

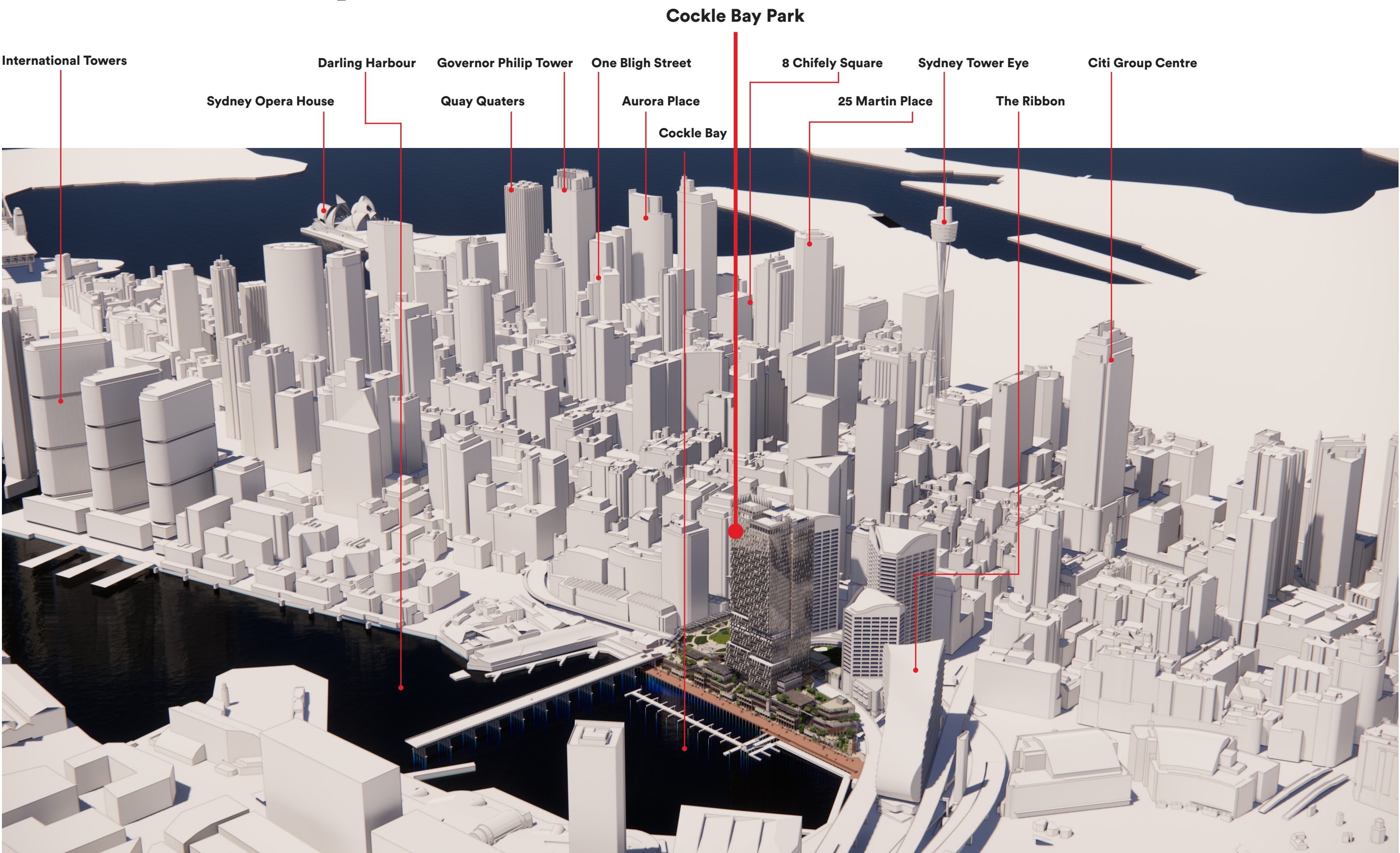
3.4

Tower



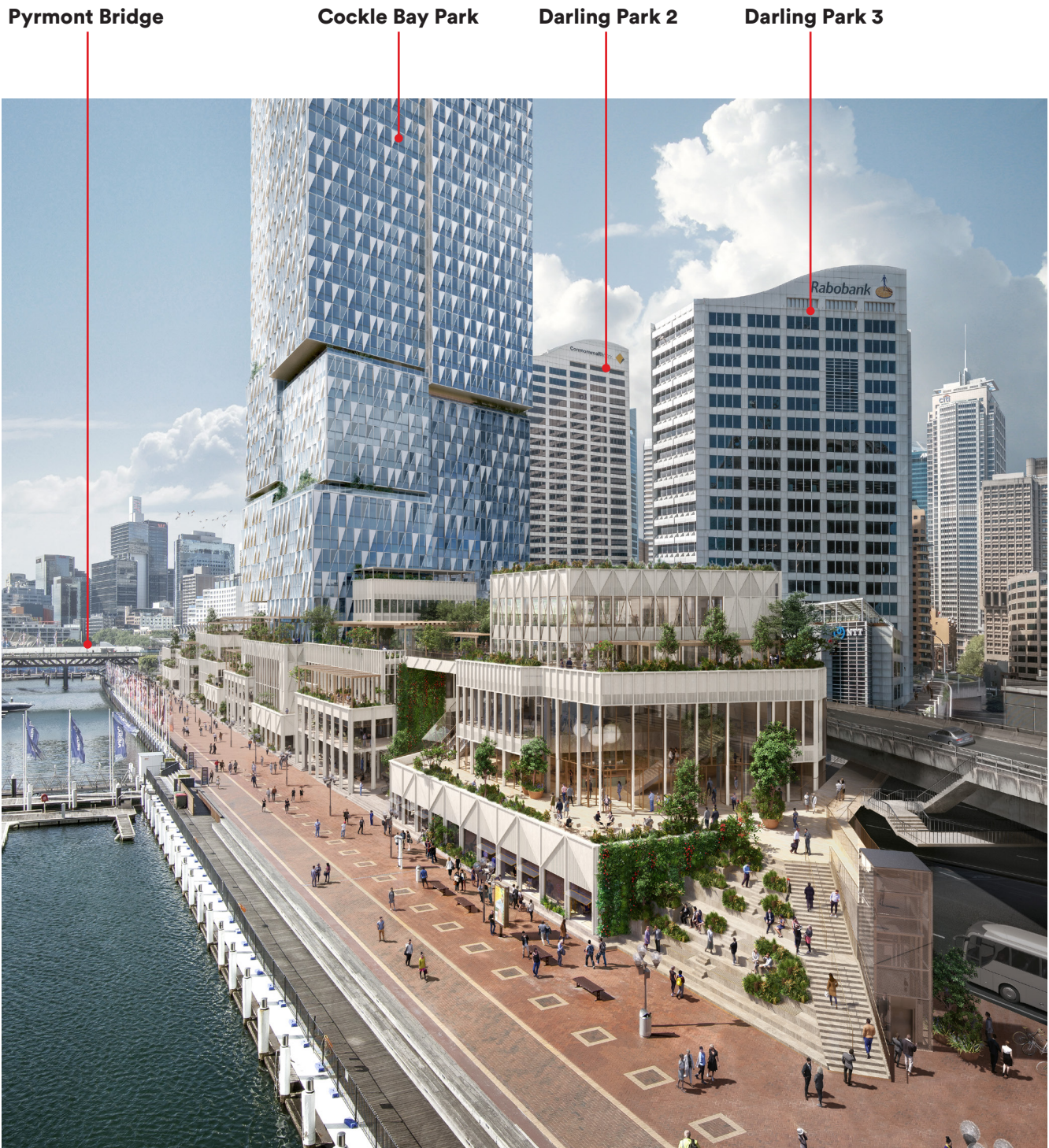
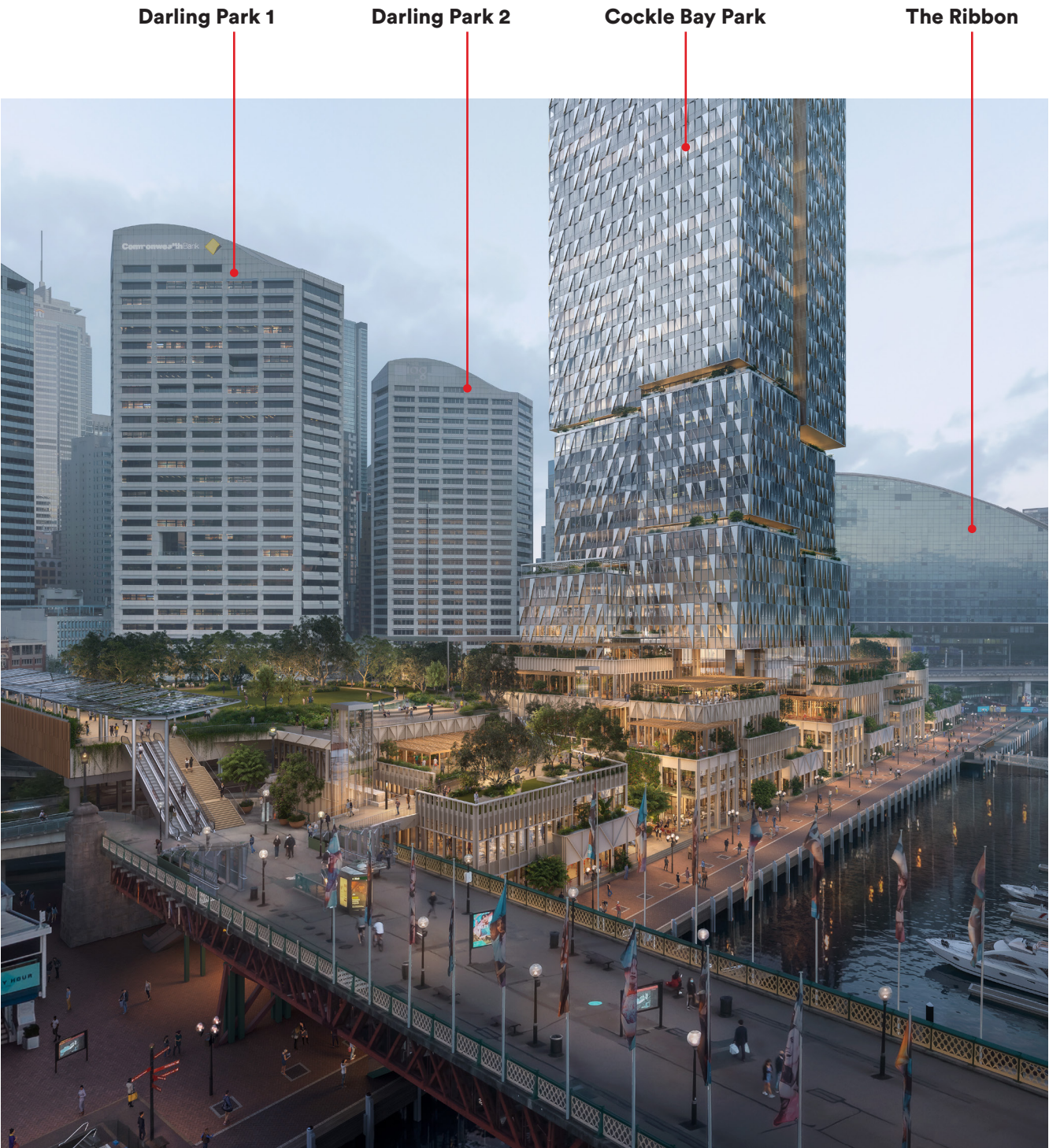
3.4 Tower

Tower Locality



Sydney CBD

Tower Vicinity



Cockle Bay Park Tower is situated between the existing Darling Park Buildings and Cockle Bay with proportionate setback from promenade boundary.

