



Harbourside Stage 1 DA
Architectural Design Report & Drawings
Mirvac



fjmt studio architecture interiors urban landscape
November 2016 – SSDA1ADR – Rev 00

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Project Name		Harbourside	
Project Code		MVHS	
Document Name		Architectural Design Report	
Document ID		SSDA1 ADR	
Revision	Date	Comment	Approved
00	04.11.16	Issued for SSDA Submission	SMP

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1.0 Introduction

Introduction

This report supports a State Significant Development Application (SSDA) submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Mirvac Projects Pty Ltd (Mirvac) is seeking to secure approval to establish concept proposal details for the redevelopment of the Harbourside Shopping Centre (Harbourside), including a new retail shopping centre, residential apartment tower and substantial public domain improvements.

The project supports the realisation of the NSW State Government's vision for an expanded 'cultural ribbon' spanning from Barangaroo, around to Darling Harbour and Pyrmont. The project importantly will add further renewed diversity in tourism and entertainment facilities to reinforce Sydney's CBD being Australia's pre-eminent tourist destination.

Background

Mirvac acquired Harbourside, a key location within the Darling Harbour precinct, in November 2013. Harbourside, which was opened in 1988 as part of the Bicentennial Program, has played a key role to the success of Darling Harbour as Australia's premier gathering and entertainment precinct.

Despite its success, with an annual pedestrian visitation of around 13 million people, Harbourside is now outdated and in decline. The building lacks a quality interface to the Darling Harbour public domain and Cockle Bay and does not integrate well with the major transformation projects underway and planned for across Darling Harbour.

Harbourside is at risk of being left behind and undermining the significant investment being made in Darling Harbour that will see it return to the world stage as a destination for events and entertainment.

Accordingly, Mirvac are taking a carefully considered and staged approach to the complete revitalisation of the site and its surrounds.

Site Description

The Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

More generally the site is bound by Pyrmont Bridge to the north, the Sydney International Convention, Exhibition and Entertainment Centre Precinct (SICEEP) to the south, Darling Drive and the alignment of the Light Rail to the west and Cockle Bay to the east.

A locational context area plan and location plan are provided at Figures 1 and 2 on the following page.

The Darling Harbour precinct is undergoing significant redevelopment as part of the SICEEP, Darling Square, and IMAX renewal projects. The urban, built form and public transport / pedestrian context for Harbourside will fundamentally change as these developments are progressively completed.

Overview of the proposed development

The proposal relates to a staged development application and seeks to establish concept proposal details for the renewal and re-imagining of Harbourside.

The concept proposal establishes the vision and planning and development framework which will be the basis for the consent authority to assess future detailed development proposals.

The Harbourside site is to be developed for a mix of non-residential and residential uses, including retail and restaurants, residential apartments, and open space.

The 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 87,000m² for mixed use development (non-residential and 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.
- A more detailed and comprehensive description of the proposal is contained in the Environmental Impact Statement (EIS) prepared by JBA.

