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THE RIBBON URBAN DESIGN REPORT



Prepared for S96 Development Approval
December 2017

HASSELL

Front cover image: The Ribbon, View of
Darling Harbour and Proposed Building
Imagery by HASSELL

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Introduction

This Urban Design Report has been prepared as part of the Environmental Impact Statement prepared for “The Ribbon” development and addresses the Built Form, the design changes undertaken as part of the S96 DA and Urban Design requirements of the EIS.

In this report we outline the opportunity and aspirations of the Cockle Bay development site to create a landmark icon for Darling Harbour, an enhanced public domain precinct and a new gateway to the City. This report should be read in conjunction with the Visual Impact Assessment Report.

The report also explains in detail, the changes undertaken to the built form in order to rationalize the geometry and address few other unresolved issues in the previous DA submission.

The Ribbon development comprises a building component of 50,782sqm total Gross Floor Area plus an Urban Renewal / Landscape component of approximately 11,200 sqm. The total proposed site area for the development including the building footprint is 16,260 sqm on, and adjacent to, the site currently occupied by the IMAX Cinema, Darling Harbour, Sydney.

The proposed project comprises the following:

- _ The demolition of the existing IMAX building and the construction of a new 23 storey building and a separate 2 storey building
- _ A total Gross Floor Area of approximately 50,782sqm for hotel and serviced apartments, retail, recreation, function purposes and a new IMAX cinema
- _ 170 car parking spaces, to be located within the podium levels
- _ Upgrades to the surrounding public domain including new playground area, a prominent street address and activated edges.

Executive Summary

The Imax site represents a unique opportunity to contribute to the revitalisation of Darling Harbour and Cockle Bay together with other adjacent projects of major significance in the precinct.

The built form is derived directly from the consideration of its urban context, site constraints, adjacent development proposals and site potential. The broad planning framework for the area and neighbouring development site guidelines have been considered throughout the development of the design in the absence of specific planning policies.

Darling Harbour through its built form regeneration is becoming truly integrated with the CBD. The Ribbon delivers a building form that contributes positively to both the harbour and the park while providing a new gateway landmark to the City.

The transformation of the Harbour in coming years driven by the Sydney International Convention, Exhibition and Entertainment Precinct and Barangaroo proposals represents a new scale of development which will define the future character of the area. The unique form of The Ribbon responds to the evolution of the skyline and change in scale directly at the harbour edge.

The site sits within a major entertainment, cultural, tourist and commercial precinct, creating a spectacular waterfront experience. The proposal provides enhanced ground level activation, improved sight lines and strong and legible pedestrian links across Cockle Bay and from the Harbour through to Darling Quarter.

The distinct design of The Ribbon will provide a clear point of reference and orientation for locals and visitors. Its bold form emerging between the elevated freeways will engage with people at multiple levels providing a landmark Gateway to the CBD and an icon for Cockle Bay and the Darling Harbour precinct.

S96 DESIGN CHANGES

The Section 96 application addresses changes to the design of the Ribbon tower façade for the reasons as listed below:

_Rationalisation of the geometry of the tower envelope to consolidate elements that were previously projecting from the curvilinear form.

_Incorporation of inclined louvres into the east and west elevations to provide for solar shading and privacy to the accommodation space.

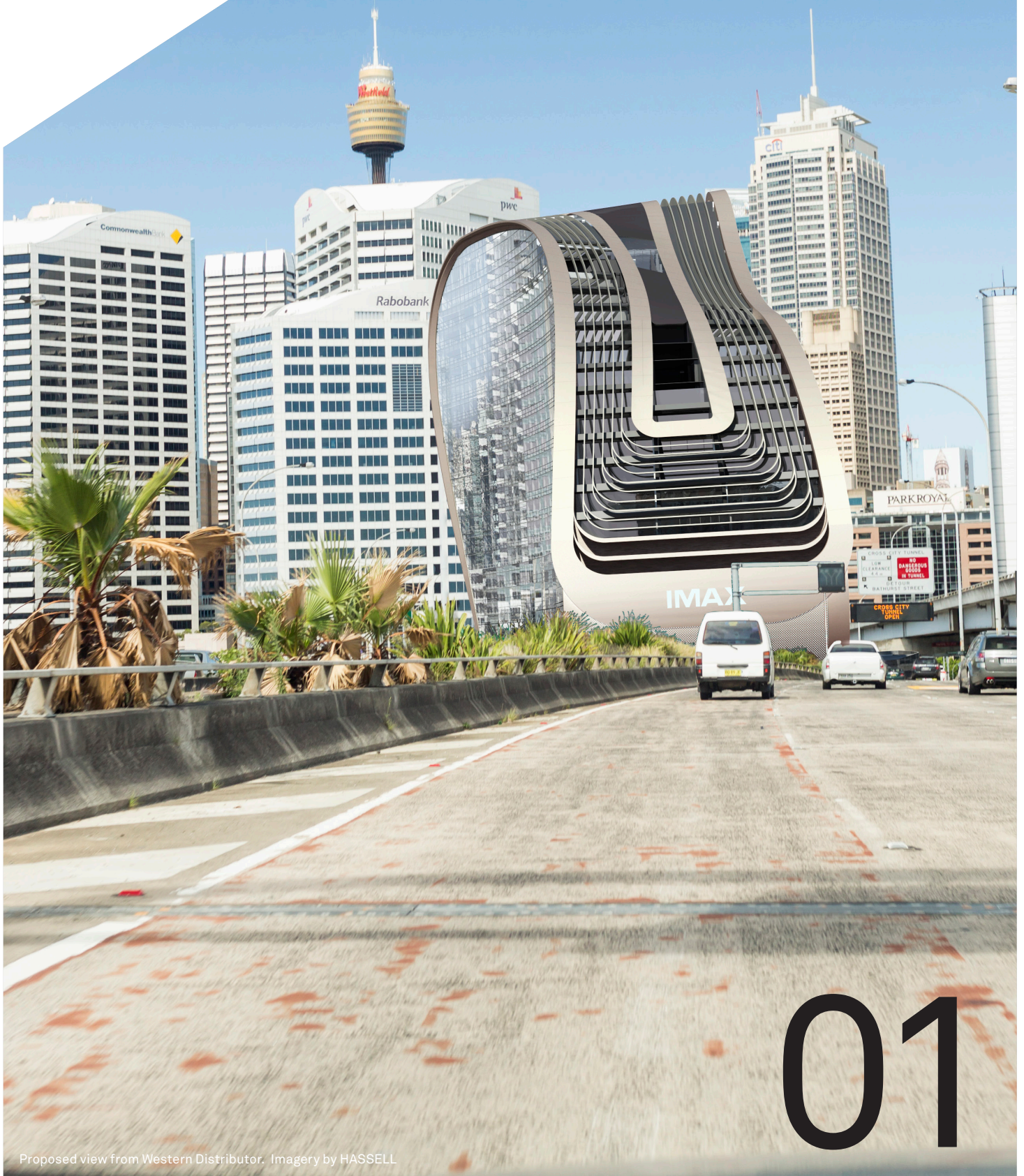
_Modification of the facade set-out to mitigate the potential for the focusing of solar reflections.

