

Provide for employment growth in new tower clusters

CSPS 2016 seeks to “increase growth opportunities for employment floor space, promote the efficient use of land, and encourage innovative design. Unlock opportunities for the delivery of cultural, social and essential infrastructure and improve public spaces commensurate with growth.” Development at Cockle Bay will significantly add to these growth opportunities for the precinct and city.

Ensure infrastructure keeps pace with growth to sustain a resilient city with a strong community, economy and high standard of living

Cockle Bay involves the development of a substantial ‘green park’ public infrastructure asset, and preserves operational flexibility for Western distributor.

Move towards a more sustainable city

Cockle Bay redevelopment will incorporate best practice energy and water standards, including the transformation of the Western distributor heat island into a green public space, and the development of a high performance and energy efficient landmark building.

Protect, enhance and expand Central Sydney’s heritage and public places

The creation of a new green public space will expand on Central Sydney’s network of public places, and ensure Sydney remains a beautiful and vibrant city. The new public asset will attract visitors, high-value jobs, tourists and residents. It will be designed to receive adequate sunlight, be safe and well utilised. It will incorporate new pedestrian links, events, green spaces, paved meeting places, outdoor dining opportunities and public art.

Move people more easily by prioritised streets for walking and cycling and expanding the pedestrian and open space network

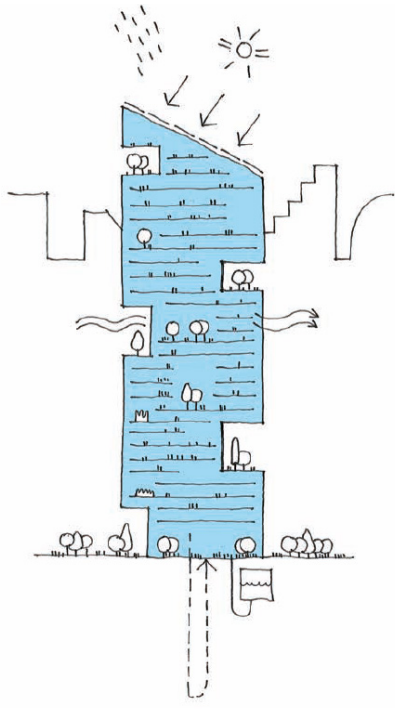
Cockle Bay redevelopment will unlock the site for walking and cycling, encouraging easy access through the site from the CBD, Harbour edge, SICEEP and Pyrmont. The project will prioritise the public domain and redefine public spaces as places to enjoy, linger, interact and do business.

Reaffirm commitment to design excellence

“High quality building design assures Sydney’s status as one of the most beautiful cities in the world. The Strategy promotes and encourages building design of excellent quality at every scale and level of detail, so people find buildings inspiring, satisfying and comfortable. The quality of a building - including its performance, proportions, finishes and placement in the skyline - all combine to make a building remarkable.” CSPS 2016. Cockle Bay redevelopment will demonstrate design excellence through all stages of the project. Within the scope of this submission, design excellence will be demonstrated through sound urban design principles and strategies.

Overshadowing of Town Hall Square

The future Town Hall Square has been nominated as a public place for solar protection in the CSPS 2016. Although not currently applying to the site, development at Cockle Bay should make consideration towards this.



3.0 Urban Design Principles

The following urban design principles have been prepared to highlight the benefits, features and positive initiatives for Cockle Bay Wharf. The Principles have been prepared with an understanding of context and urban design considerations.

Site Significance

- Major celebration and event venue
- Recently revitalised
- Play for energy, excitement and density
- Gateway location

Connectivity

- Bounded by urban infrastructure barrier
- Potential to remove barrier
- Reconnect city to waterfront

Urban Park

- Landscaped park conceals existing freeway network
- Provide up to 12,000sqm of publically accessible open space
- Rich day and night experiences
- Provide appropriate amenity for an 18 hour / 7 days a week site
- Allow for a diverse range of events and overlays
- Encourages use by all ages
- Large gathering spaces
- variety of exemplar landscape spaces
- Balanced event and recreational spaces
- Improve biodiversity and environmental protection of the locale
- Have good environmental amenity
- Incorporate heritage and art interpretation overlay

