



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

fjmt studio architecture interior urban landscape

darling park trust and darling park properties cockle bay park development



## 5.0 Key Issues

### Submissions

Following exhibition of the amended concept proposal in late 2017, a number of submissions were received from the public and referral agencies on the revised proposal. Refer to Ethos Urban Response to Submissions for further detail on the submissions.

Elements of the scheme that were highly valued include;

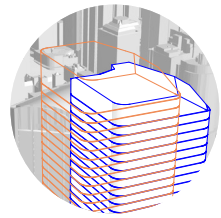
- strong support for north facing public open spaces,
- height and scale of the podium,
- tower form as the most appropriate urban design solution when compared to low and medium rise options,
- city making benefit,
- new CBD office product supply.

In addition to the strong support, further refinement of the design was requested to respond to several issues raised in submissions.

## 5.1 Submissions - Key Design Issues Raised

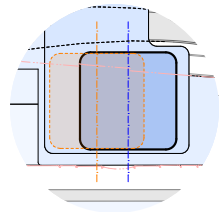
As part of the review of the then-proposed development undertaken by the Department of Planning and Environment, an urban design expert, Professor Peter Webber, was appointed to review and comment on the scheme.

The following points highlight the key design issues raised in a range of submissions, including the independent urban design review by Professor Webber as well as the submission from City of Sydney.



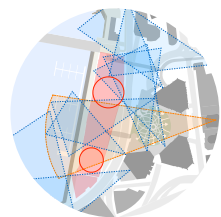
### Building Height and Form

- Consideration of how the tower height and size relates to its immediate context and to the existing and desired future character of Darling Harbour
- Considerations for the proposed tower floor plate and options, including articulation zones to refine the building envelope of the tower and lessen its visual dominance
- Considerations for the setback of the tower from the western edge of the podium to the Cockle Bay Promenade to lessen visual impact of the tower and minimise overshadowing of the promenade
- Consideration of additional parameters to guide the utilisation of the proposed building envelope to mitigate overshadowing impacts



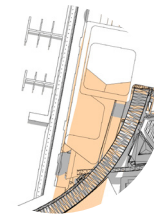
### Tower Siting

- Provide further justification for the proposed tower location
- Investigate an alternate siting of the tower to further south



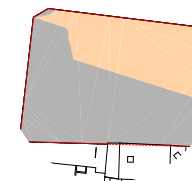
### View Impacts

- Further assessment of the proposal's private view impacts to the developments at 222 Sussex St (Astoria Tower)
- Further assessment of public visual impacts in the context of Darling Harbour
- Reduce the visual dominance of the tower from the Promenade



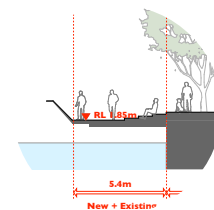
### Promenade Overshadowing

- Remove overshadowing of the western frontages of the Darling Harbour foreshore
- Additional shadow analysis to address impacts to the Promenade



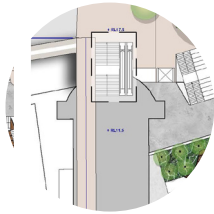
### Town Hall Square Overshadowing

- Concern raised over the overshadowing of the future Town Hall Square
- Additional shadow analysis to address impacts to the future Town Hall Square
- Consideration of additional parameters to guide the utilisation of the proposed building envelope to mitigate overshadowing impacts



### Expanded Boardwalk / Circulation

- Concern raised over additional filling-in or expanded decking over the harbour
- Request to maintain the existing width of pedestrian thoroughfare between the harbours edge and the development site



### **Transport, cycling and servicing**

- Provision and quantity of car parking
- Approval should contain conditional requirement for the preparation of a Precinct Parking, Access, Loading and Adaptability plan
- Consideration of cycle way access to and through the site



### **Architectural quality**

- Objective should be to create a development that is urbane and sophisticated, one that elegantly and discretely compliments the existing context
- Not only height and form of the building, but skilful architectural design in relation to materials, finishes and articulation



