

HARBOURSIDE

SSDA LANDSCAPE DESIGN REPORT

08th OCTOBER 2020

REVISION H

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ASPECT Studios



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Executive Summary & Response to Submissions

Executive Summary

Response to Submissions - Background to Site

Introduction

This report provides a response to submissions (as relevant) and assessment of the proposed amended Concept Proposal in relation to the State Significant Development (SSD) Development Application (DA) for the redevelopment of the Harbourside Shopping Centre (SSD 7874).

The SSD DA was publicly exhibited for a second time from 2 April to 29 April 2020. During this time, six (6) submissions were received from government agencies and City of Sydney Council and 57 submissions were received from the general public and organisations.

This report should be read in conjunction with the original assessment prepared by ASPECT Studios dated 23 July 2016 to support the Harbourside Concept Proposal Square (SSD 7874).

Proposed Development Amendment

Following the second exhibition of the proposal in April 2020 and given the nature and range of submissions made from agencies and the public, Mirvac has again reviewed the overall approach and elements of the Concept Proposal. This has accordingly led to developing a Further Amended Concept Proposal. This further and final Concept Proposal therefore includes amendments made by Mirvac pursuant to Clause 55 of the Environmental Planning & Assessment Regulation, in the main to address matters raised in the submissions and deliver an overall significantly improved outcome on the site and for the broader Darling Harbour precinct and Pyrmont Peninsula.

In addition to the further amendments made to the Concept Proposal, Mirvac are also now including detailed Stage 1 Early Works, comprising demolition of existing site improvements down to ground slab level (no ground disturbance). Revised SEARs were accordingly issued by the Department on 12 May 2020.

The following further key amendments have been made to the Concept Proposal since its April 2020 public exhibition:

Increase in Height of the Tower

The height of the tower has been increased to be consistent with the height originally proposed (from RL 153.75 to RL 166.95). The tower height has been increased in order to better align with the place outcomes identified within the Draft Pyrmont Place Strategy for Harbourside. This opportunity for additional height is supported with the provision of additional public benefit through the creation of a new significant public accessible area of open space on the northern podium rooftop, overshadowing impacts on the public domain and improved solar amenity to the northern end of the retail centre.

Reduction in Height of the Northern Podium

A portion of the podium height at its northern extent has been further reduced from RL 25 to part RL 17.6 and part 13.75. The reduction in height provides for an improved relationship to the state heritage listed Pyrmont Bridge, further improve view sharing from 50 Murray Street, along with providing an opportunity to create a new publicly accessible open space area.

Gross Floor Area / Land Use Mix

The amended proposal retains the same overall 87,000sqm of GFA, however there is a minor adjustment in the split between non-residential and residential. The final proposal now includes:

- Non-residential uses floor space – 45,000sqm; and
- Residential uses floor space – 42,000sqm

In response to market demand and the focus of local and regional strategic planning policies, it is proposed for the podium to now include predominantly commercial land uses along with supporting retail. Indicatively, comprising ~28,000sqm net lettable area of commercial office and ~8,500sqm gross lettable area of retail.

The podium enables large campus sized commercial floor plates that are favoured by large multinational tech, media, finance and professional services companies

Apartment numbers

No change is proposed to the indicative number of apartments (357), with the minor increase in the tower height resulting in a review of the mix and sizing of apartments. Note, this yield is on the 'Indicative Design' only and will be subject to future design development and a Stage 2 DA. This Stage 1 DA only seeks approval for land uses and the building envelope comprising a total of 87,000sqm GFA.

Car Parking Spaces

The overall footprint of the basement has been reduced, but there is proposed to be an additional basement level of parking (increase from 3 levels to 4 levels). There is no change to proposed indicative parking spaces, remaining at 306 spaces. As above, this is based on the 'Indicative Design' only.

Landscaped Open Space and Public Domain

The key concepts and public benefits as originally proposed are retained under the amended Concept Proposal, with the addition of a new significant area of publicly accessible open space created on the rooftop of the northern podium (referred to as "Guardian Square").

Final Description of Development

The Harbourside Shopping Centre Redevelopment application will include a Concept Proposal and detailed Stage 1 Early Works.

The final Concept Proposal seeks approval for the following key components and development parameters:

- A network of open space areas and links generally as shown within the Public Domain Concept Proposal, to facilitate re-integration of the site into the wider urban context;
- Building envelopes;
- Land uses across the site, non-residential and residential uses;
- A maximum total Gross Floor Area (GFA) across the Harbourside site of 87,000sqm for mixed use development (45,000sqm non-residential and 42,000sqm residential development);
- Basement car parking;
- Car parking rates to be utilised in subsequent detailed (Stage 2) Development Applications);
- Urban Design and Public Realm Guidelines to guide future development and the public domain; and
- Strategies for utilities and services provision, drainage and flooding, and ecological sustainable development.

The Stage 1 Early Works comprises:

Demolition of the existing site improvements, including the Harbourside Shopping Centre, obsolete monorail infrastructure, and associated tree removal.

Executive Summary

Response to Submissions - Development Overview

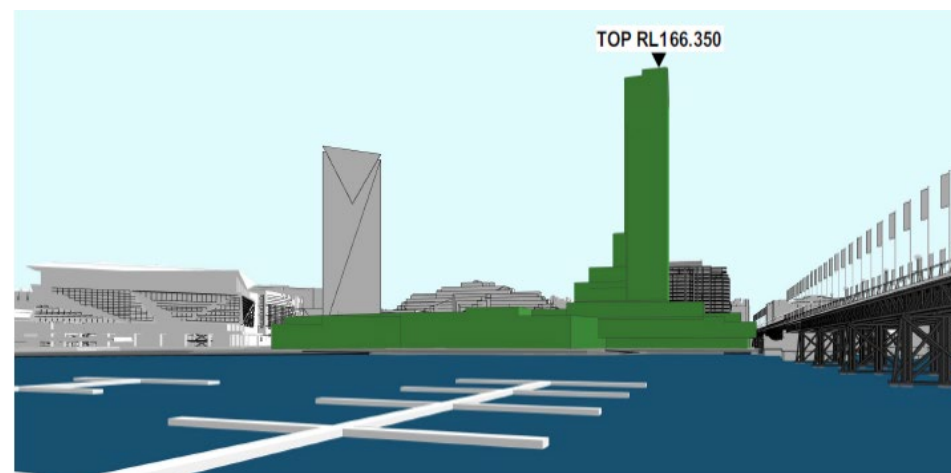


Figure 1 Original submitted Concept Proposal

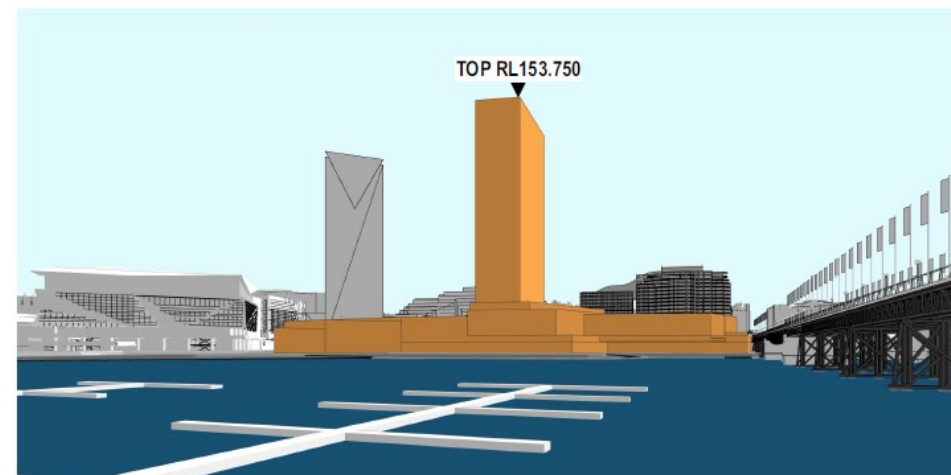


Figure 2 Amended Concept Proposal

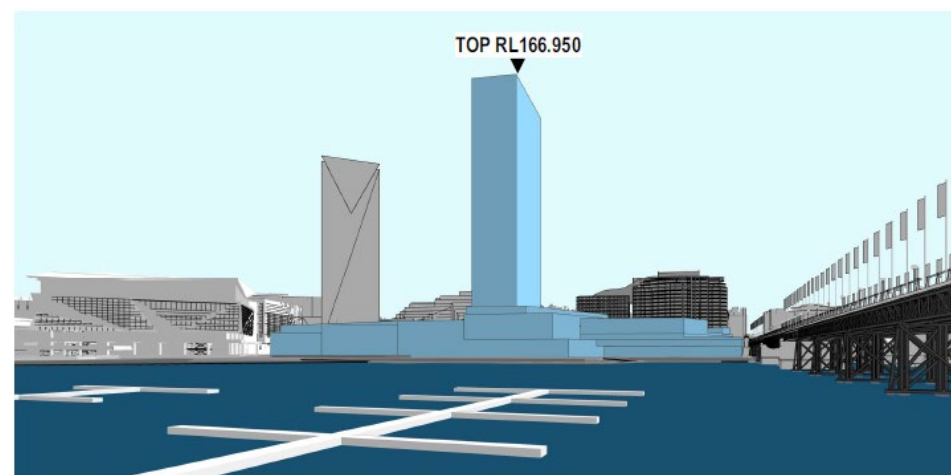


Figure 3 Further and Final Amended Concept Proposal

Planning Approvals Strategy

The Site is located within the Darling Harbour precinct, which is identified as a State Significant Site in Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011. As the proposed development will have a capital investment exceeding \$10 million, it is declared to be State Significant Development (SSD) for the purposes of the Environmental Planning and Assessment Act 1979 (EP&A Act), with the Minister for Planning the consent authority for the project.

This State Significant Development Application (DA) is a staged development application made under section 83B of the EP&A Act. It seeks approval for the concept proposal for the entire site and its surrounds.

More specifically this staged DA includes establishing land uses, gross floor area, building envelopes, public domain concept, pedestrian and vehicle access and circulation arrangements and associated car parking provision.

Detailed development application/s (Stage 2 DAs) will accordingly follow seeking approval for the detailed design and construction of all or specific aspects of the proposal in accordance with the approved staged development application.

The Department of Planning and Environment provided the Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement for the proposed development on 30 August 2016. This report has been prepared having regard to the SEARs as relevant.

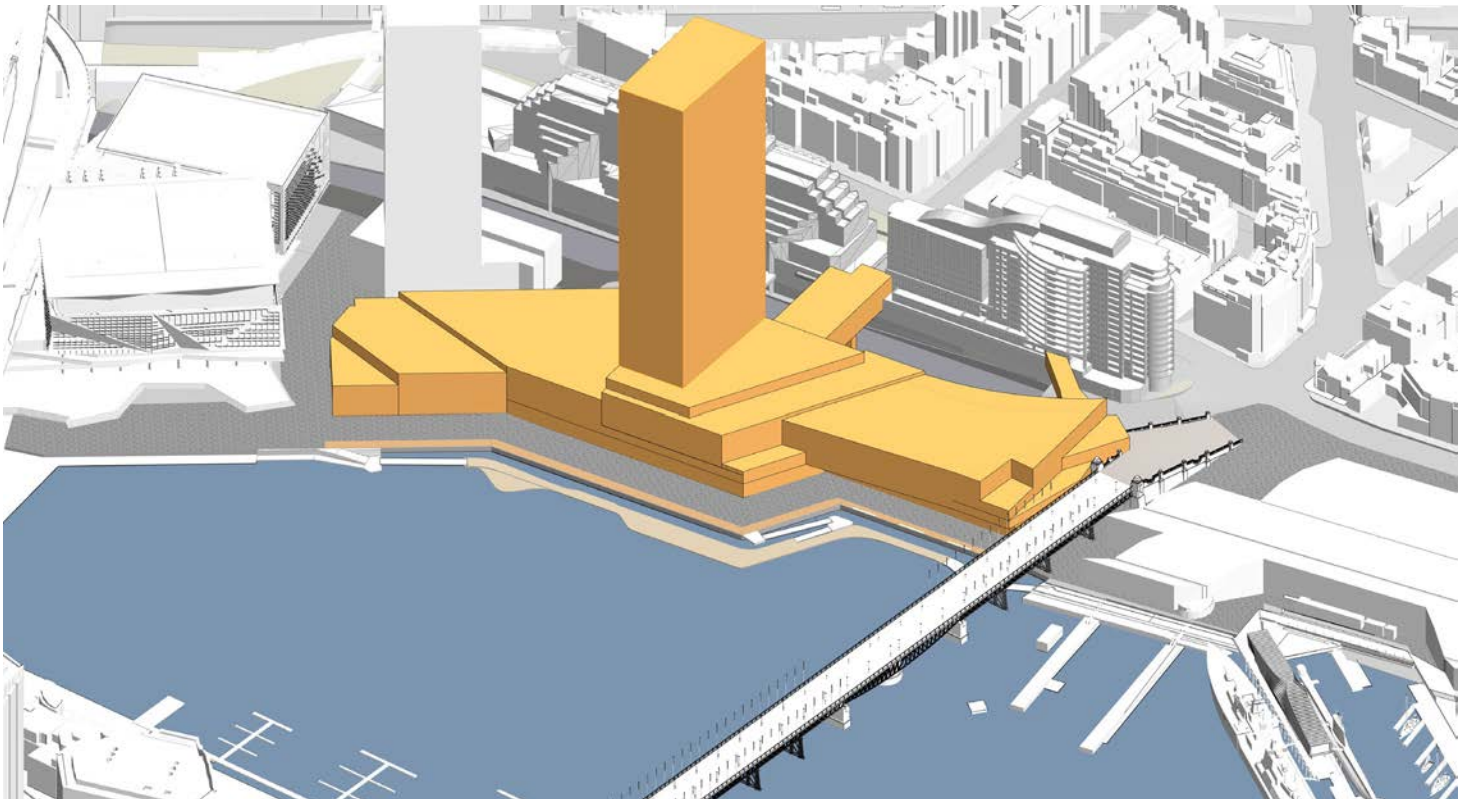


Figure 2
Extent of Works

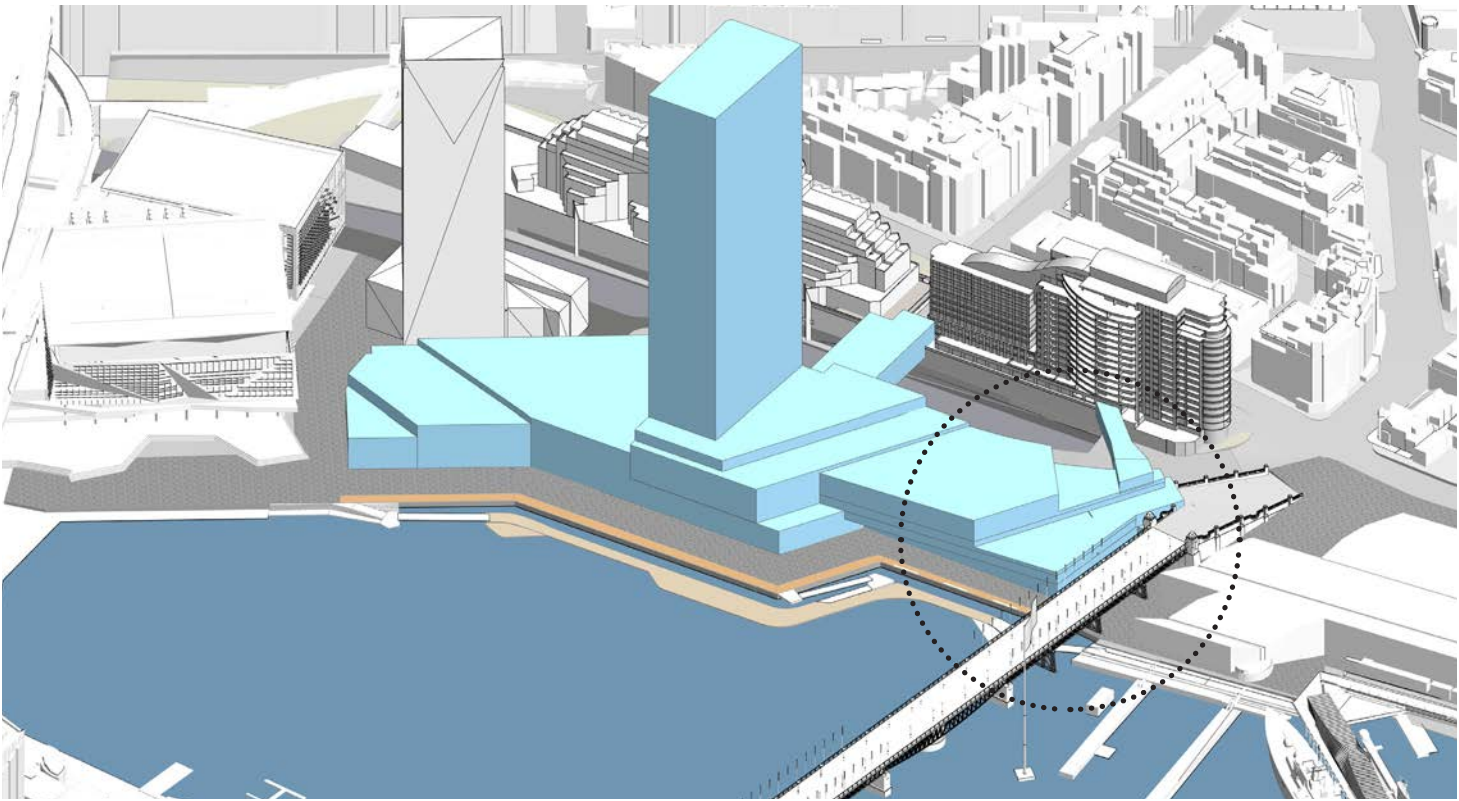
Executive Summary

Response to Submissions - Proposed Envelope

Previous Envelope (March 2020)



Proposed Envelope (September 2020)

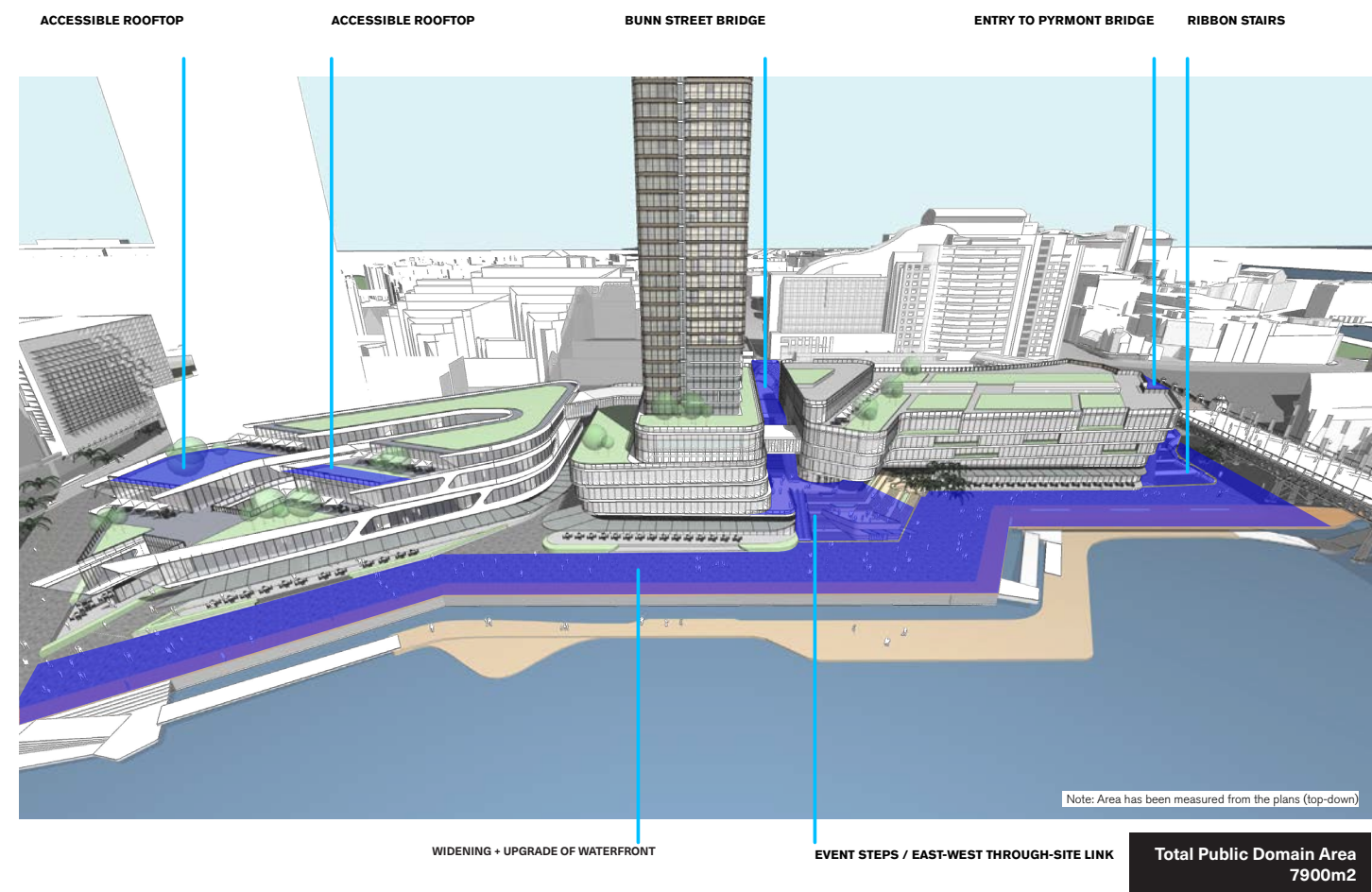


*Envelope reduced to form
'Guardian Square'
(level with Pymont Bridge)*

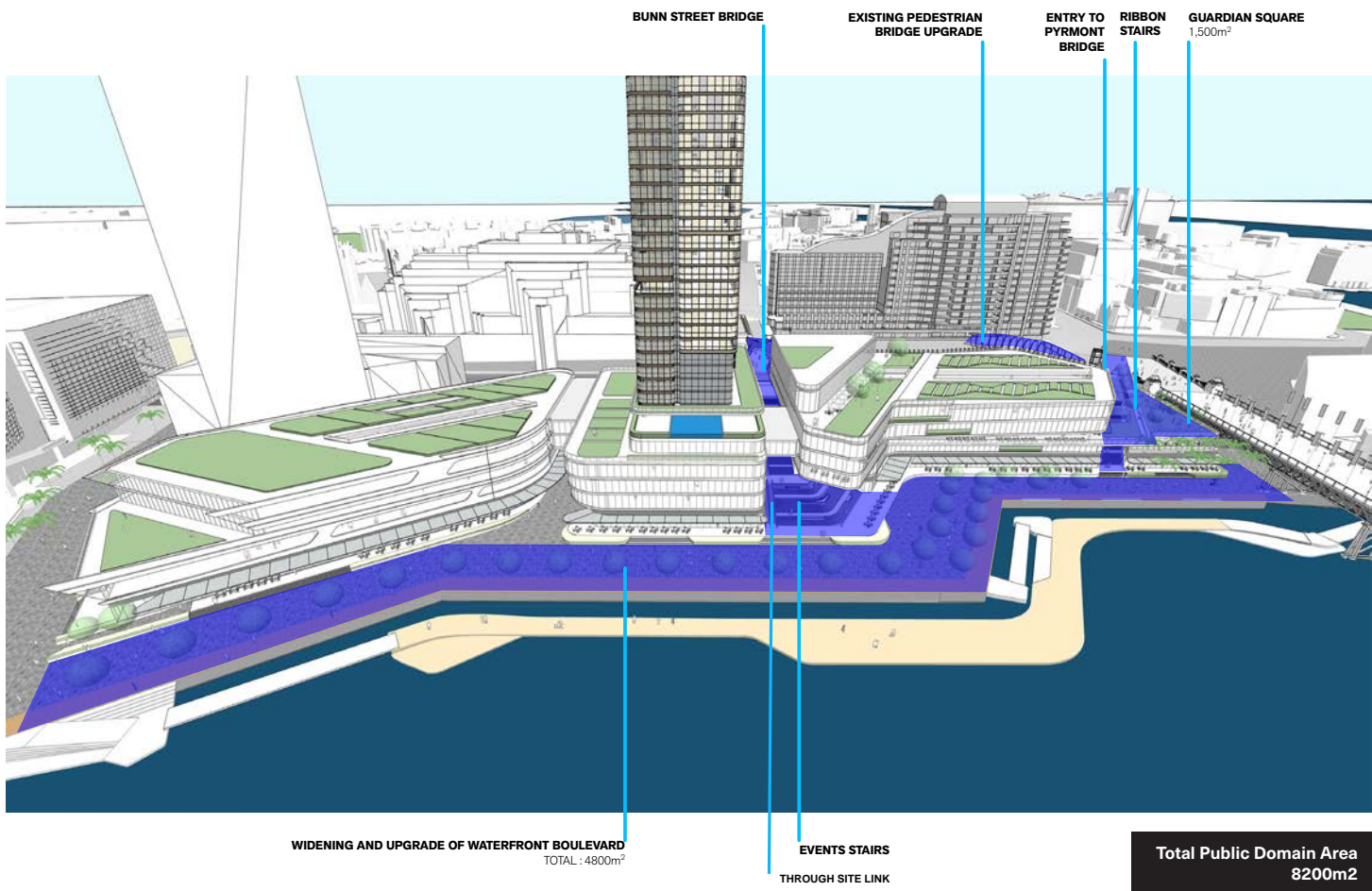
Executive Summary

Response to Submissions - Public Accessible Space

Previous Scheme (March 2020)



Proposed Scheme (Sept 2020)



All previous concepts have been retained. The addition of Guardian square is a significant improvement from the previous scheme due to it being:

- level with Pyrmont Bridge
- northern aspect
- 24/7 public access
- gateway into Darling Harbour from western approach.

