

3.2

Podium



3.2 Podium

Architectural Intent

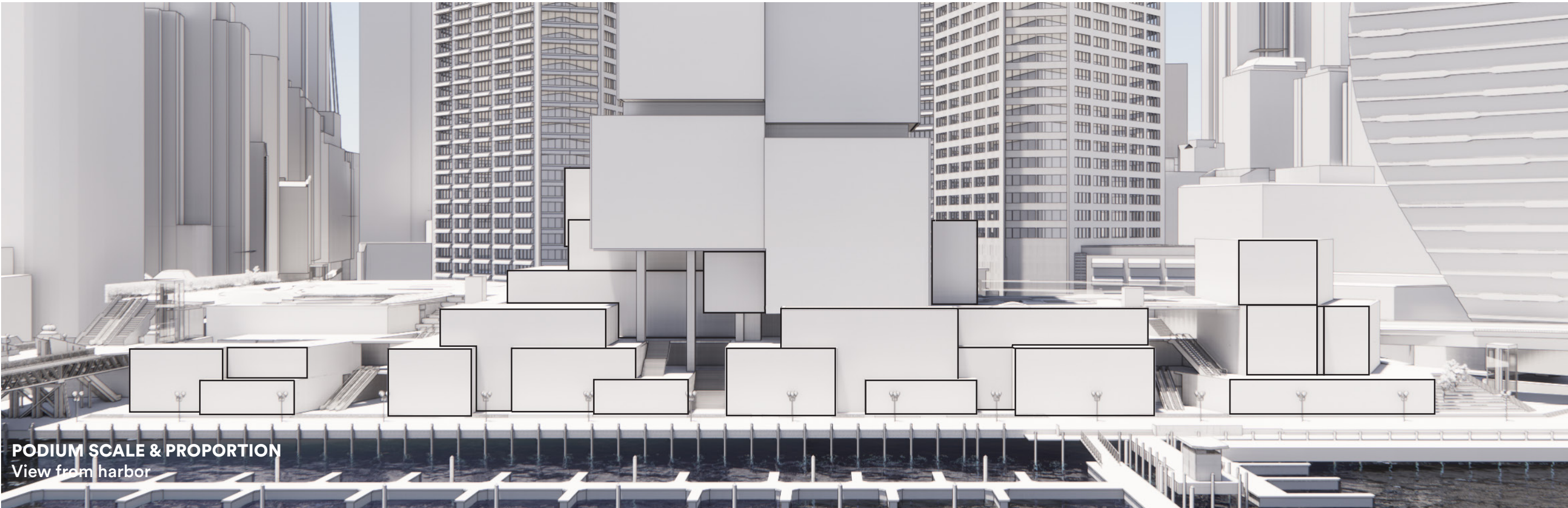
Cockle Bay Park sits within Sydney’s Central Business District, a huge area that itself makes up only a small part of the Sydney metropolitan area. To make Cockle Bay Park a distinctive and enjoyable place, we break down the scale of the site to make Cockle Bay Park a village in the city. We take the best aspects of the city of Sydney and fuse them into a village of discovery.



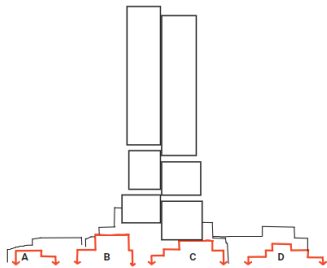
Make a village of discovery in the city

Architectural Intent - Design Principles

To create the qualities of a village of discovery we created design principles that ensure that Cockle Bay Park becomes architecturally varied and dynamic with a strong sense of place. Breaking down volumes into clusters also ensures that generous outdoor terraces are accessible throughout.



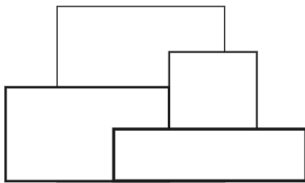
PODIUM SCALE & PROPORTION
View from harbor



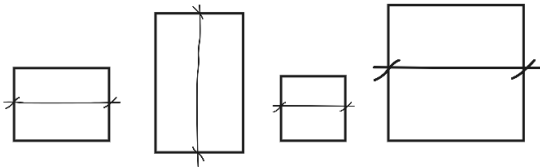
Podium Divided into 4 Clusters



Variation in size



Volumes Clustered Together

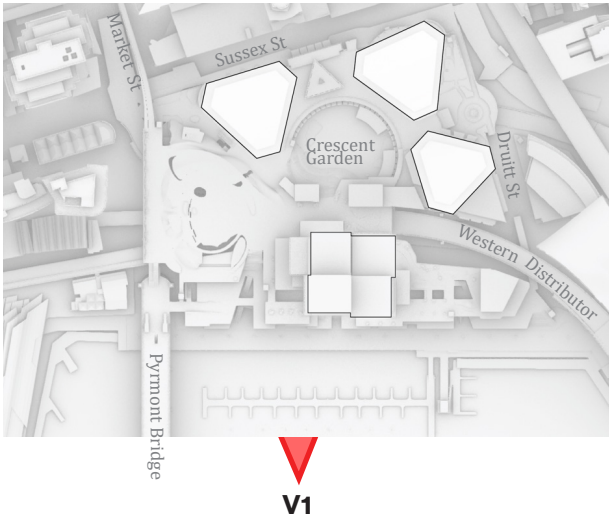


Variation in dimensions

3.2 Podium

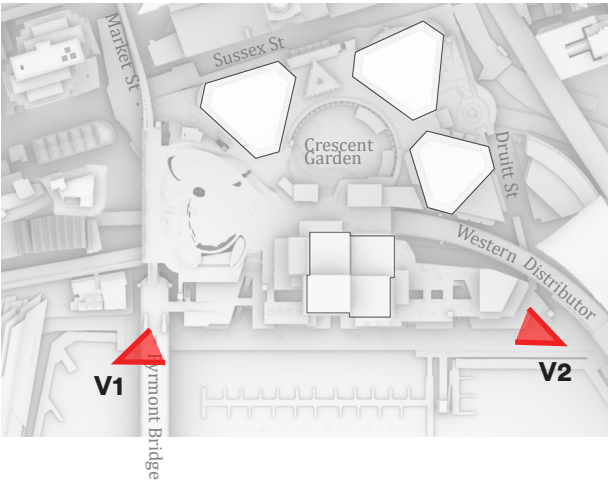
Architectural Intent

The relationship and interface between tower and podium is of paramount importance. The transition between volumes at the podium that relate to the human scale and gradually scale up as the building grows in height. Balance, materiality and proportion have been carefully considered in creating an appropriate transition between tower and podium.



Architectural Intent - Human Scale

The Podium is designed with human scale as the primary driver. Variety in scale and facade expression, integrated planting and ubiquitous terraces create an inviting experience for visitors. Strong connections and generous public park spaces embed Cockle Bay Park in its surroundings with a strong sense of place.



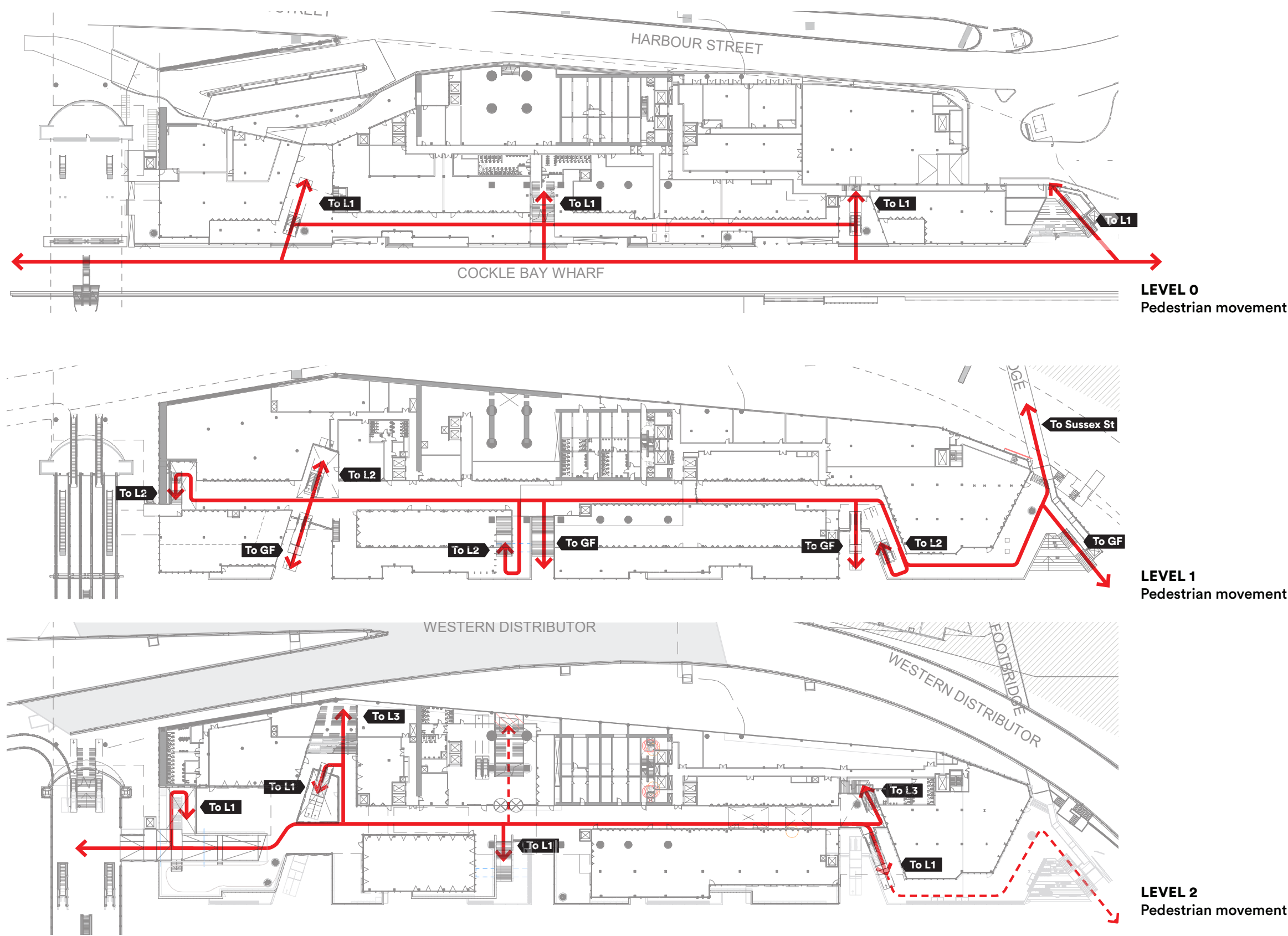
PODIUM SCALE & PROPORTION
View 1: View to Northern Node from above Pyrmont Bridge, looking East



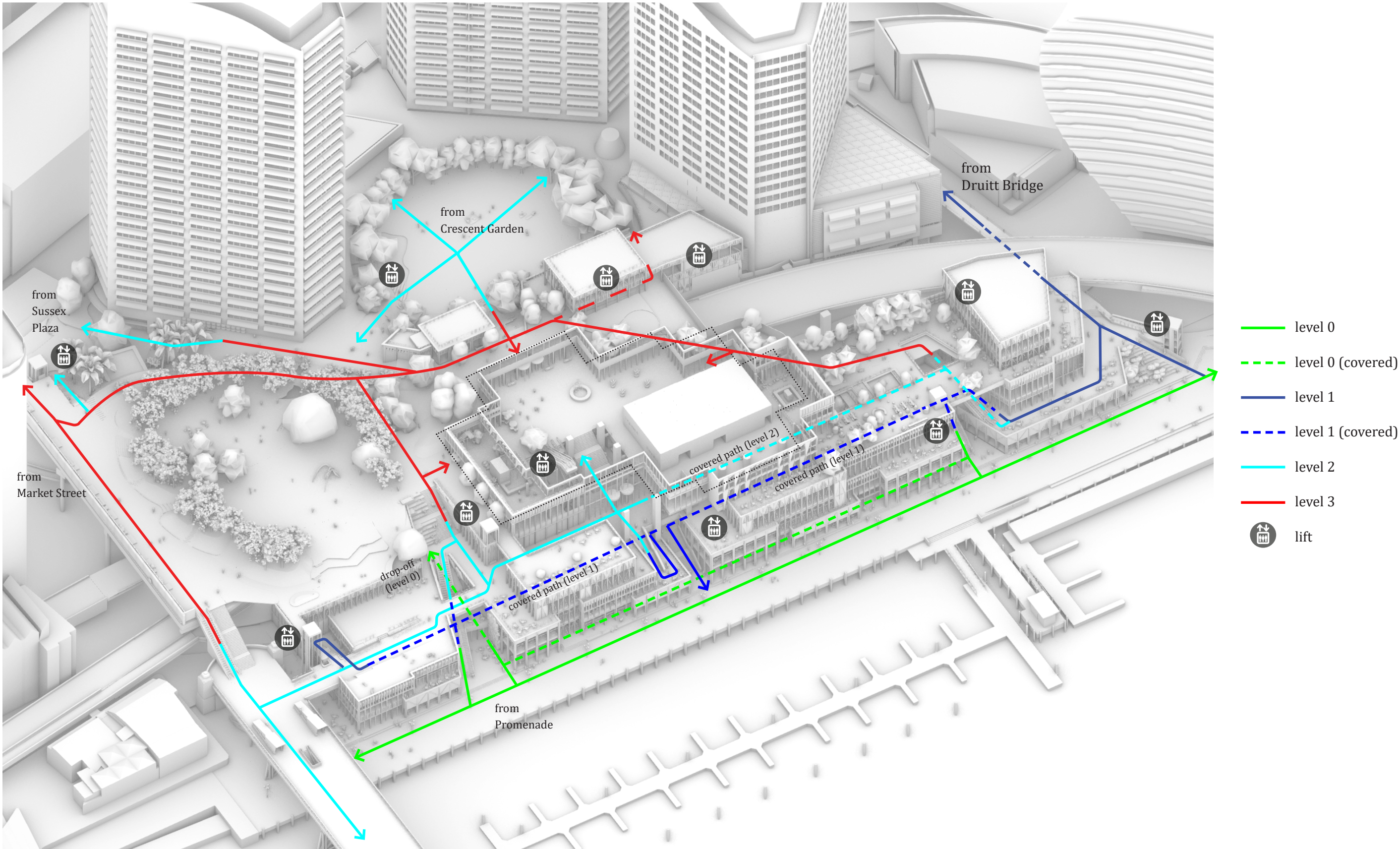
PODIUM SCALE & PROPORTION
View 2: Drutt Plaza view from above promenade, looking North

3.2 Podium

Flow & Accessibility



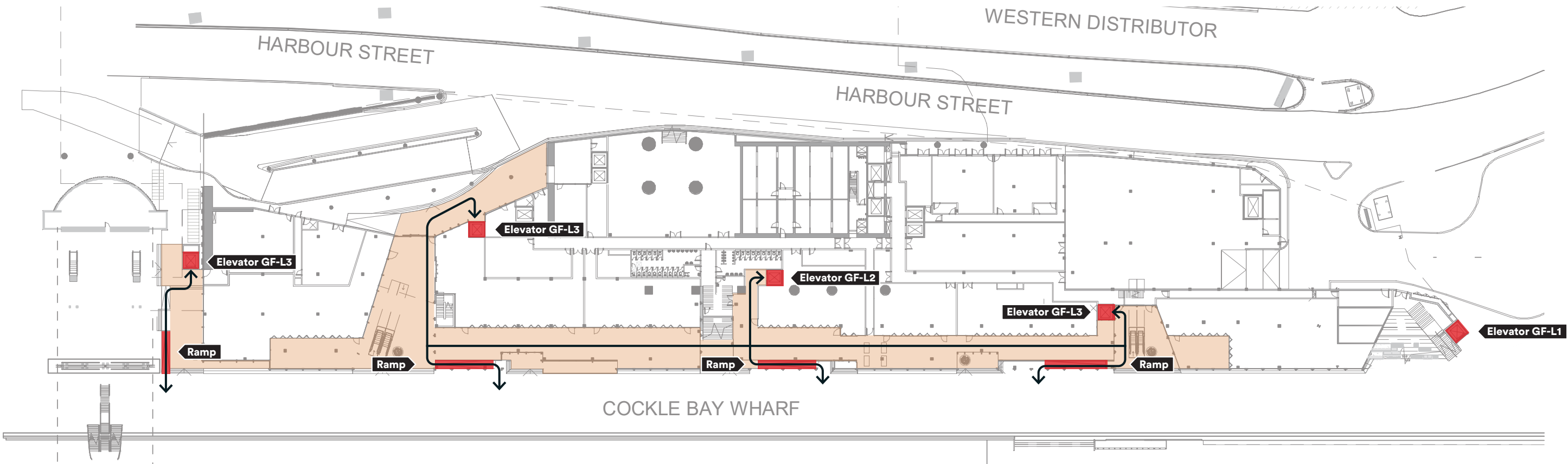
Flow & Accessibility



3.2 Podium

Flow & Accessibility

The interface between ground floor retail and the boardwalk promote permeability and interaction. 1/20 ramps are located in connection with each of the primary nodes and at the northern end of the development. Elevators located within these nodes provide access to the upper floors and park spaces.

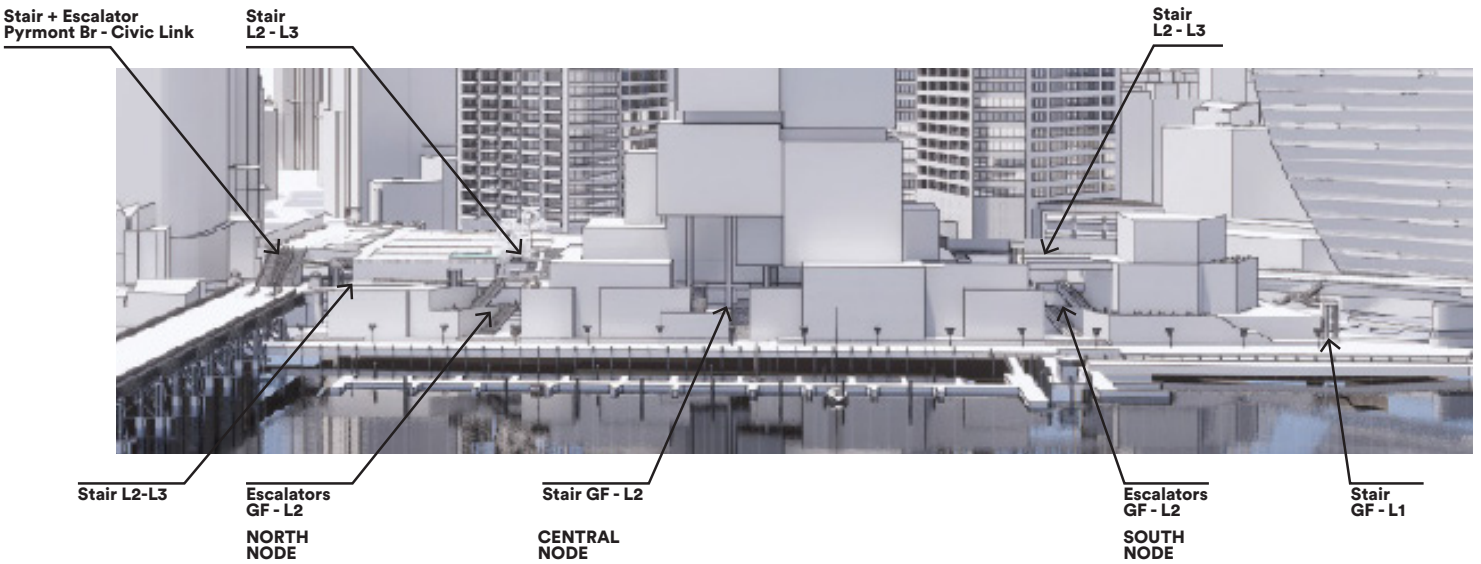


GROUND FLOOR
DDA Compliant ramps between GF and Promenade

3.2 Podium

Flow & Accessibility

The entire boardwalk interface is permeable but key entrance points are accentuated to invite people to enter and engage. The nodes are specific entrance points that provide vertical access. Large water-facing landscape stairs are found in the southern tip of the development and between L2-L3 in the northern node.



