



EXAMPLE OF LANDSCAPE ROOFSCAPE AT DARLING PARK



BALCONIES AND COLONNADES AT WALSH BAY



ACTIVE ROOFTOP AT 'THE BOND'

### 3.4 BUILDING ARTICULATION

#### 3.4.1 Objectives

- o provide quality architecture through richness in detail and architectural interest and complementary to the Precinct;
- o provide a design which responds to the local context and environmental conditions;
- o provide well mannered building which responds sensibly to controls;
- o provide positive contribution to the site attributes;
- o select materials and façade treatment to enhance appearance of Harbour Street frontage;
- o provide legibility of building function; and
- o maintain pedestrian scale in the articulation of details on lower levels.

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#### 3.4.2 Controls

- o provide non-congruous balconies, awnings and screens.
- o provide fixed and/or operable sun screens and articulate and enliven façade;
- o select articulated elements which are integral with the building design and massing;
- o vary façade treatment, setbacks, cantilevers and materials;
- o define building entries clearly using setbacks, canopies, different materials, textures and colours; and
- o articulate roofs to provide a quality roofscape. Provide for activation of the roofscape where appropriate



CROWN CASINO ROOFTOP

## 3.5 BUILDING MATERIALS

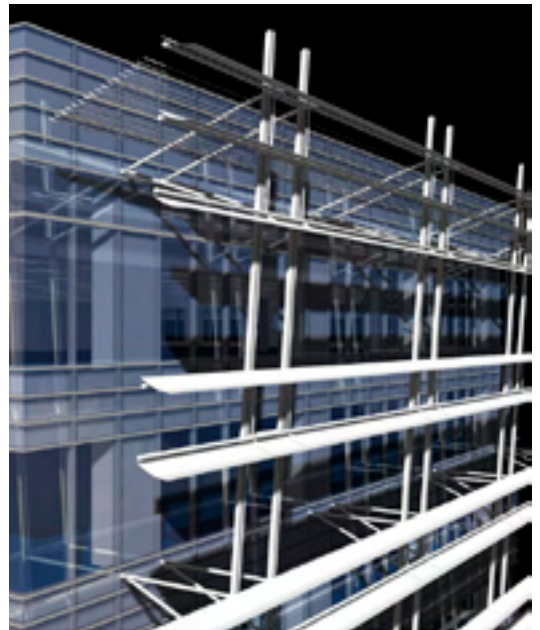
### 3.5.1 Objectives

- o encourage the selection of building materials which in their production minimise adverse impact on the environment;
- o protect the Darling Harbour precinct from reflective glare; and
- o select materials compatible in quality and durability to existing buildings in Darling Harbour and which meet the sustainability objectives of Section 6.

### 3.5.2 Controls

- o use of materials to be generally in accordance with the requirements of an "A" grade commercial building as described by the Property Council of Australia.
- o select materials that acknowledge the predominant material palette in Darling Harbour and distinguish the different building functions; and
- o use of facades that do not result in glare that causes discomfort or threatens the safety of pedestrians. The minimum performance characteristics for façade glazing are:
  - o Shading co-efficient no worse than 0.36%; where exposed to excessive solar loads or where no architectural shading devices are utilised
  - o Solar reflectance of between 6 and 14% noting that the City of Sydney generally permits up to 20%. The transparency of the façade glazing is to be enhanced where practicable after taking into consideration glare, solar load and privacy issues, and shall not exceed 14%.

SOLAR CONTROL



FACADE ARTICULATION



ROOF ARTICULATION



HIGH QUALITY MATERIALS &amp; FINISHES





## AMENITY & PUBLIC DOMAIN INTERFACE

# 04

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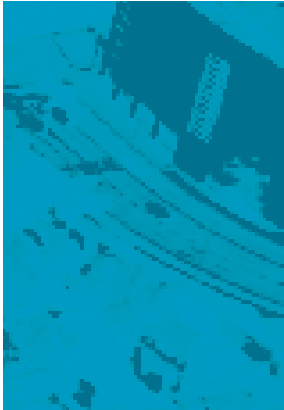
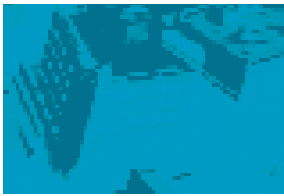
### 4.1 OPEN SPACE

Darling Walk is an integrated development comprising buildings, landscaping, public art, children's playground, interactive lake/water feature, pedestrian footpath and bridges, disabled access ramp, public amenities, security and visitor facilities.

