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AMP CIRCULAR QUAY PRECINCT SEPP 65 STATEMENT

Prepared for AMP Capital
12 December 2012

HASSELL

AMP CAPITAL 

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VERIFICATION STATEMENT 1

INTRODUCTION 3

ASSESSMENT AGAINST SEPP 65 PRINCIPLES 6

- Context
- Scale
- Built Form
- Density
- Resource, Energy and Water Efficiency
- Landscape
- Amenity
- Safety and Security
- Social Dimensions and Housing Affordability
- Aesthetics

16 November 2012

Verification Statement

My full name is **Matthew Pullinger**.

I am a Principal at HASSELL, a firm that specialises in Architecture, Landscape Architecture, Interior Design, Urban Design and Planning.

I hold the following qualifications:

- Bachelor of Science (Architecture), University of Sydney, 1992
- Bachelor of Architecture (Hons), University of Sydney, 1995
- Master of Urban Design, University of Sydney, 2000
- Registered Architect NSW: 6226

Professional Affiliations

- Australian Institute of Architects: NSW Chapter President
- Planning Institute of Australia

I hereby verify that

- (a) I directed the design of the AMP Precinct; and
- (b) The design quality principles as set out in Part 2 of *State Environmental Planning Policy No 65—Design Quality of Residential Flat Development* are achieved for the development, as outlined in this document.



Matthew Pullinger
Principal, HASSELL



Introduction

This SEPP 65 Statement has been prepared for AMP Capital in support of a formal request to the City of Sydney for an amendment to the Sydney LEP 2012 (SLEP) and Sydney DCP 2012 (DCP) and forms part of the Planning Justification Report submission for the AMP Circular Quay Precinct.

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

The Precinct

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

The Bridge and Alfred Block

- 50 Bridge Street Tower (AMP Centre)
- 33 Alfred Street Tower (Sydney Cove Local heritage listed)

The Young and Loftus Block

- 5-7 Young Street (Hinchcliff House, State heritage listed)
- 9-13 Young Street
- 15-17 Young Street
- 2-10 Loftus Street (AMP General House)
- 12 Loftus Street (Gallipoli Club, Local heritage listed)
- 20 Loftus Street

The Master Plan

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

By adopting a precinct-wide approach to the redistribution of floor space the Master Plan seeks to move built form within the Precinct, from the Young and Loftus block to the Bridge & Alfred Street block in order to provide an enhanced urban outcome and provide an overall net public benefit.

Unrealised floor space from the Young and Loftus block (approximately 22,000sqm GFA) will be transferred to the Bridge and Alfred block and accommodated within an extension to the 50 Bridge Street tower and new podium buildings creating an opportunity for the regeneration of the precinct and surrounding area.

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

The Bridge & Alfred block, through the extension and repositioning of the 50 Bridge Street tower, presents an opportunity to establish a major corporate headquarters and an ongoing legacy and presence for AMP at Circular Quay. The new landmark tower will assist in the global competitiveness and identity of Sydney.

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

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

SEPP 65 Design Quality Principles

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP 65) aims to improve the design quality of residential flat development in New South Wales.

Adherence to SEPP 65 involves the application of 10 design principles (SEPP 65 Appendix 1) throughout the design process. A description of how the residential component of the development (proposed envelope and indicative scheme) has applied these design principles is outlined in the table below, for further details of the proposed development reference should be made the full Concept Plan Design Report.

The following sites within the Young and Loftus Block have been nominated as being capable of accommodating residential uses:

- 2-10 Loftus Street
- 20 Loftus Street
- 9-17 Young Street

Assessment against SEPP 65 principles

Principle 1 Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Comment

The proposed envelopes have been designed as a careful response to their context and their relationship to streets, lanes, open spaces and adjacent buildings.



