







## Planning Provisions

### Executive Summary

#### A significant 'city making' and regeneration project of international standing'

##### Precinct Vision

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

##### Young and Loftus Block

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

##### Bridge and Alfred Block

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

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

##### Public Domain

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

#### Massing and built form Bridge and Alfred

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

#### Young and Loftus

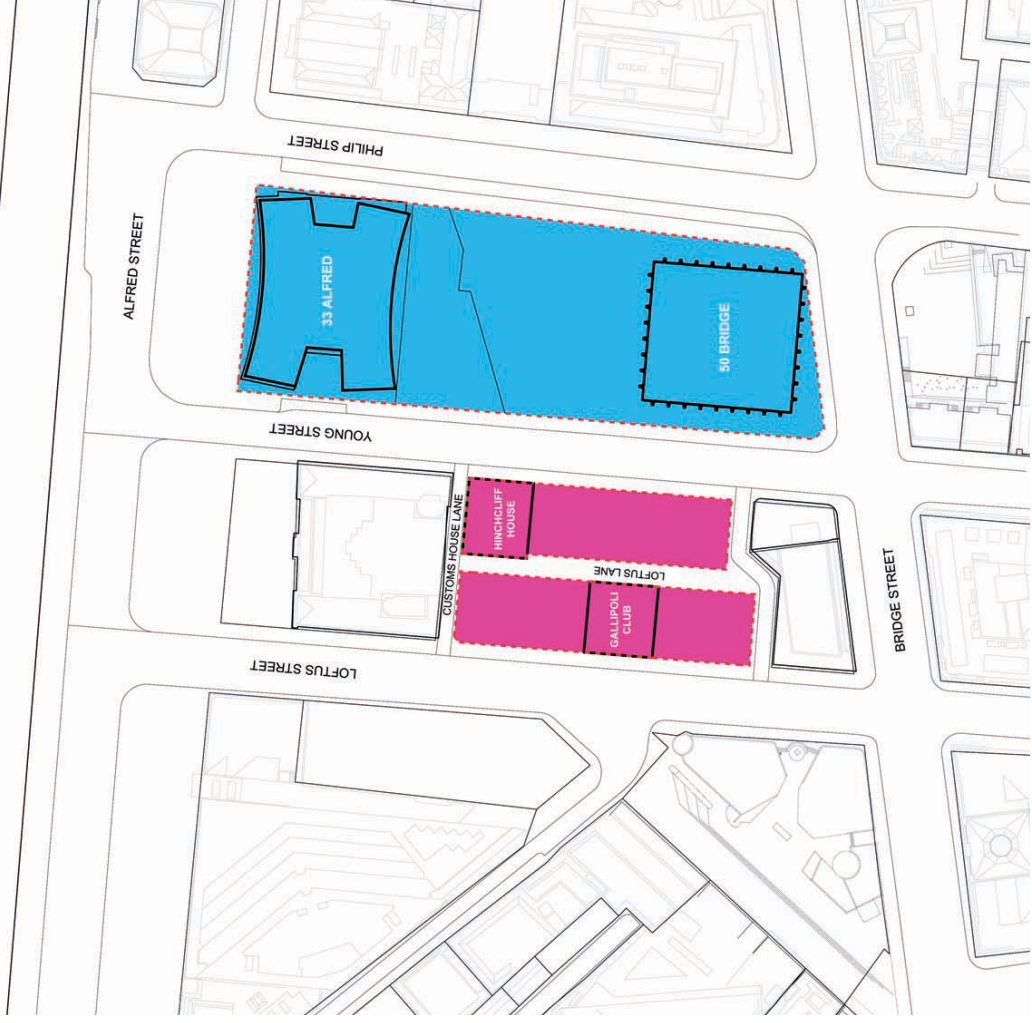
- \_ Establish a lower scale boutique building typology that respects and respond to the scale of adjacent heritage items
- \_ Mixed use developments that support residential, retail, commercial, hotel, serviced apartments educational, bars or restaurants
- \_ Generally build to the street alignments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

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

**Planning Provisions**

**Development blocks**

- Reposition the Bridge and Alfred block as a new corporate headquarters, primarily commercial with associated retail, restaurants with bars and residential opportunities
- Establish the Young and Loftus block as a fine grain and active mixed use precinct, supporting a variety of uses such as residential, retail, commercial, hotel, residential apartments, educational, bars or restaurants



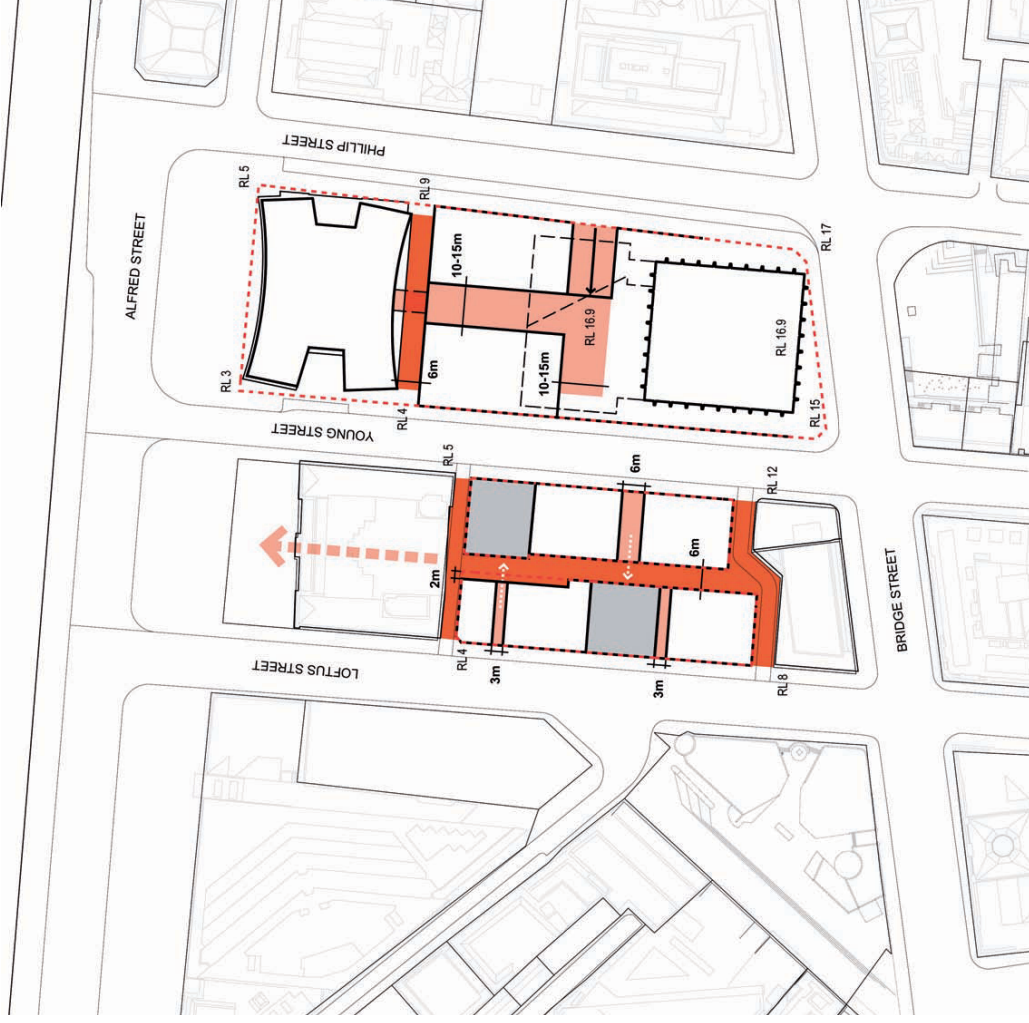
**Legend**

- Young and Loftus block
- Bridge and Alfred block

**Planning Provisions**

**Lanes, Arcades and Through Site Links**

- \_ Introduce a fine grain of more intimate lanes, arcades and through site links
- \_ Create a connected pedestrian network and accessible public domain
- \_ Provide variety in sizes and character to laneway environment
- \_ Better connect Loftus Lane through the Customs House Lobby and plaza beyond
- \_ Improve connectivity and permeability through the precinct