NORTH NODE - ESCALATORS AND LANDSCAPE STAIR

CENTRAL NODE - GENEROUS PUBLIC STAIR

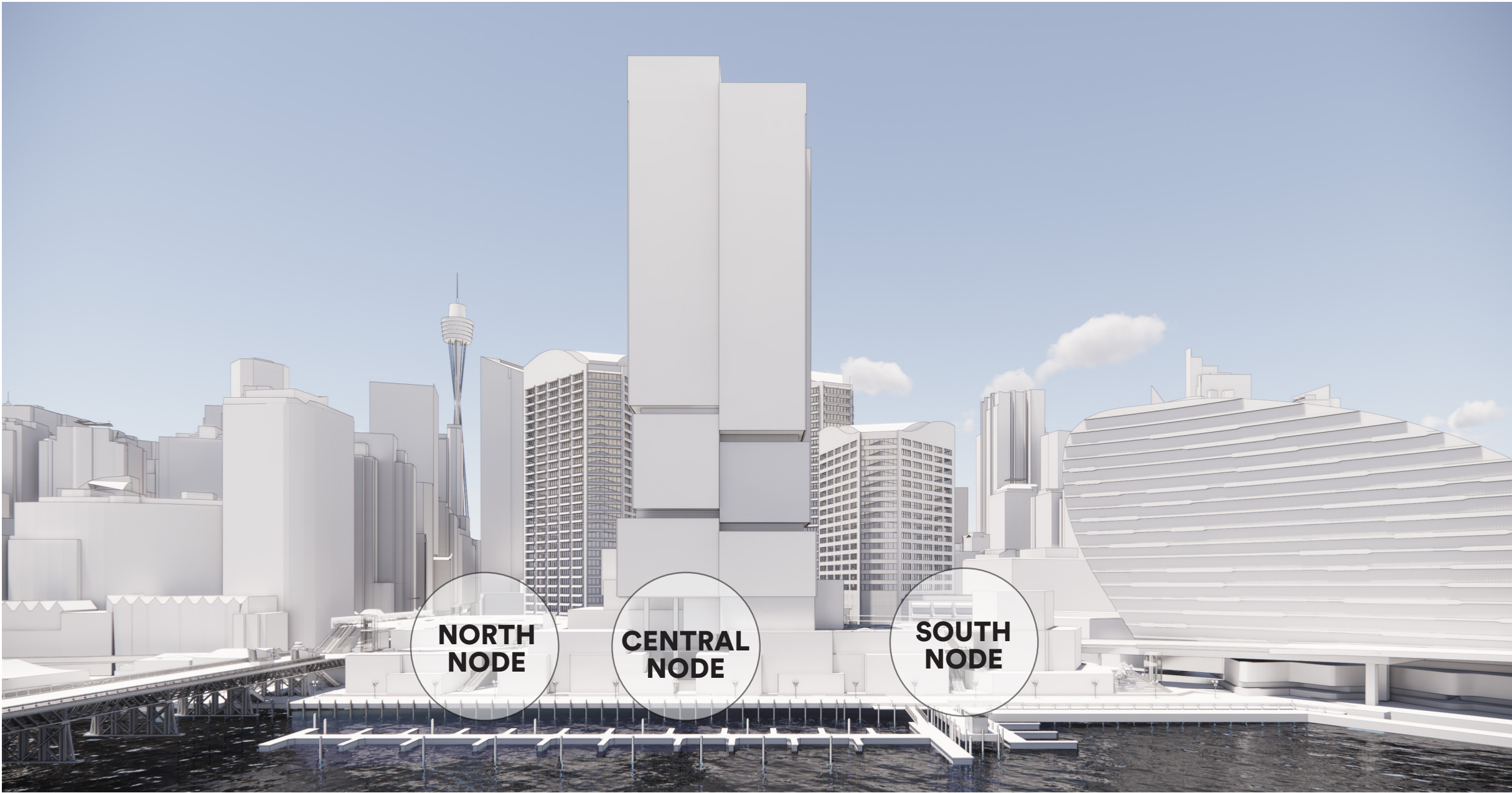
SOUTH NODE - ESCALATORS AND STAIR

SOUTHERN LANDSCAPE STAIR

3.2 Podium

Circulation Nodes

The North, Central and South Nodes are the primary vertical circulation points in Cockle Bay Park. The "Nodes" break up the massing, creating inviting voids that are alive with planting and dining terraces. The Northern and Southern Nodes flare out creating an inviting gesture to visitors entering along the boardwalk. The Nodes are optimized in terms of spacing to ensure that vertical circulation is always only a short distance away.

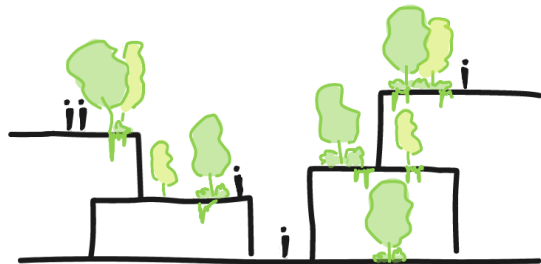


Circulation Nodes - Character

The "Nodes" have distinct characters that relate to and enhance the functions they contain. Each node has distinct terracing and spaces, but all share a similar vernacular - giving them variation within a familiar framework.



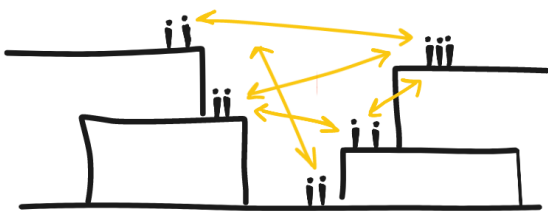
North Node
Ceremonial Park - Public



The North Node connects the boardwalk to the North park and is characterized by increased planting, green walls and a landscape stair from L2 to L3.



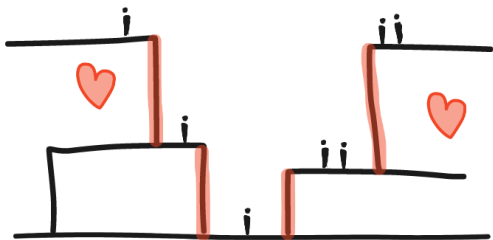
Central Node
Workers Village - Iconic



The terraces leading up to the tower lobby are positioned to ensure a high degree of visible connectivity. This will create a highly vibrant dining leisure environment.



South Node
Landmark Hospitality - Boutique



The Southern Node connects to the largest Anchor tenant and as such provides large retail display surfaces in addition to dining terraces.

3.2 Podium

Circulation Nodes - North Node



MAIN DRIVERS & PRINCIPLES

- Primary Entry
- Direct sight lines connecting between Park street and promenade
- Clear way finding to all levels
- Day and night journeys
- Attractive internal elevations
- Balanced seating suitable for public/private mix
- Opportunities for pausing
- Celebrate ecology

ATMOSPHERE

- Public & Inviting
- Immersive
- Green
- Vibrant
- Inviting
- Magnetic Journey
- Waterfront park oasis

Circulation Nodes - North Node



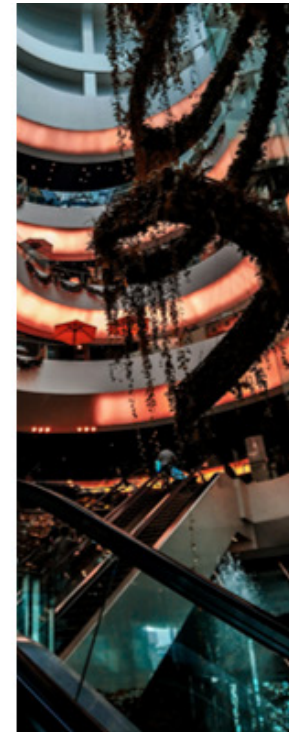
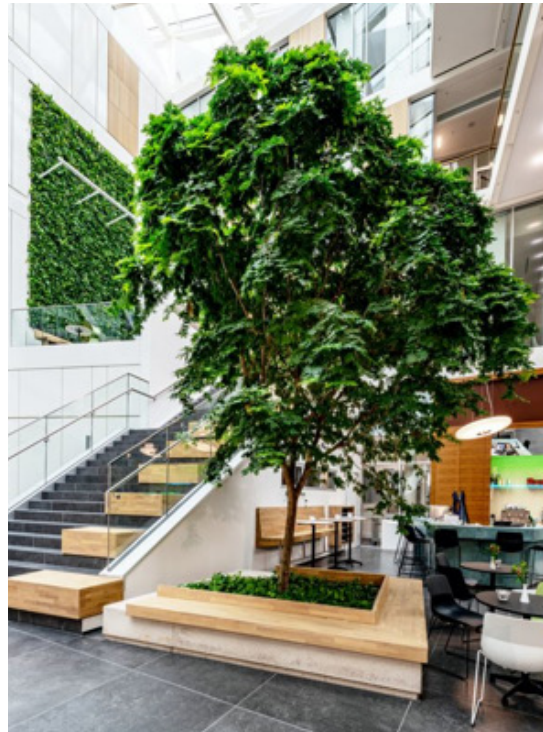
NORTH NODE



NATURE STAIR

3.2 Podium

Circulation Nodes - Central Node



MAIN DRIVERS & PRINCIPLES

- Main entry from waterfront for tower workers
- GF ceremonial entry for office
- Lookout point
- Cascading terraces
- Opportunities for pausing
- Celebrate ecology

ATMOSPHERE

- Sense of place and community
- Immersive & inviting
- Meeting point and Instagram moment
- Ceremonial ambience with a public inviting feel
- Waterfront park oasis with outdoor seating

Circulation Nodes - Central Node



CENTRAL NODE



VIEWS

3.2 Podium

Circulation Nodes - South Node



MAIN DRIVERS & PRINCIPLES

- Primary entry for southern park and southern anchor retail
- Arrival experience from south
- Seamless VT connection between street, L1 and promenade
- Visual connection to park
- Opportunities for pausing
- Leasable area at L3 for ceremonies and events overlooking water
- Balanced seating suitable for public / private mix
- Celebrate ecology

ATMOSPHERE

- Public & inviting
- Immersive
- Green
- Vibrant
- Inviting
- Magnetic Journey
- Waterfront park oasis

Circulation Nodes - South Node



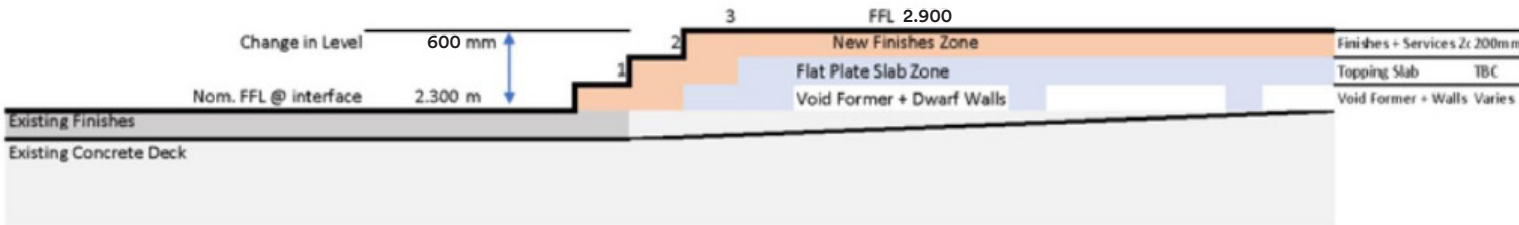
SOUTH NODE

VIEWS

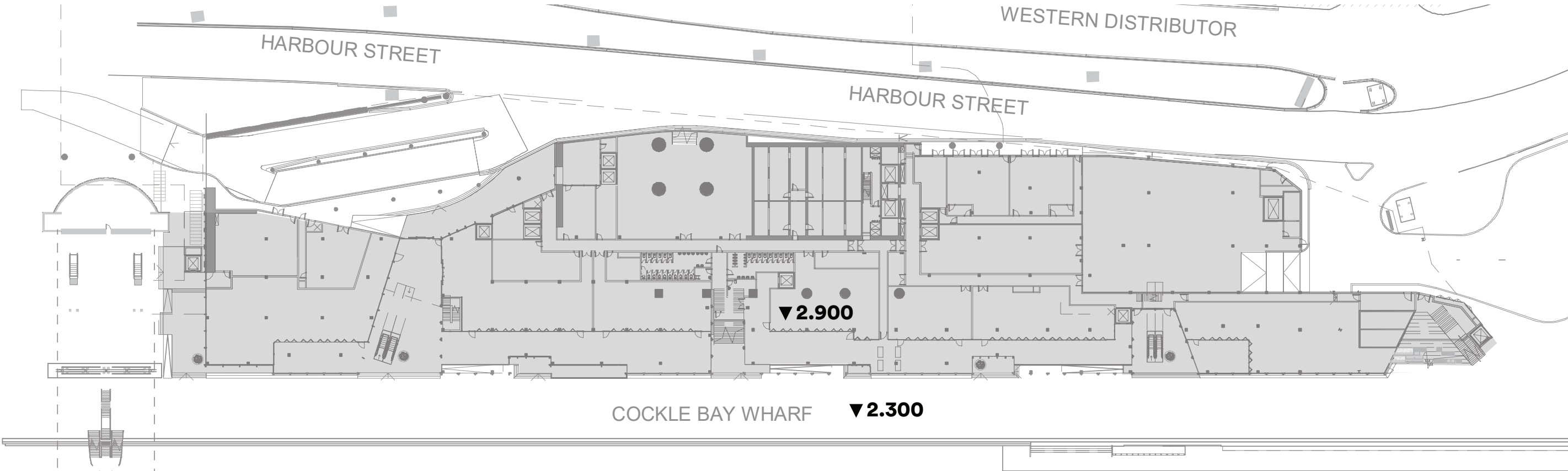
3.2 Podium

Level Principles

A Flood Assessment was undertaken for the City of Sydney Council and is presented in the “Darling Harbour Catchment Flood Study” dated October 2014, prepared by BMT WBM. In response the entire podium will be elevated 600mm above the promenade to ensure that flood mitigation measures around the project are effective.



Change in Level = 600mm

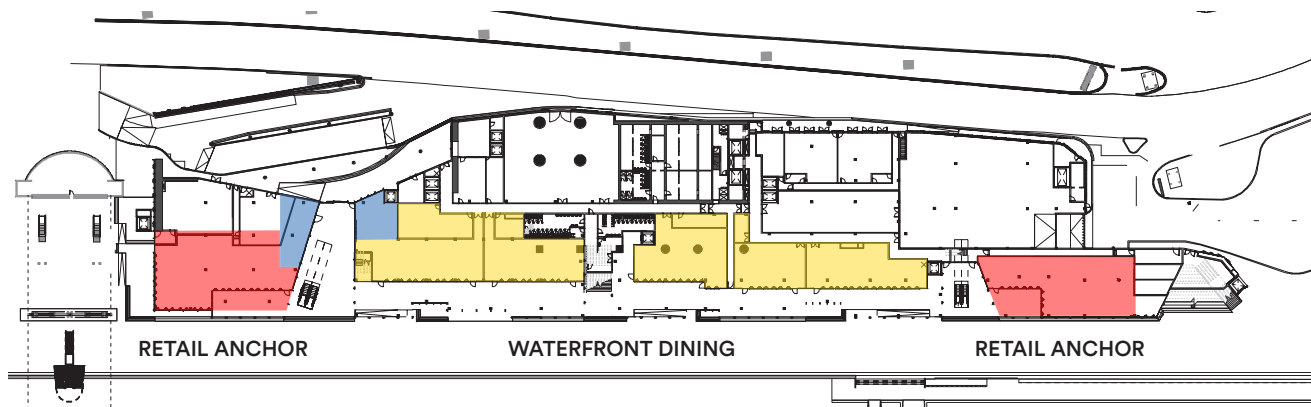




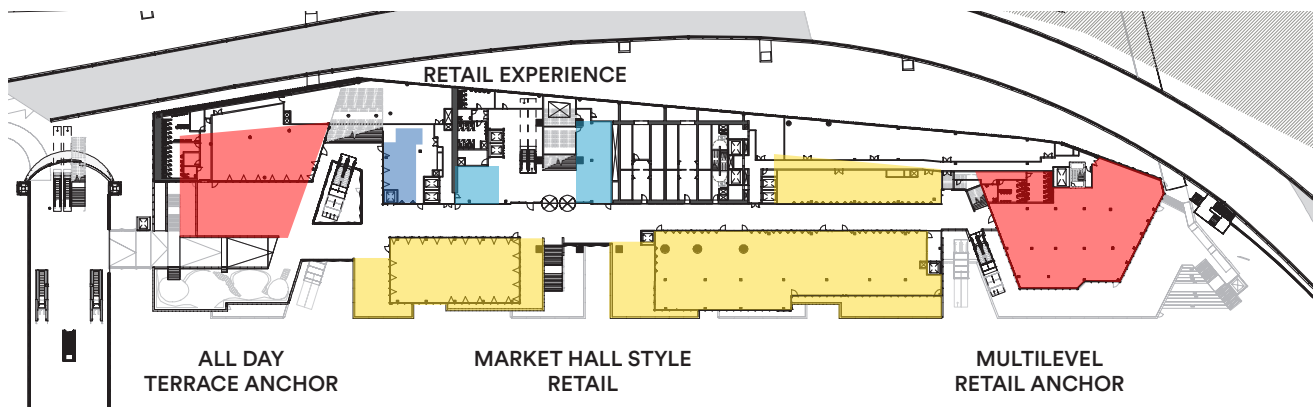
3.2 Podium

Retail Concept

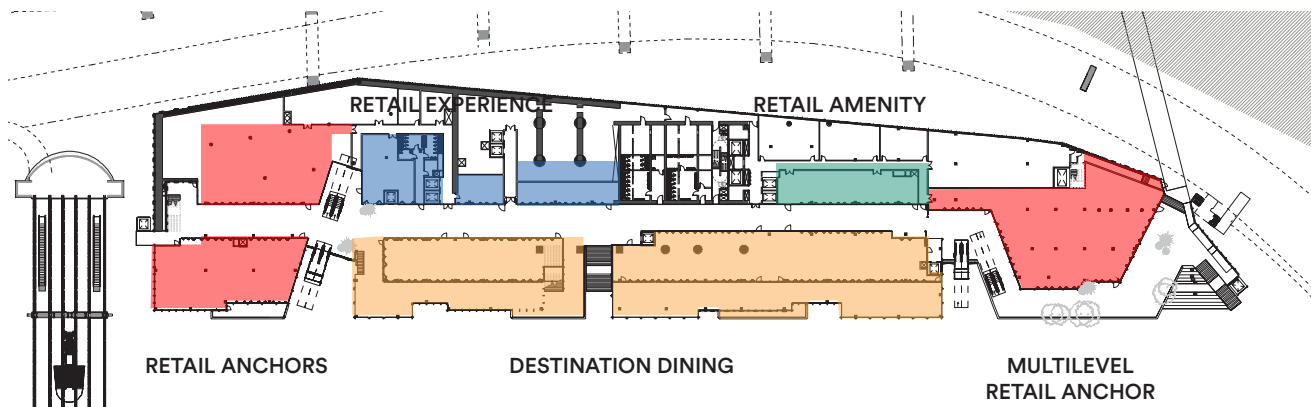
The Retail Leasing precinct plans have been built up with a focus on the main customer groups being office workers, tourists, day trippers and local residents. A large range of retail options have been considered to provide flexibility in use over the life of the asset. The initial retail planning envisages a high proportion of F&B tenants, combined with office amenity, experience retail, and entertainment options.



