

DARLING SQUARE - THE NORTH PLOT		
RE-IMAGINED NORTH PLOT DESIGN GUIDELINES		
ITEM	Compliance (✓) Non-Compliance (✗) Not-Applicable (N/A)	NORTH PLOT RESPONSE
URBAN BLOCKS		
OBJECTIVES		
Continue the narrative of points of interest located along the Boulevard		
Act as a key connector of the public domain offer within Darling Square		
Be viewed along and from precinct laneways and roads		
CONTROLS		
Must not encroach on envelope separation (Parameter Plan 04 - Minimum Building Envelope Separation)	✓	Complies
Maintain a visual connectivity with the laneways but will not terminate a line of sight from the laneways	✓	The building design ensures visual connectivity through the laneways and along the Boulevard is maintained. The Darling Exchange (TDE) façade does however extend beyond the street walls to provide glimpses of the building along key site lines.
Be of low scale to respect the context of the Pumphouse Building	✓	TDE building height is low in height and scale in the context of the precinct in part to respect the context of the adjacent Pumphouse Building, however also in the context of The Square and residential podiums.
STREETS AND LANES		
OBJECTIVES		
The re-imagined North Plot will be consistent with the objectives documented in the Design Guidelines (as updated).		
CONTROLS		
Not encroach into the Boulevard more than 1m at grade	✓	TDE limits encroachment into the boulevard at grade to 1m
Not block any view lines through streets and laneways	✓	TDE maintains view lines through streets and laneways however ensures there are glimpses of the unique building form and façade along these key view lines
Maintain the tree alignment in the Boulevard	✓	The boulevard trees continue past TDE along a consistent alignment
EDGES AND ACTIVATION		
OBJECTIVES		
Increase visual and physical permeability at lower levels through a public open market space		
Be viewed in the round, addressing the Boulevard, The Square, the Pumphouse and Pumphouse forecourt, the North East Plot and the North West Plot.		
Encourage the public beyond the first level of uses into community focused offerings above		
CONTROLS		
Use distinctive architectural expression to differentiate itself as a node within The Square and not part of its boundary	✓	The Proposal for the North Plot breaks away from the street wall concept and proposes an independent, free-standing building set within the context of Darling Square and the surrounding urban context. Also, the shifting floor plates are wrapped in timber sections providing an organic and spontaneous pattern that establishes a distinctive design feature of the architecture; reinforcing the unique and dynamic nature of the building and the uses it supports
Utilise the visual transparency and permeability at ground to reveal active uses at grade and community uses above.	✓	The round building form adopted reduces the visual mass and opens up views into and past the building, improving connectivity with the Pump House Building and Little Pier Street. It also lends itself to a softer public approach and pedestrian level permeability. To express its active and diverse character, unique geometric forms were created by dynamic shifting of floor plates creating outdoor terraces at each level that suit the purpose and use for each function. These terraces respond 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.
Parameter height (above ground level) is Max 33.5m.	✓	Complies
PUBLIC DOMAIN		
OBJECTIVES		
Assist in extending The Square to engage with the Pump House		
Utilise the North Plot as central to these activities creating a focus		
CONTROLS		
Carefully consider planters and ramps running parallel to facades to minimise physical barriers between buildings and public domain.	✓	The development of TDE has involved a design collaboration between the architect and landscape architect from concept phase. This collaborative process has enabled the testing of successful integration of TDE into the public domain.

Materials, details and surface treatments are to be determined by appropriateness for use, context, physical identity and aesthetics	✓	The timber façade concept will be the key distinctive element of the building. Timber has been 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.
Create opportunities for people watching and seating.	✓	TDE creates a number of key areas for seating and watching, those being: - external terraces up through the building; - the mezzanine area, providing views into the market below as well as north and south into the adjacent public realm - the rooftop terrace; - market seating including key locations perched above the boulevard and the open space to the north of the building; and - the northern stairs.
Create a building in the round that sits lightweight on the public domain to ensure maximum public amenity and continuity of the ground plane.	✓	The round building form adopted reduces the visual mass and opens up views into and past the building, improving visual and physical connectivity and a continuation of the ground plane.
PODIUM ROOFS		
OBJECTIVES		
The re-imagined North Plot will enhance the objectives set out in the Design Guidelines (as updated), through the provision of a partially activated roof terrace with food and beverage offerings adjacent to top floor.		
CONTROLS		
Roof to distinguish between semi-public space and residential buildings beyond.	✓	The roof will not be publicly accessible however will be designed with due consideration of this space as the 'fifth elevation' as it will be looked down upon by a large number of neighbours from within and outside the development.
Consider options to utilise a brown or green roof to support biodiversity in the precinct .	✓	Options for a brown or green roof will be considered
MASSING AND BUILT FORM (ABOVE URBAN BLOCKS)		
OBJECTIVES		
Diminish scale and create architectural expression through articulation of form.		
CONTROLS		
Minimum 10% reduction of Parameter Footprint of GFA at each level. This excludes open terraces.	✓	Complies
Visual transparency and permeability at low levels to reduce impact of scale at pedestrian level	✓	The round building form adopted reduces the visual mass and opens up views into and through TDE, improving connectivity and reducing the scale of the building at pedestrian level.
Design floorplates and massing to ensure distinctive architectural unique expression	✓	The round building form expresses its active and diverse character. Its unique geometric forms were created by dynamic shifting of floor plates creating outdoor terraces at each level that suit the purpose and use for each function and respond 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 suite the purpose and use for each function.