



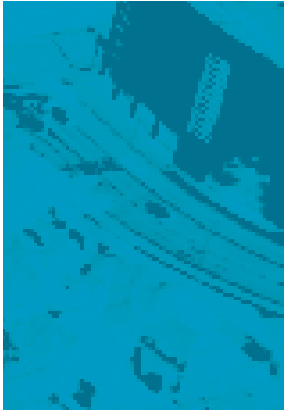
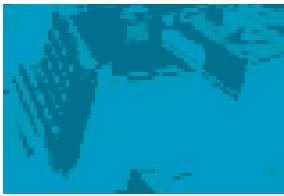
DARLING WALK URBAN DESIGN GUIDELINES

OCTOBER 2007
FINAL REVISION

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PLANNING PRINCIPLES & CON- TEXT

01

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VIEW OF THE TUMBALONG PARK PRECINCT

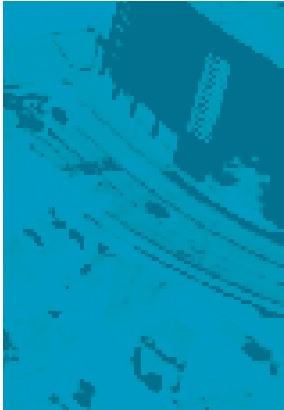
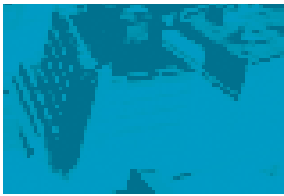
1.1 GUIDELINES METHODOLOGY & PURPOSE

Darling Walk is the largest development site in Darling Harbour to be offered to the market in recent years. The Authorities vision is to create a commercially viable and sustainable development that will inspire and set new benchmarks in civic architecture.

The purpose of these Urban Design Guidelines is to inform and underpin the Concept Plan and establish a set of controls which provide the basis for the general design of the proposed development.

The guidelines are presented as a series of statements, objectives, controls and diagrams that can be interpreted by designers. The guidelines' intent can be summarised as follows:

- o provide a vision that will stimulate and inspire creative design options and reveal the full potential of the site;
- o give direction to developers regarding acceptable development of the site;
- o outline key urban design objectives for the site;
- o increase the opportunity for a successful design outcome; and
- o identify guidelines that may form part of the relevant planning instruments for the site.



1.2 PLANNING CONTEXT

The Darling Harbour area was created by the Darling Harbour Authority Act 1984 which constituted the Darling Harbour Authority and exempted Darling Harbour from the provisions of the Environmental Planning & Assessment Act. In 1998 the Darling Harbour Act was partly repealed and the planning powers vested in the Minister for Planning. In 2001, the remaining provisions of the Darling Harbour Act were incorporated into the Sydney Harbour Foreshore Authority Act 1998. The management of Darling Harbour was transferred in 2001.

The Sydney Harbour Foreshore Authority Act 1998 sets out responsibilities of the Authority to:

- o protect and enhance the natural and cultural heritage of land within its jurisdiction,
- o promote, co-ordinate, manage, undertake and secure the orderly economic development and use of the foreshore infrastructure; and
- o promote, coordinate, organise, manage, undertake, secure, provide and conduct cultural, educational, commercial, tourist, recreational and entertainment activities.

Management of Darling Harbour must be consistent with these responsibilities.

The planning principles for Darling Harbour are:

1. build on the edge of the valley and maintain the valley floor for people on foot;
2. overcome the road and rail barriers around the site with convenient pedestrian walkways, at ground level where possible;
3. develop the Harbour edge as a public promenade and link this waterfront area satisfactorily under the expressway to the park in the south; and
4. design Tumbalong Park as the focal place for large gatherings in Darling Harbour with clear and strong connections east to the city along Liverpool Street, north to the Harbour and south to Chinatown.



