



HARBOURSIDE

Proponent Briefing to the
Independent Planning Commission

20 April 2021

AGENDA

1.0	Brief Overview / Project vision	David Hogendijk	Mirvac
2.0	Planning / Assessment Report / Conditions	Alexis Cella	Ethos Urban
3.0	Project Description / Key Themes <ul style="list-style-type: none">Includes:• Integration of spaces – connectivity• Land use• Height, bulk, scale and density• Amenity impacts (overshadowing, view loss and wind)• Parking• Servicing• Sustainability	Richard Francis-Jones Sacha Coles	FJMT ASPECT Studios
4.0	Conclusion / Other Issues	David Hogendijk	Mirvac

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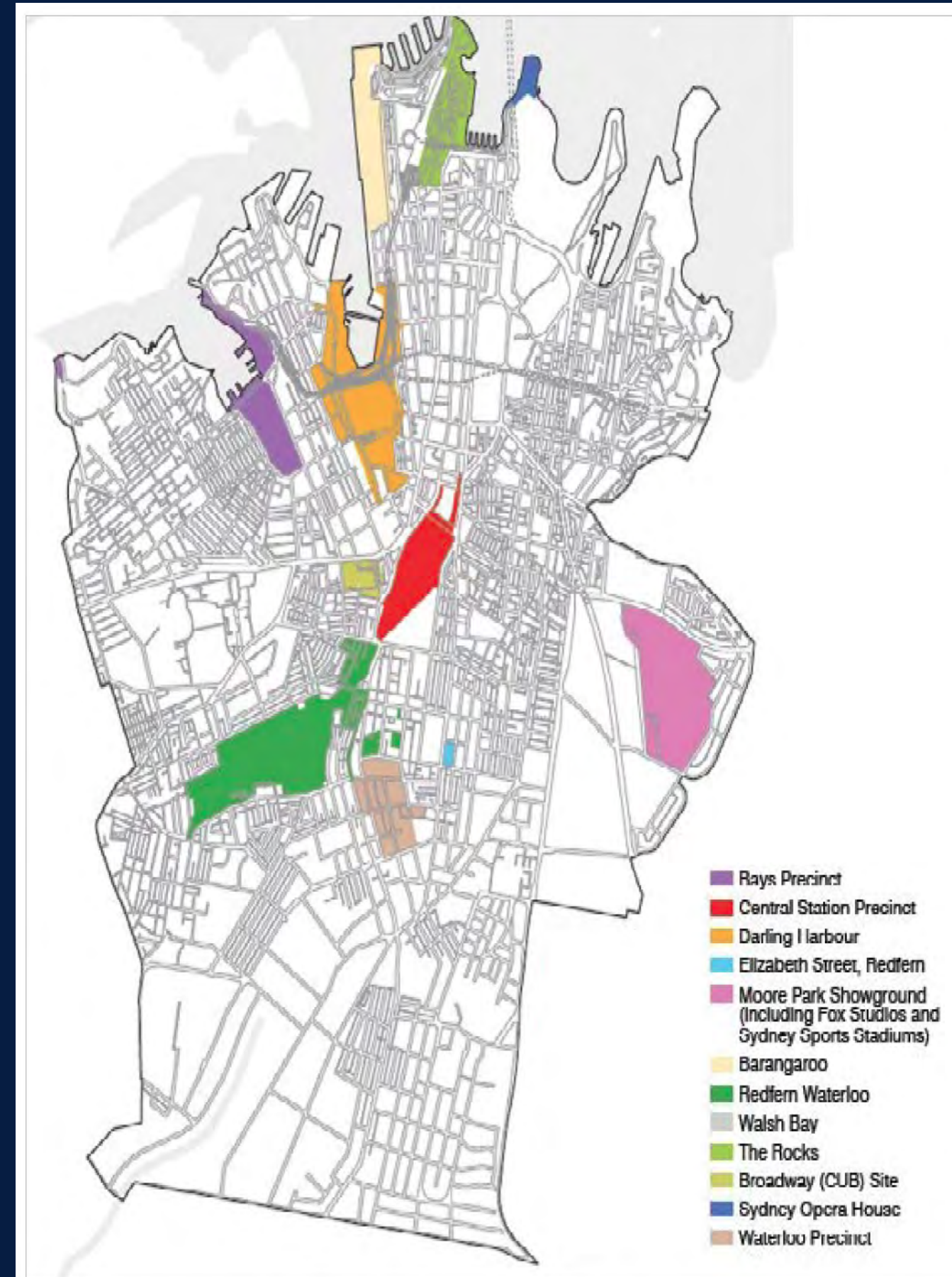


- / 4 and ½ years of consultation & collaboration with the NSW Government
- / Careful consideration of many immediate adjoining stakeholders including ICC, Sofitel hotel, the Novotel and Ibis and 50 Murray Street.
- / Mirvac is currently in Stage 3 of an Unsolicited Proposal with the NSW Government
- / Proposal is keeping with the District Plan and the relevant strategic and statutory frameworks and that align with the Pyrmont Peninsula Place Strategy.
- / The proposal doubles the public domain from 4,326sqm to over 10,000sqm
- / Carefully balanced mix of uses provide an additional 4,400 long term jobs whilst fully funding the construction and delivery of over 10,000sqm of public realm

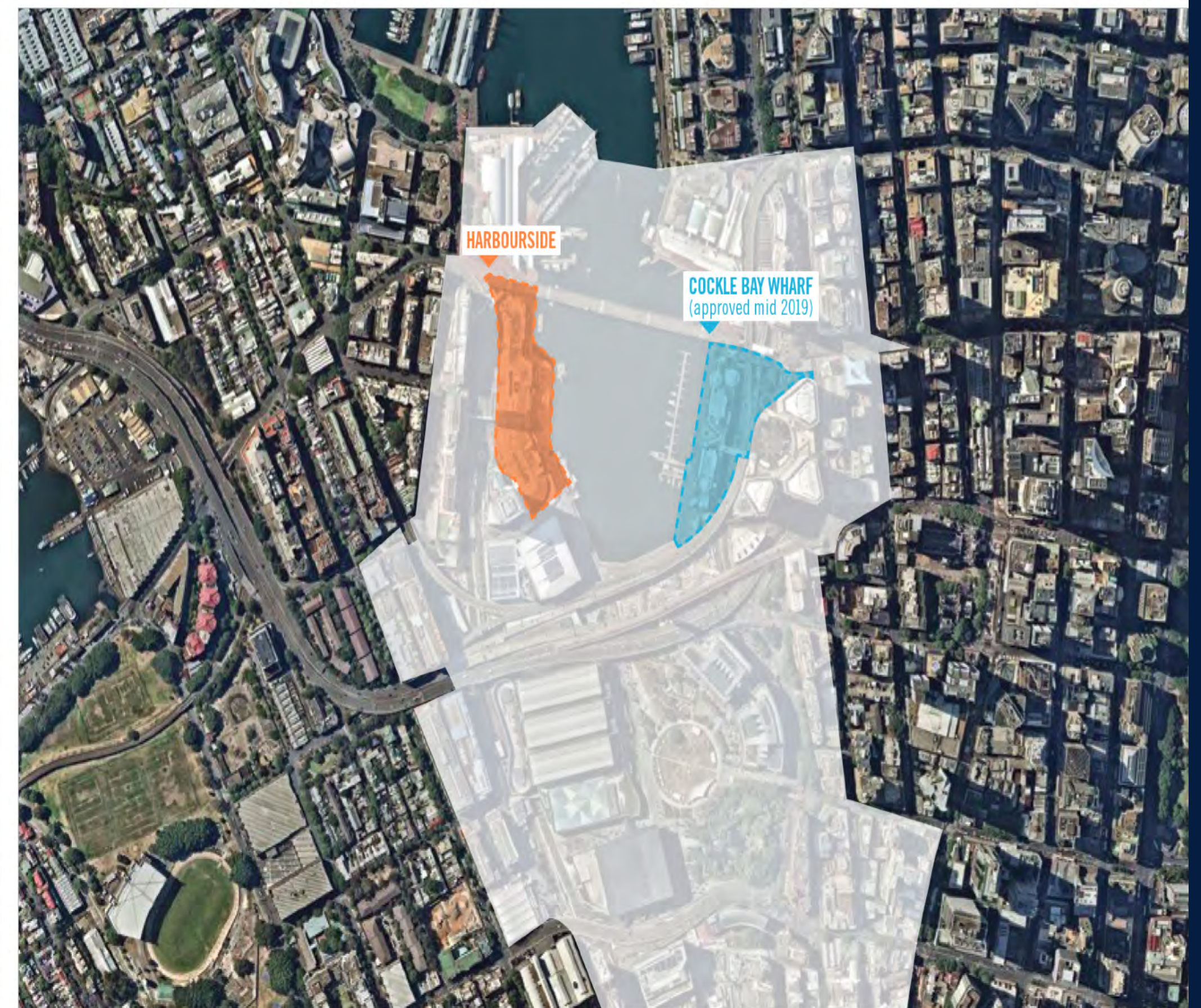
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PLANNING CONTEXT

- 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

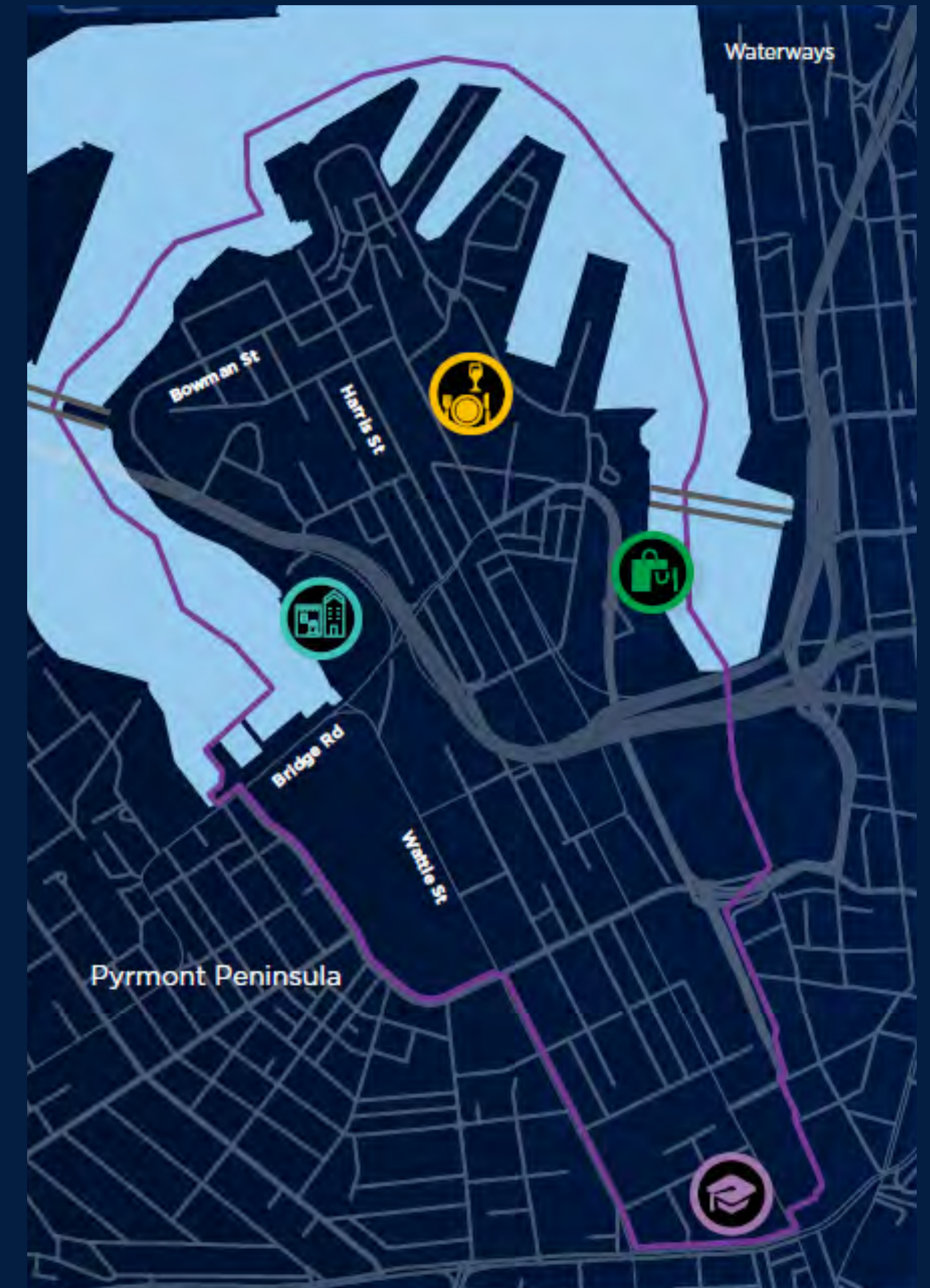
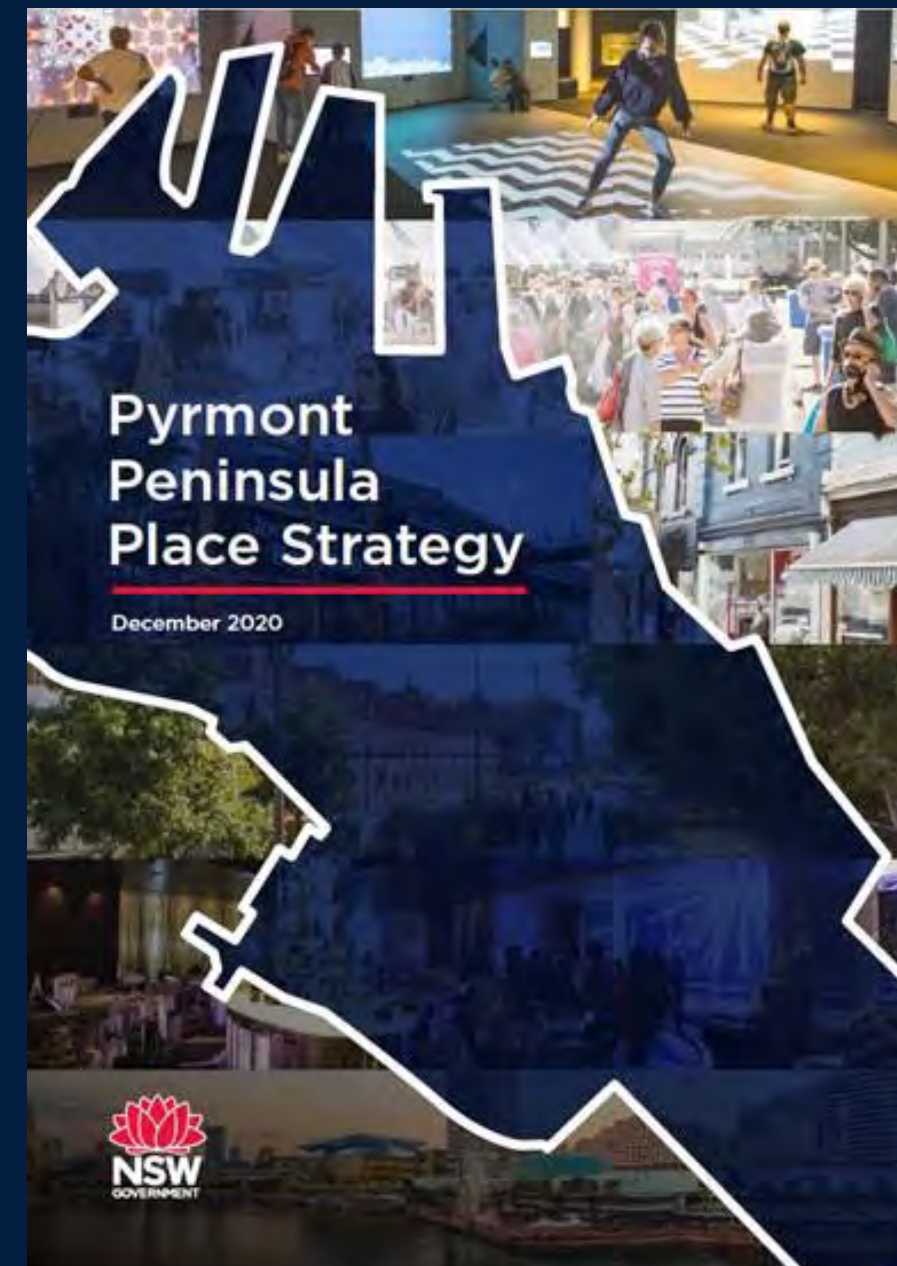


Existing State Government controls apply to Harbourside

Pymont and Western Harbour Precinct as the Gateway to the CBD

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



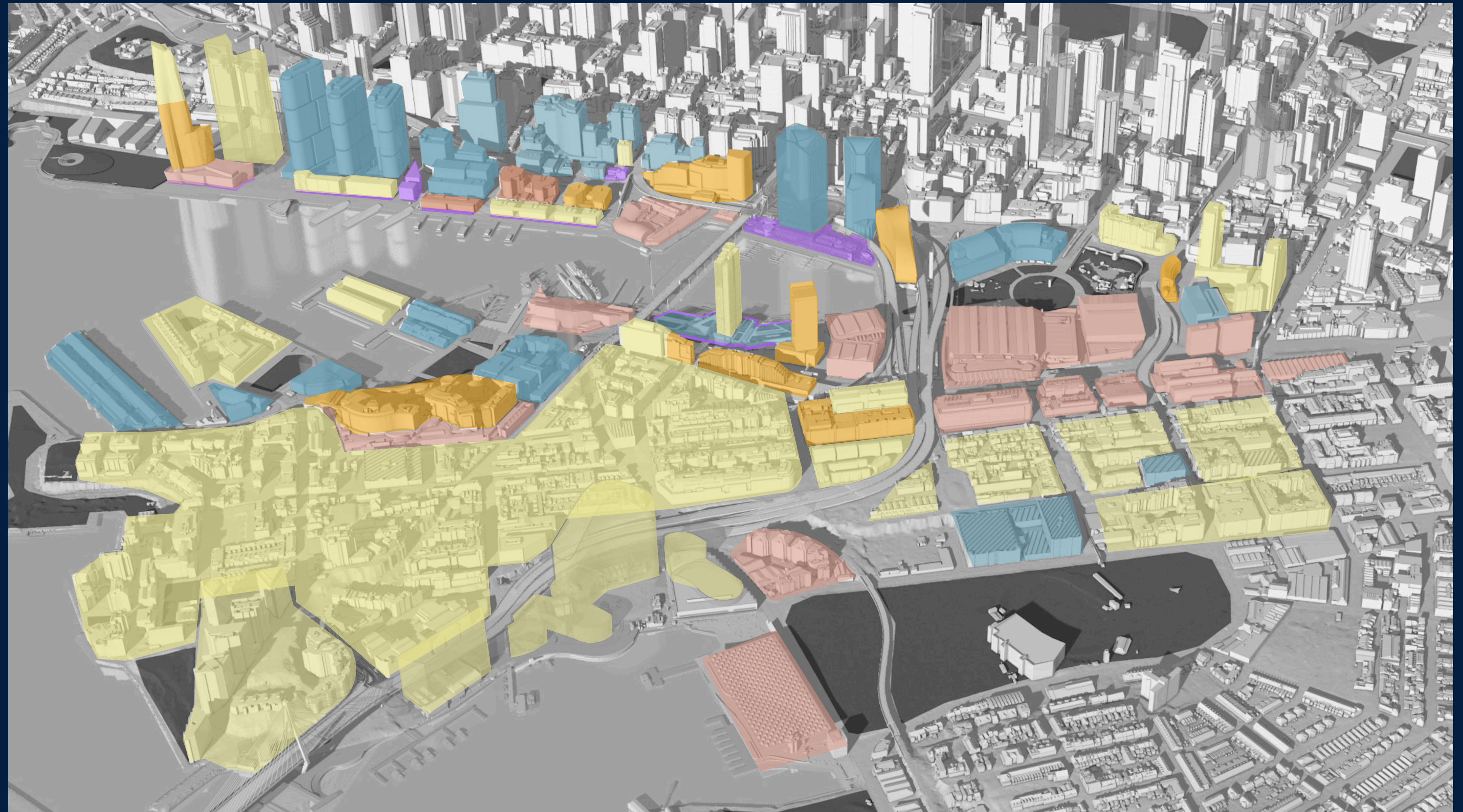
STRATEGIC AND COMPLEMENTARY LAND USES

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

Primary Land Use

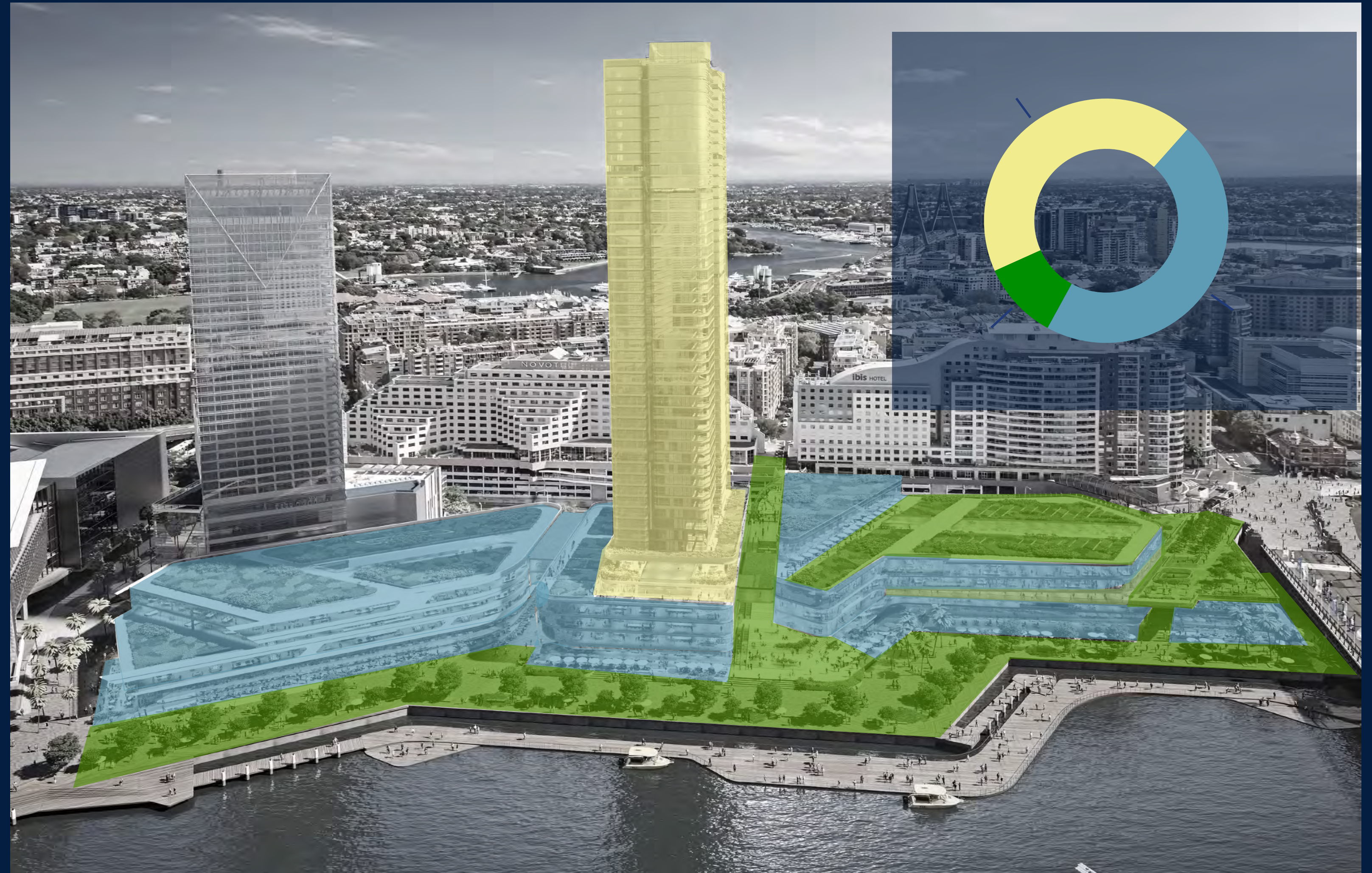
- Residential
- Hotel
- Culture / Entertainment
- Commercial
- Retail



STRATEGIC AND COMPLEMENTARY LAND USES

A Vibrant Mixed-Use 24-Hour Precinct

- Proposal supports majority of non-residential floor space (52%)
- Priority given to employment generating floor space with a 125% increase compared to existing
- Carefully considered balance of uses including residential, office and retail add diversity and support 24/7 precinct



CONSULTATION PROCESS

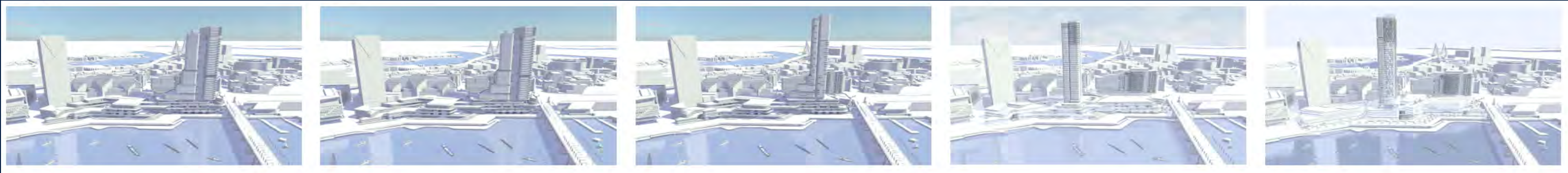
March 2016

June 2016

December 2016

March 2020

September 2020



Commercial tower,
Retail podium

Commercial tower,
Retail podium

Residential tower,
Retail podium

Residential tower,
Retail podium

Residential tower,
Retail podium

/ Significant view impacts to 50 Murray

/ 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

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

+

/ 8,000m² public domain

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

+

/ 8,000m² public domain

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

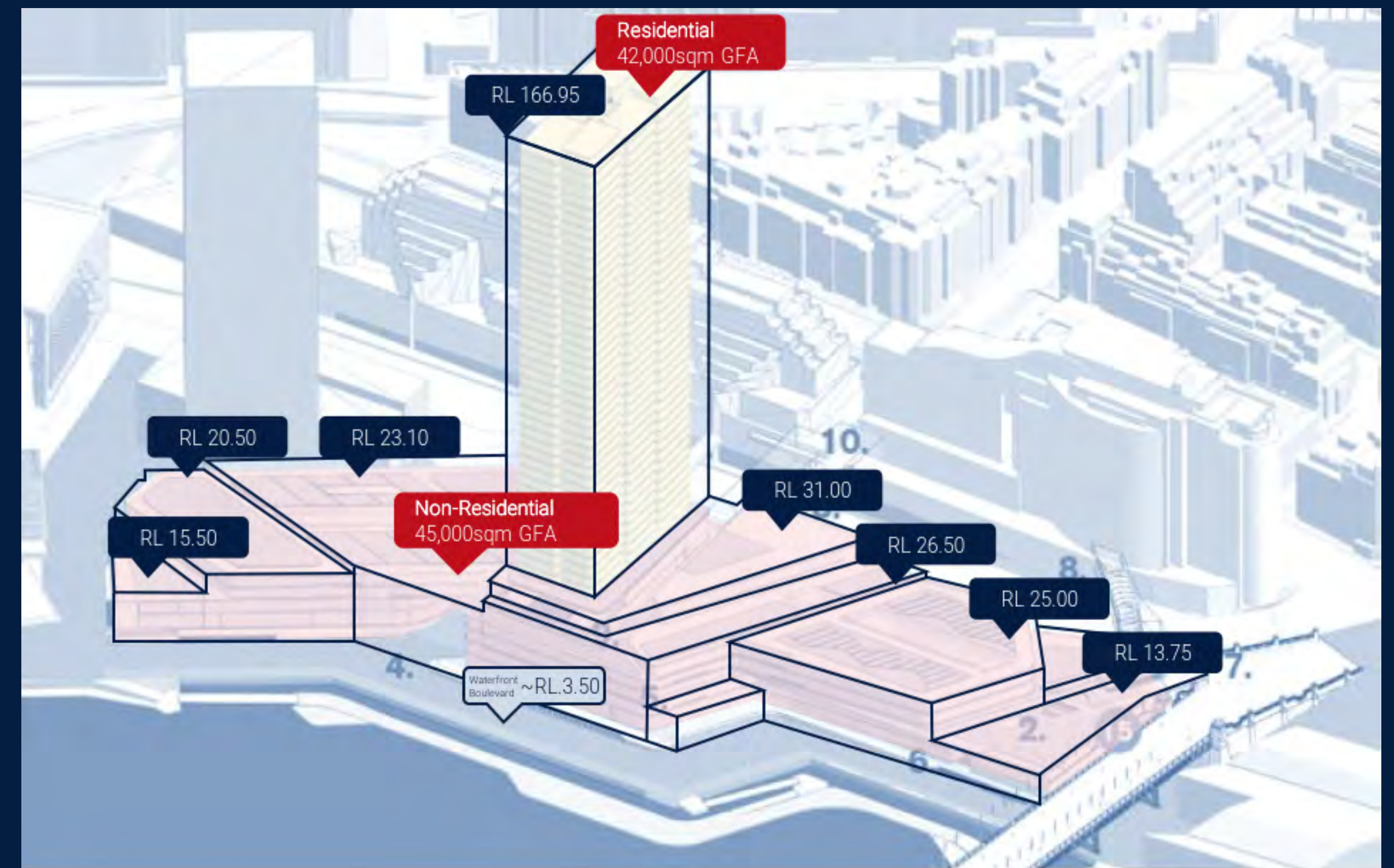
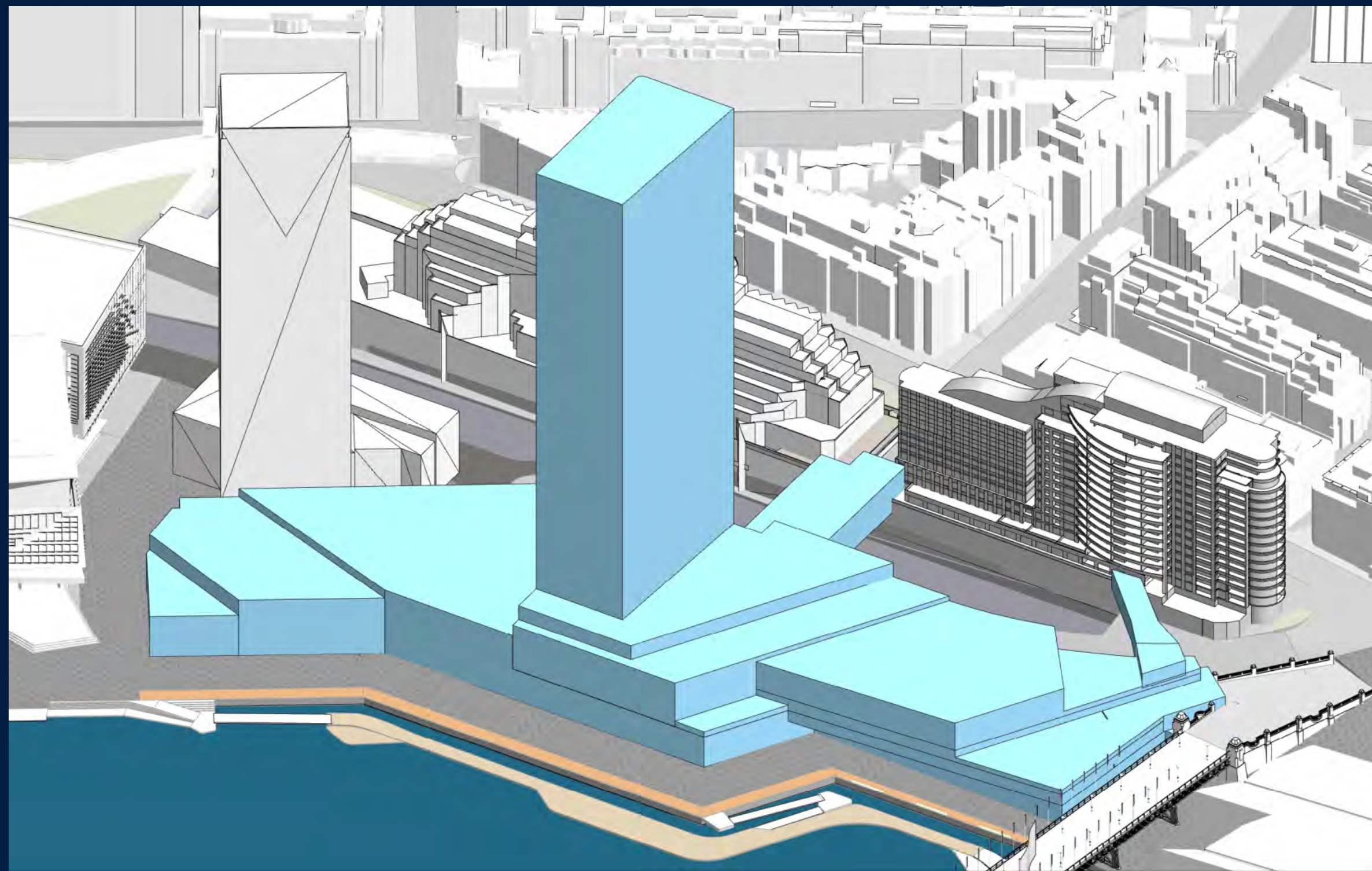
+

/ 10,000m² public domain

FINAL PLANNING ENVELOPE

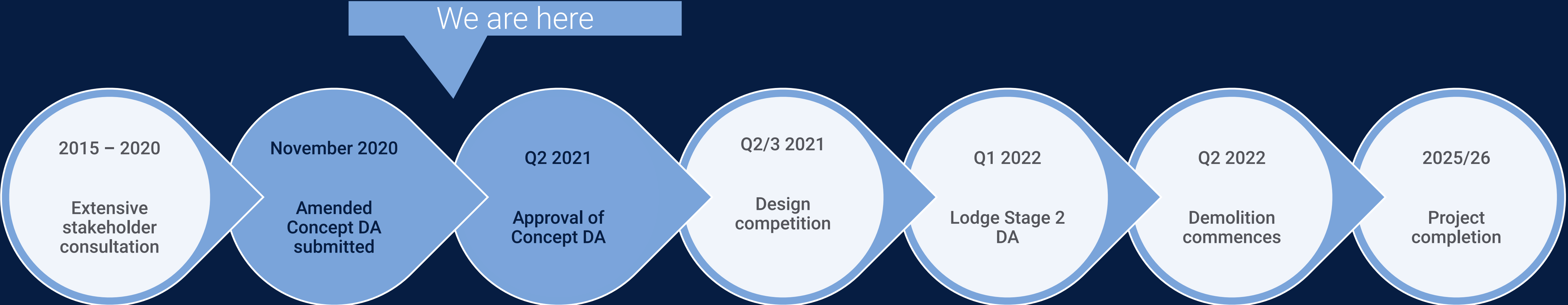
Final planning envelope submitted and supported by DPIE in March 2021

- / 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

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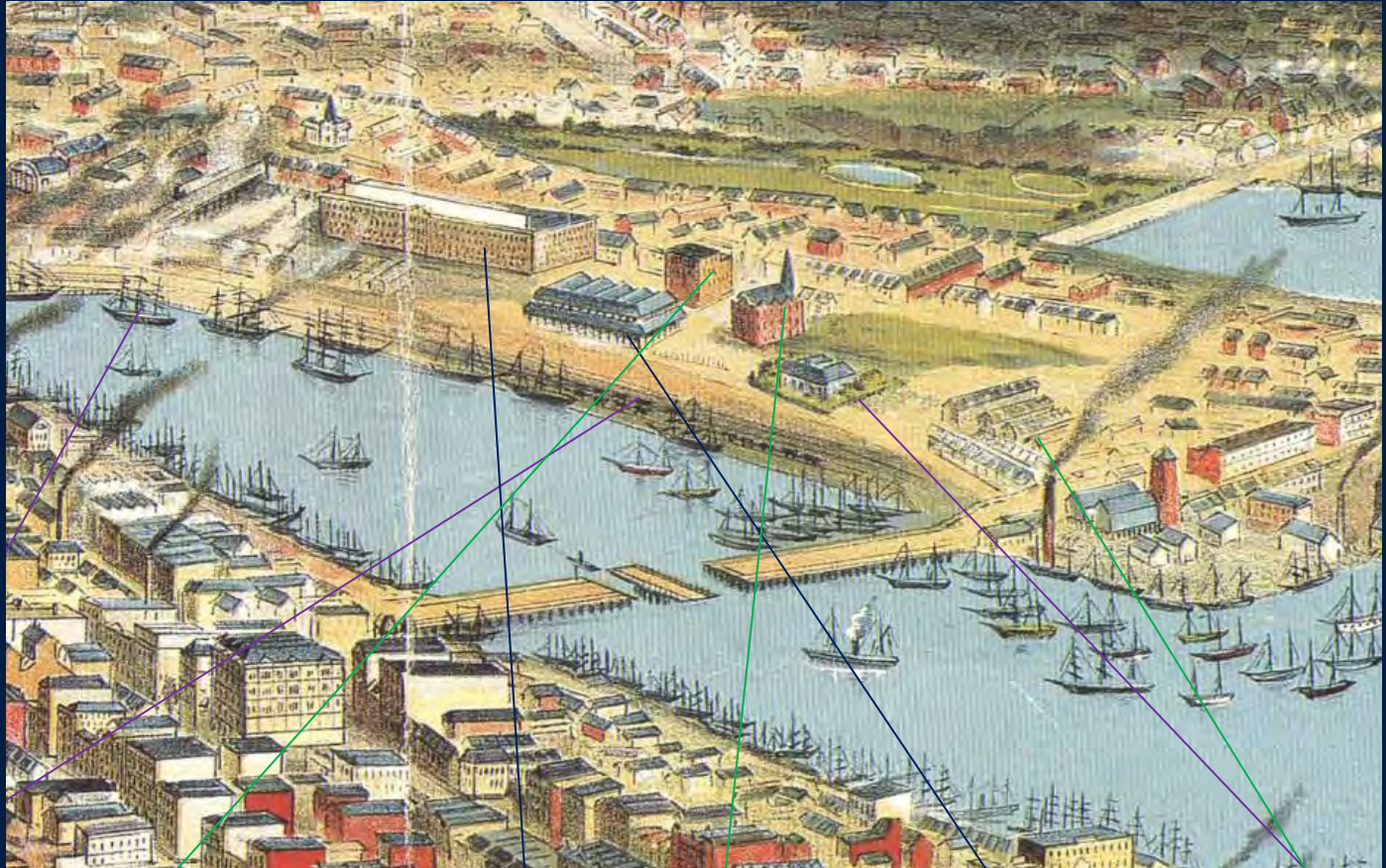
URBAN CONTEXT

URBAN CONTEXT

Heritage



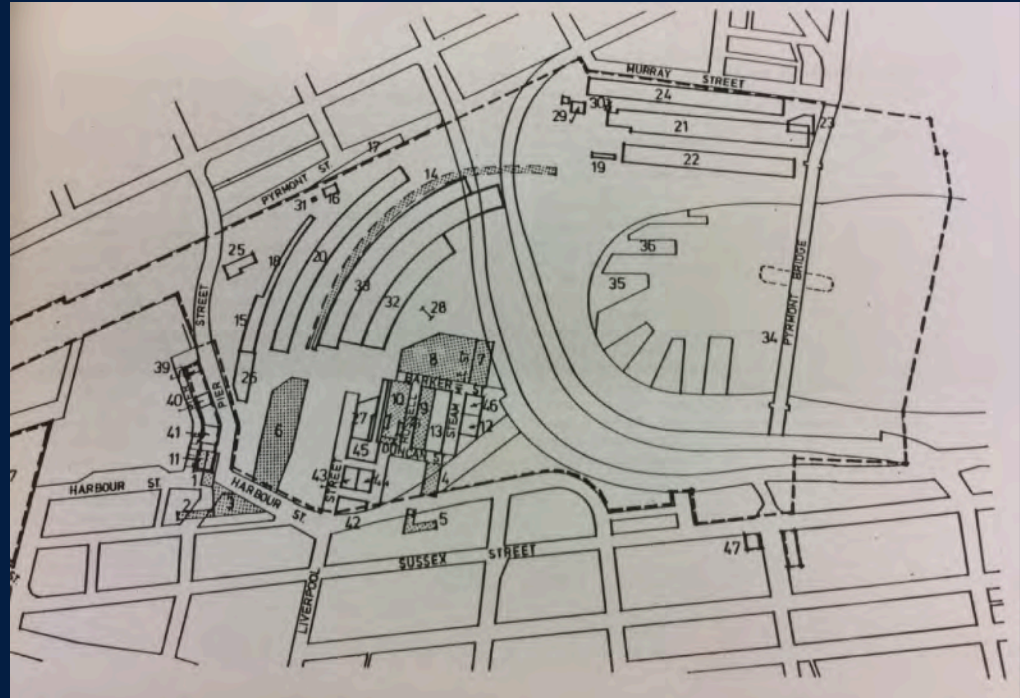
Cockle Bay c1819-20. Looking from the eastern shore towards Pyrmont. In the foreground are two windmills on Millers Point and possibly Dicksons Mill at the head of Cockle Bay. Macarthurs windmill on the Pyrmont peninsula is in the background. James Taylor. Mitchell Library 941



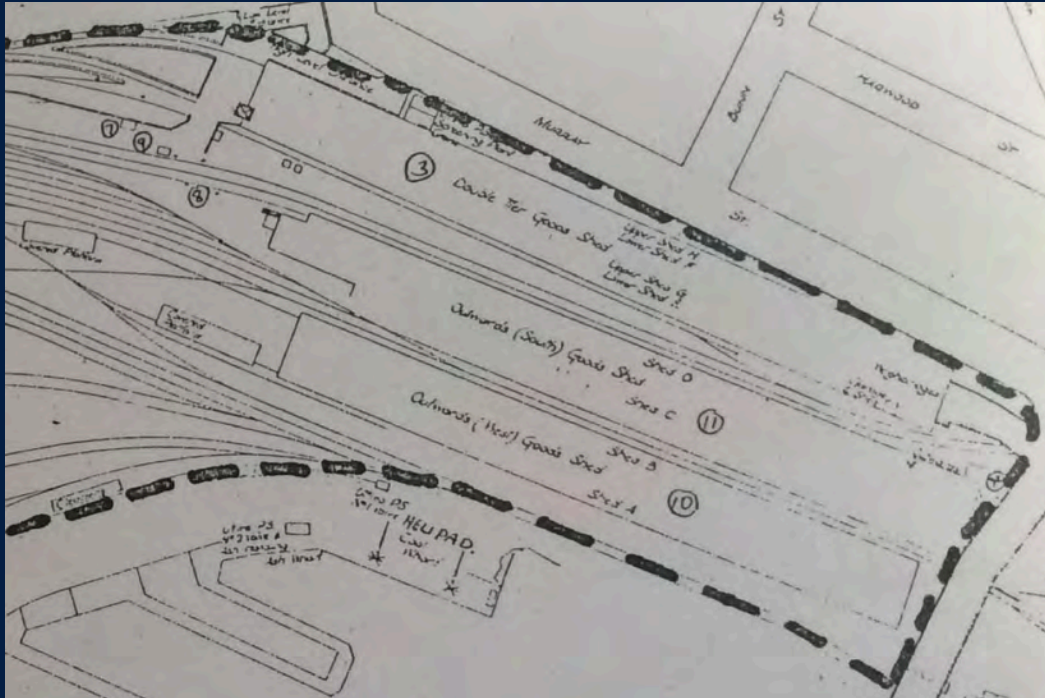
Annotated section of 1888 Birds Eye View of Sydney, City of Sydney Archives, Historical Atlas of Sydney



Pyrmont Bridge c1907 seen from its western approach. On the right is the 1902 Darling Harbour Railway Yard Goods Office (Forwarding Station) fronting the bridge. Powerhouse Museum, Tyrrell Collection 14-1



