



HARBOURSIDE

SSDA Design Report

March 2020 | Rev E

ASPECT Studios™

Contents

1. Introduction	4
Background and Site	4
Development overview	5
Site Approach	6
Design Objectives	7
Darling Harbour Framework	8
2. Site Approach	9
Site Approach	9
Revised Development Scheme	10
Design Objectives	12
Existing Conditions	13
Proposed Conditions	15
Boulevard widening comparison	16
Public Domain as Constructed works	17
Interface with ICC plaza	19
Ground Floor Public Domain	20
3. Design Strategies	21
Pedestrian Circulation + Accessibility	21
Materiality + Furniture	23
CPTED	25

4. Public Open Space	26
The Boulevard	26
Event Space + Palm Grove	28
Ground Floor - North Boulevard	31
Level 1 + 2 Landscape Plan	36
Level 3 - Landscape Plan	37
Level 4 - Landscape Plan	38
5.Public Open Space - Overlay	40
Event Strategy	40
Interim Landuse / Temporary Activation	44
Additional Scope	44
6. Public Open Space - Planting	47
Trees and Planting	47

Introduction

Background and 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 (Harbourside) (SSD 7874).

The SSD DA was publicly exhibited for a period of 62 days from 15 December 2016 to 14 February 2017. During this time, ten (10) submissions were received from government agencies and City of Sydney Council and over 140 submissions were received from the general public.

This letter/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

Since exhibition of the proposal and given the nature and range of submissions made from agencies and the public, Mirvac has been reviewing the overall approach and elements of the Concept Proposal. This has accordingly led to developing an Amended Concept Proposal. The final Concept Proposal therefore includes substantial 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.

The following key amendments have been made to the proposal:

Relocation of the Tower

The tower element of the Concept Proposal has been relocated from the north of the site to the centre of the site (the widest part of the site) to allow for an increased setback from the heritage listed Pyrmont Bridge, improved relationship to the waterfront and ICC Hotel, to minimise view impacts from 50 Murray Street, together with reducing overshadowing impacts on the public domain and improved solar amenity to the northern end of the retail centre.

Reduction in Height of the Tower

The height of the tower has also been reduced from RL 166.35 to RL 153.75. The reduction in the height will minimise overshadowing impacts to the public domain as well better relate to the height of the ICC Hotel.

Reduction in Height of the Podium

A portion of the podium height at its northern extent has been partly reduced from 30.5 RL to RL 25. The reduction in height provides for improved view sharing from 50 Murray Street.

Removal of Tower 'Tail' element

As part of the relocation of the tower and refinement of the podium, the stepped form of the lower tower element has now been removed. This design move has been made in order to again improve views from adjacent buildings from the west.

Building Footprint of the Tower

The building footprint of the tower has increased in width, to accommodate the floorspace from the reduction in height of the tower and removal of the 'tail'.

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:

- Non-residential uses floor space – 49,000sqm; and
- Residential uses floor space – 38,000sqm

In response to market demand and the focus of local and regional strategic planning policies, it is proposed for the podium to include both retail and commercial land uses. Indicatively, comprising ~23,000sqm net lettable area of commercial and ~15,000sqm gross lettable area of retail.

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

Apartment numbers

As a result of a review of the mix and sizing of apartments, there is a minor reduction in the indicative number of apartments, from 364 to 357. 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 extent of the basement will remain the same, but there has been a minor increase of 11 car parking spaces from 295 spaces to 306 spaces. As above, this is based on the 'Indicative Design' only.

A more detailed and comprehensive description of the amended proposal is contained in the Response to Submissions and Amended Concept Proposal prepared by Ethos Urban.

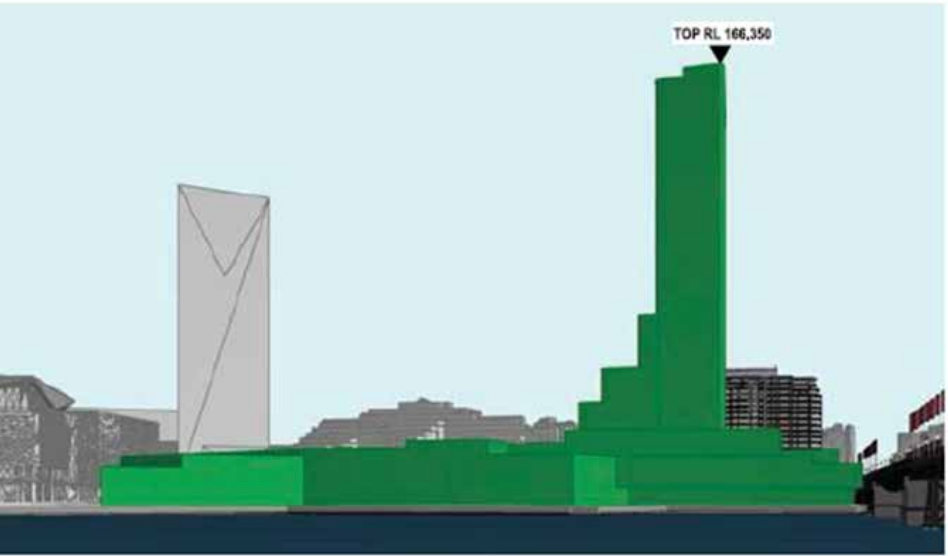


Figure 1 Original submitted Concept Proposal

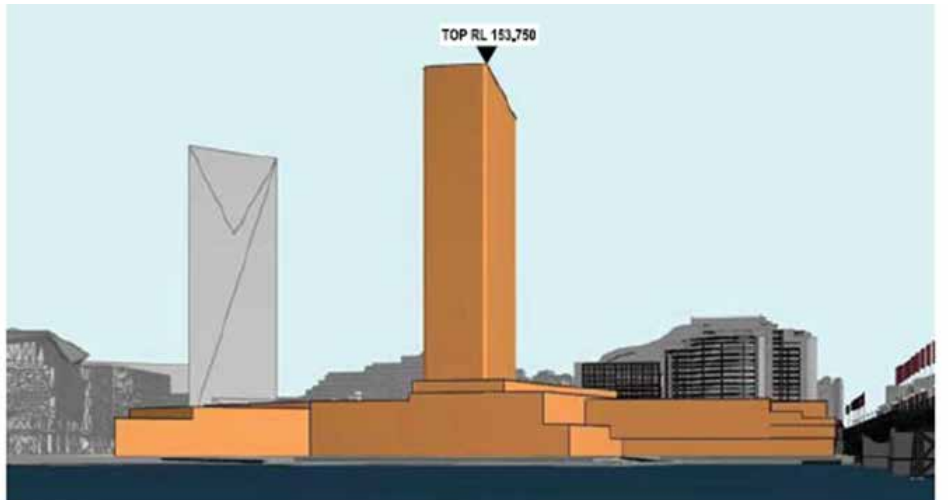


Figure 1 Amended Concept Proposal

Introduction

Development Overview

Landscaped Open Space and Public Domain

All of the key concepts and public benefits as originally proposed are retained under the amended Concept Proposal, with the addition of further landscaping opportunities on the northern rooftop extent of the retail podium, further enhancing views and outlook from 50 Murray Street.

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

- Demolition of existing site improvements, including the Harbourside Shopping Centre, pedestrian bridge link across Darling Drive, obsolete monorail infrastructure, and associated tree removal;
- 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 (49,000sqm non-residential and 38,000sqm 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.

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.

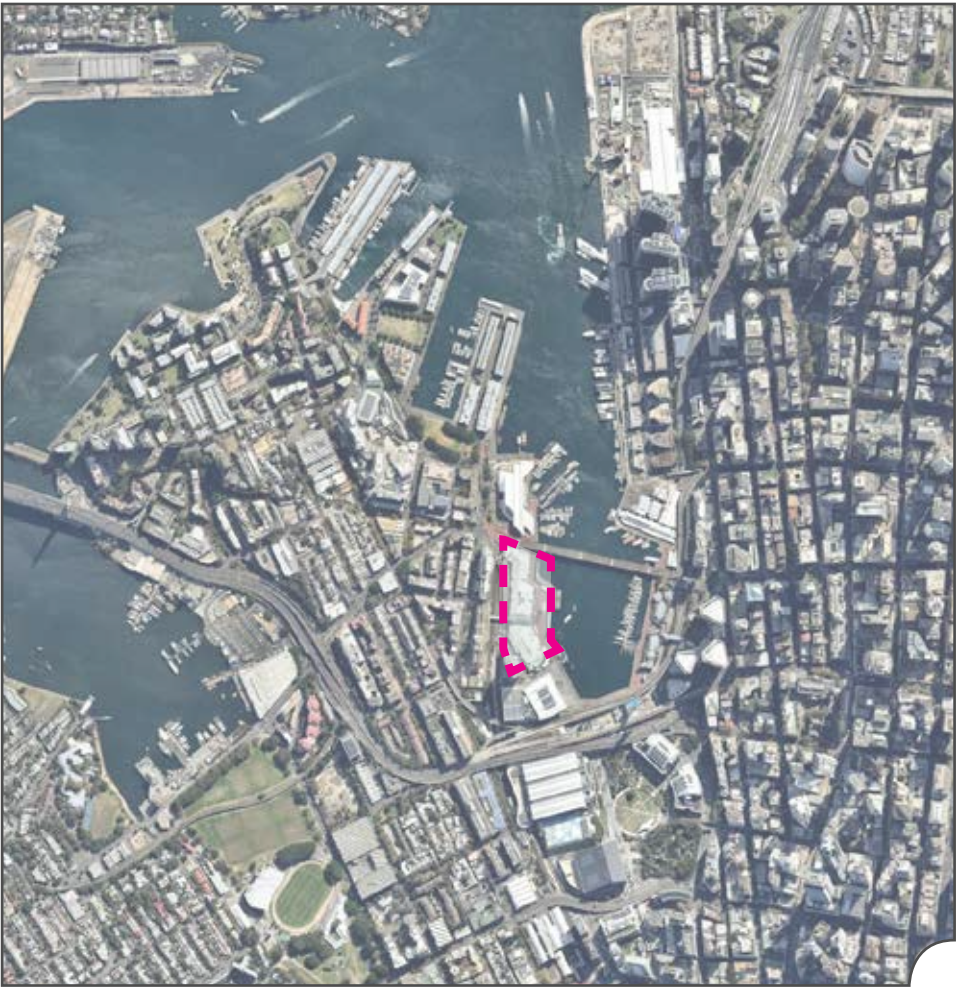


Figure 2
Extent of Works

Introduction

Site Approach

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.

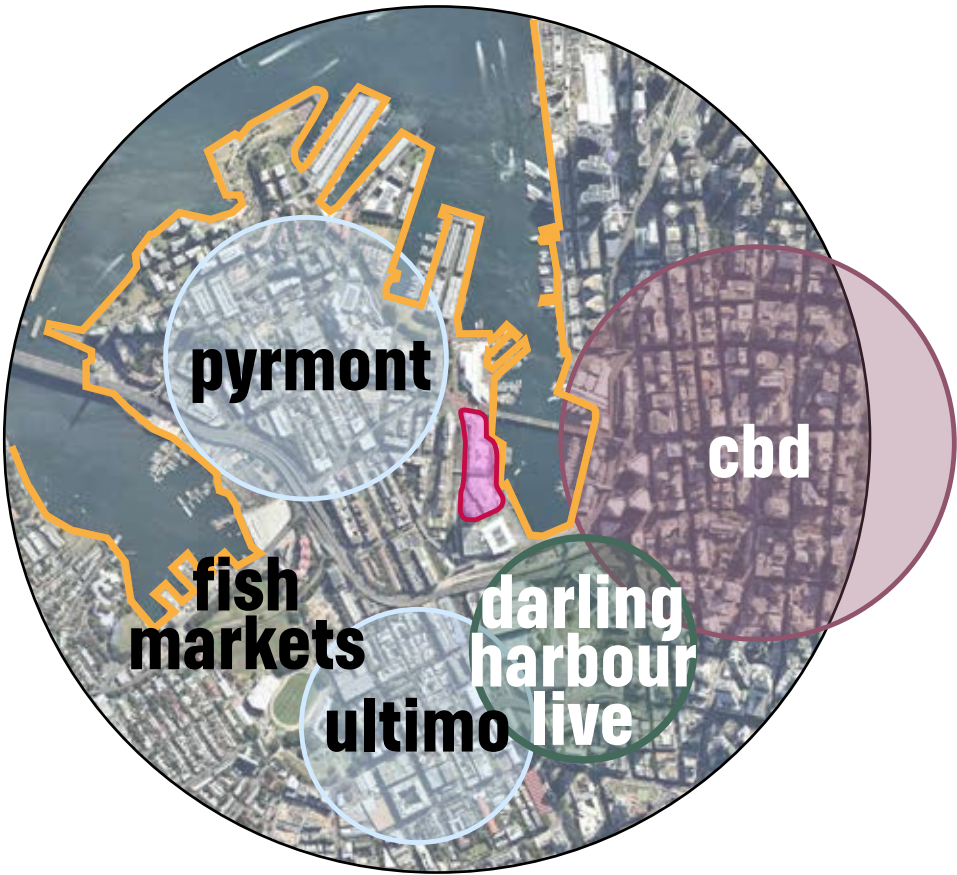
Connecting the Green Spaces



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

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

Create a range of places with multiple scales from events to everyday use

Provide a high level of comfort for users

Integrate Harbourside and Daring Harbour into the local streets and networks

Ensure clear, unobstructed public access along the harbour promenade

Interact with the harbour edge

Celebrate the heritage of Pyrmont Bridge

Introduction

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



Revised Development Scheme



Revised Development Scheme



Revised Development Scheme



Introduction

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.

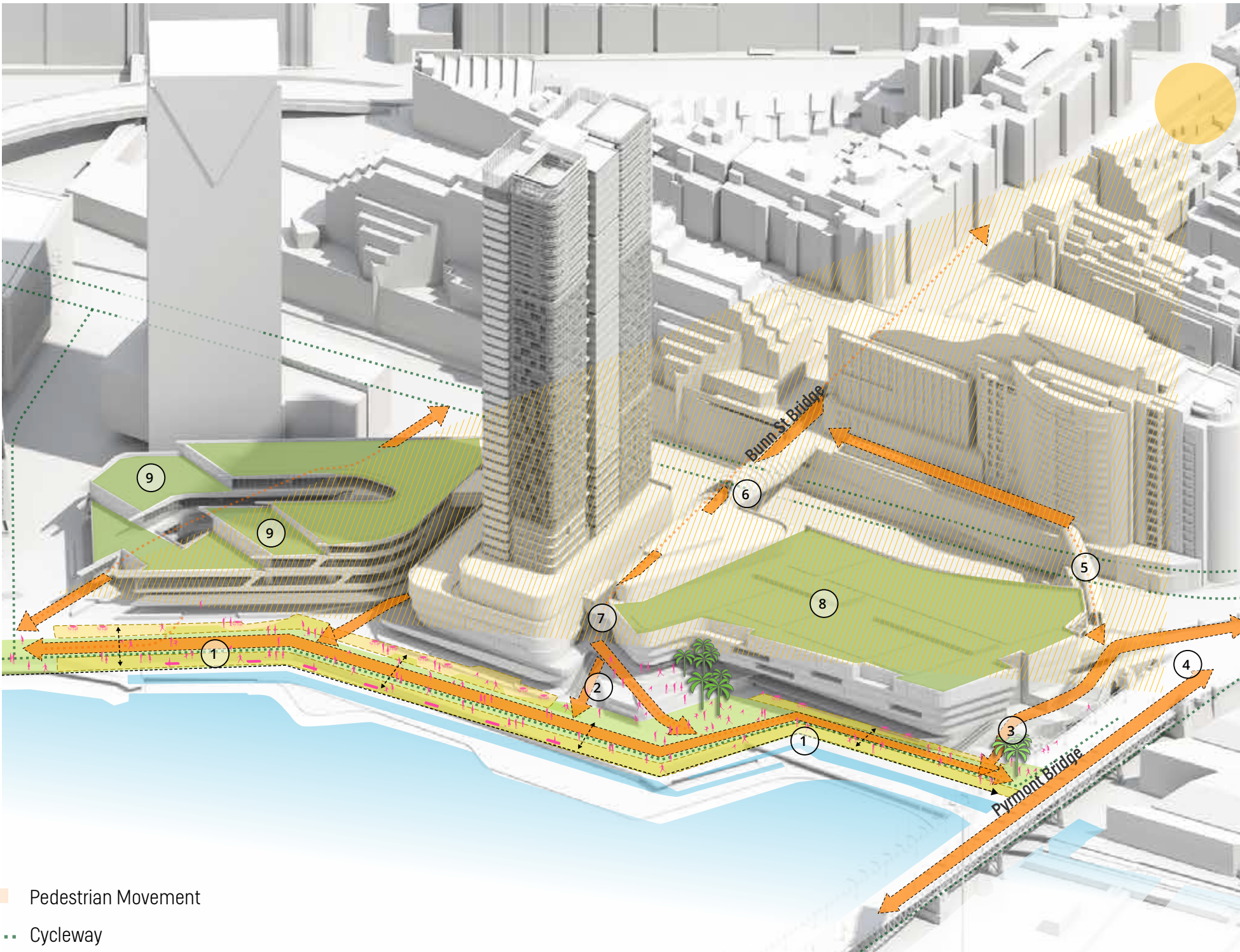
The structure of the proposed design strategy involves the formation of six consolidated public open space components and one communal open space are for the residents of the proposed tower; activated through the inclusion of social and green infrastructure and the interface between one and another.

Public Domain Constructed Works

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. Green roofs - extensive low planting provides outlook for surrounding taller buildings. (Non-trafficable)
9. Publically accessible rooftop

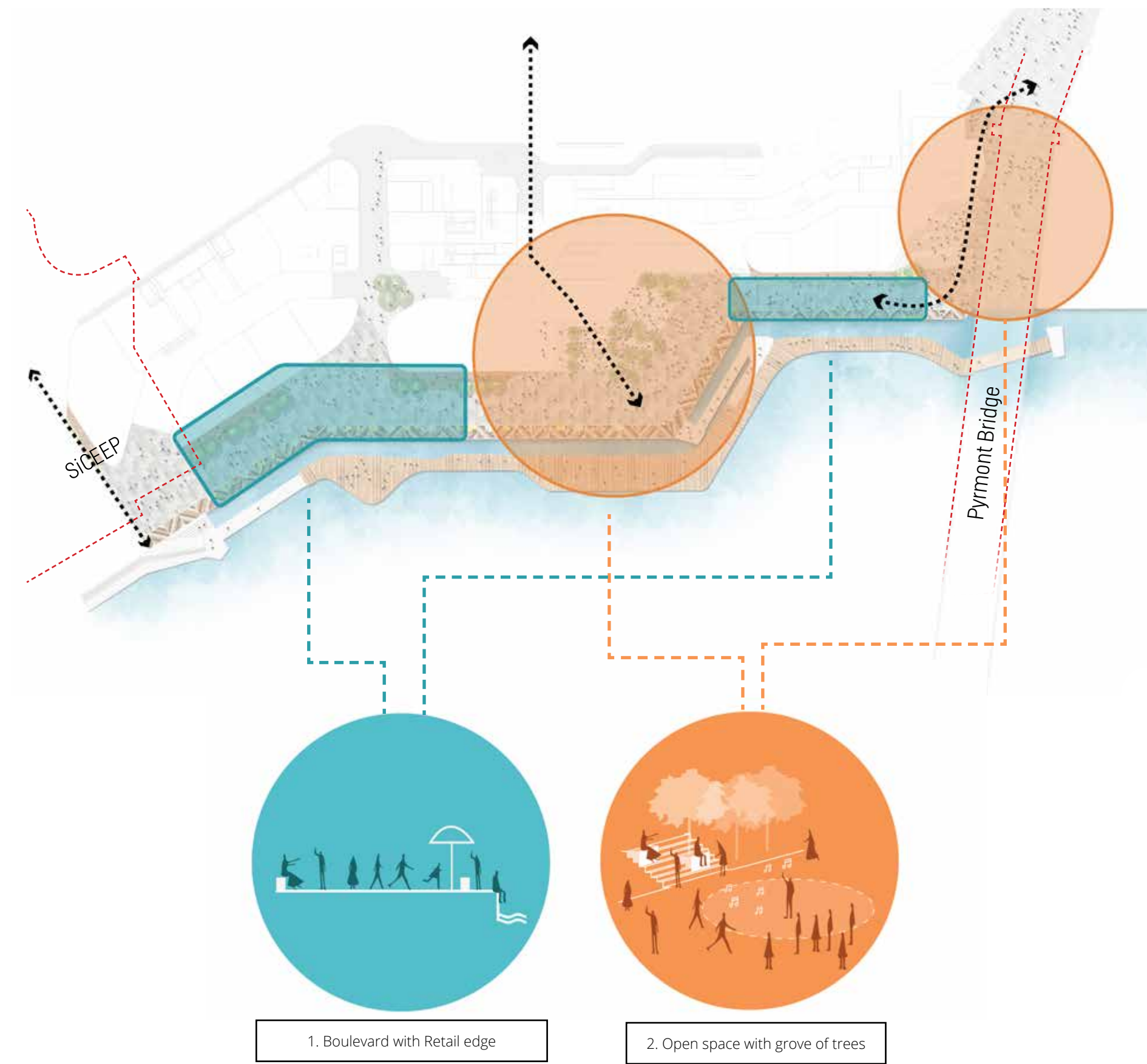
Future Additional Works

- Pyrmont Bridge undercroft- Celebrate the sites heritage through;
 - Architectural Lighting, Art Installations & Wayfinding
 - Furniture
 - Wifi, AV, PA, Lasers & CCTV