Aerial view of the precinct in the context of the Sydney CBD

Assessment against SEPP 65 principles

Principle 2 Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

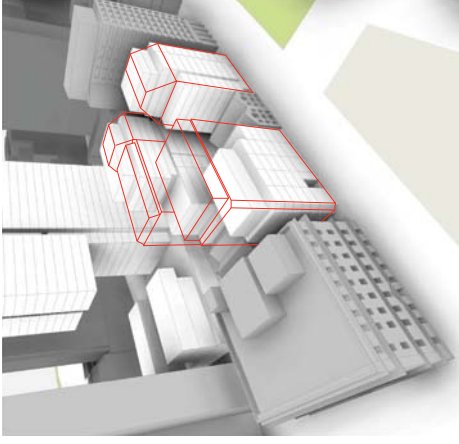
Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Comment

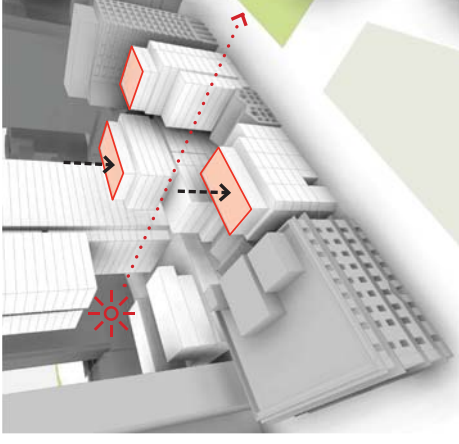
The scale of the proposed envelopes directly respond to the scale and character of the surrounding area. The proposed Young and Loftus Block developments maintain the existing building heights whilst reducing the height of the 2-10 Loftus Street building to match the height of the adjacent Customs House.

The new developments will respect and respond to the scale and form of surrounding heritage items including Hinchcliff House, the Gallopoli and Customs House and will provide a transition in scale and built form.

The lower scale buildings respond to the overshadowing controls protecting daylight access to Macquarie Place Park and First Government House Place and maintains the 'Loftus Street valley' which extends from Circular Quay back to Bridge Street.



Existing Building Heights



Reduced Building Heights

Assessment against SEPP 65 principles

Principle 3 Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Comment

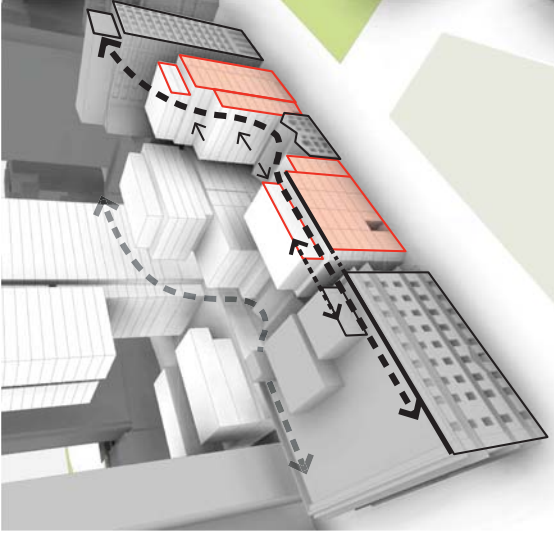
The vision for the Young and Loftus block is for smaller scaled, mixed use developments within an active laneway precinct achieved through diversity in built form, scale and materiality.

The new developments at will respect and respond to the scale and form of surrounding heritage items including Hinchcliff House and the Gallopoli Club which will be retained and enhanced.

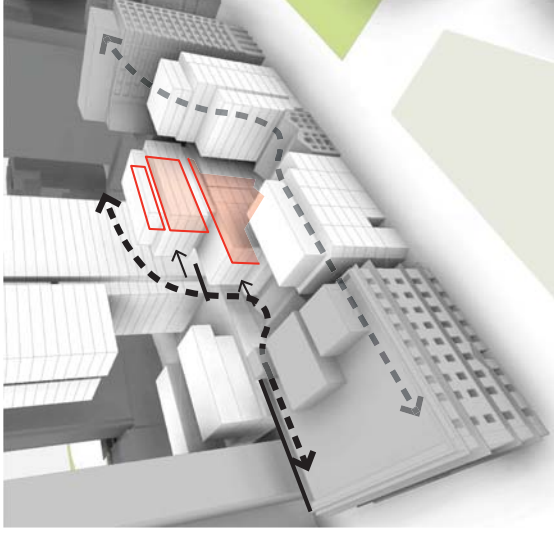
Existing built form heights are maintained to the Young and Loftus Block, overshadowing is reduced to Macquarie Place with Improved solar access to the laneways being achieved through the reduction in height of the 2-10 Loftus Street building.

