
01 Urban design context

Planning framework

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

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

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

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

The statutory planning framework applying to Darling Harbour is:
State Environmental Planning Policy (State and Regional Development)
Darling Harbour Development Plan No. 1
Sydney Regional Environmental Plan (Sydney Harbour Catchment).

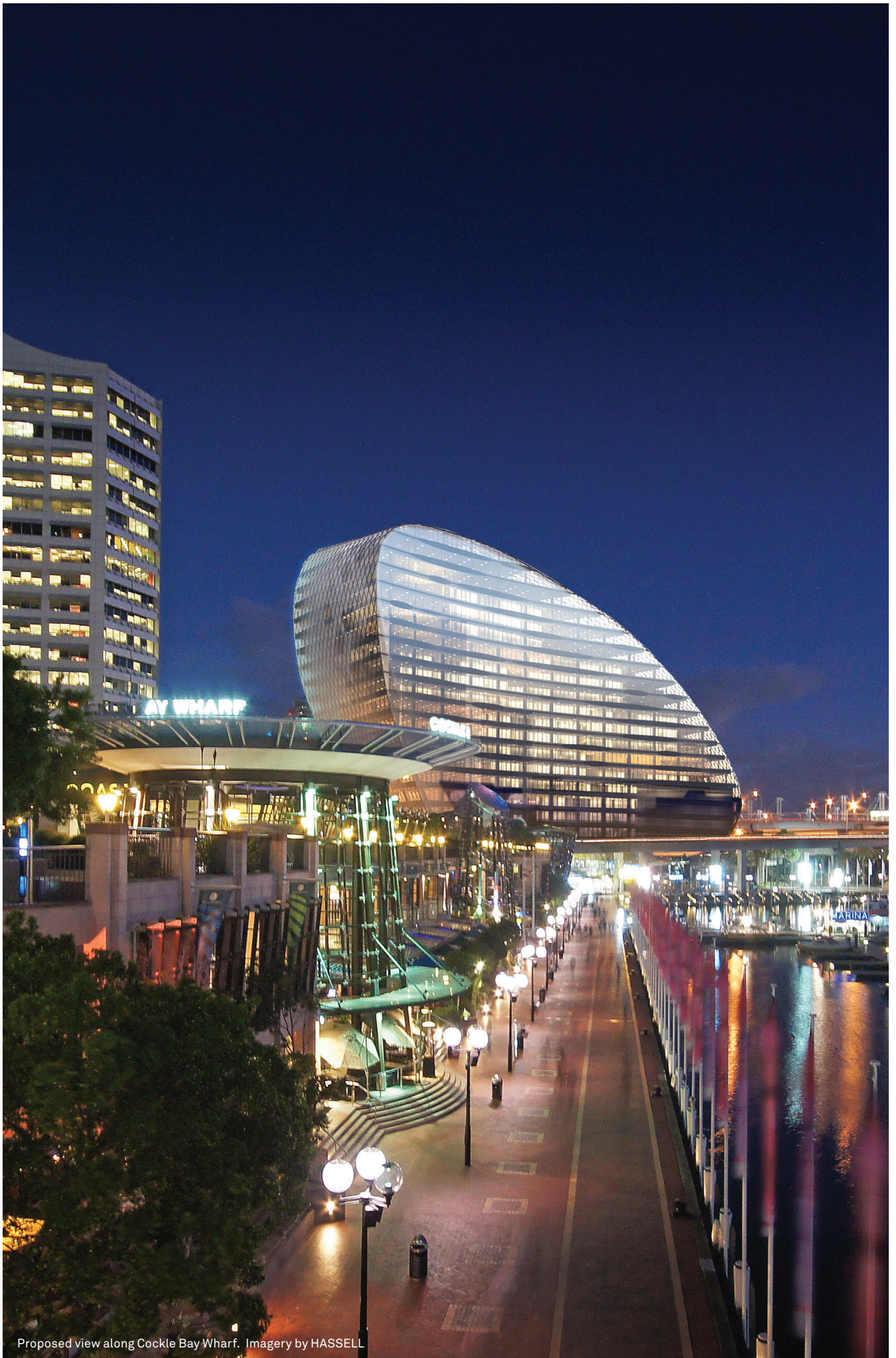
The planning instruments set out the consent authority role and broad planning framework that applies to the site. State Environmental Planning Policy (State and Regional Development) establishes that the development is State Significant Development and that the Minister for Planning is the consent authority.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

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

These matters include:
Development that is visible from the waterways must protect and enhance the unique visual qualities of Sydney Harbour
Publicly accessible vantage points and public access to and along the foreshore should be increased, maintained and improved

Access to and from the waterways should be increased, maintained and improved
Development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores

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



Proposed view along Cockle Bay Wharf. Imagery by HASSELL

01 Urban design context

Darling Harbour context

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

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

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

The scale of this backdrop precinct proposed for significant redevelopment as per the recently preferred SICEEP proposal.

