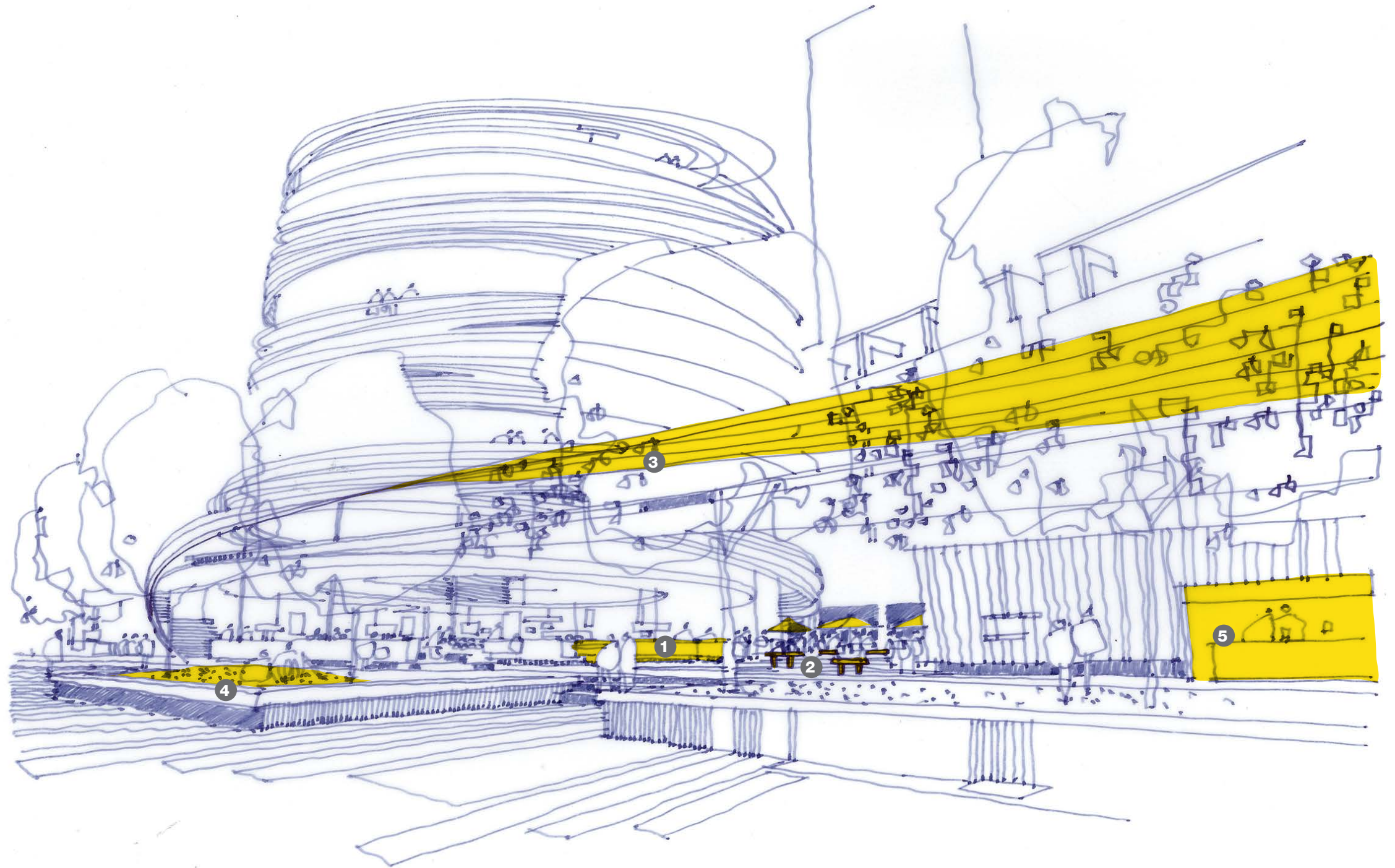
- 1 A clear, identifiable entry forecourt assists with visitor wayfinding and signals arrival.
- 2 A variety of fixed and movable public seating options will encourage spill-out activation from the market.
- 3 Views from ground of the activity on the upper levels of the building increases the vibrancy of the public realm and provides a sense of safety for visitors at night.
- 4 Temporary market stalls can spill out into the Pumphouse Forecourt on weekends and for special once-off events.
- 5 An open facade at the ground level allows views of the market activity on approach and hints at the dynamic nature of the public Square beyond.



VIEW FROM BOULEVARD

ENSEMBLE VIEWS

- 1 Low level market stalls allow views and an openable facade at ground level allow views into the building and through to the Pumphouse Forecourt beyond.
- 2 The Square directly south of the North Plot can be used to host temporary market stalls and movable seating options for customers.
- 3 The canopy structure extending from the North Plot building provides shade to tenancy outdoor seating in the Square and acts as a 'gateway' for visitors arriving from the boulevard.
- 4 Soft landscaping along the western edge of the North Plot and Square provides a buffer between the bustling boulevard and the public square. It also provides places for people to sit, rest and gather.
- 5 Retail tenancies that address the Square should have a visual connection to the boulevard to engage potential customers.

