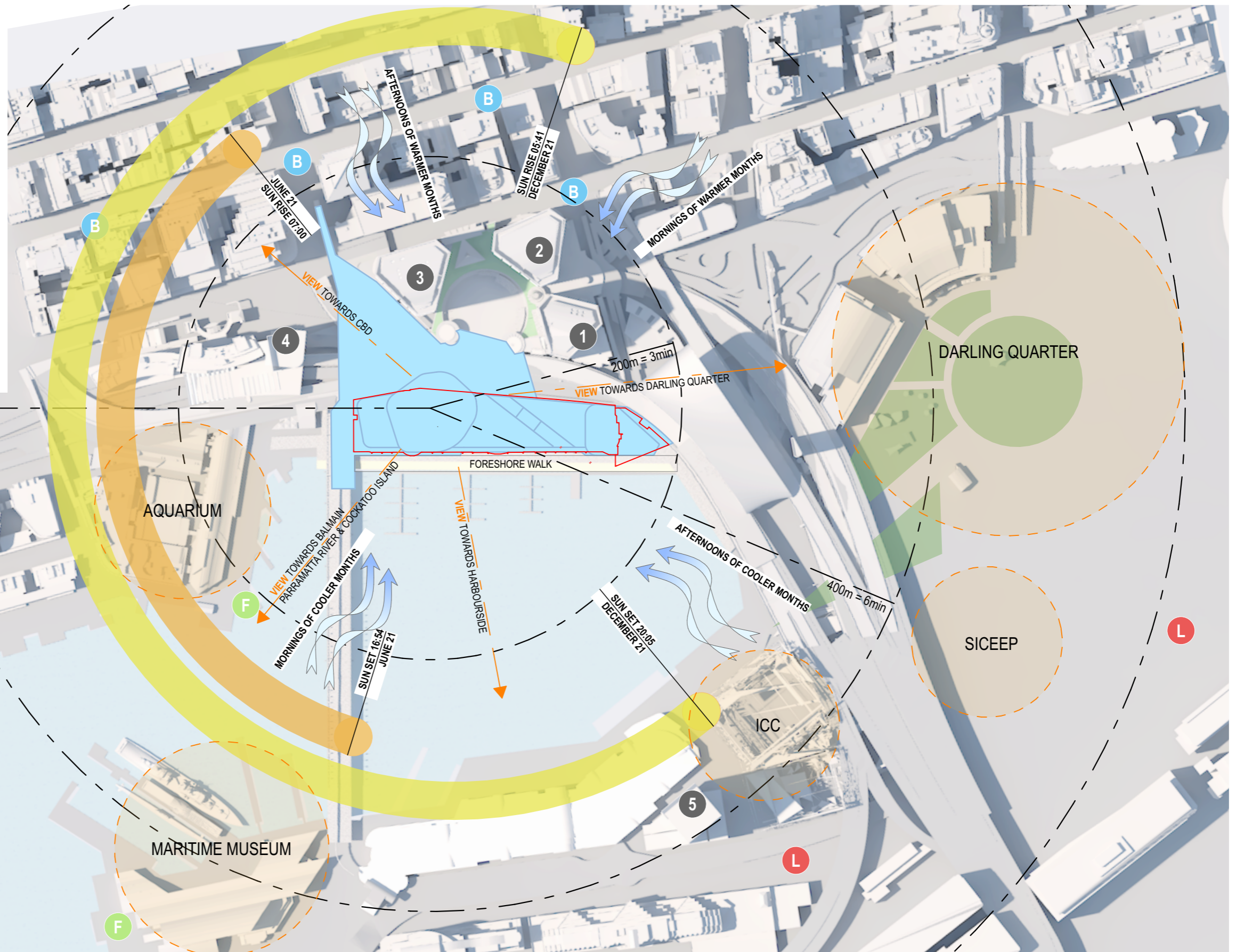


### 1.4 Site Analysis

Cockle Bay Wharf Centre occupies a North South orientated site at the intersection between the CBD and the harbour. The site is currently bisected by the western distributor and Wheat Road and Harbour Street. These roads sever the pedestrian connectivity and legibility of the precinct when approaching from the city. The site receives good solar access throughout the year, and has views towards Darling Harbour, the CBD and through to Balmain and Cockatoo Island. The site receives wind effects from the North East and South. Any proposed built form on the site will need to consider tower separation and shared views with Darling Park towers 1, 2, and 3 on the Eastern End.

