



COCKLE BAY PARK SYDNEY

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

Appendix F1 Built Form Controls

Prepared for DPT Operator Pty Ltd and DPPT Operator Pty Ltd

14.10.2021

Revision 1



F1

Appendix

Built Form Controls

SSDA 7684 – Condition C1 (C) – Building Form Control

Do not scale drawings. Verify all dimensions on site		
issue	amendment	date
1	SSDA	14.10.2021

PART C – FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Conditions to be met in Future Development Applications

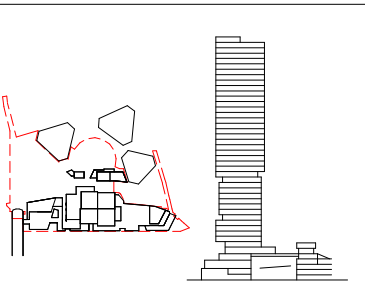
Building design

- C1. 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

Built Form Control	Maximum Control
The Tower	
Maximum tower width fronting Darling Harbour ^A	53 m ^B
Maximum tower footprint	3,000 m ²
Average tower floor plate	2,350 m ²
Maximum volumetric tower envelope utilisation	65%
The Tower Base	
Maximum tower base width fronting Darling Harbour ^C	73 m

- A the maximum tower width relates to the entire tower width as measured between its northern and southern elevations (not just the part of the tower fronting Darling Harbour). The maximum tower width shall be calculated by measuring along an axis parallel to the western site boundary.
- B Tower width is the primary tower built form control and in the case of any inconsistency with the other TBFCs the tower width control takes precedent.
- C the maximum tower base width relates to the entire tower base width as measured between its northern and southern elevations (not just the part of the tower base fronting Darling Harbour). The maximum tower base width shall be calculated by measuring along an axis parallel to the western site boundary.

Note: Extract from NSW DPIE "Stage 1 DA Conditions of Consent" pg 15, recieved on 19/04/21.



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ABN 90 131 245 684

project

Cockle Bay Park

phase

SSDA

drawing

SSDA 7684 – Condition C1 (C) –
Building Form Control

drawn GH drawing no. short A-A-SK-0031

checked SC drawing no. long CBP-HEN-DRW-A-A-SK-0031

sheet issue date 14/10/21

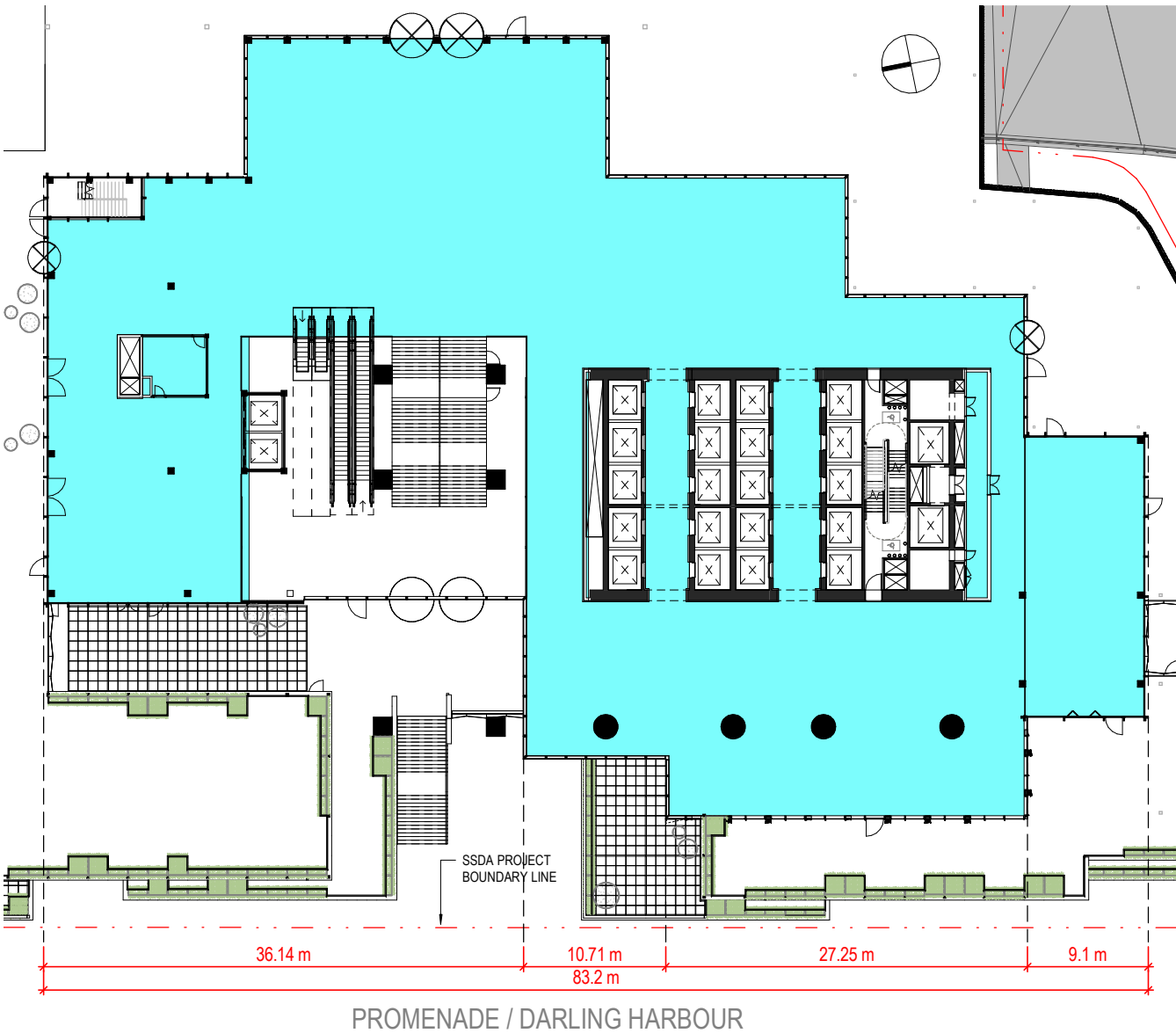
scale @A1 issue

project no 200077.00 1

SSDA 7684 – Condition C1 (C) – Building Form Control

Podium Width on Level 3 and 4 fronting Darling Harbour

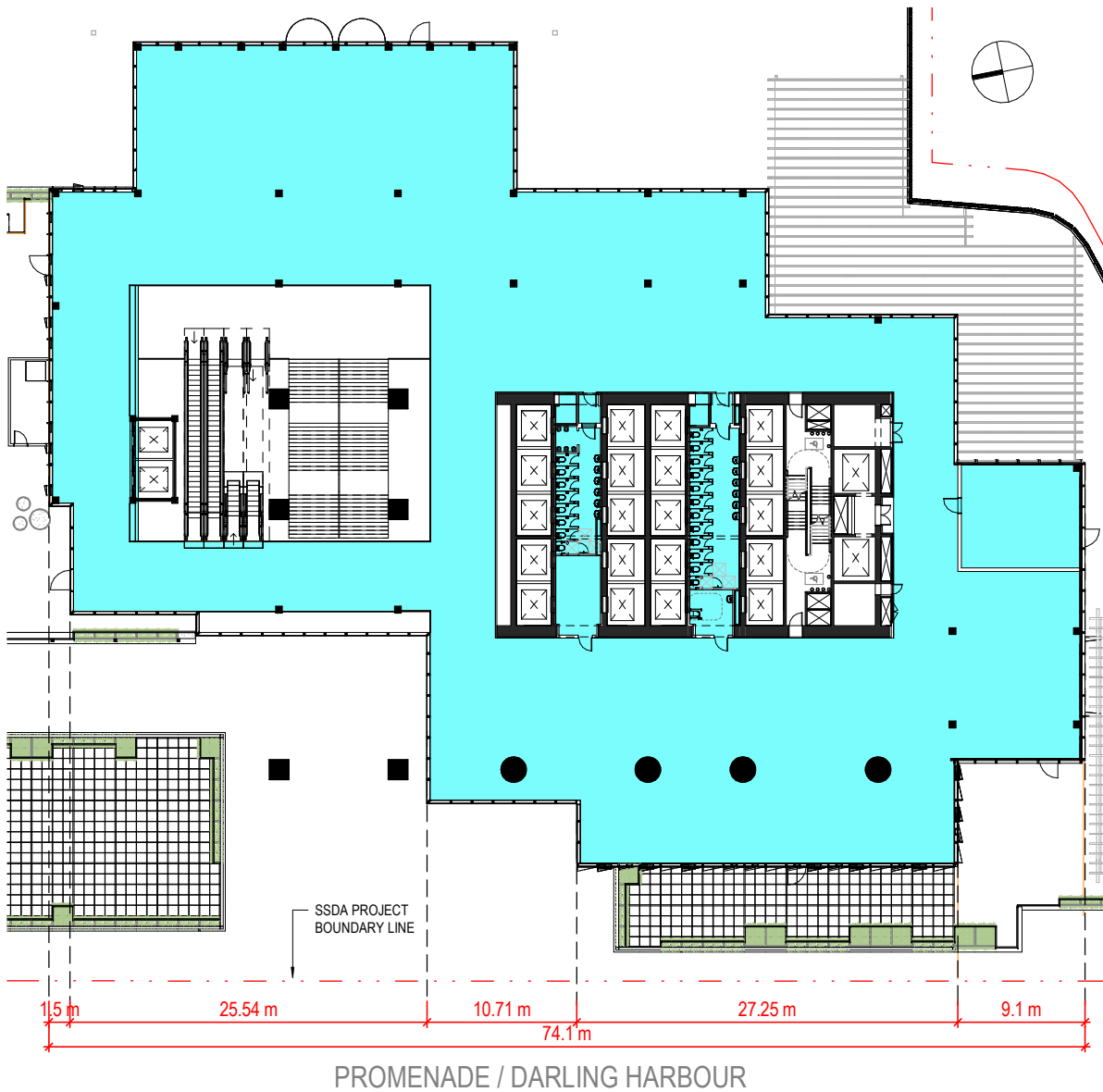
This component of the Stage 2 SSDA forms part of the building podium, and complies with the modified concept approval.



1 Podium Width - Level 3

SCALE: 1 : 250

This component of the Stage 2 SSDA forms part of the building podium, and complies with the modified concept approval.

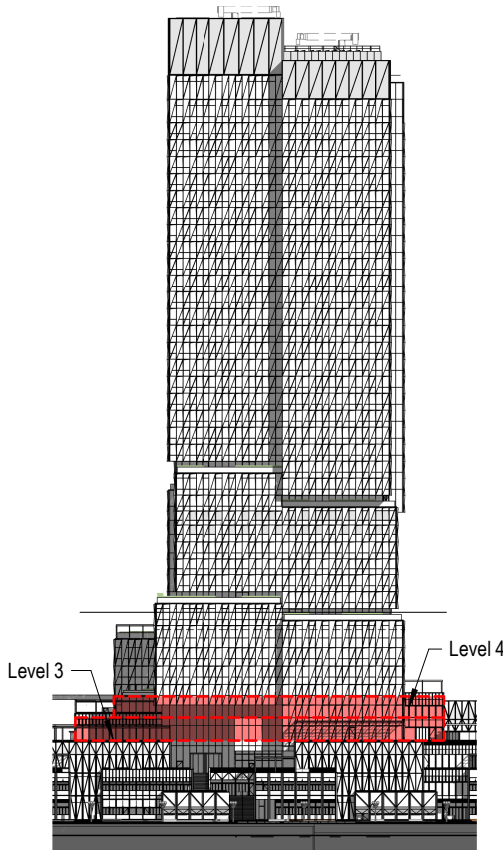


2 Podium Width - Level 4

SCALE: 1 : 250

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
1	SSDA	14.10.2021



Note: Setbacks are measured to the dominant portion of the facade.

