

Material presented at community
information sessions



Darling Square – Sydney's New Inner City Neighbourhood

Darling Square will be Sydney's newest, most walkable and connected inner city neighbourhood.

It will be:

- A unique mix of apartments, student living, offices, retail, restaurants and cafes plus new streets and public spaces
- Full of life with around 4,000 residents, about 2,000 workers plus tourists and visitors.
- Sydney's most connected area, close to transport and amenities.
- The first time people can live in Darling Harbour, one of Sydney's favourite places.
- Home to innovative start-ups and community facilities.
- Right next to the new entertainment precinct Darling Harbour Live, and in the heart of Sydney's media, knowledge, digital and creative precinct.



The Site

Darling Square has an area of approximately 4 hectares and is bound by the Pier Street overpass to the north, Hay Street to the south, the Light Rail corridor to the west and Harbour Street to the east.



Status of Planning

What has been approved so far?

The Darling Square Concept Proposal was approved in December 2013. It established the vision, design guidelines and the planning framework for future Development Applications at Darling Square.

The project is being assessed by the NSW Department of Planning and Environment. The Minister for Planning and Environment, or their delegate, is the consent authority.

In addition to the Concept Proposal, plans have been approved for three of the buildings so far at Darling Square:



SW Plot - A mixed use residential development and associated public space



NW Plot - A commercial building with a public car park



W Plot -A Student Accommodation building



What am I providing feedback on today?

The next Development Application (DA) that is planned to be lodged is for SSDA7, a mixed use residential building located at the north east corner of the Darling Square site. This is what we are seeking your feedback on today.

This area is bordered by the new square to the west, Little Hay Street to the south, Little Pier Street to the north and Harbour Street to the east. It also includes a small portion of the public domain around the building.

More specifically, this DA seeks approval for the following components of the development:

- Demolition of the Qantas Credit Union Arena
- Associated tree removal and planting;
- Construction and use of a predominantly six 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 the podium;
- Public domain improvements surrounding the site, including interim arrangements;
- 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

