



COCKLE BAY PARK
SYDNEY

Cockle Bay Park Redevelopment
State Significant Development Application (SSD DA)
Stage 2

Architectural Design Statement

Prepared for DPT Operator Pty Ltd and DPPT Operator Pty Ltd

08.10.2021



Project Team

Co-owners	DPT Operator Pty Ltd and DPPT Operator Pty Ltd
Project Manager	TSA Management
Design Architects	Henning Larsen
Executive Architects	Architectus
Landscape Architects	McGregor Coxall
Town Planner	Ethos Urban
DIP Management	Urbis
Community consultant	Newgate
Retail consultant	Geoffrey Thing Studio
Structure & Civil Engineering	Enstruct
Building Services: Electrical, Mech, VT	Norman Disney & Young
Fire Engineering	Norman Disney & Young
Acoustic Engineering	Acoustic Logic
Hydraulic Engineering	Warren Smith Consulting Engineers
ASP Level 03	JHA Consulting
Waste management	Waste Audit
Wind consultant	Arup
ESD & Reflectivity consultant	Arup
Pedestrian consultant	Arup
Traffic Engineering	Aurecon
Archaeology consultant	ARTEFACT
Geotechnical Engineering	Douglas Partners
Enviromental consultant	Douglas Partners
Heritage Consultant	Weir Philips
BCA consultant	Mckenzie Group
DDA consultant	Morris Goding
Quantity Surveyor	Rider Levett Bucknall

Project information

Application No	SSD 9978934
Land	Cockle Bay Wharf, Darling Harbour, Sydney, Australia
Development	Redevelopment of Cockle Bay Wharf, known as Cockle Bay Park.

Document control

Issue	Date	Description
4	08.10.2021	Stage 2 State Significant Development Application

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1.0

Introduction

Introduction

This Architectural Design Statement for the redevelopment of Cockle Bay Wharf, 241-249 Wheat Road, Cockle Bay, known as Cockle Bay Park (the site), supports a Stage 2 Development Application that is to be submitted to the Department of Planning, Industry and Environment, pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The application seeks approval or the construction and use of a commercial building integrated with a public realm and associated works at Cockle Bay Park as described in this report. This Stage 2 development application is the result of a Stage 1 Concept Approval (SSD 7684) and a competitive design process. SSD 7684 approved the following:

- A commercial building envelope, comprising:
- A maximum height of RL 183
 - A maximum GFA of 89,000m², including:
 - 75,000m² commercial office GFA
 - 14,000m² retail GFA
 - Minimum publicly accessible open space of 6,500m²
 - Building controls and design guidelines.

The building proposed under this Stage 2 application is compliant with the Stage 1 Concept Approval, as proposed to be modified.

This project is compliant with all relevant Australian codes.

Secretary's Environmental Assessment Requirements (SEARS)

This report provides a response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARS) Dated 12 November 2020 (SSD-9978934). Please find the response in **Appendix B**.

Condition of Consent

This report provides a response to the Condition of Consent for the State Significant Development Stage 1 Concept (SSD 7684). Please find the response in **Appendix C**.

Endorsed Design Guidelines

This report provides a response to the endorsed Design Guidelines dated 5th of August 2019-Rev C for the Cockle Bay Park project. Please find the response in **Appendix D**.

1. Introduction

In May 2019, the redevelopment of Cockle Bay Park achieved planning approval as a State Significant Development (No.SSD 7684). This planning approval was for a Stage 1 Concept Proposal which established the core functional use, built form envelope and controls relevant to the site.

As a consequence of this approval, a Competitive Design Process was enacted by DPT Operator Pty Ltd and DPPT Operator Pty Ltd (the “Proponent”). The Competition was endorsed through the Design Excellence Strategy of November 2018.

The Proponent invited six (6) architectural teams, including architects, urban designers and landscape architects, to prepare a design proposal for the project and the entire site. The competing teams were identified through an invited Expressions of Interest (EOI) process. The purpose of the Competition was to select the highest quality architectural and urban design solution for Cockle Bay Park.

The following firms were invited to take part in the competition:

- UN Studio + Cox Architecture
- Woods Bagot
- Grimshaw
- FJMT
- Wilkinson Eyre
- Henning Larsen

One entry was selected by the Jury, with input from the technical and advisory panels, based on the assessment criteria outlined within the Architectural Design Excellence Competition Brief.

Henning Larsen was selected as the winning design scheme of the competition and appointed as the Design Architect, to work with the Proponent to prepare a detailed Development Application (Stage 2) based on the winning design scheme.

