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6 October 2021

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Development Director
AMP Capital Pty Ltd
Via email: Lachlan.Adams@ampcapital.com

Mr Greg Mannes
Project Director
The GPT Group
Via email: Greg.Mannes@gpt.com.au

Dear Lachlan and Greg,

COCKLE BAY PARK [SSD 7684] - DESIGN INTEGRITY PANEL SUMMARY

1. INTRODUCTION

This letter has been prepared on behalf of the Design Integrity Panel (**DIP or the Panel**) for the Cockle Bay Park State Significant Development (**SSD**), as it relates to the design integrity process. The Panel has been informed that the Proponent intends to lodge the Stage 2 SSD DA following DIP Session 8. The intent of this letter is to provide confirmation of the DIP's summary of advice relating to the development scheme, in accordance with Condition A16 of SSD 7684. This letter and the design integrity process also satisfies the requirements of Condition A18 of SSD 7684.

The DIP participating in the design integrity process comprises four members. In accordance with the endorsed Terms of Reference (**ToR**), three of those members have been retained from the Jury.

The DIP members include:

Table 1: Design Integrity Panel

Panel Member	Title
Paulo Macchia FRAIA (Chair)	Director Design Governance Government Architect NSW
Graham Jahn AM	Director, City Planning, Development and Transport City of Sydney
Tony Caro	Director, Tony Caro Architecture
Kate Luckraft	Studio Director, ASPECT Studios

The DIP sessions occurred via MS Teams and were observed by members of the project team and the Proponent. Panel deliberations were observed only by Urbis in their role as the DIP Managers.

This letter provides the following:

- On overview of the Design Excellence process
- The outcomes of the Design Competition
- A summary of the design integrity process and unresolved development areas
- Compliance with planning requirements
- An outline of the DIP's engagement following lodgement of the development application

This letter has been prepared based upon the information and documentation presented to the DIP during the design integrity process, up to the conclusion of DIP Session 8, on 21 September 2021.

2. OVERVIEW

Following the approval of the Stage 1 Concept DA (SSD 7684), the Proponent invited six competitors to prepare submissions in response to the competition design brief, as part of the Architectural Design Excellence Competition.

The design competition was held from 20 September 2019 – 20 December 2019, with the Architectural Design Competition Report (**Jury Report**) finalised on 10 March 2020. The design competition process is documented in the Jury Report.

As outlined in the Jury Report, the Henning Larsen scheme was unanimously chosen as the competition winner.

In reaching the verdict, the Jury identified a number of elements contributing to Design Excellence, to be retained and a number of development areas which required continued refinement prior to the Design Excellence being awarded to the Henning Larsen team.

In accordance with the Design Excellence Strategy, the Design Competition Brief, the Jury Report and the Terms of Reference, the DIP was established to provide independent, expert and impartial advice to ensure the achievement of Design Excellence.

The DIP was formally engaged in September 2020 and the design integrity process commenced on 3 November 2020.

The advice provided to the Proponent during the design integrity process is appended to this letter and includes DIP Session 1-8.

This letter provides the formal summary advice and documents how the Henning Larsen scheme has been developed and refined to address those development areas, whilst still retaining the fundamental elements of the design competition scheme.

This letter identifies that continued design refinement is required to ensure Design Excellence is achieved and the fundamental elements are retained or enhanced through the design development. The DIP is satisfied that some design development of the scheme can occur during the assessment of the Stage 2 SSD DA and in response to relevant conditions of consent.

3. DESIGN COMPETITION OUTCOME

3.1. FUNDAMENTAL DESIGN EXCELLENCE ELEMENTS

As outlined in the Jury Report, the Henning Larsen scheme was unanimously chosen as the competition winner.

The Jury's determination was based upon the ability of the conceptual framework (public domain, new park, podium retail and commercial tower) to achieve Design Excellence.

The fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process, are listed below (as extracted from the Jury Report):

Table 2: Fundament elements of the design scheme

Fundamental elements	Retained or enhanced
1.1. <i>The fundamental urban sensibility of the concept enhancing Darling Harbour as a precinct and the site as a new western threshold to the city;</i>	Yes
1.2. <i>The quality of connections and integration with various elements around the site demonstrates a thoughtful and contemporary approach to city making as a dialogue and respectful synthesis between built form and the public realm;</i>	Satisfactory - subject to further design development of the Market Street / Civic Link
1.3. <i>A thoughtful holistic approach to the site as an urban landscape;</i>	Yes
1.4. <i>The significant amelioration of the visual impact of the of bulk and height of the tower on the public promenade by the integrated podium design and arrangement of publicly accessible open space;</i>	Yes, subject to item 1.6 being resolved
1.5. <i>The skilful formal transition from the podium to the articulated tower form;</i>	Yes, subject to item 1.6 being resolved
1.6. <i>The 'village strategy' of the conceptual framework characterised by fine grain elements compared with the more conventional continuous linear approach to the built form of the podium;</i>	Further design development required – Refer to Table 4: Darling Harbour Frontage
1.7. <i>The conceptual framework for the Northern Parkland;</i>	Yes
1.8. <i>The embedded commitments to more sustainable design, with opportunity to explore a wide range of initiatives including harbour heat rejection and 'cloud burst' stormwater harvesting;</i>	Yes

Fundamental elements	Retained or enhanced
1.9. <i>The planning of the workplace environment demonstrates excellent capacity to accommodate a diverse range of tenant requirements; and</i>	Yes
1.10. <i>The strength of the collaborative design process articulated by the Henning Larsen team.</i>	Yes

3.2. DEVELOPMENT AREAS

In awarding Henning Larsen as the competition winner, the Jury identified a number of important areas that required further design refinement before the scheme can be considered to have achieved Design Excellence.

The following table identifies those development areas and the status of resolution, at the conclusion of DIP Session 8.

Table 3 Summary of development areas

Development Areas	Status
Retail Design	
1.11. <i>The Jury considers that further substantial development of the podium design concept is required, including the layout, scale, character and practicality of the retail areas. It is recommended that the Henning Larsen team work with the Co-owners' Retail Advisor to articulate and refine the retail design and commercial strategy.</i>	Design development that requires further resolution prior to the determination of the development application. Refer to Table 4: Darling Harbour Frontage (southern podium)
1.12. <i>Review the layout and practicality of the current proposed retail areas, including the location of kitchen/service areas, and integration of mechanical ventilation/exhaust plant and ducts to ensure that the pedestrian experience is not compromised</i>	Design development that the Panel supports, subject to resolution of 1.11
1.13. <i>Ensure high visual permeability and outlook into Cockle Bay from proposed internal and external food and beverage areas</i>	Design development that the Panel supports.
1.14. <i>Test layouts for future flexibility that will accommodate a range of food and beverage tenancy sizes and other retail uses</i>	Design development that the Panel supports.
1.15. <i>Address potential wind impacts particularly along the Level 2 street</i>	Design development that the Panel supports.

Development Areas	Status
1.16. <i>Enhance the usability and pedestrian experience at retail edge conditions of the promenade, in particular as related to food and beverage offerings</i>	Design development that the Panel supports.
1.17. <i>Consider more generous covered terraces adjacent to the waterfront promenade to avoid 'hard' interfaces</i>	Design development that the Panel supports.
1.18. <i>Develop strategies for allowing food and beverage spaces to be readily opened up or protected with changing weather conditions.</i>	Design development that the Panel supports.
Public domain including design of Public Spaces	
Northern Parkland	
1.19. <i>More effective physical and visual integration for pedestrians between the Pyrmont Bridge Level 2, the upper level (northern) parkland, and the promenade.</i> <i>For example, transitions between the primary levels could be improved with a sequence of intermediate level transitions integrating stairs and escalators with more intimate terraces and landscape.</i>	Design development that the Panel supports.
Interface with Pyrmont Bridge	
1.20. <i>Further consideration of the heritage interface to establish a more generous sense of space and openness around the bridge structure. Consideration of built form adjacent to Pyrmont Bridge interface being setback to assist in improving the openness and appreciation of the Pyrmont Bridge.</i>	Design development that the Panel supports.
1.21. <i>Resolution of circulation routes in the immediate vicinity.</i>	Design development that the Panel supports.
Southern Open Space	
1.22. <i>Improved amenity in terms of solar access, wind impacts and connectivity of spaces within the precinct.</i>	Design development that the Panel supports.
1.23. <i>Rationalise the various roof top spaces to provide a more consolidated space with connections to Level 2 and views to the water.</i> <i>The Jury had some concern that this space may be too fragmented and potentially privatised by adjacent uses. The space is overshadowed by the tower, which offers</i>	Design development that the Panel supports.

Development Areas	Status
<i>opportunity for it to be a cooler, shadier place to enjoy in the increasingly longer Sydney summer.</i>	
Northern Eastern Corner Approach	
1.24. <i>The Jury requests further consideration of the proposed treatment of the corner of Market Street and Sussex Street and in particular the visual impact of the imposing rear wall and free-standing ramp structure.</i>	Design development that the Panel supports.
1.25. <i>The Jury requires improved visual legibility and easier, more inviting transitions through to the new elevated parklands, together with improved integration of the built form with existing urban conditions.</i>	Design development that the Panel supports.
Pedestrian Movement & Arrival Experience	
1.26. <i>The pedestrian connection from Market Street running diagonally behind the tower to the main lobby, the southern parkland and through to the podium is considered by the Jury to be a positive element of the scheme. The wind impacts in this area need to be considered however, ensuring that this connection is enhanced through further design development.</i>	Design development that the Panel supports.
1.27. <i>The lobby was noted as being a very positive element with a powerful arrival experience. The Jury recommends that the design attributes of the lobby be retained and enhanced as part of any further design development.</i>	Design development that the Panel supports.
Podium Design	
1.28. <i>Consideration of the overall scale of the podium relative to the scale of its city setting and Darling Harbour. Whilst the diminutive size of some of the cubic retail elements creates a desirable intimate scale at promenade level, there was concern that this needed to be better balanced with the varied scales of the city and harbor context.</i>	<p>The Darling Harbour southern podium facade requires further resolution prior to the determination of the development application.</p> <p>Refer to Table 4: Darling Harbour Frontage</p>
1.29. <i>The Jury acknowledges that the 'village strategy' is a key attribute of the scheme that underpins the distinctive and appropriate attributes of the public domain concept.</i>	The Darling Harbour southern podium facade requires further resolution prior to the determination of the development application.

Development Areas	Status
	Refer to Table 4: Darling Harbour Frontage
1.30. <i>Further examination of the retail experience, practical floorplates and BOH provision.</i>	Design development that the Panel supports.
1.31. <i>Credible solutions to address changing climate on a daily basis, such as the hot afternoon sun, wind and rain.</i>	Design development that the Panel supports.
1.32. <i>Improved resolution and clarity of materiality of the podium including composition, durability, quality and character. This should include addressing conflicting renders in submission material.</i>	<p>Whilst the overall podium materiality is supported, this is subject to review and confirmation during the detailed design phase (i.e through relevant conditions of consent).</p> <p>Refer to Table 4: Podium Materiality</p>
1.33. <i>Improved connectivity between Level 2, the upper parklands and the waterfront with the use of stairs and less reliance on lifts/escalators.</i>	Design development that the Panel supports.
1.34. <i>Articulation of pedestrian desire lines and refinement of the design to facilitate this.</i>	Design development that the Panel supports.
1.35. <i>Further consideration of the interface with the existing Crescent Garden.</i>	Design development that the Panel supports.
Tower Design	
1.36. <i>The scheme is considered to deliver an excellent floor plate design, with an anticipated strong workplace experience. However, the façade design has not yet provided a convincing façade design strategy that balances the commercial requirements for optimised, unobstructed views, daylight and thermal performance</i>	Design development that the Panel supports.
1.37. <i>The predominant use of the triangular geometry of the façade is well appreciated for its aesthetic qualities by the Jury, however, it presents a number of design challenges including:</i> <ul style="list-style-type: none"> ▪ <i>The need for opacity to control solar heat; and</i> ▪ <i>The potential for view obstruction.</i> 	Design development that the Panel supports.

Development Areas	Status
1.38. <i>Further studies are required to assess section J compliance of the NCC, visual and light transmission, and understanding the character of the views available from the floorplate and how these views will be framed. Balancing view obstruction with light and thermal targets requires further consideration including consideration of more passive solar shading. These studies should be undertaken in consultation with the Co-owners Technical Advisors</i>	Design development that the Panel supports.
Tower Form	
1.39. <i>The Jury supports the articulation of the tower form into smaller vertical elements that enhance its slender three-dimensional quality and visually mitigate perception of bulk. These qualities should be retained and further enhances in design development, noting the concerns to improve interior outlook.</i>	Design development that the Panel supports.
1.40. <i>Further design study and resolution is necessary to enhance the existing concept whilst also resolving the issues identified above.</i>	Design development that the Panel supports.

4. DESIGN INTEGRITY PROCESS

In accordance with the Design Excellence Strategy, the Terms of Reference, and Condition A16 of SSD 7684, the DIP was established to provide independent, expert and impartial advice to ensure the achievement of Design Excellence.

The intent of the design integrity process was to assist the Proponent and the design team in resolving the development areas identified in the Jury Report, whilst ensuring the fundamental design elements were retained or enhanced. The status of this is noted in Section 3.1 and 3.2 of this letter.

The design integrity process formally commenced on 3 November 2020. A total of eight DIP sessions occurred between the commencement of the process and 21 September 2021.

The DIP sessions occurred via MS Teams and was observed by members of the project team and the Proponent. Each session involved a 1 hour presentation from the Design Team and their technical advisors, followed by a 45 minute Q&A between the Panel and the Design Team. The Panel then deliberated for 1 hour, which was observed only by Urbis in their role as the DIP Managers.

The technical advisors that presented at the DIP sessions include:

- Arup
- Balarinji
- Cultural Capital
- McGregor Coxall



Due to the nature of the project and the key issues, the sessions were broken down into focus areas, relating to urban integration, public domain, the podium, the tower and ESD.


These issues are documented in the DIP feedback advice attached to this letter.

The following table identifies the unresolved development areas that require further consideration and resolution through the design development phase.

Table 4: Design elements requiring further resolution

Design element	DIP Feedback
Darling Harbour frontage – southern retail podium	<p>Refer to DIP Feedback 7 & 8</p> <ul style="list-style-type: none"> ▪ Whilst the Panel supports the consolidation of the southern parkland, a number of factors have contributed to the Darling Harbour southern podium façade having a more conventional podium character through the long horizontal balustrades and consistent parapet heights, as illustrated in the below excerpts:

Design element	DIP Feedback
	 <p data-bbox="536 958 1134 992">Figure 1: Excerpt from DIP Session 7 presentation</p>  <p data-bbox="536 1494 1145 1527">Figure 2: Excerpt from Design Competition scheme</p> <ul data-bbox="536 1547 1442 1671" style="list-style-type: none"> ▪ The architectural form and character of the southern retail podium should be further considered to reduce its strong horizontality on level 2/3 and reinstate the informal, human-scaled village character from the Competition Scheme. <p data-bbox="536 1697 1337 1765">The DIP looks forward to reviewing the resolution of this prior to the determination of the application.</p>
Market Street/ Civic Link connection	<p data-bbox="536 1800 879 1834">Refer to DIP Feedback 7 & 8</p> <ul data-bbox="536 1852 1442 1975" style="list-style-type: none"> ▪ The resolution of the urban design, built form, presence and character of the development when viewed from the surrounding streets into the development site, with particular emphasis on the Market Street Bridge and Civic Link.

Design element	DIP Feedback
	<ul style="list-style-type: none"> ▪ The Panel suggests the Design Team explore whether the land-bridge headstocks be more sculptural, or screened below deck level, and the northern link wall reduced in height (noting any minimum heights required by TfNSW) to integrate with the Market Street Bridge balustrade. Also, materiality and texture could be further utilised to create more nuanced/shadowed surfaces that would be less visually. ▪ Opening up view corridors from the Civic Link to the harbour (including northern city/Western Distributor) and provision of robust weather protection of the escalators. <p>The DIP looks forward to seeing the resolution of this prior to the determination of the application.</p>
Podium Materiality	<p>Refer to DIP Feedback 7 & 8</p> <p><u>Darling Harbour frontage:</u></p> <ul style="list-style-type: none"> ▪ The overall use of GRC and the range of materials and finishes is supported, subject to review and confirmation during the detailed design phase. ▪ The Panel requests that where possible the GRC be embellished to bring a greater sense of richness and possibly used in conjunction with other materials to make sense of the language (which is overall supported). ▪ The colour and tone of the GRC is a fundamental consideration. The Panel is concerned by the suggestions of either stark white or grey tones presented in some of the precedent images. The Panel supports the subtle colour tones similar to those of the Design Team's precedents as shown below.  <p><u>Wheat Road frontage:</u></p> <ul style="list-style-type: none"> ▪ The materiality of the eastern Wheat Road podium façade was not resolved during the DIP process. The Panel raised concerns regarding

Design element	DIP Feedback
	<p>the use of materials, including their ability to hold grime from vehicle emissions and pollutants.</p> <ul style="list-style-type: none"> ▪ The Panel sees benefit in the merging of architectural forms so that the overall podium form is read “in the round” by avoiding a junction of two different architectural systems at the corners. <p>The DIP looks forward to reviewing the revised Wheat Road podium design during the assessment of the Stage 2 SSD DA.</p> <p><u>Detailed Design:</u></p> <ul style="list-style-type: none"> ▪ Achieving Design Excellence will have a strong dependence on the final urban character and tectonic resolution of the GRC elements, facades and joints. For example, the diagonal elements must not look ‘moulded’ to the recessed panel behind. The detailing and jointing of the GRC panels must not be incongruous with the intended character and composition of the podium, but rather supportive of them while resolving issues relating to maintenance and cleaning. <p>The DIP understands that the podium materiality as a whole will continue to be developed through the detailed design phase. It is recommended that suitable conditions of consent be imposed which require the visual mock-up of the GRC and Wheat Road materiality to be endorsed by the DIP.</p> <p>The DIP looks forward to reviewing this at the relevant stage.</p>
Greening of the site	<ul style="list-style-type: none"> ▪ The overall planting strategy and in particular the integrated pot design, to ensure their form is appropriate to the civic environment at the base of the tower. ▪ Validation of the deep soil areas and volumes to accommodate the proposed tree species. ▪ Clarification of the tree canopy coverage once the final landscape concept has been developed. <p>It is recommended that suitable conditions of consent be imposed which require the landscape strategy and soft works detail to be endorsed by the DIP.</p>
Additional notes	<ul style="list-style-type: none"> ▪ The Panel notes that additional building forms were evident along the retail podium fronting Crescent Garden. These were not resolved at the conclusion of DIP Session 8. <p>The DIP looks forward to reviewing the resolution of the southern portion of the retail podium, which abuts the existing asset, prior to the determination of the application.</p>

5. COMPLIANCE WITH PLANNING REQUIREMENTS

During the design integrity process, the DIP was notified that the developed scheme results in departures from the Stage 1 envelope, the Stage 1 conditions of consent (SSD-7684) and the approved design guidelines.

