

3.1

Built Form



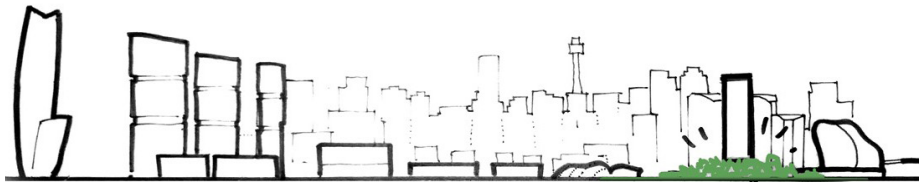
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Overall Concept

The new Cockle Bay Park project offers a unique mix-use typology to Sydney.

It is a unique combination of a large public park, a retail village in human scale and an truly iconic tower broken by green terraces offering prime office spaces and great views to the city and the bay. With the park and extensive vegetation being the over arching theme, it represents a balanced mix of the three typologies that together form a unified project.

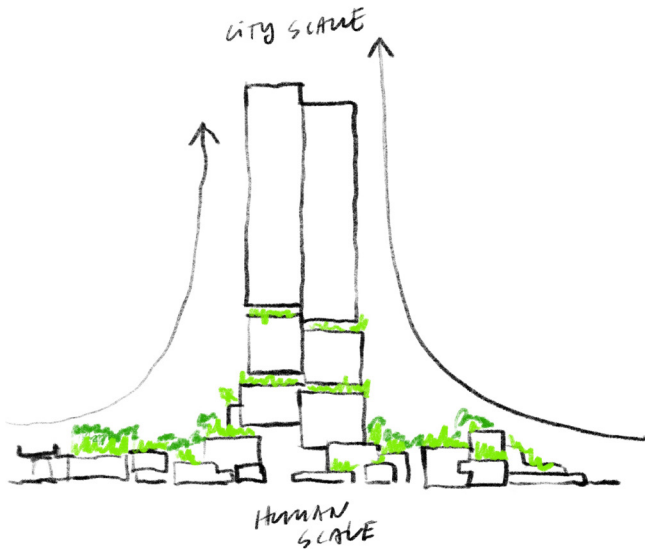
Working with the transitions and overlaps of the different typologies and scales has been a main driver in developing and informing the volumetric designs, with the overall goal being a human scale experience of a combined village and park, while enhancing the public journeys and experiences through this prime location on the Cockle Bay Waterfront.



We add a park to a skyline of towers



We make a village of discovery in the city



We stack the pieces together

Conceptual Stacking

The shift in scales has been used as a key driver for developing the design.

The retail podium below the tower is divided into volumes of varying scales and broken down into four clusters by vertical cuts that provide access for daylight and fresh air, stairs and escalators. The vertical cuts help to break down the scale and draw natural light further into the retail and circulation spaces. With the shifts in scales, modulation, facade patterns, various seating areas, terraces and great lookout opportunities, the village offers a unique place for exploration and discovery in the city.

Connected to this podium, the lower portion of the tower is adapted to the scale of the surrounding city and transitions the upper scale of the slender tower above to the podium volumes below. The main vertical volume is further divided into four tower quadrants breaking down the scale further as it culminates at the skyline, where it stretches out vertically and celebrates its appearance as a prismatic beacon.



The themes of a natural shoreline has informed the conceptual stacking and inspired the material choices and architecture:

City Landmarjk

Imitating the look of shimmering water with a pattern reflecting the sky, the natural light and the surroundings in changing conditions.

Green Plateaus

The extensive lush park areas resembling green coastal plateaus with vegetation spilling both downwards to the podium terraces and upwards to the tower terraces.

Rocky cliffs

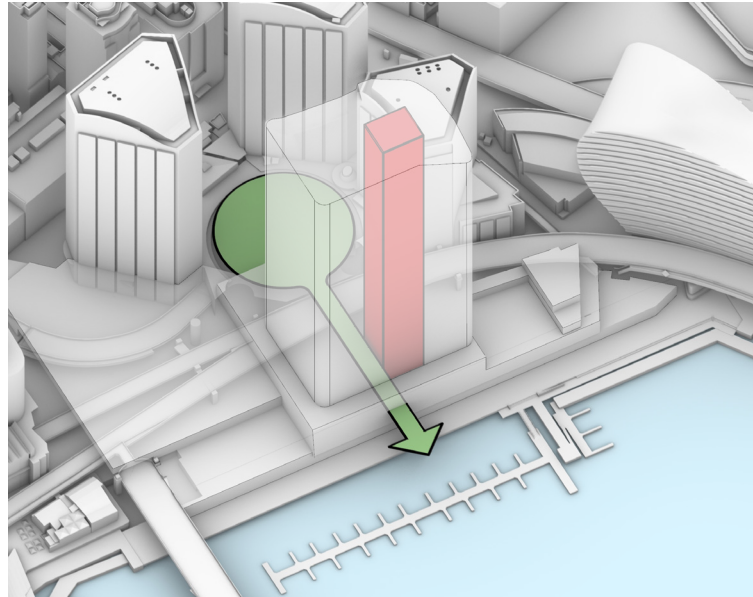
Mineral based natural materials expressed in various modulations with strong vertical components.

Shoreline

Celebrating the waterfront.

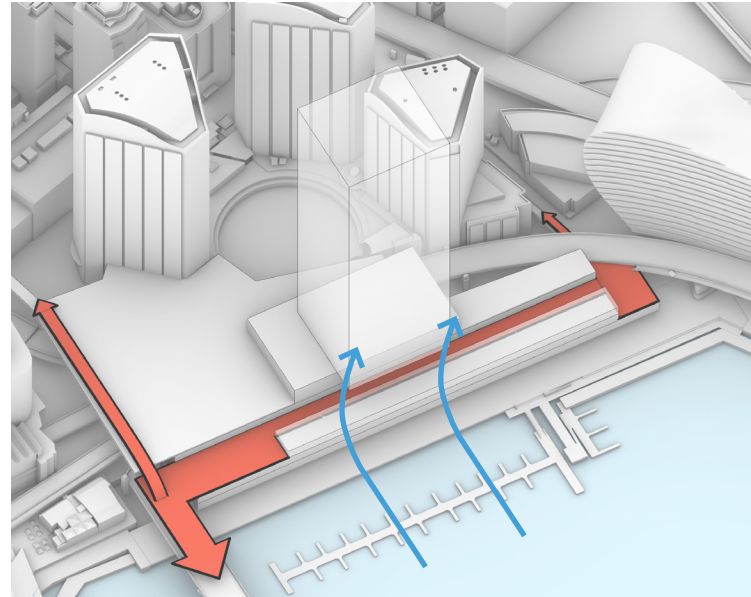
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Built Form - Key Principles



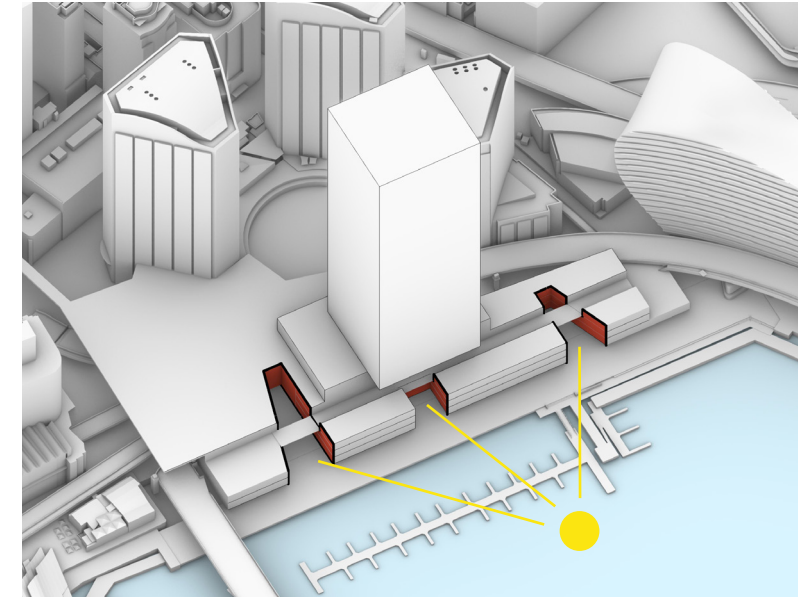
Open to the water

The tower's core is pushed to the south to facilitate views through the tower to the harbour and water.



