

03 Site Potential

Vision



Figure_3.6. Indicative Atmospheric Images
01. St Christopher's Place, London, United Kingdom, <http://www.theaavvbostonian.com/2012/12/christmas-in-london/>
02. Brookfield Place, Perth, Australia
03. Brookfield Place, Perth, Australia
04. Almere Station Precinct, The Netherlands, <http://www.landzone.com/index.php/2013/02/stations-area-almere-centraal-by-ckra-landscape-architecture/>
05. Neal's Yard, London, United Kingdom, <http://esjoangelim1.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>

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.

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.

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.








03 Site Potential

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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 
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 

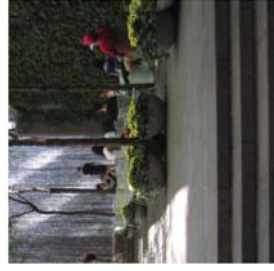


Figure 3.7: Paley Park, New York, USA., <http://www.rverofflowers.org/wild-city-blog/street-level-nyc-pocket-parks>



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.



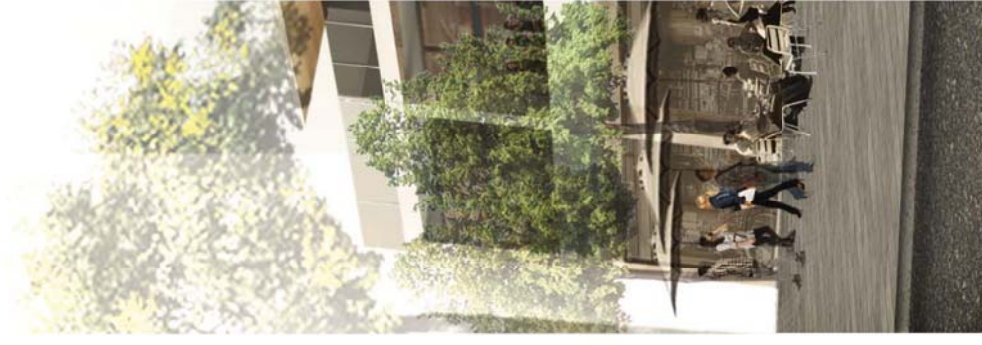
5. The plaza is activated by an eclectic assortment of cafes, restaurants, bars and other active uses to create a public space with an engaging and lively character



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 
2. Sustainability 
3. Integrated transport for a connected city 
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3.9



3.9



3.11



3.11

Figure_3.9. "Forgotten Songs" by Michael Hill, Richard Wong and David art installation in Angel Place, Sydney, <http://andywana.deviantart.com/art/Angel-Place-370181762>

Figure_3.10. Melbourne laneway, <http://www.endeavourhotels.com/melbourne/localinformation-eh.html>

Figure_3.11. One New Change, London, United Kingdom, 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 (cining) and occasional service vehicle access to create a vibrant and multifunctional space



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

03 Site Potential

Vision

A new world class, sustainable commercial tower

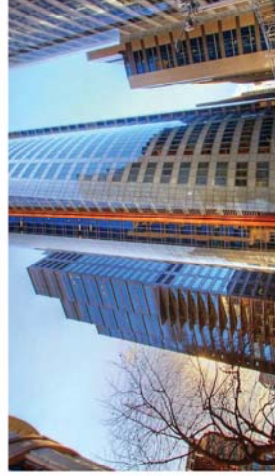
Central to the project will be a new commercial office building that will humanise the public space as a place for people. From the plaza, an elevated lobby will be directly accessible and provide a link through to Pitt Street. The tower itself will rise up to 248 metres (excluding a 15 metre roof feature 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/

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**Potential Public Domain
Strategies**

04 Potential Public Domain

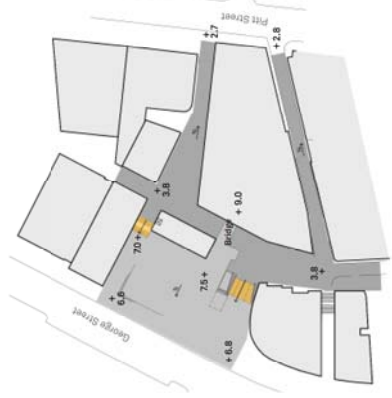
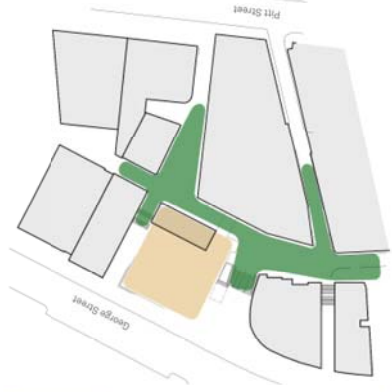
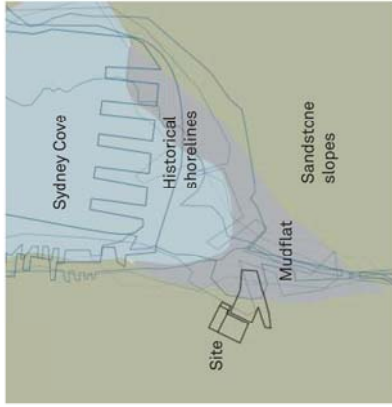
Strategies

Natural Landscape and Sense of Place

Public Domain Principles

Introduction

Twelve public domain principles have been established as key drivers in creating a lively, engaging, high quality and environmentally sustainable public realm. Emphasis is placed on the quality of pedestrian experience, the creation of a unique sense of place with a distinct character and the activation of public spaces.



Reference natural landscape and historical use

- Reveal natural and cultural heritage, especially through physical expression of the Tank Stream alignment.
- Create linkages to the natural landscape of a muddflat and sandstone slopes.

Distinct character of plaza and laneway spaces

- Create differentiated but related plaza and laneway spaces through distinct spatial characteristics and materiality.
- Reference original natural landscape including Tank Stream, shoreline and ecosystem through metaphor, landscape palette and interpretation.
- Contribute towards a major publicly owned artwork (form to be agreed) into the main plaza space.

Respond to the subject site's natural topography

- Use natural topography of site to create distinct open spaces such as:
 - A new public plaza at George Street level.
 - A laneway condition at Pitt Street level.
 - A language of terraces, stairs and bridges across the subject site.
- Create a clearly legible building entry to 182 George Street from the new plaza level via an open-air, well designed footbridge.

Application of environmental sustainability

- Respond to local micro-climate to create spaces which are pleasant throughout the day and year.
 - Maximise solar access to key public spaces, especially during lunchtime hours and late afternoon.
 - Create protection from prevailing southerly winds.
- Respond to natural drainage patterns and incorporate Water Sensitive Urban Design strategies where possible.

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**04 Potential Public Domain
Strategies**
Natural Landscape and Sense of
Place

A variety of spaces are created with diverse spatial character. Incorporate sustainable design initiatives such as the maximisation of solar access and principles of water sensitive urban design



Figure_4.1. Paley Park, New York City, USA
Soft landscape elements provide spatial structure and visually soften the edges in an urban oasis pocket park
(image reference: sustainablecitiescollective.com)



Figure_4.2. Cloud Gardens, Toronto, Canada
Hard landscape materials reference the surrounding urban environment and climbing plants are used to provide visual amenity and micro-climatic benefits
(image reference: juliekinnear.com)



Figure_4.3. Public Plaza, Armentieres, France.
A rain garden incorporates environmentally sustainable design principles, white planting and a water feature provide opportunities for referencing the natural landscapes (image reference: www.landezine.com)



Figure_4.4. Harbor Steps laneway, Seattle, USA
Planting supported by overhead beams provide a sense of spatial containment and add character
(image reference: www.worldchanging.com)

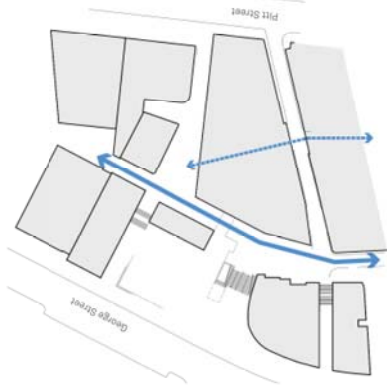


Figure_4.5. Bom Square, Oxford, UK
Tree planting provides shade, reinforces spatial structure and offers environmental sustainability benefits
(image reference: David Stewart, <http://www.e-architect.co.uk/>)

04 Potential Public Domain Strategies

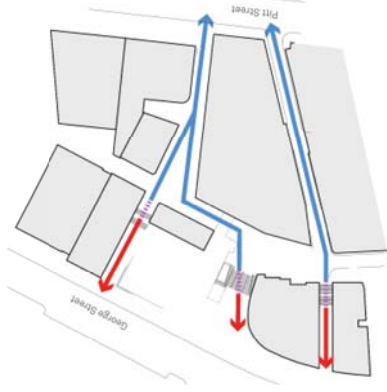
Permeability and Spatial Definition

Public Domain Principles



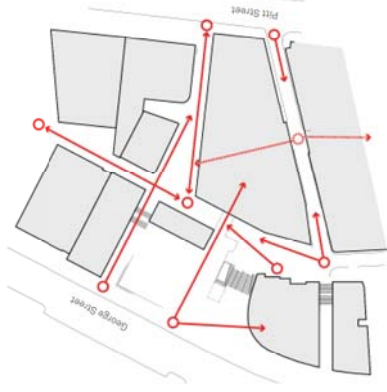
A defined and activated north-south laneway

- _ Extend and maintain the legibility of the north-south historical alignment of laneways and through-site links within the subject site.
- _ Create a new pedestrian connector between Dalley Street to the south and Alfred Street to the north.
- _ Maintain a consistent alignment along the north-south building edges to strengthen laneway condition.
- _ Maximise active frontage on north-south laneway.
- _ Laneway width to be scaled for pedestrian foot traffic, retail overflow (dining) and occasional service vehicle access (after hours).
- _ Potential integration and expansion of 200 George Street retail at Pitt Street level to better define laneway condition.
- _ Consideration to a potential north-south through-site link to connect the proposed extension of Queens Court (on the 37 Pitt Street site) and Underwood Street to the Rugby Place publicly accessible open space.



Multiple east west connections

- _ Extend and maintain the legibility of the east-west historical alignment of laneways and through-site links within the subject site.
- _ Enhance and connect the existing laneway network along Rugby Place and Underwood Street.
- _ Extend laneway condition adjacent to Jacksons on George connecting George Street to Pitt Street.



Sightlines

- _ Provide clear lines of sight and multiple paths of movement to give a sense of openness and safety.
- _ Maintain visual connection from major streets to key site elements.
- _ Create a clear and legible entry to the new commercial building (182 George Street).
- _ Provide visual cues to assist in wayfinding and encouraging people to walk through and engage with the subject site.



Focused on the movement of people

- _ Create a range of active and passive spaces configured to reflect natural desire lines linking key destinations.
- _ Ensure ease of use and richness of experience for pedestrians.
- _ Allow for universal access across the majority of the subject site.
- _ Provide multiple connections to the surrounding urban fabric - George, Pitt, Underwood and Alfred Streets, Bulletin Place and laneways.
- _ Pedestrian entrance into new commercial building via an open-air footbridge link from the new plaza off George Street.
- _ Provide entrance to the basement end of journey cycle facilities in a prominent, highly visible and accessible location.

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Intimate scaled pedestrian streets provide a quality of experience in shortage in the central city, embodying a sense of intrigue and discovery



Figure_4.6. Laneway, Melbourne VIC
 A vibrant pedestrian link allowing movement along a central corridor and dining at the edges
 (image reference: <http://www.australia.com/>)



Figure_4.8. Brookfield Plaza, Perth WA
 A multi-layered pedestrian network lined by active building uses shapes the precinct's functionality.



Figure_4.9. Nealis Yard, London, UK
 A network of short laneways opening out into a small plaza creates a memorable pedestrian experience
 (image reference: <http://www.singaporeinlondon.com/>)



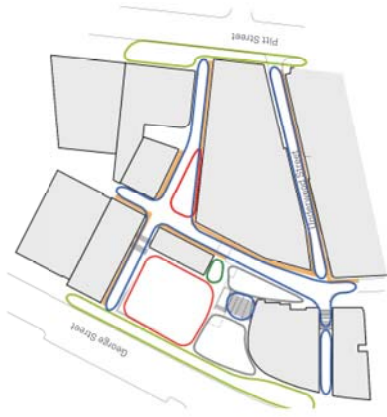
Figure_4.11. Mendall Lane, Sydney NSW
 Clear sightlines along a historical laneway aid in wayfinding and add to sense of intrigue
 (image reference: virtualsydneyrocks.com)



Figure_4.7. Pitt Street Mall, Sydney NSW
 Clear sightlines is maintained through the centre of the space, flanked by tree planting and seating spaces
 (image reference: nswawards.architecture.com.au)

04 Potential Public Domain Strategies Activation and Use

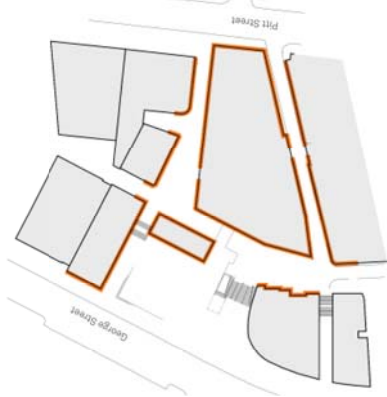
Public Domain Principles



Flexible, responsive, ever-changing

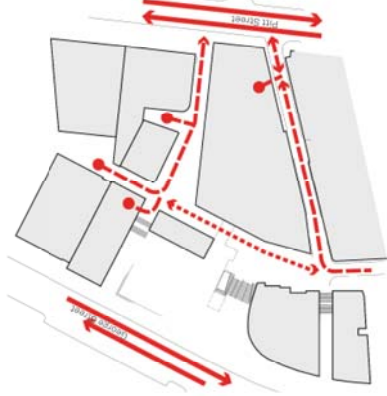
- _ Cluster active frontages such as retail, food, beverage, and other public uses around plaza edges
- _ Concentrate diverse 'fine grain' retail/active uses along laneways to provide a richness of experience
- _ Adaptive reuse of Jacksons on George to activate northern edge of plaza
- _ New public domain configured and designed to remain activated and to allow for changing modes throughout times of day, week and year
- _ Maximise flat, open areas and minimise permanent structures and obstructions to public domain areas
- _ Relies on flexible furniture and public elements to accommodate daily needs such as:
 - lunch time seating in sunshine
 - evening bars and dining
 - peak hour pedestrian flows
- _ Provide water and power service infrastructure in the public domain to support temporary creative activities and events.
- _ Flexible building use to create low energy, long life and loose fit buildings
- _ Buildings that express a sense of diverse ownership, use and character