The DIP understands that the applicant will be seeking to modify the Stage 1 envelope, concurrent with the lodgement of the Stage 2 SSD DA.

With the exception of Crescent Garden, the DIP refrains from commenting on these elements, as this is a matter for the relevant assessing authority, during the formal assessment of the application(s).

5.1. CRESCENT GARDEN

In principle, the DIP supports the inclusion of Crescent Garden within the Stage 1 Envelope. Whilst it did not originally form part of the site boundary for the purpose of the design competition, the Competition Brief required design teams to demonstrate how the site would integrate with Crescent Garden.

One of the development areas noted in the Jury Report was to “*further consider the interface of the site with Crescent Garden.*” In responding to this, the Henning Larsen team have presented a well-considered approach that has the potential to transform this hidden space into an active and inviting place that is complemented by a wellness centre and retail premises along the eastern podium facade.

Subject to the relevant planning approvals, the DIP provides in-principle support for the design direction of Crescent Garden.

5.2. STAGE 1 ENVELOPE & CONDITIONS OF CONSENT

The Panel has been notified of the following amendments to the Stage 1 envelope and conditions of consent:

- **A2 Development in accordance with plans and documents**

Response: The DIP has been notified that the Applicant is seeking to submit a concurrent modification application to the Stage 1 SSD DA, which incorporate the proposed building envelope adjustments and amendments to the Stage 1 envelope boundary.

- **A10 Building height control**

The maximum building heights for the development area shown on the concept drawings listed in Condition A2. And shall not exceed:

- (a) *Maximum tower height RL 183*
- (b) *Maximum podium and tower base height RL29*
- (c) *Maximum deck over the Western Distributor height RL19*

Response: The DIP has been notified that the Applicant is seeking to vary subset (b) and (c) of this condition to allow for the inclusion of various elements including lift cores, pergolas, building envelope protrusions, changes to the configuration of Crescent Garden and level changes within the public domain.

- **C1 Building Design**

Future Development Application(s) shall demonstrate consistency with:

- (a) *the revised Cockle Bay Park Development Design Guidelines, as endorsed by the Planning Secretary (**Condition B1**)*
- (b) *The advice of the Design Integrity Panel (**Condition A16**)*
- (c) *the following built form controls*

The Tower Base – maximum tower base width of 73m

Response: The DIP has been notified that the Applicant is seeking to varying the maximum tower base width of 83.2m and 74.1m for level 3 and 4, respectively

- **C21 Bicycle Parking Facilities**

Response: The DIP has been notified that the Applicant is seeking to varying the bicycle parking rates. The proposed bicycle parking is based on a benchmark approach, rather than the rates specified in the *Sydney Development Control Plan 2012*.

5.3. COCKLE BAY PARK DEVELOPMENT DESIGN GUIDELINES

The DIP has not undertaken an assessment of the current scheme against the design guidelines. The DIP looks forward to reviewing this following the lodgement of the Stage 2 SSD DA.

The DIP has been notified that the scheme departs from the Cockle Bay Park Development Design Guidelines, in relation to Design Principle 4.1a *Landscaping*.

4.1a Landscaping of the design guidelines require the following soil volumes:

- *39m³ for large trees (canopy diameter up to 16m at maturity)*
- *38m³ for medium trees (canopy diameter up to 8m at maturity)*
- *36m³ for small trees (canopy diameter up to 4m at maturity)*

The DIP notes that the Applicant is seeking to apply the soil depths and soil volumes as specified in the City of Sydney's Landscape Code.

6. OTHER MATTERS OF CONSIDERATION

6.1. POST LODGEMENT DIP ENGAGEMENT

A range of supporting documentation has been prepared to guide the Design Excellence of the Cockle Bay Park project. These include:

- The Design Excellence Strategy;
- The Design Competition Brief;
- The Jury Report, dated 10 March 2020
- The Terms of Reference, and
- The DIP Process and DIP Feedback.

As set out in the Design Excellence Strategy and the Terms of Reference, to ensure that Design Excellence is achieved in the final development phase, the DIP is to remain engaged throughout the assessment of the Stage 2 SSD DA and any major design modifications of that DA.

As identified in Section 4 of this letter, a number of development areas noted in the Jury Report, require further design development in order to achieve Design Excellence. These include:

- Darling Harbour Frontage (southern retail podium)
- Podium Materiality (Darling Harbour frontage and Wheat Road)
- Market Street / Civic Link
- Greening of the site

The DIP looks forward to reviewing these development areas following the Public Exhibition of the Stage 2 SSD DA and prior to the determination of the application and/or, where relevant, as part of satisfaction of conditions of consent.





7. ENDORSEMENT

The Panel confirms that this letter is an accurate record of the DIP process and the DIP's summary advice.

The design integrity process and this DIP letter satisfies the requirements of Condition A16 and A18 of SSD 7684.

The DIP looks forward to reviewing the development scheme following the lodgement of the SSD DA.

Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Paulo Macchia FRAIA Panel Chair Director Design Governance Government Architect NSW		6/10/2021
Graham Jahn AM Director, City Planning, Development and Transport City of Sydney		6/10/2021
Tony Caro Director Tony Caro Architecture		6/10/2021
Kate Luckraft Studio Director ASPECT Studios		06/10/2021

Yours sincerely,

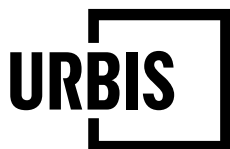


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Enc: DIP Feedback Letters [Session 1 – 8]



DIP FEEDBACK LETTERS [SESSION 1 – 8]



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13 November 2020

Mr Viggo Haremst
Partner, International Projects
Henning Larsen
Via email: VH@henninglarsen.com

Dear Viggo,

COCKLE BAY PARK [SSD 7684] - DESIGN INTEGRITY PANEL - SESSION 1

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the Cockle Bay Park State Significant Development (**SSD**), in relation to the design integrity process. This letter provides confirmation of the endorsed panel observations and requests for further information (and / or clarification) on the latest developed design, as presented by Henning Larsen on 3 November 2020.

The DIP participating in the design integrity process comprises four members. In accordance with the endorsed Terms of Reference (**ToR**), three of those members have been retained from the Jury.

The DIP members include:

Table 1: Design Integrity Panel

Panel Member	Title
Paulo Macchia (Chair)	Director, Design Governance Government Architect NSW
Graham Jahn	Director, City Planning, Development and Transport City of Sydney
Tony Caro	Director, Tony Caro Architecture
Kate Luckraft	Director, ASPECT Studios

The DIP session occurred via MS Teams and was observed by members of the project team and the Proponent. Panel deliberations were observed only by Urbis in their role as the DIP Managers.

1. FUNDAMENTAL DESIGN EXCELLENCE ELEMENTS

As outlined in the endorsed Jury Report, the Henning Larsen scheme was unanimously chosen as the competition winner, subject to the identified development areas being addressed as part of the design integrity process.

The Jury's determination was based upon the ability of the conceptual framework (public domain, new park, podium retail and commercial tower) to achieve design excellence.

The fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process, are listed below (as extracted from the Jury Report):

- *The fundamental urban sensibility of the concept enhancing Darling Harbour as a precinct and the site as a new western threshold to the city;*
- *The quality of connections and integration with various elements around the site demonstrates a thoughtful and contemporary approach to city making as a dialogue and respectful synthesis between built form and the public realm;*
- *A thoughtful holistic approach to the site as an urban landscape;*
- *The significant amelioration of the visual impact of the bulk and height of the tower on the public promenade by the integrated podium design and arrangement of publicly accessible open space;*
- *The skilful formal transition from the podium to the articulated tower form;*
- *The 'village strategy' of the conceptual framework characterised by fine grain elements compared with the more conventional continuous linear approach to the built form of the podium;*
- *The conceptual framework for the Northern Parkland;*
- *The embedded commitments to more sustainable design, with opportunity to explore a wide range of initiatives including harbour heat rejection and 'cloud burst' stormwater harvesting;*
- *The planning of the workplace environment demonstrates excellent capacity to accommodate a diverse range of tenant requirements; and*
- *The strength of the collaborative design process articulated by the Henning Larsen team.*

2. DESIGN INTEGRITY PANEL SESSION 1

The below table reflects the Panel's observations and requests for clarification and / or additional information following DIP Session 1.

The comments have been grouped into 'focus areas'. The focus areas were identified and agreed by the DIP during the deliberations after Session 1. All Panel observations reflect the unanimous position of the DIP after Session 1.

Table 2: Design Integrity Panel Session 1 Observations

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
1. GENERAL		
First Nations consultant	<ol style="list-style-type: none"> 1. The Proponent advised the DIP of its imminent appointment of a First Nations Consultant to the project. The Panel strongly supports this to ensure these opportunities are embedded in the design concept and its continuing development. 2. The DIP recommends that the public domain within the site, and in particular the Northern Parkland and connection to the Harbour, be appropriately integrated and interpreted in relation to First Nations historical themes associated with the location. 	<ul style="list-style-type: none"> • The DIP requests further advice in relation to what research has been undertaken to date into the site and its connection to First Nations culture.
2. URBAN STRUCTURE & INTEGRATION		
Topography and Infrastructure	<ol style="list-style-type: none"> 1. It is well appreciated by the DIP that the site presents significant challenges in relation to access and wayfinding for all users. 2. The site incorporates a number of important new public and shared pedestrian connections. Clear articulation of these paths will be critical to the permeability and successful integration of the project into this part of central Sydney. 3. Based on the Session 1 presentation, the DIP considers further work is necessary to demonstrate how this articulation and legibility is best 	<ul style="list-style-type: none"> • Key site cross sections should be identified and drawn to comprehensively explain the sites topography and existing infrastructure constraints, to assist in explaining how the scheme resolves these significant issues. • White card sightlines are requested for key entry points to site.

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
	<p>achieved. The DIP recommends further consideration of the key sightlines across and through the site, with clear visual access to the main entry points and the various travel paths within the development.</p> <p>4. Clear distinctions between the expression of public and private architecture will assist in achieving this.</p> <p>5. The DIP suggests that a desktop study of other developments and sites (both local and international) where the challenges of topography and infrastructure have been successfully resolved may be of benefit.</p>	
Connectivity	<p>1. The current design needs to further optimise the sites connectivity at its various interfaces.</p> <p>2. The interface at Sussex and Market Street corner is much improved since the competition. The distinction between private development access and public connectivity to the Harbour and beyond requires further work. However, the extension of the existing bridge across Sussex Street towards the Harbour should be as direct and visually accessible as possible. It should be an overtly public thoroughfare interfacing the site and connecting central Sydney to Pyrmont Bridge and beyond to Ultimo/Pyrmont.</p> <p>3. The Panel queried the need for, and language of, the proposed pergola structure on the bridge, as it is essentially a public connection between two existing open public thoroughfares.</p> <p>4. The quality of pedestrian connections to the Town Hall precinct at the heart of</p>	<ul style="list-style-type: none"> • Provide detailed sections that clarify the bridge longitudinal levels and its connection down to the corner of Sussex Street and Market Street. • Generally other sections and plans be prepared that comprehensively illustrate the connections into the site from all interfaces (i.e. Sussex Street, Pyrmont Bridge, the Harbour promenade, southern interface and Druitt Street. • The DIP requests that HL provide a comparative study in relation to 'permeability and connectivity' of the

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
	<p>the CBD will be a key to the success of the scheme. The DIP would like to see how this can be further improved, particularly from the Druitt Street approach including improvement of the existing southern bridge, as well as other routes through the subject site and the adjacent Darling Park site access on Sussex Street.</p> <p>5. This includes further consideration of be given to how the new commercial tower and its publicly accessible areas can be better connected to Druitt Street, Sussex Street and Town Hall.</p> <p>6. Some permeable areas and connections across the site that were evident in the competition scheme seem to have lost definition.</p> <p>7. These include the relationship of the tower lobby to the Northern Parkland, and the route to the south east behind the tower towards Southern Park and the beyond to the head of Cockle Bay.</p> <p>8. The DIP recommends that in revisiting connectivity, the designers most importantly consider and map the journeys of key users, including the general public and visitors/workers within the development.</p>	<p>various routes through the site, by comparing the winning competition scheme with the current design.</p>
3. PUBLIC DOMAIN		
Overall	<p>1. Generally the clear distinctions between public and private realms evident in the competition scheme have diminished.</p> <p>2. The DIP is concerned that the design character of the Northern Parkland and bridge interface in particular is now read as an extension of the architectural expression of the tower,</p>	<ul style="list-style-type: none"> The DIP request a presentation of the public domain from the combined skillsets of Landscape Architects and Architects on the project as a multi-disciplinary solution is required for the project's success

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
	<p>This conveys a sense of privatising what is intended to be a prominent new and overtly public space. The extensive use of pergola structures as an architectural element across both the tower ancillary areas and the public domain is contributing to this.</p>	<ul style="list-style-type: none"> • Use of VT or a 3D model that could allow for an animated walk through the site, to better illustrate the overall connectivity, level changes and relationship between the public and private domains.
Wayfinding	<ol style="list-style-type: none"> 1. The permeability and legibility of the schemes various elements has diminished. 2. The direct pedestrian alignment along the sites northern edge is fundamental to connecting the city and is strongly supported, However further design development around the resolution and character of this important connection is required, taking into account the collective DIP observations discussed in this letter. 3. The Northern Parkland is stepped towards the west. This is supported as it reduces the vertical separation from the water's edge, however it is not clear if this assists with view lines to Cockle Bay. A study of this is recommended. 4. At the Sussex Street arrival the stepped green wall has been pushed back to improve wayfinding but in doing so appears to have appropriated some of the useable open space that previously formed the Northern Parkland beyond. If this is the case, the DIP would like the Design Team to consider how any reduction of the Northern Parkland area would be compensated for. 	<ul style="list-style-type: none"> • Sections are to be provided to help better understand the key entry points and what is visible from the eye level, at each connection point • VT or other animation could be used to illustrate this • Provide a plan that identifies which travel paths are private, semi-public, or fully public, including periodic assess such a as 18/7 or 24/7, across the site including the available vertical transport options at these hours of use. • The DIP requests further study and illustration of the relationships between the proposed Northern Parkland and its connections to the pedestrian bridge, to enable further

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
	<p>5. The Panel notes that existing small open space at corner of Sussex and Market Street is well scaled, activated and protected. It is a small sunny, well patronised place and these qualities should be retained.</p> <p>6. The western side of the bridge appears to have been brought forward. The DIP would like to further clarification as to why this has occurred.</p> <p>7. The southern entrance has been relocated to the centre. In the design competition scheme, the tower was accessible from the south. The DIP would like to understand how the commercial tower would be accessed from the south.</p> <p><i>Please refer to other comments in relation to connectivity in Section 2 above.</i></p>	<p>feedback to the Design Team on the treatment and design of this location.</p> <ul style="list-style-type: none"> • Provide study of sightlines into Cockle Bay for pedestrian viewpoints on the new bridge and within the Northern Parkland. • Clarify pedestrian connections at L.2 between north end of podium and Pyrmont Bridge (refer CGI p.14)
Site levels	<p>1. The Panel, as a priority, needs to better understand the level changes across the site and how these are being addressed by the Design Team.</p> <p>2. The Panel sees a unique opportunity for the Design Team to use the level changes, where practicable, so as to maximise sightlines towards the water.</p> <p><i>Refer to other comments in relation to site levels in section 2 above.</i></p>	<ul style="list-style-type: none"> • Provide sections and spot levels. • White card views are requested to help better understand the sightlines.
Northern Parkland	<p>1. The design of the Northern Parkland has changed significantly in its form and area since the competition scheme. It has become less clear which areas of the park are intended for private use compared to genuine public open space.</p>	<ul style="list-style-type: none"> • Clarify the areas in sqm of public open space and green space. • Clarify whether the quantum of public open space has been reduced since the

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
	<p>2. The Panel noted the introduction of rectilinear shallow pool areas within the northern public space levels. The introduction of such elements and the repetitive use of rectilinear pergolas has further blurred the architectural distinction between the private domain of the commercial tower and the public domain. The Panels requests that the Design Team demonstrate how the Northern Parkland will achieve a design outcome that feels truly public and accessible to all.</p> <p>3. The Panel is concerned that the tower base has grown in area and a paved forecourt introduced, making this area 'less public' at the expense of the publicly accessible green open space.</p> <p>4. The design competition scheme provided 18,700m² of public green space, with the main Northern Parkland directly adjacent to the tower. In the Northern Parkland the area of public green space in close proximity to base of the tower needs to further considered.</p> <p>5. In the design competition scheme, the Northern Parkland was more freeform and relatively flat and free of 'clutter'. The introduction of orthogonal geometry and steps into the body of the park is possibly the reason for this. The implications of a larger flat green area compared to the current proposal should be further studied.</p>	<p>completion of the design competition.</p> <ul style="list-style-type: none"> • Provide a plan which delineates the public open space areas from the private areas.

