

Attachment A3

Urban Design Study

Figure 6.12A APDG Site - Active frontages

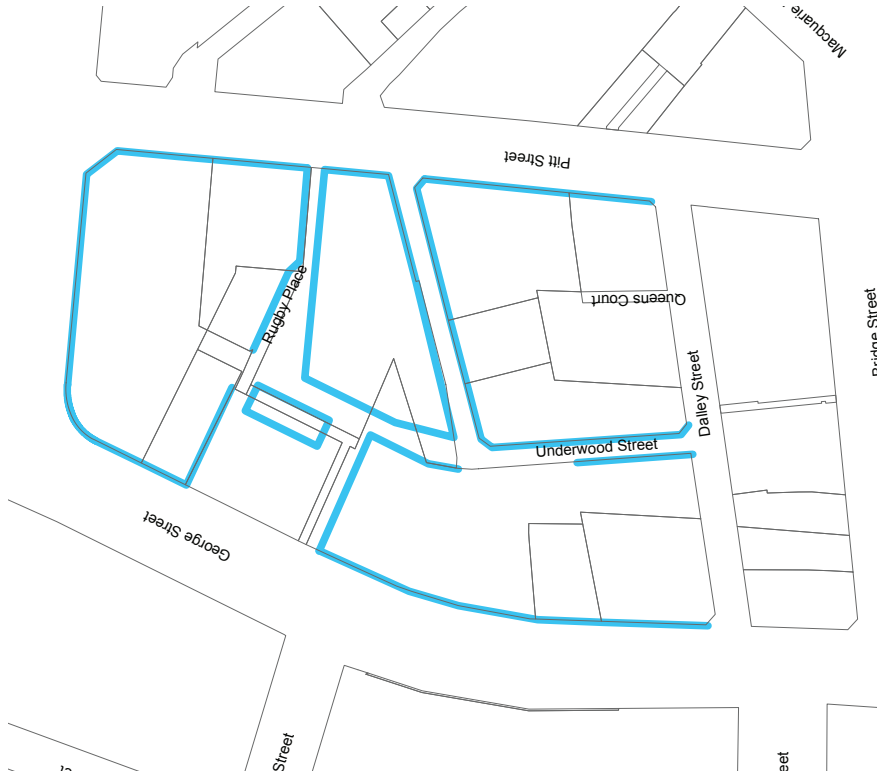


Image 1.43 Active Frontages - Sydney DCP 2012 Figure 6.12A

Legend
Active frontages

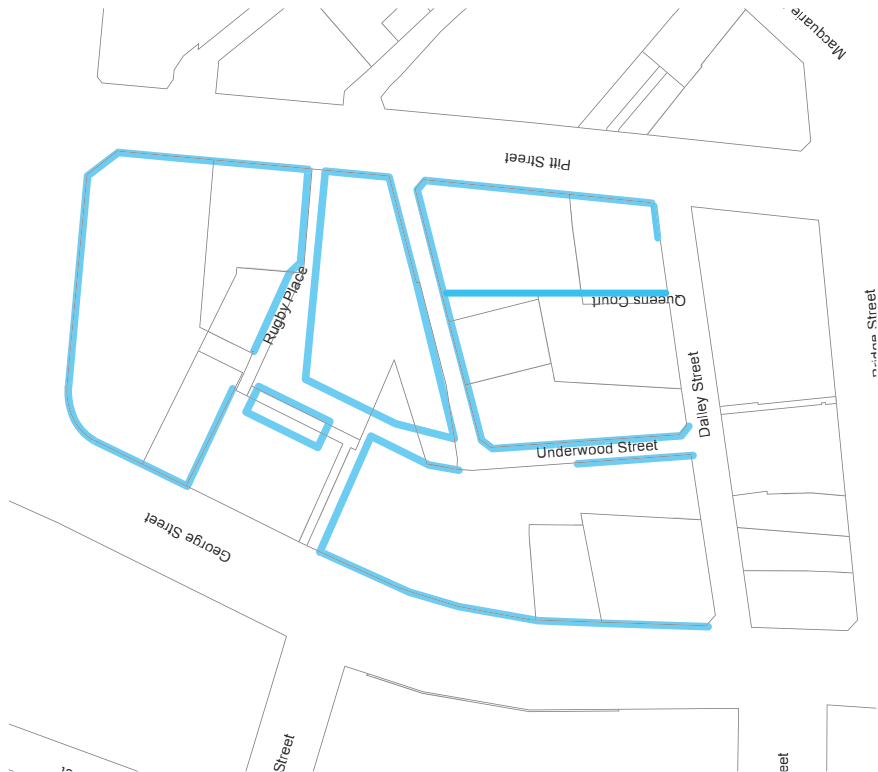


Image 1.44 Proposed Amendment to Active Frontages



Figure 6.13A APDG Site
Street frontage height

Current DCP 2012

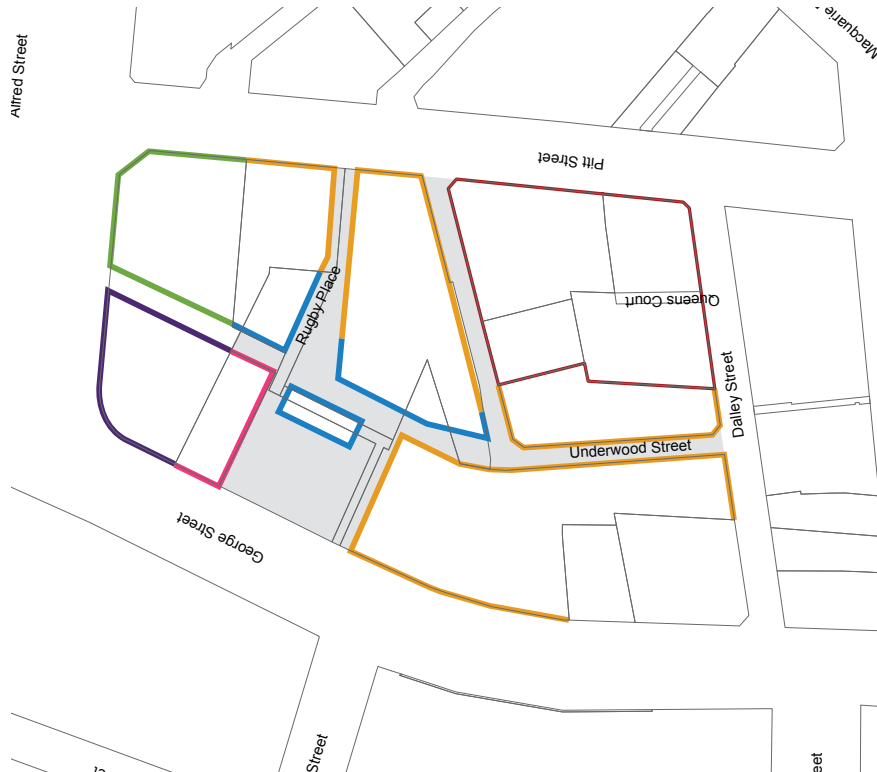


Image 1.45 Street frontage height - Sydney DCP 2012 Figure 6.13A

- Legend**
- 9m / 17m
 - 20m / 25m
 - 40m / 45m
 - 15m / 55m
 - 70m / 185m
 - Publicly accessible spaces/streets/lanes
 - Land subject to a separate planning proposal

PROPOSED Additional Provisions to Alternative Block 5

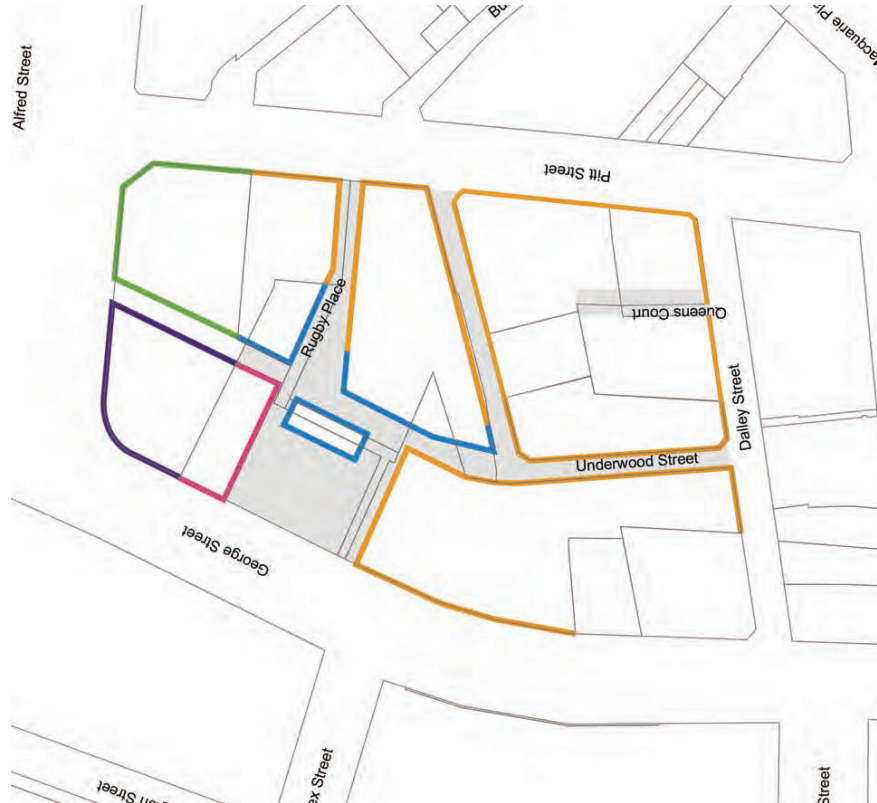


Image 1.46 Proposed Amendment - No Change

- Legend**
- 9m / 17m
 - 20m / 25m
 - 40m / 45m
 - 15m / 55m
 - 70m / 185m
 - Publicly accessible spaces/streets/lanes

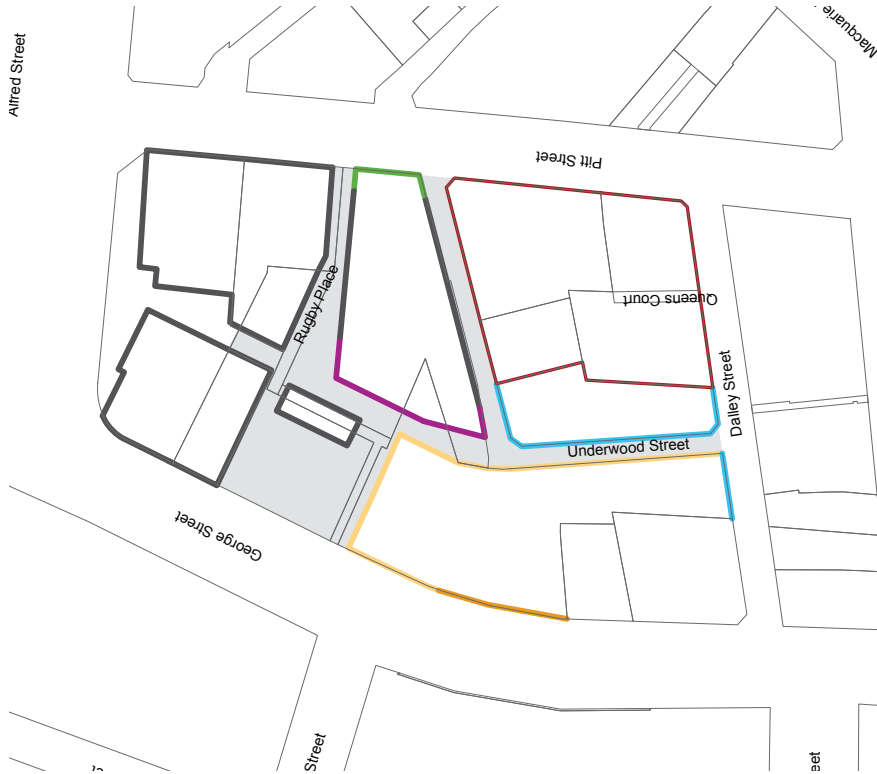


Image 1.47 Setback above street frontage height Plan - Sydney DCP 2012 Figure 6.14A