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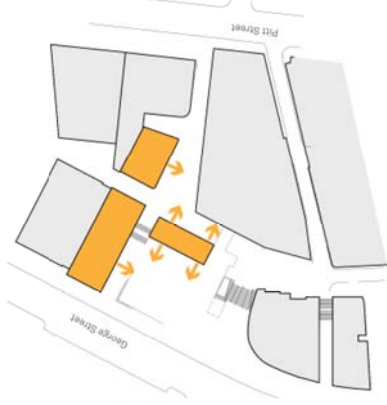
Create consistent and active edges

- _ Activate spaces with a diverse range of uses including retail, bars, cafés, restaurants, boutique offices and small business start-ups capturing an essence of discovery
- _ New buildings to respond to existing context through appropriate heights and alignments
- _ Use multi-level active buildings to define both plaza and laneway edge



Pedestrian priority in shared zones

- _ Prioritise pedestrian movement by concentrating vehicular access at the subject site edges, rationalising existing servicing configurations and minimising the need for vehicles to enter the plaza and laneway spaces
- _ Where service vehicular access is required, create a shared environment where vehicular access is limited to certain hours to encourage a pedestrian friendly precinct



Low buildings with appropriate contextual relationship

- _ Built form at plaza edge to relate to human scale to provide a positive relationship with plaza and laneway spaces and to reduce overshadowing
- _ Buildings to provide strong edges to plaza space, and to define laneways to the north, east and south
- _ A well defined, inviting interface with George Street is to be created, encouraging pedestrians to enter the plaza and laneway spaces
- _ Response to surrounding conditions - including the predominant street wall heights and existing buildings (e.g. Rugby Club)
- _ Low scale character of Jacksons on George and Rugby Club is to be retained

04 Potential Public Domain

Strategies

Activation and Use

Outdoor gathering, dining and entertainment are encouraged through scale and flexibility of spaces created



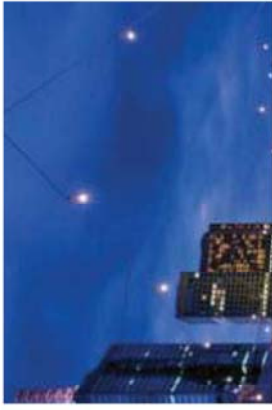
Figure_4.12. Australia Square, Sydney NSW
An urban plaza space activated by dining and entertainment with multiple connections to surrounding streets
(image reference: www.skyscrapercity.com)



Figure_4.13. Angel Place, Sydney NSW
An intimate scale laneway activated by dining and retail
(image reference: www.smh.com.au)



Figure_4.14. Customs House Plaza, Sydney NSW
A flexible public square activated by a significant heritage building as well as bars/cafes. The building is activated with colourful light projection during the Vivid Light Festival
(image reference: <http://lucykeeler.com/>)



Figure_4.15. Federation Square, Melbourne VIC
A large civic square surrounded by lower level buildings which is able to be adapted for various uses, including large scale events
(image reference: <http://www.thatsmelbourne.com.au/>)



Figure_4.17. Australia Square, Sydney NSW
An urban plaza space activated by dining and entertainment with multiple connections to surrounding streets
(image reference: www.skyscrapercity.com)



Figure_4.14. Customs House Plaza, Sydney NSW
A flexible public square activated by a significant heritage building as well as bars/cafes. The building is activated with colourful light projection during the Vivid Light Festival
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‘A City without flourishing artistic and cultural life would be a poor place indeed. Our artists celebrate and enrich our city, and contribute to our sense of identity and sense of place.’

Lord Mayor Clover Moore

Leon Paroissien AM has prepared the following Public Art Strategy.

He has been Chairman of the City of Sydney Public Art Advisory Panel since 2007.

He was Chairman of the Public Art Advisory Committee of the Olympic Co-ordination Authority and a member of the Design Review Panel for the site of the 2000 Olympic Games in Sydney. He was subsequently a consultant for the development of Millennium Parklands, including the Armoury, at Sydney Olympic Park and a member of the Design Review Panel and the Quality Panel for the construction of the National Museum of Australia.

He was Founding Director of Sydney’s Museum of Contemporary Art from 1989 until 1997 and Founding Director of the Museum of Contemporary Art, Taipei, Taiwan, from 2001 until 2003. From 2004 until 2010 he was Adjunct Professor, Design and Architecture at the University of Canberra.

He was awarded the Australia Council’s Emeritus Medal for the Visual Arts in 1998 and appointed a Member of the Order of Australia (AM) in 2002. In 2003 Taipei Mayor Ma Ying-Jeou (subsequently President of Taiwan) presented him with the Key to the City for his contribution to the cultural life of Taipei.

Goals

Recognising the cultural significance of the subject site in such a significant location, with its proximity to Circular Quay, the Museum of Contemporary Art, The Rocks, the Customs House and the Opera House, a significant presence of commissioned works of art is proposed. The focus in choosing locations for commissions would be on publicly accessible locations within the subject site, such as the proposed new public plaza, foyers, and thoroughfares through laneways. Paving, and areas that are highly visible but adjacent to pedestrian thoroughfares, will also be considered as potential locations for art.

In the 1990s, the City of Sydney developed the concept of ‘Sydney Open Museum’, encapsulating art works throughout the city’s public spaces as an identifiable collection for the public’s appreciation of art. Since that time the City’s commissioning of permanent public art and temporary installations has grown exponentially. The inclusion of commissioned works of art in private developments has also emerged as a significant addition to the city’s cultural life. The present proposal offers a further addition of public space enriched by visual arts commissions.

Alignment with Sustainable Sydney 2030 vision, including the light rail and pedestrian areas

The commissioning program would be in close cooperation with the City in its realisation of its extensive public art plan, integral to its ten-year plan for the transformation of the city centre with a focus on George Street.

With the inclusion of art within the newly created public spaces and connecting laneways the whole public realm will have a distinctive, memorable character, embracing different uses: pedestrian access to neighbouring streets, shopping, dining, or relaxing during lunch or coffee breaks or in the evening. The art program will aid orientation for social engagement and the articulation of the public realm.

Heritage of the area and the Indigenous cultures of Australia

The history of the subject site, especially the presence of the nearby Tank Stream, may be an important resource for aspects of the design and associated art commissions. In selecting artists there will be close cooperation with the City’s public

art programs, including the commissioning process for the Eora Journey project.

Temporary art projects

The City’s annual Laneways Art Program has brought colour and vitality to existing laneways and encouraged the growth of cafés, small bars and retail stores. The transformation of the Angel Place complex of laneways is a striking example of improvements to the city that have occurred in recent years. However, the opportunity to design new laneways, conceived from the outset as being highly animated, presents new opportunities for enhancing Sydney’s cultural life. An ongoing program of temporary art installations will animate the public spaces of the development.

High quality art in private developments

Earlier private developments in the city have opened up public spaces and associated opportunities for major works by famous international artists such as Alexander Calder, Josef Albers, Frank Stella and Sol LeWitt, and the more recently, works by Melbourne artist Robert Owen in the MLC Centre. Other recent developments have included major works by James Angus (an Australian artist now living in New York) in One Bligh Street, and by American artist Jenny Holzer in 8 Chifley Place. While ‘public-private’ spaces created by private developments are animated by their popularity as sites for lunch and coffee, they also offer opportunities for major art commissions that are seldom available on the pavements of Sydney’s narrow streets. The present proposal presents the opportunity of introducing further major works of art by overseas or Australian artists in one of the most vibrant locations in Sydney’s inner city.

The art program could include:

- One major commission,
- A number of integrated, interpretive works, and
- A planned, ongoing program of temporary art installations in laneways.



Figure_4.16. Site plan illustrating key spaces that have potential for art installations, both permanent or temporary.

Strategy

Selection of Artists

For major commissions a short list of three or four artists will be considered. In selecting artists invited to prepare and discuss their concepts, a diversity of possible approaches will be sought, preserving a range of possible outcomes. During interviews, artists will talk about earlier work, how they would approach the subject site, and support their proposals with sketches, descriptions and models. One artist will then be selected. During this process the artist’s potential to realise a significant and appropriate work will be of primary importance.

Other commissions where particular artists are clearly suited to the envisaged role of the work in the overall design may be selected by direct invitation for a concept proposal.

Depending on the location and the nature of the commission, artists will be invited to respond to such issues as the subject site’s history, to its uses, and to issues such as ecological sustainability. Future maintenance costs and the expected life span of a work will be major considerations.

Artists will be supported throughout each stage of realising a commission with the advice of specialist consultants and project managers assisting in the final design and fabrication of the work, and in completing the work within the budget allocated.

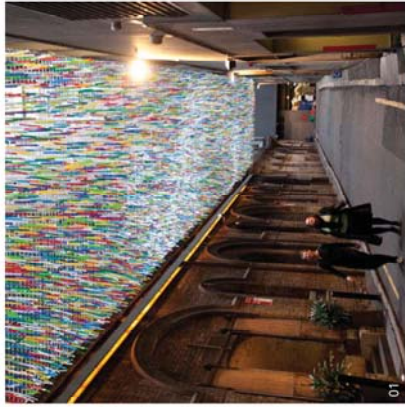
Artists will be expected to demonstrate an understanding of the potential role art may have in complex projects; their design ability and resources to undertake large, innovative urban scale projects; their ability to work effectively in multi-disciplinary teams in a cooperative process; a demonstrated ability to work within given budgets and schedules; and an understanding of the goals with respect to environmental and general planning objectives.

Artists considered will include those working on different scales and in various media, including the use of water and aspects of light, illumination or projections.

Artists selected will be expected to have a high level of conceptual innovation, technical skills, and an acute design sensibility.

04 Potential Public Domain Strategies

Public Art Strategy



01

Ensure artworks are publicly accessible

- A major publicly owned artwork (form to be agreed) to be installed at the George Street Plaza.
- Other locations for small pieces of artwork should be located in areas that are publicly accessible
- Art could potentially be located throughout the 'public' domain, in the plaza or laneways,
- accessible for all to enjoy
- Art located in 'public-private' spaces such as foyers present an opportunity for art commissions that are typically not available on the city streets



02

Locate artworks strategically with a strong visual presence

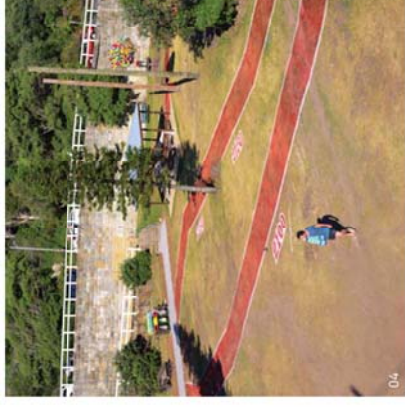
- Locate pieces at focal points, at the end of vistas or beside pedestrian thoroughfares with a strong visual presence
- Select and locate art commissions enhance the identity of spaces by creating memorable journeys and distinctive landmarks
- Artworks can aid movement, social interaction and add enjoyment to the subject site and the broader public domain
- Integrate artworks with the built form to create interactive and engaging installations. An 'electronic canvas' for digital projection could be incorporated on the Jacksons on George facade. Community Stratrum could host light projections, video mapping and motion graphics



03

Integrate into public domain elements

- Potential to incorporate art into landscape elements such as paving, street furniture and planting to ensure its cohesion with the place
- The art program to provide articulation to the public realm, adding a sense of intrigue through inclusion of artworks at a variety of scales



04

Respond to contemporary issues

- Respond to the contemporary issues facing society such as ecological sustainability and climate change in order to add another layer of depth and meaning to the subject site
- Incorporate principles of sustainable design where possible



05

Recognise the cultural significance of the subject site

- Reinforce sense of place by highlighting unique aspects including the natural landscape and its changing uses over time, especially Tank Stream
- Encourage and aid social engagement as well as enhancing Sydney's cultural life through art

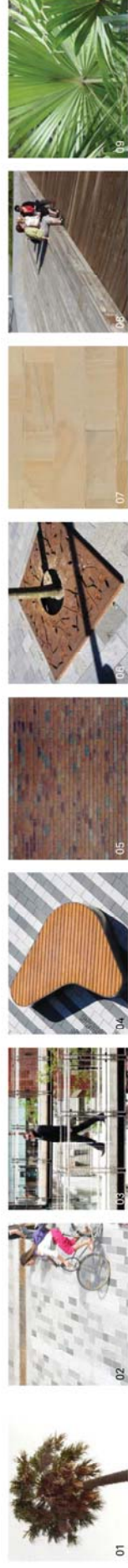
Figure_4.17. Public art precedent images

- 01_Rush by Nke Sawas - laneway art. <http://desistopmag.com.au/>
- 02_Sphere by Orlanor Eliason. Flickr user luiz
- 03_Parliament House Foyercourt Canberra by M Nelson Jagamarra. <http://www.asiaa.com.au/>
- 04_King Tide by Anthony Sawrey. www.sculpturebythesea.com
- 05_Flume by Simeon Nelson. simeon-nelson.com

04 Potential Public Domain Strategies New Plaza and Laneway Network



Figure 4-18. Artist's impression of north south laneway looking north



- 01. Native palm tree planting, http://sydney.edu.au/science/unserv/science/school/courtsstage4_5/mativeplants/gallery/cabbagpalms/
- 02. High quality small stone pavers, <http://www.andazme.com/index.html>
- 03. Slender and visually light bridge, <http://www.architecturaldigest.com/story/2013/02/22/guldberg-cyrcle-bridge-by-ramboll-denmark-as/>

- 04. Bespoke timber seating elements, <http://hewittmasar.com/hewitt/landscape-architecture/15287.html>
- 05. Brick referencing historical site uses
- 06. Bespoke seating incorporating artwork, <http://www.landscape.com/index.php/2013/02/guldberg-cyrcle-bridge-by-ramboll-denmark-as/>

- 07. Sandstone referencing local geology
- 08. Timber decking seating elements, <http://plumwood.com/2010/04/melbourne-convention-centre-south-wharf-project-visit-studio/>
- 09. Cabbage tree Palm, http://sydney.edu.au/science/unserv/science/school/courtsstage4_5/mativeplants/gallery/cabbagpalms/

04 Potential Public Domain Strategies

New Plaza and Laneway Network

A network of new and enhanced existing open public spaces improving the pedestrian experience of the wider precinct and engaging users in memorable journeys of discovery

The public domain is comprised of two predominant elements: a new publicly accessible plaza at George Street level and a vibrant laneway network at Pitt Street level with secondary laneway.

Laneways

A new network of pedestrian-focussed laneways is established, increasing possibilities for movement through the central city separate to the established street grid. A high quality public domain and activated built edges encourage pedestrians to linger and enjoy retail and dining opportunities.

Spatially contained

An intimacy of space through the maximisation of strong and consistent built edges to laneways as well as light, intermittent overhead planes is created.

Differentiate laneways

The city network of laneways is extended throughout the subject site, each with a distinct scale, proportion, character and function.

Drainage, paving and lighting

The laneways are to be drained, paved and lit according to the City of Sydney's required public domain standards
 High quality paving finish equal to granite will be provided while creating a distinct ground plane character.

Performance Infrastructure

Performance infrastructure (such as power and water services) is to be provided to help support creative uses such as temporary art installations.