Building envelopes generally build to the street alignments to provide streetscape definition and built form continuity. Upper level setbacks provide a transition in scale and built form from Customs House to the CBD behind.

The shallow envelope depths are capable to provide natural cross ventilation and providing good amenity.



Transition in building height/scale along Loftus Street



Transition in building height/scale along Young Street

Assessment against SEPP 65 principles

Principle 4 Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Comment

Through the precinct-wide approach to the redistribution of floor space the Master Plan seeks to move built form from the constrained Young and Loftus block to the larger Bridge and Alfred block where it can be more easily and appropriately accommodated.

The overall density for the entire precinct is consistent with, but does not exceed the prescribed FSR under the CoS LEP ensuring the site will be sufficiently utilised but not over-developed.

The lower density to the Young and Loftus Block is well suited to residential uses, provides good amenity and is capable of delivering good design. The lower scaled buildings relate the surrounding streetscape context and adjacent Macquarie Place.



Artists Impression Macquarie Place Park

Assessment against SEPP 65 principles

Principle 5 Resource, Energy and Water Efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

Comment

Although the Master Plan is seeking approval an LEP/DCP amendment, the proposed building envelopes to the Young and Loftus Block consider the ability for dwellings to be provided with access to natural light and cross ventilation. An indicative architectural scheme shows that passive solar design and cross ventilation principles are achievable within the proposed building envelopes.

These natural attributes can be supported by the further investigation of water management and energy consumption reduction measures. The addition of further detail regarding resource, energy and water efficiency will be explored further during subsequent Development Application processes.

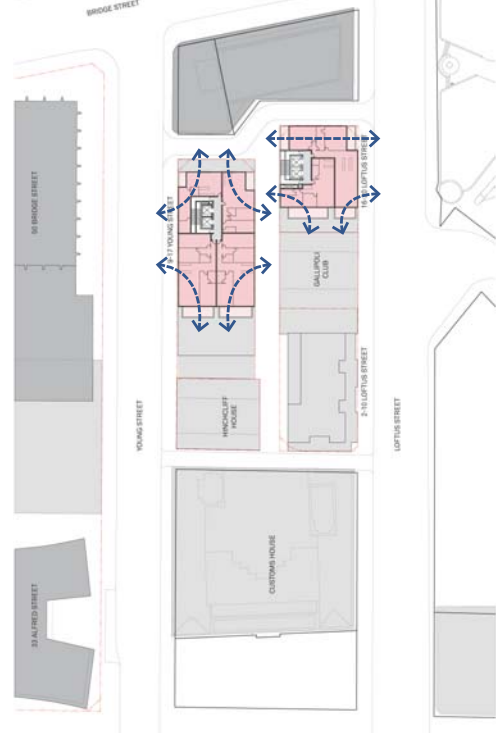
The proposed Young and Loftus Block envelopes are capable of providing dual orientation to apartments, natural cross ventilation and good access to natural daylight.

Additionally the following features will add to the sustainability of future developments:

- A precinct wide approach to sustainability that embodies targets for both design and operation
- The provision of high density living adjacent to a major public transportation node
- Catalyst for public transport improvements and innovations
- Social sustainability influence and importance embedded within the design to promote a healthier community