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project
Cockle Bay Park

phase
SSDA

drawing

Built Form DA Control - Tower Base
Width - Level 3-4

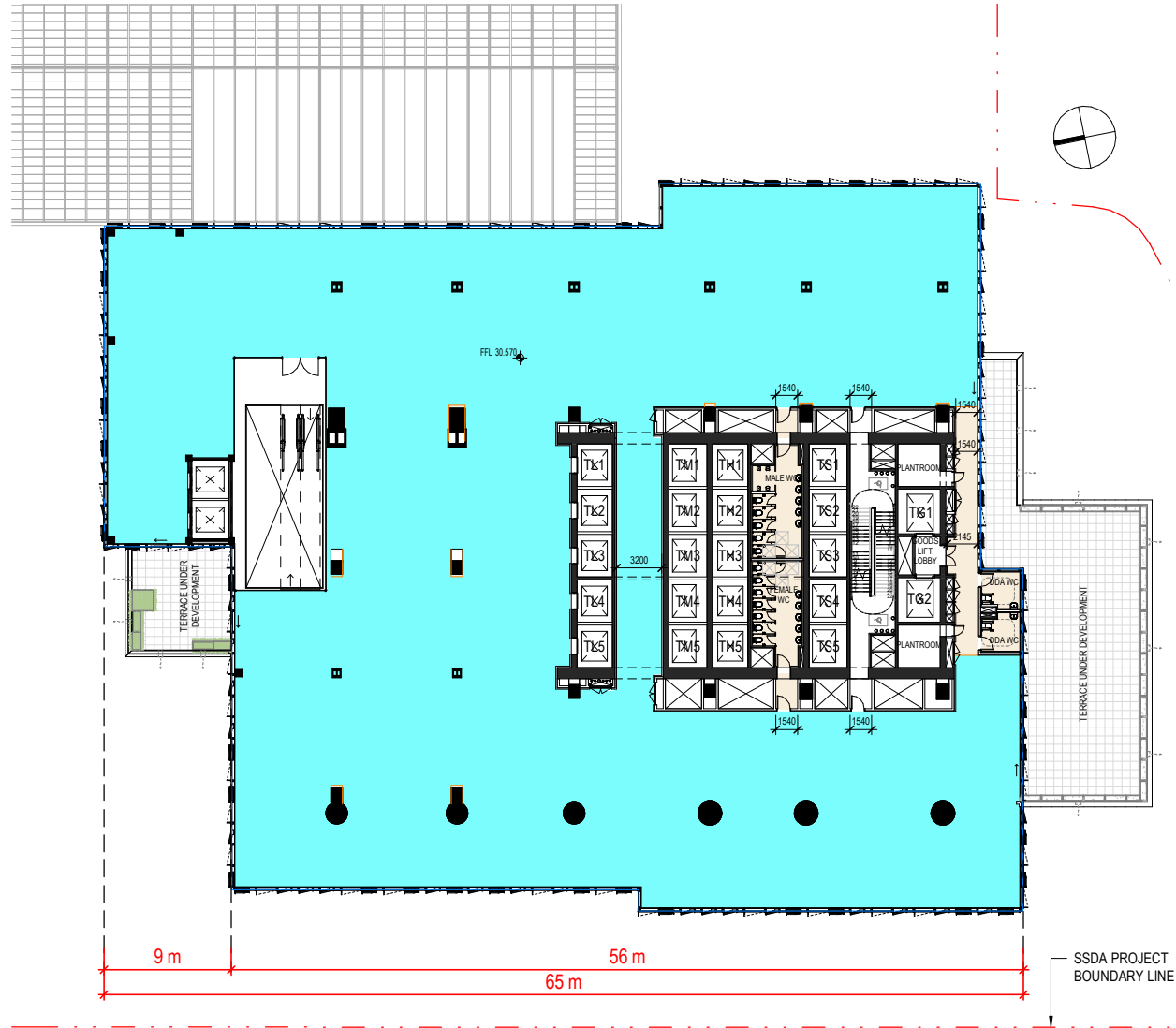
drawn GH
checked SC
sheet issue date 14/10/21
scale As indicated@A1
project no 200077.00
drawing no. short A-A-SK-0032
drawing no. long SCBP-ARC-DRW-A-A-SK-0032
issue 1

SSDA 7684 – Condition C1 (C) – Building Form Control

Maximum Tower Base width fronting Darling Harbour

SSDA 7684 Condition for Maximum Tower Base Width = 73m

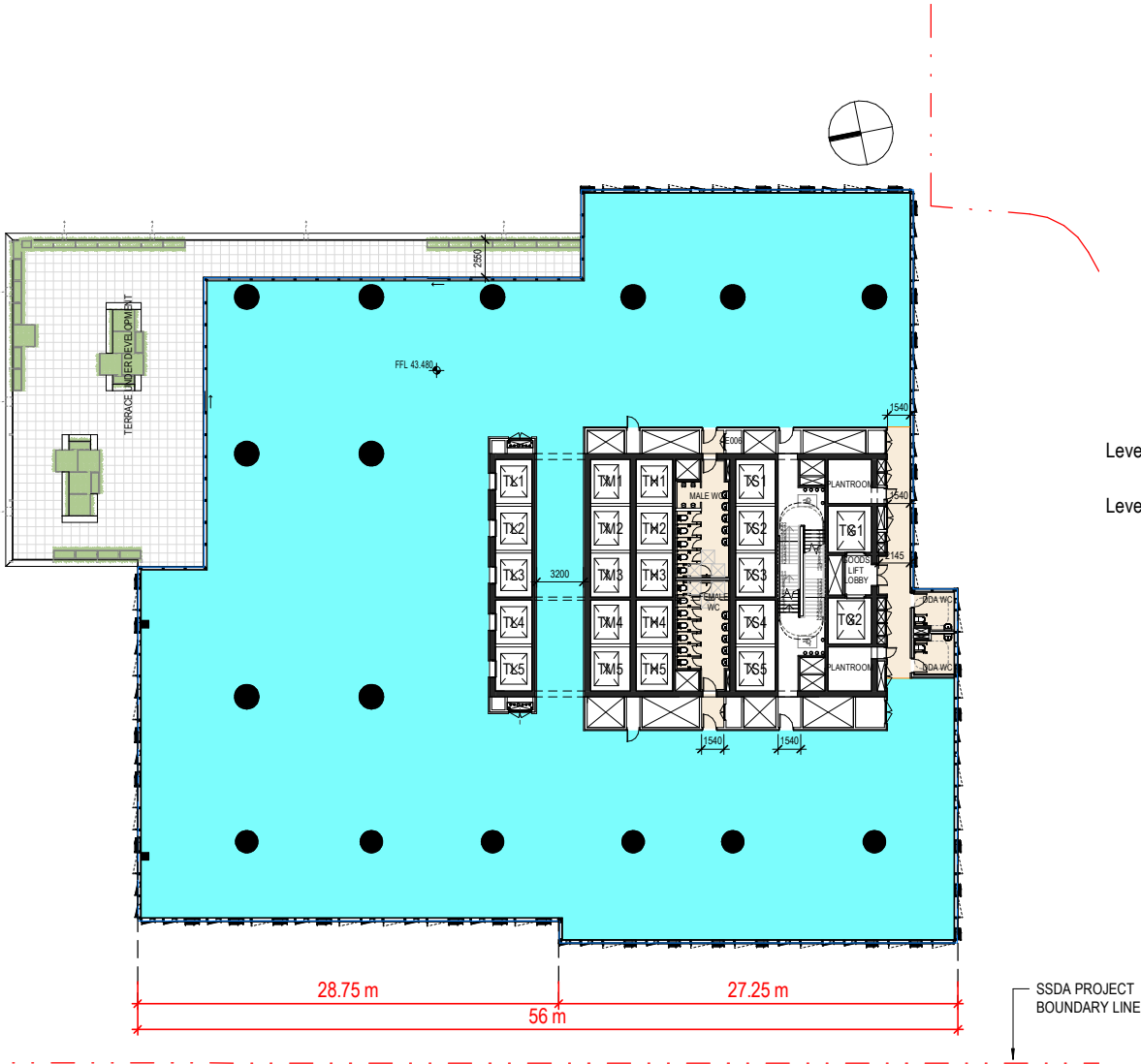
Maximum Tower Base width Level 5-7 = 65m
- This component of the Stage 2 SSDA forms part of the tower base as a transition floor between the tower and podium, and complies with the modified concept approval.



PROMENADE / DARLING HARBOUR

1 Maximum Tower Base Width - Level 5
SCALE: 1 : 250

Maximum Tower Base width Level 8 = 56m
- This component of the Stage 2 SSDA forms part of the tower base as a transition floor between the tower and podium, and complies with the modified concept approval.

