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AMP CIRCULAR QUAY PRECINCT_ MASTER PLAN URBAN DESIGN REPORT

Prepared for AMP Capital
12 December 2012



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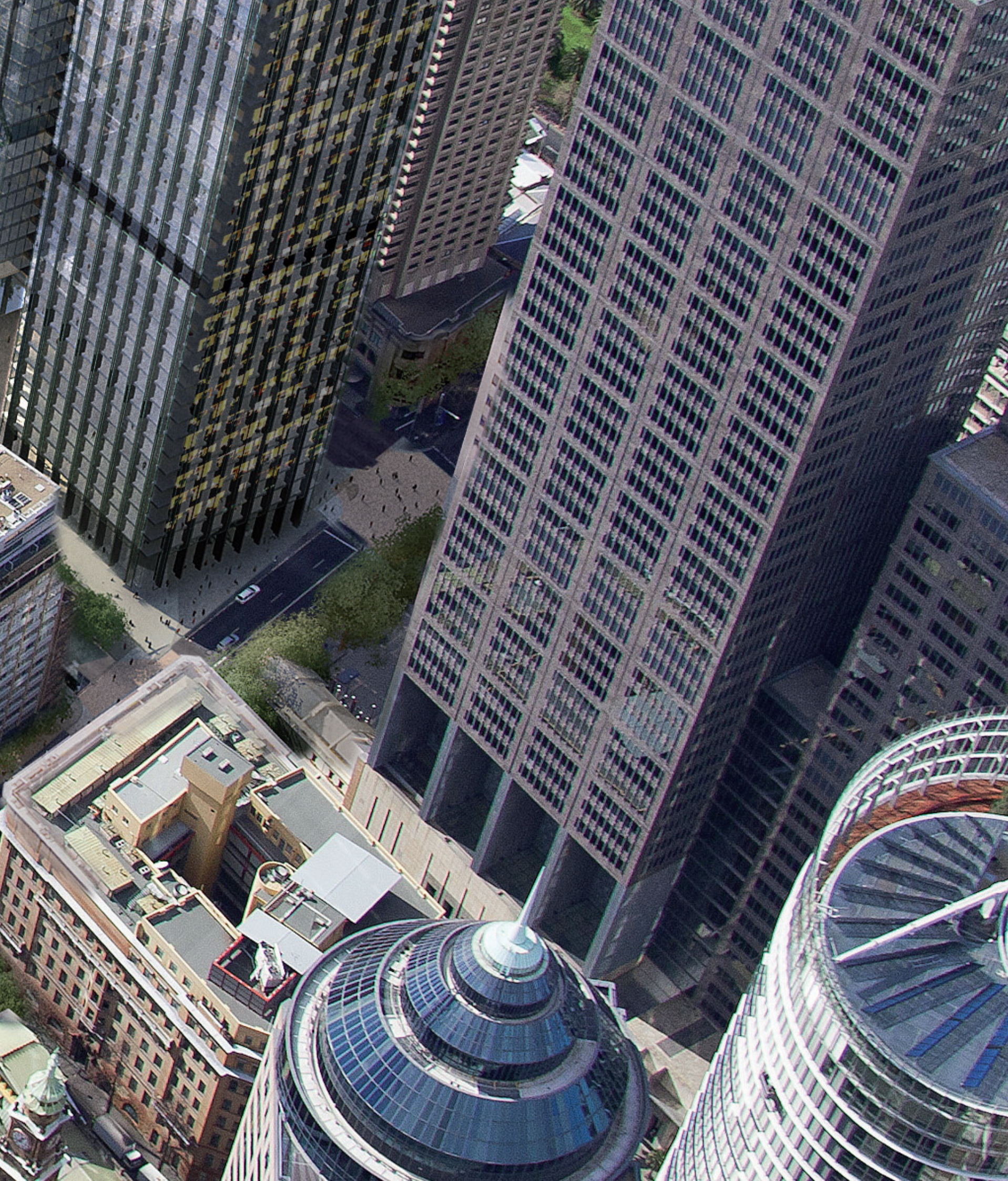
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Indicative image only



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The AMP Circular Quay Precinct Master Plan provides a once-in-a-generation opportunity to redevelop both the Bridge and Alfred and Young and Loftus blocks to create a major city-making and regeneration project and act as a catalyst for the renewal of Circular Quay.

Executive Summary

This urban design report has been prepared for AMP Capital in support of a formal request to the City of Sydney for an amendment to the Sydney LEP 2012 (SLEP) and Sydney DCP 2012 (DCP) and forms part of the Planning Justification Report submission for the AMP Circular Quay Precinct.

The proposed amendments to the SLEP and DCP seek to facilitate a significant redevelopment of the AMP Circular Quay Precinct by transferring a notional floor space entitlement from the Young and Loftus block to the Bridge and Alfred Street block. This transfer of floor space from a constrained site to another more able to accommodate it will enable a significant transformation, reinforcing the economic viability and amenity of one of the key parts of the city.

An indicative architectural scheme is contained within this report including floor plans and photomontages. These are indicative only and will be subject to subsequent Development Application processes.