Indicative plan - Typical Low Level



Indicative plan - Typical Upper Level

Assessment against SEPP 65 principles

Principle 6 Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

Comment

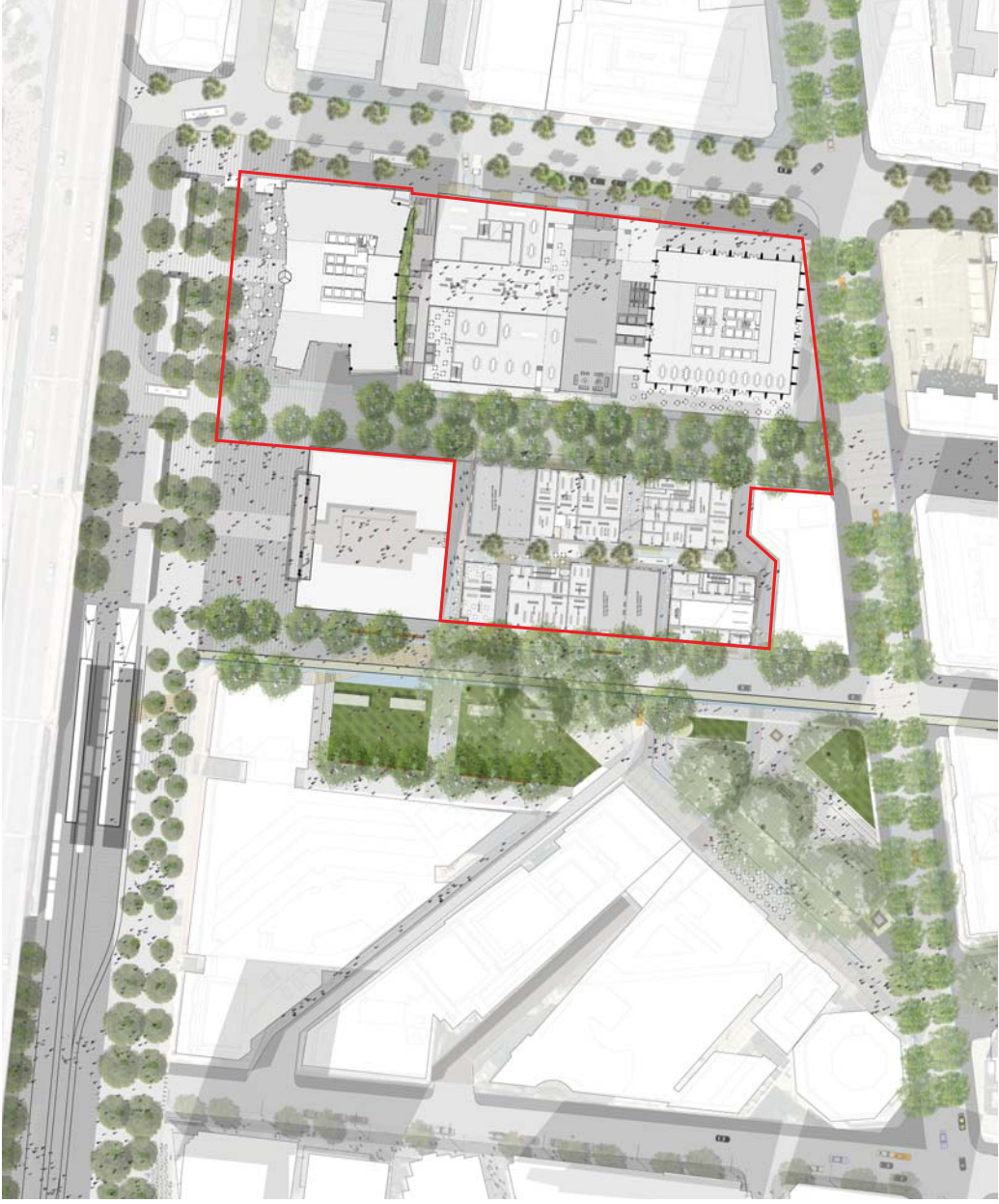
The consolidated, precinct-wide public domain improvements create an opportunity to strengthen the connections between Circular Quay and the CBD's main financial district.

The vision is to create a fine grain of more intimate lanes, arcades and through site links to introduce vitality and street level animation to the precinct to strengthen and improve permeability and street level activation.

An opportunity exists to loosely define a character and function for each of the three north-south streets.

- Loftus Street - A permeable, green pedestrian environment
- Young Street - An activated retail and entertainment street

The residential component will benefit from good access to public open space through the adjacent Macquarie Place and Botanic Gardens.



