

## 4. MASSING STRATEGY

### 4.7 Conclusion

#### Design excellence

The Concept Proposal has been developed within a collaborative environment benefitting from the input of a range of designers and stakeholders including the City of Sydney Council.

The first round of Stage 2 Development Applications have been prepared and submitted by different designers. This has allowed for the design development process using the Parameter Plans and Design Guidelines to be independently tested. This process gives confidence that the controls in place are suitably robust to control development and built form massing while maintaining the ability to achieve creative design outcomes.



Artist's impressions of proposed new buildings submitted for Stage 2 Development Applications. Clockwise from top right:

Student Accommodation (SSDA 3 ) by Allen Jack + Cotier

NW Plot building (SSDA 4) by Lend Lease Design

SW Plot building (SSDA 5) by Denton Corker Marshall

Public Domain (SSDA 2) by Hassell



## **5. ADDITIONAL**

## **INFORMATION**



5. ADDITIONAL INFORMATION

The Haymarket site area

Issue:

Confirmation of the site area is required.

Response:

The Haymarket site boundary has been amended and the revised overall site area and updated floor space ratio are noted below:

Site Area	37 696m²
Total GFA – AS PER SSDA 2	197 236m²
Floor Space Ratio (FSR)	5.2:1

5.2 Elevated walkway termination + Macarthur Street pedestrian experience

Issue:

Clarification is required of where the elevated walkway from Harris Street/ Powerhouse Museum will terminate within the site.

Further information is required of the proposed altered east/ west route, specifically the pedestrian transition and experience from the end of the elevated section through to the site. This should also provide consideration of at grade pedestrian crossing over the light rail and Darling Drive (analysis of desire lines to inform linkage location).

Response:

It is acknowledged that the interface of The Haymarket with Pyrmont and the Powerhouse Museum is very important.

As such, the proposed development of The Haymarket incorporates what is in effect the termination of The Goods Line.

SSDA 5 that has been submitted to the DoPI for the SW Plot of The Haymarket includes the detailed design of the landscape proposed at this key pedestrian junction.

Aspect has prepared a report which provides the detailed design of the proposed works. A copy is included within Appendix B of this report.

It is acknowledged that there may be an opportunity to amend the design of this junction; however this will rely on the re-design of the area that is currently owned and used by the Powerhouse Museum for loading and servicing.

5.3 Additional drawings

Issue:

Two additional plans should be provided:

- a) An existing/ proposed comparison plan showing: existing buildings, roads and spaces overlaid with the proposed building plots, roads, and spaces;
- b) An overall Concept Proposal plan showing: the information within the ‘Parameter plans,’ together with the proposed road, laneway, open space and pedestrian path layouts.

Response:

The following drawings have been prepared in response to the DoPI request for additional information as noted above:

- MCD AR 207 Maximum building plots overlaid onto existing site plan; and
- MCD AR 208 Maximum building plots overlaid onto proposed site plan

These new drawings have been appended at the rear of this chapter.