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

Matthew Pullinger, HASSELL

Introduction

The Precinct

The AMP Circular Quay Precinct is made up of the area bounded by Loftus, Bridge, Phillip and Alfred Streets (but excluding land to the north of Customs House Lane and south of the east-west leg of Loftus Lane), it comprises the following buildings under the control of AMP Capital Investors:

The Bridge and Alfred Block

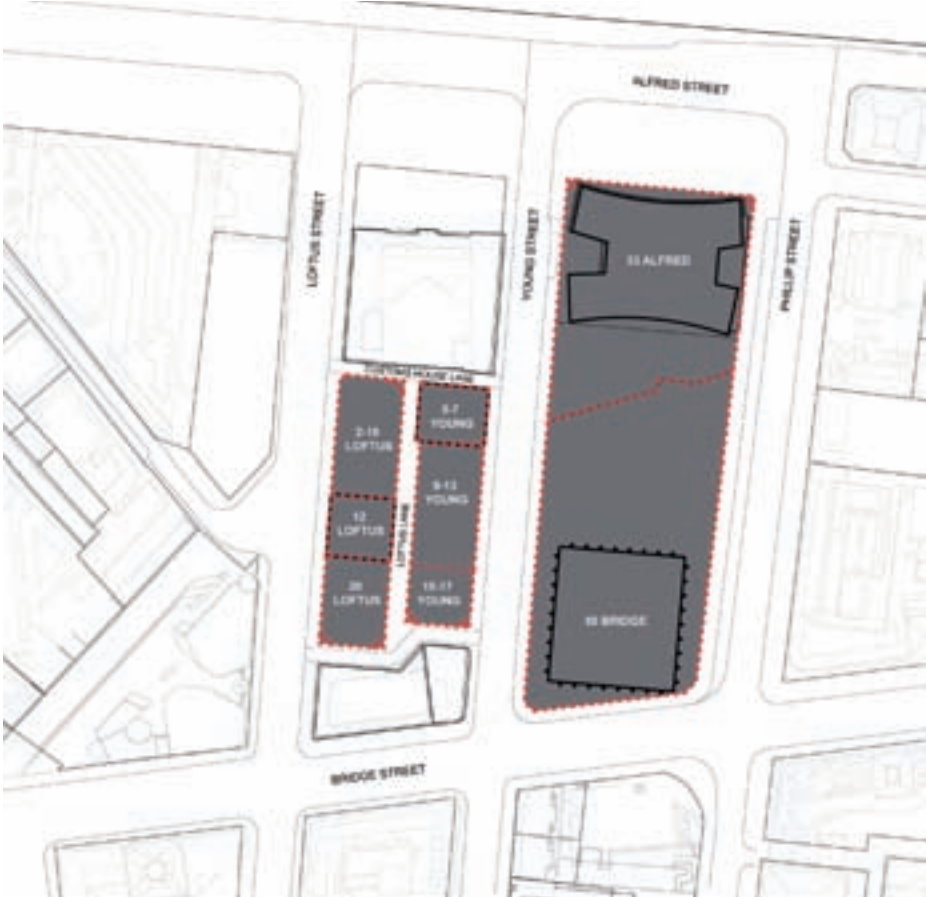
- _50 Bridge Street Tower (AMP Centre)
- _33 Alfred Street Tower (Sydney Cove Local heritage listed)

The Young and Loftus Block

- _5-7 Young Street (Hinchcliff House , State heritage listed)
- _9-13 Young Street
- _15-17 Young Street
- _2-10 Loftus Street
- _12 Loftus Street (Gallipoli Club, Local heritage listed)
- _20 Loftus Street



Indicative precinct boundary



Land ownership

The AMP Circular Quay Precinct Master Plan provides a once-in-a-generation opportunity to redevelop both the Bridge and Alfred and Young and Loftus blocks to create a major city-making and regeneration project and act as a catalyst for the renewal of Circular Quay.

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.

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.

A consolidated, precinct-wide, public domain upgrade and improved traffic and bus operations have the opportunity to strengthen the connections between Circular Quay and the CBD's main financial district, and at the same time create a fine grain of lanes, arcades and through site links to introduce vitality and street level animation to the precinct.

The Bridge & Alfred block, through the extension and repositioning of the 50 Bridge Street tower, presents an opportunity to recycle and reliven a major city building at Circular Quay. The new landmark tower will assist in the global competitiveness and identity of Sydney.

The opportunity also exists to create a new atrium lobby providing an identifiable, intuitive access point to both towers, along with an expanded retail and restaurant precinct that activates existing streets, new arcades and through site links. The original AMP Tower at 33 Alfred Street will be activated at ground level with improved connections to the new lobby and podium buildings.

The Young and Loftus block has the potential for great diversity of form, scale and materiality and to become a vital, mixed use development within an active laneway precinct. The vision includes a mix of residential, commercial, retail and restaurant activity at ground level. The existing heritage buildings of Hinchcliff House and the Gallopoli Club will be retained and refurbished.