21. Outwards (South) Goods Shed C & D
22. Outwards (West) Goods Shed A & B



Darling Harbour, 1946



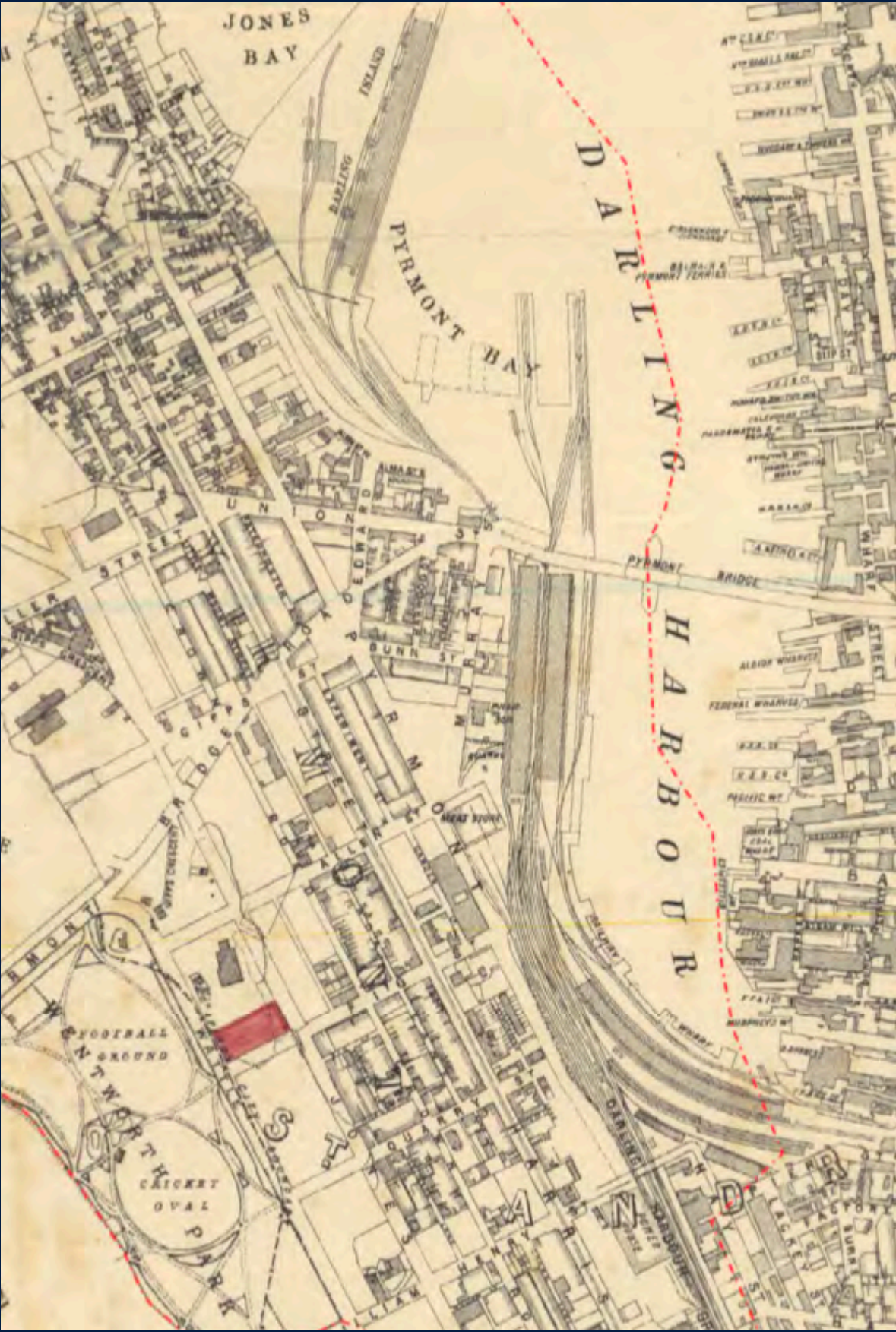
1984. City of Sydney Archives,



Harbourside Festival Market Place | 1988

URBAN CONTEXT

Darling Harbour



1903



1943



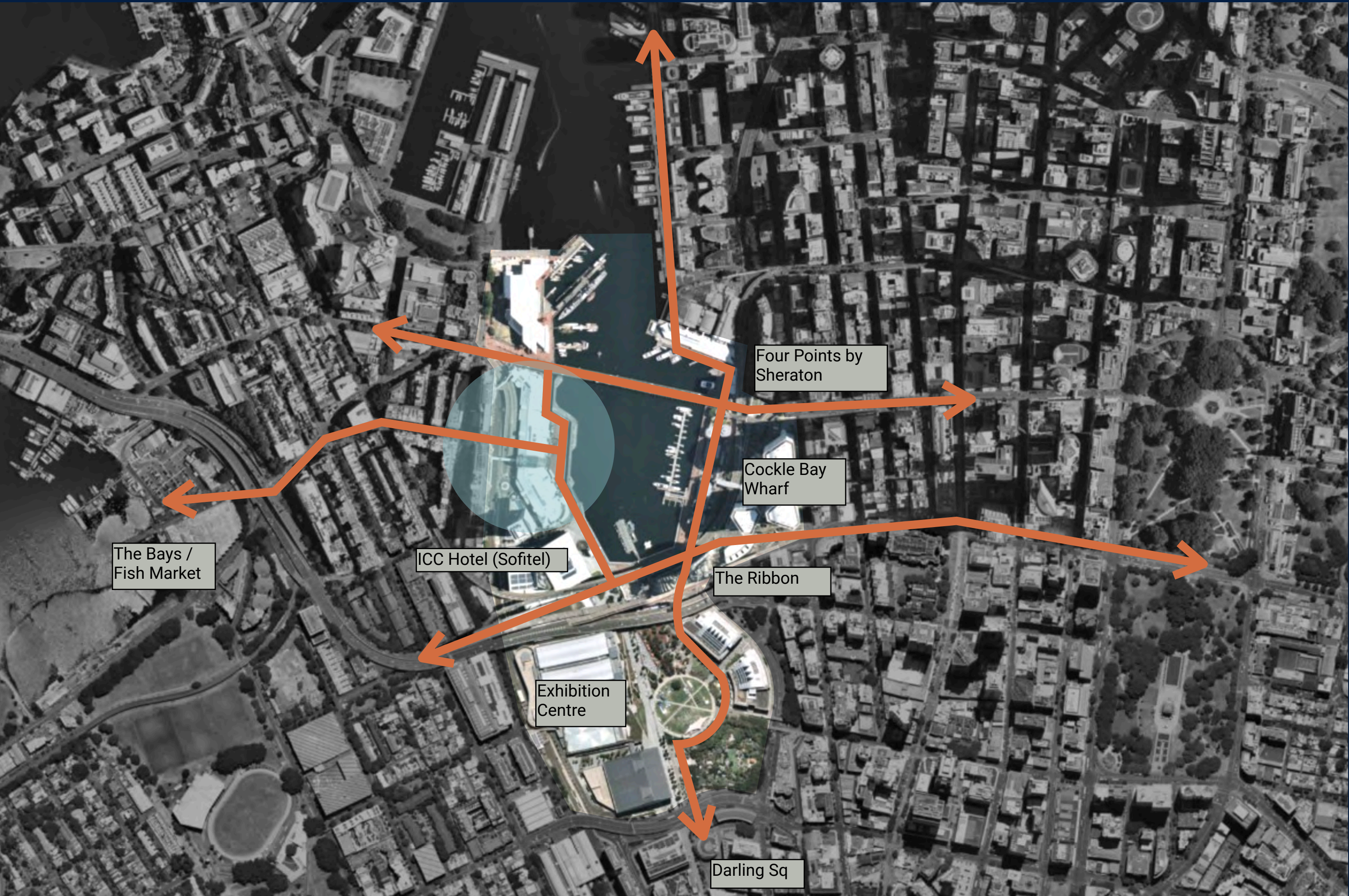
June 1994



January 2021

URBAN CONTEXT

Darling Harbour and the Precinct



ICC Hotel (Sofitel)



ICC, Sydney



Exhibition Centre



Four Points by Sheraton



The Ribbon



Darling Square



Cockle Bay Wharf

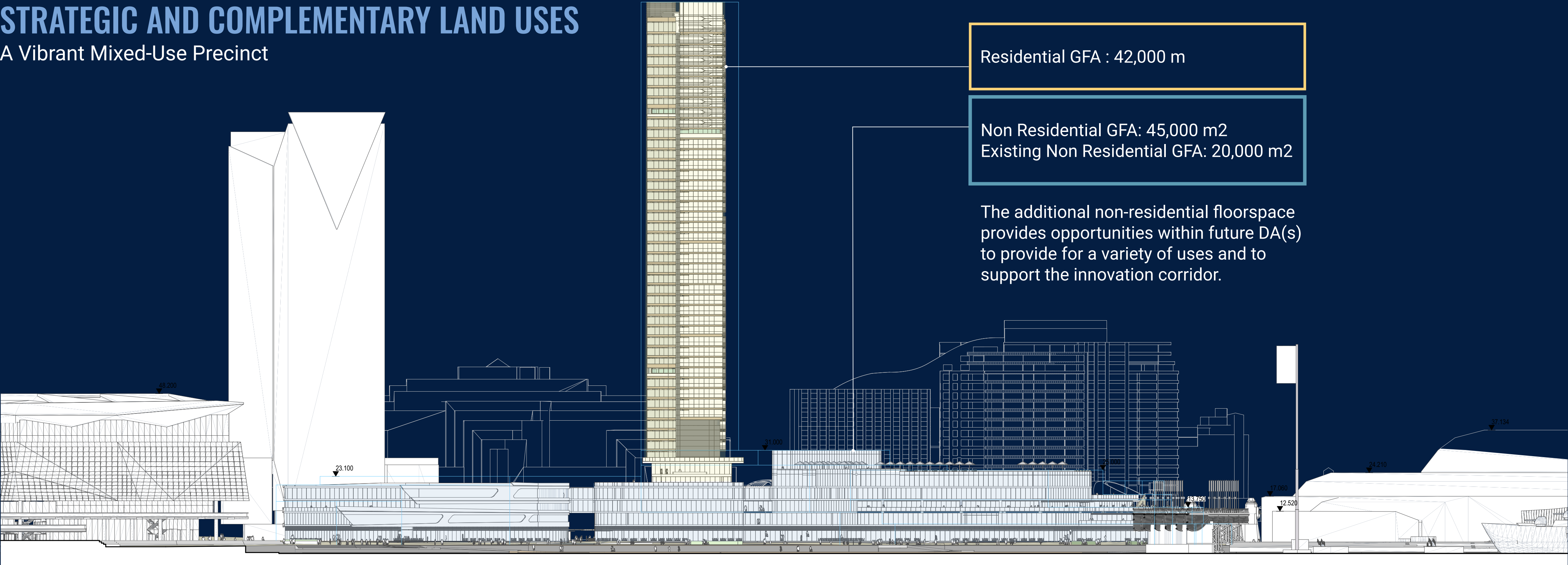


Barangaroo

STRATEGIC AND COMPLEMENTARY LAND USES

STRATEGIC AND COMPLEMENTARY LAND USES

A Vibrant Mixed-Use Precinct



Residential



Commercial Workplace



Retail



Public Domain



Entertainment



Culture



Tourism

STRATEGIC AND COMPLEMENTARY LAND USES

The proposal supports the revitalisation of the existing underperforming shopping centre with a vibrant mixed-use development. It prioritises public benefits and non-residential floorspace capable of supporting employment, entertainment and tourism uses (subject to future DAs), which makes up 52% of the proposed total GFA.

EXISTING



NON RESIDENTIAL GFA: 20,000M²

INDICATIVE DESIGN

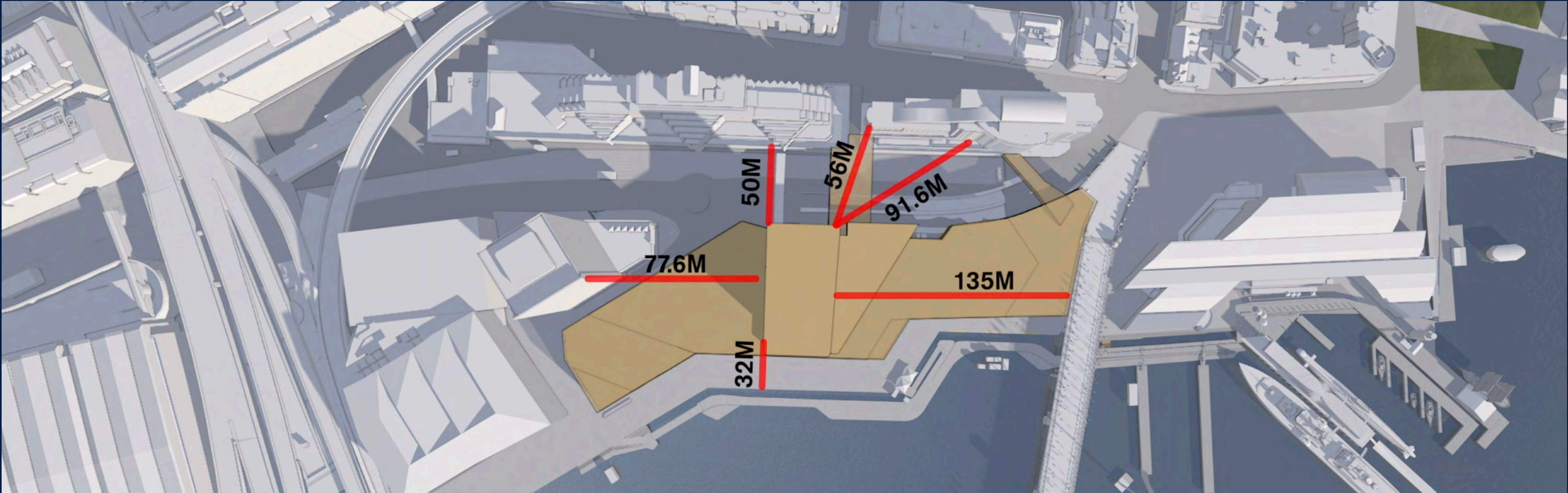


NON RESIDENTIAL GFA: 45,000M²
+
RESIDENTIAL GFA: 42,000M²

STRATEGIC DESIGN RESPONSE

Building Separations

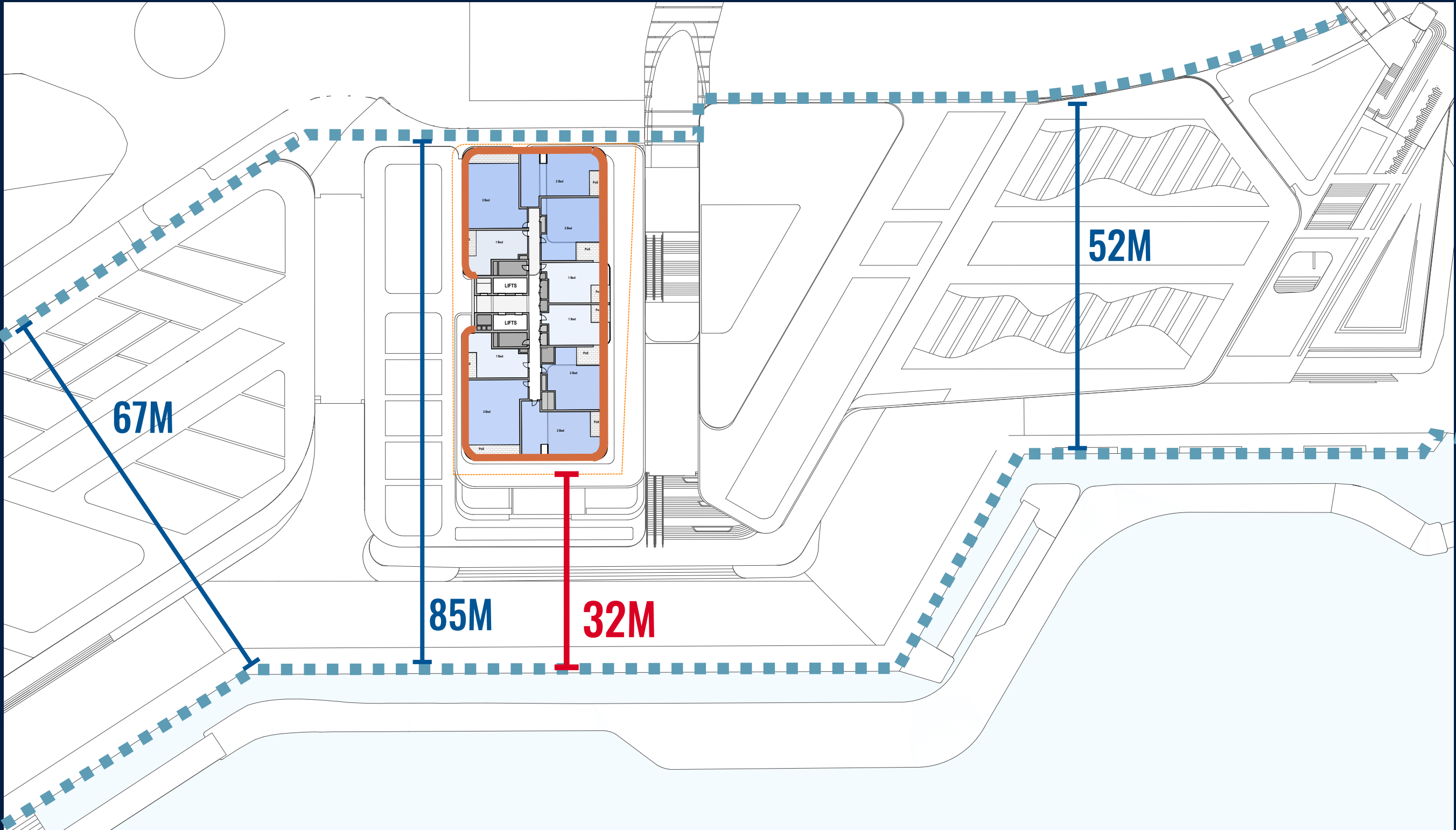
/ Tower positioned at widest part of site.



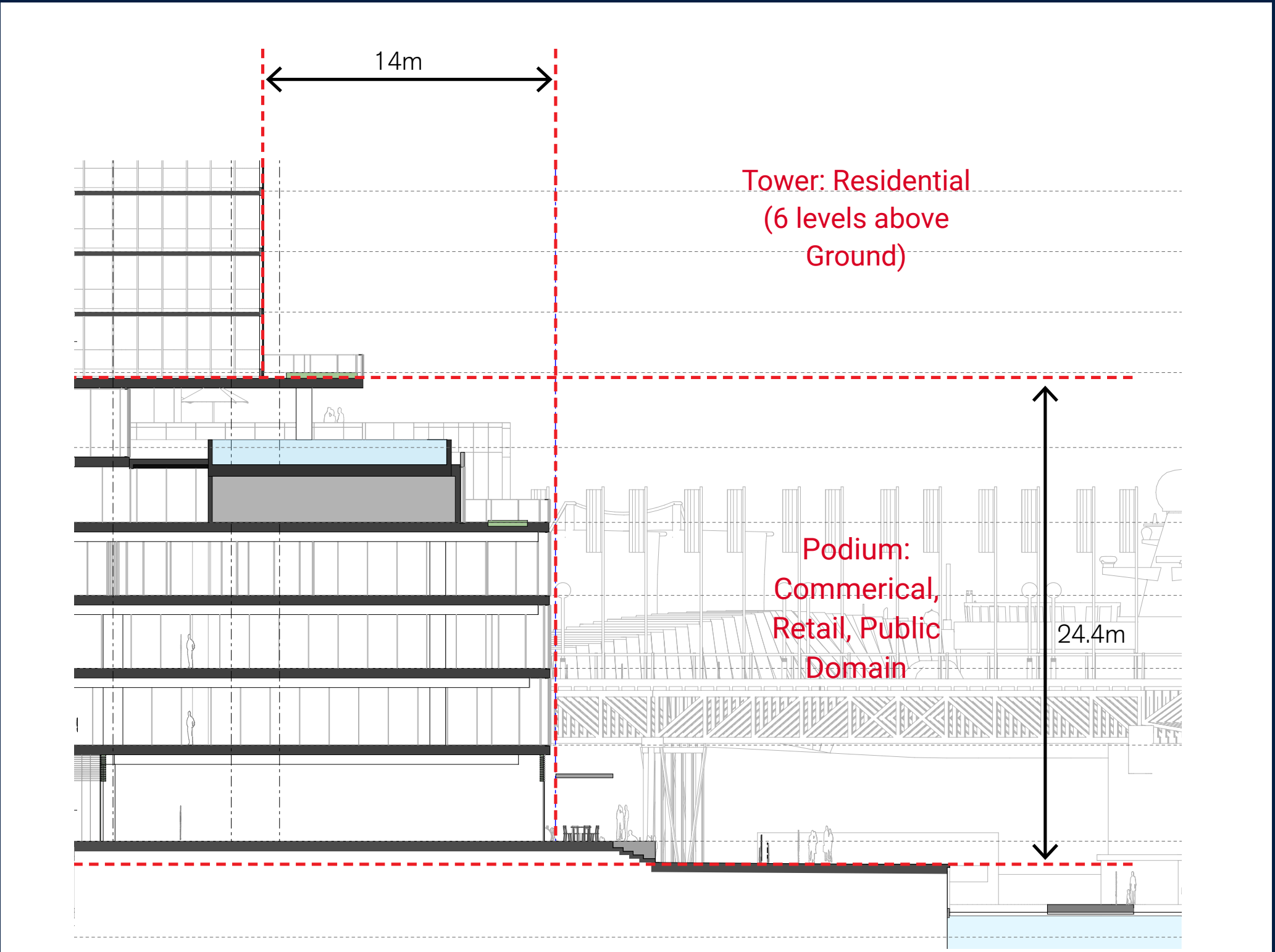
STRATEGIC DESIGN RESPONSE

Potential Future Noise Mitigation Measures

- / The residential tower is located at the widest part of the site and well elevated above the podium, providing physical separation from noise generating sources within the waterfront public domain.
- / Future DA(s) will incorporate noise attenuation including acoustic glazing, semi enclosed balconies, landscape buffers zones and alternative noise criteria tailored to the 24-hour operation of the precinct.



Residential tower is located at the widest part of the site, allowing for a generous 32m separation to Darling Harbour



Vertical separation between residential units and Darling Harbour: 24.4m above the waterfront public domain and set back 14m

DESIGN PRINCIPLES

INTEGRATION OF SPACES - CONNECTIVITY

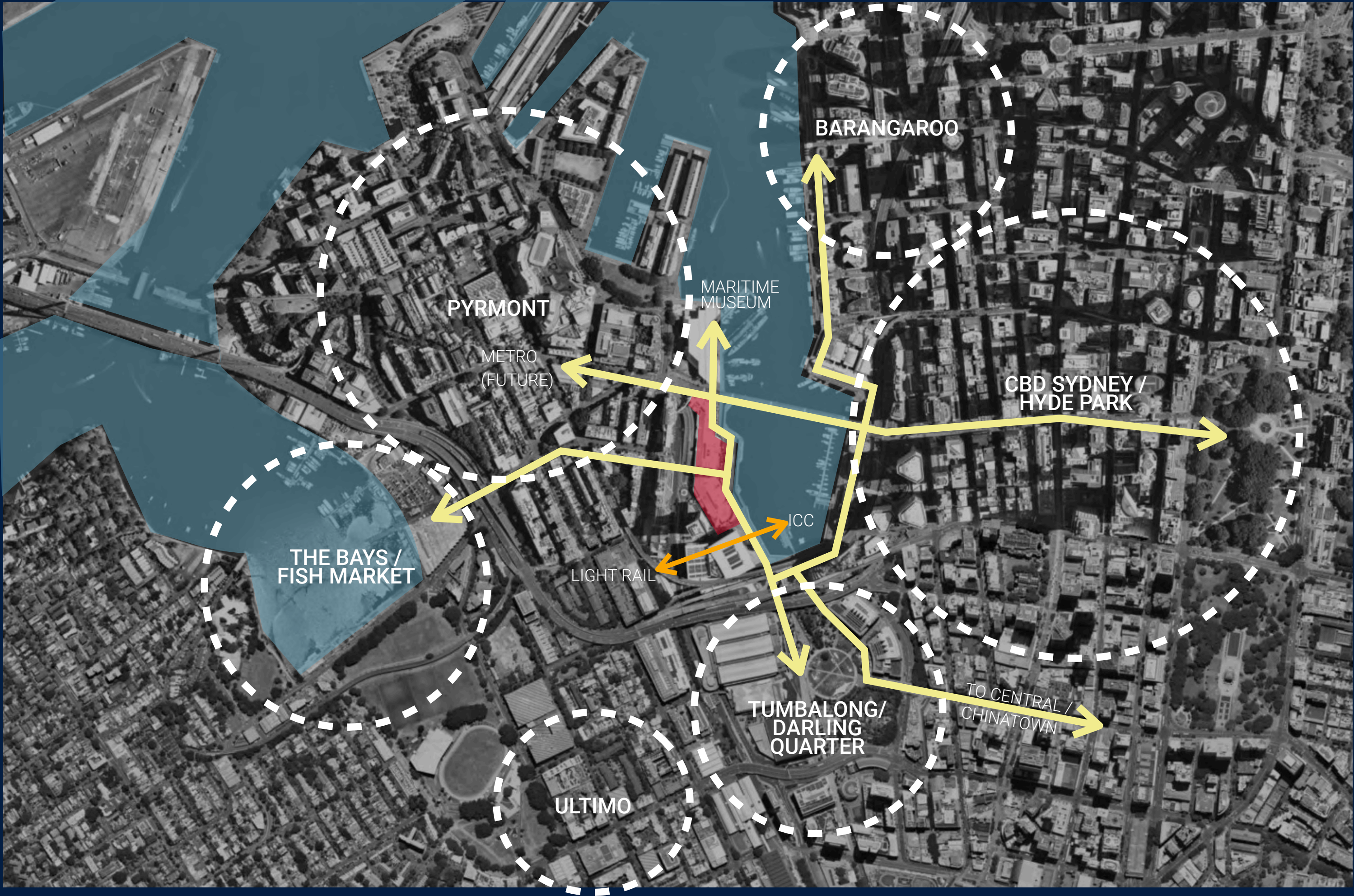
INTEGRATION OF SPACES - CONNECTIVITY

A connector of People and Place: Located between Sydney's historic city centre and the emergent Bays Precinct, and adjacent to the fast- evolving Central Station area – the peninsula will have a unique role in linking and supporting these hubs of the Eastern Harbour City.

- Pyrmont Peninsula Place Strategy, Strategic Framework, July 2020



- Enhancing the North-South Pedestrian Link Through the SICEEP Precinct
- Improving the East West Connections Between Pyrmont and Darling Harbour
- Upgrading and Revitalisation of the Harbour Foreshore Walk



NORTH-SOUTH CONNECTIVITY

SICEEP / Tumbalong Precinct

The Boulevard provides a strong north /south pedestrian connection through the SICEEP precinct linking the hotel, the ICC and the Waterfront in the north to Tumbalong Park and the Haymarket in the south

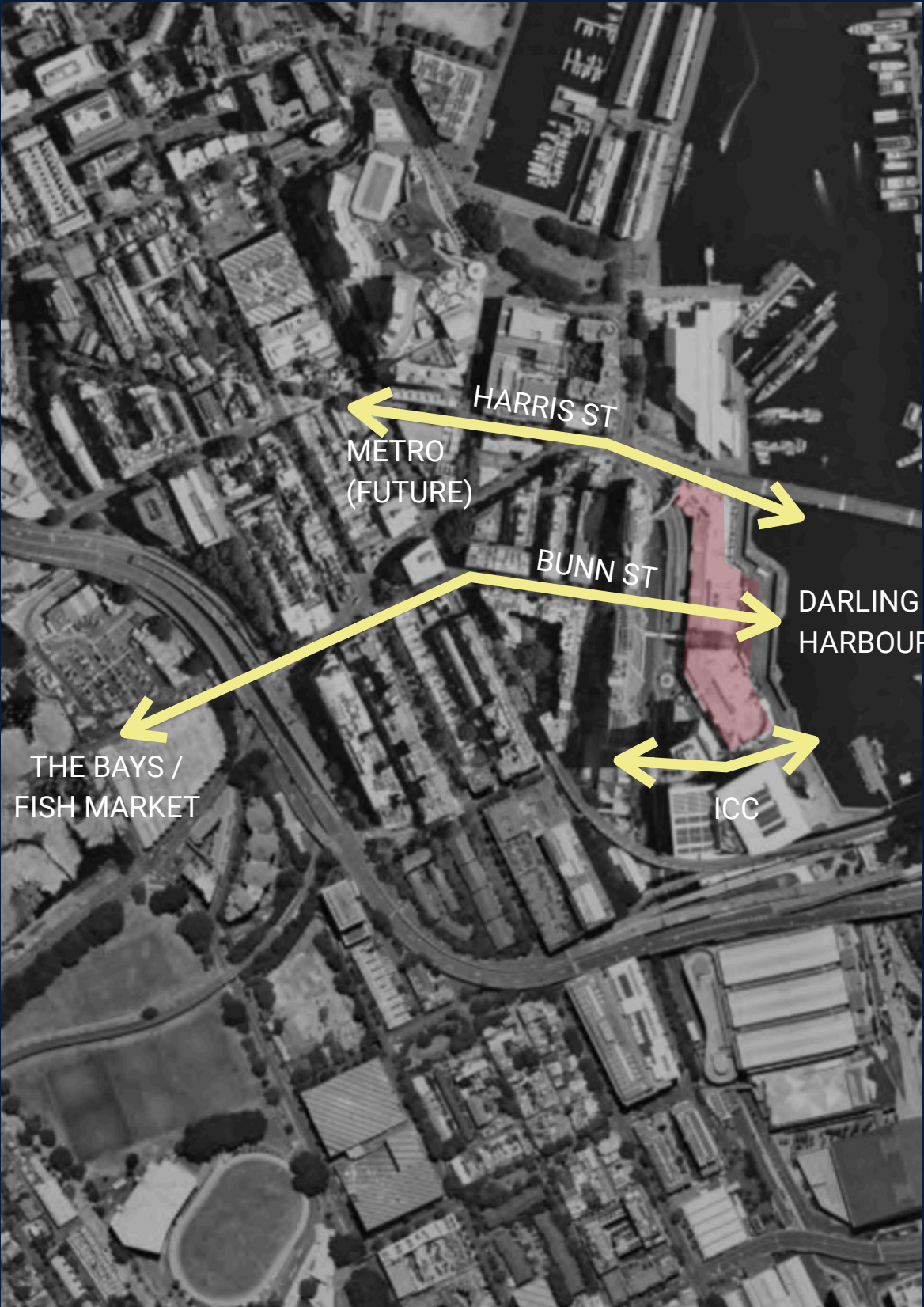
- Pyrmont Peninsula Place Strategy, Strategic Framework, July 2020



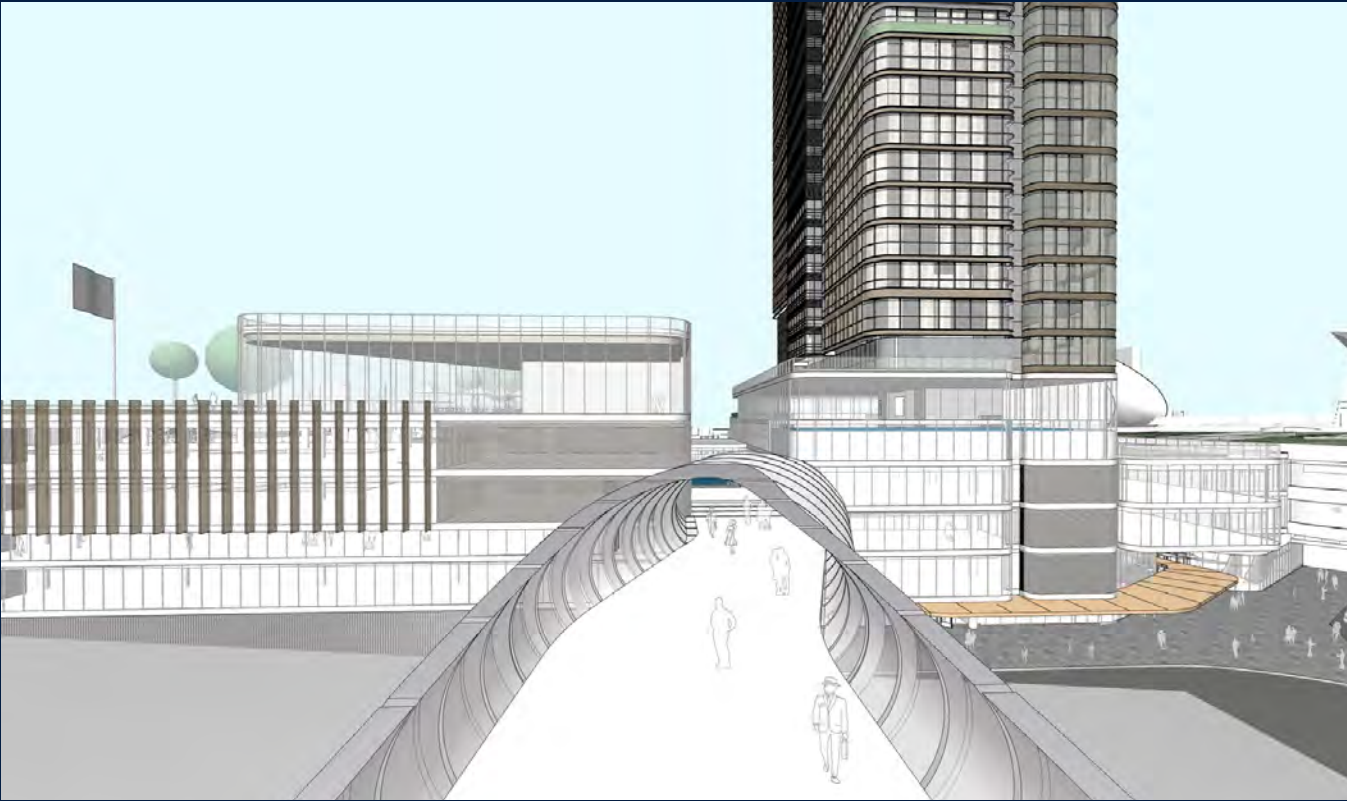
Indicative Design: Extension of 'The Boulevard' that connects Tumbalong Park to the Pyrmont Bridge

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.



Events Stairs / East West Link



Bunn St Link



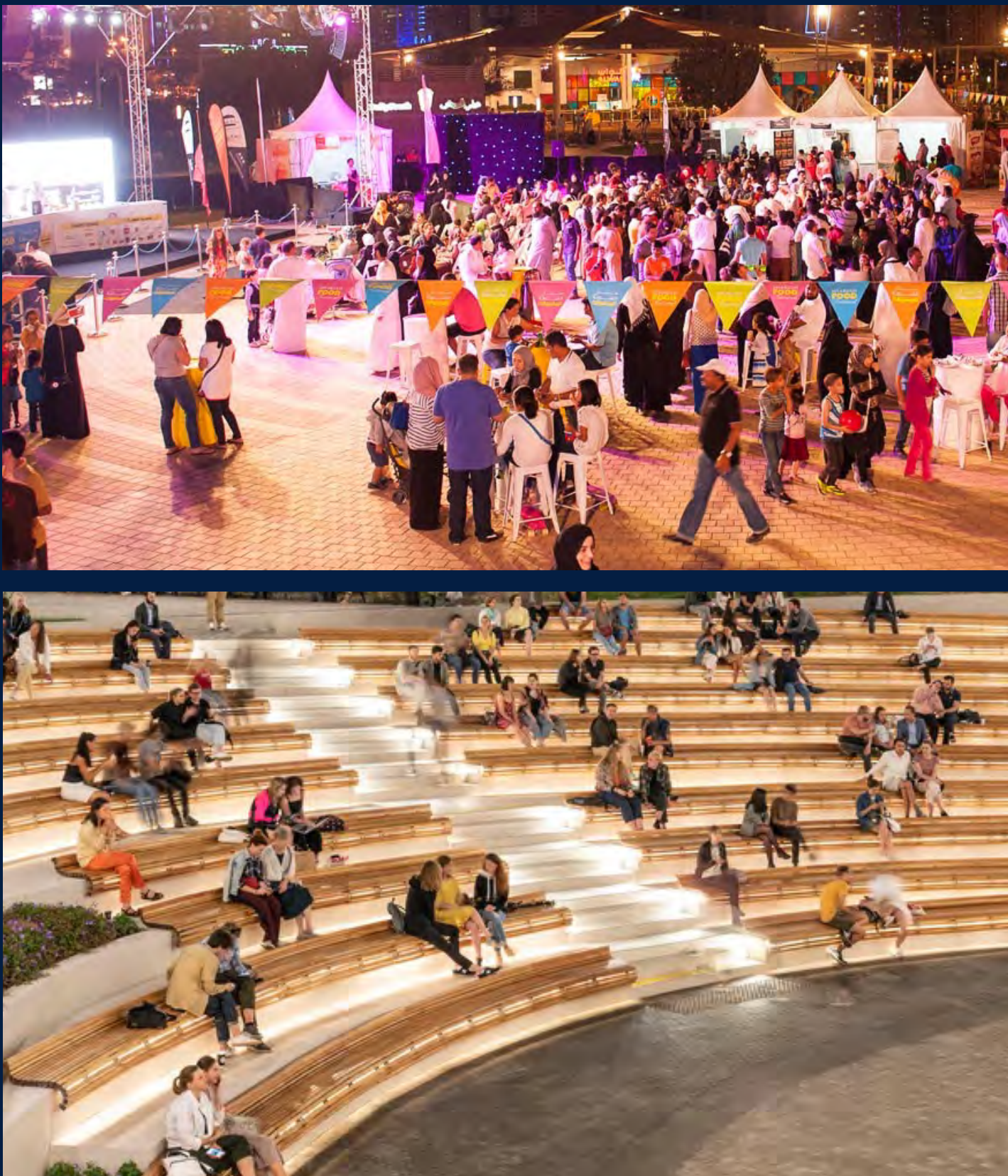
HARBOUR FORESHORE CONNECTIVITY

A continuous world class harbour foreshore walk links major event, tourism and entertainment destinations. Walking and cycling paths link the peninsula to the rest of the Eastern Harbour CBD. This harbour walk connects people to the water, to the history of this place, to country.

- Pyrmont Peninsula Place Strategy, Strategic Framework, July 2020



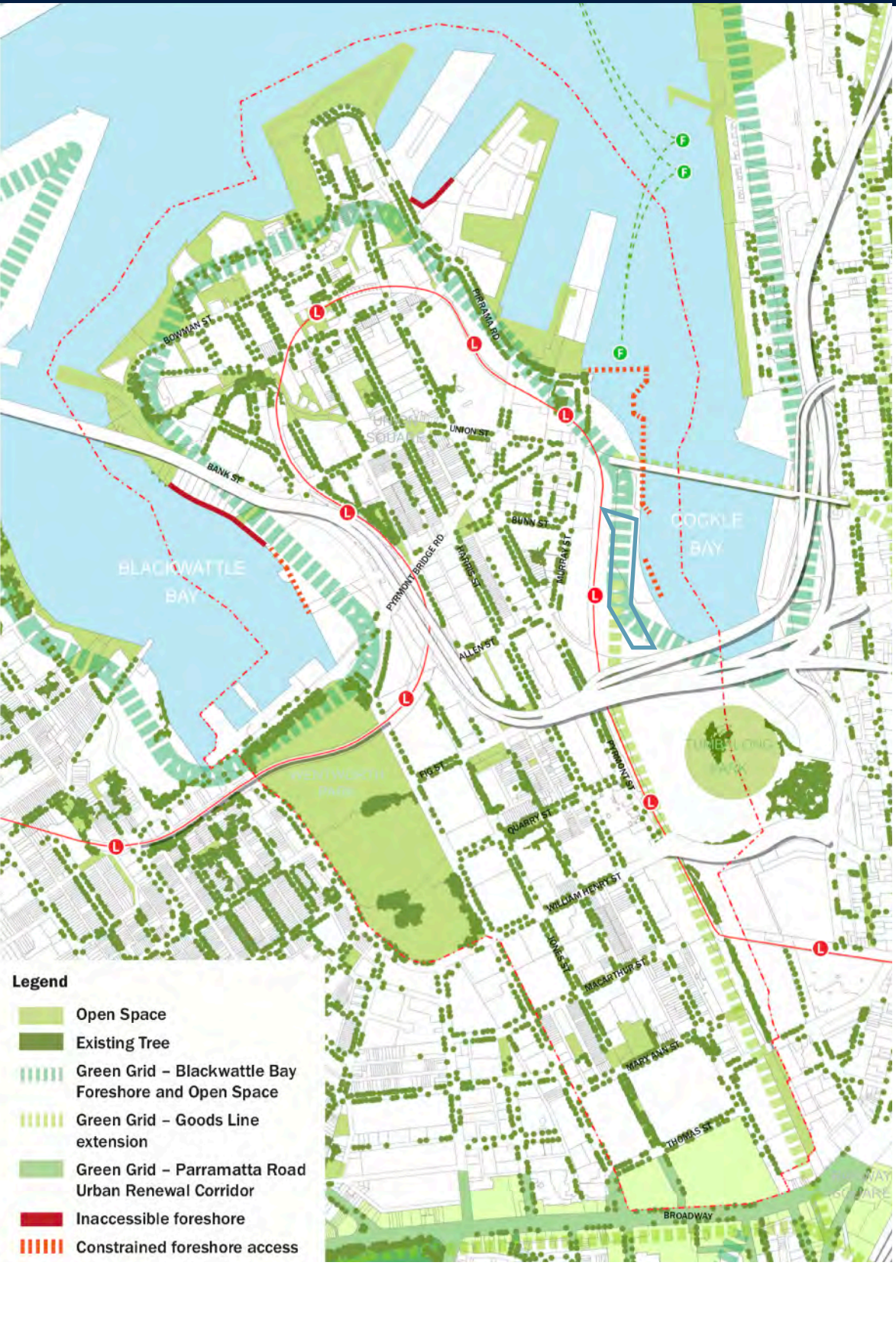
Indicative Design: Upgrading of the harbour foreshore walk that provides for regional recreational, cultural and local community uses



PUBLIC DOMAIN

INTEGRATION OF SPACES - CONNECTIVITY

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)

PUBLIC DOMAIN - OVERALL AREA COMPARISON

Existing public domain area:
4,326 m²



 Total public domain area:
10,000 m²

Increase:
5,674 m²

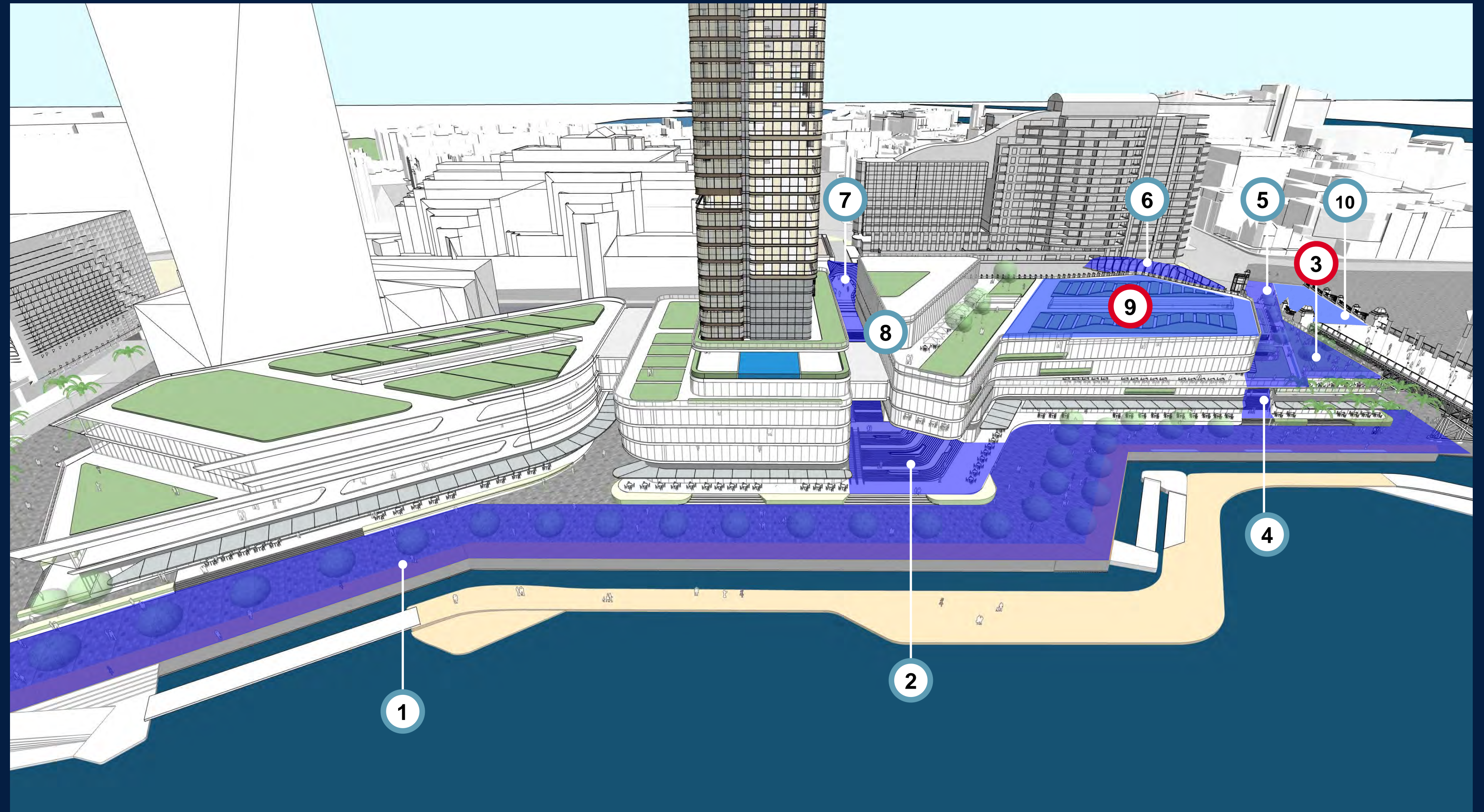


PUBLIC DOMAIN / GREEN SPACES

Mirvac To Fund and Deliver 10,000m² 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 Conditions

