



SSDA2 Modification 8 Design Report

September 2025

Revision 01 | PMNSW | 2025.09.15



Mirvac Harbourside Development



Proposed Modifications

This Design Report has been prepared by Snohetta and Hassell on behalf of Mirvac Retail Sub SPV Pty Ltd (Mircvac) and is submitted in support of a Section 4.55(1A) Modification Application submitted to the Department of Planning, Housing and Infrastructure (DPHI), to modify development consent SSD 49295711 (SSDA 2) relating to the detailed design, construction, and operation of the new Harbourside mixed-use podium and tower building.

The proposed Modification Application (SSD 49295711 MOD 8) relates to the following:

- To not reinstate the North Bridge (Subject to SSDA3 Assessment)
- To relocate Pyrmont Lift (subject to SSDA3 Assessment)
- Design modifications to accomodate the above

This report demonstrates that the above amendments will not give rise to unreasonable environmental impacts from an architectural perspective.

Snohetta and Hassell support the proposed design modifications and believe they are consistent with the design intent and deliver an enhanced design quality outcome.



Context

The area of focus is on the North Bridge, Pyrmont Bridge Interface, Waterfront Promenade Interface and Guardian Square Interface.

These interfaces are all directly impacted and restricted by the reinstatement of the North Bridge, which restricts flexibly in the the postion of vertical connectivity between:

- The North Bridge,
- Waterfront Garden (L02)
- Promenade (Ground Floor)

If the North Bridge is not resintated there is opportunity to enhance the vertical connectivity and overall connection been the Waterfront Garden and the Promenade (subject to SSDA3 Assesment).



Previous DIP Commentary

The investigation of to not reinstate the North Bridge came from consideration of the DIP Commentary, primarily related to:

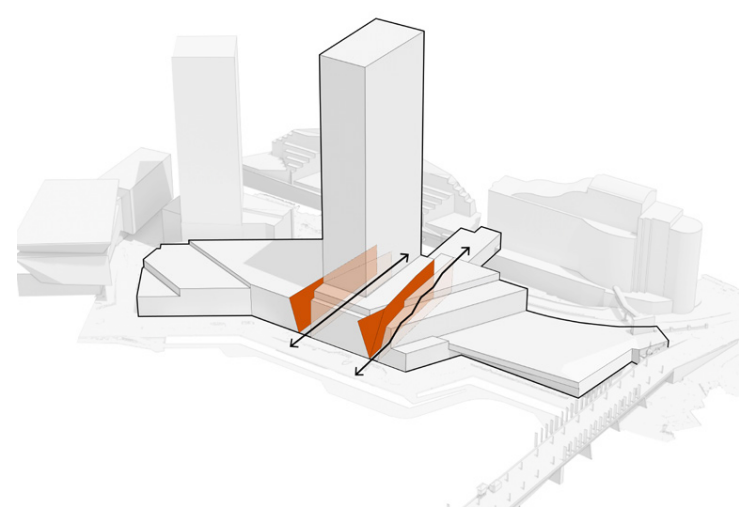
- Ensuring quality pedestrian and disability accessibility across the site particularly;
- Waterfront Promenade to Waterfront Garden
- Pyrmont Bridge/Guardian Square to Waterfront Garden

Pedestrian Access		
Undertake further consultation with PMNSW regarding the approach to pedestrian access and:		
2.1	(a)	Confirm whether the Pedestrian Capacity Assessment contained within Appendix Q of the EIS was prepared in consultation with TfNSW and PMNSW in accordance with FEAR C39 and update accordingly
	(b)	Provide plans which clearly identify pedestrian and disability access routes across the site, particularly between the: i. Waterfront promenade and the Waterfront Garden ii. Bunn Street pedestrian bridge and the Waterfront Garden/Pyrmont Bridge
	(c)	Update the Accessibility Statement and BCA report to address the PMNSW's comments, noting the proposed performance solutions are not supported and the public domain must be as inclusive as possible for all users.
	(d)	Review the extent of weather protection at vertical paths of travel to ensure optimal user experience including adequate weather protection for queues during peak periods

Pyrmont Bridge Interface	
6.1	Access arrangements to the Waterfront Garden from Pyrmont Bridge must be resolved as part of this application in accordance with Condition A13 of SSD 7874, rather than being deferred to a separate development application. Provide additional details including plans sections and elevations for approval which demonstrate how level access from Pyrmont Bridge to the Waterfront Garden is achieved, including how the entry would ensure equitable access in consultation with HNSW, PMNSW and Council.

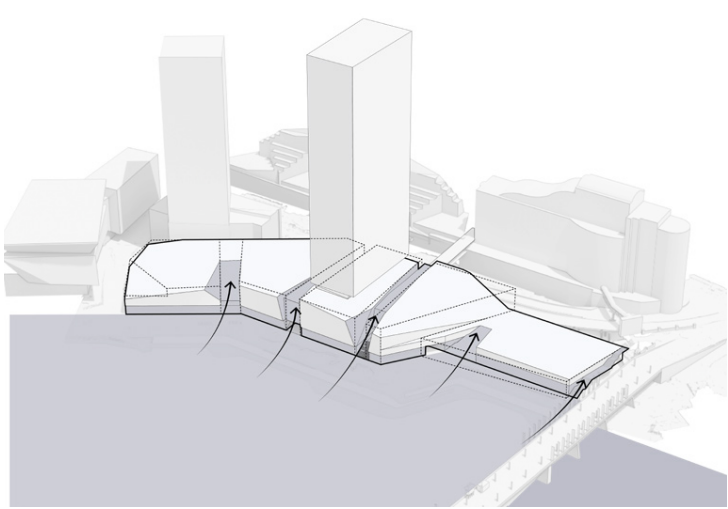
North Bridge	
9.1	Noting the extent of concern raised in public submissions regarding the proposed upgrade to the North Bridge that connects the development to 50 Murray Street, consider whether this bridge should be removed. If removed, consider alternative pedestrian access arrangements to the site and any impacts to the capacity of alternative pedestrian links due to the diverted foot traffic.