_Extension of the uppermost outer edge of the tower form, in compliance with required setbacks from the RMS assets, in order to integrate a BMU rail system.

_Alteration of the façade mullion and transom arrangement to the north and south elevations in order to limit the maximum size of glazed units and mitigate risks associated with their replacement.

The revised design generally complies with the previously established constraints relative to setbacks from the RMS assets; overshadowing to Tumbalong park; and view corridors through the site.

Urban design context



01

01 Urban design context

Significance of the site

We recognise both the challenge and unique opportunity afforded on this site. Together with other projects of major significance contributing to the revitalisation of Darling Harbour, The Ribbon proposal includes an enhanced public domain and the contribution of a new landmark building for the harbour foreshore and City gateway.

The Imax Theatre site represents an opportunity to dramatically remake the southern side of Darling Harbour. This critical water frontage has a remarkable potential, currently hindered by the dominant Western Distributor. By weaving a distinct building into this compromised site, the roadways can become part of the design rather than overriding infrastructure elements. The landmark building will become a defining element on the southern end of the Bay.

We believe the site requires a strong building of noteworthy character to help better define Darling Harbour, establishing a highly visible, recognisable and distinct southern frontage to the water.

The design works with the possible future redevelopment of the area which may see the removal of the Western Distributor.

Whilst creating a spectacular waterfront experience for visitors to the precinct, the ground level experience is also greatly enhanced promoting a stronger pedestrian promenade across Cockle Bay and from the Harbour through to Darling Quarter. Further to this The Ribbon building will rise up between the Western Distributors creating a gateway entrance to the City of Sydney.



Darling Harbour, Australia

01 Urban design context

Planning framework

The new built form is derived from the urban context, future development proposals for Darling Harbour, the site's constraints and its potential to provide new hotel, serviced apartments, retail and entertainment floorspace.

The following is a description of the broad planning framework that applies to the site, there are no detailed controls or a development control plan setting out the parameters for the built form of the development or its desired future character. Therefore the new built form is derived from the urban context, future development proposals for Darling Harbour, the site's constraints and its potential to provide new hospitality, retail and entertainment floorspace.

The Urban Design and Public Realm Guidelines prepared for the Sydney International Convention, Exhibition and Entertainment Centre (SICEEP) site have also been reviewed and considered in the design development of the proposal. However, the Urban Design and Public Realm Guidelines were specifically prepared for the SICEEP tender bid process and there are no specific guidelines or controls that relate to the IMAX site. The Urban Design and Public Realm Guidelines document is not an adopted planning policy and has no statutory weight.

The Guidelines contains several principles in relation to built form design, the public domain, pedestrian access, and activation of spaces and have been considered by the Design team. The urban design guidelines also illustrate that significant changes to the built form of Darling Harbour will occur as the SICEEP precinct redevelops, in particular that the public spaces in Darling Harbour are becoming

enclosed by a denser and taller built form. The statutory planning framework applying to Darling Harbour is the State Environmental Planning Policy (State and Regional Development) Darling Harbour Development Plan No. 1 Sydney Regional Environmental Plan (Sydney Harbour Catchment).

The planning instruments set out the consent authority role and broad planning framework that applies to the site. State Environmental Planning Policy (State and Regional Development) establishes that the development is State Significant Development and that the Minister for Planning is the consent authority. The Darling Harbour Development Plan regulates land use by identifying objectives for the Darling Harbour precinct and permits a broad range of land uses including, tourist, recreational, commercial, entertainment and cultural facilities.

The Sydney Harbour Catchment Regional Environmental Plan (REP) defines the foreshore and waterways areas surrounding Sydney Harbour and identifies a range of matters that are required to be considered in any development proposal.

These matters include:

- _Development that is visible from the waterways must protect and enhance the unique visual qualities of Sydney Harbour
- _Publicly accessible vantage points and public access to and along the foreshore should be increased, maintained and improved
- _Access to and from the waterways should be increased, maintained and improved
- _Development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores

Please note that the points above are not direct quotes but are extracts from the list of Planning Principles in the REP Part 2 Planning Principles Clauses 13 + 14



Proposed view from Pyrmont Bridge East. Imagery by HASSELL

01 Urban design context

Darling Harbour context

The site sits within Darling Harbour, a major entertainment, cultural, tourist and commercial precinct on the western edge of Sydney's CBD.

Within Darling Harbour, the site sits at the southern foreshore edge. The foreshore or waterside precinct is defined by a variety of built form elements including Sydney Aquarium, Wildlife World, Cockle Bay and the Darling Park Towers to the east, the IMAX building and Western Distributor elevated freeways to the south, and the Convention Centre, Harbourside Shopping Centre and Australian Maritime Museum to the west.

Beyond the freeway structures is the entertainment and exhibition precinct centred around Tumbalong Park including Darling Quarter, the Chinese Garden of Friendship, the Sydney Exhibition Centre and the Sydney Entertainment Centre.

The scale of this backdrop precinct proposed for significant redevelopment is reflected in the recently preferred SICEEP proposal.

