

Redevelopment of Harbourside, Sydney, Australia  
**Public Domain and Bridges – Applicant Meeting with IPC**

5th of May 2025



# HARBOURSIDE

# Acknowledgement of Country

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We acknowledge the Gadigal People and the Ancestors of Coastal Sydney clans, their Elders both past and present and the people who still love on Country and maintain their cultural connections to Country.

We acknowledge the continuing cultural practices of the Coastal Sydney clans, and that cultural knowledge is obtained within, community and family.



This document has been prepared for the purpose of Applicant Meeting with the IPC on 5<sup>th</sup> May 2025, in relation to the SSD-49653211 Harbourside Shopping Centre Redevelopment - Public Domain and Bridges (Public Domain and Bridges).

The information contained within this document support the information of the planning submission.

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# Section 1

## Vision and Background

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# Our Vision

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Harbourside is a living waterfront that connects the threads of time, place, Country, and neighbourhood to return to Tumbalong, where all are welcome.

This layered and tactile terrain, with its new perspectives and relationships, reimagines urban life as an authentic and balanced ecosystem that harbours inspiration and a heightened sense of belonging.





Central Idea

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# Returning to Tumbalong, where all are welcomed





# Our Place Commitments

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**People Centric**

A deeper sense of connection, belonging, and pride.

**Precinct Experience**

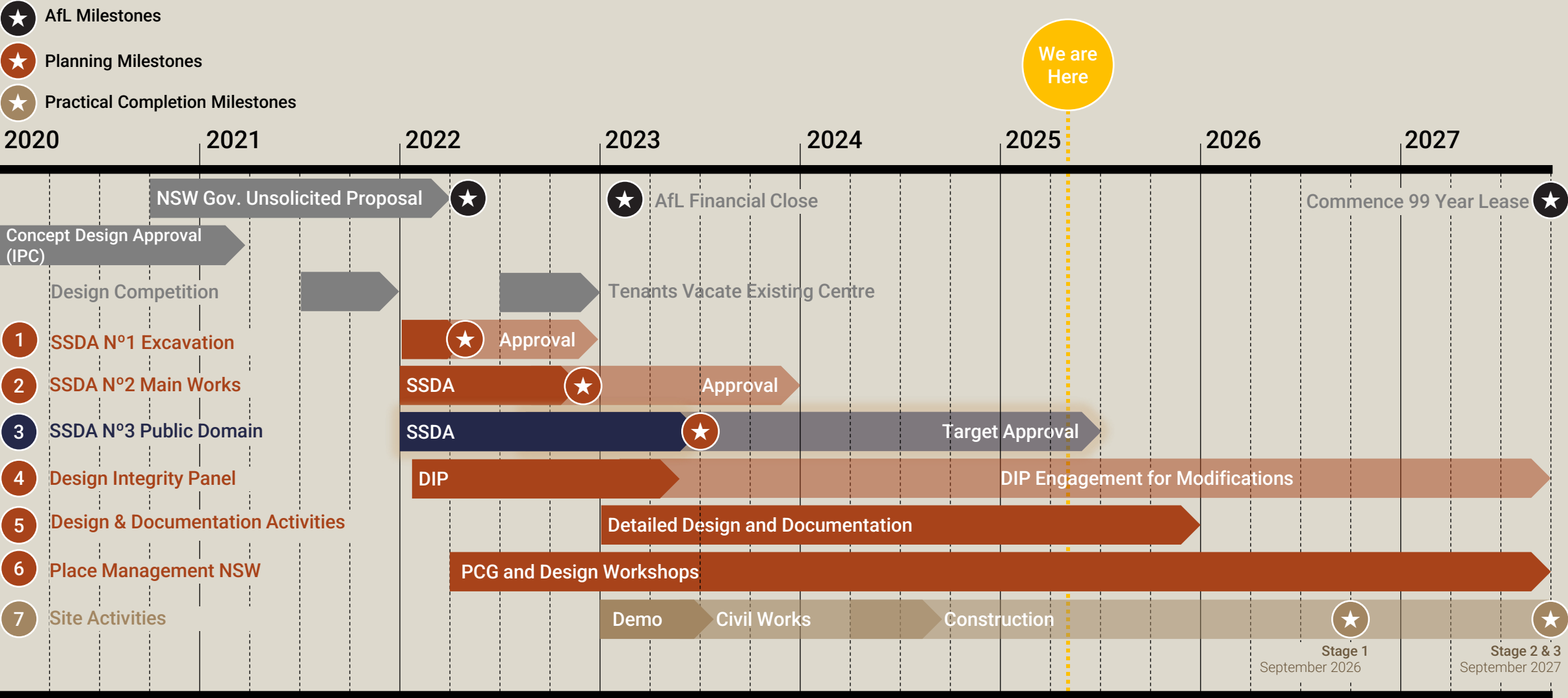
A layered, intersectional environment seamlessly enables diverse experiences.

**Partner Engagement**


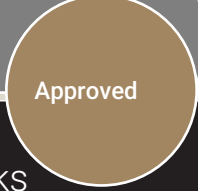
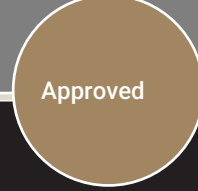

A multi-authored place that pioneer city-shaping ideas.



# Programme – Overall Summary



## Planning Submission Status

<b>November 2016</b> Submitted		<b>July 2022</b> Submitted		<b>December 2022</b> Submitted		<b>June 2023</b> Submitted	
<b>Stage 1 SSDA</b> Envelope		<b>Stage 2 SSDA N°1</b> Excavation & Civil Works		<b>Stage 2 SSDA N°2</b> Main Works (Building)		<b>Stage 2 SSDA N°3</b> Public Domain	
a) Envelope b) Demolition		a) Remediation b) Bulk excavation c) Retention systems d) Tower raft foundation e) Demolition of ground level structure.		a) All remaining works not included in SSDA N°1 and N°3. b) Built form including basement structure, podium, tower and public domain provisioning (floor levels, structural and services provisions, and spatial provisions).		a) Waterfront Promenade (finishes, fixtures, planting). b) Waterfront Garden (finishes, fixtures, planting). c) Waterfront Steps (finishes, fixtures, planting). d) Pyrmont Bridge Steps (including adjacent to Pyrmont Bridge paving) e) Bunn Street Bridge and Stairs (structure, fixtures, finishes and interfaces). f) North Bridge (fixtures and finishes). g) North Walk (fixtures and finishes). h) South Walk (fixtures and finishes). i) Darling Drive arrival (finishes, fixtures and planting).	



Current Image of Site (02.05.2025)