**Legend**

- Laneway
- Through site link/arcade

**Planning Provisions**

**Public Spaces**

**A Alfred Street Plaza**

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

**B Bridge Street Plaza**

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

**C Atrium Lobby**

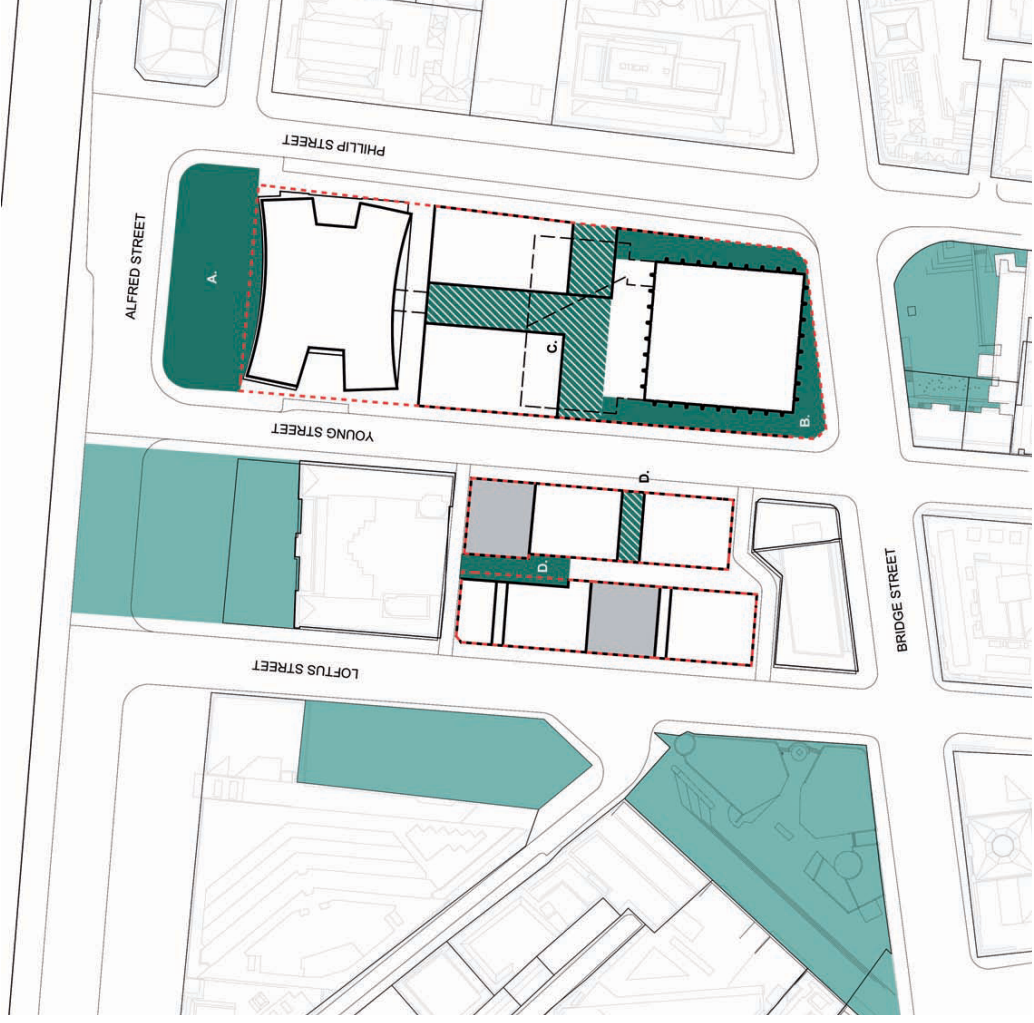
- Create a new atrium lobby providing an identifiable, intuitive access point to both the Bridge Street and Alfred Street towers
- Provide primary lobby address to Phillip Street
- Provide protection against environmental wind conditions around the base of the tower and undercroft area
- Ensure lobby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

**D Laneway Spaces**

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

**Legend**

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



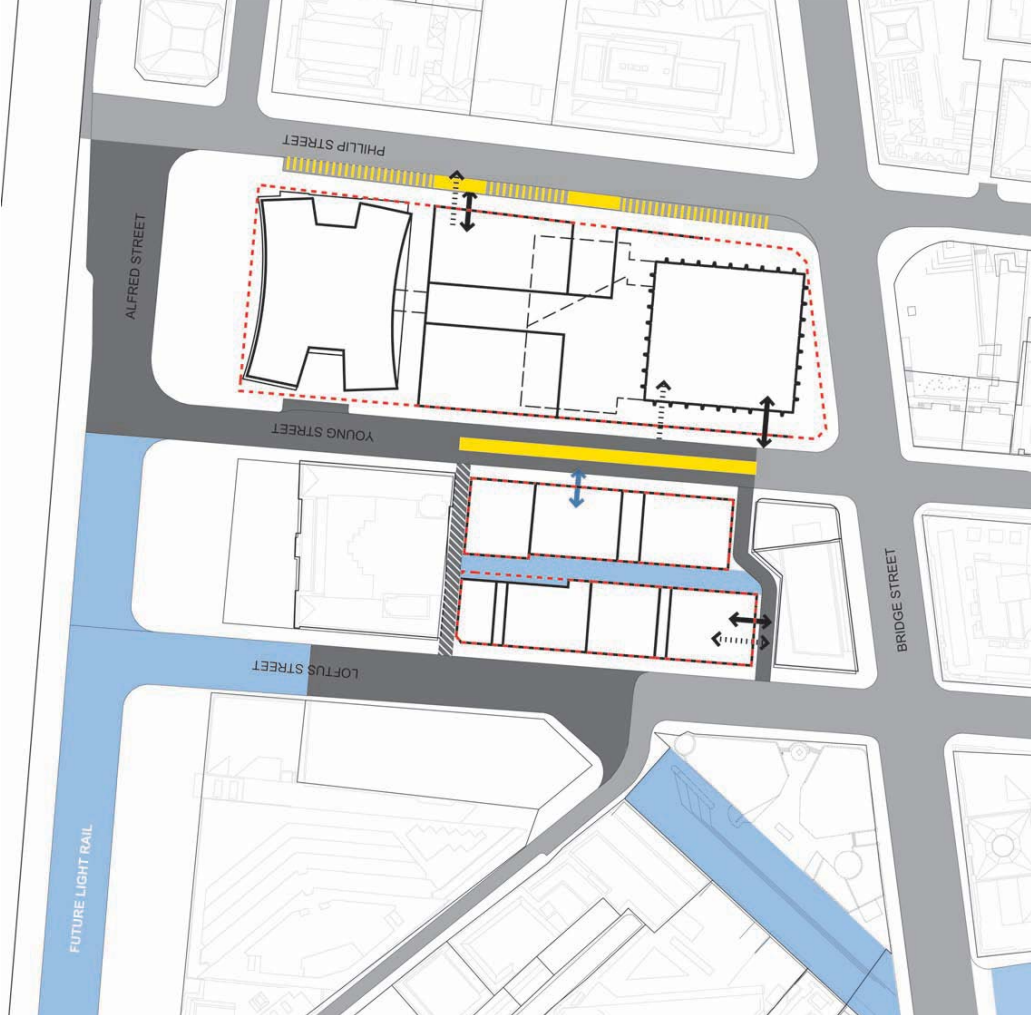
**Planning Provisions**

**Vehicular Circulation**

- \_ Create a pedestrian friendly precinct that maximises car free streets
- \_ Remove bus layovers to Young Street between Customs House Lane and Loftus Lane
- \_ Potential for pedestrian priority shared zone conditions to Young and Loftus Streets
- \_ Provide a united basement to the Young and Loftus block with a single basement entry point
- \_ Connect existing basements to the Bridge and Alfred block and consolidate basement entry/ exit locations
- \_ Work collaboratively with City of Sydney to improve servicing to Customs House

**Legend**

- Pedestrian Street (no vehicles)
- Shared zone (pedestrian priority)
- Shared zone (service vehicles only before 8am)
- Public road
- Preferred basement entry/ exit location
- Alternate basement entry/ exit location
- Preferred service vehicle entry/exit
- No bus layover
- Future No bus layover Potential

