

Attachment A2

Urban Design Report Section A

PICCADILLY COMPLEX

URBAN DESIGN REPORT

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

We acknowledge the Gadigal people of the Eora Nation, the traditional owners of the land on which this site is located, and recognise that by engaging with this Country we have a shared responsibility to respect and contribute to its care.

We honour elders both past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples.

We recognise that their lands were never ceded, and acknowledge their continuing connection to land, water, and culture.

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A.1 - INTRODUCTION

URBAN STUDY REPORT

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



Artist's impression of the Piccadilly Tower redevelopment. Indicative not to scale.

A.1.0 INTRODUCTION

PROJECT OVERVIEW

Background

This Urban Design report has been prepared on behalf of Stockland to seek approval from the City of Sydney for the redevelopment of the existing Stockland Piccadilly Complex for a new mixed-use tower at 133 - 145 Castlereagh Street in the Sydney's Central Business District (CBD), legally described as Lot 10 in DP 828419.

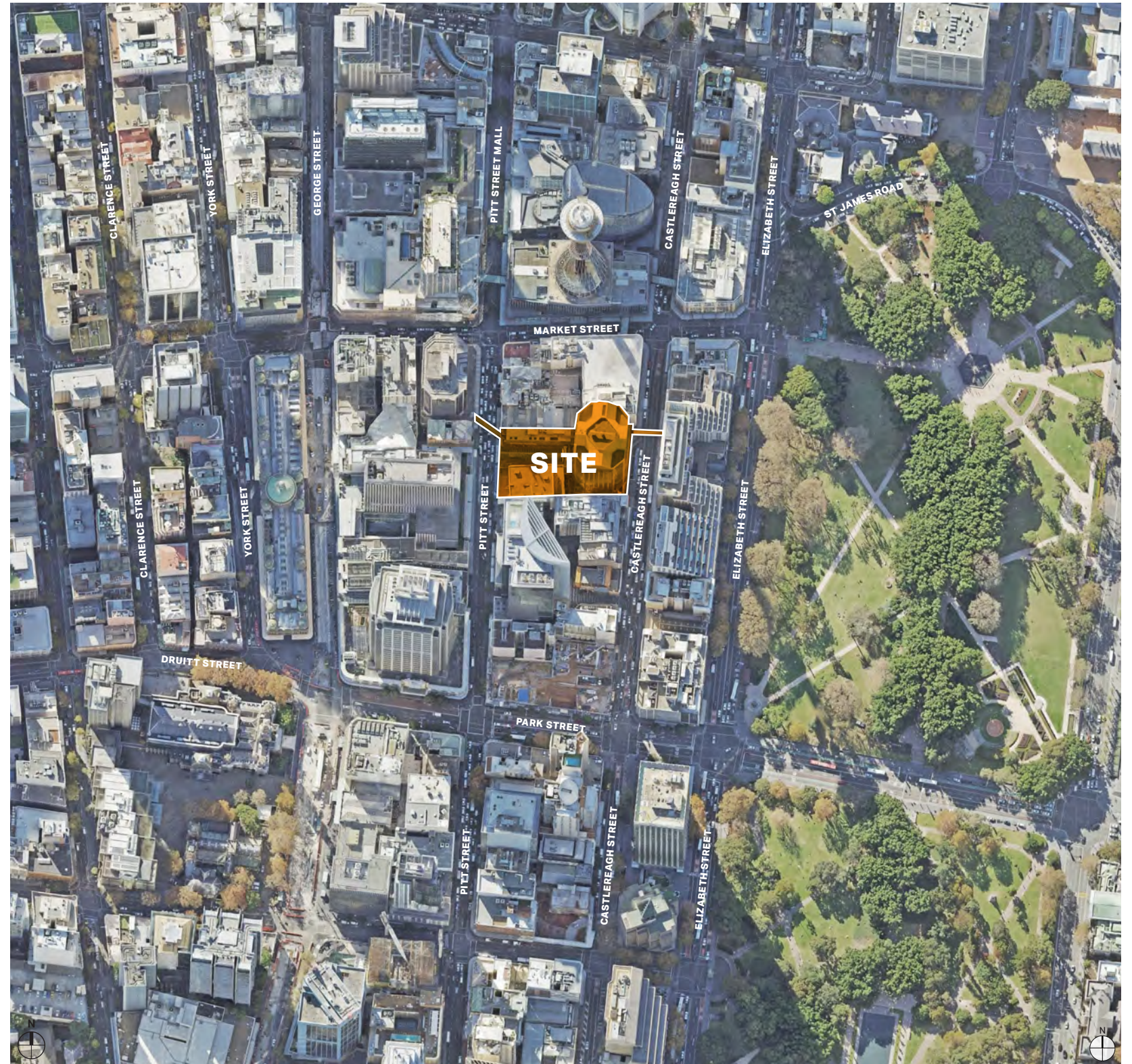
The site area is approximately 4,800m². The existing Stockland Piccadilly Complex comprises an existing multi-storey underground car park; Wesley Mission facilities at lower ground and basement floors; a 2 storey mixed-use podium, Piccadilly Court office building; and, a commercial tower known as the Piccadilly Tower of 31 storeys.

The subject site is bounded by Pitt Street to the east, and Castlereagh Street to the west. The street block meets Market Street to the north; and Park Street to the south.

Aim

The purpose of this report is to outline the Project vision in support of the Planning Proposal request to amend the Sydney Local Environmental Plan (LEP) 2012 and the preparation of a draft site-specific Development Control Plan (DCP) 2012 for the site.

The proposal is for two alternate building envelopes, to enable flexibility of land use, and the following report provides a detailed context analysis to demonstrate how both these uses can achieve a consistent project vision, and be delivered under similar controls.



Site Plan. The proposed Piccadilly redevelopment is located within the heart of Sydney Central Business District (CBD).

CHAPTER 1

CONTEXT AND SITE ANALYSIS

A.1.1 - CONTEXT ANALYSIS

SITE LOCATION

The proposed site is located within the midtown precinct of the Sydney's Central Business District (CBD) at 210 - 222 Pitt Street / 133-145 Castlereagh Street.

The local character is formed by a diverse mix of commercial, hotel, residential, retail, transport, public open space and entertainment facilities, including the Pitt Street Mall and Queen Victoria Building (QVB).

The built form of this street block has recently been transformed from a majority of mid-rises to high rises with the approval and construction of projects such as the City Tattersalls Club development (196 - 204 Pitt St), the David Jones development (65- 77 Market St) and the Pitt Street North Over Station Development (PSN OSD).

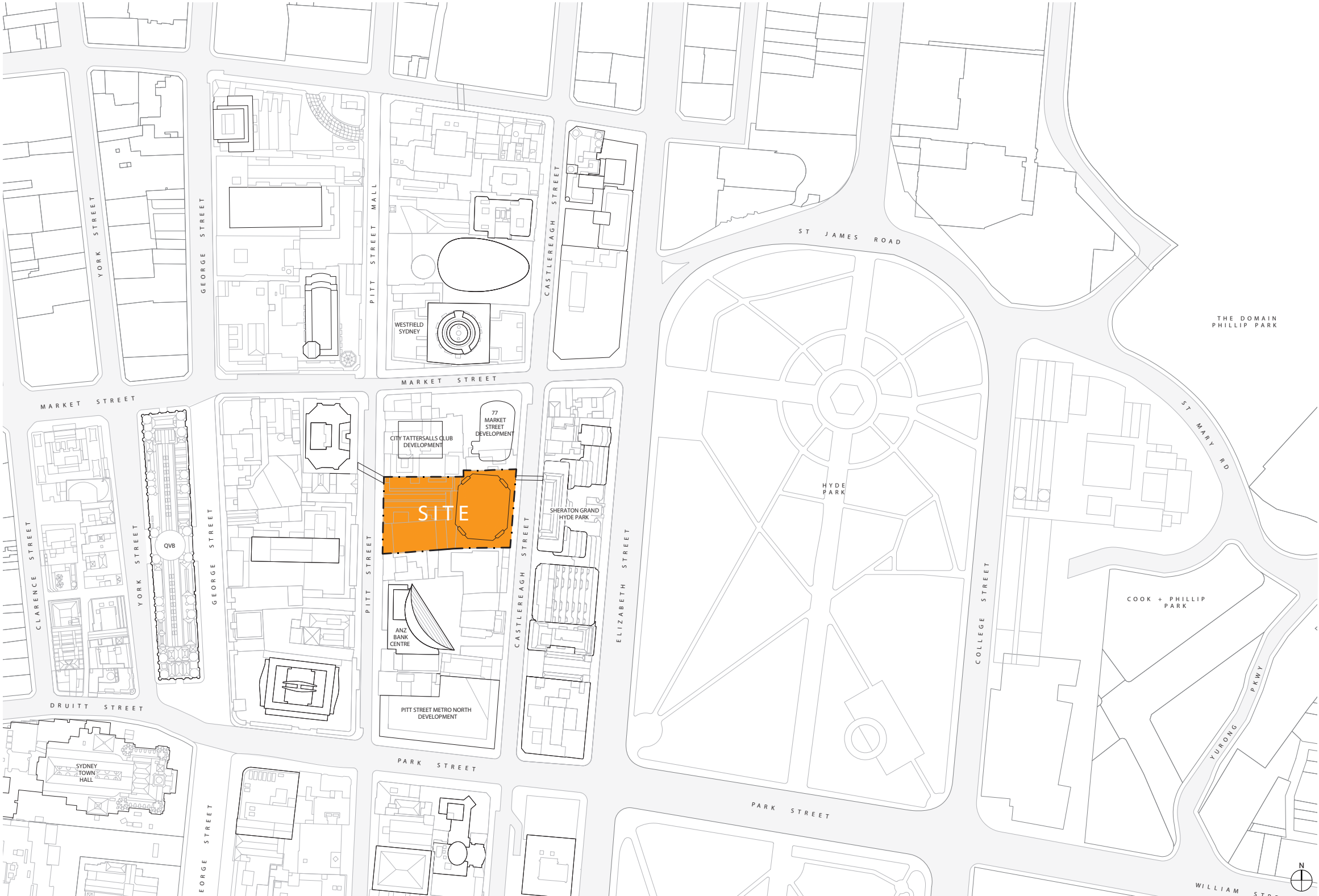
Legend

Central Sydney area

Project site



Key Legend.



Site Plan. The proposed Piccadilly redevelopment is located in close vicinity to Hyde Park.

A.1.1 - CONTEXT ANALYSIS

CONTEXT OVERVIEW**North**

Immediately to the north of the site is the Pitt Street Mall, a pedestrianised shopping precinct of the Sydney CBD with the observation viewing platform Sydney Tower Eye at Market Street. Further north is the financial precinct Martin Place and the Circular Quay waterfront.

East

The development site is located one street back from Elizabeth Street, which forms the western edge of Hyde Park. This area is part of the College Street / Hyde Park Special Character Area, serving as the eastern gateway to the city. Developments along Elizabeth Street contribute to a sense of enclosure around the park, whilst significant free standing heritage buildings on College Street further emphasise the sense of openness and departure from the CBD.

South

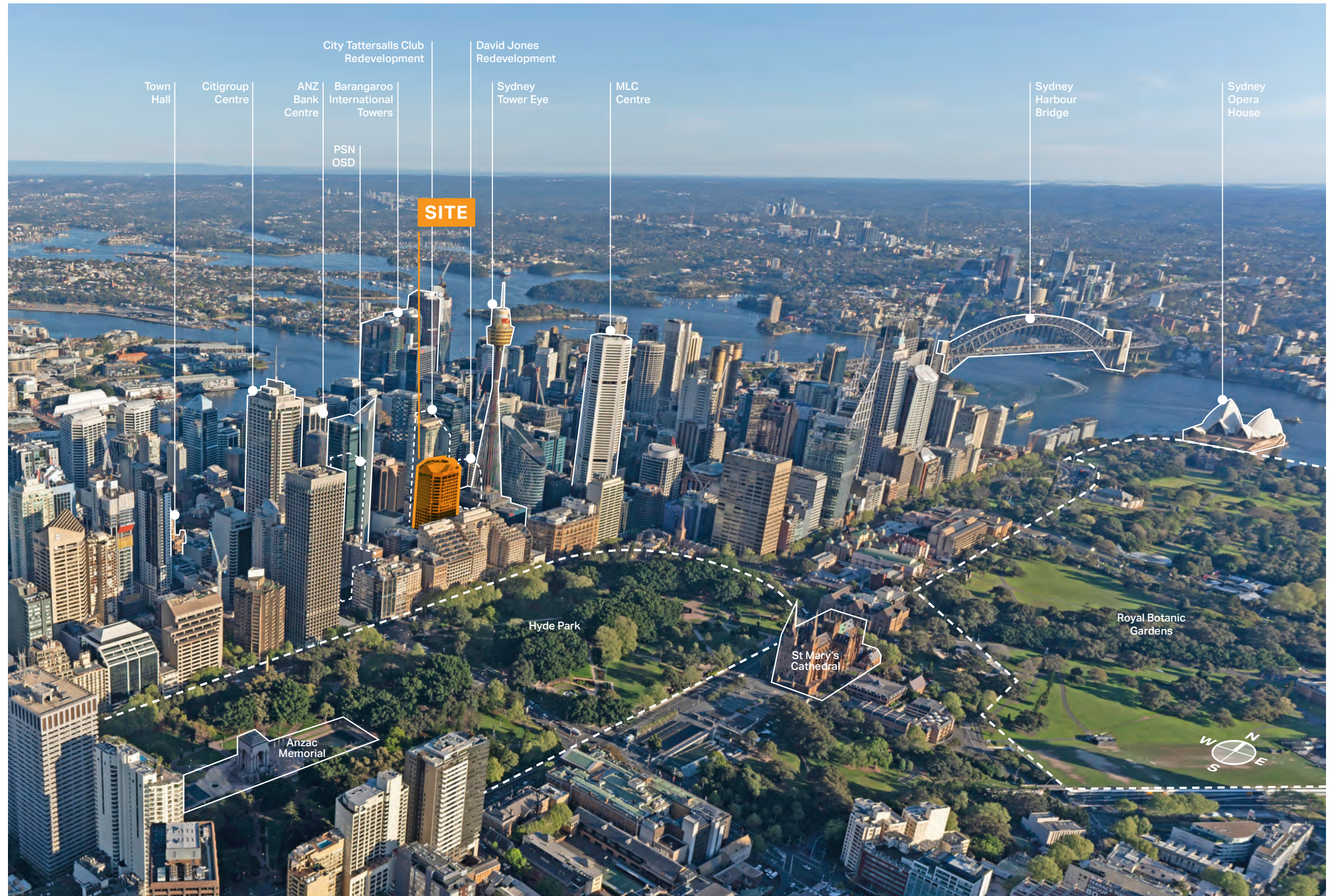
South of the site is the ANZ Bank Centre at Liberty Place, a commercial high-rise building which is currently the tallest built form on the street block. Access to the newly completed Gadigal Metro Station is also south of the site, under the PSN OSD.

West

Pitt Street bounds the site to the west, a major street running North-south through the entire CBD, connecting Circular Quay to Central Station. Further west is the York Street Special Character Area with Queen Victoria Building as the heart of this area. It's high concentrated commercial and retail programs are supported by the light rail network along George Street.

Legend

 Project site



Existing aerial view, with recently completed/yet to be completed neighbouring developments dashed. The proposed Piccadilly redevelopment is located within walking distance to Hyde Park and Circular Quay.

A.1.1 - CONTEXT ANALYSIS

AERIAL VIEWS

The existing 31 storey Stockland Piccadilly Complex is situated at the eastern edge of the Central Sydney metropolitan area within a short distance to Hyde Park.

Notable surrounding tall buildings include the ANZ Tower (195m in height) at Liberty Place to the south, and Sydney Tower Eye (305m in height) to the north.

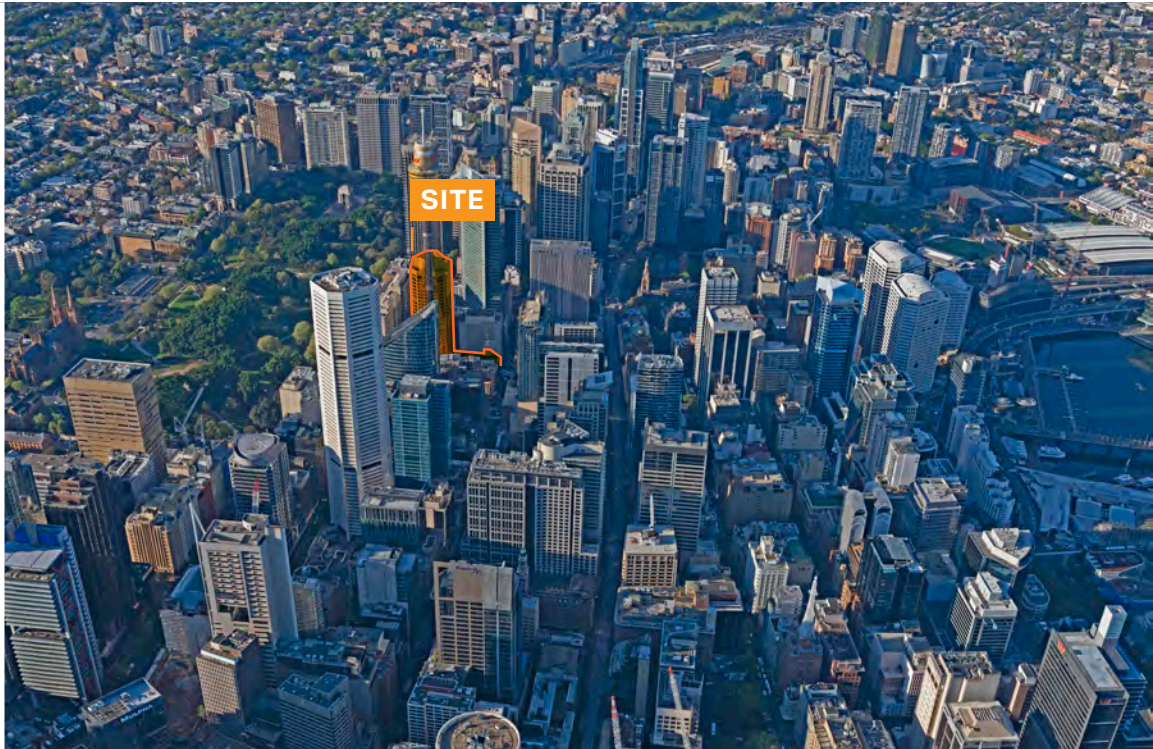
Legend

Central Sydney area

Project site



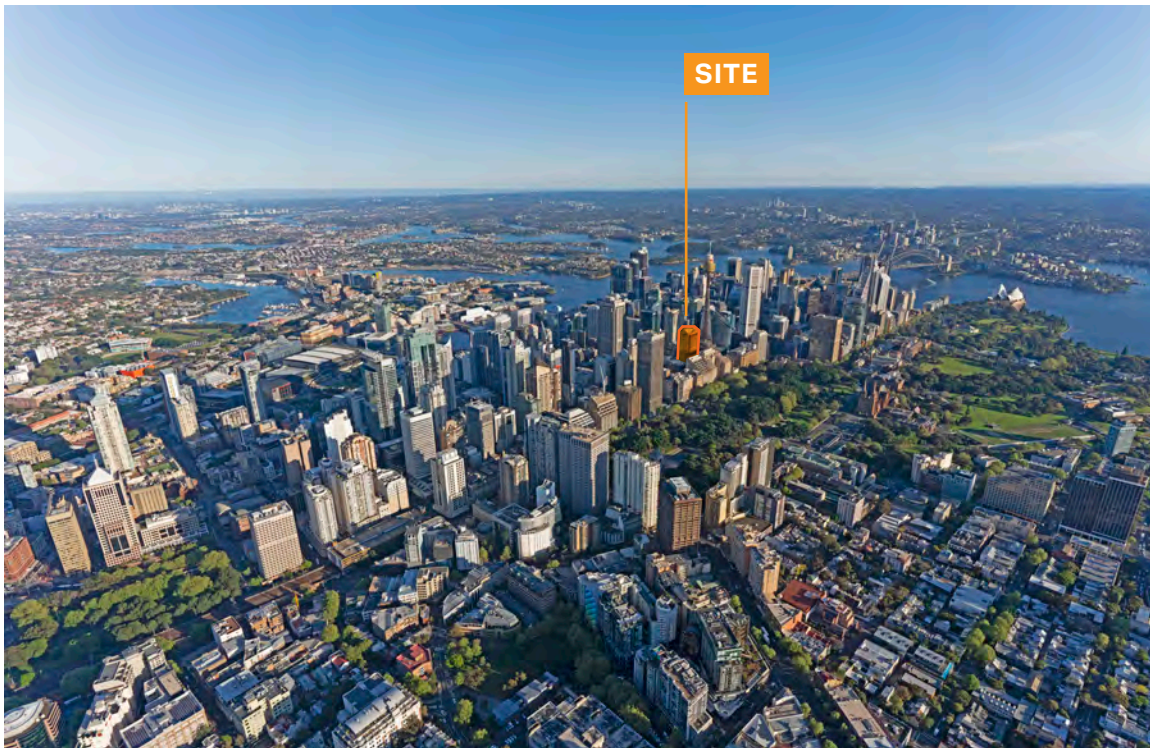
Existing aerial view 1 - From Hyde Park towards west to Pyrmont.



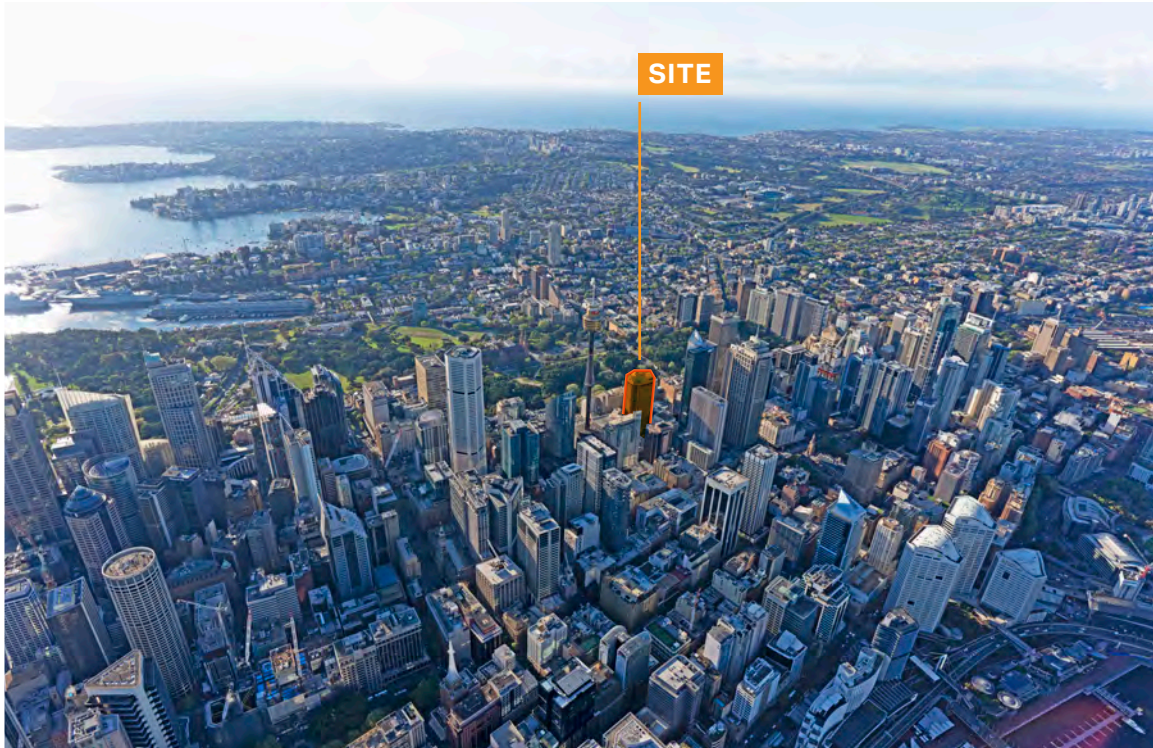
Existing aerial view 2 - Looking south to midtown precinct of Sydney CBD.