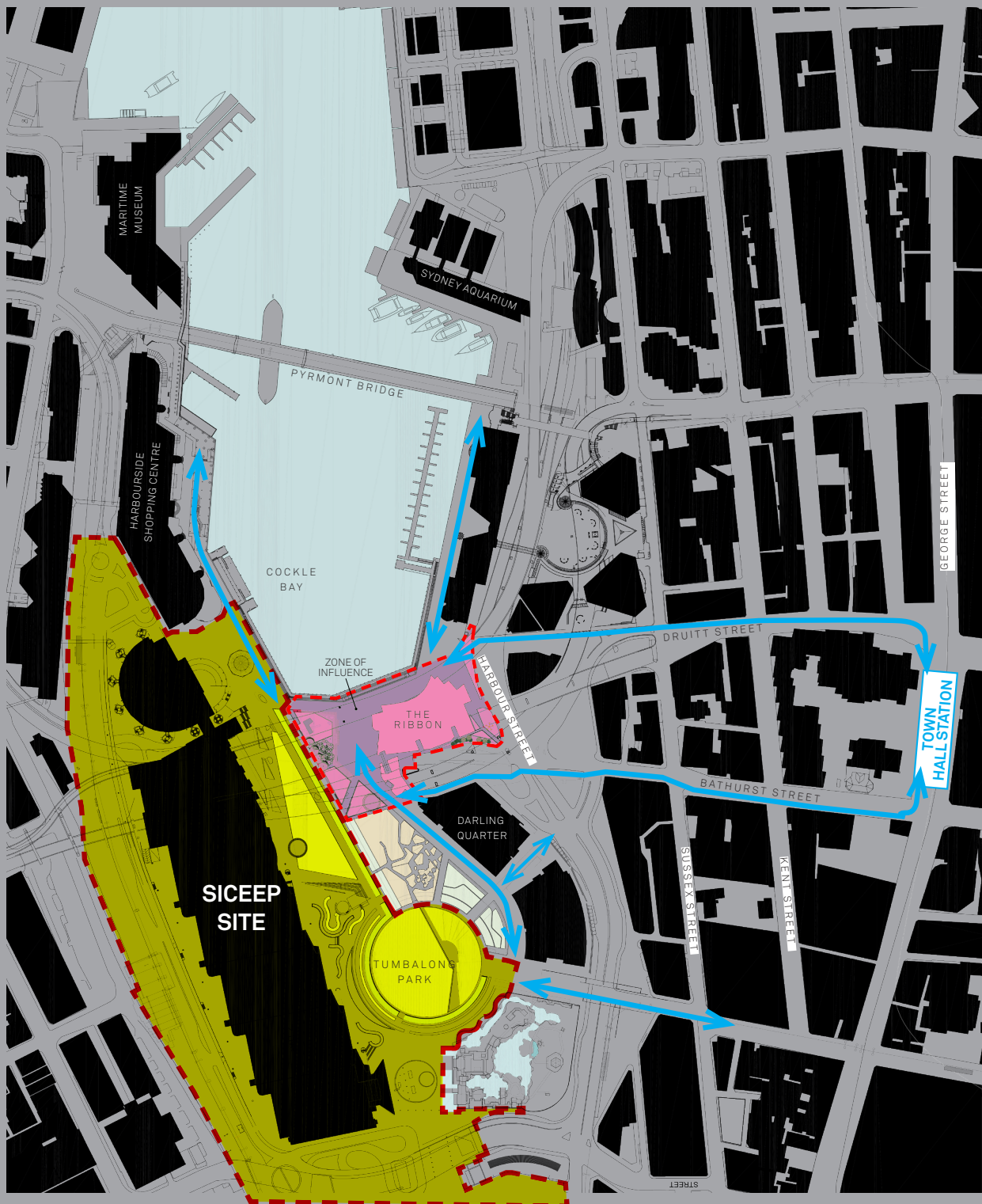
The recently completed Darling Quarter project comprising 68,000 sqm of commercial office and retail space, and the new Children's Playground is to the south of the site.

The emerging form of the western fringe of the CBD is dramatically changing. Both the Barangaroo development and the SICEEP proposal will bring taller and larger buildings to the foreshore edges replacing lower scale buildings or level sites on the fringe of the city.

Darling Harbour through its built form regeneration is becoming truly integrated with the CBD and will be an extension of the City.

The rejuvenation of Darling Harbour is fundamentally changing the its urban form. Historically lower scale developments were orientated to the foreshore and parkland spaces, these developments turned their back on the CBD. The current scenario of much larger scale developments is effectively an extension of the CBD.

The Ribbon will define and activate the southern foreshore edge of Darling Harbour. It will deliver a building form that contributes positively to both Darling Harbour and Tumbalong Park and provide a gateway landmark on approach and departure from the City.