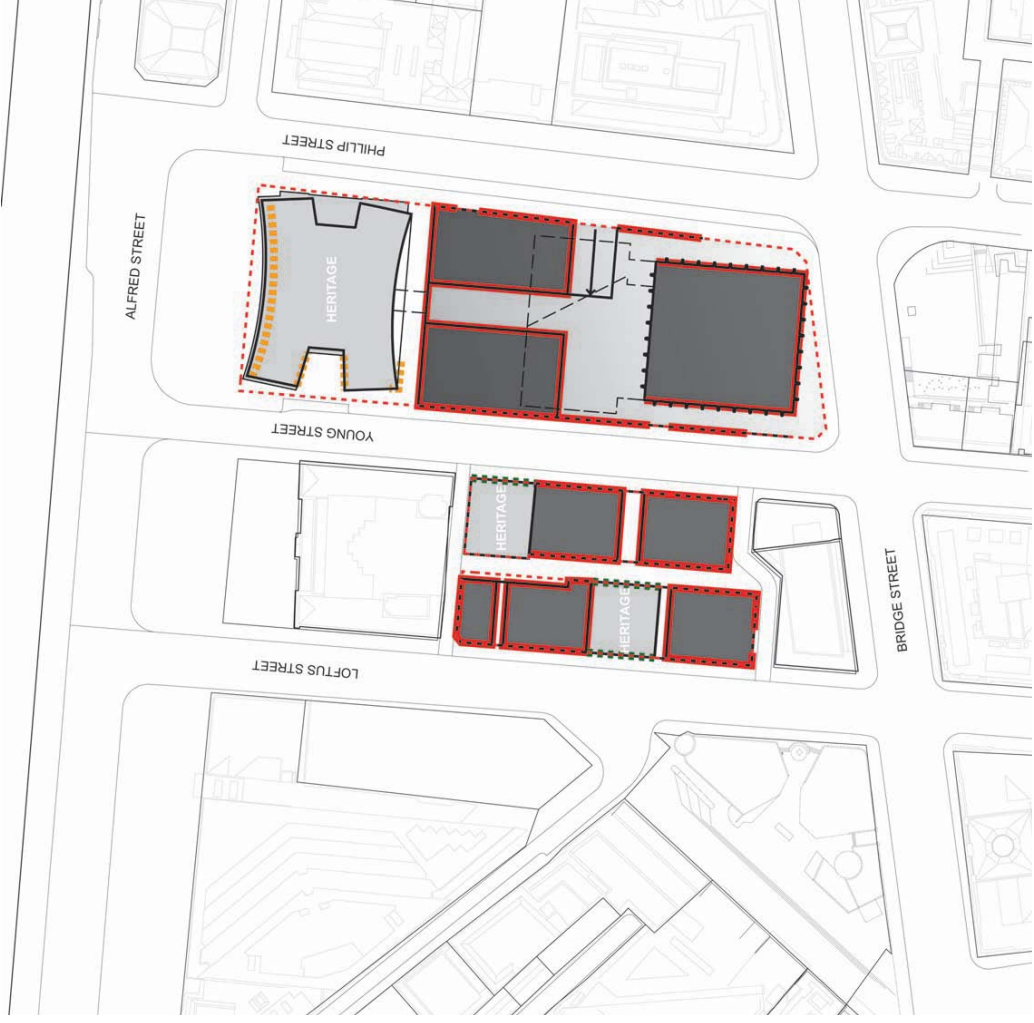




**Planning Provisions**

**Active Frontages**

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



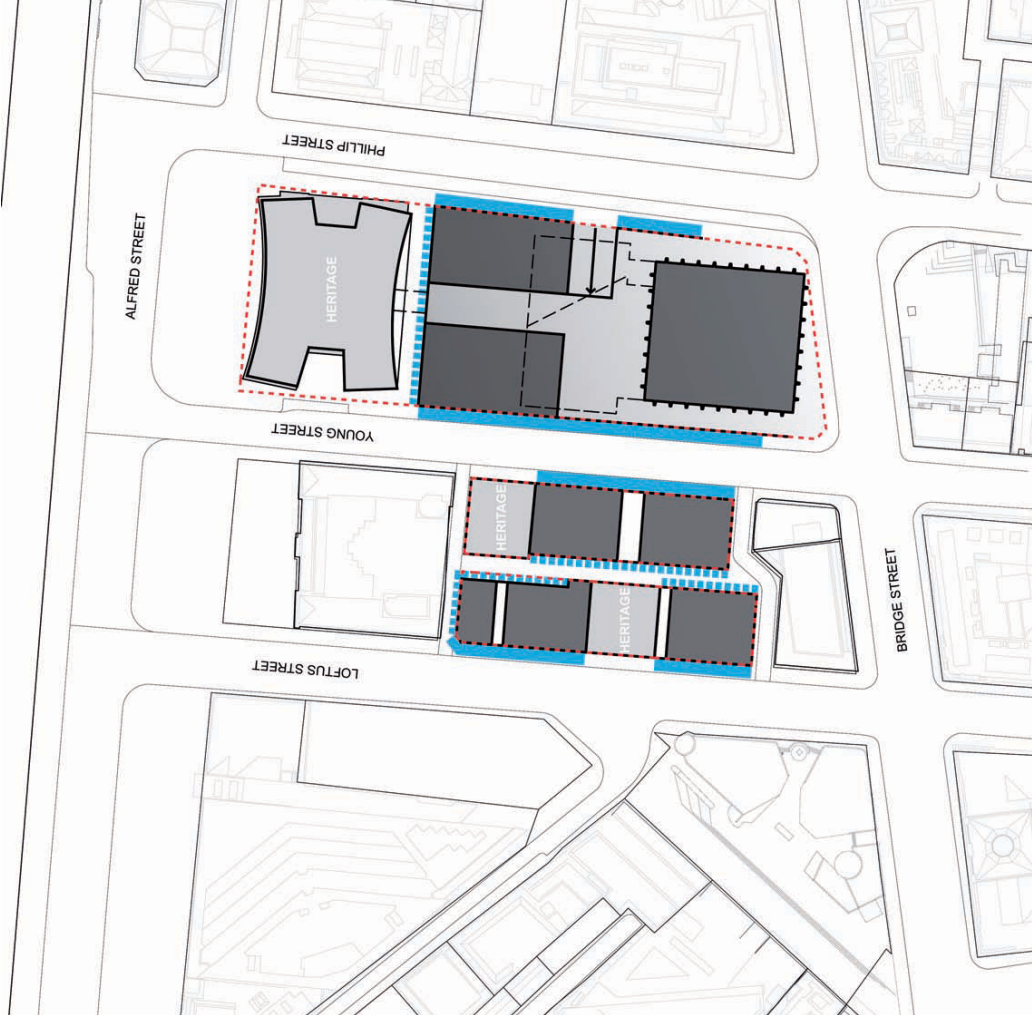
**Legend**

- Active frontage
- Active Heritage frontage

Planning Provisions

Awnings

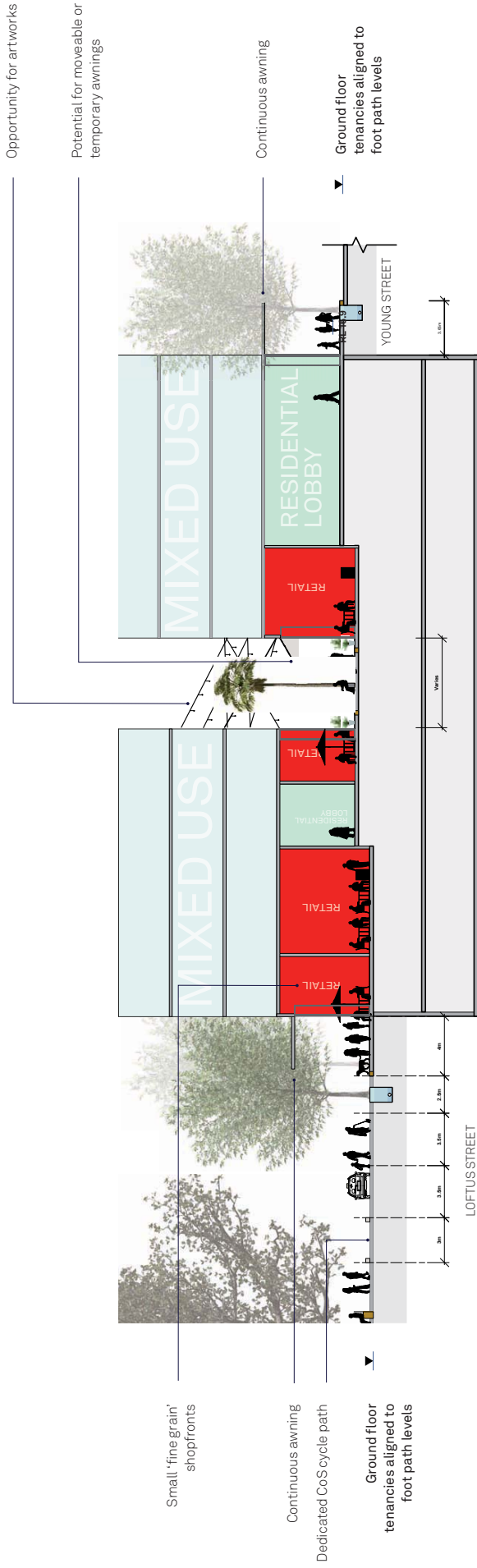
- \_Provide continuous awnings to Loftus, Young and Phillip Streets wherever possible
- \_Explore opportunities for moveable or temporary awnings or shade to laneways



Legend

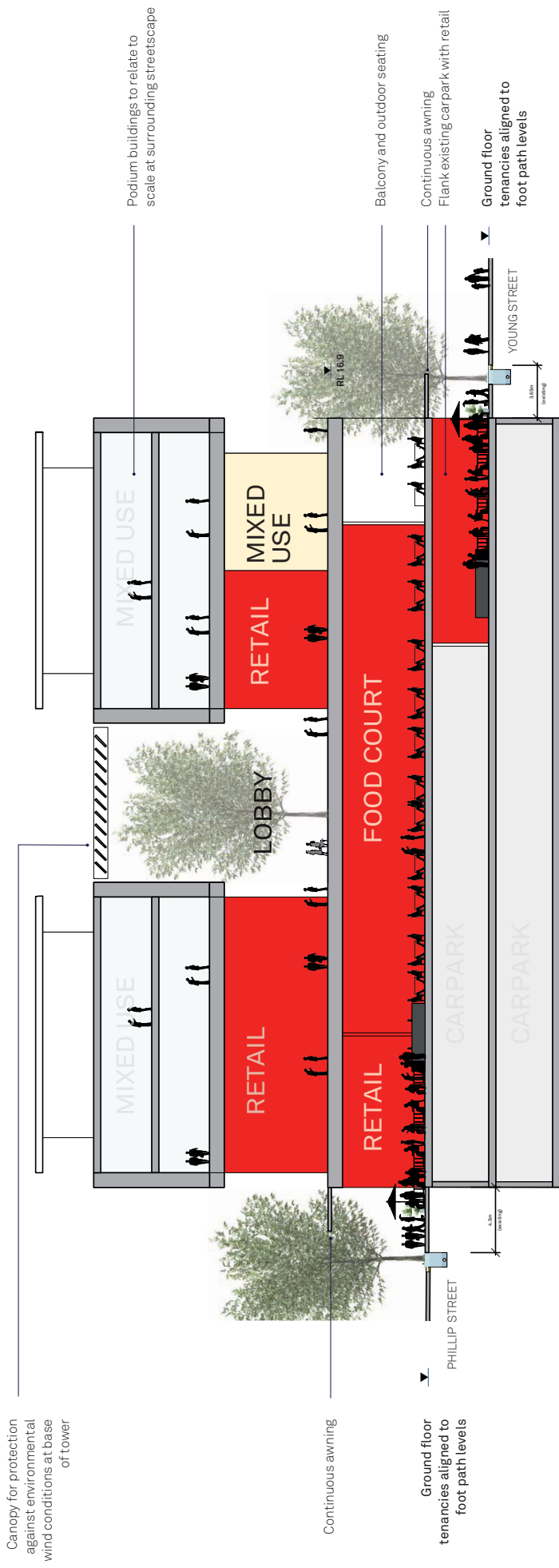
- Continuous awning
- Moveable or temporary shade