Jury statement, from Architectural Design Excellence Competition Jury Report:

" The Competition Jury has determined that the scheme presented by the Henning Larsen team demonstrates the highest potential for achieving design excellence and meeting the primary project objectives. Therefore, in accordance with section 6.18 of the Competition Brief, the Jury confirms the Henning Larsen proposal as the winner of the Design Excellence Competition."

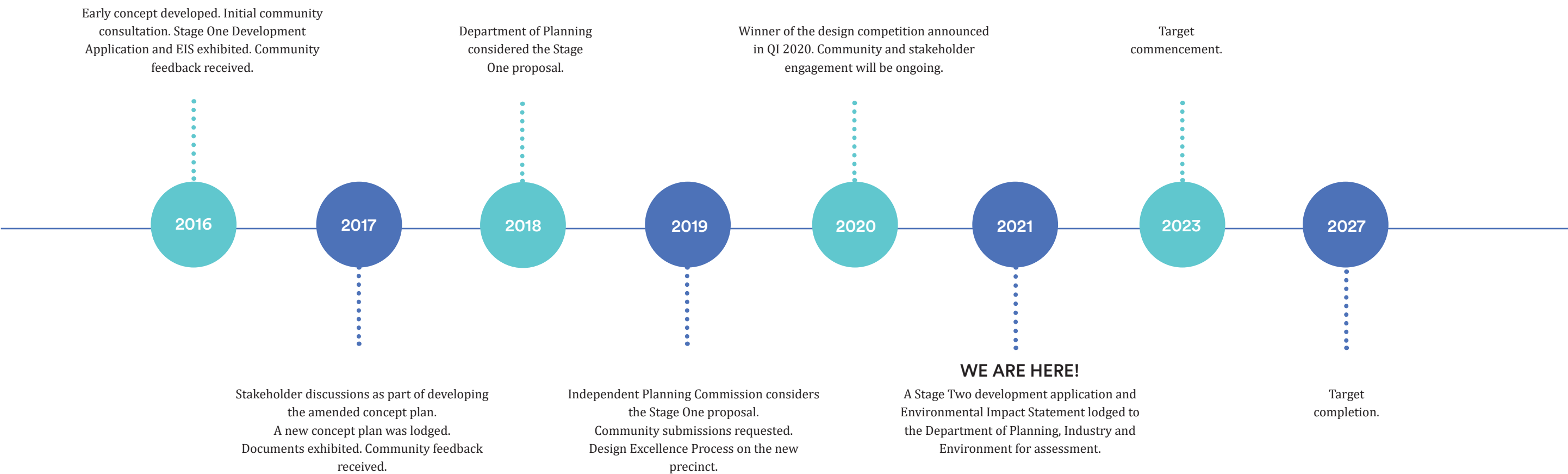
Henning Larsen will be retained through future stages of the project to ensure design integrity is maintained.

Design Integrity process

In accordance with sections 6.18 and 6.21 of the Competition Brief a Design Integrity Panel (DIP) was established following the conclusion of the design competition to review and evaluate design development. This process has concluded that the Development Application scheme meets or exceeds the design excellence qualities of the competition scheme.

The Proponent and the design team have been in close dialogue with the Design Integrity Panel and several productive DIP Sessions has been held throughout the design development process to ensure the design excellence and DIP endorsement.

Project Timeline



1. Introduction

Project Description

The proposed development comprises the construction of a 43-storey mixed-use development, containing:

- 4 publicly accessible podium levels, containing up to 14,000m² of retail GFA
- 35 levels of commercial office space, containing up to 75,000m² of commercial GFA
- 4 levels of plant room

A land bridge across the Western Distributor freeway and between Darling Harbour and Darling Park, including:

- A publicly accessible park, containing over 6,500m² of public open space
- Associated landscaping and access to the park from both Darling Park and Darling Harbour

A lower ground level including provision for 9 loading spaces and back of house areas, accessed from Wheat Road.

Development Snapshot

Commercial office GFA	up to 75 ,000 m ²
Average floor plate	≈ 2,000m ²
Retail GFA	up to 14,000 m ²
Building Levels, including:	43 levels
Podium & public domain levels	L00 to L04
Tower Levels	L05 to L43
Vehicular parking	0
Loading spaces	9
Height, maximum	RL 183
Important site connections:	Market Street Druitt Street Pyrmont Bridge Crescent Garden Darling Harbour waterfront

1. Introduction

