

Response to NSW Department of Planning Circular PS 06-015-Spot Rezoning and Section 117 Directions

JBA Urban Planning Consultants

Department of Planning Circular PS 06-015 Spot Rezoning Evaluation Criteria

Criteria	Requirement	Proposal	Compliance
1	Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?	As described in Section 6.1, the LEP is consistent with key strategic directions including the Metropolitan Strategy, the draft Sydney Subregional Strategy and Sydney 2030, in that it will: - Reinforce the global competitiveness of Sydney through the provision of high quality office accommodation that is appropriately integrated with the heritage building. The upgraded building and addition will as conservatively estimated by CFS inject \$150 million into the NSW economy and provide approximately 3000 permanent jobs; - Provide an opportunity to demonstrate how existing buildings (especially those with a heritage component) can play a significant role in contributing to a sustainable city; - Improve the quality of the built environment while aiming to decrease Sydney's ecological footprint, by including a vertical expansion on an existing site in close proximity to public transport; and - Maintain the ongoing commercial relevance of this key heritage building and the wider Martin Place precinct, with the upgrade ensuring that the building will continue to attract and retain quality tenants as befits the geographic heart of a global financial centre; The draft LEP Amendment is complimentary to supporting Central Sydney and its global competitiveness identified in the Metropolitan Strategy. This can be achieved at the same time as respecting and enhancing the heritage values of the money box building.	Y

Criteria	Requirement	Proposal	Compliance
2	Will the LEP implement studies and strategic work consistent with State and regional policies and Ministerial (s.117) directions?	As described in Section 6.1.2, the concept is consistent with the Sustainable Sydney 2030 Vision as follows: ▪ The concept is 'green' in that it seeks to bring an existing building in line with contemporary ESD requirements and seeks to become a leading example of sustainable design and rejuvenation within a heritage building; ▪ The concept is 'global' in that it will contribute to the continued expansion of the important role of Sydney by providing quality office accommodation within the heart of the city and preventing the commercial redundancy of the building; and ▪ The concept is 'connected' due to its central location within the city that has convenient access to various forms of public transport. Furthermore, the various improvements to the ground plane will improve the pedestrian connectivity of the area, including increasing public access through the banking chamber and the provision of a through site link to Rowe Street from Martin Place. The proposal is not inconsistent with relevant Section 117 Directions, which are addressed in the following table.	Y
3	Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?	The LEP is located within the heart of the global city of Sydney, as identified within the Metropolitan Strategy. It is appropriate to provide additional quality office accommodation in this central location.	Y

Criteria	Requirement	Proposal	Compliance
4	Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The concept seeks to offer a significantly improved grade of commercial office building, including ESD (energy performance) and urban design that will contribute to the City of Sydney as a principal centre for business. This is consistent with the aims of SLEP 2005 and Sustainable Sydney 2030, and will contribute Sydney's ongoing relevance in the global commercial office market. The concept will provide office space to accommodate up to approximately 3,000 people in the building. The construction of the development will generate approximately 450 construction jobs. Realisation of the JPW Scheme (which can only be achieved through an LEP amendment) will generate greater employment opportunities on the site. This will not only assist in maintaining the wider Martin Place precinct but maintain the ongoing commercial relevance of this key commercial building by bringing it back to its original function as a 'state of the art' office space. If the LEP Amendment were not to proceed than these key employment generating benefits as well as the benefits to the Martin Place precinct would not be realised. The current tenant begins vacating the building from mid 2010 and the feedback from tenants is that the building does not meet their needs with respect to their contemporary office needs in terms of floor plate, daylight access and amenity. The timely resolution of an LEP Amendment to facilitate the Agreed Scheme is therefore required in order not to miss out on the opportunity of retaining the ongoing commercial relevance of the building.	Y

Criteria	Requirement	Proposal	Compliance
5	Will the LEP be compatible/complementary with surrounding land uses?	As detailed in Section 6, The LEP is both compatible and complementary with surrounding land uses in terms of heritage, overshadowing, visual impact, public domain and transport. If the existing building is not upgraded to contemporary office standards, then its vacancy is inevitable and this would have a detrimental impact on this key area of Central Sydney. The LEP will facilitate the rejuvenation of the site, maintaining the vitality and viability of the locality. The appearance of the Agreed scheme when viewed from the public domain is creative, inspired and respects the traditional setting of the “Money Box” on the corner of Pitt Street and Martin Place by allowing the building to remain prominent when viewed from the east and west along Martin Place and south and north along Pitt Street. In this regard, the proposal is compatible with the locality and does not undermine the appearance and setting of Martin Place. It is noted that only a minor amendment to the LEP Height Limit of 55 metres is required to facilitate the scheme (covering approximately 20% of the site). The Agreed Scheme also removes the existing plant rooms fronting Martin Place (which are in excess of the 55 metre height limit) thereby improving the relationship with surrounding land uses.	Y

Criteria	Requirement	Proposal	Compliance
6	Is the LEP likely to create a precedent; or create or change the expectations of the landowner or other landholders?	Council considered including the amendment within the overall City Plan LEP review process, but due to timing constraints this was not viable. The LEP is unique to the circumstances of this site, and seeks only a minor amendment to the 55 metre height limit which affects only approximately 20 per cent of the site. In addition, the applicant has been required to undertake a significantly rigorous process to have Council accept 'in principle' the lodgement of an LEP Amendment. This includes significant and detailed analysis of site opportunities, constraints, urban design and key heritage features at significant expense to CFS. In addition, the application is to go through a comprehensive and transparent process of including site specific DCP controls. The incorporation of site specific DCP controls will allow Council to constrain the proposed envelope to ensure heritage and urban design objectives with respect to the site are achieved. It is unlikely that other sites would warrant this extent of rigour and comprehensive detail, thereby not unduly changing the expectations of other surrounding land owners. All of the relevant environmental planning considerations have been and are capable of being addressed in the full DA report. All parties have engaged in a extensive planning process with goodwill and appropriate amendments to the LEP have been agreed to be lodged with the Council after the 'testing' of a number of schemes the CPSC did not accept. Any further delay would unnecessarily delay the opportunity to redevelop the site and enhance the heritage values of the site for viable economic and social benefit.	Y
7	Will the LEP deal with a deferred matter in an existing LEP?	The LEP will not deal with a deferred matter. However, it will avoid the redundancy of an existing significant heritage item, with the upgrade and extension of the building ensuring the social and associational heritage significance is retained by providing better access to natural light, clear floor spans and ESD performance demanded by contemporary tenants.	N/A

Criteria	Requirement	Proposal	Compliance
8	Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	No other spot rezoning proposals in the vicinity are relevant to this proposal. This LEP would, other than timing constraints, have been dealt with as part of the overall City Plan LEP review process. The addition of commercial floor space facilitated by the LEP amendment will not place an undue burden on existing services and utilities nor on the market demand for commercial office space in the CBD. The proposal will enhance the sustainability and environmental performance of the existing building by upgrading to achieve a 5 star NABERS Energy and 4 star NABERS Water ratings (current building achieves 2.0) and will provide additional jobs in a location for optimum close public transport use. In this regard, there are no undue burdens or excessive cumulative effects resulting from the proposal.	Y

Relevant Section 117 Directions

Direction	Objectives	Proposal	Compliance
1.1 Business and Industrial Zones	The objectives of this direction are to: - encourage employment growth in suitable locations - protect employment land in business and industrial zones - support the viability of identified strategic centres	The LEP seeks to ensure the commercial viability of a site within an existing business area. Furthermore, the LEP will not result in the reduction of total floor space for the site. Ultimately, the provision of superior office space on this site will contribute to the role of Central Sydney as a global city.	Y
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	In accordance with the requirements of this direction, the Agreed Scheme will facilitate the conservation of the significant heritage item on the site. The LEP Amendment deals specifically with height and does not affect any LEP heritage clauses. However, the heritage values of the listed item will be protected in accordance with development that is consistent with the CMP. The LEP will also be complemented by site specific DCP controls to constrain the proposed envelope to ensure heritage and urban design objectives with respect to the site are achieved	Y
3.4 Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: - improving access to housing, jobs and services by walking, cycling and public transport - increasing the choice of available transport and reducing dependence on cars - reducing travel demand including the number of trips generated by development and the distances travelled, especially by car - supporting the efficient and viable operation of public transport services - providing for the efficient movement of freight	The site is optimally located in terms of access to existing public transport infrastructure, with major rail and bus services within close walking distance. The provision of additional commercial space on the site facilitated by the LEP Amendment is consistent with the direction's aim of reducing reliance on cars.	Y

6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls and prevent a draft LEP from referring to drawings that show details of the development proposal	The LEP Amendment will allow an increase in height for a small portion of the site with a specific RL provided. The LEP does not introduce any unnecessarily restrictive site specific planning controls.	Y
------------------------------	---	---	---

Response to Reasons for Refusal in 26 June 2008 CSPC Report & Response to Section 2(ii) of 13 June 2008 Sydney City Council Design Panel Report

JBA Urban Planning Consultants

Table 1 – Report to the CSPC 26 June 2008 – Reasons for Refusal

Reason	Response	Compliance
(1) The proposal fails to comply with the following standards under the Sydney Local Environmental Plan 2005: (a) Urban form, design excellence and environmental design standards under Part 5. The Stage 1 proposal includes an excessive envelope that fails to provide an appropriate response to the site's context, to demonstrate design excellence and promote the sustainable and adaptive reuse of a heritage item.	The JPW scheme is a fundamentally different scheme than that which was proposed in the Stage 1 DA. Section 6 of the Justification Report demonstrates the scale and proportion of the agreed concept are appropriate. Furthermore, Section 5 provides a detailed discussion in relation to the achievement of design excellence, and numerous sections of the report outline the proposed design features that will ensure the redevelopment is ecologically sustainable and is sympathetic/will enhance the building's heritage values.	Y
(b) Zoning objectives under Clause 36 pertaining to the City Centre Zone as the proposal fails to enhance and facilitate the conservation of items and areas of heritage significance.	Appendix D demonstrates how the Agreed Scheme meets the objectives of the City Centre zone, particularly in relation to the conservation of heritage items and the protection of areas of significance.	Y
(c) Clause 10 - waiving of development standards and height standards under Part 3 as the proposal would create an excessive envelope that fails to respond to the context of the site and detracts from the appearance and setting of a significant heritage item.	Clause 10 'waiver of development standards' is not relevant to the proposed LEP Amendment. Section 6 of the Justification Report, in particular Section 6.1.6, which responds to the provisions of SLEP 2005, demonstrates that the envelope of the Agreed Scheme responds to the context of the site, including the heritage significance of the existing building. Furthermore, the envelope of the Agreed Scheme ensures that the amenity of Martin Place will be maintained. The Heritage Impact Statement prepared by Tanner Architects and provided under separate cover also concludes that: <i>"the concept design has the potential to deliver positive heritage outcomes for 108-120 Pitt Street within its Martin Place context in accordance with the requirements of the Conservation Management Plan and the policies and objectives of the relevant provisions of the City of Sydney Planning Instruments despite its non compliance with the SLEP 2005 height limit and the CSDCP 1996 built form controls for the site".</i>	Y