Key Legend.



Existing aerial view 3 - From south-east of Sydney CBD.



Existing aerial view 4 - Looking east from Darling Harbour.

A.1.1 - CONTEXT ANALYSIS

SITE ANALYSIS

The site plan illustrates key existing buildings, approved developments and main transport nodes within the immediate site context:

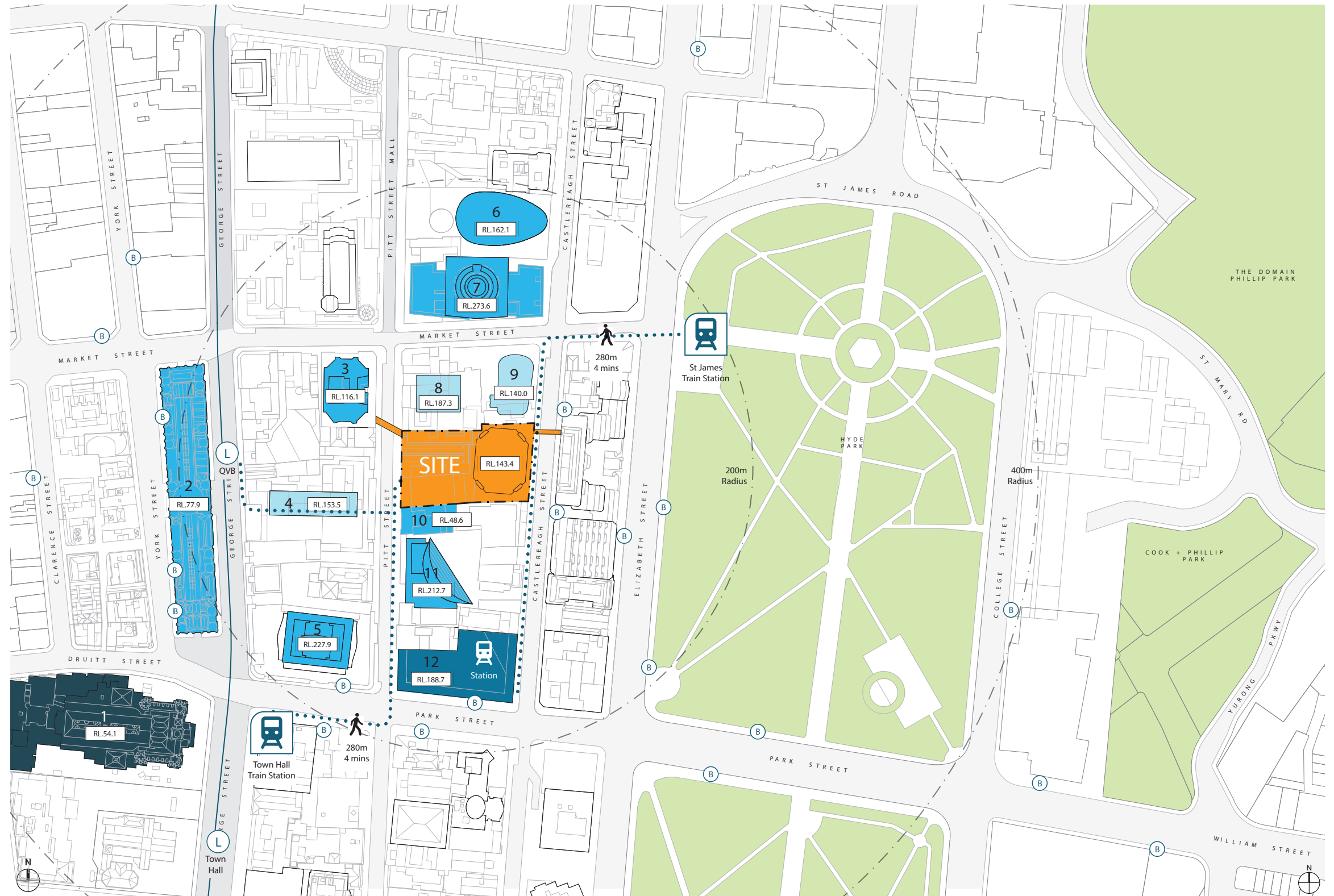
1. Sydney Town Hall
2. Queen Victoria Building
3. 55 Market Street
4. Hilton Sydney
5. Citigroup Centre
6. 85 Castlereagh St/ Westfield Tower
7. Sydney Tower Eye
8. *City Tattersalls Club
9. *David Jones/ 65 Market Street
10. Banking House
11. ANZ Bank Centre
12. Pitt Street North Over Station Development (PSN OSD)

* Approved development/under construction

Legend

- Project site
- Pedestrianised street
- Park
- Civic
- Transport
- Commercial / Retail
- Residential / Accommodation

- Walking distance and time (indicative)
- Train/Metro station
- Bus stop station
- Light rail station



Site plan.

A.1.1 - CONTEXT ANALYSIS

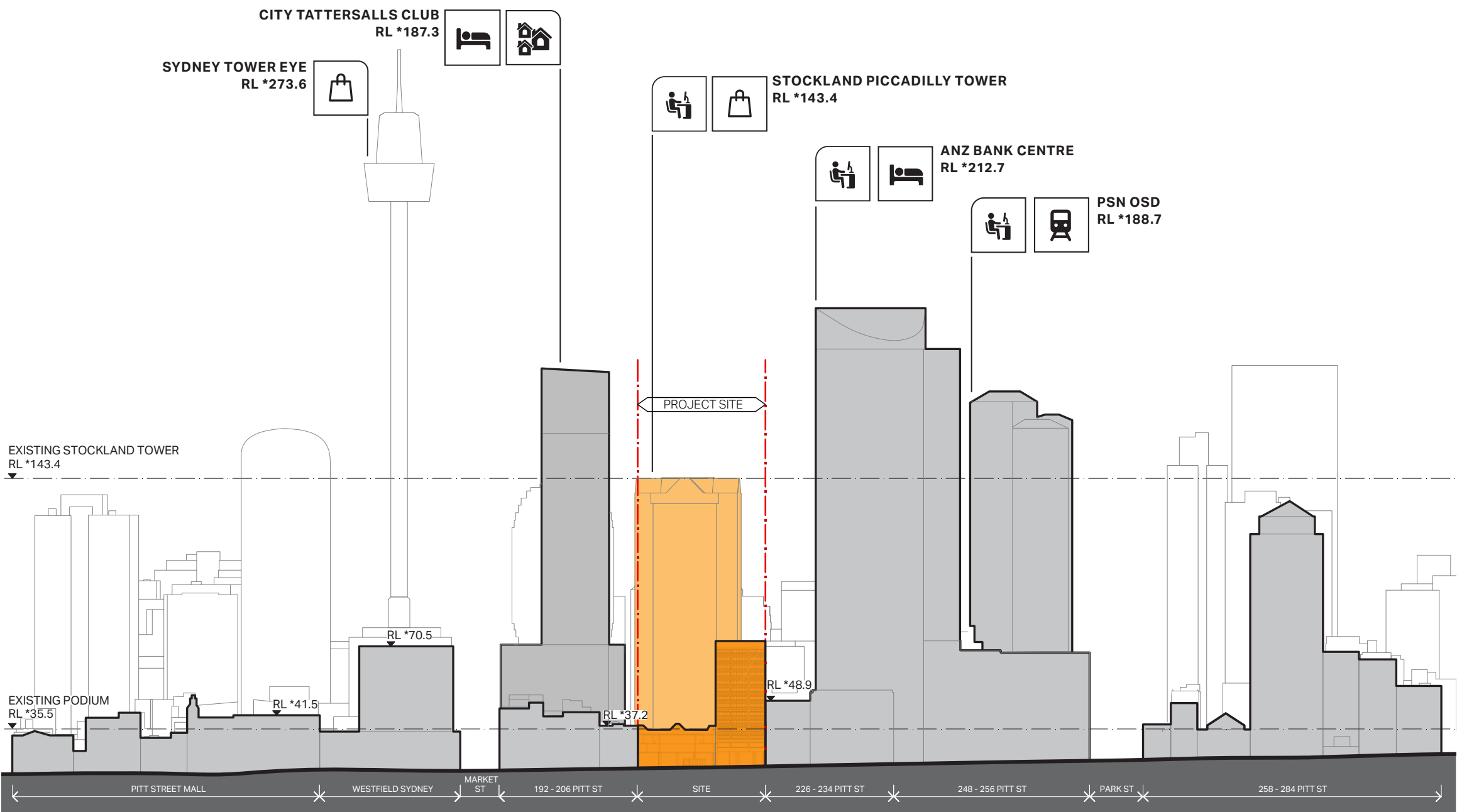
PITT STREET ELEVATION

The western boundary of the site is located at 210 - 222 Pitt Street.

The existing Stockland Piccadilly Shopping Centre podium and Piccadilly Court facade aligns with immediate buildings with the tower set back from the street. The surrounding built form is a mix of mid and high rise developments, with the highest building on this current elevation being the ANZ Bank Centre.

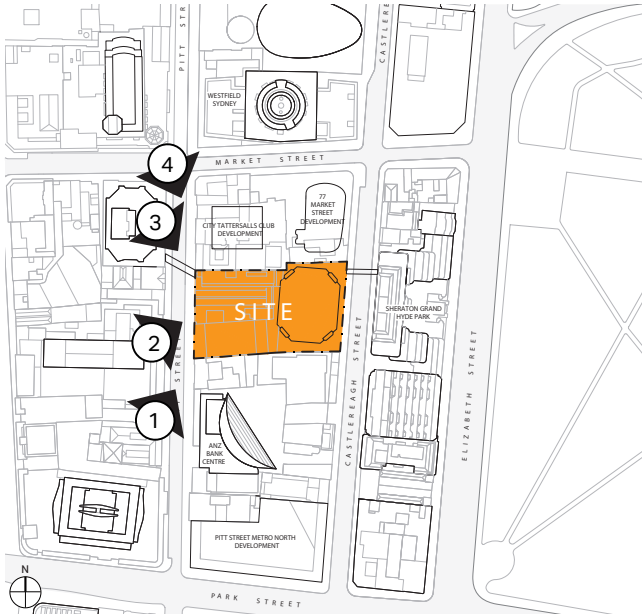
Legend

- Project site
- Program: Commercial
- Program: Residential
- Program: Accommodation
- Program: Retail



*RL XX - Approximate Relative Level.

Pitt Street elevation.



Key Legend.



Existing view 1 - Pitt Street, looking north.



Existing view 2 - Pitt Street, looking north.



Existing view 3 - Pitt Street side sky bridge.



Existing view 4 - Market Street, looking south.

A.1.1 - CONTEXT ANALYSIS

PITT STREET ELEVATION

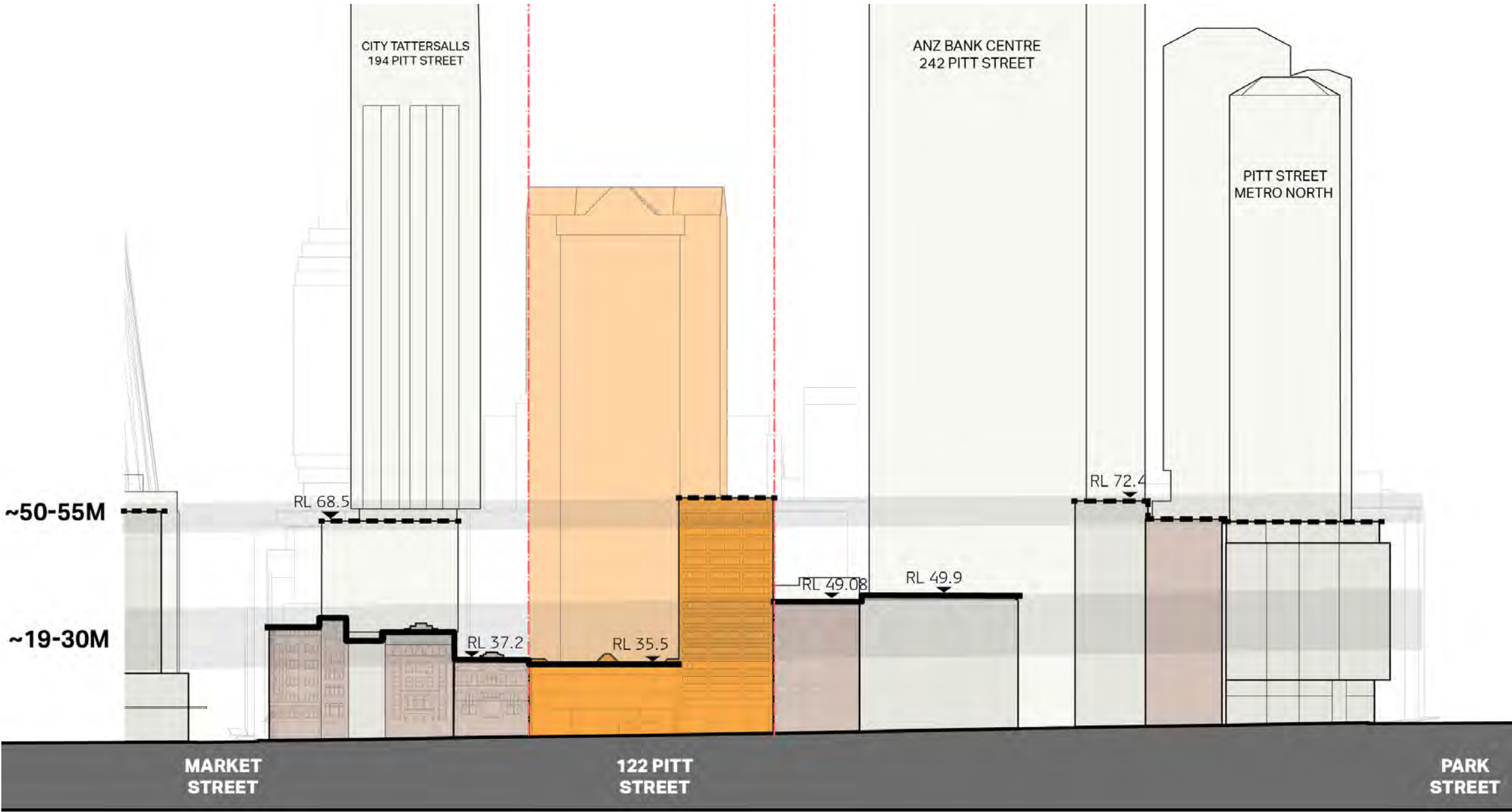
Pitt Street is characterised by buildings with variable street frontage heights. Primarily, this varies between 18 to 28m.

A secondary datum can be identified at between 50-54m above street level. This comprises of heritage buildings built to the street, and building podiums setback from the street.

- Legend**
- Project site
 - Heritage buildings
 - Upper podium: ~50-54M
 - Street Wall: ~19M-30M



Key Legend.



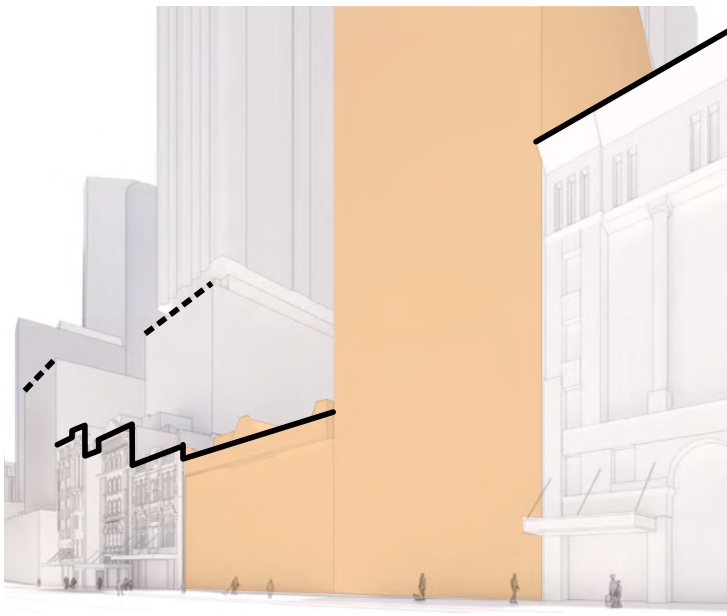
Pitt Street elevation.



Existing view 1 - Pitt Street, looking north.



Existing view 2 - Pitt Street, looking south.



Existing view 3 - Pitt Street, looking north.

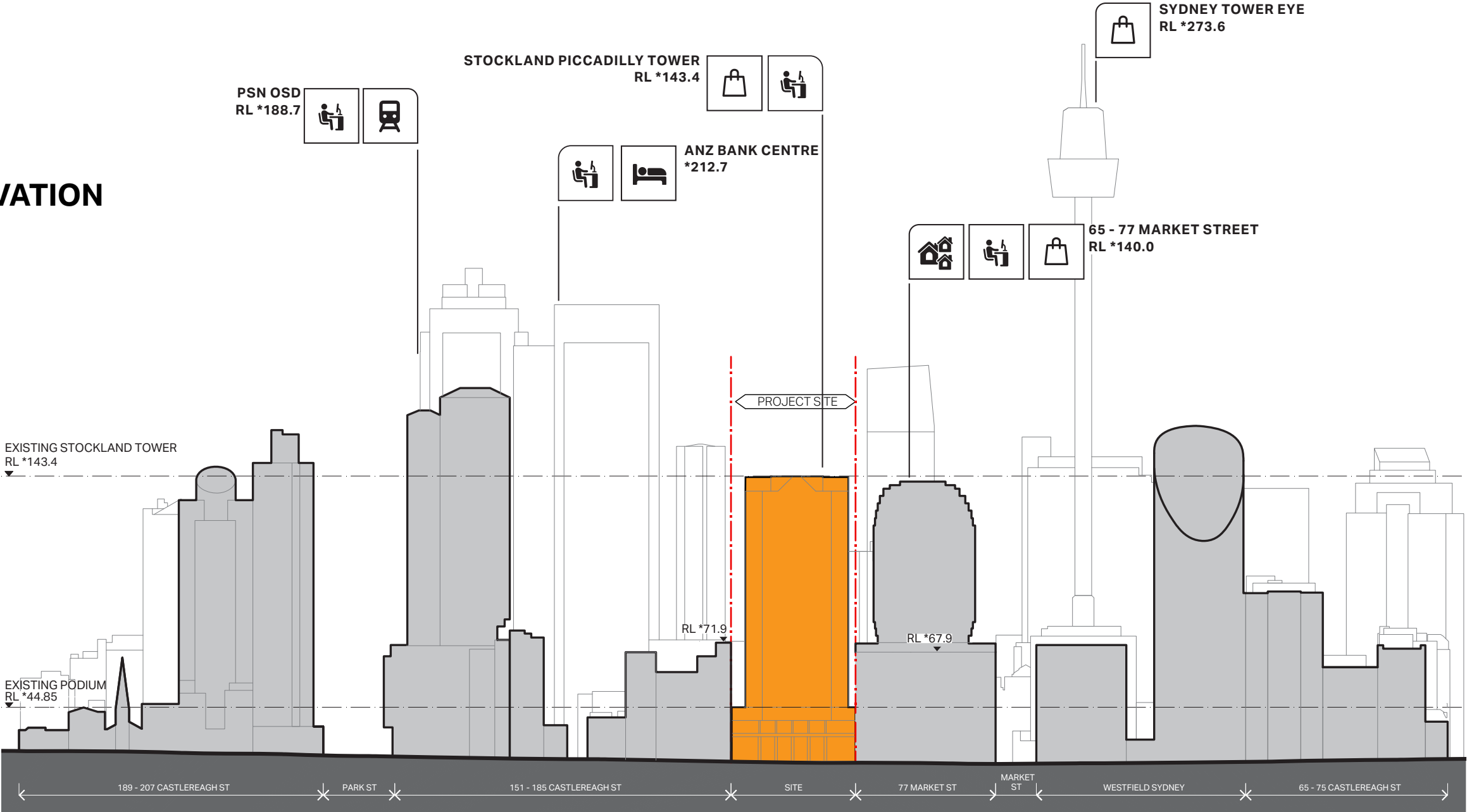
A.1.1 - CONTEXT ANALYSIS

CASTLEREAGH STREET ELEVATION

The eastern boundary of the site is located at 133-145 Castlereagh Street. The PSN OSD is the tallest building along this elevation.

A number of buildings along this elevation are built to the Hyde Park SAP, and are characterised by sloped tops to their built form.

- Legend**
- Project site
 - Program: Commercial
 - Program: Residential
 - Program: Accommodation
 - Program: Retail
 - Program: Transportation



*RL XX - Approximate Relative Level.

Castlereagh Street elevation.



Key Legend.



Existing view 1 - Site entrance from Castlereagh St.



Existing view 2 - Stockland Piccadilly Tower.



Existing view 3 - Vehicle entry with sky bridge over.



Existing view 4 - Market Street, looking south.

