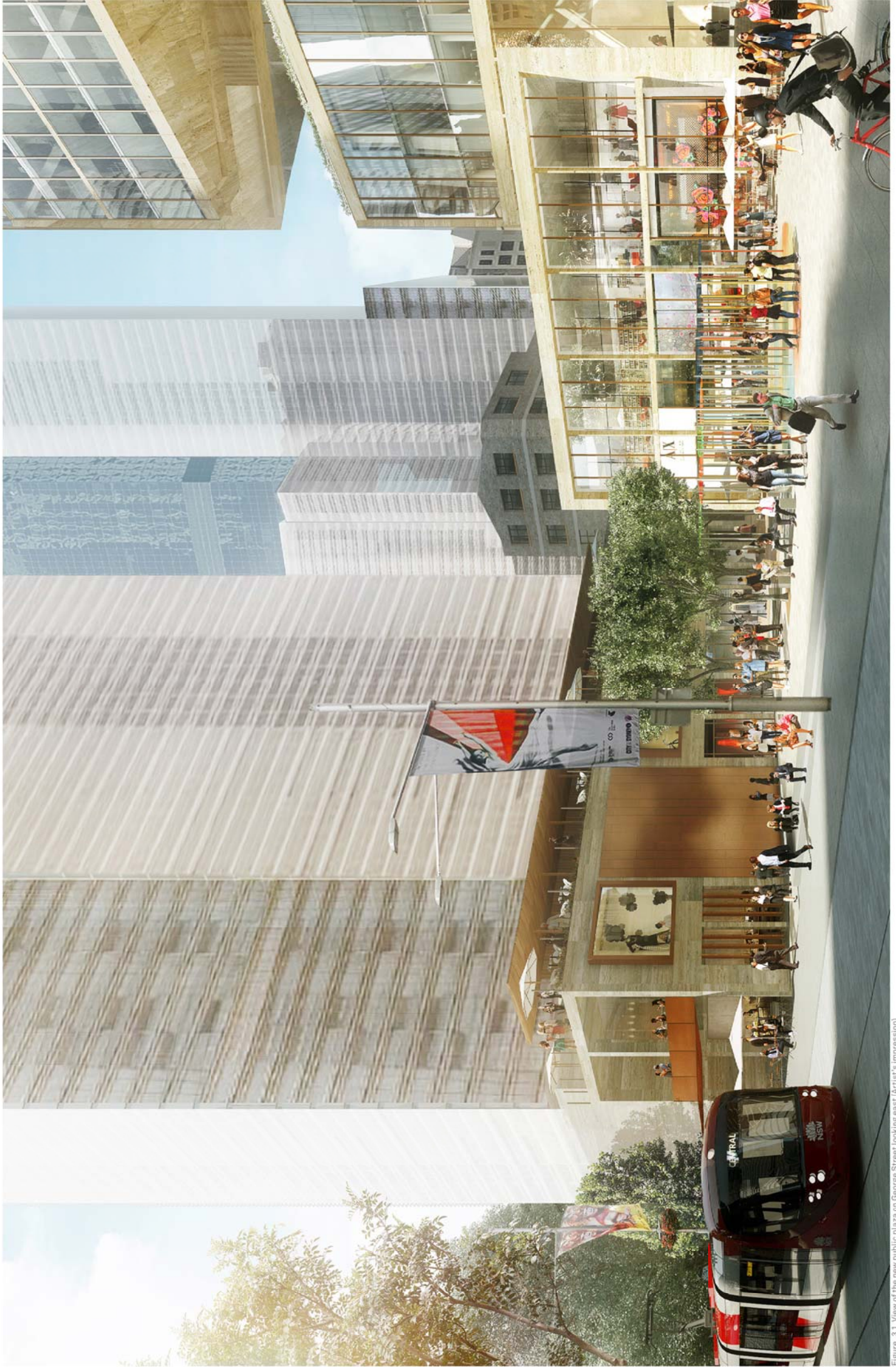


Site Potential







Figure\_3.1. View of the new public plaza on George Street (looking east) (Artist's impression)

**Our vision is to create an internationally recognised business address together with a new network of lanes and public places that radiate benefits – social, cultural, environmental and economic – outwards to the surrounding areas, contributing to the transformation of George Street and Circular Quay and the continuing development of Sydney as a truly global city.**

