HARBOURSIDE

Public Meeting Presentation

28 April 2021

mirvac

1.0	Overview & Project vision	David Hogendijk	Mirvac
2.0	Planning Context & View Sharing	Alexis Cella	Ethos Urban
3.0	Proposal & Public Space	Richard Francis-Jones	FJMT
4.0	Conclusion	David Hogendijk	Mirvac

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The redevelopment of Harbourside is a unique opportunity to revitalise Western Darling Harbour

- Increased permeability, accessibility and activation at the ground plane and podium levels
- Complimentary mix of land uses to support 24/7 precinct activation

Retention of public ownership - extending the existing leasehold arrangement with NSW Government from 65 years to 99 years

- Stage 3 of an Unsolicited Proposal with the NSW Department of Premier and Cabinet
- Existing leasehold arrangements extended
- Significant monetary contributions to ensure future activation and amenity

The proposal fully funds and delivers more than 10,000sqm of public realm

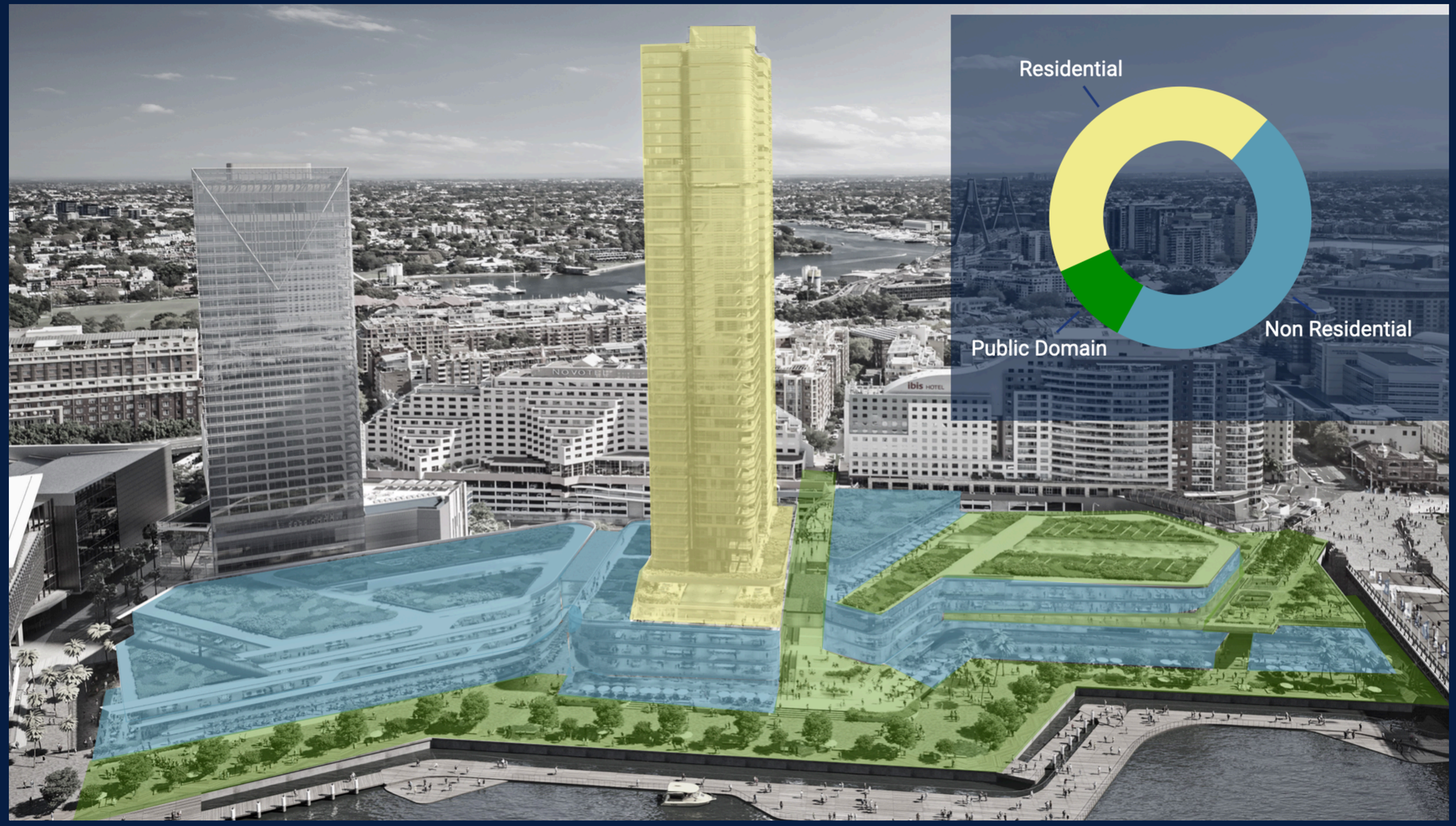
- More than double the existing public domain
- Foreshore promenade is increased in area by almost 500sqm
- Working with NSW Government including the landowner, Place Management NSW and DPIE to develop public domain concepts

Extensive process of consultation

- Strikes an appropriate balance between protecting existing public/private views and the appropriate level of redevelopment of the site
- A demonstrated willingness to listen and adapt

Employment, entertainment, and tourism uses more than doubled

- Aligned with District Plan and the relevant strategic and statutory frameworks including the Pyrmont Peninsula Place Strategy
- More than 50% of the proposed GFA is non-residential floor space



45,000sqm of Floor Space supporting Economic Benefits & Job Creation

- Significant contribution to economic growth and job creation
- A carefully balanced mix of uses

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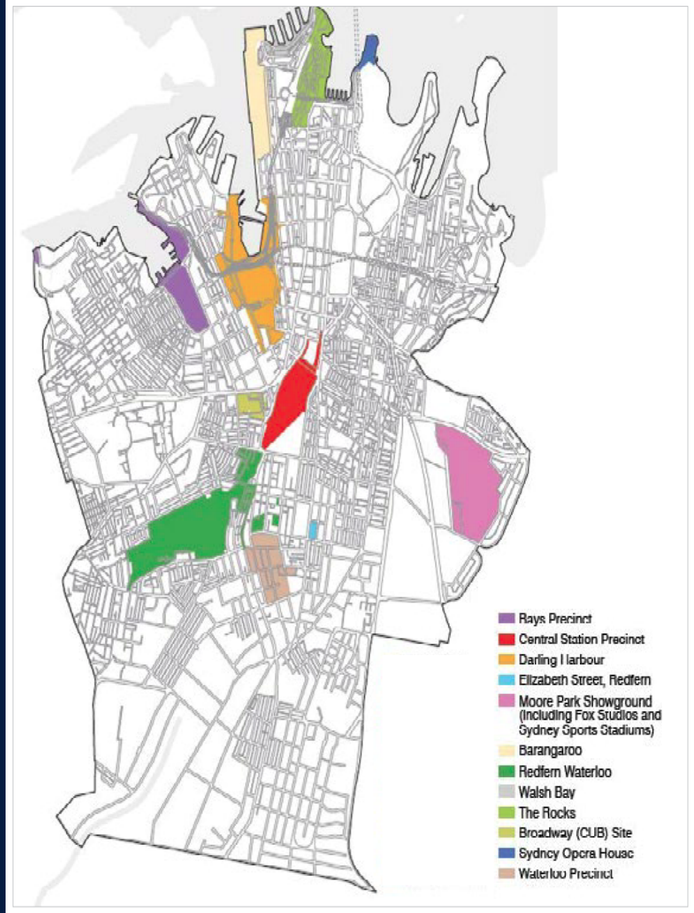
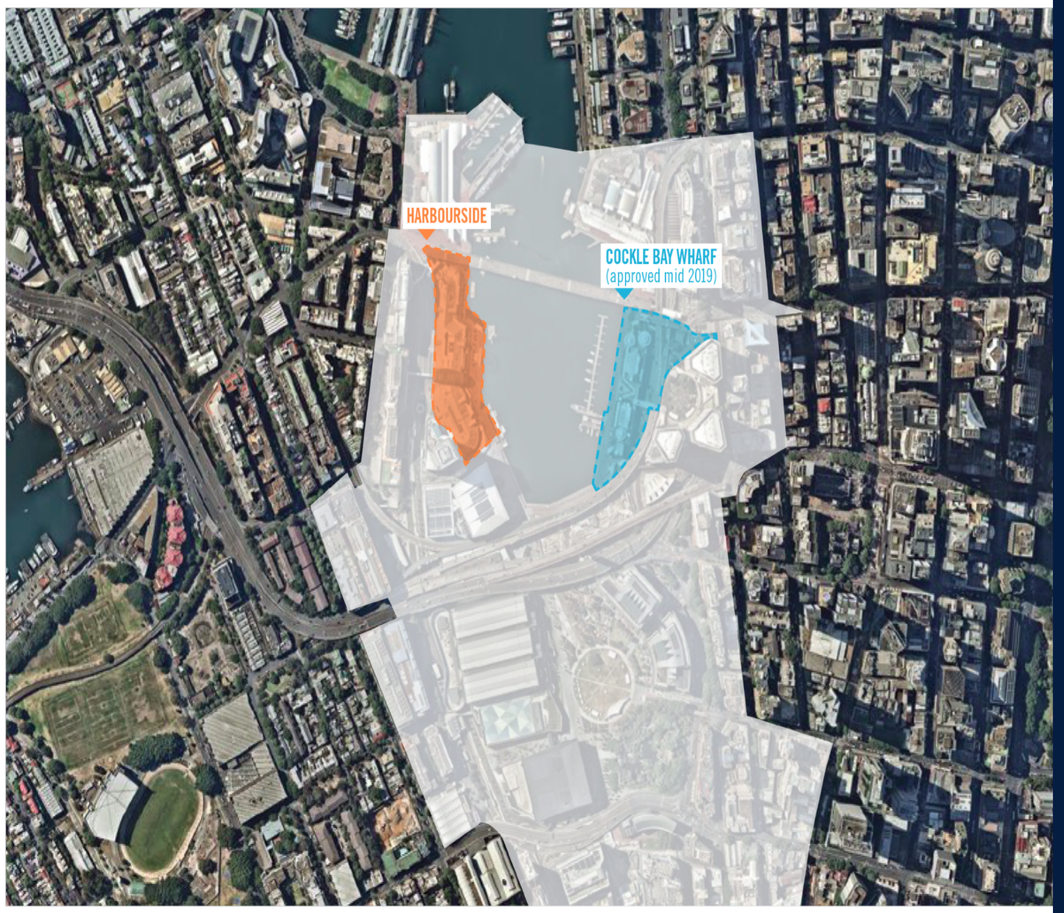
PLANNING CONTEXT

Final planning envelope submitted and supported by DPIE in March 2021

- Harbourside sits within an established State Significant Precinct
- Proposal recognised as being important to the State for public and economic reasons
- Complies with principal planning instrument and current strategic planning policies



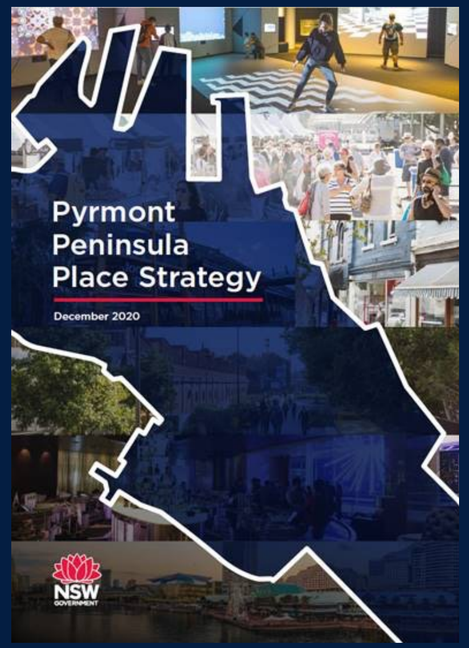
Darling Harbour is a State Significant Precinct