3.4 Tower

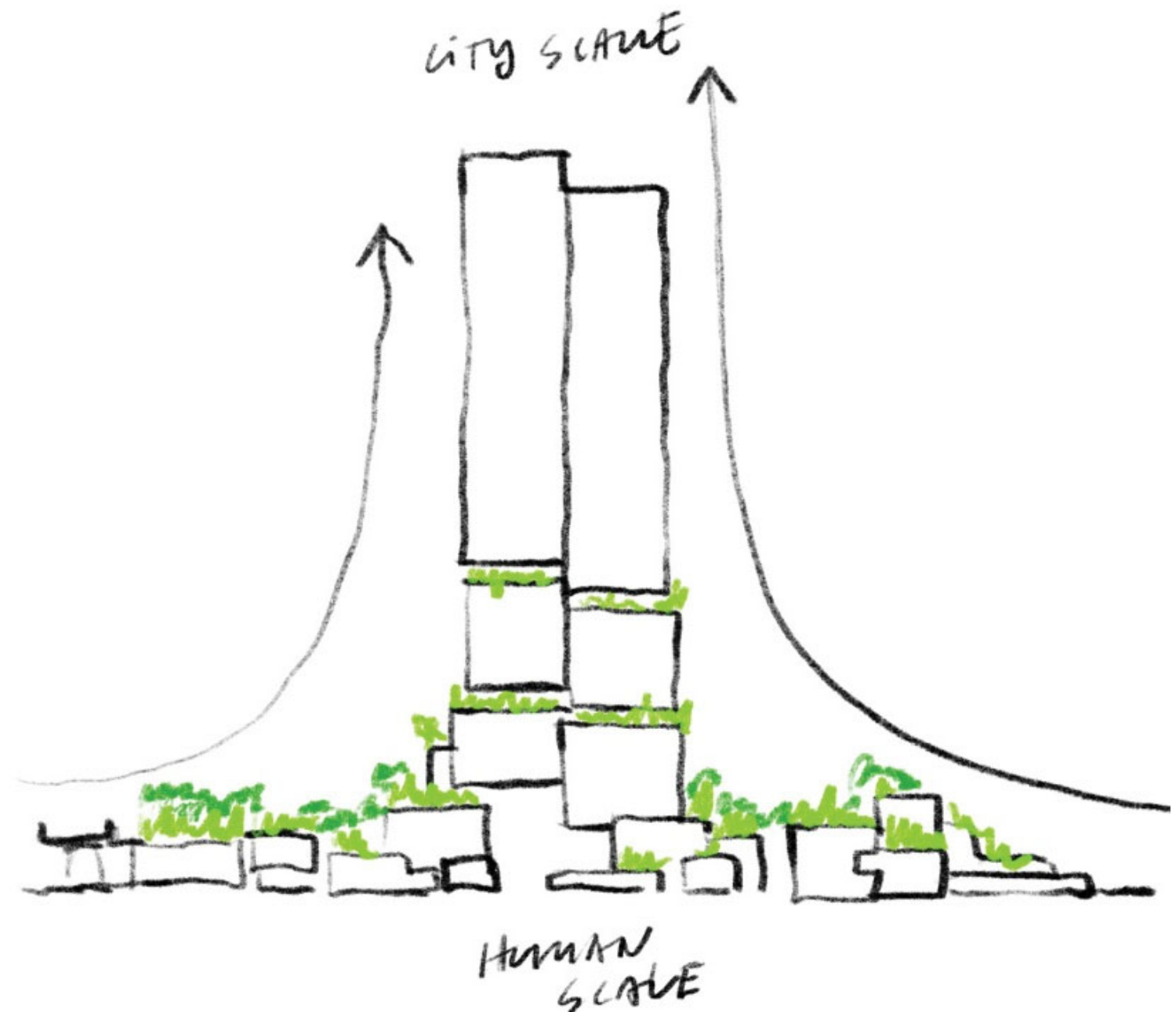
Vertical Village

The Vertical Village is a vertical expression of a horizontal aspiration that has shaped many successful urban quarters seen around the world. It is an aspiration of creating a human centered urban landscape that brings together many aspects of life that foster a vibrant urban centre.

The Vertical Village is an articulated office tower development nestled in a porous retail cushion. It is a high-density compact urban quarter that anchors intimately at the harbour of Cockle Bay. It brings together the quintessential Sydney quay side and the CBD skyline, seamlessly transitioning from the human scale to the city scale.

From a little corner coffee house nestled along the new Pyrmont Walk to the domicile of a global powerhouse beaconing in the sky, the Vertical Village is also a dynamic urban forum that brings together the everyday and the unique, the humble and the influential.

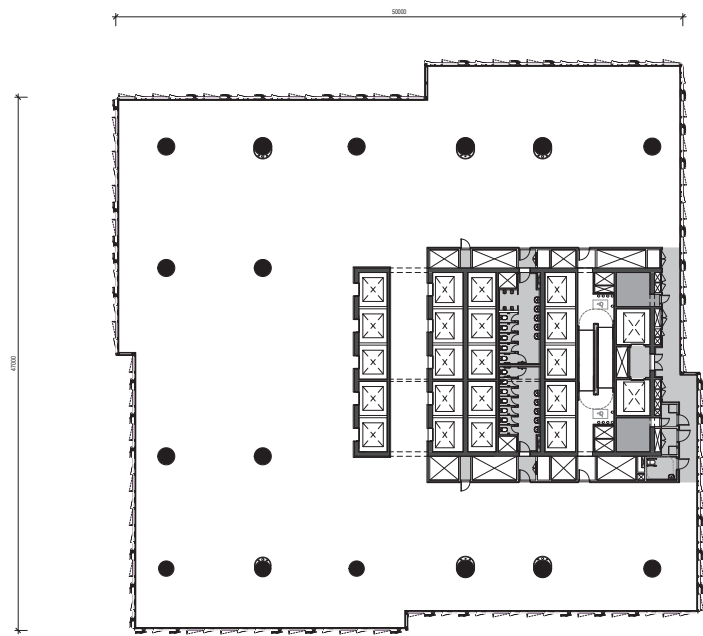
The Vertical Village is the workplace of the future that encompasses an optimal blend of commerce, leisure, and daily needs in one location. It will become a new business and retail destination in Sydney CBD.



Tower Articulation

A premium office development fit for the most demanding global tenants requires the tower to provide the highest possible floor efficiency and be equipped with a substantial amount of plant equipment.

To minimise the impact of the overall resulting volume, the tower floor plates are articulated to "sculpt" a series of smaller volumes. As a result, the typical monolithic tower is broken down to smaller blocks that appear to be stepping upwards and transition to a quartet of long and slender volumes. At its apex, the quartet is "crowned" with a textured metal wreath that reflects the afternoon sun.

