

3.0

Design Approach



3. Design Approach

Vision Statement

Cockle Bay Park is the place where Sydney wants to be.

It’s that simple.

Of course, it offers everything you need – the efficient, state-of-the-art office space, the buzzing waterfront restaurants and flexible retail frontage - but it also gives you the things you didn’t know you needed.

The lush greenery that connect the tower with the public park and waterfront, the feeling of discovery, the sense of something exciting just around the corner. Cockle Bay Park invites you and creates memorable moments you want to revisit.

"As a Scandinavian practice with a human-centric approach (or eye level view, to put it another way) to the built environment, we are committed to the development of destinations with positive, widespread influence. We believe that we learn best from our cities and so we pay close attention to the things that make each place great. We see Cockle Bay Park as a green village within the dense CBD of Sydney, a place of discovery, work, recreation, wellness and relaxation. It is built on local roots and blooms in its international profile.

We infuse our work with a respect for the public realm with the aim of allowing the public to, in turn, transform the space into their own destination. Architecture is fundamentally about staging human interaction, and we see Cockle Bay Park as an opportunity to emphasize the best of what Sydney can be.

The ultimate success of Cockle Bay Park depends on the shared vision and commitment of the community involved, namely: you, our client, us at Henning Larsen, the project team, the tenant community, and the users."



Viggo Haremst
Partner & Design Director
Henning Larsen



It has always been about creating a sense of invitation and accesibility for all, a new authentic waterfront experience - A piece of the City

3. Design Approach

The Project

Cockle Bay Park aims to be a transformative project redeveloping the Cockle Bay Wharf into a new precinct that will reconnect the city centre to Darling Harbour. A confident, clear, and poetic gesture for the people in the heart of Sydney. Cockle Bay Park is designed to be both a human scale destination and a true urban icon on the skyline – a beacon for the people’s harbour.

Cockle Bay Park links Sydney’s Central Business District (CBD) to the waterfront at Darling Harbour, covering an area over the Western Distributor freeway that currently acts as a barrier between the city center, the waterfront, and the thriving Pyrmont district.

The podium, levels L0 to L3, will comprise of an expansive retail precinct woven into a generous public park that embraces the tower standing in the middle. Wide pedestrian paths frame continuous and seamless accessibility for all through the development, and serve as a link between the city and waterfront, between the public park and various offers in the podium - the village. To amplify the sense of a village a unique solution for the district is an elevated outdoor street that cuts its way through the podium, boasting spectacular views to the water as well as access to various offers. This addition is a thoughtful design intent to secure catchment and activity throughout the podium.

The tower will together with the village like podium and public park create a sense of community and will, with its side core, deliver a hyper flexible floor plate to tackle the future demands of a state of the art workplace.

Cockle Bay Park focuses on the eye-level experience of the development’s two scales: the city scale, where the tower joins the skyline, and the village scale, where people move between the city center and the waterfront. Cockle Bay Park’s unbroken silhouette slips seamlessly among the towers of Sydney’s CBD, breaking down into more human-scaled volumes as it reaches the public and retail spaces at the lower levels.

This interplay of scales is respectful of both Sydney’s urban fabric and the diverse community of people it is designed for. Cockle Bay Park sets a precedent for people-focused design in an increasingly densifying world with a strong connection to country and local qualities in the city as well as nature.



3. Design Approach

Creating a sense of place

Sydney’s constrained central business district and restricted access creates real challenges for a growing global city. The Cockle Bay precinct straddles the traditional western threshold to the city centre, although this has been eroded since the introduction of the elevated Western Distributor. This project offers an unparalleled opportunity to redress this major shortcoming in Central Sydney’s accessibility and way-finding, and to create new workplaces and amenity for business, workers and the public.

SSD 7684 Cockle Bay Wharf Concept Application - Design Report

Understanding the site and how it has evolved through time as well as the great importance of Indigenous cultural heritage has been of immense importance and inspiration throughout the design process and will continue to be so.

Our ambition to reintroduce a connection to Nature and a conscious link to a more nature-based Sydney shoreline has been of great importance and underpins our overarching landscape concept which is connected to the species and flora on the Sydney **Plateau**, the rough and smooth of the Sydney **Cliff** and the varied Sydney **Shoreline**.