Planning approval strategy

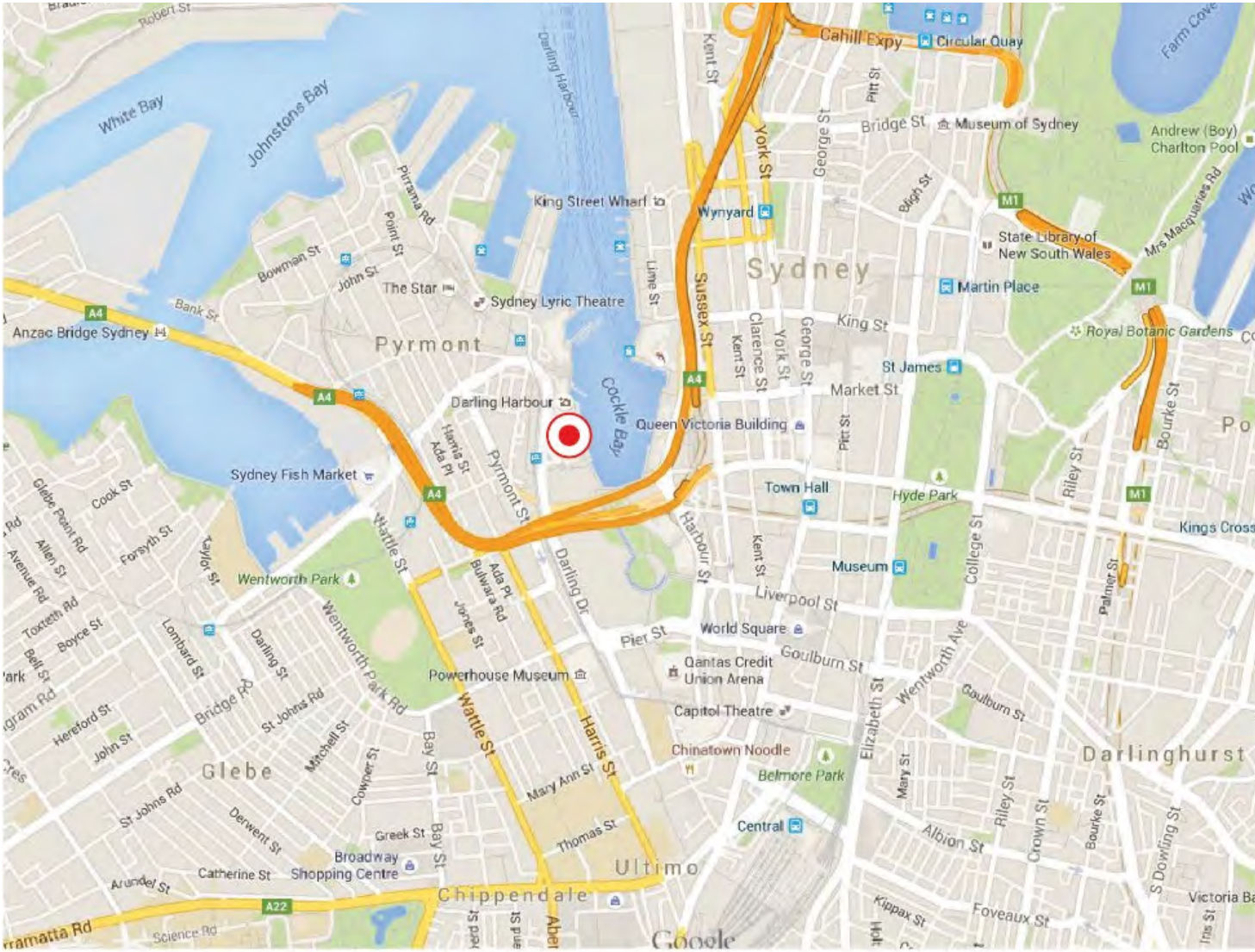
The Site is located within the Darling Harbour precinct, which is identified as a State Significant Site in Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011. As the proposed development will have a capital investment exceeding \$10 million, it is declared to be 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.




 The Site

Image 1 Location Context Area Plan (Source: Google Maps)

