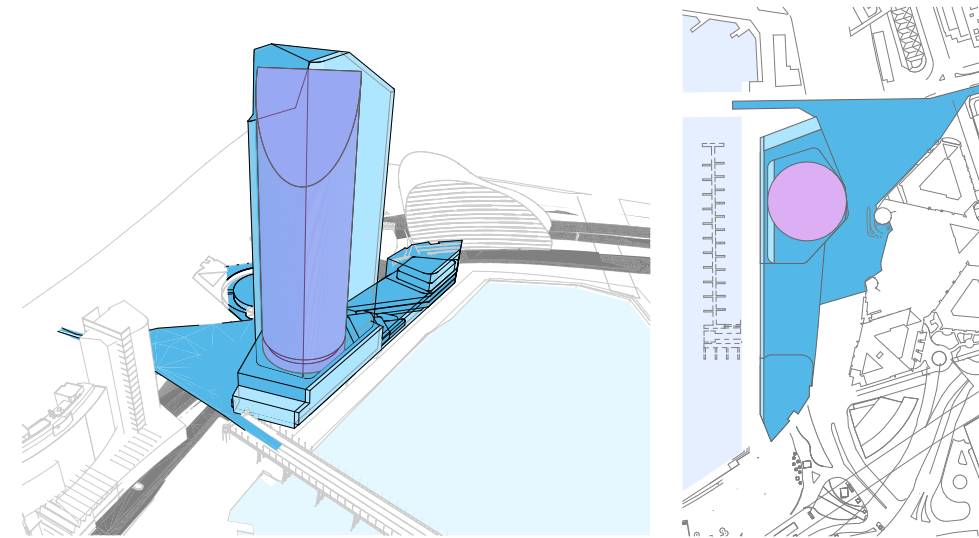


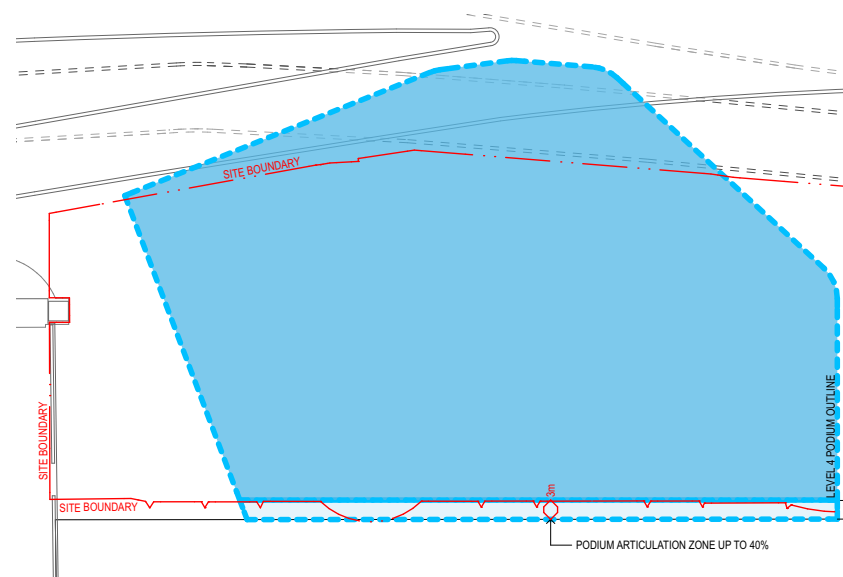


Envelope and example massing within

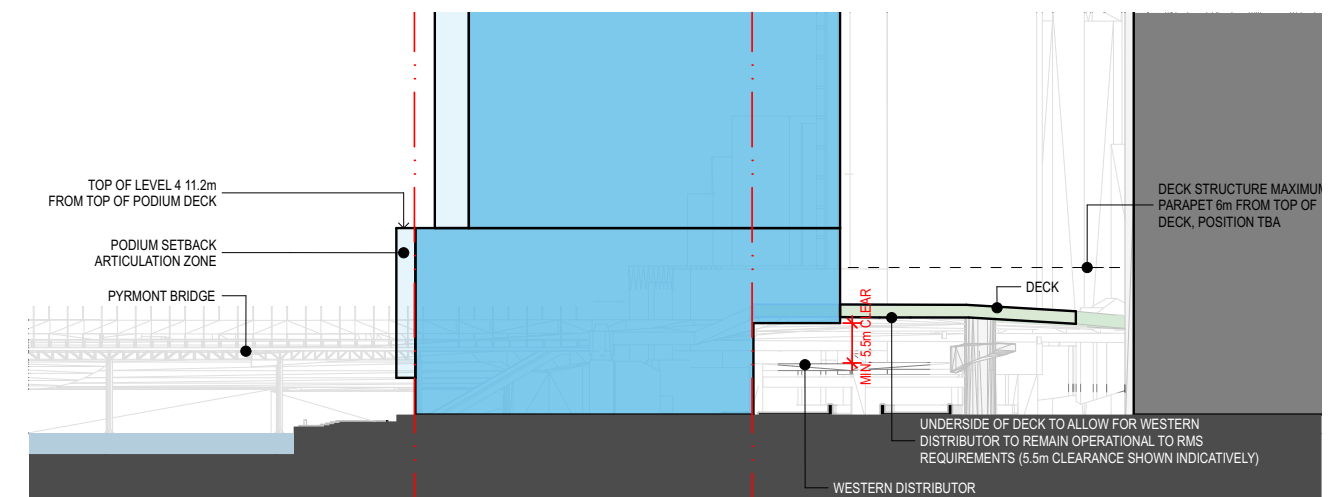
Articulation Zones

Podium Articulation Zone

An articulation zone the width of the variable lease line is proposed, with up to 3m protrusion limited to 40% of the volume. This articulation zone excludes the ground level and provide opportunity of a variable built outline to the podium, as well as provide wind mitigation from downwash conditions.



