

Attachment A2

Urban Design Study



55 Pitt St Development Planning Proposal

Urban Design Study and Drawings | Mirvac



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1.0 Introduction

This document has been prepared to provide the architectural analysis and drawings to support the Planning Proposal for the land at 37-57 Pitt Street, 6-8 Underwood Street and 6-14 Dalley Street amalgamating to become the proposed subject site of 55 Pitt Street.

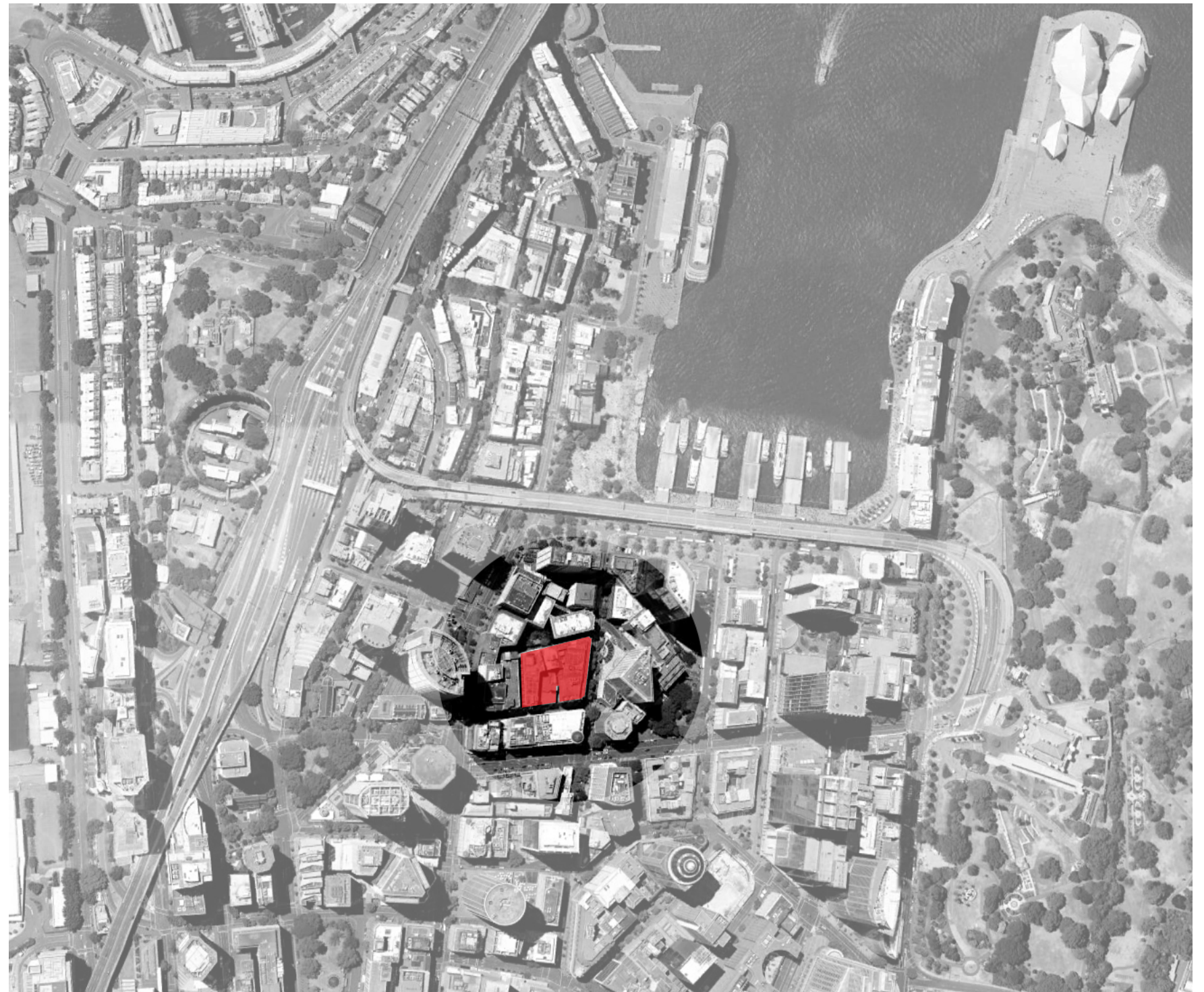
The purpose of this design report is to investigate the site's development potential for a base commercial office scheme. The following report analyses the opportunities and constraints of potential schemes under the current planning controls with an aim to review whether a more feasible and alternate envelope/scheme could provide a better development outcome for the site and for the broader site context.

Key to this investigation was to maintain the Sydney City Council's vision for the street block bound by Alfred, Pitt, Dalley and George Streets (the APDG Block) as outlined in Section 6: Specific Sites Section of the Sydney Development Control Plan 2012 (DCP) and also explore the alternative built form defined in the Draft Sydney DCP 2012 Central Sydney Planning Review Amendment Schedule 11 which mitigates the environmental impact through the day light and pedestrian wind comfort analysis. This has been undertaken through an analysis of the existing site and context, an analysis of poten-

tial built form envelopes on the site and adjoining properties including concurrent planning proposals and future developments that have achieved development consent on neighbouring sites.

The outcome of this investigation has lead to the development of an alternative proposed envelope requiring amendments to the current applicable controls in order to deliver a better outcome for the site within the current context of the APDG block.

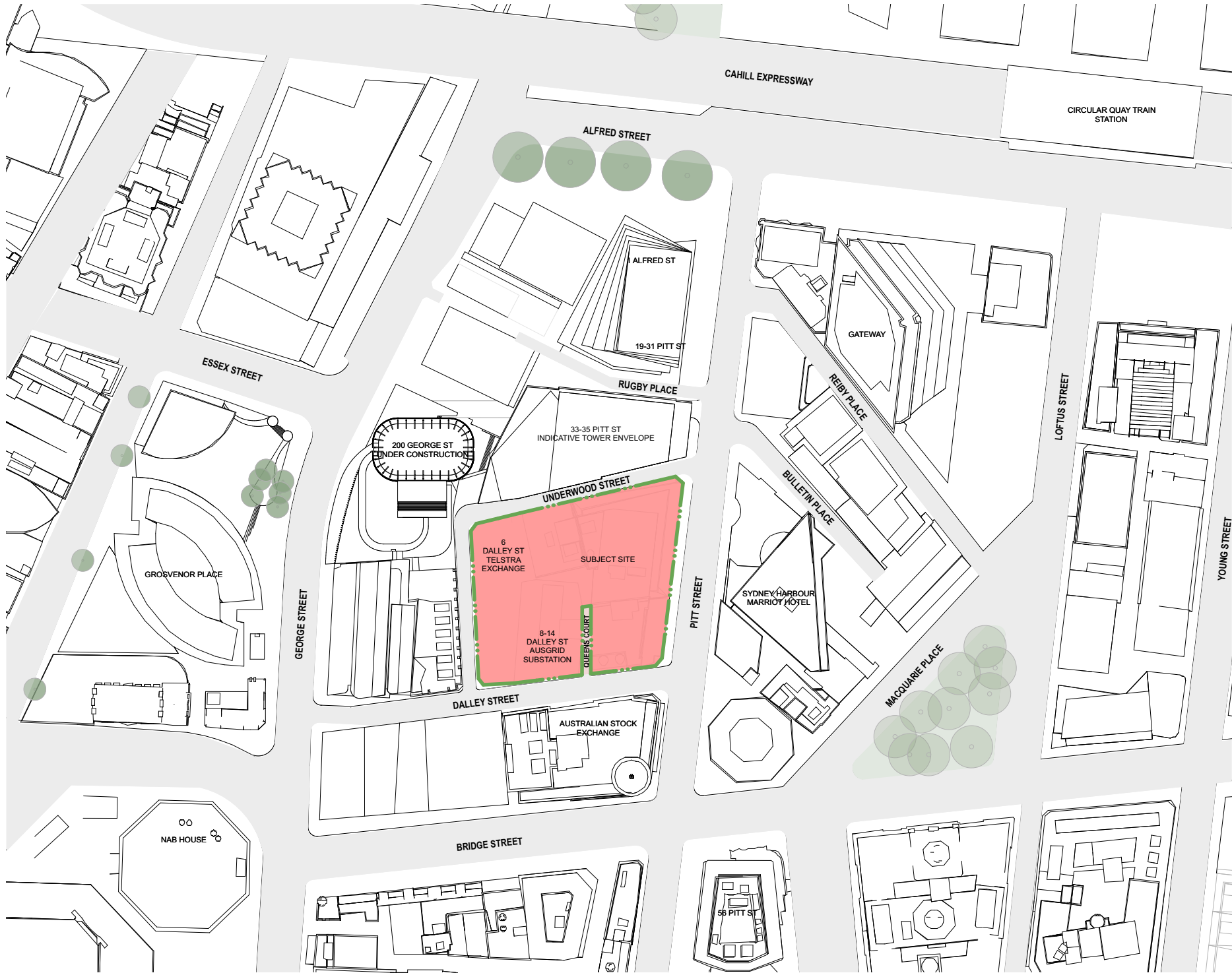
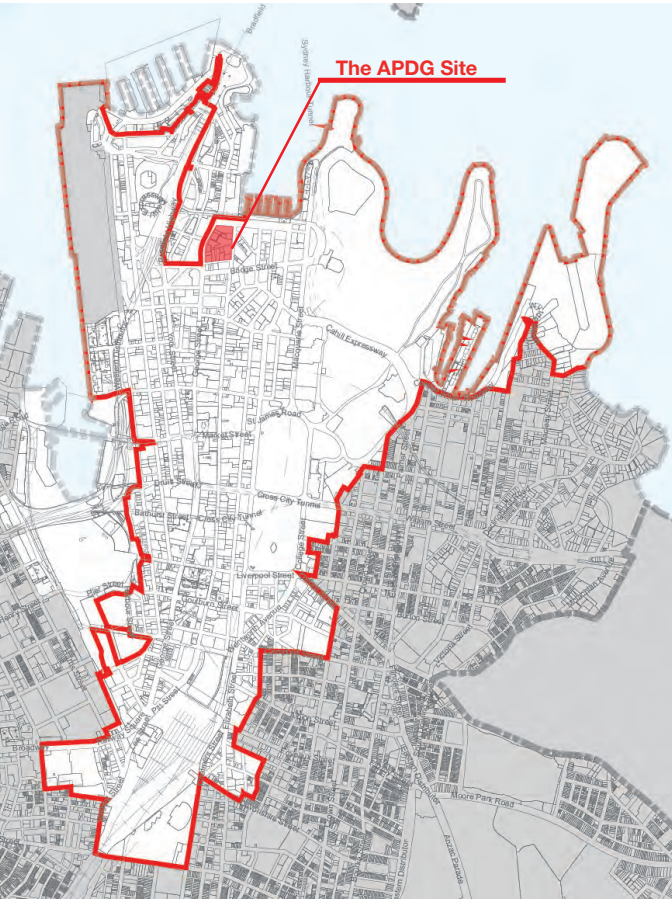
To begin, an analysis has been undertaken of the subject site within its current context and existing streetscape. This is followed by an urban design analysis of the built form potential for the development block, comparing the opportunities and constraints of complying envelopes, leading to an optimised alternate envelope. The following then outlines the benefits and contributions attainable as a result of the proposed alternative envelope. Finally the envelope is tested through the development of an indicative concept scheme to ensure a high quality urban form is achievable within the constraints of the envelope and the allowable floor area.



Site Location

Located at the northern end of Sydney's Central Business District, the subject site comprises of 37-57 Pitt Street, 6-8 Underwood Street and 6-14 Dalley Street. The site is bounded by Underwood street to the north and west, Pitt Street to the east, Dalley Street to the south and Queens Court.

The site is located within the City of Sydney's Local Government Area and is part of a Specific Site street block bound by by Alfred, Pitt, Dalley and George Streets, known as the APDG site as identified in the Sydney Development Control Plan 2012.



2.0 Contextual Analysis

Site Analysis

The site's predominant street frontage is to Pitt Street, which is one of the CBD's main arterial roads, running north-south linking the city through to Circular Quay and the Harbour to the north. Located at the northern end of Sydney's CBD, 55 Pitt Street is within walking distance to a diverse mix of commercial, cultural, retail, entertainment facilities and public open space. 55 Pitt Street will benefit from a well established system of pedestrian routes and transport infrastructure.

The immediate area is characterised by a mix of commercial office and hotel uses with some ground level retail, restaurant, cafe and bar uses. The tallest buildings in Sydney's CBD are clustered towards the northern and eastern areas of the city. Existing towers immediately surrounding the site are shown on the site analysis plan (right).

North

To the north of the site is Sydney Harbour and Circular Quay. With access to ferries, buses and Circular Quay Train Station. Circular Quay offers a large paved public open space along the waterfront with a mix of retail, cultural and entertainment facilities.

The best views from the site are towards the north easterly aspect down Pitt St towards Circular Quay and Sydney Harbour.

Immediately north of the site, across Underwood St is high rise commercial office building at 33-35 Pitt Street under construction. DA stage 2 approved a 250 meter tower, top RL 265.800 including roof features for this construction site. This indicative tower envelope has been represented throughout this report forming a part of the existing site context for consideration. Two other proposed built form envelopes north of the site within the APDG block include:

- Stage 2 Tower envelope B at 1 Alfred Street (RL 112.50 m)
- Stage 2 Tower envelope A at 1 Alfred Street (RL 191.00 m)

East

To the far east of the site (approx 400m) is the edge of the city and the start of the Sydney Botanical Gardens.

The site's primary address is on the western boundary of Pitt Street. Immediately opposite the site is the podium and tower of the Sydney Harbour Marriott Hotel (RL 120.00m).

Further East is Quay Quarter (RL 219.60m)

South

South of the site heads towards the centre of the CBD. Bridge Street is the next major arterial road running east-west.

Located south west is the next major rail and bus interchange at Wynyard Station. Approximately 6min walk from the site.

Immediately south of the site across Dalley Street is the Australian Stock Exchange (ASX), a mid rise building of up to 13 storeys with frontages to Dalley Street and Pitt Street and Bridge Street. Continuing south up Pitt Street there are a series of predominantly mid rise buildings creating a significant separation between towers towards the south.

The site sits on the northern boundary of Dalley street. Dalley Street is a minor east-west street linking George and Pitt

Streets. There are currently no active uses along Dalley Street, it is predominately a service street dominated by service entries and loading docks.

West

To the west of the site is George Street. George Street is Sydney's principle north-south street. A existing light rail network is running along George Street with the CBD North and Circular Quay stops is located a short distance from the site.

Along George Street are a series of tall towers. Towers with-in a close proximity to the site include Grosvenor Place (RL 190.00m) 200 George Street (RL 158.20m) and 210-220 George Street (RL 115.60m)

Immediately west located within the proposed development block is the low scale functioning utility/infrastructure buildings. The Ausgrid Substation at 8-14 Dalley Street and the Telstra Exchange at 6 Dalley Street are part of the proposal.







Elevations and photos of the site's surrounds are provided in the following Section 4 - Existing Building Context and Streetscape.

Laneway Network

The broader site of the APDG block currently has a fine network of laneways that predominantly run in the east-west direction across the axis of the city block. The laneways connect George and Pitt Street and extend across Pitt Street connecting to the city block to the east of the site through to Macquarie Place.

The subject site is bounded by these laneways, with Underwood Street to the north, Dalley Street to the south and Queens Court on the central boundary of the site. The redevelopment of 55 Pitt Street will allow for the invigoration of active uses to these laneways, contribute to the provision of public accessible open space and enable a north south connection through the extension of Queens Court, in keeping with the vision of the APDG block. The current laneway network and the proposed vision of the APDG controls are outlined in Section 5 Existing Ground Plane and Public Domain. The first part of the laneway network has started at 200 George Street.

Legend

-  Subject Site
-  Green Public Open Space
-  View Corridor
-  Light Rail
-  Proximity - walking times
-  Views from the site

Public Transportation

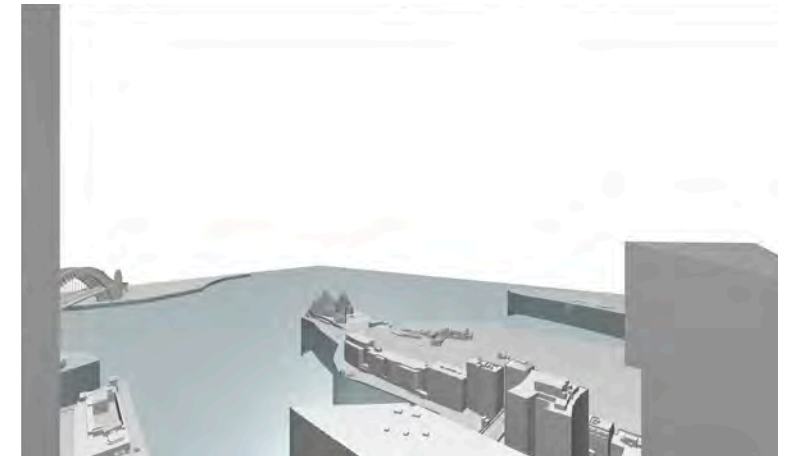
-  Ferry Wharf
-  Train Station
-  Bus Stop

1. Commercial Tower 200 George Street **RL 158.2m**
2. 33-35 Pitt Street DA Stage 2 **RL 265.8m**
3. Sydney Harbour Marriot Hotel **RL 117.0m**
4. Gateway **RL 167.5m**
5. DA Stage 2 at 1 Alfred Street - B **RL 112.5m**
6. Four Seasons Hotel **RL 115m**
7. Quey West
8. Grosvenor Place **RL 190m**
9. NAB House **RL 140m**
10. Suncorp Place
11. Australia Square Tower Building
12. No.1 O'Connell Street
13. Governor Macquarie Tower
14. Governor Phillip Tower
15. Quay Quarter Tower **RL 216m**
16. AMP Sydney Cove Building
17. DA Stage 2 at 1 Alfred Street - A **RL 191m**
18. 60 Margaret Street
19. DA Stage 2 at 210-220 George Street **RL 115.6m**