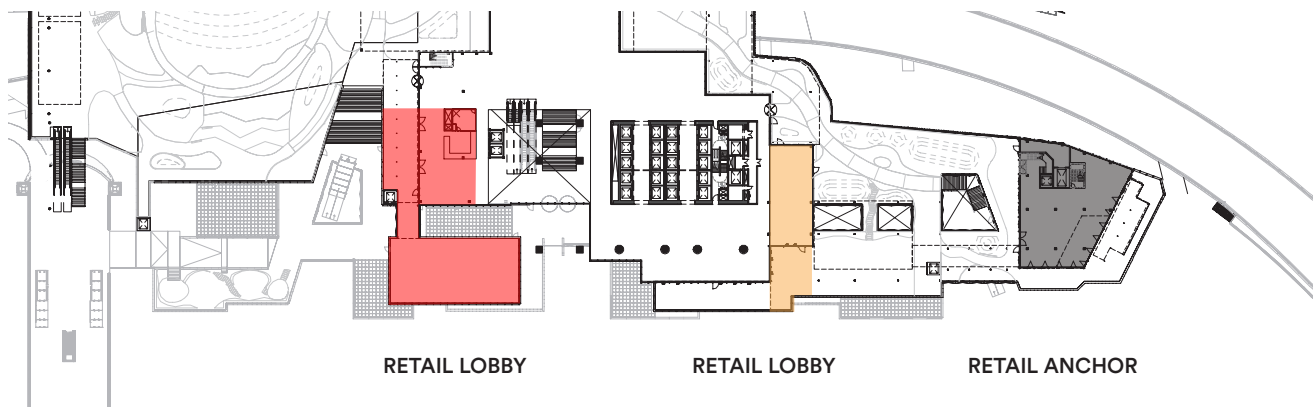
GROUND FLOOR (INDICATIVE)



LEVEL 2 (INDICATIVE)



LEVEL 1 (INDICATIVE)



LEVEL 3 (INDICATIVE)

Retail Moodboard for F&B options



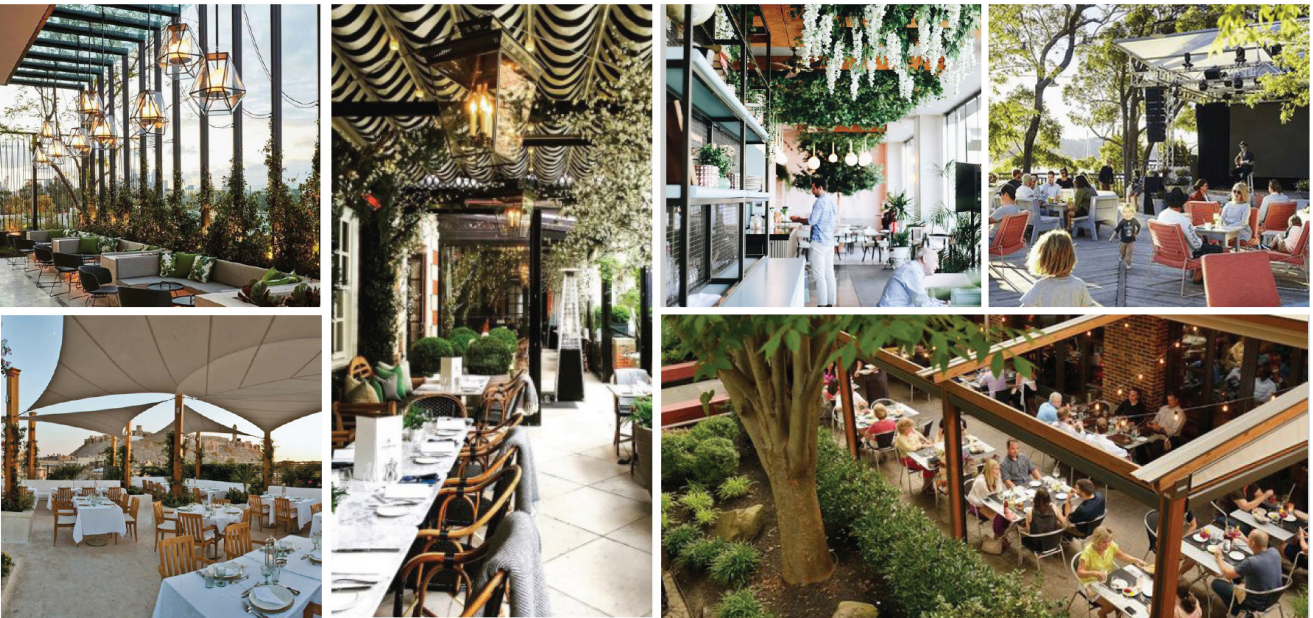
Ground Floor



Level 2



Level 1

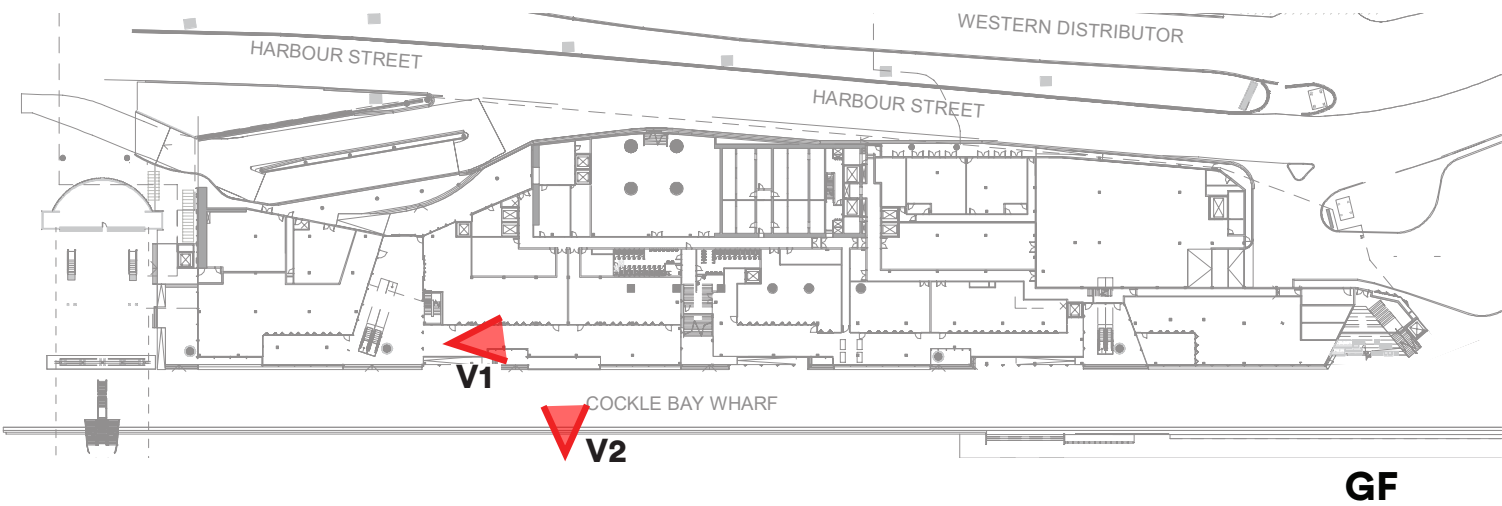


Level 3

3.2 Podium

Ground Floor

The Ground Floor is characterized by casual and informal dining. A highly permeable boardwalk edge and generous weather protected elevated terraces create an inviting and vibrant new destination in the city. The retail spaces are easily divisible into an assortment of small and medium vendors providing a wide range of F&B with a fantastic view of the bay.



GROUND FLOOR, F&B TERRACE
V1: Dining adjacent to promenade, view to harbour

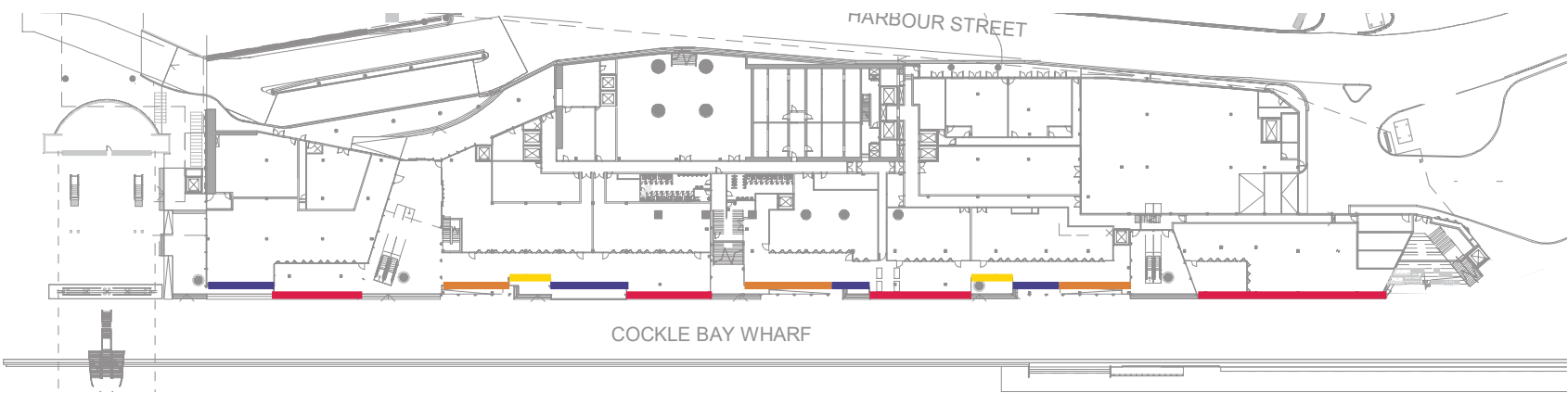


CLUSTER 2, VIEW OF ALL LEVELS FROM HARBOUR
V2: Permeability and seating areas with a high level of comfort

3.2 Podium

Promenade - Active Edge Zones

The boardwalk edge is elevated 600mm (RL 2.3 to RL 2.9) from the promenade. This height difference is utilized with seating and planting to activate it - turning it into a public amenity. Stairs and ramps are positioned at regular intervals in optimized locations.



ACTIVE EDGE STRATEGY

A variety of edge conditions along the promenade helps to activate the edge zone.



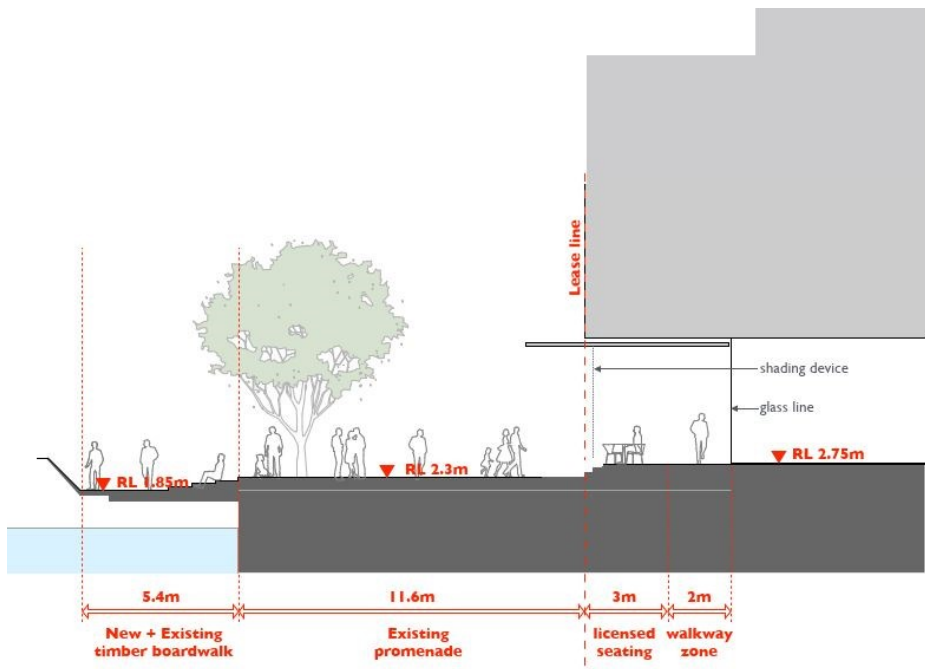
3.2 Podium

Promenade - Average Setback

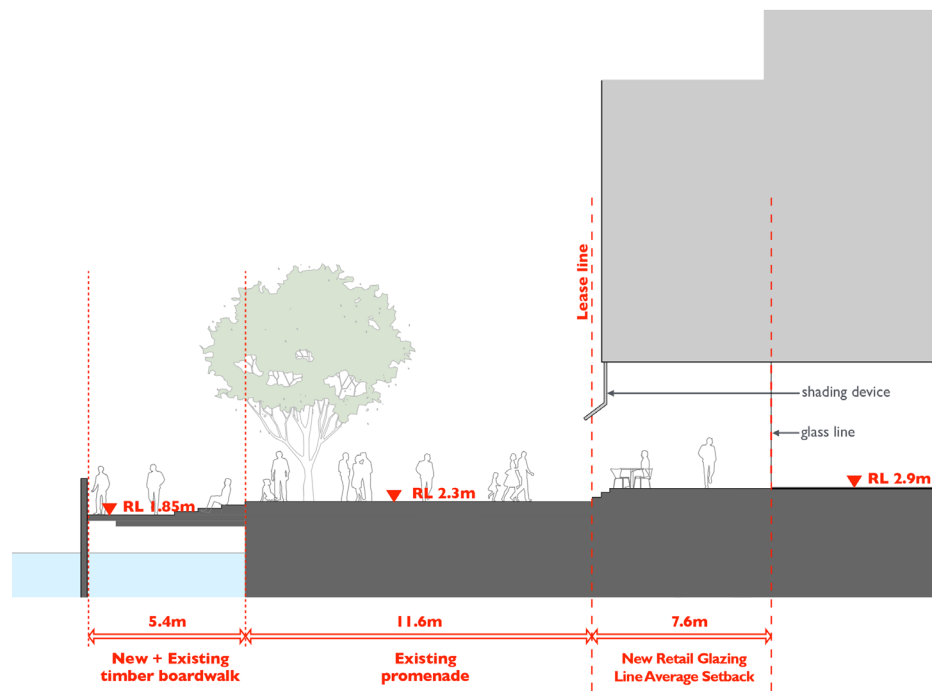
Condition of Consent B1 m) and Design Guideline : Open Space Principle 4.3 were established to ensure that the promenade width is not reduced by the development and to encourage an active street-front.

Consistent with these controls, the proposal maintains the 11.6m promenade zone and achieves and exceeds the nominated 5m zone to the glass line of the ground floor retail tenancies. The proposal provides an average 7.6m zone for dining and circulation from the lease line.

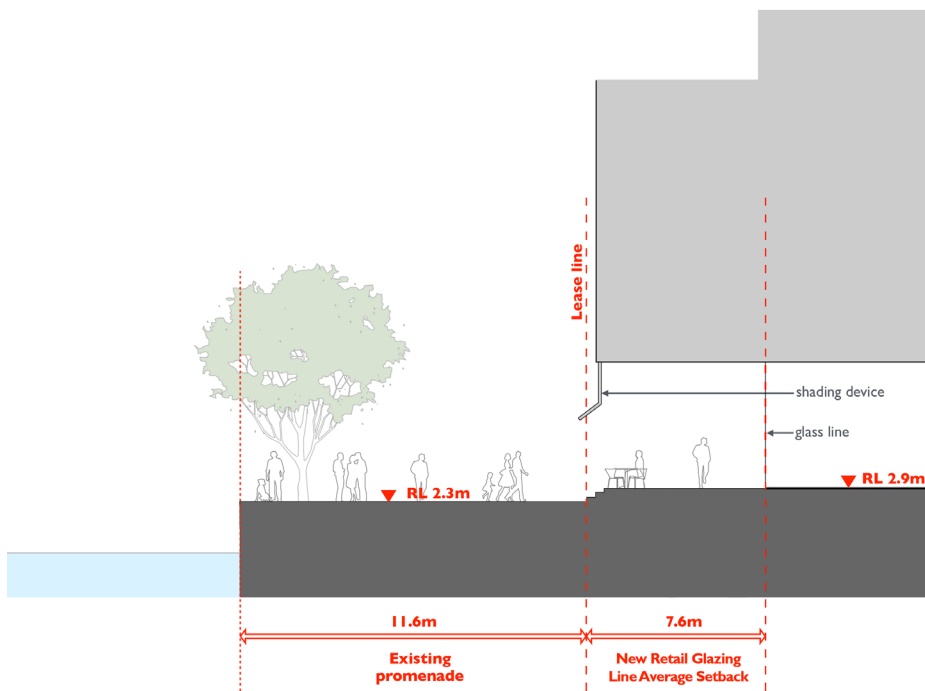
The boardwalk extension indicated in the Design Guideline has not been advanced as part of the proposed development in compliance with the terms of the Concept Approval.



Design Guidelines : Open Space Principle 4.3 - Figure 3.6



Updated Stage 2 SSD DA Proposal - Section through existing Boardwalk



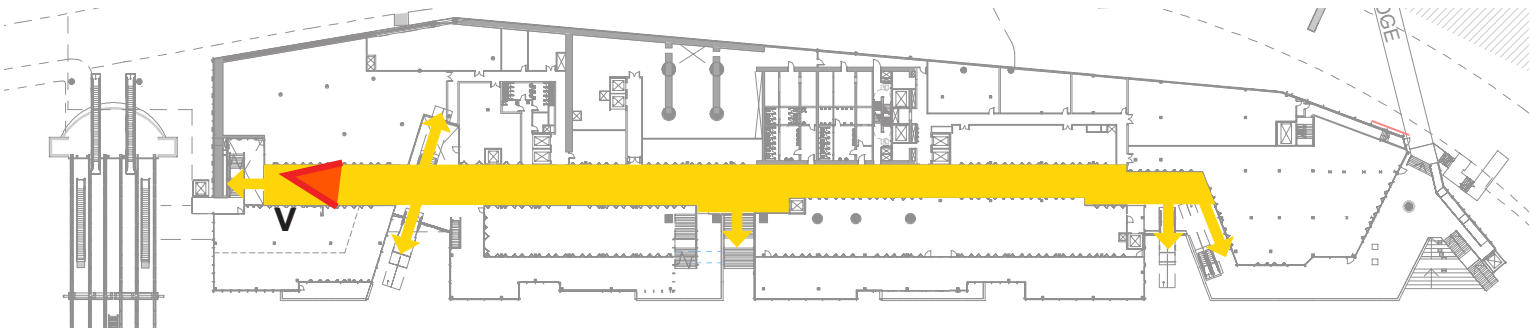
Updated Stage 2 SSD DA Proposal - Section with no existing Boardwalk



3.2 Podium

Retail Street (L1)

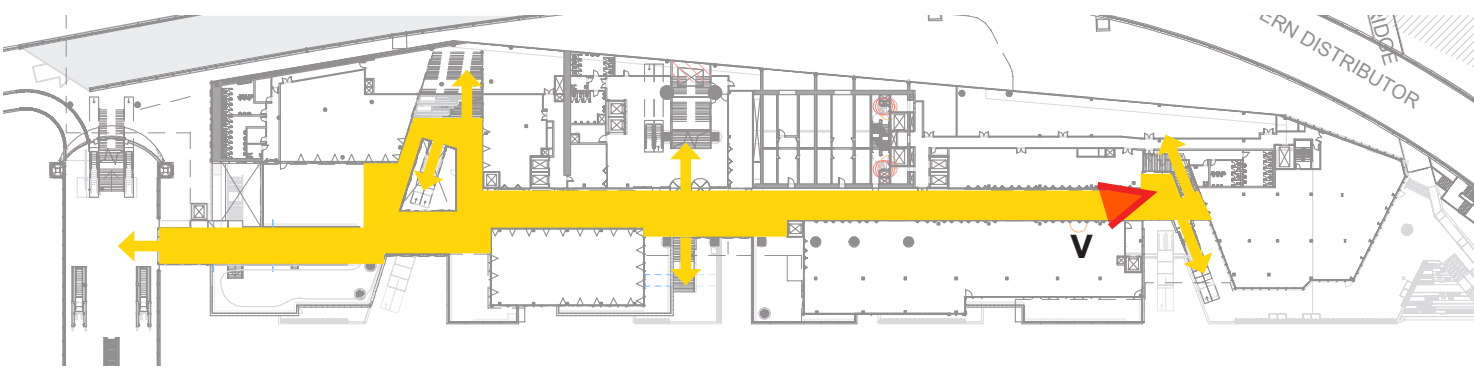
On level 1 the central retail circulation path is a semi-outdoor street that opens up to the waterfront at the three circulation nodes. The operable facades allow retailers to open up and spill into the street with stalls or seating areas providing an informal yet lively retail atmosphere. The flexibility in the retail floorplates allows for a wide range of retail scenarios spanning from larger anchors to smaller retail units.



3.2 Podium

Pymont Walk (L2)

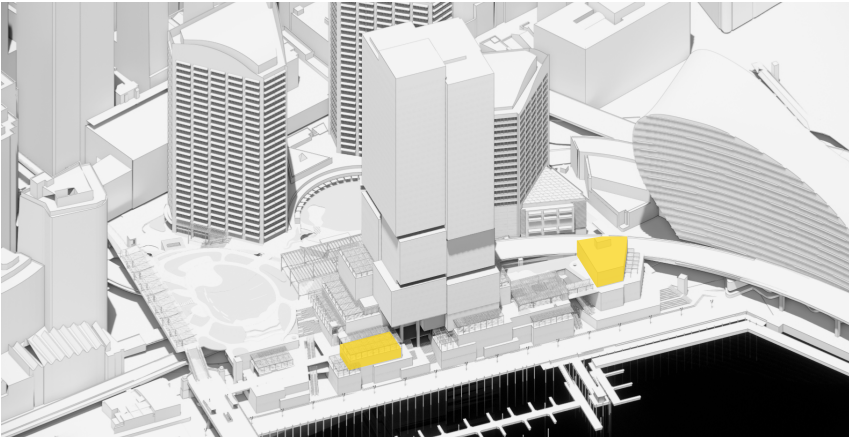
Level 2 connects directly to Pymont Bridge and is a semi-covered outdoor street with different sizes and configurations of retail spaces allowing for a wide mix of tenants. At the Northern Circulation Node, Pymont Walk connects up to the Northern Park via a wide landscape stair with planters and seating integrated. The street opens up to the water and external terraces at numerous points via breaks in the facade.



3.2 Podium

Timber Lanterns

The Timber Lanterns on the uppermost levels of the Podium showcase a theme of timber construction and materiality giving them a signature aesthetic that will enhance the experience of visiting or occupying them and soften the appearance of these signature venues from the surrounding viewpoints. The use of CLT contributes to a more varied material palette.