Further informaiton on the public domain concept design is found in Chapter 5 - 'Public Domain Works In Kind'

Executive Summary

Previous Scheme vs Proposed Scheme

Previous Scheme (March 2020)

The Boulevard

Event Steps

Ribbon Stairs

Pymont Bridge - New Paving

*50 Murray Street bridge upgrade - existing
bridge to be maintained and upgraded.*

Central through site link

Bunn Street pedestrian bridge

Total Public Domain Area
7904m2

Proposed Scheme (Sept 2020)

The Boulevard

Event Steps

Ribbon Stairs

Pymont Bridge - New Paving

*50 Murray Street bridge upgrade - existing
bridge to be maintained and upgraded.*

Central through site link

Bunn Street pedestrian bridge

+

Guardian Square

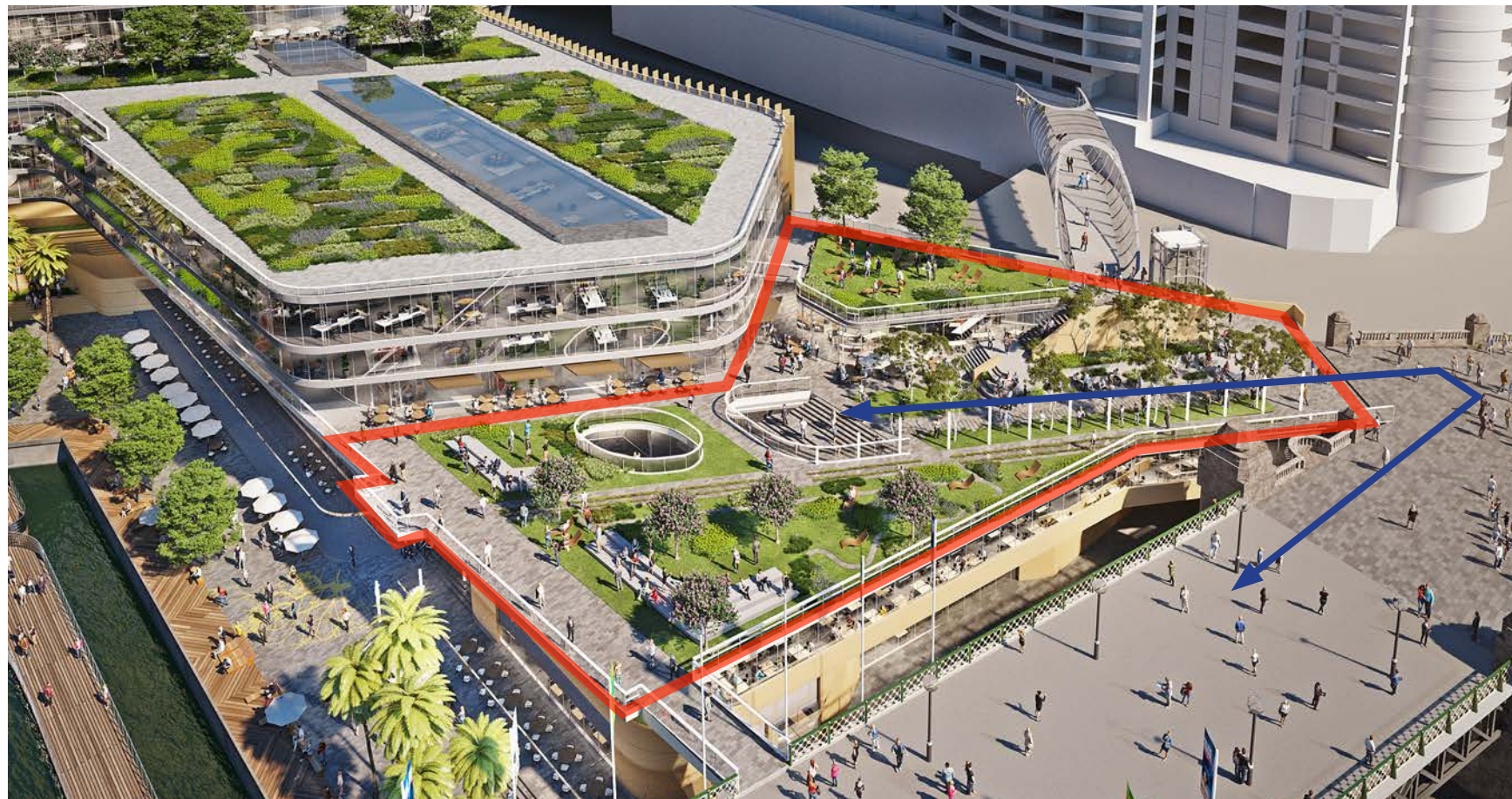
Total Public Domain Area
8200m2

Executive Summary

Response to Submissions - Improved Public Space Offer

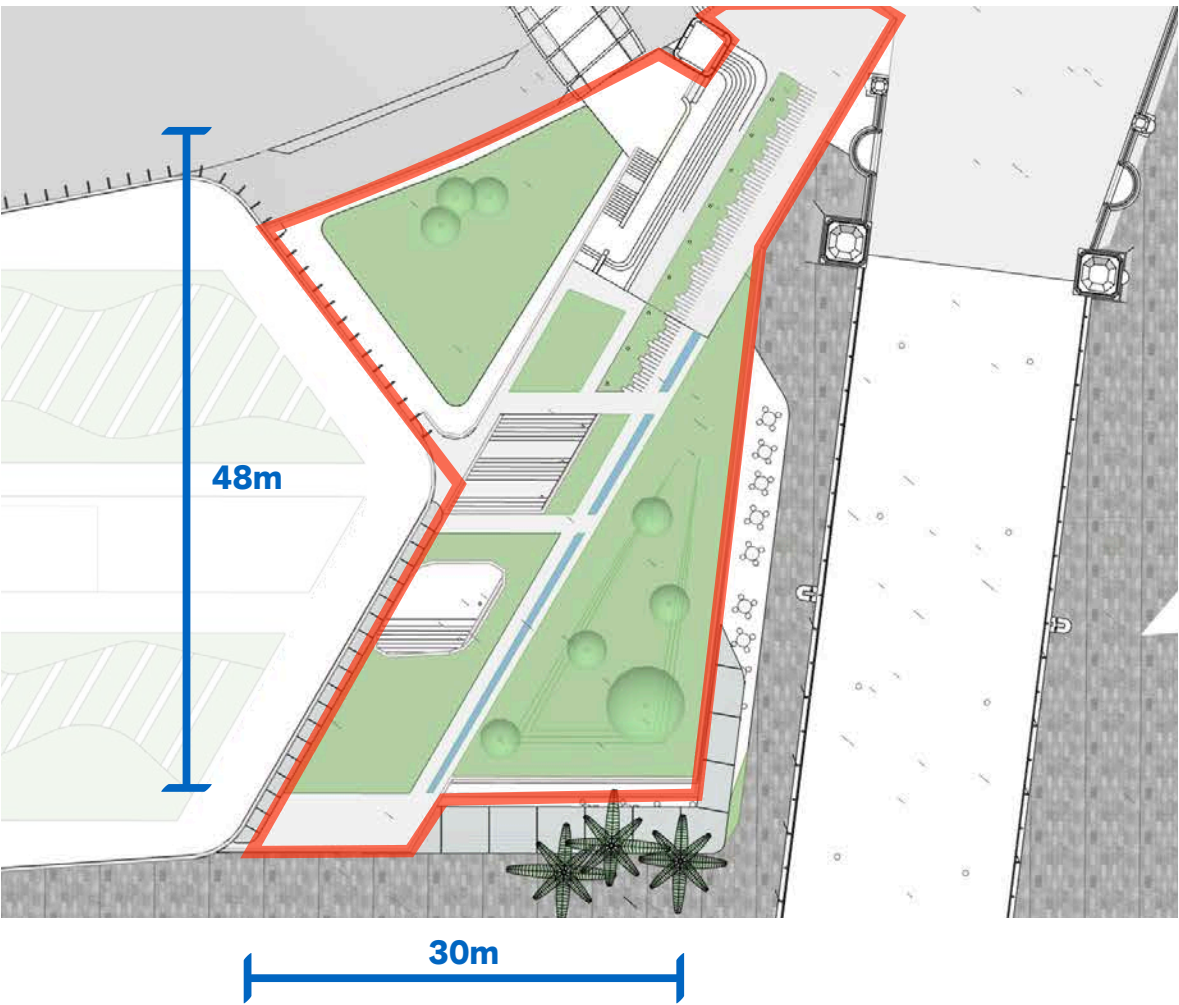
The new Guardian Square will provide a 24 hour publically accessible, green and functional space that allows the opportunity for small informal events. The space is scaled appropriately with a balance of open green space areas and more intimate seating nooks with waterside views.

Guardian Square - A public plaza directly level with Pymont Bridge



Illustrative concept design only

Guardian Square / Ribbon Stairs: 1780m2



Executive Summary

Total Public Domain Offering - Summary Table

	As Constructed Works In Kind (Refer To Section 5)	Additional Landscaping (Refer To Section 6)	Future Additional Works (Refer To Section 7)	Event Overlays (Refer To Section 8)
Background	Concepts agreed with Place Management NSW (Landowner) DPIE and DPC	-	Concept agreed with Place Management NSW (Landowner) DPIE and DPC	-
Scope	<ul style="list-style-type: none"> The Boulevard Event Steps Ribbon Stairs Pymont Bridge - New Paving 50 Murray Street bridge upgrade - existing bridge to be maintained and upgraded. Bunn Street bridge Central through site link Guardian Square 	<p>The indicative FJMT scheme includes additional landscaping consisting of:</p> <ul style="list-style-type: none"> Non accessible Green Roof Private Commercial Green Roof Private Residential (Communal) Green Roof Darling Drive 	<p>Fund for future activation such as:</p> <ul style="list-style-type: none"> Public Art Wi-Fi Specialist Lighting AV and PA 	<p>Opportunity for event overlays in the future.</p>
Treatment	To be funded and delivered by Mirvac	Mirvac to write into design brief but not a commitment for Stage 1 DA conditions. (To be explored during design excellence Stg 2 DA)	To be funded and delivered by Mirvac	Opportunity during operational stage of development
Condition	<ul style="list-style-type: none"> Delivers 8,200m2 of public domain area Deliver Concepts outlined above (final design subject to development during Stage 2 DA 	<ul style="list-style-type: none"> Stage 1 DA condition not required 	<ul style="list-style-type: none"> Provide fund for additional works Final scope and design subject to detailed design and Stage 2 DA 	<ul style="list-style-type: none"> Stage 1 DA condition not required

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Executive Summary

Response to Submissions - City of Sydney

The following table of responses apply to comments received by City of Sydney and DPIE in relation to the revised SSDA March 2020.

CITY OF SYDNEY RESPONSE TO SUBMISSIONS (Dated 07/05/20 Ref: R/2016/41/A)	
KEY ISSUES	RESPONSE & DOCUMENT REFERENCE
6. LANDSCAPE	
<i>The green roofs are described as being accessible in part, and the remainder is accessible for maintenance only. The latter forms most of the large flat roof to the north of the podium. While this is purported to be for biodiversity purposes, there is no information provided on the intended soil depth of the green roof. The indicative plant list includes 5 shallow-rooting species only. This will provide negligible ecological benefit and is likely to rely on a shallow soil profile that will allow limited variation in planting structure. The result will be an aesthetically 'green' roof that has limited value to the urban ecology of the city.</i>	The SSDA Submission dated March 2020 has been revised to include a large accessible roof 'Guardian Square' to the north of the site which reduces the extent of inaccessible green roof. An appropriate soil volume will be provided for planting to establish and thrive in this highly visible location with a selection of small shrubs are proposed but no trees due to sight lines from the apartments behind. Refer to updated Harbourside SSDA Landscape Design Report - Design Strategies for further information on the species used for improving biodiversity and habitat value of the inaccessible green roof.
<i>Overall, the City would support making this roof area publicly accessible, even in part. Whilst it may hinder the ability to achieve extensive ecological targets, it may help to justify greater soil depths and allow the public to enjoy the benefit of canopy trees and an urban park in the Darling Harbour precinct.</i>	The revised proposal reduces the amount of inaccessible green roof and includes a new area of accessible green roof called Guardian Square. Areas of lawn, planting and new trees provide shade and offers places of respite overlooking the harbour.
6.1 TREE MANAGEMENT	
<i>In addition to the green roof, the amended proposal includes the proposed planting of trees within the public domain, between the building and foreshore. The Darling Harbour foreshore currently contributes almost no canopy cover to the area. This proposal has the opportunity to contribute substantially to the NSW Government and City of Sydney canopy targets while providing increased amenity and usability to the harbour foreshore.</i>	Trees are proposed along the foreshore promenade and will mature to create a consistant shade canopy for users along the harbour edge. Refer to GF Landscape Plan.
<i>The extensive green roof indicated in the submitted public domain plans create a substantial area in which tree planting may occur. The detailed design must provide for small to medium trees on the green roof areas which will provide 35% canopy coverage of the building envelope area within 10 years from completion of the development.</i>	Noted - The revised proposal reduces the amount of extensive inaccessible green roof and includes an additional 1500m2 of accessible green roof as part of Guardian Square Park. The revised proposals maximise the Stage 1 DA building envelope without blocking views from adjacent properties and have accomodated additional tree planting
<i>The indicative design within the interface with the ICC Plaza includes a row of trees along the public thoroughfare, however these trees are not included in the ground floor public domain plan. As these are high profile and well used public domain areas, it is required that a detailed public domain design provides for a minimum of 50% canopy cover within 10 years from completion of the development, using appropriate plantings of medium to large canopy trees.</i>	Existing trees in Harbourside Place will be retained (adjacent to ICC)
<i>The eastern side of the existing complex has a visually prominent row of Livistona australis (cabbage tree palm) that extends from the glass pavilion to the northern top of the building. The proposed removal of these trees in order to facilitate the development is not supported. Instead, the trees must be transplanted and included within the "Palm Grove" shown on the Public Domain Plan. A Transplanting Methodology Report prepared by a AQF5 Arborist with 10 years' experience transplant must be submitted.</i>	Noted - To addressed in future detailed design and Stage 2 DA.
<i>The landscape design is unclear as to whether it is designed for a particular species of invertebrate, bird or plant. The design also omits any indication of access for maintenance.</i>	Inaccessible green roof provides an opportunity to select a mixture of endemic plant species to attract smaller birds such as Superb Fairy-wren, New Holland Honeyeater and Silvereye. Noting that the site is not located near any of the habitat areas located on the City of Sydney Urban Ecology Strategic Action Plan we have not targeted any specific species. Please refer to FJMT Report for further information on maintenace access to roof areas.
<i>In consideration of the scale of the development, it is recommended that the treatment of the future glazed facades of the building be highly considered in preventing bird strike for the protection of endangered and priority bird species as well as the general bird population.</i>	Noted. Refer to FJMT Design Report - final glass subject to detailed design and Stage 2 DA.
7. PUBLIC DOMAIN	
<i>The site is surrounded by a mix of heritage features such as the Pyrmont Bridge and a wider context that include red brick paving. It is crucial to the overall success of this proposal that all external finishes to the public domain are coordinated with those existing and proposed under the current Darling Harbour upgrade works.</i>	Noted - Integration with the surrounding public domain in Darling Harbour is a key principle of the revised Harbourside proposal. The proposed material will be Sesame Grey with accents of Austral verde and will provide a high quality and consistant ground floor surface treatment around the harbour edge and links to Cockle Bay Wharf
<i>The Public Domain Design Report, prepared by Aspect Studios, lists a range of materials proposed for the public domain. The use of Austral Verde and Sesame Grey granite 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. It should be noted that the recent upgrade works in Darling Harbour utilise Austral Black and Bluestone paving.</i>	Noted - Integration with the surrounding public domain in Darling Harbour is a key principle of the revised Harbourside proposal. The proposed material will be Sesame Grey with accents of Austral verde and will provide a high quality and consistant ground floor surface treatment around the harbour edge and links to Cockle Bay Wharf
<i>The introduction of timber at the same level as the proposed stone paving for a widened pathway is discouraged as a novel introduction of materials. It is not consistent with the material language of the Darling Harbour precinct.</i>	Timber is used extensively around Darling Harbour, in particularly around King Street Wharf, Sea Life Centre and ICC Plaza. Consistency in materials is an important principle to ensure Darling Harbour retains a coherant character around the waters edge.
<i>Additionally, the Report provides a range of furnishings. Concern is raised for the climbable nature of furnishings located in areas adjacent the foreshore and its potential to encourage improper use of public spaces as well as safety concerns.</i>	Noted - detailed furniture design and placement subject to detailed design and Stage 2 DA
<i>Connections from Darling Harbour will be apparent for most. However, the western side has more difficult connections that will require clarity for the public. Therefore, wayfinding signage should be incorporated that is consistent with the City's signage strategy for easy-to-follow routes for the public and visitors.</i>	Noted - Wayfinding and signage will be coordinated across the precinct and coordinated with the surrounding CoS signage.
<i>Generally, the modifications are improvements to the public domain as initially proposed, notably the increased width of the foreshore 'Boulevard' to 20m as well as the inclusion of a new central through-site link that would provide pedestrian access from the waterfront through to the Bunn Street pedestrian bridge and wider Pyrmont and Bays Precinct.</i>	Increased width was to increase pedestrian connectivity and improve the waterfront experience. This is dictated by the landowner PMNSW and provides a blank canvas for the potential event overlays.

Executive Summary

Response to Submissions - DPIE

The following table of responses apply to comments received by City of Sydney and DPIE in relation to the revised SSDA March 2020.

DEPARTMENT OF PLANNING, INFRASTRUCTURE & ENVIRONMENT - RESPONSE TO SUBMISSIONS (Dated 11/08/20 Letter REF: SSD 7874)	
KEY ISSUES	RESPONSE & DOCUMENT REFERENCE
PUBLIC BENEFITS	
4. Confirm the public benefits that will be secured by the Concept Proposal, including commitments in relation to the amount, design and function of the publicly accessible open space at the northern podium.	Please refer to SSDA Landscape Design Report Chapter 5 - Public Domain Works in Kind for the range of public benefits offered and secured by the concept proposal.
OPEN SPACE / PUBLIC DOMAIN	
11. Provide the area breakdown of proposed additional on-site and off-site public domain /accessible open space provision	The proposal will deliver 8200m2 of publically accessible space, funded and delivered by the proponent. Please refer to SSDA Landscape Design Report Executive Summary and Chapter 5 - Public Works in Kind for further detail on breakdown of public domain areas and open space provision.
12. Provide further clarification regarding the proposed access restrictions to podium roof levels including the amenity impacts to both on-site and surrounding residential apartments.	Refer to Chapter 6 - Additional Landscape or further detail on areas of accessible (communal and private) and non accessible areas of podium roof levels
13. Clarify the location and extent of external awnings, outdoor dining/seating areas and planting barriers shown in the indicative proposal, in relation to the concept envelope, waterfront promenade and existing lease boundary (including additional sections).	Please refer to SSDA Landscape Design Report Chapter 5 - Public Domain Works in Kind - The Boulevard for extent of planting and outdoor dining areas in relation to the concept envelope and waterfront promenade.
14. Clarify the width of the proposed promenade, free of all encroaching uses and structures.	Refer to SSDA Landscape Design Report - Chapter 5 - The Boulevard - for typical cross section through promenade showing dimensions.
15. Review the design guidelines to provide more specific consideration to achieving the proposed open space outcomes and waterfront setbacks along the length of the promenade.	Please refer to FJMT Design Guidelines report
OTHER MATTERS	
Confirm the proposed mechanism to secure the public benefits proposed, including public access to open spaces, through site links and event steps.	The public domain concepts have been developed in consultation with the landowner Place Management NSW, The Department of Planning and DPC. Mirvac will commit to delivering and funding the 8,555m2 of public domain space highlighted in Chapter 5 - Public Domain Works in Kind. These concepts are indicative only and are shown on the FJMT reference scheme. The design brief for the design excellence process will stipulate all these concepts need to be incorporated with the final scheme
Clarify the proposed amount of communal open space provided for residential apartments in the indicative proposal.	Refer to FJMT Design Report

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Site Analysis & Context



Analysis

Site Context - City Scale

The revitalisation of the Harbourside development presents an opportunity to transform a tired and out of date waterfront and retail edge to a vibrant public domain and retail edge with great public benefit. The proposal reconnects the site to its local context of surrounding suburbs of Pyrmont and Ultimo through a series of considered, strategic upgrades and additions to the existing network of circulation, links and open landscape spaces, as per figures below.

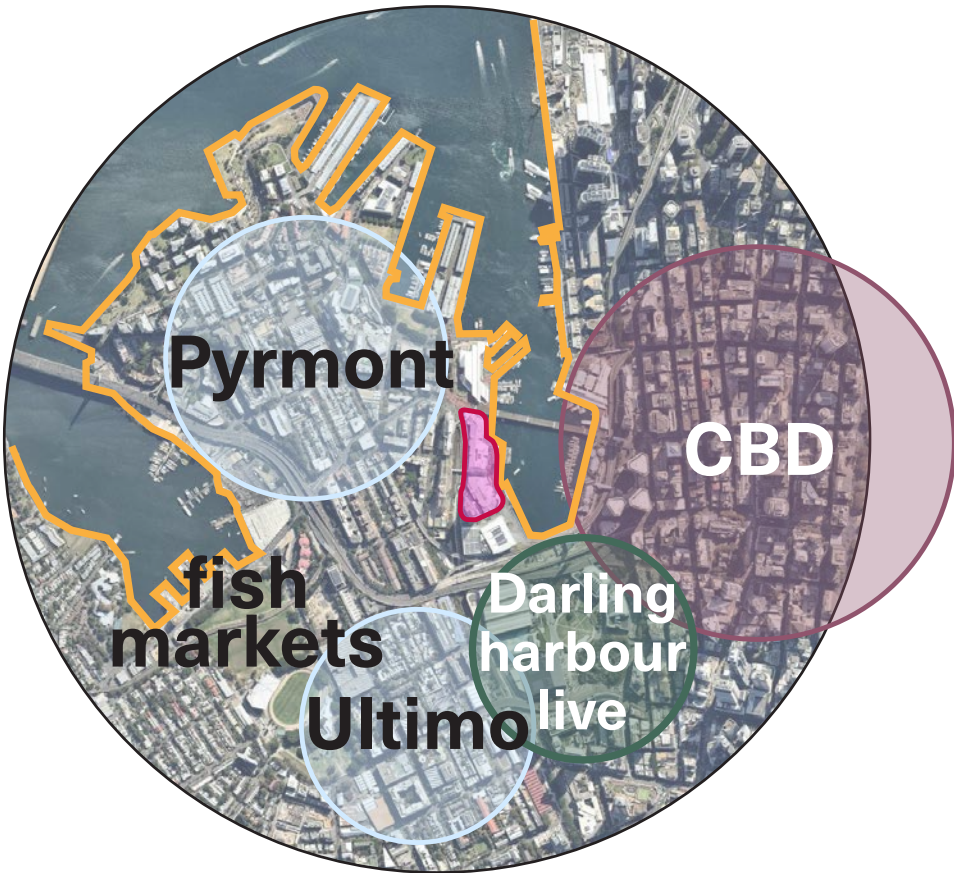
The proposal for Harbourside is an extension of the ongoing major transformation projects underway and planned for across Darling Harbour. The proposal promotes improved links to public transport, legibility and porosity of the site, conceptual emphasis on its valley floor location and water edge whilst supporting the ongoing growth and development in the area. The upgrade of Harbourside creates a strong link to SICEEP, enhancing the public domain link around the harbour edge whilst providing amenity and comfort.

Connecting the Green Spaces



- Legend
- Site
 - Existing green network
 - Proposed/under construction public domain

Connecting Local communities



- Legend
- Foreshore Walk

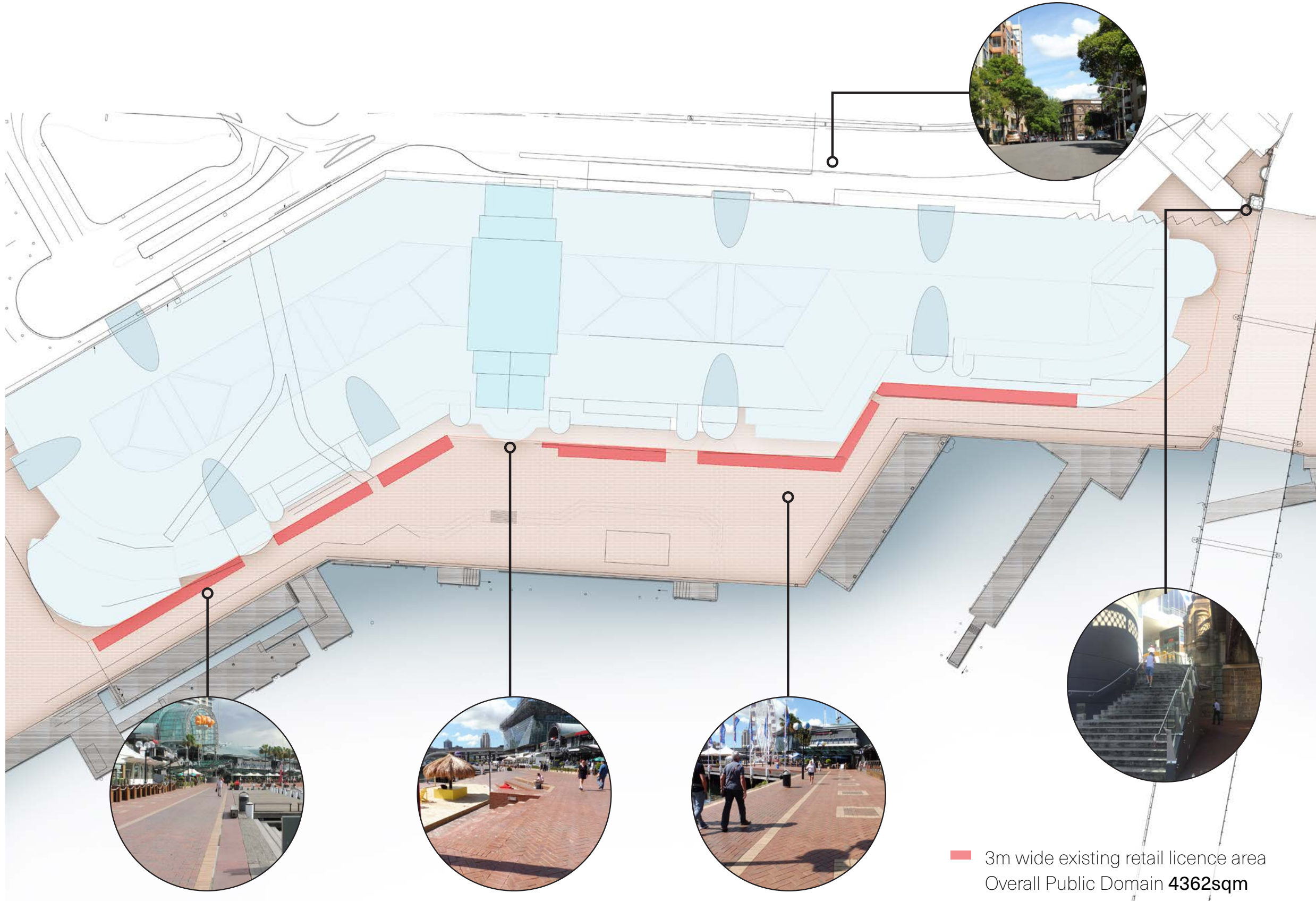
Linking Key Site Connections



- Legend
- Site
 - Major public
 - Minor public
 - Commercial Link
 - Connecting circulation

Analysis

Existing conditions



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Alignment to Strategic Objectives

Alignment with Strategic Objectives

Darling Harbour Framework

This proposal has been developed to align with the principles of the Darling Harbour Framework for Land Owner’s Consideration of State Significant Development as follows.

Harbourside, Darling Harbour, is situated at the heart of the Sydney Harbour Foreshore. Improving connection through pedestrian links, green infrastructure and programmatic diversity will achieve its aim of being a place for people. Darling harbour is one of Sydney’s most valuable and historically significant areas in Sydney with over 26 million visitors between 2014-2015. Retaining a connection throughout the Sydney foreshore as well as surrounding neighbourhoods is a vital component and will contribute to the success and relevance to the overall precinct. Maximising connections to Harbourside is seen as vital to enhance the tourist experience of the harbour. In turn, this will help diversify and connect cultural and retail programmes along the foreshore, and offer much need public domain and amenities to surrounding local neighbourhoods such as pyrmont and Darling live precinct.

The open character, generous waterfront promenade, open spaces and activated building edges, are key qualities that define the experience of being at Darling Harbour. The experience of being at Darling Harbour provides a strong sense of place and connection to the wider city, with long range views to surrounding urban districts and landscape features. The existing promenade is dedicated to through movement and the role of Darling Harbour as one of Sydney’s primary civic gathering and celebration spaces. These two functions dominate the experience.

Buildings adjoining the promenade create a clearly defined edge promoting a strong linear spatial experience with few pockets of space to slow down, stop or dwell. Sparse tree cover and a lack of shade at the waters edge make the space less attractive as a place to relax or spend time during hotter months. The topography, current built form and infrastructure creates challenges and opportunities to improve the physical and visual connections to and from the precinct. The experience of moving to, or from Darling Harbour from the adjoining urban precincts can be challenging. The topography as well as indirect public realm linkages make Darling Harbour visually and physically isolated from the surrounding urban precincts and the main pedestrian movement networks in the CBD, Pyrmont and UTS / Central station area.

Darling Harbour’s public spaces have evolved to support key functions associated with major public events and celebrations and the high volume of pedestrian movement through and within the precinct. The physical profile of the waters edge has been heavily influenced by its form which is largely comprised of a suspended deck over the modified waterline. This profile has constrained the extent of soft landscape and tree planting possible adjoining the waters edge. Darling Harbour occupies a strategic position in the wider active travel network and is a key threshold for cycle access to the CBD from the west and south west, particularly Pyrmont and the long-term urban expansion and intensification zone at Glebe Island. Cycle access through the precinct needs to be considered in conjunction with the high levels of pedestrian activity and movement associated with the core purpose of Darling Harbour as one of Sydney’s significant people places.

Public Domain and Urban Structure
Create a compelling, comfortable and distinctive public realm that is integrated with the surrounding urban areas, and maximises the function, attractiveness and utilisation of the waterfront and public space in the precinct.

- Criteria
1. Create a spectacular and inviting place for leisure and celebration
 2. Provide a safe, smart, secure and universally accessible place
 3. Increase the amount of green publically accessible public domain
 4. Provide contemporary, high quality public domain, and improved waters edge experience
 5. Provide a diversity of public domain experiences including sanctuary spaces that encourage people to linger and dwell
 6. Provide a green, shady experience that offers respite from summer heat
 7. Improve the quality, capacity and convenience of public realm connections to the surrounding urban areas and reduce the isolating effect of infrastructure around Darling Harbour

Land Use, Activities and Identity
Foster a mix of uses that broadens the appeal of Darling Harbour and capitalises on its natural and built assets, reinforcing its role as a destination for cultural experiences and events, and as a place for the day-to-day life of local community.

