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# LEND LEASE CIRCULAR QUAY

Urban Design Analysis Report

Supporting Volume

Prepared for Lend Lease  
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Addendum September 2014

**HASSELL**



Front cover image: Aerial photograph of Circular Quay project location. Photography by Airview Online

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## Executive Summary



Figure\_1. A new vibrant laneway network (Artist's impression)

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**Executive Summary**

This Urban Design Report is submitted as supporting documentation for a Planning Justification Report. The Planning Proposal seeks an amendment to the Sydney Local Environment Plan 2012 (SLEP 2012) and Sydney DCP 2012 to facilitate the redevelopment of 182 George Street, 174-176 George Street (Jacksons on George) and 33-35 Pitt Street together with Crane Lane and part of the adjacent site at 200 George St (Mirvac triangle). This report has been prepared by HASSELL on behalf of Lend Lease Development.

This report:

- outlines the urban design and planning context of the proposal,
- summarises the key urban design and built form strategies that may guide any future development,
- describes clearly the proposed maximum envelope for which approval is sought,
- outlines the impacts of this envelope in terms of key views and overshadowing,
- describes an indicative massing option that may sit within this proposed maximum envelope useful to illustrate the appropriateness of the envelope, and
- compares the public benefits of the proposed amendments to the current DCP.

The proposed amendment seeks to facilitate the redevelopment of a significant site in Sydney's city centre, located on George Street and within close proximity to Circular Quay. The project will create an internationally recognised business address together with a new network of lanes and publicly accessible spaces that radiate social, cultural and environmental benefits outwards to surrounding areas, contributing to the transformation of George Street and Circular Quay.

The opportunity for the proposed amendment will be made possible by transferring a notional floor space allowance from 182 George Street, 176 George Street (Jackson on George) and Crane Lane to the 33-35 Pitt Street site, thereby creating a new commercial tower with a network of publicly accessible spaces including laneways and a new plaza. Additional notional floorspace could also be

transferred from Rugby Club (optional site) pending negotiations with the club.

The new plaza facing George Street will address the deficit of urban open space in the city centre, delivering a space that is basked in sunlight for residents, visitors and workers to enjoy.

A new fine-grain network of laneways will capture an essence of discovery and diversity, contributing to a more engaging, lively and connected city.

The project will deliver distinct publicly accessible spaces, stitched into the fabric of the city. People will be prioritised with spaces for dining, shopping and relaxing; places that are comfortable, safe and active both during the day and at night. The built form and landscape will be an exemplar of high quality, sustainable design.

In accordance with the objectives of the APDG DCP 2012, the proposal seeks to achieve:

- high quality urban form,
- a development with major public benefits,
- publicly accessible open space with active use, and linked to the surrounding streets with a network of lanes,
- new commercial premises,
- the protection of sunlight to identified public spaces such as Australia Square, and
- the creation of opportunities for views to and from Circular Quay.

The project will also be a catalyst to realise both the City of Sydney's and the NSW Government's vision for George Street and the precinct, building on the goals of the NSW 2021 and Sustainable 2030 vision. A development of this scale will enable and enhance Sydney's:

- commercial growth, global innovation and competition,
- environmental performance and sustainable development,
- integrated and connected transportation network,
- pedestrian and cycle routes,
- city centre as a lively and engaging place, and
- cultural and creative precinct.

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## Introduction





## 01 Introduction

### Site Identification

#### Site Location

The Lend Lease Circular Quay site is located within the block bounded by Alfred, Pitt, Dalley and George Streets, referred to as the APDGG block. A study on the APDGG block was completed in 2009 by the Government Architect's Office and helped inform the site specific controls for the APDGG block incorporated into the Sydney DCP 2012. The APDGG DCP controls and objectives aim to ensure an integrated approach to development and to facilitate the delivery of new and enhanced public spaces and connections.

Located one block from Circular Quay, the subject site is in a prominent setting within the city, close to Sydney's most iconic tourist attractions, including the Opera House, Harbour Bridge and The Rocks. It is also on the edge of the City's financial district. A number of public transit options also lie in close proximity, including ferries, trains and buses from Circular Quay and the proposed CBD and South East Light Rail.



Figure..1.1. Subject site within APDGG block



Figure..1.2. Indicative subject site within APDGG block

## 01 Introduction

### Site Identification

#### Site

Site amalgamation has provided a real potential to achieve significant public domain benefits across the subject site. There is an opportunity for floor space to be redistributed across the development block to maximise the area of publicly accessible open space. Lend Lease currently controls 178-186 George Street (currently known as 182 George Street), 174-176A George Street (known as Jacksions on George), and 33-35 Pitt Street. There is potential for Crane Lane and the 'Mirvac Triangle' to be acquired through land swap agreements and for the Rugby Club to be integrated as an optional site.

For the purposes of this report:

- The block bounded by Alfred, Pitt, Dalley and George Streets will be referred to as the **'APDG block'**.
- Sites under control by Lend Lease will be referred to as **'sites under Lend Lease control.'**
- The 'Mircvac triangle' and Crane Lane will be referred to as **'the land swap sites.'**
- Sites under LL control + the land swap sites = **'SUBJECT SITE.'**
- The Rugby Club site will be referred to as **'optional addition to subject site.'**

**“The scale and positioning of the project represents the anchor for a new green precinct in the Sydney CBD”**

Elton Consulting, December 2013

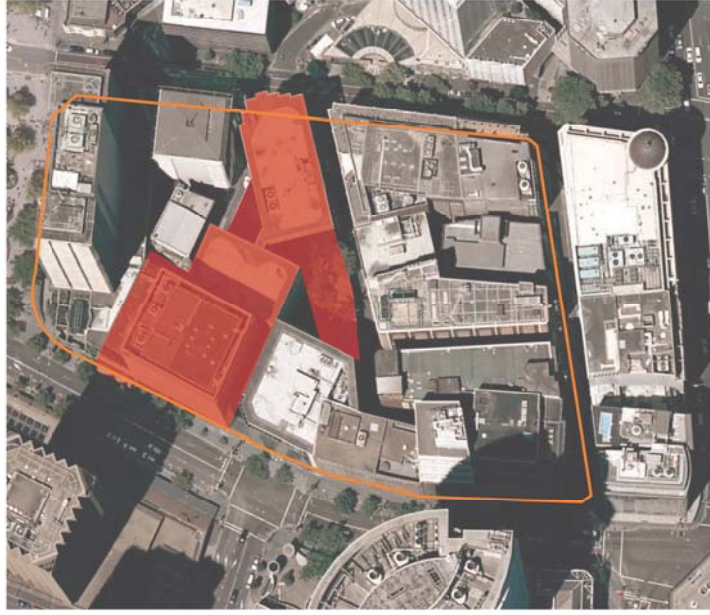


Figure 1.3. Indicative Lend Lease owned sites within APDG block

- Sites under Lend Lease control
- APDG block



Figure 1.4. Subject site and optional addition within APDG block

- Sites under Lend Lease control
- Rugby Club (optional addition to subject site)
- Crane Lane (land swap)
- Mirvac triangle (land swap)
- Subject site
- Optional addition to subject site

## 01 Introduction

### Site History

#### History

The surrounding landscape in which the subject site lies has historically been of great importance. It was largely attractive to both the Aboriginal and European peoples due to its location on Sydney Harbour with access to a fresh water supply from the Tank Stream.

