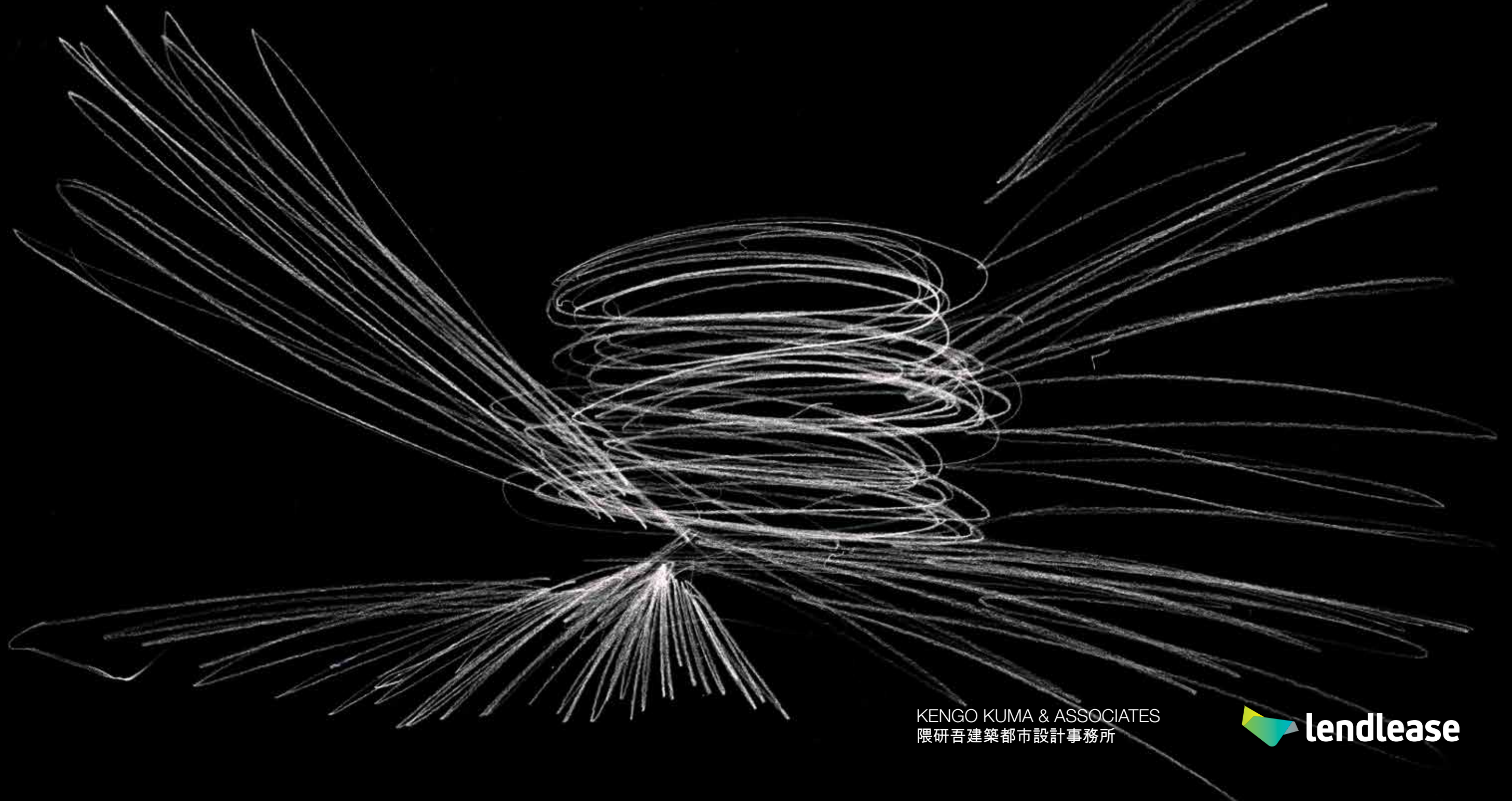


SYDNEY INTERNATIONAL
CONVENTION, EXHIBITION &
ENTERTAINMENT PRECINCT

DARLING SQUARE:
**THE DARLING
EXCHANGE**
DESIGN REPORT



KENGO KUMA & ASSOCIATES
隈研吾建築都市設計事務所

 **lendlease**



KENGO KUMA & ASSOCIATES
隈研吾建築都市設計事務所

“我々の建築の信念は場所や自然、歴史を結びつける事である。ダーリンエクスチェンジの動的な建築形態は商業の中心として発達したその土地の歴史とシドニーの活気ある都市生活を反映している。建築は過去を記憶し、現在を捉え、未来へと繋げていく。”

“Our aim in architecture is to find a firm link to place, nature, culture and history. The Darling Exchange, in its dynamic form and mix of uses will call on the history of the site as a centre for exchange and a vibrant hub of Sydney's urban life. The architectural response ensures the building embraces the past, captures the present and links to the future of Darling Square and beyond. ”

Kengo Kuma.

Founder and Principal of Kengo Kuma and Associates.



The Courier

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EXECUTIVE SUMMARY

The Sydney International Convention Exhibition and Entertainment Precinct (SICEEP) is located within Darling Harbour. With an area of approximately 20 hectares, the SICEEP Site is generally bound by the Light Rail Line and Darling Drive to the west, Harbourside Shopping Centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden of Friendship and Harbour Street to the east, and Hay Street to the south.

Darling Square is located in the southern portion of SICEEP and the Darling Square Concept Proposal State Significant Development Application (SSDA-2) established the vision, planning and development framework which is the basis for the consent authority to assess detailed development proposals within Darling Square.

The subject SSDA, SSDA10 seeks approval for the North Plot within Darling Square which will accommodate a market hall, a restaurant and bar, a 21st century library and a child care centre.

The key aims of this Design Report are to:

- Describe the design process and the evolution of the design which has ensured design excellence and creativity has been achieved;
- Respond to the Secretary General’s Environmental Assessment Requirements issued by the Department of Planning and Environment;
- Describe in detail the design of the building and the over arching design philosophy; and
- Describe how the design conforms with the Darling Square Concept Proposal (as modified) including the Parameter Plans and Design Guidelines.

DEVELOPMENT SUMMARY

Uses (GFA)	Market Hall	1416 m ²
	Library	2191 m ²
	Child Care Centre	2019 m ²
	Restaurant & Bar	981 m ²
Total		6,635 m ²

Uses by Level	Level	Internal GFA	External GFA	Total
Market Hall	G	922 m ²	-	
Market Hall Mezzanine	Mezzanine	494 m ²	28 m ²	522 m ²
Library	1	943 m ²	180 m ²	1123 m ²
Library	2	863 m ²	205 m ²	1068 m ²
Child Care Centre	3	904 m ²	75 m ²	979 m ²
Child Care Centre	4	876 m ²	164 m ²	1040 m ²
Restaurant and Bar	5	638 m ²	343 m ²	981 m ²
Total		5,640 m ²	995 m ²	6,635 m ²



Figure 1.0.1_South View of The Darling Exchange. Source: Kengo Kuma Architects

INTRODUCTION

2

2.1 OVERVIEW OF PROPOSED DEVELOPMENT

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

Under the Concept Proposal, the North Plot is planned to accommodate a small scaled mixed use building. More specifically, this SSD DA seeks approval for the following components of the development:

- Construction and use of a mixed use building including retail, commercial, food and beverage offerings and community uses;
- Public domain and landscaping improvements comprising the creation of a new Square which links with new pedestrian connections, including laneways and the Boulevard; and
- Extension and augmentation of physical infrastructure / utilities as required.



Figure 2.1.1_View From Dickson's Lane. Source: Floodslicer

Figure 2.1.2_View East From Dickson's Lane. Source: Kengo Kuma Architects



2.2 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.

In December 2012, following an extensive and rigorous Expressions of Interest and Request for Proposals process, Darling Harbour Live (a consortium comprising Lend Lease, Hostplus, Capella Capital, AEG Ogden and Spotless) and Lend Lease were announced by the NSW Government as the preferred proponent to transform Darling Harbour and create SICEEP.

Key features of the Preferred 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, community uses, offices, 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 (now The Goods Line) 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 SSDAs with the (now) Department of Planning and Environment. The key components of these proposals are outlined below.

Public Private Partnership SSDA (SSD 12_5752)

The Public-Private Partnership (PPP) SSDA (SSDA1) 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.



Figure 2.2.1 _View From Little Pier Street. Source: Kengo Kuma architects

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.

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-West 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;
- South-West development plot (SSDA5) – construction and use of a mixed use residential development and associated public domain works approved on 21 May 2014; and
- North-East development plot (SSDA7) – construction and use of a mixed use residential development and associated public domain works approved on 16 April 2015.

Approval was also granted on 15 June 2014 for SSDA6 which includes the construction and use of the International Convention Centre (ICC) Sydney Hotel and provision of public domain works.

This report has been prepared to support a detailed Stage 2 SSDA for the mixed use development and public domain works within Darling Square (SSDA 10), consistent with the Concept Proposal (SSDA 2).

2.3 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.

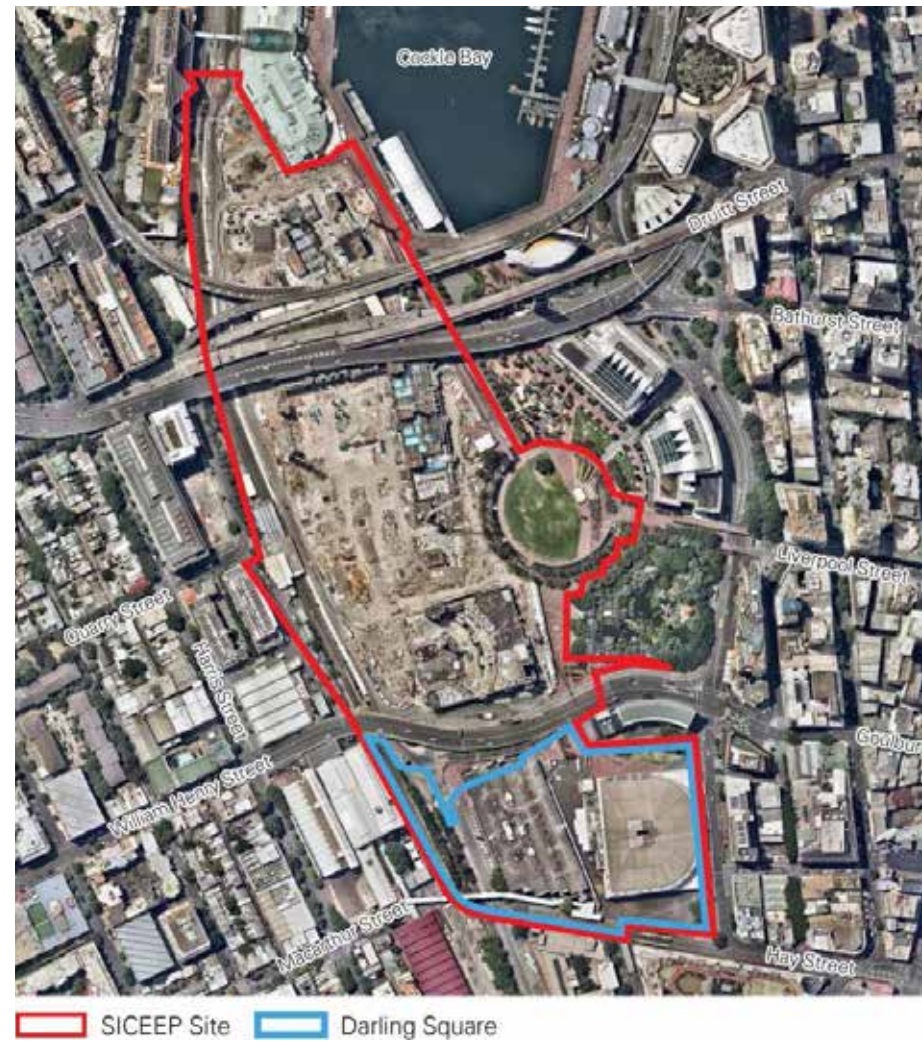


Figure 2.3.1_Aerial Photo of SICEEP/Darling Square

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

1. Darling Exchange (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 Darling Exchange and adjoining 'Square' as detailed within the architectural and landscape plans submitted in support of the DA.

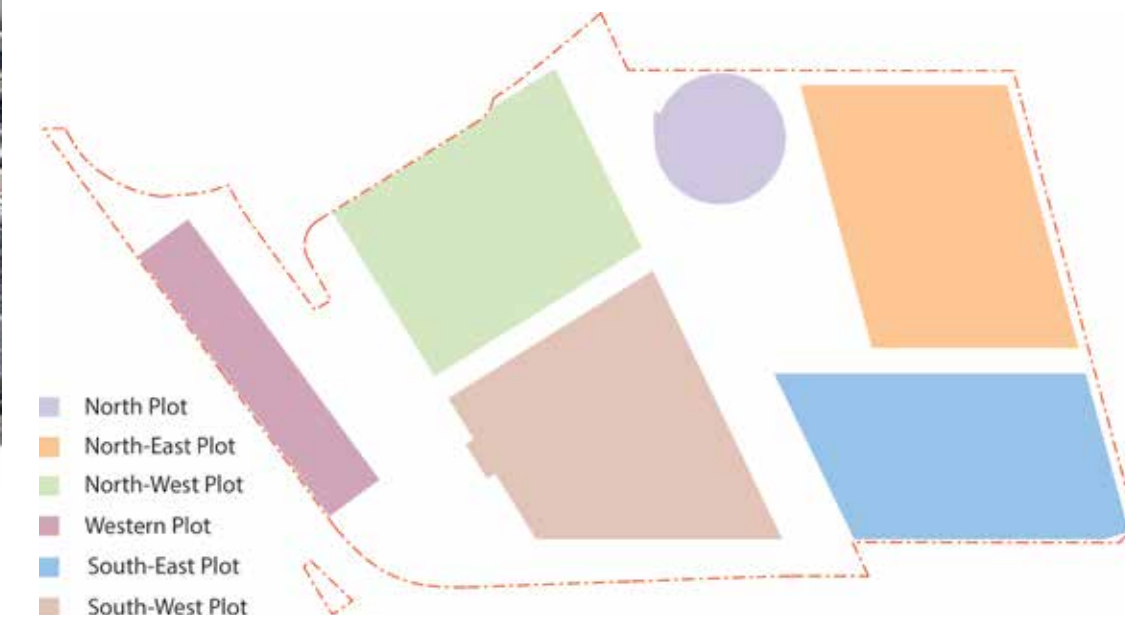


Figure 2.3.2_Concept Proposal Development Plots

2.4 PLANNING APPROVALS STRATEGY

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



Figure 2.4.1_View from the Boulevard - Concept Sketch
Source: Six Degrees Retail & Ground Plane Report

DESIGN EXCELLENCE

3

3.1 DESIGN EXCELLENCE IN PRACTICE

The Darling Exchange will have a pivotal role on the SICEEP site and, therefore, it must be complementary to the design vision for the overall development.

Central to achieving design excellence is a team with formidable expertise and experience with a commitment to the delivery of design innovation and quality.

Design excellence is being achieved through the following key principles:

- A layered and hierarchal architectural approach which seeks to draw inspiration from the local natural environment through to the man-made heritage of the precinct;
- Consideration of place and community: the proposal endeavours to create a form and public space that accommodates and reflects human experience, values and ideas, and builds on Darling Harbour's aspiration to be Australia's premier meeting place;
- Designs based on specificity, providing a unique design solution that develops from careful analysis of the site; physical, environmental, historical, cultural, commercial and social;
- Optimising the building design, planning and efficiency in order to provide an international recognised and admired building for Sydney; and
- Consciousness of minimising impacts and promoting the principles of view sharing.

Infrastructure for NSW has established specifically a Design Review Panel (DRP) for the SICEEP site, chaired by the NSW government architect. The DRP has reviewed and endorsed the design concept for The Darling Exchange.

Figure 3.1.1_Asakusa Culture and Tourist Centre, Japan



3.2 PRINCIPAL DESIGNER

Kengo Kuma & Associates

Internationally-acclaimed architect Kengo Kuma offers a unique skill set and perspective, maintaining parallel roles as both a practicing architect and a respected scholar.

In 1990, he established Kengo Kuma & Associates (KKA), and the award-winning firm has been recognised globally for its expertise in building, interior and landscape design.

The firm has developed unique design methods and construction technologies by engaging with the Arts and Crafts culture embedded within the manufacturing industry in Japan. KKA approaches a project by investigating the macro/ micro scale simultaneously. The complexity of an urban context, human behaviours, and tangible materials are explored at early stages of the design to ensure that the quality and cost are properly controlled to meet the functional and programmatic needs of the project.

The KKA team is experienced internationally and extremely efficient and flexible when working with collaborative teams from various countries and cultures.

Major Architectural Awards Honours, Awards, Prizes

2014: JIA Award for Environmental Architecture

2014: Architectural Institute of Japan Prize for Design, Specific Contributions Division for “Nagaoka City Hall Aore”

2009: Conde Nast Traveler Magazine’s World Best New Hotels 2009 for “The Opposite House” (USA)

2008: Emirates Leaf Award for Public Building for Suntory Museum of Art (UK/UAE)
Design For Asia Award for “Fujiya Ryokan” (Hong Kong)

2007: Detail Prize 2007 special prize for ‘Chokkura Plaza and Shelter’ (Germany)
International Architecture Award for the Best New Global Design for Chokkura Plaza and Shelter” (USA)

2005: The Marble Architecture Award 2005 East Asia External Facings 1st prize for “Nagasaki Prefectural Art Museum” (Italy)

2001: International Stone Architecture Award for “Stone Museum” (Italy)

Building Contractors Society Prize for “Nakagawa-machi Bato Hiroshige Museum”

2000: Grand Prize, Inter Intra Space Design Selection for “Kitakami Canal Museum”

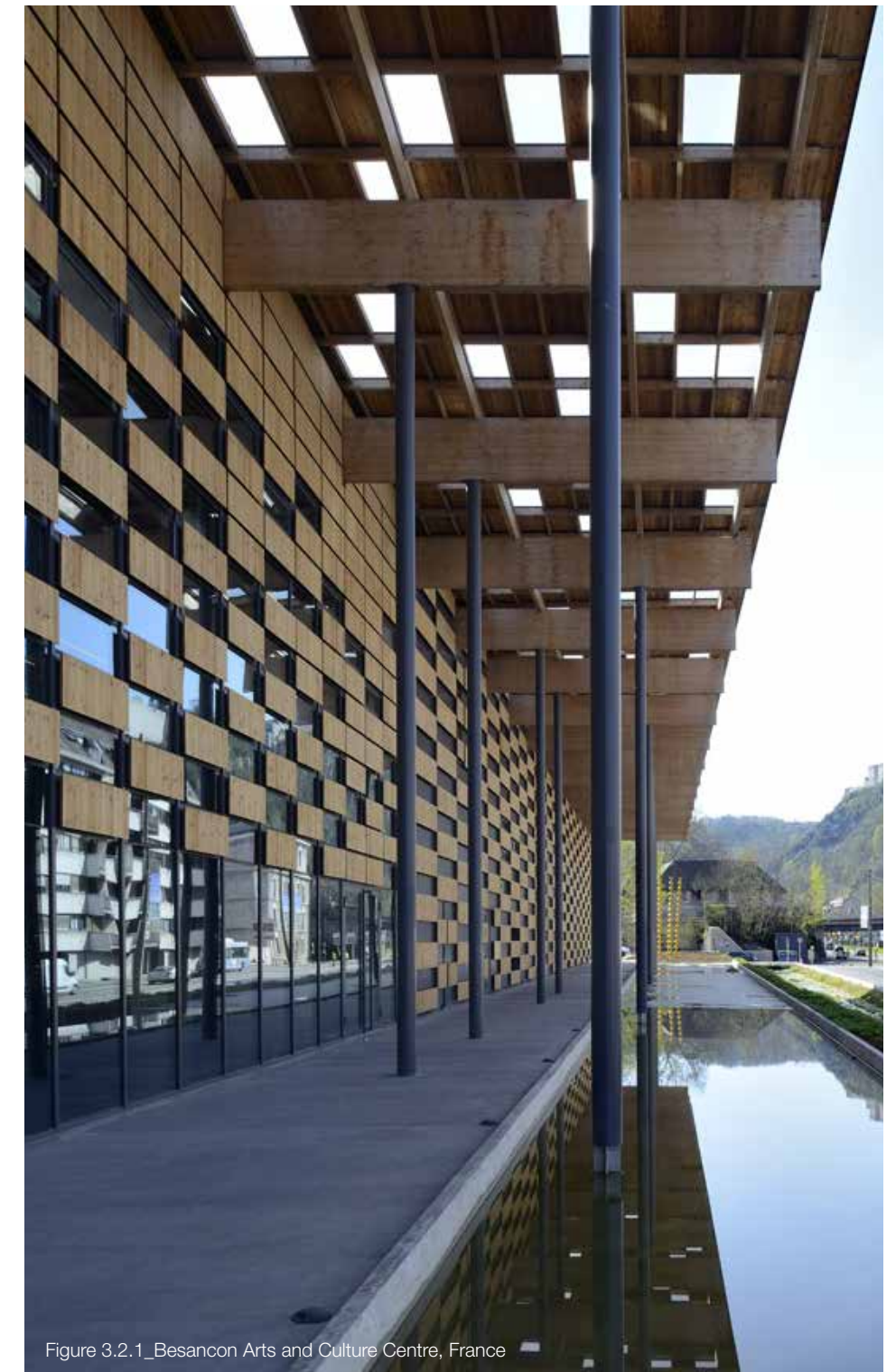


Figure 3.2.1_Besancon Arts and Culture Centre, France

Figure 3.2.2 View from Darling Square
Source: ASPECT Studios
Design collaboration has ensured integration between The Darling Exchange and The Square



3.3 DESIGN COLLABORATION

The development of The Darling Exchange within the context of the Precinct's key public domain areas has been a highly collaborative, design excellence focused process.

