

Sydney International Convention, Exhibition and Entertainment Precinct

DARLING SQUARE North East Plot

Darling Harbour, Sydney



CONTENTS



Tzannes Associates ARCHITECTURE URBAN DESIGN

1.0	EXECUTIVE SUMMARY	4
2.0	INTRODUCTION	6
3.0	DESIGN EXCELLENCE	10
3.1	Principal Designer	11
3.2	Design Collaboration	13
4.0	SITE ANALYSIS	14
4.1	Local Environment	15
4.2	Physical Constraints	16
4.3	Heritage	18
4.4	Traffic Access and Transport	20
5.0	SITE OPPORTUNITIES	22
5.1	Public Domain Opportunities	22
5.2	Landmark Opportunities	23
6.0	DESIGN VISION	24
7.0	BUILT FORM AND ARCHITECTURAL CHARACTER	30
7.1	Design Principles	31
7.2	Building Scale and Massing	33
7.3	Ground Floor and Public Domain	33
7.4	Facades and Materiality	34
7.5	Podium Design	35
7.6	Residential Address	40
7.7	Accessibility	41

8.0	RESIDENTIAL AMENITY AND SEPP 65	42
8.1	Building Design	42
8.2	Private Landscape Amenity	44
8.3	Traffic and Carparking	46
8.4	Sustainability	46
8.5	Solar Response	47
9.0	CONSTRUCTION STAGING	49
10.0	RESPONSE TO STAGE 1 CONCEPT APPROVAL	51
10.1	Stage 1 Concept Proposal Approval	51
10.2	Design Guidelines and Controls	52
10.3	Stage 1 Concept Proposal Conditions of Consent	58
11.0	APPENDICES	
11.1	Architectural Drawing Package	
11.2	Podium Landscape Drawings	
11.3	Landscape Concept Report - Public Domain	
11.4	Stage 1 Concept DA Design Guidelines Compliance Review	
11.5	Shadow Diagrams	
11.6	SEPP 65 Assessment	
11.7	Retail Report - Shopfronts, Signage, Canopies	
11.8	Flood Strategy Letter	
11.9	Flood Defence Letter	

1.0 EXECUTIVE SUMMARY



Figure 1.1 – View along Harbour Street from neighbouring building - Harbour Garden Towers

1.0 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 SSD DA (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. SSDA2 includes the planning and design parameters for Darling Square, under which 3 subsequent detailed DAs have been approved.

The subject DA, SSDA7 seeks approval for the NE Plot within Darling Square which will accommodate active ground floor uses, podium apartments and car parking, 2 apartment towers, 1 low-rise apartment building and associated public domain.

This Design Report has been prepared to support SSDA7, it provides a design response with respect to the approved Darling Square Concept Proposal as well as outlines consistency with the Parameter Plans and Design Guidelines specific to the NE Plot and its immediate context.

- The key aims of this Design Report are to:
- Describe the design process and the evolution of the design ensuring design excellence and creativity are 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 overarching design philosophy;
 - Describe how the design conforms with the approved Darling Square Concept Proposal including Parameter Plans and Design Guidelines.

Development Summary

Uses (GFA)	Non Residential	2011 m2
	Residential	51460 m2
Total		53471 m2
Darling Square Site Area		12096 m2
NE Plot Plot Area		5248 m2
FSR based on Plot Area		10.2 :1

Accommodation Summary Table

Type	Size	Total	% of Total
1 Bed		251	43%
2 Bed		307	53%
3 Bed		16	3%
4 Bed		6	1%
Total		580	100%
Carparking			
Residents	Standard		436
	Accessible		9
Retail			0
Visitors			0
Total			445
Storage			
Total Volume m3			4300 approx
Average per apartment			7.4 approx
Cycle Storage			
Visitor cycle spaces			60
Retail Cycle spaces			10
Total			70

2.0 INTRODUCTION



Figure 2.1 – View of Junction between Harbour Street and Little Hay Street

2.0 INTRODUCTION

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Application (referred to as SSDA 7) follows the approval of a staged SSD DA (SSDA 2) in December 2013. SSDA 2 sets out a Concept Proposal for a new mixed use residential neighbourhood referred to as “Darling Square”, previously known as “The Haymarket”. Darling Square forms part of the Sydney International Convention, Exhibition and Entertainment precinct (SICEEP) Project, which will deliver Australia’s global city with new world class convention, exhibition and entertainment facilities.

Overview of Proposed Development

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

Under the Concept Proposal, the North East Plot is planned to accommodate a mixed use podium and three residential buildings (NE1, NE2, and NE3) above and within the podium structure. More specifically, this SSD DA seeks approval for the following components of the development:

- Associated tree removal and planting;
- Construction and use of a predominantly 6 storey mixed use podium, including:
 - Retail floor space and residential lobbies on Ground Level;
 - Above ground parking;
 - Residential apartments; and
 - Communal facilities.
- Construction and use of three residential buildings above podium;
- Public domain improvements surrounding the site, including interim works;
- Provision of vehicle access to the development from Harbour Street;
- Landscaping works to the podium roof level; and
- Extension and augmentation of physical infrastructure / utilities as required.

