

# 3.0 Design Concepts

## 3.1 City Making

### City Making, Fine Grain Urbanism and Richness:

Public spaces like squares and semi-public spaces such as cafes, all accessed by walking, are becoming the places where connections are made, contracts are negotiated and deals are done. This trend requires greater attention to the needs of pedestrians and how to promote their productivity ( City of Sydney Planning Strategy)

Sydney lost too much of its fine grain public space in the amalgamations and laneway resumptions of the 60's-80's.

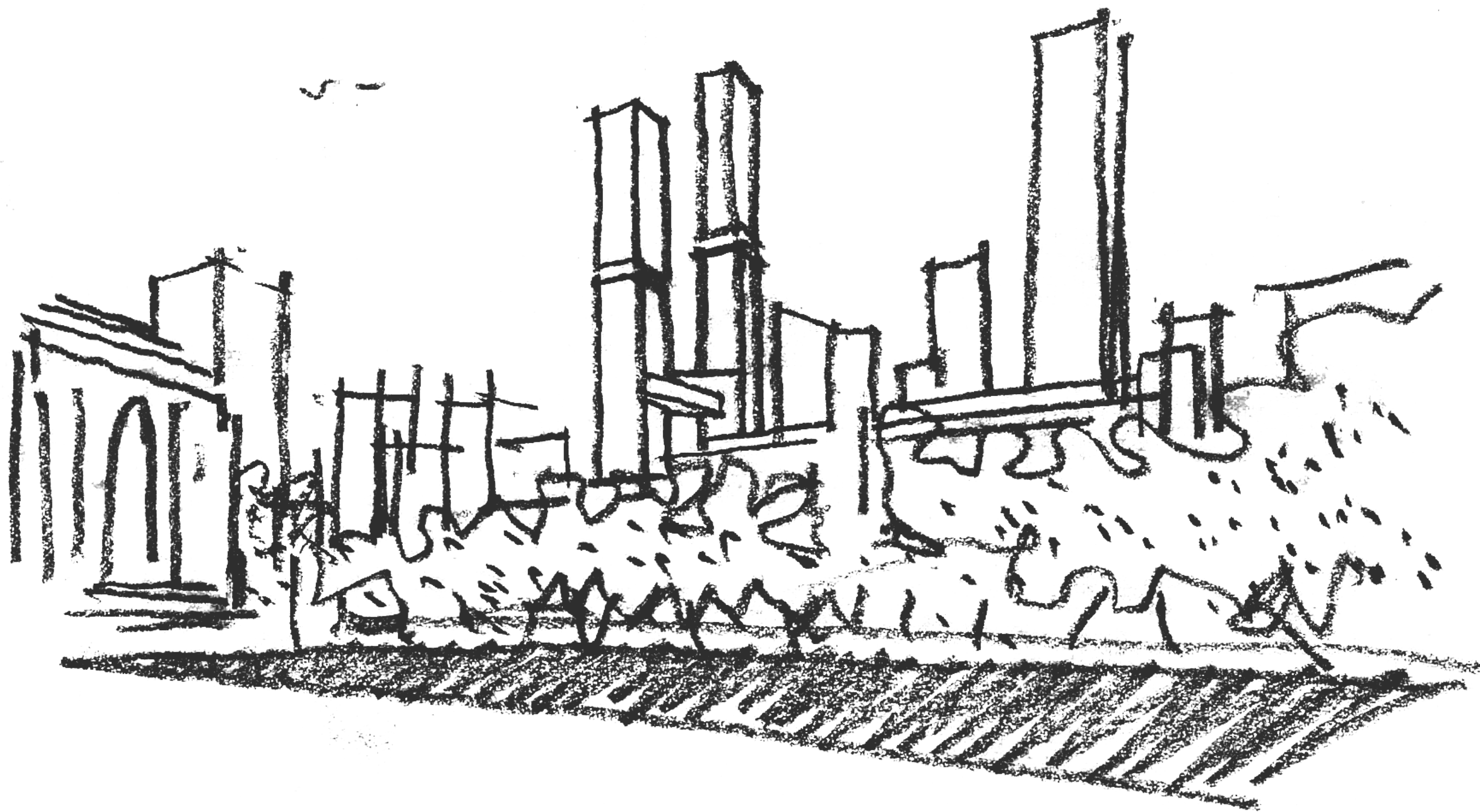
The future vision for the City is for a rich network of public spaces, sustainably designed, slim towers and varied street wall architecture that gives daylight and sky view to our streets and public paces. Walkable diverse active urban environments essential for the informal connections of business and life and that foster innovation sociability community and culture in our city.