Waterfront

- Retain existing width of promenade
- Opportunity to extend timber boardwalk
- Improve levels
- Maximise activated frontage
- Outdoor seating and Landscape zones
- Improve connection to Pyrmont Bridge
- Open and Inviting facade treatment



Human Scale

- Podium wind mitigation
- Tower setback
- Horizontal topography grain texture
- Carved to respond to local features and Pyrmont Bridge
- Terracing, connection between City and Waterfront

City Scale

- City meets the waters edge
- Contribution to skyline
- Landmarks and Gateways
- World class waterfront

Gateway

- Create place-led and people focused built form
- Consideration on height, bulk and scale
- Interface with public domain
- Visual impact
- Physical and visual connections between the city and Darling Harbour

Cultural Overlay

- Maintain and enhance Pyrmont Bridge heritage value
- Implement and respect Sustainable Sydney 2030 vision and City of Sydney public art strategy
- Opportunities for heritage interpretation and public art installation
- Consideration for materiality and facade treatment in Stage 2 DA submission



3.1 Site Significance

Darling Harbour is one of the world's great waterfront destinations, and is the major celebration and event venue for Sydney. The Cockle Bay Wharf Centre is located in a significant part of Darling Harbour at the edge of the Western CBD, and at the meeting point of Market Street to Pyrmont Bridge, and between recently revitalised precincts Barangaroo and the Convention Centre.

The Sydney Harbour Foreshore Authority reported over 26 million visits per year at the Darling Harbour precinct. The site is a place for energy, excitement and density and where the city and people are brought to the water.

The Darling Harbour precinct is undergoing significant redevelopment as part of the SICEEP, Darling Square, and IMAX renewal projects. The urban, built form and public transport / pedestrian context for Cockle Bay will fundamentally change as these developments are progressively completed.