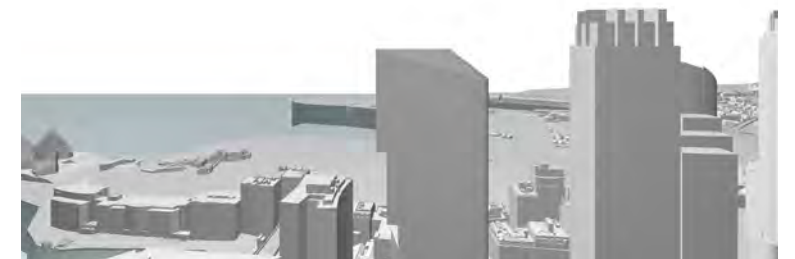


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Site Views



1 Level 49 - RL 220.60 - 500mm from facade



2 Level 49 - RL 220.60 - 500mm from facade



3 Level 49 - RL 220.60 - 500mm from facade

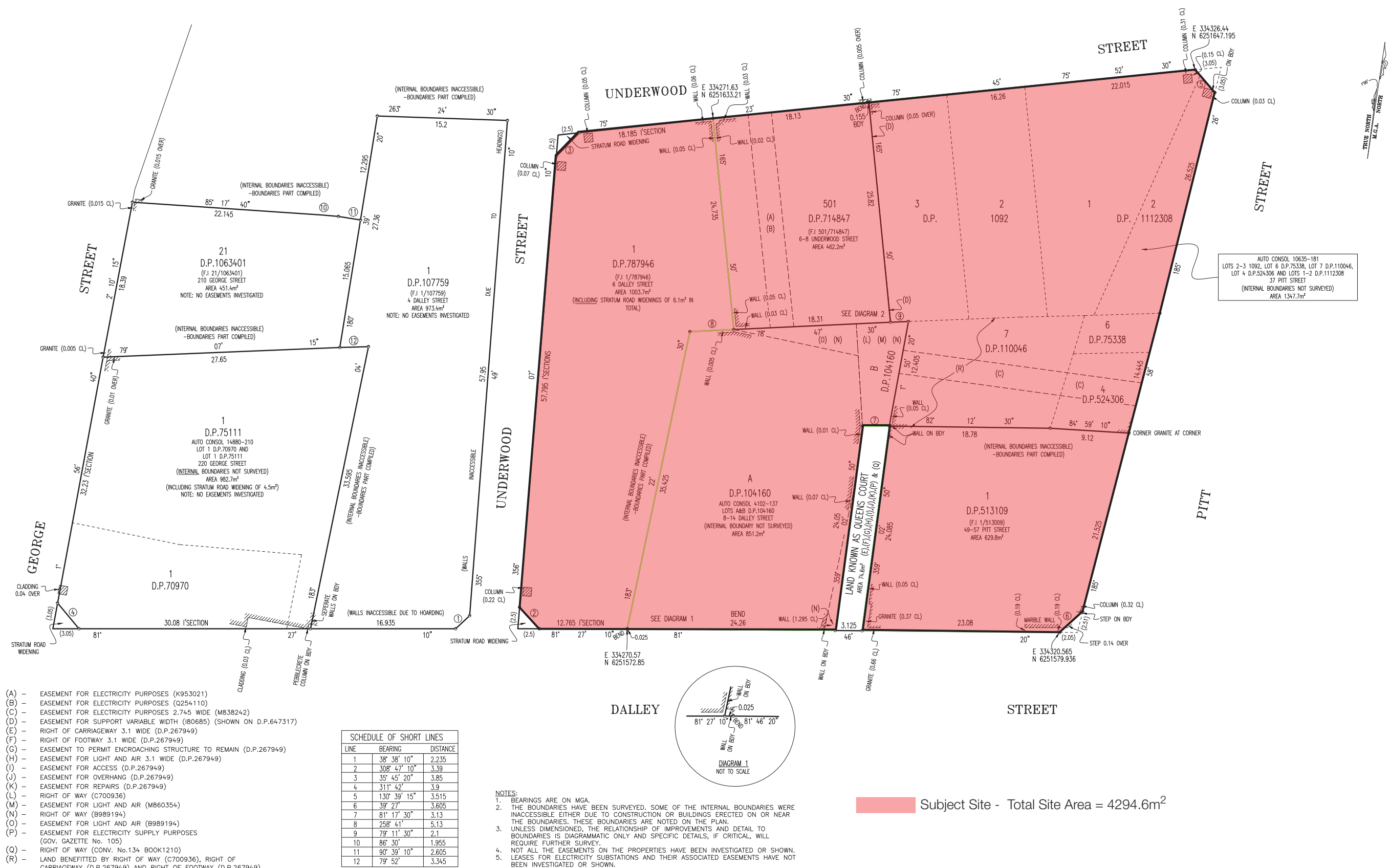


4 Level 49 - RL 220.60 - 500mm from facade

Contextual Analysis: Site Survey

Boundary Survey

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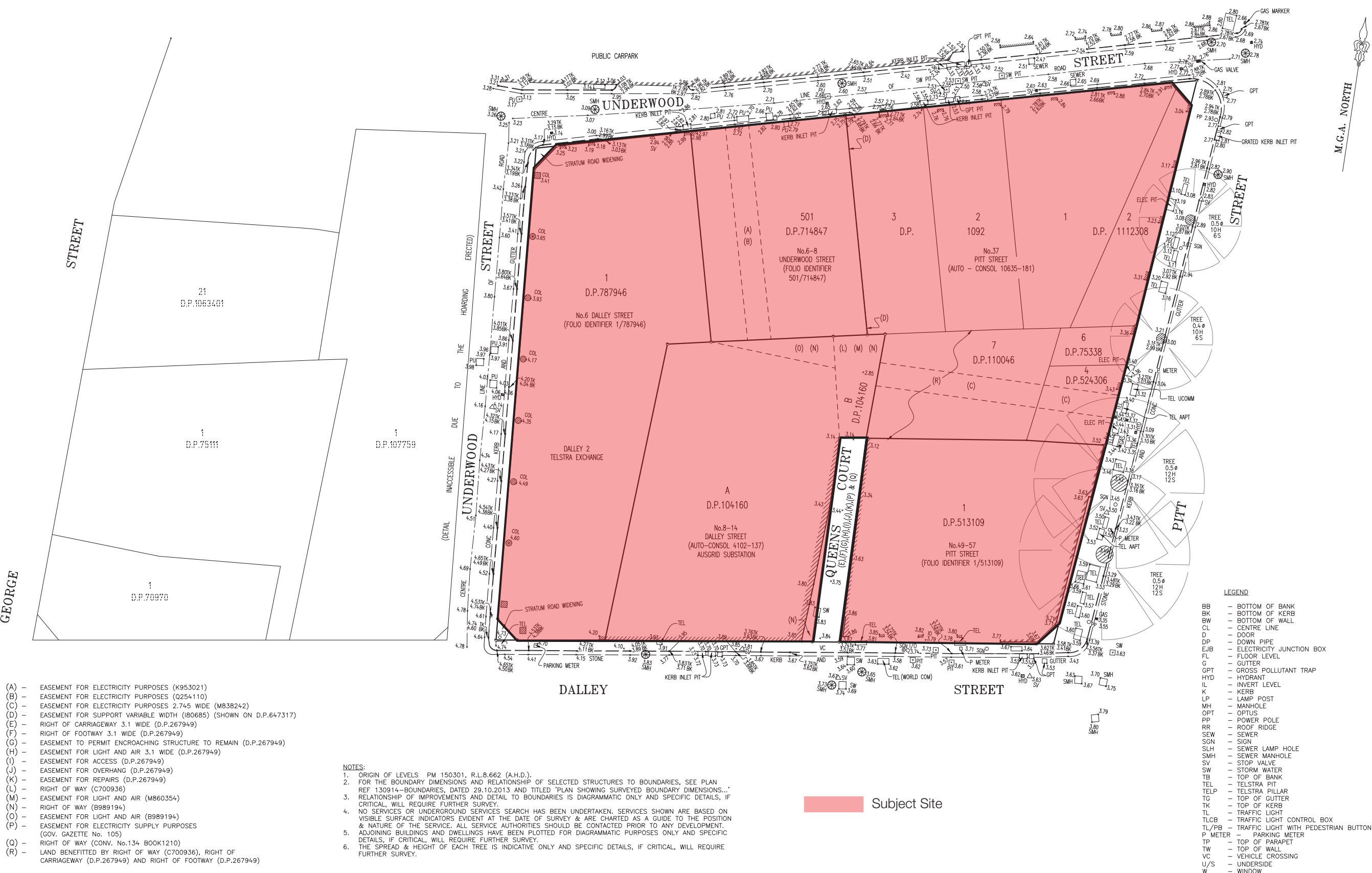


Source: Surveyed and Drawn by Denny Linker & Co

Detailed Survey

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GEORGE



Source: Surveyed and Drawn by Denny Linker & Co

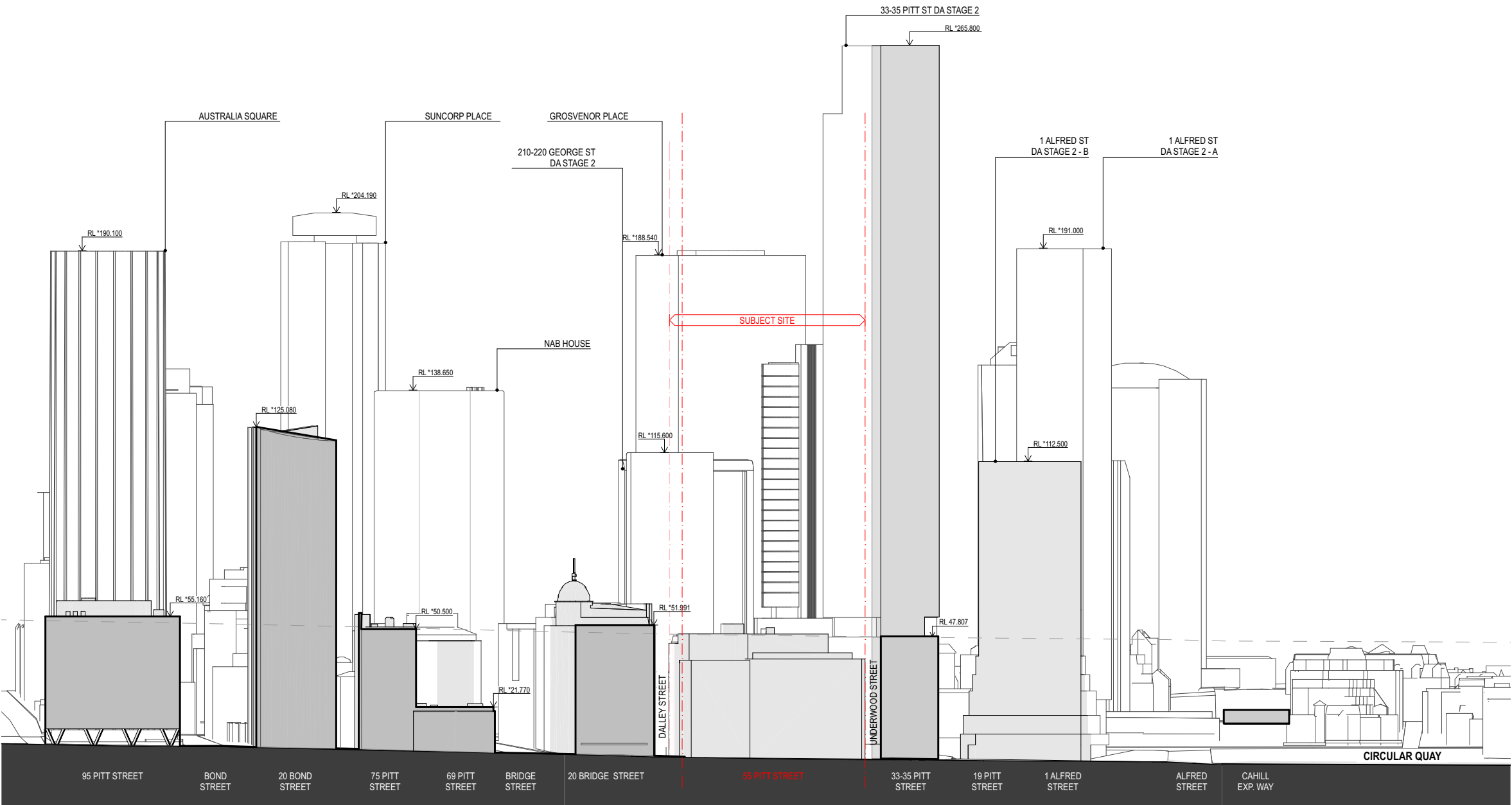
Contextual analysis: Existing Building Envelope, and Streetscape

Pitt Street East Elevation

The subject site and address of 55 Pitt Street is located on the western boundary of Pitt Street.

The western side of Pitt Street has a predominant street wall height of 11 storeys. There are a concentration of towers located to the northern end of Pitt Street with a significant separation towards the south.

The frontages along the western side of Pitt Street are relatively inactive and would benefit from redevelopment and the injection of active frontages.



* RL XX - Approximate Relative Level



Image 1.2 View south up Pitt Street



Image 1.3 20 Bridge Street ASX



Image 1.4 Subject Site

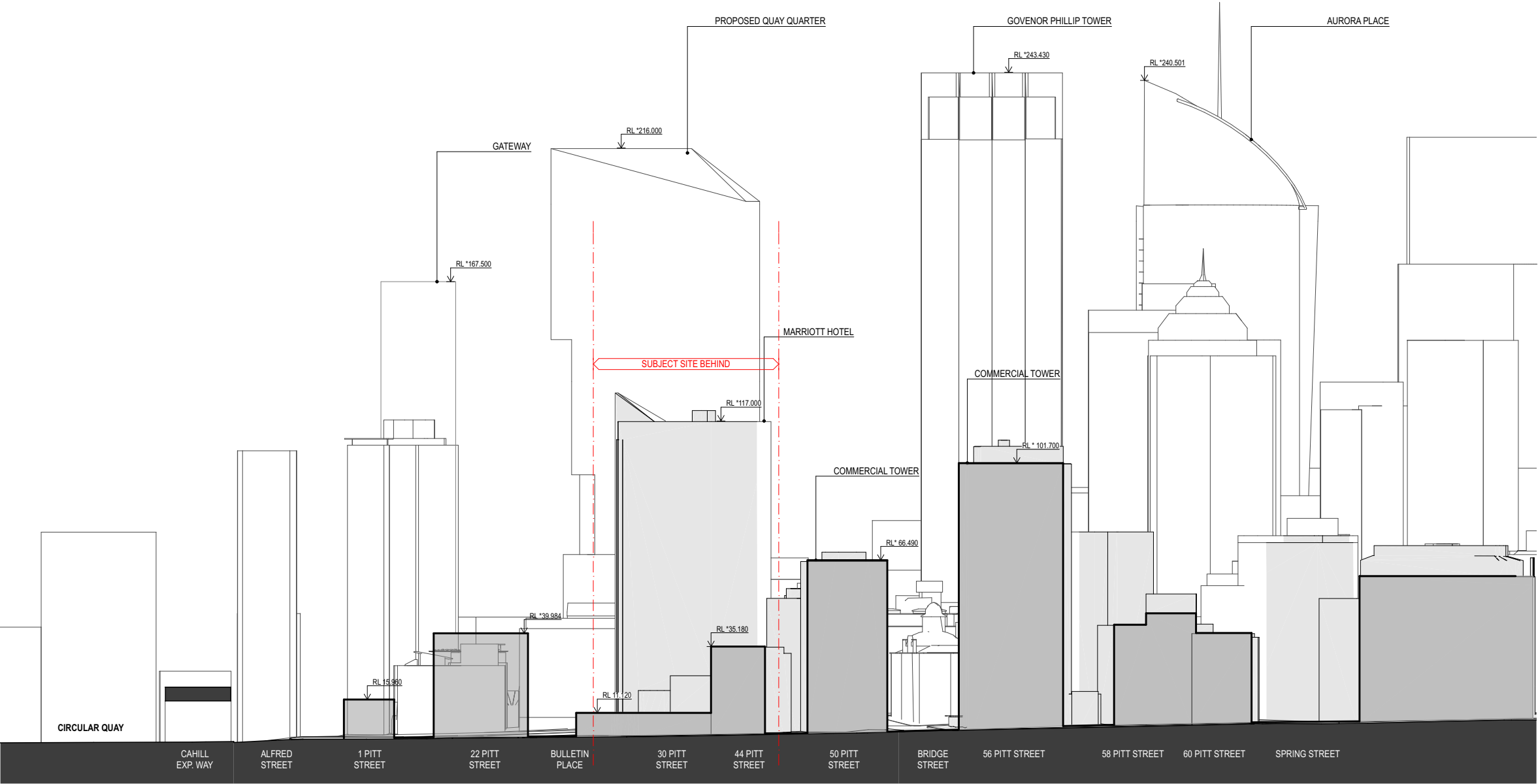


Image 1.1 Cnr of Pitt & Underwood Street

Pitt Street West Elevation

The subject site, 55 Pitt Street is located on the western boundary of Pitt Street.

The eastern side of Pitt Street opposite is characterised by a varied presentation of street wall buildings interspersed between the tower podiums.



* RL XX - Approximate Relative Level



Image 1.5 View north to Relby Place



Image 1.6 22 Pitt Street Export House



Image 1.7 View east to Bulletin Place



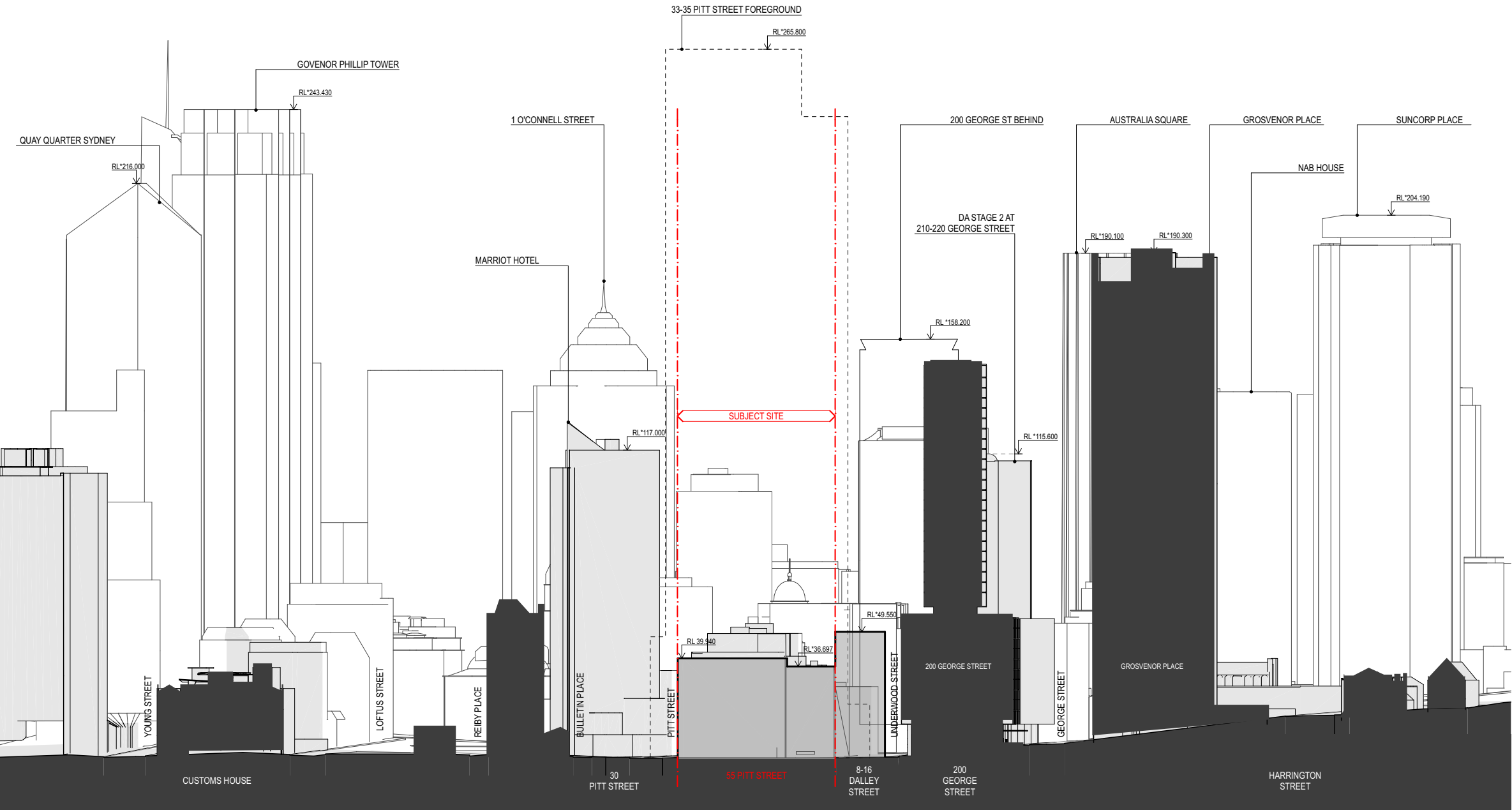
Image 1.8 30 Pitt Street Sydney Harbour Marriot Hotel



Contextual analysis: Existing Building Envelope, and Streetscape

Underwood Street North Elevation

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• * RL XX - Approximate Relative Level



Image 1.11 View west up Underwood Street



Image 1.12 View west up Underwood Street with 200 George St Beyond



Image 1.13 Subject Site



Image 1.9 Subject Site



Image 1.10 6 Dalley Street Telstra Exchange

Dalley Street South Elevation

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• * RL XX - Approximate Relative Level

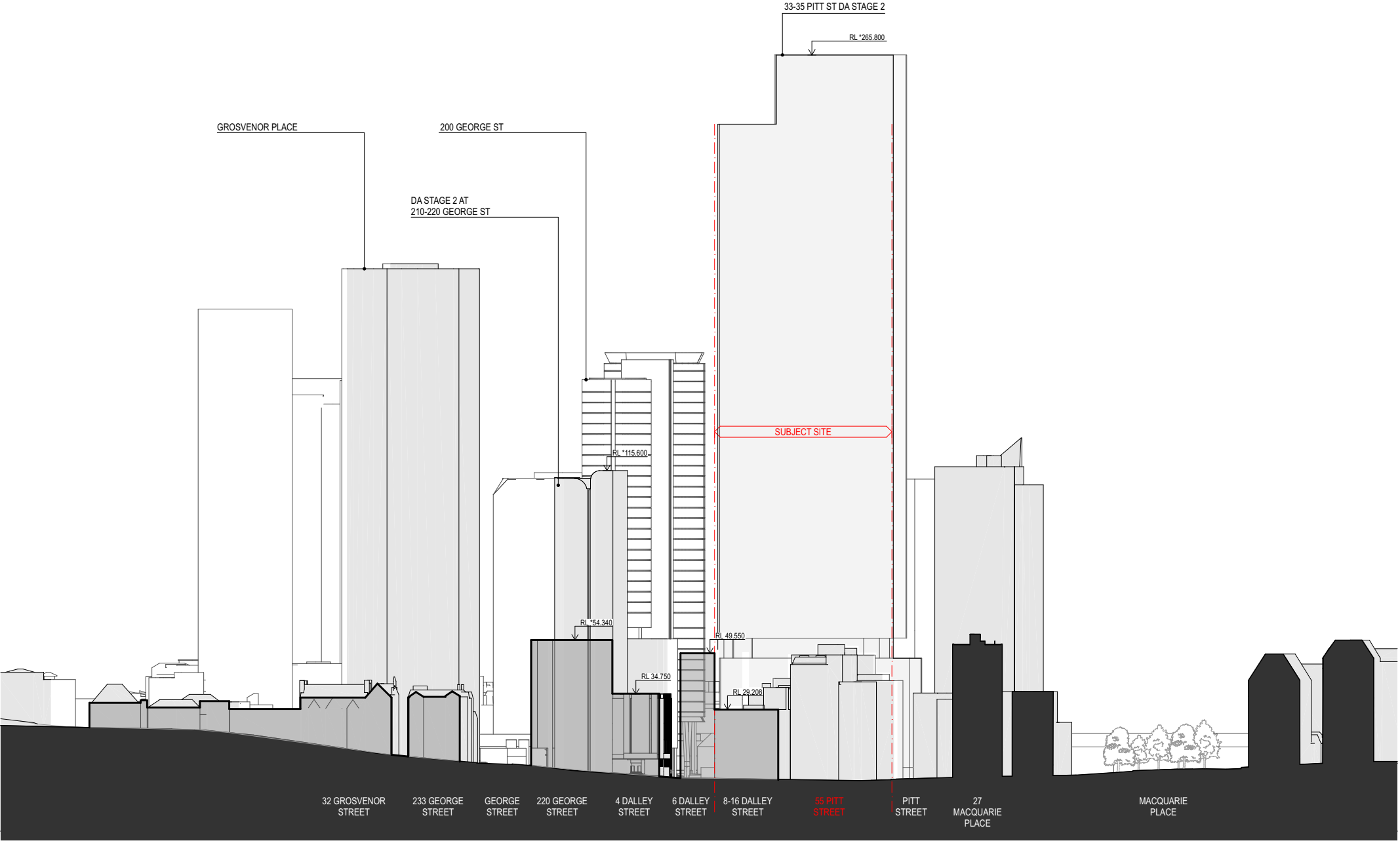


Image 1.15 View east down Dalley Street



Image 1.16 6 Dalley Street



Image 1.17 8-16 Dalley Street



Image 1.18 Queens Court & Subject Site



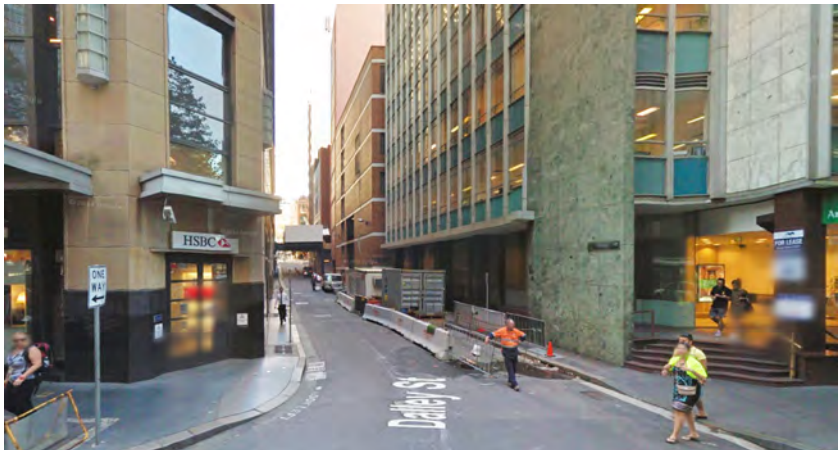
Image 1.14 Cnr of Pitt & Dalley St towards subject site

