

# HARBOURSIDE

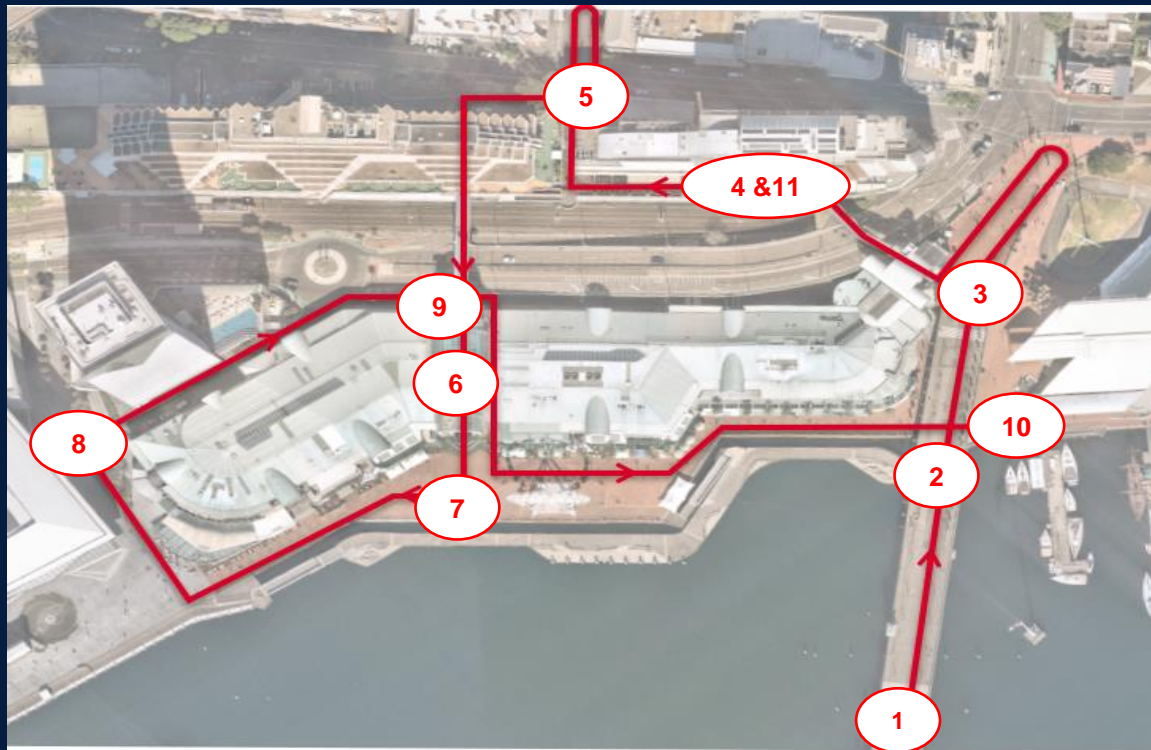
## Independent Planning Commission Site Tour

13 April 2021

All imagery contained within these slides are indicative only and subject to planning approvals

