

## Key Design and Massing Objectives - Tower

In addition to the metric built form controls, designs must consider the following key design objectives. Tower schemes will be assessed against these criteria.

The this list is in addition to the Design Principles and objectives listed in the November 2017 S1DA submission. The overall design objectives informing the Stage 2 design excellence competition will be a combination of the below tower objectives together with the Urban Design, Built Form and Public Domain design principles listed in the November 2017 S1DA submission.

- Create a high quality architectural addition to the City and site context, demonstrating an elegant, contemporary, urbane tower form.
- Complement and enhance this strategically important context with surrounding landmark buildings providing contemporary architecture and an enduring international image.
- Respond to the character and built form of the city skyline from all angles and particularly when viewed from the west.
- The design of the tower should achieve an architectural solution that is appropriately articulated and strives to reduce the perceived visual bulk.
- Create a design that strikes a balance between a premium commercial ambience and a position at the heart of a vibrant, diverse, mixed use quarter of the city.
- Maximise the opportunity for views at all levels of the tower particularly to the West, North West, North, North East.
- Seeks to optimise private views from neighbouring residential and commercial office properties.
- Consider key public views
- Achieve an ideal slenderness ratio of 2.5-2.8:1, and a minimum of 2.2:1
- Ensure that the tower is designed to meet the target office market, and is capable of providing a favourable workplace to attract premium tenants
- Ensure the design is future proofed to ensure that it attracts a mix of tenants including top tier global tenants in the future with evolving workplace design requirements' as well as those of today
- Create a façade design that provides good visibility, daylight penetration, energy efficiency, access to views and integration of signage opportunities
- Create a design that is leading edge in terms of environmental sustainability with reduced running costs through high efficiency central plant installations
- Optimise core location and configuration to achieve a contemporary workplace suitable for the future or work' and efficiency of structural and services systems
- Create a design that will deliver efficiency in buildability and construction costs





Artist impression by Doug & Wolf (Indicative render - subject to design competition)

## 8.0 Conclusion

The revised proposal has been developed to provide the best outcome that balances the vision and public benefit of the overall proposal with the key issues raised in submissions and the flexibility required for a design excellence process. This design development has occurred through close consultation of public agency and private feedback, combined with a series of workshops with the Department of Planning and Environment and their independent Urban Design advisor.

Through this design development process various competing factors have been balanced to achieve an optimal solution, for example: further reductions in height would result in increased bulk and scale when viewed from the waterfront; or moving the building too far south provides a worse overall balance of private view impacts.

While the principle of protecting solar access to key public spaces is acknowledged as an important and sound principle, the feasibility of achieving the tangible public benefit presented by the Cockle Bay project would be compromised by a requirement to eliminate the small residual overshadowing impact to the proposed future Town Hall Square. Noting that, whilst it is an important component of the City of Sydney's future vision, there is currently no statutory overshadowing controls for this space. In contrast, during the times minor additional overshadowing to the future Town Hall Square occurs, the proposed Concept Envelope will deliver a significant new publicly accessible open space adjacent to the harbour which receives full sun only 7 minutes walk away.

When viewed on the whole the revised proposal delivers key improvements as follows:

- Further reduction in height by 12m
- Potential location of the tower 15m further south
- Increased tower setback from the waterfront
- Adjustments to the southern podium to improve the amenity of the public space
- Reduction or elimination of overshadowing to public spaces

These improvements are incorporated in a revised envelope proposal which is supported by a series of Key Design Criteria which include metric controls and design objectives. The envelope and criteria are intended to balance flexibility for the design excellence process whilst defining a measurable proposal within that framework.

The proposal retains the key benefits of reconnecting the city to the harbour, constructing a new public park over the elevated western distributor motorway, re-linking Market Street with Pymont Bridge, providing a more intuitive route from the city to the Cockle Bay waterfront and delivering a new platform for the cultural life of the city, Darling Harbour and beyond.