Reason	Response	Compliance
(d) Floor space ratio under Part 4 as the proposal includes an excessive envelope that would have a negative and irreversible material impact upon a significant heritage item.	The Agreed Concept no longer seeks to build to the limits of current LEP/DCP limits as the LLD Stage 1 Design did. This results in a significantly lower building element in the south of the site. The Agreed Concept significantly improves on the appearance of the envelope when viewed from the public domain and presents indeed better than the previous Stage 1 DA (Refer Section 6.1.6). The Agreed Concept accords to the recommendations of the CMP and Heritage Sub-Committee and includes significant improvements to the heritage values of the building (Refer Heritage Impact Statement).	Y
(e) Heritage provisions under Part 6 as the proposal would have an irreversible impact and significantly detract from the fabric and setting of the existing heritage item and its presentation within Martin Place and surrounding streetscape.	The Agreed Scheme: - retains, conserves and enhances the significant envelope and facades of the 1916-33 building (as detailed in CMP Section 6.2); - respect and enhance the relationship of the 1916-33 building with Martin Place, Pitt Street and Rowe Street; - removes those elements considered to be intrusive to the significance of its streetscape contribution to Martin Place and Rowe Street, eg blank wall to 1933 and 1968 portions of the building facing MLC Centre, lift motor rooms to 1968 extension, 1994 Rowe Street extension, internal planning of 1968 extension and modified portions of 1933 extension. - respects and enhances the 1916-33 façades to Martin Place, Pitt Street and Rowe Street as the primary envelope of the “Money Box”; and - activates the connection with Pitt Street, Martin Place and Rowe Street. - reactivates the functioning and amenity of whole building; - protects the views of the GPO clock tower; - does not compromise views of the building from the Cenotaph or overbear the view of the view from the Cenotaph to the building or the sky; The findings of the Heritage Impact Statement are discussed within the Justification Report at Section 6.2. The Statement concludes that <i>‘the concept design has the potential to deliver positive heritage outcomes for</i>	Y

Reason	Response	Compliance
	<i>108-120 Pitt Street within its Martin Place context'</i> , and thereby meets the provisions of Part 6 of SLEP 2005.	
(f) Special Area Provisions under Part 7 as the proposal would have a significant and irreversible impact upon character of the Special Area of Martin Place and Pitt Street Mall as the proposed scale and proportions of the proposal are excessive and fail to reinforce the distinctive attributes and qualities these areas.	As demonstrated in Section 6 of the Justification Report, the scale and proportion of the Agreed Scheme is appropriate within the context of the site and the surrounding Special Areas. In particular, Section 6.5 demonstrates that the visual impact of the Agreed Scheme is acceptable.	Y
(2) The proposal fails to comply with the following standards under the Central Sydney Development Control Plan 1996: (a) The proposal includes an overbearing envelope that fails to comply with street frontage heights, setback controls and Special Area provisions applying to the site under Section 2 - Building Form & Character.	It is proposed to amend CSDCP 1996 to provide a site specific building envelope. This setback accords to the recommendations of the CMP, is only partially visible from Pitt Street and retains the integrity and prominence of the 1916/1933 building. It is considered that an amendment to CSDCP 1996 to include a site specific envelope will result in the achievement of a more appropriate urban design response within the constraints and context of the site and allow Council to ensure the site is developed the optimum design outcome.	Y
(b) The proposal includes an excessive envelope that provides no setbacks or visual relief within Rowe Street, fails to demonstrate increased activation of surrounding lanes, would worsen pedestrian amenity and fails to demonstrate through site links or improved integration with surrounding sites, in particular the MLC Centre under Section 3 Pedestrian Amenity.	The Agreed Scheme will incorporate various architectural elements to provide visual relief to Rowe Street. A key element of the Agreed Scheme is the opening up of the former banking chamber at ground level for retail uses, providing activation to the surrounding streets and lane. It is also proposed to provide a through site link, increasing pedestrian amenity. Refer to Section 3.3.3 of the report for outline of the significant ground plane and public domain improvements facilitated by the Agreed Concept.	Y
(c) Environmental Management provisions under Part 4 including: (i) Failure to demonstrate that the envelope and tower form will not adversely impact wind conditions at street level; and (ii) Failure to improve the environmental performance of a heritage building by failing to reinstate original light wells under Section 4 Environmental Management	A detailed environmental assessment of the Agreed Scheme in accordance with the matters for consideration at Section 79C of the Act supported by relevant technical studies will occur when the Stage 2 DA is lodged with Council. However, Section 6 of the Justification Report provides a preliminary assessment against the environmental management provisions of SLEP 2005 and demonstrates that the environmental impacts of the proposal are satisfactory. It is important to note that the Agreed Scheme now provides for the interpretation/reactivation of the central 1933 lightwell and eastern lightwell.	Y
(3) The proposal is not in the public interest.	Section 6.12 of the Justification Report demonstrates that the proposed amendments are consistent with the public interest.	Y

Table 2 – Response to matters raised in Section 2(ii) of 13 June 2008 Sydney City Council Design Panel Report

Reason	Response
In considering the proposal put before the Council, (a) In its opinion, the Panel considers that the two-stage Development Application process is inappropriate for a suitable outcome in this instance.	It is anticipated that the development will proceed in accordance with a single stage Development Application process, which is consistent with the Panel's opinion. Refer to Section 5 of the Justification Report for a detailed discussion regarding the advantages of proceeding to a detailed DA.
(b) In its opinion, the Panel considered that nothing in the presented information embodied in the DA demonstrated that the earlier document prepared by the panel should be amended or disregarded.	Noted.
(c) In its opinion, the Panel considered that, for the most part, the development did not consider the Principles that the Panel had embodied in its earlier document of 21 May 2008.	A response to the Principles that the Panel previously provided in its earlier document are addressed in detail in the Heritage Impact Statement prepared by Tanner Architects (Section 4.5 of HIS).
(d) In its opinion, the Conservation Management Plan contained as part of the DA submission was inadequate for the purposes of a satisfactory DA assessment.	The Conservation Management Plan, subsequent to the Panel's review of the DA submission, has been updated in consultation with Council Officers and the Heritage Office. Conservation Management Plan (Issue C) which responds to the recommendations of the Heritage and Urban Design Report of 21 May 2008 was submitted to the City of Sydney and the Heritage Council of NSW for endorsement, and was endorsed on 30 April 2009.

Response to Sydney City Council Heritage Committee, Heritage and Urban Design Report of 21 May 2008

Tanner Architects

4.5 CITY OF SYDNEY URBAN DESIGN AND HERITAGE COMMITTEE PRINCIPLES

The following table sets out the manner in which the Agreed Concept responds to the City of Sydney Urban Design and Heritage Committee resolution:

CITY OF SYDNEY'S URBAN DESIGN AND HERITAGE COMMITTEE PRINCIPLES	AGREED SCHEME RESPONSE
<i>Design Principle 1: The property should be managed according to conservation principles.</i>	The Agreed Concept has been guided by the Conservation Management Plan Issue C, which: - provides a comprehensive understanding of the cultural significance of the building and site; - examines the heritage parameters to be considered for any future work to ensure the conservation of the significance of the building and the site; and - formulates policies to guide the conservation of the significance of the building and the site into the future.
<i>Design Principle 2: A banking use should be retained at ground level.</i>	The Agreed Concept anticipates the retention of banking use within a portion of the Banking Chamber. Refer to Appendix II – Heritage Design Details for details of the proposed sub-division of the banking Chamber for new retail uses and retention of the Banking use in the southern third of the banking Chamber.
<i>Design Principle 3: Significant external forms should be retained.</i>	The Agreed Concept: - Respects and enhances the external form and architectural detailing of the primary envelope of the 1916-33 “Money Box” building defined by the 1916-33 façades to Martin Place, Pitt Street and Rowe Street; - Respects the traditional setting of the “Money Box” on the corner of Pitt Street and Martin Place by allowing the building to remain prominent when viewed from the east and west along Martin Place and south and north along Pitt Street; and - Preserves the major visual contribution of the 1916-33 Bank building to Martin Place.

CITY OF SYDNEY'S URBAN DESIGN AND HERITAGE COMMITTEE PRINCIPLES	AGREED SCHEME RESPONSE
<i>Design Principle 4: Significant interiors should be rejuvenated.</i>	The Agreed Concept: - Retains, conserves and enhances the significant interior spaces, fabric and elements of 1916-33 building; - Re-establishes the hierarchical relationship of the significant 1916-33 spaces; - Regains and interprets "lost" elements of the building which were once important contributors to its architectural design, amenity and significance; eg main 1916-1933 central light well from First Floor through to Ninth Floor; - Interprets "lost" elements of the 1916-33 building which are of lesser cultural significance, eg 1933 eastern light well; - Rationalises the internal planning to better respect the original design ideas of the 1916-1933 building; - Regains a logical circulation pattern for the existing building and the new eastern portion; - Respects the symmetry of the 1916/33 plan and the pre-eminence of the central Pitt Street entry and foyers, etc; and - Regains opportunities for natural light and ventilation through the new atria which interpret the 1933 light wells and through the new construction in the eastern portion of the site.
<i>Design Principle 5: The 1933 light-well configuration should be carefully re-established.</i>	The Agreed Concept reinterprets the former 1916-33 central light well as a glazed atrium reflecting the format of the glazed laylight in the Ground Floor Banking Chamber. It will be a source of natural light deep into the centre of the building and will allow the laylight in the Banking Chamber to be illuminated by natural light. The atrium will admit good natural light and sunlight which provides light levels of up to 320 lux at the lower levels. It will be also serve as a primary air exhaust pathway for the existing building, incorporated into the building's no air recirculation strategy. The proposed development over the light well has been modelled to express the light well at the roof level of the existing building and to optimise its functionality. Refer to Appendix II – Heritage Design Details for details of the proposed treatment of the reinstated lightwell/atrium.

CITY OF SYDNEY'S URBAN DESIGN AND HERITAGE COMMITTEE PRINCIPLES	AGREED SCHEME RESPONSE
<i>Design Principle 6: No vertical extensions to the building should be made that are visible from the public domain except from Rowe Street.</i>	The new vertical extension: - respects the traditional setting of the "Money Box" on the corner of Pitt Street and Martin Place by allowing the building to remain prominent when viewed from the east and west along Martin Place and south and north along Pitt Street. - will not be visible from the immediate public domain adjacent to the building in Martin Place and Pitt Street. Refer to Urban Design Report prepared by JPW.
<i>Design Principle 7: Further heritage research should be undertaken for the 1933 extension and its extent and the 1968 building, if rebuilt, should be carefully considered.</i>	Further heritage research has been incorporated in the Conservation Management Plan Issue C. The eastern portion of the 1933 building, the 1968 Martin Place extension and the 1993 Rowe Street extension have been assessed to be low cultural significance providing opportunity for replacement with new construction to enhance the heritage values of the primary envelope.
<i>Design Principle 8: The eastern wall of the 1968 building if rebuilt should be blank.</i>	The Agreed Concept replaces the 1968 building with new construction which: - considers the potential of the MLC Centre Opportunity Site; - complements the height, style, form, proportions, materials and colours of the 1916-33 facades of the building; - provides a suitable setting to the existing MLC Centre plaza; and - provides adequate access to natural light and ventilation to the interiors of the building. The new eastern wall will be read as a secondary façade to the Martin Place façade with complementary scale, proportions and materials with more restrained modelling. Refer to Urban Design Report prepared by JPW.
<i>Design Principle 9: There should be further consideration as to whether the south-eastern part of the 1933 building can be rebuilt and extended horizontally and a minor car parking or loading facility included.</i>	The Agreed Concept replaces the eastern portion of the modified 1933 building with new construction which extends 8 storeys above the existing building.

