



Lend Lease - Circular Quay

Key policies and opportunities

Client:
Lend Lease

Date:
13 October 2015



Contact:

Deborah Palmer
02 9387 2600
deborah@elton.com.au

Sydney
02 9387 2600

Level 6
332 – 342 Oxford Street
Bondi Junction NSW 2022

www.elton.com.au
consulting@elton.com.au
Sydney | Canberra | Darwin
ABN 56 003 853 101

Prepared by Deborah Palmer

Date 13 October 2015

Lend Lease – Circular Quay
Key policies and opportunities for the project

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
<p>NSW Priorities NSW: Making it happen</p>	<p>Strong budget and economy</p> <ul style="list-style-type: none"> Encouraging business investment Be the leading Australian state in business confidence Position NSW as Australia's prime location for business growth and investment 	<ul style="list-style-type: none"> Increase capacity for business in the Sydney CBD Provide a world class commercial building to attract companies and encourage them to invest in the Sydney CBD The development will attract professional and financial services back to the precinct and create opportunities for local businesses The building itself will reflect the latest thinking in corporate workplace design and facilities.
	<p>Building infrastructure</p> <ul style="list-style-type: none"> Improve road travel reliability Encourage commuters to use public transport Make better use of existing road infrastructure Invest in critical infrastructure. 	<ul style="list-style-type: none"> The site is surrounded by sustainable transport options, including pedestrian and cycling connections, buses, train stations and the future CBD and South East Light Rail. Replace the outdated existing building with a modern, high capacity building with an open public plaza – helping to address the deficit in public open spaces in the CBD.
	<p>Better services</p> <ul style="list-style-type: none"> Increasing cultural participation 	<ul style="list-style-type: none"> Include facilities to allow cultural, creative and recreation activities or events to take place, for example open space, a gym or multi-use room Incorporate facilities that will benefit workers, local residents and visitors Focus on the tank stream as an important source of heritage in the area The public plaza creates an open public space that

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
		<p>helps to contribute to the liveability of the Sydney CBD – it creates a better outcome for workers, residents and visitors to the area</p> <ul style="list-style-type: none"> • The laneways will provide connections to Circular Quay and George Street and contribute to the cultural life and liveability of the city centre • This development will be a new activated destination with laneway retail, dining and bars • By concentrating on the 'fine grain' we are contributing to a livelier, engaging city.
<p>A Plan for Growing Sydney 2014 (Department of Planning and Environment)</p>	<p>Safer communities</p> <ul style="list-style-type: none"> • Reducing crime rates and keeping people safe 	<ul style="list-style-type: none"> • Modern building and open plaza design will incorporate principles of crime prevention through environmental design.
	<p>Economy</p> <ul style="list-style-type: none"> • Goal 1: a competitive economy with world class services and transport <ul style="list-style-type: none"> • Grow a more internationally competitive Sydney CBD • Expand the Global Economic Corridor • Support priority economic sectors 	<ul style="list-style-type: none"> • The delivery of a world-class building – with capacity to accommodate businesses that align with priority economic sectors – will contribute to the attractiveness of Sydney in the global market, and improve its competitiveness
	<p>Environment</p> <ul style="list-style-type: none"> • Goal 4: a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources 	<ul style="list-style-type: none"> • Incorporate environmentally-sensitive features into the building design, for example solar power or use recycled materials • Include ways to allow workers and visitors to participate in sustainability, for example through recycling and water saving measures
<p>State Infrastructure Strategy (update 2014)</p>	<p>The NSW Government is investing heavily in infrastructure delivery and improvements, with projects in planning and construction to achieve the following:</p> <ul style="list-style-type: none"> • International gateways 	<ul style="list-style-type: none"> • The delivery of a state-of-the-art building in Sydney's CBD will complement the infrastructure objectives by strengthening Sydney's presentation to the global market as an attractive, prosperous place to do business with good linkages to NSW,