Podium Articulation Zone Setback Variable



Section through building envelope

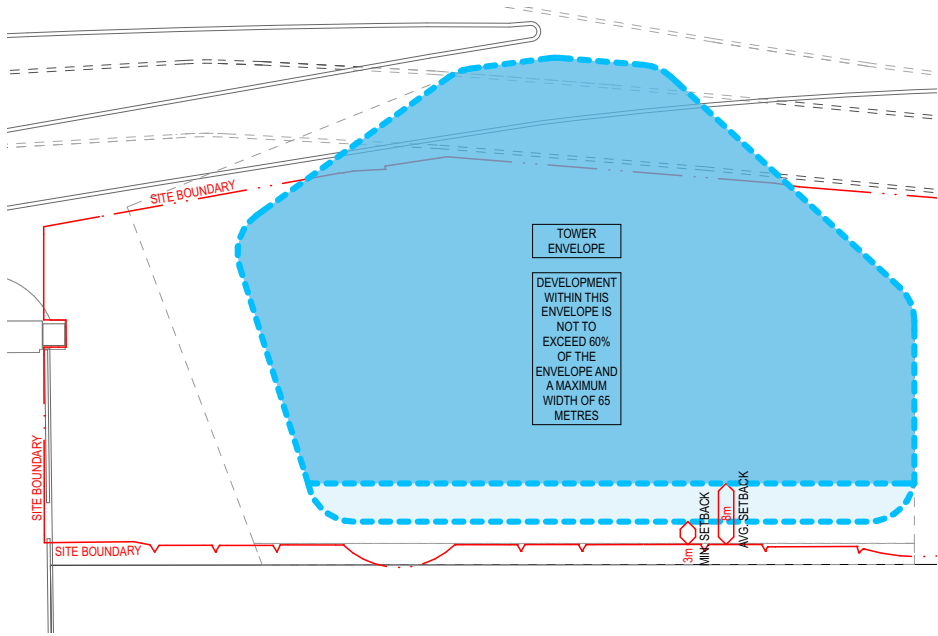
Tower Setback and Articulation Zone

A minimum setback control from the inner lease line of 3m is proposed. This equates to a 6m setback from the outboard lease line and approximately 14.4m setback from the waters edge (excluding timber boardwalk extension).

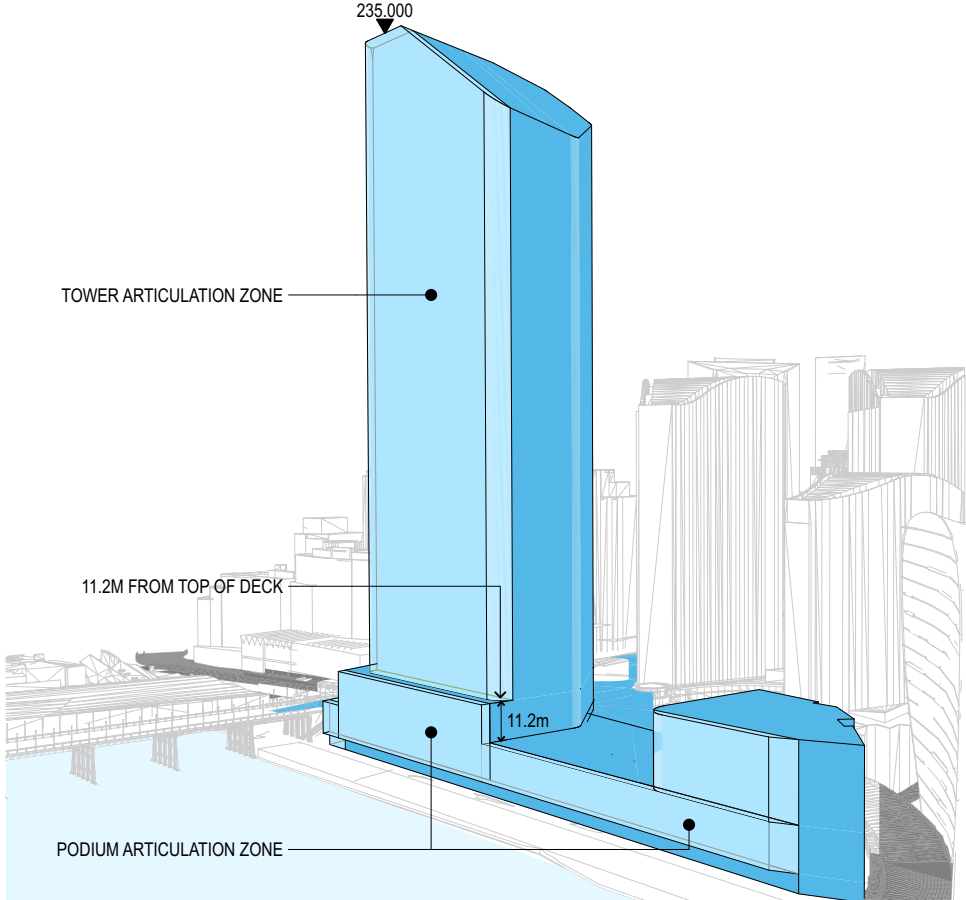
An average setback control from the inner lease line of 8m is proposed. The average setback zone provides an opportunity for built form with variable setbacks, giving flexibility for tower geometry and orientations that minimise the apparent visual bulk impact from the harbour side.