# SITE TOUR

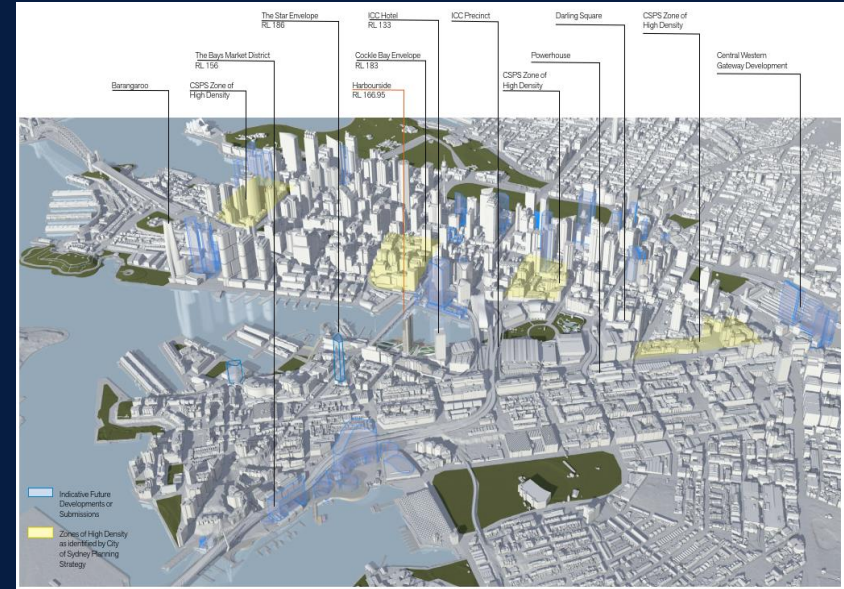
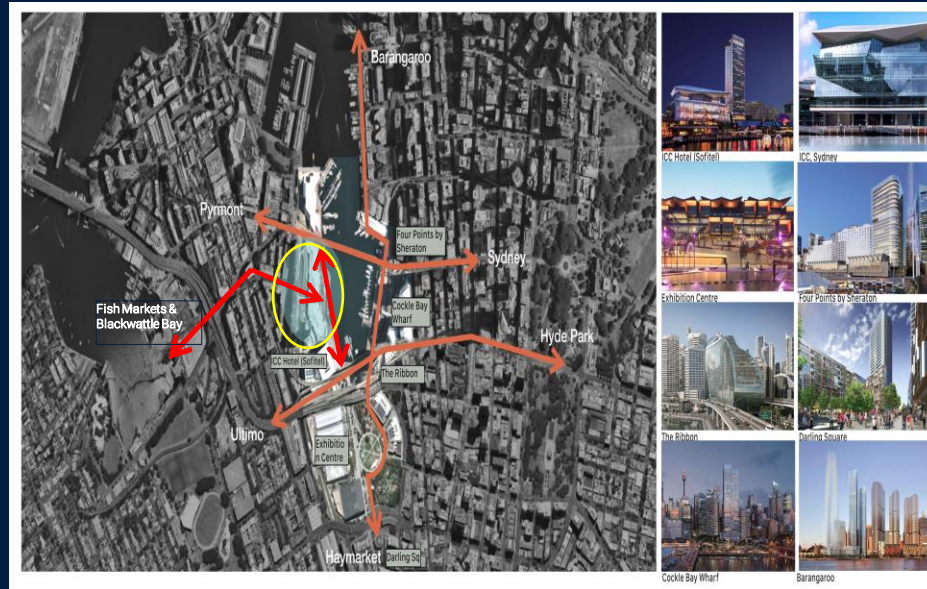
No.	Location	Time
1	Site Context	11:05 – 11:15
2	- Vision, - Summary of public & economic benefits - 10,000m2 public domain	11:15 – 11:25
3	3,500m2 publicly accessible open space	11:25 – 11:35
4	Maximised view sharing	11:35 – 11:45
5	Precinct connectivity	11:45 – 11:55
6	Existing retail	11:55 – 12:05
7	- Widened waterfront boulevard - Residential tower separation	12:05 – 12:15
8	Relationship with the ICC & Sofitel	12:15 – 12:25
9	Activation of Darling Drive	12:25 – 12:35
10	Relationship with Pyrmont bridge	12:35 – 12:45
11	Inspection of 50 Murray Street	12:45 – 1:15
12	Views from the public realm	-





# 1. SITE CONTEXT

The redevelopment of Harbourside will complete the missing link in the \$15bn rejuvenation of Darling Harbour and the surrounding precinct and improve precinct connectivity



# 1. SITE CONTEXT





## 2. VISION

The redevelopment will deliver 10,000m<sup>2</sup> of public domain and 87,000m<sup>2</sup> GFA of retail, commercial and residential land uses that will complement and activate the precinct