Our approach is driven by the vision and aspirations of the City. It is as much a project of urban design as architecture; a project of city making.

We propose a fine grain urbanism with a primacy on a truly public domain of pedestrian streets, laneways, arcades and courtyard gardens;

- a respect for the city grid and deference to our great public park and memorial;
- a diversity of architecture, human scale and material richness in the definition of our streets and open spaces;
- a vertical extension of public space and connections to activated landscaped rooftops and terraces;
- a diversity of use and architectural infrastructure to support innovation, productivity and culture; sustainable environments, micro-climate and greening;

and perhaps most significantly, in support of this fine grain and permeable network two super-slim carefully proportioned towers, to allow sun-light and skylight to our streets and public spaces, and bring greater amenity, identity and sense of community to the occupants.



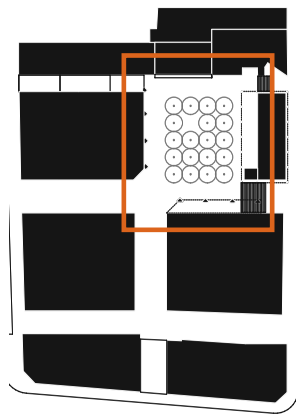
3.2 Fine Grain Urbanism



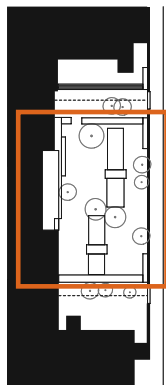
1 Proposed Site Grain



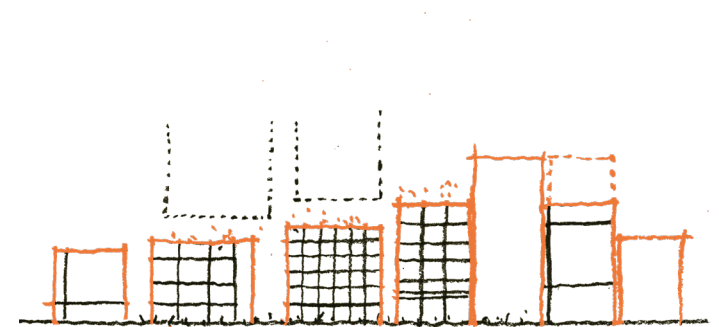
2 Fine Grain Site 1880



1 Proposed Urban Courtyard.



2 MoMA Sculpture Court.



1 Proposed Low Podium Form



2 Human Scale Elevations in Early Sydney

Public spaces like squares and semi-public spaces such as cafes, all accessed by walking, are becoming the places where connections are made, contracts are negotiated and deals are done. \_ CoS Planning Strategy



Fine Grain Public Space

Traditionally this midtown site offered a rich variety buildings serviced by yards, courtyards and lanes. Contemporary Sydney sites can aspire to more than a 'mid block connection', offering generous on grade connections, expanded laneway frontages and multiple directions of travel. The amenity of this site will be greatly improved by open to the sky pathway configurations, escaping the blandness and dissociation of a typical shopping mall or internal arcade.



Urban Courtyard Garden

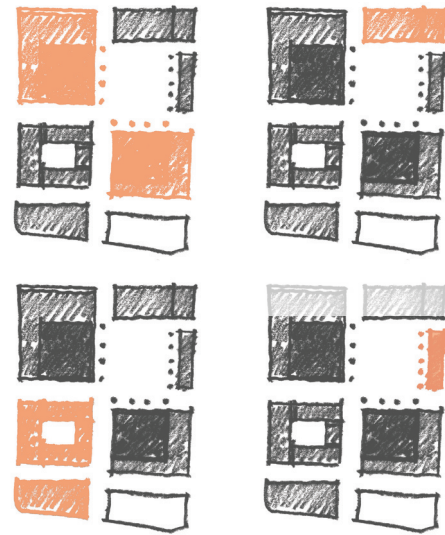
Cities are not only defined by grand parks and streets but also by the human scale pocket parks and city courtyards which offer a familiar and intimate, room-like scale. The size of the proposed court is benchmarked against highly successful and popular city courtyards such as MoMA sculpture court, Paley Park and Greenacre Park in New York.