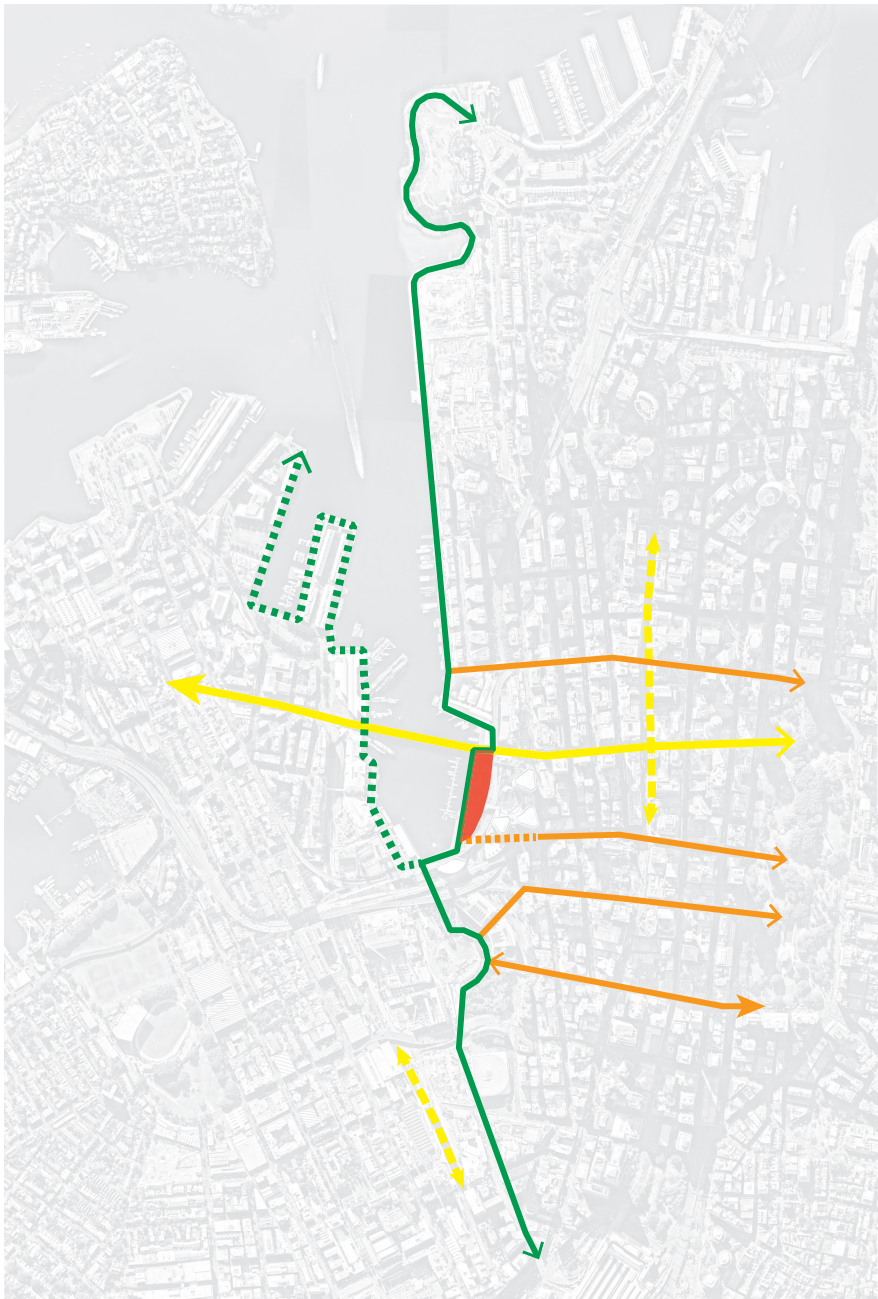
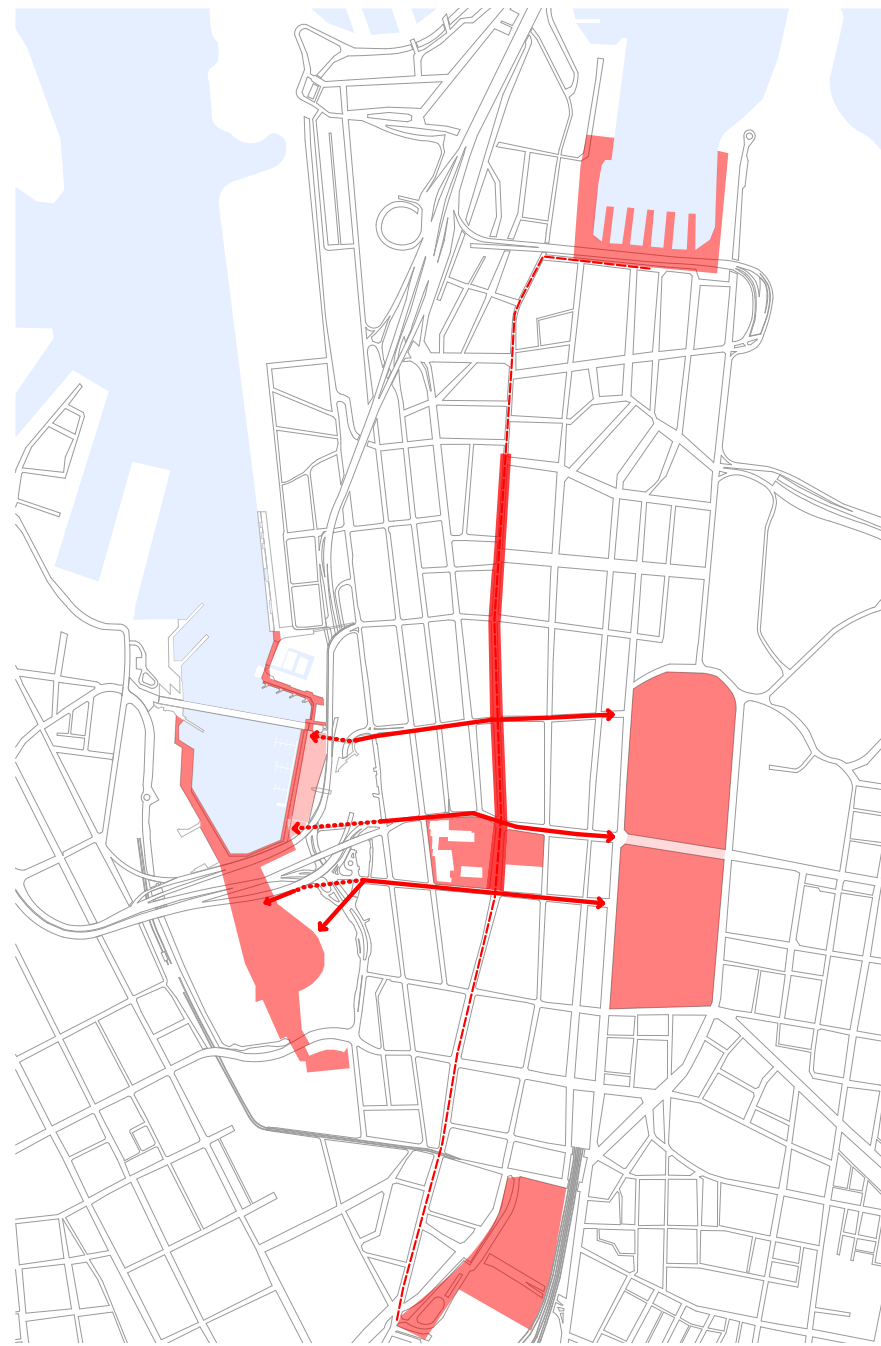