AERIAL VIEW TUMBALONG PARK



AERIAL VIEW OF SITE FROM WEST

01 PLANNING PRINCIPLES & CONTEXT

1.3 CURRENT PLANNING FRAMEWORK

The Darling Harbour statutory planning framework is defined by:

- o Darling Harbour Development Plan No. 1
- o State Environmental Planning Policy (Major Projects) 2005;
- o Sydney Regional Environment Plan (Sydney Harbour Catchment) 2005

This legislation is supported by a suite of policies and guidelines for the design and management of the precinct (eg. public art, signage)

1.3.1 Darling Harbour Development Plan No 1 (as amended)

The Plan regulates use by identifying a range of uses for which a permit from the government may be applied. Its objectives are to:

- a. promote the development of the Darling Harbour area as part of the State's Bicentennial Program;
- b. encourage the development of a variety of tourist, educational, recreational, entertainment, cultural and commercial facilities within that area; and
- c. make provision with respect to controlling development within that area.

The objectives are achieved by:

- o providing that certain development may not be carried out in the Darling Harbour area otherwise than in accordance with the terms of a permit; (cl 6)
- o prohibiting all other development within that area; (cl 7) and
- o ensuring that the controls apply to the demolition and renovation of buildings and works.



COCKLE BAY WHARF PROMENADE

1.3.2 SEPP (Major Projects) 2005

Darling Harbour is a Sydney Harbour Foreshore site which comes under the provisions of Part 3A of the EP&A Act. Schedule 2 cites the Minister for Planning as consent authority for development.

1.3.3 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Darling Walk is within the "Foreshore and Waterways Area" defined in the SREP. The following matters are required to be considered in any proposal:

- o biodiversity and environmental protection;
- o public access to, and use of, foreshores and waterways;
- o Interrelationship of waterway and foreshore use;
- o foreshore and waterways scenic quality.



SYDNEY CONVENTION AND EXHIBITION CENTRE WALKWAY



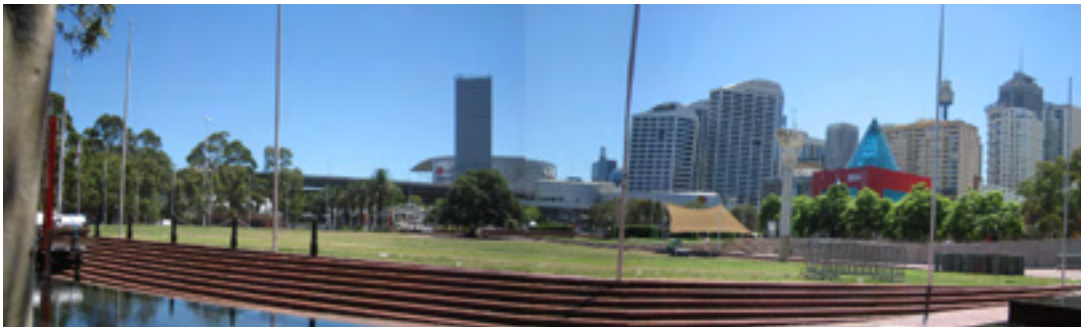
WATER FEATURE

1.4 FUTURE PLANS

The future role of Darling Harbour must conform within the sub-regional (Central Sydney) context. Darling Harbour has progressed from being an industrial redevelopment site to an activity based precinct with a purpose and identity of its own. The existing Darling Harbour planning controls and legislation concentrate on the bicentennial role of the precinct. Future planning controls need to reflect the contemporary changes to the precinct controls and provide flexibility for future changes of use.

The Department of Planning is preparing a new Environmental Planning Instrument for Darling Harbour and the Rocks, which is consistent with current state planning legislation and provides guidance through land use zoning, principles and standards for activities and development. The Authority is preparing background studies to inform the new instrument which will run concurrently with the Darling Walk Part 3A Project Approval. The guidelines have been developed in association with the studies.

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TUMBALONG PARK



COCKLE BAY WHARF

1.5 DARLING HARBOUR URBAN STRUCTURE AND OBJECTIVES

1.5.1 Urban Context

Darling Harbour is unique in terms of its function, location, land ownership and physical characteristics. The 60 hectare site with its irregular boundaries is wedged between the Sydney CBD and Pyrmont Peninsula. The land is owned almost entirely by NSW State Government. It is a mixed use precinct with a publicly accessible waterfront.