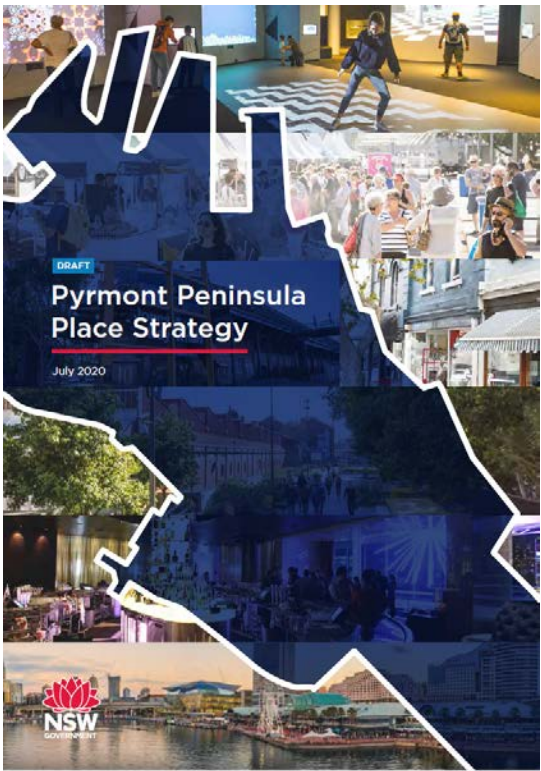
- Criteria
1. Support land use and activities that activate and drive the success of the precinct and provide for the diverse needs and experiences of the people of New South Wales
 2. Provide an insipiring meeting place that fosters innovation and creativity
 3. Increase the intensity and mix of complementary uses
 4. Reinforce and extend the provision of short stay accommodation to service and support the international convention and exhibition centre
 5. Promote greater levels of activity that cater for the needs and preferences of the local residential, office worker and visitor catchment
 6. Support and encourage social participation in culture, events and festivals
 7. Ensure future development does not impact the ongoing role of Darling Harbour as a forum for major events, entertainment and the night time economy
 8. Improve accessibility to existing and proposed public transport
 9. Promote connectivity and pedestrian linkages to, and through, the precinct



Alignment with Strategic Objectives

Pymont Place Strategy

Since becoming landowner in 2014 Mirvac has worked hard to align the concept proposals with the following design objectives outlined in the Draft Pymont Place Strategy:



PYRMONT PLACE STRATEGY REFERENCE	OBJECTIVE	CONCEPT ALIGNMENT
5 - 'A tapestry of greener public spaces and experiences'	Better spaces, streets and parks; a rich canopy of trees and access to the foreshore	<p>Guardian Square will be a new public green space with understorey and proposed tree planting. Directly accessible from Pymont Bridge with a range of seating opportunities for the public to enjoy waterside views.</p> <p>The Boulevard will be widened and provide a continuous canopy of trees along the waterfront providing shade and habitat.</p>
5 - 'A tapestry of greener public spaces and experiences'	Develop an uninterrupted world class foreshore walk incorporating the links to and from Walsh Bay and the new Sydney Fish Market.	The Boulevard will be a 20m wide pedestrian waterside walk with retail activation, tree planting and street furniture. Bunn Street Bridge Upgrade provides an improved link to Pymont and Fish Markets.
5 - 'A tapestry of greener public spaces and experiences'	A contiguous harbour foreshore parkland that provides for regional recreational and cultural uses, as well as spaces for the local community	Guardian Square, The Boulevard and The Event Steps all provide a variety of spaces for the local community to use for recreation, events or cultural uses. The spaces are appropriately sized and feature new understorey planting and street trees.
Sub Precinct Additional Public Benefit Opportunities	Improve and enhance the events and gathering capacity of the public domain	The Boulevard, Event Steps and Guardian Square provide opportunities for events and gatherings at a range of scales - refer to Chapter 5 - Public Domain Works in Kind for more information.
Sub Precinct Additional Public Benefit Opportunities	Deliver an appropriate built form outcome to Pymont Bridge	Guardian Square - directly level with adjacent Pymont Bridge. The built form is a sensible distance from Pymont Bridge to provide a sympathetic relationship.

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Public Domain Objectives & Principles



Public Domain

Design Principles

The revitalisation of Harbourside development aims to break down the space to make it an everyday destination to both locals and tourists as well as retaining its capacity to cater for large cultural events such as Chinese New Years and Vivid. The Harbourside Public Domain connects to SICEEP through a seamless use of granite paving allowing for an open porous connection. The Public Domain continues to follow a spatial narrative which varies in both intimacy and public amenity. The narrative enables two different waterfront typologies; Seating/Lounging with planting and open event space. Introduction of two typologies not only increases variety of ways of inhabiting the public domain, but also creates different sequential experience of the overall development. The Public Domain embeds the following design principles;

Connection

- Provide clear and improved pedestrian connections within the site, ensuring that they are integrated and responsive to the surrounding environment;
- Design the public domain to become an extension of the SICEEP development and an integral part of the harbour foreshore;
- Reconnect the site with its surrounding local communities.

Activation

- Establish a vibrant waterfront with public amenities;
- Create public spaces which are attractive, comfortable and usable;
- Integrate social infrastructure including a responsive suite of public realm furniture, lighting and other amenities;
- Design a public realm for activation day through to night, seven days a week;

Diversity

- Create a variety of spaces and places to encourage flexibility of use;
- Provide a range of spaces from small and intimate to open and spacious to cater for gatherings and overlays of festivals and events;
- Improve and update the mixed + commercial usage and its interface with the public domain.

Identity

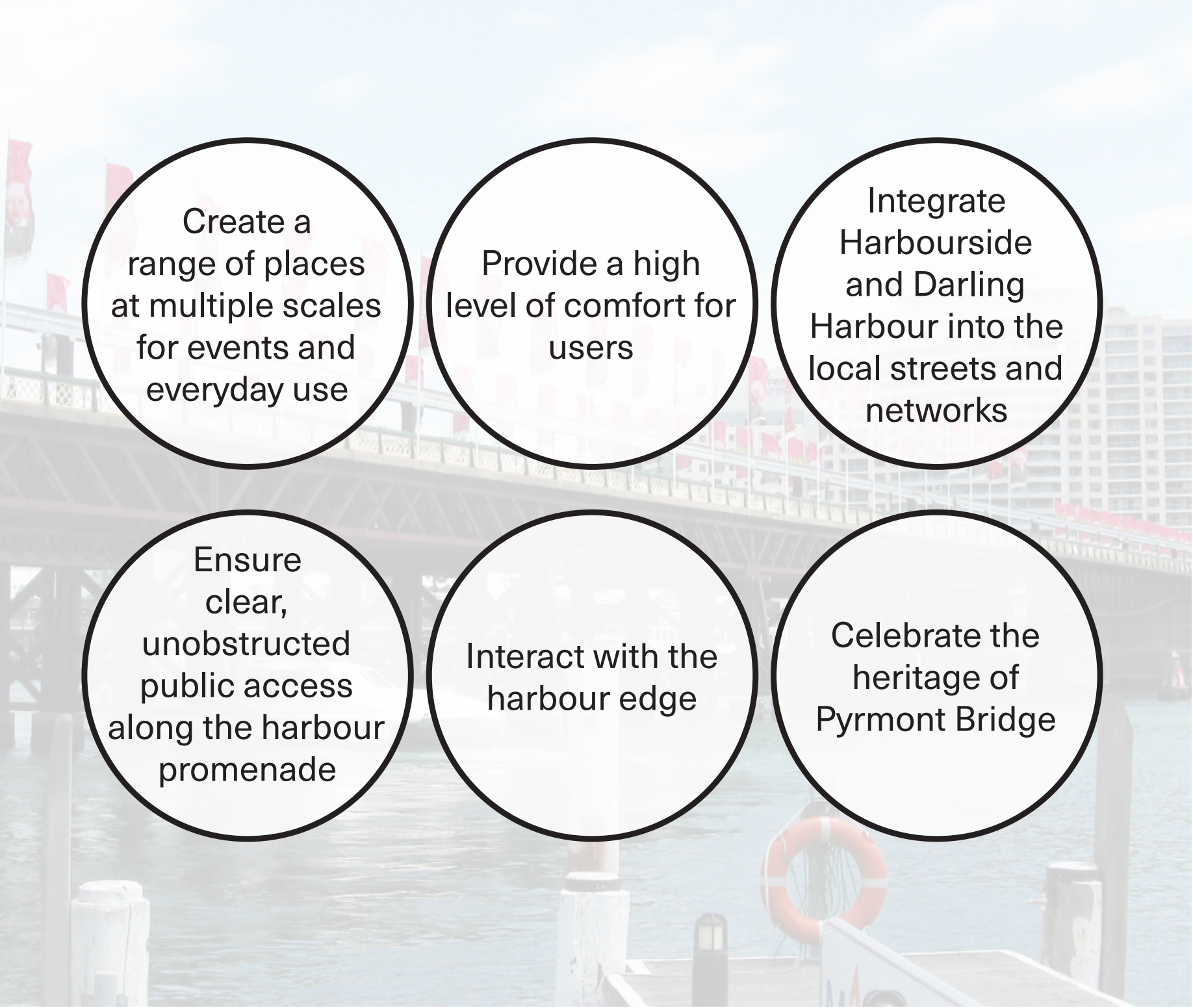
- Refer to SHFA's public domain manual for a selection of materials and public domain furniture to create a unified harbour edge;
- Celebrate the cultural heritage of Pyrmont bridge.

Sustainability

- Propose high quality, low maintenance, low energy usage and robust materials.
- Use native flora and encourage habitats for fauna;
- Support the sustainability of the existing residential community in surrounding suburbs by Incorporating social infrastructure.

Safety

- Create safe, activated public domain
- Design the public realm with regard to crime prevention (CPTED) principles.



The upgrades to the public domain associated with the redevelopment of 'Harbourside' are derived by the following principles;

Public Domain

Design Objectives

This proposal is guided by the following objectives;

- Maintain the structure for event overlays whilst providing a smaller intimate scale public domain for the everyday use.
- Improve public amenities and provide a public domain with social and green infrastructure for human comfort.
- Integrate the development into the local network of streets and connections.
- Address the public domain entrances.
- Provide a thriving public domain that interacts and improves the connectivity with the harbour edge.
- Consistent use of materials references by the Darling Harbour Public Domain Guidelines prepared by SHFA and Aspect studios.
- Retain and celebrate the heritage of the Pyrmont bridge.
- Provide areas of public amenity with good solar access.

The structure of the proposed design strategy involves the formation of six consolidated public open space components and one communal open space are for the residents of the proposed tower; activated through the inclusion of social and green infrastructure and the interface between one and another.

Public Domain Constructed Works Mirvac will fund and deliver:

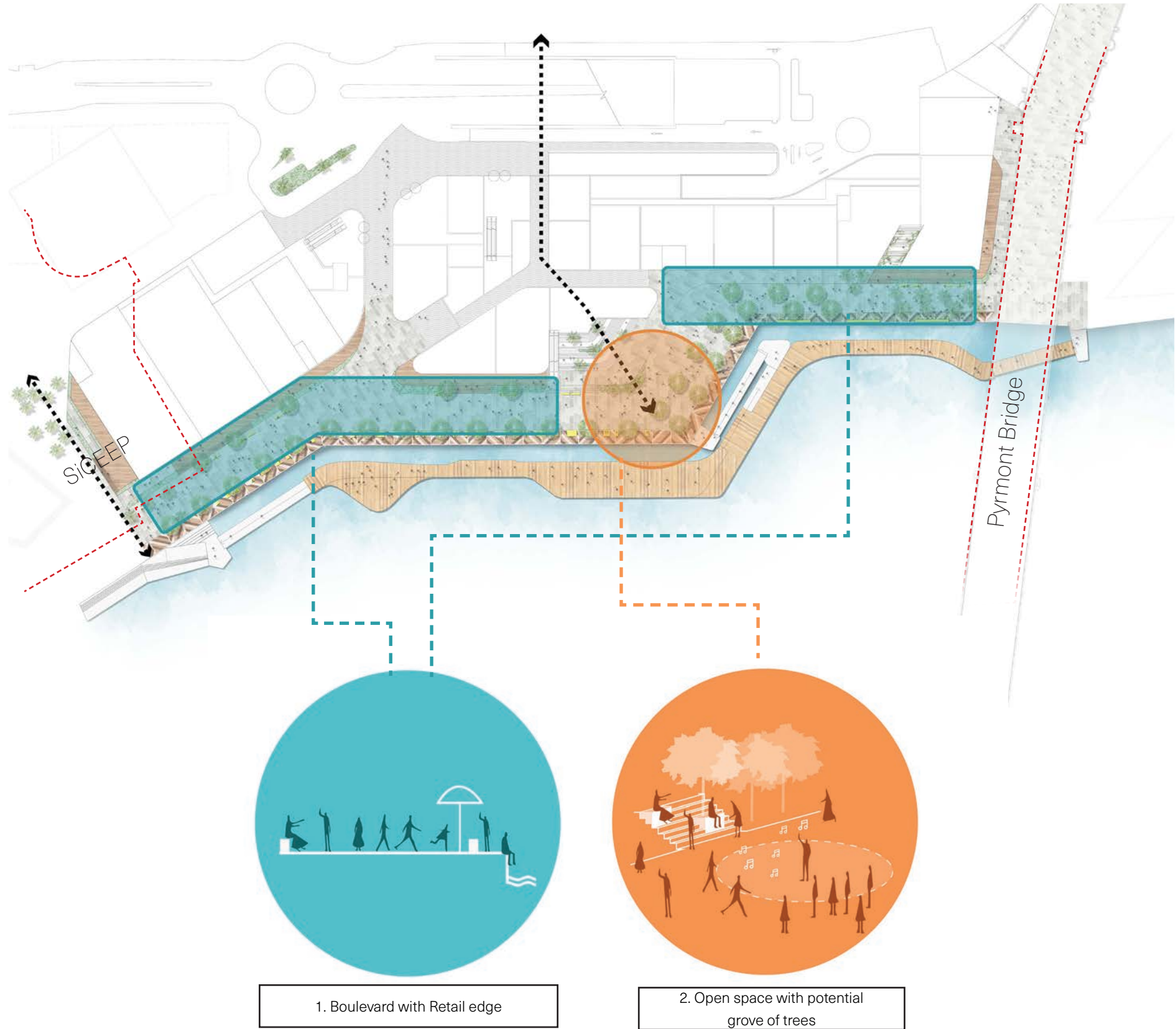
1. The Boulevard - The main spine and circulation of the public domain
2. The Event stairs - Seating steps for viewing of large events
3. Ribbon stairs - Seating steps and access to Pyrmont Bridge
4. Pyrmont Bridge - Upgraded paving at Western entry
5. 50 Murray Street Bridge - Retention and upgrade of existing bridge to integrate with Harbourside redevelopment.
6. Bunn Street Bridge - New bridge creating strong visual connection and pedestrian thoroughfare
7. Central site through link- Public connection linking Bunn Street to the boulevard and waterfront
8. Guardian Square - A plaza adjacent to Pyrmont Bridge

Future Additional Works

In addition to the Public Domain Constructed Works, Mirvac will commit a fund for future works. The fund is to be expanded in the immediate precinct for items such as:

- Public art
- Wi-fi
- heritage interpretation:

The final scope is to be agreed with the landowner Place Management NSW during detailed design phase and subject to future Stage 2 DA.



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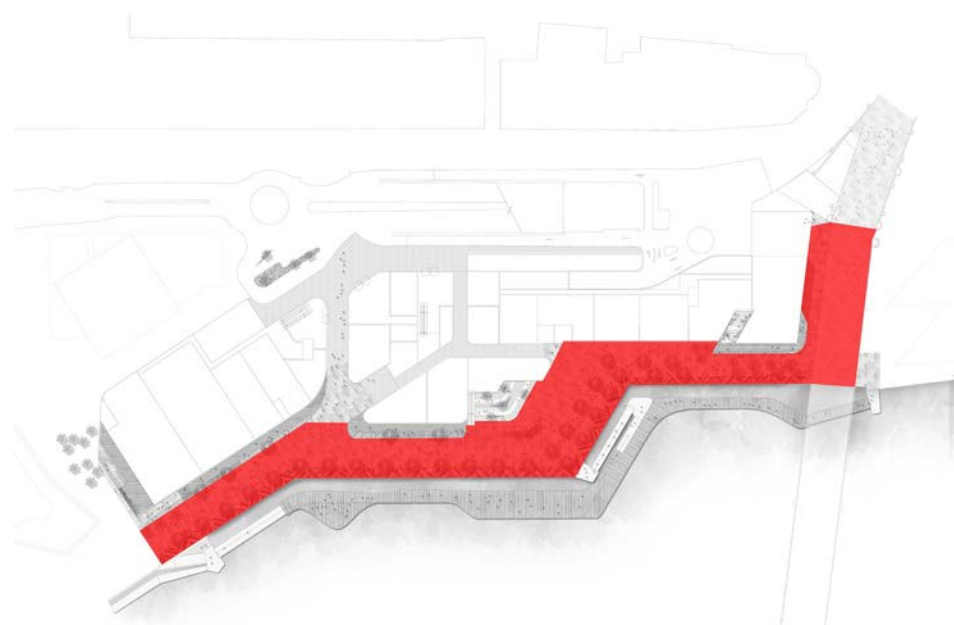


Public Domain Works in Kind

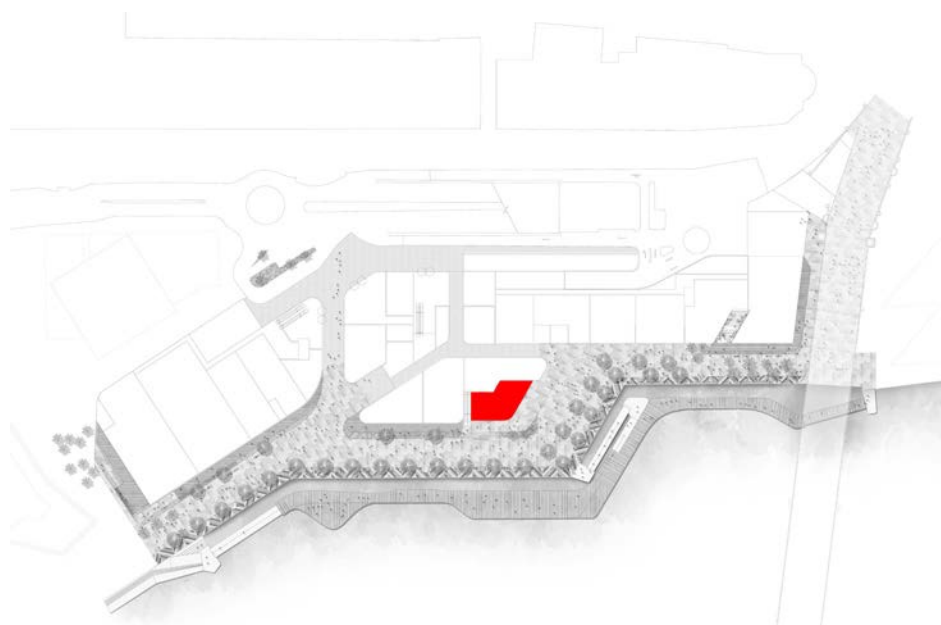
Public Domain Works in Kind

Constructed Works

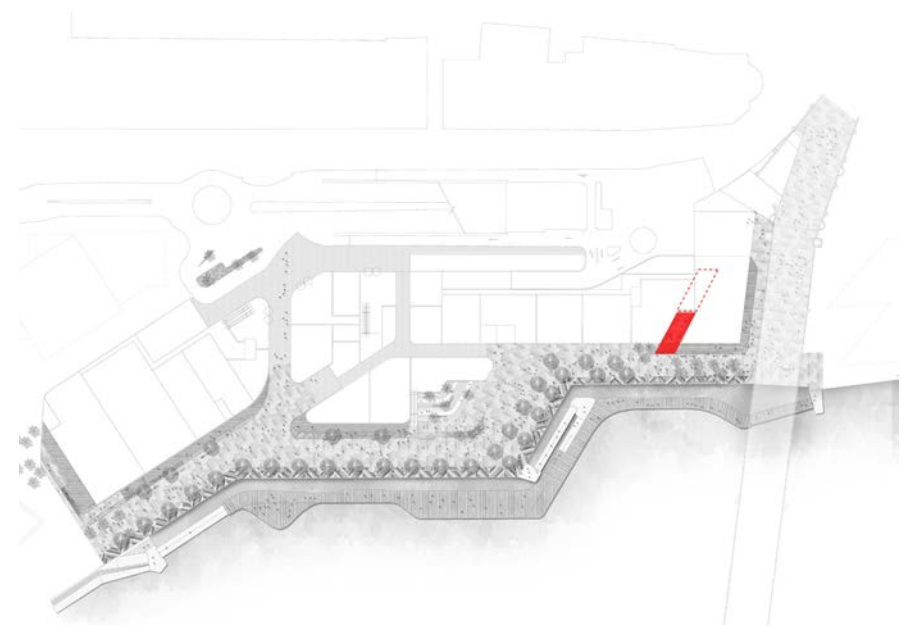
The following concepts have been agreed with the landowner Place Management NSW and are indicative to suit the FJMT reference scheme. The future design excellence process (post Stage 1 DA approval) will require all participating firms to incorporate these concepts in the final scheme.



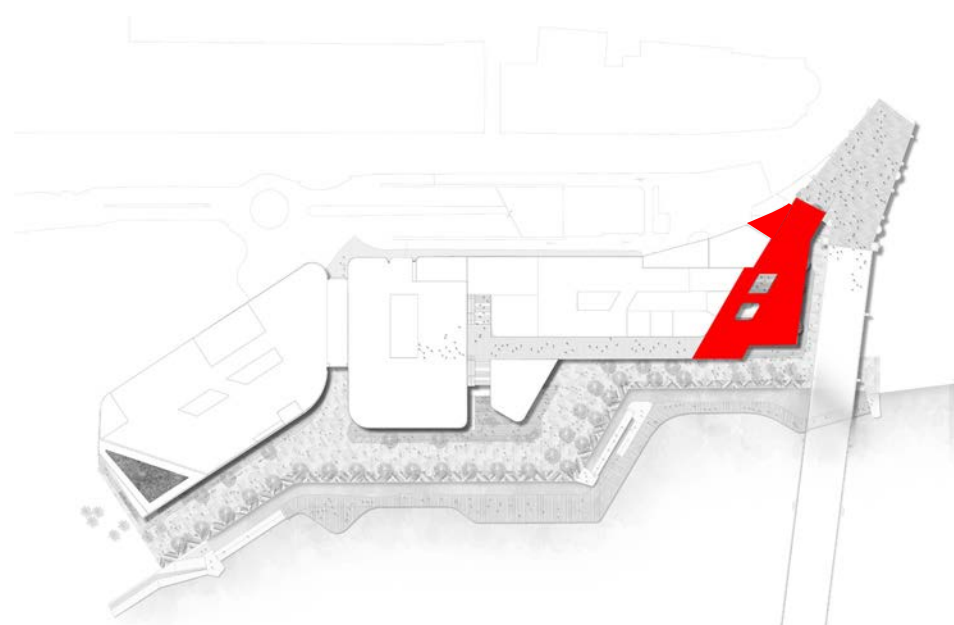
1. The Boulevard (Ground Floor).
24/7 access.



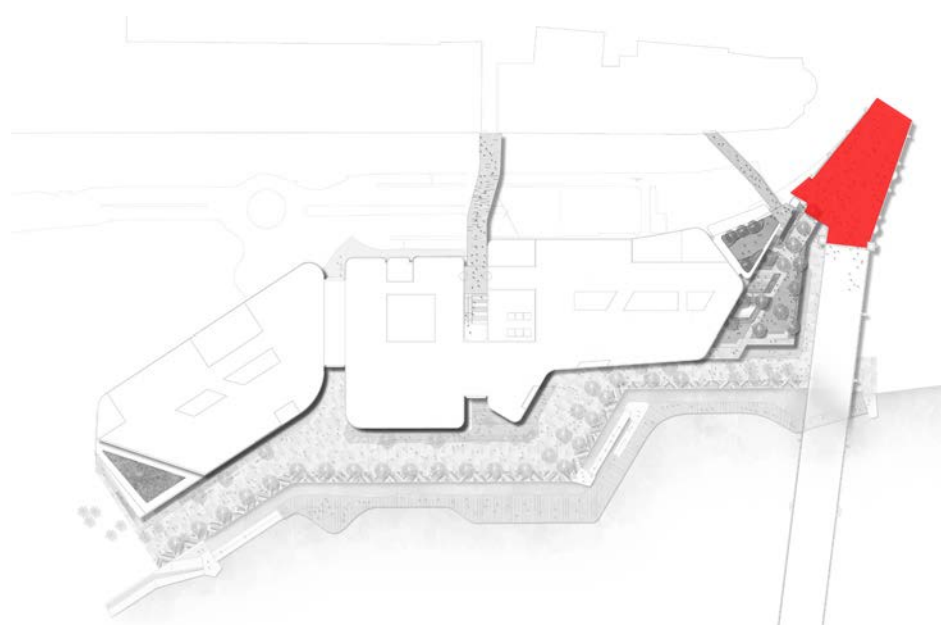
2. The Events Steps (Ground Floor).
24/7 access.



2. Ribbon Stairs (Ground Floor, L1, L2).
24/7 access.



4. Guardian Square
24/7 access.

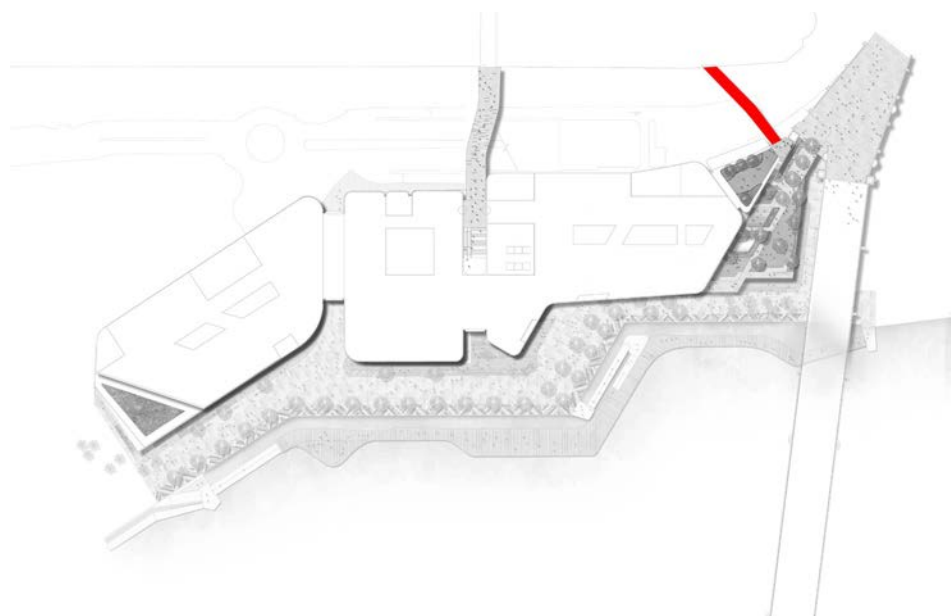


5. Pyrmont Bridge - New Paving (Level 2).
24/7 access.

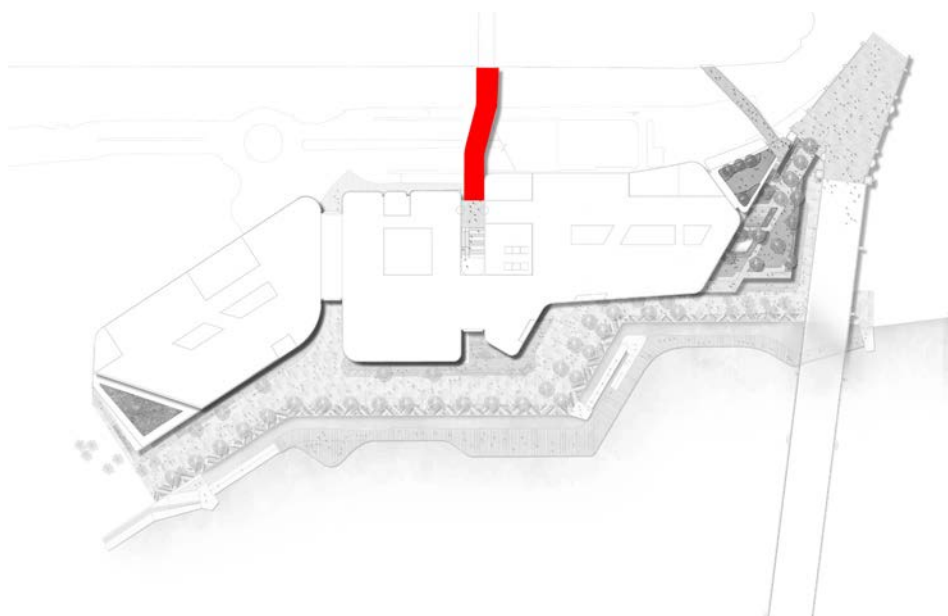
Public Domain Works in Kind

Constructed Works

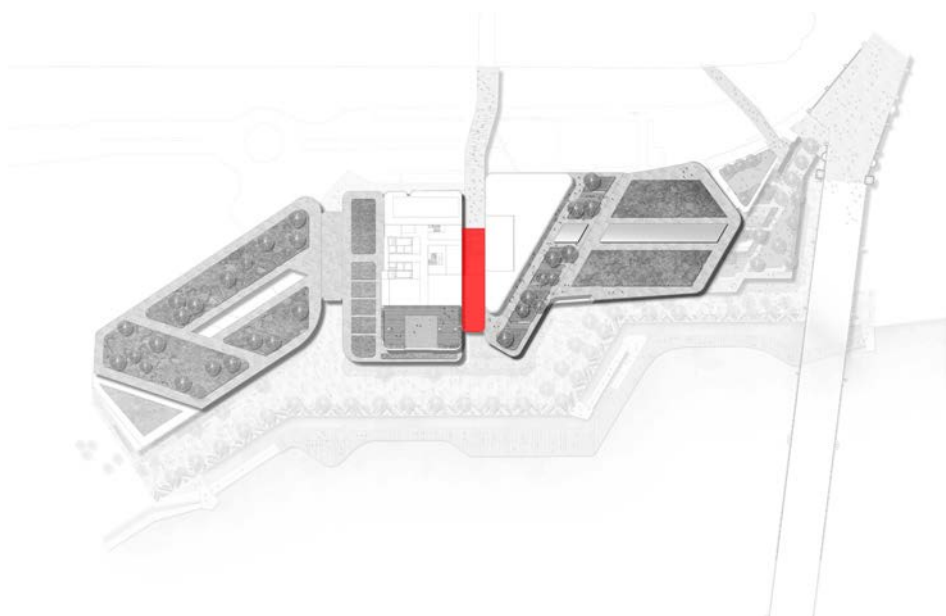
The following concepts have been agreed with the landowner Place Management NSW and are indicative to suit the FJMT reference scheme. The future design excellence process (post Stage 1 DA approval) will require all participating firms to incorporate these concepts in the final scheme:



6. 50 Murray St Bridge upgrade-
Existing bridge to be maintained and upgraded.
24/7 access.