A.1.1 - CONTEXT ANALYSIS

CASTLEREAGH STREET ELEVATION

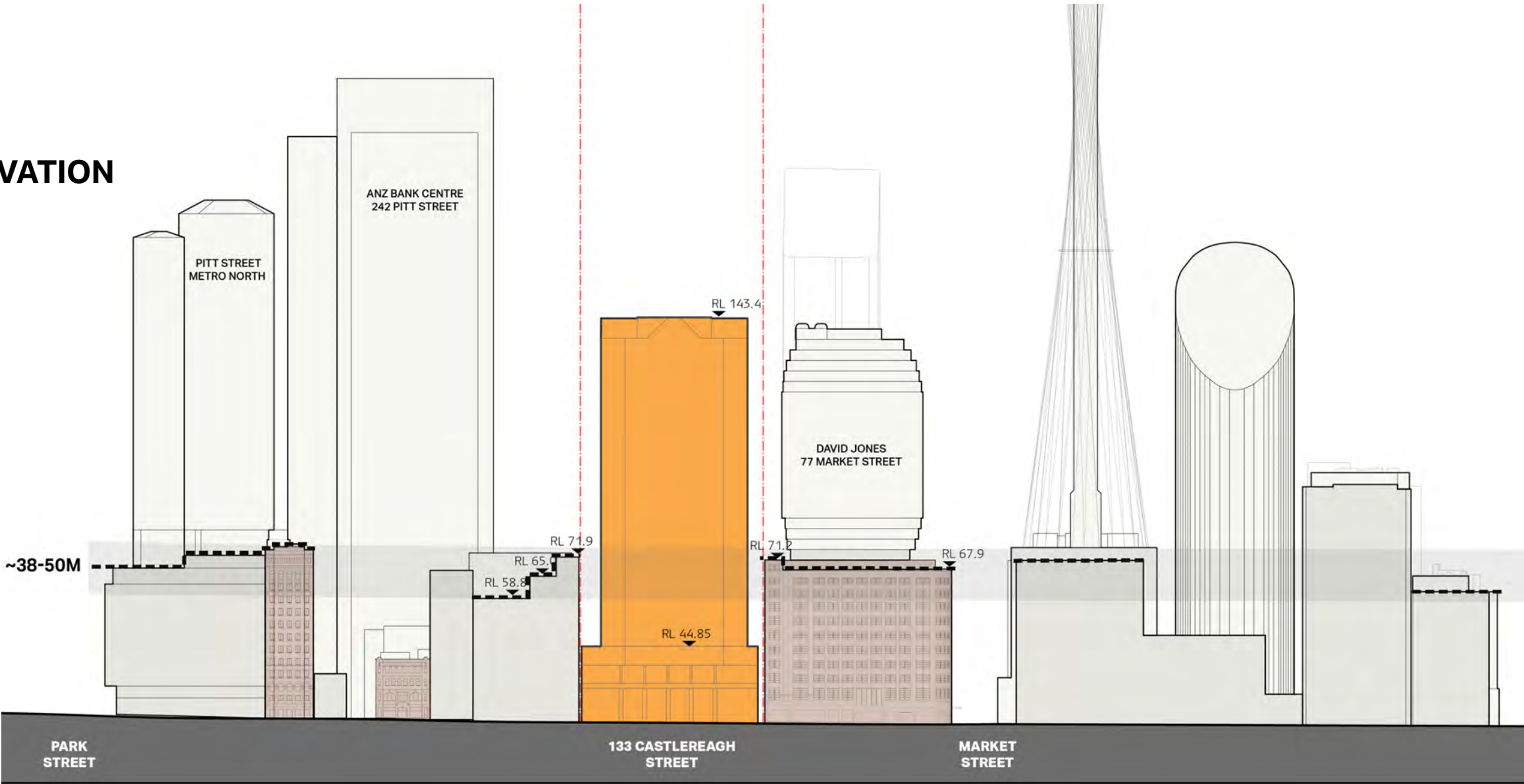
In comparison to Pitt Street, Castlereagh Street is characterised by buildings with longer and more consistent street frontages. Primarily, a street frontage height between 37-50m can be identified.

Legend

Project site

Heritage buildings

Upper podium: ~38-50



Castlereagh Street elevation.



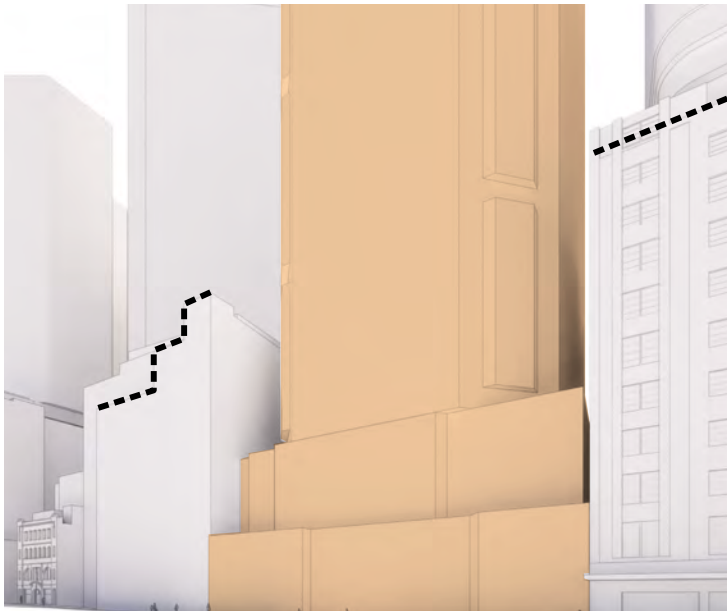
Key Legend.



Existing view 1 - Castlereagh Street, looking south.



Existing view 2 - Castlereagh Street, looking north.



Existing view 3 - Castlereagh Street, looking south west.

A.1.1 - CONTEXT ANALYSIS

HERITAGE BUILDINGS

The key objective of the new development is to encourage flexibility in building design while reinforcing the character of Central Sydney.

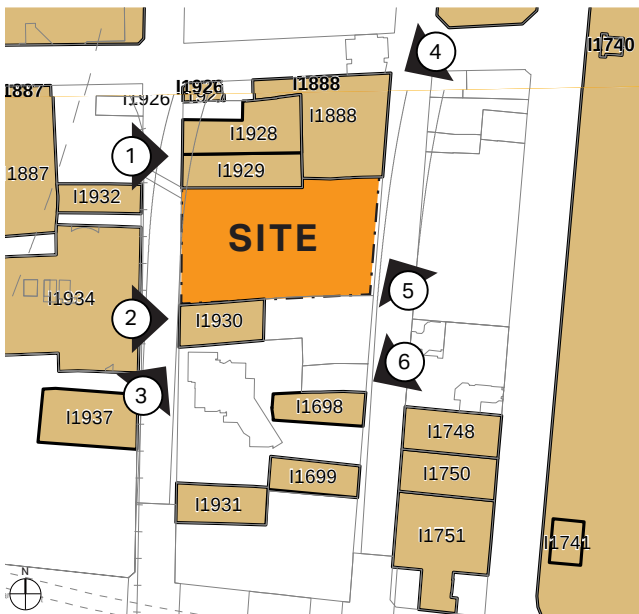
With several heritage-listed buildings adjacent to the site, it is crucial to ensure the built form is compatible with heritage items and the desired street scape character through the consideration to scale, proportions, street alignment, materials and finishes.

Sydney LEP 2012 Heritage Map

- A. I1698: Former 'Legion House'. (161-163 Castlereagh St.)
- B. I1888: David Jones Department Store. (65-77 Market St.)
- C. I1928: City Tattersalls Club. (198-200 Pitt St.)
- D. I1929: Former Tattersalls Club. (202-204 Pitt St.)
- E. I1930: Banking House. (226-230 Pitt St.)
- F. I1932: Simpson House. (249-251 Pitt St.)

Legend

-  Project site
-  Item: General



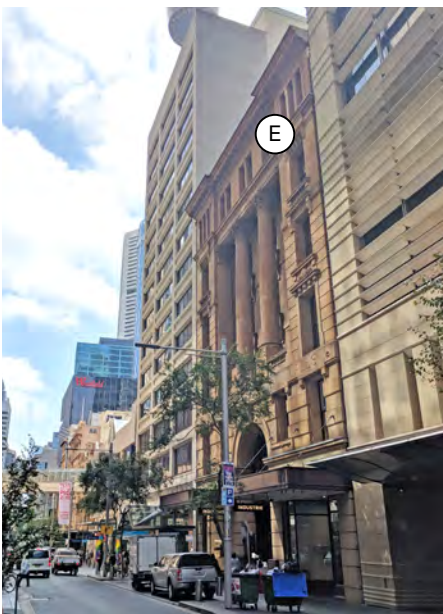
Key Legend. (Source: Sydney LEP 2012 Heritage Map)



Existing view 1 - Pitt Street existing street scape view demonstrating the adjoining street frontage heights alignment.



Existing view 2 - Banking House.



Existing view 3 - Banking House.



Existing view 4 - David Jones.



Existing view 5 - David Jones.



Existing view 6 - Former Legion House.

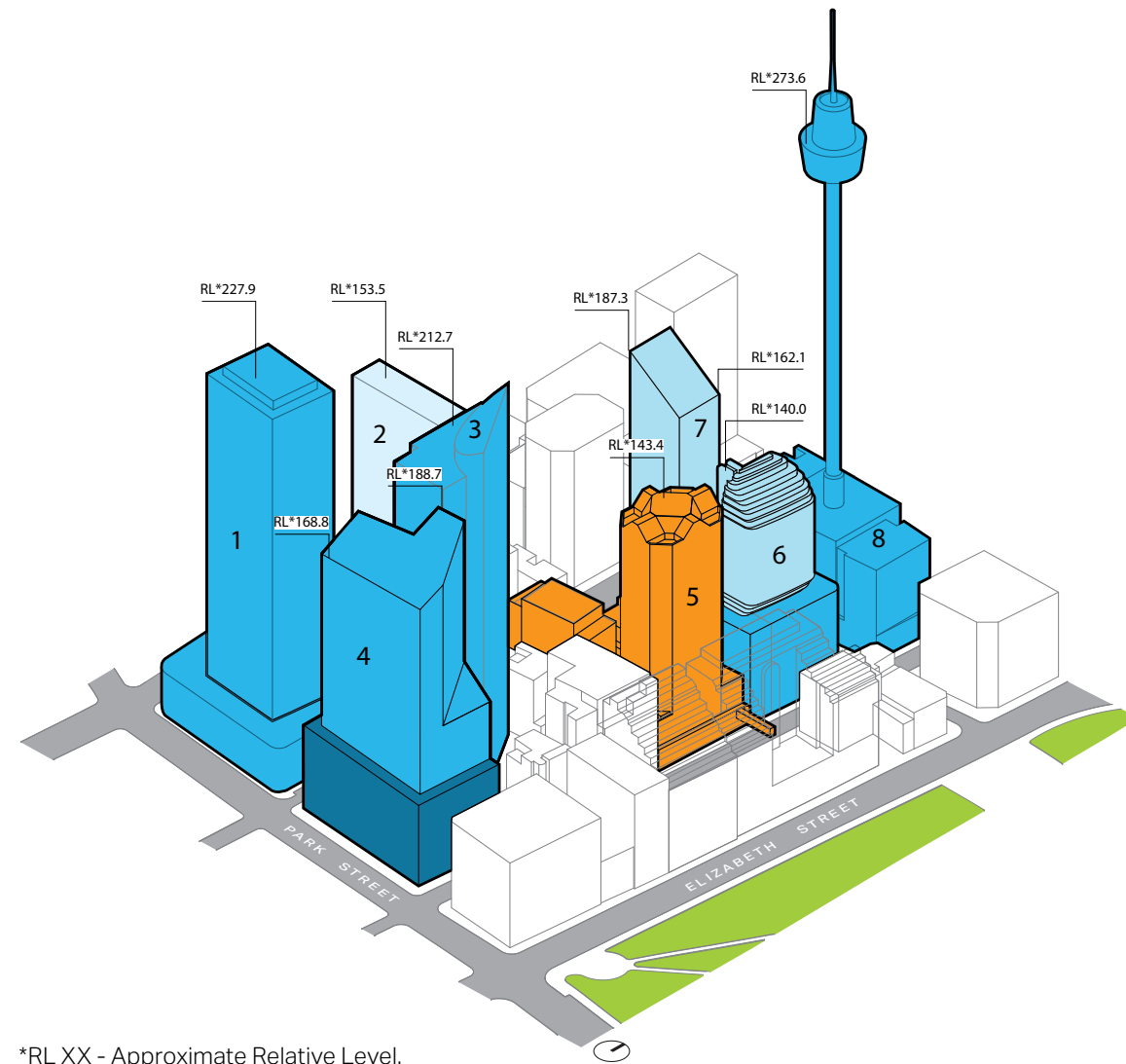
A.1.1 - CONTEXT ANALYSIS

THE CITY BLOCK

The character of the city block in which the site is situated has undergone significant change within the last five years, with an increase of tower developments approved and under construction. These include:

- PSN OSD / 252 Pitt St (39 storey commercial development)
- City Tattersalls Club / 194 Pitt St (50 storey hotel and residential development)
- David Jones / 65-67 Market St (34 storey mixed use residential development)

Setbacks of these towers from the street vary on both Castlereagh and Pitt Street. The new development will sit in context to these towers and maintain reasonable levels of daylight and minimise wind impacts to create a comfortable street environment.



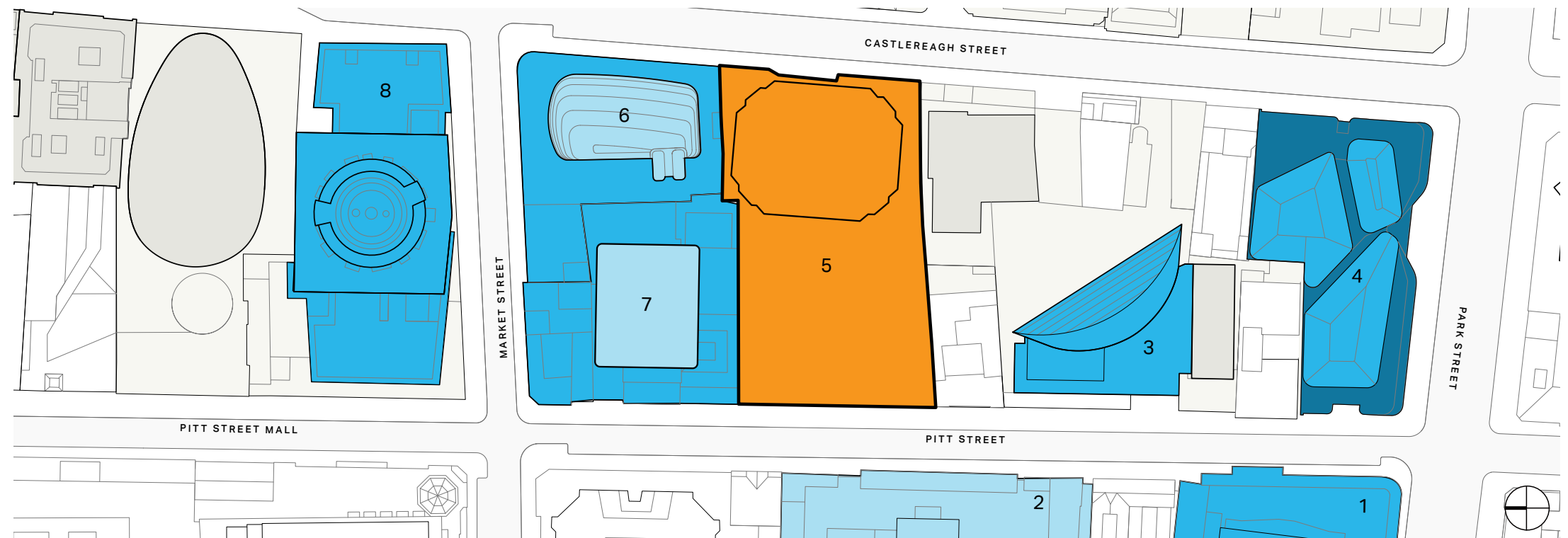
*RL XX - Approximate Relative Level.

Tower Context

1. Citigroup Centre
2. Hilton Sydney
3. ANZ Bank Centre / 242 Pitt Street
4. PSN OSD / 252 Pitt Street
5. Piccadilly Stockland Complex
6. David Jones/ 65-77 Market Street
7. City Tattersalls Club/ 194 Pitt Street
8. Sydney Tower Eye

Legend

- Project site
- Transport
- Commercial / Retail
- Residential / Accommodation



Detailed context plan of the city block between Market Street and Pitt Street.

A.1.1 - CONTEXT ANALYSIS

VIEW CORRIDORS

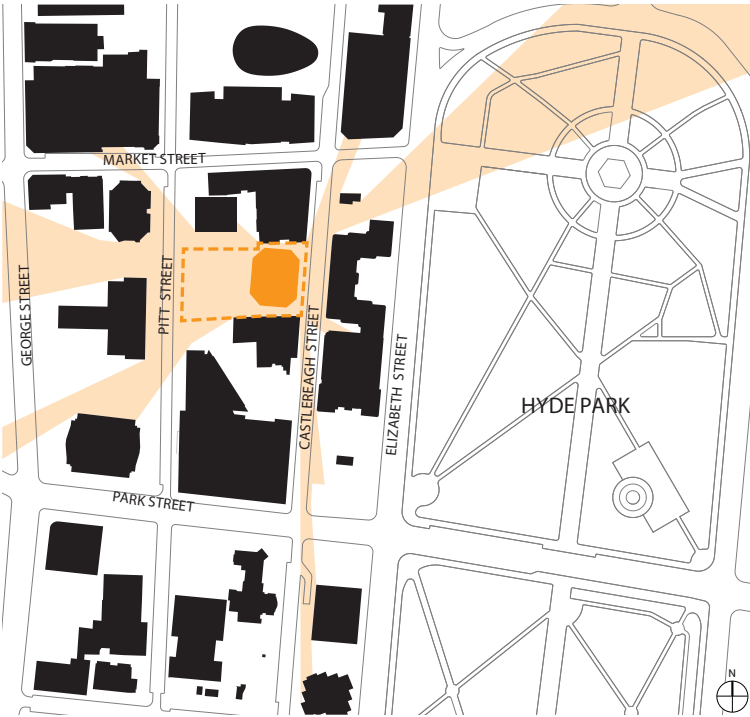
The diagrams illustrate the view corridors from the proposed site, which will have expansive views overlooking Hyde Park, and sweeping district views through the CBD.



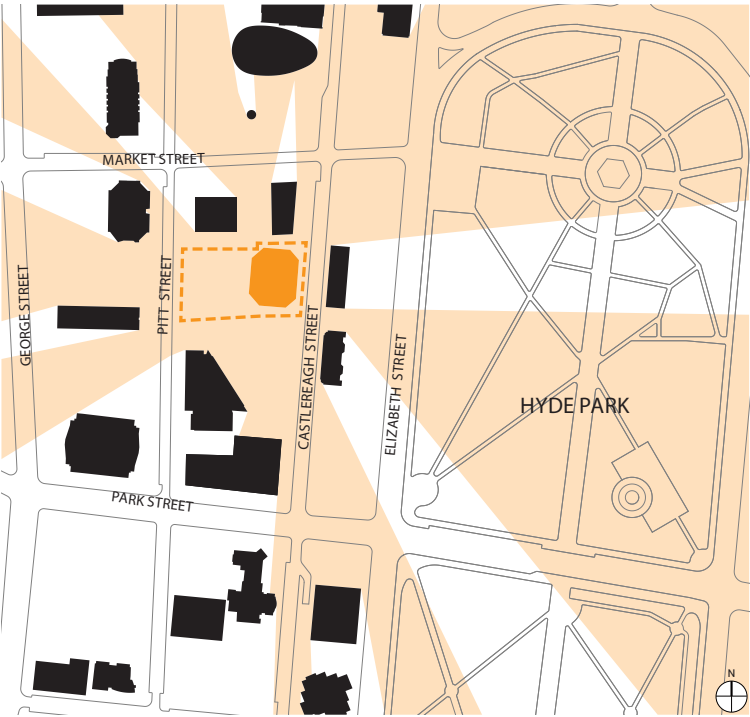
Legend
Project site



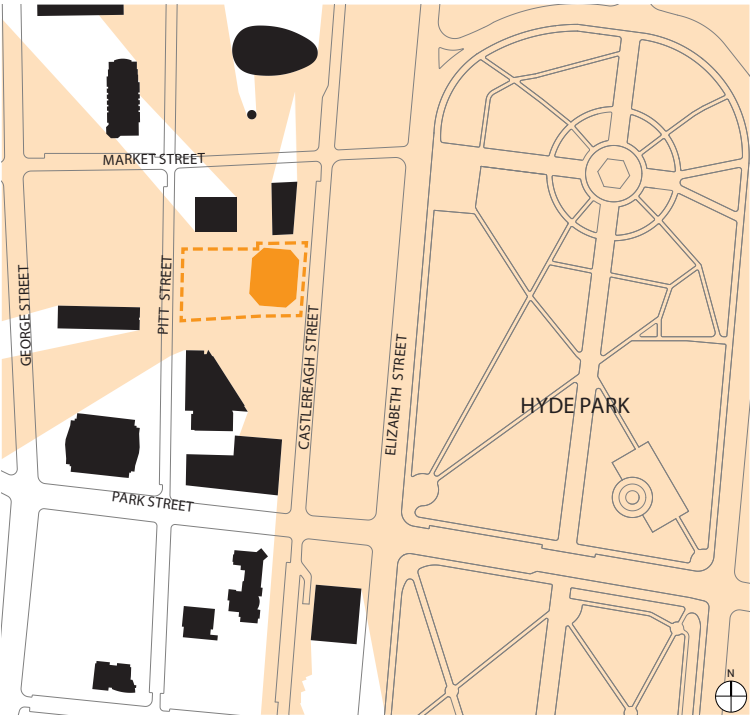
Key Legend.



Existing context - Low typical floor (RL 72.3).



Existing context - Mid typical floor (RL 97.5).



Existing context - High typical floor (RL 119.1).

A.1.1 - CONTEXT ANALYSIS

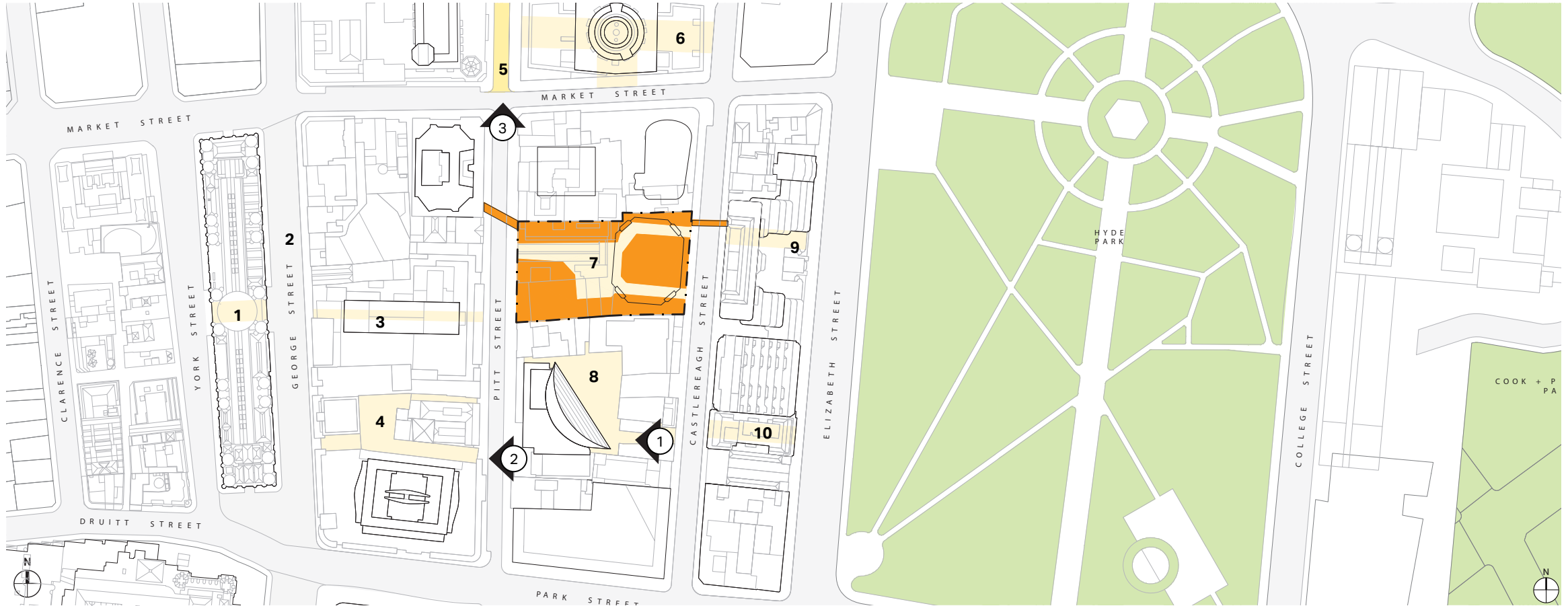
GROUND PLANE AND PUBLIC DOMAIN

The existing Through Site Link (TSL) is provided at the ground level of Piccadilly Shopping Centre.