The Open Space will be part of the Darling Harbour Public Domain and will provide a platform for the multitude of activities available for public use. The proposed development will sit within the site area.

#### 4.1.1 Objectives

- o upgrade this Open Space public domain in order to achieve optimum integration with the proposed development;
- o encourage activities which compliment Darling Harbour
- o maintain the disabled ramp from the existing lift on Harbour Street to Darling Harbour;
- o deliver an activated interface between a redeveloped Darling Walk and the public domain associated with Tumbalong Park;
- o ensure public safety and personal security of public / private spaces;
- o ensure public access to view corridors during normal business hours;
- o co-ordinate signage throughout the development in accordance with SHFA-Commercial Signage Policy available on [www.shfa.nsw.gov.au](http://www.shfa.nsw.gov.au)
- o maintain access for vehicles serving Palm Cove events.



- o ensure that the delivery of any public art compliments and enhances the public domain and private open space; and
- o integrate development with the existing Darling Harbour visitor's centre , public toilets, security services and associated facilities.
- o provide Ground Floor retail at a contiguous level to the finished footpath level;
- o provide paving of areas such as forecourts and the like, as extensions of the public domain;
- o incorporate elements such as colonnades and/or awnings along commercial and retail frontages in spatial transition zones;
- o concentrate public domain interface at areas of maximum retail and commercial activity;
- o upgrade and integrate water body playground and carousel into development to improve connectivity and help activate ground level retail;
- o provide active water features;

#### 4.1.2 Controls

- o address ground plane activation and visual permeability of both Harbour Street and Darling Harbour frontages. The proposed development must not create a wall or back-door relationship between Darling Harbour and Harbour Street;
- o create attractive uninterrupted view corridor(s) between Harbour Street and Tumbalong Park;
- o design building forecourts to visually and physically extend the street and pedestrian areas;
- o integrate elevated pedestrian bridges with development;
- o provide activated family orientated space at the ground level for use of food court, beverage, retail and commercial activity;



TUMBALONG PARK PUBLIC DOMAIN

# ACCESS

# 05

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SIMULATED APPROACH FROM DAY STREET (ARC OPTION)



APPROACH FROM BATHURST STREET



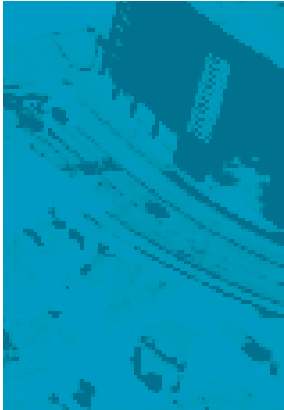
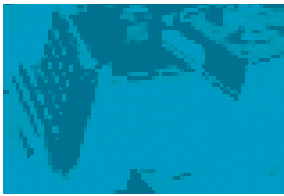
## 5.1 ENTRY, PEDESTRIAN ACCESS & MOBILITY

### 5.1.1 Objectives

- o provide an identifiable entry into Darling Harbour with safe, secure and equal access for all;
- o ensure public have access to Darling Harbour public space and access corridors between buildings;
- o ensure people access and circulate around the precinct and the building(s) safely;
- o minimise concealment opportunity and avoid recesses where surveillance is limited;
- o ensure high levels of lighting at the interface of buildings; and
- o ensure that people with impaired mobility have access to the buildings and throughout the adjoining public domain.

### 5.1.2 Controls

- o provide desirable commercial entry lobbies off Harbour Street and Darling Harbour domain;
- o provide clear threshold in transition zones between public and private spaces;
- o provide quality entry spaces with street outlook and surveillance;
- o ensure barrier-free access to all building entries; and
- o provide developments compliant with the Disability Discrimination Act 1992 and the BCA.
- o design public interface zone facing Darling Harbour to accommodate large crowds for Darling Harbour events.



