# The O'Connell Precinct

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Planning Proposal Urban Design Report



APPFC and a Lendlease Investment Management Mandate Partner as Proponent, leveraging the integrated development, building and place creation capabilities of the Lendlease Group.



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MATTHEW PULLINGER ARCHITECT

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#### Acknowledgement of Country

The O'Connell Precinct is located on the land of the Gadigal people of the Eora Nation, and we pay our respects to Elders past and present.

The design team recognises that First Nations people are the Traditional Owners and Custodians of the land on which we work. We are committed to ensuring our activities support the ongoing connection to their land, waters, cultures, languages and traditions.





#### **Executive Summary**

This Design Report has been prepared by architects in association Stewart Architecture and Matthew Pullinger Architect.

The report is provided in support of a Request for Planning Proposal sponsored by the Proponent who controls a series of amalgamated sites in the northern Sydney CBD. These sites are collectively referred to as The O'Connell Precinct.

The report describes a cohesive project vision and urban design, public domain and built form strategies focused on the renewal of this site in a manner strongly aligned with the City of Sydney's Central Sydney Planning Strategy.

The immediate project objective is to build support to amend the Sydney Local Environmental Plan 2012 in a manner which facilitates the renewal of the precinct to create a multidimensional, mixed-use, retail and commercial office project of exceptional quality with public benefits.

Closely following the City of Sydney's procedures for Planning Proposals, the report sets out a preferred building envelope based on careful urban analysis and supported by a clear design rationale and justification.

The project ambition is to contribute to the positive ongoing transformation of the northern Sydney CBD by providing:

- An improved and expanded public domain
- Public benefits including a precinct-wide logistics centre and new through site link
- The retention and integration of heritage features and fabric evident across the site
- The highest commitments to sustainability, including net zero carbon in construction and operation
- The provision of a major new premium grade commercial office project positioned to elevate Sydney's global stature

#### DEVELOPMENT SUMMARY (REFERENCE DESIGN)

Site area - 6,737 m<sup>2</sup> (by survey)

Existing 1 O'Connell Street (mixed retail and commercial uses) Approximately **43,700m<sup>2</sup> GFA** (confirmed by survey but adjusted to account for alterations)

<u>19 O'Connell Street</u> (mixed retail and commercial) Approximately **3,700m<sup>2</sup> GFA** (including basement retail)

Balance of new Podium Buildings (mixed retail, end of trip facilities, commercial and through site link retail and pods) Approximately **13,900m<sup>2</sup> GFA** 

<u>Office Tower</u> (primarily commercial uses) Approximately **94,200m<sup>2</sup> GFA** 

Total project GFA **155,936m**<sup>2</sup> (measured from reference design)

Resultant total project FSR - 23.1:1

Tower articulation - **meets the required 16%** Overall project articulation - **21%** Calculated on a floor by floor basis

Maximum Envelope Height **RL 319.1** (309.2m above existing ground level)

Approximately 72 storeys from O'Connell Street and 73 storeys from Spring Street



#### **Vision Statement**

The O'Connell Precinct

The O'Connell Precinct offers a multidimensional destination to redefine the central CBD.

This proposal outlines a strategy to unlock a key site within the northern CBD, enabling renewal that brings with it high levels of public animation, a sense of wonder and respite within an otherwise congested part of the city.

With a whole-of-precinct approach to working with Country: embodying and expressing Indigenous culture at all stages of the project.

A project guided by themes emerging from the City of Sydney's strategy 'Sustainable Sydney 2030-2050 Continuing the Vision'. These themes focus on a city which provides a stronger sense of social inclusion, a greener environment, and which continues to liberate increased public space for people ahead of road space for the private vehicle.





#### **1.1 Introduction**

This Design Report has been prepared by architects in association - Mathew Pullinger Architect and Stewart Architecture - in support of a Request for Planning Proposal seeking to amend the Sydney Local Environmental Plan 2012 (SLEP) and the Sydney Development Control Plan 2012 (SDCP). The subject site is referred to as The O'Connell Precinct.

This report is submitted to the City of Sydney on behalf of the Proponent as sponsors of the Planning Proposal.

The O'Connell Precinct represents a significant opportunity in the northern Sydney CBD to renew a series of ageing and lower-value building assets whilst also retaining and upgrading important heritage items. The project ambition is to deliver a highly engaging and multidimensional city precinct and to create significant premium grade commercial office space essential to the ongoing global attractiveness and competitiveness of the Sydney CBD.

This holistic re-imagining of the The O'Connell Precinct will contribute to the renewal of a key precinct at the heart of Sydney's CBD, maximising public investment in a number of recent and planned public transport projects, and bringing with it meaningful public benefits closely aligned with the City of Sydney's over-arching vision and strategies for a greener, more inclusive and amenable city.

This report should be read in conjunction with all supporting material accompanying the Request for Planning Proposal, including the Planning Justification Report prepared by Ethos Urban.







#### **1.2 Site Location**

The O'Connell Precinct is located within the core commercial CBD of Sydney and is in immediate proximity to existing and planned public transport infrastructure along with a diverse range of heritage items, premium grade office buildings and supporting retail, cultural, recreational and entertainment uses.

The Precinct is situated at the heart of the City of Sydney's planned northern CBD 'tower cluster', adjacent to the future Hunter Street Metro Station and presents as a strategically valuable opportunity to concentrate commercial office floor space allowing the reinforcement of the core CBD in terms that do not impact on heritage or solar access to protected public spaces and in a manner that delivers material public benefit.



Image source: Base photograph by Mark Merton of Sydney Images

## **Aerial View**

The O'Connell Precinct Site

The O'Connell Precinct benefits from a number of distinct street addresses, each with a different character and orientation.

O'Connell Street, running north-east, has an uncommon orientation within the Sydney CBD dating from the earliest street plan of the European colony.

Spring Street is wider than most nearby streets and is named for the Tank Stream which flows beneath it towards Circular Quay.

Bent Street, with its distinctive geometry and topography, is lined with the fine, classically composed 'sandstones' of the Department of Lands and Education Buildings.

The immediate vicinity of the site comprises many of the finest mercantile and office buildings of each era of Sydney's development.



Image source: Base aerial from Nearmap



## **1.3 Site Amalgamation**

The O'Connell Precinct Site

The O'Connell Precinct comprises a total site area of approximately  $6,737m^2$ .

It is irregular in shape and is bounded by Spring Street and Bent Street to the north, and O'Connell Street to the south-east.

The Precinct formally comprises the following lots and street addresses:

- Lot 1 DP814858 1 O'Connell Street, Sydney
- Lot 2 DP172068 8 Spring Street, Sydney
- Lot 1 DP74923 and Lot 1 DP176768 10-14 Spring Street, Sydney
- Lot 1 DP724946 16 Spring Street, Sydney
- Lot 2 DP 74923 17 O'Connell Street
- Lot 1 DP131917 19 O'Connell Street, Sydney
- Strata DP63932 23 O'Connell Street, Sydney

Collectively, these lots and addresses are referred to as 'The O'Connell Precinct', 'the Precinct' or the 'site' throughout this report.



## **1.4 Site Identification**

The Precinct includes a series of ageing buildings which are to be demolished to facilitate the renewal of the site for a premium grade commercial development.

The existing commercial tower at 1 O'Connell Street will be retained and upgraded, with portions of its podium removed to allow its integration into the project.

All existing heritage fabric currently situated on the site is to be retained, conserved and fully integrated into the project.

The following listed heritage items will be integrated into the Precinct:

- The state heritage listed 19 O'Connell Street (Public Trustee Building)
- The locally listed heritage facade 1-7 Bent Street ٠ (former Chatsworth House)
- The locally listed heritage facade 2-6 Spring Street ٠ (former McNade House, also known as the former Orient Building)



Legend



Existing 1 O'Connell Street commercial tower to be retained

Existing buildings to be demolished

Not to scale

Existing heritage fabric - to be integrated

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### **1.5 Site Photos**

O'Connell Street + Bent Street



Images source: Stewart Architecture

#### **Site Photos**

Spring Street + Bent Street



Images source: Stewart Architecture



2-6 SPRING STREET (FORMER ORIENT BUILDING HERITAGE FACADE)

#### **Site Photos**

Spring Street + Pitt Street



EXISTING 1 O'CONNELL STREET DRIVEWAY ENTRY ON BENT STREET

1-7 BENT STREET (FORMER CHATSWORTH HOUSE HERITAGE FACADE)

2-6 SPRING STREET (FORMER ORIENT BUILDING HERITAGE FACADE)

10-14 SPRING STREET

3 SPRING STREET

Images source: Stewart Architecture



16 SPRING STREET

FORMER WALES HOUSE/ RADISSON HOTEL (NEIGHBOURING SITE)



## **Northern CBD**

Existing Urban Character

The Precinct is located at the heart of the northern Sydney CBD, an area characterised by larger scale commercial developments of varied scale and architectural character and including a number of the city's most recognised premium grade commercial office buildings in an area with a strong mercantile heritage character.

The O'Connell Precinct is a large consolidated site, situated centrally within the identified northern CBD 'tower cluster' and provides an opportunity to introduce a major new commercial office tower with sufficient space to avoid tower crowding and related impacts typically associated with intensification. The Precinct represents a positive addition to the city skyline and will contribute to improved accessibility and amenity of the CBD as a pedestrian-oriented, walkable and vibrant urban environment.



Image source: base photograph by Mark Merton of Sydney Images

## 2.1 City Context

#### **CBD** Location

The Precinct is located within a distinctive and characterful part of the city.

Spring Street and O'Connell Street (together with Bligh Street) are distinct due to their north-eastern orientation. This street pattern dates from the early colonial city and was possibly laid out to capture the prevailing harbour breezes in a response to mitigate against unsanitary conditions and the spread of disease.

This is a part of the city characterised by lower-lying topography, situated close to the course of the Tank Stream, and has developed with a dense urban character. The area offers a comparatively lower sense of outlook and sky view, and given the shifting street grid, can lack legibility and be disorienting for pedestrians.

This is also part of the city that currently lacks any strong sense of public activity outside normal business hours.

The site is close to Circular Quay and benefits from a gentle walking gradient to the water.



A low point in the city on the eastern bank of the original tank stream

Site located within colonial grid with north-east street directions

**Existing Sky View Factor** (Blue = less sky view in this portion of the city)

Image source: Central Sydney Planning Strategy



Night-time activity heat map (No pink = not much night-time activity in this portion of the city)

Data source: Studio THI data, June 2020

### **Central Sydney Planning Strategy**

City of Sydney

The Central Sydney Planning Strategy (CSPS) was endorsed by Council in December 2020, and amendments to the Sydney LEP 2012 were gazetted in December 2021, supported by amendments to the Sydney DCP 2012. It is the result of a detailed review of planning controls that apply to the Sydney CBD to ensure its quality, growth and productivity.

The CSPS is a 20 year growth strategy that sets out a new planning framework for Central Sydney to meet the City of Sydney's Sustainable Sydney 2030 goals for a green, global and connected city.

'Central Sydney has a limited capacity to grow and adapt because of its natural containment, heritage and the growth of residential development. Planning for growth therefore requires clear policies and careful management where the opportunity to grow employment floor space is protected from high residential demand and the effects of strata subdivision of prime land.'\*



\* https://www.cityofsydney.nsw.gov.au/strategic-landuse-plans/central-sydney-planning-strategy

Image source: Central Sydney Planning Strategy

## **Growth Centres**

City Core + Tower Clusters

The CSPS aims to facilitate sustainable growth through 10 key moves with an overall emphasis on positioning and strengthening Sydney as Australia's leading global city. These key moves promote the development of sustainable buildings, ensure a resilient and diverse community and delivery of service infrastructure that accompanies growth and delivers a city for people.

- 1. Prioritise employment growth and increase capacity
- 2. Ensure development responds to context
- 3. Consolidate and simplify planning controls
- 4. Provide for employment growth in new tower clusters
- 5. Ensure infrastructure keeps pace with growth
- 6. Move towards a more sustainable city
- 7. Protect, enhance and expand Central Sydney's heritage, public places and spaces
- 8. Move people more easily
- 9. Reaffirm commitment to design excellence
- 10. Monitor outcomes and respond





TOWER CLUSTER AREA MAP Source: Sydney DCP 2012 - Central Sydney Planning Review Amendment - Draft February 2020

TOWER CLUSTER ZONES Source: Central Sydney Planning Strategy

## 2.2 Transport + Connectivity

Location Within Sydney's Transport Network

The Precinct is extremely well-served by public transport - both existing and planned - with light rail, heavy rail, buses and ferries each in close proximity to the site.

There is also a major bike lane in Pitt Street running north-south, which connects to an expanding network of cycle infrastructure being implemented across the city.

The Martin Place and Hunter Street Metro projects will greatly influence the future of the northern CBD, as these city-shaping projects further connect the CBD to wider metropolitan Sydney, and improve public transport connectivity at the heart of the city.



#### Legend

	The O'Connell Precinct
<b>—</b> •—	Train station
••••••	Light rail station
	Sydney Metro station (under construction)
<u> </u>	Sydney Metro West station (future)
	Ferries



## **Hunter Street Metro**

Sydney Metro Project

The O'Connell Precinct will play an important role in supporting pedestrian connectivity to the proposed east and west entries of the Hunter Street Metro West station as well as to the Martin Place Metro station.

Precinct pedestrian movement modelling has been undertaken by Arup (Pedestrian Planning Report).

The Precinct will provide the potential for additional connectivity through to the north western side of the city via a proposed through site link, enabling ease of access for Sydney commuters.



#### Legend



Not to scale

#### 2.3 Future Context

Transformation of the Northern CBD

The northern CBD is undergoing dramatic change brought about by the evolution of planning and infrastructure. A number of significant projects are already transforming the northern CBD and will continue to shape this part of the city over the next decade.

A future Sydney Metro West station is planned under Hunter Street with two station entry sites and overstation development proposed. Significant development activity is likely to be generated surrounding the Metro precinct. The precinct includes the northern tower cluster identified under the Central Sydney Planning Strategy, with many sites identified for potential amalgamation or redevelopment.

Major changes:

- Central Sydney Planning Strategy and northern tower cluster
- Sydney Metro West Hunter Street station announced and planning underway (operational 2032)
- Sydney Metro City and Southeast Martin Place entry under construction (operational 2024)
- Planning proposals (multiple) and development activity around Hunter Street Precinct
- George Street North Extension of city spine



Image source: base aerial from Nearmap









## 2.4 Future Public Domain

City North Public Domain Plan

The City of Sydney adopted the City North Public Domain Plan in March 2023. The plan describes changes focused on creating a more generous, walkable CBD which prioritises public amenity and human movement.

The plan, prepared by Gallagher Studio (right), includes a range of footpath widening and street closure projects, some of which are directly adjacent to The O'Connell Precinct.

The public domain plan has been designed by Council for a number of reasons, including support to the CSPS development uplift in the northern tower cluster by providing public domain direction to the many private development projects occurring within the study area.

The O'Connell Precinct seeks to build on the work presented in the strategy and to further the potential of the public domain as a dynamic and connected network.



Image source: City North Public Domain Plan





## PUBLIC DOMAIN

#### **Future Development + Planning Proposals**

Infrastructure Projects

#### Sydney Metro West - Hunter Street Station and Over **Station Developments**

Planning is underway for an underground station with two entrances on Hunter Street. A western station entrance will be provided facing George Street, allowing interchange with light rail and proximity to Wynyard Station. An eastern station entrance is proposed facing O'Connell Street. Station entrances will be provided from the public domain at ground level, with over-station development planned for each site. Underground connections to Wynyard Station and Metro City & Southwest Martin Place Station are also planned. Metro West is planned to open in 2032.

#### Martin Place Metro - Under Construction

Macquarie Group will deliver the new Sydney Metro Martin Place integrated station precinct. This includes the new Martin Place Metro station, two new commercial buildings above the station, a retail space, new underground pedestrian connections and improvements to the public domain.

The project includes an underground station, a 40 story northern tower and addition to JPW's 50 Martin Place, and a 30 storey southern tower at 39 Martin Place designed by Tzannes. The underground station links Martin Place with the northern CBD.

#### **Circular Quay Renewal**

The NSW Government is exploring options to renew Circular Quay's public spaces and transport interchange. Circular Quay is the symbolic gateway to Sydney's world famous harbour and city, and a place with deep cultural and historical significance for all Australians. However, a combination of ageing assets, poor amenity and disjointed public spaces make it a disappointing experience for the millions of people who visit and travel through there every year. Transport for NSW and the Department of Planning and Environment are jointly leading the renewal project in consultation with other NSW Government agencies. The Environmental Impact Statement for the project is expected to be placed on public exhibition in 2024.