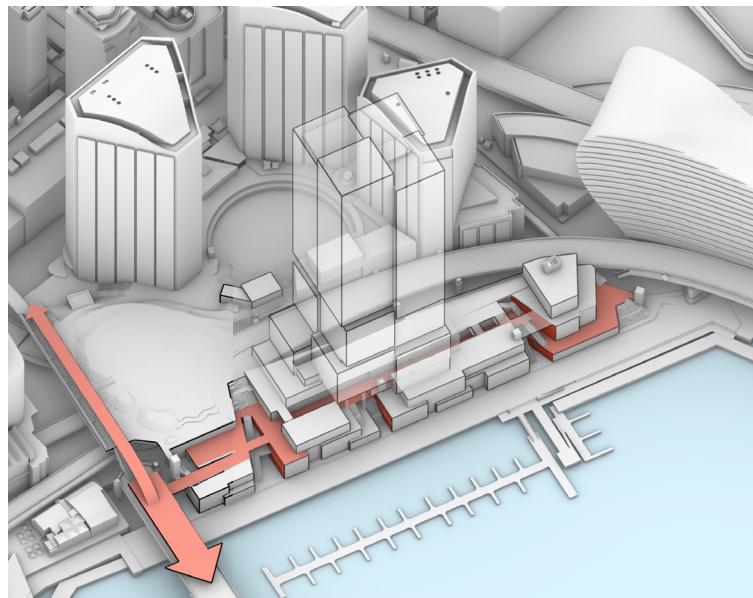
A protected outdoor space

An elevated outdoor street will link public and commercial flow.



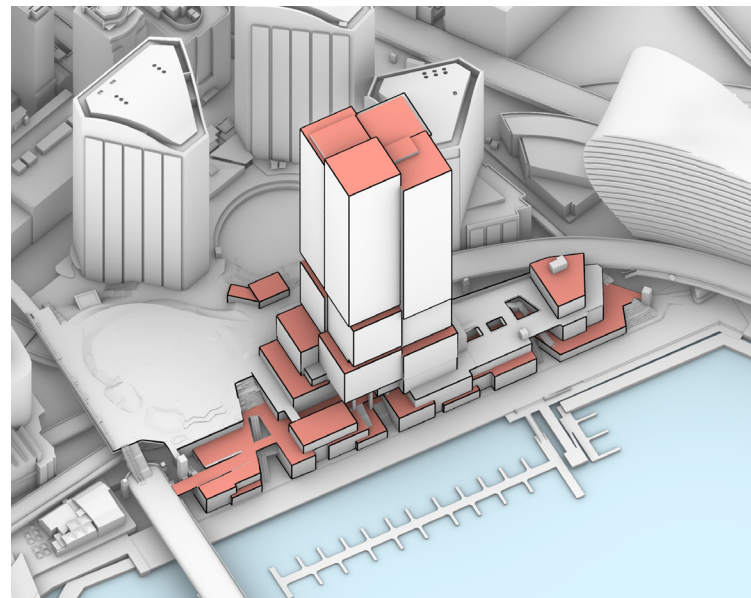
Maximised daylight

Three cuts made into the podium bring daylight to retail/public space and provide easy access between the public park, retail and waterfront.



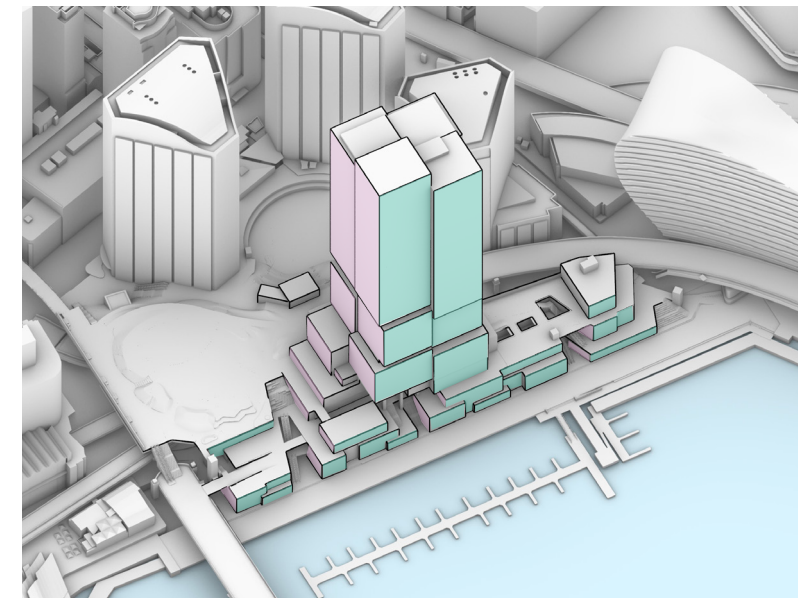
A new kind of tower

The scale of the tower is broken into four clusters.



Human scale designed for the city

The scale of the tower breaks down further at the podium level: to take on the feeling of a village. The scale of the podium transitions softly to the sky by dividing the mass of the tower in vertical volumes.

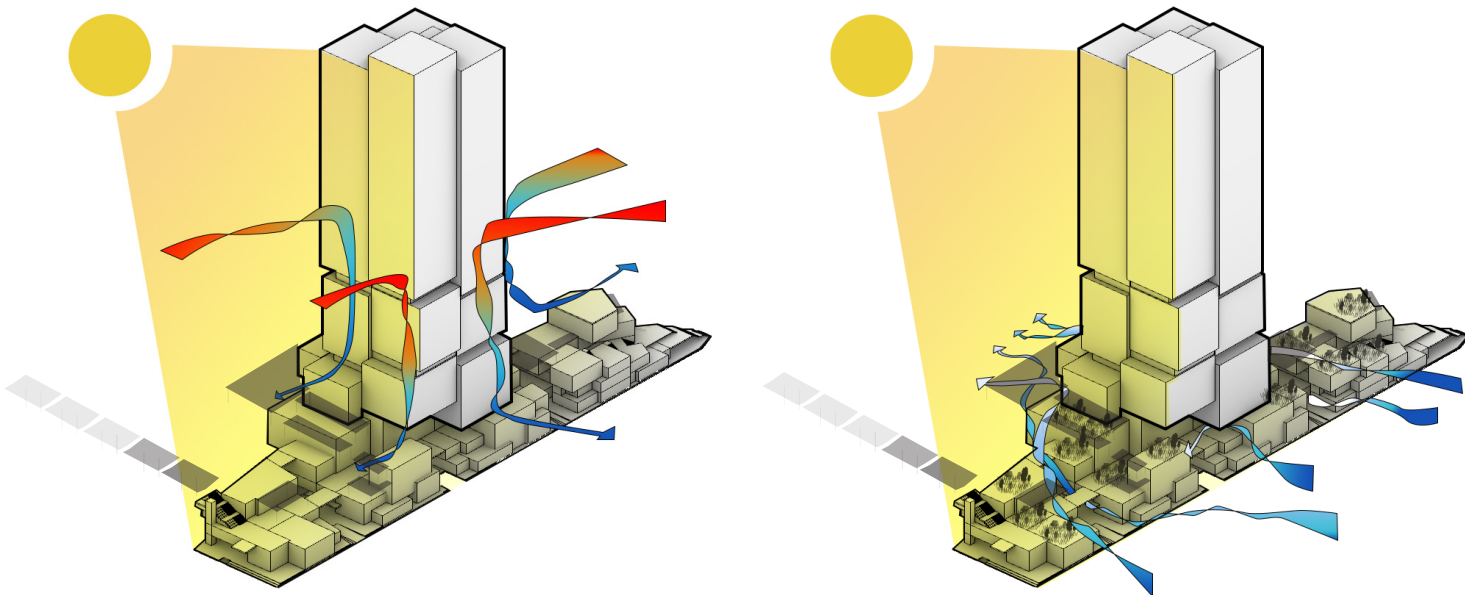


Connecting Darling Park to the future.

The passive facade system functionally floats between retail and office as well as being tailored to passively protect from the sun depending on its location to the sky.

Built Form - Designed for the climate

Thoughtful design of the public realm can create thermally comfortable, attractive and more healthy urban environments. A key aspect of the project has been to work with improving and mitigating the wind conditions of the site as well as ensuring effective shading and shielding from heavy rainfalls in order to create an optimal outdoor experience all times of the year.



The down drafts at the base of the tower are handled through a combination of volume break down and adding pergola roofs at these critical outdoor areas protecting from the sun as well.

The project is working with handling the western winds by breaking down the volumes, adding vegetation and having flexible facade solutions that can shield from wind and rain at the outdoor seating areas.