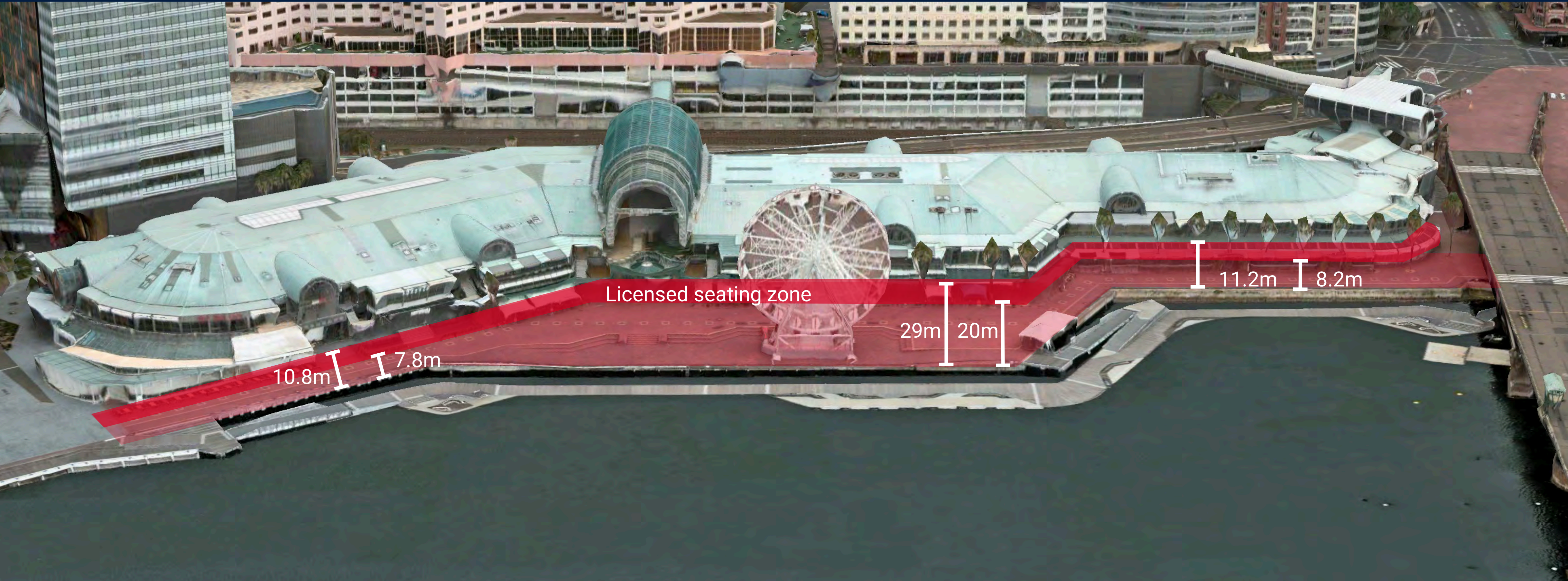


Outdated material palette, Differing levels, limited soft landscaping and shade cover - does not commensurate with wider precinct

THE WATERFRONT BOULEVARD

Existing Conditions

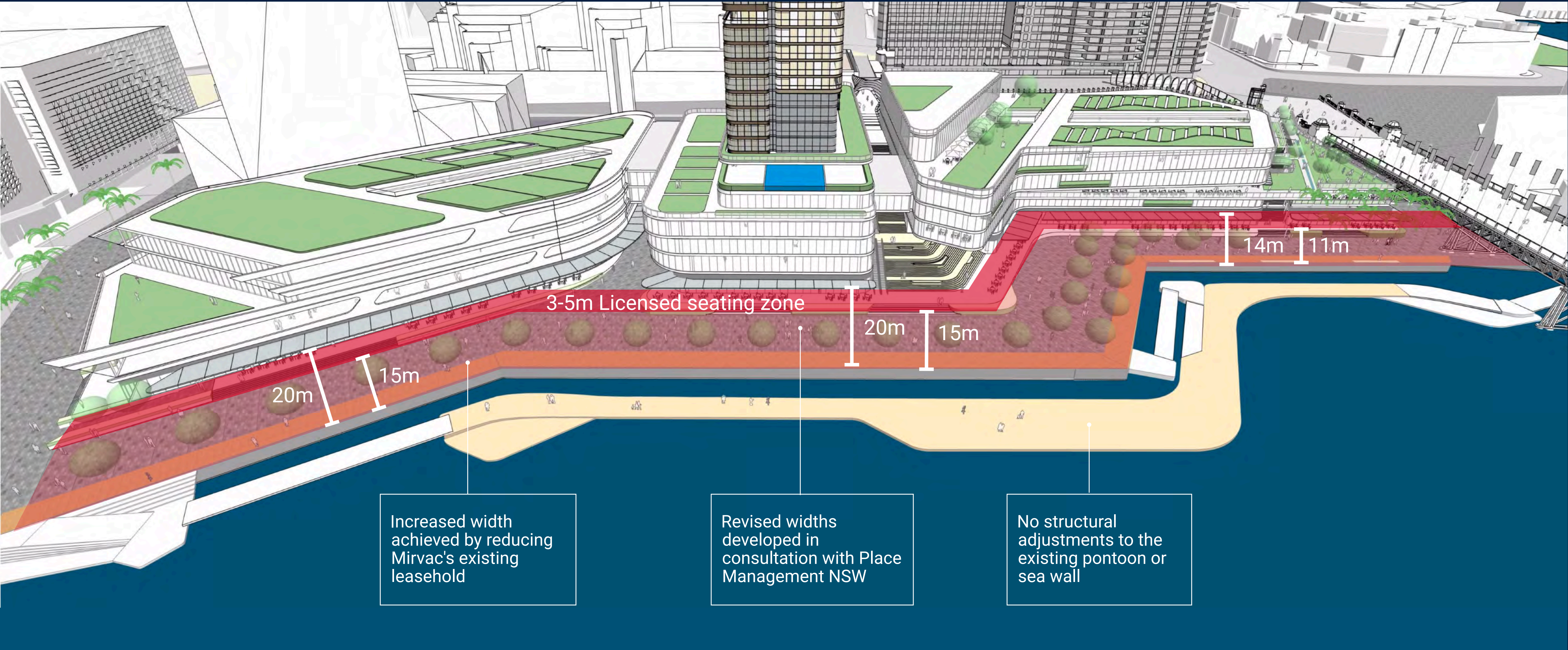
Existing = 4,326m²



THE WATERFRONT BOULEVARD

Proposed Conditions

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





Indicative Design Only: Regular waterfront setback with enhanced capacity for events with an overall increase of 474m²

THE WATERFRONT BOULEVARD

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

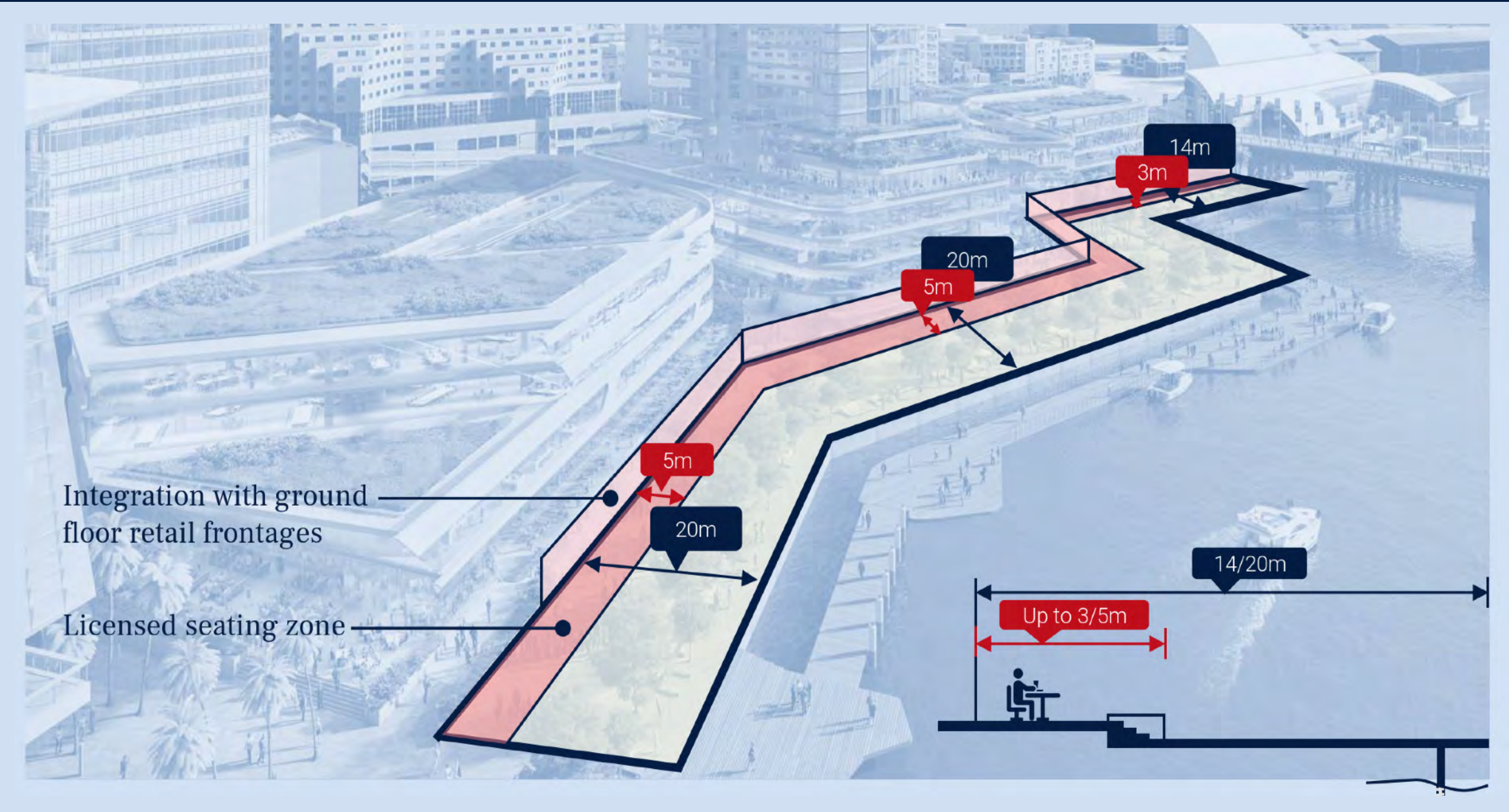


 New waterfront boulevard area: **4,800 m²**
 Additional Area: **474 m²**



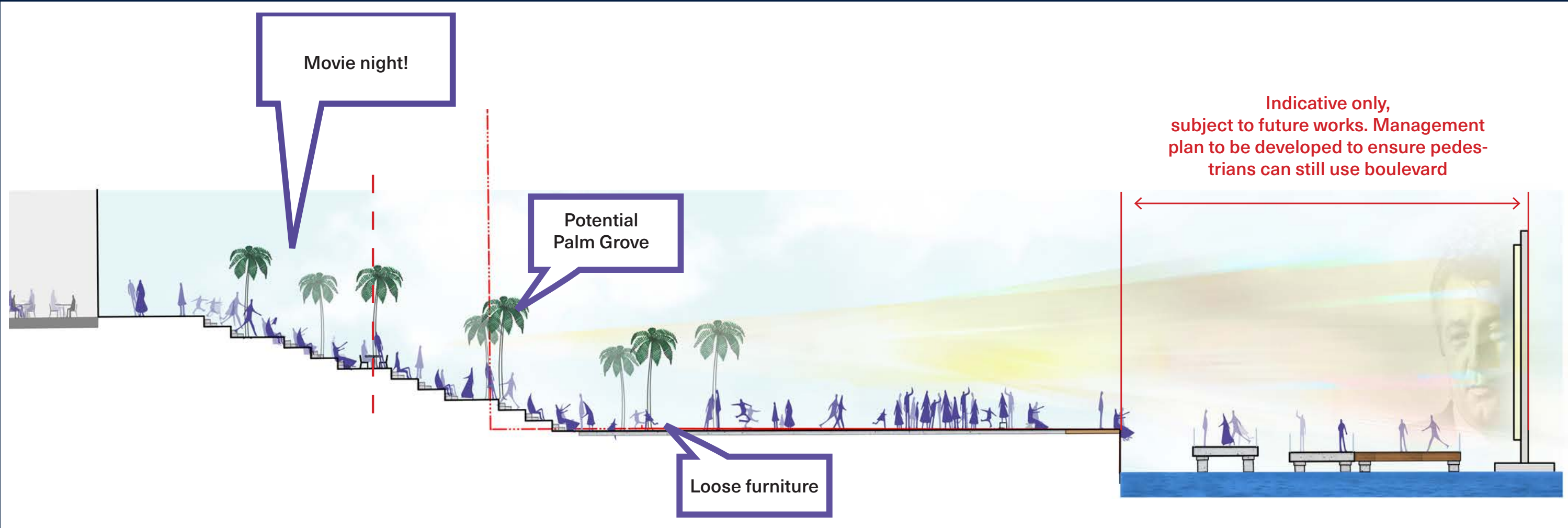
THE WATERFRONT BOULEVARD

Regular Waterfront Setback With Enhanced Capacity for Events and Activated Retail Along the Waterfront



THE EVENTS STEPS

High Capacity Open-Air Event Space Overlooking the Darling Harbour

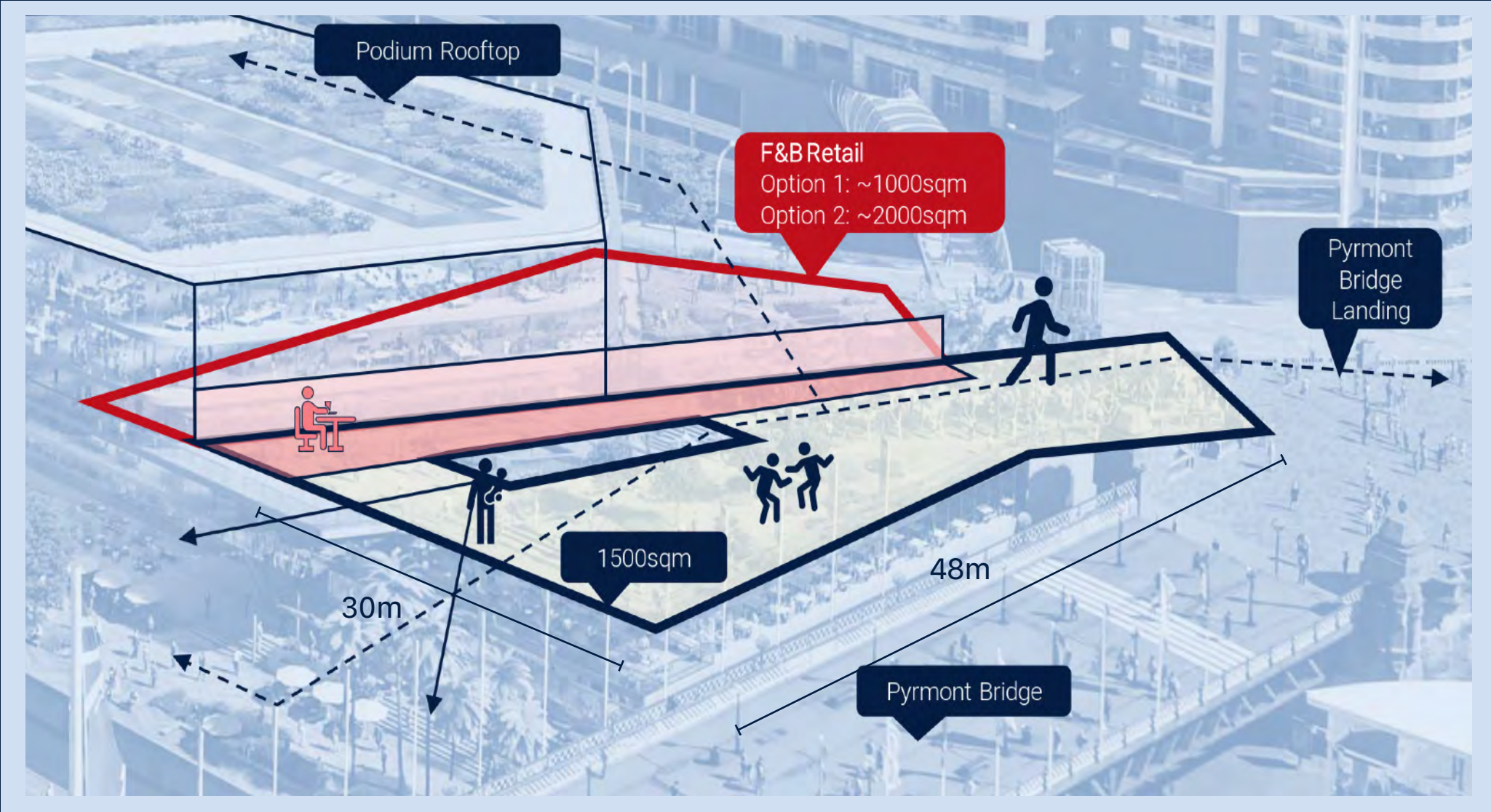


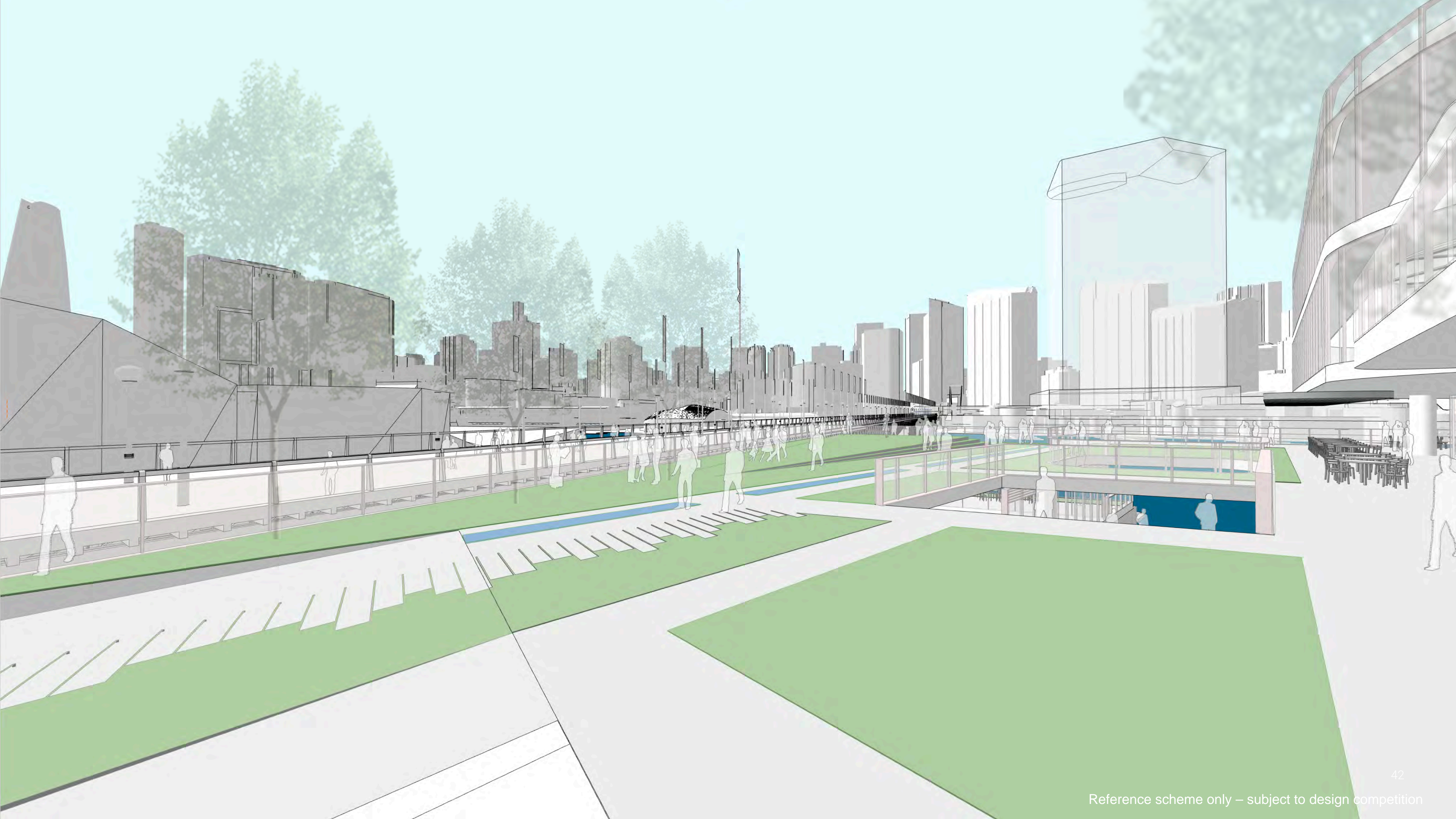
GUARDIAN SQUARE

1,500m² Public Plaza Level With Pymont 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.”

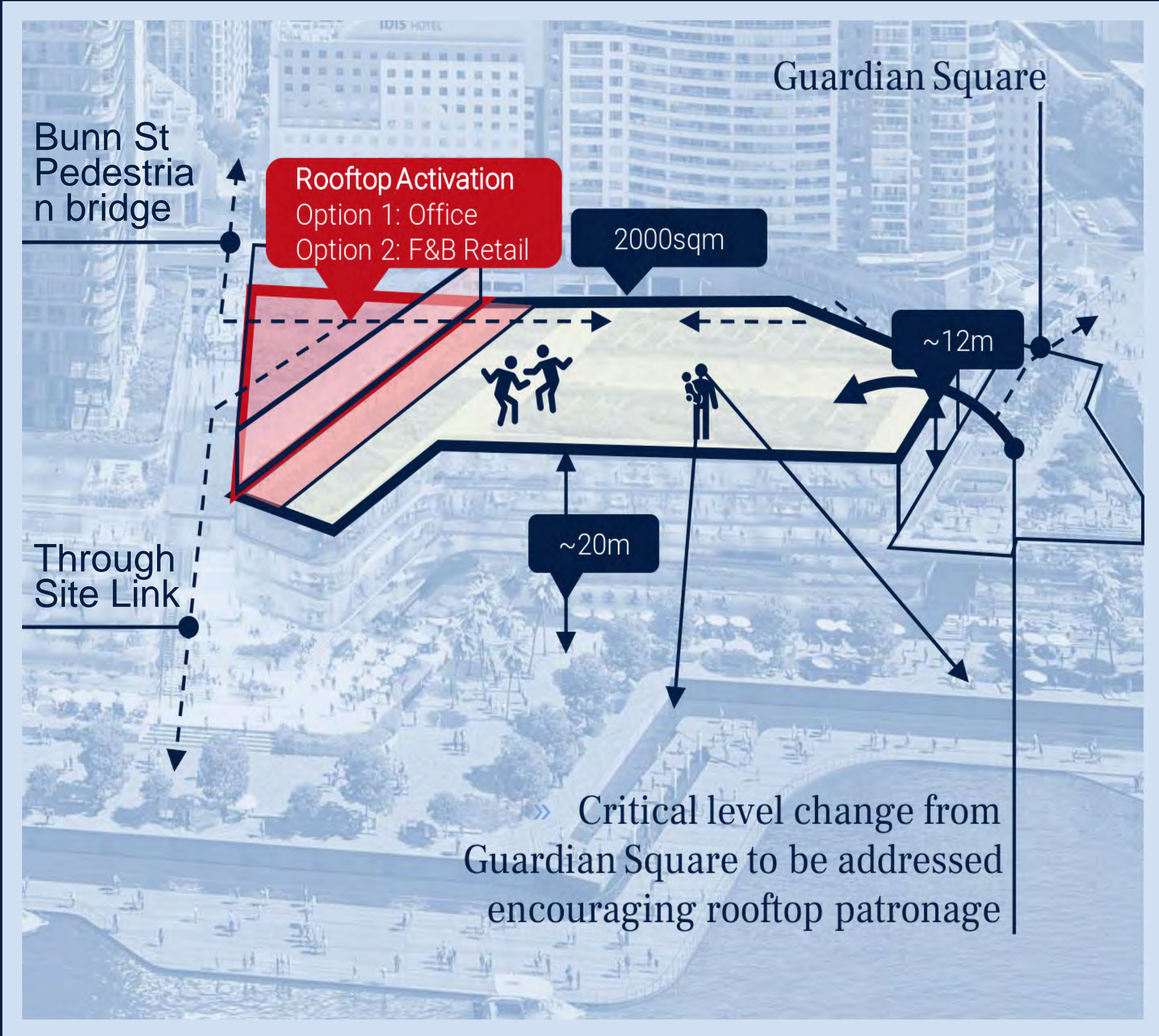
- Pymont Peninsula Place Strategy, Strategic Framework, July 2020





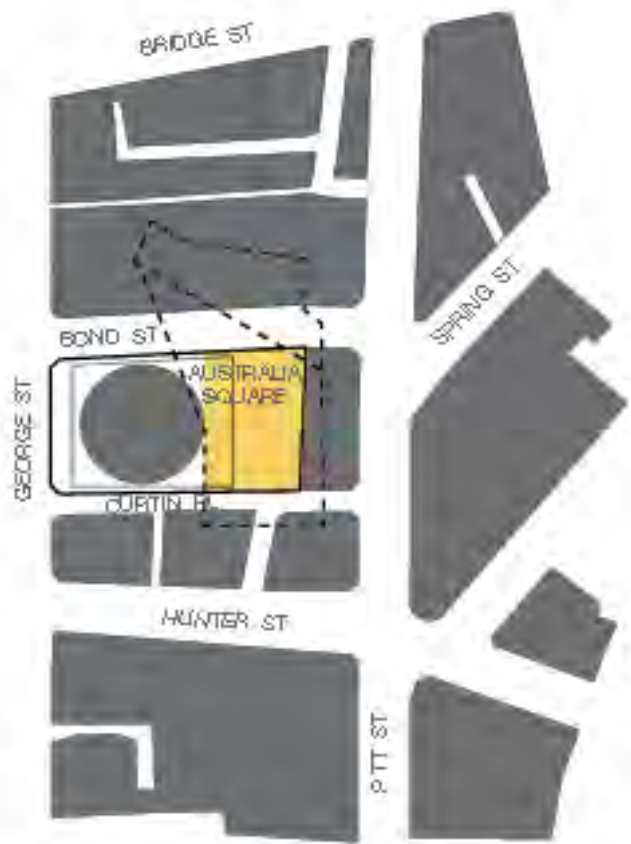
ROOF TOP PUBLIC SPACE

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



PUBLIC DOMAIN

Benchmark analysis with comparable sized and successful public plazas



Australia Square, Wynyard
1,500m²



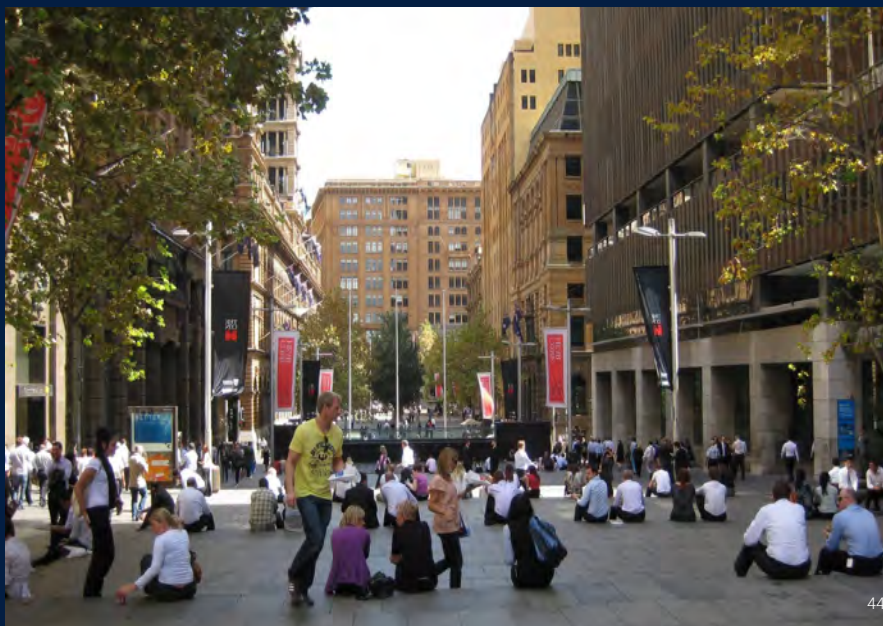
Harbourside Public Space
3,500m²

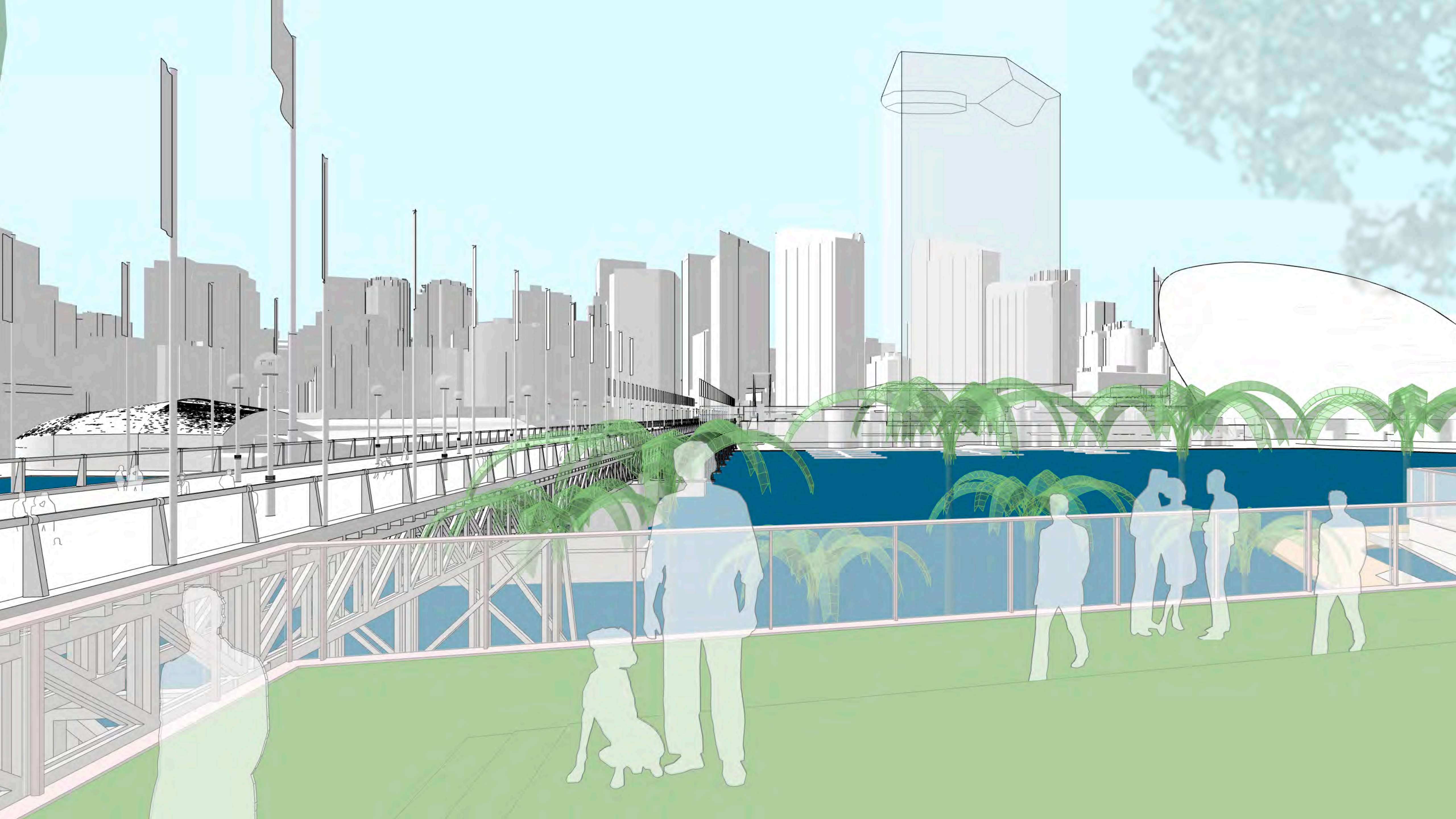


Sydney Opera House Steps
5,400m²



Martin Place, Sydney CBD
7,800m²







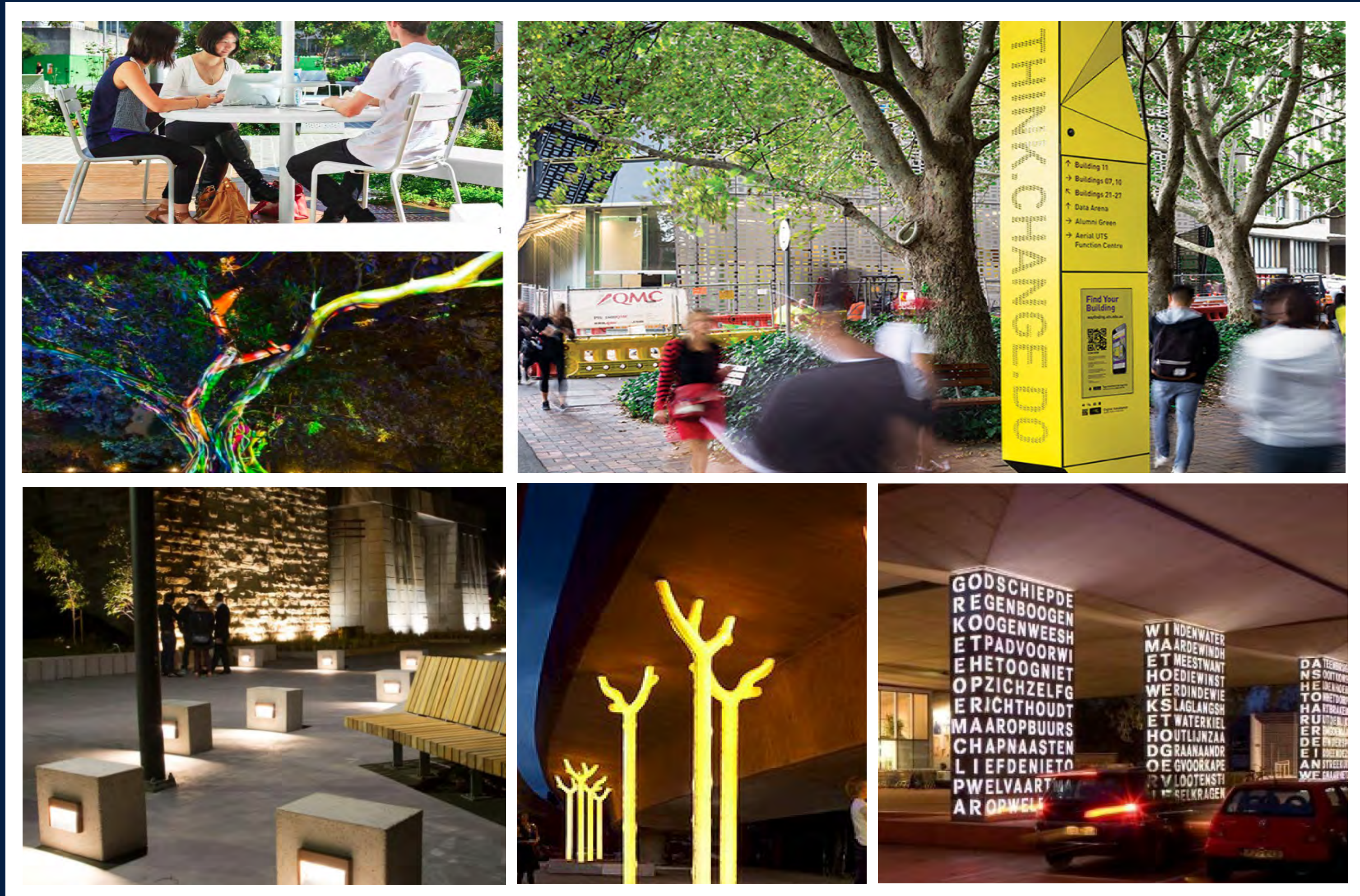


PUBLIC DOMAIN WORKS

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



DARLING DRIVE

DARLING DRIVE

Existing Conditions

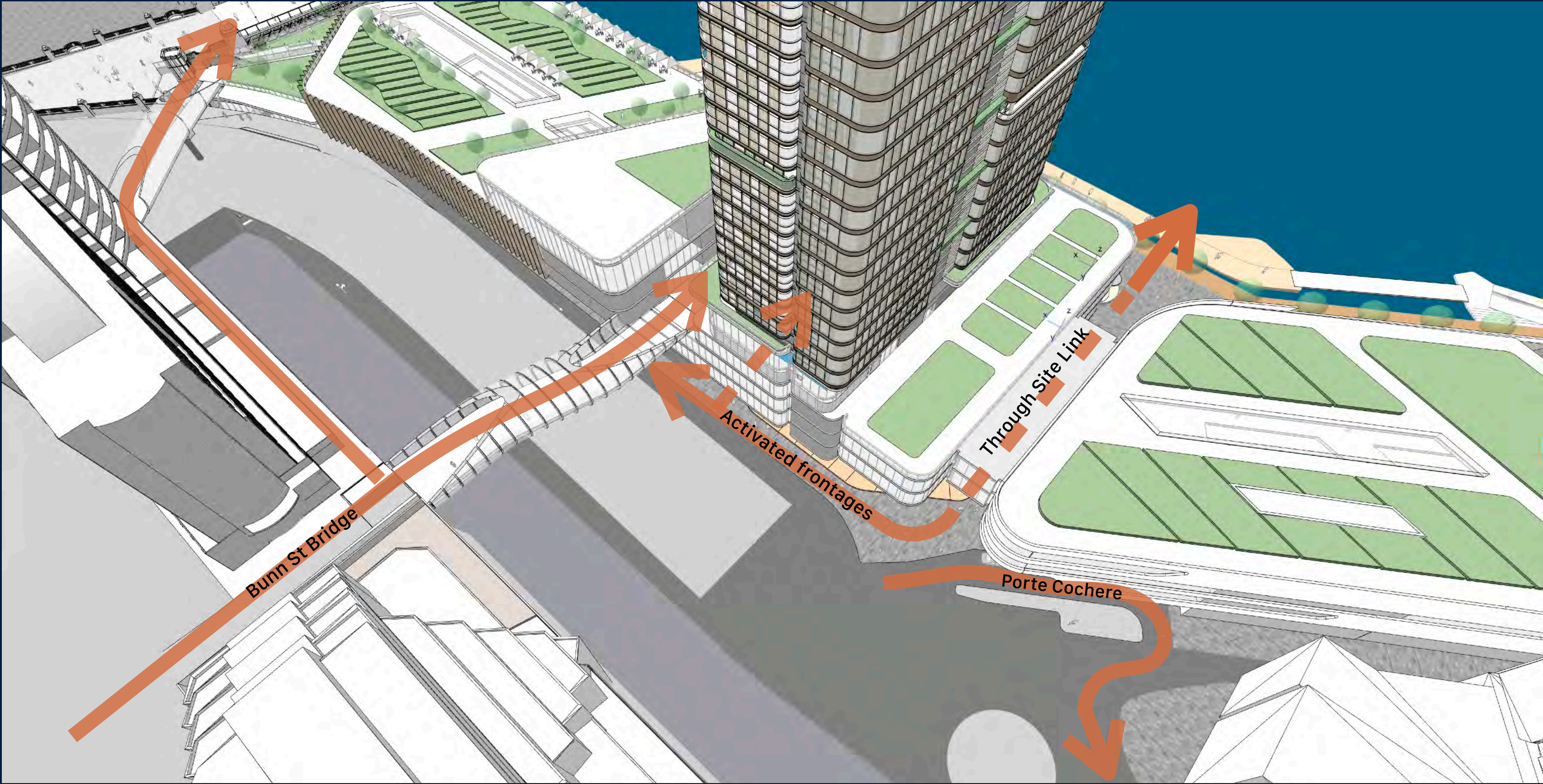


Poor accessibility as a result of topography and infrastructure corridor, lack of activation

DARLING DRIVE

Enhancing East West Connections From Bunn St to the Waterfront

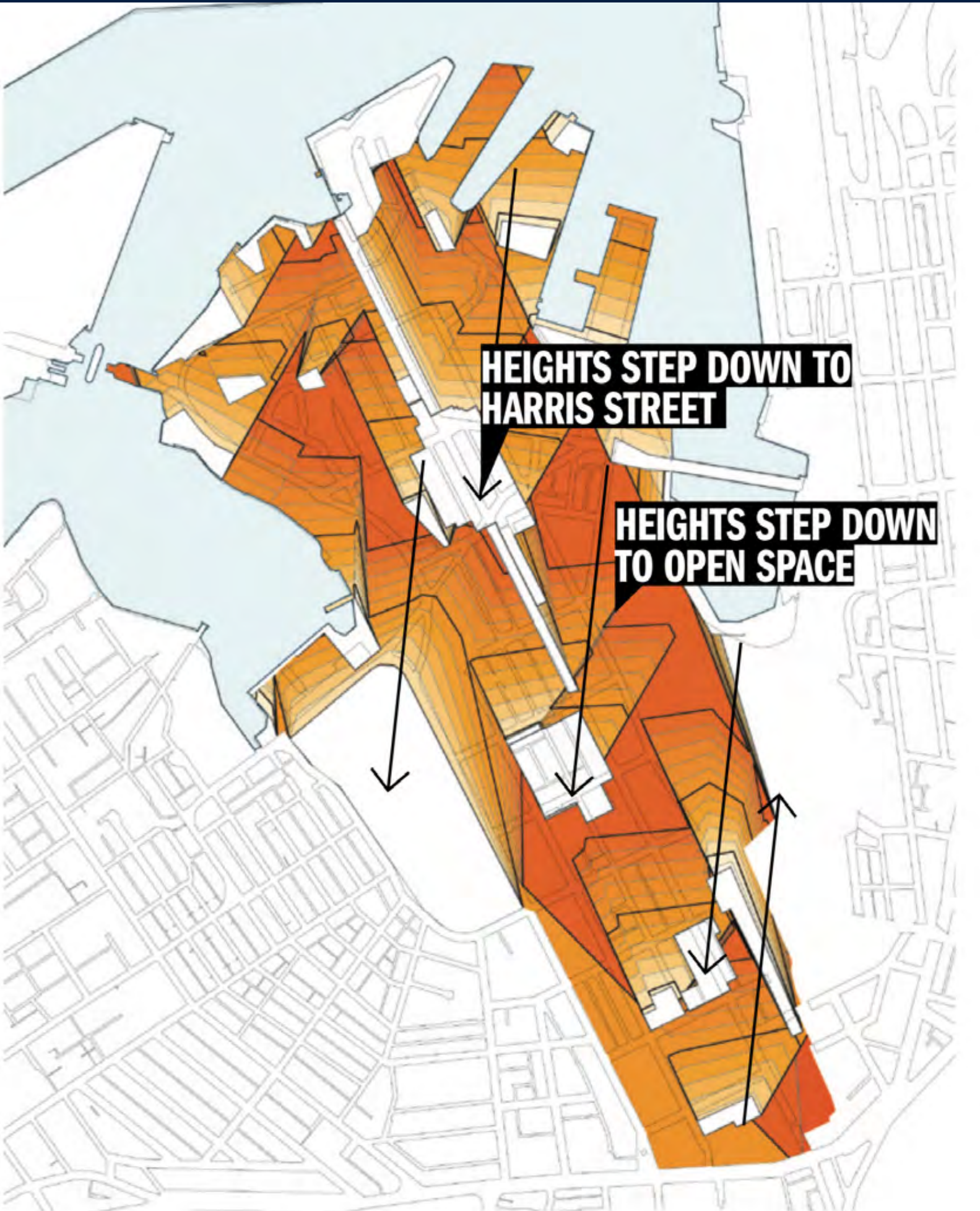
Darling Drive will be activated to ensure the development is experienced in the round and doesn't turn its back on Pyrmont. Activation strategies will include the new Guardian Square, porte cochere, Bunn St bridge link