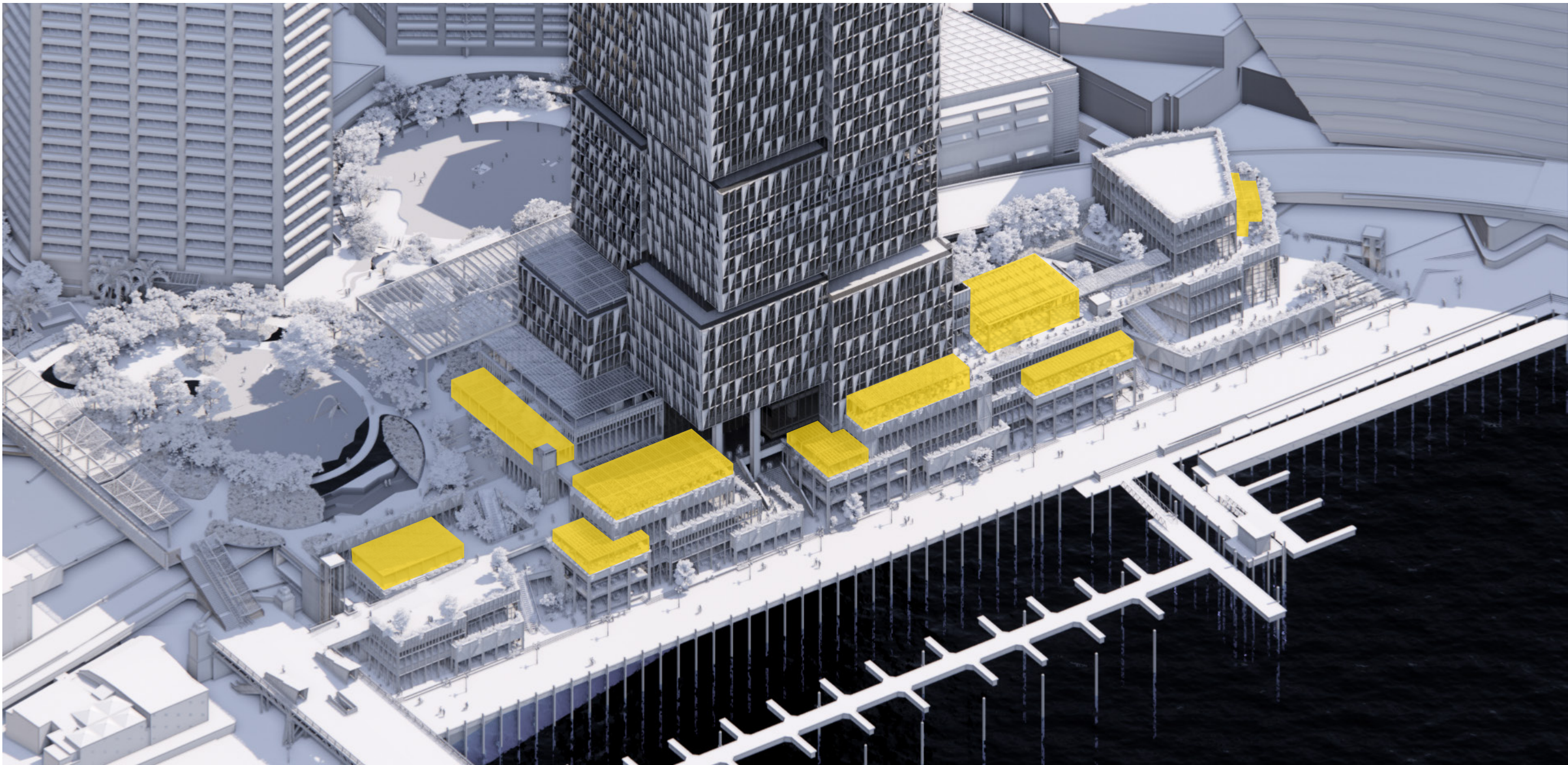


NORTH AND SOUTH LANTERN (TIMBER STRUCTURE)



Outdoor Covered Spaces

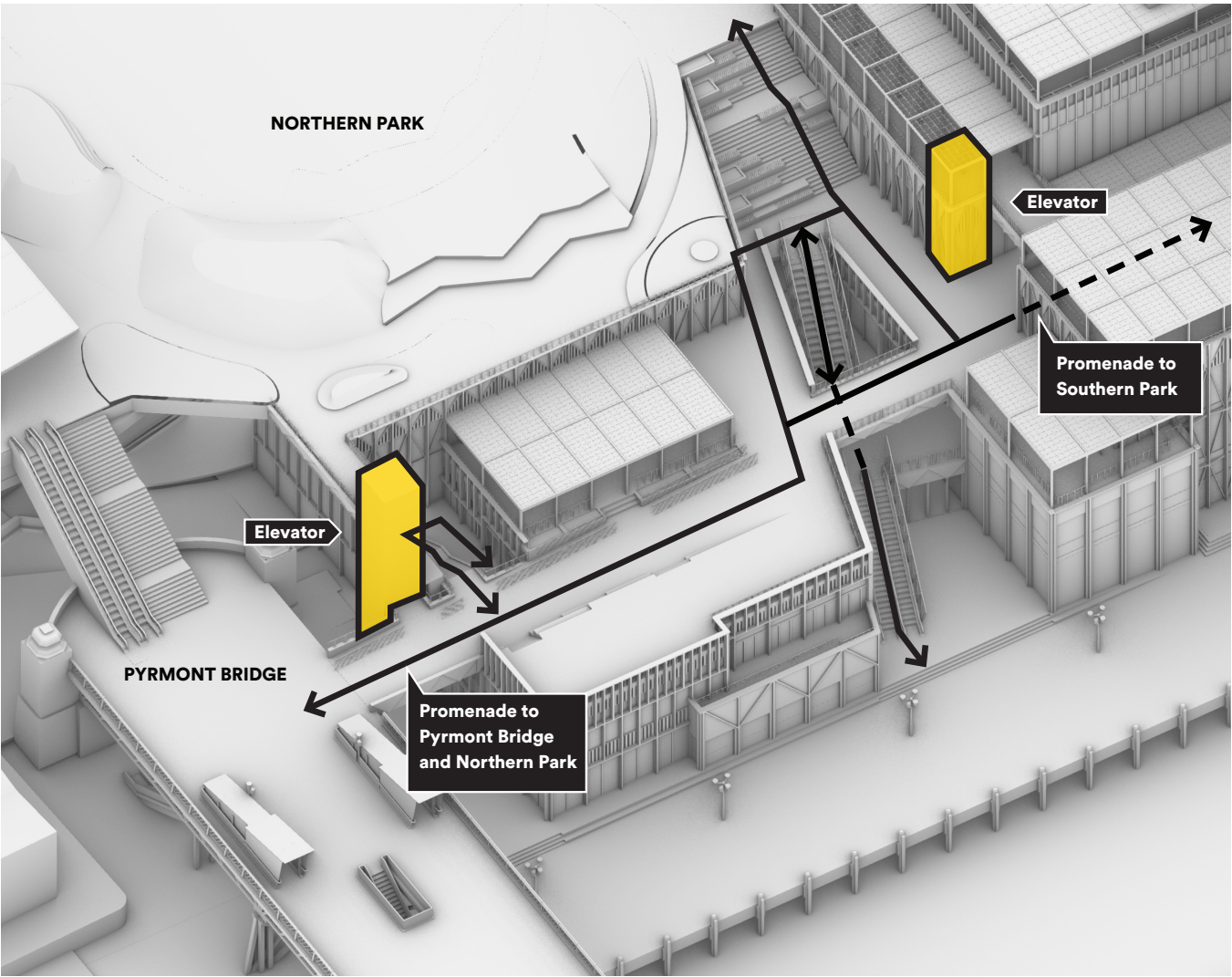
The Podium contains a multitude of outdoor covered spaces on every floor. The majority of these are in direct connection to adjacent outdoor areas but the large covered space in the South Park is a public space for all to use. All of the spaces marked in the diagram below have direct views to the water.



3.2 Podium

Podium Connection to Pymont Bridge

The Level 2 Pymont Walk is slightly elevated above Pymont Bridge. Providing a continuous ramp from the bridge instead of stairs ensures an inviting and inclusive experience.



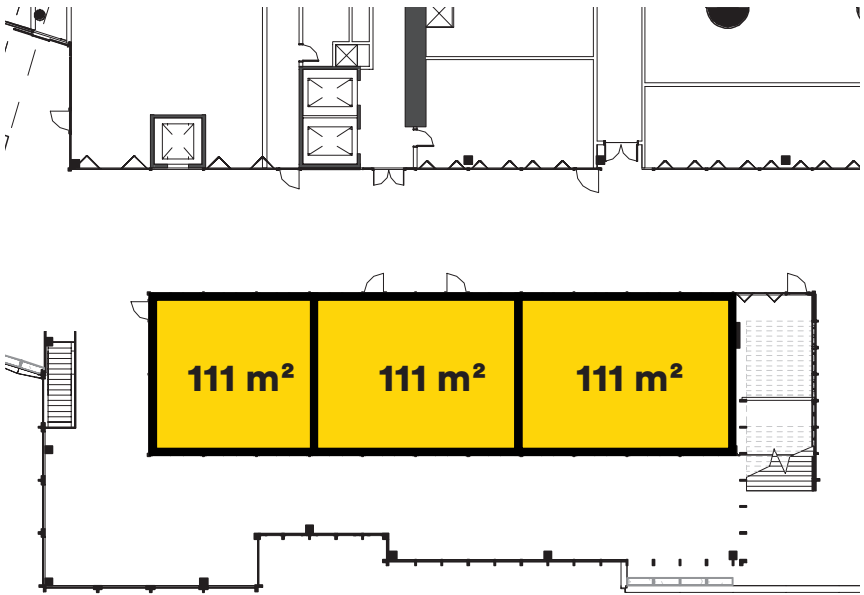
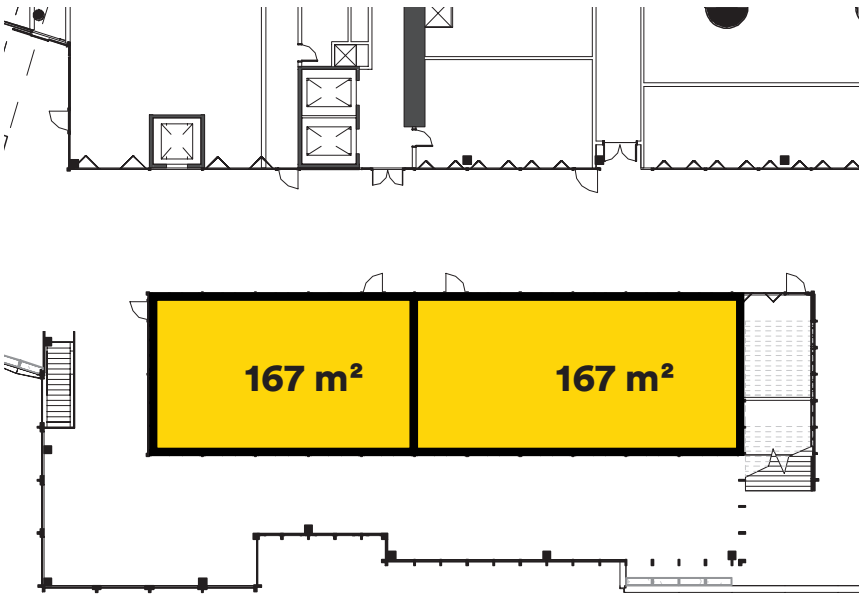
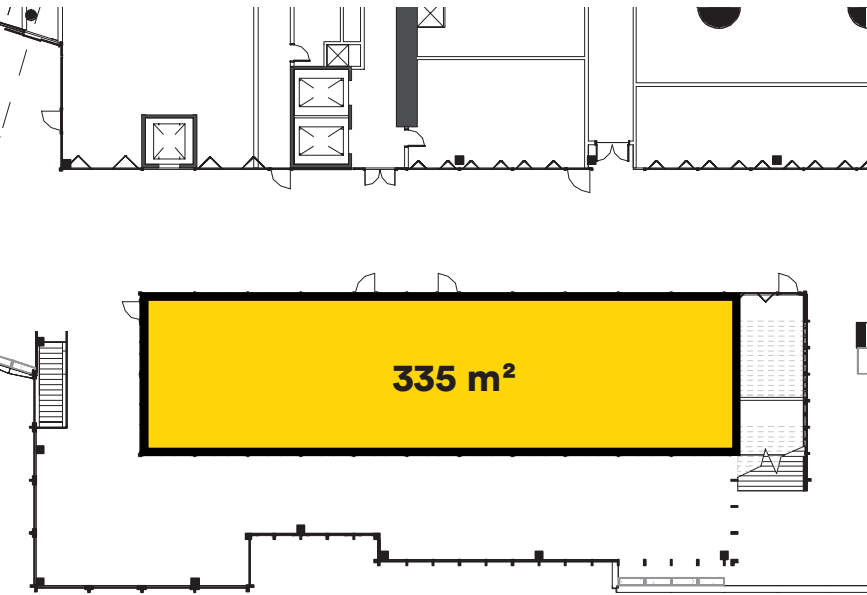
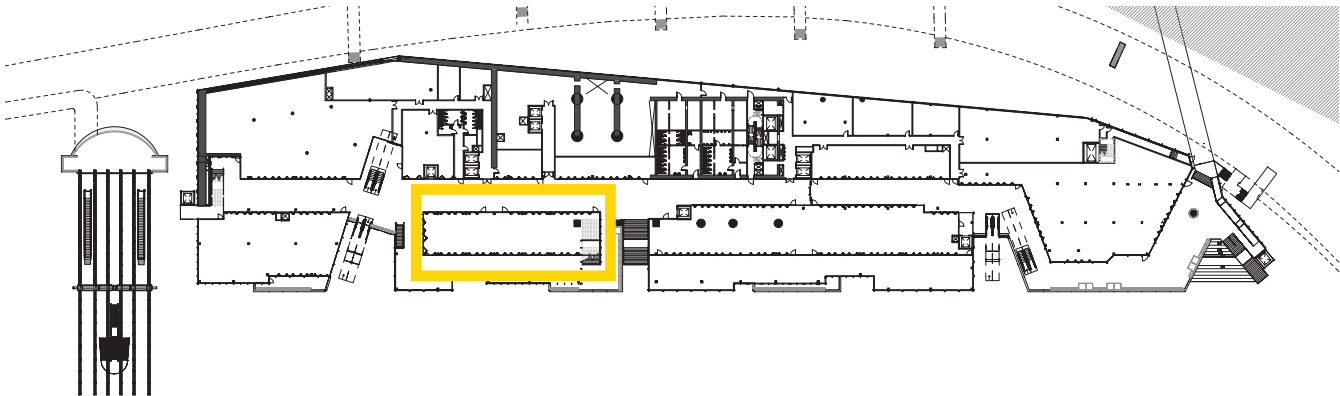
CONNECTIVITY



CONNECTION PYRMONT BRIDGE -LEVEL 2

Retail Flexibility

Retail flexibility is an important factor in the planning of the retail spaces at GF, L1 and L2. As illustrated below, tenancies can be divided into a wide range of configurations with retailers of different sizes and functions.

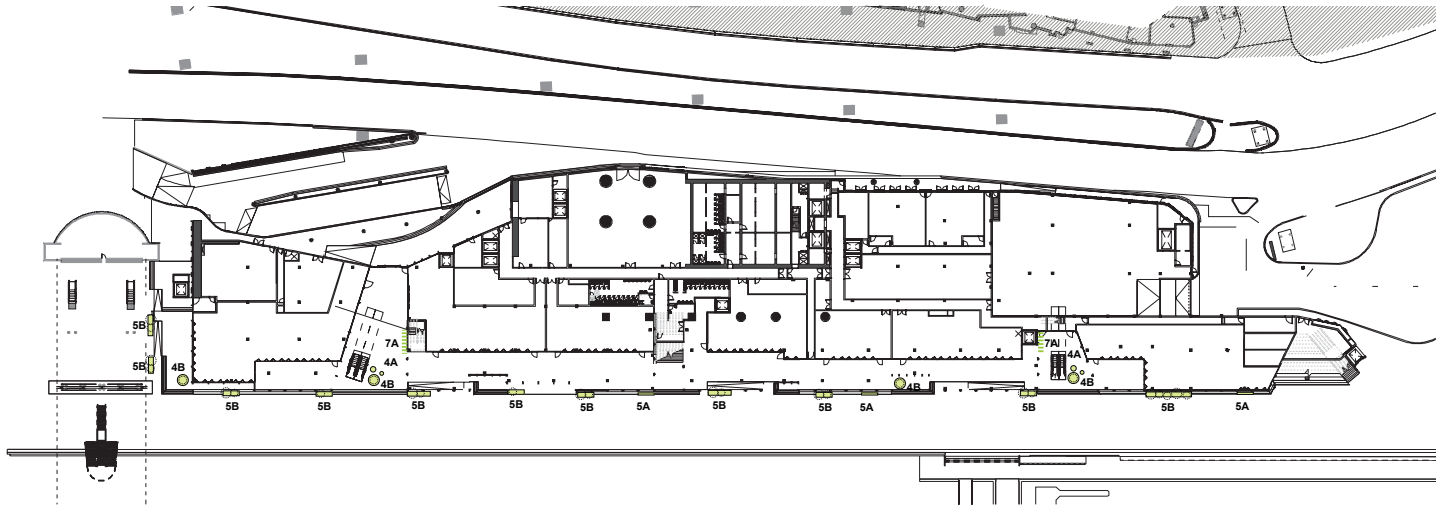


Possible tenant divisions

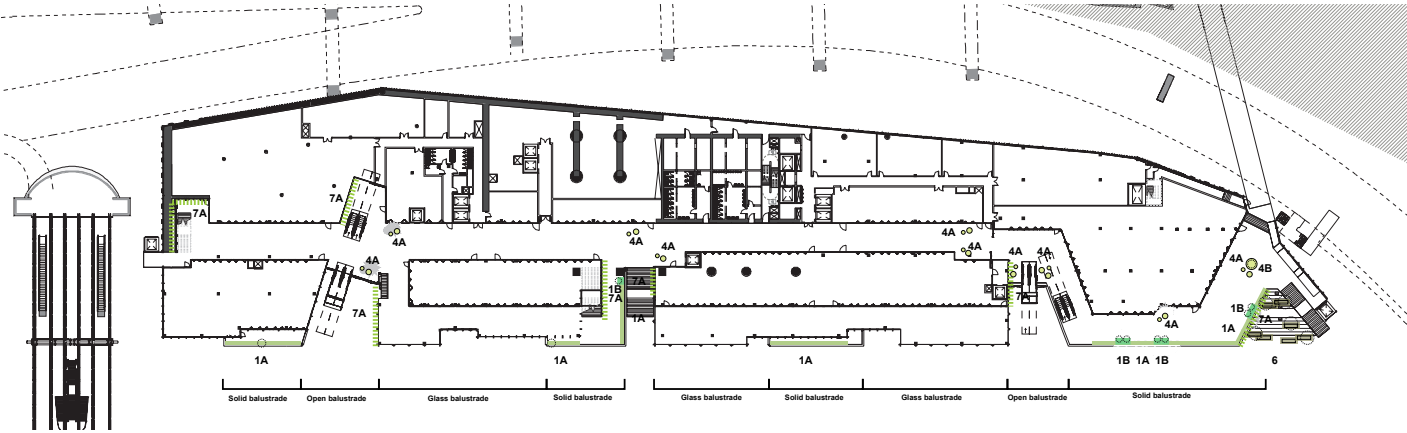
3.2 Podium

Planter Strategy

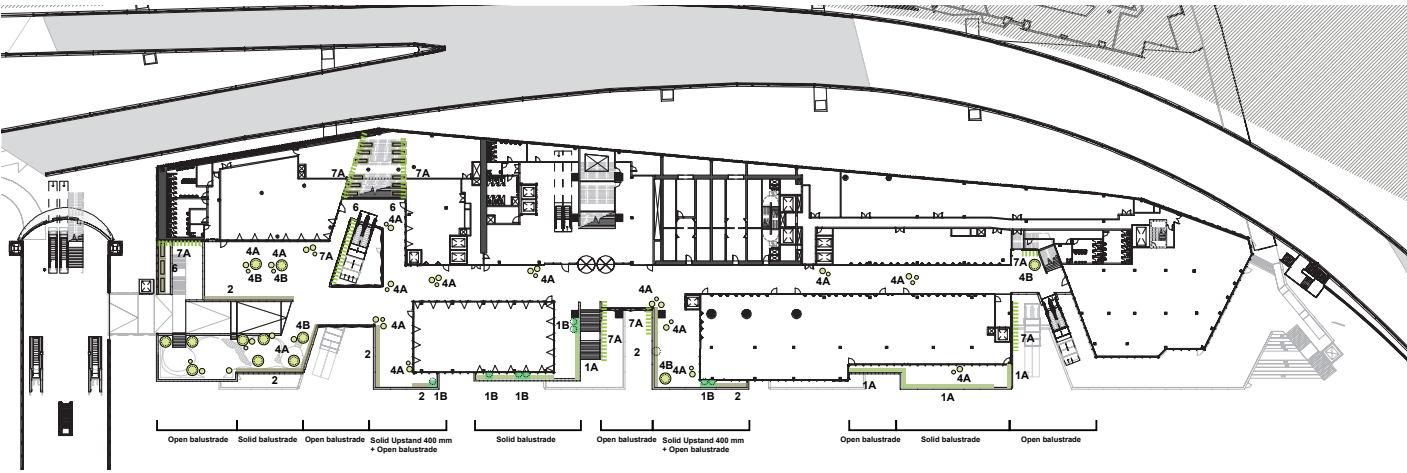
Planters are strategically located on all podium levels with the intention of balancing the amount of planters and greenery with visibility to water. This is also reflected in the design of the planters and the way they interface with the facade.



