

A Residential Tower

The tower form is ideal for the residential component of the proposal. With a suitably sized and proportioned floor plate as proposed, a narrow tower minimises impacts on the public realm and neighbours. A residential tower offers the following advantage over a commercial tower:

- 24-hour activation of the precinct with a significant residential population to support the food and beverage offering in the retail podium
- reduced width of shadow and environmental impacts given the reduced floorplate size.
- Greater consistency with current and anticipated land use on the western side of Cockle Bay.

Whilst the Central Sydney Planning Strategy - Planning for Growth identifies Ultimo, Pyrmont and Darling Harbour as opportunities for Central Sydney to grow it is noted that there is "substantial existing residential strata, especially in Pyrmont".

A residential tower on the western edge of Cockle Bay is in accordance with existing land use patterns.

The lowest residential floor in the illustrative scheme is set at RL34.00, ie: 30.5m above the waterfront public domain. This vertical separation ensures that there will be minimal amenity impact for tower residents during Darling Harbour event mode. Additional protection of amenity and privacy can be provided through detail design via the use of suitable facade systems, including acoustic treatment and privacy screening as appropriate.

To mitigate against view impacts, the tower adopts an elongated plan, with the narrow facade oriented to the east and west, with wider facades to the north and south. This limits opportunities for the tower to be set back relative to the podium. The average set back between podium envelope and tower envelope is approximately 4m. Additional visual separation is gained in the illustrative scheme by recessing level 5 which accommodates communal facilities including a swimming pool and gymnasium.

Given the waterfront location of the residential tower, opportunities for daylight, outlook, view sharing, ventilation and privacy are considered excellent. The narrow waterfront tower facade coupled with the current podium form and set back will provide opportunity for a high level of amenity at ground plane with consideration of wind.

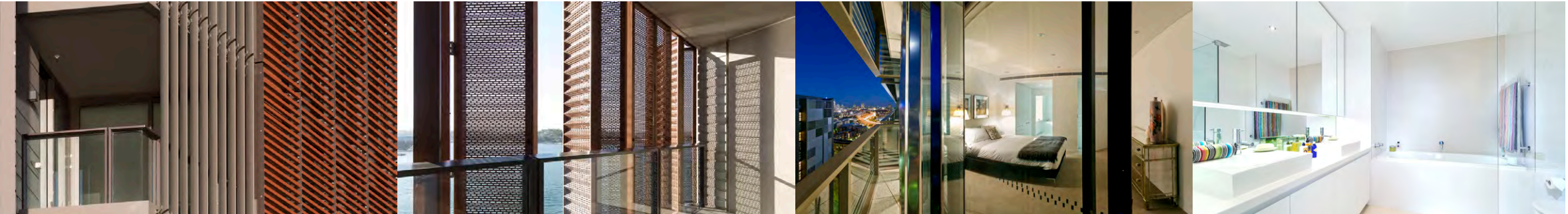
CPP have undertaken a Wind Report as forms part of this SSDA Stage 1 submission. CPP's report concludes:

It is considered that the design would meet the intended use of space for pedestrian comfort and safety. Additional amelioration measures may be required for specific locations where local wind speeds may be greater such as close to the corners of the tower, but this would be conducted during detailed design .

Detailed wind analysis will be undertaken as part of a further submission and will inform the evolution of the final design.