Figure 4-19. Public Domain Concept plan

Notes:

- Land Lease and adjacent landowner to coordinate as part of future design development. Adjacent landowner to lift and adjust finished levels to facilitate transition into ILCO plaza southern edge
- Plaza awning indicative and subject to further design development

04 Potential Public Domain

Strategies

New Plaza at George Street Level



Figure_4_20. Artist's impression of the new plaza



01. Small deciduous tree planting, <http://www.nr.isu.edu/plantlist/species/greening/research.htm>
 02. City of Sydney standard paving, with custom iterations
 03. Bespoke tree grate incorporating art work, <http://www.monaggate.com/made/927>

04. High quality custom designed seating, <http://europacorsi.com/album/713515/Urban>
 05. Steps with seating opportunities, <http://www.landzone.com/>
 06. Contrast paving providing contrast, <http://www.landzone.com/index.php/2011/05/squares-in-pulgarcas-by-pepe-giacomplaces-06/>

07. Building entry canopy, <http://www.fostersandpartners.com/project/corre-dart/>
 08. Transparent balustrade, <http://modern-glass.co.uk/commercial-glass/balustrades/>
 09. Sandstone referencing local geology
 10. Integrated art work <http://www.domusweb.it/en/art/2012/05/16/daniel-buren-eccentricque-5.html>

04 Potential Public Domain Strategies

New Plaza at George Street Level

A lively new destination urban open space in the north of the central city adaptable to a diversity of public uses

A new plaza at George Street level bounded to the north and east by low scale buildings with activated frontages.

While the southern part of the plaza responds to pedestrian desire lines as a space of movement, the northern section encourages more passive use through provision of seating and shade. The plaza extends to the south to relate to the interface of 200 George Street and is contained to the north by a revitalised Jacksons on George.

Pedestrian footbridge between new plaza and proposed building lobby

A 4 metre wide open-air footbridge of special design that is simple and visually light is provided.

Drainage, paving and lighting

The plaza is to be drained, paved and lit according to the City of Sydney's required public domain standards.
High quality paving finish equal to granite is to be provided while creating a distinct ground plane character.

Tree planting

Tree planting will provide micro-climatic benefits as well as visual amenity and character
Trees will spatially define northern part of plaza as a more passive area and encourage longer stays in the space

Community Stratum

A double-height building including a first floor (extra high levels at 5 metres for ground and 4 metres for first floor) to the eastern edge of the George Street Plaza will be provided.
A variety of active uses fronting both the plaza and laneway below including access to the below plaza end of journey cycle facilities will be provided.



Figure 4.21. Plaza Concept Plan

Notes:

- Lend Lease and adjacent landowner to coordinate as part of future design development. Adjacent landowner to lift and adjust finished levels to facilitate transition into LLCO plaza southern edge
- Plaza awning indicative and subject to further design development

04 Potential Public Domain Strategies

Square Comparison

Comparison with International Squares

It is useful to compare the area and dimension of the proposed new square to other key public spaces around the world.

The combined area of new square (excluding community stratum) within the subject site is approximately 1700 square metres in size with good accessibility and solar access.



Figure 4.22. Collection of international public plaza examples

- 01. Paternoster Square, London
Wikicommons, Green
- 02. St Patrick's Square, Auckland
topboardesign.com
- 03. Sankt Hans Torv, Copenhagen
Wikicommons, IK's World Trip
- 04. Bonn Square, Oxford
Landeszine.com
- 05. Sunset Triangle Plaza, Los Angeles
Living Streets LA
- 06. St James Plaza, Melbourne
archdaily.com

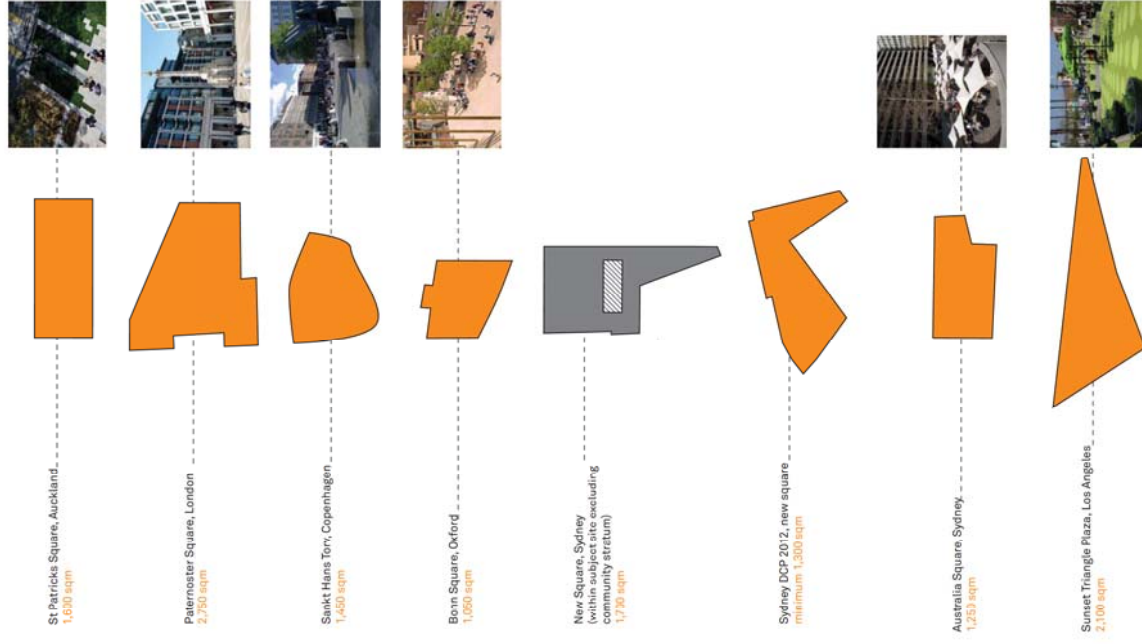


Figure 4.23. Approximate scale comparison between popular public spaces (scales derived from Google Earth approximations)

04 Potential Public Domain Strategies

Square Comparison

Comparison with Australia Square and Sydney DCP 2012

The combined area of new square (excluding community stratum) will be approximately 36% larger than the area of the existing plaza at Australia Square and up to 31% larger than the minimum 1300sqm square defined in the Sydney DCP 2012.

With the community stratum area included, it will be approximately 50% larger than the area of the plaza at Australia Square and up to 44% larger than the 1300sqm square defined in the Sydney DCP 2012.

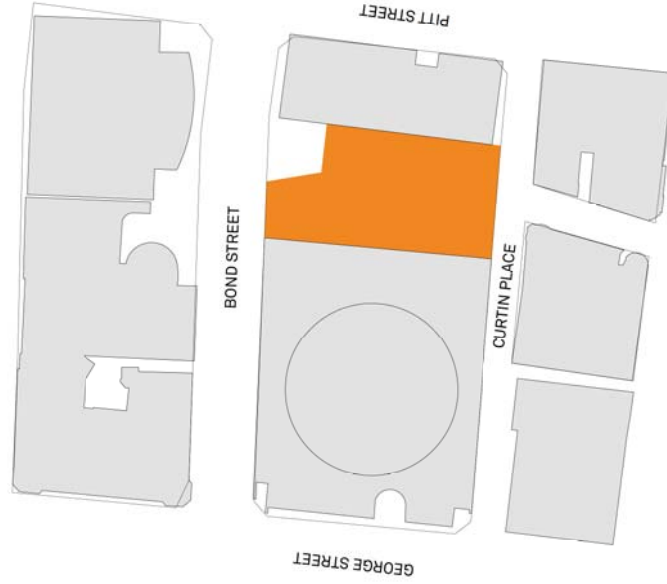


Figure 4.24 - Australia Square - existing public plaza



Figure 4.25. DCP 2012 APDG Block - 1300sqm square (as defined in the Sydney DCP 2012)

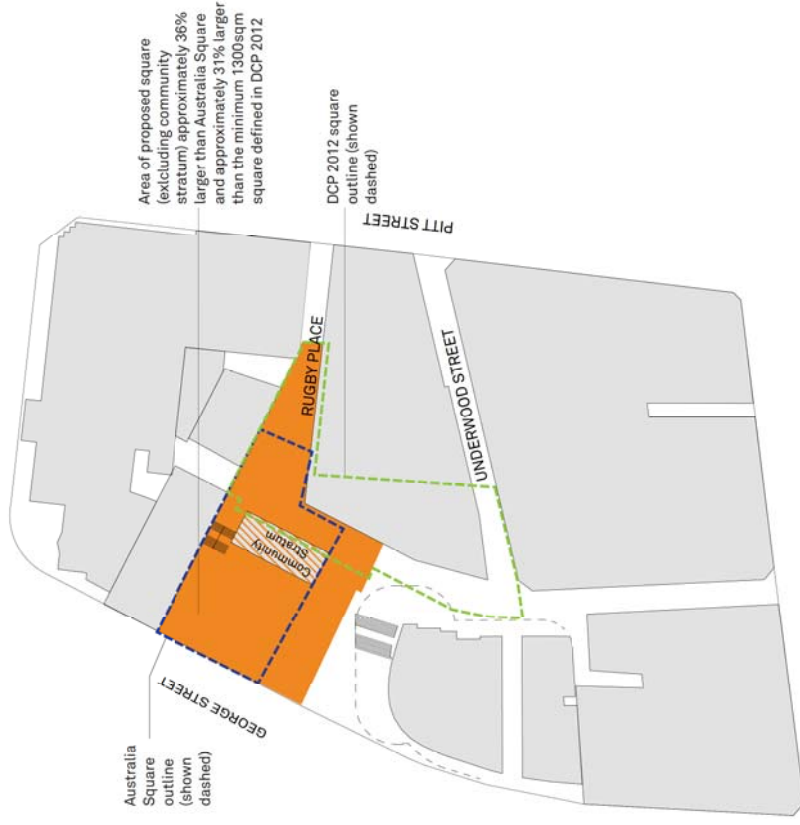


Figure 4.26. APDG block - potential zone of publicly accessible plaza compared with existing Australia Square outline and Sydney DCP 2012 square outline

05 Built Form Strategies

Introduction

The Built form envelope and Reference Design

Developed in consultation with the City of Sydney, the built form envelope documents the geometric envelope achievable within the constraints of the subject site.

A competitive design process will be undertaken for the commercial tower building. The competitive design process aims to achieve a high quality solution which addresses the constraints and opportunities of the subject site and achieves design excellence. Outcomes of the design process will see the refinement of a tower and podium that fit closely within the defined envelope.

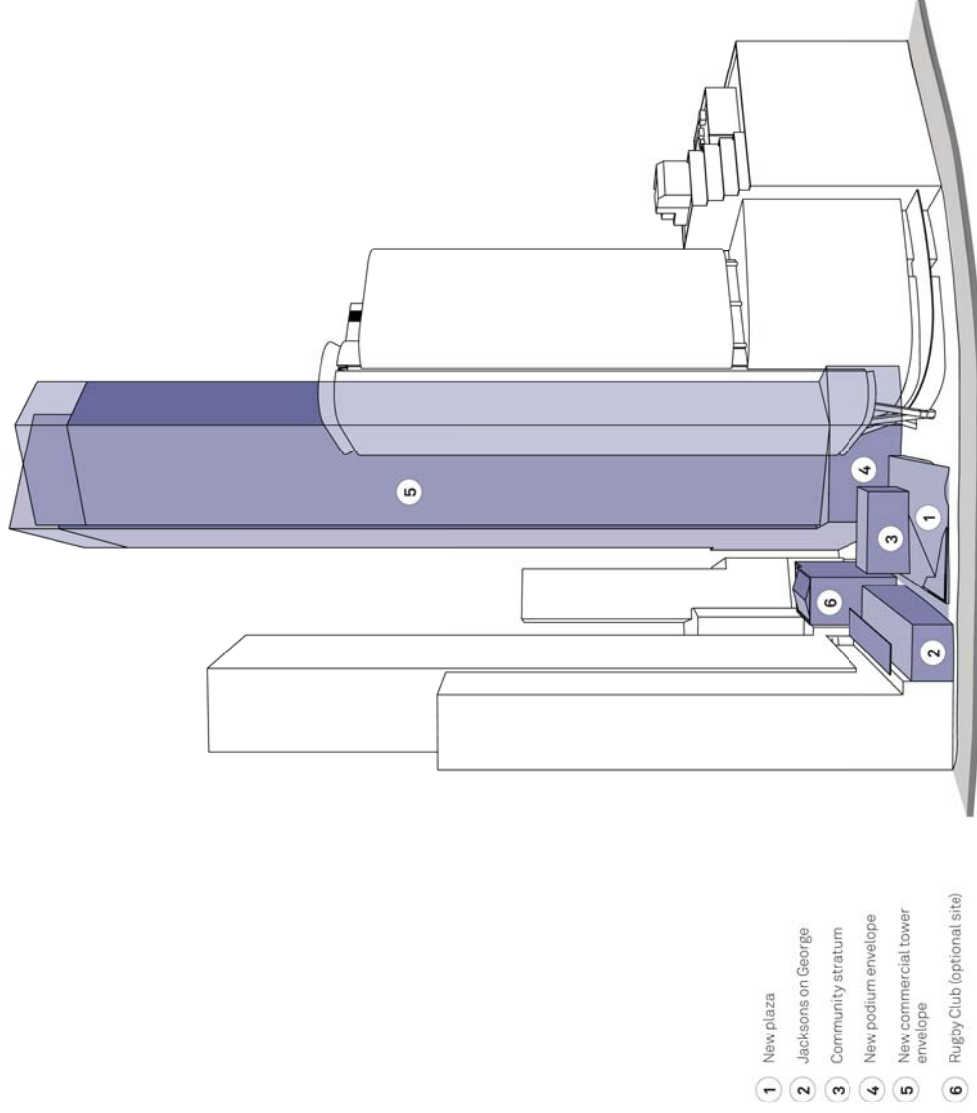
The following pages propose a built form envelope for a new podium and tower on the 33-35 Pitt Street site and new community stratum on the 182 George Street site.

It is important to test the proposed building envelope with a reference design to ensure a sensitive, quality solution is achievable within the constraints of the envelope and the allowable floor area.

The reference design illustrated in this document is one indicative solution that could be achieved within the proposed envelope.

“Good building design should positively contribute to the overall architectural quality of the city and provide buildings appropriate to their context. In some circumstances, this contribution may be as an iconic or landmark building, but more typically it is as a well-mannered building that fits sensitively into the streetscape”

Central Sydney DCP 1996



Figure_5.1_3D model perspective illustrating the components of the project

At the time of preparation of this Urban Design Analysis Report, Wanda Sydney One had recently submitted DA 2015/882 and SSD 2015/77101. Neither of the Wanda applications are as yet approved. For the purpose of this Urban Design Analysis Report, approved envelopes relating to 1 Alfred Street (DA 2010-2029) and 19-31 Pitt Street (D/2010/1533) have been adopted.

