

Planning Provisions

Executive Summary

A significant ‘city making’ and regeneration project of international standing’

Precinct Vision

By adopting a precinct-wide approach to the redistribution of floor space the Master Plan seeks to move built form within the Precinct, from the Young and Loftus block to the Bridge & Alfred Street block in order to provide an enhanced urban outcome and provide an overall net public benefit. The unrealised floor space from the Young and Loftus block (approximately 22,000sqm GFA) will be transferred to the Bridge and Alfred block and accommodated within an extension to the 50 Bridge Street tower and new podium buildings creating an opportunity for the regeneration of the precinct and surrounding area.

Young and Loftus Block

A vibrant mixed use neighbourhood and laneway precinct with low scale boutique developments

Bridge and Alfred Block

A global corporate address, landmark tower with an atrium lobby and plaza along with street based retail activity

The following principles seek to facilitate the redevelopment of the precinct to achieve a high quality urban form and public domain:

Public Domain

- _Improve permeability and strengthen the connections between Circular Quay and the CBD’s main financial district
- _A new activated pedestrian destination with laneway retail, dining and bars
- _Create a fine grain of more intimate lanes, arcades and through site links to introduce vitality and street level animation to the precinct
- _Maximise active uses fronting streets consisting predominantly of smaller ‘fine grain’ shopfronts
- _Incorporate active uses to laneways to encourage pedestrian activity and vibrancy and retain and strengthen through site linkages to improve permeability
- _Encourage night time activity and create a 24 hour, 7 day a week precinct
- _Greater safety and security of a key city precinct into extended hours
- _Improve traffic and bus operations to create pedestrian friendly street environments
- _Encourage the pedestrianisation and creation of car free streets
- _Improve continuity of awnings along Loftus, Young and Phillip Streets where ever possible
- _Consolidated basement entry locations to minimize the impact of vehicle movements on the public domain

Massing and built form

Bridge and Alfred

- _Recycling an existing CBD tower to give it a new identity and create an iconic commercial tower
- _Retain the architectural clarity and integrity of the original AMP Tower at 33 Alfred Street and ensure adequate building separation
- _Allow projection through the Botanic Gardens sun access plane but ensuring no additional overshadowing to the Botanic Gardens at the control time of 2pm on 21st June
- _Improved tower and podium street presence with expanded and street fronted retail and restaurant precinct
- _Opportunity to create a new street-facing ceremonial and symbolic atrium lobby and plaza providing an identifiable access point to both towers

Young and Loftus

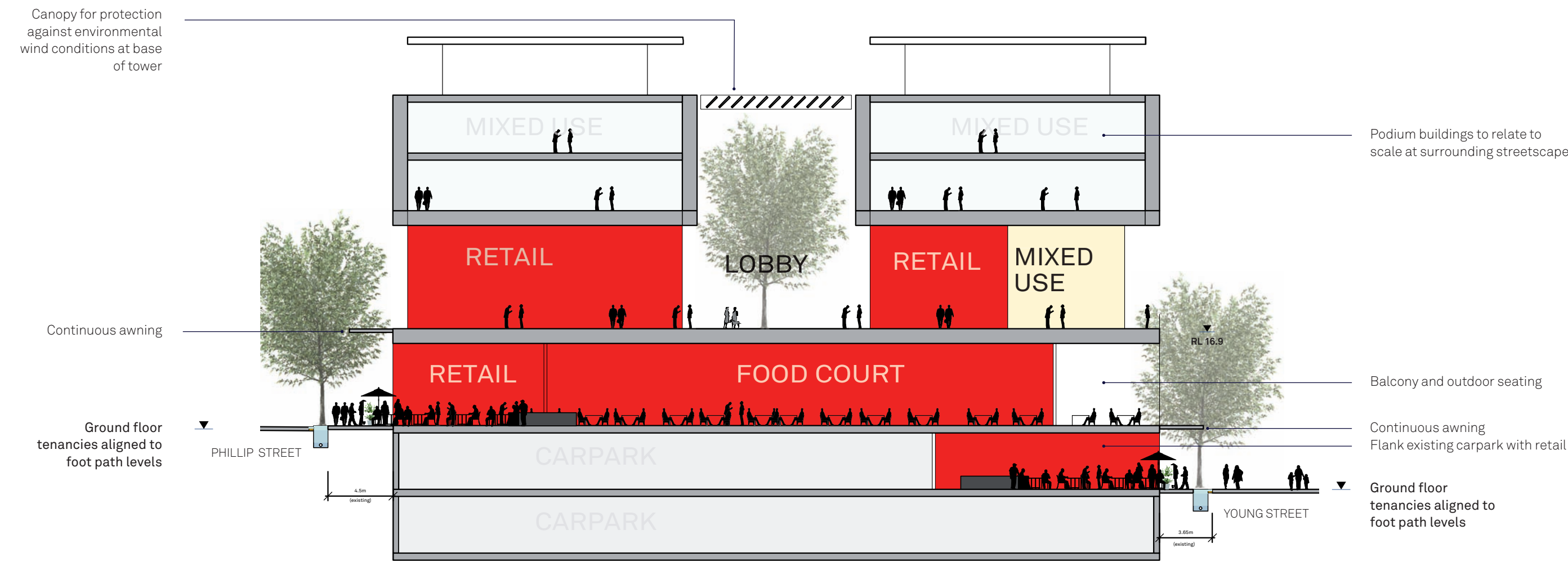
- _Establish a lower scale boutique building typology that respects and respond to the scale of adjacent heritage items
- _Mixed use developments that support residential, retail, commercial, hotel, serviced apartments educational, bars or restaurants
- _Generally build to the street alignments to provide streetscape definition and built form continuity
- _Retain and respect the form and scale of the Gallipoli Club building and Hinchcliff House
- _Maintain the existing built form height of the southern buildings and reduce the built form height to the northern building
- _Increased solar access to Macquarie Place Park

The following diagrams provide detailed guidelines for the redevelopment of the AMP Circular Quay Precinct.

