

# **THE HAYMARKET,** **SYDNEY**

## **DESIGN REPORT FOR SSDA2**

March 2013

D E N T O N  
C O R K E R  
M A R S H A L L

architecture + urban design



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This concept proposal for the site known as The Haymarket supports the bid-winning proposal submitted by the Darling Harbour Live consortium (November 2012) to Infrastructure New South Wales (INSW). It has been prepared by Denton Corker Marshall on behalf of Lend Lease Development, part of the Darling Harbour Live consortium.

It provides an overview of the strategic context for the project, and it presents the Concept Proposal in detail.

The Design Report's key aims are to:

- Describe The Haymarket precinct in the context of the Sydney International Conference Exhibition and Entertainment Precinct (SICEEP)
- Respond to the Director General's Requirements (DGRs) issued (21 January 2013) and the Urban Design and Public Realm Guidelines (UDPRG); (29 February 2012) prepared by Woods Bagot for INSW;
- Formulate a Design Philosophy informed by analysis of the site and its context, and which are underpinned by the site's specific opportunities and constraints;
- Prescribe the Parameters of the Concept Proposal for the Stage 1 Development Application and establish Design Guidelines to inform the future development of The Haymarket;
- Ensure design excellence and creativity are achieved across The Haymarket;
- Describe an Illustrative Design form that adopts the Design Philosophy and Design Guidelines to demonstrate how the parameters of the Concept Proposal could be realised at The Haymarket.

The Illustrative Design has been provided to illustrate how the site may be developed. The built form and massing illustrated will be subject to further resolution through the delivery of subsequent Stage 2 Development Applications.

This document should be read in conjunction with all other consultant reports submitted for the concept proposal.

## **The Haymarket Stage 1 DA List of consultant reports**

- Environmental Impact Assessment dated March 2013 prepared by JBA Urban Planning Consultants Pty Ltd
- Waste Management Plan for SSDA2 dated 11 March 2013 prepared by Waste Audit and Consultancy Services
- Acid Sulfate Soil Assessment and Preliminary Management Plan dated 11 March 2013 prepared by Coffey Environments Australia Pty Ltd
- Preliminary Geotechnical Assessment , The Haymarket Stage 1 SSDA2 dated 6 March 2013 prepared by Coffey Environments Australia Pty Ltd
- Site Investigation: Factual Report Haymarket Precinct, Darling Harbour, Sydney NSW dated 28 February 2013 prepared by Coffey Environments Australia Pty Ltd
- Crime Prevention Through Environmental Design Stage 1 DA SSDA2 (SICEEP) dated March 2013 prepared by Harris Crime Prevention Services
- Proposed Student Accommodation Towers Darling Drive, Darling Harbour - Assessment of Impacts on Adjacent Infrastructure dated March 2013 prepared by Pells Sullivan Meynink
- Proposed Haymarket Redevelopment Hay Street – Lackey Street, Darling Harbour - Assessment of Impacts on Adjacent Infrastructure dated March 2013 prepared by Pells Sullivan Meynink
- Non Indigenous Archaeological Assessment and Impact Statement SSDA2 dated March 2013 prepared by Casey & Lowe Pty Ltd
- Aboriginal Archaeological Assessment SICEEP dated February 2013 prepared by Comber Consultants
- Wind Impact Assessment for The Haymarket Precinct – SICEEP – SSDA2 dated March 2013 prepared by Cermak Peterka Petersen
- Services Infrastructure Report for SSDA2 dated 5 March 2013 prepared by Hyder Consulting Pty Ltd
- Darling Harbour Live Haymarket Site Wide Sustainability Plan, SSDA2 Southern Haymarket Precinct (Concept) prepared by Lend Lease
- Access Report for SSDA2 The Haymarket dated 5 March 2013 prepared by Morris-Goding Accessibility Consulting
- Noise and Vibration Assessment , SICEEP The Haymarket Concept Plan dated 5 March 2013 prepared by Renzo Tonin & Associates
- Statement of Heritage Impact, SICEEP Darling Harbour dated 25 February 2013 prepared by Tanner Kibble Denton Architects Pty Ltd
- Cross City Tunnel Impacts on SICEEP, Air Quality Assessment dated 14 February 2013 prepared by AECOM
- Transport and Traffic Assessment SICEEP The Haymarket prepared by Hyder Consulting Pty Ltd
- View and Visual Analysis dated March 2013 prepared by JBA Urban Planning Consultants Pty Ltd
- Public Domain Design Report prepared by HASSELL
- Flood and Stormwater for SSDA1 prepared by Hyder Consulting
- Flooding and Stormwater for SSDA2 prepared by Hyder Consulting
- Stakeholder and Community Engagement Report prepared by Hornery Institute