The buildings are orientated towards the centre of a 'valley' that has been formed by infilling a significant part of the original Cockle Bay. The central valley is open and flat, running on a north-south axis from the waters of Cockle Bay to Tumbalong Park and beyond. It functions primarily as an open air event arena and is principally a pedestrian precinct. It was designed to accommodate many thousands of people within the area and around the waterfront at any one time.

The land rises to the east and west from the valley floor, and the ridges are visually reinforced by taller built forms. The first ring of buildings fronting onto the harbour and the event area were designed to complement the outdoor event function.

The physical elements of Darling Harbour can be described as:

- o waters of the harbour;
- o foreshore promenade;
- o open spaces;
- o buildings of mixed types and scale;
- o on-ground and elevated transport infrastructure;
- o elevated roadways and road pylons;
- o ramps and car parks;
- o bridges, bridge pylons;
- o jetties, pontoons, moorings;
- o soft and hard landscape elements; and
- o 'play' structures and smaller service buildings.

1.5.2 Precinct Description

The Darling Walk precinct is a highly significant part of Darling Harbour. It forms the edge to the Central Public Domain. This includes Tumbalong Park, which is the principal green space. The site modulates the increase in scale from the park to the high-rise towers of the CBD, and provides a sense of containment to the more relaxed, diverse part of the city that is Darling Harbour. A key issue with the existing building on the site and any new development proposal will be to retain this strong sense of containment whilst addressing the Harbour Street road frontage and the city beyond. Redevelopment of the Darling Walk site should embrace a sense of openness and fine-grained permeability towards the city.

1.5.3 Precinct Objectives:

Redevelopment of the site will offer highly significant opportunities to improve the quality of the public domain within the precinct and in adjoining public open spaces. Redevelopment should:

- o provide more intensive and appropriate site uses;
- o improve pedestrian connections between Darling Harbour Central Public Domain and the CBD from the western ends of Liverpool and Bathurst Streets;
- o extend the curved Day Street alignment through the site to provide a more direct visual engagement with Tumbalong Park;
- o articulate the building facades to provide a sense of engagement with the road corridor;
- o activate the Darling Harbour Central Public Domain;
- o improve connectivity at the ground plane and legibility of existing pedestrian connections between Darling Harbour and the CBD;
- o preserve the quantum and enhance the quality of existing public open space presently existing in the precinct;
- o respond to the geometry of Tumbalong Park through the built form;

- o minimise overshadowing to the Chinese Garden and the adjacent public domain areas;
- o create a modulation in built form height and scale between the Central Public Domain and the CBD;
- o maintain views to the CBD skyline from the centre of Tumbalong Park;
- o integrate elevated pedestrian bridges from Liverpool and Bathurst Streets;
- o provide more open engagement with Tumbalong Park;
- o address the quality of open space to the north below the elevated roadway, to provide visually cohesive development from the Chinese Garden to the Imax Theatre; and
- o relate commercial activities to the Harbour Street portion of the site, whilst preserving the retail and recreational character around the Central Public Domain.

Air quality impacts from the Cross City Tunnel exhaust stack will require assessment as part of any development proposal.

1.6 SITE DESCRIPTION

The development footprint is an elongated shape covering approximately 14,700m² (subject to survey). It is located on the eastern side of Darling Harbour adjacent to Harbour Street, immediately south of the Western Distributor and pedestrian footbridge, north of the pedestrian bridges to Liverpool Street. The site has frontage to a major city centre road, Harbour Street, providing access to the Harbour Bridge and to the Tumbalong Park precinct.

Pedestrian access from the city centre is provided through grade separated pedestrian bridges along the southern and northern boundaries and a traffic light intersection with Day and Harbour Streets.

Vehicular access is via Harbour Street through an internal access road primarily serving a McDonald's drive-in, a state transit bus stop and as a pick up / drop off point for Darling Harbour. A service road is also located under the elevated section of the Western Distributor. The existing walkway adjacent to the Western Distributor is for people with a disability.