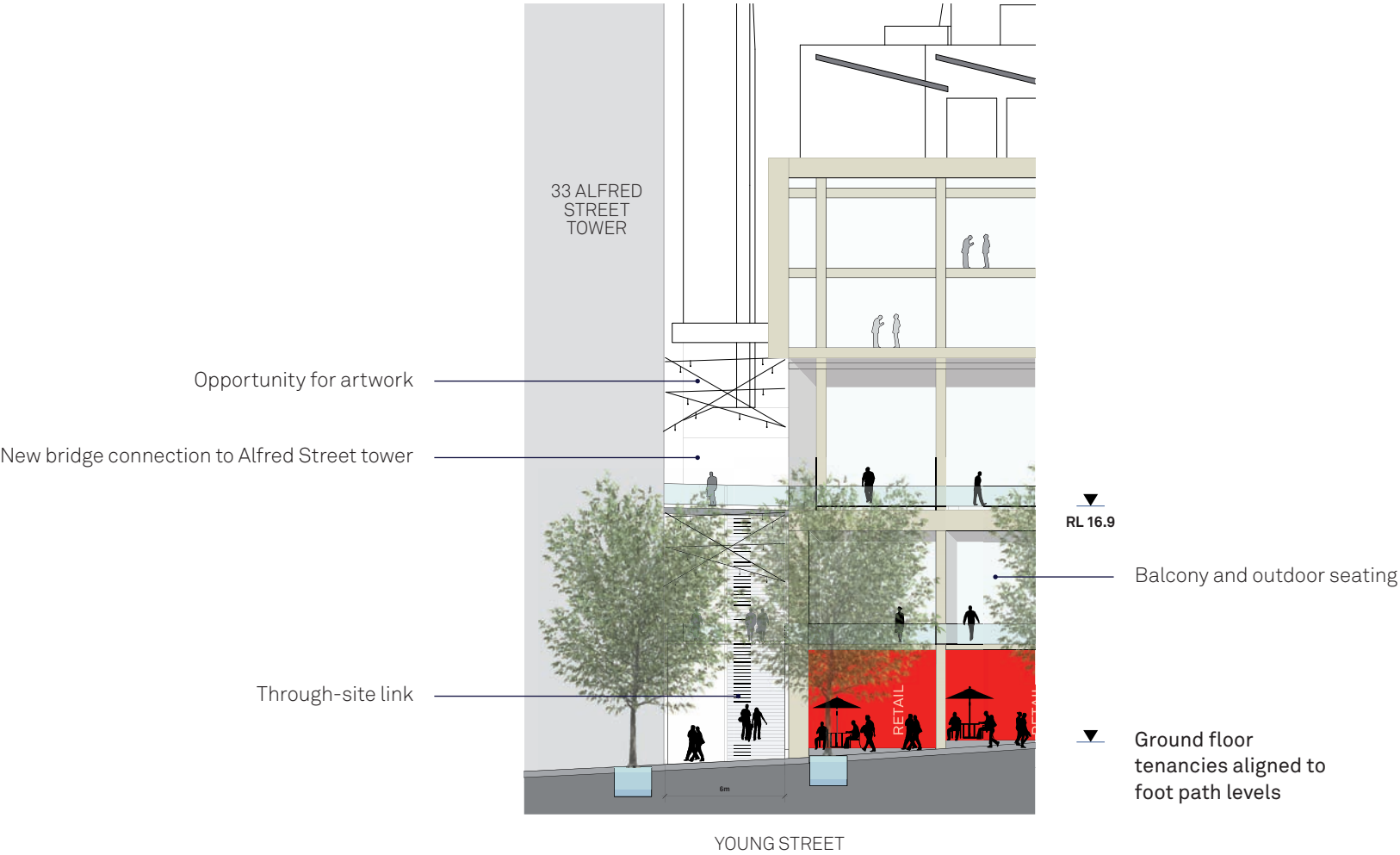
Loftus to Young Street typical cross-section