# **SECTION ONE**

## **INTRODUCTION**

# INTRODUCTION

## Executive summary

This report includes a Concept Proposal and an Illustrative Design Scheme. The Design Report has been prepared to support the Environmental Impact Statement (EIS) prepared by JBA Planning which seeks approval for the parameter plans, design guidelines and GFAs.

### Concept Proposal

The Concept Proposal establishes a Design Philosophy, Parameter Plans and Design Guidelines for the Haymarket precinct.

The list of parameter plans submitted with this application are:

1. Parameter Plan 01 - Maximum envelope size
2. Parameter Plan 02 - Minimum envelope size
3. Parameter Plan 03 - Maximum horizontal plot separation
4. Parameter Plan 04 - Maximum vertical building envelope
5. Parameter Plan 05 - Minimum building envelope separation
6. Parameter Plan 06 - Development plot uses

### Analysis

The Concept Proposal has been informed by a thorough analysis of the site context including:

- relationship to SICEEP Darling Harbour and Sydney's CBD;
- urban fabric including fine grain street network, built-form variety and limited open space;
- transport and amenities, particularly pedestrians, public transport and community facilities; and
- physical constraints, including topography, flood risk, heritage and services infrastructure.

### Design Philosophy

The Haymarket forms the southern part of an overall precinct plan for the Sydney International Convention Exhibition and Entertainment Precinct (SICEEP) which seeks to redevelop and regenerate Sydney's existing facilities to make them world class.

The Haymarket, sitting on the site of the current Sydney Entertainment Centre and multi-storey car park will be a high density, mixed use development.

Accommodation will sit within six new urban blocks defined by, and connecting to, the local street network. Four mid-rise blocks will hold the eastern and western edges, with four residential towers of differing heights and architectural expression rising up from the urban blocks and establishing a distinctive new city skyline.

A new public square will be created at the heart of the development along the new public boulevard. The ground plane will benefit from a mixed offer of retail and café uses. A series of IQ hubs will provide affordable space to support tech industries' start-ups affiliated with the local universities.

The Haymarket will become a new vibrant city quarter, nestled amongst other great neighbourhoods and will contribute to the onward growth and legacy of Sydney.

Key components of the strategy include the following:

- Incorporates two key elements – the Boulevard and the Square.
- Consistent built-form massing holds the Square edge with an appropriate civic scale.
- Four mid-rise blocks and four towers sit atop the low-rise urban blocks, responding to views, overshadowing and massing.

### Design Guidelines

- Design Guidelines have been established to deliver a legible and flexible framework for planning and urban design.
- Design Guidelines for each key element consist of Design Objectives and Design Controls.
- Design Objectives describe the aspirations and outcomes the Principle is seeking to achieve.
- Design Controls outline guidelines and proposal that would achieve the required Objective. Controls are intended to be a tool for achieving excellence in specific elements, but still accommodate flexibility and innovation in future proposals.