Project Design Principles



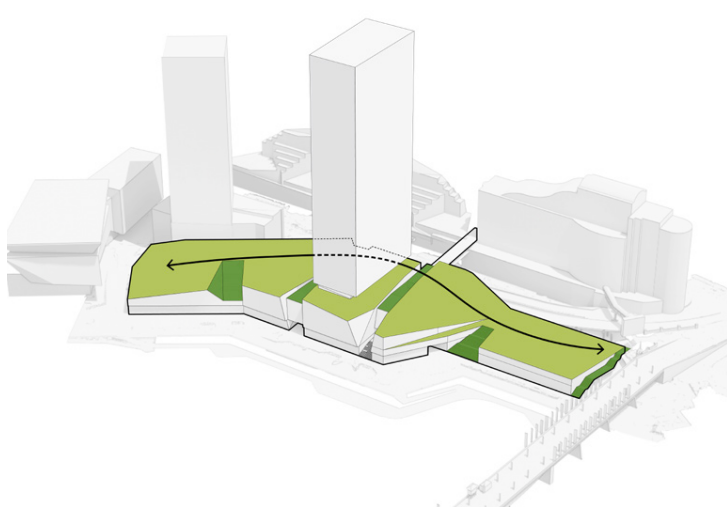
Urban Grain

Key pathways and connections bring the finer urban grain of the Pymont Peninsula into the site and massing.



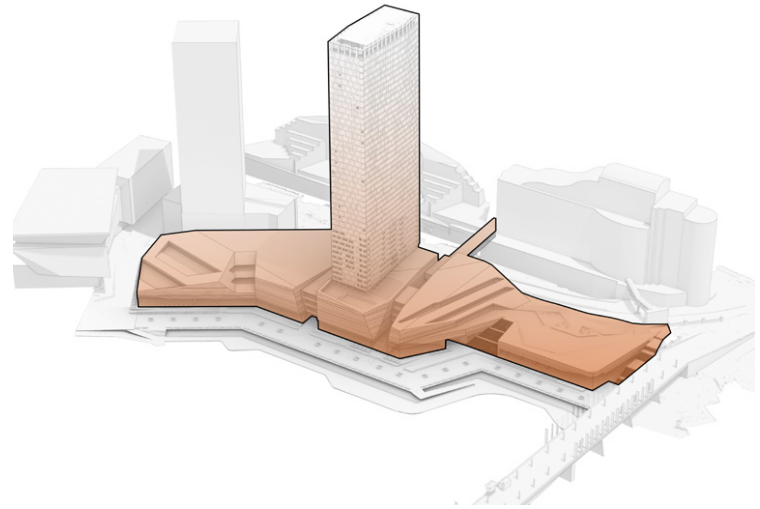
Connection to Water

Erosions, creeks and gullies affect the escarpment like massing in varying ways, resulting in base components with different characters.



Unifying Landscape

A singular landscaped surface across the base creates a unifying form, re-connecting the site back to its context.