Cockle Bay Wharf Centre is situated in the 'Cultural Ribbon' and is within a 3 minute walk of Pyrmont Bridge, the Aquarium, 4 points hotel, Darling Park Towers and the CBD. CBW is within a 9minute walk of King Street Wharf, Maritime Museum, Pyrmont, Harbourside Shopping Centre, Convention Centre and light rail. Town Hall is within 12 minutes walk, and Wynyard 15minutes.



600m = 9min

#### LEGEND

- DA BOUNDARY
- ENVELOPE EXTEN
- ENVELOPE EXTENT
- GREEN PUBLIC SPACES
- CULTURAL NODES
- PROXIMITY - WALKING TIMES
- > VIEWS

#### PUBLIC TRANSPORTATION

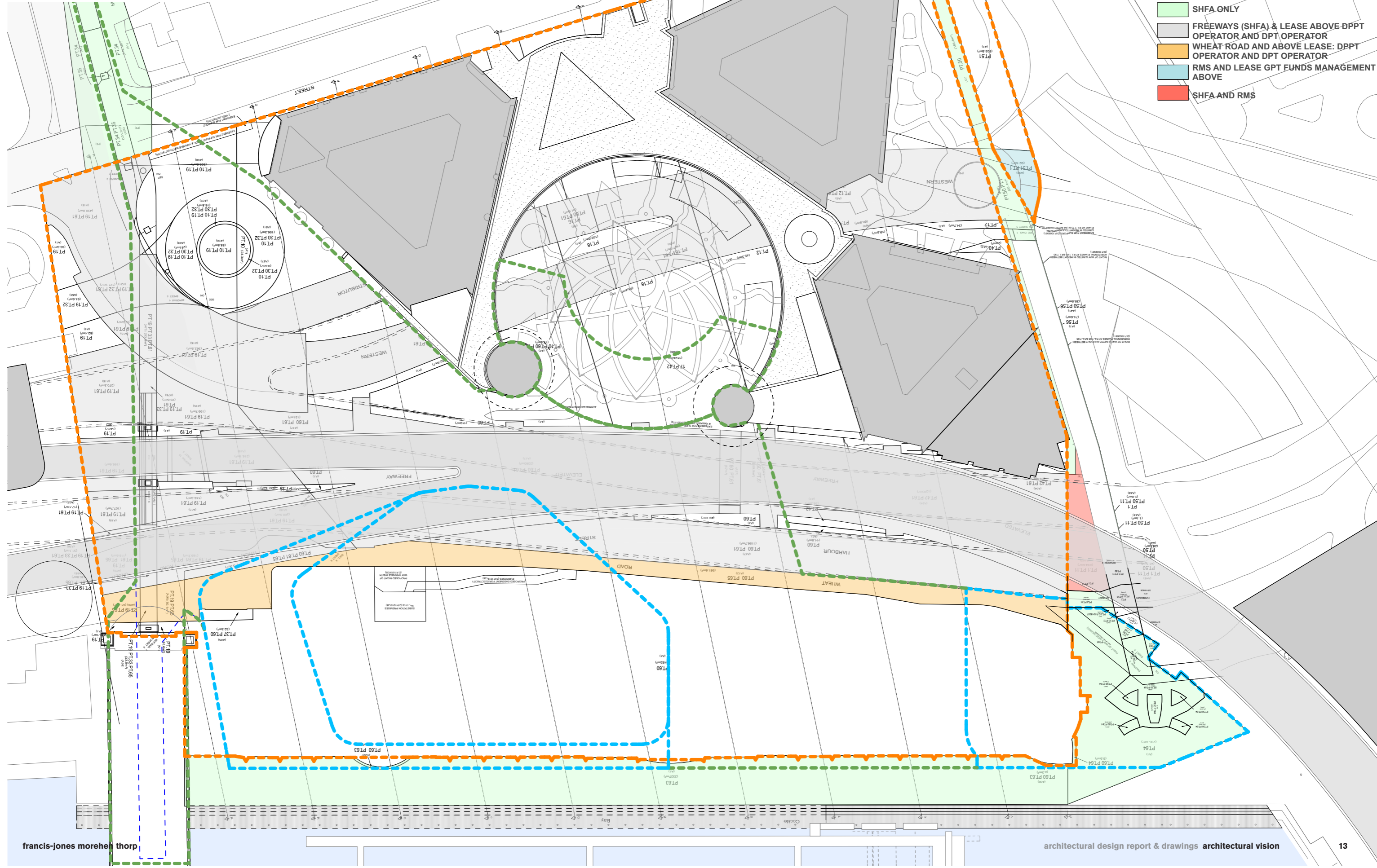
- F FERRY WHARF
- L LIGHT RAIL
- B BUS STOP