7. New Bunn Street Pedestrian Bridge.
24/7 access.



8. Central through site link.
24/7 access.

Public Domain Works in Kind

The Boulevard - A Widened Waterfront

The Boulevard will be widened to improve pedestrian circulation (refer to section) and improve the public offer at the waterside. The space will be wide enough to provide a range of intimate and open dwell spaces, with seating under trees for the public to enjoy the waterside views.

Existing Harbourside Waterfront



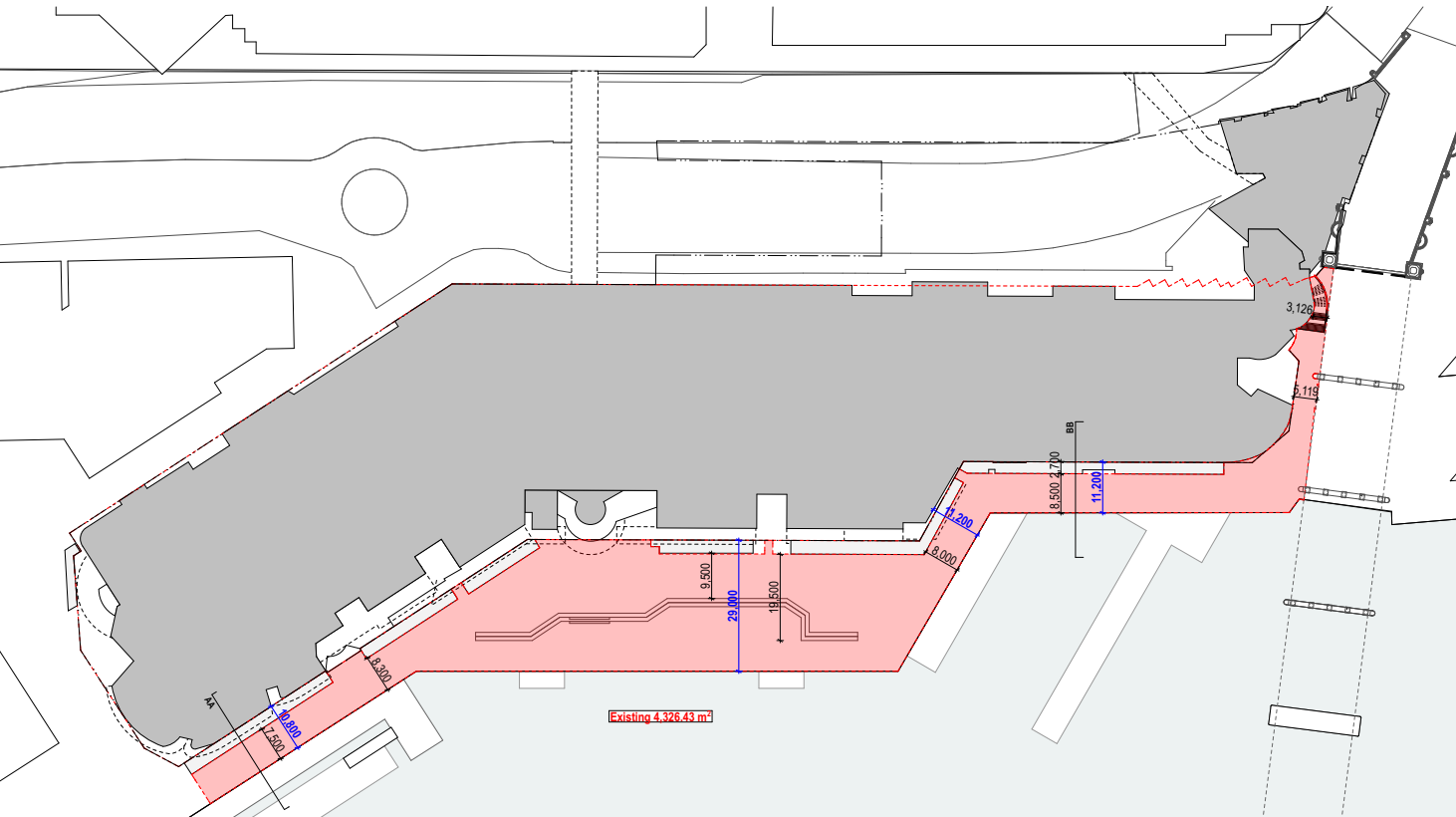
Proposed Harbourside Waterfront (Sept 2020)



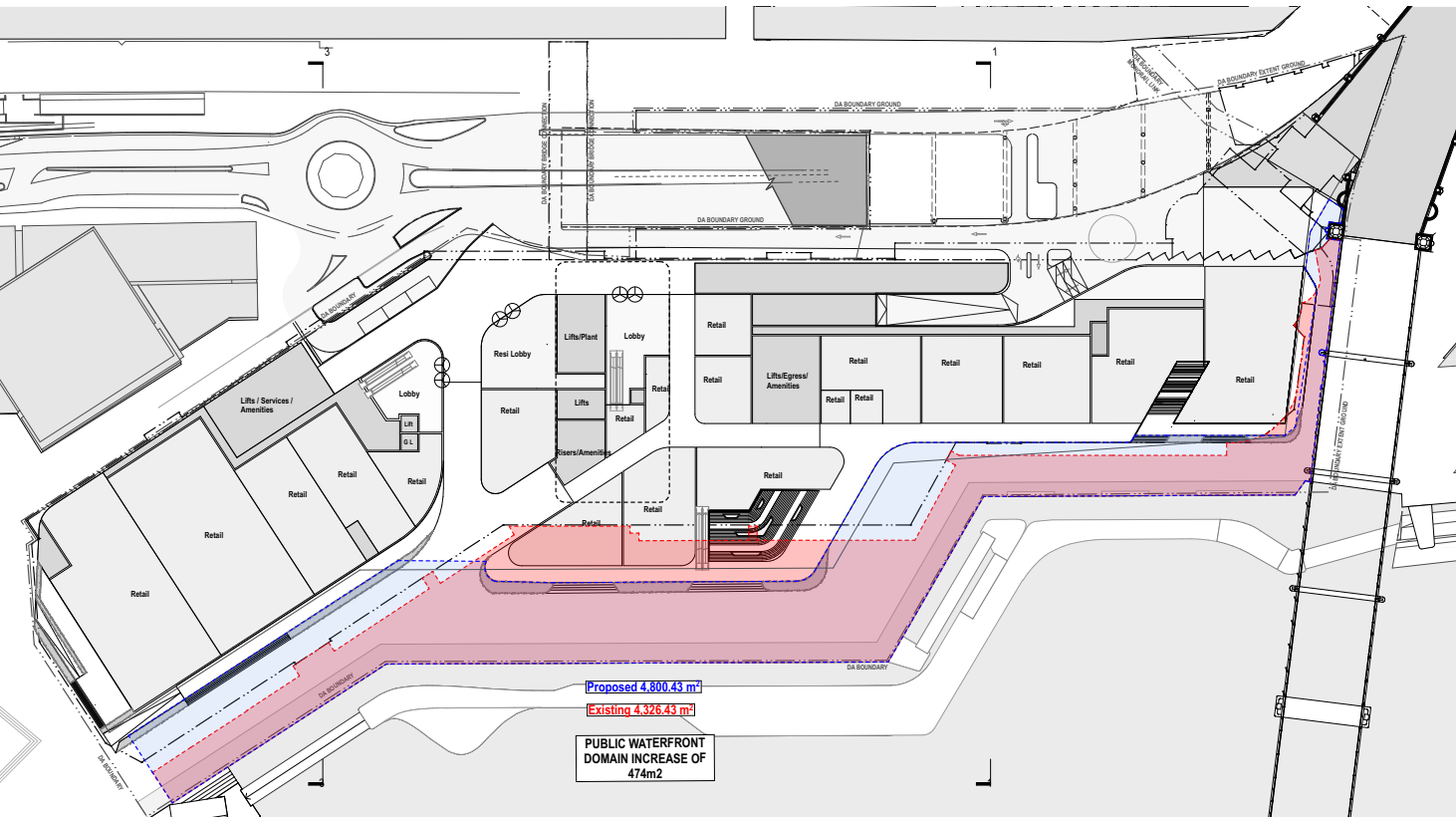
Public Domain Works in Kind

The Boulevard - Existing and Proposed

Existing Harbourside Waterfront

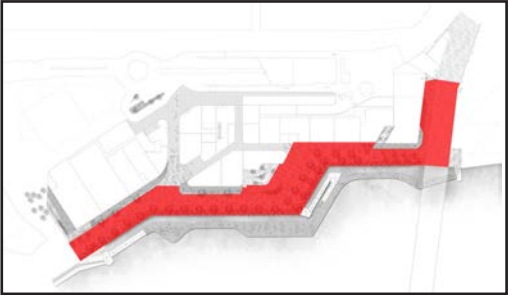


Proposed Harbourside Waterfront (Sept 2020)

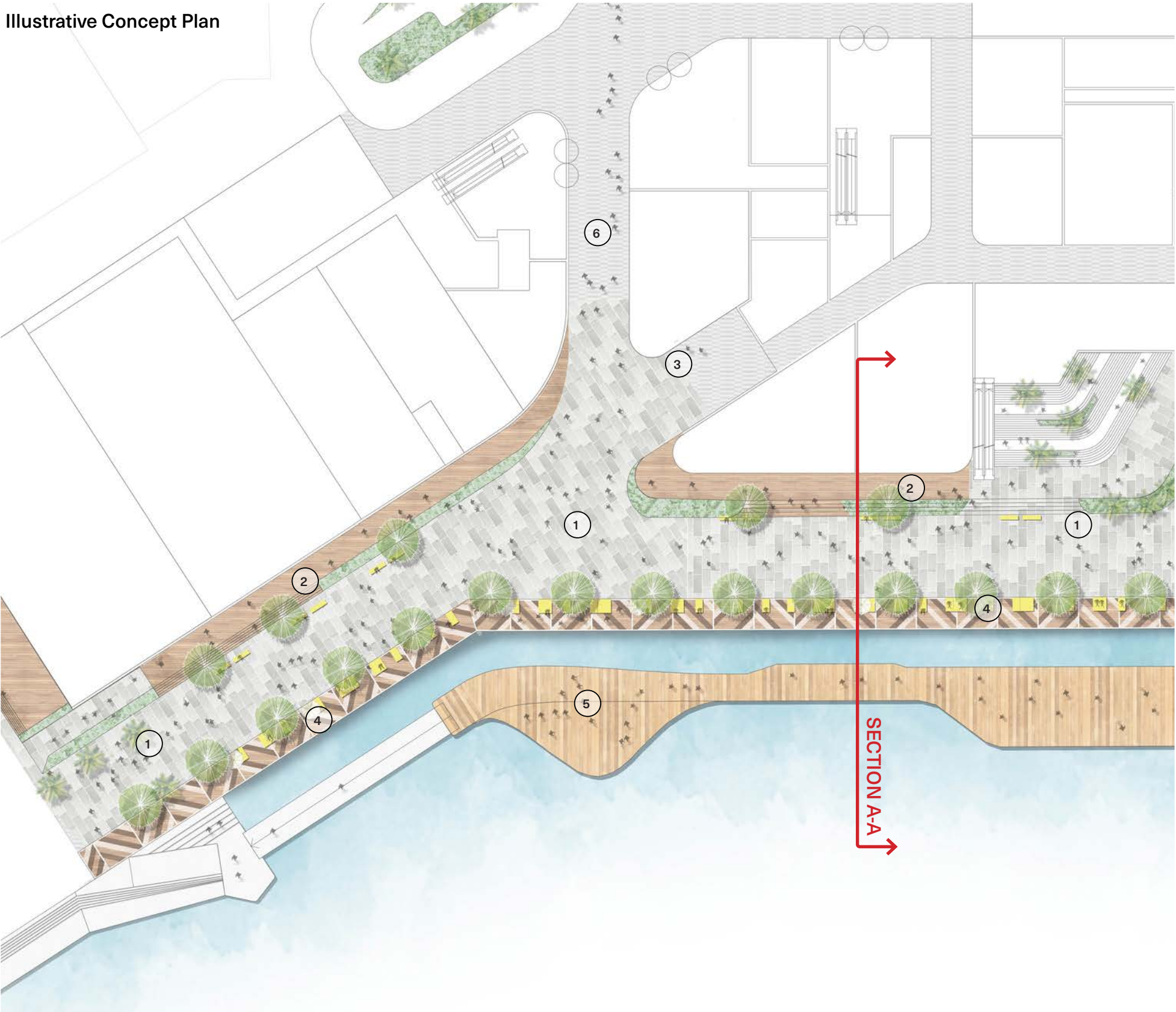


Public Domain Works in Kind

The Boulevard - Southern Edge



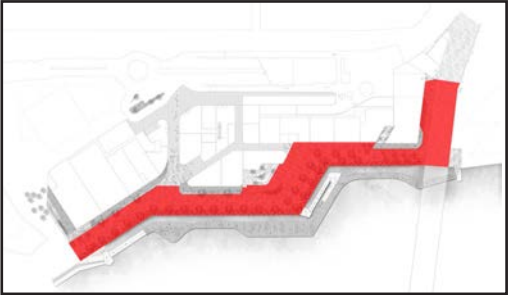
Illustrative Concept Plan



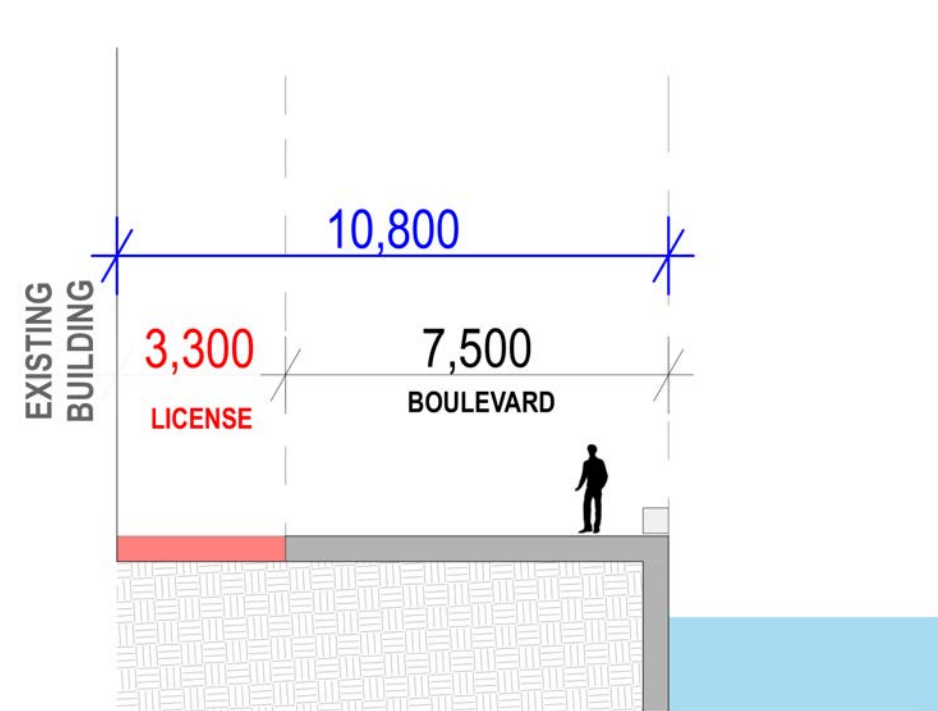
- 1_ Boulevard with feature paving
- 2_ Retail deck with outdoor dining
- 3_ Event Stairs
- 4_ Waterfront pedestrian timber pathway
- 5_ Water pontoon
- 6_ Pedestrian site through link

Public Domain Works in Kind

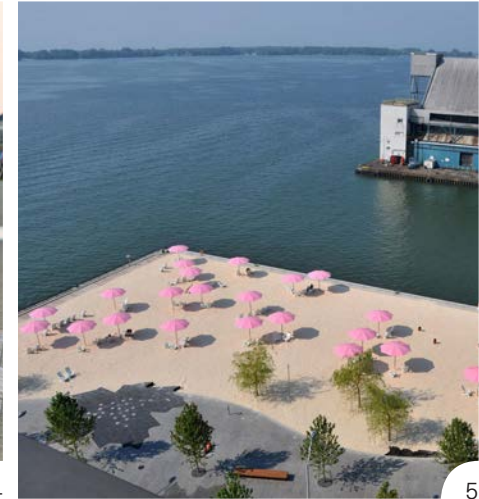
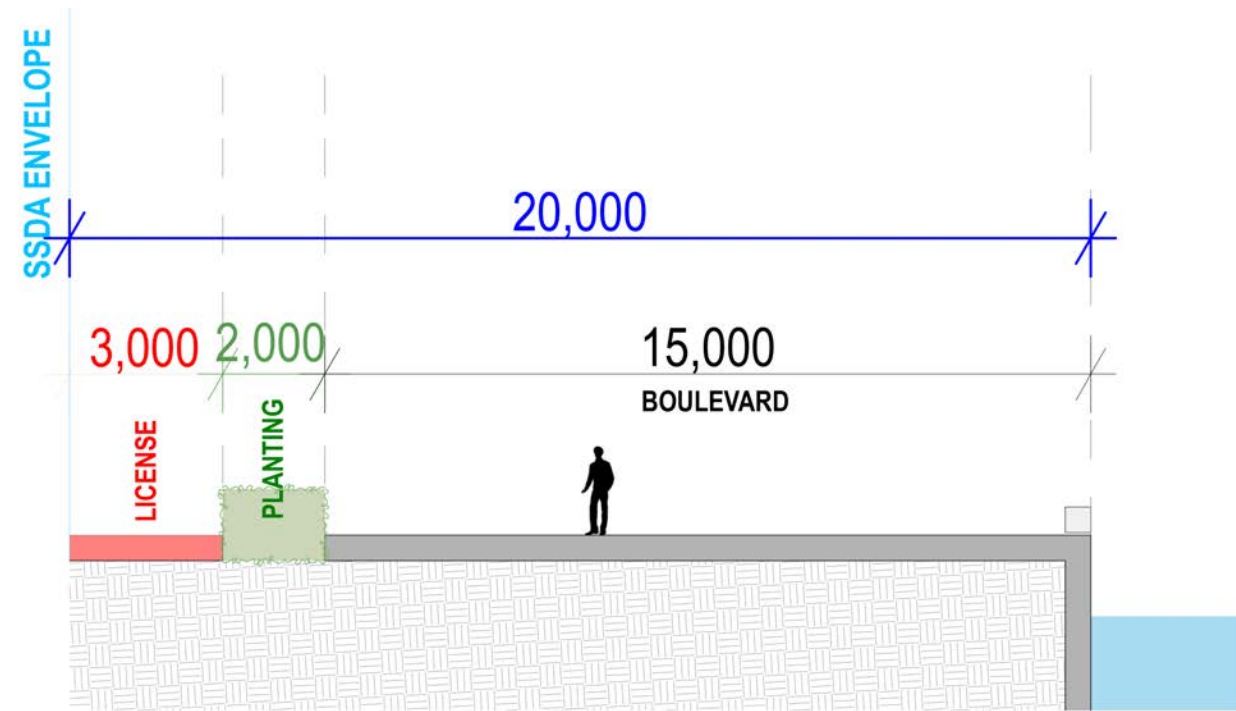
The Boulevard - Existing and Proposed



Existing Section



Proposed Section

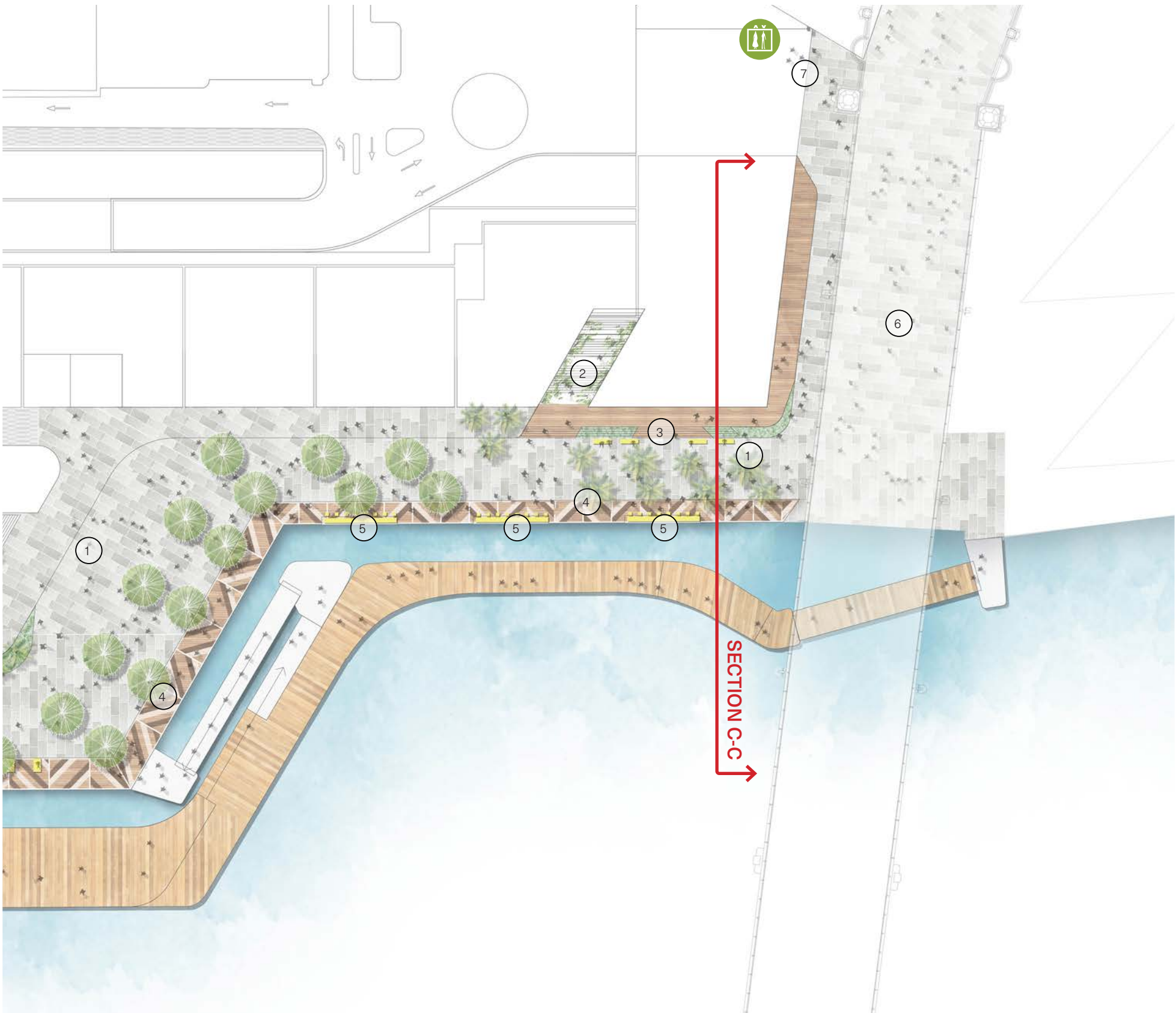
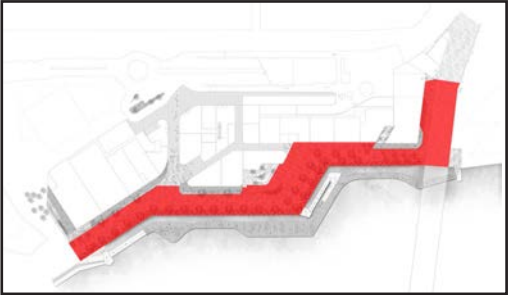


- 1_ Boulevard with feature paving
- 2_ Populated walkway
- 3_ Activated waterfront with seating
- 4_ Lounging on waterfront
- 5_ Removable shade canopy

Public Domain Works in Kind

The Boulevard - Northern Interface with Pymont Bridge

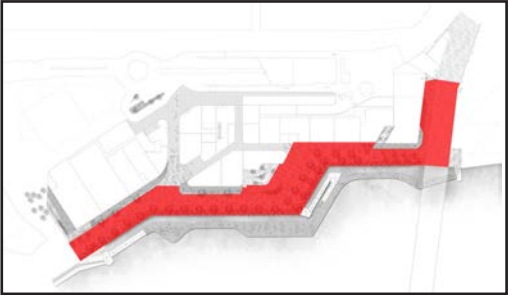
The revitalisation of Harbourside development aims to break down the space to make it an everyday destination to both locals and tourists as well as retaining its capacity to cater for large cultural events such as Chinese New Years and Vivid.