Sydney - Nature Shoreline



Sydney - Industrialized Shoreline

3. Design Approach

Our design for Cockle Bay Park and how it links with Darling Park, Darling Harbour and the CBD is based on our understanding of the site, the brief, and what we believe is the right architectural approach to make in this part of Darling Harbour and how it make the connections to Sydney more inviting and more accessible. Our aspiration is that Cockle Bay Park becomes an invitation and urban happening for Sydney.

The biggest challenge with this project is how to negotiate the connection between the city and its waterfront. Our Design Approach is therefore more based on an urban planning approach than a pure architectural design approach for a tower.

We have focused on creating a destination that draws on the need of different users, spanning from workers to people walking by, businesses to culture because we know that variety, activity and memorable places that people would like to revisit make a successful precinct.

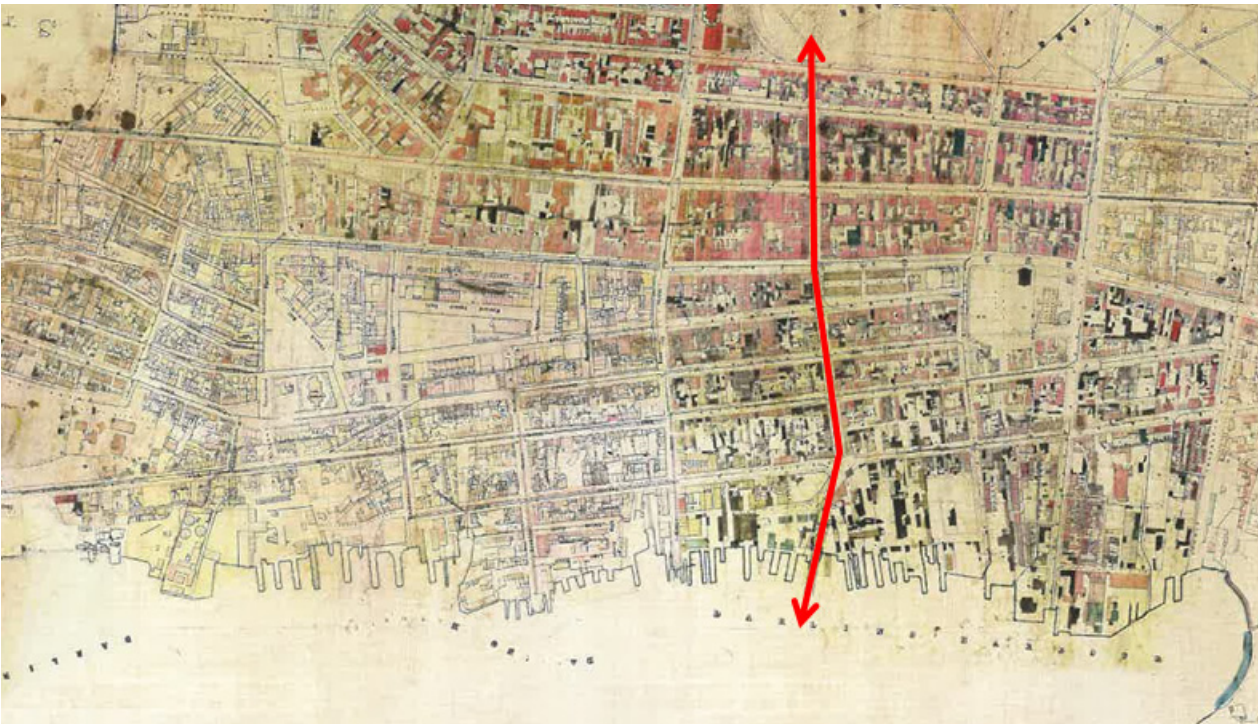
The Location of a tower in this part of the Harbour is a great fit for Sydney as a City. The Tower marks this new gateway in the city as well as the important historical place that it is. Furthermore, due to the fact that our design has taken a human centric design approach with a high degree of awareness as to what the future of workplace needs, it strikes a future proofed balance between public spaces and commercial drivers to ensure and it respects the people and their city.

In considering the suitability of higher density and taller buildings along the city's western edge into the future, a key objective is ensuring central Sydney's ongoing capacity to secure its global aspirations.