Phillip to Young Street typical cross-section



Young Street typical cross-section





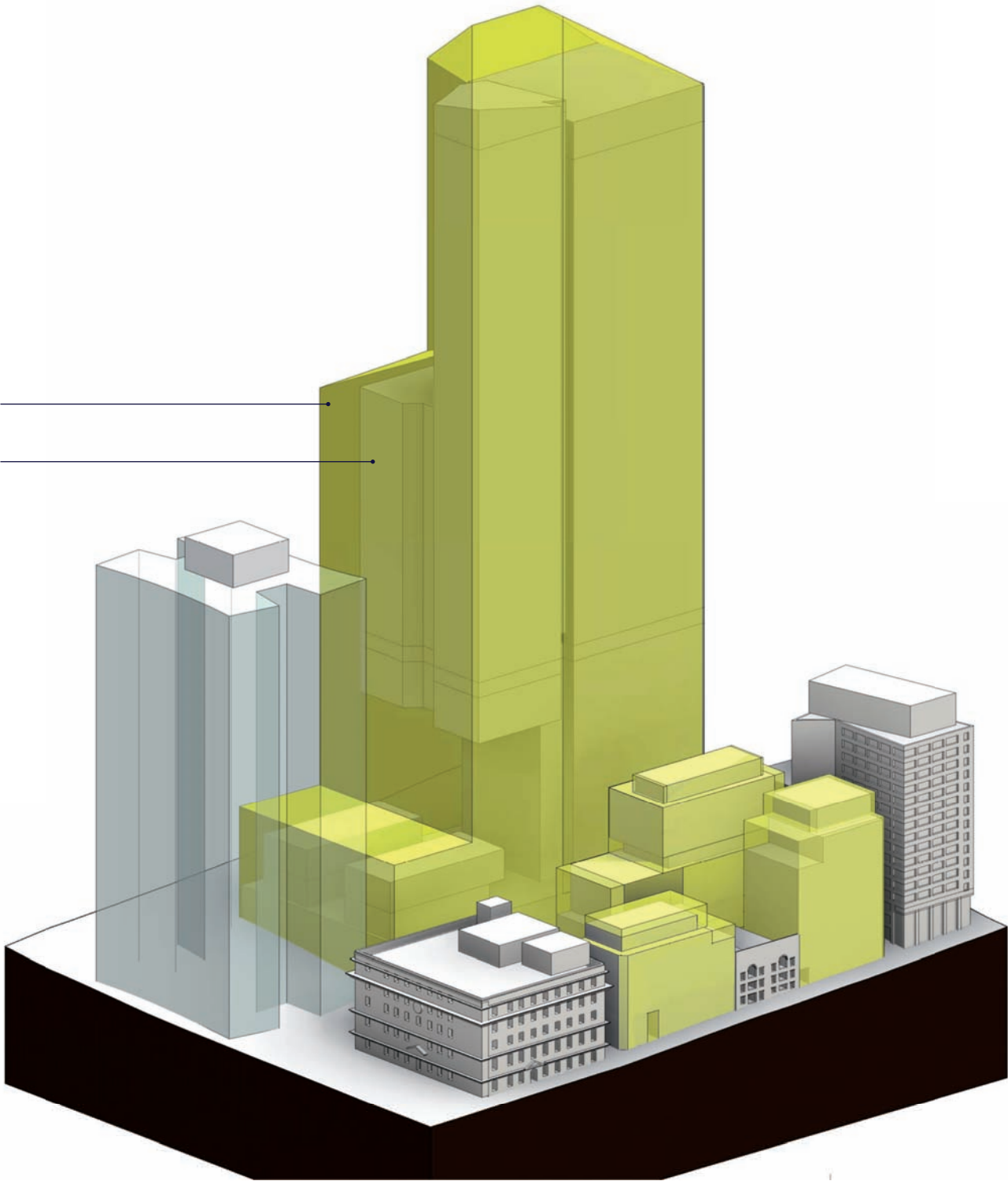


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Proposed built form envelope

The proposed built form envelope documents the geometric envelope achievable within the constraints of the site, the indicative massing demonstrates one arrangement of the floor space quantum within the proposed envelope. The envelope is larger than the massing in order to preserve future flexibility.