The thoroughfare has no direct visual connection from street entrances, and the current level changes are addressed by stairs and escalators, which is inadequate for universal access.

The site plan illustrates an overview of Through Site Links and pedestrianised streets within the site context.

1. Queen Victoria Building (QVB)
2. George Street
3. Hilton Sydney Through Site Link
4. The Galleries Through Site Link
5. Pitt Street Mall
6. Westfield Sydney
7. Piccadilly Complex Through Site Link
8. Liberty Place
9. Sheraton Grand
10. St James Trust Building



Site plan.

- Legend**
- Project site
 - Park
 - Through Site Link
 - Pedestrianised street



Existing view 1 - Looking towards Liberty Place from Castlereagh St.



Existing view 2 - Looking towards The Galleries from Pitt Street.



Existing view 3 - Looking towards Pitt Street Mall from Market Street.

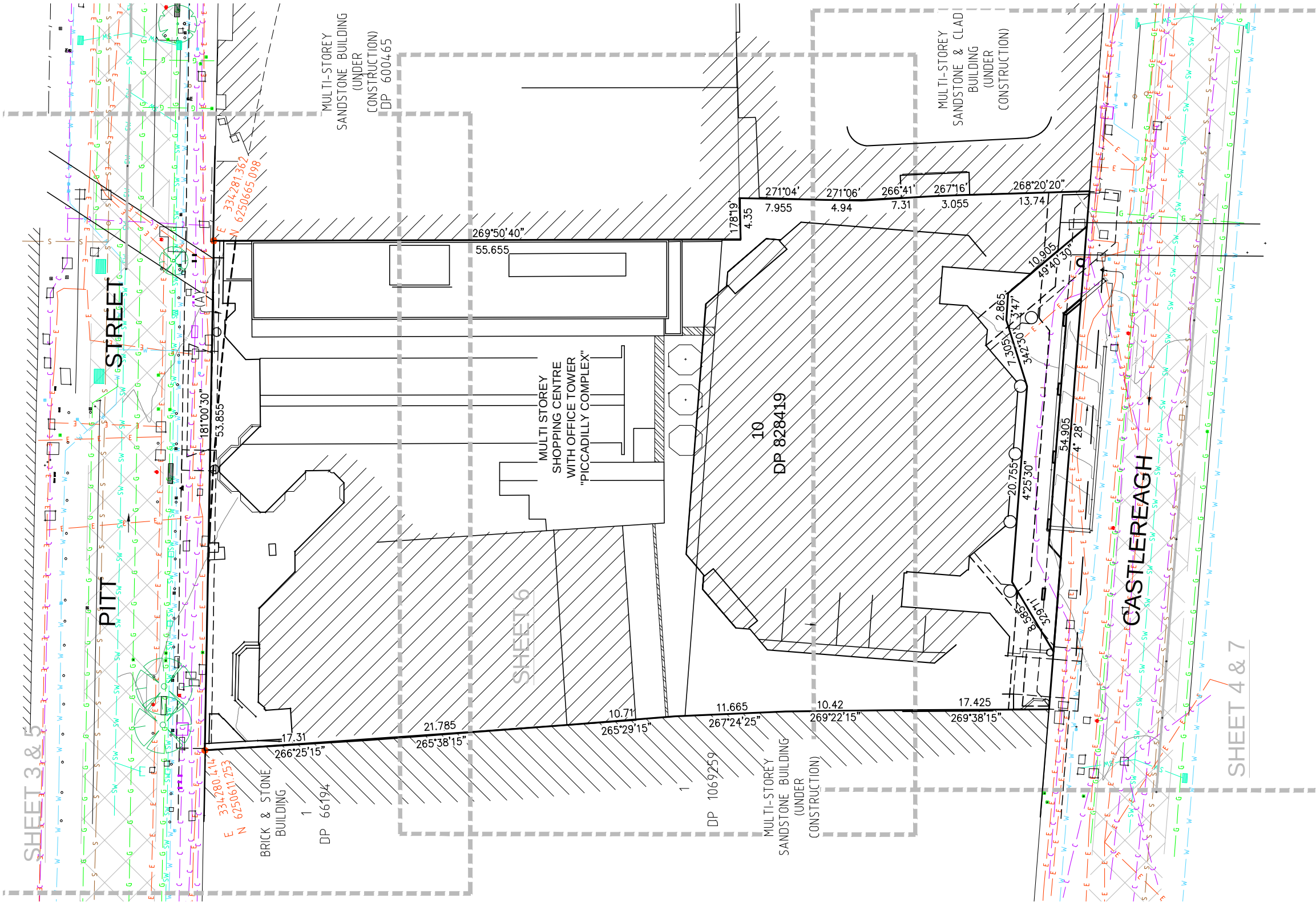
A.1.1 - CONTEXT ANALYSIS

SITE SURVEY

The site survey was prepared by LTS surveyor, for proposed site Lot 10 in DP 828419 'Piccadilly Complex', 210 Pitt Street, Sydney.

LEGEND

BENCH MARK	▲
COMMS PIT	COM
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
ELECTRICITY PIT	EPIT
POWER POLE	PP
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
STREET SIGN	SS
BOLLARD	BOL
ROADS & MARITIME SERVICES	RMS
GRADED INLET PIT	GIP
KERB INLET PIT	KIP
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
GAS VALVE	GAS
VEHICLE CROSSING	(VC)
GAS (DBYD)	G
COMMUNICATIONS (DBYD)	C
WATER (DBYD)	W
SEWER (DBYD)	S
SYDNEY WATER HERITAGE SITE	
ELECTRICITY (U'GROUND) (DBYD)	E
ELECTRICITY (OVERHEAD)	P
STORMWATER	SW



Survey plan.

A.1.1 - CONTEXT ANALYSIS

EXISTING BUILDINGS AND PROGRAMS ON SITE

The existing Piccadilly Stockland Centre is comprised of; 'Piccadilly Tower', a 31 storey commercial tower at 133 - 145 Castlereagh Street; 'Piccadilly Court', a 15 storey office building at 222 Pitt Street; together with a two-level retail podium at 210 Pitt Street, and 5 level basement with Wesley Mission facilities and car parking.

Legend

- Piccadilly Tower: 34.500m2 GFA
- Piccadilly Court: 9.050m2 GFA
- Piccadilly Shopping Centre: 8.900m2 GFA
- Wesley Mission (basement): 4.450m2 GFA
- Car Parking (basement)

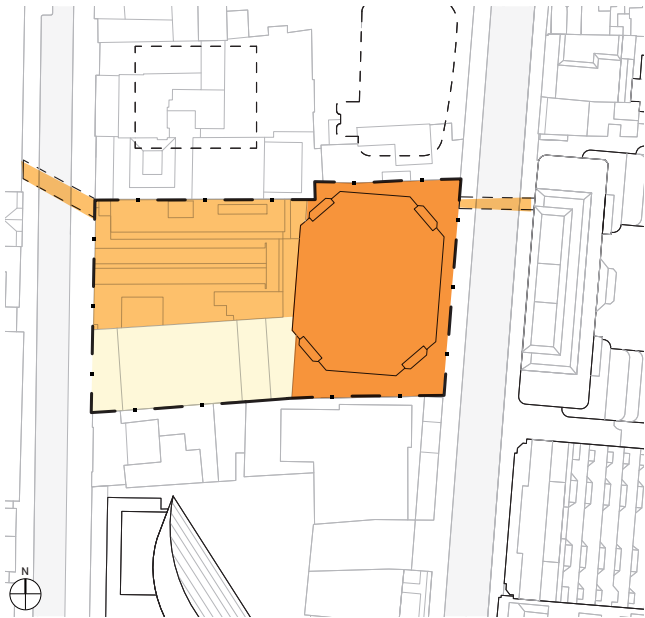
Program: Commercial

Program: Food & Beverage

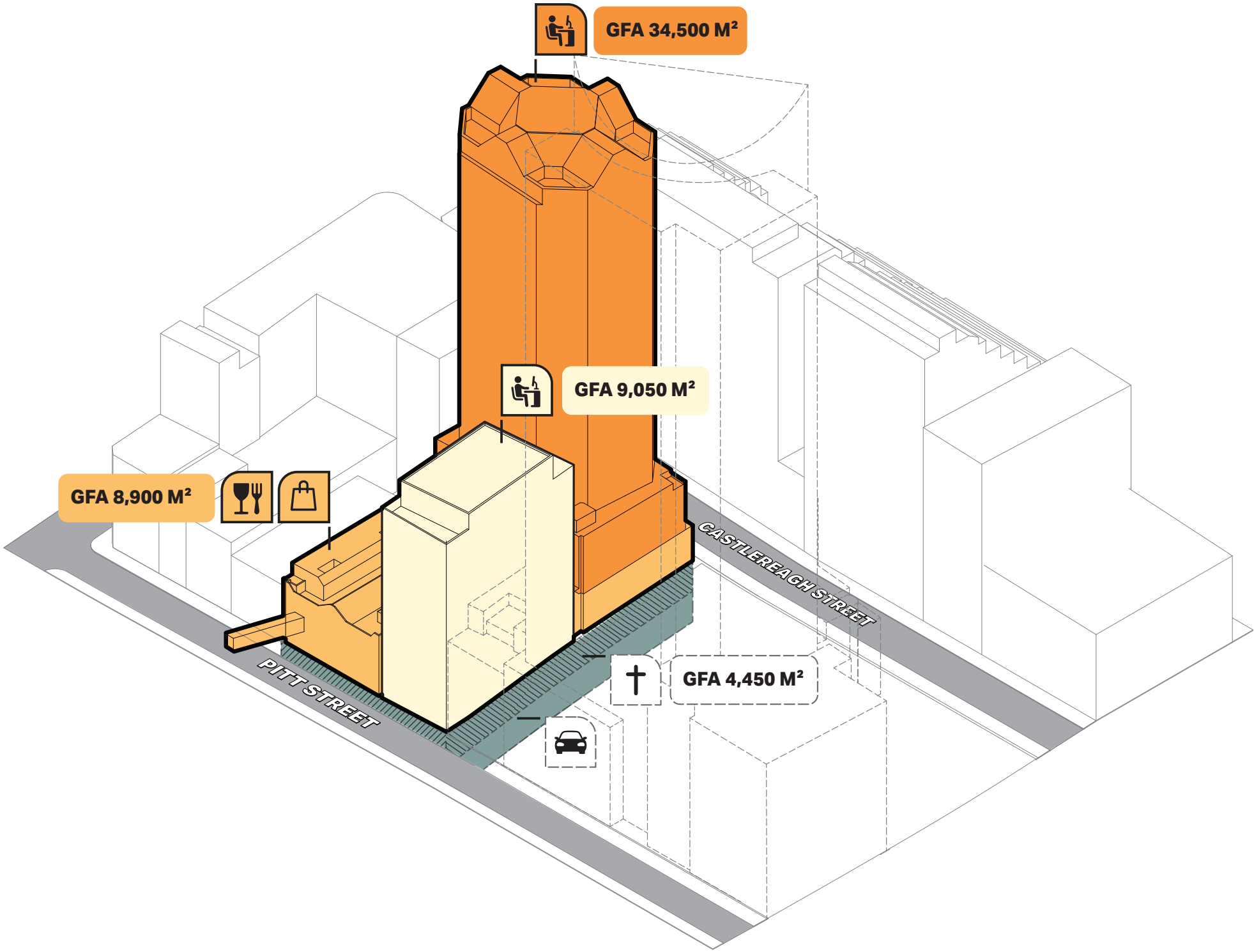
Program: Retail

Program: Car parking

Program: Christian community service



Key Legend.



CHAPTER 2

EXISTING PLANNING FRAMEWORK

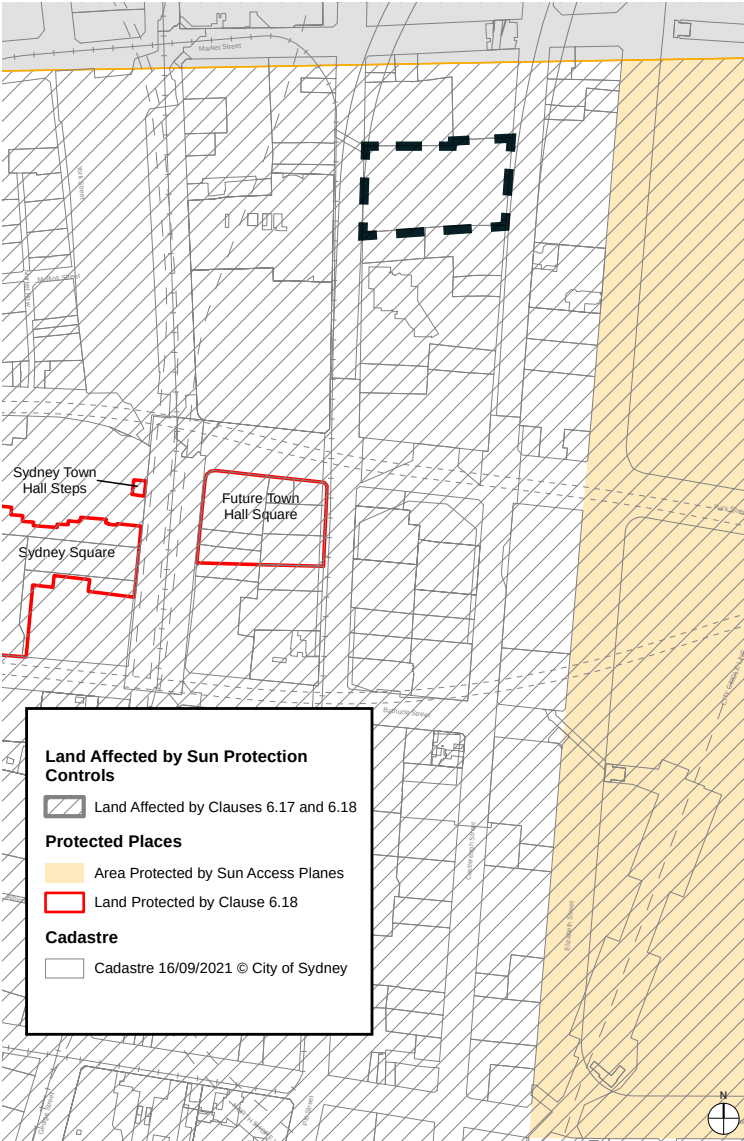
A.2.0 - EXISTING PLANNING FRAMEWORK

SYDNEY LEP 2012

The maximum height of the building is defined by the Hyde Park Solar Access Protection plane.

The development site is identified in the Sydney LEP 2012 as an opportunity site, and is eligible for additional floor space beyond that of being in an Area.

Solar access protection map (LEP)



The maximum height is determined by the Hyde Park Solar Access Protection plane.

Opportunity site map (LEP)



The development site is identified as an opportunity site, and is eligible for additional floor space.

FSR map (LEP)



The site is in Area 2, and eligible for additional floor space.

Legend

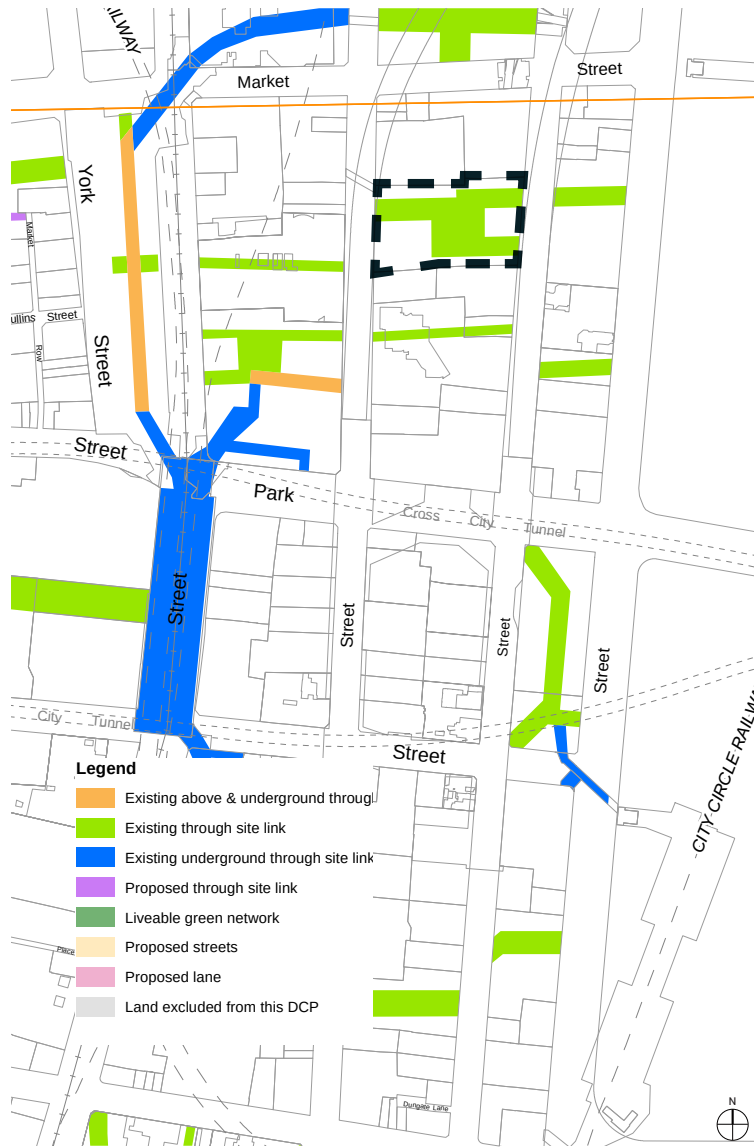
Project Site

A.2.0 - EXISTING PLANNING FRAMEWORK
SYDNEY DCP 2012

The Sydney DCP 2012 outlines a number of expectations for provisions on the ground plane to help achieve a high quality public domain outcome.

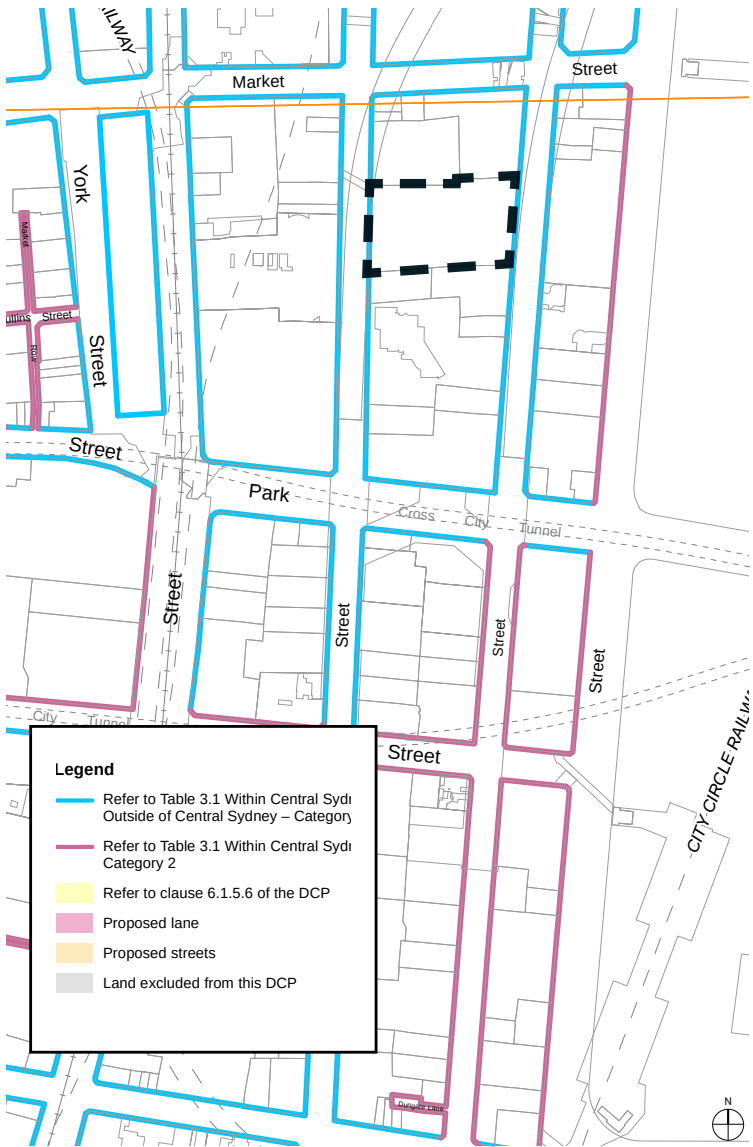
The objective of these requirements is primarily focused on enhancing pedestrian access and activity, to maximise street life and the vibrancy of the city.