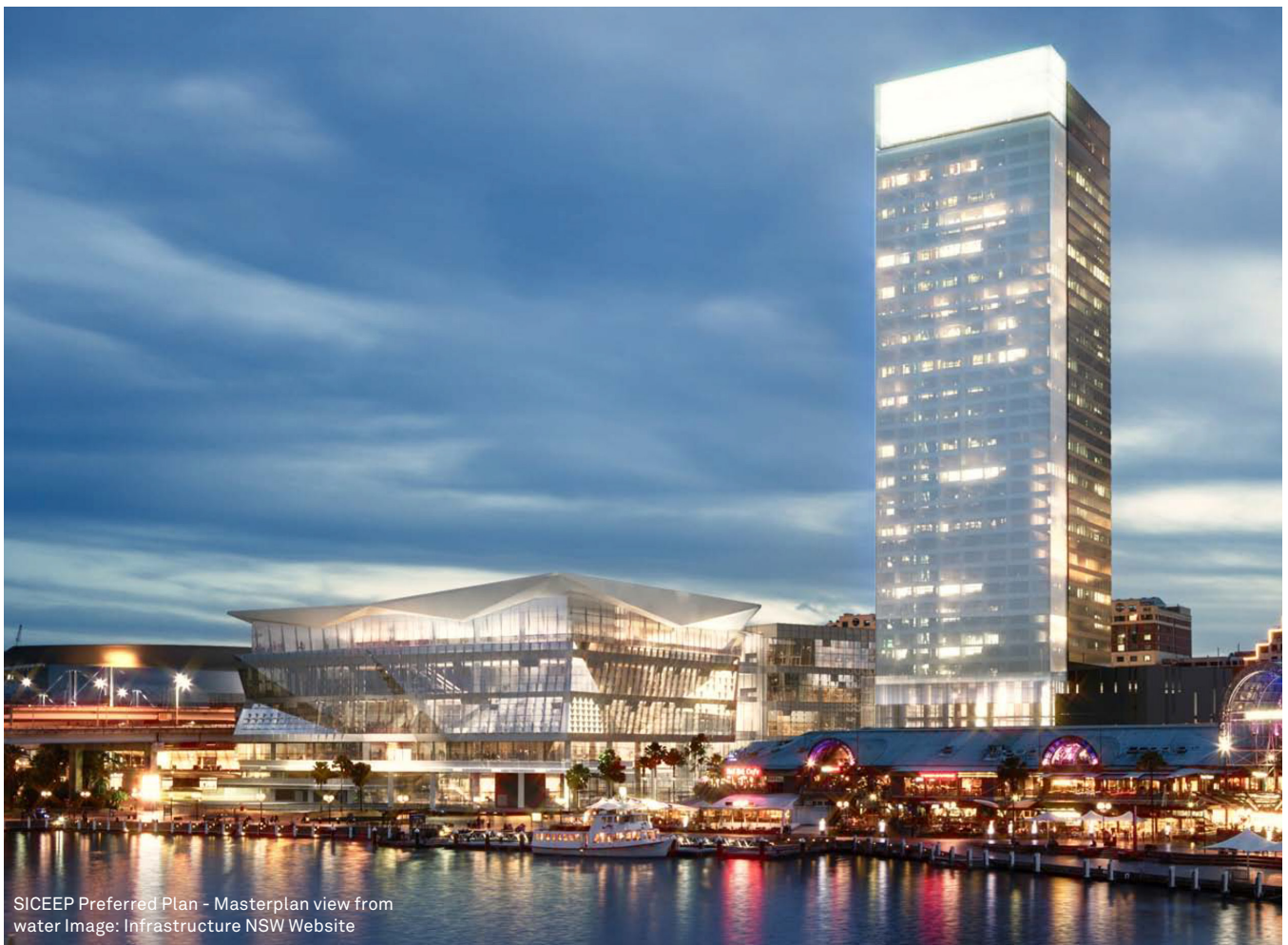
The Ribbon Redevelopment of 31 Wheat Road Zone of Influence



SICEEP Site



Pedestrian Links



01 Urban design context

The future of Darling Harbour

“This project will transform the western fringe of Sydney’s central business district and is the biggest and most exciting change to Darling Harbour in 25 years,” “Darling Harbour already attracts 25 million people a year and this development will create a more vibrant place on Sydney Harbour.”

Barry O’Farrell, former NSW Premier
The Australian, December 11, 2012

In the coming years Darling Harbour will undergo dramatic transformation. This is primarily driven by the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) redevelopment which will see the re-framing of the harbour with a more significant waterside development.

It is an exciting time for Darling Harbour as we reconsider its relevance for locals and visitors alike.

The SICEEP site will become a world class events precinct and is a key part of reinforcing Sydney’s status as a global city. The project provides the opportunity to revitalise a 20 hectare precinct that runs north-south from Haymarket through to Cockle Bay, and east-west from the CBD to Ultimo.

The SICEEP proposal will introduce a wide variety of built forms into Darling Harbour including tall, large floorplate buildings for the Convention and Exhibition Centres and tower forms of 35-40 storeys at the northern and southern ends of the SICEEP precinct for residential and hotel uses.

As stated by former NSW Premier Barry O’Farrell, this new scale of development is part of the evolution of the western edge of the CBD. Darling Harbour is becoming more an extension of the city rather than a

place of specific use with limited attractions for local people. The city is expanding, absorbing Darling Harbour into the fabric of the CBD.

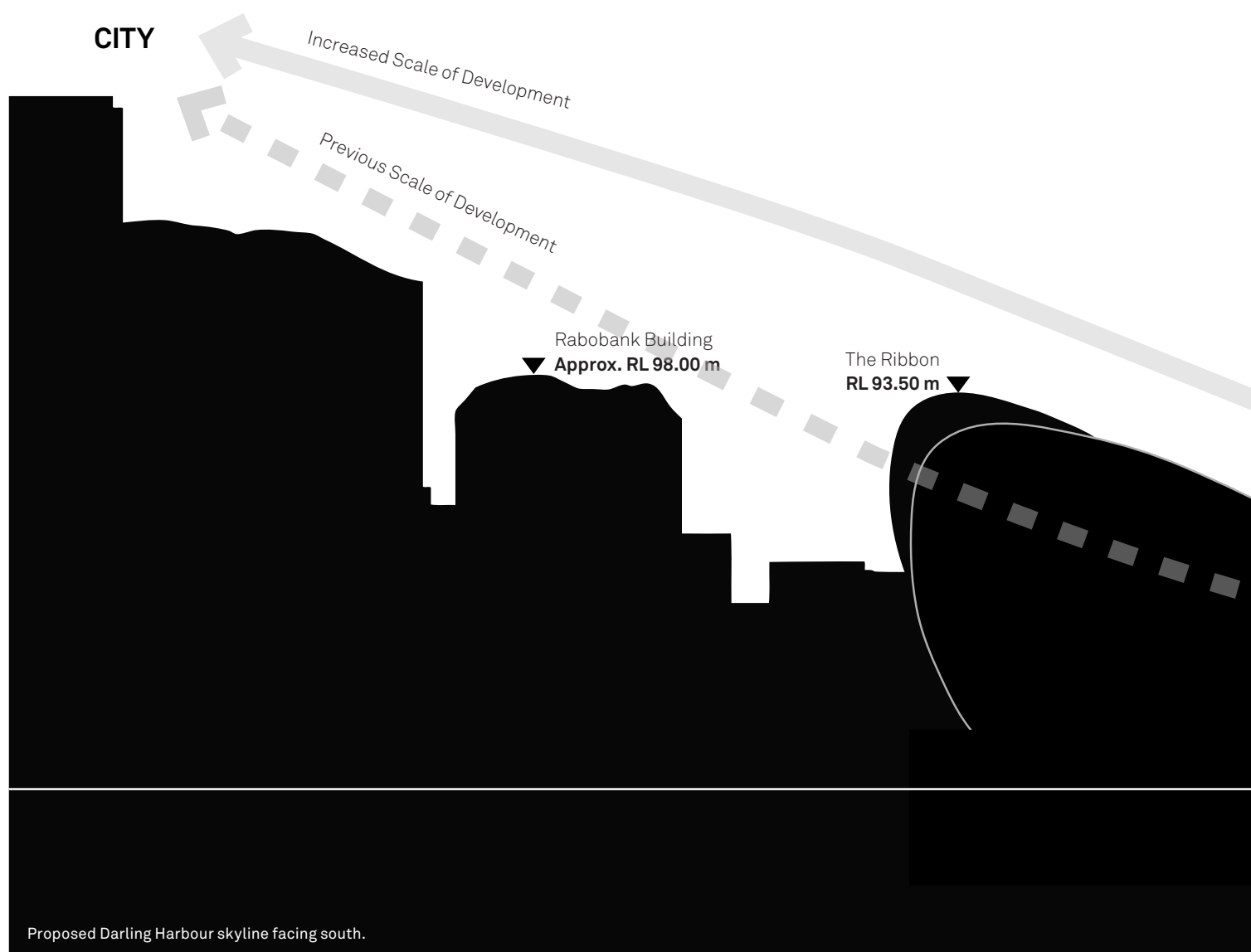
A number of residential towers are also being built in the Southern Quarter with heights of over RL 100 m.

