

Attachment A2

Urban Design Report Section B

B. MIXED USE SCHEME

URBAN STUDY REPORT

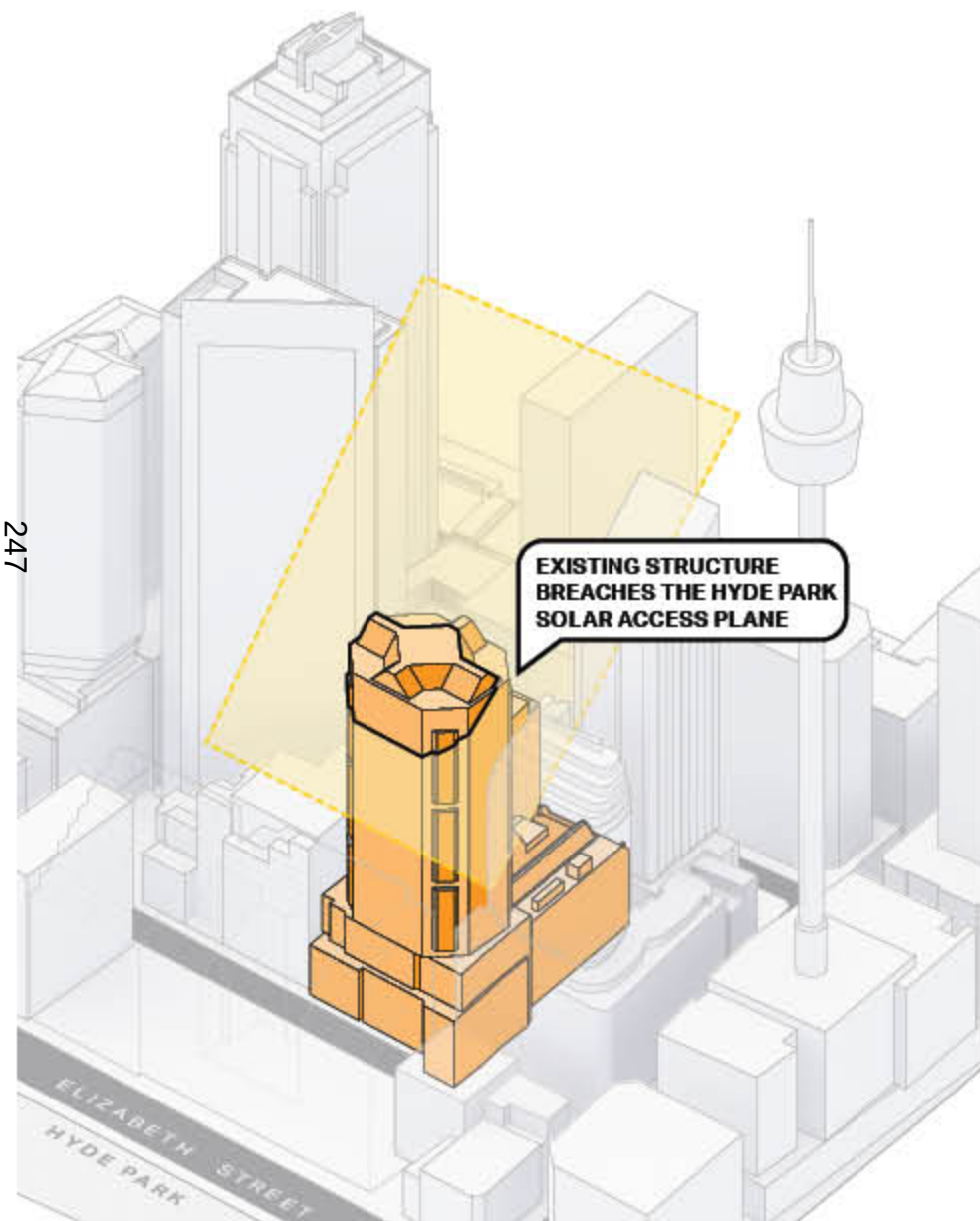
STOCKLAND / PICCADILLY COMPLEX
133 - 145 CASTLEREAGH STREET, SYDNEY CBD

CHAPTER 1

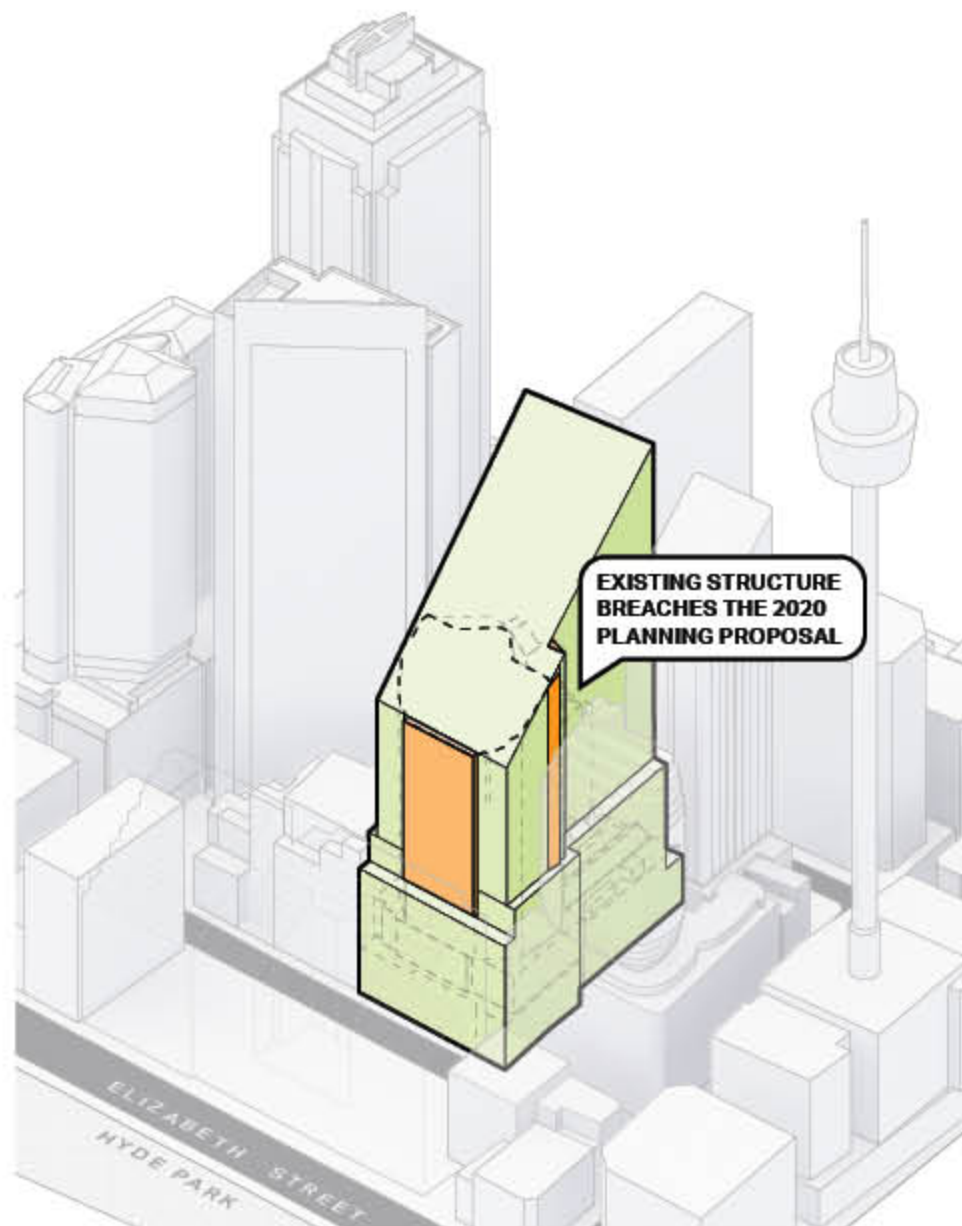
ENVELOPE DESIGN APPROACH

B.1.2 - ALLOWING FOR RETENTION

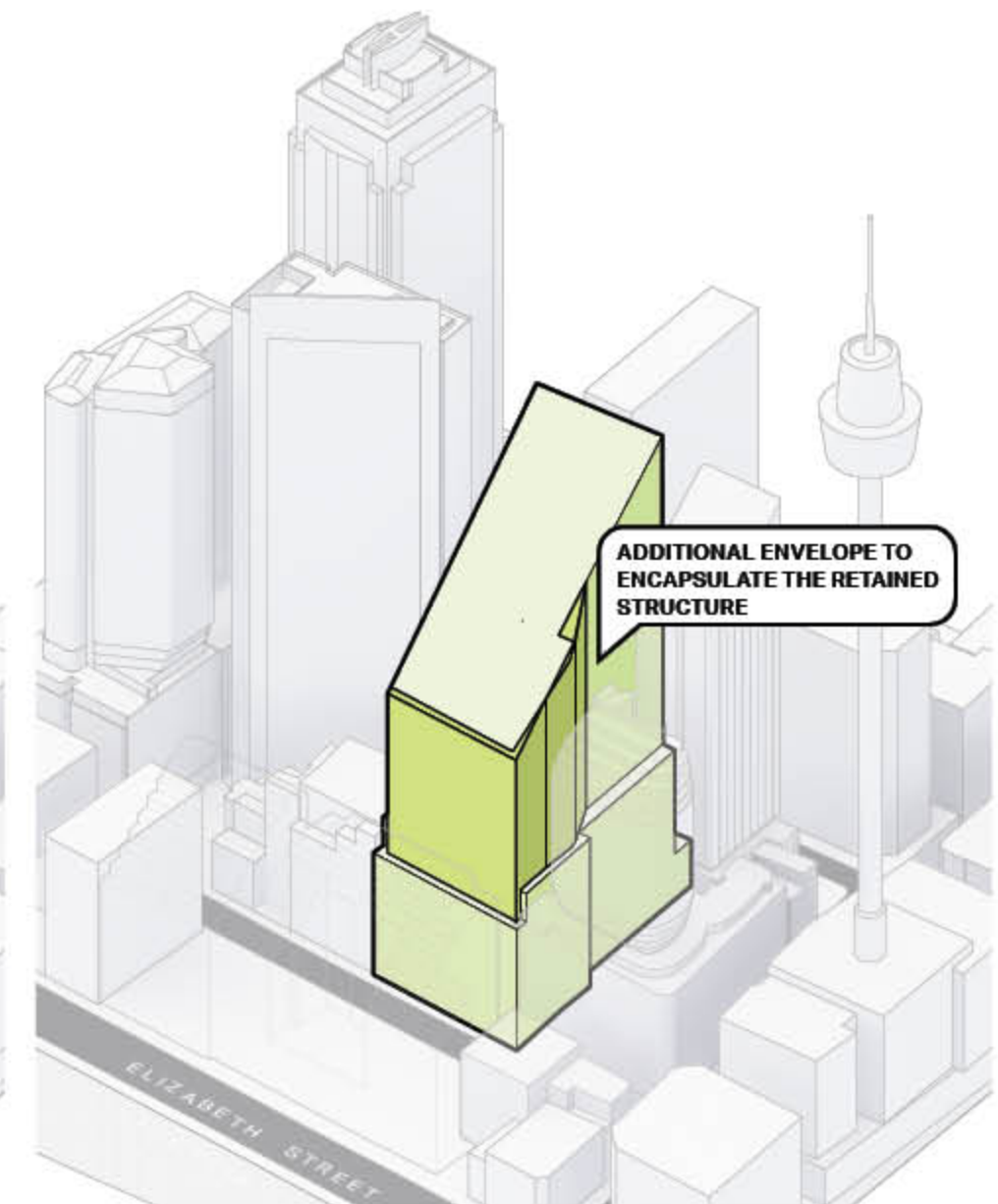
IMPACT OF RETENTION



Breach of Hyde Park SAP to be removed.



Existing structure sits outside of the PP2020 envelope.



Adjustment to the PP2020 envelope is required to encapsulate the existing structure and to allow for a new facade zone.

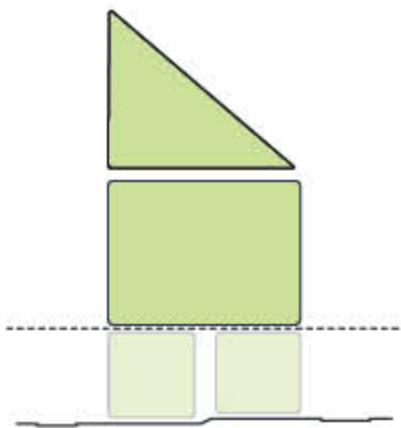
B.1.2 - ALLOWING FOR RETENTION

ENCAPSULATING THE EXISTING STRUCTURE

The eastern face of the PP2020 envelope is extended towards the street to provide a consistent envelope edge for design flexibility.

The extended zone allow for a facade from the existing structure.

The increased setback of the NE corner follows the geometry of the existing floor plate, and provides additional separation from the 77 Market St development. Given the southern apartments have single orientated views, this gesture aims to minimise any obstructions to the periphery of their views.



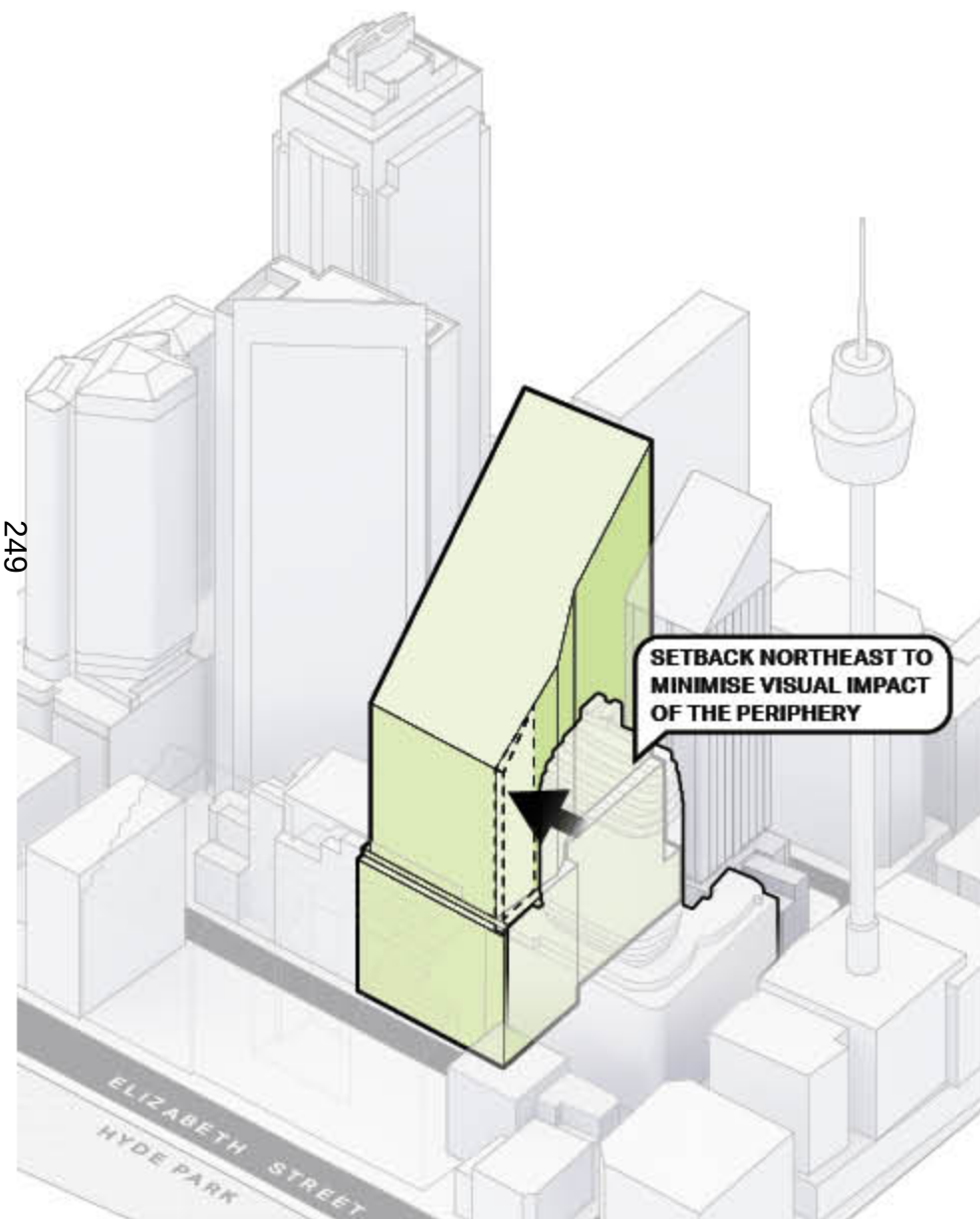
View of existing structure.



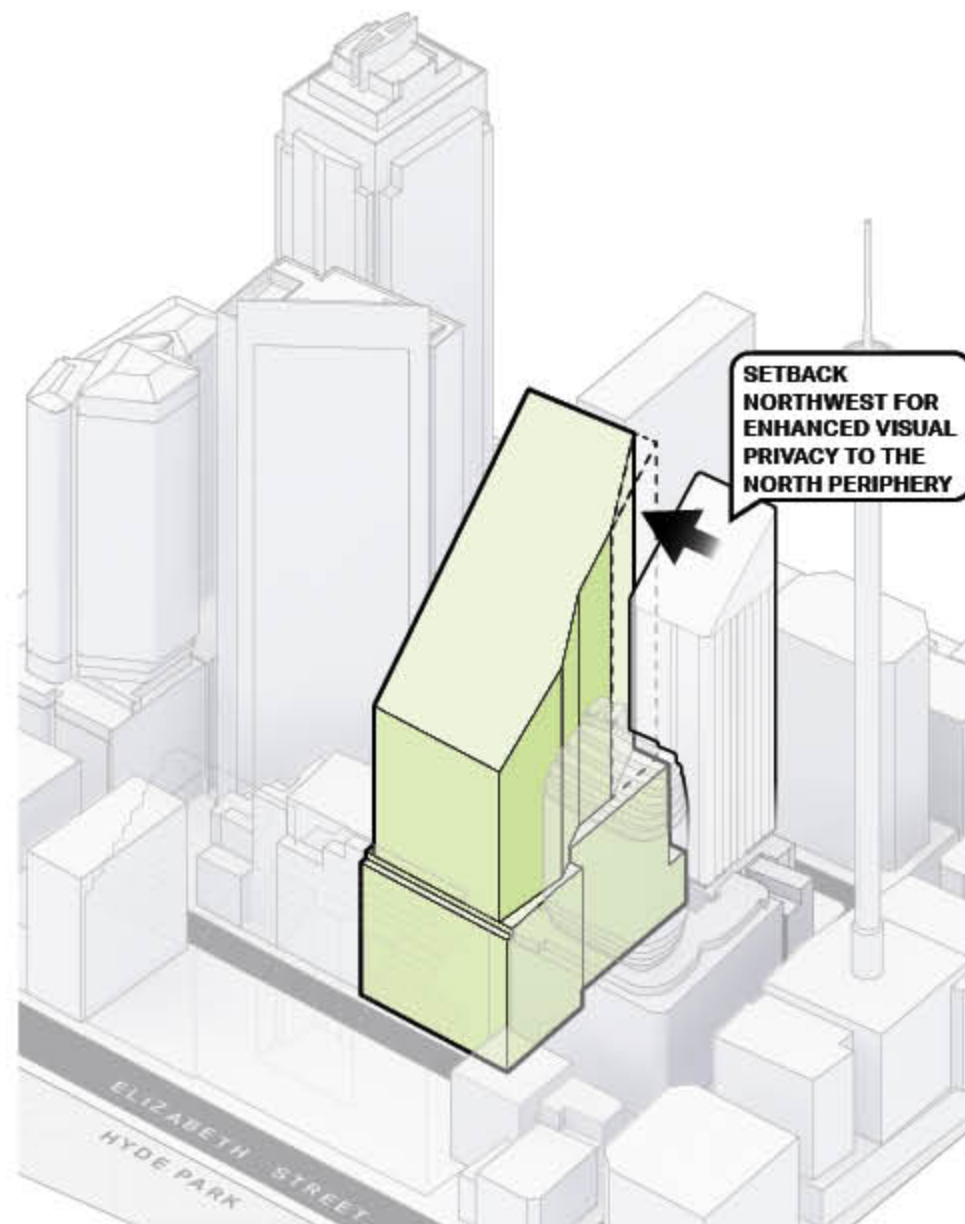
View of existing structure encapsulated by the proposed envelope, capped by the SAP.

B.1.3 - RESPONDING TO NEIGHBOURING DEVELOPMENTS

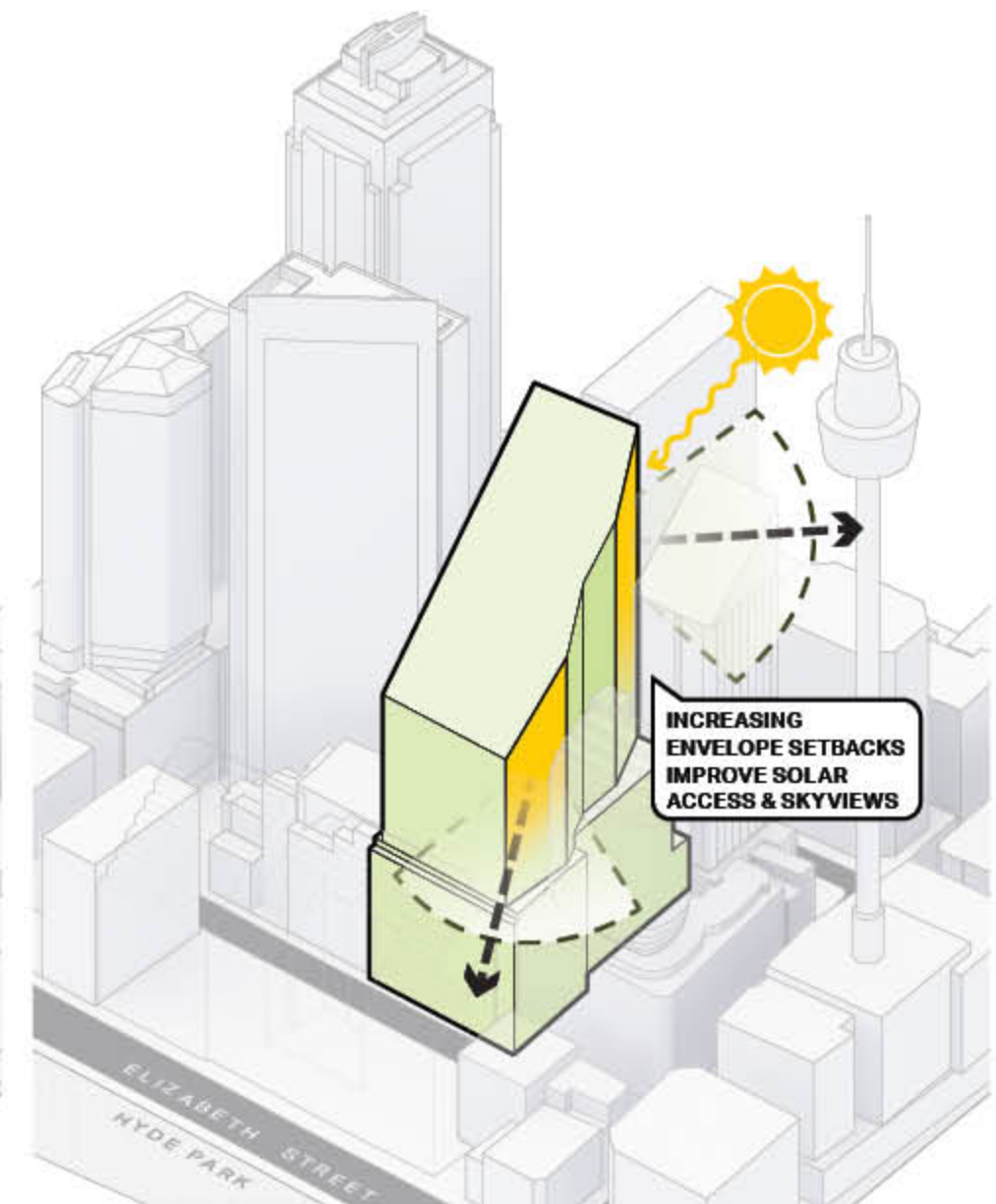
TOWER ENVELOPE DRIVERS



At the NE corner, the envelope is cut back to follow the geometry of the existing floor plate. Whilst the southern apartments at 77 Market St only have outlooks east or west, this reduction in massing helps reduce any impacts to the periphery of their views.



At the NW corner, the envelope is further cut back to provide greater building separation from the City Tattersalls development. This helps provide greater visual privacy to their south facing apartments, which do not achieve minimum ADG setbacks.



By increasing the setback of the envelope at these corners, opportunities are also created for the proposed development area, with the increased building separation and angled form improving solar access and creating new aspects for city views.

B.1.3 - RESPONDING TO NEIGHBOURING DEVELOPMENTS

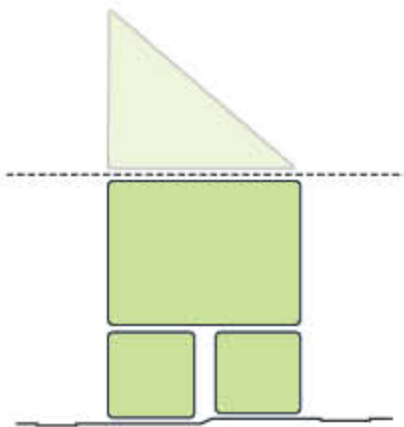
TOWER ENVELOPE

To reduce the scale of the envelope; to reduce its impact to the northern residential developments, and to ensure that solar access and outlook to available views are maximised, additional setbacks at the NE and NW corners of the envelope are proposed.

At the NE corner, the envelope is cut back to follow the geometry of the existing floor plate. Given the southern apartments at 77 Market St only have single orientated views, this aims to minimise any impacts to the periphery of their views.

At the NW corner, a greater setback is created to provide additional building separation and improve visual privacy to the south facing apartments of the City Tattersalls development. This angled setback helps create a NW aspect for the development site, creating more opportunities for outlook over Pitt Street, and allowing for additional daylight into the development area.

Setback of the envelope from the south remains unchanged from the approved PP2020 envelope. With the limited frontage and site area of both the Pitt and Castlereagh sites, any future developments would also have to rely on minimal side setbacks and prioritise eastern and/or western orientations.



Key Legend.

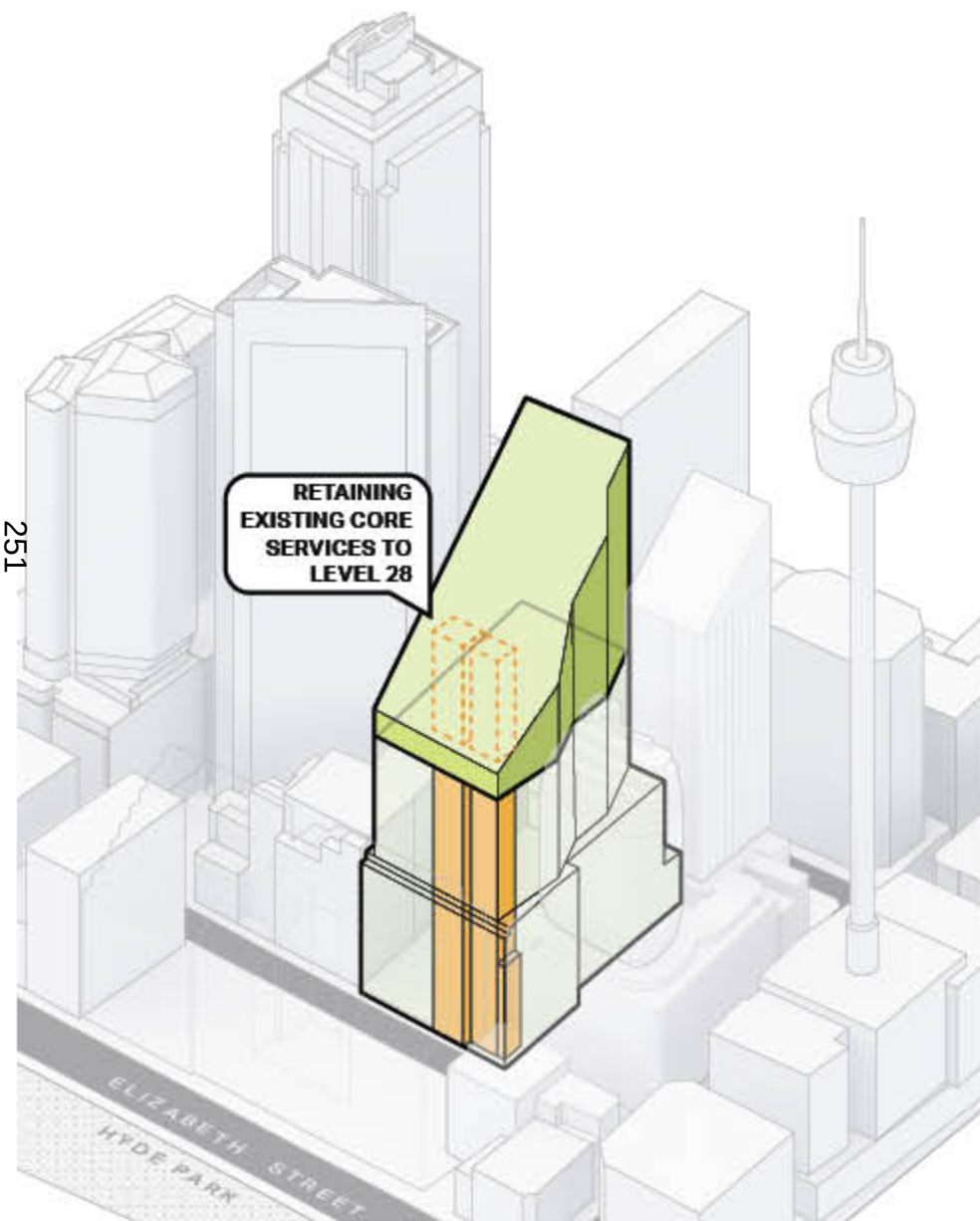


View of envelope NE setback to the David Jones redevelopment.