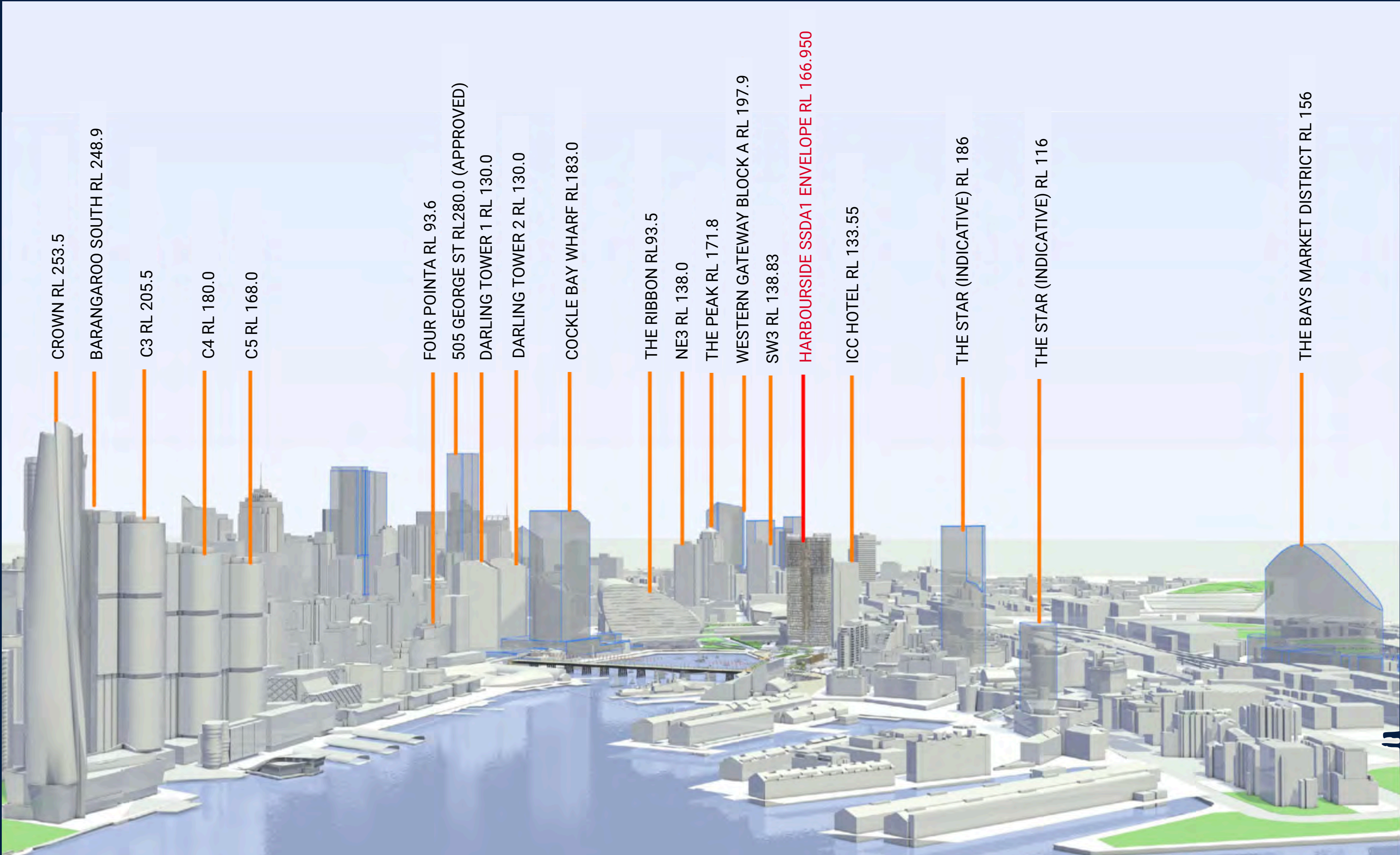
HEIGHT
BULK
SCALE
DENSITY

HEIGHT, BULK AND SCALE

Tower - Height, scale and density is compatible with the existing and emerging character of Darling Harbour and is consistent with the maximum height of RL 170m identified in Pyrmont Peninsula Place Strategy (PPPS)

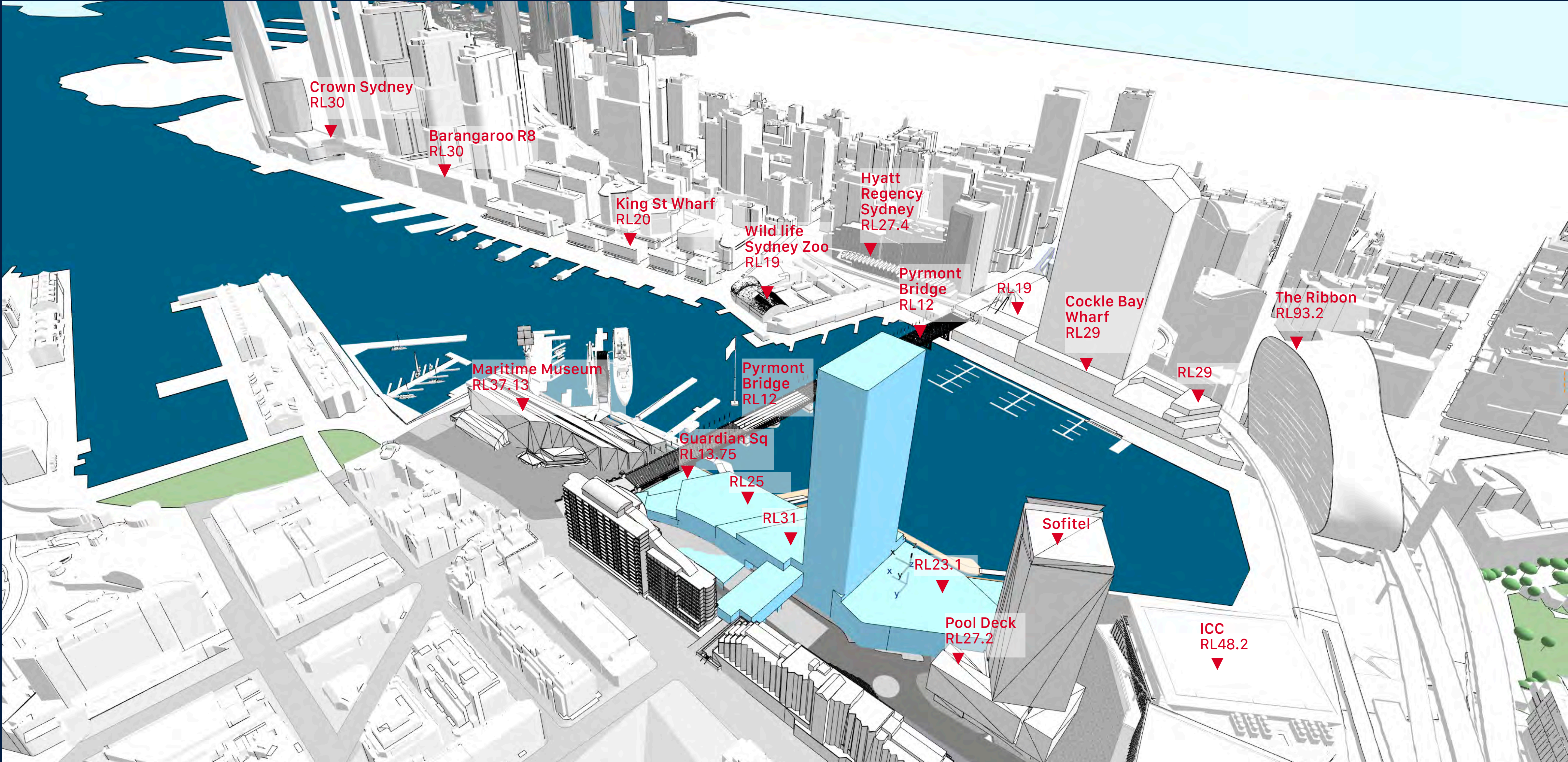


PPPS: Amenity Based Height Strategy



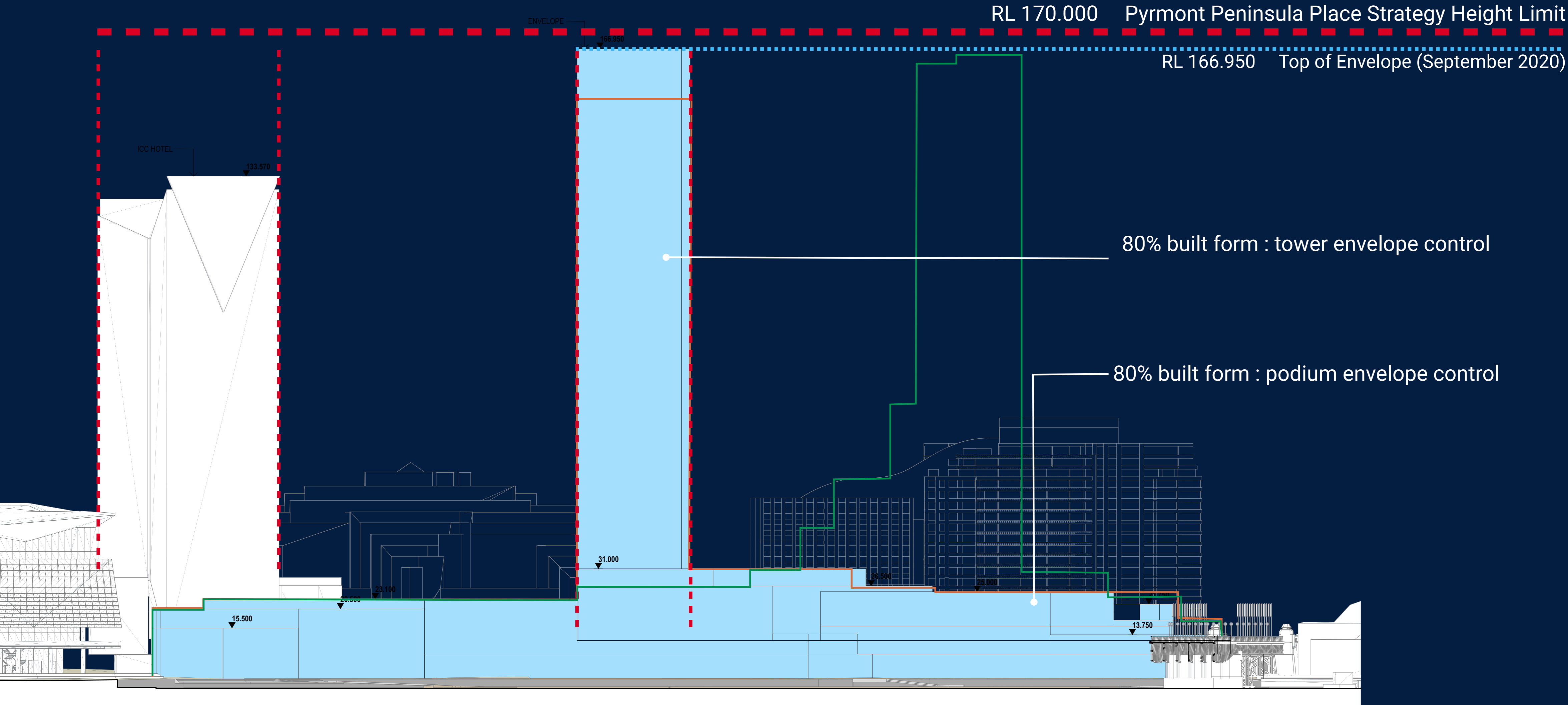
Contextual Height Analysis

PODIUM HEIGHT, BULK AND SCALE



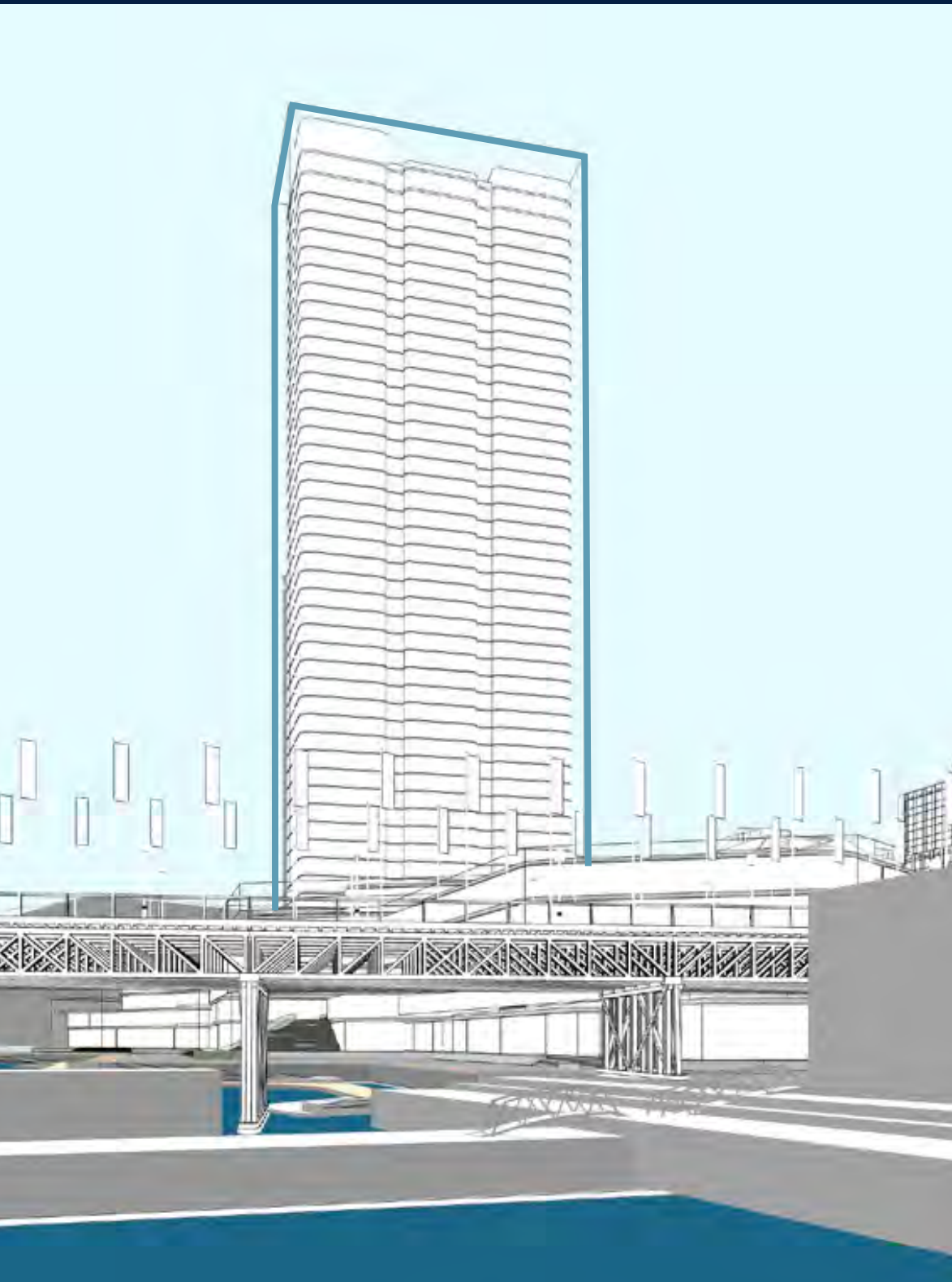
HEIGHT, BULK AND SCALE

Tower

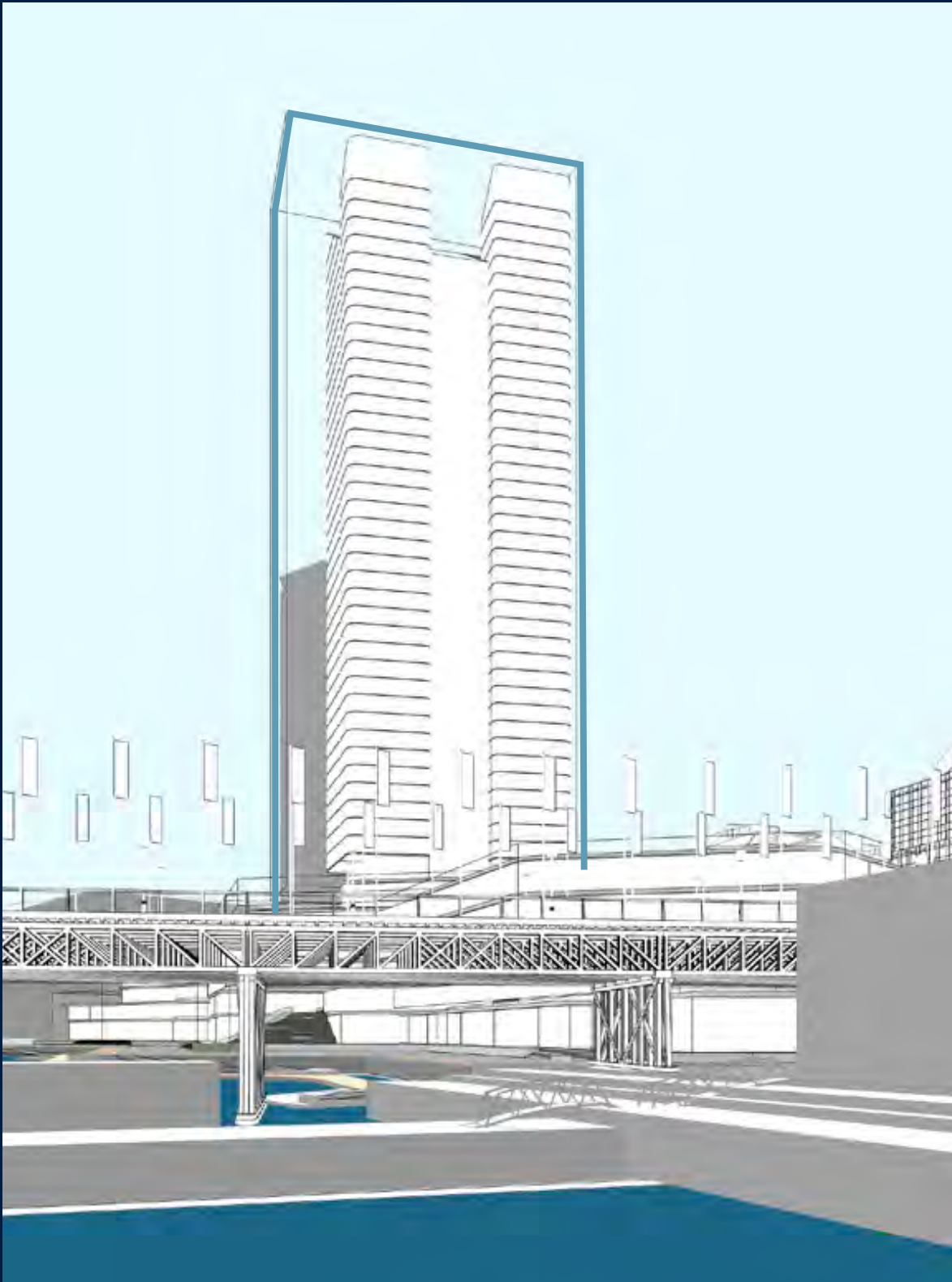


HEIGHT, BULK AND SCALE

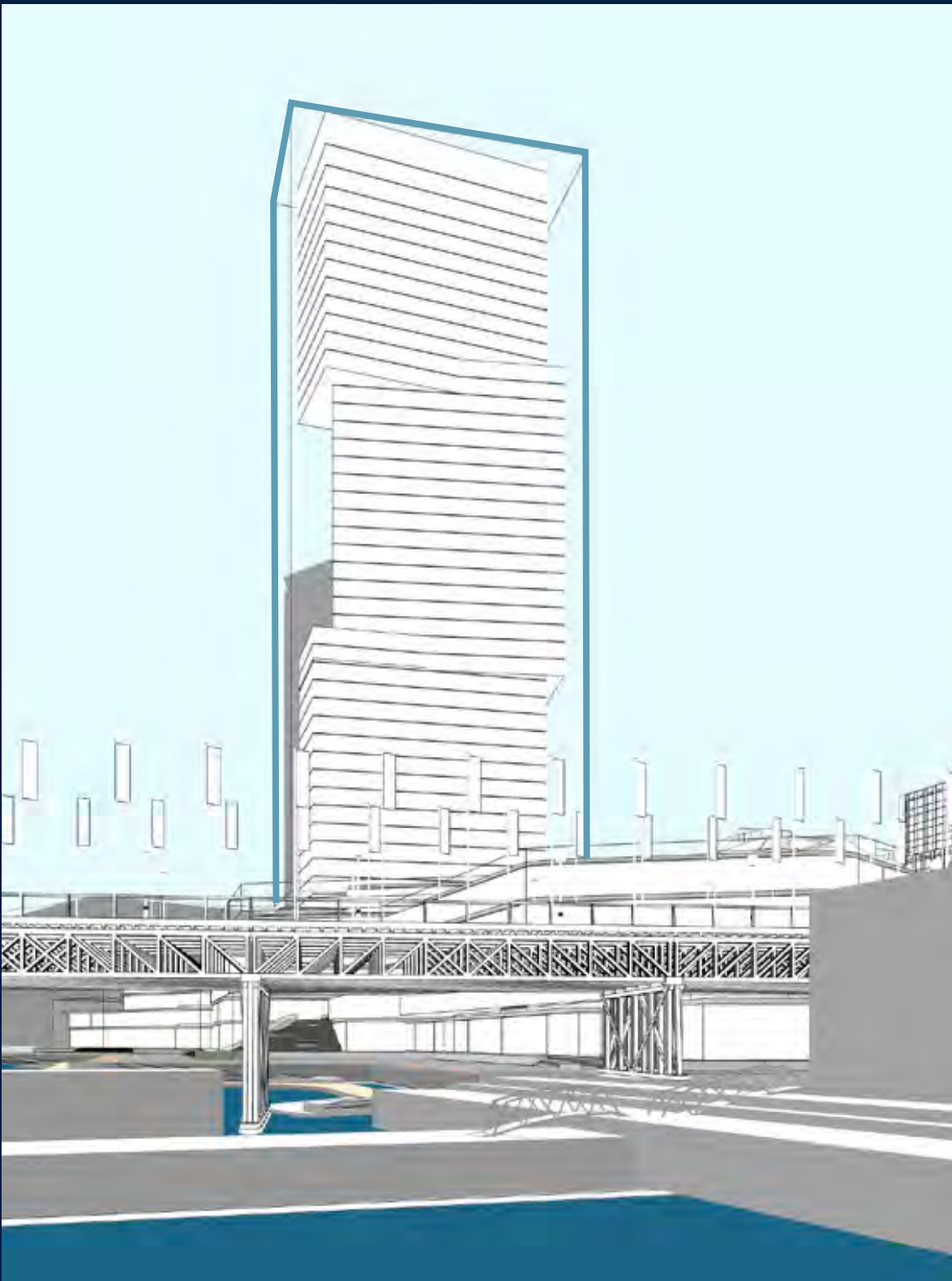
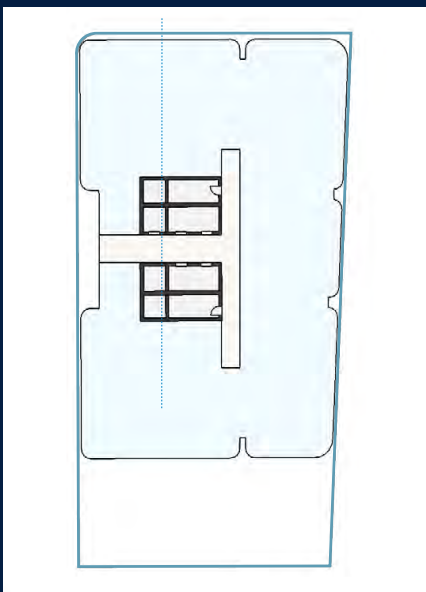
Tower Massing: 80% Envelope Control Allows for Flexibility and 20% Articulation at Design Competition (Draft DA Condition)



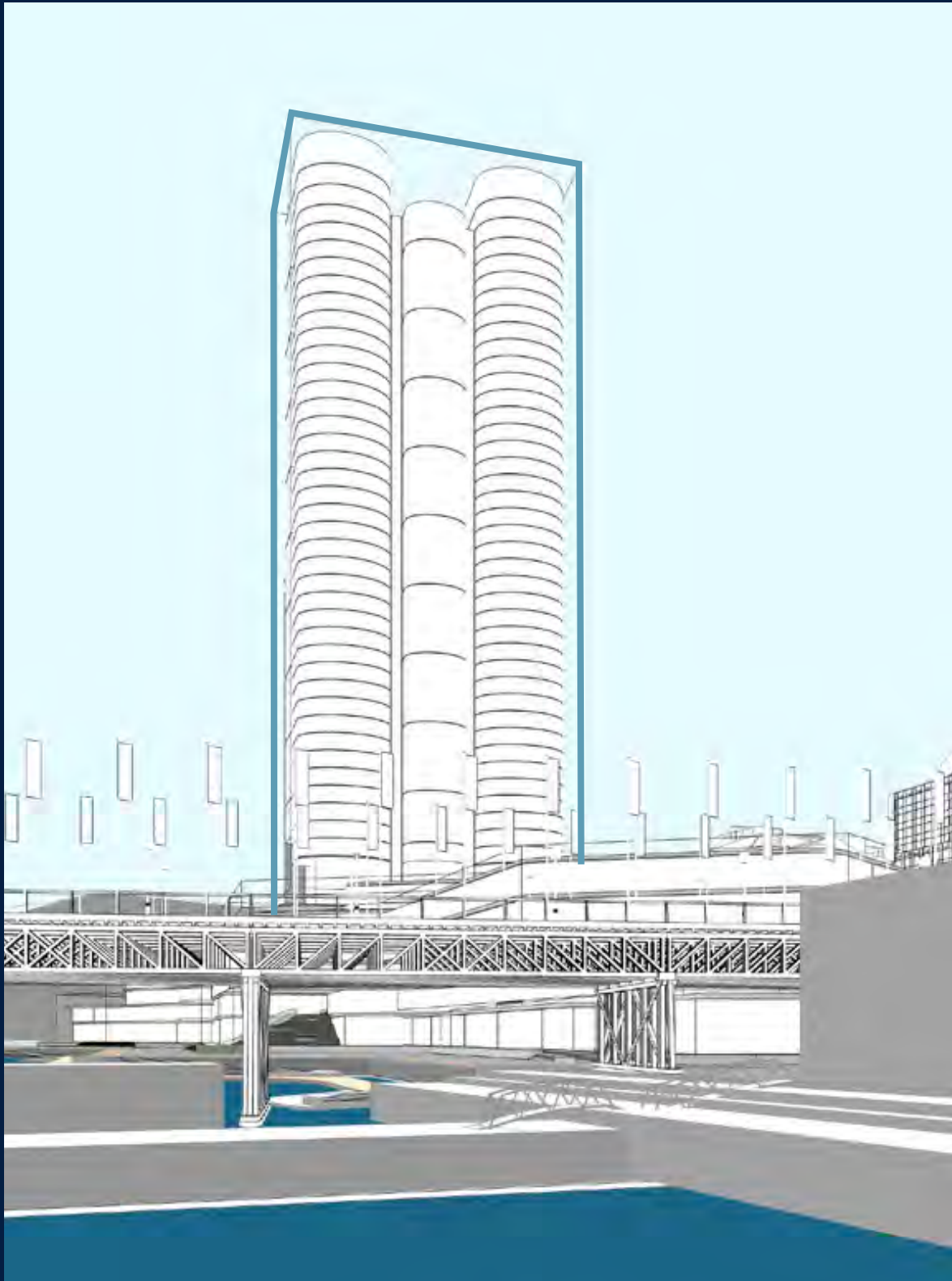
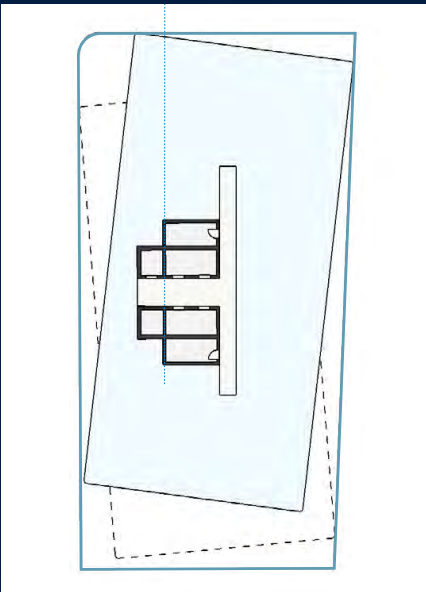
Illustrative Scheme



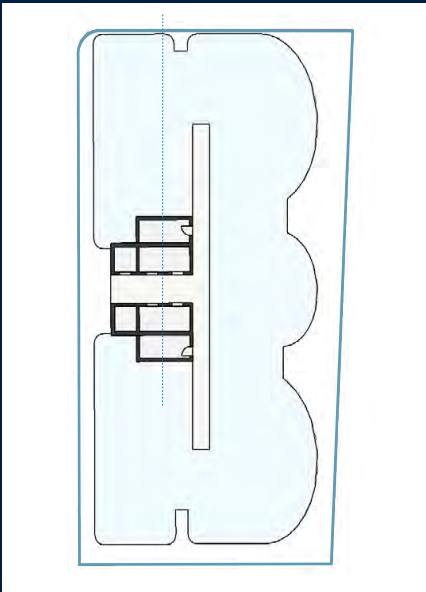
Potential Alternative Massing



Potential Alternative Massing



Potential Alternative Massing

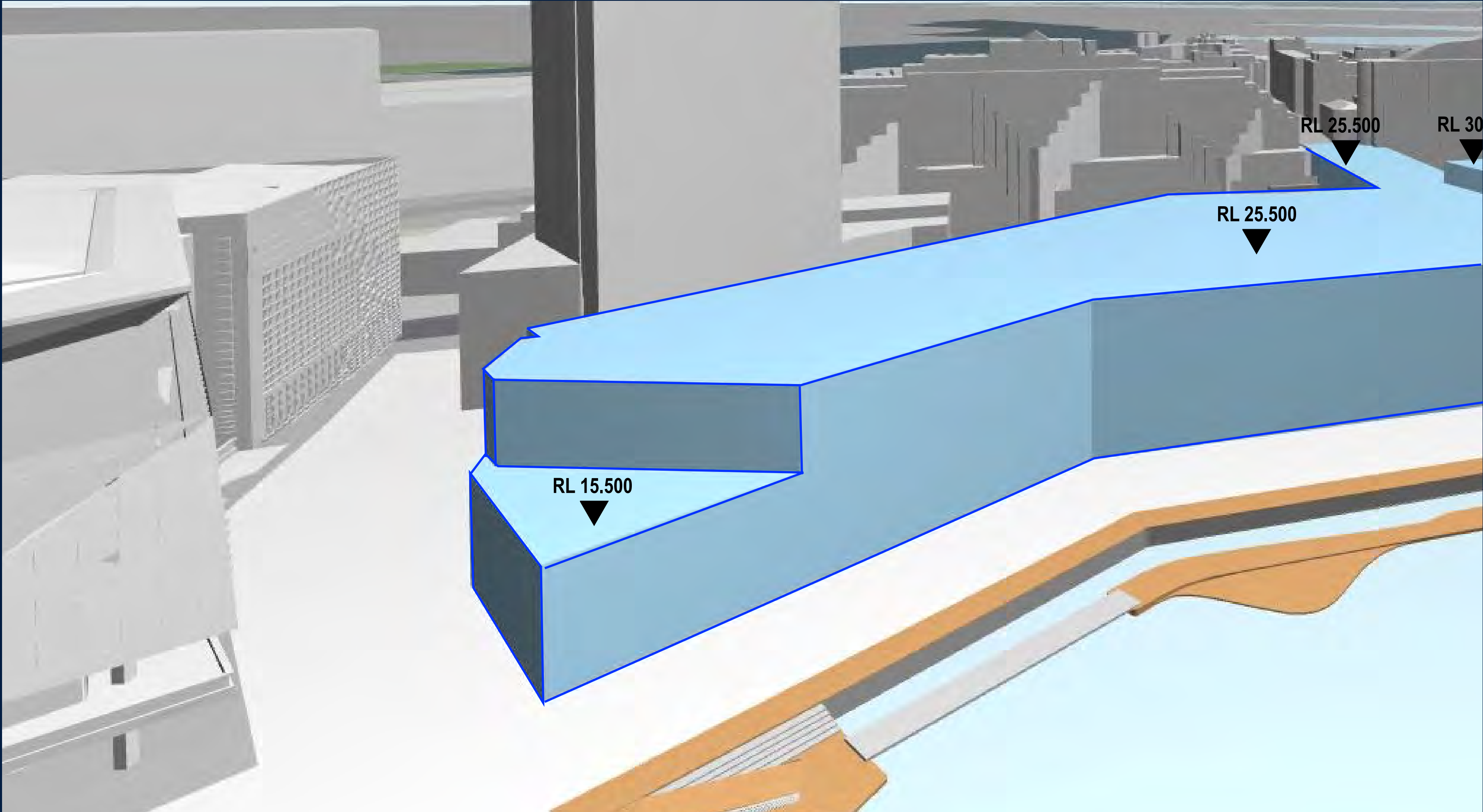


SOUTH PODIUM ENVELOPE

Initial Residential Proposal: South Podium Envelope at RL25.5

June 2016

/ South of Existing Galleria at
RL25.5

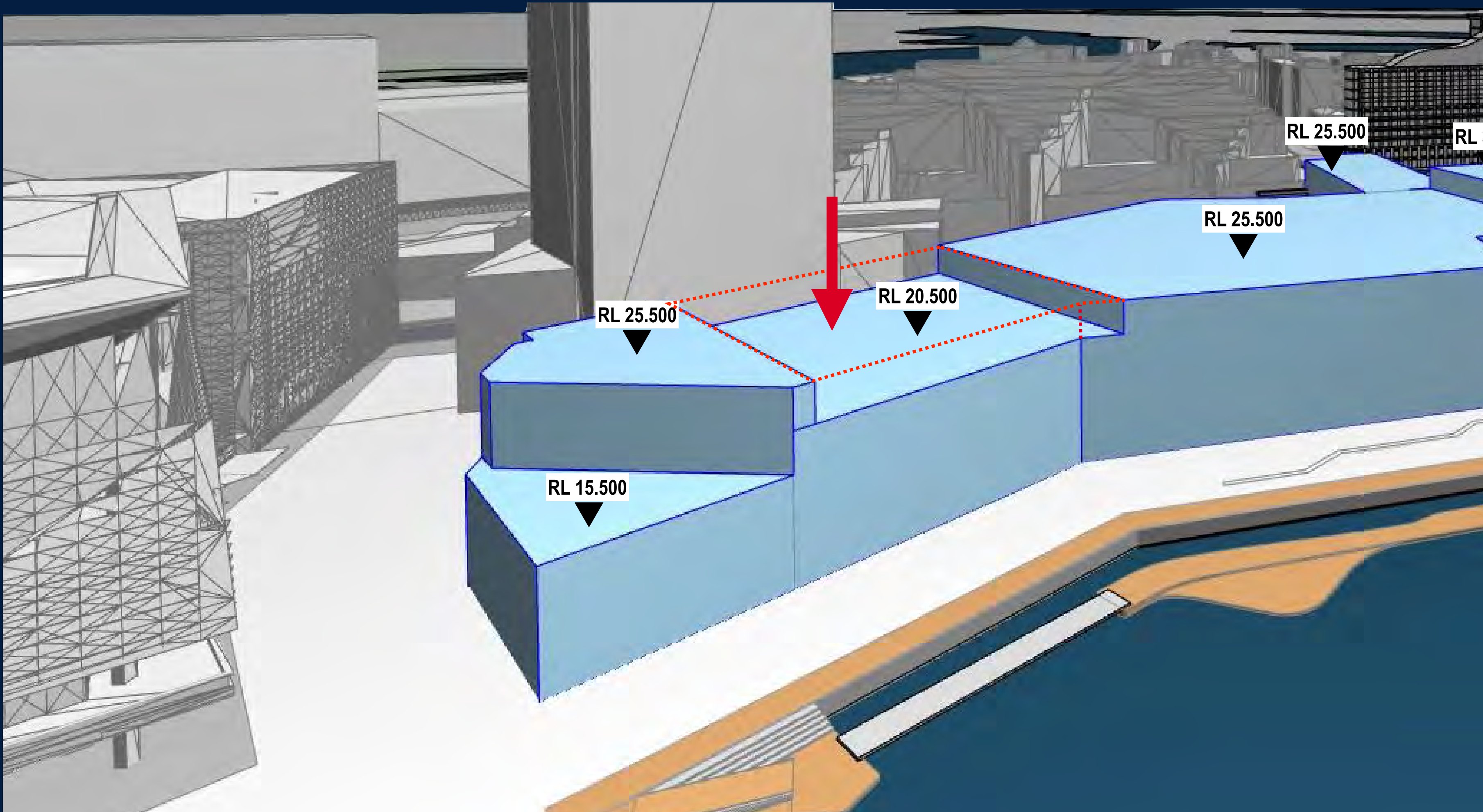


SOUTH PODIUM ENVELOPE

Adjustment 2

August 2016

- / Meeting with the Infrastructure NSW: Central portion of the south podium reduced from RL25.5 to RL20.5 to allow view sharing from ICC pool deck

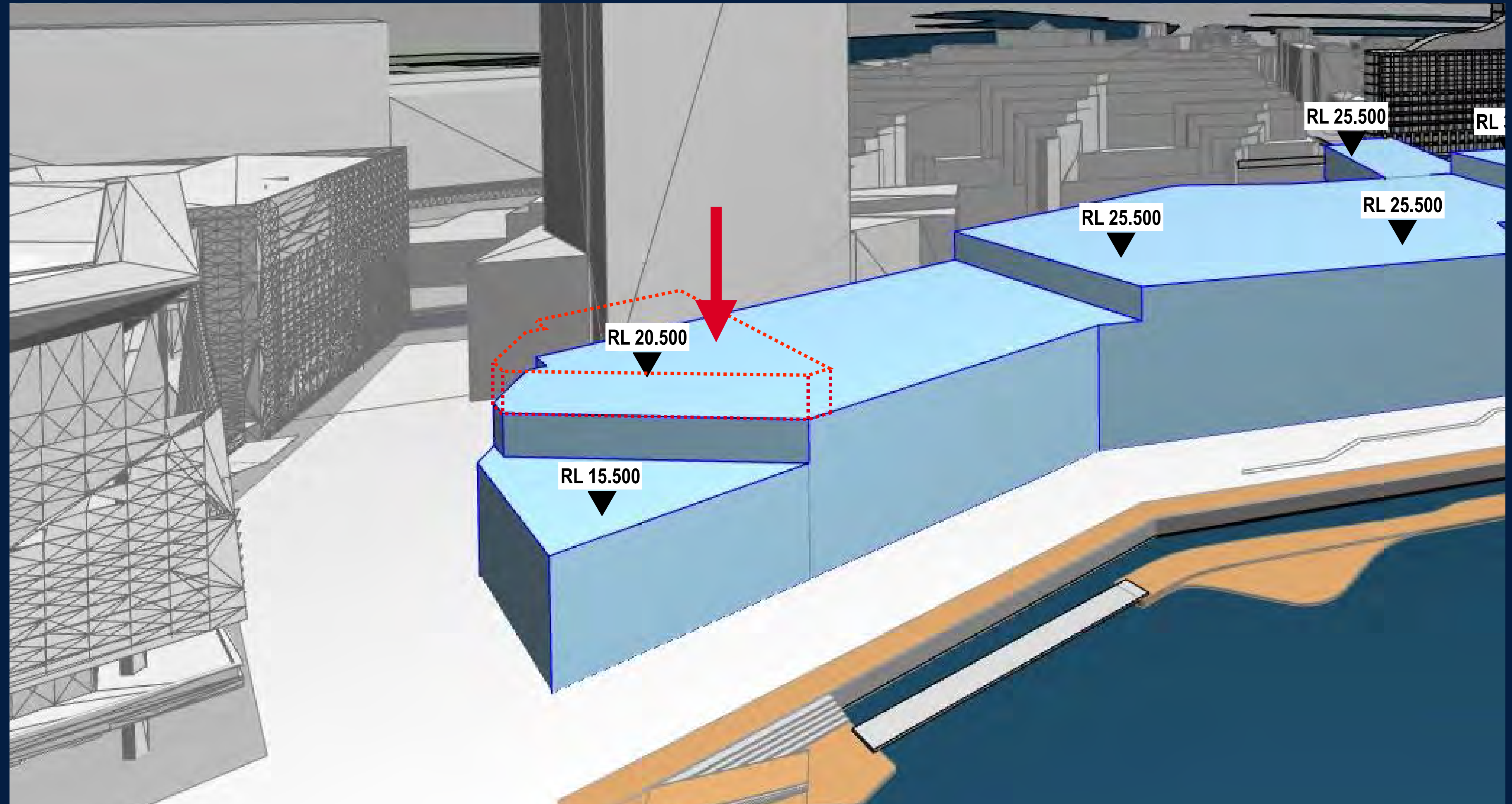


SOUTH PODIUM ENVELOPE

Initial Residential Proposal: South Podium Envelope at RL25.5

August/September 2016:

- / Meeting with owner of ICC Hotel
- Lower the retail envelope from RL25.5 to RL20.5 to allow view sharing from ICC pool deck and restaurant.