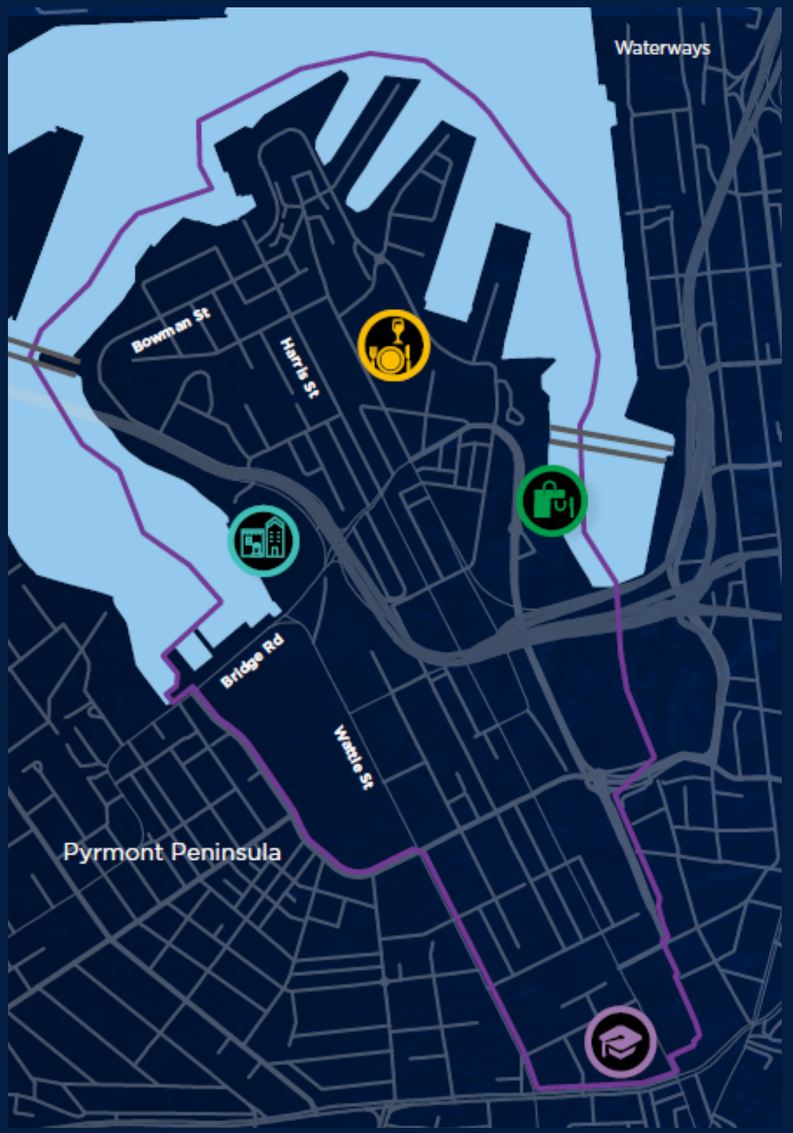


Existing State Government controls apply to Harbourside

STRATEGIC ALIGNMENT

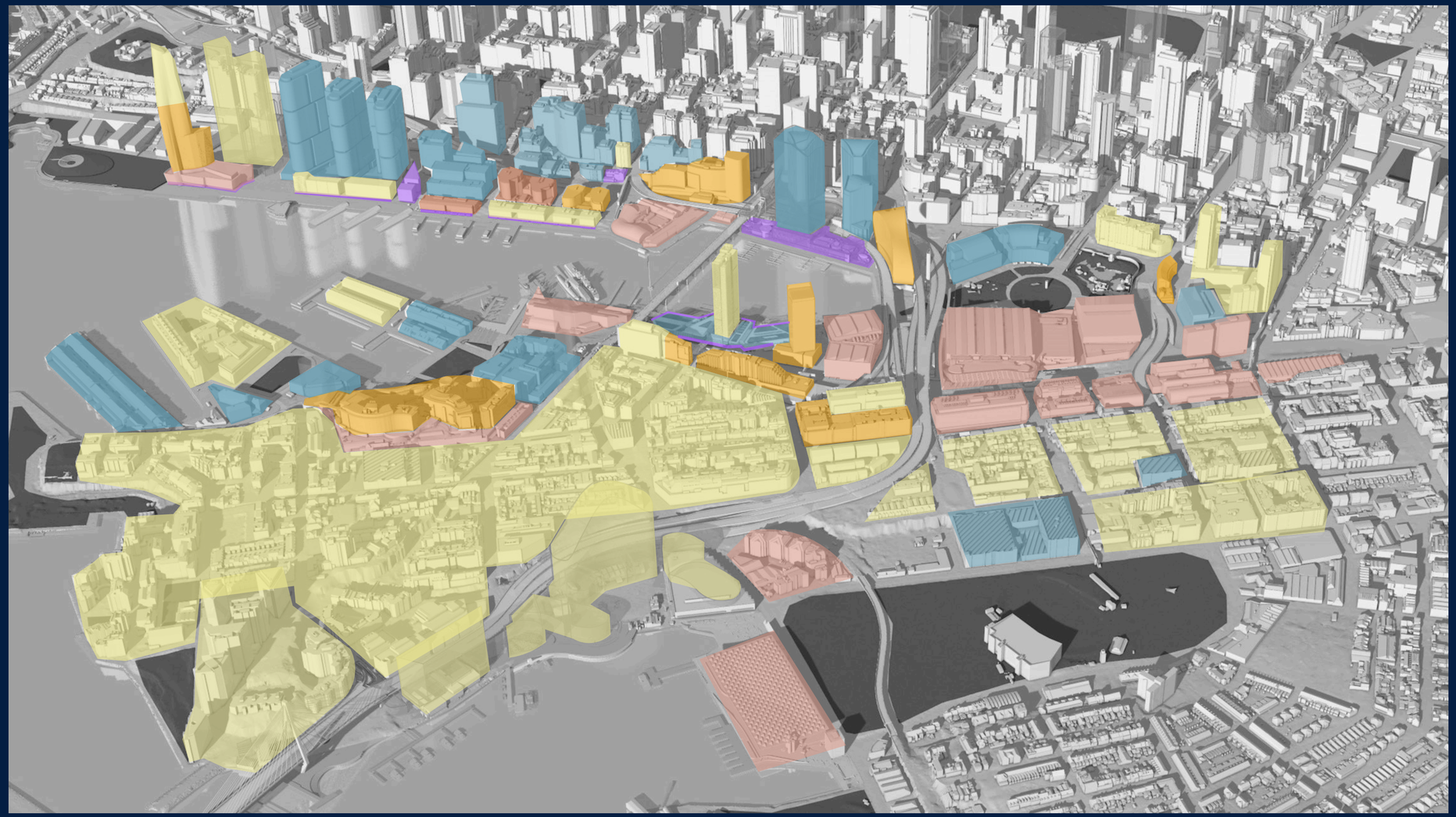
- Jobs – Tech, media, professional services
- Housing – market and affordable housing contribution
- Open space – new and improved
- Activation – new retail offering for locals and visitors
- Connectivity and accessibility – improving east-west
- Protecting existing character through supporting development at a key site





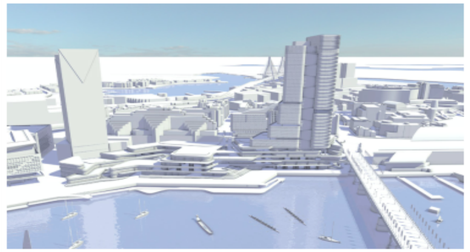
STRATEGIC AND COMPLIMENTARY LAND USES

- A vibrant Mixed-Use 24 hour precinct
- All proposed land uses permissible under DHDP No. 1
- Final mix has been developed in consultation with DPIE and landowner (PMNSW) and informed by community
- Responds to Pyrmont context
- Consistent with diverse mix of land uses surrounding Darling Harbour



CONSULTATION PROCESS

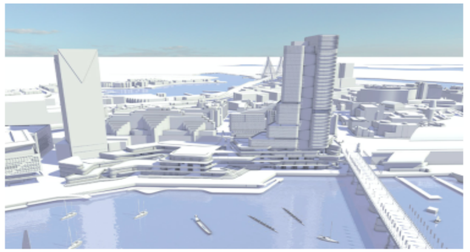
March 2016



Commercial tower,
Retail podium

- Significant view impacts to 50 Murray

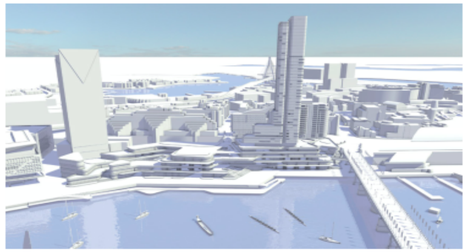
June 2016



Commercial tower,
Retail podium

- The commercial tower was moved 25m south to improve views from 50 Murray Street. Could not move any further as commercial tower needed to be at north end for pedestrian access and corporate address

December 2016



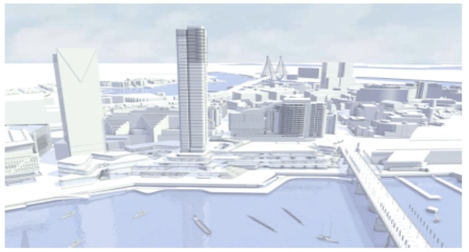
Residential tower,
Retail podium

- The commercial tower was converted to residential, allowing a smaller floorplate to improve view sharing from 50 Murray

+

- 8,000m^2 public domain

March 2020



Residential tower,
Retail podium

- The residential tower was moved to the middle of the site to maximise view sharing

+

- 8,000m^2 public domain

September 2020

Residential tower,
Retail podium

- Residential tower complies with Pyrmont Place Strategy of RL 170, and podium re-mixed to include retail and commercial uses

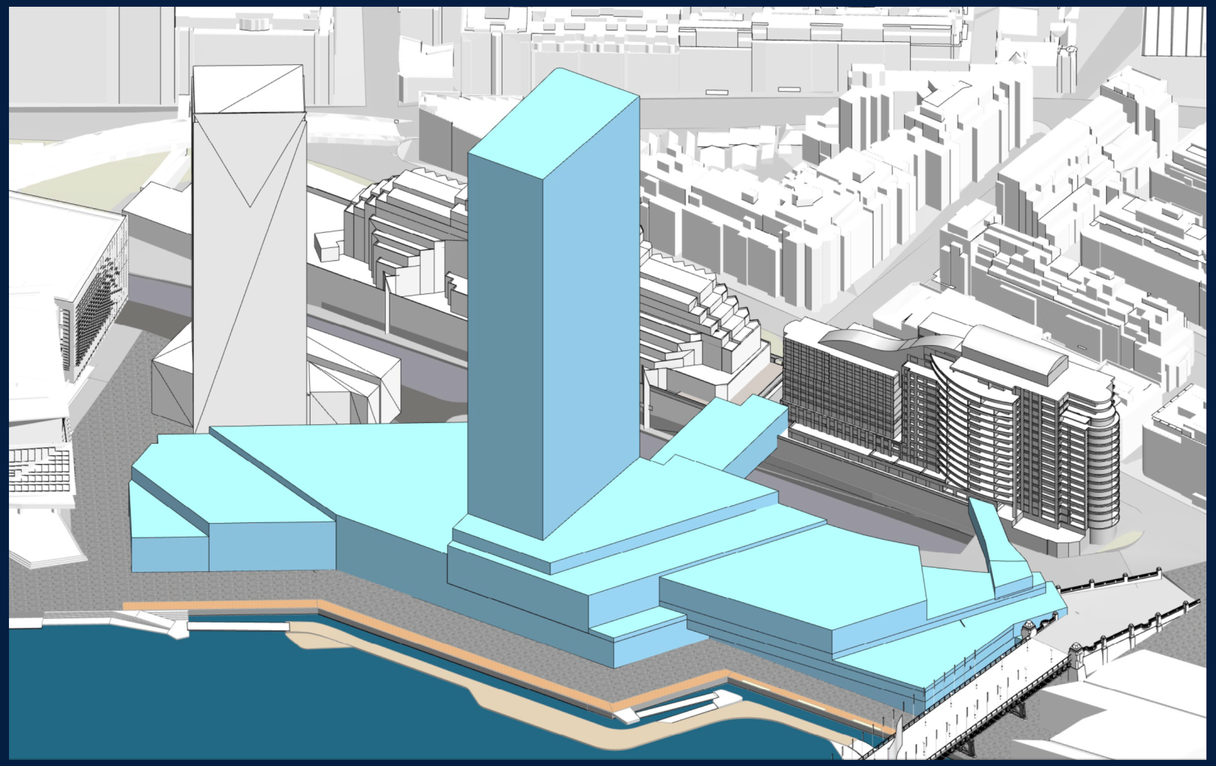
+

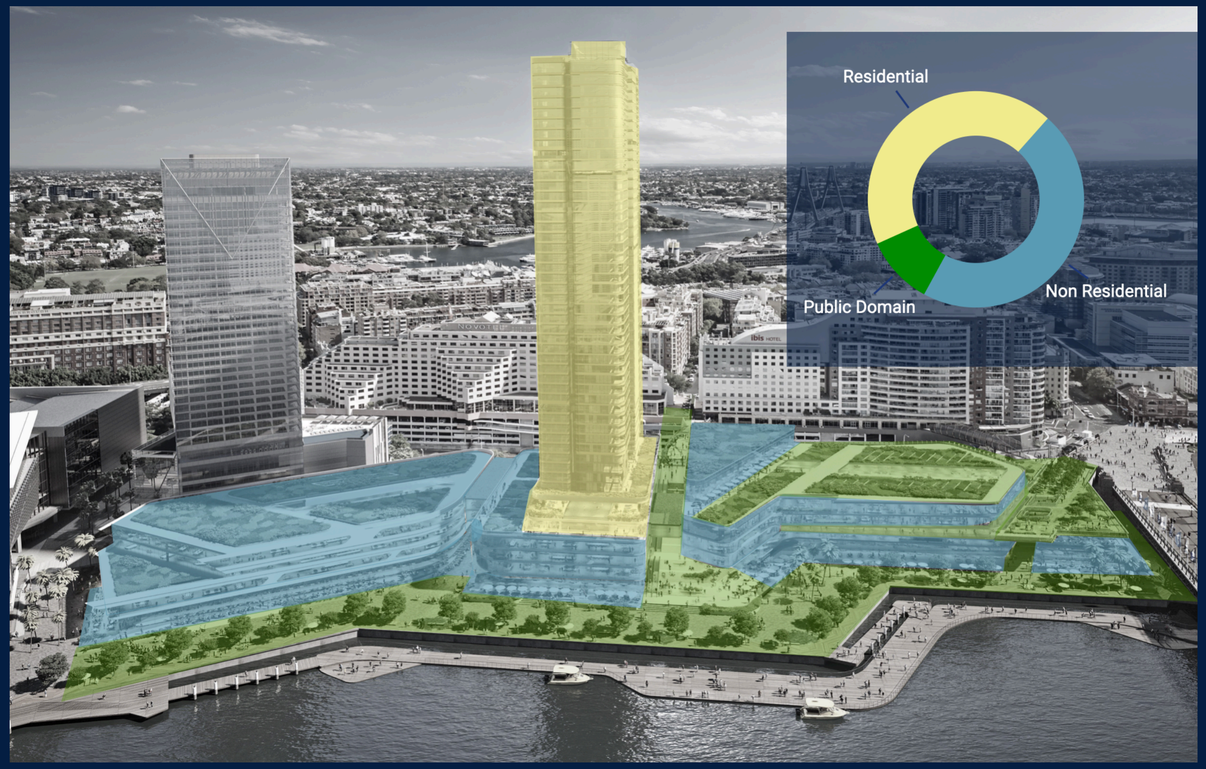
- 10,000m^2 public domain

FINAL PLANNING ENVELOPE

Final planning envelope submitted and supported by DPIE in March 2021

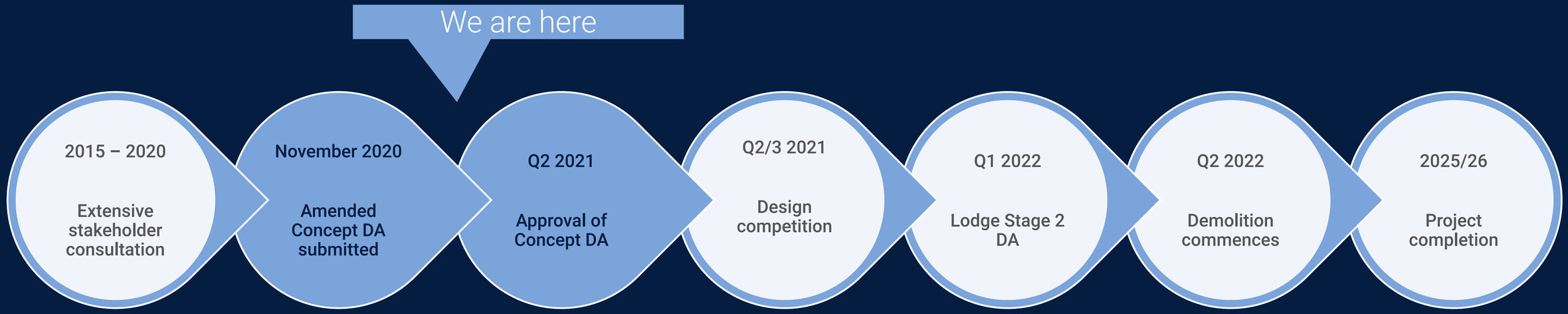
- The Concept Proposal seeks approval for land uses, building envelope and the GFA
- A design competition and Stage 2 DA will be completed following approval of the Concept Proposal





PLANNING PROCESS

Mirvac is collaborating with the Department of Planning Industry & Environment to pursue a staged planning approval



Concept DA establishes

- GFA
- Building envelope
- Land uses
- Public domain concepts
- Built form controls
- Design guidelines
- Design excellence strategy
- Early works – demolition

