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25 November 2020

Harbourside Shopping Centre Redevelopment DA (SSD-7874) – Response to Submissions

Dear Lachlan,

We have reviewed the latest submissions from City of Sydney dated 11th November 2020, Pyrmont Action Group dated 31st October 2020, Australian National Maritime Museum dated 4th November 2020 and NSW Planning Industry & Environment dated 29th October 2020, regarding the current Harbourside Shopping Centre Redevelopment DA.

The table below outlines our response to comments raised in these submissions relating only to public domain and landscape.

COMMENT RAISED	RESPONSE
AUSTRALIAN NATIONAL MARITIME MUSEUM <i>The Aspect Studios Landscape Design Report dated 8 October 2020 included in the exhibition includes concepts for possible works leading onto, and under, Pyrmont Bridge. Given both of these locations directly interface with the museum's site, it is imperative that Mirvac consults with the ANMM in relation any proposed designs and works for these spaces to ensure a consistent look and feel is maintained along the Western Harbour foreshore.</i>	<p>Noted. The future public domain material selection should be carefully considered to maintain a consistent look around the harbour foreshore. Refer to SSDA Landscape Design Report dated 8th October 2020 - page 64 for design intent. This will be explored further during Stage 2 Design Development and consultation process.</p>
NSW DEPARTMENT PLANNING, INDUSTRY & ENVIRONMENT <u>Tree removal</u> <i>The RTS indicates trees are proposed to be removed as part of this SSD. It is unclear how many trees are proposed to be removed from the site. Details need to be provided on the number of trees to be removed, their location and species.</i>	<p>The development proposals require the removal of the existing 20 no. <i>Livistona australis</i> along the eastern edge of the Harbourside Shopping complex. During the Stage 2 DA process the landscape architectural response should explore opportunities to transplant these existing trees to other parts of the site (subject to confirmation of basement extent, building envelope, potential structural impacts to the existing sea wall.) Technical advice from an Arborist will be required to validate the possibility of transplanting. New tree planting is proposed along the boulevard to increase shade</p>

COMMENT RAISED

Relocation of native fauna impacted by tree removal

EES recommends any resident fauna potentially impacted by the removal of the trees should be relocated in a sensitive manner under the supervision of a qualified ecologist/licensed wildlife handler prior to any clearing commencing and this is included as a condition of consent.

Landscaping

The Planting Palette in the LDR does not indicate the trees and other plants to be planted in the public open spaces comprise local native species. While the Planting Palette notes Phoenix canariensis is native, it is not native to Australia but rather it is native to the Canary Islands. The proposed use of exotic species such as Cycas revoluta which is native the southern Japan and Philodendron Xanadu which is native to Brazil should be replaced by local native species.

Green Roofs

The RtS indicates the current design maximises the green roof opportunity and the proposal has been revised to provide a more extensive and diverse mix of local native plant species for improving biodiversity and habitat value of the green roof (page 26). EES supports the provision of the green roofs but recommends the planting consists of a diversity of local native provenance species that once occurred in this locality.

PYRMONT ACTION GROUP

Provision of Guardian Square

The amount of space to be made available to the public is ridiculously small, with much of it taken up by concrete walls and paths, all with hard geometric configuration so alienating to what's left of the natural form of the harbour. We ask why a more natural landscape cannot be created, with more trees, and fewer structures. We also wonder why the much larger expanses of green roofs are not part of the public domain.

RESPONSE

Refer to Eco-Logical report (Under development Nov 2020) for any detail on existing fauna.

The plant palette on **page 69 of SSDA Landscape Design Report dated 8th October 2020** is indicative and will be refined during the next phase of design to ensure the right balance of native and exotic species is achieved.

The plant palette on **page 70 of SSDA Landscape Design Report dated 8th October 2020** is indicative and will be refined during the next phase of design to ensure the roof terrace achieves biodiversity and habitat goals.

The concept proposed for Guardian Square has a total area of 1500m², this generous size and its level access to Pyrmont Bridge creates opportunities for day or night temporary events such as pop up cinemas, market stalls or performances. The design of the square will be subject to an international design competition and subsequent detailed design stages that will follow.

COMMENT RAISED

Public Benefit

The only public benefit we can identify appears to be the proposed Guardian Square. Whilst we note the claim that this latest concept proposal provides 8,200 sqm of public open space, when you dig deeper you discover that in addition to the paltry 1,500sqm Guardian Square, the rest of the total open space is made up of steps and stairs, concrete pathways linking spaces and the claimed widening of the boulevard. However, when one turns to p21 of the latest RtS you find that whilst there might be a net increase in the total area of the boulevard, the area of the current public plaza outside Harbourside has been reduced by around 50%. This plaza is a gathering place. The proposed boulevard is just a pathway of around 20m width in its entirety, as the proposed podium encroaches ever closer to the water.

CITY OF SYDNEY

Landscape & Biodiversity

The accompanying Public Domain Report, prepared by Aspects Studio, states that the inaccessible roof areas must remain so because of the strict building envelope constraints. It is also indicated that no trees are proposed on the green roofs as they would interrupt the sight lines and harbour views from the apartments behind. The City has significant canopy cover targets, and the proposed green roofs are extensive in area. To not plant trees in this space, even in select, scattered groups, is a missed opportunity.

RESPONSE

Refer to SSDA Landscape Design Report dated 8th October 2020 - page 9 for clarification on areas where Mirvac are delivering 8,200m² of public domain space and the related public domain concepts as outlined on **page 32-33**.