Through site link map



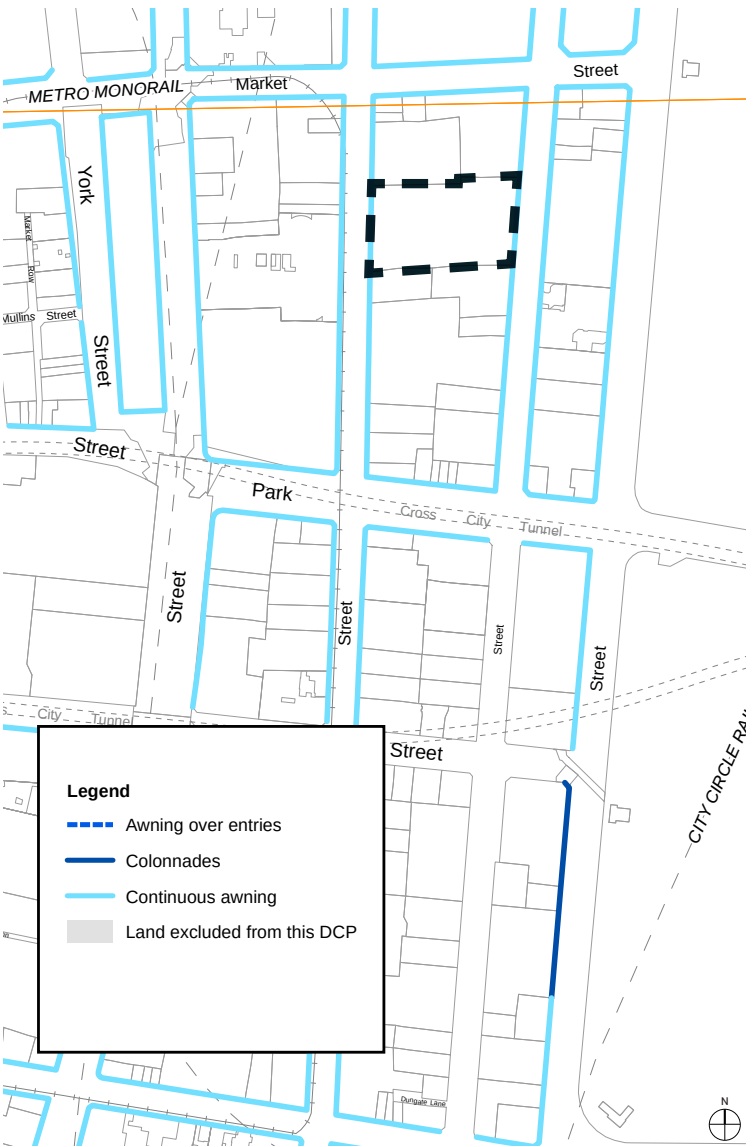
A through site link is to be provided in the development site.

Active frontage map



The development site is to have active frontages to the street.

Awnings and colonnade map



Continuous awnings are required on the development site.

Legend
Project Site

A.2.0 - EXISTING PLANNING FRAMEWORK

GUIDELINE FOR SITE SPECIFIC PLANNING PROPOSALS IN CENTRAL SYDNEY

The Guideline for Site Specific Planning Proposals in Central Sydney identifies the proposed site as having existing structures which break the Solar Access Protection controls.

The site could qualify as a Solar Access Opportunity if the requirements are met, enabling an increase to the floor space ratio.

Sites containing existing structures breaking SAP



The site could qualify as a Solar Access Opportunity site if the specified criteria are met.

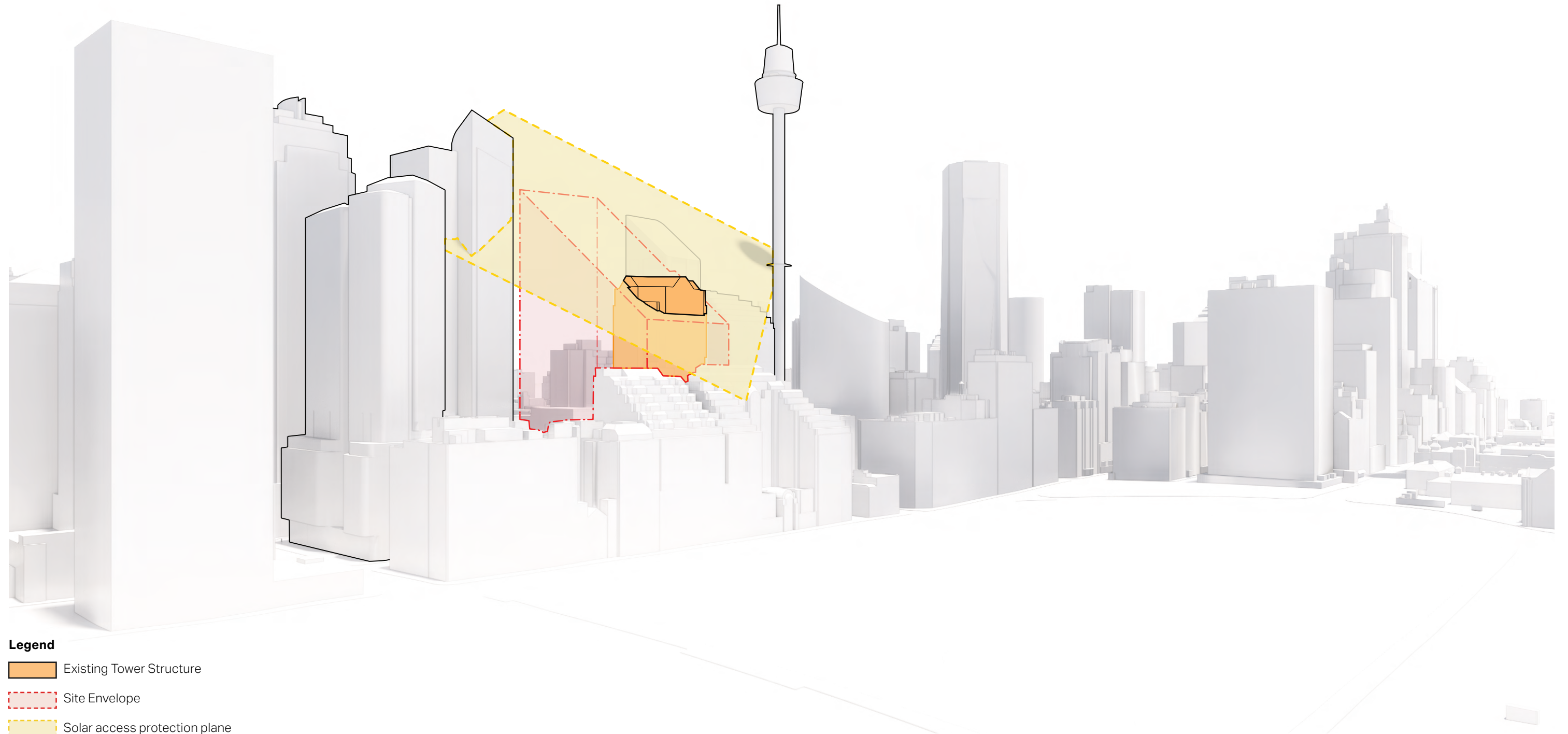
Legend

 Project Site

A.2.1 - MAXIMUM HEIGHT

HYDE PARK SOLAR ACCESS PROTECTION (SAP) PLANE

The maximum height of the development is determined by the Hyde Park SAP plane, as determined in the Sydney LEP and as shown in the below diagram. The existing tower currently breaches this SAP plane.



Legend

- Existing Tower Structure
- Site Envelope
- Solar access protection plane

A.2.2 - OPPORTUNITY SITE

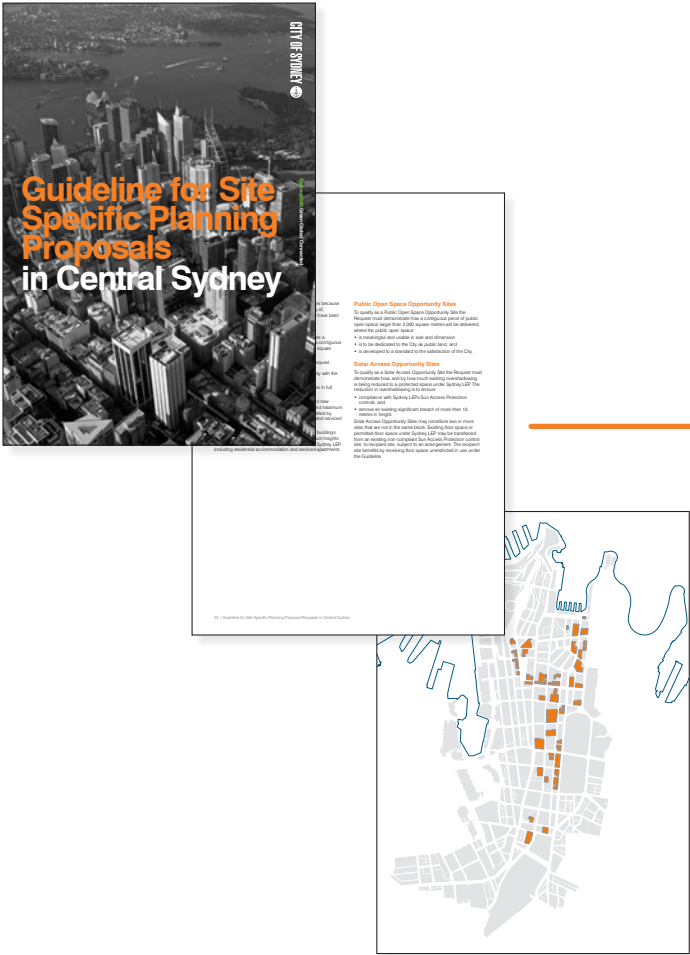
IDENTIFICATION AND QUALIFICATION

The Guideline for Site Specific Planning Proposals in Central Sydney identified the breach of the Hyde Park SAP, and notes:

“To qualify as a Solar Access Opportunity Site the Request must demonstrate how, and by how much existing overshadowing is being reduced to a protected space under Sydney LEP. The reduction in overshadowing is to ensure:

- Compliance with Sydney LEPs Sun Access Protection controls, and
- Remove an existing significant breach of more than 15 meters in height.

The following pages demonstrate how this proposal qualifies with these requirements.



Solar Access Opportunity Sites

To qualify as a Solar Access Opportunity Site the Request must demonstrate how, and by how much existing overshadowing is being reduced to a protected space under Sydney LEP. The reduction in overshadowing is to ensure:

- compliance with Sydney LEPs Sun Access Protection controls, and
- remove an existing significant breach of more than 15 metres in height.

Solar Access Opportunity Sites may constitute two or more sites that are not in the same block. Existing floor space or permitted floor space under Sydney LEP may be transferred from an existing non-compliant Sun Access Protection control site, to recipient site, subject to an arrangement. The recipient site benefits by receiving floor space unrestricted in use under the Guideline.

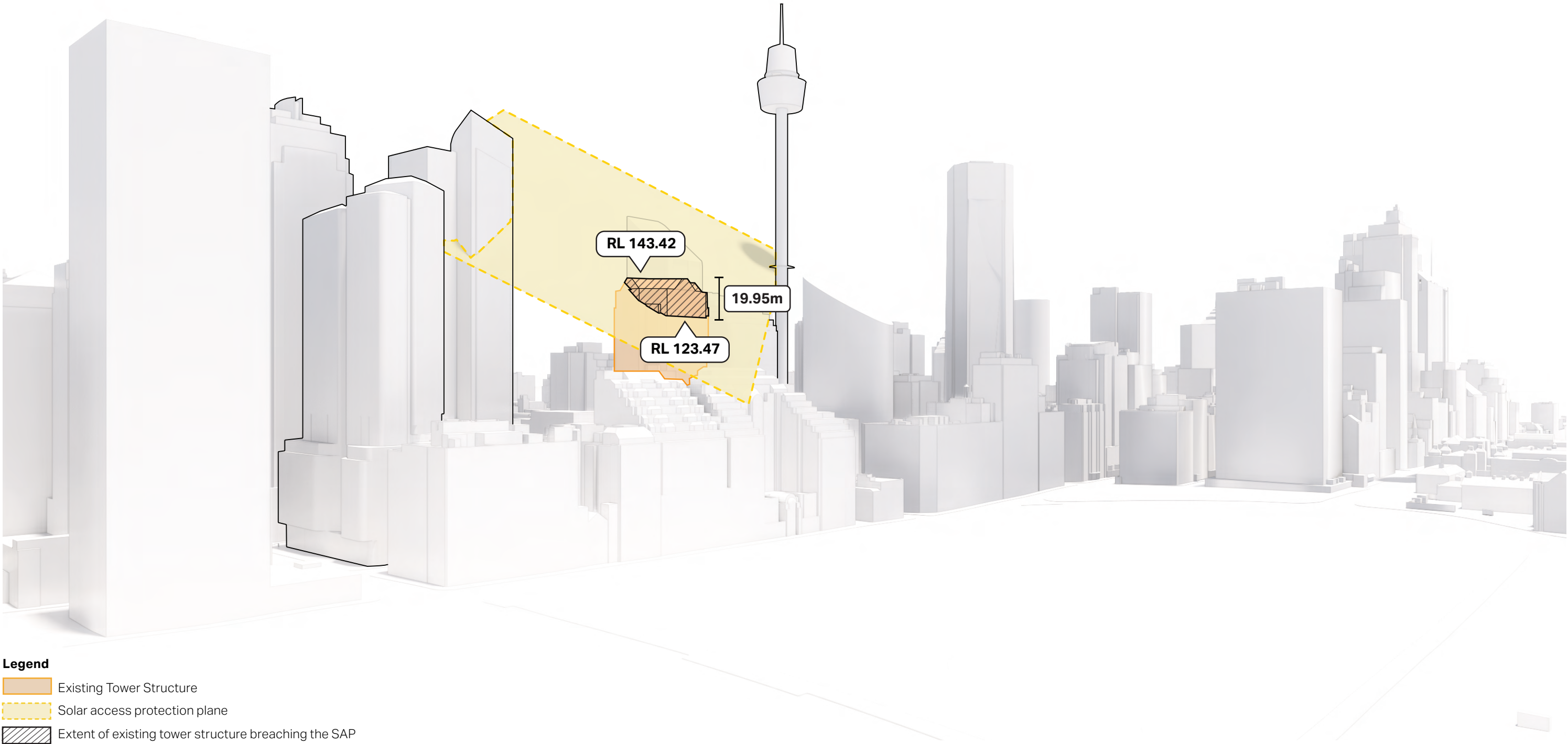


Source: City of Sydney DCP 2012, SAP map.

A.2.2 - OPPORTUNITY SITE

COMPLIANCE WITH REQUIREMENTS

The proposed site qualifies as a Solar Access Opportunity Site as the existing significant breach is more than 15m in height.



A.2.2 - OPPORTUNITY SITE

OVERSHADOWING ASSOCIATED WITH SAP BREACH

The following shadow diagrams demonstrate the extent of overshadowing to Hyde Park associated with the SAP breach, and the potential reduction afforded by adhering to the control.



June 21st winter solstice, 1:45 pm



June 21st winter solstice, 2:00 pm



June 21st winter solstice, 2:15 pm



September 23rd, 2:30 pm



September 23rd, 2:45 pm



September 23rd, 3:00 pm

Legend
Existing Structure SAP Breach

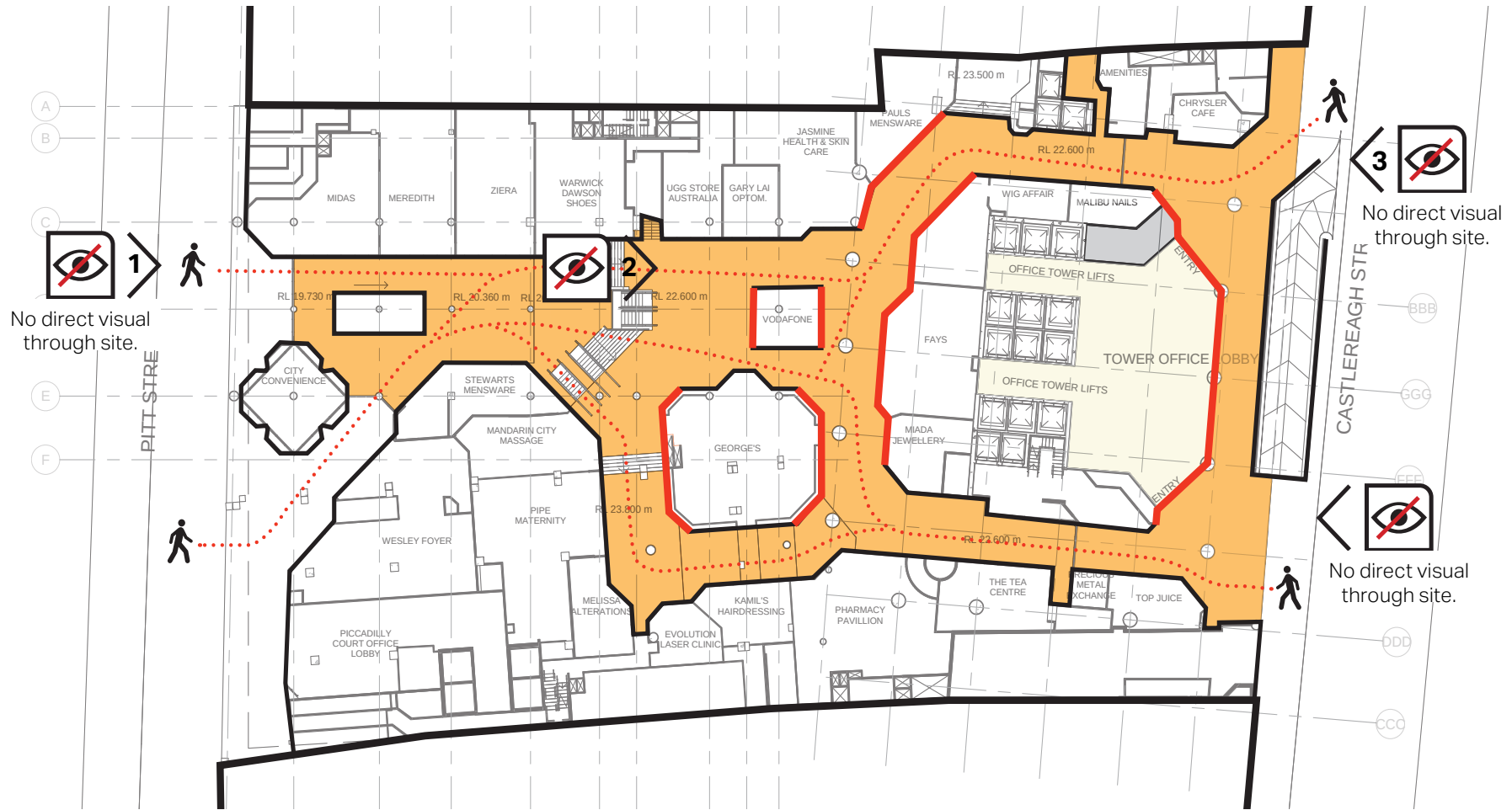
A.2.3 - THROUGH SITE LINK

EXISTING THROUGH SITE LINK

There is an existing through site link passing through the development site. However, this does not meet the DCP's requirements for natural light nor having clear line of sight between Pitt and Castlereagh Street. Furthermore, the current TSL is not universally accessible as level changes are addressed by stairs and escalators.

Opportunity Site

The potential to improve the quality of the TSL, particularly the configuration of pedestrian access and movement in and around the site presents opportunities for additional floor space under the LEP.



Existing ground floor plan showing through site link.

- Legend**
- Visual blockage
 - Pedestrian circulation route
 - Through site link circulation



Existing view 1 - Entry to TSL from Pitt Street.



Existing view 2 - TSL towards Castlereagh Street.



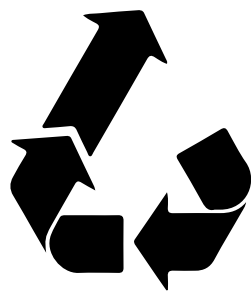
Existing view 3 - Entry to TSL from Castlereagh Street.

CHAPTER 3

SITE SPECIFIC RESPONSE AND KEY DRIVERS

A.3.0 - SITE SPECIFIC RESPONSE AND DRIVERS

KEY PROJECT DRIVERS



ALLOW FOR UPCYCLING

The proposal should:

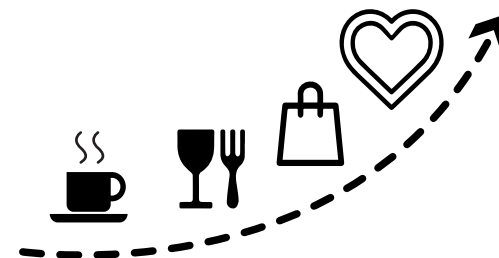
- Allow for the retention and upcycling of components of the existing structure to minimise carbon emissions



RESPOND TO NEIGHBOURING BUILDINGS

The proposal should:

- Respond to neighbouring buildings, in particular, the buildings immediately north of the site, which impact and will be impacted by any proposed development
- Reinforce the character of the existing heritage streetscape



CREATING A VIBRANT GROUND PLANE

The proposal should:

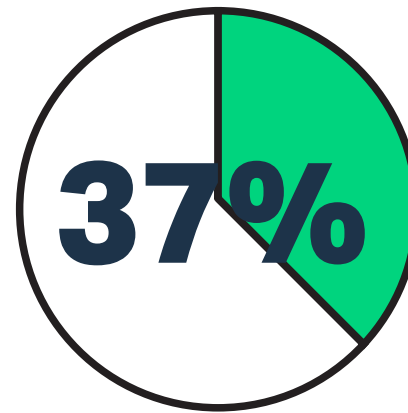
- Prioritise pedestrian movement and ensure universal access around and through the site
- Activate the streetscape

A.3.1 - RETENTION/UPCYCLING

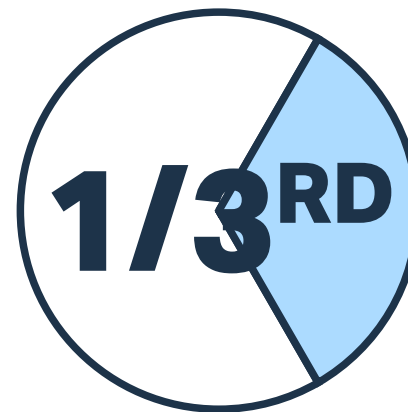
REDUCING UPFRONT EMBODIED CARBON

The real estate and construction industry is a major contributor to climate change, with the global industry responsible for 37% of energy related carbon dioxide emissions and a third of the world's waste. As one of the world's biggest economic ecosystems, the construction industry has a significant opportunity to lead the change required to achieve global sustainability goals to reach net zero.

