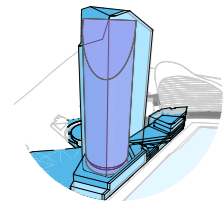


2.1 Submissions - Key Design Issues Raised

The following points highlight the key design issues raised through submissions. The following pages will

1. Identify the key design changes and enhancements made to the Stage 1 envelope to address the concerns raised.
2. Provide supporting analysis to address concerns raised.



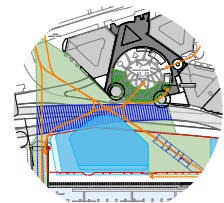
Bulk and scale

- Address the excessive height and floorplate of the proposed commercial tower
- Consider how the proposed bulk and scale on the foreshore will contribute to the open space of Cockle Bay
- The proposed height exists in isolation within Cockle Bay forming a precedent without reference to a Strategic Framework or a broader context
- The proposal will alter the skyline



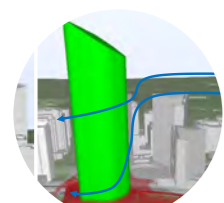
Overshadowing

- Address overshadowing of nearby residential buildings
- Address overshadowing of the public domain
- Concern was raised that Tumbalong Park would be impacted by overshadowing from the proposed development
- Concern was raised that the proposed Town Hall Square would be impacted by the proposed development
- Concern was raised that the eastern promenade of Cockle Bay would be overshadowed on the winter solstice



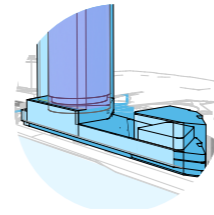
24 hour access

- Concern was raised that the commercial tower limits 24 hour activation



Wind

- The proposal will have wind tunnelling impacts
- Wind tunnel testing must be carried out and the application should adopt the draft Central Sydney Planning Strategy standards



Human Scale

- Relationship of the tower to the public domain
- Address the bulk and massing of the podium and the relationship to the public domain
- Comment was made that the land bridge presents a built form and character unsympathetic to the adjacent city fabric
- Comment was made that the proposed land bridge from Market Street, above Wheat Road and the Western Distributor will create a false topography, changing the relationship with the city edge and water



Clarity of public space

- Provide a clear explanation of new and enhanced public spaces
- Provide a clear explanation of activation opportunities
- Concerns were expressed about the ownership of 'public' connections.
- The separation of public and private commercial interests is potentially highly conflicted
- Concern was raised that pedestrians must pass through the building to reach the water
 - privatising the access to the waterside
- Concern was raised that the creation of private elevated gardens as a valuable 'public amenity' is questionable in this location as these areas are clearly part of the development and are private



Amenity of the proposed new public park

- The limited entry points, lack of activation, restricted views & overshadowing are points of significant concern in the delivery of a successful city scale park



Relationship with the Western Distributor

- Concern was raised that the land bridge would prevent future city to the waterline connection strategies being adopted
- The proposal should consider how the building and context should be modified if the elevated Western Distributor were to be demolished