KKA has worked closely with leading Australian landscape design firm ASPECT Studios from the start of the concept design to ensure the best outcome for the building and public domain interfaces.

This collaboration has provided a opportunity to share design proposals and options between the studios and to agree design principles and resolve the detail. This process has enabled both studios to continually test multiple solutions, and to challenge design ideas, in order to reach outcomes that have dealt comprehensively with how the building interfaces with its surrounds and the extensive site constraints.

This process has also resulted in design principles for cross disciplinary elements, including the canopy structure and opportunities for activation and programming underneath. The form and siting of the building was studied extensively between both studios, which subsequently informed a detailed testing process of the edge condition of the plinth and access into the building and onto the square.

Principles were also established for the design of two small retail pods to activate the public domain, which have subsequently been designed by Archer Studio.

Lend Lease has engaged a number of design practices to contribute to this SSDA for The Darling Exchange and a collaborative approach between these disciplines have informed the design narrative and encouraged a richer, more diverse design outcome.

In particular the following design practices have collaborated with KKA on The Darling Exchange.

- ASPECT Studio: has been engaged to provide the design for Darling Square and the surrounding Public Domain. They have informed the ground plane public realm interface and in particular the connection back to Darling Square to The Boulevard.
- Archer Office: has been engaged to design the retail pods in the public domain.
- Six Degrees: has provided retail and ground plane design advice.

These designers supplement a broad team of specialist engineers and consultants providing additional analysis and support for the project.

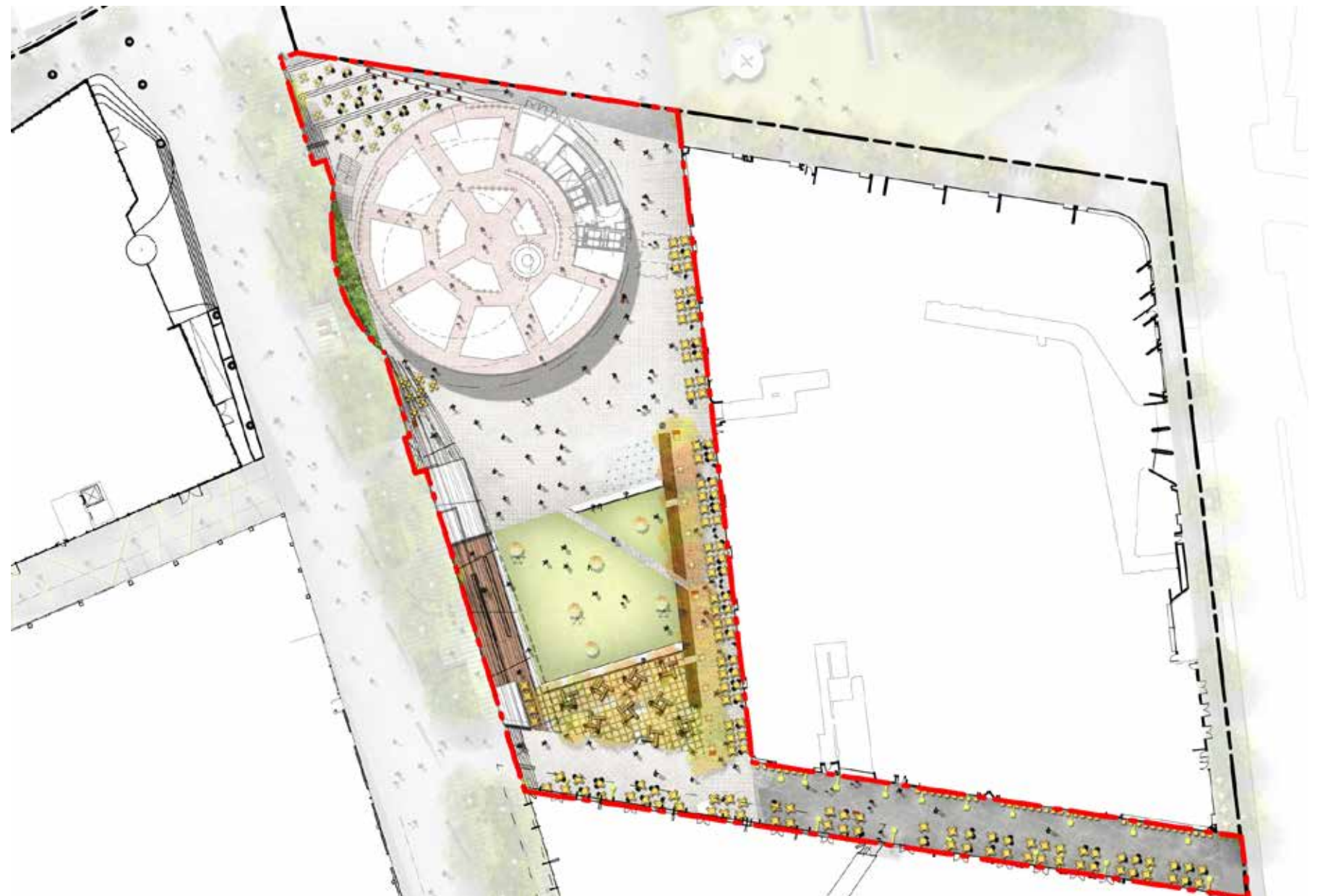


Figure 3.3.1_Overview of the Public Domain by ASPECT Studios demonstrating integration between Public Domain and The Darling Exchange

SITE ANALYSIS

4

4.1 LOCAL ENVIRONMENT

Situated at the northern section of Darling Square, the site is close to a number of places which display qualities of distinct architectural and social character. It is located on the southern edge of the major public space of Darling Harbour and the western edge of Chinatown. In addition to this, the site is on the north eastern edge of the Campus of the University of Technology Sydney. The new public space network is very well placed to integrate these diverse communities, providing a public domain of considerable richness.

The site is well served by public transport, being skirted by light rail, close to a number of major railway stations and also the major bus corridors of George and Harris Streets.

The site is well located in relation to public parks and local amenities, being connected by public parkland to the harbour front at Darling Harbour as well as being in close proximity to the Chinese Garden of Friendship, Belmore Park, Wentworth Park, Hyde Park, and Prince Alfred Park.

The new square is proposed immediately to the south of The Darling Exchange, which will create a central hub for the Darling Square Precinct as well as the Novotel Hotel to the north and the Holiday Inn to the east. The Boulevard extends along the western edge of The Square, providing a pedestrian connection from Quay Street to Cockle Bay.

The architectural language of the locality, particularly the more significant historic structures, consists of brickwork of various levels of detailing and complexity relating to use. This is exemplified by the directness and monumentality of the larger warehouses and industrial structures to the west and the more highly detailed of the local civic and institutional buildings. The proposed podium form of the residential buildings within the Darling Square precinct along with the strong street edge and urban block form of the surrounding streets will emphasise the unique nature of The Darling Exchange - a building in the round.

This project offers an opportunity to contrast the historical and proposed building forms in the precinct and surrounds.

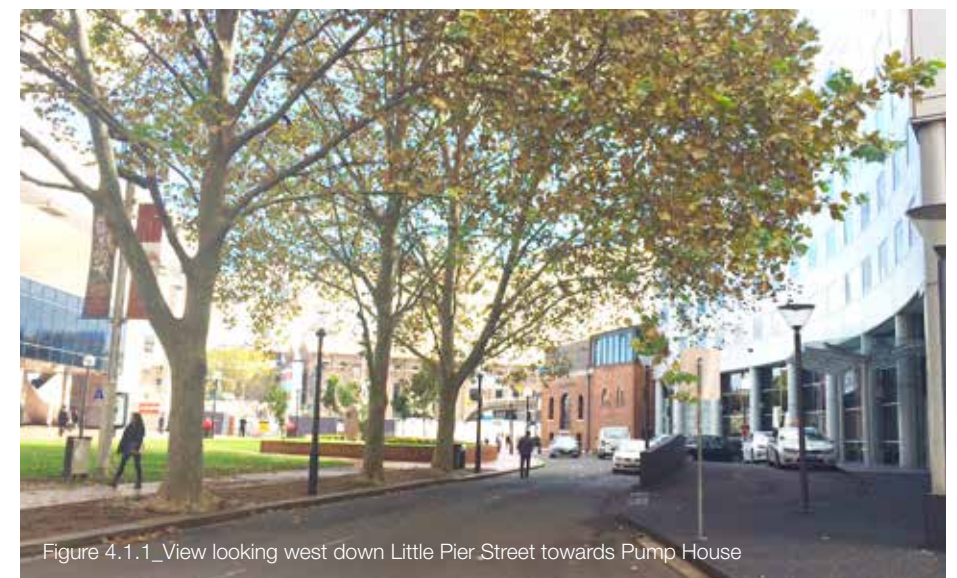


Figure 4.1.1_View looking west down Little Pier Street towards Pump House



Figure 4.1.2_Photo of Nearby Chinese Garden of Friendship

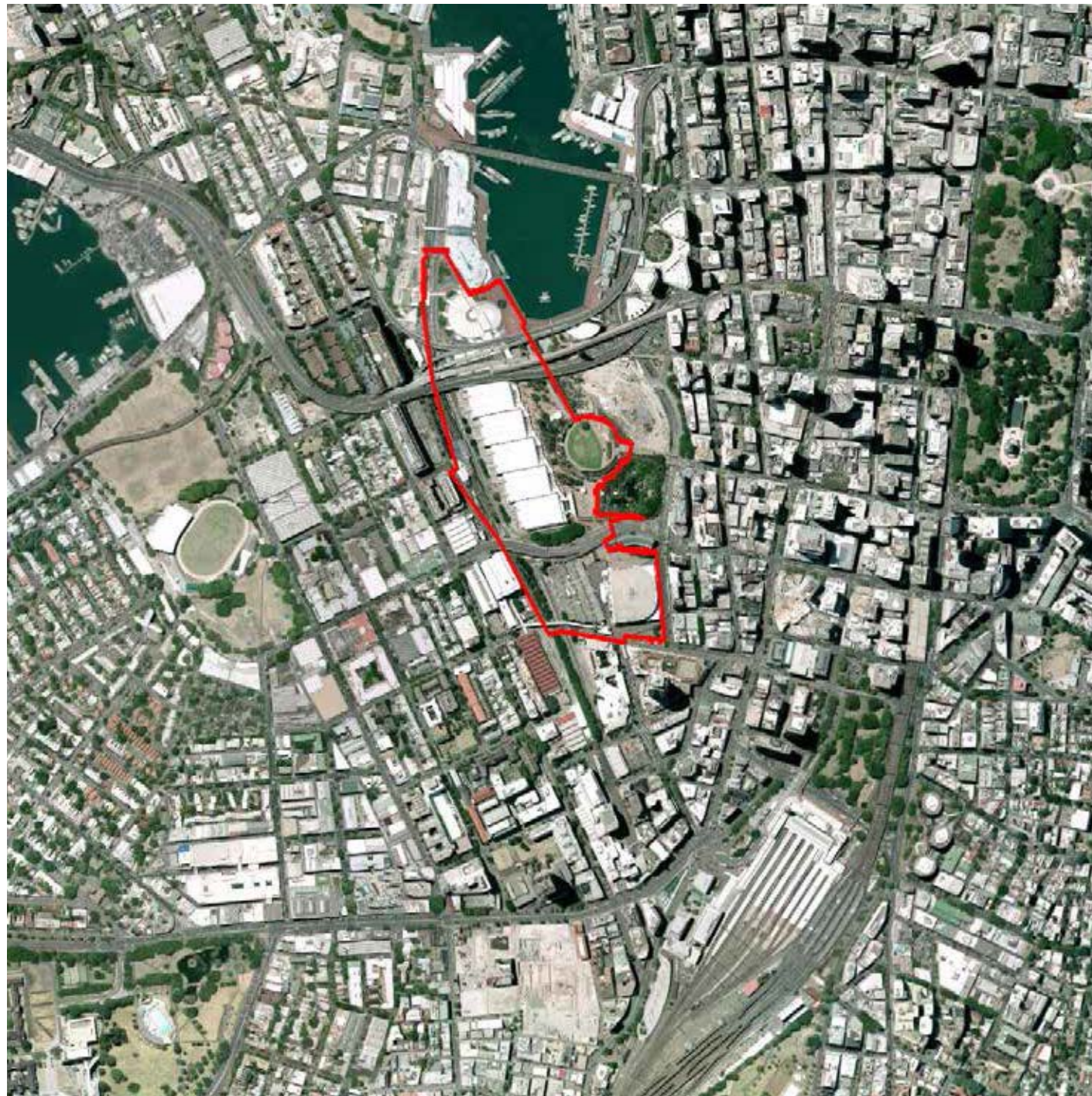


Figure 4.1.3_SICEEP Boundary with Aerial Context



Figure 4.1.4_View from Factory Street looking west towards the site



Figure 4.1.5_View looking west towards the Pump House and Memory Lines Memorial



Figure 4.1.6_View of Pump House, Novotel Hotel and Little Pier Street



Figure 4.1.7_Photos of Local Context (Pump House)



Figure 4.1.8_Ingrid Skirka's Memory Lines



Figure 4.1.4_Darling Square Site Plan with North Plot highlighted.



Figure 4.1.5_Photo of Little Hay Street looking East



Figure 4.1.6_Photo of Factory Lane looking East from Harbour Street

4.2 PHYSICAL CONSTRAINTS

The existing site and proposed context generates some constraints that impact the current design proposal. These have been considered to ensure a robust solution is provided which achieves both a quality urban design and a built form experience.

Key factors that influenced evolution of the Parameter Plans for the site are the corridors/street orientation/site grid. These include alignment with: Little Pier Street (and continuation of Factory Street), The Pump House; the North East Plot; the corridor between the North West and South West Plots (Dickson's Lane), and The Boulevard.

Building Separation

Key building separation requirements within the development are established by the Parameter Plans (as per the Stage 1 Concept Proposal), particularly between The Darling Exchange and NE Plot where a minimum of 8m has been maintained to provide for appropriate residential amenity.



Figure 4.2.1_Building Alignment and View/Access Corridors

— site boundary
... axis

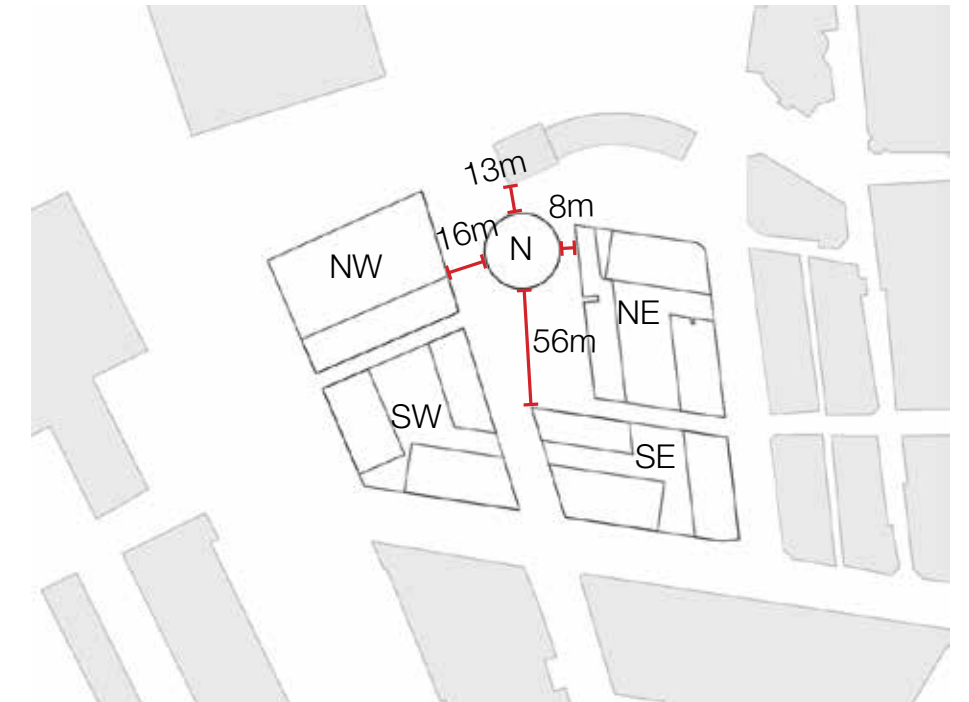


Figure 4.2.2_Building Separation Diagram

In Ground Conditions

There are a number of in-ground conditions around the site that are a legacy of its former maritime and industrial past and of the fact that it formed part of the reclamation of the southern part of Darling Harbour.

Specifically for The Darling Exchange these considerations include, but are not limited to:

- Significant in-ground civil and utility infrastructure including storm water and easements across the site;
- The remediation strategy for the Darling Square site;
- In-ground archaeology including Dickson's Dam (southeast corner of site);

These constraints have driven a “no basement” approach to the development. This approach formed part of the Stage 1 Concept Proposal.

The accompanying Hyder Services Infrastructure Report and Casey & Lowe Archaeological Impact Statement, detail a number of in-ground conditions reflective of its past uses. The Archaeological Impact Statement identifies that archaeology of local significance is found within The Darling Exchange and The Square and includes:

- Reclamation fills and harbour sediments containing environmental information;
- 1880s/90s manufacturers: e.g. Biddell Bros Confectionery Works, yard and stables;
- Willis Bros Timber Yard;
- Cormack/Centennial Cooperage;
- River Shannon Hotel; and
- Rowlands Aerated Water Works.

Mitigation strategies have been identified to manage the impact on any locally significant archaeological remains which are detailed in the Casey & Lowe Archaeological Impact Statement.

The Darling Exchange area is completely within reclaimed land within former Darling Harbour and therefore the advice is there is no potential for Aboriginal archaeology. All testing and salvage for Aboriginal archaeology within Darling Square has been completed. Refer to Aboriginal Archaeological Assessment by Comber Consultants for further information. Refer also section 4.3.

Overland Flow

The Darling Square site is located within a significant flood catchment. A key urban overland flow path passes through and by this site. Maintaining these corridors to avoid exacerbating the flooding condition has been carefully considered and investigated as part of the design process. The cumulative impacts of climate change on sea levels and rainfall intensity have significantly influenced the design solutions proposed.