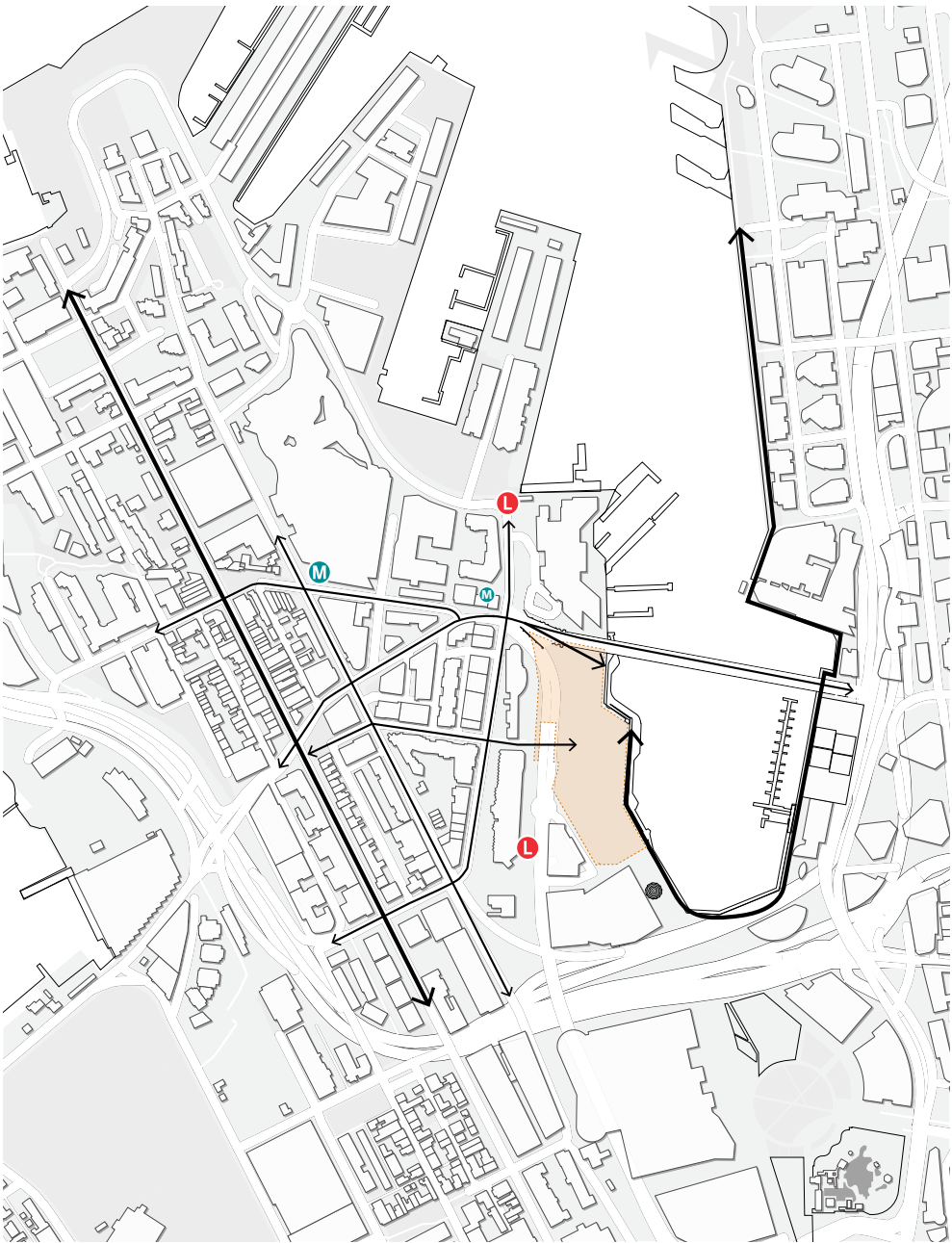


Tactility

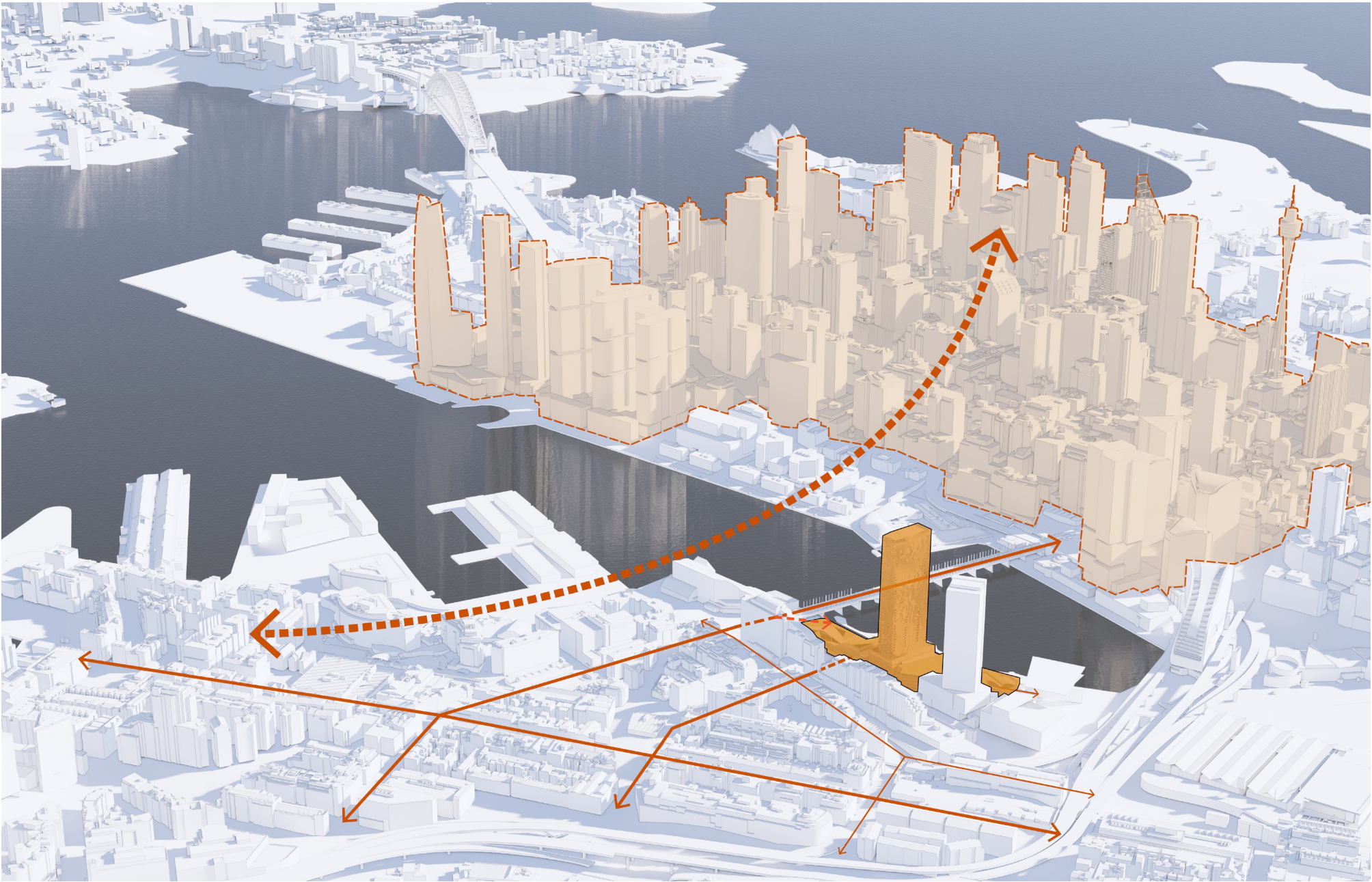
A layered consideration of detail and materiality provides tactility and a human-scale across the tower and base.

Pymont Bridge

Urban Context



- Central Connector between the City, the Harbour, and Pymont



- Gateway in and out of Sydney CBD
- Proposed Pymont Metro will enhance connectivity further
- Key access and views are of City, Pymont Bridge, and Harbour
- Secondary connection from site to Pymont Peninsula fabric, giving access to site and across Light Rail Corridor and Darling Drive

01 | Guardian Square + Pymont Bridge to Waterfront Garden interface

- Current Proposed Pedestrian Accessibility
- Opportunity for Improved Pedestrian Accessibility
- Opportunity for Improved Public Realm Interface