This project will enhance Sydney CBD by achieving specific public benefits responding to the following outcomes defined by Sustainable Sydney 2030 objectives:

1. Commercial growth and innovation
2. Sustainability
3. Integrated transport for a connected city
4. A city for pedestrians and cyclists
5. A lively and engaging city centre
6. A vibrant local business and economy
7. A cultural and creative city



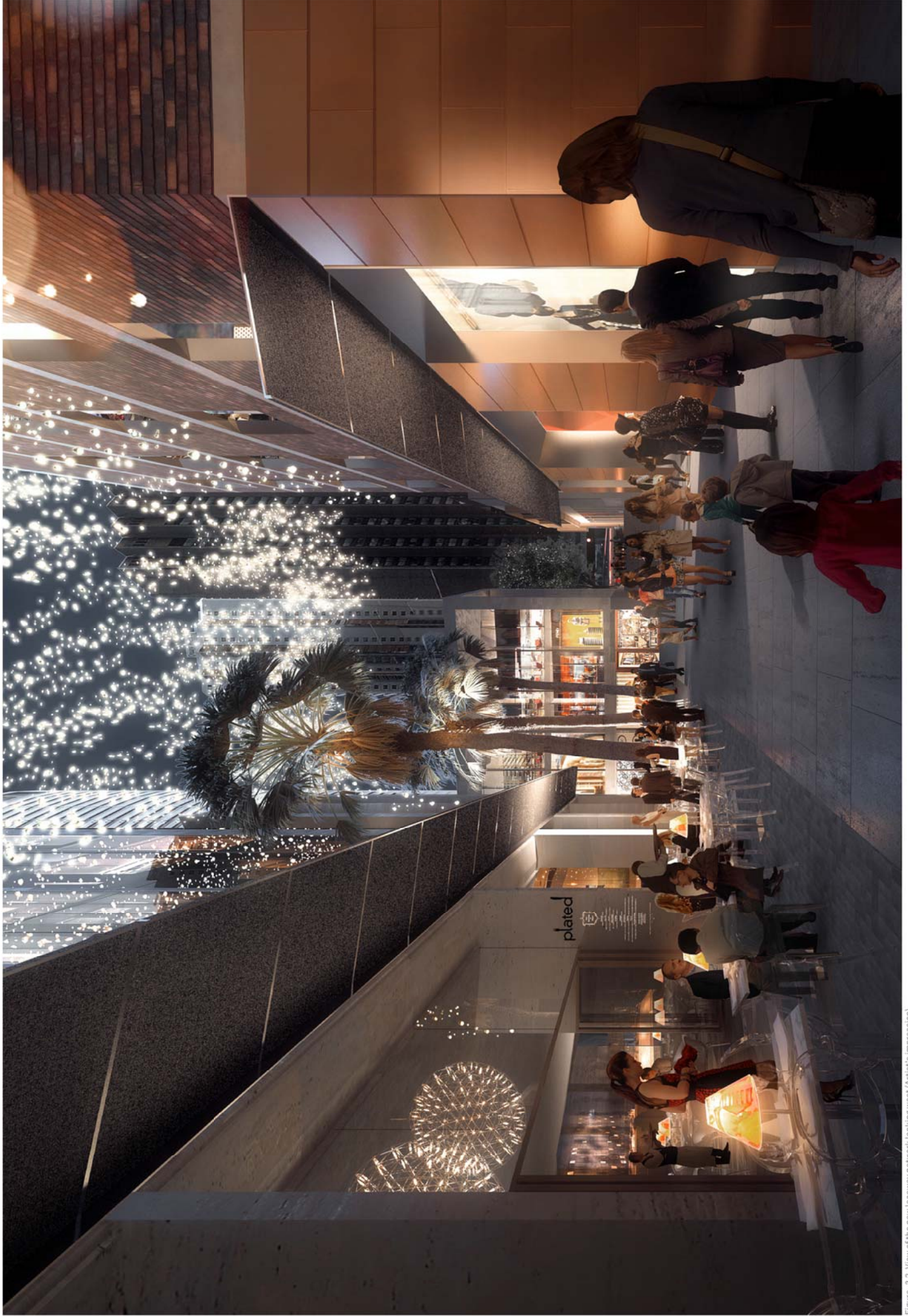


Figure 3.2. View of the new laneway network looking west (Artist's impression)

## The project will add interest and grain to the precinct and contribute to a livelier and engaging city.

The Sydney CBD is the nation's major financial centre and home to many world leading businesses. It is the base of the growing financial, professional and specialist services sectors with a highly skilled workforce that is expected to increase to over 400,000 people by 2031. It is also a place where more people want to live and with this an increasing demand for outdoor spaces and active public places. It is the home of Australia's most iconic tourist attractions with most visitors spending time in the city centre. The ongoing strength and success of the Sydney CBD is based on its capacity to respond to the demand for growth and maintaining a high level of amenity, liveability and vitality.