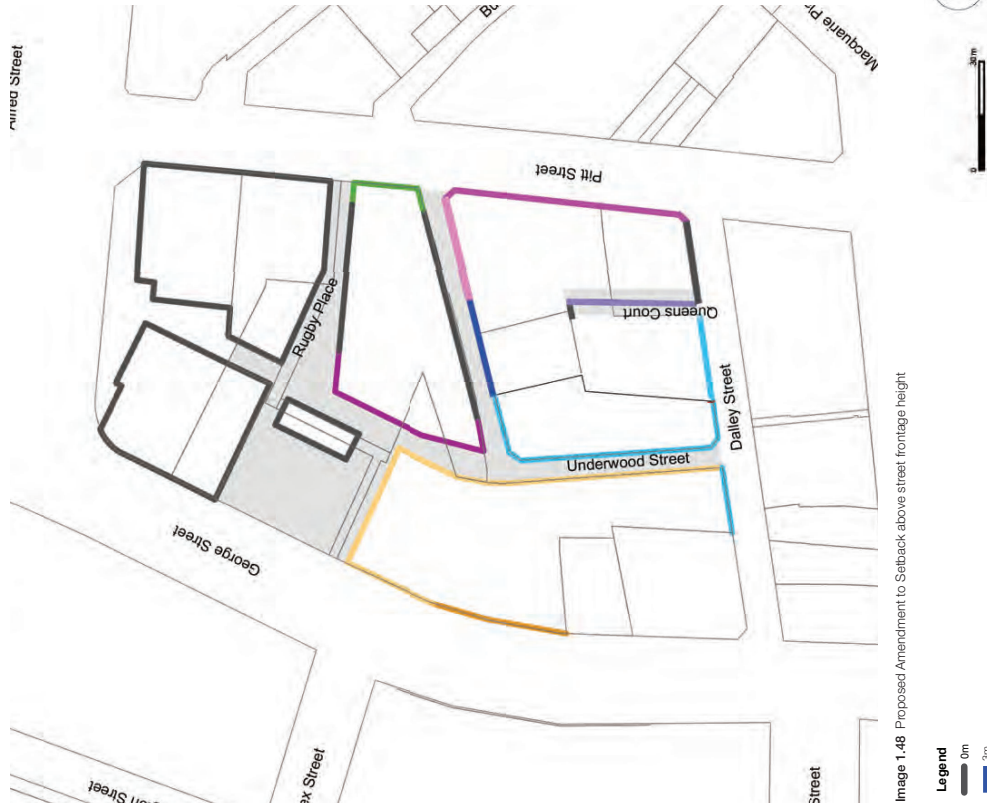


Image 1.48 Proposed Amendment to Setback above street frontage height

Planning Context - Sydney Development
Control Plan (DCP) 2012
Specific Sites - APDG Block

Figure 6.14A APDG Site
- Setback above the street frontage height

Figure 6.15A APDG Site
- Vehicular Access Plan

Current DCP 2012

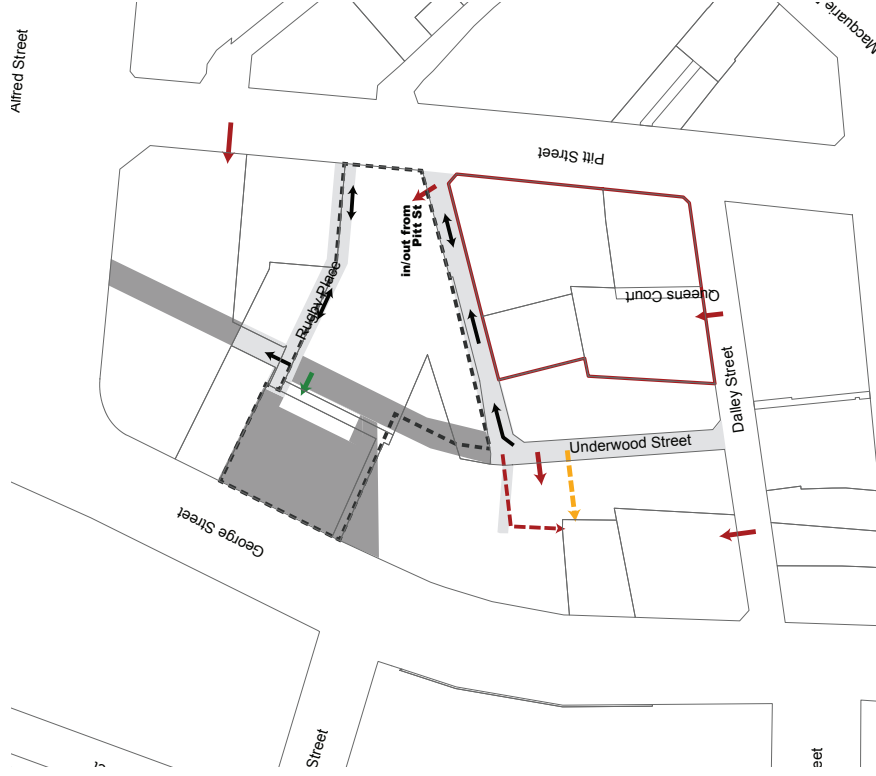


Image 1.49 Vehicular Access Plan - Sydney DCP 2012 Figure 6.15A

- Legend**
- Preferred vehicular access location
 - Short term access location
 - Preferred long term access location
 - Access to end trip facility (bike hub)
 - Traffic circulation direction
 - No vehicular access
 - Publicly accessible space/street/lanes
 - Shared basements/servicing
 - Line of land subject to a separate planning proposal

PROPOSED Additional Provisions to Alternative Block 5

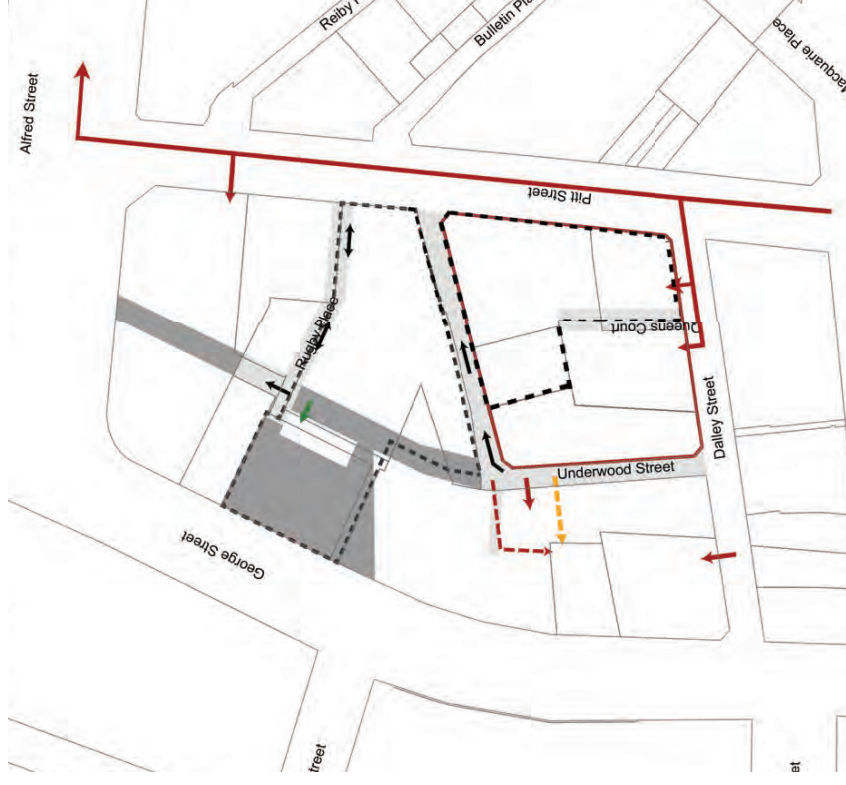


Image 1.50 Proposed Amendment to Vehicular Access Plan



Image 1.51 Lanes Map - Sheet LNE_014 - Sydney LEP 2012

Current LEP 2012



Image 1.52 Lanes Map - Sheet LNE_014 - Sydney LEP 2012

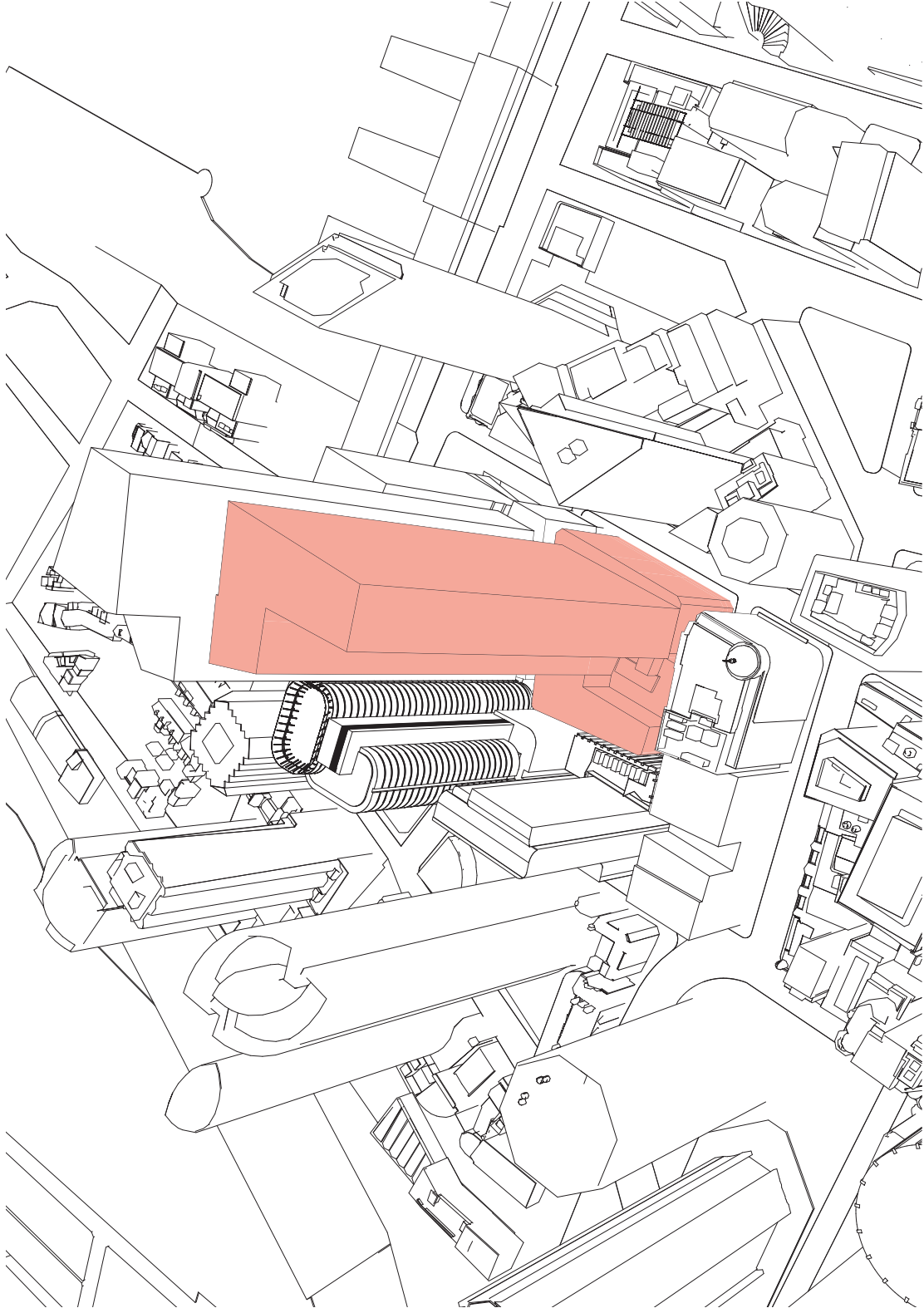
Lanes
Central Sydney Lanes
Cadastral
Cadastral 21/10/2016 © City of Sydney

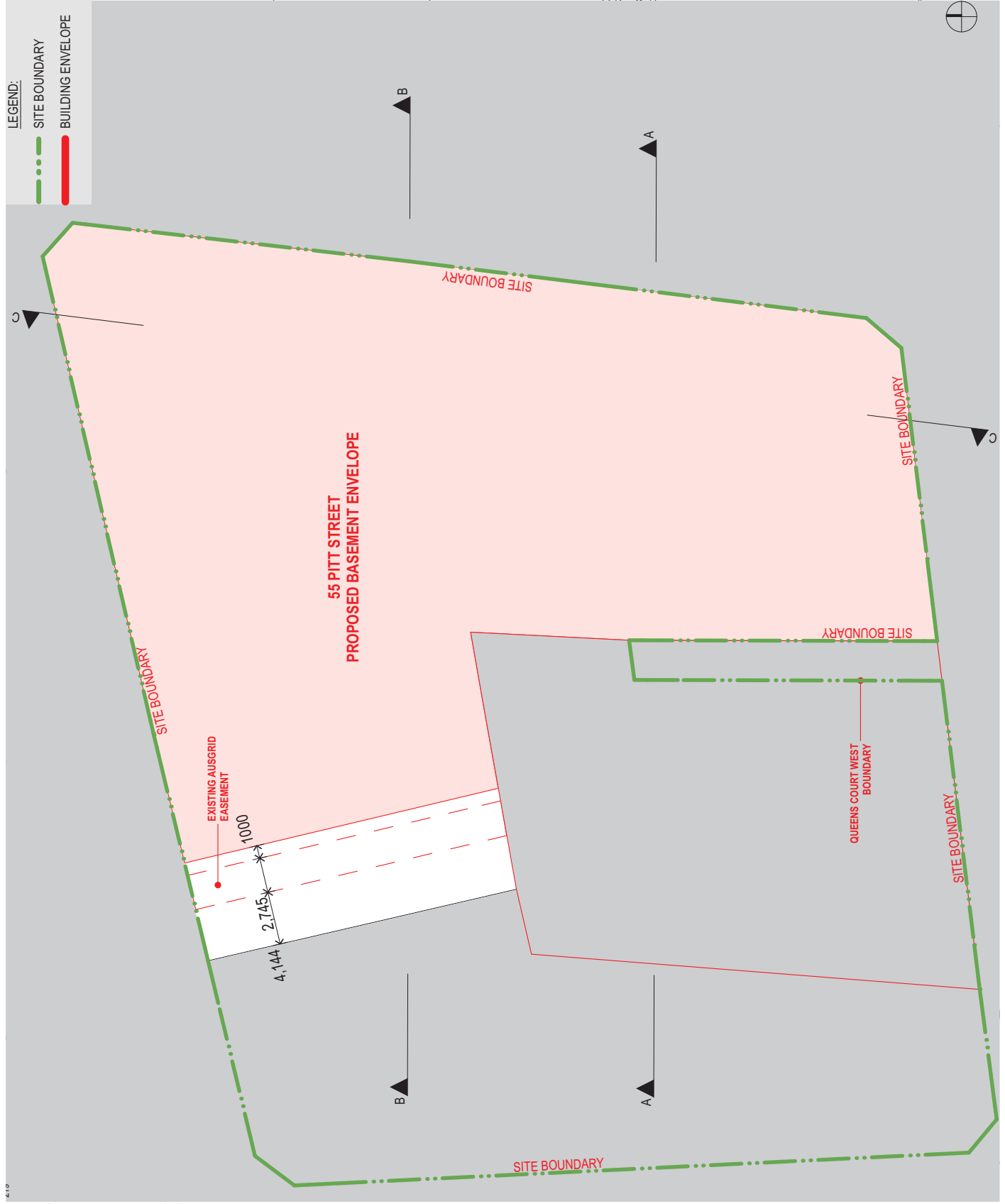
PROPOSED Additional Provisions to Lanes Map