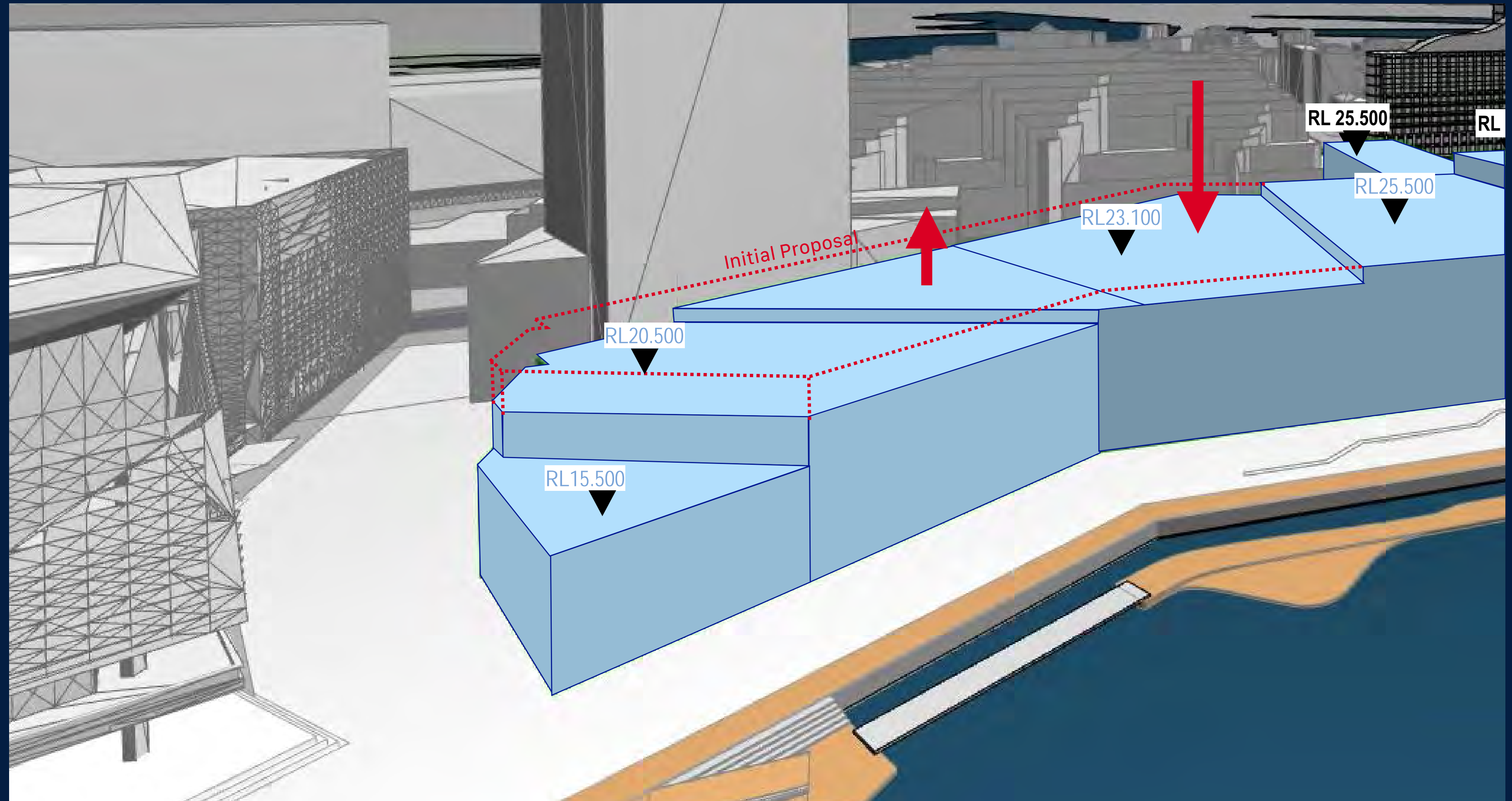


SOUTH PODIUM ENVELOPE

Adjustment 4 : Refined Envelope: Redistributed To Maximise View Sharing

August 2016:

- / SHFA advised of an existing Project Delivery Agreement between ICC Hotel, SHFA, INSW and Lend Lease limiting height of any future Harbourside redevelopment envelope to RL23.1m south of the existing galleria
- / South Podium Height reduced from RL25.5 to RL23.1
- / Reliant on being able to amend the existing PDA to allow a section of the envelope to exceed RL 23.1 (increase to RL 25.0m) to the north of the pool deck

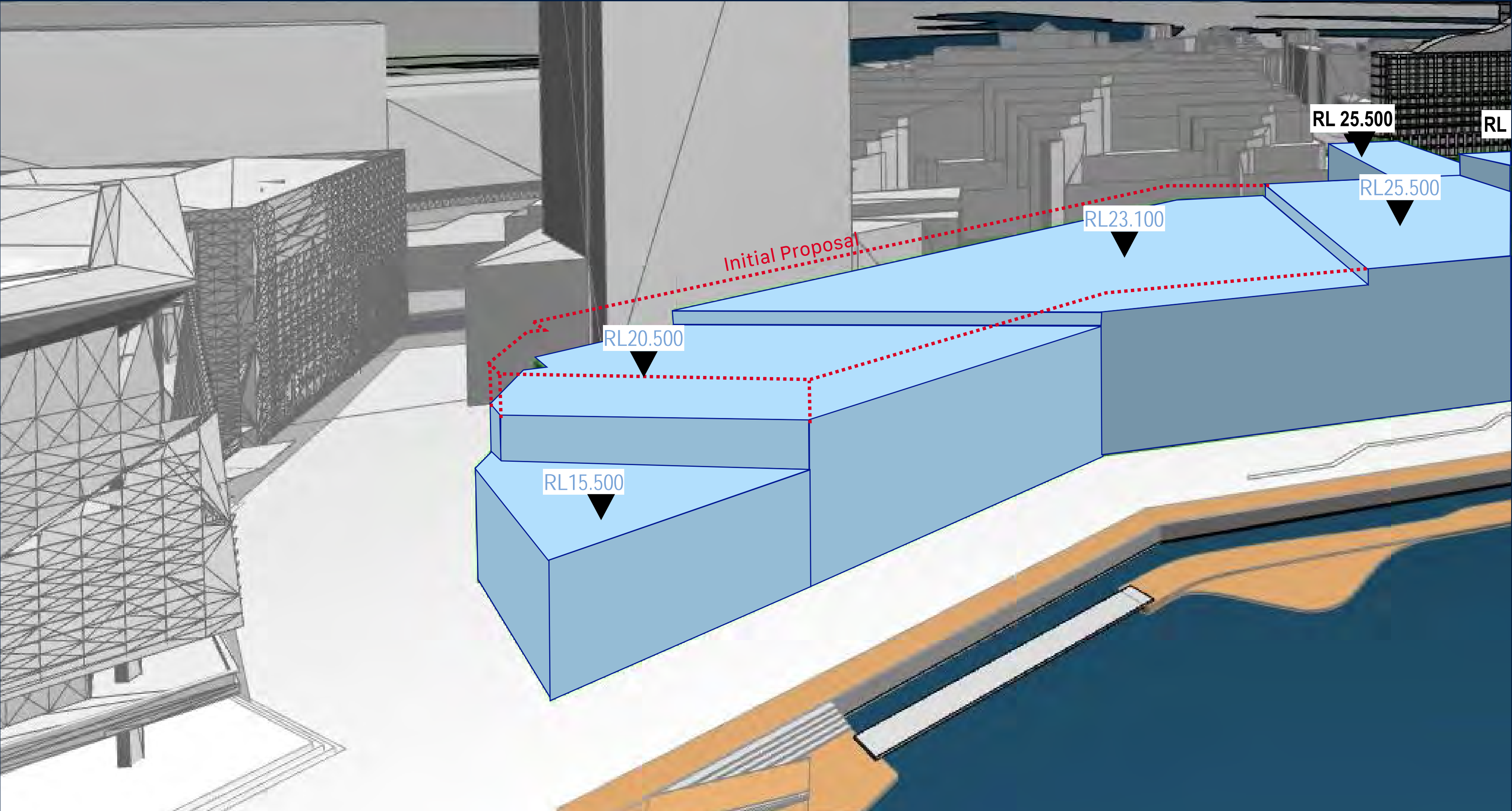


SOUTH PODIUM ENVELOPE

Refined Envelope : Equitable View Sharing

September 2016

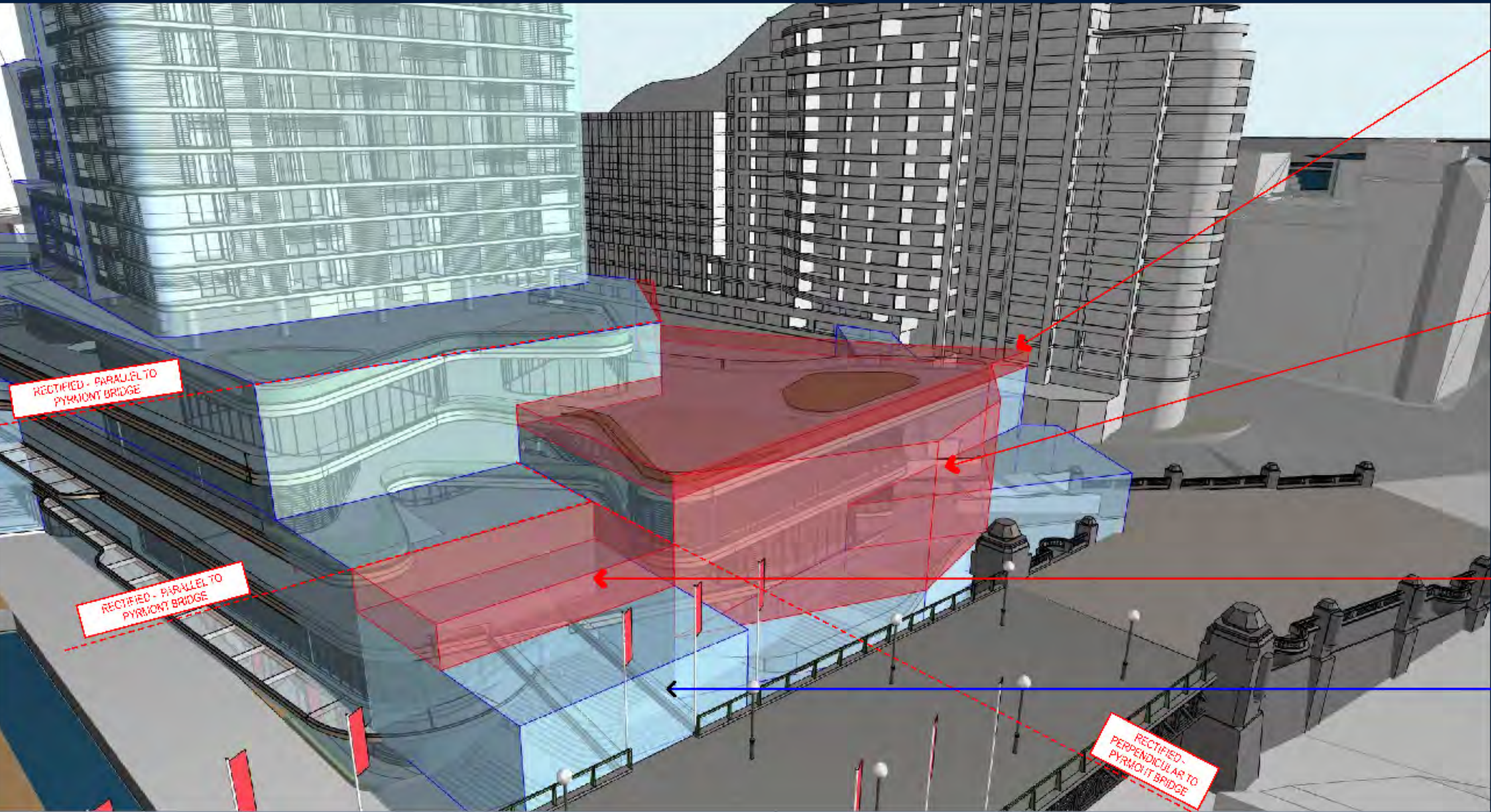
/ SSDA Stage 1



NORTH PODIUM ENVELOPE

Adjustment 5: Maximise View Sharing for 50 Murray St Apartments

7 May 2018 - Department of Planning:



1.7m TRIMMING - SLAB LOCALLY DROPPED TO 4m FLOOR TO FLOOR,
1250mm ALLOWANCE FOR BALUSTRADE FOR TRAFFICABLE
ROOF SPACE

EXCESS ENVELOPE TRIMMED TO BE PARALLEL TO
ILLUSTRATIVE SCHEME + 500mm
1500mm ALLOWANCE FROM TOP OF FEATURE STEPS

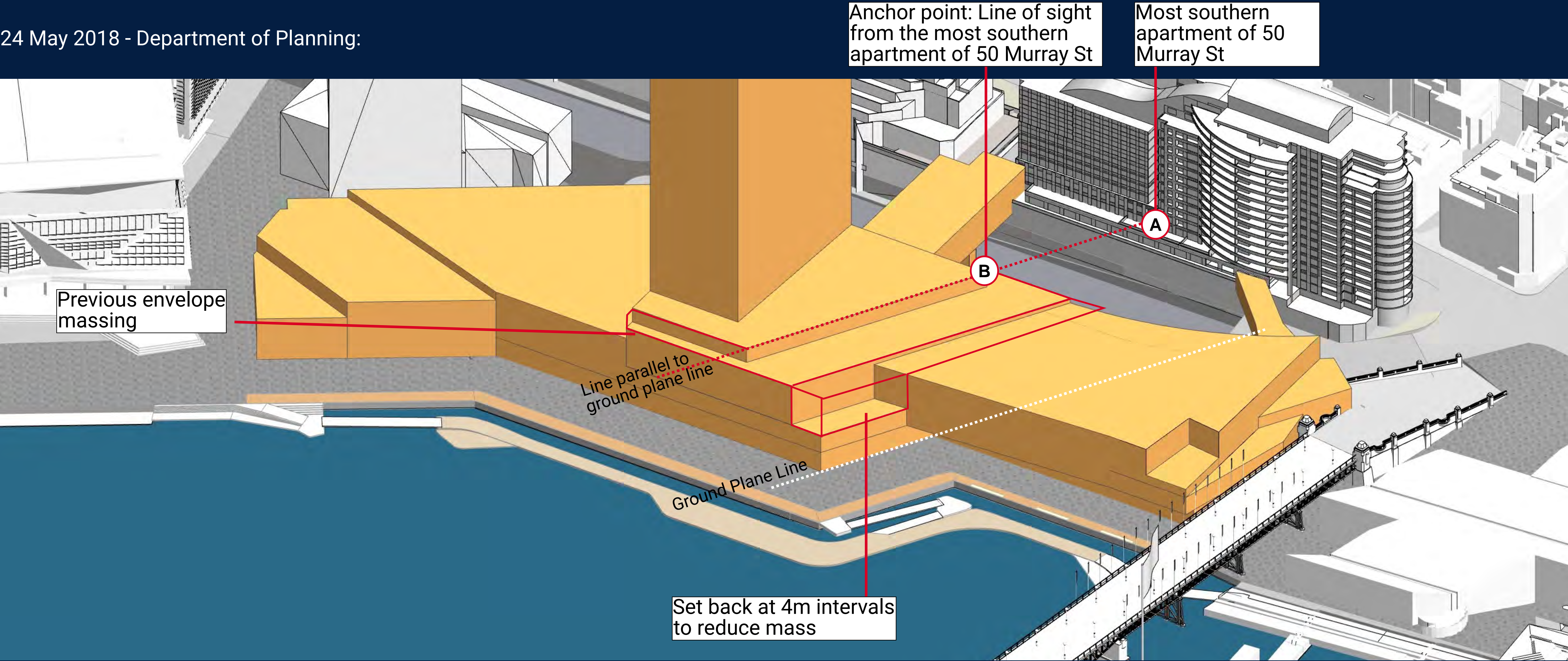
EXCESS ENVELOPE TRIMMED AND GEOMETRY REGULARISED
TO BE PARALLEL TO PYRMONT BRIDGE

EXTRA ADDED TO WIDTH & HEIGHT OF BRIDGE LINK FOR
GREATER FLEXIBILITY IN PLACEMENT

NORTH PODIUM ENVELOPE

Adjustment 6: Adjustment To Envelope With a Central Tower

24 May 2018 - Department of Planning:



NORTH PODIUM ENVELOPE

Adjustment 7: Further Adjustment To Maximise View Sharing

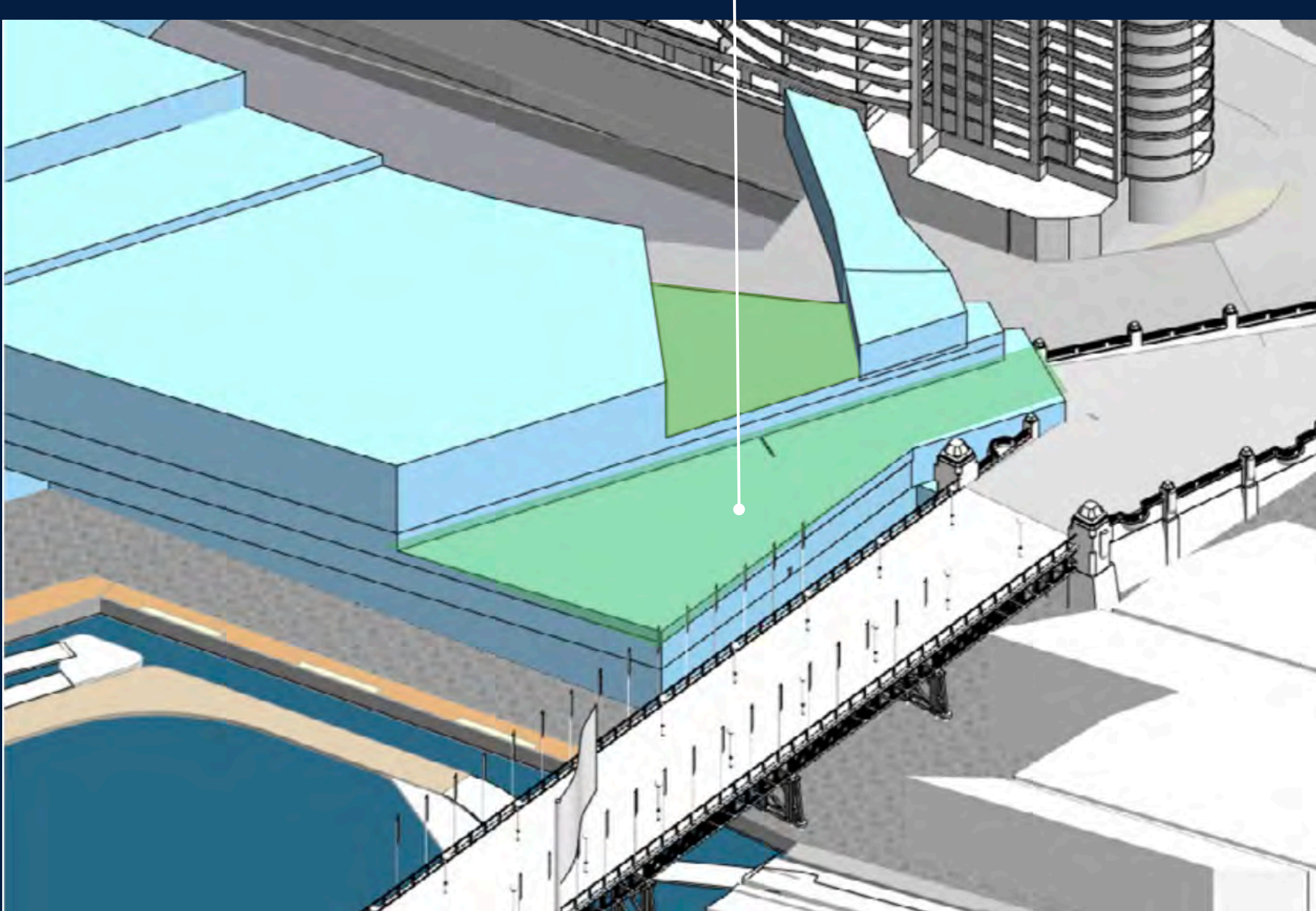
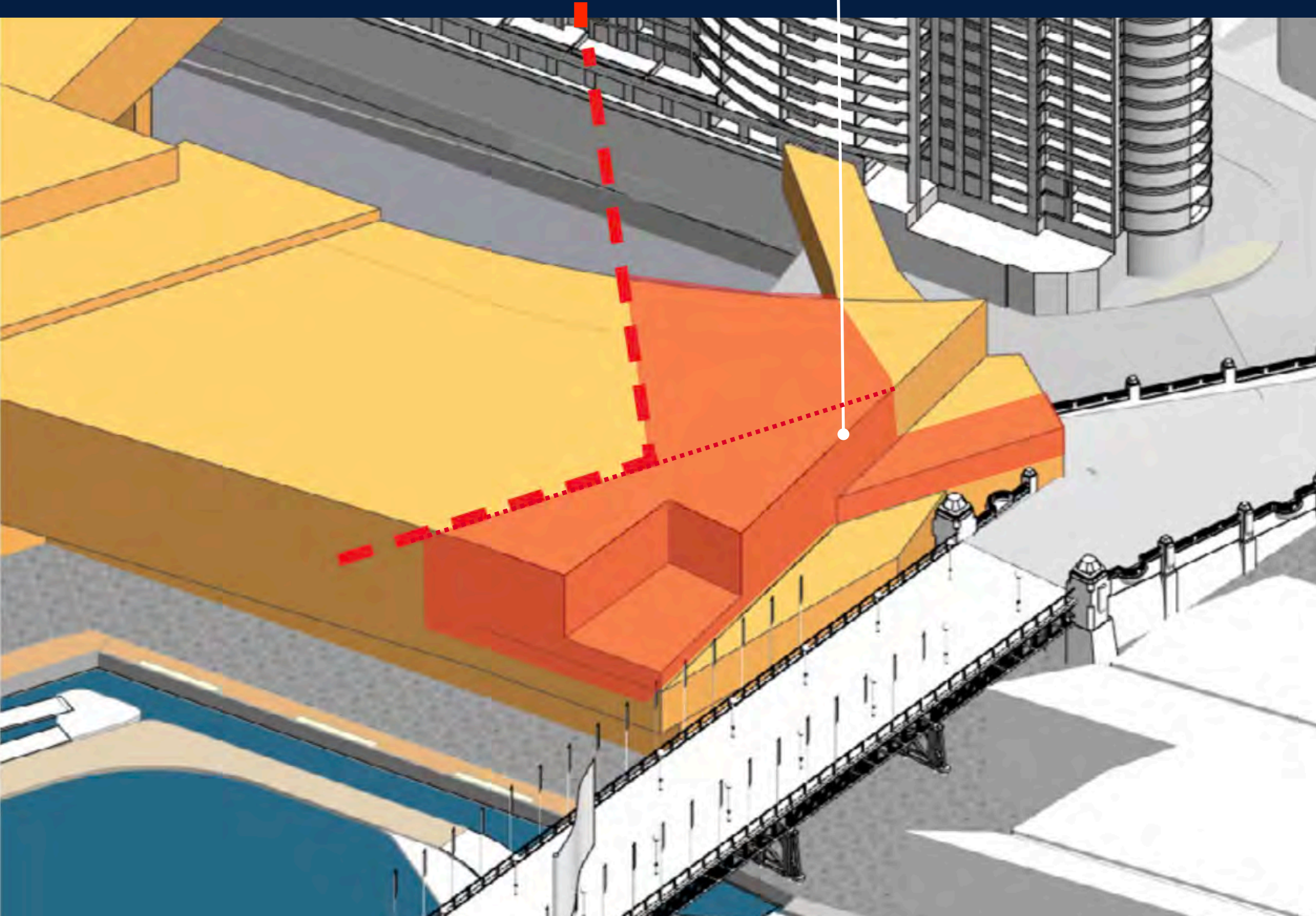
March - June 2020 - Department of Planning:

ANCHOR POINT: LINE OF SIGHT FROM THE MOST SOUTHERN APARTMENT OF 50 MURRAY ST

ENVELOPE REDUCED AROUND 'RIBBON STAIRS'

DPIE DIRECTED PUBLIC DOMAIN OUTCOME WAS TO TAKE PRIORITY OVER THE VIEWS

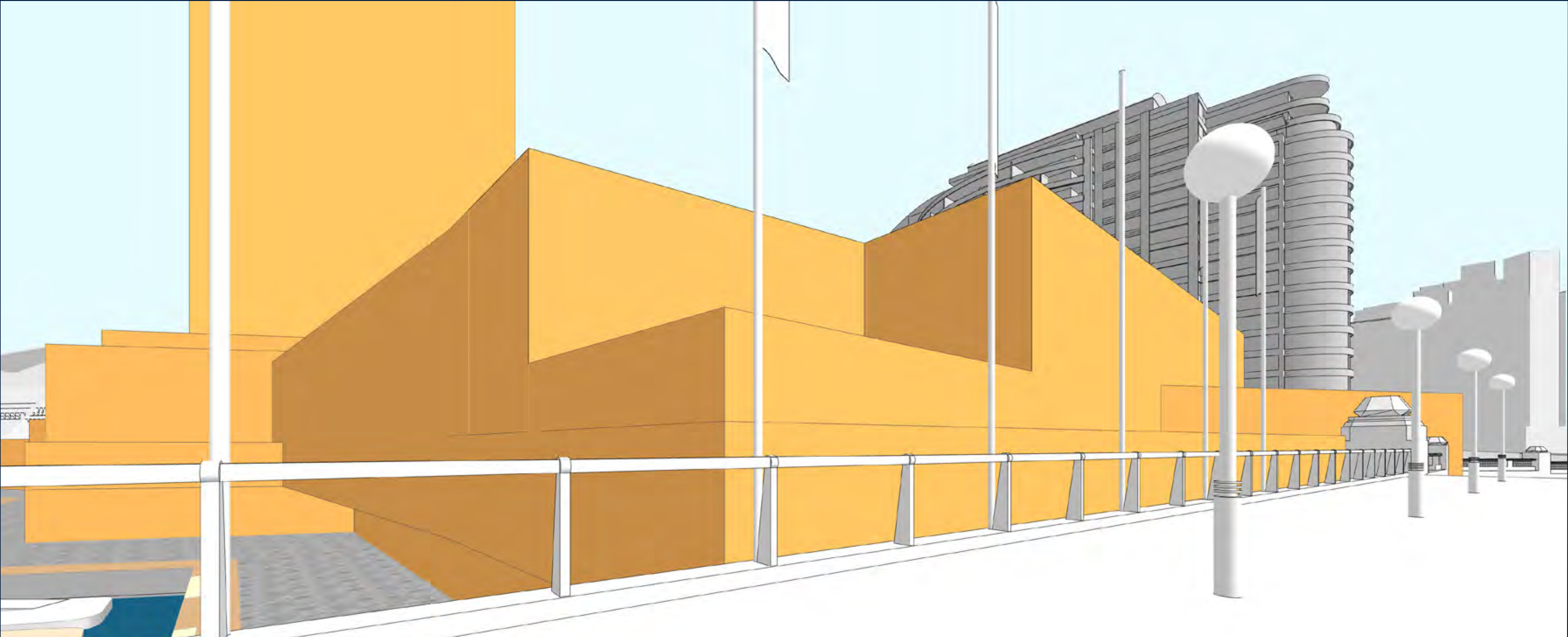
NEW 1,500M² PUBLIC PARK ADJACENT TO PYRMONT BRIDGE



NORTH PODIUM ENVELOPE

Relationship With Pymont Bridge

March 2020

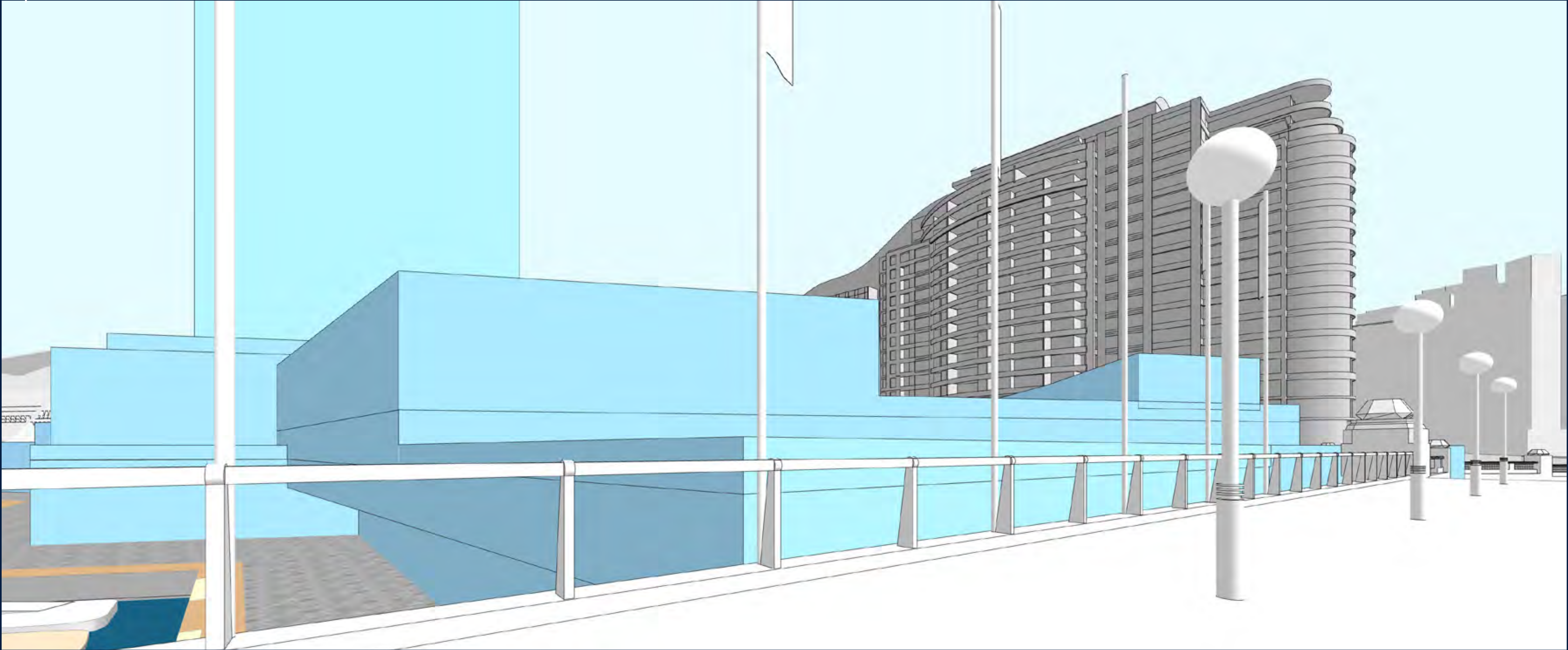


March 2020 Envelope: View from Pymont Bridge

NORTH PODIUM ENVELOPE

Relationship With Pyrmont Bridge

September 2020



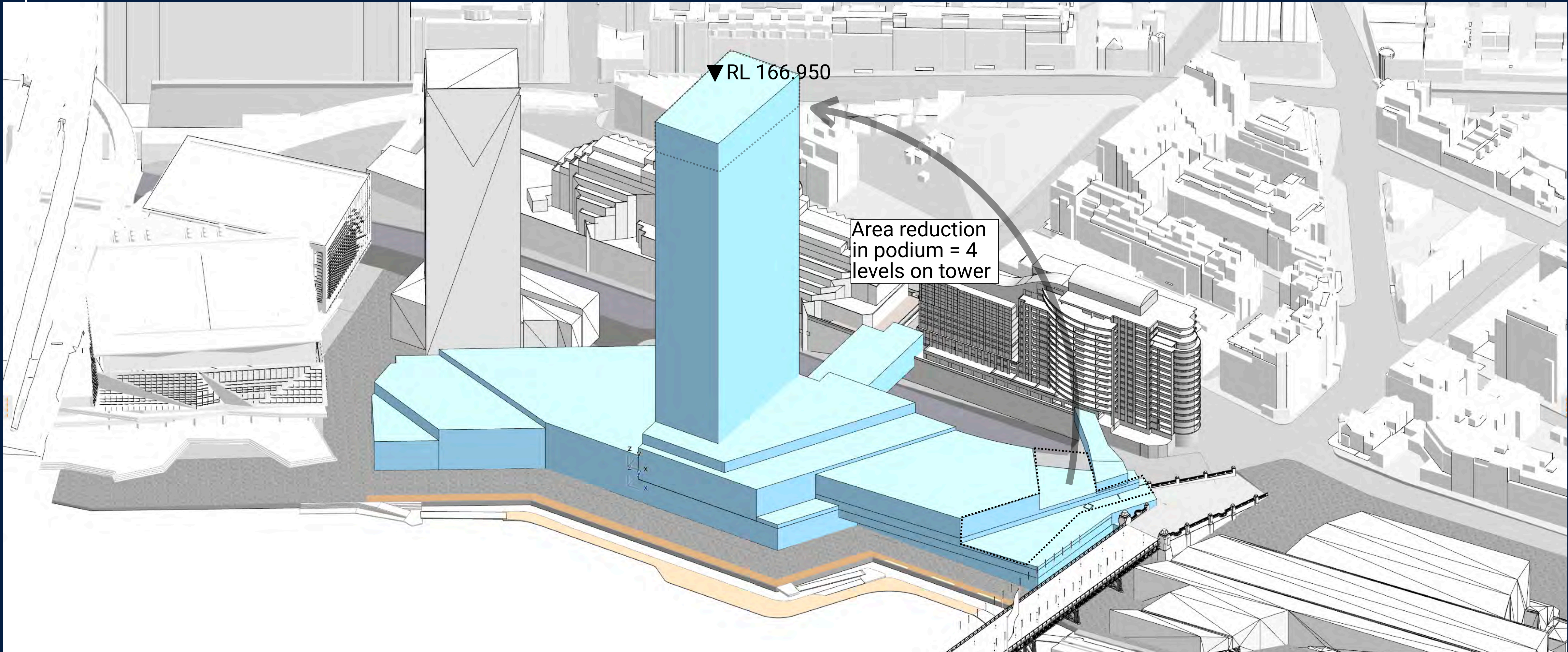
September 2020 Scheme: reduced scale

ENVELOPE

Area Reduction in North Podium = 4 Levels on Tower

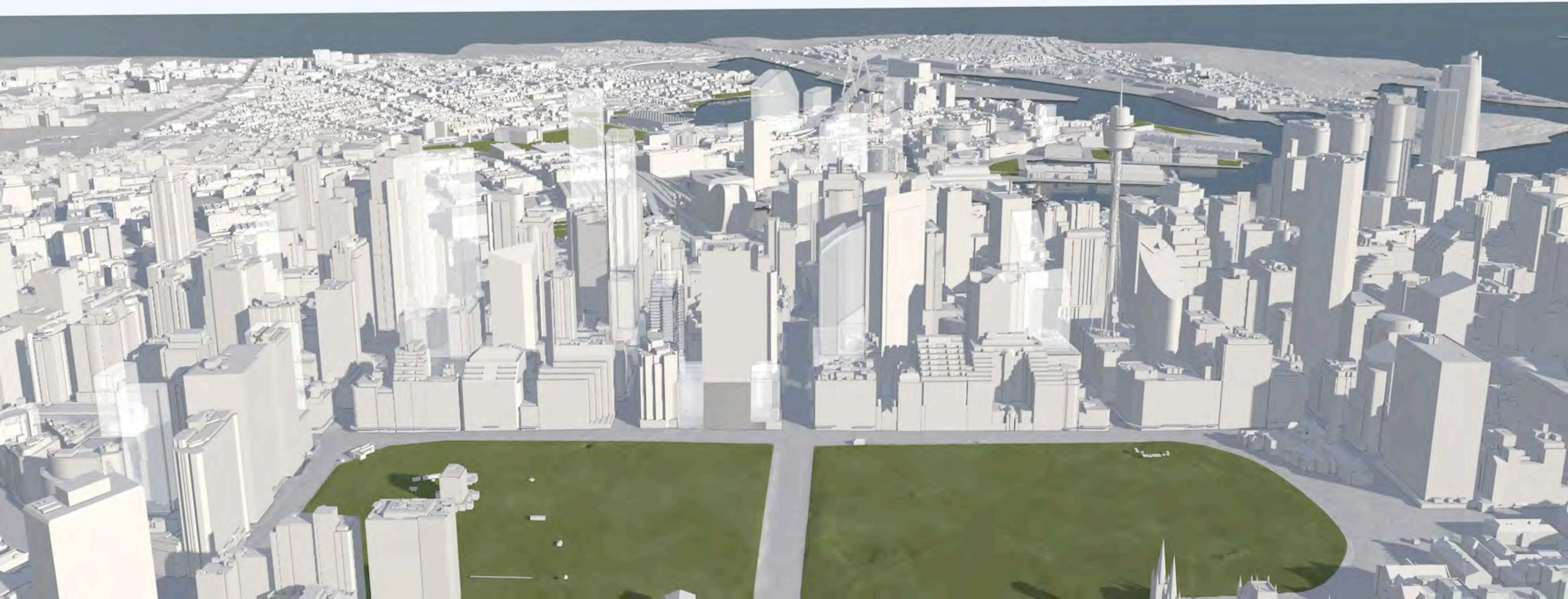
area transfer maintained total GFA of 87,000 m²

September 2020



September 2020 Scheme: reduced scale

ANIMATION - REFER SEPERATE FILE



HERITAGE

HERITAGE

Excerpt From Heritage Report by Curio Projects



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



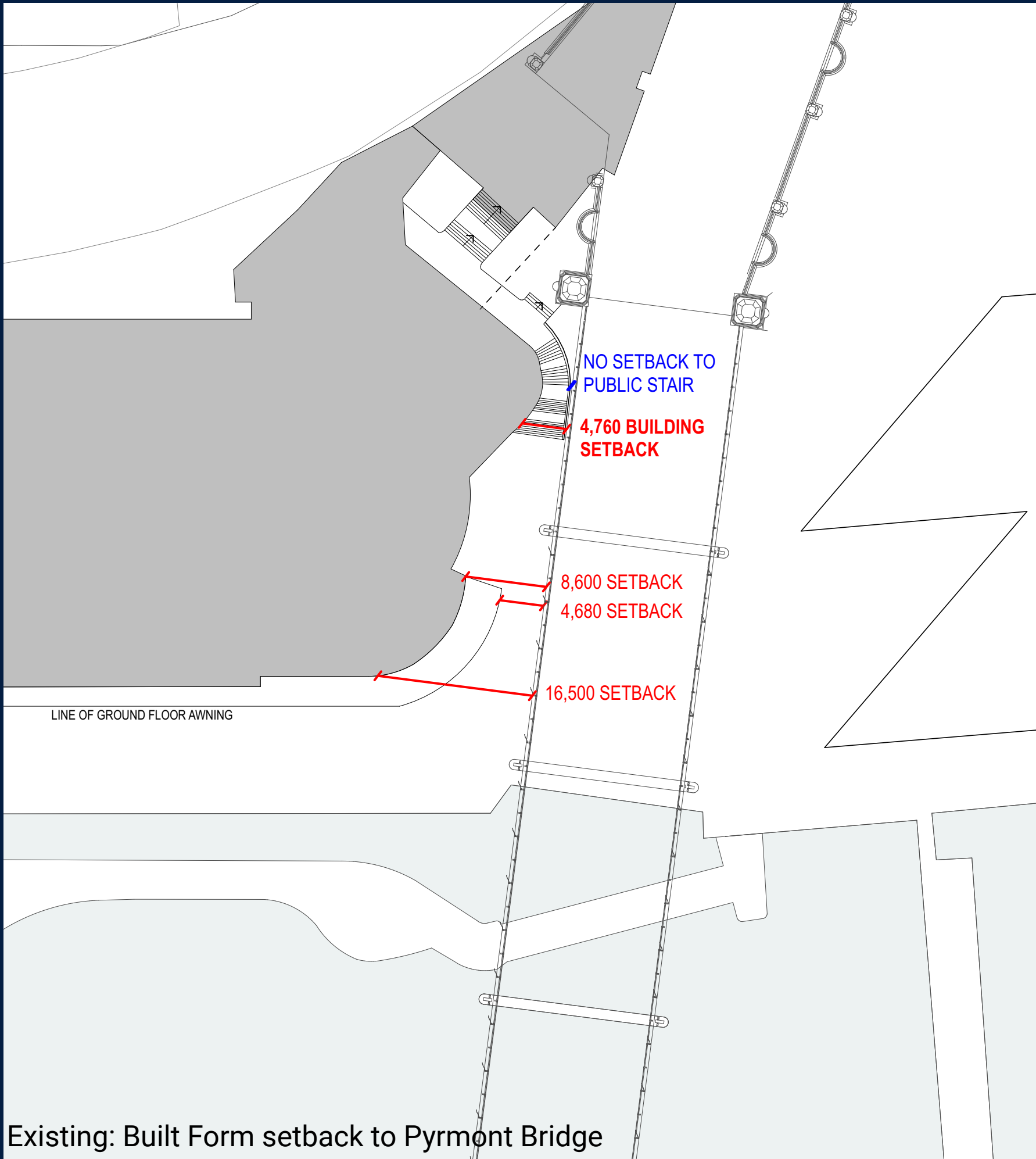
The first Pyrmont Bridge pictured in 1874 before the Darling Harbour railway line was extended to Pyrmont. The foreshore has not yet been developed with rail lines, goods yard and wharfage (see Section 3.D.i and Figure 30). Mitchell Library, SPF/838, a089838.