Introduction

Site Approach



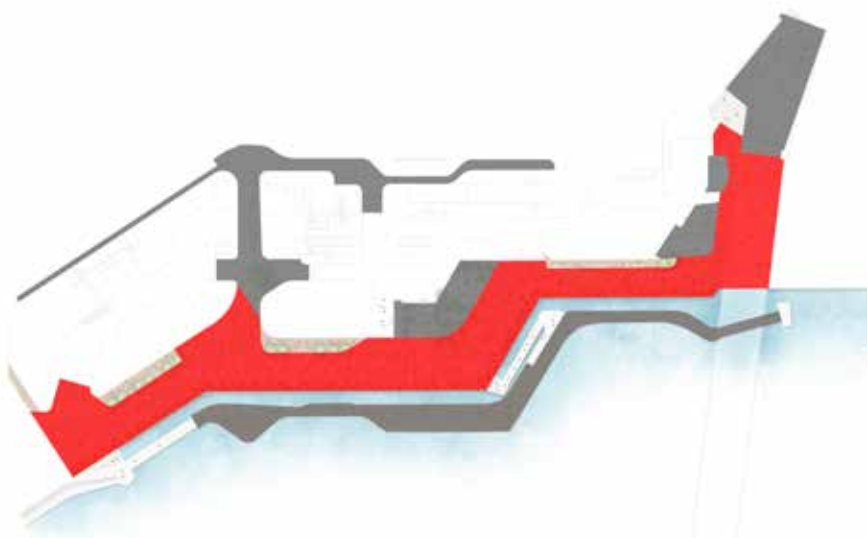
The revitalisation of Harbourside development aims to break down the space to make it an everyday destination to both locals and tourists as well as retaining its capacity to cater for large cultural events such as Chinese New Years and Vivid. The Harbourside Public Domain connects to SICEEP through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

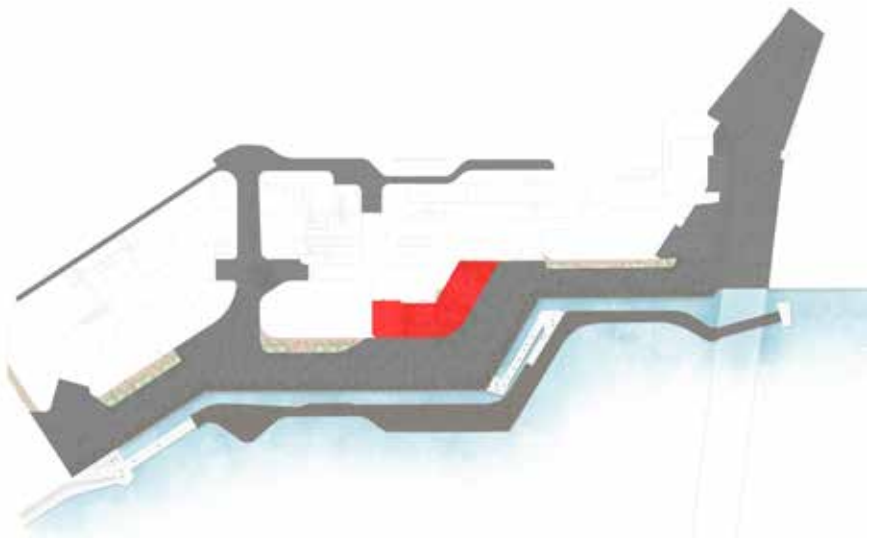
Site Approach

Public Domain- As Constructed Works

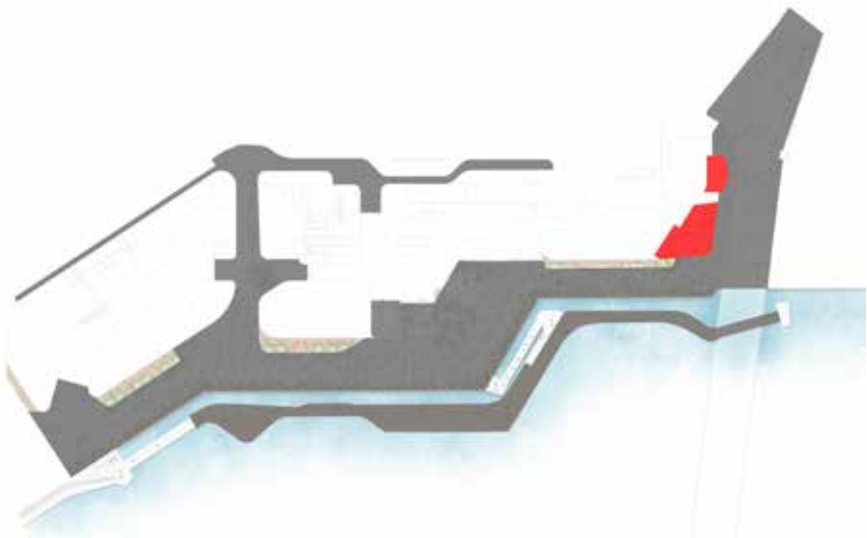
These spaces below are based on Indicative Design prepared by FJMT



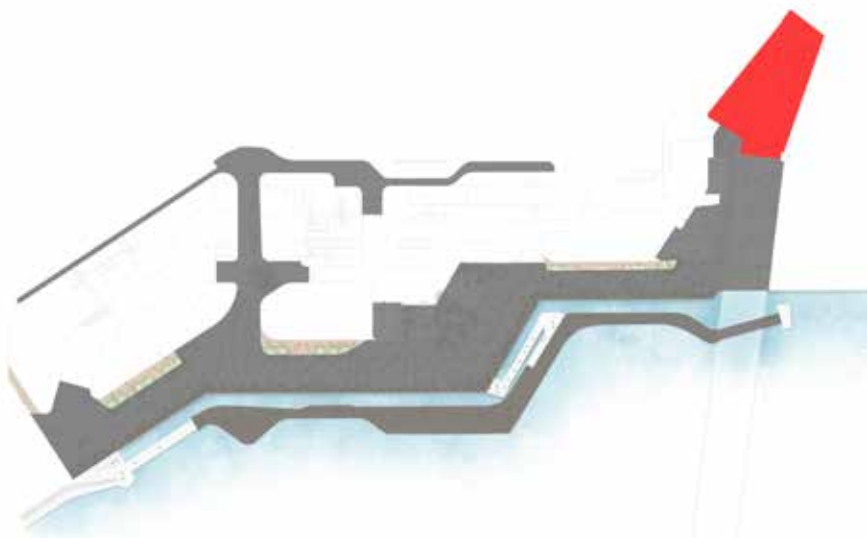
1. The Boulevard



2. The Events Steps



3. Ribbon Stairs



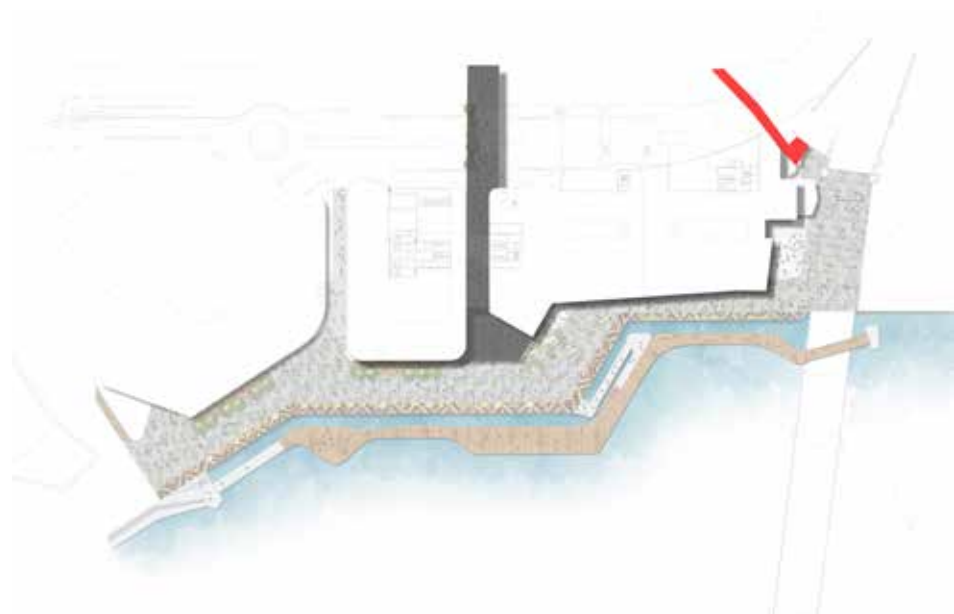
4. Pyrmont Bridge - New Paving

- 1_ Residential rooftop
- 2_ Green Roof
- 3_ Accessible green roof during retail trading hours

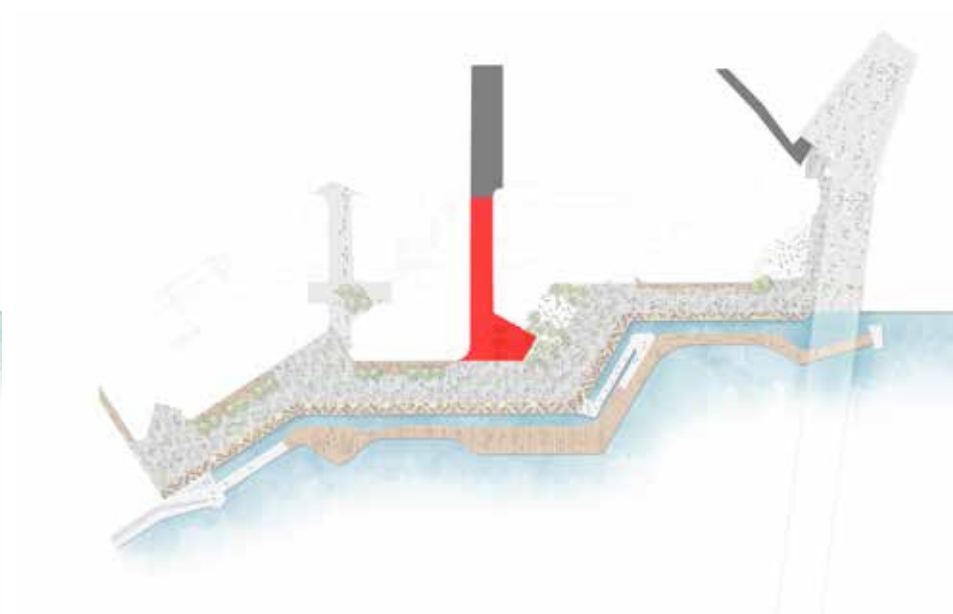
Site Approach

Public Domain - As Constructed Works

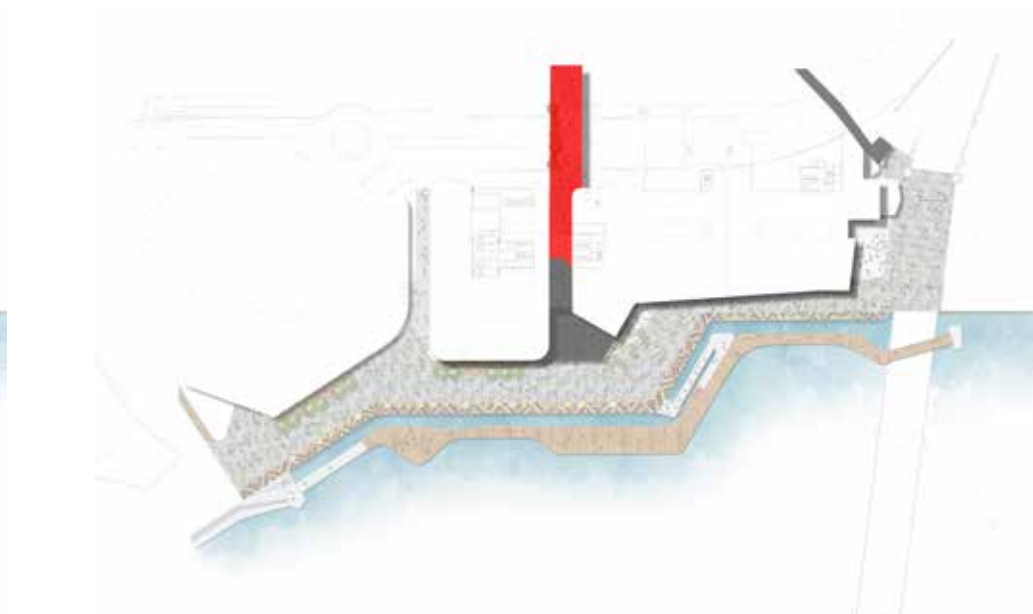
These spaces below are indicative only, and subject to change pending the final detailed design.



5. 50 Murray St Bridge upgrade- Existing bridge to be maintained and upgraded



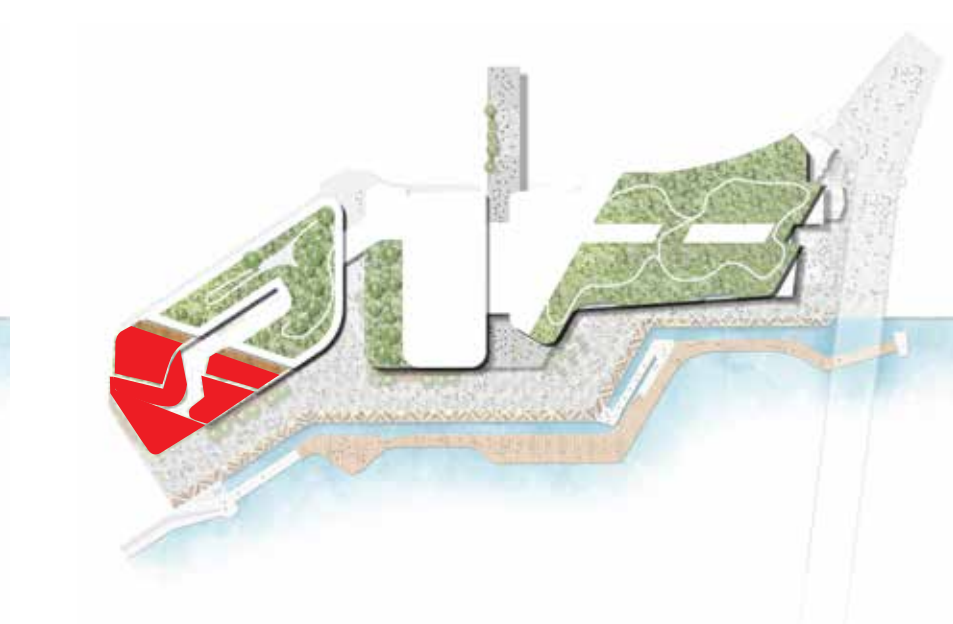
6. Through site link to Bunn St Bridge



7. Bunn St Bridge Upgrade



9. Non Trafficable Green Roofs



10. Publicly accessible rooftop for retail trading hours

Widened Waterfront Boulevard



Interface with ICC Plaza



View to Harbourside from ICC Forecourt



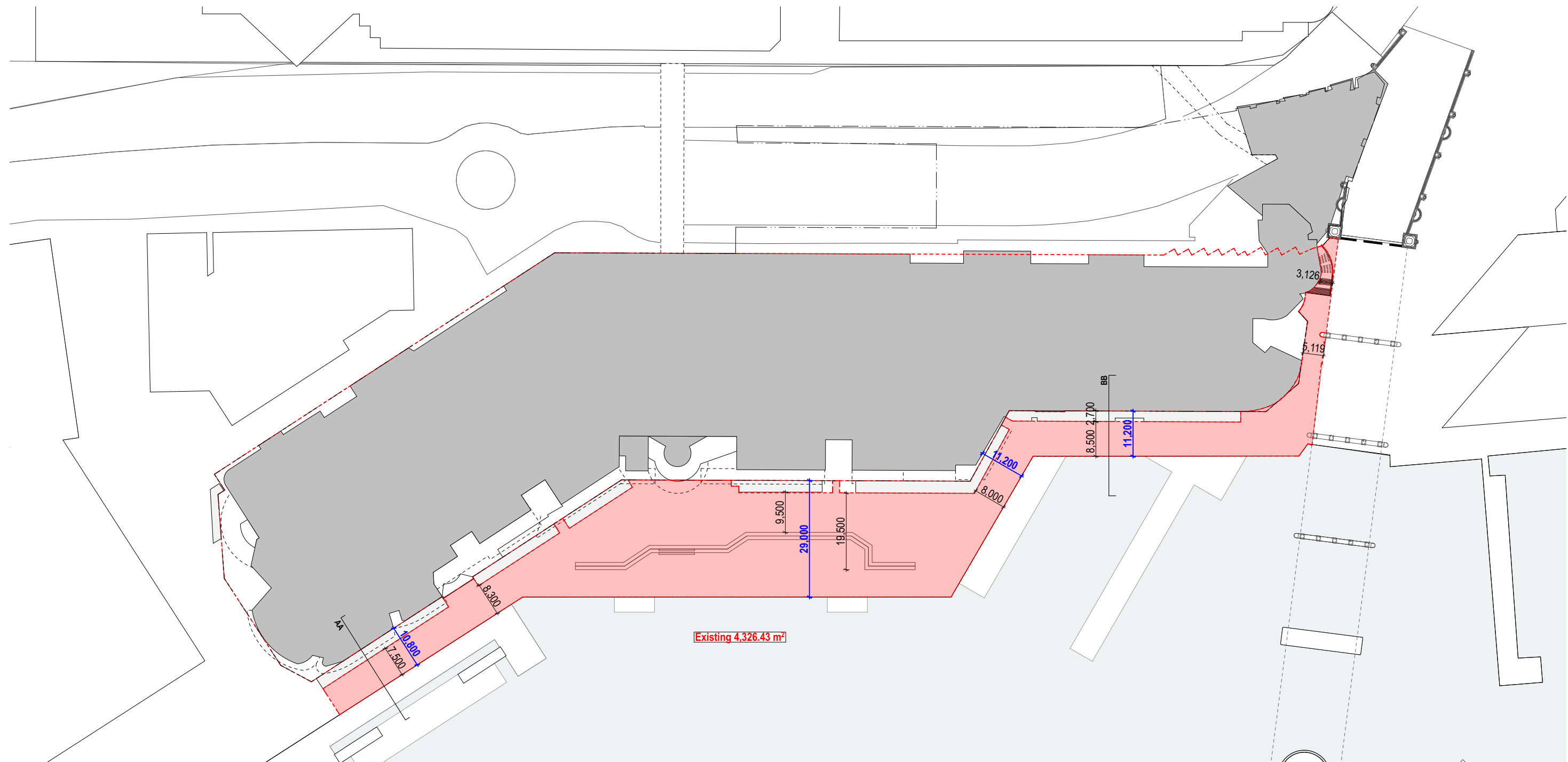
View to Forecourt from Darling Drive + Connection to Convention Centre Rail Stop