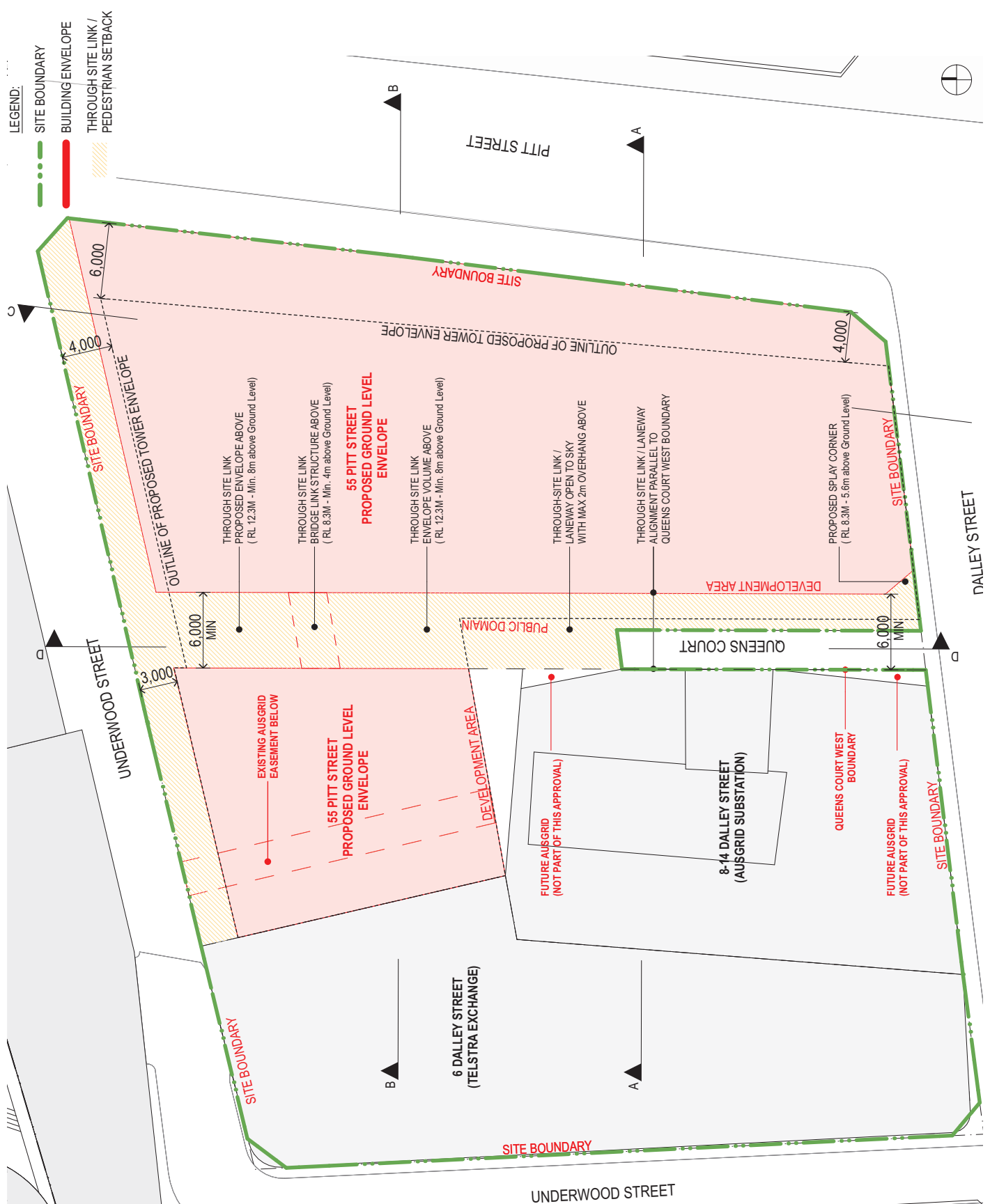


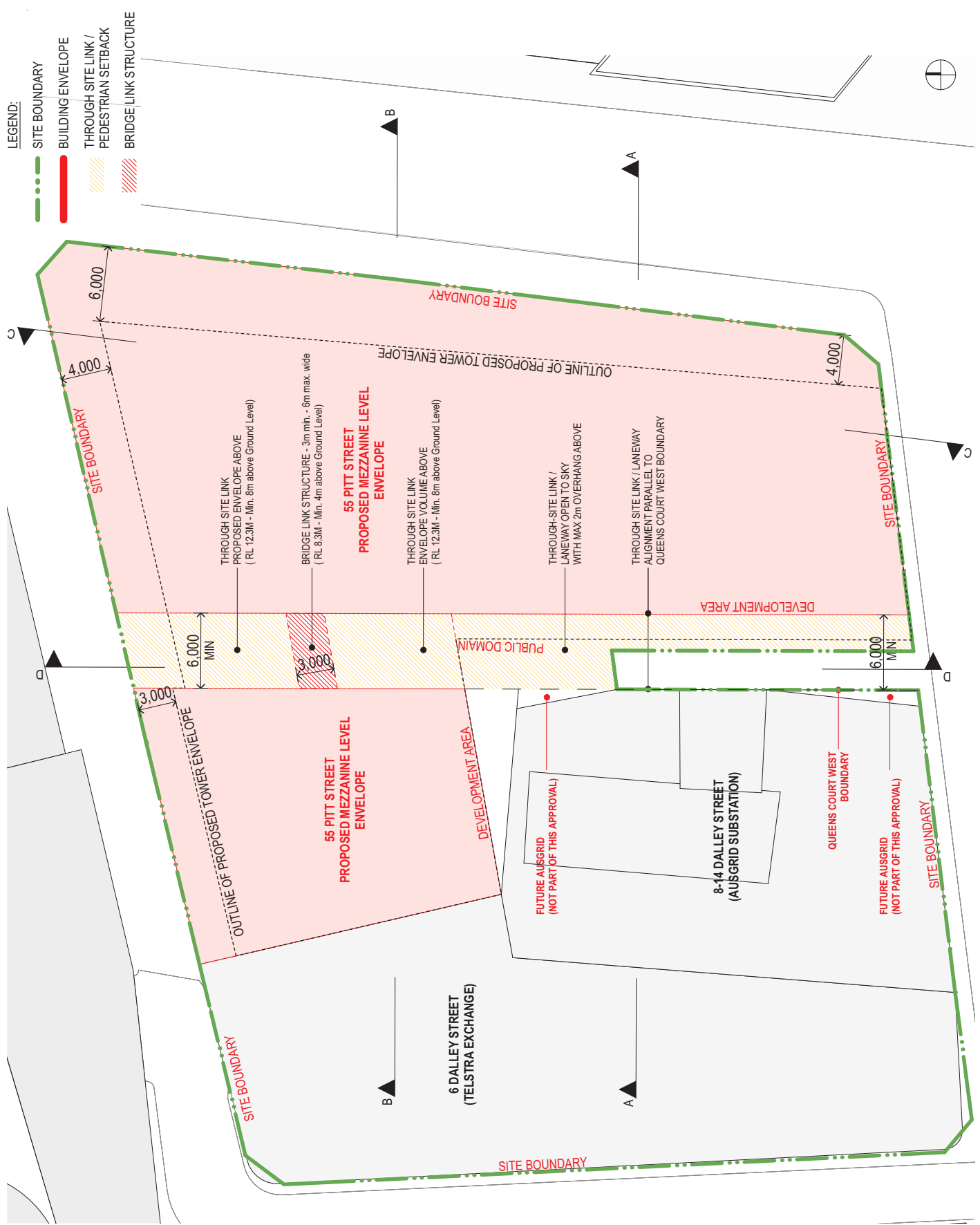
Image 1.53 Proposed Amendment to Lanes Map - Sheet LNE_014 - Sydney LEP 2012