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

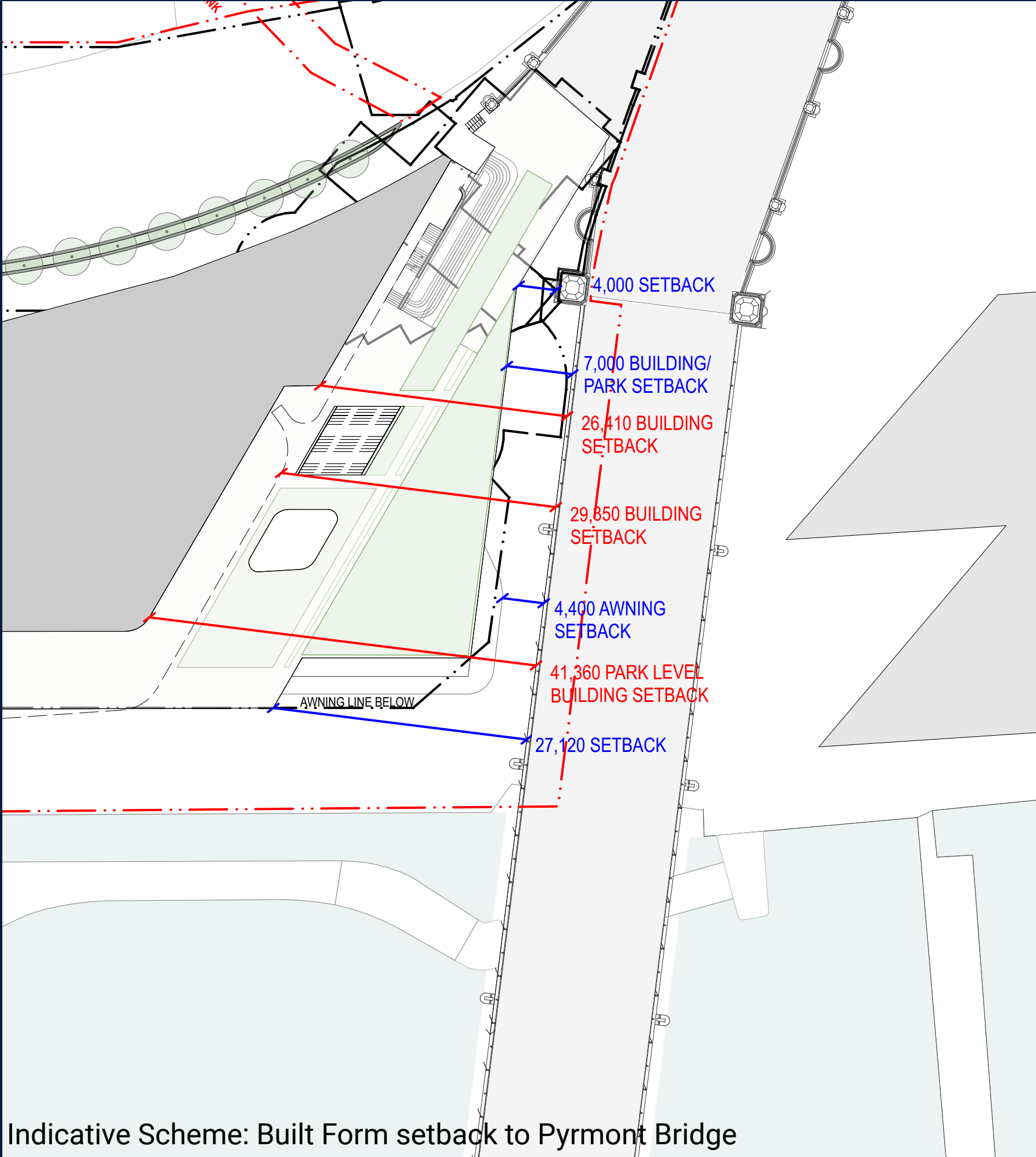
HERITAGE

Relationship With Pymont Bridge - Existing: No separation either visually or physically between the historic fabric of the bridge and the modern additions

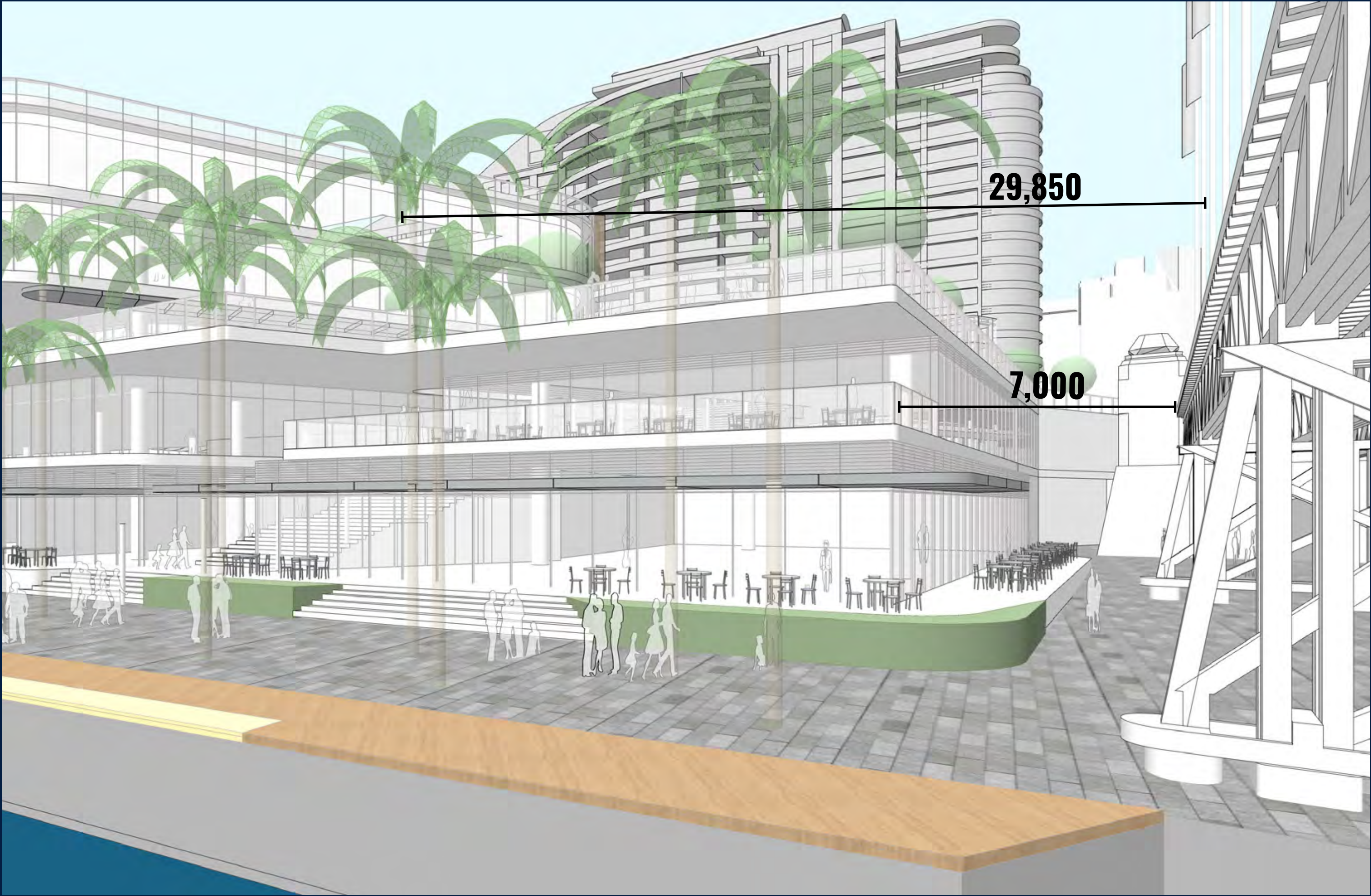


HERITAGE

Relationship With Pyrmont Bridge - Indicative Design: Lowered Northern Podium Appropriately Set Back From Pyrmont Bridge



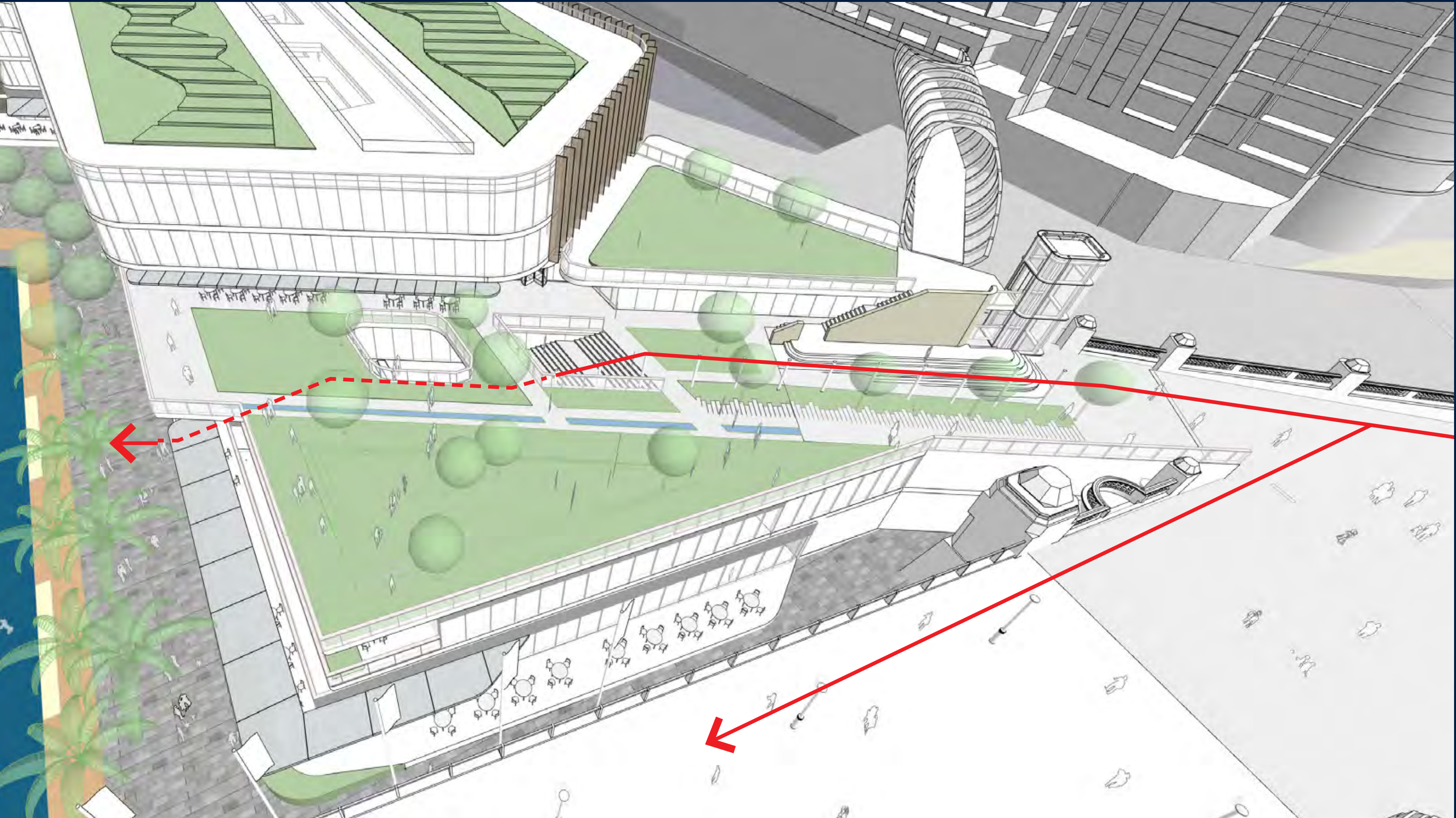
Indicative Scheme: Built Form setback to Pyrmont Bridge



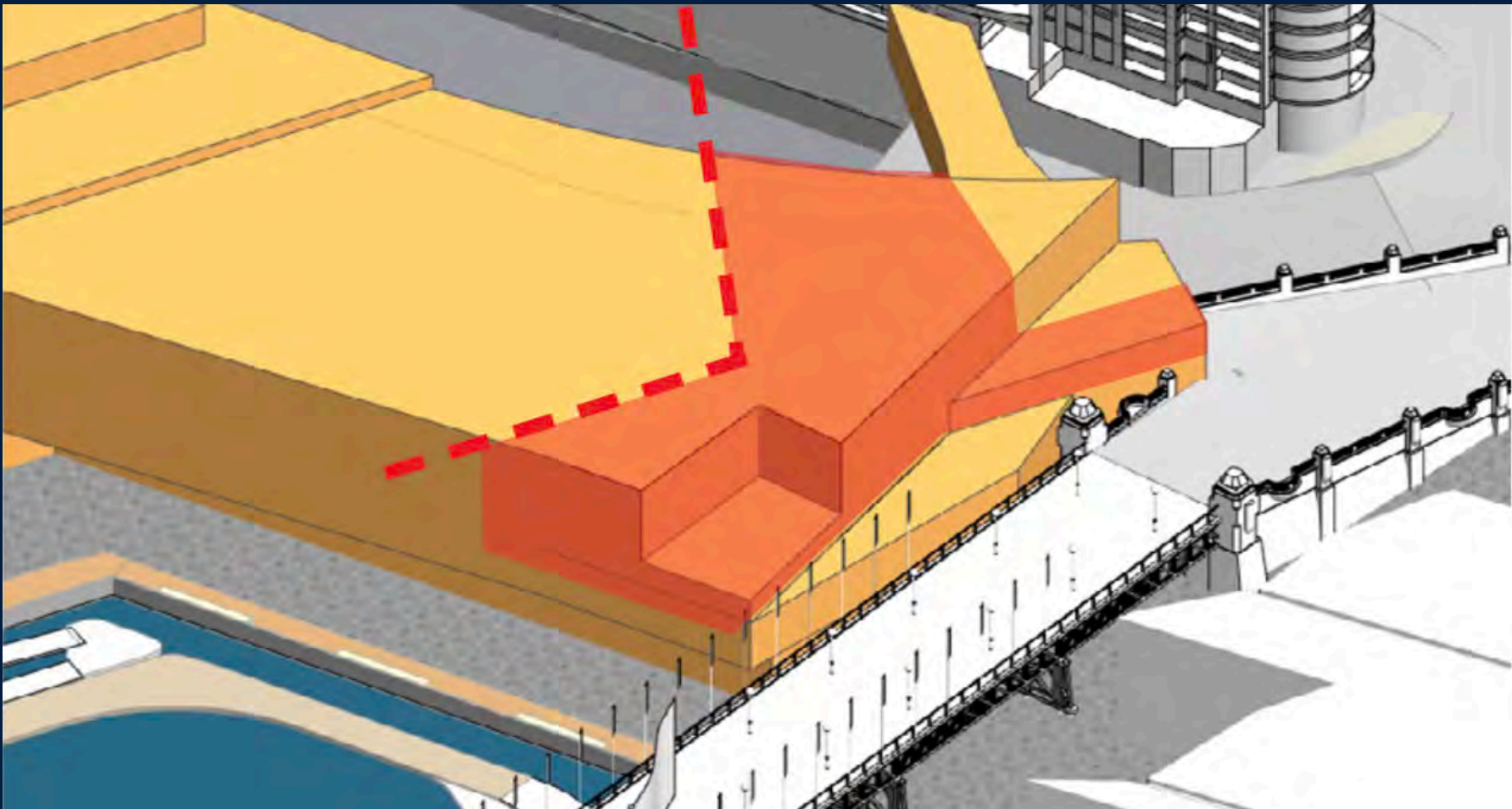
HERITAGE

Relationship With Pyrmont Bridge - Guardian Square

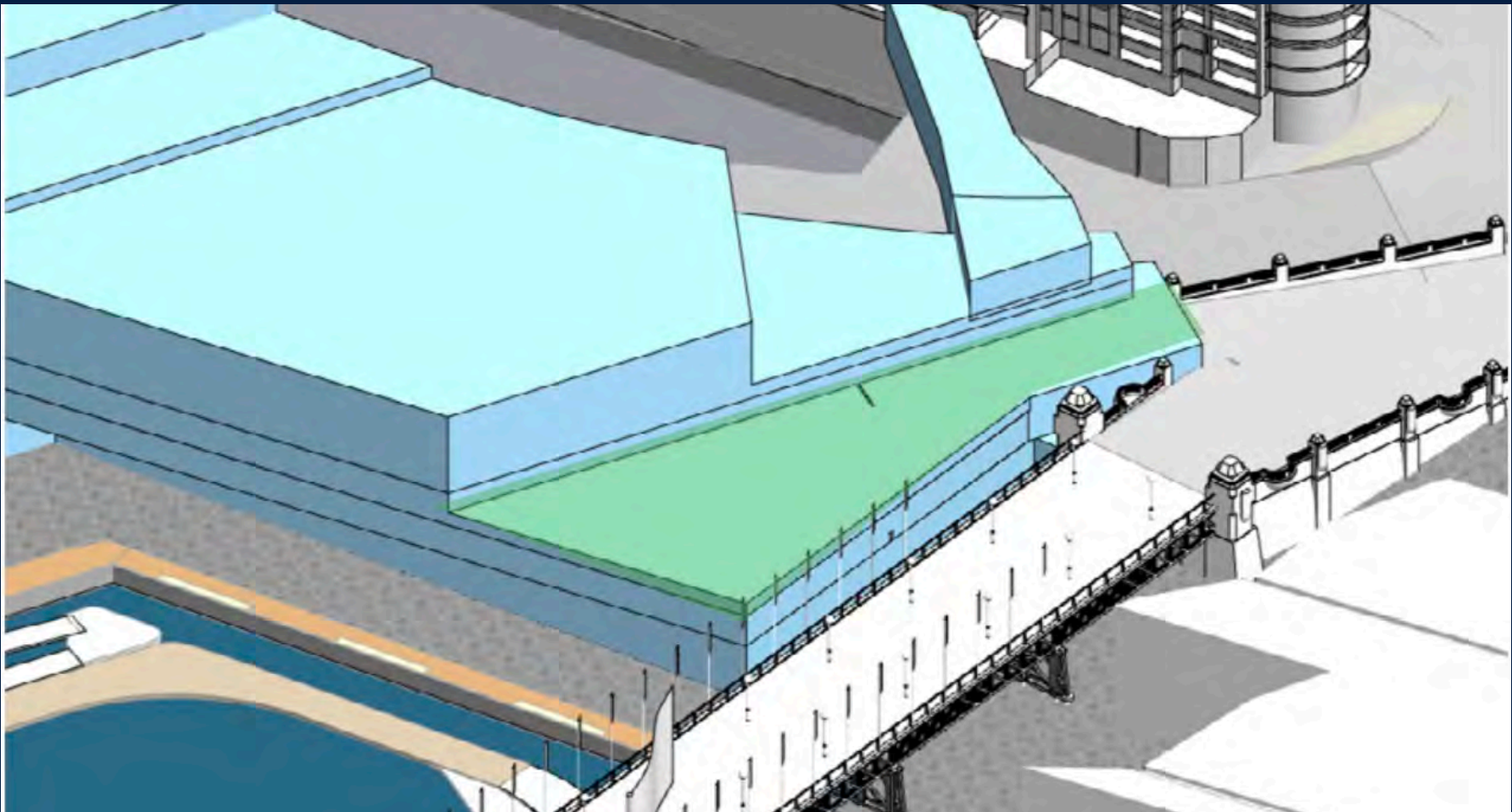
- / Lowered Northern Podium Appropriately Set Back From Pyrmont Bridge.
- / FEARs Requiring the Northern Podium Height Not Exceed Pyrmont Bridge Deck Level and Detailed Design Ensures an Acceptable Built Form Relationship With the Bridge.



Indicative Scheme: Guardian Sq adjacent to Pyrmont Bridge



March 2020: Built Form Setbacks to Pyrmont Bridge



Indicative Scheme: Built Form Setbacks to Pyrmont Bridge

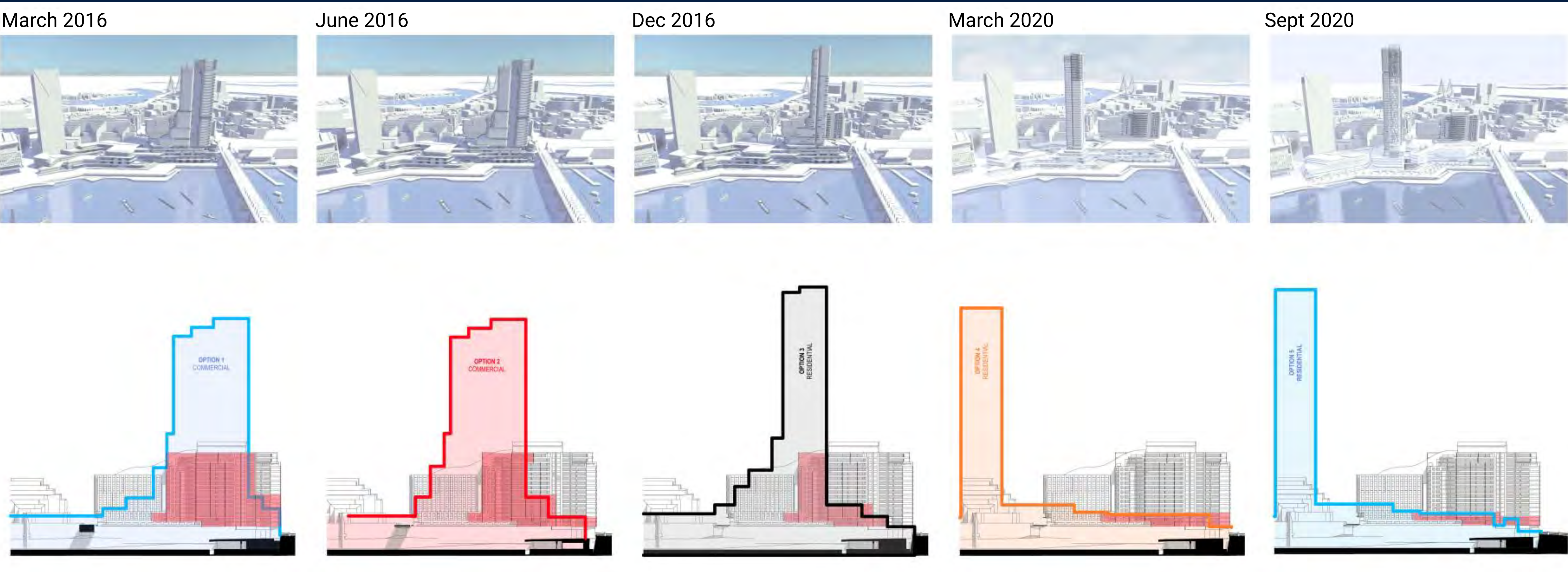
AMENITY IMPACTS

VIEW SHARING

PRIVATE VIEW ASSESSMENT

Tower Location: Significant Improvement to 50 Murray St

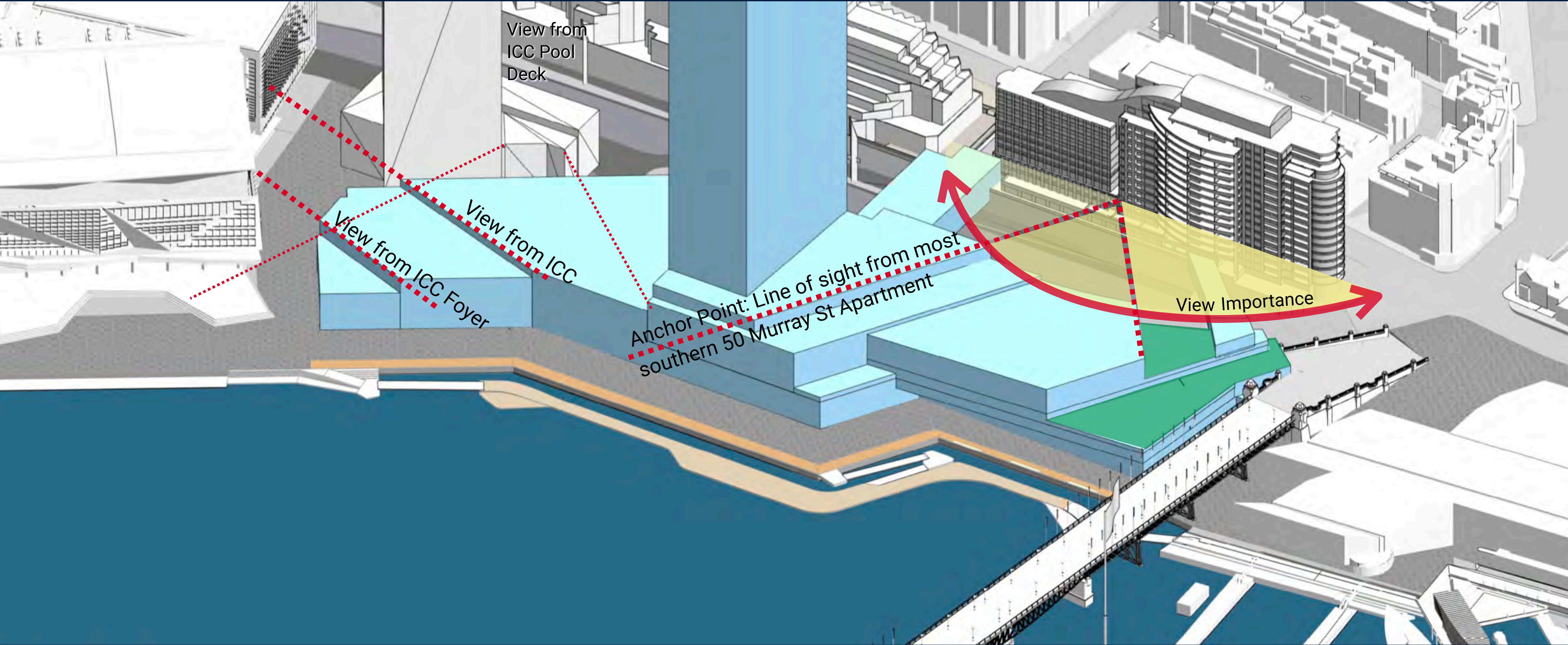
Tower envelope has been refined to maximise view sharing and is located as far south as possible. Significant and positive changes has been made to respond to the feedback received from consultation.

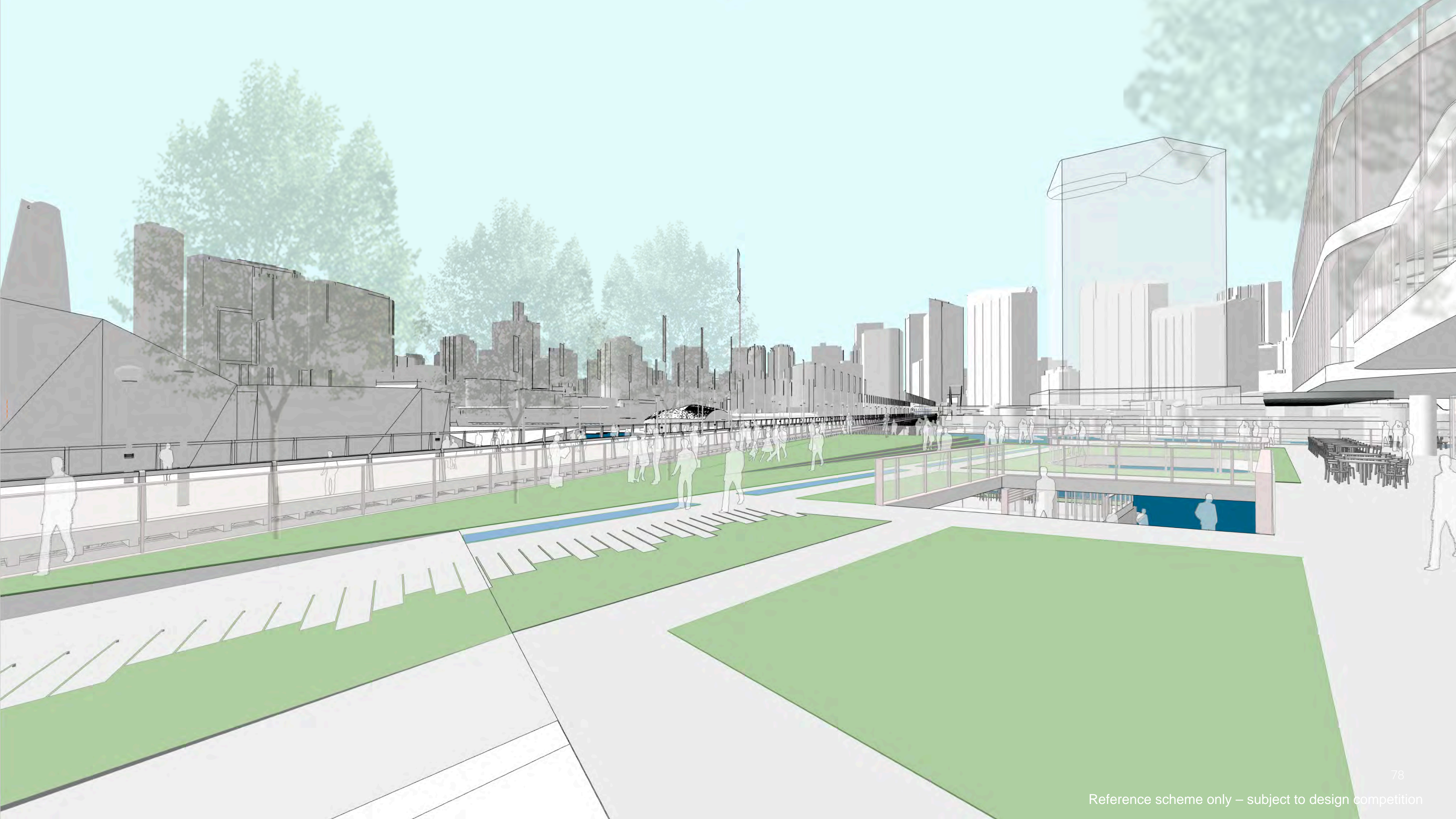


PRIVATE VIEW ASSESSMENT

Podium Envelope Reduction: Significant Improvement to View Sharing

- / Views prioritised to N/E
- / Iconic views to Pyrmont bridge, city skyline, Centrepont tower,





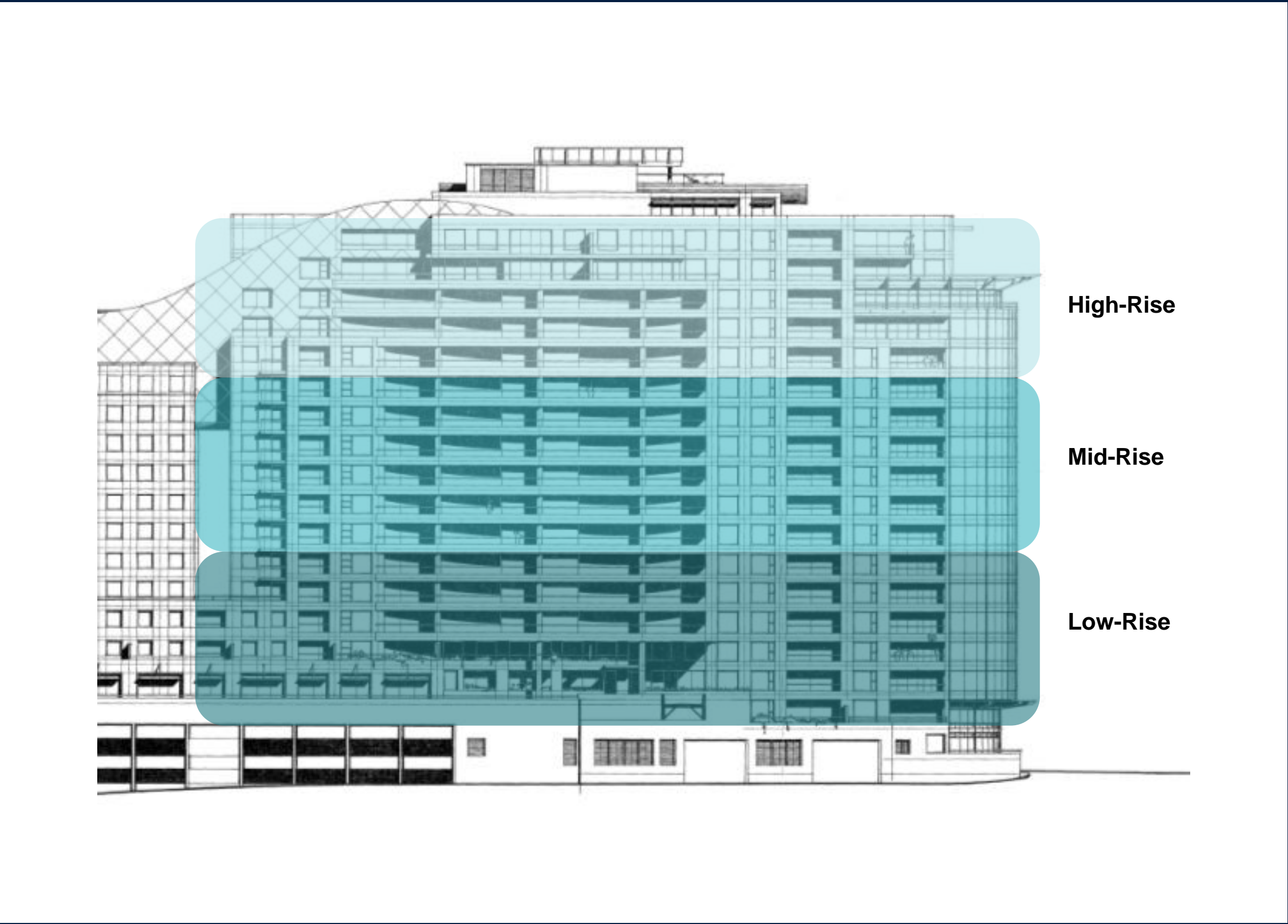
PRIVATE VIEW ASSESSMENT

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 Goldsbrough Apartments
- 9 - Arena Apartments, 32-34 Bunn St
- 10 - ICC Hotel
- 11 - Apartments, 16 - 30 Bunn St



PRIVATE VIEW ASSESSMENT

Process and Methodology

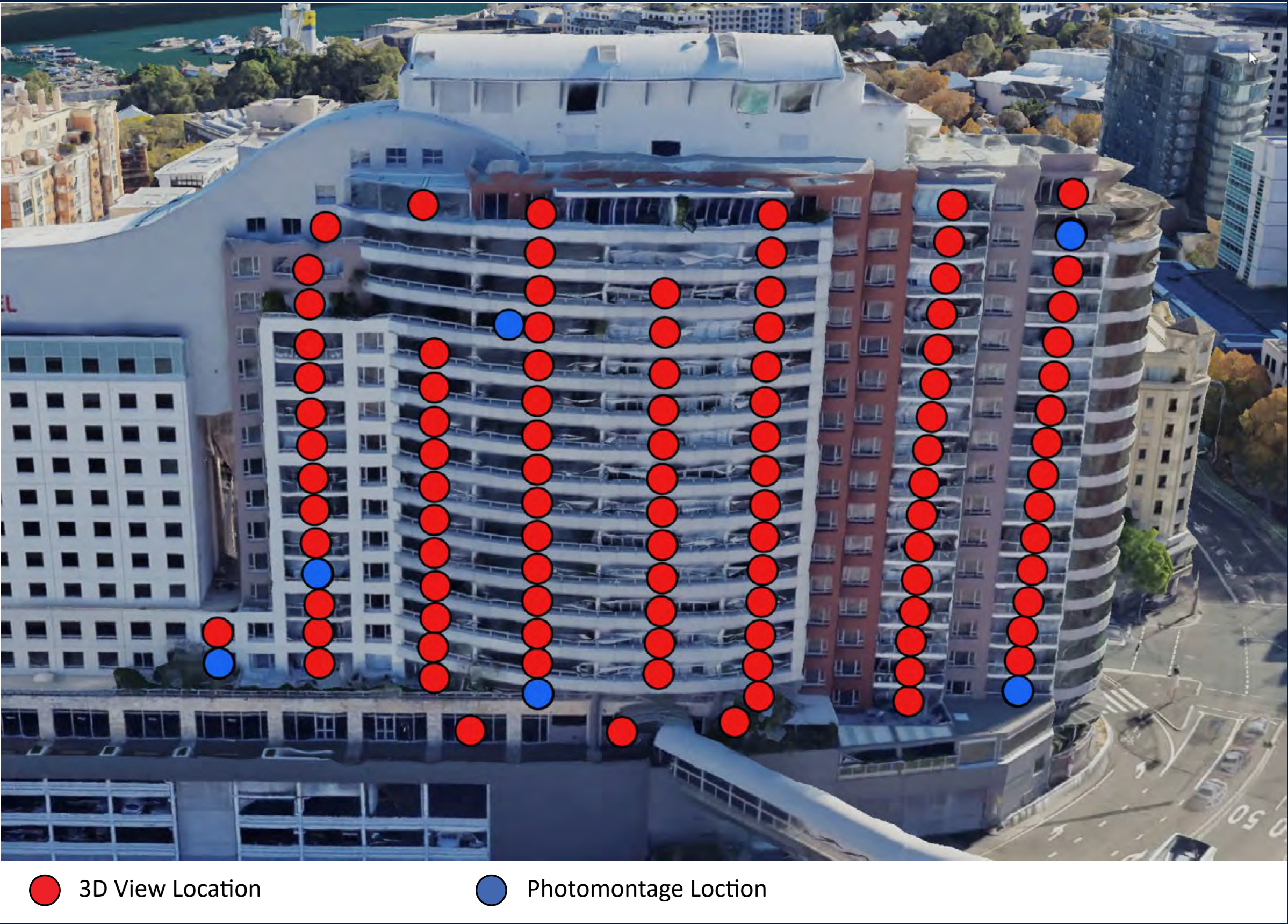
Visual Analysis: Private Views

- The Site
- Key Buildings
- Secondary Buildings

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- 7 - The Phoenix, 117-129 Murray St
- 8 - Oaks Goldsbrough Apartments
- 9 - Arena Apartments, 32-34 Bunn St
- 10 - ICC Hotel
- 11 - Apartments, 16 - 30 Bunn St



Visual Analysis taken from every apartment unit



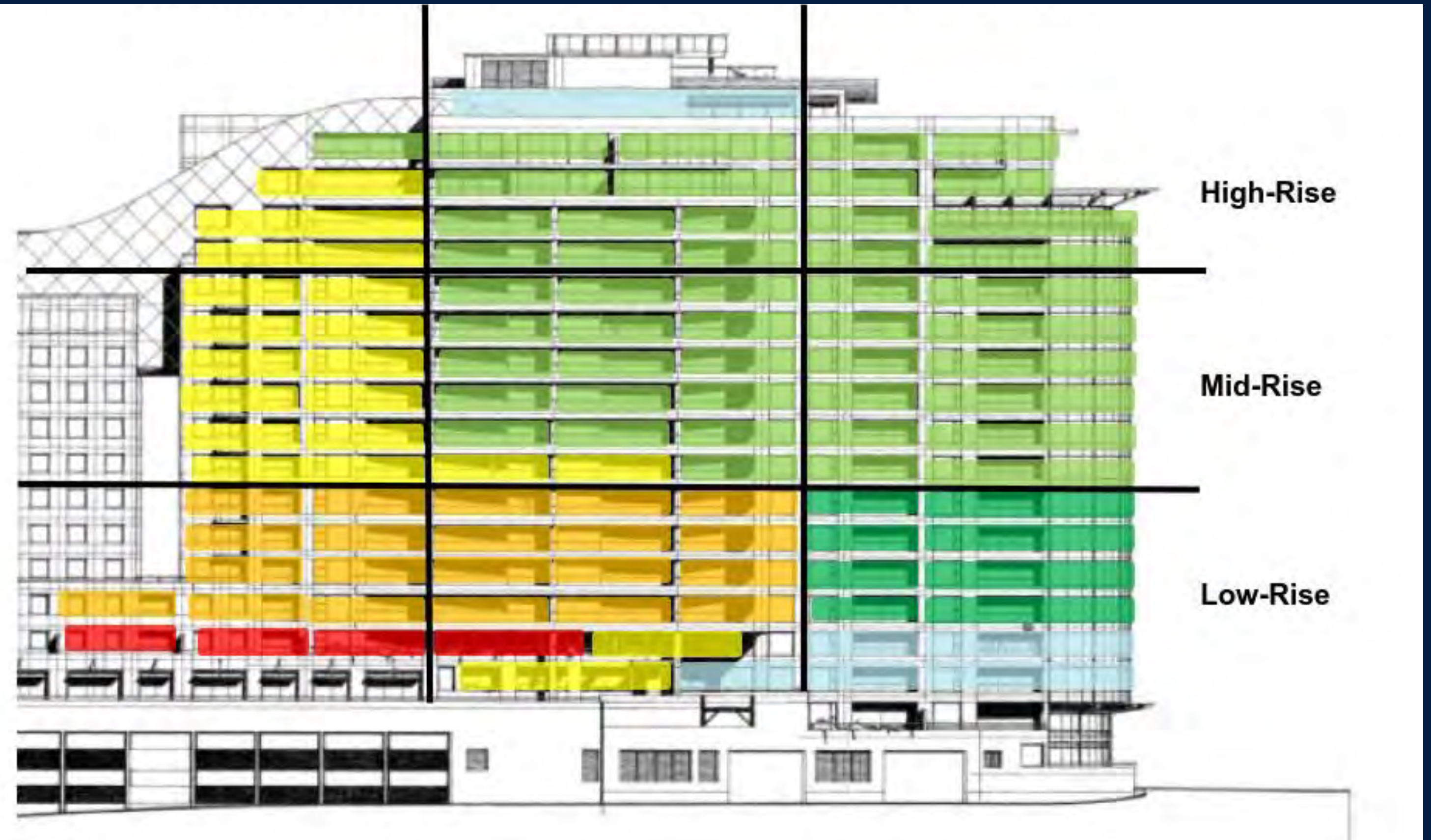
PRIVATE VIEW ASSESSMENT

Summary

Legend:

	Negligible
	Minor
	Moderate - Minor
	Moderate
	Moderate – Severe
	Severe
	Devastating

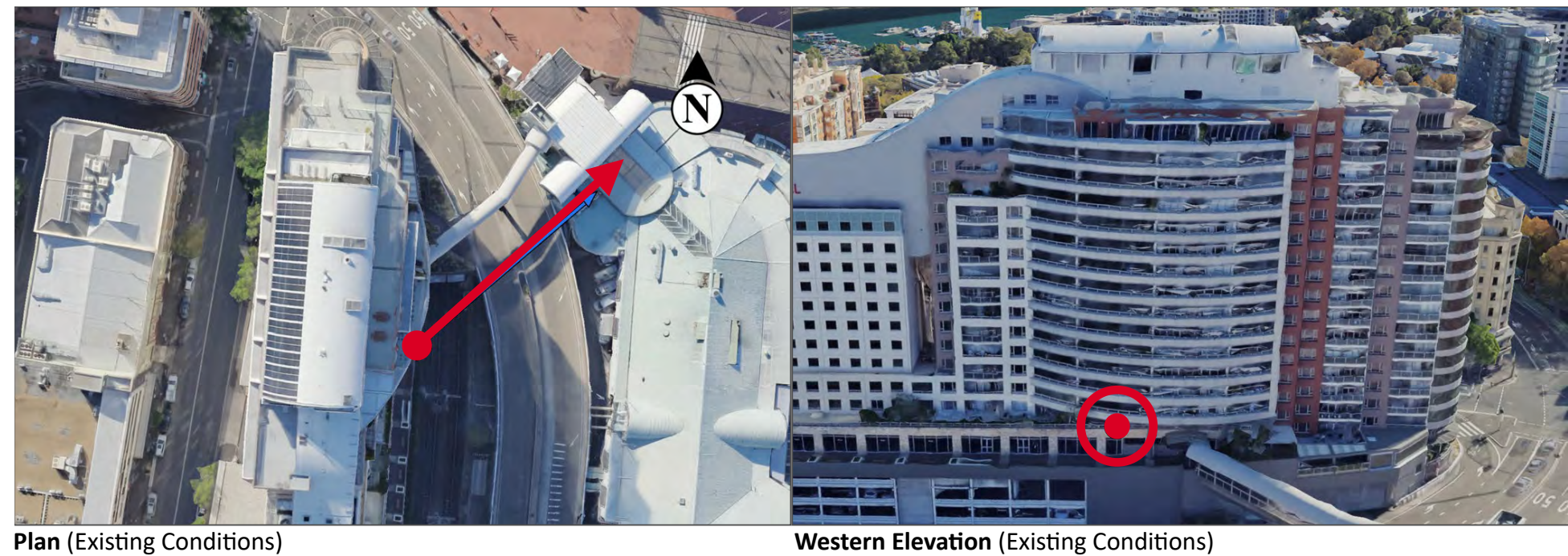
- 4 of 104 apartments will experience severe view impacts (limited to the Level 2 apartments only).
- No apartments will experience devastating view impacts.
- The remaining 100 apartments affected will have view impact ratings ranging from negligible to moderate.



Detailed View Analysis in Appendices

PRIVATE VIEW ASSESSMENT

50 Murray St - Apartment 201-NE



Existing View - 24mm

Photo Date - 15th March 2016

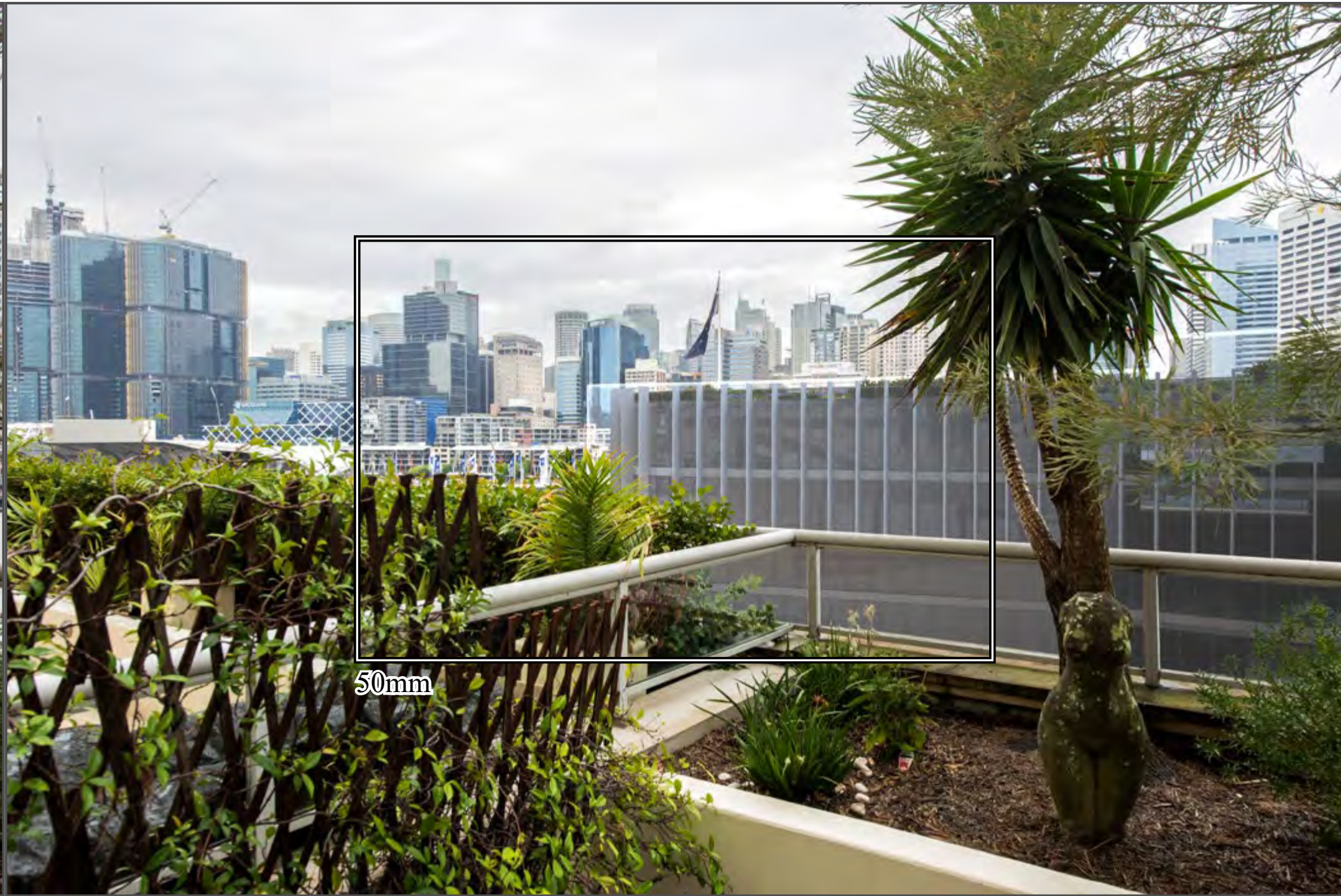
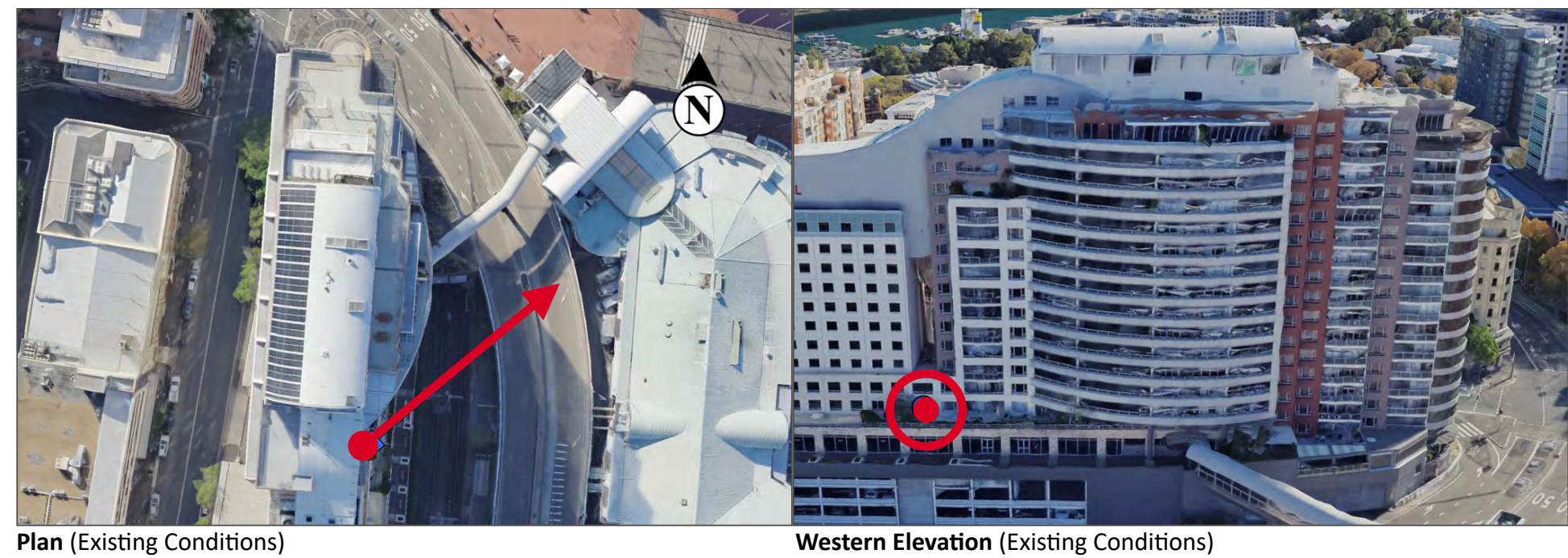


Proposed View - 24mm

NOTE: HARBOURSIDE BUILDING FORM IS INDICATIVE ONLY.