Diagram showing the how the site is at the intersection of city and harbour



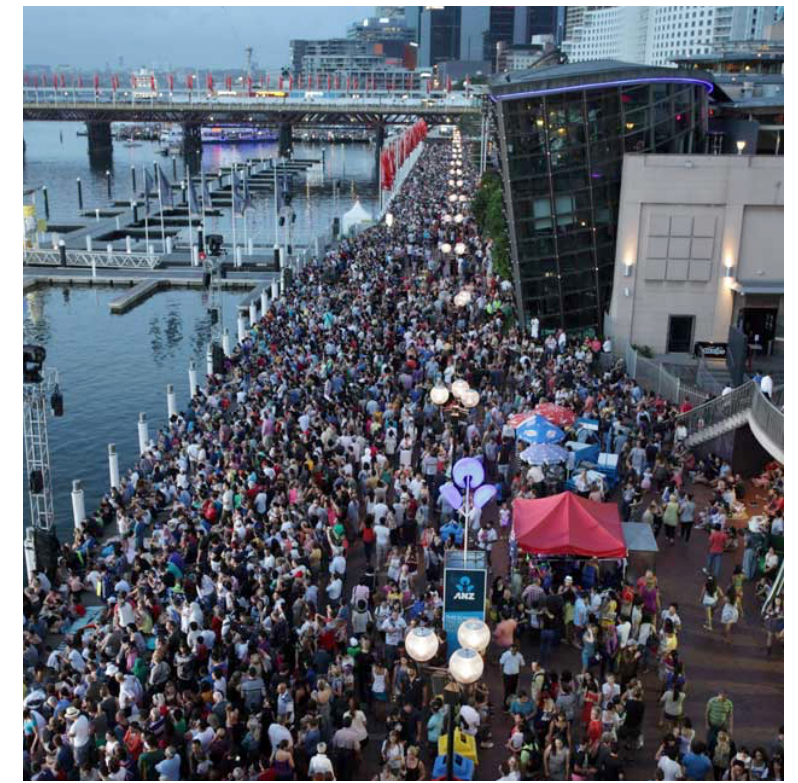
Subject site (highlighted with orange outline) in the context of Darling Harbour.



Connected public realm including Darling Harbour, Tumbalong Park, Circular Quay, Town Hall, Hyde Park, Central Station.



An ordinary day at Cockle bay waterfront.