Images source: https://caportal.com.au/tfnsw/sydmetrowest

THE REAL PROPERTY OF



Image source: https://jpw.com.au/projects/martin-place-metro-north-tower/



Images source: https://www.transport.nsw.gov.au/projects/current-projects/circular-quay-renewal

#### **Future Development + Planning Proposals**

Planning Proposals

#### **56 Pitt Street**

A planning proposal is currently under assessment to amend planning controls to permit a new commercial tower envelope with a height to RL320 (approximately 314m) and a maximum GFA of 105,000m<sup>2</sup>.

#### 15-23 Hunter Street and 105-107 Pitt Street

A planning proposal to facilitate a new 52 level commercial tower envelope up to RL 222.5 (approximately 212m), and approximately 42,276m<sup>2</sup> of GFA was gazetted in June 2023. The proposal includes a through site link connecting Pitt and Hunter Streets, with potential connection to the future Sydney Metro West station on George Street. Bates Smart won the design excellence competition for the project, with the development application for the detailed design currently on public exhibition.

#### 2 Chifley Square

In November 2021, a planning proposal and associated LEP and DCP amendments were approved to increase the floor space capacity of the site for an additional commercial tower with improved built form outcomes and active interface with Chifley Square. Bates Smart won the design excellence competition for the project in June 2023.



Image source: City of Sydney - City North Public Domain Plan



Image source: Bates Smart

Image source: Bates Smart

## **Future Development + Planning Proposals**

Northern CBD Projects

#### **55 Pitt Street**

Woods Bagot and SHoP Architects have won a design excellence competition to be appointed as design partners on Mirvac's future focused workplace precinct - 55 Pitt Street - in Sydney, Australia. The development application for the tower works was approved in March 2022.

#### Salesforce Tower

Designed by Foster + Partners, the recent completion of Sydney's tallest commercial building at 180 George Street has transformed the city skyline. Located between George and Pitt streets, the tower sits at the heart of the new Sydney Place precinct, characterised by a network of pedestrian laneways that criss-cross the site at different levels. Closely integrated with the tower above, the laneways are lined with shops, cafes and bars, celebrating Sydney as a unique destination. The new building includes anchor tenant Salesforce, occupying levels 34-53.



Image source: Woods Bagot

Image source: Foster + Partners

### 2.5 Future Context Drawings

City Section North-South - Pitt Street



#### **Future Context Sections**

**City Section East-West** 



envelopes

## 2.6 Precinct Analysis

Precinct Landform + Levels

The site is located at the base of several sloped areas which shaped the original Sydney Cove. The terrain surrounding the site has an average slope of 1:36. To the east the terrain rises up to Macquarie Street, to the south up to Martin Place and to the west up to George Street. The site slopes down gently to Circular Quay.

The site experiences a fall of approximately 8.3m from Bent Street to the corner of the site on Spring Street. The intersection of Spring and Bent Streets is particularly sensitive to flooding, which has been considered in this proposal. The transition from O'Connell Street to Spring Street from within the site has been carefully considered.







Image source: Central Sydney Planning Strategy, City of Sydney





Image source: Stewart Architecture and Matthew Pullinger Architect Data source: Hunter Street Precinct Public Domain Study by Gallagher Studio, City North Public Domain Plan

## **Street Widths**

Measured From Building Faces

The O'Connell Precinct is surrounded by tight streets which represent some of the most narrow in the CBD. Both Spring and O'Connell Streets are 18m wide which means views of these street elevations are limited.

Footpaths are very limited in scale creating cramped spaces for pedestrians. Car and bus movements dominate the space and limit the potential for street frontage activity.



Legend

Existing vehicular entries Existing street widths

One-way street **∢---**

Two-way street

Not to scale

Image source: Stewart Architecture and Matthew Pullinger Architect Data source: Hunter Street Precinct Public Domain Study by Gallagher Studio, City North Public Domain Plan

## Key Landmarks + Vistas

#### With Existing Active Frontages

A number of key vistas define the experience of the Precinct, creating a sense of place and enabling navigation.

Key landmarks include:

- Department of Lands Building with its distinct copper domed clock tower
- Department of Education Building recently converted to the Capella hotel
- Dobell Memorial Sculpture (Herbert Flugelman 1979, moved from Martin Place in 1999) at the corner of Spring and Pitt Streets
- Radisson Hotel (former Wales House) at the corner of O'Connell and Pitt Streets - with its distinct copper dome and 'Flatiron' building form
- 1 Bligh Street steps
- Farrer Place and heritage palm trees
- Richard Johnson Square at the corner of Hunter and Bligh Streets







Not to scale

Image source: Stewart Architecture and Matthew Pullinger Architect



## 3.0 Designing With Country

## 3.1 Designing With Country Vision

Designing With Country Consultant: Jefa Greenaway - Greenaway Architects

Leading the way in tackling the climate crisis with innovations in social, cultural and environmental sustainability.





## **3.2 Project Drivers**

Key Policy Documents

Aligning to key strategic drivers.







Draft report

CITY OF SYDNEY 🚯

## The Time is Now

**Designing With Country** 

Voice. Agency. Place.

From the Uluru Statement of the Heart, to the referendum for a Voice to Parliament, the power of Indigenous perspectives, sensibilities and knowledge systems to be embedded and made visible, has never been more relevant.

As our cities evolve, the importance of amplifying our shared and deep history holds great weight.

The time is now to move beyond the 'muralisation' of culture to ensure true reciprocity and agency in the spirit of reconciliation and partnership.

We seek to walk together with Traditional Owners, Elders, Knowledge Keepers and Indigenous creatives to define a new destination of activity, of vibrancy and of culture.















- 1. Protesters taking to the streets of Sydney during the 1988 Bicentenary (photograph courtesy Newspix)
- Blak Design Matters exhibition logo, designed by Marcus 2. Lee (Karajarri-Australia) / Marcus Lee Design, for Koorie Heritage Trust, Melbourne, Australia, 2018
- Yananurala acknowledging Country on Sydney 3. Harbour's foreshore. Artist's impression of bara (the Gadigal word for shell hook) by Waanyi artist Judy Watson, courtesy of the City of Sydney.
- 4. Uluru Statement from the Heart logo, https:// ulurustatement.org/
- Aboriginal Flag Mural, Redfern, NSW 2016, Australia. 5. Photo source: unknown
- 'Young Mob' Students at the National Centre of 6. Indigenous Excellence (photograph courtesy Amanda James)
- 7. Photograph of Banksia serrata in flower. Photo taken by Peter1968. Originally uploaded on en.wikipedia. https:// en.wikipedia.org/wiki/File:Saw\_Banksia\_flowers\_cropped. jpg
- Indigenous language map, for Venice Biennale 2020, by 8. Greenaway Architects.








# **A Values Based Approach**

**Designing With Country** 

At its core, our philosophy is to 'do good work with good people' and bring to life ideas in complex environments by cutting through the noise.

Our work history reflects a deep commitment to championing the creation of safe, sustainable and future proof organisations and communities, where all stakeholders are provided the space to connect and create.

We discover the evidence that matters through deep listening and active research; create the space to connect diverse voices to our projects through rigorous, transparent and psychologically and culturally safe consultation strategies; and work together with our subject matter experts to generate the insights that matter and solutions that enable meaningful and measurable impact and change.

- Greenaway Architects (Jefa Greenaway)



**Authentic Voice** 

We seek to ensure that Aboriginal culture, knowledge and participation is embedded across all aspects of the project, and moves beyond a simple ticka-box exercise to one in which Aboriginal peoples are embedded partners in the delivery and success of the project.

Image: Uncle Colin, Wurundjeri Elder, at Smoking Ceremony at Queen & Collins, Melbourne, photo by James Henry, 2022.

### From Deficit to Excellence

Our commitment is underpinned by the right of Aboriginal people to pursue their own economic, social and cultural interests, and that decision making and governance of policies, programs and activities that impact their communities should rest with Aboriginal people.

We will live up to this commitment by delivering a game changing model and a legacy of social transformation which moves beyond a deficit discourse and contributes to self determination and economic independence for Aboriginal people.

Image: Wangu Poles, University of Adelaide, by Paul Herzich, 2020.



### Country-centred

Country-centred provides a systematic approach to how we think about place. It recognises that we are part of Country and that through deep engagement with the Traditional Owners who speak for Country, we can reveal deep histories of place.

Image: Acknowledgment of Aboriginal Country Signage, by the Department of Planning, Transport and Infrastructure.



We recognise this project has a role in delivering shared and tangible value to the community.

We are committed to ensure Indigenous people share in the benefits from the use of their cultural knowledge, especially where it is being commercially applied.

Image: Ngarara Place, RMIT University, photo by Jefa Greenaway.





### Reciprocity

### Celebratory

We proudly acknowledge and celebrate the Traditional Owners of the lands and their ongoing strength as the world's oldest continuing living culture. We recognise and seek to highlight the contribution of Aboriginal people and communities to everyday life and how this continues to enrich our society more broadly.

Image: Ngarara Place, RMIT University, photo by Peter Casamento.

## **Indigenous Design Charter**

**Designing With Country** 



The International Indigenous Design Charter is an award-winning benchmarking document authored by Jefa Greenaway (Wailwan, Kamilaroi), Prof. Brian Martin (Muruwari, Bundjalung, Gamillaraay), Dr. Meghan Kelly and Dr. Russell Kennedy.

It provides best practice protocols and guidelines for design practitioners, educators and students.

The Charter outlines 10 steps for designers and buyers of design to follow when representing Indigenous culture in their professional practice. They emphasise the need for respectful exchange, open thinking, deep listening and a genuine commitment to appropriately engage with Indigenous knowledge.



1. Indigenous Led

Ensure Indigenous stakeholders oversee creative development and the design process.

Image: Jefa Greenaway at Australian launch of the International Indigenous Design Charter, 2018



2. Self-determined

Respect the rights of Indigenous peoples to determine the application of traditional knowledge and representation of their culture in design practice.

Image: 'Dress Code' by Grace Lillian Lee (Torres Strait Island descent-Australia) / Grace Lillian Lee Productions, Photo by Wade Lewis.



### 3. Community-specific

Ensure respect for the diversity of Indigenous culture by acknowledging and following regional cultural understandings. Image: 'Land of Tara' by Johnson Witehira

(Maori-New Zealand) / Made by Johnson, at Courtenay Place, Wellington, NZ.



### 4. Deep Listening

Ensure respectful, culturally specific, personal engagement behaviours for effective communication and courteous interaction. Make sure to be inclusive and ensure that recognised custodians are actively involved and consulted.

Image: Koorie Heritage Trust, Federation Square, Melbourne. Designed by Jefa Greenaway (Wailwan, Gamillaraay-Australia), Rueben Berg (Gunditjmara-Australia) in collaboration with Lyons Architecture, 2015.



### 6. Shared Knowledge

(Collaboration, co-creation, procurement)

Cultivate respectful, culturally specific, personal engagement behaviours for effective communication. This involves courteous interactions to encourage the transmission of shared knowledge by developing a cultural competency framework to remain aware of Indigenous cultural realities.

Image: 'Wunala Dreaming - Qantas Boeing 747'. Designed by Ros Moriarti and John Kundereri Moriarti (Yanyuwa-Australia) / Balarinji Design Studio, 2013.



### 7. Shared Benefits

Ensure Indigenous people share in the benefits from the use of their cultural knowledge, especially where it is being commercially applied.

Image. 'Inuit' textile design, by Liss Stender (Inuit-Greenland) / Inuk Design, 2018.



### 8. Impact of Design

Consider the reception and implication of all designs so that they protect the environment, are sustainable, and remain respectful of Indigenous cultures over deep time: past, present and future.

Image: 2014 Brisbane G20 Summit logo with former US President Barak Obama. Communication design by Amanda Lear and David Williams (Wakka Wakka-Australia) / Gilimbaa, 2014.



### 9. Legal & Moral

Demonstrate respect and honour cultural ownership and intellectual property rights, including moral rights, by obtaining appropriate permissions where required. Image: Blak Design Matters exhibition logo, designed by Marcus Lee (Karajarri-Australia) / Marcus Lee Design, for Koorie Heritage Trust, Melbourne, Australia, 2018



### 5. Indigenous Knowledge

Acknowledge and respect the rich cultural history of Indigenous knowledge including designs, stories, sustainability and land management, with the understanding that ownership of knowledge must remain with the Indigenous custodians.

Image: 'Noise Wall' at Auckland, NZ. Designed by Clynt White and Johnson Witehira (Maoi-NZ) / White Landscape and Urbanism, 2014.



### 10. Charter Implementation

Ensure Indigenous stakeholders oversee creative development and the design process.

Image: 'Planting Seeds - New Maya (Visual) Language' by Frida Larios (Maya, Pipil-El Salvador) / Frida Larios Design, 2014.

# 3.3 Emerging Project Approach

The Primacy of Country

### A whole of project approach to Country and to Indigenous culture. Addressed at all stages of the project.

We are taking a whole-of-project approach to Country and Indigenous culture, grounding the project in Country and First Nations culture at all stages of the project. This includes:

- Inviting experts to participate in the project as • 'creative provocateurs'
- Initial thoughts around Country and context to create cultural celebration
- Designing with Country project methodology
- Development of aims and principles anchored in First Nations voices/agency
- Identifying projects and places for First Nations culture and values to be expressed at every stage Partnering with First Nations organisations, artists ٠
- and curators
- Visible, tangible and bold re-imaginations of culture and identity

Inviting experts to participate in the project as 'creative provocateurs' Initial thoughts around Country and context to create cultural celebration **Designing with Country project methodology** 

Development of aims and principles anchored in First Nations voices/agency

Identify projects and places for Aboriginal culture and values to be expressed at every stage

Partnering with organisations, artists + curators



Design of key projects and potential collaborations

Visible, tangible and bold re-imaginings of culture + identity





# **Embedding Cultural Narratives**

**Designing With Country** 

### War-ran now known as Sydney Cove has been dramatically transformed over the past two centuries.

Traditional Owners, Elders and Knowledge keepers have been the custodians of Country for millennia. Their footsteps are etched into the landscape, echoes of their sophisticated knowledge systems are inscribed in the lands of the Eora Nations, embedded yet concealing deep layers of history and memory.

Aboriginal people are the original storytellers of this Country. The songlines of the Elders traverse this vast island continent, as the mnemonic signposts of Country, encoding connection to ancestral beings, fauna, natural features and events through time. They embed an archive of knowledge, a memory system of great antiquity preserving and celebrating culture, passed down through time. As Margo Neale and Lynne Kelly evocatively explain in 'Songlines: The Power and Promise:'

"Songlines are the means of storing and earning knowledges, ancient and modern. They are the stories embodied in the land, sea, skies to be remembered and passed on through song, dance, art, ceremony and most importantly, through attachment to Country."

The importance of creating a framework for storytelling, interpretation and design is an important step to continue these ancient practices in new and compelling ways. It provides the impetus and opportunity for truth-telling, of engagement and knowledge exchange. Importantly, it facilitates culturally authentic design transmission, anchored in Country.

Image source: Aboriginal Australians spearing fish and diving for shellfish, New South Wales, ca. 1817 [picture] / Lycett, Joseph, approximately 1775-1828 / https://nla.gov.au/nla.obj-138500727/view The colours and patterns of Country belie some difficult truths. However, the state of NSW is tentatively embracing the deep connections of the First Peoples of this land, many Nations within a Nation. We are in a new age of treaty conversation, embracing discussions of truth and justice - guided by Indigenous voice and agency. There is much wisdom that resides in over 3,000 generations of continuous connection to this land.

The time is now to repair, remediate, restore and replenish Country. The time is now to embrace knowledge sharing, to embed reciprocity and to value the insights of those who have always been here. The primacy of Country is key to embedding notions of respect for the holistic and integrated systems whereby flora, fauna, waterways, and mountain ranges are no longer subservient to the needs of people, in other words, we adhere to the Indigenous truism that we all are Country.

The Gadigal peoples of the Eora Nation are an immense and valuable community asset and key collaborator for this project. The new re-imagined O'Connell Precinct is a place to celebrate and amplify culture, a place of learning, a place of connection and respite. There are many stories to tell, layered through time as we continue our journey of discovering within a unique setting for the city, for people and for the future.



# "There is an opportunity to design a landmark city precinct informed by the world's oldest living culture."

- Jefa Greenaway, Greenaway Architects Indigenous Design Consultant

## **Gadigal People of the Eora Nation**

**Designing With Country** 

### Was. Is. Always. Eora Nation.

There are approximately 29 clan groupings from the current day Sydney metropolitan area, broadly referred to as the Eora Nation.