Key elements covered by Design Objectives and Controls include:

- **Urban blocks**  
Continue urban fabric and city character; promote permeability; consider ground conditions; respond to adjacent activities.
- **Streets + lanes**  
Reinforce street hierarchy; extend character into site; activate street life; encourage pedestrian and cycle use considering safety and accessibility.
- **Edges + activation**  
Create places not spaces; diverse uses to maximise attraction and activation; taller built-form holds perimeter street edge; step back to internal Square; 'Street Wall' responding to human-scale including weather protection, strong building entries and retail activation.
- **Massing + built form**  
Consider streetscape analysis and view corridors; maximise outlook separation and privacy; varying building heights and profiles; location and scales reinforce key gateways and transitions with adjacent built-form.
- **Public domain**  
Deliver urban Square at heart of development; pedestrian priority supporting non-vehicular movement; maintain strong perimeter to Square and Boulevard; encourage diverse and flexible uses.
- **Podium roofs**  
Treat lower building roofs as fifth elevation; mix of private and communal courtyards and landscaped open space; consider user's amenity including access, safety, noise and functionality.
- **Residential amenity + planning**  
Slender towers with shallow floor plates for daylight outlook and ventilation benefits; consider view aspect and privacy; clear and legible residential address at grade; maintain generous amenity, including open space and storage.
- **Office amenity**  
Structurally efficient, column free floorplates with central cores that maximise flexibility; achieve quality office environments with good light and ventilation; high performance facade and systems to meet ESD benchmarks.
- **Traffic, parking and services access**  
Consider in-ground conditions in car park design; car parks above ground for flood protection; address ease of access, safety, security and queuing.
- **Articulation**  
Advocate limited materials palette and simple details to avoid over-articulation; provide variety in facade expression for building differentiation; public frontage streetscape provides enhanced visual interest, shade and entry



- **Materiality**  
Complement surrounding urban fabric and historic character through contemporary re-interpretation of materials; vary materials, application and texture to achieve richness, particularly at lower levels; consider sustainability, durability and maintenance in materials selection.
- **Signage**  
Establishes an appropriateness of location, size, appearance and quality for signage opportunities around the site; define a consistent approach for wayfinding and identification.
- **Sustainability**  
Incorporate best-practice passive design features; integrate energy efficient system and controls; implement WSUD and water efficient fittings, including tanks; promote pedestrian, cycle and public transport options.

Illustrative Design

Section 5 outlines an Illustrative Design that satisfies the Concept Proposal Design Guidelines. The Illustrative Design relates to a staged development application and seeks to establish a Concept Proposal for The Haymarket, located within the southern part of the SICEEP Site.

The Haymarket will include student accommodation, public car parking, a commercial office building, and five mixed use development blocks (retail/commercial/residential podium with residential towers above) centred around a new public square to be named Haymarket Square.

Concept Proposal

More specifically approval is sought for the following:

- Demolition of existing site, including the existing Sydney Entertainment Centre (SEC), Entertainment Centre car park, and part of the pedestrian footbridge connected to the Entertainment car park;
- North-west (NW) plot – construction of a public car park with commercial office accommodation above, and some retail uses and office lobby at ground level;
- North-east (NE) plot – construction of a mixed use podium (comprising retail, commercial, above ground parking, and residential);
- South-east (SE) plot - construction of a mixed use podium (comprising retail, commercial, above ground parking, and residential);
- South-west (SW) plot - construction of a mixed use podium (comprising retail, commercial, above ground parking, and residential);
- North (N) plot – construction of a low rise mixed use building comprising retail, community and residential;
- Darling Drive (DD) plot – construction of two buildings providing for student accommodation;

- Public domain improvements including a new square, water features, new pedestrian streets and laneways, streetscape embellishments, and associated landscaping. Refer to the Public Domain Design Report for SSDA2 prepared by Hassell for more detail.
- Realignment of Darling Drive and a reduction in the road corridor width; and
- Remediation strategy.

The mix of proposed uses within the illustrative scheme is broken down as follow:

Illustrative concept proposal area

Site area		47 530 m <sup>2</sup>
GFA	Residential Buildings	147 691 m <sup>2</sup>
	Commercial	26 107 m <sup>2</sup>
	Other (Retail/Community/IQ Hub)	9 850 m <sup>2</sup>
	Public Car Park	13 588 m <sup>2</sup>
Total		197 236 m <sup>2</sup>
Floor space ratio (FSR)		4.3:1



Figure 1.1. Artist's impression of The Haymarket Square looking south-east  
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# **SECTION TWO**

# **SITE ANALYSIS**