Contextual analysis: Existing Ground Plane & Public Domain

Existing Laneway Network



Underwood Street Looking West



Dalley Street Looking West



Queen's Court Looking North

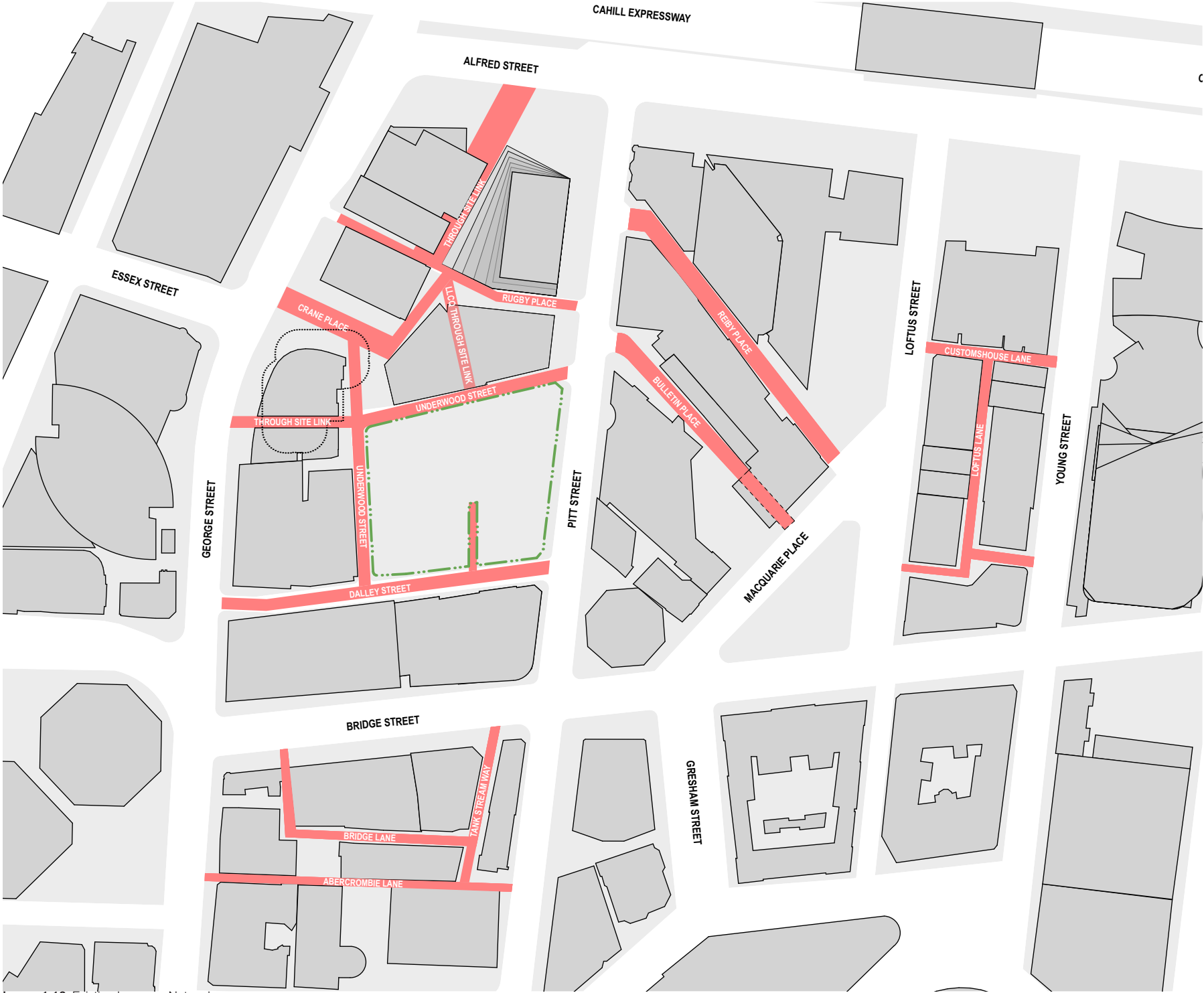


Image 1.19 Existing Laneway Network

- Existing laneways and pedestrian connection
- Subject Site

Planning Context - Sydney Development Control Plan (DCP) 2012

Specific Sites -APDG Block

Figure 6.9 APDG Site - Public Domain Plan

Current DCP 2012

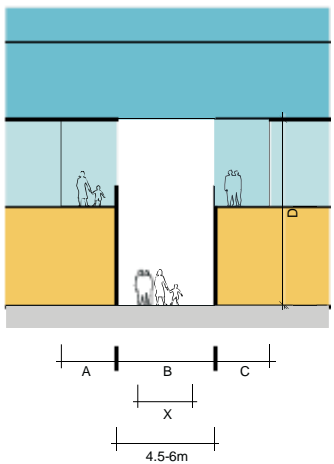


Image 1.20 Public Domain Principles Plan - Sydney DCP 2012 Figure 6.9A

- Legend**
- Lane
 - Publicly accessible squares (G and P) within block
 - Through-site link
 - New squares
 - Connected laneway network
 - Optional extension of square
 - X Indicative location of through site link

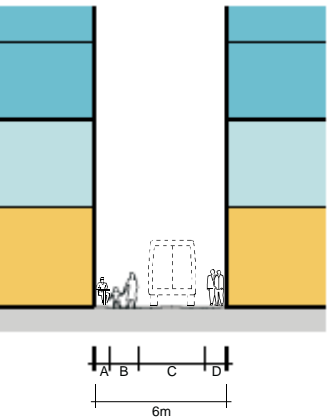
Current DCP 2012 - Streets, Lanes and Through Site Links

THROUGH SITE LINK



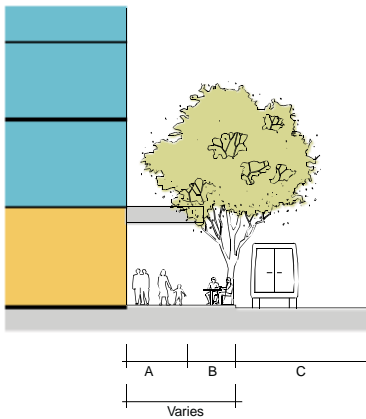
- KEY**
- A Gallery or balcony min. 1.5m
 - B Through site link min. 4.5m
 - C Gallery or balcony min. 1.5m
 - D Minimum height 8m
 - X Min. clearance for pedestrian traffic 2.0m

LANE TYPE B



- KEY**
- A Seating 0.5m
 - B Footpath with flush kerb 0.5m
 - C Shared service road 3.0m No vehicle access 8am-6pm M-F
 - D Footpath with flush kerb 1.0m

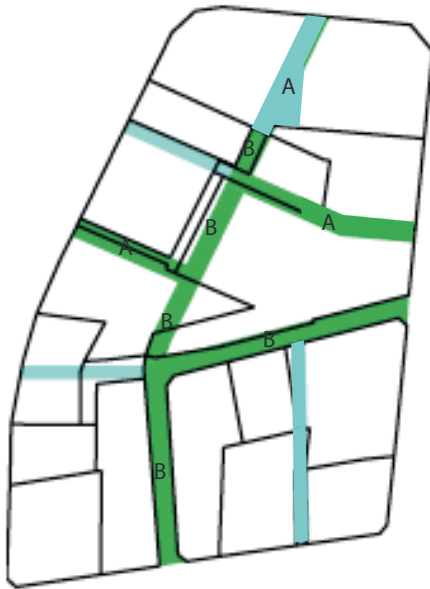
TYPICAL STREET SECTION



- KEY**
- A Min. clearance for pedestrian traffic 2.0m (3.5m preferred)
 - B Seating 0.8m-2.5m including street furniture and trees 1.0m
 - A Awning
 - C Traffic Lanes

- Active uses
- Small commercial tenancies <200sqm
- Commercial uses (Residential uses on 1 Alfred Street)

- KEY**
- Lanes (Types A & B)
 - Through Site Links



3.0 Existing Planning Framework

Built Form Analysis

Sydney LEP 2012/ Sydney DCP 2012, APDG Block Controls and DRAFT CSPS

The following section reviews and compares the sites development potential under the current controls of the Sydney LEP 2012/ Sydney DCP 2012, APDG Site controls and DRAFT CSPS.

In investigating the sites development potential the following site constraints and planning controls have been considered:

- Height controls
- Setback control
- FSR control
- Street wall height control
- Sun access control (to Australia Square)
- Requirement of through site links or laneways
- Achievement of a Global Office Tower and aspiration to achieve PCA Premium Grade floor plate (i.e 1500m² +)
- Views to and from Circular Quay

A key consideration in the assessment of the above controls and constraints was the relationship of the each envelope within the context of the following proposed indicative tower envelopes on neighbouring sites within the APDG block:

- 33-35 Pitt St DA Stage 2 (RL 265.8m)
- 200 George Street Tower (RL158.2m)
- DA Stage 2 at 1 Alfred Street - A (Approx RL 191.000)
- DA Stage 2 at 19-31 Pitt Street - B (Approx RL 112.500)
- DA Stage 2 at 210-220 George St (Approx RL 115.600)

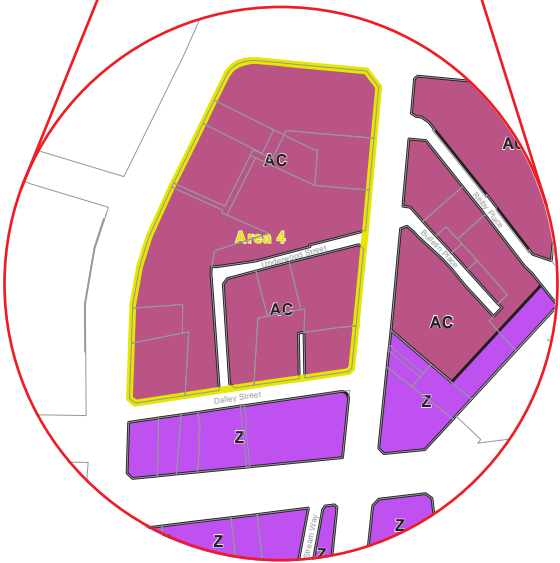
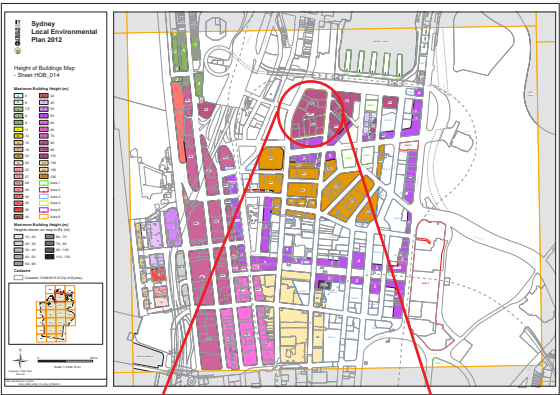
Built Form Analysis

Sydney LEP 2012 / Sydney DCP 2012

LEP / DCP Envelope

Tower Height:	110m
Tower Setbacks;	
Pitt St	8m
Underwood & Dalley St	6m
Street frontage Height:	45m

- Requires the inclusion of adjoining infrastructure buildings to the west. Building over existing infrastructure/utility buildings is cost prohibitive/not likely feasible. Also demolishing them are not feasible.
- It would deliver a sub optimal outcome from an urban design perspective, providing a short squat building with inappropriate proportions between the podium and the tower. Also not appropriate / responsive in scale to the surrounding towers of the APDG block.
- Northern view and access to light is compromised / diminished as a result of the Tower Setback
- Provides sufficient area for a Global Office Tower floor plate and PCA Premium Grade floor plate. However the floor plate is likely to be too large to appeal to a tenant and also deep floor plate causes an issue of natural light access.



Maximum Building Height (m)
AC 110 Area 4

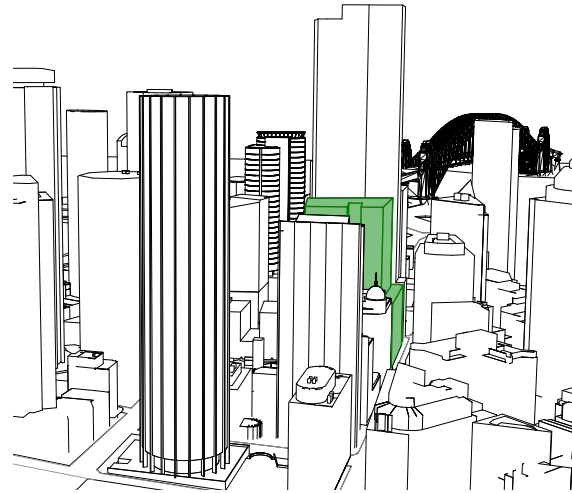


Image 1.21 Central Sydney DCP Envelope. Built form on Subjected Site

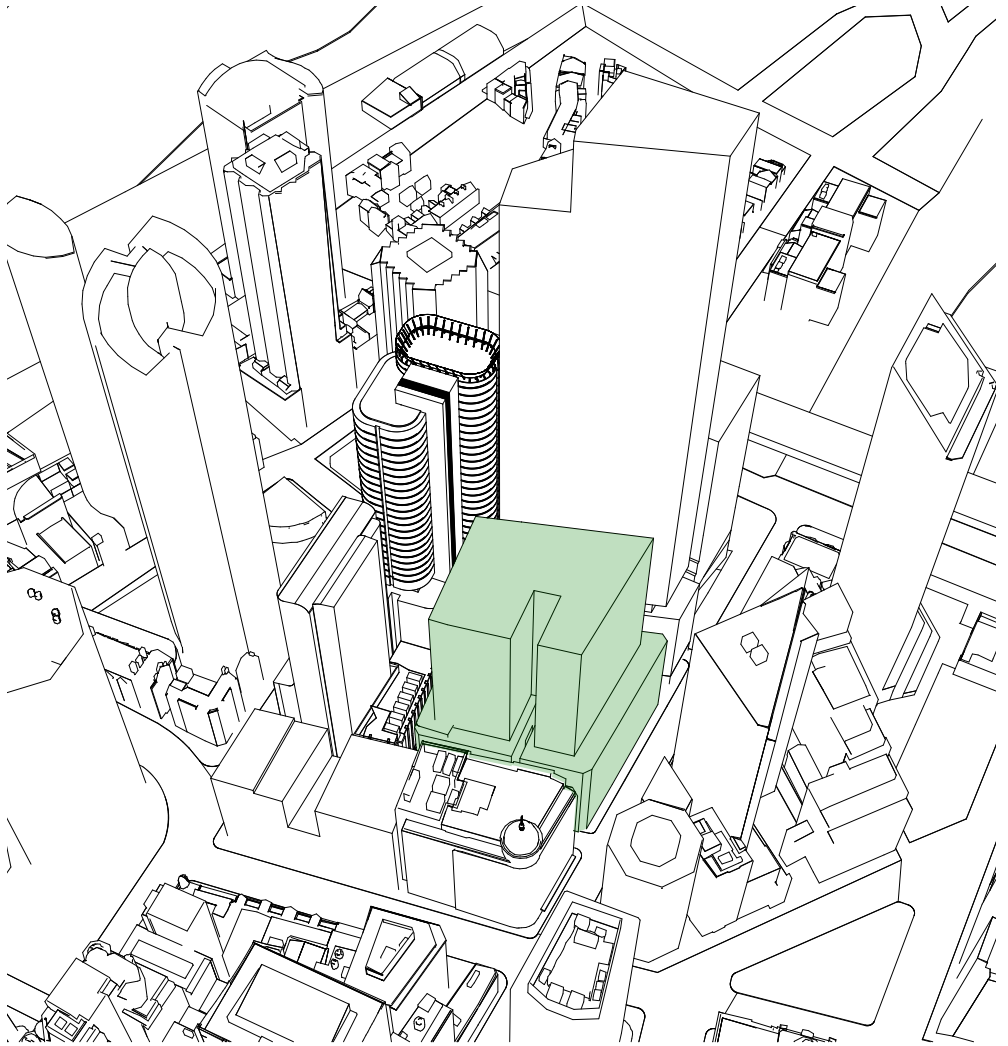
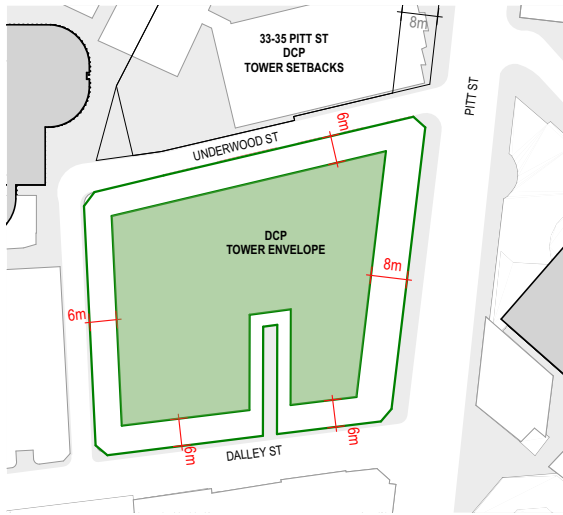


Image 1.22 Central Sydney DCP 2012 Envelope. Built Form on Development Block

Built Form Analysis
APDG Block Controls

APDG Envelope

Tower Height:	200m
Tower Setbacks	
Pitt St	8m
Underwood & Dalley St	8m
Street frontage Height	45m

- Requires the inclusion of adjoining infrastructure buildings to the west. Building over existing infrastructure/utility buildings is cost prohibitive/not likely feasible. Also demolishing them are not feasible.
- Northern view and access to light is compromised / diminished as a result of the Tower Setback
- Provides sufficient area for a Global Office Tower floor plate and PCA Premium Grade floor plate. However the deep floor plate causes an issue of natural light access.



- Legend
- Height (in metres above ground)
- 15
 - 25
 - 45
 - 55
 - 75
 - 126
- Tower - height noted on plan
* Max height determined by Clause 6.20 of Sydney Local Environmental Plan 2012
- Align with property corners

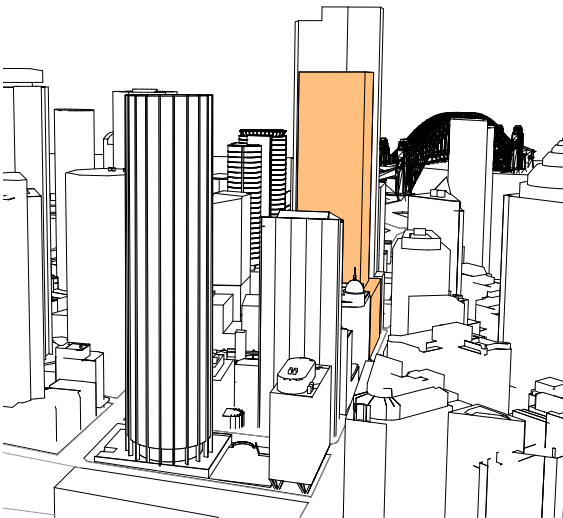


Image 1.24 DCP APDG Envelope. Built Form on Subject Site

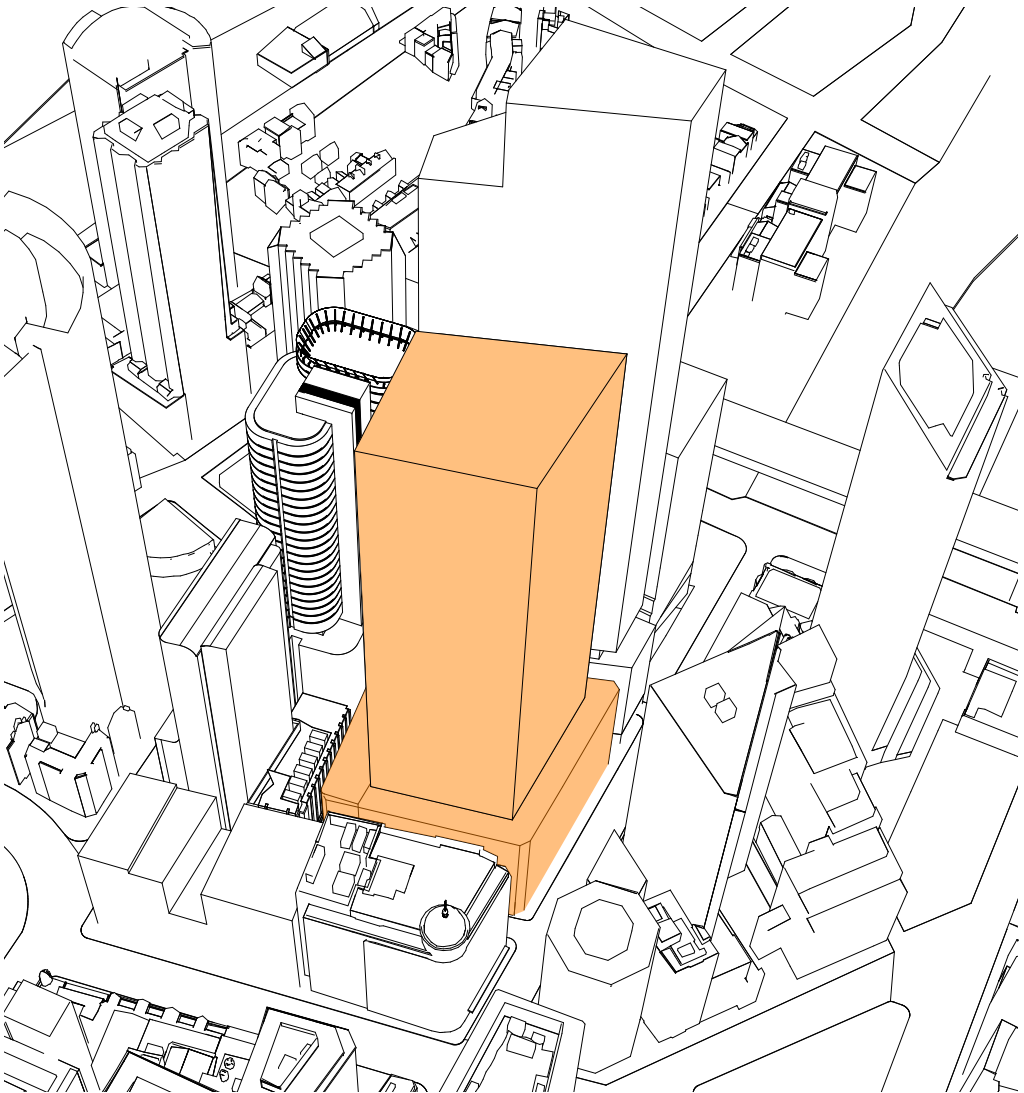
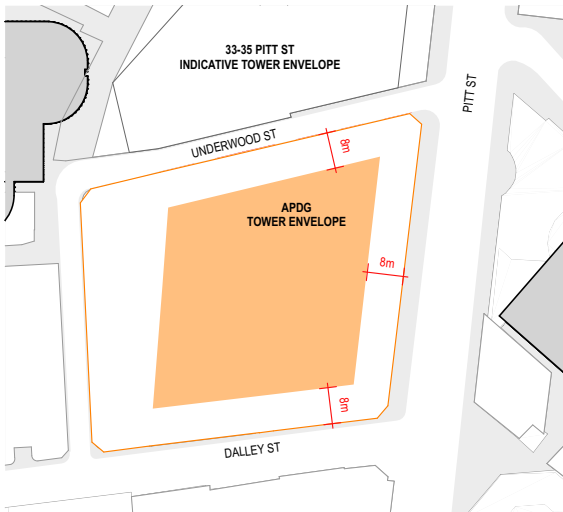
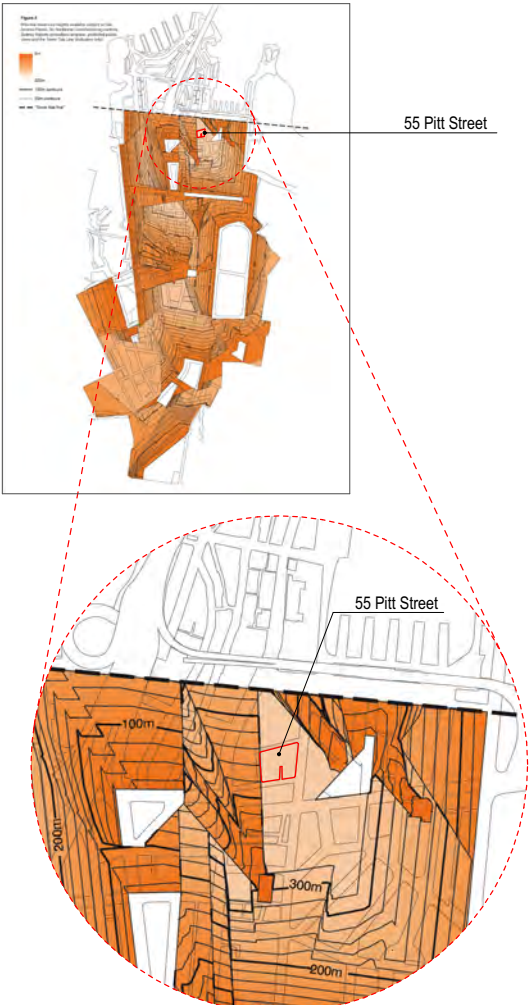