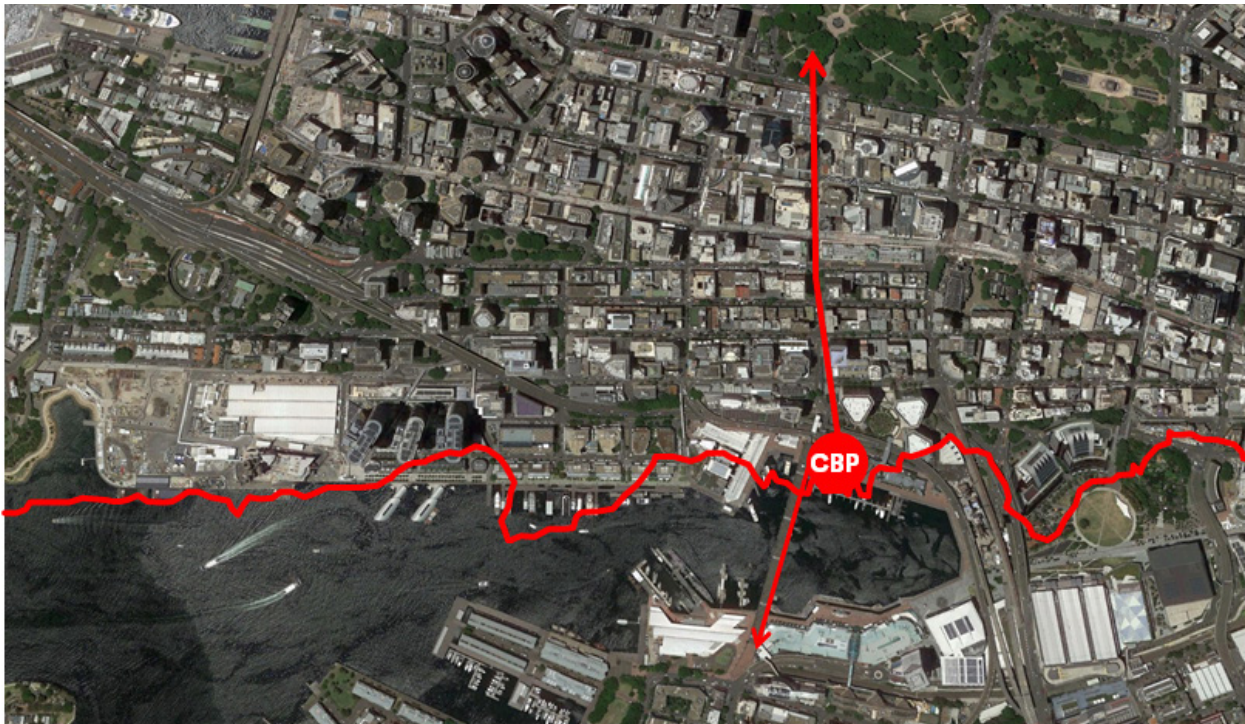
Protection and enhancement of a high quality public domain is an essential consideration in determining the form of city buildings.

The historic shaping of central Sydney's skyline as a reflection of its topography has and may continue to constrain its economic development, presenting real challenges for a city footprint hemmed in by water and parkland if not boldly revisited.

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Market St



Cockle Bay Park - Creating a new western gateway in this historically important junction

3. Design Approach

Reinventing the urban amenity of Sydney

Cockle Bay Park sits within Sydney’s Central Business District, a huge area that itself makes up only a small part of the Sydney metropolitan area. Sydney has no centre, but many centres connected to rich and vibrant areas such as Darlinghurst, Paddington and the Rocks. To make Cockle Bay Park a distinctive and authentic place, we have broken down the scale of the site to make Cockle Bay Park a village in the city, inspired by that Sydney authenticity and intimacy you can find in the above mentioned areas.

A village in the city means designing for the eye-level experience as well as for the overhead view. It is as much about the Street line as the Sky line landmark. Cockle Bay Park combines the best aspects of the city – the hustle, the sophistication, the diversity – and the best aspects of the village – the community, the cosiness, the sense of place - and joins the two. It’s a place that everyone can craft for themselves.

Cockle Bay Park combines two scales: the city scale, where the tower joins the skyline, and the village scale, where people move between the CBD and the waterfront. Cockle Bay Park’s unbroken, iridescent silhouette slips seamless among the towers of Sydney’s CBD, breaking down into more human-scaled pieces as it reaches the ground level. This interplay of scales is respectful of both Sydney’s urban fabric and the diverse community of people it is designed for.