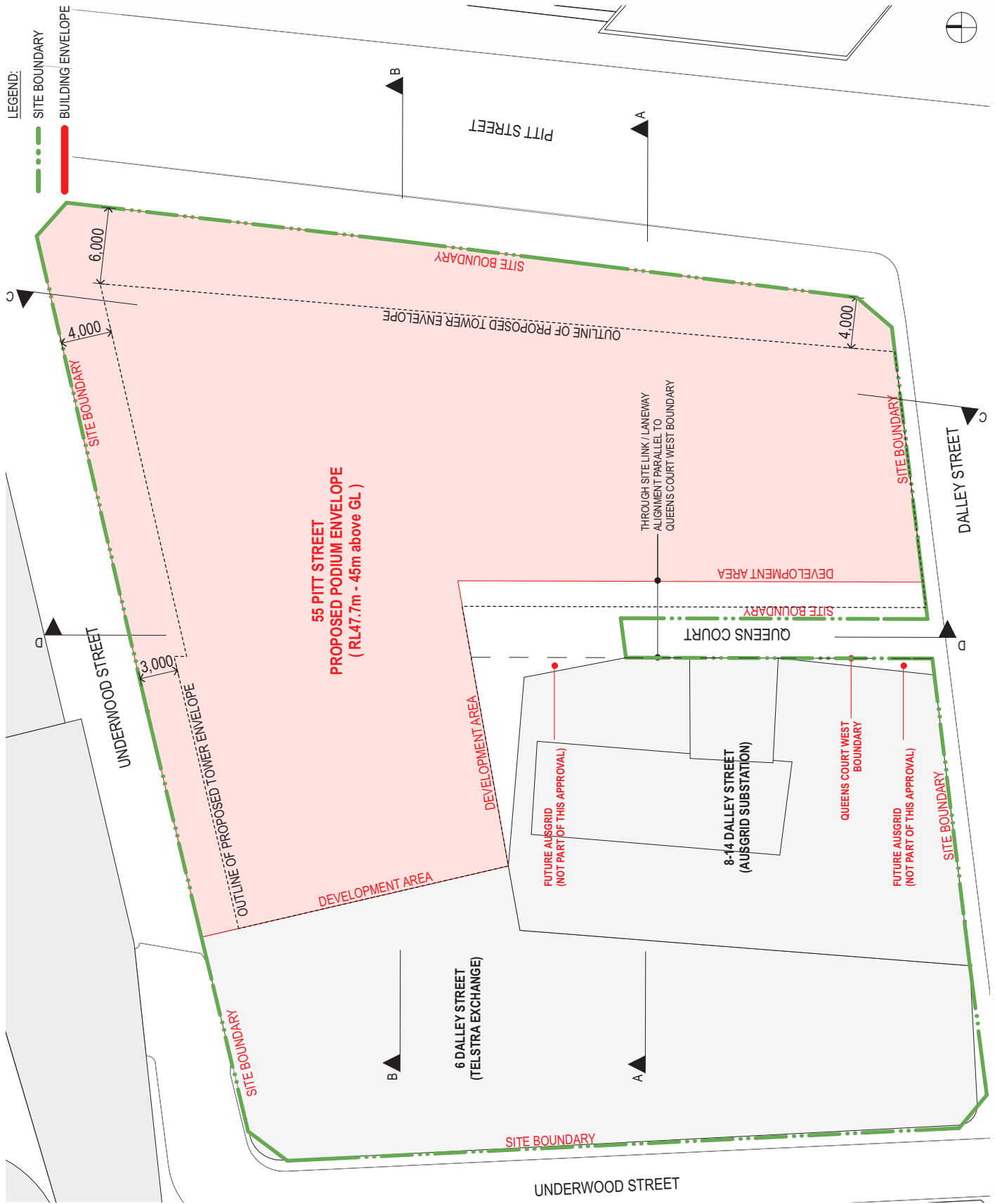


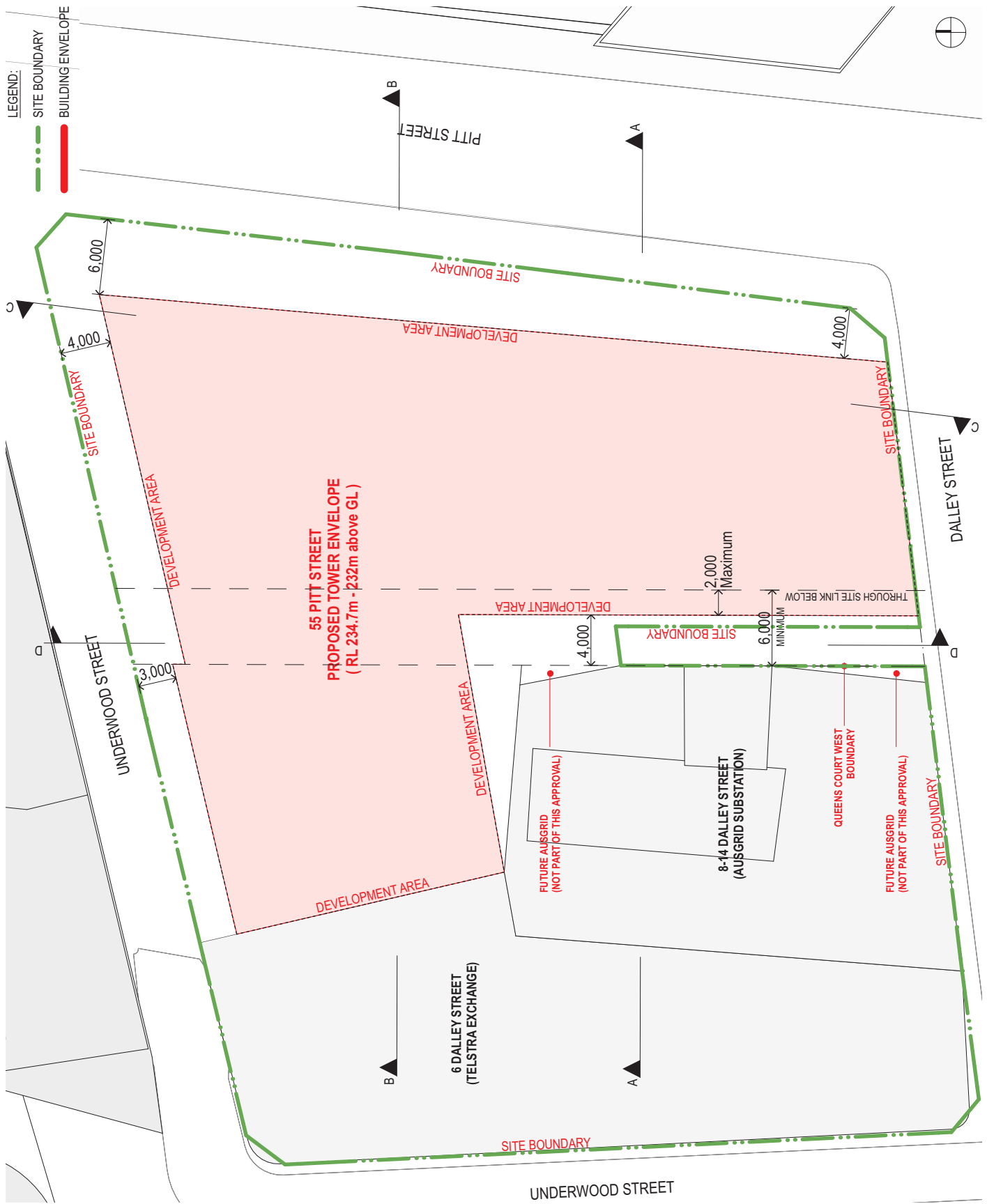




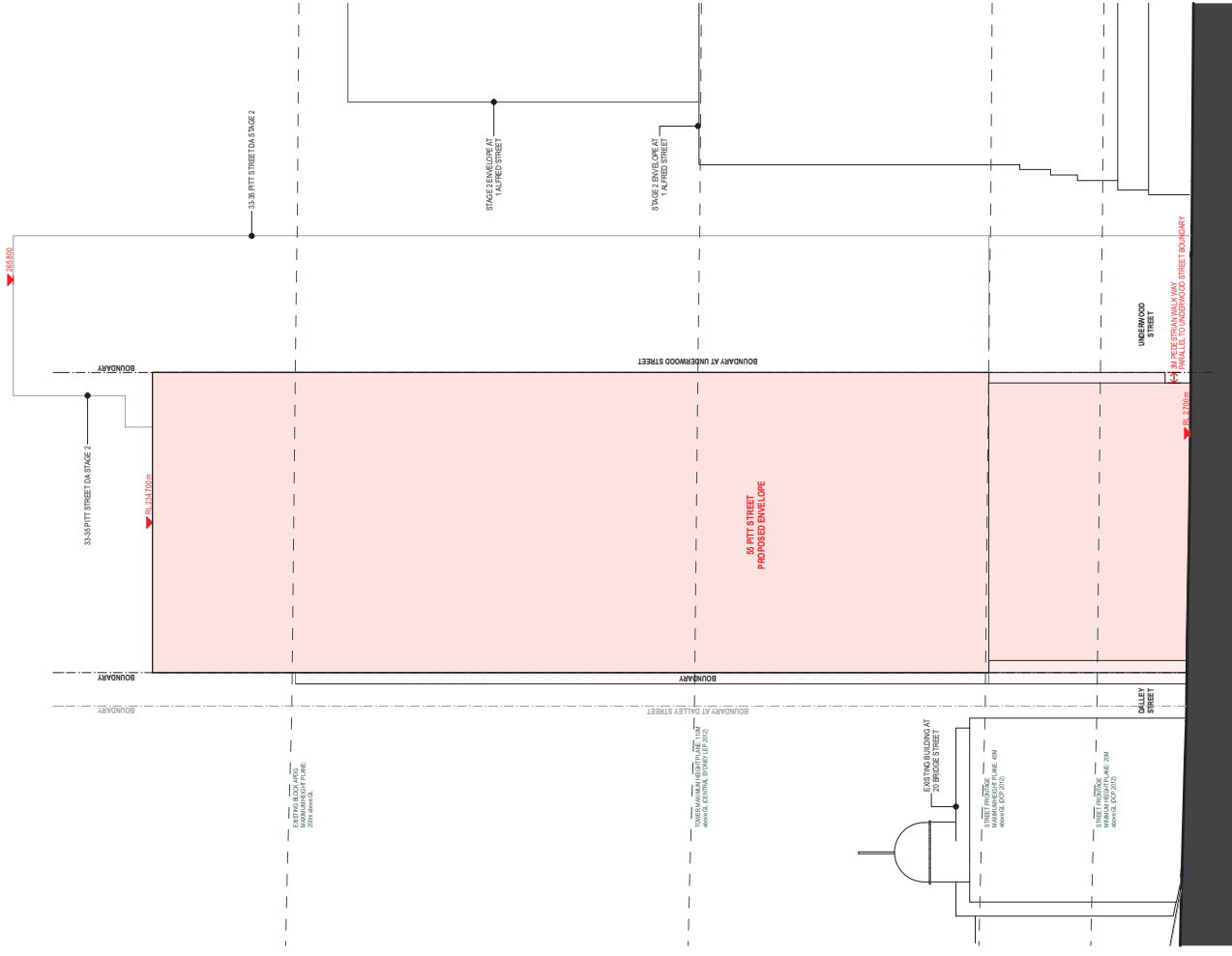


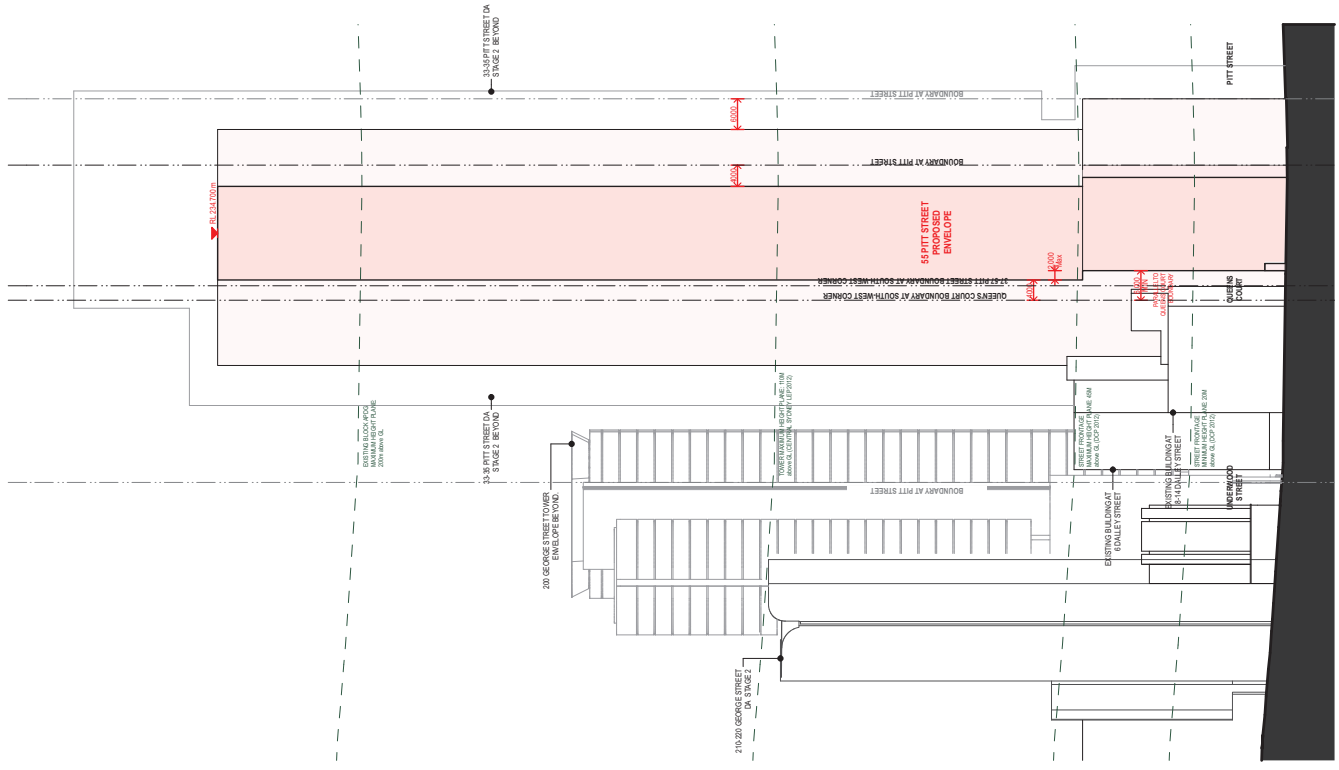


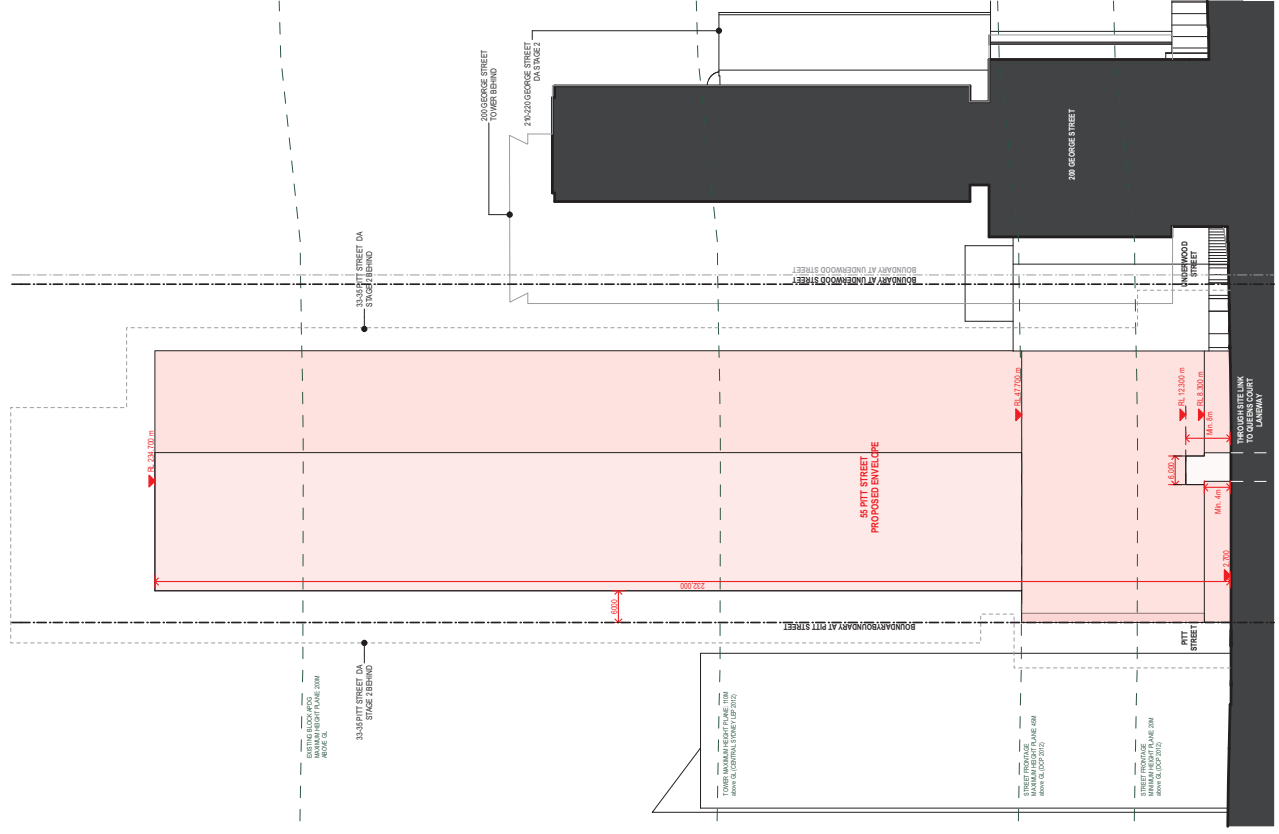




Envelope Elevation East



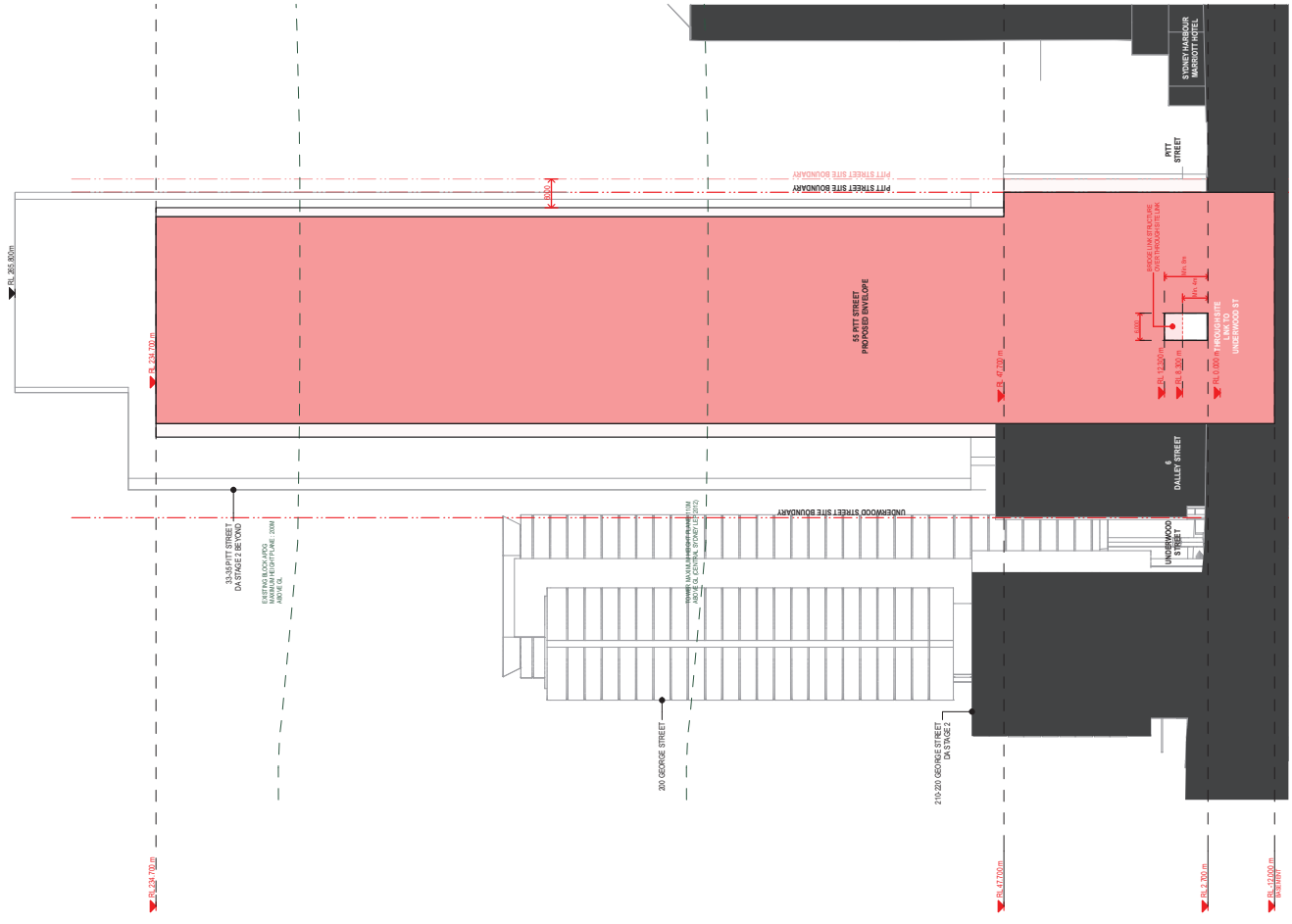




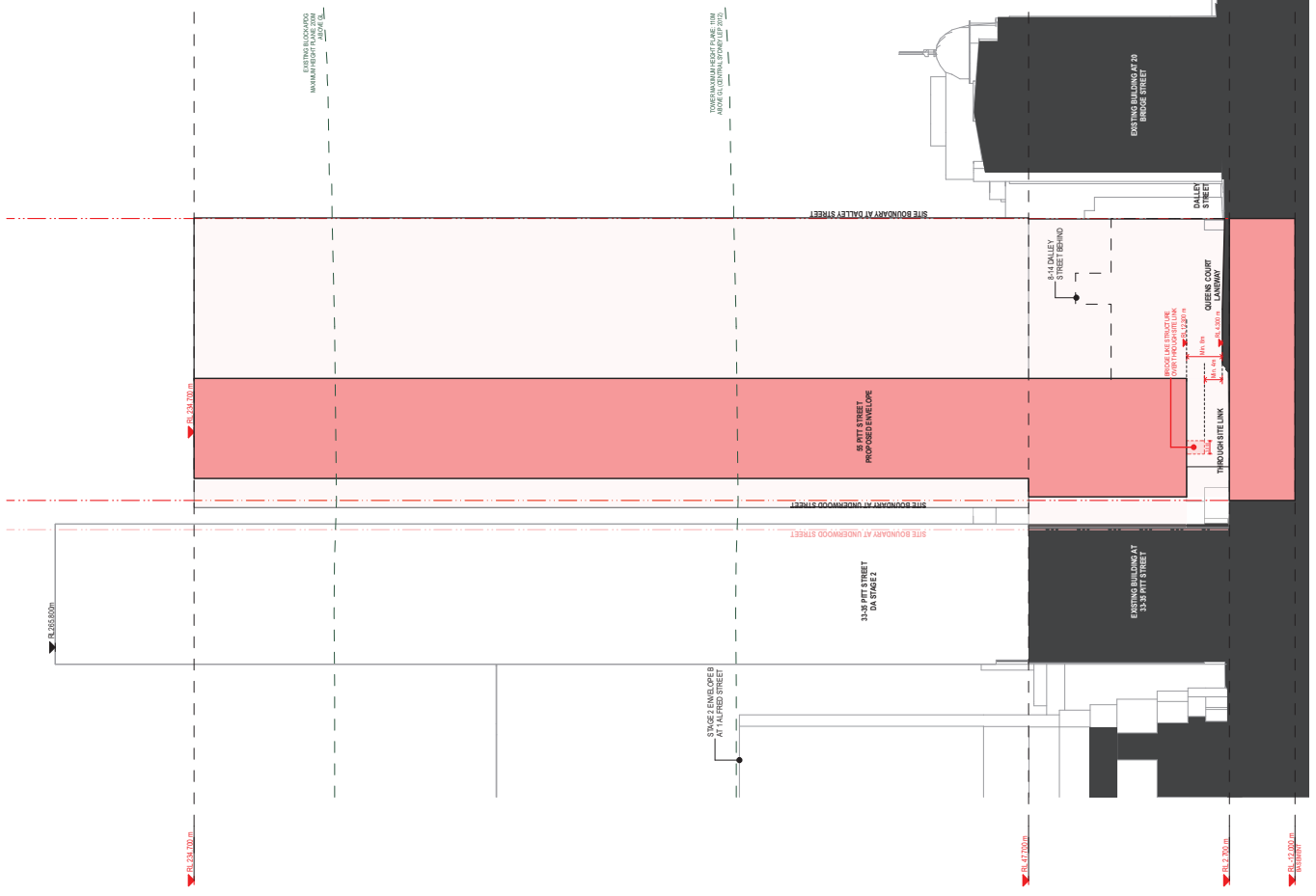
227

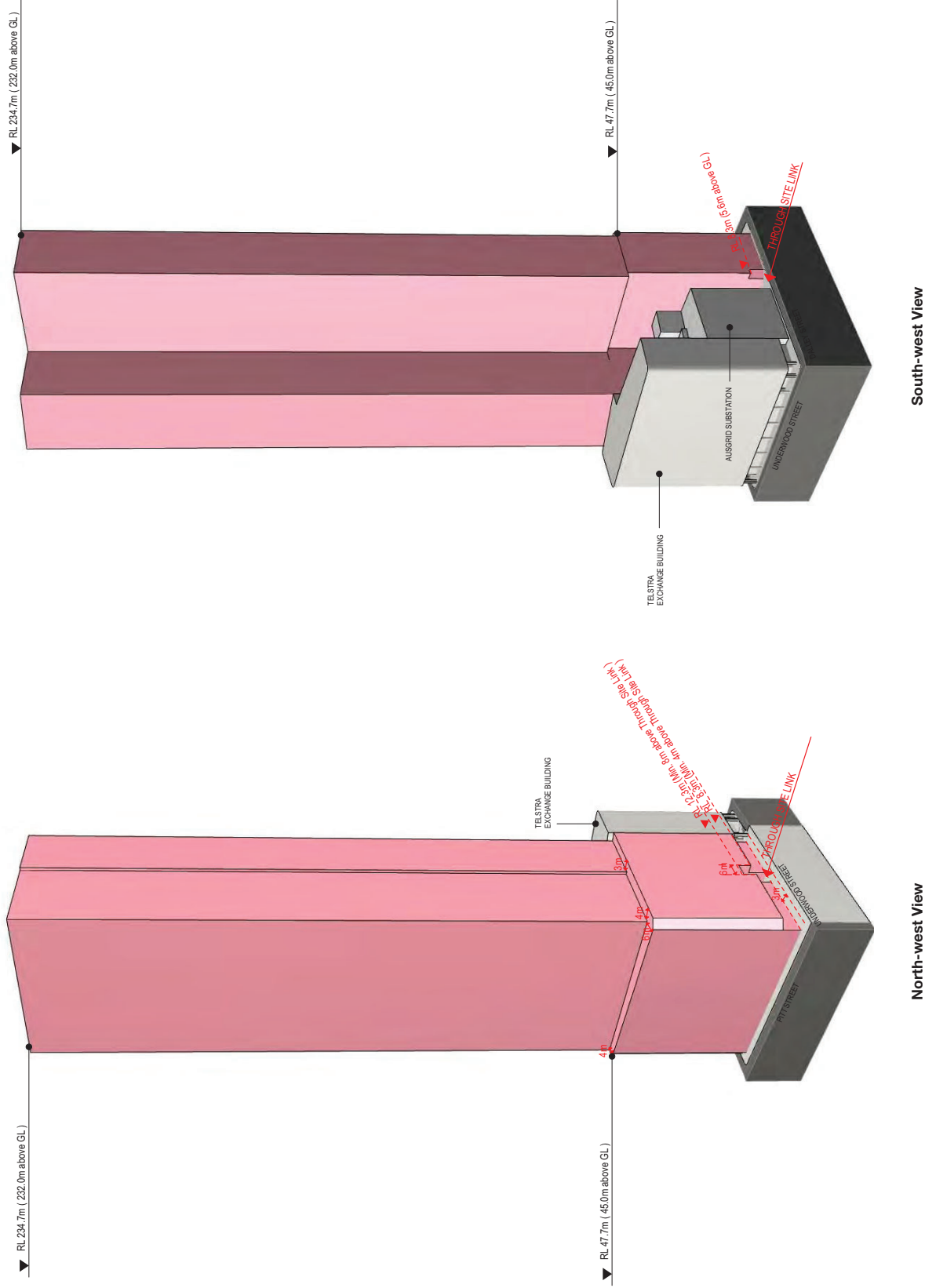


Envelope Section B West-East



Envelope Section D North-South Through Site Link







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Podium Floor Plan



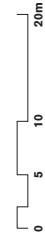
Podium Floor Plan with Void



Tower Low-rise Floor Plan



Tower Low-rise Floor Plan with Void





Tower Mid-rise Floor Plan



Tower Mid-rise Floor Plan with Void

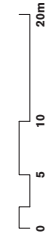




Tower High-rise Floor Plan



Tower High-rise Floor Plan with Void



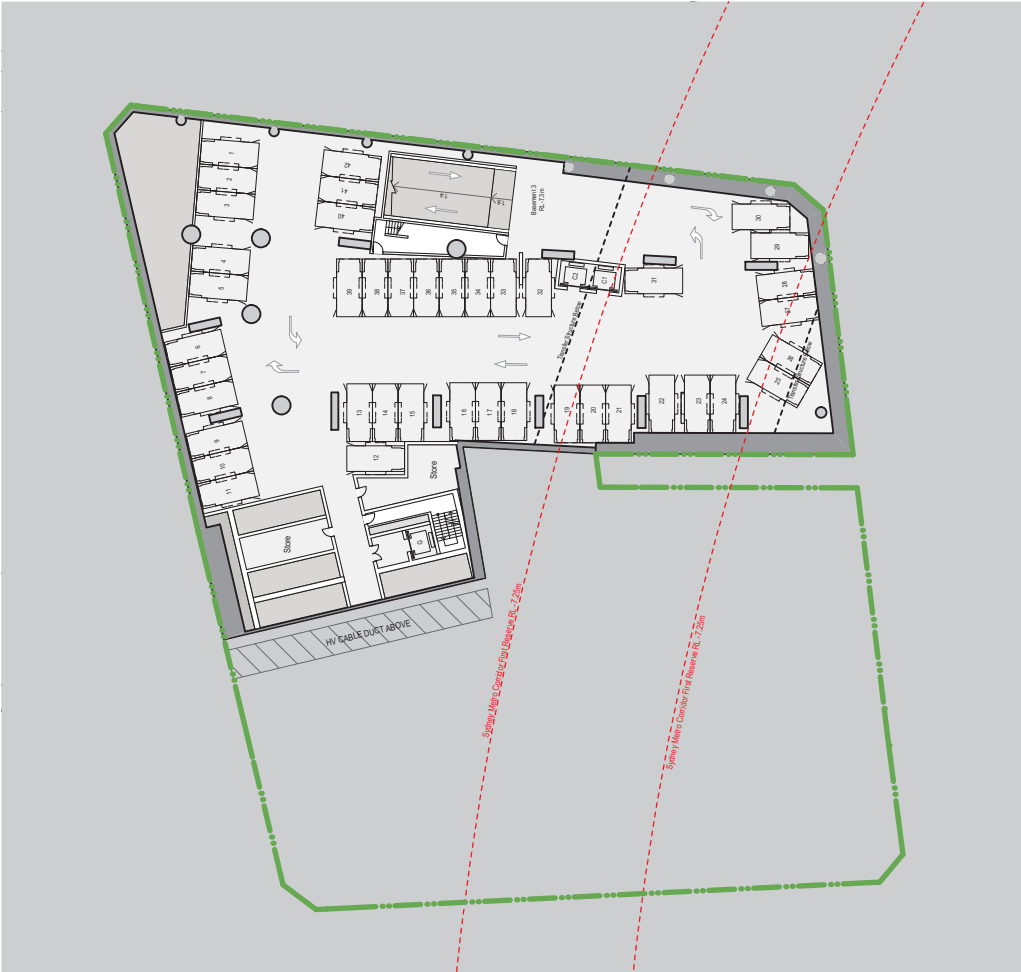


Tower Sky-rise Floor Plan

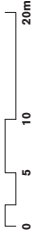


Tower Sky-rise Floor Plan with Void





Basement 3





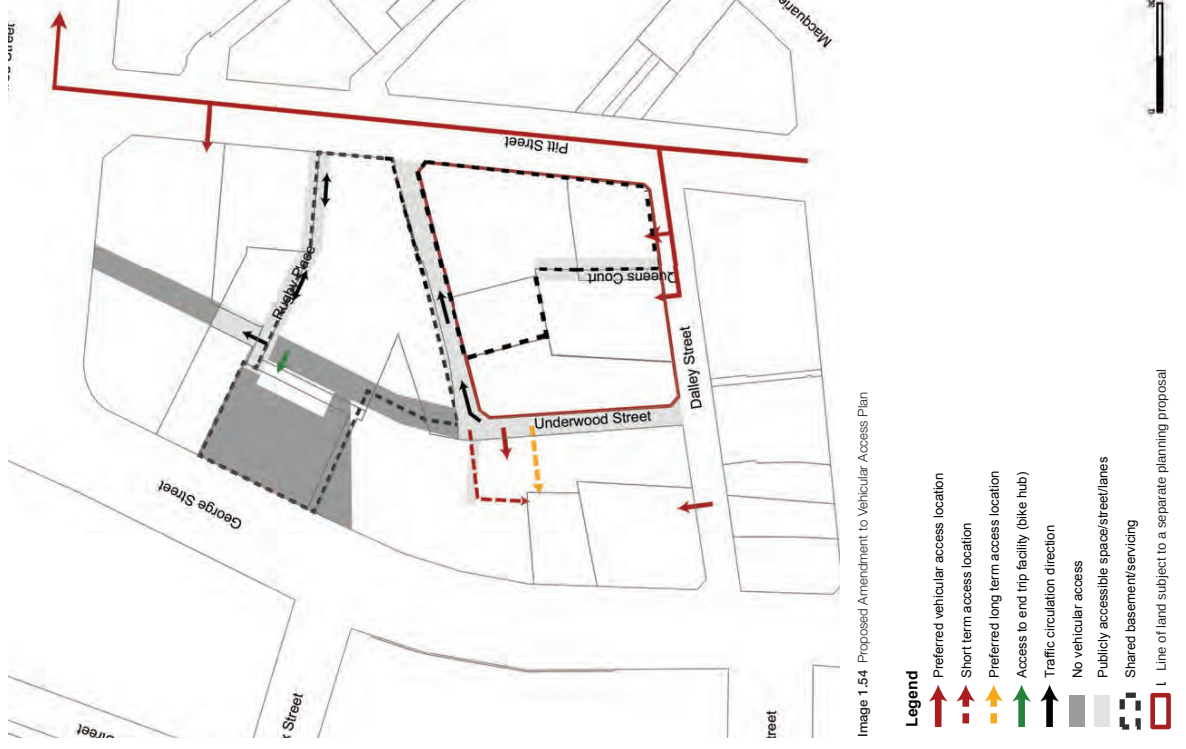


	RL	Floor to Floor	Height	GBA	GFA
Level 50	234.70	Roof	232.00		
Level 49	227.10	Plant	224.40	1795	0
Level 48	219.00	Tower Sky-rise	8.10	216.30	1795
Level 47	214.95	Tower Sky-rise with Void	4.05	212.25	1727
Level 46	210.90	Tower Sky-rise	4.05	208.20	1795
Level 45	206.85	Tower Sky-rise with Void	4.05	204.15	1727
Level 44	202.80	Tower Sky-rise with Void	4.05	200.10	1727