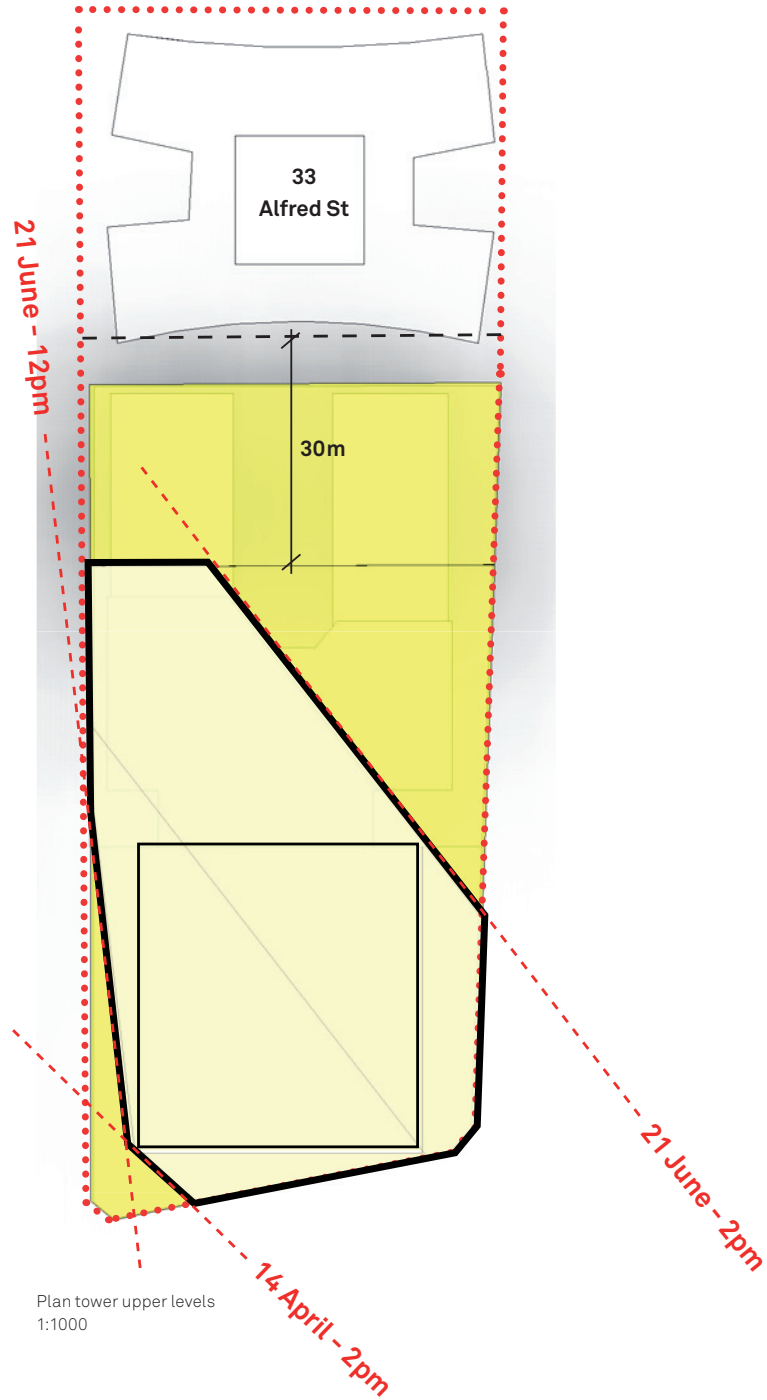
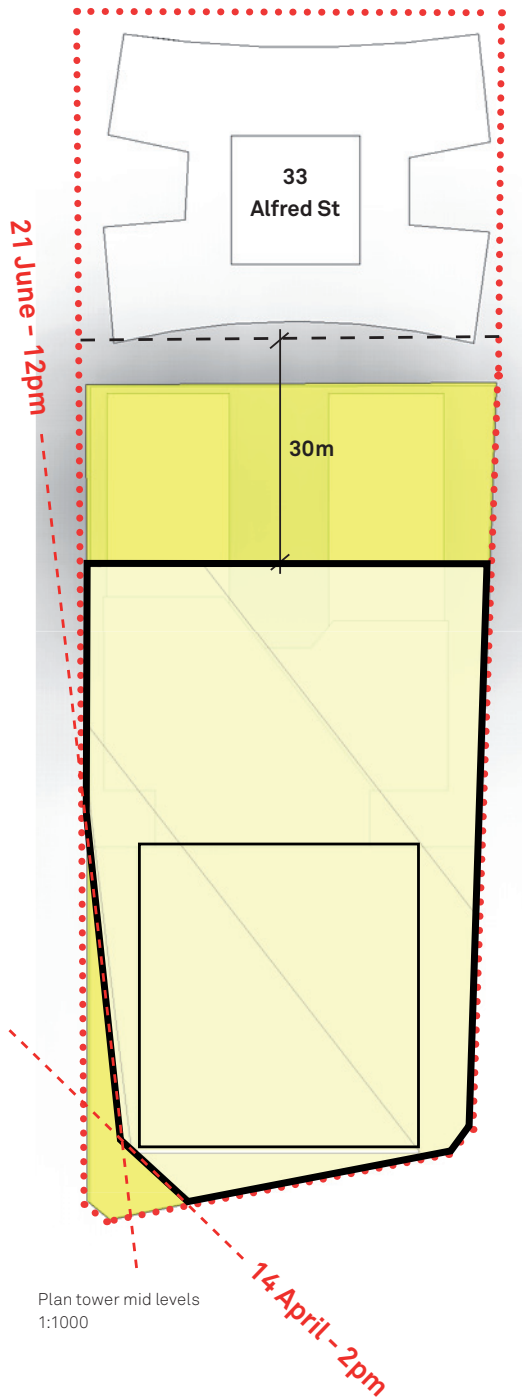
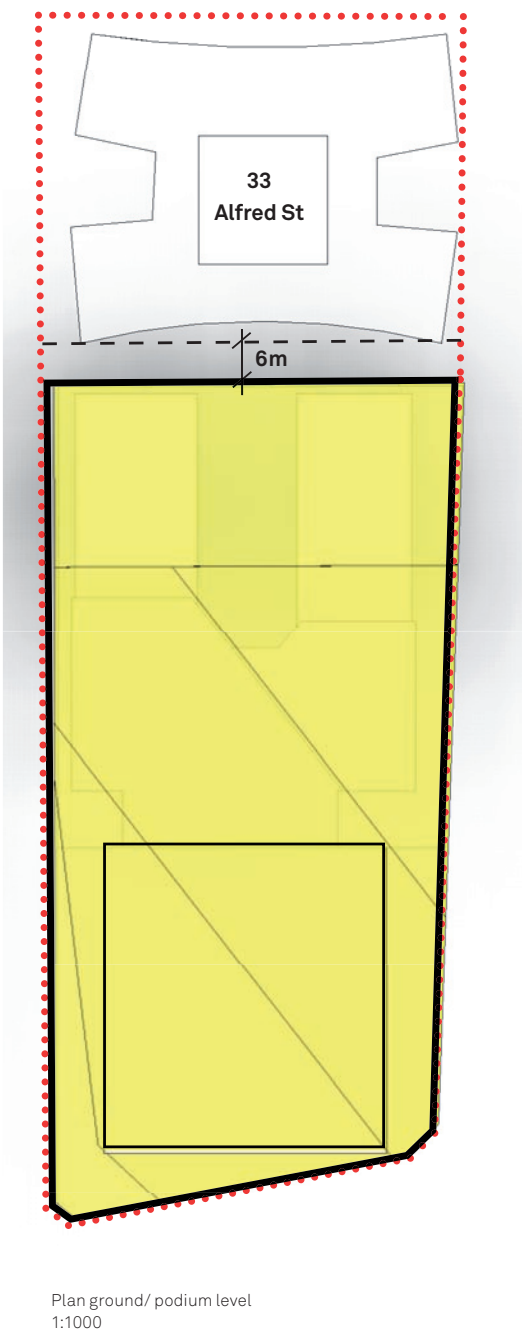
Proposed Envelope
Indicative Massing