As a clan of the Eora Nation, the Gadigal people remain resilient and strong since first contact. There is much to celebrate amongst the vibrant living culture of Aboriginal people in Sydney.

Many leaders have shaped the state's history from political activism, sport, the arts and the strength-based development of important organisations which have supported self-determination. Sydney represents a diaspora of First Nations people who continue to define the ongoing Eora journey lines of Country.

This place is founded on Aboriginal lands. The Gadigal people are a proud community, having demonstrated a generosity of spirit to share stories, to impart wisdom and showcase culture.

However, this comes with obligations and responsibilities to respect and protect Country. Even in a busy metropolis like Sydney, we are reminded that we are always on Country.

Supported and guided by the Connecting to Country Framework, by the NSW Government Architect, the importance of engaging with the Gadigal people will provide the requisite cultural imprimatur and protocols to meaningfully collaborate and ensure depth of connections for a new cultural destination on Gadigal lands.





Sketch of Sydney Cove Port Jackson, by William Dawes, 1788



A View of Sydney Cove, New South Wales, 1804. Hand coloured aquatint. engraved by Francis Jukes, London, bears inscription below image: Drawn by E. Dayes from a picture painted at the Colony. Engraved by F. Jukes. / A View Of Sydney Cove, New South Wales / From an original picture in possession of Isaac Clementson Esq. / London Published April 10 1804 by F. Jukes / 57 John St Fitzroy Square, 39.5 x 60 cm



MATTHEW PULLINGER ARCHITECT & STEWART ARCHITECTURE

### Warami, wellama bami, budyari yaguna

Welcome, wherever you come from, good day - Richard Green, Language Teacher

Charcoal european ship in rock-shelter in Lane Cove River Valley, by Dr Val Attenbrow, contributed by Australian Museum

## **3.4 Connections to Place**

Designing With Country - the O'Connell Precinct

### **Topography + Geology**



The colours of Country are etched in the landscape. Inspired by the layers of Country, the geology, the escarpments shaped and evolved through time. The undulated topography, the high points and the contours hold powerful histories and memory of place.

The primacy of Country starts with the ability to listen to Country, to walk Country and to care for Country, it is a reciprocal relationship to maintain balance. A Country-centred approach will ensure a level of cultural authenticity which pays deference to its place.

### **Connection to Water**



The Eora people of the Gadigal Nations speared fish along the shorelines, women line-fished from their nowise (canoes) while Berewalgal (people from a distant place) observed. It is no accident that European settlement took place around the area now known as Circular Quay, a protected inlet, with fresh water and abundant resources, a natural port and ideal setting to camp. Always connected to water, a destination reimagined.

The Tank Stream



Captain Arthur Phillip chose Circular Quay as the birthplace of the new colony, in part because of this freshwater stream running right into the harbour from a swamp at the western end of Hyde Park.

Having supplied freshwater and fish to the original Gadigal people for tens of thousands of years, it would serve as the main fresh water supply for the first 40 years of Sydney's European life.

By the early 1800s its waters were so polluted that the colonists had stopped drinking from them. As the burgeoning city grew up around the stream, it was covered over with sandstone blocks.

### Materiality



Water shapes Country, it provides the patina, the textures and elements to support the rich flora and fauna endemic of this region.

Colour, texture and tactility engage the senses – the capacity to give meaning, to make the invisible visible - the material culture, the narratives of Country will provide the way.

Material diversity provides visual interest, warmth and engaging places - an invitation to reconnect and to dwell supported by amenity inspired by the very essence of Country.

Image sources (left to right): charcoal european ship in rock-shelter in Lane Cove River Valley, by Dr Val Attenbrow, contributed by Australian Museum; aerial view of skyscrapers and Sydney cove in Sydney is Tank Stream, source unknown; Sydney sandstone Background, by Silken Photography; Callistemon 'Kings Park Special', GardeningwithAngus.com.au; Bridge over the Tank Stream - Sydney from the west side of the Cove, c. 1803 Evans, George William (attrib.), 1780 1852. Watercolour. Courtesy Grace Karskens; Sydney Cove / Port Jackson, Australia - Map drawn by a convict (1789); The Old Tank Stream, Sydney, source unknown; Pandanus leaves for weaving, supplied: Alvaro Catalán de Ocón; Ngarara Place, RMIT University, photo by Peter Casamento.





There is a rich ecosystem of endemic and Indigenous species of this Country.

Caring for Country reinforces the need to provide places of pause and respite, places of shelter, places for bees and butterflies, for birds and canopy cover. Contemporary landscapes which restore, remediate and replenish Country.

Embedded in our philosophical position is to infuse sustainability within the very DNA of our design thinking, following traditions drawn from thousands of generations of cultural practice and wisdom.



# 4.1 Heritage Context

Overview of the Proposal

The O'Connell Precinct is located within a rich heritage setting that strongly influences the CBD's existing character.

The re-imagining of The O'Connell Precinct will comprise a diverse and integrated mixed-use commercial development that largely retains the existing 1 O'Connell Street commercial office building and retains and conserves all existing heritage buildings and facades across the site. In particular the proposal involves the retention, alteration and integration of 19 O'Connell Street.

The transformation of The O'Connell Precinct will be achieved through amendment to the Sydney LEP 2012 and Sydney DCP 2012.

The Precinct includes a number of existing lower-value buildings, the majority of which are to be demolished to facilitate the renewal of the new mixed commercial redevelopment.

The heritage listed building at 19 O'Connell Street will be retained and restored, as well as the existing 1-15 O'Connell Street commercial building, including the heritage listed facades of the former Chatsworth House and the former Orient Line building. The Chatsworth House facade will continue to act as a basement entry now serving the entire Precinct.

Text in this chapter includes excerpts from heritage reports by Megan Jones Architect: 19 O'Connell Street CMP (October 2022) and Statement of Heritage Impact (February 2024).

Legend



YORK ST



Not to scale

## 4.2 Heritage Items - Within the Site

The O'Connell Precinct contains three heritage items listed on Schedule 5 of the Sydney Local Environmental Plan 2012: 19 O'Connell Street and the historic facades of the former Chatsworth House and the former Orient Building. 19 O'Connell Street is also listed on the NSW State Heritage Register.

Note: The former Department of Lands Building and the former Department of Education Building are also included in the National Heritage List - Governors' Domain and Civic Precinct, Macquarie Street.

The following pages provide a summary of the heritage items within and adjacent to the development site.

The only heritage building directly affected by the development is 19-21 O'Connell Street.





Existing 1 O'Connell Street commercial tower to be retained



Existing heritage fabric within the site - to be retained, adapted and integrated

Heritage item - general (data source: Sydney LEP 2012 Heritage Map)

Not to scale

# Heritage Items Within the Site

19 O'Connell Street and the Heritage Facades to Spring and Bent Streets





THE FORMER 'CHATSWORTH HOUSE' FAÇADE 1-15 O'Connell Street (1-7 Bent Street) Completed: 1937

- Late twentieth century post-modern style facade
- Facade only forms part of 1 O'Connell Street, a 36-storey office tower building with a low-scale podium housing retail uses
- Designed in a stripped classical style the facade contributes to the quality of the street and brings warmth into Bent Street
- Internal spaces and structures demolished in the 1980s as part of the Wintergarden development (1 O'Connell Street)



- Orient Building (later Macknade House)
- Seven storey Inter-War building constructed with a steel and concrete framed façade

WINTER

- Classical elegance with simple style which is reminiscent of
  Scandinavian and Italian architectural examples from that era
- Contributes to the quality and warmth of Spring Street
- Ground floor portion of the facade upgraded as part of the Wintergarden development

THE PUBLIC TRUSTEE BUILDING (Rofe Chambers) 19-21 O'Connell Street Completed: 1925 Architects: HE Ross and H Ruskin Rowe of Ross & Rowe

- Inter-War Free Classical style of architecture
- Associated with the development of the Public Trustee in NSW (management of estates of deceased persons) and is still being used as the head office of this organisation
- The façade contributes to the streetscape character established by the former bank of New South Wales building on the corner of Hunter and Pitt Streets

Images source: Stewart Architecture

# 4.3 Heritage Items - Adjacent the Site

Opposite the Site



#### FORMER SYDNEY MORNING HERALD BUILDING AKA WALES HOUSE 66 Pitt Street (corner O'Connell Street) Completed: 1927 Architect: Manson & Pickering

- Important marker building with 'Flatiron' rounded building form at the corner of Pitt Street, O'Connell Street and Hunter Street. Regarded as one of the best corner buildings in Sydney
- Fine and significant example of Inter-War Commercial Palazzo • style
- Reminder of success and prosperity of the publisher-owners, John Fairfax & Sons, and of the dominant role of newspapers in society at that time, before the advent of the electronic media

Image source: Stewart Architecture

FORMER BANK OF NSW AKA DELFIN HOUSE 16 O'Connell Street Completed: 1940 Architect: C Bruce Dellit

- The former Bank of NSW building is one of Australia's finest • examples of Art Deco office building
- Decorative archway and granite base over four floors with sandstone to floors above
- The façade style and detail are of exceptional significance representing a departure from traditional forms and expressing contemporary modern design concepts and building technologies
- The building's contribution to the O'Connell Street streetscape is considerable

Image source: Megan Jones Architect

FORMER MANUFACTURERS HOUSE
(Manufacturers Mutual Insurance Company building)
12-14 O'Connell Street
Completed: 1935
Architect: SH Buchanan & Cowper

- Manufacturers House is a nine storey building in modest Inter-War Art Deco style
- The building comprises predominantly Australian materials and is significant for its reflection of the cautious emergence of business confidence following the period of economic depression and industrial unrest of the late 1920s
- Rare and outstanding example of a highly intact, original commercial face brick exterior of high quality design
- The building is significant for its contribution to the development of the Hunter and O'Connell Streets Art Deco precinct

Image source: Megan Jones Architect



#### FORMER DEPARTMENT OF EDUCATION BUILDING 35-39 Bridge Street Completed: 1912 and 1928 Architect: George McRae and John Reid

- Edwardian architectural style and planning concepts The building, especially where it remains in original condition, is a particularly fine example of an early 20th century government office building, featuring an innovative internal steel frame that allowed for future re-use
- It is an important example of the architecture of the period 1915-1930
- Exterior is Sydney sandstone, visually linking with other imposing sandstone government buildings and enhancing a number of important city vistas
- Recent hotel related additions now completed

Image source: Stewart Architecture

# Heritage Items - Adjacent the Site

Continued



#### PALM TREES IN FARRER PLACE

FOF 62 F Con

- Farrer Place commemorates William Farrer (1845-1906)
- The group of three Washington Palms (Washingtonia Robusta), located in raised planter beds, are old specimens relating to the Department of Education Building
- The palms are significant in terms of their visual, aesthetic and historic values

Image source: Stewart Architecture

AUSTRALIA SQUARE INCLUDING TOWER, PLAZA BUILDING AND FORECOURT 264-278 George Street (and 87-95 Pitt Street) Completed:1967 Architect: Harry Seidler

- Outstanding example of late twentieth century International Style works of architecture by Harry Seidler
- Awarded both the Royal Australian Institute of Architects Sulman Medal and Civic Design Award in 1967
- Innovative form and urban design approach with site
  amalgamation and new public spaces at ground
- Distinctive, efficient, cylindrical form
- It is aesthetically significant as a finely crafted building and a seminal work by Seidler

Image sources (left to right, top to bottom):

Main tower - https://www.skyscrapercenter.com/building/australia-square-tower/2741

Plaza - https://www.cityofsydney.nsw.gov.au/development-guidelines-policies Plaza building - https://www.visitsydneyaustralia.com.au/australia-square.html

> Image source: https://www.skyscrapercity.com/threads/projectsdiscussion-nsw-heritage-thread.1027579/page-24



#### FORMER LIVERPOOL & LONDON & GLOBE BUILDING 62 Pitt Street Completed: 1962 Architect: Spain Cosh & Stewart

Former Liverpool & London & Globe building associated with prevalence of insurance companies during post-World War II Purpose built for L&L&G who occupied the site for over 100 years Distinctive example of late twentieth century International Style Unique triangular form and acute corner external expression with curtain wall facade

# Photo Study - Key Plan

The O'Connell Precinct



Image source: base aerial from Nearmap

# Photo Study - Key Vistas

O'Connell Street

Image sources: Stewart Architecture + Matthew Pullinger Architect



The Radisson Hotel (former Wales House) to the corner of Pitt Street and O'Connell Street and Hunter Street as viewed here from Pitt Street facing north. The iconic corner facade with copper dome is a distinct and well known city corner.



View facing north up O'Connell Street with the The Radisson Hotel (former Wales House) to the left - the trachyte base and sandstone top visible and prominent upper cornice. 23 O'Connell Street is beyond the Radisson and 19 O'Connell Street beyond that, with the distinct three archways at ground floor just visible.





Opposite the site on O'Connell Street is 12-14 O'Connell Street former Manufacturer's House (left) and 16 O'Connell Street, Former Bank of NSW (right). 12-14 O'Connell has distinct Art Deco details with a sandstone base and red brick upper. 16 O'Connell Street has a granite base with sandstone upper and distinct decorative windows from ground to level 2.



View south on O'Connell Street with the archways of 19 O'Connell Street visible on the right hand side in the foreground. The narrow 18m wide street has a continuous and prominent street wall of significant heritage buildings on both sides. These buildings bring warmth and texture to the street experience.



1 O'Connell Street existing wintergarden building and tower behind with adjacent sandstone Department of Lands Building to the right across Spring Street. This image taken from Farrer Place, with the heritage palm trees opposite The O'Connell Precinct site visible in the foreground.

This view from O'Connell Street facing 23 O'Connell Street and 19 O'Connell Street just to the right. The existing 1 O'Connell Street tower in the background. The distinct archways of 19 O'Connell Street are clearly visible. The narrow buildings are characteristic of O'Connell Street and its traditional pattern of buildings which form the consistent street wall.

# Photo Study - Key Vistas

Bent Street and Spring Street

Image sources: Stewart Architecture + Matthew Pullinger Architect, unless otherwise specified



View of existing wintergarden building facing north-west, with the Department of Lands Building behind, taken from the steps of 1 Bligh Street (Department of Lands Building currently with scaffold covering the exterior). The existing post-modern wintergarden building design forms an acute point at the northern tip of the site.



The Department of Education Building to the north of the site. The existing heritage landscape and palm trees of Farrer Place visible. The new hotel addition on top of the building now completed (November 2022).





View of heritage facades to Bent and Spring Streets, with existing vehicle entry to basement within the larger Chatsworth House facade. The Orient Building facade visible in the lighter sandstone and to a lower height to the right.



View facing south-west on Spring Street. Wintergarden of 1 O'Connell Street to the left and the sandstone Department of Lands Building to the right. The Dobell Memorial Sculpture (Flugelman) visible in the footpath at the end of Spring Street.



View facing north-east on Spring Street. The Department of Lands Building visible at the end of the street with the distinctive clock tower marking the axis.

View of the western facing elevation of the Department of Lands Building. 1 O'Connell Street visible to the right, and the curved facade of 1 Bligh Street behind. The distinct copper onionshaped clock tower forms a distinct landmark within the city (designed by colonial architect James Barnett). (Building currently covered in scaffold - image source: shorturl.at/jAKY0.)

# 4.4 Traditional Subdivision

Building and Streetscape Pattern

The colonial plan (1939. right) illustrates that the block was broken down into a series of finer grain buildings. The buildings to the centre of the block were a similar scale as 19 O'Connell Street (Rofe Chambers, 1925) which means this building is indicative of the traditional scale and pattern of built form to both O'Connell Street and Spring Street.

This pattern of buildings has informed the reference designs submitted with this Request for Planning Proposal (Refer Chapter 10).



Plan image: NSW Fire Underwriters Association Detail Survey Map Block No. 115 and Block No. 118, c1939. Source: City of Sydney - Historical Atlas of Sydney.

Bottom left: 10-25 O'Connell Street; McKinsey House, Orient Steamship, 1939. Source: SLNSW: Hall & Co, Home and Away - 35225, image FL1643461. Via Megan Jones Architect.

Bottom right: 13-21 O'Connell Street, post-December 1927 since Brook House at No. 17 has been completed. 19 Rofe Chambers, Brook House, Union Assurance. Source: SLNSW: Hall & Co., Home and Away - 35089, image FL1645193. Via Megan Jones Architect.