05 Built Form Strategies Envelope

Built form controls

The following key Sydney LEP and DCP controls have been considered in the development of the built form envelope for the subject site.

Erection of tall buildings

In accordance with the Sydney Local Environmental Plan (LEP) 2012 clause 6.16, the built form envelope has been developed to ensure that the following principles are preserved and the new tower development:

- Provides amenity for the occupants of the tower and neighbouring buildings,
- Does not adversely affect the amenity of public places,
- Is compatible with its context,
- Provides for sunlight to reach the sides and rear of the tower,
- Promotes the ventilation of Central Sydney by allowing the free movement of air around towers, and
- Encourages uses with active street frontages.

Envelope Height

The Sydney LEP 2012 heights map specifies a maximum height across the APDG block, however there is provision in 'alternative building heights' clause 6.20, for additional building height on parts of the APDG block (area 4, on the height of buildings map) if the development provides publicly accessible open space, lanes and other links through the site.

Following discussion and consultation with the City of Sydney a proposed maximum envelope height up to 248m (excluding the 15m roof feature zone) is proposed on the eastern section of the subject site, stepping down to 238m on the western section of the site (excluding the 15m roof feature zone).

Sun Access Planes

Sun access plans outlined in clause 6.17 of the Sydney LEP 2012 have no impact on the proposed development.

Solar Overshadowing of certain spaces

The envelope has been developed to prevent overshadowing to certain public spaces as outlined in clause 6.19 of the Sydney Local Environmental Plan (LEP) 2012.

Solar access should be maintained to the following relevant places:

- *Australia Square Plaza*—between 12.00–14.00,
- *Lang Park*—between 12.00–14.00,
- *Macquarie Place* (beyond the shadow that would be cast by a wall with a 35 metre street frontage height on the eastern alignment of Lotus Street)—between 10.00–14.00,

Street wall height

A maximum street wall height of 45m along the northern, southern and eastern edges of the 33-35 Pitt Street site is identified in Diagram 6.11 of Sydney DCP 2012, therefore a maximum height of 45m has been established for the podium envelope.



Figure 5.2. Sun access protection map from Sydney LEP 2012

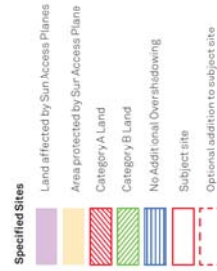


Figure 5.3. Height of Buildings Map from the Sydney LEP 2012.

Height of Buildings Map - Sheet HOB_014



05 Built Form Strategies

Envelope

Defining the envelope for the new 182 George Street building

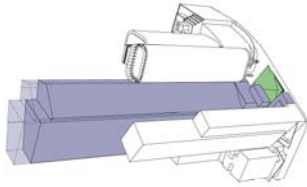


Figure 5.4. 3D model illustrating the proposed envelope within the surrounding proposed context

The following diagrams illustrate a sequential process of establishing a new building envelope.



Building height

— Extrude a notional building footprint bounded by the surrounding streets and laneways to a height up to 24.8m on the east and up to 23.8m on the west.



Street wall

— Establish a podium street wall height of 4.5m to respond to Pitt Street street wall height



George Street context

— Establish a podium street wall height at RL24 (approximately 20m) at the western end of the podium to respond to the George Street context including existing Rugby Place, Jacksons George and proposed community stratum



Laneway open to the sky

— Create a 6m wide laneway along Rugby Place and minimum 7.5m wide laneway at north-south laneway both open to the sky
— Incorporate active uses at ground level



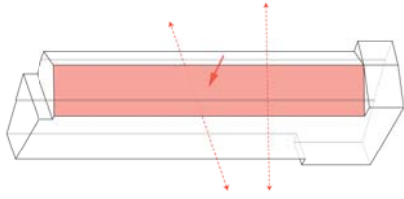
Tower separation

- _Ensure a minimum of 6m separation at tower level from the 200 George Street tower and above RL 18.3 at the podium level



Street setback

- _Provide a 6m setback along Pitt Street above the 45m street wall height



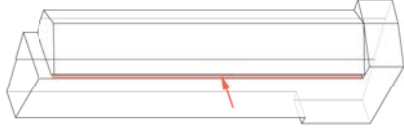
View sharing

- _Chamfer envelope to enable view sharing from 200 George Street and the setback along Pitt Street above street wall height will enable view sharing from 37-49 Pitt Street



19-31 Pitt Street setback

- _Provide a 6m setback from the podium level of the approved development at 19-31 Pitt Street (and approximately 9.5m setback from the tower of the approved development)



Tower Articulation

- _Provide a 3m deep articulation zone in tower



Roof feature

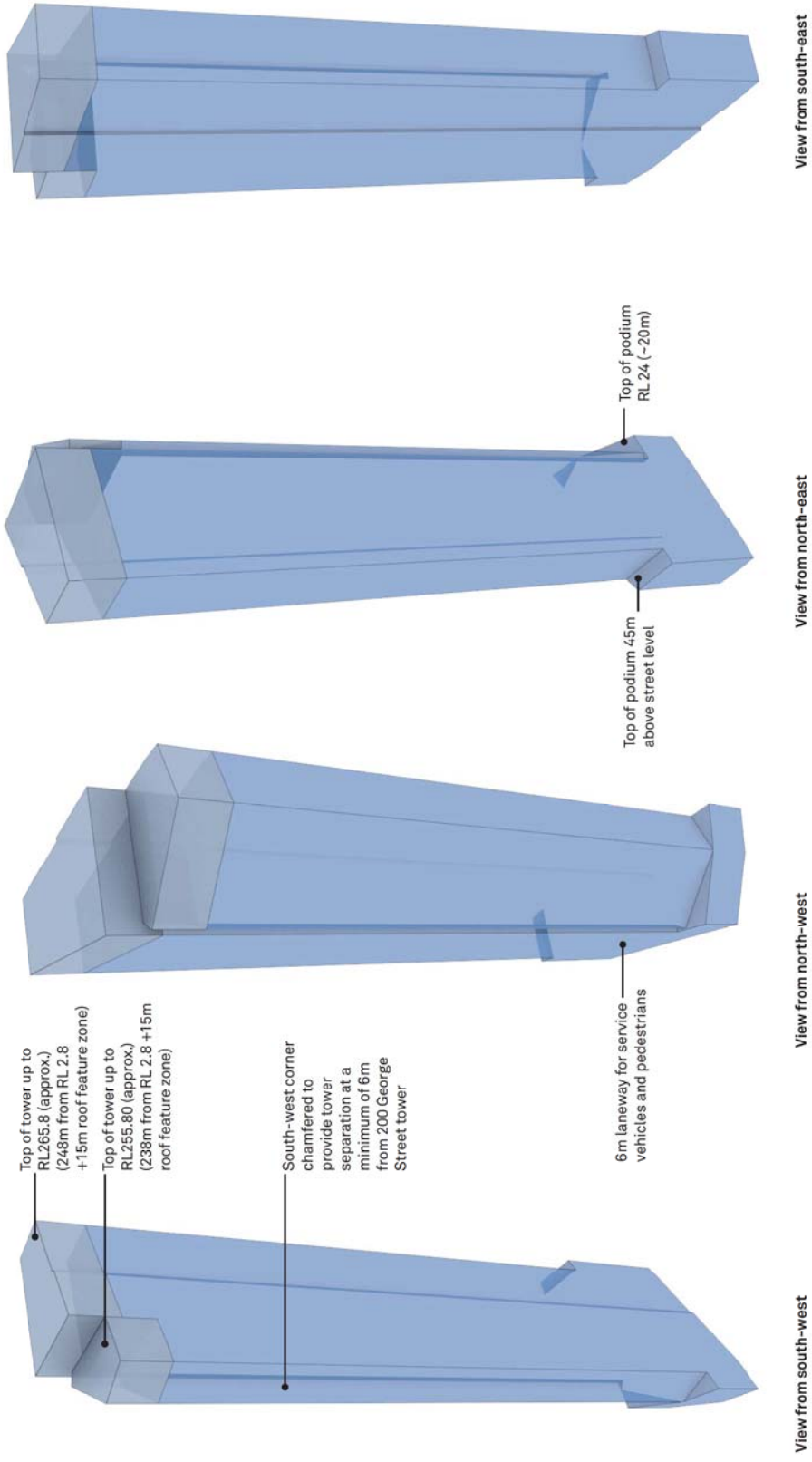
- _Allow for a 15m architectural roof feature zone (to future design)

05 Built Form Strategies

Envelope

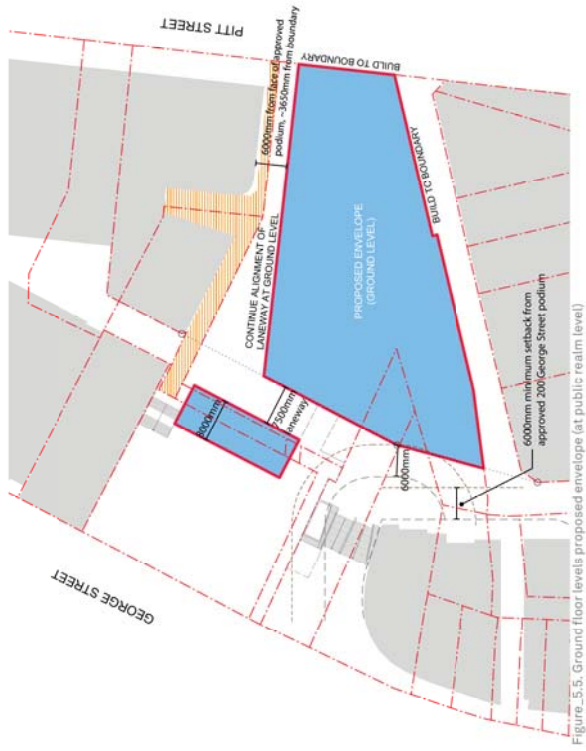
The proposed envelope

The proposed built form envelope documents the geometric envelope achievable within the constraints of the subject site.

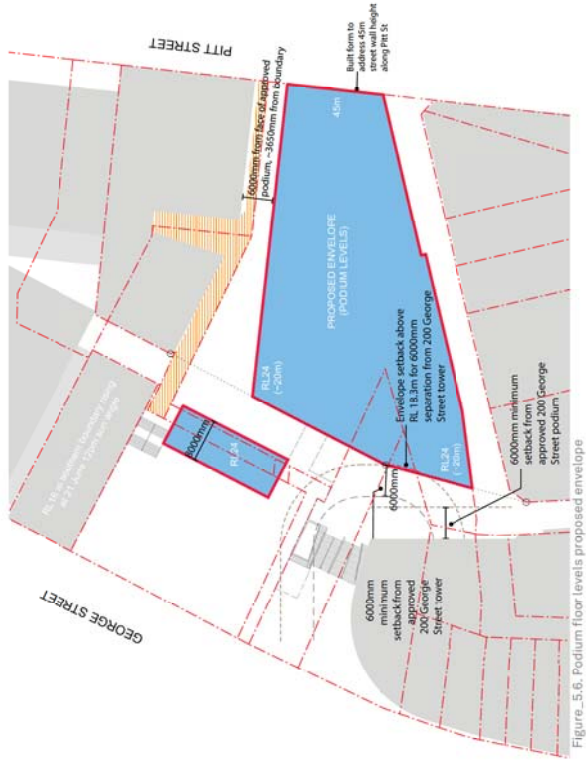


05 Built Form Strategies Envelope

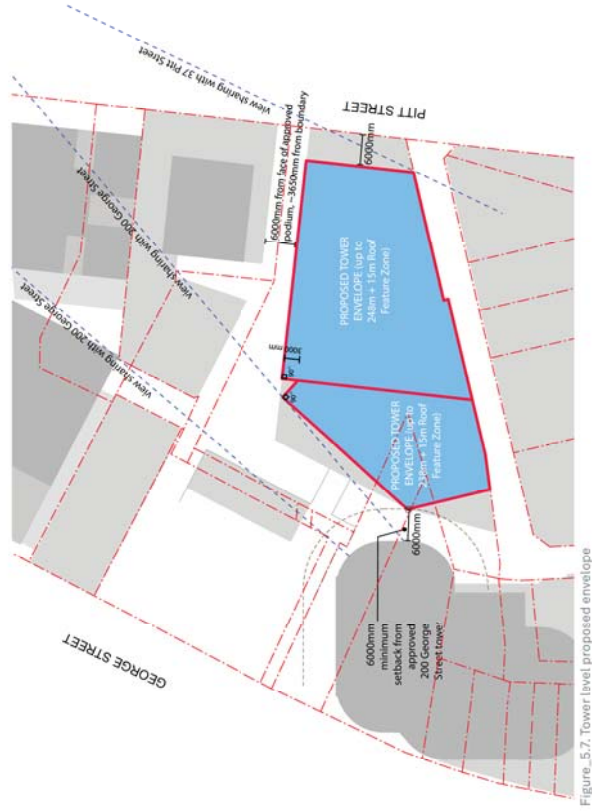
The proposed envelope



Figure_5.5. Ground floor levels proposed envelope (at public realm level)



Figure_5.6. Podium floor levels proposed envelope



Figure_5.7. Tower level proposed envelope

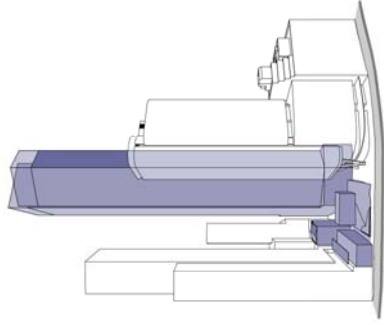
Legend:
 Land Lease beneficiary of access rights via registered easement
 *Note:
 Building overhangs - such as balconies, awnings and other projections shown for clarity.

05 Built Form Strategies Community Stratum

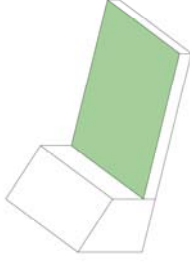
Defining the envelope for the new Community Stratum

The new community stratum is an important element in defining, activating and ultimately creating a successful public space. The Jacksons on George building provides definition on the northern edge of the plaza and the new 200 George Street building on the southern edge of the plaza.

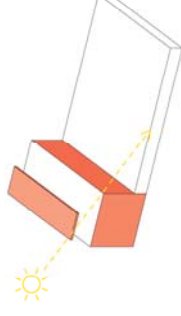
Following the discussion and feedback from the City of Sydney the proposal places a building on the eastern boundary, activating both the plaza and laneway. It is envisaged that the building will be up to double height on the plaza (with extra high levels at approximately 5 metres for ground at plaza level and 4 metres for first floor), responding to the low scale surrounding buildings, and mediating to the new 182 George Street podium behind. No built form is proposed along the George Street edge, making for a highly visible and inviting plaza space. Importantly, it will not be overshadowed by a new built form, creating a public space that is basked in lunch time and afternoon sunlight.