## 2. SUMMARY OF PUBLIC & ECONOMIC BENEFITS

Completes the \$15bn rejuvenation of Darling Harbour & surrounding precinct



Mirvac will fund and deliver 10,000m2 of public domain



Improved precinct connectivity



A precinct for locals, visitors and tourists to experience and enjoy



Land uses that complement and activate the precinct



2,100 construction jobs



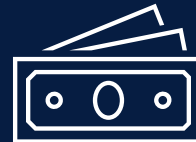
4,400 additional long term jobs



10% increase in tourism (+2.5m per annum)



\$15bn toward Sydney economy over 20 years

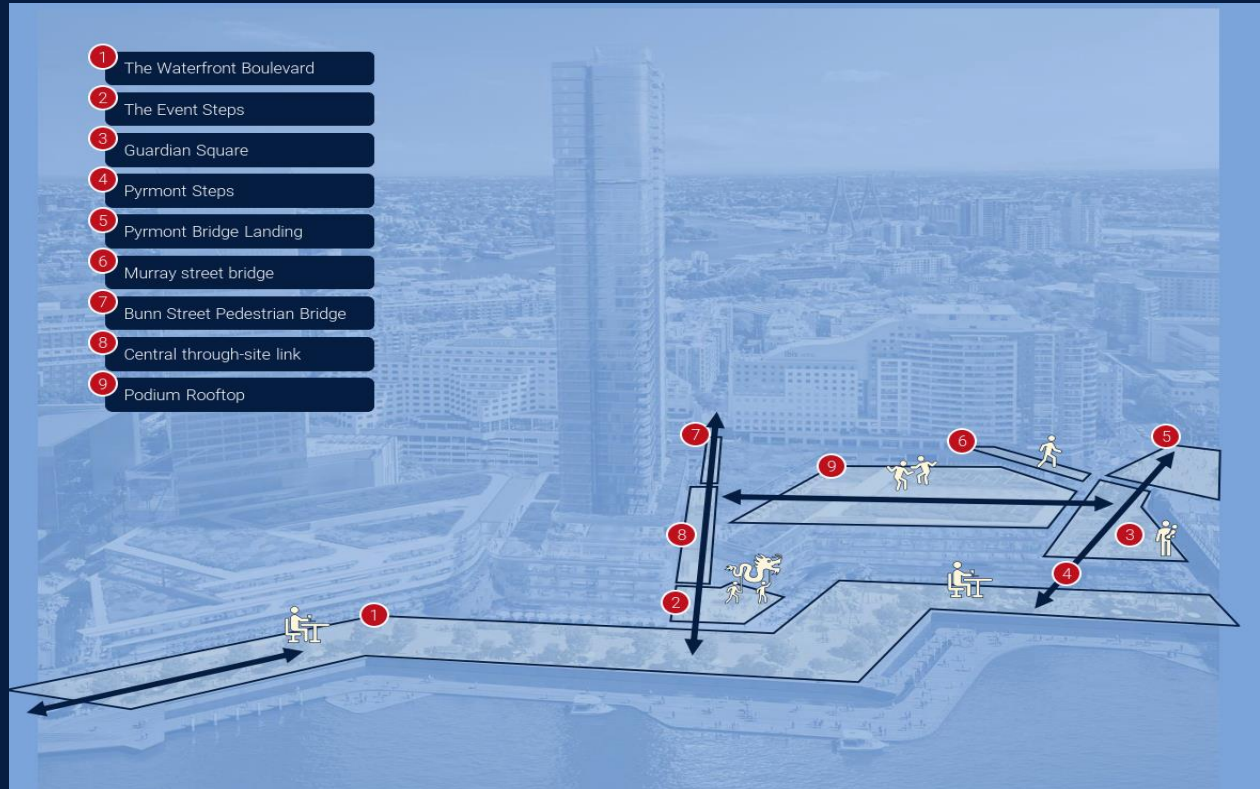


Supports Pyrmont Metro



## 2. PUBLIC DOMAIN – 10,000M2 (1 HECTARE)

- Mirvac will fund and deliver **10,000m2 (1 hectare)** of public domain
- The public domain concepts developed jointly with DPIE and Place Management NSW (landowner)
- The spaces have been designed to cater for everyday needs as well as the overlay of events
- Mirvac will provide an additional Activation Fund to be used toward items such as public art, specialist lighting, street furniture etc to ensure the precinct remains activated