CITY OF SYDNEY'S URBAN DESIGN AND HERITAGE COMMITTEE PRINCIPLES	AGREED SCHEME RESPONSE
<i>Design Principle 10: Rowe Street should have an activated street frontage.</i>	The Agreed Concept includes an activated street frontage through retail use within the existing building and the new extension. Refer to Appendix II – Heritage Design Details for details of the proposed introduction of retail uses into the existing building along Rowe Street.
<i>Design Principle 11: Openings may be made in the eastern façade of the 1933 building to the south of the 1968 building.</i>	The Agreed Concept replaces the eastern portion of the modified 1933 building with new construction with a glazed façade. Refer to Urban Design Report prepared by JPW.

Tables of Compliance with Aims and Objectives of SLEP 2005 and City Centre Zone

JBA Urban Planning Consultants

Aims and Objectives of Sydney Local Environmental Plan 2005 and Zone Objectives

Clause	Requirement	Proposal	Compliance
Part 2 Aims, strategies and principles of this plan 11. Aims of this plan	The aims of this plan are: (a) to protect and enhance the diversity and special qualities of the City of Sydney, and its surrounding areas, and	The proposed amendments to SLEP 2005 will enable the sensitive upgrade and enhancement of a key heritage site, preserving the unique qualities of the building whilst enabling the provision of world class office space. Furthermore, the concept design protects the amenity of Martin Place, an important area of public domain within the city.	Y
	(b) to establish the City of Sydney as the best place to live in, work in and visit, and	The Agreed Scheme will provide excellent commercial accommodation (both within the existing heritage building and through the addition of new commercial space). The building upgrade and addition will assist in making Sydney the best place to live, work and visit, by: ▪ significantly upgrading the environmental performance of the building including energy and water usage; ▪ maintaining the ongoing commercial relevance of this key heritage building and the wider Martin Place precinct; and ▪ attracting and retaining quality tenants as befits the geographic heart of a global financial centre by providing a superior working environment.	Y
	(c) to foster environmental, economic, social and physical well-being so that the City of Sydney continues to develop as an integrated, balanced, sustainable and prosperous living city of world standing, and	The site presents a unique opportunity for the redevelopment of an important heritage item into a commercially viable, ecologically sustainable building that provides a pleasant place to work and shop, thus contributing to the ongoing success of Central Sydney. The Agreed Scheme will deliver an example/benchmark of sustainable design and rejuvenation within a heritage building, whilst providing a means to improve public access to and appreciation of a building that is a significant part of Australia's history.	Y

Clause	Requirement	Proposal	Compliance
	(d) to encourage orderly, sustainable and high quality development of land and other resources within the City of Sydney, and	The renewal of 108-120 Pitt Street - provides an opportunity to demonstrate how existing buildings (especially those with a heritage component) can play a significant role in contributing to a sustainable city; and - improves the quality of the built environment while aiming to decrease Sydney's ecological footprint, by including a vertical expansion on an existing site in close proximity to public transport. The proposal will enhance the sustainability and environmental performance of the existing building by upgrading to achieve a 5 star NABERS Energy and 4 star NABER Water ratings (current building achieves 2.0) and will provide additional jobs in a location for optimum close public transport use, thereby minimising any undue burden on the City's resources.	Y
	(e) to conserve the environmental heritage of the City of Sydney.	Appropriate redevelopment of the site provides an opportunity to provide an exemplar of sustainable design and rejuvenation within a heritage building, reinstatement of significant original heritage features of the building through the removal of subsequent intrusive works (including ceilings), an improved level of interpretation and respect for the heritage values of the original building, and a means to improve public access to and appreciation of a building that is a significant part of Australia's history.	Y
Chapter 2 Central Sydney Part 1 Objectives of this Chapter	The objectives of this Chapter are: (a) the reinforcement of the major functions of Central Sydney, especially its commercial role and maritime trading role, and	The main aim of the proposed amendments is to allow for the conservation and activation of the existing heritage building, integrated with new building works to provide a contemporary and functional commercial office building with retail uses and a through site link between Martin Place and Rowe Street. This revitalisation of the site will reinforce the important commercial role of Central Sydney.	Y

Clause	Requirement	Proposal	Compliance
31. The objectives of this Chapter	(b) the reinforcement of the status of Central Sydney as the primary centre in the Sydney Metropolitan region, and	The proposed concept is consistent with the aims, objectives and provisions of the Metropolitan Strategy (as supported by the Draft Sydney Subregional Strategy). Of particular note is the concept's consistency with the following key directions of the Sydney Subregional Strategy: ▪ Reinforcing the global competitiveness of Sydney through the provision of high quality office accommodation that is appropriately integrated into a heritage icon; ▪ Ensuring adequate capacity for new office developments is provided; ▪ Providing for the sustainable renewal of an existing building; and ▪ Improving the quality of the built environment while aiming to decrease Sydney's ecological footprint, by including a vertical expansion on an existing site in close proximity to public transport. The concept is also consistent with the aims of the strategy for the economy and employment, and for the preservation of Sydney as a key centre, as it will facilitate the introduction of additional and premium grade commercial floor space to support new jobs, without damaging the attractiveness of the city (and Martin Place in particular) as a tourist destination.	Y
	(c) the provision of sufficient development potential within Central Sydney, and	The proposed amendments specifically seek to realise the development potential of the site in a manner that respects the existing heritage context of the site and the amenity of the surrounding areas of public domain.	Y
	(d) the managed growth of a permanent residential population in Central Sydney and the provision of a full range of residential accommodation, and	The proposed amendments, by facilitating the sensitive increase in floor space on the site, will assist in providing opportunities for employment for residents of Central Sydney.	Y
	(e) the provision of tourist and visitor accommodation in Central Sydney, and	This objective is not directly applicable as tourist and visitor accommodation is not proposed. However, the proposed retail spaces will be attractive to tourists and visitors to Central Sydney.	N/A

Clause	Requirement	Proposal	Compliance
	(f) the enhancement of Central Sydney as Australia's pre-eminent retail centre, and	The concept design, which is facilitated by the proposed amendments, incorporates retail spaces at lower levels. These spaces utilise the significant heritage fabric of the existing building, open up the banking chamber for greater public use and appreciation, and will make a contribution to this quarter of Central Sydney being Australia's premier retail destination.	Y
	(g) the protection of Special Areas within Central Sydney.	The majority of the site is within the Martin Place Special Area, and it is adjacent to the Pitt Street Mall Special Area. The proposed amendments will not enable future development to reduce the amenity or significance of these areas. Rather, the amendments will facilitate a redevelopment that will make a positive contribution to these areas.	Y
Division 2 City Centre zone 36. Objectives of the City Centre zone	The objectives of the City Centre zone are:	The concept seeks to offer a significantly improved grade of commercial office building, including ESD (energy performance) and urban design that will contribute to the City of Sydney as a principal centre for business.	Y
	(a) to encourage Central Sydney's role and growth as one of the Asia-Pacific region's principal centres for finance, commerce, retailing, tourism, cultural activities, entertainment and government, and		
	(b) to permit a diversity of uses which reinforce the multi-use character of Central Sydney, and	The concept will provide commercial and retail uses within the context of upgrading and enhancing the heritage values of the building, thereby reinforcing the diverse character of Central Sydney.	Y
	(c) to facilitate the development of buildings and works that are of a scale and character consistent with achieving the other objectives of this zone, and	The scale and character of the Agreed Scheme is such that all the objectives of the City Centre zone can be achieved.	Y
	(d) to provide for increased residential development with appropriate amenity and to ensure the maintenance of a range of housing choices, and	The Agreed Scheme does not incorporate a residential component.	N/A
	(e) to enhance the amenity of parks and community places by protecting sun access, and	The existing amount of sun access to Martin Place and Hyde Park will be maintained as the Agreed Scheme is consistent with the LEP sun access plane provisions.	Y

Clause	Requirement	Proposal	Compliance
	(f) to ensure wind levels are consistent with pedestrian comfort and the amenity of the public domain, and	The wind report prepared with the Stage 2 DA will demonstrate how wind levels within the public domain will not be adversely affected. Based on the Agreed Scheme's design, lower than the previously submitted Stage 1 DA (prepared by Lend Lease Design) it is not anticipated that any unmanageable wind impacts will arise from the proposal. The LLD scheme had a taller envelope, yet the Stage 1 wind report concluded there were no adverse wind impacts from this envelope.	Y
	(g) to ensure satisfactory sky exposure, levels of daylight and ventilation to the public areas of Sydney, including the parks, places, streets and lanes, and	The Agreed Scheme is consistent with the LEP provisions relating to the protection of solar access to Martin Place and Pitt Street Mall, ensuring that this key element of the public domain will continue to have satisfactory exposure to the sky, sunlight and natural ventilation.	Y
	(h) to recognise and enhance the character of Special Areas, and	The development of the Agreed Scheme has specifically responded to the particular characteristics of the Martin Place and Pitt Street Mall Special Areas, ensuring that the amenity and significance of these areas is maintained.	Y
	(i) to facilitate the conservation of items and areas of heritage significance, and	The primary goal of the concept design is to reinvigorate the existing significant heritage building by introducing modern efficiency measures whilst enhancing its essential heritage elements. The commercial addition facilitated by the LEP Amendment provides the opportunity to undertake these significant upgrades to enhance the existing heritage values.	Y
	(j) to protect the fine-grained urban fabric of Central Sydney, especially the existing network of streets and lanes, and to provide for high quality development that contributes to the existing urban form, and	The Agreed Scheme seeks to open up the ground plane to appropriately address the laneway frontage (in particular upgrading and improving Rowe Street), in addition to providing a through site link to further encourage pedestrian access through the city. Furthermore, the concept specifically aims to provide a quality urban form that will make a valuable contribution to the urban fabric of Central Sydney. Refer to Section 3.3.3 of the report for specific ground plane and public domain improvements.	Y
	(k) to extend retail uses on frontages to retail streets, and	The Agreed Scheme seeks to open up the ground floor heritage banking chamber and provide retail spaces that directly address Rowe Street, providing increased activation and improved presentation/pedestrianisation of the public domain.	Y

Clause	Requirement	Proposal	Compliance
	(l) to provide active frontages to streets.	The Agreed Scheme provides active frontages to all frontages, opening up the former banking chamber for retail uses. In particular, increased articulation and activation will be provided to Rowe Street. Furthermore, the introduction of a through site link will also provide additional activation.	Y