AMP Precinct public domain plan

Assessment against SEPP 65 principles

Principle 7 Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

Comment

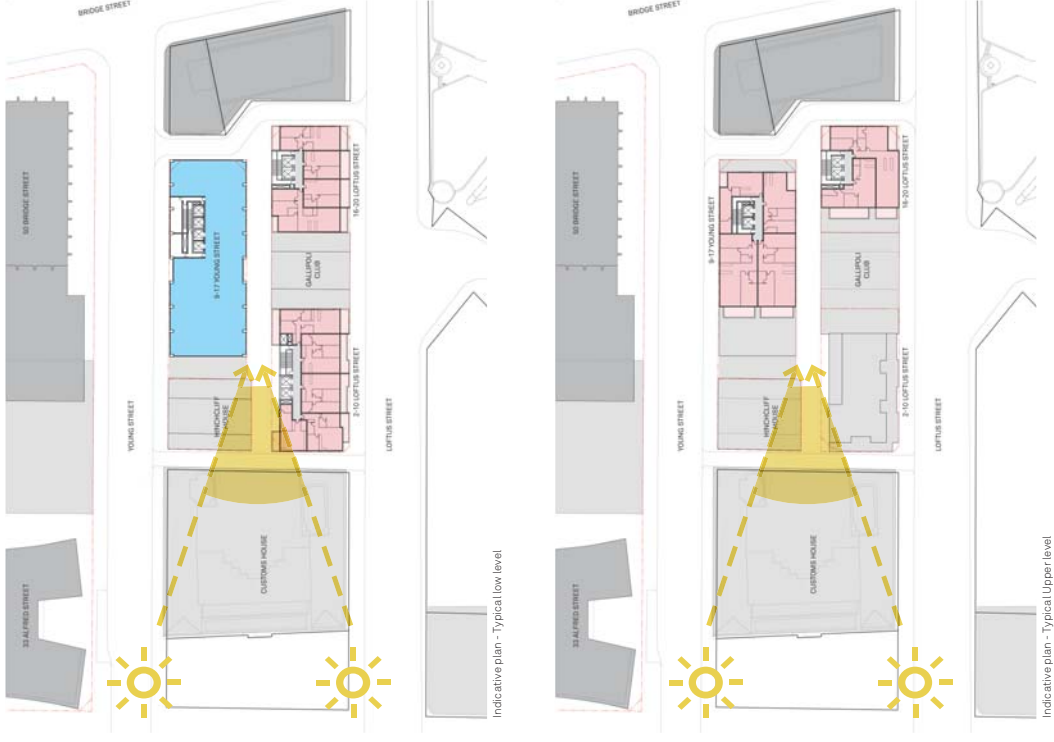
The proposed master plan is based on a full analysis of the environmental constraints of the site. The proposed Young and Loftus Block building envelopes fully consider the configuration of the site and the ability for dwellings to be provided with maximum amenity and solar access, natural ventilation and visual privacy.

The precinct occupies a dense CBD location and the minimum building separation across Loftus Lane will be 6 meters. An indicative architectural scheme shows that the envelopes are capable of providing sufficient solar access, natural ventilation and visual privacy. Residential dwellings will be provided with either harbor or street front outlooks and sufficient private outdoor balcony space. Particular attention should be made at detailed design stages with respect to ensuring that sufficient visual privacy is achieved to residential dwellings.

Additionally, the proposed public domain improvements will significantly increase the amenity of the precinct.

Key features of the proposed development include:

- Provision of new publicly accessible open spaces
- Access to high quality residential facilities
- Easy access to surrounding retail, restaurants and public transportation
- Direct access to the adjacent regional open space network (Botanic Gardens)
- Improved connectivity between the Circular Quay and the precinct



Assessment against SEPP 65 principles

Principle 8 Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Comment

The safety and security of the precinct has been considered as important factors in the design process.