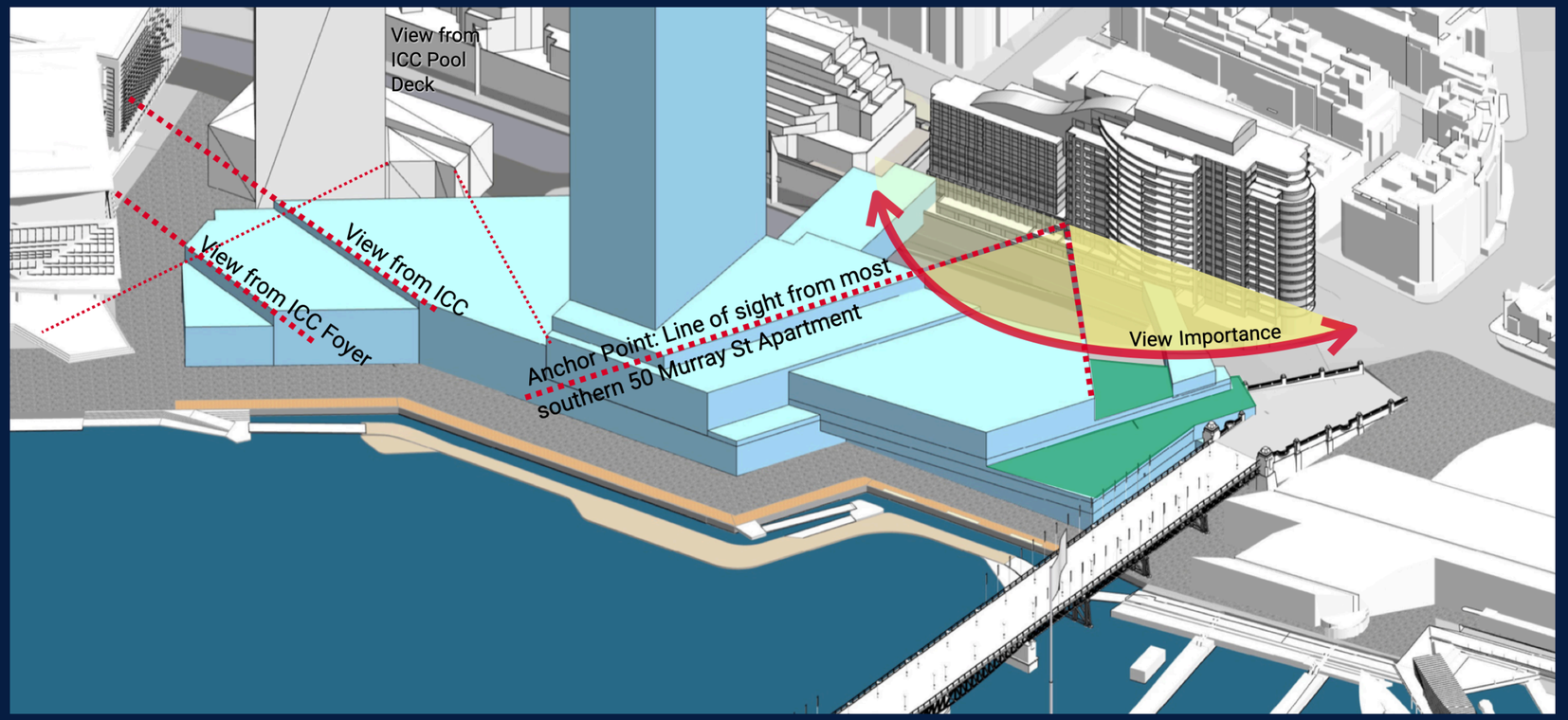
Design Excellence Competition

- Whole project: public domain, podium, tower
- 6 architectural firms
- (2 x local, 4 x international / local)
- 6 Design Jurors (3 selected by DPIE, 3 selected by Mirvac)
- Design Brief to be endorsed by DPIE & GANSW

AMENITY CONSIDERATIONS

The design has been guided and responded to balancing project needs and amenity impacts raised by public:

- Overshadowing
- Visual
- Views
- Wind



	First Exhibition	Second Exhibition	Third Exhibition
No. of public submissions	140	55	38

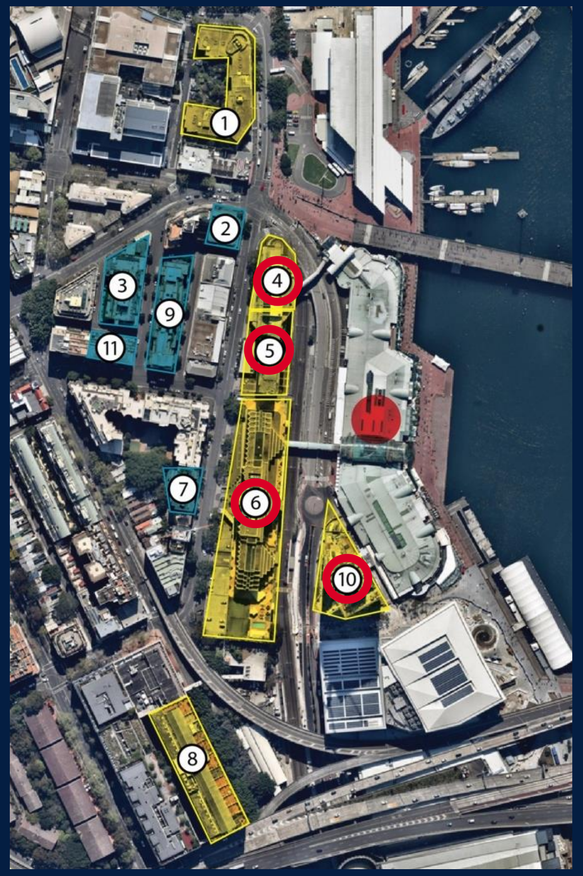
PRIVATE VIEW ASSESSMENT

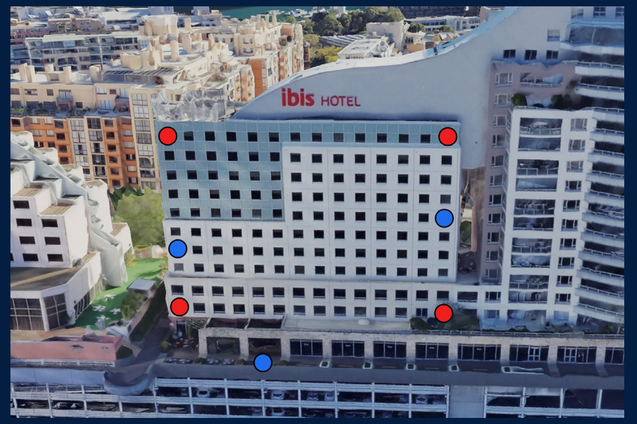
Process and Methodology

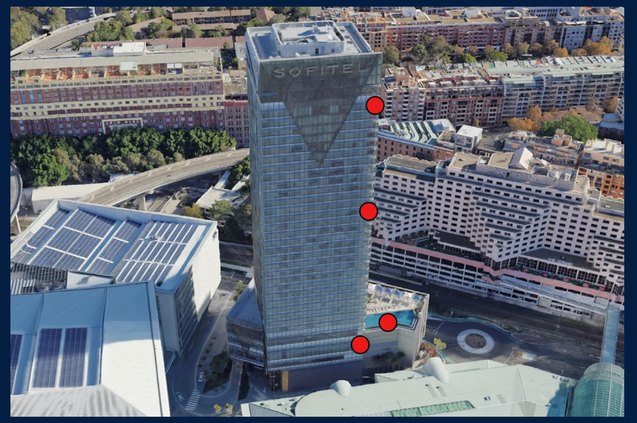
Visual Analysis: Private Views

- The Site
- Key Buildings
- Secondary Buildings

1 - Gate Apartments, 1 Murray St
2 - Renaissance Apartments, 73 Union St
3 - Harbour's Edge Apartments, 1-5 Harwood St
4 - One Darling Harbour, 50 Murray St
5 - Ibis Hotel
6 - Novotel Sydney, Darling Harbour
7 - The Phoenix, 117-129 Murray St
8 - Oaks Goldsborough Apartments
9 - Arena Apartments, 32-34 Bunn St
10 - ICC Hotel
11 - Apartments, 16 - 30 Bunn St





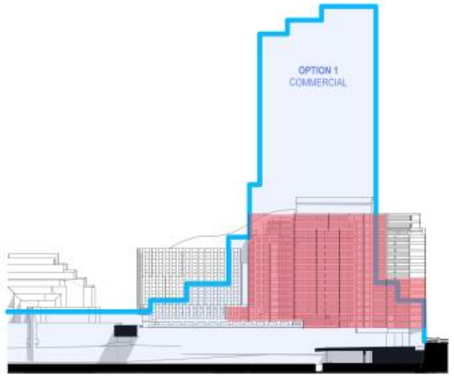


PRIVATE VIEW ASSESSMENT

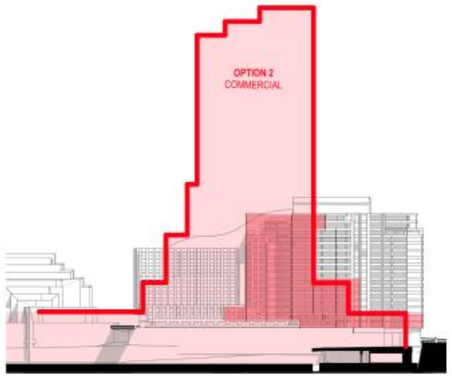
Tower Location: Significant Improvement to 50 Murray St

Tower envelope has been refined to maximise view sharing and is located as far south as possible. Significant and positive changes has been made to respond to the feedback received from consultation.

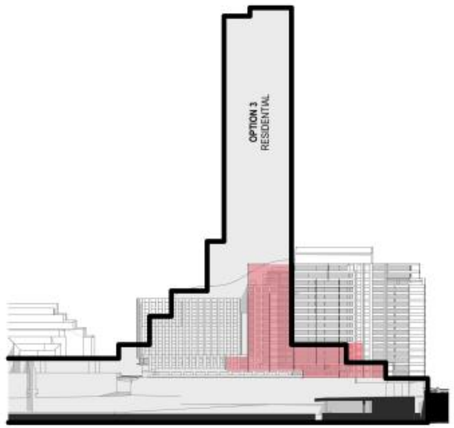
March 2016



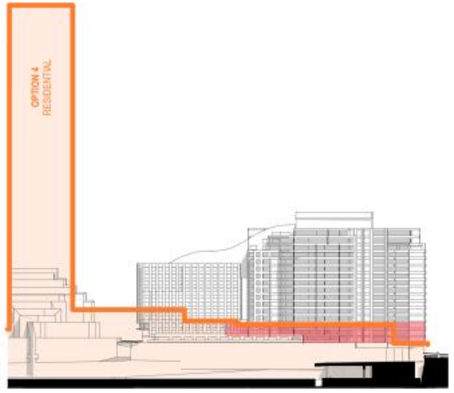
June 2016



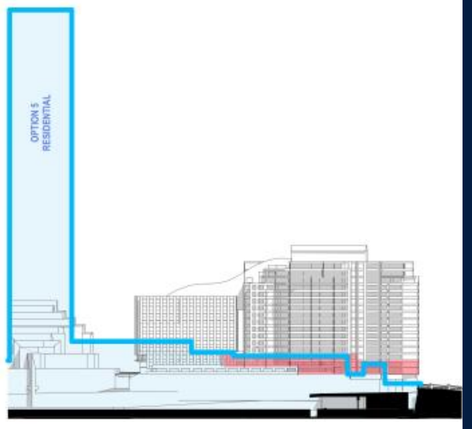
Dec 2016



March 2020



Sept 2020

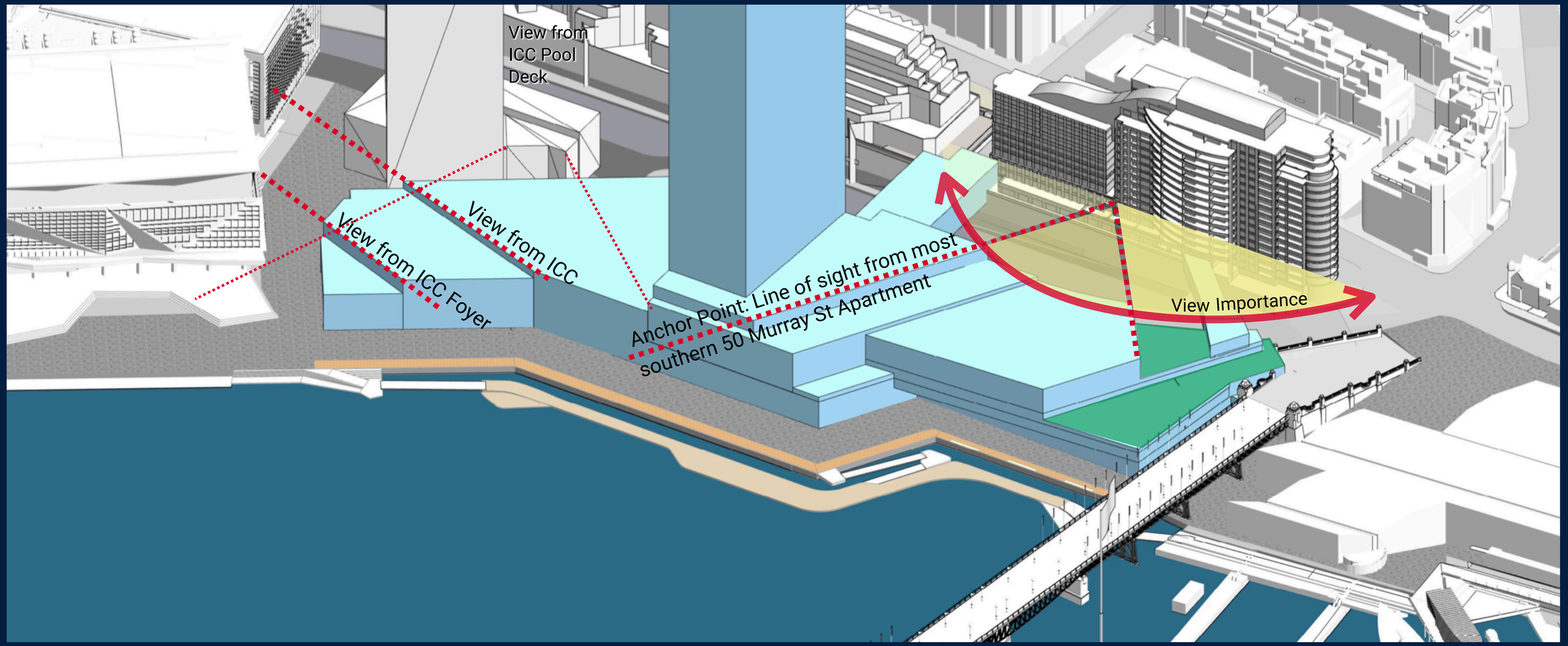


PRIVATE VIEW ASSESSMENT

Podium Envelope Reduction: Significant Improvement to View Sharing

/ Views prioritised to N/E

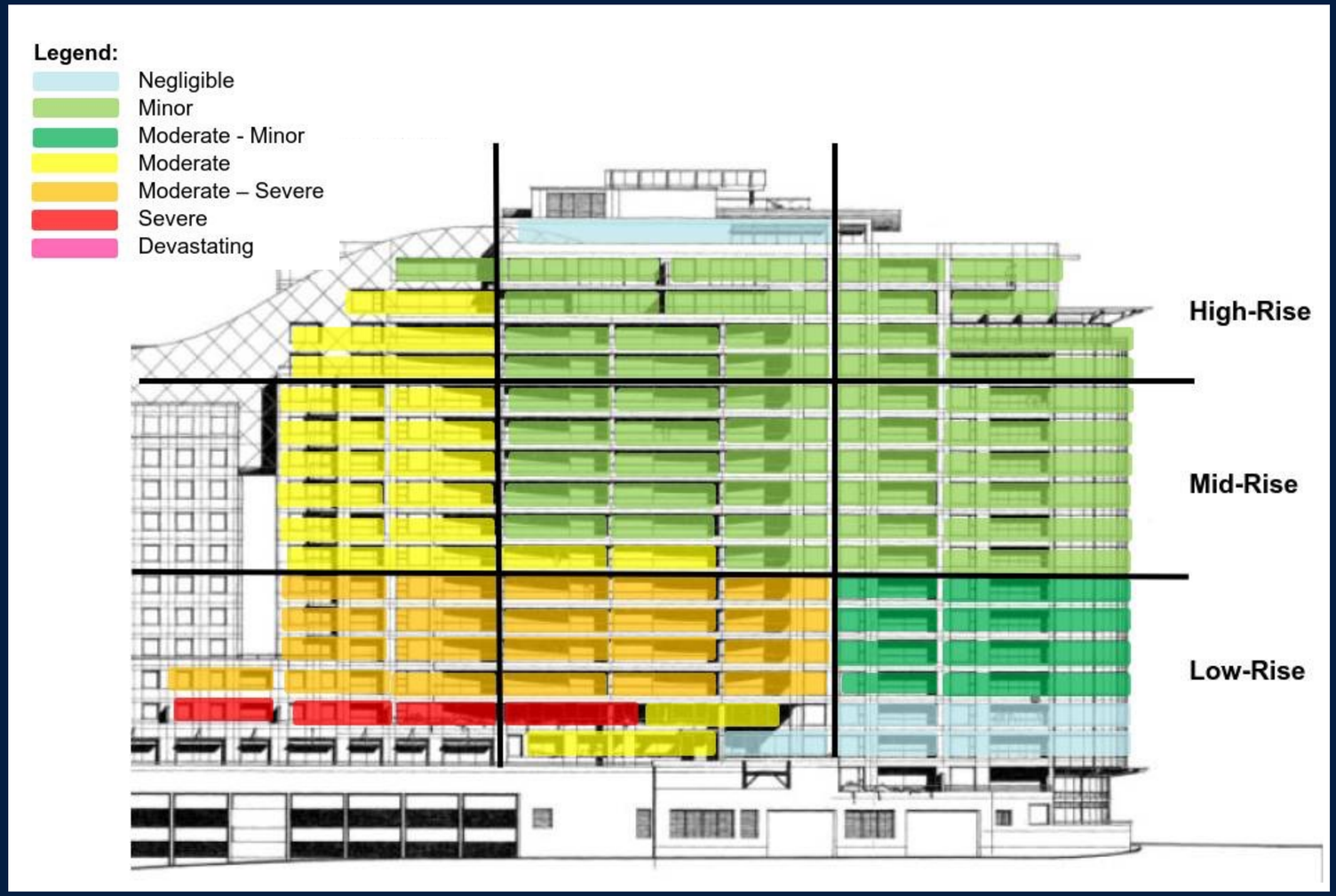
/ Iconic views to Pyrmont bridge, city skyline, Centrepoint tower,



PRIVATE VIEW ASSESSMENT: 50 MURRAY STREET

Those most affected apartments will:

- Continue to retain expansive and dominant views towards the CBD skyline (including Centrepoint Tower).
- Continue to experience excellent outlook and expansive sky views.
- Benefit from improved views through replacement of existing centre with a new building of high design quality that will incorporate expansive greenery and open space.
- Continue to have access to rooftop communal areas that enjoy some 180 degree uninterrupted views over Darling Harbour and the CBD.