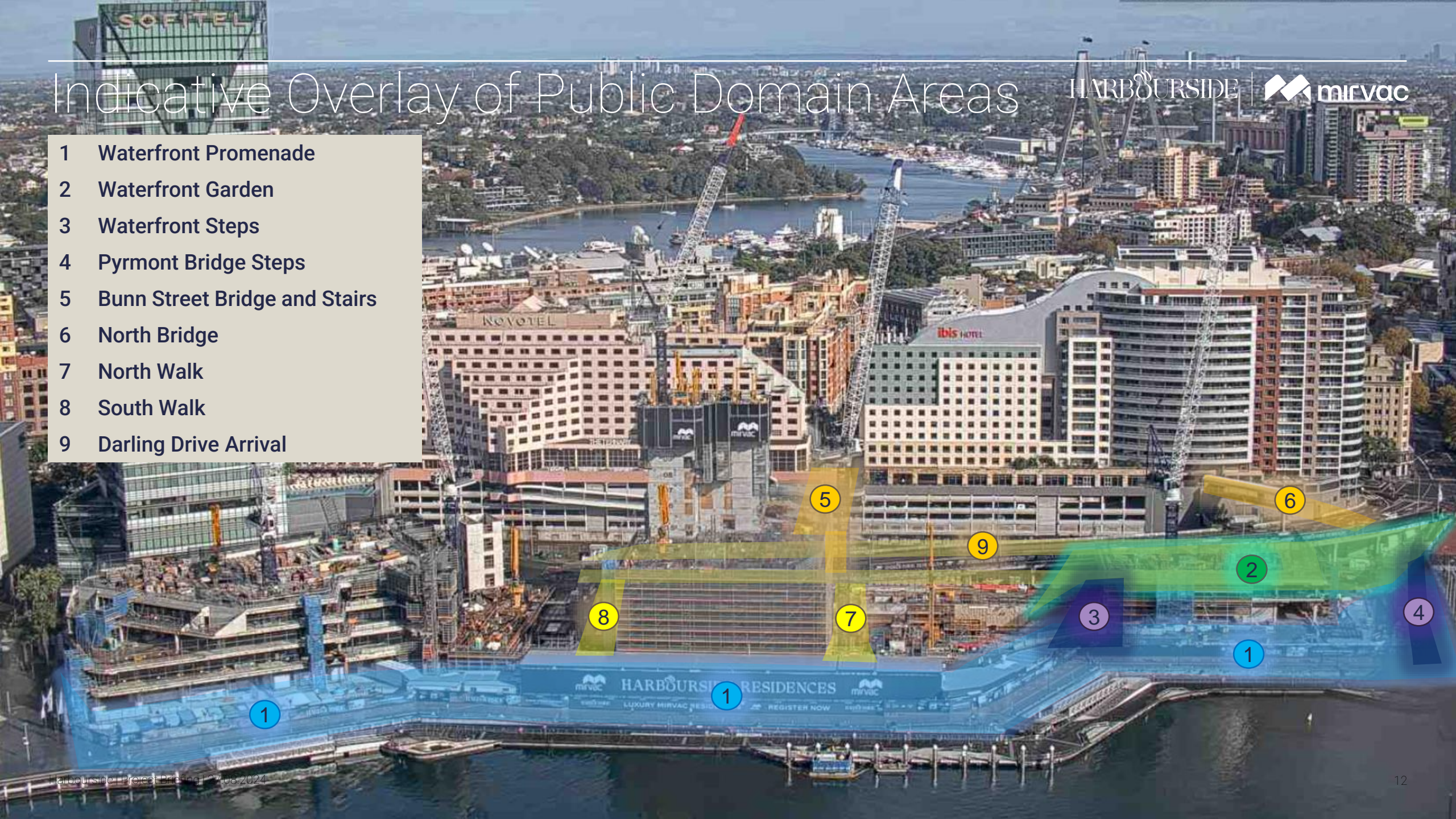




# Indicative Overlay of Public Domain Areas

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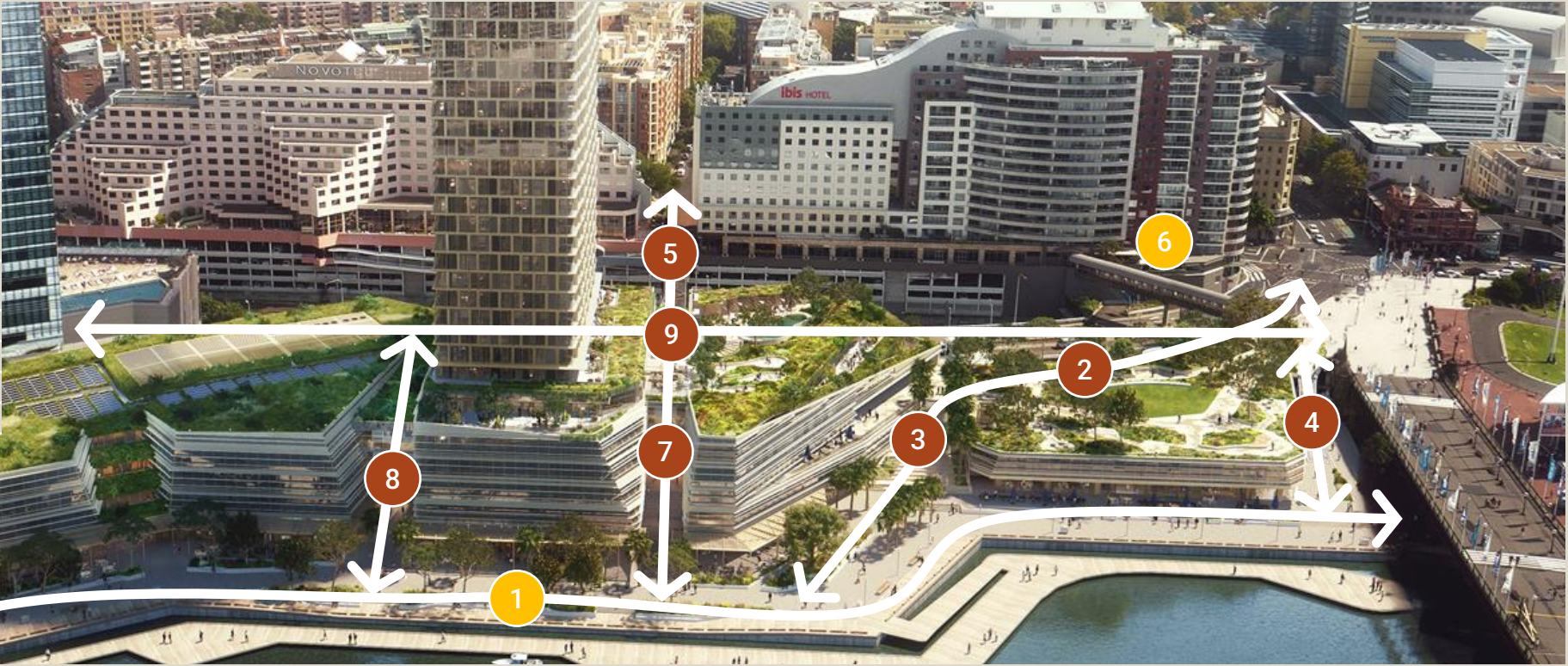
- 1 Waterfront Promenade
- 2 Waterfront Garden
- 3 Waterfront Steps
- 4 Pyrmont Bridge Steps
- 5 Bunn Street Bridge and Stairs
- 6 North Bridge
- 7 North Walk
- 8 South Walk
- 9 Darling Drive Arrival