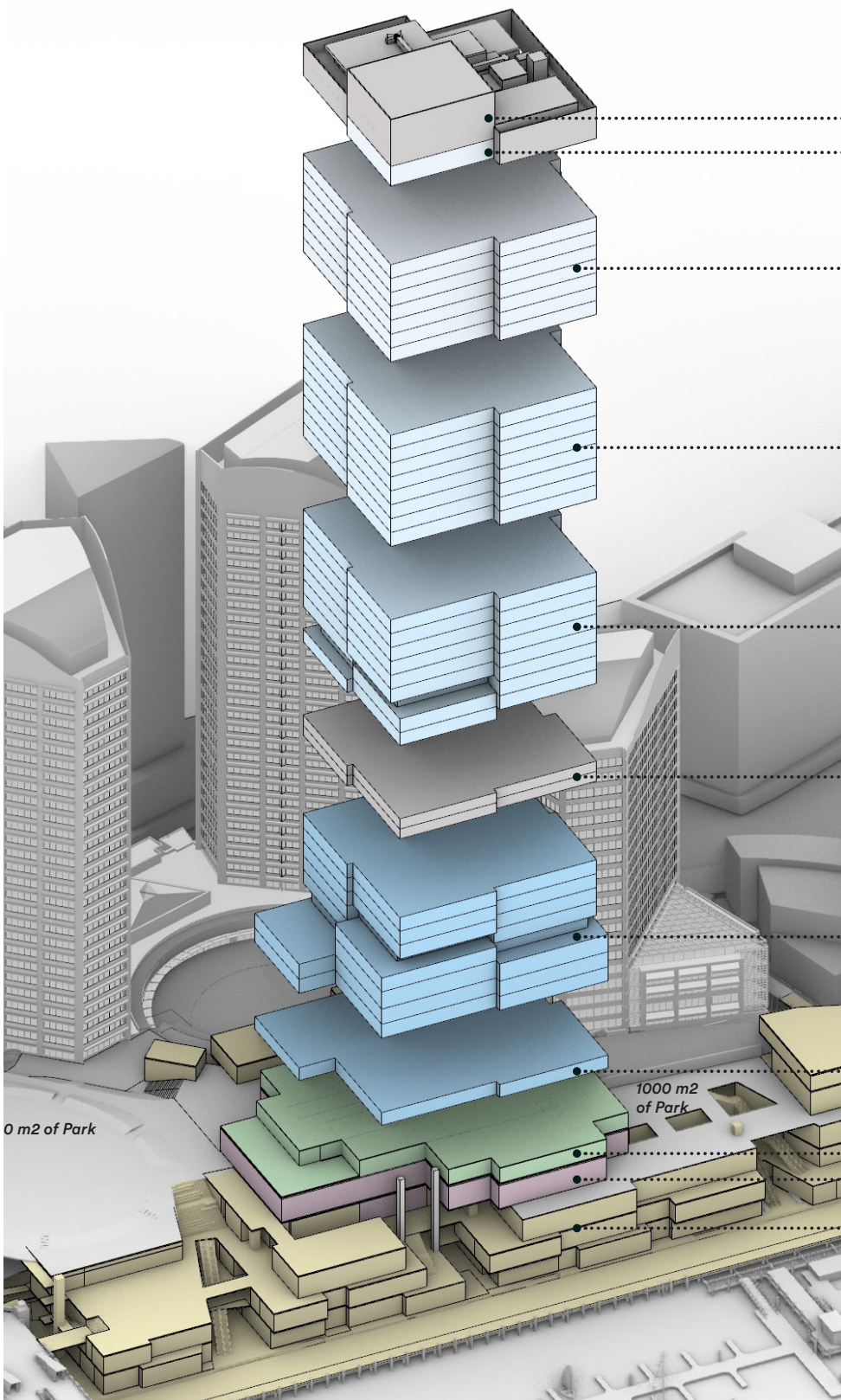


Typical low-rise floor plate

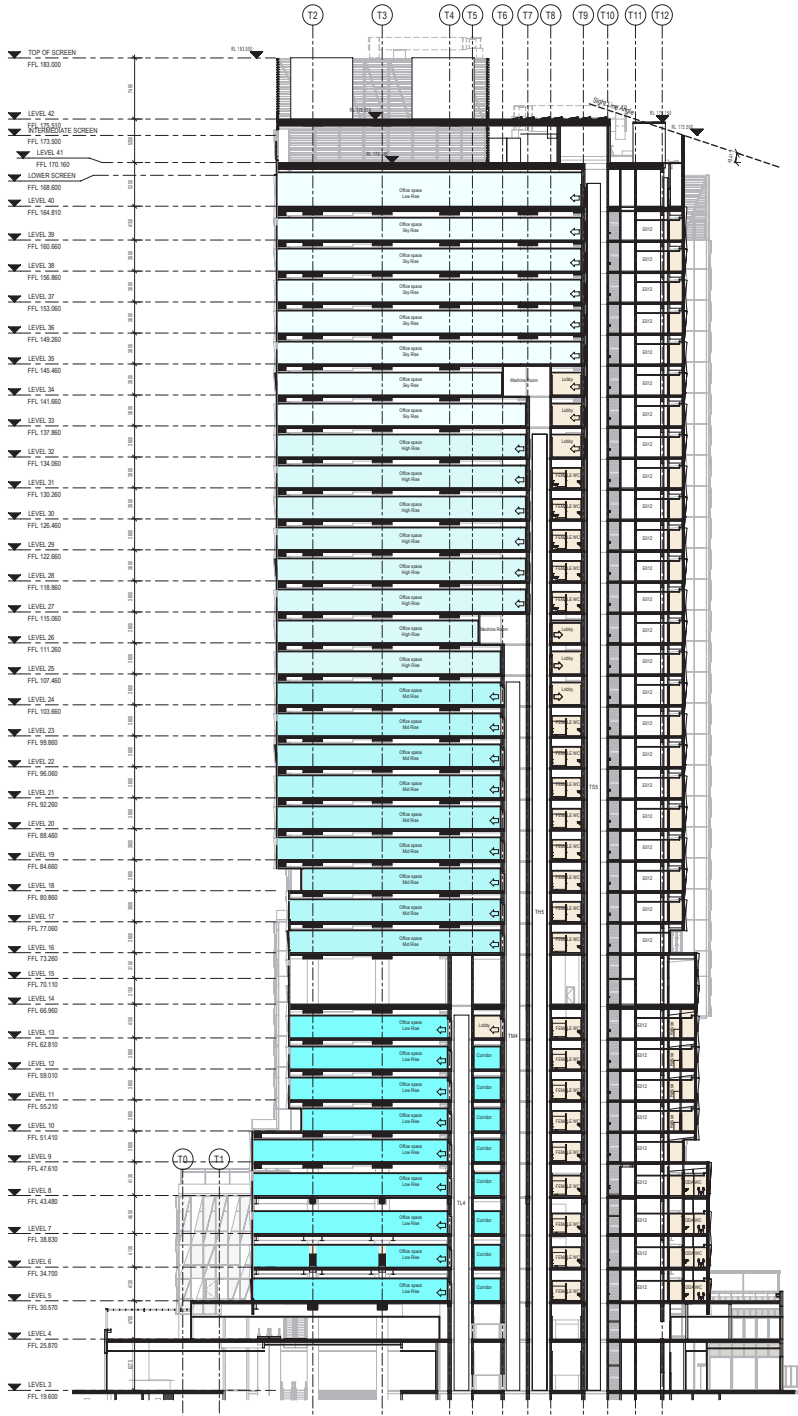


3.4 Tower

Tower Use Distribution

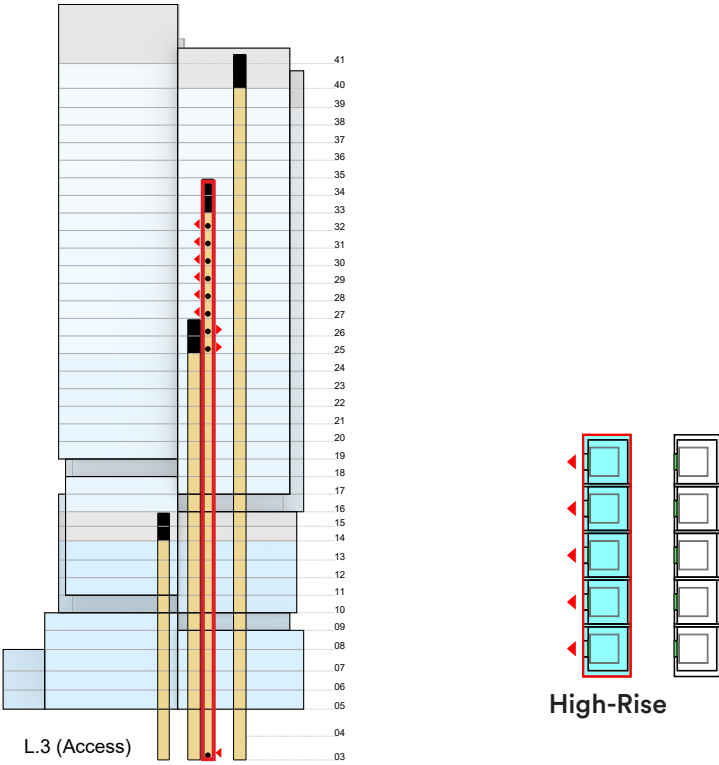
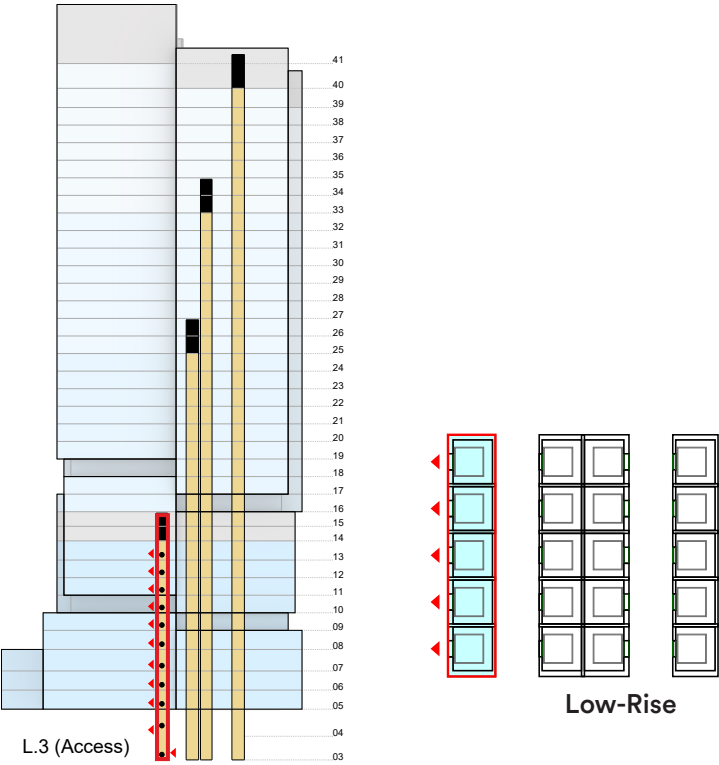
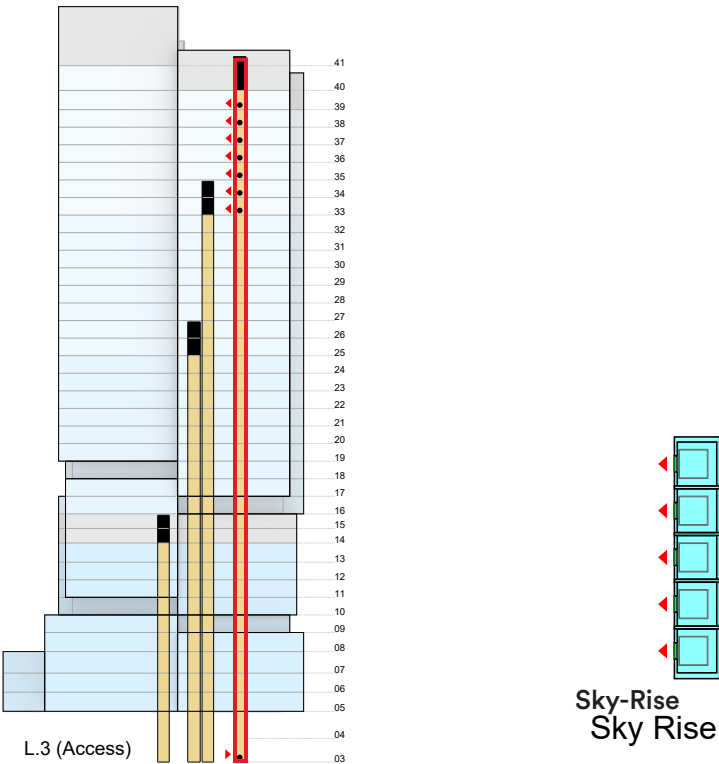
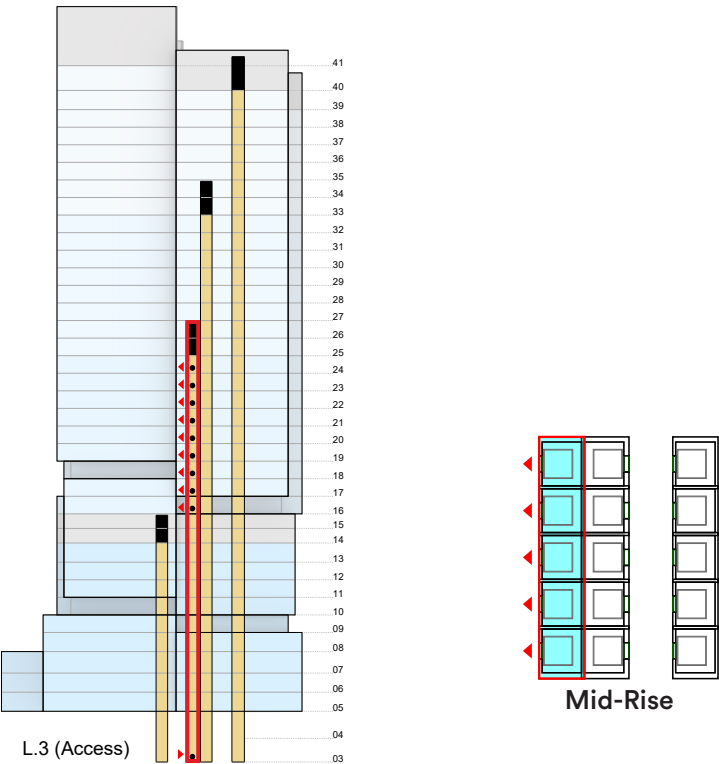