SSDA7 has been prepared and structured to be consistent with the Concept Proposal DA.

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.

Following an extensive and rigorous Expressions of Interest and Request for Proposals process, a consortium comprising AEG Ogden, Lend Lease, Capella Capital and Spotless was announced by the NSW Government in December 2012 as the preferred proponent to transform Darling Harbour and create SICEEP.

Key features of the Preferred Master 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, commercial office, public carpark, student accommodation, 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 drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pyrmont 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 SSD DAs with the (now) Department of Planning and Environment. The key components of these proposals are outlined below.

Public Private Partnership SSD DA (SSD 12_5752)

The Public-Private Partnership (PPP) SSD DA (SSDA 1) 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.

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. SSDA2 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 heights, building separation, building depths, building alignments, and benchmarks for natural ventilation and solar access provisions;
- A maximum total gross floor area of 197,236m² (excluding ancillary above ground parking), comprised of:
 - A maximum of 49,545m² non-residential GFA; and
 - A maximum of 147,691m² 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
- Remediation strategy.

In addition to the approval of SSDA1 and 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; and
- South-West development plot (SSDA5) – construction and use of a mixed use residential development and associated public domain works approved on 21 May 2014.

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

This report has been prepared to support a detailed Stage 2 SSD DA for mixed use development and associated public domain works within Darling Square (SSDA 7), consistent with the approved Concept Proposal (SSDA 2).