Consistency with Sydney 2030 Objectives

JBA Urban Planning Consultants

Ten Strategic Directions of Sustainable Sydney 2030

Direction	Objective	Proposal	Compliance
Direction 1 A globally competitive and innovative City	1.1 Plan for growth and change in the City Centre.	The Agreed Scheme plans for growth and change by upgrading and enhancing the interiors of the building to meet current tenant expectations, ensuring the ongoing relevant and vitality of the Martin Place precinct. The Agreed Scheme will bring the building back to premium office standards and its original function ('state of the art' office space) and therefore future-proof the building for future growth and change.	Y
	1.2 Strengthen globally competitive clusters and networks and develop innovative capacity.	The Agreed Scheme will contribute to the strengthening of Central Sydney as the economic heart of the region. The upgrade and additions to the building will ensure its continued relevance in the global economic office market, attracting and retaining quality tenants as befits the status of the building and its location in the geographic heart of Sydney CBD.	Y
	1.3 Plan for global city support functions.	By maintaining the on-going commercial relevance and upgrade of the existing building, the Agreed Scheme will support the CBD commercial office market and its global support functions.	Y
	1.4 Develop innovative capacity and global competitiveness.	The redevelopment of the site is intended to revitalise an existing significant heritage building, ensuring that it provides economically viable office accommodation and once again becomes a desirable, competitive building. The sustainability measures proposed in the concept will ensure that the redevelopment remains competitive throughout its life.	Y
	1.5 Strengthen business competitiveness.	As above.	Y
	1.6 Enhance tourism infrastructure, assets and branding of the City.	The proposed redevelopment, in protecting the heritage significance of the existing building while promoting improvements to the public domain (including the provision of additional quality retail space and a through site link), will contribute to the attractiveness of Central Sydney and the Martin Place precinct, which can only enhance Sydney as a tourist destination.	Y

Direction	Objective	Proposal	Compliance
Direction 2 A leading environmental performer	2.1 Increase the capacity for local energy generation and water supply within city boundaries.	In developing the Agreed Scheme, the architects have investigated the incorporation of green technologies such as tri-generation plants. Such measures, to be described in depth in the detailed DA, will reduce the site's reliance on energy sources outside the perimeter of the city. The Agreed Scheme increases the energy and water efficiency of the existing building as described at Section 3.4 of the Justification Report.	Y
	2.2 Reduce waste generation and stormwater pollutant loads to the catchment.	The Agreed Scheme will incorporate appropriate measures to ensure that waste generation and stormwater pollution issues are appropriately addressed. The measures will be outlined in the detailed DA.	Y
	2.3 Improve the environmental performance of existing buildings.	The proposed amendments to the LEP and DCP seek to facilitate a dramatic improvement of the environmental performance of an existing building. The opportunity to improve the performance of such a significant existing building, and it envisaged that the proposal will serve as a benchmark of the sustainable renewal of existing heritage buildings.	Y
	2.4 Demonstrate leadership in environmental performance through the City of Sydney's operations and activities.	The proposed amendments do not relate to Council's operations or activities. The support of the City and CPSC for the Agreed Scheme will demonstrate the City's leadership in the sustainable renewal of existing buildings.	N/A
Direction 3 Integrated transport for a connected City	3.1 Support and plan for enhanced access by public transport from the Sydney Region to the City of Sydney.	The Agreed Scheme will provide additional, superior quality commercial office space in a location optimally served by existing public transport options.	Y
	3.2 Develop an integrated Inner Sydney public transport network.	The site is well located to take advantage of any future public transport initiatives.	Y
	3.3 Reduce the impact of transport on public space in the City Centre and Activity Hubs.	By only providing minimal parking on-site (no greater than existing), the parking and access arrangement of the Agreed Scheme will not significantly impact on public space. Furthermore it is proposed that the loading dock will be screened from Rowe Street by a retractable panel door which will incorporate a store front display to facilitate an active street front appropriate to Rowe Street when the loading dock is not in use.	Y

Direction	Objective	Proposal	Compliance
	3.4 Manage regional roads to support increased public transport use and reduced car traffic in City streets.	The Agreed Scheme will see the vast majority of future employees relying on public transport, with only minimal parking available within the basement levels of the building.	Y
Direction 4 A City for pedestrians and cyclists	4.1 Develop a network of safe, linked pedestrian and cycle paths integrated with green spaces throughout both the City and Inner Sydney.	The Agreed Scheme will facilitate the redevelopment of the site, including the reactivation of the surrounding laneways and the provision of a through site link. These measures will make a positive contribution to the pedestrian network in the area.	Y
	4.2 Give greater priority to cycle and pedestrian movements and amenity in the City Centre.	The creation of a through site link from Martin Place to Rowe Street as well as the upgrade and activation of the ground floor of the building will introduce greater pedestrian connectivity into this central location, promoting walking as a viable option for traversing the city.	Y
	4.3 Promote green travel for major workplaces and venues in the City.	In achieving excellence in ESD measures, the future redevelopment of the site will incorporate comprehensive end-of-trip facilities for walkers and cyclists, promoting the concept of green travel.	Y
Direction 5 A lively, engaging City Centre	5.1 Strengthen the City's public domain identity and create more places for meeting, rest and leisure.	The Agreed Scheme incorporates improvements to the public domain including the activation of the surrounding streets (in particular the Rowe Street laneway), the provision of a through site link and the 'opening-up' of the ground level banking chamber which has substantial heritage significance.	Y
	5.2 Provide an activity focus for the City Centre worker and visitor communities.	The proposed amendments do not relate to the provision of new public squares as envisaged by this objective. Nonetheless, the activation of Rowe Street and opening up of the public appreciation of this significant heritage building is consistent with this objective.	Y
	5.3 Manage and strengthen precincts in the City Centre.	The proposed amendments will facilitate the redevelopment of the site, which incorporates significant public domain improvements. A key aspect of these improvements is the rejuvenation of the laneways adjoining the site as well as the overall objectives of revitalising the building's positioning in the Martin Place precinct.	Y
	5.4 Increase the supply of small scale spaces for retail and small businesses on streets and lanes.	The Agreed Scheme includes the provision retail spaces within the former banking chamber at ground level. These retail spaces will provide activation and cultural interest. The reactivation of Rowe Street also offers this potential.	Y

Direction	Objective	Proposal	Compliance
	5.5 Assist appropriate small businesses to locate and thrive in the City Centre.	The ground floor retail spaces proposed as part of the Agreed Scheme has the potential to support the operation of small business servicing workers, tourists and residents. The reactivation of the building, retaining and attracting quality commercial tenants will also see the continued relevance of an incoming worker population to utilise the surrounding small businesses of the Martin Place precinct.	Y
	5.6 Support the development of diverse, new bars and restaurants in the City Centre.	The Agreed Scheme does not incorporate a new bar or restaurant, however the additional employees that will be accommodate will contribute to the viability of such venues in the area. The potential of a sun lit cafe/meeting space on the north east corner to not only provide an additional public amenity but also to draw public activity from MLC Plaza into the through-site link is consistent with this objective.	Y
Direction 6 Vibrant local communities and economies	6.1 Maintain and enhance the role and character of the Villages.	The Agreed Scheme will facilitate a redevelopment that is consistent with the existing and desired future character of the Central Sydney and Martin Place precinct.	Y
	6.2 Create a network of Activity Hubs as places for meeting, shopping, creating, learning and working for local communities.	The Agreed Scheme will facilitate a development that provides a quality place for people to undertake various activities that contribute to the life of the city (shopping, commercial, opening up and appreciation of the heritage building).	Y
	6.3 Provide a rich layer of accessible community-level social infrastructure, services and programs across the City.	The Agreed Scheme does not relate to the provision of community-level social infrastructure.	N/A
	6.4 Develop and support local economies and employment.	The Agreed Scheme will directly facilitate the benchmark redevelopment of a significant heritage building, providing superior office accommodation in a prestige location. This will directly support the economy of Central Sydney and provide increased and enhanced opportunities for employment on this site.	Y
	6.5 Build opportunities for lifelong learning in new literacies.	The proposed amendments do not relate to the learning of new literacies.	N/A
Direction 7 A cultural and creative City	7.1 Encourage the appreciation and development of Aboriginal and Torres Strait Islander cultural heritage and its contemporary expression.	The contemporary expression of Aboriginal and Torres Strait Islander cultural heritage may be explored in the Public Art Strategy to be developed with the detailed DA.	Y

Direction	Objective	Proposal	Compliance
	7.2 Support cultural activity, participation and interaction.	The Agreed Scheme will facilitate the revitalisation of a building that is a significant component of Sydney's cultural heritage, and will open up and reactive public appreciation of these spaces.	Y
	7.3 Support the development of creative industries.	The Agreed Scheme does not specifically relate to the provision of creative industries.	N/A
	7.4 Provide cultural leadership and strengthen cultural partnerships.	In facilitating the revitalisation of a building of such heritage significance into a superior office development, the proposed amendments can be considered to demonstrate Sydney's cultural leadership to become a benchmark of the sustainable renewal of existing heritage buildings.	Y
Direction 8 Housing for a diverse population	8.1 Facilitate the supply of housing by the private market.	The proposed amendments do not relate to housing.	N/A
	8.2 Ensure that housing developments provide a diversity of housing opportunities for different lifestyle choices and household types.	The proposed amendments do not relate to housing.	N/A
	8.3 Ensure that a substantial proportion of housing is aimed at the lower end of the market.	The proposed amendments do not relate to housing.	N/A
	8.4 Facilitate and promote growth in the 'affordable housing' sector including by Not-for-Profit (NFP) and other housing providers.	The proposed amendments do not relate to housing.	N/A
	8.5 Facilitate and promote growth in the social housing sector to provide housing opportunities for those with very low incomes.	The proposed amendments do not relate to housing.	N/A
	8.6 Promote partnerships and develop advocacy strategies for the delivery of housing for very low through to moderate income households.	The proposed amendments do not relate to housing.	N/A
Direction 9 Sustainable development renewal and design	9.1 Ensure renewal areas make major contributions to the sustainability of the City.	The site is not located within a renewal area. The Agreed Scheme, however, contributes to the sustainable renewal of existing building stock within the CBD and will contribute to the ongoing vitality and vibrancy of the Martin Place precinct by maintaining the on-going relevance of the building to commercial office markets.	Y

Direction	Objective	Proposal	Compliance
	9.2 Define and improve the City's streets, squares, parks and open space, and enhance their role for pedestrians and in public life.	The Agreed Scheme, which the proposed amendments will facilitate, and result in an improvement to the public domain within and around the site. Refer to Section 3.3.3 and Section 6.3 of the Justification Report.	Y
	9.3 Plan for a beautiful City and promote design excellence.	The Agreed Scheme specifically seeks to refine the built form and street edge controls relating to the site to deliver a building that responds to the unique opportunities and constraints of the site. Consideration has been given to the surrounding development to ensure that the agreed scheme is appropriate in terms of its context within the locality and its response to the existing heritage building. An appropriate design excellence process has been tailored for the site to ensure that the resultant structure will be coherent and attractive (refer to Section 5 of the Justification Report for a detailed discussion of Design Excellence).	Y
	9.4 Continually improve development controls and approvals processes to minimise compliance and supply side costs.	The proposed LEP/DCP amendments seek to hone the development controls applying to the site so that compliance for a scheme that exhibits a superior design response can be achieved.	Y
	9.5 Ensure new development is integrated with the diversity and 'grain' of the surrounding City.	The Agreed Scheme will effectively integrate with the prominence of the existing heritage building and will not detract from the prominence and setting of the significant heritage facades. The Agreed Scheme will also be integrated and connected with the surrounding public domain through the improved pedestrianisation of the ground plane and through site link.	Y
	9.6 Plan for the longer term structure of the City.	The proposed amendments have been framed to ensure that they will not interfere with long term options for the structure of the city. The long term vision for the site will be specifically set by the proposed LEP/DCP amendments.	Y
Direction 10 Implementation through effective governance and partnerships	10.1 Align corporate planning and organisational arrangements to deliver Sustainable Sydney 2030 priorities.	The Agreed Scheme does not specifically relate to the corporate or organisational arrangements of the Council.	N/A
	10.2 Give priority to community involvement, engagement and partnerships with the City of Sydney.	The Agreed Scheme does not specifically relate to the Council's community involvement, engagement or partnership strategies. Nonetheless, the public exhibition of the proposed LEP/DCP amendments will be consistent with this strategy.	Y