## 5.2 Design Refinement Workshops January - May 2018

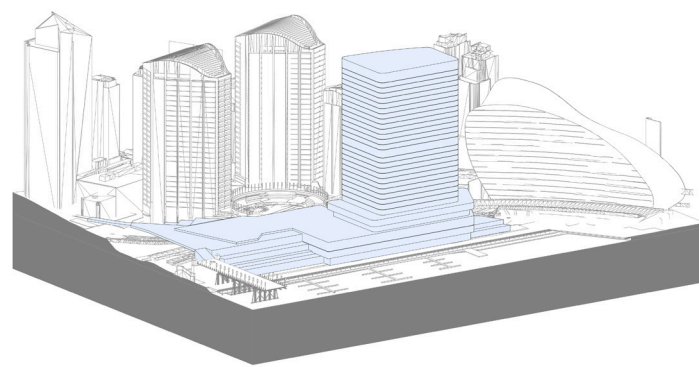
As part of the review of the 2017 EIS by the DP&E, an independent urban design expert (Professor Peter Webber) was appointed by DP&E to review and comment on the scheme. Professor Webber's feedback included a suggestion to stress test three key changes to the Concept Envelope:

1. The total height of the Concept Envelope;
2. The location of the tower element within the Concept Envelope; and
3. The balance of public and private benefits provided by the Concept Development.

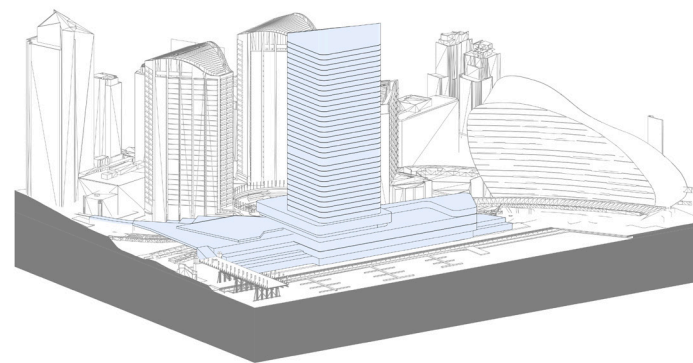
Following the public exhibition of the 2017 EIS and receipt of Professor Webber's initial review of the then-proposed Concept Envelope, the DP&E and the proponent engaged in a further series of design refinement workshops where members of the Design Committee (as outlined in Ethos Urban EIS Section 3.3) and Professor Webber could test the relative merit of various design outcomes for the Site. Three workshops were held in total on the following dates:

- 23 February 2018;
- 29 March 2018; and
- 2 May 2018.

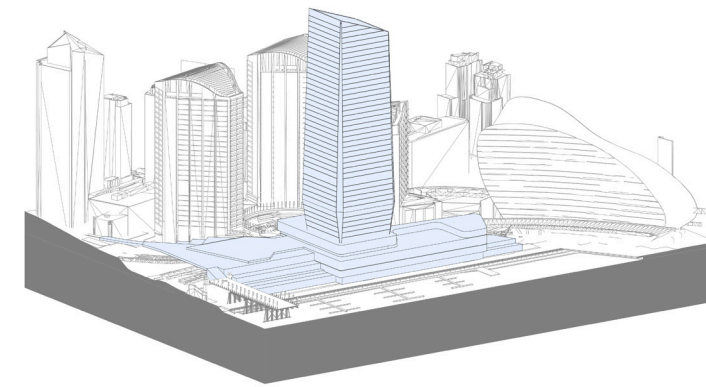
Following the workshops, a revised Concept Envelope was able to be derived that could accommodate a building form consistent with that envisaged by Professor Webber, but also retain enough flexibility in the envelope so as to leave the design excellence process unfettered for other options. The amendments that have been proposed to the Concept Envelope that was exhibited in November 2017 are outlined in Section 7 and represent the Concept Development Application for which approval is sought.