## **6. AMENDMENTS**

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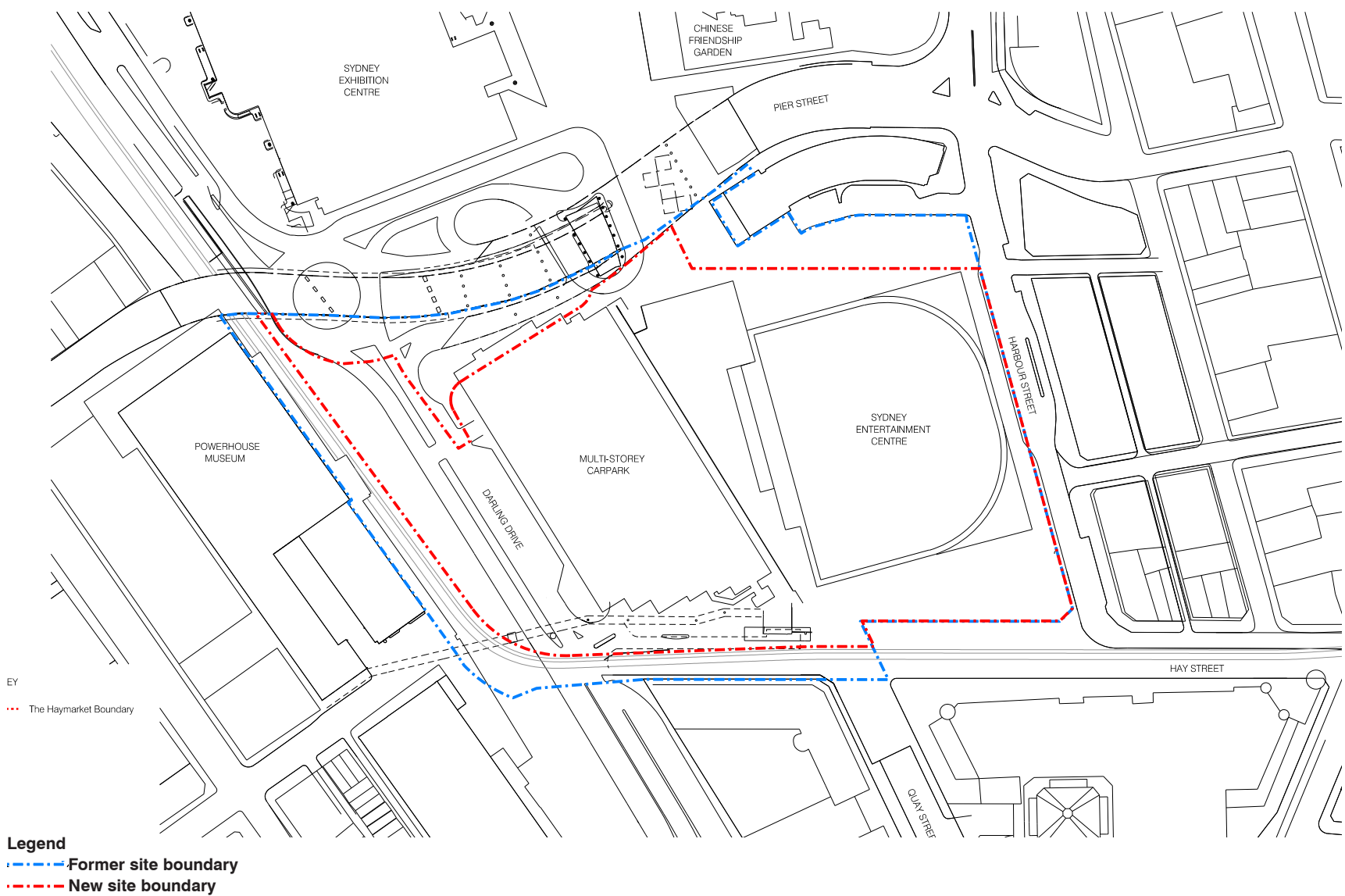
## 6.1 Site boundary

The Haymarket (PDA) site boundary line has been amended to exclude Exhibition Place which now sits within the site of the Core Facilities (PPP) defined works.

This has been a logical boundary amendment as the works involved to redesign the Darling Drive/ Pier Street junction and revised vehicle access into the site now falls within a single site boundary and Development Application.

The public car park entering and exiting the NW Plot will share this road but will not require any additional modifications to the junction geometry or lane alignment.

Refer to drawing MCD AR 106 attached in Appendix A: Drawings.





## 6. AMENDMENTS

### 6.2 Parameter Plans

The Parameter Plans have been updated to incorporate the following changes to the maximum building envelope:

**Step location on the top of NW Plot roof has been moved south by 7.3 metres.**

The proposed massing for the NW Plot commercial buildings as submitted for SSDA 4 steps down against the SW Plot.

This is to transition the built form scale from Pier Street to Haymarket Square, reduce the overshadowing impact onto the SW Plot podium landscape and minimise proximity and overlooking issues between the SW1 tower and the commercial office space.

As a result of this terracing additional space is required to accommodate a rooftop plant enclosure.

This enclosure will be set back from the Darling Drive and Boulevard elevations to minimise any visual impacts.

**NW Plot north elevation has been amended to follow the new site boundary and not the Pier Street alignment.**

The Haymarket site boundary has been revised along its northern edge.

The Illustrative Scheme and subsequent proposal submitted for SSDA 4 do not build out to the former Parameter Plan northern boundary.