Guardian Square + Pymont Bridge to Waterfront Garden interface

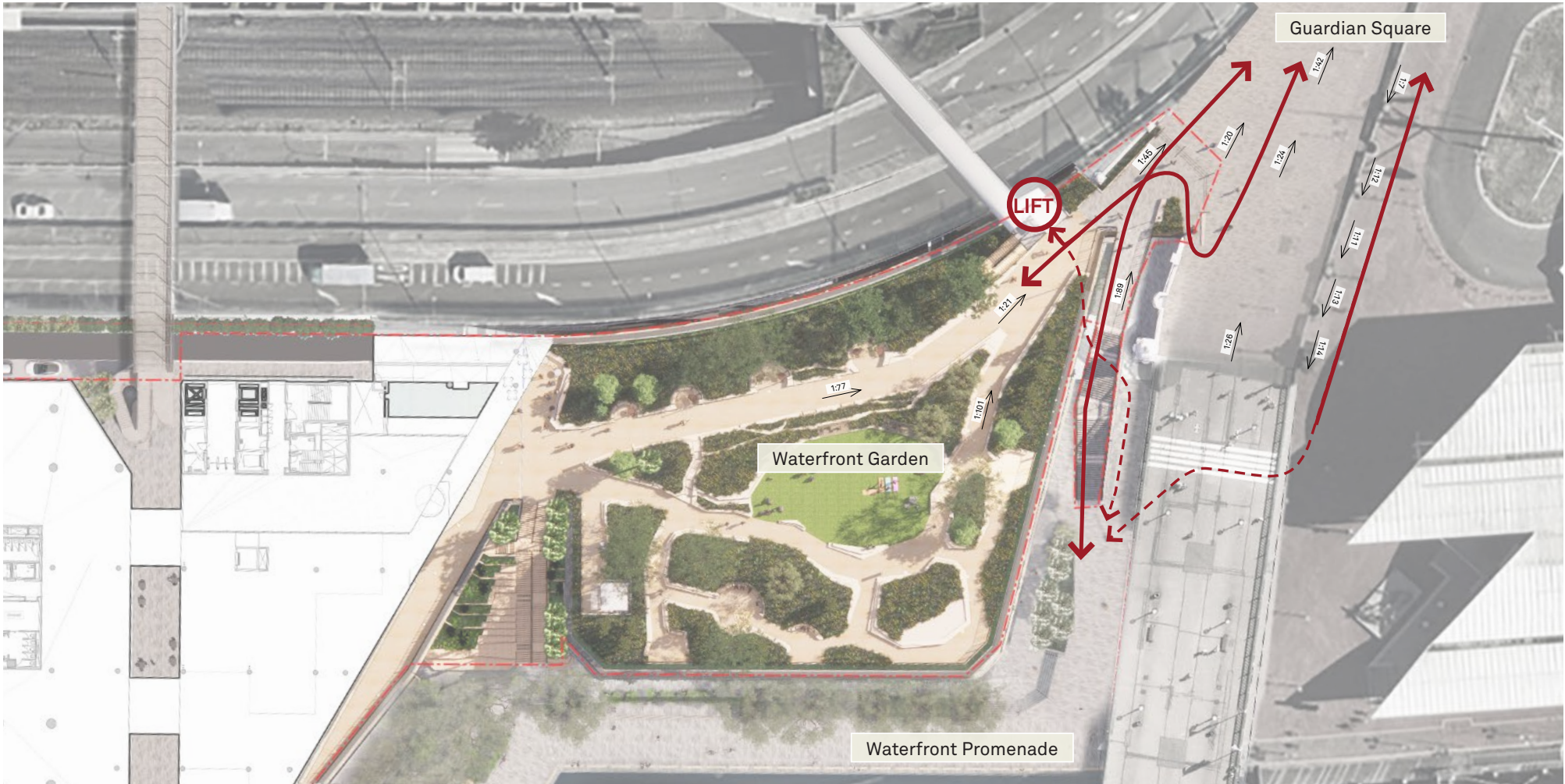
Current Proposed Pedestrian Accessibility (L02) as per SSDA3 Approval

Current Proposed Pedestrian Accesibility (L02)

The current proposed pedestrian accessibility at L02 is based on reinstating the North Bridge, which would include the Pymont Lift and North Bridge Stairs being co-located, positioned on the Western edge of Waterfront Garden. This results in a dislocation between the North Bridge, Pymont Lift and the Pymont Steps, which are the primary public connection to the Ground Floor and Waterfront Promenade level.

The interface with Pymont Bridge is challenging with existing levels, the switch back ramp which provides an accessible route remains, however due to the North Bridge and Pymont Lift location an early decision point between taking the Pymont Lift or Pymont stairs to the Promenade level is required by the public.

The retention of the existing North Bridge drives the location of the public lift that is not optimum for the majority of the public routes - this results in an outcome that is prioritised to a private development rather than the majority of public users.



Guardian Square + Pymont Bridge to Waterfront Garden interface

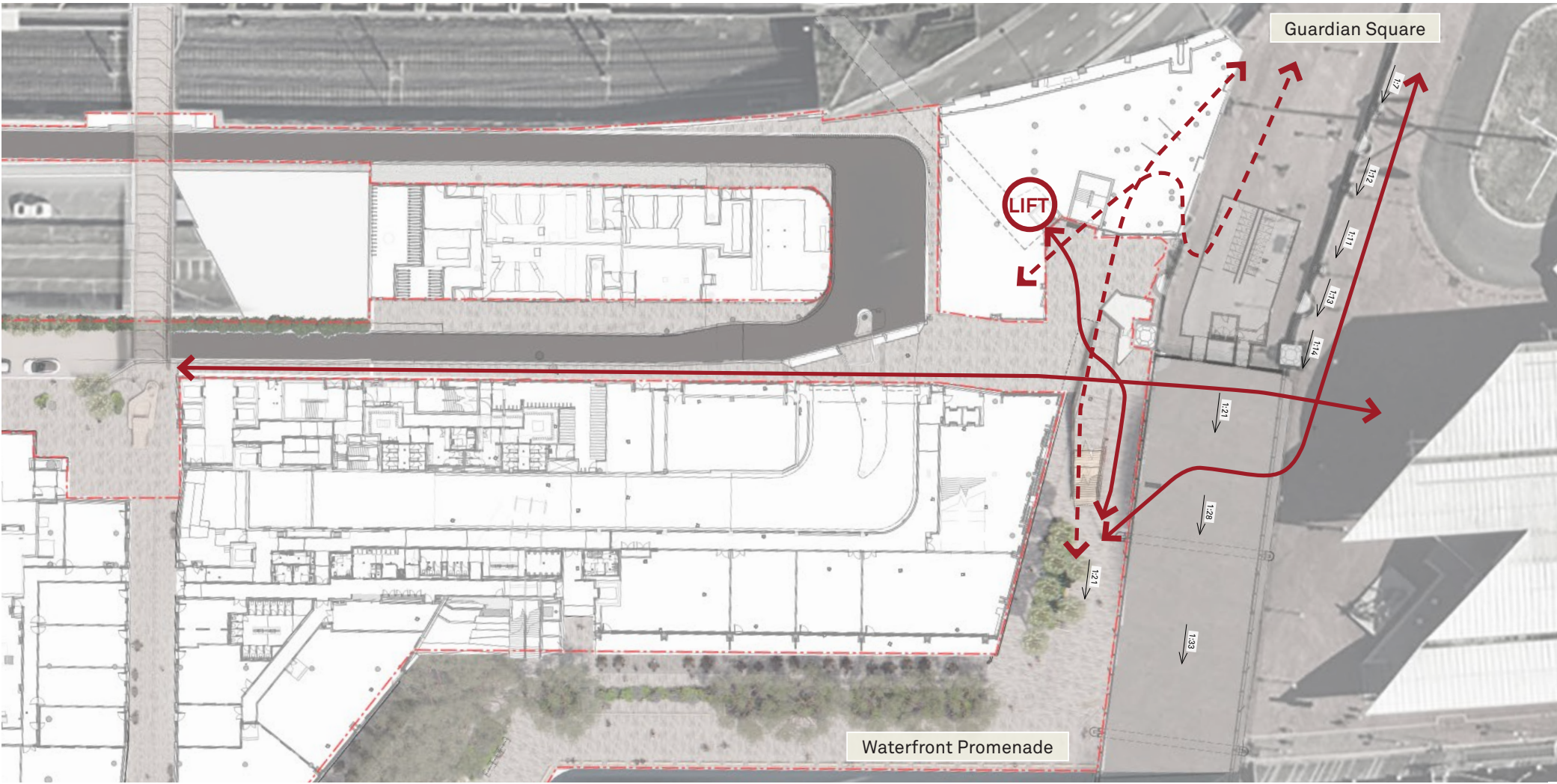
Current Proposed Pedestrian Accessibility (Ground Floor)