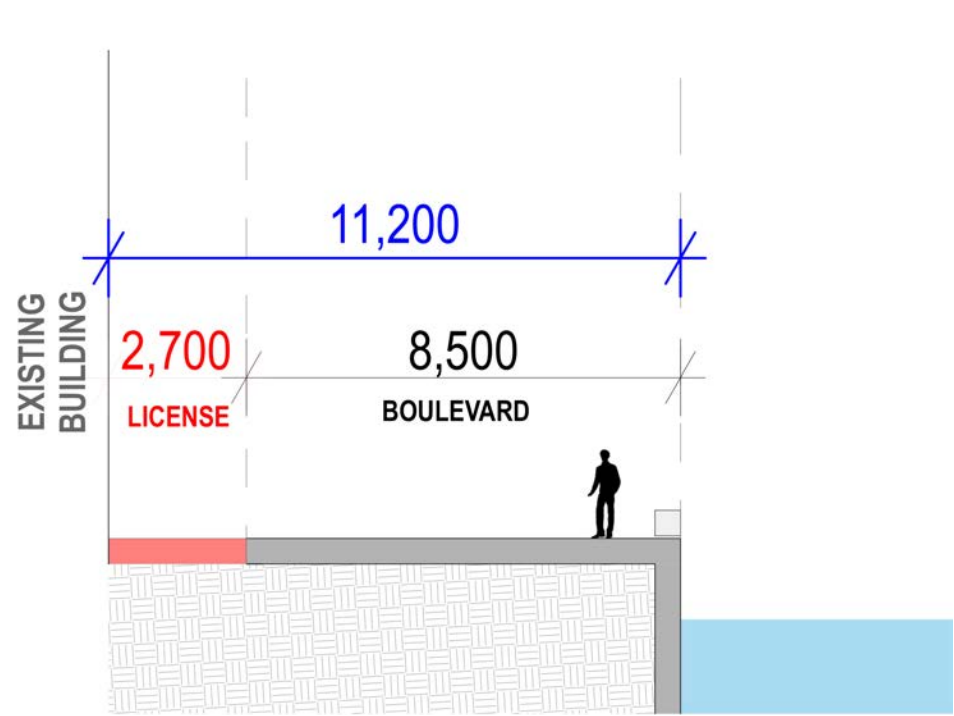
- 1_ Boulevard with feature paving
- 2_ Stair seating to open to bridge interface
- 3_ Retail deck with furniture
- 4_ Waterfront pedestrian timber pathway
- 5_ Workstations on waterfront
- 6_ Upgraded paving under bridge
- 7_ DDA lift access

Public Domain Works in Kind

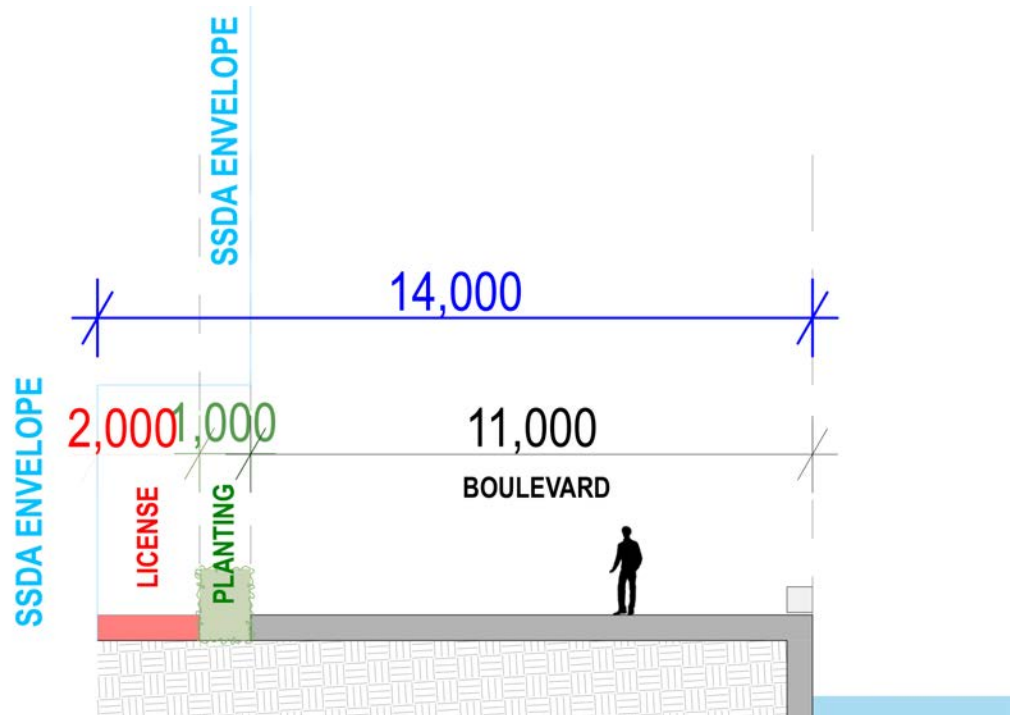
The Boulevard - Section at Northern Interface with Pyrmont Bridge



Existing Section



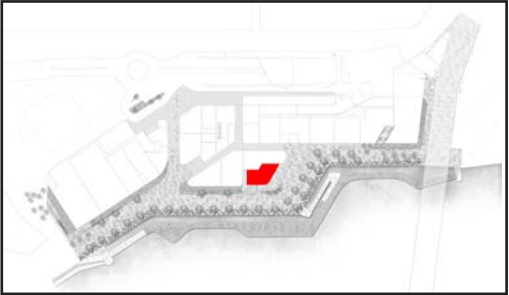
Proposed Section



- 1_ Public Seating with Lighting under bridge
- 2_ Temporary Art Activation
- 3_ Waterfront Workstations
- 4_ Bespoke Timber seating edge

Public Domain Works in Kind

Event Steps



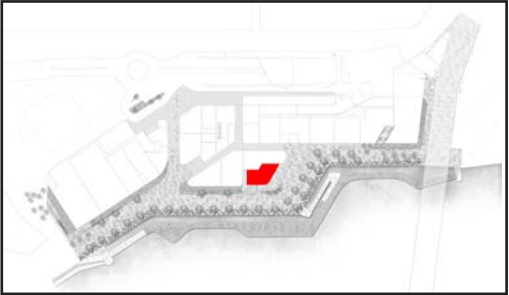
- 1_ Stair entrance and spillout to main 'Event Space'
- 2_ Boulevard with granite feature paving
- 3_ Palm grove with seating to create shaded refuge*
- 4_ Retail deck with furniture
- 5_ Water pontoon (By others, separate SHFA project)
- 6_ Waterfront pedestrian timber pathway

* Potential opportunity for transplanting existing palm trees (subject to technical constraints)

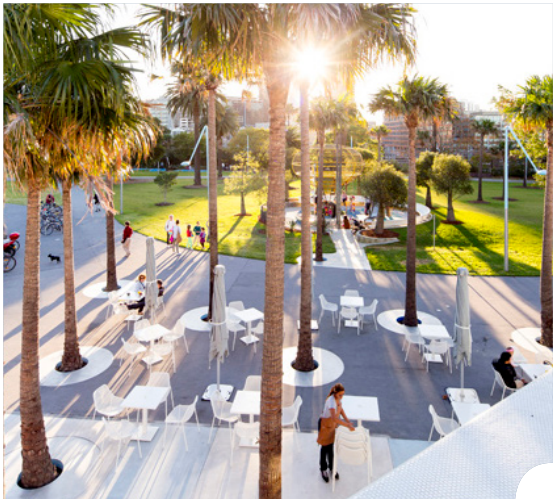
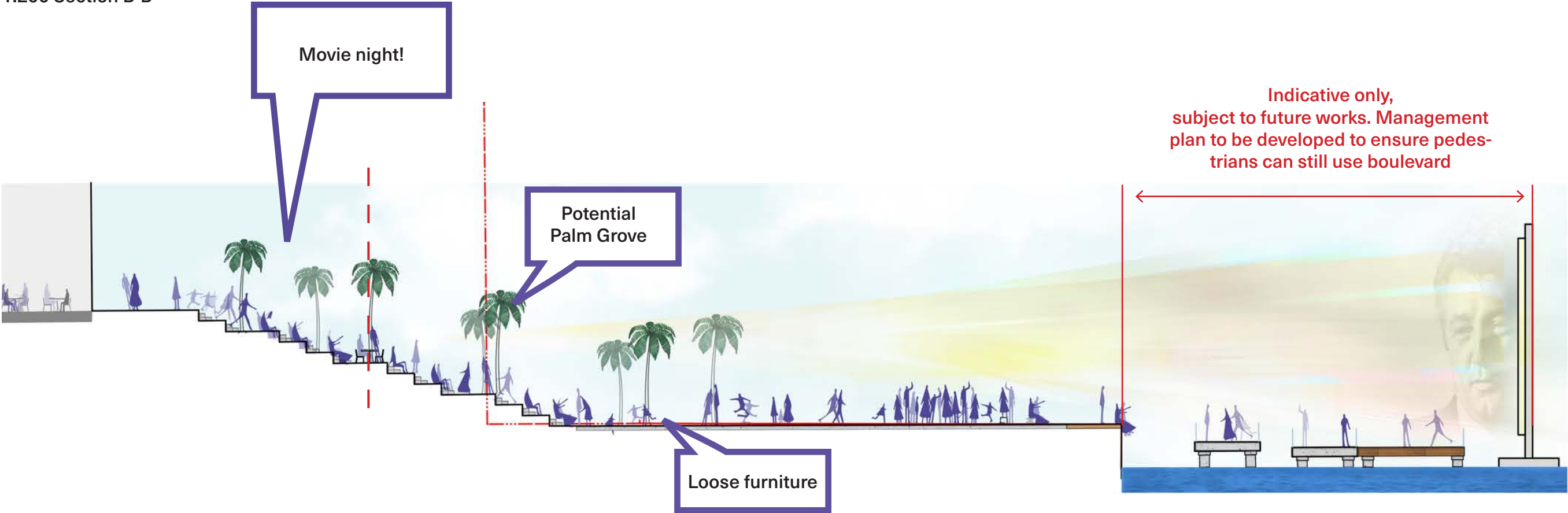
Scale 1:200

Public Domain Works in Kind

Event Steps



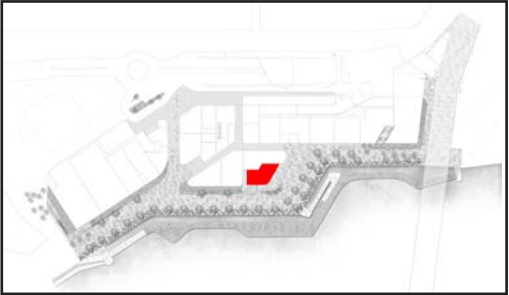
1:200 Section B-B



- 1_ Palm grove with seating
- 2_ Stair seating
- 3_ Seating terraces
- 4_ Sporting event activating the harbour
- 5_ Temporary outdoor cinema event

Public Domain Works in Kind

Event Steps



- 1_ Event steps
- 2_ Stair seating
- 3_ Stair seating
- 4_ Tree groves
- 5_ Shade over paving

Public Domain Works in Kind

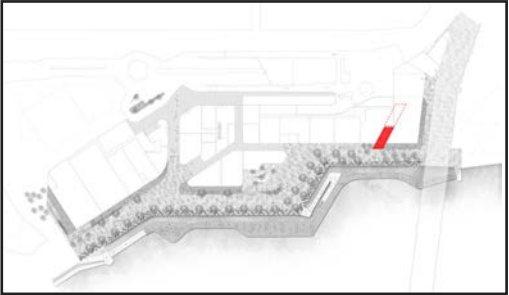
Event Steps



Public Domain Works in Kind

Ribbon Stairs

The Ribbon Stairs have moved position to reduce overshadowing and create a highly visible and welcoming arrival along the Boulevard. Previously these steps looked under the Pyrmont Bridge, now they take full advantage of the harbourside views. The new addition of Guardian Square also presented an opportunity to reposition the steps and provide a more direct and 24hr accessible route between the bridge and the waterfront.



- 1_ Ribbon Stairs
- 2_ Retail deck with outdoor dining on Ground Level
- 3_ Guardian Square
- 4_ The Boulevard

Public Domain Works in Kind

Ribbon Stairs



Public Domain Works in Kind

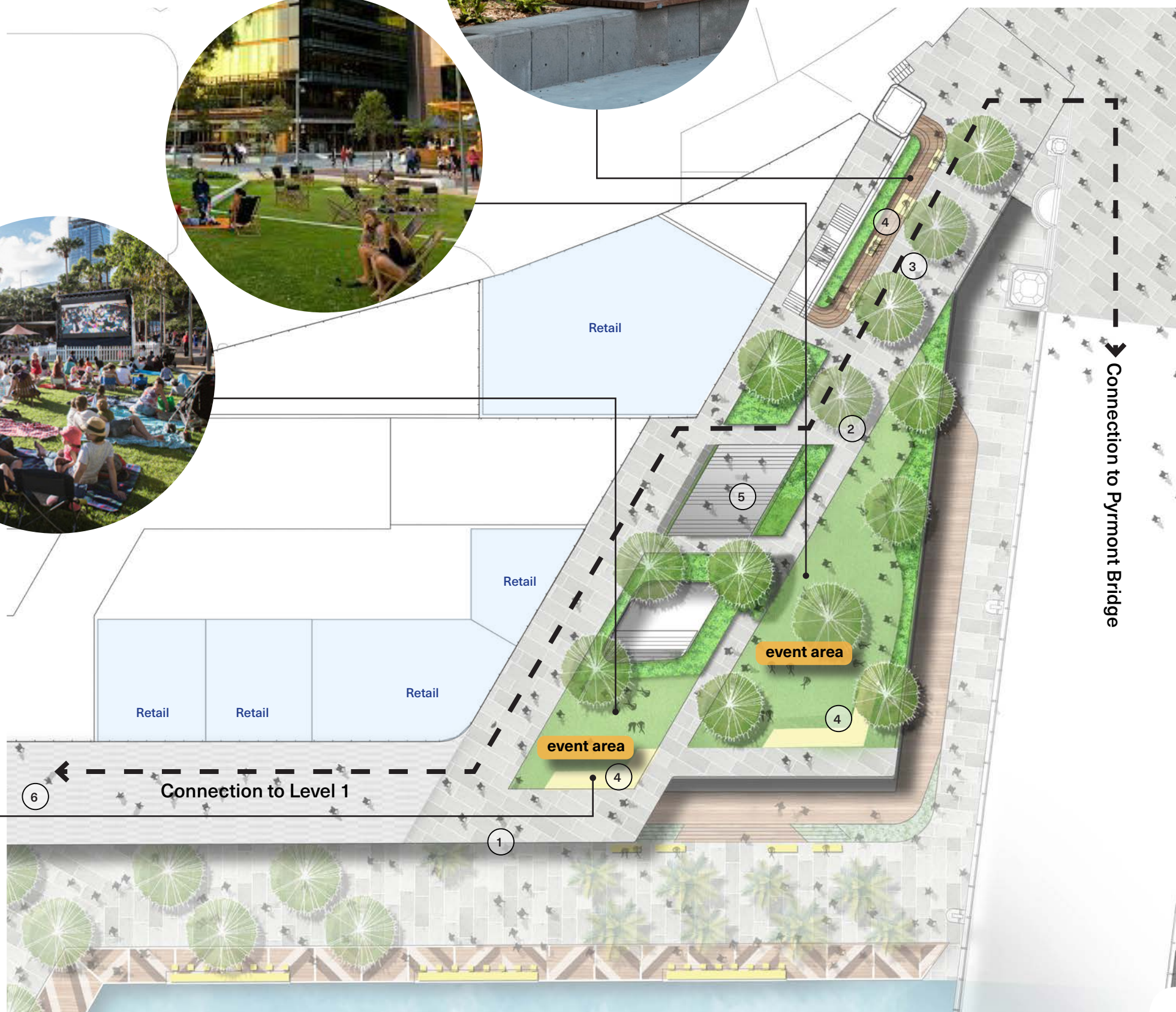
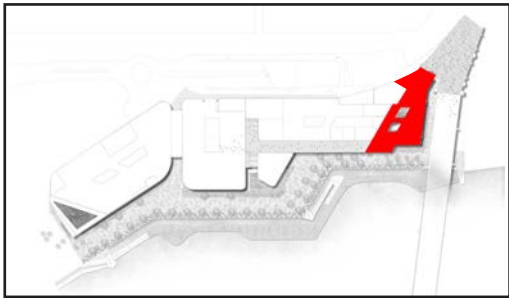
Guardian Square

Guardian Square is a generously scaled public space that is accessible 24 hours of the day allowing pedestrians to freely move between the harbour foreshore and Pyrmont Bridge. An enhanced public domain featuring a variety of intimate and open spaces create opportunities for the public to relax, dine and socialise alongside the spectacular waterside setting.

The Square's north facing aspect drenches the square in sunlight and allows a diverse range of endemic plant life to flourish. New tree planting provides canopy coverage and shade for the public to pause amongst a verdant garden setting.

At the edges of the square will be a selection of retailers offering places to stop, grab a morning coffee or an afternoon drink and take lunch or dinner, enjoying the sunny location overlooking the harbour.

The square provides an expansive outlook across Darling Harbour to watch seasonal events, fireworks displays or boat shows and will become a destination in its own right.



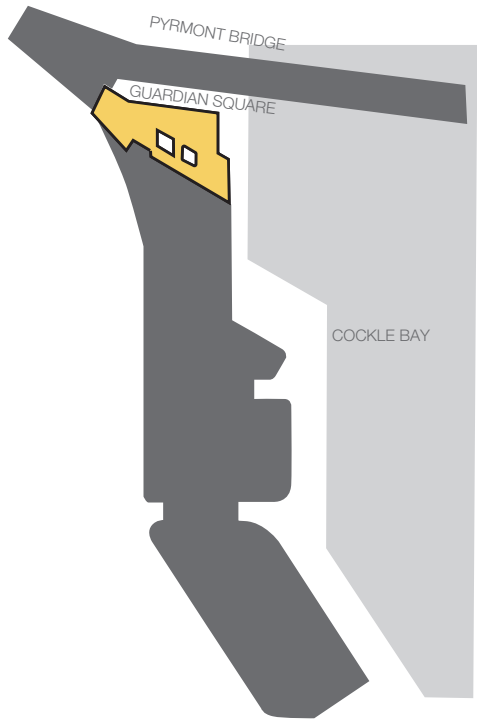
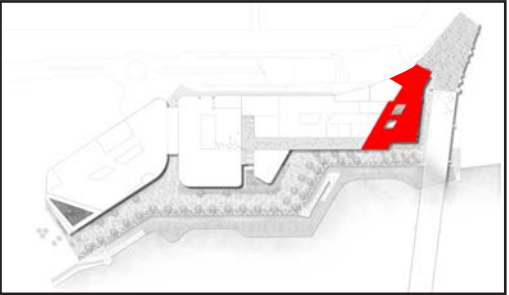
- 1_ Viewing Deck
- 2_ Open Lawn Area
- 3_ Avenue of Trees
- 4_ Informal seating
- 5_ Ribbon Stairs
- 6_ Pedestrian Connection to Level 1
- 7_ Active retail edge

Public Domain Works in Kind

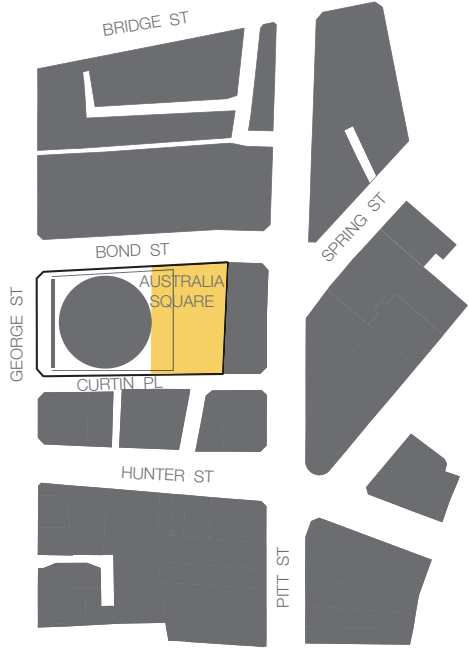
Guardian Square

Guardian Square enhances the public realm by designing flexible spaces that accommodate multidisciplinary uses with expansive views over the water. The Square is 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.

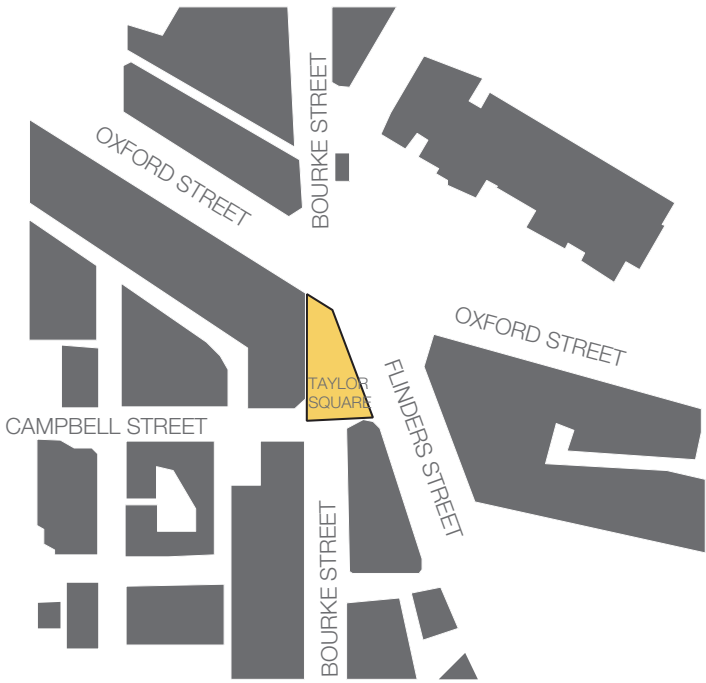
The following scale comparison diagrams show 3 comparable sized Sydney squares:



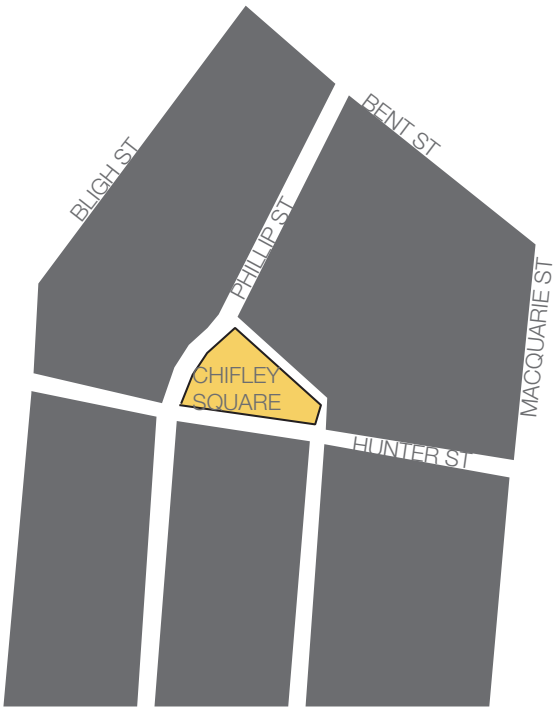
GUARDIAN SQUARE
1500m2



AUSTRALIA SQUARE, WYNYARD:
1500m2



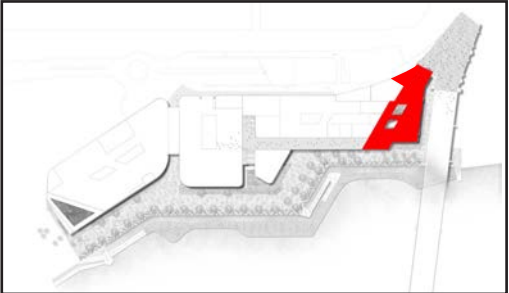
TAYLOR SQUARE, DARLINGHURST:
1200m2



CHIFLEY SQUARE, WYNYARD:
1300m2

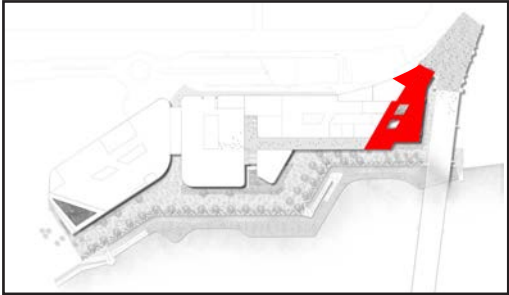
Public Domain Works in Kind

Guardian Square



Public Domain Works in Kind

Guardian Square

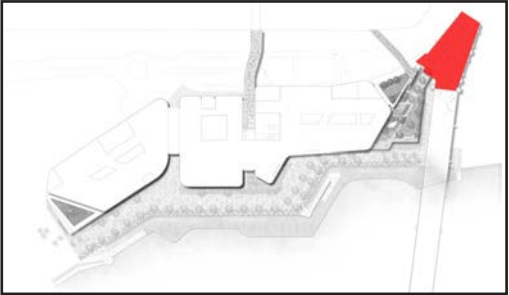


- 1_ Elevated Sydney views
- 2_ Rooftop with planting, lawn and seating nodes
- 3_ Intimate rooftop space
- 4_ Massive green roof areas for ecological benefits
- 5_ Textured and patterned native planting mixes
- 6_ Lush and green rooftop spaces with flexible planting pots
- 7_ Pop Up night event
- 8_ Lawn Area
- 9_ Distinct planting and furniture palette



Public Domain Works in Kind

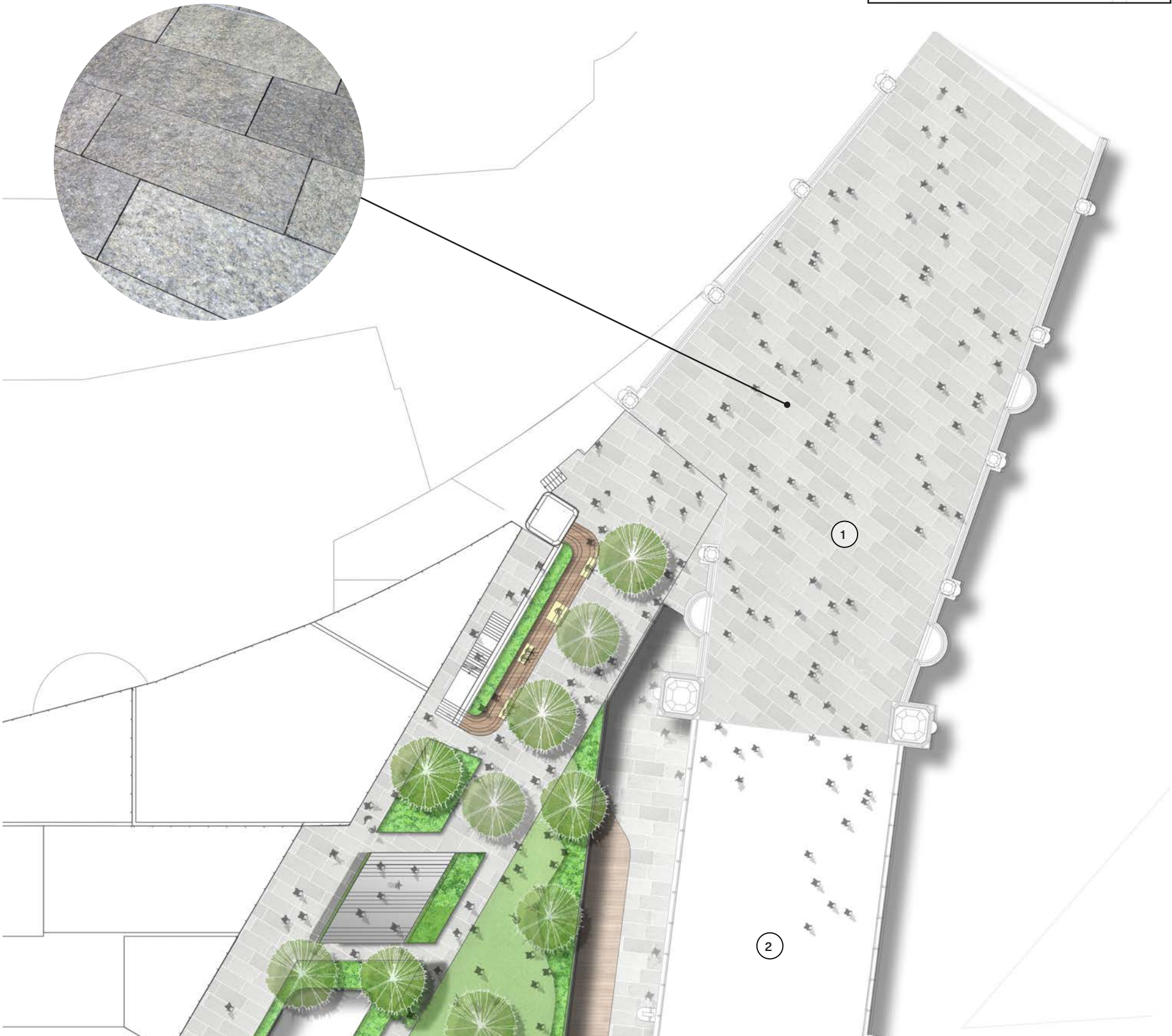
Pymont Bridge Paving



Existing Site Photo



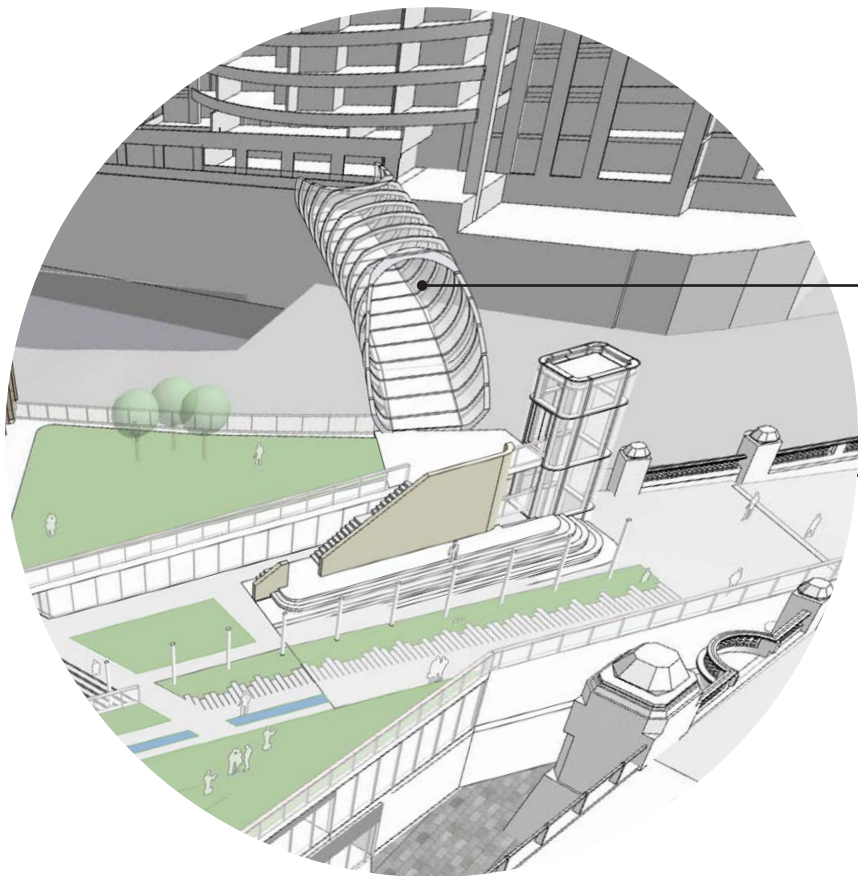
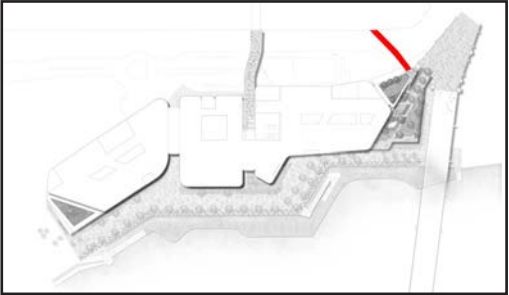
Existing Pymont Bridge paving will be upgraded and tie into the future development proposals.