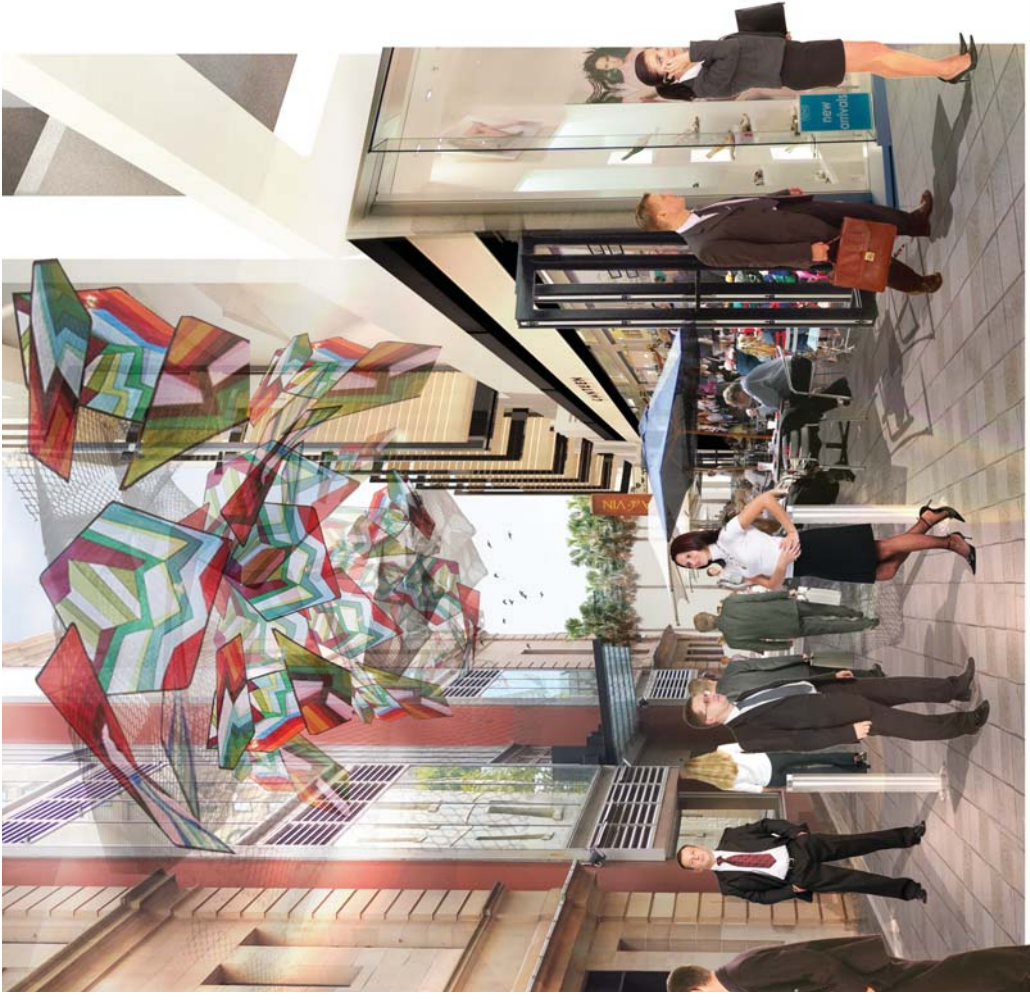
Active and retail uses will be maximised to ground level building frontages and will provide full visual permeability between the buildings and public spaces. Together with the new active laneways and public spaces the precinct will experience continuous passive and active visual surveillance.

Additional through-site links within the blocks connecting the streets and lanes will be strategically placed such that direct line of sight will be achieved, making them easy to identify and negotiate and allowing for constant passive and active visual surveillance by pedestrians in the surrounding area.

The removal of some of the bus layover spaces connecting the two blocks on Young Street and the reordering of vehicle circulation routes will dramatically improve the quality of the pedestrian environment and the safety of the public.