PRIVATE VIEW ASSESSMENT

50 Murray St - Apartment 204-NE



Existing View - 24mm

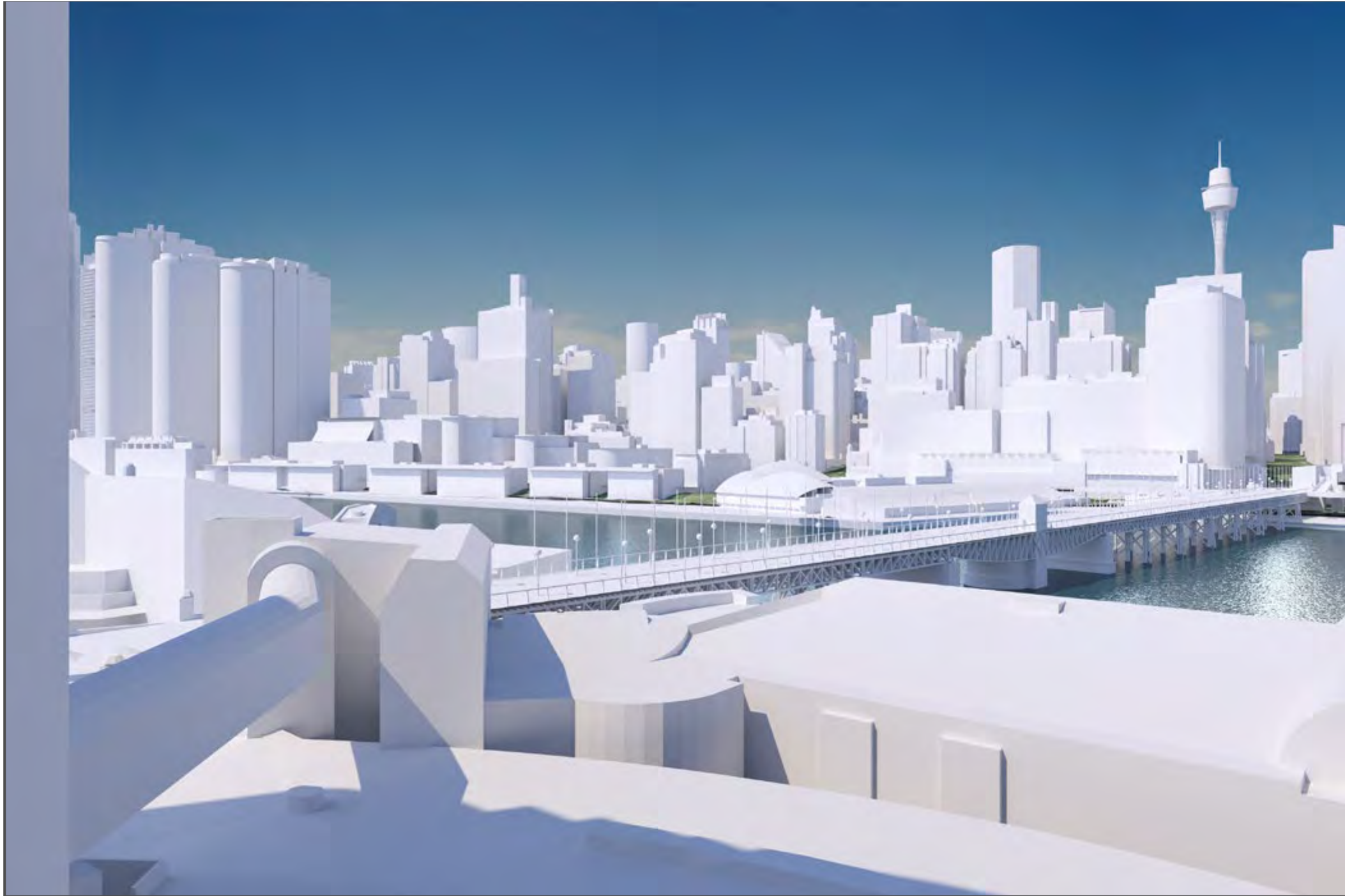
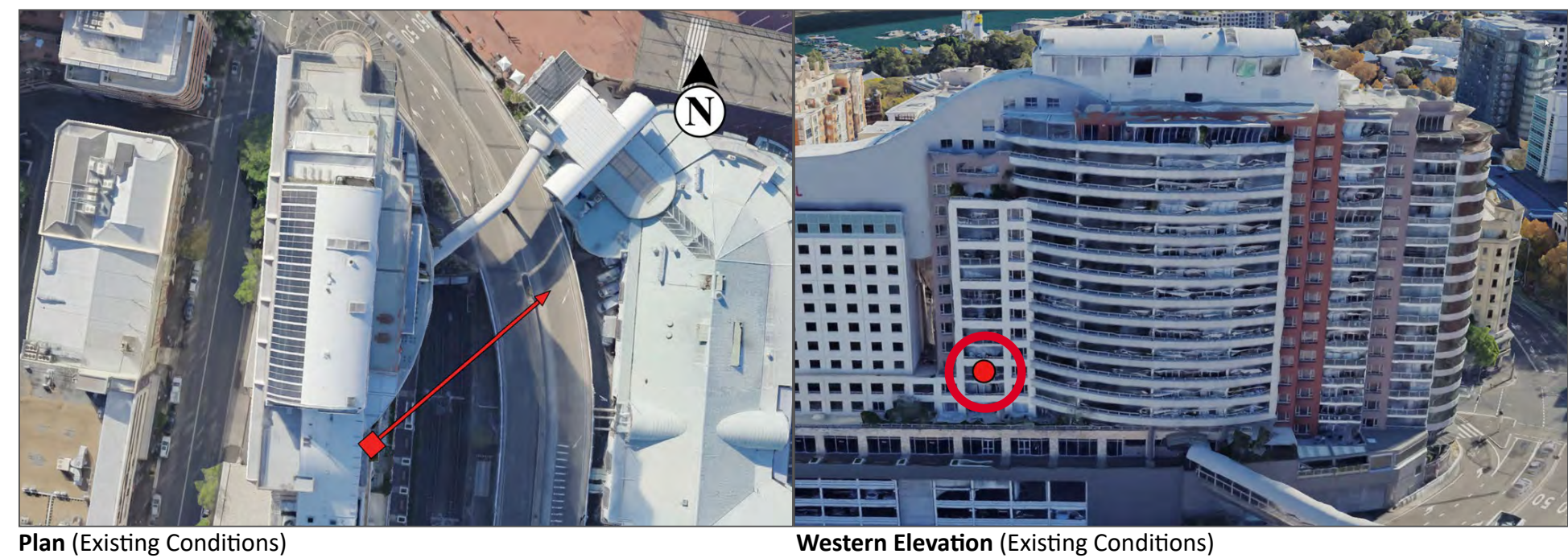
Photo Date - 15th March 2016

Proposed View - 24mm

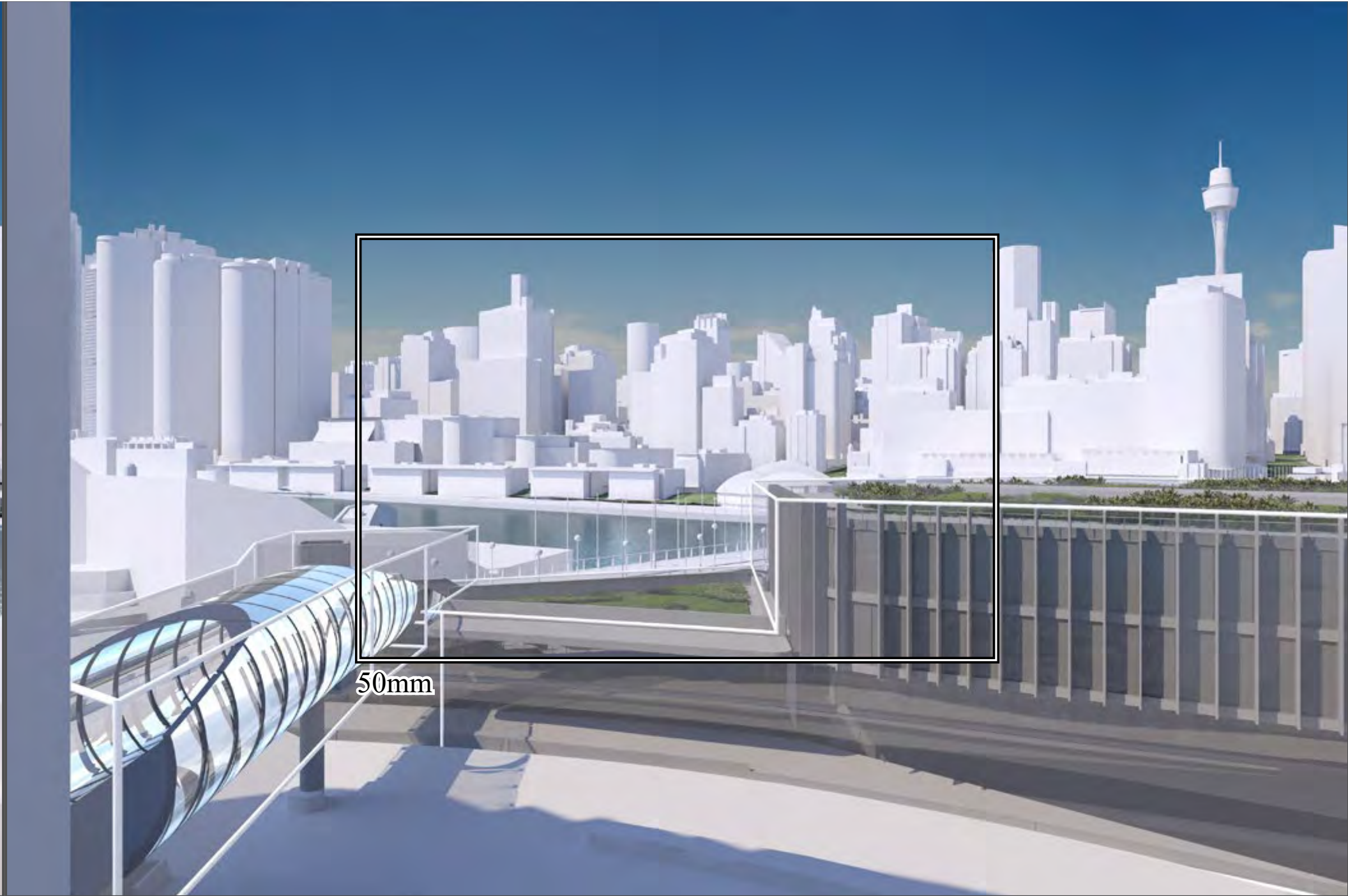
NOTE: HARBOURSIDE BUILDING FORM IS INDICATIVE ONLY.

PRIVATE VIEW ASSESSMENT

50 Murray St - Apartment 404-NE



Existing View - 24mm

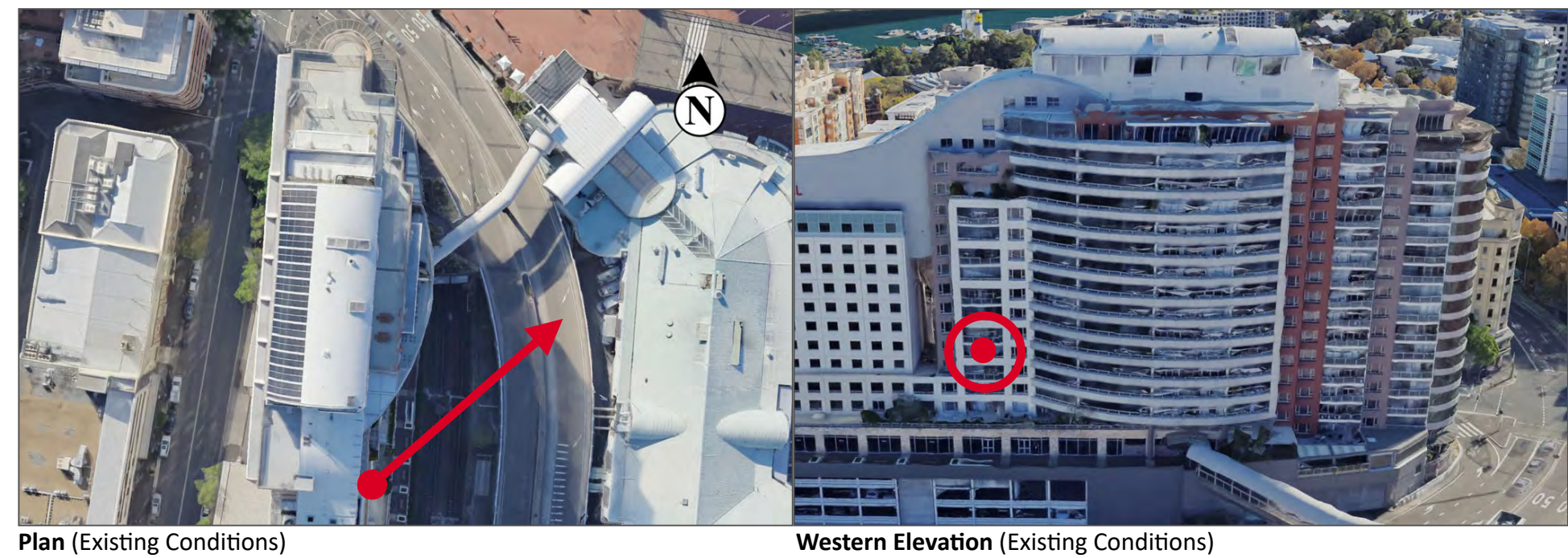


Proposed View - 24mm

NOTE: HARBOURSIDE BUILDING FORM IS INDICATIVE ONLY.

PRIVATE VIEW ASSESSMENT

50 Murray St - Apartment 504-NE

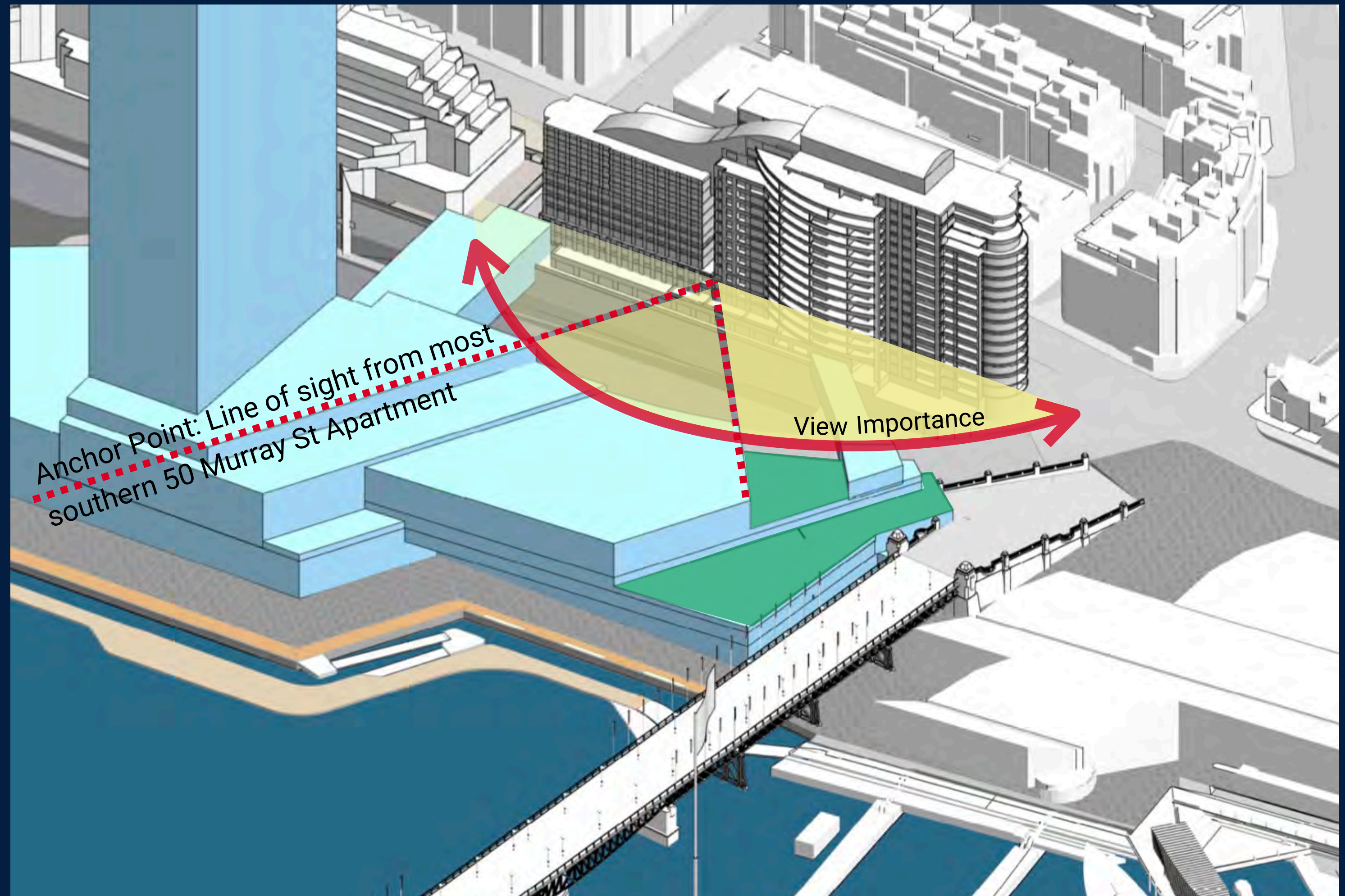


NOTE: HARBOURSIDE BUILDING FORM IS INDICATIVE ONLY.

PRIVATE VIEW ASSESSMENT

Podium Envelope Reduction: Significant Improvement to View Sharing

- / Significant design changes made in order to be a “good neighbour”
- / Existing development does not support most orderly and economic use of the site and is inconsistent with prevailing character of buildings that now front Darling Harbour/Cockle Bay
- / Site is of state significance. Proposal aligns with planning controls for the site, including PPPS which supports a tower up to a height of RL170.
- / There will be impacts, but to a small number of apartments. All reasonable design measures and skill have been utilised in order to optimise view impacts.
- / Private view impacts need to be considered in context of broader public benefits that will benefit surrounding developments, Pyrmont, Sydney, NSW and Australia.
- / *“the public good has precedence over the private good whenever and whatever change is proposed for Sydney Harbour or its foreshores”* (Sydney Harbour Catchment REP)



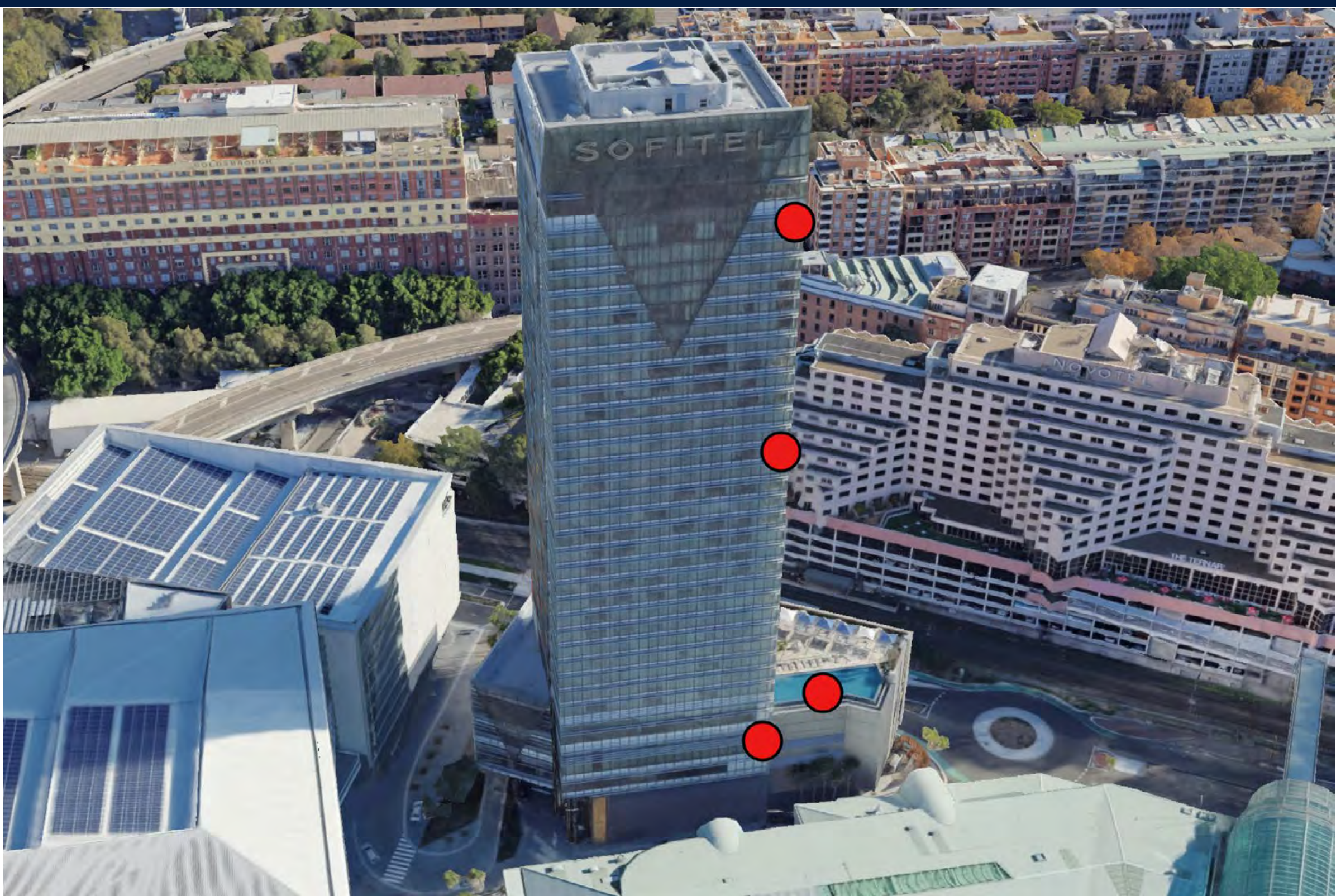
PRIVATE VIEW ASSESSMENT

ICC Hotel - Pool Deck

Visual Analysis: Private Views

- The Site
- Key Buildings
- Secondary Buildings

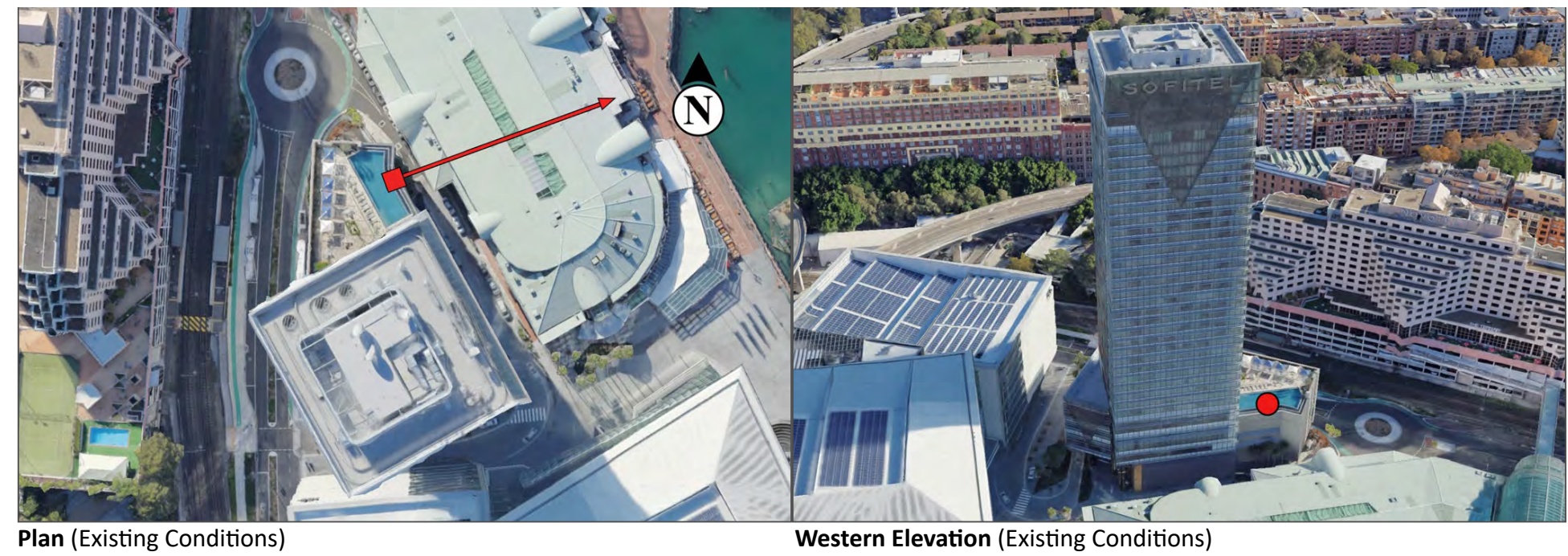
- 1 - Gate Apartments, 1 Murray St
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- 3 - Harbour’s Edge Apartments, 1-5 Harwood St
- 4 - One Darling Harbour, 50 Murray St
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- 11 - Apartments, 16 - 30 Bunn St



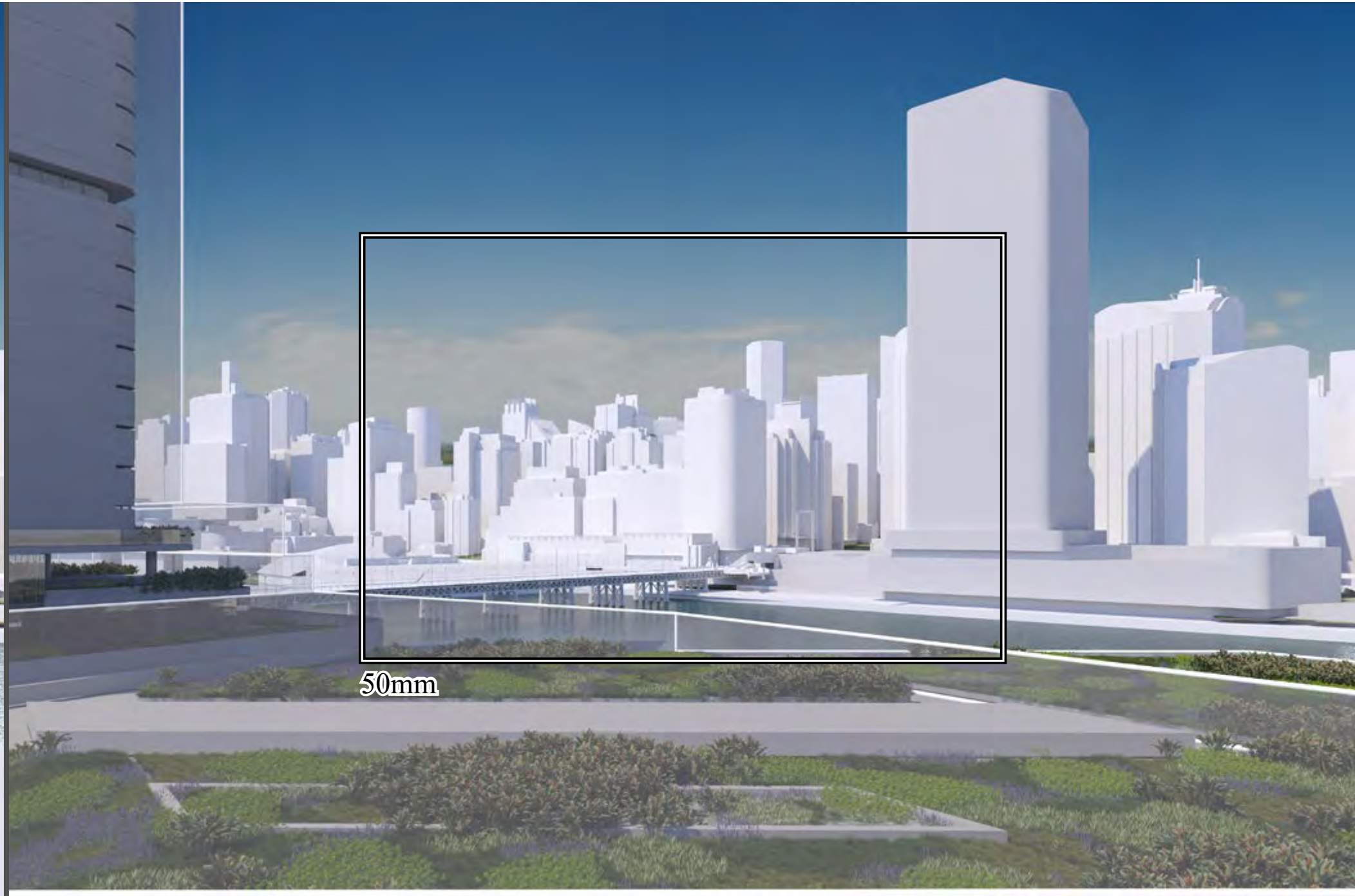
● 3D View Location ● Photomontage Location

PRIVATE VIEW ASSESSMENT

ICC Hotel - Pool Deck



Existing View - 24mm



Proposed View - 24mm

NOTE: HARBOURSIDE BUILDING FORM IS INDICATIVE ONLY.

PRIVATE VIEW ASSESSMENT

Novotel

Visual Analysis: Private Views

- The Site
- Key Buildings
- Secondary Buildings

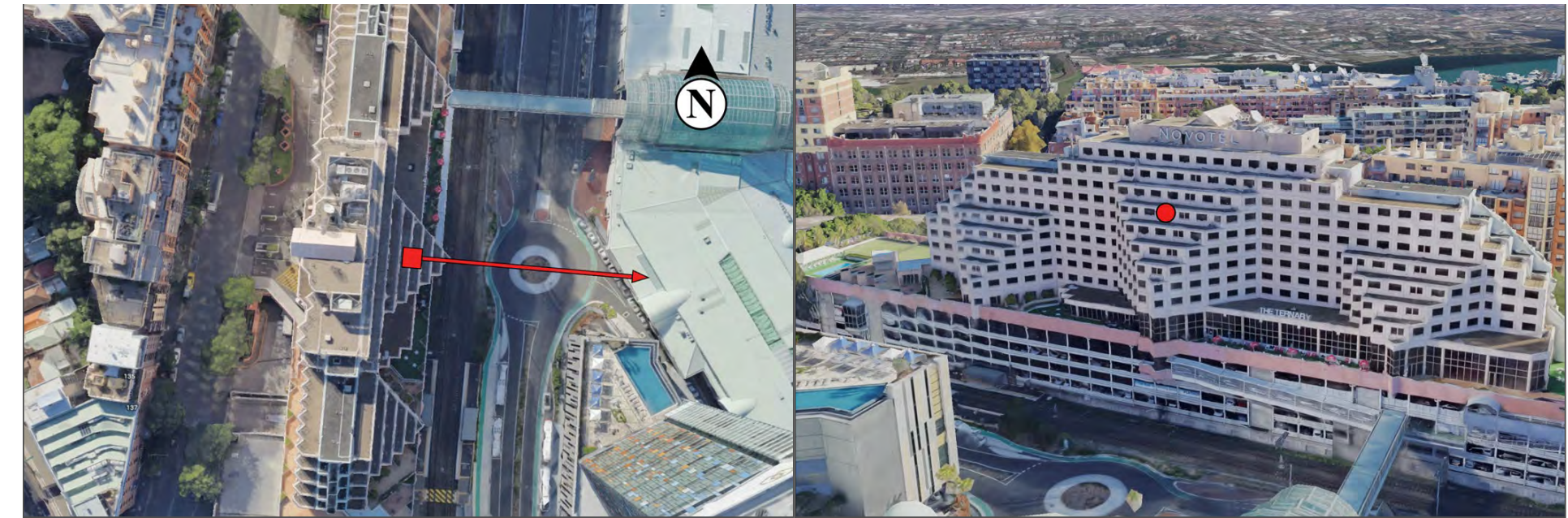
- 1 - Gate Apartments, 1 Murray St
- 2 - Renaissance Apartments, 73 Union St
- 3 - Harbour's Edge Apartments, 1-5 Harwood St
- 4 - One Darling Harbour, 50 Murray St
- 5 - Ibis Hotel
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- 8 - Oaks Goldsbrough Apartments
- 9 - Arena Apartments, 32-34 Bunn St
- 10 - ICC Hotel
- 11 - Apartments, 16 - 30 Bunn St



● 3D View Location ● Photomontage Location

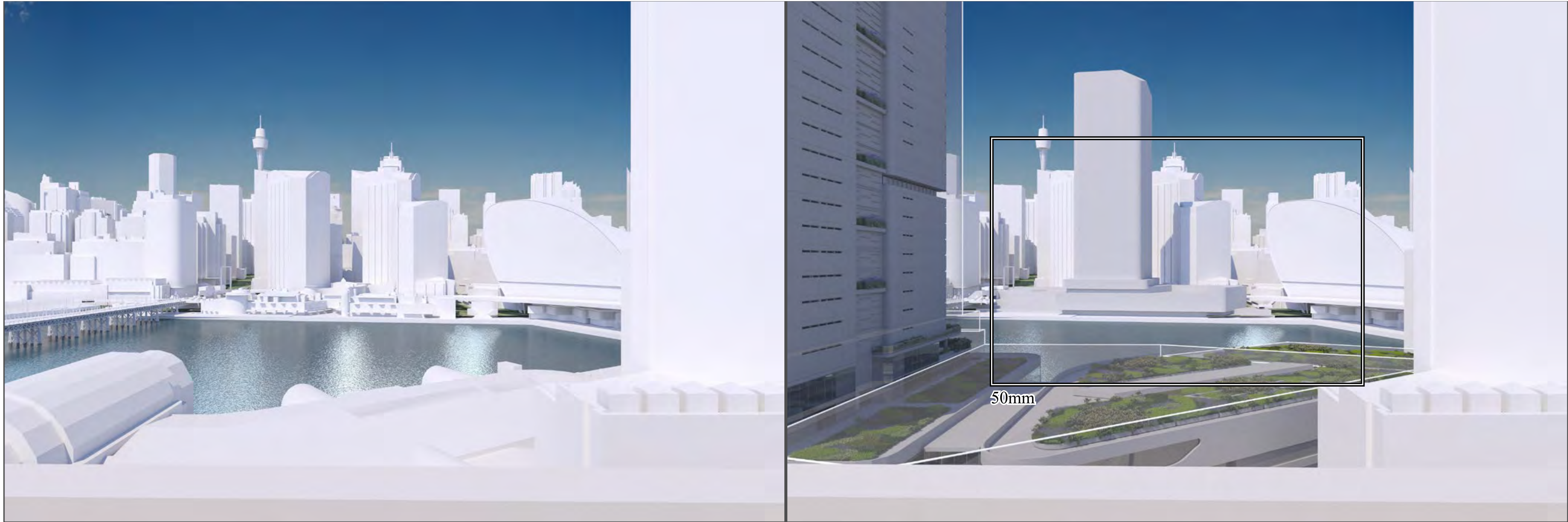
PRIVATE VIEW ASSESSMENT

Novotel - L8 RL49.96 , E



Plan (Existing Conditions)

Western Elevation (Existing Conditions)



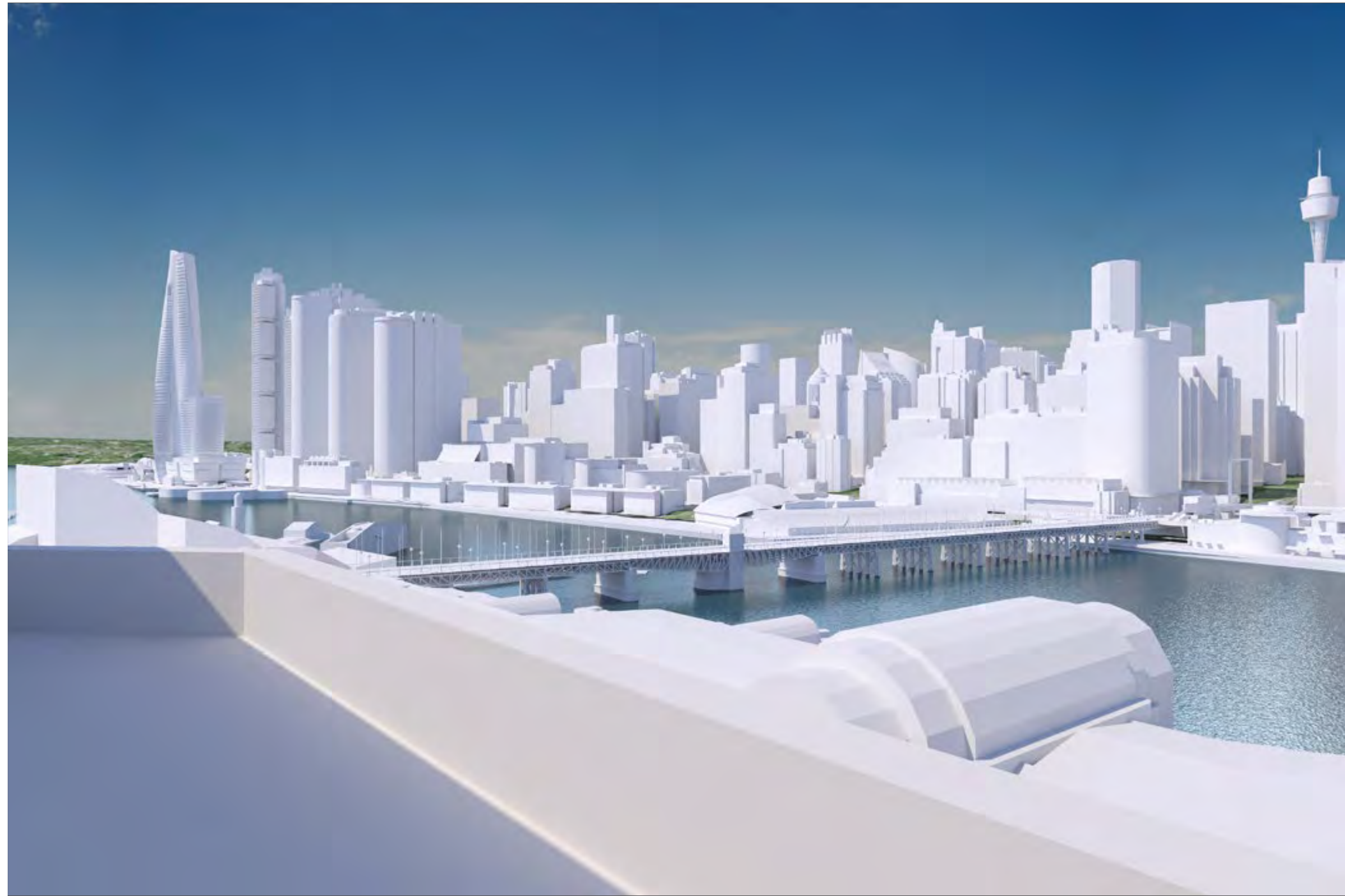
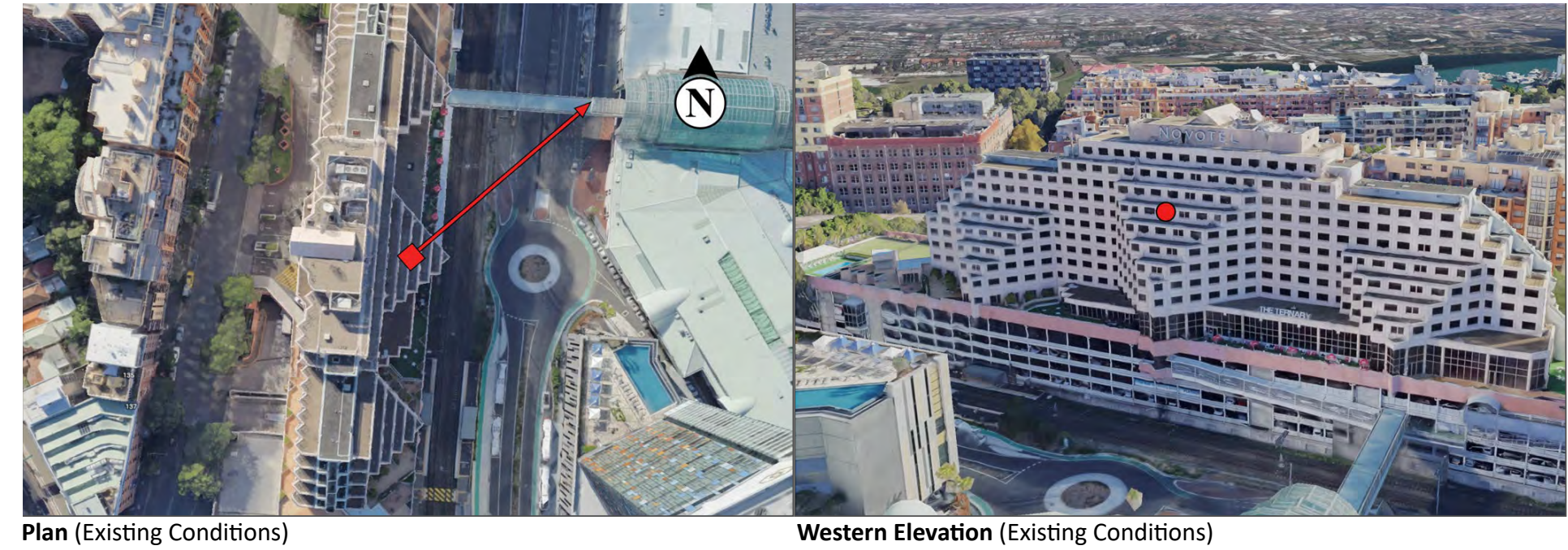
Existing View - 24mm

Proposed View - 24mm

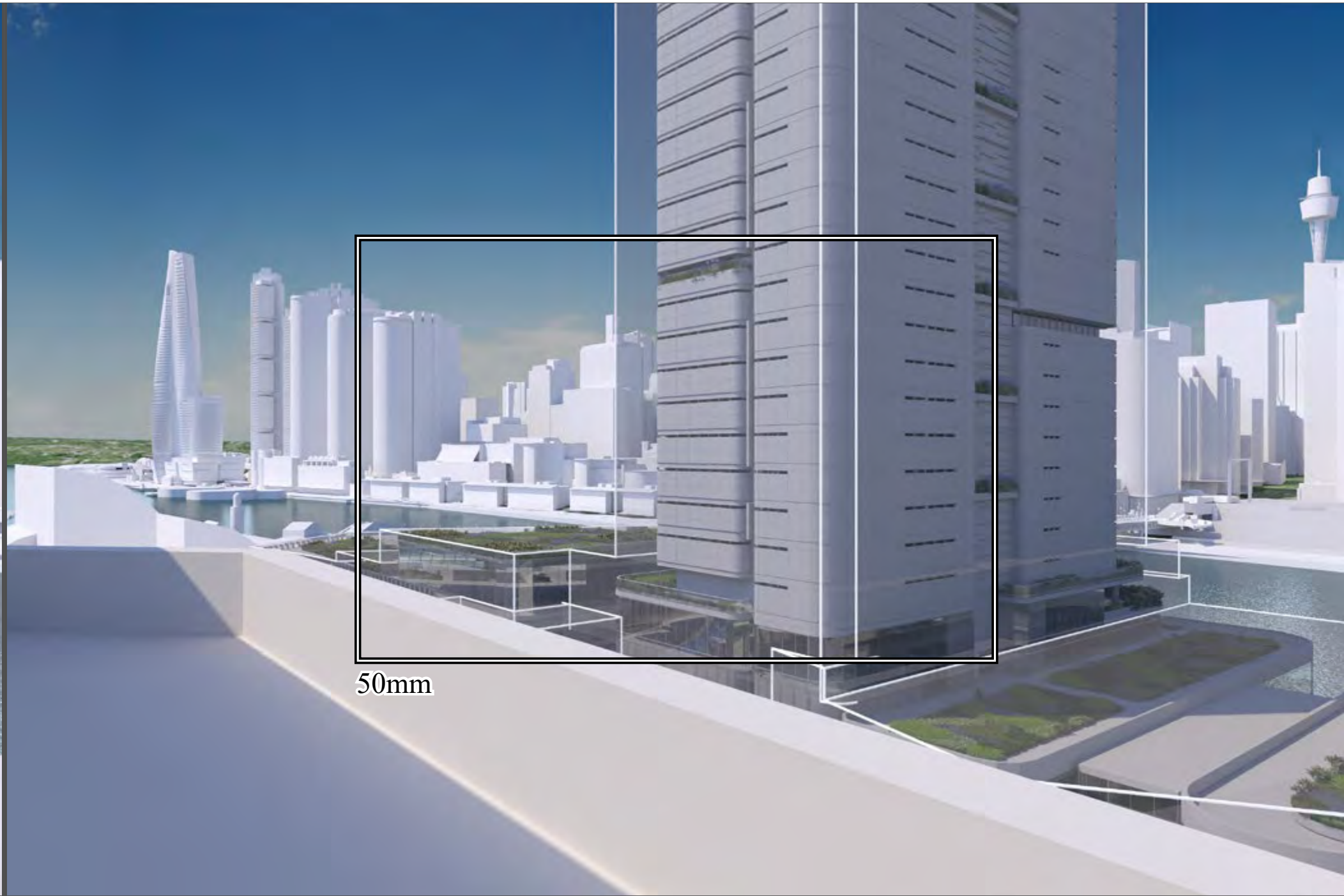
NOTE: HARBOURSIDE BUILDING FORM IS INDICATIVE ONLY.