*Indicative design only

Site Approach

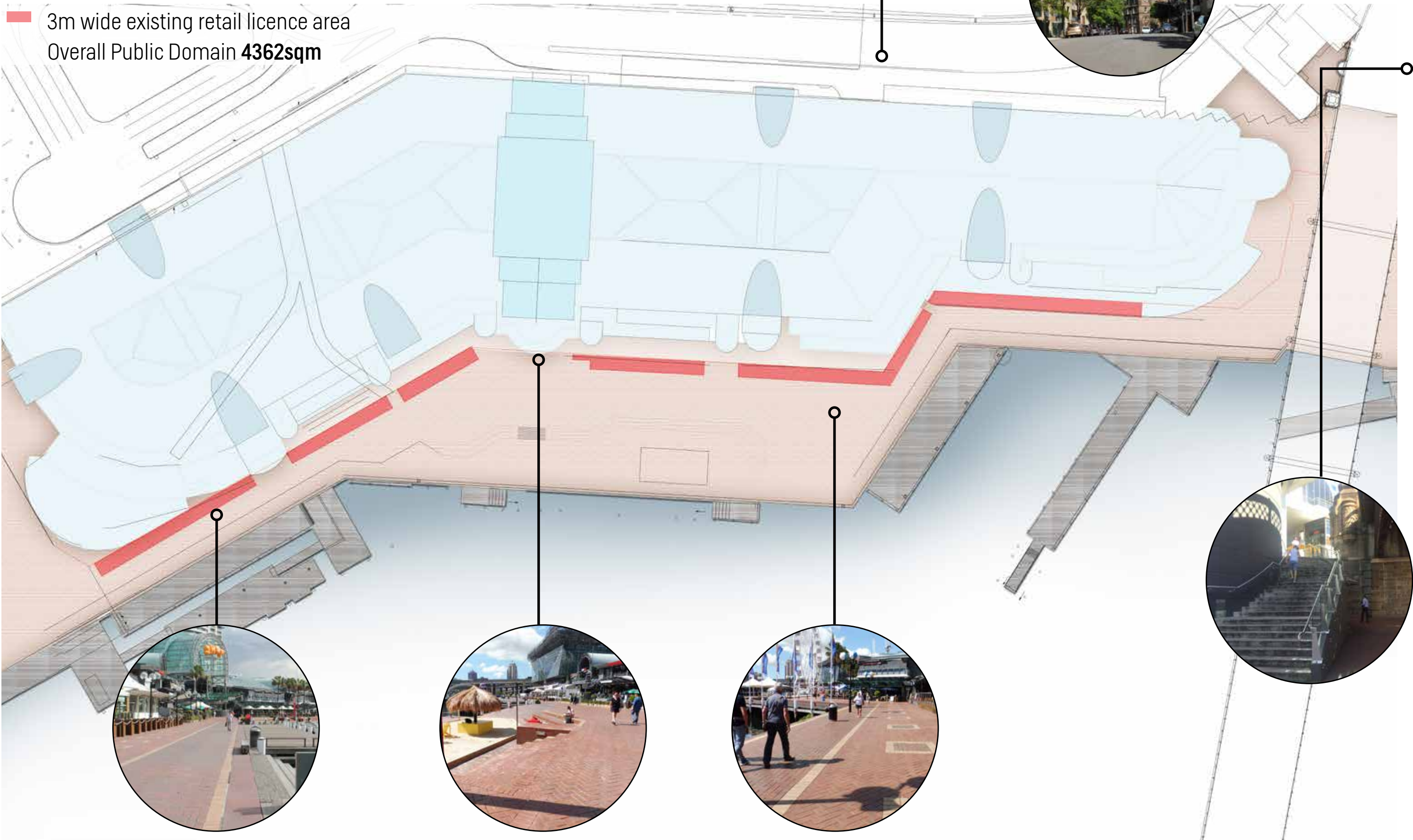
Existing Conditions

© FRANKS-JONES MOREHEN THORP PTY LTD 2016 ABN 28 101 197 219



Site Approach

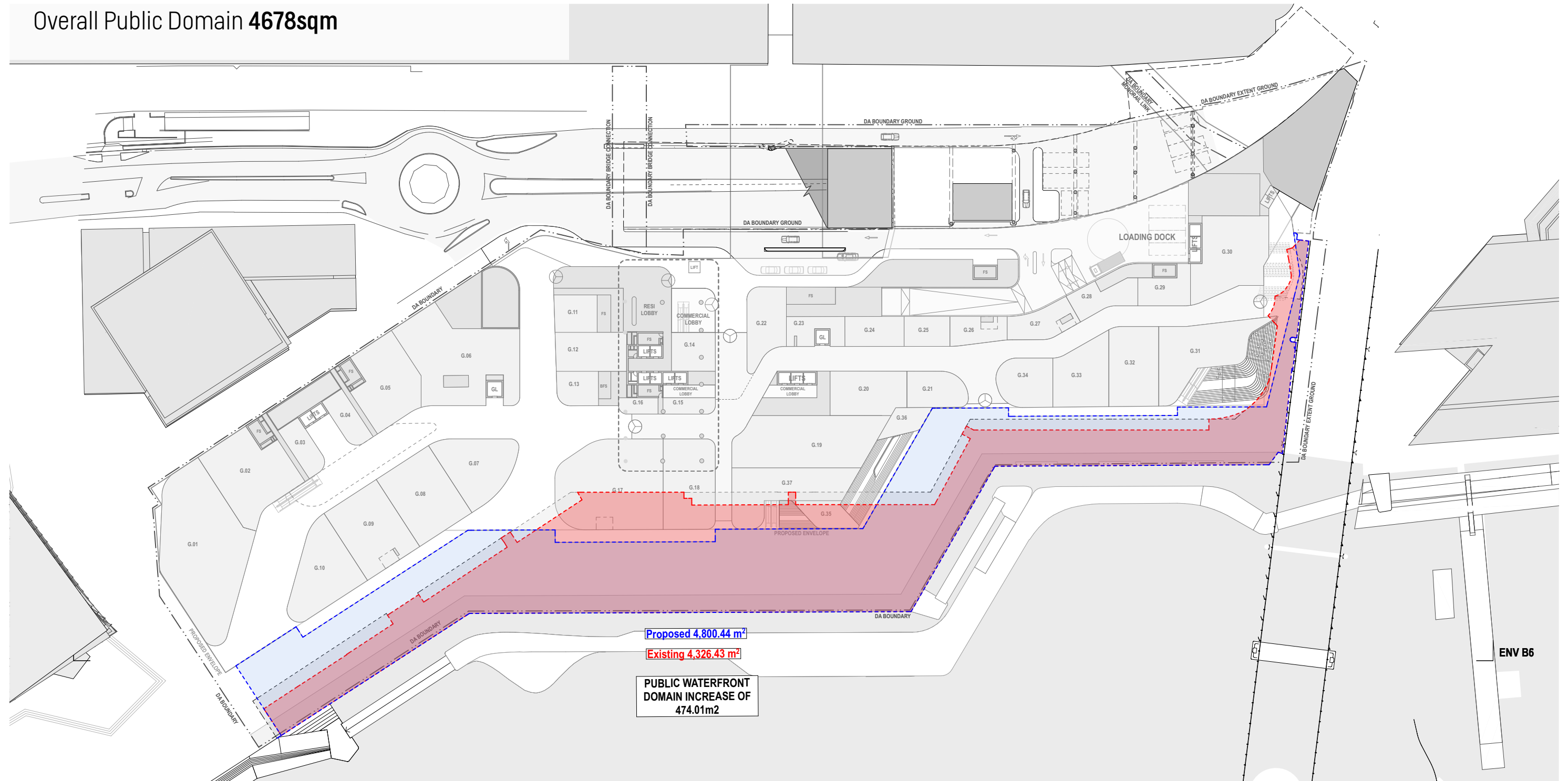
Existing conditions



Site Approach

Proposed Conditions

Overall Public Domain **4678sqm**



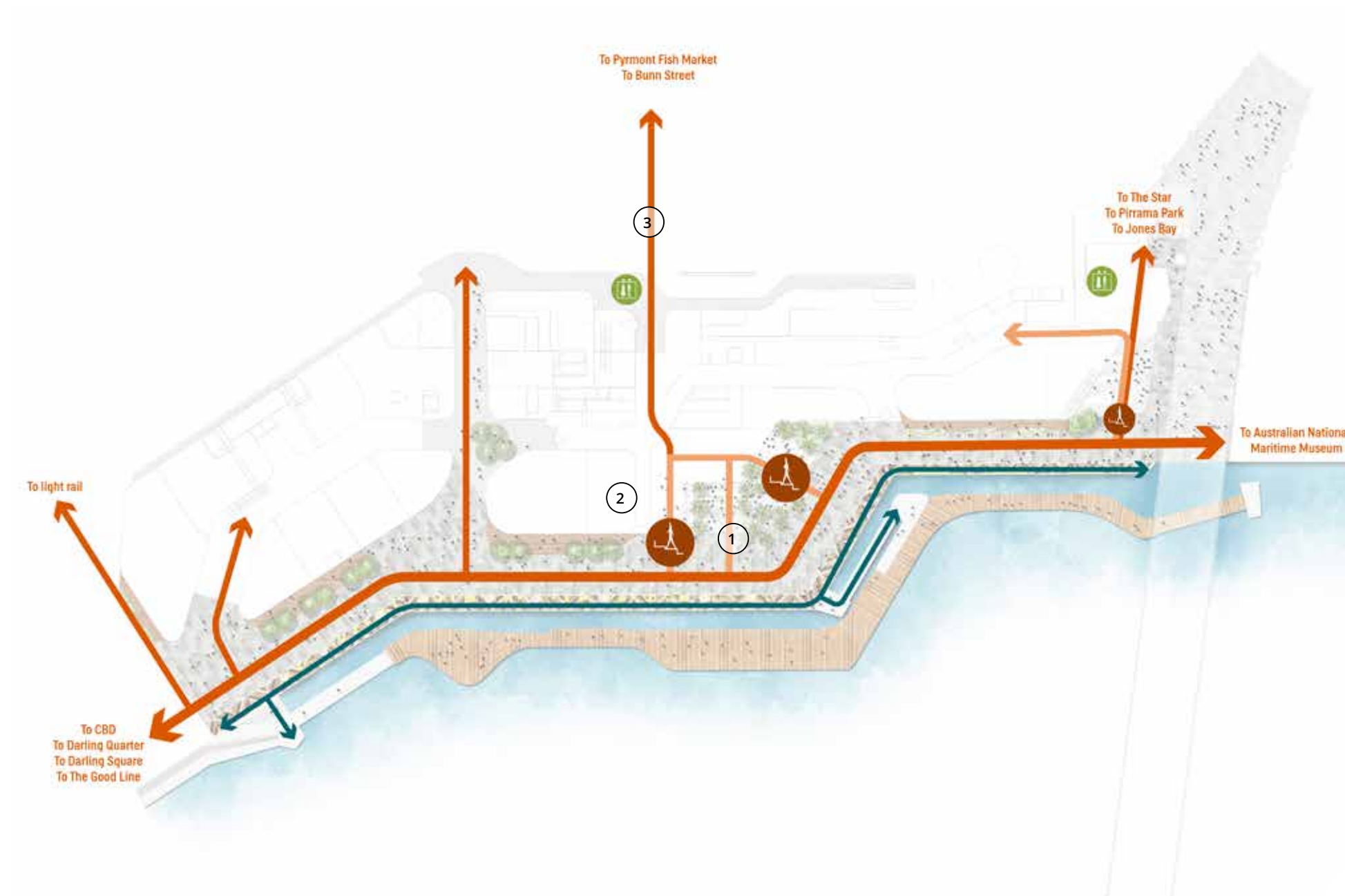
Site Approach

Ground Floor Public Domain

The interface with Cockle Bay Wharf has been designed to provide material consistency and a generous combined width.



- 1_ Timber Edge
- 2_ Harbourside Furniture
- 3_ The Boulevard
- 4_ Event Space + Palm Grove
- 5_ Interface to Bridge
- 6_ Public seating on stairs
- 7_ Retail spillout
- 8_ Pedestrian site through link to Darling Drive
- 9_ Darling Drive



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.

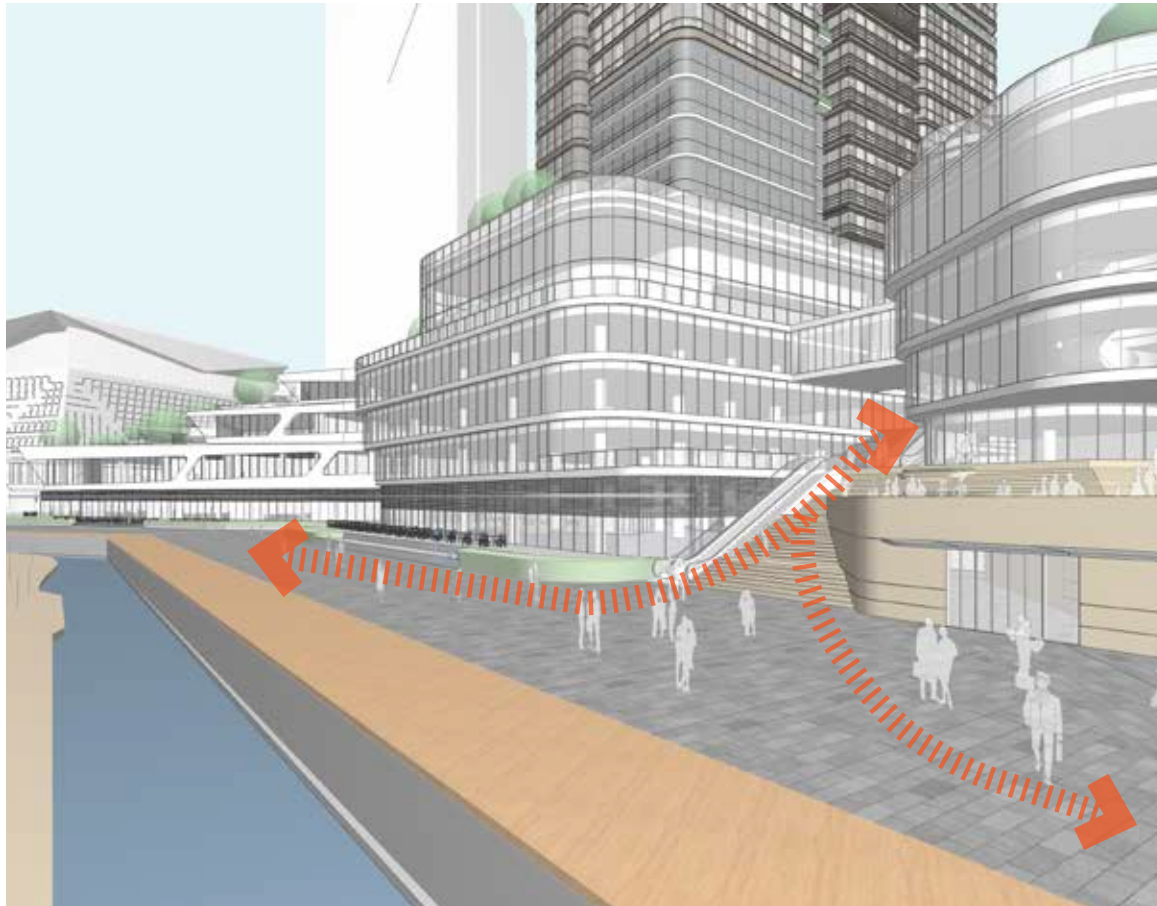
A secondary path along the water edge is proposed at an intimate scale with proposed seating. All the footpaths are flush with entry point to the building and are designed to be compliant with accessible grades. Several lift locations are located within the building to provide DDA access to the upper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

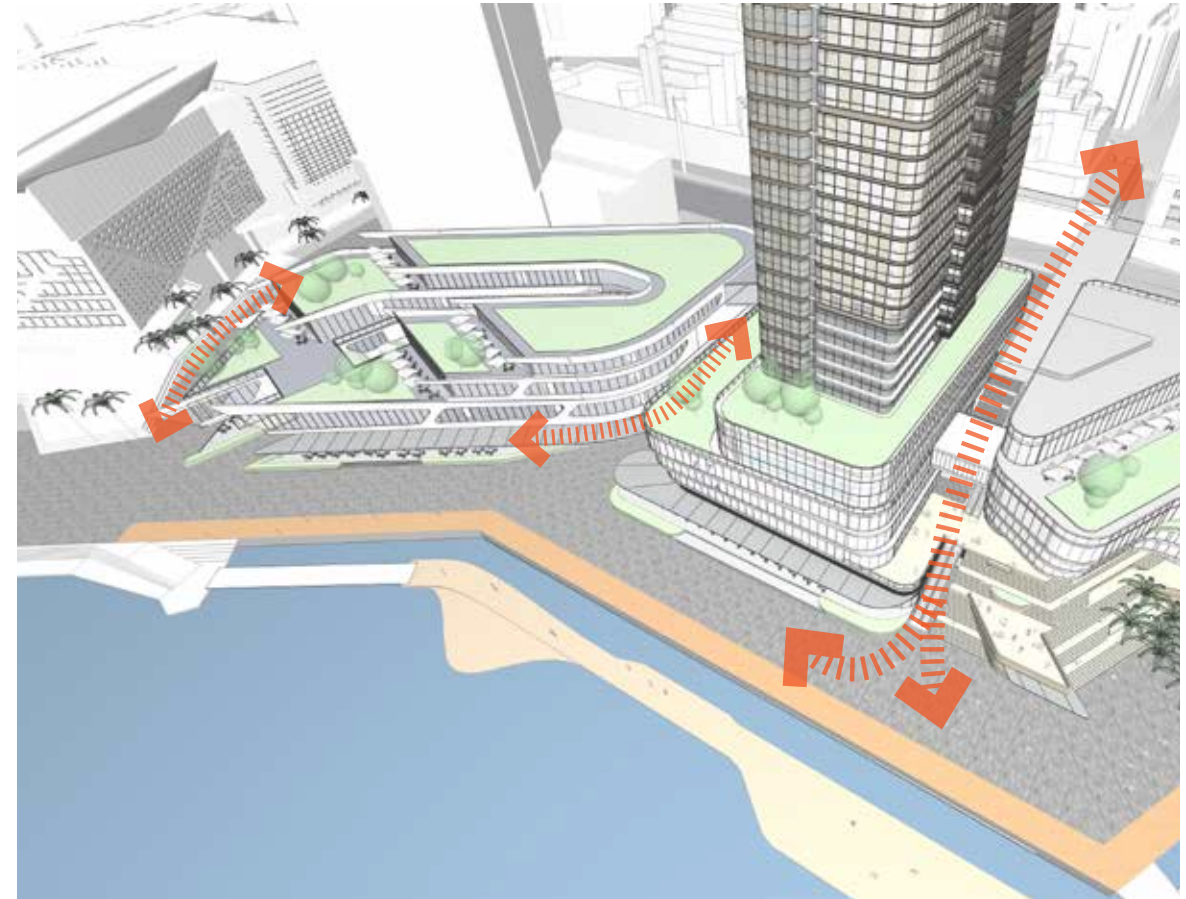
The important link over Darling Drive is upgraded by a new proposed pedestrian bridge to Bunn Street. This is an all access bridge gateway into the precinct creating a clear visual and physical pedestrian access between Pyrmont and the Harbour, and reconnecting the site to its local surroundings.