Loftus to Young Street typical cross-section

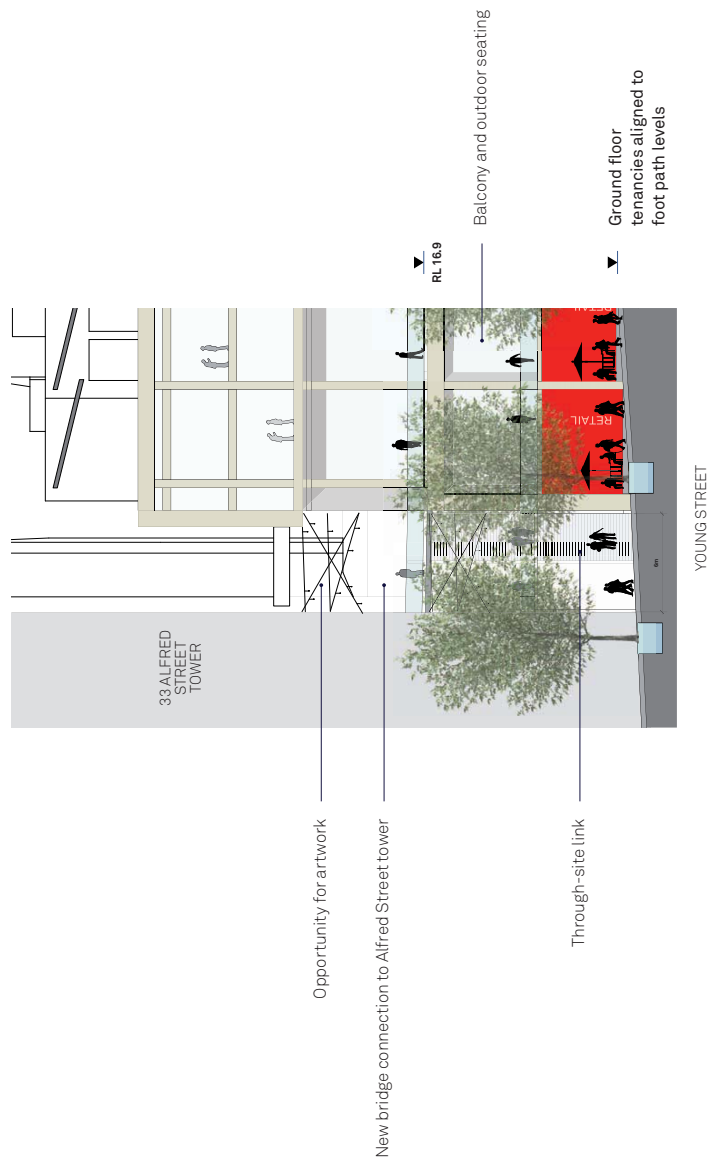


Planning Provisions

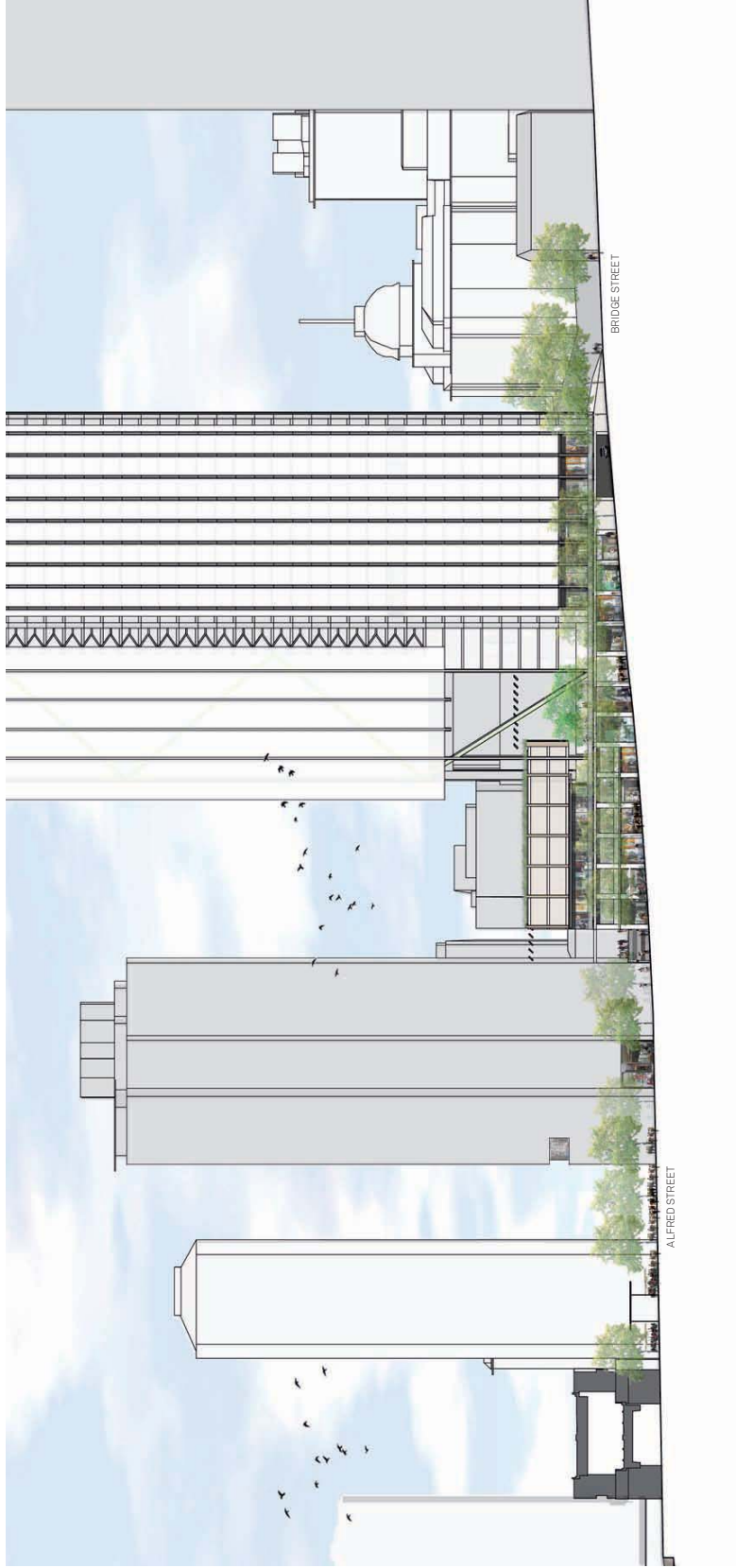
Phillip to Young Street typical cross-section