Figure 3.3. Ash St, Sydney, <http://www.smb.com.au/entertainment/about-town/critics-choice-20130306-2f1u6.html>

This project aims to respond to this demand and contribute to the start of a new era for George Street and Circular Quay. It will deliver valuable new urban places and quality commercial premises that attract financial and professional businesses to the area helping to affirm Sydney's position as a globally relevant, intelligent and innovative metropolis.

Our vision, building on the goals of the NSW 2021 and Sustainable Sydney 2030, is to create an internationally recognised business address together with a new active and lively network of lanes and public places that radiate benefits – social, cultural, environmental and economic – outwards to the surrounding areas, contributing to the transformation of George Street and Circular Quay and the evolution of Sydney into a truly global city.

Just one block in from Circular Quay, the project is located close to Sydney Harbour, shopping and sustainable transport options including the new CBD and South East Light Rail. This is a strategic site providing a key link between Circular Quay and George Street.

This project will act as a catalyst to realise both the City of Sydney's and the NSW Government's visions for George Street and the precinct. It will help to transform the area by creating a neighbourhood defined by laneways and public places where people will want to spend time. It will work with both the light rail and laneway revitalisation initiatives to dramatically improve amenity in and around George Street and Circular Quay enriching the urban tapestry of the Sydney CBD.

At the heart of the project is a new public plaza and network of lanes that will help to address the deficit of urban open space in the CBD, delivering new civic and public spaces for residents, visitors and workers. The plaza will integrate with George and Pitt streets and will receive significant amounts of sunshine both during lunchtime and in the afternoon. This will be a vibrant seven days a week hub that will be a focus for the precinct's cultural and entertainment offerings. The project will capture the true essence of discovery with a range of bars, cafes, restaurants, shopping, entertainment, leisure and interpretive spaces that offer an eclectic mix of activities. The project will add interest and grain to the precinct and contribute to a livelier and engaging city.

The nearby tank stream is an important part of the subject site's history which will be sensitively incorporated throughout the development. It is the source that links us to our colonial heritage and the evolution of the city. The tank stream also links the urban and the natural environment.



Figure 3.4. Bonn Square, Oxford, <http://www.landazine.com/index.php/2010/04/bonn-square/>

The office tower building will deliver on the current and future demands of international financial and professional services organisations. It will be designed for optimal productivity, environmental and economic performance while at the same time delivering great amenity and leisure attractions to capture the interest of local workers. It will create jobs, boost the local economy, help drive investment in the area and contribute to the transformation of George Street.

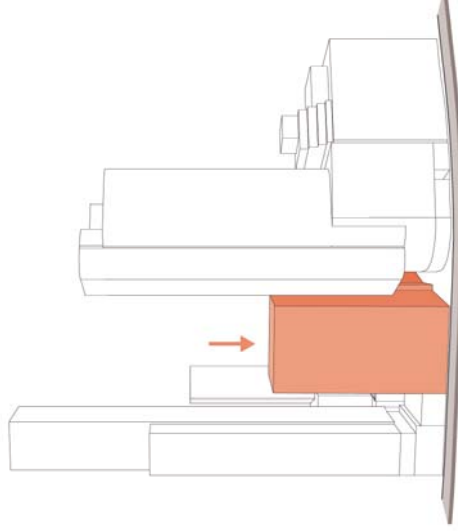
This project will be sensitive to the surrounding environment, socially equitable and sustainable. The scale and positioning of the project represents the anchor for a new green precinct in the Sydney CBD with environmentally-sensitive features incorporated into the building design to use less energy, water and reduce waste. With the new CBD and South East Light Rail at its doorstep and Circular Quay just one block away, the location of the subject site will encourage people to use the surrounding sustainable public transport options, walk or cycle – helping to reduce both their own carbon footprint and traffic congestion in the CBD.