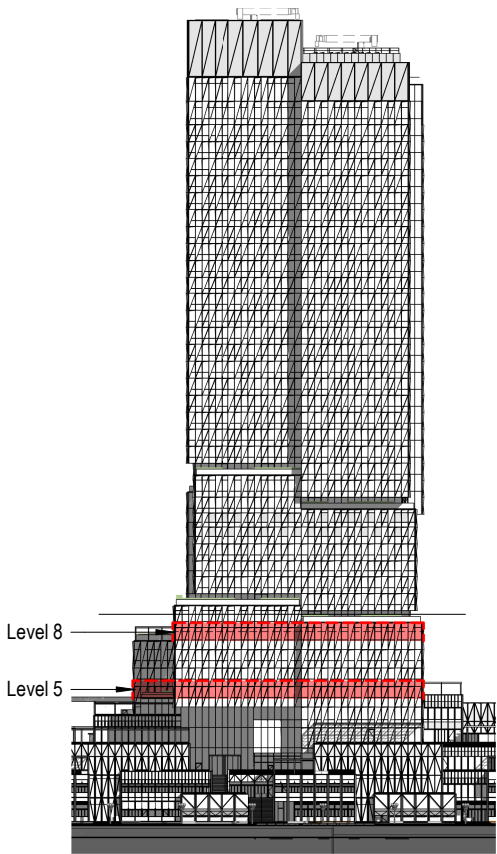


PROMENADE / DARLING HARBOUR

2 Maximum Tower Base Width - Level 8
SCALE: 1 : 250

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project

Cockle Bay Park

phase

SSDA

drawing

Built Form DA Control - Tower Base
Width - Level 5-8

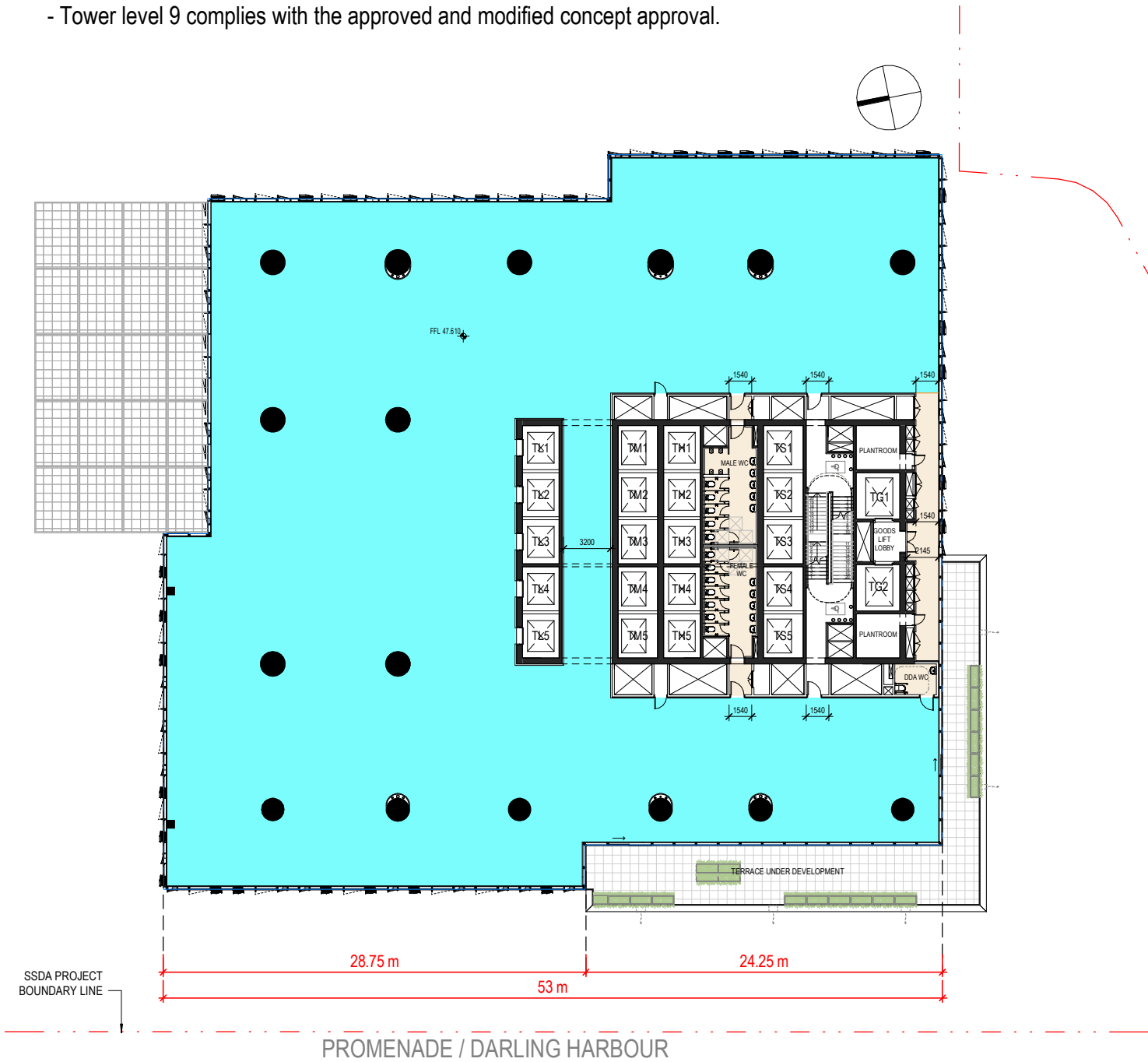
drawn	GH	drawing no. short	A-A-SK-0033
checked	SC	drawing no. long	CBP-ARC-DRW-A-A-SK-0033
sheet issue date	14/10/21	scale	As indicated@A1
project no	200077.00	issue	1

SSDA 7684 – Condition C1 (C) – Building Form Control

Maximum Tower width fronting Darling Harbour

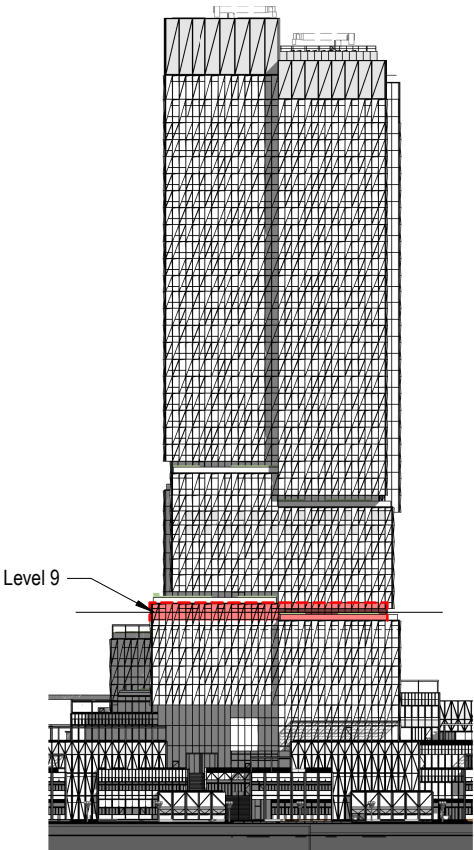
SSDA 7684 Condition for Maximum Tower Width = 53m

Maximum Tower width Level 9 = 53m
- Tower level 9 complies with the approved and modified concept approval.



Do not scale drawings. Verify all dimensions on site

issue	amendment	date
1	SSDA	14.10.2021



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project
Cockle Bay Park

phase
SSDA

drawing

Built Form DA Control - Tower Base
Width - Level 9

drawn
checked
sheet issue date
scale
project no

GH
SC
14/10/21
As indicated@A1
200077.00

issue

1

1 Maximum Tower Width - Level 9

SCALE: 1:200

1

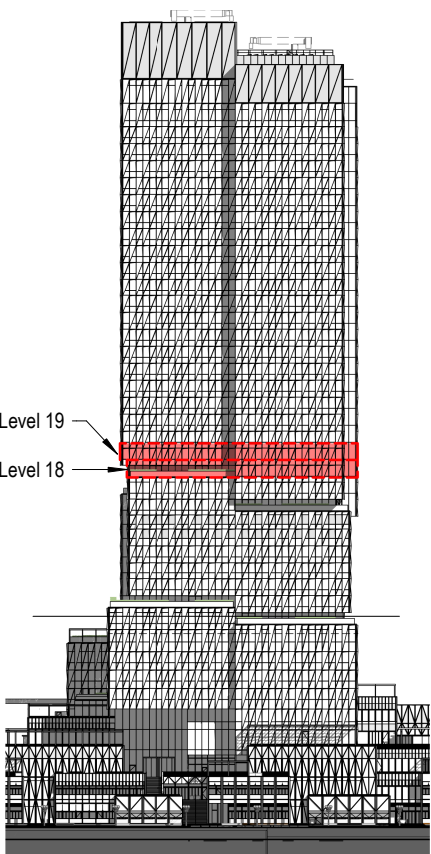
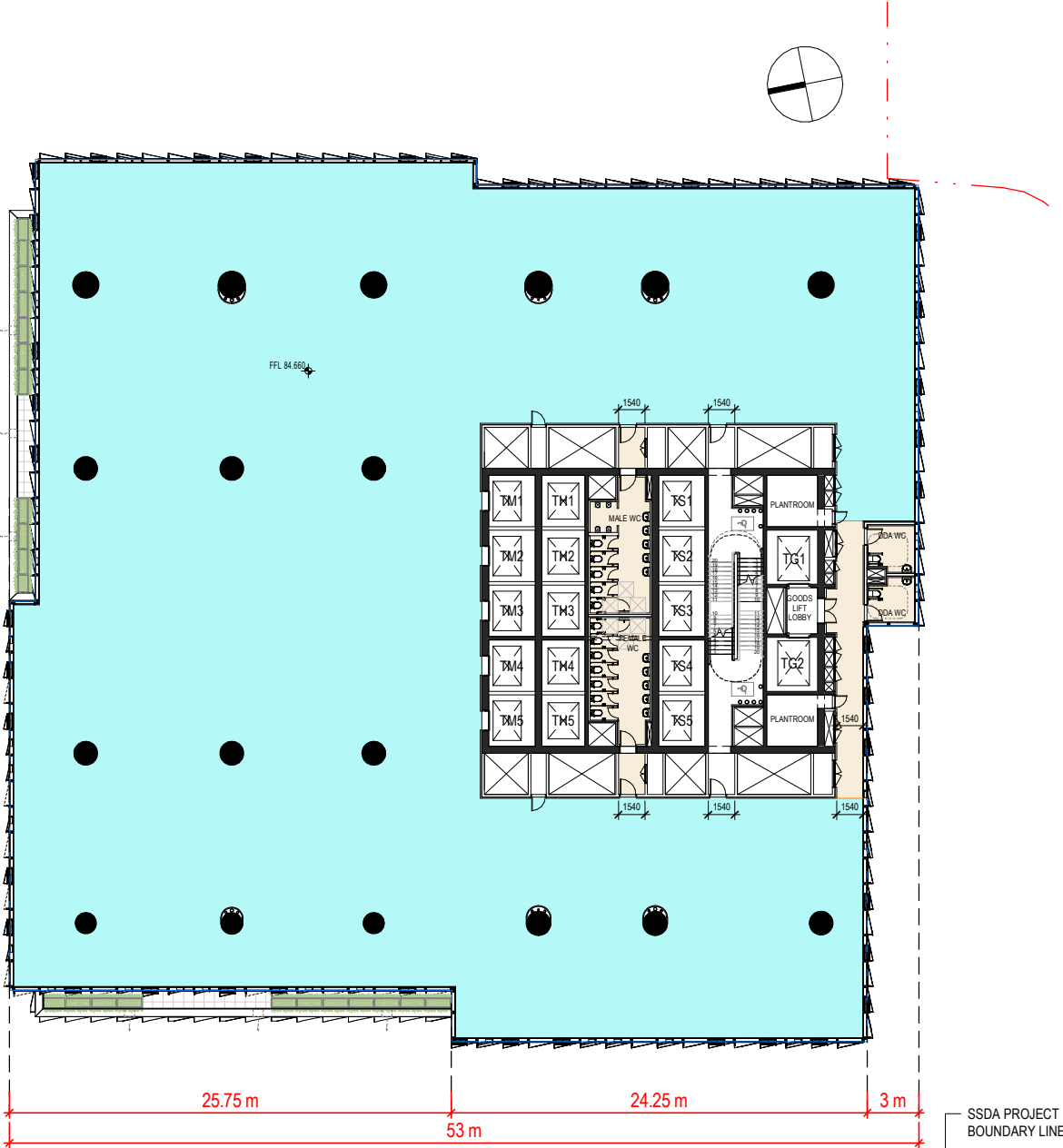
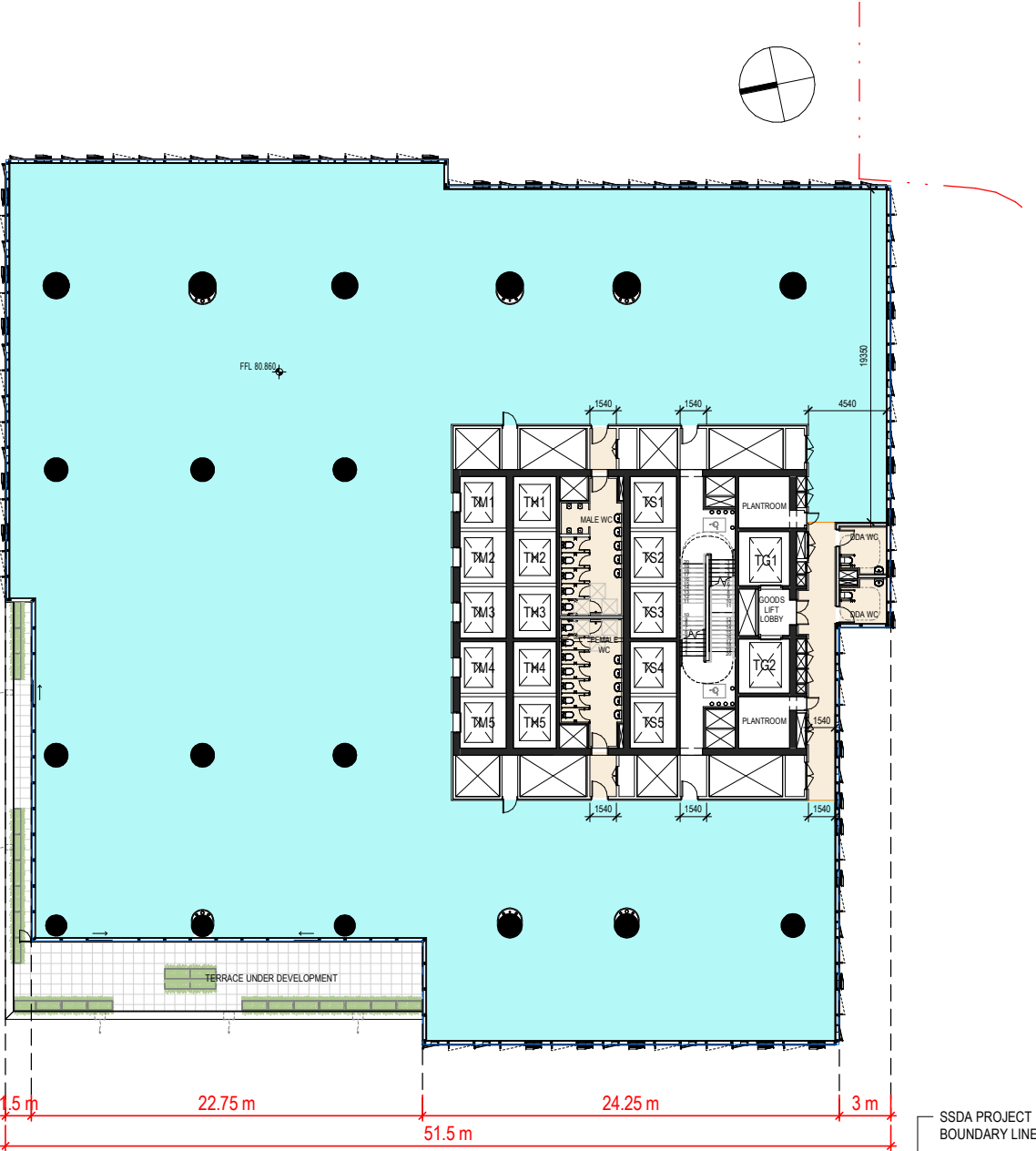
SSDA 7684 – Condition C1 (C) – Building Form Control