Young Street typical cross-section



AMP Precinct typical cross-section







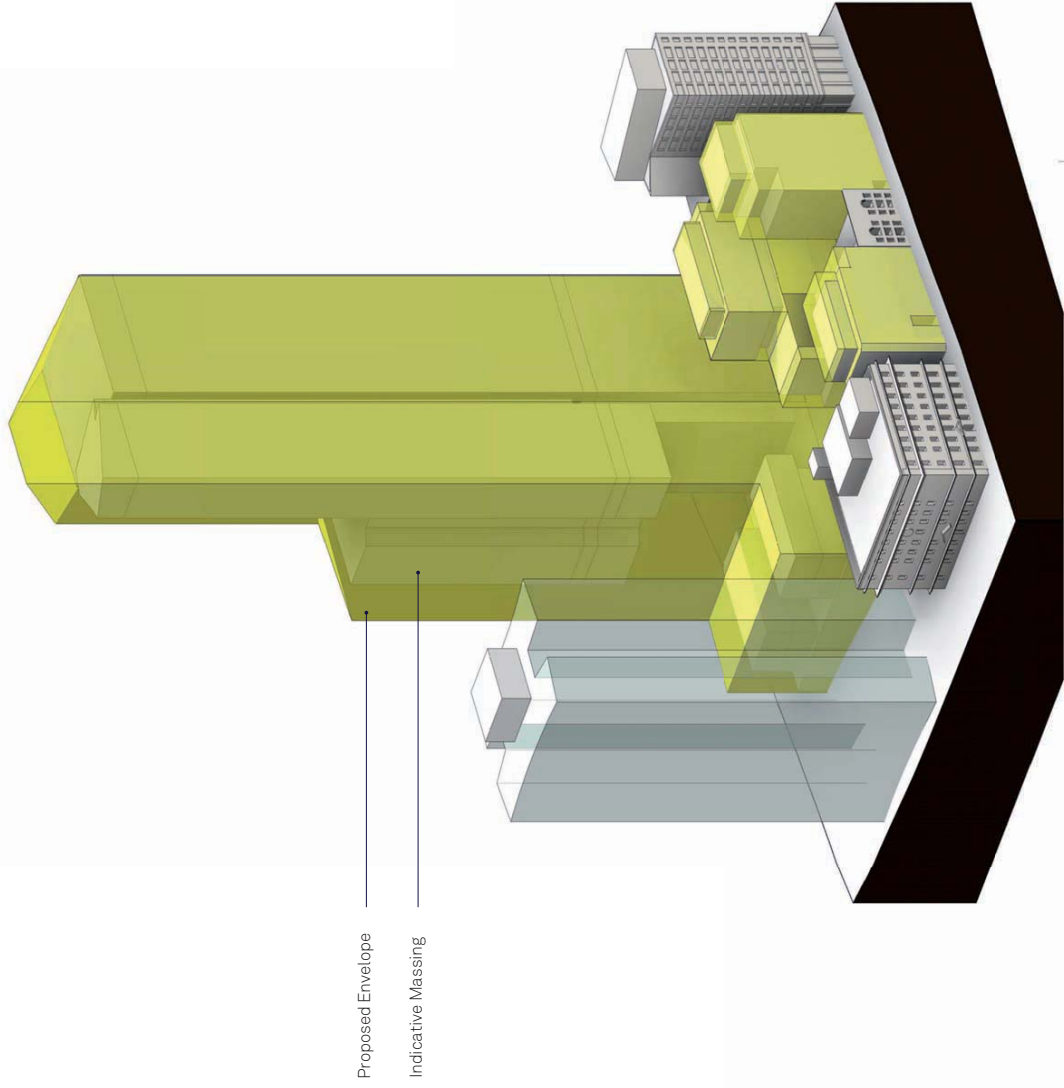




Planning Provisions

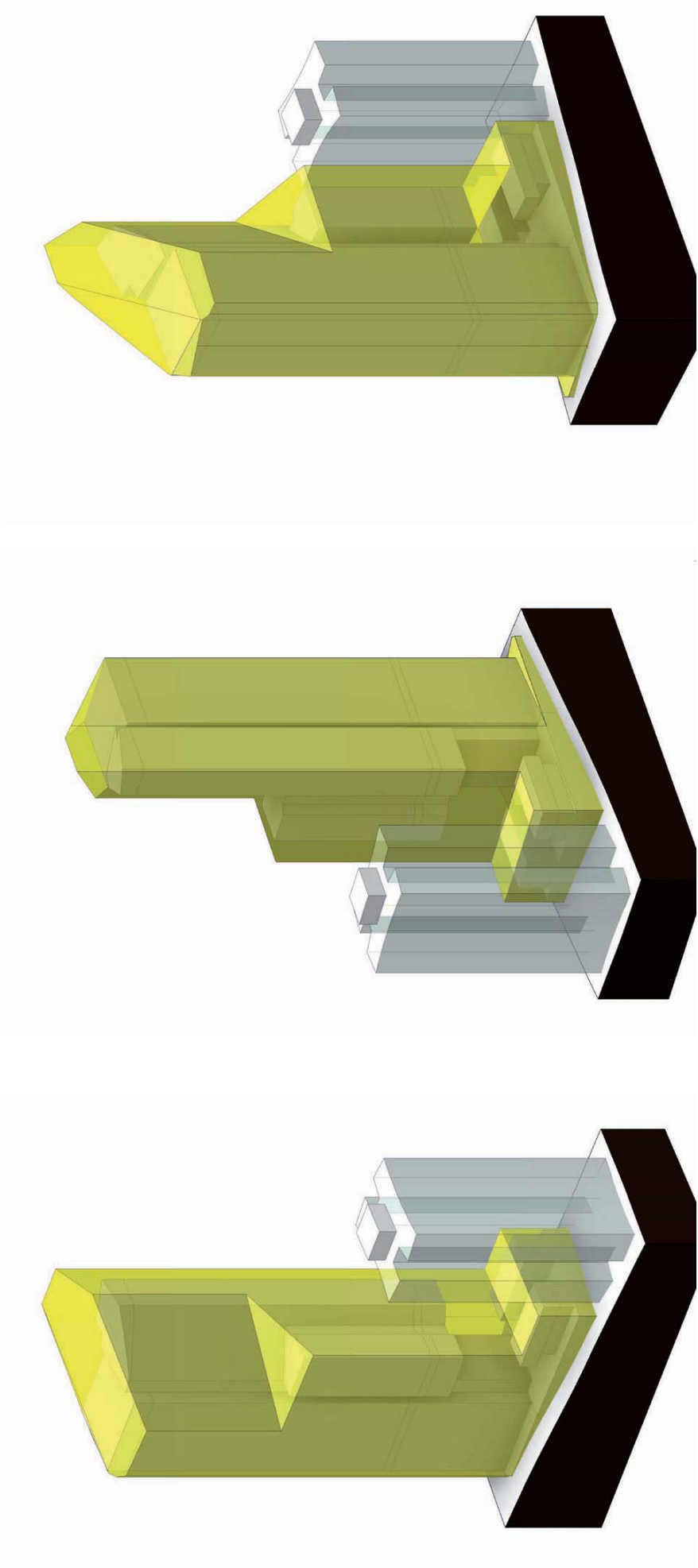
**Proposed built form envelope**

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



**Proposed built form envelope**

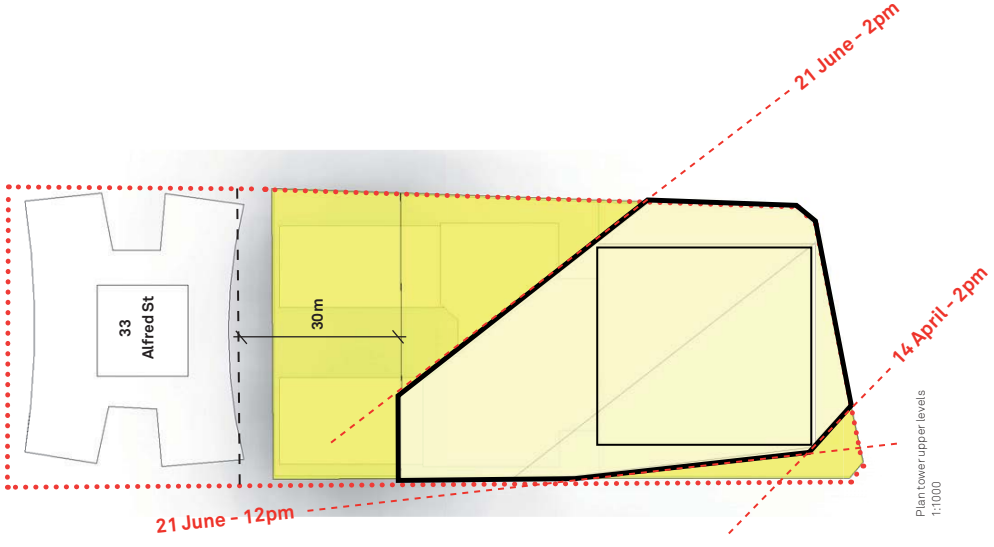
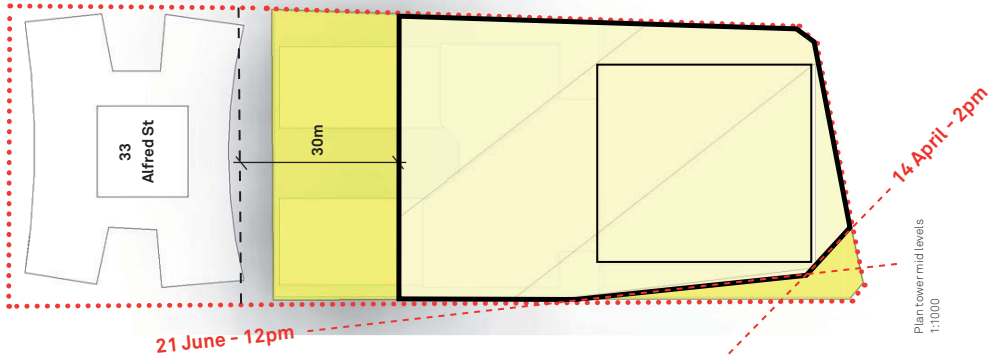
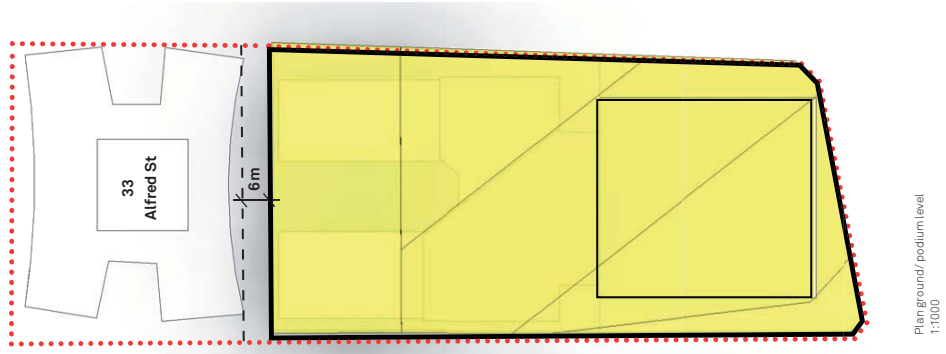
Bridge and Alfred block axonometric view



Planning Provisions

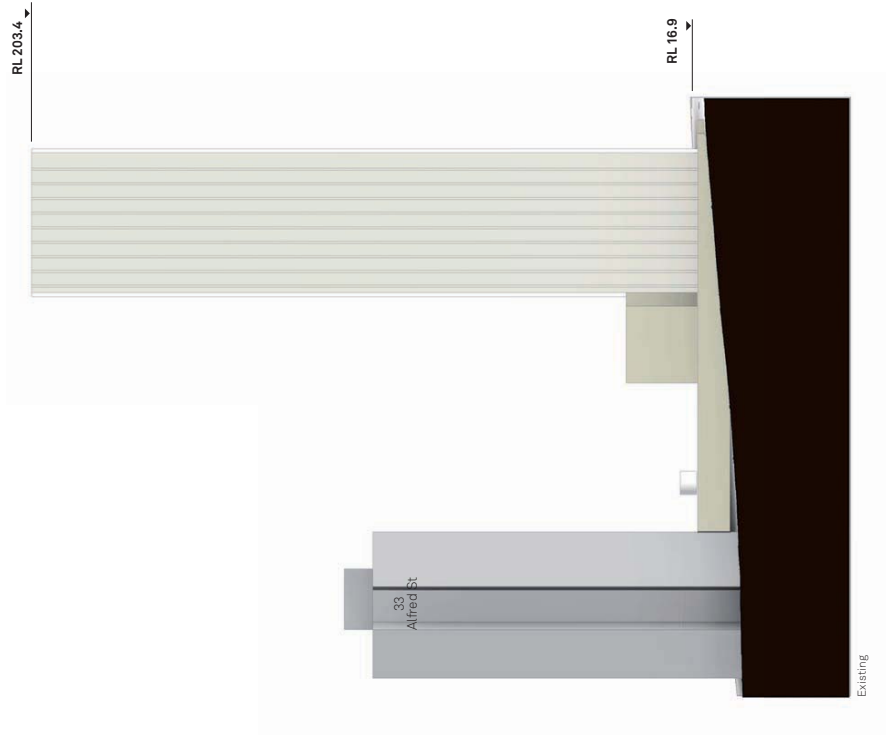
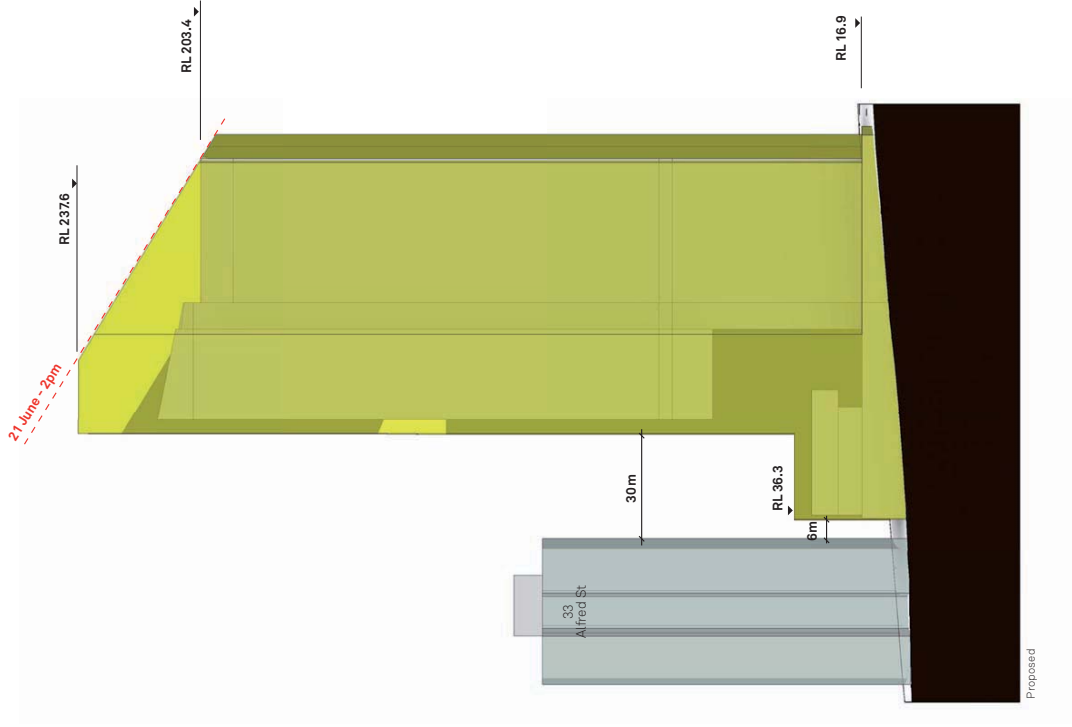
Proposed built form envelope