- Level 41-42 Plant
- Level 40 Boutique Office & Plant
- Level 33-39 Sky-Rise Office
- Level 25-32 High-Rise Office
- Level 16-24 Mid-Rise Office
- Level 14-15 Plant
- Level 06-13 Low-Rise Office
- Level 05 Low-Rise Office with direct link to Lobby
- Level 04 Flex Space
- Level 03 Tower Lobby
- Level 0-4 Retail



To provide the most optimal tenancy distribution and tenancy flexibility, the tower is divided into four rises (low-rise, mid-rise, high-rise, and sky-rise)

Passenger VT strategy



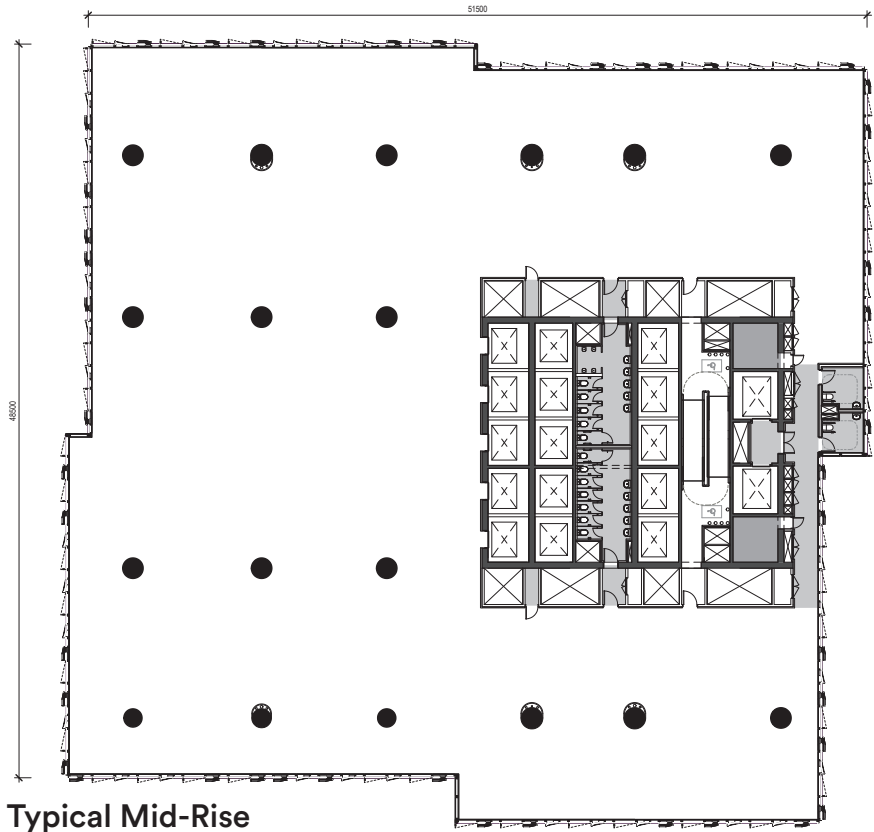
3.4 Tower

Core & Floor Plate Principles

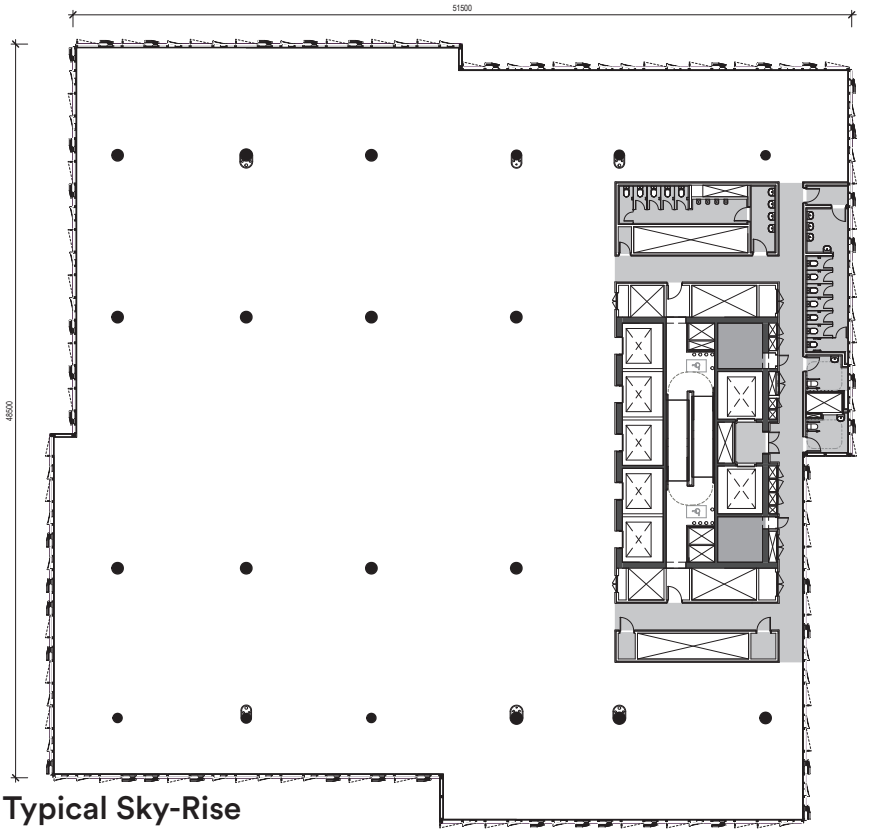
In order to meet PCA premium grade requirement for vertical transport distribution and provide maximum tenancy flexibility, the tower is divided into four rises (low-rise, mid-rise, high-rise, and sky-rise) with each rise serviced by a dedicated group of five lifts at dedicated speed. The four-rise arrangement makes it possible to accommodate more than one anchor tenant, with each anchor tenant having the possibility to establish its own exclusive lift lobby at level 03 or at level 04.

The core of the tower is positioned to the southern edge with its back-of-house component strategically orientated towards south with direct access to the loading area on ground level. This opens up the opportunity to create a flexible and open leasable area to the north which increases in depth and "opens up" the floor plate as height progresses. This key feature is envisaged as a "big canvas" that is capable of accommodating a wide variety of programmes and activities tailored to the specific needs of individual tenants. Sizeable "soft spots" for potential tenant voids can be implemented within the "big canvas" to further enhance the visual connectivity reminiscent of a campus environment, a quality not seen in traditional central core tall buildings.

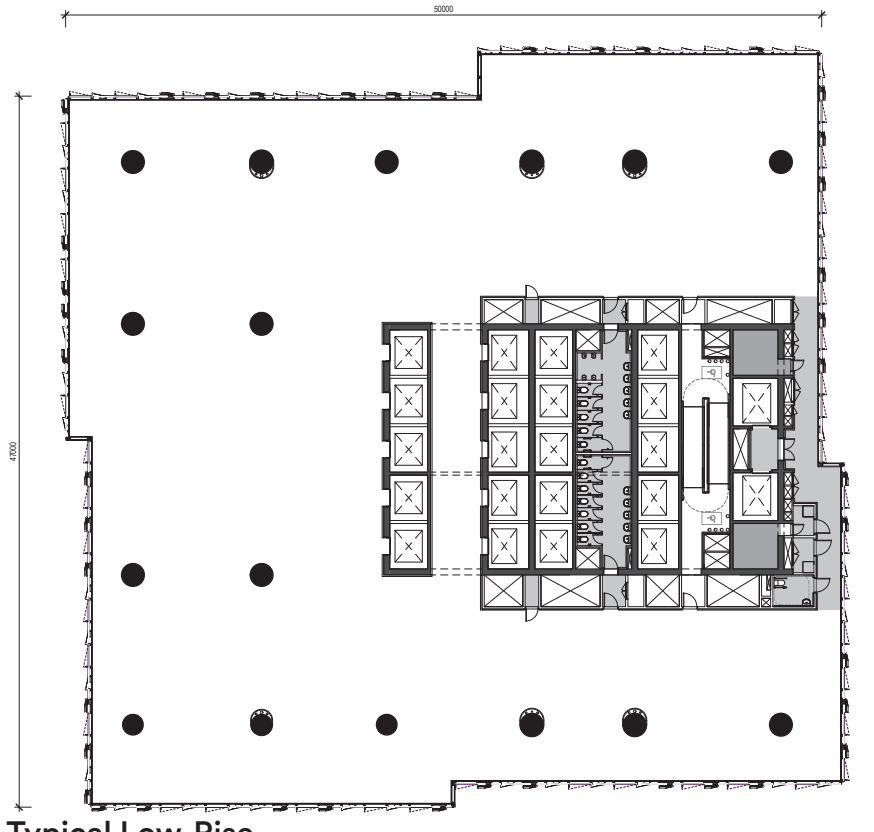
Arrival upon each floor is greeted by a north-facing column-less zone extended directly from the north-facing lift openings, equipping potential tenants with the possibility of a highly programmable arrival experience.



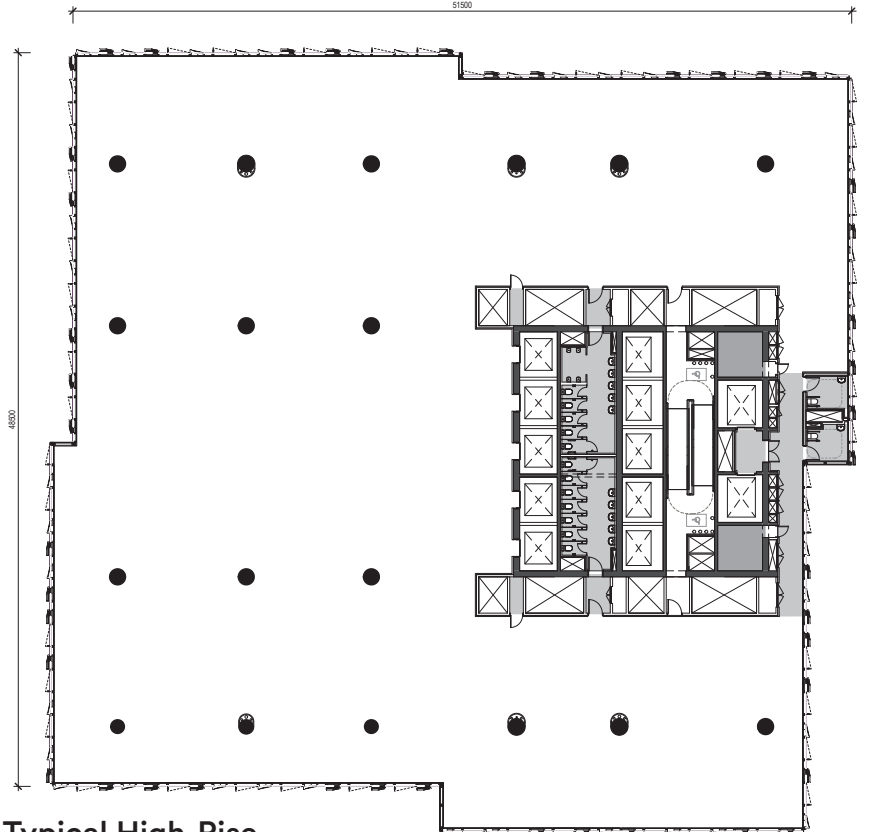
Typical Mid-Rise



Typical Sky-Rise



Typical Low-Rise



Typical High-Rise

Tower Facade - Composition & Materiality

The tower facade epitomises an optimal balance of environmental performance and architectural expression. The tower adopts a typical curtain wall system that is composed of three basic units: a fully glazed module with shading overhang, a sloped triangulated opaque module with partial glazing, and a triangulated glazed module with partially tilted glazing.