One of the most beneficial changes to Darling Harbour has been the increased diversity of uses in the area, creating a more significant local community. The Ribbon will contribute to this by bringing a high volume of first time visitors to the area, further developing the variety of activities in the area.

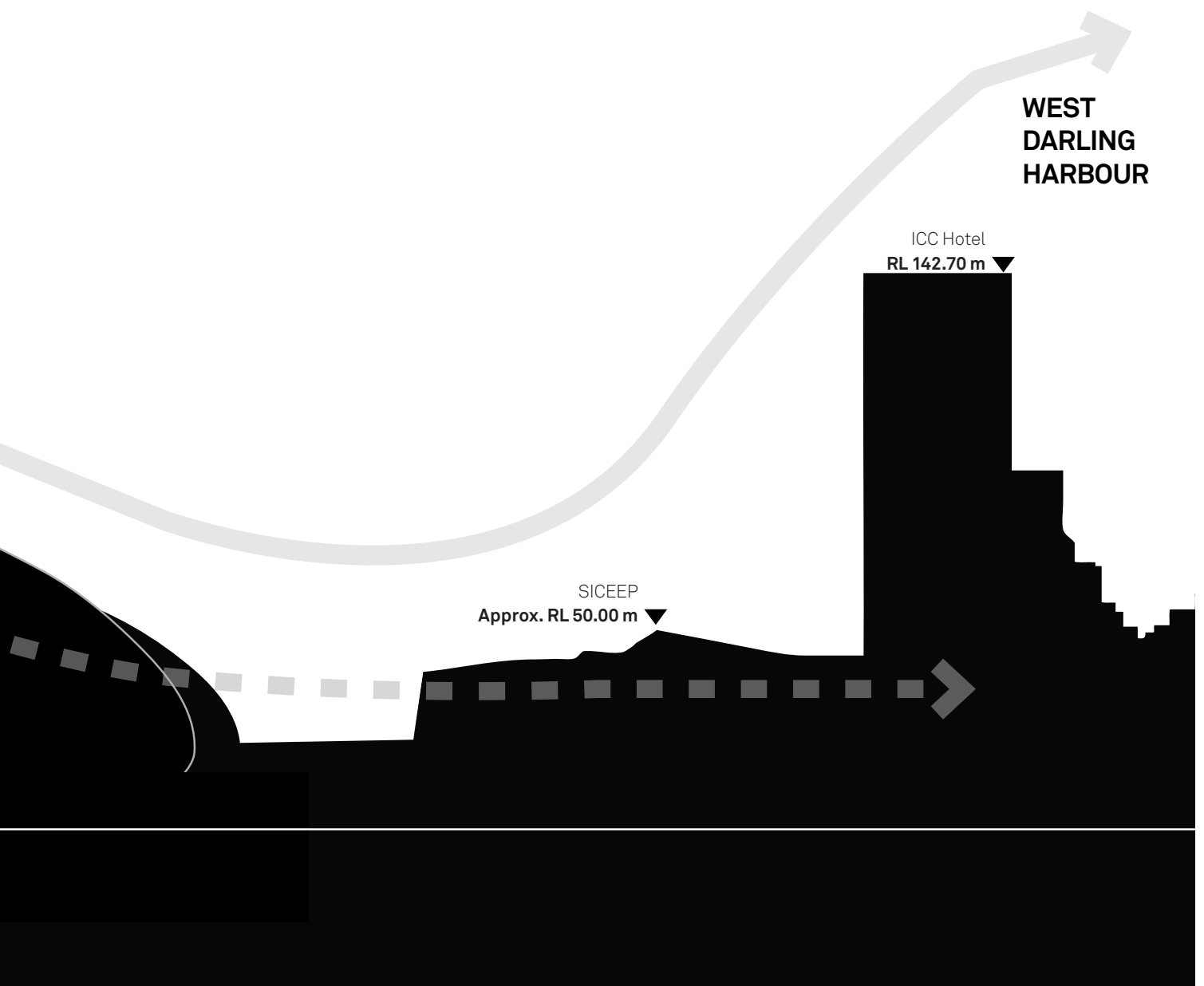
As principal designers of both The Ribbon and the preferred SICEEP redevelopment proposal, HASSELL are able to ensure seamless integration of pedestrian realm, built form and landscape design.