The area surrounding the subject site was intensively used from Pre-European times. It developed rapidly as the epicentre and front entrance of the new colony as a quay was established on Sydney Cove.

As Sydney grew the area transformed into an urban landscape, dominated by industrial and civic buildings and land uses.

The predominant uses of the subject site evolved in line with changes to markets and technologies in modern times, with commercial and residential towers replacing warehouses and industrial yards.



01



02

#### Pre European

Before European settlement there were thirty-four bands or tribes of Aboriginals with three separate language groups occupying the Sydney area. Of these, the Gadigal people were located in the area that is now known as Circular Quay. The harbour was a source of food and they used fishing line made out of tree bark to catch fish. The Tank Stream provided a supply of fresh water. Rock carvings have been found around Sycney Harbour including seventeen at Balls Head. Most of these have been covered by road surfaces.



03

**“The mudflats of the Tank Stream estuary were reclaimed and the level of the land raised”**

Orwell & Peter Phillips, 2014.



05



06

#### 1844 - Semi Circular Quay

Semi Circular Quay was built on the Tank Stream estuary's reclaimed tidal flats. Large numbers of convicts were used in the construction which began in 1837 and was completed in 1844.



04

#### 1788 - Tank Stream

Captain Arthur Phillip ordered the new colony to be built around the Tank Stream for the same reason as Aboriginal people - to secure a dependable source of fresh water. He then ordered convicts to deepen the Tank Stream and construct storage tanks in the local sandstone. Each tank measured five metres deep and held nearly 20,000 litres of water.



07



08



09

#### 1860s - 1880s - The Wool Sheds

The Wool Sheds in Circular Quay began to be constructed in the mid 1860s. In the 1870s and '80s the wool industry underwent a period of sustained period of growth. During this period Sydney rose to prominence in the handling of wool to rival Melbourne and Geelong. By the end of the 1880s Sydney, Melbourne and Geelong were emerging as a competitive threat to London in the wool market.

Text reference:  
The NSW Public Works Department's development plan for Circular Quay, 1885, from The Design of Sydney by Peter Webber

**“The subject site as a whole is part of the earliest settled area of Sydney Cove, although no visible trace remains of this early history”**

Orwell & Peter Phillips, 2014

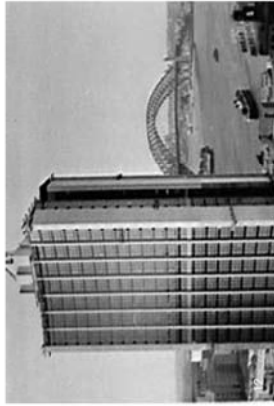


10



1900 - The Plague

In 1900 The Plague finally reached Sydney's shores via ships arriving from Hong Kong. Cleansing operations were organised and included the demolition of 'slum' buildings around the harbour area. This work ultimately changed the face of the harbour as it had existed up until that point and it was in 1901 that the Sydney Harbour Trust gained control over much of the area.



1962 - 71 - Contemporary Progress

The Wool Sheds around Circular Quay began to be demolished around the 1950s in a move that was symbolic of the transition in Australian society. ICI House opened in 1957 and was followed by the AMP Building (1962), Gold Fields House (1966) and Harry Seidler's Lend Lease House (1971) after the building height limit of 45.7 metres was lifted. The area's function was changing to a commuter hub with trams and ferries. Circular Quay station was opened in 1956 and was followed by the Cahill Expressway in 1962.



15



16



17

1973 - The Opera House

The Opera House was a project that fundamentally changed Circular Quay. Replacing the Fort Macquarie Tram Depot, and with construction beginning in 1959, the Opera House became a defining part of Sydney. Today it is a UNESCO World Heritage Site and is visited by over seven million people per year. Of these, 1.2 million attend one of the 1500 concerts performed yearly. The Opera House has reinforced Circular Quay as Sydney's primary visitor heartland.

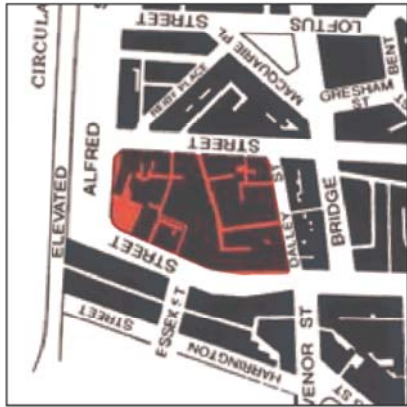
Figure 1.5 - Historical images

01. One of the NSW Aborigines befriended by Governor Macquarie (Mitchell Library, State Library of NSW)
02. Aboriginal woman in canoe fishing with a line c1805 (Mitchell Library, State Library of NSW)
03. Tank Stream painting by J. Skinner Prent (Mitchell Library, State Library of NSW)
04. First Fleet at anchor in Sydney Cove, with Tank Stream at the bottom of the sketch (National Library of Australia)
05. Sketch of Circular Quay c1874
06. Sketch of Circular Quay c1870s
07. Photograph of wool ships at Circular Quay c1889 (Australian National Maritime Museum)
08. Wool stores in Circular Quay, Mitchell Library, State Library of NSW
09. Wool stores in Circular Quay c1890s (Mitchell Library, State Library of NSW)
10. Photograph of Exeter Place in Sydney during the Bubonic plague c1800 (Mitchell Library, State Library of NSW)
11. Professional rat catchers during the Bubonic plague outbreak in Sydney c1900 (photographed by John Degeard, Jr.) (Mitchell Library, State Library of NSW)
12. Photograph of Gold Fields House (Mitchell Library, State Library of NSW)
13. Photograph of the Cahill expressway c1900-1910 (Mitchell Library, State Library of NSW)
14. AMP building under construction in late 1950's (Mitchell Library, State Library of NSW)
15. Opera House under construction c1970 (Mitchell Library, State Library of NSW)
16. Opera House under construction c1985 (Mitchell Library, State Library of NSW)
17. Opera House under construction c1985 (Mitchell Library, State Library of NSW)



# 01 Introduction

## Site History



04

To make way for the creation of the Cahill Expressway, several buildings on the APDG block were demolished in 1948. By the time the expressway was opened in 1958, Circular Quay had developed its modern form. In the demolition of these buildings, the first intersection between George and Alfred Streets was created.