There is a large amount of hard landscaping in the public domain as these areas provide important public through site connections between Pyrmont bridge, the harbourside, Bunn Street and the Fish Market. Where possible pedestrian pathways, steps and stairs have been afforded a generous scale and proportion (**see Ribbon Stairs pg. 44 and Event Stairs on pg. 40**) that allows integrated seating and planting, providing usable space for the public to relax and enjoy the harbourside views on the most popular pedestrian routes.

The boulevard width has been set as directed by the landowner Place Management NSW and is a constant width but features tree planting and street furniture to break up the large expanse of hard paving. Its generous size allows for potential activation opportunities for kiosks, pop up events etc to be on the waterfront.

Refer to SSDA Landscape Design Report dated 8th October 2020 page 56 - The current design maximises the opportunity within the strict building envelope constraints. The envelope cannot accommodate items such as lift overrun, additional balustrade or shelter/structure in this area, therefore the space cannot be publicly accessible. However, this does create an opportunity for an extensive area of low level planting and shrubs to improve biodiversity and habitat offering, while also providing a green outlook to the neighboring buildings.

In addition to the previous response regarding building envelope restrictions please also refer to **FJMT Architects SK201125 01 RTS - Podium L5 Detailed Section** through inaccessible green roof areas.

COMMENT RAISED

Landscape & Biodiversity

The City reiterates that soil depths should vary between 450mm-1000mm across these roofs to support a diversity of planting and realise a valuable urban ecology within the CBD environment. Whilst it is acknowledged that providing accessible green roofs would have knock-on implications for shade structures and balustrades, it is reiterated that some of the inaccessible green roof should be made accessible and at the very least, to the northern roof. Should these roofs remain inaccessible, it should facilitate substantial biodiversity and habitat creation and should be developed in consultation with an ecologist. This should result in a much more biodiverse plant list as well as physical habitat features where appropriate.

Tree Management

The RTS confirms that trees are proposed along the foreshore promenade in an area designated as 'The Boulevard'. The planting palette for this avenue has only included palms as its potential mature trees. The planting palette must be updated to include medium to large canopy trees with a minimum 10 metre height and with canopy spreads of at least eight metres, in order to provide for adequate canopy coverage in these areas. Palms are not considered as effective canopy trees and these public domain areas should provide a minimum of 50% canopy coverage.

It is recommended that Phoenix canariensis is deleted from the proposed palm groves as it is susceptible to fungal attack and not sustainable. It is noted that the design has included the existing palm trees for transplantation and use on site to be specified in the detailed design.

RESPONSE

As shown in the section (refer to **FJMT Architects SK201125 01 RTS - Podium L5 Detailed Section**) through inaccessible green roof areas, soil depths of 450-1000mm are not achievable due to structural slab levels or to have trees on the roof due to strict level restrictions associated with the building envelope. Please **see blue line indicated in FJMT Architects section** .

It is recommended that this roof is developed as a biodiversity habitat space with inputs from a qualified Ecologist on the habitat potential of the inaccessible green roofs and where features such as log piles, insect hotels and small rocks could be incorporated. (Subject to no impact on building envelope restrictions)

Noted. An alternative tree species should be explored during the Stage 2 DA and selected to provide increased canopy coverage and shade to the public along the boulevard.

Noted. This species of palm tree should be removed from future proposals and an alternative species should be selected.

COMMENT RAISED

Public Domain

The comments raised in the City's previous response regarding the public domain remain unchanged. It is reiterated that the selection of external finishes to the public domain must be coordinated with those existing and proposed under the current Darling Harbour upgrade works. The use of Austral Verde for paving is not recommended due to the limits of supply of the stone. The City prefers Austral Black as a paving material in the CBD area as per the City of Sydney Streets Design Code.

The Stairs

The indicative design illustrates that the path to the 'Ribbon Stairs', and therefore down to the harbour from Pyrmont Bridge, is not directly aligned. This may result in difficult wayfinding and may make the connection less public in nature. A clear, direct path and line of sight should be formed between Pyrmont Bridge, the Ribbon Stairs, and the harbour. This may require a realignment of the steps.

Guardian Square

The levels of the upper and lower levels of Guardian Square appear to be determined by the retail levels in the podium, connecting with the retail rather than seamlessly connecting with the adjacent public domain. A photomontage from the western end of the Pyrmont Bridge would be helpful in describing the relationship of Guardian Square with the Pyrmont and Murray Street Bridges as well as the levels relative to the existing structures..

Kind Regards



Kate Luckraft
Studio Director

RESPONSE

Noted. The design intent is to maintain a continuous surface material around the harbour that creates a legible and connected public domain around the precinct. Final materials selection will be decided upon during Stage 2 DA process and will be coordinated with Place Management NSW.

Comment noted. The landscape design responds to the development envelope and built form, refer to FJMT Architects responses on urban form and structure. The Ribbon Stairs provide an important pedestrian link between Pyrmont Bridge and the foreshore but the alignment of these steps can be further developed during Stage 2 DA. This concept proposal ensures that firstly there is a 24/7 public connection and secondly they form an integral part of the design, featuring integrated seating and planting.

Refer to SSDA Landscape Design Report dated 8th October 2020 - page 48 for a photomontage showing connection between Pyrmont Bridge and Guardian Square. Level access is provided from the western landing of Pyrmont Bridge into Guardian Square with equitable access via lifts up to Murray Street bridge link.