The Darling Square site is very flat with limited grading to move overland flow, and is close to the water table which constrains the water flow into the harbour. As such, the ground floor level of the buildings has been designed to deal with peak flood conditions and, as such, it is generally set at RL 3.6, which is above peak flood levels (including climate change and freeboard).

The Hyder Stormwater, Flooding and WSUD Report explains in more detail the overland flow constraints affecting the public domain, and resulting in the decision to lift parts of the buildings and public domain to higher RLs. (i.e. RL 3.6).

Solar Access and Overshadowing

The Darling Exchange has its primary faces north, west and south and its secondary aspect to the east. The low level height of infrastructure and buildings to the north of The Darling Exchange provides beneficial solar access to the northern face of the building. The North West Plot provides some overshadowing to the building from the west and the North East Plot podium and towers provide shadowing to the building during the morning.

Refer to Figure 6 for an analysis of the solar conditions across the greater Darling Square precinct which highlights the range of locations in the surrounding ground plane providing suitable aspects across the range of day and time of year.



Figure 4.2.3_Overland Flow Diagram
Grade separation required to areas shown blue

Prevailing Winds

The environmental analysis in the accompanying CPP Report, show that the wind conditions along Little Pier Street to the North of the site are mostly classified as suitable for pedestrian sitting and pedestrian standing with the exception of a location near the corner of the North East Plot corner. It is expected wind conditions on the Little Pier Street perimeter to The Darling Exchange will also be around the pedestrian standing comfort rating under the Lawson model.

Generally wind conditions to the south of The Darling Exchange building are classified as Lawson pedestrian sitting, in the configuration tested and would be considered a suitable for long term stationary type activities.

Some mitigation of wind conditions may be required to be integrated into the design of the extensive terraces. This will be assessed during detailed design.

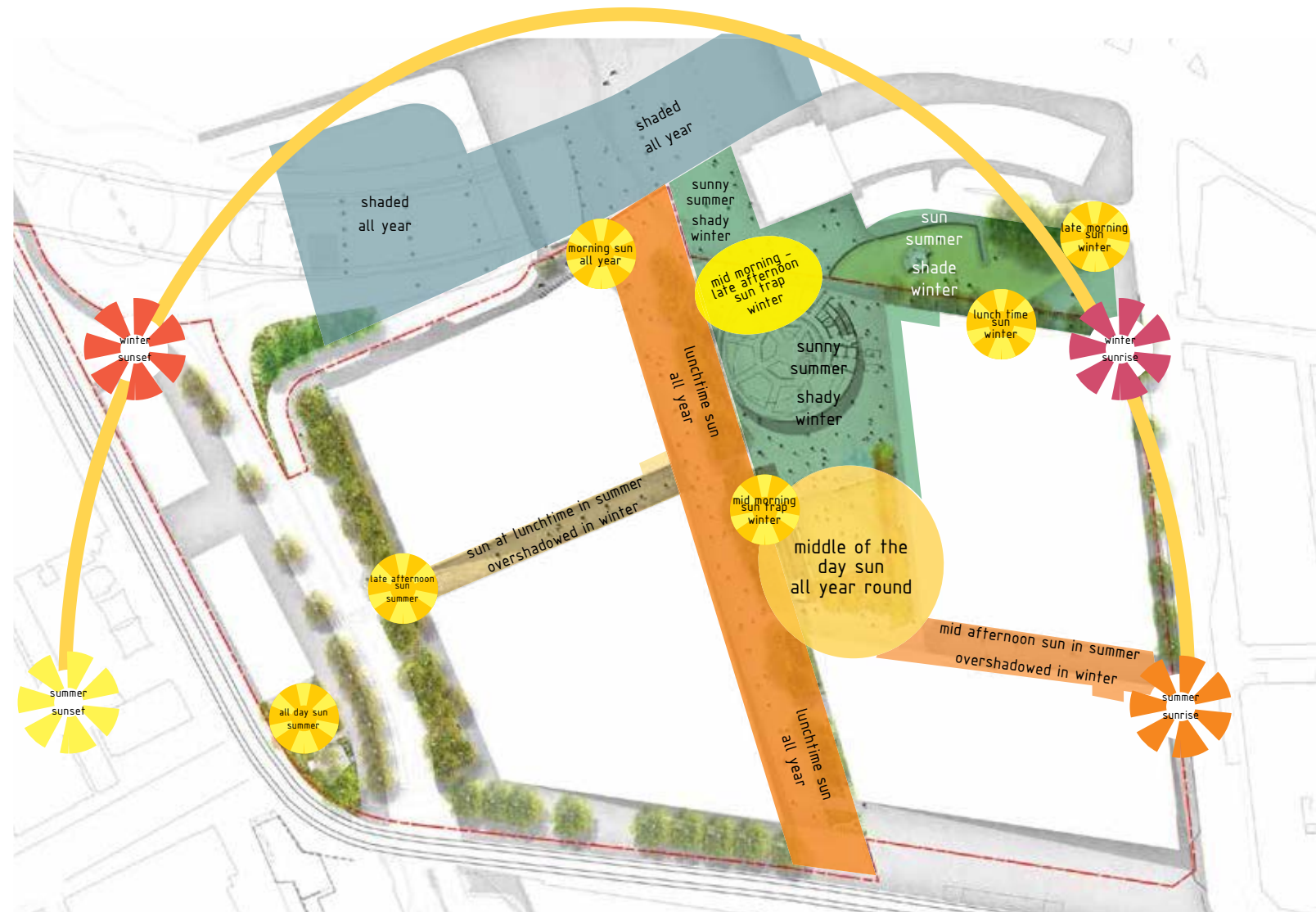


Figure 4.2.4_Solar Access Analysis

4.3 HERITAGE

A rich natural and man-made heritage has played an important part in the evolution of Sydney's development history. Pre-European history is not evident within the current context as the site has been cleared of natural formations and the former shoreline reclaimed. Essentially, the European history of the site begins with the formation of John Harris' Ultimo Estate in the early 1800s along the western edge of the site.

In 1813, John Dickson brought a rotative beam engine and built a mill to the east of the site, commencing a long period of industrial growth in the area. Dickson built a pier (the site of Pier Street) and a dam wall to capture the local creek run-off into the harbour, evidence of which remains today below the existing buildings. His legacy informs many of the street names in the area.

Through the mid-late 1800s the eastern edge of the harbour was reclaimed and development grew from the southeast. Warehouses and market buildings emerged to redevelop the site wiping out the finer grain of city streets.

There are three significant industrial heritage buildings around the site that create site context for the design:

- The Pump House dates back to 1891 – the first major public hydraulic power provider;
- The Market City building dates back to 1834 – established as a market for farmers selling food and grain, quickly becoming a thriving market for second hand goods;
- The John Mills wool store dates back to 1883.

The industrial and market historical phase produced a rich variety of Victorian industrial brickwork buildings.

Chinatown inhabits this building stock and Paddy's Market (Market City) remains as the last market building. The facade of an adjacent market building was retained along Quay Street when the UTS developed its Business Faculty. Many of the surrounding buildings and neighbourhoods have historical significance.

More recently, with the arrival of Darling Harbour ventures such as Harbourside Shopping Centre, the currently under construction Darling Harbour Live, the expansion of UTS and its associated student housing, the Goods Line and the residential development to the west (Ultimo), the character of the immediate area is being significantly transformed.

A Statement of Heritage Impact prepared by TKD Architects accompanies SSDA10 and provides a full description of the heritage of the precinct.

An Archaeological Assessment and Impact Statement has been prepared by Casey & Lowe which accompanies SSDA10. The statement confirms that 'the study area is fully within reclaimed land within what was once Darling Harbour and therefore has no potential for Aboriginal archaeology. All testing and salvage for Aboriginal archaeology within Darling Square has been completed'.



Figure 4.3.1_Survey Plan
Showing overlay of trench locations onto 1949 aerial photograph of Market Building and Surrounding Streets.



Figure 4.3.2_Subdivision of Reclaimed Land
Portion of drawing describing the subdivision of reclaimed land of the site which is currently where the Entertainment Centre is situated.

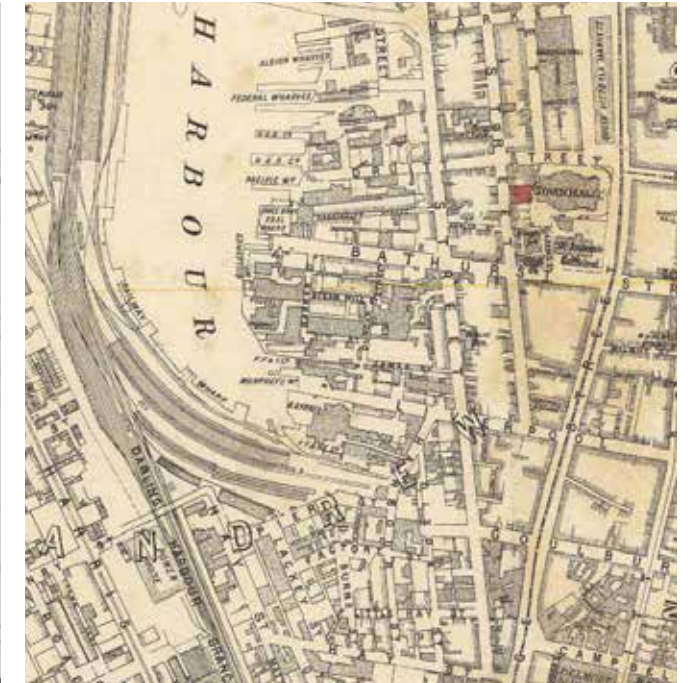


Figure 4.3.3_Development of Darling Harbour
1903 Map of the City of Sydney.



Figure 4.3.4_Dickson's Dam
Cockle Bay looking toward City. 01 January, 1920.



Figure 4.3.5_Aerial photograph of Darling Harbour Goods Yard, 1949



Figure 4.3.6_Aerial photo from South 1983

4.4 ACCESS AND TRANSPORT

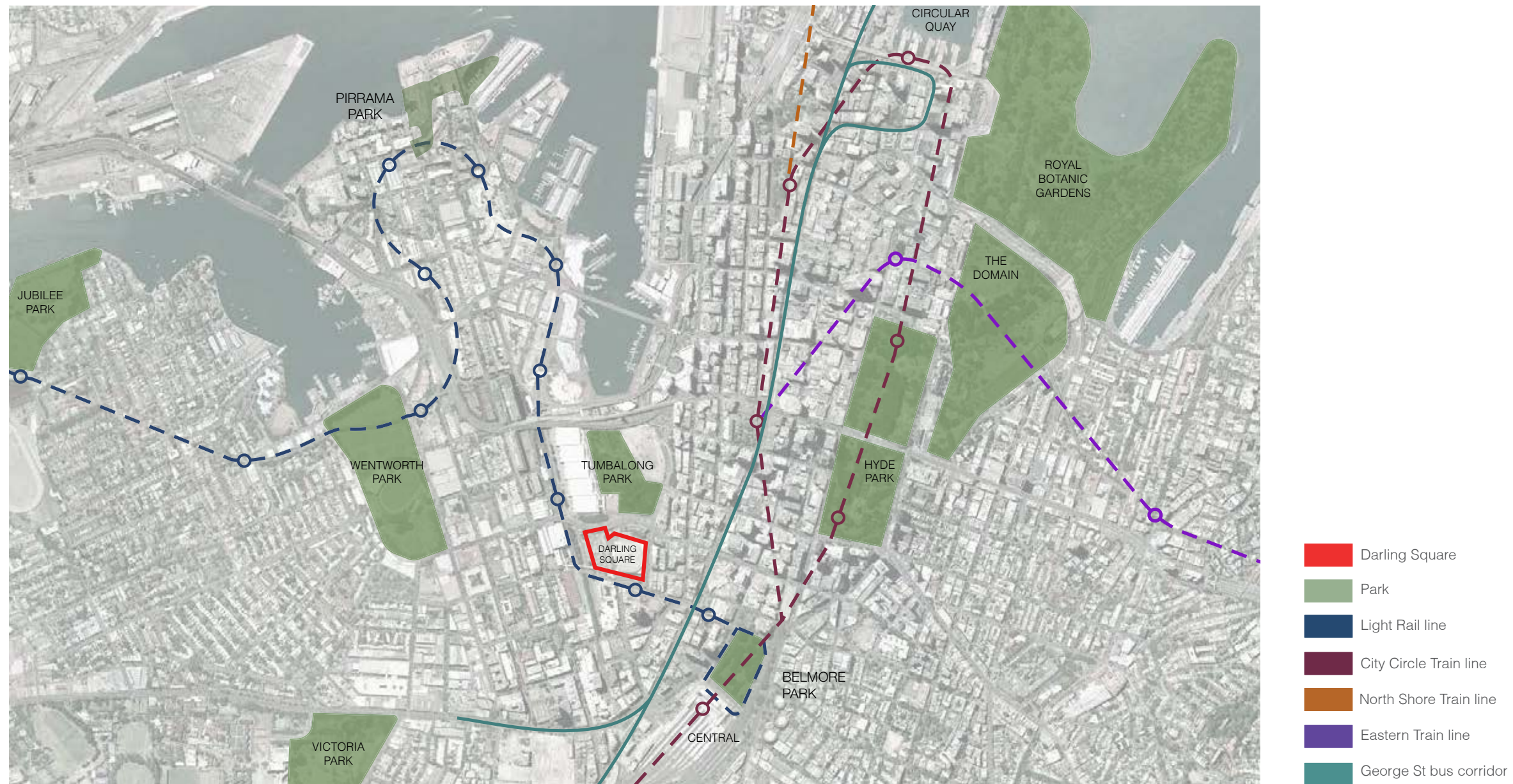


Figure 4.4.1_Aerial context plan of local transport connections

Pedestrian Network

The pedestrian network is critical to delivering a successful, vibrant public domain and to establish logical access into Darling Square and The Darling Exchange. North-South pedestrian movement from Central Station towards Darling Harbour is facilitated by the existing pedestrian connection along Harbour Street and the new extension of Quay Street that will form The Boulevard. East-West connections are extended through the site, connecting Chinatown to Ultimo through the proposed public space network with extensions of Little Hay Street and Factory Lane into the site and connecting to the new public square.

Light Rail

Light rail travels along Hay Street before turning north to the west of Darling Drive entering a dedicated rail corridor. The route links Central Station and the Inner West. Light rail stops are currently located to the south on Hay Street (100m) and west adjacent to the Capitol Theatre (450m). The George Street Light Rail is also under construction and is located 200 m east of the site. The proximity of these light rail stops provides an excellent connection to the public transport system for residents and visitors.

Rail

Central Station is located at the end of Quay Street. This is within walking distance of the site (850m). This service provides direct rail connection to Sydney International and Domestic Airport terminals. Town Hall Station is also within walking distance of the site (1km).

Buses

A key bus corridor exists along George Street to the east of the site and Harris Street to the west.

Vehicular

Vehicular access to the site will be predominantly from Harbour Street. Car park entry and service vehicle access will be provided from Harbour Street. For waste management loading access is proposed via Little Pier Street and will be supported by other secondary locations within the precinct including Harbour Street.

A Traffic, Transport and Accessibility Report prepared by TTM accompanies SSDA10 and provides more information in this regard.

Ferry

Pyrmont Bay and King Street Ferry Wharves, serving Darling Harbour are a short walk from the site. The wharves provide a half hourly connection to Circular Quay at peak times and an hourly service during off peak.

Bicycles

Cycle access in the Darling Square precinct occurs along the 20m wide pedestrian Boulevard (non commuter) that runs from Hay Street to the Harbour. A dedicated cycle path on Darling Drive is also a primary north/south connector for cycle commuters. Bike parking is located throughout the Darling Square precinct for maximum user flexibility.

SITE OPPORTUNITIES

5

5.1 SITE OPPORTUNITIES

The key site opportunities include:

- Act as a beacon to draw people to the site from key view lines throughout the precinct and the broader urban context;
- Become legible throughout the site's axis;
- Encourage public approach through multiple addresses and permeability;
- Open The Square through to the Pumphouse and become a node within a larger open space; and
- Contribute to the greater context narrative of points of interest along the Boulevard.

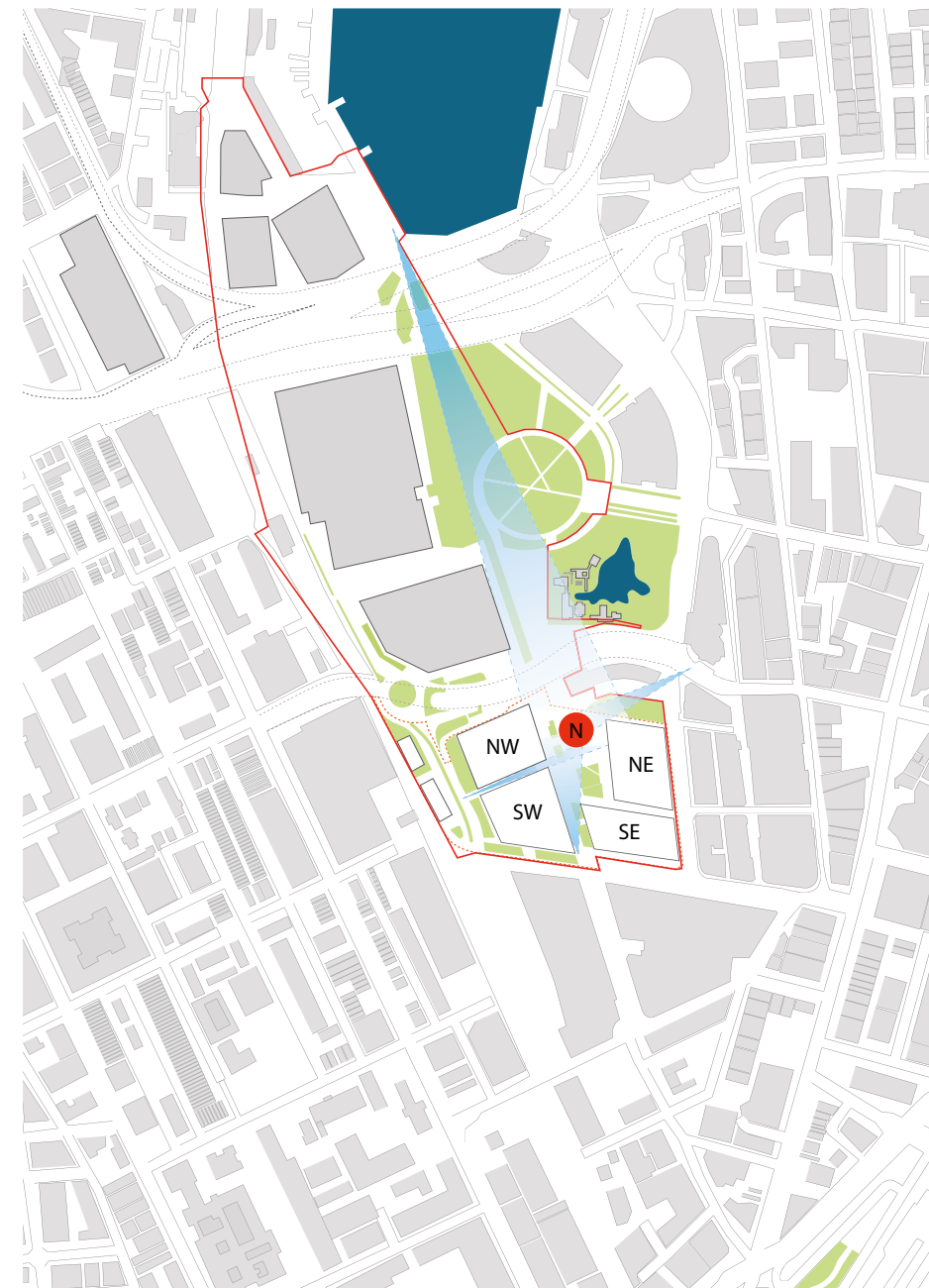


Figure 5.1.1_View Paths into The Darling Exchange



DESIGN & USES

6

6.1 DESIGN VISION

The Darling Exchange will form a key component of the wider SICEEP precinct and will be a significant architectural addition to Darling Harbour and the wider City. The building will make a major contribution to the amenity of the precinct at the local level while also creating a landmark of design excellence within Sydney's City landscape.