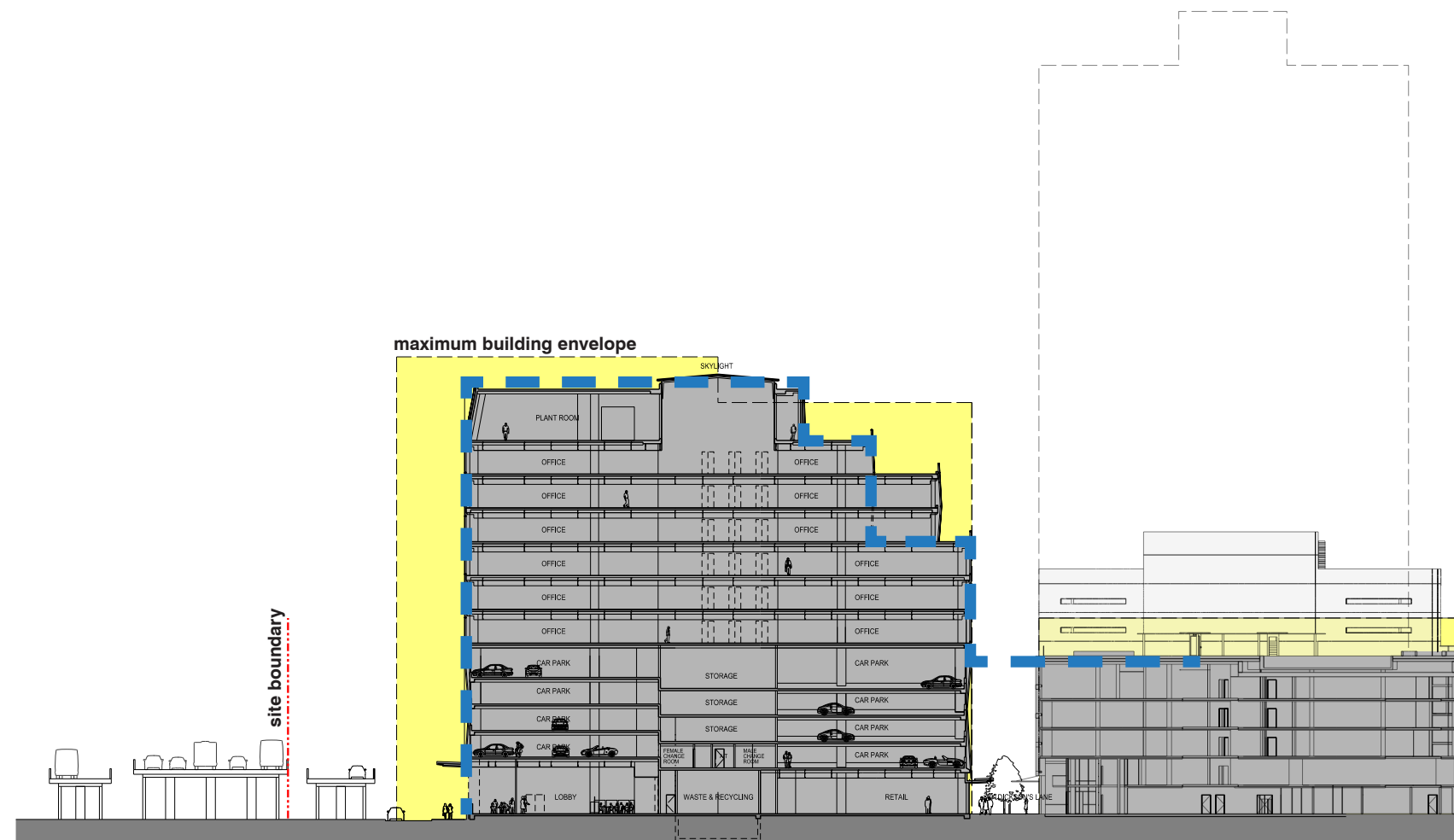
Instead the main entrance lobby is located on Exhibition Place to provide a space-positive activation and increased surveillance along this edge of The Haymarket

The setback envelope allows greater light penetration into the Exhibition Place increasing the amenity at entrance level and hopefully encouraging pedestrian usage and access into Tumbalong Park and Haymarket Square.

**A projecting 2.5 x 12.5m bay added to the SW Plot above podium level.**

The detailed design for the SW1 tower within SSDA 5 proposes that residential accommodation sheaths the core on the west elevation to improve the visual appearance and provide more active usage.

Located on the western elevation the visual impact and overshadowing onto the existing buildings is negligible.



## 6. AMENDMENTS

### 6.3 Shadow studies

Shadow study renders © Virtual Ideas.