#### CONTEXT

- NEIGHBOURING TOWERS GREATER THAN AHD 80
- 1 DARLING TOWER 3 - RL 90.0
  - 2 DARLING TOWER 2 - RL 130.0
  - 3 DARLING TOWER 1 - RL 130.0
  - 4 FOUR POINTS - RL 93.6
  - 5 ICC HOTEL SOFITEL - RL133.550

1.5 Site Extent

- LEGEND:**
- EXTENT OF DEVELOPMENT ABOVE DECK STRUCTURE
  - LEASEHOLD
  - EXTENT OF DECK
  - SHFA ONLY
  - FREEWAYS (SHFA) & LEASE ABOVE DPPT OPERATOR AND DPT OPERATOR
  - WHEAT ROAD AND ABOVE LEASE: DPPT OPERATOR AND DPT OPERATOR
  - RMS AND LEASE GPT FUNDS MANAGEMENT ABOVE
  - SHFA AND RMS



## 2.0 Urban Design Considerations

The following is a study of urban design considerations that give context for urban design opportunities and strategy. This study includes the review of various Darling Harbour masterplans and visions, current and proposed regulatory frameworks.

### 2.1 Darling Harbour Urban Design Control

Darling Harbour has a very prominent place in the history of Sydney. Since settlement, Cockle Bay has undergone several transformations from the working harbour wharves to the formalisation of the valley floor concept.

There have been several urban design strategies developed since the original Darling Harbour masterplan, which have evolved and shaped the ongoing renewal of the Darling Harbour precinct.

These include the Darling harbour Building Height Study 2006 by Tony Caro, the Darling Harbour South Masterplan by JPW 2010 and the Infrastructure NSW SICEEP Urban Design and Public Guidelines by Woods Bagot 2012.

#### Darling Harbour Building Height Study 2006 - Tony Caro Architecture and City Plan Urban Design

The Darling Harbour Building Height Study formalised the concept of a valley floor in regards to height and massing within Darling Harbour. The study has been consistently referred to by subsequent masterplans and development proposals within Darling Harbour.

The study showed a range of built form ranging from 0 RL to 150+RL relating to view lines, topography and human scale. It showed a low scale built edge to the water for pedestrian amenity, and a higher built form on the Eastern edge of Darling Harbour 50-150+RL.

For the eastern side of Cockle Bay, the CBD and its 150m+ buildings continue over the current western distributor zone and close to the waterfront.



Darling Harbour Height Study

## Darling Harbour South Masterplan - JPW 2010

The Darling Harbour South Masterplan focused on the southern area of Darling Harbour. It recommended the reinforcement of the valley floor with consistent and coherent appropriate built form, improve the legibility of Darling Harbour as a place and destination in its own right through consistent built edges, reinforce Darling Harbour's location at the harbour edge, and mark Darling Harbour within the city with landmark buildings.

The recommended built forms are aligned with the original design objectives for Darling Harbour -build on the edge of the valley and maintain the valley floor for people on foot.