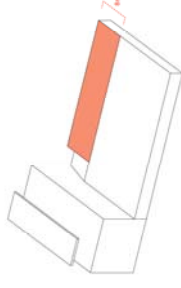
3D model illustrating the plaza and community stratum in the surrounding proposed context



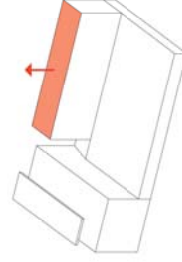
Step 1
A significant new public square off George Street



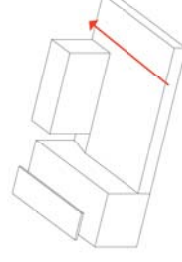
Step 2
Adaptive reuse of Jacksons on George to create a vibrant northern edge to the new plaza while maintaining solar access in midwinter



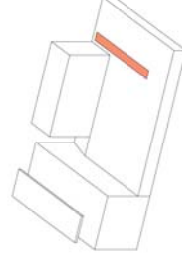
Step 3
Create a defined edge to the eastern side of the plaza



Step 4
Activate with built form that responds to the existing George Street context



Step 5
Offset edge to create a clear and legible entry and address to new commercial building

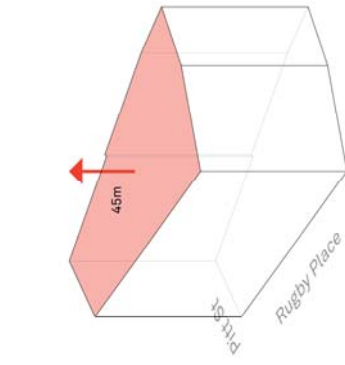


Step 6
Provide covered pedestrian access from George Street

05 Built Form Strategies

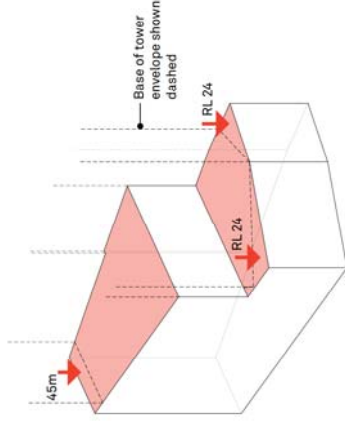
Podium

Podium Strategies (Indicative)



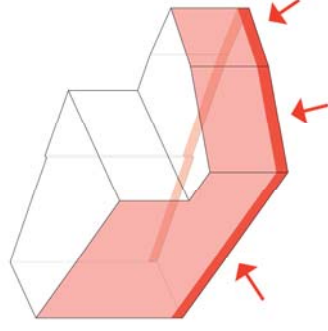
Maximise full extent of the subject site and respond to Pitt Street context

The podium reinforces the street wall alignment along Pitt Street with a 45m level datum height.



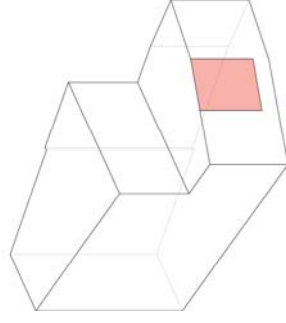
Establish levels that are contextually responsive

In addition to reinforcing the 45m street wall alignment along Pitt Street, respond to the low scale character of the surrounding key buildings along the western edge, such as the 31A Pitt Street (Sydney Rugby Club) and 174-176A George Street (Jacksons on George) by stepping the podium down to meet RL 24 (approximately 20m).



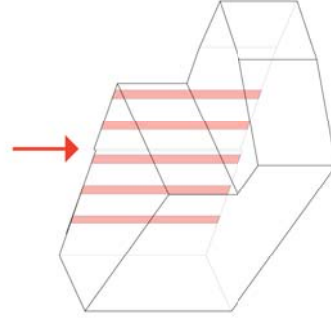
Respond to easements and activate laneways

Create a 6m laneway at Rugby Place and 7.5m north-south laneway open to the sky that provides functional access to easements. It is envisaged that the commercial lobby could be elevated above the ground level, thereby creating more area for fine-grain, laneway activation.



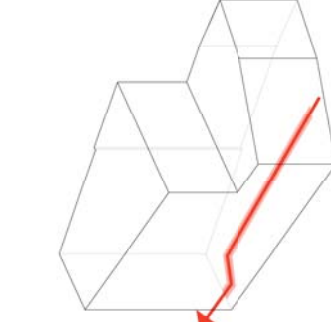
George Street address

Main entrance to new commercial lobby to be accessed from George Street. This lobby is to be clearly visible from George Street to increase legibility and wayfinding.



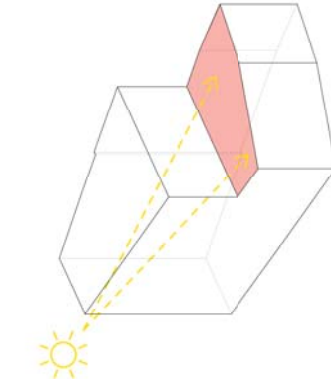
Articulate and activate Underwood Street laneway

Potential articulation to the building facade and possible activation can occur between the lift core to minimise 'blank' or inactive façades.



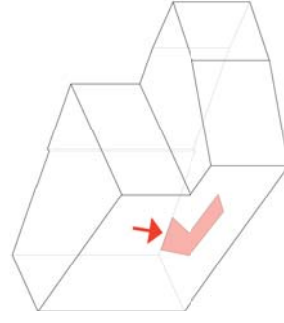
Create an accessible connection

A controlled accessible link from the plaza through to Pitt Street creates a permeable, inviting building.



Create active terraces with good solar access

North-western orientated roof terraces or balconies create active roof tops and engage with the surrounding public domain. They also work to increase natural light to the internal building spaces.



Careful placement of basement access

The basement access is located on the south-east corner of the subject site, minimising shared service vehicle and pedestrian zones.

05 Built Form Strategies

Adaptive Re-use

Jacksons on George

Jacksons on George (176 George Street) is an existing four storey building (three storeys at George Street level) with an entertainment use, built in the mid 1970's. The existing building is bound by the podium of Gold Fields House on the north and 182 George Street on the south. By removing 182 George Street there is an exciting opportunity to adaptively re-use the building to create a revitalised, lively and engaging northern edge to the new plaza. Further opportunity to open the existing roof and create an open roof terrace could be explored, as this will not only add another layer of activity but also increase solar access to the new public plaza. The diagrams to the right illustrate some indicative ideas for the adaptive re-use of Jacksons on George.

Roof top activation

As defined by the City of Sydney, any height addition to Jacksons on George must fall within the solar plane determined by RL 16 at the southern boundary rising at 21 June 12pm sun angle.

It is recommended that a roof awning be provided at the new roof level for weather protection and roof top activation, provided it does not create additional overshadowing of the George Street Plaza. As demonstrated in Figure 5.11, the roof awning will sit within the solar plane and therefore cause no additional overshadowing to the George Street Plaza.



Figure 5.8. View of the existing Jacksons on George building from George Street.

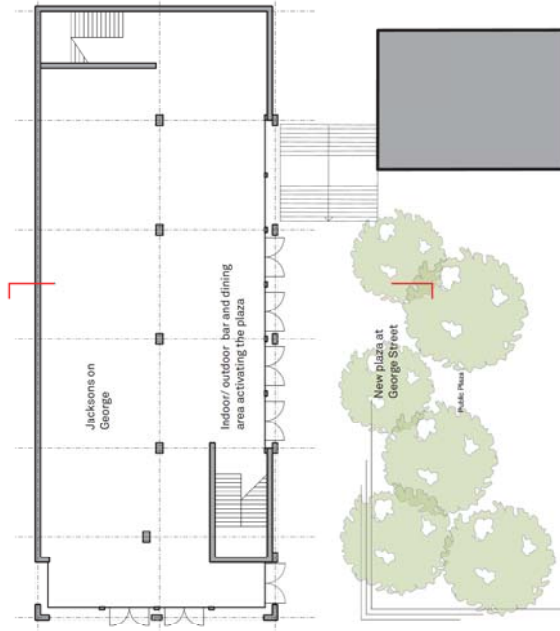


Figure 5.9. Indicative ground level plan of Jacksons on George illustrating the potential to open the building to the south creating a new active facade.



Figure 5.10. Indicative southern elevation of Jacksons on George illustrating potential adaptive re-use to create a lively, engaging edge to the new plaza.

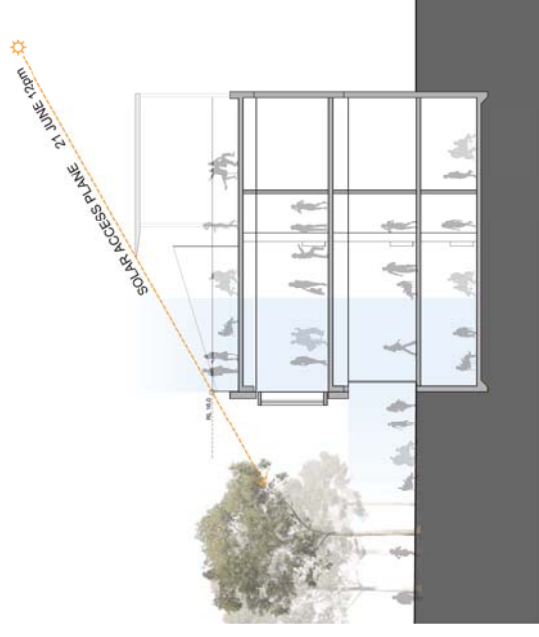


Figure 5.11. Indicative north-south section of the potential adaptive re-use of Jacksons on George within the defined solar plane

05 Built Form Strategies

Adaptive Re-use

Jackson on George adaptive re-use precedent images

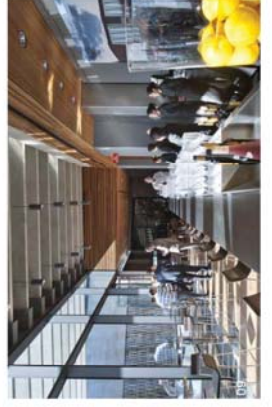
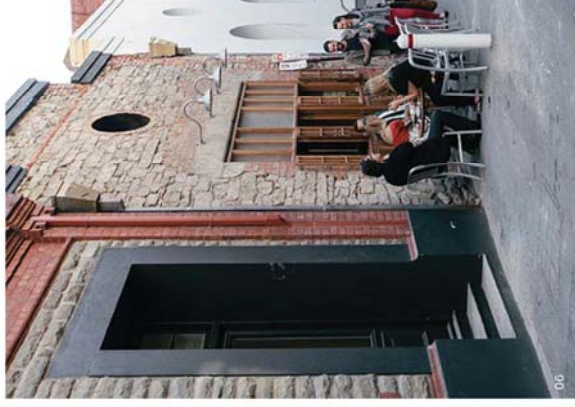


Figure 5.12. Adaptive re-use precedent images

Images 01-03: Fearon Hay's redevelopment of the Imperial Buildings, Auckland. A creative mixture of heritage and new building fabric with a new laneway network (images: Patrick Reynolds, <http://www.archdaily.com/>)

Images 04 and 09: Foster and Partner's Faustino Winery, Spain. The project uses a rich palette of materials, taking the opportunity to look afresh at the building whilst maintaining a sense of the historical building type (images: <http://www.losterandpartners.com/>)

Image 05: Natural Sydney sandstone used in 30 The Bond building (image: www.ptw.com.au)

Images 06, 07 and 08: Recent adaptive use of Peel Street, Adelaide into a vibrant mix of diverse businesses including retail bars and restaurants. This space has been re-imagined into a popular urban community (images: www.sensational-adelaide.com; www.theaustralian.com.au; and www.addaladderow.com.au)

05 Built Form Strategies Sustainability

Ecologically Sustainable Design (ESD) Strategies

The proposed development is to be designed to exceed minimum requirements in terms of ESD.

Minimum targets include:

- 5 Star Green Star - As Built Office (v3) rating (which is considered 'Australian Excellence').
- 5 Star base building rating in operation under the NABERS Energy scheme.
- 4 Star base building rating in operation under the NABERS Water scheme.

Summary of key strategies to achieve these minimum targets include:

- Range of energy and water conservation initiatives.
- High performance facade systems.
- High quality indoor environmental quality that meets health and comfort expectations (including appropriate air quality, daylight levels and exclusion of adverse conditions such as glare).
- Well serviced by public transport options.
- Provision of cyclist and pedestrian facilities.
- Positive contributions to the public domain including the adaptive re-use of buildings and new activated open space and laneways.*

(*Source - 'Ecologically Sustainable Design Report' by Cundall, 2015. Refer to this report for a further explanation of the key ESD initiatives).

Foreseeable Wind Impacts

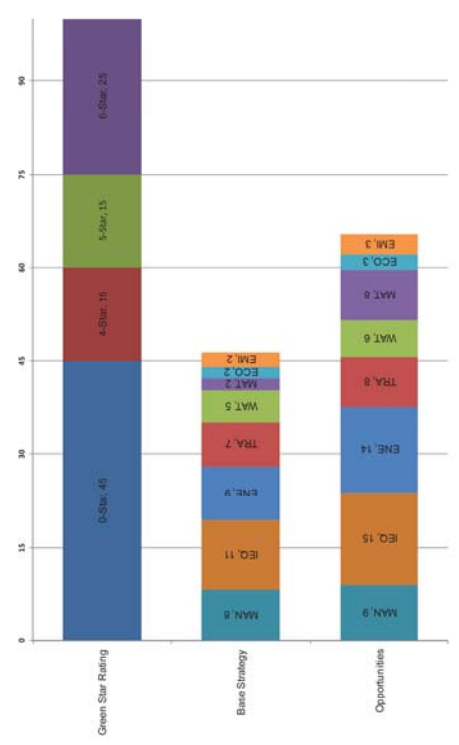
A wind tunnel study was conducted by Cermak Peterka Petersen (CPP) to assess the impact of the proposed built form massing on pedestrian wind comfort at ground level.

A summary of the results are as follows:

- Wind conditions at the proposed George Street plaza (to the west of the subject site) were found to be relatively calm for an outdoor area in the Sydney CBD.
- Wind conditions at specific sections of the internal laneways were found to be suitable for window-shopping and cafe-style activities.
- Street level conditions along George and Pitt Streets are expected to be similar to current typical wind conditions.

- It is concluded that the proposed general configuration and land use of the public plaza and laneways are appropriate to the foreseeable wind impacts.***

(***Source - 'Wind Tunnel Tests for Lend Lease Circular Quay Report' by Cermak Peterka Petersen, 2014. For further explanation of the wind tunnel assessment, refer to this report).



Figure_5.13. Preliminary Green Star assessment (illustrating the Green Star total points targeted** (ESD Report by Cundall, 2015)

**The number of points shown are indicative only and are subject to detailed design development



Figure_5.14. Relatively calm pedestrian wind conditions at ground level is encouraged to support active outdoor land uses

05 Built Form Strategies Sustainability

Shadow Impact Analysis

A shadow impact analysis was conducted to assess the quantity of solar access to the proposed new publicly accessible plaza on George Street (including adjacent publicly accessible land at 200 George Street). The analysis has taken into consideration the proposed built form envelopes. If we were to consider the worst case scenario, the images to the right illustrate that during winter on the 21 June between 12pm - 1.50pm, solar access to the George Street plaza is generally good for the lunch time peak.