Image 1.23 APDG DCP Envelope. Built form on Development Block

DRAFT CSPS BASE CASE MASSING

Tower Height:	305.0m
Tower Setbacks	
Pitt St	8m
Underwood & Dalley St	8m
Queens Court	8m
Street frontage Height	25m

- Requires the inclusion of adjoining infrastructure buildings to the west. Building over existing infrastructure/utility buildings is cost prohibitive/not likely feasible. Also demolishing them are not feasible.
- Northern view and access to light is compromised / diminished as a result of the Tower Setback
- Provides sufficient area for a Global Office Tower floor plate and PCA Premium Grade floor plate. However the non-regular floor plate is not efficient to develop an commercial work space, which does not appeal to a tenant.



DRAFT CSPS | Sun Protection Controls Heights Map
(Attachment C Draft Guideline for Site Specific Planning Proposals in Central Sydney)

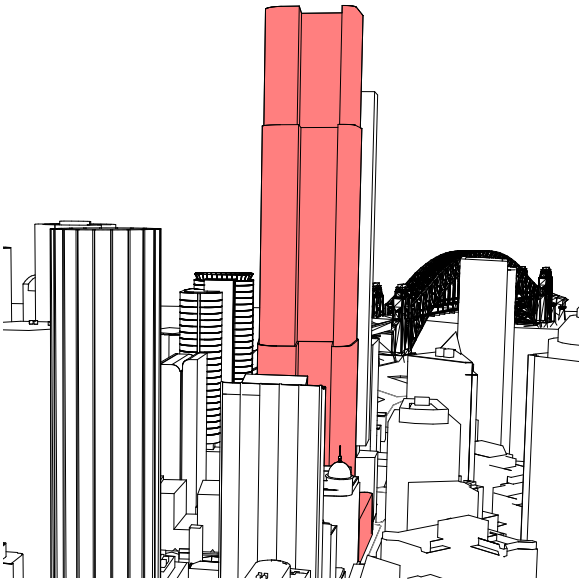
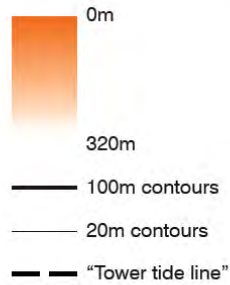


Image 1.26 Proposed Alternative Envelope. Built Form on Subject Site

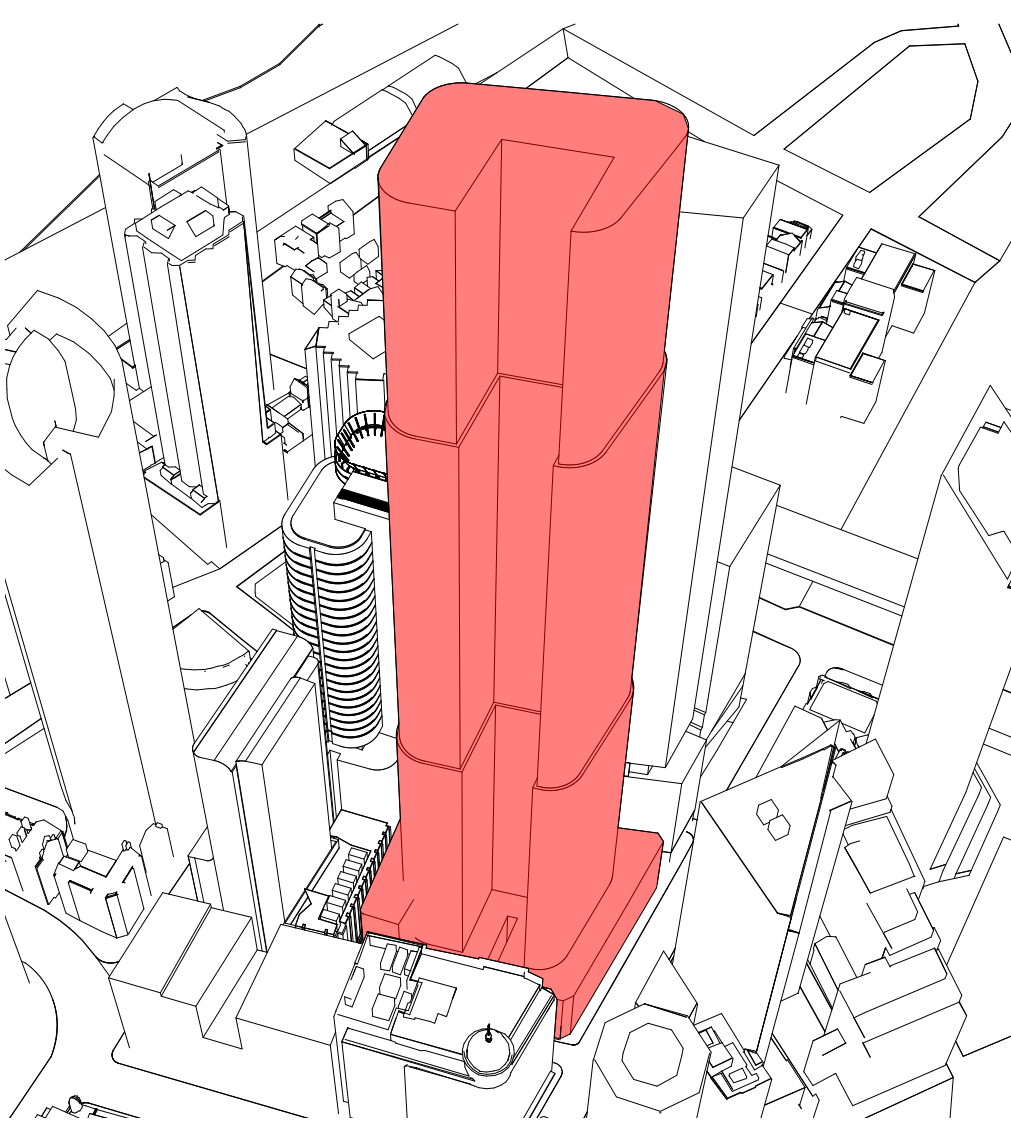
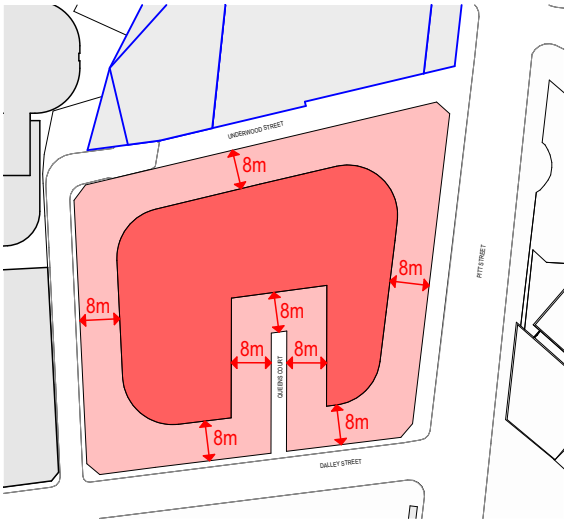


Image 1.25 Draft CSPS Base Case Massing

4.0 Proposed Planning Framework

Proposed Envelope
DRAFT CSPS

Proposed Envelope

Tower Height:	232m
Tower Setbacks	
Pitt St	6m to 4m
Underwood & Dalley St	4m and 3m
Dally St	0m
Queens Court	4m
Street frontage Height	45m

CSPS Compliance

- Compliant in every measure for sky view factor studies against CSPS requirements.
- Largely compliant for wind studies against CSPS requirements
- Environmental effects (Daylight access) remain an improvement from those envisioned under the APDG 200m envelope and the Draft CSPS 'Base Case' massing.

Urban Design Considerations

- Street Wall definition is still achieved through the Pitt Street setbacks and can be further developed through the design excellence process
- There is an appropriate graduation in buildings stepping out to Pitt Street between Alfred Street to Bridge Street. This balances out the more fragmented tower forms on the eastern side of Pitt Street.
- Reduced setback provides greater flexibility for design excellence during design competition. Provides greater opportunity for architectural articulation, facade depth, external sunshading and design excellence.
- Appropriate building separation is still

maintained;

Contribution to the City

- More efficient use of city space while still being CSPS compliant.
- Ability to accommodate additional employment space as a result of further site consolidation.
- The larger floor plate provides additional opportunities to meet the needs of contemporary business and future workplaces;
- Flexible workplace strategies demand flexible office floor plates and functional efficiency which is more readily accommodated in buildings with larger footprints;
- Opportunity for greater vertical connectivity both between floors and with the public domain through voids and atria.
- The ability to achieve 1,300m2 floor plates. This makes the building more attractive to tenants. This has been an issue to date in the absence of harbour views or other significant outlook.
- Opportunity for increased floor/floor heights, particularly in the podium floors to allow increased natural light penetration.
- Regular and high value commercial floor plate in terms of size and depth, also regular and efficient tower form is able to be achieved within the proposed envelope.

177 The proposed built form envelope relies on amendments to the existing FSR controls and tower setbacks to form an additional alternate set of controls.

An amendment to the current APDG additional height controls will allow for an alternative real and feasible construction of a tower up to a height of 232m. This height provides a form which responds to the scale of the proposed neighbouring towers and facilitates an improved outcome for the site and current broader site context.

An amendment to the tower setbacks facilitates the ability to achieve an area sufficient for the delivery of a Global Office Tower and PCA Premium Grade floor plate. It also enhances the amenity outcomes for the site, providing improved access to northern light and views, whilst maintaining a considered relationship to the neighbouring towers (both existing and proposed) and street wall alignments.

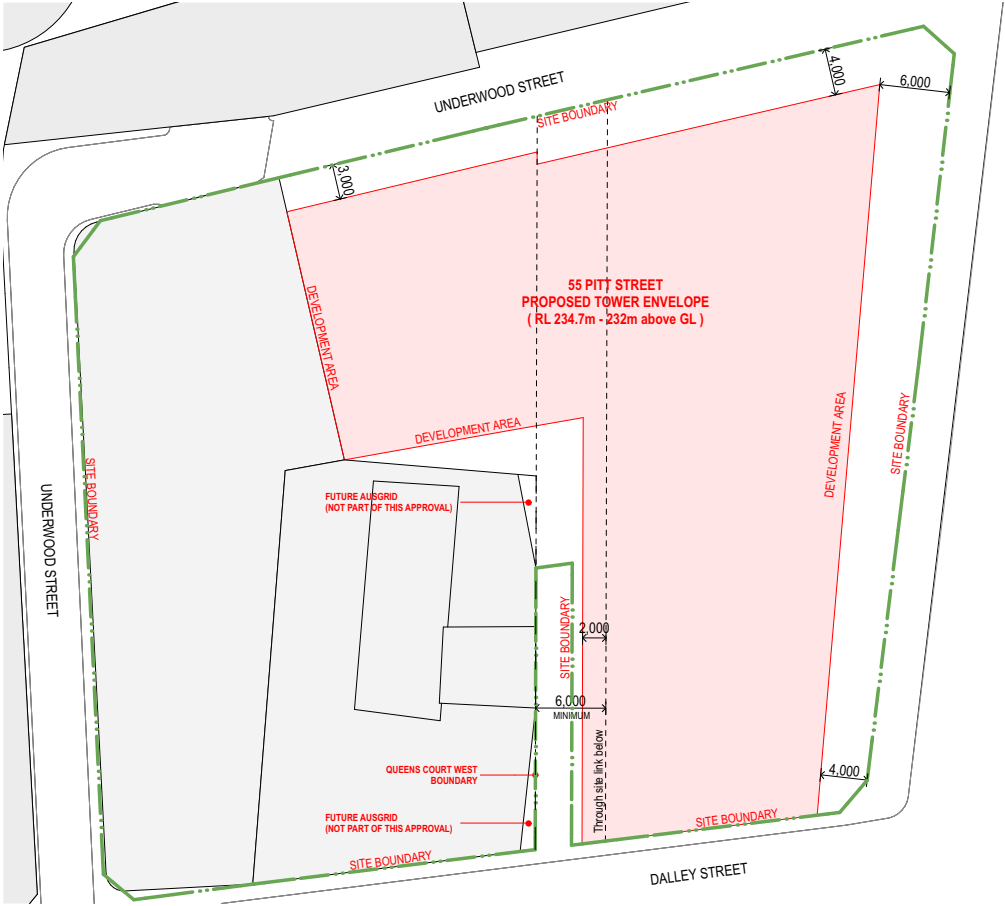




Image 1.27 Proposed Alternative Envelope. Built Form on Subject Site

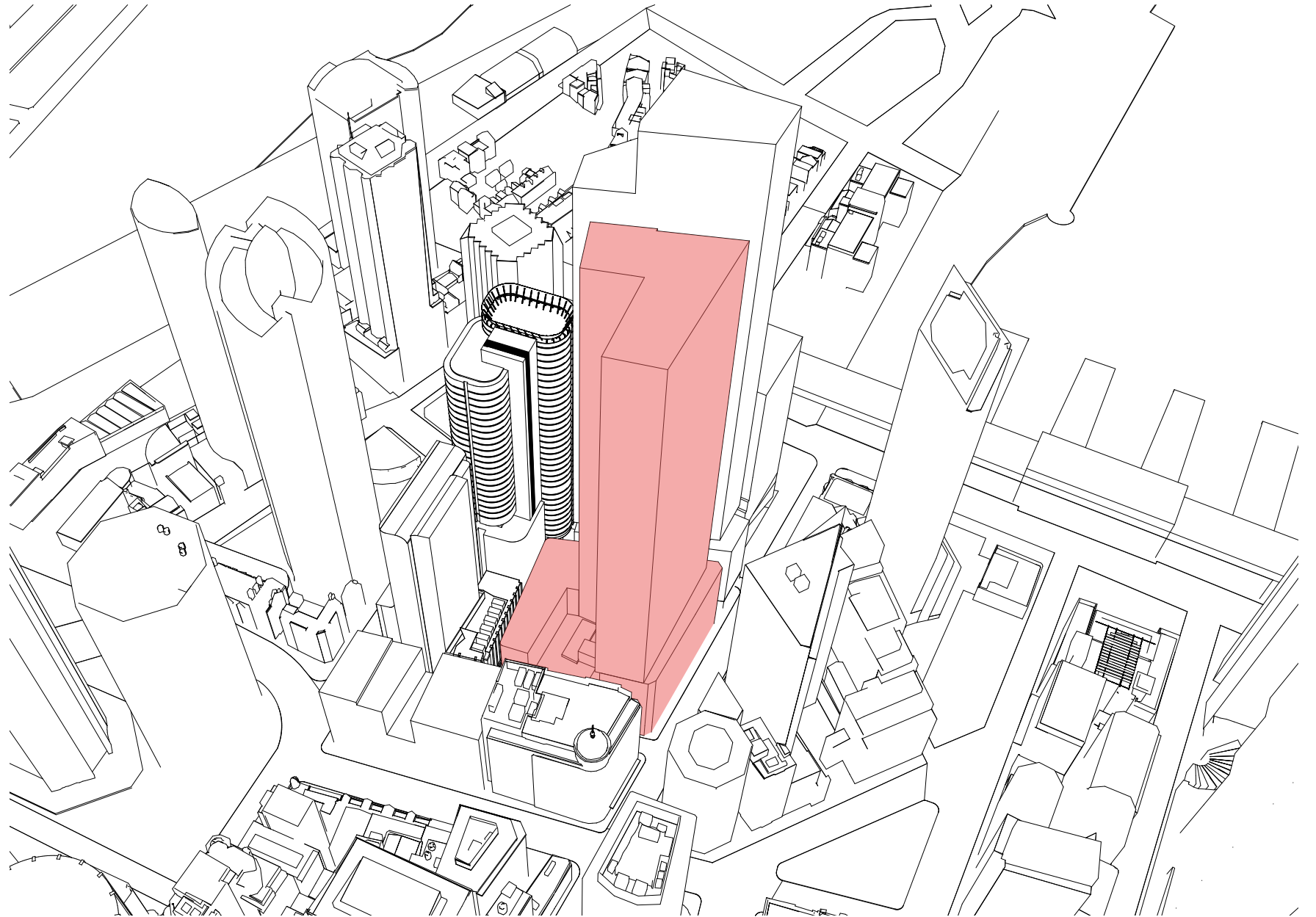


Image 1.28 Proposed Alternative Envelope. Built Form on Subject Site

Proposed Envelope
Views and Aspect

One of the objectives of the APDG block in section 6.1.4 of the DCP is to create opportunities for views to and from Circular Quay.

The following provides an analysis of the proposed envelope and the relationship between tower setbacks and their impact upon access to views from the tower and the ability to facilitate greater access to northern light.

The proposed amendment to reduce the setbacks in the proposed envelope illustrate improved amenity outcomes for the site with the ability to maximise access to northern views and daylight sharing within the context.