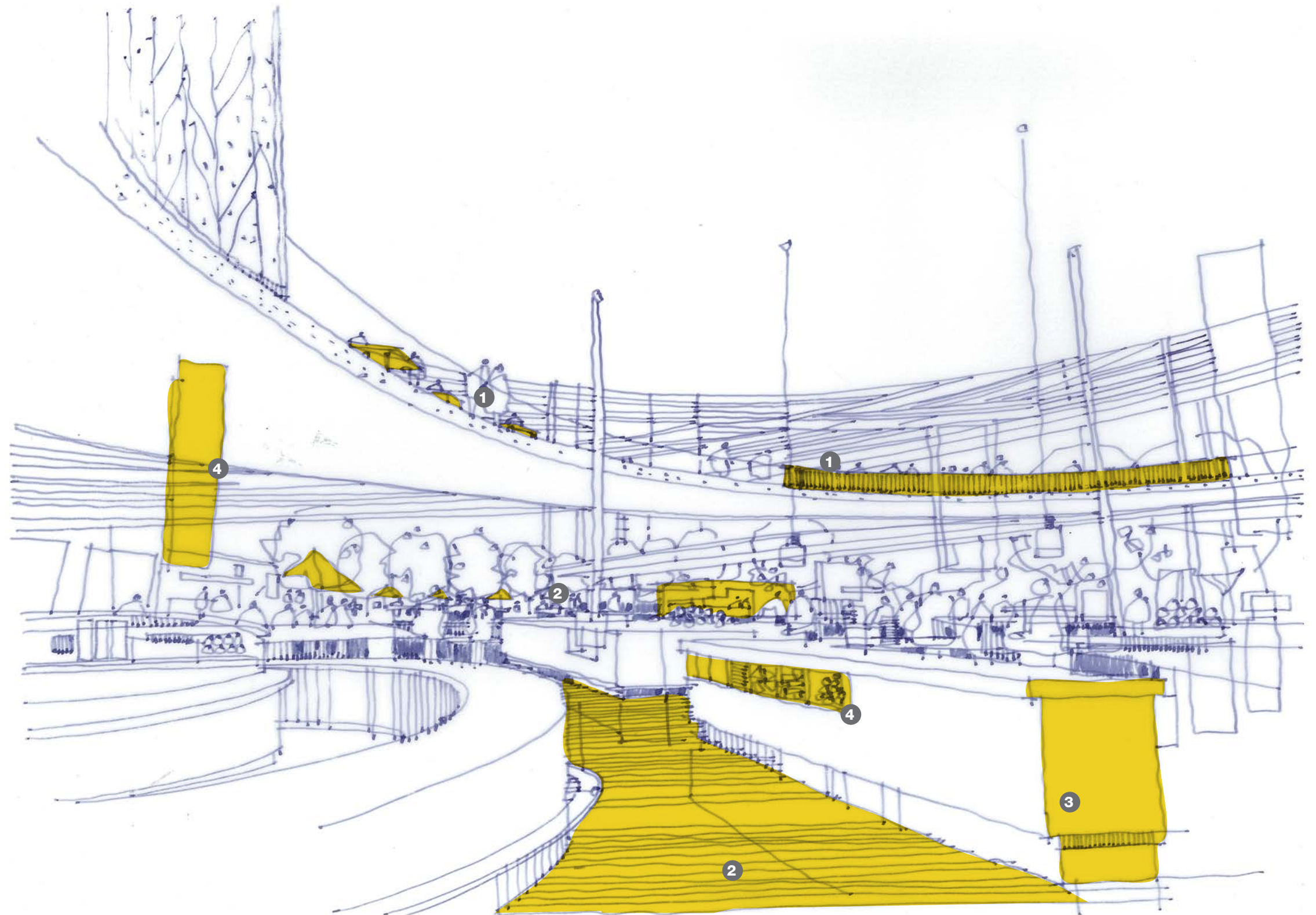


MARKET HALL INTERIOR

ENSEMBLE VIEWS



- 1 The void over the market hall creates a vertical connection through the building with glimpses up towards diners on level 1.
- 2 With its openable facade, the ground plane of the North Plot extends out and becomes part of the public realm. Ground paving should carry through from the Pumphouse Forecourt into the market and through to the Square to emphasize this blurring of boundaries.
- 3 Low level stalls further facilitate this sense of coherency between the interconnected public spaces of the Darling Square precinct.
- 4 Clear signage provides for ease of wayfinding whilst maximising sightlines and ground plane transparency.



The design principles described in this document are intended to assist Lend Lease in achieving a successful urban design outcome at the ground plane level of the Darling Square North Plot and the Square, for residents, tenants and visitors to the precinct.

The main design principles outlined here are as follows:

- 1 Provide opportunities for spill-out activation from the market into the surrounding public spaces.
- 2 Provide a variety of public seating options for customers and general visitors to the precinct, including movable seating and dining options, fixed seating and soft landscaped areas.
- 3 Maximise permeability and sightlines through the market so that the ground plane of the North Plot building blurs and becomes part of the wider public space network.