## 5.2 VEHICLE & SERVICE ACCESS

### 5.2.1 Objectives

- o avoid pedestrian vehicular conflict; and
- o create a pedestrian friendly environment at grade.

### 5.2.2 Controls

- o provide all car parking (except disabled) below ground level;
- o provide disabled parking which complies with the code;
- o provide bicycle access and parking;
- o provide vehicular access primarily from the Harbour / Day Street intersection
- o provide easily identifiable vehicle entries for the general public and office workers.
- o provide 200 space carpark with additional 600 space public parking

- o Locate vehicle access 3m minimum from pedestrian entrances in accordance with access principles diagram; and
- o restrict car park access width to the minimum required for efficient access;
- o provide vehicular access to the Cross City Tunnel ventilation stack.

## 5.3 LOADING BAYS AND GARBAGE AREAS

### 5.3.1 Objectives

- o minimise impact on Darling Harbour public domain and Harbour Street.

### 5.3.2 Controls

- o provide garbage and loading areas integral with development.



EXISTING DAY BATHURST STREET APPROACH



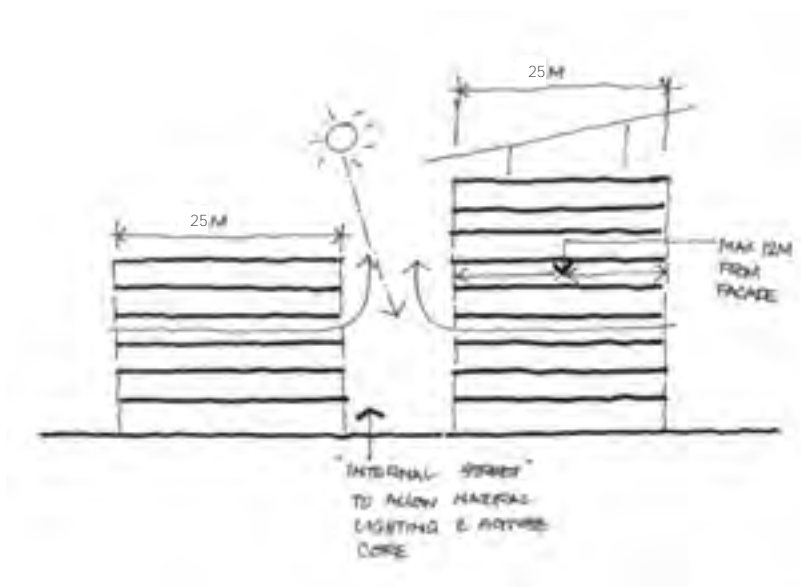
# SUSTAINABLE DEVELOPMENT

# 06

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5 STAR BUILDING



BUILT FORM WHICH RESPONDS TO LOCAL CONTEXT AND ENVIRONMENTAL CONDITIONS

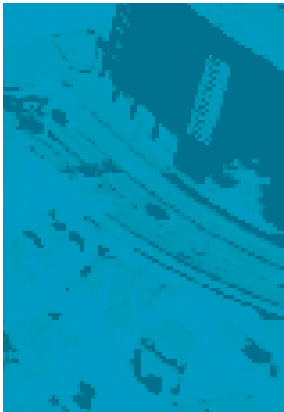
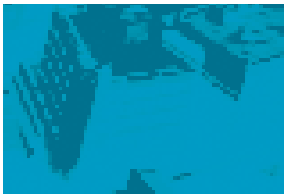
## 6.1 OBJECTIVE

- o integrate state-of-the-art energy efficient systems, features and controls and to take into account in the design future operability and maintainability requirements.
- o integrate water collection devices to deliver water to the public domain

## 6.2 CONTROLS

- o achieve an Australia Building Greenhouse Rating (ABGR) minimum rating of 5 stars for the base building and 5 stars for the tenancy fit outs;
- o achieve a Green Building Council of Australia, Green Star – Office Design v2 points rating range of 60 minimum weighted credits; and
- o provide the required overall Green Star Office Design v2 rating with a focus on the following categories (in descending order of priority)
  - o Energy
  - o Emissions
  - o Management
  - o Water
  - o Indoor Environment Quality
  - o Innovation
  - o Transport
  - o Land Use and Ecology.