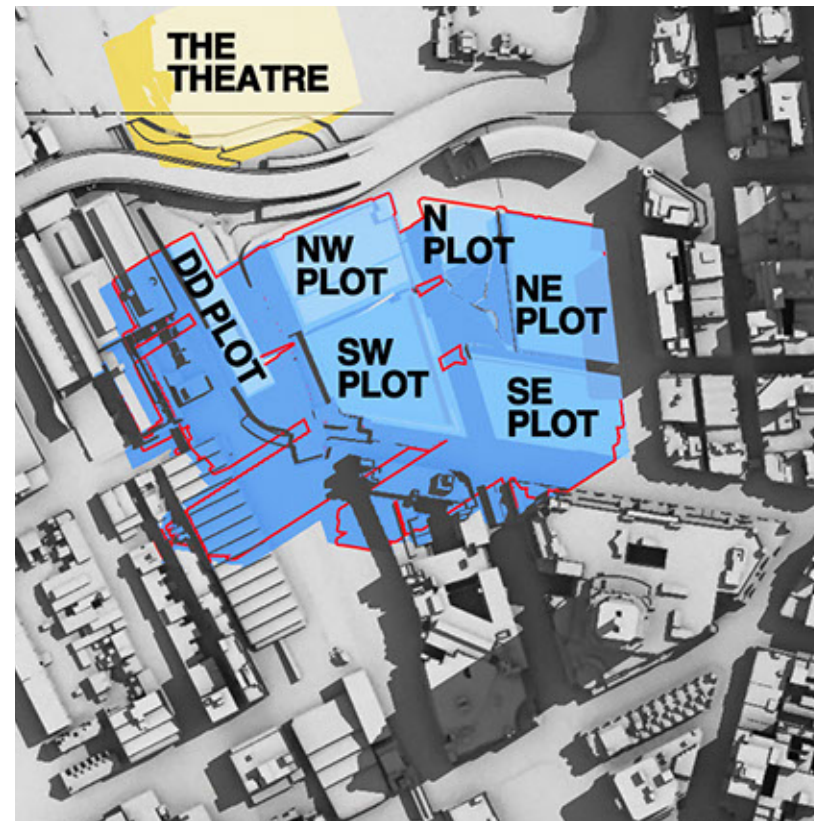
#### Maximum building envelope

The maximum building envelopes have been amended as noted in the Parameter Plans section above.

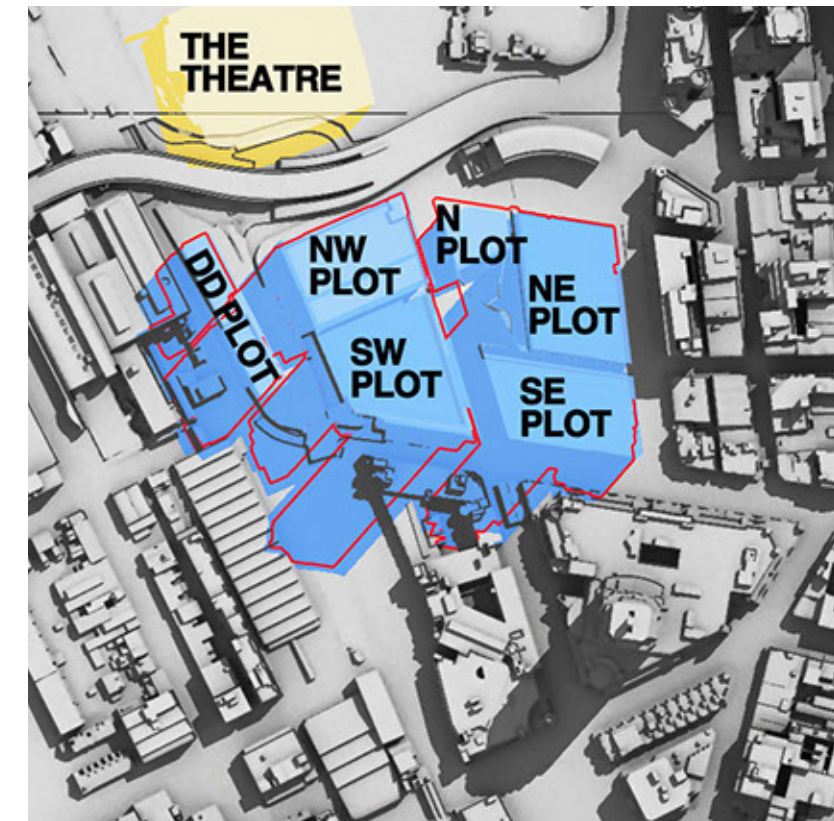
Revised shadow studies have been prepared and included below to replace those submitted in SSDA 2.

The differences between the two are negligible so the existing commentary still applies.