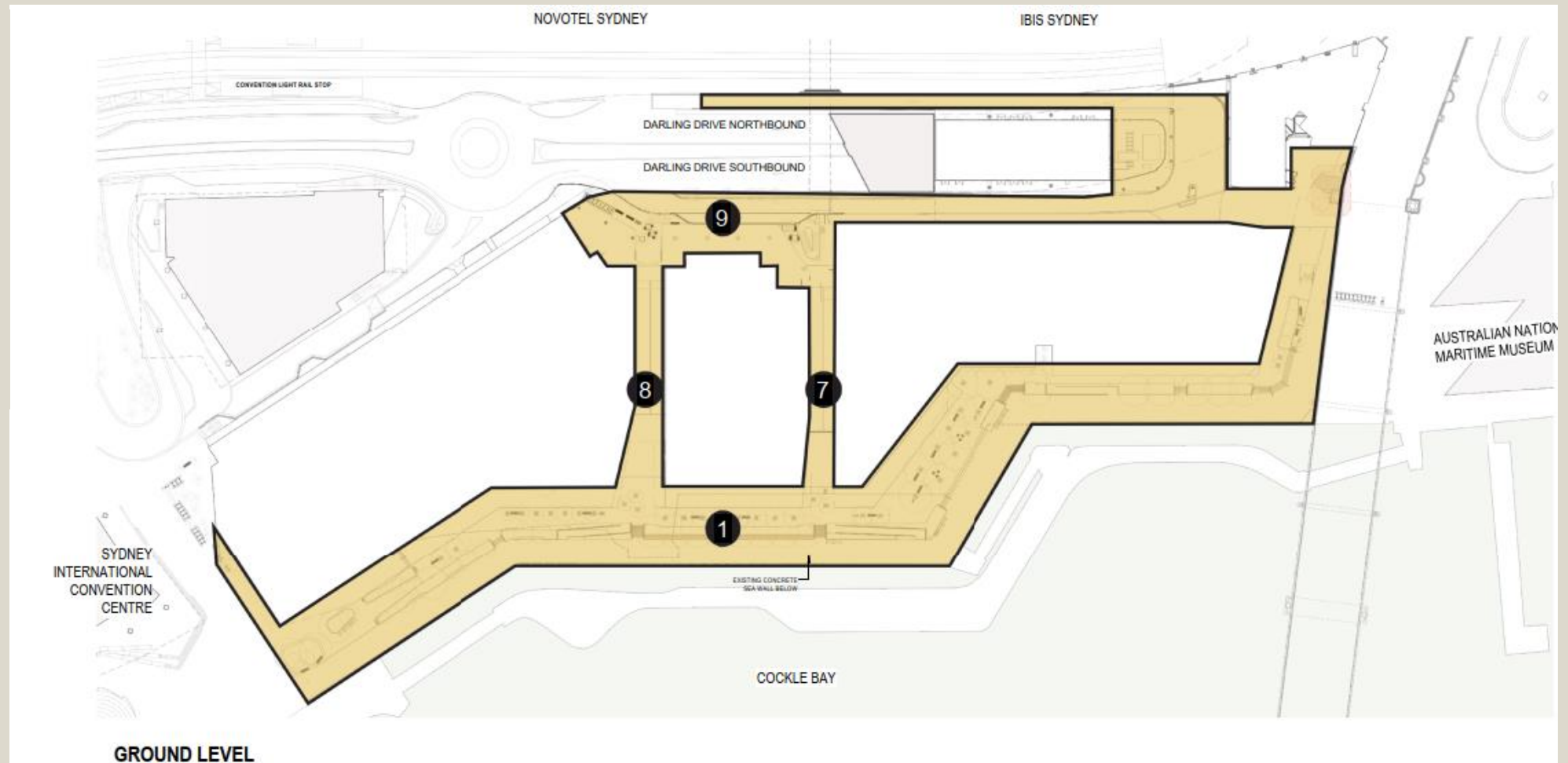
## Key Public Spaces- Overview

	Area	Leasehold and Operational Responsibility
1	Waterfront Promenade	PMNSW
2	Waterfront Garden	Mirvac
3	Waterfront Steps	Mirvac
4	Pyrmont Bridge Steps	Mirvac
5	Bunn Street Bridge and Stairs	Mirvac
6	North Bridge	PMNSW
7	North Walk	Mirvac
8	South Walk	Mirvac
9	Darling Drive Arrival	Mirvac



## SSDA N°03 Public Domain and Bridges (at Ground Level)

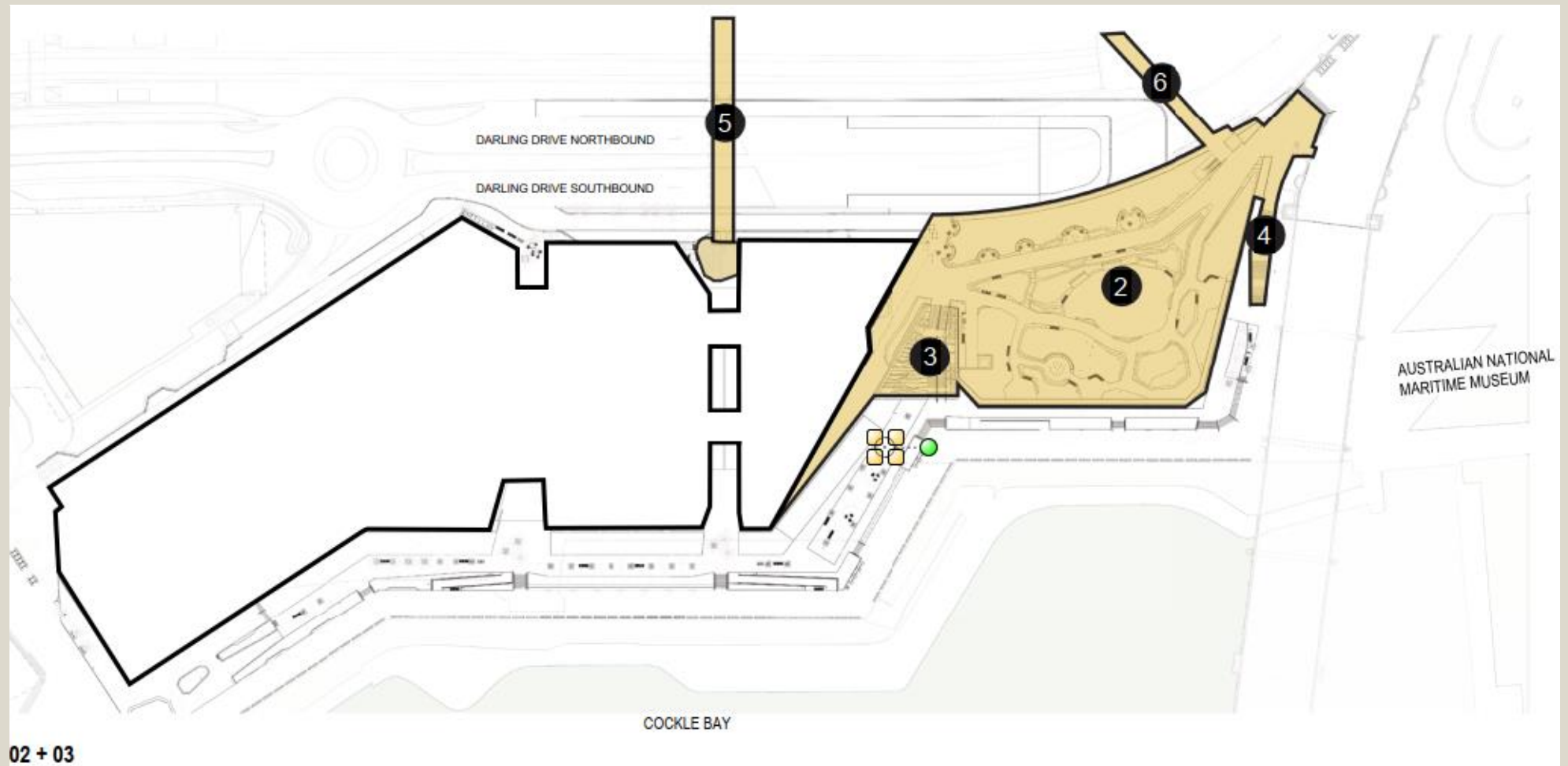
- 1 Waterfront Promenade
- 2 Waterfront Garden
- 3 Waterfront Steps
- 4 Pyrmont Bridge Steps
- 5 Bunn Street Bridge and Stairs
- 6 North Bridge
- 7 North Walk
- 8 South Walk
- 9 Darling Drive Arrival





## SSDA N°03 Public Domain and Bridges (above Ground Level)

- 1 Waterfront Promenade
- 2 Waterfront Garden
- 3 Waterfront Steps
- 4 Pyrmont Bridge Steps
- 5 Bunn Street Bridge and Stairs
- 6 North Bridge
- 7 North Walk
- 8 South Walk
- 9 Darling Drive Arrival



## Gross Floor Area





## Gross Floor Area







## Pre-lodgment Online Survey



- 1 online survey was conducted on themes relating to the Public Domain design, receiving 89 responses.
- The survey was live from 14 October to 6 November 2022 and invitations were issued physically (9,000+ local recipients) and digitally to key stakeholders.

## Focus Groups



Three focus group workshops were held on 8 March 2023 with targeted industry stakeholders and community members:

- Activations and Events: 11 industry attendees
- Public Art: 4 industry attendees
- Universal Access and Design: 6 industry attendees.

## In-person Information Sessions



- 51 people attended the in-person session on 14 March 2023.
- 107 conversations between attendees and members of the project team on a variety of project topics and issues.
- Attendees included residents from 50 Murray Street, focus group attendees, Pyrmont residents and interested community members from wider Sydney.

## Face to Face Meetings



25+ meetings held with key stakeholder groups including:

- Neighbours and stakeholder, including Sofitel, ICC Sydney, Novotel, Ibis, ANMM, One Darling Harbour (50 Murray Street)
- Agencies and authorities, including PMNSW, CoS & DPHI.
- Extensive Indigenous community consultation.