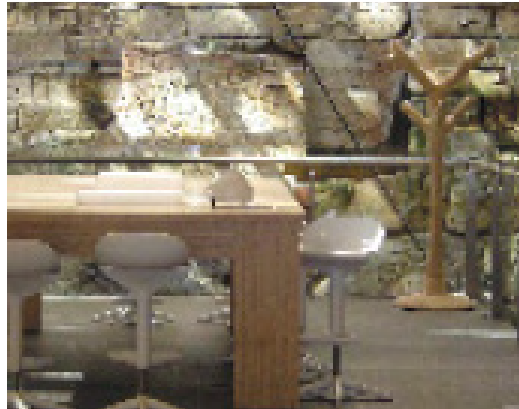




SOLAR ENERGY



NATURAL LIGHT FILLED OFFICE



EXAMPLE OF NATURAL LIGHT FILLED OFFICE



SOLAR CONTROL



WATER QUALITY

# LANDSCAPING

# 07

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EXAMPLE OF A LANDSCAPED PUBLIC REALM CREATING A DESIRABLE ENVIRONMENT



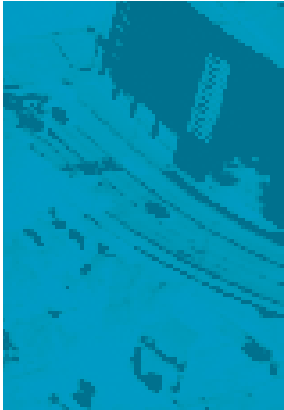
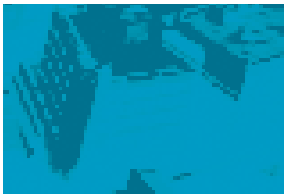
LANDSCAPED STREET FROTAGE

Palm trees, gum trees and paper barks are used in abundance within the valley of Darling Harbour. Fig trees are used as both feature trees and ceremonial trees around the perimeter of the site. A palette of species is to be developed for the Zone of Influence which is consistent with Darling Harbour's overall planting scheme. New species may be introduced to enrich the landscape experience and to improve climatic controls. Shrub selection is not included in these guidelines .

## 7.1.1 Objectives

- o create a quality urban landscape area consistent and compatible with Tumbalong Park, Palm Grove and the general Darling Harbour open space;
- o use trees to create and define recreation areas and activities within the public domain;
- o use trees to ameliorate environmental conditions;
- o use landscape to screen and highlight views and vistas;
- o articulate entry and egress points such as building entries and pedestrian circulation areas; and
- o reinforce the perimeter of Darling Harbour.





### 7.1.2 Controls

- o select trees to provide summer shade, winter sun and wind protection to the public domain;
- o select trees not heavily dependent on a regular water regime;
- o select native trees where practical. Exotic species may be approved provided that it is demonstrated that their use will improve environmental outcomes and/or special visual features;
- o provide grand and ceremonial trees along Harbour Street; and
- o provide all soft landscape areas with a permanent subsurface irrigation system.