Current Proposed Pedestrian Accesibility (Ground Floor)

The resultant position of Pymont Lift at Ground Floor, when co-located with the North Bridge reinstatment, is buried deep within the Northern Retail Tenancy. The dislocation from the arrival point of Pymont Lift and the base of the Pymont Steps is in the order of 30-40m, resulting in an non-equitable outcome and in a likely reliance on wayfinding and signage.

Furthermore, the visibility of Pymont Lift for the Promenade is reduced in this location, tucked behind the Pymont Bridge abutment and the exisitng Rectifier Room. Views to the Lift from under the Pymonth Bridge on a Northern approach are evident, but views when approaching from the south or the Premonade are not evident.

As a result intuitive wayfinding between the Ground Floor Promenade and L02 Waterfront Gardens is not available to the general public.



02 | Pyrmont Bridge + Waterfront Garden interface

- Opportunity for Improved Pedestrian Accessibility

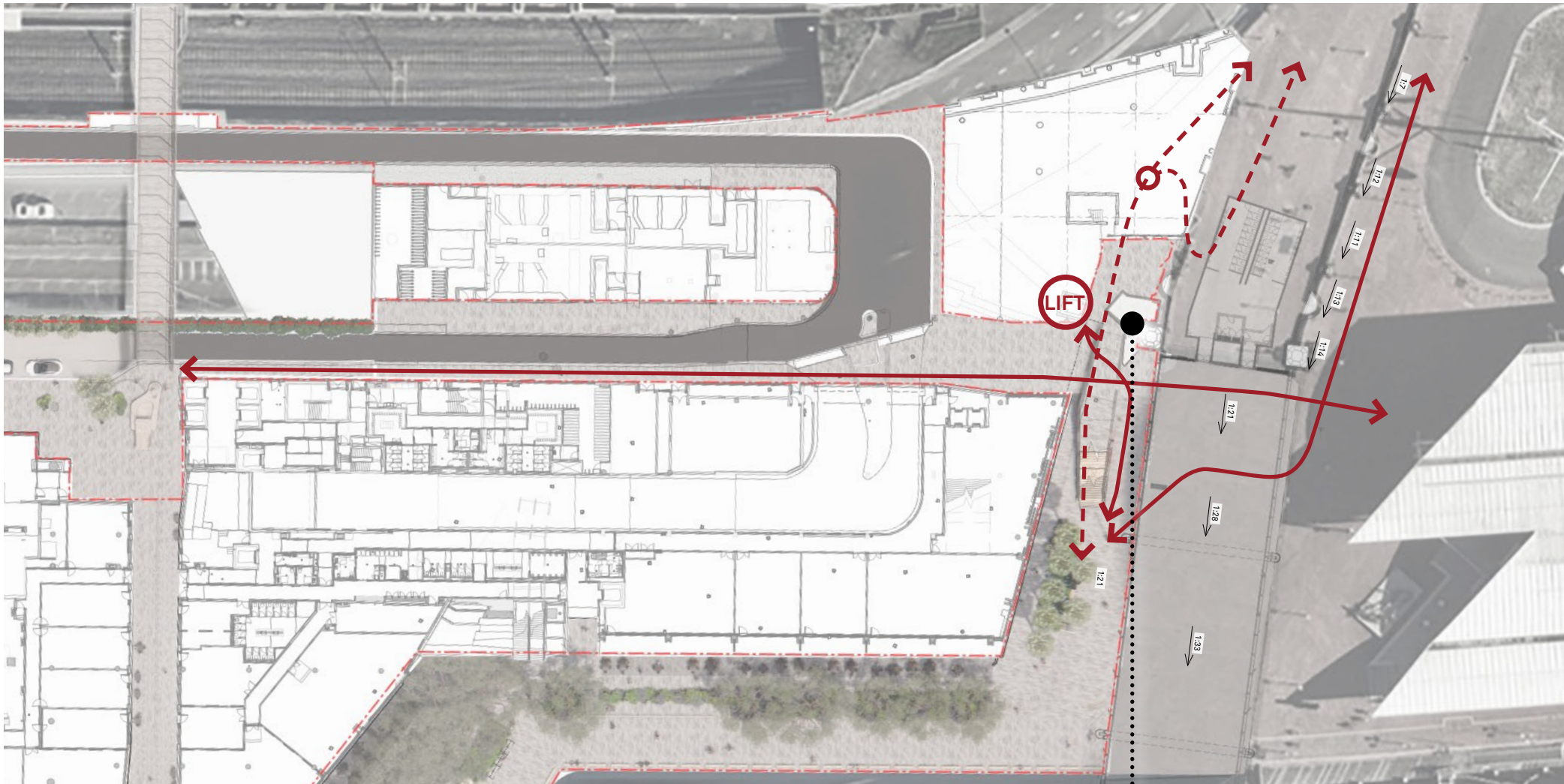
Pymont Bridge + Waterfront Garden interface

Opportunity for Improved Pedestrian Accessibility with Relocated Lift (Ground Floor)

Opportunity for Improved Pedestrian Accessibility with Relocated Lift (Ground Floor)

If the North Bridge is not reinstated it provides an opportunity to relocate the Pymont Lift to a improved location. If North Bridge is not reinstated and co-location of the North Bridge and the Pymont Lift are not required, the Lift can be relocated to enhance the relationship with the Pymont Steps and improve the connection to the Ground Floor and Promenade itself.