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
Southern Parkland	<ol style="list-style-type: none"> 1. The Panel notes that this area has been identified as the windiest part of the site and is the location with the least amount of solar access. The DIP is concerned that the current proposal does not yet sufficiently respond to these conditions. 2. The legibility if the Southern Park and its proposed uses require further consideration and explanation. 	<ul style="list-style-type: none"> • Provide further details (levels, sections, solar access and wind projections) on the proposed uses and usability of the Southern Parkland, including further description of how this area is accessed from the harbour edge and through the site.
Crescent Garden	<ol style="list-style-type: none"> 1. The Panel would like to better understand the future use and function of this space, in particular if it is going to be integral to the accessibility and function of the new tower. 2. There are clear benefits in connecting this space to Sussex Street with a more publicly accessible connection. Whilst the DIP understands there are significant commercial implication to this, is there an opportunity to open this space up to the benefit of Darling Park Towers and thereby creating a new mid-block connection into the site? 	<ul style="list-style-type: none"> • Confirmation that the Crescent Garden will form part of the SSDA.
Pergolas / structures	<ol style="list-style-type: none"> 1. The DIP recognises the numerous environmental benefits of the proposed pergola structures. 2. As already noted their uniform disposition across both public and private elements of the scheme presents a risk to the urban definition and clarity of the public and private realms across the development. 3. Public open space should be open to the sky unless there is sound reason for it not to be (weather protection for pedestrians and VT elements) The use of this form along the Pymont Bridge 	<ul style="list-style-type: none"> • Confirm the area of public open space that is 'open to the sky' • Reconsider the quantum of pergolas and their purpose, giving consideration to the Panel's commentary on sightlines and wayfinding.

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
	<p>connection is of particular concern for these reasons. The Panel notes that the designers may be using this device as a wayfinding element to address the site level challenges, however alternative ways of achieving this should be explored.</p> <p>4. The Panel would like to understand the relationship between the size and location of the pergolas, and their impact on the site conditions where the pergolas are proposed, for example, are they required in those locations to ameliorate wind impacts.</p>	
Signage	<p>1. Certain pergolas were branded “Cockle Bay Park” in the presentation. The Panel requests further consideration of the relationship of signage and the clarity of public space so that it does not lead to an ambiguity that this space is a forecourt to an office building.</p>	<ul style="list-style-type: none"> Reconsider the expression of the public space so that it is clear that this is fully accessible and welcoming public space.
Micro climate - Wind	<p>1. Tower down-draft is only one form of wind condition that presents a challenge to the parkland and podium levels of the site. Cold winter west and south-west prevailing winds will have significant impacts on outdoor public spaces and open food and beverage spaces.</p> <p>2. The pergola structures are unlikely to protect these areas from horizontal prevailing winds. This is a characteristic of the sites Harbour location.</p>	<ul style="list-style-type: none"> Wind model results (m/sec, categories, comfort levels) mapped across the site at the base of the tower, promenade, dining areas, meeting areas, and generally across the entire public domain should be provided. This will assist in better understanding how the pergolas and various structures are working, and the trade-offs between structure or open to the sky.

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
		<ul style="list-style-type: none"> Wind Engineers to be available at the relevant DIP meetings to discuss
Micro climate - Solar access / overshadowing	<ol style="list-style-type: none"> The Panel recommend further consideration of the solar access afforded to public spaces in relation to the level achieved by the competition winning scheme. 	<ul style="list-style-type: none"> An updated presentation of the solar access and overshadowing analysis and impacts on the public domain to better understand the functionality and useability of the public space areas throughout the year.
Soil depth / vegetation typologies	<ol style="list-style-type: none"> The Panel notes that there appears to be a reduction in trees from the large central area of the site. The Panel would like to know: What soil depths are being achieved across the site, and across the land bridge area? How is the site being drained? Is a grey water recycling scheme being considered for the site? What mitigating systems are inbuilt to deal with dry and exposed conditions of the site and its surrounds? 	<ul style="list-style-type: none"> Provide details of the soil depth across the site and drainage system. Confirm planting strategy and tree canopy coverage McGregor Coxall to be in attendance at the next DIP
4. RETAIL PODIUM		
Darling Harbour frontage	<ol style="list-style-type: none"> Is the ground floor retail the same level as the promenade? 	<ul style="list-style-type: none"> Provide detailed sections illustrating the relationships between the podium and promenade.

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
Wheat Road Podium Design and Access	<ol style="list-style-type: none"> 1. The Panel would like to better understand how the loading and service vehicle arrangements for the retail (via Wheat Road?). 2. How does the servicing interface with the retail character of this area? 	<ul style="list-style-type: none"> Sections and plans to be provided to assist the DIP with better understanding the proposed loading and servicing arrangements for the site.
Materiality	<ol style="list-style-type: none"> 1. Further explanation of the character and materiality of the podium is requested. The extensive use of timber should be evaluated in the context of exposure to harsh environmental conditions. 2. Consideration of how landscaping within all buildings will be integrated to address possible compliance issues. Recently fire engineers have been raising this as an issue on other sites due to combustibility. 	<ul style="list-style-type: none"> Provide further detail of the materiality and design approach for the podium. Provide independent advice on combustibility with certifier and engineers
Signage	<ol style="list-style-type: none"> 1. The Panels notes that the design of wayfinding signage will be critical across this complex site. 2. The Panel recommends that public and private signage are clearly differentiated from each other. 	<ul style="list-style-type: none"> Provide a presentation that addresses signage strategy across the entire site.
5. TOWER		
Facade Articulation and Design	<ol style="list-style-type: none"> 1. The Panel is pleased to see that the abstracted/triangulated façade design concept has been retained. 2. At the competition phase, the tower was presented as a slender, drawn-out form composed as an arrangement of vertically articulated off-set forms. This was a fundamental element of the competition scheme, and one that the Panel wants to see carried through and not diluted. The CGIs as presented at Session 1 indicate that this aspect of 	<ul style="list-style-type: none"> Present a benchmark analysis of the current design against the competition design, to confirm if the articulation between tower volumes (in plan) and overall heights (roof level/crown) have changed and if so the reasons for this.

Focus Areas	DIP Session 1 - Panel Observations	Request for Information
	<p>the towers architectural form has changed.</p> <p>3. The competition scheme drawings and CGIs appeared to offer a more pronounced (approximately 3 storey difference) in the articulated tower elements. This served to strengthen the overall slenderness of the form, and is considered by DIP to be a fundamental strength of the proposal.</p> <p>4. It appears however that the tower form at the top of the building has changed as there are less differences in height between the articulated forms.</p>	
6. ESD INITIATIVES		
Tower	<p>1. The DIP requests further understanding of the sustainability performance targets for the tower and how these are being satisfied and tracked through this design development phase.</p>	<ul style="list-style-type: none"> Technical presentation to be provided from the Sustainability Consultant
Development as a whole	<p>1. The DIP requests further understanding of the sustainability performance targets for the project holistically, and how these are being satisfied and tracked through this design development phase.</p>	<ul style="list-style-type: none"> As above

3. DEVELOPMENT AREAS

From the presentation given in Session 1, the Panel is unclear how the Development Areas in section 4.3 of the Jury Report have been addressed or resolved.

For future guidance, the Development Areas contained in the Jury Report have been restructured to follow the order of the focus areas identified in the table above. These are included under **Attachment A** to this letter.

4. FORWARD DIP AGENDA

It is recommended that future DIP sessions be limited to resolution of the design development, including ESD initiatives, pertaining to the focus/development areas below:

- **Session 2** – General, Urban Structure & Integration and Public Domain
- **Session 3** - Retail Podium
- **Session 4** - Tower

Subsequent DIP meetings may be required to further resolve focus/development areas.

At future sessions, it is requested that Henning Larsen confirm how they have addressed the Panel's observations, as per Table 2 above, and the Development Areas noted in the Jury Report

It is also requested that Henning Larsen provide 'benchmark' comparisons between the Design Competition Scheme and the Developed Scheme to articulate how the design has been enhanced and how the development areas have been resolved.

The Panel requests that the members of the project team and the technical advisors be available for comment at the future DIP sessions. This is recommended to include, but not limited to, the following:

- McGregor Coxall –Public Domain and Landscape design
- Wind Engineer
- Environmental Sustainability Consultant
- First Nations Consultant

5. PANEL ENDORSEMENT

The Panel Chair confirms that this letter is an accurate record of the DIP feedback and that the DIP endorses the observations and recommendations by consensus.

This letter is to be used to guide further detailed design refinement of the Henning Larsen scheme.

Design Integrity Panel (DIP) endorsement:

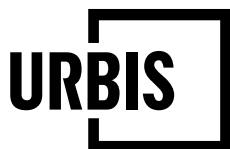
Name	Signature	Date
Paulo Macchia - Panel Chair Director, Design Governance Government Architect NSW		13 November 2020

Yours sincerely,



Adrian Vilella
 Associate Director
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Enc.: Attachment A: - CBP - Development Areas



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08 December 2020

Mr Lachlan Adams
Development Director
AMP Capital Pty Ltd
Via email: Lachlan.Adams@ampcapital.com

Mr Greg Mannes
Project Director
The GPT Group
Via email: Greg.Mannes@gpt.com.au

Dear Lachlan and Greg,

COCKLE BAY PARK [SSD 7684] - DESIGN INTEGRITY PANEL - SESSION 2

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the Cockle Bay Park State Significant Development (**SSD**), in relation to the design integrity process. This letter provides confirmation of the Panel's commentary on the design elements which are supported / unsupported and those elements which need further resolution. The feedback is based on the latest developed design and the technical response, as presented by Henning Larsen on 1 December 2020.

The DIP participating in the design integrity process comprises four members. In accordance with the endorsed Terms of Reference (**ToR**), three of those members have been retained from the Jury.

The DIP members include:

Table 1: Design Integrity Panel

Panel Member	Title
Paulo Macchia (Chair)	Director, Design Governance Government Architect NSW
Graham Jahn	Director, City Planning, Development and Transport City of Sydney
Tony Caro	Director, Tony Caro Architecture
Kate Luckraft	Director, ASPECT Studios

The DIP session occurred via MS Teams and was observed by members of the project team and the Proponent. Panel deliberations were observed only by Urbis in their role as the DIP Managers.

It is noted that following the DIP Chair and DIP Manager being informed that Graham Jahn would be unable to attend DIP Session 2 due to unforeseen circumstances. In the absence of the ToR outlining requirements for a DIP quorum the Chair, having consulted with Graham Jahn, determined that for this DIP a minimum of three (3) DIP members would constitute a quorum. In light of this, DIP Session #2 was able to proceed accordingly.

1. FUNDAMENTAL DESIGN EXCELLENCE ELEMENTS

As outlined in the endorsed Jury Report, the Henning Larsen scheme was unanimously chosen as the competition winner, subject to the identified development areas being addressed as part of the design integrity process.

The Jury's determination was based upon the ability of the conceptual framework (public domain, new park, podium retail and commercial tower) to achieve design excellence.

The fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process, are listed below (as extracted from the Jury Report):

- *The fundamental urban sensibility of the concept enhancing Darling Harbour as a precinct and the site as a new western threshold to the city;*
- *The quality of connections and integration with various elements around the site demonstrates a thoughtful and contemporary approach to city making as a dialogue and respectful synthesis between built form and the public realm;*
- *A thoughtful holistic approach to the site as an urban landscape;*
- *The significant amelioration of the visual impact of the bulk and height of the tower on the public promenade by the integrated podium design and arrangement of publicly accessible open space;*
- *The skilful formal transition from the podium to the articulated tower form;*
- *The 'village strategy' of the conceptual framework characterised by fine grain elements compared with the more conventional continuous linear approach to the built form of the podium;*
- *The conceptual framework for the Northern Parkland;*
- *The embedded commitments to more sustainable design, with opportunity to explore a wide range of initiatives including harbour heat rejection and 'cloud burst' stormwater harvesting;*
- *The planning of the workplace environment demonstrates excellent capacity to accommodate a diverse range of tenant requirements; and*
- *The strength of the collaborative design process articulated by the Henning Larsen team.*

2. DESIGN INTEGRITY PANEL SESSION 2

The following Sections 2.1 and 2.2 summarise the Panel's consolidated commentary and considerations following DIP Session 2. This feedback is based on the Henning Larsen presentation, the technical package submitted and the Q&A session discussion.


The Panel comments are in relation to the focus areas discussed. Other focus areas will be subject of future DIP sessions, as noted below.

2.1. DIP SESSION 2 - PANEL COMMENTARY

Table 2: Focus areas and commentary

Focus Areas	Commentary
1. GENERAL	
<i>First Nations consultant</i>	<i>This matter will be addressed at a later DIP session.</i>
2. URBAN STRUCTURE & INTEGRATION	
Connectivity	<ol style="list-style-type: none"> 1. The design of the proposed network of public spaces and its integration with the sites broader context is fundamental to the long-term viability and success of the project. The DIP is committed to assisting the design team in achieving a clear and appropriate relationship between public and private spatial domains across this key western threshold to central Sydney. To ensure this, the Panel request further resolution of the intended morphology, usage and character of each proposed spatial type within the public domain and clear plans and sections distinguishing publicly accessible private open space and publicly accessible (dedicated) public space (whether or not it may be subject to maintenance agreements). 2. The design of built and landscape elements that connect and physically define these places (both within the site and at interfaces with the adjacent public domain network) should reinforce the public nature of the sites primary spatial elements, and facilitate clear wayfinding and connectivity. 3. To better understand the broader connectivity of the proposed spatial network, the Panel recommends that pedestrian movement diagrams for the site are expanded to include central Sydney and Pyrmont.
3. PUBLIC DOMAIN	

Focus Areas	Commentary
Wayfinding	<ol style="list-style-type: none"> 1. The Panel is appreciative of the additional information provided by the team and in particular, the visual comparisons between the competition scheme and the developed scheme. 2. The quantum of public open space to the north of the Tower appears to have increased numerically (Slide 3 – Open Space Comparison), however this appears in large part due to inclusion of the northern bridge link area with the Northern Parkland area calculation. The Panel is concerned that the clear sense of public open space, movement and dedicated access has become less explicit than it should be. 3. The revised quantum of genuine green space compared to the amount that was included in the competition is not yet clear, and a new diagram should be provided that articulates the extent and quantum of both paved and soft landscape/green areas to enable comparison between the competition scheme and the current scheme. 4. Design development of the northern public spaces has purposefully consolidated the primary movement corridor of the Western Gateway Link with the new Northern Park, for design reasons explained by the design team. The Panel considers that in doing so, the public spatial morphology has moved from a “street next to a park” (eg. Elizabeth Street adjacent to Hyde Park) to a “park between two streets”. This is not supported by the Panel and diminishes the primary objective of creating seamless public continuity for this new western gateway to the city, and is further reinforced by the extension of the towers orthogonal geometry and language across the Park and the movement corridor. 5. In other areas it is not yet clear to the Panel whether a robust wayfinding strategy has been developed that best meets the movement needs for various users of the site. 6. For example, is it agreed that there is a genuine need for the diagonal connection behind the tower between the new Southern Park and the Northern Terrace? It may be better for pedestrians to use the more legible and safer orthogonal routes proposed along Podium Level 2 and the waterfront promenade, in order to move between the head of Cockle Bay and the city via the Northern Park and Western Gateway Link. The Panel is also concerned that this 24/7 public passage is convoluted to navigate, and that it would not easily satisfy Crime Prevention through Environmental Design (CPTED) principles. The fly-through presented at Session 2 reinforced these concerns. If this route is to be pursued, further design investigation is recommended to ensure it is more visually accessible for improved and safe wayfinding. 7. To assist with wayfinding the DIP suggests that the design team ensure all public vertical transport elements (including lifts, stairs and escalators) are co-located to maximise visual prominence. 8. Time constraints did not allow for any discussion in relation to the challenging Druitt Street connection, and this should be a focus at the next Public Domain DIP session.

Focus Areas	Commentary
Site levels	<ol style="list-style-type: none"> 1. The DIP is appreciative of the site cross sections and white card views being made available, as requested at the first meeting. 2. A key opportunity of the project is to strengthen the physical and visual accessibility of the Western Gateway Link connecting Pyrmont with central Sydney. The above documents highlight the topographical and road infrastructure challenges associated with this. 3. It appears that views into Cockle Bay and the harbour will be difficult to achieve from the new ground plane within the eastern parts of the site. Additional section/views from the east city ridge (York Street and Market Street intersection) should be prepared to ascertain if distant water views are available from the central area of the city and if it is possible to integrate these into the scheme. This may be of great benefit in pedestrian orientation/wayfinding from within the city core, as is evident at other cross streets to the north (King Street and Margaret Street for example). 4. As noted above, prominent location and well-crafted design of vertical transport and built elements may be one way of improving wayfinding across the significant level changes of the site. Some examples are provided below. <div data-bbox="491 1106 1423 1765">  </div> <ol style="list-style-type: none"> 5. For the protection of people and maintenance the Panel recommends that external escalators be adequately protected from rain.

Focus Areas	Commentary
Sussex/Market St Corner	<ol style="list-style-type: none"> 1. The Panel acknowledges the further design development of the urban connection from the footpath at the Sussex/Market St corner up to the Northern Park and tower. 2. The footpath level public space should be activated, welcoming, and well protected from visual, noise and air pollution emanating from the adjacent freeway feeder ramp at the intersection. 3. It would be preferable if the lift could be located closer to the northern terrace stair and escalators, and reasonably close to the intersection so that pedestrians can move freely between the access bridge and street level.
Western Gateway Link	<ol style="list-style-type: none"> 1. This element replaces the existing suspension bridge, and forms a key new element within the Pyrmont to City public access corridor. As noted in Wayfinding above, the Panel has concerns in relation to the proposed conceptual inclusion of this movement space with the new Northern Park. 2. It is acknowledged that weather protection is required, however the extent, low height and uniform design language of the proposed pergola structure requires further urban design analysis and consideration by the design team. The Panel recommends that the structure have an identity more akin to other public covered walkways in Sydney and read as distinct from the remaining pergola structures. 3. The northern landscaped edge wall proposal for seating and heritage interpretation has merit. It may be worth considering some form of discreet weather protection associated with this, as well as some apertures in the wall to allow views to the north.
Connections to Pyrmont Bridge	<ol style="list-style-type: none"> 1. This connection has not yet been presented and reviewed in detail, however the DIP has previously advised of its support for the increased separation between the heritage item and the podium. 2. The design of the vertical transport elements between the heritage item and the upper level connection towards Market St was not discussed at Session 2, however these elements offer important wayfinding opportunities, and will also need to be designed to address the heritage significance of Pyrmont Bridge and its sandstone abutments. 3. The proposed reversal of the existing escalators connecting Bridge to the Promenade will need to be reviewed with relevant authorities and is outside of the project scope. 4. The Panel has concerns regarding the potential heritage impacts of the proposed staircase connecting the Bridge deck at right angles with Podium Level 1. This appears awkward and would require removal of a portion of the heritage balustrade.