Young and Loftus block plan view



**Proposed built form envelope**

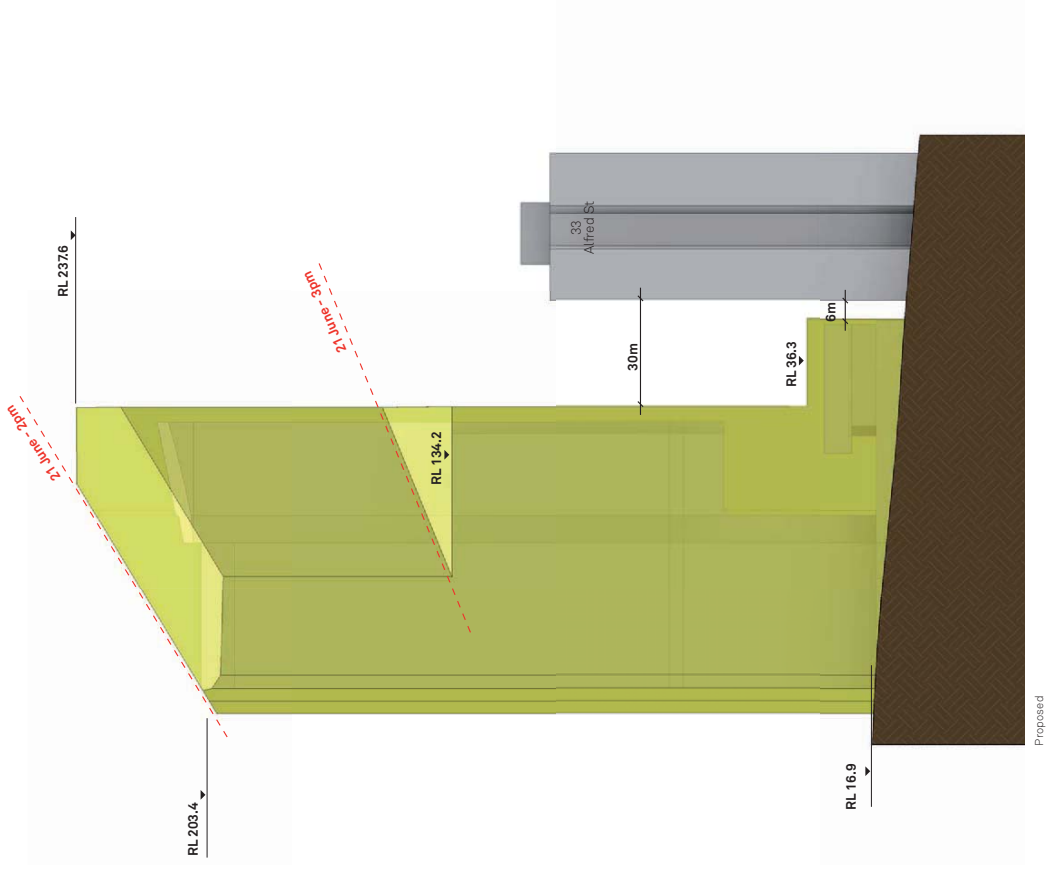
Bridge and Alfred block Young Street elevation



Planning Provisions

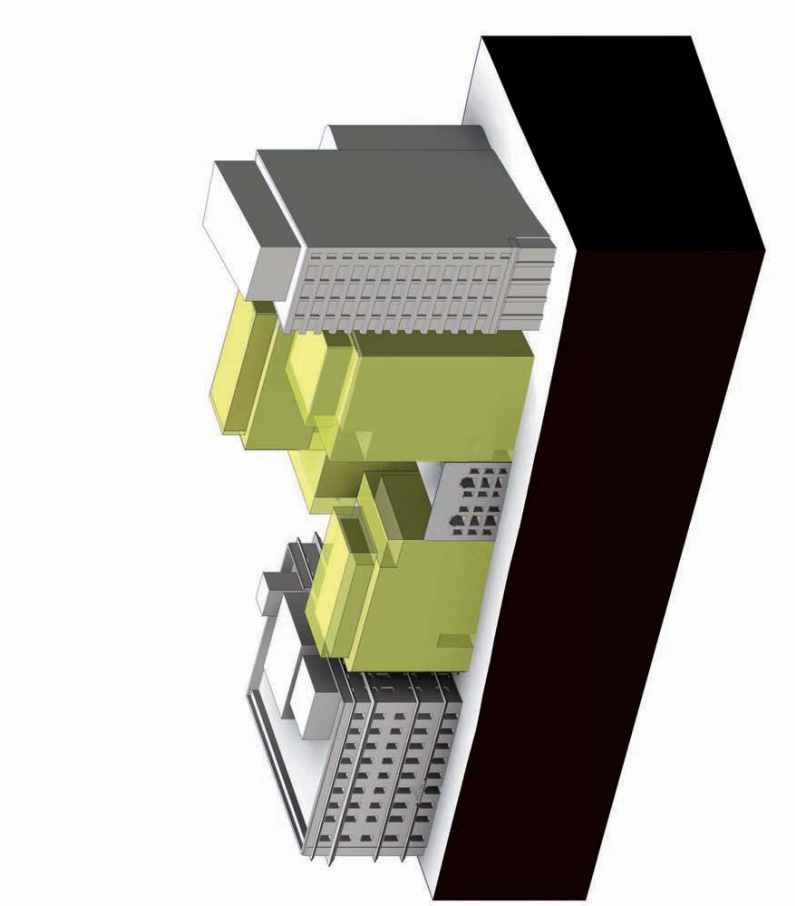
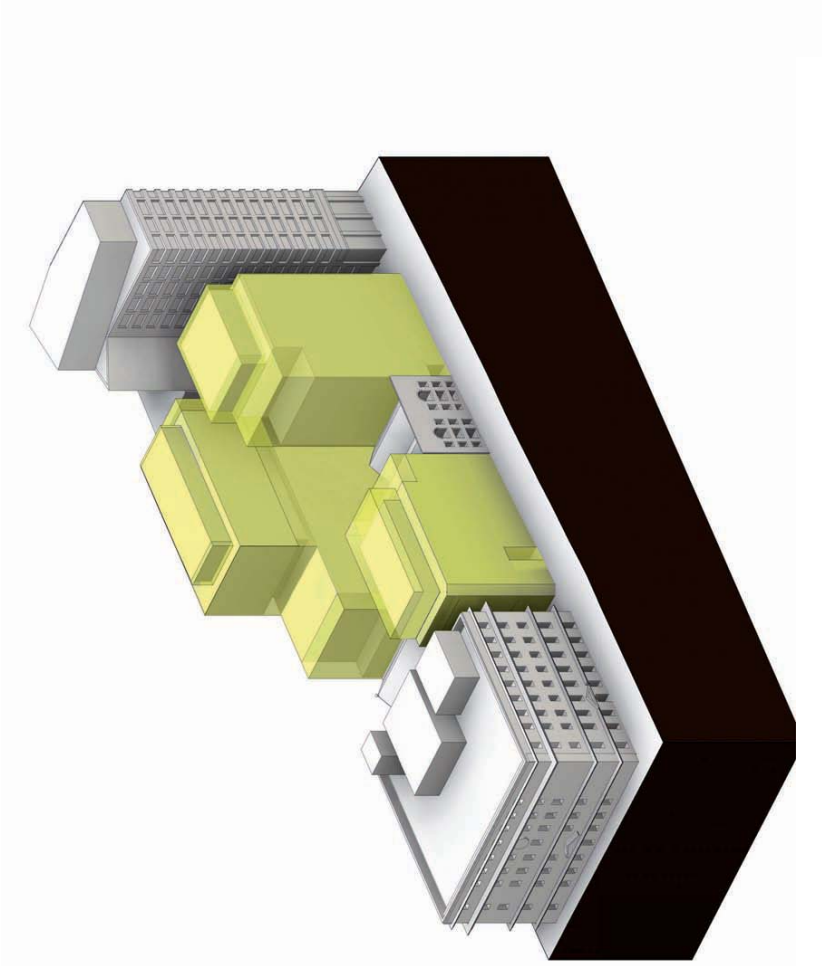
Proposed built form envelope