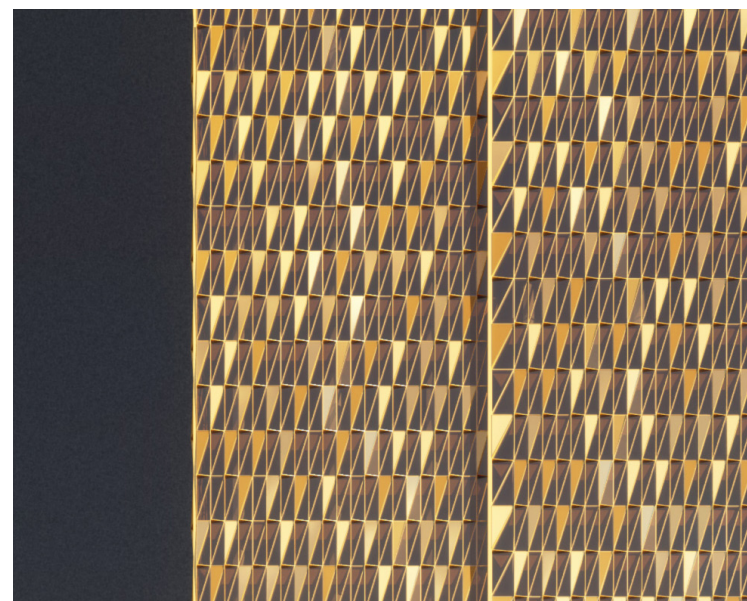
A structured blend of these units ensures a desirable window-wall ratio both in terms of energy modelling target as well as outlook from the office interior.

Together with a carefully calibrated glass specification and the inclusion of sloped and tilted modules, the tower facade displays an additional dimension that captures the changes in light conditions as time goes by, through the varying intensity of shimmer and reflection of sunlight.

The palette of materials of the tower seeks to create a dialogue with the retail podium by employing a similar texture and colour seen at the eye level, evoking a sense of vertical continuity.



The tower facade displays a wholesome palette of material and texture.



The shimmering of glass and metal in the afternoon sun...

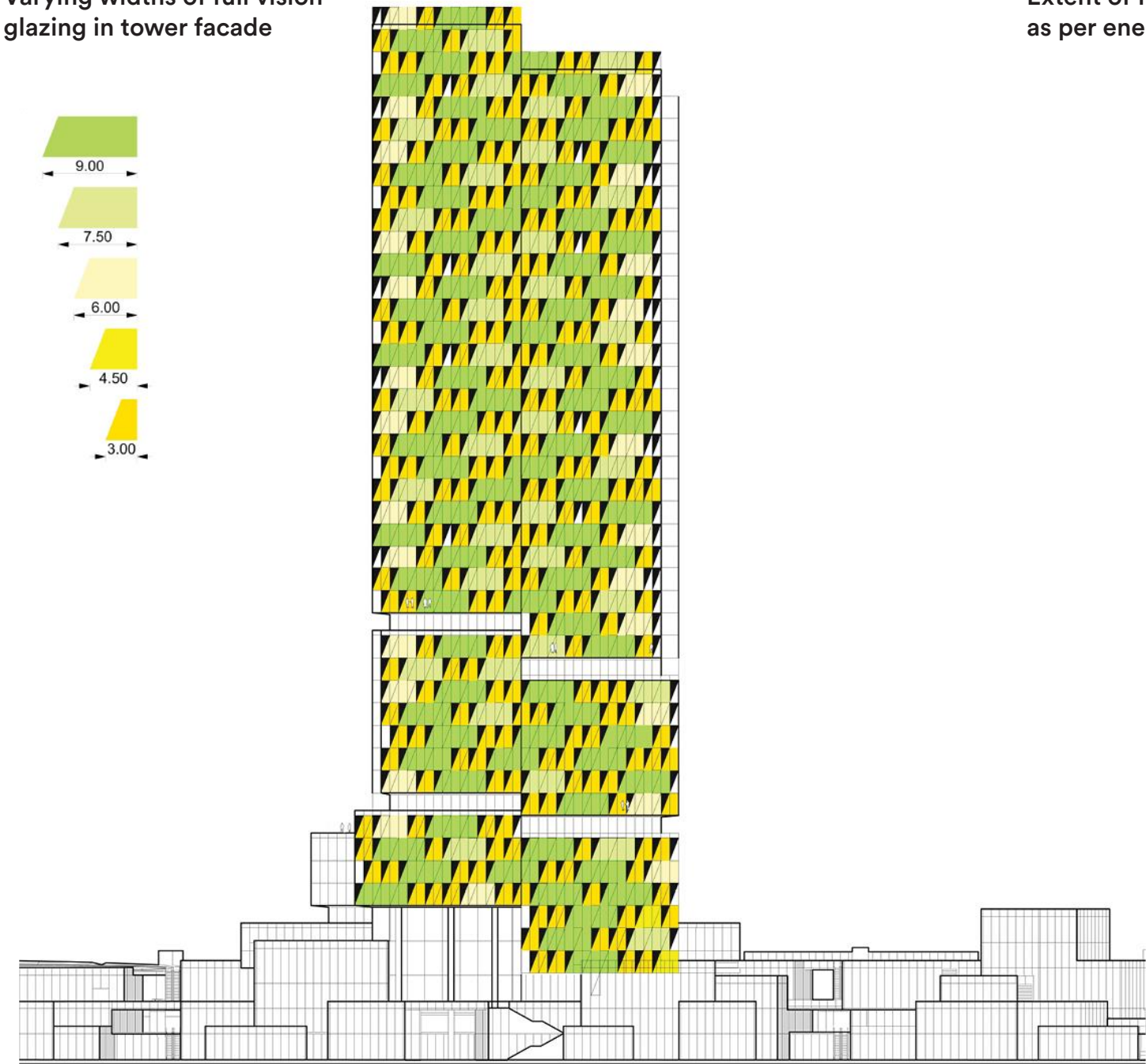


... is inspired by the glittering water in Darling Harbour

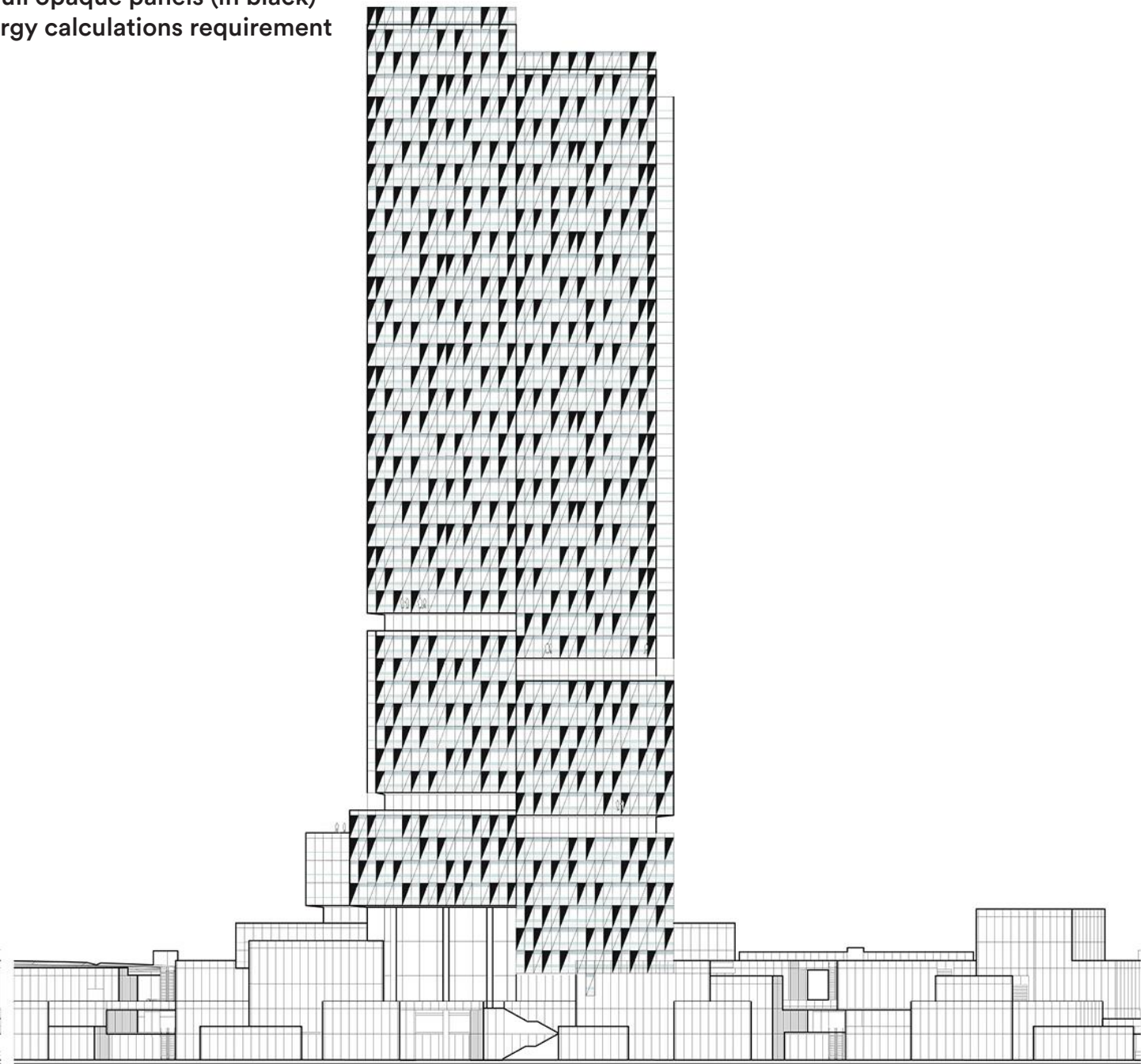
3.4 Tower

Tower Facade - Composition & Materiality

Varying widths of full vision glazing in tower facade



Extent of full opaque panels (in black) as per energy calculations requirement



Elevations on this page represent the principle of the facade pattern only. Podium and Tower Volume has been improved and can be reviewed in detail on drawing CBP-HEN-DRW-A-DA-2002



3.4 Tower

Tower Facade - Composition & Materiality



Close up view from north-west.

Tower Facade - Composition & Materiality



Close up of opaque textured GRC or aluminum panels.



Close up study of tower glazing reflectivity.



View showing the palette of materials employed in the tower facade.