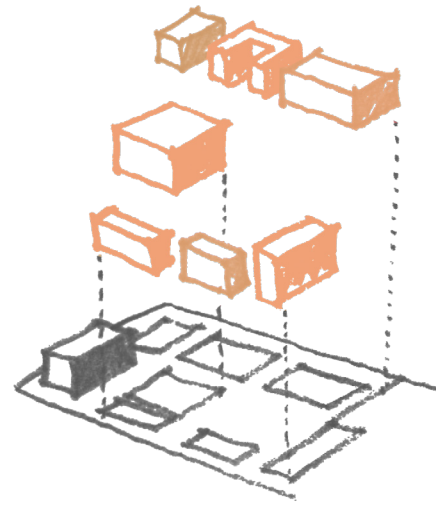
Human Scale

Sydney's urban fabric grew from a finer, more human scale pattern. The City of Sydney's Planning Strategy acknowledges that this heritage brings a character which is unlike many European cities characterised by larger building footprints. The proposed modulation of the street walls and height of podium structures is kept at a lower scale than the maximum, acknowledging the city's desire for a more approachable scale for midtown.

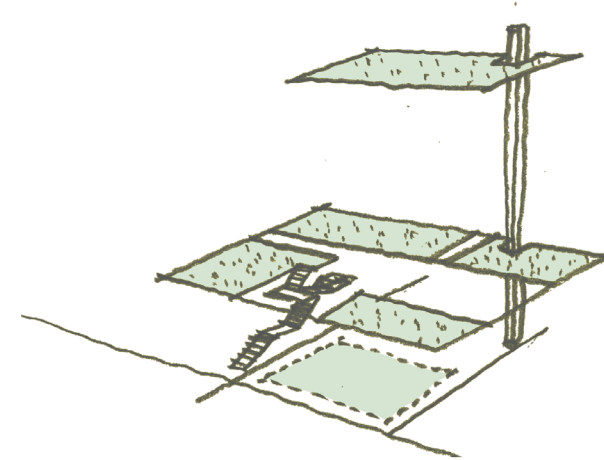




1 Architectural Diversity thro'gh multiple hands



1 Diversity of use creating rich urban culture

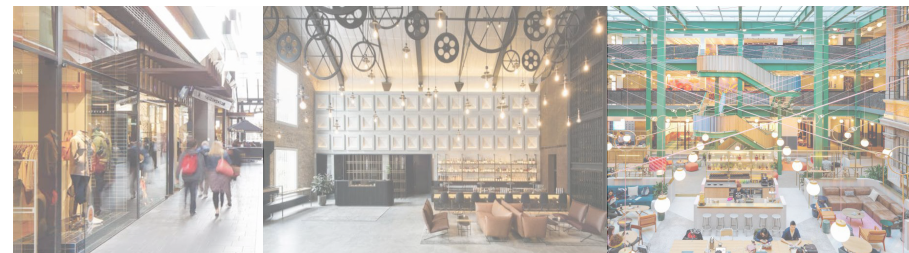


1 Ground Plane Extended through podium levels



## Architectural Diversity

The hands of four architects will contribute to the varied, vibrant nature of this block celebrating the diversity of midtown and ensuring that this amalgamated site avoids monotony and uniformity. Each parcel offers opportunity to contribute to both streetscape and mid block spaces as well as rooftops. This results in ever changing elevations and vistas, variation in form and character, materiality and detail which would be difficult to achieve through one architectural practice. .



