

SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT PRECINCT (SICEEP)
DARLING SQUARE
PUBLIC DOMAIN - REPORT FOR STAGE 2 STATE SIGNIFICANT DEVELOPMENT APPLICATION (NE PLOT)

OCTOBER 2014 _ REVISION 1

HASSELL



This report has been prepared by HASSELL Landscape Architects and forms part of the Development Application for the Public Domain of Darling Square, DA North East plot. This Development Application follows on from the Public Domain Concept Design Report prepared for SSD-5878.

The Concept Design Report for the Public Domain explored the site context, history and the inherent opportunities and constraints. It established the site wide principles and concepts for the Public Domain within Darling Square and outlined the strategies for elements such as furniture and materials.

This Development Application for the North East plot illustrates the design development for the Public Domain associated with the proposed residential building including the western edge of Harbour Street, and minor Public Domain zones as defined in figure 3.1.1.

This document has been prepared in accordance with the NSW Planning and Environment Secretary's Environmental Assessment Requirements for Mixed Use Residential Developments at the North East Plot, Darling Square and complies with the INSW SICEEP (Haymarket) Urban Design and Public Realm Guidelines.

Plans and sections within this report are not to scale.



Contents	Page
<i>Stage 2 Development Application. North East Plot</i>	
1.0____Introduction and project background	04
1.1 Introduction	04
1.2 Overview of development	04
1.3 Background	04
1.4 Site description	06
1.5 Planning approvals strategy	07
2.0____The Project	08
2.1 Darling Square Concept Proposal	08
2.2 Public Domain- Key Objectives and principles	10
3.0____The Public Domain Development Application	12
3.1 The Public Domain master plan	12
4.0____Public Domain Features	13
4.1 Planting & Materials	13

1.0 INTRODUCTION AND PROJECT BACKGROUND

1.1 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 at Haymarket 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 and support the NSW Government’s goal to “make NSW number one again”.

More specifically this subsequent DA seeks approval for mixed use development within the North East development plot of Darling Square and associated public domain works. The DA has been prepared and structured to be consistent with the Concept Proposal DA.

1.2 OVERVIEW OF 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:

- Demolition of existing site improvements, including Sydney Entertainment Centre (SEC);
- Associated tree removal and planting;
- Construction and use of 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.

1.3 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, 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 on the following page.

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.

Darling Square (formerly 'The Haymarket') 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. The Stage 1 Concept Proposal approved the following key components and development parameters:

- Street layouts;
- 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 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 parking including public car parking;
- Residential car parking rates;
- Design Guidelines to guide future development and the public domain; and
- A 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).

1.4 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 and Harbour Street to the east, and Hay Street to the south (refer to Figure 1.4.1).

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



SICEEP Site

Figure 1.4.1 - Aerial Photograph of the SICEEP Site

1.5 PLANNING APPROVALS STRATEGY

The SICEEP Project has resulted in the lodgement of numerous SSD DAs for the various components of the redevelopment project. Future applications will continue to be lodged in accordance with the Concept Proposal SSD DA for the remaining development plots of Darling Square Site.

The Concept Proposal DA provides for six (6) separate development plots across The Haymarket Site (refer to Figure 1.4.2):

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.