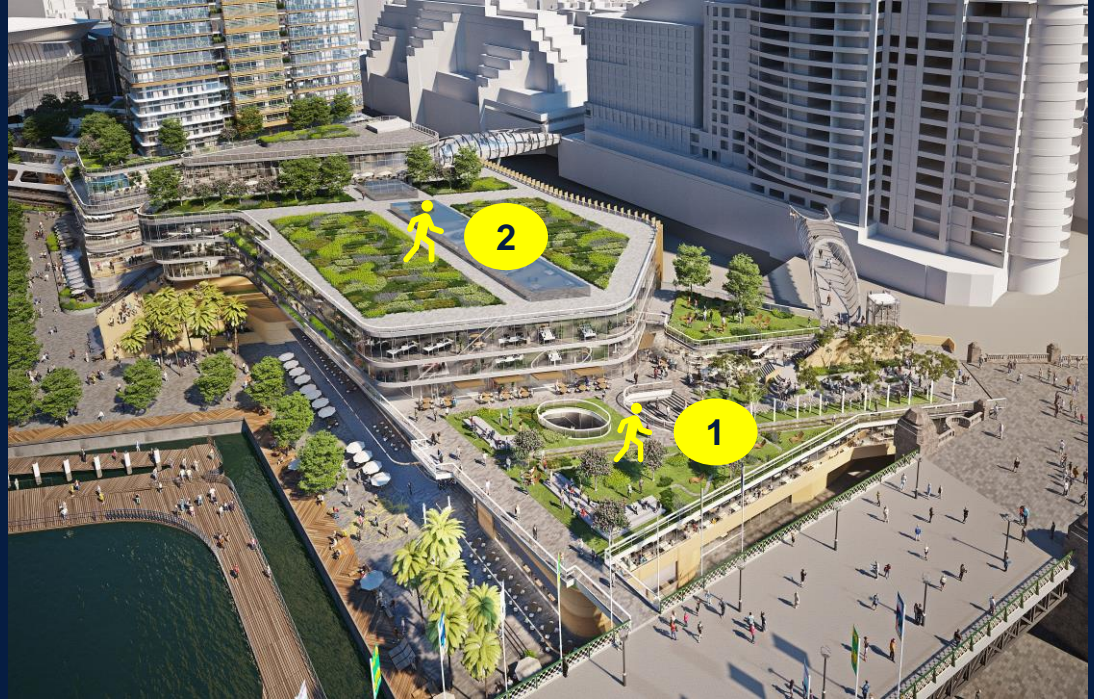




# 3. 3,500M2 PUBLICLY ACCESSIBLE OPEN SPACE



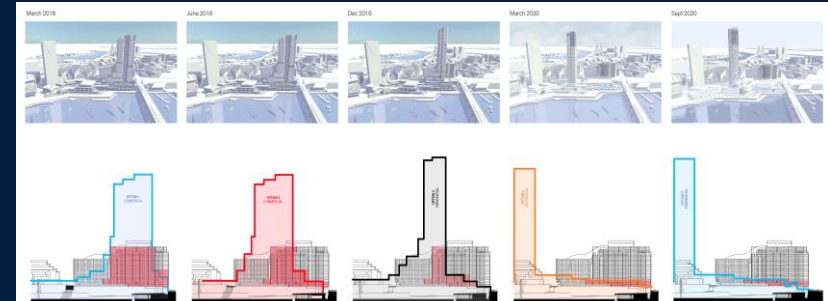
1. Guardian Square – 1,500m<sup>2</sup>
2. Accessible rooftop square – 2,000m<sup>2</sup>