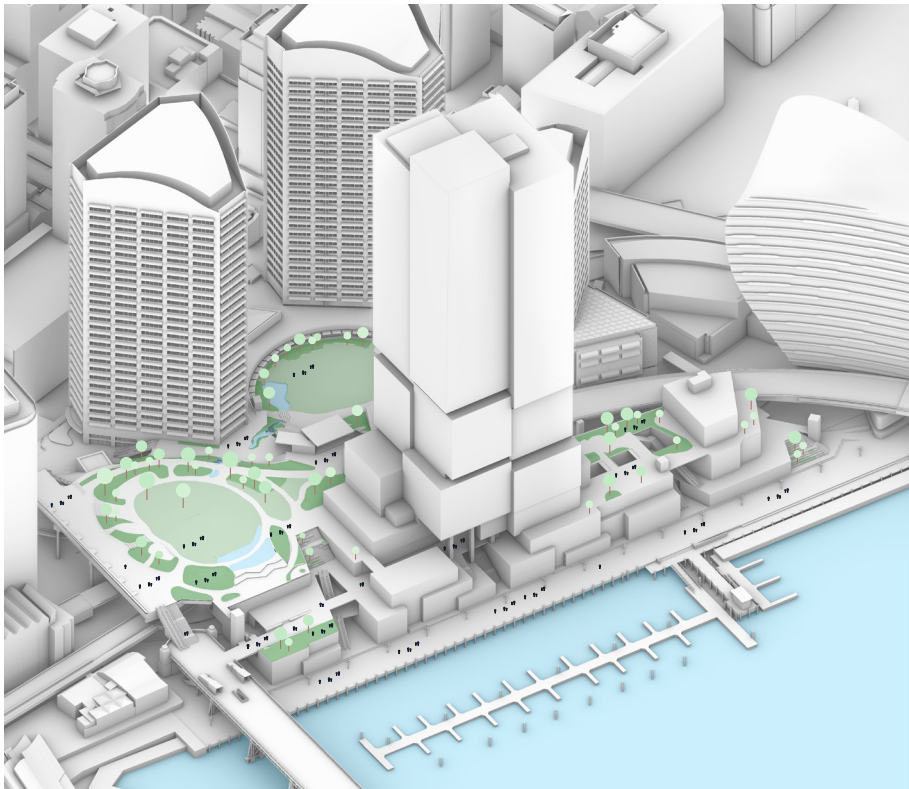
A key drivers has been to work with covered exterior spaces that are shielded from wind, rain and sun to provide an optimal outdoor retail experience.



The covered retail terraces are sheltered through a combination of various facade solutions using retractable systems for shade and rain protection.

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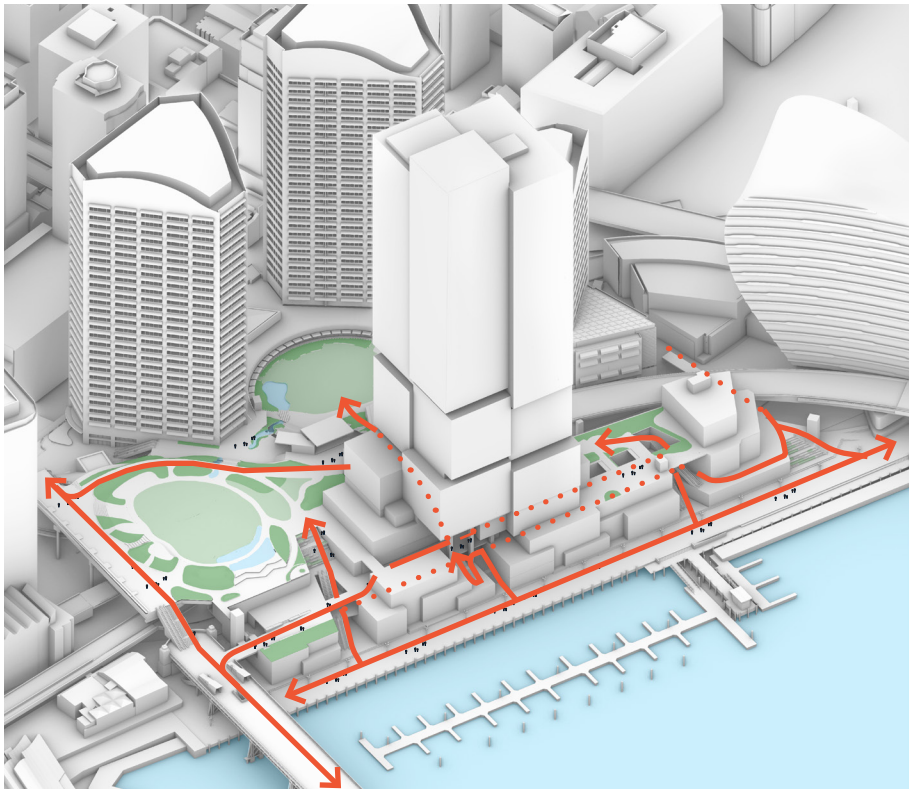
Built Form - Public space as a journey



Green Journey

The large public park areas and the extensive use of vegetation throughout the podium create a unique green experience when visiting and passing through the site. A unique green oasis and village on the waterfront. A place to remember and to return to.

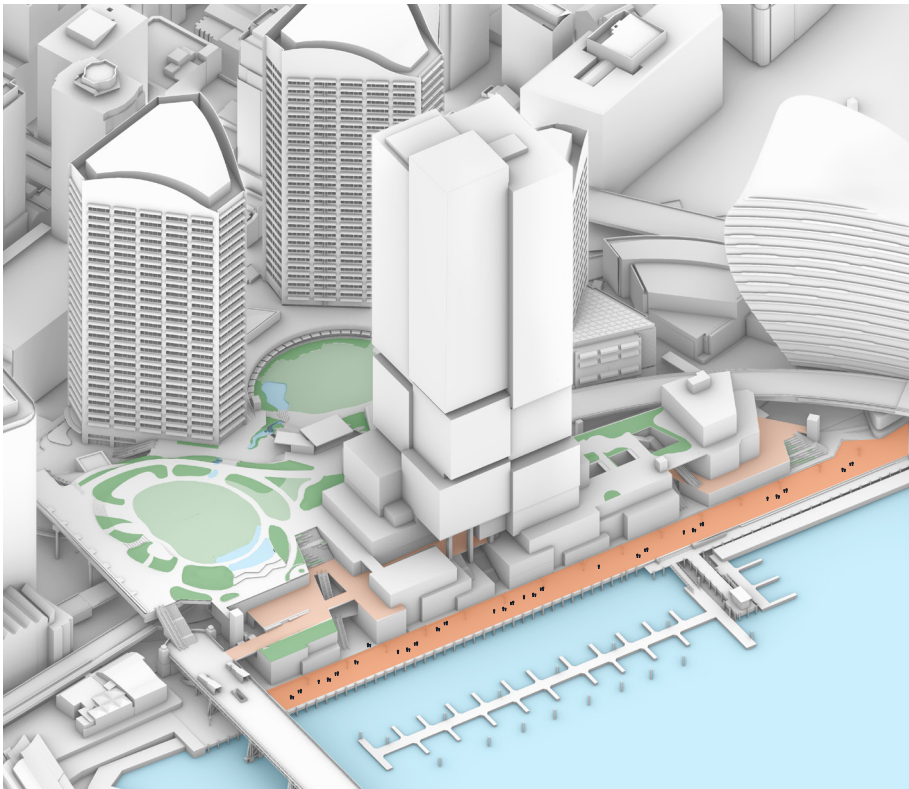
The variation of scales, the offering of various paths and experiences through the site, and the variety of atmospheres and vegetation enhance the green journeys.



Discovery Journey

The retail offer will link the public park and waterfront with a variety of plazas, elevated outdoor vistas points, restaurants, park elements and retail outlets. The experience will be one of moving through a village, with pockets of green and clusters of shops guiding you on the path of your choice.

The discovery journey will be driven by individual choice, allowing each visitor to encounter their needs on site at their own pace.



Unique Journey

The proposal is a true link to and mediator for the rest of Cockle Bay.

It will be a one-of-a-kind urban space in Sydney where the unique relationship and journey between human scale, public accessibility, unique retail opportunities, urban parks and the waterfront are put in the drivers seat. These components are key drivers for a commercial project of this scale, on this site, to be able to ensure public satisfaction.

Site Integration - Overall Flows on Site

Both existing and new key journeys across the site have been designed to optimize the public experience and strengthen the connectivity to the city and harbour.

Civic Public Connectivity

The site sits between three major civic connections being Druitt Bridge, Pymont Bridge Link and the Promenade. Two new main connections are crossing the site spanning from intersection to intersection ensuring greater permeability across the site.

Precinct Pedestrian Connectivity

The key pedestrian routes across site tie into and upgrade the network of connections available today.

Precinct Bicycle Connectivity

The project connects to the existing bicycle connections surrounding the site at key locations and gives upgraded opportunities for pedestrians to cross the site with bikes.