-  Lifts to retail levels GF-L3
-  Lifts to retail levels GF-L4
-  Stair access
-  Primary connection
-  Connection to commercial
-  Timber edge

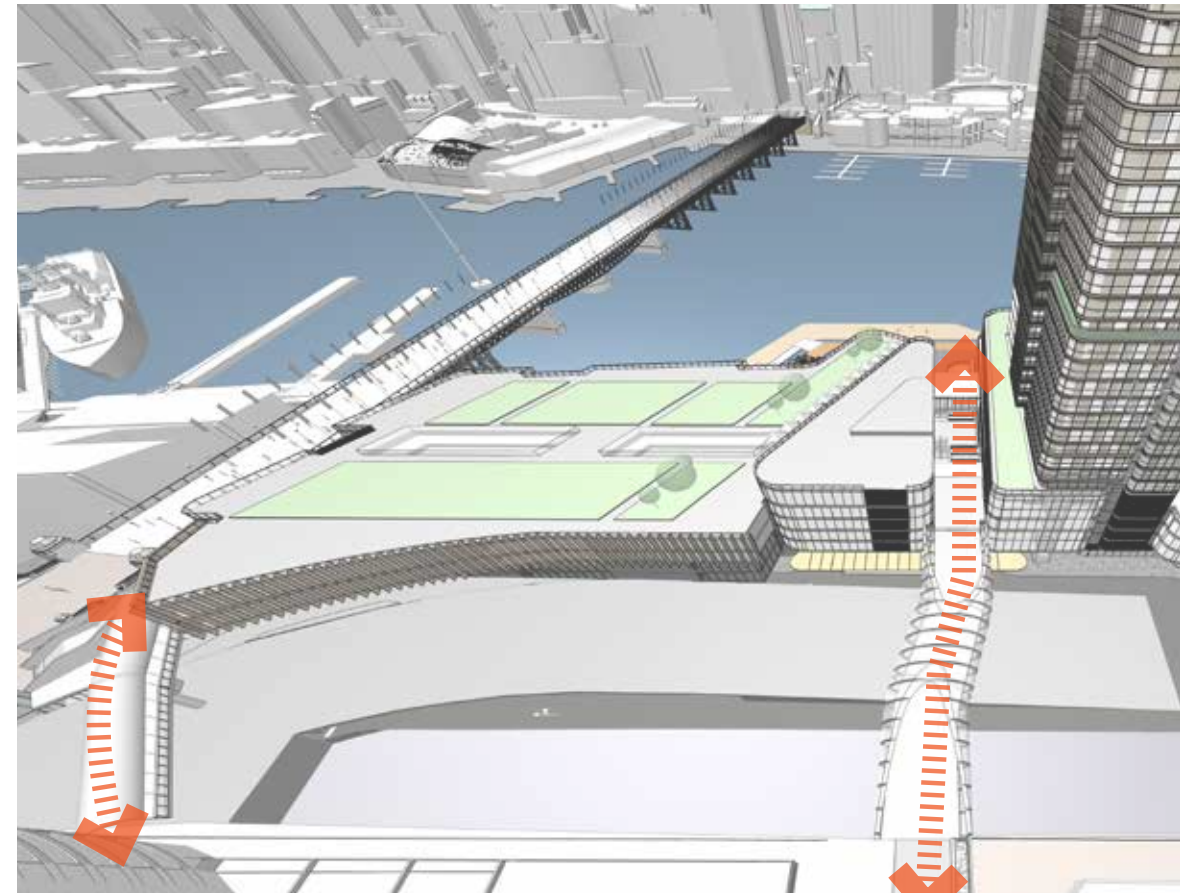
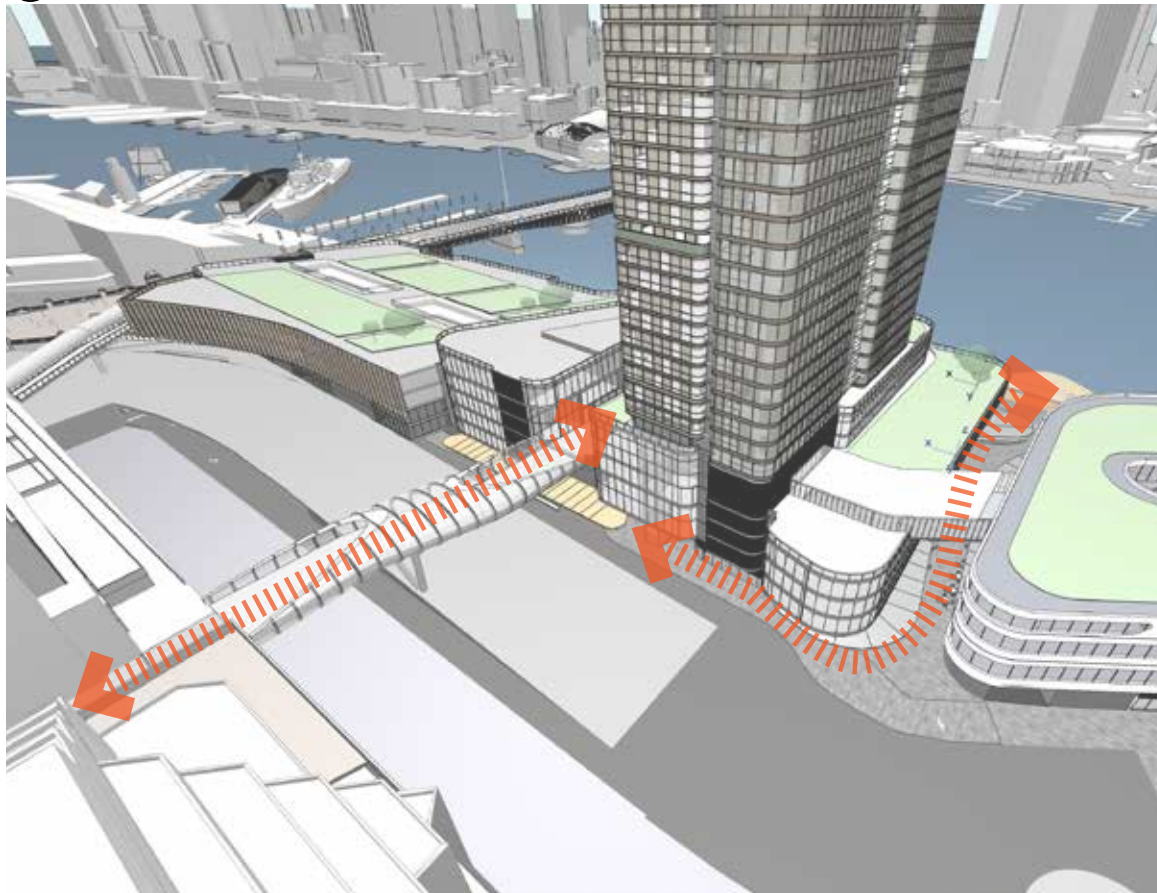
① The Events Steps



② Pedestrian Bridge Entrance/Exit



③ Bunn St. Bridge



*Indicative design only

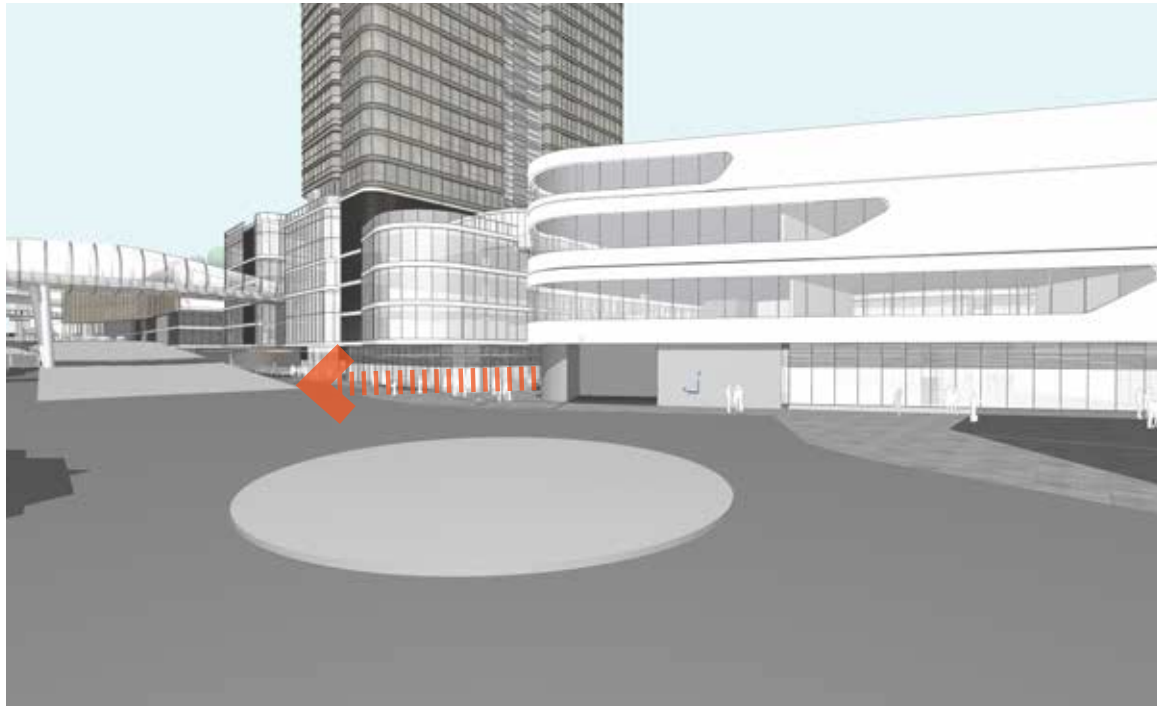
Site Approach

Western Edge Public Domain



Paving from the through-site link continues onto Harbourside Drive, onto the west side of the building, unifying the western edge to the greater site.

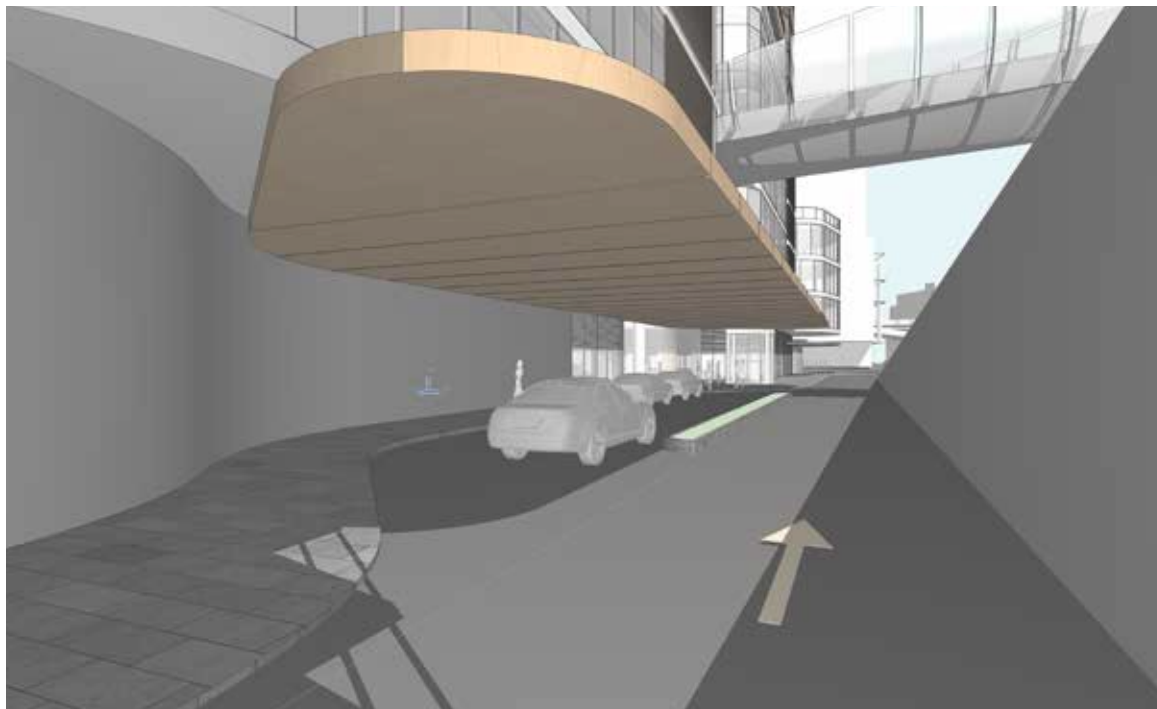
① Darling Drive / pedestrian through site link



② Darling Drive / drop off + western building entry



③ Drop off + western building entry



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.

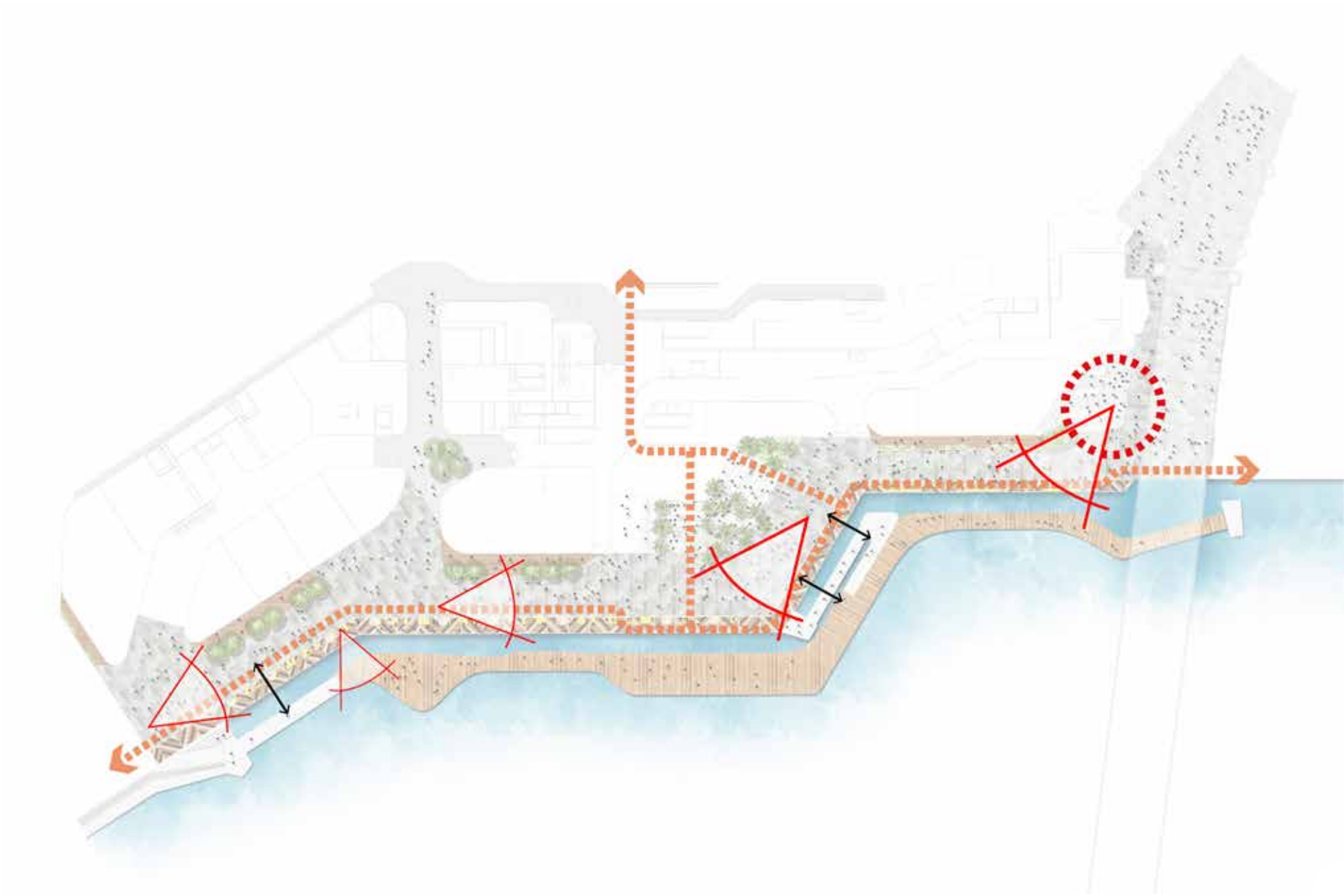
The design intent is to provide a range of seating choices for retail spillout and adjacent to the waterfront. A generous public furniture overlay includes cafe seating within dining terraces, feature seating along the boulevard edge, and large event seating steps. Outdoor working / bar seating is encouraged 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

CPTED | Crime Prevention through Environmental Design



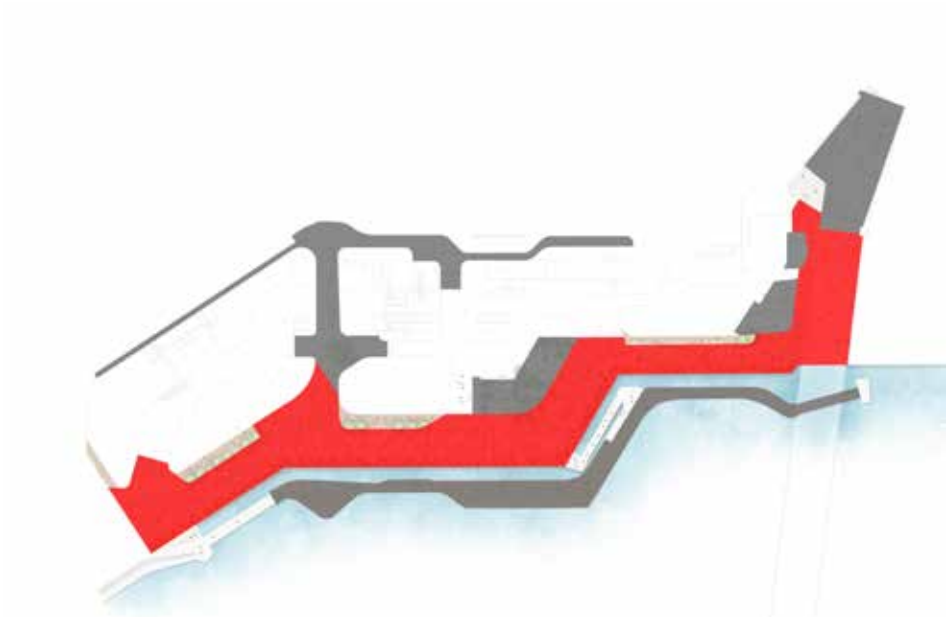
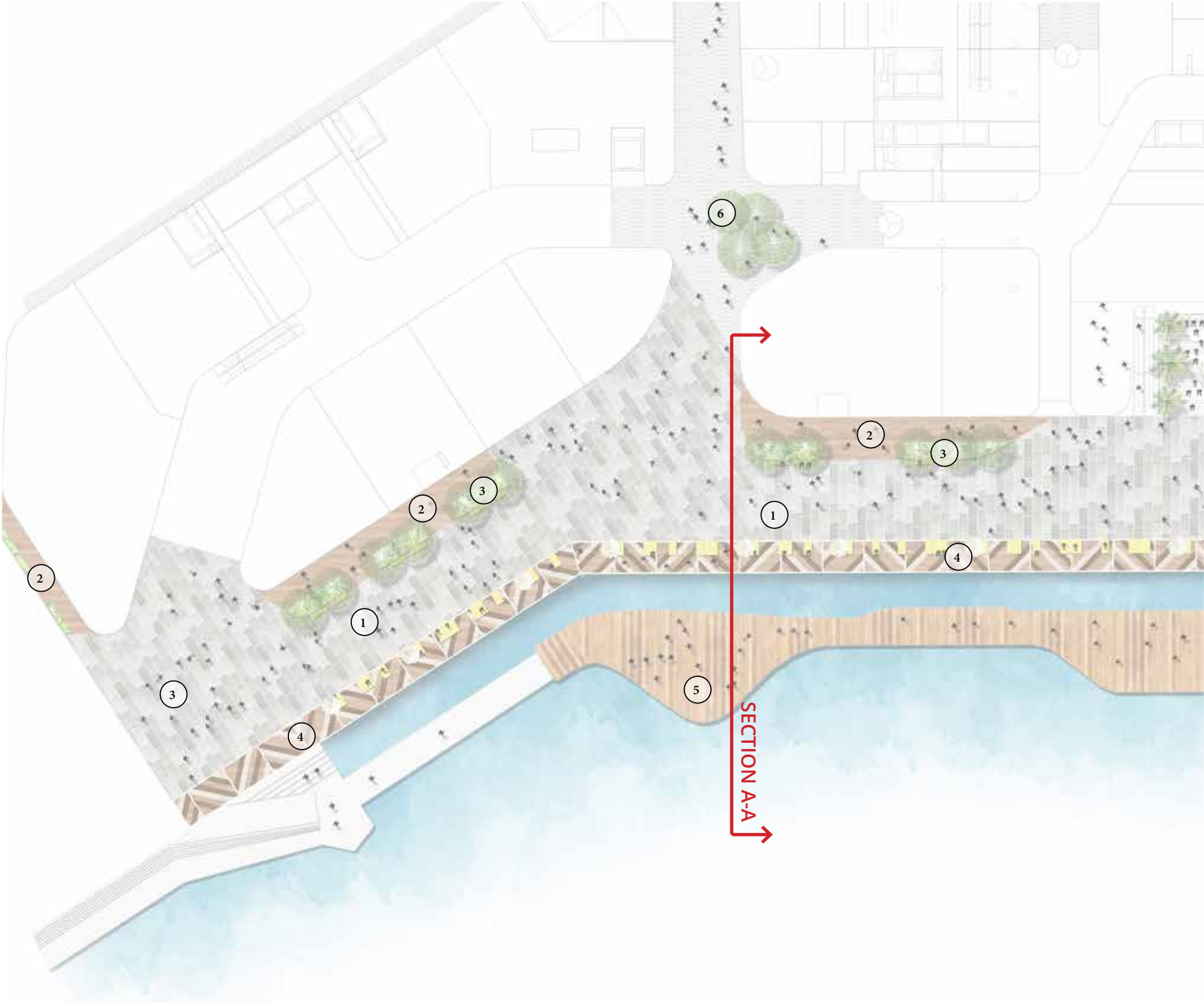
The public domain has been designed with regard to CPTED Principles to minimise the opportunity for and incidence of crime. Design principles for CPTED in the public domain include:

- 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.