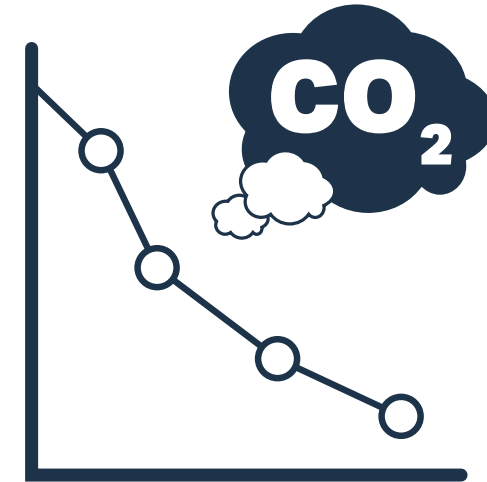
Ahead of global targets, the City of Sydney has committed to achieving net zero emissions by 2035. While the focus, both at a state and city level, has been on the reduction of operational emissions thus far, there is becoming an increased awareness to the significance of embodied carbon to the equation, as modelling is projecting that embodied carbon will become the primary source of built environment emissions as building improvements and grid de-carbonisation continues.¹



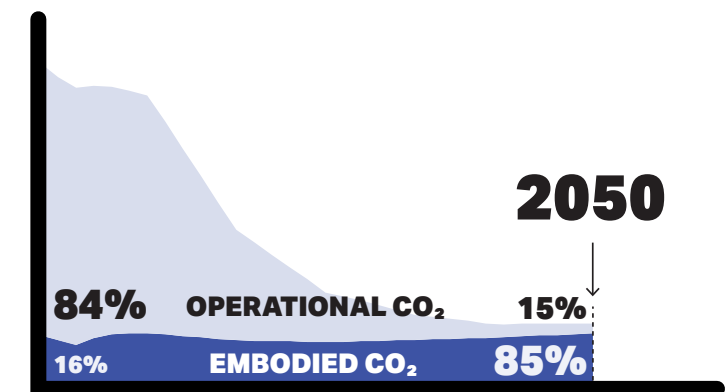
**ENERGY-RELATED CO₂
PRODUCED BY CONSTRUCTION**



**GLOBAL WASTE PRODUCED
BY CONSTRUCTION**



NET ZERO EMISSIONS

**BUILDING CO₂
EMISSIONS**

**PRIORITISING EMBODIED CARBON REDUCTION
TO REACH NET ZERO²**

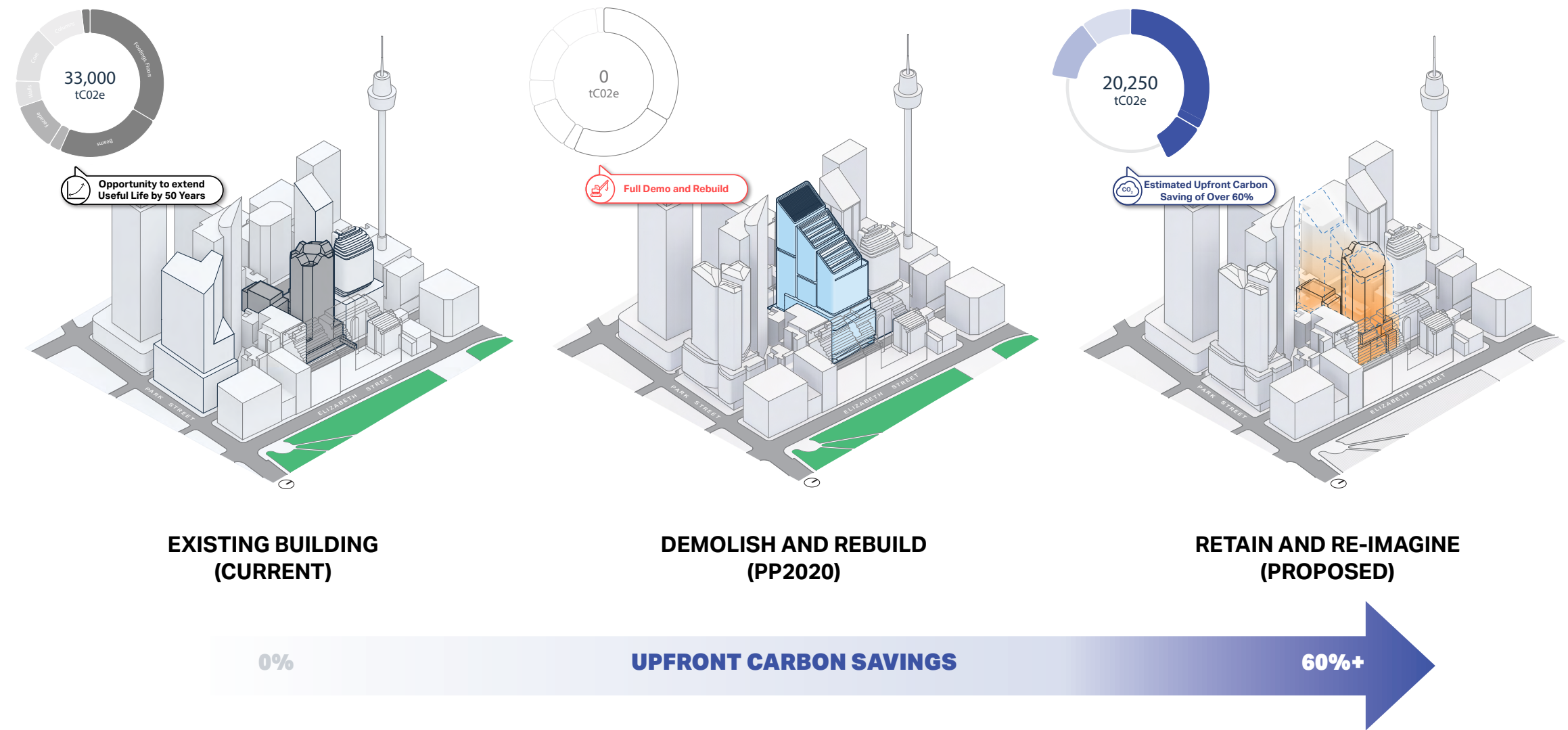
¹ UK Net Zero Whole Life Carbon Roadmap for the Built Environment

² Embodied Carbon and Embodied Energy in Australia's Buildings

A.3.1 - RETENTION/ UPCYCLING

UPCYCLING THE EXISTING TOWER

Stockland is genuinely ESG led, and is committed to being a leader in sustainability. The upcycling of the existing building, which could retain a majority of it's estimated 33,000+ tonnes of embodied carbon, presents an opportunity to go beyond the typical Green Star and GBCA initiatives, and breathe new life into a building for another 50 years.



A.3.1 - RETENTION/UPCYCLING

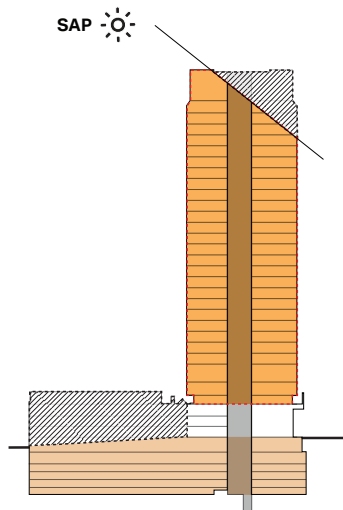
THE EXISTING STRUCTURE

Stockland, together with 3XN/GXN, explored a number of upcycling strategies to assess the extent of structure to retain.

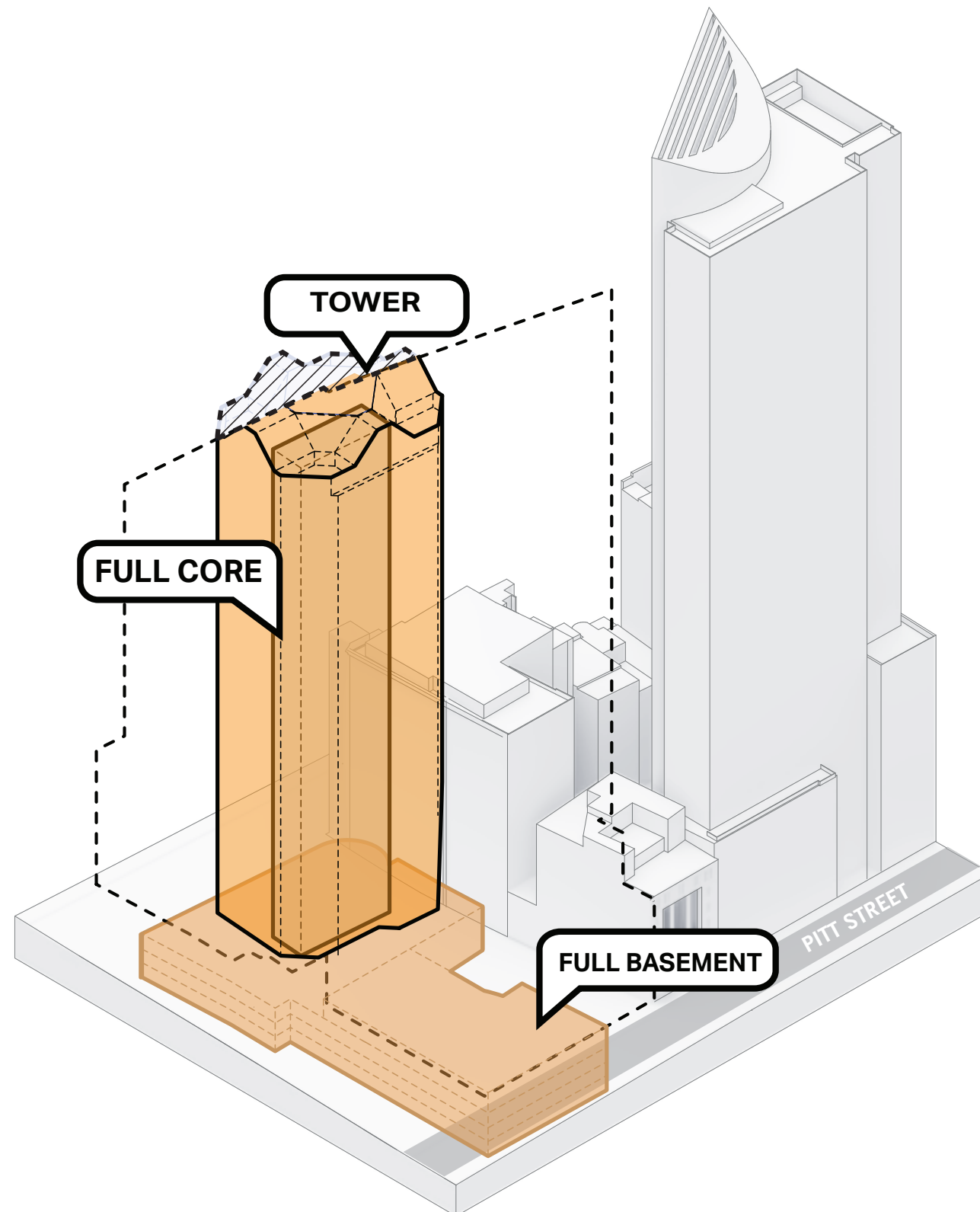
Aside from the removal of existing structure breaching the Hyde Park SAP, major components of the tower and basement structure are proposed to be retained, presenting significant savings of up to around 20,250+ tonnes of embodied carbon, whilst ensuring a PCA Premium Grade Office tower could be delivered.

Legend

- Retained: Tower structure
- Retained: Basement structure



Key Legend.



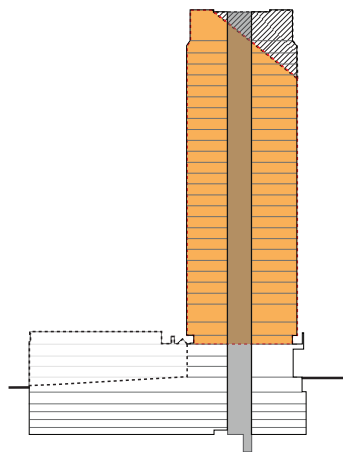
Proposed elements for retention.

A.3.1 - RETENTION/UPCYCLING

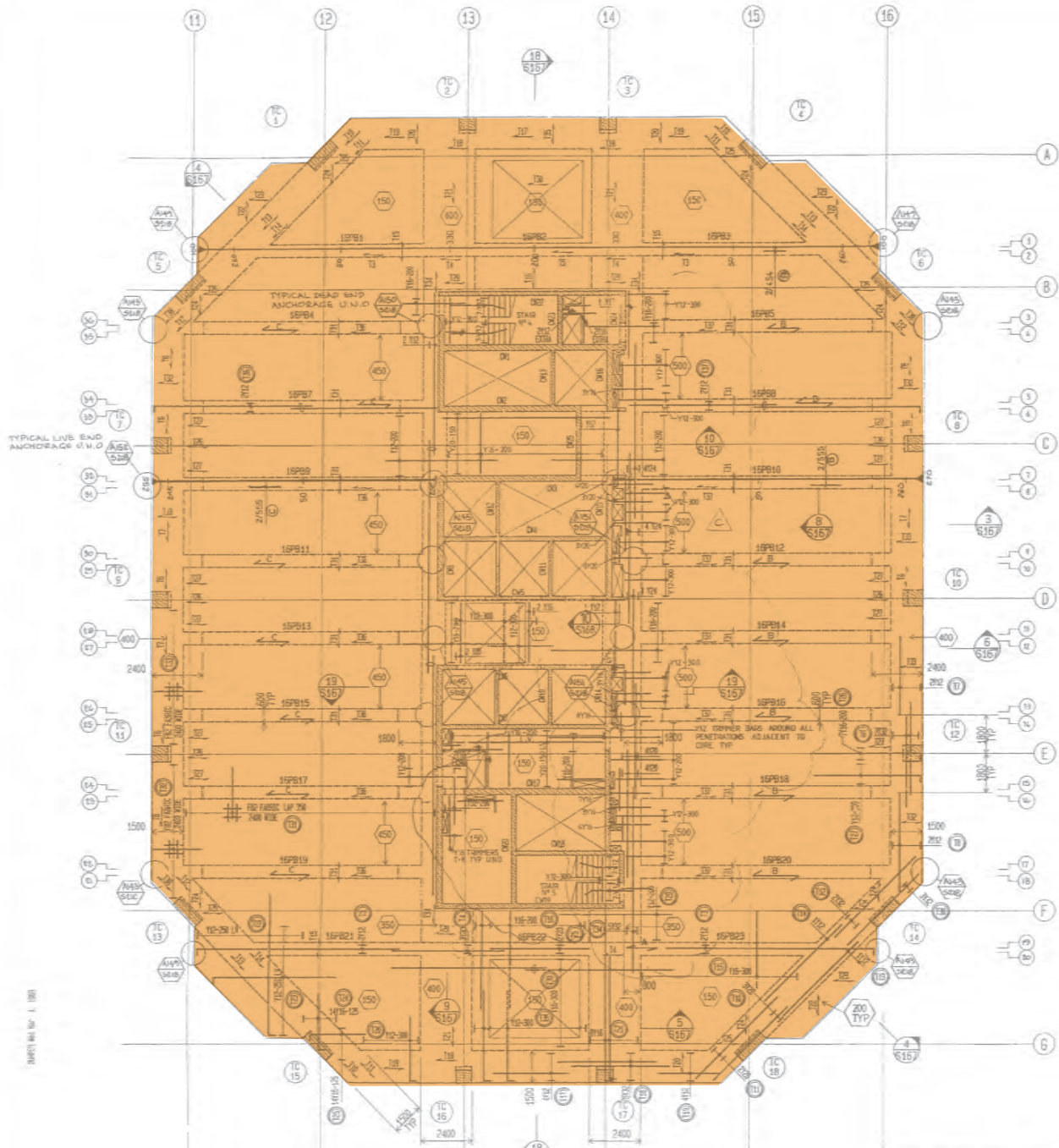
RETENTION OF THE EXISTING TOWER

The feasibility for retention and reuse of the existing structure has been assessed by Arup. With the exception of the required demolition to the top of the tower, the intent is to retain the floor plates, core and columns of the existing tower.

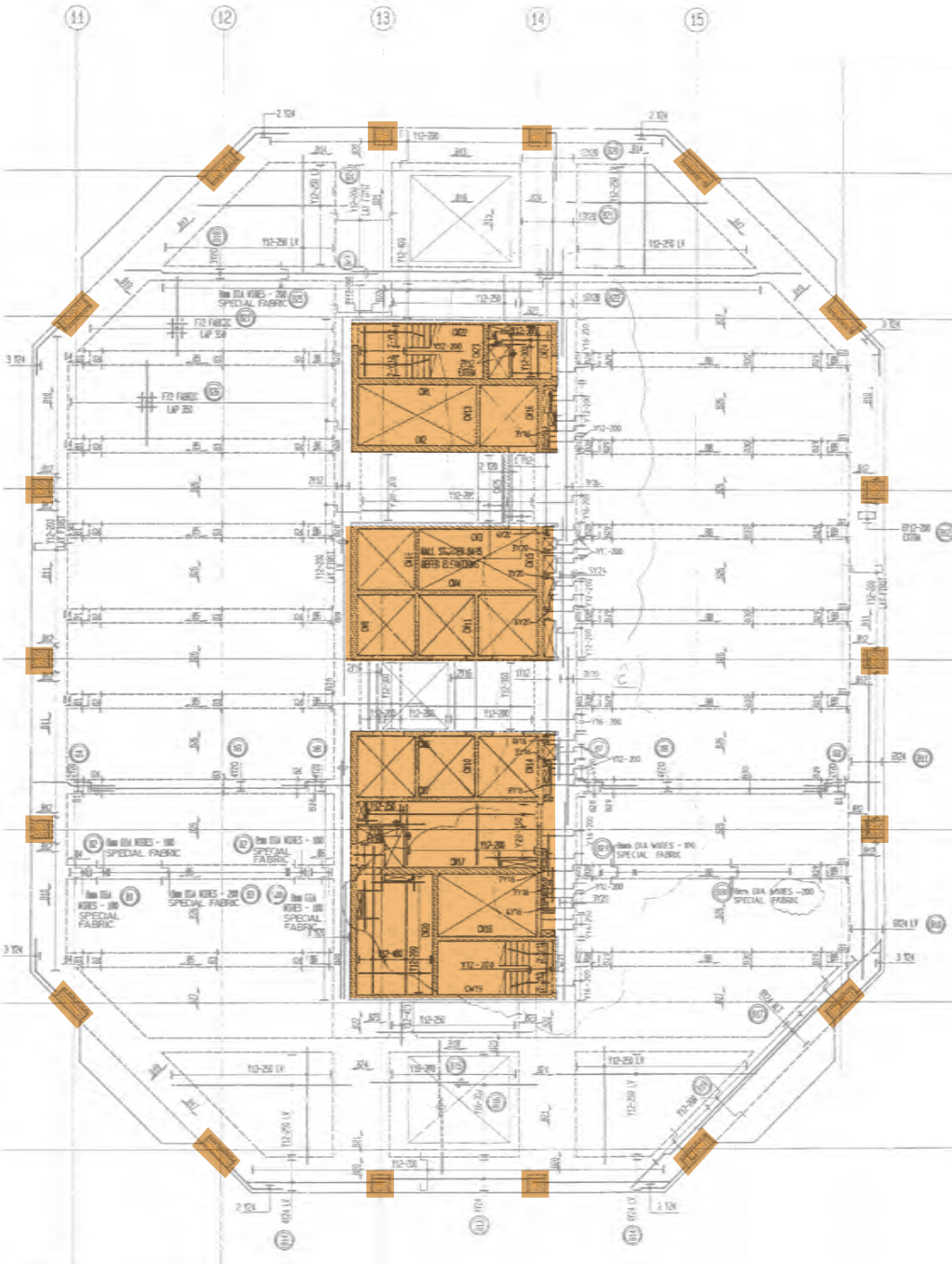
Legend
Retained: Tower structure



Key Legend.



Retention of existing floor plate



Retention of existing column and core

A.3.1 - RETENTION/UPCYCLING

RETAINING THE BASEMENT AND THE UPPER GROUND SLAB

The existing basement currently accommodates parking, building services, and essential spaces used by Wesley Mission, a non-profit Christian organisation that operates a range of community services on site.

Retaining the basement and ground floor slab not only contributes to embodied carbon savings, but also presents opportunities to retain/reuse critical services, and existing areas associated with Wesley Mission.

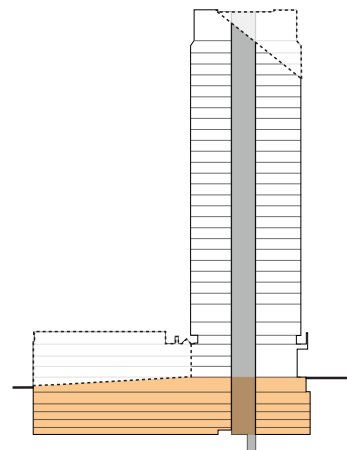
This retention also provides opportunities for staging the development, if required, by allowing key services and functions to continue operating throughout the construction process.

Legend

Wesley Mission existing areas

Existing critical services

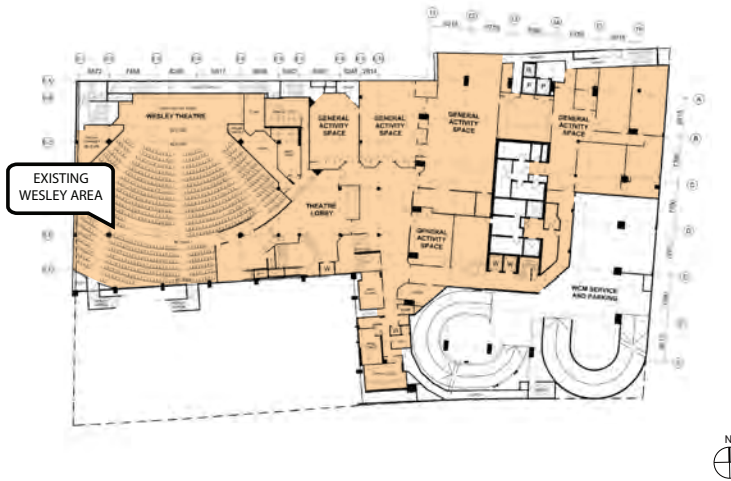
Existing loading dock



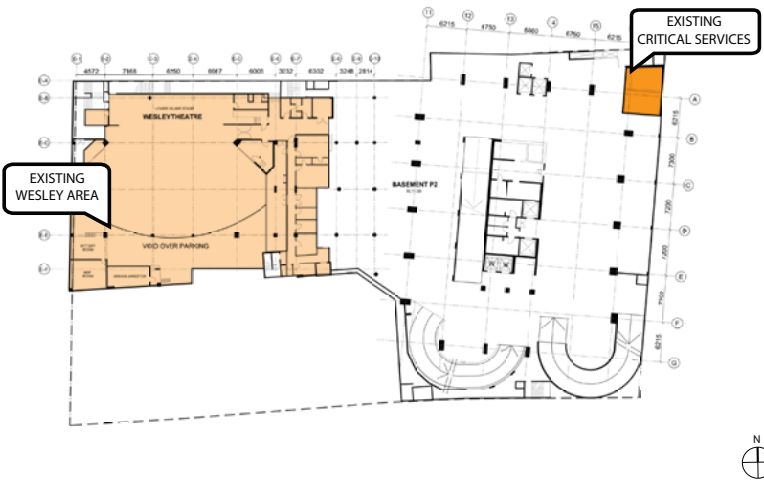
Key Legend.