179

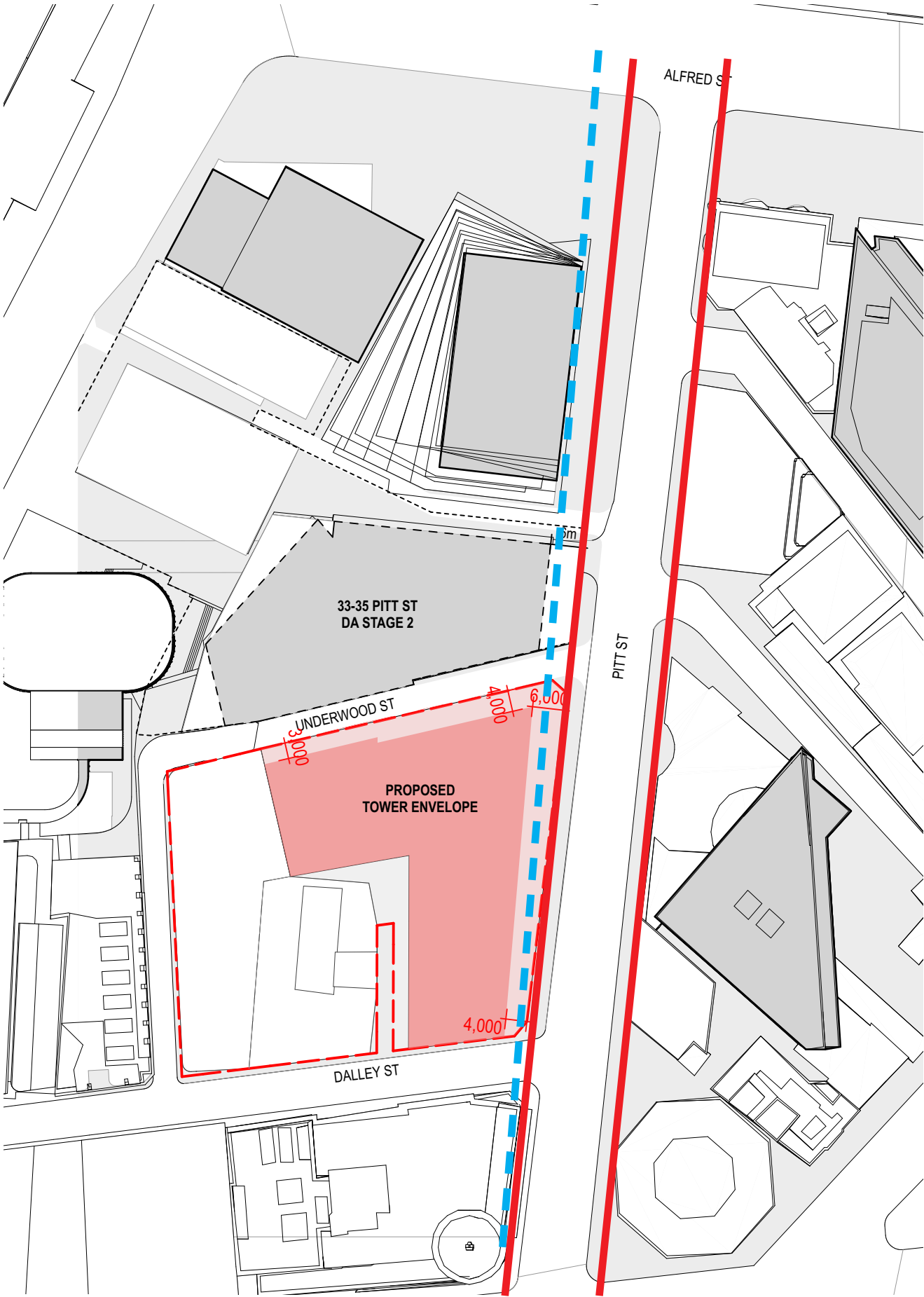
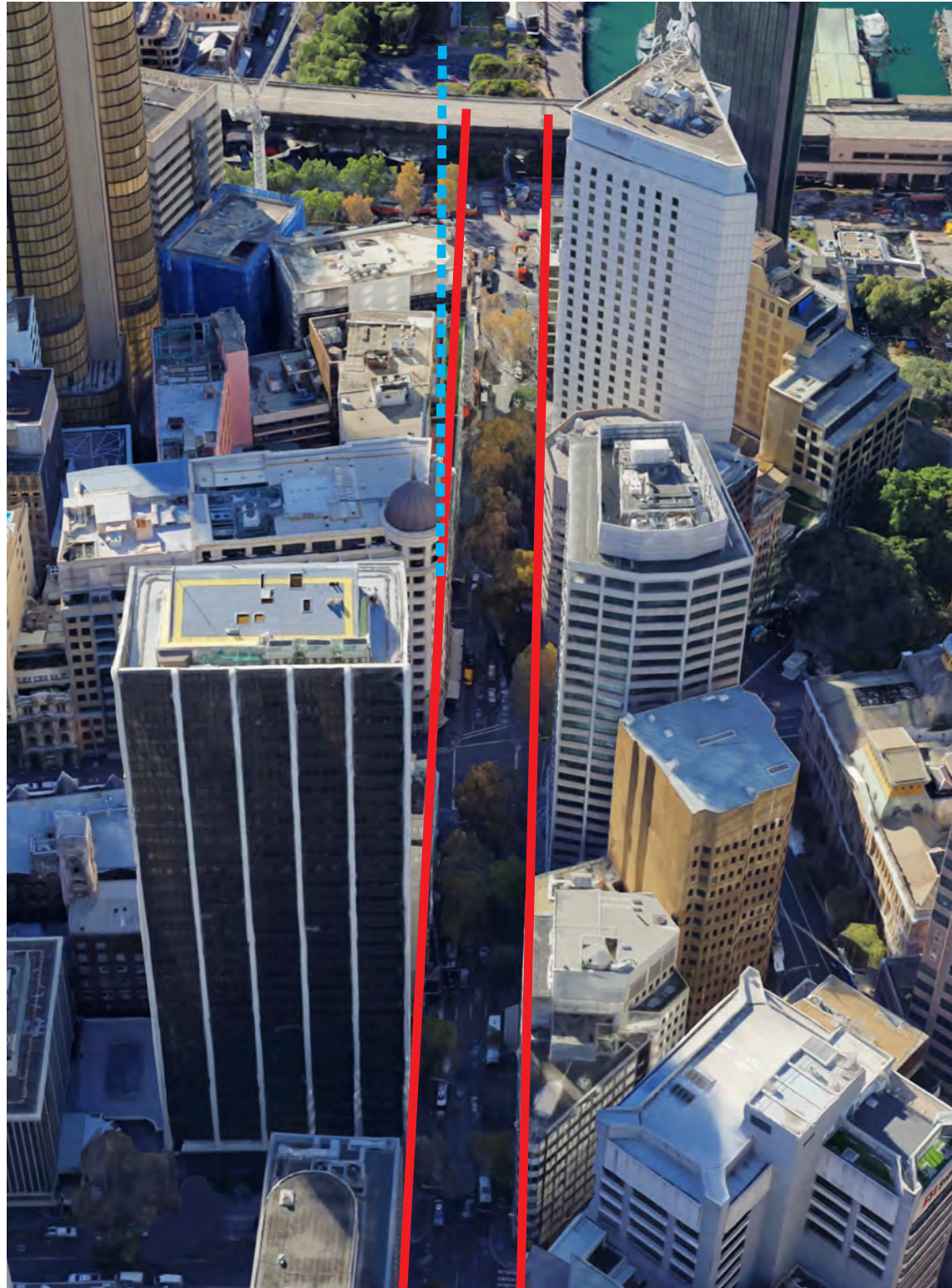


Image 1.29 Proposed Envelope (built form on Subject Site) with Proposed indicative tower envelope at 33-35 Pitt St



Pitt Street Aerial view Looking North

Source : Google map



Pitt Street Aerial view Looking North - incl. Approved and Proposed building envelopes

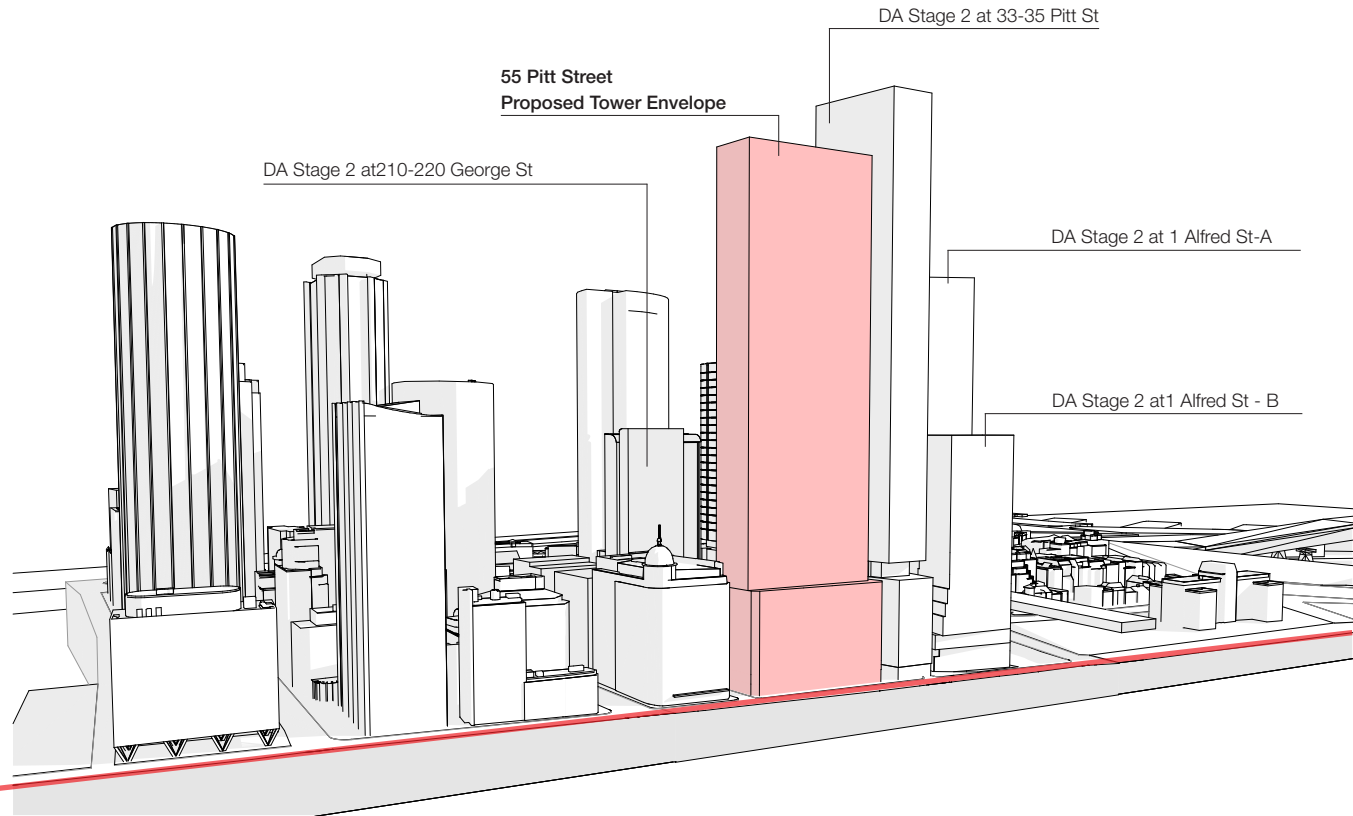
Note: Indicative Tower Envelope at 33-35 Pitt Street is consistent with the LEP and excludes any architectural roof feature.

Proposed Envelope

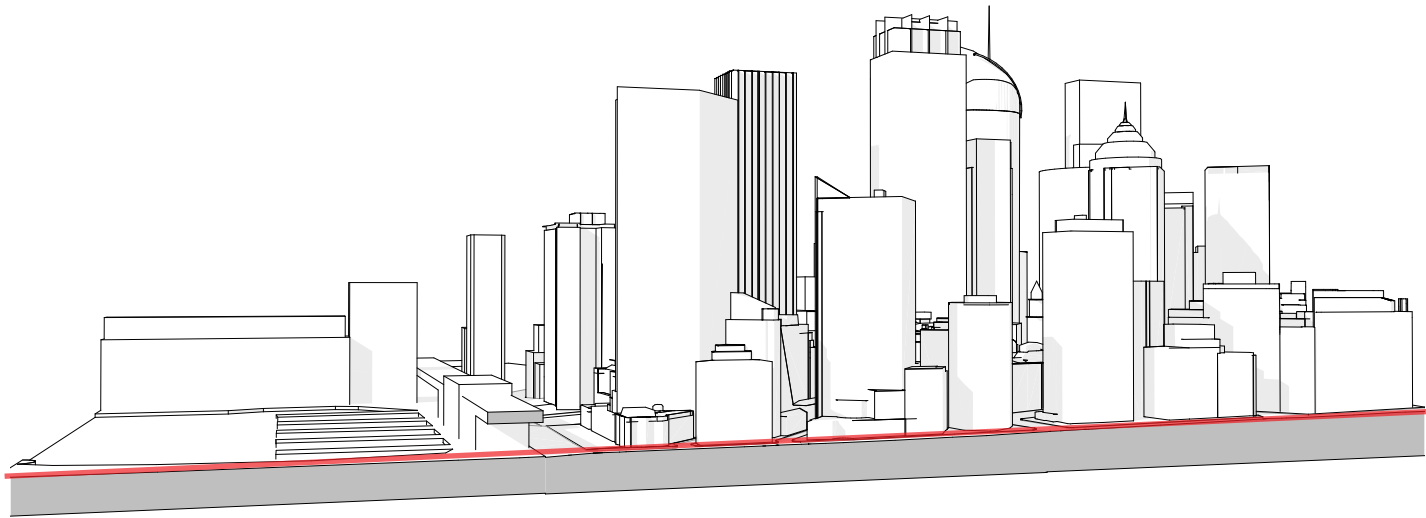
Pitt Street - Street Frontages and Setbacks - Ground Level

The figure ground plan at street level illustrates that the existing buildings create an almost continuous street wall on both sides of Pitt Street.

The proposed podium envelope maintains the current pre-dominant street frontage alignment at ground level.

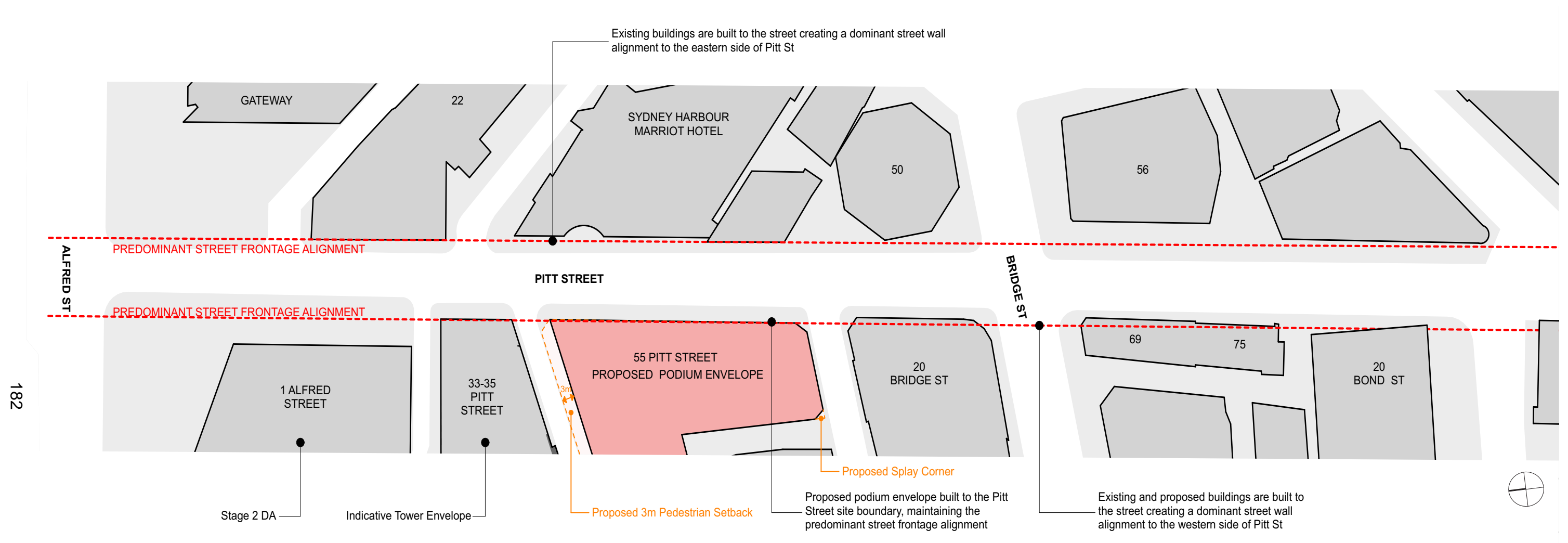


Pitt St Looking West - Ground Level



Pitt St Looking East - Ground Level

Note: Indicative Tower Envelope at 33-35 Pitt Street is consistent with the LEP and excludes any architectural roof feature.



Pitt St Ground Level Plan

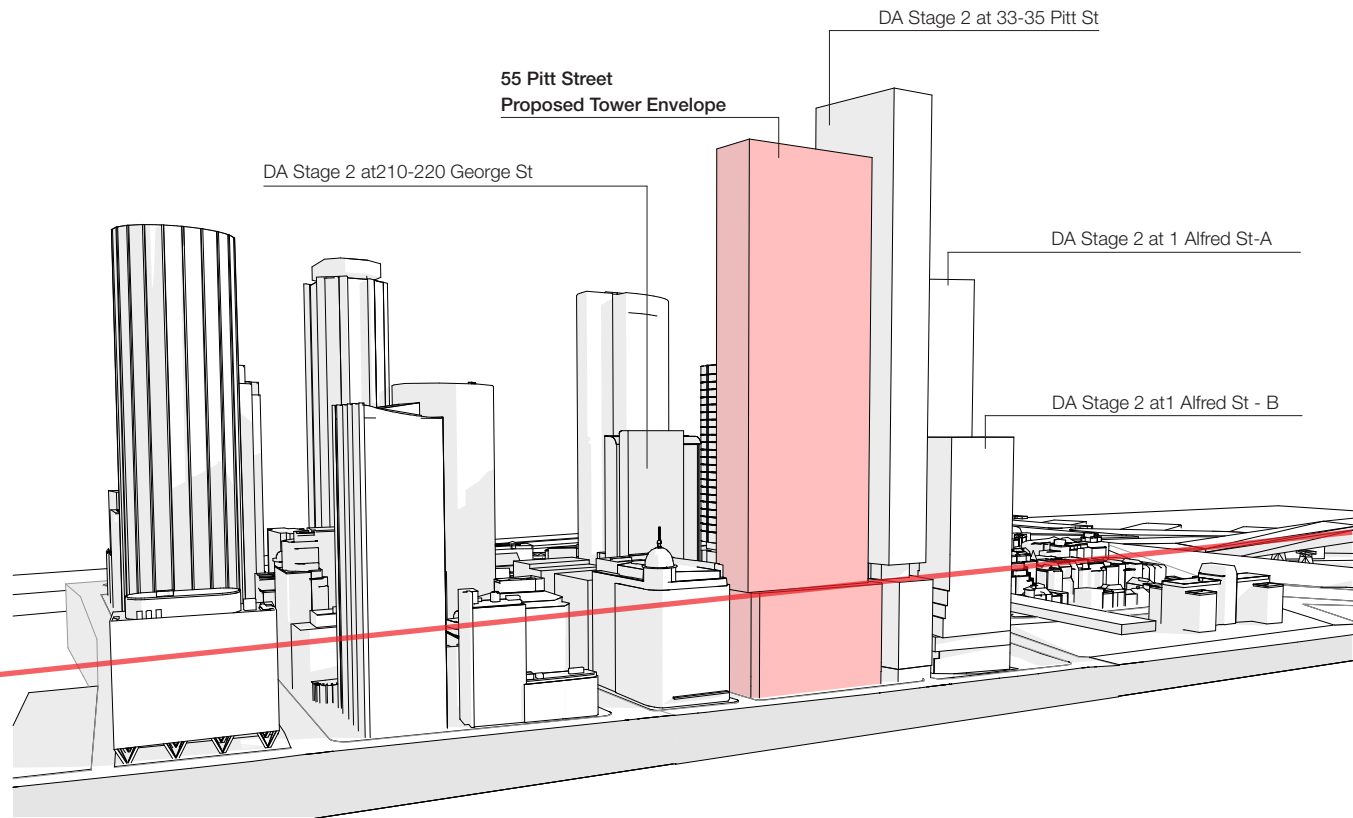


Proposed Envelope

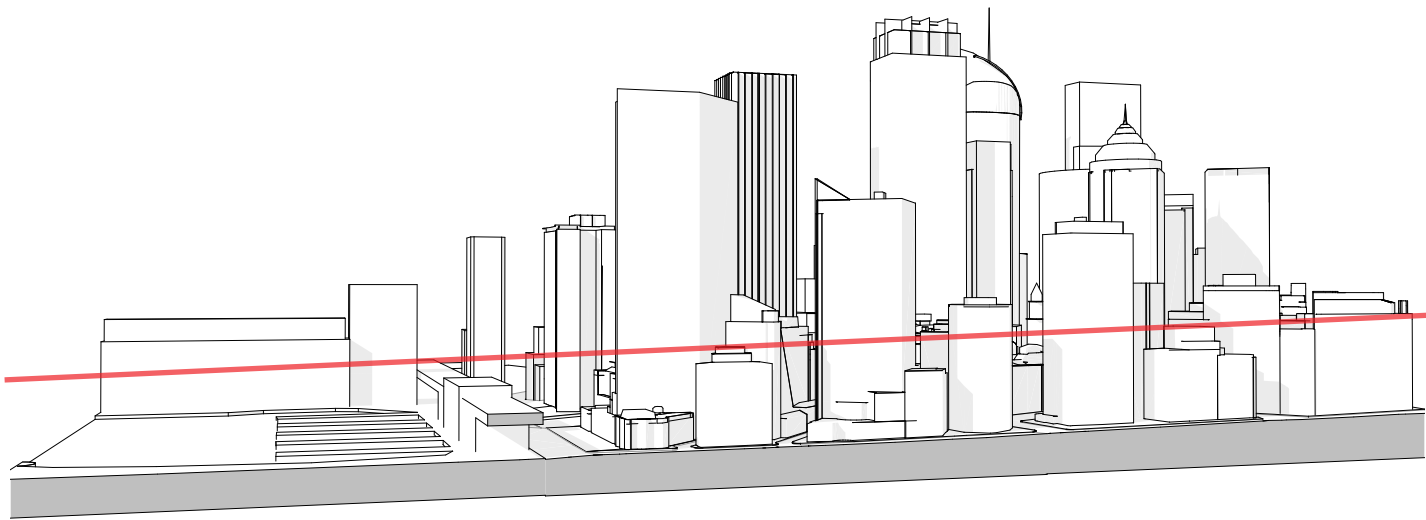
Pitt Street - Street Frontages and Setbacks - Podium

The figure ground plan at podium level illustrates that the predominant street wall alignment to the western side of Pitt St is maintained. However on the eastern side of Pitt Street, the alignment of the street wall breaks down, setbacks increase, the street wall becomes fragmented resulting in no predominant street wall alignment. The location of these increased setbacks allow a breathing space directly opposite the subject site.

The proposed podium envelope at RL 45 maintains the street wall alignment that exists to the western side of Pitt Street.

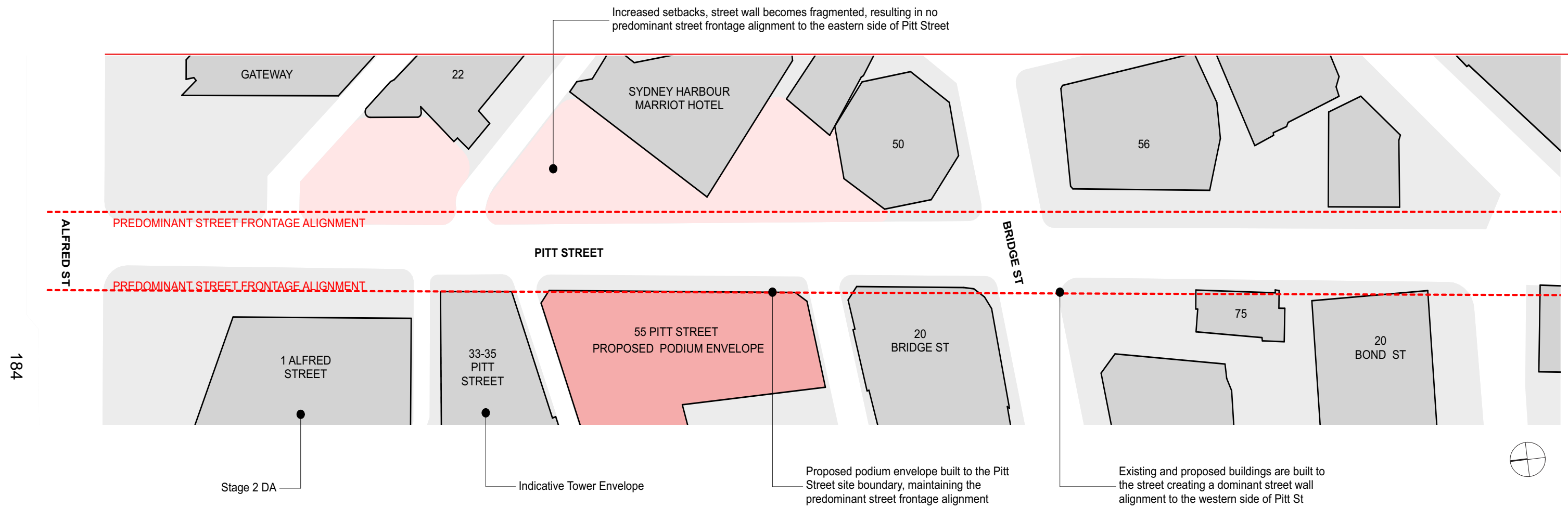


Pitt St Looking West - RL 45m



Pitt St Looking East - RL 45m

Note: Indicative Tower Envelope at 33-35 Pitt Street is consistent with the LEP and excludes any architectural roof feature.