Image 86 Illustrative scheme showing residential tower in context





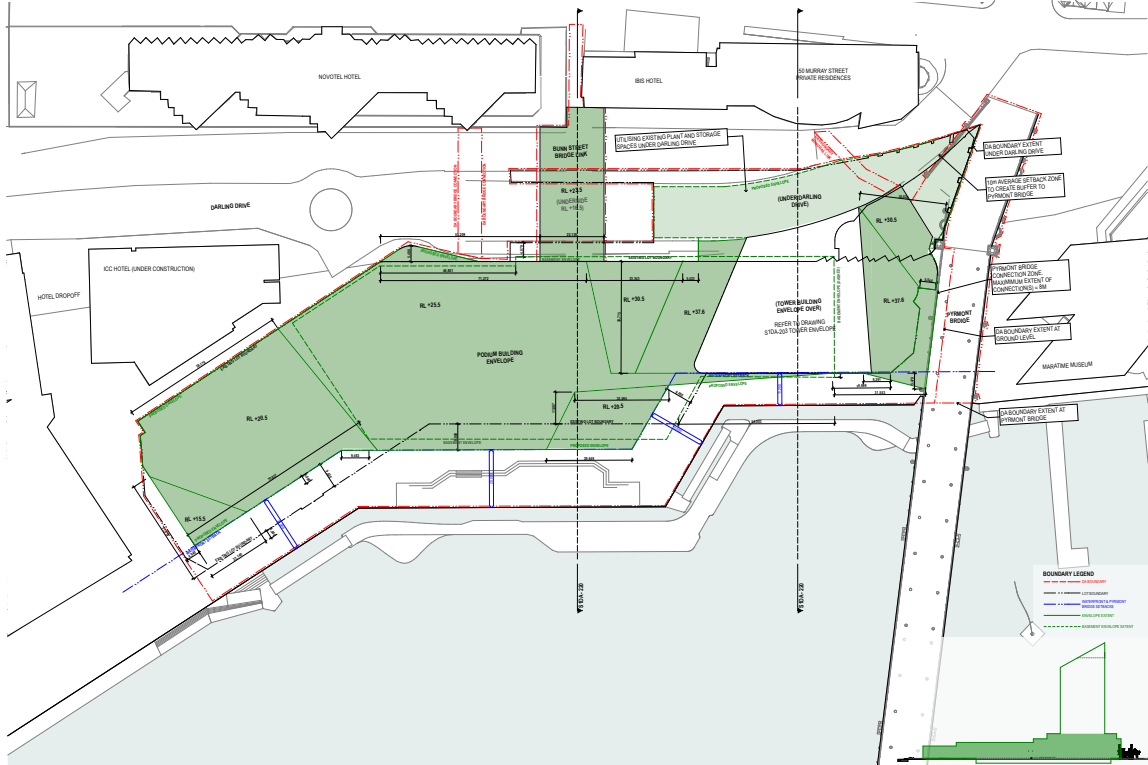
# 7.0 Envelope Evolution

## Envelope Evolution

This submission seeks approval of a SSDA Stage 1 envelope. The envelope has been informed by the development of the illustrative scheme as included in this submission. The envelope has been interrogated and refined with detail consideration of the following:

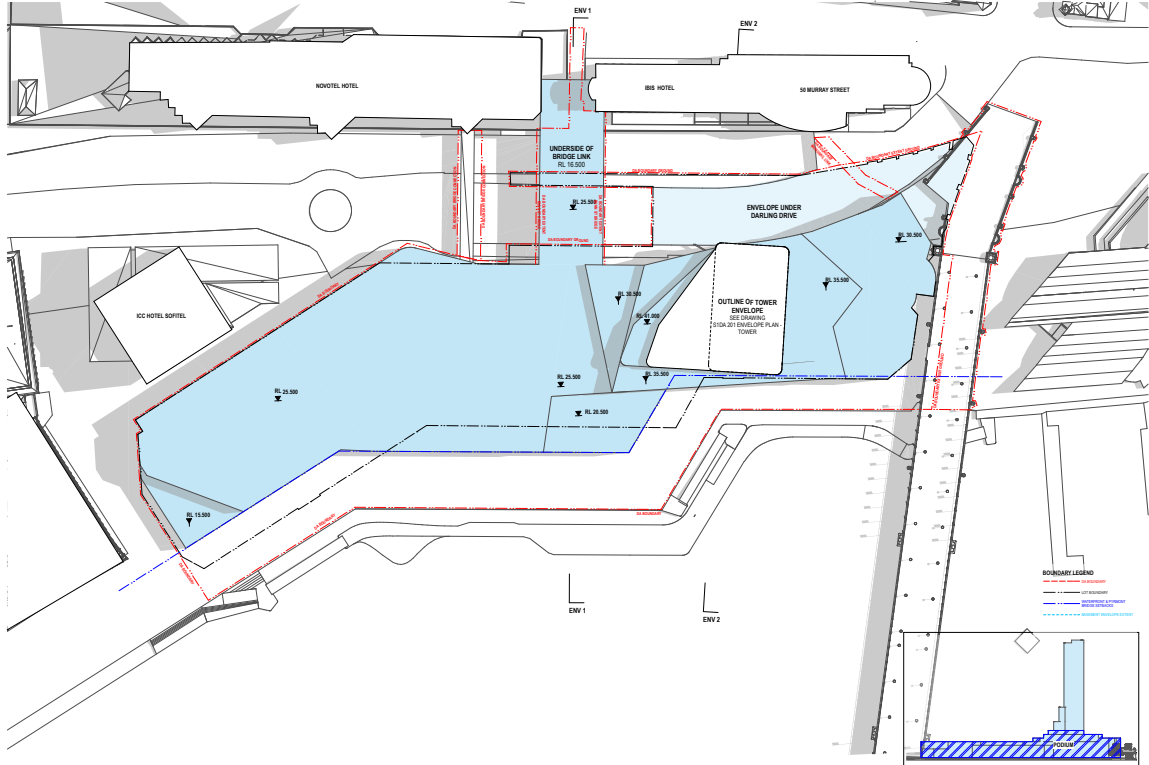
- view sharing with adjacent development
- overshadowing impacts
- visual impact from the public domain
- visual privacy

The diagrams to the right and on the following pages record the development of the SSDA Stage 1 both at the macro and micro scale.



Commercial SSDA Envelope

March 2016



Residential SSDA Envelope

June 2016