COCKLE BAY PROMENADE



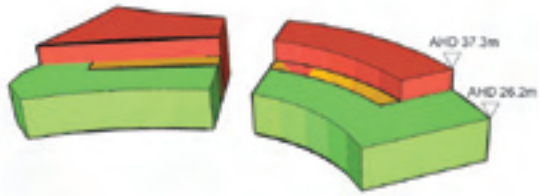
STREET FRONTAGE CEREMONIAL



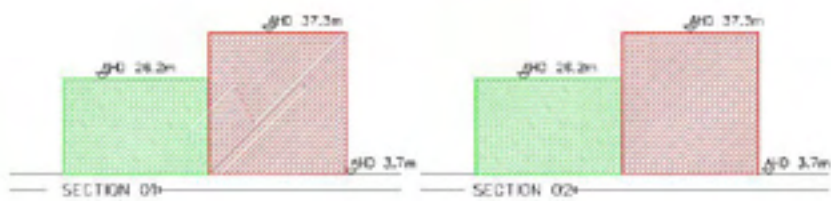
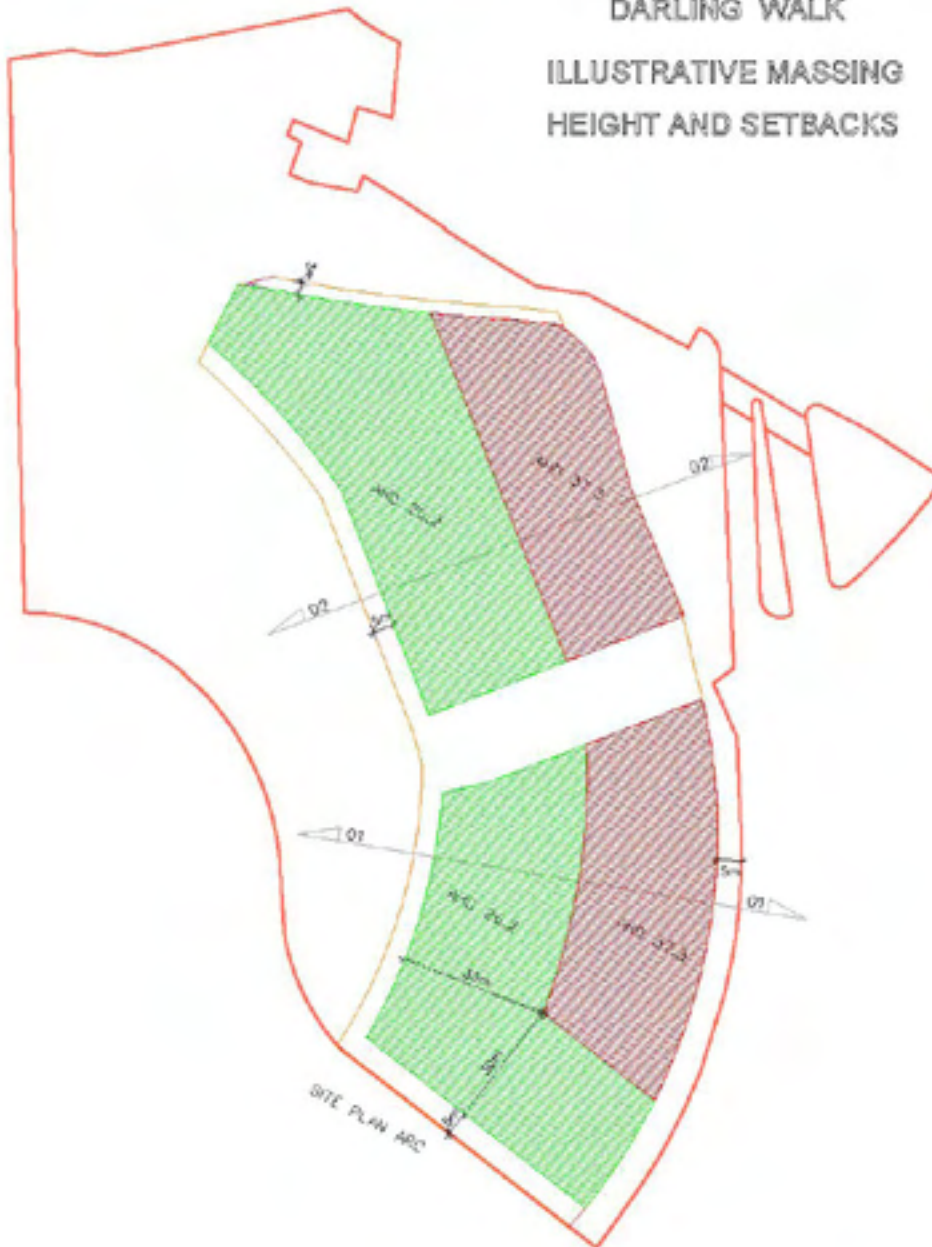
LANDSCAPE ELEMENTS