Following the public and private submissions to SSDA No.3 a number of key design amendments were captured in the revised submission. The design amendments and clarifications, including the following, respond to key areas that were raised in the submissions:

Submission Topic	Design Refinement/clarification captured in SSDA No.3 RtS Design
<b>Waterfront Promenade</b>	<b>Addition of two additional accessible ramps to the Waterfront Promenade</b>
<b>Waterfront Promenade</b>	<b>Introduction of additional seating to the Waterfront Promenade.</b>
<b>Waterfront Promenade</b>	<b>Further increase to the extent of tree canopy along the Waterfront Promenade.</b>
<b>Waterfront Garden</b>	<b>Minor adjustments to the design of the Waterfront Garden including amendments to tree species and a reduction in canopy coverage.</b>
<b>Waterfront Garden</b>	<b>Refinements to the interface between the Waterfront Garden and Pyrmont Bridge to improve level access.</b>
<b>Waterfront Garden</b>	<b>Clarification to the operational and functional use of the Waterfront Garden as a passive park with a population capacity.</b>





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## Section 2

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# Consistency with Concept Approval and Design Excellence

# Design Integrity Panel Process

Following the Architectural Design Competition, a Design Integrity Panel (DIP) for Harbourside was established to ensure that design excellence in accordance with the winning design entry is maintained as the project undergoes further detailed design and refinement. The establishment of the DIP was a requirement under Condition A23 of the Harbourside Concept Approval.

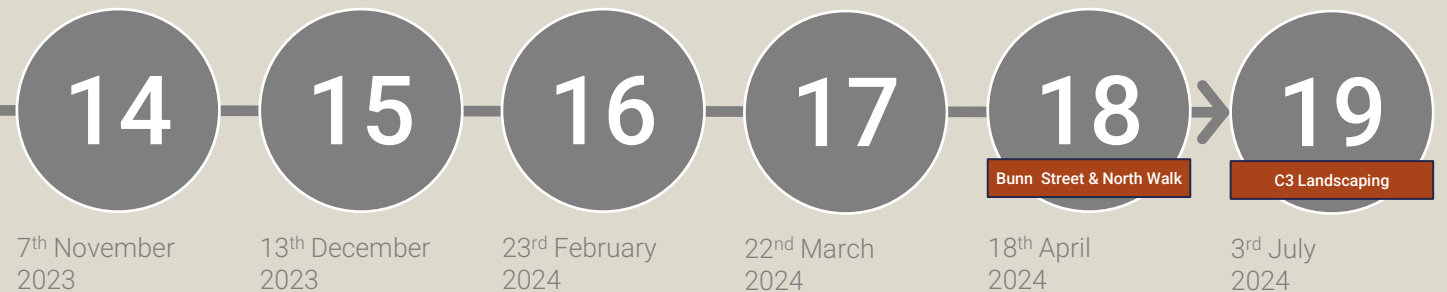
## DIP Reviews for SSDA N°02 (Main Works with consideration of Public Domain integration)



## DIP Reviews for SSDA N°03 (Public Domain)



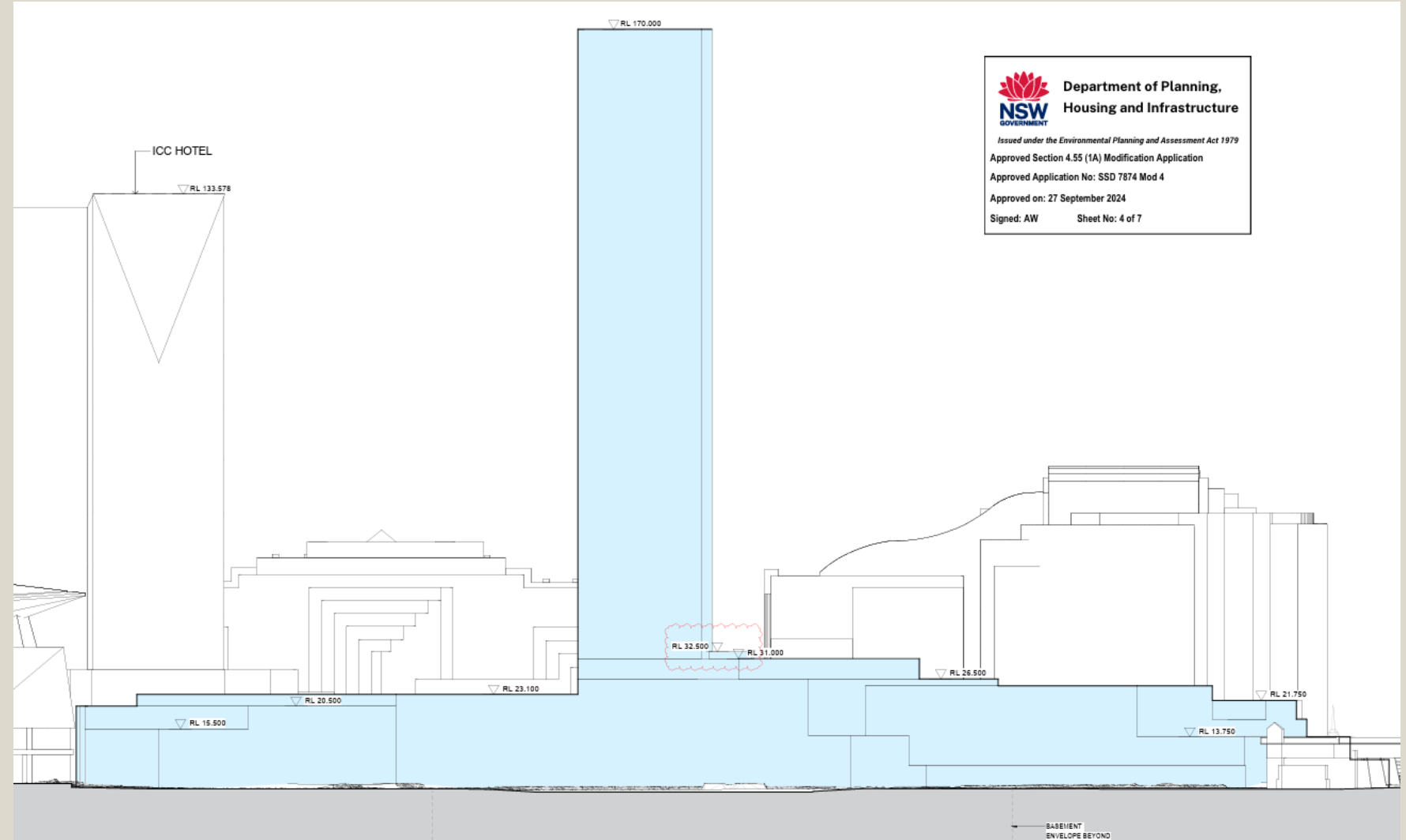
## DIP Reviews for Design Changes & Modifications








# Concept Approval – SSD-7874

- Determined by IPC on 25.06.2021.
- Approved an envelope, land uses, GFA, along with demolition.
- Imposes conditions / FEARs, including relating to provision and design of open space and landscaping.
- Concept Approval have been subject to 4 modifications, including envelope modification for Retail awnings to Waterfront Promenade and soil mounding to Waterfront Garden.