SUMMARY

- Proposal complies with planning controls
- Mirvac acting as a “good neighbour”
- Existing centre now out of character
- All reasonable design measures and skill utilised to optimise surrounding views
- Private impacts need to be considered in context of broader public benefits to locality, Pyrmont, Sydney, and NSW

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EVOLVING CONTEXT

Cockle Bay c1819-20. Looking from the eastern shore towards Pyrmont. In the foreground are two windmills on Millers Point and possibly Dicksons Mill at the head of Cockle Bay. Macarthurs windmill on the Pyrmont peninsula is in the background. James Taylor. Mitchell Library 941

EVOLVING CONTEXT

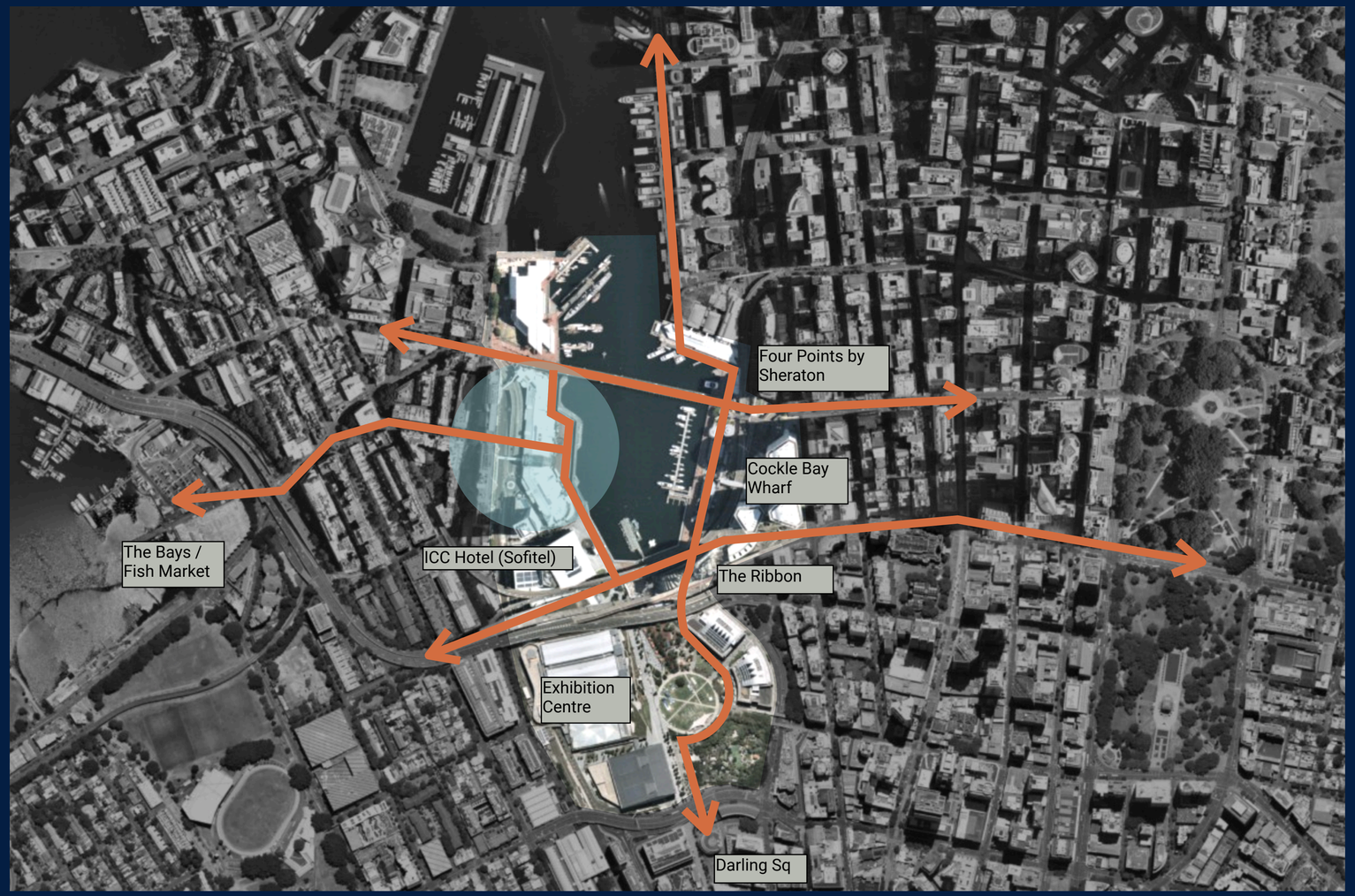
1903

1943

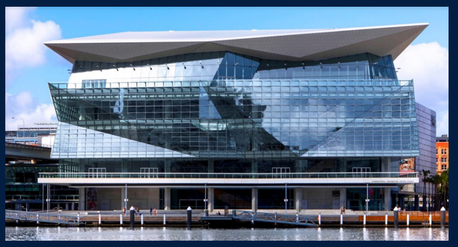
June 1994

January 2021

CONTEMPORARY CONTEXT



ICC Hotel (Sofitel)


ICC, Sydney

Exhibition Centre

Four Points by Sheraton

The Ribbon

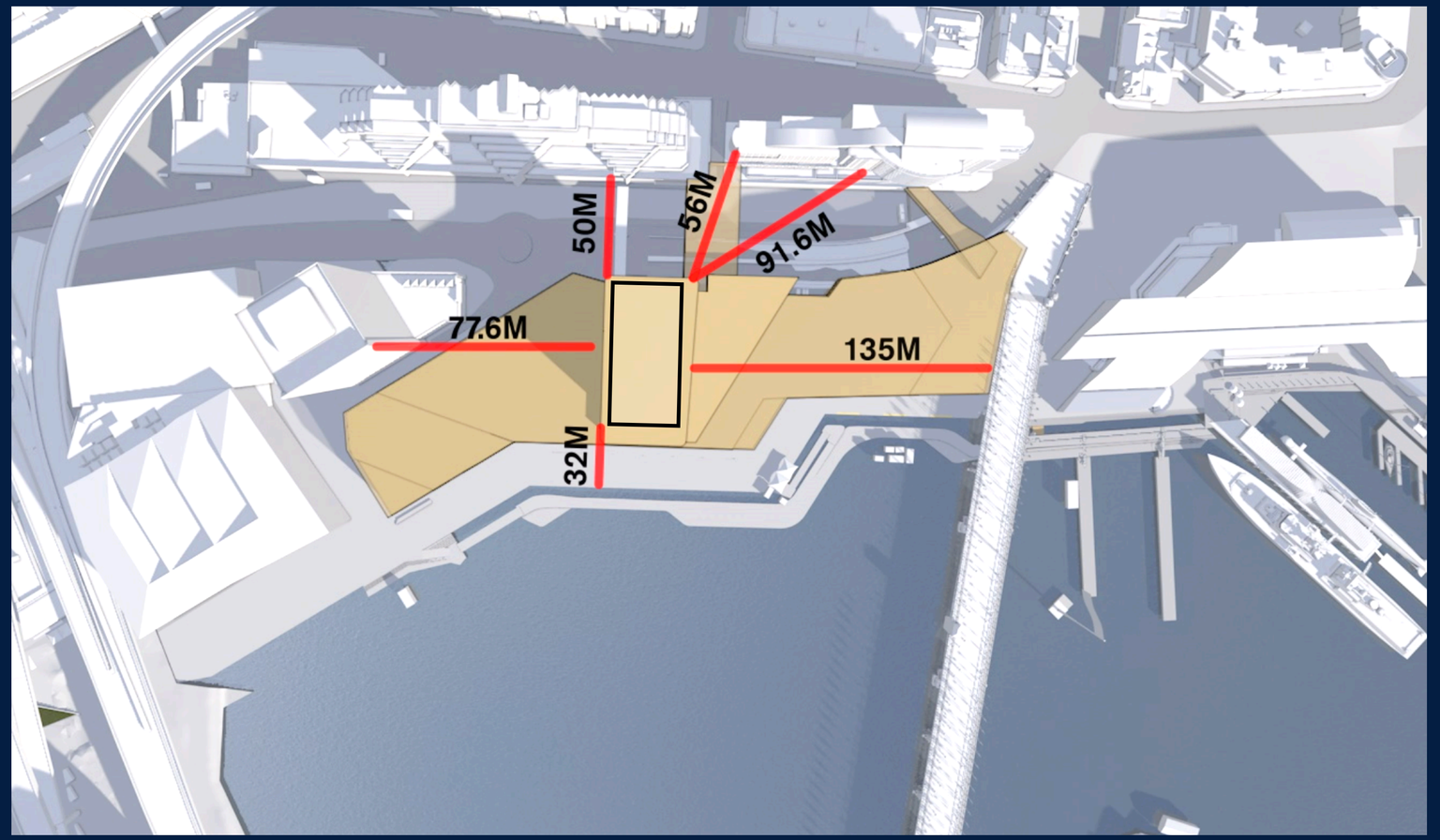
Darling Square

Cockle Bay Wharf

Barangaroo

STRATEGIC AND COMPLEMENTARY LAND USES

- A vibrant mixed use precinct.
- Residential tower located in the widest part of the site
- High level of separation from adjoining buildings (> 50m)
- Generous setback from the waterfront (32m)
- Floorplate size compliant with the City of Sydney 1,000m2 GFA control and offers a very high level of amenity.
- Detail design will response to ensure appropriate acoustic and privacy amenity relative to entertainment precinct context.



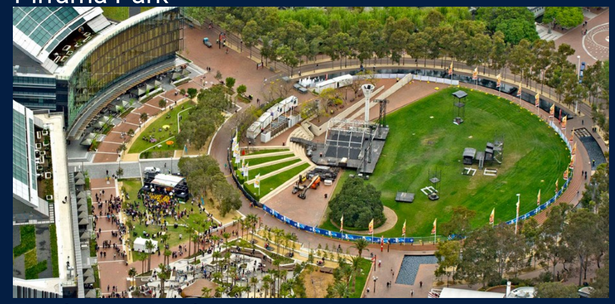
PUBLIC SPACE

Connecting Green Spaces / Public Realm

PPPS: Pyrmont Peninsula Green Grid Initiative

Pyrmont Peninsula and the City of Sydney: Green Spaces / Public Realm

Pirrama Park



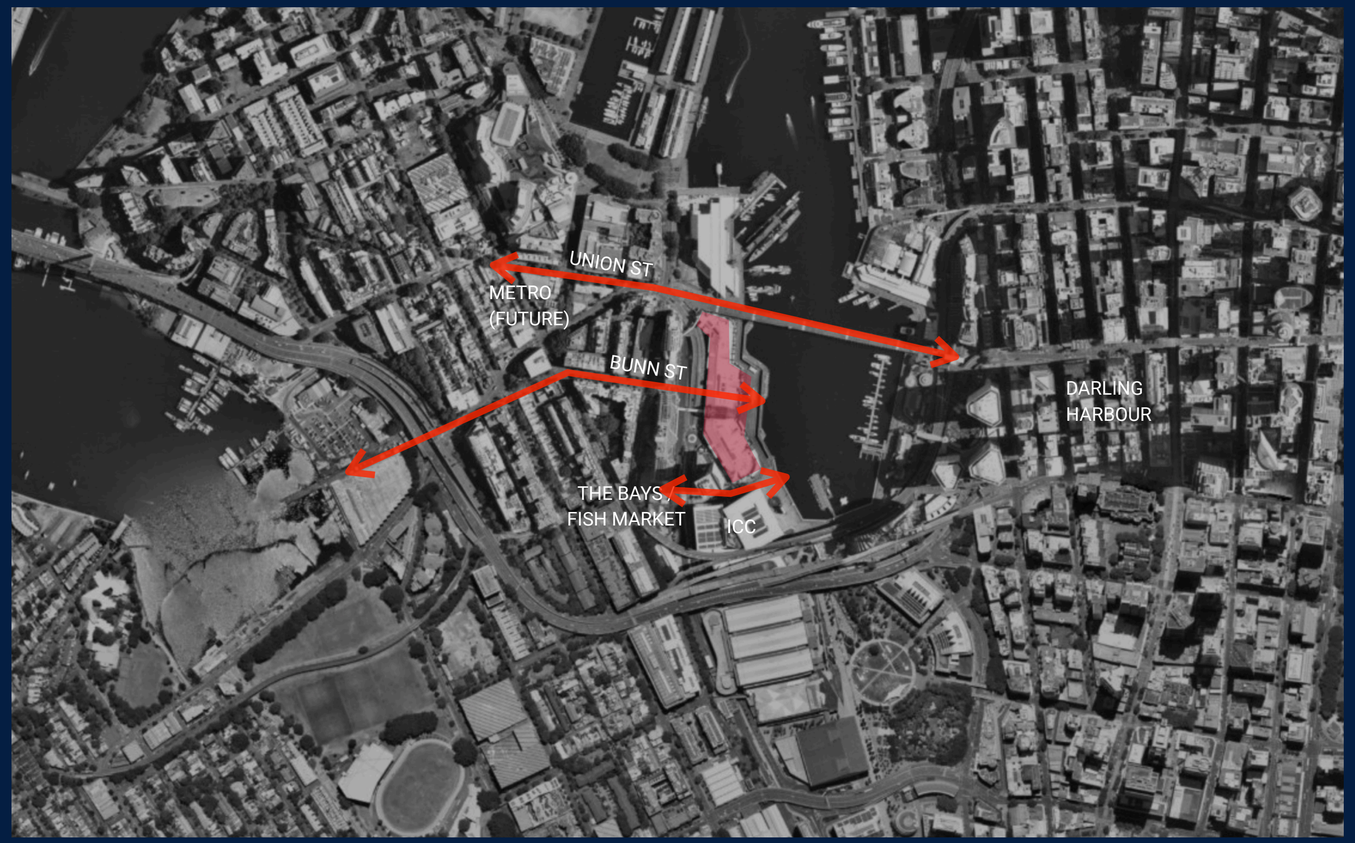
Tumbalong Park / Darling Quarter

Guardian Square (Indicative)

NORTH-SOUTH CONNECTIVITY

EAST-WEST CONNECTIVITY

The proposed development improves east /west pedestrian movement across the site connecting the existing residential areas of Pyrmont (and the Bays beyond) to the Waterfront and wider Darling Harbour precinct.