05

The first recorded planning initiatives for Circular Quay came from the Sydney Cove Improvements Committee, which was a private group of civic-minded citizens including representatives from surrounding landholdings or major office buildings. In March 1962 a planning scheme was presented by the Committee to the Sydney City Council. The scheme presented sought to create an extensive pedestrian space adjoining the Quay with a new street parallel to Alfred Street behind. This new connection would have divided the APDG block to form part of the new pedestrian public space.



06



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Stemming from the City of Sydney Strategic Plan 1971 which outlined the concept of creating a 'valley floor' in Sydney CBD, Gold Fields House and the AMP Building were termed the "gateposts" of the city and helped to reflect the topography of the city. Recent development around the Quay has eroded this concept and there is now a more uniform tower height along the waterfront.

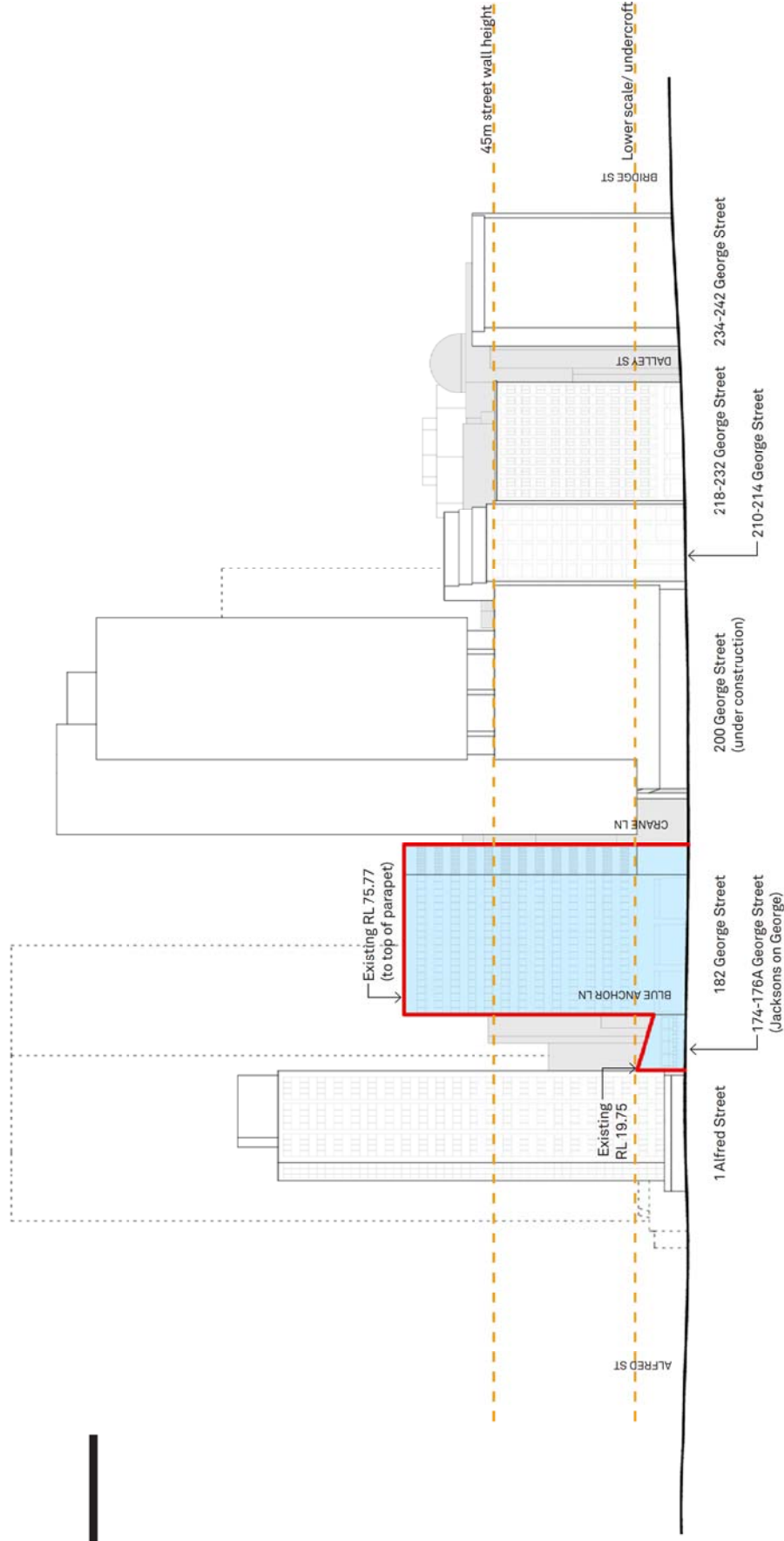
Figure 1.6. Historical images

- 01. Plan by James Meehan, 1807, City of Sydney archives
- 02. Plan of the Town and Suburbs of Sydney, 1822
- 03. Development plan, 1854, City of Sydney archives
- 04. Development plan, 1912, City of Sydney archives
- 05. Model of the 1962 scheme of Circular Quay by Prof. Denis Winston from The Design of Sydney by Peter Webber
- 06. The NSW Public Works Department's development plan for Circular Quay, 1965, from The Design of Sydney by Peter Webber

Text reference:  
The NSW Public Works Department's development plan for Circular Quay, 1965, from The Design of Sydney by Peter Webber