Precinct Vision

Precinct strategy

- _A precinct wide approach to the allocation of floor space to deliver city renewal
- _Create a new destination for Sydney contributing to the renewal of Circular Quay
- _Investment in the Sydney CBD and Australian Financial Core
- _Create a forward looking project in a historic location
- _A key contribution to creating a Global Sydney
- _Collaboration with Council and State Government on a major city-making project supporting key policies
- _Be a good neighbour, working with local partners and stakeholders to achieve core objectives for the area

Mixed use

- _Reposition the Bridge and Alfred block as a new corporate headquarters and innovative work-place in an extraordinarily well connected location
- _A landmark premium grade commercial tower at Circular Quay adding to the economic vitality and re-energising of the CBD
- _Establish the Young and Loftus block as a fine grain and active mixed use precinct, supporting a variety of potential uses such as residential, retail, commercial, hotel, serviced apartments educational, bars or restaurants
- _Increased city living with opportunities for a cultural and creative arts precinct

Massing and built form

- _Recycling an existing CBD tower to give it a new identity and create an iconic premium grade commercial tower at Circular Quay
- _Establish a lower scale boutique building typology to the Young and Loftus block that respects the form and massing of Customs House, the Gallipoli Club, and Hinchcliff House
- _Generally build to the street alignments to provide streetscape definition and built form continuity
- _Ensure adequate separation between the commercial towers at 50 Bridge Street and 33 Alfred Street in order to maintain the individual identity of each and respect the setting for the 33 Alfred Street building

Public Domain

- _Opportunity to strengthen the connections between Circular Quay and the CBD's main financial district
- _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
- _Improved tower street presence with expanded and street fronted retail and restaurant precinct
- _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
- _Improve continuity of awnings along Loftus, Young and Phillip Streets where ever possible

Heritage

- _Retain the architectural clarity and integrity of the original AMP Tower at 33 Alfred Street
- _Retain and respect the form and scale of the Gallipoli Club building and Hinchcliff House
- _Activate the existing laneways improving access and revealing views of heritage items
- _New development at Young & Loftus to respond to the scale of adjacent heritage items

Sustainability

- _A precinct wide approach to sustainability that embodies targets for both design and operation
- _Recycling and upgrading an existing CBD tower
- _Catalyst for public transport improvements and innovations
- _Social sustainability embedded within the design to promote a healthier community and to support cultural and creative enterprise

Overshadowing

- _No additional overshadowing to the Botanic Gardens at the control time
- _Increased solar access to Macquarie Place Park
- _Protection of solar access to First Government House Place

Key Public Benefits



Creation of a new pedestrian destination with laneway retail, dining and bars

Public domain improved and activated

Supports the reduction of bus layovers from Circular Quay and the pedestrianisation of streets

Growth in employment opportunities

Improved sun access to Macquarie Place Park

Precinct wide approach to sustainability

Protection of key public open spaces



Introduction

City of Sydney Key Documents

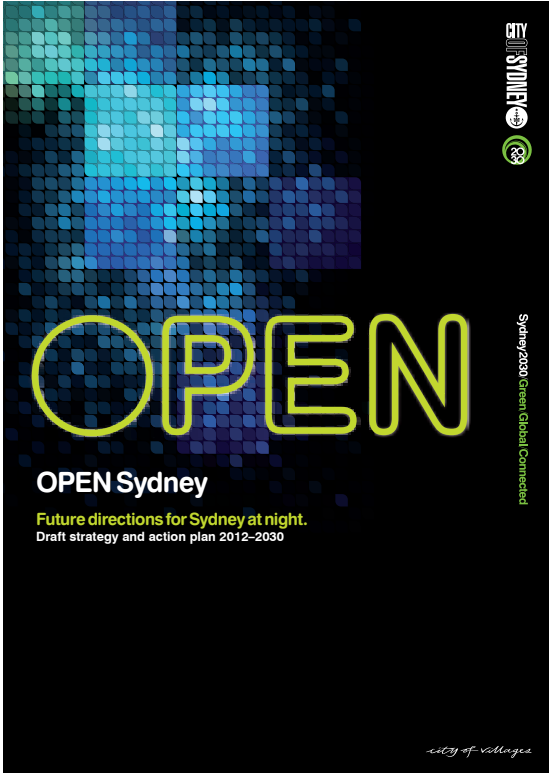
This master plan builds upon strategic planning and design work undertaken by the City of Sydney. It extends this thinking and delivers elemets of the guiding vision embedded within Sydney 2030.

The master plan strategy is supported by a review of the following City of Sydney key strategy documents;

- Sustainable Sydney 2030*
- Public Spaces – Public Life Sydney* by Gehl Architects
- The Fine Grain: Revitalising Sydney’s Lanes* 6 Degrass
- Open Sydney Future Directions for Sydney at Night*