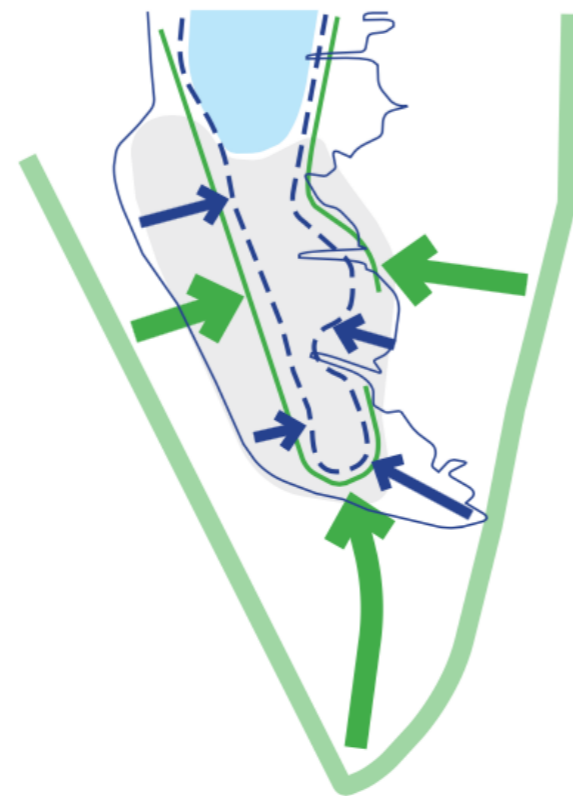
The overall height of built form steps up as it rises away from the valley floor towards the Ultimo/Pymont ridge and more significantly towards the city ridges of George St and Hyde Park.

Darling Harbour South Masterplan broadened the definition of the valley floor, envisaging a free standing tower form up to 200m within the valley floor. The masterplan considered a tower would provide significant activation and enhance Darling Harbour's identity.

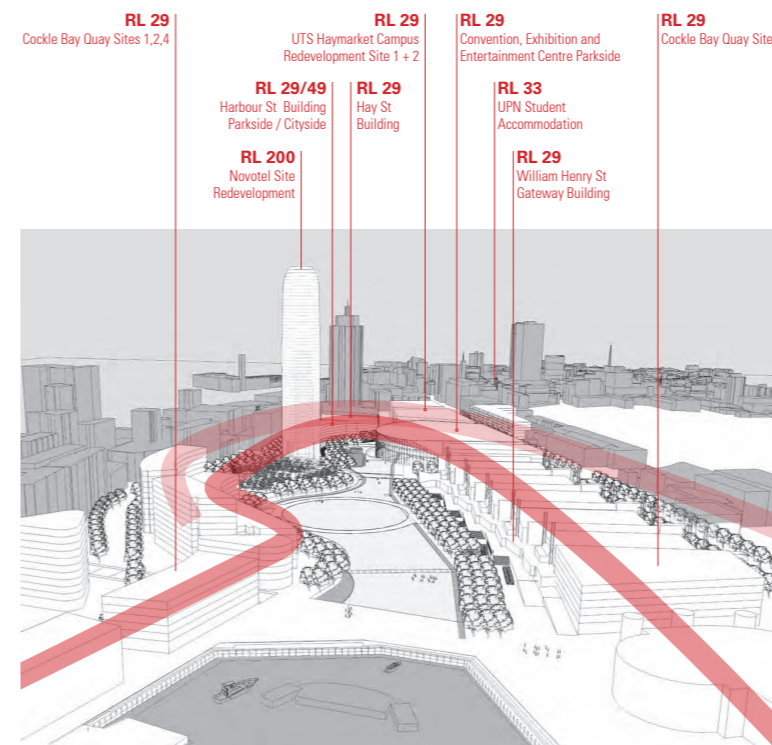
"A tall and slender landmark tower, identifying Darling Harbour South both internationally and in the Sydney skyline, to compliment the substantial public benefits provided by all other urban design recommendations." DHSM 2010

The concept of a point tower was considered to minimise impact on sunlight access to significant open space and green recreational space.

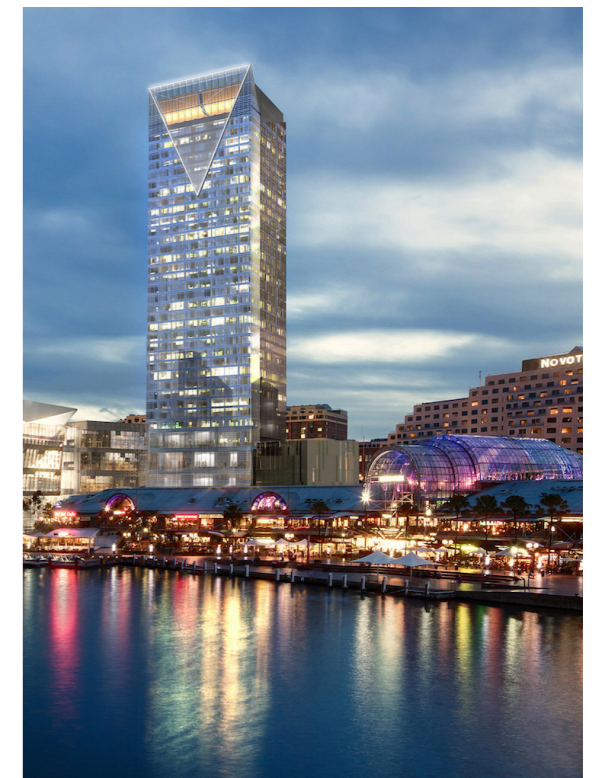
The Masterplan also recommended the possible future removal of the Western Distributor, increasing pedestrian permeability within Darling Harbour and linking back to the city.