The location of the publicly accessible plaza in the current DCP would achieve 0% solar access during the same period. Therefore, there is a significant increase to solar access levels by locating the main plaza along George Street rather than the centre of the block.

(For further information refer to Chapter 06 'Planning Provisions, Solar Study Comparison' and Appendix A, Part 02 'Shadow Studies Report' for more information).

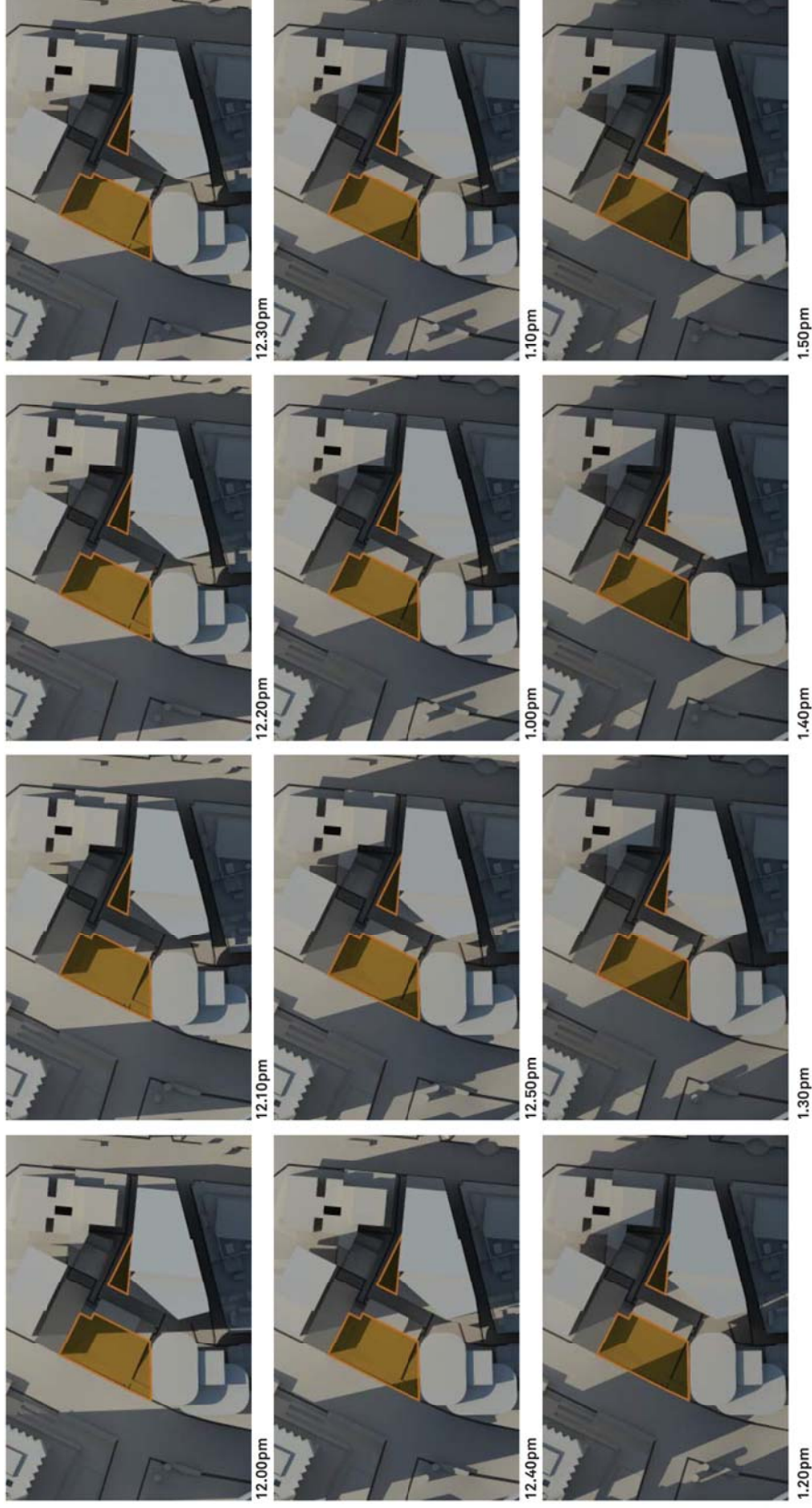


Figure 5.15. Shadow study results looking at plaza from the current Sydney DCP 2012. Image shown above is at 12pm, 21 June. The plaza receives 0% solar access for the remainder of the lunch time peak.

Figure 5.16. Shadow study results looking at proposed publicly accessible plaza including adjacent publicly accessible land at 200 George Street on June 21, 12.00pm - 1.50pm

Proposed publicly accessible plaza including adjacent publicly accessible land at 200 George Street



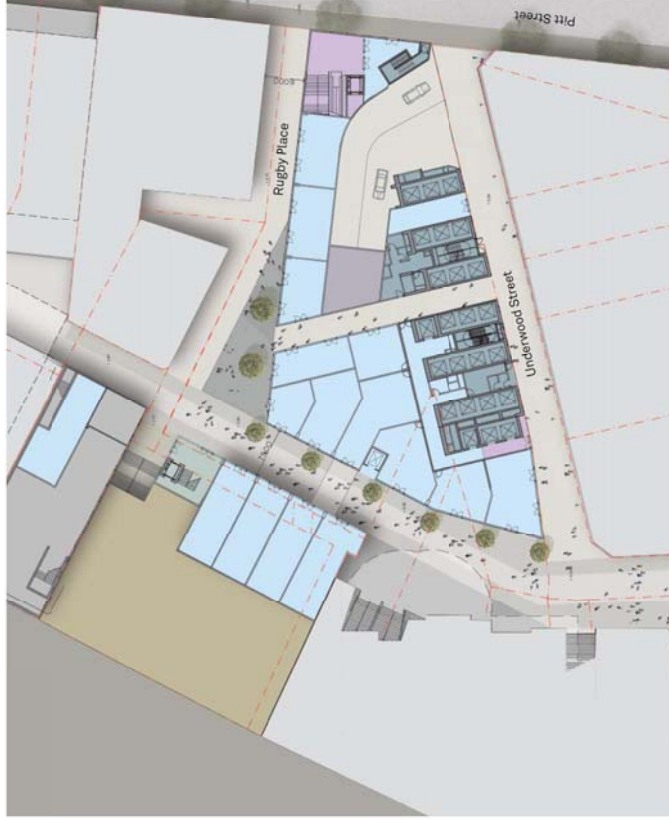
05 Built Form Strategies Reference Scheme

Reference Scheme (Indicative)

The indicative reference scheme demonstrates one possible arrangement of the floor space quantum in the proposed envelope.

Indicative distribution of floor space (GFA and NLA) by land use and within buildings

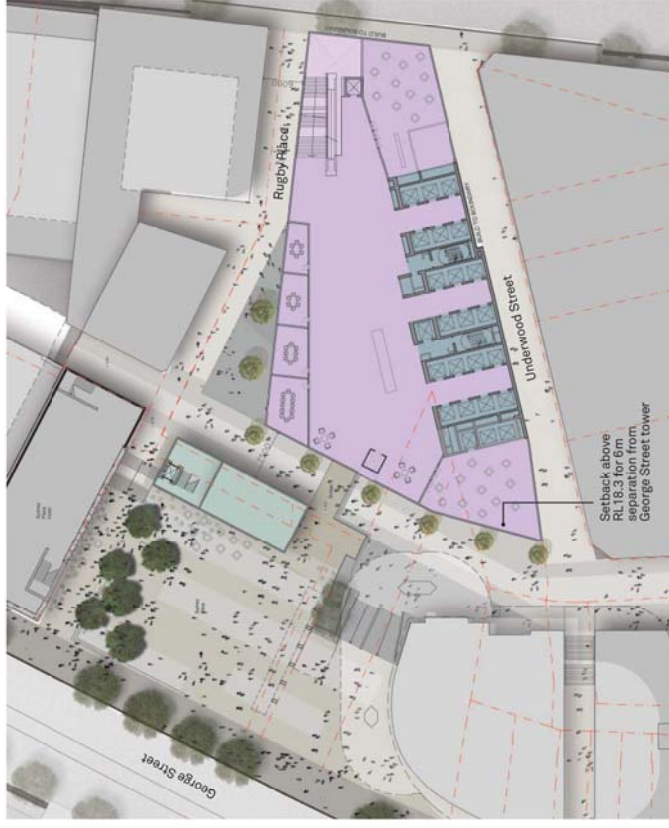
	Indicative GFA	Indicative NLA
Jacksons on George	989m ²	890m ²
Community Stratum/ Plaza Building, End of Journey Cycle Facilities and Tech Startups	Not accountable	Not accountable
Laneway retail	1,300m ²	1,040m ²
Commercial office tower	66,354m ²	61,000m ²
Rugby Club (optional site)	1,357m ²	1,221m ²
TOTAL	70,000m²	64,150m²



Figure_5.17. Reference design plan at lower ground level

Lower Ground (Pitt Street level)

The lower ground level illustrates a high percentage of active frontage. This is achieved by elevating the lobby, thereby freeing the lower ground laneway area to become a vibrant laneway network of fine-grain laneway tenancies. A potential through-site link between lift banks of approximately 4 metre clear height to connect the proposed extension of Queens Court and Underwood Street to Rugby Place has been indicated.



Figure_5.18. Reference design plan at upper ground level

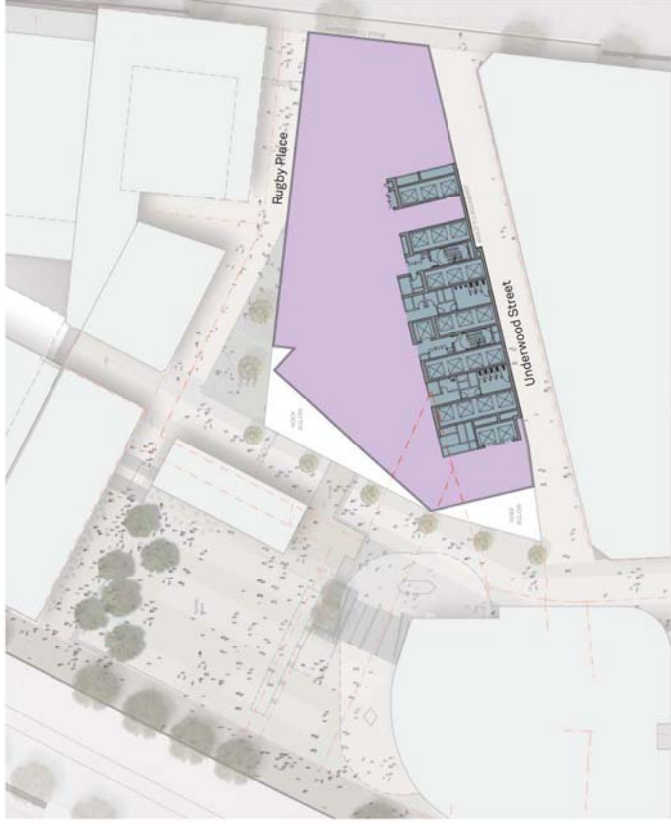
Upper Ground (Pitt Street level)

The upper ground level links the George Street plaza with a controlled accessible link through to Pitt Street. The new commercial, lobby and retail will activate the building form and engage with the plaza and laneway network.



05 Built Form Strategies Reference Scheme

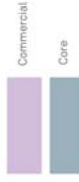
Reference Scheme (Indicative)



Figure_5.19. Reference design plan at typical podium level

Typical podium level

The typical upper podium level addresses the 45m street wall height on Pitt Street and relates to the tower form above. The north-western edge is chamfered to allow for view sharing from the 200 George Street building and the south-west corner is chamfered to improve building separation from 200 George Street.



Figure_5.20. Reference design plan at typical lowrise tower level

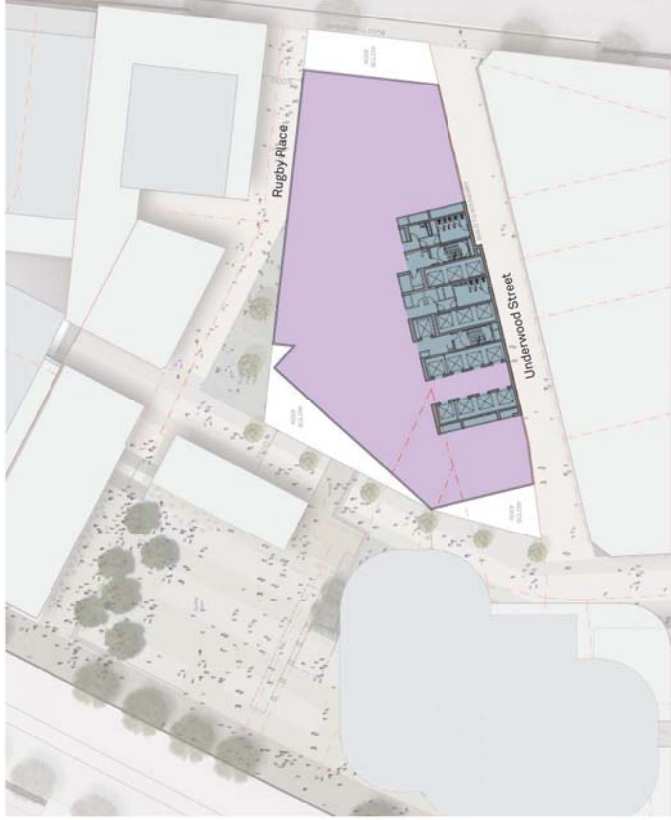
Typical tower (low rise)

A typical tower level is designed to orientate the core on the southern edge of the subject site, taking advantage of the northern views and light. A consistent relationship between the core and envelope has been suggested in order to achieve premium grade commercial space.



05 Built Form Strategies Reference Scheme

Reference Scheme (Indicative)



Figure_5.22. Reference design plan at typical midrise tower level

Typical tower level (mid rise)

A typical mid rise sees the core starting to drop off, releasing premium floor space on the north-east side of the building.



Figure_5.23. Reference design plan at typical high rise tower level

Typical tower level (high rise)

The high rise floor plate has a core that is centrally located on the southern boundary, allowing for premium grade floor space with good access to daylight and views.