PRIVATE VIEW ASSESSMENT

Novotel - L8 RL49.96 , NE



Existing View - 24mm



Proposed View - 24mm

NOTE: HARBOURSIDE BUILDING FORM IS INDICATIVE ONLY.

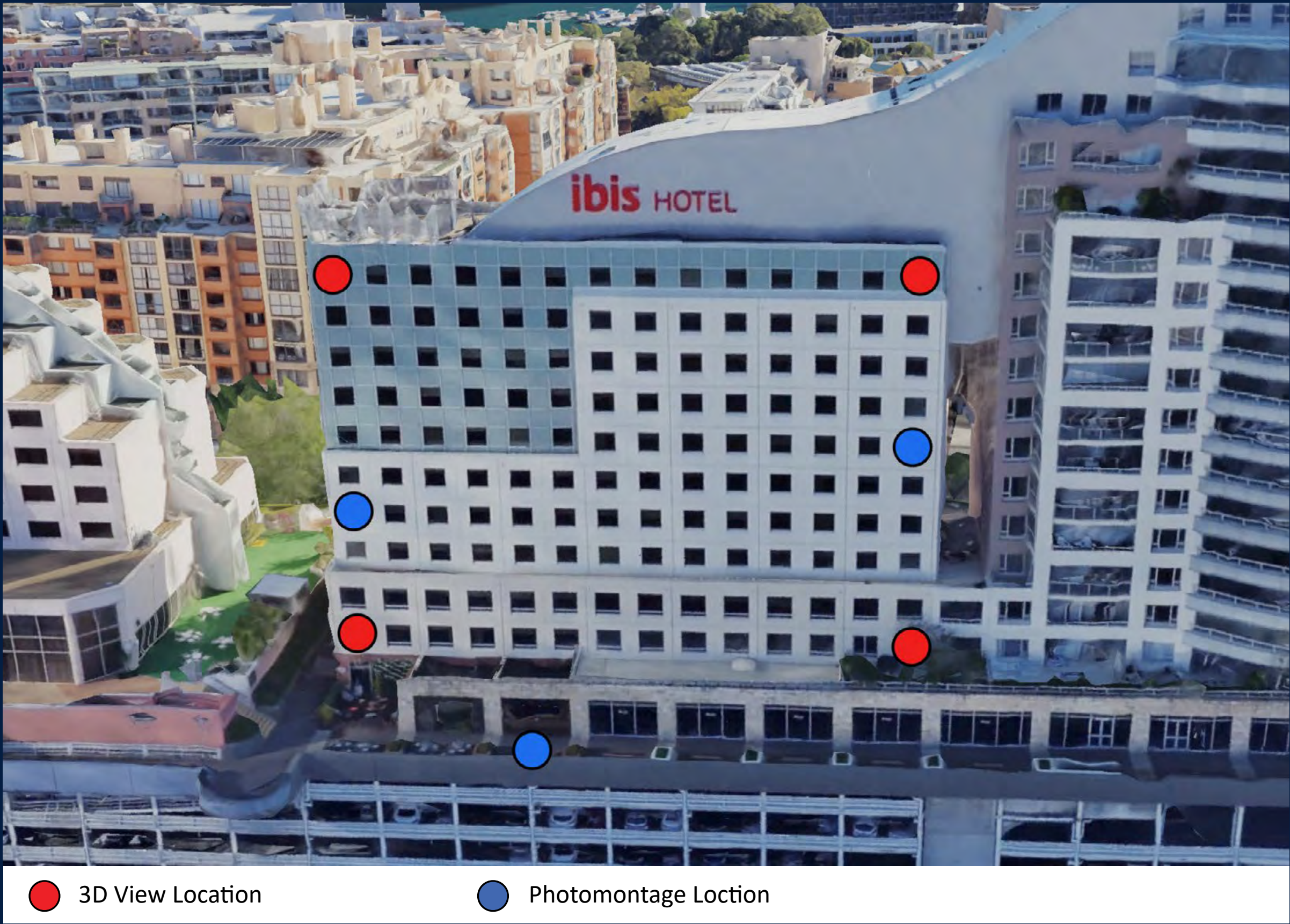
PRIVATE VIEW ASSESSMENT

Ibis Hotel

Visual Analysis: Private Views

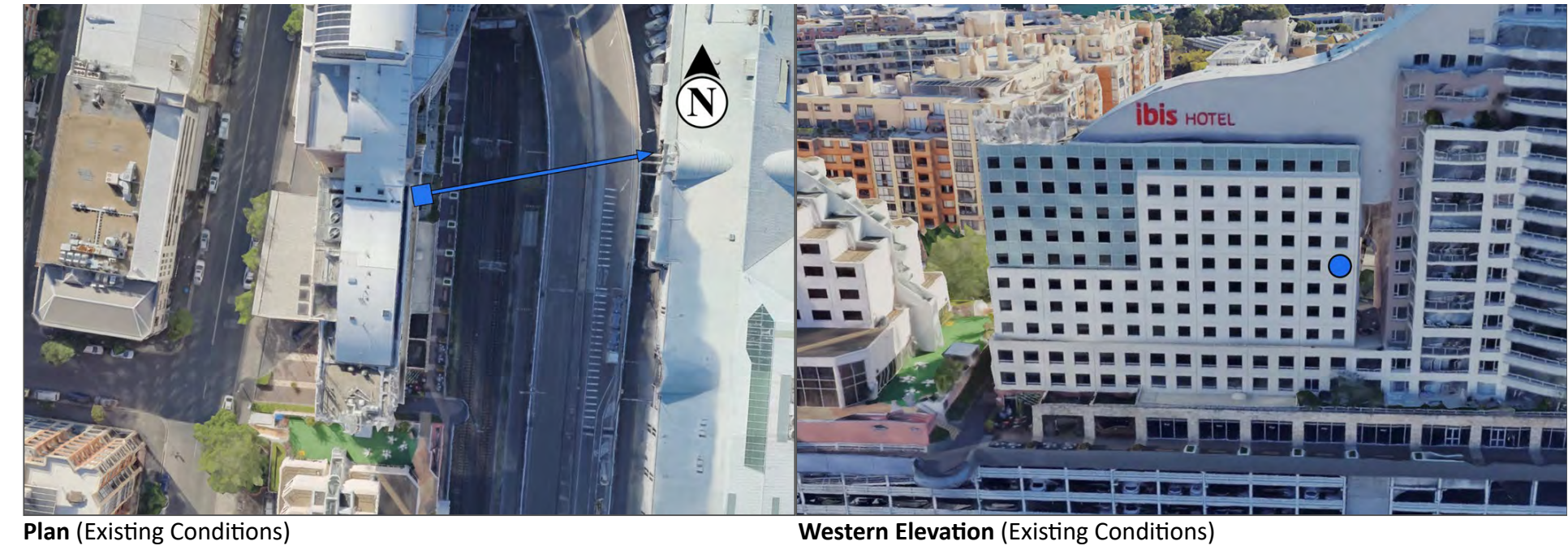
- The Site
- Key Buildings
- Secondary Buildings

- 1 - Gate Apartments, 1 Murray St
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- 10 - ICC Hotel
- 11 - Apartments, 16 - 30 Bunn St



PRIVATE VIEW ASSESSMENT

Ibis Hotel



Existing View - 24mm

Photo Date - 9th February 2016



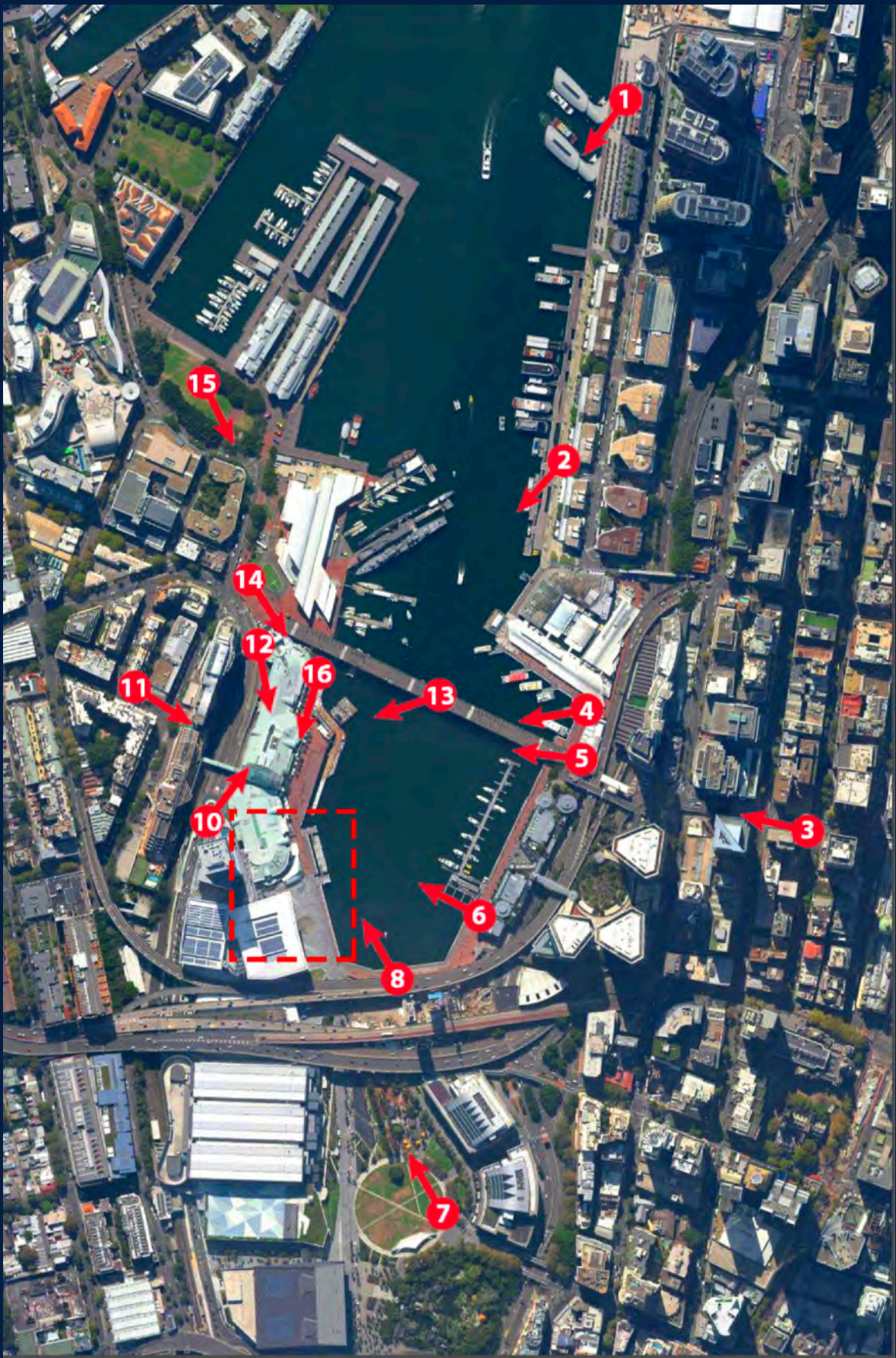
Proposed View - 24mm

NOTE: HARBOURSIDE BUILDING FORM IS INDICATIVE ONLY.

PUBLIC VIEW ASSESSMENT

Visual Analysis: Public Domain Views, View Corridors and Vantage Points

- 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



5 - Pyrmont Bridge Pier



8 - Cockle Bay South



7 -Tumbalong Park

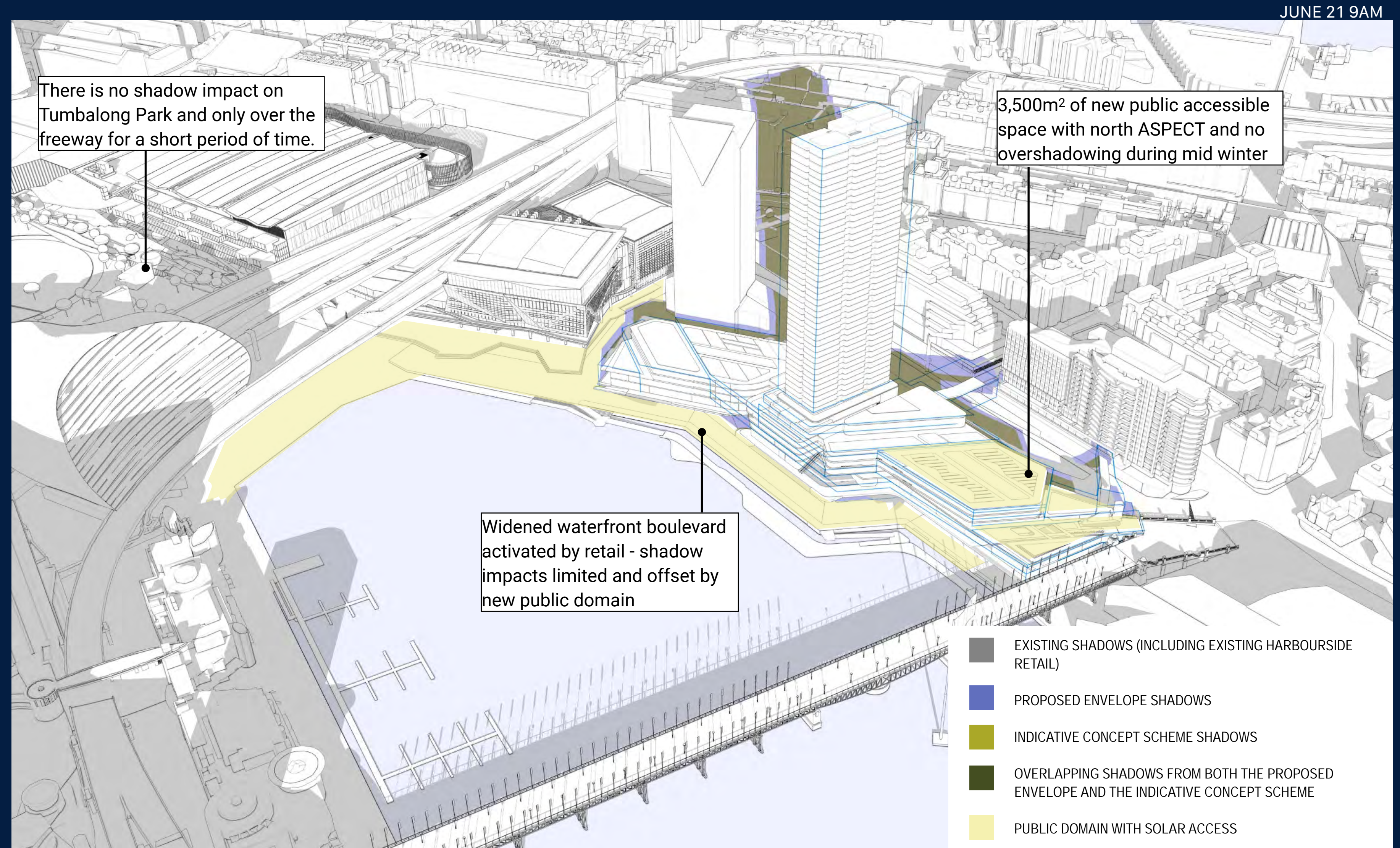


17 - ICC Promenade looking North

SHADOW ANALYSIS

SHADOW ANALYSIS

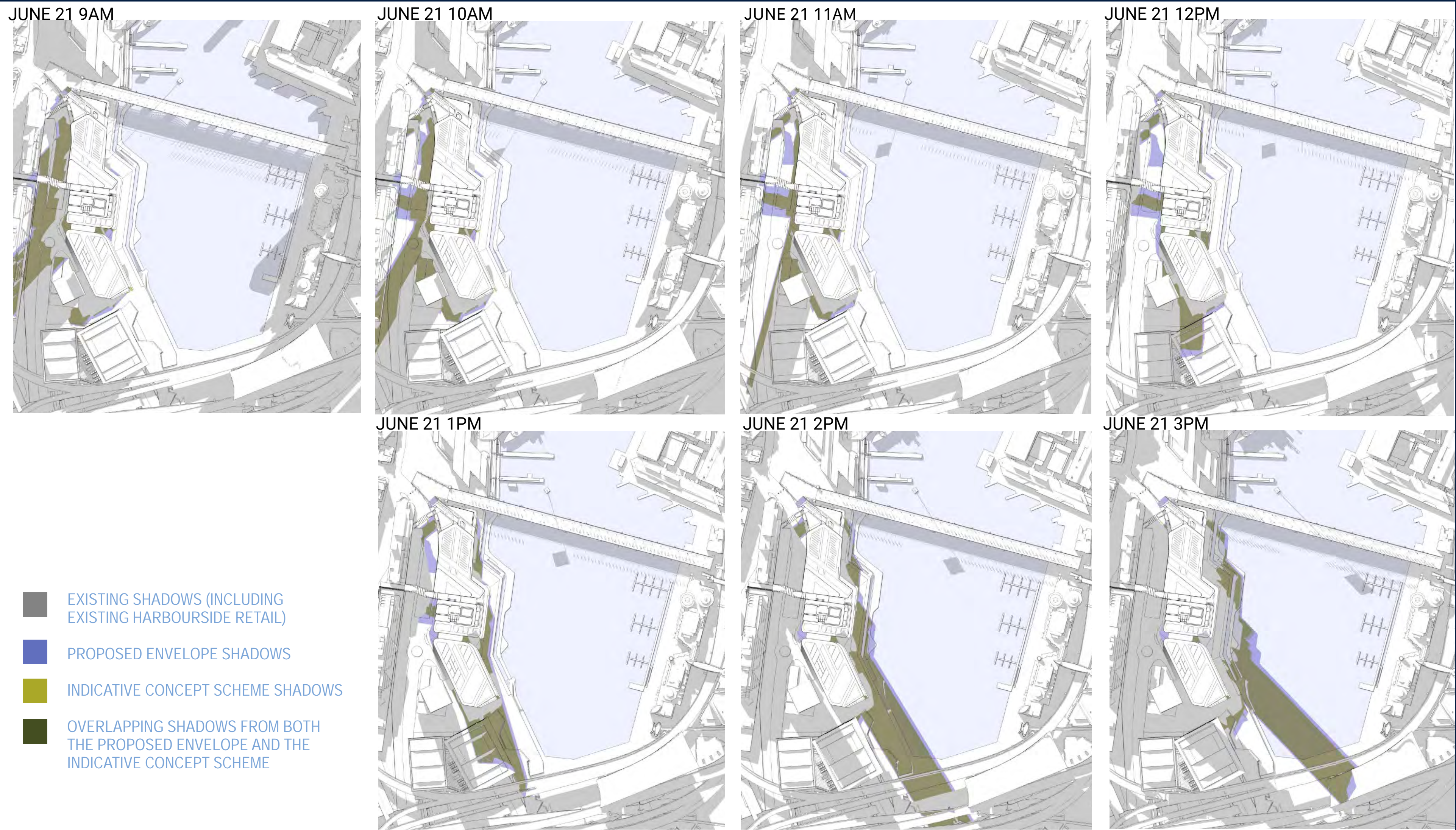
- / Overshadowing impacts to the public domain are acceptable having regard to the location and orientation of the site.
- / The impacts to the waterfront promenade and Woodward Fountain are limited to after 1 pm and are in part offset by the significant new and enhanced public domain along the waterfront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



SHADOW ANALYSIS

Foreshore Promenade, Mid Winter

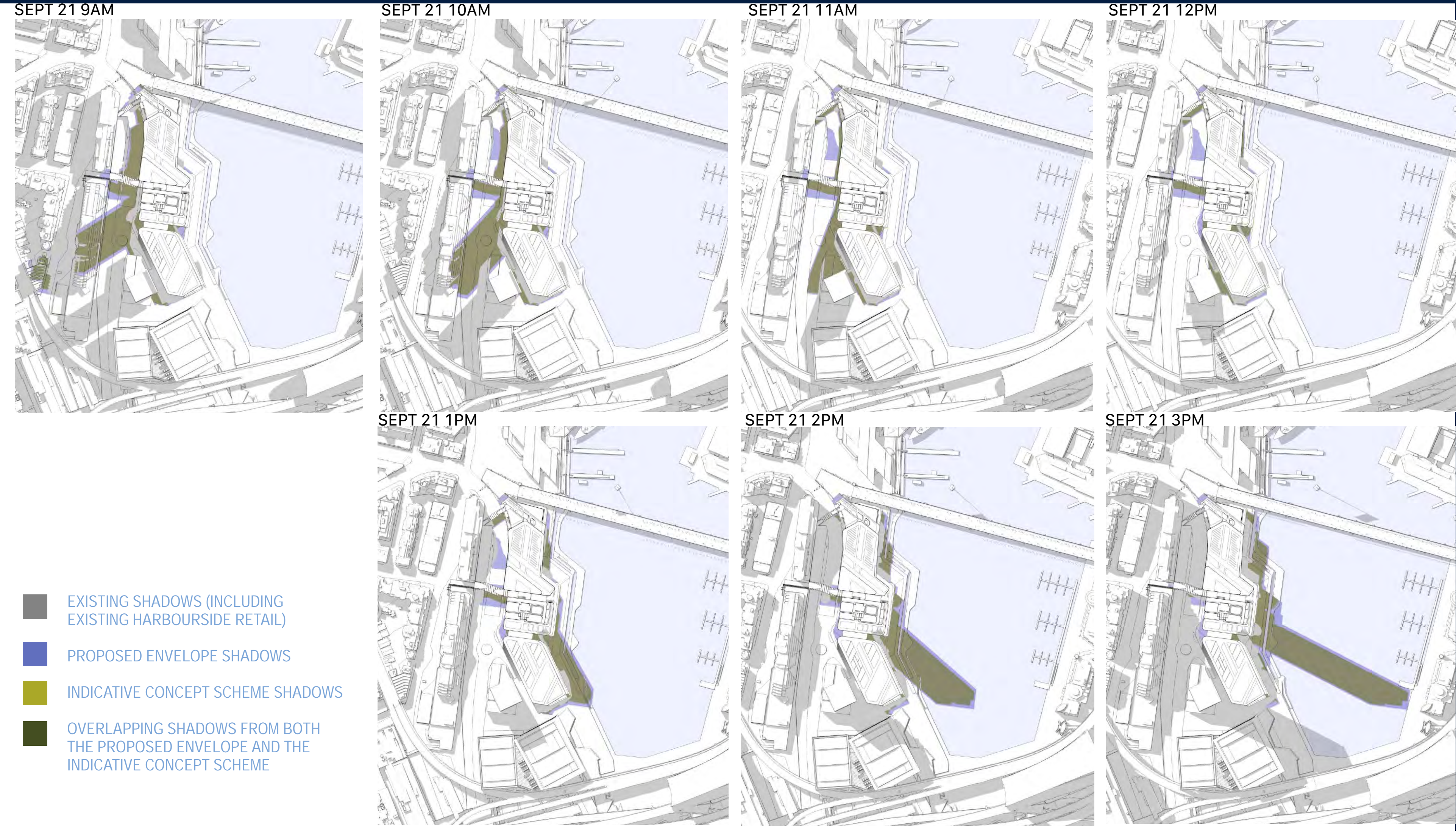
- Mid winter shadow impacts to the waterfront are limited to after 1pm and are considered acceptable given overall improvement to the public domain and overall precinct.
- There is no shadow impact on Tumbalong Park and only over the freeway for a short period of time.



SHADOW ANALYSIS

Foreshore Promenade, Equinox

- Shadow impacts to the waterfront are limited to after 1pm and are considered acceptable given overall improvement to the public domain and overall precinct.



WIND

WIND

Excerpt From CPP's Wind Report

Methodology and Process:

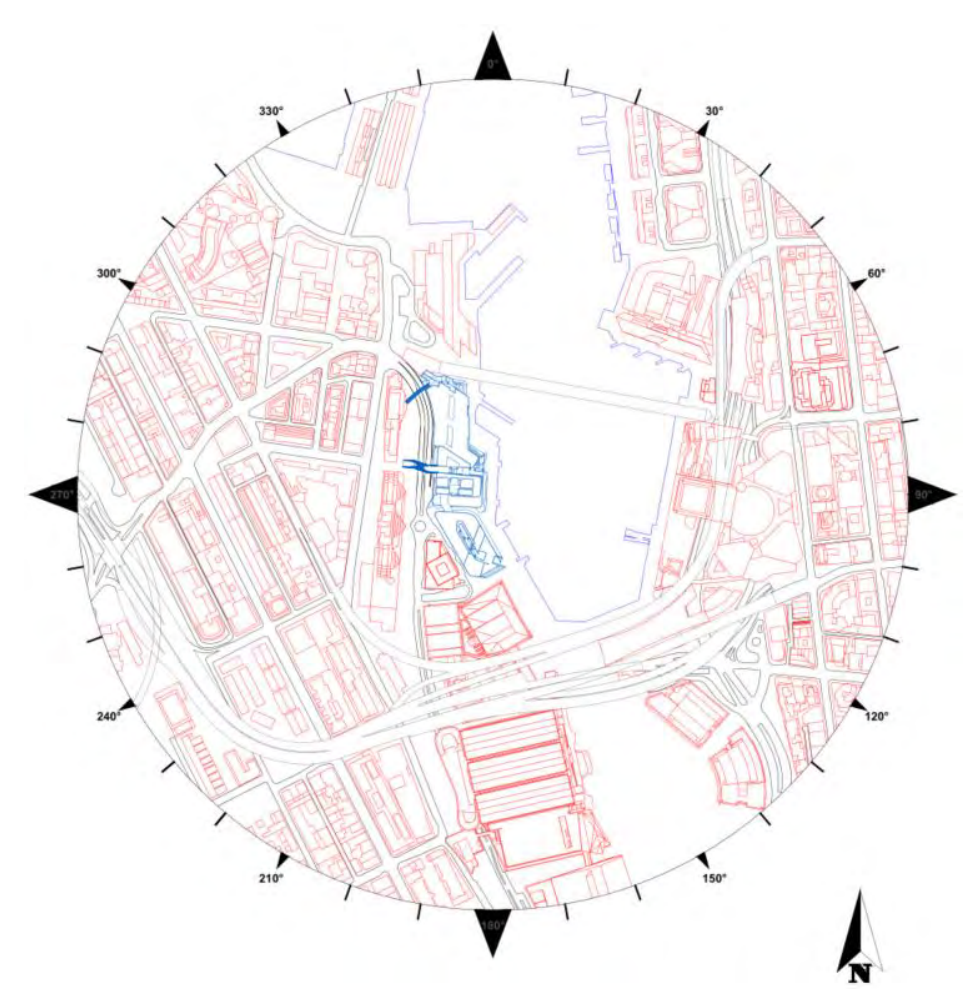
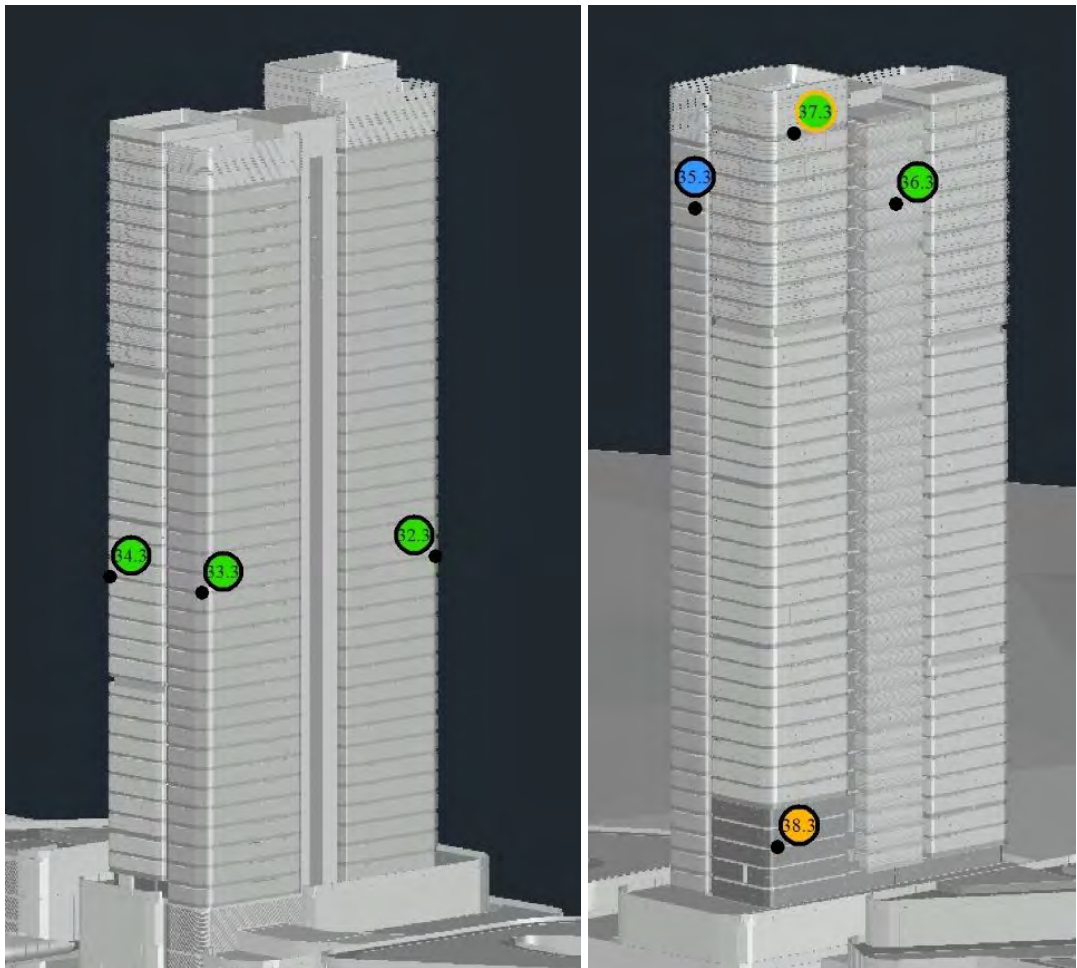
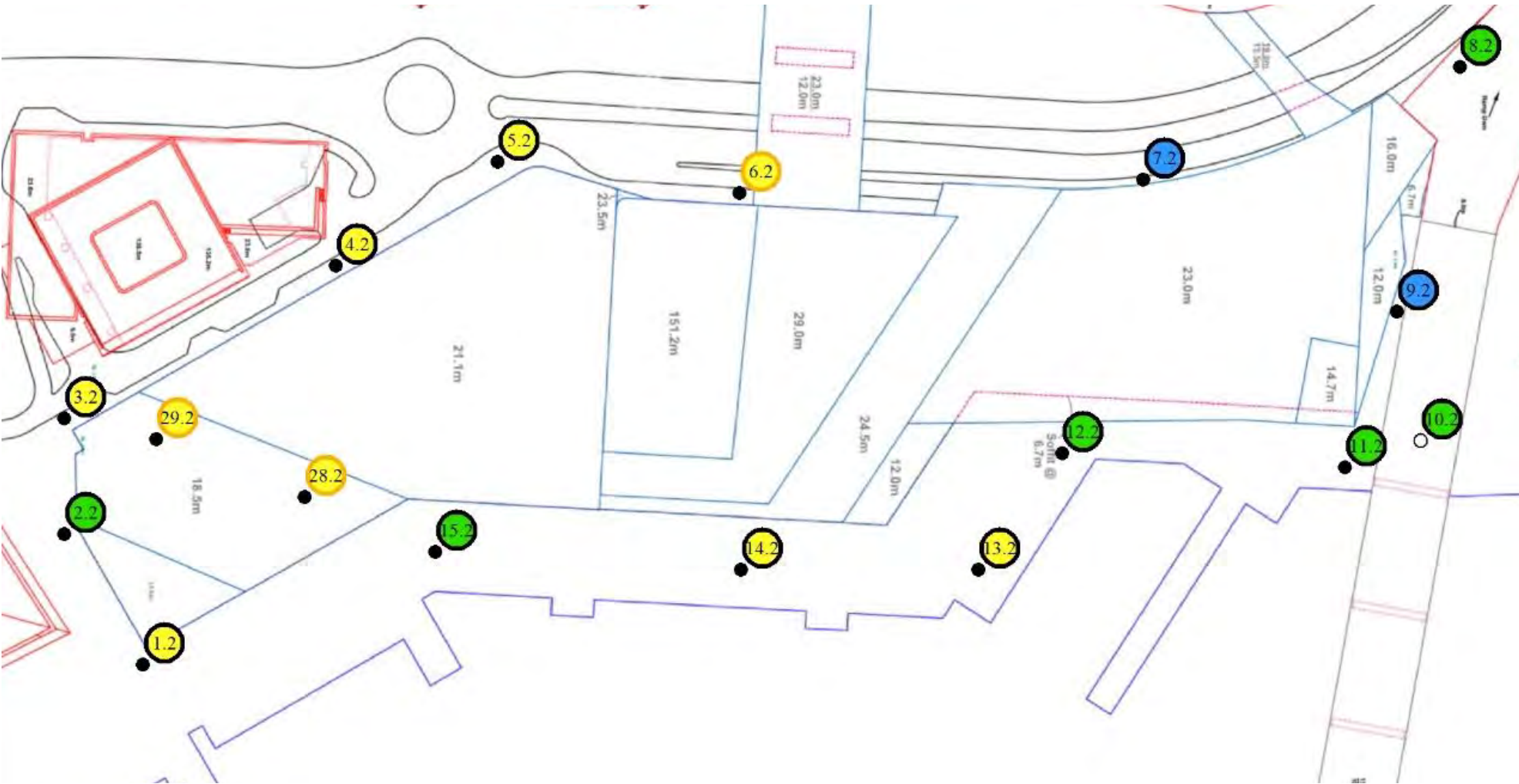


Figure 3: Project location and turntable layout (Configuration 3).



Test Location		Lawson Comfort Criteria, 5% exceedance wind speeds (m/s), all hours			Lawson safety rating, 0.022% exceedance wind speed (m/s), all hours		
		Existing Configuration	Proposed Envelope	Indicative design	Existing Configuration	Proposed Envelope	Indicative design
Ground Level	1	4.8	6.0	5.8	8.5	11.4	10.7
	2	6.1	5.6	7.2	12.2	11.1	14.0
	3	6.7	6.1	5.2	13.1	12.0	9.6
	4	6.1	6.8	5.6	12.1	12.1	10.1
	5	6.3	7.0	7.1	12.4	12.6	14.9
	6	5.7	7.9	7.5	11.8	15.1	13.2
	7	4.2	2.9	3.9	8.9	8.1	8.5
	8	5.6	4.6	5.3	10.2	9.2	11.4
	9	3.7	2.8	3.3	6.7	5.9	6.3
	10	4.6	4.8	5.4	9.2	9.9	10.9
	11	5.6	5.0	5.8	9.9	9.7	11.6
	12	3.9	4.2	4.7	7.8	8.1	9.2
	13	6.3	7.0	6.8	11.9	13.9	12.8
	14	6.3	6.6	7.6	12.5	12.1	14.3
	15	5.0	5.7	5.3	10.4	10.6	9.8
	16			5.7			11.3
	17			5.1			9.6
	18			2.9			5.5
	19			4.2			7.7
	20			5.4			10.1
	21			5.3			10.3
	22			4.9			9.4
	23			5.0			9.9
	24			6.3			14.0
Podium Levels	25			4.7			9.8
	26			7.1			13.9
	27			9.9			20.2
	28		7.7	6.3		15.2	13.8
	29		6.4	7.2		16.3	15.1
	30			4.5			10.6
	31			9.3			17.2
Balconies	32			4.1			8.1
	33			4.2			11.2
	34			5.3			12.3
	35			4.0			8.0
	36			4.1			9.4
	37			5.9			15.5
	38			8.1			15.0



- Comfort Rating**

 - Outdoor Dining
 - Pedestrian Sitting
 - Pedestrian Standing
 - Pedestrian Walking
 - Business Walking
 - Uncomfortable
- Distress Rating**

 - Pass
 - Able Bodied
 - Fail
- Pedestrian Location

○ Pedestrian Location Under Overhang

WIND

- Wind Tunnel Assessment **tested pedestrian level wind environments at 38 locations** within and around the development. Identifies the most frequent high winds are from north-east, south and west quadrants.
- The Wind Report predicted wind conditions around the site, including the promenade, would remain **comparable to existing** conditions in most locations and from a comfort perspective would be variably suitable for pedestrians sitting, standing and walking.
- The Wind Report concluded that **any localised negative wind conditions can be suitably mitigated** during the detailed design stage through the provision of appropriate planting and architectural treatments.
- Overall, **the Department considers the proposal is likely to have acceptable wind impacts for pedestrians** within and around the development.

SUSTAINABILITY

SUSTAINABILITY

- Mirvac will be the developer and end owner of the development, thus sustainability is a key design consideration
- The sustainability targets have been agreed the Department of Planning and have been reflected in the draft DA conditions as follows;
 - 5 Star Greenstar Design & As Built v1.3 for retail
 - 6 Star Greenstar Design & As Built v1.3 for commercial
 - 5 Star Greenstar Design & As Built v1.3 for residential tower
 - 5.5 Star NABERS Energy for Offices
 - 3.5 Star NABERS Water for Office
 - 20% water reduction per sqm for retail
 - Development is to explore and implement measures to strive to achieve the following:
 - 6 Star Greenstar Design & As Built v1.3 for residential tower
 - 5 Star Greenstar Design & As Built v1.3 for retail
- Extensive benchmarking of comparable projects was completed to determine their sustainability targets. It was evident from this benchmarking there are no Sydney examples of 6 star retail or residential projects
- Mirvac has agreed it will investigate through detailed design if it is possible to achieve 6 Star greenstar for the retail and residential permitted it is feasible (eg: no area loss or significant cost premium)

PARKING & SERVICING

PARKING

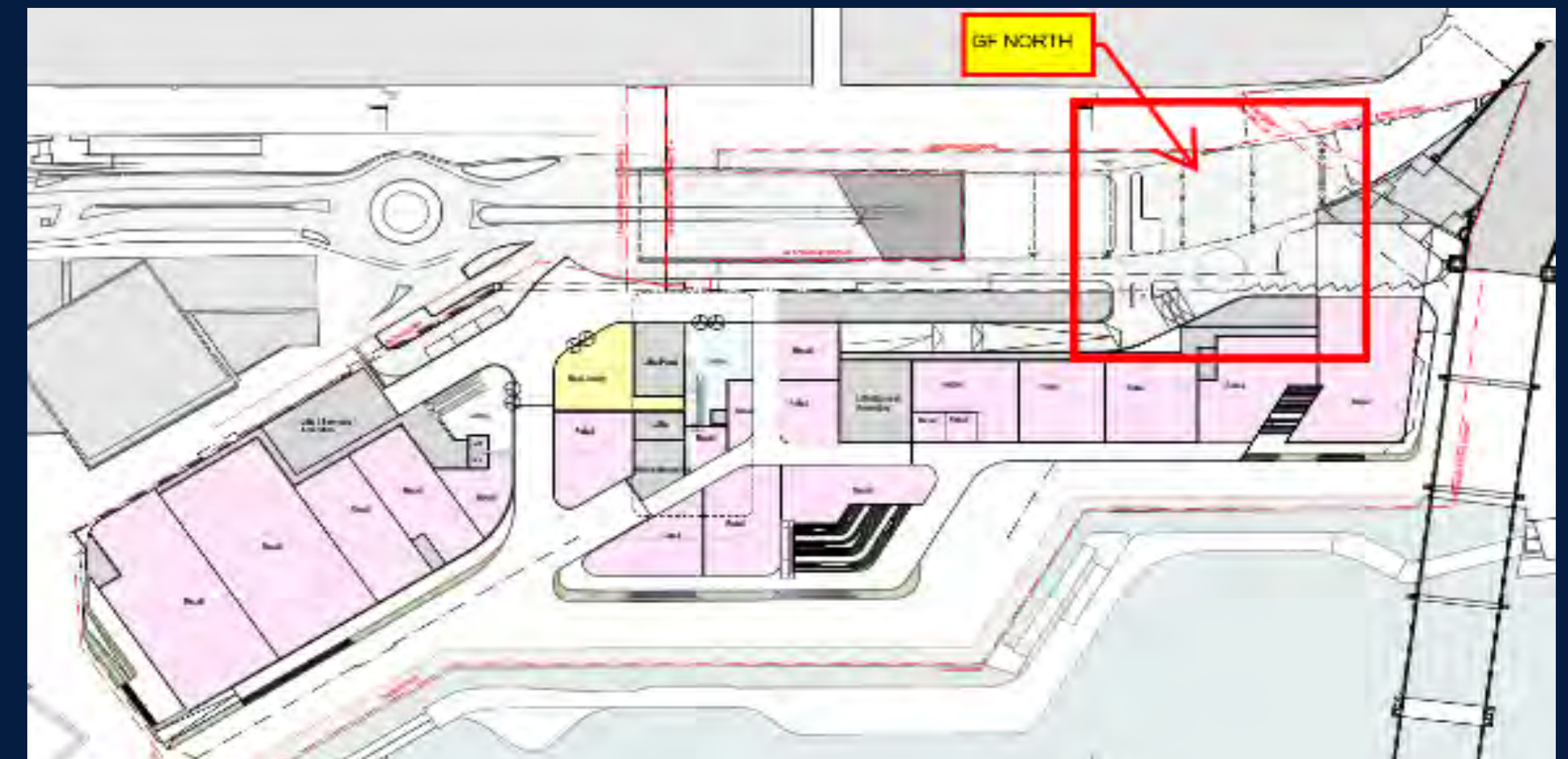
- The redevelopment will include the construction of a new basement to accommodate residential parking
- The following car-parking rates have been agreed with the Department of Planning and have been reflected in the draft DA conditions (conditions A16, A17, 18)

Apartment Type	Carparking rate
For each studio dwelling	0.2 spaces
For each 1-bedroom dwelling	0.4 spaces
For each 2-bedroom dwelling	0.8 spaces
For each 3-bedroom or more dwelling	1.1 spaces
Visitor car parking	0.167 for each dwelling up to 30 0.1 for each dwelling more than 30 up to 70 0.05 spaces for each dwelling more than 70
Non residential use	Nil

- These rates are reflective of ‘Category B’ rates in the City of Sydney LEP 2012

SERVICING

- Harbourside is a State Significant Site, thus the City of Sydney DCP does not strictly apply
- We have developed a bespoke and suitable solution informed by industry experts including:
 - ARUP (waste management)
 - Arcadis (traffic)
 - Mirvac Asset Management (MAM)
 - FJMT (architect)
 - Ethos Urban (planner)
- The redevelopment will include two loading docks:
 - 1 x ground floor north
 - 1 x B1 south
- The final servicing design will be subject to a design competition and further detailed design
- MAM will be the end operator of Harbourside and have extensive experience operating retail and commercial assets of similar scale. A loading dock management plan will be developed at a later stage to ensure the loading docks are operated most efficiently





1.0	Brief Overview / Project vision	David Hogendijk	Mirvac
2.0	Planning / Assessment Report / Conditions	Alexis Cella	Ethos Urban
3.0	Project Description / Key Themes Includes: <ul style="list-style-type: none">• Integration of spaces – connectivity• Land use• Height, bulk, scale and density• Amenity impacts (overshadowing, view loss and wind)• Parking• Servicing• Sustainability	Richard Francis-Jones Sacha Coles	FJMT ASPECT Studios
4.0	Conclusion / Other Issues	David Hogendijk	Mirvac

CONCLUSION

- The Proposal is the result of 4.5 years of extensive consultation
- Significant amendments have been made to positively respond to the feedback received from stakeholders – optimise view sharing, land uses, public domain
- The redevelopment will improve precinct connectivity
- Mirvac will fund and deliver over 10,000m² of public domain
- Significant economic benefits – 2,100 construction jobs, 4,400 additional long term jobs, \$15bn toward Sydney's economy over 20 years, 10% up-lift in tourism