PROVIDING INFORMAL MEETING PLACES



DARLING WALK PUBLIC DOMAIN



TUMBALONG PARK CHILDREN'S PLAYGROUND

1.6.1 Project Objectives

Project objectives specifically related to the site are:

- o activate and regenerate the Darling Walk site and its immediate area to improve public amenity;
- o provide an affordable, safe, family orientated destination for visitors and Sydneysiders at Darling Harbour;
- o development with sustainable economic returns to Sydney Harbour Foreshore Authority;
- o enhance key entry points into Darling Harbour from the CBD;
- o establish the primary CBD gateway for Darling Harbour South;
- o provide car parking to service the Darling Walk development and the Southern Darling Harbour Precinct;
- o improve the public domain within the zone of influence. enhance the lake and playground and provide interactive water elements; and
- o improve the transition from Cockle Bay to Darling Harbour South.

The end use of the site is to:

- o maintain Darling Harbour's relevance to the people of Sydney and NSW, particularly for families and children;
- o complement Darling Harbour's function as a gathering place and contemporary 'place of celebration' for all; and
- o provide a contemporary commercial office environment drawing on and adding to the Darling Harbour experience.



NEW BUILDING FOOTPRINT SUPERIMPOSED OVER SITE PHOTO

The site is within a mixed use zone which provides a mixture of compatible land uses that will contribute to Darling Harbour's role as Sydney's premier place of celebration and entertainment. The mixed use integrates recreational, entertainment, cultural, retail, business, office and other developments in a central, near CBD location which is safe for pedestrians and optimises access to public transport and facilitates use of the land within the zone as a venue for large public events.

2.1 Objectives

- o stimulate economic activity and visitation to the precinct;
- o provide nodes of activity along the site to encourage pedestrian progression into southern Darling Harbour;
- o activate building frontages to provide positive interface with the public domain;
- o diversify use and enhance amenity by grouping compatible uses; and
- o encourage supporting uses at the edge of Tumbalong Park.

The Darling Walk site will be principally a commercial office development with complimentary retail servicing patrons working in and visiting the precinct. The retail uses will target the family-orientated market.

Preferred uses include:

- o commercial offices;
- o car parking to support the proposed development and the southern precinct;
- o general retail;
- o recreational, cultural & entertainment facilities;
- o places of public entertainment.

Associated uses include:

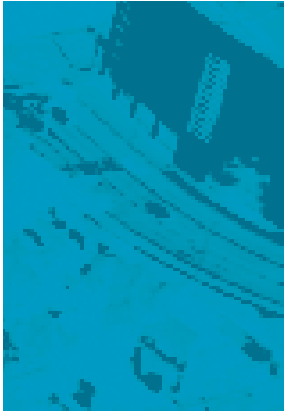
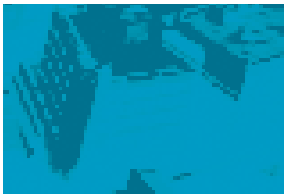
- o attractions;
- o food and beverage including innovative and activated food areas, fast food, licensed restaurants, indoor and outdoor serviced seating;
- o tourist offices and facilities;
- o open spaces including lake, water features and public seating;
- o child care facilities;
- o health centres;
- o sporting facilities;
- o medical facilities;
- o public amenities;
- o transport facilities.

Specifically excluded uses are:

- o residential;
- o industrial; and
- o large commercial storage facilities.

2.2 Controls

- o limit development to commercial, retail and associated uses only;
- o 2/3 of the ground floor frontages to be as retail shop fronts facing Darling Harbour; and
- o provide drive-through access for McDonalds;