This equates to an 11m average setback from the outboard lease line and approximately 19.4m average setback from the waters edge (excluding timber boardwalk extension)

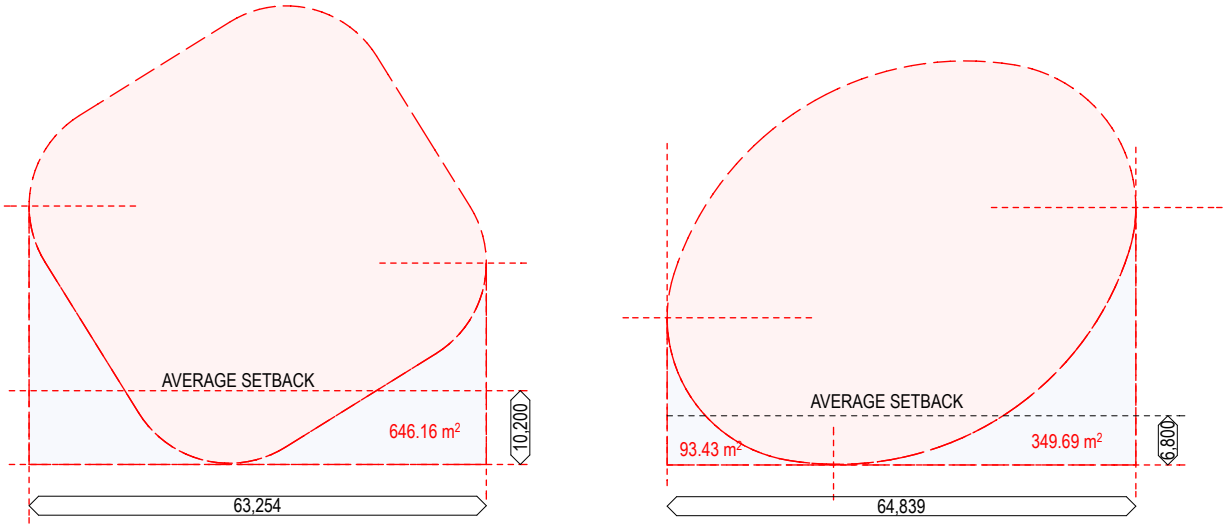
The zone between minimum setback and average setback is called the articulation zone.



Tower Articulation Zone



3D view of building envelope showing articulation zones



Possible footprints applying minimum and average setbacks

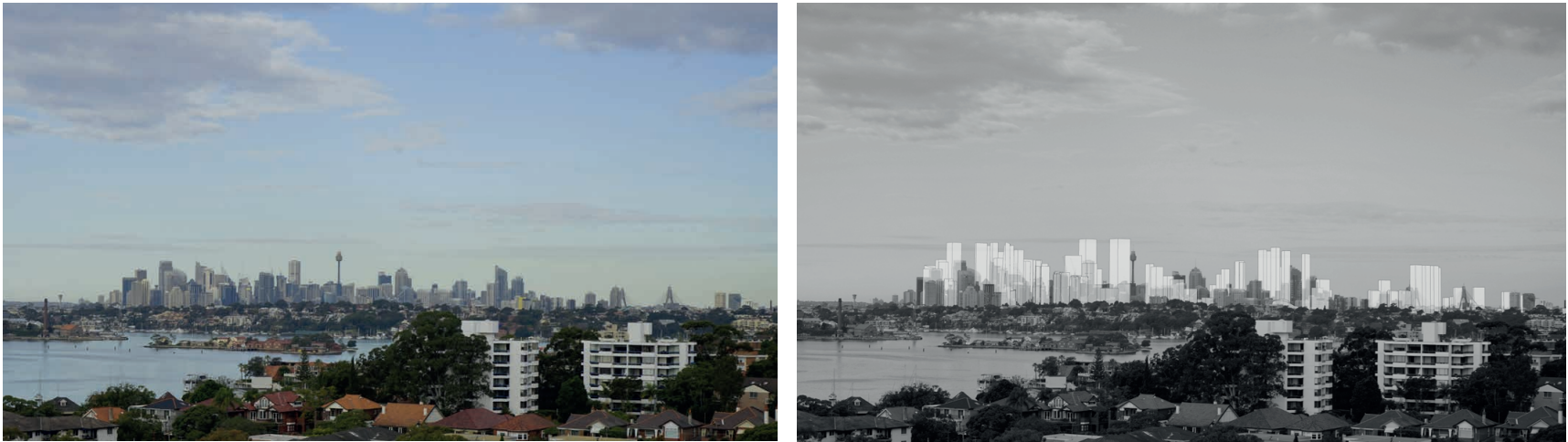
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4.3 Height

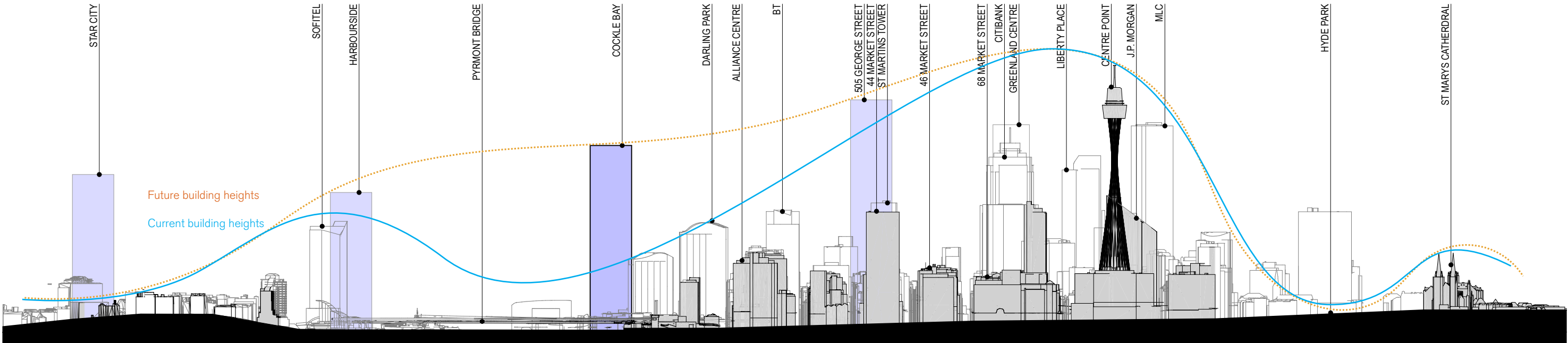
Heights of the proposed envelope have been considered with respect to the overall city and the Darling Harbour context. The height controls of the proposed envelope have been developed with an understanding of the history of Darling Harbour urban design, and the development of the valley floor concept through several stages and recent approved precedents and described earlier in this report.