Level 43	198.75	Tower Sky-rise	4.05	196.05	1795
Level 42	194.70	Tower Sky-rise with Void	4.05	192.00	1727
Level 41	190.65	Tower Sky-rise with Void	4.05	187.95	1727
Level 40	186.60	Tower Sky-rise	4.05	183.90	1795
Level 39	182.55	Tower High-rise with Void	4.05	179.85	1735
Level 38	178.50	Tower High-rise with Void	4.05	175.80	1735
Level 37	174.45	Tower High-rise	4.05	171.75	1815
Level 36	170.40	Tower High-rise with Void	4.05	167.70	1735
Level 35	166.35	Tower High-rise with Void	4.05	163.65	1735
Level 34	162.30	Tower High-rise	4.05	159.60	1815
Level 33	158.25	Tower High-rise with Void	4.05	155.55	1735
Level 32	154.20	Tower High-rise with Void	4.05	151.50	1735
Level 31	150.15	Tower High-rise	4.05	147.45	1815
Level 30	144.15	Plant	6.00	141.45	1828
Level 29	136.05	Tower Mid-rise	8.10	133.35	1828
Level 28	132.00	Tower Mid-rise with Void	4.05	129.30	1766
Level 27	127.95	Tower Mid-rise	4.05	125.25	1828
Level 26	123.90	Tower Mid-rise with Void	4.05	121.20	1766
Level 25	119.85	Tower Mid-rise with Void	4.05	117.15	1766
Level 24	115.80	Tower Mid-rise	4.05	113.10	1828
Level 23	111.75	Tower Mid-rise with Void	4.05	109.05	1766
Level 22	107.70	Tower Mid-rise with Void	4.05	105.00	1766
Level 21	103.65	Tower Mid-rise	4.05	100.95	1828
Level 20	99.60	Tower Low-rise with Void	4.05	96.90	1750
Level 19	95.55	Tower Low-rise	4.05	92.85	1828
Level 18	91.50	Tower Low-rise with Void	4.05	88.80	1750
Level 17	87.45	Tower Low-rise with Void	4.05	84.75	1750