# 4.5 The Radisson Hotel

(New Premises for the Sydney Morning Herald, 1922) Formerly Wales House

#### STATE HERITAGE REGISTER

#### Statutory listings:

- Heritage Council of NSW State Heritage Register
- City of Sydney Local Environmental Plan 2012 -Schedule 5

### Non-statutory listings:

- Australian Heritage Database Register of the National Estate
- National Trust of Australia (NSW) Register

### HERITAGE SIGNIFICANCE

- The site of the building has a 99 year association (1856-1955) with the publication of Australia's oldest surviving newspaper, the Sydney Morning Herald. The building was designed for this purpose.
- The building provides a good and clearly visible element in the townscape.
- The building is a reminder of the success and prosperity of John Fairfax & Sons and the dominant role of newspapers before the advent of the electronic media.
- The exterior treatment of the building is a fine example of the Inter-War Commercial Renaissance Palazzo style. It reflects a perceived image of the Sydney Morning Herald.
- The only substantial and clearly visible surviving remnants of the original office layout are the manager's room with adjacent elevator vestibule, a portion of the adjoining assistant manager's room, and the board room, all on the first floor.

Image sources (top row, left to right):

- 1. Historic photo of Radisson building (former Wales House) via Megan Jones Architect
- 2. Image via Megan Jones Architect
- 3. Radisson Hotel Floor Plan by architects Davenport Campbell, 1997

Image sources (bottom row): Stewart Architecture and Matthew Pullinger Architect



# 4.6 19 O'Connell Street

Public Trustee Building (1925)

19-21 O'Connell Street was designed by eminent architectural firm Ross & Rowe (HE Ross and H Ruskin Rowe) and built in 1925 as Rofe Chambers for the legal firm Alfred Rofe & Sons. In 1941 Rofe Chambers was acquired by the State Government. The Public Trustee Building was officially opened by the Premier, William McKell, on 2 March 1942. In 1971, major alterations and additions were carried out to suit the NSW Public Trustee.

Although it has undergone substantial internal alterations and external modifications, 19 O'Connell Street is a good representative example of an Inter-War Commercial Palazzo style office building that makes a significant contribution to the streetscape of O'Connell Street. The architects Ross & Rowe were prominent and responsible for large and important commercial and office buildings during the 1910s and 1920s. The building is also associated with the Public Trustee, a state instrumentality that assumed the role of the Curator of Intestate Estate and has occupied the building since 1941.

#### **Conservation and Adaptation**

As identified in the Conservation Management Plan (October 2022 by Megan Jones Architect), the proposal to integrate 19-21 O'Connell Street with a commercial tower development seeks to maintain the identified heritage values of the building and demonstrate benefits for the ongoing use and maintenance of the building.

19-21 O'Connell Street is to be conserved, enhanced, and celebrated as an integral component of the site redevelopment. The CMP identifies that the building is capable of adaption for continued commercial or other uses, the principal physical constraints comprise the retention of the building's façade, and retention and interpretation of perimeter walls and internal structural column grid.

Refer to Chapter 5 - Precinct Vision + Objectives and Chapter 10 - Reference Design.



The main entrance to the existing building is to the far left arch. Basement driveway to the far right arch. Image source: Stewart Architecture



Decorative top cornice has considerable depth and is prominent within O'Connell Street. Image source: Stewart Architecture



Location of the building on O'Connell Street. Image source: Google Maps

### **19 O'Connell Street - Timeline**

Public Trustee Building (1925)

#### **19 O'CONNELL STREET**

The Public Trustee Building was originally built as Rofe Chambers for the legal firm Alfred Rofe & Sons. In 1941, there was an urgency to find new office accommodation for the Public Trustee, and Rofe Chambers was acquired by the State Government for the purpose. The Public Trustee Building was officially opened by the Premier, William McKell on 2 March 1942.

#### ALTERATIONS

In 1967, alterations were carried out to the ground floor. In 1971, the building underwent major refurbishment which substantially removed the original interiors and left only the facade of the building intact. Further internal refurbishment was carried out in 1989.

#### HISTORICAL + SOCIAL SIGNIFICANCE

- Associated with the historical development of the Public Trustee in NSW
- Of social significance because of association with the management of estates of deceased persons
- First office building purchased especially to accommodate the Public Trustee and is still used as its head office

#### ARCHITECTURAL SIGNIFICANCE

of architecture

- Facade contributes to the streetscape character • established by former bank of New South Wales building on the corner of Hunter and Pitt Streets Good example of the Inter-War Free Classical style
- 1924 1925 1927 1962

c. 1920s Designed by Ross & Rowe Architects. Originally built as Rofe Chambers for the legal firm Alfred Rofe & Sons

1941

Officially opened as the Public Trustee Building

1942

1967 Alterations to the ground floor

the facade left intact

1971

Acquired by the State Government for office accommodation for the Public Trustee

Images source: via Megan Jones Architect





Major refurbishment works. Original interiors substantially removed. Only 1989

Further internal refurbishment works

# 19 O'Connell Street - Today

Public Trustee Building (1925)

#### EXTERIOR

The significance of the façade, a representative example of the Inter-War Palazzo style, has been diminished by the replacement of the original window joinery and the modification of the main entry. Notwithstanding these changes, the building makes a positive contribution to the O'Connell Street streetscape and relates to other heritage items in the vicinity, which also date from the Inter-War period.

#### INTERIORS

The building's interiors have been substantially modified through the removal of the original central stair, elevator core and lightwells. No original internal finishes remain.

#### **GROUND FLOOR PLAN 1924**



1ST FLOOR PLAN 1924

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**GROUND FLOOR PLAN 1970** 

1ST FLOOR PLAN 1970



# ----------~ in en 변질되 NEW ENTRY ORIGINAL CENTRAL ENTRY REMOVED AND



Interior - main entry lobby (NSW Government)

### Legend

- 1. Original entry removed
- New entry 2.
- 3. New ramp to car park
- Stair and lifts removed 4.
- 5. New lifts
- 6. Lightwells infilled
- Addition 7.
- New fitout 8. Windows replaced 9.

Image source (plans and interior photos): via Megan Jones Architect.

Image source (exterior photos): Stewart Architecture.



Interior - office spaces above ground

# 4.7 1 O'Connell Street Heritage Facades

Chatsworth House (1937) and Orient Building (1938)

THE FORMER 'CHATSWORTH HOUSE' FAÇADE 1-15 O'Connell Street (1-7 Bent Street) Completed: 1937

1 O'Connell Street is a 36-storey office tower building with a low-scale podium housing retail uses. The building has a wedge-shaped footprint which reflects its prominent corner site, with principal entrances on Bent and O'Connell Streets. The building is constructed in the late twentieth century post-modern style and incorporates the historic facades of Chatsworth House (1-7 Bent Street) and the Orient Building (2-6 Spring Street).

The eight-storey sandstone façade of Chatsworth House is designed in a stripped classical style, featuring a combination of rusticated and ashlar sandstone; classically derived mouldings, string courses and quoining; and multi-paned steel-framed windows. The existing basement entry to 1 O'Connell Street is located to the right of the base of the facade (as pictured bottom left).

THE FORMER ORIENT BUILDING FACADE (Later Macknade House) 1-15 O'Connell Street (2-6 Spring Street) Completed: 1938

The seven-storey façade of the Orient Building (later Macknade House) is an Inter-War building constructed with a steel and concrete frame, which retains the character of simple regular window openings with Juliet balconies. The facade uses subtle material colours from Portland stone, sandstone, travertine and granite, and displays a classical elegance which is reminiscent of Scandinavian and Italian architectural examples from that era.

Internal spaces and structures of both Chatsworth House and the Orient Building were demolished in the late 1980s as part of the wintergarden development.



View from Gresham Street. Heritage facades attached to 1 O'Connell Street tower as part of the podium.



Heritage facades to Bent and Spring Streets as viewed from Gresham Street. The former Chatsworth House facade (left) and former Orient Building facade (right).





The former Chatsworth House facade has limited active frontages and is dominated by the existing 1 O'Connell Street tower basement entry opposite Gresham Street.



Images source: Stewart Architecture

### **ORIENT BUILDING FACADE**

The ground floor of the Orient Building facade has been updated and provides a Spring Street address to the wintergarden foodcourt from the west.



# 5.1 Project Vision

The O'Connell Precinct will be a multidimensional destination that redefines the heart of the Sydney CBD. This proposal will unlock a key site within a congested part of the northern CBD, enabling renewal that brings with it high levels of public animation, a sense of wonder and respite.

The project will play a key role in better connecting Circular Quay to Martin Place and create a distinct landmark at the heart of the city.

The O'Connell Precinct looks to lead the way in tackling the climate crisis with innovations in social, cultural and environmental sustainability.

The project to date has included a whole-of-precinct approach to working with Country and to embodying and expressing Indigenous culture at all stages of the project.

The project aligns closely with the City of Sydney's vision to create a greener, better-connected city for all people.



# 5.2 Key Objectives + Opportunities

Summary

### **Key Objectives**

#### 1. Demonstration of the urban design and built form merits of the proposed building envelope Ensuring adequate tower separation, defining and activating city streets, establishing sympathetic heritage relationships, and improving pedestrian movement and comfort at street level.

#### 2. Integration of 1 O'Connell Street into the Precinct

Retaining the existing 1 O'Connell Street tower and integrating its basements, heritage facades and podium fully into the Precinct, whilst also upgrading building services and performance.

3. Conservation and adaptation of 19 O'Connell Street

The conservation, adaptive reuse and interpretation of significant heritage fabric at 19 O'Connell Street, breathing new life into this historic building.

### 4. Evaluation of visual impacts from key vantage points

Careful consideration of any visual impacts of the proposed building envelope in the context of the existing city and anticipating future changes. A number of key vantage points have been nominated at various distances from the site.

#### 5. Ensure compliance with Sun Access Planes (SAP) and No Additional Overshadowing (NAO) controls

SAPs and NAO controls are pre-determined geometric planes defined by the City of Sydney to limit the maximum permissible height of new buildings, to ensure solar access is maintained to key public spaces. The critical control applicable to The O'Connell Precinct is the Pitt Street Mall NAO control.

6. Ensure compliance with Sky View Factor (SVF) and wind effects

Adoption of the City of Sydney's prescribed process to define a DCP base case envelope to ascertain maximum impacts for SVF and wind effects.

### **Key Opportunities**

1. Anticipate the arrival of the Hunter Street Metro Facilitate additional pedestrian movements that will accompany the Hunter Street Metro station with a direct through site link.

- 2. Frame and activate a series of new public spaces around the site Liberate new public space across the Precinct to reinforce the project values.
- 3. Embed cultural narratives of Australia's First People into the project in multiple ways Reflect a compelling connection to Country within the Precinct.
- 4. Enable the City's public domain vision Anticipate and expand the planned public domain improvements recently published by the City of Sydney and improve pedestrian connectivity and amenity.
- 5. Protect and enhance existing heritage items both within the site and in the surrounding context

Celebrate 19 O'Connell Street and the former Chatsworth House and Orient Building facades. Respond sensitively to existing heritage datums evident around The Precinct.

6.	Maximise active edges along all streets to
	enliven the public domain
	Ensure the maximum extent of street activating
	uses are provided at ground level and minimise
	any intrusion of essential servicing and egress
	requirements.

- 7. Establish a series of new community and cultural destinations within the site Define a series of distinct places at the key corners of the site, each anchored by compelling publicly accessible uses.
- 8. Define a striking new tower form which positively contributes to the Sydney skyline Ensure the new tower presents a strong image and distinctive identity.
- 9. Create a workplace of the future that foregrounds collaboration and wellness Embrace the future of workplace by providing mutlilayered, inclusive experiences for tenants and the wider community.
- 10. Distribute new green spaces throughout the Precinct New publicly accessible open space will be

provided by the Precinct at street level, through the podium and within the tower.

# **5.3 Project Principles**

Driving Decision Making

The vision for The O'Connell Precinct is to create a place of innovation, creativity and collaboration that enlivens this part of the northern CBD. The project includes a premium, one-of-a-kind workplace together with a range of new destinations across the site.

The project will deliver on the City of Sydney's objective of creating a better connected, people focused city that is economically viable, whilst adding to the culture of our city.

### Regeneration

A project that renews, restores, awakens and grows - greening the city, celebrating layers of history, recounting stories and embodying resource efficiency.

### Inclusion

A generous place that welcomes all ages, all backgrounds, and all cultures. A project that reclaims and liberates space for people and invites participation.

### Authenticity

A place that encourages people to slow down, to be present, and to be aware. A place where our growing desire for genuine places, products and experiences is satisfied.

### Collaboration

Promotes the sharing of ideas through dynamic next-gen work spaces, public spaces, cultural venues and future-focused facilities which encourage innovation and creation.









### Reciprocity

Maximum mutual benefit applied at a whole-of-project scale. Where connecting with Country is embedded at every stage, and sustainability, biophilia and storytelling offer the broadest impact and meaning.



# **5.4 Creating 3 Distinct Places**

A Precinct Created From the Ground Up

The O'Connell Precinct is one of the first steps towards realising the vision of the City of Sydney's City North Public Domain Plan. The Precinct design responds to and enhances this vision by defining 3 distinct places at the key corners of the site, each anchored by a compelling public use.

The making of these three key places at the edges of the site has been the starting point in the development of this Request for Planning Proposal and the design strategies of the reference design.

#### 1. O'Connell Street

The southern end of O'Connell Street will be transformed into a new public plaza, with access to a revitalised 19 O'Connell Street and coinciding with the new Hunter Street East Metro Station opposite.

#### 2. Spring Street

Spring Street will be closed to vehicular traffic and given new life as a public space, activated by ground floor retail, outdoor dining and a publicly accessible through site link.

#### 3. The Wintergarden

The existing wintergarden foodcourt will be sensitively adapted to provide an attractor at the corner of the site, with intensely public, active, accessible uses at the ground floor and rooftop with outlook into the 'sandstone' precinct and towards Circular Quay along Loftus Street.

These key spaces are referenced in diagrams overleaf.

Image source: base aerial from Nearmap





Site Logic

Sequence of Site Moves



1. Removal of buildings to allow renewal



3. Creation of 3 distinct places at the key edges of the site



2. Removal of parts of 1 O'Connell Street to enable upgrades



4. Considered intervention into 19 O'Connell Street to rationalise and connect

# Site Logic

A Precinct Created From the Ground Up



5. Activation of Spring Street with through site link and retail edge



7. Podium structure to reference the traditional subdivision pattern and established street character of smaller buildings



6. Activation of O'Connell Street with through site link and new commercial lobby



8. Connected podium rooftop across the entire site

# 5.5 Public Domain Vision

Expanding the City of Sydney Vision

The vision for the public domain in the immediate vicinity of the Precinct is founded on increasing pedestrian priority, and is consistent with the City of Sydney's City North Public Domain Plan.

The Precinct prioritises streets for the use of people and public life. It considers the ongoing renewal of the city with transformative developments in progress and already underway, all coordinated to contribute to a more walkable, liveable and resilient city.

The public domain vision for the wider precinct is to:

- Create a pedestrian priority precinct, contributing to a more walkable and amenable city
- Provide more high-quality public open space, including greenery and tree canopy cover - this includes new and greener public spaces at Spring Street and O'Connell Street
- Intelligently respond to transformative city-making projects such as the Hunter Street Metro station and associated over station developments

Note: this is an aspirational future public domain vision informed by the City North Public Domain Plan by the City of Sydney. Refer to Chapter 10 - Reference Design - 10.1 Public Domain for details of landscape to be delivered as part of this project.



### **Public Domain Strategic Moves**

To enable and help realise the public domain vision, a series of key strategic moves are proposed:

- Creation of a through site link in close alignment with a similar link proposed within the adjacent Metro site enabling a pedestrian link from Spring Street through to Richard Johnson Square
- 2. Partial closure and carriage way narrowing of O'Connell Street - constraining vehicle movements, creating a more walkable environment for pedestrians and better connectivity to and from key transport nodes
- 3. Reclaiming Spring Street for pedestrians including closure to vehicles and creating new public space with trees and street furniture
- 4. Reduction in vehicle movement on Hunter Street including partial closure and carriageway narrowing to provide additional capacity for pedestrian movement and allowing for a wider range of public uses such as outdoor dining
- Improved pedestrian experience at the Wintergarden site - including footpath widening to provide additional capacity for pedestrian movement and allowing for a wider range of public uses such as outdoor dining
- 6. Greening of streets with the provision of shadegiving canopy trees

Note: this is an aspirational future public domain vision informed by the City North Public Domain Plan by the City of Sydney. Refer to Chapter 10 - Reference Design - 10.1 Public Domain for details of landscape to be delivered as part of this project.