Public Open Spaces

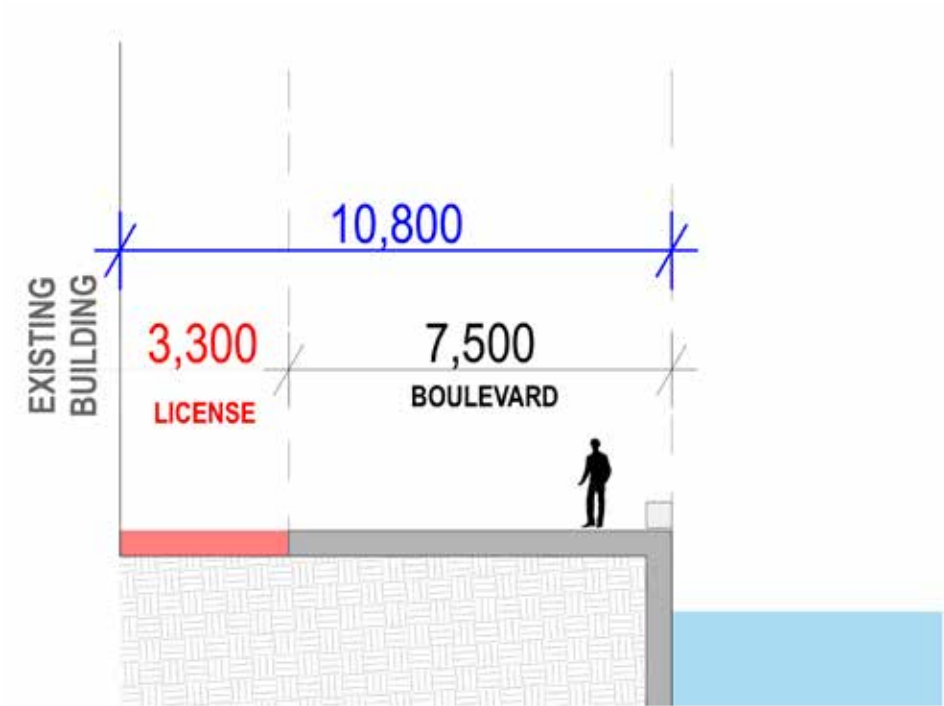
The Boulevard



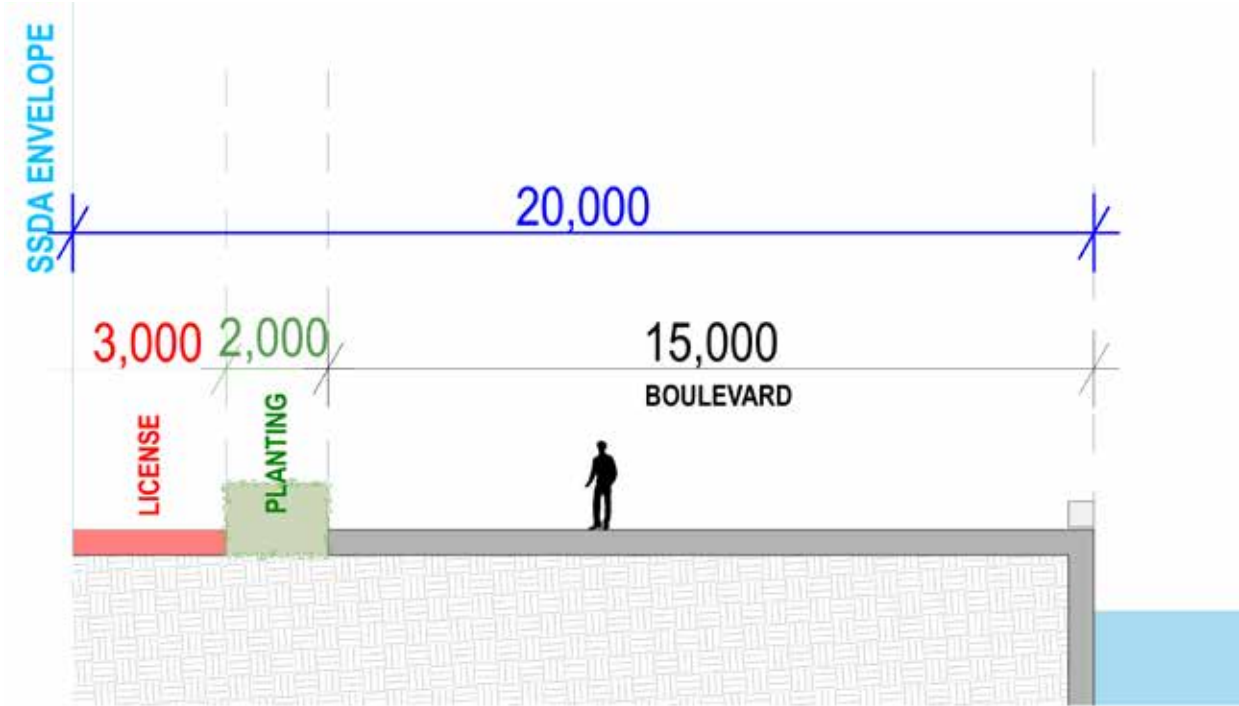
- 1_ Boulevard with granite feature paving
- 2_ Retail deck with outdoor dining
- 3_ Understory planting
- 4_ Waterfront pedestrian timber pathway
- 5_ Water pontoon (By others, separate SHFA project)
- 6_ Pedestrian site through link

Public Open Spaces

The Boulevard



Existing Section



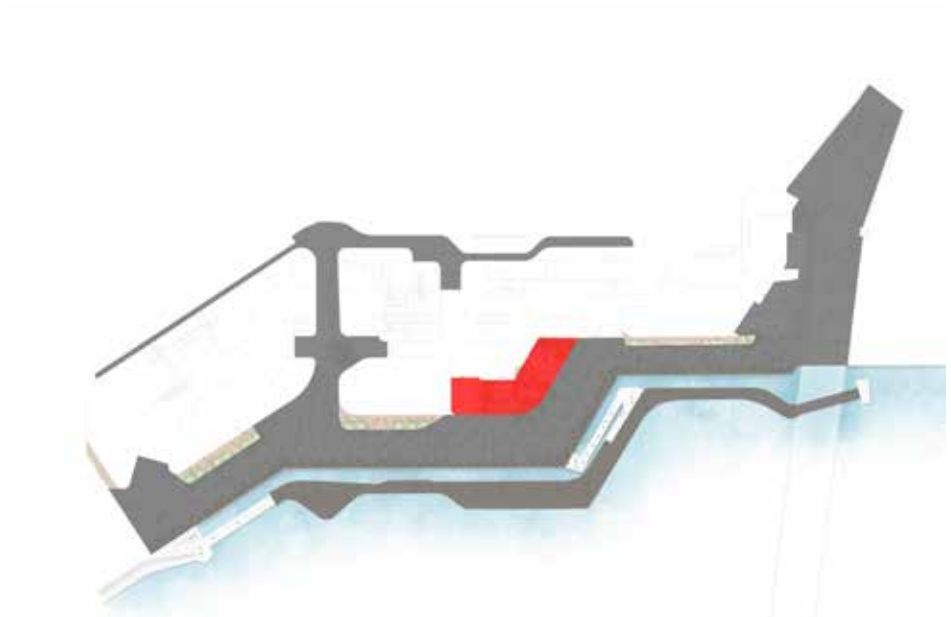
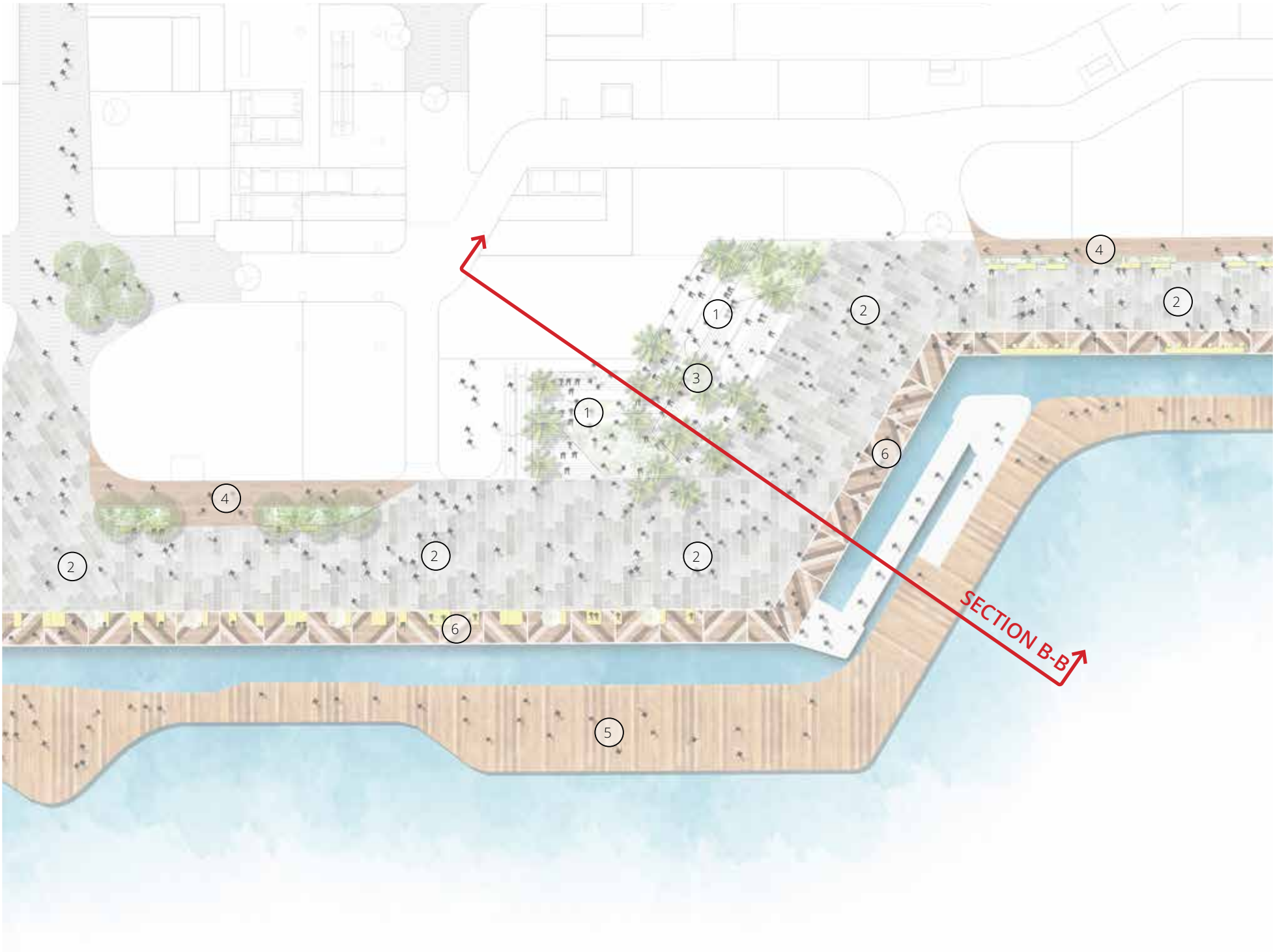
Proposed Section



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

Public Open Spaces

Event space + Palm Grove



- 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

Public Open Spaces

Event space + Palm Grove

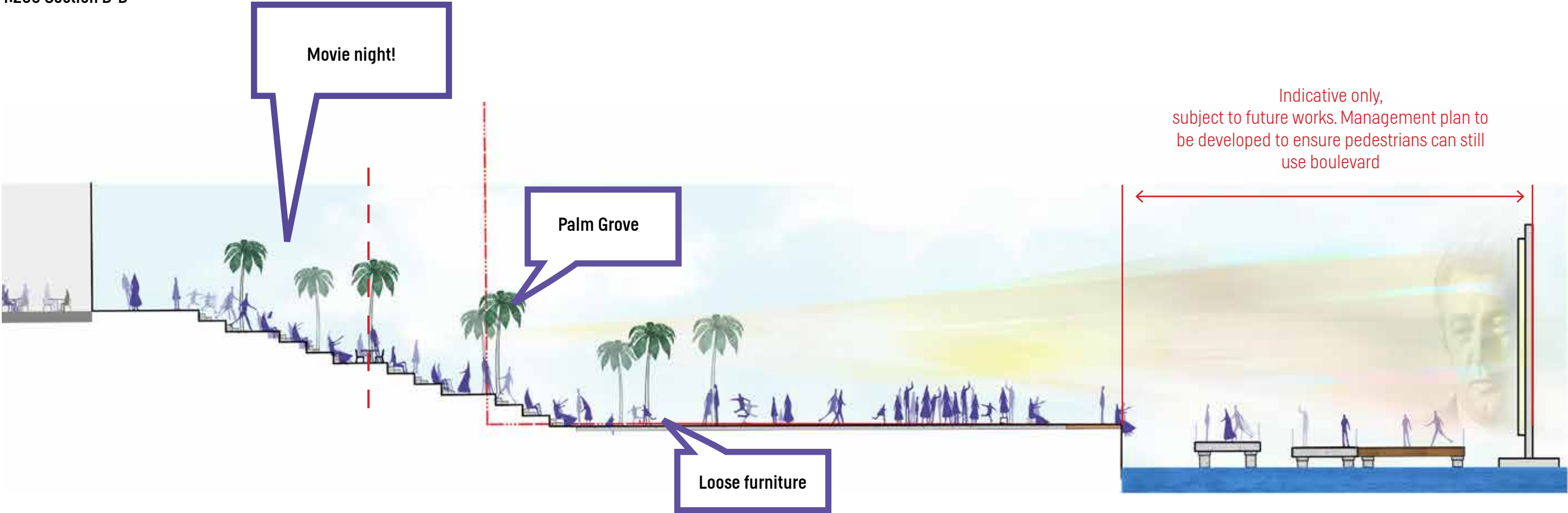


- 1_ Event steps
- 2_ Stair seating
- 3_ Stair seating
- 4_ Tree groves
- 5_ Shade over paving

Public Open Spaces

Event space + Palm Grove

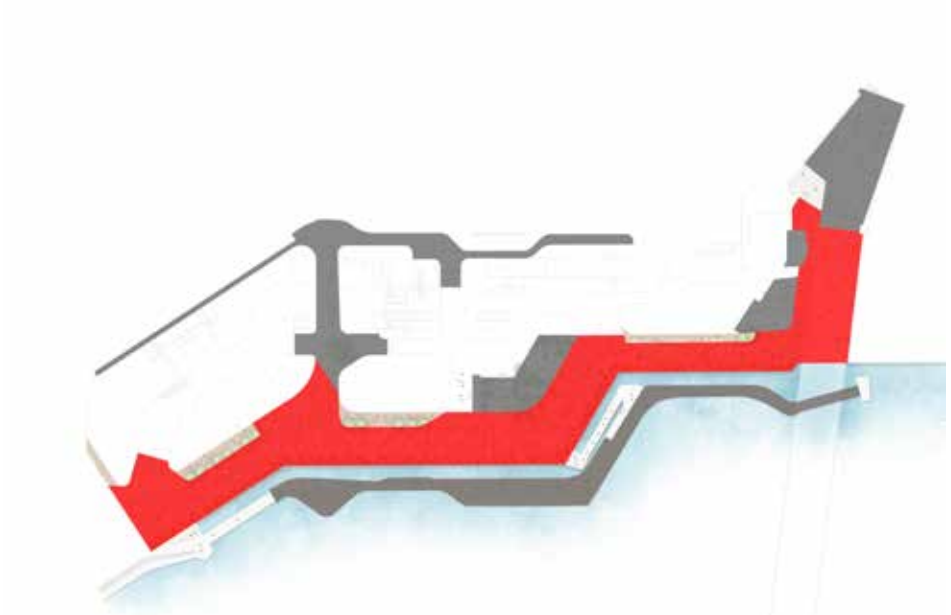
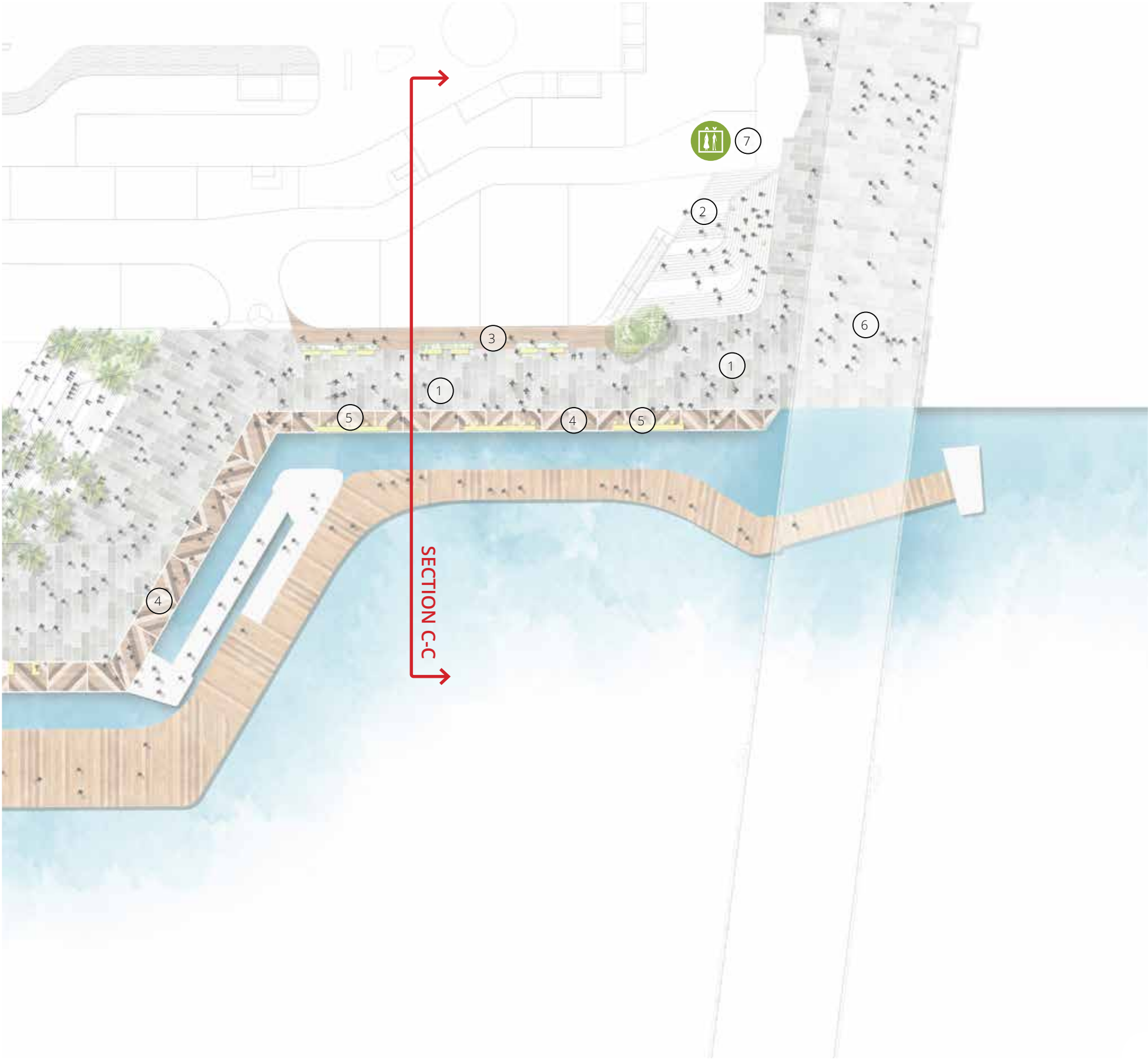
1:200 Section B-B