Level 16	83.40	Tower Low-rise	4.05	80.70	1828
Level 15	79.35	Tower Low-rise with Void	4.05	76.65	1750
Level 14	75.30	Tower Low-rise with Void	4.05	72.60	1750
Level 13	71.25	Tower Low-rise	4.05	68.55	1828
Level 12	65.25	Plant	6.00	62.55	1828
Level 11	61.20	Tower Low-rise with Void	4.05	58.50	1750
Level 10	57.15	Tower Low-rise with Void	4.05	54.45	1750
Level 9	53.10	Tower Low-rise	4.05	50.40	1828
Tower	45.00	Tower Low-rise	8.10	42.30	1589
					1,183
					74406
					57655
Level 8	40.50	Podium	4.50	37.80	2301
Level 7	36.00	Podium with Void	4.50	33.30	2043
Level 6	31.50	Podium with Void	4.50	28.80	2043
Level 5	27.00	Podium	4.50	24.30	2301
Level 4	22.50	Podium with Void	4.50	19.80	2043
Level 3	18.00	Podium with Void	4.50	15.30	2043
Level 2	13.50	Podium	4.50	10.80	2301
Level 1	9.00	Lift lobby	4.50	6.30	1566
Ground	2.70	Retail/Foyer	6.30	0.00	1939
Podium					18582
					13065
Basement 1	-1.30	Loading	4.00	2239	0
Basement 2	-4.30	Car Park	3.00	2239	
Basement 3	-7.30	Car Park	3.00	2239	
Basement					6718
Total					99706
					70721

PROPOSED Pedestrian Movement



PROPOSED Vehicular Movement



Existing and Proposed uses

The following illustrates the existing and proposed uses at ground and typical levels

Existing Area and Use



Existing - Ground Use

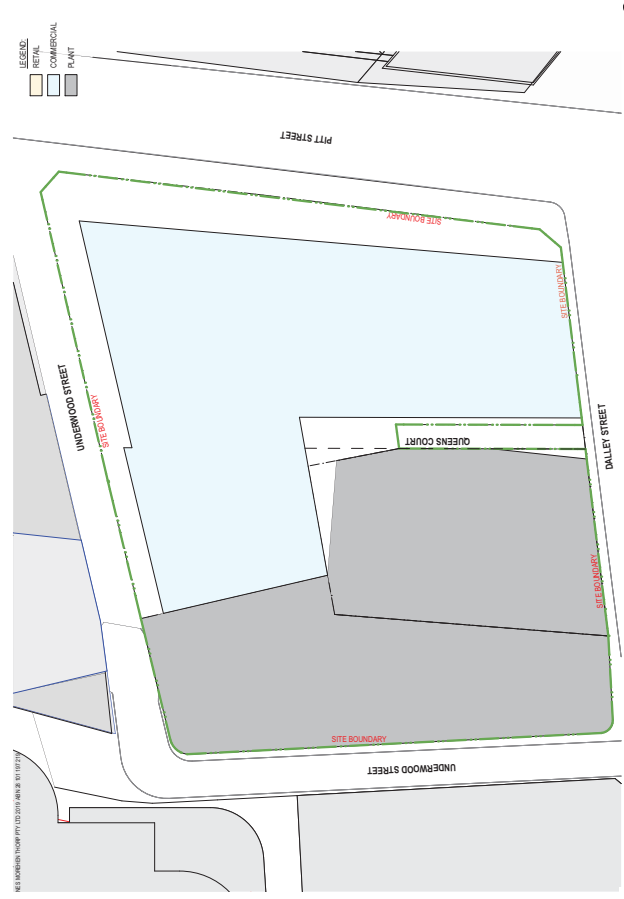
Proposed Area and Use
Commercial 70,486 sqm
Retail 750 sqm
(Lanes Development Floor Space : 515 sqm)