Key Features of the proposed development include:

- Provision of active street front uses to street and public domain edges augments the passive surveillance of the public domain
- Facilitation of passive surveillance through building layout and configuration
- Incorporation of appropriate lighting throughout the public domain to ensure the safety of internal and external communal areas
- The removal of bus layovers the reordering of vehicle circulation routes



Artists Impression Customs House Lane

Assessment Against SEPP 65 Principles

Principle 9 Social Dimensions and Housing Affordability

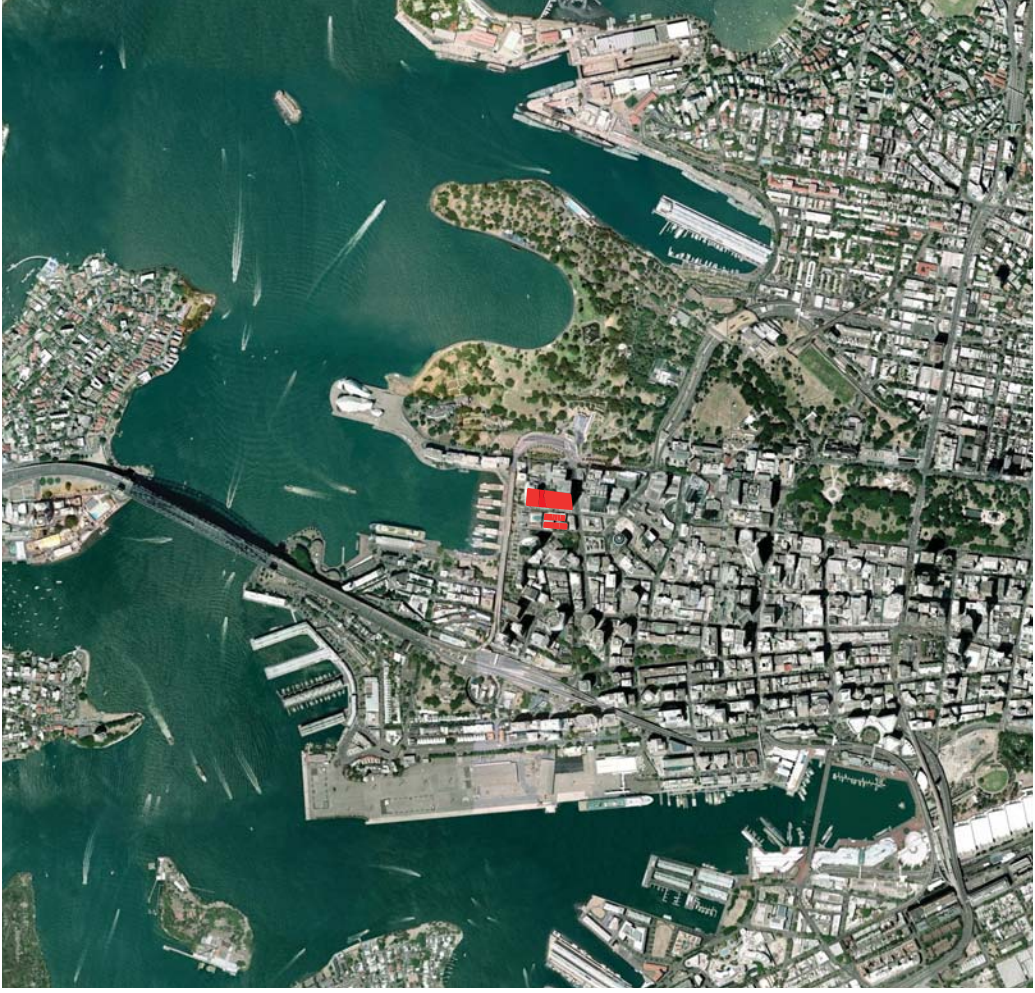
Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

Comment

A mix of residential apartment sizes and types will be provided for within the development, with a full mix of apartment sizes ranging from smaller studios and 1 bedroom apartments to larger 2 and 3 bedroom apartments. This will deliver improved housing choice within the CBD.

Apartments within the developments will be provided with outlook and equitable access to the common residential facilities and amenities.

The type and style of accommodation provided directly responds to the social context, mix and lifestyle of Circular Quay and the northern CBD and will provide a similar quality development to surrounding buildings and developments.