05 Built Form Strategies Reference Scheme

Reference Scheme (Indicative)

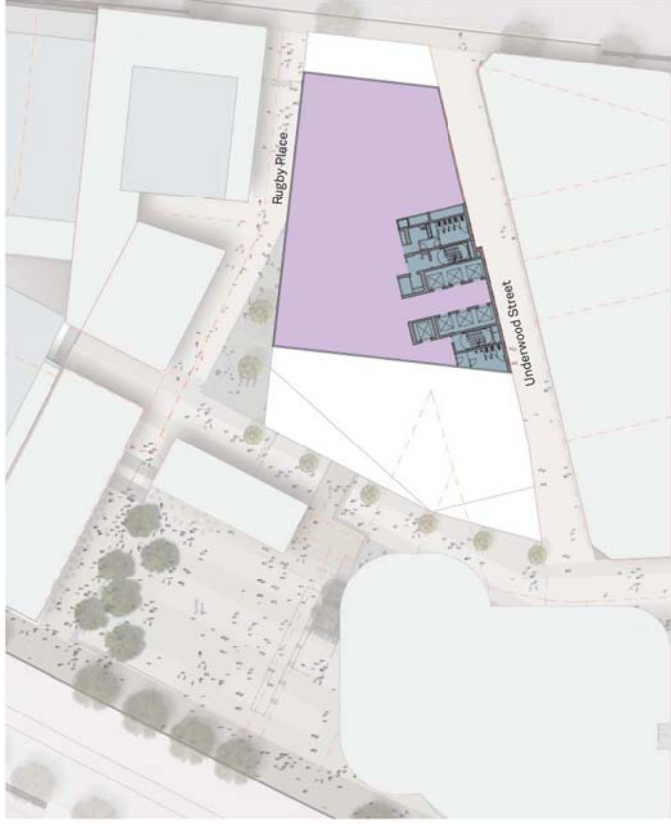


Figure 5.24. Reference design plan at typical upper high rise tower level (above RL 240.8)

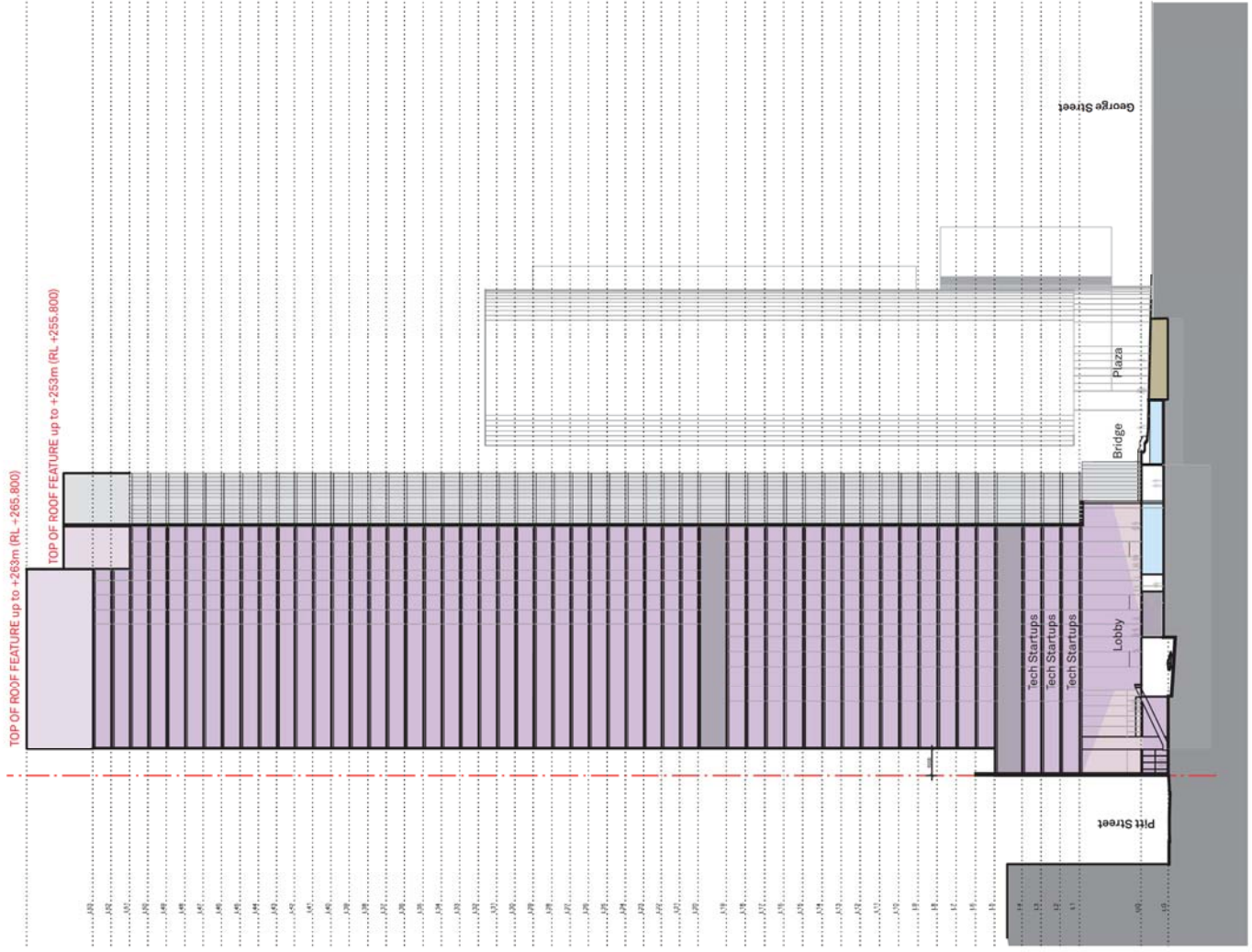
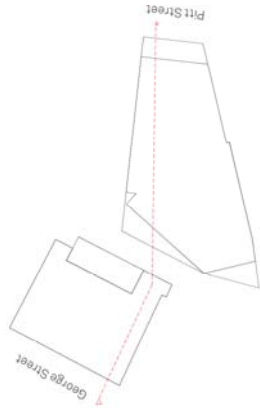
Typical tower level (upper high rise)

Above RL 238m the tower form steps, creating a smaller boutique floor with a side core. The south-west core position allows for expansive views towards the harbour from a majority of the floor area.



05 Built Form Strategies Reference Scheme

Reference Scheme (Indicative)



Figure_5.25. Concept reference scheme section (east west) through the proposed commercial tower, podium and plaza

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05 Built Form Strategies
Reference Scheme

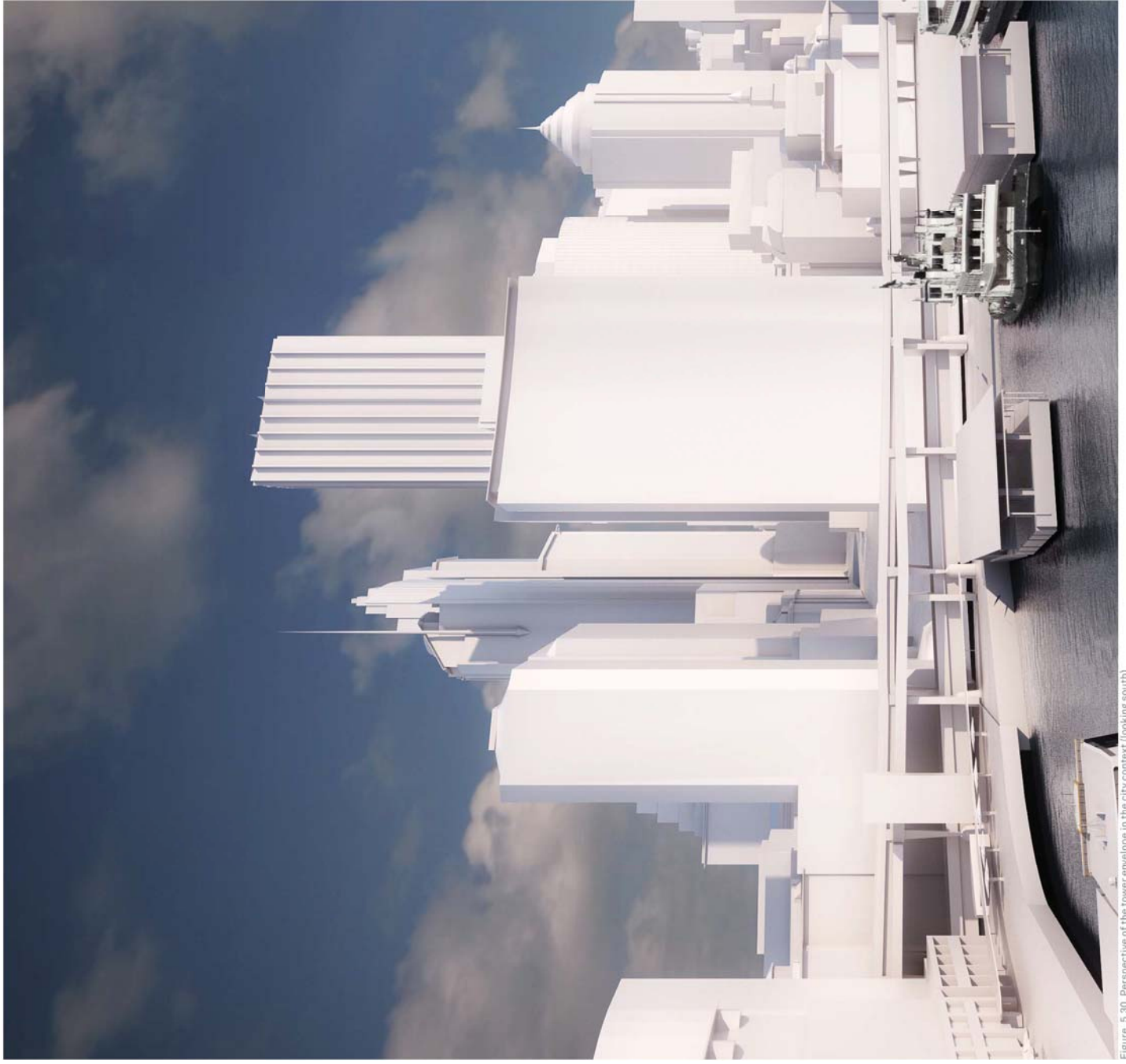
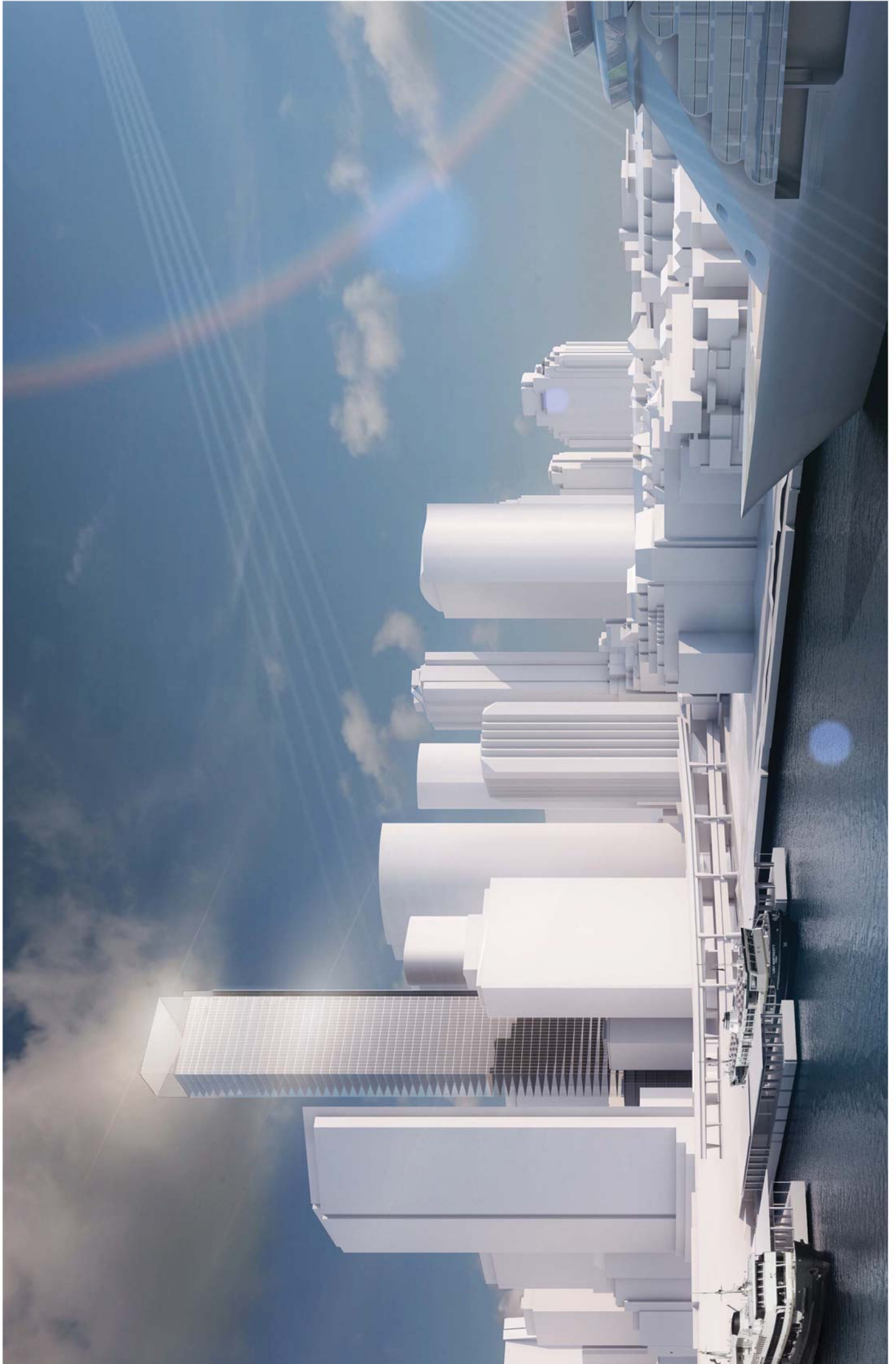


Figure 5.30. Perspective of the tower envelope in the city context (looking south)