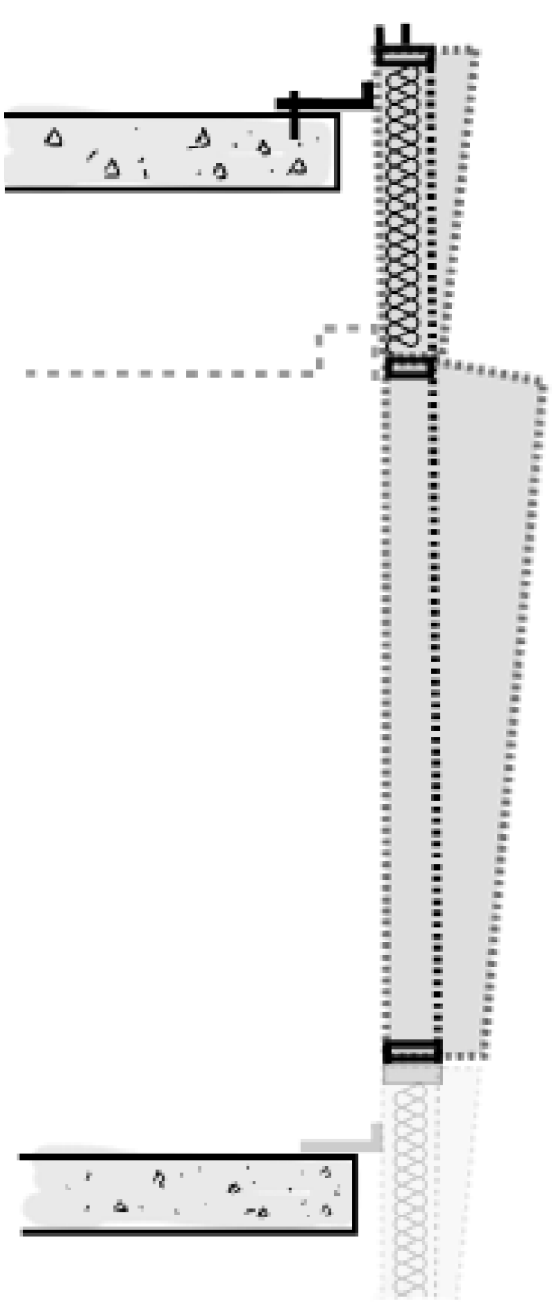
The curtain wall modules of the tower consist of glazing with a controlled reflectivity index, aluminium frames, and textured glass fibre reinforced cement (GRC) or aluminium panels.

In addition to these basic elements, glazed sandwiched expanded metal has been included in the facade composition for the recessed portions of the facade; while the highly visible soffits are clad in treated metal sheets.

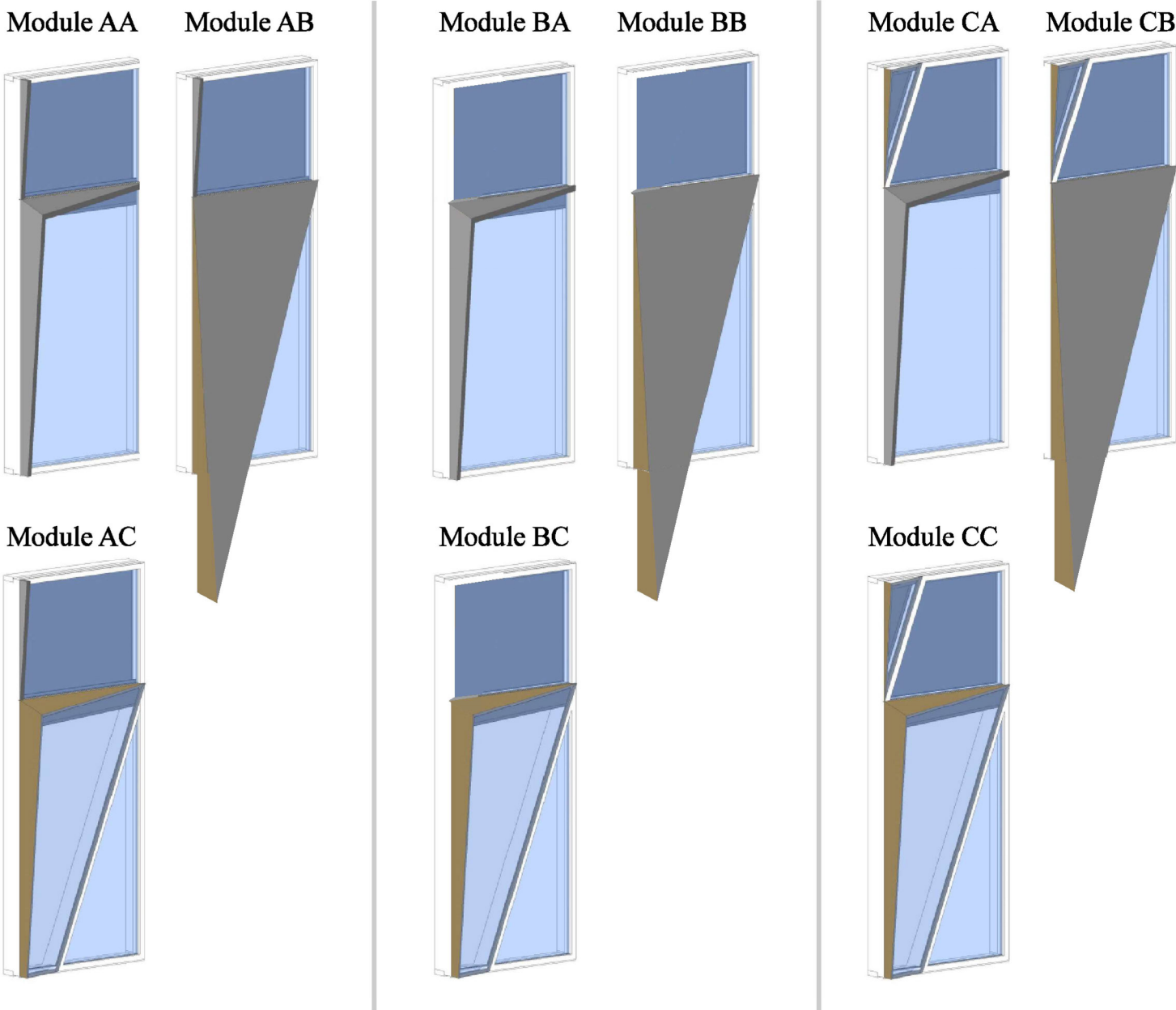
At plant levels, namely level 14 and 15, flat glazed panels are replaced with porous metal cladding that functions as air exhaust and intake.