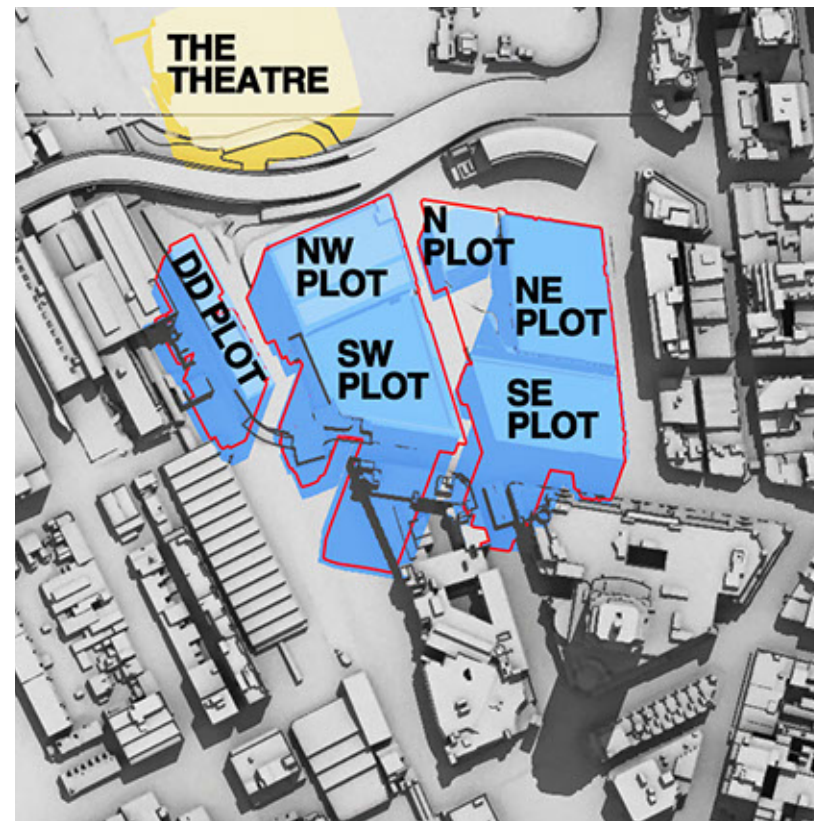
#### Spring equinox - 22 September



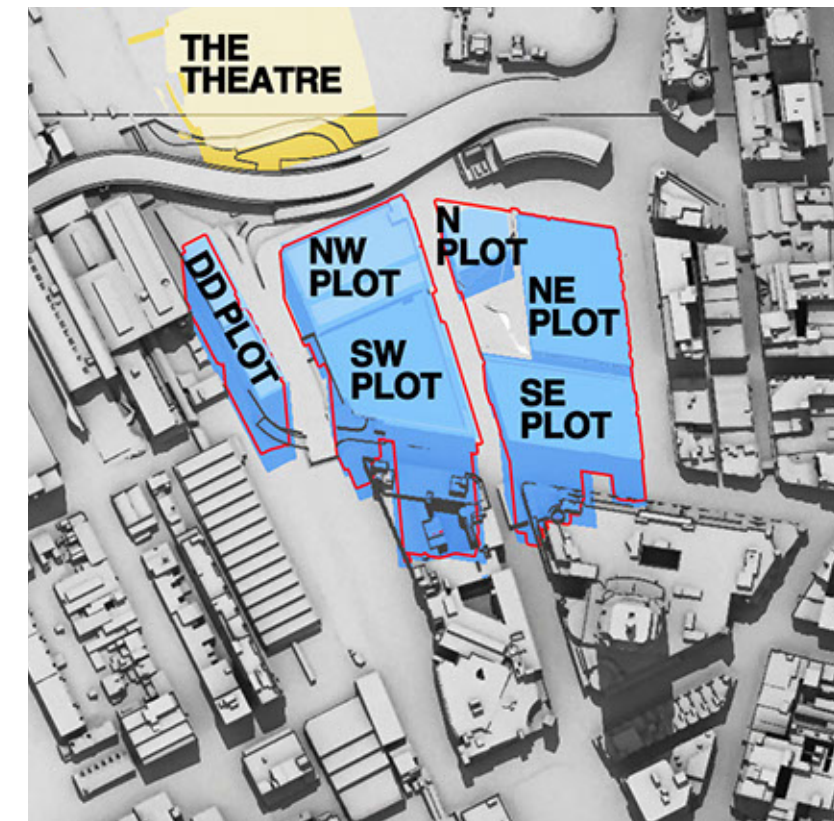
Spring Equinox 9am



Spring Equinox 10am



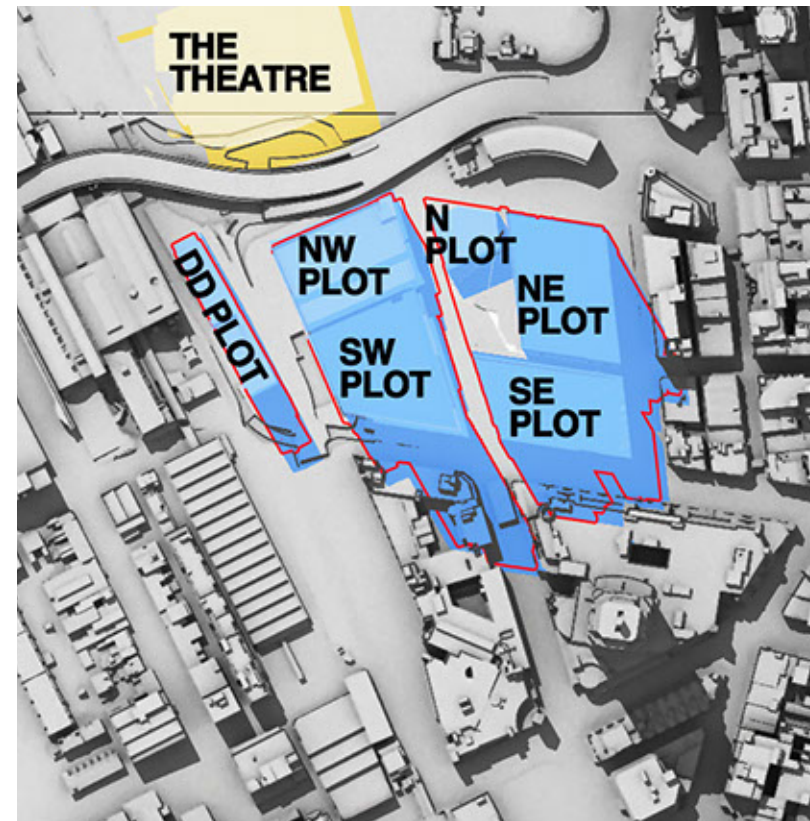
Spring Equinox 11am