The Darling Exchange will be the central node of the Darling Square precinct, accommodating civic and community facilities for residents and visitors in the area. The design seeks to deliver a unique building of the highest architectural quality as befitting its role as a civic building that will become a destination marker for this part of the City as well as a precinct identifier.



Figure 6.1.1_Architectural form that responds to the dynamics of the place

6.2 DESIGN PRINCIPLES

The proposal for The Darling Exchange breaks away from the original street wall concept from the Concept Proposal and proposes The Darling Exchange as an independent, free-standing building set within the context of a larger and unifying open space extending from Cockle Bay through to Darling Square.

As a free-standing building, The Darling Exchange is enjoyed in the round with its unique circular form addressing key aspects with equal value and avoiding hierarchical relationships with adjacent buildings – most notably the Pumphouse building.

The deliberate round building form also reduces the perceived visual mass of The Darling Exchange and opens up views past the building, improving connectivity with the The Square, Pumphouse Building and Factory Lane. It also lends itself to a softer public approach and pedestrian level permeability.

Key design principles for The Darling Exchange include:

- It demonstrates innovative design to differentiate itself;
- Is a unique and recognisable point of interest as a marker;
- Is visually interesting when viewed from surrounding streets; and
- Integrates maximum permeability at lower levels.

Figure 6.2.1_The Darling Exchange from the south over The Green and the Market Square
The Darling Exchange is a nondirectional and non-hierarchical form of architecture, accessible and engaging visitors and community from every direction. Source: Kengo Kuma Architects



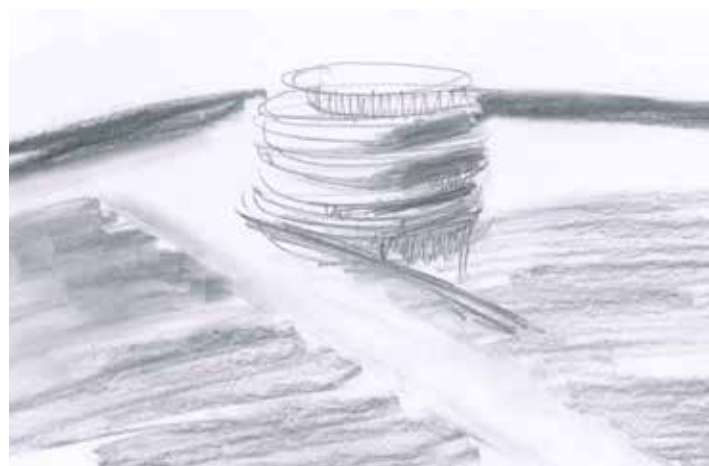
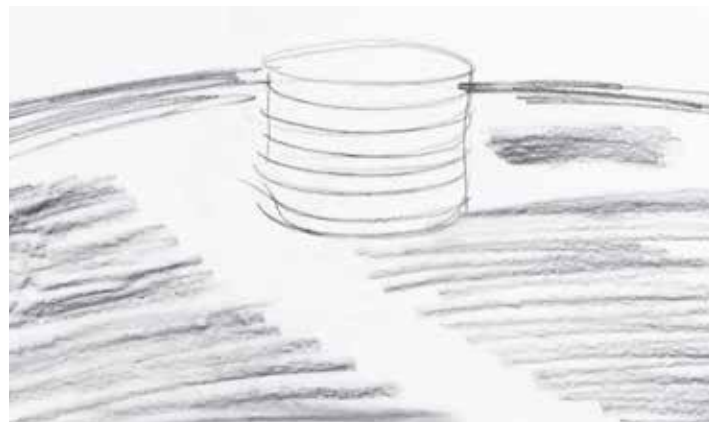


Figure 6.2.3_Kengo Kuma's Concept Sketches of The Darling Exchange.

6.3 KEY MOVES

The Darling Exchange is surrounded by building blocks, with retail at the ground and an active flow of people along The Boulevard. Being at the focal point of activities, a non-directional architectural form was adopted. The building's circular form provides a structure which is seen as accessible and recognisable from multiple directions. It reflects and promotes the vibrant and active neighbourhood for a diverse mix of users of the Darling Square Precinct.

The Darling Exchange is a building which supports a range of community and retail uses. To express its active and diverse character in the architecture, a unique geometric form was created by dynamic shifting of floor plates creating outdoor terraces at each level that suit the purpose and use for each function, responding to the adjacency of uses, quality of aspect and solar orientation.

By shifting floor plates, comfortable and active outdoor terraces are created at each level that

suit the purpose and use for each function.

The mezzanine level is accessible directly from the exterior stair. Spacious, covered terraces are available with views towards The Square, down The Boulevard and north over Tumbalong Park to Cockle Bay. The top floor is a restaurant and bar. With open views to the Harbour and the City, along with skyline views up and down The Boulevard.

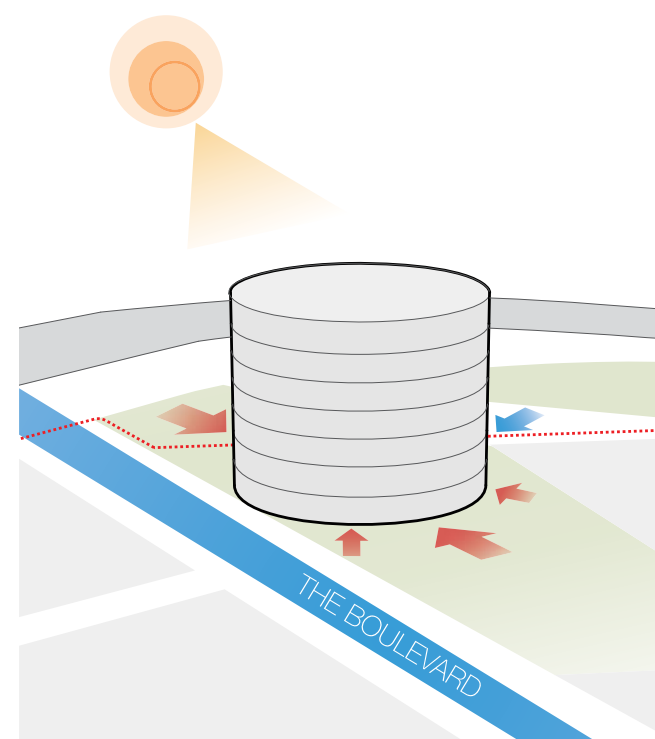


Figure 6.3.1_Non-Directional Approach of the Building
Nonhierarchical form of architecture accessible and tangible to visitors and community from every direction.

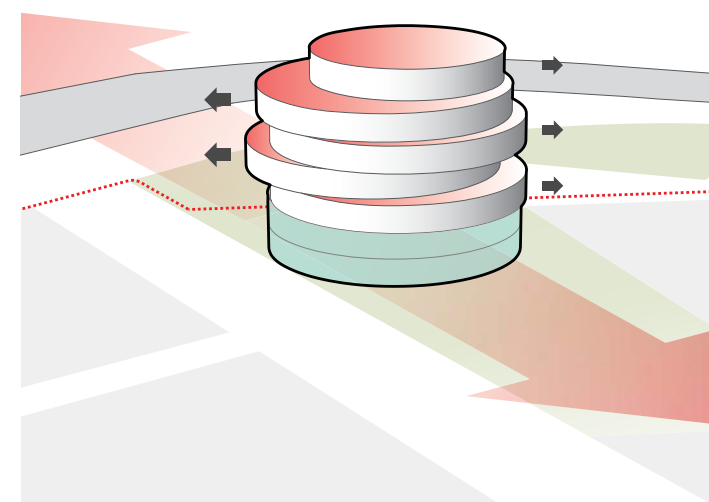


Figure 6.3.2_Shifting of Floor Plates
Expose movements to announce the presence of The Exchange

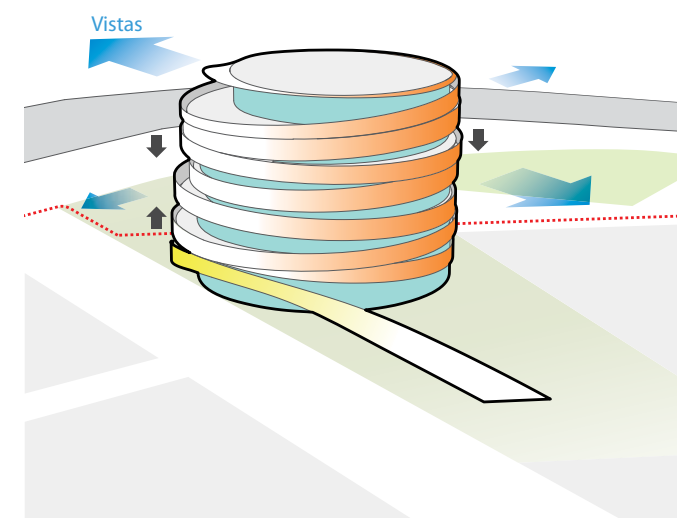


Figure 6.3.3_Push/ Pull of Skin
Create various, unique outdoor spaces with view corresponding to the surroundings.



Figure 6.3.4_The North View
The Darling Exchange lights up at night. A beacon announcing the site from various view points throughout the City. Source: Kengo Kuma Architects

Sections in Context

The building's architecture responds to the particular urban design characteristics of each part of the site. The strategy of the massing study was to shift the floor plates so they corresponded to characteristics of the adjacent use. In the north-south urban section, the floor plates are stepped toward the north, in order to minimise the shadowing effect on Darling Square. As it steps toward the north, it opens up toward the south creating spacious terraces toward Darling Square.

In the east-west urban context section, The Darling Exchange offers outdoor terrace spaces to look down to the Boulevard and Darling Harbour but at the same time provides privacy to the NE Plot.