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
	<ul style="list-style-type: none"> Urban public transport Urban Roads 	<p>Australia and beyond.</p> <ul style="list-style-type: none"> The project's location aligns plans for new and/or improved urban public transport and urban roads – and will act as a destination of interest in the CBD.
<p>Tomorrow's Sydney</p>	<p>\$13 billion will be invested from both private and government sectors to make our CBD a better place to live, work, do business in and explore</p>	<p>Transport infrastructure</p> <ul style="list-style-type: none"> Support sustainable transport initiatives, including CBD and South East Light Rail and Sydney Metro, through design that optimises access to transport facilities
		<p>Economy</p> <ul style="list-style-type: none"> Design a world class building with innovative features, for example relating to new technology or sustainability Contributes to innovation through the creation of a public plaza that helps to activate and enliven George Street.
<p>Sustainable Sydney 2030 (City of Sydney)</p>	<p>Integrate transport for a connected city Create a city for pedestrians and cyclists.</p>	<p>Transport</p> <ul style="list-style-type: none"> The site is surrounded by sustainable transport options, including pedestrian and cycling connections, buses, train stations and the future CBD and South East Light Rail Provide facilities for cyclists and pedestrians, for example bicycle cages, showers and change rooms Incorporate through links for pedestrians through the laneways from George Street to Pitt Street.
		<p>Environment and communities</p> <ul style="list-style-type: none"> Incorporate environmentally-sensitive features into the building design, for example solar power or use recycled materials Liaise with and partner with local Aboriginal groups and develop ways to respect the Aboriginal history of the site, and incorporate Aboriginal history or art into the design At the heart of the development is a new public

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
		<p>plaza – helping to address the deficit of urban open space in the CBD</p> <ul style="list-style-type: none"> • The public plaza and laneways create an opportunity to bring life and culture to the area • This development will be a new activated destination with laneway retail, dining and bars • By concentrating on the ‘fine grain’ we are contributing to a livelier, engaging city.
		<p>Strategic partnerships and integration</p> <ul style="list-style-type: none"> • Liaise with and partner key stakeholders and authorities, including the City of Sydney, neighbouring buildings and businesses, local Aboriginal groups, arts groups and cycling groups.
<p>Sydney City Centre Access Strategy (Transport for NSW)</p>	<p>Transport</p> <ul style="list-style-type: none"> • Reduce congestion on roads and public transport • Integrate transport • Prepare for change within the city centre • Improve safety, amenity and capacity for walking and cycling in the city centre. 	<p>Transport</p> <ul style="list-style-type: none"> • The site is surrounded by sustainable transport options, including pedestrian and cycling connections, buses, train stations and the future CBD and South East Light Rail • The location of the site will encourage people to walk, cycle or use public transport • The development can be planned with the benefit of knowing what will take place in the area – particularly new transport initiatives such as the CBD and South East Light Rail up George Street • Provide facilities for cyclists and pedestrians, for example bicycle cages, showers and change rooms.
<p>Sydney's Light Rail Future (Transport for NSW)</p>	<p>Transport</p> <ul style="list-style-type: none"> • Integrate light rail with other modes • Increase public transport capacity with the CBD and South East Light Rail program • Redesign the bus network • Reduce congestion in the CBD. 	<p>Transport</p> <ul style="list-style-type: none"> • The site is surrounded by sustainable transport options, including pedestrian and cycling connections, buses, train stations and the future CBD and South East Light Rail • The site will particularly benefit from the new light rail

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
Circular Quay Strategic Framework (Sydney Harbour Foreshore Authority)	<p style="text-align: center;">Strategic partnerships and integration</p> <ul style="list-style-type: none"> Achieve positive outcomes for the Circular Quay precinct through inter-agency integration and coordination, including City of Sydney, NSW Government and private landholders/investors. <p>Note: The responsibilities of the Sydney Harbour Foreshore Authority are in a process of being reallocated. It is not immediately apparent which agency or agencies will assume responsibility for the foreshore when SHFA is wound down.</p>	<ul style="list-style-type: none"> The location of the site will encourage people to walk, cycle or use public transport, reducing traffic congestion in the CBD. Liaise with and partner key stakeholders and authorities, including the City of Sydney, neighbouring buildings and businesses, local Aboriginal groups, art groups and cycling groups Provide greater connections between George Street and Circular Quay – helping to open up the entire precinct.
Zunz Lecture about Circular Quay (University of Technology, Sydney and sponsored by City of Sydney and Arup)	<p style="text-align: center;">Environment and communities</p> <ul style="list-style-type: none"> Reconnect Circular Quay to Sydney city Improve public access to the harbour Unify spaces around the foreshore. <p>Note: A copy of the lecture is not available online. This information was sourced from a summary article on the Architecture and Design website at: http://www.architectureanddesign.com.au/news/zunz-lecture-is-circular-quay-easy-re-imagine-hard</p>	<ul style="list-style-type: none"> Design a building that integrates with its surrounds and helps to create a link between the CBD and Circular Quay The role of the laneways in providing greater access to Sydney Harbour Provide a high capacity commercial building that brings workers and visitors closer to the harbour Incorporate amenities such as open space.
Committee for Sydney	<p style="text-align: center;">Economy</p> <ul style="list-style-type: none"> Increase the competitiveness and productivity of Sydney. 	<ul style="list-style-type: none"> Increase capacity for business in the Sydney CBD Provide a world class commercial building to attract companies and encourage them to invest in the Sydney CBD The development will attract professional and financial services back to the precinct and create opportunities for local businesses