EXAMPLE OF INTERNAL STREET



EXAMPLE OF INTERNAL ATRIUM



MIXED USE, RESTAURANTS / COMMERCIAL & PUBLIC DOMAIN
KING STREET WHARF



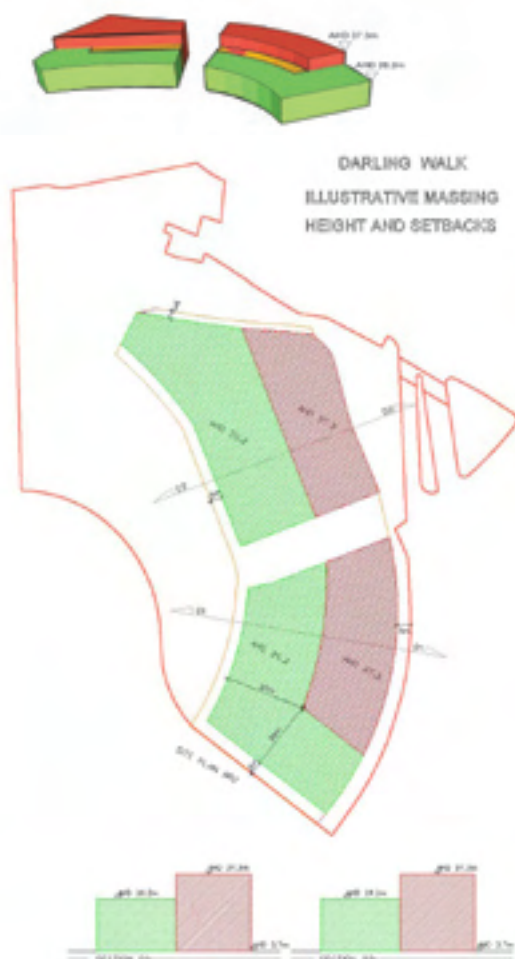
TUMBALONG PARK

BUILT DESIGN AND FORM

03

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DARLING WALK MASSING

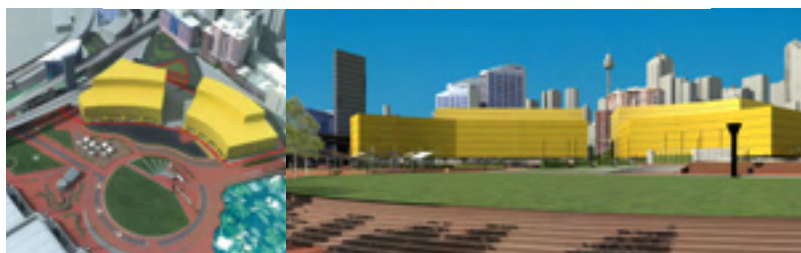


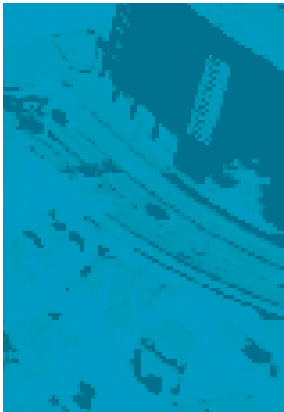
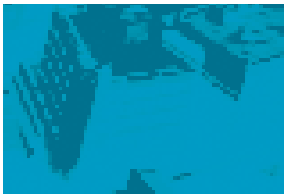
The following describes the objectives and controls for the building design and form. Refer to massing diagram for examples of options that comply with sections 2.1, 2.2, 3.1.2 and 3.2

3.1 BUILDING ENVELOPE

3.1.1 Objectives

- o ensure the new built form relates to and complements the site's context including the surrounding built form, topography and Sydney Harbour waterfront location.
- o provide a transition between the city high-rise and Darling Harbour Open Space;
- o reinforce Darling Harbour's topography by providing a scale of development that diminishes towards the valley floor;
- o provide a sense of containment and reinforcement of the geometry of Tumbalong Park;
- o provide well designed roof forms which are an integral part of the building;
- o encourage the integration of landscape elements as part of the roofscape;
- o integrate roof top plant and equipment into roofscape design.