Market Street Section Study

Market Street is typified by tall building forms from Centre point through to the existing Darling Park towers. This is consistent with the original valley floor concept of the city meeting the water. This diagram shows the current condition with high building forms either side of the harbour edge, tapering down to the Pyrmont and Hyde Park. Also dashed is a future proposed skyline that considers a wider thinking of the city edge, completes Darling Harbour with the ring of valley floor tower form developments and encompassing current proposals under consideration or approved.



Existing and future view of Sydney CBD from draft CSPS.



Market Street Section Study of current and future building heights.

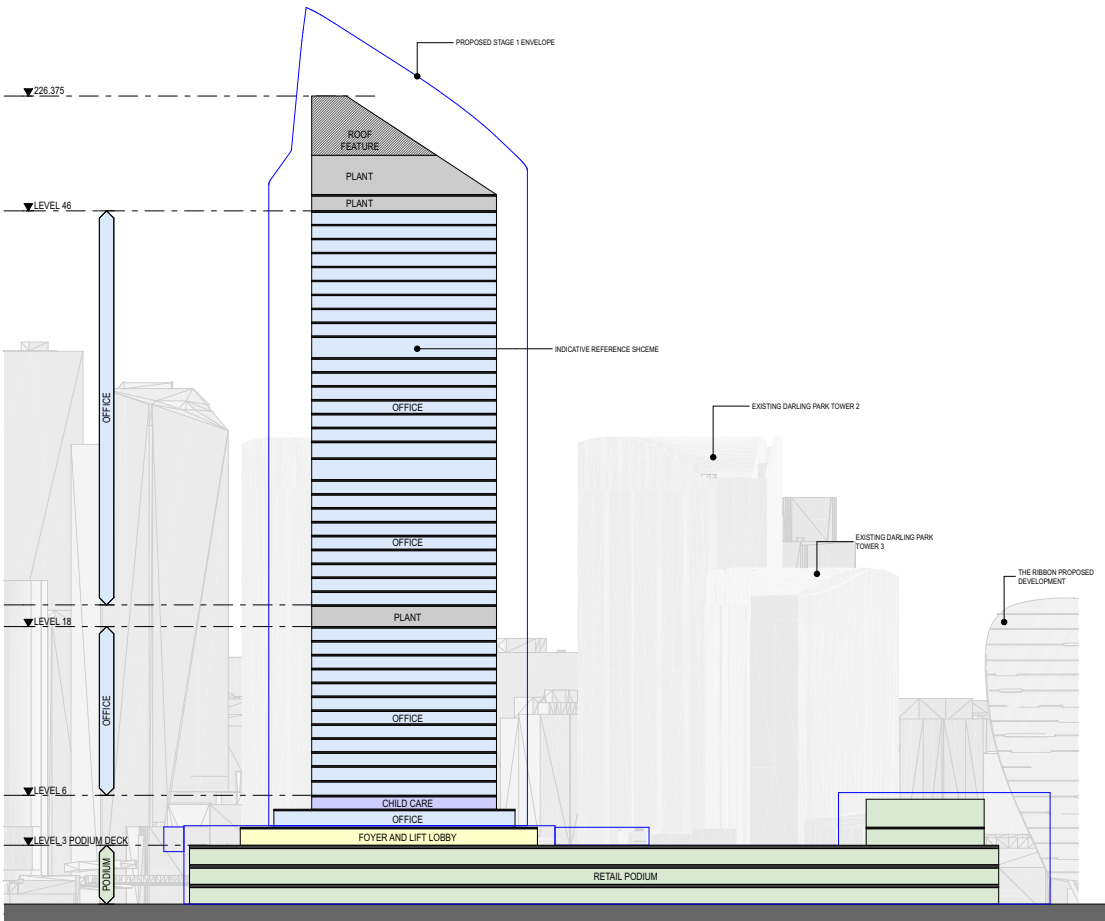
Objectives

This urban design report notes the following objectives should be considered for height:

- Provide buildings that are built to an appropriate building line
- Form appropriate height of street walls with taller sections of building setback from the street
- Proportion buildings with a base, middle and top
- Create an interface for humans at the public realm
- Create enclosure and definition to the space around and between buildings
- Environmental Amenity - Liveable city
- Protecting and improve sunlight to important public parks and places throughout the year, during periods in the day when they are most used.
- Provide opportunities for additional height on building sites that increase the floor space available for employment uses where they do not overshadow protected spaces
- Manage wind effects in public places and streets
- Moderate height on sensitive sites, preserve heritage values, preserve setting of Pymont Bridge



Overall view of future Darling Harbour with Cockle Bay envelope in orange.