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

Public Open Spaces

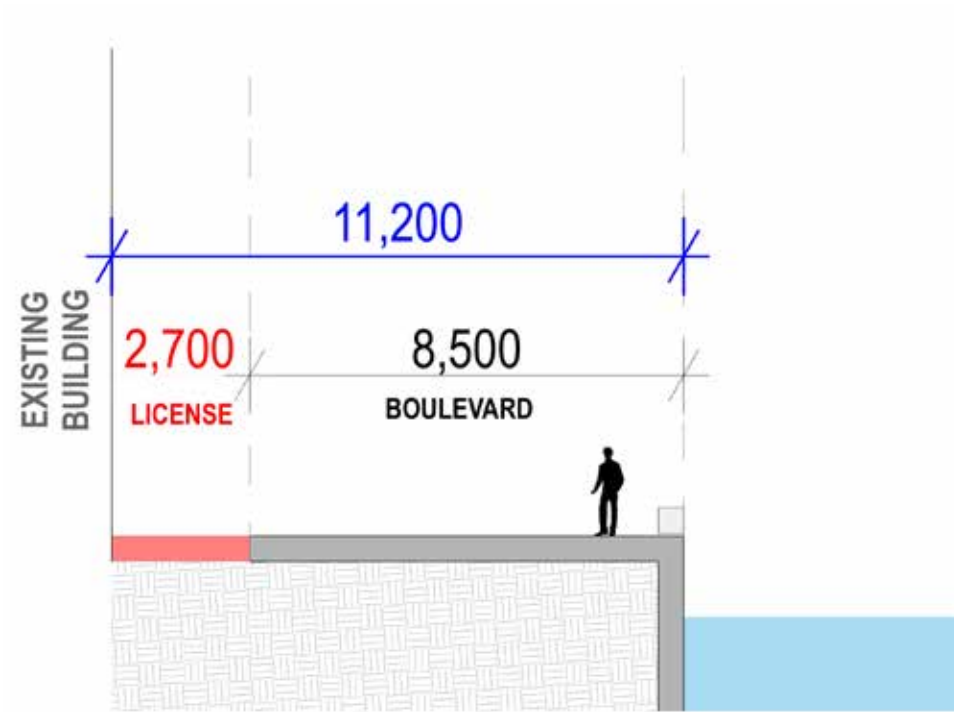
Ground Floor - North Boulevard



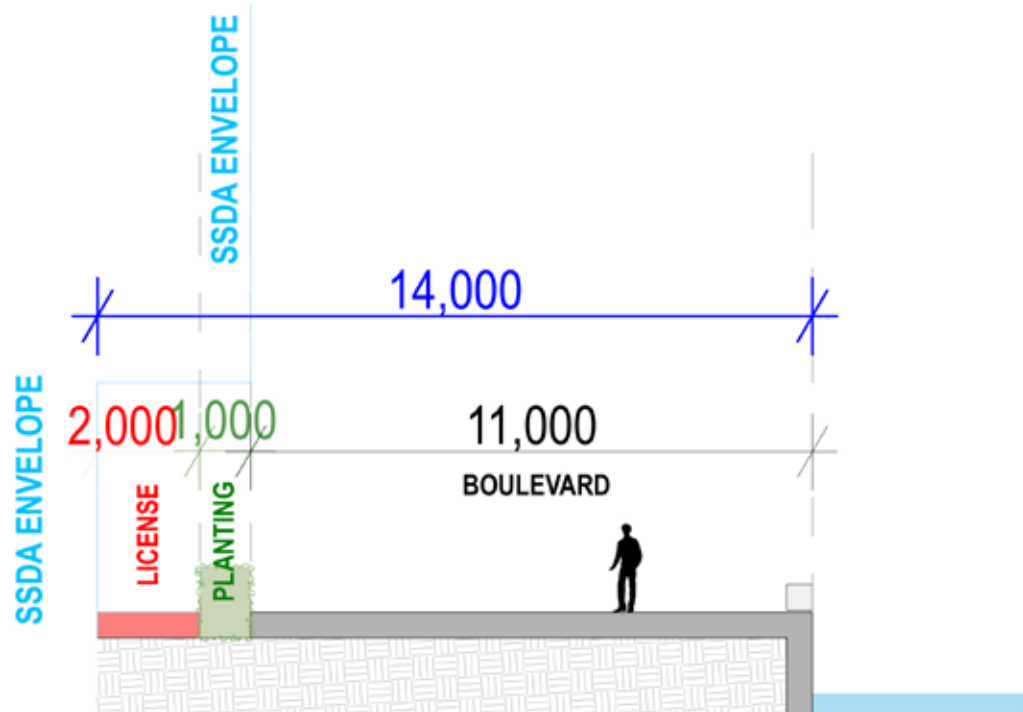
- 1_ Boulevard with granite feature paving
- 2_ Stair seating to open to bridge interface
- 3_ Retail deck with furniture
- 4_ Waterfront pedestrian timber pathway
- 5_ Workstations on waterfront
- 6_ Upgraded paving under bridge
- 7_ DDA lift access

Public Open Spaces

Ground Floor - North Boulevard



Existing Section



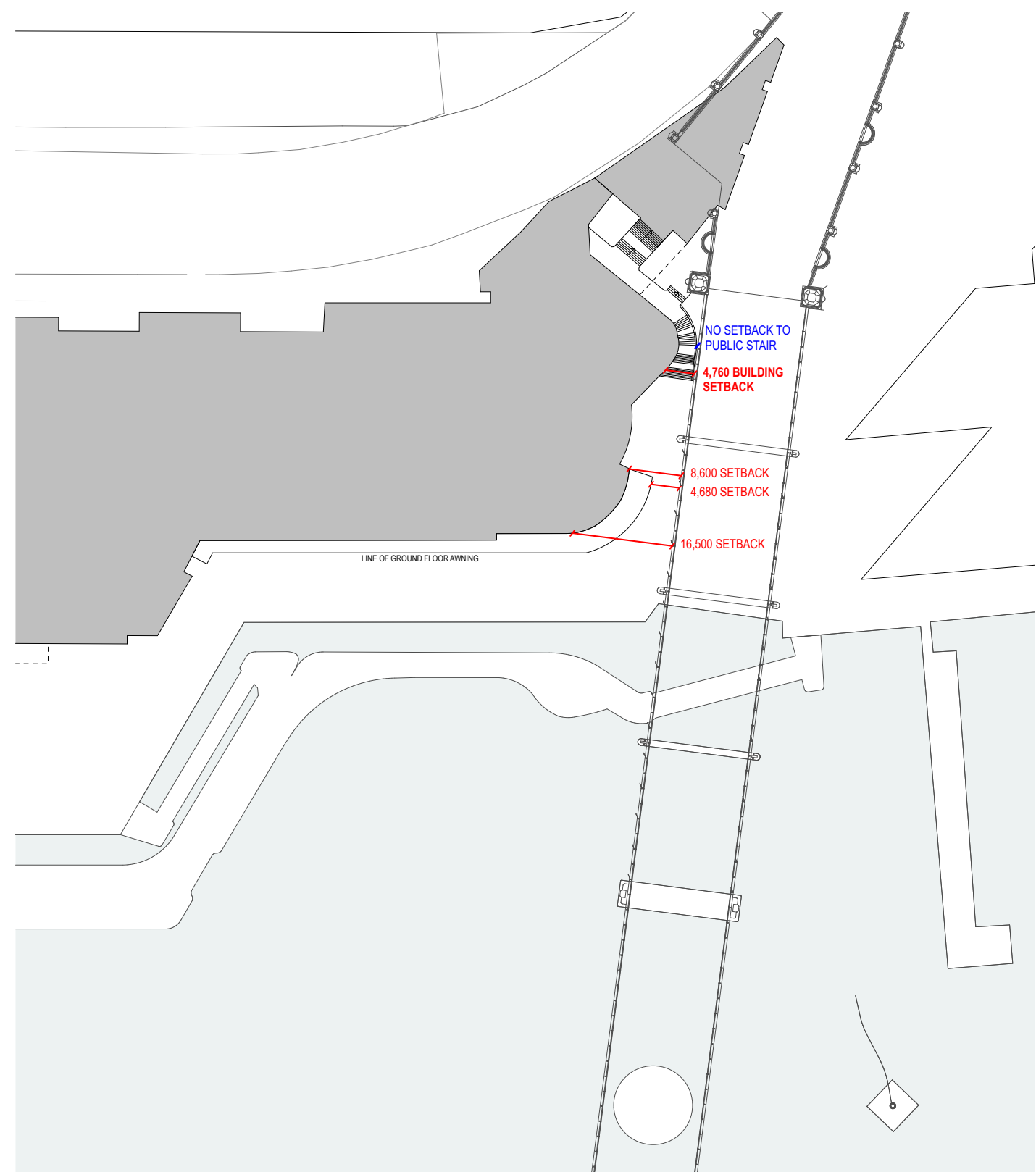
Proposed Section



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

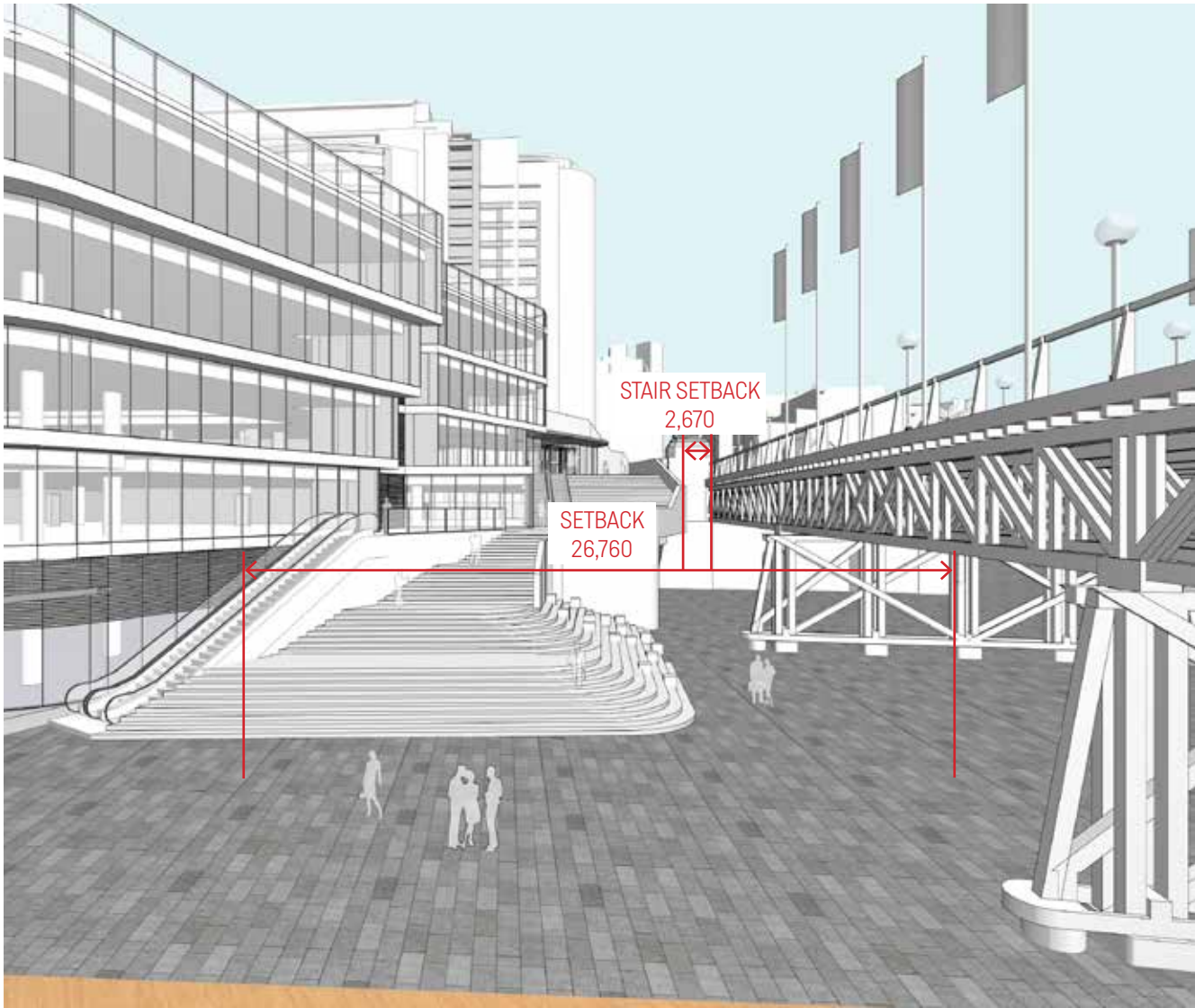
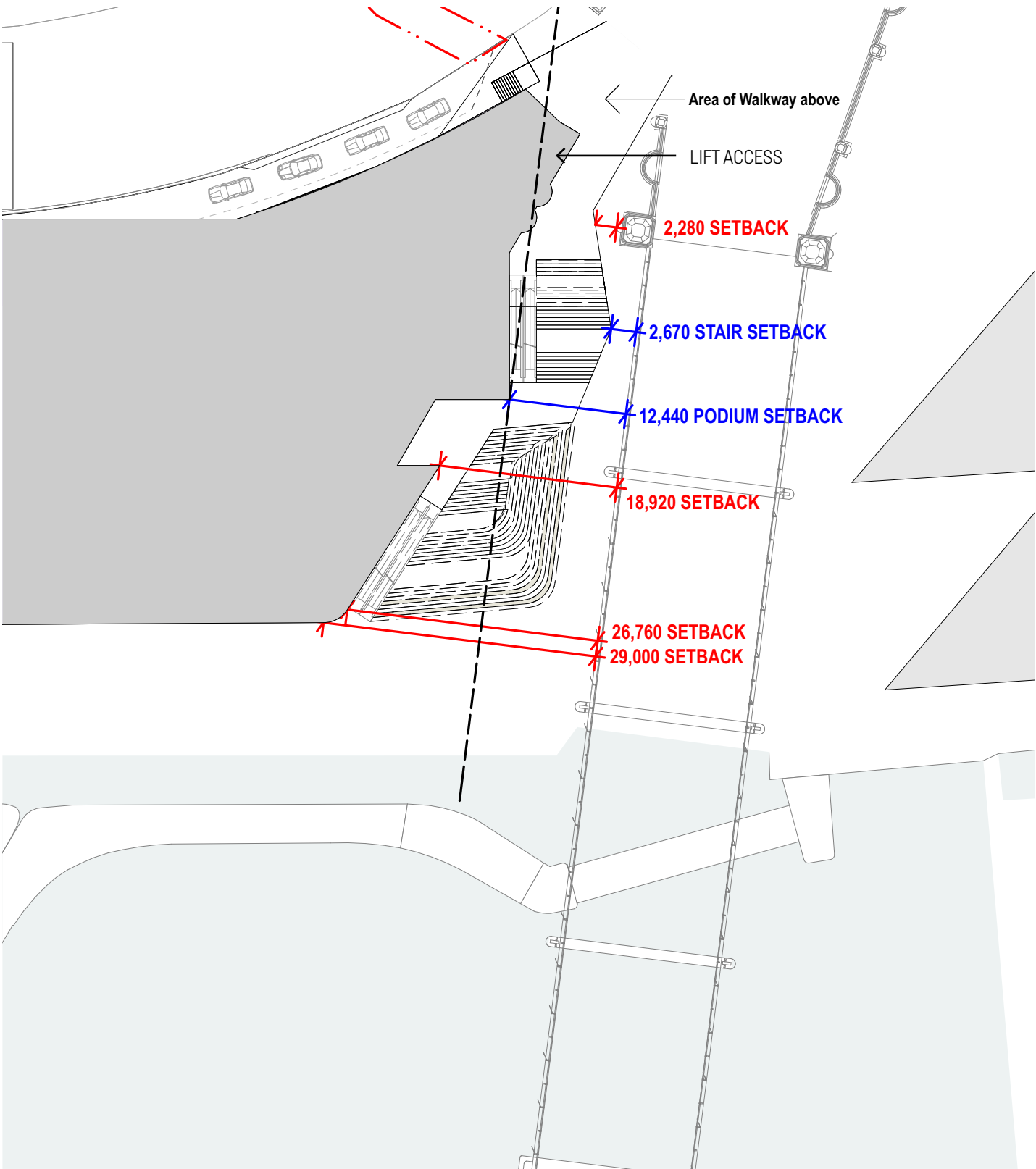
Public Open Spaces