## Diversity of Use

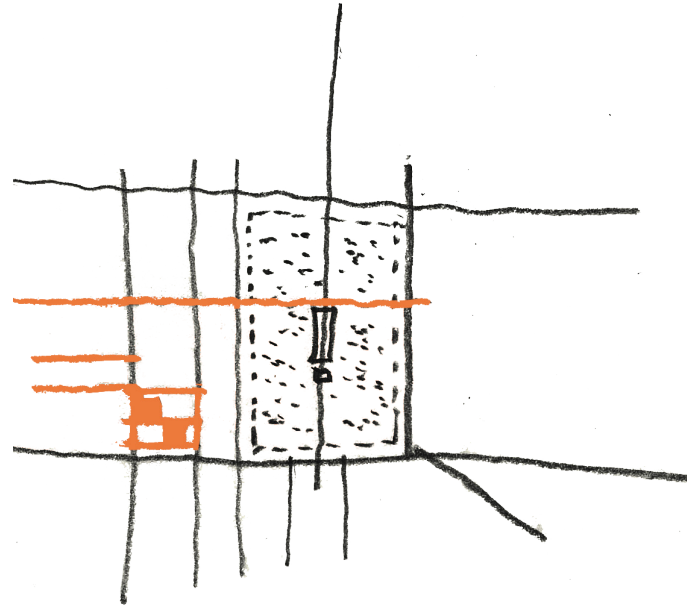
Optimally each portion of the city contributes to the attraction for visitors, workers and residents. A city should offer places to socialise, explore, learn, meet and collaborate. Pathways should be interesting and engaging, offering places to 'stay a while' as well as travel safely. Cities should offer a wide range of choice. Streets and open spaces are acknowledged as places where people meet, do business and experience chance encounters which sparks innovation.



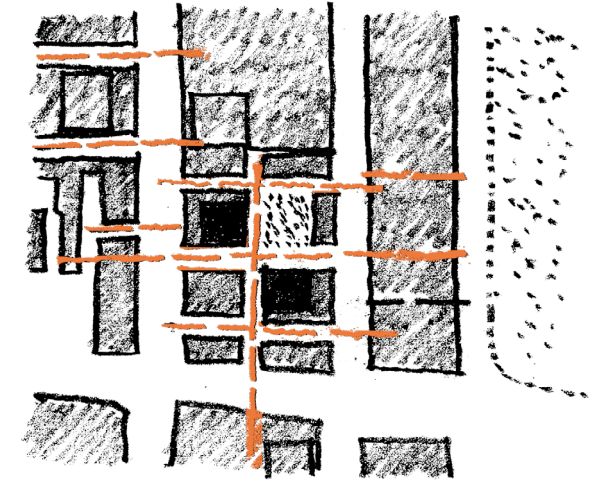
## Extended Ground Plane and City Greening

A groundplane extending to green space at podium roof level will encourage an expansion of public life in this dense urban environment to high levels. In cities like Hong Kong, city life is lived at many levels with addresses to elevated pathways and roof gardens. The roof gardens of NYC, London and Hong Kong celebrate vertical living and can be fostered further on this site. A landscaped roscape will respond yo the City of Sydney's strategy to ameliorate urban heat island effects in Sydney.



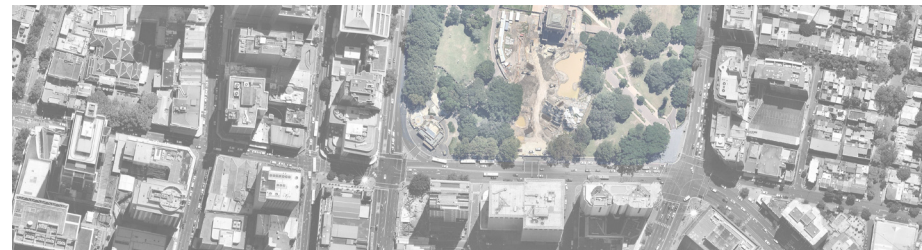


Fine city grid reinstated



Patterned site response in relation to city fabric

The laneway resumptions of the late 1960s to 1980s, where developments were built over public and private laneways to create some of the city's largest towers, are no longer seen as best practice for the planning and management of public spaces \_ CoS Planning Strategy