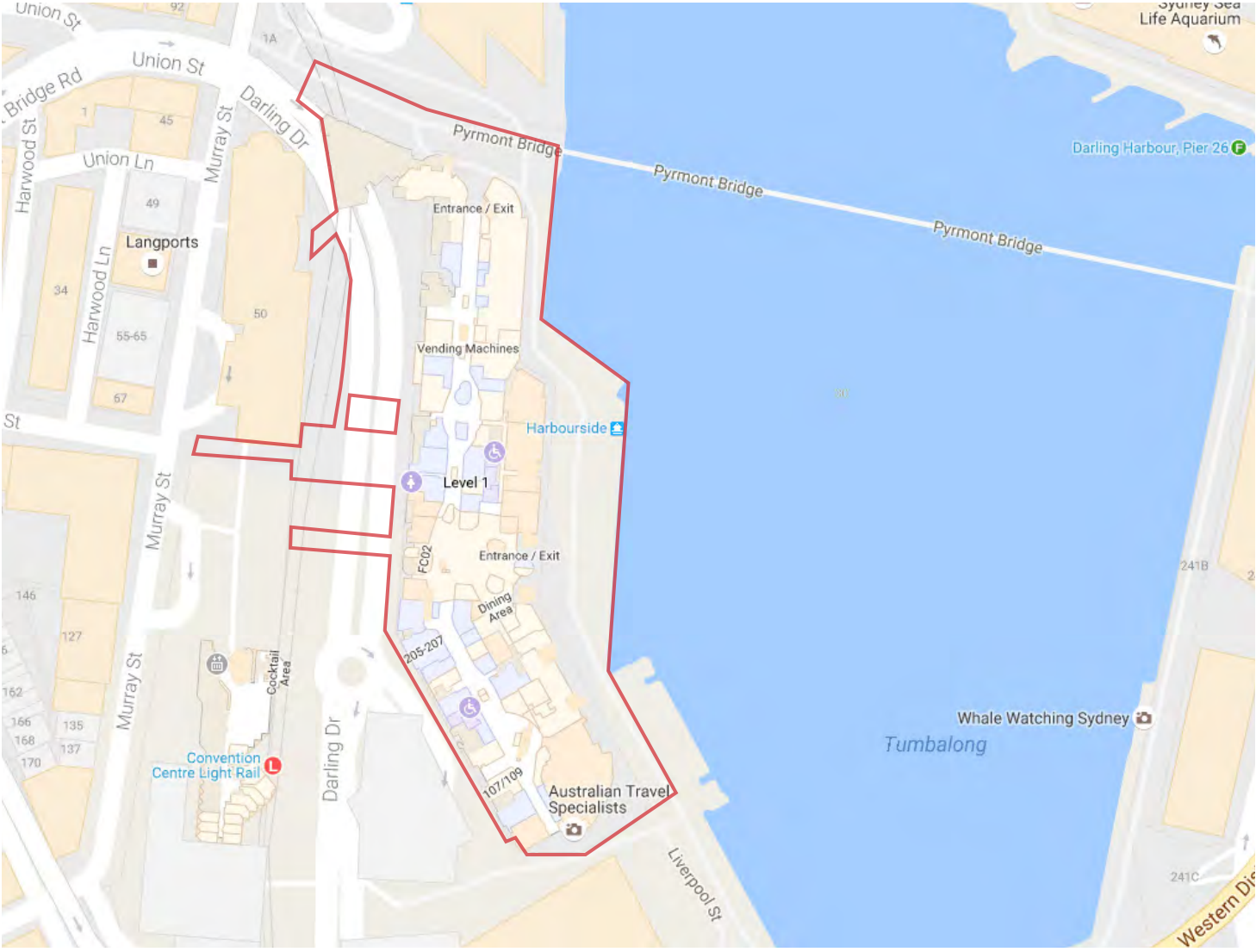


Image 2 Site Location Plan (Source: Nearmaps) - nominal DA boundary in red

2.0 Design Excellence

Design Excellence

Design excellence is a key objective for the development of Harbourside. A mix of techniques and carefully considered processes will be adopted to ensure that this objective will be achieved.

The concept proposals and illustrative scheme within this report have been prepared by fjmt. Jerde were engaged by Mirvac to prepare an initial concept scheme for the retail component of the development. These initial concepts have been integrated into a holistic proposal by fjmt with consideration of site wide requirements and interface with the residential tower component of the development.

fjmt and Jerde share Mirvac's over arching vision to create a blended retail and residential environment sitting within a high quality public domain. This urban approach will create an active village and engaging public domain offering shoppers, residents and the wider community diverse and unique opportunities for recreational and residential activities.

fjmt

fjmt has an outstanding international reputation for design excellence and innovation. fjmt strives to produce buildings of high architectural quality and merit without compromising value for the client, the user or for the community.

fjmt's approach to architectural design is one of specificity: providing unique design solutions for each particular project. This approach requires careful analysis of the site (physical, environmental, historical, cultural, commercial and social), and of the brief (both functional and aspirational) and budget (time and cost). Superimposed onto this analysis is the quality and rigour of fjmt's design expertise and specialised knowledge across diverse building typologies and the innovation and creativity of the project team. From this overlaid and integrated process, unique design solutions emerge, which are subjected to critical review and refinement. A key component to the process is ensuring that the projects respond positively to national urban and environmental policies.