**01 Introduction**  
Site Today

**Existing George Street Elevation**



Figure\_1.7 Existing George Street elevation



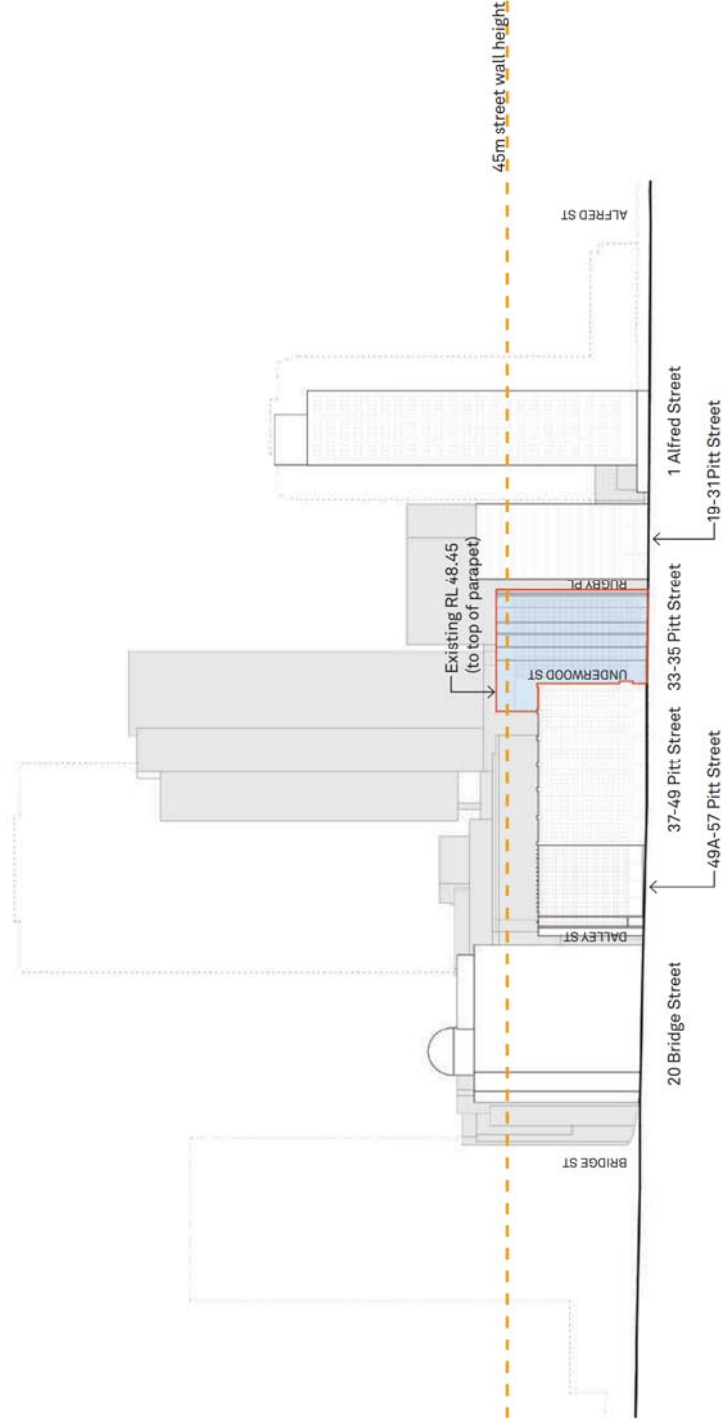
**01 Introduction**  
Site Today



Figure 1.8, Panorama along George Street

**01 Introduction**  
Site Today

**Existing Pitt Street Elevation**



Figure\_1.8. Existing Pitt Street elevation

# 01 Introduction

## Site Today



Figure\_1.10: Panorama along Pitt Street

# 01 Introduction

## Strategic Planning Context

### Key Documents

The documents included to the right and on the following page outline the key strategic directions that set the planning context for the APDG block. A short description and some of the key opportunities and directions that apply directly to the APDG block are provided under each document.



Figure\_1.11. Sydney 2030

Sydney 2030 is an extensive report outlining a comprehensive vision for Sydney's short term future. The report was generated in 2007-2008 with multiple inputs ranging from community forums to expert consultants such as Jan Gehl.

#### Key opportunities and directions include:

- \_ Contributing to the creation of a "globally competitive and innovative City" through the development of a world class commercial tower.
- \_ Increasing connectivity and accessibility through a network of laneways and through site links.
- \_ Improved links to the harbour through north south connections.
- \_ Potential inclusion of state-of-the-art green technologies to work towards a sustainable future and a city that is a 'leading environmental performer'.



Figure\_1.12. Public Spaces - Public Life

The Public Spaces - Public Life report was a comprehensive review and set of recommendations focusing on Sydney CBD provided by Gehl Architects. It provided a framework for the 2030 vision. The subject site has potential to become an important ancillary space supporting the larger network of public amenity around Sydney.

#### Key opportunities and directions include:

- \_ Adding to the network of linked city squares along George Street to create a focus for public life.
- \_ Revitalising existing and creating new built form linked with active laneways and public spaces to increase vibrancy and pedestrian activity through active edges, 'fine grain' retail and diversity of uses.
- \_ Desire for 50% of all street and lane frontages to have fine grain retail less than 6 metres in width.
- \_ Creating a laneway network that has a pedestrian priority and ground floor active uses with low levels of vehicle access.
- \_ Providing for cyclists through a cycle hub.



Figure\_1.13. OPEN Sydney

Open Sydney was a report generated by the City of Sydney under the Sydney 2030 scheme. It highlights the development and support of Sydney's night time economy as a key priority. The vision states that Sydney at night will be connected, diverse, inviting and responsive. The subject site includes Jacksons on George which falls under the Late Night Management Area defined in the DCP. With increased public amenity and activation around the subject site, there is an opportunity to increase this area to include other areas of the subject site.

#### Key opportunities and directions include:

- \_ Creating welcoming and safe public spaces and lanes both during the day and at night.
- \_ Contributing to Sydney's emerging small bar scene and dining culture.
- \_ Adaptability of spaces to be used both day and night.



Figure\_1.14. The Fine Grain

This report reviews the role of Sydney's city centre in the context for the wider city and proposes that the city centre needs to attract a wider range of users across different times of the day and weeks in order to activate the lanes and small spaces. The subject site has a range of laneways of different sizes which has the potential to link places in the north of the CBD and create a vibrant and activated system of public spaces.

#### Key opportunities and directions include:

- \_ Introducing new and creative uses in underutilised or hidden spaces.
- \_ Contributing to a vibrant cultural life through innovative and site specific public art installations, both temporary and permanent.
- \_ Legible laneways with reduced clutter and removable furniture.



Figure 1.15. City Art: Public Art Strategy

The City of Sydney Public Art Strategy outlines how public art is fundamental to achieving the goals for Sydney 2030.

Eight guiding principles describe how public art is to benefit the urban fabric of Sydney, including:

- Align significant City Art projects with major Sustainable Sydney 2030 urban design projects.
- Support local artists and activate city sites with temporary art projects.
- Promote high quality public art in new development.

Located on George Street, the subject site is linked with one of the main projects listed in the Strategy. Art will form an integral part of activating any public space within the subject site.



Figure 1.16. Sydney Streets Code 2013

The Sydney Streets Code is part of the Public Domain Design Codes which include guidelines for all public domain improvements including streets, footpaths, landscaping and public spaces within the City of Sydney.

The subject site is within the City Centre and Gateways Standard Palette. The guide specifies:

- Ground surface treatments including paving, kerbs and tree pits.
- Street furniture including seating, bollards, lights, bicycle racks and rubbish bins.



Figure 1.17. Street Tree Master Plan 2011

The City of Sydney Street Tree Master Plan (2011) is used to manage tree resources, specifically to guide the locations and species of future street planting as required by natural succession and as part of development.