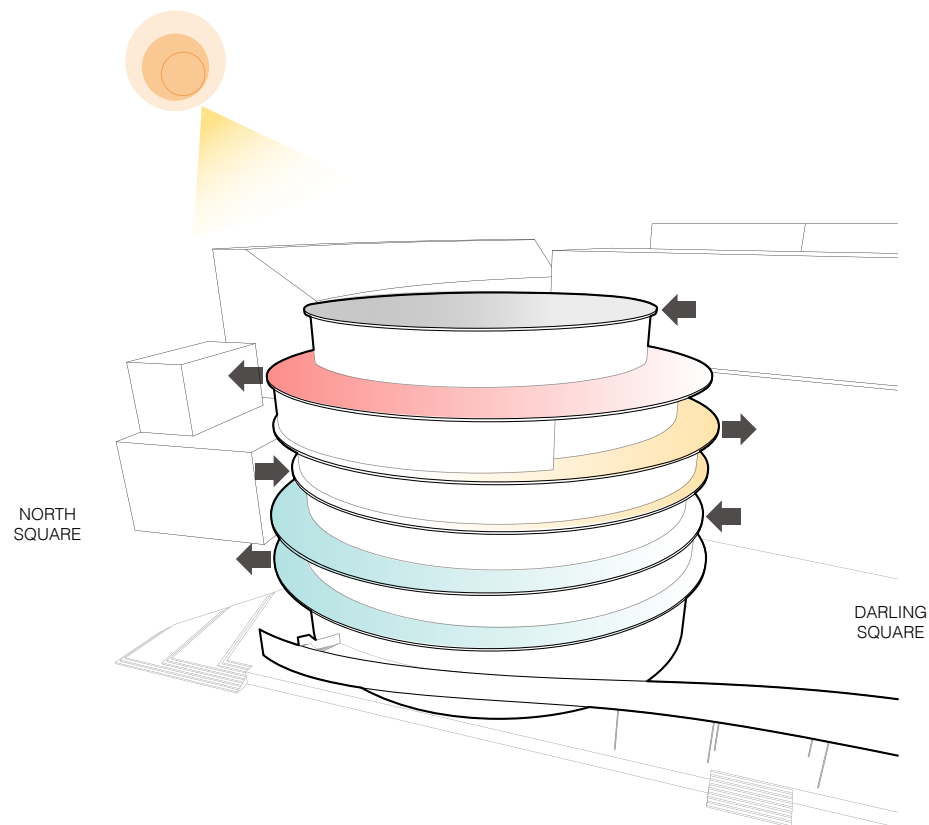


Figure 6.3.5_ Volume Shifts and Cantilevers

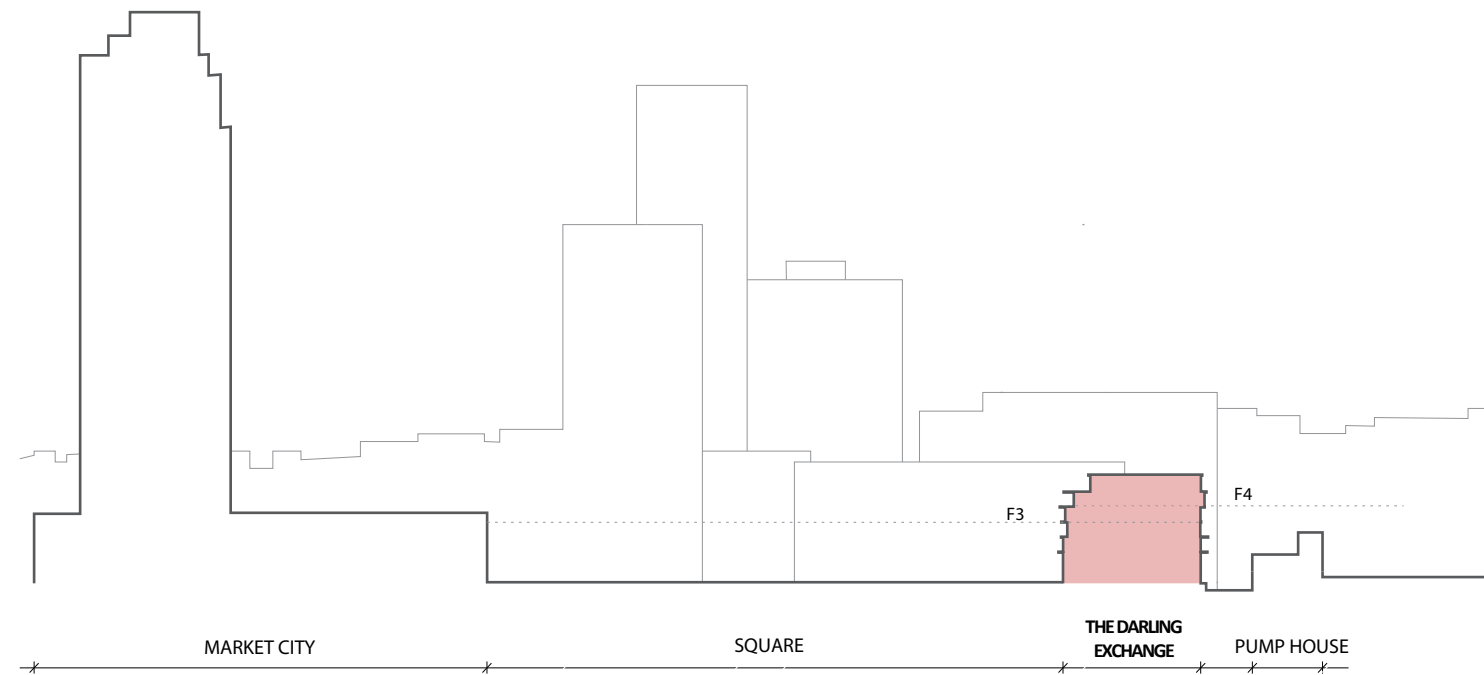


Figure 6.3.6_ North - South Urban Context Section

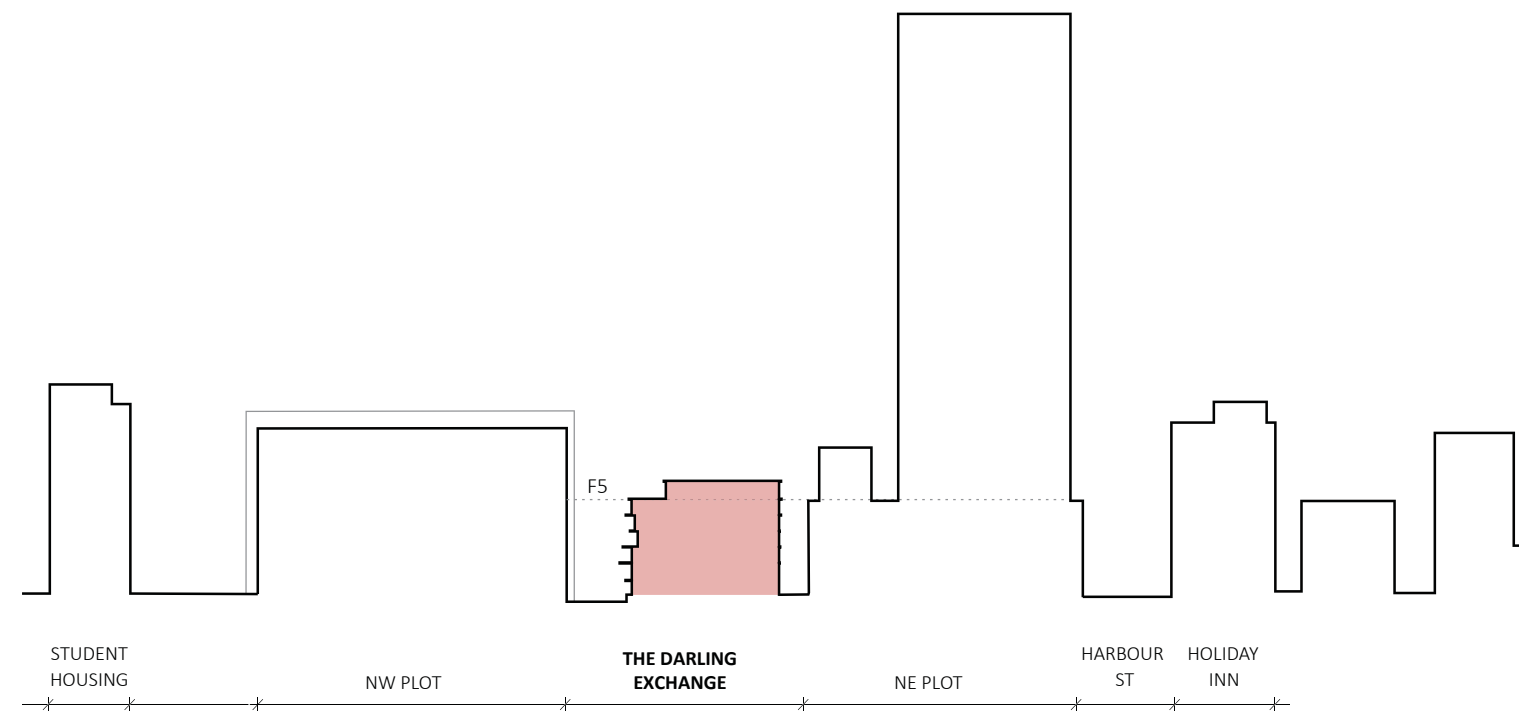


Figure 6.3.7_ East - West Urban Context Section

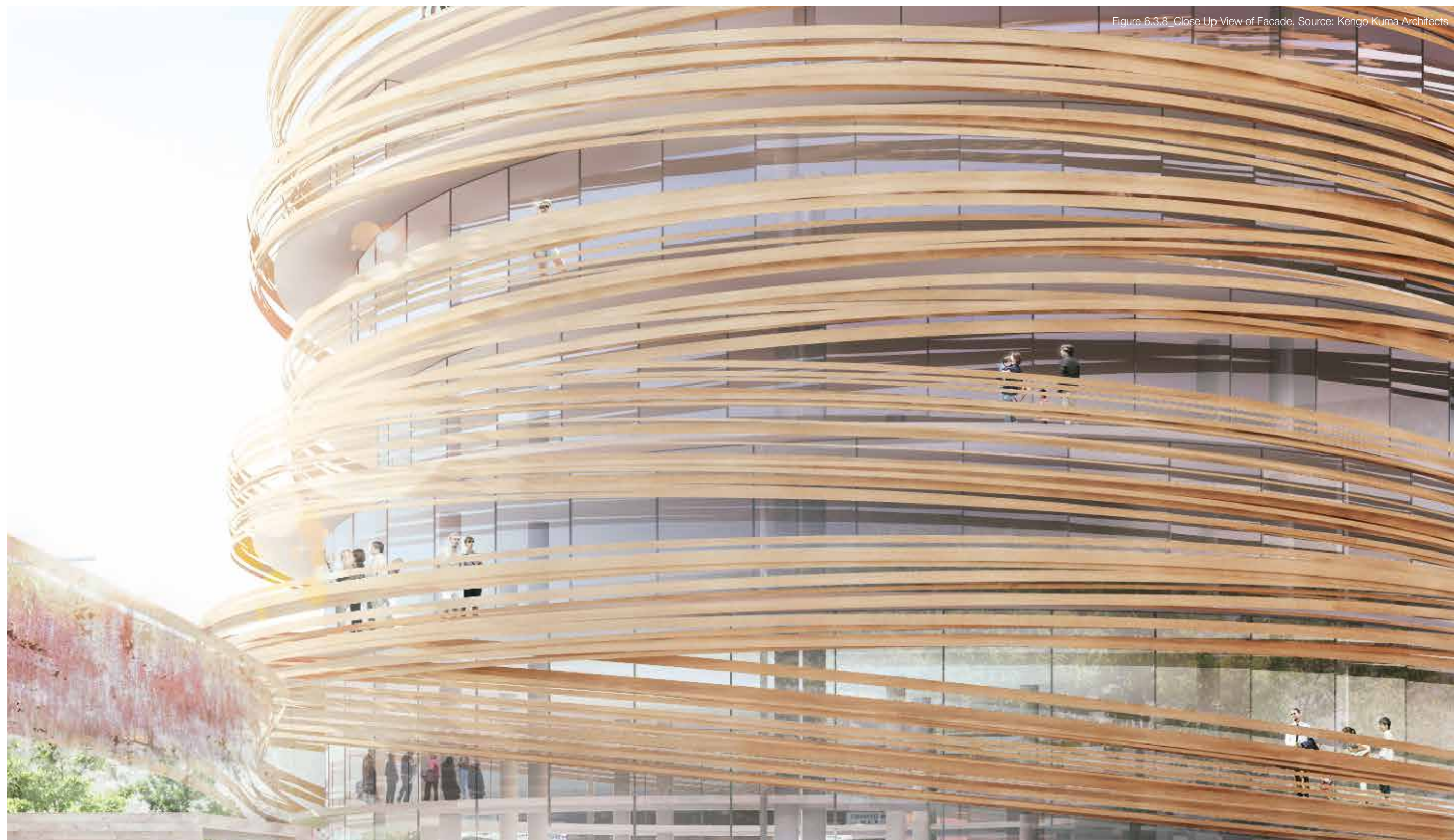


Figure 6.3.8 Close Up View of Facade, Source: Kengo Kuma Architects

Materiality

The shifting floor plates are wrapped in timber sections providing an organic and spontaneous pattern that establishes a distinctive architectural design feature. This approach reinforces the unique and dynamic nature of the building and the uses that it supports. These timber façade screens bring natural materials and textures to interior spaces and function to filter natural light, provide appropriate levels of shade and also provide privacy when required.

The timber façade concept will be the key distinctive element of the building.

Timber was selected for the building envelope material to project a natural, soft texture and in part blur the architecture into the character of materials in The Square (including large format seats and ramps). The character of the timber façade carries into the building and forms the distinctive design soffit of the Market Hall.

The Darling Exchange is to become an addition to the series of unique design highlights in the Chinatown and Haymarket area of Sydney.



Figure 6.3.9_Treated Wood (Accoya or similar)

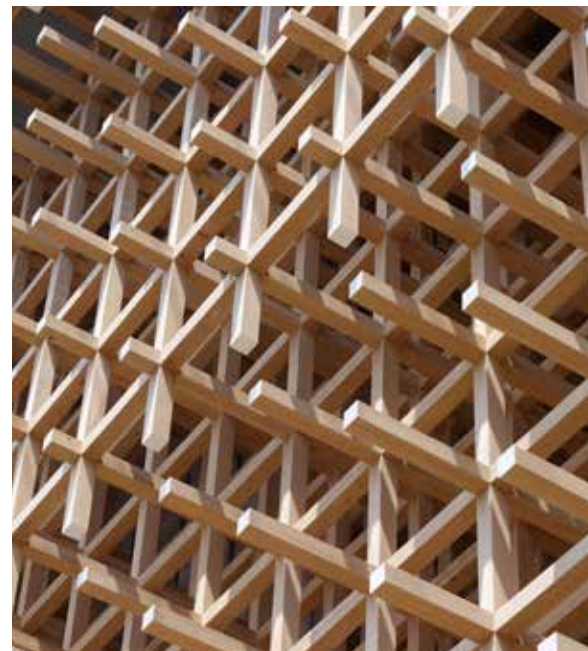


Figure 6.3.10_Prostho Museum Research Center, Japan by Kengo Kuma & Associates



Figure 6.3.11_WISA Wooden Design Hotel, Finland by Pieta-Linda Auttila



Figure 6.3.12_Sunny Hills, Japan by Kengo Kuma & Associates



Figure 6.3.13_Higher Density Timber Facade
For areas with higher sun impact and programs which require greater privacy.
Source: kengo Kuma Architects



Figure 6.3.14_Lower Density Timber Facade
For areas with lower sun impact and a greater need for external visibility.
Source: kengo Kuma Architects



Figure 6.3.15_ Night landmark
The building glows as a beacon at night as a landmark for the neighbourhood.
Source: kengo Kuma Architects

Timber Facade

Timber stripes are composed in organic and spontaneous pattern that becomes design feature of the architecture, expressing the unique and dynamic nature of the building. A dramatic timber screen creates the comfortable interior spaces with natural texture. It functions to filter natural light, provide a good level of shade and also to control visibility from outside when privacy is needed.



Figure 6.3.16_Asakusa Culture and Tourist Center (Day Time) by Kengo Kuma & Associates



Figure 6.3.17_Asakusa Culture and Tourist Center (Night Time) by Kengo Kuma & Associates



Figure 6.3.18_Prostho Museum Research Center by Kengo Kuma & Associates

Glazed Facade

A glazed façade setback from the timber wrapping encloses the building and provides the building shell. At the Market Hall level, the glazing enclosure has a highly operable façade enabling a high percentage of the building at grade to be permeable, and establishing clear site lines into and through the Market Hall. It enables a naturally ventilated, light, simple, elegant and bright space.



Figure 6.3.19_Facade with Steel Mullion System
Detail from Besançon Art Center
by Kengo Kuma & Associates



Figure 6.3.20_Operable Facade in lower levels to
promote Free Flow of people



Figure 6.3.21_Extruded Aluminum Mullion Fixed
System for the upper floors

Integration with Public Realm

Throughout The Square, the surface treatment is largely warm toned, high quality stone paving in a large format creating a character that is unique to this space, and that sets it apart from the highly urban, refined character of much of the CBD. The stone from The Square will carry through the market on key thoroughfares at grade to reinforce the connections between The Square and the Market Hall.

A lightweight stair on the key north eastern orientation to the building promotes movement into and through the building, supporting the mezzanine trade. This stair includes a wrapping of the timber façade, landing the building onto the northern stairs. The stair treads will incorporate the stone finish of Market Square and Market Hall.

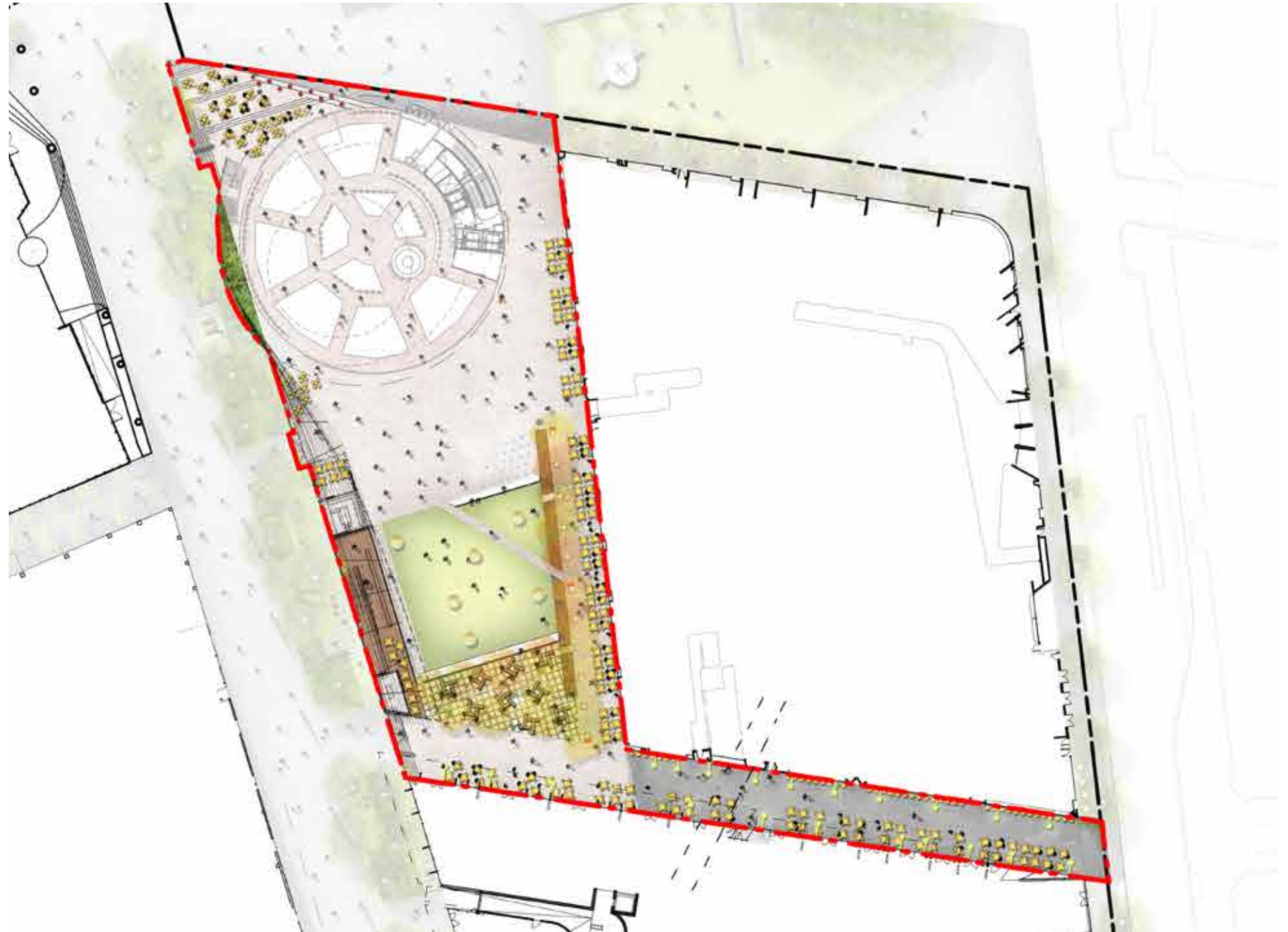


Figure 6.3.24_The Darling Exchange in the context of The Square and Little Hay Street

Figure 6.2.25_View from Dickson's Lane Looking East. Source: Kengo Kuma Architects



6.4 DESCRIPTION OF USES THROUGH THE BUILDING

The Darling Exchange is a truly mixed use development holding four distinct types of programme;

- Market Hall & Mezzanine retail;
- 21st Century Library and IQ Hub;
- Child care Centre; and
- Restaurant and bar

Through this range of uses The Darling Exchange will enliven the precinct establishing and maintaining a vibrant new city neighbourhood, providing day and night activation and movement to all façade faces and an active ground plane which establishes a precinct anchor drawing and holding people within Darling Square.

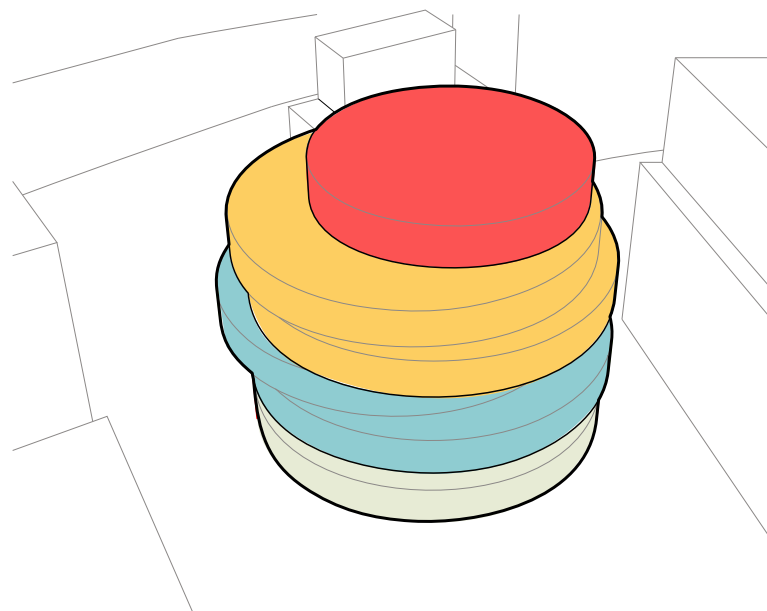
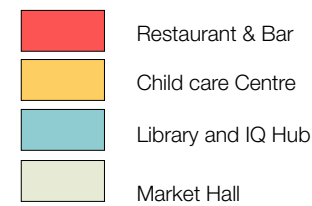


Figure 6.4.1_ Uses through the building
Market Hall, Library, Child care and Restaurant and Bar



Figure 6.4.2_ Uses through the building
Market Hall, Library, Child care and Food and Drink

FIFTH

FOURTH THIRD

SECOND FIRST

MEZZ GROUND

Market Hall and Mezzanine

The Market Hall mezzanine floor will combine to create a unique anchor trading base and attractor for the building and the Darling Square precinct. It is an open covered market that is a place for commercial exchange yet is democratic and accessible, enabling it to become a true contributor to the overall place proposition.

The market creates a destination that will attract and hold foot traffic from Darling Harbour and the surrounding areas. The Darling Exchange will provide a point of difference for the precinct establishing a culture of food (both local and international) at Darling Square that will differentiate the place through this unique amenity.

The Market Hall promotes broad ranging retail experiences including prepared and fresh food, indoor dining, supported by outdoor dining spilling into the surrounding public domain areas and will be flexible in form and function, evolving throughout the day to response to uses, demand and offering.

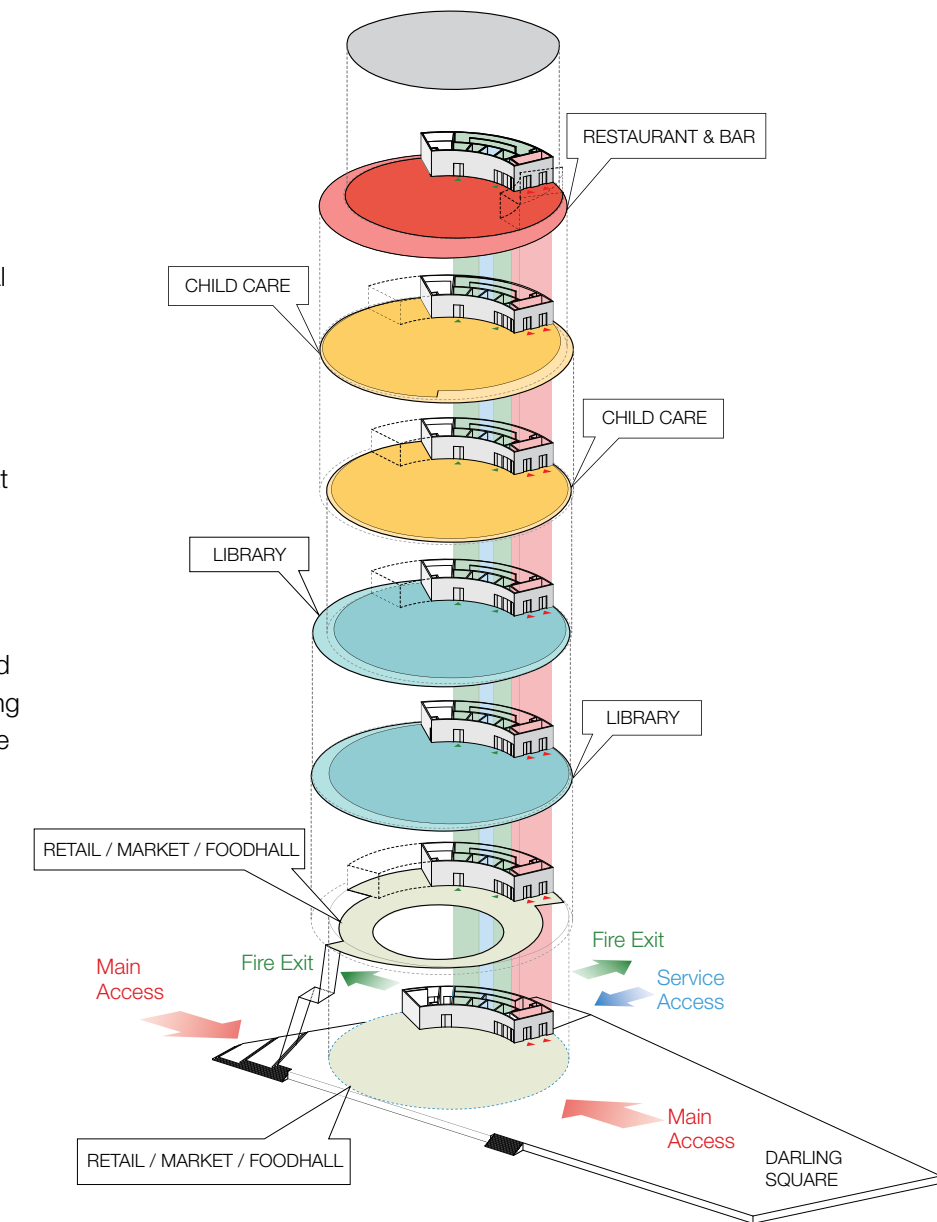


Figure 6.4.3_ Uses through the building
Market Hall, Library, Child care and Restaurant and Bar

Figure 6.4.4_ Ground Floor and Mezzanine:
Provides a variety of food offerings including prepared and fresh food, with indoor and outdoor dining opportunities.



The ground floor Market Hall has a circulation spine that connects the north terrace to The Square with the radial layout of the low-height market stalls establishing key view lines and orienting devices from north to south. The market stall layout responds to the structural columns and how they land in the space. The layout also establishes aisles for clear orientation into, around and through the Market Hall. The Market Hall principle of being visually permeable and accessible as part of the Market Square is supported by a full height glazed façade, operable at key points of entry.

The Market comprises a number of individual stalls within the Market Hall along with temporary stalls and outdoor dining areas occupying licensed areas in the surrounding public realm. The offer is proposed to be predominantly food catering. The proposal includes predominantly prepared food options along the perimeter with fresh food stalls placed in the centre, allowing these stalls to close at night (if required) while the perimeter stalls trade; retaining precinct vibrancy into the night.

The Market Hall is enclosed by an operable façade enabling a high percentage of active building façade which is permeable with clear site lines into and through the Market.

The lobby to the liftcore for the other uses within the building provides activation to the NE corner of The Square. This lobby can be closed off from the market so floors above can trade when the market hall is closed.

The mezzanine includes a significant void in the middle and the small voids on the north and the south create a feeling of being in a double-storey height space and open feeling of the market. The mezzanine offers dining spaces somewhat separated yet still engaged with the vibrancy of market Hall below.