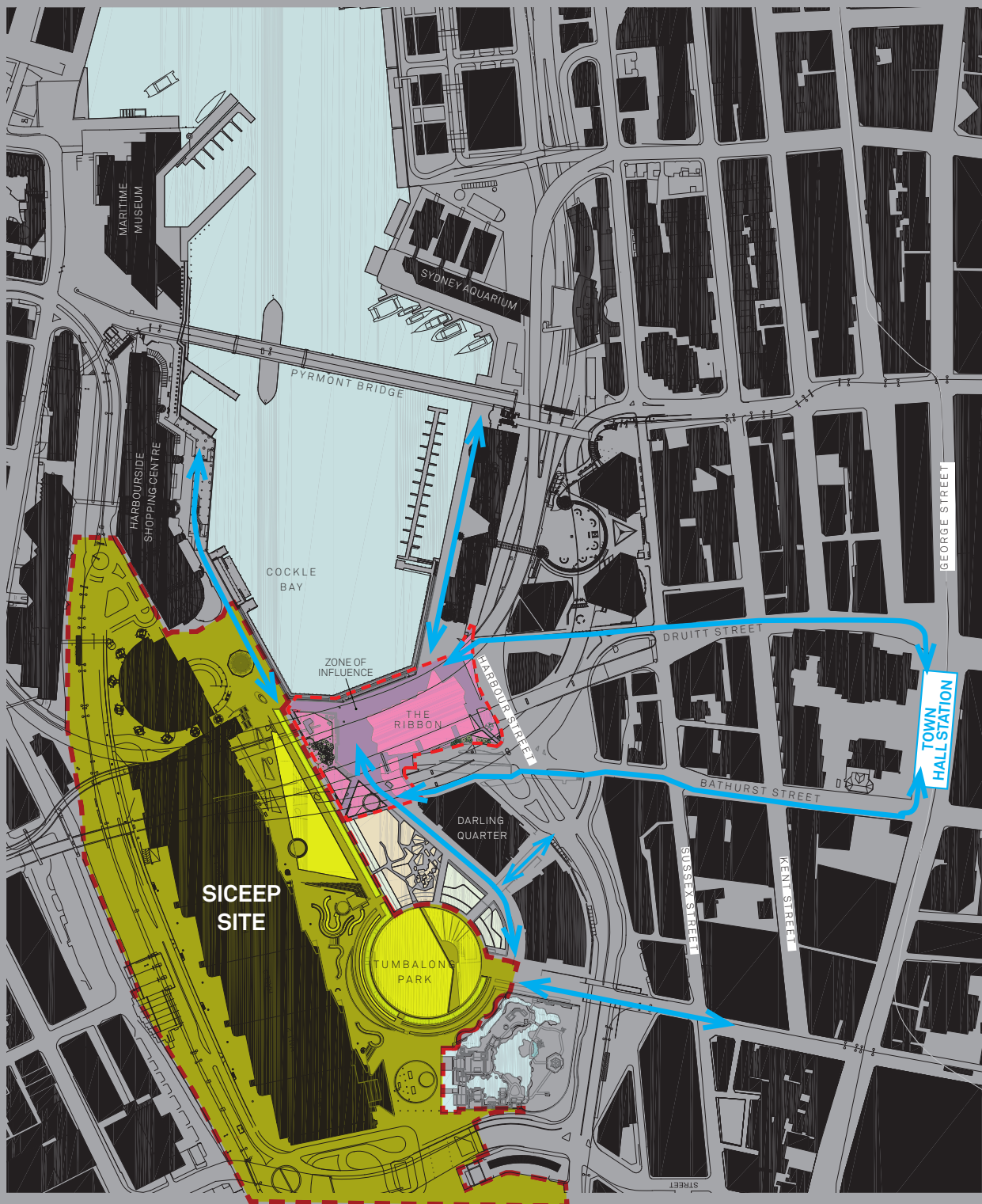
The recently completed Darling Quarter project comprising 68,000 sqm of commercial office and retail space, and the new Children's Playground is to the south of the site.

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

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

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

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



The Ribbon Redevelopment of 31 Wheat Road Zone of Influence



SICEEP Site



Pedestrian Links



SICEEP Preferred Plan - Masterplan view from water Image: Infrastructure NSW Website