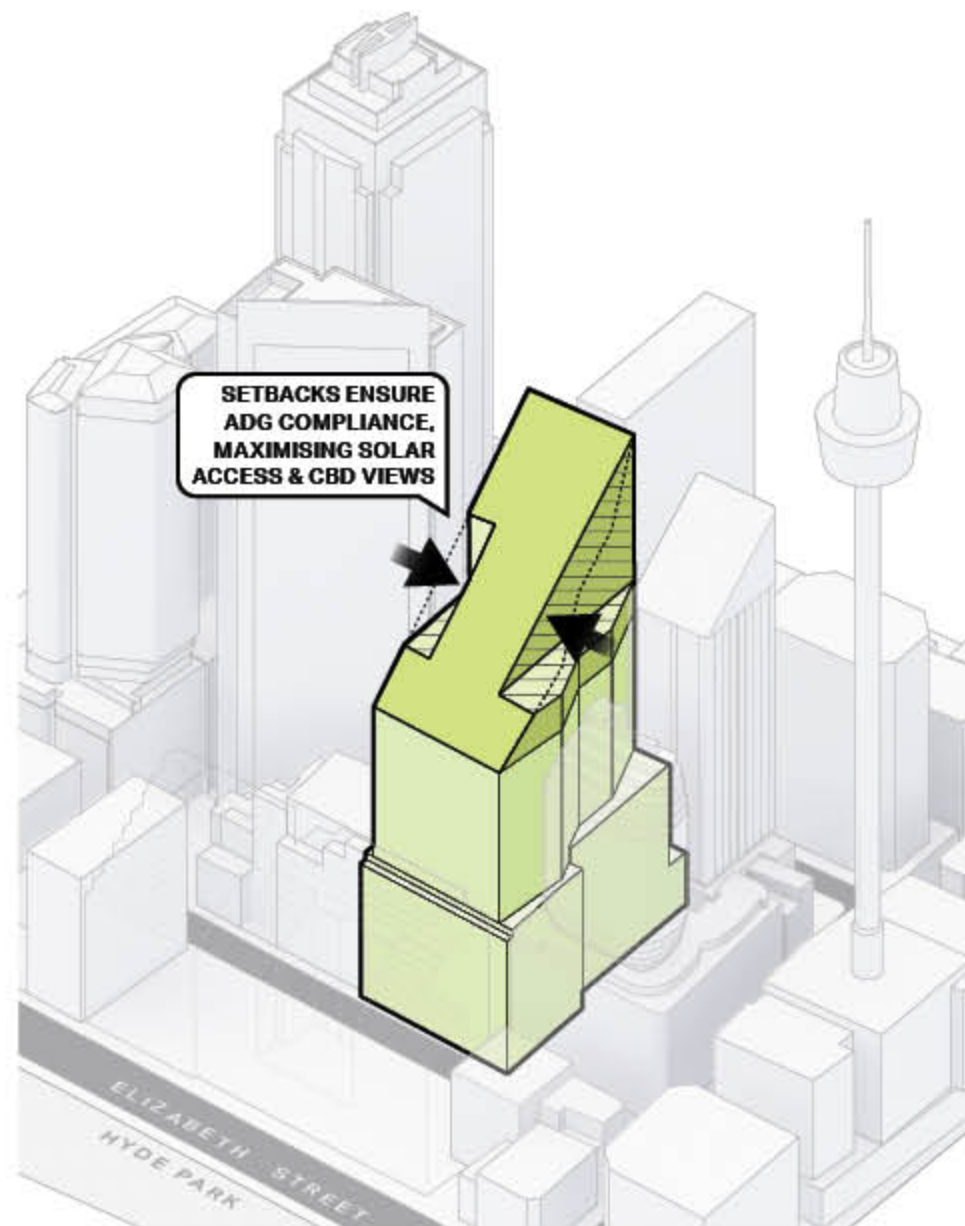
View of envelope NW setback to the City Tattersalls redevelopment.

B.1.4 - RESPONDING TO MIXED USED REQUIREMENTS

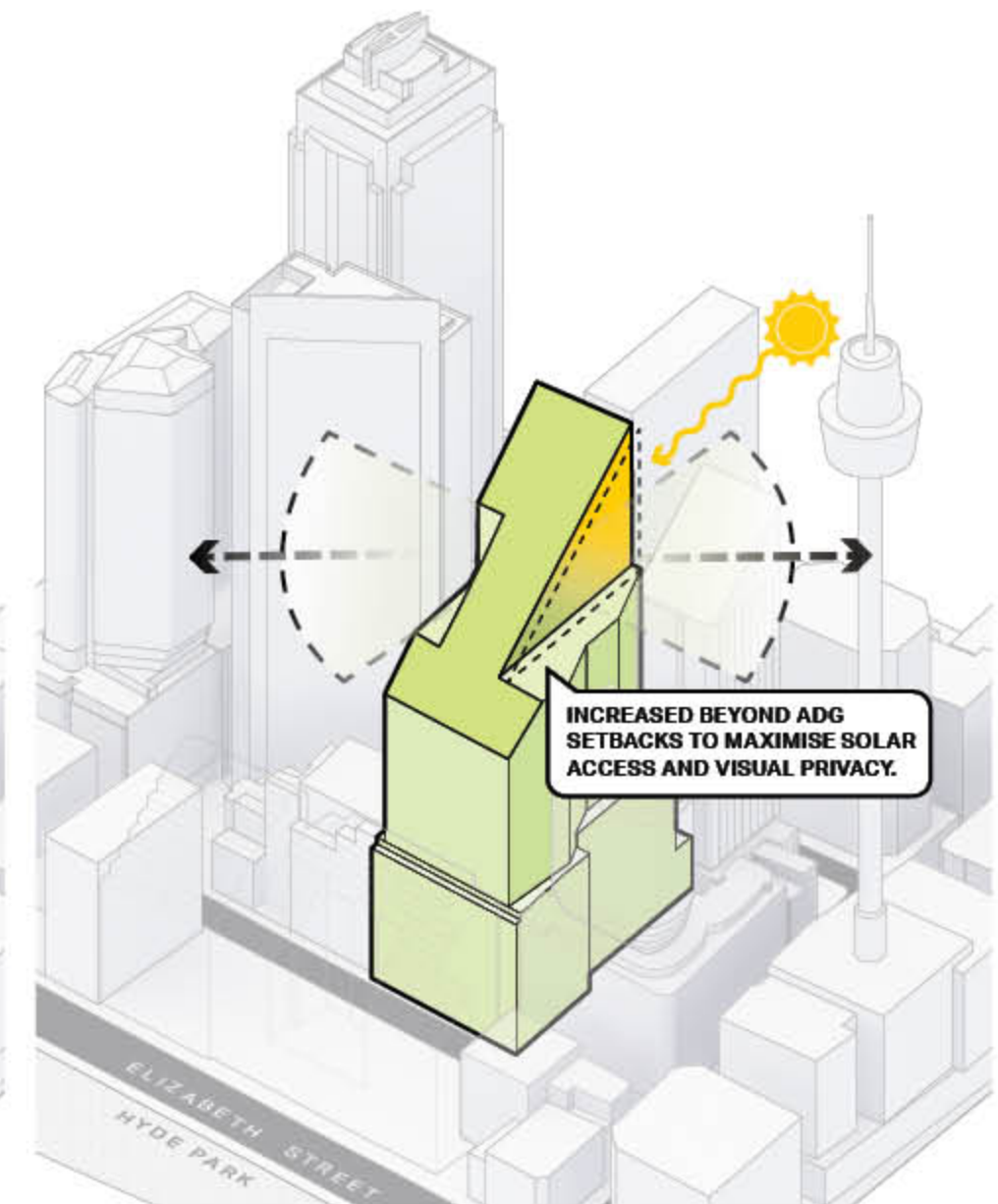
SKYRISE ENVELOPE DRIVERS



By reducing the existing structure to fit within the SAP, the extent of commercial program, serviceable by the existing core, is naturally limited. This presents an opportunity for a clear change of use.



The upper volume is setback to comply with ADG requirements, to enable residential program to be introduced.



Setback from the northern site boundary is increased beyond ADG requirements, to improve visual privacy and maximise solar access to the development site.

B.1.4 - RESPONDING TO MIXED USED REQUIREMENTS

RESIDENTIAL ENVELOPE

The residential envelope prioritises a northern setback as a response to the neighbouring residential developments. This move allows for building separation which exceeds ADG requirements, resulting in enhanced visual privacy and solar access.

The introduction of a greater setback towards the top of the envelope also helps reduce it's visual bulk, ensuring a better SVF and reducing overshadowing to the surrounding public domain.

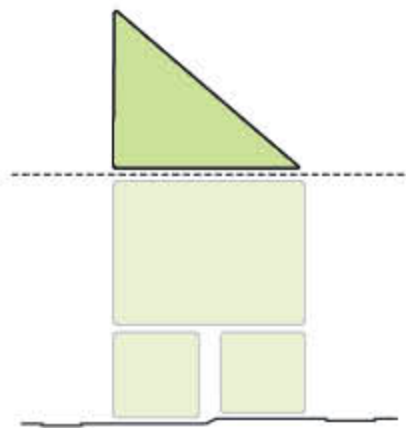
Adjacent to 151 Pitt Street, the envelope continues from the lower tower as the development potential of the heritage building appears limited at this height. With these reduced setbacks, residential apartments along this edge would have to be orientated to either the east or west.



View of envelope NE setback to the David Jones redevelopment.



View of envelope NW setback to the City Tattersalls redevelopment.



Key Legend.

B.1.4 - RESPONDING TO MIXED USED REQUIREMENTS

VIEWS IN CONTEXT

The proposed envelope has been developed as a response to the planning controls, but also to the unique project specific drivers and context.

The raking form of the envelope is a familiar language of developments around the Hyde Park SAP, whilst the stepping of the envelope provides greater building separation and evokes the intended program. The reduction to it's visual bulk helps ensure amenity to the public domain is maintained.



Indicative view 1 - Envelope Design - From South-East.



Indicative view 2 - Envelope Design - From North-East.



Indicative view 3 - Envelope Design - From West.



Indicative view 4 - Envelope Design - From North-West.



Key Legend.

B.1.5 - PODIUM ALIGNMENTS

PITT STREET**STREET WALL**

The street wall and upper podium envelope has been defined to reinforce the character of the street.

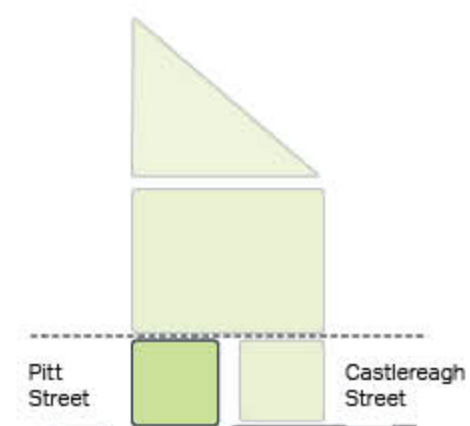
The street wall (lower podium) responds to the heritage buildings on either side, with the envelope allowing for alignment with the respective heritage parapets whilst also accounting for balustrades which would be required if terraces were introduced.

The step required to negate these different levels follow the rhythm of the surrounding building frontages, unifying the street wall line.

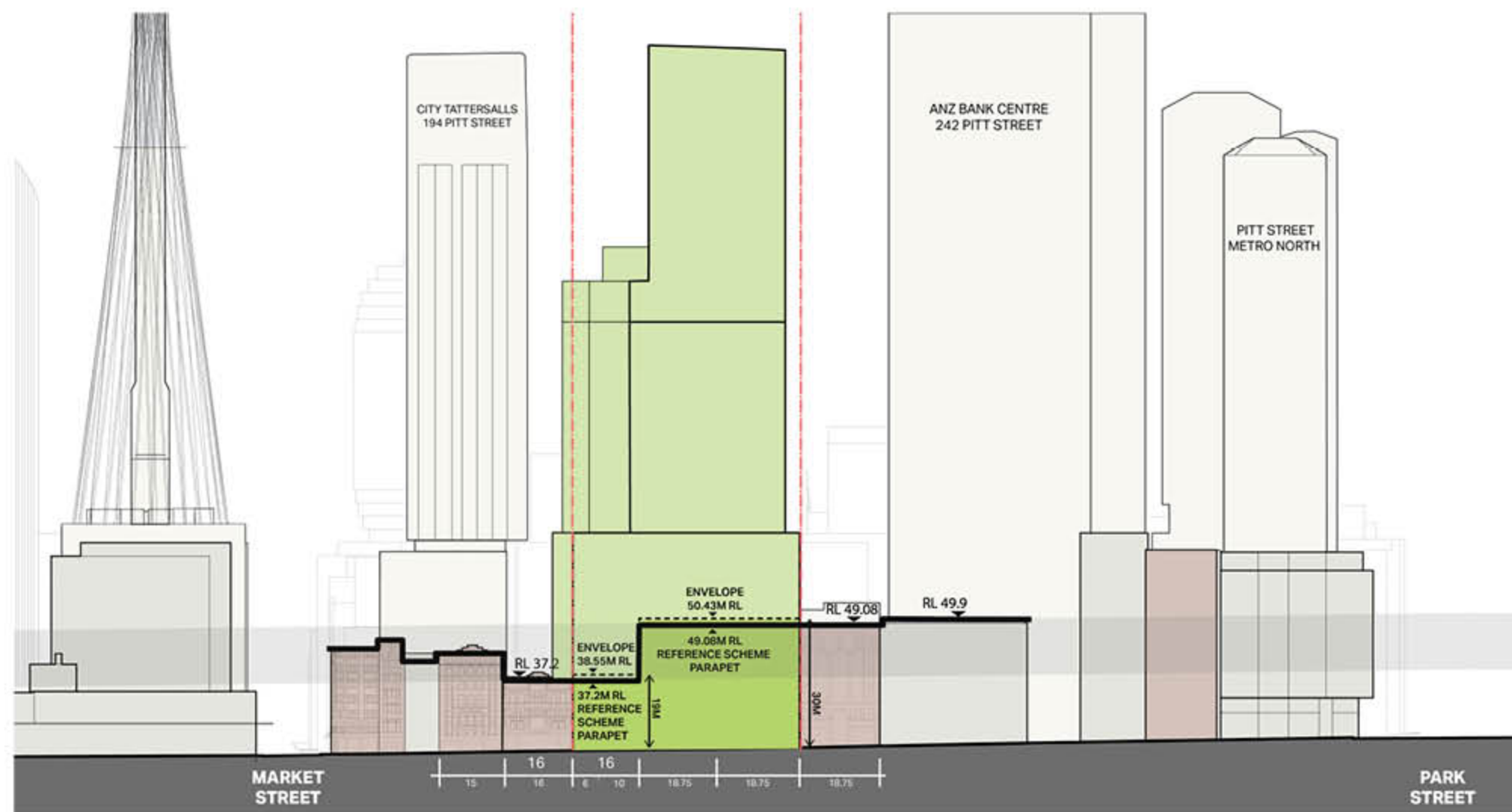
The proposed envelope improves upon the existing condition by reducing the extent of massing at the street alignment, opening up and improving daylight to the street.

Legend

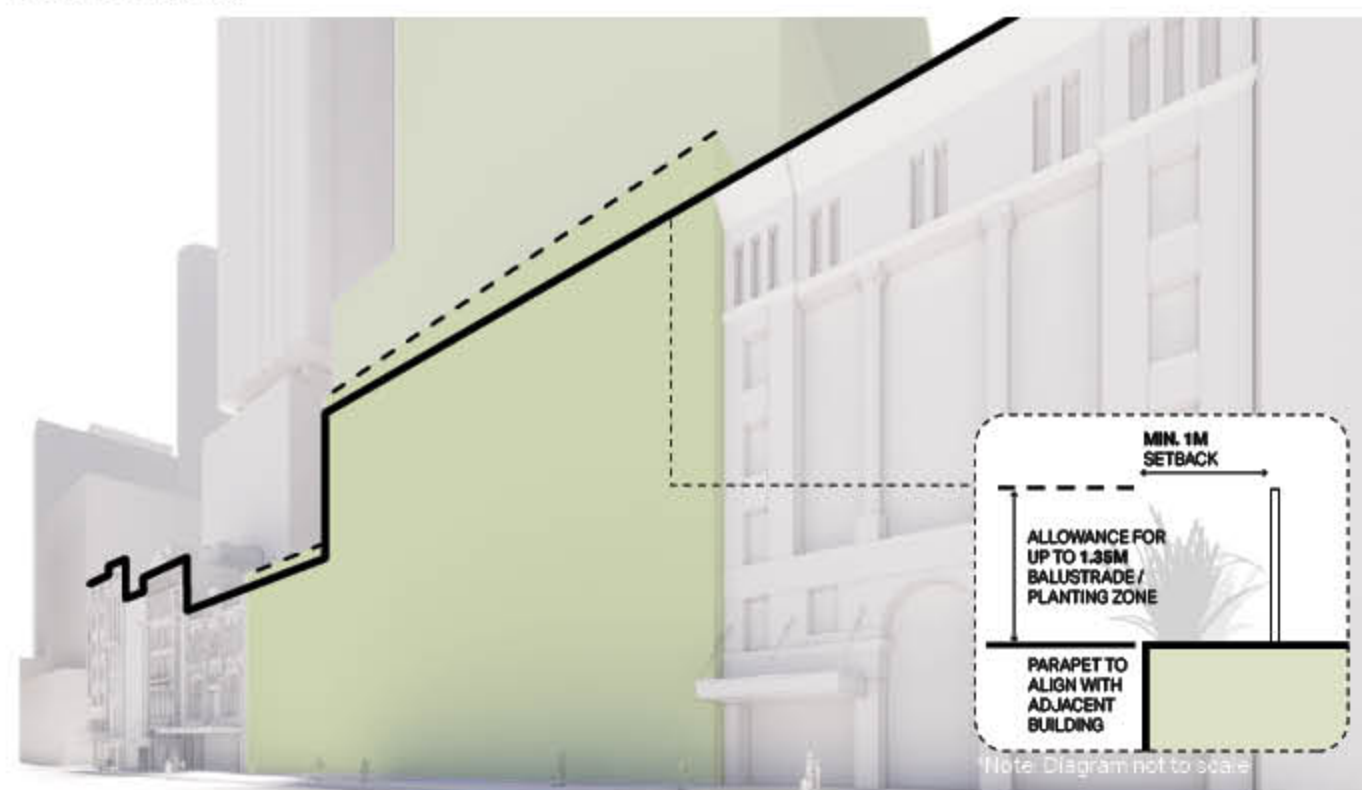
- Envelope
- Street wall: ~19M-30M
- Heritage Buildings



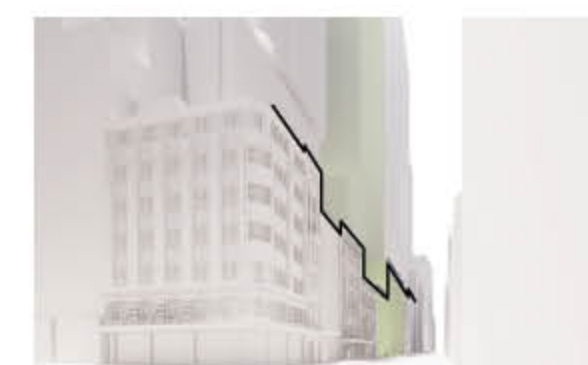
Key Legend.



Pitt Street elevation.



Proposed Envelope Close-up - Pitt Street, looking north.



Proposed Envelope view 1 - Pitt Street, looking south.



Proposed Envelope view 2 - Pitt Street, looking north.

B.1.5 - PODIUM ALIGNMENTS

PITT STREET

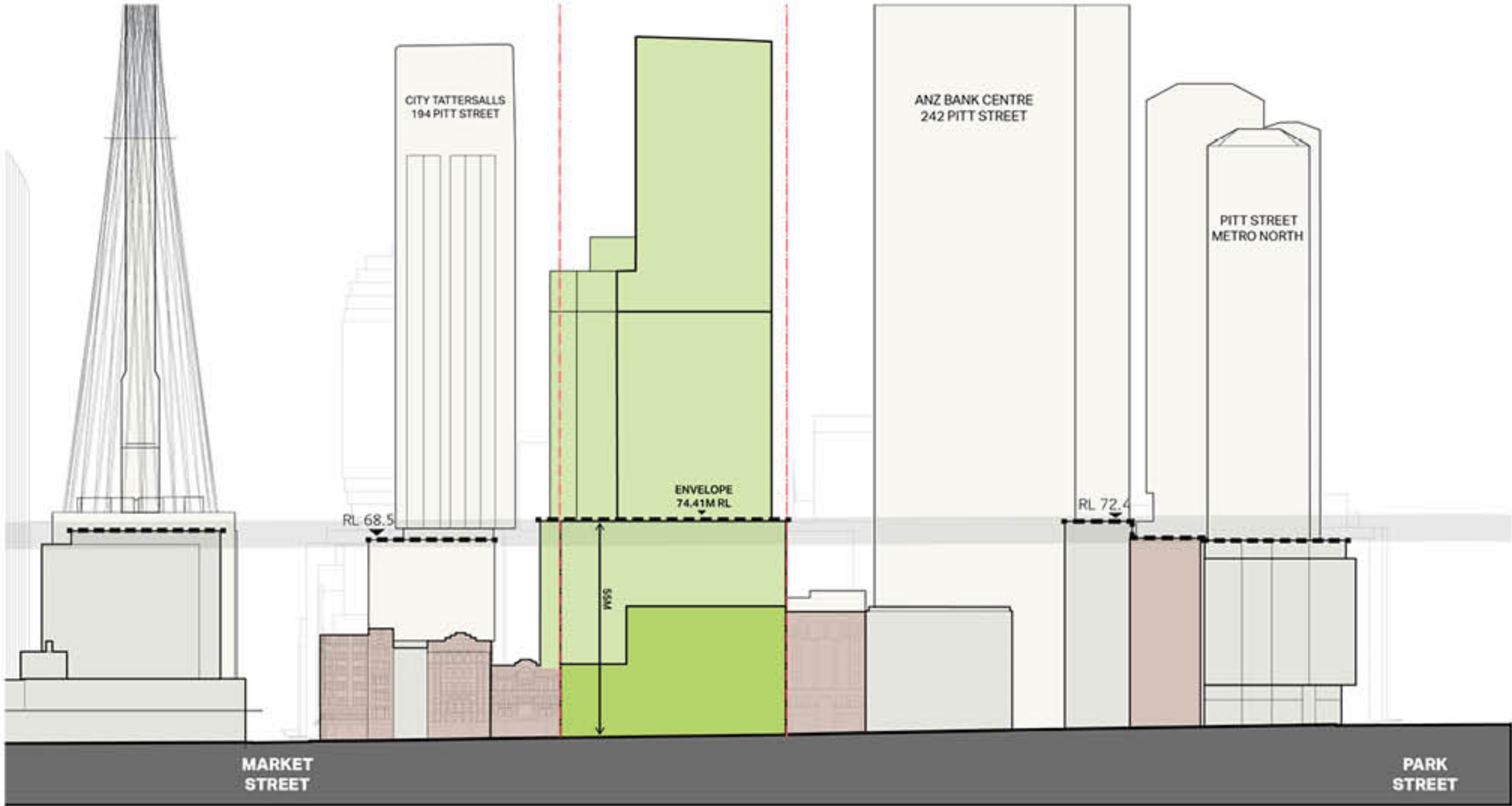
UPPER PODIUM

Behind the street wall, the podium extends up to 55m in height from Pitt Street.

This podium envelope is setback 8m to ensure adequate daylight, and an openness of the street is maintained.

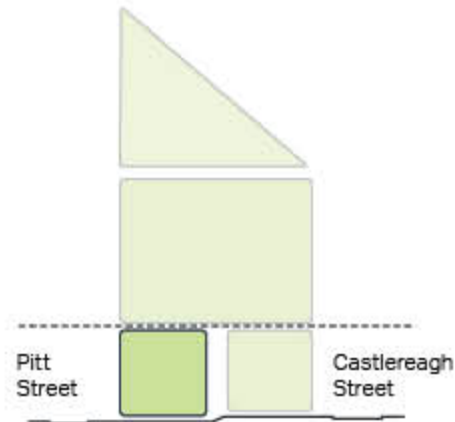
The proposed envelope improves upon the existing condition by reducing the extent of massing at the street alignment, re-establishing the street wall expression which had been compromised by the existing Piccadilly Court building.

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Pitt Street elevation.

- Legend**
- Envelope
 - Upper podium: ~50M-55M
 - Heritage Buildings



Key Legend.



Proposed Envelope Close-up - Pitt Street, looking north.



Proposed Envelope view 1 - Pitt Street, looking south.

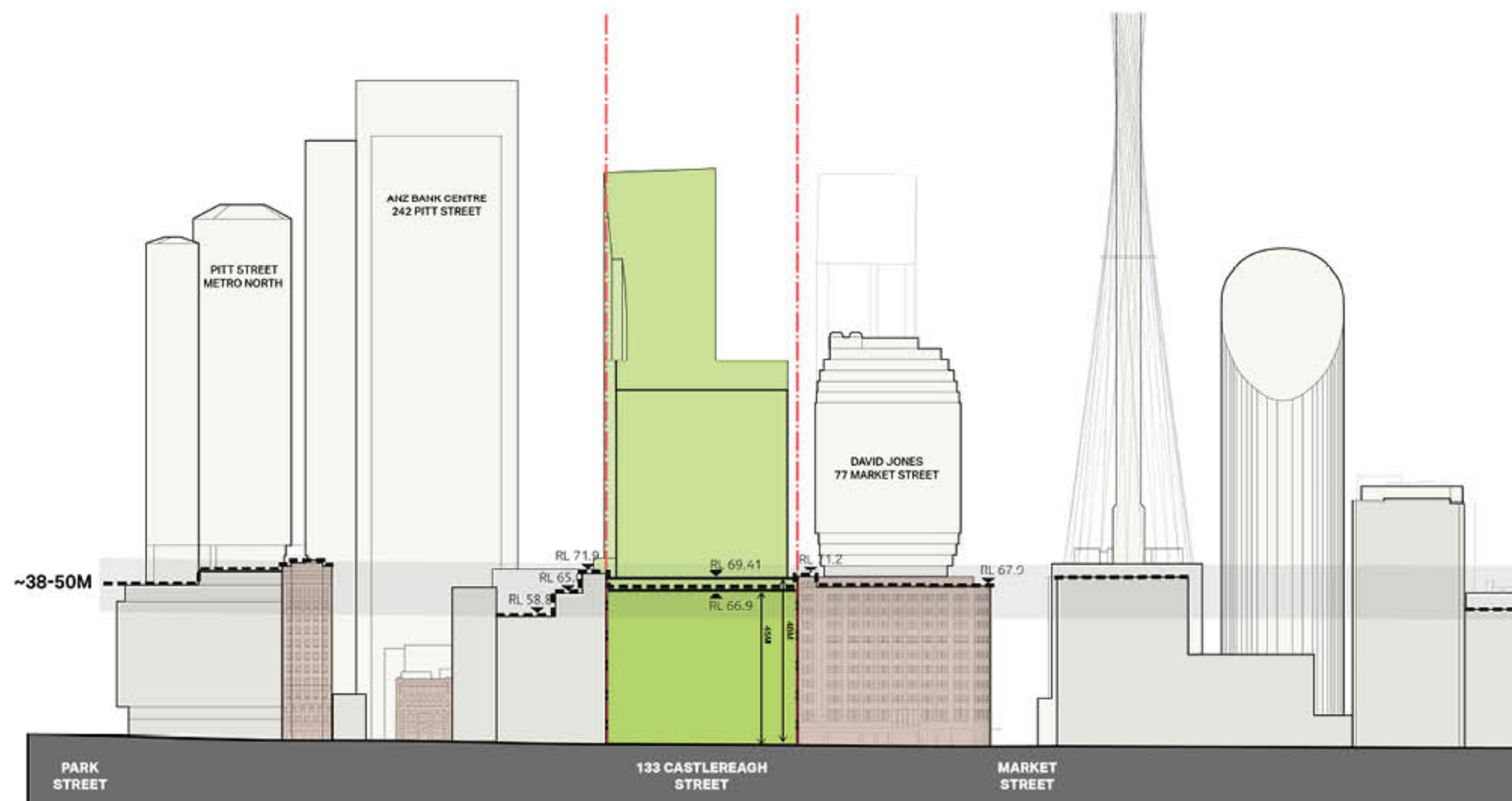


Proposed Envelope view 2 - Pitt Street, looking north.