Development on the edge of the valley floor



Stand alone tower form within valley floor



Sofitel Hotel

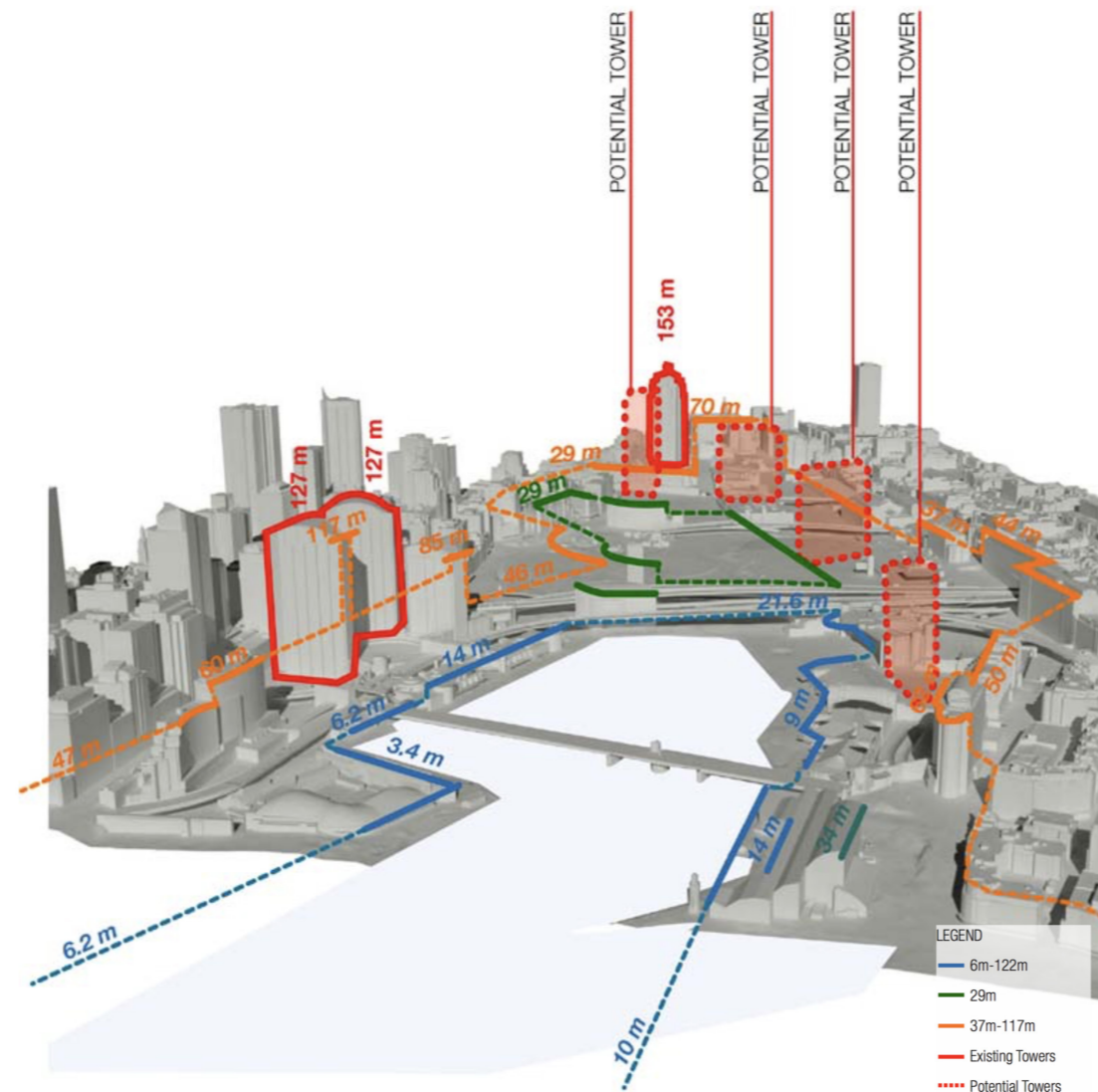
Infrastructure NSW SICEEP Urban Design and Public Guidelines - Woods Bagot 2012