The proposed relocated position for the Pymont Lift offers a number of improvements including, closer proximity of the Pymont Lift and the Pymont Steps base, greater visibility of the Pymont Lift from the Promenade approach, and ogreater visibility of the Pymont Lift within the North-South link connecting along the western edge of the building at Ground Floor. This approach delivers an outcome that priorities a greater public benefit.



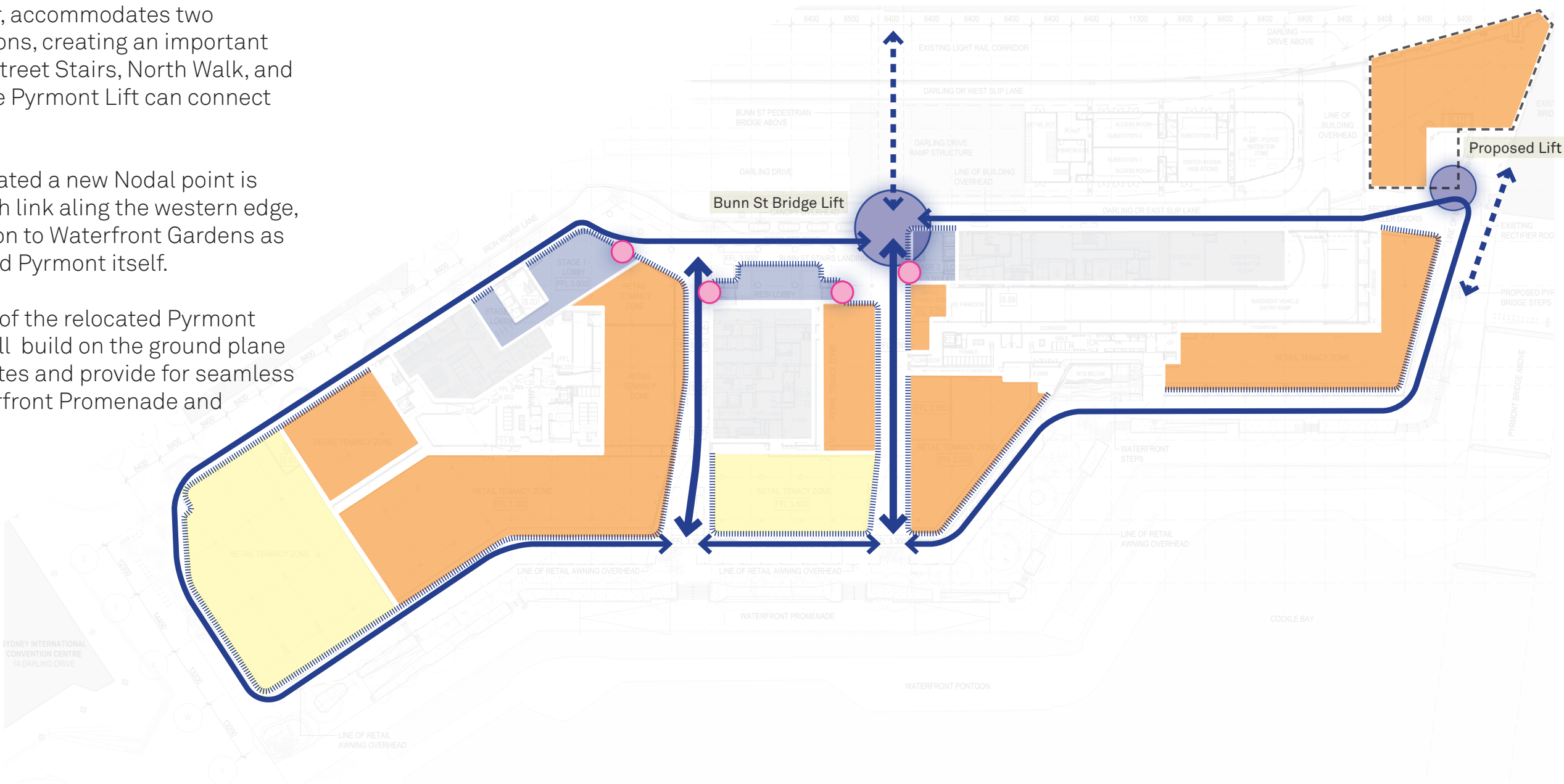
Relocation of Rectifier Room to be assessed as part of a seperate application

Pymont Bridge + Waterfront Garden interface

Opportunity for Nodal Connectivity with Relocated Lift (Ground Floor)

- The proposed ground floor, accommodates two major East West connections, creating an important intersection at the Bunn Street Stairs, North Walk, and Darling Drive location - the Pymont Lift can connect into this network.
- If the Pymont Lift is relocated a new Nodal point is created on the north-south link along the western edge, creating vertical connection to Waterfront Gardens as well as Pymont Bridge and Pymont itself.
- The proposed co-location of the relocated Pymont Lift and Pymont Stairs will build on the ground plane network of pedestrian routes and provide for seamless access between the Waterfront Promenade and Pymont

- Circulation Node
- Active Edge
- Harbourside Retail
- Flagship Tenancy
- Commercial + Residential Lobbies
- Office EOT
- Entry



Proposed Design - L00

Pymont Bridge + Waterfront Garden interface

Opportunity for Improved Pedestrian Accessibility with Relocated Lift (L02)