Bridge and Alfred block Phillip Street elevation



**Proposed built form envelope**

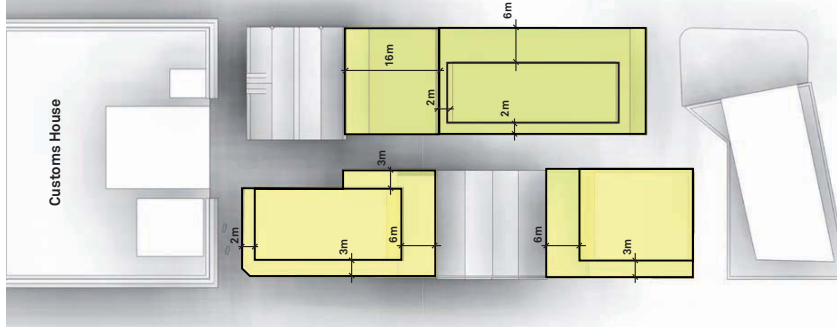
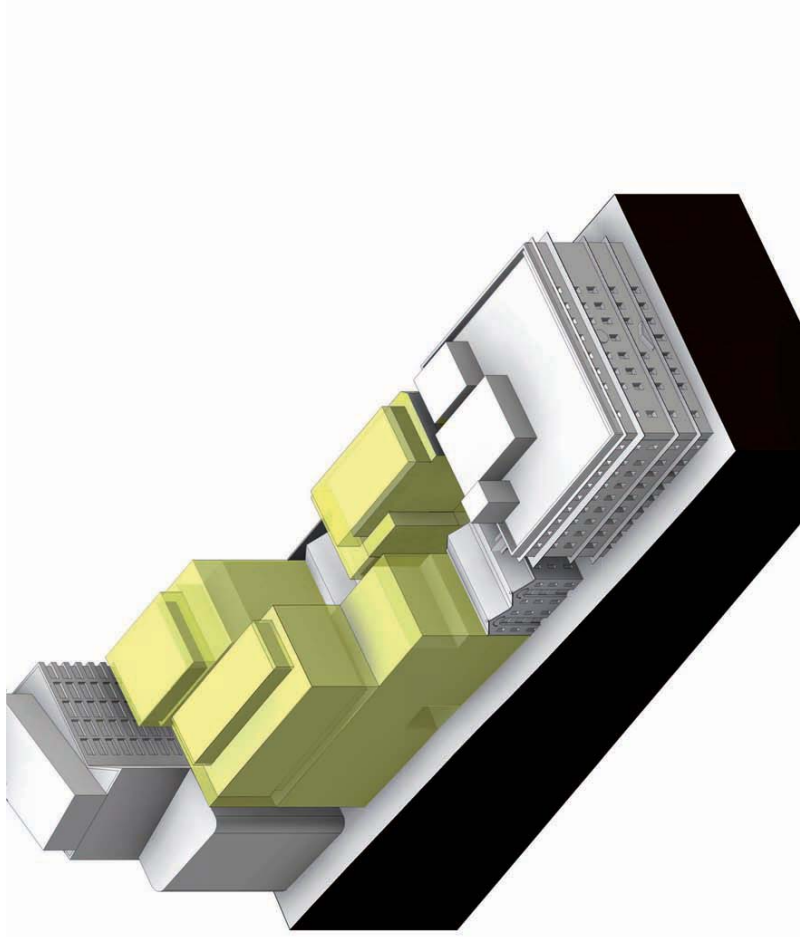
Young and Loftus block axonometric view



Planning Provisions

Proposed built form envelope

Young and Loftus block



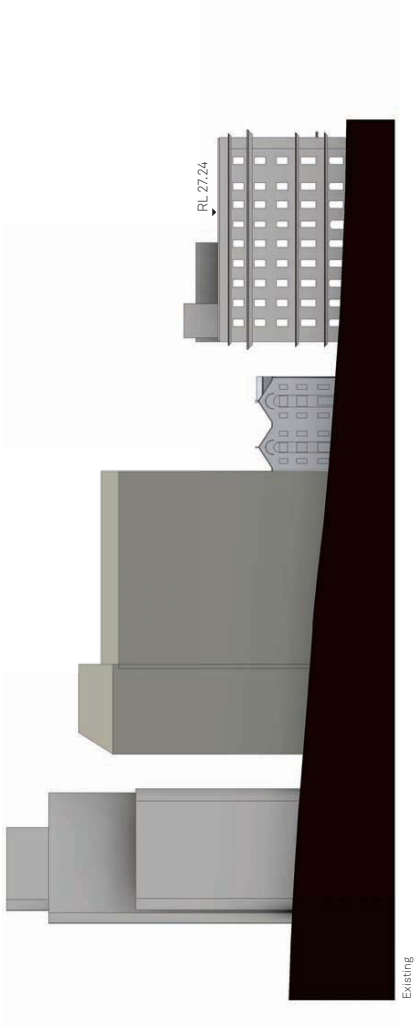
Plan view



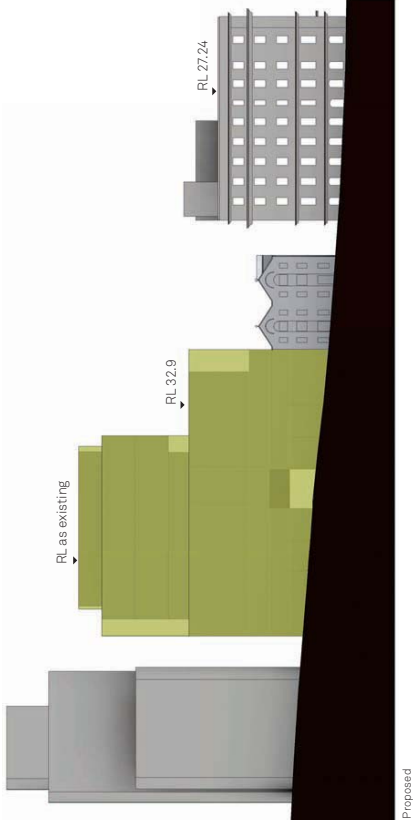
Planning Provisions

Proposed built form envelope

Young and Loftus block Loftus Street elevation



Existing

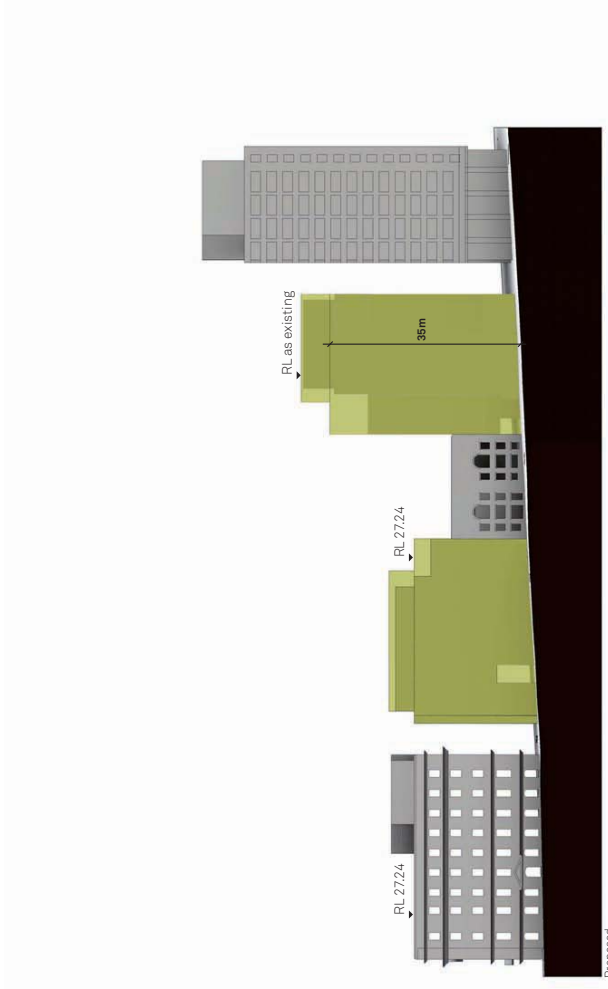
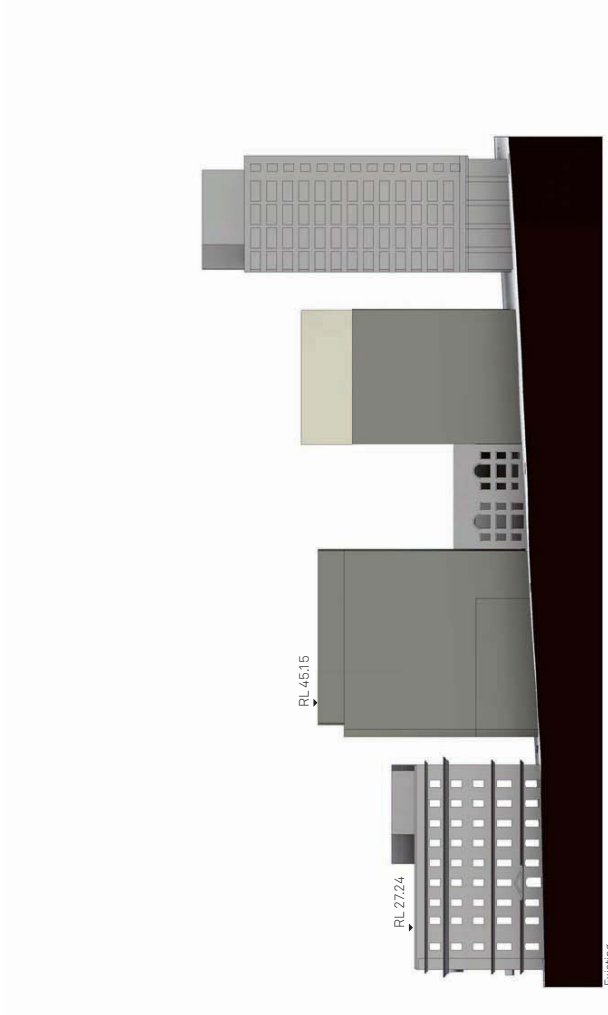


Proposed

Planning Provisions

Proposed built form envelope

Young and Loftus block





# A

Case Study 1

**QVB, Melbourne**

**Positive Attributes**

- Highly permeable public domain
- Clear wayfinding / layout around central square
- Good balance of retail, food and beverage

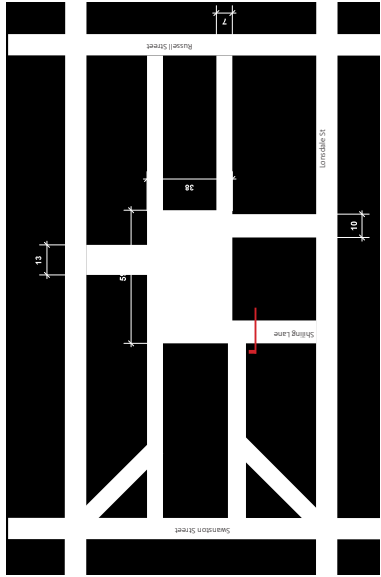
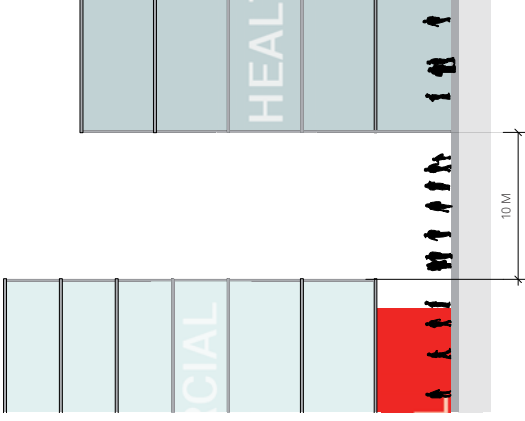