Sydney International Convention, Exhibition and Entertainment Precinct referred to the Darling Harbour Building Height Study by Tony Caro, and the Darling Harbour South Master Plan by JPW in establishing height and massing opportunities and controls.

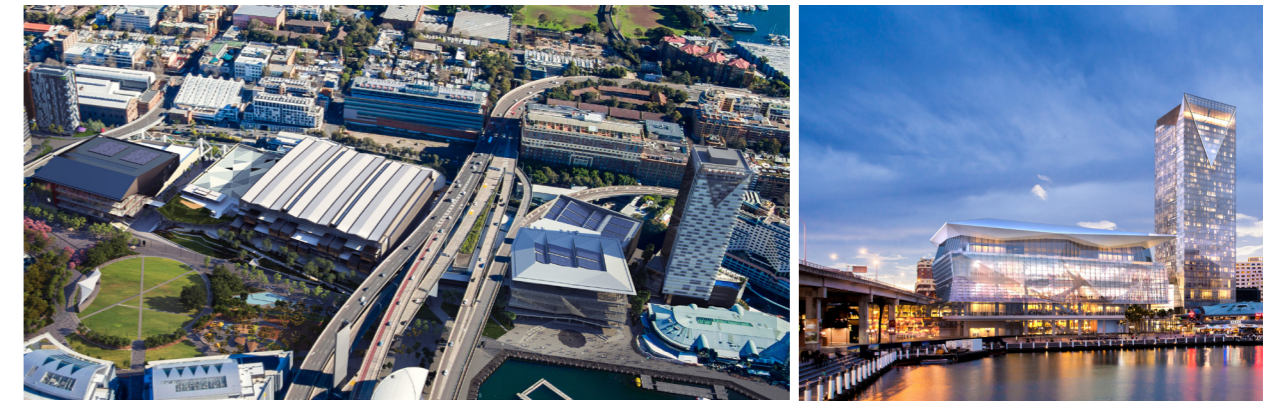
The concept of 'city scale' meeting the harbour and framing the harbour edge was reinforced.

The valley floor concept developed to allow individual tall towers within the valley floor of the Darling Harbour through the SICEEP Urban Design controls.

The SICEEP proposal introduced a wide variety of built forms into Darling Harbour including tall, large floor plate buildings for the Convention and Exhibition Centres and tower forms of 35-40 storeys at the northern and southern ends of the SICEEP precinct for residential and hotel uses. A number of residential towers are also proposed in the Southern Quarter with heights of over RL 100m.