Pitt St Podium Plan - 45m above Ground Level



Proposed Envelope

Pitt Street - Street Frontages and Setbacks - Tower

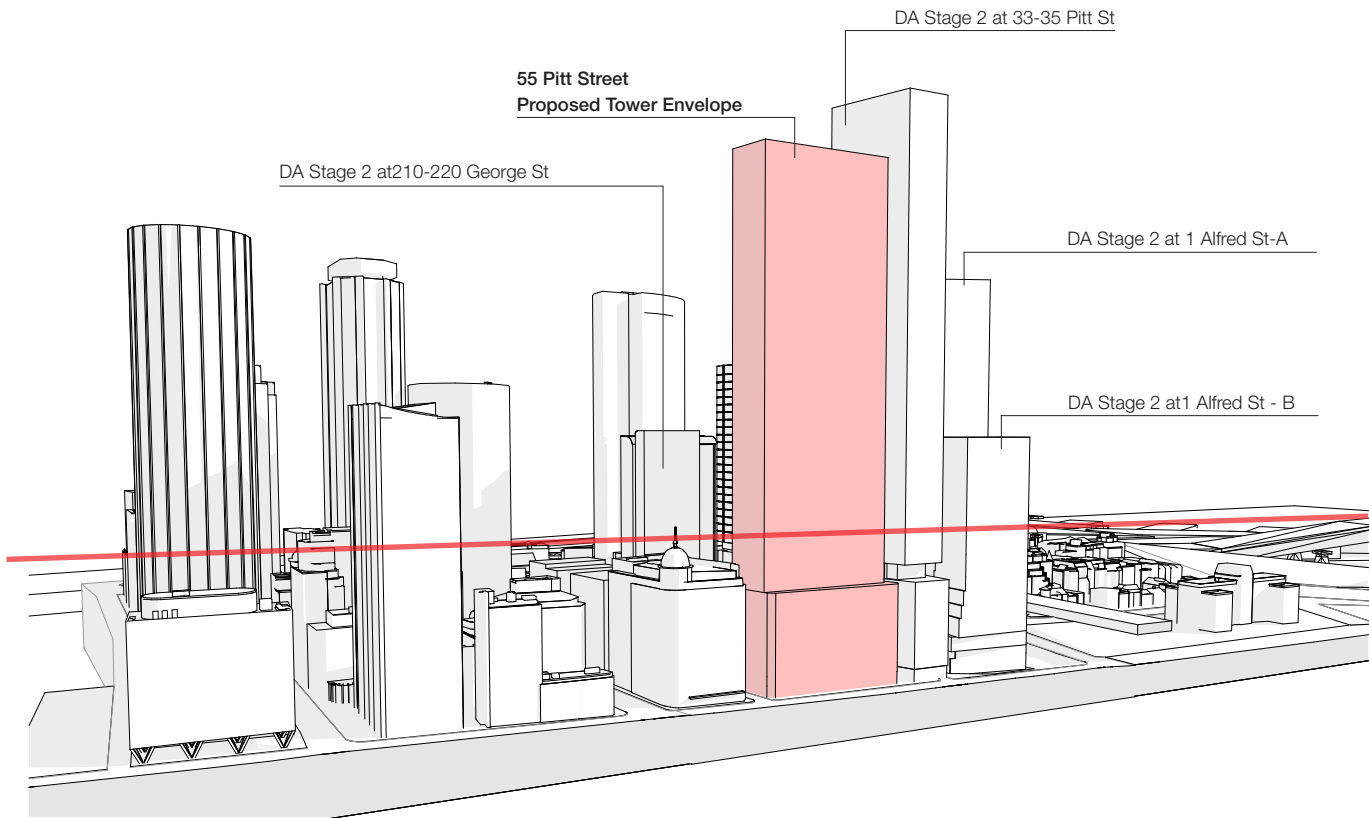
The figure ground plan at tower level illustrates the breaking down of the street wall to both sides of Pitt St. The street wall becomes fragmented as the towers separate creating no pre-dominant alignment of the street wall.

The prescribed DCP setback of 8m from Pitt St bears little relationship to the alignment of the existing buildings either side of the street.

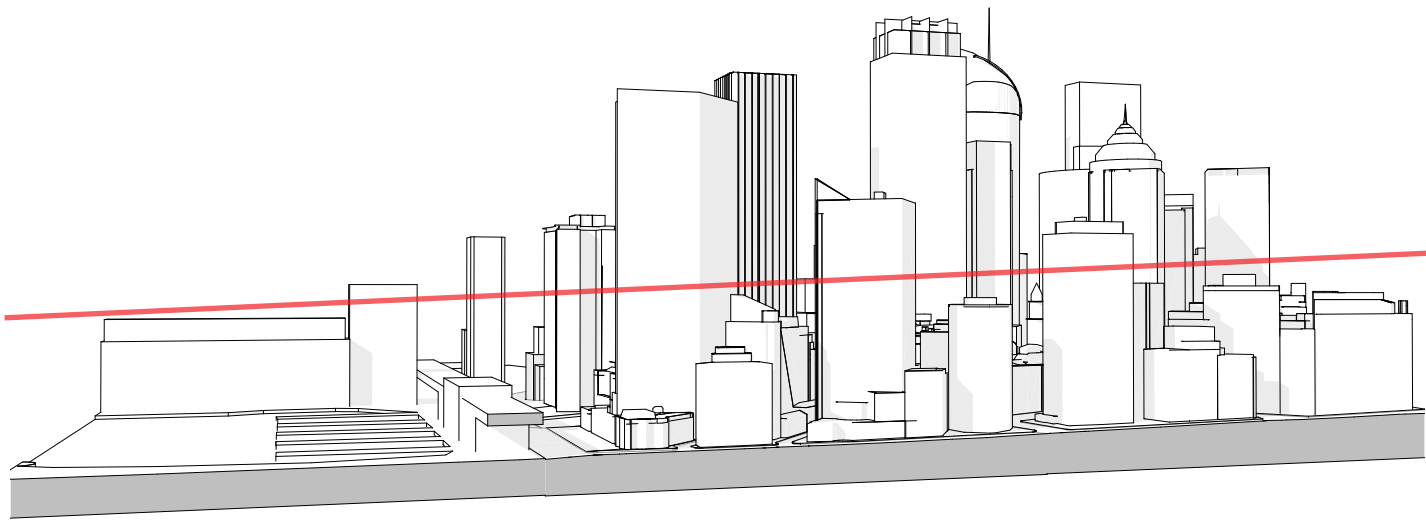
The proposed tower envelope setback of 6m - 4m responds to the adjacent tower envelopes to the north of the site, enabling views to and from Circular quay, creating a presence on Pitt St whilst not impacting upon any towers or alignments south of the site.

The reduced setback still maintains a clear distinction between the podium and the Tower.

185 The location of the increased setbacks creates a breathing space directly opposite the subject site allowing an element of relief to the Pitt St frontage.

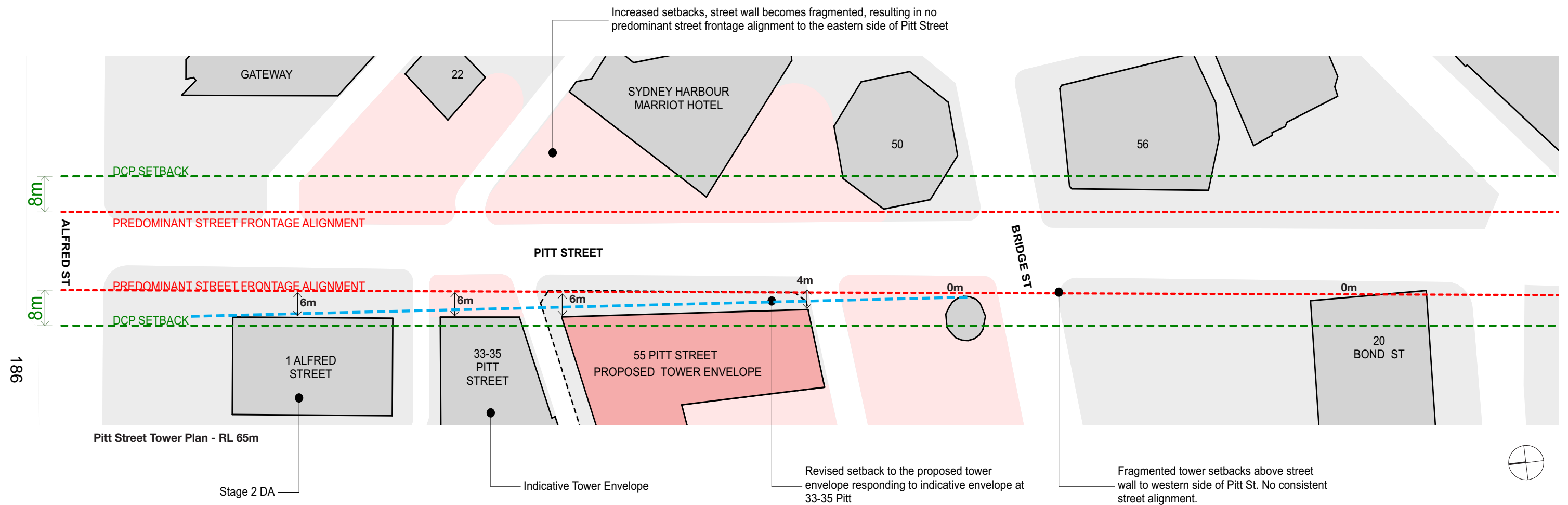


Pitt St Looking West - RL 65m



Pitt St Looking East - RL 65m

Note: Indicative Tower Envelope at 33-35 Pitt Street is consistent with the LEP and excludes any architectural roof feature.



Proposed Envelope

Tower Separation

The following illustrates the proximity of the proposed tower envelope to the surrounding existing and proposed towers.

Due to the site constraints, there is limited tower separation to 33-35 Pitt Street to the North. This can be justified by the following reasons:

Compliance

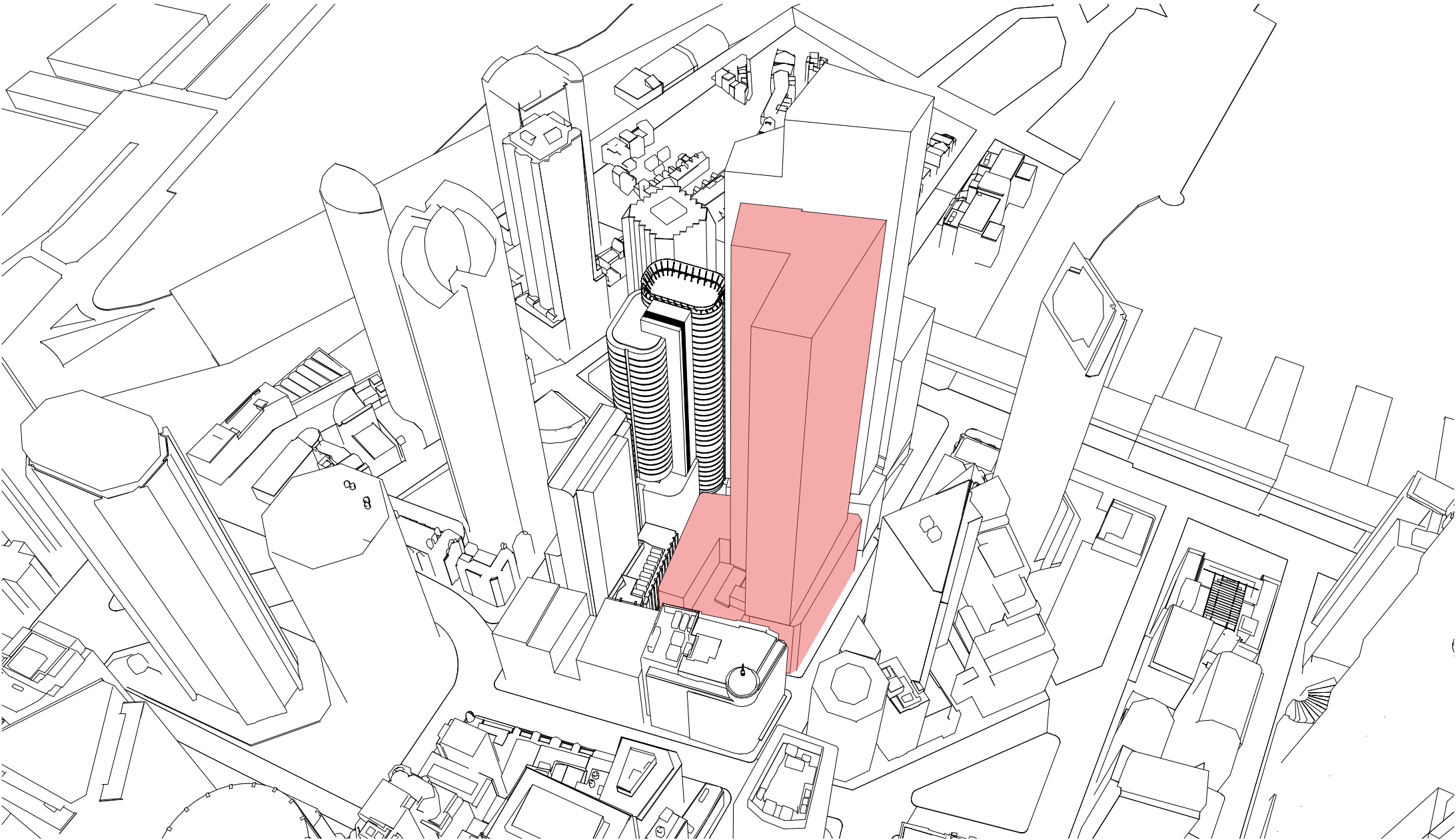
There is a 3m and 4m tower setback to the North of 55 Pitt Street. This allows a 8m+ tower separation to 33-35 Pitt Street. This meets the 6m tower separation as described in the Sydney DCP.

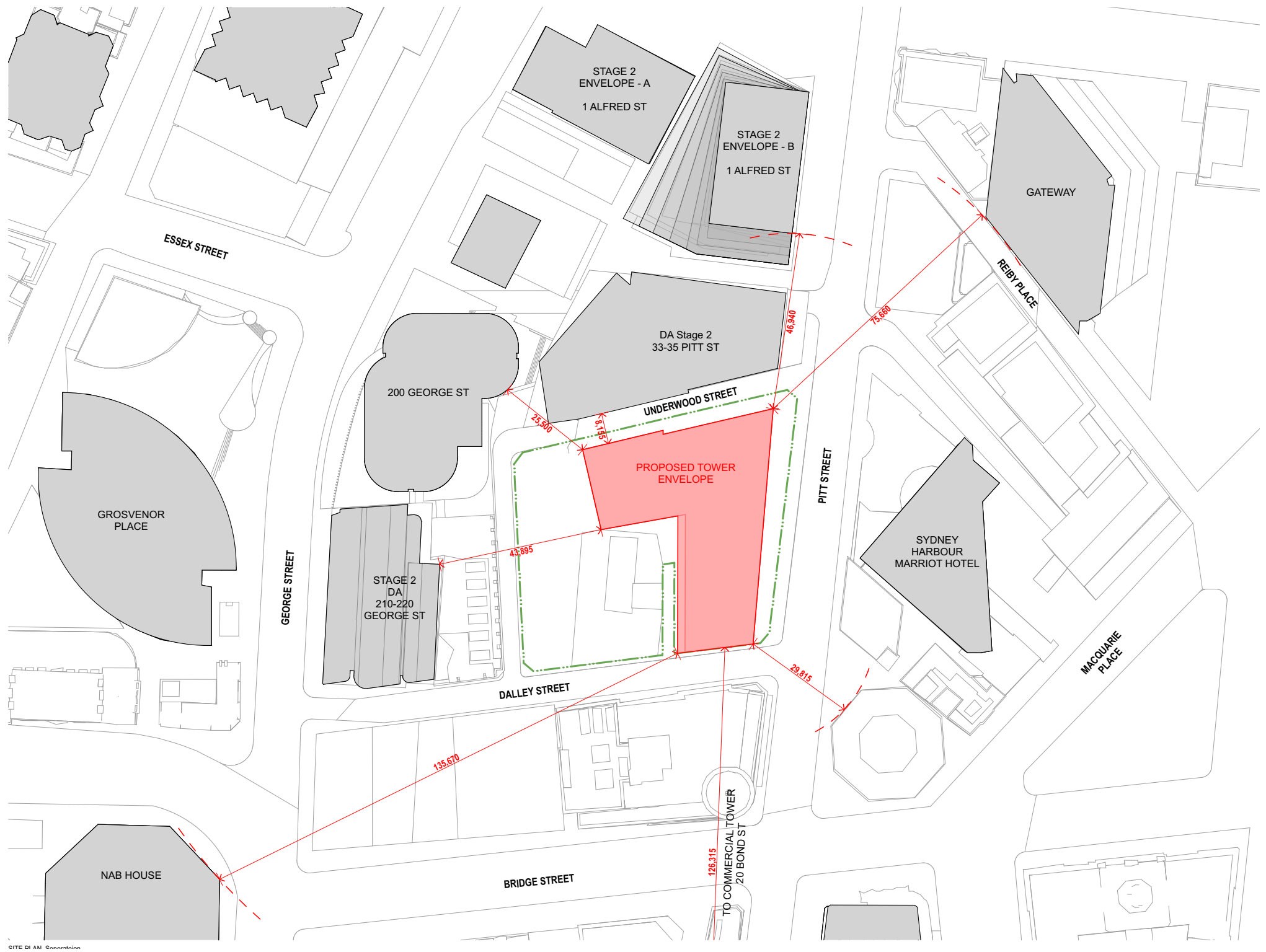
Precedent

There are several towers with similar tower setbacks in the APDG block. They include 200 George Street to 33-35 Pitt, 33-35 Pitt to 1 Alfred Street, and Tower A and B within 1 Alfred Street.

Urban Design

33-35 Pitt Street and 55 Pitt street with their podium and tower read as paired forms within the APDG Site.

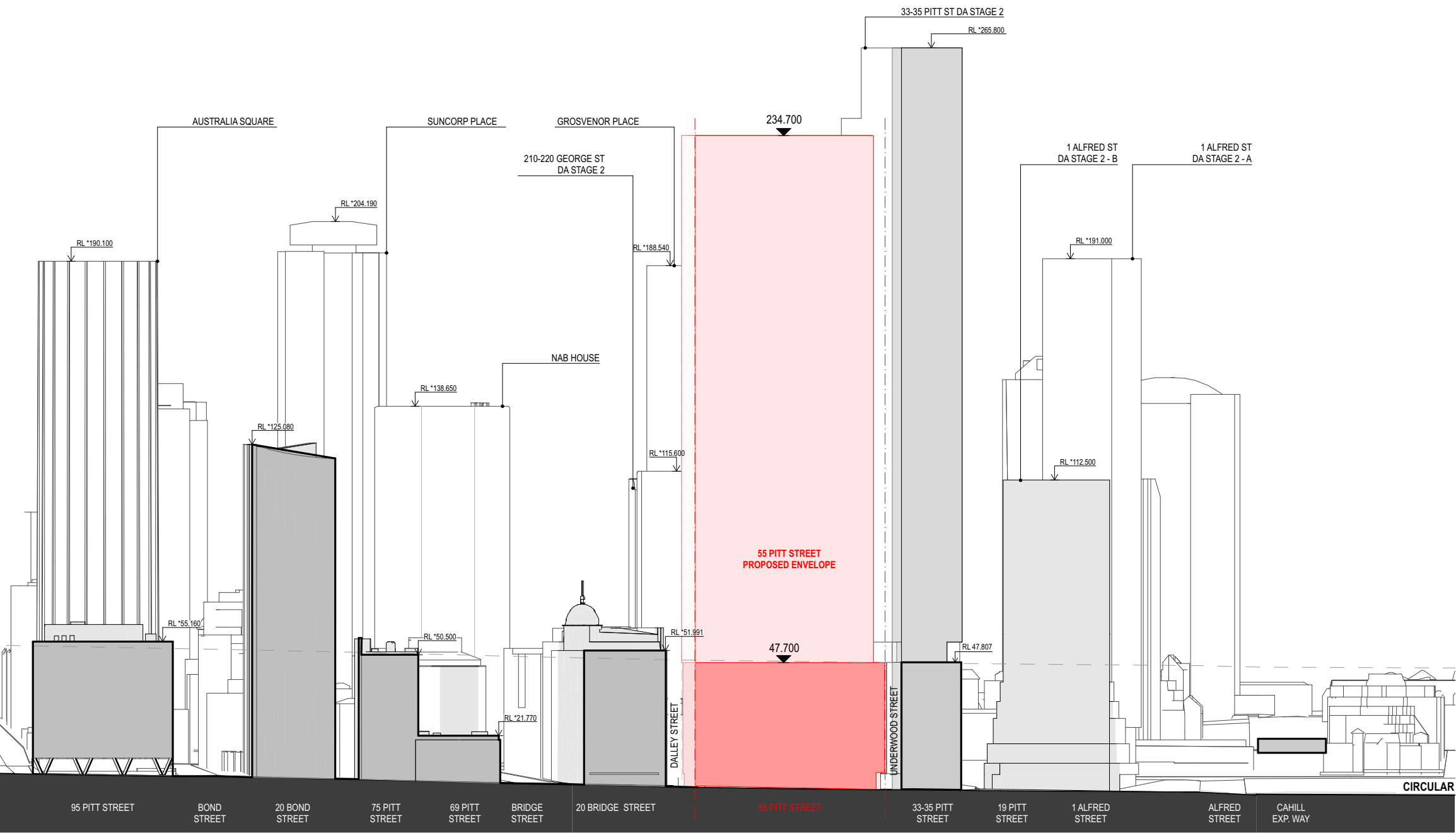




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Proposed Envelope - Skyline analysis