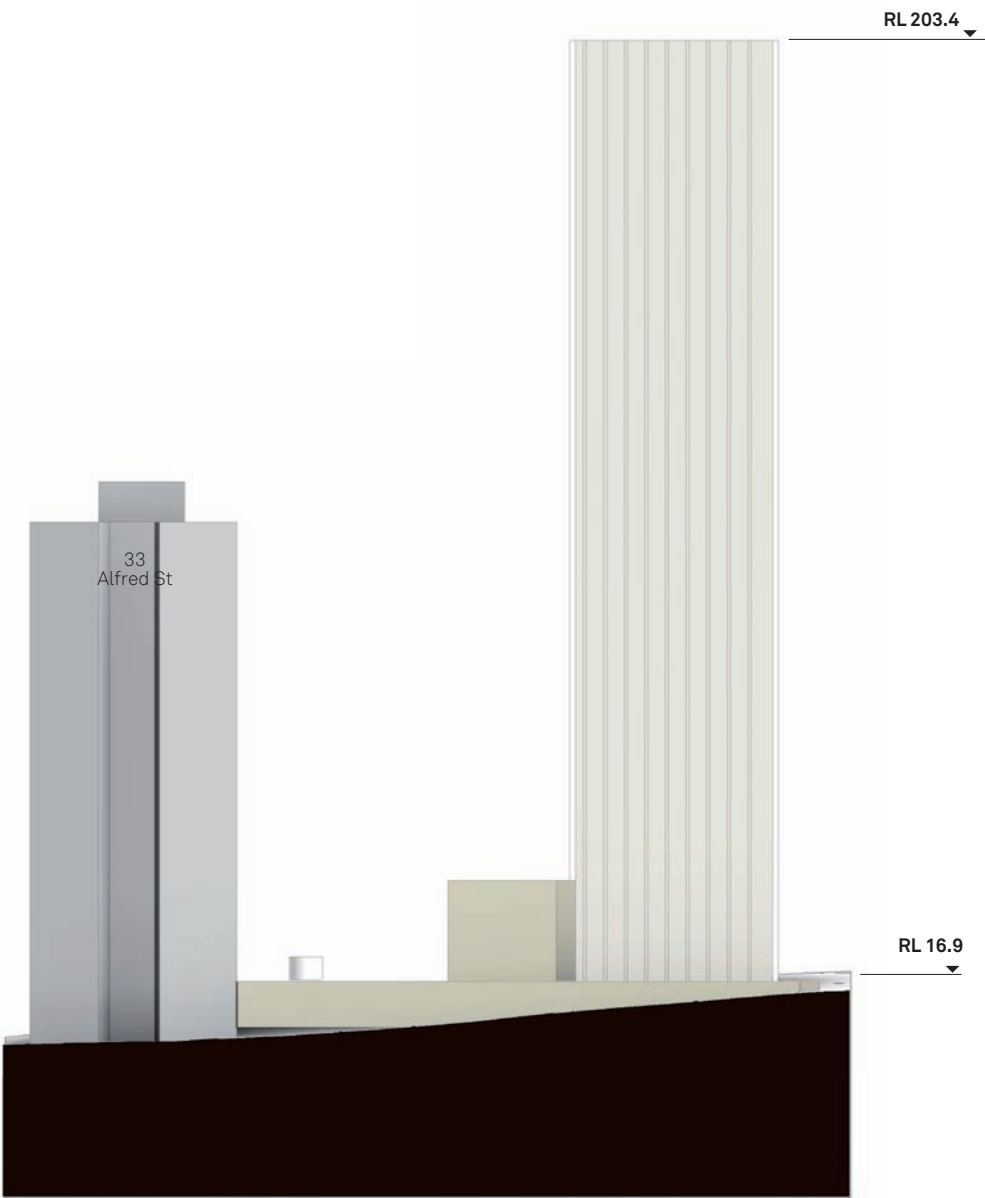
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Proposed built form envelope