# Consistent with the Concept DA



Condition Heading	Condition Number	Condition of Consent	Consistent	Comments
Open Space Control	A13.	A minimum of 3,500m <sup>2</sup> of contiguous public open space must be provided above the Northern Podium: (i) with a finished deck level no higher than RL 12.5 to ensure the height of the Northern Podium finished deck level does not obstruct the sight line from the Pyrmont Bridge western approach to the eastern Cockle Bay foreshore and protects the heritage features of Pyrmont Bridge; (ii) (ii) must be provided in one single accessible level, providing for equitable access and to optimise public utilisation and activation of the public open space; and (iii) (iii) directly accessible from the western approach to the heritage listed Pyrmont Bridge to afford equitable access and improved public amenity.		<ul style="list-style-type: none"> <li>• The Waterfront Garden design achieves 3,500m<sup>2</sup> of contiguous public open space on the Northern Podium.</li> <li>• The finished deck level (hard-scape and paving areas) no higher than RL 12.5, with localised mounding for planting purposes.</li> <li>• Single accessible level is directly connected from the western approach, via Pyrmont Bridge.</li> <li>• Activation is achieved with passive uses in the Garden and active uses at the southern edge (office lobby and retail uses).</li> </ul>
	A13A.	Notwithstanding condition A13, soil mounding and a lift providing equitable access may project above the finished deck level (RL 12.5), provided: a) any soil mounding does not exceed a maximum height of 800 mm (RL 13.3) above deck level; and b) the lift enclosure above deck level is demonstrated to be of an appropriate height, bulk and scale, architectural integration and is designed to be light weight and transparent in appearance.		<ul style="list-style-type: none"> <li>• Soil mounding does not exceed the maximum height of 800mm (RL 13.3).</li> <li>• Soil mounding is in localised areas to enable soils depth to support trees to provide bio-diversity and public amenity.</li> </ul>
	A14.	The calculation of the 3,500 m <sup>2</sup> publicly accessible open space: a) may include, terraces, hard and soft landscaping and any lift associated with publicly accessible open space b) must exclude retail tenancies and associated outdoor seating/dining areas.		<ul style="list-style-type: none"> <li>• The calculation of the 3,500sqm within Waterfront Garden, excludes retail tenancies and associated outdoor seating areas.</li> </ul>



# Consistent with the Concept DA



Condition Heading	Condition Number	Condition of Consent	Consistent	Comments
Amendments to the Concept Proposal	B2.	<p>Prior to the lodgement of the first development application, revised concept proposal drawings must be submitted to and approved by the Planning Secretary that include the following amendments:</p> <p>a) an increased set back of at least 15 m from the north-eastern corner of the podium to the nearest point of Pymont Bridge, with the northern edge of the podium angled appropriately to facilitate the connection to the Pymont Bridge landing in order to:</p> <p>i. (i) further reduce the impact of the development on views of the western landing of Pymont Bridge; and</p> <p>ii. (ii) ensure that the heritage value of Pymont Bridge can be appreciated from the public domain.</p> <p>b) An increased setback between the Northern Podium and the western abutment wall sufficient to protect the material and visual heritage value(s) of Pymont Bridge.</p>		<ul style="list-style-type: none"><li>▪ 15 metres separation has been achieved.</li><li>▪ Further enhancement has been achieved including maximising exposure of the south face of the west abutment of Pymont Bridge and low-level planting in the public domain.</li></ul>

# Consistent with the Concept DA



Condition Heading	Condition Number	Condition of Consent	Consistent	Comments
Building Design	C4.	Future Development Application(s) must demonstrate that the design of the podium: a) provides improved east west connections and permeability between the foreshore and Pyrmont b) delivers a safe and activated streetscape interface on all boundaries c) provides for a direct through-site open to the sky pedestrian connection(s) between the foreshore and the new Bunn Street bridge d) provides direct civic-quality open to the sky pedestrian connection(s) from the foreshore adjacent to Pyrmont Bridge to the Pyrmont Bridge approach e) is articulated and modulated to break down massing and bulk f) provides for equitable access to all publicly accessible through site links, terraces and podiums		<ul style="list-style-type: none"> <li>• East-west connection via North Walk and Bunn Street Bridge and Stairs, Pyrmont Bridge Steps and South Walk.</li> <li>• All east-west connections connected with additional connectivity via the north-south connection.</li> <li>• North Walk connecting to Bunn Street Bridge at ground level and maximised open to the sky requirement.</li> <li>• Pyrmont Bridge Steps, located in open space with direct connectivity from Waterfront Promenade and Pyrmont Bridge.</li> <li>• All active frontages to the public domain has been maximised with retail use, lobby entries, EoTF entries.</li> <li>• Retail facades has been designed as kit-of-parts with diversity of retail, lobby and other facades.</li> <li>• All connections have been designed for equitable access.</li> </ul>
	C4A.	Notwithstanding condition C4(c), the Bunn Street through site link may be partially covered / not entirely open to sky, subject to future development application(s) demonstrating that such a link has been endorsed by the Design integrity Panel and achieves a high standard of design, layout and appearance in relation to key design requirements including location, legibility, civic scale (height, width and design quality), openness, access, public art, activation, safety / security and finishes.		<ul style="list-style-type: none"> <li>• The North Walk and Bunn Street Bridge connection has been designed with direct connectivity, increased ground level activation, maximised open to sky.</li> <li>• Revised design approval under SSD-49295711 (SSDA No.2) Condition C1.</li> <li>• Revised North Walk and Bunn Street has been reviewed by Design Integrity Panel and endorsed in DIP N.18 (18th April 2024).</li> </ul>



# Consistent with the Concept DA

Condition Heading	Condition Number	Condition of Consent	Consistent	Comments
Open Space and Public Domain	C12.	Future Development Application(s) must demonstrate how the proposal improves and enhances the events and gathering capacity of the public domain.		<ul style="list-style-type: none"> <li>• A detailed Event Management Plan (EMP) has been prepared and submitted with SSDA No.3.</li> <li>• The EMP has responded to community submissions by ensuring that Waterfront Garden is a passive space with a capped capacity.</li> <li>• A recommended Condition of Consent (E6) requires the preparation of a further Event and Operational Management Plan (EOMP), which will be prepared in consultation with PMNSW and approved by DPHI.</li> </ul>
	C13.	<p>Future Development Application(s) must confirm method(s) / arrangement(s) to ensure open space (Condition A13) is publicly accessible 24 hours-a-day 7 days-a-week and demonstrate:</p> <ol style="list-style-type: none"> <li>a) an appropriately designed, civic quality transition above the Northern Podium including direct external access from Pyrmont Bridge and the Harbour foreshore;</li> <li>b) comprehensive activation of the space including locating potential complementary uses, such as retail, community or other active uses within the podium, near to the public open space supported by the Competitive Design Brief</li> <li>c) the provision of deep soil planting zones incorporated within and above the structure of the podium deck; and</li> <li>d) how community consultation has informed the design and operation of the publicly accessible open space.</li> </ol>		<ul style="list-style-type: none"> <li>• All public domain spaces are accessible to the public 24 hours per day.</li> <li>• All public domain spaces are design with direct access and are consummate with the quality of the space, including creating civic quality transition from Pyrmont Bridge.</li> <li>• Active uses and interfaces maximised to the public domain.</li> <li>• Deep soil planting maximised within and above the structure of the podium deck.</li> <li>• Extensive community consultation has been undertaken and feedback incorporated into the design.</li> </ul>

# Consistent with the Concept DA

Condition Heading	Condition Number	Condition of Consent	Consistent	Comments
<b>Open Space and Public Domain</b>	<b>C15.</b>	<p>Future Development Application(s) must ensure the landscaping design is informed by an ecologist and:</p> <ul style="list-style-type: none"> <li>a) provides new plantings (including plantings on, above or within podiums) consisting of a mix of local native provenance trees, shrubs and groundcover species from the vegetation community that once occurred in this locality (rather than plant exotic species or non-local natives).</li> <li>b) seeks to maximise urban tree canopy cover and incorporates advanced and established trees.</li> <li>c) includes medium to large canopy trees within the foreshore public domain area</li> <li>d) incorporates minimum appropriate soil volumes and depth within and above the structure of the podiums for taller trees and shrubs to improve biodiversity and habitat creation, enhance outlook from the west and allow views through canopy</li> <li>e) seeks to minimise impacts to surrounding building views from the west while maximising planting and activation opportunities above the podium</li> <li>f) explores opportunities to incorporate the existing 20 Cabbage Tree Palms in the detailed landscaping design.</li> <li>g) includes details of landscape maintenance.</li> </ul>		<ul style="list-style-type: none"> <li>• The planting are all natives, indigenous and have been selected through indigenous community consultation.</li> <li>• The design maximises tree canopy, including Waterfront Promenade and Waterfront Garden.</li> <li>• Tress have been procured to ensure advanced grown trees will be installed.</li> <li>• Minimum appropriate soil volumes and depths have been incorporated to create diversity of planting and encourage bio-diversity.</li> <li>• Views has been considered in the design, selection and placement of the trees to Waterfront Garden, balancing the creation of a public space with appropriate public amenity.</li> <li>• 20 Cabbage Tree Palms have been retained and incorporated into the design.</li> <li>• Detailed Landscape maintenance and management plan has been developed.</li> </ul>
<b>Public and Private Views</b>	<b>C25.</b>	<p>Future Development Application(s) must include a Visual and View Loss Assessment, which assesses public and private view impacts and demonstrates how consideration has been given to minimising such impacts. Any proposed hard and soft landscaping, including trees, above the podium should be considered in the view assessment to minimise impact to surrounding buildings views and maximise planting and activation opportunities in areas of lower impact.</p>		<ul style="list-style-type: none"> <li>• Detailed view analysis and assessment has been submitted as part of SSDA N.03.</li> </ul>