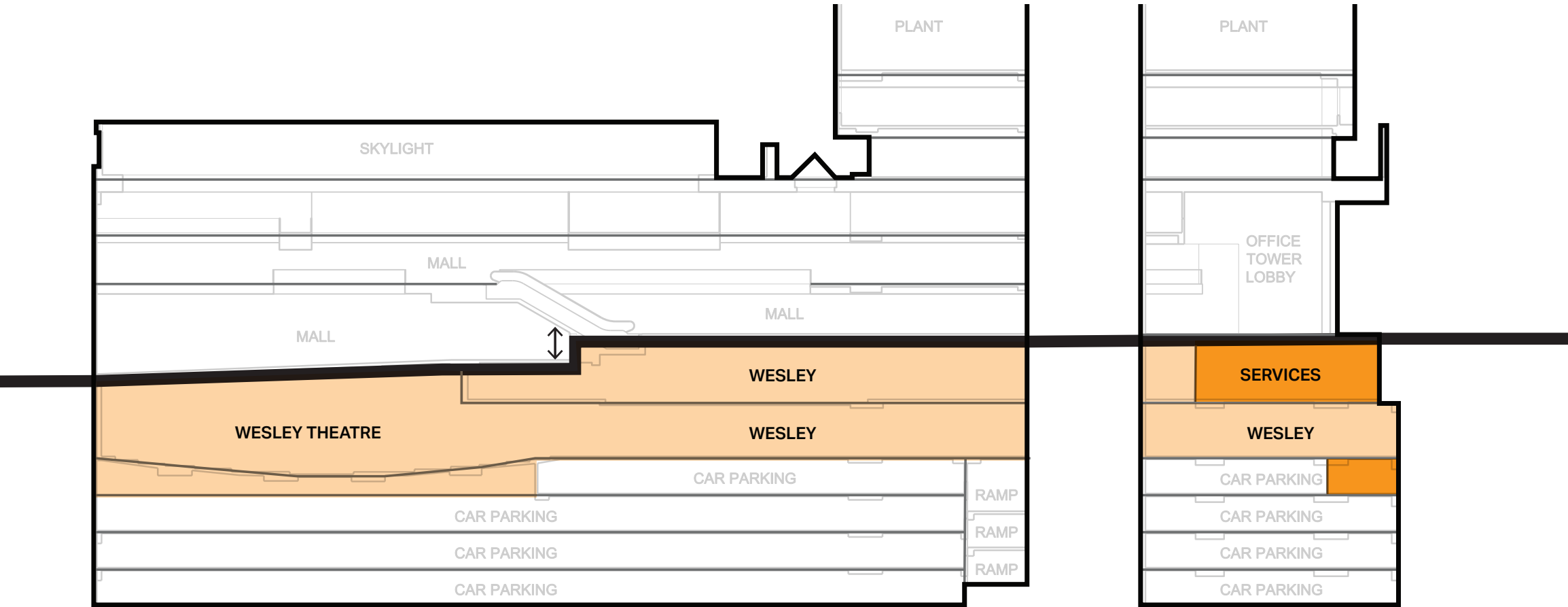
Level S - Existing floor plan



Level P1 - Existing floor plan



Level P2 - Existing floor plan



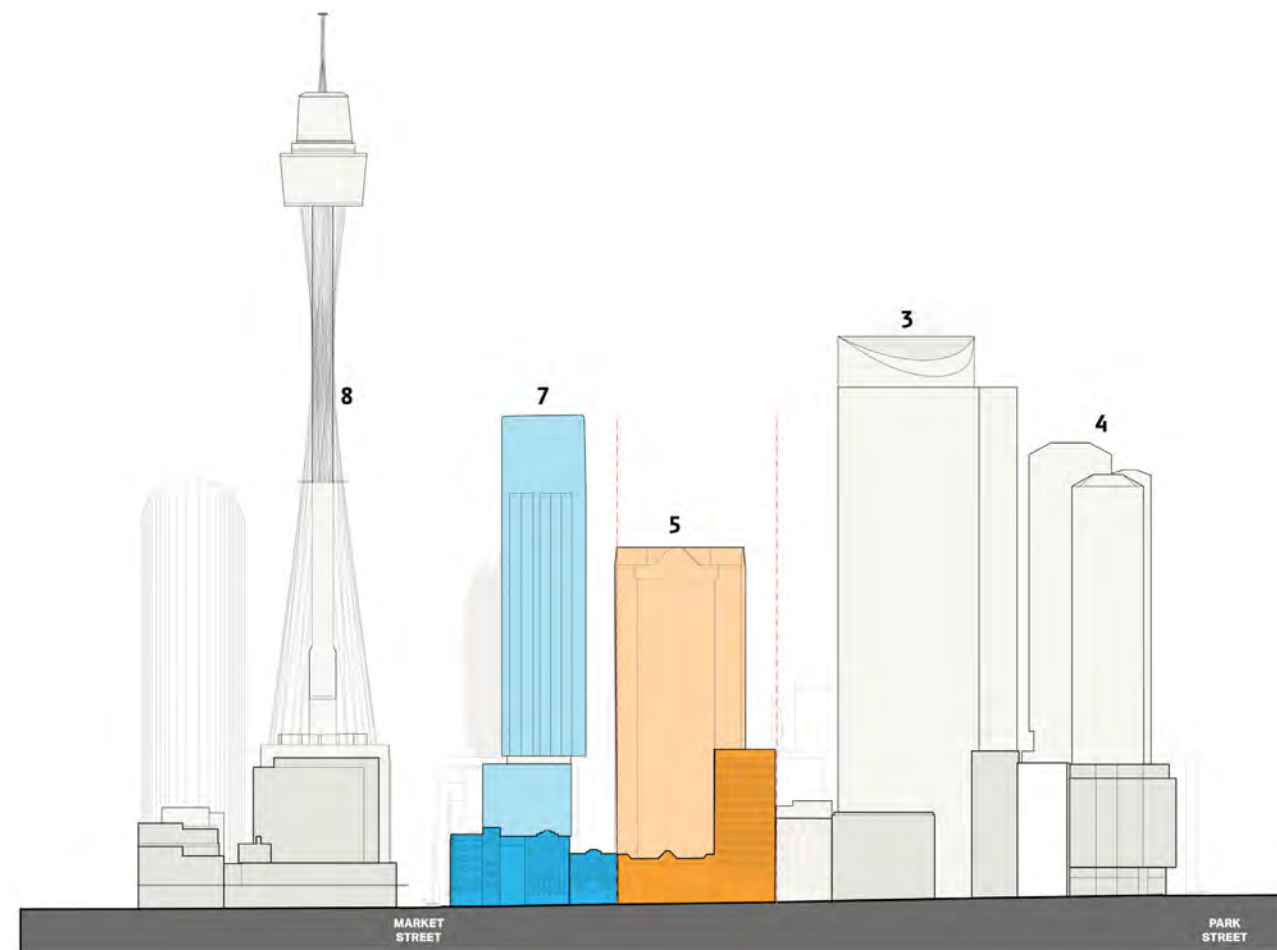
Basement section - existing Wesley and Critical Building Services

A.3.2 - NEIGHBOURING BUILDINGS

NORTHERN BUILDINGS

The sites directly north of the proposed site, on both Pitt and Castlereagh Street, are being developed with significant residential components.

An assessment of these developments has been undertaken to ensure the proposed development responds to, and does not unreasonably impede on, the amenity of these developments.



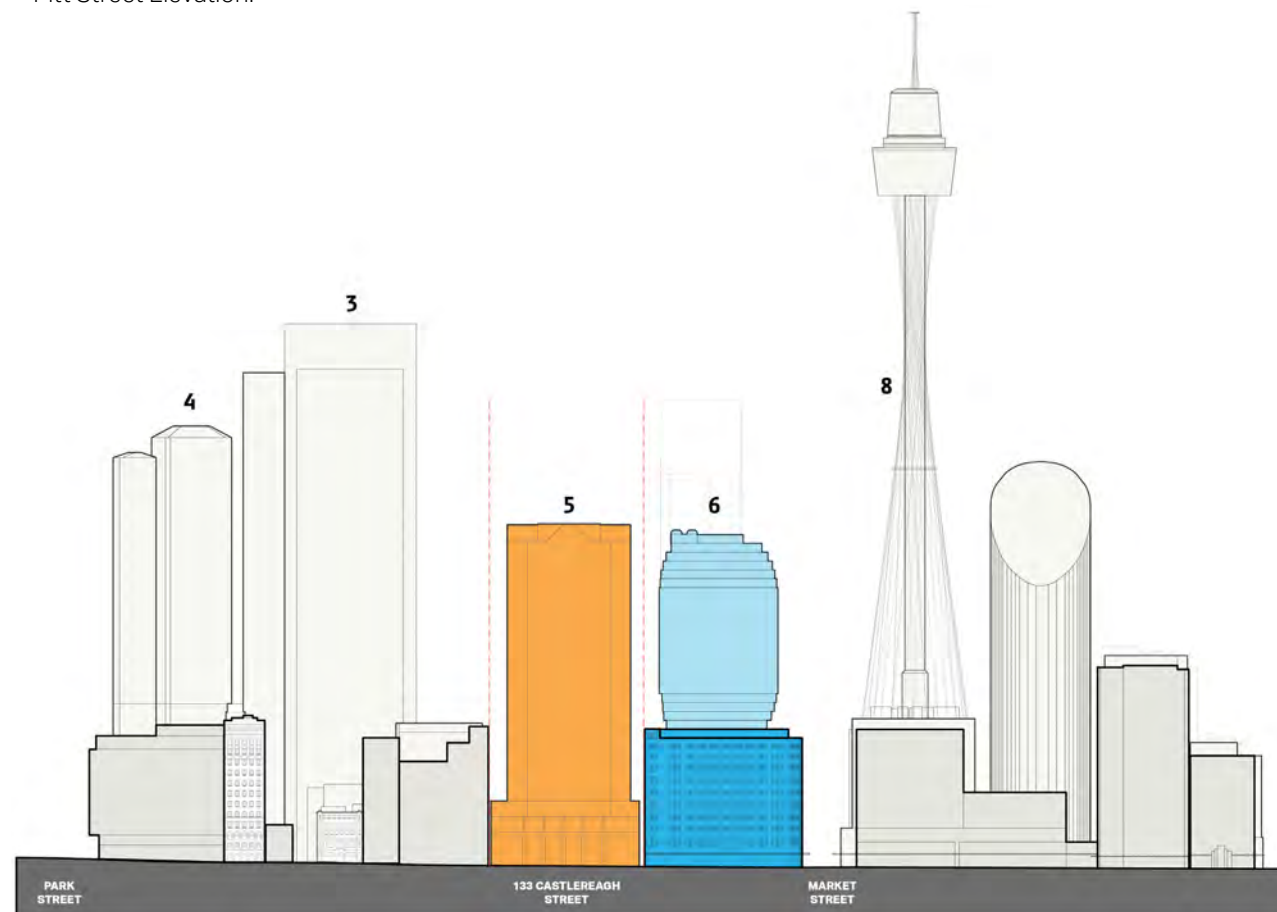
Pitt Street Elevation.

TOWER CONTEXT

1. Citigroup Centre
2. Hilton Sydney
3. ANZ Bank Centre / 242 Pitt Street
4. PSN OSD / 252 Pitt Street
5. Piccadilly Stockland Complex
6. David Jones/ 65-77 Market Street
7. City Tattersalls Club/ 194 Pitt Street
8. Sydney Tower Eye

Legend

- Proposed site
- Commercial / Retail
- Residential / Accommodation



Castlereagh Street Elevation.

A.3.2 - NEIGHBOURING BUILDINGS

CITY TATTERSALLS CLUB REDEVELOPMENT

The City Tattersalls redevelopment at 196–204 Pitt Street, directly north of the Piccadilly site, features a mixed-use tower with hotel and residential components, set above a podium that incorporates several heritage sites.

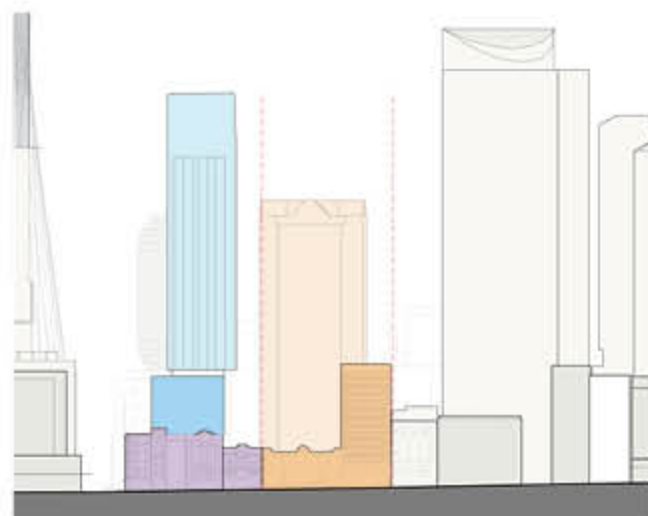
At 202-204 Pitt Street, the former Tattersalls Club has been significantly reconstructed, with the roof lanterns above the Administration and Billiard rooms restored.

To enhance visual privacy and protect the amenity of the development, increased setbacks will help reduce the impact on the sky view through the heritage lanterns.

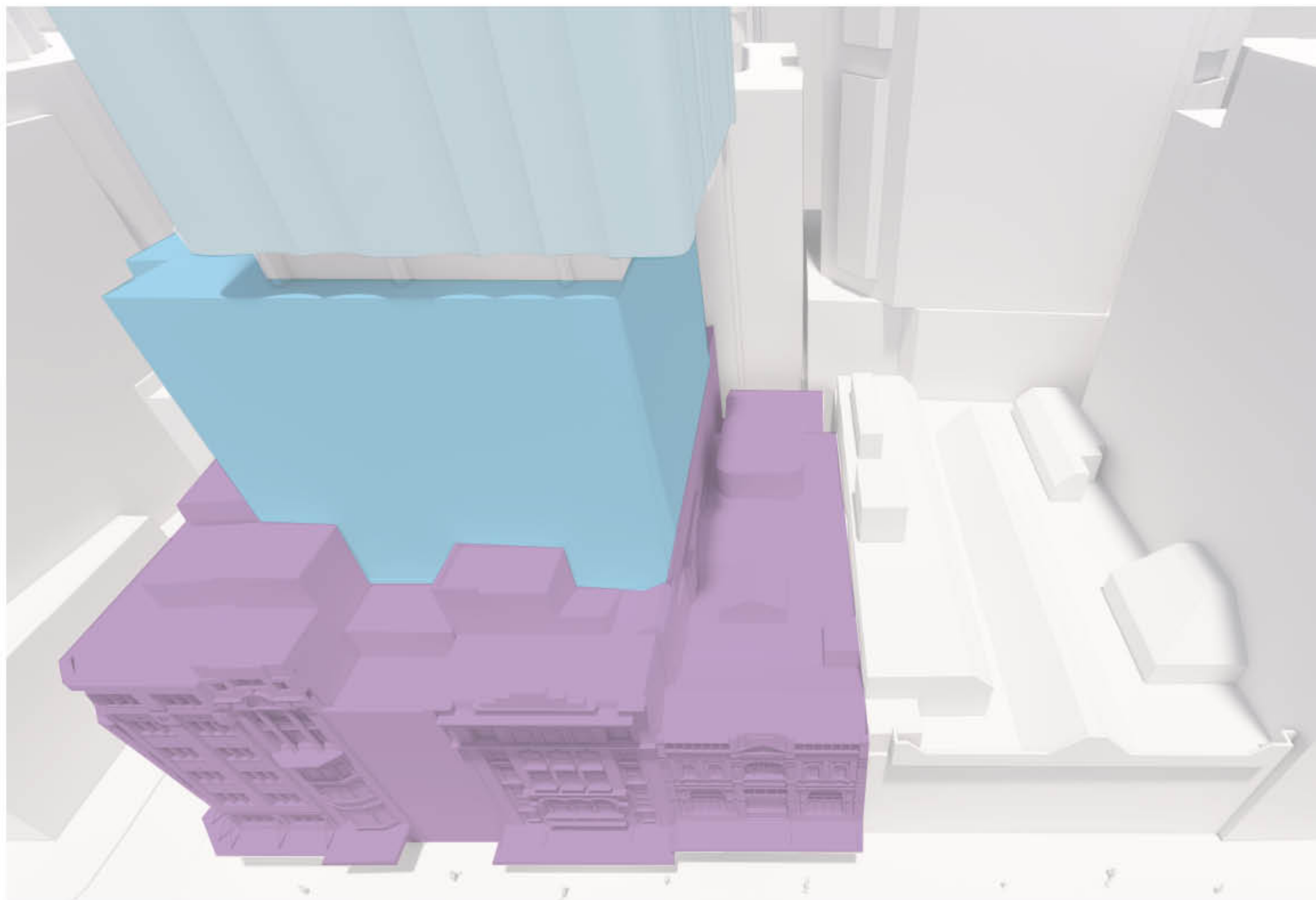
Architect:
FJC Studio and BVN Architecture
Reference Document:
'City Tattersalls Club Architectural Design Report for the
Stage 2 Development Application'

Legend

- Club
- Hotel
- Residential



Pitt Street Elevation.



A.3.2 - NEIGHBOURING BUILDINGS

CITY TATTERSALLS CLUB REDEVELOPMENT SOUTHERN FACADE ANALYSIS

The southern facade of the City Tattersalls development overlooks the proposed site and includes both hotel and residential components.

Hotel Floors:

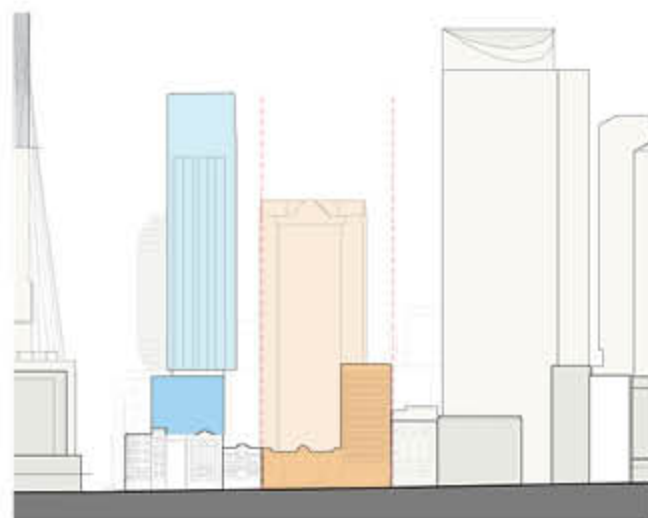
The hotel, extending up to approximately RL68.5 (about 50m from the street), features a solid facade with narrow glazing slots that provide natural light to the lift lobby. At the eastern and western ends of the floor plate, the corner hotel rooms have a limited extent of glazing facing the southern facade, though these do not serve as the primary outlook for the rooms.

Residential Floors:

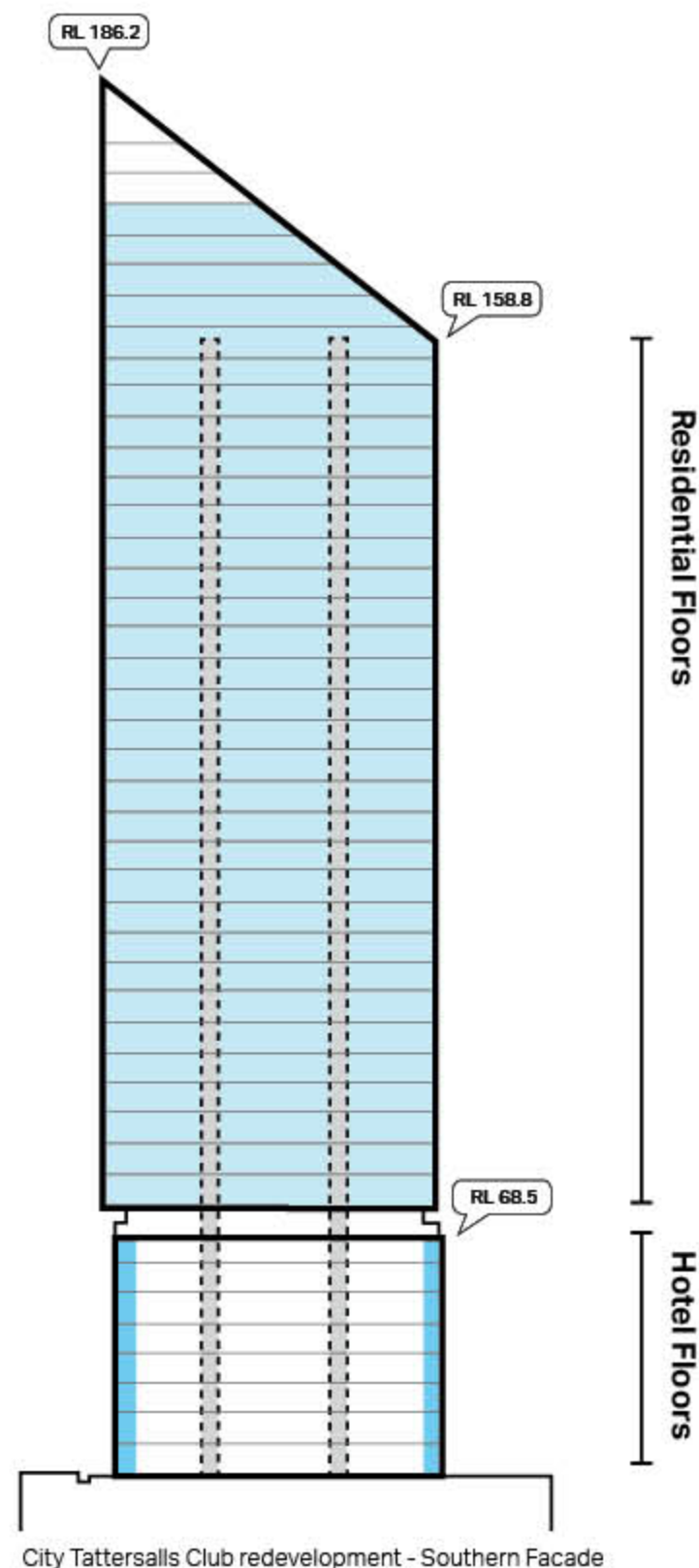
Above the hotel, the residential apartments on the southern facade are oriented south, with a setback of less than 12m from the site boundary.