Darling Quarter located South-east of the Darling Harbour precinct in Sydney, is a key example of achieving design excellence as it successfully integrates urban design, architecture and landscape architecture. fjmt sought to enhance the joy and beauty of Darling Harbour, one of the most popular public places in Australia, and to do so in a way that imbues it with a sense of quality and permanence. Darling Quarter has been awarded Australia's highest design and construction honours including the Lloyd Rees Award for Outstanding Urban Design, the Milo Dunphy Award for Sustainable Architecture and Sir Arthur G. Stephenson Award for a Commercial Building. It has also received prestigious international awards including the Office Category award at the 2012 World Architecture Festival.

The practice places an emphasis on analysing the impact of

a projects development on our environment and in turn has devised an impressive range of innovative design solutions. The result has seen the receipt of numerous awards for achievements in environmental sustainability, including the including receipt of the American Institute of Architects/ Boston Society of Architects Honour Award for Design Excellence – Sustainable Design Awards Program and AIA Award for Sustainable Architecture 2010.

fjmt Awards

World Architecture Festival — World Building of the Year 2013

World Architecture Festival — Office Building of the Year 2012

World Architecture Festival — Office Building of the Year 2014

World Architecture Festival — Future Project Competition 2015

International Public Library of the Year Award - Danish Agency of Culture

AIA Jorn Utzon Award for International Architecture — RAIA

Architecture Medal — NZIA

International Architecture Award — RIBA

International Architecture Award — Chicago Athenaeum

AIA Sir Zelman Cowan Award for Outstanding Public Architecture

Australia Award for Urban Design

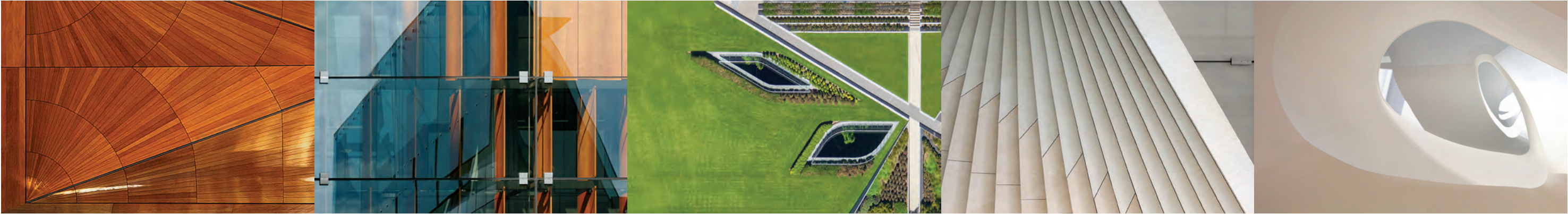
Jerde

The Jerde Partnership is a visionary architecture and urban planning firm that designs unique places that people love to visit and go back to time and again. Nearly one billion people visit Jerde Places every year.

Located around the globe, Jerde Places are iconic, go to destinations that pulse with life through a carefully orchestrated procession of public spaces, shops, parks, restaurants, entertainment, housing and nature. They transform the economic and social landscape of neighborhoods, cities and regions and deliver astounding results across the board – economic success and recognition for developers, businesses and cities and amazing experiences for the people who work, eat, stay, shop, play, wander and live there.

Jerde Placemaking reinvents the authentic urban experience that has often been lost by modern planning. The world's great cities evolved naturally over centuries, their town squares, streets and public marketplaces serving as commercial and social centers. The organizations and forms of early cities organically grew out of the natural pedestrian paths people used to move into, about and through them, and these patterns informed the cities' distinct characters, particular forms and mix of uses.

Jerde Placemaking recreates the communal pedestrian experiences upon which great cities were built, while meeting the evolving demands of rapid modernization. We see each site as a potential economic and social engine that can recreate the urban experience and transform its environment.