Maximum Tower width fronting Darling Harbour

SSDA 7684 Condition for Maximum Tower Width = 53m

Maximum Tower width Level 18 = 51.5m
- Tower level 18 complies with the approved and modified concept approval.

Maximum Tower width Level 19-42 = 53m
- Tower level 19-42 complies with the approved and modified concept approval.



Note: Setbacks are measured to the dominant portion of the facade.

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project
Cockle Bay Park

phase
SSDA

drawing

Built Form DA Control - Tower Width
- Level 18-42

drawn GH
checked SC
sheet issue date 14/10/21
scale As indicated@A1
project no 200077.00
drawing no. short A-A-SK-0036
drawing no. long SC-BP-ARC-DRW-A-A-SK-0036
issue

1 Maximum Tower Width - Level 18
SCALE: 1 : 200

2 Maximum Tower Width - Level 19
SCALE: 1 : 200

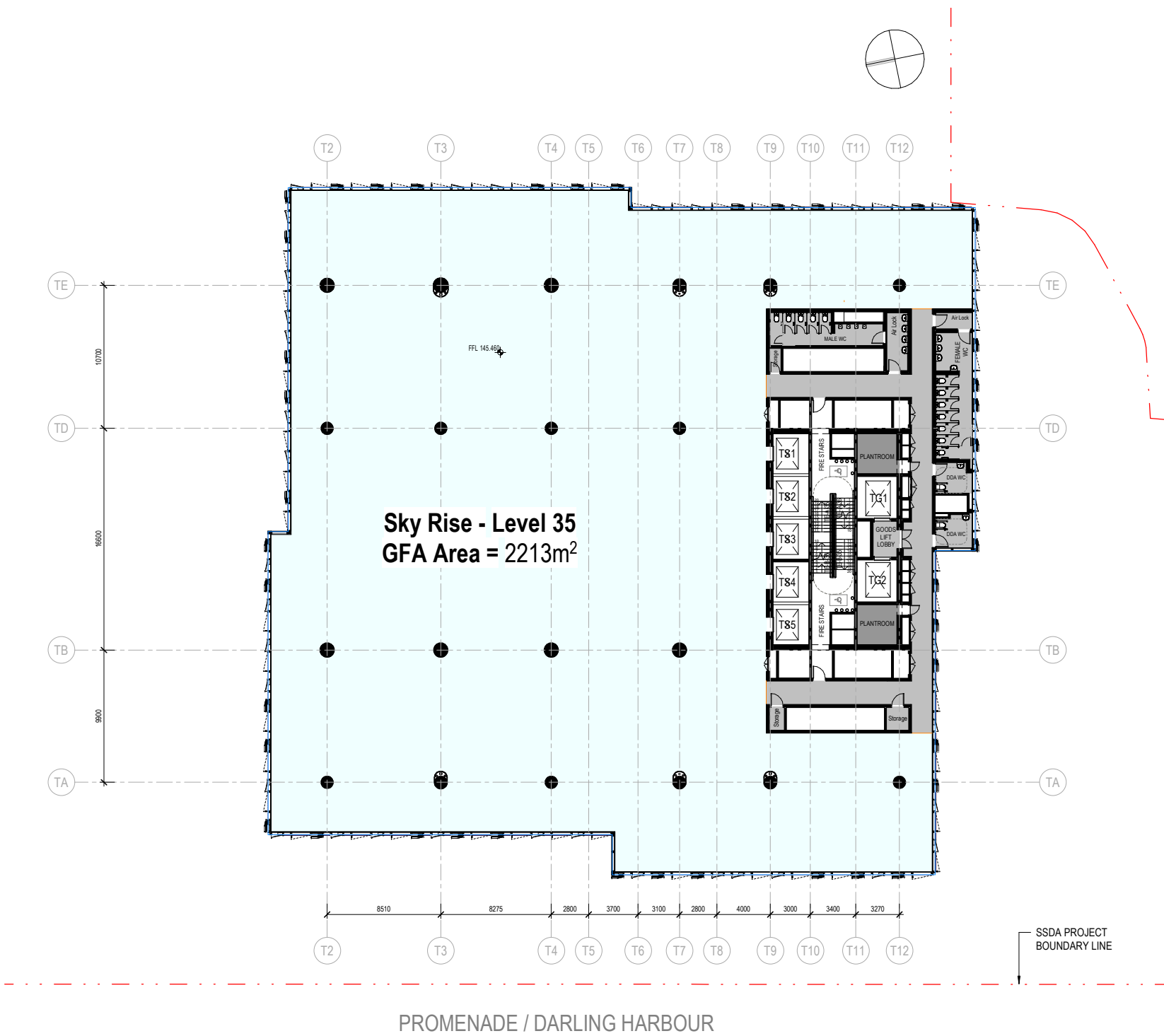
SSDA 7684 – Condition C1 (C) – Building Form Control

Maximum Tower Footprint

The maximum tower footprint in the built form control is defined as GFA plus any internal void as per the envelope controls proposed in the original Concept Application.

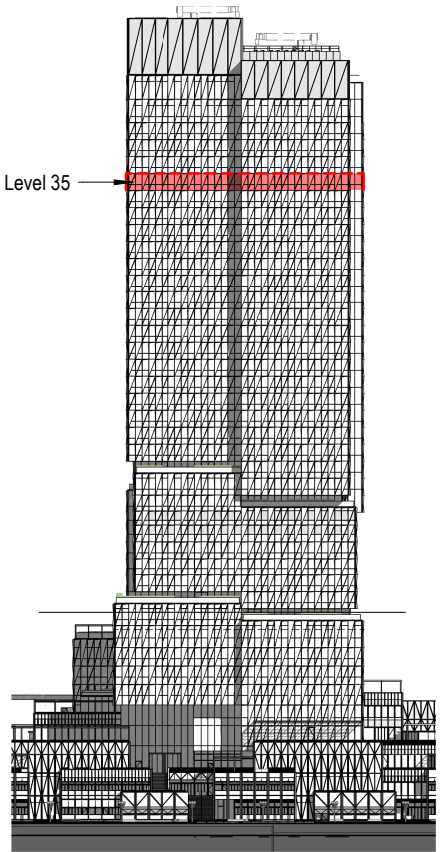
SSDA 7684 Condition for Maximum Tower Footprint = 3000m²
COMPLIES at 2213m²

Method of Calculation
Level with greatest overall tower footprint is at Typical Sky Rise Level 35-38.