In a post pandemic world and in a city that has such an amazing outdoor climate, Cockle Bay Park shows a new way and a constellation of offers that create value beyond F&B and a workplace. The density of and interface with the surrounding city together with the offer of a Public Park is a unique commercial framework to attract young professionals of the future as well as Sydneysiders on a Sunday. Cockle Bay Park includes qualities that amplify its uniqueness on a global scale providing attractions for a new world order where distance and fresh air is a shortage. That main quality is an outdoor retail experience which promotes public spaces of high quality and builds on reinventing the urban and authentic amenity of Sydney.



Sydney - The Rocks



Sydney - The Rocks

Reinventing the urban amenity of Sydney

We see Cockle Bay Park as a microcosm of Sydney itself, a city unique in its ability to entwine a friendly, local atmosphere within a cosmopolitan city. It is all about respecting what has been here before us as well as what might come in the future to cater for a state of the art workplace as well as a memorable public experience for all. It is all about creating a community that erases borders and is conscious about delivering an urban response that is the future of Sydney. This is our ambition.

Cockle Bay Park offers an opportunity to set a precedent for people-focused design in an increasingly densifying world with a strong connection to Country and local, authentic qualities in the city as well as nature.

Cockle Bay Park is an invitation and a piece of the City



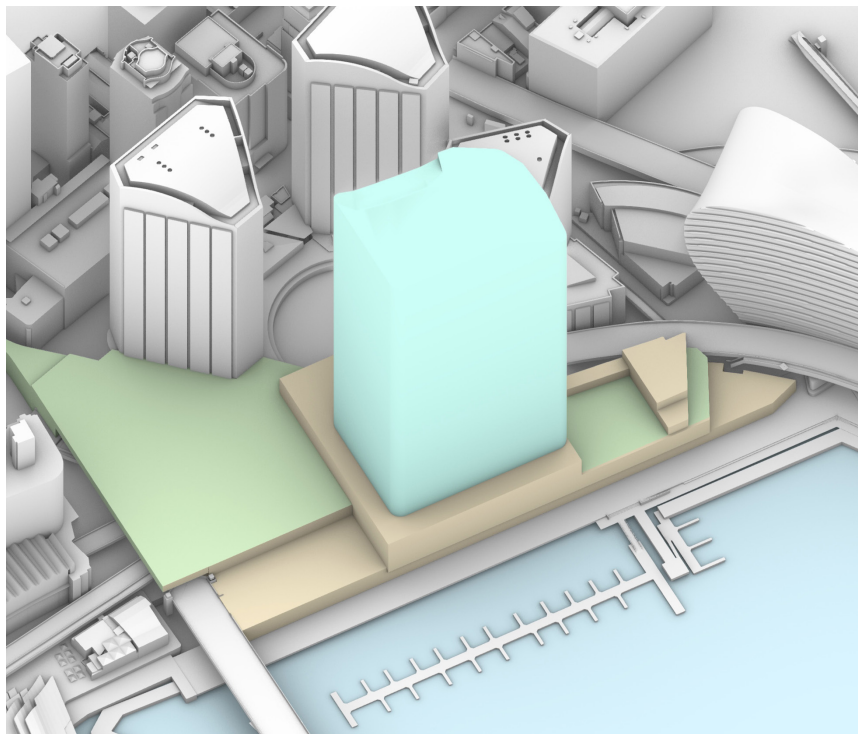
Darling Harbor - Rich Cultural and Indigenous Heritage