3.4 Tower

Tower Facade - Modules & glazing



Typical Section



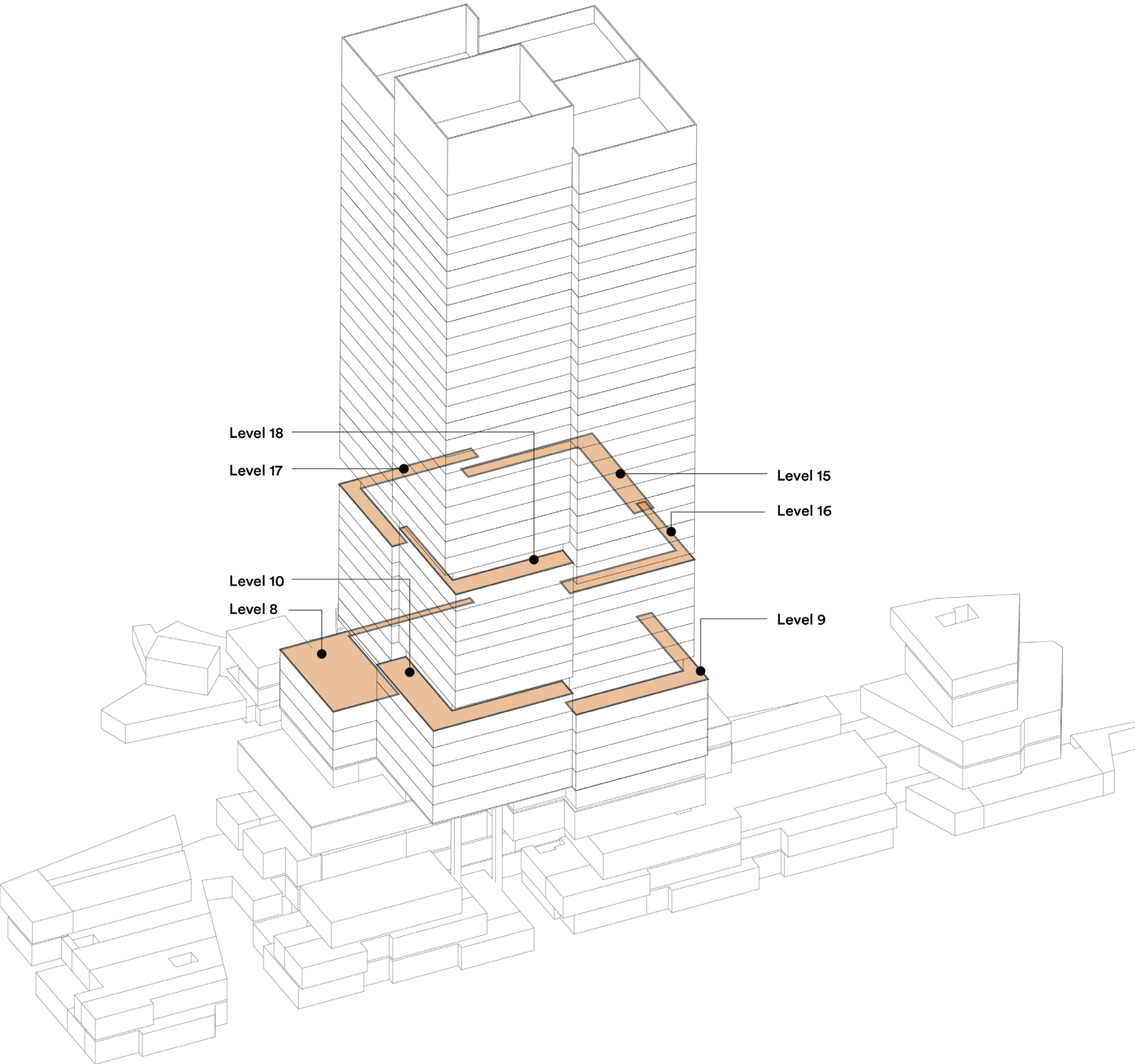
Curtain Wall Modules



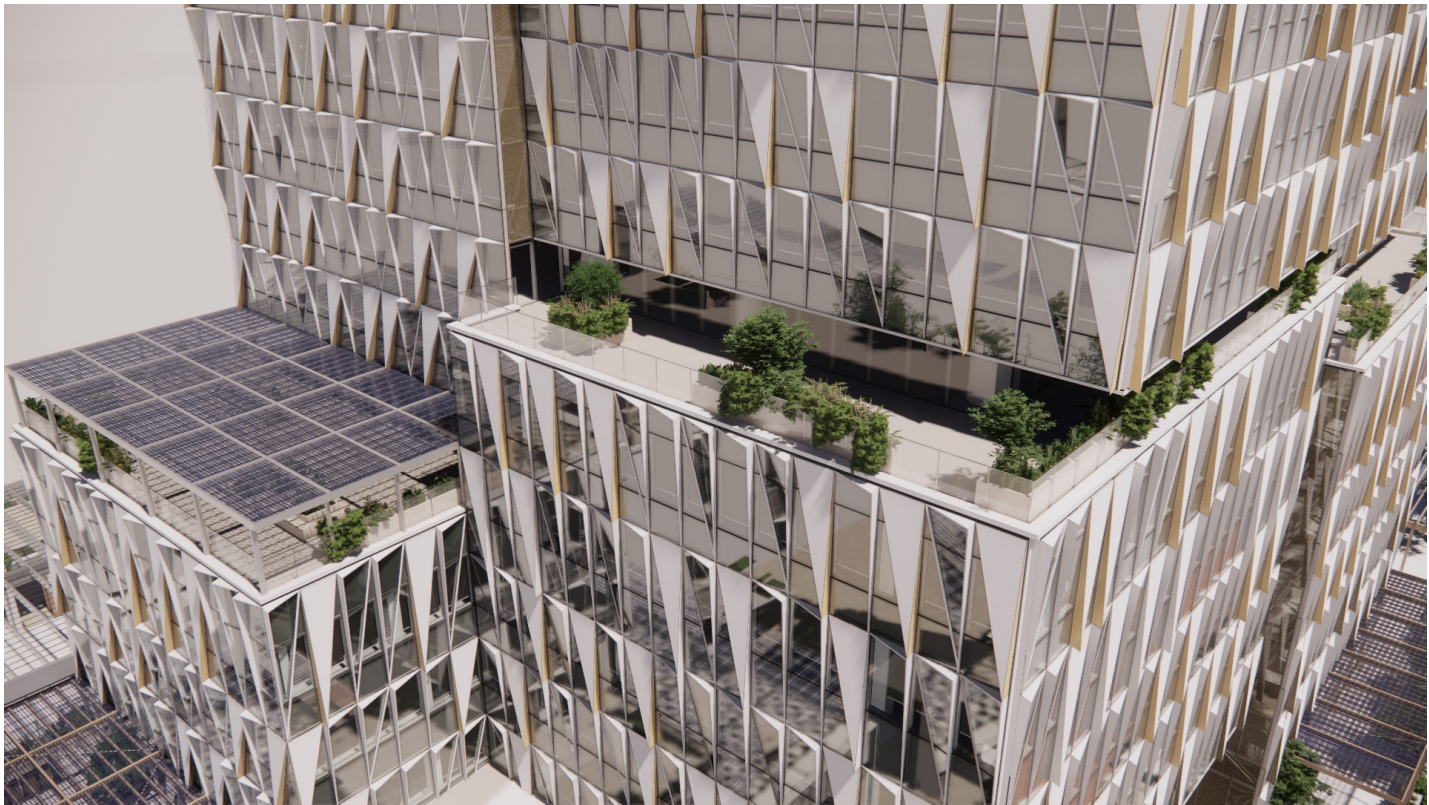
Tower Glazing

Tower Terrace & Planting

Extent of terraces on tower floors



Typical composition of tower terraces



View of larger terraces on levels 8 and 10

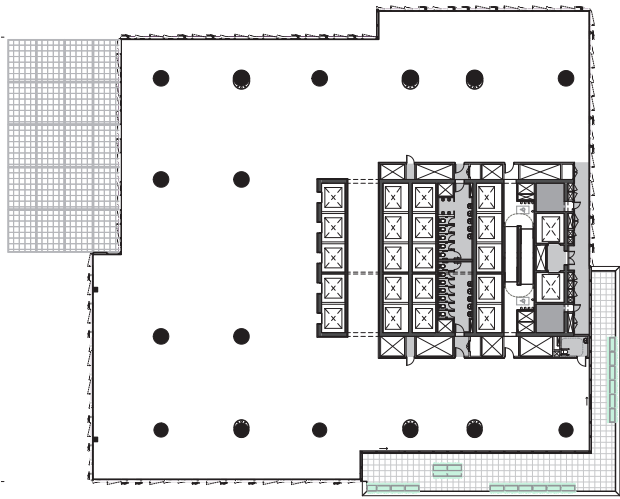
3.4 Tower

Tower Terrace & Planting

Terraces on tower floors not only serve as a landscaped extension of the interior, they are also a crucial architectural tool to accentuate the volumetric expression of the tower. Tower terraces are equipped with 1400mm glazed railings to mitigate potential impact of high wind velocity to cater for passive outdoor activities such as meetings, lunch breaks, or evening social events; while providing a transparent outlook from the interior. Planters composed of glassfibre reinforced cement are placed along the railings to bring greenery of the parkland up to the terraces.



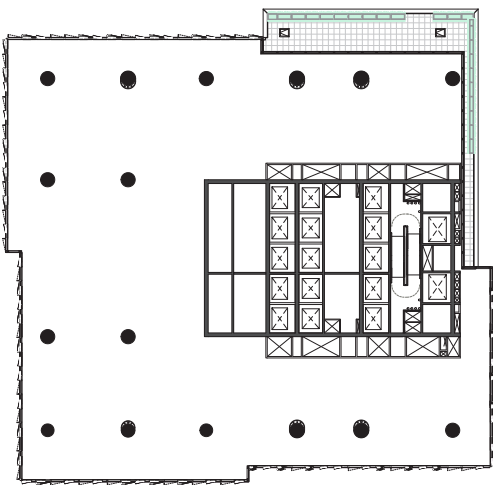
Level 08



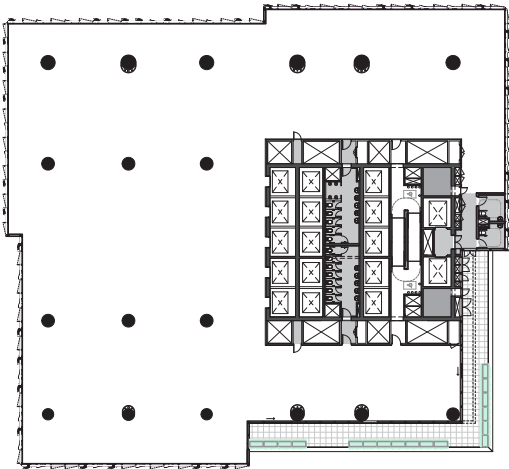
Level 09



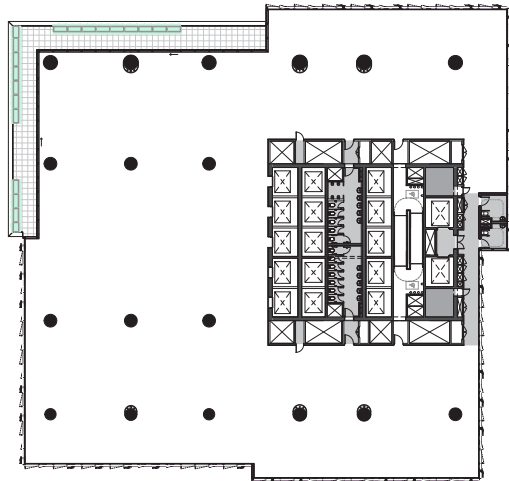
Level 10



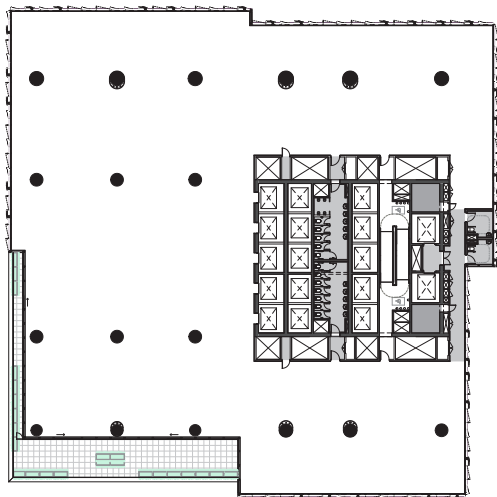
Level 15



Level 16



Level 17



Level 18

Tower Crown



View from west



View from north-west

The crown is an architectural feature that marks the apex of the tower while safeguarding the crucial plant equipment that provides environmental needs and comfort of the occupants and ensures life safety of individuals.

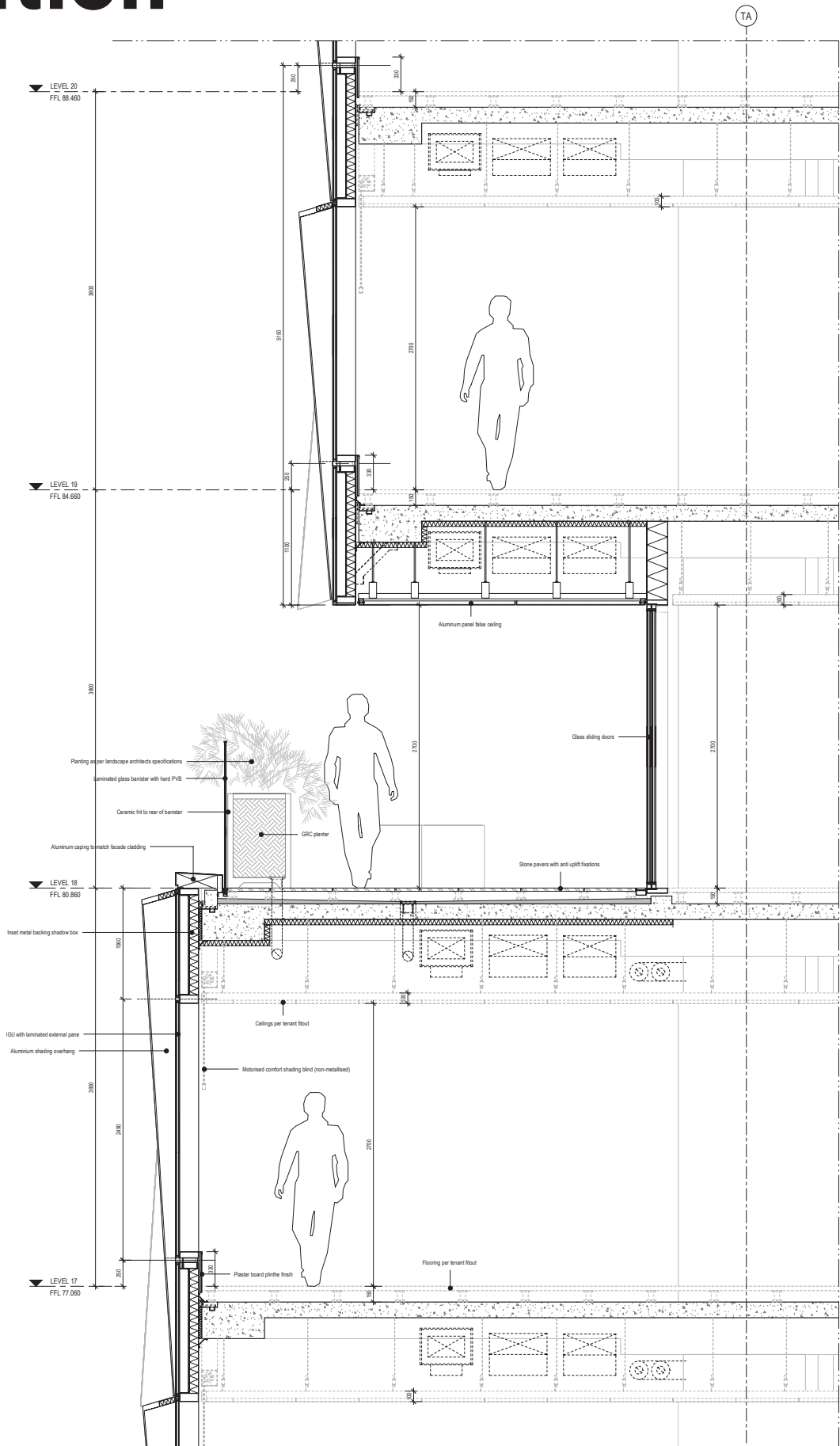
It is a natural volumetric extension of the tower, that reinforces the perceived "quartet" of slender volumes through articulated undulation.