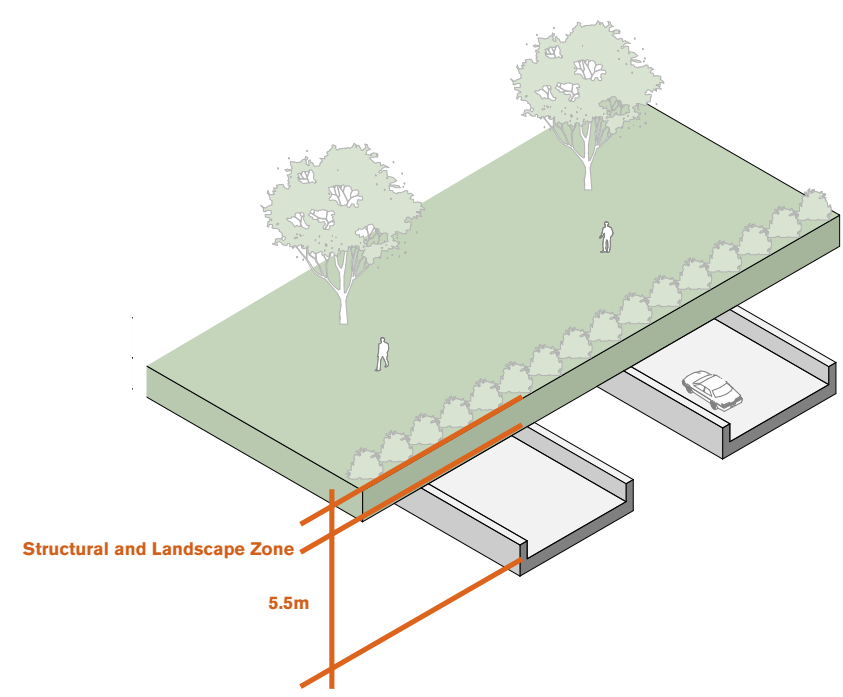


Indicative section of building envelope and built form.

Height Controls

Podium deck

The underside of the podium has been set to allow the continued operation of Western Distributor. A clearance of 5.5m has been shown indicatively subject to RMS requirements.



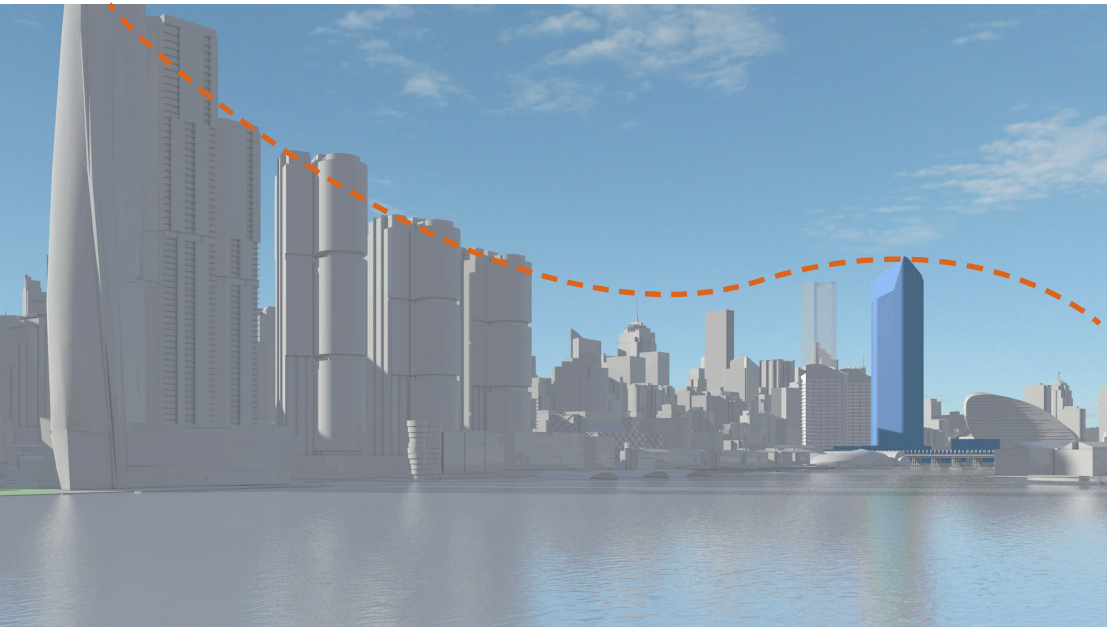
Podium pavilion

The podium pavilion is positioned on the Southern side of the site, and is envisioned as a single storey destination attraction with a high ceiling and sculptural feature roof. The roof height limit is proposed to complement the existing ICC building in scale and massing either side of Cockle Bay.

Tower height limit

Cockle Bay is a strategic gateway site at the intersection of the 'city' and the 'water'. The overall height limit is proposed as RL 235m. This allows for a sculptural landmark tower form positioned over a valley edge podium form. RL 235m positions the development in the range of other high scale buildings on the Western CBD harbour edge, and below Crown Casino, 505 George Street, Greenland Centre and MLC.

The envelope height is sliced by site specific solar planes to protect public open spaces including Tumbalong Park, New Town Hall Square and the Foreshore.