B.1.5 - PODIUM ALIGNMENTS

CASTLEREAGH STREET

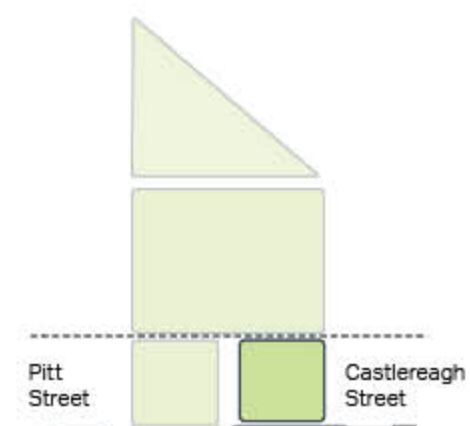
The podium frontage on Castlereagh Street follows the prevalent street wall height of 45m above street level.



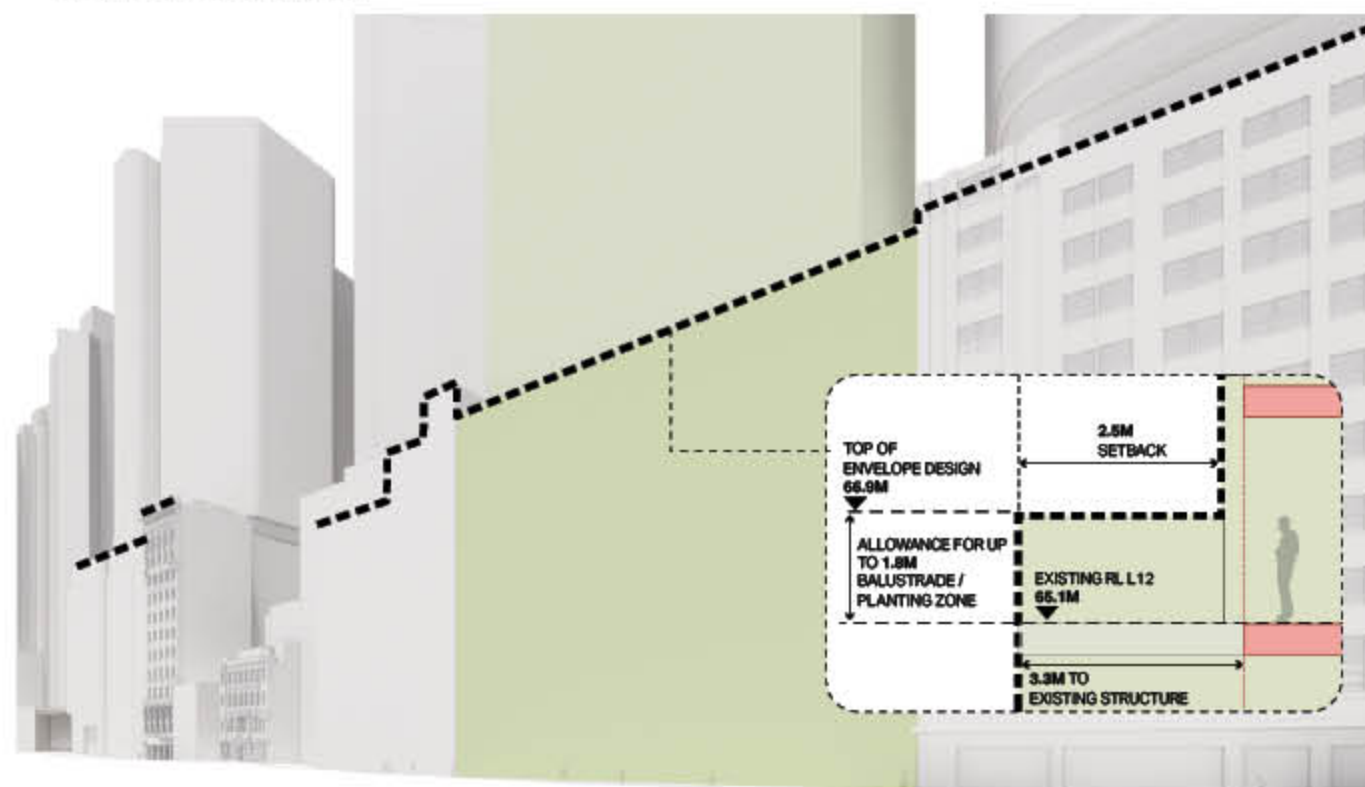
Castlereagh Street elevation.

Legend

- Envelope
- Upper podium: 38-50M
- Heritage Buildings



Key Legend.



Proposed Envelope Close-up - Castlereagh Street, looking south.



Proposed view 1 - Castlereagh Street, looking north.



Proposed view 2 - Castlereagh Street, looking south.

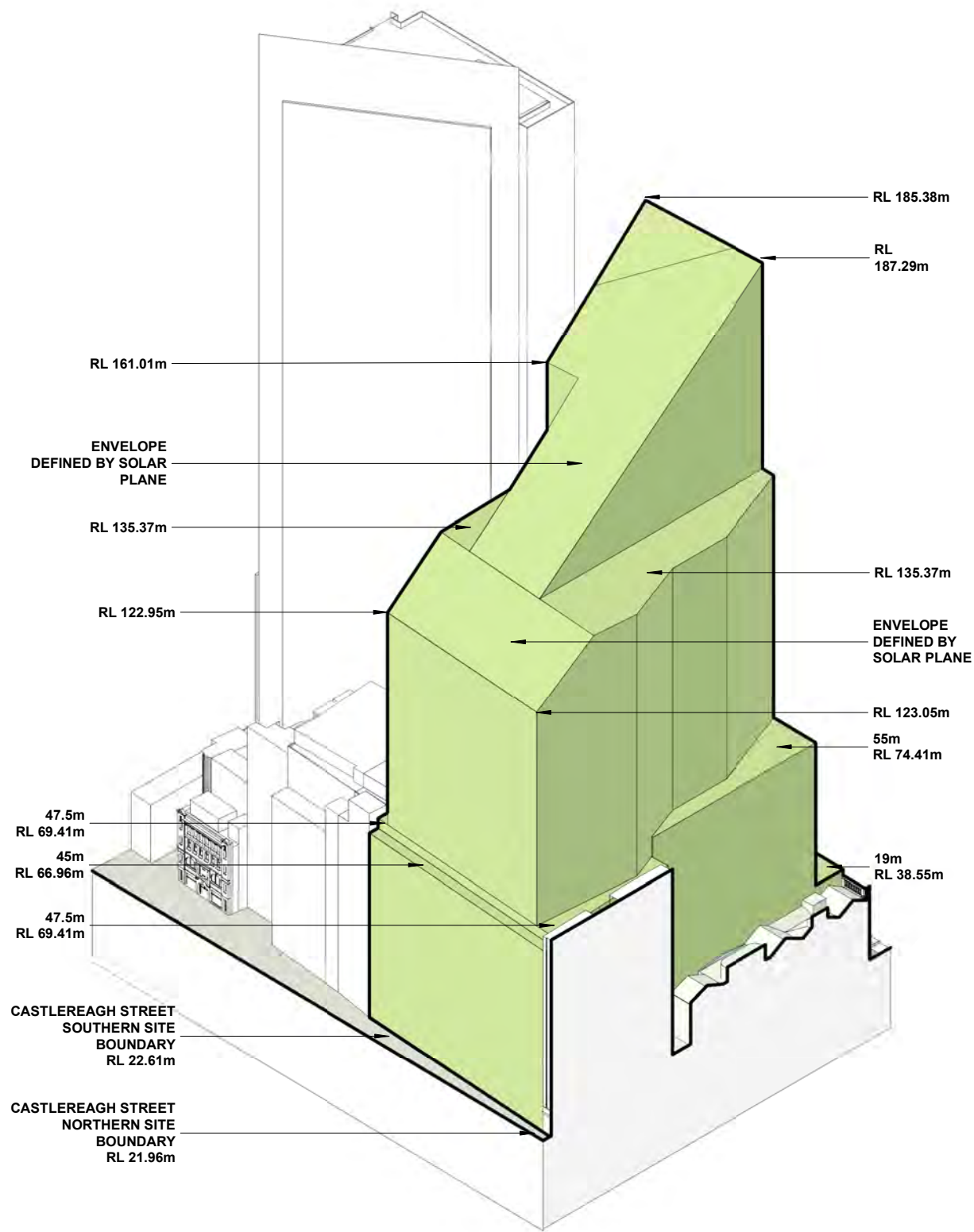
CHAPTER 2

ENVELOPE DRAWINGS

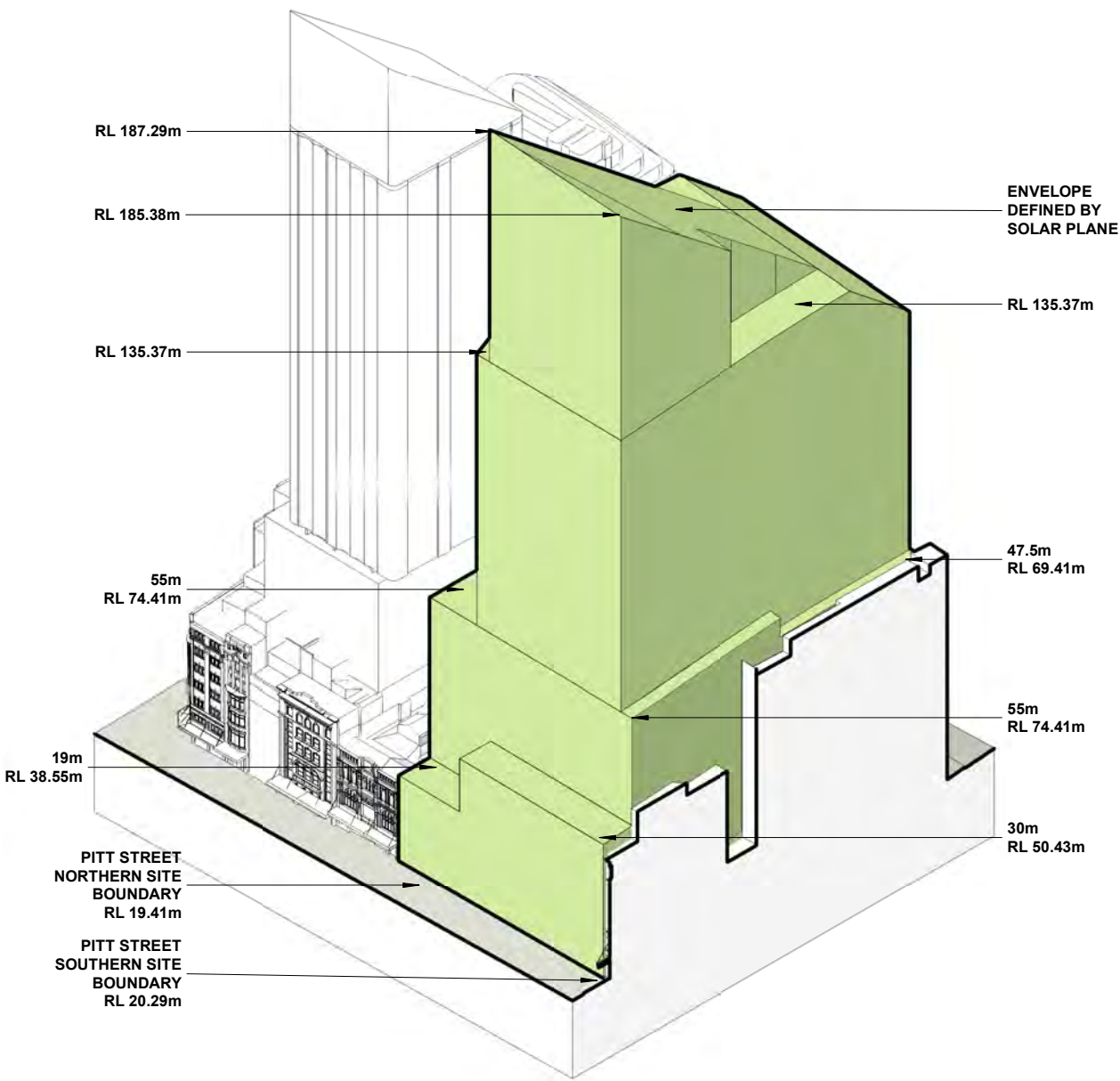
B.2.0 ENVELOPE DRAWINGS

AXONOMETRICS OF THE PROPOSED ENVELOPE

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NORTHEAST AXONOMETRIC - ENVELOPE