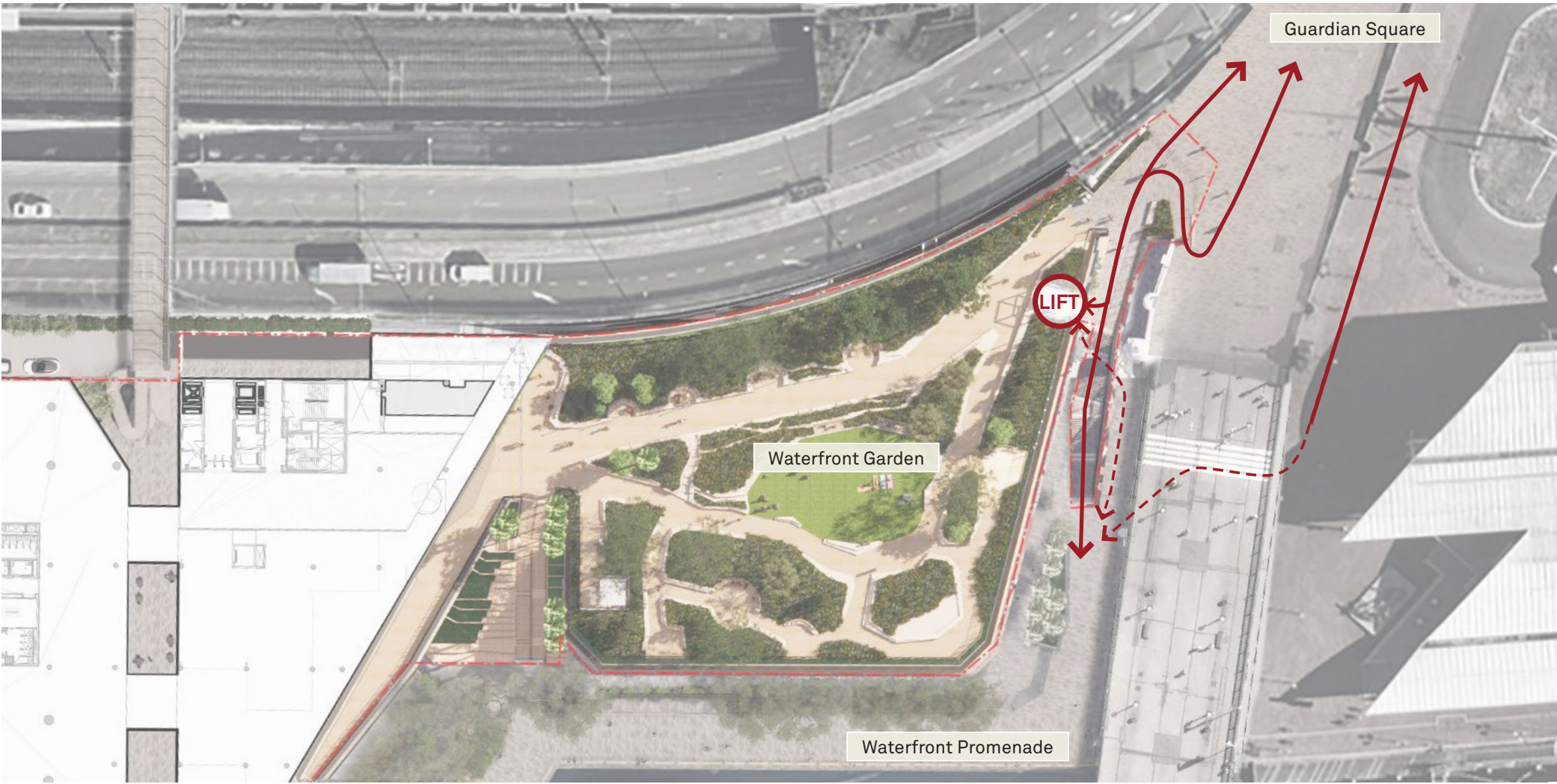
(Subject to SSDA3 Assessment)

Opportunity for Improved Pedestrian Accessibility with Relocated Lift (L02)

If North Bridge is not reinstated and co-location of the North Bridge and Pymont Lift is not required, the Pymont Lift can be relocated to work better with the Pymont Steps and improve connection and intuitive wayfinding from Waterfront Garden and the Pymont Bridge interface on L02.

The proposed relocated Pymont Lift position co-locates the lift with the top of the Pymont Steps, allowing for improved and equitable access for the vertical connection to the Ground Floor and Promenade level. This allows for an intuitive choice between users of the Lift or Steps.

Furthermore, the proposed Lift relocation improves the interface between Waterfront Garden and the Pymont Bridge interface. By not reinstating the North Bridge removes the requirement of the lift and stairs to place the western edge, resulting in the connection becomes more open with visual connection to and from Guardian Square.



03 | Guardian Square + Pyrmont Bridge to Waterfront Garden interface

- Opportunity for Improved Public Realm Interface - View Analysis

Ground Floor

Pymont Bridge Visibility



Current Pymont Lift Location - Pymont Bridge

This view demonstrates the current arrangement with the North Bridge reinstated, including co-located Pymont Lift and North Bridge stairs from Ground Floor under Pymont Bridge. The lift is secluded from the Promenade and there is no visual connectivity between the Pymont Lift , Steps or L02.



Proposed Pymont Lift Relocation - Pymont Bridge

This view demonstrates the proposed arrangement where North Bridge is not reinstated from Ground Floor under Pymont Bridge. The improved position and visibility of the Pymont Lift is notable, additionally the visual connectivity between the Pymont Lift enclosure on L02 and arrival location on Ground Floor provides improved public wayfinding between the Pymont Lift and Steps.

Ground Floor

Pymont Bridge Lift Outlook



Current Pymont Lift Location - Outlook

This view demonstrates the outlook from the current Pymont Lift location. The lift is secluded from the promenade, there is no clear visual connection to the waterfront when arriving on Ground Floor.



Relocation of Rectifier Room
to be assessed as part of a
seperate application

Proposed Pymont Lift Relocation - Outlook

This view demonstrates the proposed arrangement where North Bridge. The improved position and visual connection to the Promenade is notably, as well as the closer proximity to the Pymont Steps.