01 Urban design context

A new scale of
development



“The Ribbon forms a link between West Darling Harbour and the CBD. The height and scale of the proposed building is in keeping with existing and proposed buildings in the immediate vicinity”.



01 Urban design context

A new scale of development

The Ribbon forms a link between West Darling Harbour and the CBD. The height and scale of the proposed building is in keeping with existing and proposed buildings in the immediate vicinity.

It is critical to consider The Ribbon within the context of existing, but also future development, set to dramatically transform the Sydney CBD and Darling Harbour. The building has been conceived on these terms; working with new scales of development which will define the future character of the area.

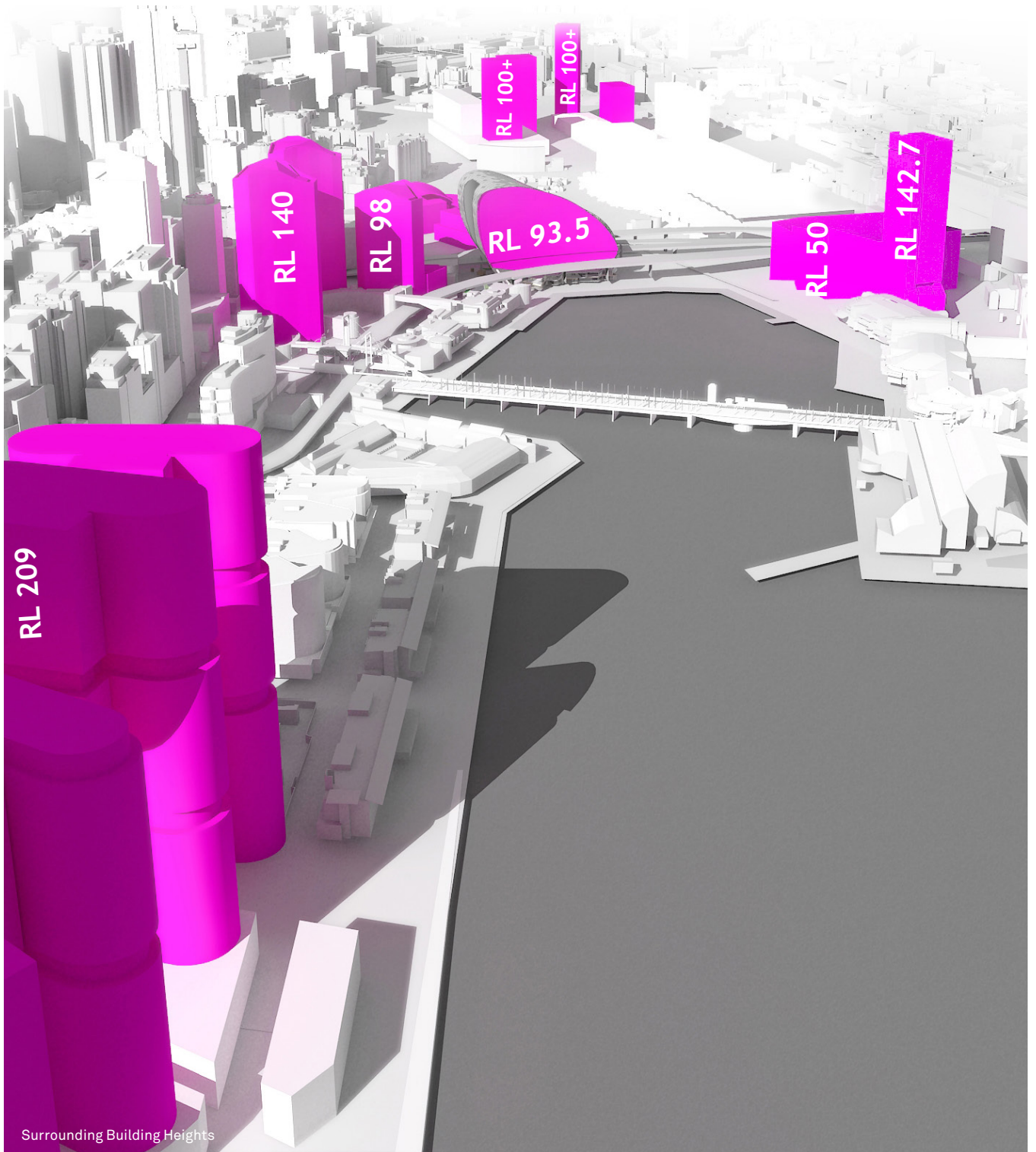
There are a number of significant towers in the vicinity which will have a strong spatial relationship with The Ribbon. The most important of these are the Darling Park Towers to the east and the proposed SICEEP Hotel Tower to the west.

The unique form of The Ribbon provides a sympathetic skyline, guided by a need to draw together the two sides of the harbour and create a more unified waterfront. At the same time The Ribbon footprint within the public domain narrows to strengthen the pedestrian links and sightlines.

The Ribbon adequately responds to the height and scale context given the various precedents in the area such as the Darling Park Towers.

The approval of buildings of significant height, including the residential towers to the South Quarter and the SICEEP hotel tower indicate further support for the skyline and scale of development to change in this precinct. Low rise development is being replaced with a mixture of updated, high quality buildings which reflect the growing density in this part of the city.

As the skyline drawing on the preceding page indicates, The Ribbon fits with the projected skyline of South Darling Harbour.



01 Urban design context

Extending Darling Quarter

Darling Quarter has become a distinct and extremely popular destination for locals and visitors. This innovative locale is now clearly defined and well known as a place of public gathering, recreation and commercial activity.

Darling Quarter is today a vibrant and popular public domain. The playground in particular is a raging success with people of all ages from all corners of the city and beyond. The area is crowded with families on weekends and provides a relaxed breakout space for workers during the week.