Figure Ground, not to scale



Indicative section, not to scale



Case Study2

St Christophers Plaza, London, UK

- Positive Attributes
  - \_Range of laneway widths creates unique character
  - \_Clear wayfinding/structure
  - \_Good temporary art/illumination installations
  - \_Good range of retail, food and beverage

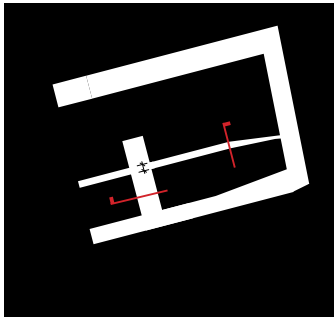
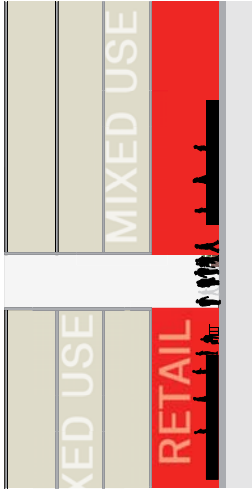
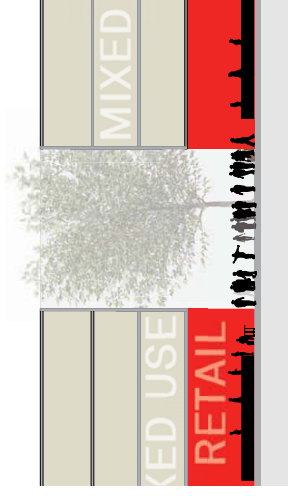


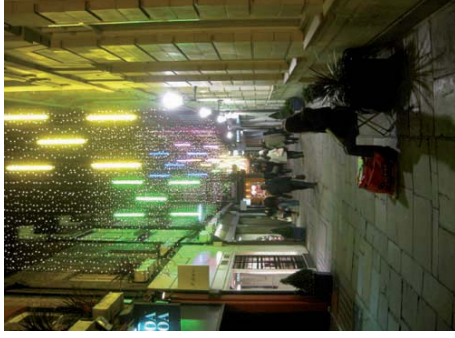
Figure ground, not to scale



Indicative section, not to scale



Indicative section, not to scale



**Case Study 3**

**Britomart Development, Auckland Waterfront, New Zealand**

- Positive Attributes**
- Highly permeable public domain
  - Clear wayfinding / layout around central square
  - Good balance of retail, food and beverage
  - Small scale lanes providing interest and intrigue
  - Awnings and plantings providing shelter/weather protection

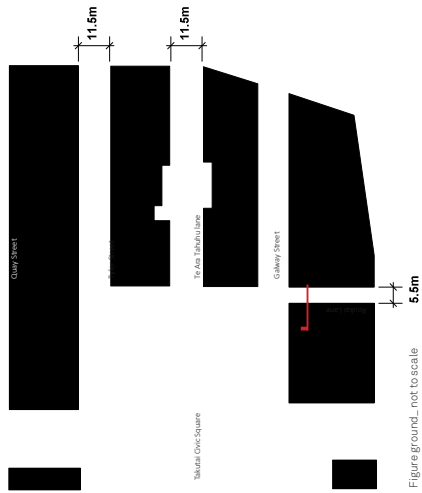


Figure ground, not to scale



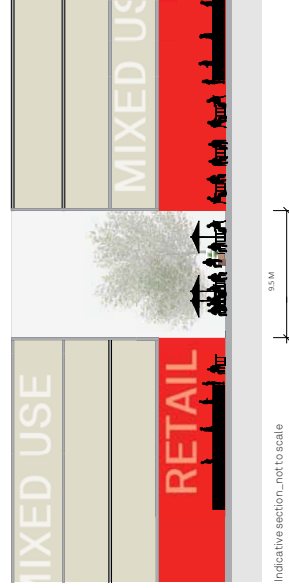
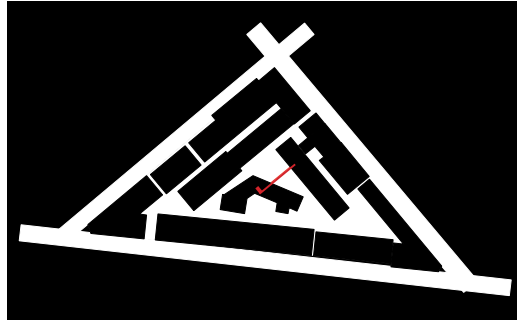
Figure ground, not to scale



**Case Study 4**

**Neals Yard, London, UK**

- Positive Attributes**
- Wide laneway good for landscape opportunities and space for seating/dining zones.
  - Low rise traditional courtyard development with good solar access



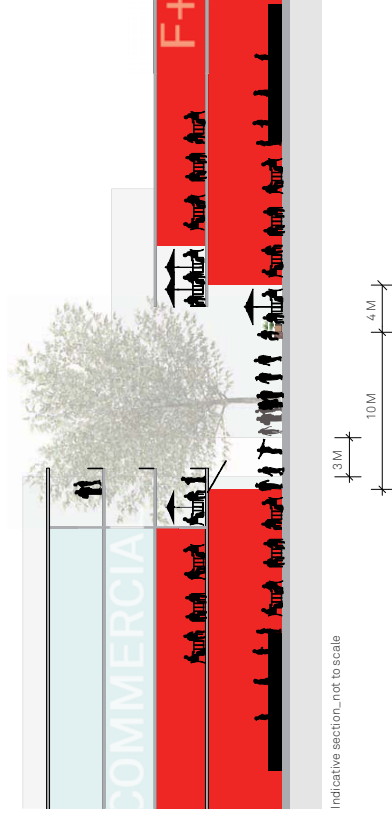
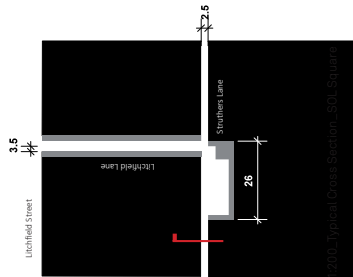
Indicative section, not to scale

Case Study 5

Sol Square, Christchurch, New Zealand

Positive Attributes

- Highly permeable public domain
- Clear wayfinding / layout around central square
- Two level food and beverage creates enhanced atmosphere in square/lanes





## Australia

### Adelaide

HASSELL  
Level 15  
70 Hindmarsh Square  
Adelaide SA  
Australia 5000  
T +61 8 8220 5000  
E [adelaide@hasselstudio.com](mailto:adelaide@hasselstudio.com)

### Brisbane

HASSELL  
36 Warry Street  
Fortitude Valley QLD  
Australia 4006  
T +61 7 3914 4000  
E [brisbane@hasselstudio.com](mailto:brisbane@hasselstudio.com)

### Melbourne

HASSELL  
61 Little Collins Street  
Melbourne VIC  
Australia 3000  
T +61 3 8102 3000  
E [melbourne@hasselstudio.com](mailto:melbourne@hasselstudio.com)

### Perth

HASSELL  
Podium Level, Central Park  
152 – 158 St Georges Terrace  
Perth WA  
Australia 6000  
T +61 8 6477 6000  
E [perth@hasselstudio.com](mailto:perth@hasselstudio.com)

### Sydney

HASSELL  
Level 2  
88 Cumberland Street  
Sydney NSW  
Australia 2000  
T +61 2 9101 2000  
E [sydney@hasselstudio.com](mailto:sydney@hasselstudio.com)

## China

### Beijing

HASSELL  
Building A7  
50 Anjiajiaou  
Chaoyang District  
Beijing 100125 China  
T +8610 5126 6908  
E [beijing@hasselstudio.com](mailto:beijing@hasselstudio.com)

### Chongqing

HASSELL  
28F, International Trade Centre  
38 Qing Nian Road  
Yu Zhong District  
Chongqing 400010 China  
T +8623 6310 6888  
E [chongqing@hasselstudio.com](mailto:chongqing@hasselstudio.com)

### Hong Kong SAR

HASSELL  
22F, 169 Electric Road  
North Point Hong Kong SAR  
T +852 2552 9098  
E [hongkong@hasselstudio.com](mailto:hongkong@hasselstudio.com)

### Shanghai

HASSELL  
Building 8 Xing Fu Ma Tou  
1029 South Zhongshan Road  
Huangpu District  
Shanghai 200011 China  
T +8621 6887 8777  
E [shanghai@hasselstudio.com](mailto:shanghai@hasselstudio.com)

### Shenzhen

HASSELL  
37F, Landmark  
4028 Jintian Road  
Futian District  
Shenzhen 518035 China  
T +86755 2381 1838  
E [shenzhen@hasselstudio.com](mailto:shenzhen@hasselstudio.com)

## South East Asia

### Bangkok

HASSELL  
18F, K Tower  
209 Sukhumvit Soi 21  
Klongtoey-Nua Wattana  
Bangkok 10110 Thailand  
T +66 2207 8999  
E [bangkok@hasselstudio.com](mailto:bangkok@hasselstudio.com)

### Singapore

HASSELL  
17A Stanley Street  
068736 Singapore  
T +65 6224 4688  
E [singapore@hasselstudio.com](mailto:singapore@hasselstudio.com)

## United Kingdom

### Cardiff

HASSELL  
4th Floor, James William House  
9 Museum Place  
Cardiff CF10 3BD United Kingdom  
T +44 29 2072 9071  
E [cardiff@hasselstudio.com](mailto:cardiff@hasselstudio.com)

### London

HASSELL  
Level 2, Morelands  
17 – 21 Old Street  
Clerkenwell  
London EC1V 9HL United Kingdom  
T +44 20 7490 7689  
E [london@hasselstudio.com](mailto:london@hasselstudio.com)