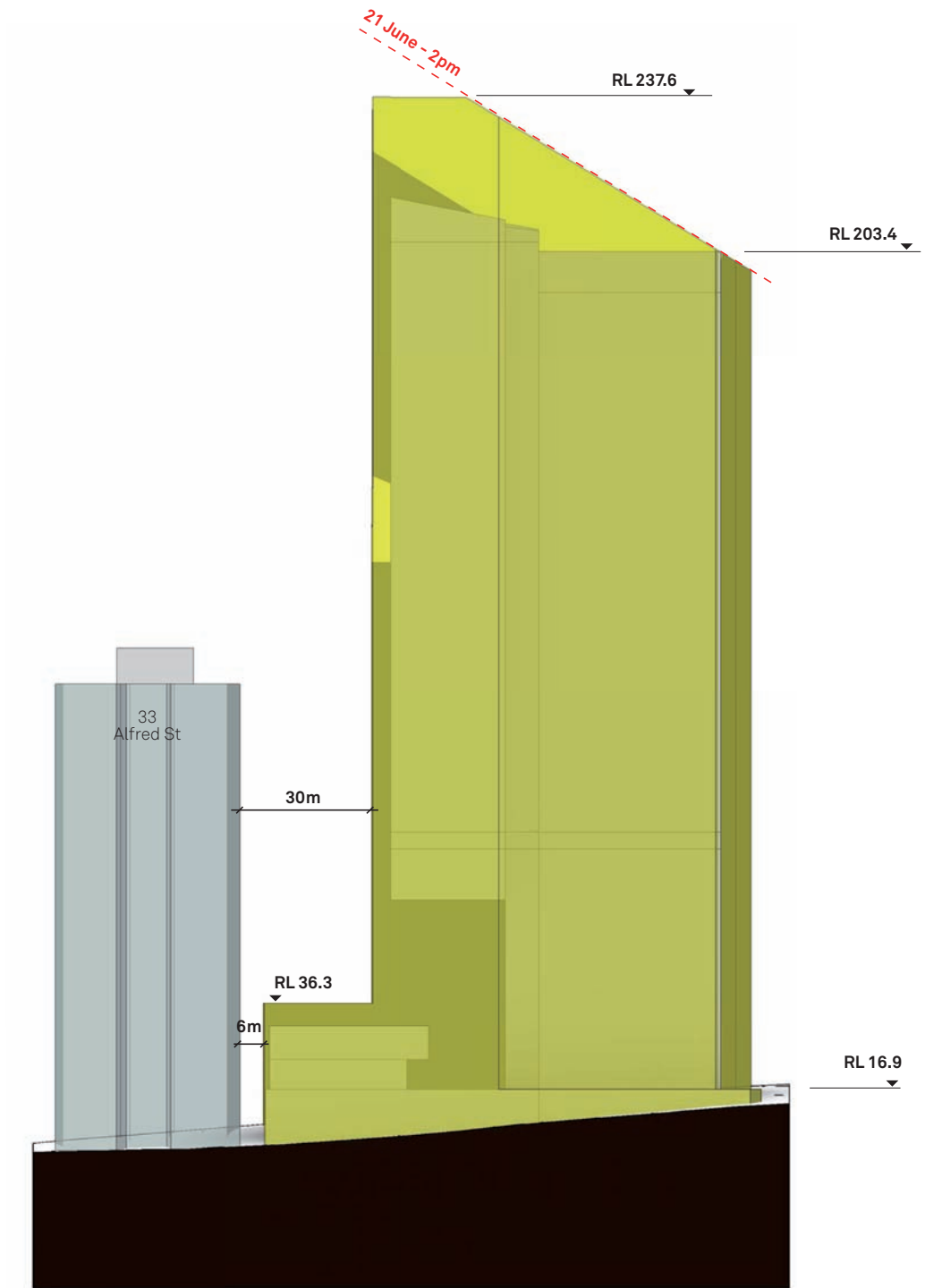
Young and Loftus block plan view



Proposed built form envelope
Bridge and Alfred block Young Street elevation



Existing