Direction	Objective	Proposal	Compliance
	10.3 Ensure the long-term financial sustainability of the City of Sydney.	The Agreed Scheme does not specifically relate to the Council's financial sustainability. Nonetheless, the long term commercial sustainability of the building is in the interest of the CBD and the Martin Place precinct specifically.	Y
	10.4 Establish and monitor partnerships for change.	The Agreed Scheme does not specifically relate to the involvement of Council in strategic partnerships. Nonetheless, the on-going and extensive process of consultation between Council, the CSPC and CFS demonstrates the capacity of such partnerships to negotiate the upgrade and sustainability of existing buildings within the CBD.	Y
	10.5 Consider innovative financing and funding approaches.	The Agreed Scheme does not relate to Council's revenue strategy.	N/A
	10.6 Review and monitor the development and implementation of Sustainable Sydney 2030.	The Agreed Scheme does not specifically relate to Council's review and monitoring of Sustainable Sydney 2030. For the reasons cited in this table, the Agreed Scheme is consistent with the objectives of the strategy.	N/A
	10.7 Participate in broader governance reform processes.	The Agreed Scheme does not relate to Council's governance reform processes. However, the proposed amendments have been through an extensive process and transparent process of consultation with Council and the CPSC and will undertake the further process of public exhibition of LEP/DCP amendments.	N/A

Correspondence from the Heritage Council 30 April 2009

Heritage Council of NSW

Contact: Bronwyn Hanna
Telephone: (02) 9873 8585
bronwyn.hanna@planning.nsw.gov.au
File: s90/04347
Our Ref: HRL53511

Megan Jones
Tanners Architects Pty Ltd
PO Box 660
Darlinghurst NSW 1300
mjones@tannerarchitects.com.au

Dear Ms Jones

RE: CMP Issue C endorsement - 108-120 PITT STREET SYDNEY

As you are aware, the NSW Heritage Council Approvals Committee at its meeting on 2 July 2008 resolved that the Tanner Architects CMP for this site should be endorsed subject to certain conditions being addressed to the satisfaction of the Director of the Heritage Branch. I am happy to advise you that the revised Issue C of this CMP, which was submitted to the Heritage Branch on 24 March 2009, is considered to have met these conditions. The Heritage Branch record of the delegated decision of the Heritage Council states:

Recommendation

That the Director of the Heritage Branch as delegate of the Heritage Council:

- 1) **Considers that all the conditions required by the Approvals Committee of the Heritage Council in their resolution of 2 July 2008 to endorse the CMP by Tanners Architects for the former head office building of the Commonwealth Bank at 108-120 Pitt Street Sydney have been fulfilled in the Issue C draft of the CMP dated 13 March 2009, and**
- 2) **Endorses the CMP entitled "Conservation Management Plan, 108-120 Pitt Street Sydney, Former Head Office of the Commonwealth Bank of Australia" by Tanner Architects, Issue C dated 13 March 2009.**

If you have any questions regarding the above please contact Bronwyn Hanna at the Heritage Branch, Department of Planning on (02) 9873 8585 or myself on 9873 8556.