Pitt Street Elevation Looking West

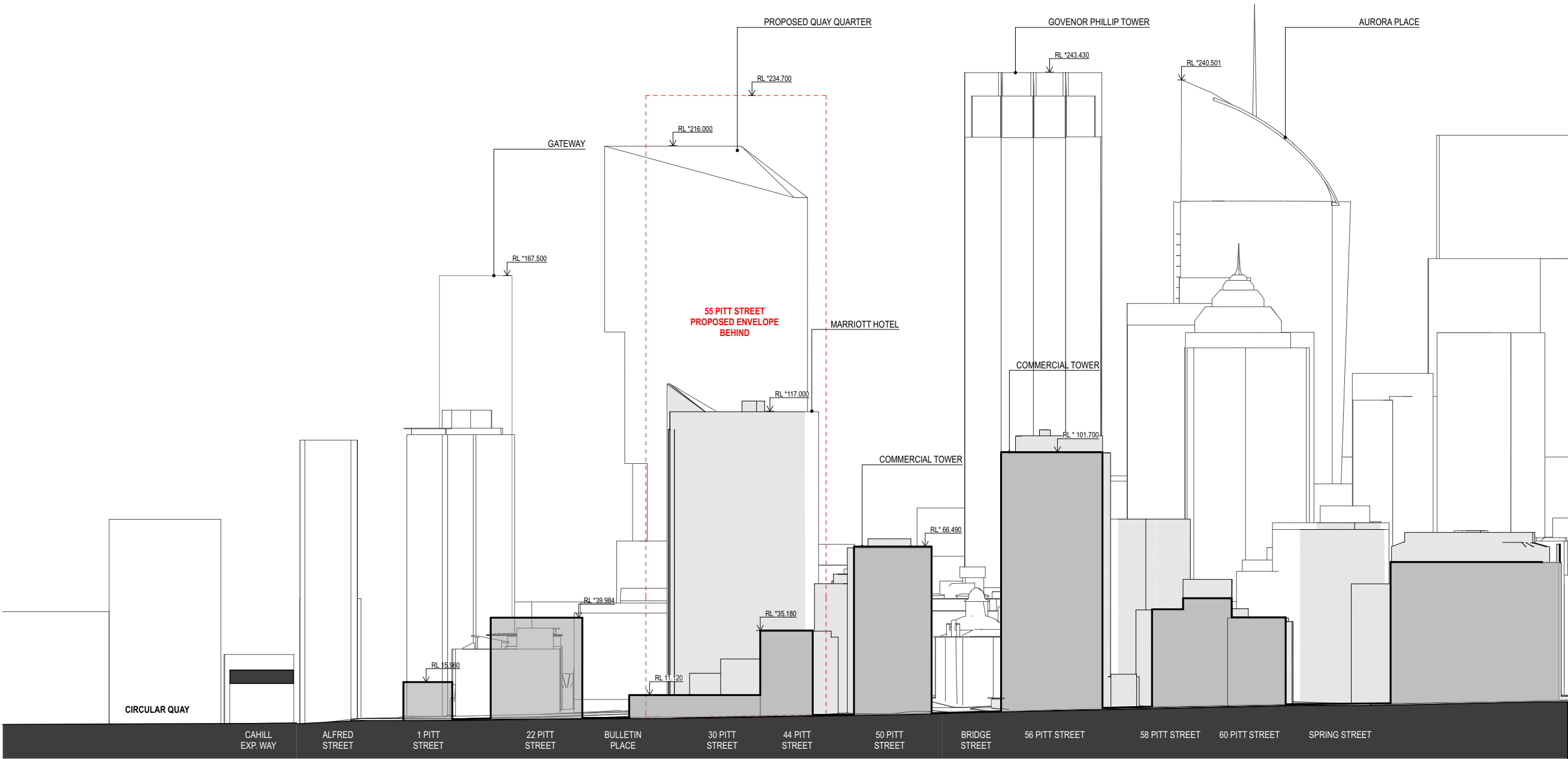


* RL XX - Approximate Relative Level

Proposed Envelope

Pitt Street Elevation Looking East

190

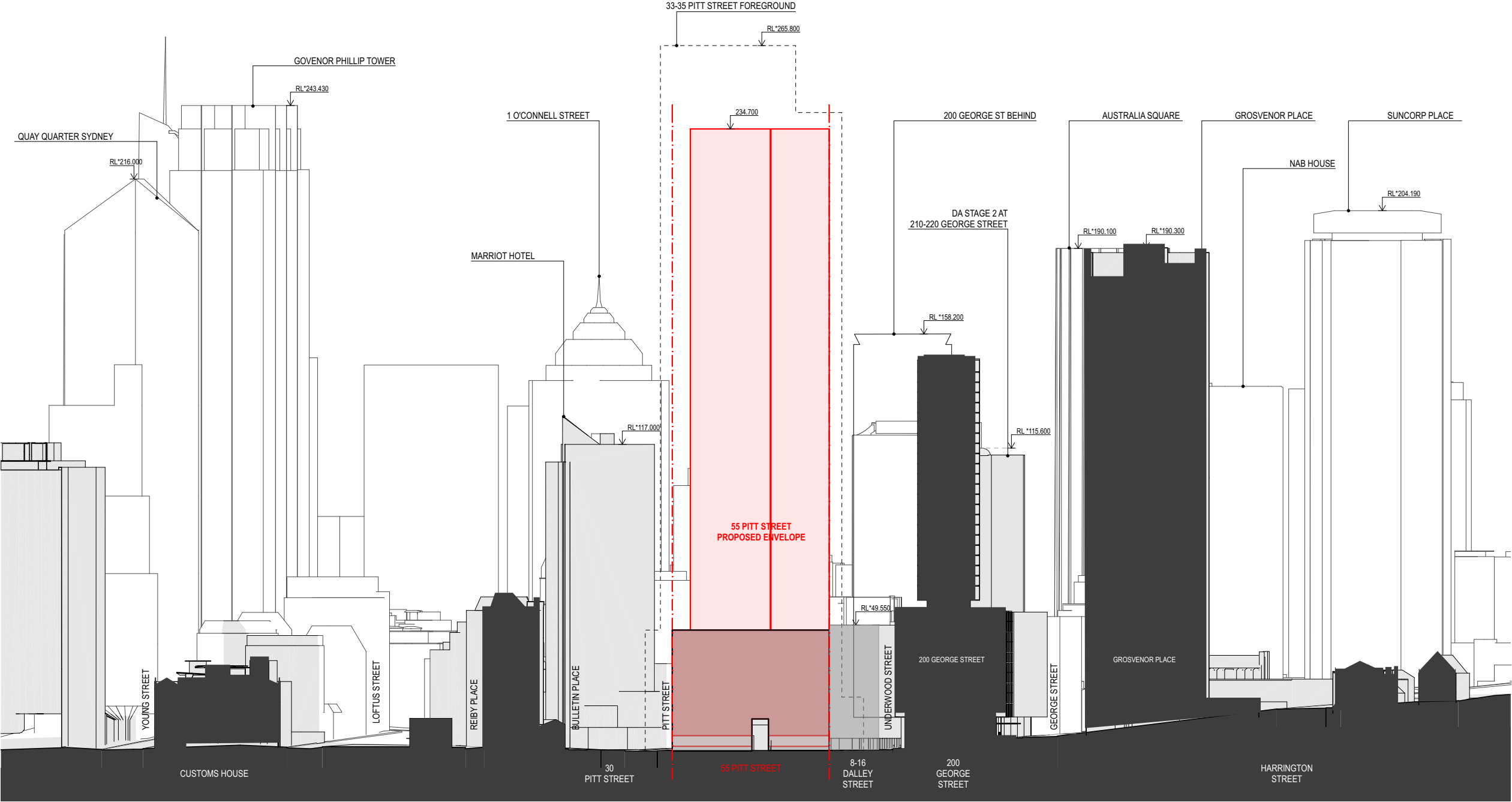


* RL XX - Approximate Relative Level

Proposed Envelope

Underwood Street Elevation Looking South

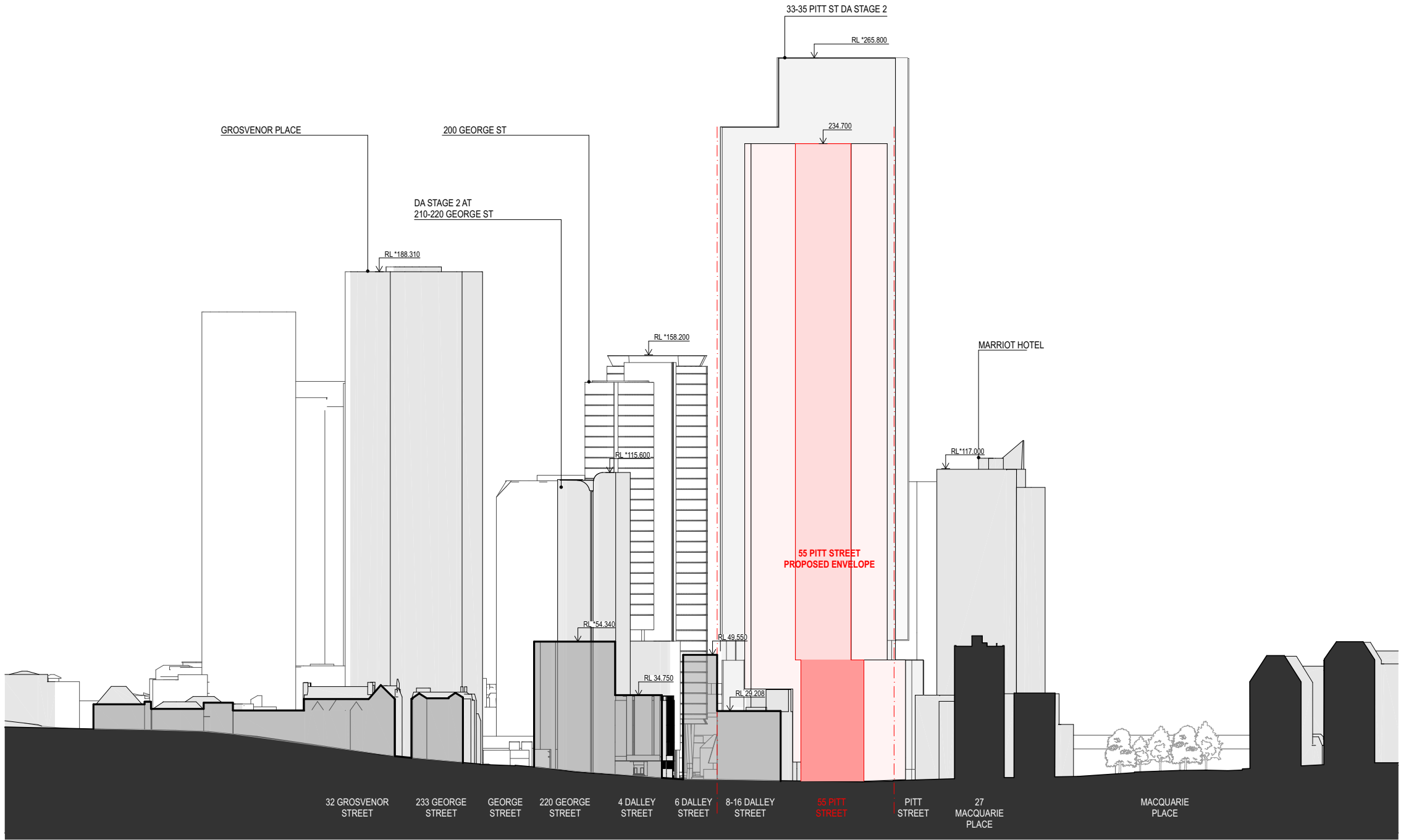
191



* RL XX - Approximate Relative Level

Dalley Street Elevation Looking North

192



* RL XX - Approximate Relative Level

5.0 Public Domain Concept and Principles

Public Benefits Analysis

The following section illustrates the public benefits and contributions attainable as a result of the proposed alternative envelope.

Three key principles have been established as key drivers in realising the Council's vision for the site and the broader current context of the APDG Block through providing for publicly accessible open space and a network of accessible and activated laneways and through site links.

The proposed envelope will deliver an enhanced public domain outcome from that originally anticipated within the existing APDG Block LEP/DCP controls through the provision of:

A wider pedestrian connection between Dalley Street and Underwood Street;

A part Laneway open to the sky,

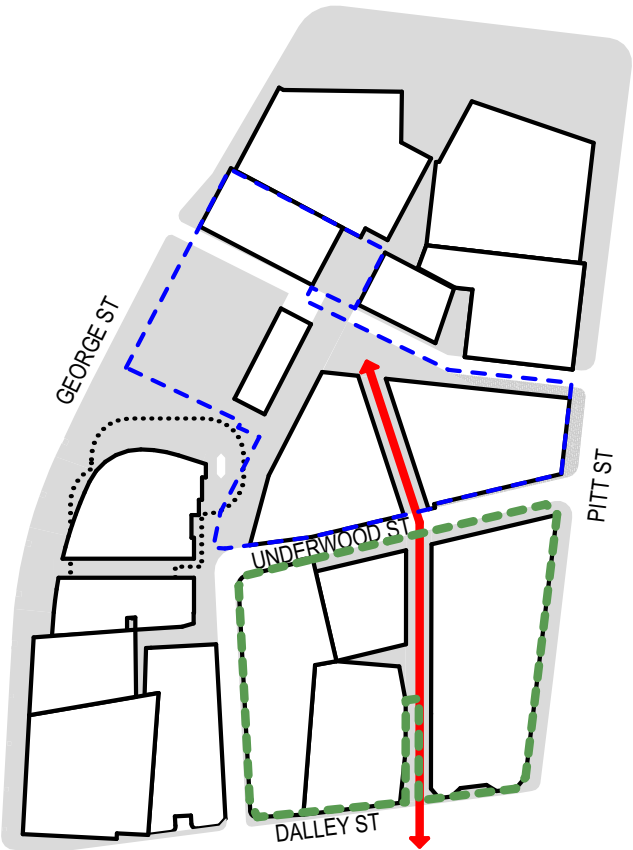
Additional publicly accessible open space / through site link,

Upgraded and activated colonnade below the existing Telstra exchange building by proposed retail along with Underwood Street and

Attractive fine and grain Laneway retails.

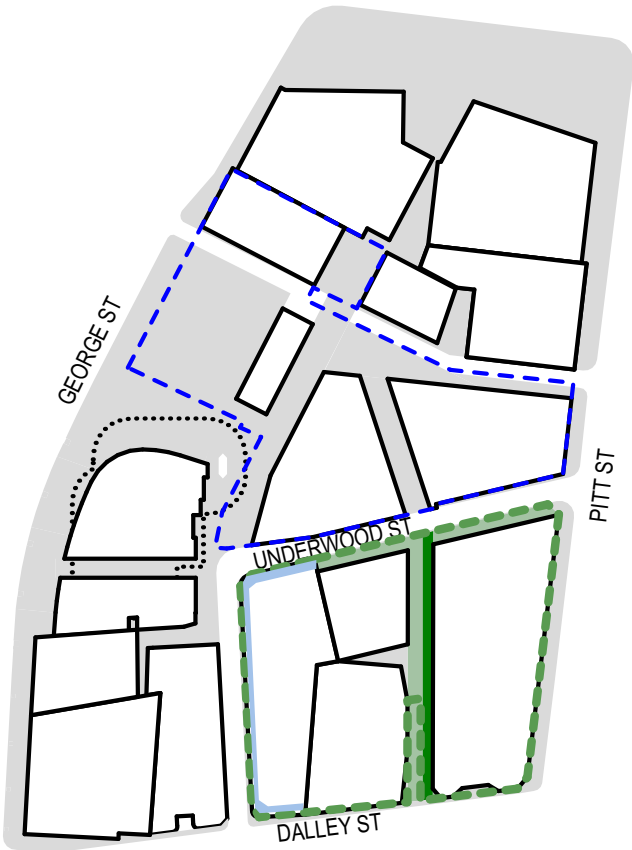
Public Domain Principles

194



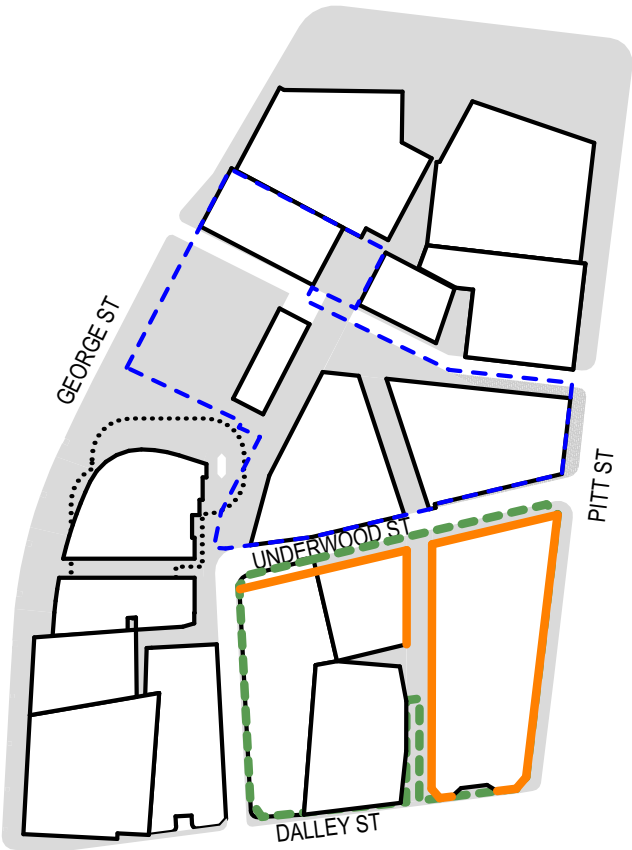
Networks

- Subject Site
- Indicative development footprint (182 George St, 174-176A George St and 33-35 Pitt St)
- ↔ Create a new continuous through site link. Extending and maintaining the alignment of the existing Queens Court laneway. Allowing clear sight lines from each end. Connecting to the existing and proposed laneway network.



Public Domain

- Subject Site
- Indicative development footprint (182 George St, 174-176A George St and 33-35 Pitt St)
- 3m pedestrian zone.
- 3m seating zone and public accessible open / covered space.
- Upgraded existing pedestrian colonnade and potential retail activation.



Activity

- Subject Site
- Indicative development footprint (182 George St, 174-176A George St and 33-35 Pitt St)
- Create continuous active frontages offering a diverse range of potential uses including retail, bars, cafes restaurants etc.

Proposed Additional Provisions to Alternative Block 5

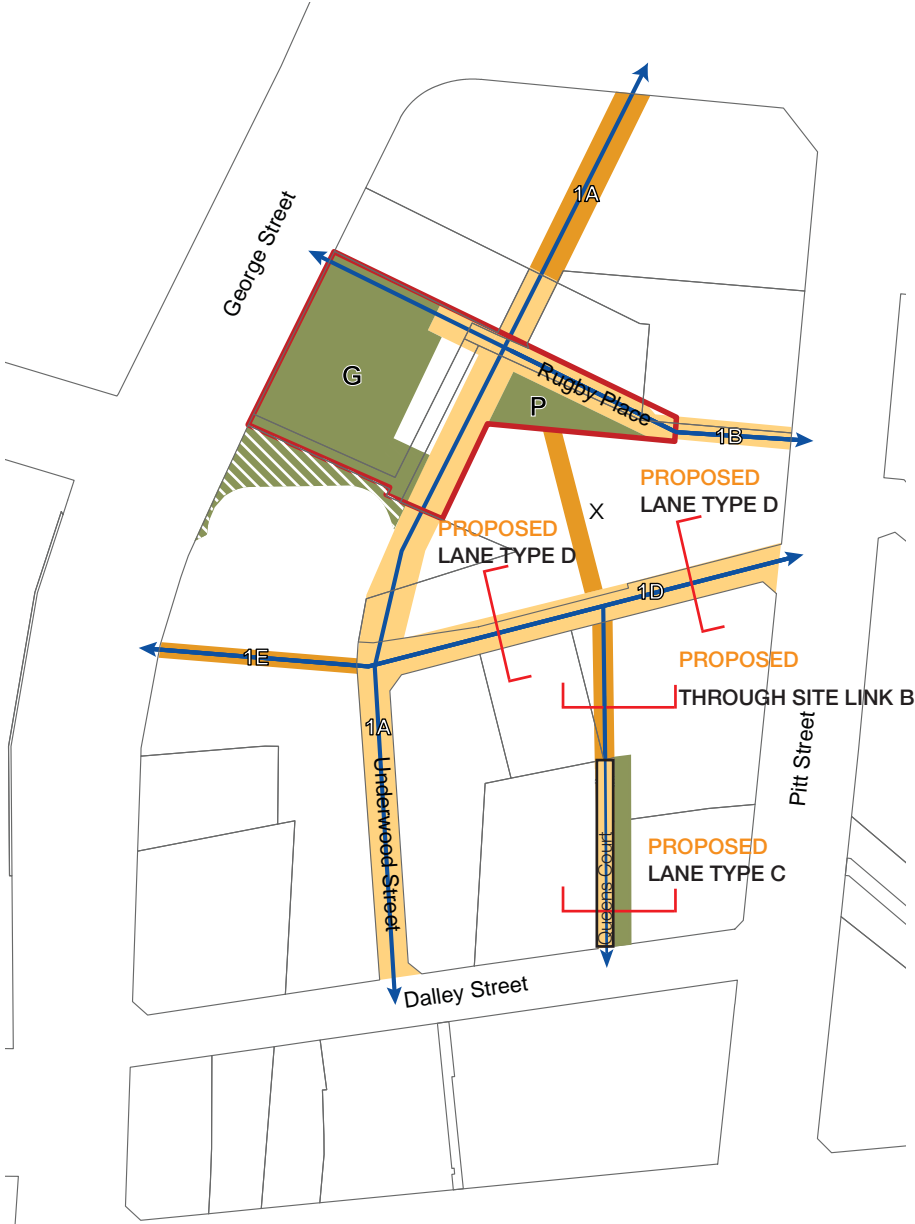
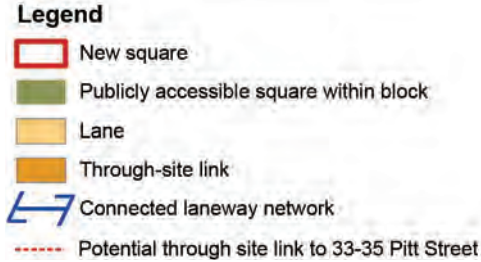
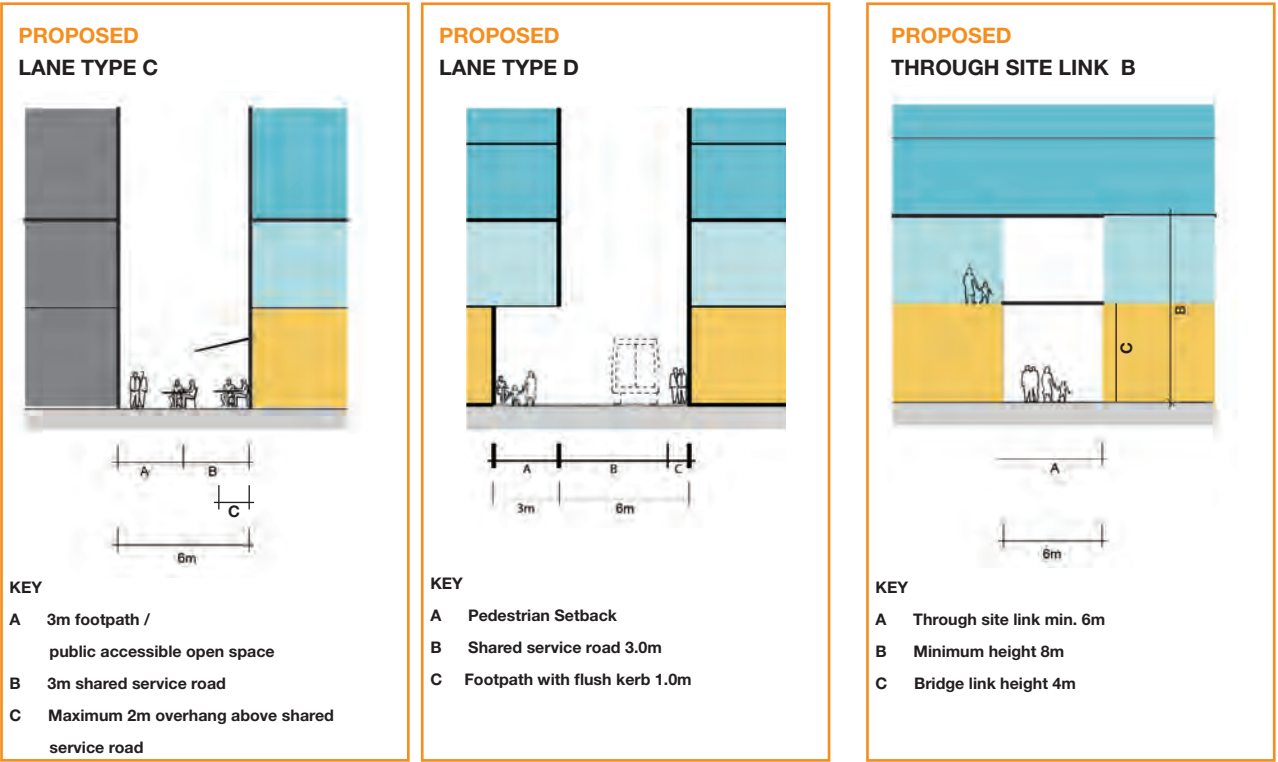