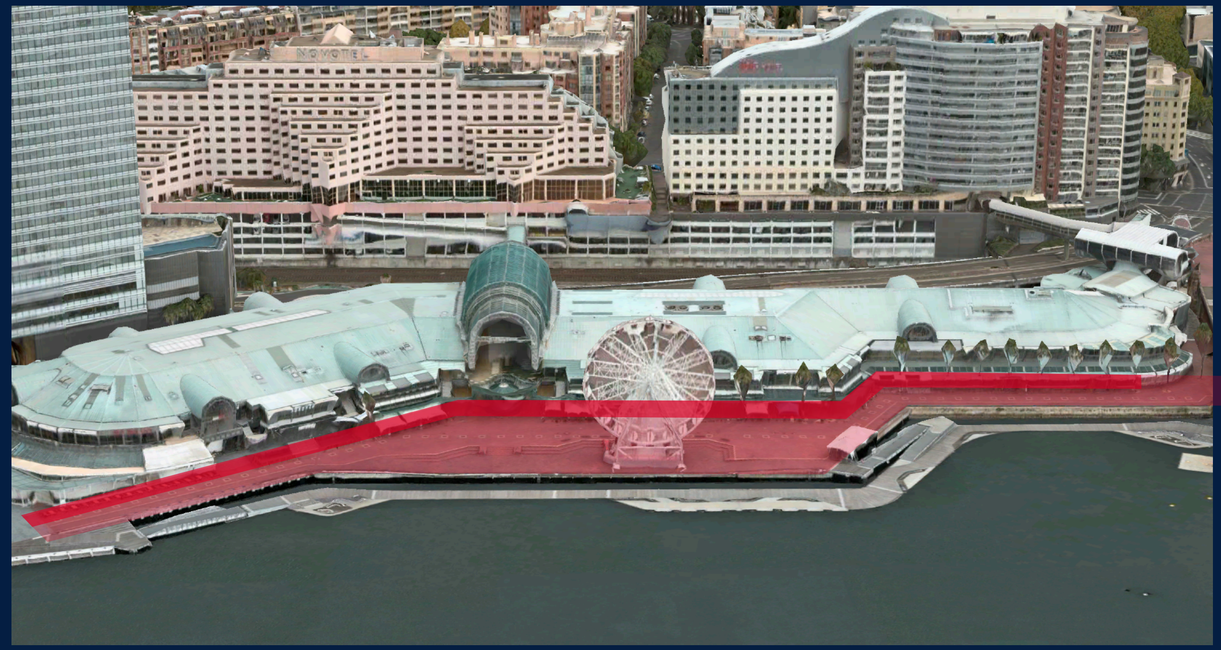


PUBLIC DOMAIN - OVERALL AREA COMPARISON

Existing public domain area:
4,326 m²

Total public domain area:
10,000 m²

Increase:
5,674 m²

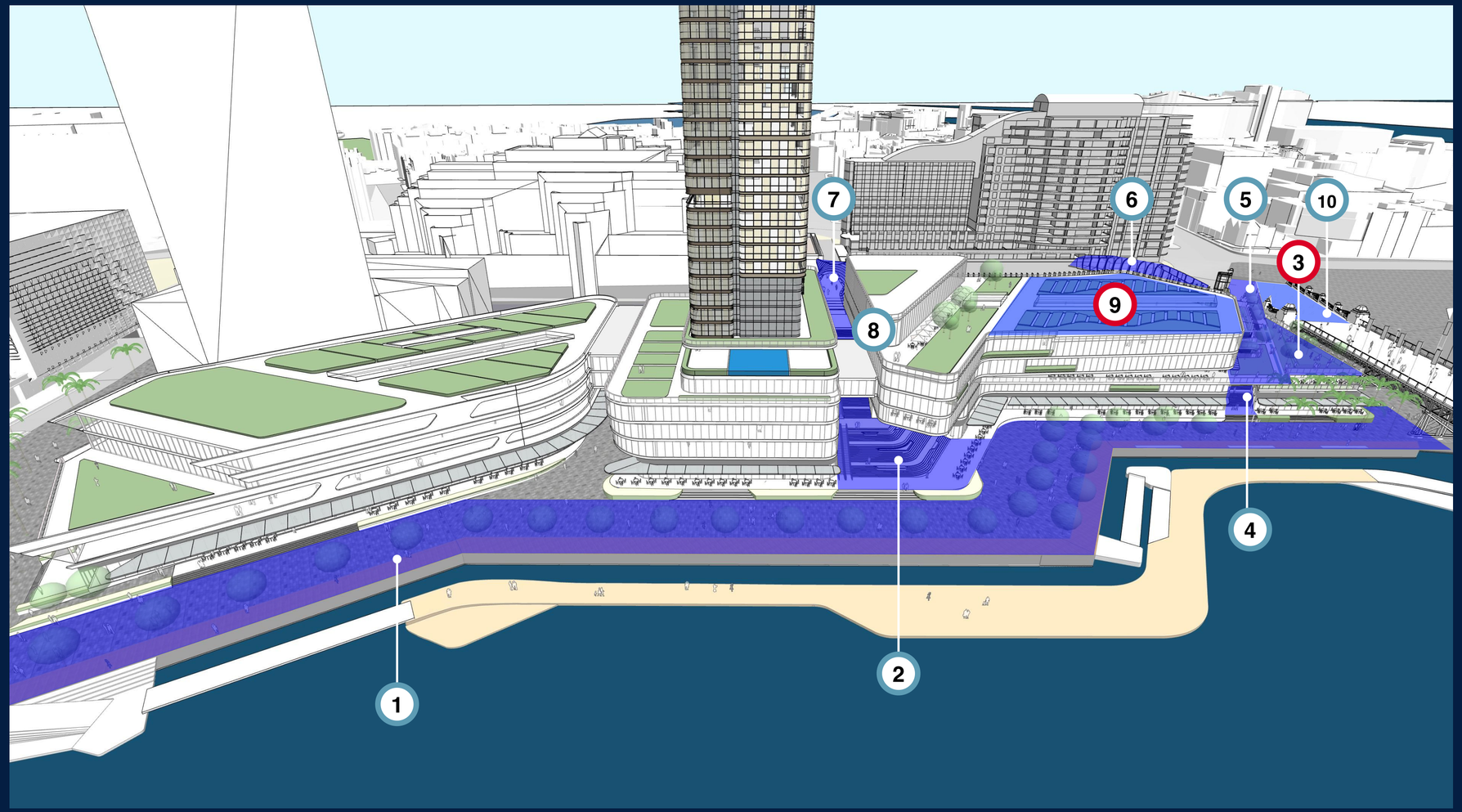


PUBLIC DOMAIN / GREEN SPACES

Mirvac To Fund and Deliver 10,000m^2 of 24/7 Accessible Public Domain

1. The Waterfront Boulevard (4,800 sqm)
2. The Events Steps
3. Guardian Square (1,500 sqm)
4. Pyrmont Steps
5. Pyrmont Bridge Landing
6. Murray Street Bridge
7. Bunn Street Pedestrian Bridge
8. Central through-site Link
9. Podium Rooftop (2,000 sqm)
10. Pyrmont Bridge Paving Upgrade

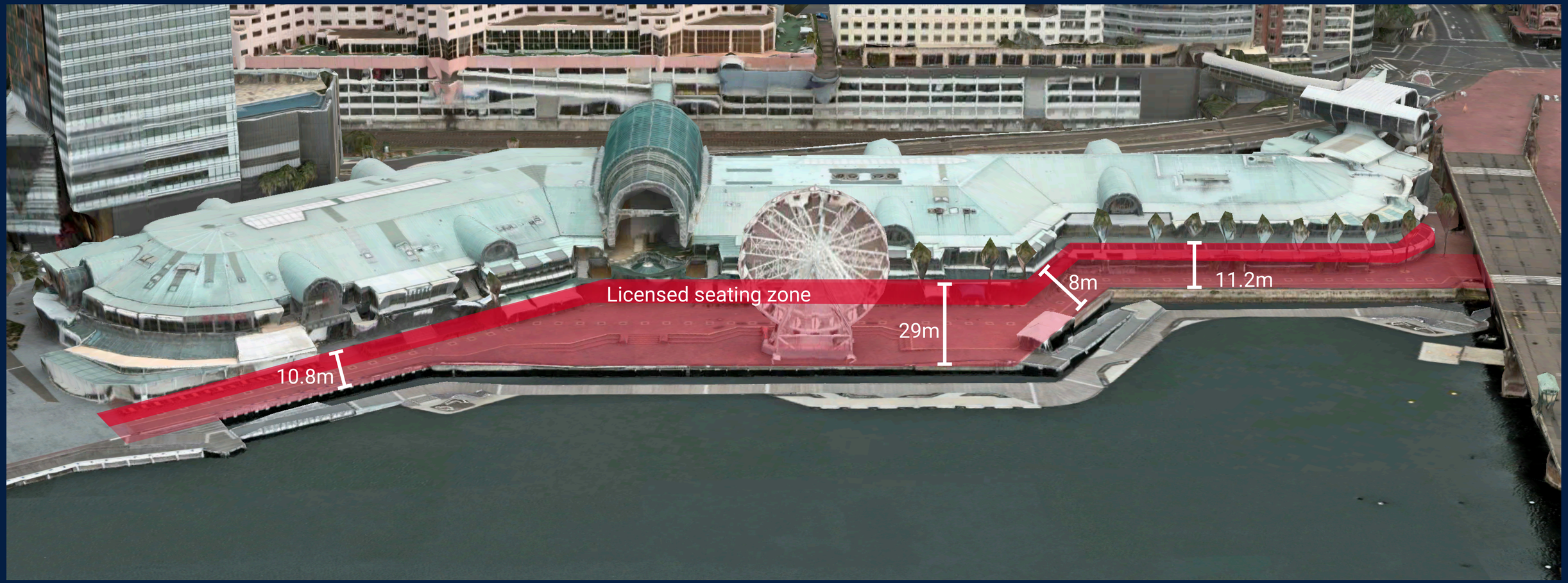
*Areas as per DA conditions. Remaining area can be reallocated in Stage 2 design