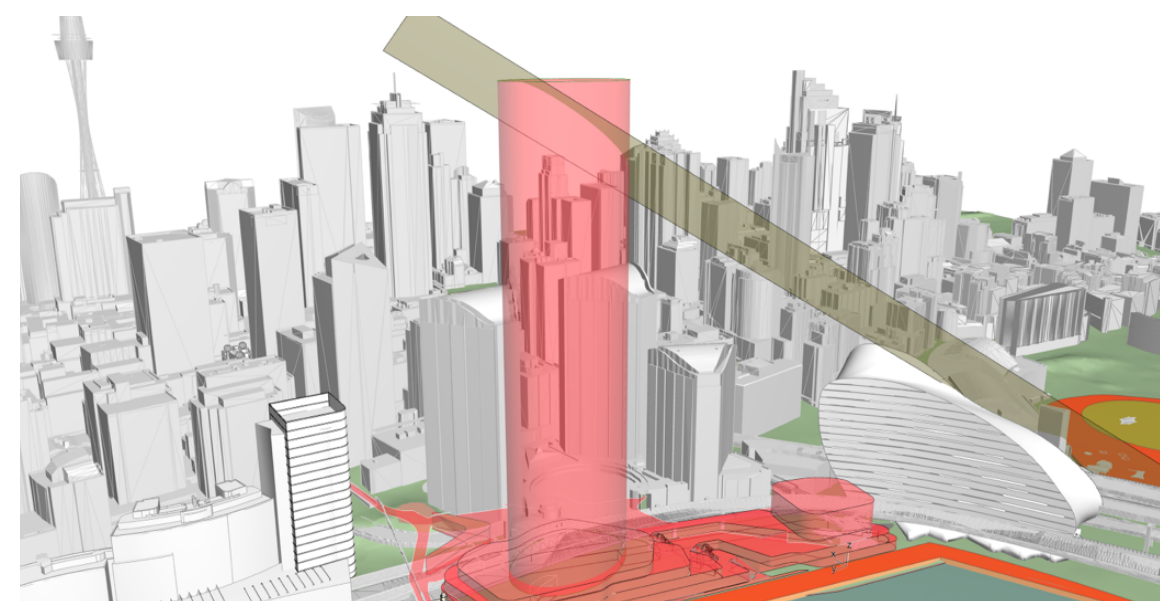


Proposed envelope in comparison with future city skyline.

Tumbalong Park

A main consideration for the height limit is the protection of mid winter solar access to Tumbalong Park from 12-2pm (as shown in The Ribbon Approval).

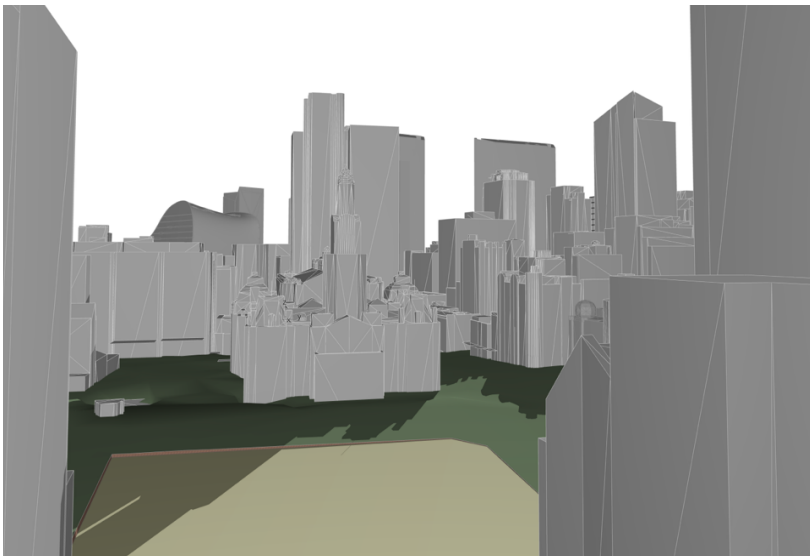
The Western Distributor contributes existing shadows to Tumbalong Park. By projecting a solar plane from the edge of the Western Distributor, and sculpting the envelope below this, the envelope will not contribute additional overshadowing to Tumbalong Park.



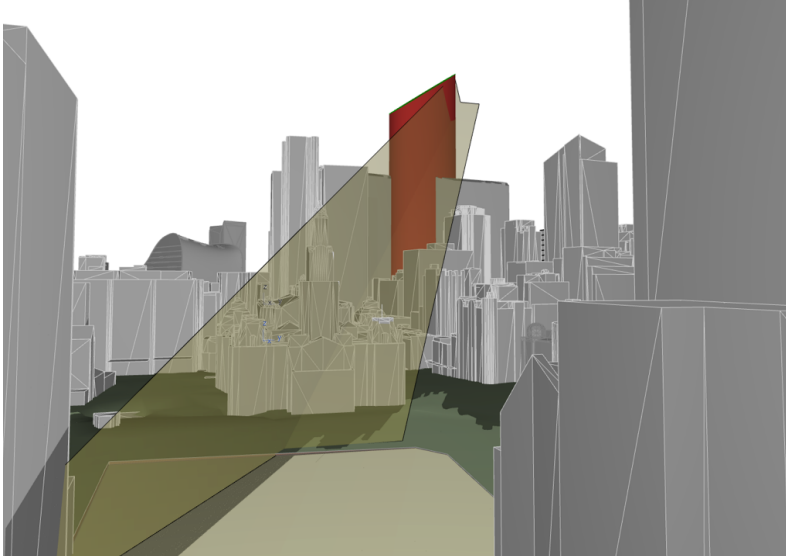
Solar access plane for Tumbalong Park overlay with building envelope.

New Town Hall Square sun plane

To reduce the shadow impacts on the proposed Town Hall Square (currently outside of LEP requirements) a cut plane out of the envelope is proposed. This plane is shown to limit overshadowing of the proposed Future Town Hall Square to nominal amounts as shown in the Environmental Amenity section of the report.