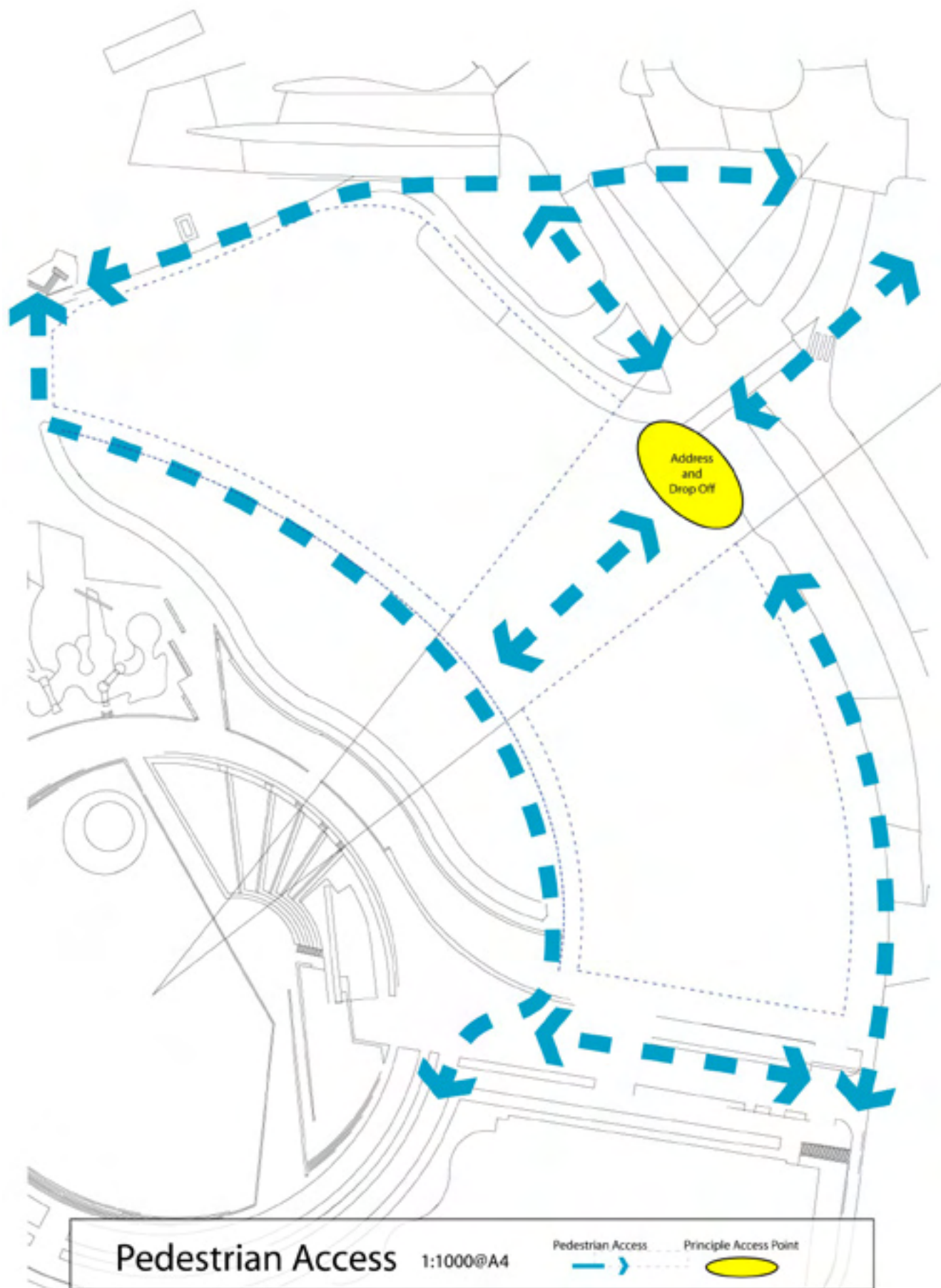






# DARLING WALK ILLUSTRATIVE MASSING HEIGHT AND SETBACKS







DARLING WALK  
DEVELOPMENT FOOTPRINT



BASEMENT

A total of 800 carparking spaces and associated facilities are proposed to be accommodated within a basement structure. The orientation, depth, plan dimensions and configuration of the basement carpark may extend beyond the development footprint but not beyond the extent of the site and will be subject to future project applications.

DEVELOPMENT FOOTPRINT  
15,200m<sup>2</sup>

RYGATE & COMPANY PTY. LTD.  
P.W. RYGATE & WEST (Est. 1893)  
CONSULTING SURVEYORS

25TH OCTOBER 2007