Further stand alone towers within valley floor



Convention Centre buildings reinterpreting podium levels within valley floor



Haymarket tower forms on Southern edge of valley floor

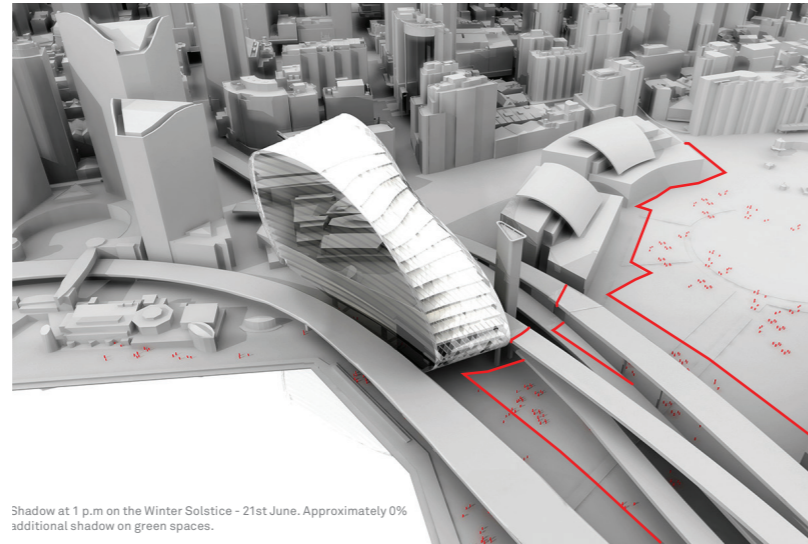
### The Ribbon development

The Ribbon submission made reference to Barangaroo and SICEEP in introducing taller and larger buildings to the foreshore edges replacing lower scale buildings or level sites on the fringe of the city. Darling Harbour through its built form regeneration was becoming truly integrated with the CBD and would be an extension of the City.

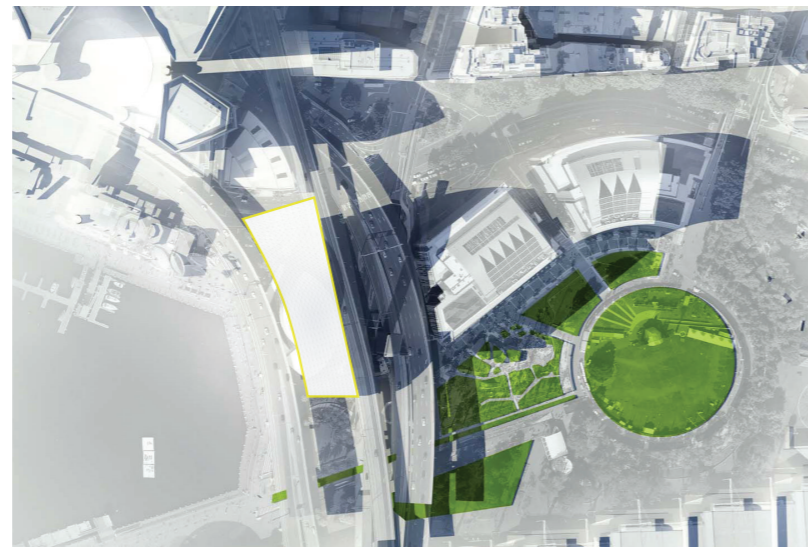
The Ribbon would define and activate the southern foreshore edge of Darling Harbour. It would deliver a building form that contributes positively to both Darling Harbour and Tumbalong Park and provide a gateway landmark on approach and departure from the City.

The Ribbon was a significant tower form addition to the valley floor, forming a podium wall face extending up to 90m in height.

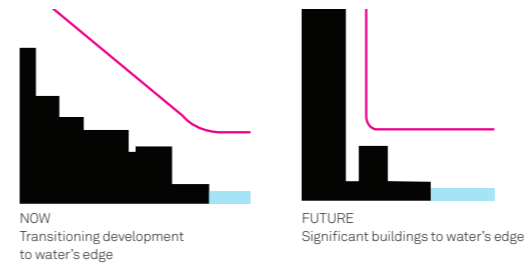
"The Commission acknowledges that the height and bulk of the proposal represent a significant intensification of the existing envelope; however it does not consider the built form of the proposed building to be inappropriate in the emerging surrounding context. The height, bulk and scale of the proposal are broadly compatible with the massing of buildings on the western edge of the CBD, and with the massing and scale of future SICEEP buildings." PAC 2014



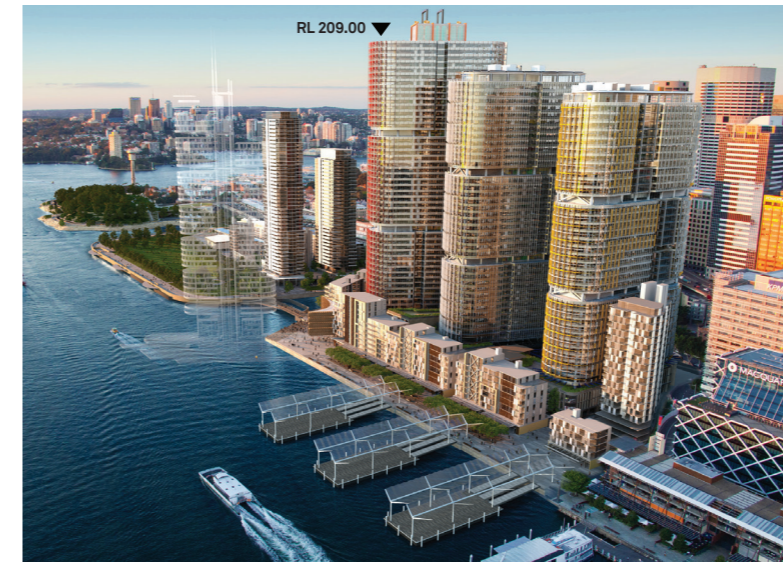
Shadow at 1 p.m on the Winter Solstice - 21st June. Approximately 0% additional shadow on green spaces.