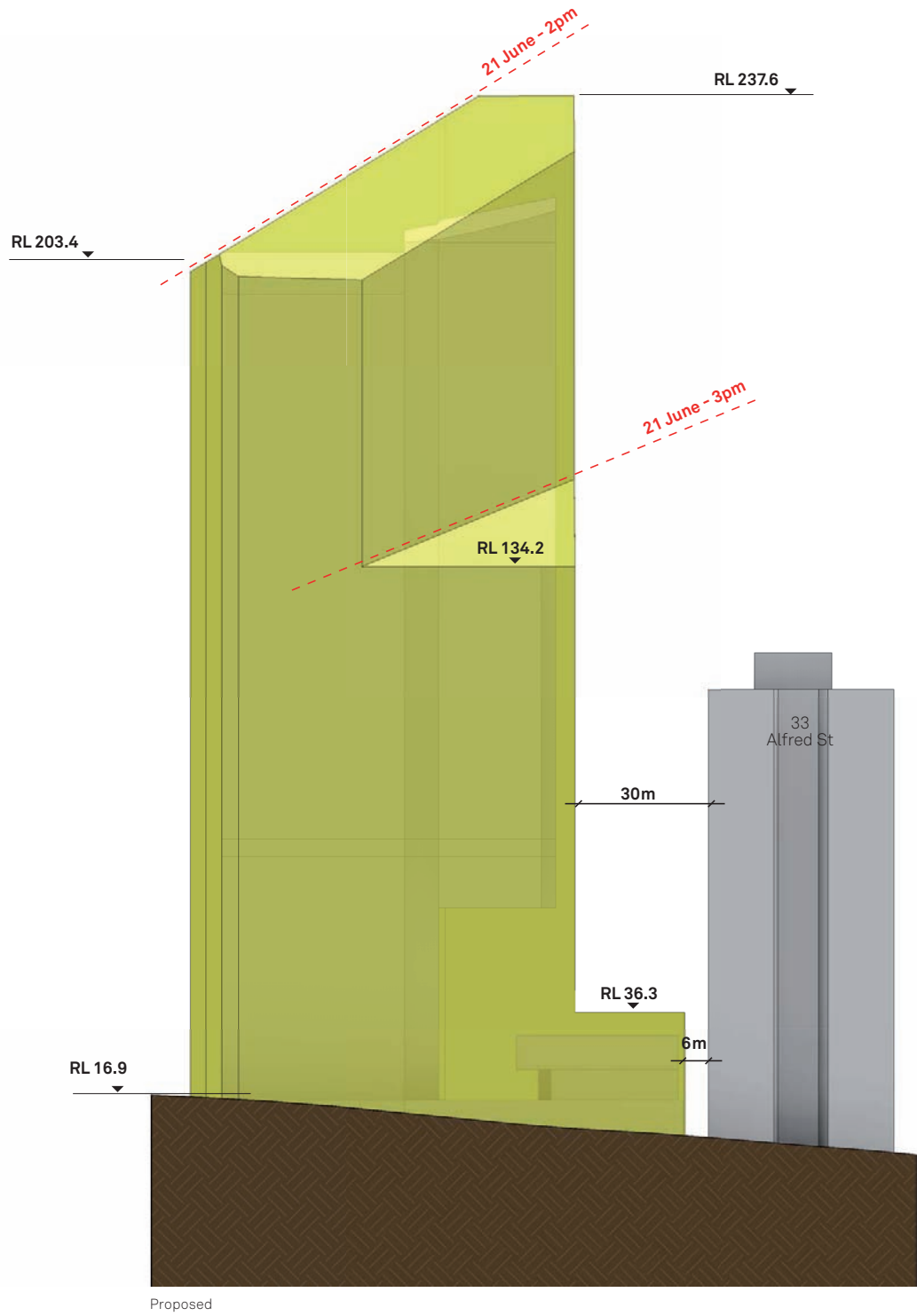


Proposed

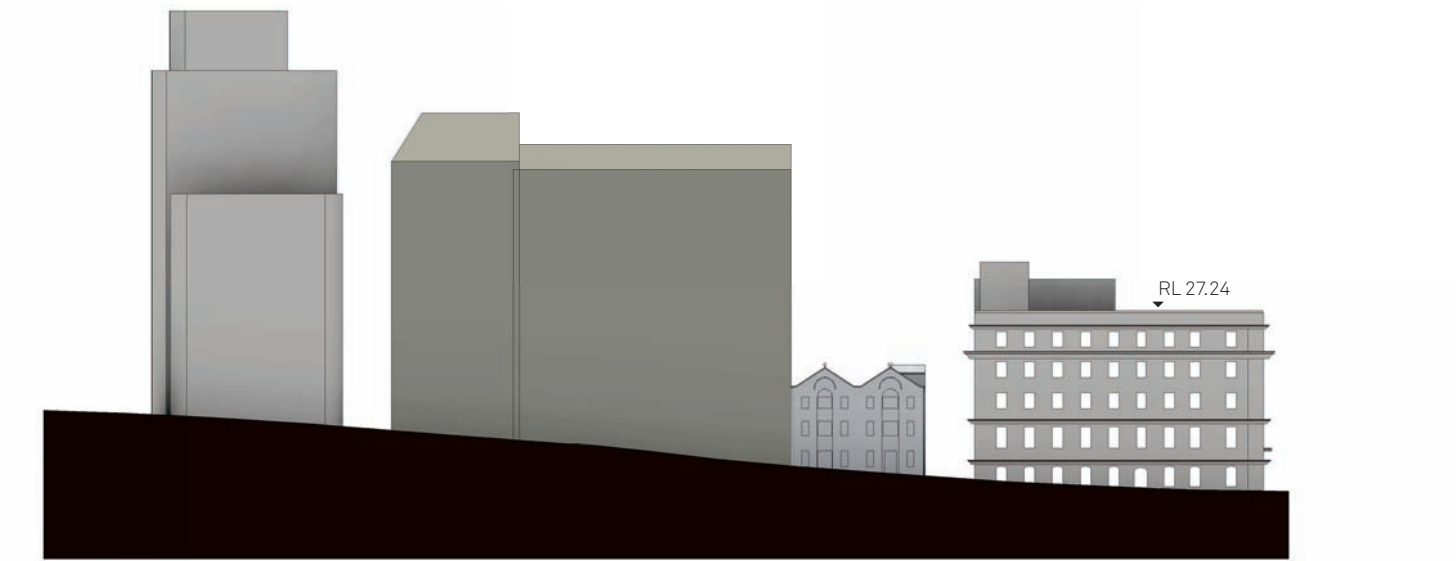
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Proposed built form envelope