The mezzanine sits within the market volume as a lightweight structure. The soffit of the Market Hall includes a continuation of the façade extruded into the space, providing visual interest and acoustic benefit. The mezzanine will provide a different offer to the ground floor Market Hall.

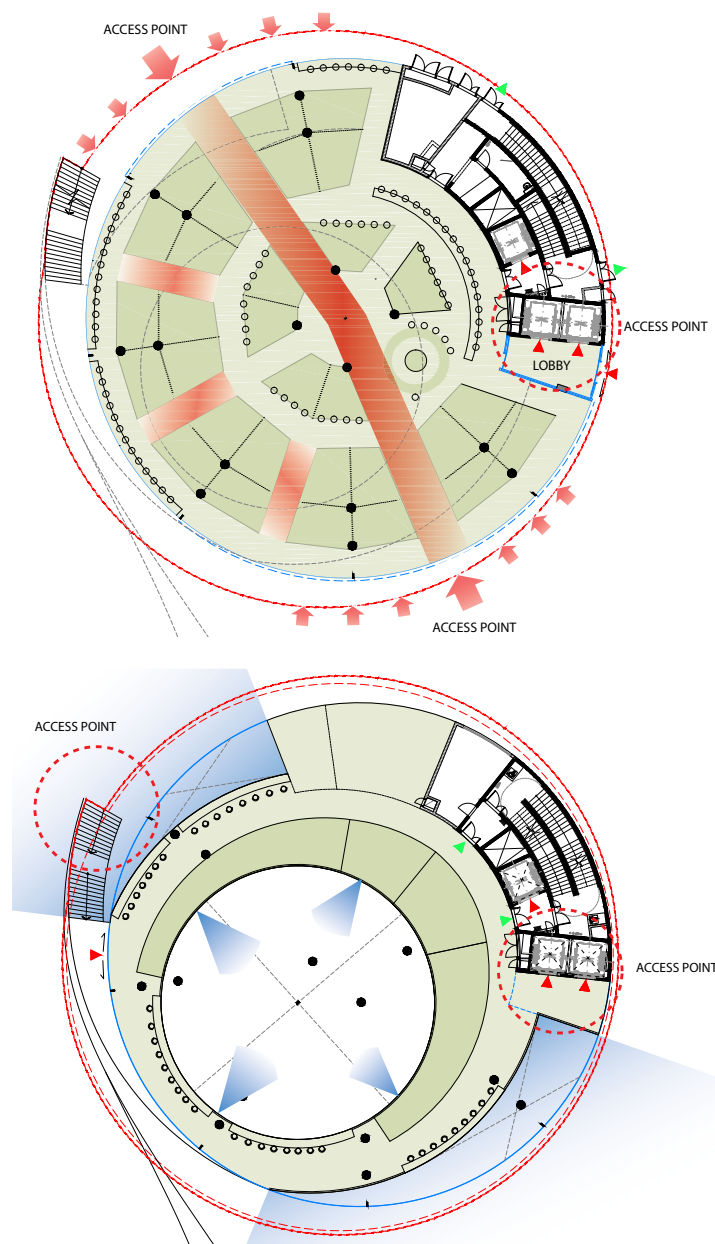


Figure 6.4.5_Ground Floor and Mezzanine

Figure 6.4.6_Library Hub Precedent Imagery



21st Century Library

The Darling Exchange Library concept proposes the next generation library, anchoring the precinct with a key community asset occupying levels 1 and 2 of the building. The library space includes large external terrace areas which will provide connections to the street and more informal resting, reading and social spaces. The library will have a prominent address via a lobby located on the north eastern head of The Square.

The vision for The Darling Exchange Library is to become a community hub which combines an accessible location with the resources and opportunities for formal and informal learning in an environment that encourages interaction and engagement with others. The Library will be a place to take a break and enjoy books and technology in a welcoming atmosphere; however will also provide formal and informal learning opportunities to meet the needs of its different visitors, ranging from learning programs for children to digital technology classes for all ages.

This Library will offer a breadth of services and facilities for the local community and will become the focus for community life at Darling Square and the broader neighbourhood. The Library floors within The Darling Exchange will contribute to this building establishing itself as part of a 21st century civic hub that is a place for the exchange of ideas, culture and commerce.

To facilitate this, the library will also incorporate an IQ Hub for start-up businesses. The IQ Hub will provide flexible space for events, seminars, meetings, workshops and provide access to the appropriate technology and other resources to facilitate advice, services and support to assist entrepreneurs and innovators to become established and successful.

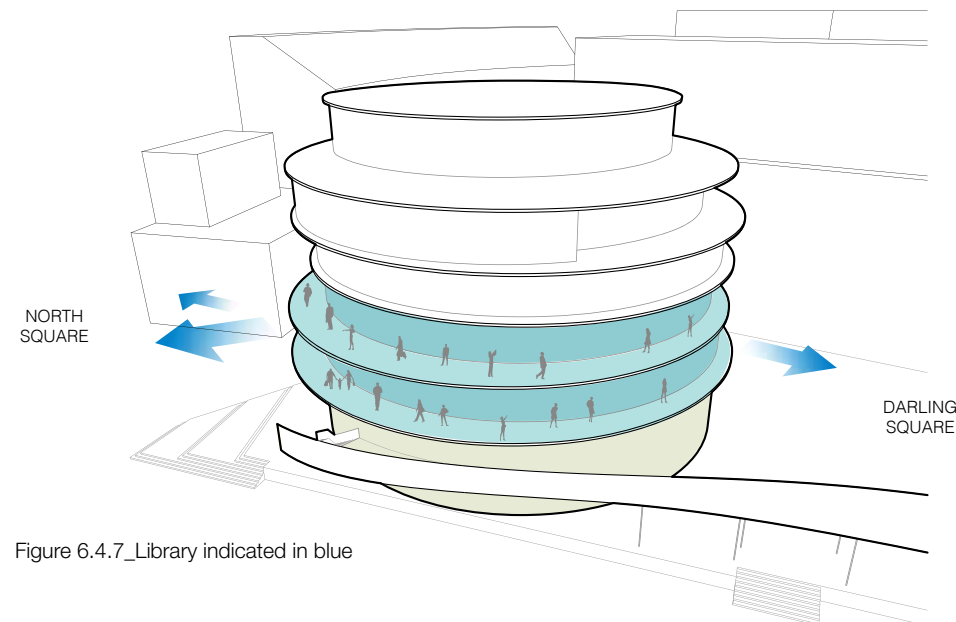


Figure 6.4.7_Library indicated in blue

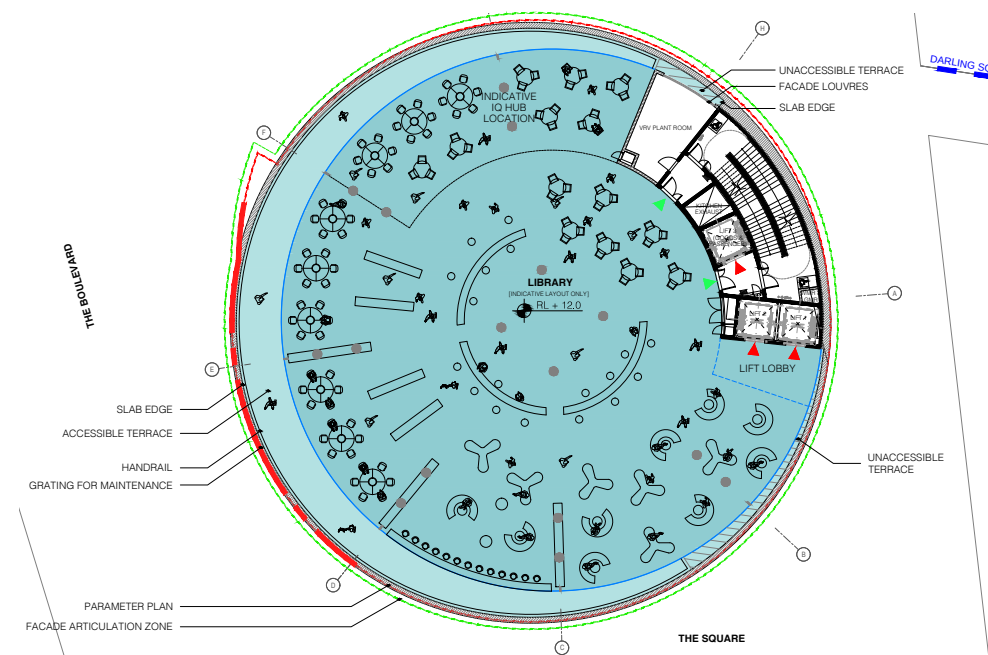


Figure 6.4.8_Library Floors

Child Care Centre

The child care centre will occupy levels 3 and 4 of the building and will provide a progressive and unique child care offering which builds upon the community-oriented initiatives that this building provides. The child care centre will create day-time activation and provides the precinct with a much-needed amenity while supporting the residential and commercial assets within the precinct.

A child care centre is no longer seen as a place to only care for children but to also educate, placing emphasis on providing children with enriching, interesting and interactive environments that promote learning and encourage children to work collaboratively with their peers and their teachers.

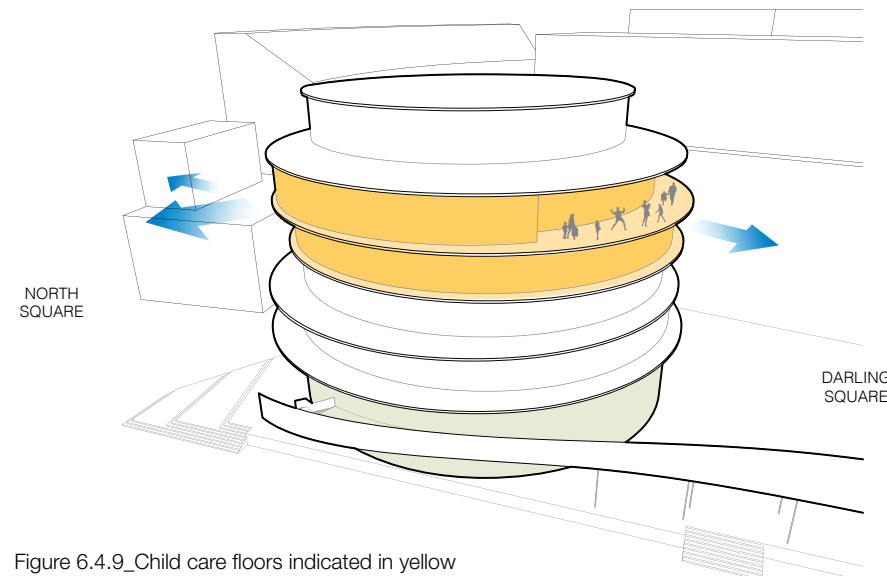


Figure 6.4.9_Child care floors indicated in yellow

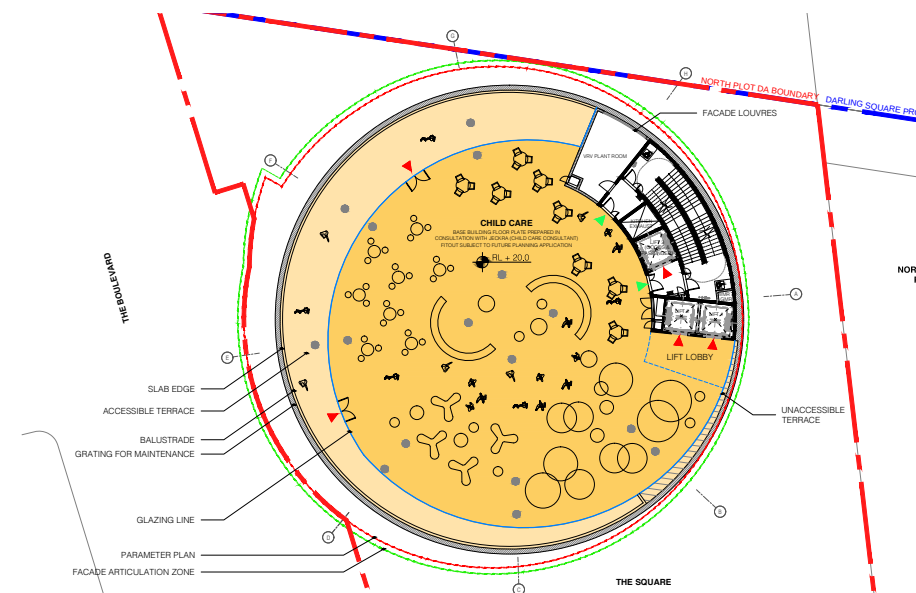


Figure 6.4.10_Child care floors

Figure 6.3.11_Child Care Precedent Imagery



Retail – Restaurant and Bar

The top floor food and beverage offering has the potential to create a new and unique experience in the precinct, to act as a beacon, a locating device, a recognisable meeting point, a signature bar/restaurant and point of social exchange.

The Darling Exchange's iconic design provides the opportunity for this place to become a visual marker for Darling Square.

For a restaurant and bar, the top floor offers a unique experience with a spacious rooftop terrace and panoramic view toward Darling Harbour, the Boulevard and Darling Square. The design of the timber bands integrates with the balustrades and the canopy for shading.

The building steps back on the top floor to create an outdoor terrace with sweeping views north and south up and down The Boulevard to the city and The Square. This will be a unique and landmark food and beverage offering.

Roof

Roof spaces should be treated as the fifth elevation in the precinct given they will be highly visible from the towers surrounding. Rooftop planting feature pebble will create visual interest to the rooftop of The Darling Exchange. Mechanical plant and services have been arranged to provide a disciplined, orderly and aesthetic arrangement on the roof.

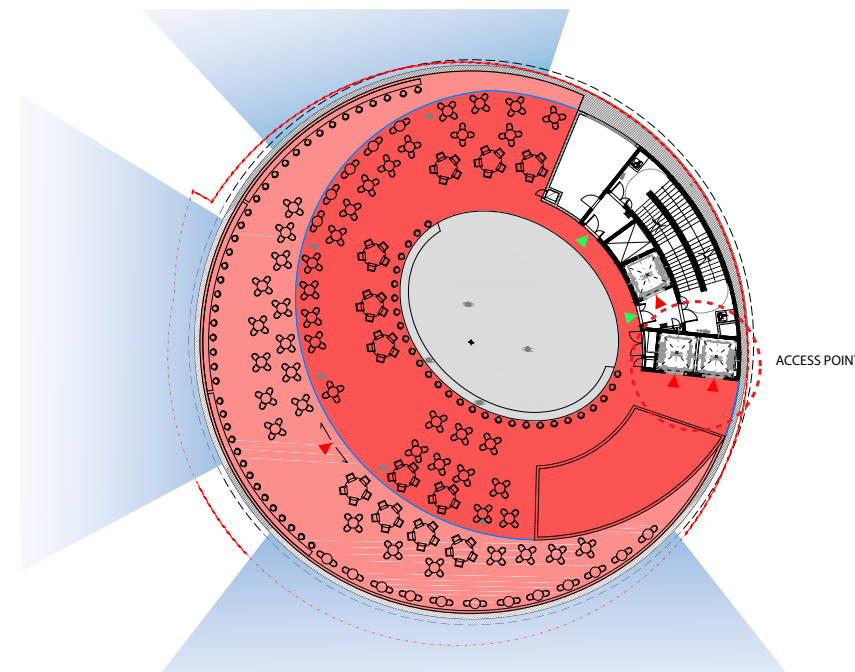


Figure 6.4.12_Top Floor - Restaurant and Bar

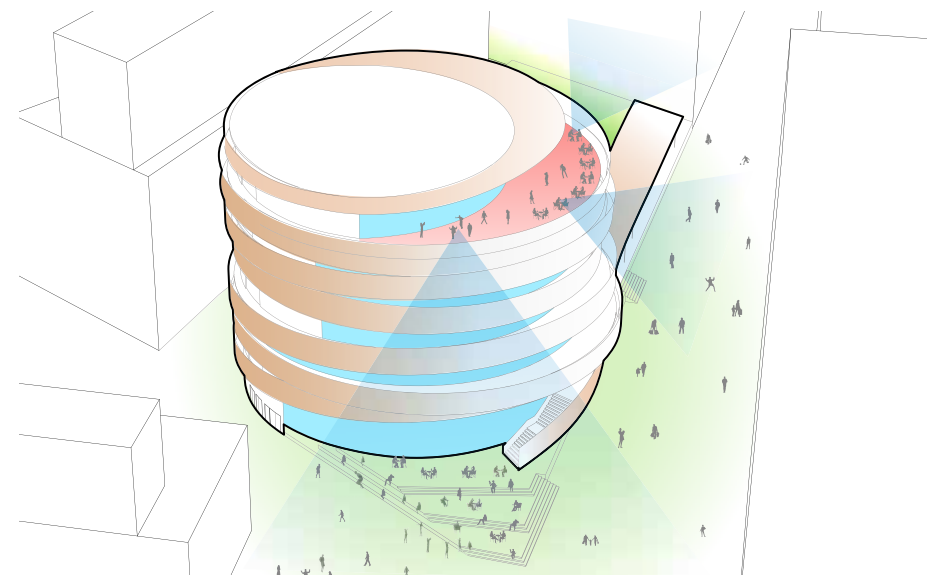


Figure 6.4.13_Top Floor - Retail - Restaurant and Bar

Description of Ground Plane Interface and Activation

The Square and the Northern Steps are conceived as an extension of the ground floor Market Hall. A fully glazed façade and a series of tall and wide operable doors enable the space to be open, transparent, visible, and accessible from all directions by diverse users. It promotes interaction with active street life and the free flow of people offering opportunities for the community's daily use.

Situated at the northern most point of The Square, the Northern Steps define the plinth on which The Darling Exchange sits. The Northern Steps provide a range of conventional bleacher height steps well suited to seating. The steps are an active gathering, people watching and spectating space that also act as a primary entry to The Darling Exchange. The Northern Steps have excellent solar access throughout the year, making them a prime position for gathering - a place to pause to drink the coffee purchased from the Market Hall in The Darling Exchange, or to meet with colleagues at lunch time.

To the east of The Darling Exchange, adjacent to the NE Plot, a generously scaled 1:21 walkway provides an alternative DDA access that leads directly to The Darling Exchange lift core and to The Square beyond.

Figure 6.4.14_ Restaurant and Bar
Provides a unique dining with a terrific view of the city and Darling Harbour. Source: Flood Slicer

Flood Slicer, Artist Impression 3D render



Figure 6.4.15_North Stair Access. Source: KKA



Retail – External License areas

To the south of The Darling Exchange, the Market Square is an open, hard paved space that continues through The Darling Exchange ground floor and to the rest of the landscape plinth. It is the space for the hundreds to gather and provides outdoor dining for the Market Hall, for pop up events throughout the year, and for produce and flea markets.

Between The Square and the NE Plot is an 8m wide access running along the length of the buildings. It is highly activated by a range of retail offerings, which spill onto the laneway in controlled, leased dining areas and function as part of the market precinct established by the Market Hall and mezzanine levels in The Darling Exchange, the pods within The Square and the temporary market stalls within the Market Square.