Proposed - Ground Use



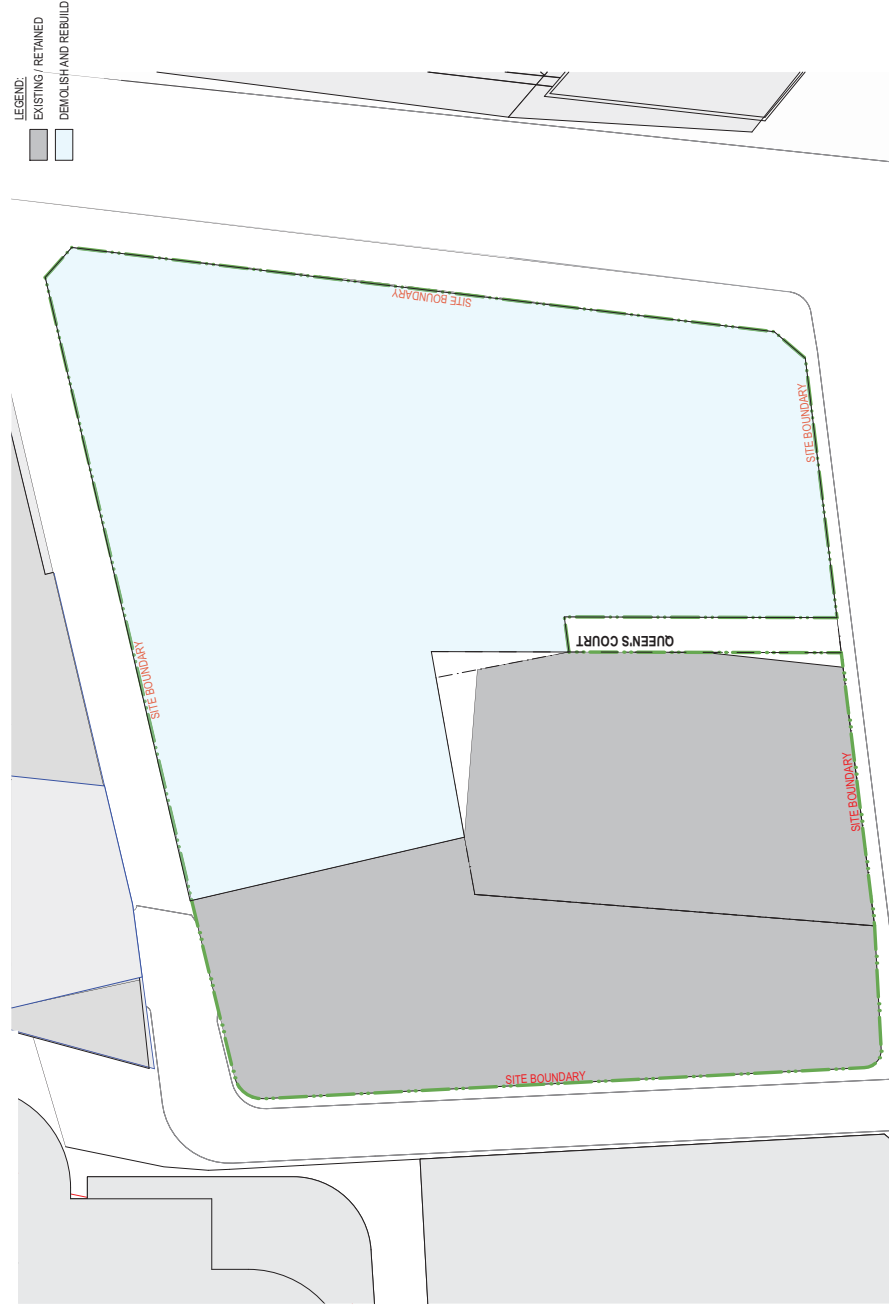
Existing - Typical Podium / Tower



Proposed - Typical Tower

Staging Diagram

The planning proposal is for a single stage demolition and rebuild as indicated



Single Stage development envelope

10.0 View Analysis

View Corridors

A view analysis has been undertaken examining the proposed envelope within the surrounding context.

Sitting predominantly in the shadow of 33-35 Pitt Street DA Stage 2 building, the proposed envelope will have minimal noticeable contribution to the city skyline and in doing so will provide little impact to sky views.

The best vantage point of the scheme is from Pitt St near Bridge Street looking north. From this view the proposed envelope sits comfortably in front of the 33-35 Pitt Street DA Stage 2 building, providing an intermediate scale.

The proposed podium envelope maintains the alignment and form of the street wall. The reduced setback of the tower maintains articulation between the podium and the tower. A reduction to the tower setback also contributes to optimising views from Circular Quay and providing variation to the tower envelope on the western side of Pitt St.

The proposed tower envelope responds to the context of the neighbouring towers. Not competing in height and complementing the scale of them.

Proposed Envelope
232m above GL (RL 234.7m)

Proposed Envelope -
232m above GL (RL 234.7m)

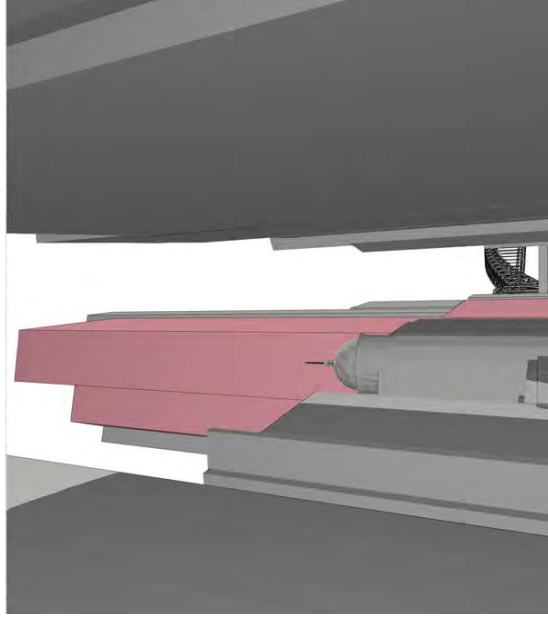


Image 1.56 View 1 Pitt St Looking North - Proposed Envelope

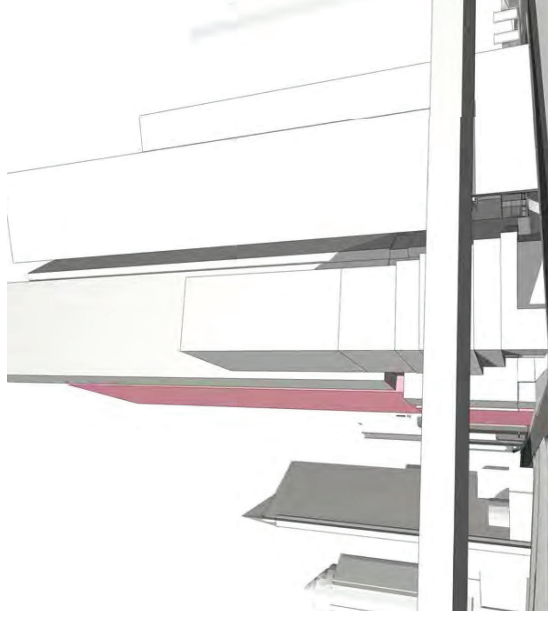


Image 1.58 View 3 From Circular Quay - Proposed Envelope

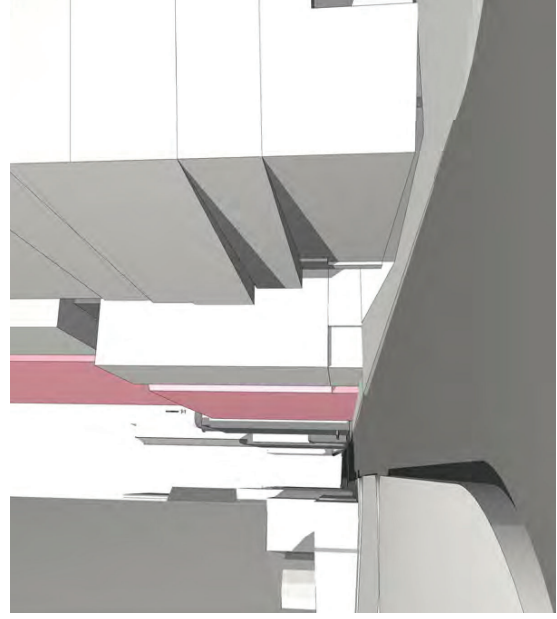


Image 1.57 View 2 Pitt St Looking South - Proposed Envelope

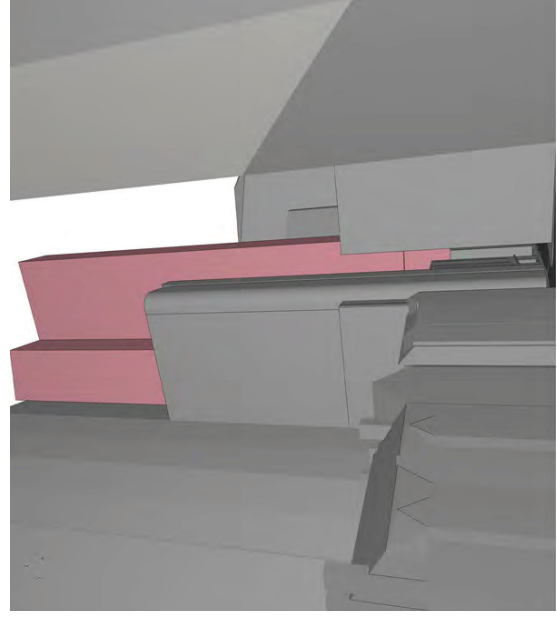


Image 1.59 View 4 From Lang Park - Proposed Envelope

A view analysis has been undertaken of Pitt Street looking north towards the Harbour Bridge. The following illustrates the limited impact the proposed tower envelope will have on the existing street skyline.

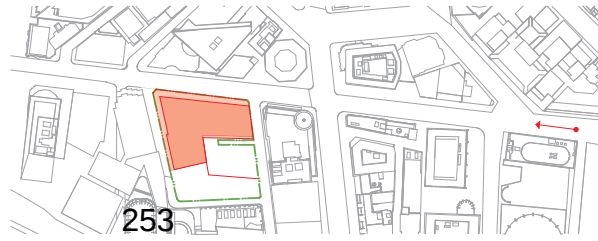


Image 1.62 Pitt St Keyplan

Proposed Envelope
- 4m-6m Pitt Street Setback

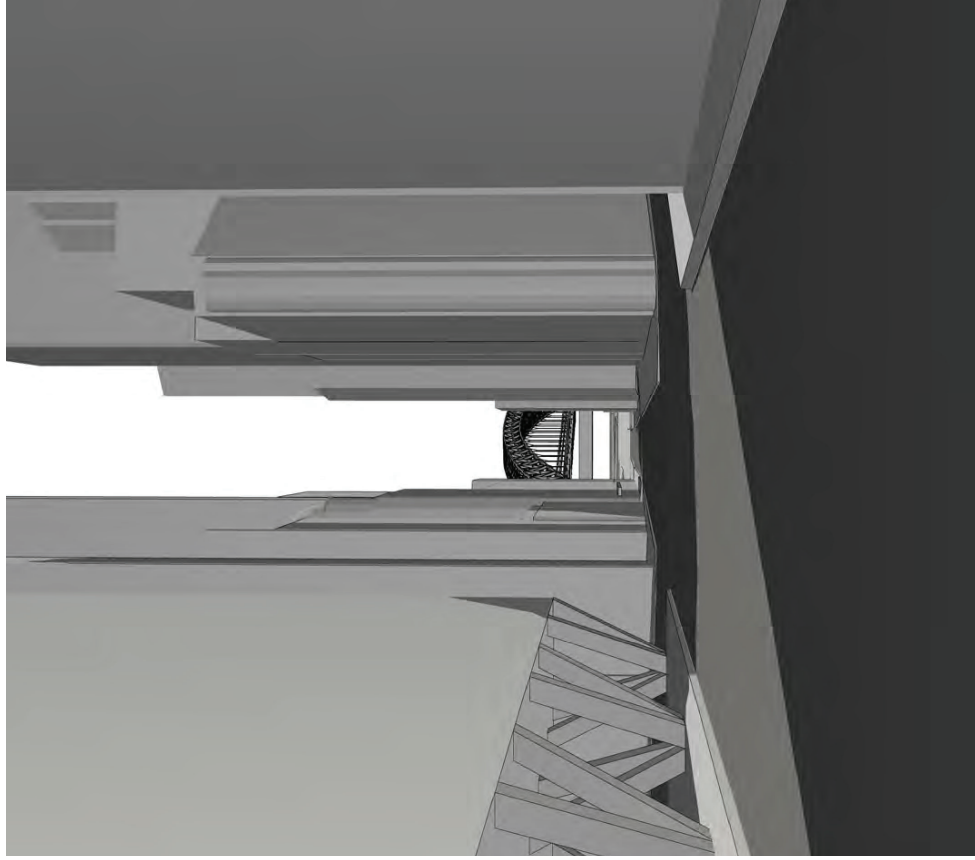


Image 1.61 View from Model - Current with 33-35 Pitt Street DA Stage 2.

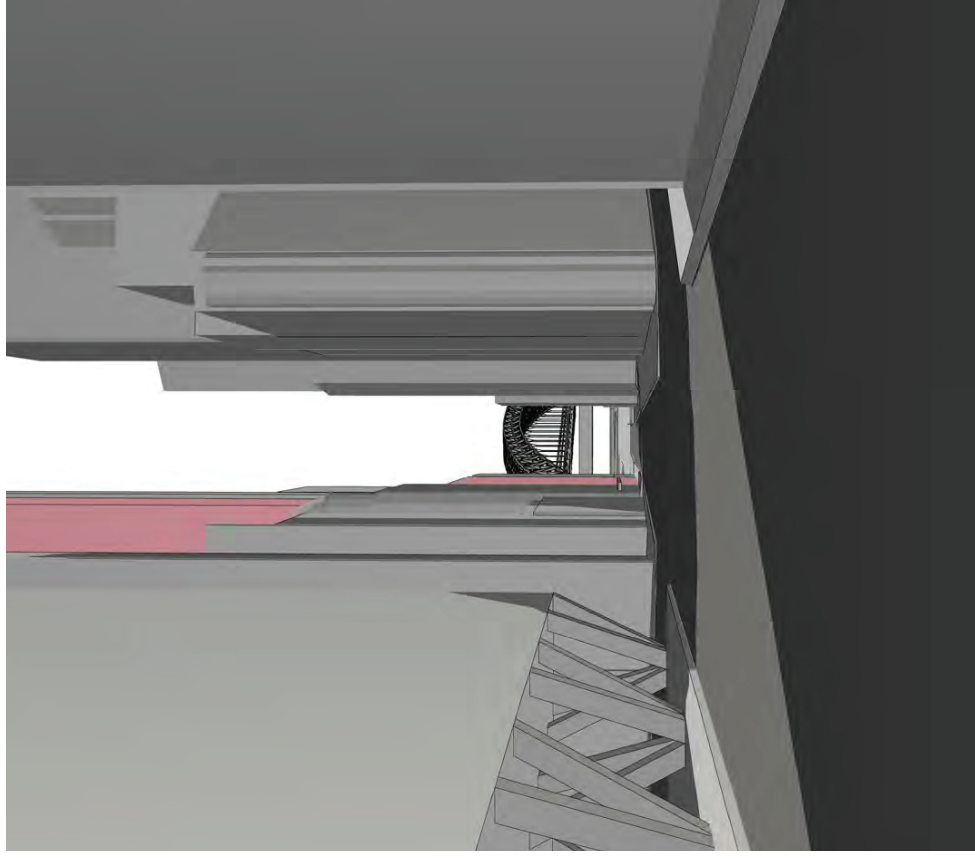


Image 1.60 View from Model - Proposed Envelope with 33-35 Pitt Street DA Stage 2.