Figure 3.5. Duke York Square, London, <http://www.museumoflondonprints.com/image/403678/torila-eva-ne-people-enjoying-the-duke-of-york-square-2009>

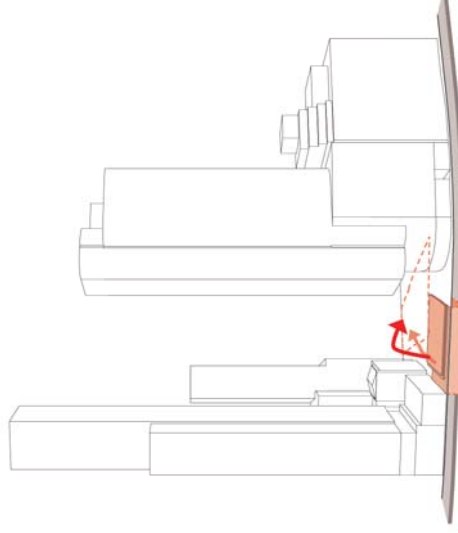
A development of this scale enables a range of social initiatives that go well beyond the physical building such as building Indigenous participation and capacity via mentoring programs, employment of Indigenous people including apprentices and interns through partnerships with organisations such as Australian Indigenous and Minority Supplier Council, Koori Job Ready Program, CareerTrackers and Australian Indigenous Mentoring Experience.

**Our vision is to create a commercial centre for business and leisure that supports economic and cultural growth and contributing to the transformation of George Street and Circular Quay as part of the evolution of Sydney into a truly global city.**



### A site with great potential

Just one block in from Circular Quay, the project is located close to Sydney Harbour, shopping and sustainable transport options including the new CBD and South East Light Rail. This is a strategic site providing a key link between Circular Quay and George Street.

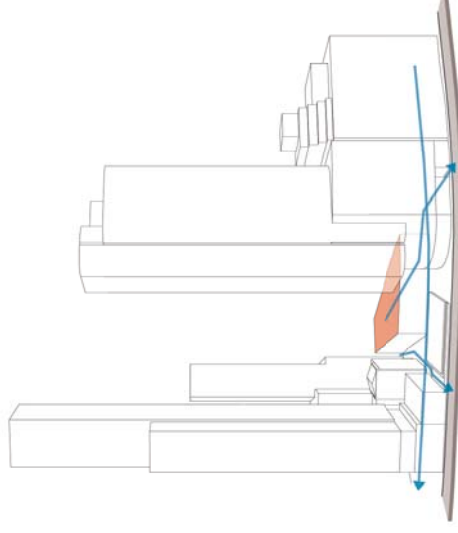


### A new public plaza

By transferring a notional floor space from 182 George Street, a new vibrant publicly accessible plaza space can be created. The plaza will integrate with George and Pitt streets and will receive significant amounts of sunshine both during lunchtime and in the afternoon. This will be a vibrant seven days a week hub that will be a focus for the precinct's cultural and entertainment offerings.

A major publicly accessible public artwork (form to be agreed) will be introduced to the new plaza to add significant cultural value and increased social engagement.

An end of journey public cycle facility (bike hub) will be located below the new plaza with direct access from the north eastern corner of the plaza. This will be a significant contribution to the city, encouraging greater participation in more healthier and active modes of travel.

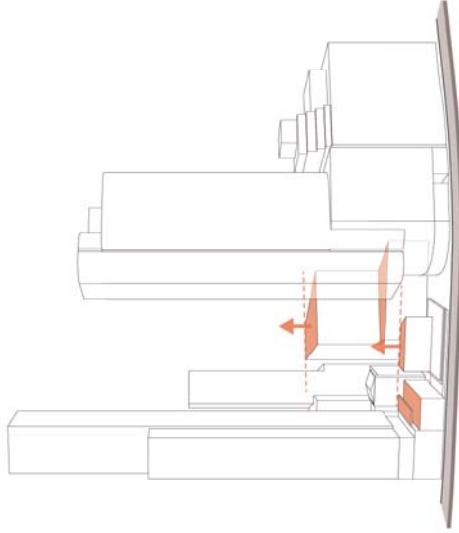


### Lively laneway connections

Laneways and through site links will work to increase pedestrian permeability across the subject site and in particular, create a key connection between George and Pitt Streets. By concentrating on an active 'fine grain' within these networks, we are contributing to a livelier, more engaging city with a diverse mix of uses.