Sydney Identity - An outdoors city with access to nature & public space

3. Design Approach

Podium & Human Scale Design Principles



Tower + Podium + Landbridge

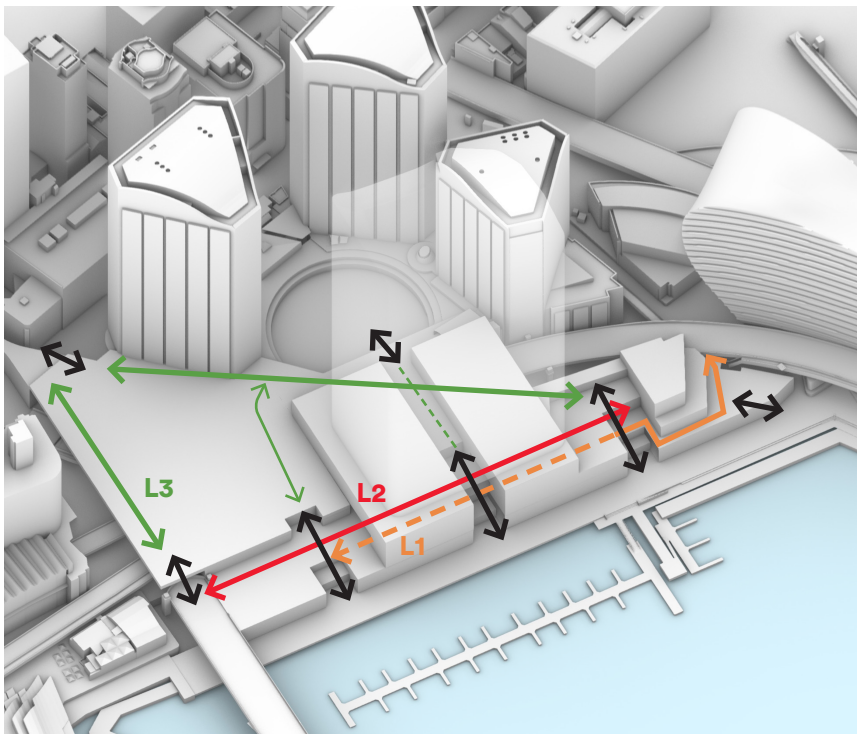
Cockle Bay Park consists of many challenges where the following are central to solve in order to achieve a successful outcome

- 1. Connecting the City with the Harbour above the western Distributor
- 2. The 17m drop from the landbridge to the water
- 3. The building mass that in scale and bulk is challenging on this location