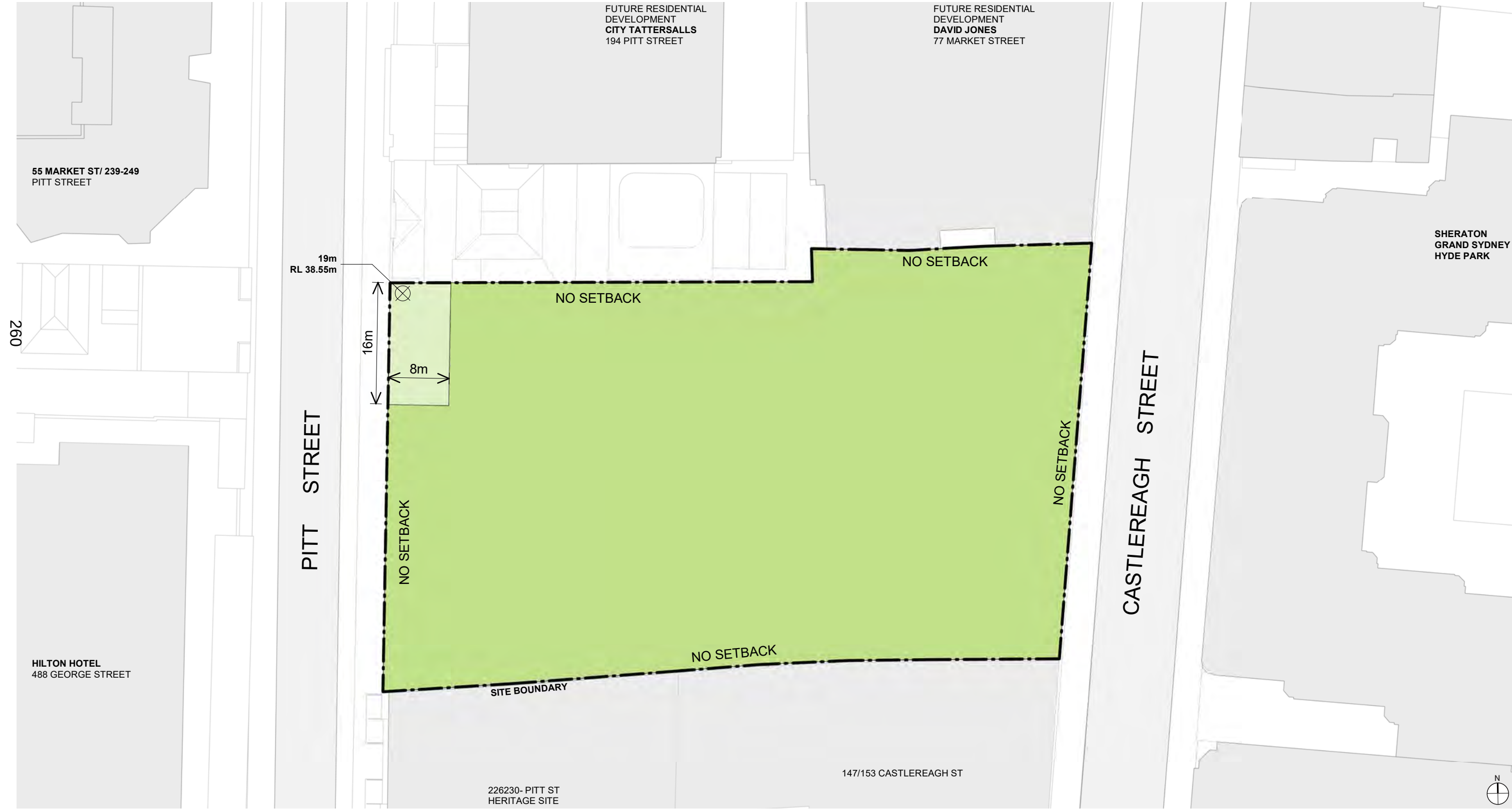


SOUTHWEST AXONOMETRIC - ENVELOPE

B.2.0 ENVELOPE DRAWINGS
0M TO 19M



B.2.0 ENVELOPE DRAWINGS
19M TO 30M



B.2.0 ENVELOPE DRAWINGS

30M TO 45M



B.2.0 ENVELOPE DRAWINGS

45M TO 50M



B.2.0 ENVELOPE DRAWINGS

50M TO 55M



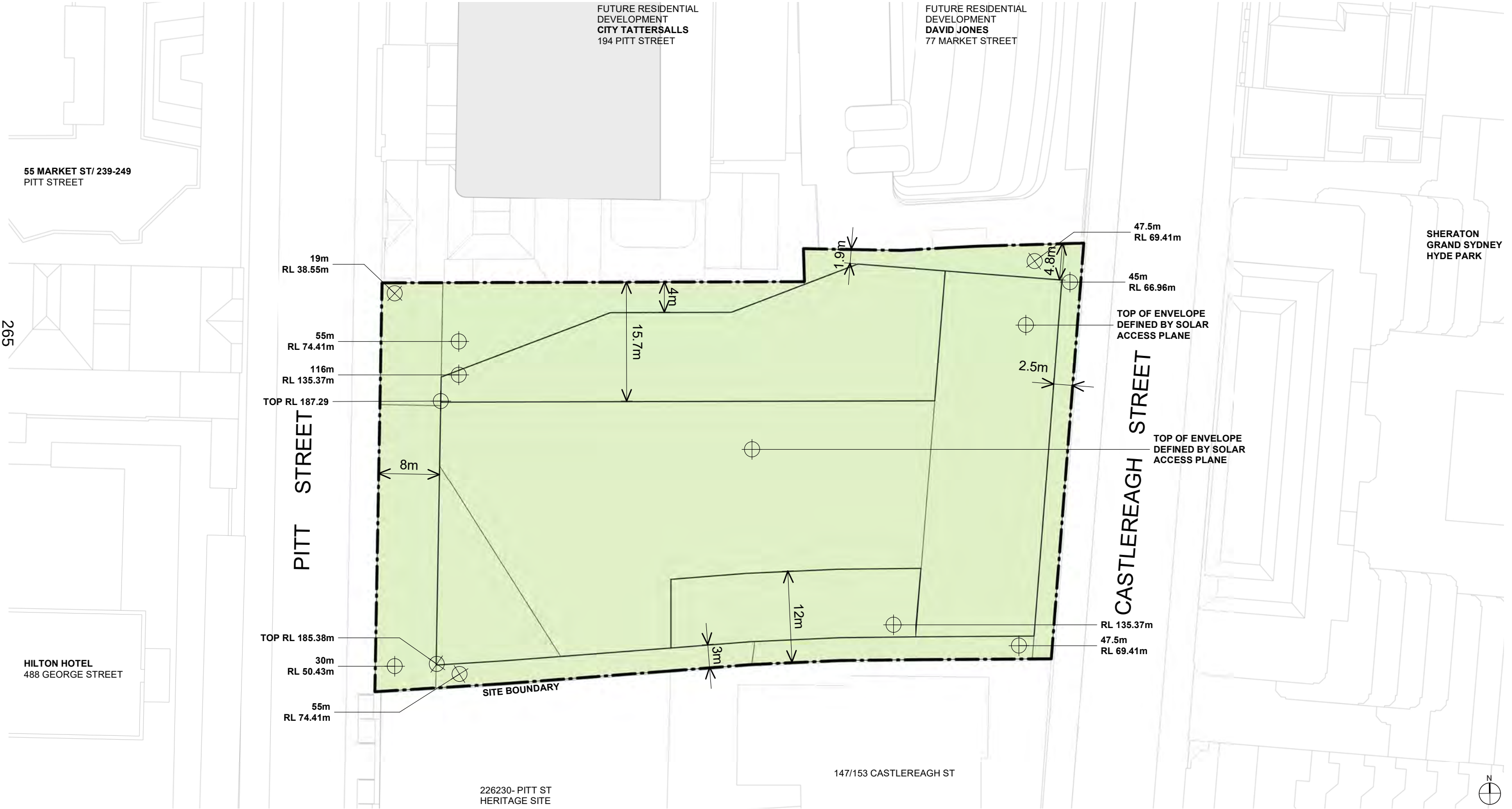
B.2.0 ENVELOPE DRAWINGS

55M TO 101M



B.2.0 ENVELOPE DRAWINGS

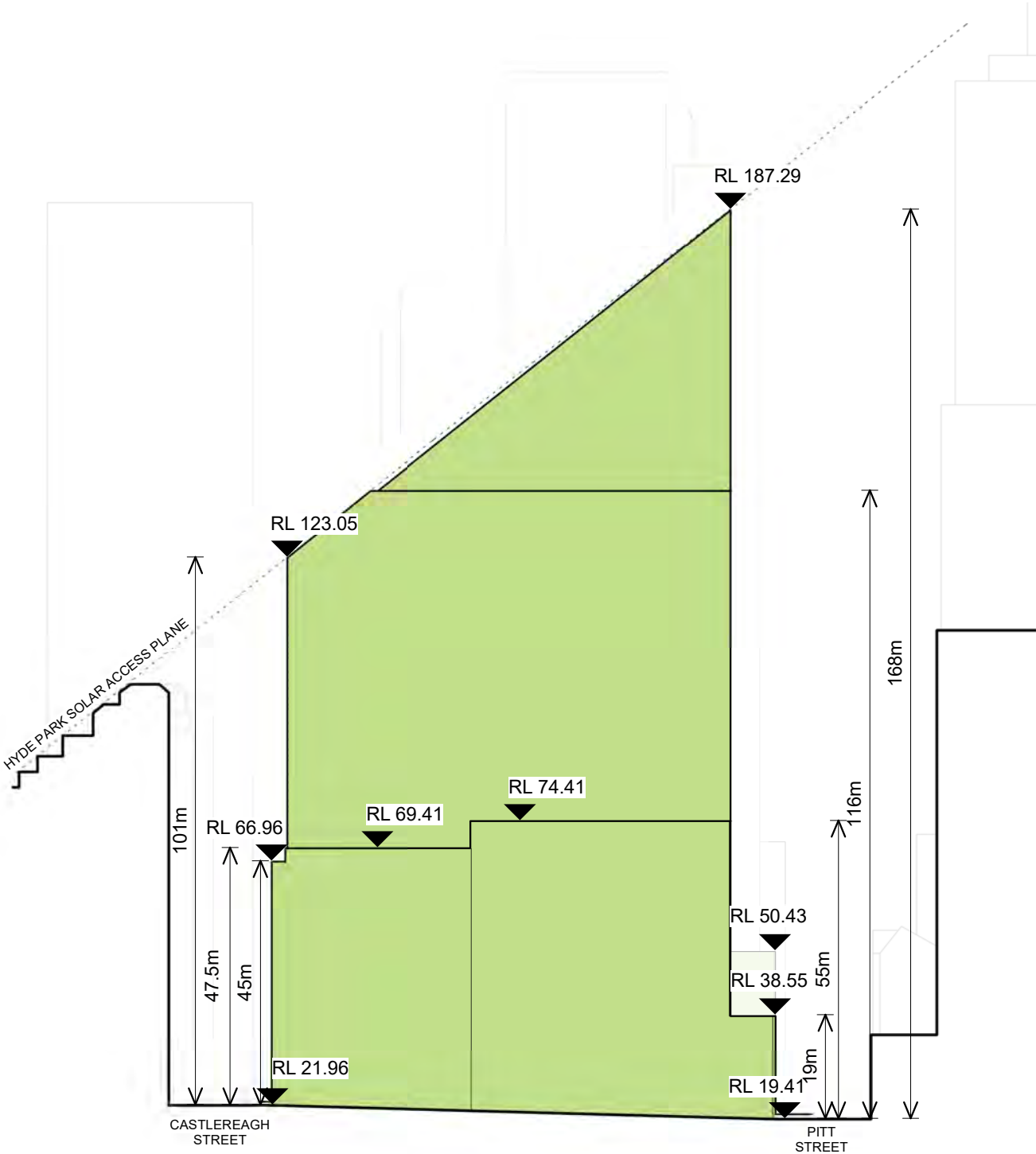
168M



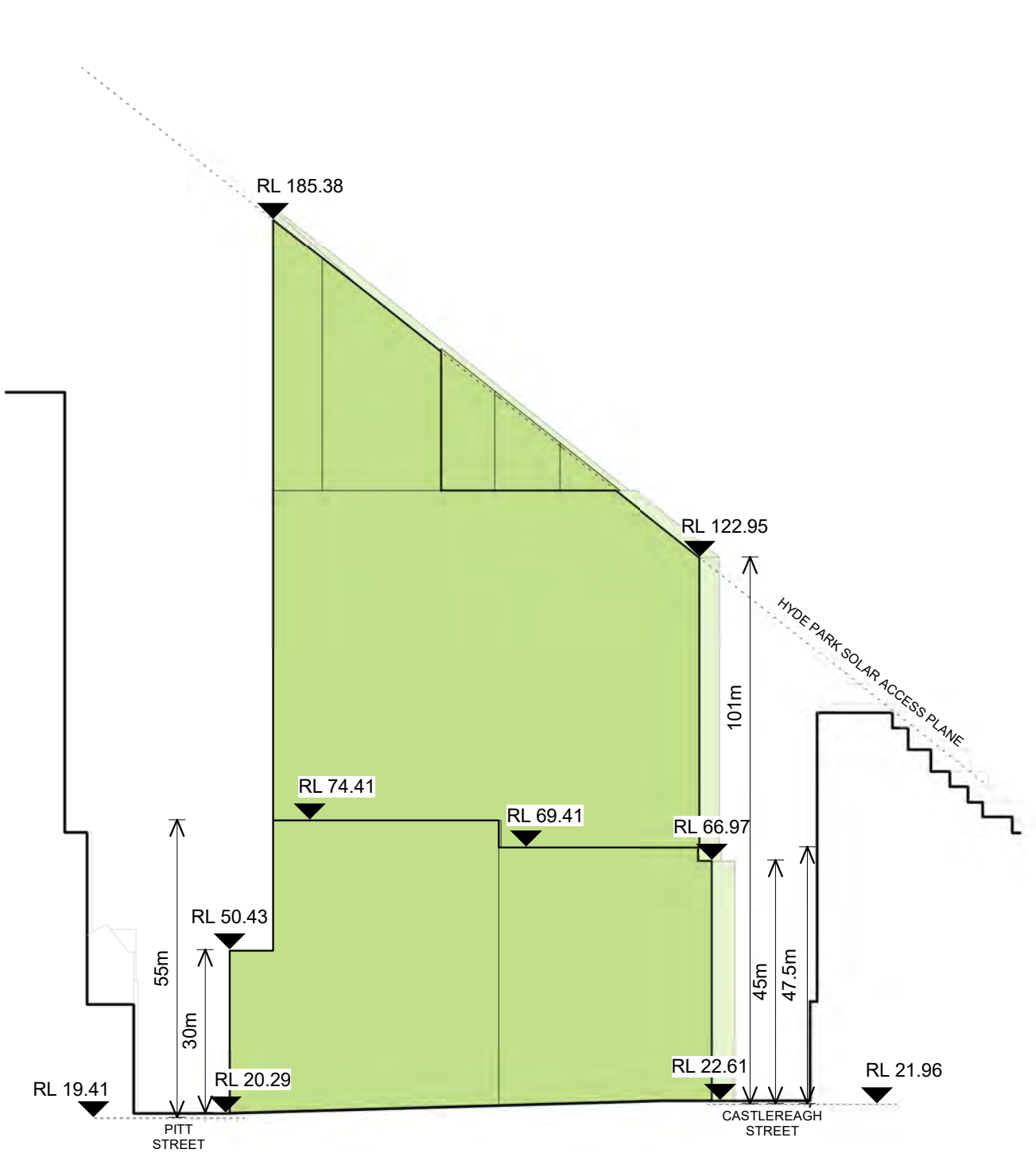
B.2.0 ENVELOPE DRAWINGS

ELEVATIONS OF THE PROPOSED ENVELOPE

266



NORTH ELEVATION - ENVELOPE

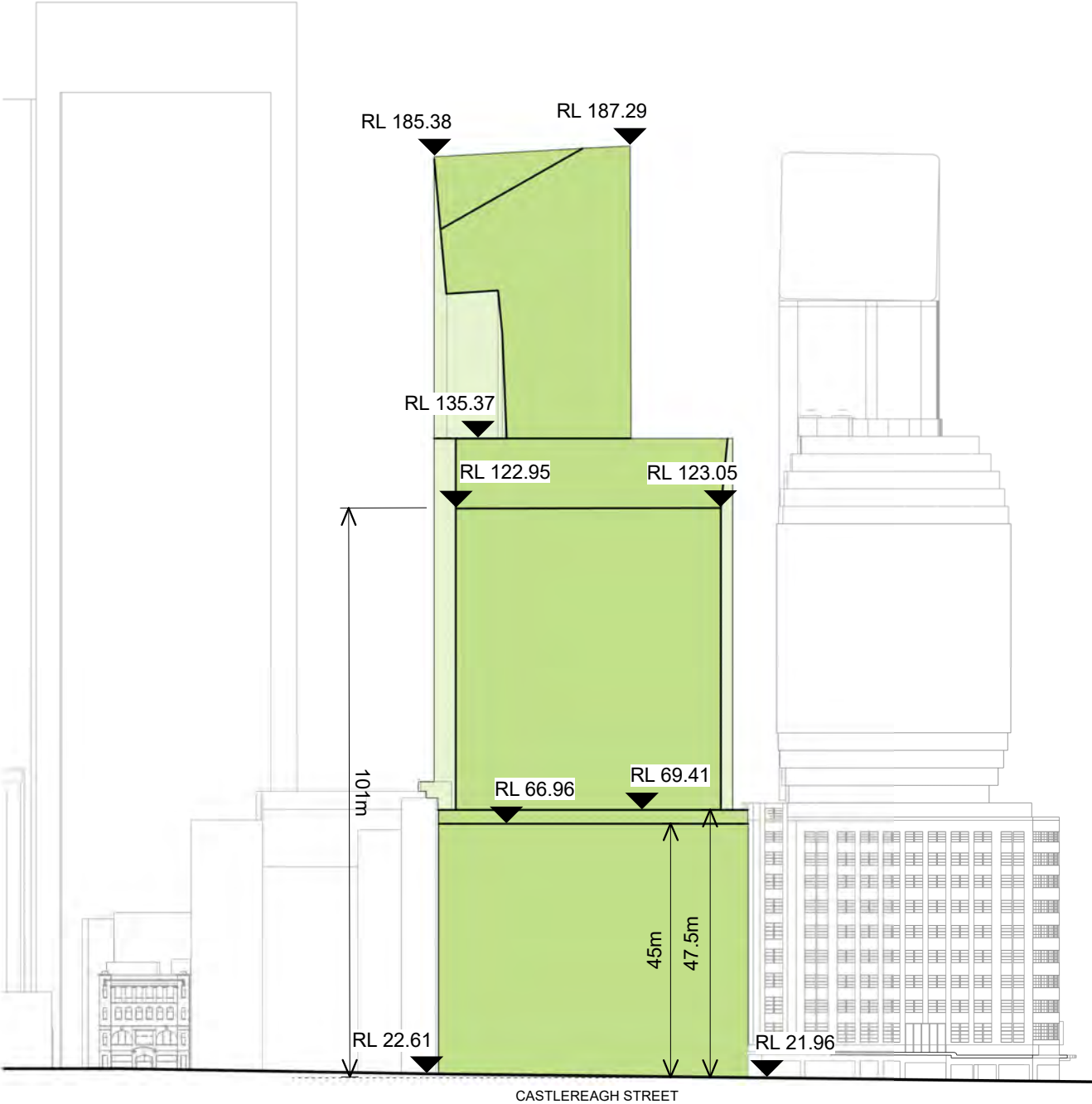


SOUTH ELEVATION - ENVELOPE

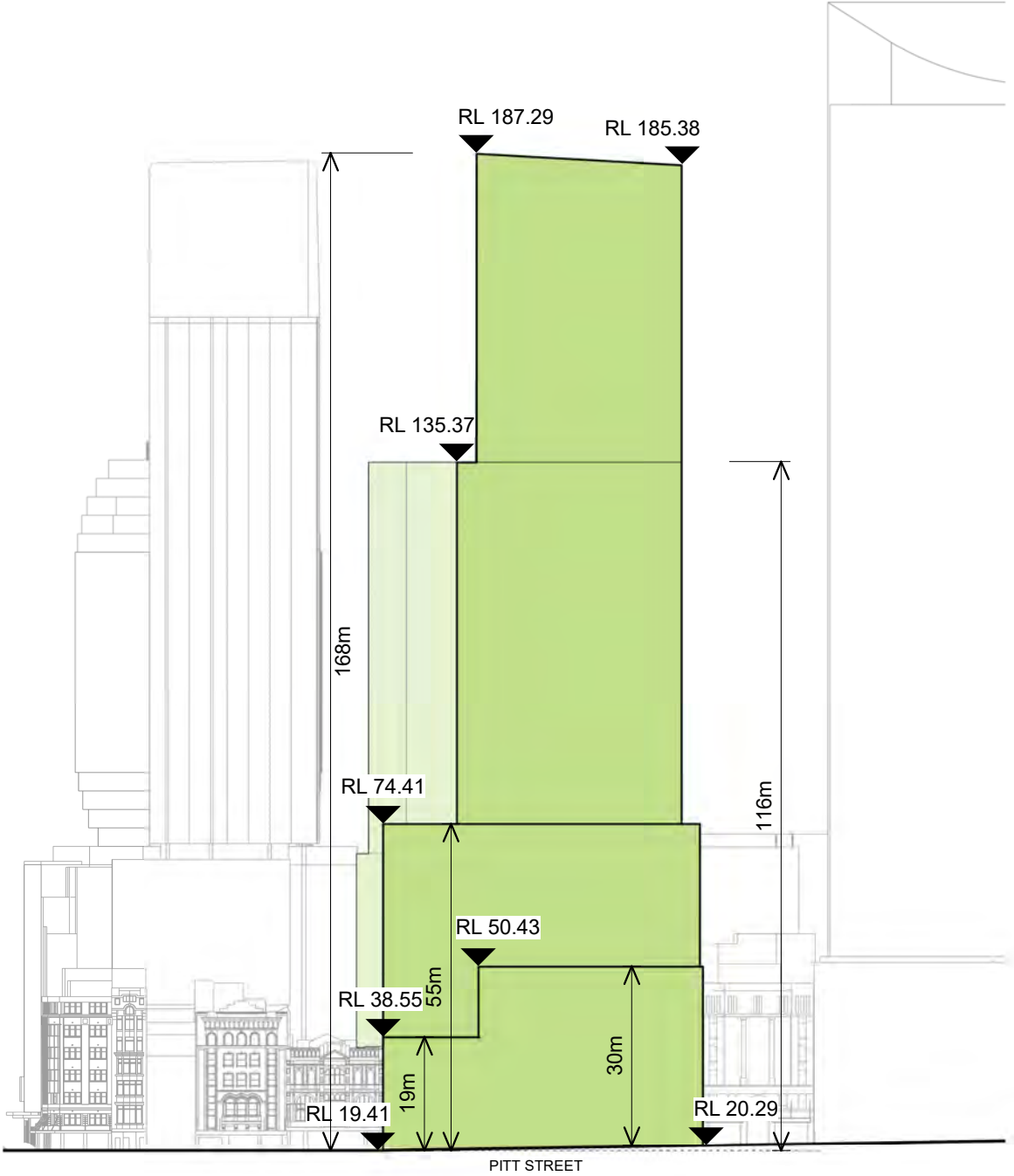
B.2.0 ENVELOPE DRAWINGS

ELEVATIONS OF THE PROPOSED ENVELOPE

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EAST ELEVATION - ENVELOPE



WEST ELEVATION - ENVELOPE

CHAPTER 3

ENVIRONMENTAL IMPACT STATEMENT

B.3.0 - ENVIRONMENTAL IMPACT STUDY OVERVIEW

SKY VIEW ASSESSMENT

The Sky View assessment prepared by BIM Consulting provides analysis of the extent of sky visible above various points in proximity to the site as a proportion of the total possible sky hemisphere above the point. SVF is calculated as the proportion of sky visible when viewed from the ground up. SVF is provided as value that ranges from 0 to 1, where SVF of 0 denotes no sky visible and SVF of 1 denotes that the sky is completely visible to the horizon in all directions.

A total of 5,500 test points were analysed at a distance 50m from the site boundary along Pitt St & Castlereagh St. The analysis finds there will be an increased sky visibility between the Draft DCP envelope and the proposed envelope when averaged across all test points. The Draft DCP envelope provides a SVF value of 0.10991138 and the proposed envelope provides a SVF value of 0.11448052, **resulting in an overall SVF value difference (improvement) of +0.00456914.**

Sample analysis was run using only 6 test points to create some clear circular 'dome view' visualisations for illustrative purposes. These representative visualisations are provided in Image 3. The 'dome views' show the extent of sky observed above a point as a proportion of the total possible sky hemisphere above the point.

Legend

- Removed skybridge
- Area impacted by proposed development
- Area returned by proposed development

Source: Sky View Factor Report Version 4 | Stockland Piccadilly Complex | Prepared by BIM Consulting for Stockland | 09 July 2025.

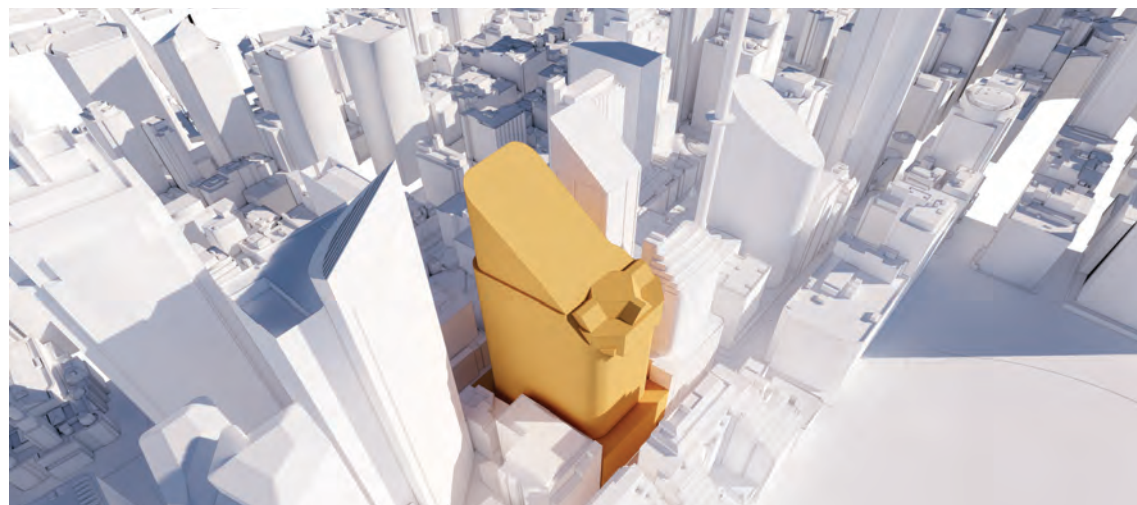


Image 1 - Maximum permissible Draft DCP envelope

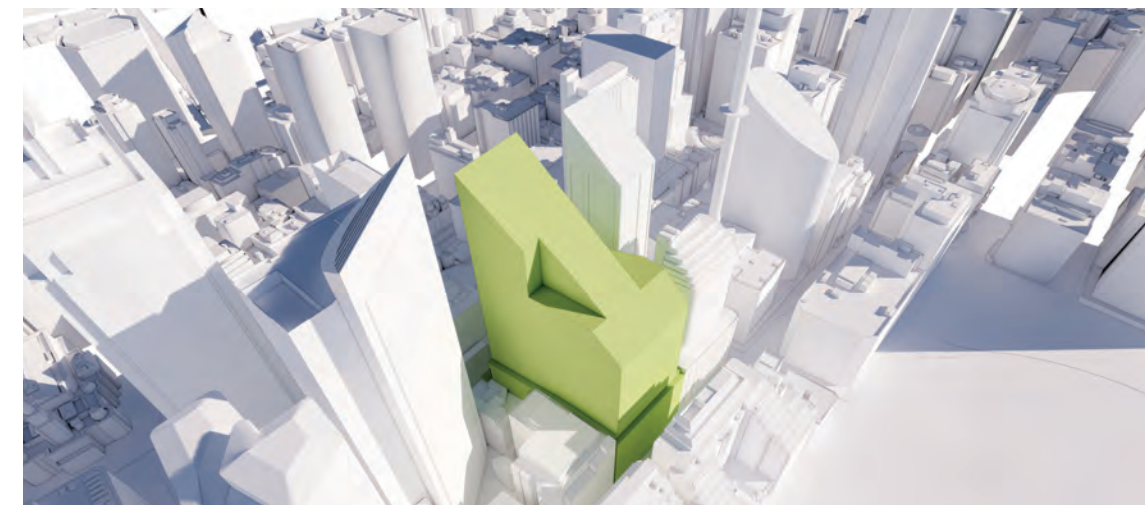


Image 2 - Proposed Site Specific DCP Envelope



Image 3 - Analysis Points 1 to 6

B.3.0 - ENVIRONMENTAL IMPACT STUDY OVERVIEW

WIND IMPACT

The Pedestrian Wind Environment Impact Assessment provides discussion around wind equivalence for the proposed envelope at assessing wind conditions for comfort and safety around the site. The wind tunnel testing and analysis were conducted by CPP.

The equivalence testing between the Draft DCP compliance and Proposed building envelope meets the equivalence criteria for wind comfort as described under Schedule 12 of the Sydney DCP 2012.

The majority of the area is classified as suitable for pedestrian standing-type activities meeting the target criteria as transient space.

From a safety perspective all locations pass the safety criterion in both configurations. The current tests have shown that the wind conditions around the site are suitable for the intended use of the spaces.

Legend

Wind Comfort

- Outdoor Dining (<2km/h)
- Pedestrian Sitting (2 to 4km/h)
- Pedestrian Standing (4 to 6km/h)
- Pedestrian Walking (6 to 8km/h)
- Business Walking (8 to 10km/h)
- Uncomfortable (>10km/h)

Wind Safety

- Pass (<24km/h)
- Fail (>24 km/h)

Source: Pedestrian Wind Assessment Revision 03 | 133 Castlereagh Street | Prepared by CPP Project for Stockland | 31 July 2025.



Castlereagh Street (numbered north to south)

	3	4	5	6	7	8	9	10
Comfort	Proposed	Baseline	Proposed	Baseline	Proposed	Baseline	Proposed	Baseline
Safety	Proposed	Baseline	Proposed	Baseline	Proposed	Baseline	Proposed	Baseline

Image 2 - Summary of wind tunnel results (Castlereagh Street)

Pitt Street (numbered south to north)

	11	12	13	14	15	16	17	18
Comfort	Proposed	Target	Proposed	Target	Proposed	Target	Proposed	Target
Safety	Proposed	Target	Proposed	Target	Proposed	Target	Proposed	Target

Image 3 - Summary of wind tunnel results (Pitt Street)

B.3.0 - ENVIRONMENTAL IMPACT STUDY OVERVIEW

SHADOW ANALYSIS

The Concept Reference Design complies with the Sun Access Plane (SAP) by achieving the objective of minimising overshadowing on the western edge of Hyde Park. This is illustrated in the following shadow analysis diagram, specifically at 2pm during the winter solstice.

Additionally, although not part of the SAP, the removal of the Castlereagh and Pitt Street pedestrian bridges eliminates additional overshadowing of public domain; and improved sky view thereby enhancing the ground level experience for people.

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June 21st winter solstice, 9 am



June 21st winter solstice, 10 am



June 21st winter solstice, 11 am



June 21st winter solstice, 12 pm



June 21st winter solstice, 1 pm



June 21st winter solstice, 2 pm

Legend

Reduction of shadow outline

Addition of shadow outline



B.3.0 - ENVIRONMENTAL IMPACT STUDY OVERVIEW

KEY VANTAGE VIEWS

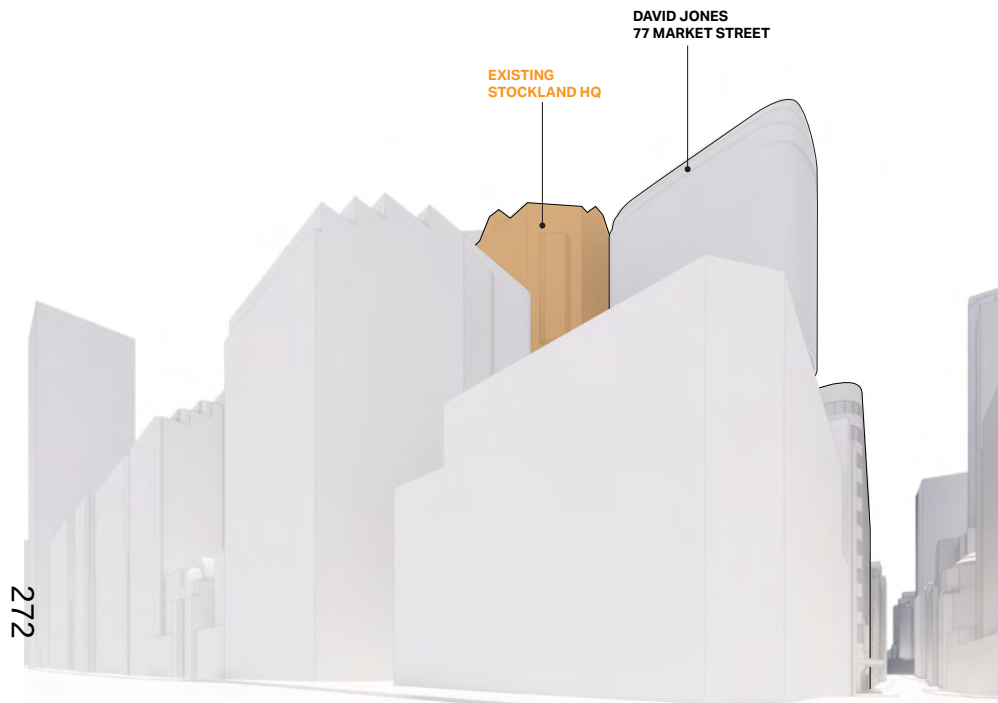


Image 1 - Existing Stockland HQ - View from Elizabeth St / Market St.

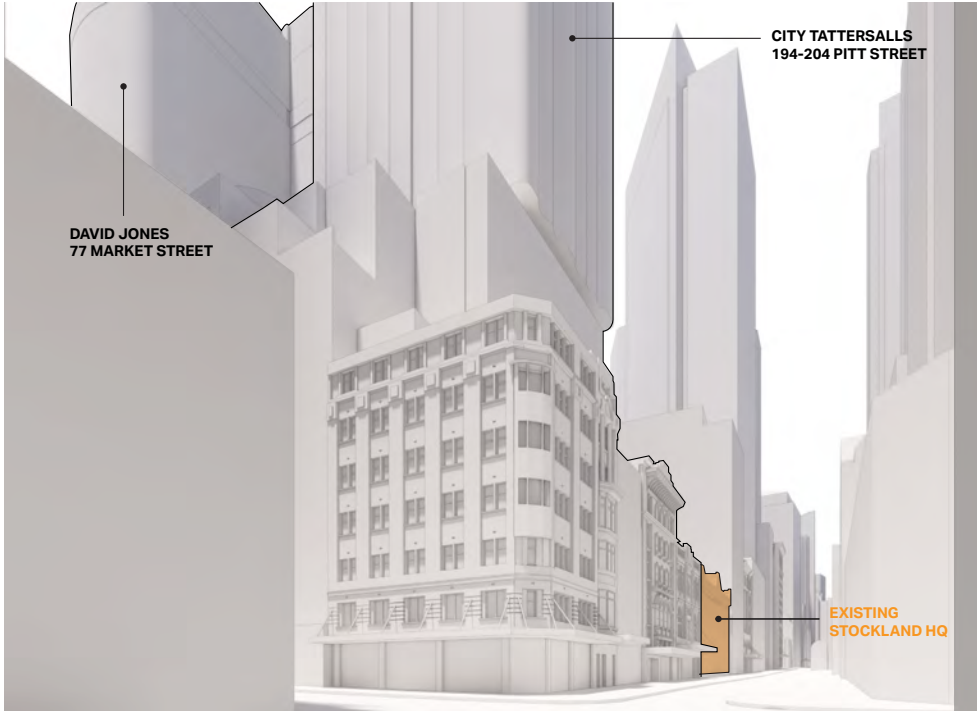


Image 2 - Existing Stockland HQ - View from Pitt St / Market St looking south.



Image 3 - Existing Stockland HQ - View from Hyde Park.

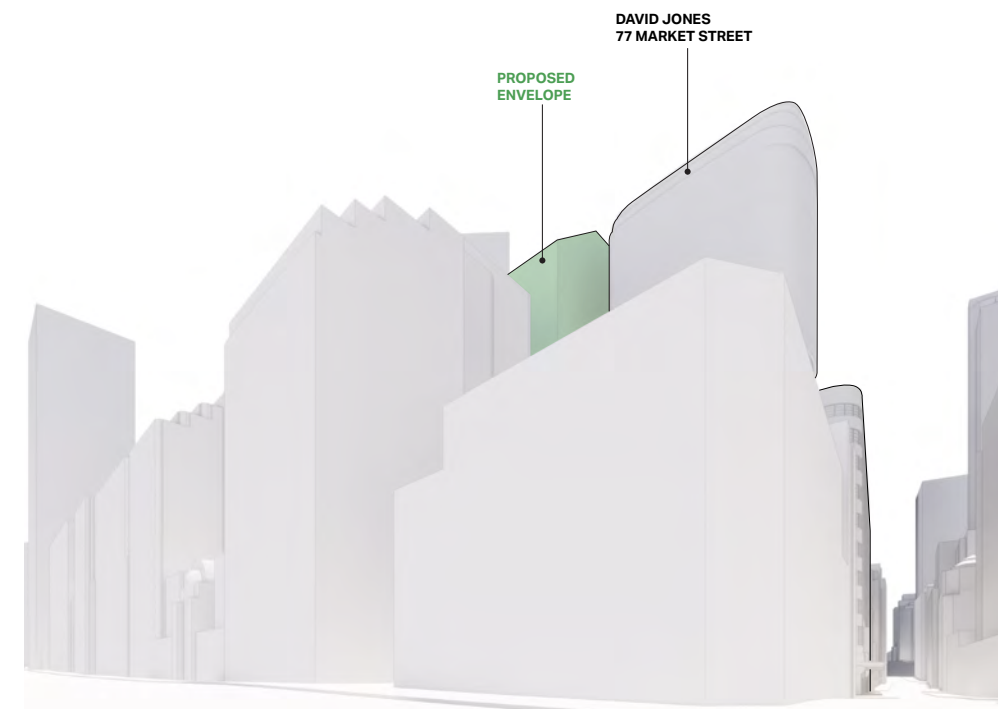


Image 4 - Proposed Envelope - View from Elizabeth St / Market St.

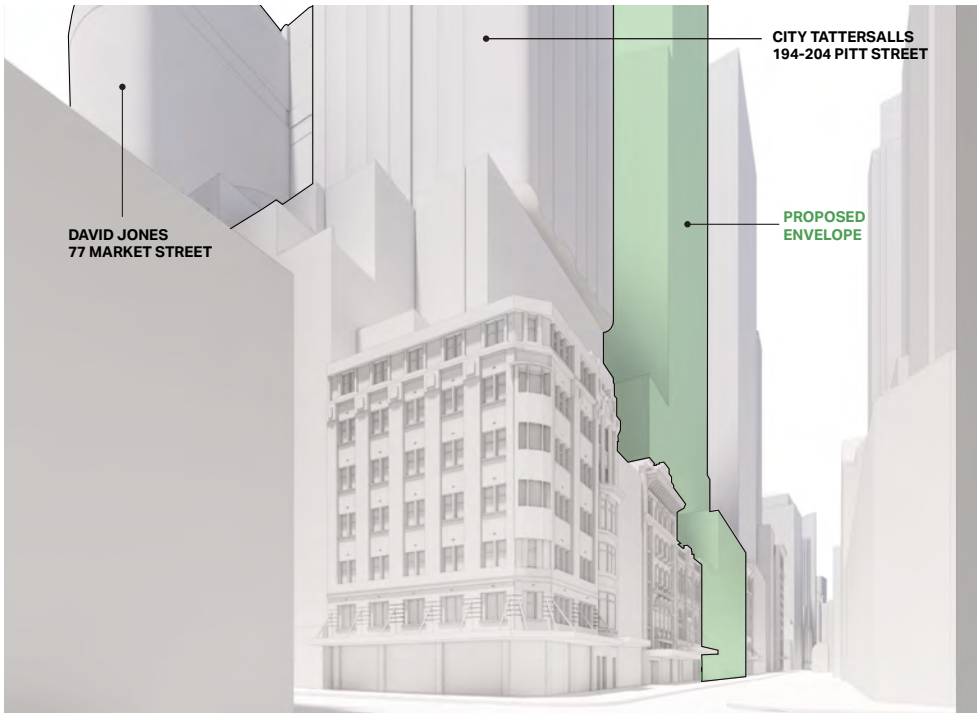


Image 5 - Proposed Envelope - View from Pitt St / Market St looking south.



Image 6 - View from Hyde Park.

CHAPTER 4

PROJECT VISION AND OBJECTIVES

B.4.0 - PROJECT VISION AND OBJECTIVES

REVITALISING A SITE AND STRUCTURE

Sydney's Central CBD is undergoing a major transformation, shifting from a primarily retail-focused district with outdated commercial office space into a dynamic, mixed-use hub. The block on which Piccadilly is situated plays a key role in this revitalisation. With the opening of the new metro line offering unmatched connectivity, alongside a blend of residential and commercial spaces designed to support a 24-hour economy, the Central CBD is becoming a vibrant, diverse destination.

The proximity to Hyde Park, Australia's oldest public park, adds significant appeal to the Piccadilly redevelopment site. This historic green space provides a tranquil contrast to the urban energy of the CBD, offering residents, workers, and visitors a peaceful natural retreat just steps from the city's heart.

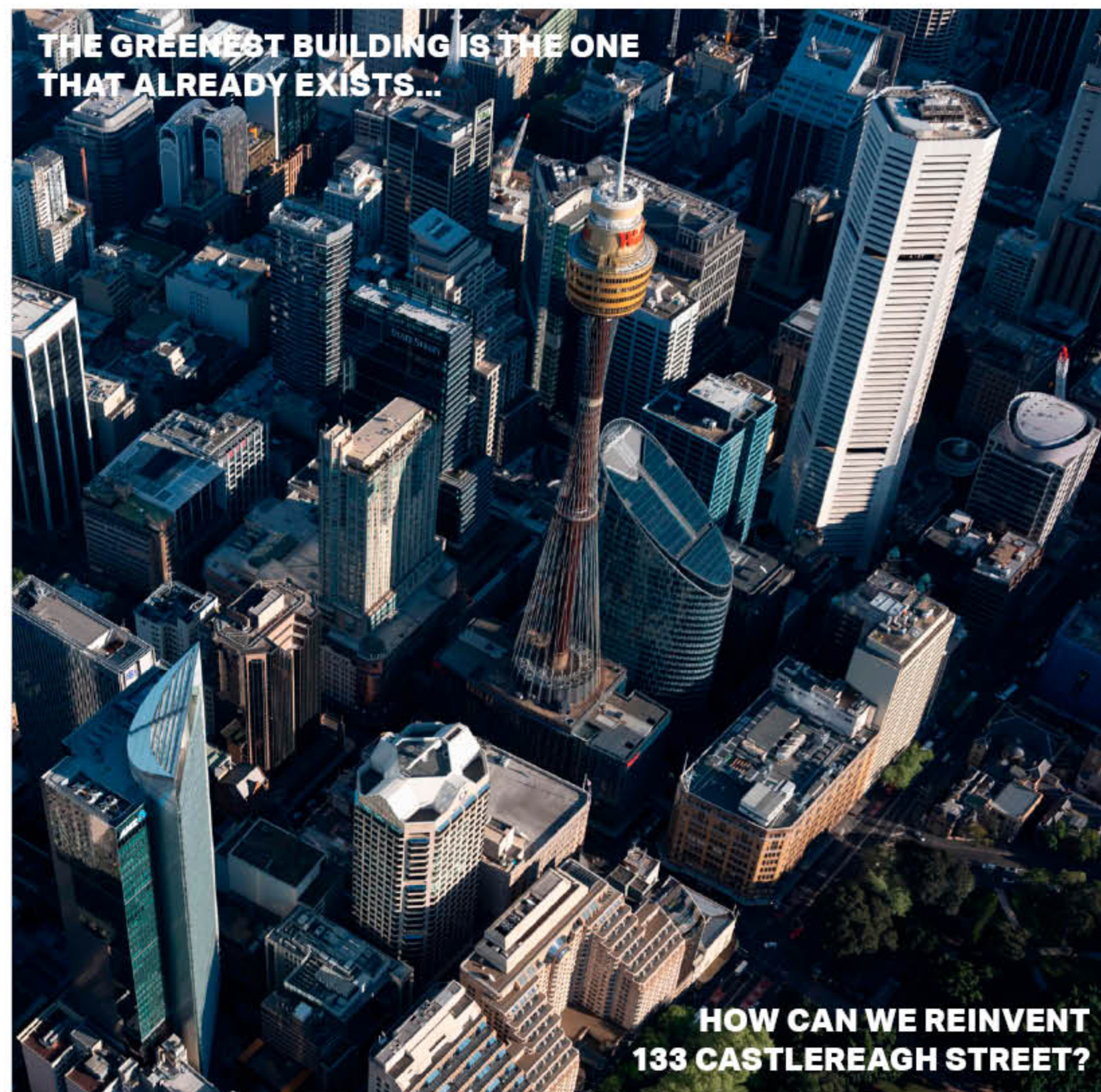
The Piccadilly site presents a unique opportunity to merge the vibrancy of city life with the serenity of Hyde Park. The redevelopment re-imagines the workplace, offering large, contiguous commercial floor plates at the core of the CBD, alongside a smaller residential component to capitalise on the opportunities of the central location.

Sustainability is a key focus for Stockland, and the existing tower will be reused and upcycled, significantly reducing embodied carbon in the creation of a premium workplace development while adding to the diversity and activity of the area.