Focus Areas	Commentary
Northern Parkland	<ol style="list-style-type: none"> 1. The concept design of the Northern Parkland has changed significantly since the competition scheme. The organic form of the original Park proposal connected comfortably and logically with the revitalised Crescent Garden, and the DIP has concerns that the previously clear design differentiation of this new public space from the towers commercial forecourt has been diminished. The Panel recommends that Northern Parkland has an identity that is distinct from the building language and therefore clearly legible as public space. 2. The design team provided a review of the Park constraints, including limited soil depth over elevated roadways, drainage requirements and the desire to step the Park down towards the water in order to reduce the vertical height transition. 3. Whilst recognising each of these constraints, it is not yet clear what the likely range of uses for the Park will be. The Panel therefore recommends that the intended usage of the Park be further investigated to ensure its detailed design will be flexible enough to accommodate its anticipated uses.
Southern Parkland	<ol style="list-style-type: none"> 1. The Panel supports the increased area and spatial consolidation of the southern parkland. 2. There remains some concern in relation to the environmental conditions within this space as it is overshadowed by the tower until the afternoon, and is exposed to winter prevailing winds and summer afternoon sun. 3. Associated uses and the scale of the built elements at Level 3 require further description. 4. The connection behind the tower to the north-east has been raised above and the function of this area of the site should be further described to the Panel.
Crescent Garden	<ol style="list-style-type: none"> 1. It is appreciated by the Panel that any changes to the enclosed central Forecourt space serving the existing Darling Park Towers does not form part of the current project scope or Design Brief. 2. Notwithstanding, there is a significant opportunity for this large urban block to become more permeable and better connected by opening up the Darling Park Forecourt to invite the public from Sussex Street through to the existing Crescent Garden and beyond to the new Tower and Cockle Bay. The DIP would like to understand if this opportunity could be progressed now, or at least preserved for future implementation.

Focus Areas	Commentary
Pergola structures	<ol style="list-style-type: none"> 1. The Panel recognises the environmental benefits of the proposed pergola structures at the various built form interfaces. However the language, extent and scale of the pergolas has shifted from the design competition scheme. This was acknowledged by the design team and it was agreed that further design development work would be forthcoming at a future DIP meeting. 2. As previously noted, the Panel considers that a clearly differentiated architectural language and materiality should be investigated between the public and private realms across the development, to appropriately distinguish the roles of the various spaces. 3. The Panel queried the extent of pergolas within the park, given trees could provide shade protection in areas away from the freeway deck spans. 4. The scale and height of pergolas across the site is varied for sound reasons, however a domestic scale should be avoided and the extent reduced.
Soil depths	<ol style="list-style-type: none"> 1. The Panel acknowledges that soil depths were provided for areas with a depth of 1.2m. However, a more detailed understanding of the soil depths across the site is required to better understand: 2. the ability to support substantial vegetation growth; 3. The engineering constraints associated with the land bridge; and 4. Site drainage 5. The panel requests clearer diagrams (plans and sections) of the depths of soil in all planting areas be provided with the next Public Domain DIP session.
Planting Strategy	<ol style="list-style-type: none"> 1. The Panel acknowledges that a concept planting strategy of 'canopy, plateau, cliffs, shoreline' was presented, however the Panel needs to understand the species that are proposed, in particular the tree species and anticipated canopy coverage. A Canopy coverage diagram and tree species plan is requested for the next Public Domain DIP session.
4. RETAIL PODIUM	
Darling Harbour frontage	<ol style="list-style-type: none"> 1. The Panel noted some significant changes in the podium façade design, including a reduction in east-west entry points and atriums, and a more uniform composition of the articulated box elements that are a fundamental element of the "village concept" described in the competition scheme. 2. The Panel accepts the reduction in number of entry points from the Promenade as this has benefits in podium spatial planning, however this should not be to the detriment of the well-considered articulation and human scale of the competition scheme. 3. It is understood that Henning Larsen is continuing to develop the retail facade to ensure that the human scale of the village concept is preserved and refined further. <p><i>To be further addressed within DIP session 3</i></p>

Focus Areas	Commentary
<i>Wheat Road Podium Design and Access</i>	<i>To be addressed within DIP session 3</i>
<i>Materiality</i>	<i>To be addressed within DIP session 3</i>
<i>Signage</i>	<i>To be addressed within DIP session 3</i>
5. TOWER	
<i>Facade Articulation and Design</i>	<i>To be addressed within DIP session 4.</i>
6. ESD INITIATIVES	
<i>Tower</i>	<i>To be addressed within DIP session 4.</i>
<i>Development as a whole</i>	<i>To be addressed within DIP sessions 3 and 4.</i>

2.2. DIP SESSION 2 – PANEL CONSIDERATIONS

Table 3: Consideration Summary

Design development the Panel supports	<ul style="list-style-type: none"> The Panel supports the consolidation of the southern park, creating a larger and more usable space.
Design development needing further resolution	<ul style="list-style-type: none"> The Panel supports the use of lower built form and pergola elements around the base of the tower for wind protection, however the quantum of pergolas should be reduced where possible and their design further refined. The language of the pergolas generally presents as a persistent and conventional 'garden' typology, and their design relationships with the adjacent podium forms need further consideration. The Panel is unclear on the planning rationale underpinning the wayfinding diagrams, particularly the diagonal pedestrian connections. Further work is required on the site wayfinding strategy, to ensure a clear, hierarchical order of logical connections.
Design development the Panel does not currently support	<ul style="list-style-type: none"> The conceptual design of the Northern Parkland has fundamentally changed in its form and extent since the competition scheme. The DIP understands the functional rationale for the revised park concept, however considers it desirable that the form, character and detail of the

	<p>park continues to be suitably articulated from that of the western gateway link, as was exemplified in the competition winning scheme.</p> <ul style="list-style-type: none"> The Panel does not support the current extent and form of the northern pergola structure over the Western Gateway Link. It may be better that the link has a strong sense of being open to the sky, as this will more seamlessly align with the existing, overt public character of Market St and Pyrmont Bridge. Whilst it is acknowledged that a canopy or awning structure may be required to protect users of this link from inclement weather, the pergola structure presently dominates this space and uses the same language as the commercial areas of the project. This public thoroughfare should have its own identity, taking into account CPTED principles.
Other design development matters of note	<ul style="list-style-type: none"> The Panel is concerned about the extent of heritage intervention and the overall relationship between the stair connection and western gateway link with Pyrmont Bridge. The presented scheme included rotation and relocation of the escalators on the bridge however it was unclear on what impacts this would have at the ground level and whether heritage impacts have been considered

3. DEVELOPMENT AREAS

From the presentation given in Session 2, the Panel is unclear how the Development Areas in section 4.3 of the Jury Report have been addressed or resolved.

It is recommended that Henning Larsen provide a clear schedule which describes how the Development Areas contained in the Jury Report have been addressed. The observations, commentary and considerations provided as part of the DIP Session 1 and DIP Session 2 feedback, build upon the issues raised within the Jury Report and these also need to be addressed.

A written response and 'checklist' should be provided to the DIP outlining how the developed scheme, in the view of the Proponent, has satisfied the Development Areas, observations, commentary and considerations. For example, Session 3 relates to Retail Podium and a response should be provided against the commentary provided within the feedback from session 1 within that focus area.

4. FORWARD DIP AGENDA

It is recommended that future DIP sessions continue be limited to resolution of the design development, including ESD initiatives, pertaining to the focus/development areas below:

- **Session 3** - Retail Podium
- **Session 4** - Tower
- **Session 5** - General, Urban Structure & Integration and Public Domain

Subsequent DIP meetings may be required to further resolve focus/development areas.

It is also requested that Henning Larsen continue to provide 'benchmark' comparisons between the Design Competition Scheme and the Developed Scheme to articulate how the design has been enhanced and how the development areas have been resolved.

The Panel requests that the members of the project team and the technical advisors be available for comment at the future DIP sessions as appropriate. This is recommended to include, but not limited to, the following:

- McGregor Coxall – Public Domain and Landscape design
- Wind Engineer
- Environmental Sustainability Consultant
- First Nations Consultant
- Retail Consultant

5. PANEL ENDORSEMENT

The Panel Chair confirms that this letter is an accurate record of the DIP feedback and that the DIP provides the commentary and considerations by consensus.

This letter is to be used to guide further detailed design refinement of the Henning Larsen scheme.

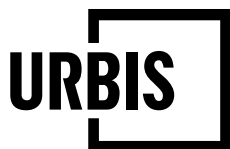
Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Paulo Macchia Panel Chair Director Design Governance Government Architect NSW		08/12/20

Yours sincerely,



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19 February 2021

Mr Lachlan Adams
Development Director
AMP Capital Pty Ltd
Via email: Lachlan.Adams@ampcapital.com

Mr Greg Mannes
Project Director
The GPT Group
Via email: Greg.Mannes@gpt.com.au

Dear Lachlan and Greg,

COCKLE BAY PARK [SSD 7684] - DESIGN INTEGRITY PANEL - SESSION 3

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the Cockle Bay Park State Significant Development (**SSD**), in relation to the design integrity process. This letter provides confirmation of the Panel's commentary on the design elements which are supported / unsupported and those elements which need further resolution. The feedback is based on the latest developed design, as presented by Henning Larsen on 9 February 2021.

The DIP participating in the design integrity process comprises four members. In accordance with the endorsed Terms of Reference (**ToR**), three of those members have been retained from the Jury.

The DIP members include:

Table 1: Design Integrity Panel

Panel Member	Title
Paulo Macchia (Chair)	Director, Design Governance Government Architect NSW
Graham Jahn	Director, City Planning, Development and Transport City of Sydney
Tony Caro	Director, Tony Caro Architecture
Kate Luckraft	Director, ASPECT Studios

The DIP session occurred via MS Teams and was observed by members of the project team and the Proponent. Panel deliberations were observed only by Urbis in their role as the DIP Managers.

1. FUNDAMENTAL DESIGN EXCELLENCE ELEMENTS

As outlined in the endorsed Jury Report, the Henning Larsen scheme was unanimously chosen as the competition winner, subject to the identified development areas being addressed as part of the design integrity process.

The Jury's determination was based upon the ability of the conceptual framework (public domain, new park, podium retail and commercial tower) to achieve design excellence.

The fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process, are listed below (as extracted from the Jury Report):

- *The fundamental urban sensibility of the concept enhancing Darling Harbour as a precinct and the site as a new western threshold to the city;*
- *The quality of connections and integration with various elements around the site demonstrates a thoughtful and contemporary approach to city making as a dialogue and respectful synthesis between built form and the public realm;*
- *A thoughtful holistic approach to the site as an urban landscape;*
- *The significant amelioration of the visual impact of the bulk and height of the tower on the public promenade by the integrated podium design and arrangement of publicly accessible open space;*
- *The skilful formal transition from the podium to the articulated tower form;*
- *The 'village strategy' of the conceptual framework characterised by fine grain elements compared with the more conventional continuous linear approach to the built form of the podium;*
- *The conceptual framework for the Northern Parkland;*
- *The embedded commitments to more sustainable design, with opportunity to explore a wide range of initiatives including harbour heat rejection and 'cloud burst' stormwater harvesting;*
- *The planning of the workplace environment demonstrates excellent capacity to accommodate a diverse range of tenant requirements; and*
- *The strength of the collaborative design process articulated by the Henning Larsen team.*

2. DESIGN INTEGRITY PANEL- SESSION 3

The following Sections 2.1 and 2.2 summarise the Panel's consolidated commentary and considerations following DIP Session 3. This feedback is based on the Henning Larsen presentation and the Q&A session discussion.

The Panel comments are in relation to the focus areas discussed. Other focus areas will be subject of future DIP sessions, as noted below.

The Panel acknowledges the need for flexibility within the retail podium and office tower in response to the uncertainties of the post COVID-19 commercial environment in coming years. The Panel acknowledges the timeline for delivery of the project (being 5-7 years).

2.1. DIP SESSION 3 - PANEL COMMENTARY

Table 2: Focus areas and commentary

Focus Areas	Commentary
1. GENERAL	
<i>First Nations consultant</i>	<i>This matter will be addressed at a later DIP session.</i>
2. URBAN STRUCTURE & INTEGRATION	
<i>Connectivity</i>	<i>This matter will be re-visited at a later DIP session</i>
3. PUBLIC DOMAIN	
<i>Wayfinding</i>	<i>This matter will be re-visited at a later DIP session</i>
Site levels	<ol style="list-style-type: none"> Access from the promenade into the retail tenancies should be further clarified in relation to flood level and sea level rise design requirements. <ol style="list-style-type: none"> Slides 20–21 notate existing promenade level RL2.30 and Level 0 (Ground Floor retail) at RL2.80 (500mm level change). Slides 22–26 notate existing promenade level MSL2.30 and Level 0 (Ground Floor retail) at MSL3.20 (900mm level change). Henning Larsen should clarify the levels on these drawings and confirm that both flood planning and sea level rise have been accounted for.
<i>Sussex/Market St Corner</i>	<i>This matter will be re-visited at a later DIP session</i>
<i>Western Gateway Link</i>	<i>This matter will be re-visited at a later DIP session</i>
<i>Connections to Pyrmont Bridge</i>	<i>This matter will be re-visited at a later DIP session</i>

Focus Areas	Commentary
<i>Northern Parkland</i>	<i>This matter will be re-visited at a later DIP session</i>
<i>Southern Parkland</i>	<i>This matter will be re-visited at a later DIP session</i>
<i>Crescent Garden</i>	<i>This matter remains as per the feedback from DIP session 2</i>
<i>Pergola structures</i>	<i>This matter will be re-visited at a later DIP session</i>
<i>Soil depths</i>	<i>This matter will be re-visited at a later DIP session</i>
Darling Harbour Promenade Planting Strategy	<ol style="list-style-type: none"> 1. Substantial greening and shading of the of the promenade will greatly assist in alleviating prolonged exposure of pedestrians to hot afternoon western sun. 2. Whilst it is acknowledged that the promenade is outside of the site boundary, the Panel would like to understand how an appropriate landscape response might be concurrently delivered to increase pedestrian amenity through provision of generous shade along the west facing promenade. This would also be consistent with the emerging landscape strategy for the Sydney Harbour Foreshore Walk to the north of the site (at Barangaroo).
4. RETAIL PODIUM	
Podium Built Form	<ol style="list-style-type: none"> 1. The Panel Session 2 Feedback noted some significant changes in the podium design, including a reduction in the east-west entry points and atriums, and a more regularised, uniform composition of the articulated box elements that had been a fundamental element of the “village concept” described in the competition scheme. Whilst the reduction in number of entry points from the Promenade was accepted in principle, the Panel noted that this should not be to the detriment of the “<i>well-considered articulation and human scale of the competition scheme</i>”. 2. Henning Larsen acknowledged that the built volume of the podium has been modified and in some areas has moved closer to the promenade as a consequence of design development. The Panel considers that this has caused a fundamental change in the architectural and formal expression of the podium. It now presents as a more regularised, consistent and

Focus Areas	Commentary
	<p>monolithic form with strong horizontal datums, particularly at Levels 1 and 2 where it effectively aligns the boundary.</p> <ol style="list-style-type: none"> 3. The overall volume of the podium in the competition scheme seemed considerably less, with greater articulation and less persistent horizontality. The well composed interplay of cubic forms in the podium and tower evident in the competition scheme has become markedly less evident, with impacts on the scheme's architectural expression and clarity. 4. The Panel seeks advice on whether these design changes have increased podium GFA. 5. It is understood from the discussion at DIP Session #3 that Henning Larsen recognises this issue and will focus on continuing development of the podium design to ensure that the human scale and articulated, architectural character of the "retail village" concept is preserved.
Materiality	<ol style="list-style-type: none"> 1. Henning Larsen presented the idea of a "<i>natural stone village</i>" to inform their current design development of the podium materiality strategy, and are currently investigating options for sandstone or GRC cladding for the podium facades. Whilst supportive of this overall vision, the Panel is not convinced that an "either-or" approach to materiality will produce the best urban design outcome. The podium is presenting as a monolithic structure of city-block length, and it is felt that significantly more richness in formal diversity, architectural expression and materiality is required. 2. The Panel notes that for sandstones qualities to be made manifest, experienced craft-persons working with large blocks of significant thickness would be required. Sandstone is less successful when deployed as a thin, tile-like veneer. Its colour and detail vary considerably depending on source, with less figured, more robust types being subject to availability and high cost for such extensive use. It should therefore be used judiciously, and in juxtaposition with other, more robust materials. 3. The primary use of GRC for podium facades may present other issues, including its inherently bland monolithic character, its long-term durability and the need to avoid applied finishes to defective surfaces. 4. Both of these materials have potential application to the podiums architectural character however, and the Panel recommends that the architects investigate a richer, more diverse material palette that will bring a human scale to the podium and assist in breaking up the monolithic character referred to above. Precast concrete could be considered as a robust material for this location that could provide a diversity of scale and