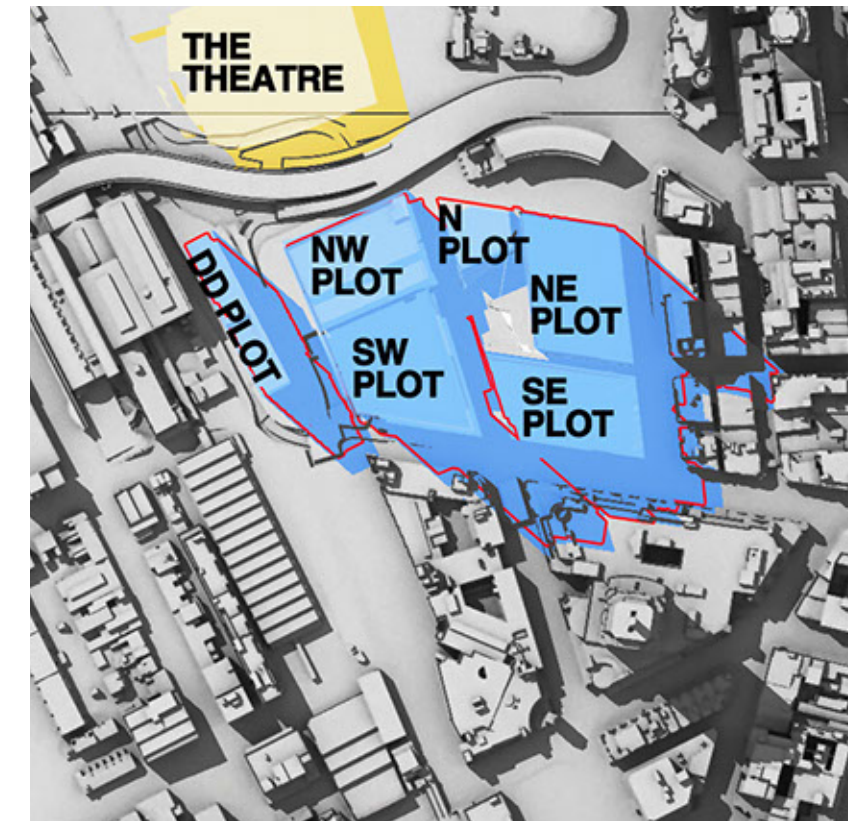
Spring Equinox 12pm



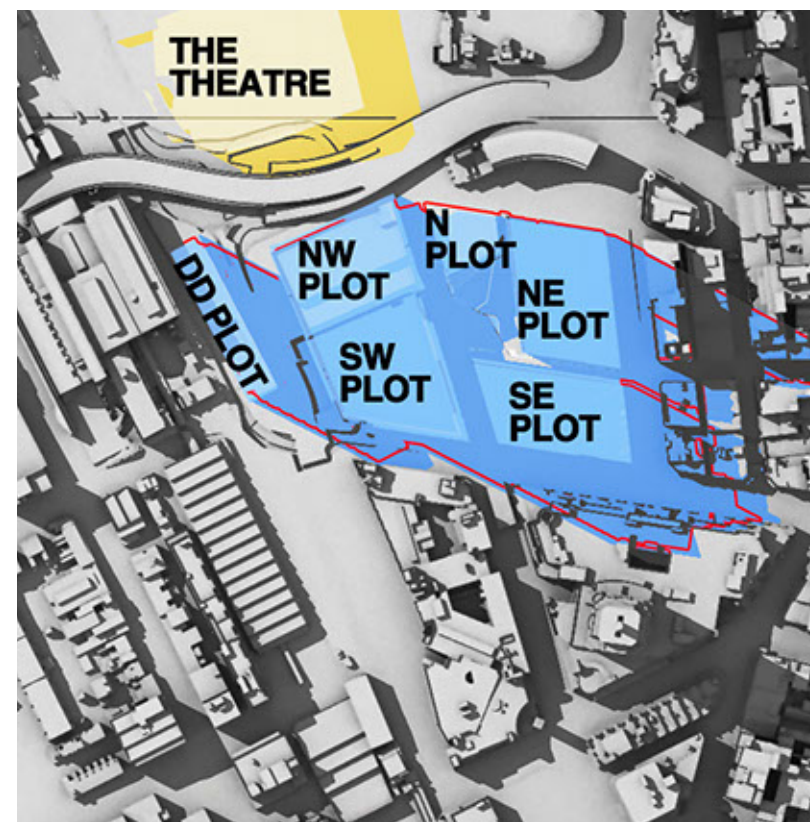
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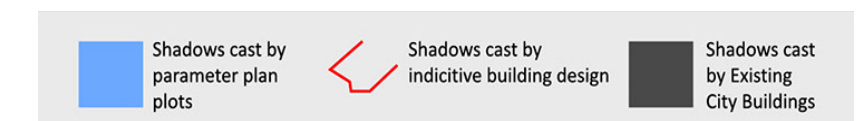
Spring Equinox 1pm