Do not scale drawings. Verify all dimensions on site

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1	SSDA	14.10.2021



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project
Cockle Bay Park

phase
SSDA

drawing
Built Form DA Control - Tower Footprint

drawn
GH
drawing no. short
A-A-SK-0037

checked
SC
drawing no. long
CBP-ARC-DRW-A-A-SK-0037

sheet issue date
14/10/21

scale
As indicated@A1

project no
200077.00

issue
1

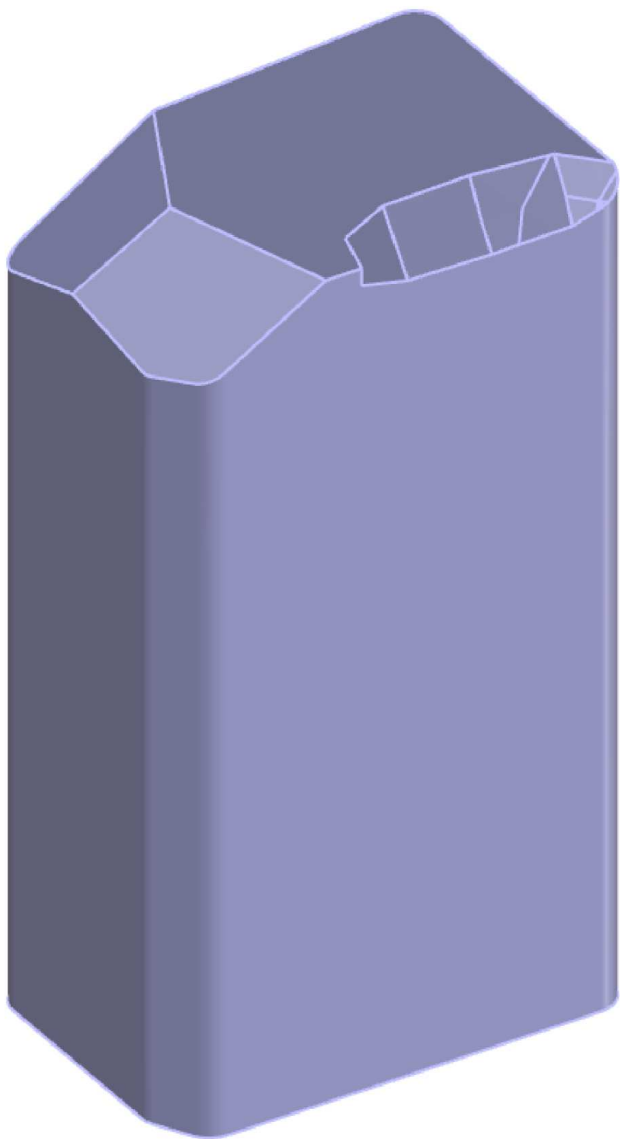
SSDA 7684 – Condition C1 (C) – Building Form Control

Maximum Volumetric Tower Envelope Utilisation - Stage 1 SSDA Approved Envelope

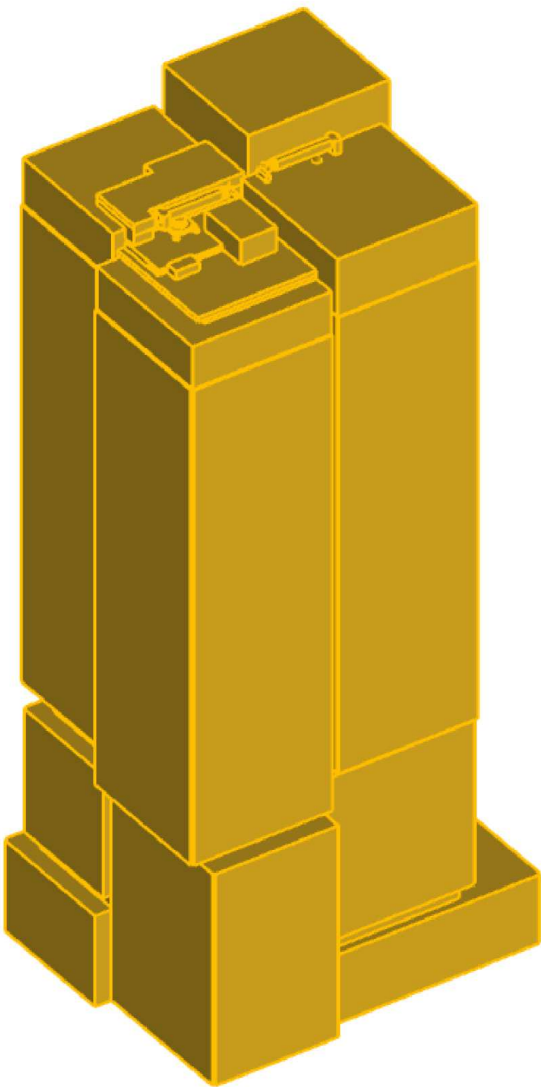
SSDA 7684 Condition for Maximum Tower Envelope = 65%

COMPLIES at 60.4%

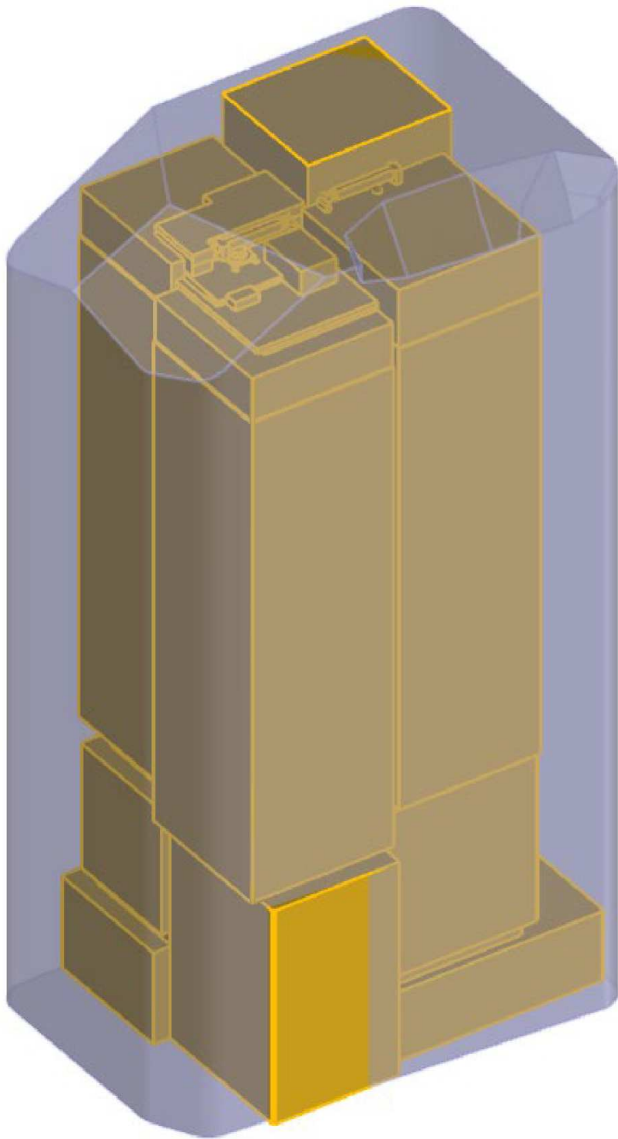
Do not scale drawings. Verify all dimensions on site		
issue	amendment	date
1	SSDA	14.10.2021



SSDA Approved Envelope
Volume = 614,320.95m³



Proposed Massing
Volume = 371,253.75m³



Proposed Massing = 60,4%
of the SSDA Approve
Envelope

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phaseSSDA

drawingBuilt Form DA Control - Tower Envelope

drawn	GH	drawing no. short A-A-SK-0039
checked	SC	drawing no. long CBP-ARC-DRW-A-A-SK-0039
sheet issue date	14/10/21	
scale	@A1	issue
project no	200077.00	1

SSDA 7684 – Condition C1 (C) – Building Form Control

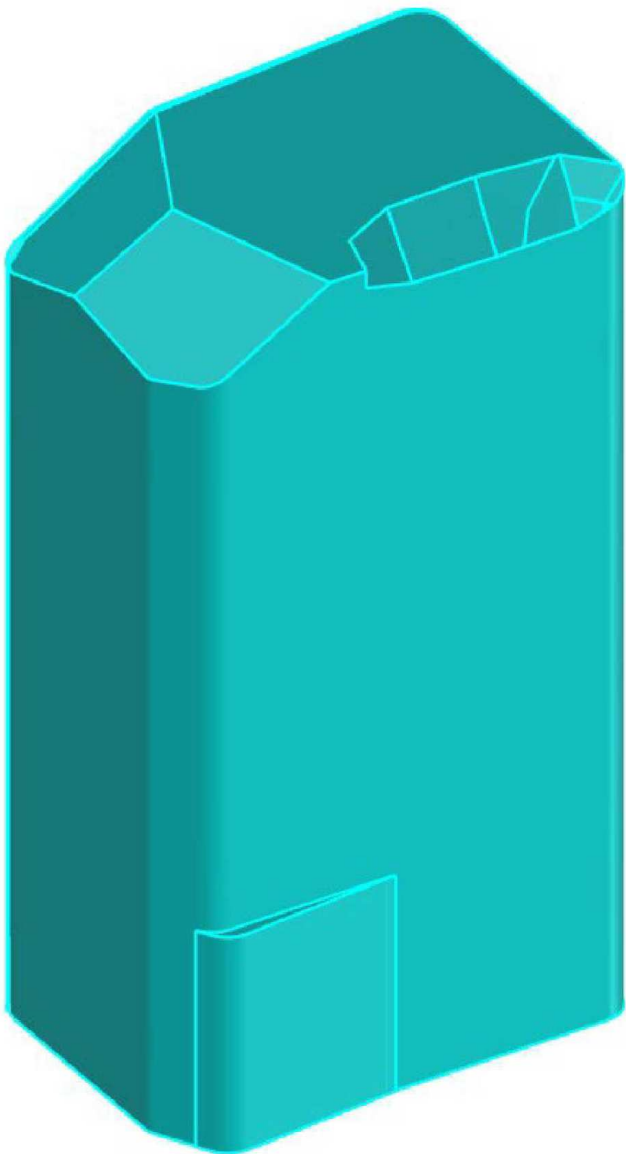
Maximum Volumetric Tower Envelope Utilisation - Proposed Modified Envelope