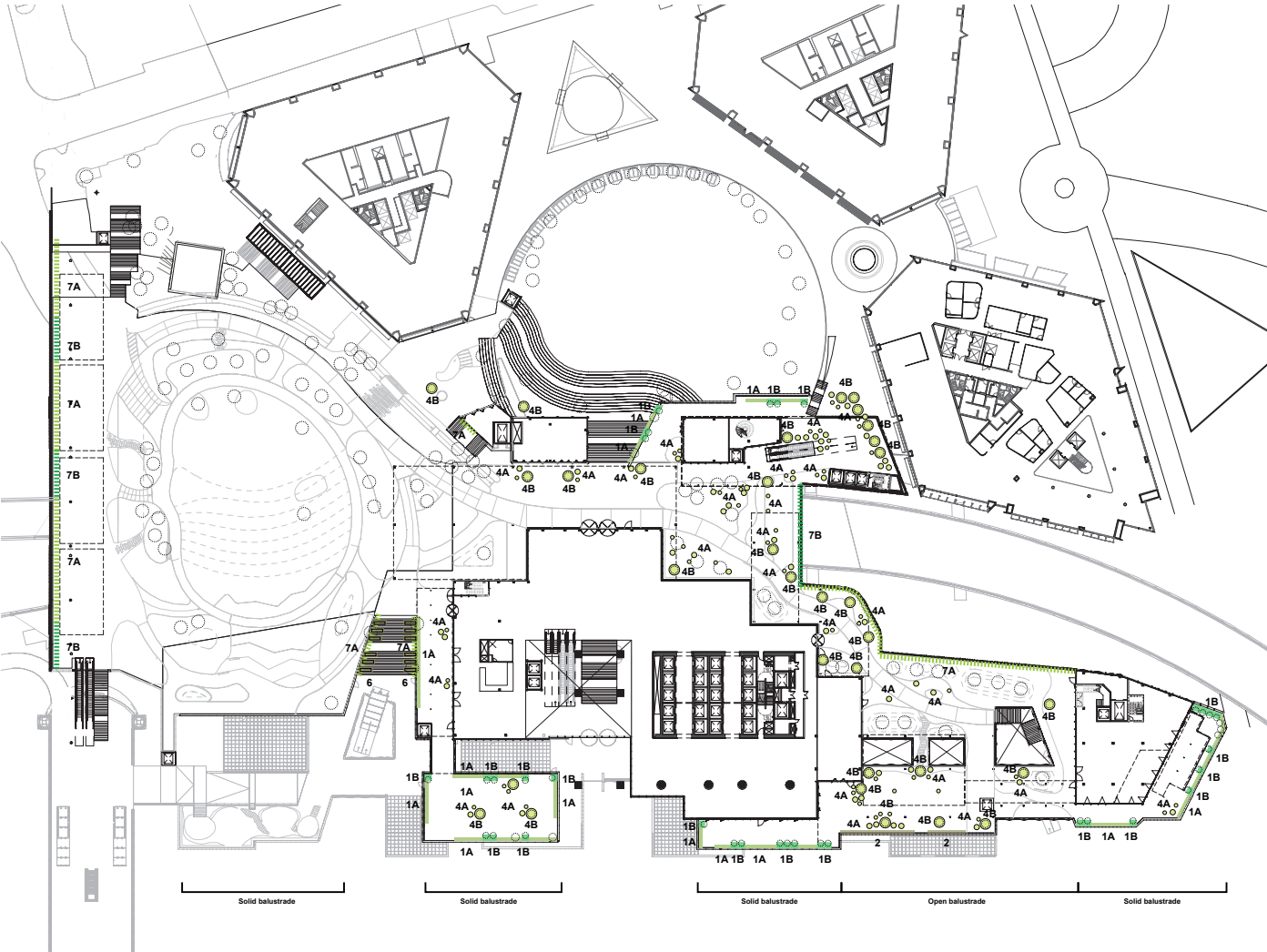
Level 00



Level 01



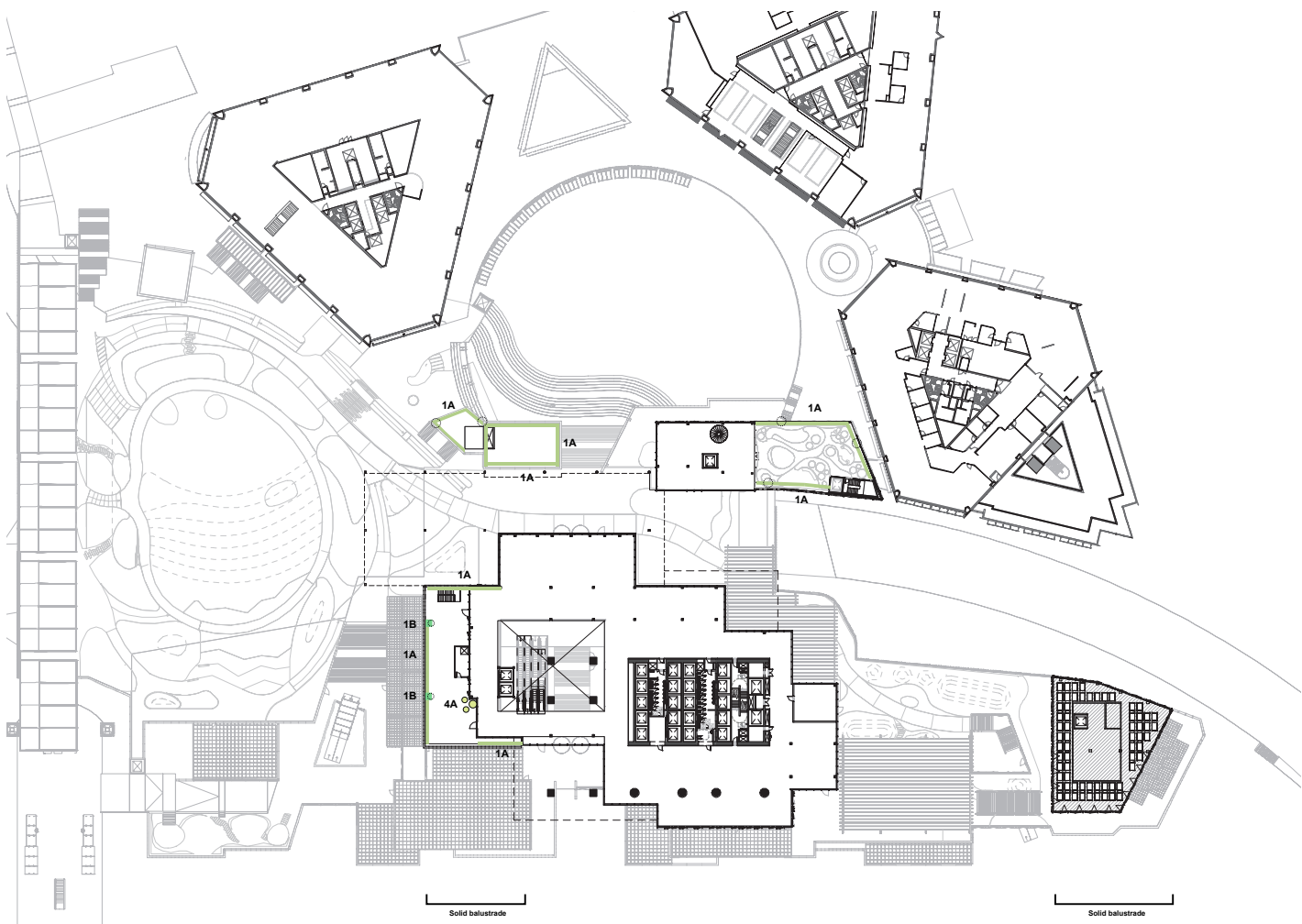
Level 02



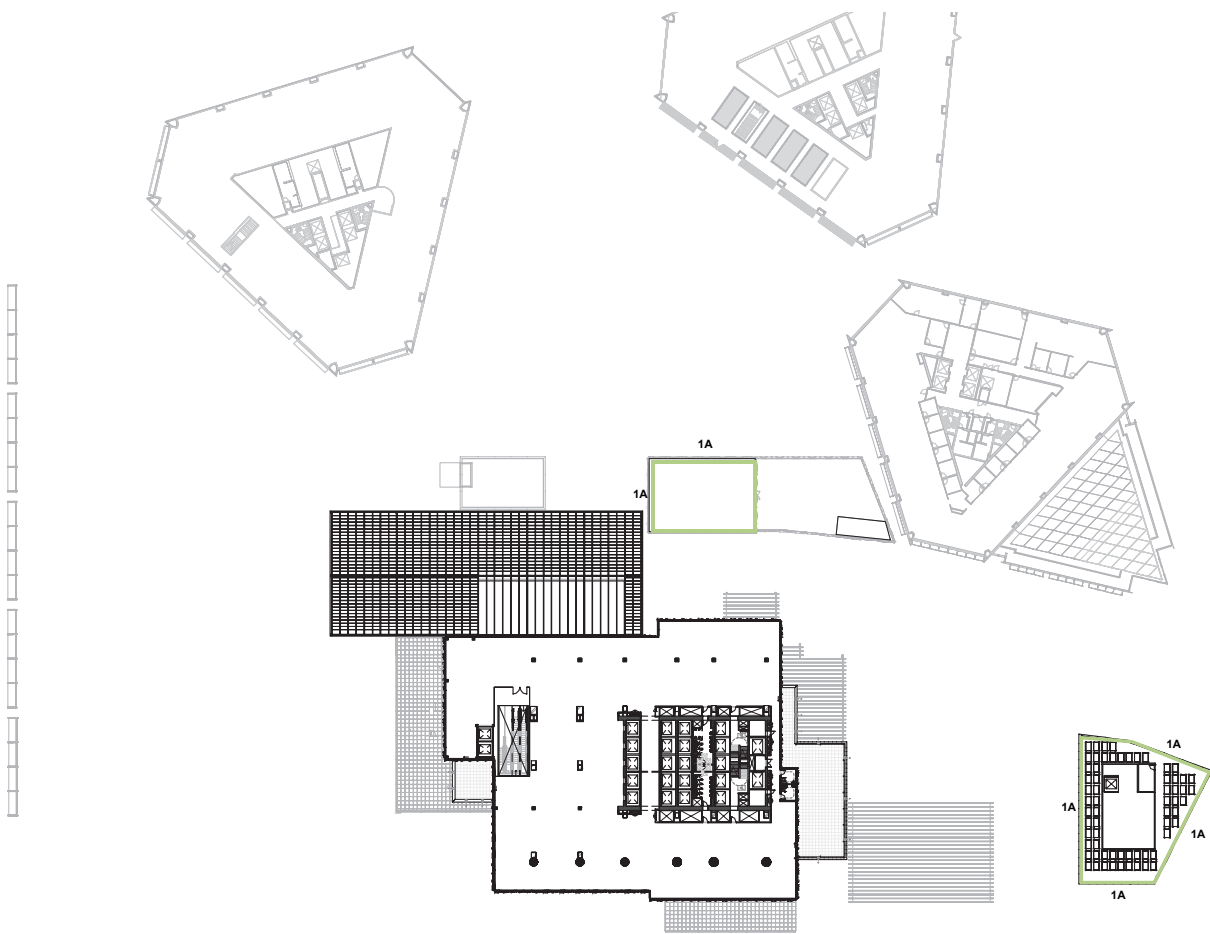
Level 03

- 1A Balustrade Planter Boxes
- 1B Balustrade Planter Large Boxes
- 2 Balustrade Planter Boxes 200 Up Stand
- 3 Free Standing Planter Boxes
- 4A Pots
- 4B Pot Large
- 5A Integrated Plant box
- 5B Integrated Plant box Large
- 6 Integrated Plant box Stairs
- 7A Climbers with Planter Box below
- 7B Green Wall

3.2 Podium



Level 04



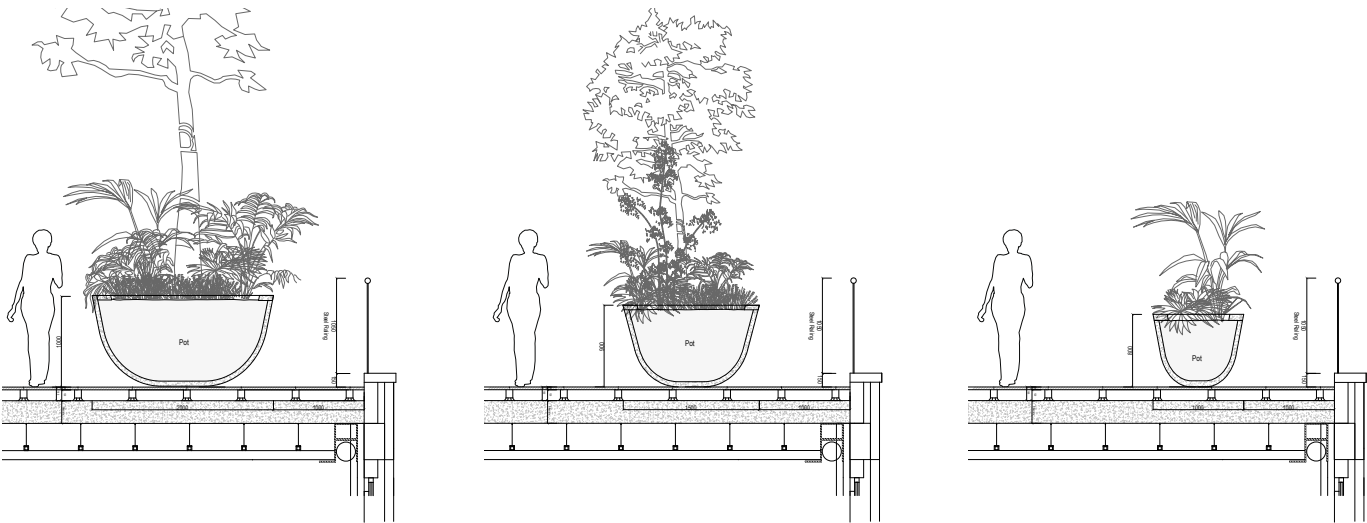
Level 05

- 1A Balustrade Planter Boxes
- 1B Balustrade Planter Large Boxes
- 2 Balustrade Planter Boxes 200 Up Stand
- 3 Free Standing Planter Boxes
- 4A Pots
- 4B Pot Large
- 5A Integrated Plant box
- 5B Integrated Plant box Large
- 6 Integrated Plant box Stairs
- 7A Climbers with Planter Box below
- 7B Green Wall

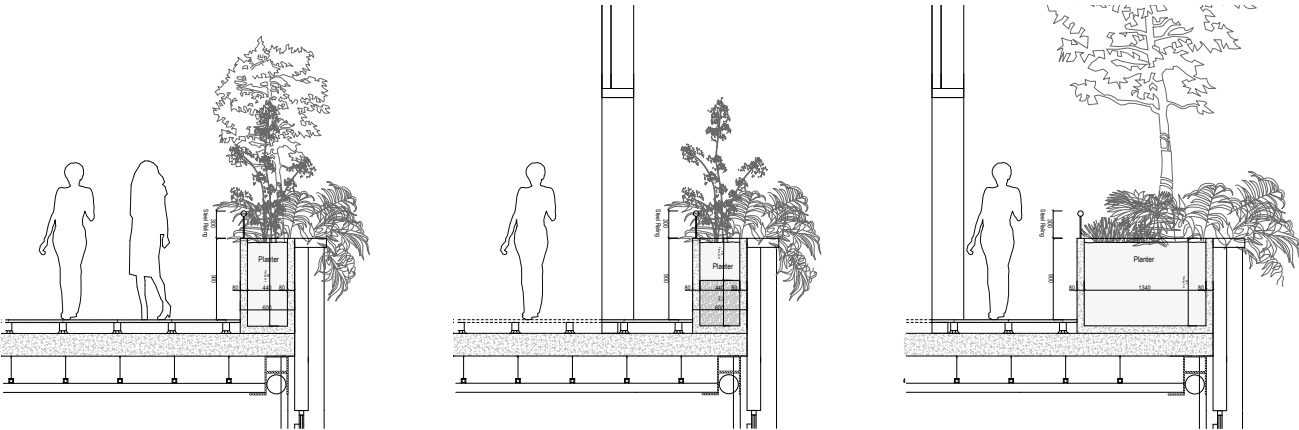
3.2 Podium

Planter Strategy

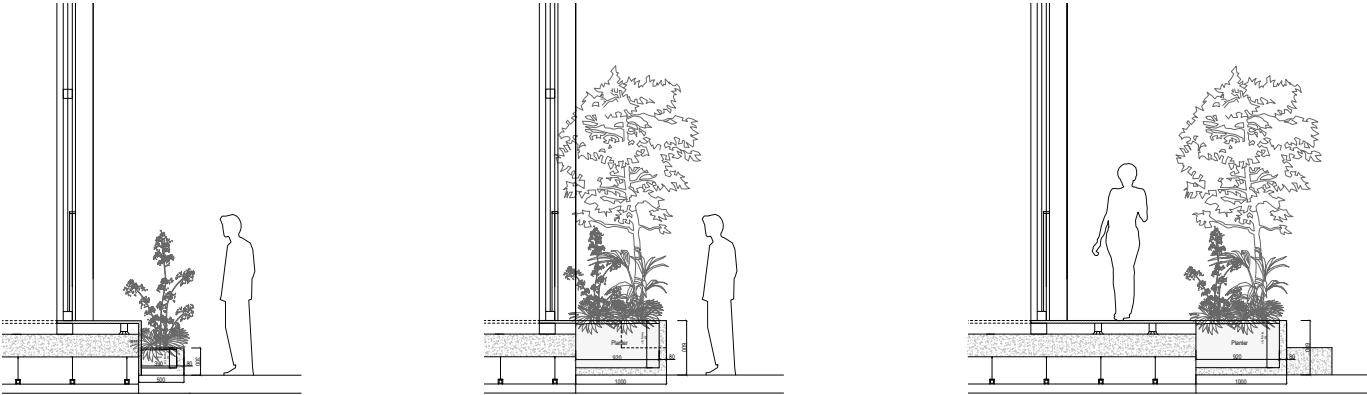
The below schematic sections illustrate the principles of how the planter strategy, shown on the previous pages, is being implemented across the project using a variety of plantersboxes and free standing pots of varying sizes and configurations.