# 4. MAXIMISED VIEW SHARING

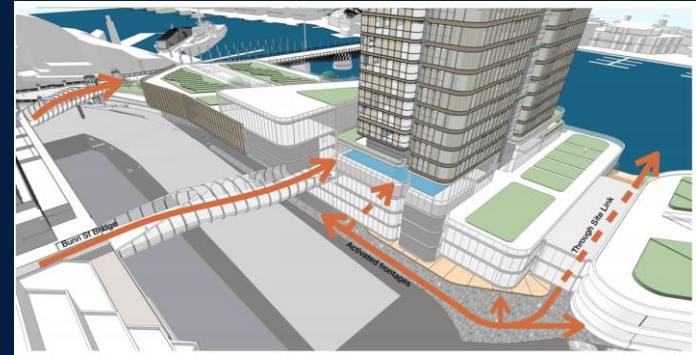
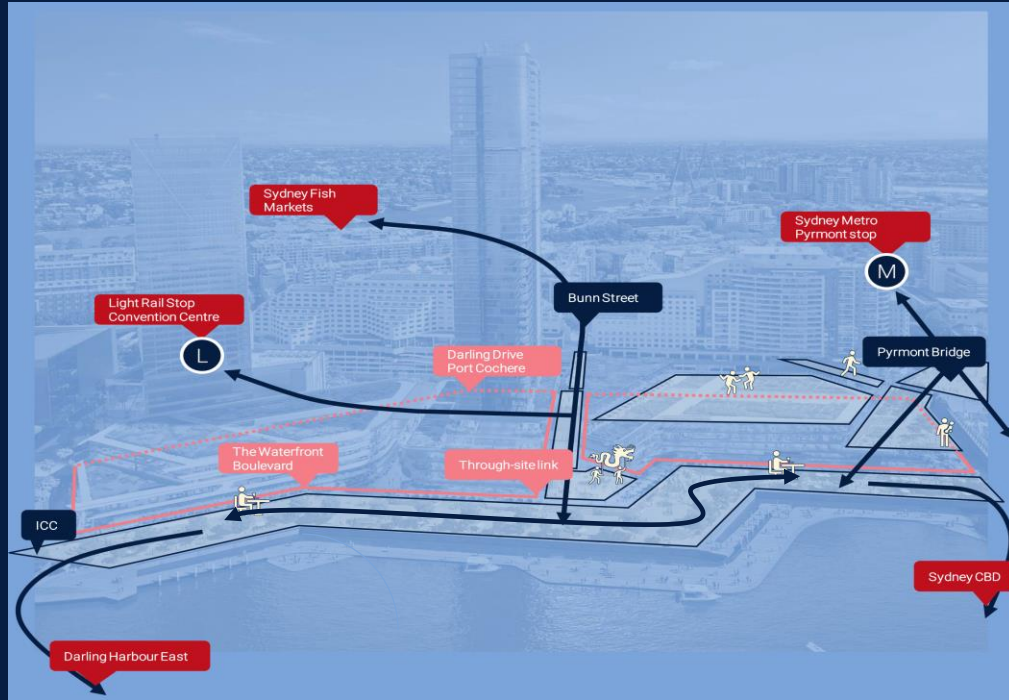
The Concept Proposal envelope has been tailored to maximise view sharing to all surrounding buildings



Evolution of the tower and podium envelope to maximise views for 50 Murray

# 5. PRECINCT CONNECTIVITY

The redevelopment will connect Darling Harbour with Pyrmont and the wider precinct



Central through site link and new Bunn Street pedestrian bridge links Darling Harbour with Pyrmont