Darling Quarter, Sydney, fjmt



200 George Street, Sydney, fjmt



200 George Street, Sydney, fjmt



Kanyon, Istanbul, Turkey, Jerde



Darling Quarter, Sydney, fjmt



Auckland Art Gallery, fjmt



Surry Hills Community Centre, Sydney, fjmt



Kanyon, Istanbul, Turkey, Jerde

Design Excellence

The achievement of design excellence for Harbourside is a key objective and a mix of techniques will be adopted to ensure that this objective will be achieved. Design excellence will be achieved by the application of the following key principles:

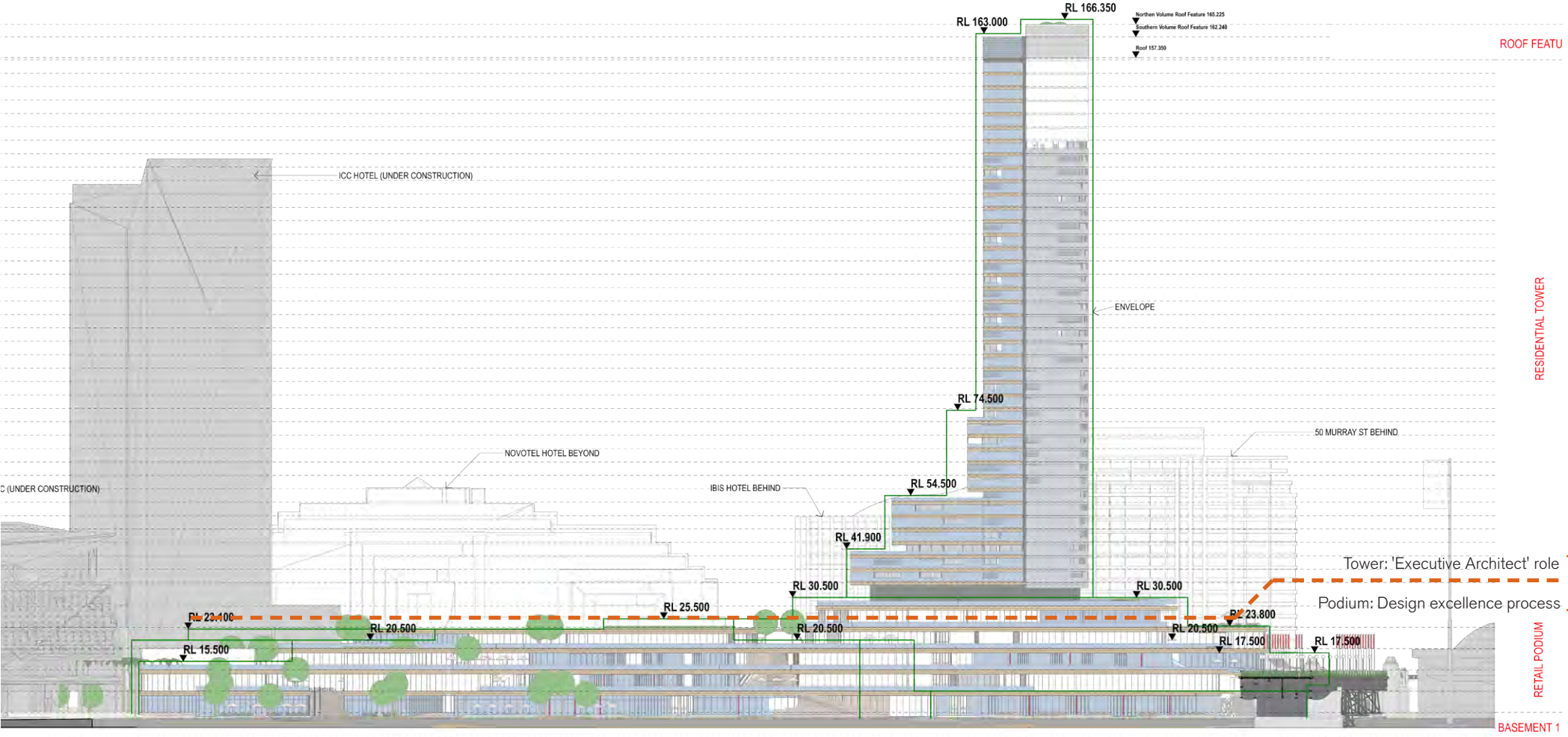
- A layered and hierarchal architectural approach which seeks to draw base inspiration from the local natural environment through to the man-made and development heritage of the precinct.
- Consideration of place and community. The proposals should endeavour to create high quality public space and architectural form that accommodates and reflects human experience, values and ideas, and builds on Darling Harbour's aspiration to be Australia's premier meeting place.
- Proposals based on specificity, providing a unique design solution that develops from careful analysis of the site; physical, environmental, historical, cultural, commercial and social.
- Optimising the retail and residential facilities, planning and efficiency in order that they compliment the public domain aspirations.
- Design response conscious of minimising impacts and promoting the principles of view sharing.