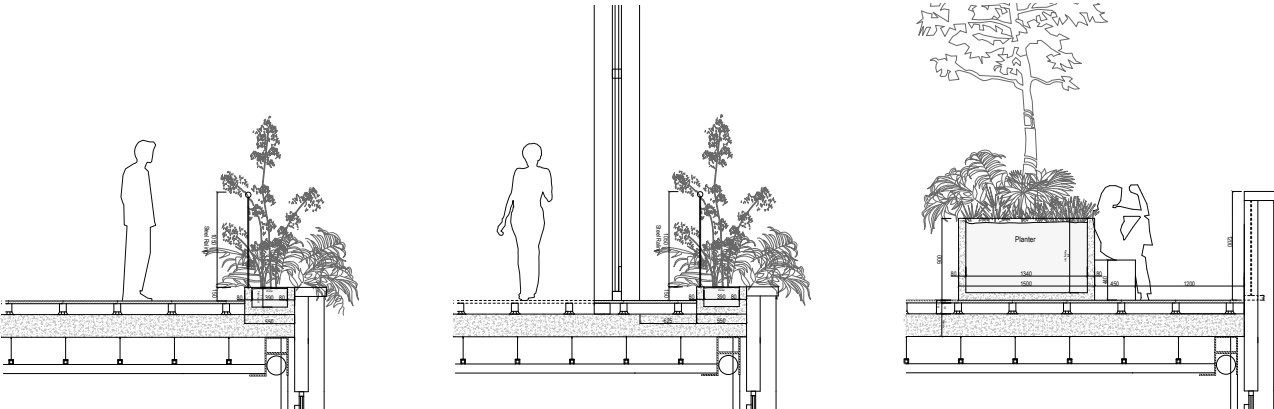
4A/B - Pots



1A/B - Balustrade Planter Box

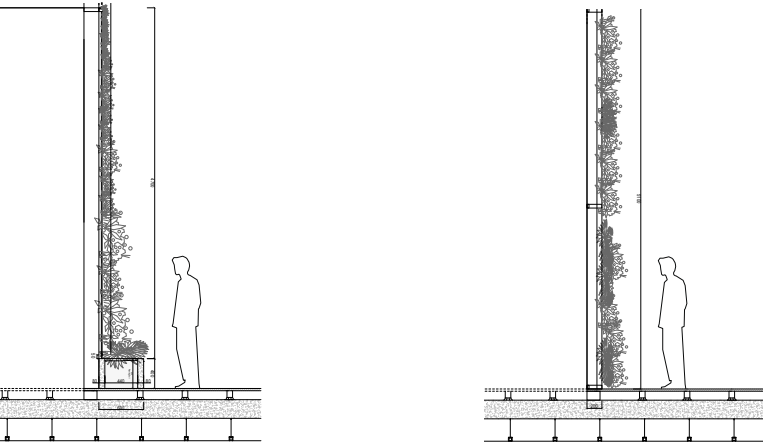


5A/B + 6 - Integrated Planter Box

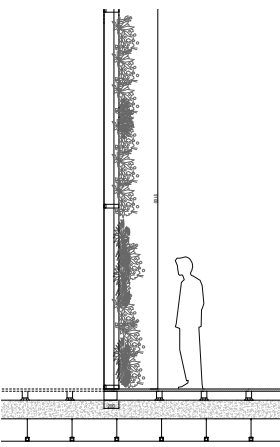


2 - Balustrade Planter Box 150 Upstand

3 - Free Standing Planter Box



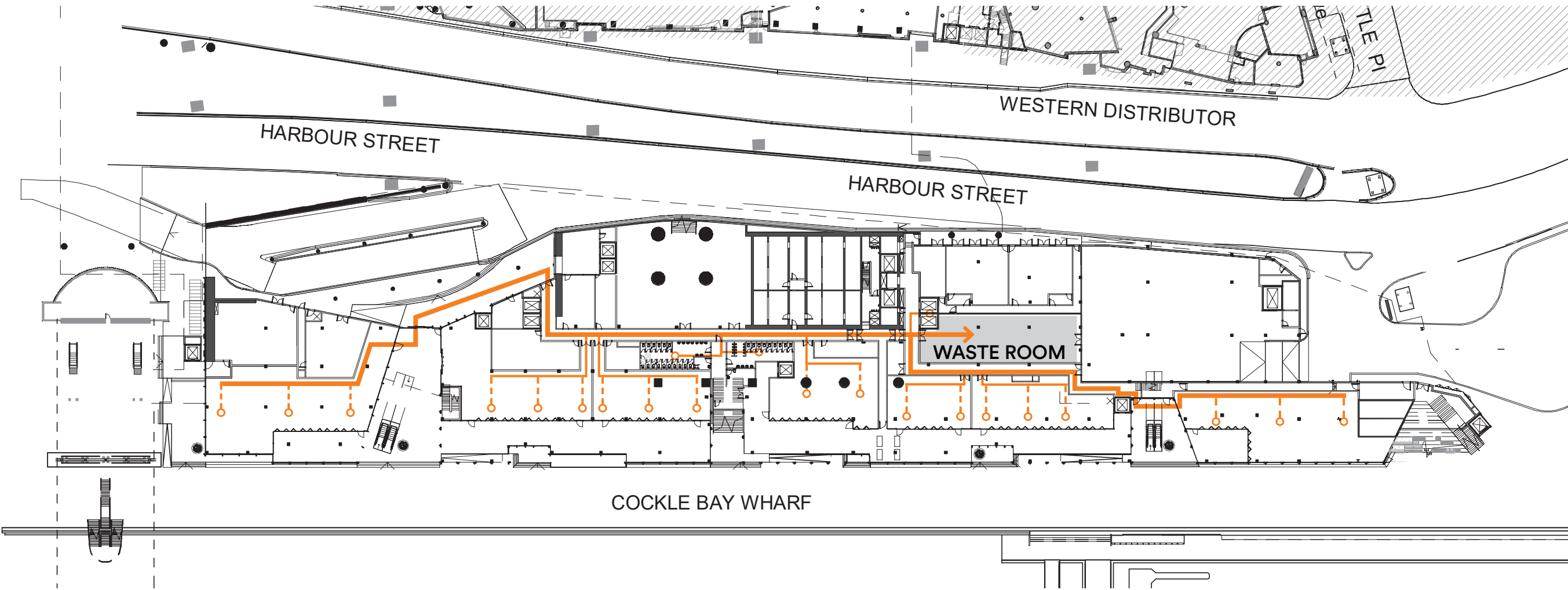
7A - Climbers with Planter Box below



7B - Green Wall

Waste management & Delivery

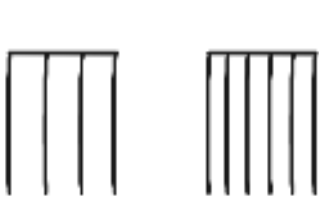
In order to ensure the functionality of the project, we have done a deep analysis of how and where waste shall be managed and delivered. Retail tenants and cleaners will be responsible for bringing out general waste at specific times of day following the below routes. Please refer to the waste report for the comprehensive waste management strategy.



3.2 Podium

Podium Facade - Architectural Intent

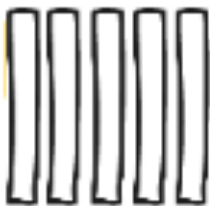
The Podium facade consists of four different typologies that are mixed together in clusters to give a varied expression within a cohesive design family. An overarching theme is the expression of verticality, depth and porosity. The primary facade material is GRC (Glass reinforced Concrete). Below are the various themes implemented in the podium facade design.



Spacing and Rhythm



Depth



Verticality



Subdivision



Heavy vs. Light



Diagonal elements

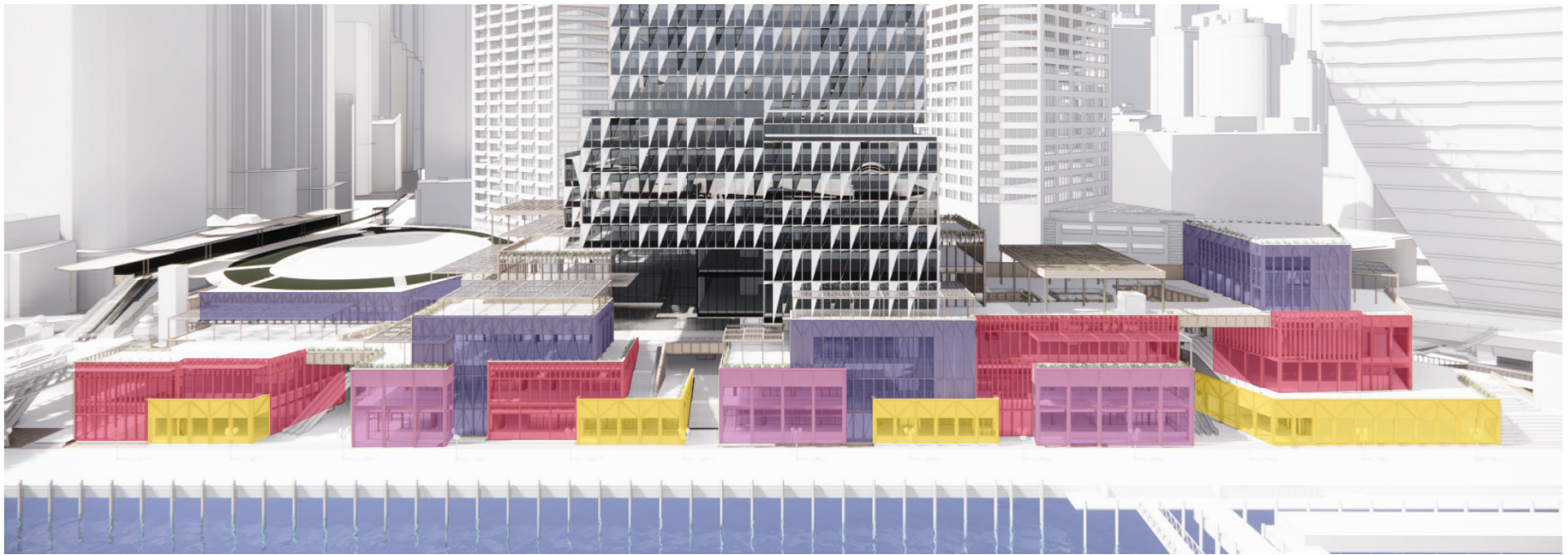




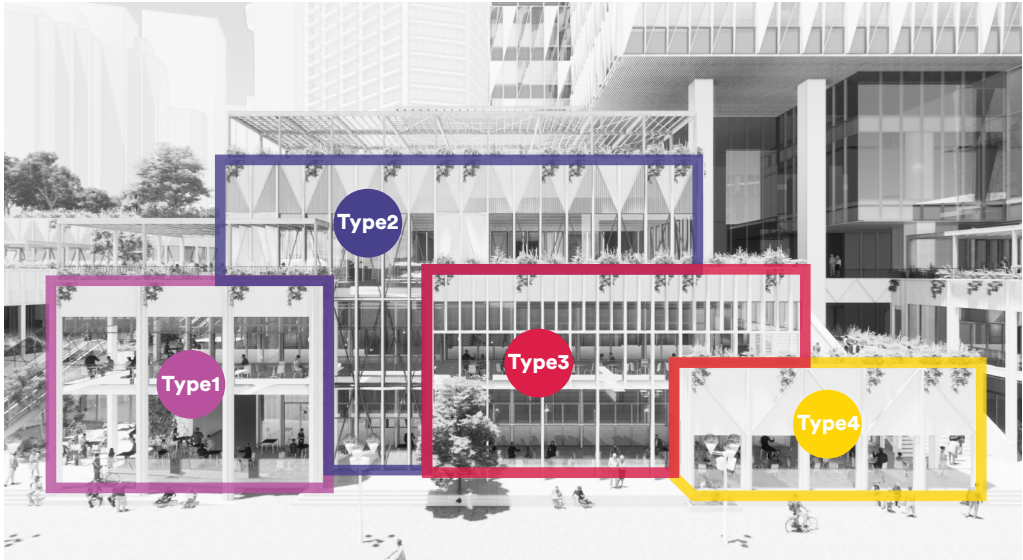
3.2 Podium

Podium Facade - Typologies

The four different facade typologies are combined and together gives the podium its varied and lively expression. The different typologies support the different uses and help to integrate various facade requirements such as openings, shading and wind protection.



Podium Facade - Elements of Facade



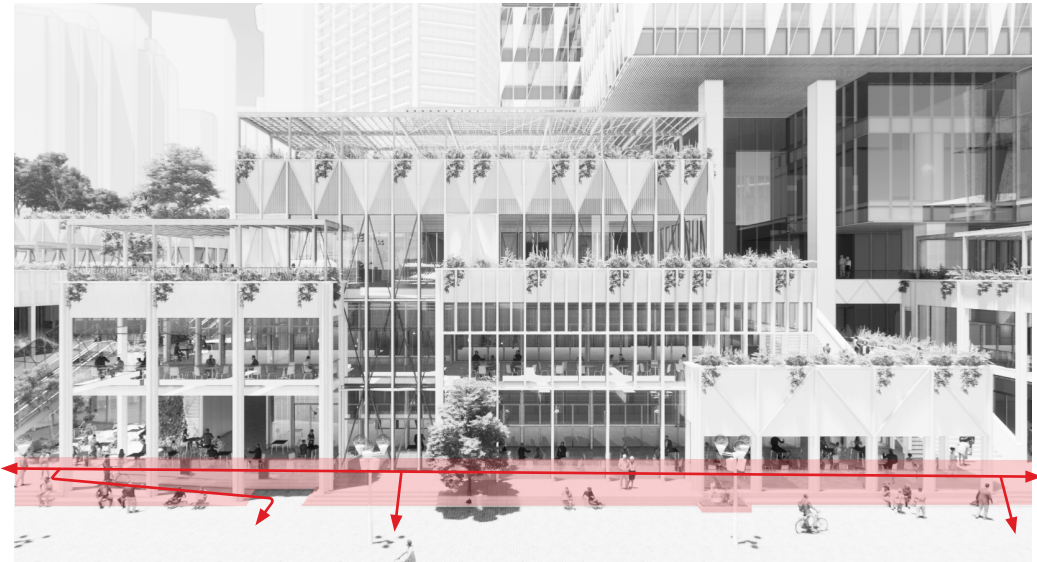
Facade Variations

Each cluster incorporates up to four variations of the podium facade (refer to type number on previous page)



Volume Cap

Each volume in the village has a thick cap to accentuate its volumetric expression



Ground Floor Interface

The ground floor facade is inviting and can be fully opened. The interface between the promenade and facade is highly permeable.



Pergola Expression

Pergolas serve to expand on the volumetric understanding of the clusters and provide weather protection to the large outdoor spaces

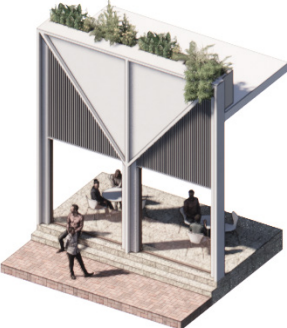
3.2 Podium

Podium Facade - Overview

The four podium typologies are further refined with a variety of performative requirements across the development. Below is an overview of all the resulting facade types.