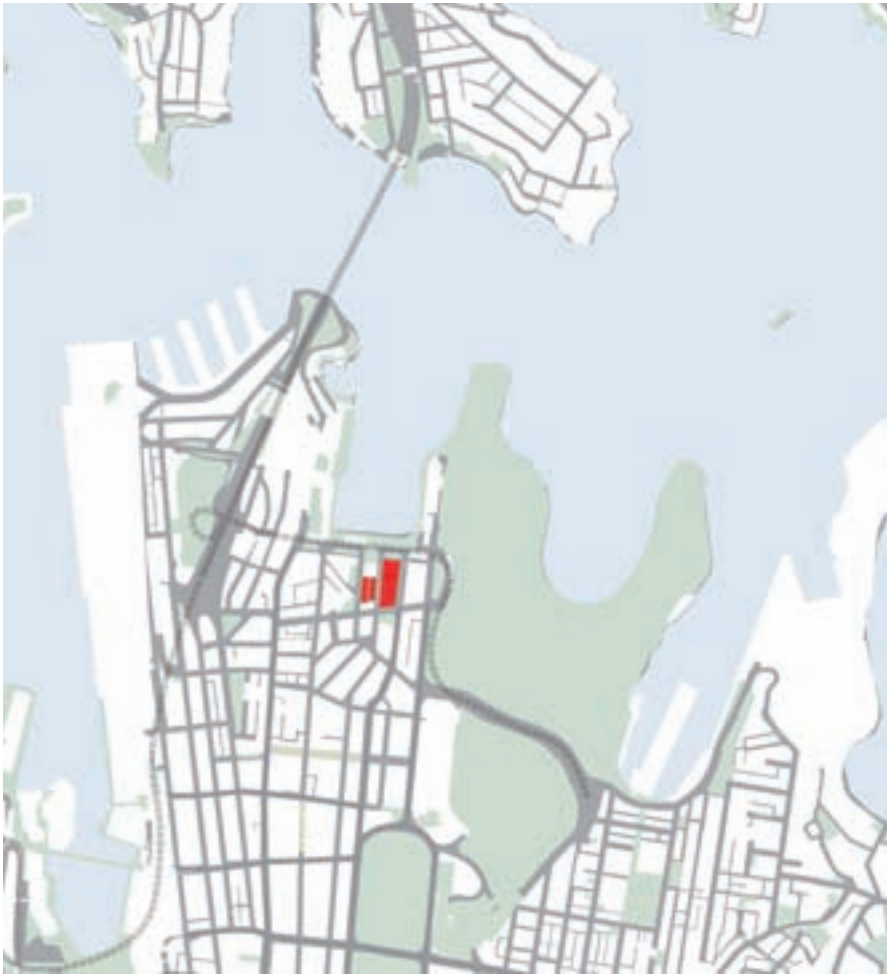
Key strategic opportunities that apply to the AMP Circular Quay Precinct are as follows;

- _Create an enjoyable, safe, attractive and interconnected network of pedestrian and cycling streets.
- _Create a connected network of parks, green streets and laneways linked to the water.
- _Create a connected pedestrian network and accessible public domain with the introduction of new car free streets.
- _Encourage and promote activation of laneways.
- _The precinct should primarily act as the commercial core of the city.
- _A cultural ribbon to link Circular Quay, Customs House, Opera House, MCA, Museum of Sydney, Police and Justice Museum, the Royal Botanic Gardens and new cultural uses within the Precinct.
- _Develop high quality transport interchanges in the north and south of the City Centre, linked with the metro rail stations and the City Centre light rail loop, to minimise the need for buses to enter the City heart.
- _Remove the Cahill Expressway to improve public amenity at Circular Quay and reduce vehicles travelling through the City Centre.
- _Distributed green infrastructure (heating and cooling). Offer collective solutions to ‘retrofit’ existing buildings to achieve deep cuts in building related emissions.



Location

The AMP Circular Quay Precinct is located in the heart of Circular Quay at the front door to the Sydney CBD. The precinct is made up of the area bounded by Loftus, Young, Phillip, Bridge and Alfred streets.



Location



Legend

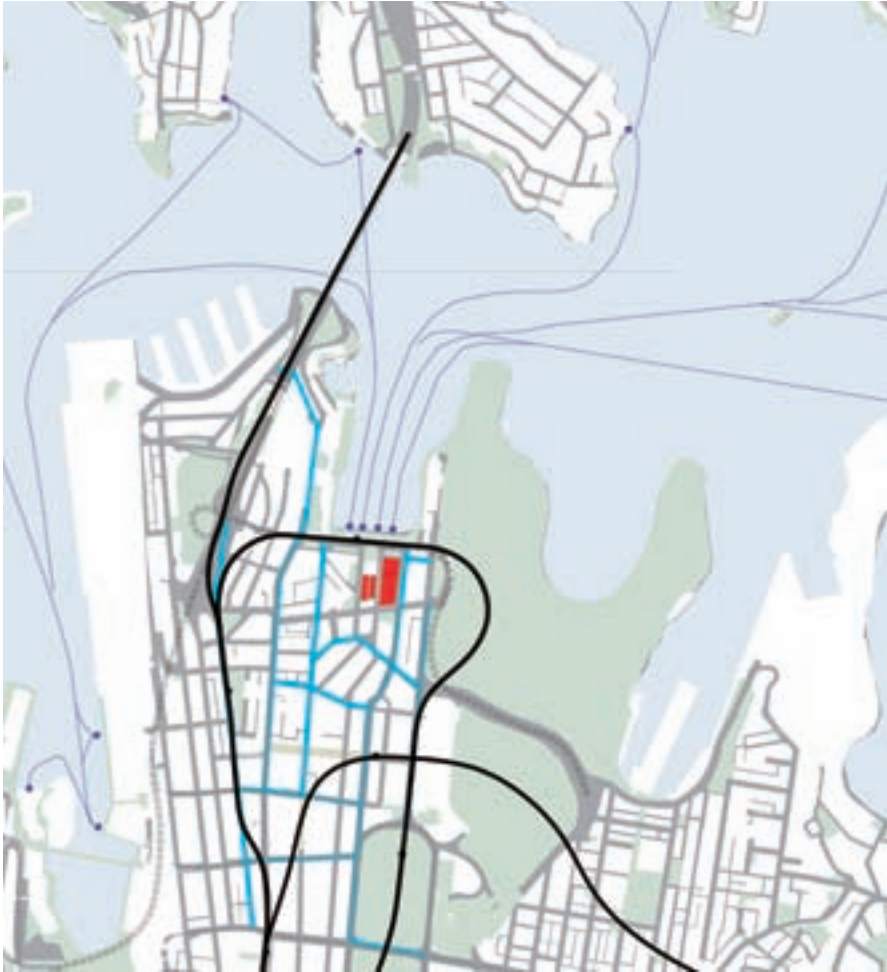
 AMP Circular Quay Precinct

Regional Context

Location

Public transport
Circular Quay is a major transport hub and the only interchange within the CBD which connects all available forms of public transport including train, ferry and bus, taxi and bicycles. With the planned introduction of light rail, the precinct will be one of the City’s best connected, most accessible areas.