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## Section 3

# Public Domain Design, Layout and Landscaping

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# Concept Design

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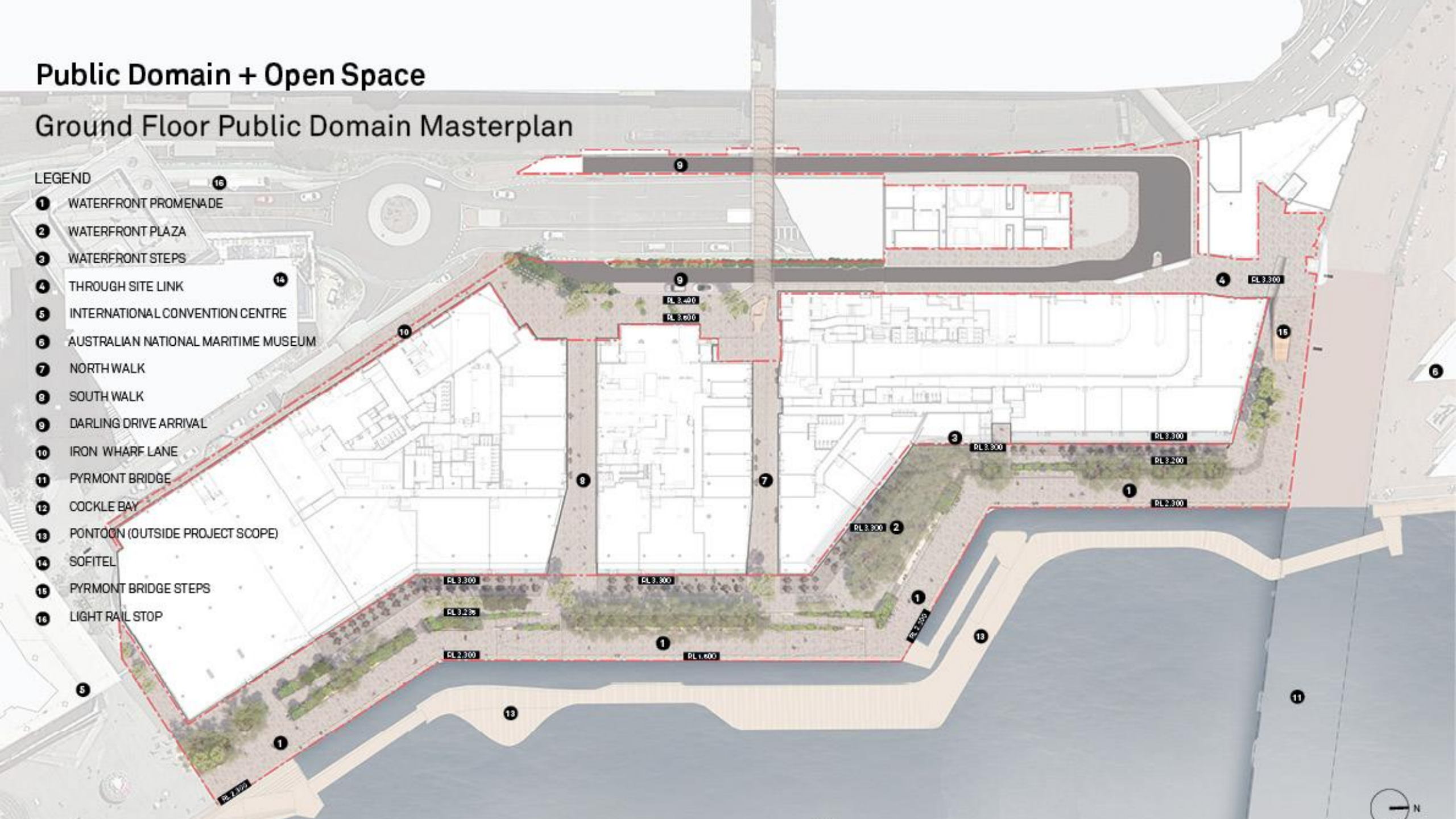




# Public Domain + Open Space

## Ground Floor Public Domain Masterplan

- LEGEND
- 1 WATERFRONT PROMENADE
  - 2 WATERFRONT PLAZA
  - 3 WATERFRONT STEPS
  - 4 THROUGH SITE LINK
  - 5 INTERNATIONAL CONVENTION CENTRE
  - 6 AUSTRALIAN NATIONAL MARITIME MUSEUM
  - 7 NORTH WALK
  - 8 SOUTH WALK
  - 9 DARLING DRIVE ARRIVAL
  - 10 IRON WHARF LANE
  - 11 PYRMONT BRIDGE
  - 12 COCKLE BAY
  - 13 PONTOON (OUTSIDE PROJECT SCOPE)
  - 14 SOFITEL
  - 15 PYRMONT BRIDGE STEPS
  - 16 LIGHT RAIL STOP





# Public Domain + Open Space

## Level 02 Public Domain Masterplan

### LEGEND

- 1 WATERFRONT GARDEN
- 2 CENTRAL LAWN
- 3 GARDEN ROOMS
- 4 WATERFRONT STEPS
- 5 NORTH WALK
- 6 BUNN STREET BRIDGE
- 7 COMMERCIAL LOBBY
- 8 PYRMONT BRIDGE LANDING
- 9 PYRMONT BRIDGE
- 10 PYRMONT BRIDGE STEPS





# Concept Design

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# Concept Design

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# Concept Design

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# Concept Design

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# Concept Design

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# Key Metrics Comparison

Condition	Pre-existing	Concept (Stage 1 SSD)	SSDA No.3 Updated post RtS*
<b>Waterfront Promenade Area, less Licensed Seating Area</b>	4,326sqm	4,800sqm	4,876sqm
<b>Total Public Domain Area</b>	4,903sqm	10,200sqm	11,186sqm
<b>Waterfront Garden Area</b>	N/A	3,500sqm	3,500sqm
<b>Waterfront Garden Tree Canopy Cover</b>	N/A	28% (SSDA No.3 Submission)	27%
<b>Waterfront Promenade Tree Canopy Cover</b>	3.9%	33% (SSDA No.3 Submission)	36%

\*The Public Domain design was updated post exhibition in the response to submissions phase to respond to comments. The key movements here have been a reduction in tree canopy coverage in the Waterfront Garden and an increase in tree canopy coverage on the Waterfront Promenade.