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
	<p data-bbox="292 1037 323 1093">Transport</p> <ul data-bbox="336 1037 619 1686" style="list-style-type: none"> <li data-bbox="336 1037 395 1641">• Create an integrated transport network for a global city. <p data-bbox="635 1037 667 1238">Environment and communities</p> <ul data-bbox="679 1037 1161 1686" style="list-style-type: none"> <li data-bbox="679 1037 711 1641">• Increase liveability and liveability of the city. <p data-bbox="1169 689 1230 1686">• Note: This information was sourced from the Committee for Sydney's website at: http://www.sydney.org.au/priorities</p>	<ul data-bbox="220 365 279 969" style="list-style-type: none"> <li data-bbox="220 365 279 969">• The building itself will reflect the latest thinking in corporate workplace design and facilities. <p data-bbox="292 958 323 1014">Transport</p> <ul data-bbox="336 365 619 1014" style="list-style-type: none"> <li data-bbox="336 365 459 1014">• The site is surrounded by sustainable transport options, including pedestrian and cycling connections, buses, train stations and the future CBD and South East Light Rail <li data-bbox="467 365 526 1014">• The location of the site will encourage people to walk, cycle or use public transport <li data-bbox="534 365 619 1014">• Provide facilities for cyclists and pedestrians, for example bicycle cages, showers and change rooms. <p data-bbox="635 813 667 1238">Environment and communities</p> <ul data-bbox="679 365 1161 1014" style="list-style-type: none"> <li data-bbox="679 365 738 1014">• Design an innovative building that integrates with its surrounds <li data-bbox="746 365 805 1014">• Provide amenities such as open space for workers and visitors <li data-bbox="813 365 936 1014">• The public plaza creates an open public space that helps to contribute to the liveability of the Sydney CBD – it creates a better outcome for workers, residents and visitors to the area <li data-bbox="944 365 1029 1014">• The laneways will provide connections to Circular Quay and George Street and contribute to the cultural life and liveability of the city centre <li data-bbox="1037 365 1096 1014">• This development will be a new activated destination with laneway retail, dining and bars <li data-bbox="1104 365 1161 1014">• By concentrating on the 'fine grain' we are contributing to a livelier, engaging city.
<p data-bbox="1238 1753 1390 2078">Sydney Development Control Plan 2012 – Section 6.1.4: The APDG site (bounded by Alfred,</p>	<p data-bbox="1238 1037 1270 1093">Economy</p> <ul data-bbox="1283 1037 1390 1686" style="list-style-type: none"> <li data-bbox="1283 1037 1315 1641">• Encourage commercial uses at the southern end of the site. 	<ul data-bbox="1270 365 1390 969" style="list-style-type: none"> <li data-bbox="1270 365 1302 969">• Increase capacity for business in the Sydney CBD <li data-bbox="1310 365 1390 969">• Provide a world class commercial building to attract companies and encourage them to invest in the Sydney CBD