THE WATERFRONT BOULEVARD

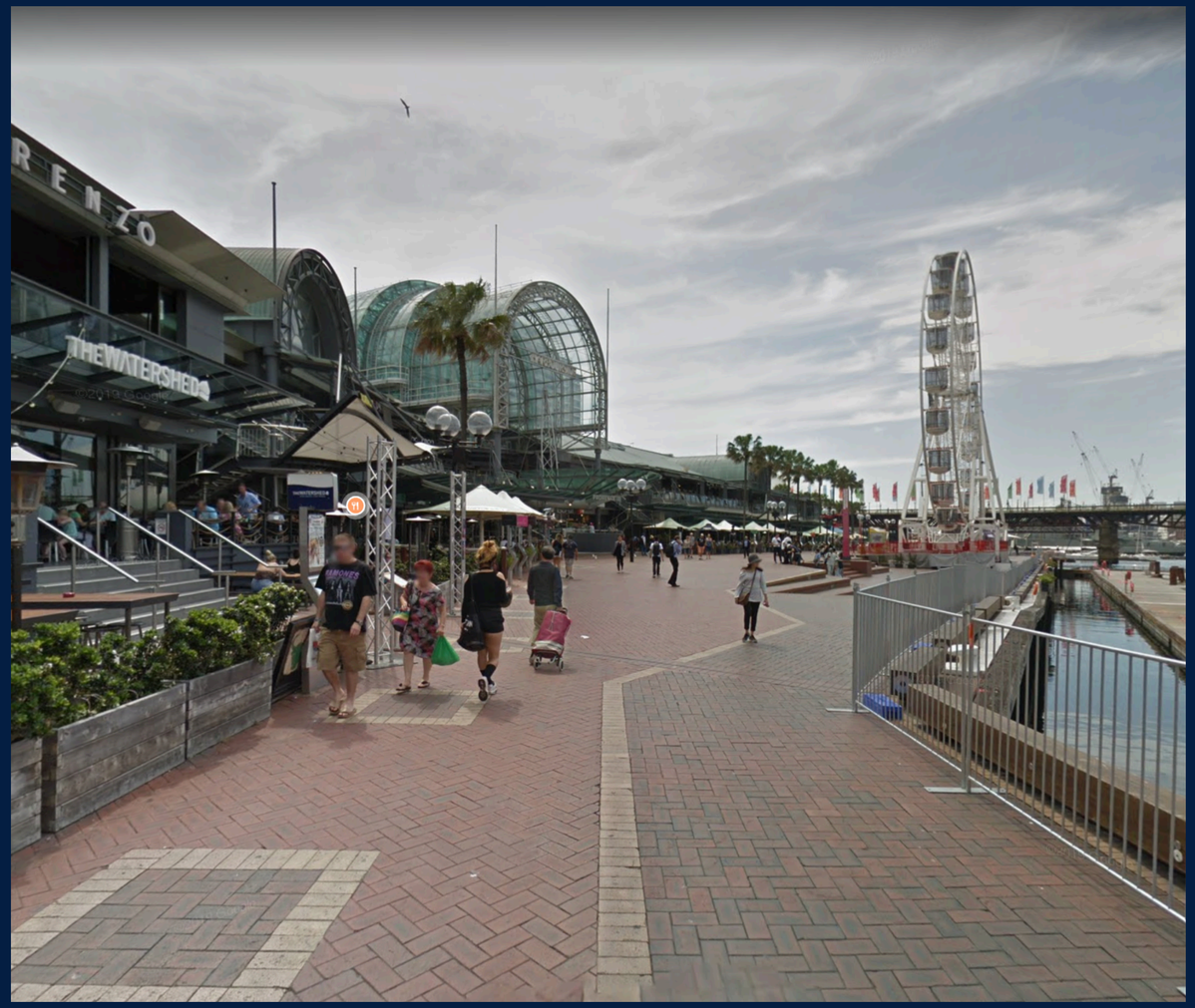
Existing Condition

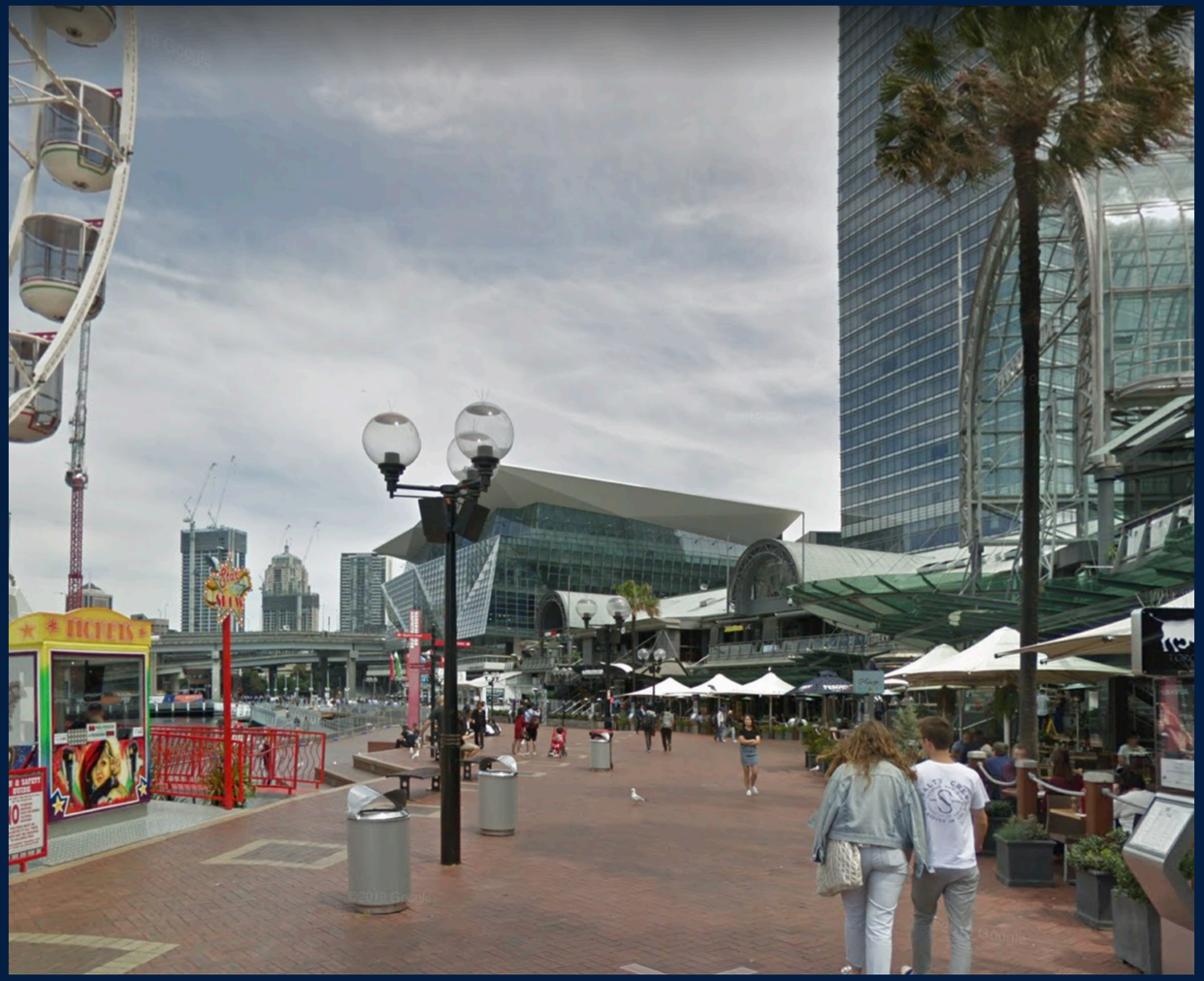
Existing = 4,326m²



THE WATERFRONT BOULEVARD

Existing Conditions



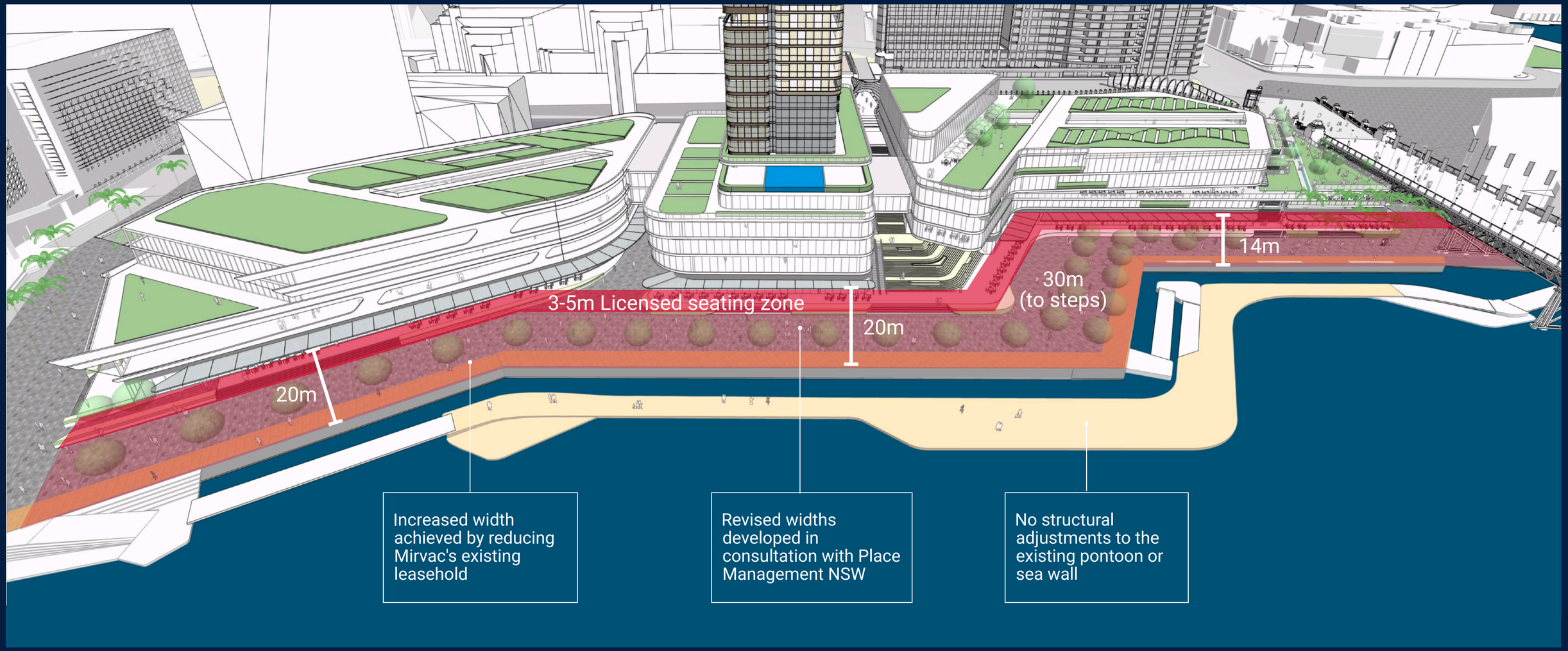


Outdated material palette, Differing levels, limited soft landscaping and shade cover - not commensurate with wider precinct

THE WATERFRONT BOULEVARD

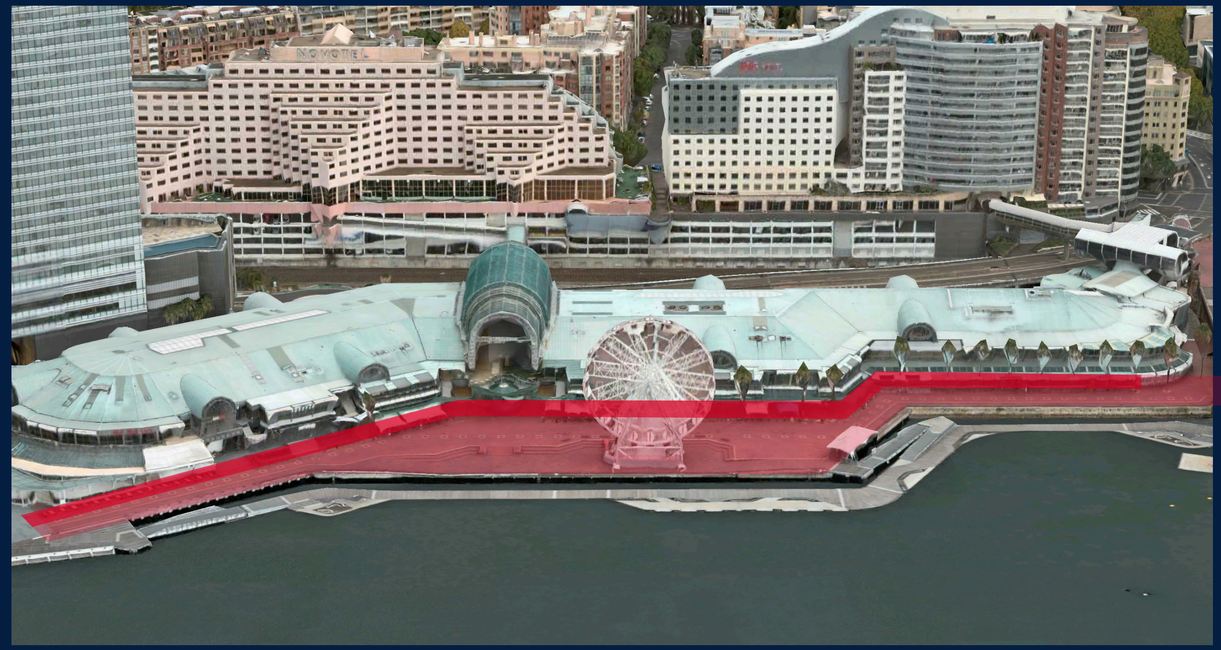
Proposed Condition

Proposed = 4,800m²
(Increase of 474m²)



THE WATERFRONT BOULEVARD

Existing waterfront boulevard area: **4,326 m²**



New waterfront boulevard area: **4,800 m²**

Additional Area: **474 m²**

THE EVENTS STEPS

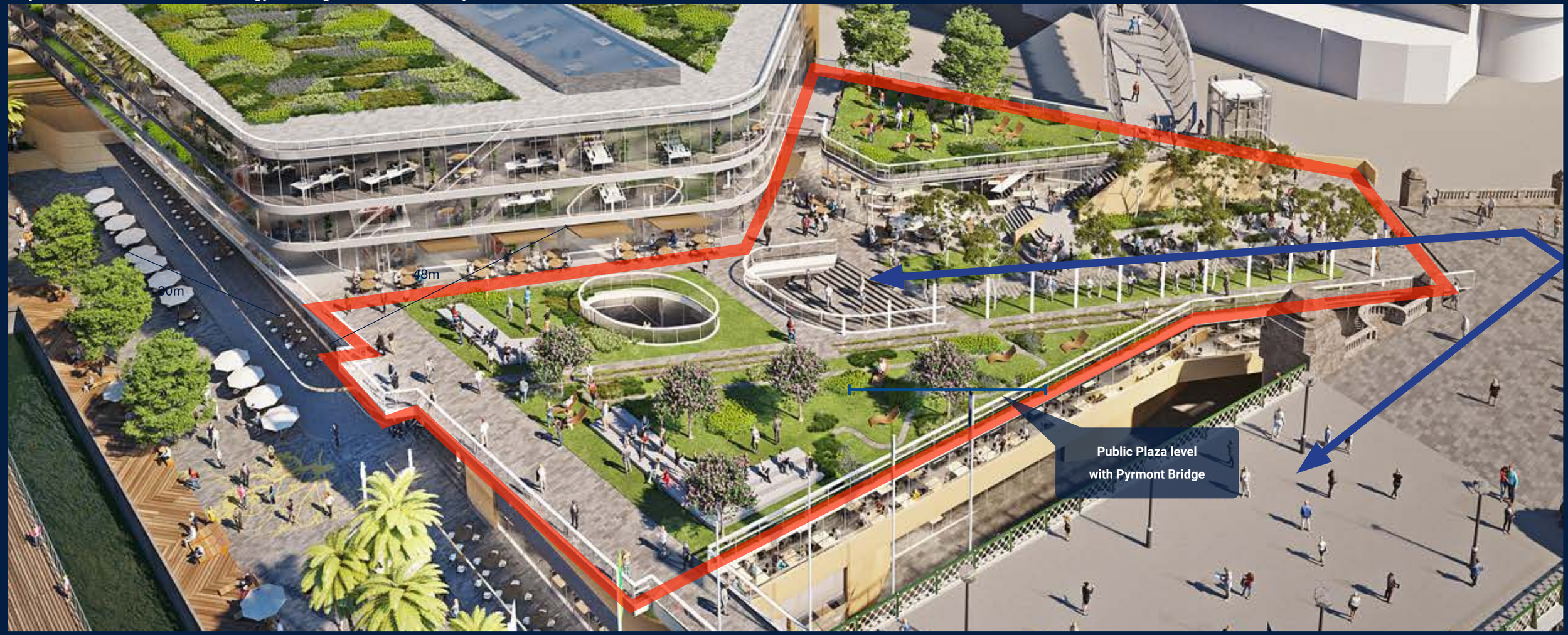
High Capacity Open-Air Event Space Overlooking the Darling Harbour

GUARDIAN SQUARE

1,500m² Public Plaza Level With Pyrmont Bridge

"A connected network of smaller public spaces sit across the peninsula, providing moments of respite and places for the community to connect and engage. "

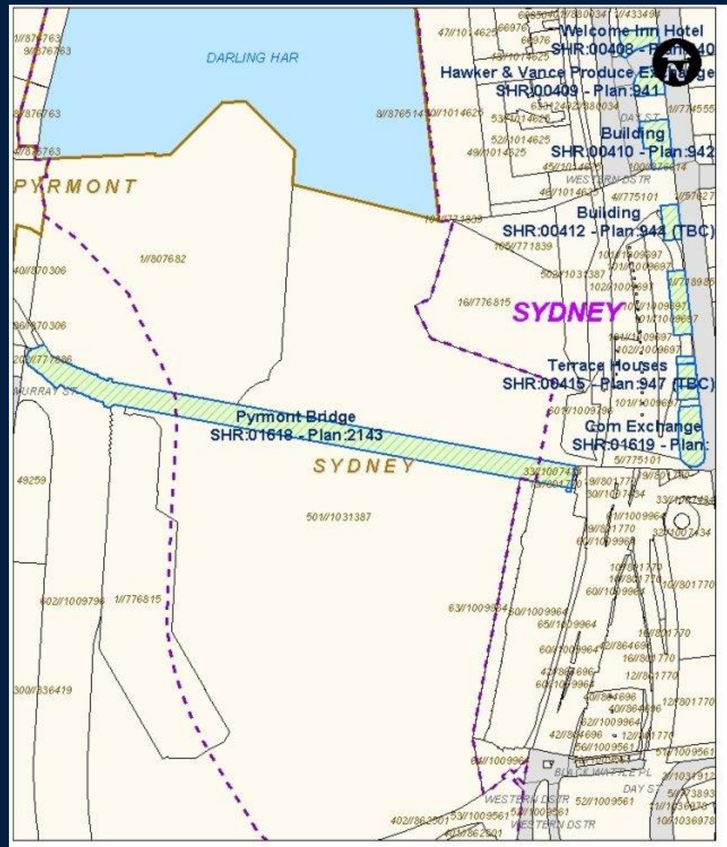
- Pyrmont Peninsula Place Strategy, Strategic Framework, July 2020