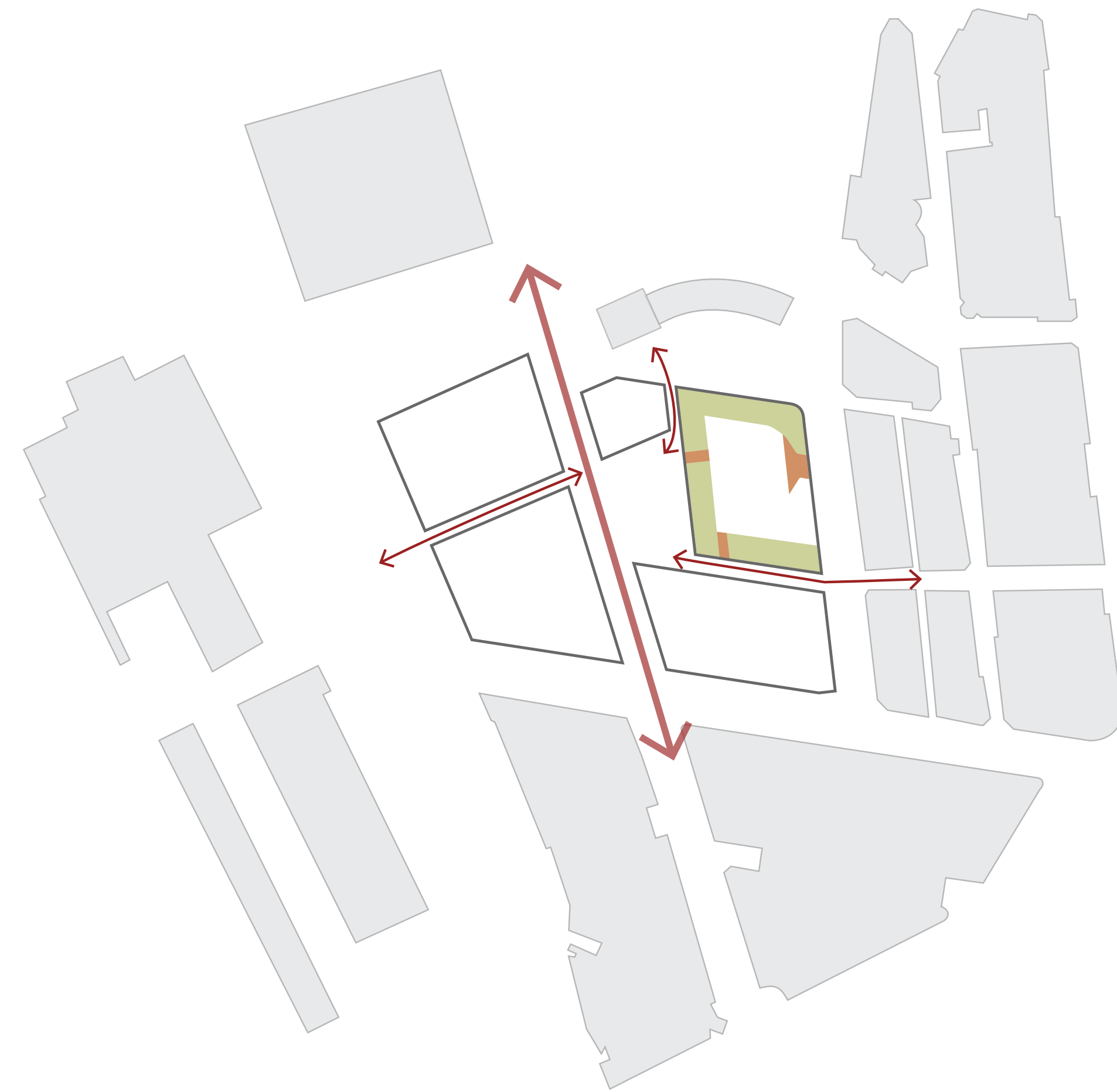


Development Summary						
Uses (GFA)	Non Residential	1933 m2	Accommodation Summary Table			Car parking
	Residential	50258 m2	Type	Total	% of Total	Residents
Total		52191 m2	1 Bed	251	43%	Standard
			2 Bed	307	53%	Accessible
			3 Bed	16	3%	435
Site Area		12096 m2	4 Bed	6	1%	9
Plot Area		5248 m2	Total	580	100%	Total
FSR based on Plot Area		9.9 :1				444
						Storage
						Total Volume m3
						4300
						Average per apartment
						7.4
						Cycle Storage
						Visitor cycle spaces
						60
						Retail Cycle
						10
						spaces
						Total
						70

The Proposed Building

Layout

The proposed building layout encourages pedestrian movement throughout the precinct by clearly defining the connections to the neighbouring streets and the new Square



Podium Landscaping

Residents will have access to private landscaped gardens and recreation areas.

The podium roof is proposed to include landscaping, communal facilities, suitable screening of necessary plant and equipment, as well as areas that can accommodate significant vegetation planting.

This will make the roof more visually attractive for not only people living in the building but also those in surrounding buildings.



INDICATIVE PLANT IMAGES



Architectural character

The proposed architectural character of the building has been developed to respond to the local area