- _Circular Quay station is part of the City Circle loop, is served by 4 lines and is relatively unconstrained
- _Circular Quay is the terminus for the majority of Eastern Suburbs and Inner West bus routes.
- _All Sydney ferry services depart from the Circular Quay ferry terminal.
- _The proposed CBD light rail will connect Circular Quay with Central Station along George Street
- _Proposed bicycle lane along Loftus Street



Public Transport

- Legend**
- AMP Precinct
 - City Rail Line
 - Bus Route
 - Ferry

Study Area Precincts

Precincts
The AMP Circular Quay precinct is located between two key districts, Circular Quay and the financial district.



Precincts

Legend

- Key building
- Precinct

Local Context

Pedestrian Connections

North-south connections

There are strong existing north-south connections that connect the precinct with the CBD and Circular Quay.

East-west connections

There is limited east-west permeability which could be improved within the precinct.

Laneways and arcades

The existing rich laneway pattern can be extended through the precinct.



North-South Connectors



East-West Connectors

Legend

-  Primary Connection
-  Secondary Connection
-  Minor Connection



Laneways and Arcades

Legend

- Existing laneway pattern
 - Existing through-site link
 - Existing points of activation
- | | |
|----------------------|-----------------------|
| (A) Loftus Lane | (G) Tank Stream Way |
| (B) Reiby Place | (H) Bridge Lane |
| (C) Crane Place | (I) Abercrombie Lane |
| (D) Bulletin Place | (J) Sydney Lane |
| (E) Underwood Street | (K) Phillip Lane |
| (F) Dalley Street | (L) Custom House Lane |



A_Loftus Lane



A_Loftus Lane



A_Loftus Lane



B_Reiby Place



D_Bulletin Place



E_Underwood Street



G_Tank Stream Way



H_Bridge Lane



H_Bridge Lane

Local Context

Topographic and Pedestrian Movement

Slope analysis
There is a significant gradient change between Circular Quay and the financial district. This gradient change occurs in the south-eastern corner of the precinct where both Phillip and Young Streets have significant level changes, while Loftus Street is relatively flat in comparison and is subsequently more favourable as a pedestrian street.

There is an approximate 14m level change across the precinct, which is a challenge to easy pedestrian connectivity.

Walking isochrones and station transport hubs
The AMP site has excellent access to major transport hubs within a 5 and 10 minute walk



Slope Analysis



Walking Isochrones

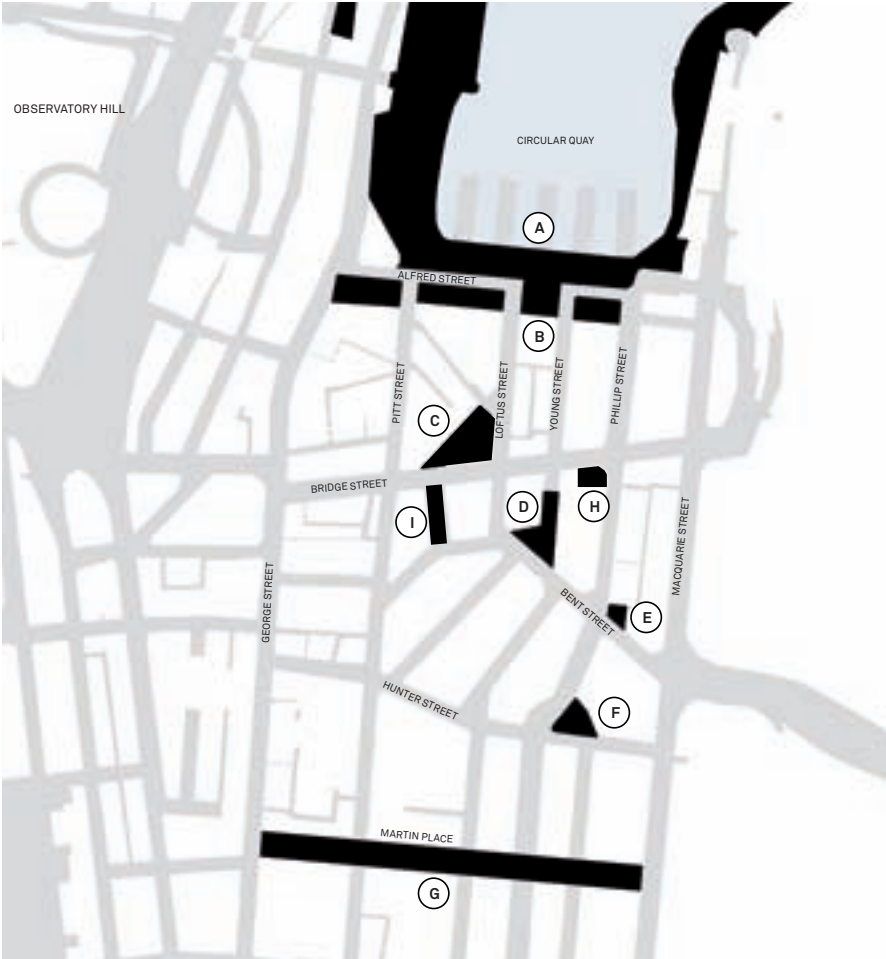
Legend

	> 5% slope		5min walking distance*
	5-10% slope		10min walking distance*
	10-15% slope		
	15-20% slope		
	< 20% slope		