3.1.2 Controls

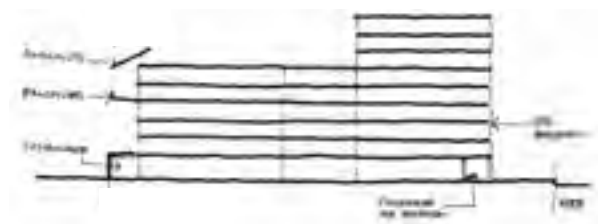
- o The building height is to be measured to the ceiling of the uppermost habitable floor. Plant, lift overruns, architectural roof forms and parapets, communication devices, landscape and the like are permitted to exceed the maximum building heights nominated.
- o develop to a maximum height of 26.2 AHD (ground + 5 storeys) adjacent to Tumbalong Park;
- o develop to a maximum height of 37.3 AHD(Ground + 8 storeys) adjacent to Harbour Street, setback 35 metres from the west side boundary and 30m from the southern boundary;
- o incorporate minimum floor-to-floor heights of:
 - o ground to first floor 4.0m
 - o first floor and above 3.6m:
- o include architectural and landscape elements to articulate the roofscape design. Lift towers, plant rooms and other areas used exclusively for mechanical services or ducting are not included in gross floor area and may extend above the maximum roof height if they contribute to the articulation of the rooftop;
- o no significant additional overshadowing of Chinese Garden between 9.00am and 1.30pm at the winter solstice.



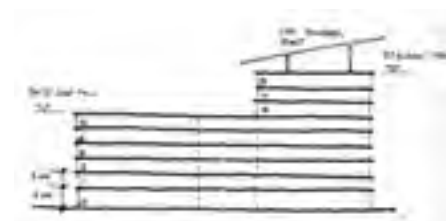
KING ST. WHARF AWNING



COCKLE BAY BALCONIES



CONTROLS TO PROVIDE FOR AN ARTICULATED BUILDING FACADE



HEIGHT CONTROLS TO PROVIDE A TRANSITION BETWEEN THE CBD AND DARLING HARBOUR OPEN SPACE

3.2 GROSS FLOOR AREA (GFA)*¹

Gross Floor Area means the sum of the floor area of each storey of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor.

Gross Floor Area includes:

- a) the area of a mezzanine within the storey;
- b) habitable rooms in a basement;
- c) any shop, auditorium, cinema, and the like, in a basement or attic;
- d) but excludes any area for common vertical circulation, such as lifts and stairs and;
- o any basement;
- o storage;
- o vehicular access, loading areas, garbage and services;
- o plant rooms, lift towers and other areas used exclusively for mechanical services or ducting;
- o car parking to meet any requirements of the consent authority (including access to that car parking);
- o any space used for the loading or unloading of goods (including access);
- o terraces and balconies with outer walls less than 1.4metre high; and
- o voids above a floor at the level of a storey or storey above.

3.2.1 Objectives

- o allow view sharing between the CBD and Tumbalong Park;
- o create a new entry to Darling Harbour South from Harbour Street at grade;
- o maintain a high level of natural light into office areas; and
- o ensure commercial floor plates provide acceptable internal building amenity and comply with sustainable building design and management practices.

3.2.2 Controls

- o provide between 64,000 m² to 68,000 m² GFA of commercial, and retail space, including 1,000 m² GFA of community floorspace for cultural, recreational and entertainment uses
- o develop within the building footprint area
- o work spaces to be a maximum dimension of 12.5 metres from an external window or window of a naturally lit atrium;
- o ensure building separation complies with day light access and visual privacy requirements; and
- o provide for internal atrium, breakout spaces and balconies;

3.3 SETBACKS**3.3.1 Building Separation****3.3.1a Objectives**

- o provide permeability from the CBD to Darling Harbour at grade;
- o provide fine grain pedestrian permeability from the city down Bathurst and Day Streets and through the site to Tumbalong Park;
- o contribute to safe day, night and weekend vitality of the precinct; and
- o encourage north-south and/or east-west atria that provides solar access throughout the day.

3.3.1b Controls

- o provide at least one major corridor through the site, radial to the centre of Tumbalong Park;
- o align the principle corridor with the intersection of Day Street and Harbour Street;
- o provide a 20m minimum width view/circulation corridor. The corridor may be a window with the development above 26.2AHD but within height controls; and
- o provide for urban landscaping within the corridor.