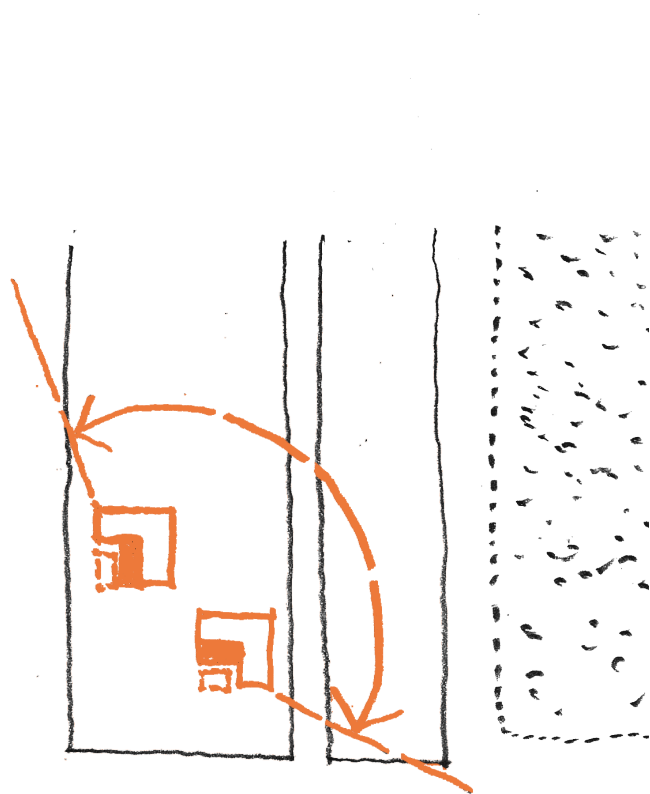
### City Grid and Hyde Park South

Dual tower forms contribute to the grid of the city, maintaining and reflecting its perpendicular geometry and potential points of access to Hyde Park while maximising views to it. Their reduced footprint allows the 'pre-amalgamation' scale of Sydney's built form (typically less than half the block) to be expressed.

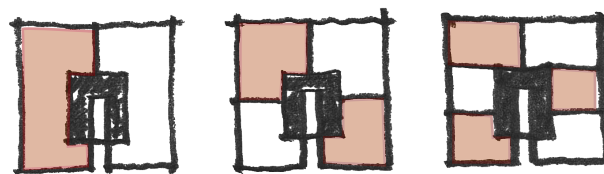


### Multiple Open and Non-singular Fine grain and Permeable

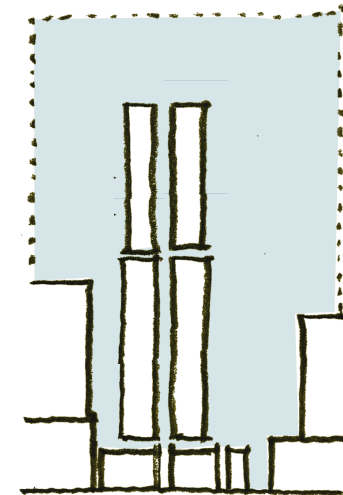
A two tower response encourages both a finer city skyline and the potential for a richer, more permeable ground plane with a number of potential links from midtown to Hyde Park as well as north-south connections. A single, larger tower envelope encourages a form which turns from the prevailing grid and occupies a significant footprint of the site, limiting open to the sky laneways and the breakup of built form at podium level.



NE views maximised



Flexible layout and configuration

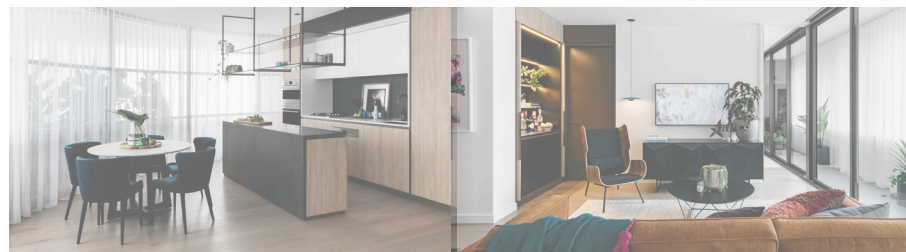


View corridors to the sky



### View and Amenity

The configuration of dual towers significantly increases the frontage to north and east views as well as offering the potential to limit south facing apartments. This results in a greater number of high amenity, and potentially higher value, apartments with excellent outlook and compliance with ADG standards for sun access and ventilation.



### Flexibility, Dual Aspect and Neighbourhood

A regular tower footprint of moderate size offers a wide range of apartment footprints, both large and small, with a significant number achieving dual aspect. This highly flexible plan also offers a level of neighbourhood familiarity with a limited (not overwhelming) number of apartment addresses per foyer.



### City Daylight and Slenderness

The experience of the sky and access to daylight becomes an increasingly important issue as the city continues to develop. A configuration of two slender towers, rather than one large footprint, offers an improved visual connection with the sky and better daylight access. Staggering the towers' setback from surrounding streets further improves daylight into the public realm at street level.