Focus Areas	Commentary
	<p>expression when used in conjunction with other engineered and natural materials.</p> <p>5. The Panel is supportive of the use of sustainably grown local hardwoods for the various framed pergola elements, and suggested their use in combination with structural steel for the larger shading elements.</p> <p>6. The Panel looks forward to seeing further development of design detail and materiality at a future DIP Session.</p>
Podium Façade Environmental Management	<p>1. Henning Larsen presented some preliminary ideas for active façade elements that will moderate environmental conditions along the podium edges, providing protection from hot sun, wind and wind-driven rain. Successful integration of these elements across the extensive retail levels is a key challenge, and one that the Panel looks forward to reviewing at a future DIP session.</p> <p>2. The design of balustrades is also a key issue. It is as important that pedestrians on the promenade can see activity at upper levels as it is that patrons can see down to Cockle Bay and its active edges. Balustrade design must ensure that sight-lines for seated patrons on terraces are not obstructed by solid handrails at eye level.</p>
Retail strategy	<p>1. Henning Larsen advised that the current retail framework is currently being developed. The Panel looks forward to reviewing the retail offer and mix at a future DIP session.</p> <p>2. The Panel appreciates that the Proponent needs flexibility however it was suggested that the retail strategy along the western edge could provide for a greater diversity of retail beyond food and beverage outlets.</p> <p>3. It was noted that the larger tenancy options as presented appeared to block the proposed north-south pedestrian movement patterns within podium levels 1 and 2, including the L2 pedestrian open street.</p> <p>4. Weather protection to retail shops aligning the L2 street should be incorporated into the base design, to ensure retail operations during inclement weather.</p>
Wheat Road Podium Design and Access	<p>1. The design of the eastern façade of the podium facing Harbour Street/Wheat Rd warrants careful design consideration to avoid it presenting as a bland, back-of-house facade towards the city.</p> <p>2. The Panel supports Henning Larsen's vision of creating visual access between Harbour St/Wheat Road and various levels of the podium retail village, and looks forward to seeing this develop further.</p> <p>3. The materiality of this façade should be sympathetic with the character of the more publicly accessible facades of the podium.</p>

Focus Areas	Commentary
	<p>4. Henning Larsen presented a strategy for waste management at podium ground level, which has to incorporate all collection for the tower and public areas in addition to the retail podium requirements. It is recommended that reference is made to the City of Sydney waste policies and the architects should devise strategies to minimise waste streams and land fill.</p>
Podium Accessibility	<ol style="list-style-type: none"> 1. It is understood from the presentation that access from the promenade to the ground floor retail level is to be via broad stairs (that could be used for casual public seating). 2. Provision of well defined, generous universal access is essential, and its integration within this transition zone at ground level is a challenge and opportunity. The Panel acknowledges that there is limited plan depth to work with, and strongly recommends that the required vertical level change and transitions are studied carefully and resolved for presentation at a future DIP session. 3. The Panel further recommends that generous, dedicated public seating be integrated along the promenade interface, over and above seating provided for retail customers. 4. Universal access to upper levels is currently only available via elevator. Resolution of the ground floor retail plan must support clear wayfinding and equitable access to upper level outdoor dining/retail spill out areas. 5. It is acknowledged that access to the southern end of the podium is yet to be resolved and that further work is being done. This will include refinement of vertical transport elements to optimise way-finding. 6. The Panels supports Henning Larsen's vision of opening up the stairs, which would be best situated forward of the escalators opening out to the promenade. There is considerable opportunity to create a broad, generous civic gesture in this key area where the development interfaces with the head of Cockle Bay and the pedestrian thoroughfare through Darling Harbour and beyond to Railway Square and the Central Station precinct. 7. The Panel noted that a number of public staircases appeared quite steep in presented images. Staircases should be generous and easy to negotiate for all users, and investigate opportunities for pause and casual seating looking out over Cockle Bay. Henning Larsen should provide details at a future public domain presentation.
Signage	<p><i>This matter will be re-visited at a later DIP session</i></p>

Focus Areas	Commentary
Landscaping and Greening the Development	<ol style="list-style-type: none"> 1. Henning Larsen have advised of an intention to use green walls in suitable locations across the development, including the office tower. The Panel is strongly supportive of this, and an equally generous greening of the podium. As previously noted, the design team is to ensure that all green features are resolved with relevant authorities in relation to fire risk. 2. The presentation included 3D views of the podium interface with the promenade along the western edge which revealed edge conditions that would benefit from further study and resolution. As mentioned in points above, this interface should incorporate accessible entry to tenancies, provide public seating opportunities and incorporate vegetation and shading elements. 3. As noted above in 'Darling Harbour Promenade Planting Strategy' the Panel has concerns about amenity along the promenade as the current scheme appears to include less vegetation and shading along the edge of the building than the current situation on site. The Panel encourages the proponent to discuss the potential for promenade upgrades that would include tree planting (noting they will need to be in planters) with Place Management NSW, as without new tree planting, this could be an inhospitable environment that is detrimental to the success of the project. 4. The Panel would like to understand the cycle access route to end of trip facility. Please explain the access to end of trip facilities with the next public domain update.
5. TOWER	
Facade Articulation and Design	<i>To be addressed within DIP session 4.</i>
6. ESD INITIATIVES	
Tower	<i>To be addressed within DIP session 4.</i>
Development as a whole	<i>This matter will be re-visited at a later DIP session</i>

2.2. DIP SESSION 3 – PANEL CONSIDERATIONS

Table 3: Consideration Summary

Podium Design development the Panel supports	<ul style="list-style-type: none"> • Concept of a stone or masonry podium village below the tower. • Development of retail areas to ensure future sub-division flexibility. • High level of accessibility to the public.
Podium Design development needing further resolution	<ul style="list-style-type: none"> • Retail tenancy strategy including mix/diversity of product. • Operable façade systems to moderate environmental conditions. • Ensure high visual interaction between the podium upper levels and public domain. • Design of a high quality eastern façade facing the city and Harbour St. • Resolution of podium ground floor interface and levels with the promenade, ensuring integration of universal access. • Ensure provision of generous staircases between levels that will encourage casual pedestrian seating. • Waste management provisions. • Further refinement of vertical transport location and visibility to optimise way-finding. • Public circulation strategy if large tenancy option pursued for L1 and L2. • Connections to Pyrmont Bridge (heritage). • Locations for public restrooms within the podium.
Podium Design development the Panel does not currently support	<ul style="list-style-type: none"> • Regularisation and alignment of the overall podium form and facades (compared to competition scheme). • Use of a single material for the podium facades. • Increase in Podium GFA.
Other design development matters of note	<ul style="list-style-type: none"> • Work with Place Management NSW to ensure integrated landscape resolution of adjacent promenade is delivered concurrently with project. • Develop a stronger green/landscape presence along the western podium facades.



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|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none">• Design development and interface between commercial lobby spaces and podium was not reviewed. The Panel assumes this will be discussed in office tower DIP session. |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

3. DEVELOPMENT AREAS

The Panel acknowledges that Henning Larsen is preparing a schedule which describes how the Development Areas contained in the Jury Report have been addressed. The observations, commentary and considerations provided as part of the DIP Sessions 1, 2 and 3 build upon the issues raised within the Jury Report and these will also be addressed.

It is expected that a written response and 'checklist' is provided to the DIP outlining how the developed scheme, in the view of the Proponent, has satisfied the Development Areas, observations, commentary and considerations. Henning Larsen has advised that this will be made available for the Panel prior to Session 4.

4. FORWARD DIP AGENDA

It is recommended that future DIP sessions continue be limited to resolution of the design development, including ESD initiatives, pertaining to the focus/development areas below:

- **Session 4** – Tower
- **Session 5** - General, Urban Structure & Integration and Public Domain

Subsequent DIP meetings will be required to further resolve focus/development areas, as variously noted in the DIP Reports to date.

It is also requested that Henning Larsen continue to provide 'benchmark' comparisons between the Design Competition Scheme and the Developed Scheme to articulate how the design has been enhanced and how the development areas have been resolved.

The Panel requests that the members of the project team and the technical advisors be available for comment at the future DIP sessions as appropriate. This is recommended to include, but not limited to, the following:

- McGregor Coxall – Public Domain and Landscape design
- Facade Engineer
- Wind Engineer
- Environmental Sustainability Consultant
- First Nations Consultant
- Retail Consultant

5. PANEL ENDORSEMENT

The Panel Chair confirms that this letter is an accurate record of the DIP feedback and that the DIP provides the commentary and considerations by consensus.

This letter is to be used to guide further detailed design refinement of the Henning Larsen scheme.

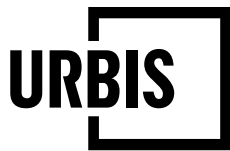
Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Paulo Macchia Panel Chair Director Design Governance Government Architect NSW		19/02/2021

Yours sincerely,



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1 April 2021

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The GPT Group
Via email: Greg.Mannes@gpt.com.au

Dear Lachlan and Greg,

COCKLE BAY PARK [SSD 7684] - DESIGN INTEGRITY PANEL - SESSION 4

This letter has been prepared on behalf of the Cockle Bay Park Design Integrity Panel (**DIP**) for the Cockle Bay Park State Significant Development (**SSD**), in relation to the design integrity process. Session 4 was held on 23 March 2021. At the conclusion of this session a separate meeting was held between the DIP and the Proponent representatives.

The DIP remains deeply concerned by the material presented by the Design Team at DIP Session 4. Accordingly, the DIP takes this opportunity to clarify the Design Integrity Process.

1. OUTCOME OF THE DESIGN EXCELLENCE COMPETITION

Following the Concept SSD 7684 Approval, a Competitive Design Process (the Competition) was successfully undertaken by the Proponent. The Competition concluded with Henning Larsen and their co-collaborators being selected as the winner of the Competition for the reasons outlined in the endorsed Architectural Design Excellence Competition Jury Report (Jury Report), dated 11 March 2020.

The Jury determined that the various components of the public domain, the new park, the podium retail, and the commercial tower were superior when measured against the competitors. Section 4.2 of the Jury Report details these components and their characteristics which must be maintained.

The Jury also determined that there are identified areas to further develop before the scheme can be considered to have achieved design excellence. These issues are identified in Section 4.3 of the Jury Report and must be developed.

2. ROLE OF THE DESIGN INTEGRITY PANEL

The establishment of the DIP was a requirement under Condition A16 of SSD No.7684. The DIP is to ensure that, prior to lodgement of the Stage 2 Development Application, the scheme meets or exceeds the design excellence qualities of the competition scheme.

As per the endorsed Cockle Bay Park Design Integrity Panel (DIP) Terms of Reference (attached) the role of the DIP is to provide independent, expert and impartial design advice to ensure the achievement of design excellence, having regard to the requirements of the Concept Approval, built form controls and the Jury Report.

The DIP will review the design refinements against the identified areas outlined in Section 4.3 of the Jury Report, and ensure that the design excellence qualities as outlined in Section 4.2 of the Jury Report are maintained, and that the refined scheme achieves design excellence when lodged as a development application.

3. ADVICE PREVIOUSLY ISSUED BY THE DESIGN INTEGRITY PANEL

The DIP is deeply concerned that its previous advice has not been addressed.

An example that highlights this issue is the design development of the Northern Parkland and the Pymont to City pedestrian link. The design development undertaken by the design team has fundamentally departed from the Competition winning scheme. The DIP has previously advised that it did not support this departure however the design team has continued to develop and present material which continues to develop an alternative design. To eliminate any ambiguity in relation to this matter, the conceptual framework for the Northern Parkland of the Competition Winning Scheme must be maintained and the DIPs advice regarding this and the clear urban design articulation of the Pymont to City Link must be addressed by the design team during design development and future DIP Sessions.

4. FUTURE DESIGN INTEGRITY PANEL SESSIONS

At DIP Session 3 on the 9 February, the design team committed to preparing a development areas schedule which was noted as a 'Concept Validation – Response to Jury Report and DIP Sessions' report, however the DIP did not receive this report at DIP Session 4.


This report is to be prepared by the design team and consolidate Sections 4.2 and 4.3 of the Jury Report and all DIP Advice issued to date. This report will guide the agenda for future DIP Sessions as design development progresses.

Also, in accordance with the DIP Terms of Reference, the agenda, report (as noted above) and presentation are to be issued to the DIP one week prior to a DIP Session. No new or additional material is to be presented at the session.

5. PANEL ENDORSEMENT

The Panel Chair confirms that this letter is an accurate record of the outcomes of DIP Session 4.

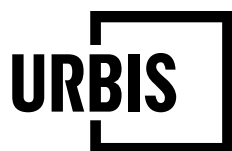
Design Integrity Panel endorsement:

Name	Signature	Date
Paulo Macchia Panel Chair Director Design Governance Government Architect NSW		1/04/2021

Yours sincerely,



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29 July 2021

Mr Lachlan Adams
Development Director
AMP Capital Pty Ltd
Via email: Lachlan.Adams@ampcapital.com

Mr Greg Mannes
Project Director
The GPT Group
Via email: Greg.Mannes@gpt.com.au

Dear Lachlan and Greg,

COCKLE BAY PARK [SSD 7684] - DESIGN INTEGRITY PANEL - SESSION 5

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the Cockle Bay Park State Significant Development (**SSD**), in relation to the design integrity process. This letter provides confirmation of the Panel's commentary on the design elements that are supported / unsupported and those elements which require further resolution. The feedback is based on the latest developed design, as presented by Henning Larsen on 20 July 2021.

The DIP participating in the design integrity process comprises four members. In accordance with the endorsed Terms of Reference (**ToR**), three of those members have been retained from the Jury.

The DIP members include:

Table 1: Design Integrity Panel

Panel Member	Title
Paulo Macchia (Chair)	Director, Design Governance Government Architect NSW
Graham Jahn	Director, City Planning, Development and Transport City of Sydney
Tony Caro	Director, Tony Caro Architecture
Kate Luckraft	Director, ASPECT Studios

The DIP session occurred via MS Teams and was observed by members of the project team and the Proponent. Panel deliberations were observed only by Urbis in their role as the DIP Managers.

1. FUNDAMENTAL DESIGN EXCELLENCE ELEMENTS

As outlined in the endorsed Jury Report, the Henning Larsen scheme was unanimously chosen as the competition winner, subject to the identified development areas being addressed as part of the design integrity process.

The Jury's determination was based upon the ability of the conceptual framework (public domain, new park, podium retail and commercial tower) to achieve design excellence.

The fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process, are listed below (as extracted from the Jury Report):

- *The fundamental urban sensibility of the concept enhancing Darling Harbour as a precinct and the site as a new western threshold to the city;*
- *The quality of connections and integration with various elements around the site demonstrates a thoughtful and contemporary approach to city making as a dialogue and respectful synthesis between built form and the public realm;*
- *A thoughtful holistic approach to the site as an urban landscape;*
- *The significant amelioration of the visual impact of the bulk and height of the tower on the public promenade by the integrated podium design and arrangement of publicly accessible open space;*
- *The skilful formal transition from the podium to the articulated tower form;*
- *The 'village strategy' of the conceptual framework characterised by fine grain elements compared with the more conventional continuous linear approach to the built form of the podium;*
- *The conceptual framework for the Northern Parkland;*
- *The embedded commitments to more sustainable design, with opportunity to explore a wide range of initiatives including harbour heat rejection and 'cloud burst' stormwater harvesting;*
- *The planning of the workplace environment demonstrates excellent capacity to accommodate a diverse range of tenant requirements; and*
- *The strength of the collaborative design process articulated by the Henning Larsen team.*

2. DESIGN INTEGRITY PANEL- SESSION 5

The following Sections 2.1 and 2.2 summarise the Panel's consolidated commentary and considerations following DIP Session 5. This feedback is based on the Henning Larsen presentation and the Q&A session discussion.

The Panel notes the extensive work completed by Henning Larsen in addressing the Panel's feedback since DIP Session 4, as demonstrated in the comprehensive support document (*Concept Validation Response to Jury Report and DIP Sessions - DIP Feedback Session #5*) that underpins the slide presentation at the 20 July 2021 meeting.

The Panel comments are in relation to the focus areas discussed. Other focus areas will be subject of future DIP sessions, as noted below.

2.1. DIP SESSION 5 - PANEL COMMENTARY

Table 2: Focus areas and commentary

Focus Areas	Commentary
1. GENERAL	
First Nations consultant	<ul style="list-style-type: none"> The Panel appreciates that HL has been engaging with Balarinji regarding the approach to Connecting to Country, and this is evident in the refined scheme. The Panel would like to hear further about the narrative and how it will be informing the project beyond the landscape.
3. PUBLIC DOMAIN	
Wayfinding	<ul style="list-style-type: none"> The overall wayfinding strategy has been simplified, with more direct pathways and connections in logical locations that integrate with the surrounding public domain. This is a positive improvement. The Panel would like to continue to see the wayfinding strategy developed as the design is further refined.
Site levels	<ul style="list-style-type: none"> Connections between the various levels are critical to the success of the public domain. Staircases may provide good informal seating opportunities if the gradient is designed to accommodate this. The Panel requests further detail in relation to the pitch of stairs and size of run-out spaces at the base of escalators.
Sussex/Market St Corner	<ul style="list-style-type: none"> The changes in level in this area are challenging. Ideally the gradient of staircases would benefit from being gentler and the appearance of the main stair up to the parklands less forbidding (Slide 16 view). Is this possible? If not, the DIP would like to see alternative options that have been considered in arriving at the current proposal.