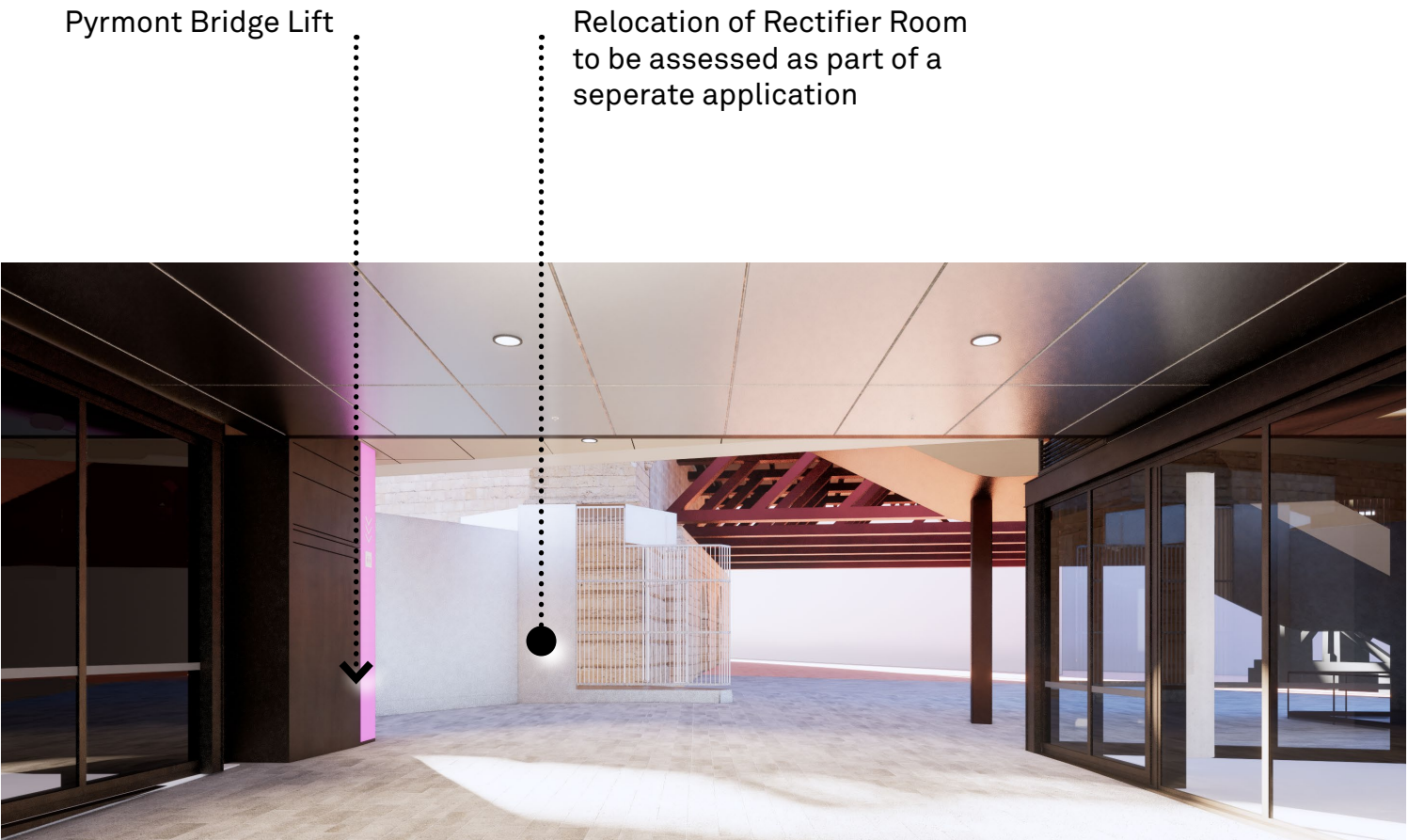
Ground Floor

Pymont Bridge Lift Location



Current Pymont Lift Location - North link

This view demonstrates the current arrangement with the North Bridge reinstated, including co-located Pymont Lift and North Bridge stairs from Ground Floor under Pymont Bridge looking South. The lift is secluded and not evident from the North Link connection.



Proposed Pymont Lift Relocation - North Link

This view demonstrates the proposed arrangement where North Bridge is not reinstated from Ground Floor under Pymont Bridge looking South. The proposed relocation positions the Pymont Lift at the corner of the North Link, reinforcing the nodal connection and overall improvement to site-wide circulation.

04 | Guardian Square + Pyrmont Bridge to Waterfront Garden interface

- Post Dip Commentary
- Opportunity for Improved Promenade Visibility

Post-DIP Commentary

During the DIP Post Approval Session 3, and captured in the subsequent commentary, the panel made the following commentary:

- Ensuring the Lift is visible from the lower promenade levels and the southern approach.
- Understand Sightlines form the lower promenade
- Reduce reliance on directional signage and signage totems

Relocation of Pymont Bridge Lift 	1.7. The Panel noted the importance of ensuring the location of the Pymont Bridge lift is publicly visible and that sightlines to the lift are clear and obvious when viewed from both the upper Waterfront Garden level, and the lower Waterfront Promenade level. However, the Panel emphasised that sightlines to the lift are more important for pedestrians at the lower Waterfront Promenade level (particularly for first time users / visitors) who would otherwise climb up a long flight of stairs. 1.8. The Panel acknowledged that the proposed relocation of the Pymont Bridge lift has improved compared to its existing location (adjacent to the North Bridge). However, discussed the extent to which the visibility of the lift could be further improved at the lower Waterfront Promenade level. 1.9. The Panel questioned the extent to which directional signage and signage totems are relied on to enhance visibility of the publicly accessible lift at the lower Waterfront Promenade level (as opposed to leading edges or glazed elements). 1.10. The Panel suggested that consideration be given to relocating the lift further towards the east to a more visible location so that it is more closely located to the base of the Pymont Bridge Steps (noting that this is where the greatest sensitivity is).
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Ground Floor

Pymont Lift - Promenade Visibility

Opportunity for Improved Visual Connection from Promenade (Ground Floor)

Subsequent to the DIP Post Approval Session 3 and Panel Advice as issued, the design team did further investigation and development of the Pymont Lift at Ground Floor to improve the visibility from the Promenade.

- Studied views to ensure the proposed relocation was visible from the Promenade.
- Reduced the maximum extent of the Pymont Steps landing to open the visual aperture to the Lift.
- Introduce a Glazed frontage to animate the Lift operations.



Ground Floor

Pymont Lift - Promenade Visibility

Opportunity for Improved Visual Connection from Pymont Steps (Ground Floor)

The proposed relocation of the Pymont Lift provides a clear visual connection between the Promenade, Pymont Steps and the Waterfront Garden on L02. The views illustrate that both the base and top of the lift are visible from the Ground Floor vantage points.