¹ Department of Planning definition of GFA

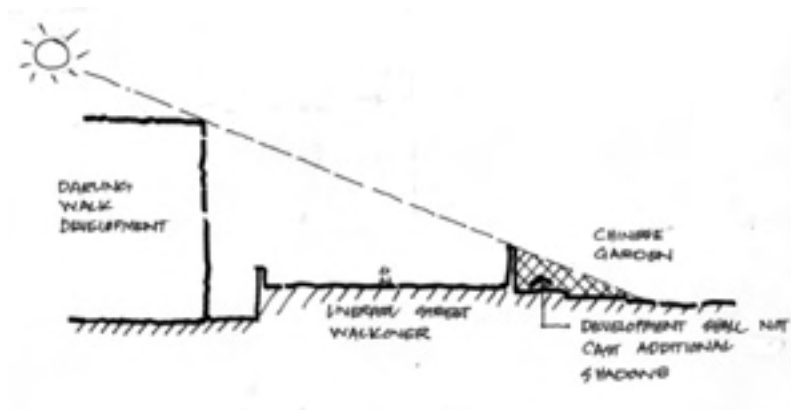
3.3.2 Harbour Street Setback

3.3.2a Objectives

- o provide for a safe and enhanced pedestrian environment along the Harbour Street frontage;
- o provide an active frontage to Harbour Street; and
- o enhance the landscape character of the Harbour Street frontage.

3.3.2b Controls

- o generally align building to follow alignment of Harbour Street boundary from Liverpool Street to Day Street;
- o setback ground floor frontage 5m from Harbour Street boundary;
- o provide for an indented set down area for taxis along the Harbour Street frontage; and
- o maintain Cross City Tunnel easement alignment (see disclosure package Survey information). Building structure may cantilever over easement.



CONTROLS TO PREVENT OVERSHADOWING OF THE CHINESE GARDEN

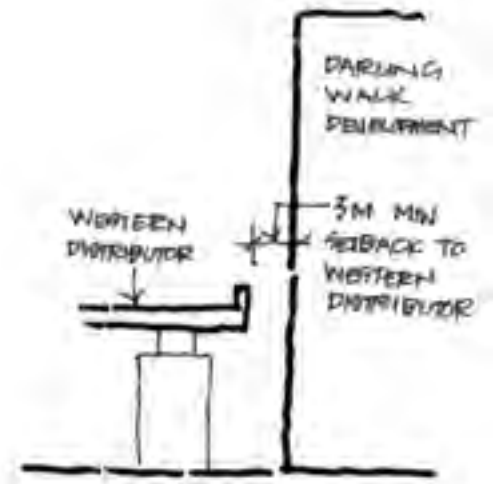
3.3.3 Side Setbacks

3.3.3a Objectives

- o control overshadowing of the Chinese Garden; and
- o improve existing pedestrian links to Darling Harbour around the site.
- o maintain ceremonial/ processional access from Liverpool Street to Tumbalong Park;
- o maintain a safe setback from the Western Distributor.

3.3.3b Controls

- o setback southern building edge to 6 metres from Liverpool Street building alignment; and
- o provide an urban landscaping treatment within the setback.
- o setback northern building edge to 3m from Western Distributor.



CONTROLS TO MAINTAIN SAFE SETBACK FROM WESTERN DISTRIBUTOR



3.3.4 Tumbalong Park setback

3.3.4a Objectives

Objectives are to:

- o provide for a safe and enhanced pedestrian environment along the Darling Walk frontage; and
- o provide an active frontage to Darling Walk.

3.3.4b Controls

- o building generally to follow alignment of Harbour Street;
- o accommodate elements such as a colonnade and/or balcony and/or awnings to the Tumbalong Park frontage

3.3.5 Tower Block Setback

3.3.5a Objectives

Objectives are to:

- o provide a transition in height between the Darling Harbour public areas and the city buildings; and
- o control overshadowing of the Chinese Garden and Darling Walk public areas

3.3.5b Controls

- o the setback for the tower block elements to be 35 metres from the western building frontage and 30 metres for the southern building frontages.