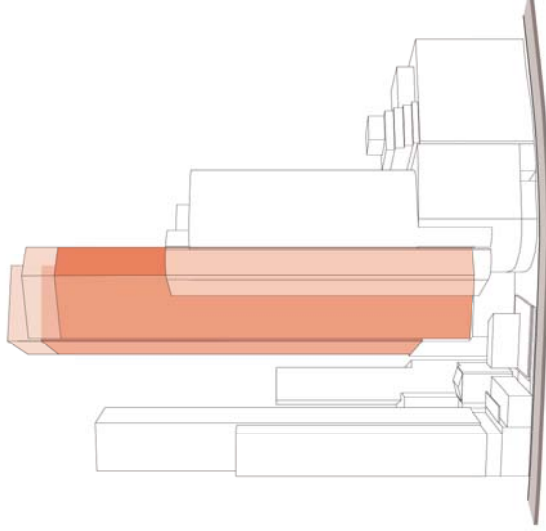
## 03 Site Potential

### Vision



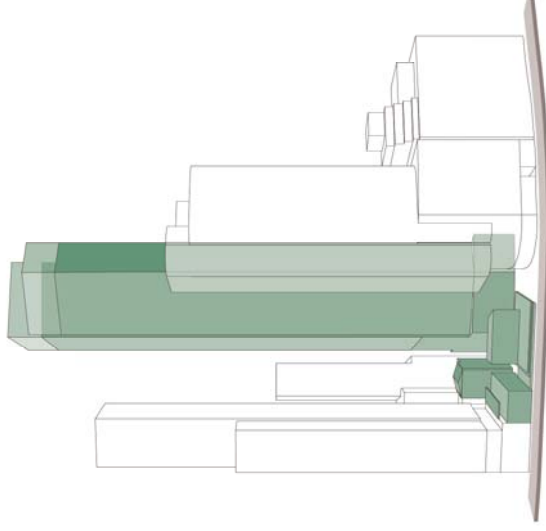
### Contextually responsive

Low scale buildings at the plaza and podium levels allows the development to be sensitive and responsive to the existing context. By responding to scale and context the development humanises the built form around the public spaces and creates high quality and an activated edge definition for it.



### A new commercial tower

The tower on site will be a new commercial office building that humanises the public space below it. Sitting above the defined podium level, the tower neither dominates or 'owns' the public space below but rather contributes by committing to the fine-grain nature and complex nature of the subject site.



### Greening the city

Lend Lease has long been at the forefront of sustainable design and this project has the potential to be socially, economically and environmentally green. By introducing new open space with good solar access and a tower that creates density, investment and a boost for the local economy, this site will redefine what it means to be 'green' and contribute to the evolution of Sydney into a truly global city.

The development will meet high environmental rating standards, at least 5 star Green Star, As Built Office rating and NABERS 5 star Energy (base building) rating and 4 star Water (base building) rating or better.



To ensure a high quality design outcome for the subject site, the proposal will be governed by a range of principles



### A distinct, public place

- A new public place will be sized to function as a public amenity for the surrounding precinct with the primary space approximately 34x37 metres including community stratum (but excluding neighbouring site at 200 George Street).
- It will be located in a primary space at the north-eastern edge of the APDG block with strong physical and visual access from surrounding streets and lanes.
- A distinct urban character with a unique and recognisable, public identity will be created.
- A diverse range of uses which capture an essence of discovery will activate the space.
- It will be defined by a multiplicity of surrounding buildings and landscaped edges.
- It will function as a truly public space with 24 hour access and activity.
- It will operate as a place of urban complexity and richness.



### Stitched into the fabric of the city

- A new commercial office tower, public laneway network and urban spaces will be delivered that are integrated into the city fabric.
- It will be connected to multiple streets in the surrounding context including George Street, Circular Quay, Essex Street, Bulletin Place, Underwood Street and laneways. There is potential to link the proposed extension of Queens Court to the network with a through-site link.
- An assembly of lower-scale buildings at the eastern plaza edge will be created. These will relate to a human scale and respond to surrounding conditions, including the predominant street wall heights and existing buildings (eg Jacksons on George and Rugby Club).
- Natural and cultural heritage will be revealed, especially through the physical expression of the Tank Stream alignment and preservation of the legibility of the historical alignment of laneways and through-site links within the subject site.
- The City palette of materials will be used but with a special location 'twist'.