Spring Equinox 2pm



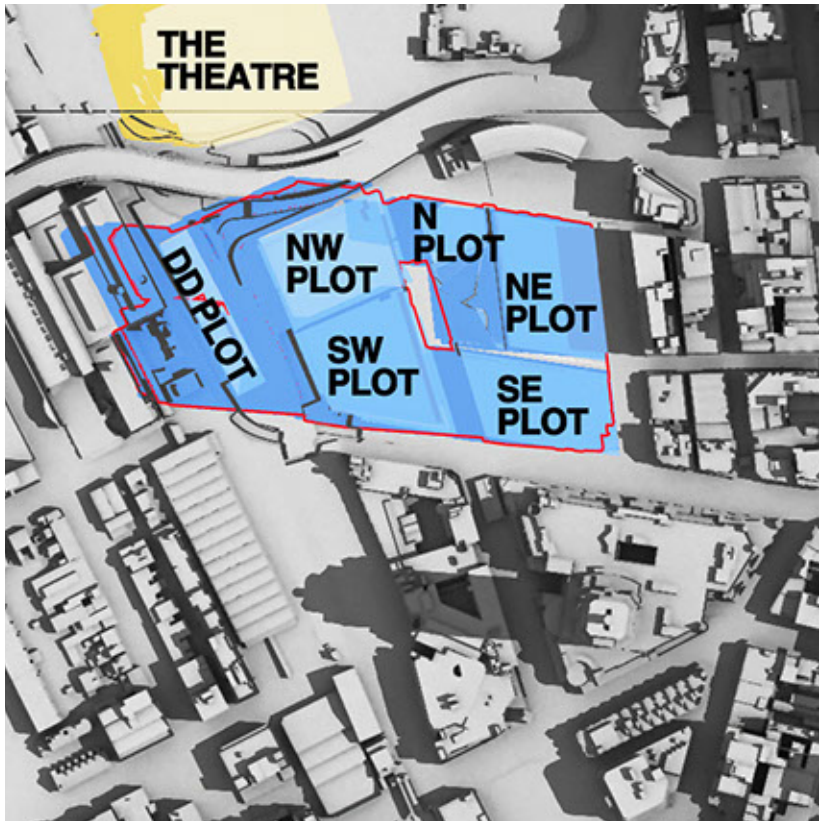
Spring Equinox 3pm



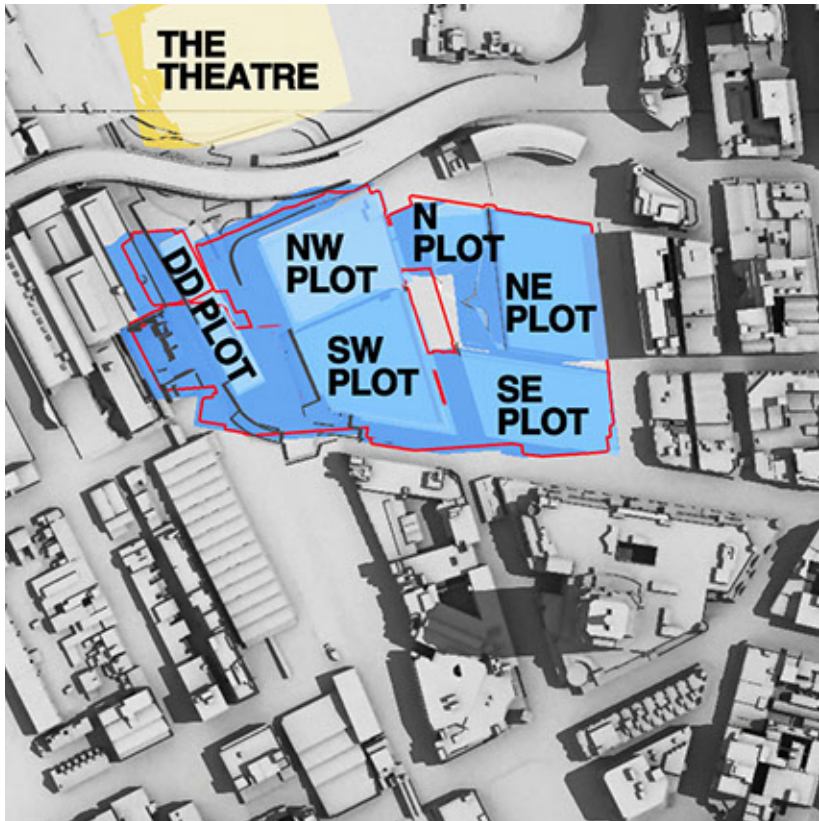


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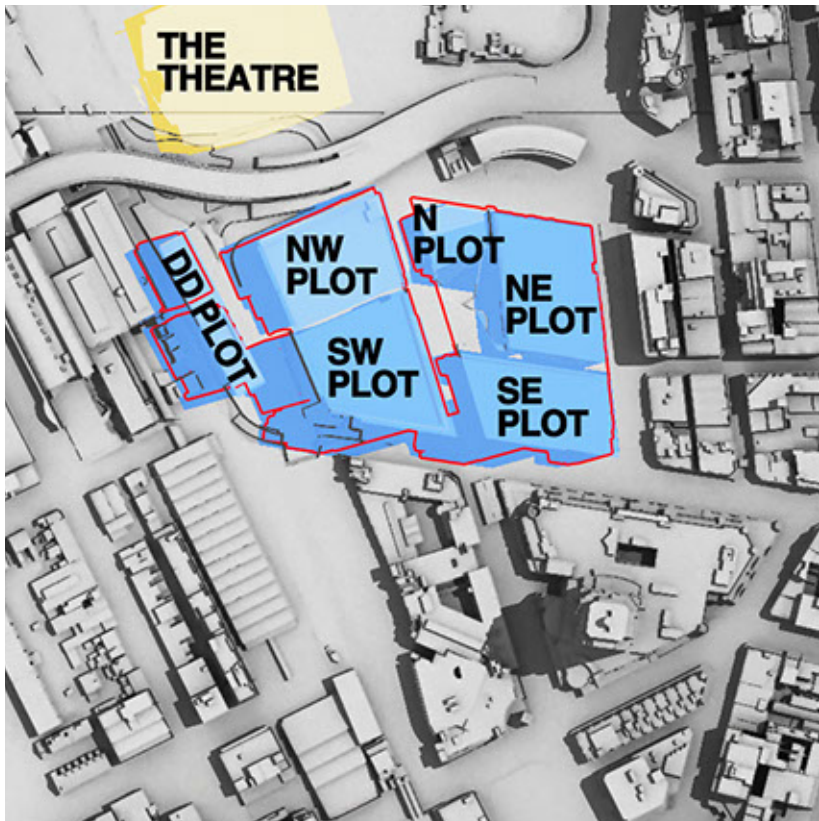