The proposals as included in this submission include a retail podium with significant public domain interface together with a residential tower. It is intended that these functions are accommodated within a holistic architectural form. Whilst the various functions will drive richness and diversity within the architecture it is intended that there is a unified outcome.

The design excellence strategy seeks to respond to the above by combining a competitive design process for the podium and public domain with an 'executive architect' engagement for the design of the overall architectural masterplan, residential tower and integrated works. This process is similar to how the illustrative scheme included in this submission has been developed, with fjmt as 'executive architect' and Jerde as 'retail and podium' architect.

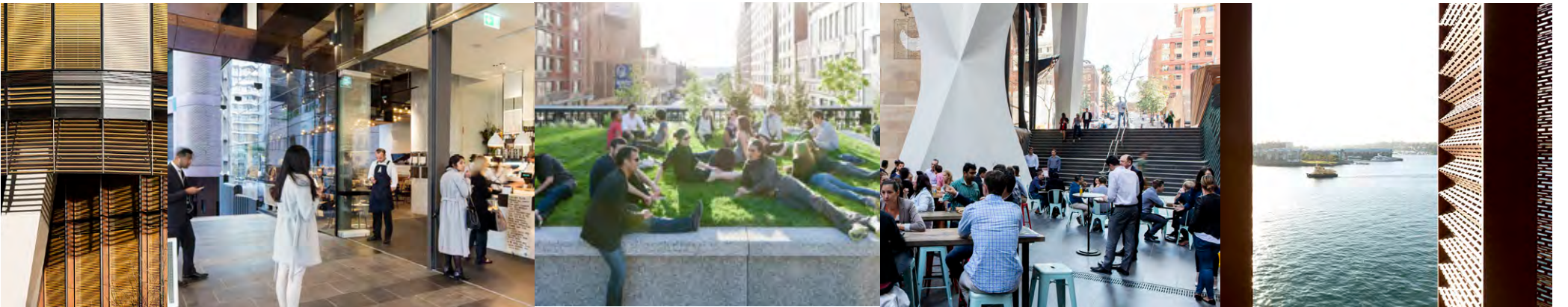
Design excellence will be further delivered via a Design Review Panel with appropriate expertise.

Central to achieving design excellence is a team with formidable expertise and experience with a commitment to design innovation, quality and excellence.



Architectural Masterplan and Interface: 'Executive Architect' role with Design Review Panel process

Image 3 Design Excellence strategy





Anadara Apartments, Sydney, fjmt



Anadara Apartments, Sydney, fjmt



Anadara Apartments, Sydney, fjmt



Ovo, Green Square, Sydney, fjmt



Ovo, Green Square, Sydney, fjmt



Ovo, Green Square, Sydney, fjmt



Namba Parks, Osaka, Japan, Jerde



Namba Parks, Osaka, Japan, Jerde



Namba Parks, Osaka, Japan, Jerde

3.0 Site Analysis - Existing

Regional Context

Located at the Western end of Sydney's Central Business District, the subject site comprises 15 different Lots, including primarily the Harbourside retail complex.

The site is bounded by Darling Drive to the west, Murray Street intersection to the north, Harbourside Place to the south and Cockle Bay to the East.

The site is located within the Sydney Harbour Foreshore Authority, and the City of Sydney's Local Government Area and is part of a large Specific Site known as the Darling Harbour Development Plan No 1.



Image 4 Existing Context