The following species are specified for the streets surrounding the subject site:

1. Alfred Street:
  - *Ficus microphylla* (Hills Weeping Fig)
  - *Platanus acerifolia* (London Plane)
2. Pitt Street:
  - *Fraxinus pennsylvanica* (Green Ash)
3. George Street:
  - *Platanus acerifolia* (London Plane)
4. Dalley Street:
  - no species allocated
5. Bridge Street:
  - *Celtis australis* (Southern Hackberry)

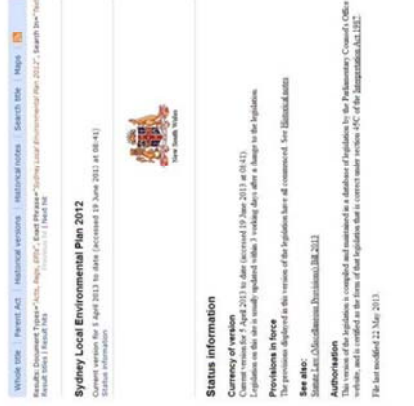


Figure 1.18. Sydney LEP 2012

The Sydney Local Environmental Plan 2012 is the principal planning instrument for the subject site.

(Refer to the individual maps and analysis later in this chapter for a summary of objectives and provisions that relate specifically to the subject site. Also, refer to Chapter 05 - Built Form Strategies, for a summary of relevant built form controls.)



Figure 1.19. Sydney DCP 2012

The Sydney Development Control Plan 2012 is a supporting document to the Sydney Local Environmental Plan 2012 and provides more detailed provisions to guide development. Section 6.1.4 of the DCP outlines a list of objectives and provisions that apply directly to the APDG block.

(Refer to the individual maps and analysis later in this chapter for a summary of objectives and provisions that relate specifically to the subject site. Also, refer to Chapter 06 - Planning Provisions, for a comparative analysis between the current and proposed amendment to Sydney DCP 2012.)

## 01 Introduction

### Strategic Planning Context

#### Subject Site in the Strategic Planning Context

As established in Sydney 2030 and supporting documents, the City of Sydney's vision for George Street is that it forms the centrepiece of the extension and enhancement of the city's public space network, linking three major public spaces: Circular Quay, Town Hall Square and Railway Square. George Street's role as the main pedestrian and transportation spine of Sydney is to be strengthened with the addition of the proposed CBD and South East Rail Link, due for completion in 2020.

The subject site will provide a significant contribution to this open space network through the creation of a network of plazas and re-activated laneways related to George Street.

**The subject site is in a strategic location, close to Circular Quay and spanning the block between two of Sydney's main north south streets. This place has the potential to integrate with planned public domain upgrades, as well as reflecting the cultural and natural heritage of its location.**

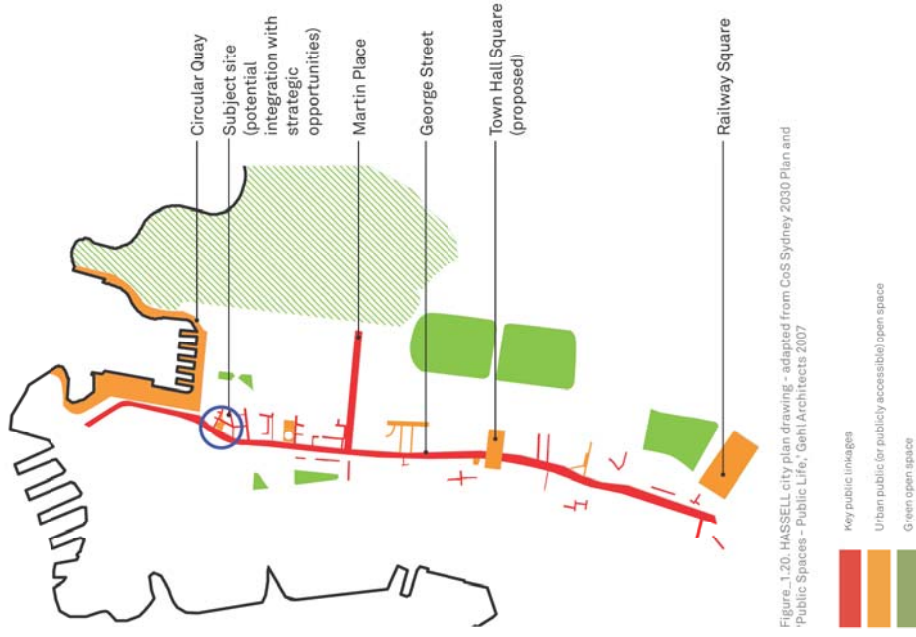
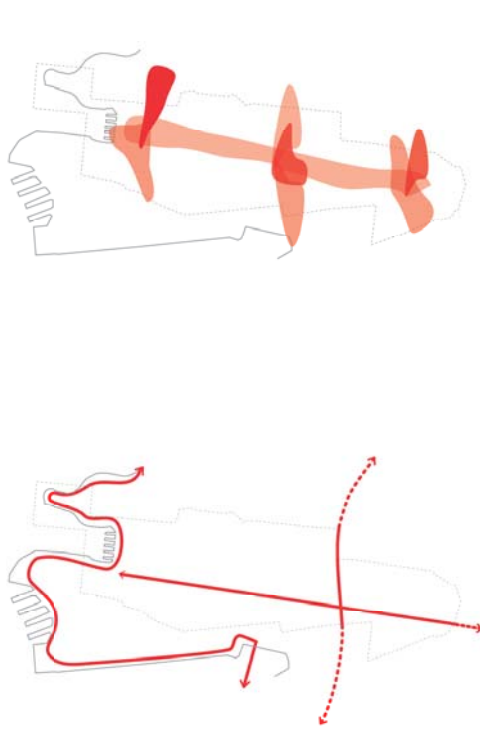
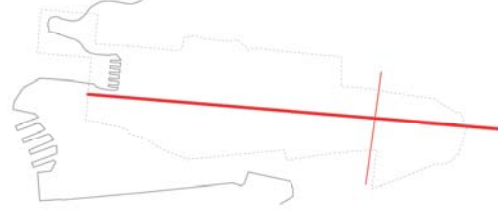


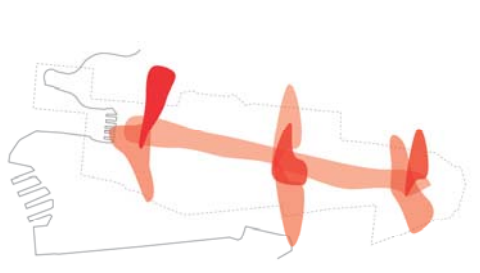
Figure 1.20. HASSELL city plan drawing - adapted from CoS Sydney 2030 Plan and 'Public Spaces - Public Life', Gehl Architects 2007