- ➡ Civic Key Connections
- ➡ Precinct Key Connections



- ➡ Civic Street Pedestrian Routes
- ➡ Civic Pedestrian Only Routes
- ➡ Precinct Pedestrian Routes



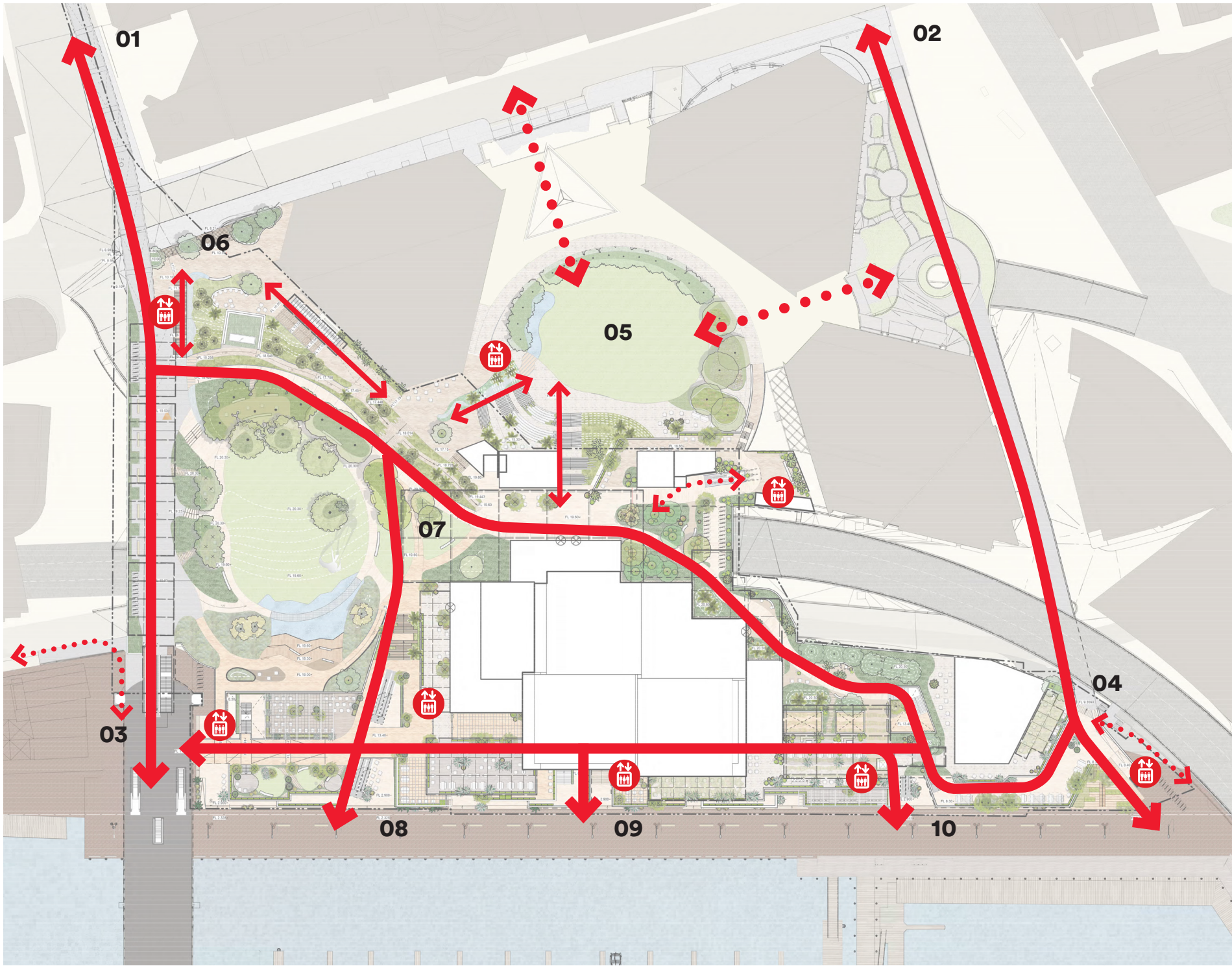
- ➡ Current Civic Bicycle Routes
- ➡ Planned Civic Bicycle Routes
- ➡ Precinct Bicycle Connector (Dismount/Informal)

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Connecting the CBD with the Harbour

With the large public park spanning across the western distributor, the project improves public journeys and experiences throughout the site and offers upgraded existing and great new key routes between the CBD and the harbour.

Below the public key routes across the site are highlighted.

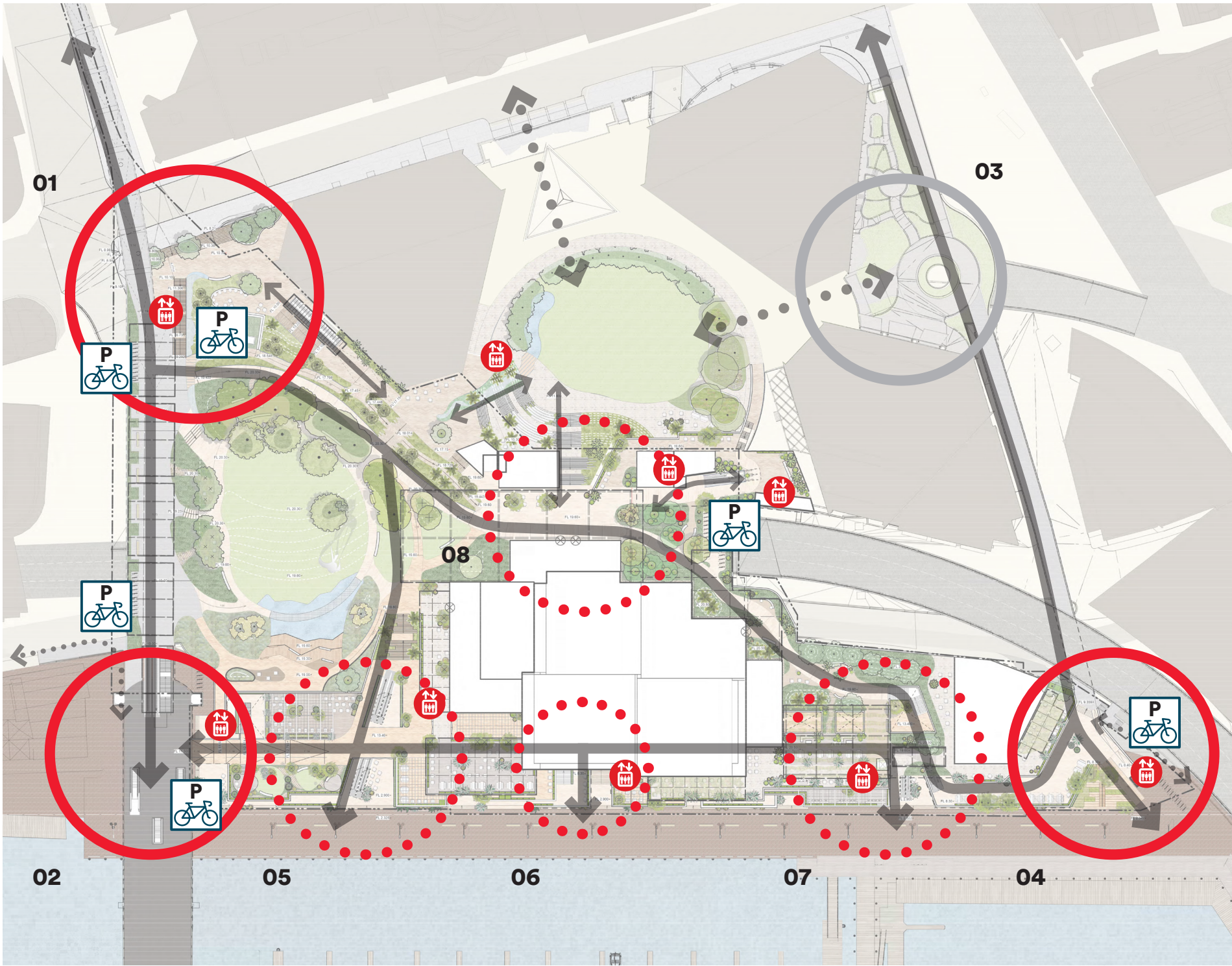


- 01**
Market Street Bridge
- 02**
Druitt Street Interface
- 03**
Pyrmont Bridge interface
- 04**
Druitt Bridge interface
- 05**
Crescent Garden
- 06**
Sussex Street Plaza
- 07**
Main Public Park Link
- 08**
Northern Circulation Node
- 09**
Central Circulation Node
- 10**
Southern Circulation Node

Points of Arrival & Key Nodes

The four main points of arrival tie the project together with the city and offer upgraded civic journeys across site. At the three new arrival nodes clearly visible glass lifts marks the journey.