GUARDIAN SQUARE

1,500m² Public Plaza Level With Pyrmont Bridge

HERITAGE: RELATIONSHIP TO PYRMONT BRIDGE



State Heritage Register

Gazettal Date: 28 June 2002

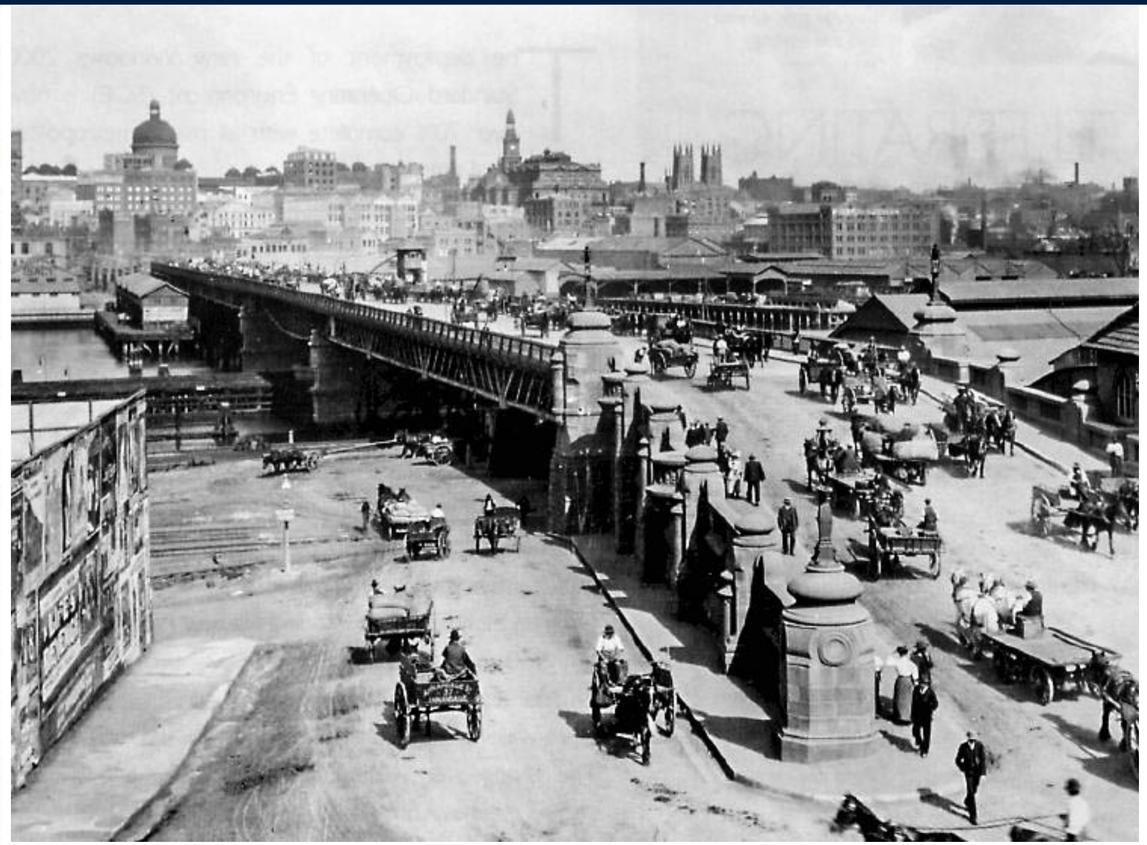
0 25 50 100 150 200 Meters

Scale: 1:3,000

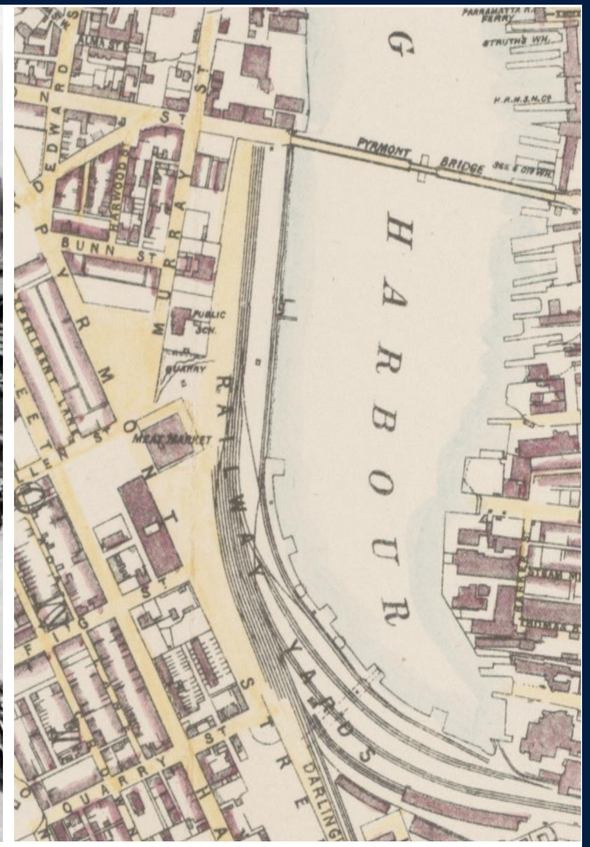
Produced by: Stewart Watters

Legend

- SHR Curtilage
- LGAs
- Suburbs
- Land Parcels
- Water
- Roads
- Railways
- NSW Reserves

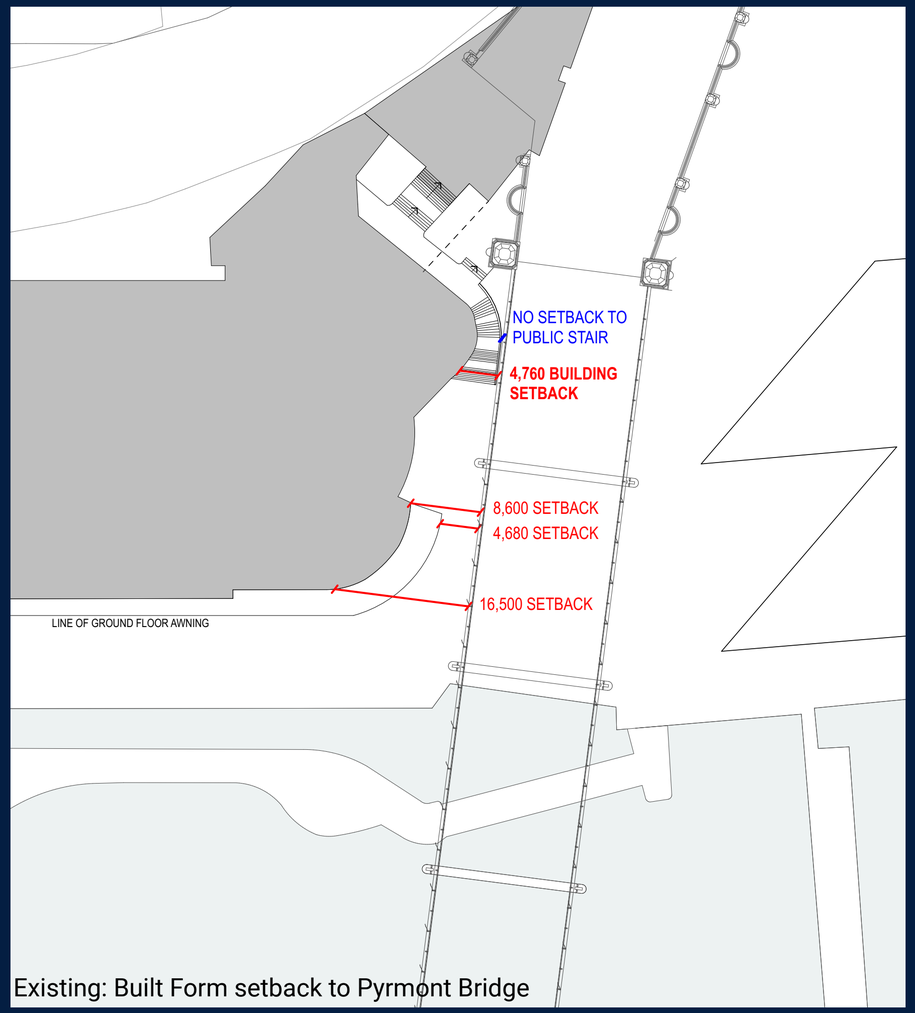


Circa 1907



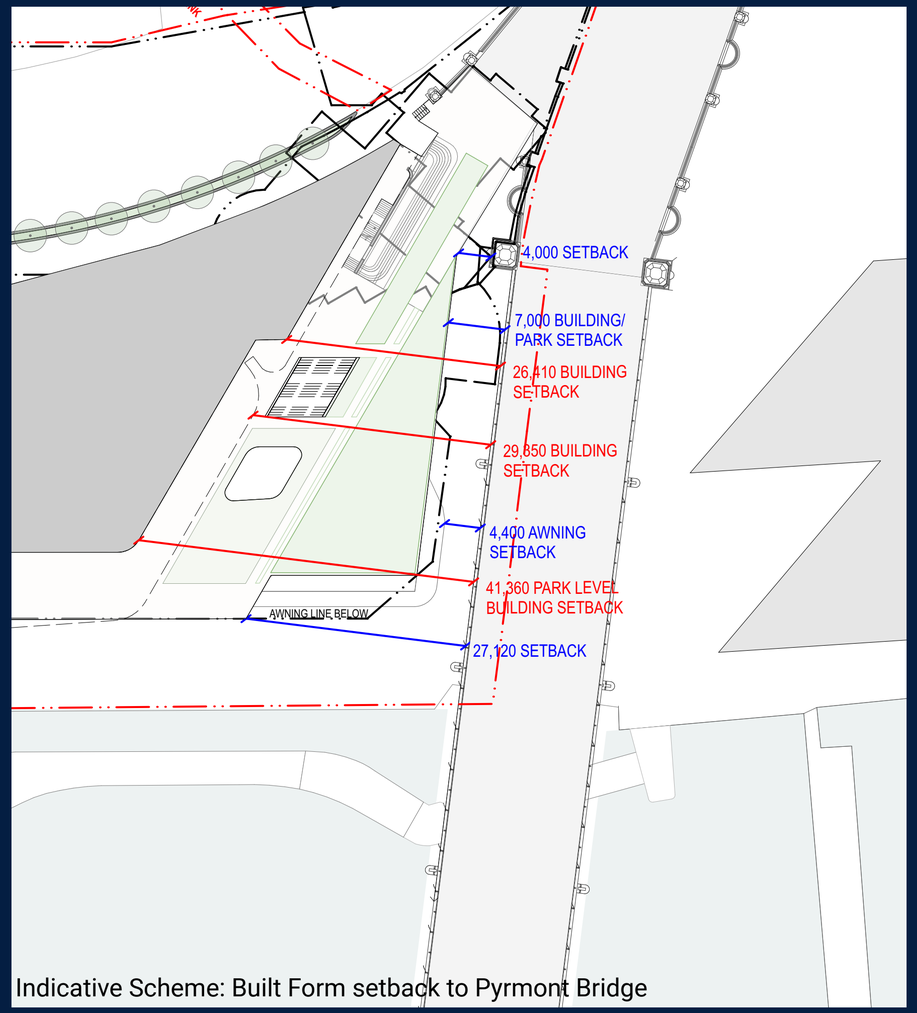
NSW Department of Lands 1895, Map of the city of Sydney, NSW

HERITAGE: EXISTING RELATIONSHIP TO PYRMONT BRIDGE

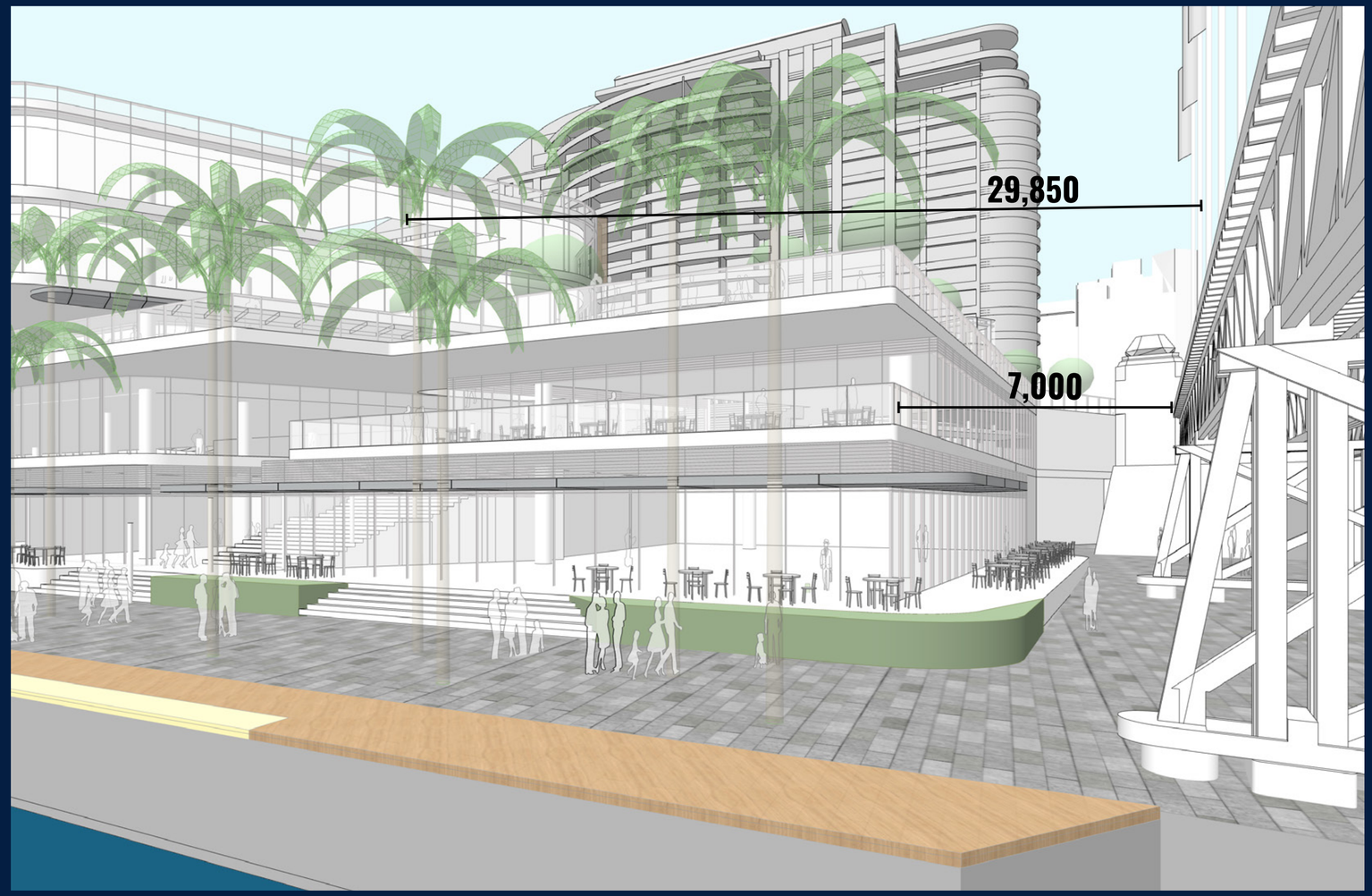


Existing: Built Form setback to Pyrmont Bridge

HERITAGE: IMPROVED RELATIONSHIP TO PYRMONT BRIDGE



Indicative Scheme: Built Form setback to Pyrmont Bridge



DARLING DRIVE

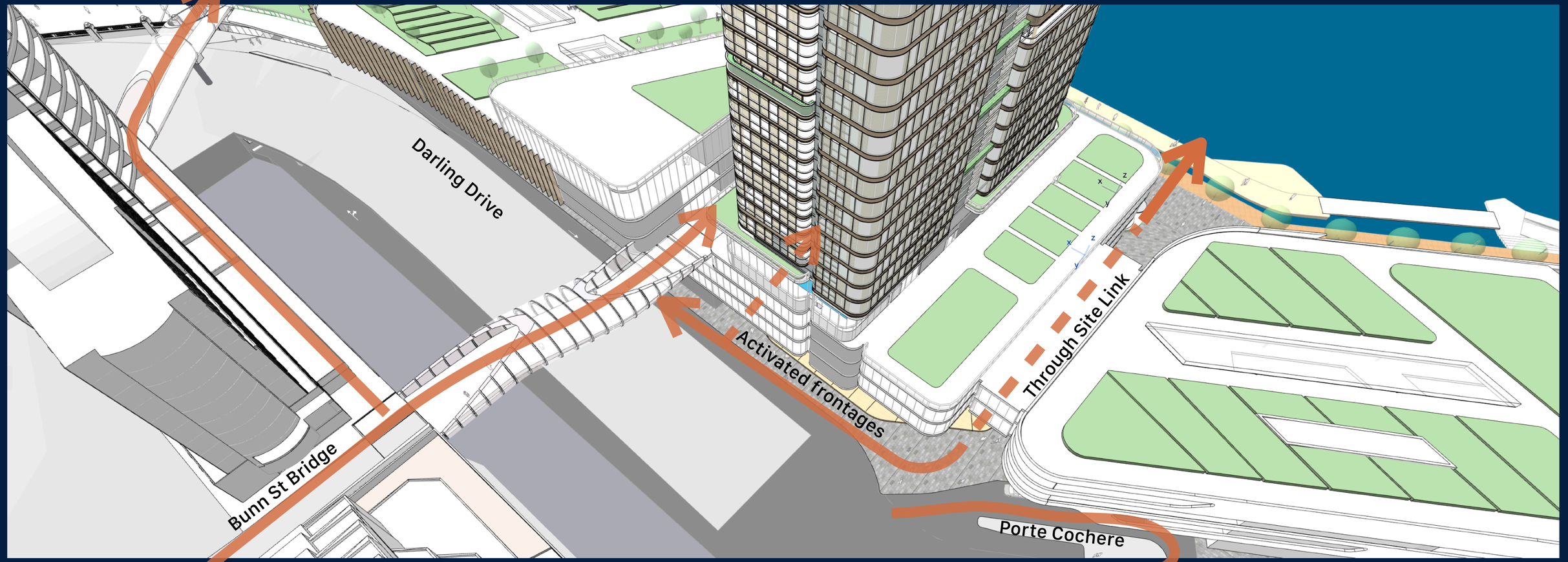
Existing Condition

Poor accessibility as a result of topography and infrastructure corridor, lack of activation