05 Built Form Strategies

Reference Scheme

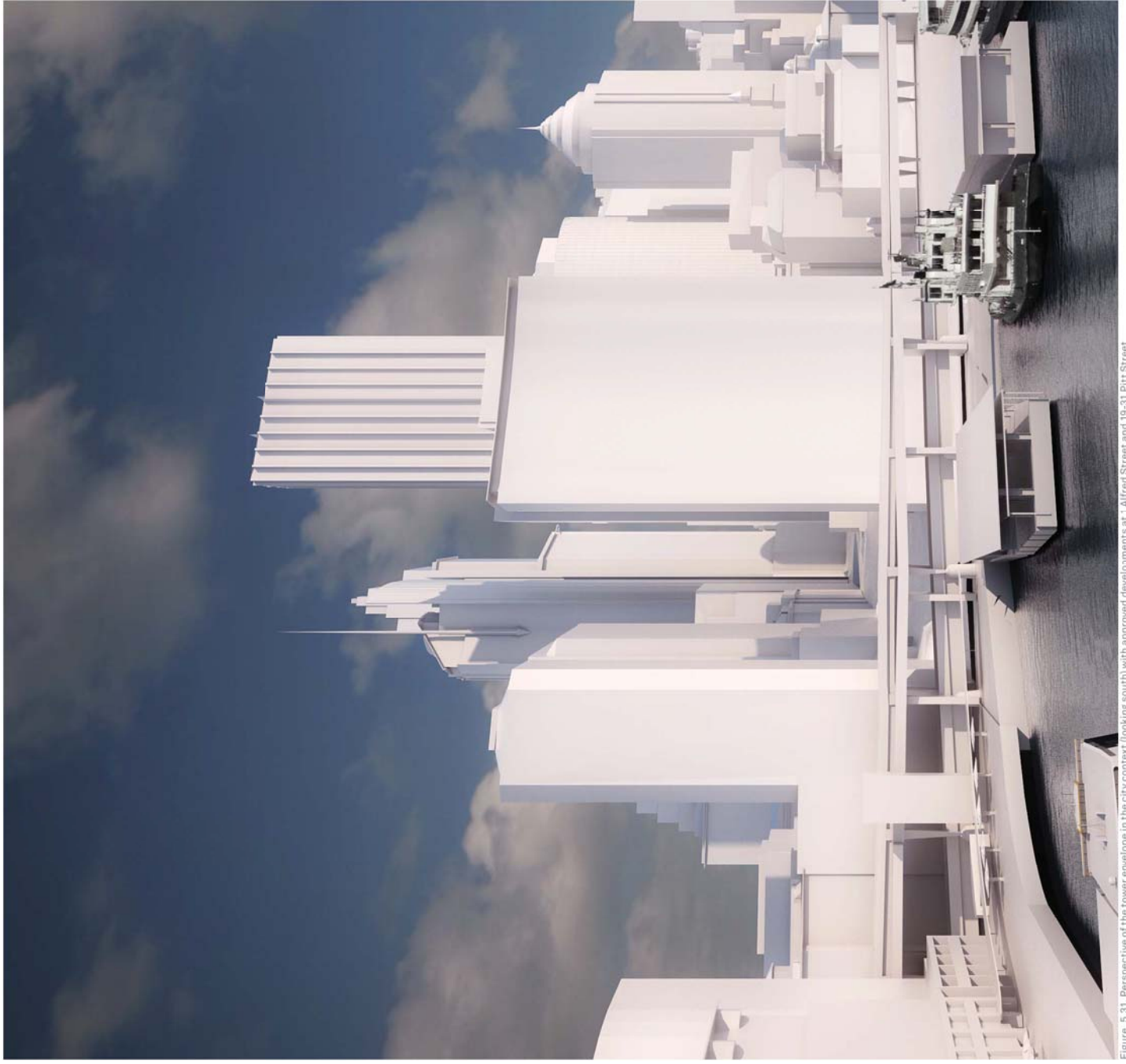
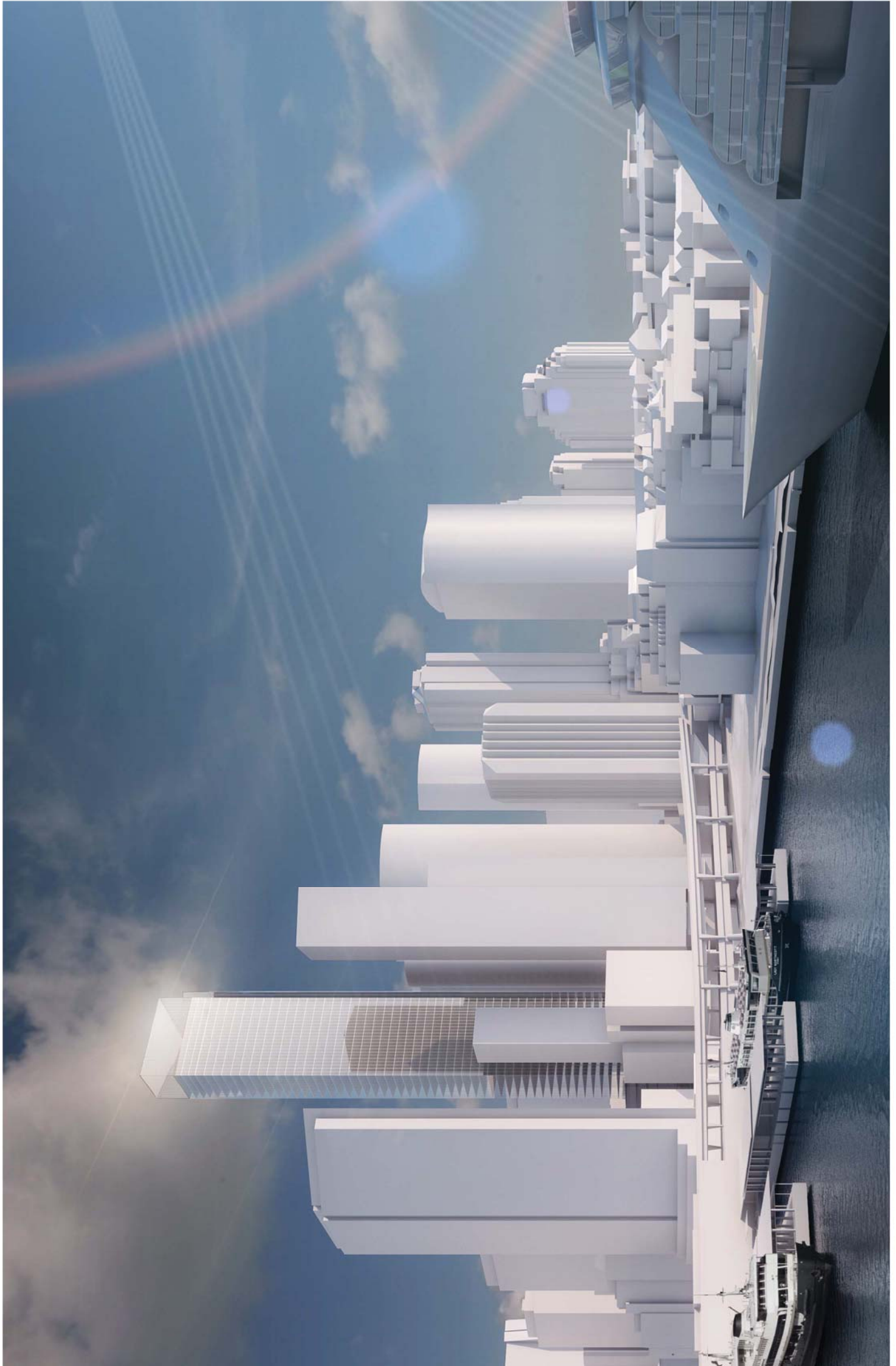


Figure 5.31. Perspective of the tower envelope in the city context (looking south) with approved developments at 1 Alfred Street and 19-31 Pitt Street



05 Built Form Strategies
Reference Scheme



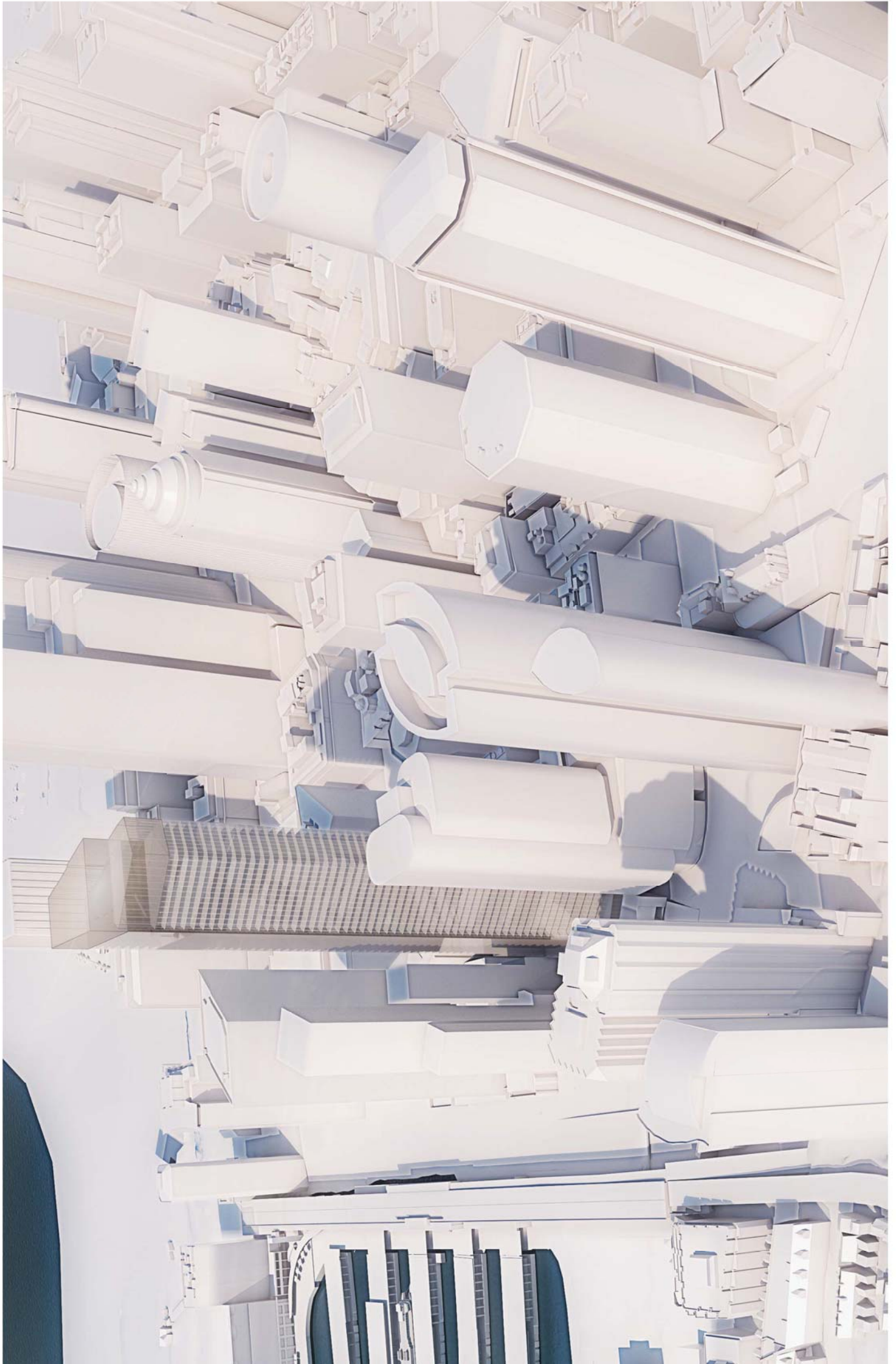
Figure 5.32. Perspective of the tower envelope in the city context (looking east)



05 Built Form Strategies
Reference Scheme



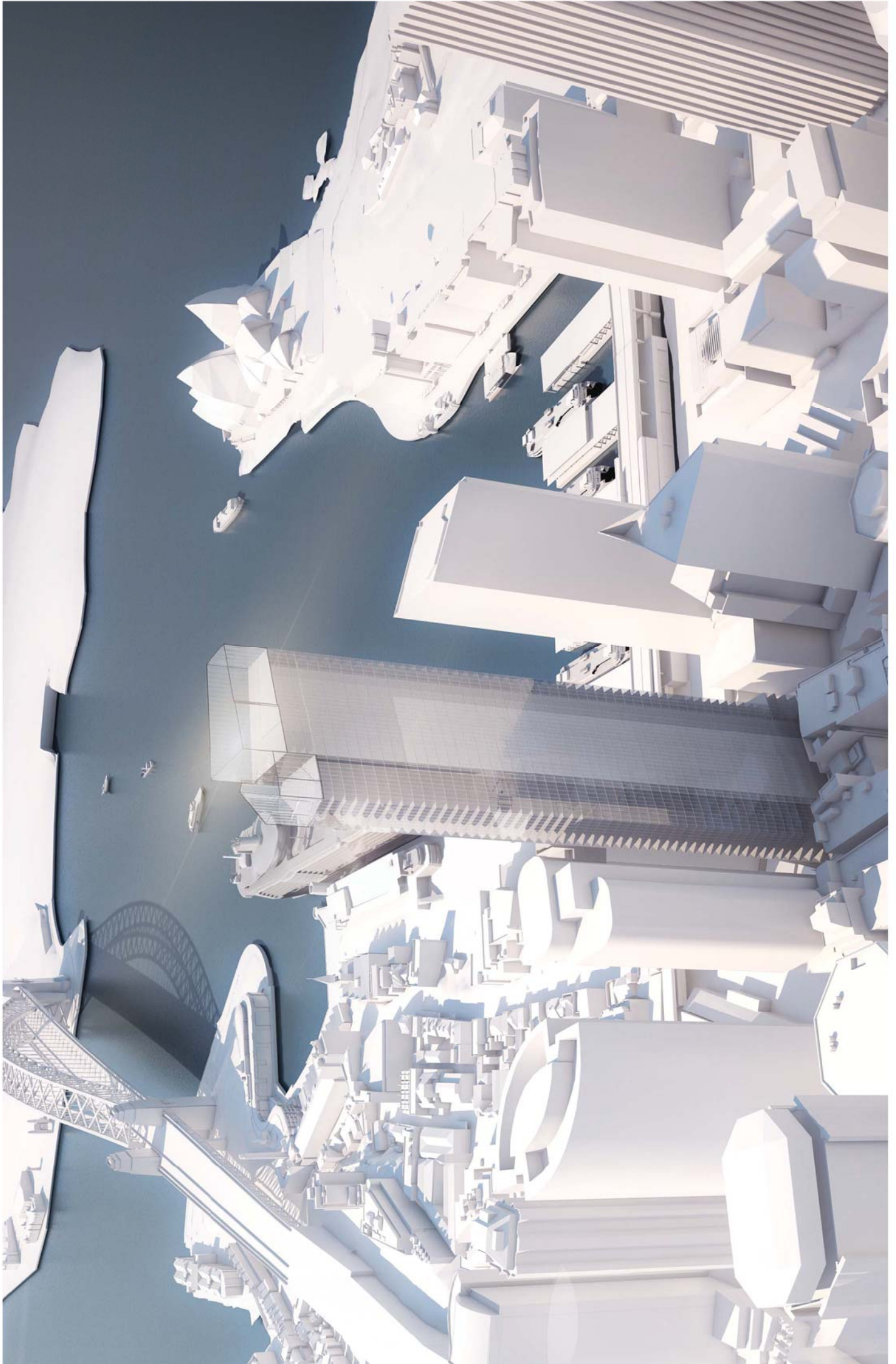
Figure 5.33. Perspective of the tower envelope in the city context (looking east) with approved developments at 1 Alfred Street and 19-31 Pitt Street



05 Built Form Strategies
Reference Scheme



Figure 5.34. Perspective of the tower envelope in the city context (looking north)



05 Built Form Strategies

Reference Scheme



Figure 5.35. Perspective of the tower envelope in the city context (looking north) with approved developments at 1 Alfred Street and 19-31 Pitt Street