The four key circulation nodes form the main entries into the project and ensure great public vertical connections between the different podium and park levels.



Points of Arrival

- 01**
Market Street and Sussex Street Interface
- 02**
Pymont Bridge Interface
- 03**
Druitt Street Interface
- 04**
Druitt Bridge Interface

Key Nodes

- 05**
Northern Circulation Node
- 06**
Central Circulation Node
- 07**
Southern Circulation Node
- 08**
Crescent Garden Circulation Node

Visitor Bike Parking locations

3.1 Built Form

Site Connections - Pymont Bridge & Civic Link

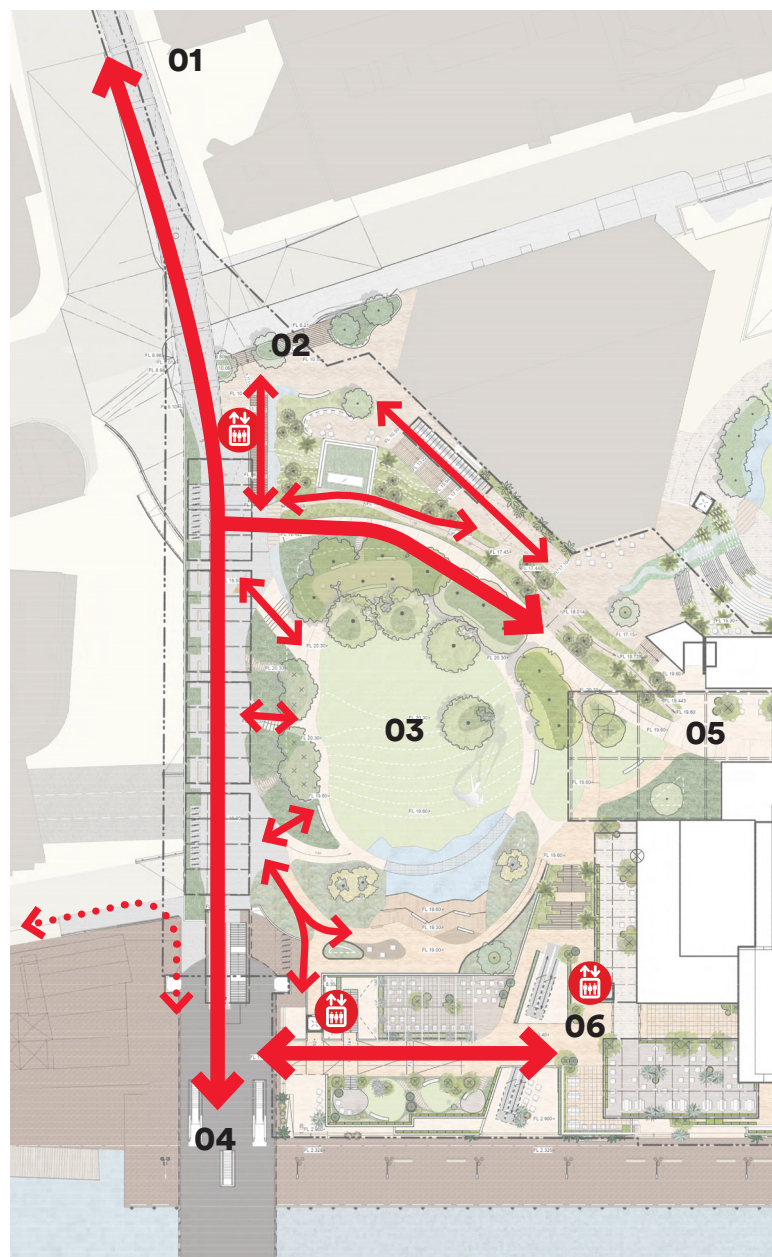
On the most northern part of the site the new civic link over the landbridge improves the current pedestrian connection from Market Street and Sussex Street to Pymont Bridge. The connection is designed as a wide public path with four large pergolas providing shade and rain protection. The design clearly differentiates itself from the commercial parts of the project and invites the public to use this new connection to the city.

A series of entries along the path provide access to the northern parklands and paths guide visitors towards the tower lobby and the northern podium terrace.

The new escalators and stair connection from Pymont Bridge up to the new Civic Link are placed in the center of the old bridge right between the heritage pylons respecting the heritage design and improving the circulation

conditions. At the foot of the new stair and escalators a wide bridge connection provides access to the new podium development along Pymont Walk; the new central outdoor retail street spannig north-south on level 2.

The new pedestrian ramp connection leading up to the park from Market Street is kept minimal and simple to avoid visual impacts to the Corn Exchange and the Shelbourne Hotel heritage buildings.



- 01**
New Market Street pedestrian ramp
- 02**
Sussex Street Plaza
- 03**
Northern Parkland
- 04**
Pymont Bridge
- 05**
Lobby Plaza
- 06**
Pymont Walk (Level 2 outdoor street)



Arriving from Market St Bridge

At the top of the new pedestrian ramp pedestrians meet the new civic link which is clearly distinguishable from the park by it's characteristic pergola.

In the background the new tower rises behind the northern park.



Passing through the Civic Link

Passing through the link a series of stairs provide entry into the park. The park and the civic link are shielded from noise of the roads below by a 3m tall wall covered with climbing plants and green walls.

Along the green wall, benches provide seating opportunities for a nice pause in the green environment.



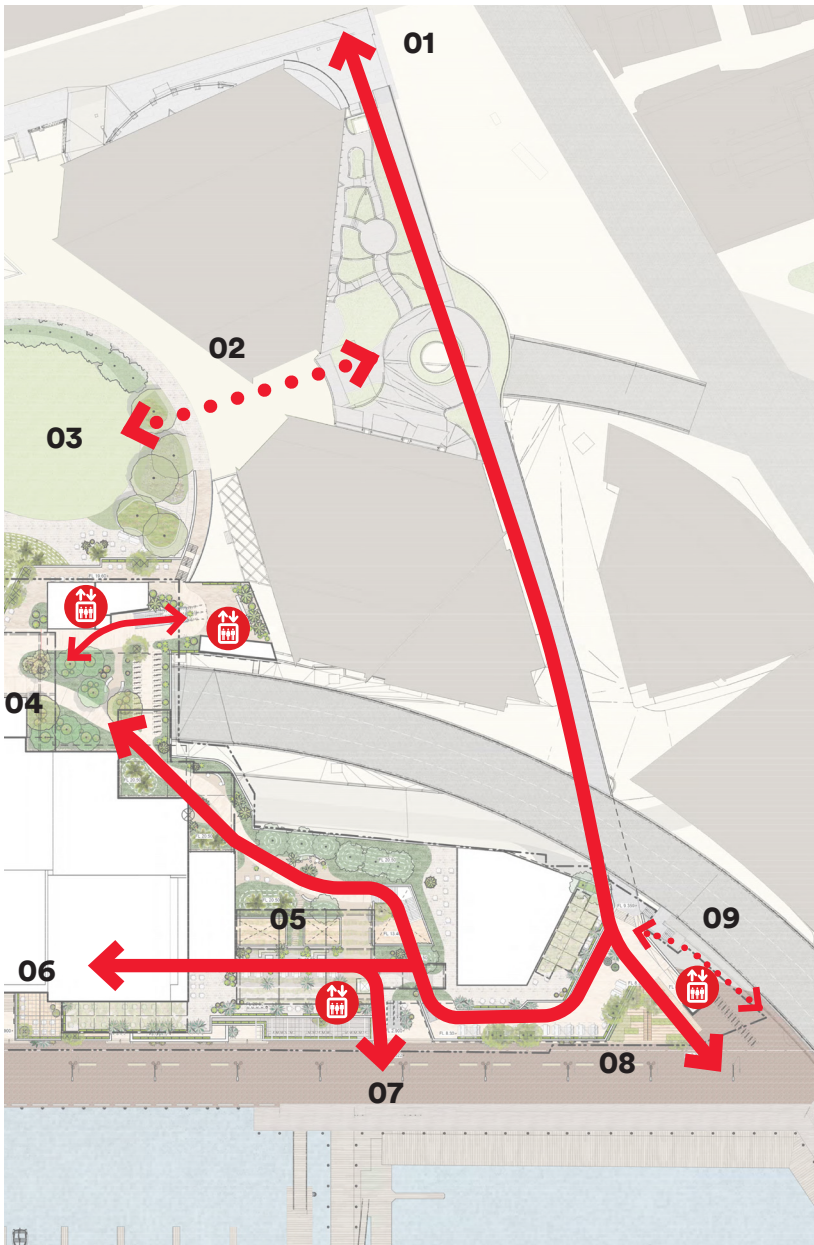
Arriving from Pymont Bridge

From Pymont Bridge, new escalators and a new stair provide easy access straight up to the civic link.