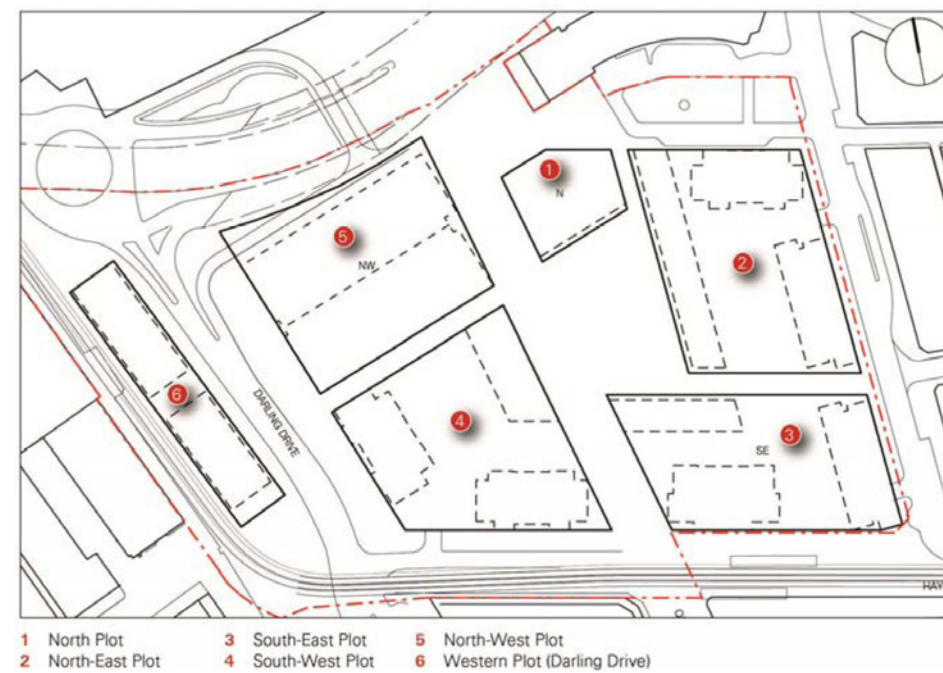


Figure 1.4.2 - Concept Proposal Development Plots

2.0 THE PROJECT

2.1 DARLING SQUARE CONCEPT PROPOSAL



Figure 2.3.1 Lodged Darling Square (formerly 'The Haymarket') Public Domain Concept - SSDA 2

Darling Square (formerly ‘The Haymarket’) SSDA 2 Public Domain Concept Plan and Public Domain Report explored city wide, SICEEP precinct wide and Darling Square site wide design drivers derived from the study of:

- City wide networks – pedestrian, cycle and public transport;
- City wide public open spaces;
- Darling Harbour and Haymarket history;
- Site wide circulation, connectivity and public engagement;
- Existing site character and inherent opportunities and constraints;
- Neighbourhood character;
- Place making and precinct opportunities; and
- Site wide storm water strategy and opportunities for WSUD.

The following design principles and Public Domain objectives were identified as the main drivers for developing the Public Domain concept:

- Clear circulation and articulation of space with improved connections;
- A design that responds to and interprets the site’s natural history and topography;
- A harmony in materials and precinct aesthetic, a reduction in clutter; and
- A Public Domain that invites and facilitates activation, day and night.

The key features of the Public Domain are:

- A series of spaces articulated along and linked by a grand public Boulevard that links Hay Street to the Cockle Bay Harbour;
- A public square which forms the primary focal space of Darling Square and surrounds;
- Laneways of differing scales that are activated through a variety of use and character;
- Secondary spaces associated with proposed student accommodation;
- A shared cycle way along Darling Drive that will connect to future shared cycle access on Hay Street and shared cycle access to the Boulevard;
- A generous pedestrian priority paved walkway alongside the existing light rail corridor of Hay Street;
- A strategy for materials, lighting and furniture that responds to spatial hierarchy, activation and use; and
- An approach to heritage interpretation and art that is integral to the fabric and texture of the Public Domain.

2.2 THE PUBLIC DOMAIN - KEY OBJECTIVES AND PRINCIPLES SITE WIDE

Urban Design Guidelines

The North East plot has been designed in relation to the approved Concept Proposal and takes into consideration the following design objectives:

Social and economic

The Public Domain is essentially a series of character spaces linked with a harmonious precinct palette, allowing for and encouraging a diversity of use and designed to enliven and enrich the precinct both day and night. The Public Domain is designed to provide passive recreation, clear circulatory routes and improved amenity.

Landscape and topography

The Public Domain landscape is informed by existing landform and aspect. Sun and shade requirements, seasonal interest and opportunities to introduce bio filtration wherever possible have influenced all aspects of the design.

Scale

The Public Domain has a clear hierarchy of lane widths and street sizes which is matched by the allocation of materials and elements appropriate to the space. The layout is based upon clear and improved circulation patterns, clear sight lines and improved pedestrian orientation

Public realm appearance and character

The Public Domain is designed to create a richness in experience, using a variety of materials that are suited to the local palette and long lasting.

Connectivity

The public domain is designed with access equality in mind and in accordance with DDA. Walking routes are designed to be pleasant, character full, safe, well connected and legible.



Activated Streets and Laneways (Rouse Hill Public Domain) - Source; Hassell

DCM Master plan Design Guidelines, Objectives and Controls

Denton Corker Marshall produced a set of Design Guidelines for the SSDA 2 Concept Plan to guide the key elements of the future development. This project reinforces these principles.

CPTED – Design objectives

Spaces will be designed to meet Crime Prevention Through Environmental Design (CPTED) guidelines and principles, in the following ways:

- Clear sight lines, good surveillance: The Public Domain spaces are laid out to facilitate open and clear lines of sight and will have good surveillance from surrounding built form. Spaces will be well connected with no dead ends or dead spaces. Walls will be low and trees spaced out to enable strong lines of sight through the public areas;
- Ownership: The quality and vibrancy of the Public Domain will engender strong community ownership and responsibility for the space;
- Clear boundaries: Public and private spaces will be clearly demarcated, with clear transitions and design cues for appropriate behaviour and use of the public space; and
- Lighting levels will be appropriate to aid surveillance and maintain a safe environment through the night within all public spaces. Feature lighting will be used to encourage gathering and circulation through areas of high public use and surveillance whilst maintaining safe levels in other less public spaces.