- 1_ High quality paving connected to Guardian Square
- 2_ Pymont Bridge

Public Domain Works in Kind

Murray Street Bridge Upgrade



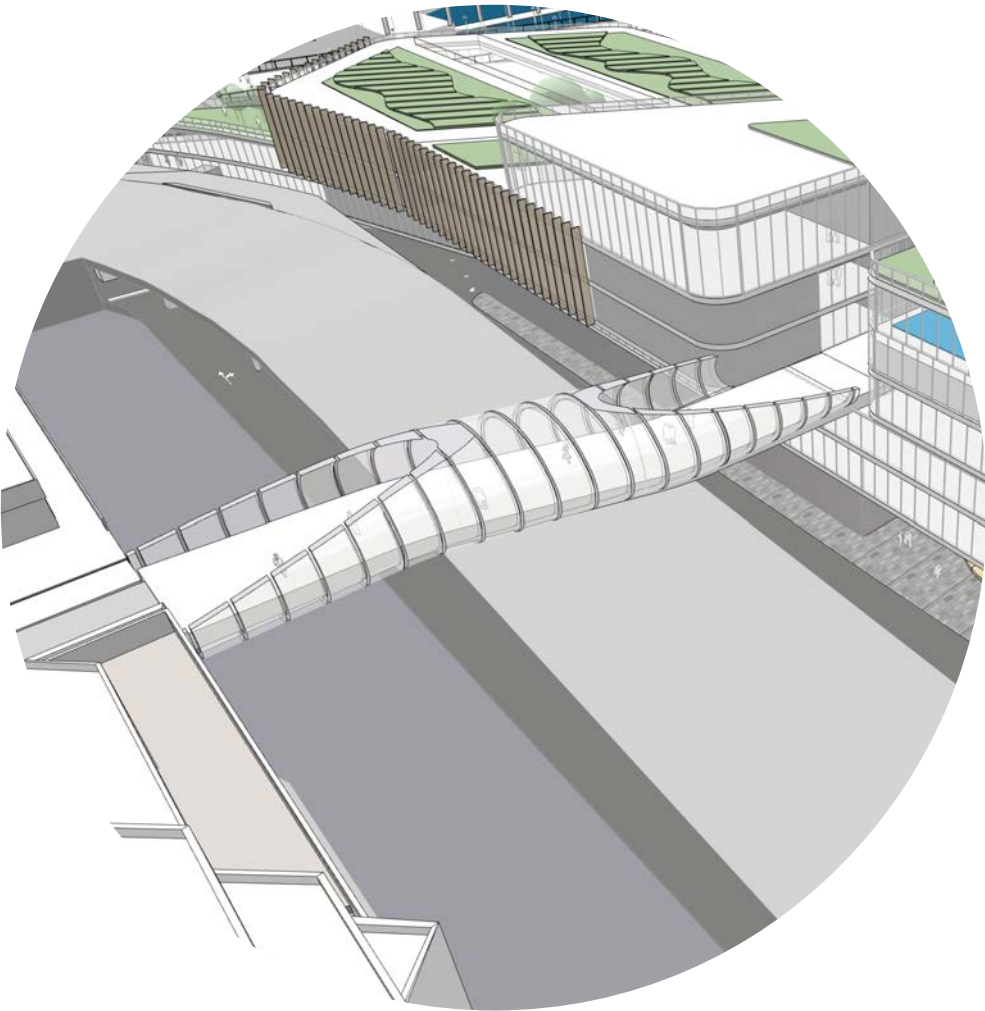
- retain existing structure
- embellish with new balustrade + lighting
- integrate with redeveloped Harbourside

- 1_ Lift Access
- 2_ Level 3 Garden
- 3_ Murray Street Bridge (Existing structure retained - final design subject to design development)
- 4_ Stepped access to Guardian Square

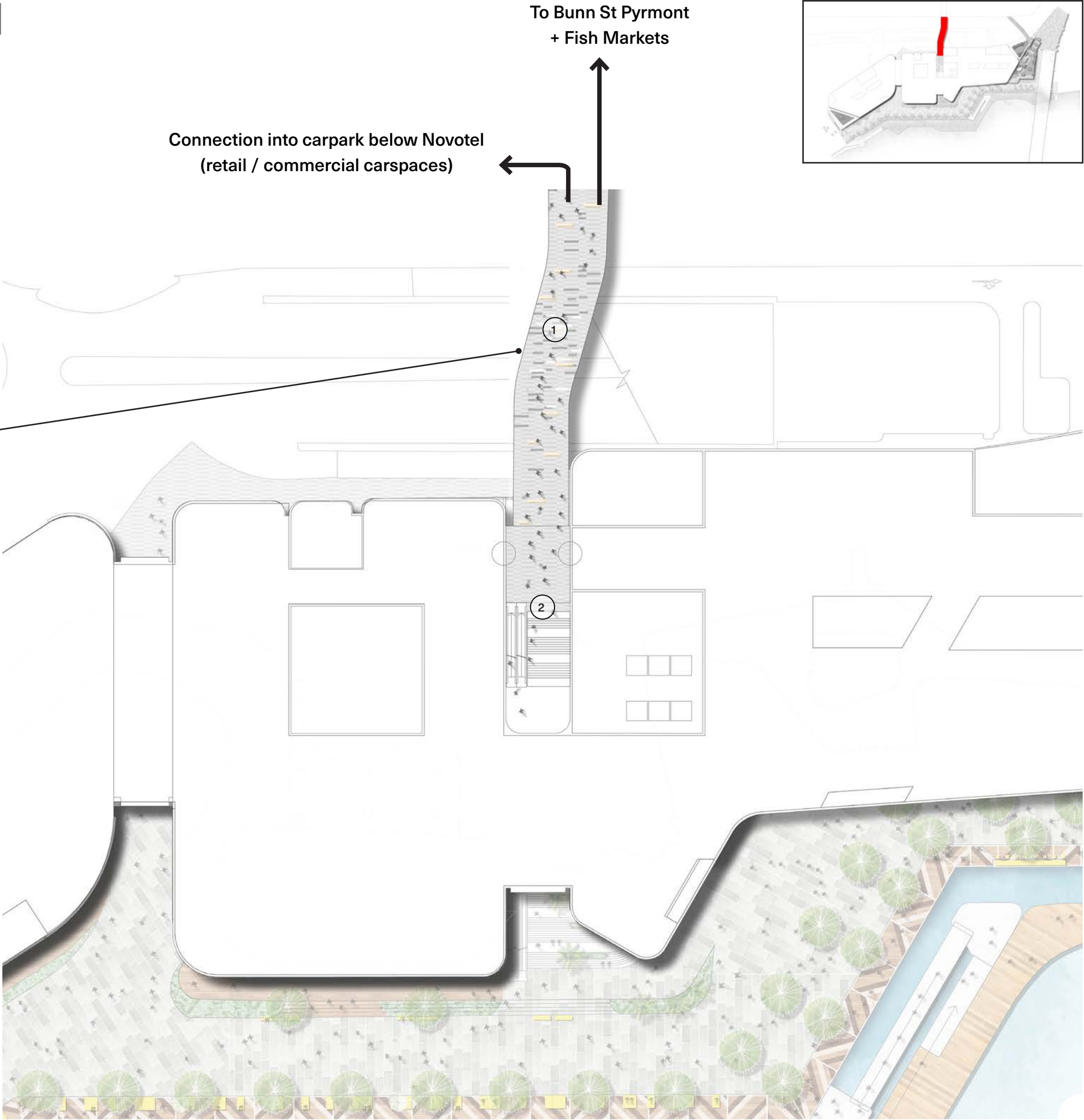


Public Domain Works in Kind

Bunn Street Bridge Link

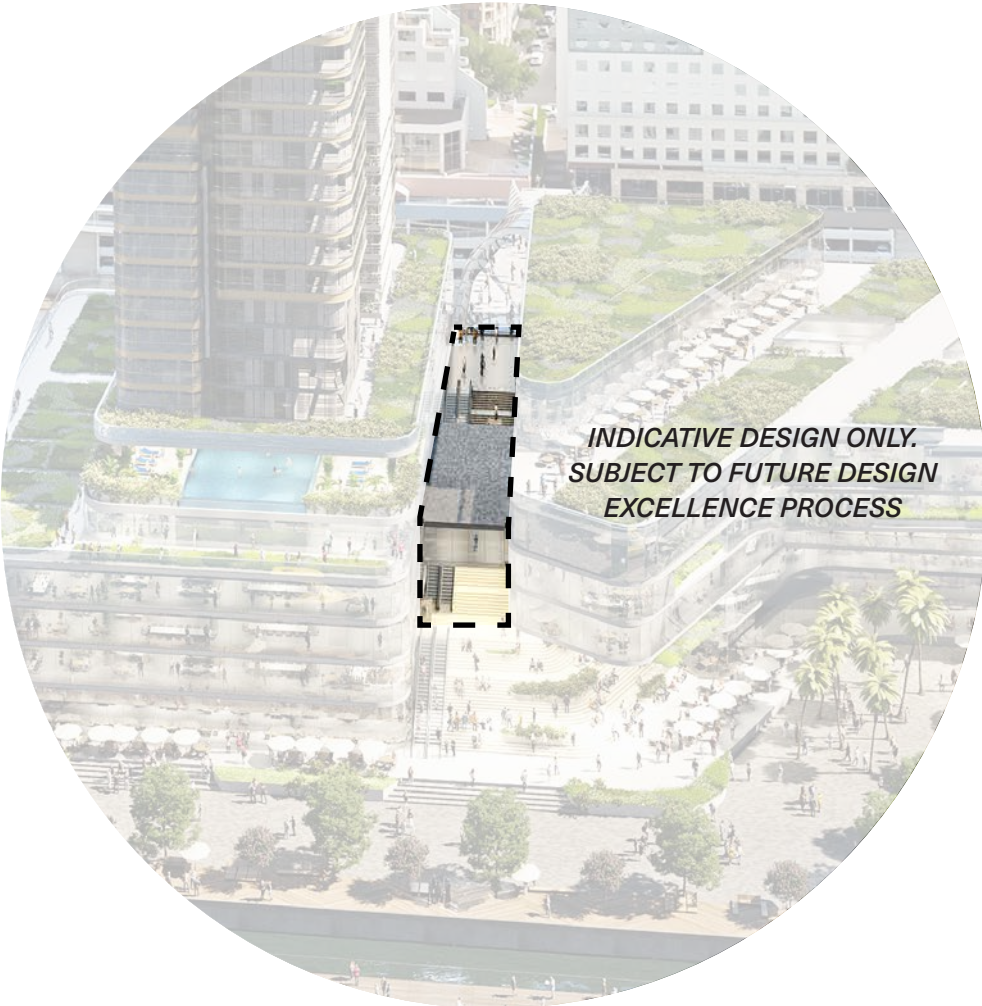
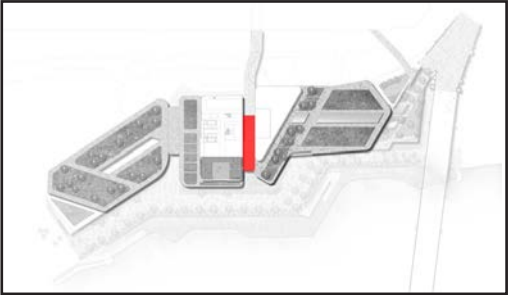


- 1_ Bridge link with feature paving and lighting
- 2_ Pedestrian through site link to event steps and boulevard

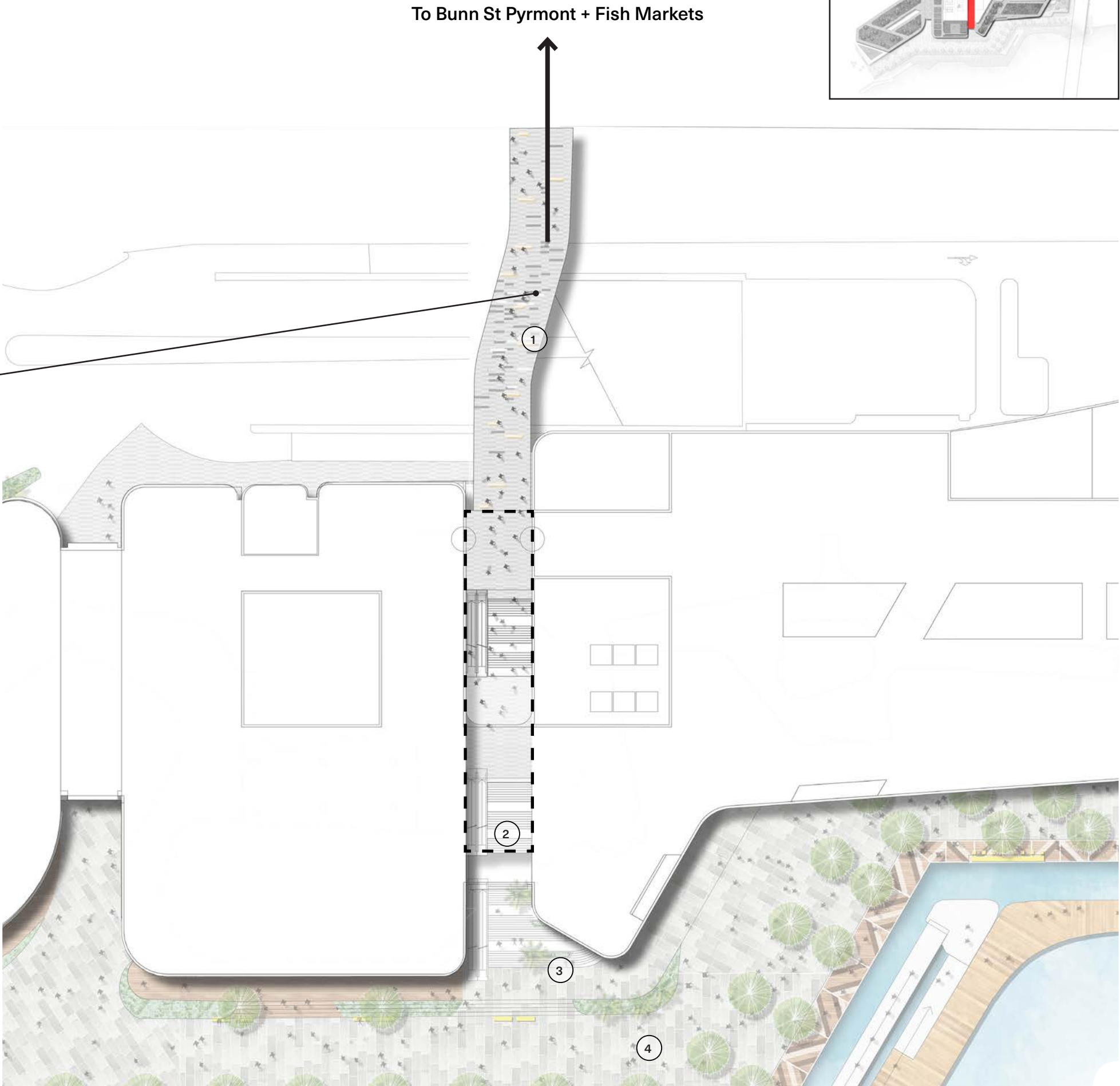


Public Domain Works in Kind

Central Through Site Link



- 1_ Bridge link with feature paving and lighting
- 2_ Pedestrian through site link to Event Steps and Boulevard
- 3_ Event Steps
- 4_ The Boulevard



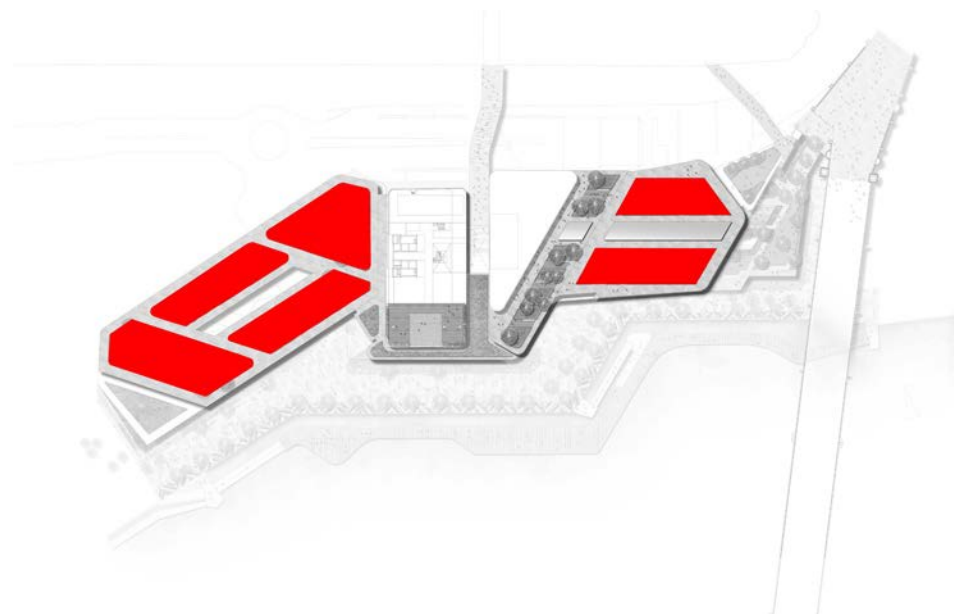


Additional Landscape

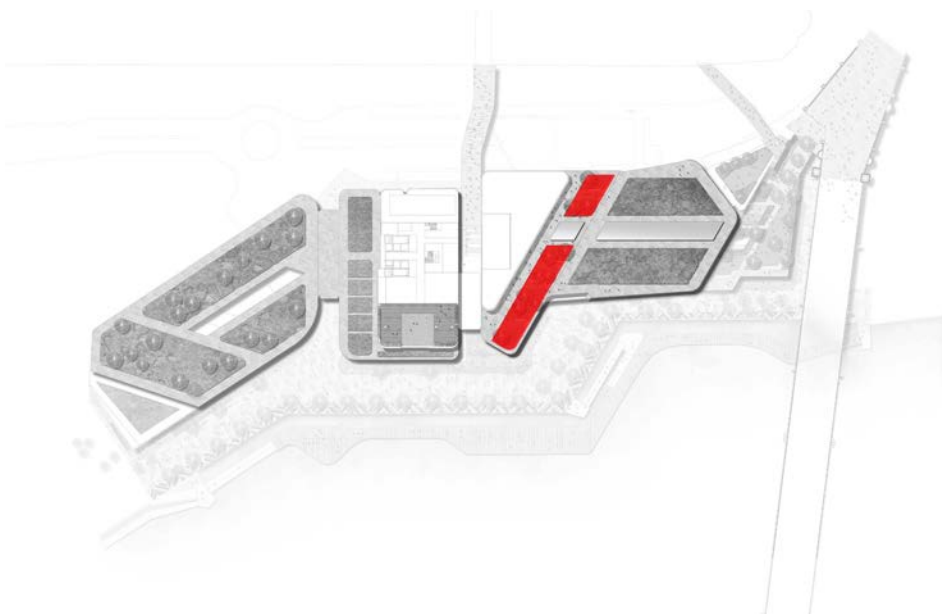
Additional Landscape

Proposed Concept Areas

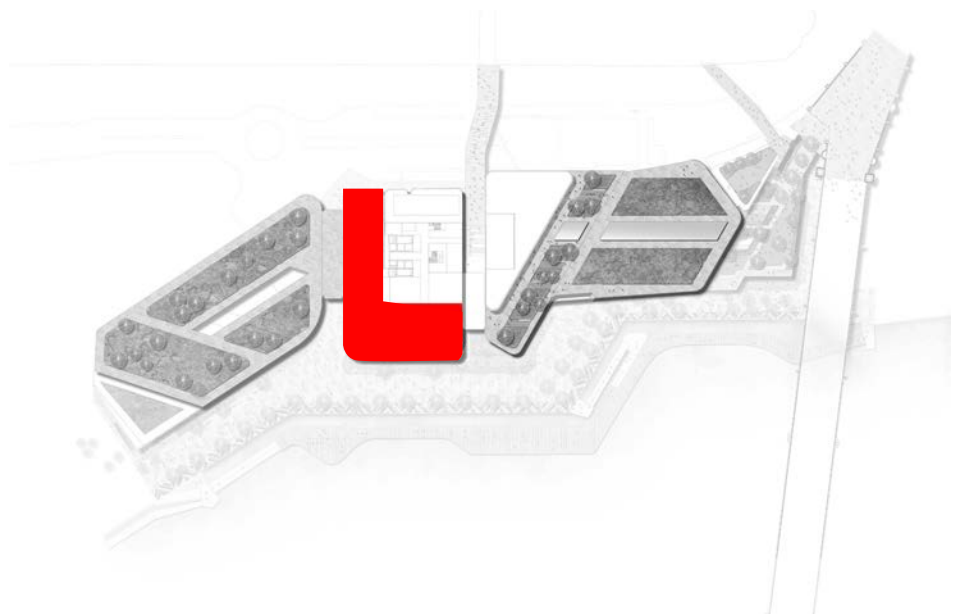
The following landscape areas are included in the FJMT reference scheme but do NOT form part of the agreed 'Works in Kind'. These areas have been incorporated within the FJMT reference scheme and may be pursued during design excellence but will into be a Stage 1 DA condition:



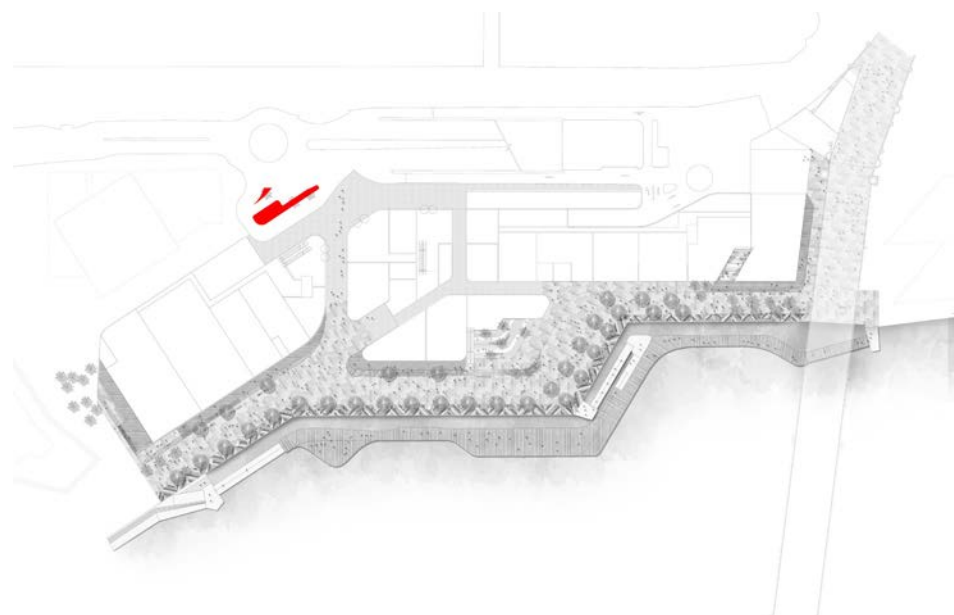
8. Inaccessible Green Roof



9. Accessible Rooftop (Private Commercial)



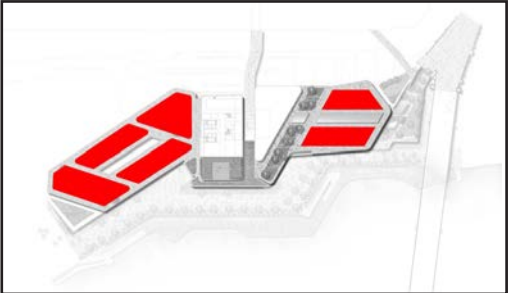
10. Accessible Rooftop (Private Residential)



11. Darling Drive

Additional Landscape

Inaccessible Green Roof



The SSDA Submission dated March 2020 has been revised to include a large accessible roof to the north of the site (Guardian Square) which reduces the original extent of inaccessible green roof.

The current design maximises the opportunity within the strict building envelope constraints. The envelope cannot accomodate items such as lift overrun, additional balustrade or shelter/structure in this area, therefore the space cannot be publically accessible. However, this does create an opportunity for an extensive area of planting to improve the local areas biodiversity and habitat offering, while also providing a green outlook to the neighbouring buildings. Refer to Design Strategies for further information on the species used for improving biodiversity and habitat value of the green roof.

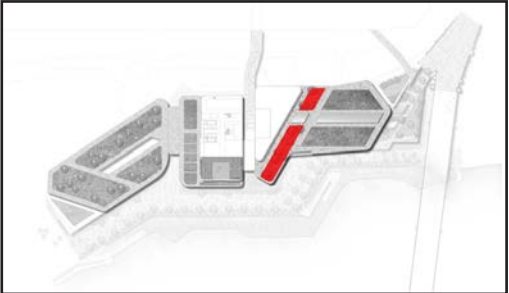
An appropriate soil volume will be provided for small shrubs, grasses and ground covers to establish and thrive in this highly visible location. No trees are proposed due to sight lines from the apartments behind.