The proposed redevelopment will:

- Transform an outdated asset into a premium offering aligned with modern standards.
- Remove a breach of the Hyde Park SAP, eliminating overshadowing of the public domain.
- Improve connectivity and pedestrian flow around and through the site, by eliminating obstacles on the Castlereagh footpath and providing a new Through-Site-Link between Pitt and Castlereagh Streets, open to the public 24/7.
- Increase diversity and vitality through a mixed-use development.

The redevelopment of the Piccadilly site presents a unique opportunity to transform a central and distinctive location, while also showcasing Stockland's commitment to sustainability through the revitalisation of the existing tower structure. This development will play a key role in the renewal of the eastern edge of the CBD, seamlessly blending urban living and working with nature and creating a vibrant, mixed-use environment that fosters both business and leisure.



B.4.0 - PROJECT VISION AND OBJECTIVES

KEY REFERENCE DESIGN OBJECTIVES

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**ALLOW FOR UPCYCLING**

The design should:

- Allow for the retention and upcycling of components of the existing structure to minimise carbon emissions

**RESPOND TO NEIGHBOURING BUILDINGS**

The design should:

- Be contextual and respond to key datums of the neighbouring buildings
- Respond to the northern residential developments and maximise privacy and sight lines to and from the proposed development
- Respond to the existing heritage streetscape

**CREATING A VIBRANT GROUND PLANE**

The design should:

- Prioritise pedestrian movement and ensure universal access around and through the site
- Ensure activation of the ground plane with various activities and attractors
- Ensure the weather protection is provided to the footpath

**ALLOW FOR MIXED USE**

The design should:

- Include a residential component to the development, to increase diversity and through-cycle resilience whilst increasing public benefit through contributions and the reduction of built form
- Ensure the residential design can achieve compliance with ADG requirements

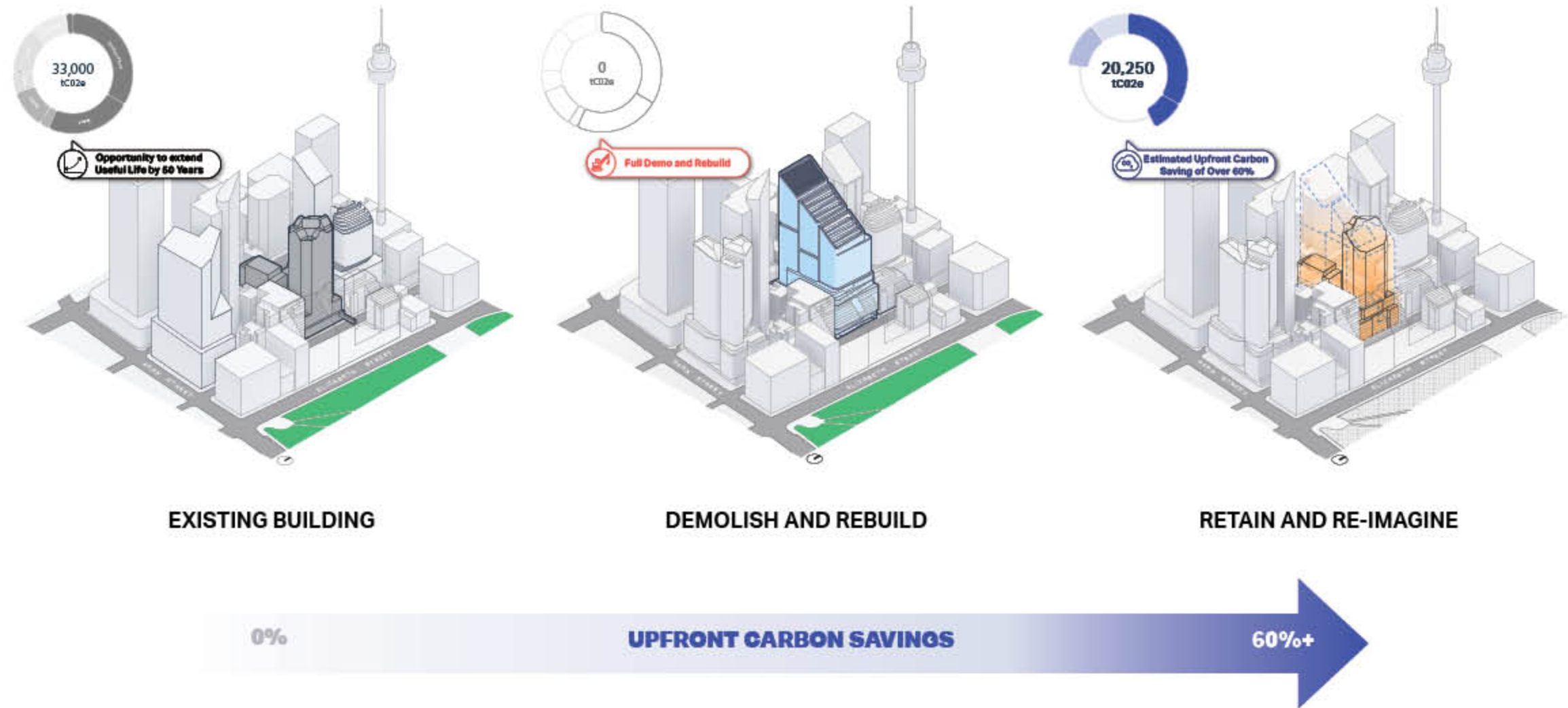
B.4.0 - PROJECT VISION AND OBJECTIVES

SUSTAINABILITY

We are already experiencing the effects of climate change, and many of the world's climate scientists expect that the 1.5 degree target for global temperature increase will be missed. To substantially reduce the effects of climate change, unprecedented change is required.

As the global construction industry is responsible for 37% of energy related carbon dioxide emissions and a third of the world's waste, the opportunity to retain and reuse the basement and tower structures presents a significant opportunity to minimise new carbon emissions involved with a new development.

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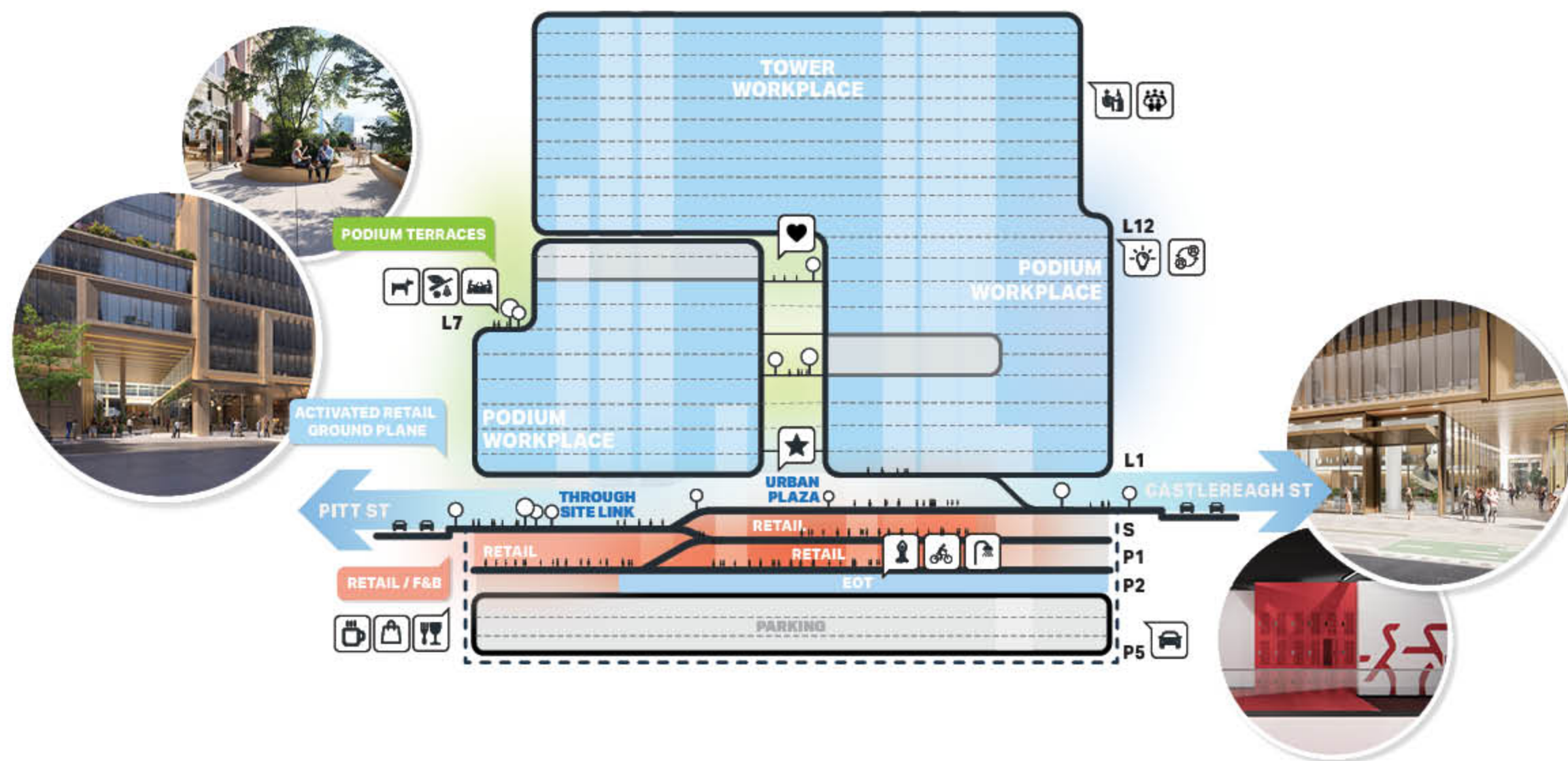
B.4.0 - PROJECT VISION AND OBJECTIVES

VIBRANT GROUND PLANE

Located in the heart of a high-traffic area within the CBD, the site benefits from close proximity to key destinations such as Pitt Street Mall, Hyde Park, and both Town Hall Train Station and Gadigal Metro Station.

With the existing through site link being non-compliant with DCP requirements and lacking universal access, the redevelopment of this critical connection presents an opportunity to create both a physical and visual link between Pitt and Castlereagh Streets that aligns with the city's vision. Additionally, it offers the opportunity to create a peaceful refuge from the bustling street, with the potential for public art and the development of an urban plaza, transforming the space into a destination with a distinctive sense of place and character.

Thoughtfully curated retail opportunities will ensure the ground plane remains permeable, while also contributing to the vibrancy of the street scape and the surrounding city fabric.



B.4.0 - PROJECT VISION AND OBJECTIVES

24 HOUR TOWER/VIBRANCY

The eastern edge of Central Sydney, once reliant on office workers and left devoid of activity after business hours, is undergoing a dramatic transformation. With the introduction of the new metro line and mixed-use developments, including the adjacent approved and proposed projects, the area is set to thrive. What was once a quiet, underutilised space will come to life with increased activity and density. The proposed development, with its mix of retail, commercial, and residential components, will enhance the area's amenities and ensure that the vibrancy no longer fades after office hours. Instead, it will continue to pulse through the evenings and weekends, creating a dynamic, 24-hour environment that reflects the energy and vibrancy befitting a global city like Sydney.



B.4.0 - PROJECT VISION AND OBJECTIVES

PUBLIC ART OPPORTUNITIES

The preliminary public art strategy for the Stockland Piccadilly Complex is prepared by Barbara Flynn of Barbara Flynn Pty Ltd, an art advisor to the project.

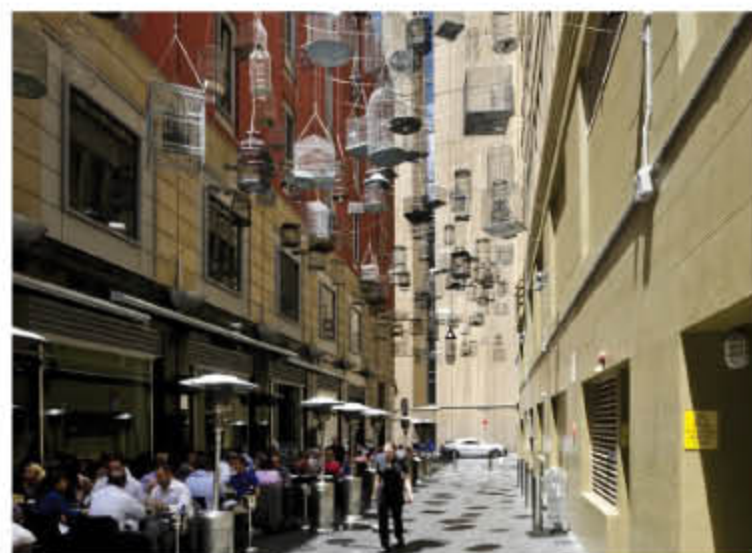
The creation of a newly vital, well-designed, well-considered, comfortable, safe and inviting place is the objective of architecture and public art for the project. These values are basic to the vision for public art:

- Ensuring that art is visible and accessible to people, enabling experiences that are meaningful to them
- Starting to work in close cooperation with artists as early as possible, helping them realise their proposed artworks
- Encouraging openness, showing artists respect, and giving them free rein to think deeply about the project.

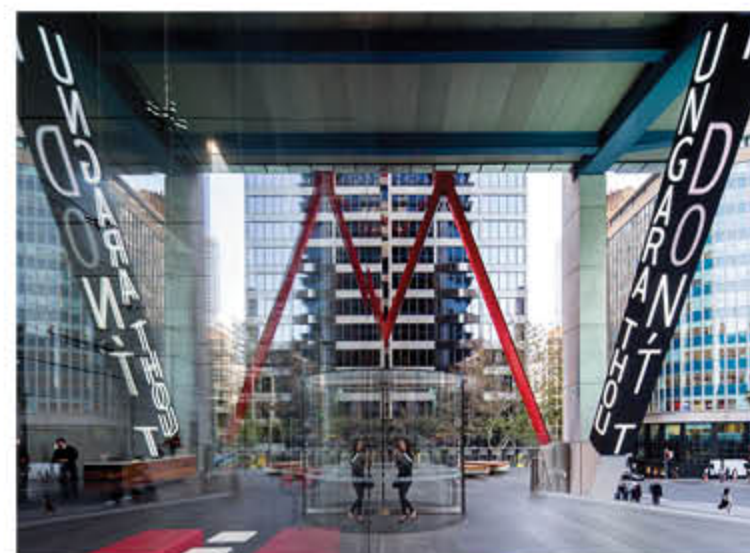
As the project re-imagines the important Through Site Link that connects Pitt and Castlereagh Streets, art will contribute its unique quality to bringing it new life and activating the ground plane.



Public domain art opportunity. Local reference: James Angus. Day in day out, 2011. 1 Bligh Street, Sydney. Photo by Hans George Esch.



Public art opportunity for through site link/ lobby.
Local reference: Michael Thomas Hill, Forgotten Songs, 2011. Bird cages, sound Angel Place, Sydney.



Public art opportunity for through site link/ lobby.
Local reference: Jenny Holzer. LED sign with blue, green and red diodes. 8 Chifley Square, Sydney. Photo by I Stay Ngaya Ngilawa 2014.



Public art opportunity for through site link/ lobby.
Local Reference: Sabine Hornig. Shadows, 2019. Coloured print on glass. International Towers, Barangaroo. Photo by Mark Pokorny.

Source: Preliminary Public Art Strategy for 133-145 Castlereagh Street, formerly Stockland Piccadilly Complex | Prepared by Barbara Flynn art advisor to Stockland for 133 - 145 Castlereagh Street | 14 October 2024

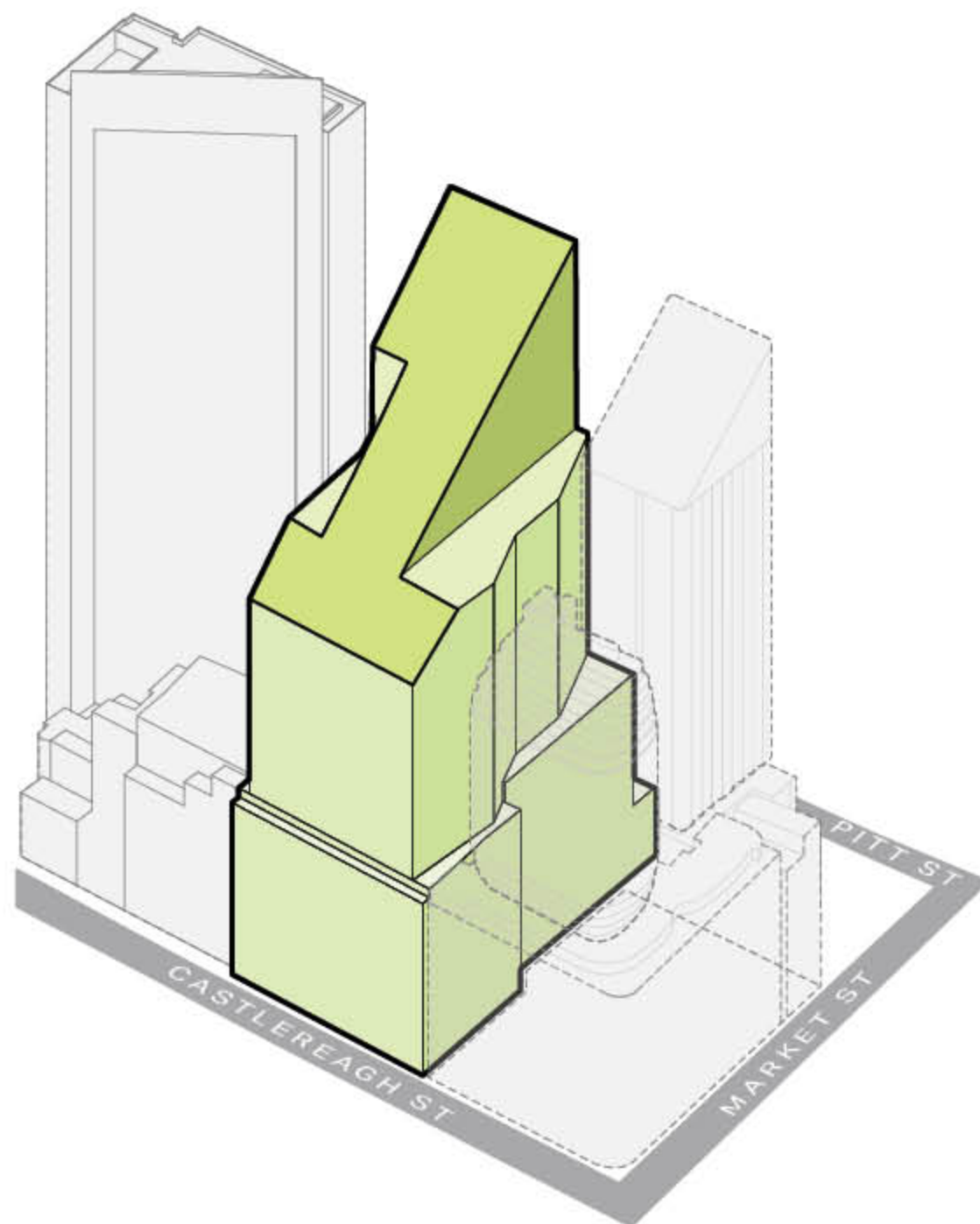
CHAPTER 5

CONCEPT REFERENCE DESIGN

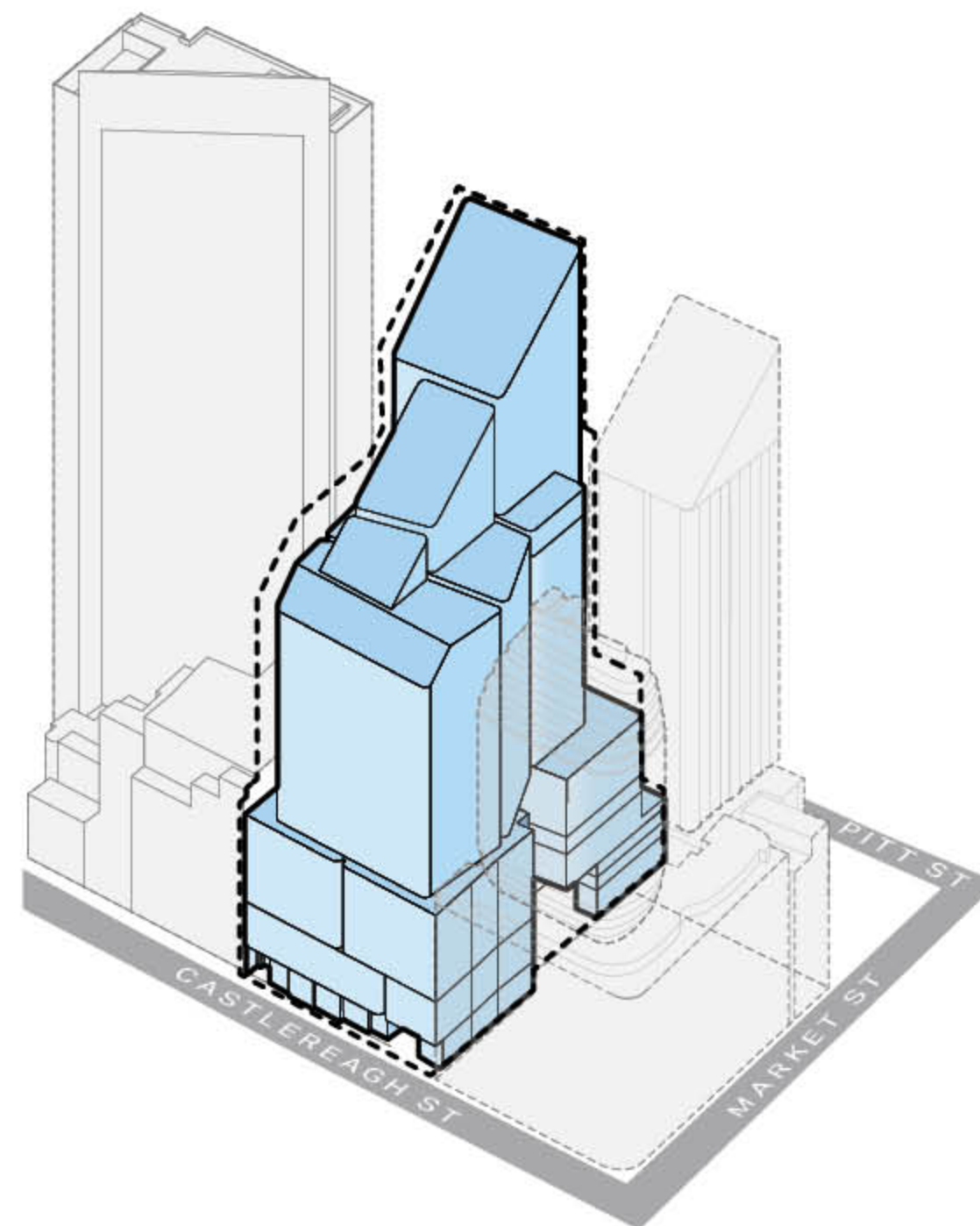
B.5.1 - CONCEPT REFERENCE DESIGN

PROPOSED SITE SPECIFIC DCP ENVELOPE AND CONCEPT REFERENCE DESIGN COMPARISON

The Concept Reference Design responds to the proposed site specific DCP built form and controls and demonstrates a compliant design solution.



PROPOSED SITE SPECIFIC DCP ENVELOPE
CASTLEREAGH STREET AXONOMETRICAL DIAGRAM



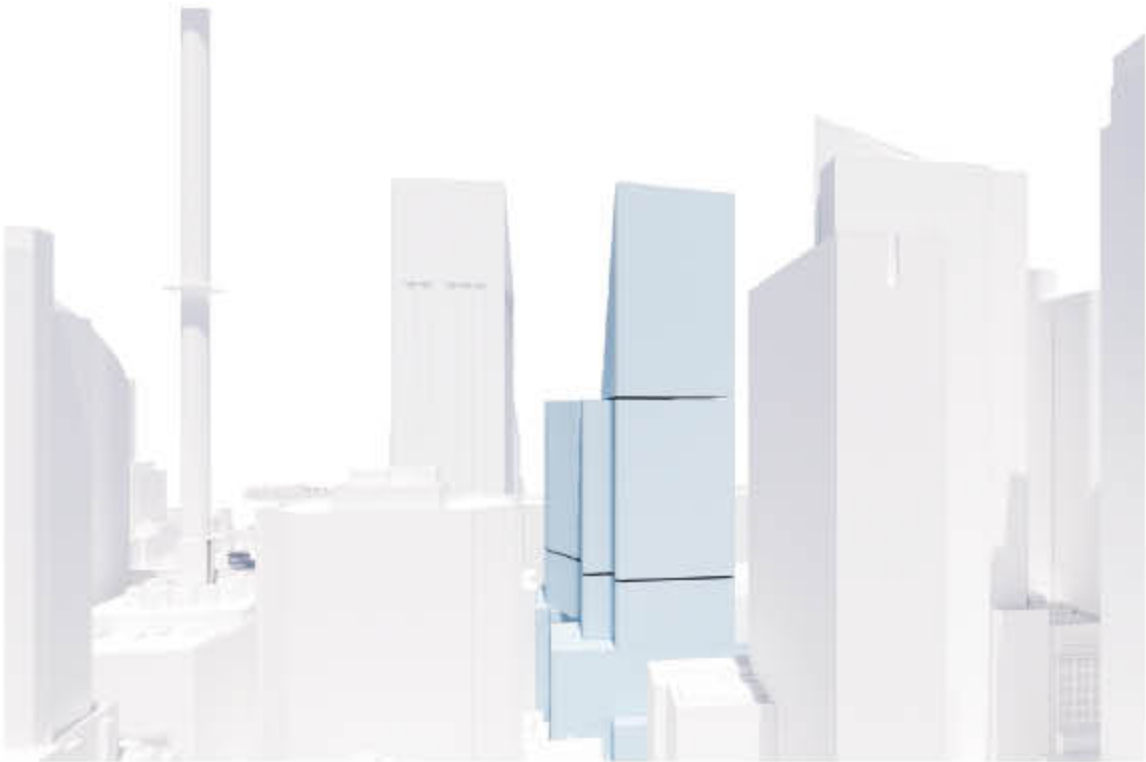
CONCEPT REFERENCE DESIGN
CASTLEREAGH STREET AXONOMETRICAL DIAGRAM

B.5.1 - CONCEPT REFERENCE DESIGN

SKYLINE

The following key objectives were considered for the Concept Reference Design:

- 1. Re-instate the skyline to comply with the Hyde Park Sun Access Plane (SAP)
- 2. Create a visual link between Hyde Park and the built form with a series of external, landscaped terraces.
- 3. Articulation to relate to the existing and proposed neighbouring buildings and skyline form



Indicative view 1 - Concept Reference Design - From North-West.



Indicative view 2 - Concept Reference Design - From North-East.



Indicative view 3 - Concept Reference Design - From West.



Indicative view 4 - Concept Reference Design - From South-East.



Key Legend.

CHAPTER B.5.2

PUBLIC REALM AND PODIUM



Artist's impression of Concept Reference Design ground level Pitt Street view. Indicative only

B.5.2 - PUBLIC REALM

KEY REFERENCE DESIGN OBJECTIVES

285



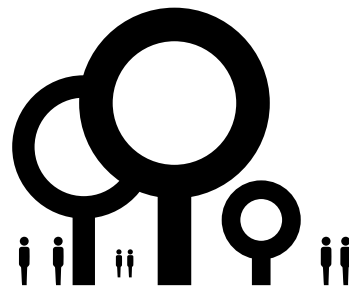
PLACE-MAKING

Create a new, public domain destination that positively contributes to the City of Sydney’s aspirations.



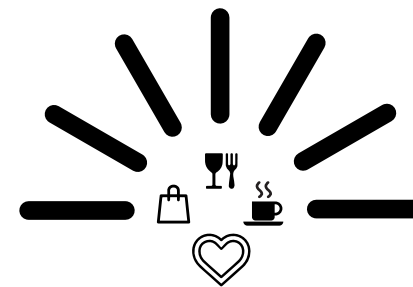
ACTIVATE PUBLIC REALM

Activate the public realm with new community assets such as urban furniture, landscaping, public art, pop up shops/ kiosks.



TSL = LINEAR PLAZA

Create a Through Site Link (TSL) that is as much a linear plaza as a cross street pedestrian passage.



ACTIVE FRONTAGES

Maximise active frontage along the street and Through Site Link.

B.5.2 - PUBLIC REALM

GROUND

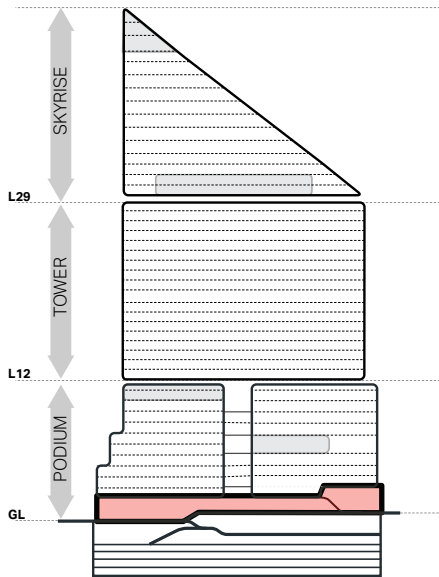
The retention of the existing tower structure and ground floor slab was a key consideration in positioning the new through site link to meet the City of Sydney's DCP requirements. This was the primary driver for the ground floor layout.