Focus Areas	Commentary
	<ul style="list-style-type: none"> The Panel requests further information in relation to the stair flight connecting the footpath at the Sussex Street and Market Street corner to the small plaza and elevator. Further information is required in relation to the levels and connection to the existing Market Street Bridge over Sussex Street. Ensure that the outdoor escalators toward the tower have effective protection from wind-driven rain.
Civic Link	<ul style="list-style-type: none"> The canopy structure is very simple and effectively delineates seating opportunities adjacent to the dedicated path of pedestrian travel. This is a positive improvement. Further consideration should be given to sun and wind-driven rain protection From the information provided, the Panel understands that the final design of the link is still in progress. The Panel noted that there appears to be limited visual connection between the Civic Link and the northern park due to level changes and the height of mounding. This should be further resolved to provide for more open visual connection into the northern park.
Connections to Pymont Bridge	<ul style="list-style-type: none"> The Panel notes that the connection elements to Pymont Bridge have substantially improved and the pedestrian access points, VT and built form are fundamentally in logical right locations. The Panel supports this in principle and looks forward to reviewing the connections in more detail.
Northern Parkland	<ul style="list-style-type: none"> The Panel supports the character, connectedness, and public nature of the park, and its clear articulation from the adjacent commercial towers semi-public/private domain. The design of the park needs further resolution and should be simplified, like that presented in the competition scheme. The Panel acknowledges the complexity of levels, however questions whether the proposed terrace elements limits the usability of the park. An alternative solution could be varying the soil depths to provide a gentle slope to take advantage of the views. Opportunities for greater seating along the edge of the park for users to enjoy should be explored. As presented in the competition scheme, this could be integrated along the edge of the planting to increase soil depth and to ensure the primary open central space remains free from other landscape elements or fixed structures.

Focus Areas	Commentary
	<ul style="list-style-type: none"> The Panel raises concern over the extent of water features, not only in the northern park but also the connection from the north park to Sussex Street. The quantum of water features, including maintenance and cost appears excessive with limited public benefit. These features could be reduced and simplified.
Southern Parkland	<ul style="list-style-type: none"> The Panel remains concerned about safety of the Southern Parkland after hours and would like to understand how CPTED concerns are being addressed. The connection to the east of the tower lobby appears to be more direct, however the landscape resolution, currently incorporating large potted plants, requires further design development.
Crescent Garden	<ul style="list-style-type: none"> The Panel understands that the Proponent is investigating opportunities to incorporate the Crescent Garden into the Stage 2 DA, through an amendment to the Stage 1 DA. The Panel is strongly supportive of this initiative as it supports the ambition of enhancing public connectivity through to Sussex Street in the future. Material relating to the Crescent Garden was included in the presentation pack however it was not discussed in detail at the meeting. The Panel is generally supportive of the approach however wind studies are recommended given the range of uses proposed.
Pergola structures	<ul style="list-style-type: none"> The revised approach to pergola structures has supported the clarification of the distinct identities of tower and the public domain, including the Northern Parkland. However, this is less evident at Southern Parkland where a large (but necessary) 'garden pergola' extends the language of the podium and dominates the space. The Panel has previously noted that a clearly differentiated architectural language and materiality should be investigated between the public and private realms across the development, to appropriately distinguish the roles of the various spaces. The Panel recommends that further opportunities to reinforce the public nature of the Southern Parkland are explored.
Soil depths and volume	<ul style="list-style-type: none"> The Panel notes three different soil depths are provided across the site. However, the Panel requests that the soil depths and volumes be further reviewed to confirm the ability to support the quantum and species of trees proposed. This is of particular concern over the land bridge zone, where there is likely to be a greater evaporation rate compared to deep soil or structural soil over enclosed structure.

Focus Areas	Commentary
	<ul style="list-style-type: none"> It is requested that advice be sought and provided from the project engineer regarding the load bearing structure and ability to increase the soil profile across the land bridge. The Panel notes that the Barangaroo Northern Headland Park (above the Cutaway cultural space) could be reviewed as a case study. The DIP would like to understand how soil depths and volumes can be improved, and where the further consolidation of key deep soil areas is possible. The Panel recommends further detailed design development on the above as well as the irrigation and drainage strategy.
Darling Harbour Promenade Planting Strategy	<ul style="list-style-type: none"> The Panel acknowledges that this is outside of the site boundary, however continue to recommend that this should be explored as the project interface to the Promenade is critical to the public domain and retail strategy. The Panel understands that no further information will be provided by the Proponent's Team on this matter unless discussions progress with the appropriate agencies.
4. RETAIL PODIUM	
Podium Built Form	<ul style="list-style-type: none"> The design resolution of the podium has significantly improved and the overall volumes and proportions now better reflect the design intent and character of the competition scheme. The Panel understands that these elements will be further refined in ongoing design development.
Materiality	<ul style="list-style-type: none"> The Panel refers to the previous feedback given regarding materiality. The Panel is not convinced that the singular use of GRC will produce an acceptable architectural and urban design outcome The primary use of GRC for podium facades is likely to present an inherently bland monolithic character, and also presents challenges in its long-term durability and the need to avoid applied finishes to defective surfaces. The Panel recommends that the design team investigate a more diverse material palette that will bring a human scale to the podium and a richer architectural character. It is felt that significantly more variety in architectural expression and materiality should be achieved with a wider palette of materials, including GRC, integral finish masonry (precast and off-form concrete, natural stone) and timber. The Panel supports the potential use of local stone and sustainably grown local hardwoods for the various framed pergola elements. The use of 'green' concrete (flyash) should also be explored.

Focus Areas	Commentary
	<ul style="list-style-type: none"> The Panel looks forward to seeing further development of design detail and materiality at a future DIP Session.
Podium Façade Environnemental Management	<ul style="list-style-type: none"> The Panel notes that the various approaches to the podium façade and that the concept is currently being reviewed by the technical consultant. The Panel looks forward to further detail, particularly of the operable elements which have promise but were presented as a series of diagrams.
Retail Podium Accessibility	<p>The Panel supports the significant improvements to the retail podium access strategy and in particular, resolution of the southern staircase and more direct paths of travel.</p> <p>The Panel raises the following points for further consideration:</p> <p>Stair Handrails</p> <ul style="list-style-type: none"> Requirements for universal access and handrails may necessitate planter boxes being adjusted within the northern stairs connecting the promenade to the northern park. <p>Escalators</p> <ul style="list-style-type: none"> There is potential for these to be less visually prominent by being recessed further into the building, which may alleviate the need for separate protection canopies. The northern escalator - the run-out appears very short before it meets the short stair down to the promenade. This may be due to the gradient required. The Panel recommends the VT consultant review this arrangement. <p>Vertical Transportation</p> <ul style="list-style-type: none"> VT is now in better locations, although the northern lift seems to be recessed and less visually accessible. As previously noted the Panel is concerned about the gradients of stairs and the limits that this places on these elements being able to be used for informal seating. Staircases should be generous and easy to negotiate for all users. The Panel would like to see evidence of investigation of opportunities for pause and casual seating, where there might be an opportunity to look out over Cockle Bay. The design team should provide details at a future public domain presentation.
Landscaping and Greening the Development	<ul style="list-style-type: none"> The Panel understands that the landscaping of the terraces within the tower will be presented at a future DIP meeting. The Panel recommends the investigation of further opportunities to maximise vegetation along the western edge terraces and at stair/lift

Focus Areas	Commentary
	<p>locations, so that it connects strongly from the upper terraces down to the promenade.</p> <ul style="list-style-type: none"> As noted above, the Panel encourages continued rigour around tree planting and canopy coverage, to ensure that the public realm has the variety and quality of trees that the design and presented imagery is illustrating. The overall landscape viability must be considered in light of Panel comments relating to the soil depth and volume.
5. TOWER	
Facade Articulation and Design	<ul style="list-style-type: none"> The Panel notes that the vertical articulation and proportions of the tower have been reinstated to better resemble the competition scheme.

2.2. DIP SESSION 5 – PANEL CONSIDERATIONS

Table 3: Consideration Summary

Design development the Panel supports	<ul style="list-style-type: none"> The overall return of the architectural language and urban identity of the Northern Parkland, as per the competition scheme, and its clear formal relationship to Crescent Garden. The overall circulation strategy and logical/clear connections to all adjacent public domain areas. Articulation of Market St to Pyrmont Bridge connection. Pyrmont Bridge connections (details to be provided). Re-instatement of the informal “village character” of the podium interface with Cockle Bay. Environmental protection principles of west podium façade. General podium planning strategy (access and retail locations).
Design development needing further resolution	<ul style="list-style-type: none"> Ongoing design development and simplification of the Northern Parkland (planting beds to lawn ratio, greater seating opportunities around the edges that may also increase soil volumes, reduction in scale of water features) Increased visual connection between the Civic Link and Northern Parkland.

	<ul style="list-style-type: none"> • Soil volumes, depths and long term robustness of overall planting strategy around the site. • Southern park public character and CPTED including the landscape of connection from north behind tower. • Connections (universal access and visual) between Sussex/Market St corner, Sussex Plaza, Market Street Overbridge and Northern Park. • Southern Link to Druitt Street • Increased landscape presence along western podium. • Refinement of staircase gradients for ease of use and informal seating. • Tower design (as this was not presented at DIP Session 5).
Design development the Panel does not currently support	<ul style="list-style-type: none"> • The project would significantly benefit from the introduction of a more diverse materiality within the retail podium façade design. The Panel does not support the single use of GRC. The retail podium needs to include a broader range of materials.
Other matters of note	<ul style="list-style-type: none"> • The Panel requests the following additional information be provided: • Planning advice on the modifications to the Stage 1 DA envelope and the inclusion of Crescent Garden • GFA comparison calculations (Stage 1 DA Approval – Competition scheme – latest refined scheme) • Detailed sections of the soil profile, irrigation strategy and plant species plan. • Details on tread and riser and footpath levels. • Solar study / animation of the extent of overshadowing. • Drawings that illustrate revised tower envelope overshadowing to Town Hall Square

3. DEVELOPMENT AREAS

The Panel acknowledges that Henning Larsen has prepared a schedule which describes how the Development Areas contained in the Jury Report have been addressed. This has been well received in explaining the design refinements.

The written responses and schedule should continue to be provided to the DIP outlining how the developed scheme, in the view of the Proponent, has satisfied the Development Areas, observations, commentary and considerations.

4. FORWARD DIP AGENDA

The DIP acknowledges that there is the need for further DIP meetings to further resolve the development and focus areas and other matters set out in Table 3 of this letter.

It is recommended that future DIP sessions focus on the resolution of development and focus areas in a sequence that supports the design team's intended workflow.

It is also requested that Henning Larsen continue to provide 'benchmark' comparisons between the Design Competition Scheme and the Developed Scheme to articulate how the design continues to be enhanced, and how the development areas have been resolved.

The Panel requests that the members of the project team and the technical advisors be available for comment at the future DIP sessions as appropriate. This is recommended to include, but not limited to, the following:

- Balarinji
- McGregor Coxall – Public Domain and Landscape design
- Facade Engineer
- Wind Engineer
- Environmental Sustainability Consultant
- Retail Consultant

5. PANEL ENDORSEMENT

The Panel Chair confirms that this letter is an accurate record of the DIP feedback and that the DIP provides the commentary and considerations by consensus.

This letter is to be used to guide further detailed design refinement of the Henning Larsen scheme.

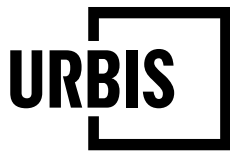
Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Paulo Macchia Panel Chair Director Design Governance Government Architect NSW		29/07/2021

Yours sincerely,



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19 August 2021

Mr Lachlan Adams
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Via email: Lachlan.Adams@ampcapital.com

Mr Greg Mannes
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Via email: Greg.Mannes@gpt.com.au

Dear Lachlan and Greg,

COCKLE BAY PARK [SSD 7684] - DESIGN INTEGRITY PANEL - SESSION 6

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the Cockle Bay Park State Significant Development (**SSD**), in relation to the design integrity process. This letter provides confirmation of the Panel's commentary on the design elements which are supported / unsupported and those elements which require further resolution. The feedback is based on the presentation by Balarinji and the latest developed design, as presented by Henning Larsen on 10 August 2021.

The DIP participating in the design integrity process comprises four members. In accordance with the endorsed Terms of Reference (**ToR**), three of those members have been retained from the Jury.

The DIP members include:

Table 1: Design Integrity Panel

Panel Member	Title
Paulo Macchia (Chair)	Director, Design Governance Government Architect NSW
Graham Jahn	Director, City Planning, Development and Transport City of Sydney
Tony Caro	Director, Tony Caro Architecture
Kate Luckraft	Director, ASPECT Studios

The DIP session occurred via MS Teams and was observed by members of the project team and the Proponent. Panel deliberations were observed only by Urbis in their role as the DIP Managers.

1. FUNDAMENTAL DESIGN EXCELLENCE ELEMENTS

As outlined in the endorsed Jury Report, the Henning Larsen scheme was unanimously chosen as the competition winner, subject to the identified development areas being addressed as part of the design integrity process.

The Jury's determination was based upon the ability of the conceptual framework (public domain, new park, podium retail and commercial tower) to achieve design excellence.

The fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process, are listed below (as extracted from the Jury Report):

- *The fundamental urban sensibility of the concept enhancing Darling Harbour as a precinct and the site as a new western threshold to the city;*
- *The quality of connections and integration with various elements around the site demonstrates a thoughtful and contemporary approach to city making as a dialogue and respectful synthesis between built form and the public realm;*
- *A thoughtful holistic approach to the site as an urban landscape;*
- *The significant amelioration of the visual impact of the bulk and height of the tower on the public promenade by the integrated podium design and arrangement of publicly accessible open space;*
- *The skilful formal transition from the podium to the articulated tower form;*
- *The 'village strategy' of the conceptual framework characterised by fine grain elements compared with the more conventional continuous linear approach to the built form of the podium;*
- *The conceptual framework for the Northern Parkland;*
- *The embedded commitments to more sustainable design, with opportunity to explore a wide range of initiatives including harbour heat rejection and 'cloud burst' stormwater harvesting;*
- *The planning of the workplace environment demonstrates excellent capacity to accommodate a diverse range of tenant requirements; and*
- *The strength of the collaborative design process articulated by the Henning Larsen team.*

2. DESIGN INTEGRITY PANEL- SESSION 5

The following Sections 2.1 and 2.2 summarise the Panel's consolidated commentary and considerations following DIP Session 6.

This feedback is based on the presentation by Balirinji and McGregor Coxall and the Q&A session discussion.

The Panel appreciates the detailed work undertaken between DIP session 5 and DIP session 6, given the short timeframe.

The Panel comments are in relation to the focus areas discussed.

2.1. DIP SESSION 6 - PANEL COMMENTARY

Table 2: Focus areas and commentary

Focus Areas	Commentary
1. GENERAL	
First Nations consultant	<ol style="list-style-type: none"> 1. The Panel appreciates the briefing by Balirinji and commends their team for the collaborative approach with the HL design team. 2. The Panel requests further detail in relation to how the presented concepts and narratives are to be tangibly applied within the development. A set of diagrammatic plans with sketch illustrations could be prepared that describes this.
Compliance with the SSD 7684_concept approval	<ol style="list-style-type: none"> 1. Part B – Modifications to the Concept Proposal, together with Part C – Future Environmental Assessment Requirements of the Stage 1 concept approval, lists specific Design Guidelines which the development is to demonstrate compliance with. This includes, but is not limited to, publicly accessible open spaces, landscaping within the public domain, tree canopy cover, soil volumes, connectivity and wayfinding and bicycle parking. 2. The conditions of consent should be read in conjunction with the Design Principles that formed part of the Stage 1 consent and the 10 Measures of Success. 3. In preparing for the Stage 2 SSD DA, the design team should demonstrate how the overall design of the scheme is addressing the conditions, design principles and design guidelines. 4. The Panel requests that a schedule be provided that highlights any departures from the conditions of consent and the relevant guidelines.

Focus Areas	Commentary
2. URBAN STRUCTURE & INTEGRATION	
Connectivity	<ol style="list-style-type: none"> One of the key urban design principles underpinning the project is <i>reconnecting the City to the Harbour</i>. Whilst this was not one of the focus areas of DIP Session 6, the Panel reiterates its desire for the project team to progress improvement of the Precinct's connectivity and integration with the City's public domain network. With the exception of the new city link alignment on Market Street, the site is likely to remain relatively isolated from the south-east (Sussex/Druitt St), south (Druitt St Link Bridge) and west (Promenade) interfaces. The Panel acknowledges that these connections are presently outside of the project scope, however it will be to the future benefit of this development and the public interest to foster and work with relevant agencies and owners to facilitate these improvements as soon as possible. The Panel would like a more detailed understanding of the proposed connections of new work to existing infrastructure, and what, if any improvements to these elements is being contemplated.
3. PUBLIC DOMAIN	
Wayfinding	<ol style="list-style-type: none"> The Panel looks forward to a future presentation and review of the wayfinding strategy as the design is further refined.
Site levels	<ol style="list-style-type: none"> The Panel appreciates the additional information provided in relation to the design of vertical transition elements in in the context of the significant topographical challenges of the site. As the design progresses, the Panel seeks further review and refinement in relation to reducing stair gradients, seating integration, planting and built form interfaces, handrails, and in particular an integrated design approach to universal access compliance (balustrades, tactile indicators, etc). Of particular note, are the plan alignments and level differences between the Northern Parkland entries and the Civic Link, being a maximum of 1300mm (FL19 - RL 20.30) at the eastern end. Landscape selections are critical to preserving long-term visual access between the Northern Parkland and Civic Link. The Panel understands that the design team will be reviewing this further as part of the detailed design development.
Sussex/Market St Corner	<ol style="list-style-type: none"> The Panel notes that the gradient of Stair 14 has a riser/tread dimension of 150/240mm. The Panel does not accept that this is an acceptable design outcome, given the significant vertical grade change, high visibility and urban importance of this stair. In addition, the Panel is concerned about stairs with risers of 170mm and taller, as this is a large riser increment for

Focus Areas	Commentary
	public staircases. The Panel would like to see alternative options be explored and presented at a future DIP session.
Civic Link	1. The Panel reiterates the comments provided in DIP Session 5 in relation to environmental protection for users provided by the canopy structure.
Northern Parkland	1. The Panel supports the design refinements to the Northern Parkland following DIP Session 5, and this has moved in a positive direction. As the design is further developed, the Panel makes the following suggestions: <ul style="list-style-type: none"> - Strengthen the visual connection and enhance the pedestrian connections between the Civic Link and the Northern Parkland. - Increase opportunities for various forms of seating to service the demand created by workers and the general public.
Southern Parkland	1. It is understood that the southern parkland is proposed to be accessible 24/7. Due to the potentially isolated location of this space, night-time safety and security is a key design consideration. It is recommended that further consideration be given to this, including retail tenancies that provide active night-time uses and good surveillance.
Crescent Garden	1. The vision for Crescent Garden is supported and presents a significant opportunity to tie the existing Darling Park commercial asset with Cockle Bay Park and beyond to Sussex Street mid-block. 2. To achieve this vision, the Panel acknowledges that the existing Crescent Garden layout and planting will need to be removed. 3. The DIP recommends that the existing vegetation, seating, public art etc. within the Garden is recorded and evaluated to better understand and compare it with the proposed design. Does the Proponent have a landscape/public domain plan available that describes the existing Crescent Garden?
Pergola structures	1. Within the Southern Park (on Slide 24 of the presentation pack) the configuration of the pergola structure is unlikely to provide appropriate amenity below. 2. Further consideration should be given to the role and function of the pergola. If it is intended to provide shade and wind protection (from downdraft and prevailing south/westerlies) this should be better understood and the design amended to fully accommodate these impacts. 3. This consideration should also be applied to other pergola elements with similar exposure/orientation.