**Massing Study 1**



**Massing Study 2**



**Massing Study 3**

Fig. 8. Examples of indicative building massings analysed during DPE workshops

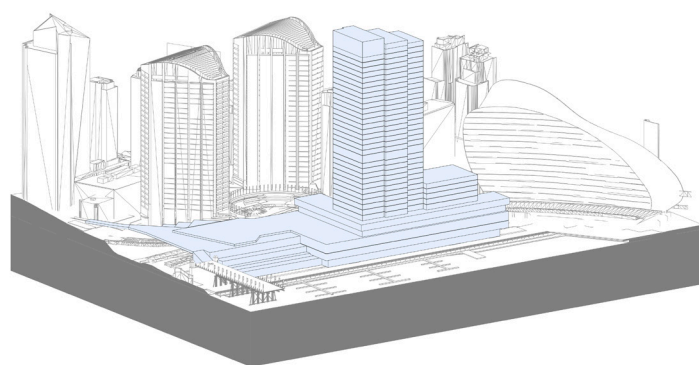


The workshop process resulted in the proponent adopting series of additional design principles in consideration of Professor Webbers feedback, including;

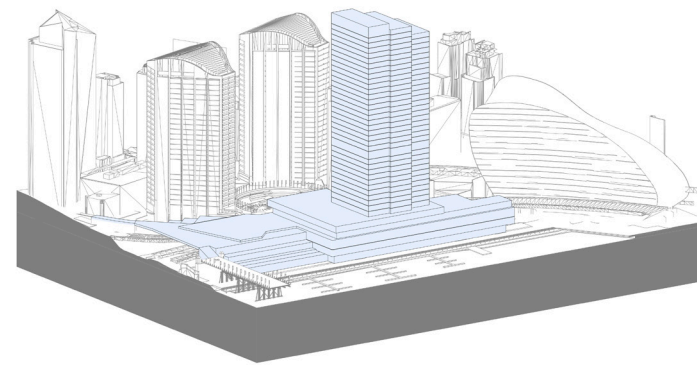
- Tower envelope that allows a more southern siting; adopt the most feasible southern location technically and commercially possible.
- Reduced tower height and improve fit in the existing context; balance a reduction of height with an acceptable resulting slenderness ratio and subsequent visual impacts of a shorter / wider building.
- Human scale podiums; reduce the prominence of the tower from the southern end of the Promenade by increasing tower setback and allowing the flexibility of built form treatments at the southern end to obscure the view of the tower.
- Amenity of the southern public space; improve through a built form separation to the Western Distributor.
- Reduce future Town Hall Square overshadowing impacts; quantify and analyse improvements based on indicative massing at the reduced height and potential tower locations.

Extensive analysis of various massing options (refer to Figure 8) was undertaken to determine the best balance of the above principles and their impacts on height, bulk, scale, overshadowing, and view impacts. Testing of these options also considered the implications of any change on additional constraints such as structural complexity, commercial access and address, commercial viability, and Darling Park Tower 3 separation.

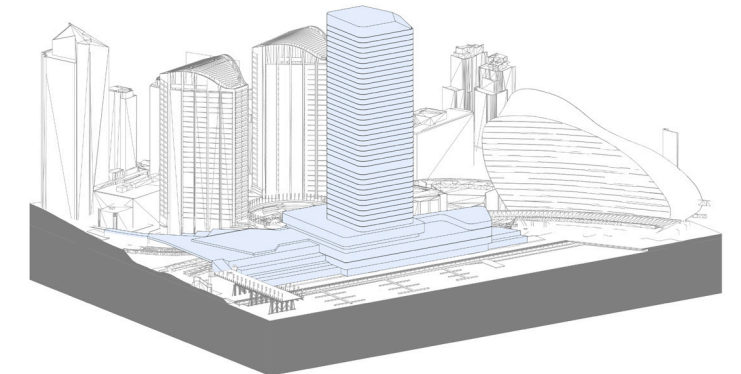
These principles have resulted in a series of design improvements to the scheme. The improvements and the constraints defining them are discussed in more detail in Section 6 of this report.



**Massing Study 4**



**Massing Study 4b**



**Massing Study 5**