- 1_ Atrium Skylight
- 2_ Green Roof Planting Mix
- 3_ Maintenance Access Path

Additional Landscape

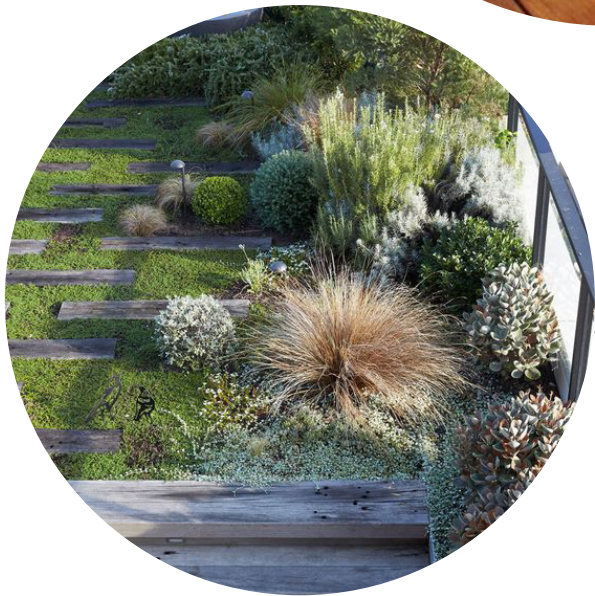
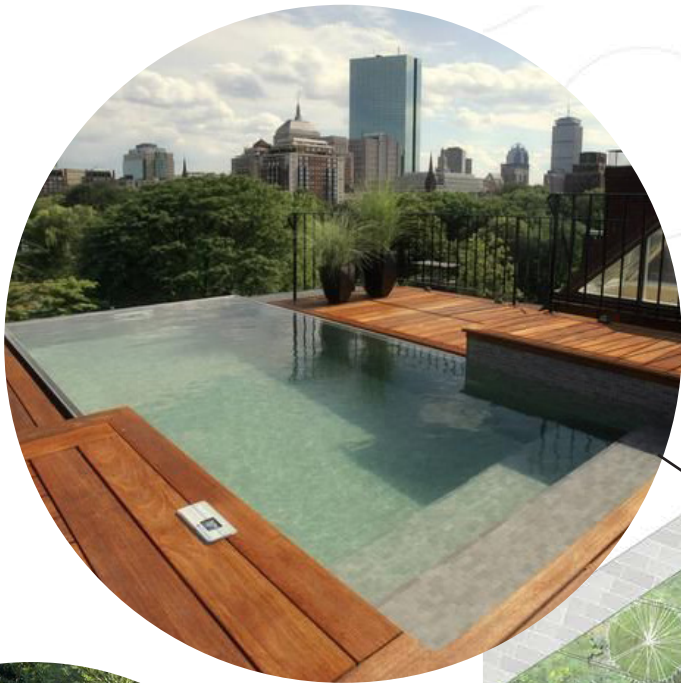
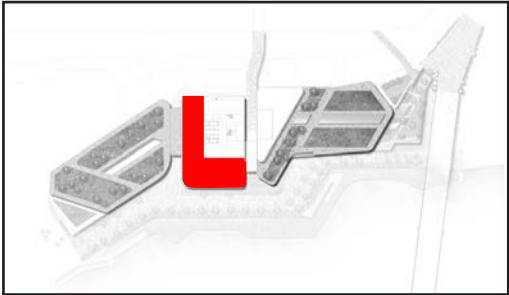
Accessible Green Roof (Private Commercial)



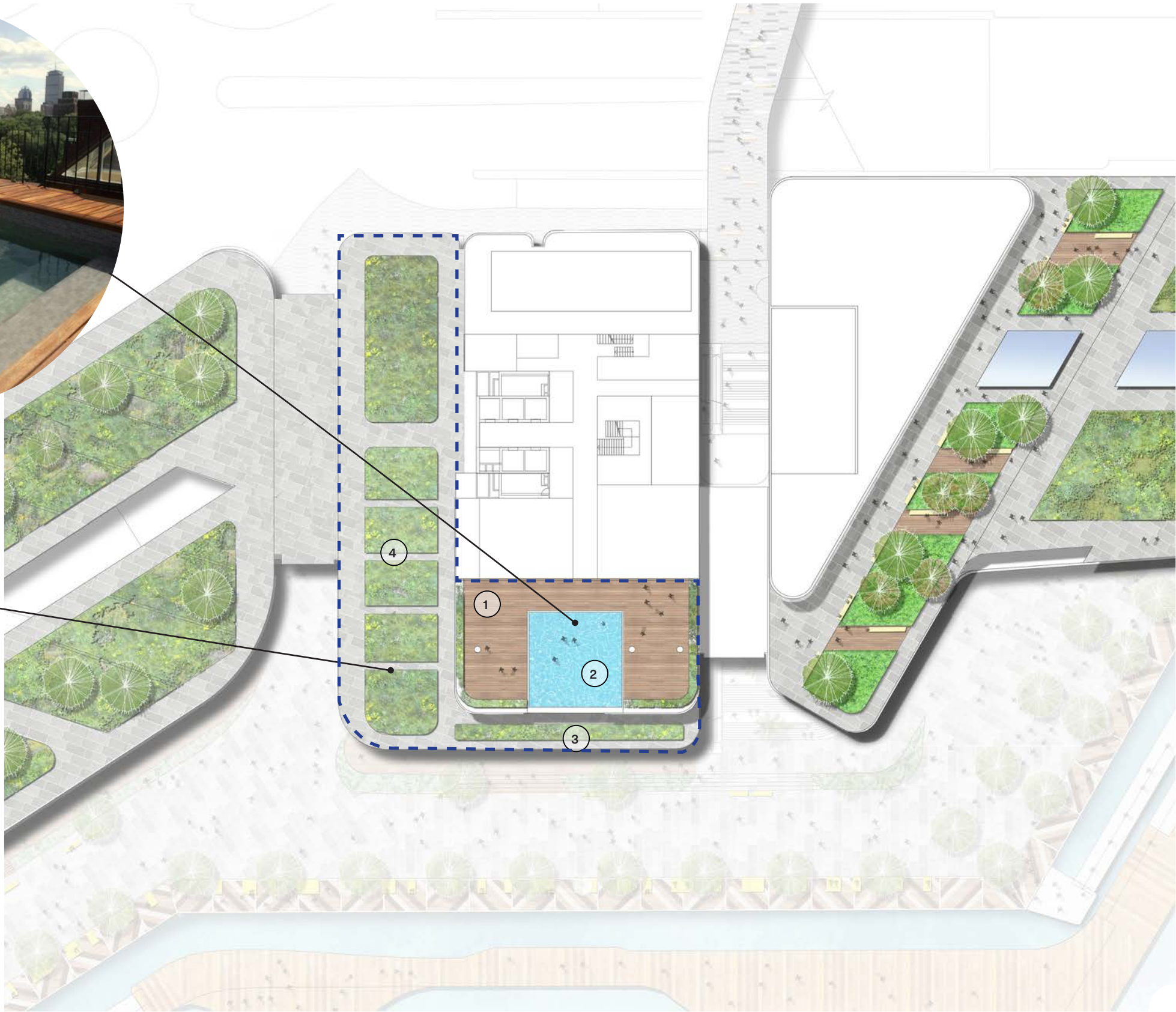
- 1_ Skylight
- 2_ Communal Garden
- 3_ Understory planting and Small Trees
- 4_ Communal Spill Out Area
- 5_ Secure line between accessible and non accessible green roof

Additional Landscape

Accessible Green Roof (Private Residential)



- 1_ Timber Deck
- 2_ Outdoor Pool
- 3_ Perimeter Planting
- 4_ Communal Garden Area



Additional Landscape

Arrival / Darling Drive



1_ Traffic island planting





Future Additional Works

Future Additional Works

Ground Floor - Bridge Interface + Ribbon Stairs

In addition to the ‘As Constructed Works’ in kind the proposal also provides a fund for future activation works. The scope and detailed design is to be agreed with Place Management NSW (landowner) during the detailed design development and subject to future Stage 2 DA. To be used for activation within the immediate precinct for items such as:

- Specialist lighting
- Public Art
- Heritage interpretation
- Wi-Fi

*Concepts only. Details to be developed in later stage 2 detailed design



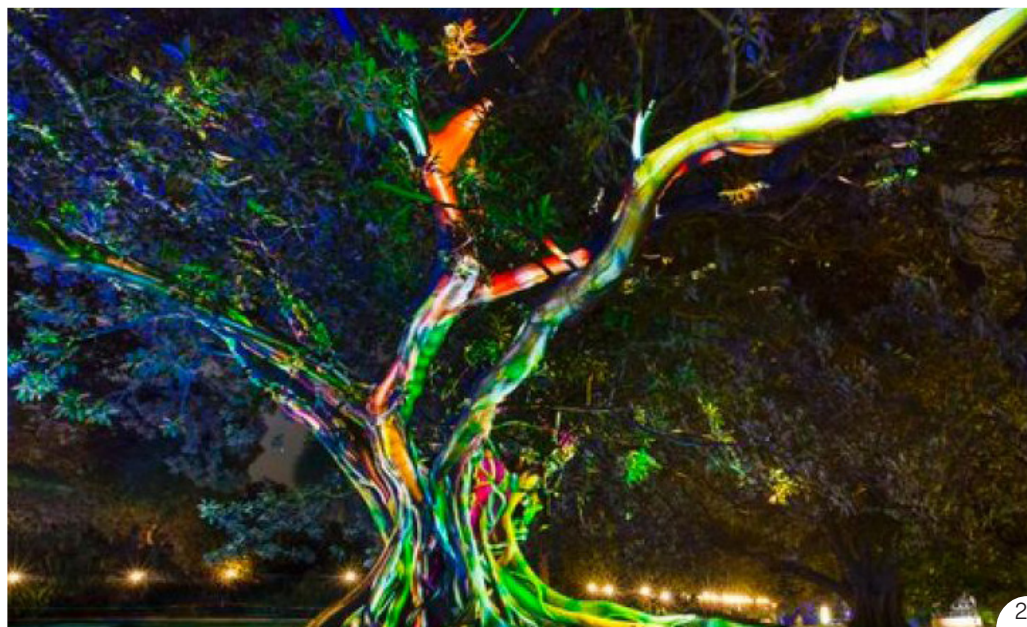
- 1_ Bespoke Public Seating
- 2_ Feature Lighting
- 3_ Integrated Artwork

- 4_ Feature Artwork
- 5_ Bespoke Public Seating
- 6_ Interactive Art Installations

Additional Future Works

Public Domain Concepts

*Concepts only. Details to be developed in later stage 2 detailed design



- 1_ Wifi
- 2_ Vivid events
- 3_ Wayfinding

Design Strategies



Design Strategies

Materiality

The existing public domain within the precinct is comprised of a range of disparate materials and unconsolidated furniture. The proposal reinforces the identity of the harbour and builds upon creating a harmonious harbour edge.

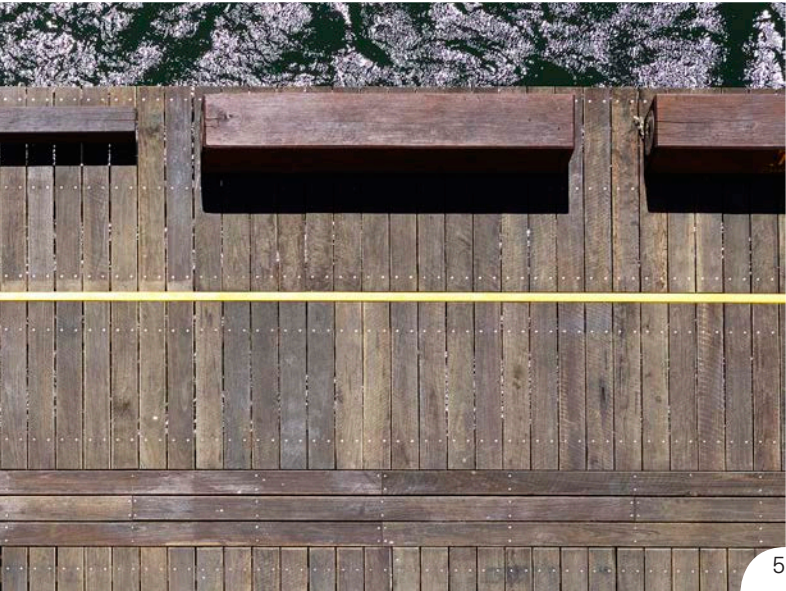
The redevelopment of Harbourside provides an opportunity to re introduce a consistent material palette to the public domain. This will enable a streamlined language of both ground treatment and bespoke furniture throughout the harbour.

The design seeks to minimise the need for way-finding, signage road markings and bollards through the use of appropriate public domain materials.

The proposal builds upon the design guidelines and in order to create new and improved public spaces incorporating the following principles;

- Use materiality to integrate into the surrounding context
- Demonstrate sustainable design by retaining and reusing materials where possible
- Incorporate human scaled spaces by punctuating large areas of existing paving with smaller landscape spaces
- Use materials to define a clear hierarchy of open spaces and streets
- Celebrate the character of the site through the use of sympathetic materials

The materials are conceptual and subject to future design development. Materials to be generally consistent with Cockle Bay Wharf public works and ICC forecourt.



- 1_ Custom seating at Darling Glade
- 2_ Tree canopy providing shade
- 3_ Sesame grey granite unit paving
- 4_ Austral verde granite unit paving
- 5_ Timber deck at Pyrmont

Design Strategies

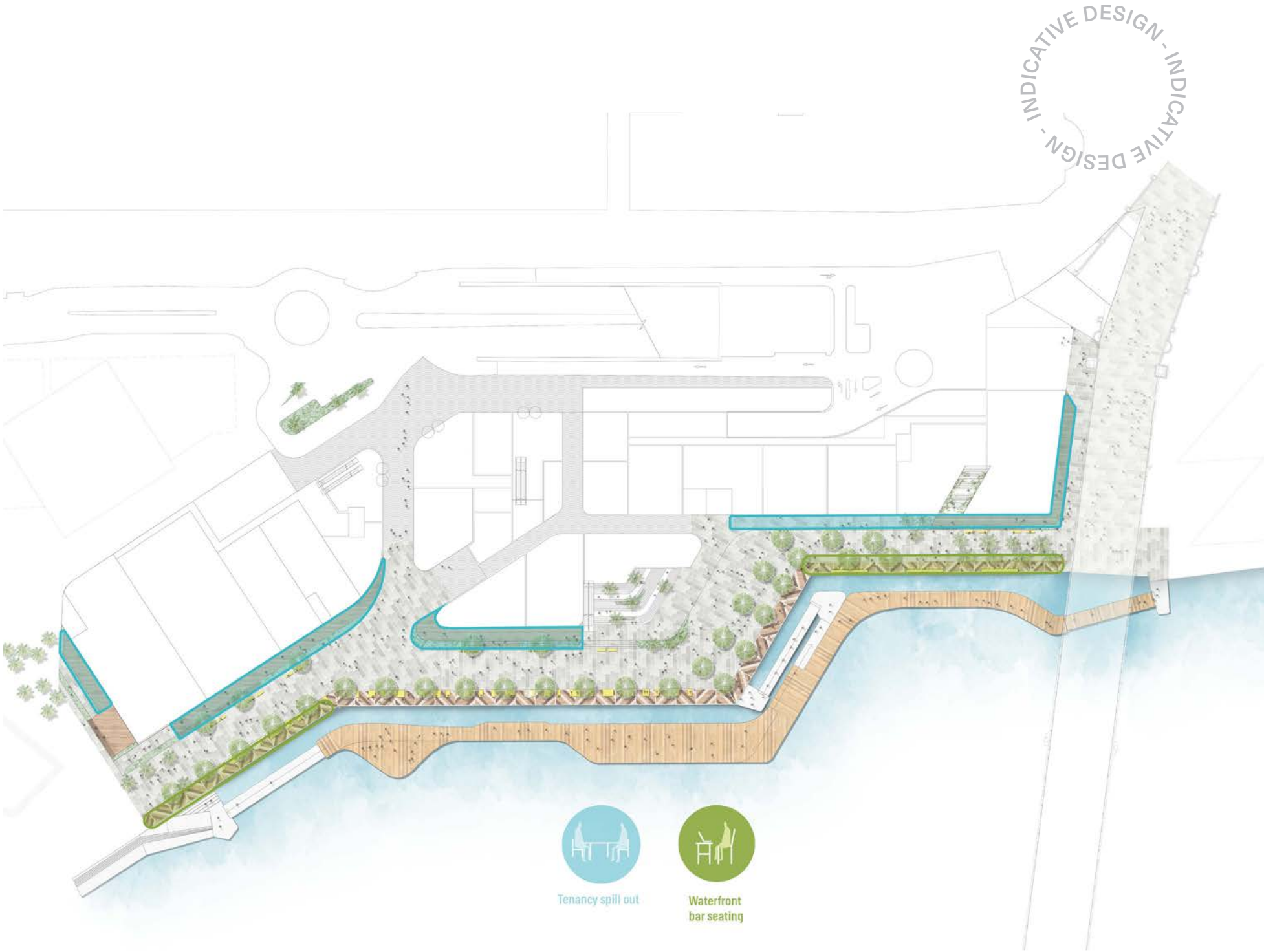
Public Furniture Boulevard

Public domain furniture is critical to the proposal in allowing the site be activated and programmed throughout the week. The public domain infrastructure and furniture creates the additional smaller scale for everyday use to compliment the larger event scale of space within the site.

The design intent is to provide a range of seating choices for retail spillout and adjacent to the waterfront. A generous public furniture overlay includes cafe seating within dining terraces, feature seating along the boulevard edge, and large event seating steps. Outdoor working / bar seating is encouraged and accommodated directly at the harbours edge with integrated power-points and shade structures.



- 1_ Working edge / bar seating
- 2_ Outdoor lounging
- 3_ Retail seating edge
- 4_ Stair / event space seating
- 5_ Retail dining seating



Design Strategies

Pedestrian Circulation

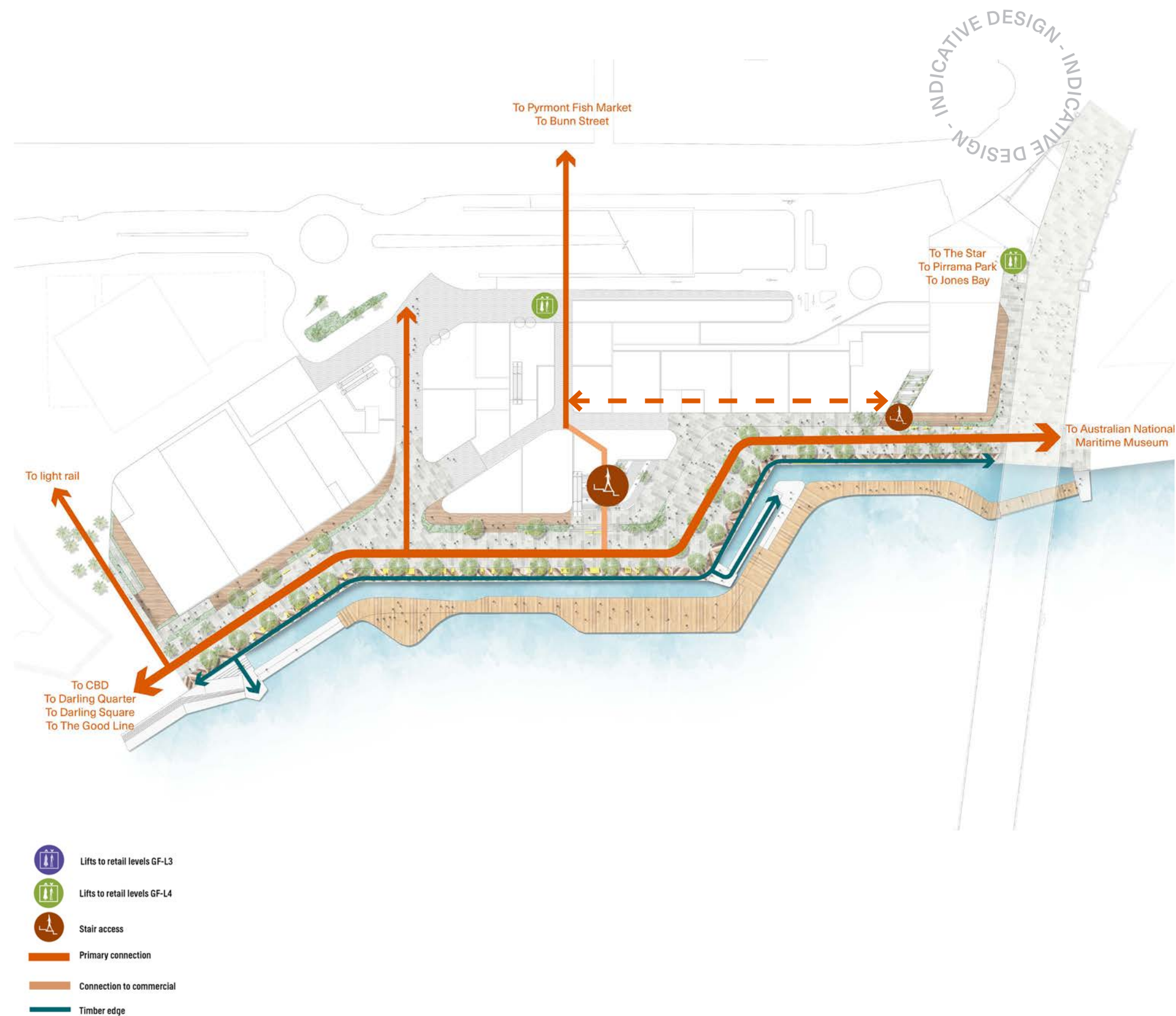
The proposed development improves the pedestrian movement enabling porosity through the building and an ease of pedestrian movement and permeability through the precinct.

The boulevard width has been increased to 20m to provide a more generous and inviting public experience along the waterfront at its southern and mid areas. The width has been increased from 11m to 14 at the northern end of the boulevard.

A secondary path along the water edge is proposed at an intimate scale with proposed seating. All the footpaths are flush with entry point to the building and are designed to be compliant with accessible grades. Several lift locations are located within the building to provide DDA access to the upper levels and observation deck.

The central stairs provides a generous link to the upper retail levels whilst also functioning as important public domain infrastructure as seating edges to the main event space.

The important link over Darling Drive is upgraded by a new proposed pedestrian bridge to Bunn Street. This is an all access bridge gateway into the precinct creating a clear visual and physical pedestrian access between Pyrmont and the Harbour, and reconnecting the site to its local surroundings.