DARLING DRIVE

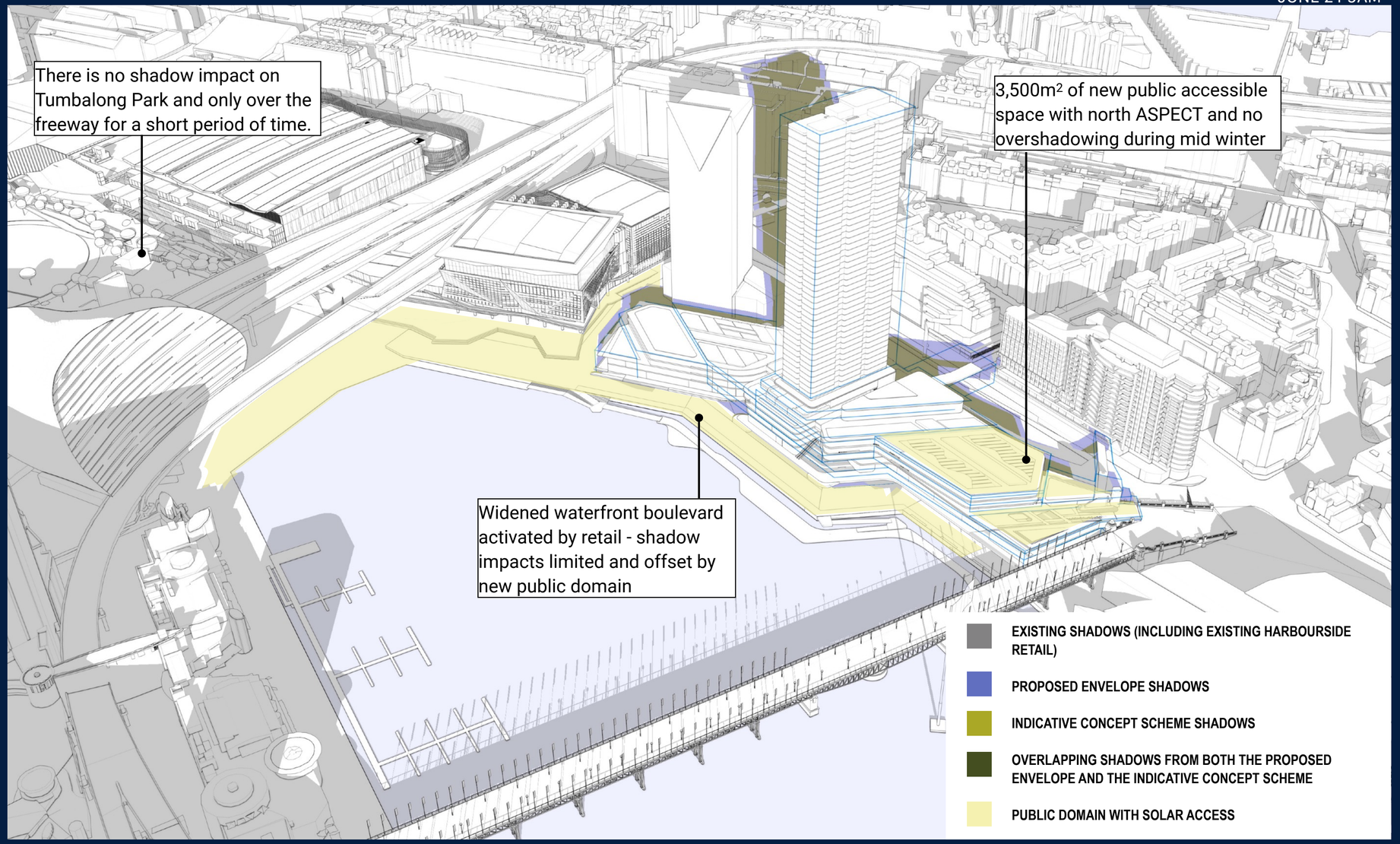
Enhancing East West Connections From Bunn St to the Waterfront

Darling Drive will be activated to ensure the development is experienced in the round and doesn't turn its back on Pyrmont. Activation strategies will include the new Guardian Square, porte cochere, Bunn St bridge link



SHADOW ANALYSIS

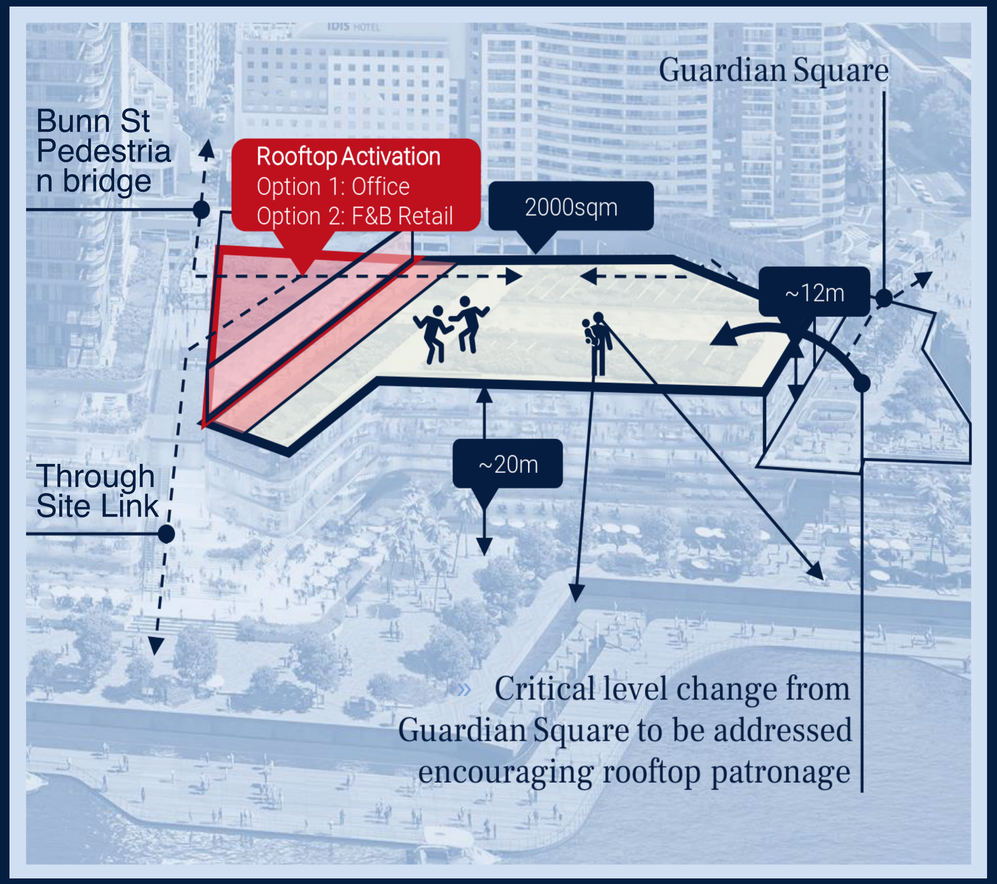
- Overshadowing impacts to the public domain are acceptable having regard to the location and orientation of the site.
- The impacts to the waterfront promenade and Woodward Fountain are limited to after 1 pm and are in part offset by the significant new and enhanced public domain along the waterfront and podium roof
- Neighbouring residential properties will also continue to achieve solar access consistent with the Apartment Design Guide

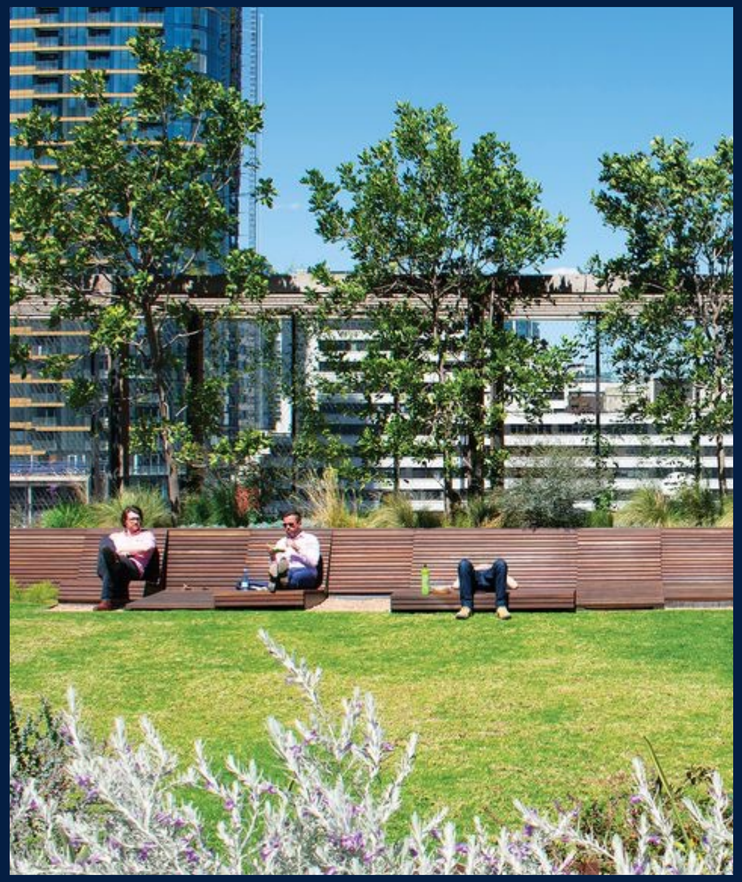


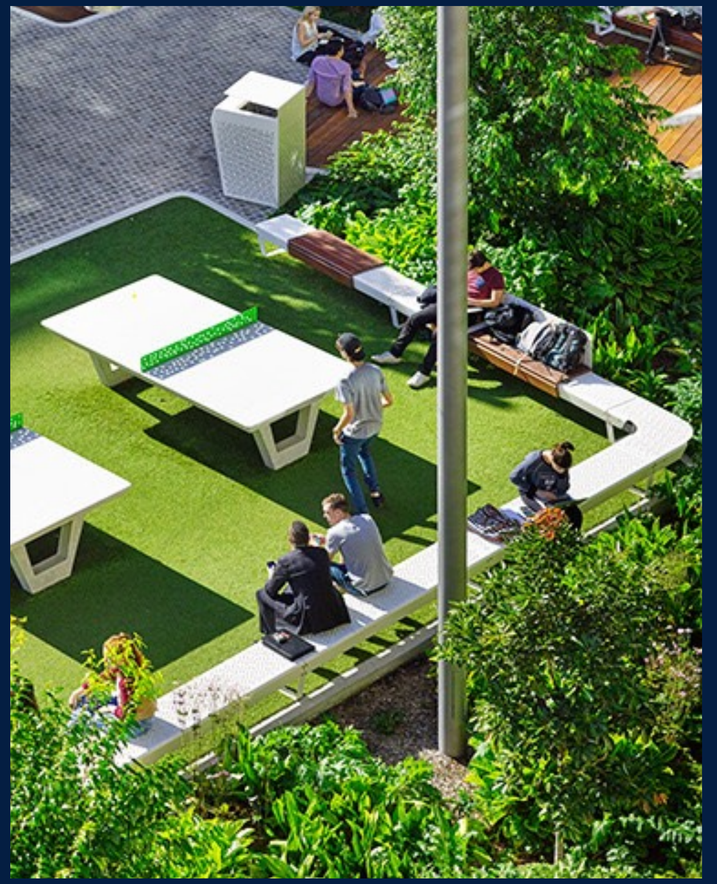
GUARDIAN SQUARE
1,500m² Public Plaza Level With Pyrmont Bridge

ROOF TOP PUBLIC SPACE

2,000m² Roof Top Public Space With Potential Connection to Guardian Square





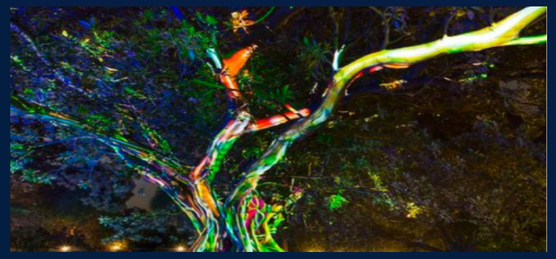


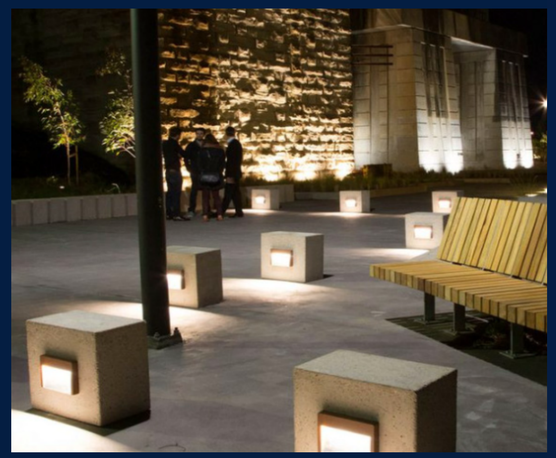
ADDITIONAL PUBLIC DOMAIN WORKS

In addition to the 10,000m² of public domain works funded and delivered by Mirvac, Mirvac will also provide an Activation Fund for future activation works. Potential works could include:

/ Public art
/ Specialist lighting
/ Public WI-FI
/ Street Furniture
/ Heritage Interpretation
/ AV&PA

The final scope and design will be agreed between Mirvac and Place Management NSW during detailed design





AGENDA

1.0	Overview & Project vision	David Hogendijk	Mirvac
2.0	Planning Context & View Sharing	Alexis Cella	Ethos Urban
3.0	Proposal & Public Space	Richard Francis-Jones	FJMT
4.0	Conclusion	David Hogendijk	Mirvac

CONCLUSION

- Over 4.5 years of consultation has taken place with numerous stakeholders around the immediate and wider precinct
- Significant amendments have been made to the north and south podiums as well as the overall envelope to optimise view sharing and public domain
- Connectivity of the site has been a priority, improving north/south and east/west considerably
- Mix of uses proposed enables the funding and delivery of over 10,000sqm of public realm
- The development supports 4,400 long term jobs with a circa 100% increase in non-residential floorspace on the site