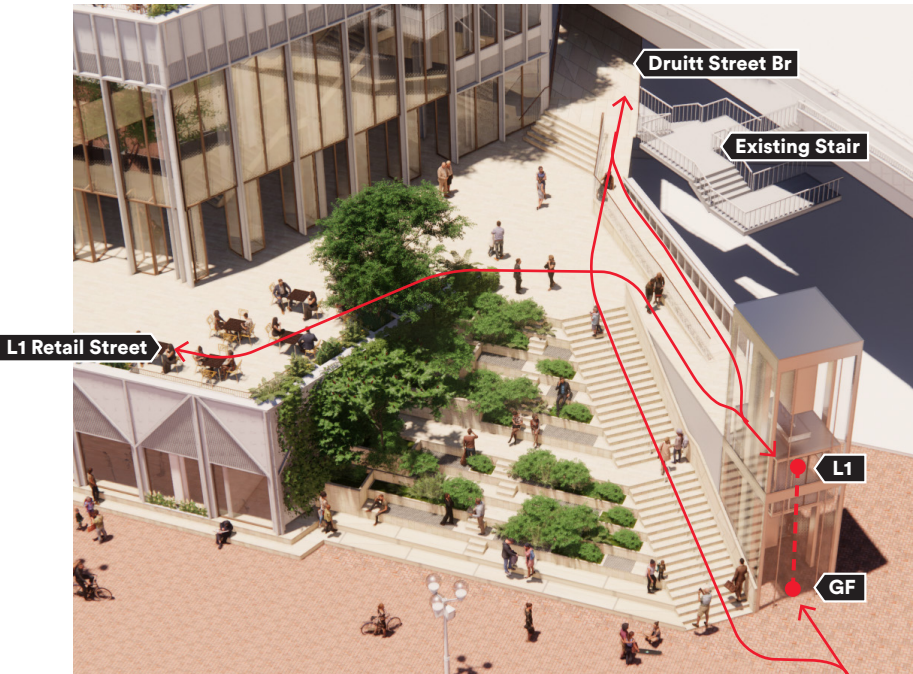
On the right hand side the new bridge connection gives access to the central outdoor street in the retail village.

Site Connections - Druitt Street

The Druitt Bridge connection is improved through a new elevated public arrival plaza that opens up to the amazing views and connects seamlessly to the retail offers at level 1. Beside the new lift, a generous public stair with integrated planter boxes and seating steps provides easy access to the waterfront whilst also inviting people to pause under the trees overlooking the bay.

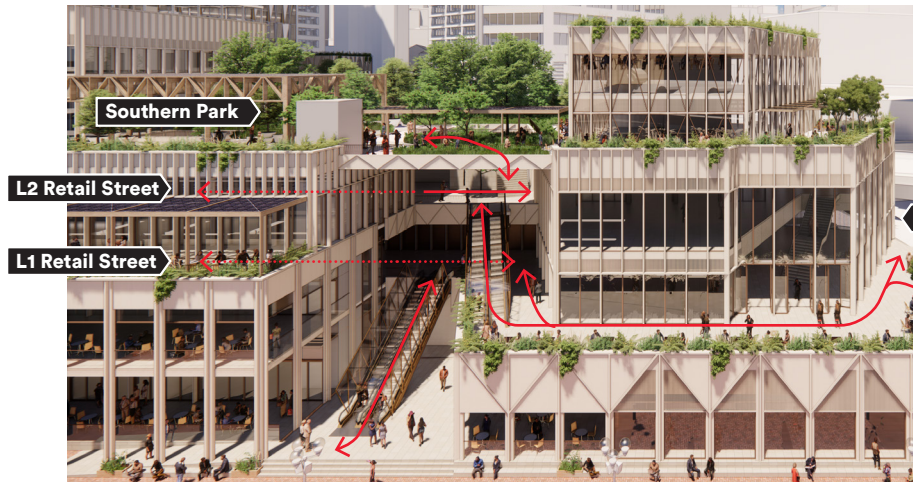


- 01**
Existing connection from Druitt Street
- 02**
Existing connection through Darling Park lobby. Possible new external connection.
- 03**
Crescent Garden
- 04**
Lobby Plaza
- 05**
Southern Park
- 06**
Level 1 and 2 central retail streets
- 07**
Southern Node Waterfront connection
- 08**
New Druitt Bridge interface
- 09**
Existing Stair connection to pedestrian path along Western Distributor



Circulation Southern Entrance

The connection between L1 and access to Druitt Street bridge is accessible through 1/20 ramps via the elevator entrance and a short staircase. The landing plaza at L1 is the intersection between the existing Promenade boardwalk, Druitt Street and the terrace connection to the Retail Street at L1.



Connection to Southern Node

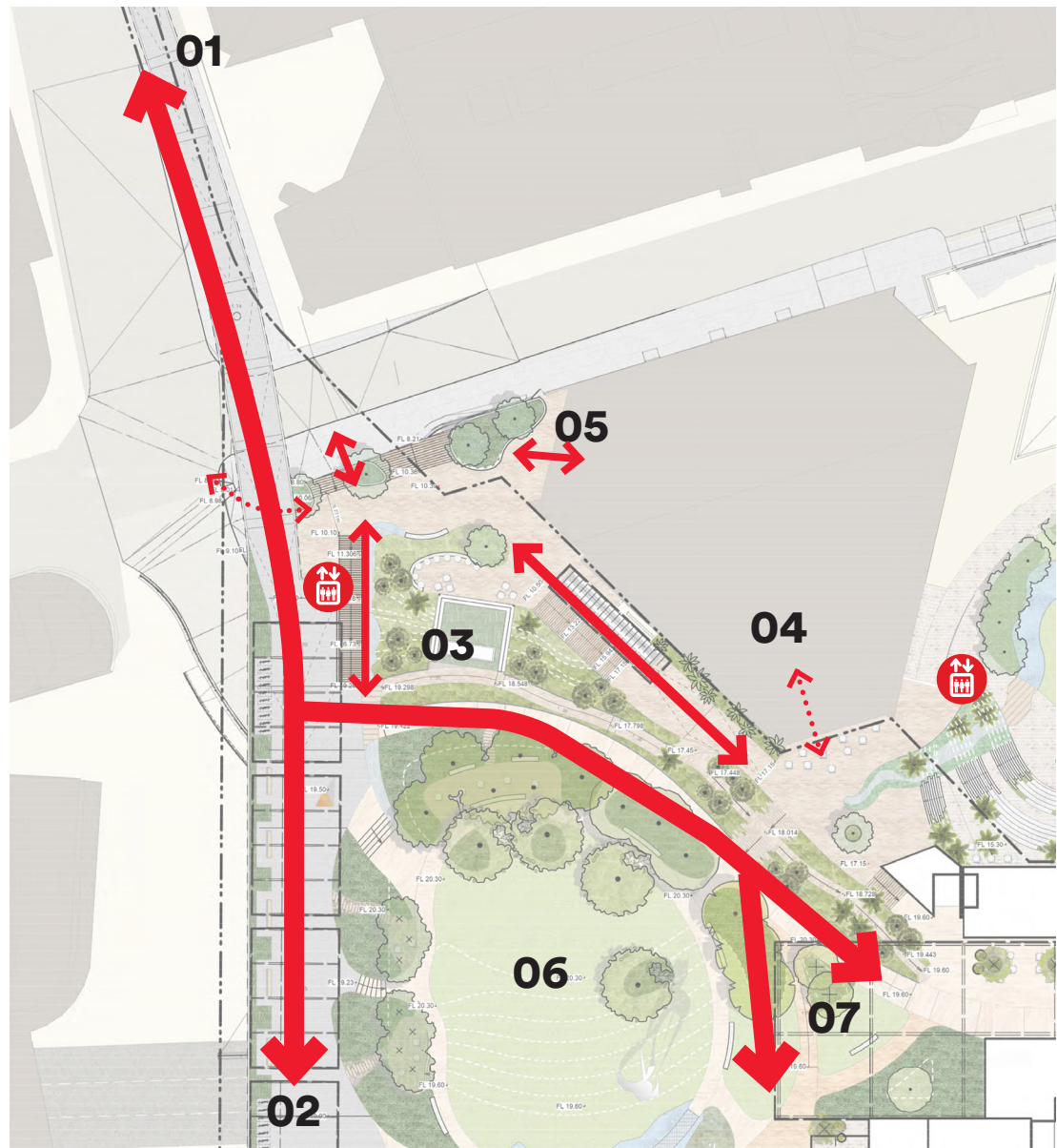
From the Druitt Street bridge and southern entry stair there is easy access to the southern main circulation node using the wide level 1 western terrace. From the node an escalator takes visitors up from Ground level up to levels 1 and 2 where they arrive at the central streets, then continues up to the park at Level 3. A second connection from the Level 2 street up to the southern public park above is enabled via a wide open stair.