Figure 2.2 – Aerial Photograph of the SICEEP Site

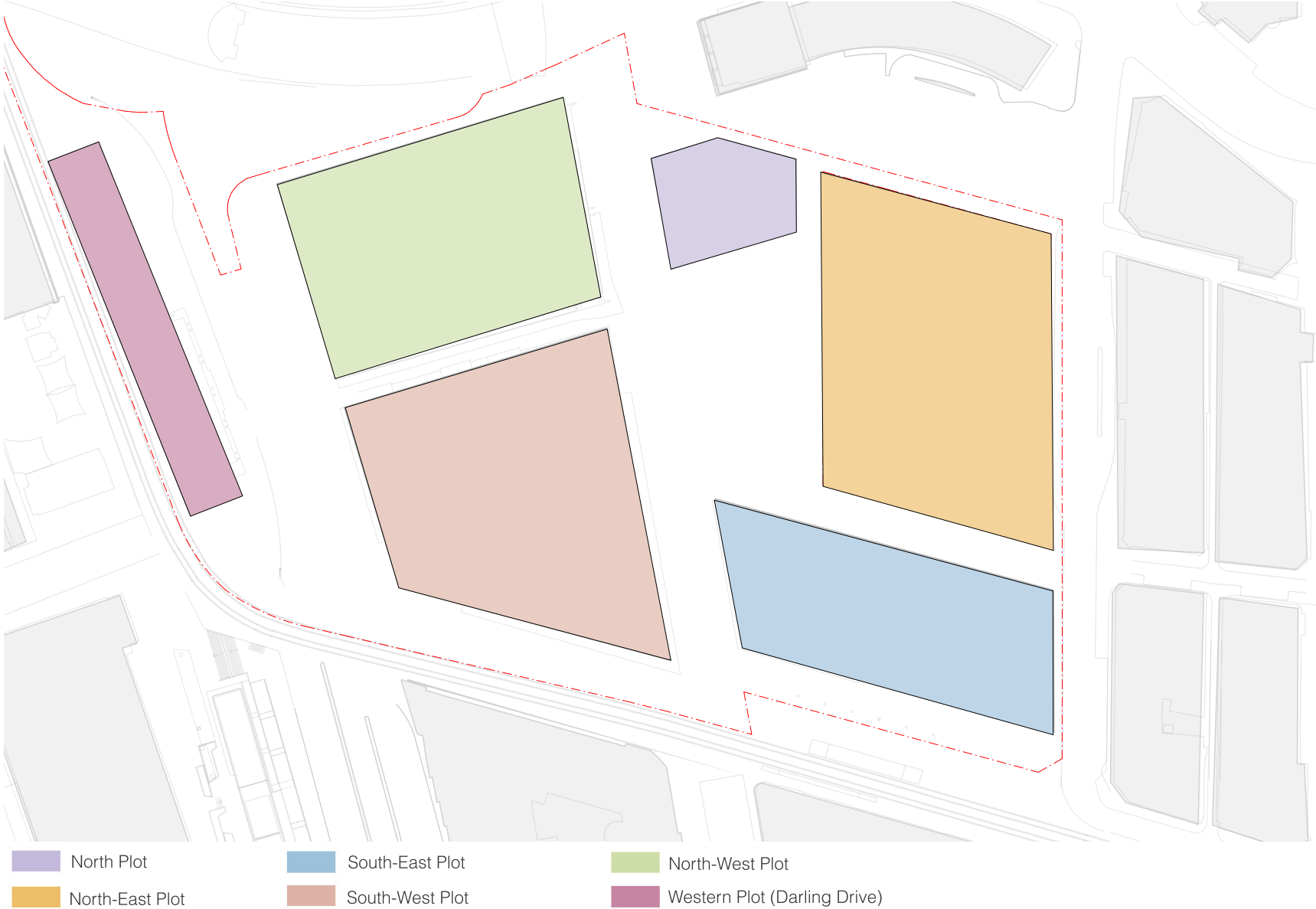


Figure 2.3 – Concept Proposal Development Plots

2.0 INTRODUCTION



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 of Friendship and Harbour Street to the east, and Hay Street to the south (refer to Figure 2.2). 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 43,807m².

The Concept Proposal DA provides for six (6) separate development plots across the Darling Square Site (refer to Figure 2.3):

1. 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 North East Plot and surrounds as detailed within the architectural and landscape plans submitted in support of the DA.

3.0 DESIGN EXCELLENCE

The achievement of design excellence for the overall SICEEP site is a key objective and accordingly the following key principles have been adopted:

- A layered and hierarchical architectural approach which seeks to draw inspiration from the local natural environment as well as the man-made and development heritage of the area.
- Consideration of place and community. A design response that 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.
- An approach based on specificity, providing a unique design solution that develops from careful analysis of the site; physical, environmental, historical, cultural, commercial and social components.
- A design response that is conscious of minimising impacts and promoting the principles of positive urban design through the following strategies:
 - Creation of highly efficient and concise building planning and functionality;
 - Compliance with Stage 1 Concept Proposal Parameter Plans and Design Guidelines; and
 - The application of contemporary ESD principles and a GBCA Green Star target rating of 5 stars.

In addition, INSW has established a Design Review Panel (DRP) specifically for the SICEEP project which has been involved in the design development for the precinct. The DRP is chaired by the NSW Government Architect. The proposed design has been presented to the DRP.

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

3.1 Principal designer

Tzannes Associates bring significant experience in high quality residential architecture, complex urban sites and the design of mixed use communities to bear on the design of the North East Plot of Darling Square. They have considerable experience as designers at all scales of the urban environment from the design of urban street furniture to residential neighbourhoods. This range of experience and their associated skill set ensures that they are uniquely placed to respond to the particular challenges of this important project.

These skills have been recognized internationally, nationally and locally through publications and lectures, architectural awards, successful design competition entries, their ongoing relationships with clients and through their appointment as key advisors on urban and architectural design for local, state and national governments.

The work of Tzannes Associates has a reputation for innovation, enduring quality and beauty.

Tzannes Associates have a 30 year reputation for working at the intersection of architecture and urban design. They deliver buildings that are deeply suited to their place and are both successful for the clients that commissioned them and the communities in which they exist.

Their buildings have a reputation for timeless elegance teamed with exceptional detailing, ensuring that the quality of each project is enhanced by the passing years rather than diminished.

Major Architectural Awards Honours, Awards, Prizes

AIA (NSW) Public Architecture Award 2014, Janet Woods Building, OLMC Parramatta

AIA (NSW) Public Architecture Award 2014, Cranbrook Junior School

AIA (NSW) Architecture Award – Residential Architecture – Multiple Housing 2012 (in association with Lend Lease) Stonecutters and Knox on Bowman, Jacksons Landing

AIA (NSW) Commendation Residential Architecture – Multiple Housing, The Royal, Newcastle

AIA (NSW) Award, Public Architecture 2011, Hillingdon Ascham School

RAIA (NSW) Wilkinson Award for Outstanding Residential Architecture Single Housing 2010, Bilgola Residence

RAIA (NSW) Commercial Building Award 2000, 490 Crown Street, Surry Hills

RAIA The Blackett Award 1998, Kronenberg House

RAIA National Award Interiors 1998, Centennial Hotel

RAIA (NSW) Award 1998, Kronenberg House

RAIA The Robin Boyd Award 1997 (RAIA), Snelling House

RAIA (NSW) The Wilkinson Award 1997, Residential Architecture, Snelling House

RAIA (NSW) Award 1997 Nursey House

RAIA Award Wilkinson Category 1990, Holmes House

RAIA The Wilkinson Award 1989, Kinsella House

RAIA Award, Sulman Category 1988, Federation Pavilion, Centennial Park

RAIA The Robin Boyd Award 1988, Henwood House

RAIA The Wilkinson Award 1988, Henwood House