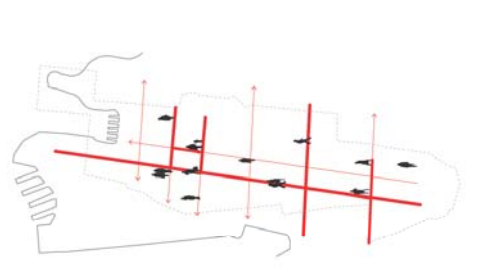
a better city for cycling



a strong public transport city



a diverse, inclusive and lively city



a better city for walking

# 01 Introduction

## Strategic Planning Context

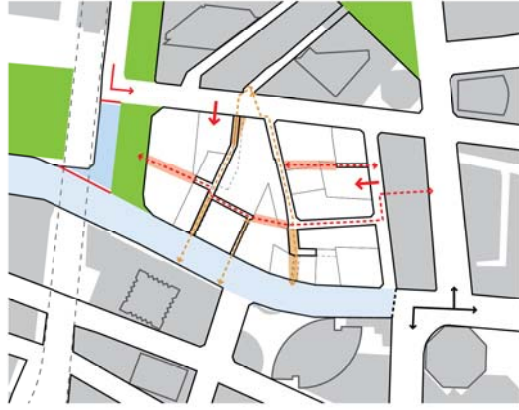
### Recent Investigations – Alfred, Pitt, Dalley and George Streets Site (APDG) – Urban Design Study

Prepared for the City of Sydney in 2009 by the Government Architect's Office, this Urban Design Study was completed to help guide the formulation of appropriate development controls for the APDG block. The aim was for the establishment of an effective planning framework that ensures future development is of a high quality both in the public and private domains.

#### Outcomes

- The study identified a number of significant outcomes that could be achieved through redevelopment of the subject site:
  - A connected and active laneway network.
  - A new publicly accessible square by transferring floor space from the block into new commercial towers.
  - Public benefits can be further realised and strengthened through coordinated planning and redevelopment.

Some of the key opportunities identified in the study are outlined in the adjacent diagrams. Some of the opportunities identified were not adopted, such as the pedestrianisation of George Street north of Hunter Street.



### Extend and enhance pedestrian connections

Figure\_1.22. Networks (Government Architect's Office)

- KEY
- Create new continuous north-south link(s)
  - Enhance east-west links
  - Pedestrianise Alfred Street (expand Herald Square)
  - Divert traffic from Alfred Street
  - Consolidate vehicular entries
  - George Street closure
  - Divert traffic from George Street



### Augment the city's public domain

Figure\_1.23. Public Domain (Government Architect's Office)

- KEY
- Expand and enhance Herald Square as the northern city square
  - Connect Herald Square to First Fleet Park
  - Upgrade public domain of laneways and Pitt and George Streets
  - Create Tenk Stream interpretive artwork



### Activate streets and laneways

Figure\_1.24. Activity (Government Architect's Office)

- KEY
- Create built form that supports active uses:
    - More than 80% active uses (medium grain)
    - More than 50% active uses (fine grain - 6m frontages)
  - Continuous awnings over public domain



### Create places of high diversity and quality

Figure\_1.25. Built Form (Government Architect's Office)

- KEY
- Reinforce existing street walls (no colonnades)
  - Align active edge with street frontage and provide awnings
  - Create high amenity towers with adequate separation
  - Create solar access paths into block
  - Potential solar access

# 01 Introduction

## Strategic Planning Context

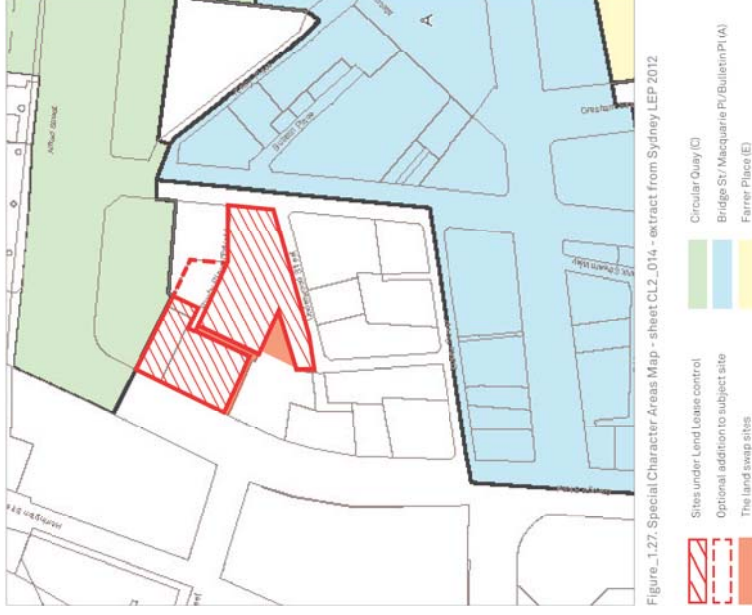
### Reference document\_Sydney Local Environmental Plan 2012

#### Land Zoning Map

- According to the Sydney LEP 2012:
- The subject site is zoned B8 Metropolitan Centre.
  - All types of metropolitan land uses are permitted with consent.
  - The objectives of this zone include:
    - To recognise and provide for commercial, retail and entertainment for Australia's role in the global economy.
    - To provide for intensity of land use.
    - To permit diversity of compatible land use characteristic of Sydney's global status.
    - To encourage alternative modes of transport to private vehicle (e.g. walking, cycling).
    - To promote active street frontages.

#### Special Character Areas Map

- According to the Sydney LEP 2012:
- The subject site is not a special character area.
  - To the north of the subject site is the Circular Quay Special Character Area. This area is characterised by public spaces "facilitating unique views to the water, the Harbour Bridge and the Opera House, and also views from the water to the City beyond."
  - To the east and south is the Bridge Street/Macquarie Place/Bulletin Place Special Character Area. This area is characterised by "A cohesive group of landmark sandstone buildings, some occupying whole blocks, define important public spaces and corners."
- Special Character Areas should ensure appropriate height transitions between new development and heritage items and assist with the conservation of sandstone.