## Section 4

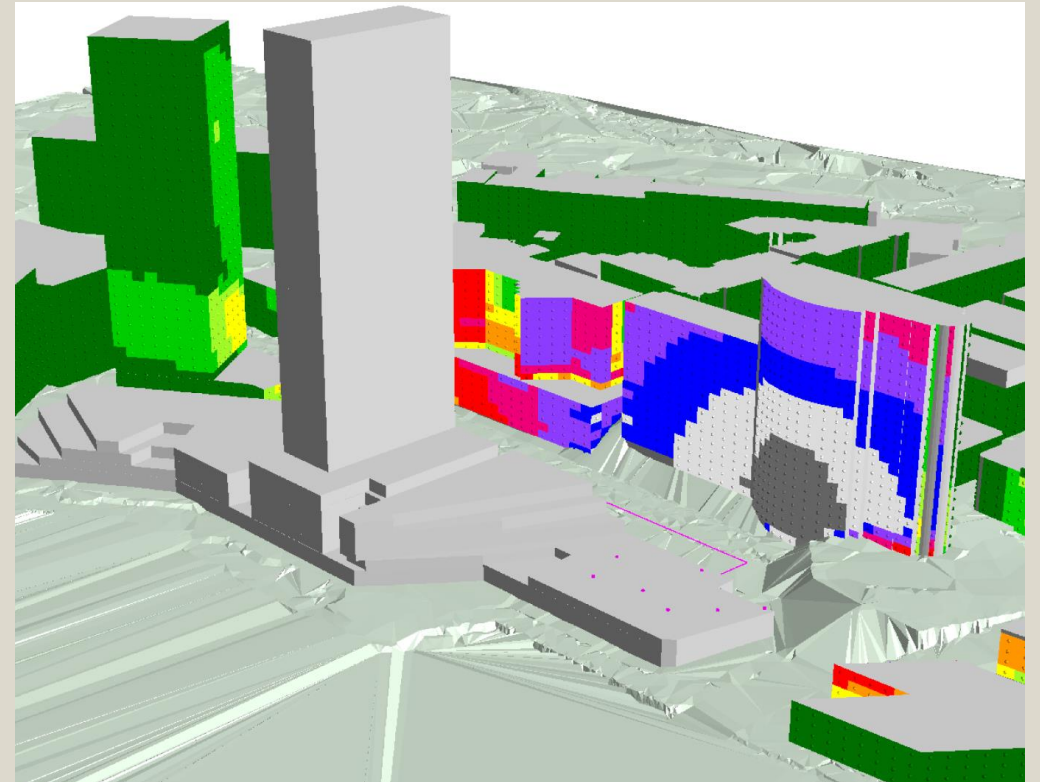
# Environmental Impacts

- a) Construction Noise
- b) Operational Noise
- c) Security & Lighting
- d) Views
- e) Heritage

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# a) Construction Noise

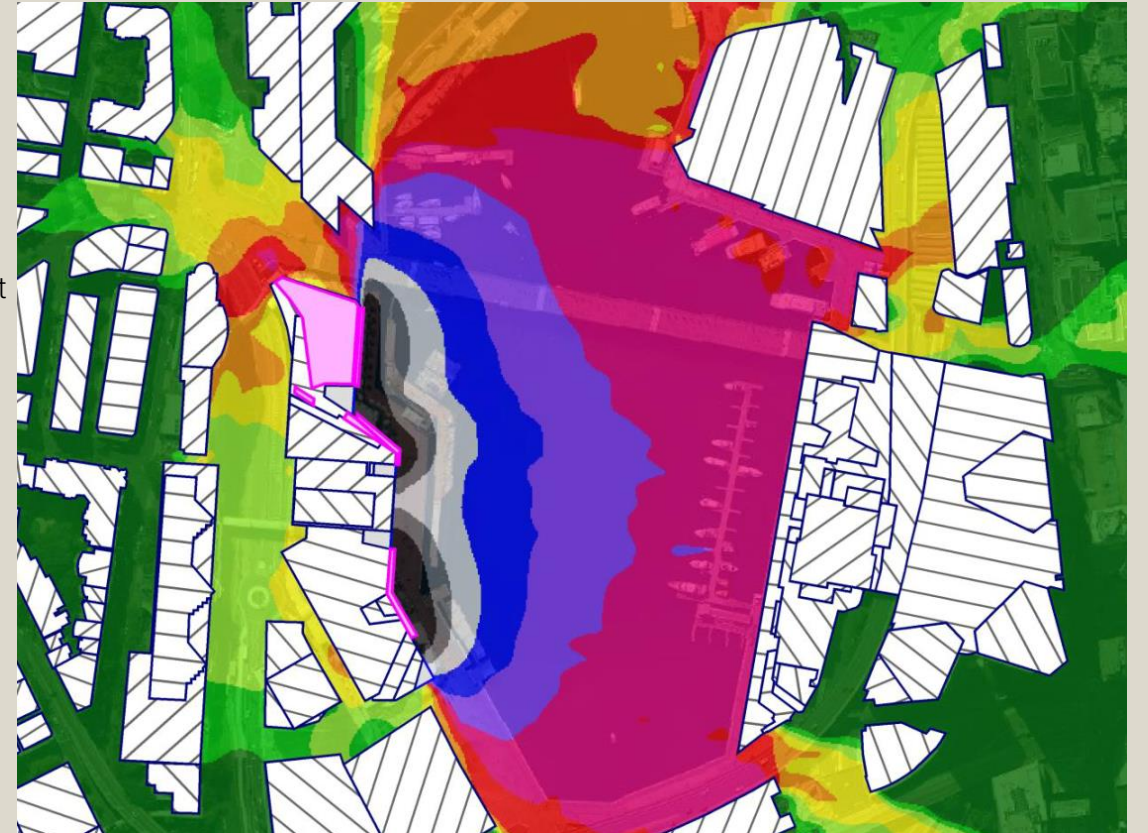
- » Construction noise assessed with reference to EPA & City of Sydney Guidelines. This is consistent with the draft conditions of consent (C21, D8, D9, D11), and provides appropriate management levels for construction noise impacts.
- » Construction activities for SSDA3 works are generally limited to landscaping works, including delivery of materials. Proposed activities during this phase provide less noise intensive works, as compared to demolition and excavation completed to date for previous approvals.
- » Assessment of SSDA3 construction noise impacts shows noise levels are anticipated to be below the EPA defined 'highly noise affected level' at all times.
- » Site specific recommendations have been provided within the submitted acoustic report to mitigate residual noise impacts. A further noise management plan is required to be completed as part of the draft consent, where these mitigation measures will be further refined prior to construction commencing.
- » Noise monitoring undertaken to date has demonstrated the successful implementation of mitigation measures and the ongoing active management of noise impacts.





## b) Operational noise and events

- » Activities and events for the Waterfront Garden and Waterfront Steps are limited as detailed in the Events Management Plan for SSDA3.
- » These activities broadly include passive recreation activities, and in particular do not allow for amplified music or consumption of alcohol within the Waterfront Garden and Steps.
- » A preliminary acoustic assessment of licensed venues within this area has also been undertaken, noting that individual tenancies would be required to obtain their own development approval and associated acoustic assessment. Mirvac note that the retail strategy for these tenancies is to be consistent with the function of Waterfront Garden and the adjacent Office lobby entrance.
- » Cumulative noise modelling of operational noise from the Waterfront Garden and retail uses approved under SSDA2 (i.e. promenade activation) has been completed.
- » The assessment has considered both licensed commercial uses on the site, as well as noise from general public use of the Waterfront Garden.
- » Noise from the Waterfront Garden in isolation is predicted to be at or below the existing background noise levels, and not significantly contribute to noise from other licensed uses on the site.