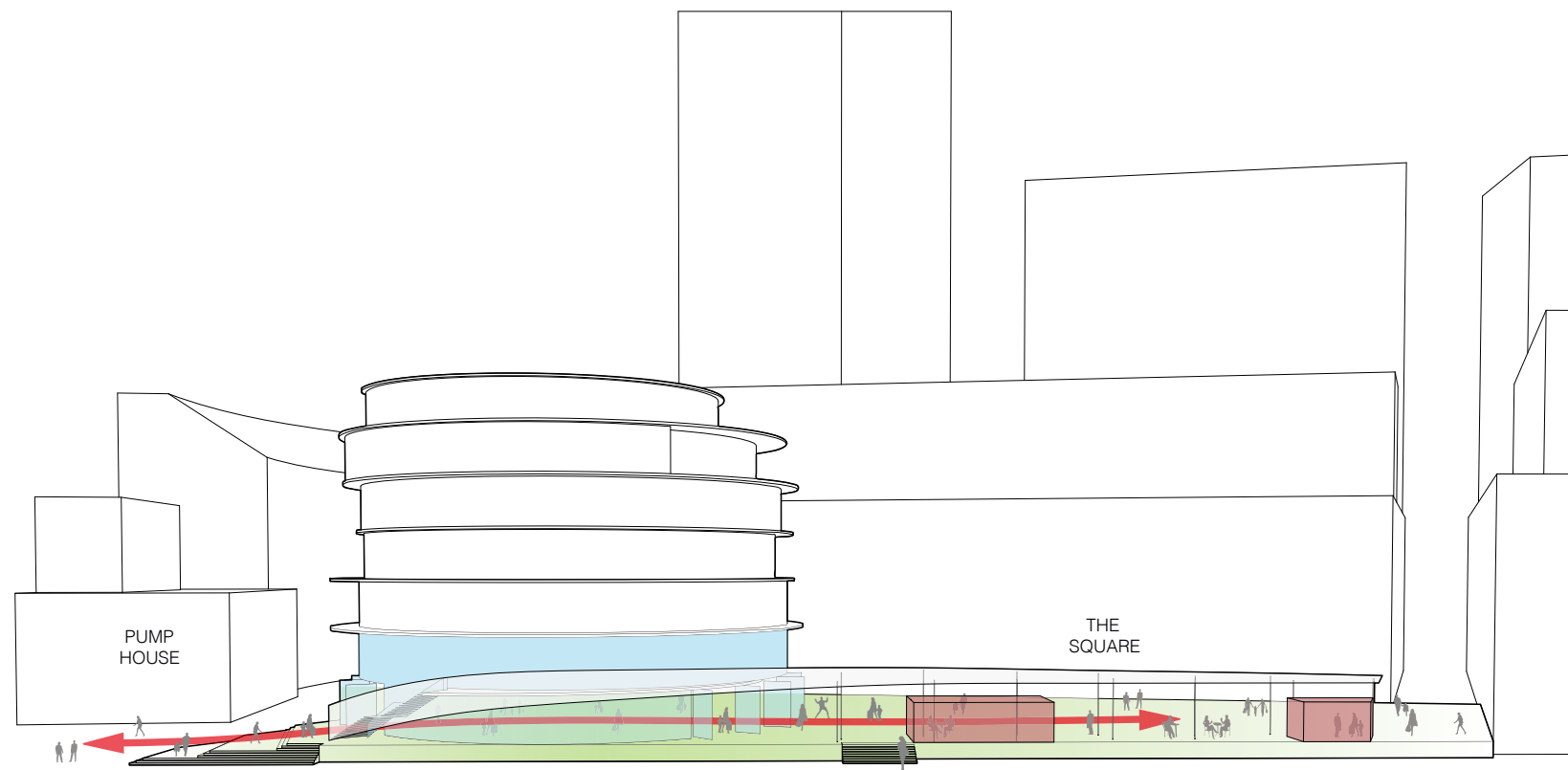


Figure 6.4.16_The building becomes an extension of the public space with free flow of pedestrian movement permitted across the entire site.

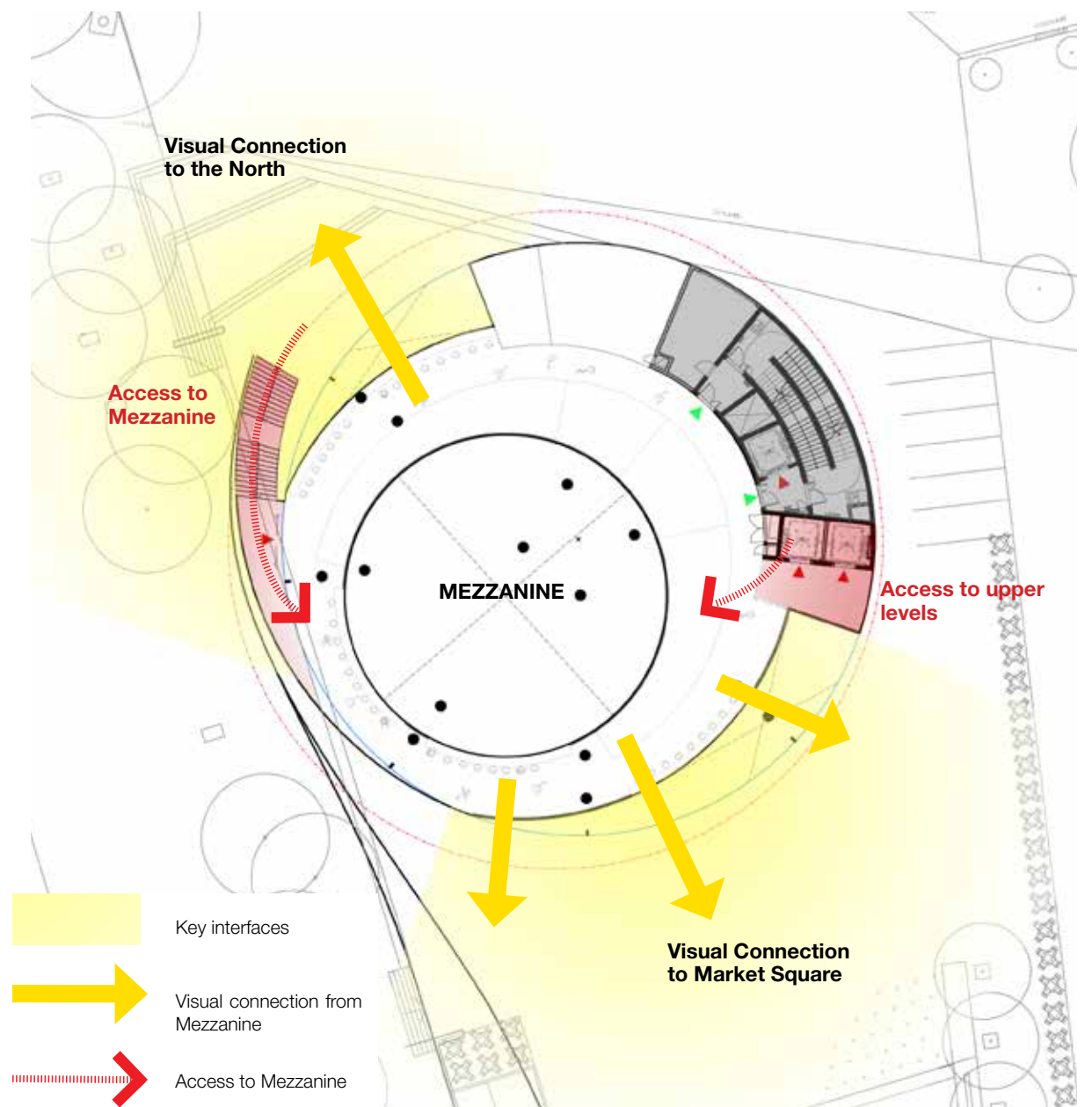


Figure 6.4.17_Mezzanine Activation, Vistas and Access

The Canopy and Retail Pods

The Canopy is connected to The Darling Exchange as a continuation of the façade, which extends and wraps from the building to form a structure which defines The Square and provides a frame for two small retail pods. The Canopy creates a strong edge to The Square, giving definition to the spaces within it and creating opportunities for activation at its edge.

Underneath the Canopy, the retail pods bring activity both to the western edge of The Square and to the eastern edge of The Boulevard, as they operate at both The Square and Boulevard levels. The Retail Pods are described in further detail in the design report by Archer Studio.

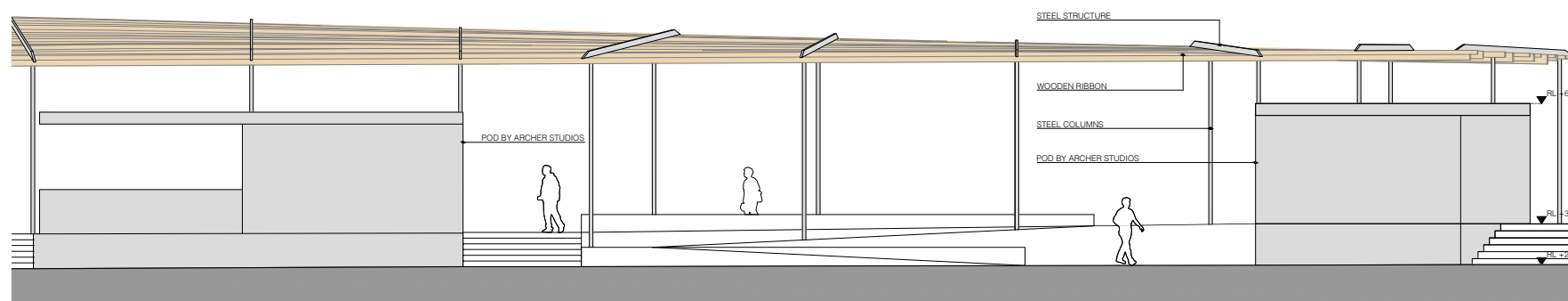


Figure 6.4.21_Elevation Canopy

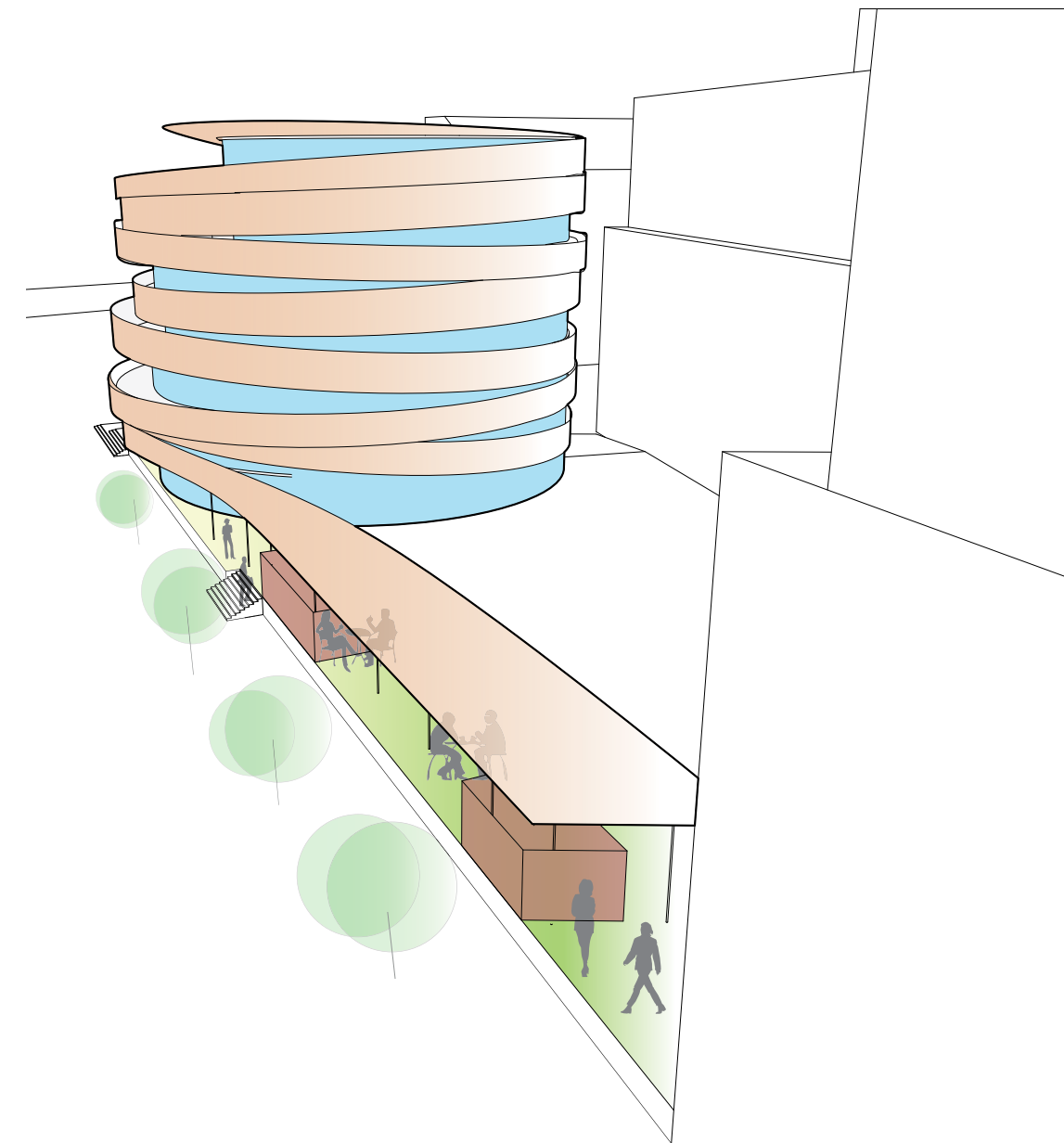


Figure 6.4.19_Canopy and Boulevard
A landscaped zone along the eastern edge of the Boulevard creates a buffer between pedestrian traffic and the activity of The Square.

BUILT FORM AND ARCHITECTURAL CHARACTER

7

7.1 BUILDING SCALE AND MASSING

The massing of The Darling Exchange is created by the articulation and shifting of the floor plates on all levels with a large open terrace on the top floor. This architectural response reduces the bulk and scale of the building, expresses changes in the building use, creates external terraces, connects and exposes the building uses to the ground plane. The volume of The Darling Exchange does not completely fill the volume of the Parameter Plan assisting with minimising the bulk and scale of the building.

The proposed building massing and built form has been carefully considered to maximise view corridors and view sharing related to the adjacent residential blocks and towers, address orientation/overshadowing, as well as ensuring the optimisation of the efficiency of the development.

The use of upper level setbacks, the rooftop terrace, the shifting slabs and organic materials has been strategically incorporated within the planning and design of the project. These measures contribute to address the proposed building form and stature in a manner which creates a building form responsive to aspect and view considerations within the immediate context.

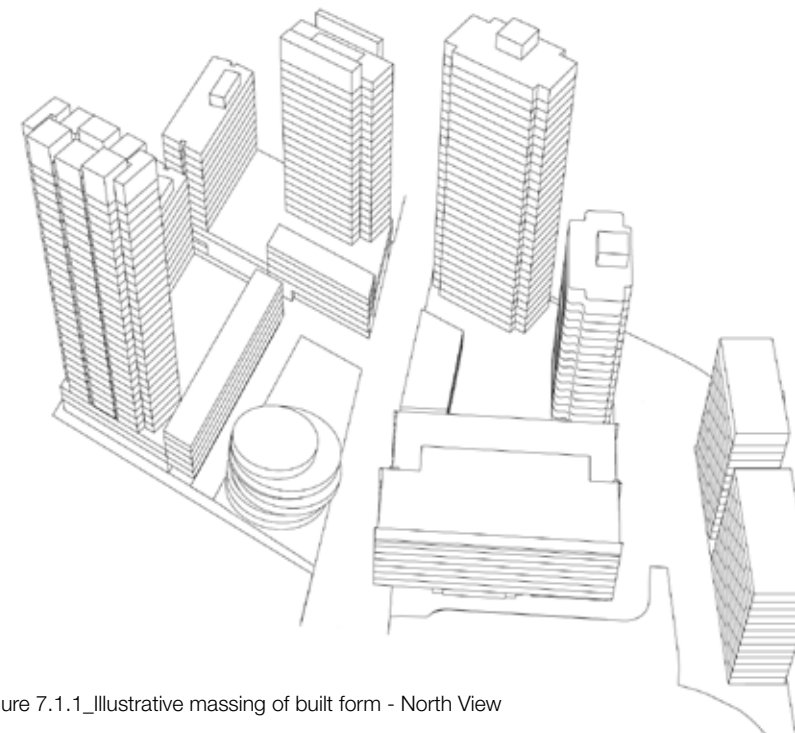


Figure 7.1.1_Illustrative massing of built form - North View

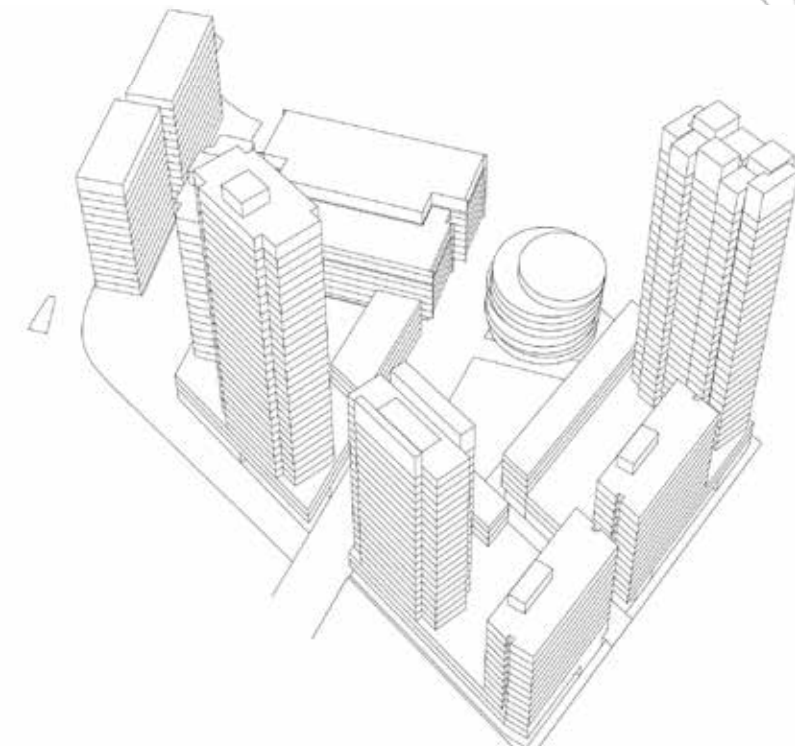


Figure 7.1.2_Illustrative massing of built form - South View

Figure 7.1.3_Illustrative massing of built form - North View



7.2 BUILDING SITING AND PARAMETER PLAN

The Darling Exchange will sit on the Boulevard and along Factory Lane, capturing view lines and highlighting the distinct nature of the building.

Key objectives for The Darling Exchange's building siting include continuing the narrative of points of interest located along the Boulevard as it runs from Cockle Bay to Central Station, acting as a key connector of the public domain offer within Darling Square and providing a building which captures views from within the precinct's laneways and roads, along the Boulevard and from key vantage points from the surrounding urban areas.

The Darling Exchange will be consistent with the objectives documented in the Design Guidelines for the Concept Proposal and will:

- be viewed in the round, addressing the Boulevard, The Square, the Pump House and Pump House Forecourt, the North East Plot and the North West Plot;
- encourage the public beyond the first level of uses into community focused offerings;
- increase visual and physical permeability at lower levels of the building
- push into the linear Boulevard slightly but still maintaining the tree alignment in the Boulevard and its integrity as a key design move.

The height of The Darling Exchange, is similar to the height of the surrounding Square edge buildings. The Exchange will:

- Use distinctive architectural expression to differentiate itself as a node within The Square and not part of its boundary; and
- Utilise the visual transparency and permeability at ground to reveal active uses at grade and community uses above.

In addition The Darling Exchange will:

- Assist in extending The Square to engage with the Pumphouse and Forecourt and further north beyond Pier Street into the Harbour at Cockle Bay;
- Become a recognisable beacon and draw people into the precinct; and
- Be central to creating a focus and feeder of public activity within the larger open space.

The circular form and shifting plates designed within the parameter plans will minimise the impact of overshadowing in The Square and surrounding public domain.