# 01 Introduction

## Strategic Planning Context

### Reference document\_Sydney Local Environmental Plan 2012

#### Heritage Map

According to the Sydney LEP 2012 there are no items listed of heritage significance on the subject site. Several local heritage items are located in the vicinity of the subject site:

- Tank Stream
- 30 Pitt Street
- 42-44 Pitt Street
- Tank Stream Fountain
- 1 Macquarie Place
- Bulletin Place

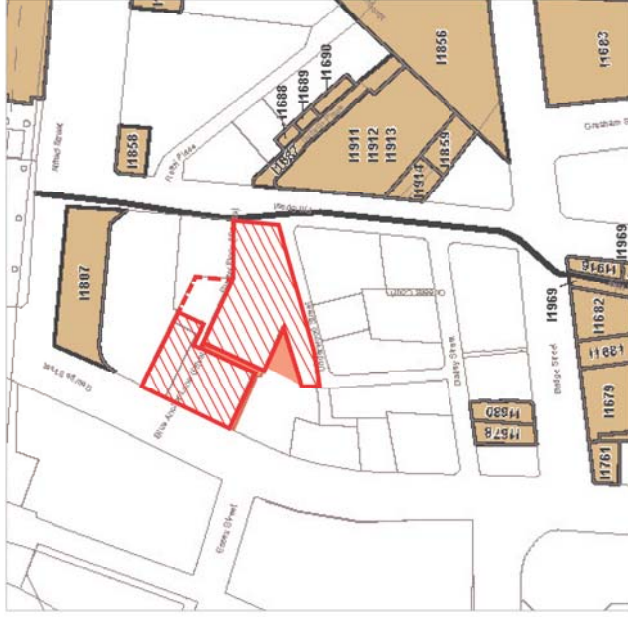
(Refer to Chapter 02 - Site Analysis and the report titled 'Built Heritage Assessment', by Orwell & Peter Phillips Pty Ltd (November 2013) for a further assessment of the subject site heritage).

#### Sun Access Protection Map

According to the Sydney LEP 2012 the subject site does not fall within land affected by Sun Access Planes as defined by LEP controls.

However, under clause 6.19, no additional overshadowing to the following places (relevant to proposal) is permitted:

- Australia Square Plaza - 12:00-14:00
- Lang Park - 12:00-14:00
- Macquarie Place - 10:00-14:00



Figure\_1.28. Heritage Map - sheet HER\_014 - extract from Sydney LEP 2012

- Sites under Land Lease control
- Optional addition to subject site
- The land swap sites
- General Heritage Item



Figure\_1.29. Sun Access Protection Map - sheet SAP\_014 - extract from Sydney LEP 2012

- Sites under Land Lease control
- Optional addition to subject site
- The land swap sites
- Land affected by Sun Access Planes
- Area Protected by Sun Access Plane
- No Additional Overshadowing

## 01 Introduction

### Strategic Planning Context

#### Reference document: Sydney Development Control Plan 2012 – Specific Sites – APDG block

Section 6.1.4 of Sydney DCP 2012 provides alternate controls for the APDG block to ‘unlock’ capacity in Central Sydney and create a high quality urban form.

The objectives of this plan include:

- Provide detailed controls to satisfy the provisions of Part 6, Division 3 ‘Height of Buildings and Overshadowing’, Clause 6.20 Alternative Building Heights in Sydney LEP 2012.
- Facilitate the redevelopment of the APDG block to achieve a high quality urban form.
- Ensure that development on the APDG block results in major public benefits.
- Ensure the publicly accessible open space near the centre of the APDG block fronted with active uses and linked to surrounding streets with a network of lanes and through-site links.
- Maintain the legibility of the historical alignment of laneways and through-site links within the APDG block.
- Enable additional building height at certain sites where the development of the APDG block provides for publicly accessible open space, lanes and through-site links.
- Encourage commercial uses at the southern end of the APDG block.
- Protect sunlight access to Australia Square.
- Create opportunities for views to and from Circular Quay.

#### Development Blocks Map

The Development Blocks Map (extract from Sydney DCP 2012) is indicated in Figure 1.30.

- The DCP identifies Development Block 1 as including 33-35 Pitt Street, 37-57 Pitt Street, 6-8 Dalley Street and 8-14 Dalley Street.
- The Development Blocks Map excludes 182 George Street and Jacksons on George.

#### Public Domain Principles Map

The DCP emphasises the importance of a well connected laneway network, through-site links and a publicly accessible square.

- Through-site links and laneways work to enhance pedestrian movement connecting Alfred Street to Dalley Street (north south) and George Street to Pitt Street (east west).
- A new publicly accessible square is located in the centre of the street block.



Figure 1.30. Development Blocks – extract from Sydney DCP 2012 (Figure 6.12)

- Development Block 1
- Development Block 2
- Development Block 3
- Development Block A (Optional addition to Block 1 and 3)
- Development Block B (Optional addition to Block 1 and 3)
- Development Block C (Optional addition to Block 1)



Figure 1.31. Public Domain Principles Plan – extract from Sydney DCP 2012 (Figure 6.10)

- Lane
- Publicly accessible square within block
- Through-site link
- New square
- Connected laneway/network

# 01 Introduction

## Strategic Planning Context

Reference document - Sydney Development Control Plan 2012 - Specific Sites - APDG block

### Height of Buildings and Alternative Heights Map

The objective of clause 6.20 of SLEP2012, Alternative Building Heights at APDG Block is to provide for additional building height of sites within the APDG Block in return for publicly accessible open space, lanes and other links through the site. The alternate tower heights permissible are determined by the various sub-clauses of the clause 6.20 and are illustrated in Figure 1.32 Alternative Heights.

Objectives for building height under 6.1.6.1 of Sydney DCP 2012 include:

- Development must not exceed the maximum height as shown in Figure 1.32 Alternative Heights.
- A variety of built form options within development blocks 1, 2 and 3 is encouraged. The site area of each development block may increase with the addition of one or more optional sites A, B or C as indicated on Figure 1.30 Development Blocks.
- The high-rise portion of the redevelopment is limited to three high-rise towers that are above 75m and have direct access to adjoining streets in accordance with Built Form Principles Plan (refer to Figure 6.13 of Sydney DCP 2012).
- New towers above 75m are to have a minimum separation of 28m above the street frontage height.

Placing the DCP Alternative Heights in context and considering approved surrounding developments, Figure 1.34 illustrates the anticipated result.

It should be noted that with the current land ownership division the 200m tower on 37-57 Pitt Street is not able to be realised.