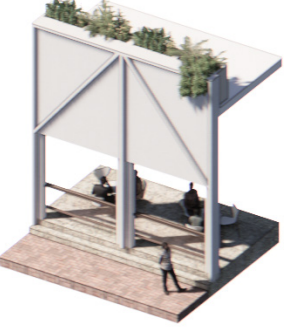
 **Closed Panel Facade**



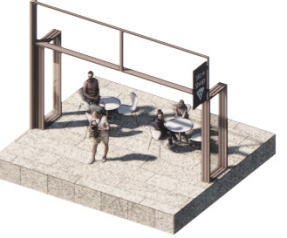
 **Non Operable Facade (GRC)**



 **Open Arcade Facade (GRC)**



 **Retractable Glass Facade (GRC)**



 **Operable Climatic Facade (Aluminium)**



 **Operable Climatic Facade (GRC)**



 **Glass Curtain Wall - Lobby**



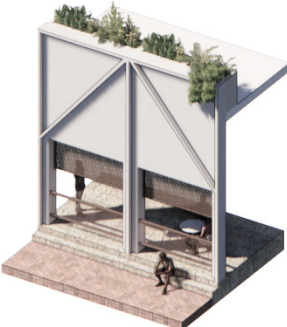
 **Green Wall**



 **Espalier**



 **Retractable Fabric**

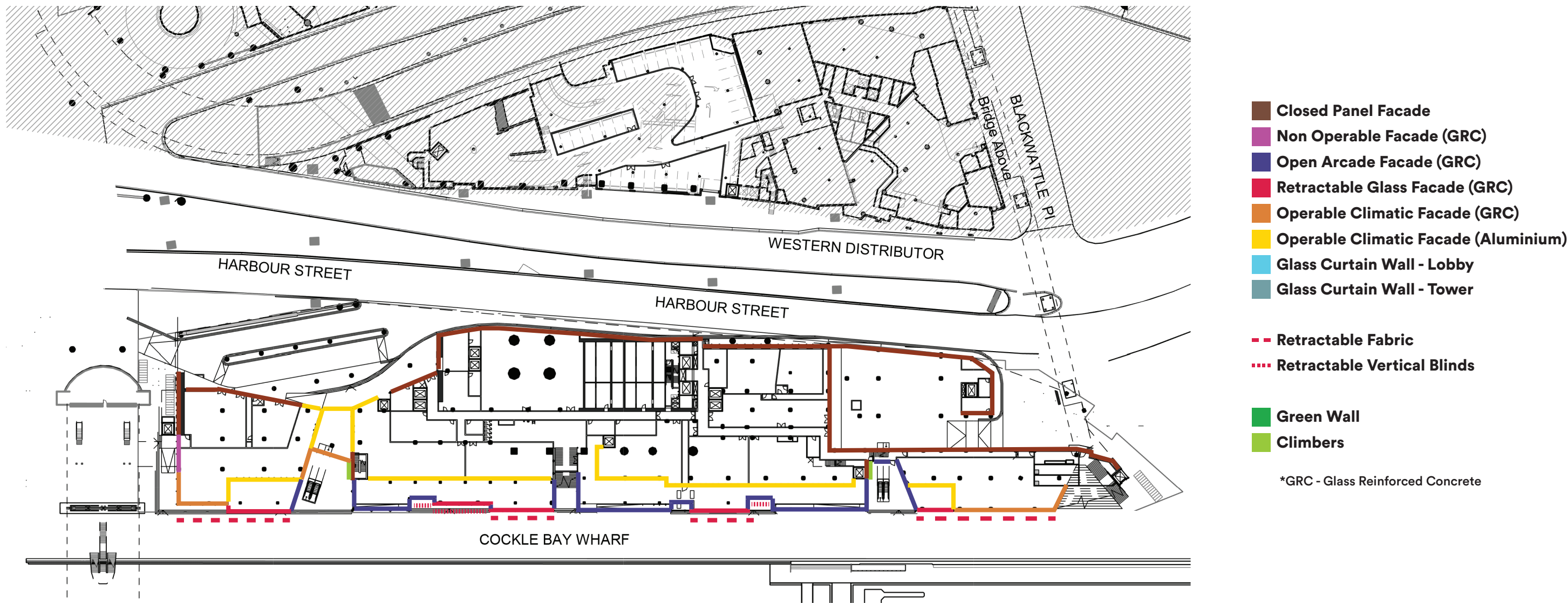


 **Retractable Vertical Blinds**



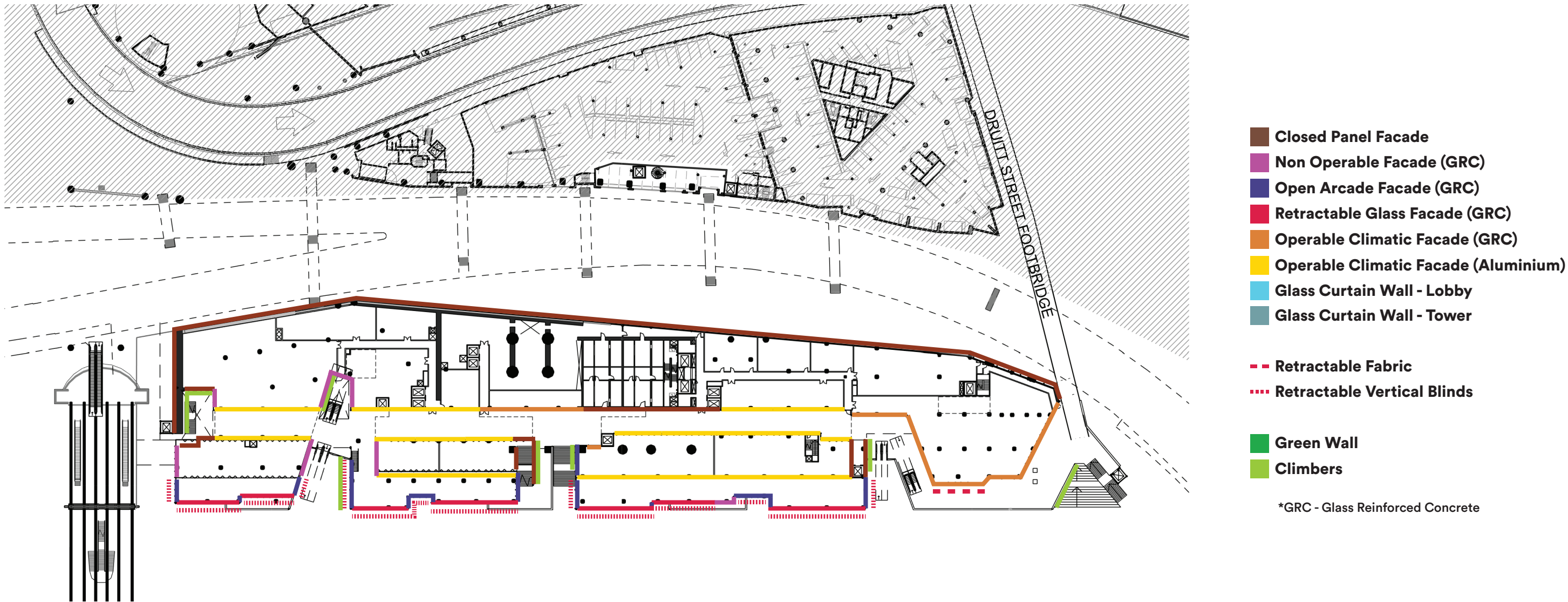
 **Glass Curtain Wall - Tower**

Podium Facade - Types & Modules

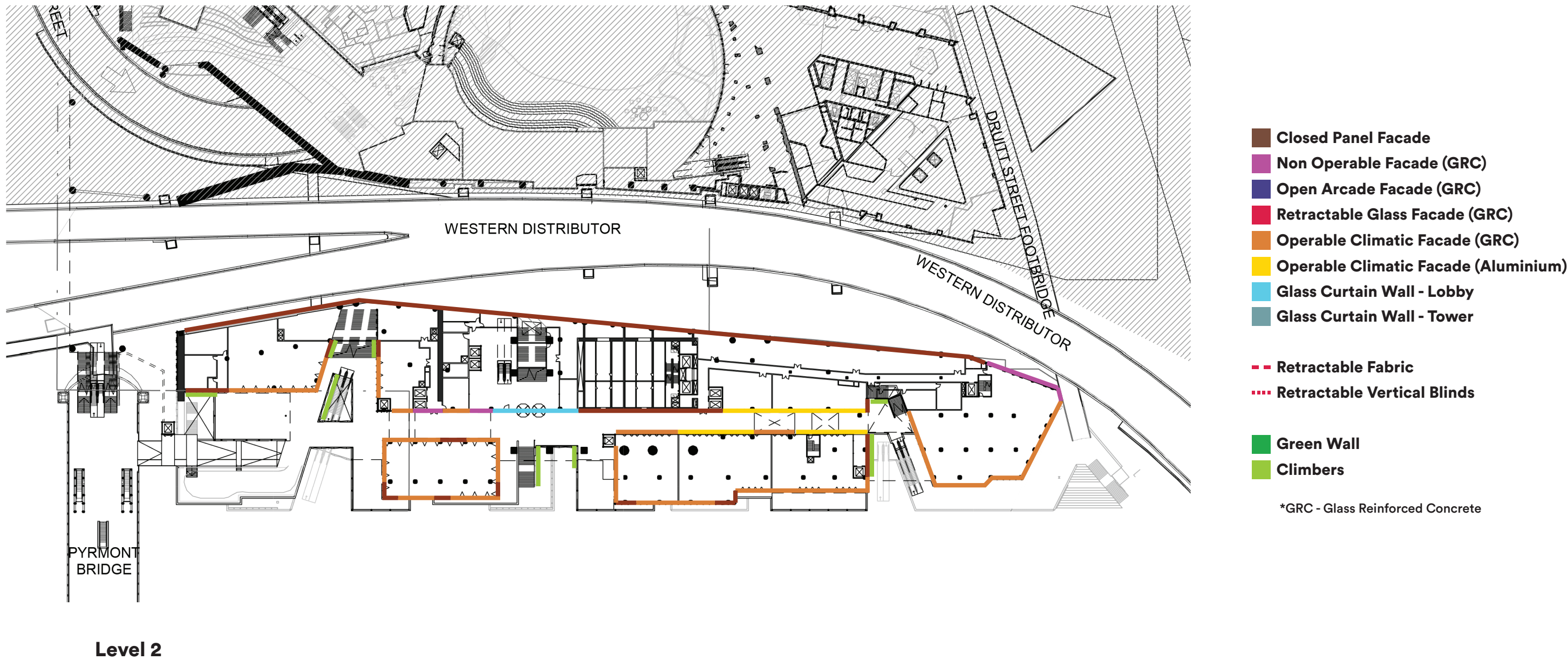


3.2 Podium

Podium Facade - Types & Modules

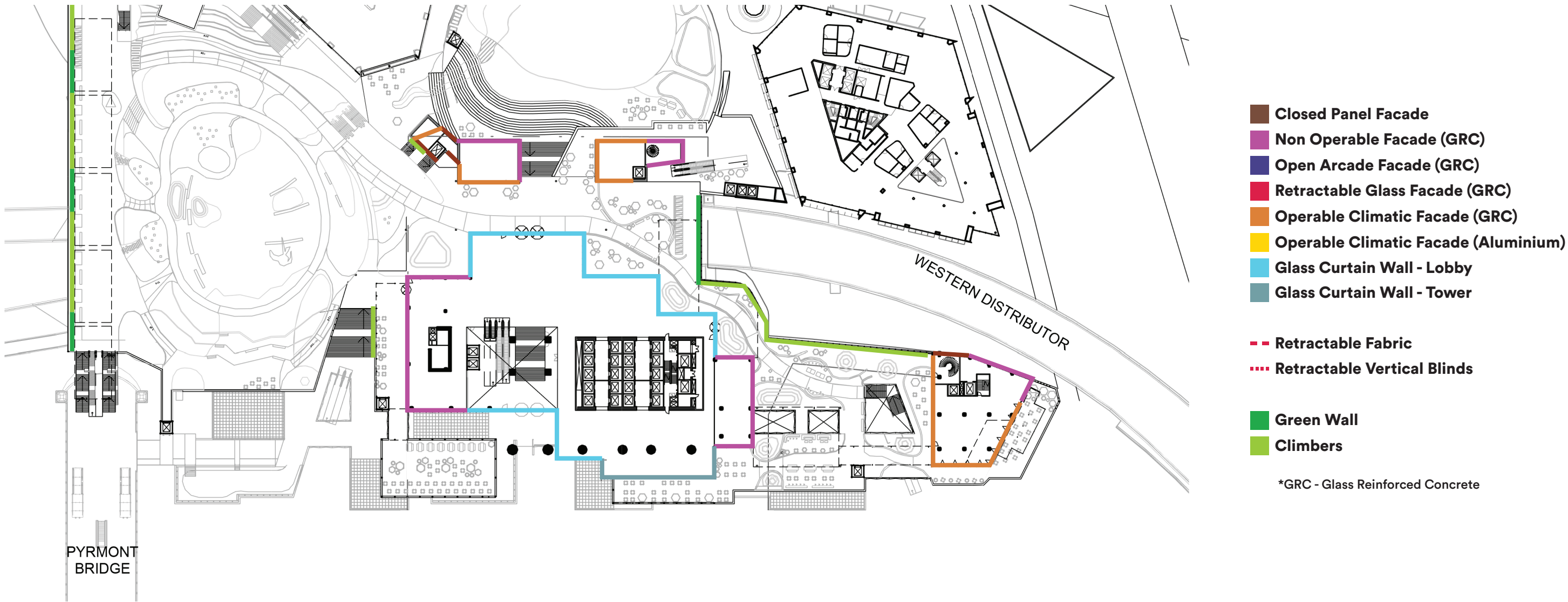


Podium Facade - Types & Modules

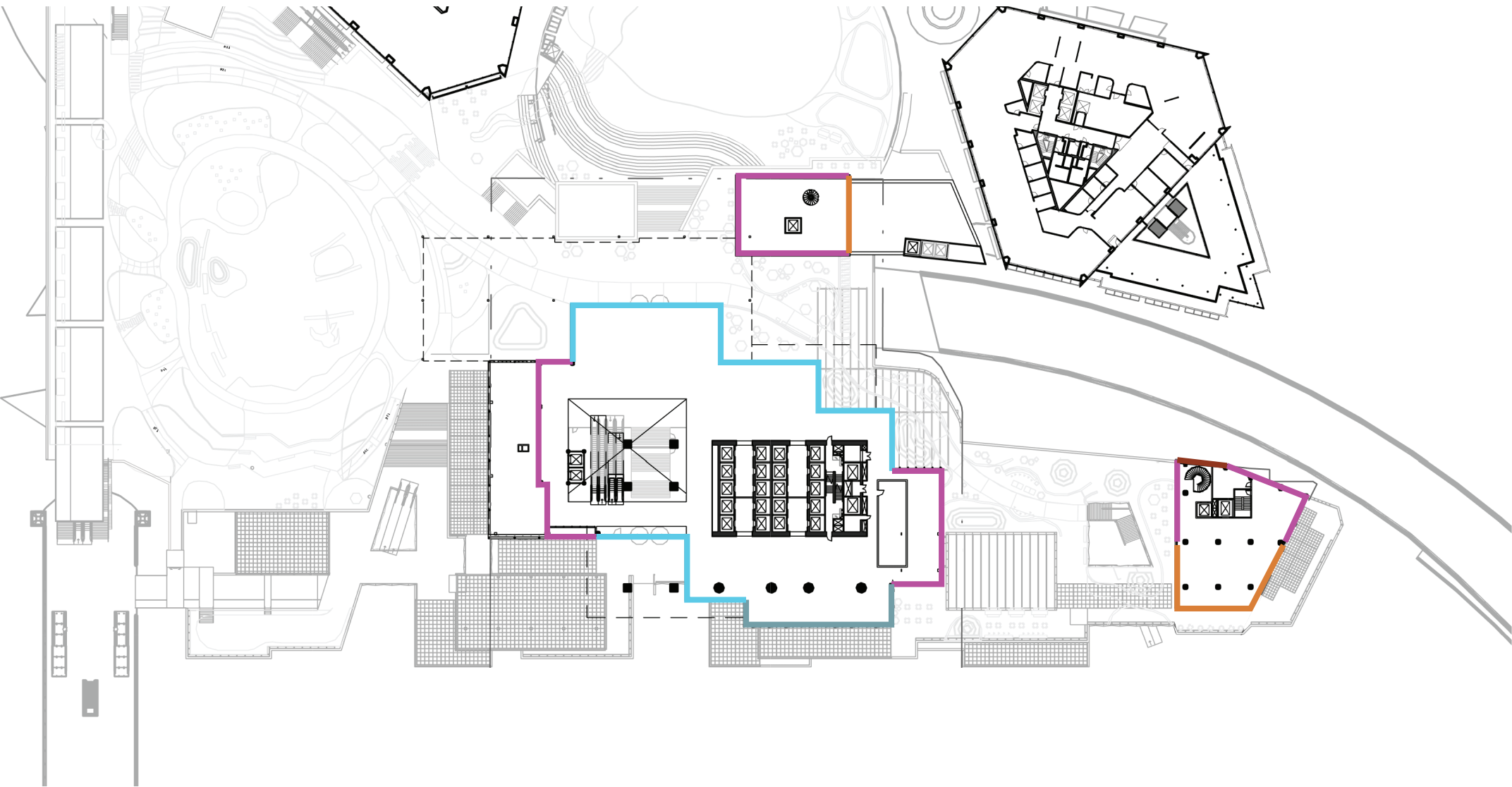


3.2 Podium

Podium Facade - Types & Modules



Podium Facade - Types & Modules



Level 4

- Closed Panel Facade**
 - Non Operable Facade (GRC)**
 - Open Arcade Facade (GRC)**
 - Retractable Glass Facade (GRC)**
 - Operable Climatic Facade (GRC)**
 - Operable Climatic Facade (Aluminium)**
 - Glass Curtain Wall - Lobby**
 - Glass Curtain Wall - Tower**
 - Retractable Fabric**
 - Retractable Vertical Blinds**
 - Green Wall**
 - Climbers**
- *GRC - Glass Reinforced Concrete

3.2 Podium

Podium Facade - Openings

A high degree of permeability is a major priority in the development. To achieve this a combination of retractable facades, folding doors and hinged doors are implemented in various locations.



Retractable Facades

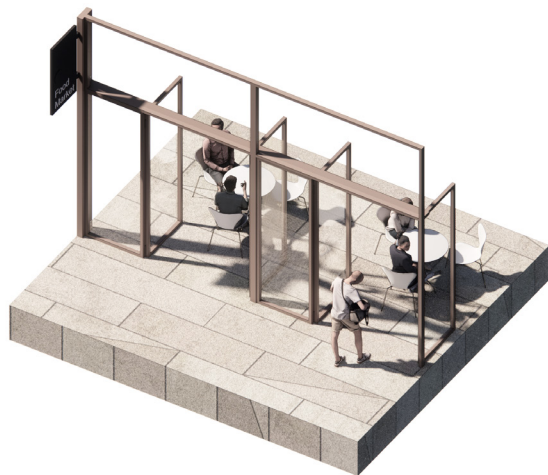
Retractable facades are well suited to the western facade. When deployed they protect from rain and heavy wind from the waterfront while leaving sections of the facade open and exposed, achieving the intent of outdoor dining. This is ideal for the dining spaces on the terraces.

When retracted they are very discreet allowing the facade to appear very open and permeable. A glass balustrade functions as an integrated part of the facade.



Folding doors

Folding doors to the retail tenancies are implemented in modules of 3m and 6m. They allow for a high degree of permeability when retracted. They are well suited for the Retail Street and Pyrmont Walk as well as the Ground Floor.



Hinged Doors

Hinged doors to the retail tenancies are implemented in combination with the folding doors. They are strategically positioned in locations where an operable door is required to close off a space where folding doors are not suitable.

Podium Facade - Awnings

Adjustable and retractable vertical blinds and fabric awnings are an efficient way to shade the open western terraces. They can be completely hidden when not in use and do not block the views.



Retractable fabric



Vertical blinds such as venetians



Awnings in retracted state



Awnings in deployed state



3.2 Podium

Podium Facade Materiality - Concept

The material concept for the podium is based on volumetric variation combined with a uniformly solid expression. The simple yet dynamic design of the podium will, together with nestling nature, be a very inviting human scaled destination in Sydney.

The GRC materials are themselves easy on the environment. The glass elements are from reclaimed or recycled materials, and the cement mix includes fly ash, which is the waste produced by industrial smokestacks. The finishes are ecologically friendly water-based materials that give off no pollutants or toxins when produced

We do not wish the village like podium to become a pastiche of a real village and it should stand confident in its own right. There are many examples of successful streetscape experiences where there is a strong yet simple treatment of the predominant surface with one colour tone and material. The variety is introduced in the secondary materials that form the frames, trims and capping's to the main facades and how the play between light and shadow changes depth and colour. We believe that Materials could be, but not limited to: GRC, integral finish masonry (precast and off-form concrete, natural stone) and timber.



Calm, Varied & Elegant

We imagine the podium as a series of simple volumes in the same light tone and material, creating variety and depth through the play between daylight, shadow and nature



Uniform and Memorable

The combination between uniform material and color together with a dynamic composition of volumes create a unique setting

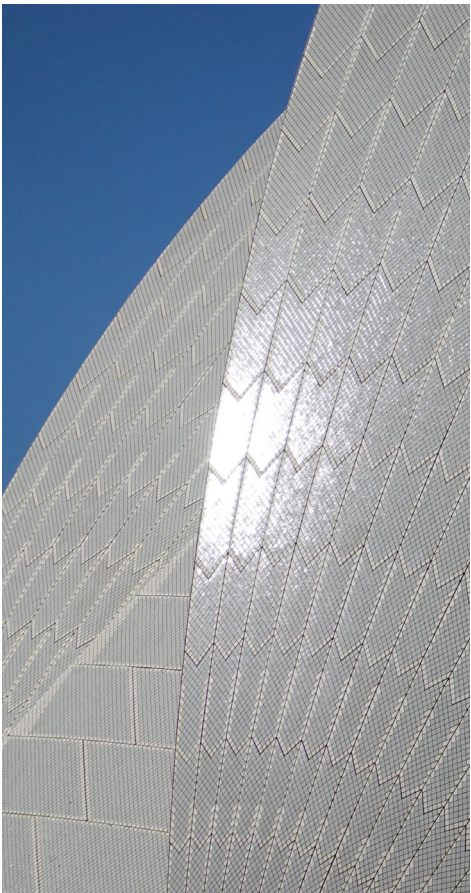
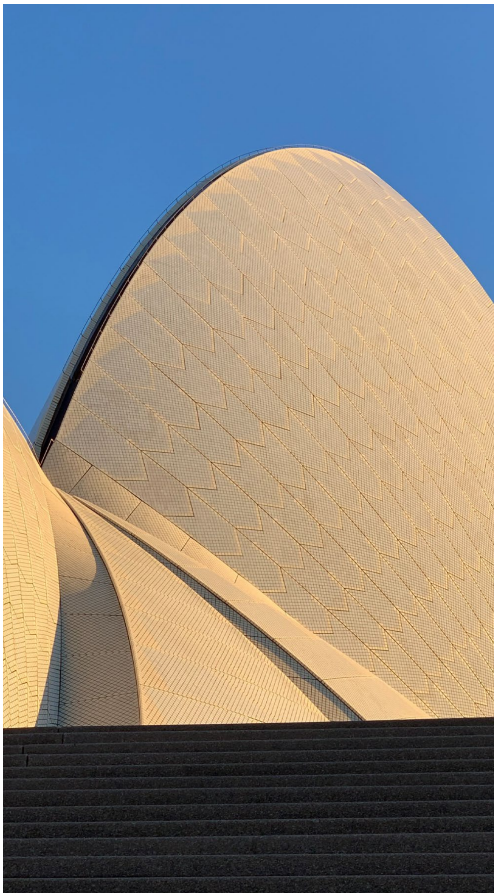


Moments of change

Where appropriate we imagine that there are changes in the materiality to enhance the natural and tactile expression

All images on this page are reference images

Podium Facade Materiality - Concept



Versatile material expression

We imagine that the uniform color and expression of the podium material create a elegant variety with subtle embossement and surface finish

Light

Our vision for the village like podium and material concept is based on a holistic approach where materiality works together with its performance, functionality and light and how light changes over a day.

All images on this page are reference images



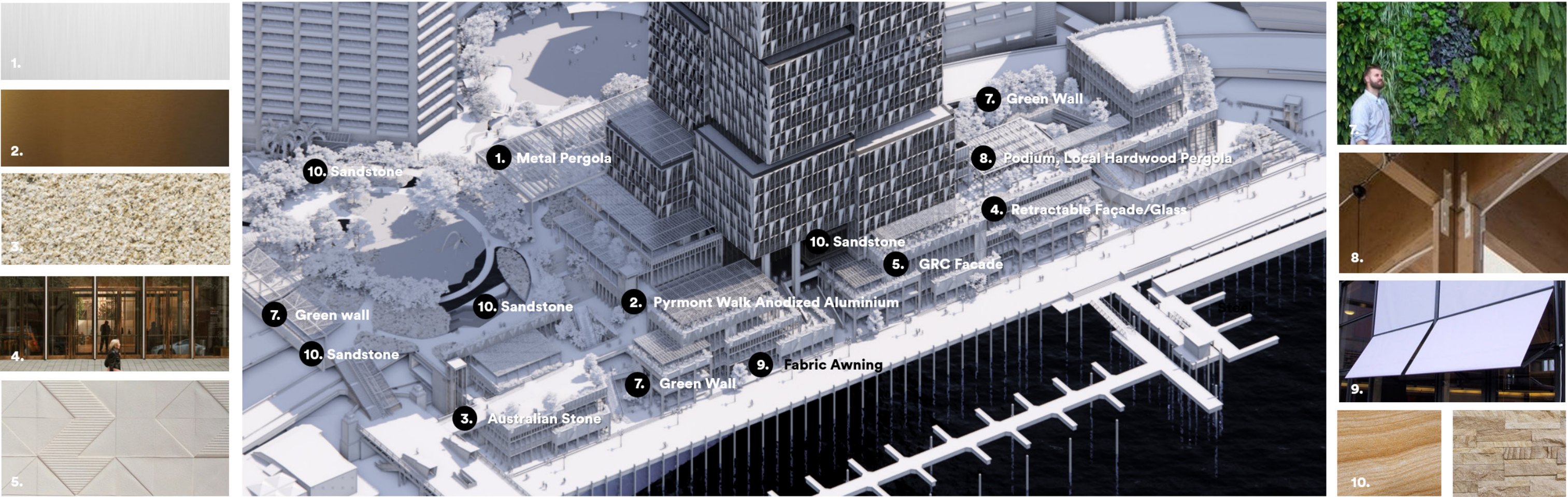


3.2 Podium

Podium Facade Materiality - Facade Overview

The light, soft and neutral materials and colours of the overall podium will beautifully merge with the more sparkling Tower yet be calm in its proportions.

The design implements local materials and those well suited to the environment, to strengthen a sense of place as well as achieve a material palette that will stand the test of time and climate.



The Retail Street is a sheltered, unique and authentic new destination in Sydney



3.2 Podium

Podium Facade Materiality - Western Facade

The primary material used on the western facade is GRC (Glass reinforced concrete).
GRC is environmentalall friendly and allows the design to be varied but have a uniformly solid expression.



GRC

GRC

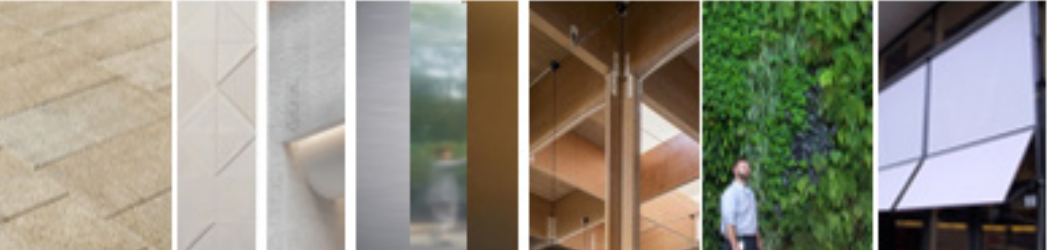
Australian stone

GRC

Battens

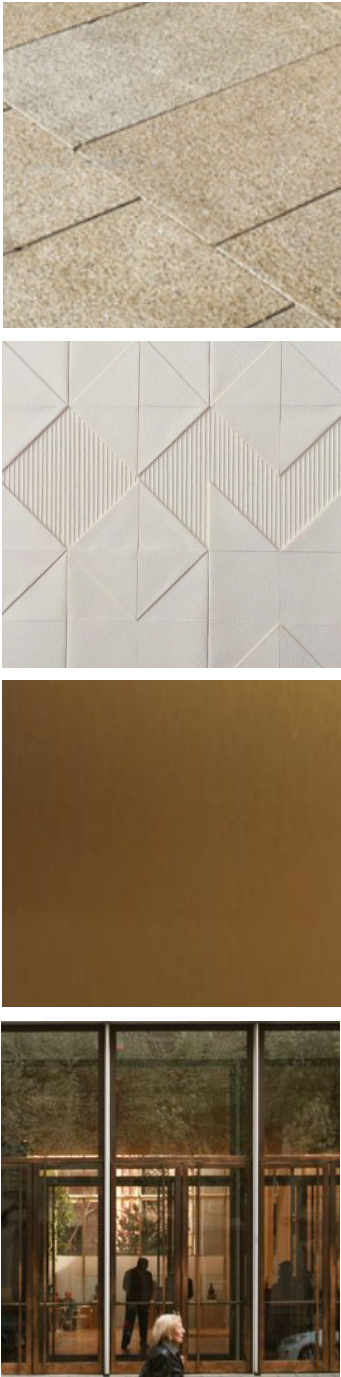


All reference images above are GRC



Podium Facade Materiality - Pyrmont Walk

The inner spaces of pyrmont walk are characterized by warm tones in the anodized aluminium shop front facades and the natural stone floor. GRC creates a relationship to the exterior facade.