Ground Floor - Existing Condition



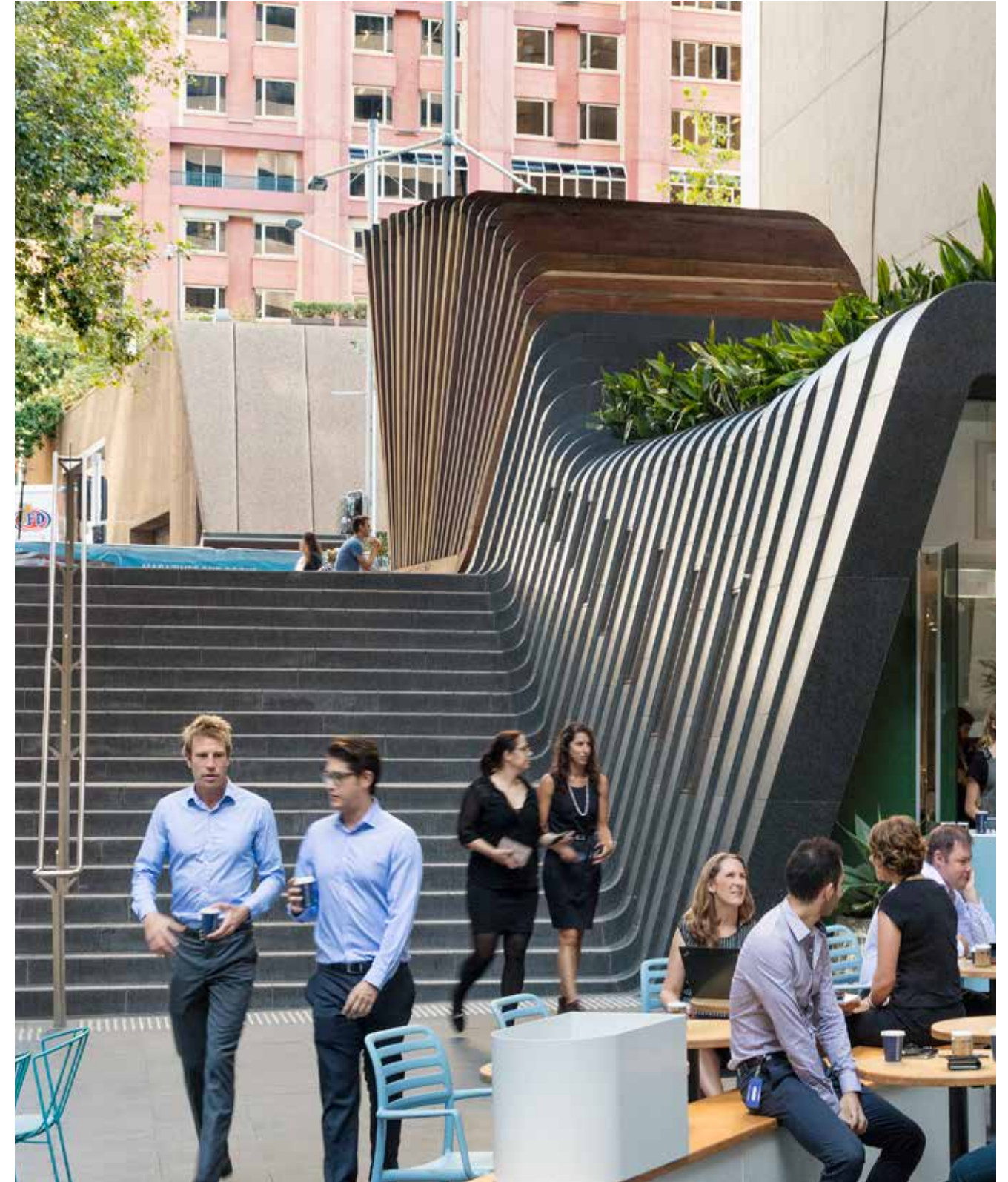
Public Open Spaces

Ground Floor - Proposed



Ribbon Stairs

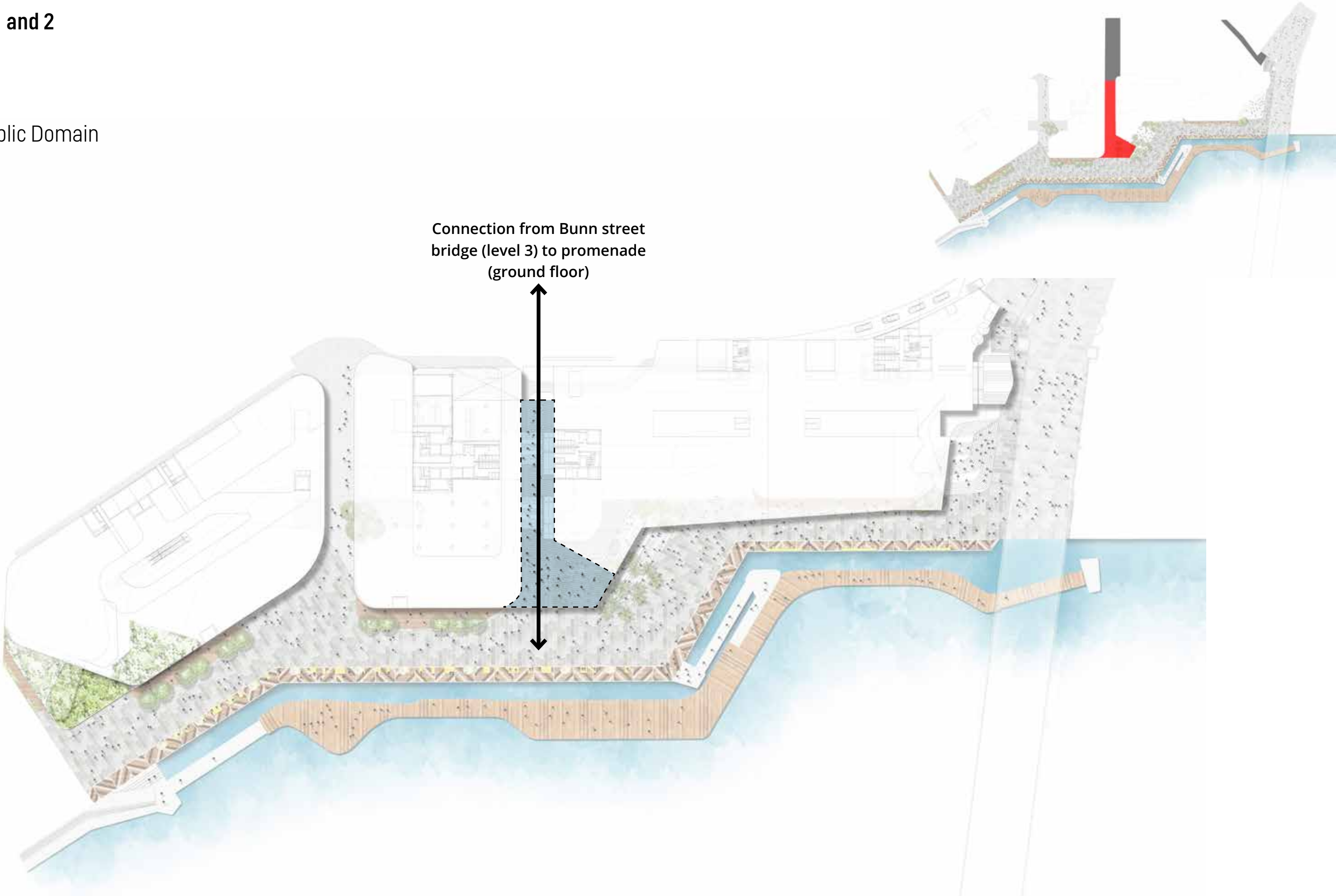
Ground Floor - Proposed



Public Open Spaces

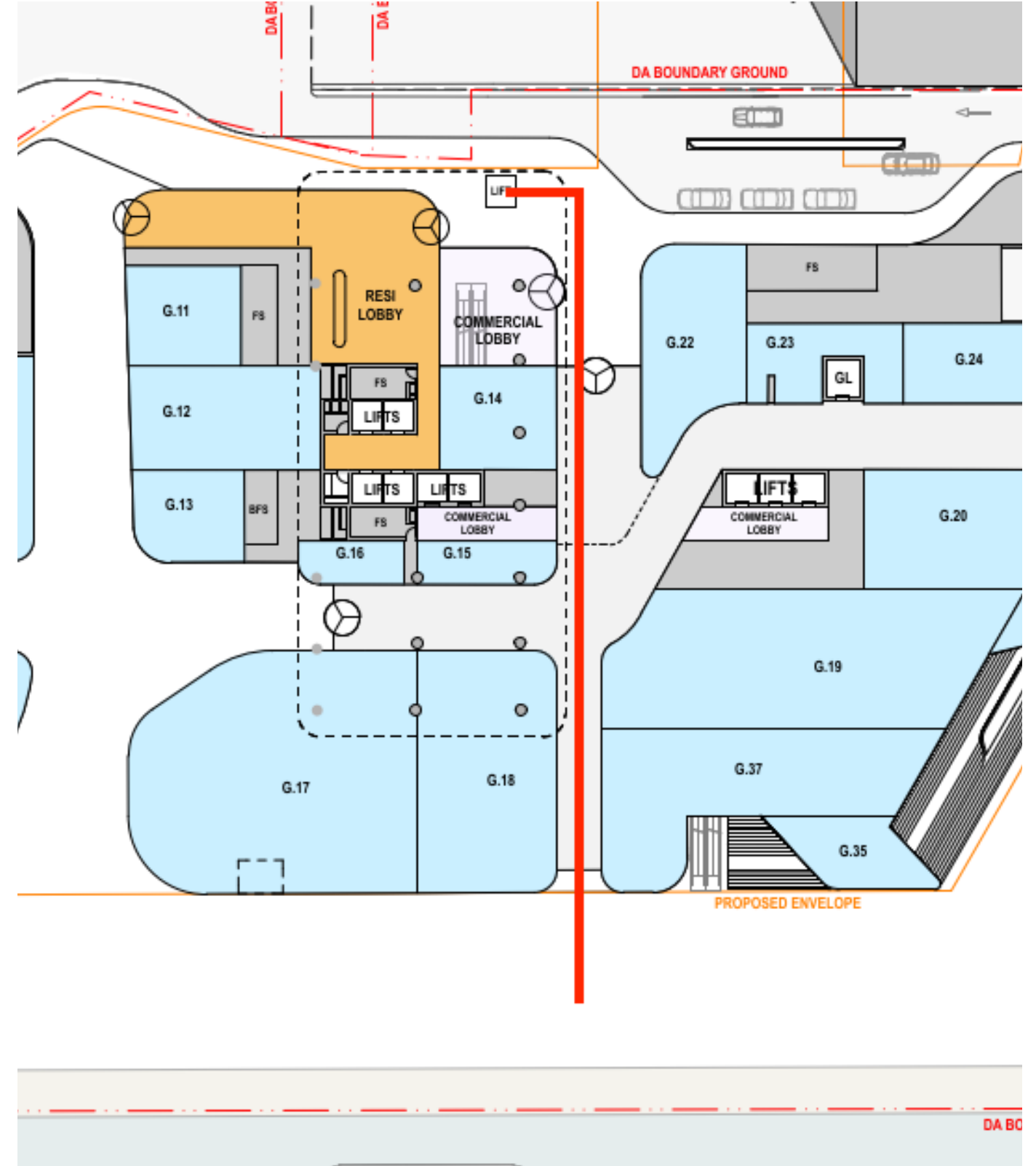
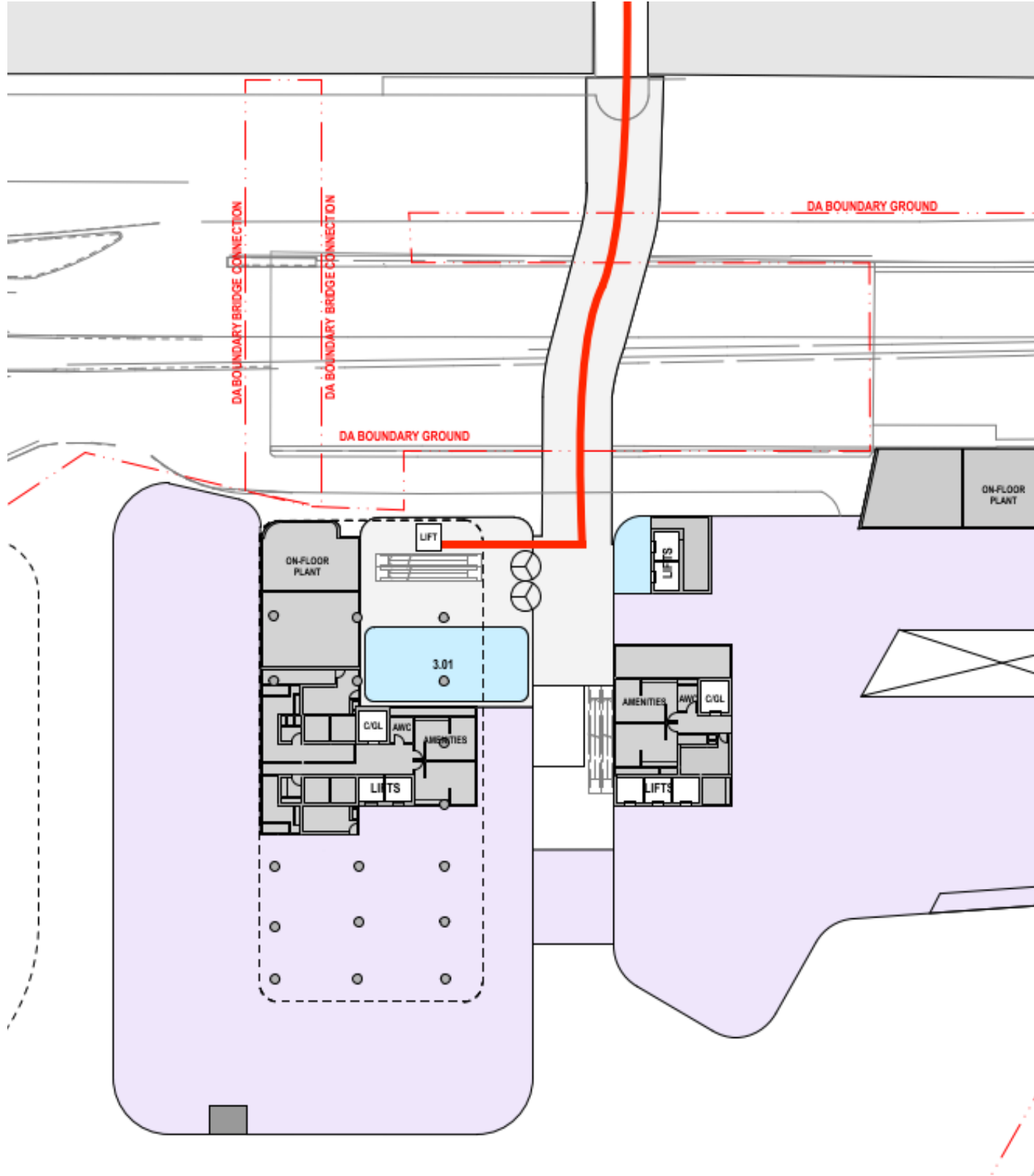
Level 1 and 2

 Public Domain



Public Open Spaces

Level 1, 2, 3 Lift Location

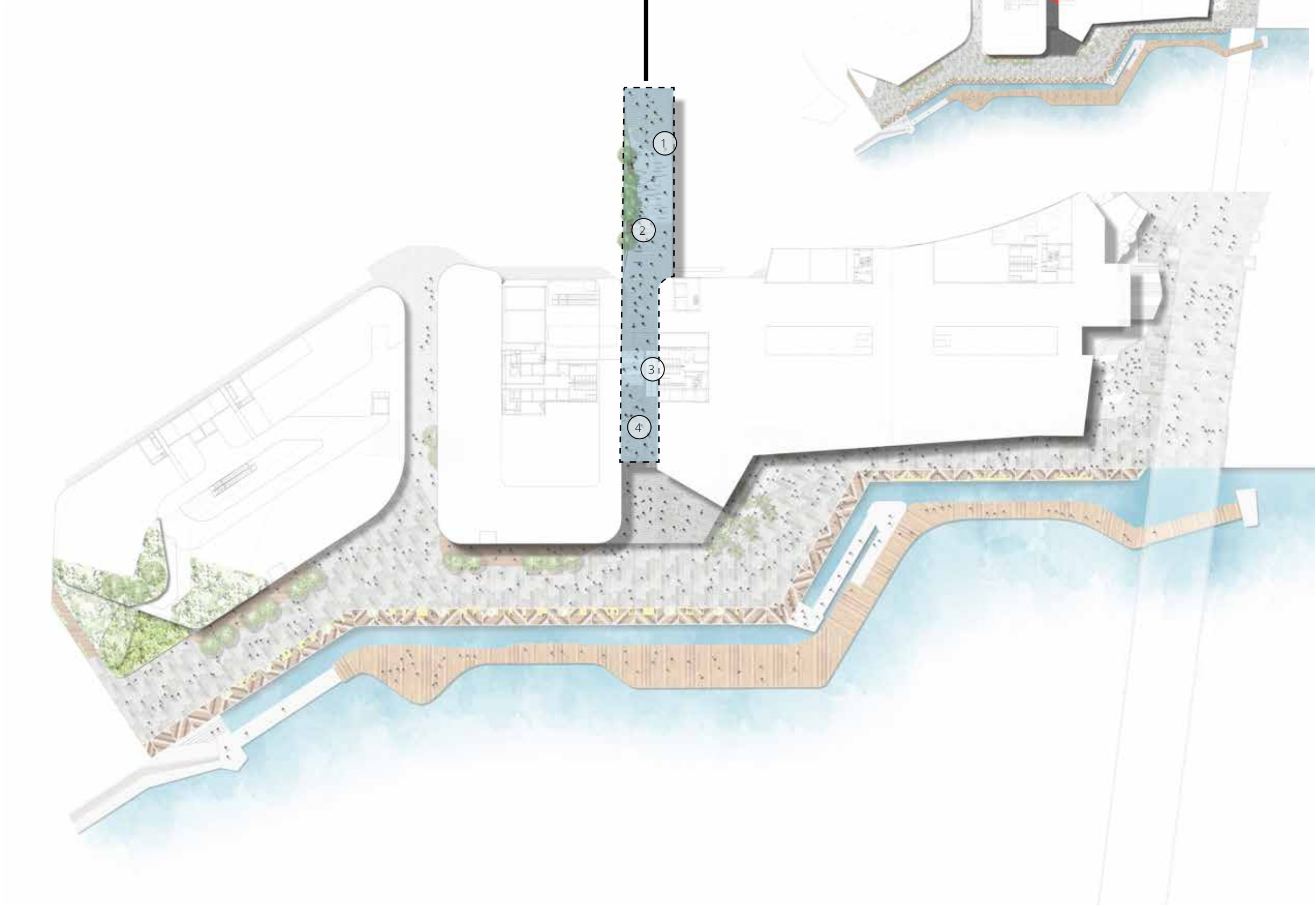


Public Open Spaces

Level 3 - Landscape Plan

 Public Domain

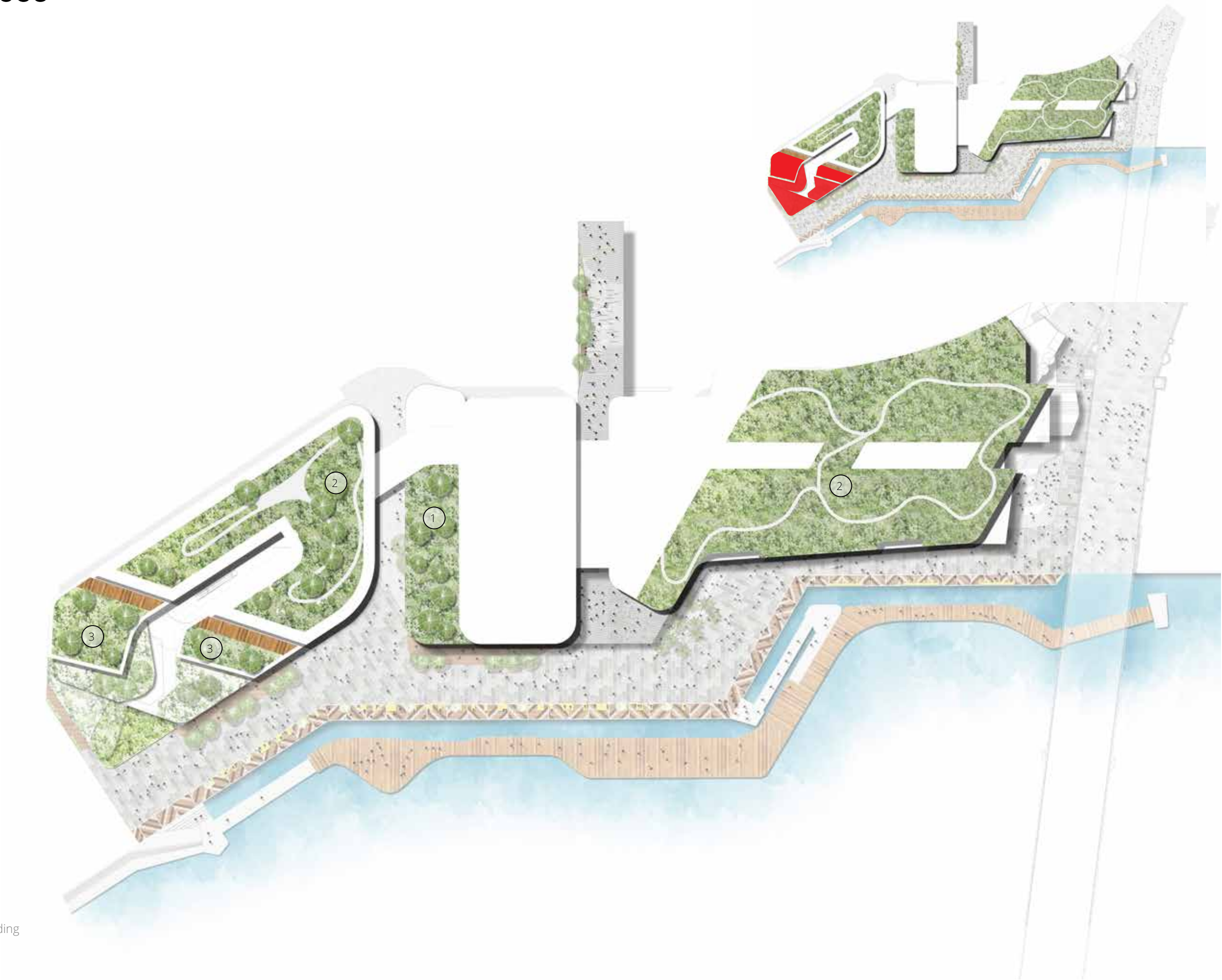
To Bunn St Pyrmont + Fish Markets



- 1_ Feature paving & lighting
- 2_ Timber seating pods
- 3_ Stair and escalator access
- 4_ Pedestrian site through link linking event stairs + boulevard

Public Open Spaces

Level 4 - Landscape Plan



- 1_ Residential rooftop
- 2_ Green Roof
- 3_ Accessible green roof during retail trading hours

Public Open Spaces

Level 4 - Green Roof



- 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

Public Open Spaces - Overlays

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.

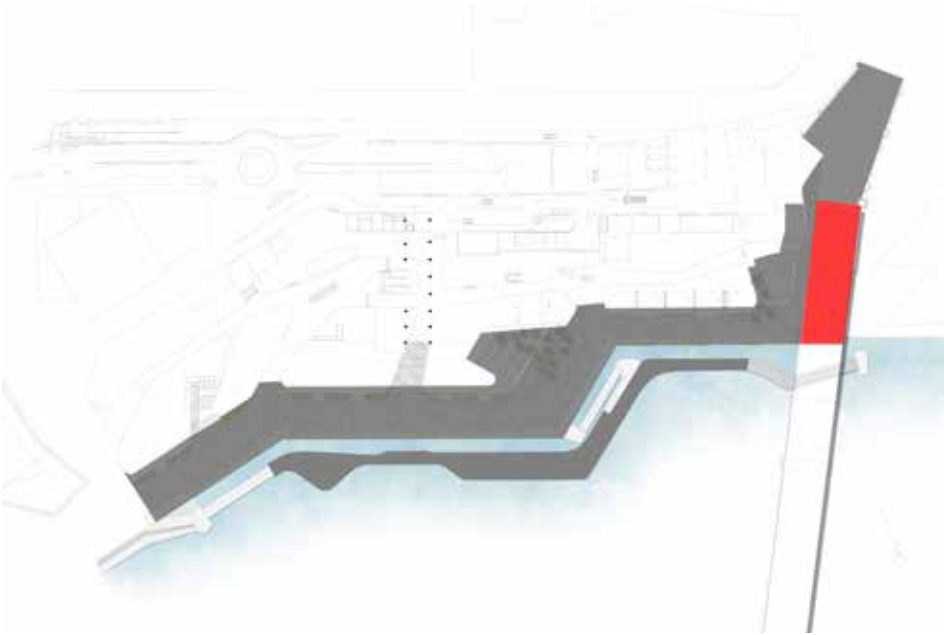
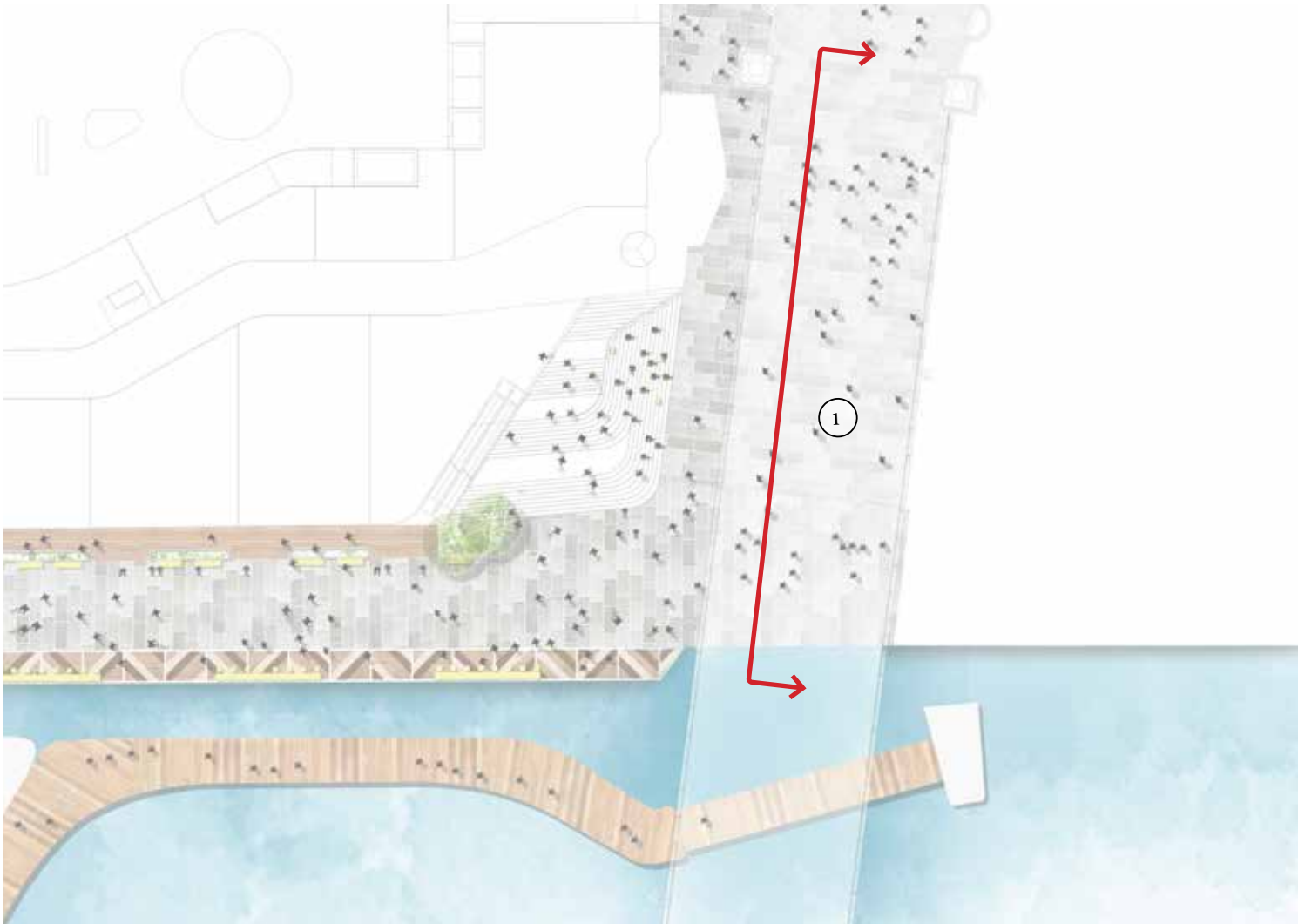
Darling Harbour is known for its popular destinations and annual cultural calender. Through increased connectivity from Darling Live, SICEEP and Bunn Street running to Pyrmont, other cultural and art events will be developed and integrated into the Harbourside development.