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
Pitt, Dalley and George streets)	<p style="text-align: center;">Infrastructure</p> <ul style="list-style-type: none"> • Provide detailed controls to satisfy the provisions of Part 6, Division 5, Site Specific Provisions: Clause 6.25 APDG block • Facilitate the redevelopment of the site to achieve a high quality urban form • Enable additional building height at certain sites where the development of the site provides for publicly accessible open space, lanes and through-site links. <p style="text-align: center;">Environment and communities</p> <ul style="list-style-type: none"> • Ensure that development on the APDG site results in major public benefits • Ensure the publicly accessible open space near the centre of the site 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 site • Protect sunlight access to Australia Square • Create opportunities for views to and from Circular Quay. 	<ul style="list-style-type: none"> • The development will attract professional and financial services back to the precinct and create opportunities for local businesses • The building itself will reflect the latest thinking in corporate workplace design and facilities. <ul style="list-style-type: none"> • Replace the outdated existing building with a modern, high capacity building with state-of-the-art facilities • The public plaza creates an open public space that helps to contribute to the liveability of the Sydney CBD – it creates a better outcome for workers, residents and visitors to the area. <ul style="list-style-type: none"> • Incorporate facilities that will benefit workers, local residents and visitors • Increase capacity for workers in the Sydney CBD • Incorporate through links for pedestrians • Provide amenities such as open space for workers and visitors • Design an innovative building that integrates with its surrounds and creates a clear link with Circular Quay • The public plaza creates an open public space that helps to contribute to the liveability of the Sydney CBD – it creates a better outcome for workers, residents and visitors to the area. The plaza will receive an abundance of sunlight in during lunchtime and the afternoon. <p style="text-align: center;">Environment and communities</p>
Sydney Local		

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
<p>Environmental Plan 2012 (City of Sydney)</p>	<ul style="list-style-type: none"> Encourage continuous public access to and along the foreshore through or adjacent to the proposed development Encourage public access to link with existing or proposed open space Encourage the reinforcing of the foreshore character and respect for existing environmental conditions. 	<ul style="list-style-type: none"> Design an innovative building that integrates with its surrounds and creates a clear link with Circular Quay Provide facilities for cyclists and pedestrians, for example bicycle cages, showers and change rooms Incorporate through links for pedestrians through the laneways.
	<ul style="list-style-type: none"> Note: The consent authority will consider the controls of the Sydney LEP and DCP (guidelines) when considering to grant consent to any development within Central Sydney / foreshore area 	
<p>AMP Circular Quay Precinct Master Plan Urban Design Report (Hassell and AMP)</p>	<p style="text-align: center;">Economy</p> <ul style="list-style-type: none"> Invest in the Australian financial core and Sydney CBD Grow employment opportunities. 	<ul style="list-style-type: none"> Increase capacity for business and workers in the Sydney CBD Provide a world class commercial building to attract companies and encourage them to invest in the Sydney CBD.
	<p style="text-align: center;">Transport</p> <ul style="list-style-type: none"> Improve traffic and bus operations Support the reduction of bus layovers from Circular Quay and the pedestrianisation of streets. 	<ul style="list-style-type: none"> The site is surrounded by sustainable transport options, including pedestrian and cycling connections, buses, train stations and the future CBD and South East Light Rail The site will particularly benefit from the new light rail Incorporate through links for pedestrians.
	<p style="text-align: center;">Environment and communities</p> <ul style="list-style-type: none"> Deliver demonstrable public benefits Improve activation at Circular Quay beyond working hours Revitalise heritage elements Act as a catalyst for Circular Quay renewal Improve permeability and access between Circular Quay and the CBD Create a new pedestrian destination with laneway 	<ul style="list-style-type: none"> Design an innovative building that integrates with its surrounds and creates a clear link with Circular Quay Incorporate facilities that will benefit workers, local residents and visitors – particularly afterhours facilities, for example a gym or restaurant Incorporate the area's heritage into the design, for example maritime heritage and the tank stream

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
	<ul style="list-style-type: none"> retail, dining and bars Adopt a precinct-wide approach to sustainability Improve and activates the public domain Protect key public spaces Improve sun access to Macquarie Place Park. 	<ul style="list-style-type: none"> Incorporate through links for pedestrians Circular quay through to George Street and the CBD Incorporate environmentally-sensitive features into the building design, for example solar power or use recycled materials Consider sunlight access to building and surrounding buildings, and views in the design This development will be a new activated destination with laneway retail, dining and bars.
	<ul style="list-style-type: none"> Note: This document was prepared by Hassell for AMP Capital in support of a request to the City of Sydney for an amendment to the Sydney LEP 2012 and Sydney DCP 2012. It does not contain guidelines or requirements to be satisfied but has been included to demonstrate AMP's approach to its Bridge and Alfred Street, and Young and Loftus Street precincts. 	
<p style="text-align: center;">Alfred Pitt Dalley and George Streets site Urban Design Study (Government Architect's Office commissioned by City of Sydney)</p>	<ul style="list-style-type: none"> Accommodate growth without compromising the key amenity factors that attract investment and jobs growth in the city Unlock capacity. 	<p style="text-align: center;">Economy</p> <ul style="list-style-type: none"> Increase capacity for business in the Sydney CBD Provide a world class commercial building to attract companies and encourage them to invest in the Sydney CBD The development will attract professional and financial services back to the precinct and create opportunities for local businesses The building itself will reflect the latest thinking in corporate workplace design and facilities.
	<ul style="list-style-type: none"> Improve urban design outcomes Develop a built form outcome that includes only 3 towers being: <ul style="list-style-type: none"> a tall, slender tower at a maximum of 185m in height in the north-west corner of the block on the corner of George and Alfred Streets a tower at a maximum of 155m in height in the western part of the block (fronting George Street) 	<p style="text-align: center;">Infrastructure</p> <ul style="list-style-type: none"> Design an innovative building that integrates with its surrounds and creates a clear link with Circular Quay and to George Street The public plaza creates an open public space that helps to contribute to the liveability of the Sydney CBD – it creates a better outcome for workers, residents and visitors to the area. The plaza will receive an abundance of sunlight in during lunchtime and the afternoon.