Yours sincerely

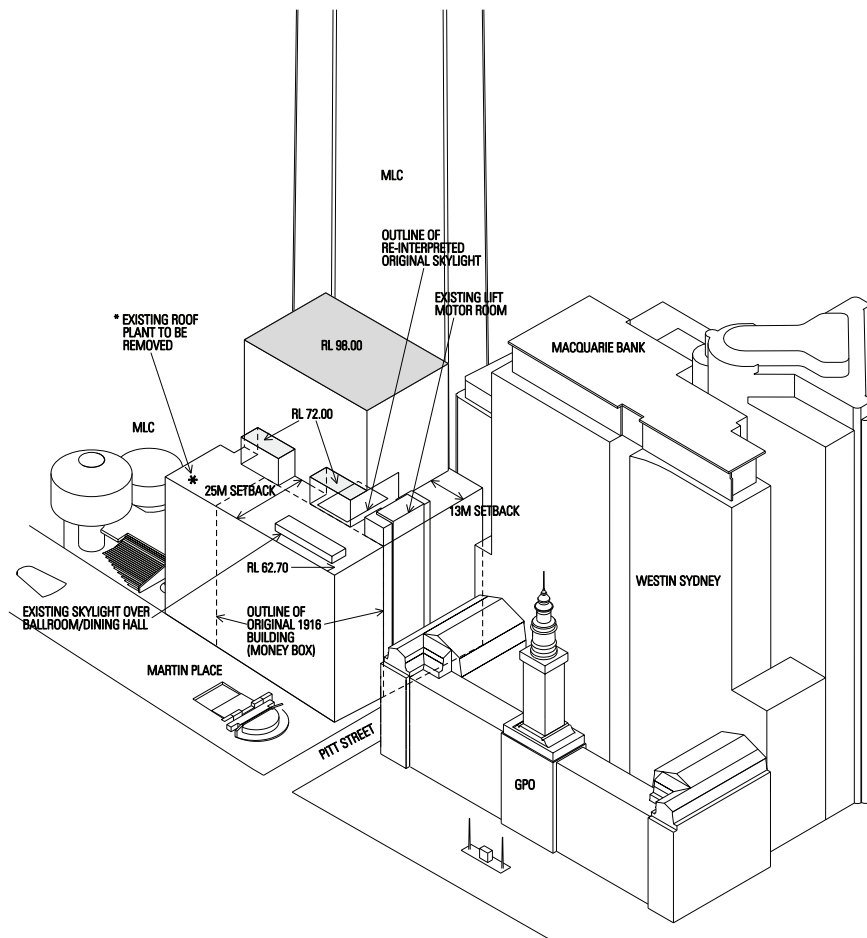


Vincent Sicari
**Manager, Conservation Team
Heritage Branch**

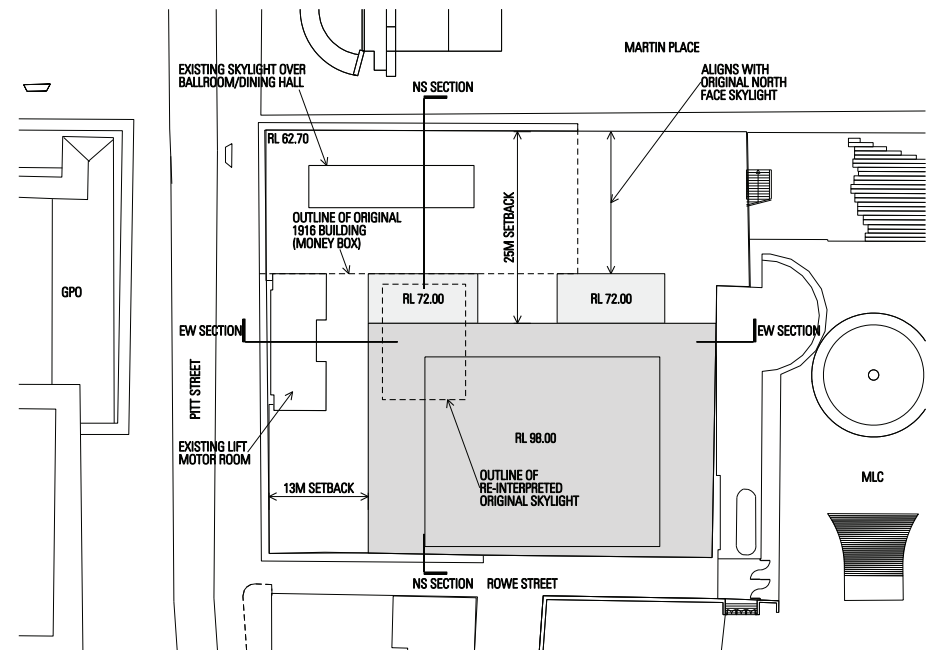
cc. City of Sydney

Proposed Draft LEP and DCP Amendments

JPW Architects

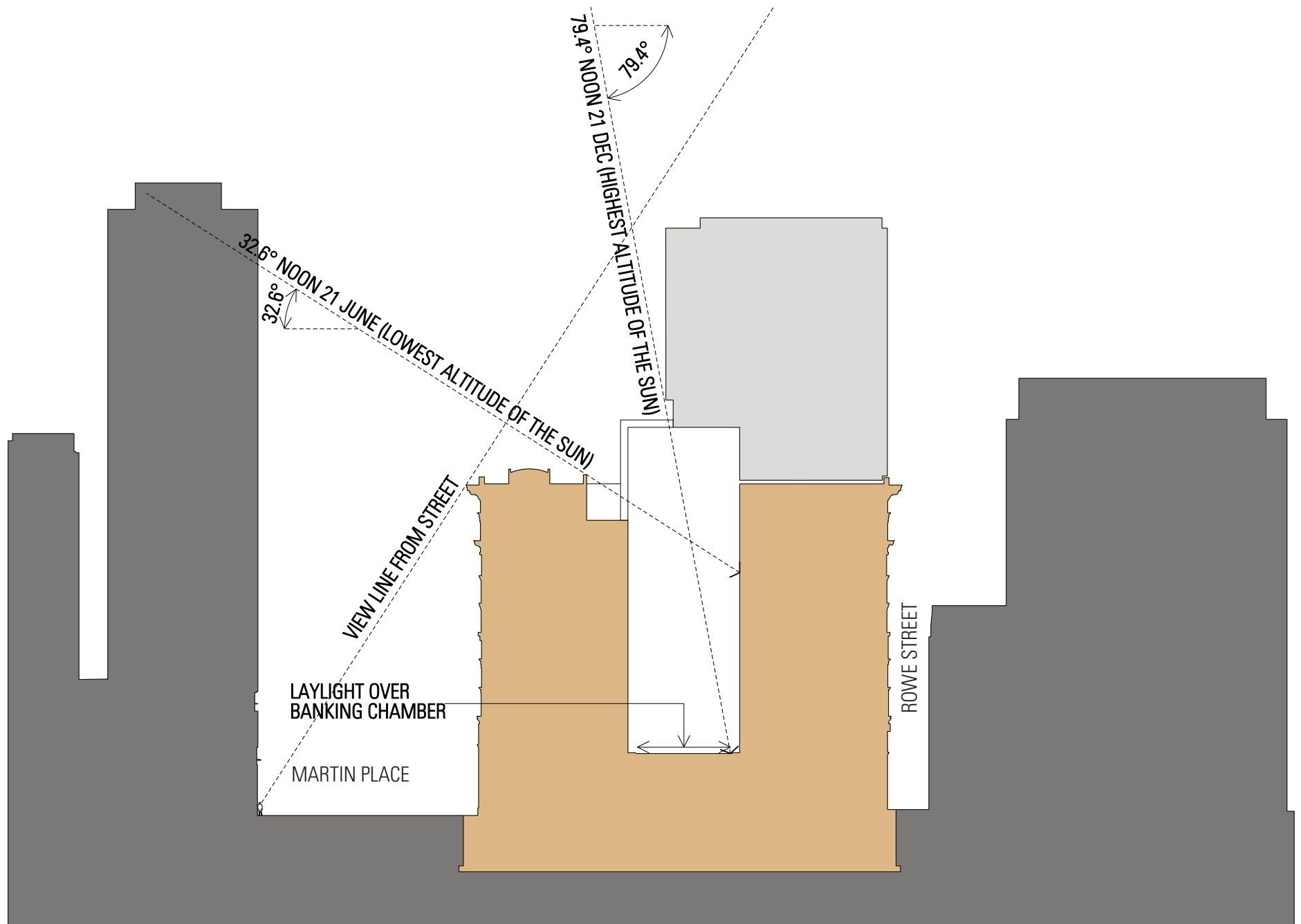


AXONOMETRIC
NOT TO SCALE



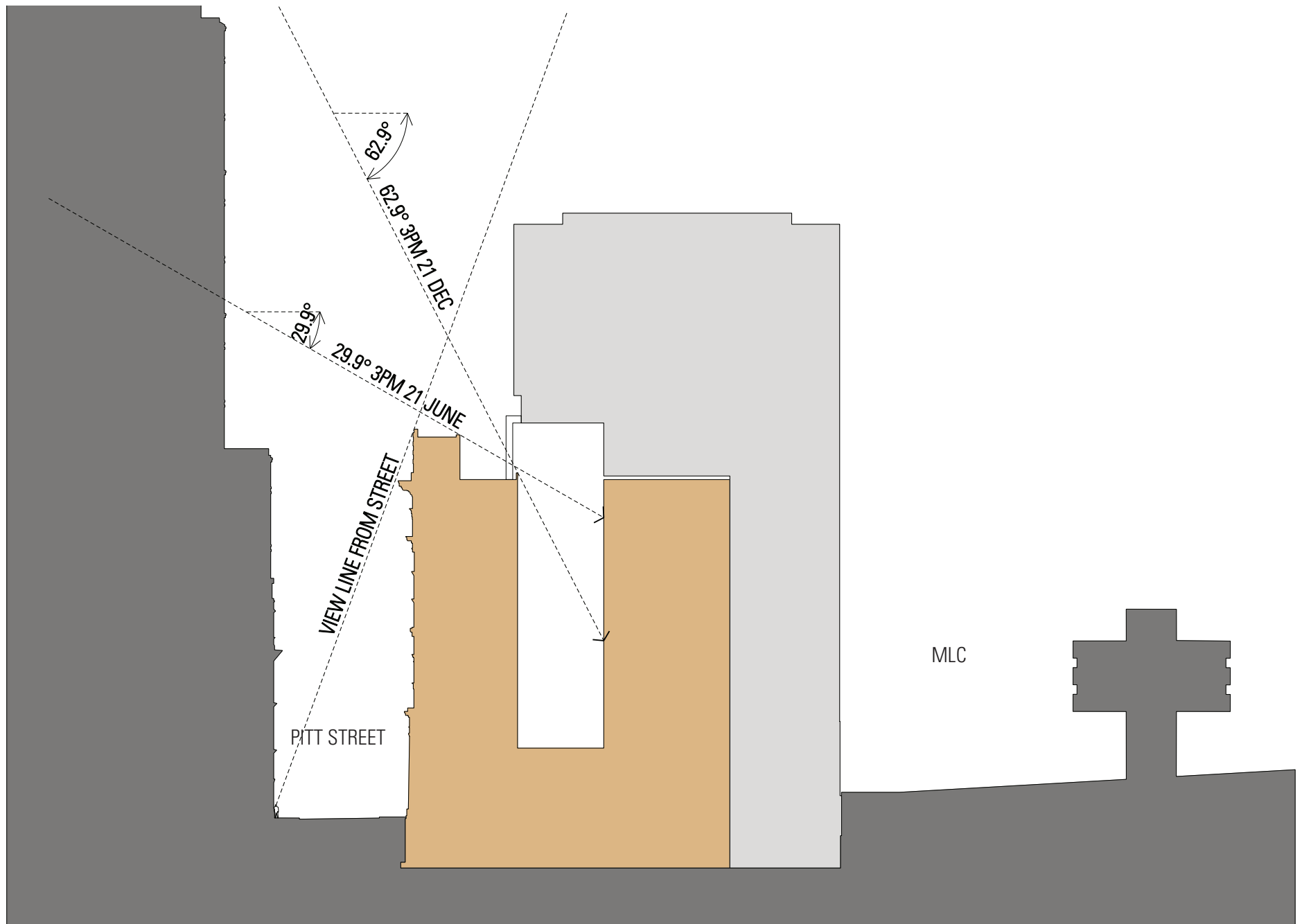
PLAN
0 5 10 15
TN
N

SITE DEVELOPMENT CONTROL ENVELOPE



NOTE: ALL QUOTED TIMES ARE 'STANDARD TIME' AND DO NOT TAKE ACCOUNT OF DAYLIGHT SAVINGS. THEREFORE TAKING ACCOUNT OF DAYLIGHT SAVINGS THE HIGHEST ALTITUDE OF THE SUN OF 79.4 ° OCCURS AT 1PM IN SYDNEY.

TYPICAL NORTH SOUTH CROSS SECTION - DCP CONTROLS OVER EXISTING LAYLIGHT

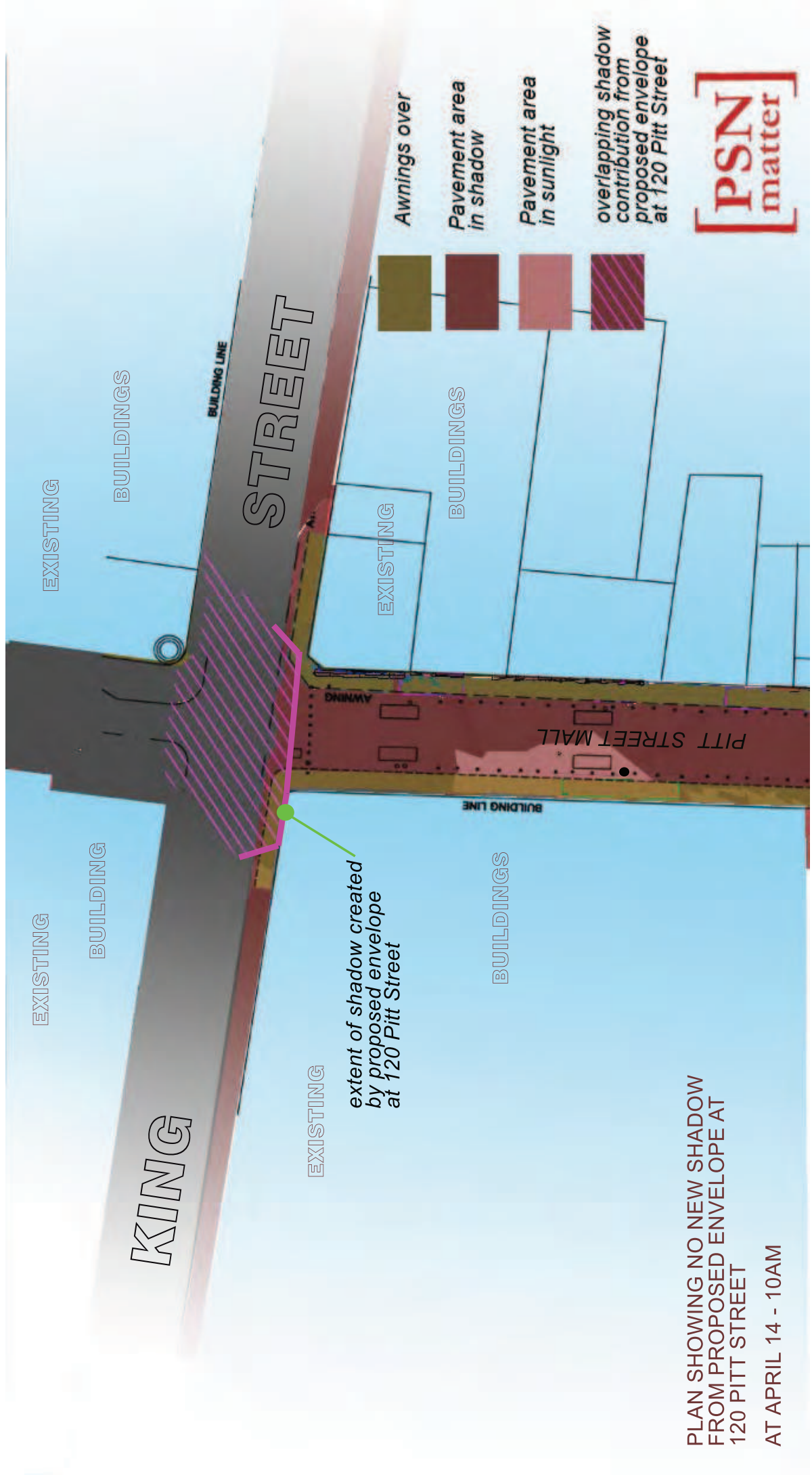


NOTE: ALL QUOTED TIMES ARE 'STANDARD TIME' AND DO NOT TAKE ACCOUNT OF DAYLIGHT SAVINGS. THEREFORE TAKING ACCOUNT OF DAYLIGHT SAVINGS THE HIGHEST ALTITUDE OF THE SUN OF 79.4 ° OCCURS AT 1PM IN SYDNEY.