# 5.6 O'Connell Street Vision

Street Closure - A new Metro Plaza

#### **KEY POINTS**

- Southern portion of the street closed and reimagined as a plaza
- Alignment of The O'Connell Precinct through site link with proposed Metro through site link
- Footpath widening and paving to northern portion to enhance pedestrian experience
- Primary commercial address for The O'Connell
  Precinct new and existing towers
- Unique identity to 19 O'Connell Street as access to podium rooftop and potential public use



Image sources: Top right - The Voyage, Liverpool, BCA Landscape Centre right - Plaza of the Human Rights, Munich, Valentine Bottom right - Pitt Street Mall, Sydney, Tony Caro Architecture







# **O'Connell Street**

Indicative view of O'Connell Street with through site link to Spring Street



MATTHEW PULLINGER ARCHITECT & STEWART ARCHITECTURE

THE O'CONNELL PRECINCT URBAN DESIGN REPORT

# 5.7 Spring Street

Street Closure - Spring Street Re-imagined

### **KEY POINTS**

- Spring Street closed and revitalised as a public space lined by new retail/food and beverage tenancies
- Opportunity to celebrate the existing Dobell
  Memorial Sculpture
- New uninterrupted pedestrian link from Spring Street through to Richard Johnson Square



Image sources: Top right - Stortorget, Gavle, AJ Landskap Centre right - Sovereign Square, Leeds, Re-form Landscape Architecture Bottom right - Westerkade, Rotterdam, Okra Landschapsarchitecten

# **Spring Street**

Indicative view of Spring Street plaza facing east from Pitt Street



MATTHEW PULLINGER ARCHITECT & STEWART ARCHITECTURE

THE O'CONNELL PRECINCT URBAN DESIGN REPORT

## 5.8 The Wintergarden

#### **KEY POINTS**

- The Wintergarden is sensitively adapted to house an attractor use, with a modest, lantern style addition to the rooftop.
- Includes intensely public, active, accessible uses in the ground floor including food and beverage and public roof level access with rooftop gardens and potential food and beverage.
- Footpath widening to the Bent and Spring Street intersection to facilitate outdoor dining.
- The Chatsworth House and Orient Building facades are both retained and better integrated into the project and The Precinct
- Both Spring and O'Connell Streets are conceived of as a series of buildings, each with a separate, distinct character (rather than a singular architectural language) which helps to anchor the retained heritage fabric in a new context which respects the traditional grain and scale of these buildings.

Image sources, left to right: Fish Lane, Brisbane, Richards and Spence Loftus Lane, Sydney, ASPECT Studios 275 Kent Street, Sydney, ASPECT Studios The Roof Deck at Revolution Hall, Portland USA The Tate Modern, London, Herzog & de Meuron Daramu House, Sydney, Tzannes



# **Northern Corner**

Indicative view of Wintergarden from Farrer Place facing south



THE O'CONNELL PRECINCT URBAN DESIGN REPORT
### 5.9 The Podium and Roof

Greening the City With a Connected Podium Terrace

#### **KEY POINTS**

- Re-imagining O'Connell, Bent and Spring Streets
   as streetscapes of many buildings, reflecting the traditional subdivision pattern and the scale and proportions of nearby heritage buildings - rather than as a singular tower podium
- Publicly accessible podium rooftop connected across multiple levels •
- Contribution to greening of the city •
- Affording views to Circular Quay •
- Can be accessed from multiple locations around the site, including from each of the 3 distinct places •







Image sources:

Top right - Darling Square CBA Rooftop, ASPECT Studios Bottom left - 275 Kent Street, Sydney, ASPECT Studios Bottom centre - One Central Park, Sydney, ASPECT Studios Bottom right - 1 Farrer Place, Sydney, Denton Corker Marshall



### 5.10 The Tower

Next Generation Workplace of the Future

The Precinct will provide a major new premium grade commercial office tower positioned to elevate Sydney as a global attractor and competitor.

The tower is envisaged as a workplace of the future providing flexible spaces able to shift easily with changing needs and offering high quality amenities and services for tenants.

The workplace fosters a sense of community, is resilient and responsible and provides a range of rich and diverse experiences.



Image sources: Top left: Early Robinson Tower, Singapore, Kohn Pedersen Fox Associates Centre left - WeWork, via rb.gy/jacx45 Bottom left - Lendlease head office, Sydney, Hassell Right - Proposed reference design



## 5.11 Vertical Village Concept

Next Generation Workplace of the Future

Buildings of the future must be re-imagined to adapt to new ways of working and accelerated demand for activation, amenity, wellness, flexibility, productivity and collaboration. The O'Connell Precinct foregrounds authentic experiences and a sense of community and culture at all levels of the development, drawing people back to the city.

The Precinct is imagined as a 'vertical village', providing multi-layered experiences for tenants and the wider community. The concept has been inspired by global precedents and trends which suggest that tenants are seeking more progressive workplace models.

> A new generation of community in the city -'central experience district'

Lively, inclusive and relevant throughout the 7 day week, beyond 9 to 5

Attract new business blend + sectors e.g.: life science, renewable energy + technology industry

An international exemplar of social and environmental sustainability



## 5.12 Precinct ESD Approach

Precinct Target: Net Zero Carbon Emissions

A precinct-wide ESD strategy - the Precinct's whole of life carbon/m<sup>2</sup> will be substantially lower than can be achieved by two standalone new developments.

Sustainability will be at the forefront of design and the new tower will exceed the City of Sydney's net zero commitments.

CO2 Platinum WELL The highest wellness rating globally **Relocate/Decommission** Relocate existing cooling plants. • Decommission + remove from basement + podium Relocate substation • Decommission + remove existing • Natural Gas services Decommission + remove existing ٠ heating + heat rejection plant from **HAAMMM** rooftop plant rooms 1 11 1 Di st.t 1 1 . . . 2 1 14 10.0

CONCEPT SECTION

#### **Building Retention**

Maintaining the 1 O'Connell Street tower - embodied carbon

#### **100% Renewable Energy** With gas eliminated, 1 O'Connell

Street will be carbon zero by ~2030

#### **New Precinct Heating + Cooling** Will significantly reduce the energy intensity of 1 O'Connell Street

6 Star NABERS Energy Representing global excellence

#### 6 Star Green Star

#### 5 Star NABERS Water Representing global excellence

#### **Carbon Neutral Construction**

Leading commitment to net zero carbon during construction and in future operations

### **5.13 Public Benefits**

The O'Connell Precinct - Summary

Two public benefits are proposed as part of this Request for Planning Proposal - a new through site link and a precinct-wide logistics centre. The public benefits have been indicatively illustrated in the reference design (Chapter 10).

Note: these public benefits are subject to further discussion and agreement with the City of Sydney, including the specific nature and type of spaces that could be provided.

	Public Benefit	Purpose + Vision
<image/>	1. Through Site Link	Creating a safe and active pedestrian connection between Spring Street and the planned new Hunter Street East Metro Station, publicly accessible 24 hours a day, and 7 days a week.
<image/>	2. Logistics Centre	Supporting the planned pedestrianisation of O'Connell and Spring Streets, the Precinct will accommodate 8 dedicated loading bays in the basement to replace existing on-street loading zones. These bays will serve the wider city precinct.

### Indicative Size

### Width: 6m minimum clear Height: approximately 33m (O'Connell St) to 28m (Spring St)

Number of dedicated van bays: 8

THE O'CONNELL PRECINCT URBAN DESIGN REPORT

## 1. Through Site Link

#### **OPPORTUNITY TO:**

- Provide a public connection between the future pedestrianised O'Connell and Spring Streets
- Be accessible 24/7 to facilitate movement to and • from the Hunter Street Metro station •
- Extend on the planned through site link within the Metro site to create a cross city connection from Spring Street to Richard Johnson Square
- Reveal the side of 19 O'Connell Street and create ٠ new connections which make the heritage building more permeable and active
- Be activated on both sides with retail/food and ٠ beverage
- ٠ Provide greening with a sense of the street and podium rooftop coming into the link space
- Bring light and air into the podium
- Provide a large space for public art ٠

#### **KEY CONSIDERATIONS**

#### Comfort

Protection from wind effects and down-shear, solar access, a degree of weather protection, scale of the space, stair design, passive safety and security.

#### Interest

Public art, greenery, places to linger and dwell.

#### **Urban Role**

Contribution to the streetscape, definition of street walls and connections within the local context.

#### Interfaces

The Radisson Hotel boundary wall, the 19 O'Connell Street boundary wall, the tower lobby and podium rooftop, and Spring and O'Connell Streets more generally.

#### Integration of 19 O'Connell Street

Activation and enhancement of the existing building, minimisation of impacts of new structure on the boundary wall.

Image sources:

Top left - artist's impression of reference design. Through site link reference artwork, Ancient Tracks by Toby Bishop for City of Sydney

Top right - concept section

Bottom left - Canadian Parliament Precinct, Ottowa, David Chiperfield and Zeidler

Bottom centre left - London Business School, The Sammy Ofer Centre, London, Sheppard Robson

Bottom centre - Barrack Place, Sydney, Architectus

Bottom centre right - Create Campus, Singapore, Perkins + Wil Bottom right - Arc, Sydney, Koichi Takada













### 2. Logistics Centre

#### **OPPORTUNITY TO:**

- Enable the transformation of O'Connell Street into a pedestrian plaza by relocating the existing street loading bays into The O'Connell Precinct combined basement
- Consolidate precinct vehicular access to the existing 1 O'Connell Street basement entry
- Provide dedicated off-street precinct loading bays
- Provide direct lift access from the logistics centre to O'Connell Street

Direct response to the following needs identified in the Central Sydney Infrastructure Plan 2020:

- Space (potentially on a commercial basis) for the storage and transfer of goods to other modes
- Direct street access for delivery personnel on foot, bike or other alternative mode
- Functional space for loading and servicing activity (e.g. good clearance height, HRV suitable dock spaces, adequate manoeuvring space)
- Open-access or shared servicing facilities servicing existing surrounding heritage sites and small sites which may not have on-site parking or loading
- Where feasible, links to existing/adjoining loading and servicing infrastructure







Image sources: Top - Barangaroo basement loading dock Bottom - FedEx delivery driver, via rb.gy/hij9d2

## 5.14 Public Art Opportunities

Precinct-Wide Public Art

The O'Connell Precinct offers several opportunities for the integration of public art, in a variety of media, to meaningfully contribute to the cultural landscape of the northern Sydney CBD.

The proposed urban structure of the Precinct offers a series of opportunities - each coinciding with the 3 distinct new places of O'Connell Street, Spring Street and the Wintergarden - to be further enhanced and defined by exceptional public art. Other potential public art locations include the proposed through site link and the podium rooftop. A potential also exists to locate public art in a manner that establishes a strong visual connection between the various sites across the Precinct and beyond.

The varied nature and scale of these opportunities suggests a diverse range of public art may be appropriate, including free-standing or suspended sculptures, murals or art screens, digital artworks, and sensory environmental installations incorporating sound, light or water. Further opportunities exist for public art to reinforce the precinct-wide commitment to demonstrate a powerful connection with Country.

All commissioned works should be original and respond thoughtfully to the site, its context and to the Precinct values and vision. They should be distinctive, durable and of excellent quality to enrich the Precinct and to engage and inspire the city audience.



#### Legend

Potential mural/wall artwork

**«····»** 

Key vistas to artworks

Existing landmarks/artworks

New opportunities for public art

Image sources, top to bottom: Smale Riverfront Park, Cincinnati, Sasaki Ever Sun, Sydney, Rochelle Haley Ancient Tracks, Sydney, Toby Bishop Patchwork of Light, Sydney, Lara Schnitger

Not to scale



### 6.1 Existing Site

**O'CONNELL STREET 3D** 

SPRING STREET 3D

BASE PLAN



#### Existing Building Heights (Maximum)

- 1 O'Connell Street: 127m
- •
- 8 Spring Street: 49m 10-14 Spring Street: 68m •
- 16 Spring Street: 45m
- 17 O'Connell Street: 64m
- 19 O'Connell Street: 32m
- 23 O'Connell Street: 38m •

## 6.2 Modelling the DCP Base Case Envelope

Applying the Planning Framework

The DCP base case building envelope and proposed building envelope have been prepared with reference to the Sydney Local Environmental Plan (SLEP) 2012, the Sydney Development Control Plan (SDCP) 2012, the Guideline for Site Specific Planning Proposals in Central Sydney and the City North Public Domain Plan.

Sydney Local Environmental Plan 2012 [2012-628]



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Domain **Public** orth Ž  $\overline{}$ 



# Step 1

Envelope Height

PANS-OPS

The subject site boundary is extruded to the Sydney Airport prescribed airspace PANS-OPS protection surface. The site is located within the RL 340 protection zone.



#### THE DOMAIN SUN ACCESS PLANE

Sun Access Planes (SAP) and No Additional Overshadowing (NAO) controls protect solar access to important parks and public spaces. There are four controls relevant to the subject site.

The Domain SAP (protection period: all year, 9am - 2pm) does not impact the envelope form.

#### Note:

• SAP model sourced from City of Sydney IDE File



The Domain SAP Source: Sydney DCP 2012



#### MARTIN PLACE SUN ACCESS PLANE

The Martin Place SAP (protection period: 1 September - 31 May, midday - 2pm) has a small impact on the southeast corner of the site.

#### Note:

SAP model sourced from City of Sydney IDE File



Martin Place SAP Source: Sydney DCP 2012



#### HYDE PARK SUN ACCESS PLANE

The Hyde Park SAP (protection period: all year, 10am - 2pm) has a small impact on the south-east corner of the site.

#### Note:

SAP model sourced from City of Sydney IDE File



Hyde Park SAP Source: Sydney DCP 2012



### PITT STREET MALL NO ADDITIONAL OVERSHADOWING CONTROL

The Pitt Street Mall NAO control (protection period: 14 April - 31 August, 10am - 2pm) is lower than the SAPs and therefore largely determines the maximum envelope height on the site.

#### Note:

 Pitt Street Mall No Additional Overshadowing plane modelled from SDCP map



Pitt Street Mall NAO Control Source: Sydney DCP 2012



### **Step 6** Street Wall Height + Setbacks

#### STREET FRONTAGE HEIGHT

#### **Special Character Area**

35m street frontage height

 Podium modelled by extruding subject site boundary vertically 35m above existing ground level as it varies around the site perimeter (buildings greater than 120m high)

#### **Remainder of O'Connell and Spring Streets** 25m street frontage height

 Podium modelled by extruding subject site boundary vertically 25m above existing ground level as it varies around the site perimeter (buildings greater than 120m high)

#### TOWER SETBACKS

O'Connell Street 8m street setback

Spring Street 8m street setback

Radisson Hotel Boundary 8m side setback

#### 1 O'Connell Street Building Separation

8.43m building form separation to existing tower:

- 1 O'Connell Street building height is approximately 126.65m (greater than 120m up to 240m)
- Building form separation = 6.66% of 126.65m = 8.43m

#### Note:

• Areas over heritage items and narrower than 6m wide excluded from envelope



Farrer Place Special Character Area Source: Sydney DCP 2012



#### CHAMFERING

Consistent with the wording in Schedule 12.2 of the SDCP, all external corners of the tower component are to be chamfered with a circular radius that removes an area in square metres at each corner equal to the maximum horizontal dimension of the Tower Component Area x 0.4 up to a maximum of  $20m^2$  or a radius of 10m.

Area removed at each corner =  $61.71 \times 0.4 = 24.68 \text{m}^2$ (exceeds  $20 \text{m}^2$  maximum)



## Step 8

### Tower Form

#### TAPERING

Consistent with the wording in Schedule 12.2 of the SDCP, tower forms must be tapered by scaling the defined area horizontally in both horizontal directions (X and Y) by:
95% between 120-240m above ground level
90% above 240m above ground level

#### Note:

• Areas narrower than 6m wide excluded from envelope



### **Step 9** The DCP Base Case Envelope

The DCP base case envelope has been developed in consultation with the City of Sydney and has undergone preliminary review.

The DCP base case envelope is used to determine the minimum acceptable Sky View Factor and wind effects scores for a new tower on the site. Any proposed alternative envelope must meet or improve on the base case minimum scores.