From Ribbon submission: Overshadow study



From Ribbon submission: evolving thinking of waters edge development in the city



20 The Ribbon Urban Design Report Prepared for Development Approval

From Ribbon submission: reference to Barangaroo and intensification of development on waters edge.

## Nearby Developments

### Barangaroo

Approved major urban renewal developments at Barangaroo, have significantly progressed the thinking on density, height and the Western CBD edge. Energy, excitement and density bring the city and people to the water, and frame the harbour edge as a destination and 'room'.

"Barangaroo was a precedent setting development that redefined the relationship between city and water in Darling Harbour through dramatic change in scale directly at the harbours edge.

The verticality of the towers and their scale right on the water strengthens the edge and heightens the contrast between land and water.

The Barangaroo development and SICEEP suggested a new direction for Darling Harbour with 'city scale' meets the harbour. The approved new building heights set a precedent for a new condition at the harbour edge, one where high density city scale buildings frame the harbour edges." Urban Design Report The Ribbon Hassell 2015



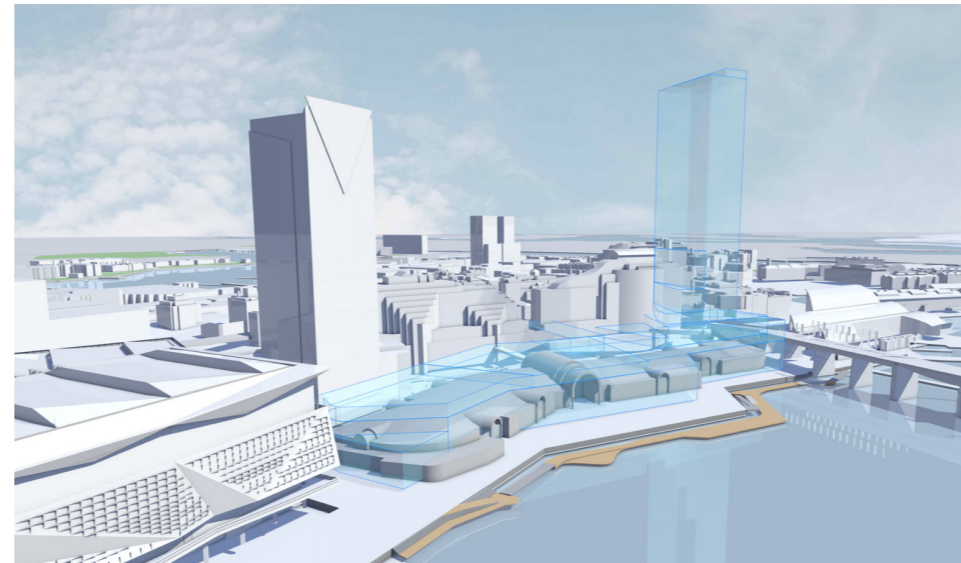
### Harbourside

The Western Harbour Precinct Design Guidelines by Woods Bagot 2014 made further reference to the valley floor concept. Taller buildings were to "orientate so that their slender form and positioning allows for light, air and shared views to the water for neighbouring properties".

Low lying buildings were to front the water and to embrace the public realm and provide an important human scale to the waterfront.

The guideline identified the Harbourside site as having the opportunity for a taller building, and respecting neighbourhood properties and relate to height site wide strategy.

A proposed tower form forward of the valley edge is currently under SEARS consideration.



### The Star

Proposed tower form up to 215 on the Western edge of Darling Harbour under SEARS consideration. This proposed slender tower is located to the North of the Star Casino site as a hotel development.