The perimeter of the pedestrian path will be lined with a mix of lobbies and retail spaces, ensuring the ground plane remains highly permeable and active.

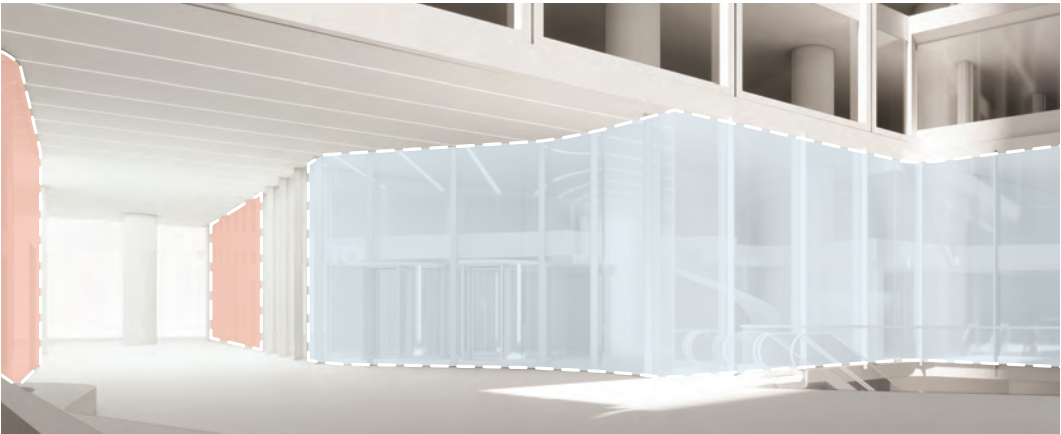
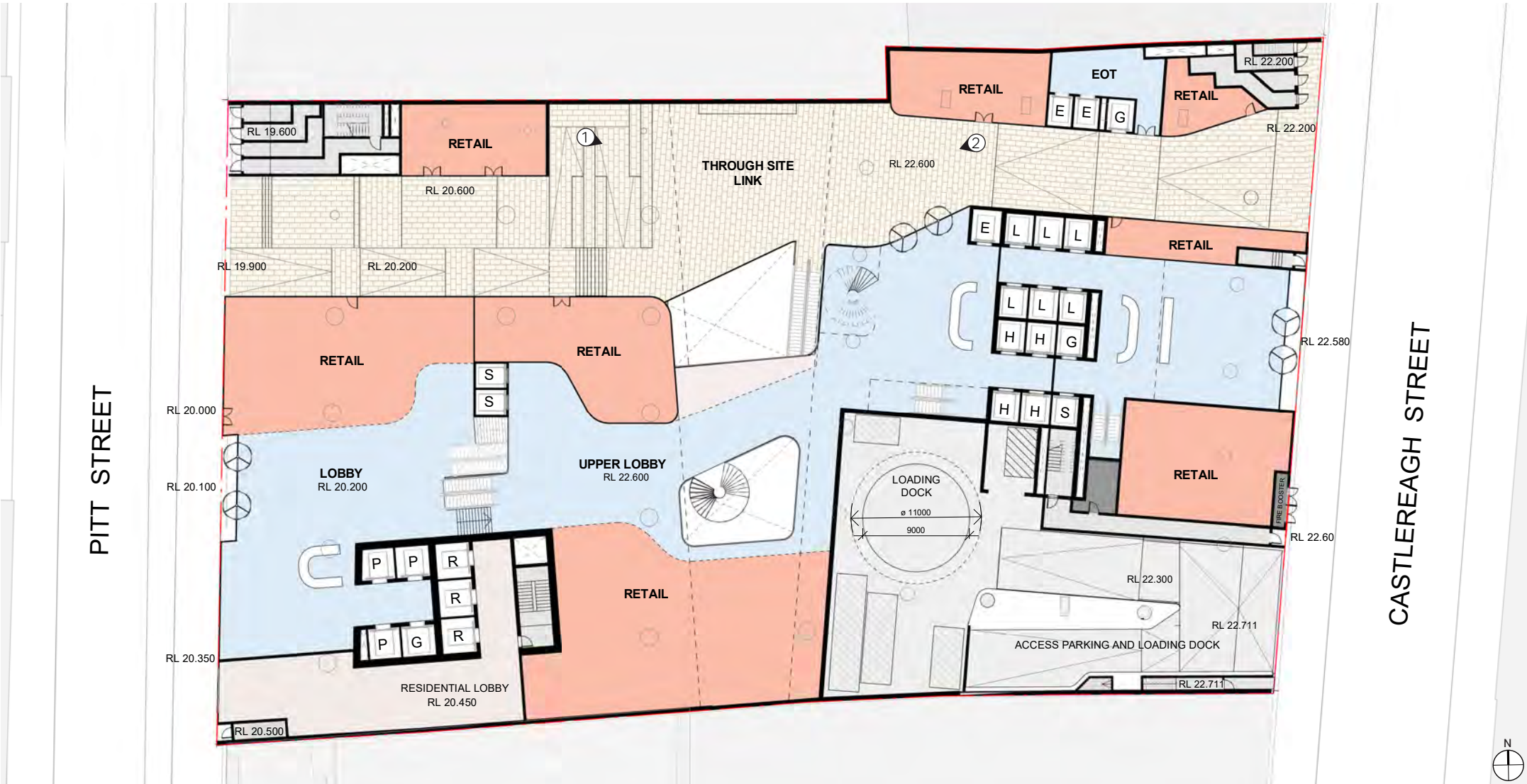
To minimise the impact of the required ground floor loading dock, a shared entry is proposed, and the existing basement exit ramp will be re-purposed to reduce vehicle crossover with the Castlereagh footpath.

Legend

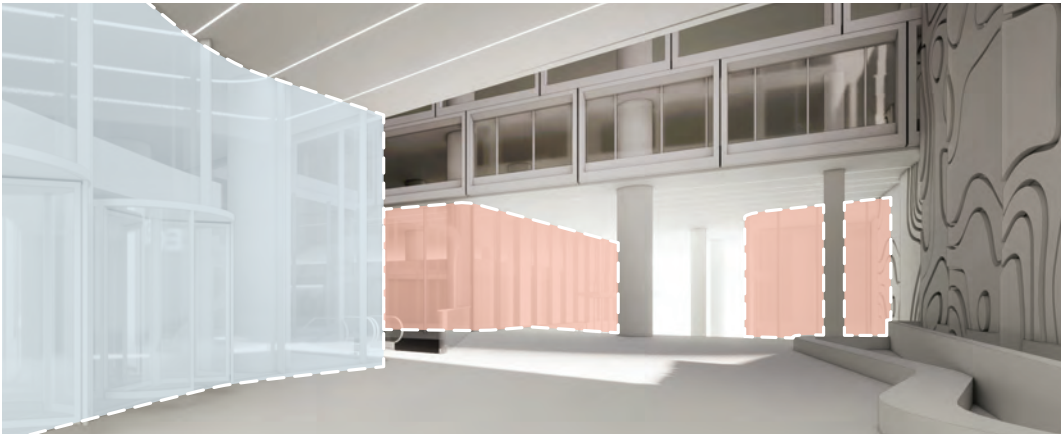
- Retail
- Commercial Lobby
- Residential Lobby



Key Legend.



View 1 - View East



View 2 - View East

B.5.2 - PUBLIC REALM

THROUGH SITE LINK AND IMPROVED PEDESTRIAN FLOWS

The proposed Through Site Link will be a 24/7 publicly accessible pathway, providing both a physical and visual connection between Pitt and Castlereagh Streets. To address existing slab levels and structure, the link will feature compliant ramped surfaces and will be activated by curated retail offerings.

At the core of the Through Site Link is an urban plaza, open to the north, allowing for ample daylight and offering views of the Sydney Tower Eye.

To it's south, a large void reveals an open market hall, publicly accessible and providing both additional retail and seating opportunities.

Legend

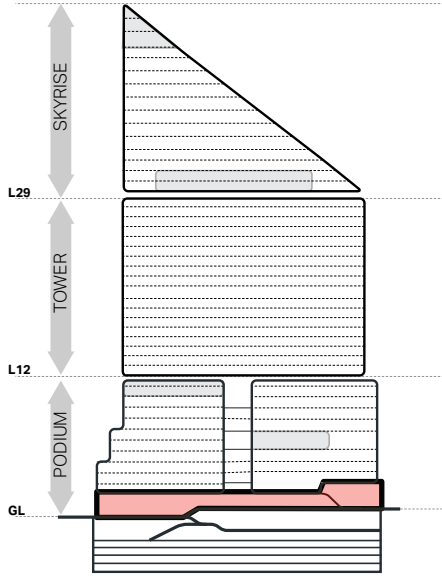
TSL Circulation - 6m clear

Active Frontage

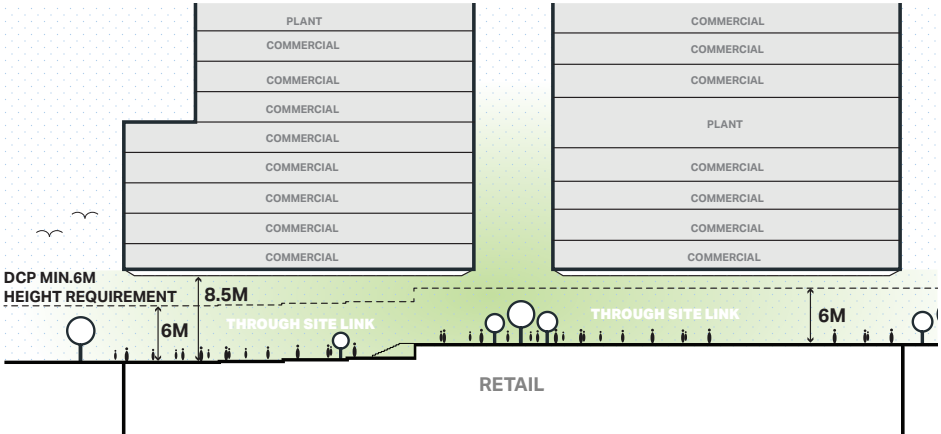
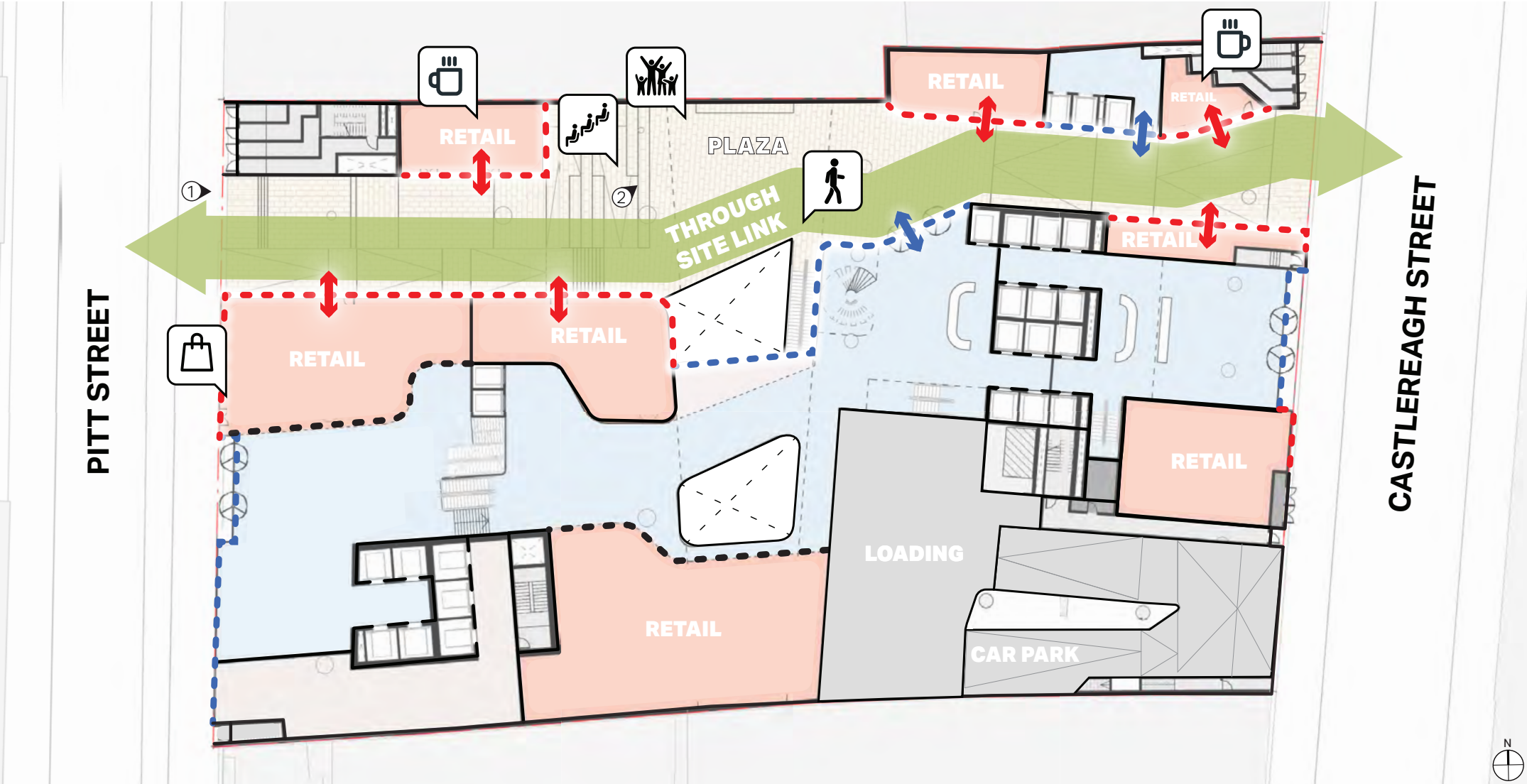
Lobby Entrance

Accessible Ramp

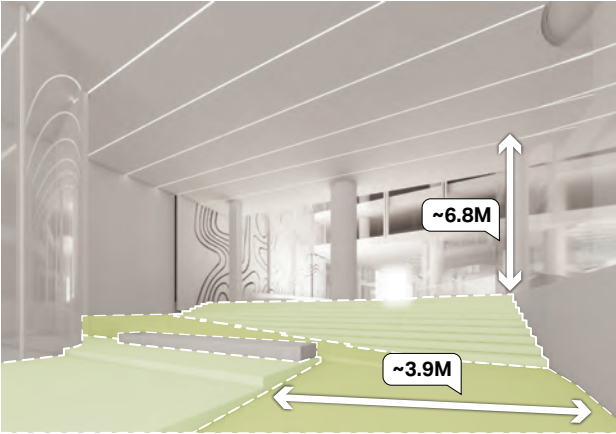
Seating & Stairs



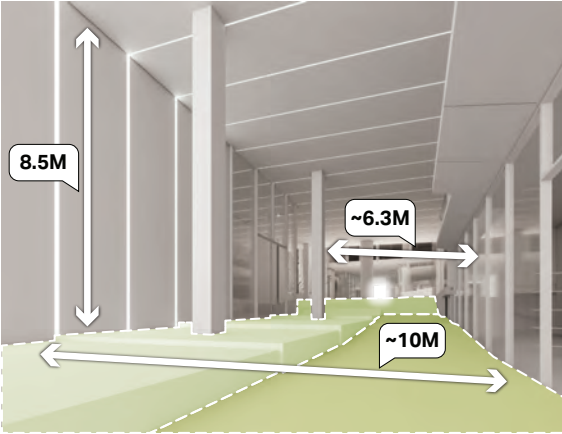
Key Legend.



Indicative section showing TSL.



View 1 - Pitt Street TSL ramp



View 2 - Pitt Street TSL looking west

B.5.2 - PUBLIC REALM

ACTIVE FRONTAGES AND CONTINUOUS AWNINGS

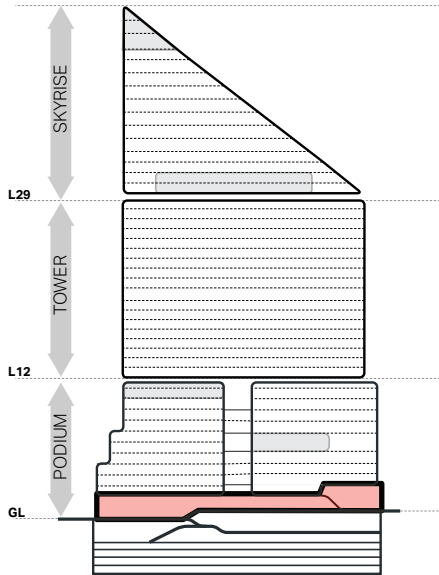
Lobbies to the commercial towers and residential apartments open directly to the footpath, providing activity to the street.

Retail also fronts onto both streets, but is predominantly positioned on either side of the through site link. The potential for external licensed seating areas provides further opportunity for activation, and a welcome respite from the bustle of the surrounding streets.

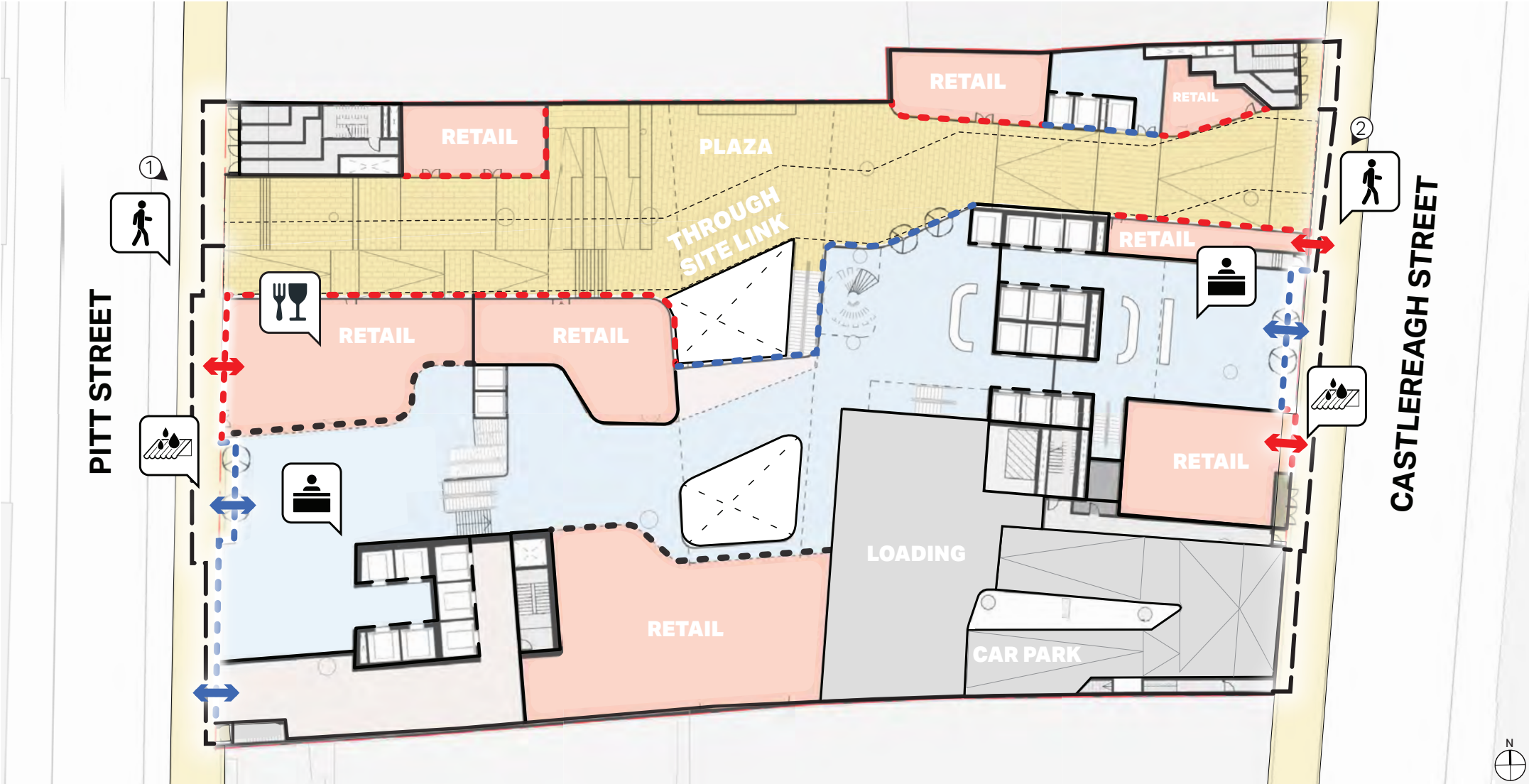
Continuous awnings line both street frontages, also serving as intuitive way finding elements to highlight the Through Site Link.

288

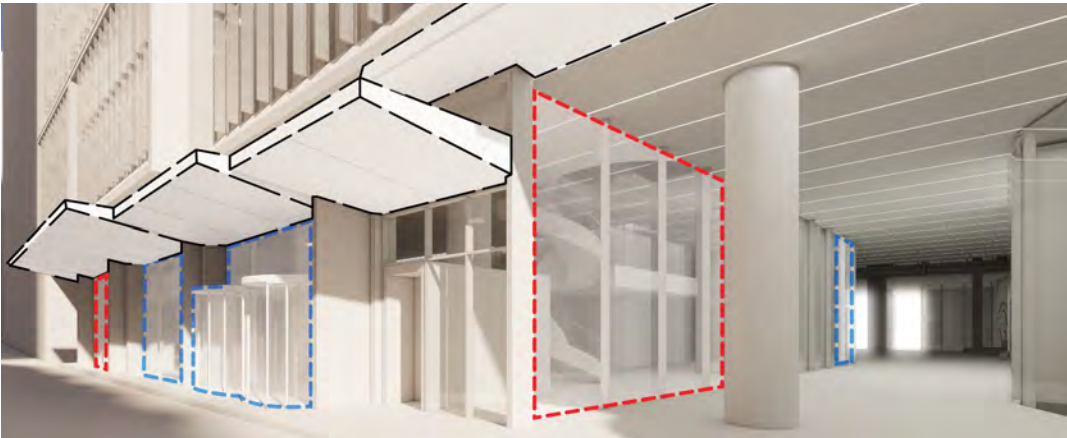
- Legend**
- Awning Continuation
 - Active Frontage
 - Lobby entrance



Key Legend.



Indicative visualisation - view 1



Indicative visualisation - view 2

B.5.2 - PUBLIC REALM

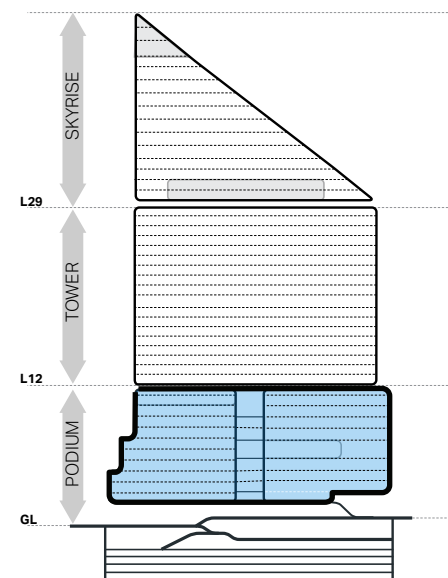
PODIUM DESIGN

The podium levels are defined by a large central void, allowing natural daylight to penetrate the floor plate and reach the urban plaza below.

Served by both the existing core and a new satellite core, the design offers flexibility for separate commercial tenancies and distinct addresses.

On Pitt Street, the podium aligns with the adjacent heritage buildings, and the stepped massing creates opportunities for open terraces, offering access to natural ventilation and the potential for planting in these tenancies.

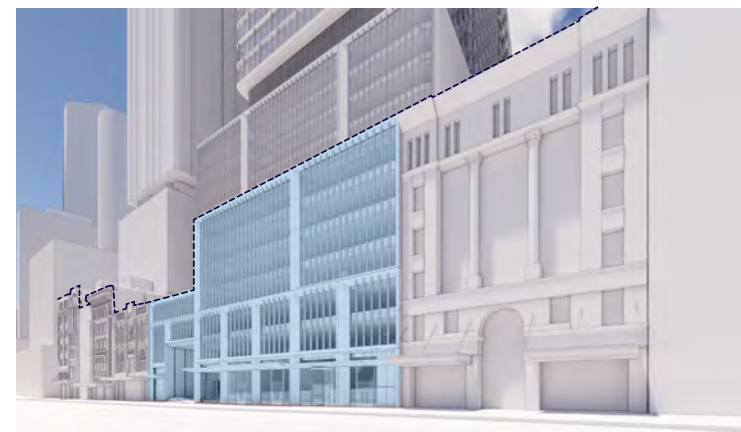
289 Right: Typical upper podium plan



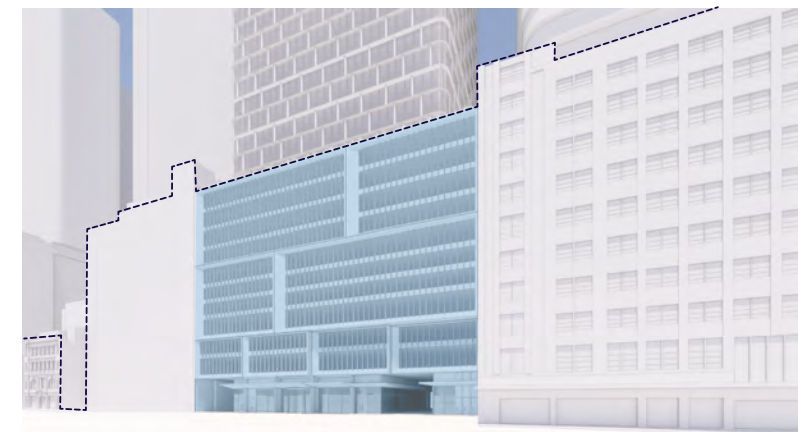
Key Legend.



Podium workplace reference



View 1 - Indicative view from Pitt Street



View 2 - Indicative view from Castlereagh Street

CHAPTER B.5.3

COMMERCIAL TOWER



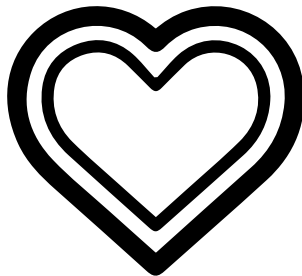
291

Artist's impression of Concept Reference Design and level Pitt Street view. Indicative only.

B.5.3 - COMMERCIAL TOWER

KEY REFERENCE DESIGN OBJECTIVES

292



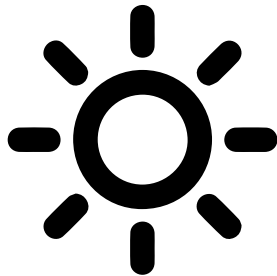
HEALTHY WORKPLACE

Create a building that emphasises the health and well-being of the occupants.



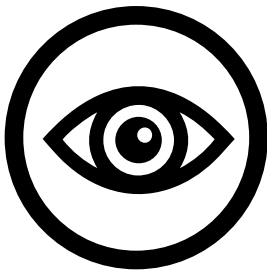
LARGE CONTIGUOUS FLOOR PLATE

Create large, contiguous commercial floor plates in the central CBD.



OPTIMISE DAYLIGHT

Design with optimal daylight levels in mind.



OPTIMISE VIEWS

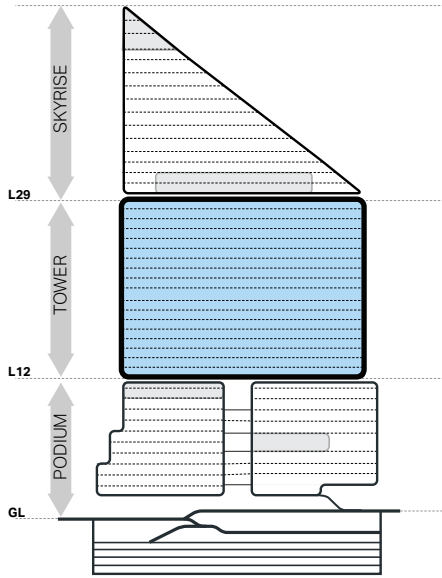
Optimise views to the surrounding context.

B.5.3 - COMMERCIAL TOWER

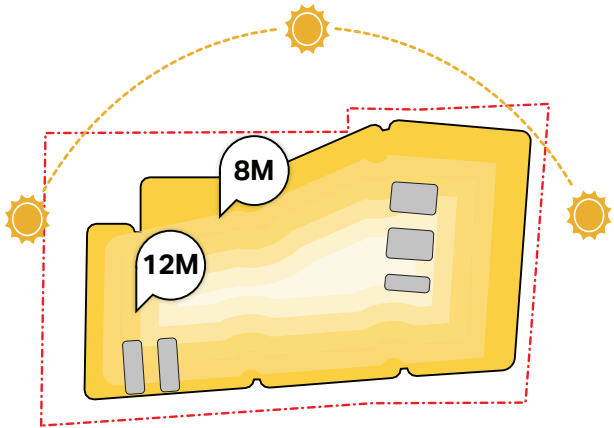
TYPICAL COMMERCIAL PLAN (LOWRISE/HIGHRISE)

The commercial floor plate offers approximately 2,800m² of lettable area, with its large, contiguous layout providing flexibility for various fitouts.