### 6.3 DCP Base Case Envelope





Podium Height O'Connell Street: 25 - 35m Spring Street: 25m Heritage items: existing

**Tower Height** RL 316.2, 306.2m

#### **Tower Setbacks**

O'Connell Street: 8m Spring Street: 8m Radisson Hotel Boundary: 8m 1 O'Connell Street Tower Separation: 8.43m

### 6.4 Proposed Envelope



Podium Height O'Connell Street: 39.7m - 24.9m Spring Street: 44.2m - 37.8m

**Tower Height** RL 319.1, 309.2m

#### Tower Setbacks

O'Connell Street: 8m Spring Street: 8m Radisson Hotel boundary: 8m minimum 1 O'Connell Street tower separation: 8.5m

### 6.5 Envelope Principles

A Precinct Created From the Ground Up



# 



Existing heritage fabric on the site is retained, integrated and conserved within the proposal.

### 2. Podium Alignments

The podium component of the proposed building envelope adopts and extends existing heritage and street wall datums evident around The Precinct.

O'Connell, Bent and Spring Streets each have a distinctive urban character defined by a number of heritage buildings.

In each case, the proposed podium creates alignments with important existing cornice lines and datums.

### 3. Tower Setbacks

RADISSON

HOTEL

The proposed tower's building envelope reflects the guidance provided by the SDCP on all sides.

The proposed tower's building envelope is set back 8m from O'Connell and Spring Streets and a minimum 8m from the Radisson side boundary.

O'CONNELL ST

1 O'CONNELL STREET

An 8.5m separation between 1 O'Connell Street and the proposed tower building envelope exceeds the numerical controls set out in the SDCP.



### 4. Tower Form

Guided by the SDCP and validated by detailed computational and physical wind tunnel testing, the proposed building envelope proposes chamfered corners to mitigate against wind effects and to maintain a comfortable wind environment for pedestrians at street level.

The top of the tower building envelope is inclined and sits below the plane determined by the SLEP Pitt Street Mall No Additional Overshadowing control.

### 6.6 Envelope Elevations



## 6.7 Podium Alignments

O'Connell Street

On O'Connell Street, the podium envelope creates alignments with the Radisson Hotel and the base of the existing 1 O'Connell Street tower.

Below the new tower envelope, the podium aligns with the top of the adjacent Radisson cornice. The podium steps down further along the O'Connell Street frontage to align with the top of the 19 O'Connell Street parapet.

Below the 1 O'Connell Street tower, the podium height is increased to meet the base of the existing tower, which in turn aligns with the top of the former Chatsworth House facade on Bent Street.

New built form is proposed above the retained Wintergarden, set back from each street frontage and accommodating a single storey.



## **Podium Alignments**

O'Connell + Bent Streets

A small addition is proposed above the existing wintergarden building. This addition is set back from the existing parapet on all sides. It is double height and extends one storey above the existing parapet.

Below the 1 O'Connell Street tower, the podium height is increased to meet the base of the existing tower, which in turn aligns with the top of the former Chatsworth House facade on Bent Street.



## **Podium Alignments**

Bent Street

On Bent Street, the height of the podium envelope is increased to align with the top of the former Chatsworth House facade, with an additional allowance for a balustrade at this upper level.



## **Podium Alignments**

Spring Street

On Spring Street, the podium envelope creates alignments with the Radisson Hotel and the former Chatsworth House facade.

Below the new tower envelope, the podium aligns with the top of the adjacent Radisson cornice.

Below the 1 O'Connell Street tower, the podium height is increased to align with the top of the former Chatsworth House facade on Bent Street.



## **Relationship to the Radisson**

Pitt Street

The envelope provides a generous setback to the cupola of the adjacent Radisson Hotel (approximately 55m).

The envelope presents a simple extruded geometry and chamfered corner (no tapering) to present as a calm, recessive backdrop.



### **6.8 Tower Proximities**

Aerial Perspective - Future Context

#### A TOWER WITH BREATHING SPACE

There is adequate space in the northern CBD for the proposed tower.



### Adjacent Towers - Larger City Floor Plates

#### A TOWER WITH BREATHING SPACE

Larger tower floor plates in the northern CBD range from 51m - 89m in length. At 61m long, the tower floor plate of the proposed envelope sits comfortably within this range.

#### Note:

• All dimensions are approximate



---- Site boundary

Proposed tower envelope

Neighbouring larger tower floor plate



Adjacent Towers ≥ 120m

#### A TOWER WITH BREATHING SPACE

This mapping demonstrates there is ample separation between the proposed tower envelope and adjacent existing and future development greater than or equal to 120m high.

#### Note:

- Envelopes of neighbouring developments are indicative only
- All dimensions are approximate



#### Legend

---- Site boundary

- Proposed envelope
- Towers ≥ 120m (existing)

Towers ≥ 120m (future development)

Adjacent Towers ≥ 200m

#### A TOWER WITH BREATHING SPACE

This mapping demonstrates there is ample separation between the proposed tower envelope and adjacent existing and future development greater than or equal to 200m high.

#### Note:

- Envelopes of neighbouring developments are indicative only
- All dimensions are approximate



#### Legend

---- Site boundary

Proposed envelope

Towers ≥ 200m (existing)

Towers ≥ 200m (future development)



Adjacent Towers ≥ 300m

#### A TOWER WITH BREATHING SPACE

This mapping demonstrates there is ample separation between the proposed tower envelope and adjacent existing and future development greater than or equal to 300m high.

#### Note:

- Envelopes of neighbouring developments are indicative only
- All dimensions are approximate



#### Legend

---- Site boundary

Proposed envelope

Towers ≥ 300m (existing)

Towers ≥ 300m (future development)



### 6.9 SVF + Wind Effects Summary

#### SKY VIEW FACTOR (SVF)

The SVF analysis demonstrates that the proposed envelope increases the amount of sky visible compared to the DCP base case envelope.

This result demonstrates compliance of the proposed envelope based on the testing criteria described in the SDCP Schedule 12.2 Procedure B.

Refer to the supporting Sky View Factor Report for the detailed analysis.

Sky View Factor Pass: 0.000077%

#### WIND EFFECTS

The wind tunnel study demonstrates that the proposed envelope improves the wind conditions around the site compared to the DCP base case envelope.

This result demonstrates compliance of the proposed envelope based on the testing criteria described in the SDCP Schedule 12.2 Procedure B.

Refer to the supporting Wind Tunnel Report for the detailed analysis.

Wind Speed Comfort Value Pass: 0.04 m/s





# 7.0 Envelope Drawings






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LOCATION O'CONNELL STREET, SYDNEY, NSW, 2000



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O'CONNELL STREET, SYDNEY, NSW, 2000

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DATE

PROJECT NAME THE O'CONNELL PRECINCT PROJECT NUMBER 2003 LOCATION O'CONNELL STREET, SYDNEY, NSW, 2000

#### LEGEND

GEORGE STREET

DRAWING TITLE PROPOSED ENVELOPE - PROJECT NORTH ELEVATION

DRAWING NUMBER 2001 

SCALE 1 : 1500 @ A3



StewartArchitecture

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PROJECT NAME THE O'CONNELL PRECINCT PROJECT NUMBER 2003 LOCATION O'CONNELL STREET, SYDNEY, NSW, 2000

#### LEGEND

PROPOSED BUILDING ENVELOPE EXISTING BUILDING TO BE RETAINED



DRAWING TITLE PROPOSED ENVELOPE - O'CONNELL STREET ELEVATION - PROJECT EAST

DRAWING NUMBER



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#### LEGEND



DRAWING TITLE PROPOSED ENVELOPE - PROJECT SOUTH ELEVATION



SCALE 1 : 1500 @ A3



SPRING STREET

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#### PROJECT NAME THE O'CONNELL PRECINCT PROJECT NUMBER

DATE

2003 LOCATION O'CONNELL STREET, SYDNEY, NSW, 2000

#### LEGEND

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PROPOSED BUILDING ENVELOPE EXISTING BUILDING TO BE RETAINED



DRAWING TITLE PROPOSED ENVELOPE - PROJECT NORTH-SOUTH (LONGITUDINAL SECTION)



scale 1 : 1500 @ A3



#### 8.1 Montage Views

#### Sydney DCP 2012

The SDCP identifies key public views within Central Sydney which should be preserved and take priority over private views. These views are from parks and other key public places that take in important buildings or landscapes and should be protected by new development.

The south western corner of the site is adjacent the view along Pitt Street to Sydney Harbour. The view study in this report includes this key view as well as additional key pedestrian views identified by the project team.

This view study demonstrates that the proposed envelope does not obstruct the view along Pitt Street to . Sydney Harbour.

#### PUBLIC VIEWS PROTECTION MAP 1 (SDCP 2012)

#### PUBLIC VIEWS PROTECTION MAP 2 (SDCP 2012)

Sydney Harbo







# **City Skyline - Existing**

Sydney Harbour Bridge



### **City Skyline - Proposed Envelope**

Sydney Harbour Bridge



### **City Skyline - Potential Building**

Sydney Harbour Bridge



# **City Skyline - Existing**

Jeffrey Street Wharf, Kirribilli



#### **City Skyline - Proposed Envelope**

Jeffrey Street Wharf, Kirribilli



#### **City Skyline - Potential Building**

Jeffrey Street Wharf, Kirribilli



### **Pitt Street - Existing**

From Martin Place





#### **Pitt Street - Proposed Envelope**

From Martin Place



0

HUNTER STREET METRO - EAST PLANNING PROPOSAL ENVELOPE STATUS - APPROVED



### **Pitt Street - Potential Building**

From Martin Place



0

HUNTER STREET METRO - EAST PLANNING PROPOSAL ENVELOPE STATUS - APPROVED

THE O'CONNELL PRECINCT POTENTIAL BUILDING

# **Margaret Street - Existing**

Corner Margaret + York Streets





#### **Margaret Street - Proposed Envelope**

Corner Margaret + York Streets







15-25 HUNTER STREET PLANNING PROPOSAL ENVELOPE STATUS - APPROVED

HUNTER STREET METRO - EAST PLANNING PROPOSAL ENVELOPE STATUS - APPROVED

THE O'CONNELL PRECINCT URBAN DESIGN REPORT

#### **Margaret Street - Potential Building**

Corner Margaret + York Streets









15-25 HUNTER STREET PLANNING PROPOSAL ENVELOPE STATUS - APPROVED

HUNTER STREET METRO - EAST PLANNING PROPOSAL ENVELOPE STATUS - APPROVED

### **Loftus Street - Existing**

From Circular Quay





### **Loftus Street - Proposed Envelope**

From Circular Quay







### **Loftus Street - Potential Building**

From Circular Quay



4-6 BLIGH STREET DCP ENVELOPE STATUS - APPROVED



### **Pitt Street/Close-up - Existing**

Pitt Street South of Hunter Street (Radisson Corner)





### Pitt Street/Close-up - Proposed Envelope

Pitt Street South of Hunter Street (Radisson Corner)







### **Pitt Street/Close-up - Potential Building**

Pitt Street South of Hunter Street (Radisson Corner)







# **O'Connell Street - Existing**

From 1 Bligh Street





### **O'Connell Street - Proposed Envelope**

From 1 Bligh Street



THE O'CONNELL PRECINCT PROPOSED ENVELOPE

### **O'Connell Street - Potential Building**

From 1 Bligh Street





THE O'CONNELL PRECINCT POTENTIAL BUILDING



#### **Shadow Study**

#### **Protected Public Places**

The proposed envelope has been designed to sit below all relevant Sun Access Planes and No Additional Overshadowing controls described by the SLEP.

This study demonstrates that the proposal complies with the following relevant controls:

- The Domain SAP
   (protection period: all year, 9am 2pm)
- The Martin Place SAP (protection period: 1 September - 31 May, midday - 2pm)
- The Hyde Park SAP (protection period: all year, 10am - 2pm)
- The Pitt Street Mall NAO control (protection period: 14 April - 31 August, 10am -2pm)

The study has been prepared for mid winter only, which represents the worst case for shadowing impacts.



Mid Winter (June 21), 9am

Mid Winter (June 21), 12pm

Mid Winter (June 21), 10am

Mid Winter (June 21), 11am



#### Legend

---- Site boundary

Proposed envelope

Additional shadow cast by proposal

Protected public place boundary

Public place protected during time period shown



Mid Winter (June 21), 1pm

Mid Winter (June 21), 2pm



Mid Winter (June 21), 3pm


# **Reference Design**

### Purpose

This chapter presents two reference design solutions for the preferred building envelope.

These are: Reference Scheme 1 - a side core tower Reference Scheme 2 - a centre core tower

Both reference designs are an indicative architectural proposal intended to demonstrate that the proposed building envelope sought in this Request for Planning Proposal can accommodate a high quality design outcome.

Additionally, the reference designs are intended to inform the award of Gross Floor Area and to determine the resultant Floor Space Ratio for the project. They both also account for the required 16% tower articulation, which has been applied on a floor by floor basis.

Both reference designs seek to illustrate how aspects of the project - such as basement entry, essential servicing and egress requirements for a major mixed use project - can be accommodated on the site in a manner that also delivers good urban design outcomes such as an activated ground plane and through site links.

These designs are an indicative reference only - the final design solution for the site will be determined through a competitive design excellence process.

Consequently, all drawings and artist's impressions are indicative only and do not represent a final design proposition.

The introductory pages to this chapter are primarily focused on Reference Scheme 1 - the side core design - however drawings for an alternative centre core scheme are also included to demonstrate a range of potential alternative solutions exist for the site within the same preferred building envelope.



# **Reference Design - Core Studies**

Alternative Core Locations + Configurations

The proposed building envelope sought in this Request for Planning Proposal is capable of accommodating a range of different core configurations and locations as indicated in the diagrams opposite.

As noted, two detailed reference designs have been prepared in this chapter, illustrating side core and centre core solutions.

Generally, the side core reference scheme is presented throughout this report in diagrams, plans and renders, with the centre core scheme intended to demonstrate the flexibility available within the preferred building envelope.

The final core location will be determined through the design competition process and in consideration of the final endorsed competition brief.





### **Reference Design - Core Configurations**

**Benefits Summary** 

### **Reference Scheme 1 - Side Core**

### Benefits:

- Offers large, contiguous floor plates desirable to many tenants
- Provides passive environmental performance and self-shading provided by western core •
- Allows for the retention and adaptation of most of 19 O'Connell St, including the non-• original rear bays
- Is consistent with proposed through site link •
- Supports the pedestrianisation and activation of Spring Street for outdoor dining •
- Prioritises a primary commercial address and generous lobby space to O'Connell Street •

### **Reference Scheme 2 - Centre Core**

### Benefits:

- Increases opportunities for activation and animation along Spring Street, including supporting the City's vision for outdoor dining
- Distributes pedestrian traffic more evenly around the precinct ٠
- Relieves pressure at Pitt Street where the through site link meets Spring Street public • domain
- Is more structurally efficient, offering a significant reduction in embodied energy (primarily • through reduced steel volumes)
- Provides 360 degree views and better daylight access for workplace tenants •
- Allows for active facades on all sides of the tower ٠
- Allows for the retention and adaptation of 19 O'Connell St, with integration between its • structural bays and the tower core
- Is consistent with proposed through site link ٠
- Creates opportunities for primary commercial address and generous lobby spaces to both • O'Connell and Spring Streets
- Better solar access to the floorplate with the core at the centre of the plan ٠





# **10.1 Public Domain**

### **Proposed Scheme**

### ENABLING THE PRECINCT VISION

The reference design nominates the following public domain works, generally within the kerb line of the surrounding city block:

- Creation of the through site link
- Footpath upgrades including new paving, street trees and planting

Additionally, the reference design enables future public domain improvements including:

- The closure of Spring Street
- The partial closure and carriageway narrowing of O'Connell Street
- Further pedestrian prioritisation across the Precinct

Collectively, these works are consistent with and augment the City of Sydney's public domain vision as set out in the City North Public Domain Plan.

The proponent will work closely with the City to ensure an exceptional public domain outcome is achieved for the Precinct.



#### Precinct Vision - Aspirational Future Public Domain - Reference Scheme 1



### Proposed Public Domain Scheme - Enabling the Precinct Vision - Reference Scheme 1

THE O'CONNELL PRECINCT URBAN DESIGN REPORT

# **10.2 Ground Plane**

The side core reference design seeks to provide:

- A generous, convenient and direct through site link coinciding with the Hunter Street Metro station entry immediately opposite the site
- A primary commercial lobby address on O'Connell • Street reflecting that the majority of pedestrian traffic will arrive from the south along O'Connell Street
- The maximum extent of street activating uses ٠ at ground level and minimising any intrusion of essential servicing and egress requirements
- The integration of 19 O'Connell Street into the ٠ Precinct, its retention, reuse and celebration
- The adaptation of the existing wintergarden ٠ foodcourt into an attractor at the corner of the site, with intensely public, active, accessible uses
- Clear and intuitive way-finding across the Precinct •
- A strong sense of public address to the proposed • new plaza
- The retention and integration of existing heritage ٠ facades on Bent and Spring Streets, including consolidating the Precinct basement entries with the existing basement entry
- New commercial addresses, end of trip facilities • lobby and retail activation along Spring Street

Lower Ground Plan - Spring Street - Reference Scheme 1





## 10.3 19 O'Connell Adaptation Strategy

Both reference designs are predicated on the retention and conservation of existing fabric at 19 O'Connell Street. The commercial office tower above transfers its structure to span across 19 O'Connell Street entirely, with no new structure interrupting the heritage item.