Figure 1.32. Alternative Heights - extract from Sydney DCP 2012 (Figure 6.11)



Figure 1.33. Height of Buildings Map - sheet HOB\_014 - extract from Sydney LEP 2012

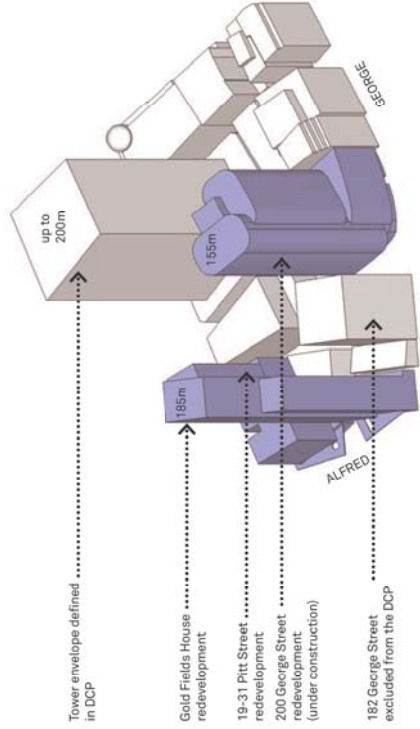


Figure 1.34. Current DCP scheme and approved developments, view from north west

## 01 Introduction

### Current Development Proposals, Applications and Approvals

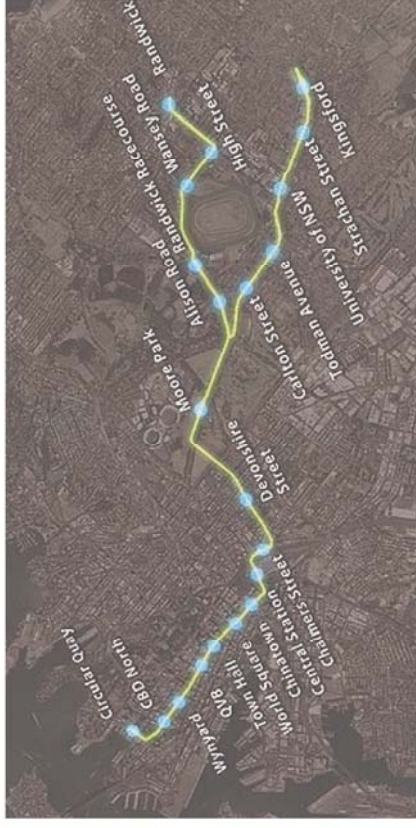
#### City of Sydney George Street Transformation

Plans are underway for the transformation of George Street into a "world-class main street" that will support green infrastructure initiatives including a new light rail. Pedestrian and public domain improvements will accompany this transformation including, new or upgraded pedestrian spaces and public squares, new street trees, public art and wayfinding signage.

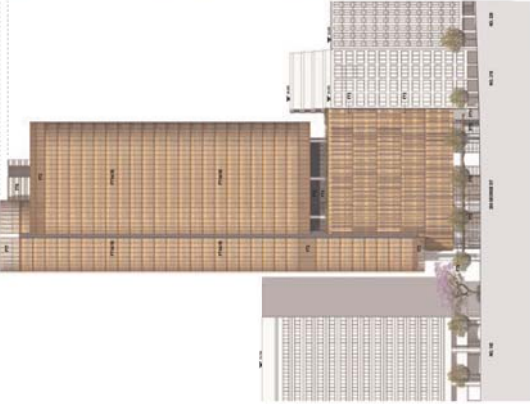
It is envisioned that George Street will become the main pedestrian and transportation spine through the city connecting major transportation hubs and public open space.



Figure\_1.35. George Street visualisation



Figure\_1.36. Proposed light rail route map



Figure\_1.37. 200 George Street - Development Application (image source: DA-Submission, Sept 2012)



Figure\_1.38. 200 George Street - Development Application (image source: DA-Submission, Sept 2012)

#### 200 George Street - Currently Under Construction (D/2012/893)

200 George Street is a new commercial development that is currently under construction. It occupies the former sites of 190-200 George Street and 4 Dalley Street.

The tower will reach 150 metres in height and is predominantly commercial with some street and laneway level retail at its base.

# 01 Introduction

## Current Development Proposals, Applications and Approvals

### 1 Alfred Street (Gold Fields House) Sydney (D/2010/2029)

Plans have been approved for a new mixed use development comprising two buildings of 55 storeys and 15 storeys and will replace the existing Gold Fields House. New uses will include a mix of residential, commercial and retail floor space. The proposal includes the splitting of the site to allow for a north south link through the northern section of the APDG block.



Figure\_1.39. 1 Alfred Street Development Application (image source: DA - D/2010/2029)



Figure\_1.40. 1 Alfred Street Development Application (image source: DA - D/2010/2029)

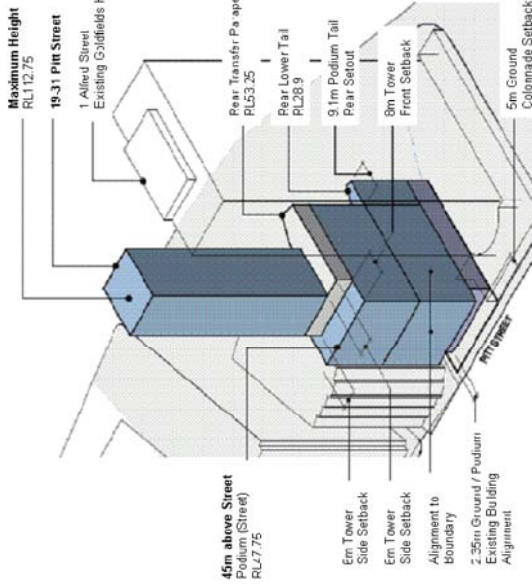


Figure\_1.42. 1 Alfred Street Development Application through-site link (image source: DA - D/2010/2029)

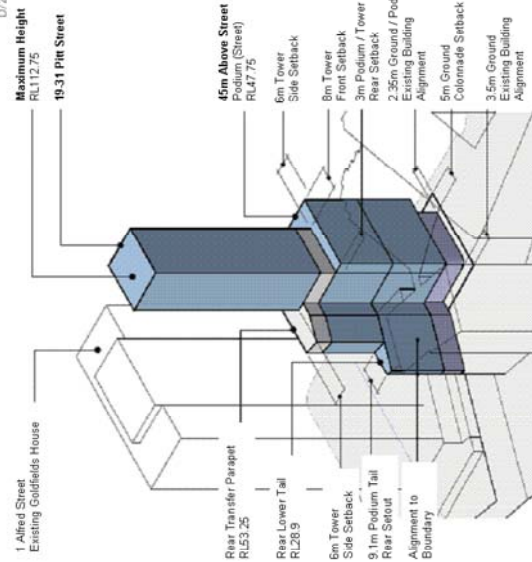
### 19-31 Pitt Street Sydney (D/2010/1533)

19-31 Pitt Street has an approved development for a multi use tower with ground level retail uses, mid level commercial tenancies and high rise residential up to RL 112.75. It is bounded by Pitt St and Rugby Place and thus holds a prominent corner in the entry to the APDG block.

A 45 metre street wall height and 5 metre setback above podium level along Pitt Street has been approved as part of the consent. This sets a good precedent for future built form controls along this section of Pitt Street.



Figure\_1.41. 19-31 Pitt Street Development Application (image source: DA - D/2010/1533)



Figure\_1.43. 19-31 Pitt Street Development Application (image source: DA - D/2010/1533)