Focus Areas	Commentary
Soil depths and volume	<ol style="list-style-type: none"> 1. The Panel appreciates the detailed information provided by McGregor Coxall and Enstruct (structural engineers) in relation to planting capacity on the land-bridge structure above the Western Distributor. 2. The Panel understands the significant constraints of freeway clearance and minimising height transitions between the City and the Waterfront, and acknowledges Macgregor Coxalls' advice in this regard. 1. The Panel continues however to express its concern regarding the 300mm proposed depth of soil for the lawn, due to the sites exposure and micro-climate leading to high rates of evaporation. If it is possible to reduce the volume of void formers and improve soil volume, then this should be explored. 2. The Panel requests further briefing of the approach, including technical comparisons with the landscape approach and detail at Barangaroo Headland and Sydney Modern land-bridges (and other relevant precedents).
4. RETAIL PODIUM	
Wheat Road Podium Design and Access	<ol style="list-style-type: none"> 1. The Southern Parkland (section on Slide 24) includes an expansive blank podium eastern wall interfacing Wheat Road, Harbour Street and the Western Distributor. 2. The Panel has previously provided advice in relation to the high visibility and architectural resolution of this large vertical element at DIP Session 3. Whilst this was not part of the DIP Session 6 presentation, the Panel reiterates its request for a future presentation of the design of this item.
Landscaping and Greening the Development	<ol style="list-style-type: none"> 1. As a key element of the "urban village" podium and public domain strategy, the scheme is proposing a strong and generous landscape presence including many large trees. 2. At DIP Sessions 2 and 3, the podium elevation to Cockle Bay was presented conceptually as a form of "green escarpment", with continuous integrated planters supporting generous plantings at various scales along the western edge (Slide 17). The Panel was and remains strongly supportive of this approach. 3. As the design has evolved, some areas of integrated planter boxes have been replaced with large pots. Whilst recognising the practical reasons for this, the Panel is not convinced that the pot strategy is a superior design outcome compared with earlier propositions. In light of this, the Panel requests that the original proposal be reconsidered as a more consistent, integrated part of the precinct wide planting strategy.

Focus Areas	Commentary
	4. When the planting strategy is further resolved the Panel requests confirmation of the tree canopy coverage, as per the Design Guidelines noted under Condition B1(L) of the consent.
6. ESD INITIATIVES	
Development as a whole	<ol style="list-style-type: none"> 1. One of the fundamental elements of the winning scheme was “<i>the embedded commitments to more sustainable design, with opportunity to explore a wide range of initiatives including harbour heat rejection and ‘cloud burst’ stormwater harvesting.</i>” 2. As part of the design development, there needs to be a clear strategy that supports the principle of water storage. Due to the site constraints, there is limited opportunity for the storage of water volumes that may be required to service the development and the public open space. This needs to be considered as part of the broader ESD strategy and the Panel looks forward to reviewing this information when it is available.

2.2. DIP SESSION 6 – PANEL CONSIDERATIONS

This table is relevant to matters discussed at the subject meeting only. Refer to previous DIP feedback for advice pertaining to earlier DIP meetings

Table 3: Consideration Summary

Design development the Panel supports	<ul style="list-style-type: none"> ▪ The overall reinstatement of the Northern Parklands architectural language and urban identity as per the competition scheme, and the clear formal relationship to Crescent Garden. ▪ The refined planting strategy and consolidation of soil volumes within the Northern Parkland. ▪ Refinement of staircases to accommodate informal seating. ▪ Rationalisation of Northern Park water elements.
Design development needing further resolution	<ul style="list-style-type: none"> ▪ Improved visual connectivity between the Civic Link and Northern Parkland. ▪ Long term robustness of overall planting strategy around the site. This should be presented as part of the Precinct wide planting strategy when this has been further resolved. ▪ Civic Link canopy design development. ▪ Southern Parkland public character and CPTED, including the landscape connection from north behind tower.

	<ul style="list-style-type: none"> ▪ Select pergola structures to be considered against environmental impacts, and design adjusted as required. ▪ Further detail of public connections (universal access and visual) between the site interfaces (Sussex/Market St corner and Sussex Plaza, Market Street Overbridge and Northern Parkland. ▪ As above for Southern Bridge Link to Druitt Street, Waterfront Promenade. ▪ Increased landscape generosity/presence integrated along western podium edge. ▪ Investigate how the gradients of important public staircases can be improved (Max. 2:1 tread:riser gradient, with minimum 300mm threads and maximum 150mm risers preferred – eg.350x125). This is particularly important for stairs where people are likely to linger and sit. This may require consideration of different stair configurations. ▪ Tower design (as this was not presented at DIP Session 5 or 6).
Design development the Panel does not currently support	<ul style="list-style-type: none"> ▪ Whilst some pots may be necessary, the Panel is not convinced that the extent of large pots results in a better design outcome (in comparison to earlier versions of the planting strategy). ▪ The Panel does not support the proposed steep gradient of Stair 14 and recommends that alternative options be sought to address this.
Other matters of note	<ul style="list-style-type: none"> ▪ The Panel requests the following additional information be provided: ▪ Planning advice on the modifications to the Stage 1 DA envelope and the inclusion of Crescent Garden. ▪ A schedule identifying the departures from the conditions of consent and the Design Guidelines. ▪ Comparison between the existing Crescent Garden and the proposed Crescent Garden ▪ GFA comparison calculations (Stage 1 DA Approval – Competition scheme – latest refined scheme) ▪ Open space diagrams and tree canopy cover, in accordance with the conditions of consent ▪ Solar study / animation of the extent of overshadowing. ▪ Drawings that illustrate revised tower envelope overshadowing to Town Hall Square. ▪ Concept design for recycled water storage to ensure water strategy can be met

3. DEVELOPMENT AREAS

The Panel acknowledges that Henning Larsen has prepared a schedule which describes how the Development Areas contained in the Jury Report have been addressed. This has been well received in explaining the design refinements.

The written responses and schedule should continue to be provided to the DIP outlining how the developed scheme, in the view of the Proponent, has satisfied the Development Areas, observations, commentary and considerations.

4. FORWARD DIP AGENDA

The DIP acknowledges that there will be a need for further DIP meetings to resolve the development and focus areas outlined in this letter. The DIP requests early confirmation of the next DIP Session, noting that it must be no sooner than within three (3) weeks from DIP session 6.

It is recommended that future DIP sessions focus on the resolution of development and focus areas, including ESD initiatives, in a sequence that supports the design team's intended workflow.

It is also requested that the design team continue to provide 'benchmark' comparisons between the Design Competition Scheme and the Developed Scheme to articulate how the design continues to be enhanced, and how the development areas have been resolved.

The Panel requests that the members of the project team and the technical advisors be available for comment at the future DIP sessions as appropriate. This is recommended to include, but not limited to, the following:

- Balarinji
- McGregor Coxall – Public Domain and Landscape design
- Facade Engineer
- Wind Engineer
- Environmental Sustainability Consultant
- Retail Consultant

5. PANEL ENDORSEMENT

The Panel Chair confirms that this letter is an accurate record of the DIP feedback and that the DIP provides the commentary and considerations by consensus.

This letter is to be used to guide further detailed design refinement of the Henning Larsen scheme.

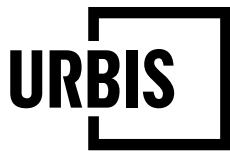
Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Paulo Macchia FRAIA Panel Chair Director Design Governance Government Architect NSW		19/08/21

Yours sincerely,



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08 September 2021

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Mr Greg Mannes
Project Director
The GPT Group
Via email: Greg.Mannes@gpt.com.au

Dear Lachlan and Greg,

COCKLE BAY PARK [SSD 7684] - DESIGN INTEGRITY PANEL - SESSION 7

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the Cockle Bay Park State Significant Development (**SSD**), in relation to the design integrity process. This letter provides confirmation of the Panel's commentary on the design elements which are supported / unsupported and those elements which require further resolution. The feedback is based on the latest developed design, as presented by Henning Larsen on 31 August 2021.

The DIP participating in the design integrity process comprises four members. In accordance with the endorsed Terms of Reference (**ToR**), three of those members have been retained from the Jury.

The DIP members include:

Table 1: Design Integrity Panel

Panel Member	Title
Paulo Macchia (Chair)	Director, Design Governance Government Architect NSW
Graham Jahn	Director, City Planning, Development and Transport City of Sydney
Tony Caro	Director, Tony Caro Architecture
Kate Luckraft	Director, ASPECT Studios

The DIP session occurred via MS Teams and was observed by members of the project team and the Proponent. Panel deliberations were observed only by Urbis in their role as the DIP Managers.

1. FUNDAMENTAL DESIGN EXCELLENCE ELEMENTS

As outlined in the endorsed Jury Report, the Henning Larsen scheme was unanimously chosen as the competition winner, subject to the identified development areas being addressed as part of the design integrity process.

The Jury's determination was based upon the ability of the conceptual framework (public domain, new park, podium retail and commercial tower) to achieve design excellence.

The fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process, are listed below (as extracted from the Jury Report):

- *The fundamental urban sensibility of the concept enhancing Darling Harbour as a precinct and the site as a new western threshold to the city;*
- *The quality of connections and integration with various elements around the site demonstrates a thoughtful and contemporary approach to city making as a dialogue and respectful synthesis between built form and the public realm;*
- *A thoughtful holistic approach to the site as an urban landscape;*
- *The significant amelioration of the visual impact of the bulk and height of the tower on the public promenade by the integrated podium design and arrangement of publicly accessible open space;*
- *The skilful formal transition from the podium to the articulated tower form;*
- *The 'village strategy' of the conceptual framework characterised by fine grain elements compared with the more conventional continuous linear approach to the built form of the podium;*
- *The conceptual framework for the Northern Parkland;*
- *The embedded commitments to more sustainable design, with opportunity to explore a wide range of initiatives including harbour heat rejection and 'cloud burst' stormwater harvesting;*
- *The planning of the workplace environment demonstrates excellent capacity to accommodate a diverse range of tenant requirements; and*
- *The strength of the collaborative design process articulated by the Henning Larsen team.*

2. DESIGN INTEGRITY PANEL- SESSION 7

The following Sections 2.1 and 2.2 summarise the Panel's consolidated commentary and considerations following DIP Session 7.

This feedback is based on the presentation by Henning Larsen and the Q&A session discussion.



The Panel comments are in relation to the focus areas discussed.


2.1. DIP SESSION 7 - PANEL COMMENTARY

Table 2: Focus areas and commentary

FOCUS AREA	COMMENTARY
3. PUBLIC DOMAIN	
Connecting site levels	<ol style="list-style-type: none"> 1. The Panel continues to appreciate the very significant challenges associated with the site's topography and reiterates that the design quality of the transitions between the various levels is fundamental to the creation of a successful public domain connecting central Sydney to the Harbour and Pyrmont and beyond. Whilst the Design Team have been working hard to make the key public staircase gradients less steep, all of these elements need to exceed an "acceptable" level of pitch: they need to invite pause and lingering through their generosity and perceived ease of use. As previously suggested, a maximum gradient of 2:1 gradient (min tread 300/max. riser 150) should continue to be sought. If this is not achievable with current geometries then other geometries should be investigated. The use of wide stairs that allow diagonal traverse pathways to reduce the pitch in use could be considered.
Sussex/Market St Corner	<ol style="list-style-type: none"> 1. The stair at this location is consider to be too steep, particularly as it is a key VT element in reconnecting the city to the Harbour. 2. The Panel encourages the Design Team to reconsider the design of this element to ensure a more welcoming experience for all pedestrians.
Civic Link	<ol style="list-style-type: none"> 1. The Panel supports the refinements to the Civic Link canopy, which now has the capacity to provide good weather protection for pedestrians. 2. The Panel is concerned that the raking escalator canopy will obscure the important view lines to the Harbour (presented on slide 22). As the design progresses through the design phase, the Panel recommends that different canopy options be tested that would allow for better view lines. 3. The Panel understands that the Design Team intends to block the noise from the from the Western Distributor. Some form of viewing apertures integrated into the green wall may provide useful orientation/wayfinding and a visual access to a dramatic cityscape.

FOCUS AREA	COMMENTARY
Pergolas (including southern pergola)	<ol style="list-style-type: none"> 1. The Panel supports the overall pergola strategy and the design vision for the new pergolas. The reduction in pergola height for the southern pergola is a positive move to ameliorate climatic conditions. Further design refinements may be required to address the downdraft from the tower. 2. The Panel is not convinced that the pale timber colour in the photomontages can be achieved using locally sourced Australian hardwood and are concerned that this will have consequences on the ability to achieve the desired vision. The Panel recommends that the design demonstrates a species of sustainably harvested Australian hardwood that could be used as an alternative. The Panel notes that if left unfinished these timbers generally age quickly to silver grey when exposed to the elements, creating uneven colour and streaking if not managed through design and specification. 3. The Panel suggest that the introduction of metal detailing into the timber pergolas may be appropriate to their scale.
Crescent Garden	<ol style="list-style-type: none"> 1. The Panel welcomes the inclusion of Crescent Garden into the SSDA DA as it introduced the opportunity to interrelate the open spaces. 2. At DIP#5 additional built form was introduced to include a “wellness hub” and retail/café space. From the material as presented at DIP#7 the Panel is yet to be convinced by the scale and location of these built forms, their relationship with the curved stairs or how they balance the relationship between the open spaces.
4. RETAIL PODIUM	
Darling Harbour Frontage	<ol style="list-style-type: none"> 1. As a result of the consolidation of the Southern Parkland and rationalisation of retail planning, the southern section of the level 2 and 3 retail podium (in particular) is again reverting to a more horizontal, conventional podium character, see Figure 1 below. The Panel has made this observation previously and understands the drivers behind this. However, one of the most compelling and attractive ideas from the competition was the way in which the broken podium “village” form was conceived and visually unified with cubic elements in the lower tower composition, avoiding predominant horizontality. 2. As the design develops, the Panel recommends that further attention be given to re-instating the conceptual strengths of the ‘village strategy’ and how it presents to the Cockle Bay foreshore. Figure 2 below, from the Competition Scheme, and the photographs of traditional village forms presented at DIP#7 both demonstrate articulated cubic forms that in both plan and section create an informal, human scale character that should be maintained across the podium.

FOCUS AREA	COMMENTARY
	 <p>Figure 1: Excerpt from DIP Session 7 presentation</p>  <p>Figure 2: Competition scheme</p>
Podium Façade Environmental Management	<ol style="list-style-type: none"> 1. The Panel is concerned that if wind control measures protecting the Level 2 retail street require patrons to pass through protective screens or doors, this will create a very different and less desirable customer experience 2. In addressing retail façade climate management, the plans submitted with the SSDA should clearly demonstrate which climate control elements are retractable and which are fixed/permanent.
Materiality	<ol style="list-style-type: none"> 1. The Panel supports the proposed range of materials and finishes of the Podium subject to their assembly and detail. 2. The Panel remains concerned about the detailing of GRC façade elements and how their resolution will impact all of the podium façade language. Achieving Design Excellence will have a strong dependence on the final urban character and tectonic resolution of the GRC elements, facades and joints. For example, the diagonal

FOCUS AREA	COMMENTARY
	<p>elements must not look ‘moulded’ to the recessed panel behind. The detailing and jointing of the GRC panels must not be incongruous with the intended character and composition of the podium as presented, but rather supportive of them while resolving issues relating to maintenance and cleaning.</p> <p>3. The colour and tone of the GRC is another fundamental consideration. The Panel is concerned by the suggestions of either stark white or grey tones presented in some of the precedent images. The Panel supports the subtle colour tones similar to those of the Design Team’s precedents as shown below.</p> <div data-bbox="501 831 1337 1364">  </div> <p>4. The Panel noted that the materials palette comprised different materials being assigned to various elements (e.g., timber for pergola, steel for column). The Panel suggests that the team could consider how some of these materials could embellish or be introduced to the extensive GRC surfaces to bring a further richness into the scheme, and this should be considered during design development.</p> <p>5. The materials and colours of the retractable blinds are also an important consideration in the overall presentation of the podium facades. Consideration should be given to the colour/s options of the fabric as the scheme develops.</p> <p>6. The Panel requests review of the final selected materials and sample boards in the subsequent design phases including the details on the GRC assembly/panel configurations.</p>
Landscaping and Greening the Development	<p>1. The reintroduction of the linear podium balcony edge planter is supported by the Panel.</p> <p>2. The Panel remains unconvinced by the urban pot strategy, primarily because the illustrated pots appeared as scaled up versions of domestic scale pots. If it is to be further pursued, then a more overt civic quality in the design of the pots should be explored. The Panel look forward to reviewing this at the subsequent design stages.</p> <p>3. The Panel remains concerned by the apparent reduction of trees from the Competition Scheme to the current design and request a comparison between to understand how tree canopy is be maximised in line with the vision of the Competition Scheme.</p>

FOCUS AREA	COMMENTARY
5. TOWER	
Lobby	<ol style="list-style-type: none"> The Panel recommends that the visible structural columns supporting the tower within Lobby levels remain circular, as they shown in previous DIP Sessions. The Design Team confirmed that all lobby areas are climate controlled with HVAC and use revolving access doors. The Panel suggest that opportunities for parts of the Lobby to be opened up to natural ventilation are explored.
Tower glazing	<ol style="list-style-type: none"> The Panel acknowledges that the scheme is working towards achieving compliance with relevant codes and controls, however there is some risk that the towers urban design quality could suffer as a result. It was confirmed that the glass build up will be a double-glazing unit with the following values; Solar heat gain: between .23-.25 VLT: 50%-52% Reflectivity: 11%-12% The Panel accepts the above performance values at a minimum, and requests that physical samples of the glass panels be provided for Panel review at subsequent design phases. The performance, clarity and reflectivity are to be consistent with or better than the values described to the DIP.
Tower terraces	<ol style="list-style-type: none"> Whilst not presented at DIP#7, the Panel remains concerned that the significant trees and planning shown on the tower terraces in the Competition Scheme has not been addressed. The Panel requests that the Design Team present details on how this vision will be achieved and how it compares to the Competition Scheme.