## c) Security & Lighting

The design complies with the required lighting standards and has undergone a CPTED study to confirm security requirements are achieved. Under the recommended conditions of consent for SSDA No.3, Mirvac are required to satisfy the following, including engagement with PMNSW:

### **OUTDOOR LIGHTING**

*C31. Prior to commencement of any lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.*

### **OUTDOOR LIGHTING**

*E17. Prior to the occupation or commencement of use of Stage 1 and Stage 2 of the public domain, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier and PMNSW for approval that demonstrates that installed lighting associated with each respective stage achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:*

*(a) is consistent with the report titled 'Harbourside, Sydney, Lighting Strategy\_SSDA3 Report', revision 2, prepared by Spiers Major and dated 2 July 2024;*

*(b) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and*

*(c) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.*

### **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

*B16. Prior to the issue of the first Construction Certificate for any public domain works, the Applicant must review and, where necessary, update the Crime Prevention Through Environmental Design Report – Redevelopment of Harbourside Shopping Centre: Bridges and Public Domain (Stage 3 SSDA), prepared by Ethos Urban and dated 25 June 2024, in consultation with PMNSW. The updated report must be endorsed by PMNSW, and evidence that the development design incorporates the management and mitigation measures identified in the endorsed report must be submitted to the Certifier.*



# c) Security & Lighting

## Specialist Lighting:

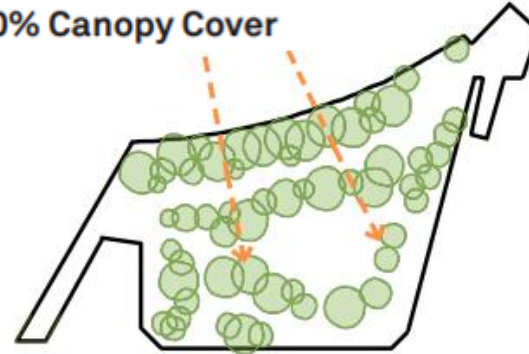
- Internationally renowned, Specialist lighting designers, Spiers Major have been engaged by the Harbourside project.
- The key role of the lighting is to help make the Harbourside development safe to use after dark, helping to prevent accidents.
- This will be ensured through the careful adoption of appropriate lighting standards which will dictate the level of light and its uniformity depending on the nature of the activity and potential conflicts



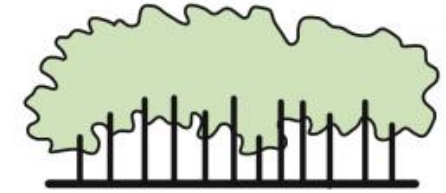
## d) Views

- » Design of trees in Waterfront Garden was amended post submission (during RtS) to respond to public submissions.
- » The design seeks to balance the minimising impacts of private views, whilst providing public amenity in line with State and Local government canopy targets.
- » The trees are evenly distributed to target State and Local canopy targets, provide shade, urban cooling, and public amenity.
- » Locations and species selected to minimise view impacts for surrounding residents.
- » Open-canopy trees (e.g. *Angophora costata*, *Corymbia maculata*) allow filtered views and natural light.
- » Tree palette balances view preservation with varied canopy layers, heat reduction, and visual amenity.

### 40% Canopy Cover



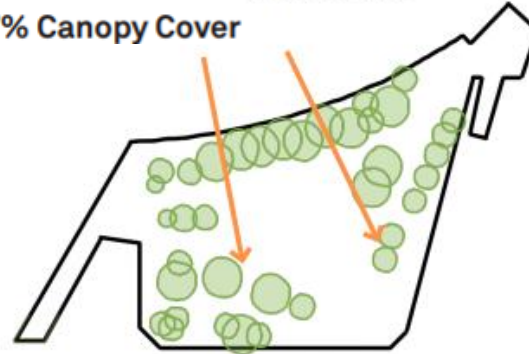
MAXIMISE QUANTITY OF TREES FOR CANOPY COVER



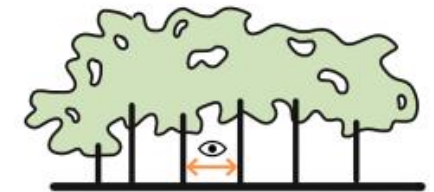
DENSE TREE SPACING WITH RESTRICTED VIEWS THROUGH AND UNDER CANOPY

### Proposed Design for SSDA3 RtS

### 27% Canopy Cover



BALANCE CANOPY COVER WITH VIEWS OF SURROUNDING RESIDENTS



GENEROUS TREES SPACING WITH VIEWS THROUGH AND UNDER CANOPY



# d) Views

- » The Proposed design achieves a **27%** canopy coverage through tree species that provide filtered views through the canopy.
- » The placement of the trees throughout Waterfront Garden has been dispersed to mitigate disproportionate impacts to private views.
- » Tree placement has been prioritised to the west of the garden and minimised in the South-eastern corner to ensure that view angles to the heritage Pyrmont Bridge are maintained.

## Resident Views + Public Amenity



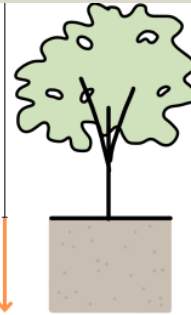
DENSE CANOPY TREE SPECIES THAT RESTRICT VIEWS THROUGH THE CANOPY

10% Canopy Cover ✗



LIMITED TREE PLANTING TO ACHIEVE UNINTERRUPTED RESIDENT VIEWS RESULTS IN POOR PUBLIC AMENITY

15-30m MATURE TREE HEIGHT



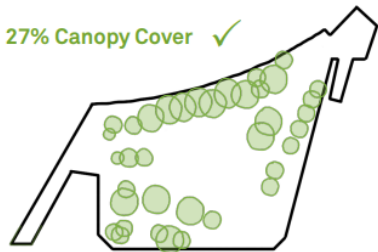
PROJECTED MATURE SIZE WHEN TREES ARE PLANTED IN THEIR NATURAL HABITAT (DEEP SOIL)

## Proposed Design for SSDA3 RtS



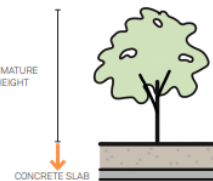
OPEN CANOPY TREE SPECIES THAT PROVIDE FILTERED VIEWS THROUGH THE CANOPY

27% Canopy Cover ✓



A BALANCED APPROACH TO TREE PLANTING PROVIDES PUBLIC AMENITY AND FILTERED RESIDENT VIEWS

8-15m MATURE TREE HEIGHT



PROJECTED MATURE SIZE WHEN TREES ARE PLANTED IN CULTIVATION ON PODIUM (UP TO 1.2M SOIL DEPTH)

## Resident Views + Public Amenity

40% Canopy Cover



TREE PLANTING THAT MEETS THE NSW GOVERNMENT'S GOAL OF 40% CANOPY COVER BY 2036

## Proposed Design for SSDA3 RtS

27% Canopy Cover



A BALANCED APPROACH TO TREE PLANTING THAT PROVIDES SUFFICIENT TREE CANOPY COVER WHILE MAINTAINING FILTERED RESIDENT VIEWS TO COCKLE BAY

## e) Heritage

- The site does not contain any State or local heritage listed items, but does adjoin heritage items – including Pyrmont Bridge.
- The site is above and adjacent to archaeology relating to the former industrial / railway use of the site, wharves, retaining walls and associated items.
- The SSDA No.3 submission included a collaborative Cultural Heritage Interpretation strategy co-authored by Bila Heritage and Curio Projects. This Interpretation strategy forms the framework to ensure authentic, open and collaborative outcomes are implemented across the site.
- Heritage Interpretation, First Nation's overlays, Wayfinding and Public Art have been developed together from a strategic perspective to ensure a holistic approach. This collaboration will continue to be developed collaboratively for the future stage in consultation with Place Management NSW.



**ngura**

Homelands/Country



**wadga**

A place of exchange



**yalaganji**

Working harbour



**djurwa**

Growth and Renewal



# e) Heritage

Under the recommended conditions of consent, Mirvac are required to satisfy the following, including engagement with PMNSW:

## HERITAGE INTERPRETATION PLAN

**B27.** Prior to the issue of the first Construction Certificate for any public domain works, a final Heritage Interpretation Plan (HIP) that acknowledges the heritage of the site, including Aboriginal cultural heritage interpretation, and considers opportunities for heritage interpretation must be prepared and submitted to and approved by the Planning Secretary. The HIP must:

- a) be prepared by a suitably qualified and experienced heritage practitioner in consultation with PMNSW (as delegate of the Heritage Council NSW);
- b) be coordinated with the heritage interpretation approach for the podium and tower components of the development, which form part of the separate SSDA2 application;
- c) incorporate interpretive information, information on the history and significance of the site, the location, type, making materials and contents of the interpretation being proposed; and
- d) consider opportunities to incorporate the results of any site-specific archaeological finds / outcomes.

## HERITAGE INTERPRETATION

**E8.** Prior to the issue of the first Occupation Certificate or commencement of the use, for Stage 1 and Stage 2 of the public domain whichever is earlier, the Applicant must provide evidence to the Certifier that the final Heritage Interpretation Plan for the respective stage has been implemented in accordance with Condition B27.



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