* Based upon walking rates of:
4.8km/hr > 5 % Slope
3.8km/hr < 5% Slope
30sec stop per traffic light intersection

Urban Public Open Space

Plazas
There are a number of public plazas within the vicinity of Circular Quay. An opportunity exists to better connect these urban spaces.



Public Plazas

- A Circular Quay Promenade
- B Alfred St and Customs House Forecourt
- C Macquarie Place Park
- D Farrer Place
- E Aurora Place Plaza
- F Chifley Square
- G Martin Place
- H First Government House Place
- I Gresham Street (proposed by CoS)



A_Circular Quay Promenade



B_Customs House Plaza



C_Macquarie Place



D_Farrer Place



F_Chifley Plaza



G_Martin Place

Local Context

Green Public Open Space

Park space
The precinct has good access to a range of green spaces within a five minute walk, including the Botanic Gardens, Observatory Hill, Jessie Street Gardens and Macquarie Place. The opportunity exists to better connect these green spaces.



Green Space

- A** Observatory Hill
- B** First Fleet Park
- C** Jessie Street Gardens
- D** Macquarie Place Park
- E** Lang Park
- F** Wynyard Park
- G** Royal Botanic Gardens
- H** The Domain



A_Observatory Hill



B_First Fleet Park



C_Jessie Street Gardens



D_Macquarie Place Park



F_Wynyard Park



G_Royal Botanic Gardens

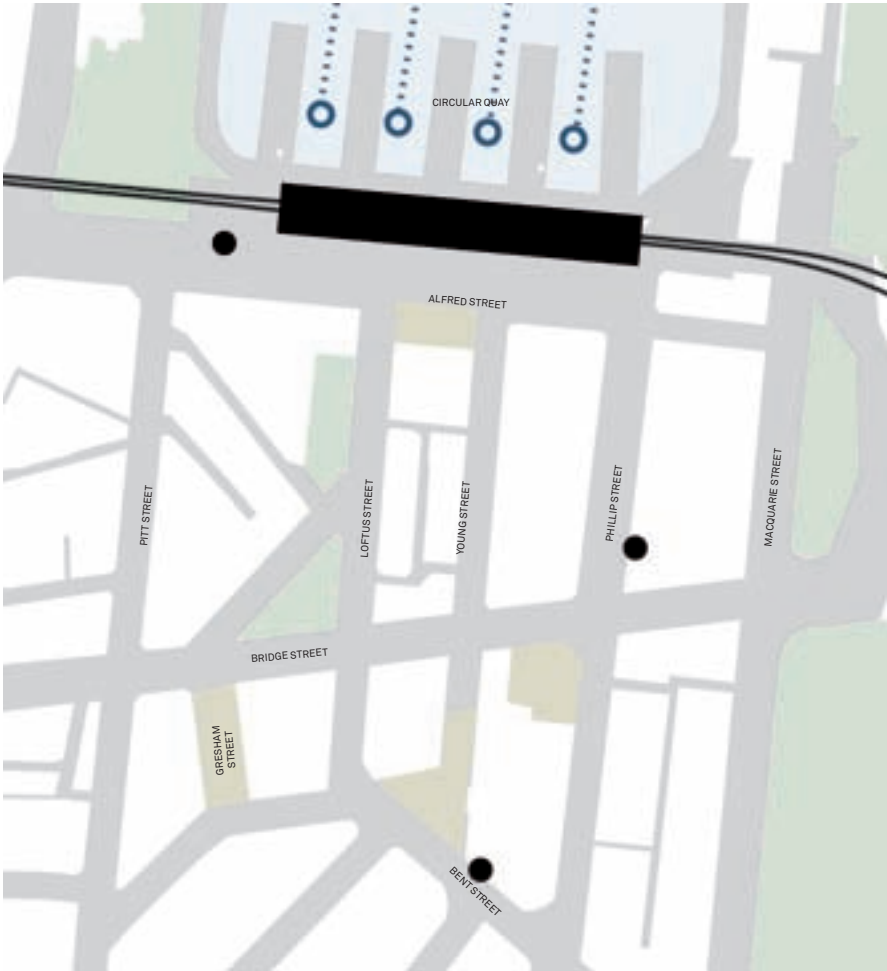
Public Transport

Ferry, train and taxi

The precinct has direct access to ferry, train and taxi services with the major Circular Quay interchange located adjacent.

Bus

The precinct has direct access to bus services stopping at the edge of the precinct serving the Eastern Suburbs and Inner West. There are a number of bus layovers in the site which obstruct pedestrian movement.