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
	<ul style="list-style-type: none"> o a commercial office tower at a maximum height of 200m with a large floor plate in the south-east corner of the block on the corner of Dalley and Pitt Streets. Large commercial floor plates are more likely to attract global investment and provide significant jobs growth. 	
Environment and communities		
	<ul style="list-style-type: none"> • Create a connected and activated laneway network with a new public square • Provide the opportunity to connect Herald Square and First Fleet Park by closing Alfred Street to vehicles. 	<ul style="list-style-type: none"> • The laneways will provide an important through link for pedestrians • Incorporate facilities that will benefit workers, local residents and visitors • Incorporate the area's heritage into the design, for example maritime heritage and the tank stream • The public plaza creates an open public space that helps to contribute to the liveability of the Sydney CBD – it creates a better outcome for workers, residents and visitors to the area. The plaza will receive an abundance of sunlight in during lunchtime and the afternoon.
	<ul style="list-style-type: none"> • Note: The urban design study is not available online. This information was sourced from a Central Sydney Planning Committee subject report. The urban design study is an attachment to this subject report but not available online. 	
Environment and communities		
<p>Circular Quay Masterplan (Government Architect's Office commissioned by Sydney Harbour</p>	<ul style="list-style-type: none"> • Focus on precincts within Circular Quay • Ensure strategic connections and fit are optimised. 	<ul style="list-style-type: none"> • Consider the development in the context of a distinct precinct within Circular Quay • Consider the surrounding buildings • Design a building that integrates with its surrounds

Plan/Strategy/Organisation	Relevant key policies	Opportunities for the project
Foreshore Authority)		and creates a clear link with Circular Quay.
Circular Quay Strategic Master Plan (Hassell commissioned by Sydney Harbour Foreshore Authority)	<ul style="list-style-type: none"> • Note: The full Circular Quay Masterplan is not available online. This information was sourced from a summary of the project on the Government Architect's Office website at: http://www.govarch.commerce.nsw.gov.au/projects.asp?PT=2&SI=2&PD=8&CP=303 • An integrated transport hub, a place that interprets the culture and history of the site. 	<p>Transport</p> <ul style="list-style-type: none"> • The site is surrounded by sustainable transport options, including pedestrian and cycling connections, buses, train stations and the future CBD and South East Light Rail • Importance of the tank stream to the history of the site.
	<p>Environment and communities</p> <ul style="list-style-type: none"> • A city connected to the harbour • A greener quay with more significant public spaces • An activated waterfront that supports both major events and everyday activities • A sustainable built environment. 	<ul style="list-style-type: none"> • Design a building that integrates with its surrounds and creates a clear link between George Street and Circular Quay • Incorporate the area's heritage into the design, for example maritime heritage and the tank stream • Incorporate facilities that will benefit workers, local residents and visitors • Incorporate environmentally-sensitive features into the building design, for example solar power or use recycled materials • The public plaza creates an open public space that helps to contribute to the liveability of the Sydney CBD – it creates a better outcome for workers, residents and visitors to the area. The plaza will receive an abundance of sunlight in during lunchtime and the afternoon.
	<ul style="list-style-type: none"> • Note: The full Circular Quay Strategic Master Plan is not available online. This information was sourced from a summary of the project on Hassell's website at: http://www.hassellstudio.com/en/cms-projects/detail/circular-quay-strategic-master-plan/ 	



www.elton.com.au