Tower

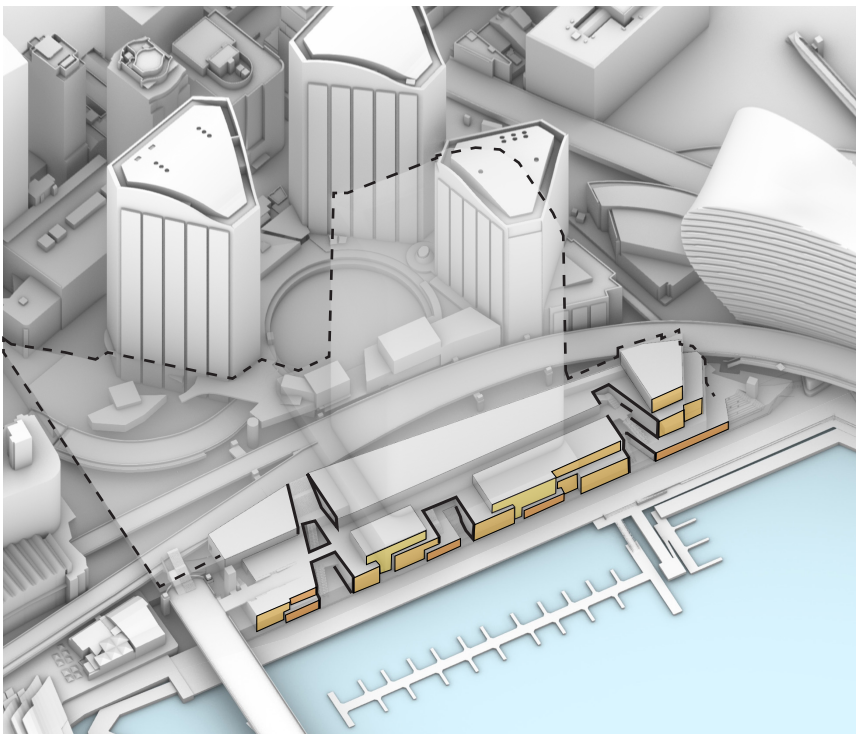
Landbridge / Public Park

Podium



Circulation

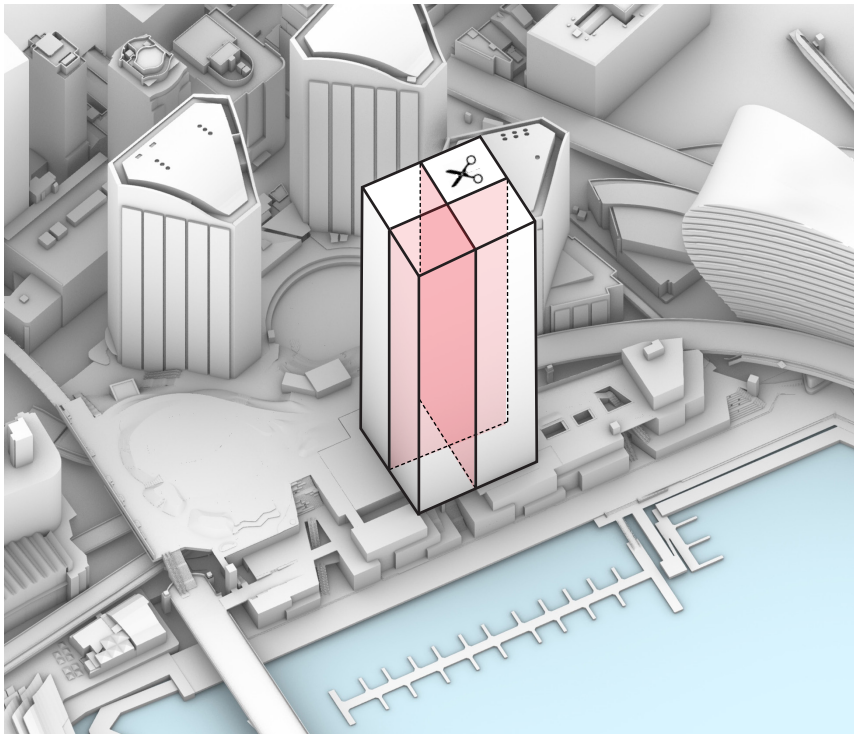
The proposed envelope and massing of the podium are divided into three circulation nodes with a well connected circulation system across the site connecting the existing Darling Park Towers, the city and water front. The level 2 retail street connects Pyrmont Bridge at the north end all the way down to the south end leading further to Tumbalong Park



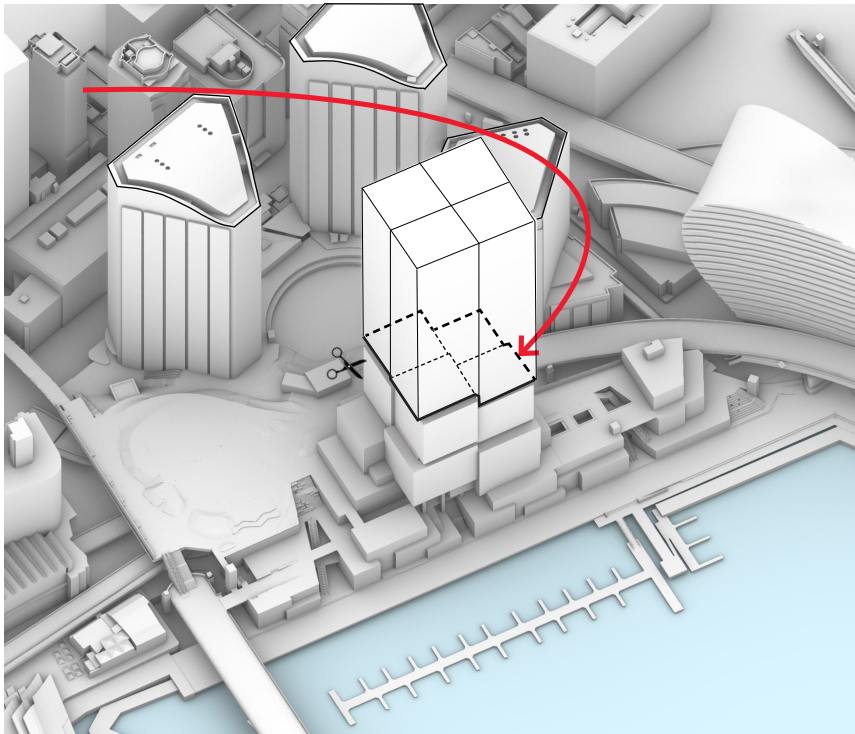
Podium - Human Scale

The Podium is subdivided into four clusters that are further subdivided into smaller volumes. Holistically the podium creates a new Sydney harbour front Village that connects the public to the city, park, and waterfront with great views and vistas to the harbour. Furthermore, the village and the Public Park on top of the podium, together create a new destination in the city as well as a workplace of choice with a strong campus character and wellness atmosphere connected to nature.