Ferry, train and taxi



Bus



Buses are a major impediment to pedestrian movement

Legend

- | | | | | | |
|---|---------------------|---|---|---|----------|
|  | CityRail train line |  | Bus set down/lay over |  | Bus stop |
|  | Ferry Stop |  | Bus Route (Millers Point/western suburbs) |  | Bus stop |
|  | Taxi Stand |  | Bus Route (western suburbs) |  | Bus stop |
| | |  | Bus Route (eastern suburbs) |  | Bus stop |
| | |  | Bus Route (eastern suburbs) | | |

Local Context

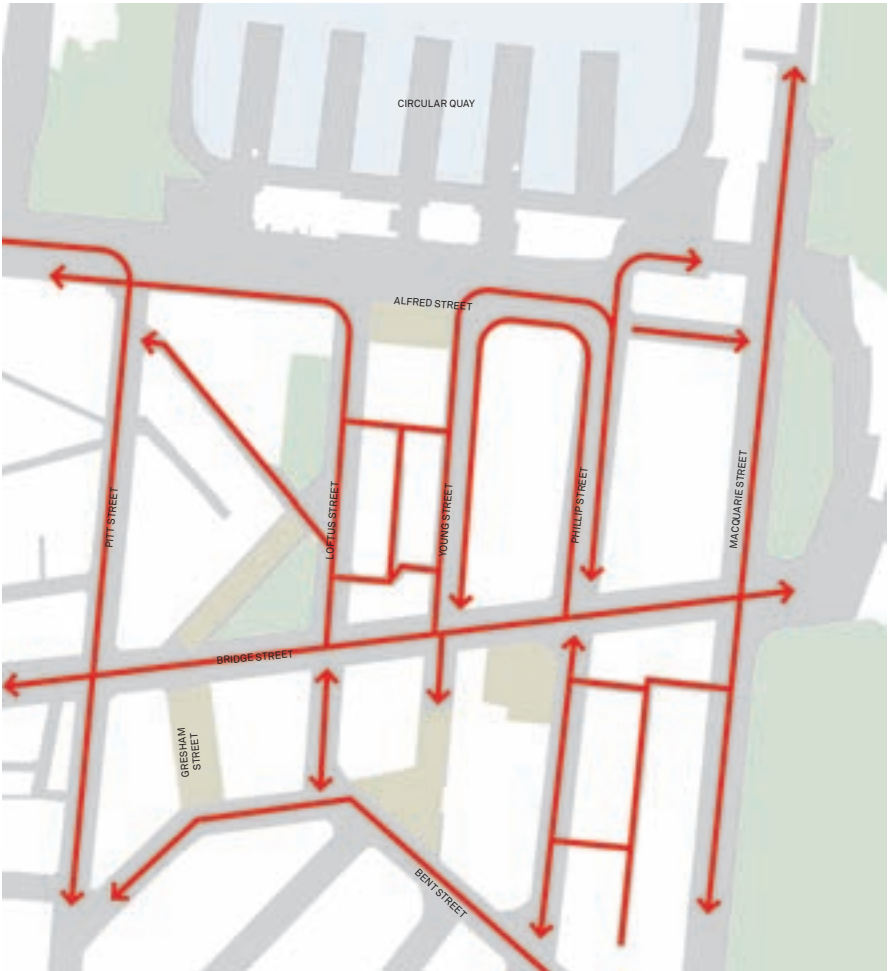
Circulation - Traffic

Cycle access
There are currently no formal cycleways within the precinct. The city, in their *Cycle Strategy and Action Plan 2007-2017*, has proposed providing a dedicated cycle route along Loftus Street which is supported by this master plan.

Vehicles
Currently there are a number of surrounding streets which have been pedestrianised and closed to vehicle traffic, these include sections of Alfred Street, Macquarie Place, and Farrer Place/ Young Street. The City of Sydney in their *Long-Term Public Transport Plan* for Sydney has also proposed the closure of Gresham Street.



Cycle



Vehicles

- Legend**
- Proposed CoS Cycle route
 - Proposed CoS pedestrianisation
 - Traffic circulation

Street Connections

Footpaths

There are footpaths along most street edges within the precinct aside from the laneways. The footpaths are steep along Young and Phillip Streets due to the topography. There is also a significant level change between the footpath and roadway on Phillip Street.

Bus layovers also present a problem of obstructing pedestrian crossing on Loftus, Young and Phillip Streets.

Active retail frontages

The majority of streets within Circular Quay and the CBD are fronted by active retail uses. The Bridge and Alfred, and Young and Loftus blocks are mostly fronted by inactive uses or blank facades.



Pedestrian circulation



Active retail frontages

Legend

- Paved urban space
- Potential pedestrianisation
- Pedestrian Access/Footpath or Laneway
- Active Retail Frontage

Site Context

Draft Sydney LEP 2011 City Strategies

Existing trees

The existing trees within the precinct include Figs in Macquarie Place and on Alfred Street (west).

Street trees

The existing *City of Sydney Street Tree Master Plan 2000* does not reflect what is currently planted in terms of species and locations. There is an opportunity to plant additional trees, particularly on Bridge, Young, and Phillip Streets for shade, habitat and amenity.