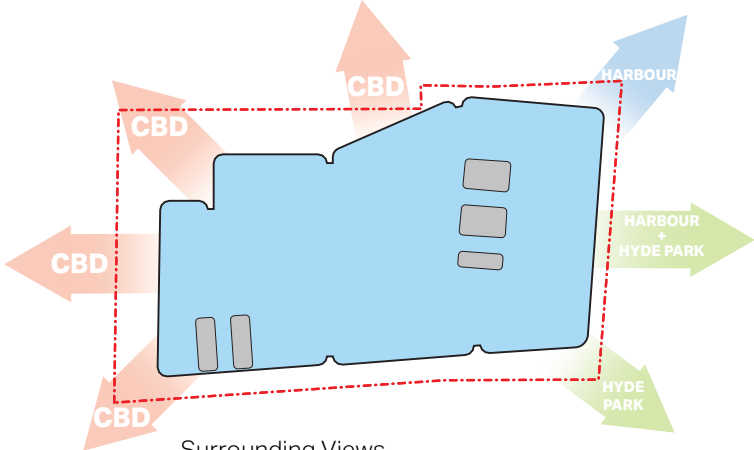
The floor plate achieves a high level of solar penetration, with the inclusion of atriums, terraces and winter gardens having potential to further enhance natural light and amenity to the floor.



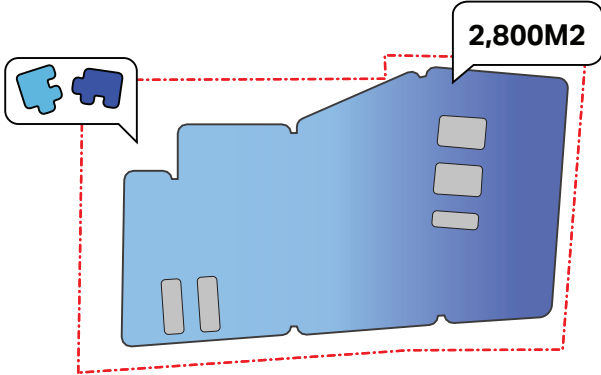
Key Legend.



Daylight Access



Surrounding Views



Large Continuous Floor plate

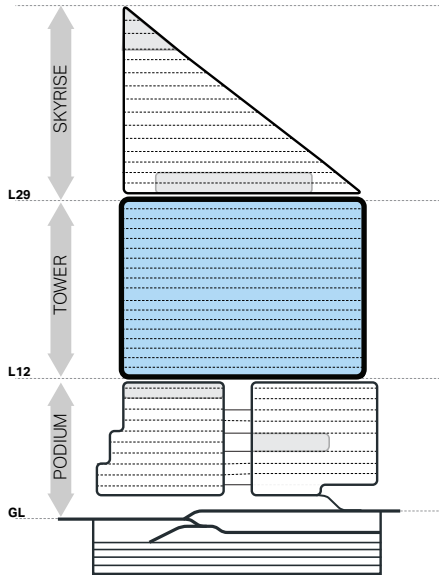
B.5.3 - COMMERCIAL TOWER

TYPICAL COMMERCIAL FITOUTS PLAN

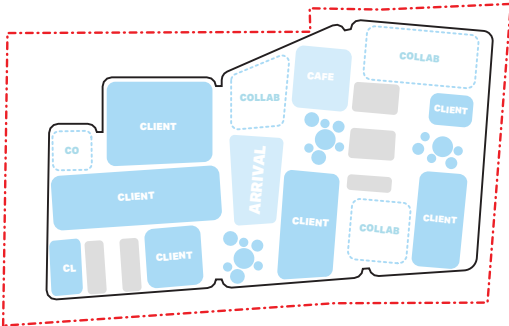
Being double the size of typical CBD floor plates provides flexibility for diverse workplace configurations that can respond to the unique needs and the specific workplace culture of tenants.

With interaction being the cornerstone of effective workspaces, these expanded floor plates facilitate not only an increase in density but also enhanced visibility and natural connectivity between colleagues. By encouraging horizontal rather than vertical workplace planning, a stronger sense of team unity and collaboration is envisaged beyond the typical commercial tower.

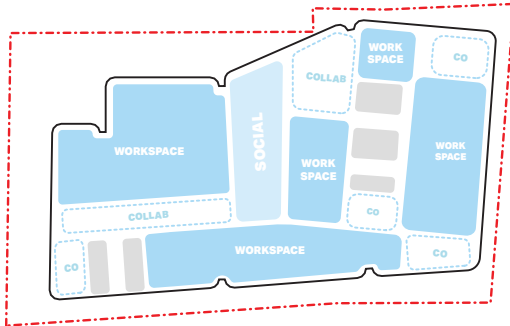
294



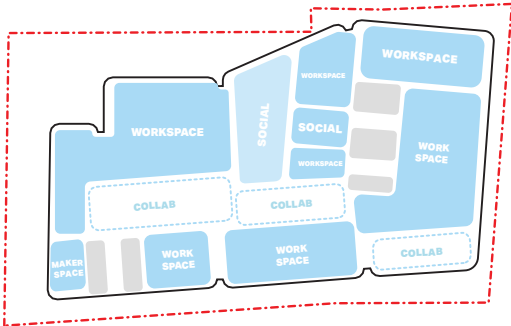
Key Legend.



Client Space



Collaboration



Productive

CHAPTER B.5.4

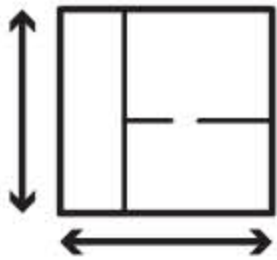
RESIDENTIAL TOWER

B.5.4 - RESIDENTIAL TOWER



B.5.4 - RESIDENTIAL TOWER

KEY REFERENCE DESIGN OBJECTIVES



GENEROUS LIVING

Generously sized apartments exceeding ADG minimum sizes.



OPTIMISE DAYLIGHT

Design with optimal daylight levels in mind.

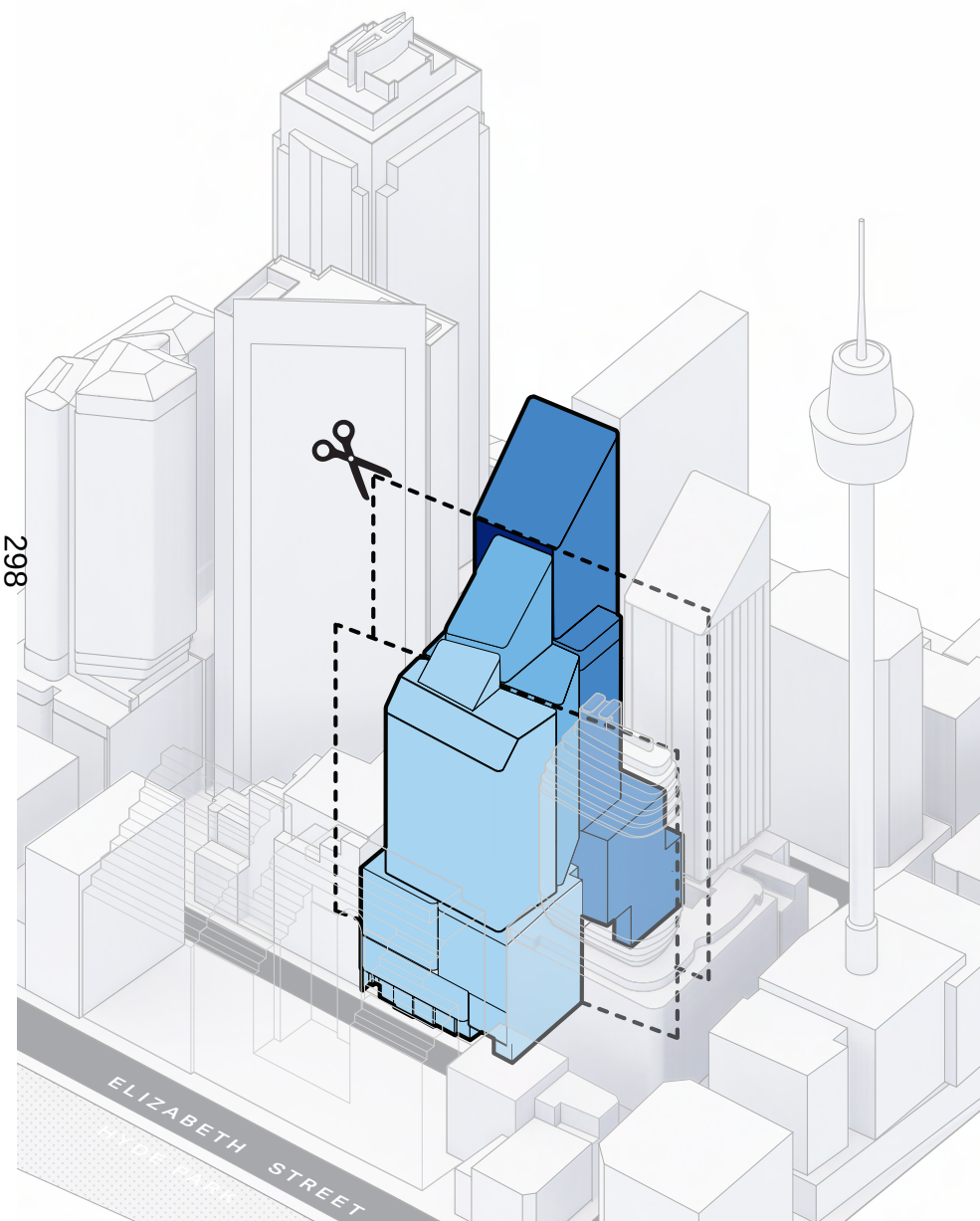


OPTIMISE VIEWS

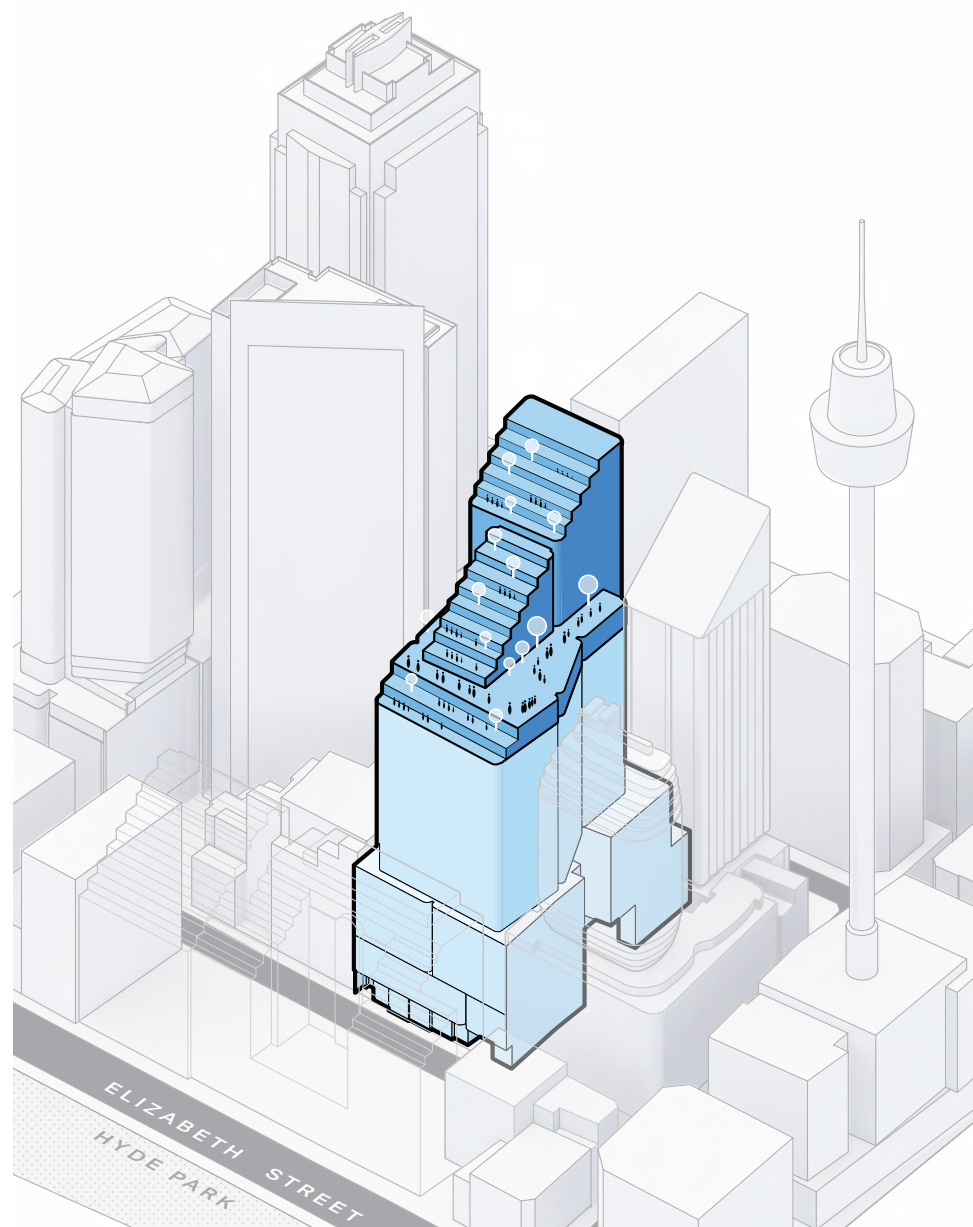
Optimise views to the surrounding context.

B.5.4 - RESIDENTIAL TOWER

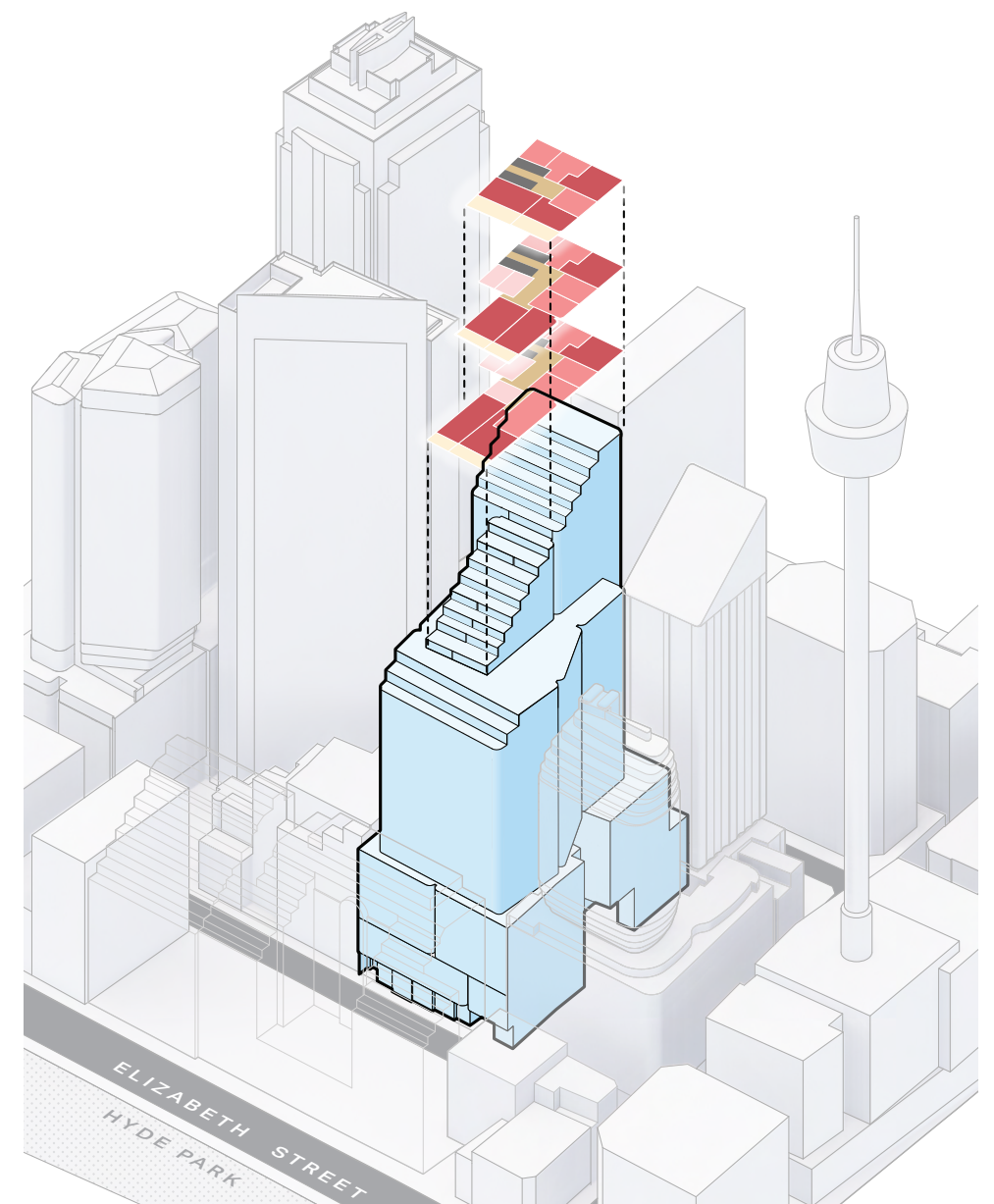
KEY STRATEGY



The setbacks of the residential volume enhance solar access and provide improved views.



Generous terraces are positioned along the Hyde Park SAP, creating sun drenched open spaces with uninterrupted views across Hyde Park.



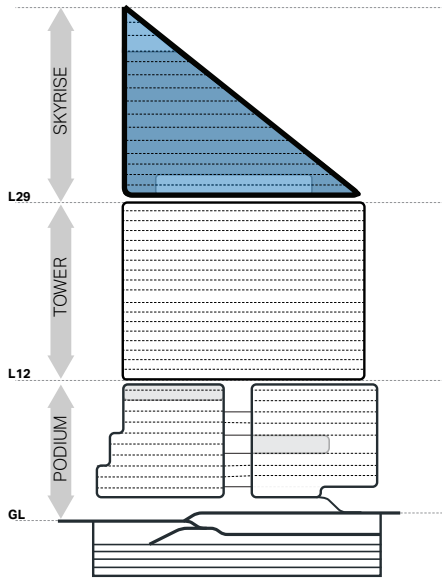
Efficient residential planning allows for repetition of apartment types whilst catering to the resultant impact of the Hyde Park SAP.

B.5.4 - RESIDENTIAL TOWER

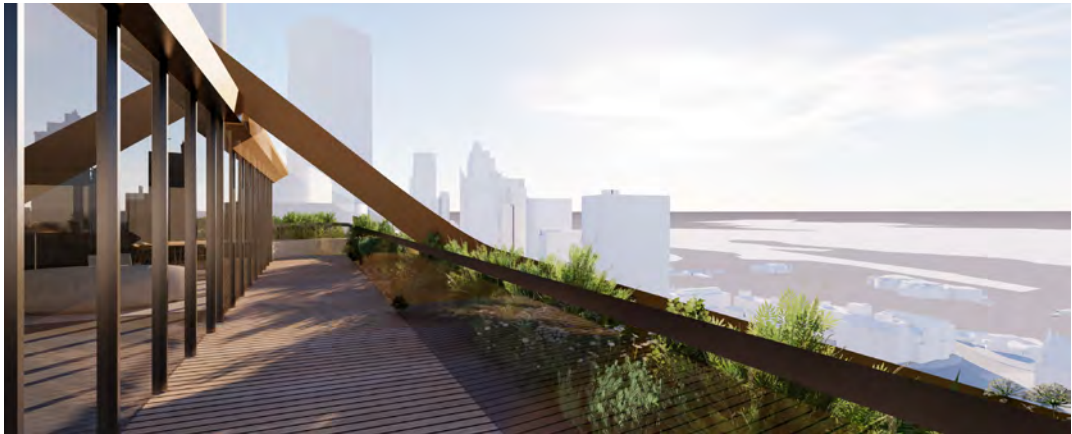
TYPICAL RESIDENTIAL PLAN

The residential tower follows the Hyde Park SAP, and maximises the potential of it's location with generous terraces affording unparalleled views across Hyde Park and the eastern waterways.

The generous setback of the residential massing from the neighbouring buildings, coupled with the predominantly northern orientation of these apartments, allows for increased access to daylight and provides additional visual separation for residents.



Key Legend.



Indicative visualisation - view 1



Indicative visualisation - view 2

B.5.4 - RESIDENTIAL TOWER

APARTMENT MIX

Sydney Development Control Plan 2012

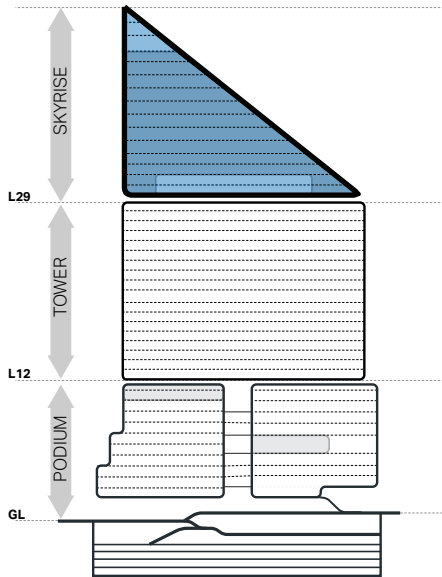
4.2.3.12 Provisions (1)

Developments that propose more than 20 dwellings are to provide a mix of dwellings consistent with the following percentage mix:

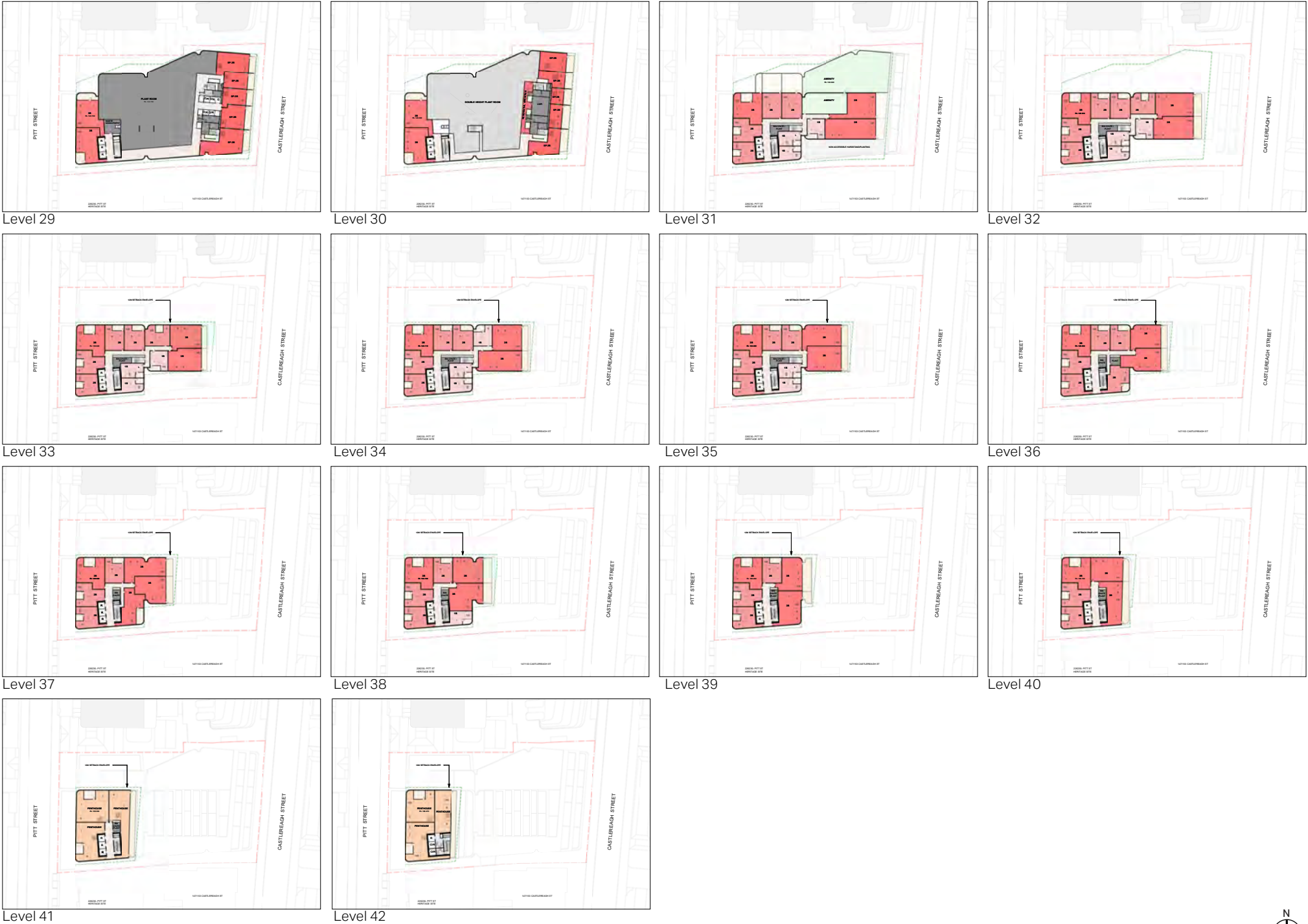
- (a) Studio: 5 - 10%;
- (b) 1 bedroom: 10 – 30%
- (c) 2 bedroom: 40 – 75%; and
- (d) 3+ bedroom: 10 - 100%

The maximum percentage of 1 bedroom dwellings may be increased above 30% provided that the numbers of studio dwellings and 1 bedroom dwellings combined does not exceed 40% of the total dwellings proposed.

- Concept Reference Scheme :
- (a) 1 bedroom: 15% (Compliant)
 - (b) 2 bedroom: 40% (Compliant)
 - (c) 3 bedroom: 37% (Compliant)
 - (d) 3+ bedroom: 8% (Compliant)



Key Legend.

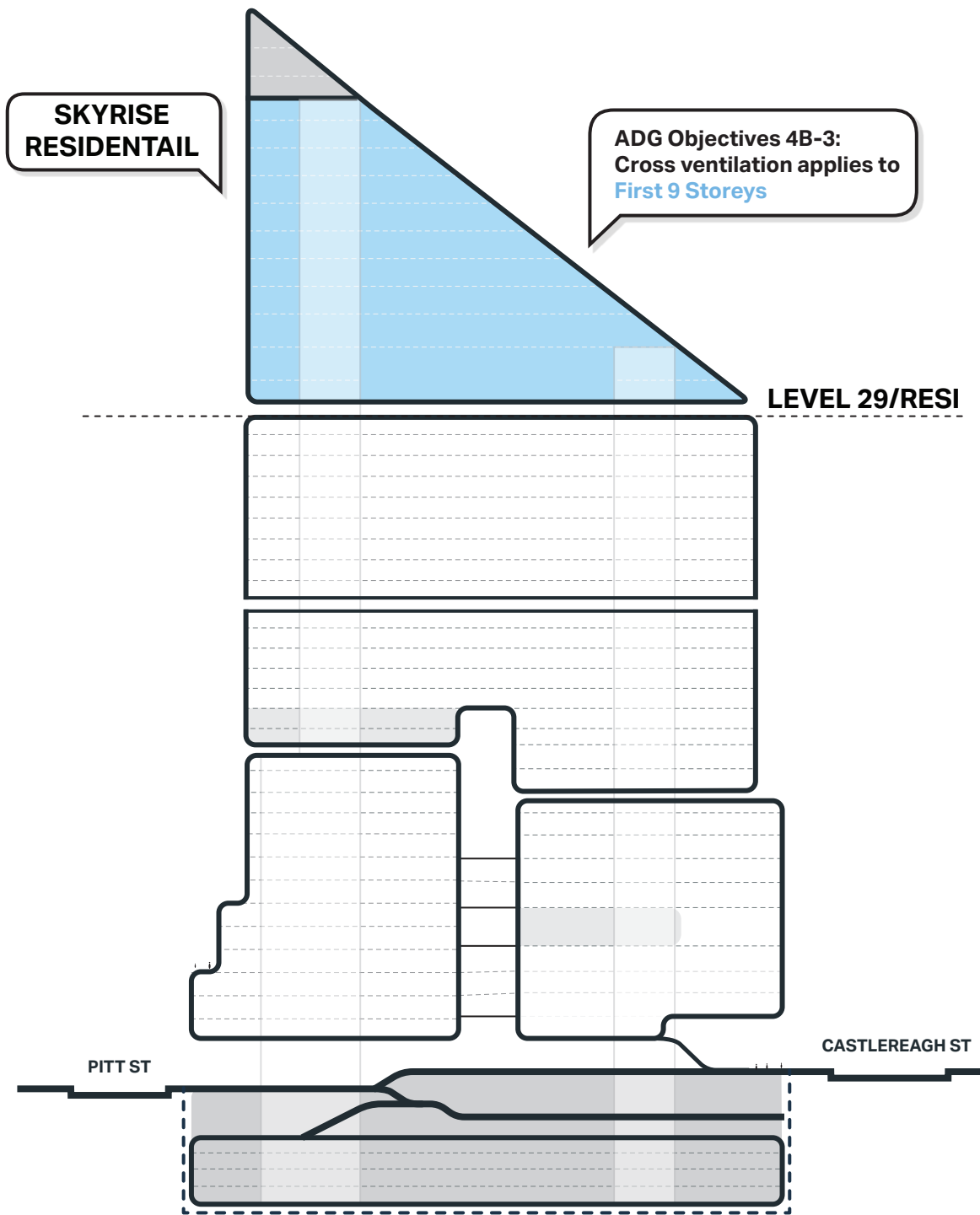


B.5.4 - RESIDENTIAL TOWER

NATURAL VENTILATION

Apartment Design Guide Objective 4B-3
At least 60% of apartments are naturally cross ventilated **in the first nine storeys of the building**. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Concept Reference Scheme : Not Applicable
(The first 9 storeys of the building are non residential.)