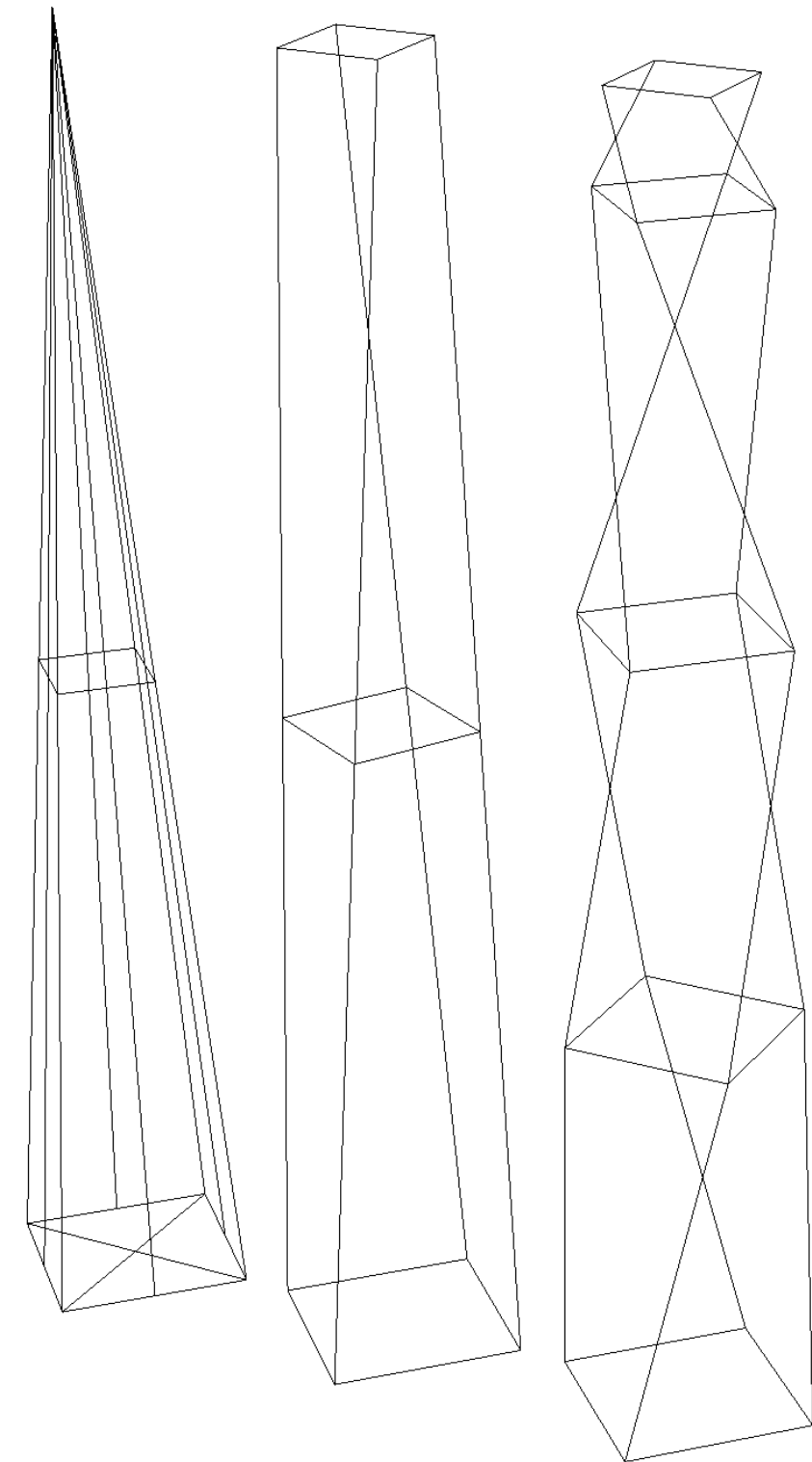
Existing overshadowing condition for new Town Hall Square.



Proposed limited overshadowing condition for new Town Hall Square.

4.4 Slenderness

Any built form should be **articulated** to reduce apparent bulk, make use of **curved edges** to soften the profile and appearance of the form. **Fenestration** should be developed in ways that support the overall form, and **tapering** should be considered to reduce bulk and add sculptural qualities to the skyline.