SSDA 7684 Condition for Maximum Tower Envelope = 65%

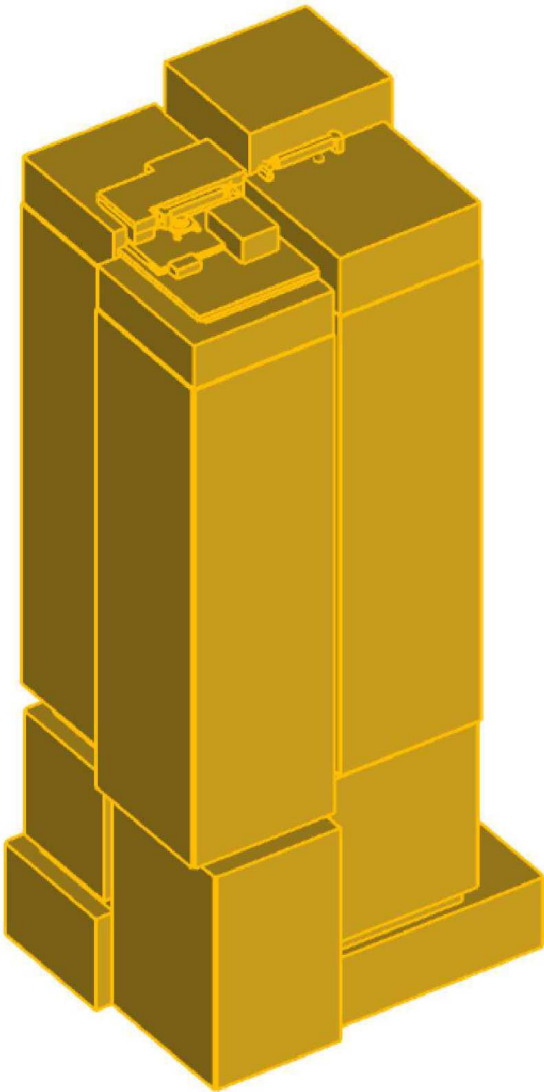
COMPLIES at 59.4%

Do not scale drawings. Verify all dimensions on site

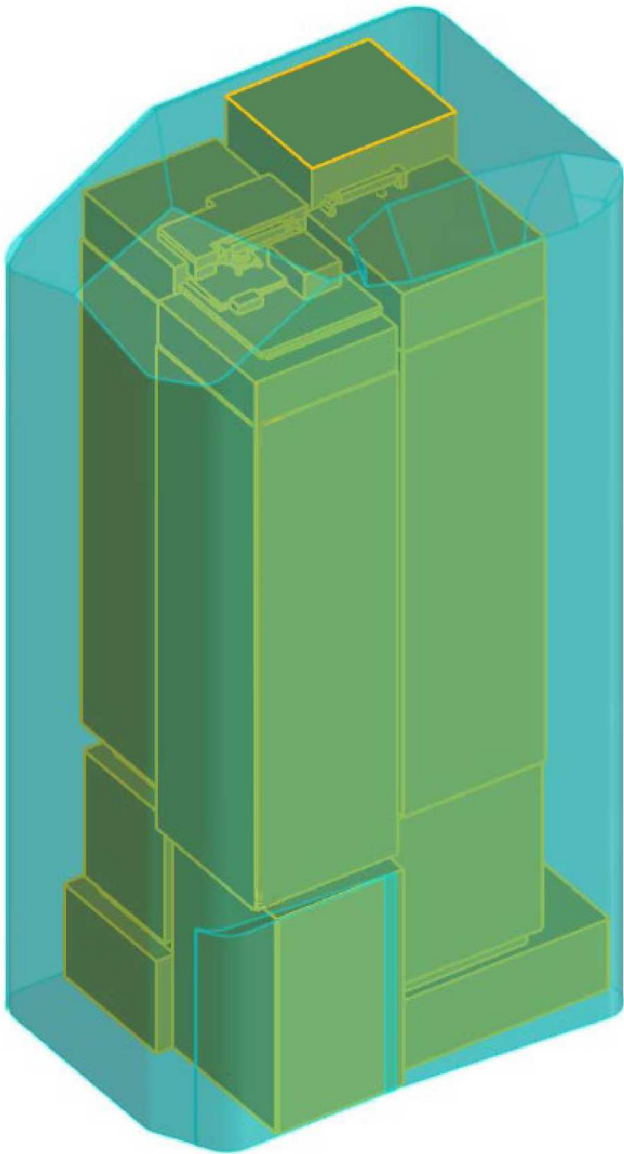
issue	amendment	date
1	SSDA	14.10.2021



Modified Envelope
Volume = 624,535.73m³



Proposed Massing
Volume = 371,253.75m³



Proposed Massing = 59.4%
of the Modified Envelope

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projectCockle Bay Park

phaseSSDA

drawingBuilt Form DA Control - Tower Envelope

drawndrawn no. shortGHAA-SK-0040

checkedchecked no. longSCCBP-ARC-DRW-A-A-SK-0040

sheet issue date14/10/21

scale@A1

project no200077.00

issue1

SSDA 7684 – Condition B1 (Q) & Built Form Design Principle 5.1 – Building Form Control

Tower Setback from Darling Harbour Promenade

PART B – MODIFICATIONS TO THE CONCEPT PROPOSAL

Design guidelines

B1. Prior to the lodgement of the first Future Development Application, the Cockle Bay Park Development Design Guidelines Rev B, prepared by fjmt and dated 24 September 2018, shall be revised and submitted for approval to the Planning Secretary, reflecting the following amendments:

q) Amend Built Form Design Principle 5.1, as follows:

5.1 Tower Setbacks

Provide setbacks of an 8m minimum / 10m average tower setback from the Darling Harbour promenade to reduce the visual impact of the tower from the promenade, and reduce overshadowing to the southern end of the promenade, whilst allowing for facade articulation.

Note: Extract from NSW DPIE "Stage 1 DA Conditions of Consent" pg 8&12, recieved on 19/04/21.

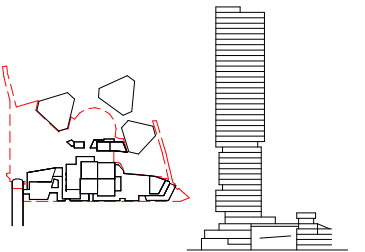
Setback Calculation Method

Levels	Average Setback
L5	8.77
L6	8.77
L7	8.77
L8	8.77
L9	10.87
L10	13.65
L11	10.95
L12	10.95
L13	10.95
L14	10.95
L15	10.95
L16	14.12
L17	10.12
L18	12.81
L19	10.83
L20	10.83
L21	10.83
L22	10.83
L23	10.83
L24	10.83
L25	10.83
L26	10.83
L27	10.83
L28	10.83
L29	10.83
L30	10.83
L31	10.83
L32	10.83
L33	10.83
L34	10.83
L35	10.83
L36	10.83
L37	10.83
L38	10.83
L39	10.83
L40	10.83
L41	10.83
L42	10.83
Total	411.42
Average	10.83

Level 5-8		
Depth	Width	Area
9.5	28.75	273.13
8	27.25	218.00
Totals	56	491
Average		8.77
Level 9		
Depth	Width	Area
9.5	28.75	273.13
12.5	24.25	303.13
Totals	53	576
Average		10.87
Level 10		
Depth	Width	Area
33.7	3	101.10
14	22.75	318.50
11	25.75	283.25
Totals	51.5	703
Average		13.65
Level 11-13		
Depth	Width	Area
33.7	1.5	50.55
9.5	24.25	230.38
11	25.75	283.25
Totals	51.5	564
Average		10.95
Level 14-15		
Depth	Width	Area
33.7	1.5	50.55
9.5	24.25	230.38
11	25.75	283.25
Totals	51.5	564
Average		10.95
Level 16		
Depth	Width	Area
33.7	1.5	50.55
9.5	24.25	230.38
14	22.56	315.84
32.3	4.69	151.49
Totals	53	748
Average		14.12
Level 17		
Depth	Width	Area
9.5	24.25	230.38
8	24.25	194.00
32.3	3	96.90
Totals	51.5	521
Average		10.12
Level 18		
Depth	Width	Area
33.7	1.5	50.55
14	22.75	318.50
8	24.25	194.00
32.3	3	96.90
Totals	51.5	660
Average		12.81
Level 19-42		
Depth	Width	Area
32.3	3	96.90
11	25.75	283.25
8	24.25	194.00
Totals	53	574
Average		10.83