Existing situation



City of Sydney Street Tree Strategy

Legend

- *Livistona australis* (Cabbage Tree Palm)
- *Populus simonii* (Poplar-Chinese)
- *Washingtonia robusta* (Mexican Fan Palm)
- *Ficus microcarpa* var. 'hillii' (Fig)
- *Celtis australis* (European Nettle Tree)
- *Lophostemon confertus* (Brush Box)



01_



04_



05_



02_



03_



06_

- 01_ Loftus Street
- 02_ AMP building 1962
- 03_ Young Street
- 04_ Circular Quay c. 1900-1910
- 05_ Circular Quay c. 1928-1932
- 06_ Circular Quay

Site Context

Draft Sydney LEP 2011 City Strategies

Paving strategy

The current *Central Sydney Paving Design Policy* nominates that the footpaths within the precinct use flagstone paving, with specially designed paving to the Customs House Square and Alfred Street Plaza.

Heritage

Circular Quay plays a vital role in preserving and showcasing the historic legacy of Sydney. The AMP precinct contains a number of significant heritage items including 33 Alfred Street (Sydney’s first Skyscraper), The Gallipoli Club, and Hinchcliff House Woolstores (State heritage listed). Additionally the Heritage listed Bennelong stormwater channel passes directly beneath both sites.

Within the broader area, the precinct sits directly adjacent to a number of significant heritage buildings including Customs House, 44 Bridge Street ‘Booth House’, The Police and Justice Museum, The Education Department building, The Lands Departments building, Chief Secretary’s Building, Transport House, and Circular Quay Station amongst others. There are also a number of significant heritage spaces including Customs House Lane, Macquarie Place, and the First Government House Site.



City of Sydney Paving Strategy



Heritage

Legend

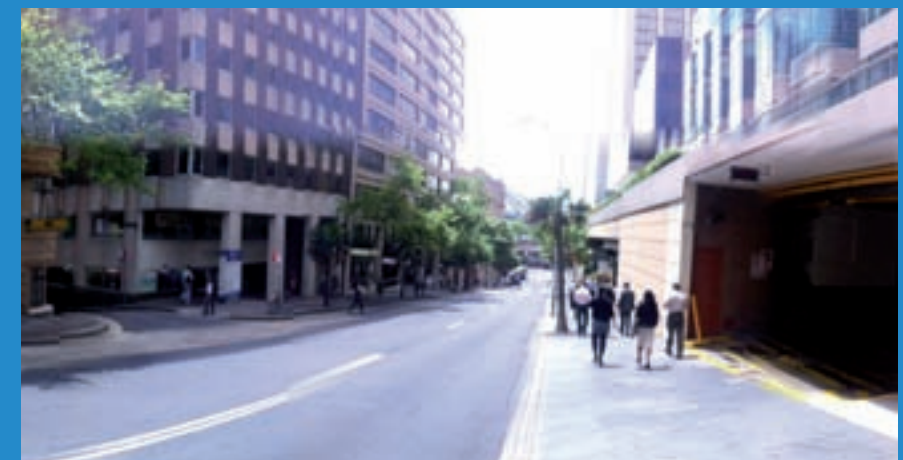
- Specially designed paving
- Footpath flagstone paving
- Approximate Line of Heritage Drain
- Original Line of Tank Stream
- Heritage (Built Form)
- Heritage (Open Space)

Empty streets in the evenings and weekends

Poor quality streetscapes and public amenity



Poor street retail activation



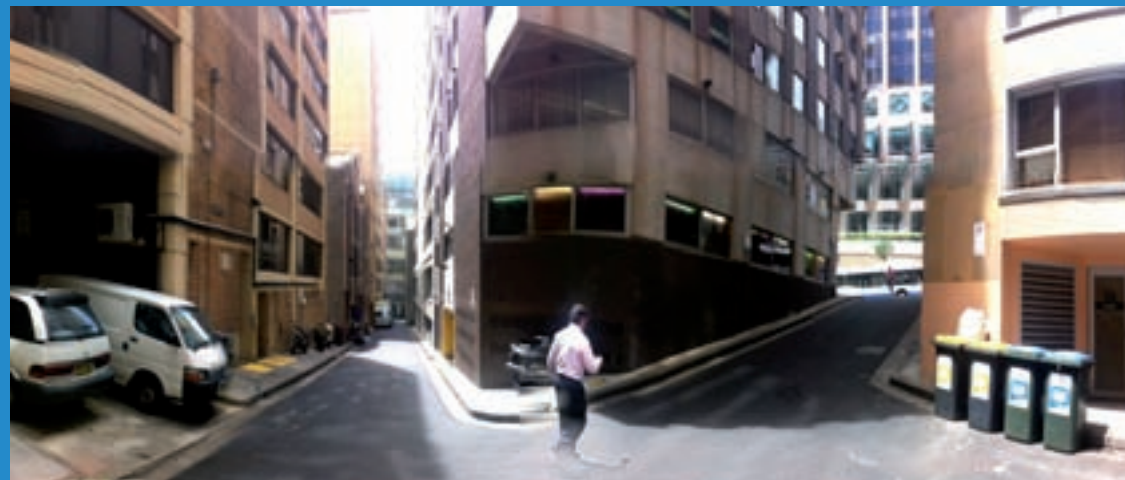
Public domain is dominated by buses, not pedestrians



**Underutilised
public spaces**



**Unsafe and
dangerous
pedestrian
environment**



**Inactive laneways
dominated by
loading and 'back of
house' facilities**



**Little
engagement
with heritage
buildings**