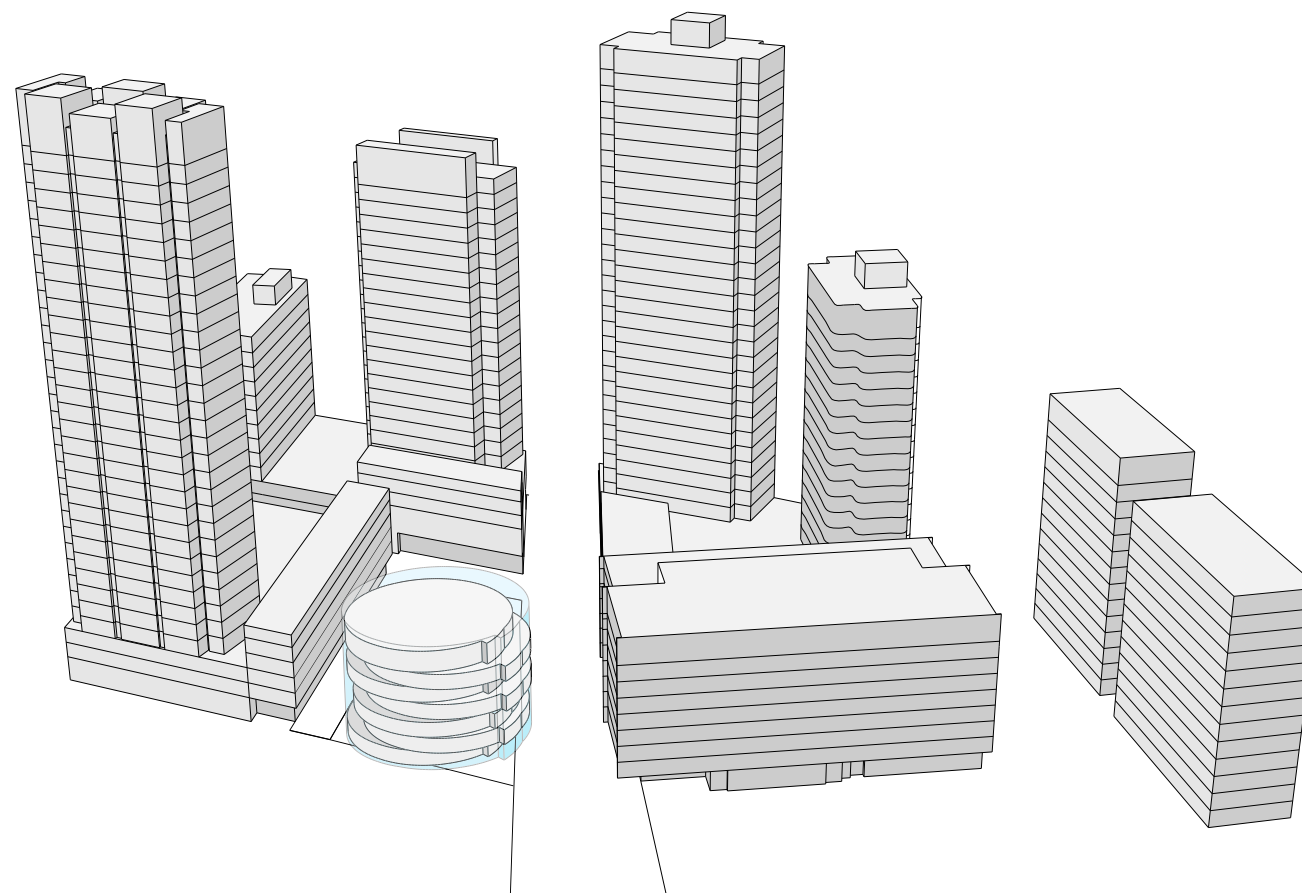


Figure 7.2.1_The maximum Building Envelope

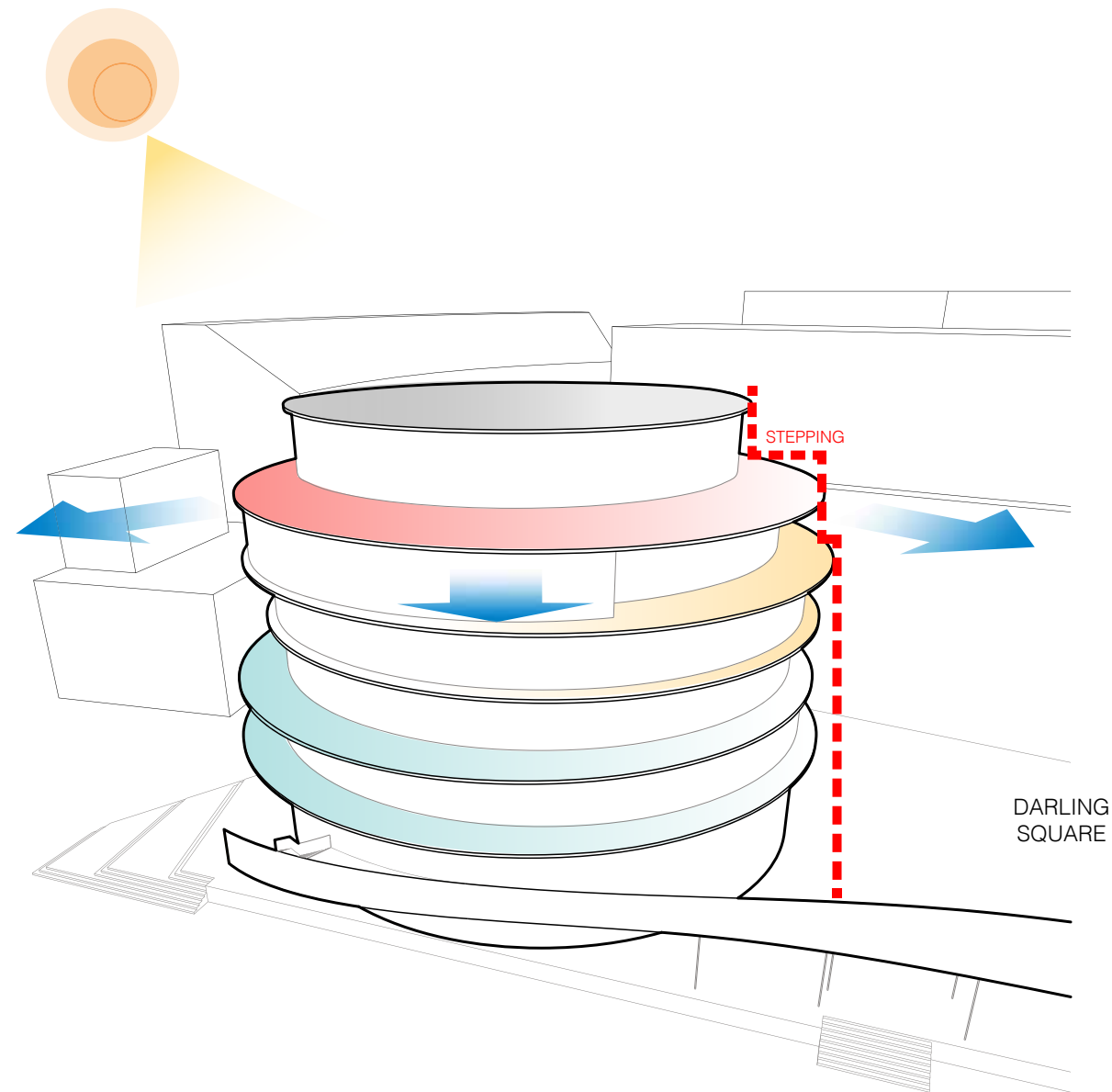


Figure 7.2.2_The maximum Building Envelope
Demonstration of the Shifting Plates within the Parameter Plan



KEY

--- The Darling Square Boundary

Maximum Parameter Footprint for plot sizes

Maximum Building Envelope above podium

+ [RL +XX.XX] Indicates maximum development plot height

Figure 7.2.3_The maximum Building Envelope

7.4 FACADES AND MATERIALITY

Timber was selected for the building envelope material to provide a contrasting and more natural texture in a highly urban precinct, adding to the distinct character of the building. The timber façade provides a softer materiality that assists in blending the architecture into the civic square.

The Timber ribbons are composed in organic patterns which are a physical expression of the unique and dynamic nature of the building. The timber screen creates comfortable interior spaces as it functions to filter natural light, providing shade where required whilst also serving to facilitate screening for privacy where appropriate.

The timber ribbons will be constructed in a softwood timber such as an Accoya Timber product or similar which will be supported in shape by a structural frame. The timber will require maintenance however it is the architectural intent that the timber will age over time, reinforcing that this is a natural product that responds to its environment. Maintenance will be facilitated by an accessible steel grate installed between the timber façade and the steel balustrade. Behind the timber façade sits an unobtrusive steel balustrade to the terrace edge, and a glazed facade enclosing the internal spaces of the building. Behind the timber facade sits an unobtrusive steel balustrade to the terrace edge, and a glazed facade enclosing the internal spaces of the building.



Figure 7.4.1_Close Up View of the Facade



Figure 7.4.2_Study Model of the Facade

7.5 MOVEMENT THROUGH THE BUILDING

The circular shape of the building creates a non-directional and non-hierarchical access promoting the permeability of the Market Hall on the ground level and the mix and variety of uses up through the building. The North stairs bring people from the north square to the mezzanine extending the street into the building. The Darling Exchange concentrates its service function on the eastern side of the building away from the prominence of adjacent public spaces. This includes the buildings services provisions and fire egress. Locating these services and the core adjacent to the North East Plot residential interface reduces the potential for the conflict of uses between civic building and residential uses. Access through the building is principally via the two key passenger lifts, supported by the goods lift. Two fire stairs provide emergency egress access through the building. Any conflicts between programmes will be managed through security and access controls.

The circular building responds to the central, civic and landmark nature of this building including;

- The need for multiple points of access supporting its civic nature and community uses;
- A ground floor which is visually and physically permeable at grade, activating the public domain;
- Visibility along key site lines providing glimpses of the unique building façade and drawing people into the precinct; and
- Terraces up through the building which expose the range of programming through the building highlighting its civic qualities - Consolidating the vertical access and service functions on one face to ensure the ground floor market remains open and transparent.

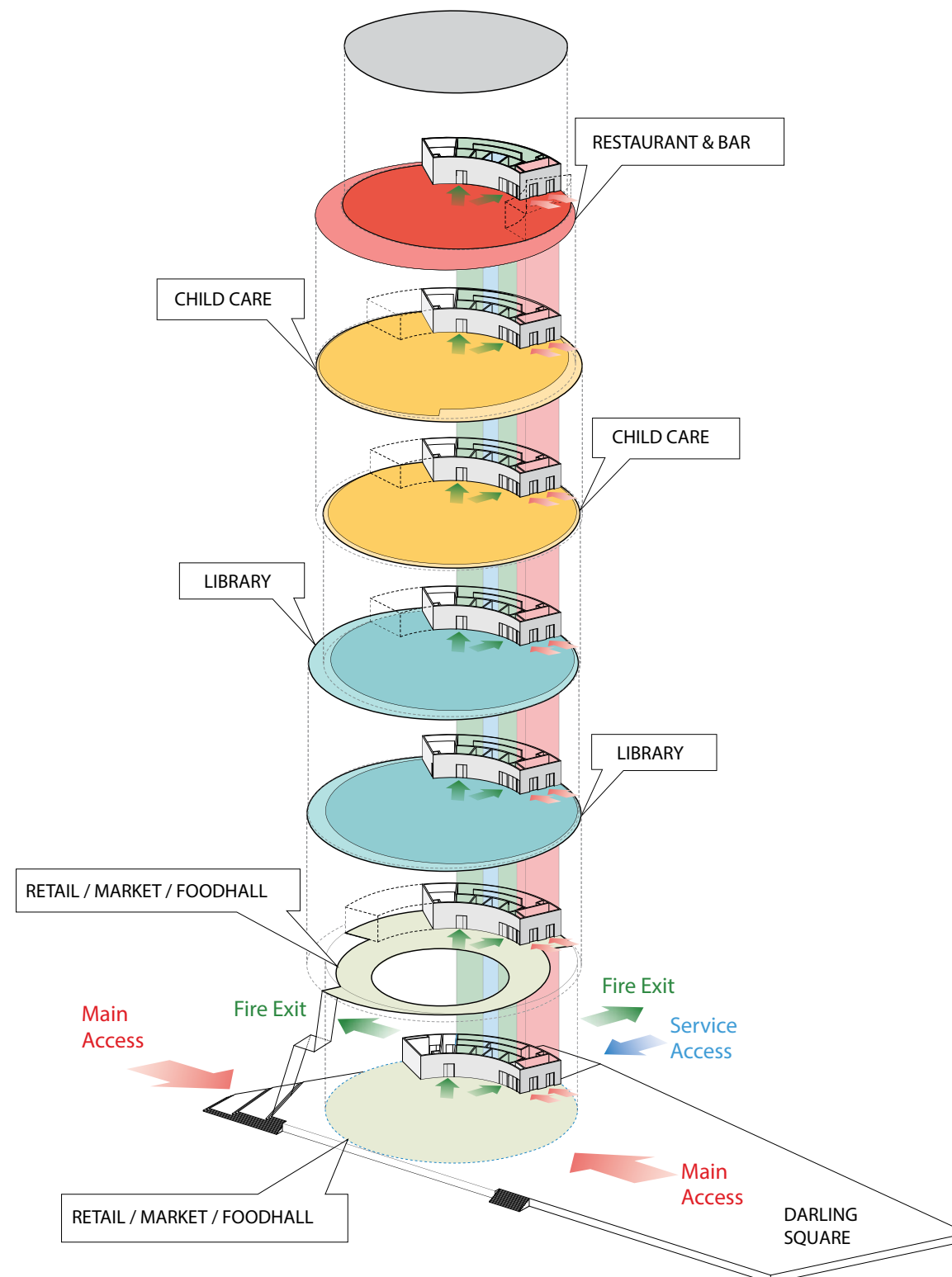


Figure 7.5.1_Access Diagram

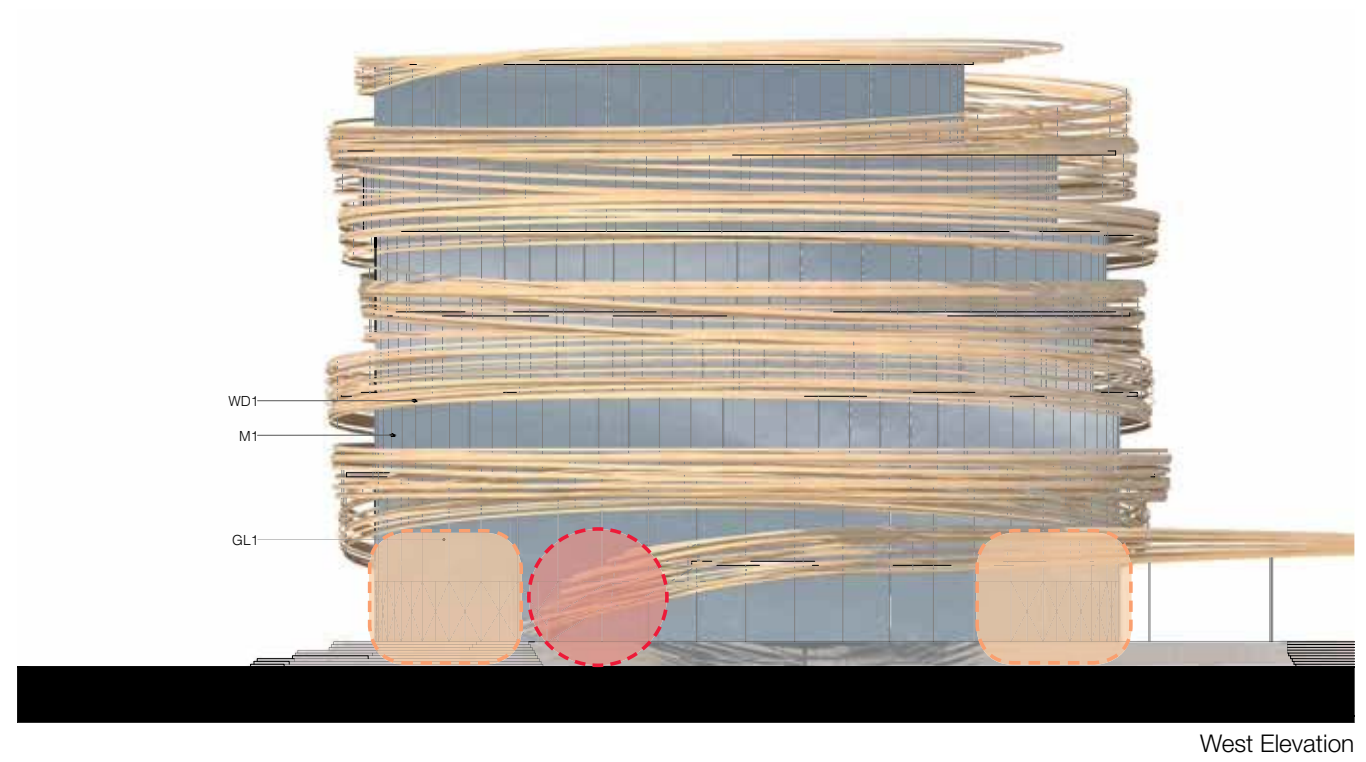
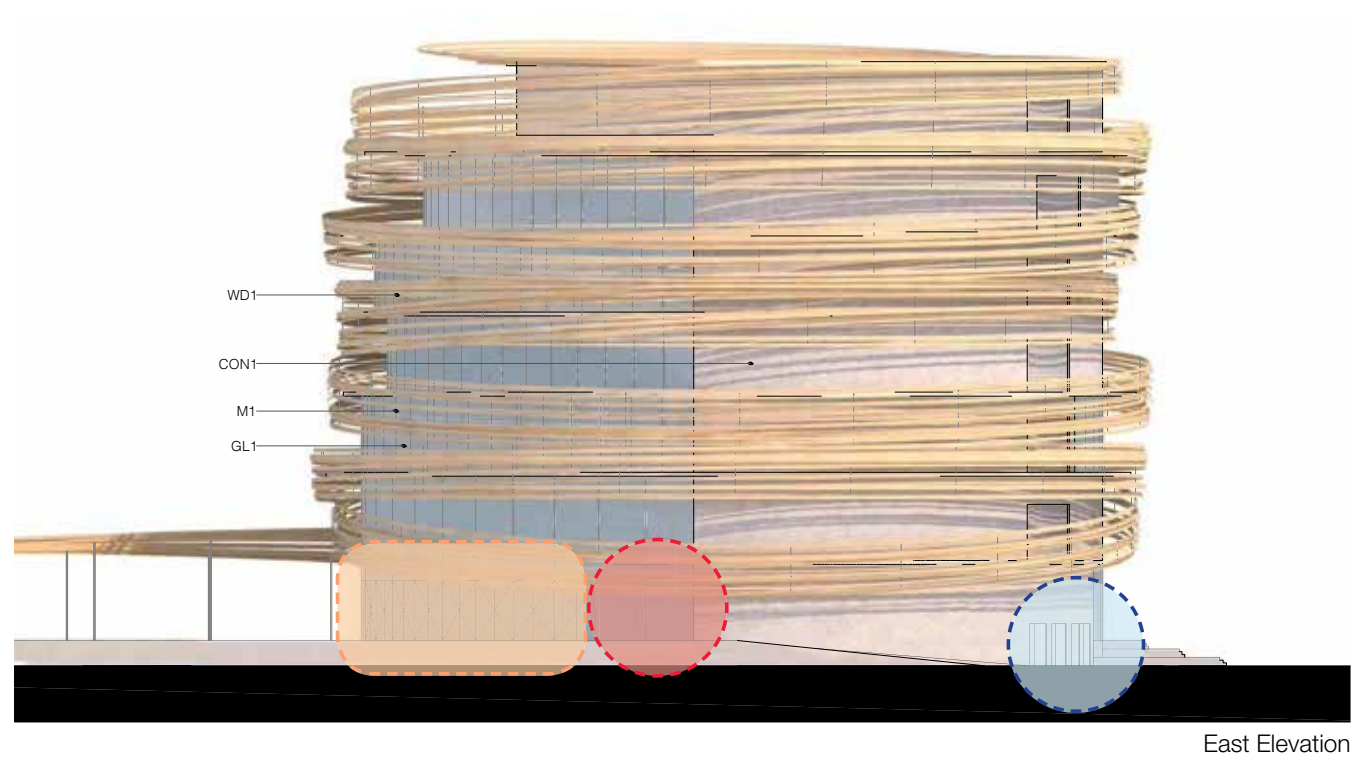


Figure 7.5.2_Ground Floor Access Diagram Elevations

Operable Facade Upper Levels Entrance Emergency Exit