Retail Spaces

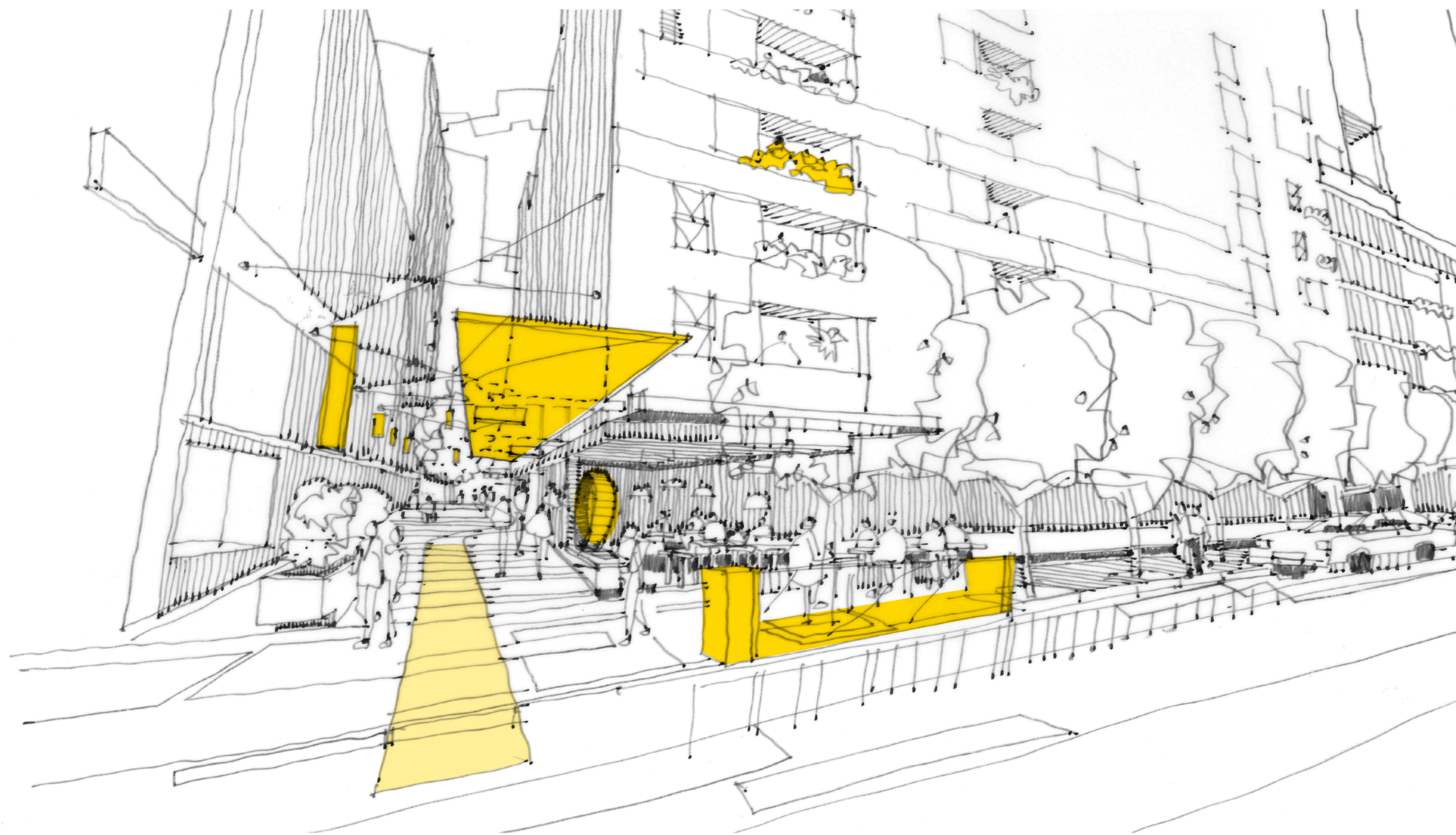
A diverse mix of retail offers will help create a vibrant and active precinct.

Darling Square Retail aims to create:

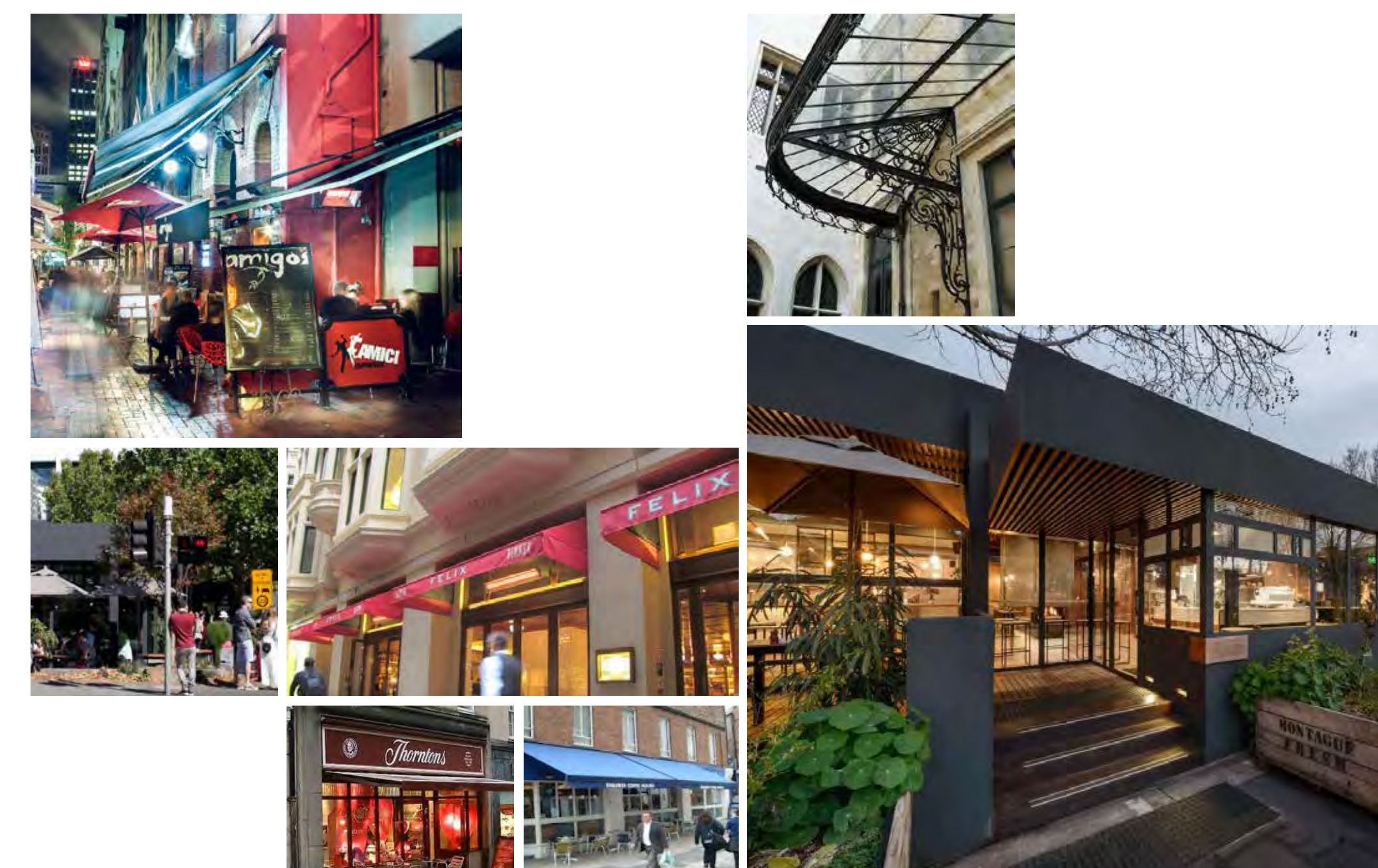
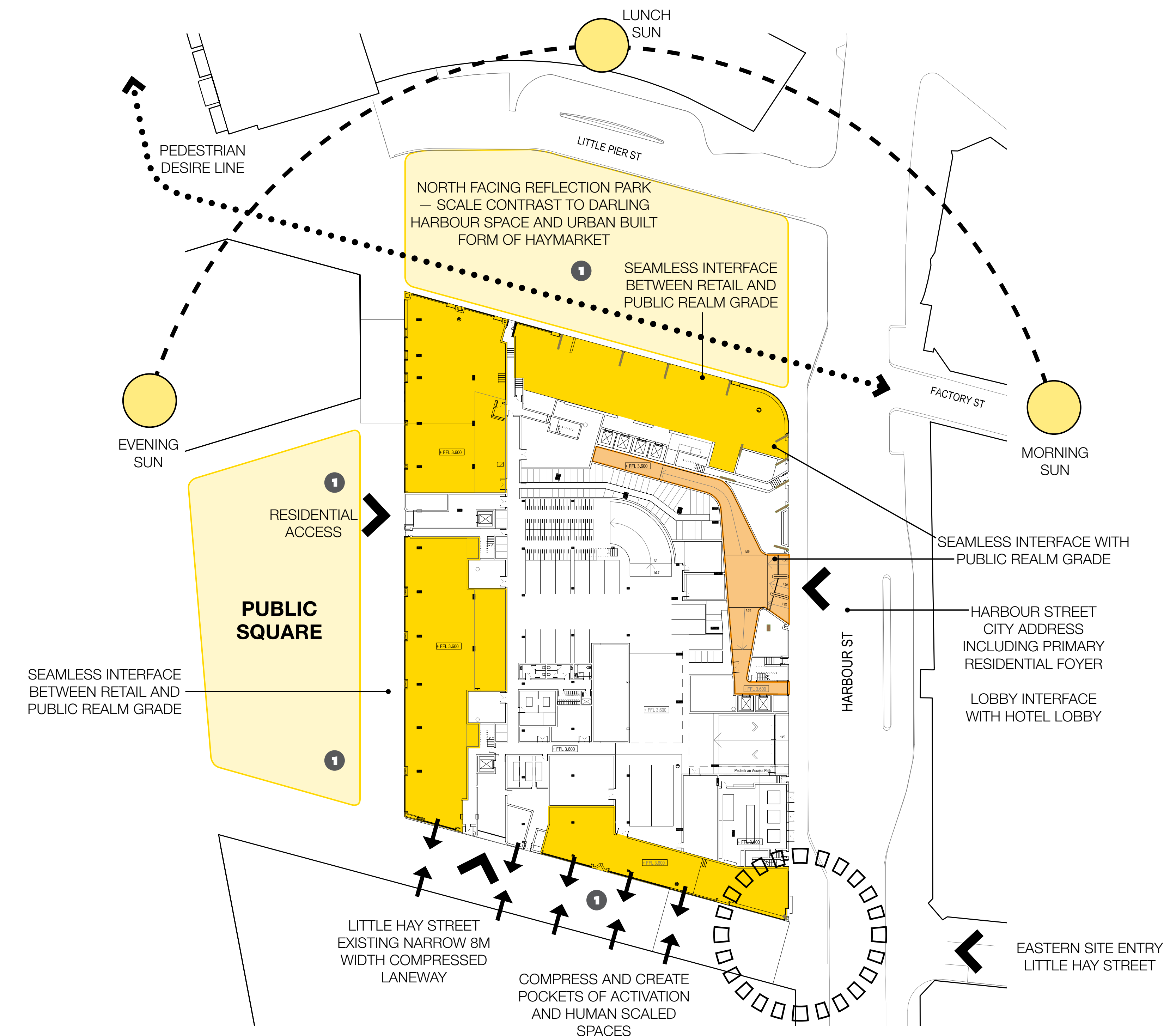
- Retail uses and design that allow people to make the most of the public realm for different purposes, at various times of the day;
- Retail that is a positive addition to the precinct and the retail stakeholders;
- Retail that embodies a local character whilst standing up to the best on the world stage; and
- Retail that allows for better living and contributes to the wellbeing and mental health of people living, working and visiting the precinct.