Caption

Assessment against SEPP 65 principles

Principle 10 Aesthetics

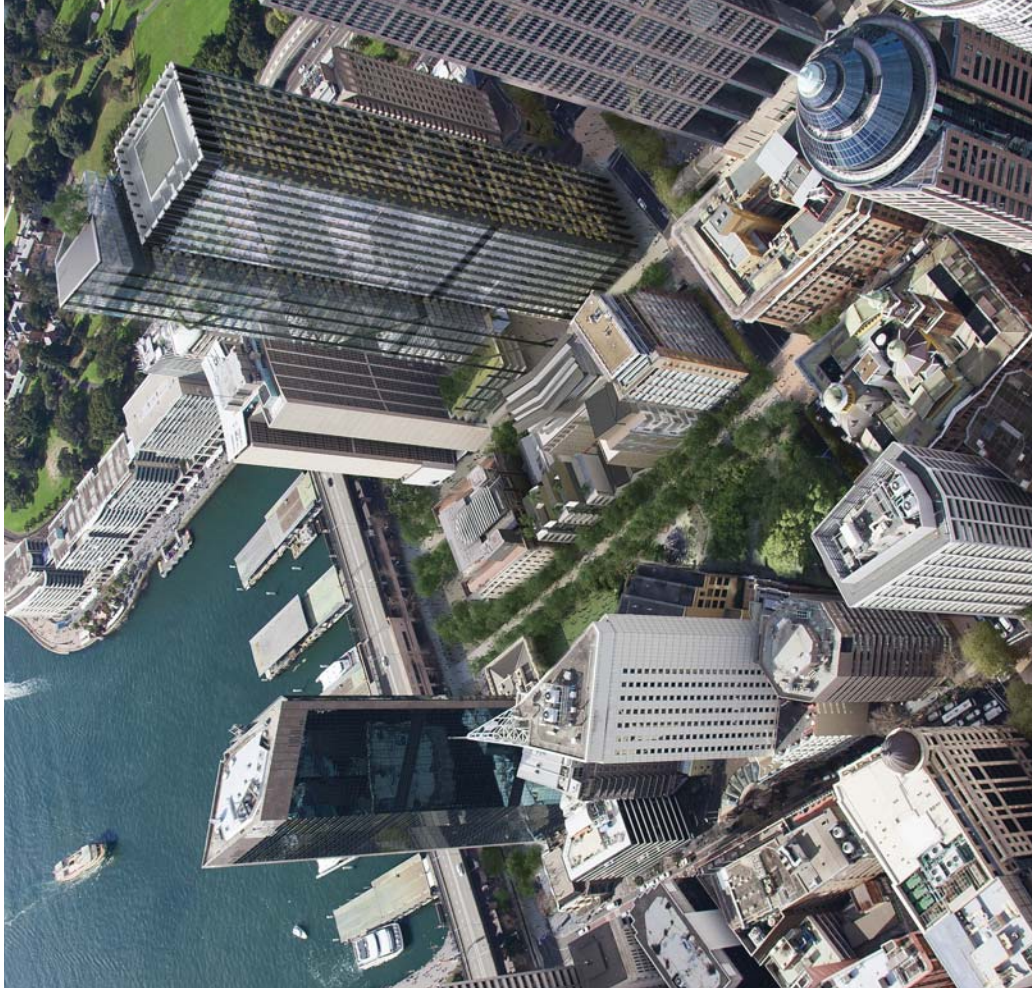
Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

Comment

The proposed Young and Loftus Block building envelopes have been designed with careful consideration of the surrounding contextual built form, and through a rigorous analysis of the streetscape and environmental context. The final design of the buildings will be subject to subsequent Development Application processes.

The proposed envelopes are capable of delivering a high quality architectural expression.

- Potential design and aesthetic exploration may include:
- A meaningfully composition with an expression that reflects both internal planning and external streetscape factors
 - The use of high quality and durable facade and building materials that are appropriate to the building use and context
 - Establish a lower scale boutique building typology that supports an active mixed use precinct
 - Respect the form and materiality of adjacent heritage items (Customs House, the Gallipoli Club, and Hinchcliff House).



Artists impression, aerial view

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