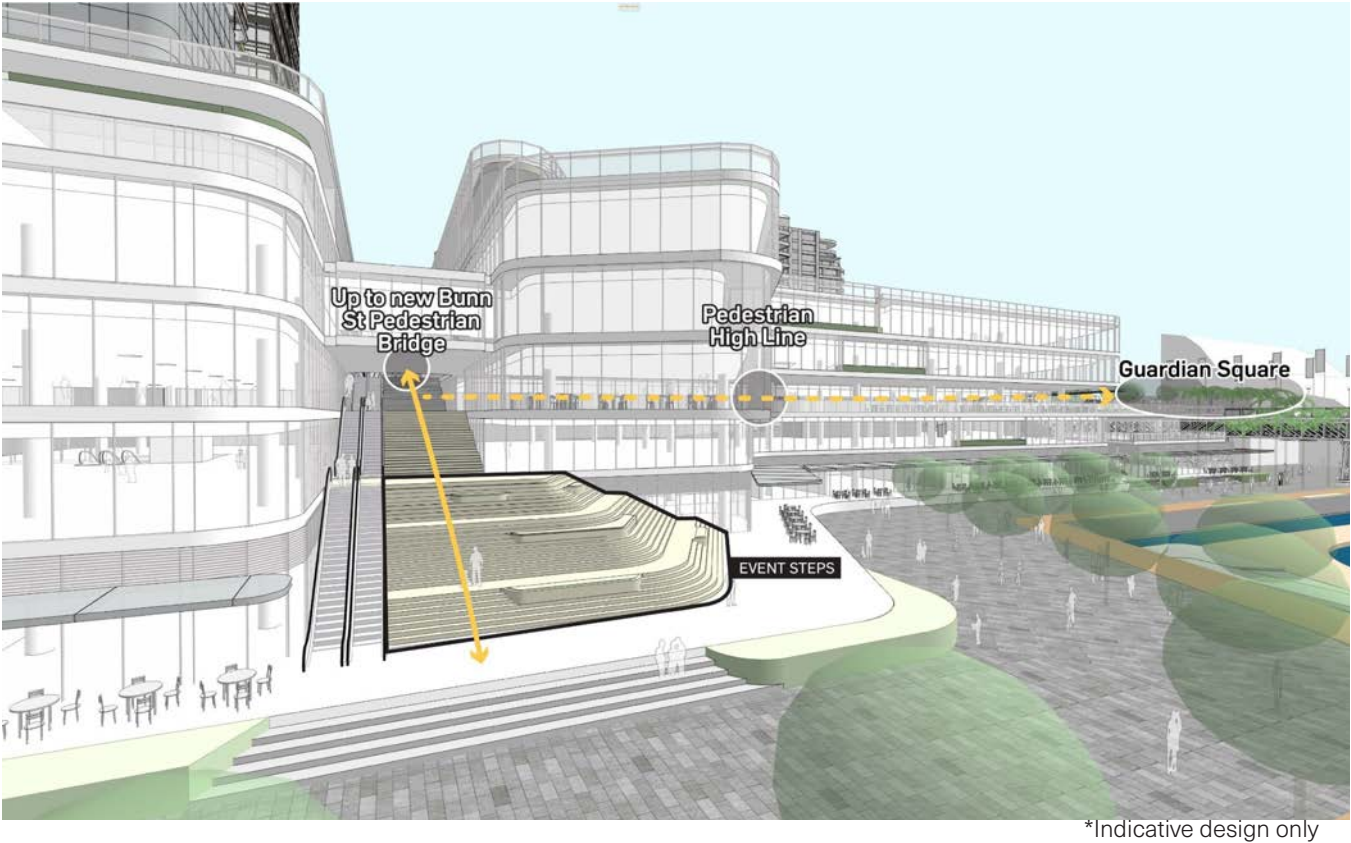


Design Strategies

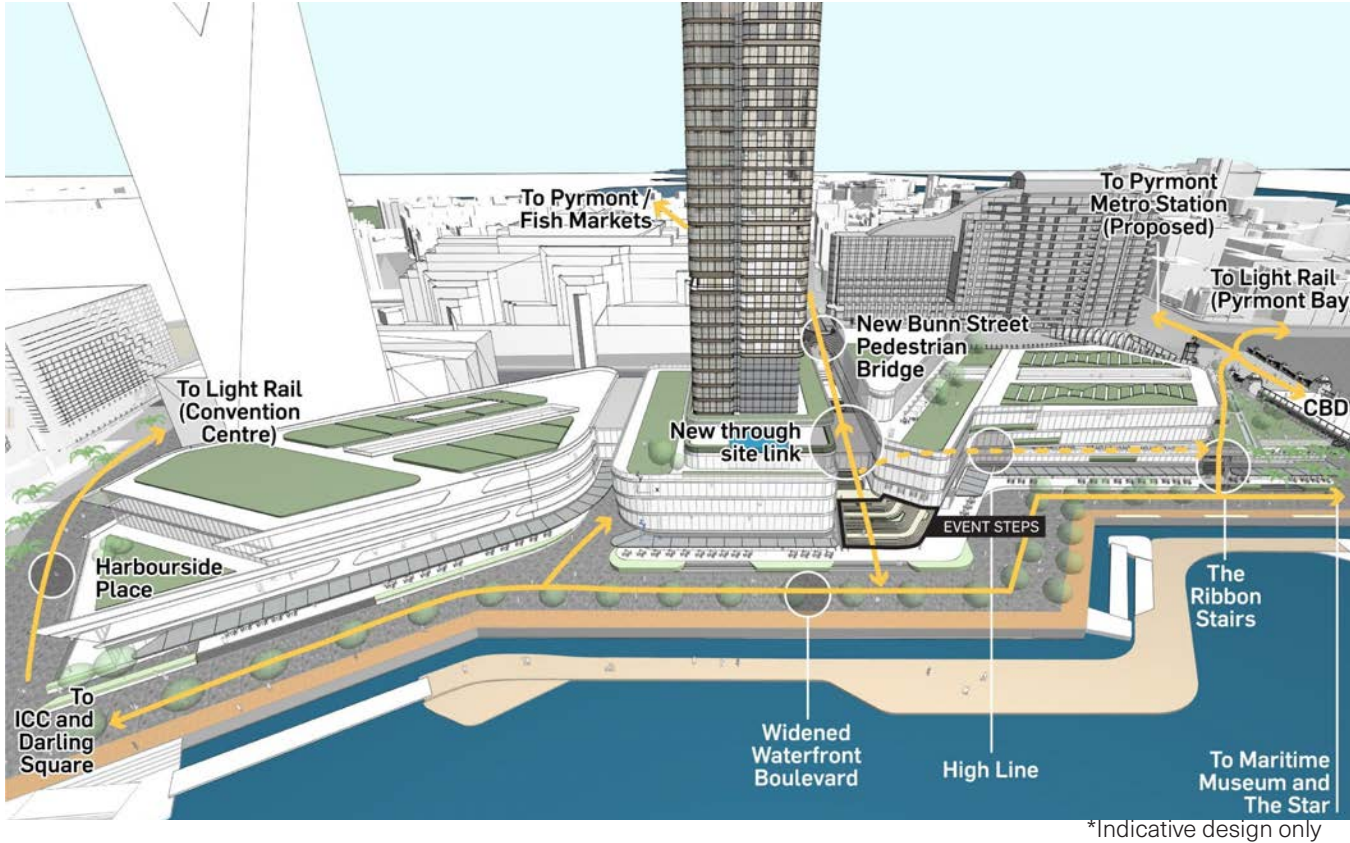
Pedestrian Circulation

*Concepts only. Subject to future design excellence and Stage 2 DA

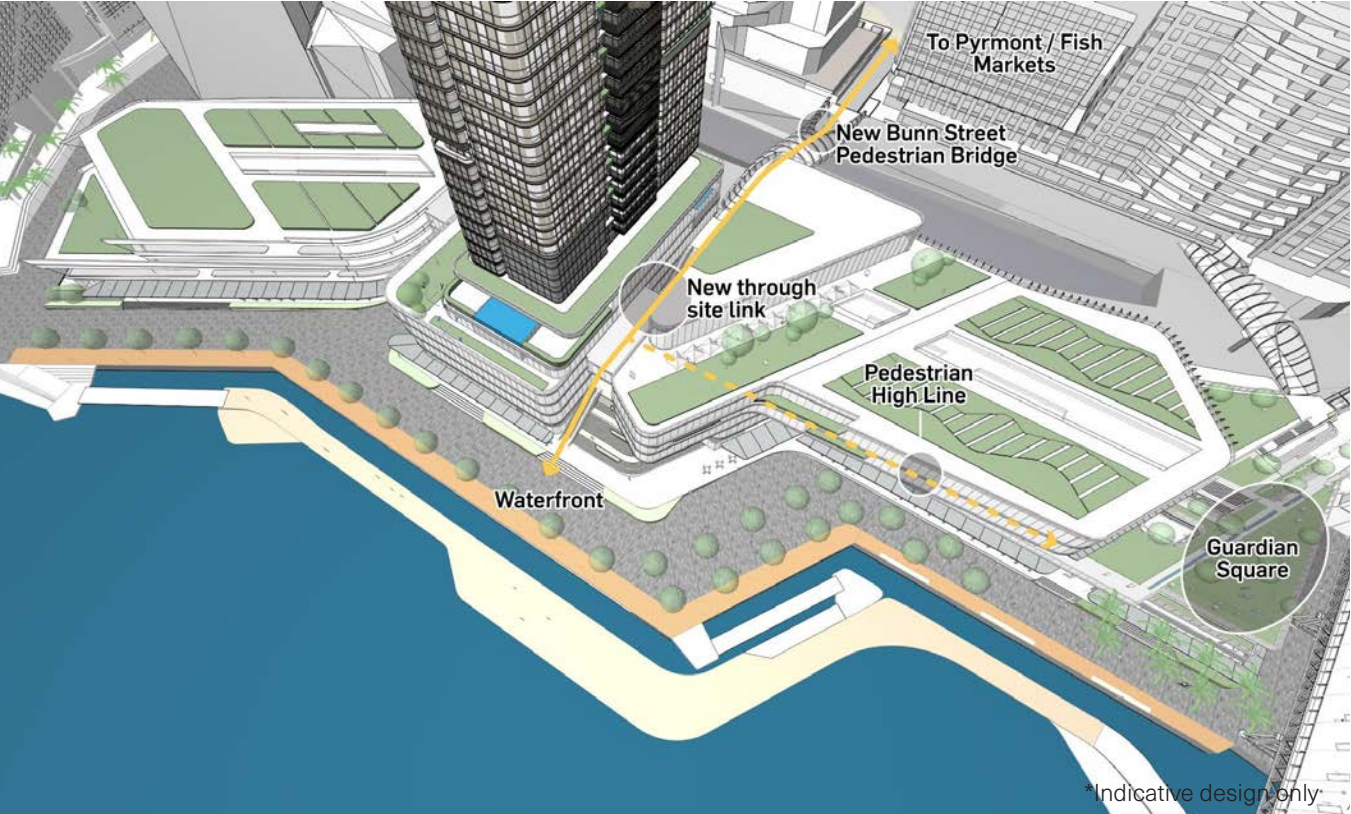
1 The Events Steps



2 Site Wide Movement



3 Bunn St. Bridge



4 Guardian Square Park



Design Strategies

Public Open Spaces - Planting

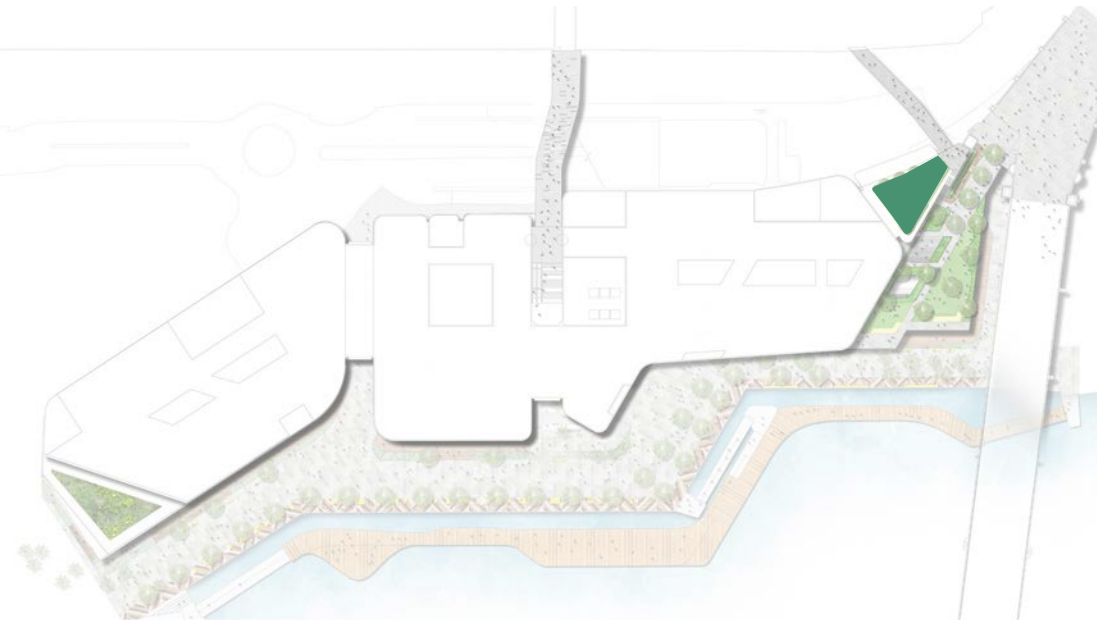
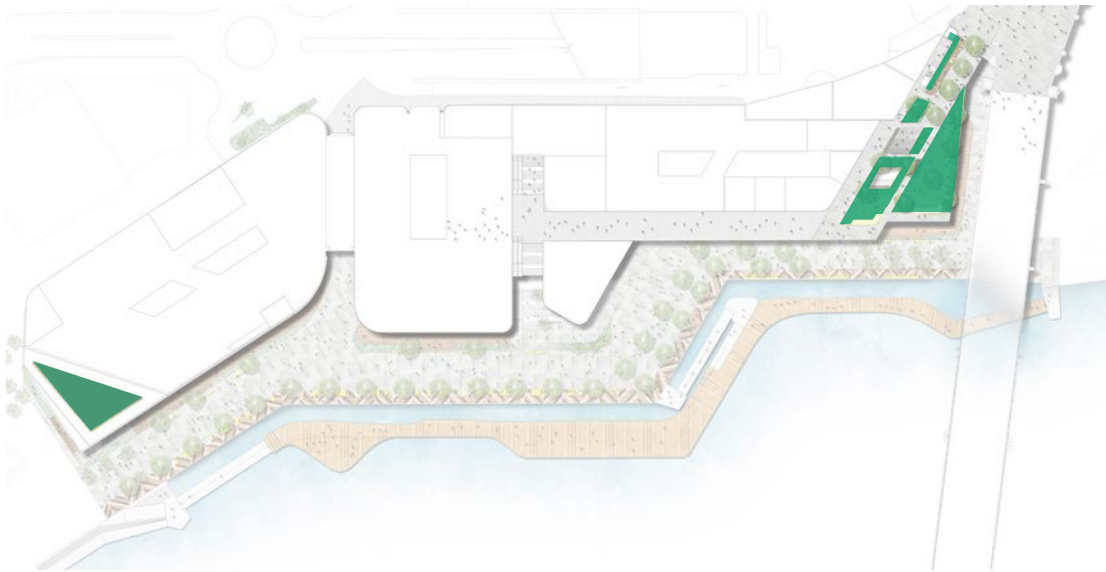
This proposal seeks to improve the experience in the public domain through the following principles;

- Select appropriately scaled tree species which respond to the site and spatial requirements
- Create a legible network and hierarchy of spaces using a strong palette of trees and under-storey planting
- Utilise best practice in urban tree establishment

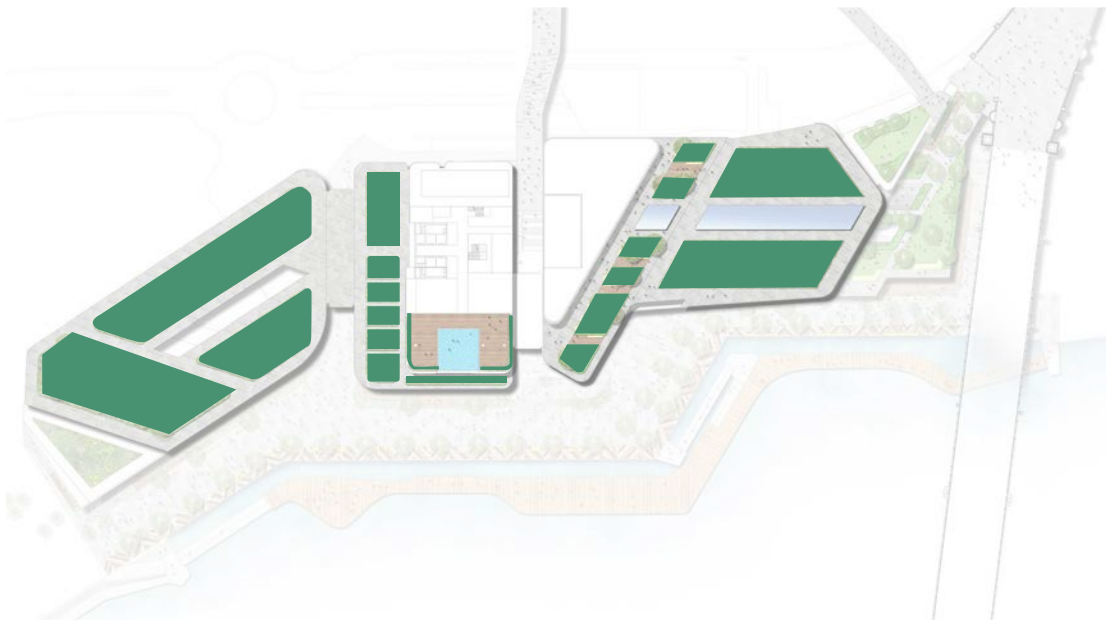
Ground Floor



Level 2



Level 3



Level 5

- Proposed Boulevard Planting
- Proposed Atrium Planting
- Proposed Deck & Roof Planting

Design Strategies

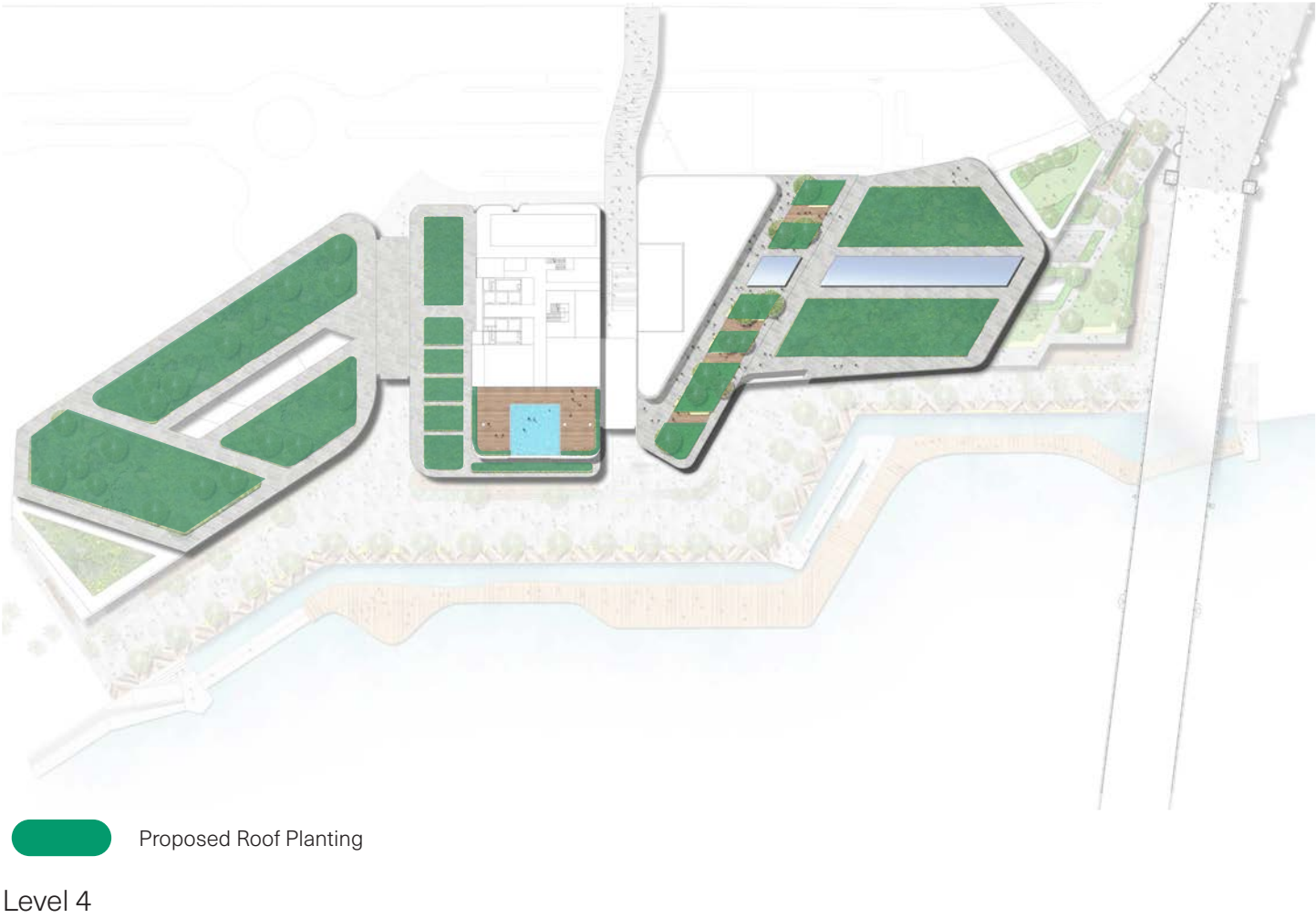
Public Open Spaces - Planting Palette

Common Name	Common Name	Pot Size	Origin
Boulevard Planting			
Lomandra longifolia 'verday'	Spiny Headed Mat Rush	150mm	Native
Arthrpodium cirratum	New Zealand Lily	200mm	Exotic
Beschorneria yuccoides	Mexican Lily	200mm	Exotic
Dianella caerulea 'Little Jess'	Blue Flax Lily	200mm	Native
Viola hederacea	Native Violet	150mm	Native
Anemone 'Honorine Jobert'	Japanese Windflower	200mm	Exotic
Livistona australis	Cabbage Tree Palm	Ex ground	Native
Phoenix canariensis	Canary Island Date Palm	Ex ground	Native
Atrium Planting			
Epipremnum aureum	Devil's Ivy	200mm	Exotic
Blechnum gibbum	Silver Lady Fern	200mm	Native
Rrhipsalis capilliformis	Mistletoe Cactus	200mm	Exotic
Alpina caerulea	Native Ginger	300mm	Exotic
Philodendron Xanadu	Xanadu	200mm	Exotic
Cycas revoluta	King Sago Palm	400mm	Exotic
Deck & Roof Planting			
Convolvulus sabatius	Blue Cascade	200mm	Exotic
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	200mm	Exotic
Blechnum gibbum 'Silver Lady'	Silver Lady Fern	200mm	Native
Senecio serpens	Blue Chalksticks	200mm	Native
Lampranthus aurantiacus	Ice Plant	200mm	Exotic
Dichondra argentea 'Silver Falls'	Silver Falls	200mm	Native
Leucophyta brownii	Cushion Bush	200mm	Native
Rosmarinus officinalis	'Tuscan Blue'	300mm	Exotic
Echeveria agavoides	Red Edge agavoides	300mm	Exotic

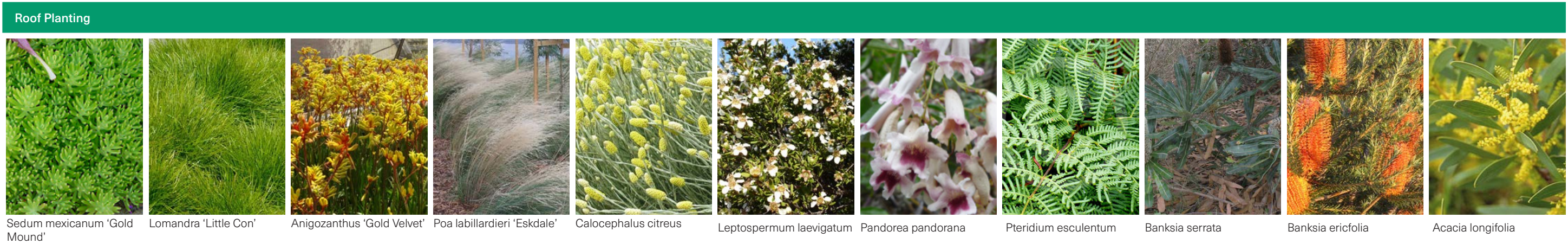


Design Strategies

Inaccessible Green Roof Planting Palette



Green Roof Planting Mix			
Botanical Name	Common Name	Pot Size	Origin
Leptospermum laevigatum	Coastal Tea Tree	400mm	Native
Pandorea pandorana	Wonga wonga vine	140mm	Native
Pteridium esculentum	Bracken Fern	200mm	Native
Banksia serrata	Saw Tooth Banksia	200mm	Native
Banksia ericfolia	Lantern Banksia	140mm	Native
Acacia longifolia	Golden Wattle	140mm	Native
Pennisetum alopecuroides	Fountain Grass	140mm	Native
Dianella caerulea	Blueberry Lily	200mm	Native
Viola hederacea	Common Violet	140mm	Native
Austrodanthonia setacea	Wallaby Grass	140mm	Native
Eragrostis brownii	Browns Lovegrass	200mm	Native
Ficinia nodosa	Club rush	140mm	Native
Sedum mexicanum 'Gold Mound'	Mexican Stonecrop	200mm	Exotic
Lomandra 'Little Con'	Little Con	200mm	Native
Anigozanthus 'Gold Velvet'	Kangaroo Paw	200mm	Native
Poa labillardieri 'Eskdale'	Eskdale	200mm	Native
Calocephalus citreus	Lemon Beauty Beads	200mm	Native

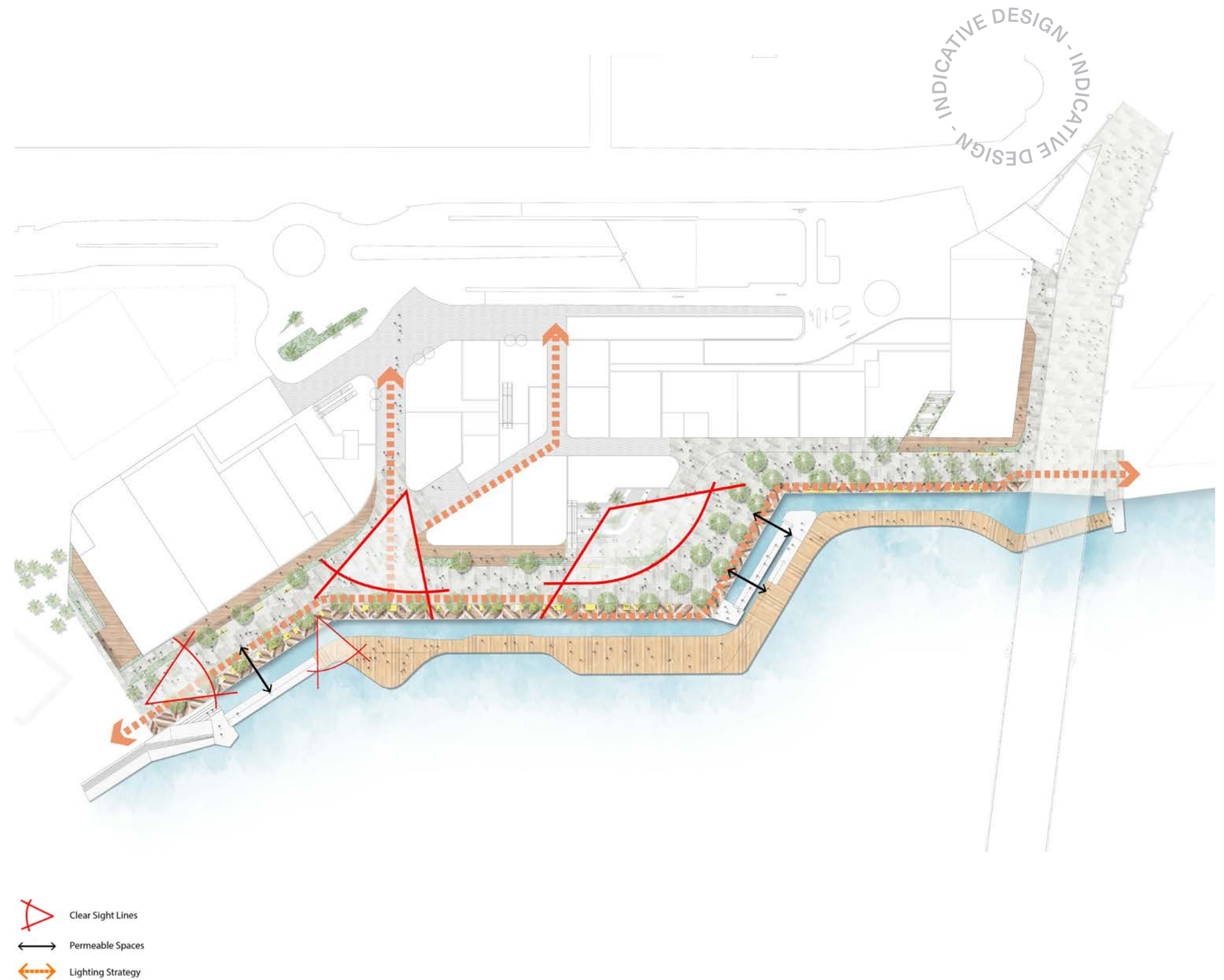


Design Strategies

CPTED | Crime Prevention through Environmental Design

The public domain has been designed with regard to CPTED Principles to minimise the opportunity for and incidence of crime. Design principles for CPTED in the public domain include:

- Provide clear and framed views on the waterfront and streetscapes. Planting is designed to be below 1.2m in height, whereas tree canopies are maintained at above 3m in height)
- Maintain open views throughout the public domain by removing existing high visual barriers, (Seating and walls are kept to under 0.6m)
- Design of planting that allows clear sight lines through, minimising the creation of blind spots, and coordinate the placement of lights and trees to prevent shadow spots.
- Retain and install additional lighting throughout the public domain, to ensure facial recognition from a distance and to enhance feeling of safeness.
- Ensure that adjoining buildings have good vision to external spaces by carefully planning placement of trees and plants, allowing for passive surveillance to occur.
- Create of a legible, generous, pedestrian circulation network that is well connected to building and primary site entries.



Design Strategies

Public Open Space Overlay - Event Strategy

There is an established and thriving calender of events already held around the Darling Harbour precinct particularly on the Harbourside development. These events range from Chinese New years, Vivid, Tai Chi and a variety of other pop-up events. The events vary in number of visitors they attract and duration. They also range in built form requirements to best facilitate and maximise the success of these events.

Darling Harbour is known for its popular destinations and annual cultural calender. Through increased connectivity from Darling Live, SICEEP and Bunn Street running to Pyrmont, other cultural and art events will be developed and integrated into the Harbourside development.

Event space is embedded in the Public Domain strategy for Harbourside. The space is designed to cater for a diverse size of people, shade cover and open space for maximum viewing capacity. The Public domain strategy aims at being flexible whilst retaining enough amenity variation to suit people from all ages and reasons for visiting Harbourside.

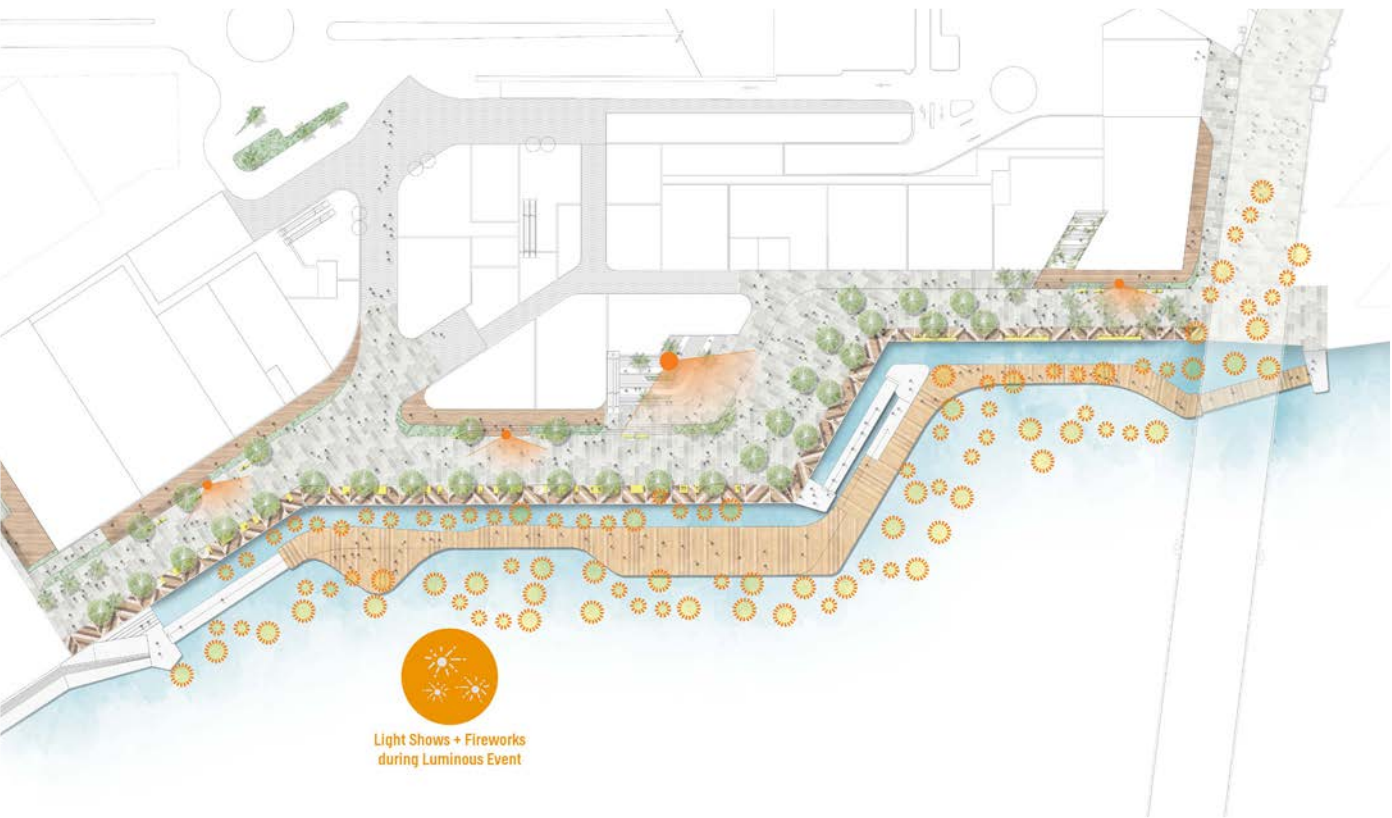


- 1_ Integrate into existing events
- 2_ Utilise waterfront evenings
- 3_ Tai Chi during Chinese New Year
- 4_ Designed for a variety of uses throughout the year
- 5_ Public Art

Design Strategies

Event Strategy - Additional Scope

*Concepts only. Subject to future design excellence and Stage 2 DA



Public Open Spaces - Overlays

Temporary Activation

This development strives to improve the retail diversity and public domain experience not only at project completion but throughout all stages of construction.

Interim uses allow the site be used as a testing ground which can inform the final design outcomes. Temporary overlays can help engage the community by facilitating everyday activities such as work, exercise, health and well-being. Small scale events can also be catered to avoid disrupting the current programs in this location.

Designing for the interim not only uplifts day -to-day experiences but allows for place making and identity initiatives which help to foster a sense of place. Temporary public domain infrastructure, such as seating and shade, will enable ongoing public use of the site surroundings during construction. Design approaches to hoarding and scaffolding can be integrated into wayfinding. This is particularly relevant to areas connecting to Pymont which, without clear signage, could become disconnected during the construction stage.



1



2

- 1_ Incorporate public art
- 2_ Hoarding incorporating green walls

The background image is a teal-tinted photograph of a large steel truss bridge spanning a body of water. A line of flags is visible along the top of the bridge. In the foreground, a small white boat is docked under the bridge. A city skyline with a prominent curved building is visible in the background under a cloudy sky.

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