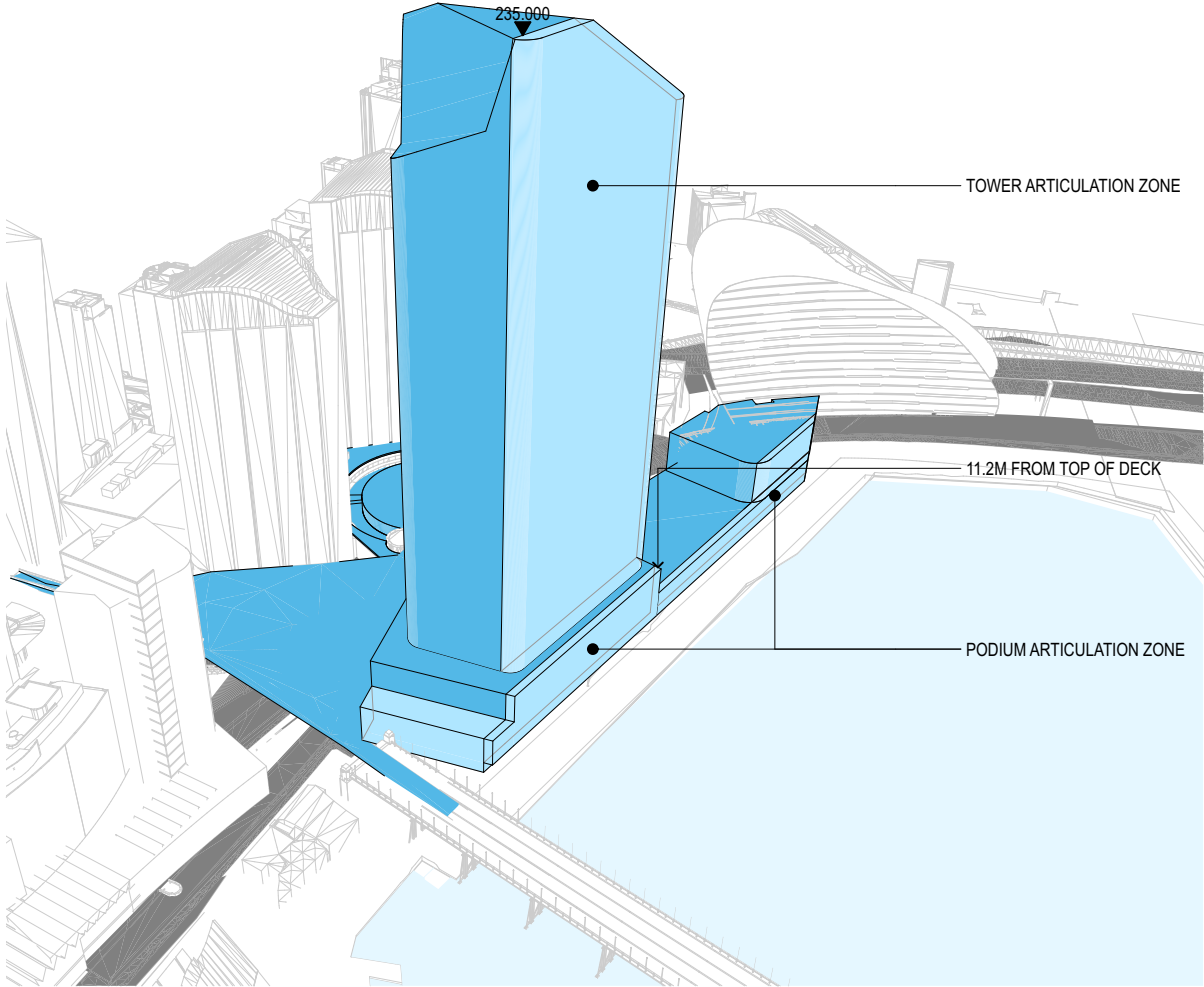
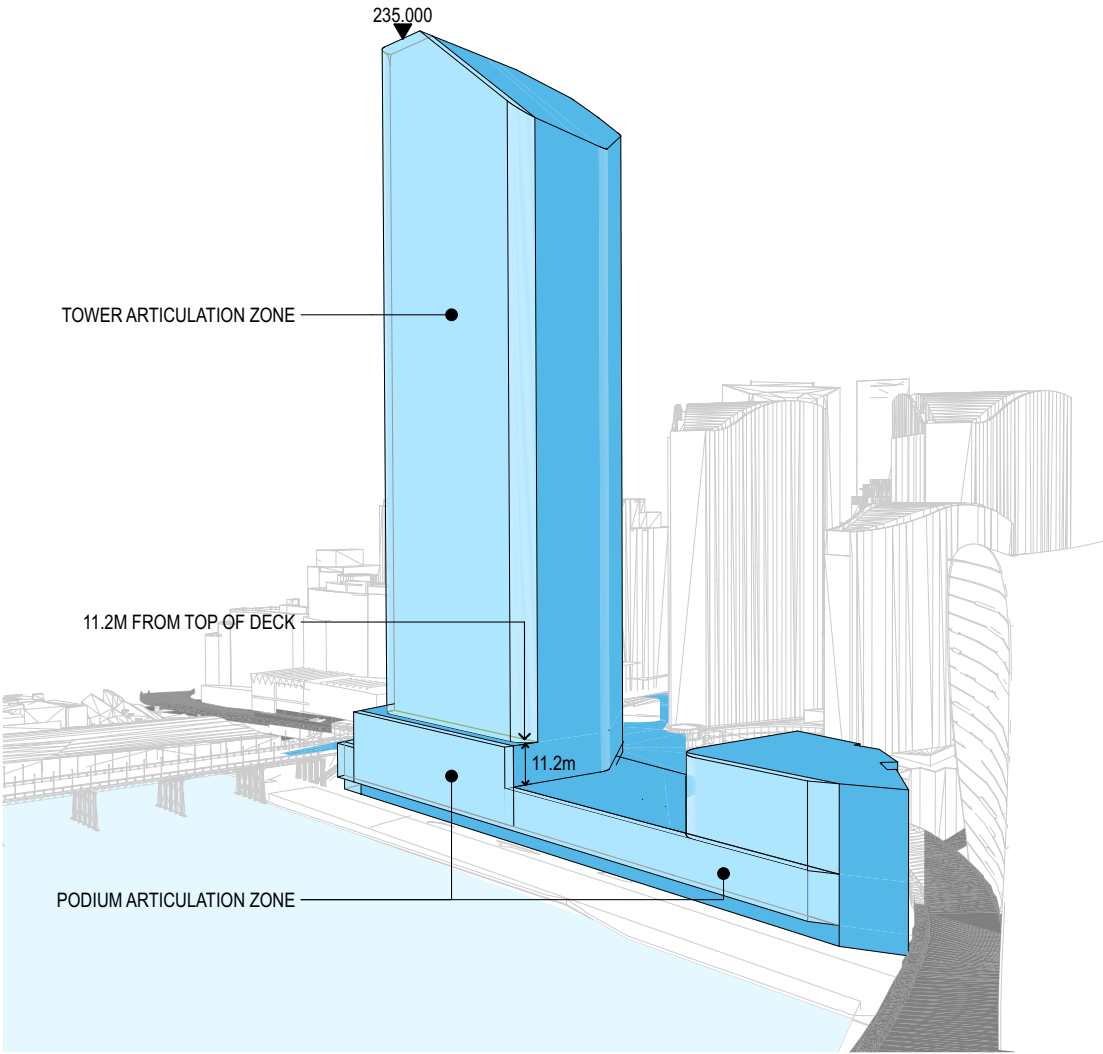
Sculptural tower forms.



4.5 Derived Envelope

Derived Envelope

The derived maximum building envelope applies the setback and height considerations above. The envelope is a high specific site response and will preserve flexibility, environmental amenity and lead to a high quality urban design outcome.



3D views of building envelope.