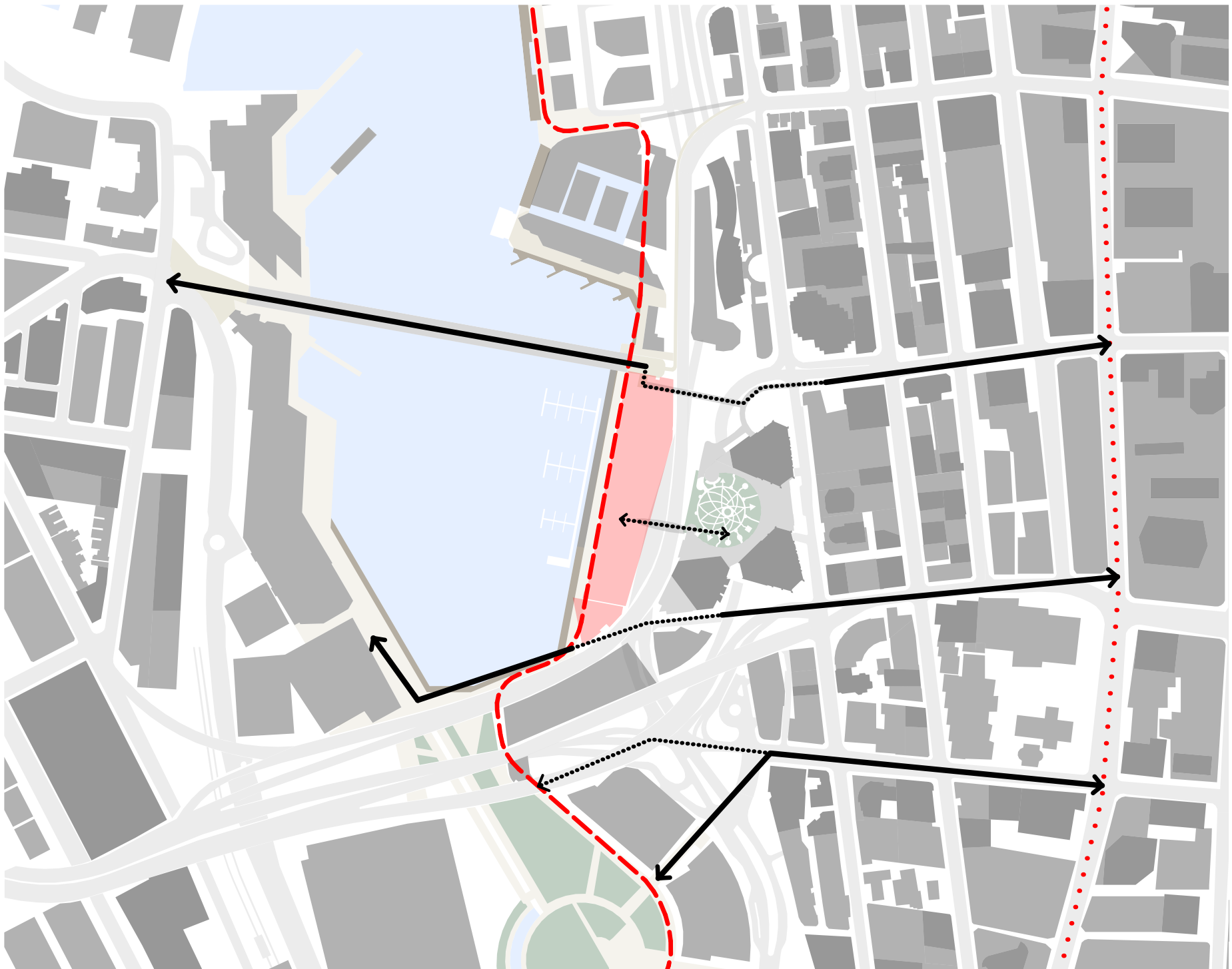
Cockle bay during an event.

3.2 Connectivity

The eastern part of the site is bounded by the Western Distributor. This acts as a barrier and is reflected in the current layout and fenestration of Cockle Bay Wharf Centre. This proposal offers the potential to remove barriers and create a truly integrated network, of connected publicly accessible routes and open spaces.

Connectivity is a fundamental urban design principle of the proposal, connecting to the city, connecting to the waterfront and to Pyrmont Bridge.

Through connectivity, there are opportunities to activate spaces, creating clear pathways, permeable seating and circulation, meeting points and places for community.



Existing broken connections with weak pedestrian connection shown dashed.