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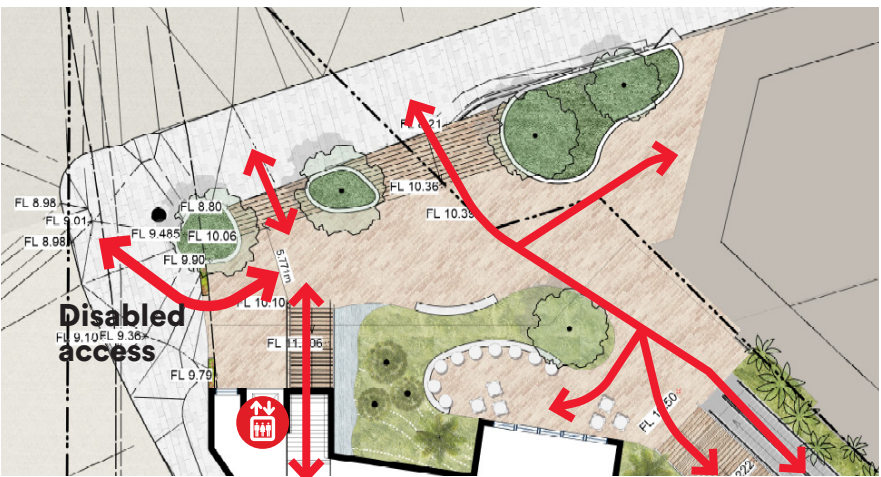
Site Connections - Sussex St & Market St Corner

The new plaza on Sussex and Market Street is designed to maintain the qualities of the existing outdoor space which is there today. A new retail offer and outdoor seating are shielded from the roads, sitting behind a landscaped area while still activating the plaza.

The northern park spills down to the plaza giving hints of what is above and invites the public to enter the upper level via a large stair and a new lift. Along Darling Park Tower 1 a new stair and escalators lead up to the new tower lobby main entrance.



- 01 New Market Street pedestrian bridge
- 02 Pyrmont Bridge
- 03 Retail volume w. outdoor seating
- 04 Potential new entry to Darling Park lobby
- 05 Entry to Darling Park lobby
- 06 Northern Park
- 07 Connections to tower lobby and retail podium



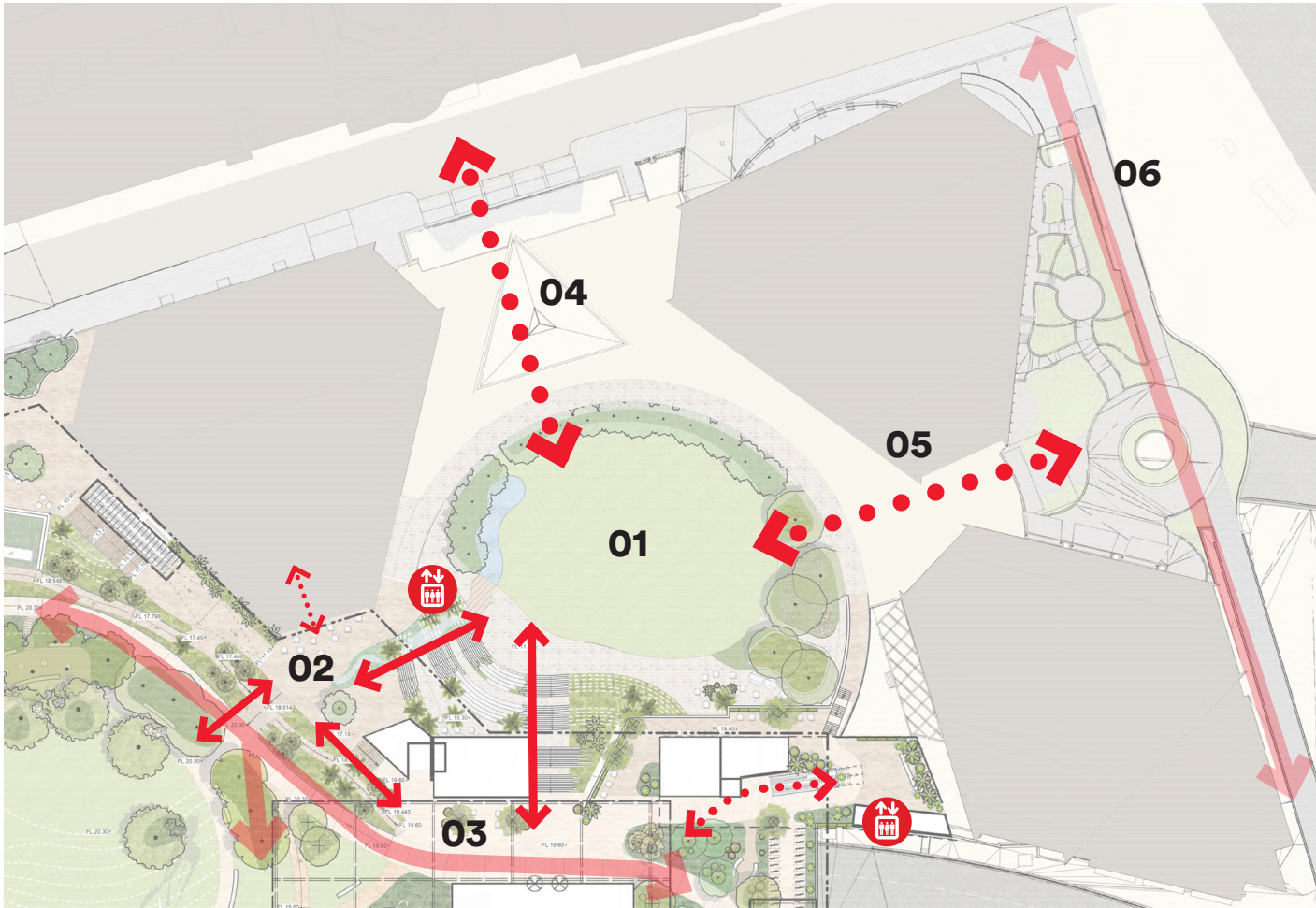
Easy wayfinding was a main driver in the new plaza design that provides access to both the new northern park, Darling Park Tower 1 , the new tower and a new café.



Site Connections - Crescent Garden

With the addition of the new landbridge, the park areas and the new tower, Crescent Garden becomes the new green heart of the campus with new key connections between the old and the new development.

A new large stair with landscaping and integrated seating provides access from the garden to the new lobby and the northern park. In most days functioning as a place for casual meetings, for pausing with a coffee an enjoying the shielded garden, while during special events functioning as an amphitheatre facing the big lawn.



01
Crescent Garden

04
Existing connection through Darling Park
main entrance and lobby

02
Intermediate level with possibility of connecting to Darling Park Tower 1 Lobby

05
Existing connection through Darling Park
lobby. Possible new external connection.

03
Lobby Plaza

06
Existing Druiett Street connection



The new large amphitheatre stair invites people up to the new tower lobby. The new volumes sitting around the stair host F&B areas, flexible studio spaces and a new wellness center.

The design resembles the retail village podium on the waterfront tying the new design together with the existing.