# 6. EXISTING RETAIL CENTRE

The existing mall like retail centre is no longer befitting of modern day retail requirements that demand increased floor to floor heights, visual and pedestrian permeability, and integration with the public domain



# 7. WATERFRONT BOULEVARD

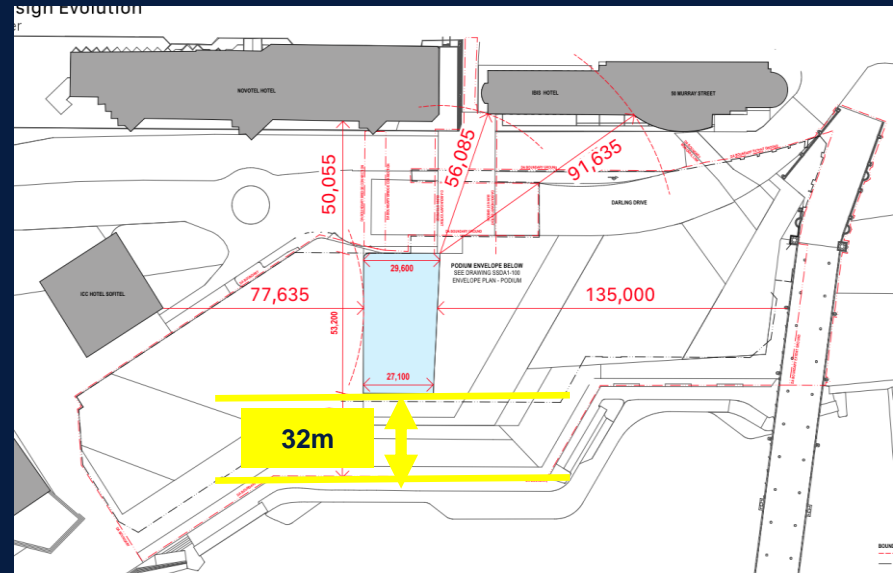
Mirvac will widen and upgrade the existing waterfront boulevard to improve precinct connectivity and the waterfront experience





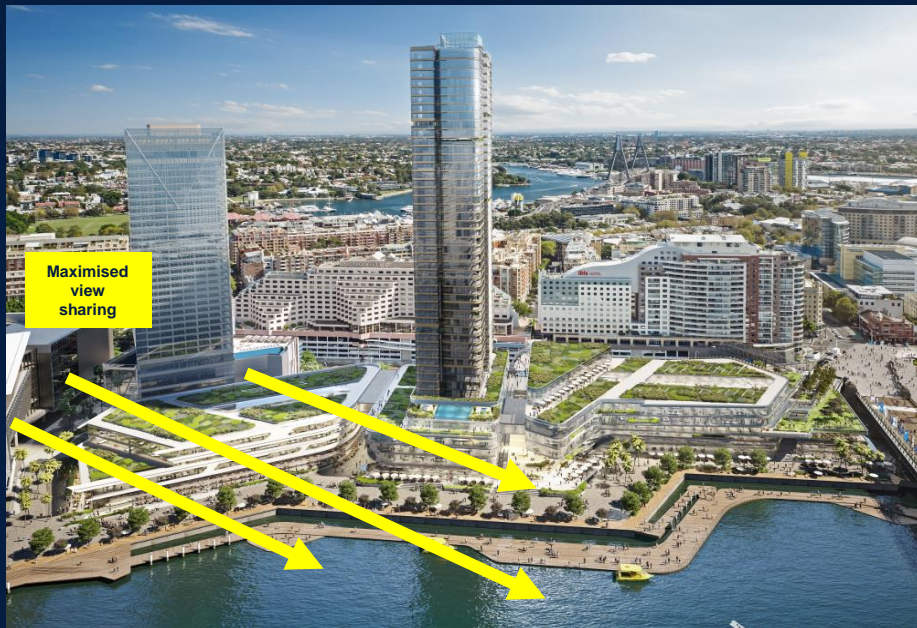
# 7. RESIDENTIAL TOWER

The residential tower is located in the widest part of the site, well elevated above the podium, and generously separated from adjacent buildings