3.2 Podium

Podium Facade - Shopfronts

Shopfronts have integrated signage that can be positioned above the operable portion of the shopfront and within the surface of the facade glazing or GRC panel. Additionally attachable elements perpendicular to the facade provide signage for passers-by.



Aluminium facade shopfront



GRC facade shopfront



Interior street shopfront



Exterior shopfront

3.2 Podium

Podium Facade - Eastern Facade

The Eastern facade is inspired by the rocky coastal landscapes around Sydney using a patchwork of vertically articulated panels that relate in scale and materiality to the podium. The design of the eastern facade follows the overarching concepts of the landscape that were introduced in the Design Competition - A landscape treatment that in typology and formal language is inspired by the Plateaus, Cliffs and Shorelines around Sydney.

Plateau



Cliffs



Shoreline



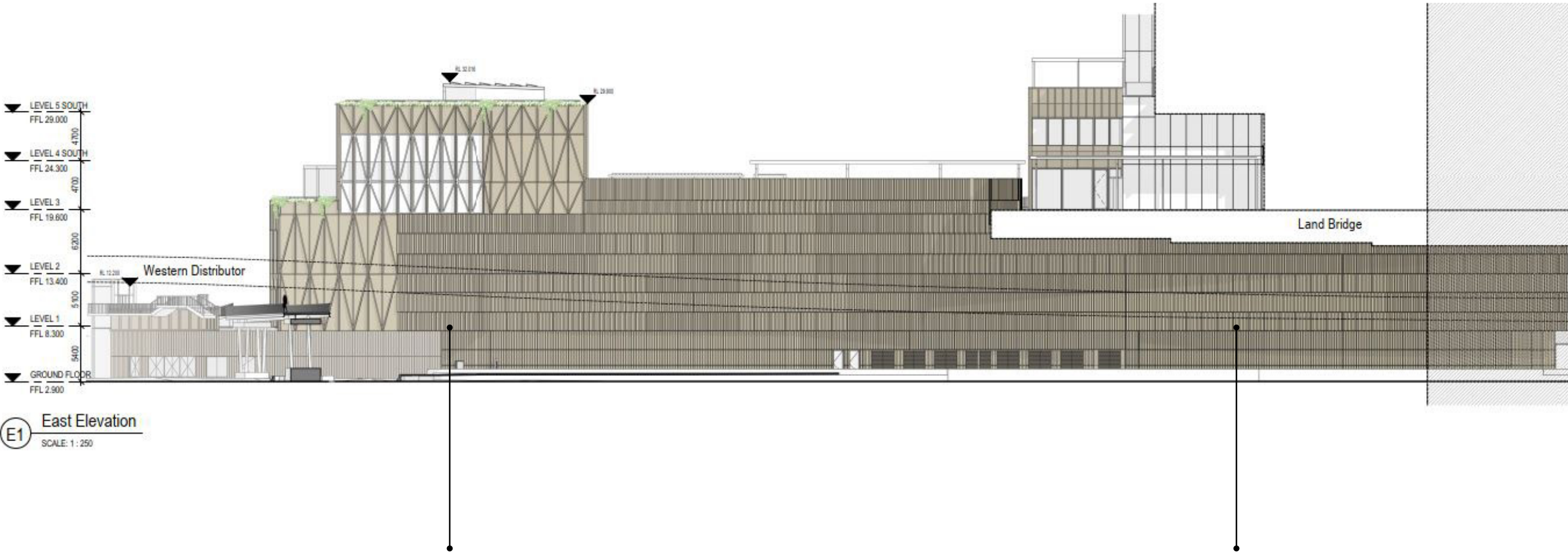
Cockle Bay Park Overarching Landscape Concept



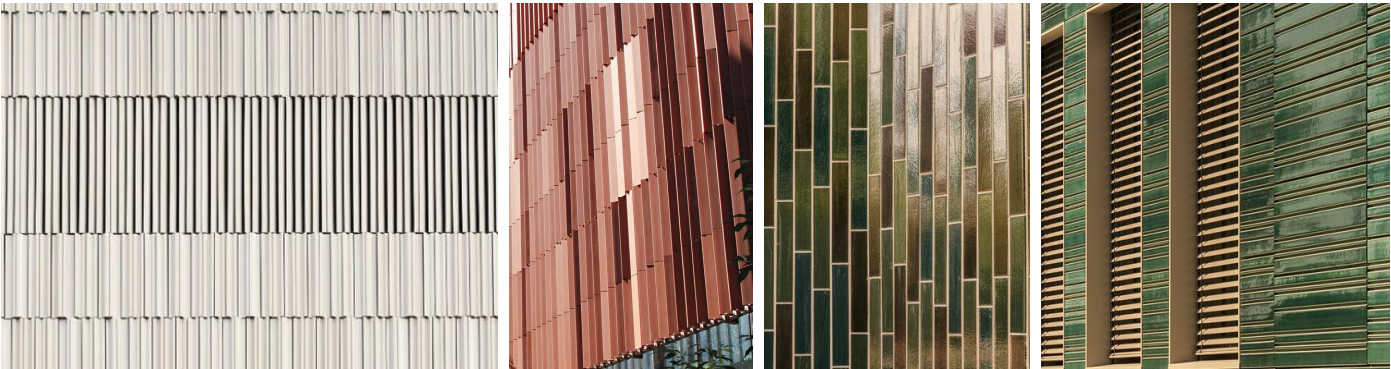
Sydney Cliff wall

3.2 Podium

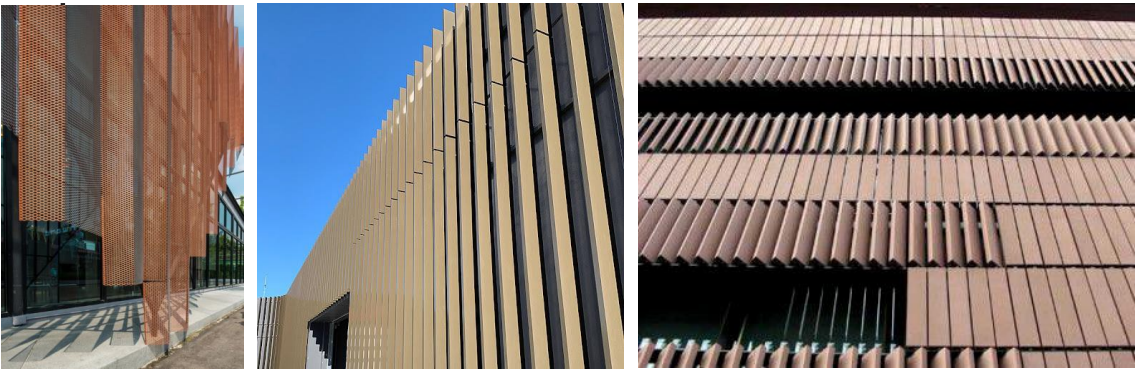
The current design is based on the use of aluminium panels and louvres. Through the design development phase further investigation will be undertaken on a range of materials including precast, GRC, glazed tiles and will be subject to the outcome of durability, maintenance, buildability and sustainability studies, noting the exposure to high traffic volumes and pollution.



E1 East Elevation
SCALE: 1 : 250



Exposed zone

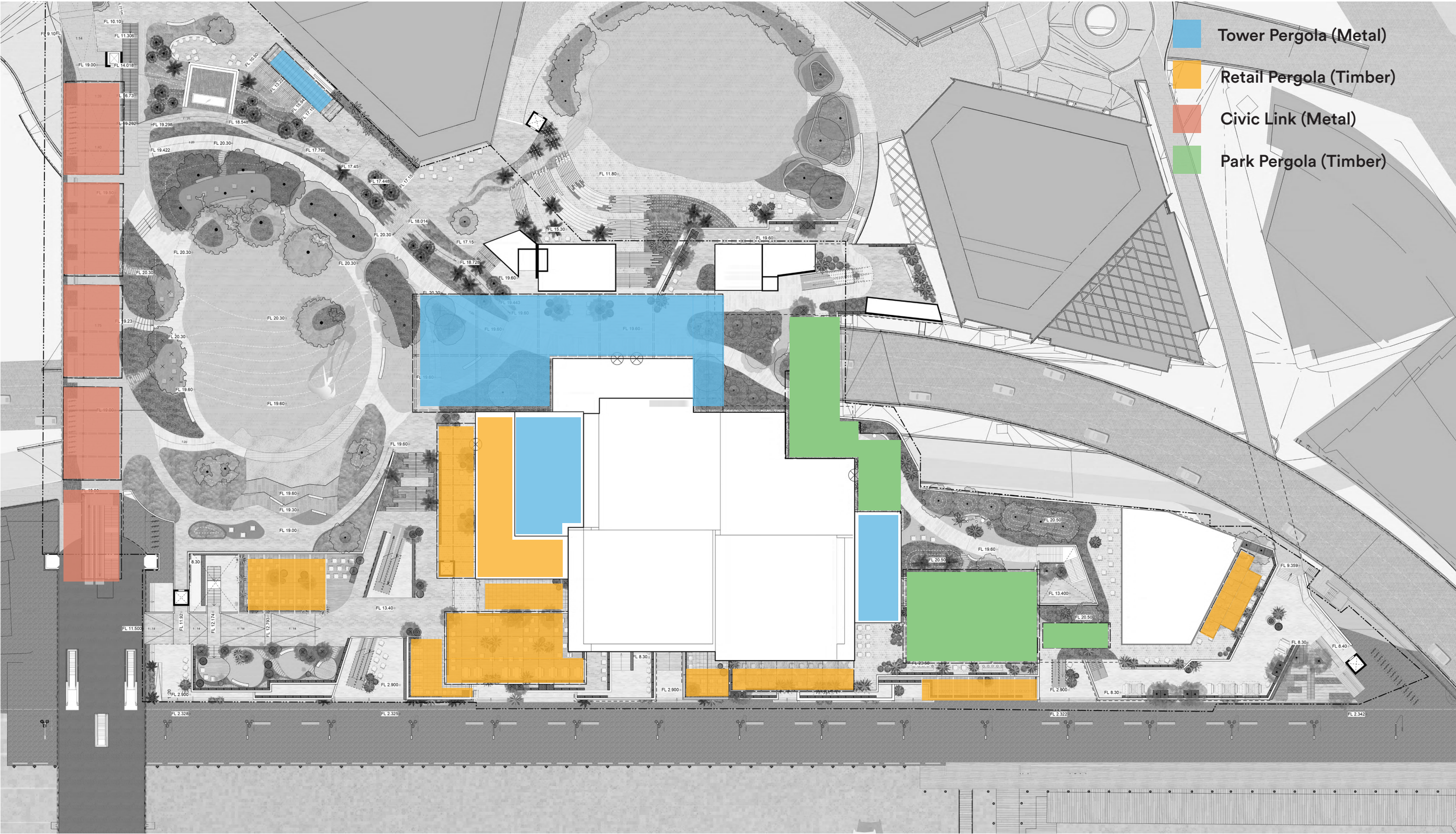


Covered zone

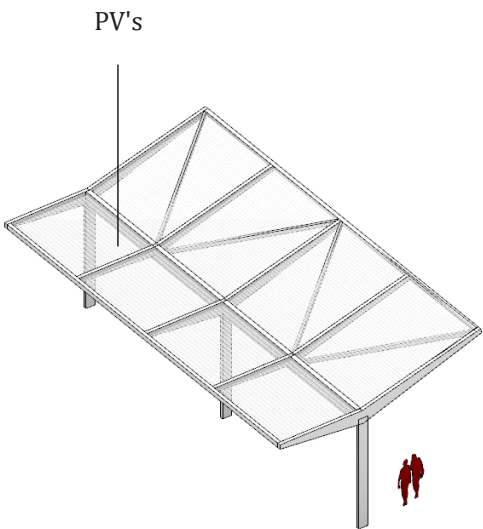
3.2 Podium

Pergola Concept - Types

There are four Pergola typologies. The pergolas serve a variety of purposes. They provide sun and rain protection as well as mitigate the impact of downwash wind from the tower. Some of the Pergolas have integrated PV cells. The pergolas are constructed in both steel or timber.

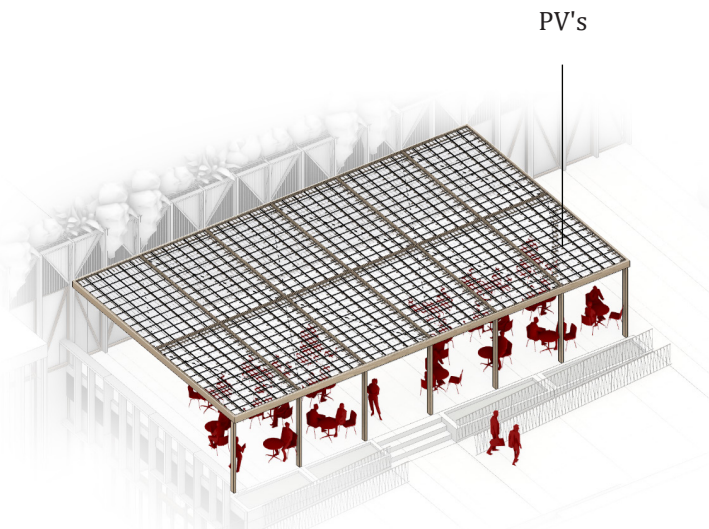


Pergola Concept - Types



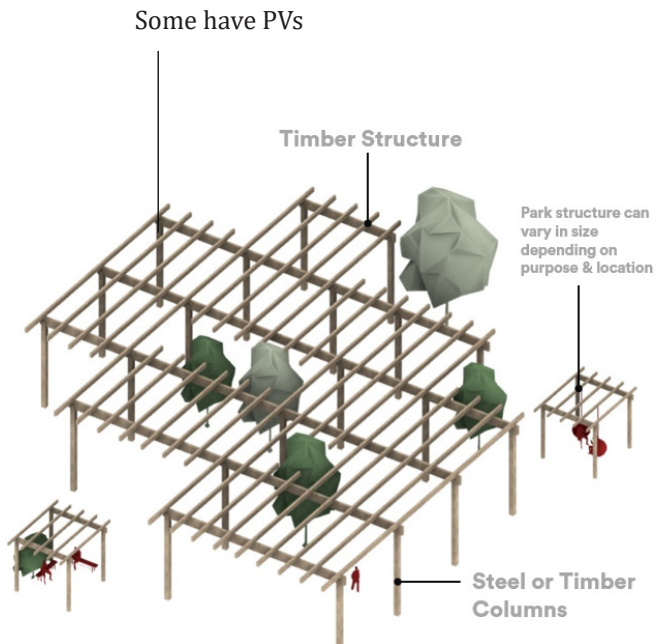
Civic Link

The Civic Link is a metal structure with integrated PV cells that provides cover along the public journey between Pymont Bridge to Market St. It has a design that distinguishes it from the rest of Cockle Bay Park and creates a relationship to the City of Sydney.



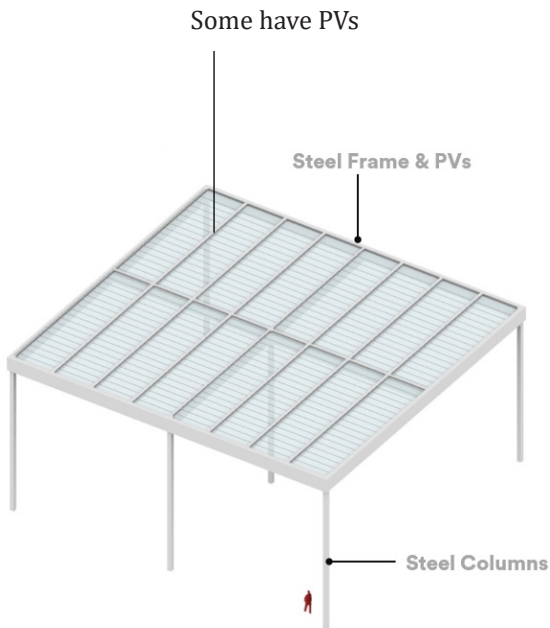
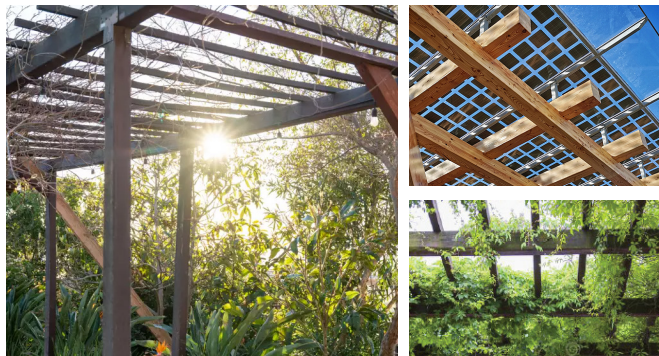
Retail

Dining pergolas are constructed in timber. They are lightweight structures that have integrated PV cells. Planting can be integrated into the underside of the canopy. They are positioned on top of the podium volumes and provide shade and weather protection for dining guests.



Park

Park pergolas are heavier CLT (cross laminated Timber) structures that are more fragmented providing shade/rain protection to various parts of the South Park and the Park Link. This canopy has PV cells and planting integrated when located in areas with sufficient solar access. They serve as cover for a public/private space that can be used to host events.



Tower

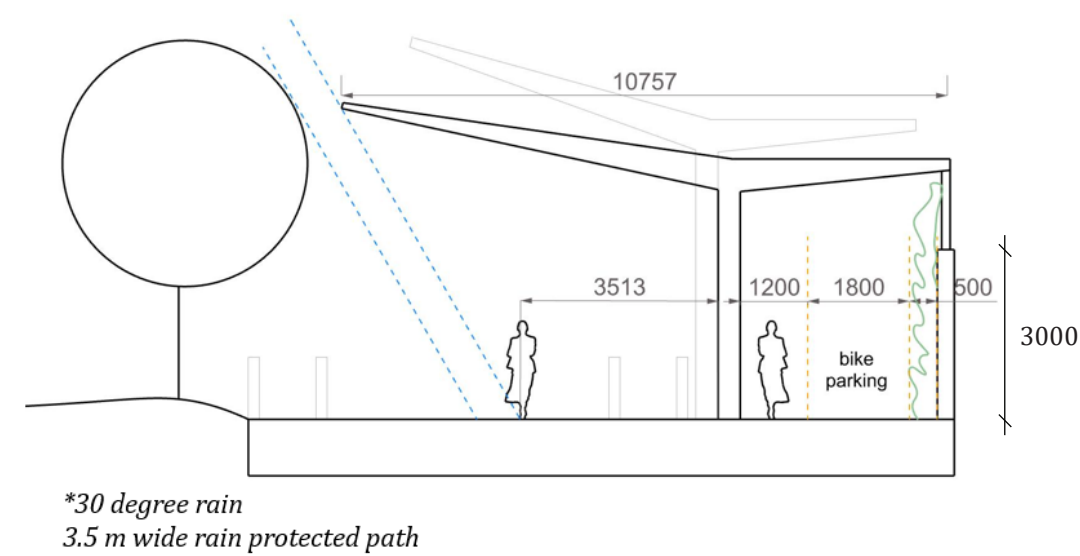
The Tower pergola is a simple metal construction with a glass cover that primarily provides protection from wind down wash from the tower as well as rain protection. The metallic aesthetic relates directly to the tower facade expression.



3.2 Podium

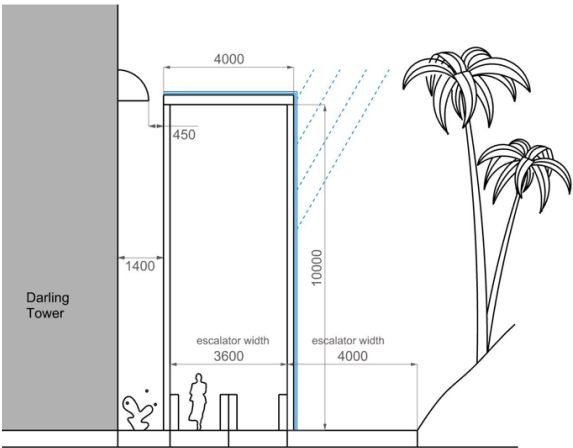
Pergola Concept - Civic Link

The Civic Link is a metal structure with integrated PV cells that provides cover along the public journey between Pyrmont Bridge to Market St. It has a design that distinguishes it from the rest of Cockle Bay Park space and creates a relationship to the City of Sydney.



Pergola Concept - Sussex & Market Street Corner

The Sussex Plaza Pergola is a metal structure that provides wind and rain protection to the escalator. The size and scale of the pergola allows for visibility from Sussex Plaza to the tower.



3.2 Podium

Pergola Concept - Southern Park

Park pergolas are heavier CLT (cross laminated Timber) structures that are more fragmented providing shade/rain protection to various parts of the South Park and the Park Link. This canopy has PV cells and planting integrated when located in areas with sufficient solar access.



Pergolas and Roofs - PV Concept

The diagram below shows a breakdown of the pergolas that have 50% PV cell density and the roof surfaces that have 100% density. For PV's integrated into glass roofs of pergolas we use a wider spacing giving a 50% density allowing light to pass through.

Only surface areas over a certain threshold of solar gain are utilized for implementing PV cells.