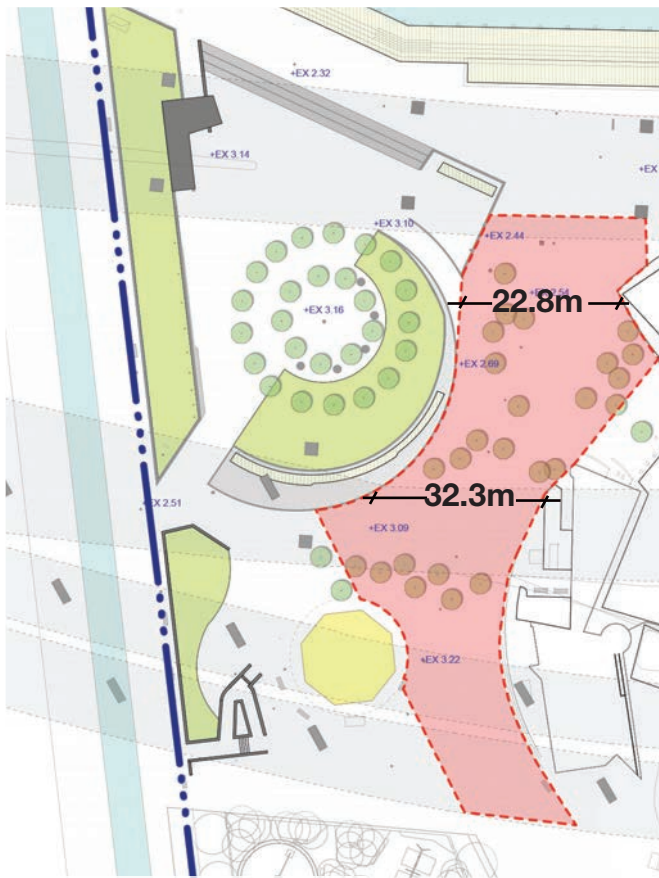
The success of Darling Quarter has transformed the harbourside precinct. Darling Quarter now stands out as a place adjacent to, but distinctly different from Cockle Bay. What was once a confusing extension of the Bay has broken away to become a highly successful piece of the City in its own right.

In our proposal Cockle Bay and Darling Quarter will be linked with stronger pedestrian level connections and sight lines by 'de-cluttering' the space. Achieved by increasing the clear public domain width through relocating the palms and carousel and extending the existing Darling Quarter playground northwards to occupy area under the elevated roads.

As development continues to densify and change the character of the whole foreshore area, The Ribbon will become part of the renewed character for both the Darling Harbour and Tumbalong entertainment precincts.

The newly established Darling Quarter
<http://www.aspect.net.au/wps/wcm/connect/web/w/news/news+darling+quarter+awarded>