The proposed building has been designed at ground level to maximise activation opportunities.

- Active edges and public realm 'spill out' opportunities
- A diverse mix of retail offerings
- Continuous canopy coverage around the building perimeter for weather and wind protection
- Individually designed shop fronts and a diverse range of awnings to create visual interest, provide retailer expression and add to the pedestrian experience (subject to separate DAs)

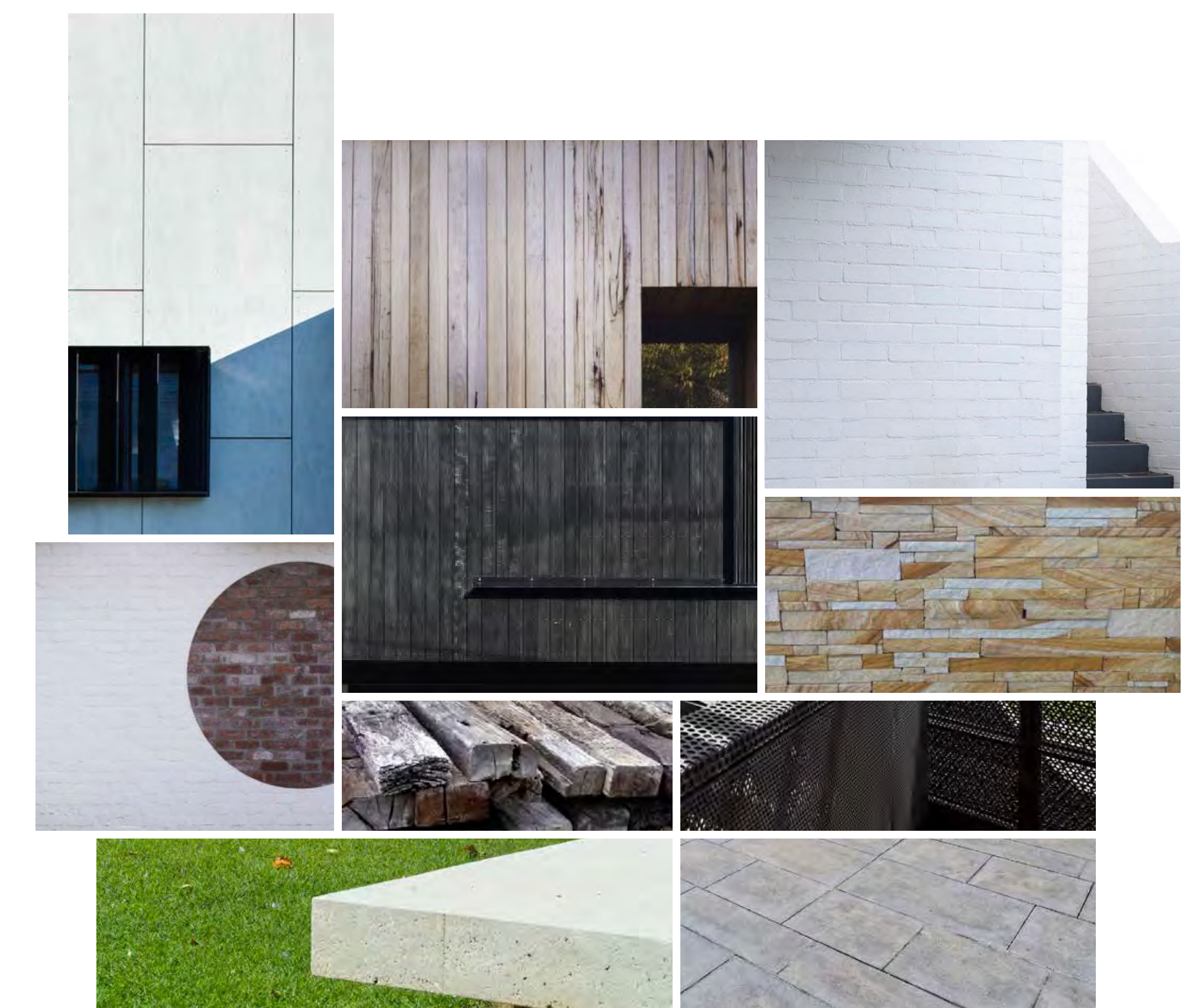


NW Plot - A commercial building with a public car park



Indicative examples of shopfronts and awnings that can contribute to activation

Note: subject to separate Development Applications



Indicative retail materials palette

Public Spaces


Almost 25 per cent of Darling Square is public space. The red boundary line defines the extent of public domain included in the area that we are seeking your feedback on today.


The Square (that is outside the boundary line of this design) is the key public space of the Darling Square precinct. To make sure there is an integrated approach to the public space across the precinct, the materials ultimately selected for the Square will inform the future materials selected for the western and southern interfaces of this building. As such, the design for the public realm in these areas is only considered temporary.



Proposed Paving

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

Proposed Planting

A single line of Robinia pseudoacacia are proposed along the northern boundary of the building. Currently existing in Little Hay Street and listed in the City of Sydney Street Tree Master Plan, this tree species is considered to further enhance the connection of Darling Square into the surrounding precinct.



One- to- one briefings presentation material

Approved Development Applications



Concept Proposal	<ul style="list-style-type: none">Established the vision and the planning and development framework.It forms the basis for the consent authority to assess future development proposals at Darling Square	Approved 5 December 2013
SSDA 3	<ul style="list-style-type: none">A student accommodation building	Approved 7 May 2014
SSDA 4	<ul style="list-style-type: none">A commercial building with a public car park	Approved 7 May 2014
SSDA 5	<ul style="list-style-type: none">A mixed use residential development andassociated public space	Approved 21 May 2014