Summer solstice - 22 December



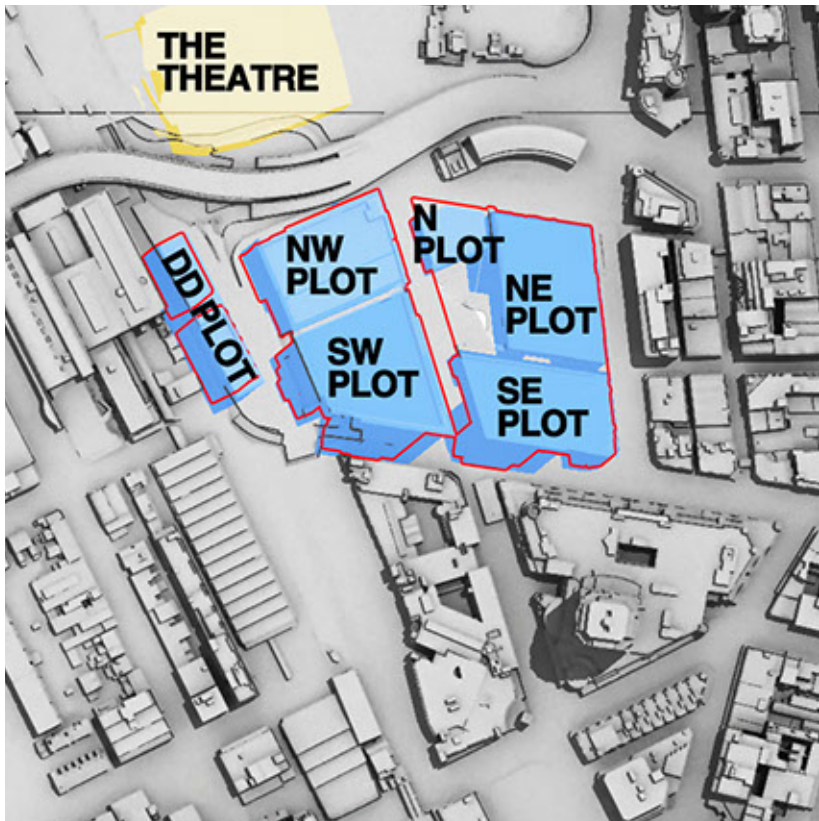
Summer Solstice 9am



Summer Solstice 10am



Summer Solstice 11am



Summer Solstice 12pm