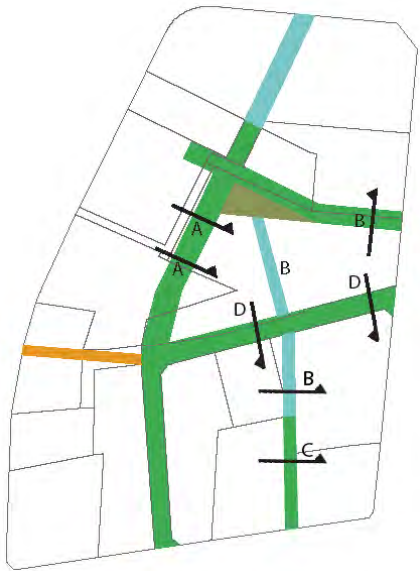
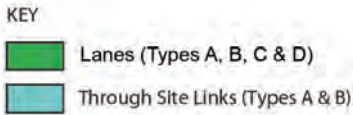
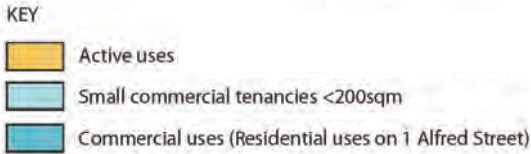
Image 1.30 Proposed Amendment to Public Domain Principles Plan



Proposed Additional Provisions to Alternative Block 5 - Streets, Lanes and Through Site Links



Proposed amendments to Figure 6.9 Streets, Lanes and Through Site Links



Connection to the Existing and Proposed Laneway Network and Public Domain of the APDG Block

Connection to the Existing and Proposed Laneway Network and Public Domain of the APDG Block

- 1 Proposed Envelope - Indicative Scheme
- 2 New 6m wide laneway, open to the sky with maximum 2m overhang above. Maintaining the existing alignment of Queens Court. Public accessible open space.
- 3 New 6m wide through site link aligning with Queens Court
- 4 Ausgrid Substation
- 5 Telstra Exchange - potential retail activation
- 6 Telstra Exchange - Upgraded colonnade
(All lighting, footpaths, wall finishes and soffit finishes along with the existing Underwood Street colonnade to be redesigned as part of the design excellence process.)
- 7 33-35 Pitt Street - Approved DA
- 8 33-35 Pitt Street - through site link
- 9 Proposed Public Plaza as part of the 33-35 Pitt Street Planning Proposal
- 10 200 George Street
- 11 Through site link
- 12 New 3m pedestrian setback from Underwood Street.

Indicative development footprint (182 George St, 174-176A George St and 33-35 Pitt St)



Indicative Scheme - Laneway, Through Site Link & Active Frontages



*numbers on plan refer to the reference images on page.109

① Through Site Link



Through Site Link - Visually light bridge like structure over. Reference Image - Through Site Link 200 George St

② Activated Frontages



③ Laneway Open to the Sky



Indicative Scheme - Landscape Concept

The landscape design is subject to further development in the Stage 2 DA submission. The developed scheme should be considered in relation to existing and draft Council policies that will influence the future patter and development of the streetscape and open spaces. These include:

- Sustainable Sydney 2030
- Draft Sydney Development Control Plan
- City of Sydney Public Domain Manual
- City of Sydney Community Gardens Policy
- Integration of Water Sensitive Urban Design in Footpaths
- City of Sydney Urban Ecology Strategic Action Plan
- City of Sydney Street Tree Master Plan
- Liveable Green Network 2010 (draft)

Landscape Design Objectives

Include a variety of exemplar landscape spaces including, upgraded streetscape planting, forecourt, laneway, potential decorative wall treatment, and appropriate planting and materials

Incorporate heritage and art interpretation overlay

Communicate the Precinct as a whole and help visitors feel a sense of arrival and departure in the space. The elements must create a distinctive place that retains its character when activity is absent and accommodates all people in their diversity.

Provide a network of connected open spaces including the continuation of Queens Court

Landscape Design Opportunities

There are several unique opportunities to integrate the landscape design, public art and Heritage overlay at 55 Pitt Street, to be developed in detailed design.

They include the following opportunities:



*numbers on plan refer to the reference images on page.109

Opportunities / References Images

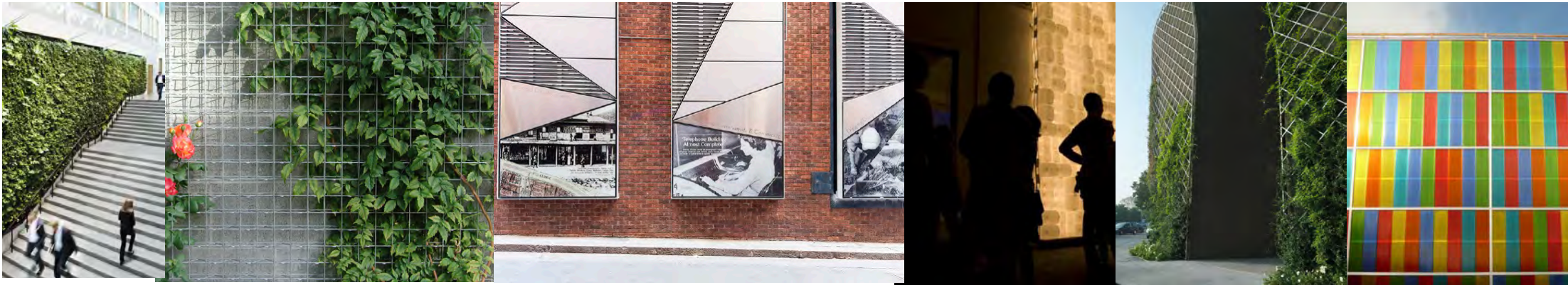
1 Queens Court Laneway

The proposed continuation of Queens Court laneway provides opportunity for fine grain lighting / paving design, and varied planting through to open to the sky areas.



2 Decorative wall treatment

There is the opportunity for a decorative wall, dressing 8-14 Dalley Street through Queens Court and to the entire Ausgrid and Telstra Building



3 Colonnade

There is the opportunity for a retail activated colonnade along with Underwood Street for contemplative and activities uses

(All lighting, footpaths, wall finishes and soffit finishes along with the existing Underwood Street colonnade to be redesigned as part of the design excellence process.)



4 Streetscape

Street trees, paving and street furniture in accordance with CoS policies and design manuals

5 Forecourt

Potential for seamless paving design from public domain through to the forecourt and commercial lobby





Image 1.31 Indicative Scheme Laneway looking North



Image 1.32 Indicative Scheme Through Site Link looking South



Image 1.33 Indicative Scheme Through Site Link looking South

6.0 Analysis of Relevant Technical Studies

Wind Flooding Traffic Heritage Sydney Metro

A wind tunnel study of the proposed 55 Pitt St development to be located in Sydney, NSW 2000, Australia was conducted by CPP to assess the pedestrian wind environment in and around the development site.

The wind conditions around the proposed development site were found to be generally similar across the configurations considered. Comparison of the proposed tower envelope, to the CSPS base case tower envelope indicated that wind comfort and safety levels around the development site were generally equivalent. Differences in wind speeds at most measurement locations between the two configurations were typically small enough that there would be little perceivable difference in wind conditions.

Refer to the Pedestrian Wind Tunnel Test Report for further details.

Flood modelling completed by TTW

55 Pitt Street is located in the natural flood basin where meeting the FPL would be cumbersome and inefficient. The approach taken to overcome this, is to provide passive protection up the 20-year ARI flood, with a self raising flood gate giving protection to the basement in larger events.

The site has been designed to have no impact on flooding on surrounding properties during a 100-year ARI event. This has been demonstrated with flood modelling.

Water sensitive design (WSUD) measures are included as part of the site stormwater management scheme.

Refer to the Flood Report (Flood Study and Options Review) for further details.

Proposed development is highly accessible to existing public transport services and is consistent with government policy objectives to reduce private car travel and encourage public transport use.

The proposed development will result in improved pedestrian connectivity in the vicinity of the site

Existing public car park will cease to operate and be replaced by proposed development.

“Proposed development has similar traffic generation to existing”

Pitt Street, Underwood Street and Queens Court remain largely pedestrianised.

Vehicular and loading entry from Dalley Street

Heritage assessment describes the following:

“The subject site at 55 Pitt Street is in the vicinity of several heritage items. There are no physical impacts proposed to any built heritage items. The potential impacts of the proposed Planning Proposal Envelope on the visual setting of these items have been assessed as minor.

The proposed development will be a continuation of the history of commercial development in this part of the CBD.

There is the potential for archaeological remains within the original alignment of the Tank Stream watercourse. Detailed archaeological analysis and significant assessment in accordance with the NSW Heritage Division required following planning proposal.”

The heritage report recommends:

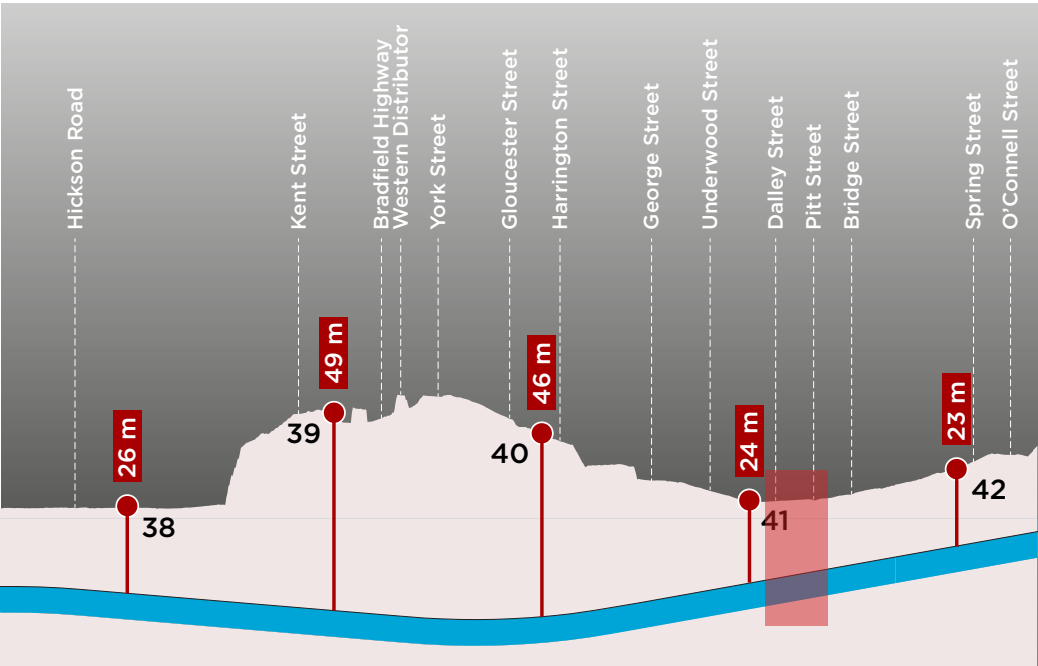
“Careful consideration should be given to the appearance of any podium (scale, form and materiality) as this will be visible in relation to the heritage items opposite on Pitt Street”

The planning proposal has considered the Sydney Metro (currently indicative and subject to design development).

The concept metro tunnel and corridor zone passes through the subject site at approximately 23-24m below ground.

The detailed design (in particular structural) will need to be taken into account for the alignment of the Sydney Metro.

Initial structural studies have shown that a tunnel 23-24m below the commercial tower will allow structural flexibility. However detailed studies will need to be completed and approved by Sydney Metro and other relevant authorities.



7.0 Existing and Proposed Controls

APDG DCP Additions

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

205

APDG Site Plan







Image 1.34 ADPG Site Plan - Sydney DCP 2012 Figure 6.6


- Legend**
- The APDG Site - bounded by Alfred, Pitt, Dalley and George Streets
 - Sites applicable to the following proposed DCP amendments

Legend

Public domain open to the sky and noted on property title

-  Extension of Herald Square
-  Lane - 6m wide minimum (types A & B).
Open to sky unless height is shown on plan.
-  Optional extension of square
-  Publicly accessible square

Public domain noted on property title

-  Through-site link 4.5m-6m wide.
Height varies as shown on the plan as RLs.

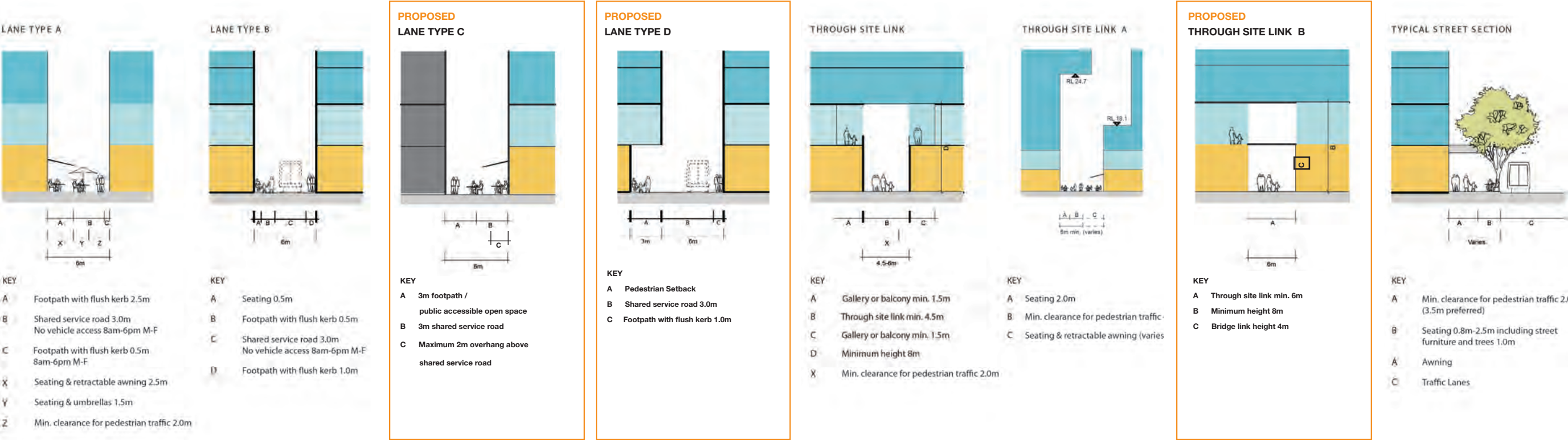
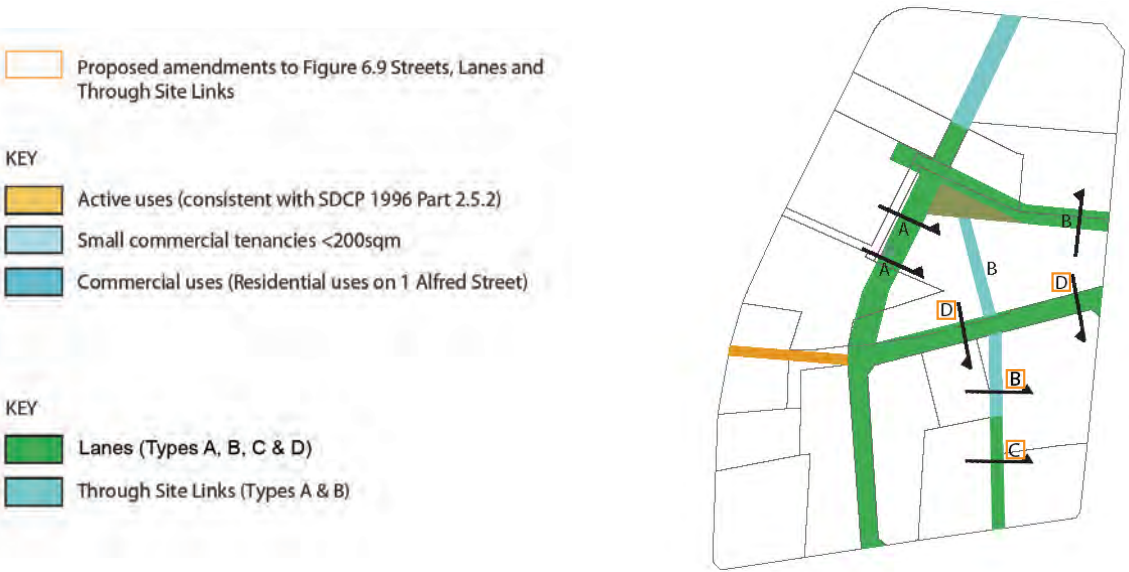


Figure 6.8 Streets, Lanes and Through Site Links



Current DCP 2012

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

Figure 6.9A APDG Site
Public Domain Principles Plan



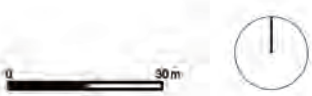
Image 1.37 Public Domain Principles Plan - Sydney DCP 2012 Figure 6.9A

- Legend**
- New square
 - Publicly accessible square within block
 - Lane
 - Through-site link
 - Connected laneway network

PROPOSED Additional Provisions to Alternative Block 5



Image 1.38 Proposed Amendment to Public Domain Principles Plan



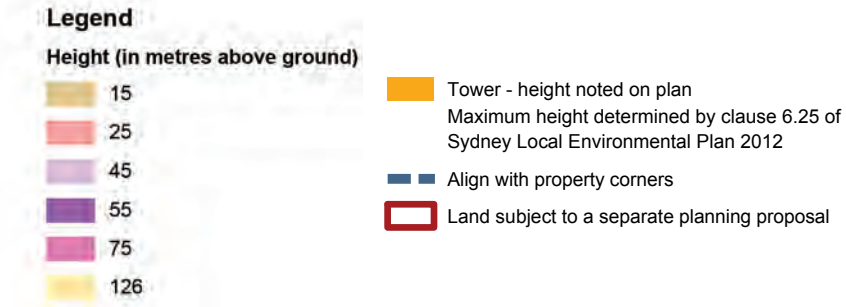
Planning Context - Sydney Development Control Plan (DCP) 2012
Specific Sites -APDG Block

Figure 6.10A APDG Site Alternative Heights

Current DCP 2012



Image 1.39 Alternative Heights Plan - Sydney DCP 2012 Figure 6.10A



PROPOSED Additional Provisions to Alternative Block 5



Image 1.40 Proposed Amendment to Alternative Heights Plan



Current DCP 2012



Image 1.41 Development Blocks Plan - Sydney DCP 2012 Figure 6.11A

- Legend**
- 2 Development Block 2
 - 3 Development Block 3
 - 4 Development Block 4
 - Land subject to a separate planning proposal
 - C Development Block C
- Optional Additions to Development Block 3 or Block 4**
- A Development Block A
 - B Development Block B

PROPOSED Additional Provisions to Alternative Block 5



Image 1.42 Proposed Amendment to Development Blocks Plan

- Legend**
- 5 Development Block 5
 - 2 Development Block 2
 - 3 Development Block 3
 - 4 Development Block 4
- Optional Additions to Development Block 3**
- A Development Block A
 - B Development Block B



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

Figure 6.11A APDG Site -
Development Blocks