### An exemplar of environmental and design quality

- A high-quality, safe and comfortable space will be created, one that features:
  - maximum solar access, especially during lunchtime hours and late afternoon;
  - weather protection along key paths of circulation;
  - protection from wind;
  - places to sit, eat, interact and relax;
  - the possibility of some soft landscape and shade trees; and
  - high environmental rating standards.

## 03 Site Potential

### Vision



04

## Focused on the movement of people

- Pedestrian movement will be prioritised by concentrating vehicular access at the subject site edges and limiting access times.
- Rationalising existing servicing configurations and minimising the need for vehicles to enter the plaza and laneways.
- Universal access will be provided across the majority of the subject site.
- Clear lines of sight and multiple paths of movement will be maintained to give a sense of openness and safety.
- An end of journey public cycle facility (bike hub) will be provided beneath the public plaza. Access to the facility will be in a visually prominent location and accessed from the laneways and plaza above.



05

## Diverse in character and usage

- The City network of laneways will be extended through the subject site, each having a distinct scale, proportion, character and function.
- The edges of spaces will be defined and activated by a range of uses, including retail, dining and entertainment.
- The buildings will express a sense of diverse ownership, use and character.
- The main plaza space will allow for a variety of active and passive uses.
- Public artwork will be incorporated to contribute cultural value and public activation, particularly with the inclusion of a major publicly owned artwork in the main plaza.



06

## Flexible, responsive, ever-changing

- Public spaces will be configured and designed to allow for changing modes - day to day, week to week, and season to season.
- Flat and open areas will be maximised with minimal permanent structures and obstructions.
- Flexible furniture and public elements will be utilised to accommodate daily needs such as:
  - lunchtime seating in sunshine;
  - evening bars and dining; and
  - peak hour pedestrian flows.

Figure\_3.6. Indicative Atmospheric Images

01. St Christopher's Place, London, United Kingdom, <http://www.theaavvybostonian.com/2012/12/christmas-in-london/>

02. Brookfield Place, Perth, Australia

03. Brookfield Place, Perth, Australia

04. Alameda Station Precinct, The Netherlands, <http://www.landscape.com/index.php/2013/02/stations-area-alameda-central-by-ckra-landscape-architecture/>

05. Neal's Yard, London, United Kingdom, <http://ecioangelini.wordpress.com/2013/04/12/hidden-corner/>

06. Giant Digital Origami Tigers art installation by LAVA, Sydney, Australia, <http://www.theoop.com.au/jennifer.kwok/portfolio/giant-digital-origami-tigers/5963>

## 03 Site Potential

### Vision

#### A new public amenity

The new plaza will be a vibrant, publicly accessible space in the heart of the top end of town, providing a key link between Circular Quay and George Street. On grade with George St and close to both Circular Quay and The Rocks, the plaza will be a destination and a place that welcomes everyone. A rejuvenated Jacksons on George and the new plaza will work with both the light rail and laneway revitalisation initiatives to dramatically improve amenity in and around George Street and Circular Quay enriching the urban tapestry of the Sydney CBD. Visually and physically connected, the plaza will be a space which is active throughout the day and night. During lunch hours the plaza is filled with sunlight making it an ideal spot for people to collect all through the year.

A smaller, secondary plaza is located at the Pitt Street level. This space springs off the lower laneway network to provide a respite in front of the reinvigorated Rugby Club.








1. Commercial growth and innovation 
2. Sustainability 
3. Integrated transport for a connected city 
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Figure 3.7. Paley Park, New York, USA., <http://www.rverofflowers.org/wild-city-blog/street-level-nyc-pocket-parks>



1. Springing off George Street and in close proximity to the future light rail, the new plaza will dramatically improve amenity for George Street and Circular Quay.



2. With the removal of the 182 George building, Jacksons can be adaptively re-used to create a revitalised, lively and engaging northern edge to the new plaza. An opportunity also exists to open the roof to create a roof terrace overlooking the plaza



3. A new grove of trees provides respite from George Street and adds to the amenity of the public space encouraging people to linger



4. Responding to the main flow of pedestrian movement, entry to the new commercial lobby will be directly off the George Street Plaza.