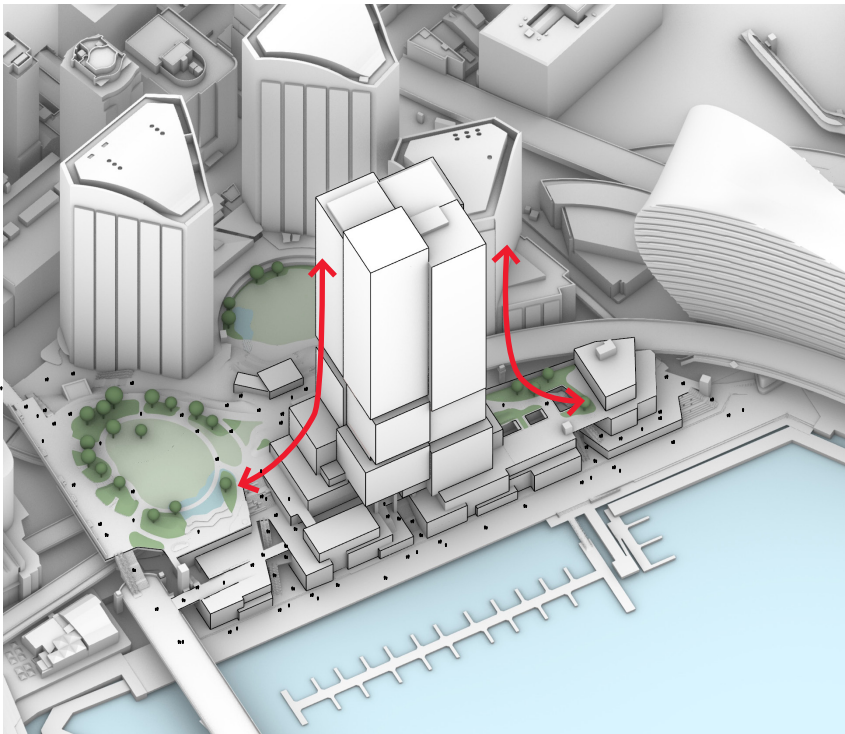
Tower & City Scale Design Principles



Improving City Scale and Articulation of the tower volume
As a first step the volume of the Tower is subdivided into four vertical volumes to create a more slender and articulated expression of the 53m wide tower volume.



Respecting the Context
The second step is to further subdivide the lower part of the tower to seamlessly connect to the podium volumes in a calm yet dynamic play of considered proportions and scales. The lower tower volumes end and transition to the sky in the same height as Harry Seidlers DP 3 Tower.



Human Scale and City Scale
The simple yet dynamic design of the podium and tower is designed in eye height and carefully considers how it connects to both a human scale with its village like podium and a city scale with its more slender and unique tower profile. Cockle Bay Park is a timeless design that adds a clear connection between the scale of the city and the people within it.

Cockle Bay Park - A Piece of Sydney



Darling Harbour

Cockle Bay Park continues the composition of the urban forms in Darling Harbour south, and strengthens the links between Darling Harbour and the city in both an east-west and north-south direction.

The proposed development not only creates opportunity for employment growth along the western edge of the city but also ensures ample sunlight and fresh air to the newly created city park on the harbour front. The height of the building fits well with the surrounding urban setting of the cityscape as the diagram below demonstrates.

The scale of the proposed built form builds on the already established line of towers along the western foreshore of Darling Harbour, and complements the existing cluster of towers in the Darling Park precinct.

There is currently a distinct lack of generous connections between Darling Harbour and the city. In its role as a primary urban gesture on the Darling Harbour rim, Cockle Bay Park provides a variety of much needed, clearly navigable and directly accessible public links from the water front to the new Park and the broader city surrounds beyond.

With significant level changes between the city ridge and the waterside, the variety and frequency of the new vertical circulation opportunities result in seamless connections between the two through this major new western gateway.



The Crown International Towers Barangaroo King Street Wharf The Aquarium Tumbalong Park

Cockle Bay Park