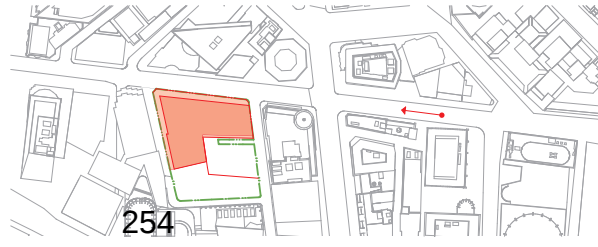


Image 1.65 Pitt St Keyplan

Proposed Envelope

- 4m-6m Pitt Street Setback

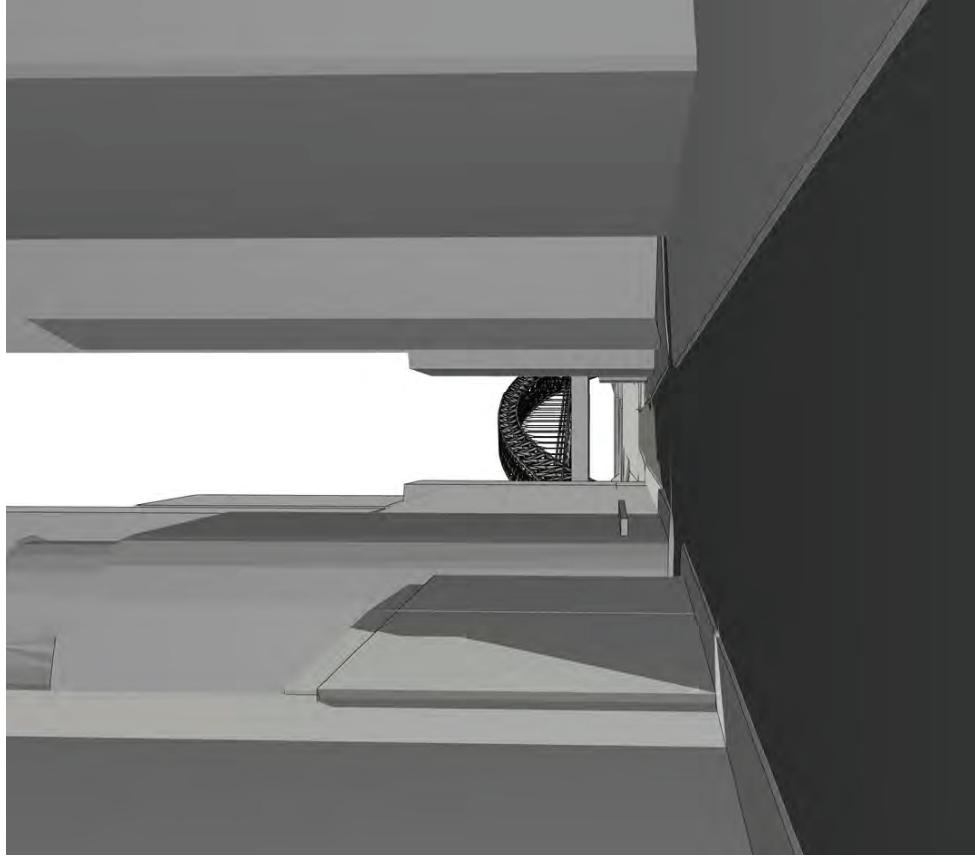


Image 1.64 View from Model - Current with 33-35 Pitt Street DA Stage 2.

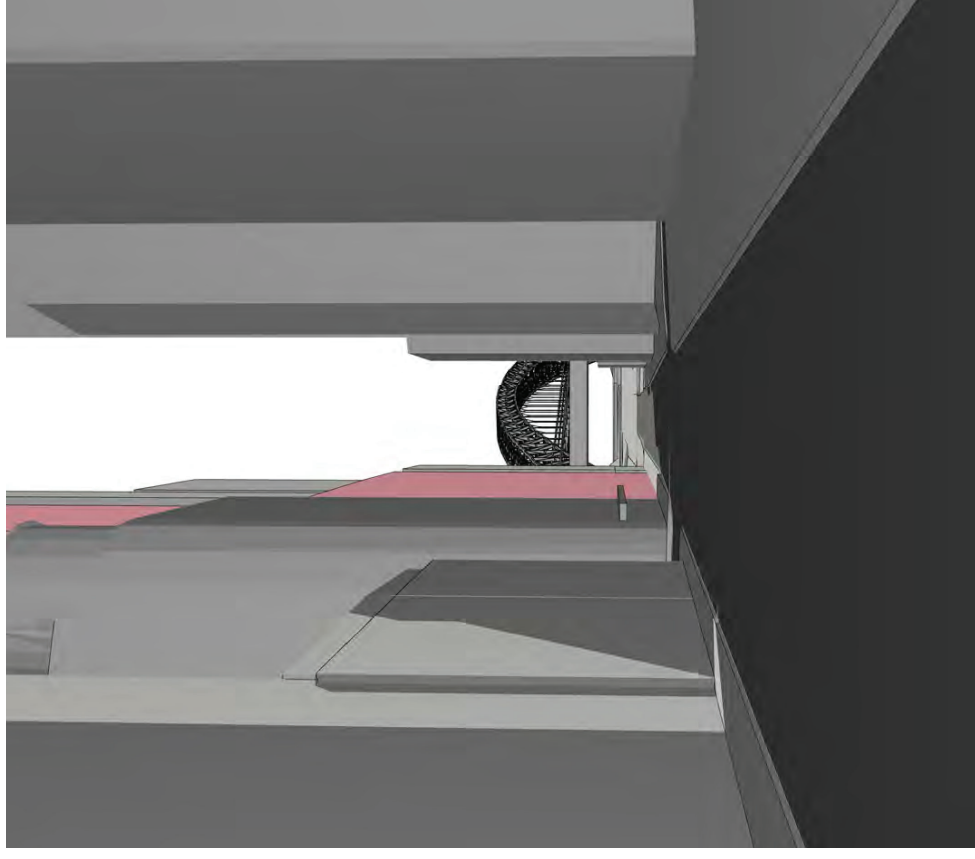


Image 1.63 View from Model - Proposed Envelope with 33-35 Pitt Street DA Stage 2.

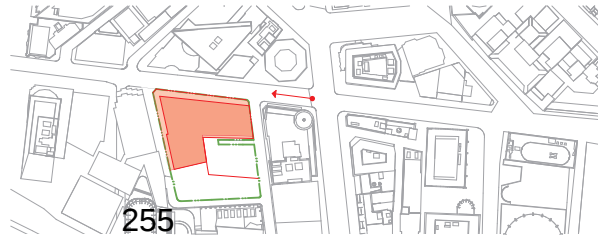


Image 1.68 Pitt St Keyplan

Proposed Envelope

- 4m-6m Pitt Street Setback

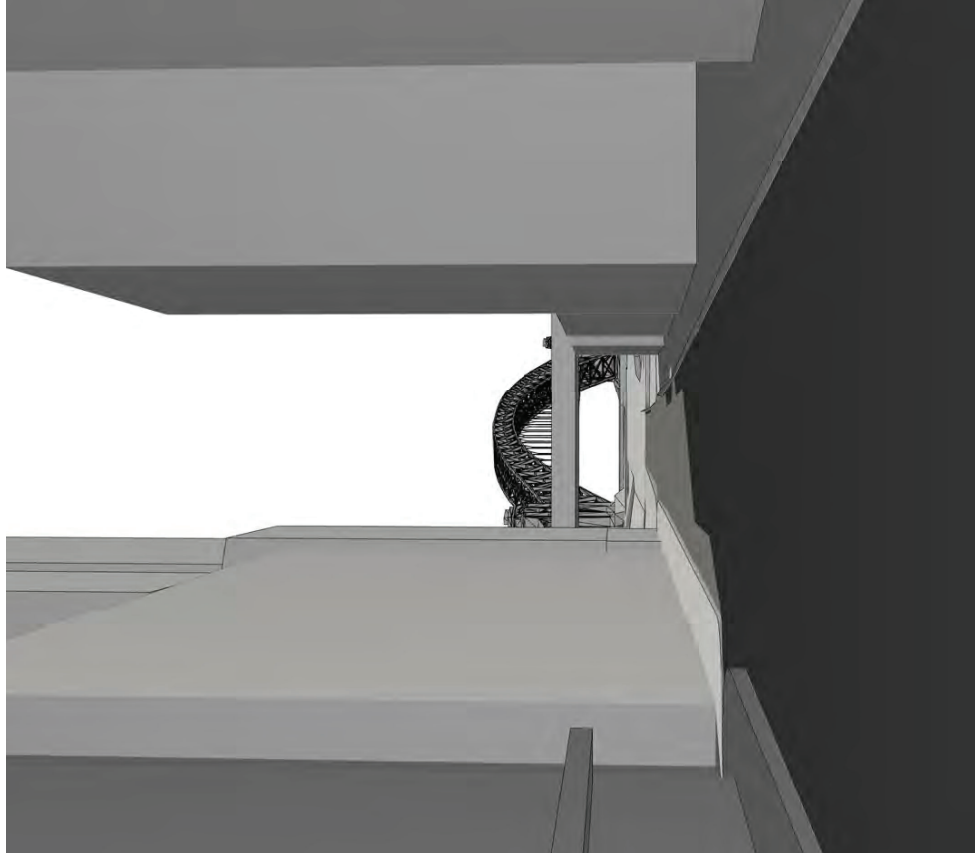


Image 1.67 View from Model - Current with 33-35 Pitt Street DA Stage 2.

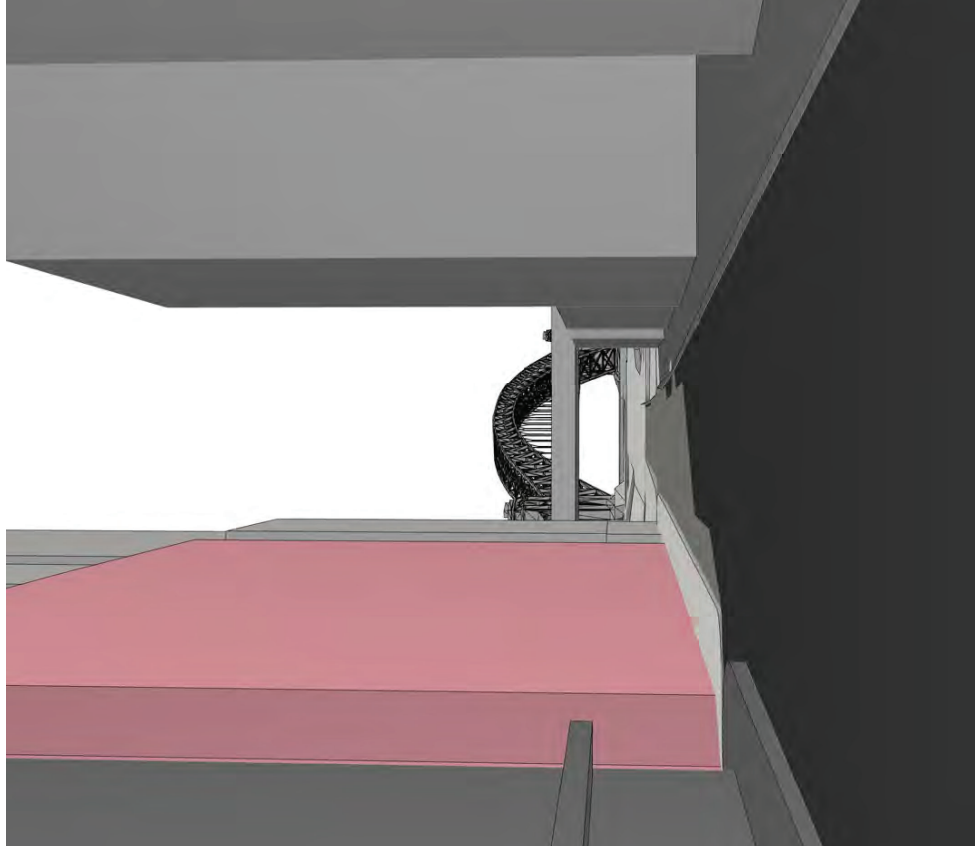


Image 1.66 View from Model - Proposed Envelope with 33-35 Pitt Street DA Stage 2.