



#### **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.



# **Development blocks**

- $\_\mathsf{Reposition}$  the Bridge and Alfred block as a new corporate head quarters, primarily commercial with associated retail, restaurants with bars and residential opportunities
- \_Establish the Young and Loftus block as a fine grain and active mixed use precinct, supporting a variety of uses such as residential, retail, commercial, hotel, residential apartments, educational, bars or restaurants



# Legend







# Lanes, Arcades and Through Site Links

- \_Introduce a fine grain of more intimate lanes, arcades and through site links
- \_Create a connected pedestrian network and accessible public domain
- \_Provide verity in sizes and character to laneway environment
- \_Better connect Loftus Lane through the Customs House Lobby and plaza beyond
- \_Improve connectivity and permeability through the precinct



# Legend



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# **Public Spaces**

# A Alfred Street Plaza

\_Opportunity to introduce active retail and restaurant uses to the ground floor of the Alfred Street tower to activate the Alfred Street plaza with outdoor dining and seating

# B Bridge Street Plaza

- \_Strengthen tower presence and public interface at street level
- \_Explore opportunities to improve public plaza and better connect
- Bridge Street with the new Atrium Lobby
- \_Explore opportunities to relocate or reduce car park exhaust tower to the corner of Bridge and Young Streets
- \_Improve environmental wind conditions around the base of the tower

# C Atrium Lobby

- \_Create a new atrium lobby providing an identifiable, intuitive access point to both the Bridge Street and Alfred Street towers
- \_Provide primary lobby address to Phillip Street
- \_Provide protection against environmental wind conditions around the base of the tower and undercroft area
- \_Ensure lobby does not adversely impact upon street level activation, streetscape definition and continuity

# D Laneway Spaces

\_Provide articulation and diversity to the laneways to create a sense of unexpected delight and discovery, places to pause, dine, wine and shop \_Position laneway spaces adjacent to heritage buildings







# Legend

Existing public open space New/improved public open space Semi public open space

# Vehicular Circulation

- \_Create a pedestrian friendly precinct that maximises car free streets
- \_Remove bus layovers to Young Street between Customs House Lane and Loftus Lane
- \_Potential for pedestrian priority shared zone conditions to Young and Loftus Streets
- \_Provide a united basement to the Young and Loftus block with a single basement entry point
- \_Connect existing basements to the Bridge and Alfred block and consolidate basement entry/ exit locations
- \_Work collaboratively with City of Sydney to improve servicing to Customs House

# Legend

	Pedestrian Street (no vehicles)
	Shared zone (pedestrian priority)
///	Shared zone (service vehicles only before 8am)
	Public road
<b>.</b>	Preferred basement entry/ exit location
$\leftarrow$	Alternate basement entry/ exit location
$\leftarrow$	Preferred service vehicle entry /exit
	No bus layover
	Future No bus layover Potential

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# Active Frontages

- \_Maximise active building uses fronting streets, lanes and through site links wherever possible
- \_Building uses to heritage buildings should be consistent with heritage advice
- \_Encourage small 'fine grain' shopfronts with floor levels to ground level
- retail tenancies aligned with footpath levels
- \_Encourage outdoor seating and dining areas



#### Legend

Active frontage
Active Heritage frontage

# Awnings

\_Provide continuous awnings to Loftus, Young and Phillip Streets wherever possible

\_Explore opportunities for moveable or temporary awnings or shade to laneways



#### Legend

Continuous awning
Moveable or temporary shade



# Loftus to Young Street typical cross-section



Opportunity for artworks

Potential for moveable or temporary awnings



Continuous awning

Ground floor tenancies aligned to foot path levels

# Phillip to Young Street typical cross-section



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Podium buildings to relate to scale at surrounding streetscape



Continuous awning Flank existing carpark with retail

Balcony and outdoor seating

**f** YOUNG STREET

Ground floor tenancies aligned to foot path levels

# Young Street typical cross-section



AMP CIRCULAR QUAY PRECINCT MASTER PLAN

**Planning Provisions** 

# AMP Precinct 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 built form envelope

Bridge and Alfred block axonometric view



# Proposed built form envelope

Young and Loftus block plan view



Plan ground/ podium level 1:1000





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# Proposed built form envelope

Bridge and Alfred block Young Street elevation





AMP CIRCULAR QUAY PRECINCT MASTER PLAN

**Planning Provisions** 

# Proposed built form envelope

# Bridge and Alfred block Phillip Street elevation





Proposed built form envelope

Young and Loftus block axonometric view





AMP CIRCULAR QUAY PRECINCT MASTER PLAN

**Planning Provisions** 

# Proposed built form envelope

# Young and Loftus block





Plan view

# Proposed built form envelope

Young and Loftus block Loftus Street elevation





AMP CIRCULAR QUAY PRECINCT MASTER PLAN

# **Planning Provisions**

# Proposed built form envelope

# Young and Loftus block





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# QVB, Melbourne

Positive Attributes

\_Highly permeable public domain

\_Clear wayfinding / layout around central square

\_Good balance of retail, food and beverage



Figure ground\_not to scale



Indicative section\_not to scale



# **St Christophers Plaza, London, UK** Positive Attributes

\_Range of laneway widths creates unique character

\_Clear wayfinding/structure

\_Good temporary art/illumination installations

\_Good range of retail, food and beverage



Figure ground\_not to scale



Indicative section\_not to scale



Indicative section\_not to scale







# Britomart Development, Auckland Waterfront, New Zealand **Positive Attributes**

\_Highly permeable public domain

- \_Clear wayfinding / layout around central square
- \_Good balance of retail, food and beverage
- \_Small scale lanes providing interest and intrigue
- \_Awnings and plantings providing shelter/weather protection

# Case Study 4

# Neals Yard, London, UK

**Positive Attributes** 

- \_Wide laneway good for landscape opportunities and space for seating/ dining zones.
- \_Low rise traditional courtyard development with good solar access









Indicative section\_not to scale





# Sol Square, Christchurch, New Zealand **Positive Attributes**

\_Highly permeable public domain

- \_Clear wayfinding / layout around central square \_Two level food and beverage creates enhanced atmosphere in square/lanes







Figure ground\_ not to scale



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