Public Spaces with High Quality Finishes (Wesley Quarter, Perth) Hassell

3.0 THE PUBLIC DOMAIN DEVELOPMENT APPLICATION

3.1 THE PUBLIC DOMAIN PLAN



NE Plot Site Application Boundary

- A** HARBOUR STREET
- B** LITTLE HAY STREET
- C** THE BOULEVARD
- D** PUMP HOUSE PLAZA
- E** MEMORIAL PARK

Figure 3.1.1 The Public Domain associated with the North East Plot

The red boundary line on Figure 3.1.1 defines the extent of Public Domain included within this DA known as North East Plot. The Public Domain within this DA incorporates the western edge of Harbour Street and a zone along the northern, western and southern building interface line. There are no existing trees within the site boundary.

Since lodgement of the Concept Proposal, the design of the Public Domain has developed in response to architectural design and more detailed resolution of levels, drainage, paving, and tree planting.

The public spaces of Darling Square precinct are linked and connected by the Boulevard running north south through the SICEEP precinct. Adjacent to the Boulevard and the west of the North East Plot is Darling Square. The Square, not within this DA and subject to future planning approval applications, is the key public space of the Darling Square precinct and the main gathering and event space. The materiality of The Square will inform the future materiality of the western and southern building interfaces of the North East Plot. The existing materiality of Factory Lane is proposed to extend along the northern boundary of the site integrating with the surrounding Sydney palette and providing links to China Town.

An interim material solution is proposed within the western and southern zone whilst adjacent lots are being developed. Future design development of these areas as part of the broader Darling Square public realm will integrate these spaces.

Harbour Street provides the vehicular service access, drop off and access to parking for the residential buildings. The Public Domain of Harbour Street is improved through the extension of the City of Sydney material palette. The location of the site boundary along Harbour Street requires coordination with the City of Sydney to integrate these works beyond the site boundary.

The following pages look at the materiality for this DA site.

4.0 PUBLIC DOMAIN FEATURES

4.1 PLANTING & MATERIALS

Materials

Materials across the site will be classed into three categories.

Category one; City of Sydney standard palette of ‘Austral black’ granite street paving has been specified into the streetscape of Harbour Street. The use of the standard Sydney paving stone will tie Darling Square to the other civic spaces and streets within the city. The language of granite will be used in a more detailed and varied fashion throughout the precinct.

Category two; Temporary paving adjacent to the southern and western building interfaces. The material selected will be utilised as an interim solution whilst the adjacent plots are developed and the detailed design resolved under a separate application. Following this, the interim pavement will removed and substituted with a selected granite to reflect the hierarchy of Public Domain space within Darling Square. The final palette of materials will be restrained, robust and of high quality.

Category three; Granite paving to match Factory Lane to carry the character of China Town into Darling Square.

Planting

A single line of *Robinia pseudoacacia* at 6 metre centres are proposed along the northern boundary of the North East plot. Currently existing in Little Hay Street China Town and listed in the CoS Street Tree Master Plan, this tree species further enhances the connection of Darling Square into the surrounding precinct.

Responding to the food and beverage program of the North East plot the deciduous nature of the tree allows solar protection during hot summer months whilst not impeding winter sun.

The tree has a compact form with a unique yellow to orange foliage colour during autumn months and vibrant greens during spring and summer months. The tree will be maintained to provide clean trunk heights, sight lines and access beneath for retail seating.



HARBOUR STREET EASTERN VERGE		
	Material	Granite (CoS Palette)
	Finish	Exfoliated to AS
	Colour	Austral Black
	Thickness	50mm

SOUTHERN, EASTERN INTERFACES		
	Material	Temporary paving subject to future detail
	Finish	To AS
	Colour	Subject to future detail
	Thickness	Subject to future detail

NORTHERN INTERFACE		
	Material	Granite paving to match Factory Lane
	Finish	To AS
	Colour	Subject to future detail
	Thickness	50mm

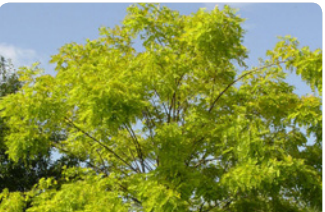
NORTHERN BOUNDARY		
	Species	Robinia pseudoacacia
	Common Name	Golden Robinia
	Size at maturity	Height: 10-12m Width: 8m
	Pot size at planting	400l

Figure 4.1.1 Planting & Materials Location Plan