Indicative overview of tower program.

B.5.4 - RESIDENTIAL TOWER

DAYLIGHT

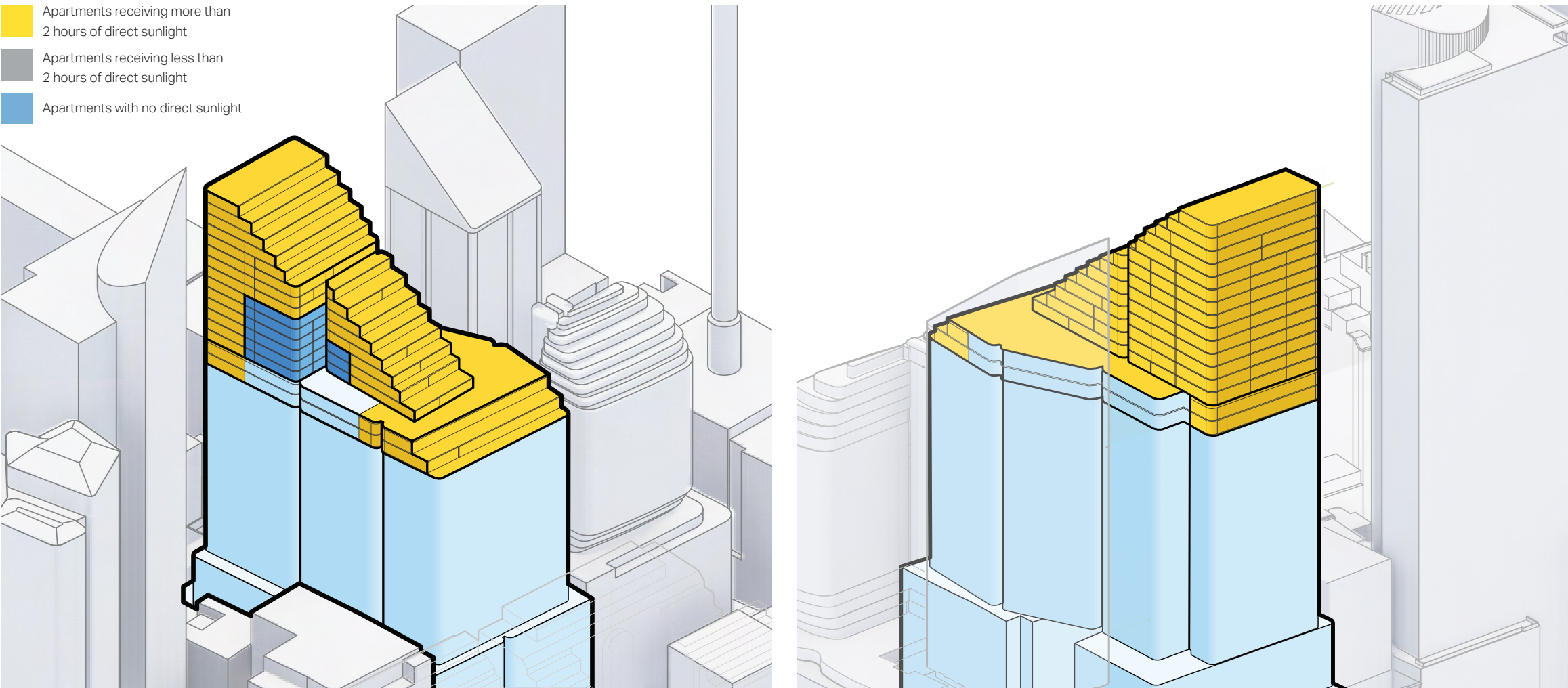
Apartment Design Guide Objective 4A-1 (1) & (3)

The key design criteria for solar access relates to **70% of living rooms and private open spaces** (balconies/winter gardens/ loggias) receiving “**a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter** in the Sydney Metropolitan Area”.

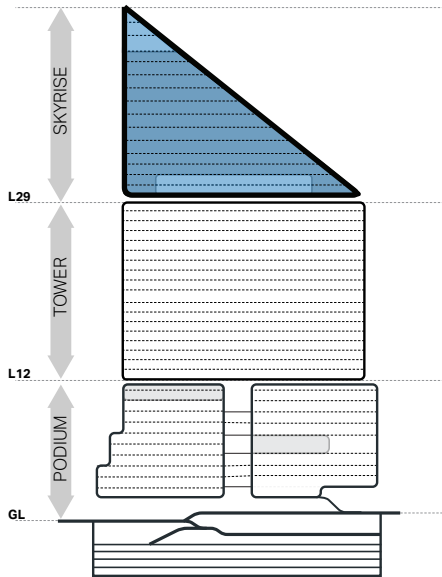
Concept Reference Scheme : 85 % (Compliant)

“A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.”

Concept Reference Scheme : 15 % (Compliant)



Overview of direct solar access to apartments.



Key Legend.



Level 31 Floor Plan.



Level 32 Floor Plan.



Level 39 Floor Plan.

B.5.4 - RESIDENTIAL TOWER

COMMON OPEN SPACES

Apartment Design Guide Objective 2D-1
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

Design criteria:

1. Communal open space has a minimum area equal to 25% of the site
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

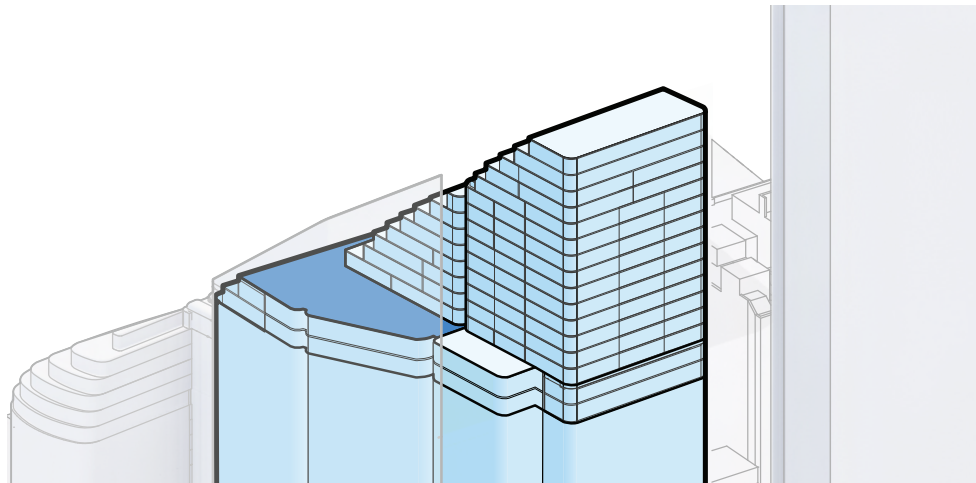
Design guidance:

Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:

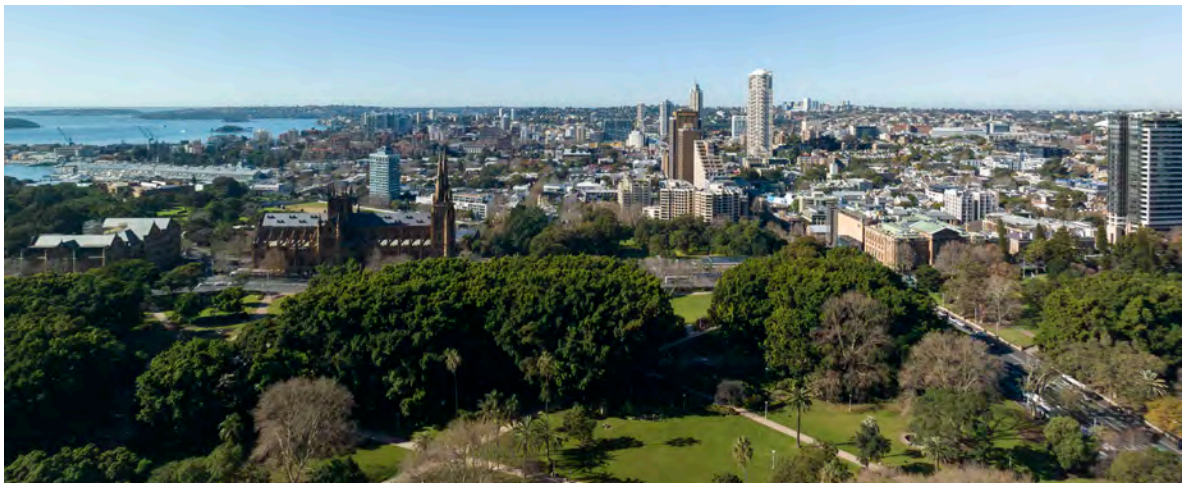
- Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room
- Provide larger balconies or increased private open space for apartments
- Demonstrate good proximity to public open space and facilities and/or provide contributions to public open space

Concept Reference Scheme :

Compliant with design guidance, noting central CBD location. Reference design has circa 600m2 of common open space, equivalent to 12.5% of the site area, but is also next to Hyde Park.



Overview of common open spaces.



View to Hyde Park.

B.5.4 - RESIDENTIAL TOWER

BUILDING SEPARATION

Apartment Design Guide Objective 2F

The key design criteria for the tower building the minimum separation increase proportionally to the building height as follow.

Minimum separation distances for buildings are:

Up to four storeys (approximately 12m):

- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

Five to eight storeys (approximately 25m):

- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms

Nine storeys and above (over 25m):

- 24m between habitable rooms/balconies
- 18m between habitable and non-habitable rooms
- 12m between non-habitable rooms

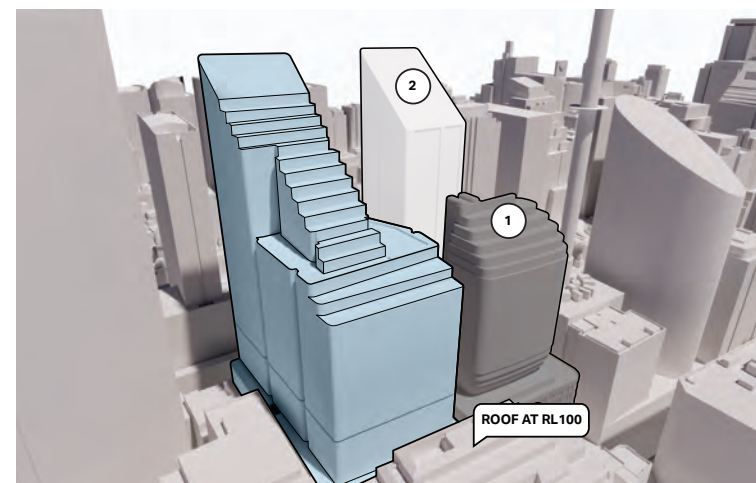
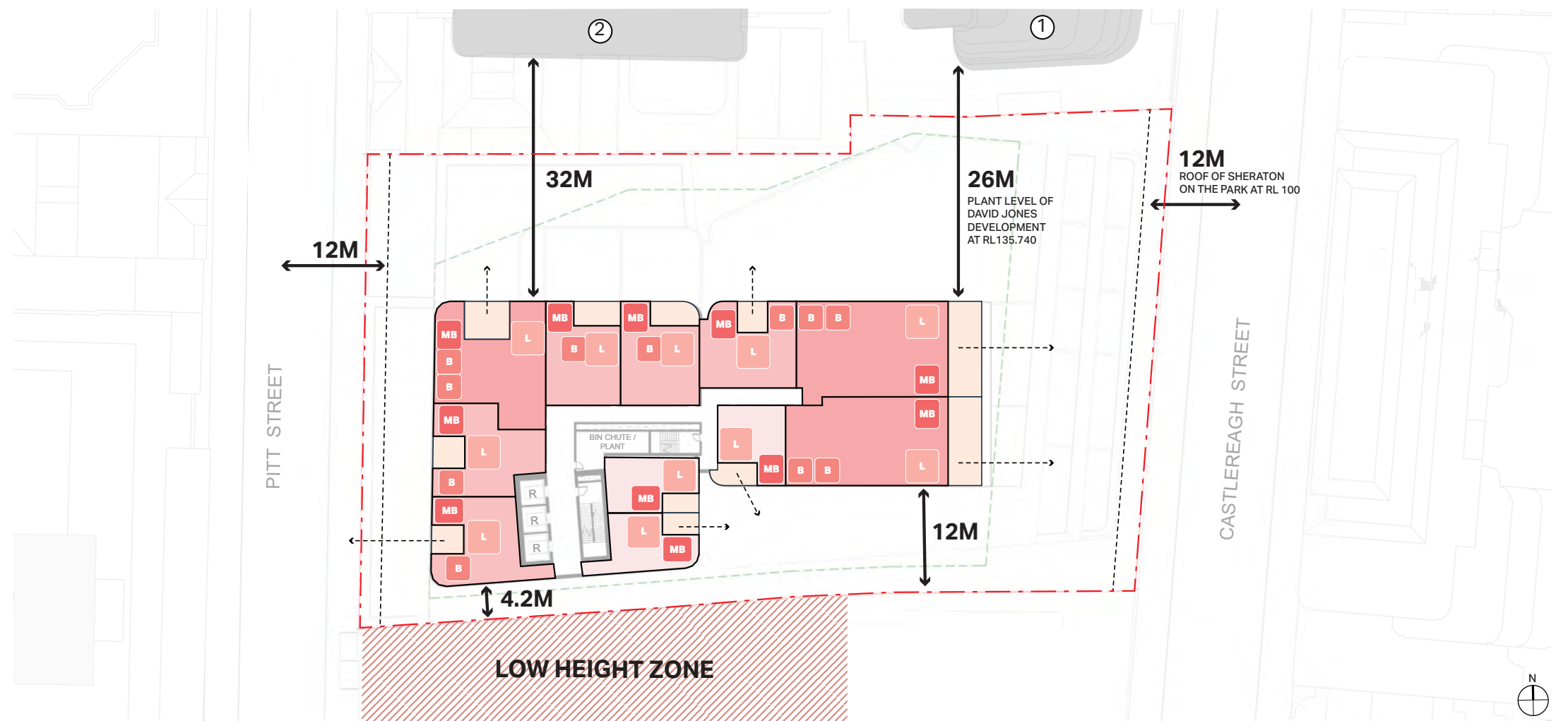
Concept Reference Scheme :

Compliant with building separation requirement in all residential levels. Residential apartments which are only 4m from the southern site boundary will have a single orientation.

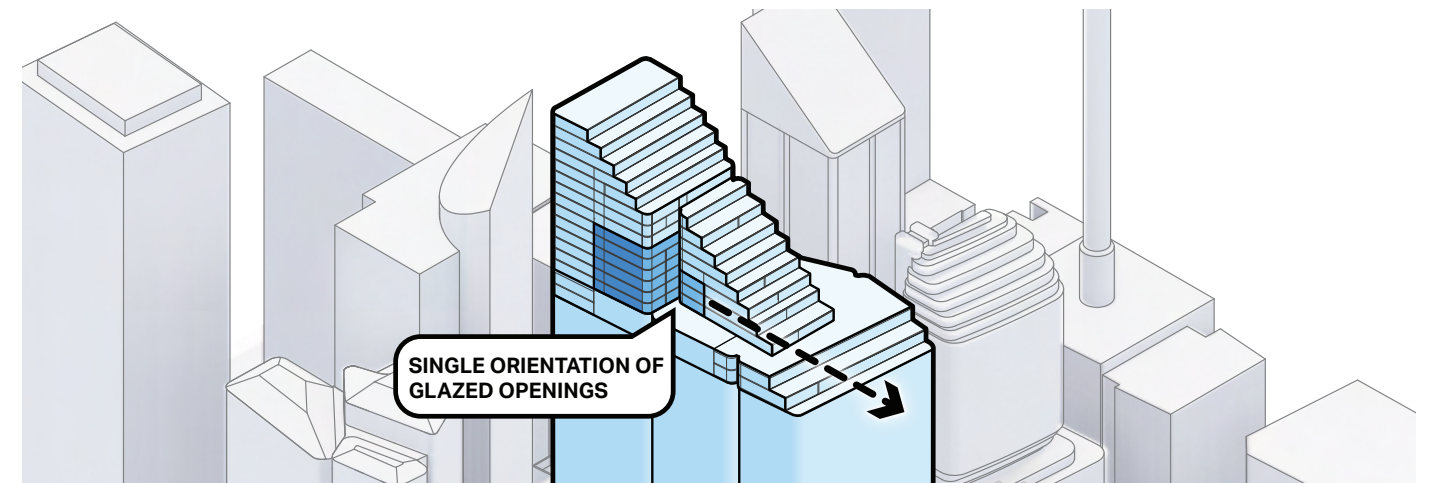
① David Jones/ 65-77 Market Street

② City Tattersalls Club/ 194 Pitt Street

Units with single orientated opening



View of building separation.

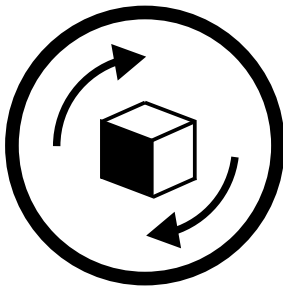


Orientation of glazed openings.

CHAPTER B.5.5
RETAIL

B.5.5 - RETAIL

KEY REFERENCE DESIGN OBJECTIVES



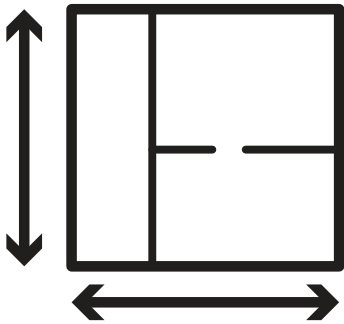
FLEXIBILITY

To enable flexibility of use below ground to support retail or other facilities.



RETAIL VIBRANCY

Create a dynamic and vibrant ground plane, with additional diverse opportunities below ground to support the redevelopment and promote a 24hour economy .



CONFERENCE SPACES AND GATHERING SPACES

Demonstrate how a large contiguous space could be delivered to allow for large events such as conferences facilities within the development.

B.5.5 - RETAIL

OVERVIEW

The concept reference design aims to create additional retail opportunities in the existing basement, on levels where a higher floor to floor is available to support this conversion.

A standalone retail tenancy is created at the corner of the Pitt Street TSL, allowing for a large format tenancy with generous frontage to Pitt Street, whilst a generous void is proposed south of the urban plaza to reveal an open market hall below.

A further level of retail of proposed, to provide key retail services to support the concept of a 24 hour economy.

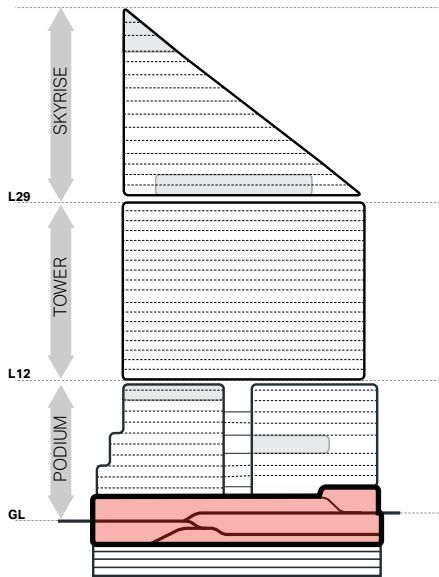


Through Site Link - Artist Impression

307

Plan Legend

- Car parking
- Retail



Key Legend.



Level S



Level P1

CHAPTER C.5.6

BASEMENT AND LOADING

C.5.6 - BASEMENT AND LOADING

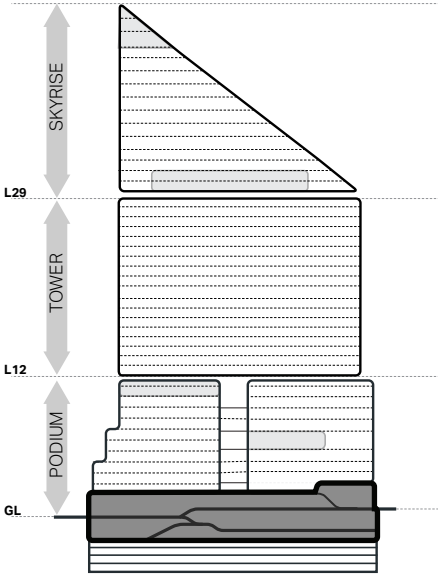
LOADING

LOADING PROVISIONS

TOTAL MRVs (Incl. CoS Waste Truck)	1
TOTAL SRVs	6
TOTAL Van/Utes	11



Ground - MRV and SRV Loading Dock



Key Legend.



Level S - SRV Parking



Level P1 - Van/Ute Parking

C.5.6 - BASEMENT AND LOADING

PARKING

EXISTING PARKING (not including SRV/UTEs)

TOTAL CARS WESLEY	35
TOTAL PUBLIC PARKING	235

TOTAL 270

NEW PARKING (not including SRV/UTEs)

TOTAL CARS COMMERCIAL	110
TOTAL CARS RESIDENTIAL	75

TOTAL 185

REDUCTION OF EXISTING
CAR BAYS ON SITE -85

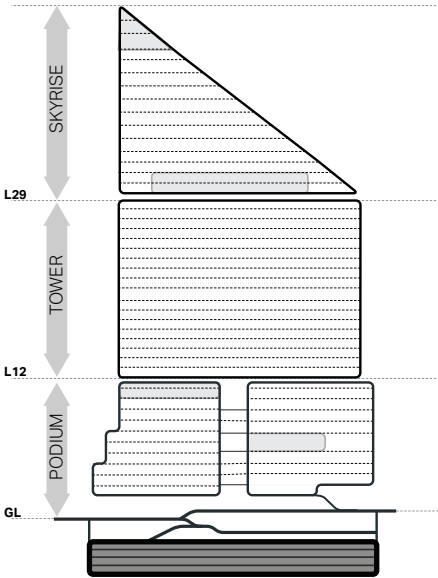
310



Level P2 - Commercial Parking



Level P3 - Commercial Parking



Key Legend.



Level P4 - Commercial/Residential Parking



Level P5 - Residential Parking

CHAPTER C.5.7

AREA SCHEDULE

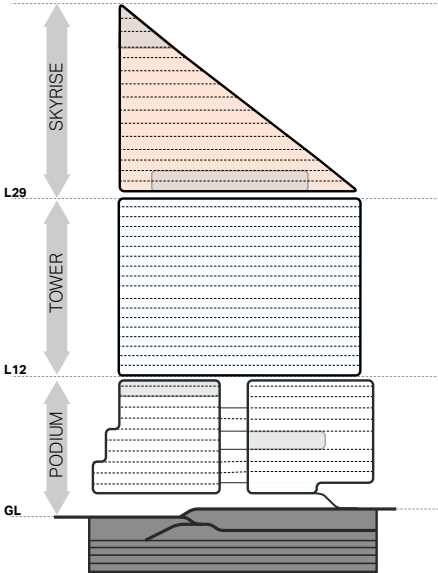
C.5.7 - AREA SCHEDULE

CONCEPT REFERENCE DESIGN AREAS

The concept reference design achieves an above ground GFA of 99,200m2. This comprises of circa:

- 15% residential
- 81% commercial
- 4% miscellaneous, including lobbies and retail spaces

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Key Legend.

Type	Level	GEA			GBA	Overall GFA	GFA/GBA Efficiency
		Envelope	Articulation Area	Articulation Percentage			
Tower	Roof						
	44	525	169	32%	356		
	43	662	177	27%	485		
	42	799	186	23%	613	499	81%
	41	934	200	21%	734	660	90%
	40	1,066	239	22%	827	752	91%
	39	1,162	232	20%	930	857	92%
	38	1,256	247	20%	1,009	939	93%
	37	1,349	238	18%	1,111	1,040	94%
	36	1,441	239	17%	1,202	1,108	92%
	35	1,533	251	16%	1,282	1,169	91%
	34	1,624	262	16%	1,362	1,253	92%
	33	1,715	279	16%	1,436	1,328	92%
	32	2,905	1,409	49%	1,496	1,385	93%
	31	3,102	1,504	48%	1,598	1,495	94%
	30	3,341	470	14%	2,871	990	34%
	29	3,554	461	13%	3,093	1,277	41%
	28	3,619	362	10%	3,257	3,084	95%
	27	3,619	362	10%	3,257	3,084	95%
	26	3,619	362	10%	3,257	3,084	95%
	25	3,619	362	10%	3,257	3,084	95%
	24	3,619	362	10%	3,257	3,084	95%
	23	3,619	362	10%	3,257	3,043	93%
	22	3,619	362	10%	3,257	3,012	92%
	21	3,619	362	10%	3,257	3,044	93%
	20	3,619	362	10%	3,257	3,037	93%
	19	3,619	362	10%	3,257	3,037	93%
	18	3,619	362	10%	3,257	3,037	93%
	17	3,619	362	10%	3,257	3,037	93%
	16	3,619	362	10%	3,257	3,037	93%
	15	4,011	754	19%	3,257	3,037	93%
	14	4,011	754	19%	3,257	3,037	93%
	(No L13)						
	12	4,371	1,114	25%	3,257	3,037	93%
	11	4,371	153	4%	4,218	3,845	91%
	10	4,371	417	10%	3,954	2,113	53%
	9	4,371	383	9%	3,988	2,147	54%
	8	4,371	383	9%	3,988	3,563	89%
	7	4,673	665	14%	4,008	3,583	89%
	6	4,673	590	13%	4,083	1,711	42%
	5	4,673	348	7%	4,325	2,753	64%
	4	4,800	475	10%	4,325	3,877	90%
	3	4,800	413	9%	4,387	3,912	89%
	2	4,800	323	7%	4,477	4,009	90%
	1	4,800	1,121	23%	3,679	1,666	45%
	0	4,800	1,124	23%	3,676	2,454	67%
Basement	PS/B1				4,611	1,831	40%
	P1/B2				3,973	1,961	49%
	P2/B3				3,727	1,807	48%
	P3/B4				3,627	34	1%
	P4/B5				3,627	34	1%
	P5/B6				3,627	0	0%
					144,817	104,867	

Above Ground	121,625	99,200
Below Ground*	23,192	5,667
TOTAL	144,817	104,867

AHD	Floor to Floor (m)	Program	GFA			
			Commercial	Residential	Retail	EoT
176.08						
172.81	3.27	Plant Mez				
169.54	3.27	Plant				
166.27	3.27	Residential		499		
163.00	3.27	Residential		660		
159.73	3.27	Residential		752		
156.46	3.27	Residential		857		
153.19	3.27	Residential		939		
149.92	3.27	Residential		1,040		
146.65	3.27	Residential		1,108		
143.38	3.27	Residential		1,169		
140.11	3.27	Residential		1,253		
136.84	3.27	Residential		1,328		
133.57	3.27	Residential		1,385		
130.30	3.27	Residential/Amenity		1,495		
126.30	4.00	Residential/Plant		990		
122.70	3.60	Residential/Plant		1,277		
119.10	3.60	Commercial	3,084			
115.50	3.60	Commercial	3,084			
111.90	3.60	Commercial	3,084			
108.30	3.60	Commercial	3,084			
104.70	3.60	Commercial	3,084			
101.10	3.60	Commercial	3,043			
97.50	3.60	Commercial	3,012			
93.90	3.60	Commercial	3,044			
90.30	3.60	Commercial	3,037			
86.70	3.60	Commercial	3,037			
83.10	3.60	Commercial	3,037			
79.50	3.60	Commercial	3,037			
75.90	3.60	Commercial	3,037			
72.30	3.60	Commercial	3,037			
68.70	3.60	Commercial	3,037			
65.10	3.60	Commercial	3,037			
61.50	3.60	Commercial	3,845			
57.90	3.60	Commercial	2,113			
54.30	3.60	Commercial	2,147			
50.70	3.60	Commercial	2,147			
47.10	3.60	Commercial	2,167			
41.10	6.00	Double Height Commercial/Plant	1,042			
37.20	3.90	Commercial	2,166			
33.60	3.60	Commercial	2,076			
29.70	3.90	Commercial	2,186			
26.10	3.60	Commercial	458			
22.60	3.50	Commercial / Retail	648		412	43
18.00	4.60	Retail / Loading			1,750	
14.00	4.00	Retail / Loading			1,453	
11.40	2.60	EoT / Loading	273			730
8.80	2.60	Parking				
6.20	2.60	Parking				
3.60	2.60	Parking				
			70,083	14,752	3,615	773

AHD	Floor to Floor (m)	Program	GFA		
			Commercial	Residential	Retail
55.20	6.30	Double Height Plant			
51.60	3.60	Commercial	1,416		
48.00	3.60	Commercial	1,416		
44.40	3.60	Commercial	1,711		
40.80	3.60	Commercial	1,711		
37.20	3.60	Commercial	1,711		
33.60	3.60	Commercial	1,836		
30.00	3.60	Commercial	1,823		
26.40	3.60	Commercial	1,208		
20.20	6.2	Commercial / Retail	578	177	596
18.00	4.60	Retail / Loading		81	
14.00	4.00	Retail / Loading			508
11.40	2.60	EoT / Loading		804	
8.80	2.60	Parking		34	
6.20	2.60	Parking		34	
3.60	2.60	Parking			
			13,410	1,130	1,104