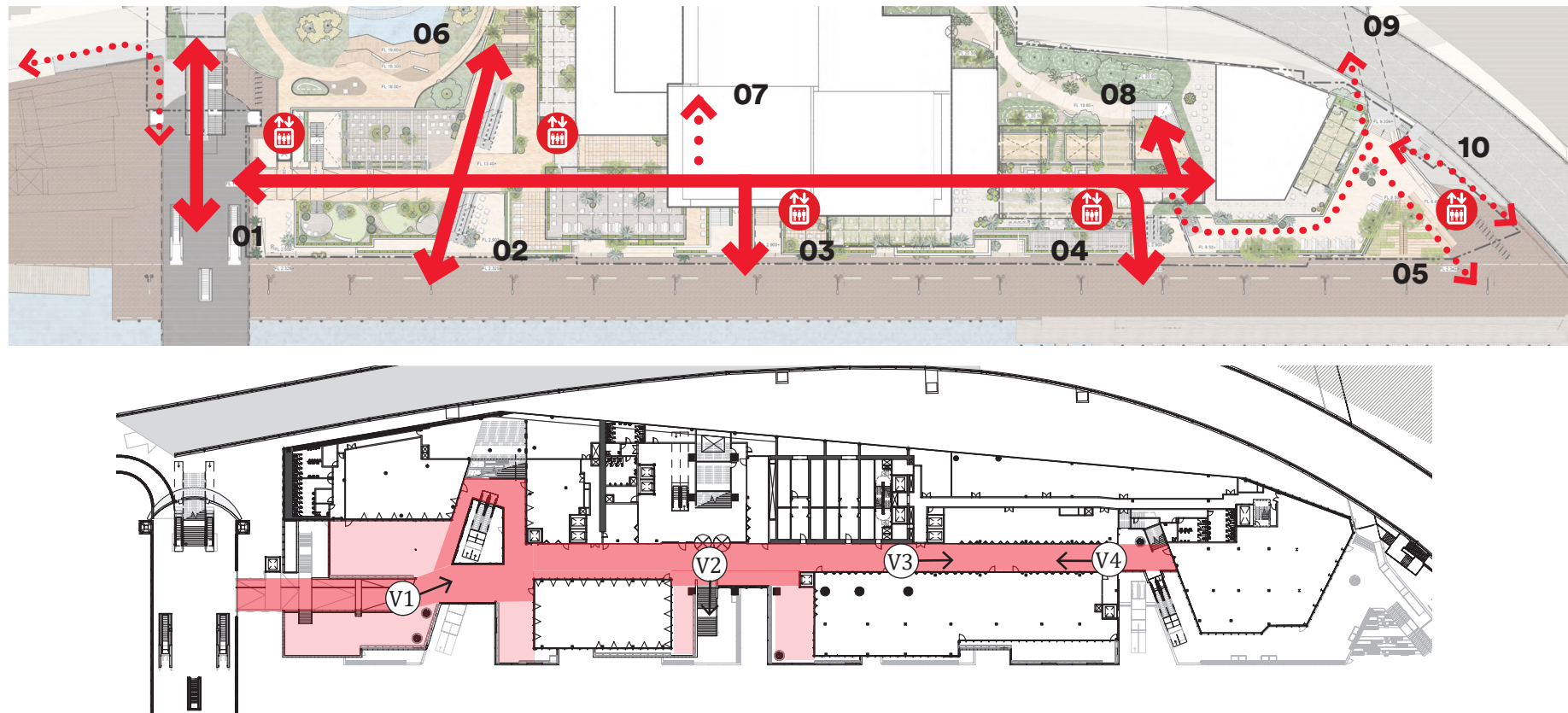


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Site Connections - Pyrmont Walk (level 2 central street)

Pyrmont Walk is the new central outdoor street on Level 2 running north-south through the retail village connecting to Pyrmont Bridge in the north and Druiitt Bridge in the south via the plaza on level 1.

It gives a unique outdoor retail experience while being a new key public connection with terraces and great views to the harbour. It transitions to the park levels to the north and south and provides access to the retail levels below and the waterfront promenade at the three circulation nodes in the podium.



- 01**

New bridge connection to Pyrmont Bridge
- 02**

Escalators connecting to the waterfront level
- 03**

Wide stairs connecting to the waterfront level
- 04**

Escalators connecting to the waterfront level
- 05**

Wide stair with public seating connecting to waterfront
- 06**

Wide stair with public seating connecting to the Northern Park
- 07**

Tower Lobby lower level
- 08**

Stair connection to Southern Park
- 09**

Druitt Bridge connection
- 10**

Existing Stair connection to pedestrian path along Western Distributor



View 1



View 2



View 3



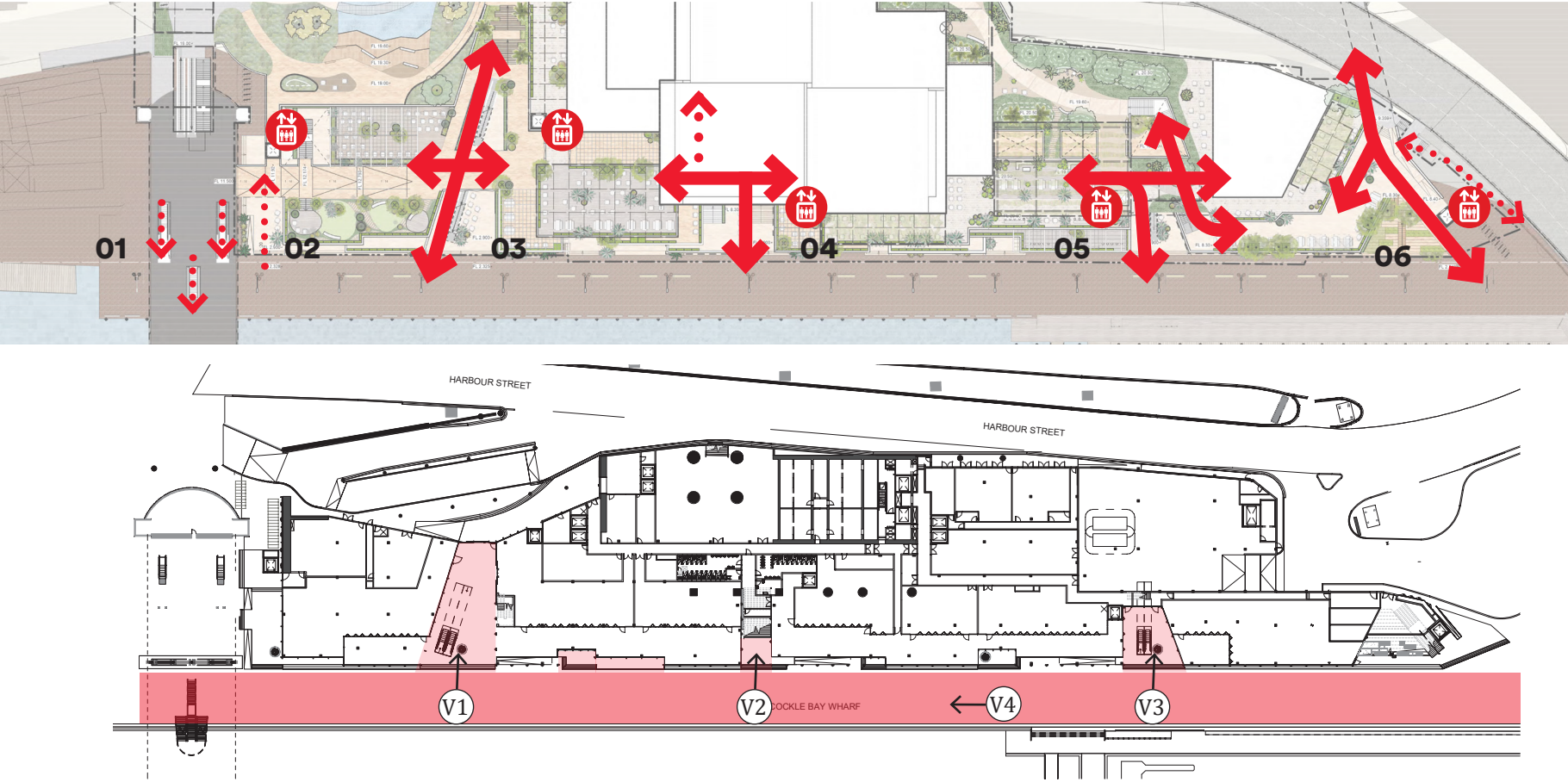
View 4

Site Connections - Waterfront (level 0)

The waterfront is connected to the park levels with escalators, stairs and lifts at the north and south key circulation nodes. The central node has stair connections leading up to the lobby. All three nodes provide access between the podium levels via escalators and lifts.

The northern node also gives access from the waterfront to the taxi drop off while coaches can drop off behind the new Druiitt Bridge interface, on Sussex Street, or behind the Sydney Aquarium.

The connection to the waterfront is enhanced through the three central nodes as well as additional entries to the ground floor dining terraces. The edge zone is animated with seating steps, planter boxes and benches.



- 01**
Existing escalators and stairs at Pymont Bridge
- 02**
New lift for access to Pymont Bridge level and Northern Park / Civic Link
- 03**
Northern Podium Circulation Node
- 04**
Central Podium Circulation Node
- 05**
Southern Podium Circulation Node
- 06**
New Druiitt Bridge interface



View 1



View 2



View 3



View 4

3.1 Built Form

Site Connections - Western Distributor

The journey along the Western Distributor is enhanced through the design of the eastern podium elevation that creates a shifting experience through a combination of patterns and vertical louvers.

The new landbridge, the tower, the parklands and podium volumes are designed to fit into the existing conditions without interfering with the elevated road.