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project
Cockle Bay Park

phase
SSDA

drawing
Built Form DA Control - Tower Setback

drawn
GH
A-A-SK-0045

checked
SC
CBP-ARC-DRW-A-A-SK-0045

sheet issue date
14/10/21

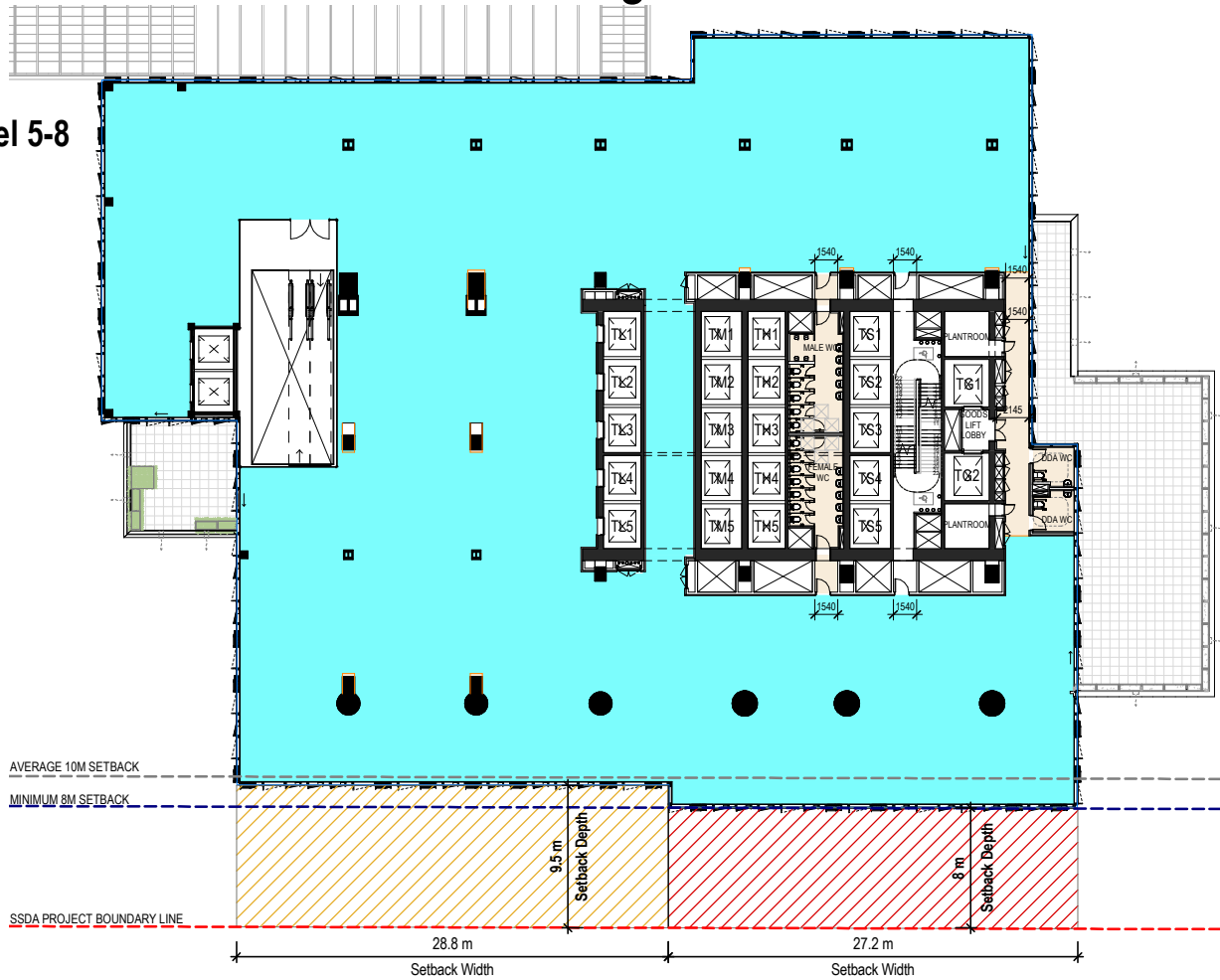
scale
@A1

project no
200077.00

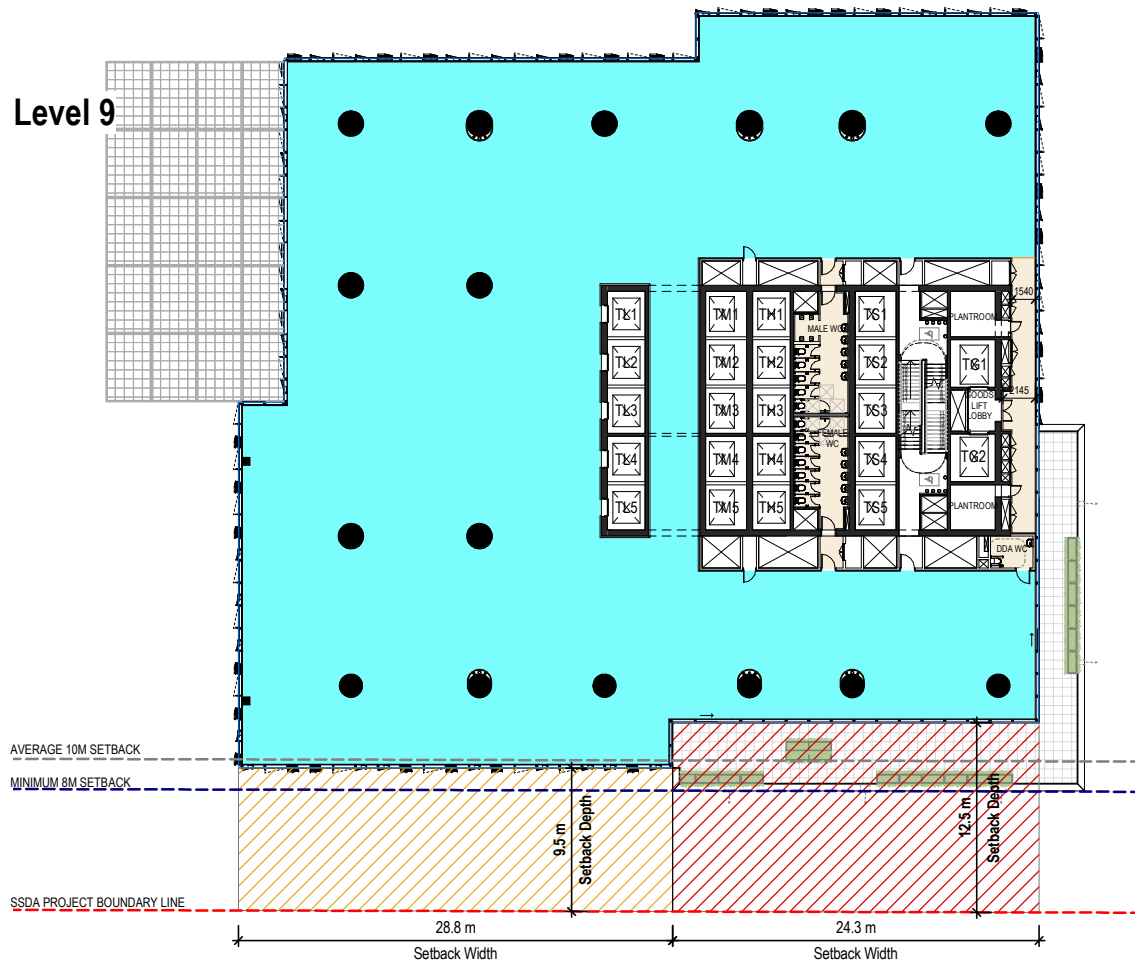
SSDA 7684 – Condition B1 (Q) & Built Form Design Principle 5.1 – Building Form Control