The primary facade of 19 O'Connell Street will be conserved and carefully reinstated to return the primary entry to its central archway and to remove the existing unsympathetic basement ramp.

A portion of the existing ground floor will be reconstructed at street level to better integrate the heritage building within its changing context.

Key policies derived from the Conservation Management Plan and evident within the reference design include:

- Maintain and enhance the building's physical integrity and aesthetic contribution to the streetscape
- Conserve the perimeter walls, front facade and structural grid, with missing elements of the front facade reconstructed to enhance its street level presentation and provide contemporary amenity
- Ensure new construction in the Precinct establishes ٠ a relationship with 19 O'Connell Street that allows the building to maintain its legibility and integrity within the streetscape and the public domain, and to have an active role within the site
- Establish a new use for 19 O'Connell Street that respects its significance and does not require major interventions that remove, modify, or obstruct its internal structural grid or its independent identity. New uses should maintain the cultural significance of the place and allow for sympathetic changes to the fabric
- Carefully design modifications to existing building ٠ fabric to allow for its integration into the Precinct, to ensure a sense of the original floor plate and structural grid is retained

Each of these principles is evident in the side core and centre core reference designs.

Image sources: Tope left: plan prepared by TKD Architects Bottom right: Liberty Place, Sydney, FJC

19 O'Connell Street Ground Floor Plan

- Ö

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- Ö





**O'Connell Street Facade** 





REMOVE MODIFIED REAR

BAYS OF BUILDING

RETAIN/INTERPRET

STRUCTURAL COLUMN GRID

POTENTIAL

OPENINGS IN

SIDES OF THE BUILDING

RECONSTRUCT

PORTION OF

**GROUND FLOOR** 

AT STREET LEVEL

19 O'Connell + the Through Site Link - Precedent



# 10.4 Core Strategy

The side core reference design adopts a clear rationale for its fundamental site planning.

The retention of 19 O'Connell Street and the provision of the through site link opposite the Hunter Street Metro station entry influences a proposed side core tower configuration.

The scale of the building, at approximately 300m in height, and the extent of internal area, predicates the use of double-decker lifting, which requires a significant lobby circulation space and loading from O'Connell Street, with mezzanine above to direct passengers to upper- or lower-level lift lobbies.

Both the side core and centre core reference designs accommodate these attributes and integrate them in a manner that also brings high levels of activation to street level.

### Core Location + 19 O'Connell - Reference Scheme 1





O'CONNELL STREET

### PRIMARY TOWER ENTRY

# **10.5 Basement Strategy**

**Basement Design Principles** 

Both reference designs propose to consolidate the existing 1 O'Connell Street basement entry with the new proposed basement, thereby minimising the extent of disruption to street level activation and pedestrian priority.

All service vehicles and cars will access the site from this existing entry.

1 O'Connell Street will retain its independent car parking, with new car parking and combined loading dock provided below the new tower.

Both reference designs incorporate a 'logistics centre', accommodating space for additional service vehicles within the basement and facilitating access for couriers and deliveries to street level. The 'logistics centre' is intended to replace existing on-street loading bays along O'Connell Street and enable the future public domain improvements anticipated by the City of Sydney.

Features of the reference design basement include:

- Consolidated entry from Bent Street at existing site • entry
- United basement sized to serve both 1 O'Connell • and the new tower project
- 'Logistics centre' in remodelled portion of 1 ٠ O'Connell Street basement to serve the wider precinct and enable removal of loading zones from O'Connell Street

### Basement Mezzanine Plan - Reference Scheme 1





# 10.6 EOT Strategy

### End of Trip Facilities

Generous and extensive end of trip facilities are included within the two reference designs, recognising the importance of active transport and associated facilities in attracting and retaining workers to city locations.

The two reference designs accommodate approximately 1,500 bike spaces and associated end of trip facilities.

Cyclists arrive to a dedicated end of trip foyer located within the original heritage facade of the former Orient Building. From here, three dedicated high capacity lifts transport cyclists to the basement bicycle storage.

A second bank of lifts connects the end of trip facilities with the Spring Street lobby, and change and shower facilities at levels 2 and 3 of the podium, overlooking Spring Street above street level.

### Lower Ground Plan - EOT Entry - Reference Scheme 1

#### Cross Section - EOT Arrangement - Reference Scheme 1

SPRING STREET

 $\rightarrow$ 



Basement 2 Plan - Bike Store (over 2 floors) - Reference Scheme 1



### Level 2 Plan - EOT Facilities (over 2 floors) - Reference Scheme 1



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**{·····**}



## **EOT Precedents**

Image sources: Top left - One Hot Yoga, Sydney, Rob Mills Architects Top centre - Rumble, New York, Bright Architecture Top right - One One One Eagle Street, Brisbane, Cox Bottom left - 101 Collins Street, Melbourne, Gray Puksand Bottom right - Rapha Clubhouse, Seattle, French + Tye



# 10.7 1 O'Connell Integration

Large Format - Campus-style Floors

The two reference designs propose the integration of the new podium with the existing lower levels of 1 O'Connell Street to create four large format campusstyle floors, each of approximately 3,500m<sup>2</sup> in area.

Larger floor plates of this scale offer increased flexibility and attractiveness to the CBD for a range of prospective tenants who would otherwise not be able to locate in the central city. Typical Podium Plan - Level 4 - Reference Scheme 1



Podium Section - Reference Scheme 1



# **10.8 Articulation Strategy**

Approach to Building Articulation

The two reference designs each achieve the target 16% building articulation for the tower element, measured on a floor by floor basis.

A range of design elements are combined to achieve the total level of articulation. These include:

- A strong stepping form at the tower 'crown', below the Pitt Street Mall No Additional Overshadowing plane
- Strong vertical emphasis on long elevationsAn additional tower setback to Spring Street
- An additional tower setback to Spring Street (1.4m maximum) relative to the proposed building envelope
- Horizontal garden terraces on north and south elevations to provide tower greening and tenant amenity
- A clear separation between podium roof and tower soffit
- A stepped tower setback above 19 O'Connell
  Street







Location	Proposed Envelope Area (m <sup>2</sup> )	Reference Design GBA (m <sup>2</sup> )	Reference Design GFA (m <sup>2</sup> )	Envelope:GBA Efficiency	Minimum Articulation Achieved (Env:GBA)
New Podium	43,504	29,200	17,617	67%	33%
New Tower	152,654	126,566	94,240	84%	16%
Total	196,158	155,766	111,857	79%	21%

# 10.9 Tower Articulation + 19 O'Connell

### Approach to Building Articulation

The reference designs each allocate a component of articulation to an additional 1.4m stepped setback to the lower tower levels along O'Connell Street that aims to provide increased breathing space to 19 O'Connell Street and the Radisson Hotel.

The benefits of this modelled tower form include:

- Greater acknowledgment and prominence given to 19 O'Connell Street
- The creation of more space above 19 O'Connell
  Street
- The reinforcement of the 19 O'Connell Street and Radisson Hotel street wall heights
- Increased daylight and sky view available from the podium roof, central atrium, through site link and the Radisson Hotel lightwell
- Echoing the stepped crown at the top of the tower
- Increased outlook, daylight and sense of sky available from O'Connell Street

STEPPED TOWER FORM EMPHASISES VERTICAL ARTICULATION AND REFLECTS STEPPING FORM AT TOWER CROWN

LOWER TOWER LEVELS SET BACK AN ADDITIONAL 1.4m TO O'CONNELL STREET (TOTAL OF 9.4m)

#### O'Connell Street Elevation - Reference Scheme 1



#### Plan Diagram - Base of Tower - Reference Scheme 1



# **Tower Articulation**

### Approach to Building Articulation

The reference designs each allocate a component of tower articulation to strong vertical articulation bands, which tie in with the stepped form at the top of the tower, and the stepped setback above 19 O'Connell Street.

The benefits of this vertical articulation strategy include:

- The sub-division of the tower form into comprehensible thirds
- The introduction of deep outdoor terraces to the north and south facades which are able to provide greening to the tower and also offering breakout work spaces for prospective tenants



# **10.10 Tower Floor Plate**

### Approach to Building Articulation

The reference designs each allocate a component of tower articulation to an additional, approximately 1.4m (maximum), setback to Spring Street, additional to the 8m provided by the proposed building envelope itself.

The benefits of this vertical articulation strategy include:

- Creating an efficient, orthogonal tower floorplate
- Slimming the appearance of the overall tower form when seen on the city skyline
- Providing additional breathing space (a total of • 9.4m maximum setback) to Spring Street



Mid Rise Plan - Reference Scheme 1





TOWER ALONG O'CONNELL STREET





Sky Rise Plan - Reference Scheme 1

## **Tower Workplace**

### Flexible Open Plan Floor Plates

With the side core configuration and inclusion of doubledecker lifting, the reference design provides flexible, larger format floor plates, with long spans minimising the number of on-floor columns.

These floor plates provide net lettable areas of approximately:

- 1,600m<sup>2</sup> at mid rise
- 1,700m<sup>2</sup> at high rise
  1,800m<sup>2</sup> at sky rise
- The regular geometry and long spans inherent on the floor plates provide a high degree of flexibility for tenants in their design for future focused work places.



Test Fit - Mid Rise Level - Reference Scheme 1



**Daylight Penetration - Reference Scheme 1** 



**Tenant Circulation - Reference Scheme 1** 



Workplace zones - Reference Scheme 1

# **10.11 Greening Strategy**

### Greening the City

Working together with street level public domain improvements, the podium and tower offer further opportunities to increase the greening of the city.

The podium roof and terrace levels of the podium floors are opportunities for the introduction of green landscape design elements, which will be perceived from the street level and contribute to the sense of greenery evident in the core of the CBD.

These spaces also offer improved amenity for building users and visitors to the Precinct.

Throughout the tower, protected terraces offer further opportunities to provide vegetation on the building.



# **10.12 Reference Scheme 1 Drawing Set**

Side Core Scheme





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ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN 17/11/22 ISSUED FOR INFORMATION 31/01/23 ISSUED FOR INFORMATION 02/02/24 ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN 01/03/24

PROJECT NAME THE O'CONNELL PRECINCT PROJECT NUMBER LOCATION O'CONNELL STREET, SYDNEY, NSW, 2000

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DRAWING TITLE TYPICAL SR BREAKOUT







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- PROJECT NUMBER 2003 LOCATION
  - O'CONNELL STREET, SYDNEY, NSW, 2000

THE O'CONNELL PRECINCT

### DRAWING TITLE SECTION - THROUGH SITE LINK - FH - SIDE CORE



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## 10.13 Area Schedule

Measured From the Reference Design - Reference Scheme 1

TOTAL PROPOSED FSR:

23.1:1

	Level	Description	Floor to Floor Height (m)	Proposed Envelope Area (m <sup>2</sup> )	Gross Building Area (m <sup>2</sup> )	Gross Floor Area (m <sup>2</sup>
	Level 78	Roof zone	3.80	39	0	
D	Level 77	Roof zone	3.80	159	0	
Roof Zone	Level 76	Roof zone	3.80	355	0	
(7)	Level 75	Roof zone	3.80	625	0	
	Level 74	Roof zone	3.80	964	0	
	Level 73	Roof zone	3.80	1,334	0	
	Level 72	Roof zone	3.80	1,676	0	
	Level 71	Commercial - breakout	3.80	1,955	667	
	Level 70	Commercial - breakout	3.80	2,169	667	
	Level 69	Commercial - breakout	3.80	2,313	1,413	1
	Level 68	Commercial	3.80	2,387	1,486	1
	Level 67	Commercial	3.80	2,391	2,258	1
	Level 66	Commercial	3.80	2,391	2,258	1
Sky Rise	Level 65	Commercial	3.80	2,391	2,258	1
(16)	Level 64	Commercial	3.80	2,391	2,258	1
	Level 63	Commercial - breakout	3.80	2,391	2,185	1
	Level 62	Commercial - breakout	3.80	2,391	2,113	1
	Level 61	Commercial	3.80	2,391	2,258	1
	Level 60	Commercial	3.80	2,391	2,258	1
	Level 59	Commercial	3.80	2,391	2,258	1
	Level 58	Commercial	3.80	2,391	2,258	1
	Level 57	Commercial	3.80	2,391	2,258	1
	Level 56	Commercial - breakout	3.80	2,391	2,185	1
Plant	Level 55	Plant	3.80	2,391	2,113	
	Level 54	Commercial	3.80	2,391	2,258	1
	Level 53	Commercial	3.80	2,391	2,258	1
	Level 52	Commercial	3.80	2,391	2,258	1
	Level 51	Commercial	3.80	2,391	2,258	1
	Level 50	Commercial	3.80	2,391	2,258	
	Level 49	Commercial - breakout	3.80	2,391	2,230	1
	Level 49 Level 48	Commercial - breakout	3.80	2,391	2,185	1
	Level 47	Commercial	3.80	2,391	2,258	1
High Rise	Level 46	Commercial	3.80	2,391	2,258	1
(20)	Level 45	Commercial	3.80	2,391	2,258	1
	Level 44	Commercial	3.80	2,391	2,258	1
	Level 43	Commercial	3.80	2,391	2,258	1
	Level 42	Commercial - breakout	3.80	2,391	2,185	1
	Level 41	Commercial - breakout	3.80	2,391	2,113	1
	Level 40	Commercial	3.80	2,391	2,258	1
	Level 39	Commercial	3.80	2,391	2,258	1
	Level 38	Commercial	3.80	2,391	2,258	1
	Level 37	Commercial	3.80	2,391	2,258	1
	Level 36	Commercial	3.80	2,391	2,258	1
	Level 35	Commercial - mezzanine	3.80	2,391	1,190	
				1		
	Level 34 Level 33	Plant	7.60	2,391	2,113	
		Commercial	3.80	2,391	2,258	1
	Level 32	Commercial	3.80	2,391	2,258	1
	Level 31	Commercial	3.80	2,391	2,258	1
	Level 30	Commercial	3.80	2,391	2,258	1
	Level 29	Commercial	3.80	2,391	2,258	1
	Level 28	Commercial - breakout	3.80	2,391	2,185	1
	Level 27	Commercial - breakout	3.80	2,391	2,113	1
	Level 26	Commercial	3.80	2,391	2,258	1
Mid Rise	Level 25	Commercial	3.80	2,391	2,258	1
(20)	Level 24	Commercial	3.80	2,391	2,258	1
	Level 23	Commercial	3.80	2,391	2,258	1
	Level 22	Commercial	3.80	2,391	2,258	1
	Level 21	Commercial - breakout	3.80	2,391	2,230	1
	Level 20	Commercial - breakout	3.80	2,391	2,185	1
	Level 19	Commercial	3.80	2,391	2,239	1
	Level 18	Commercial	3.80	2,391	2,239	1
	Level 17	Commercial	3.80	2,391	2,220	1
	Level 16	Commercial	3.80	2,391	2,220	1
	Level 15	Commercial	3.80	2,391	2,200	1
	Level 14	Commercial - mezzanine	3.80	2,391	1,190	
	Level 13	Plant	7.60	2,391	2,041	
Tower Undercroft	Level 12	Undercroft	3.80	2,391	644	
(3)	Level 11	Undercroft	3.80	2,391	644	
(*)	Level 10	Undercroft	6.00	2,391	689	
	Level 9	Commercial	3.77	3,653	1,308	
					2,003	
	Level 8	Commercial	3.50	3,653		
	Level 7	Commercial	3.56	4,022	3,077	1
Podium	Level 6	Commercial	3.65	4,022	589	
	Level 5	Commercial	3.66	4,022	3,077	1
	Level 4	Commercial	3.65	4,022	3,158	2
Podium (11)	Level 3	Commercial	3.65	4,022	3,146	2
	LEVELD		3.68	4,022	3,160	
		Commercial		.,		-
	Level 2	Commercial		4 022	2,986	
	Level 2 Level 1	Commercial	4.66	4,022	2,986	
	Level 2 Level 1 Upper Ground	Commercial Retail/Lobby	4.66 3.80	4,022	3,011	2
	Level 2 Level 1 Upper Ground Lower Ground	Commercial Retail/Lobby Retail/Lobby	4.66 3.80 5.09	4,022 4,022	3,011 3,685	2
(11)	Level 2 Level 1 Upper Ground Lower Ground Basement Mezz.	Commercial Retail/Lobby Retail/Lobby EOT	4.66 3.80 5.09 2.71	4,022 4,022	3,011 3,685 3,540	2
	Level 2 Level 1 Upper Ground Lower Ground	Commercial Retail/Lobby Retail/Lobby	4.66 3.80 5.09	4,022 4,022	3,011 3,685	