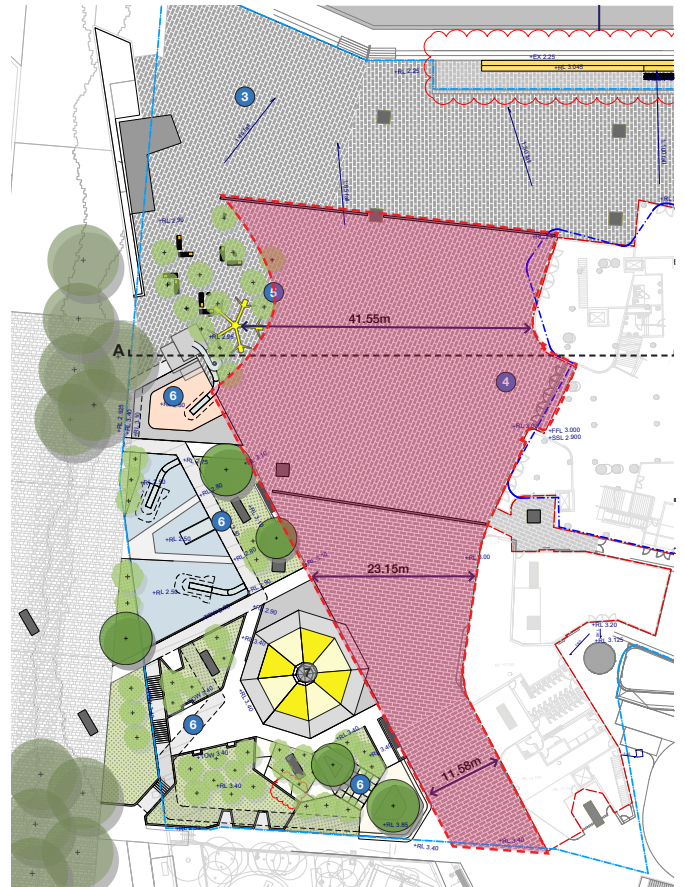


Existing Public Domain



Open Public Space

Approx **1900m2**



Proposed Public Domain



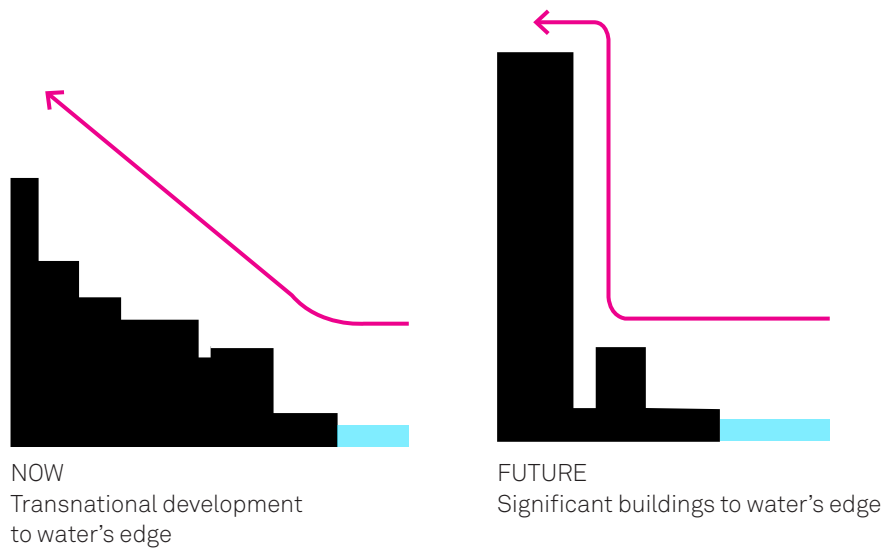
Open Public Space

Approx **2330m2**

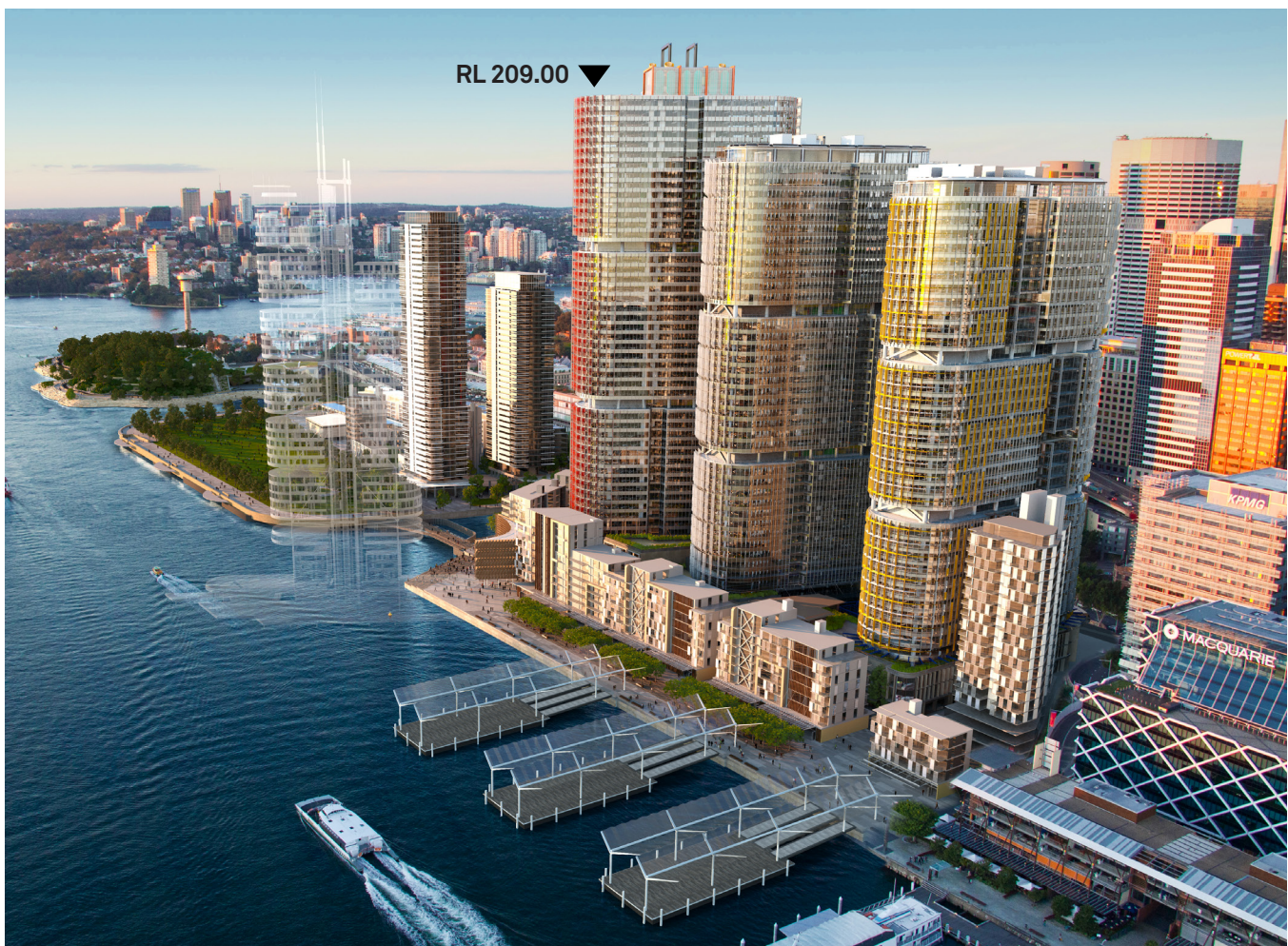


01 Urban design context

Evolution of the Darling Harbour edge



Barangaroo South Commercial Tower
Image courtesy of Lend Lease



01 Urban design context

Evolution of the Darling Harbour edge

New development at Barangaroo is dramatically transforming our harbour foreshore. The approved towers to the water's edge at Barangaroo South will stand some 200+ metres (approximately 50 storeys) above sea level.

Barangaroo is a precedent setting development, redefining the relationship between city and water in Darling Harbour through a dramatic change in scale directly at the harbour's edge.

The transition of building heights, tapering down to the water, is becoming a thing of the past. As the city expands this new high density edge condition will become more and more prevalent.

The verticality of the towers and their scale right on the water strengthens the edge and heightens the contrast between land and water.

Significant height at the water's edge also helps to frame the space of the water and in the case of Darling Harbour, with buildings on all sides, would transform the water space into more of a 'room'.

The Barangaroo development and SICEEP suggest a new direction for Darling Harbour where 'city scale' meets the harbour. The approved new building heights set a precedent for a new condition at the harbour edge, one where high density city scale buildings frame the harbour edges. We must be looking to the existing, but also future developments, as we contribute to Darling Harbour's waterfront.

Barangaroo South Commercial Tower
Image courtesy of Lend Lease



01 Urban design context

Framing Cockle Bay and Darling Harbour

The Ribbon will have a significant frontage to the southern foreshore of Cockle Bay. This new building will create an important link between the city and the new development on the western edge of the Bay, together framing the southern end of Darling Harbour.

The Ribbon will have a scale consistent with development on both sides of Cockle Bay, namely the Darling Park Towers to the east and the proposed SICEEP hotel tower to the west.

Cockle Bay is the site of many public gatherings and celebrations in Sydney. The water itself is often used as a performance zone with floating stages and water born art pieces. The Ribbon will provide a back drop to these events, establishing a harbour zone with more clarity and spatial intensity.

The Ribbon also down plays the dominant Western Distributor. With the addition of a prominent built form to the south, the highway is subdued and becomes part of the built language rather than an eyesore.