TYPICAL EAST WEST CROSS SECTION - DCP CONTROLS OVER EXISTING LAYLIGHT

Shadow Diagrams

PSN Matters



PLAN SHOWING NO NEW SHADOW
FROM PROPOSED ENVELOPE AT
120 PITT STREET
AT APRIL 14 - 10AM

[PSN]
matter

EXISTING

BUILDING

KING

EXISTING

extent of shadow created
by proposed envelope
at 120 Pitt Street

BUILDINGS

BUILDING LINE

STREET

EXISTING

EXISTING

BUILDINGS

BUILDINGS

BUILDING LINE

PITT STREET MALL

Awnings over

Pavement area
in shadow

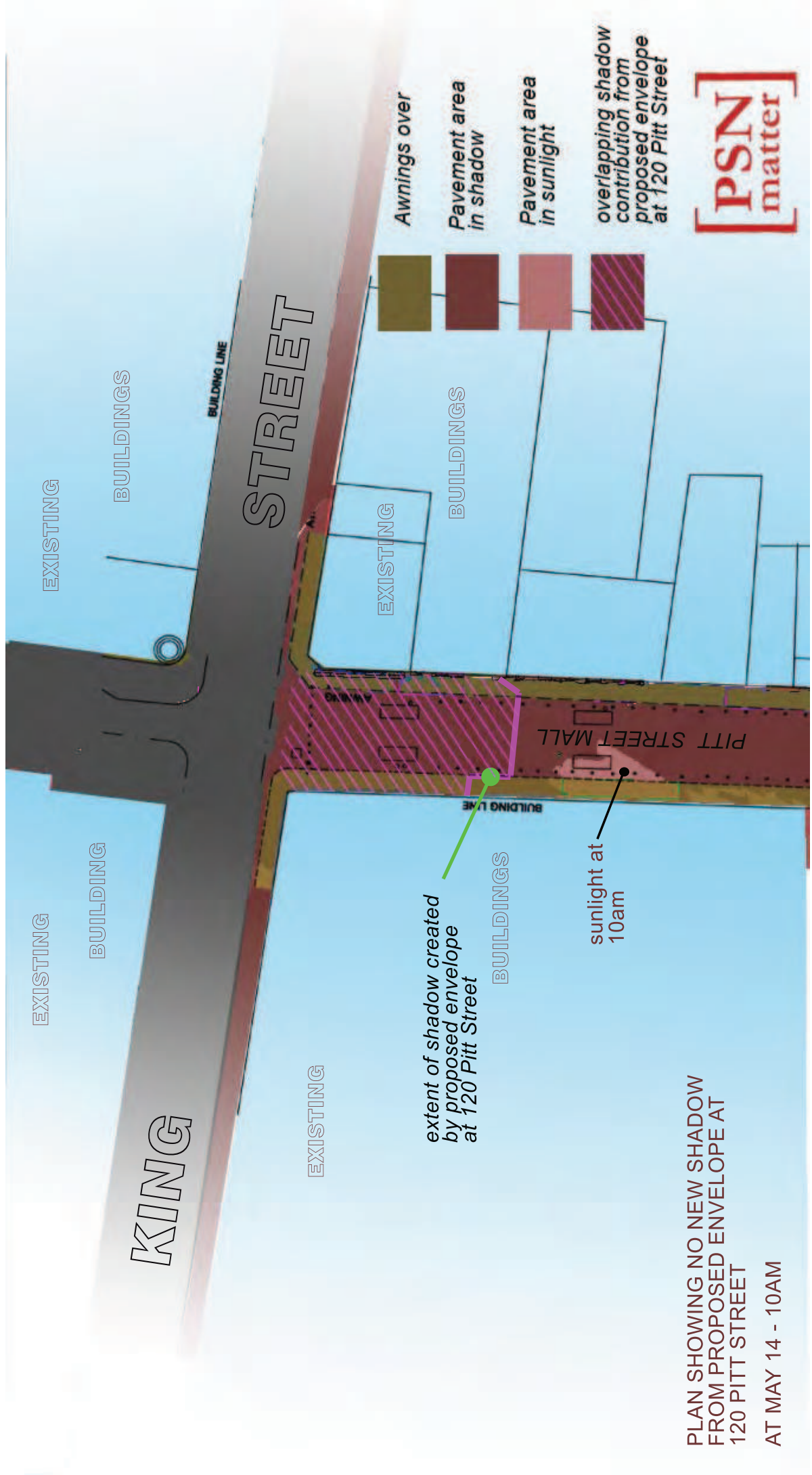
**Pavement area
in sunlight**

overlapping shadow
contribution from
proposed envelope
at 120 Pitt Street

PLAN SHOWING NO NEW SHADOW
FROM PROPOSED ENVELOPE AT
120 PITT STREET

AT APRIL 14 - 11AM

PSN
matter



PLAN SHOWING NO NEW SHADOW
FROM PROPOSED ENVELOPE AT
120 PITT STREET
AT MAY 14 - 10AM

EXISTING

BUILDINGS

KING

EXISTING

BUILDING LINE

STREET

EXISTING

BUILDINGS

BUILDINGS

BUILDING LINE

PITT STREET MALL

sunlight at
11am

extent of shadow created
by proposed envelope
at 120 Pitt Street

Awnings over

**Pavement area
in shadow**

**Pavement area
in sunlight**

overlapping shadow
contribution from
proposed envelope
at 120 Pitt Street

PLAN SHOWING NO NEW SHADOW
FROM PROPOSED ENVELOPE AT
120 PITT STREET

AT MAY 14 - 11AM

PSN
matter

EXISTING

BUILDING

KING

EXISTING

BUILDINGS

BUILDING LINE

STREET

EXISTING

EXISTING

BUILDINGS

BUILDINGS

BUILDING LINE

STREET MALL

ENENMAV

extent of shadow created
by proposed envelope
at 129 Pitt Street

PLAN SHOWING NO NEW SHADOW
FROM PROPOSED ENVELOPE AT
120 PITT STREET

AT JUNE 21 - 10 AM

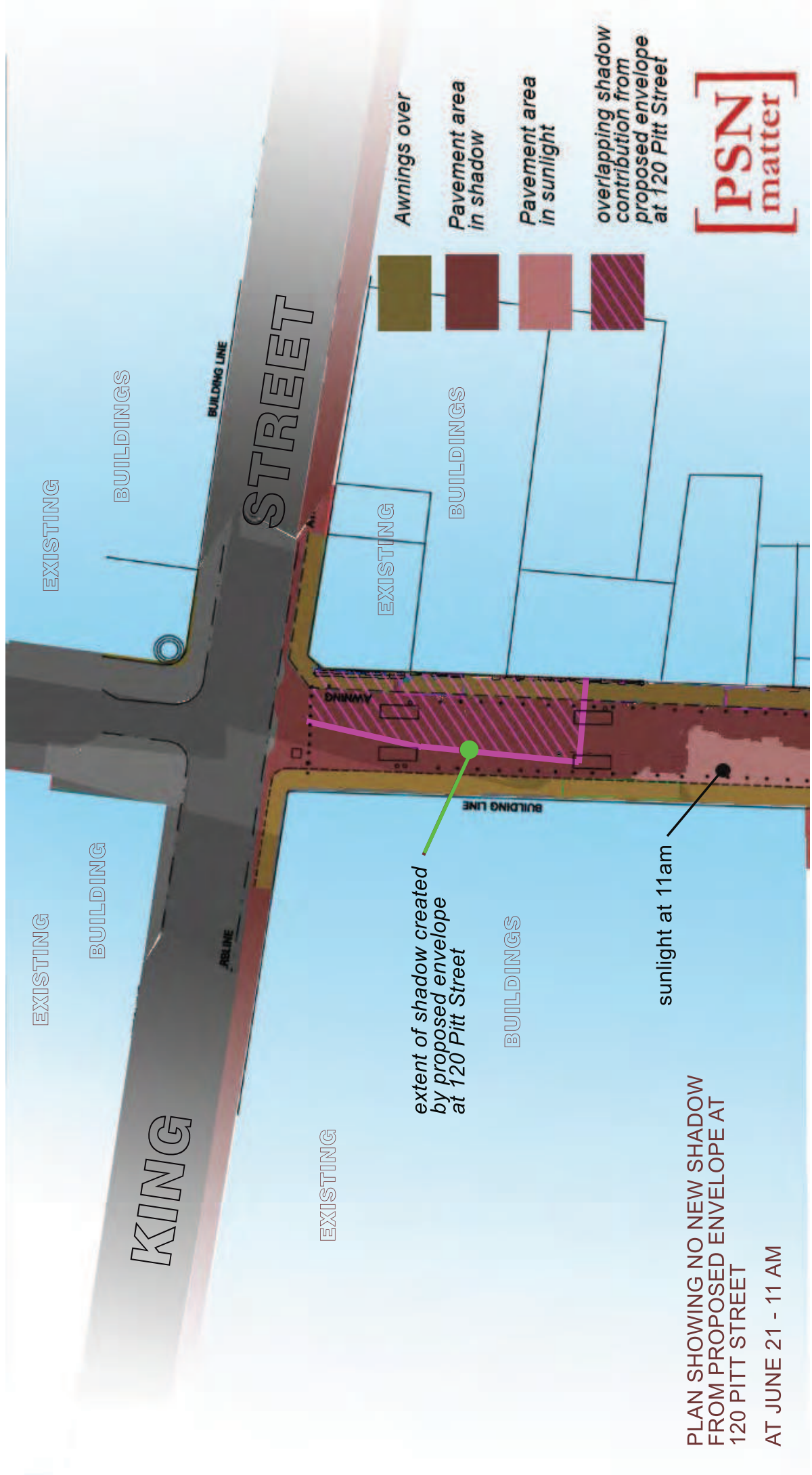
Awnings over

Pavement area
in shadow

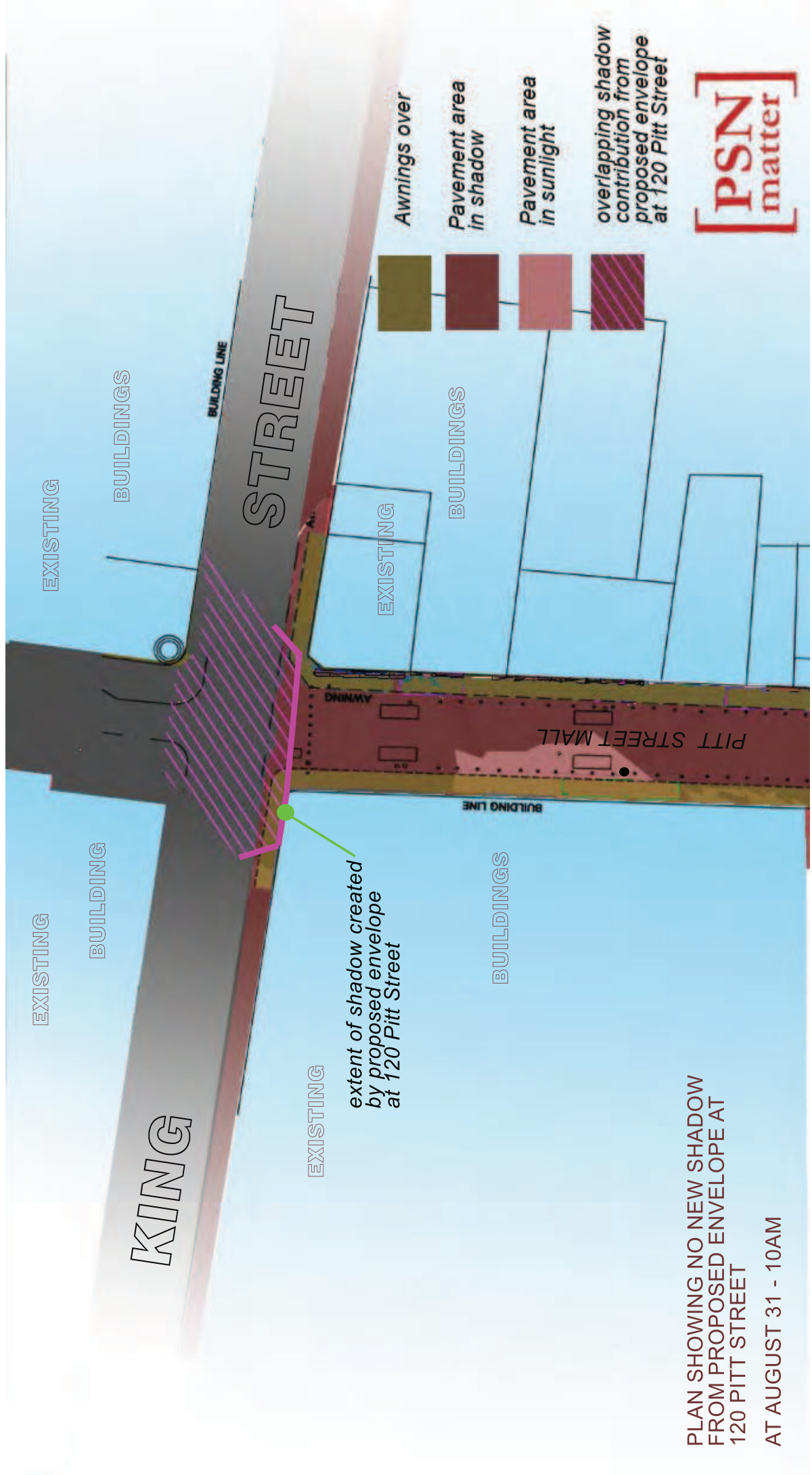
**Pavement area
in sunlight**

overlapping shadow
contribution from
proposed envelope
at 120 Pitt Street

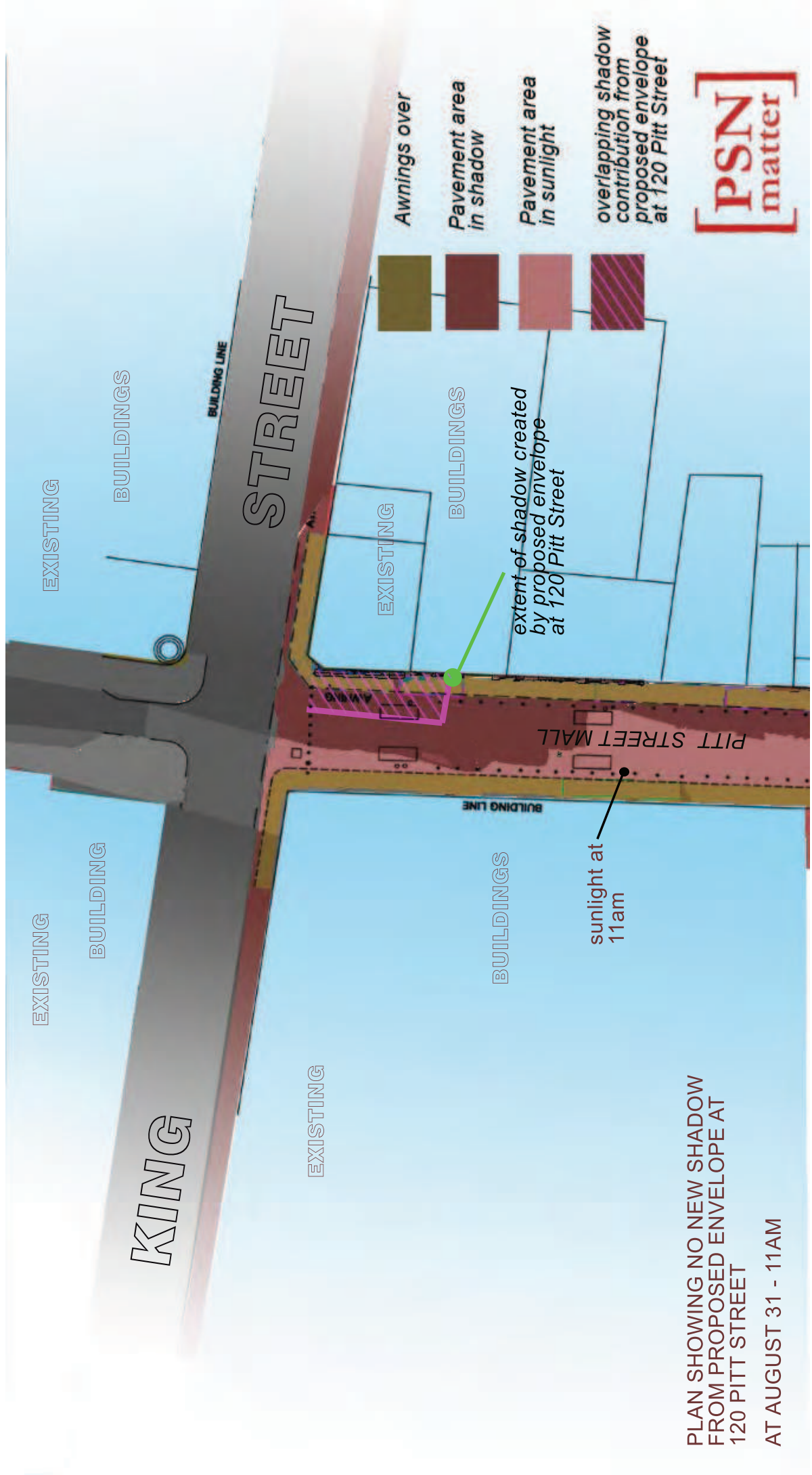
PSN
matter



PLAN SHOWING NO NEW SHADOW
FROM PROPOSED ENVELOPE AT
120 PITT STREET
AT JUNE 21 - 11 AM



PLAN SHOWING NO NEW SHADOW
FROM PROPOSED ENVELOPE AT
120 PITT STREET
AT AUGUST 31 - 10AM



PLAN SHOWING NO NEW SHADOW
FROM PROPOSED ENVELOPE AT
120 PITT STREET
AT AUGUST 31 - 11AM

[PSN]
matter

Structural Adequacy Statement

Paul Davis Rajalingam Smart Structures



Existing Buildings

The existing building has been built in three main stages: the 1916 original structure extending 20m from Martin Place, then the 1933 addition to the rest of the site back to Rowe Street, and finally the 1960's modifications/additions extending 21m from the MLC side boundary. Some key heritage items have been identified within the fabric of the building that will influence development of the site.

The buildings of this era were not generally built with an emphasis on lateral stabilising systems for the support against wind and earthquake induced horizontal actions. These structures typically rely on the mass of their facades for restraint against overturning effects. The stair and lift core structures within the heritage building are non load-bearing. These structures have been detailed as being supported at every floor level and no footings are detailed. Therefore, it must be concluded that these are not stabilising elements as is the case in modern methods of building core-supported structures.

Proposed Building

The new development proposes the demolition of the 1960's building along the east boundary back to the eastern end of the original heritage building built in 1916 and 1933. All heritage regions west of this location are to be maintained.

The re-development presents two main structural challenges:-

1. Support of the new building in cantilever over the heritage building, without loading or impacting this existing building, and
2. Lateral stabilisation of the heritage building after the removal of the main stabilizing elements built in the 1960's building.

To undertake accurate analysis of the new structure, full three dimensional Finite Element methods were employed to correctly model the structural interaction between the new and heritage buildings under lateral loading effects. These, finite element methods better determine the interaction between the perimeter steel skeleton, and the internal reinforced concrete cores, and correctly distribute lateral loading amongst the steel skeleton, reinforced concrete shear walls and cores and steel bracing walls, through the floor diaphragms.



The RAM Structural System computer package was used for this analysis, utilising rigid floor diaphragms modelled between each of the new stabilising elements. This package was also used in the design of the new building elements, and this design has been checked through selective hand calculations.

Full structural connection between the new and heritage structures was modelled, with the full existing building mass and side areas of elevation included in the analysis for lateral support of it against the new structure.

The heritage structure was modelled with all beam and column connections as simple pin connections so that no lateral resistance would be taken up in this structure.