Tower Setback from Darling Harbour Promenade

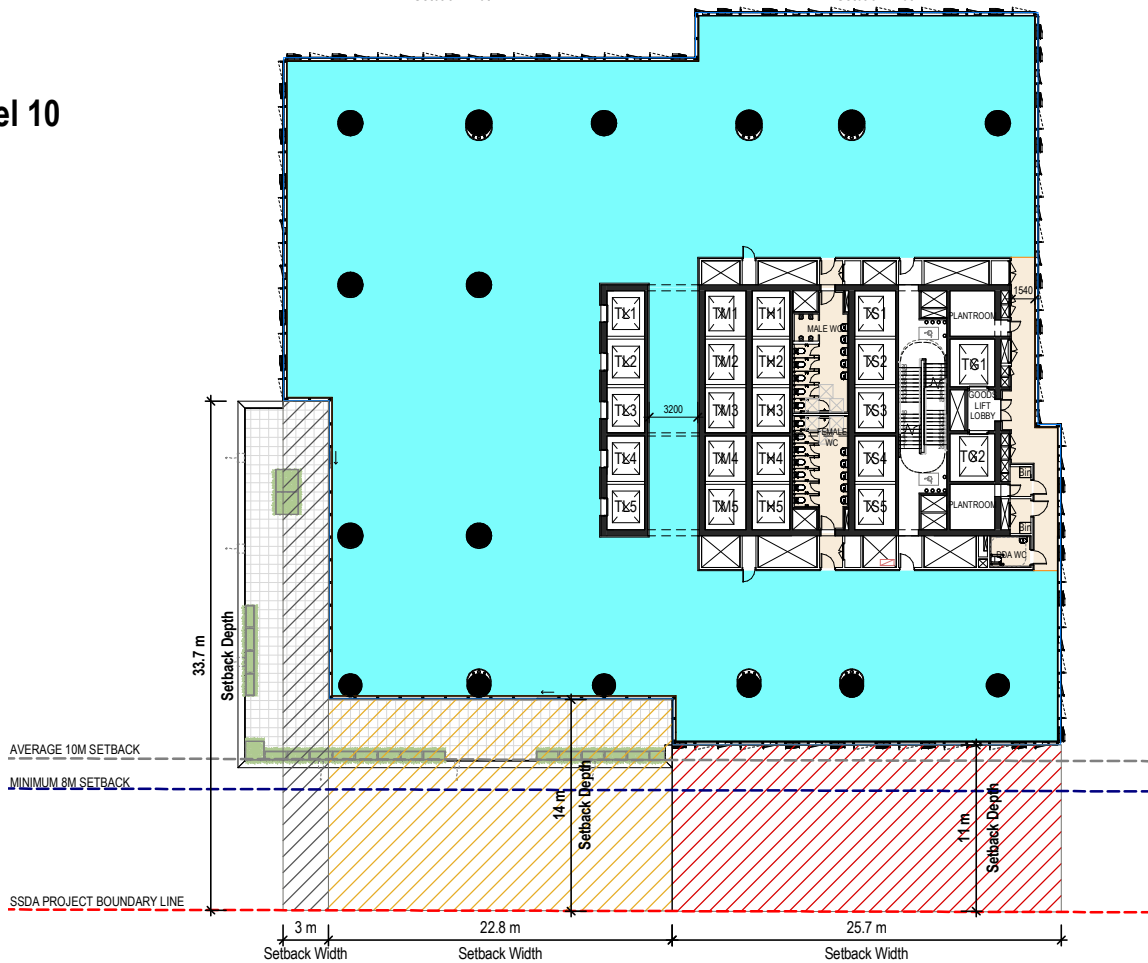
Level 5-8



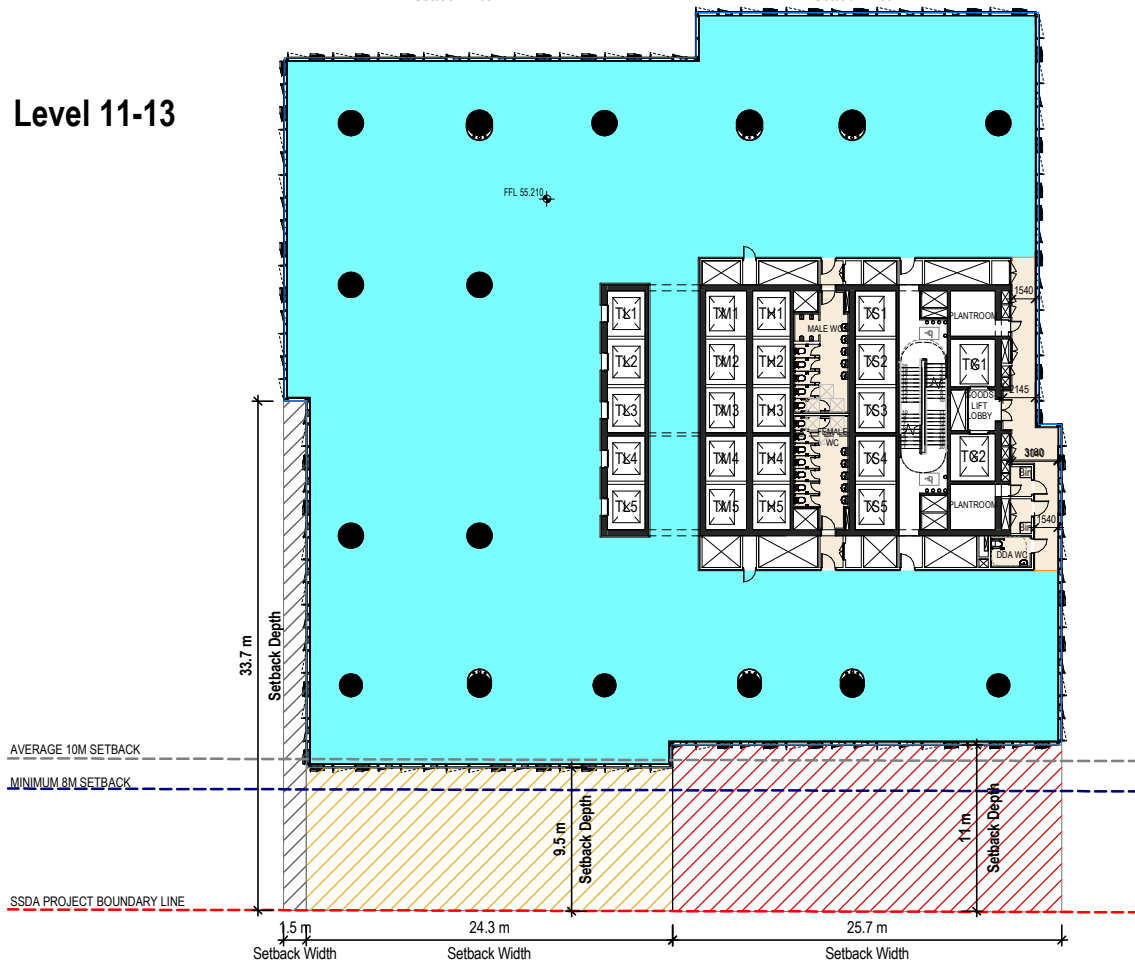
Level 9



Level 10



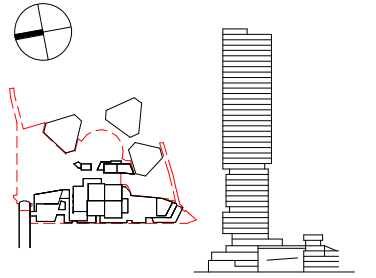
Level 11-13



Do not scale drawings. Verify all dimensions on site

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project
Cockle Bay Park

phase
SSDA

drawing
Built Form DA Control - Tower
Setback Plan Method

drawn
GH
A-A-SK-0046

checked
SC
CBP-ARC-DRW-A-A-SK-0046

sheet issue date
14/10/21

scale
1 : 250@A1

project no
200077.00

issue
1

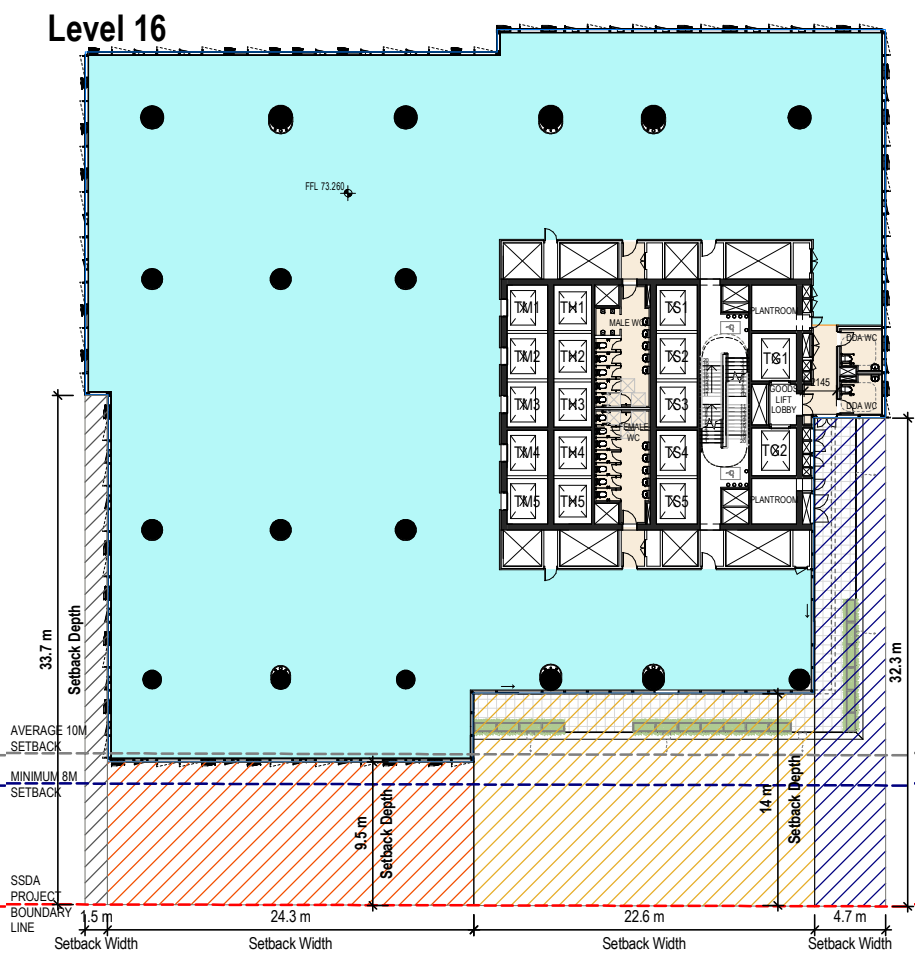
SSDA 7684 – Condition B1 (Q) & Built Form Design Principle 5.1 – Building Form Control

Tower Setback from Darling Harbour Promenade

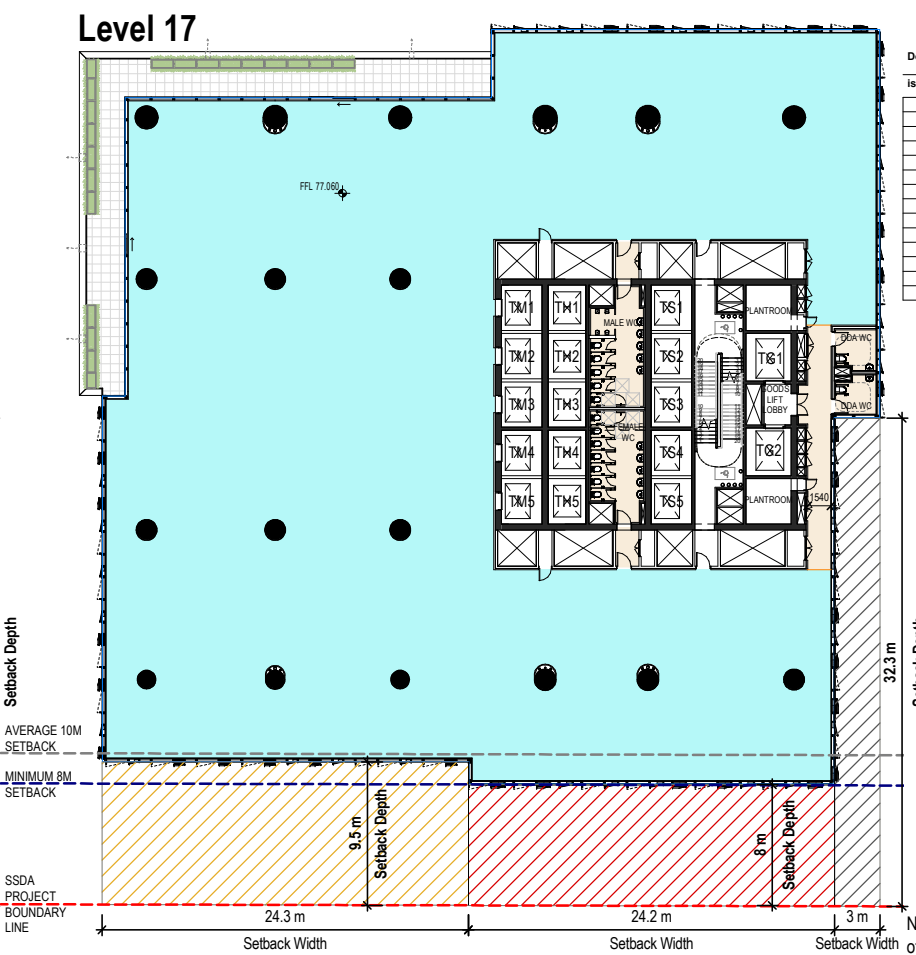
Level 14-15



Level 16



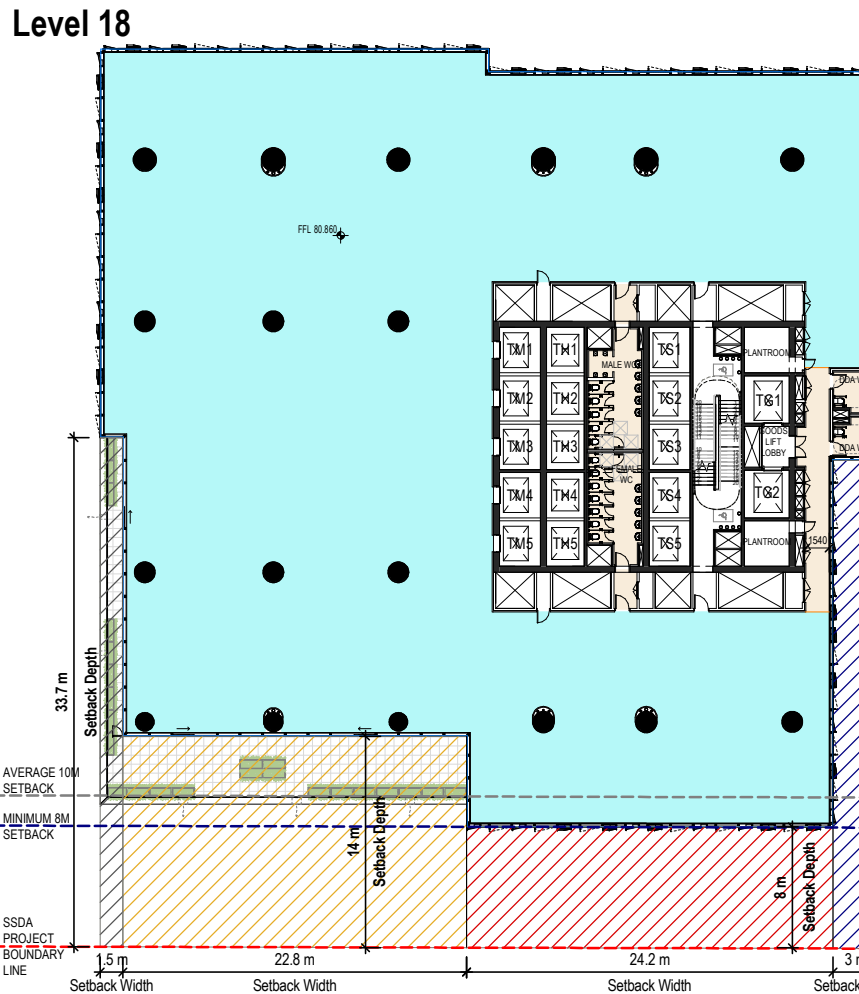
Level 17



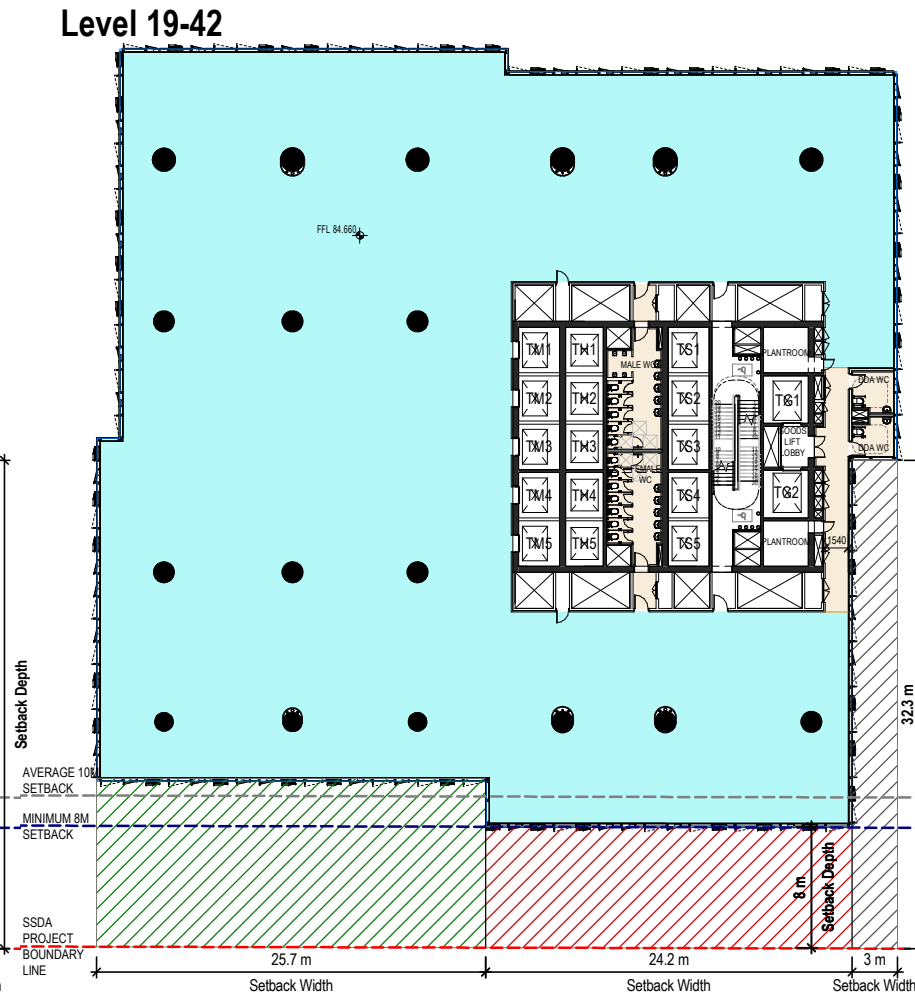
Do not scale drawings. Verify all dimensions on site

issue	amendment	date
1	SSDA	14.10.2021

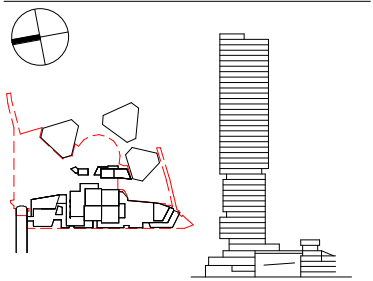
Level 18



Level 19-42



Note: Setbacks are measured to the dominant portion of the facade.



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project
Cockle Bay Park

phase
SSDA

drawing
Built Form DA Control - Tower
Setback Plan Method

drawn
checked
sheet issue date
scale
project no

GH
A-A-SK-0047
SCBP-ARC-DRW-A-A-SK-0047

14/10/21
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