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.

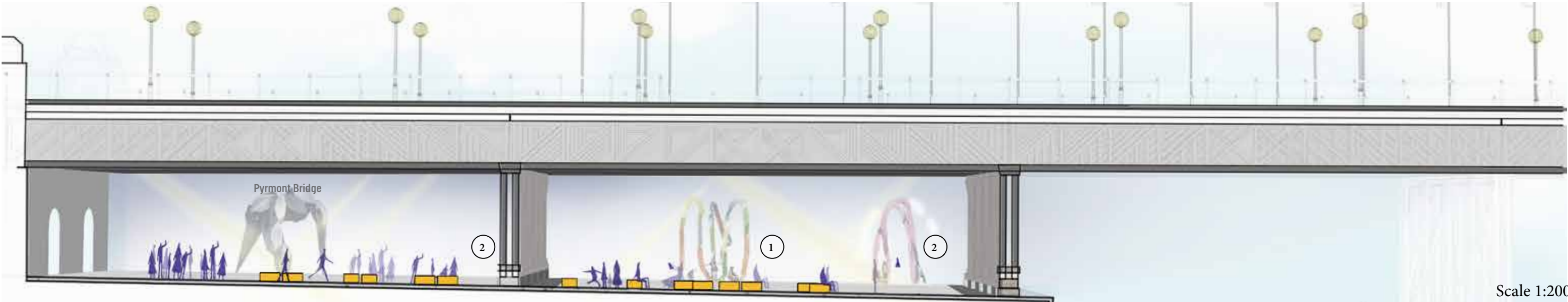
- 1_ Integrate into existing events
- 2_ Utilise waterfront evenings
- 3_ Tai Chi during Chinese New Year
- 4_ Designed for a variety of uses throughout the year
- 5_ Public Art

Additional Future Works

Ground Floor - Bridge Interface + Ribbon Stairs



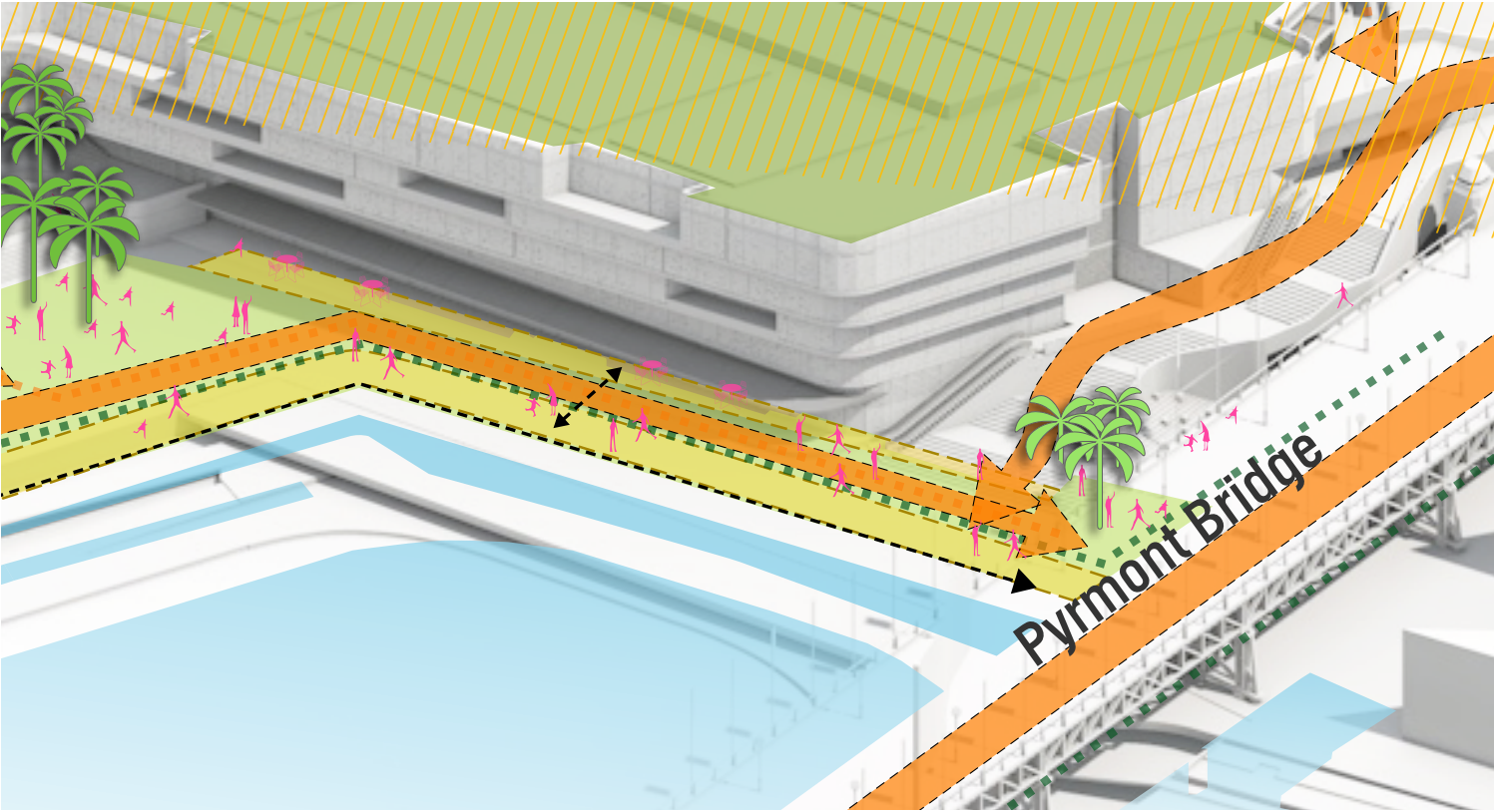
- 1_ Furniture which responds to stair seating design
- 2_ Opportunities for art and lighting concepts



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

Public Open Spaces - Overlays

Event Strategy - Constructed Works



Pedestrian Circulation through Stair Area

Public Open Spaces - Overlays

Event Strategy - Additional Scope



Public Open Spaces - Overlays

Interim Landuse / Temporary Activation



- 1_ Incorporate public art
- 2_ Temporary Retail edges
- 3_ Pop Up dining - Food Trucks
- 4_ Pop Up dining garden
- 5_ Hoarding incorporating green walls

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

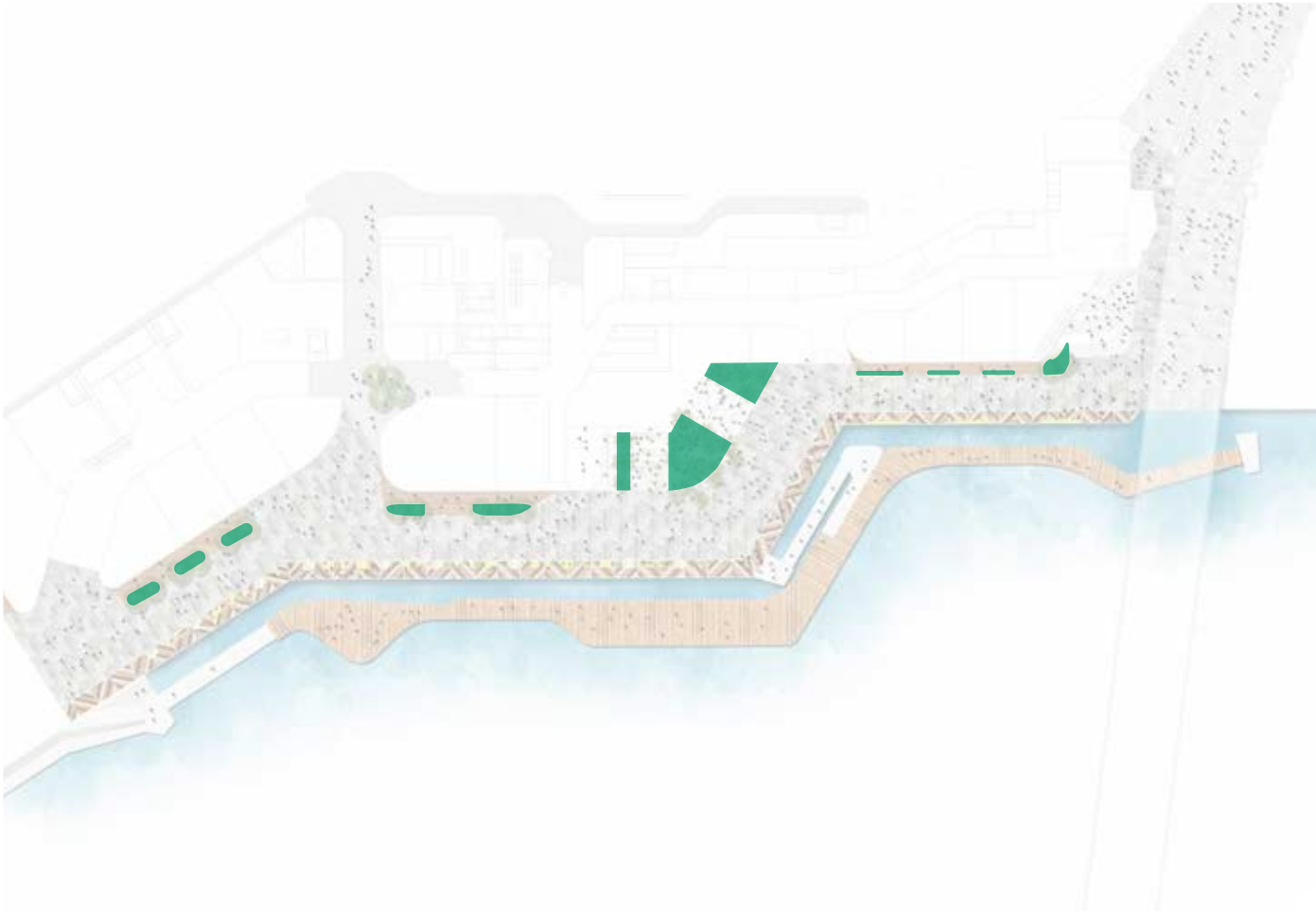
Interim uses allow the site be used as a testing ground which can inform the final design outcomes. Temporary overlays can help engage the community by facilitating everyday activities such as work, exercise, health and well-being. Small scale events can also be catered to avoid disrupting the current 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 Pyrmont which, without clear signage, could become disconnected during the construction stage.

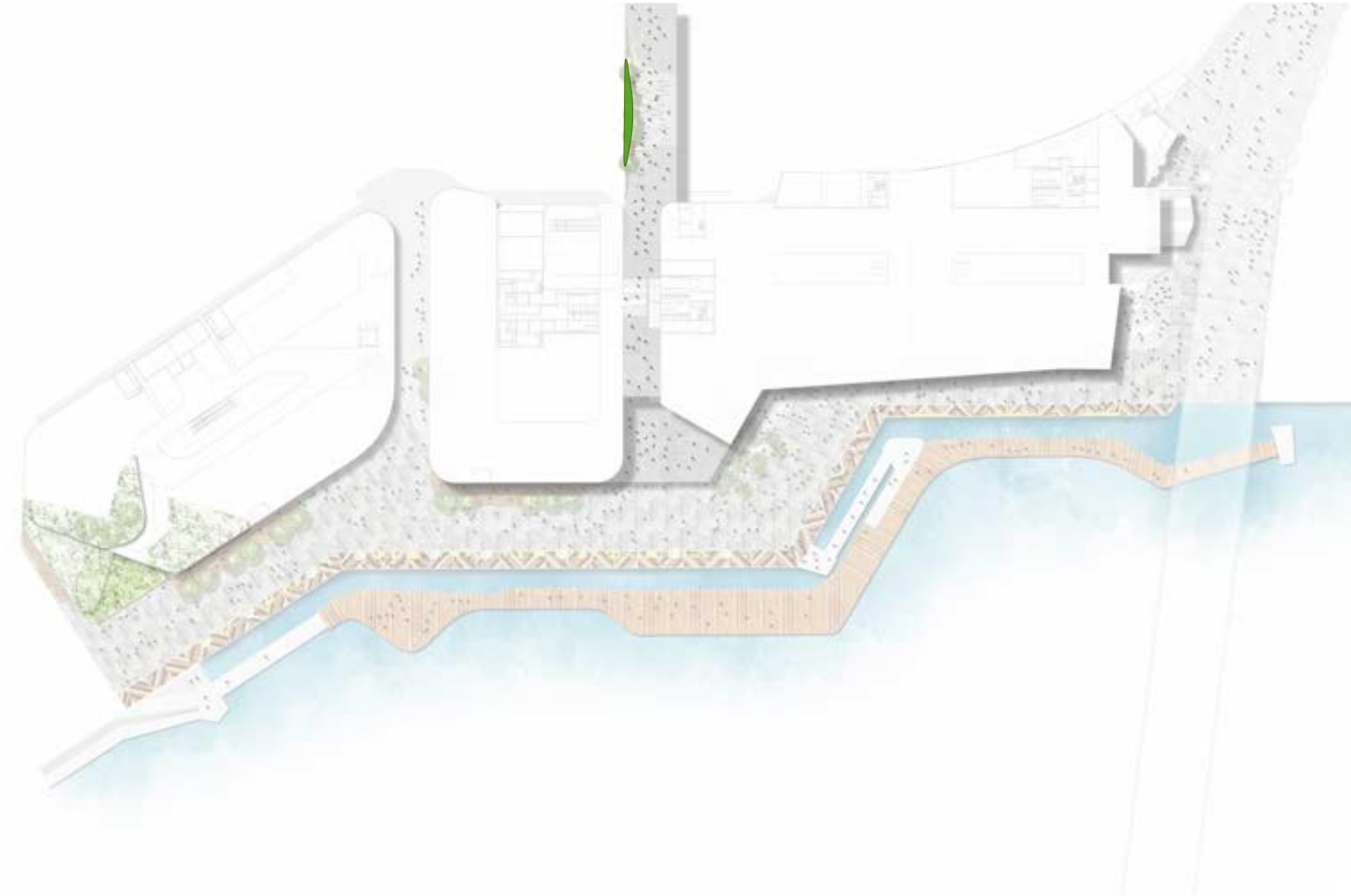
Events overlays can include pop-up bars and eateries as a method to ensure ongoing retail activity. Popups can be relocated as per the construction staging, forming a moving bar or restaurant

Public Open Spaces - Planting

Trees + Planting



Ground Floor



Level 3

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

Public Open Spaces - Planting

Ground Floor Planting

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

Level 1,2,3 Planting

Common Name	Common Name	Pot Size	Origin
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

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

Boulevard Planting



Livistona australis



Phoenix canariensis



Arthropodium cirratum



Beschorneria yuccoides



Dianella caerulea 'Little Jess'



Lomandra longifolia 'Verday'



Viola hederacea

Atrium Planting



Epiremnum aurem



Blechnum gibbum



Rhipsalis



Alpina caerulea



Philodendron Xanadu



Cycas revoluta

Deck & Roof Planting



Convolvulus sabatius



Rosmarinus officinalis



Lampranthus aurantiacus



Leucophyta brownii



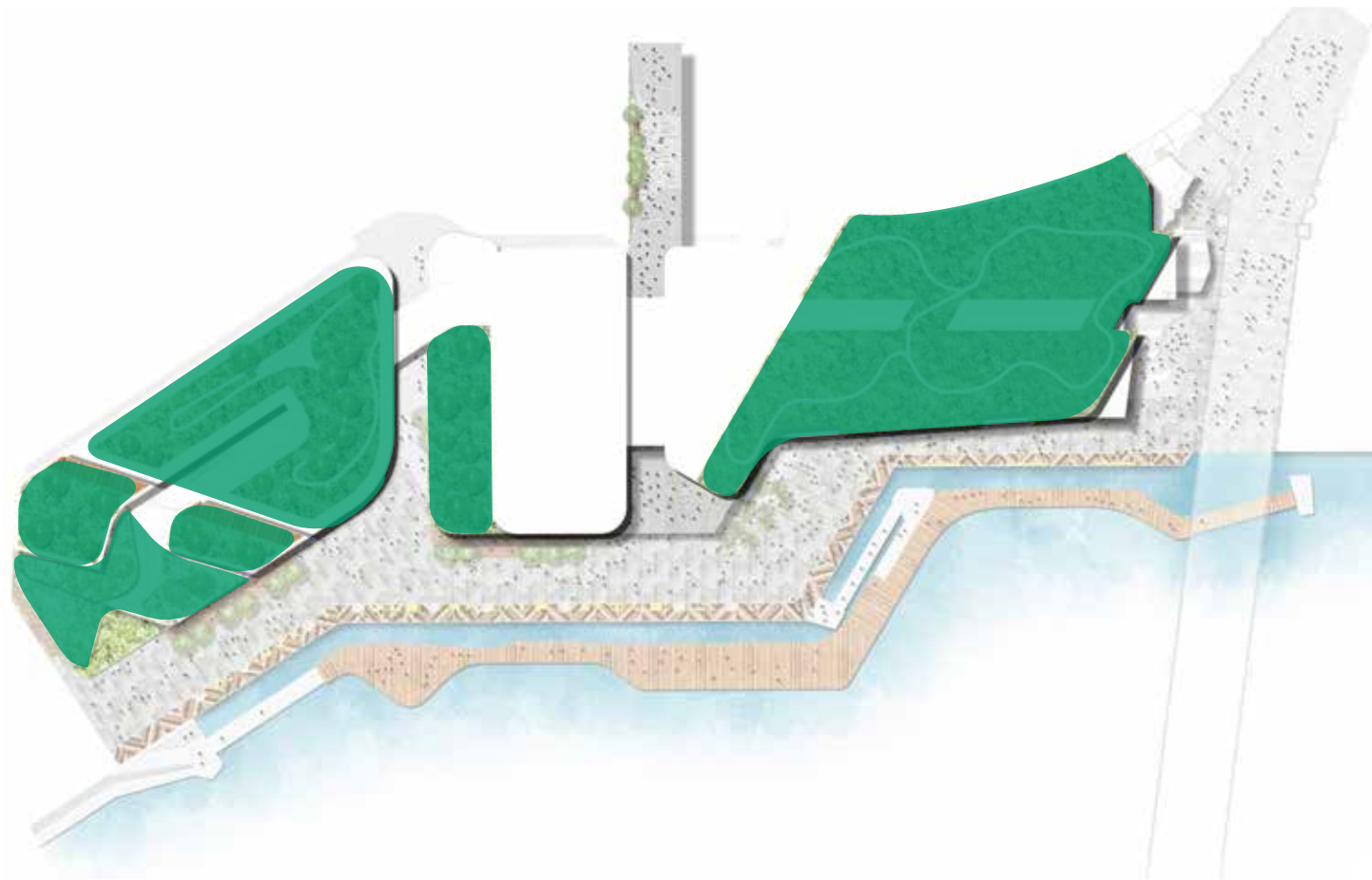
Echeveria agavoides



Senecio serpens

Public Open Spaces - Planting

Trees + Planting



 Proposed Roof Planting

Common Name	Common Name	Pot Size	Origin
Roof Planting			
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

Roof Planting



Sedum mexicanum 'Gold Mound'



Lomandra 'Little Con'



Anigozanthus 'Gold Velvet'



Poa labillardieri 'Eskdale'



Calocephalus citreus

Additional Future Works

Ground Floor - Bridge Interface + Ribbon Stairs

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



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



ASPECT Studios™