The results of the coordination and structural analysis and design have been presented within conceptual structural documentation.

A summary of the proposed structure is as follows:

1. Heritage building will be fully connected to the new structure for lateral stabilising support of the heritage structure. The new structure comprises a steel skeleton and two (2) reinforced concrete cores for the lateral stabilising system. These act in composite, and are connected together by horizontal floor diaphragms. To support the building during construction works, the heritage building will require installation of temporary stabilisation structures.
2. The new structure will not impose vertical loads on the heritage building. This structure is supported by providing columns adjacent to the heritage structure along the eastern side, and cantilevering the new building over the heritage building. The proposed re-development has been designed to ensure that there is no impact to the heritage structure.
3. The new structure above level 10 will not impose vertical load on the heritage building. This is supported by cantilevering the new levels over the heritage building with a steel skeleton around the building perimeter. This skeleton is proposed to be erected over the heritage building by segmental launching techniques.
4. The new structure support will cantilever into the south eastern corner at foundation level over the RailCorp Tunnel. The new structure will be isolated from the rock foundations here to avoid loading the tunnel structure with the new building, and for vibration control.



5. To minimize the building mass to the cantilevered floors over the heritage building, light-weight composite steel construction has been proposed at level 10 and over. Conventional reinforced concrete flat slab construction and reinforced concrete columns have been proposed for the lower levels below level 10.

We advise that the proposed structural concept of the building is not dependant on the heritage building for support and is able to be accommodated without any undue impacts on the heritage building. Furthermore the heritage structure, once connected into the new building structure, is considered adequately supported for vertical and horizontal loading effects.

paul davis rajalingam consulting engineers pty ltd

Suite 401, 55 Chandos Street, St Leonards NSW 2065 PO Box 127, St Leonards NSW 1590
Ph: (02) 9004 8855 Fax: (02) 9004 8858 ABN 78 113 466 514 www.pdrsmartstructures.com.au

Services Statement

Lincolne Scott

Consulting Engineers
Adelaide Auckland Bangkok
Brisbane Cairns Canberra
Honolulu Melbourne Perth
Singapore Sydney

Lincolne Scott Australia Pty Ltd
ABN 47 005 113 468
Level 1 41 McLaren Street
PO Box 6245 North Sydney
New South Wales 2060 Australia
Telephone 61 2 8907 0900
Facsimile 61 2 9957 4127
sydney@lincolnescott.com
lincolnescott.com

Wednesday, 6 May 2009

Lincolne Scott

Clare Rees
Principal Planner
JBA Urban Planning Consultants
Level 7, 77 Berry Street
North Sydney NSW 2060
Australia

120 Pitt Street, Sydney Re-Development

Dear Clare

Lincolne Scott has provided consulting engineering services over the past eight (8) months to JPW Architects in order to establish a new benchmark in environmental sustainability and workplace functionality for the above mentioned project.

The vision for re-development is to create a 'live' working environment that will be assisting any prospect future tenants to work in most productive and comfortable environment.

We have approached the concept design of the redevelopment with the intention of designing the building services to meet with the highest demand of commercial tenants whilst meeting the highest benchmarks of environmental design. Central to this is providing a designed solution which minimises the impact to the existing building and compliments the heritage listed nature of the structure.

Environmentally conscious design in the redevelopment involves the establishment of black water treatment plant to minimise water consumption and maximise water reuse, and gas driven tri-generation facilities to lower electrical energy demand

In order to minimise visual impact of services, it has proposed to service the building from basement located equipment such as the black water treatment plant, tri-generation plant and substations.

The design incorporates passive multi services chilled beam as an air-conditioning solution, which provides exceptional thermal zoning with many special features to accommodate major dealing rooms and banking facilities. The design of the building services oriented around incorporation of modern facilities for high populations whilst maintaining the buildings internal and external envelop.

Throughout the concept design phase the design team has closely collaborated to accommodate these facilities into the proposed design without overly compromising the internal and external aesthetics of the building.

The engineering solutions proposed in design will be critical in achieving a 'world class' building in the heritage heart of the Sydney's Central Business District.

Yours sincerely

Sergej Stevanovic
Engineer