## 8. RELATIONSHIP WITH THE ICC & SOFITEL

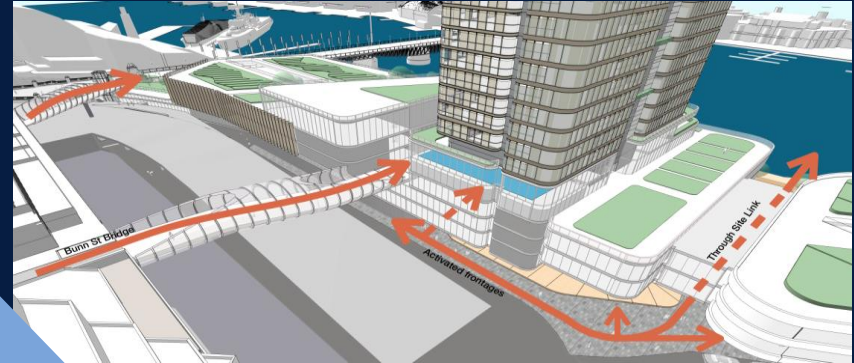
The Concept Proposal has been tailored to maximise view sharing from the ICC and Sofitel and provide ground floor retail activation





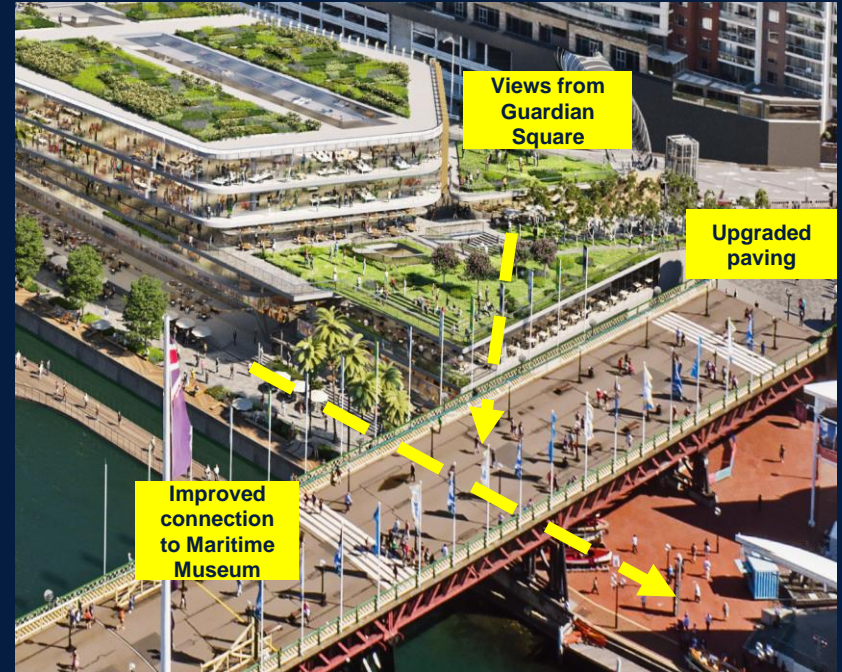
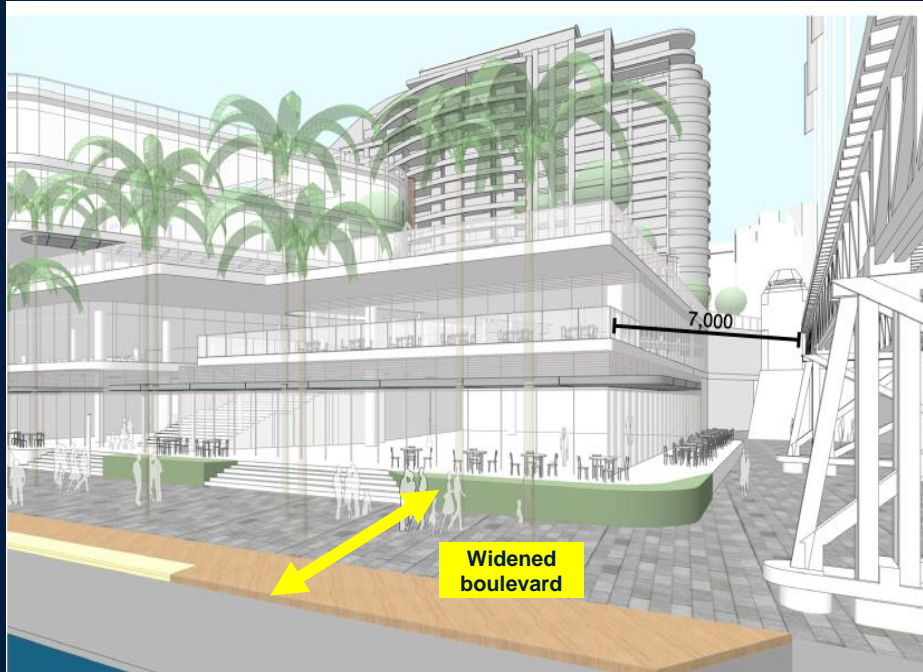
# 9. ACTIVATION OF DARLING DRIVE