The crown is composed of porous metal cladding supported on triangulated steel framework that complements the fundamental facade expression. It facilitates air movement in and out of the mechanical equipment zone, at the same time, introduces a sense of ethereal solidity that bridges between the tower and the sky.

Consideration of potential overshadowing of prescribed areas in Town Hall Square and Tumbalong Park results in further limitations on the heights of screens for each quadrant.

3.4 Tower

Tower Typical Edge Condition



End of Trip Facilities (EOTF)

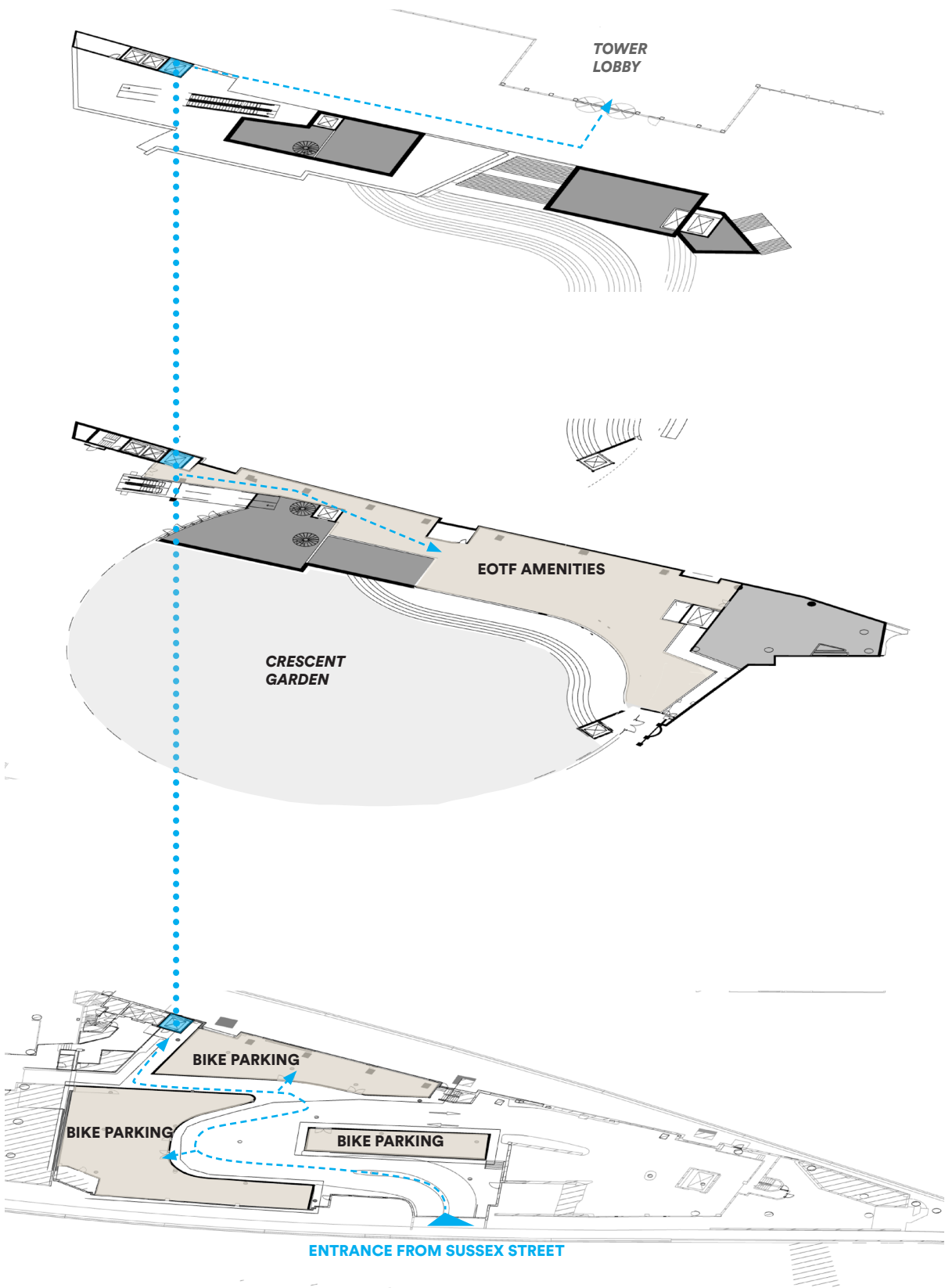
The End of Trip Facilities (EOTF) will be centrally located in the heart of the project below Crescent Garden and the new landscape stair.

After cyclists freshen up with a shower and put their helmets in a locker, they can proceed directly with a lift or use the escalators up to the new tower lobby entrance on CG3.

The bike parking for the EOTF is located within the existing Darling Park parking structure on level DP C3, adjacent to the existing EOTF for the Darling Park Towers. The bike parking is placed in an enclosed area and is reached from the existing parking entrance off Sussex Street using the existing driveway and ramps which are also used by cyclists today for reaching the EOTF for Darling Park Towers.

Arriving from the bike parking, users take the lift up to the CG1 level and enter the EOTF changing rooms, lockers and showers. From here the new lobby can be reached by either using the stairs, lifts or using the new escalators that go from the Darling Park lobby and up to the new tower lobby level, bypassing the Wellness Center.

CG3



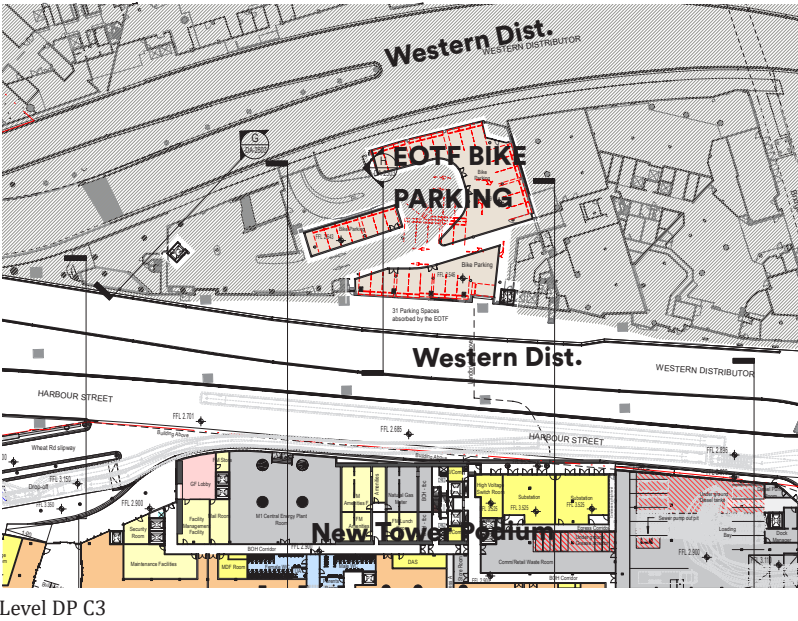
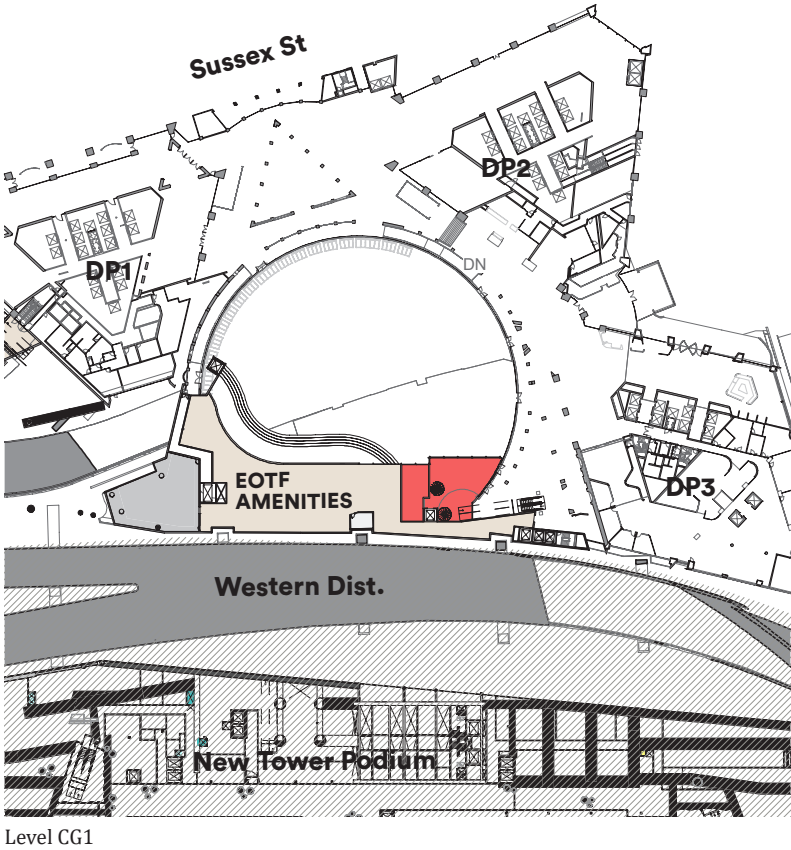
CG1

DP3

3.4 Tower

End of Trip Facilities (EOTF)

Localization plans



Reference images from existing Darling Park facilities

Tower separation

As an addition to the existing Darling Park (DP) building cluster, the new Cockle Bay Park (CBP) Tower has been carefully positioned to reinforce this ensemble of buildings within an extended parkland site. The location of the new tower also responds to the existing context and relationships between the Darling Park towers themselves.

The distances between the towers has been tuned to reflect the orientation, views, and amenity of each. The greatest separation is between the new CBP tower and DP1 to open up the space to the north, affording the buildings generous view corridors and solar access. The separation from the southernmost DP3 Tower as is similar to the existing space between DP1 and DP2 at the upper tower levels, building on this established built form relationship.

This building placement results in significant view sharing opportunities, including a wide view corridor from DP2 Tower towards the north-west up the harbour, views from DP1 Tower to the north and west, as well as maintenance of some views to the southern end of the bay, and provision of sufficient view amenity for DP3 Tower to the water to the east, to the south and to the new parkland to the north. Each tower, whilst now part of a cluster of four, can be viewed in its own right on the new parkland site.

The final location and orientation of the building improves on the visual impact approved in the Stage 1 SSD DA and as reported in the updated visual impact assessment.