2.2. DIP SESSION 7 – PANEL CONSIDERATIONS

This table is relevant to matters discussed at the subject meeting only. Refer to previous DIP feedback for advice pertaining to earlier DIP Sessions.

Table 3: Consideration Summary

Design development the Panel supports	<ul style="list-style-type: none"> ▪ The overall use of GRC and the range of materials and finishes, however final sign-off is subject to review and confirmation at subsequent design phases, noting the earlier comments in this advice. ▪ The Panel supports the overall façade system and performance glazing of the tower, however this is subject to review and confirmation during subsequent design phases. The glazing is to be, as described (Double glazing unit, Solar heat gain. .23-.25; 50-52% VLT / reflectivity <11-12%)
Design development needing further resolution	<p>The Panel requests that these matters are to be addressed at a DIP Session prior to the development application being prepared:</p> <ul style="list-style-type: none"> ▪ Further investigate how the gradients of important public staircases can be improved ▪ The southern retail podium composition of elements should be refined to reduce the extent of horizontal elements and reinstate the informal, human-scaled village character. ▪ Design adjustments to the southern pergola to ensure that it provides protection from tower downdraft including including wind modelling ▪ Renewed Crescent Garden design including testing of existing and proposed planting and art and analysis of wind conditions ▪ Details of the tower terrace planting and how the vision presented in the Competition Scheme will be achieved. <p>The Panel recommends that these matters are to be addressed during the assessment process and subsequent design phases (where relevant):</p> <ul style="list-style-type: none"> ▪ Opening up view corridors from the Civic Link to the harbour (including northern city/Western Distributor) and provision of robust weather protection of the escalators to achieve this. ▪ Whilst the overall materials and finishes are supported, the Panel requests that where possible the GRC be embellished to bring a greater sense of richness and possibly used in conjunction with other materials to make sense of the language (which is overall supported). ▪ Details on the proposed Australian hardwood and finishes that will be used for the 'garden' pergolas. ▪ Consideration of the overall planting strategy and in particular integrated pot design. to ensure their form is appropriate to the civic environment at the base of the tower.

Other matters of note	<p>The Panel requests the following additional information be provided at DIP Session 8:</p> <ul style="list-style-type: none"> ▪ Tree canopy cover, including a comparison between the Competition Scheme and the current design ▪ Schedule of DA conditions and design guidelines departures ▪ Any other matters required to be addressed prior to the application lodgement.
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3. DEVELOPMENT AREAS

The Panel acknowledges that Henning Larsen has prepared a schedule which describes how the Development Areas contained in the Jury Report have been addressed. This has been well received in explaining the design refinements.

The written responses and schedule should continue to be provided to the DIP outlining how the developed scheme, in the view of the Proponent, has satisfied the Development Areas, observations, commentary and considerations.

4. FORWARD DIP AGENDA

The DIP acknowledges that there may be only one remaining DIP Session scheduled by the Proponent prior to their intended application lodgement. In order to facilitate this ambition, the Design Team will need to provide the necessary documentation to resolve the key issues identified by the Competition and DIP Process at DIP Session 8.

It is also requested that the design team continue to provide 'benchmark' comparisons between the Design Competition Scheme and the Developed Scheme to articulate how the design continues to be enhanced, and how the development areas have been resolved.

The Panel requests that the members of the project team and the technical advisors be available for comment at the future DIP sessions as appropriate. This is recommended to include, but not limited to, the following:


- Balarinji
- McGregor Coxall – Public Domain and Landscape design
- Facade Engineer
- Wind Engineer
- Environmental Sustainability Consultant
- Retail Consultant

5. PANEL ENDORSEMENT

The Panel Chair confirms that this letter is an accurate record of the DIP feedback and that the DIP provides the commentary and considerations by consensus.

This letter is to be used to guide further detailed design refinement of the Henning Larsen scheme.

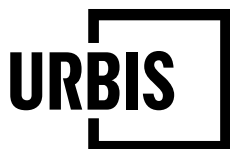
Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Paulo Macchia FRAIA Panel Chair Director Design Governance Government Architect NSW		8/09/2021

Yours sincerely,



Adrian Vilella
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 avilella@urbis.com.au



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28 September 2021

Mr Lachlan Adams
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AMP Capital Pty Ltd
Via email: Lachlan.Adams@ampcapital.com

Mr Greg Mannes
Project Director
The GPT Group
Via email: Greg.Mannes@gpt.com.au

Dear Lachlan and Greg,

COCKLE BAY PARK [SSD 7684] - DESIGN INTEGRITY PANEL - SESSION 8

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the Cockle Bay Park State Significant Development (**SSD**), in relation to the design integrity process. This letter provides confirmation of the Panel's commentary on the design elements which are supported / unsupported and those elements which require further resolution. The feedback is based on the latest developed design, as presented by Henning Larsen, Cultural Capital, Arup and McGregor Coxall on 21 September 2021.

The DIP participating in the design integrity process comprises four members. In accordance with the endorsed Terms of Reference (**ToR**), three of those members have been retained from the Jury.

The DIP members include:

Table 1: Design Integrity Panel

Panel Member	Title
Paulo Macchia FRAIA (Chair)	Director, Design Governance Government Architect NSW
Graham Jahn AM	Director, City Planning, Development and Transport City of Sydney
Tony Caro	Director, Tony Caro Architecture
Kate Luckraft	Director, ASPECT Studios

The DIP session occurred via MS Teams and was observed by members of the project team and the Proponent. Panel deliberations were observed only by Urbis in their role as the DIP Managers.

1. FUNDAMENTAL DESIGN EXCELLENCE ELEMENTS

As outlined in the endorsed Jury Report, the Henning Larsen scheme was unanimously chosen as the competition winner, subject to the identified development areas being addressed as part of the design integrity process.

The Jury's determination was based upon the ability of the conceptual framework (public domain, new park, podium retail and commercial tower) to achieve design excellence.

The fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process, are listed below (as extracted from the Jury Report):

- *The fundamental urban sensibility of the concept enhancing Darling Harbour as a precinct and the site as a new western threshold to the city;*
- *The quality of connections and integration with various elements around the site demonstrates a thoughtful and contemporary approach to city making as a dialogue and respectful synthesis between built form and the public realm;*
- *A thoughtful holistic approach to the site as an urban landscape;*
- *The significant amelioration of the visual impact of the bulk and height of the tower on the public promenade by the integrated podium design and arrangement of publicly accessible open space;*
- *The skilful formal transition from the podium to the articulated tower form;*
- *The 'village strategy' of the conceptual framework characterised by fine grain elements compared with the more conventional continuous linear approach to the built form of the podium;*
- *The conceptual framework for the Northern Parkland;*
- *The embedded commitments to more sustainable design, with opportunity to explore a wide range of initiatives including harbour heat rejection and 'cloud burst' stormwater harvesting;*
- *The planning of the workplace environment demonstrates excellent capacity to accommodate a diverse range of tenant requirements; and*
- *The strength of the collaborative design process articulated by the Henning Larsen team.*

2. DESIGN INTEGRITY PANEL - SESSION 8

The following Sections 2.1 and 2.2 summarise the Panel's consolidated commentary and considerations following DIP Session 8.

This feedback is based on the presentation led by Henning Larsen, with their technical advisors and the Q&A session discussion.

The Panel's comments are in relation to the focus areas discussed.

The Panel has been informed that the Proponent intends to soon lodge the Stage 2 SSD DA.

2.1. DIP SESSION 8 - PANEL COMMENTARY

Table 2: Focus areas and commentary

FOCUS AREA	COMMENTARY
1. GENERAL	
First Nations Consultant	<ol style="list-style-type: none"> 1. The Panel thanks the proponent and Cultural Capital for presenting their cultural place-making strategy. The exploration of a focused indigenous narrative for this specific site and development is moving in the right direction, and the Panel encourages a continued refinement of this. 2. Whilst the Panel supports the broad conceptual approach presented by Cultural Capital, it also reinforces the importance of continued collaboration with Balirinja as part of this important process. 3. The Panel notes that the proposed dual place naming strategy will require consultation with the Metropolitan Local Aboriginal Land Council and other relevant stakeholders.
3. PUBLIC DOMAIN	
Sussex/Market St Corner	<ol style="list-style-type: none"> 1. The Panel notes improvements to this key public access staircase, including its broader width, integrated seating, and the 290:150 tread:riser gradient. This staircase feels more inviting and demonstrates an improved visual balance between the stair and its landscape setting. 2. Notwithstanding that the new Market Street Bridge will likely carry higher pedestrian volumes, the staircase will be the key access point and civic element at city street level, thus requiring equitable and welcoming access for all users. 3. The Panel understands that the Design Team has explored alternative approaches for the stair configuration within site constraints. Given the 7 metre vertical grade transition it is recommended that the lift size and capacity be increased to better provide for older people and pedestrians with prams, wheelchair users, cyclists and the like. This should be akin to the size of an airport lift.
Civic Link / Market Street Connection	<ol style="list-style-type: none"> 1. The Panel understands that the design of appropriate weather protection over the Pyrmont Bridge escalators is still being refined to ensure it provides robust protection for pedestrians and to the escalators themselves. As the design progresses, the Panel recommends that the Design Team continue to pursue a canopy design that best retains important vistas while meeting the need for robust weather protection. 2. The Panel has concerns regarding the potentiality negative visual impact of new bridge/deck infrastructure when viewed from within the Market Street corridor towards

FOCUS AREA	COMMENTARY
	<p>Pymont, as presented on Slide 33. Existing views are quite permeable and open, with the public able to see through and beyond the existing bridge. This is an important city-scale urban design and way-finding quality, which would be substantially diminished by the proposed design of the elements in their currently proposed configuration (as demonstrated in the image presented). The Panel accepts that this is a work in progress, and appreciates being provided with this important view. The main visible elements are the land-bridge support structure, the new Market Street Bridge and Civic Link northern wall, which are all highly visible because of the kinked/oblique alignment of Market Street to the west of Sussex Street.</p> <ol style="list-style-type: none"> 3. The Panel acknowledges the design challenges presented by this awkward alignment and infrastructure, however recommends that the design and integration of these elements be reconsidered in order to reduce their visual impacts from within the Market Street corridor. 4. The Panel suggests the Design Team explore whether the land-bridge headstocks be screened below deck level, and the northern link wall reduced in height to integrate with the Market Street Bridge balustrade. Also, materiality and texture could be further utilised to create more nuanced/shadowed surfaces that would be less visually intrusive. The proposed public elevator at the eastern end of Pymont Bridge might also be considered as a taller, gateway element to assist with city way-finding from within central Sydney and the western Pymont approaches. 5. The Panel requests that revised visualisations be provided with the Stage 2 SSD DA.
Crescent Garden	<ol style="list-style-type: none"> 1. The Panel appreciates the information presented in relation to the range of uses that interface with Crescent Garden. Overall this existing though hidden publicly accessible space now has potential to be transformed into an active and inviting place. Better eventual connections through the Darling Park lobby to Sussex Street will only enhance this character and permeability. 2. The proposed relationship between Crescent Garden and the wellness centre works well. 3. To ensure appropriate solar access and shading at various times and seasons, overshadowing diagrams should be submitted with the Stage 2 SSD DA. 4. The Panel notes the additional building volume/podium terrace that extends from Level 2 of the southern retail from Crescent Garden (as evident in the background of Slide 88). The Design Team confirmed that this area is yet to be resolved.
Wayfinding and signage	<ol style="list-style-type: none"> 1. The panel notes that accessible pedestrian access from the promenade to the Southern Parkland requires pedestrians to use internal building lifts as well as external lifts, so will require clear signage. 2. Wayfinding signage on the harbour promenade and throughout the development should integrate with the City of Sydney's signage system and design manual.

FOCUS AREA	COMMENTARY
4. RETAIL PODIUM	
Darling Harbour Frontage	<ol style="list-style-type: none"> 1. The Panel reiterates its comments in relation to the southern podium massing, as per DIP Session 7. The Panel feels that this is a fundamental design issue that needs to be resolved if the key design excellence qualities of the competition scheme are to be delivered. 2. The Design Team presented suggested design refinements that are being considered, however the Panel is concerned that these refinements continue to express a more conventional podium character through the long horizontal balustrades and consistent parapet heights, rather than creating the more intimately scaled, irregular variety of cubic forms that integrate with the tower, as evident in the Competition Scheme. 3. The Panel suggested that the Design Team refine the forms in three dimensions, rather than relying on offsets in plan alignment along the façade. 4. The Panel is cognisant of the retail design commercial requirements that have brought this to the scheme, however the distinctive quality of the Competition Scheme has been largely lost in the process. 5. As one example, the parapet heights on either side of the bridge could be accentuated, and the bridge form could be finer, further setback with a dark/recessive materiality. Some judicious use of different materials for some elements could also be considered. 6. The Panel looks forward to seeing how this is to be resolved through the Stage 2 SSD DA assessment process.
Materiality - Wheat Road Podium Design	<ol style="list-style-type: none"> 1. The Panel notes the proposed that the materiality of the eastern Wheat Road podium façade has yet to be resolved. The notes on Slide 73 identify a range of potential materials including GRC and precast concrete. The Panel has concerns regarding the use of some of the alternative materials listed due to their ability to hold grime from vehicle emissions and pollutants. The chosen façade materials should be durable and easy to maintain, with the potential to include some textural and colour variation for visual interest. 2. The Panel sees benefit in having the typical façade character returning around the corners into the eastern facade for an extent of the tunnel so that the overall podium form is read “in the round” by avoiding a junction of two different architectural systems at the corners. 3. The Panel looks forward to seeing this resolved through the Stage 2 SSD DA assessment process.
Landscaping and Greening the Development	<ol style="list-style-type: none"> 1. The Panel notes the shift from trees in key locations along the western edge of the podium as shown in the competition scheme to ‘trees’ in pots. The location and role of shading trees on the podium requires ongoing focus. 2. The Design Team advised that the tree canopy cover has increased from the competition scheme, however, it is unclear to the Panel if this is based on consistent s criteria and calculations. It is not clear to the Panel if the tree canopy cover has increased from the Competition Scheme. 3. The tree canopy cover calculation presented for the site also included trees in pots. These should be removed from the calculation to only include trees in deep soil or in planter beds, where trees can grow to mature height and provide canopy.

2.2. DIP SESSION 8 – PANEL CONSIDERATIONS

This table is relevant to matters discussed at the subject meeting only. Refer to previous DIP feedback for advice pertaining to earlier DIP Sessions.

Table 3: Consideration Summary

Design development the Panel supports	<ul style="list-style-type: none"> ▪ The refinements to the Sussex Street / Market Street stair ▪ The overall design of Crescent Garden and its relationship with the wellness centre.
Design development needing further resolution	<p>The Panel has been informed that the Proponent intends to soon lodge the Stage 2 SSD DA and therefore recommends that these matters are addressed during the assessment process in consultation with the Panel and and prior to the determination of the application:</p> <ul style="list-style-type: none"> ▪ The architectural form and character of the southern retail podium should be further considered to reduce its strong horizontality and reinstate the informal, human-scaled village character. This is critical to retaining the Design Excellence qualities of the Competition Scheme. ▪ The resolution of the urban design, built form, presence and character of the development when viewed from the surrounding streets into the development site, with particular emphasis on the Market Street Bridge and Civic Link. ▪ Opening up view corridors from the Civic Link to the harbour (including northern city/Western Distributor) and provision of robust weather protection of the escalators. ▪ Materiality of Wheat Road facade, including its capacity to handle grime from the freeway and the merging of architectural facades at corners.
Other matters of note	<p>The Panel notes the following for consideration:</p> <ul style="list-style-type: none"> ▪ The Panel notes that the experience of pedestrian access from Druitt Street should be further explored. The pedestrian experience to and from the site should ensure that the path of travel is inviting, accessible and clear. This issue should be addressed in the Stage 2 SSD DA package. ▪ Trees in pots should not be included in the tree canopy cover calculations. ▪ That Balirinji remain engaged in a collaborative process with Cultural Capital.

3. DIP COMMENTARY

The DIP appreciates the extensive body of work prepared by the Design Team and their technical advisors throughout the DIP process. This has been well received by the Panel, with the design developing in a positive direction.

The Panel has been informed that the Proponent intends to soon lodge the Stage 2 SSD DA. Whilst not all development areas have been resolved, the DIP looks forward to seeing the resolution of the design as it progresses through the assessment process in consultation with the DIP and prior to the determination of the application.


The Panel recommends that as the design develops further, the Design Team continue to 'benchmark' the Design Competition Scheme against the Developed Scheme to articulate how the design continues to be enhanced, and how the development areas have been resolved.

4. PANEL ENDORSEMENT

The Panel Chair confirms that this letter is an accurate record of the DIP feedback and that the DIP provides the commentary and considerations by consensus.

This letter is to be used to guide further detailed design refinement of the Henning Larsen scheme.

Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Paulo Macchia FRAIA Panel Chair Director Design Governance Government Architect NSW		28/09/2021

Yours sincerely,



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