The redevelopment will ensure activation of Darling Drive



# 10. RELATIONSHIP WITH PYRMONT BRIDGE

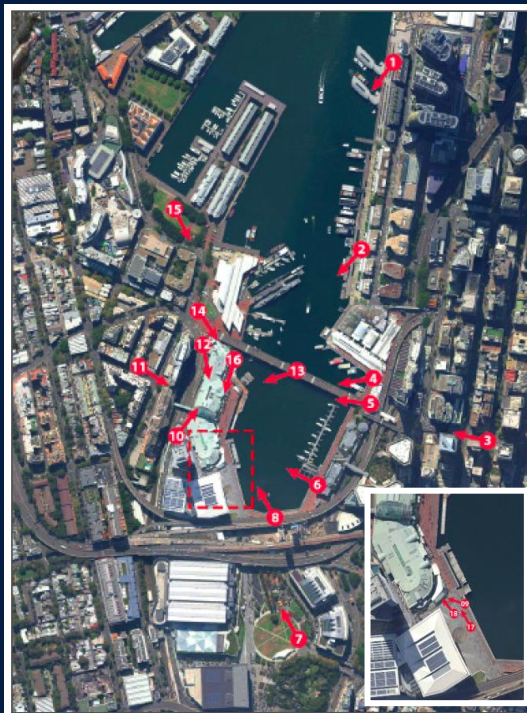
The heritage importance of Pyrmont bridge will be celebrated and showcased





# 12. VIEWS FROM THE PUBLIC REALM

View analysis has been completed from public viewpoints



- 1 - Barangaroo Foreshore
- 2 - King Street Wharf
- 3 - Market Street
- 4 - Cockle Bay Pier
- 5 - Pyrmont Bridge Pier
- 6 - Cockle Bay East
- 7 - Tumbalong Park
- 8 - Cockle Bay South
- 9 - Cockle Bay West
- 10 - Darling Drive South
- 11 - Bunn Street
- 12 - Darling Drive North
- 13 - Pyrmont Bridge West
- 14 - Forecourt Area Adjacent to Pyrmont
- 15 - Pyrmont Bay Park
- 16 - Harbourside promenade looking South
- 17 - ICC Promenade looking North
- 18 - Harbourside promenade looking North

\*Please refer to the next page for a close-in view of the area outlined with a red-dashed line for locations 09, 17 and 18.



3. View from Market Street



6. View from Cockle Bay East