### **1 O'CONNELL STREET GFA**

	Level (existing building)	Level (new precinct podium)	Description	Existing GFA as Surveyed (m <sup>2</sup> )	Existing GFA Removed/ Demolished (approx.) (m <sup>2</sup> )	Proposed Additional GFA (m <sup>2</sup> )
	Levels 13-38		Commercial	27,005	0	0
Tower	Level 12	Level 10	Commercial	1,264	644	C
	Level 11	Level 9	Commercial	1,264	644	C
	Level 10	Level 8	Commercial	1,325	1	483
	Level 9	Level 7	Commercial	1,452	1	361
Podium	Level 8	Level 5	Commercial	1,445	1	358
	Level 7	Level 4	Commercial	1,428	1	678
	Level 6	Level 3	Commercial	1,426	169	923
	Level 5	Level 2	Commercial	1,203	321	314
	-	Level 1	-	0	0	0
	Level 4	Upper Ground	Retail/Lobby	2,365	351	289
	Level 3	Lower Ground	Retail/EOT	2,200	363	24
Basement	Level 2	Basement Mezz.	Parking/Plant	376	86	83
	Level 1	Basement 01	Loading/Parking/Plant	0	0	0
TOTAL				42,753	2,582	3,513
						Gross Floor Area (m <sup>2</sup> )
				Total Existing Surveyed GFA	42,753	
				Total GFA Removed/Demoli	-2,582	
				Total Proposed GFA		
				TOTAL		43,684

	Proposed Envelope Area (m²)	Gross Building Area (m <sup>2</sup> )	Gross Floor Area (m²)	FSR
Tower	152,654	126,566	94,240	14.0 : 1
Podium	43,504	29,200	17,617	2.6 : 1
Sub total	196,158	155,766	111,857	16.6 : 1
Below Ground		12,019	395	0.1:1
Sub total	196,158	167,785	112,252	16.7 : 1
1 O'Connell		-	43,684	6.5 : 1
TOTAL			155,936	23.1 : 1

#### Building Efficiencies

		ENV:GBA	GBA:GFA			
T	ower	84%	74%			
P	odium	67%	60%			
T	OTAL	79%	72%			

THE O'CONNELL PRECINCT URBAN DESIGN REPORT

## **10.14 Reference Scheme 2 Drawing Set**

Centre Core Scheme





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# **10.15 Artist's Impressions**

Images Reflect Reference Scheme 1



MATTHEW PULLINGER ARCHITECT & STEWART ARCHITECTURE

THE O'CONNELL PRECINCT URBAN DESIGN REPORT



MATTHEW PULLINGER ARCHITECT & STEWART ARCHITECTURE

THE O'CONNELL PRECINCT URBAN DESIGN REPORT







THE O'CONNELL PRECINCT URBAN DESIGN REPORT



MATTHEW PULLINGER ARCHITECT & STEWART ARCHITECTURE

THE O'CONNELL PRECINCT URBAN DESIGN REPORT



MATTHEW PULLINGER ARCHITECT & STEWART ARCHITECTURE



# **Appendix A**

Design Advisory Panel Feedback 5 May 2022

The Proponent has engaged in ongoing pre-lodgement discussions with Council and the City of Sydney Design Advisory Panel (DAP) over several years. An overview of this consultation is provided in the Request for a Planning Proposal.

The following table summarises key feedback received from DAP on 5 May 2022.

### DAP Feedback 5 May 2022:



### Addressed:

The Precinct vision for the public realm is consistent with and augments the City of Sydney's public domain vision as set out in the City North Public Domain Plan. The proponent will work closely with the City to ensure an exceptional public domain outcome is achieved for The

Having heard DAP's feedback, we have studied the potential for the retention/creation of a new building at the intersection of O'Connell and Bent Streets, and arrived at a compromise which provides a balance between some building and some plaza. A 13.5m deep new building is proposed to define the corner and mitigate wind impacts, whilst still providing a publicly accessible plaza. This building has the potential to house a 'First Nations knowledge centre'.

A detailed wind study has been undertaken for the site, refer to the Wind Tunnel Report for

The reference design allocates a component of tower articulation to a stepped and tapering setback, or 'under croft kickback', that aims to provide increased breathing space to 19

# Appendix A

Design Advisory Panel Feedback 29 September 2023

The adjacent table summarises key feedback received from DAP on 29 September 2023.

### DAP Feedback 29 September 2023:

### GENERALLY

- The preferred envelope will need to address sky view factor, wind impacts, street activation, public access, pedestrian flows, interface with the Radisson Hotel and street wall heights.
- The retention of the podium element (the Wintergarden) at 1 O'Connell Street will likely require adjusting the tower envelope to DCP setbacks to satisfy sky view factor controls. The proposal would benefit from a reduction in its height and bulk.
- 3. There is concern that the tower articulation calculation has not been averaged out across its height, leaving the competition tower envelope no flexibility, including impacting its ability to accommodate sun shading devices that would improve sustainability measures.

### THROUGH SITE LINK AND RADISSON INTERFACE

- 4. Design principles for the through-site link will need to respond to the detailed building design, with the awning, arcade or partially enclosed through-site link approaches all capable of support subject to the broader urban proposition.
- 5. Principles for the through-site link to include that it be publicly accessible, open 24 hours, be civic in nature and be able to accommodate the pedestrian numbers generated by the new metro station at the peak with adequate level of service.
- 6. Prepare a clearer analysis of any possible future activation of the through-site link by the Radisson Hotel at its internal ground levels.

#### WINTERGARDEN RETENTION

- 7. The Wintergarden component should be retained in full. If the 1 O'Connell Street tower is to remain, then the building podium in its entirety should also remain. The Panel identified the Wintergarden as a set-piece that defines the edges of Farrer Place.
- 8. In retaining the Wintergarden, its internal levels may be reworked to better address the street and the surrounding footpaths may be widened by taking up road space.

#### **FUTURE DESIGN COMPETITION**

9. Given the complex set of issues that need to be addressed, more time should be allocated to the design competition.

The final preferred envelope achieves a sky view factor pass, is supported by detailed wind tunnel testing achieving an average wind comfort pass.

The reference designs illustrate a high degree of street activation, generous public access, comfortable pedestrian flows and safeguards future potential connections with the Radisson Hotel.

The preferred envelope has reduced podium street wall heights along O'Connell Street, retains the existing Wintergarden form in full and adopts tower setbacks that are fully DCP compliant.

The full 16% articulation factor is allocated to the tower element and provides sun shading devices entirely within the envelope.

In concert, these measures result in a reduction to street wall heights and tower bulk.

The final preferred envelope and supporting urban design report sets out guiding principles for the detailed design of the through site link consistent with the advice provided by DAP and preserves flexibility for the future design competition to resolve this aspect of the design solution.

The final preferred envelope and reference designs illustrate a 24/7 publicly accessible link, sized to accommodate anticipated pedestrian volumes once Metro is operational. The reference designs also illustrate opportunities for public activation and the adoption of a civic character.

Future potential linkages with the Radisson Hotel have been safeguarded within the preliminary design of the through site link, including revealing the boundary wall at points along the length of the though site link.

The final preferred envelope and reference designs have been amended to retain the existing Wintergarden form in full, reflecting the DAP's feedback.

The reference designs illustrate an opportunity to modify internal levels within the Wintergarden to adapt it to new, more public uses better connected to the adjacent street network. A discreet rooftop 'lantern' form set back from the building perimeter is also proposed.

The reference designs also illustrate an opportunity to improve the public domain at street level, widening footpaths and improving pedestrian priority.

The DAP's advice is noted and v brief.

### Addressed:

The DAP's advice is noted and will be addressed during the development of the competition

# Appendix B

Site Survey



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J I H G F E D C C C REV	25/10/2022 25/10/2022 25/10/2022 21/01/2022 21/01/2022 02/07/2020 12/06(2020) 09/07/2020 12/06(2020) 09/07/2020 12/06(2020) 09/07/2020 12/06(2020) 09/07/2020 12/06(2020) 09/07/2020 12/06(2020) 09/07/2020 12/06(2020) 12/06(	AMENDM TITLE DE RADISSO AMENDE MOVED 1 ADDED T ADDED T ADDET T ADDE	ENT TO STREET I TALLS 10814858 R NO CORNECE ADDI D MGA84 POSITIC O MGA84 RUE NORTH ALL NORTH ALL NORTH MUSE ADDI You ALL NORTH MUSE ADDI YOU AND AND AND AND YOU AND AND AND YOU AND AND AND YOU AND AND AND YOU AND AND AND AND AND YOU AND AND AND AND AND YOU AND AND AND AND AND AND YOU AND AND AND AND AND AND YOU AND AND AND AND AND AND AND YOU AND AND AND AND AND AND AND AND YOU AND	EVISED ED AND MOVED BACK TC IN D AMENDMENTS at the store sto	MGA2020 994 Level 9, 89 York St ey NSW 2000 2922 6843 2922 6924 2925 6924 2926 6924 2927 692
J I H G F E D C C C REV	25/10/2022 25/10/2022 21/01/202 21/01/2022 21/01/2022 21/01/2022 21/01/2022 21/01/2022 21/01/2022 21/01/2022 21/01/2022 21/01/20	AMENDM TITLE DE RADISSO AMENDE MOVED T ADDED T ADDED T ADDITO BASEMET 1893 TERNAS   S R LLING   RACE RALIAN HEIC ERVAL : 0.5n	ENT TO STREET TALLS 1814858 PR NO CONNECE ADD N GAAB POSITIC O MGABA RUE NORTH RUE NORTH RUE NORTH RUE NORTH NY FLOORS ADDE Y STRATUM SUBOWS CONNECTION ADDE TRATUM SUBOWS CONNECTION RAWN R.M. EDUCTION RA EDUCTION RA EDUCTION RA	EVISED ED ARG MOVED BACK TC N D AMENDMENTS 4 Suffer State 897 effective 897 effective 897 effective 997 effective 998 effective 999 effective	MGA2020 994 Level 9, 89 York St ey NSW 2000 2922 6843 2922 6924 2925 6924 2926 6924 2927 692
J I H G F E D C C C REV	2510/2022 25/10/2022 21/01/2022 21/01/2022 21/01/2022 06/05/2020 06/05/200 06/05/2020 06/05/2020 06/05/2020 06/05/2020 06/05/2020 06/05/2020 06/05/2020 06/05/2020 06/00 00 00/00 00/00 00/00 00/00 00/00 00/00 00/00 00/00 00/00 00/00 00/00 00/00 00/00 00/00 00/00 00/00 0	AMENDM TITLE DE RADISSO AMENDE MOVED T ADDED T ADDITOR BASEMEI BASEMEI TAPLANS   S ILINS   RACI RALIAN HEIC ERVAL : 0.5n /ELS : P.M. 1	EM TO STREET TALLS 1814858 R NO CORNICE ADDI D MGA84 POSITIC O MGA94 RUE NORTH RUE NORTH RUE NORTH W R NG4 R TO NORTH W R NG486 & We NG TO 120 W TO ATUM SUBOYS EQUISE DESIGN DRAWN R M.	EVISED ED AND MOVED BACK TC N D MENDMENTS a Suth Sydy Pty Limited p +61 f 5 997 c f c c b C D. I       TIO 1:100 @ A1	MGA2020 801 Level 9, 89 York St. rpt NSW 2000 2020 8000 2020 8000 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020
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J I H G F E D C C C REV	251072022           251072022           251072022           251072022           210172022           210172022           210172022           210172022           210172022           020772020           190602020           06052020           06052020           06052020           06052020           06052020           0005000 SINC           SURVEYOR           C.D. & A.Y.           0	AMERONA TITLE DE RADISSO MARENDE MOVED 1 ADDED T ADDED T ADDED T ADDED T ADDED T ADDED T ADDED T ADDED T ADDED T R RALIAN HEKK R RALIAN HEKK R RALIAN HEKK R RALIAN HEKK R R RALIAN HEKK R R R R R R R R R R R R R R R R R R	ENT TO STREET I LASS INTREET NALLS INTREEN AND AND AND AND AND AND AND AND AND AN	EVISED EVISED ED AND MOVED BACK TC N	MGA2020  001 Level 0, 89 York St ey KSW 2000 2022 600 2022 600 2022 600 2022 600 201
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J I H H G F E D C C C SUB SUR SUR C LOC	2210102022 231022022 231012022 210112022 210112022 210112022 210112022 200772020 1200670200 12006700 12006700 12006700 100000000 10000000000	AMEROM MOVED 1 PADISSO PADIS	ENT TO STREET : TALLS STREET : TALLS STREET : TALLS STREET : CONNICE ADD : O MGAM POSITIC O MGAM POSITIC O MGAM AND STREET : VI POSITIC : VI POSITIC : VI POSITIC : VI POSITIC : VI POSITIC : VI POSITIC : POSITIC : VI POSITIC :	EVISED ED AND MOVED BACK TC ID AND MOVED BACK TC ID AMERICANENTS AMERICANENTS P till def 997 f ell 10 f ell 997 f ell 997 f ell 997 f ell 10 f ell 997 f ell 10 f e	MGA2020   BOX Level 9, 89 York 51 ey NSW 2000  Social control 4, 89 York 52 ey NSW 2000  Social control 4, 89 S S S S S S S S S S S S S S S S S S S
	2210102022 231022022 231012022 210112022 210112022 210112022 210112022 200772020 1200670200 12006700 12006700 12006700 100000000 10000000000	AMERONI UTTLE DE RADISSO	ENT TO STREET : TALLS STREET : TALLS STREET : TALLS STREET : CONNICE ADD : O MGAM POSITIC O MGAM POSITIC O MGAM AND STREET : VI POSITIC : VI POSITIC : VI POSITIC : VI POSITIC : VI POSITIC : VI POSITIC : POSITIC : VI POSITIC :	EVISED ED AND MOVED BACK TC ID AMERICAMENTS PY Limited PY Lim	MGA2020   BOX Level 9, 89 York 51 ey NSW 2000  Social control 4, 89 York 52 ey NSW 2000  Social control 4, 89 S S S S S S S S S S S S S S S S S S S

# Appendix C

1 O'Connell Street Existing GFA Survey



-	OF AREAS	
		GROSS FLOOR AREA
	CARPARK	-
	-	376.1m <sup>2</sup>
	-	2,200.0 m <sup>2</sup>
	_	2,364.5 m <sup>2</sup>
	_	1,202.5 m <sup>2</sup>
	-	1,426.2 m <sup>2</sup>
	-	
	-	1,428.4 m <sup>2</sup>
	-	1,444.9 m <sup>2</sup>
	-	1,451.6 m <sup>2</sup>
)	-	1,324.9 m <sup>2</sup>
)	-	1,264.4 m <sup>2</sup>
)	-	1,264.4 m <sup>2</sup>
)	-	1,264.4 m²
)	-	226.6 m <sup>2</sup>
	PLANT	-
)	-	1,296.0 m <sup>2</sup>
)	-	1,296.0 m <sup>2</sup>
)	-	1,295.9 m <sup>2</sup>
)	-	1,279.0 m <sup>2</sup>
	-	1,296.0 m <sup>2</sup>
)	-	1,296.0 m <sup>2</sup>
	-	1,296.0 m <sup>2</sup>
) )	-	
	-	1,296.0 m <sup>2</sup>
)	-	1,296.0 m <sup>2</sup>
)	-	1,296.0 m <sup>2</sup>
)	-	1,296.0 m <sup>2</sup>
)	-	1,296.0 m <sup>2</sup>
)	-	1,296.0 m <sup>2</sup>
)	-	1,296.0 m²
)	-	1,296.0 m²
)	-	1,285.4 m²
)	-	1,012.7 m <sup>2</sup>
	PLANT	-
	PLANT	-
	PLANT	-
		42,753.1 m <sup>2</sup>

Building Measurement Specialist Consulting Land Surveyors 3D Laser Scanning