Bridge and Alfred block Phillip Street elevation



Proposed built form envelope
Young and Loftus block Loftus Street elevation



Existing

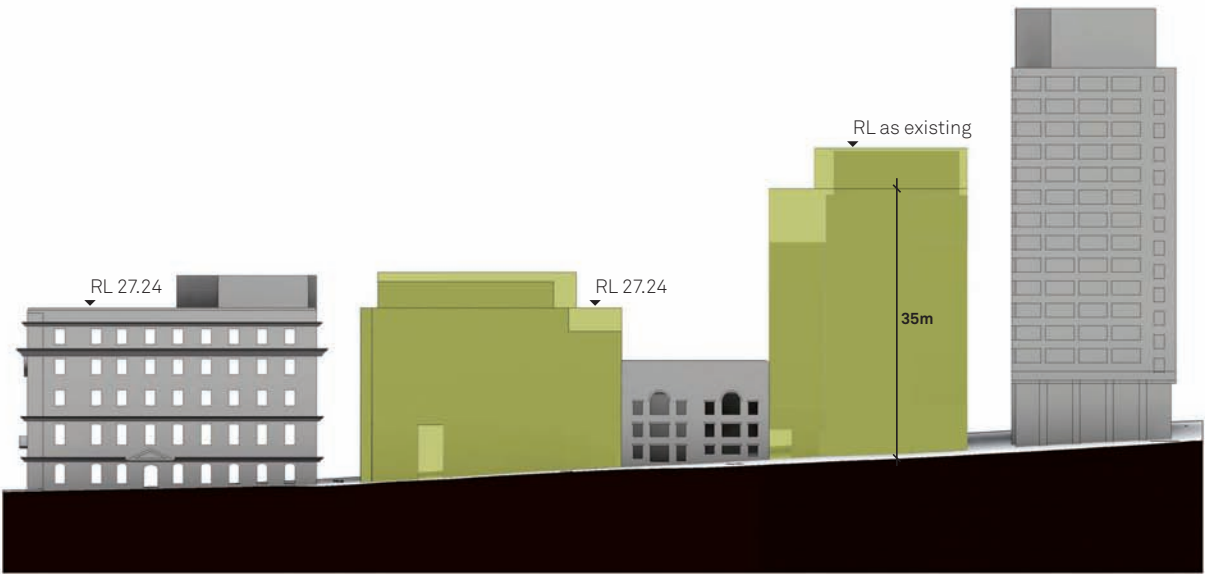
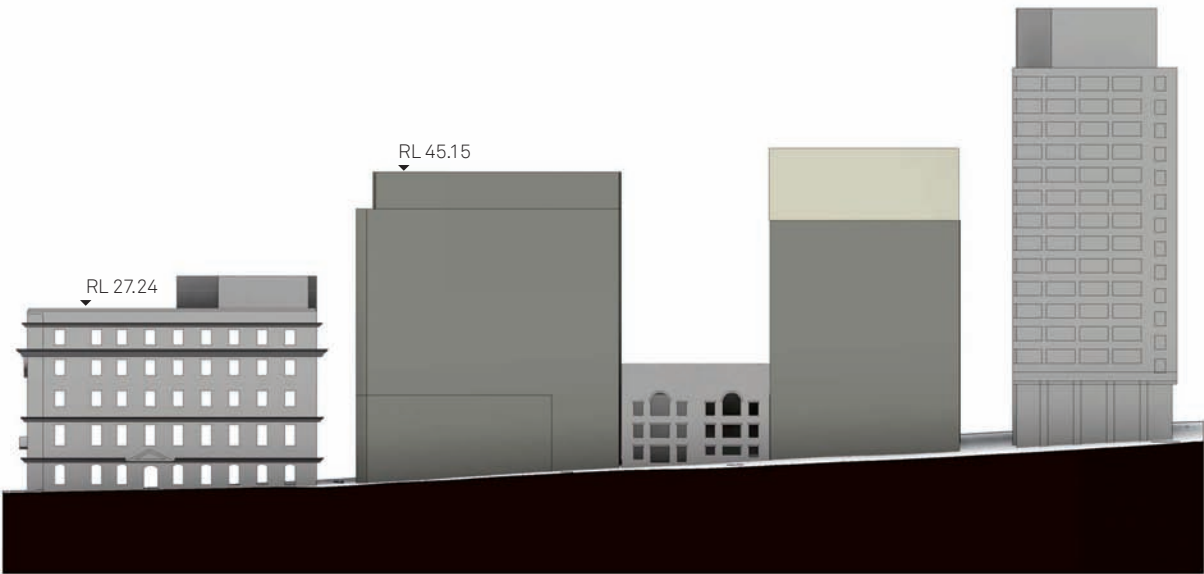


Proposed

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Proposed built form envelope

Young and Loftus block





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