5. The plaza is activated by an eclectic assortment of cafes, restaurants, bars and other active uses to create a public space with an engaging and lively character



6. The plaza will reinvigorate the precinct by revealing hidden buildings. Through this, exposure, the Rugby Club will have a new and enhanced presence on George Street



7. A major publicly owned artwork (form to be agreed) will be a significant element of the George Street plaza, contributing positively to the creation of a cultural and creative city





Figure\_3.8. Perspective illustrating the vision of a new public plaza off George Street looking east (Artist's impression)

## 03 Site Potential

### Vision

#### The essence of discovery in a new laneway network

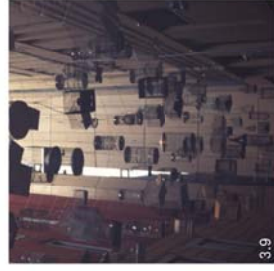
Stitched into the city fabric, a new and revitalised laneway network will capture the essence of discovery with a diverse range of active laneway uses.

The laneways together with the new plaza will work together to create key connections between George and Pitt Streets. The 'fine-grain' active uses lining the laneways will contribute to a livelier, more engaging city.

1. Commercial growth and innovation
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3.9



3.9

Figure 3.9. "Forgotten Songs" by Michael Hill, Richard Wong and David art installation in Angel Place, Sydney, <http://andywana.daviantart.com/art/Angel-Place-370181782>

Figure 3.10. Melbourne laneway, <http://www.sendezouhotels.com/melbourne/localinformation-en.html>

Figure 3.11. One New Change, London, United Kingdom, [http://www.arup.com/Projects/One\\_New\\_Change.aspx](http://www.arup.com/Projects/One_New_Change.aspx)



3.10



3.11

Figure 3.9. "Forgotten Songs" by Michael Hill, Richard Wong and David art installation in Angel Place, Sydney, <http://andywana.daviantart.com/art/Angel-Place-370181782>

Figure 3.10. Melbourne laneway, <http://www.sendezouhotels.com/melbourne/localinformation-en.html>

Figure 3.11. One New Change, London, United Kingdom, [http://www.arup.com/Projects/One\\_New\\_Change.aspx](http://www.arup.com/Projects/One_New_Change.aspx)



1. An open-air footbridge of special design will connect the George Street Plaza to a first floor commercial office lobby. This raised connection allows for unimpeded laneway active uses at the Pitt Street and Underwood Street levels



2. Potential to harvest rainwater and re-use on site raising awareness of the Tank Stream



3. Active uses along the laneways provide for a varied mix of small business opportunities including, boutique retail, small offices, cafes, restaurants and bars while creating an intimate experience for pedestrians



4. A new north-south connection to Alfred Street creates a pedestrian thoroughfare which allows for maximised amenity and retail frontage (subject to adjacent landowners)



5. Laneway width is scaled for pedestrian foot traffic, retail overflow (dining) and occasional service vehicle access to create a vibrant and multifunctional space



6. New end of journey facility is directly accessible from the laneways





Figure\_3.12. Perspective illustrating the vision of a new laneway network lined with active uses looking north (Artist's impression)

## 03 Site Potential

### Vision

#### A new world class, sustainable commercial tower

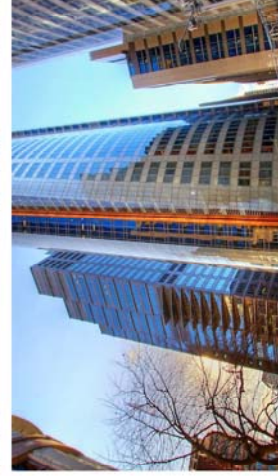
Central to the project will be a new commercial office building that will humanise the public space as a place for people. From the plaza, an elevated lobby will be directly accessible and provide a link through to Pitt Street. The tower itself will rise up to 220 metres (excluding a 15 metre roof feature zone) to become one of Sydney's premier commercial buildings with unparalleled views of the water, Opera House and Harbour Bridge. Given Lend Lease's long history at the forefront of sustainable design, this project will be a new "green" benchmark for social, economic and environmental design, meeting high rating standards.



Figure\_3.15: Aerial view of Sydney city centre with the proposed tower envelope looking south (Artists Impression)



Figure\_3.13 Brookfield Place, Perth Western, Australia



Figure\_3.14 Aurora Place, Sydney, Australia. <http://mouset.com.au/architectural-creativity-at-your-doorstep/>