Legend

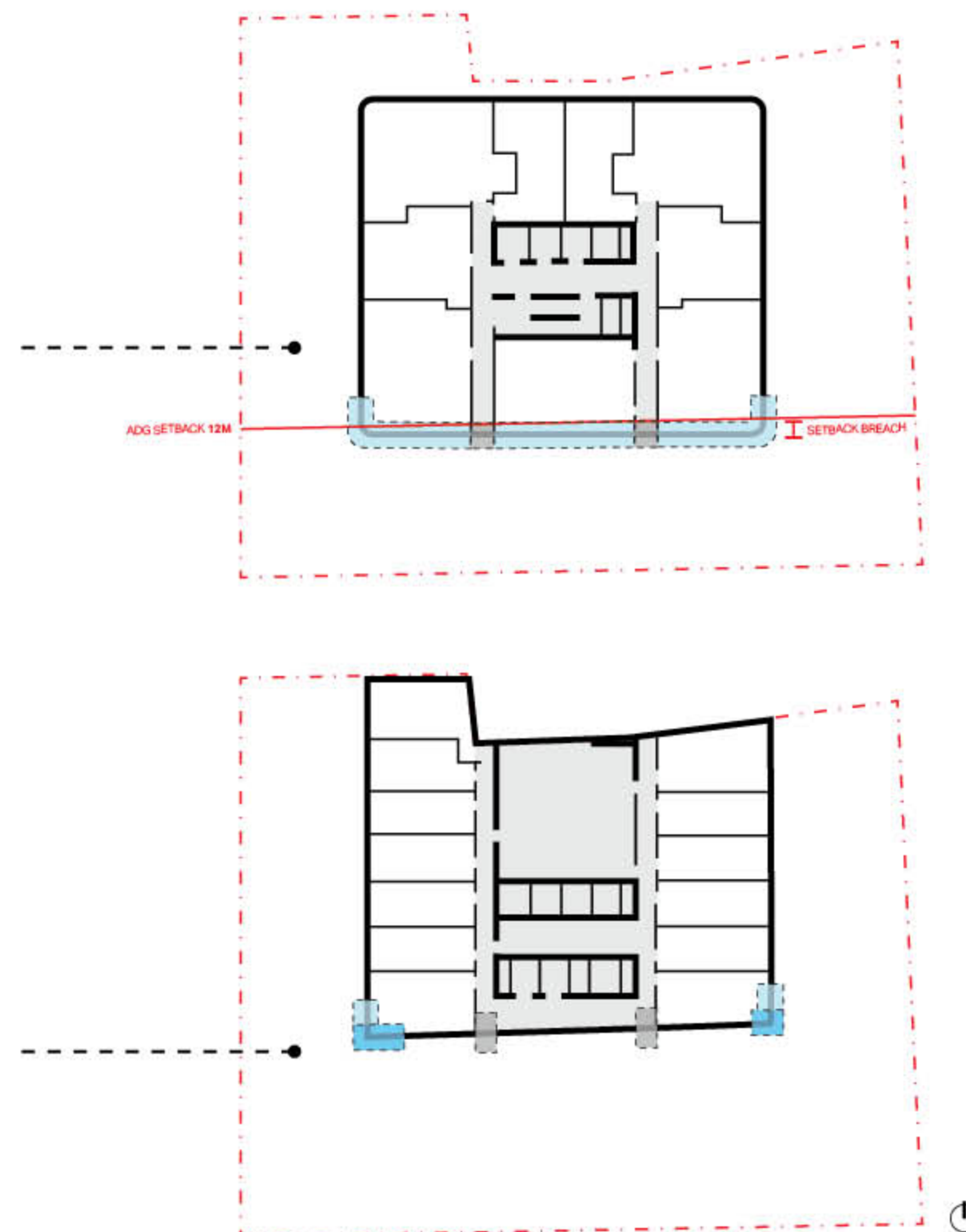
- Primary outlook glazing
- Secondary outlook glazing
- Lift lobby void glazing



Pitt Street Elevation.



City Tattersalls Club redevelopment - Southern Facade



A.3.2 - NEIGHBOURING BUILDINGS

CITY TATTERSALLS CLUB REDEVELOPMENT PODIUM DETAIL

202 - 204 Pitt Street is the location of the former Tattersalls Club, and is the adjacent building to the Piccadilly site.

Built in 1891, and at three storeys high, the building sits below the typical 25m building frontage found on along Pitt Street.

A sensitive design response to this heritage item would involve careful mitigation of the interfacing massing to ensure the heritage structure remains prominent and unencumbered.



Pitt Street Elevation.



A.3.2 - NEIGHBOURING BUILDINGS

DAVID JONES REDEVELOPMENT

The David Jones redevelopment, located on 65 - 77 Market St, is directly north of the site on Castlereagh Street. It comprises of a 22 level residential development, built above a 10 storey heritage podium building, comprising of commercial and retail program, within the former David Jones Market Street building.

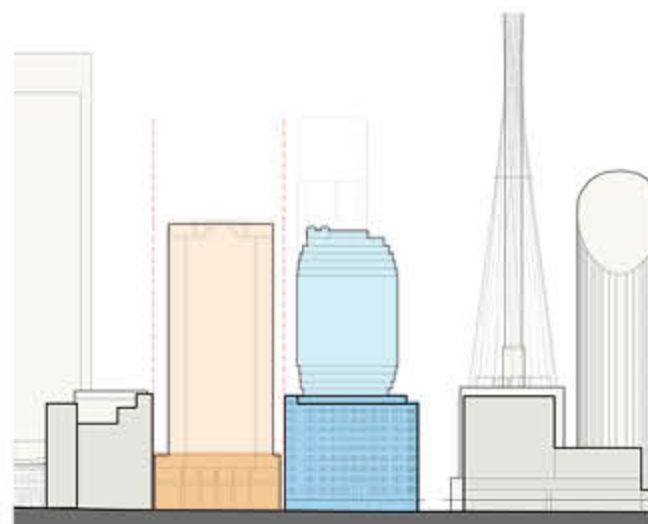
The building height and form is guided by the Hyde Park SAP, and features a terracing at the top of the tower.

The southern extent of the residential tower is noted to be 6m from the site boundary.

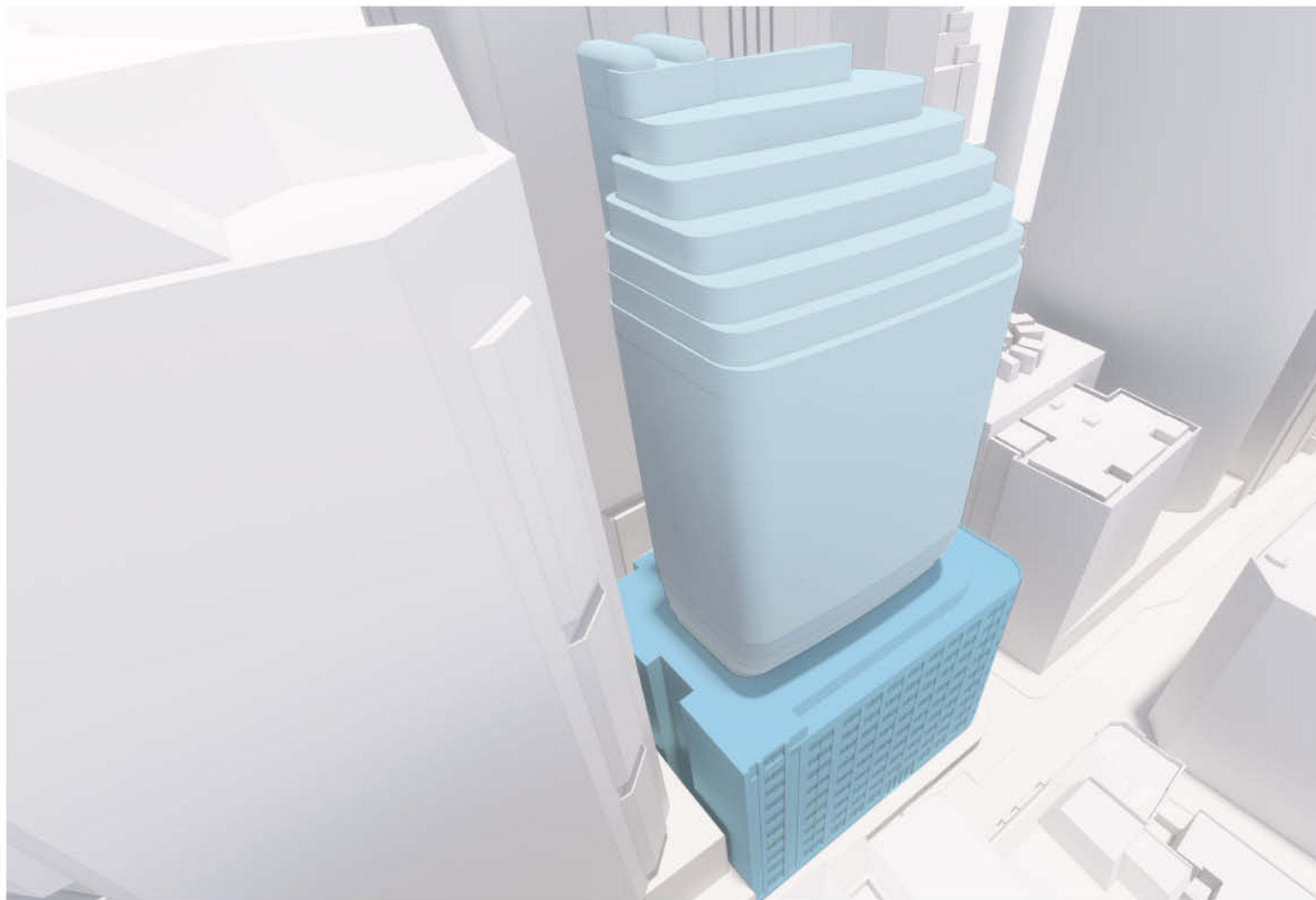
Architect:
FJC Studio
Reference Document:
'77 Market Street Stage 2 Design Report'

Legend

- Residential
- Commercial / Retail



Castlereagh Street Elevation.



A.3.2 - NEIGHBOURING BUILDINGS

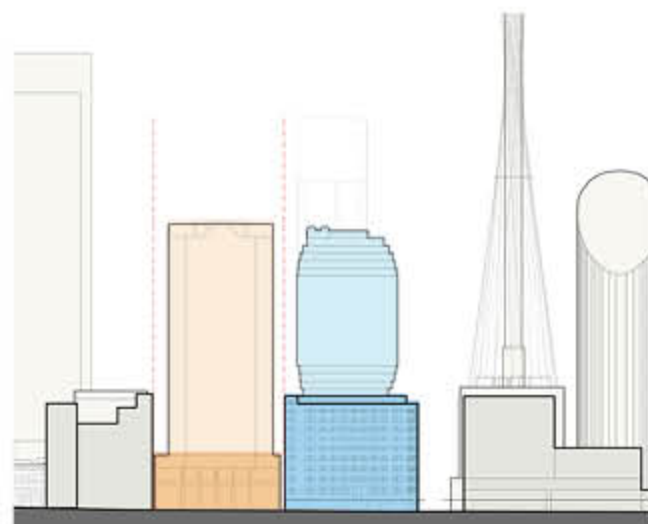
DAVID JONES REDEVELOPMENT SOUTHERN FACADE ANALYSIS

Per the approved Stage 1 drawings, the 6m setback of the residential envelope was based on a "non-principle windows or solid wall to southern elevation".

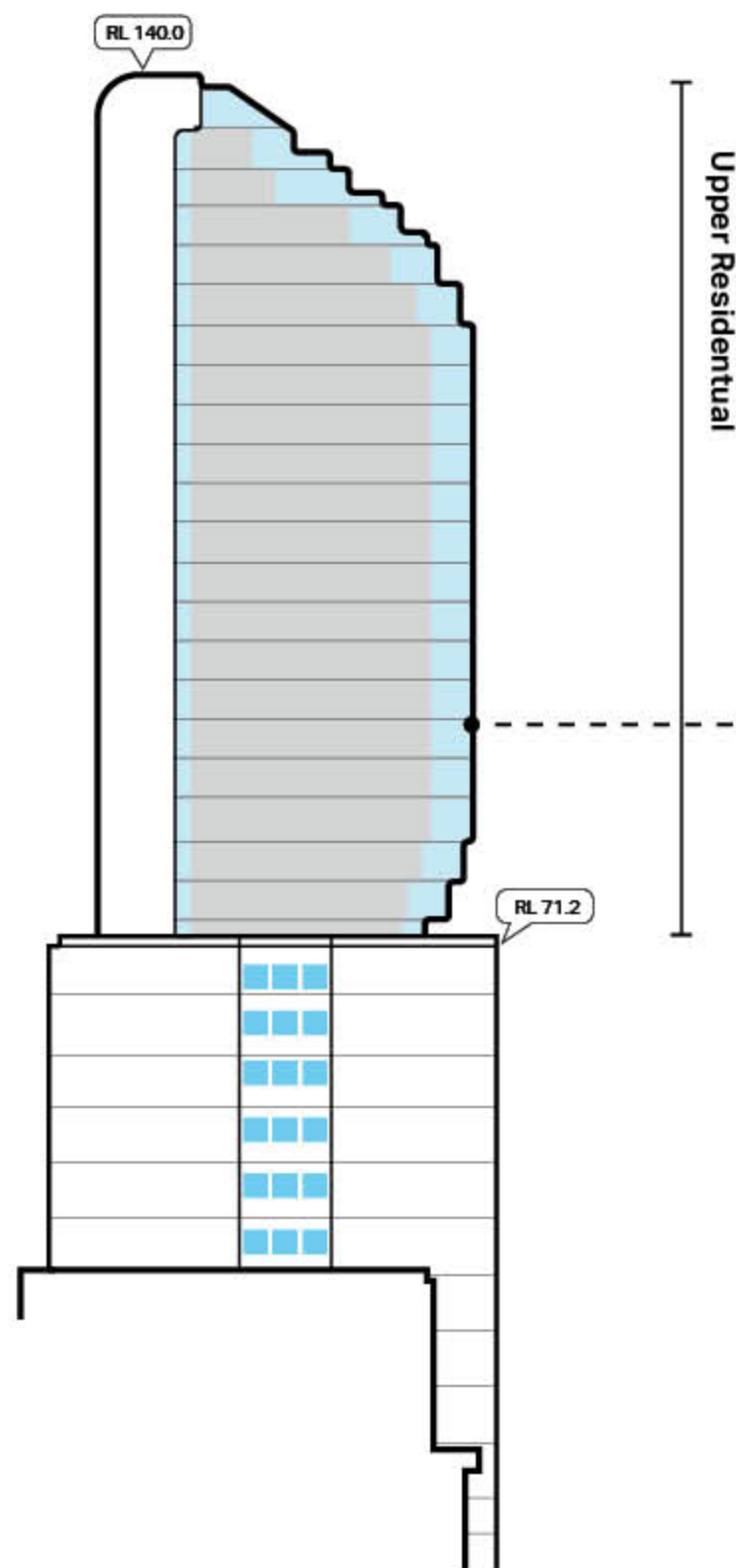
The developed design shows that a 600mm highlight window, provided at 2100 AFFL. The residents of the David Jones apartments would be aware that they have limited outlook to the south, with these windows only providing some reflective light, and understand that the primary outlook from their apartments will be to the east.

Legend

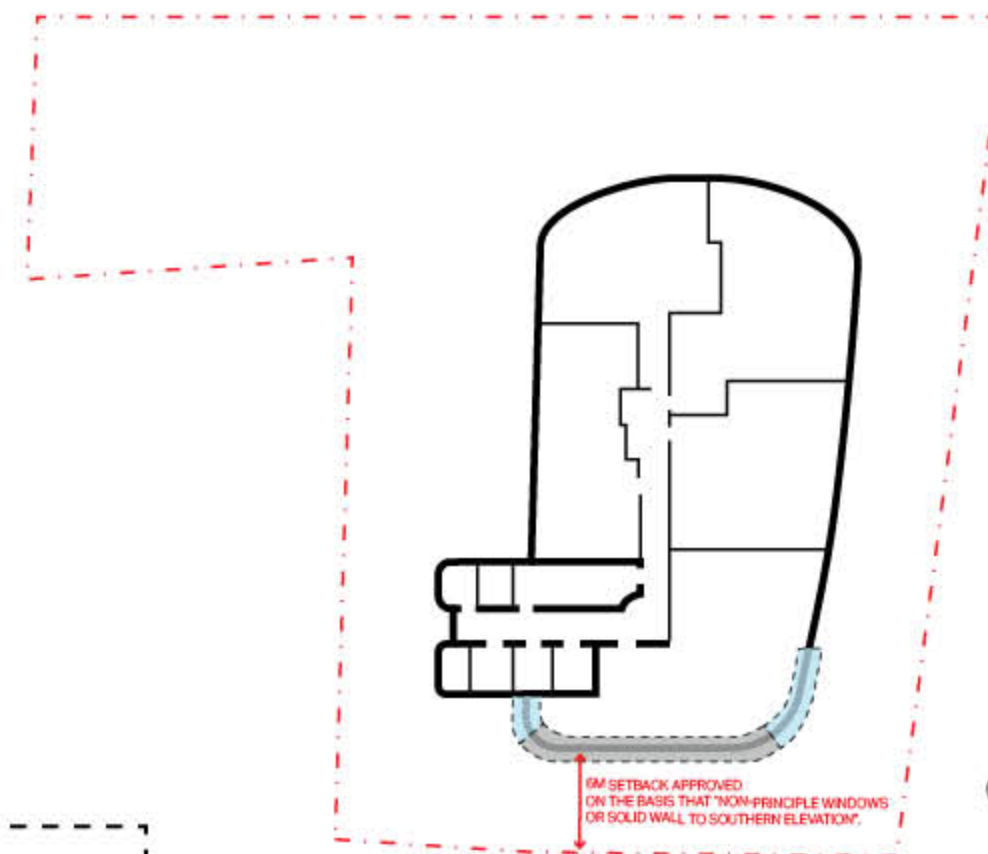
- Glazed
- Obstructed
- Solid



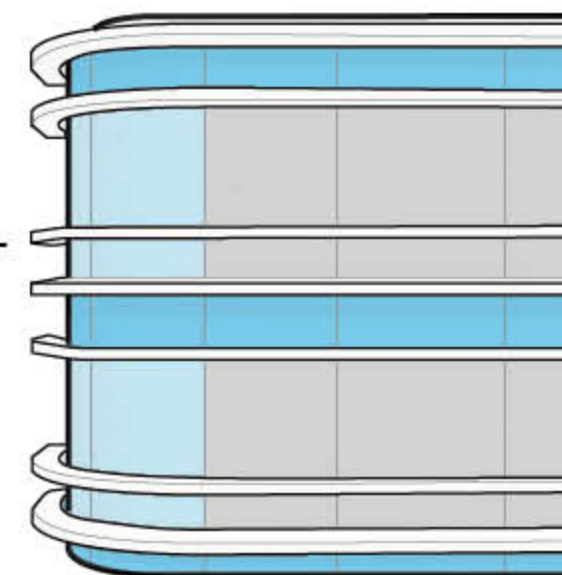
Castlereagh Street Elevation.



David Jones south elevation, highlighting facade types.



Residential plan, highlighting solid/obstructed southern facade.



Facade type FT05, used on southern facade.

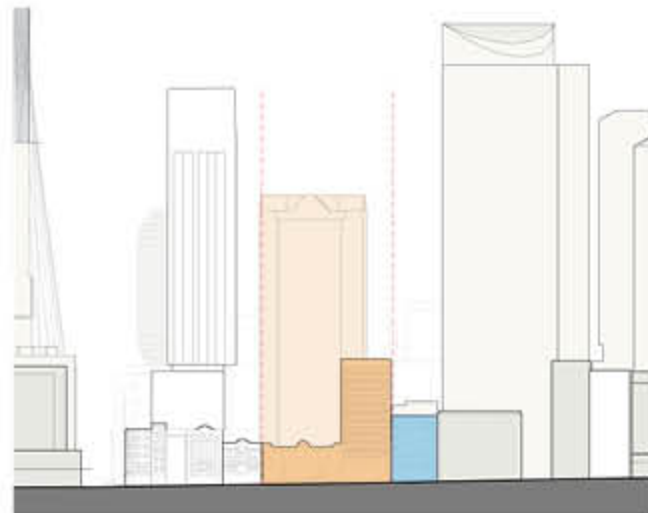
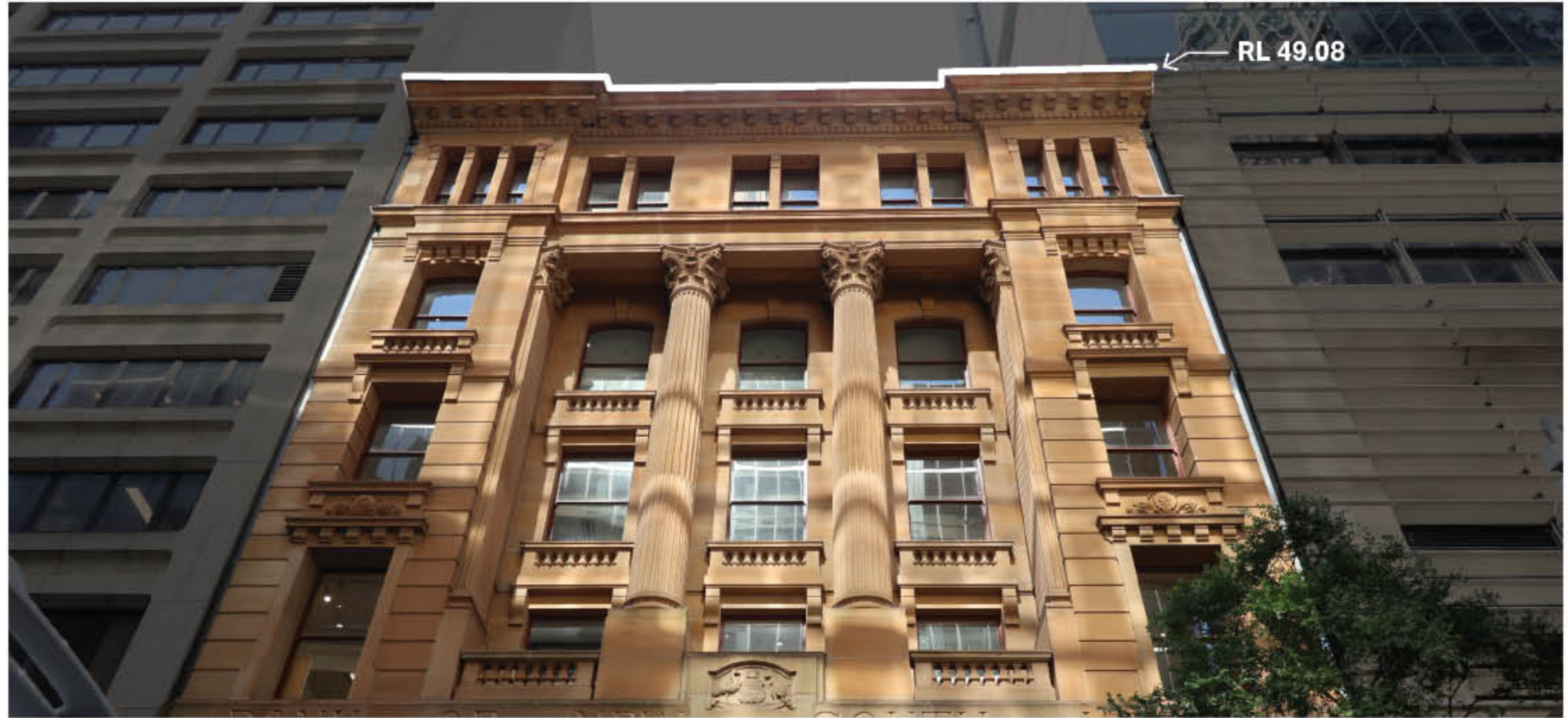
A.3.2 - NEIGHBOURING BUILDINGS

BANKING HOUSE

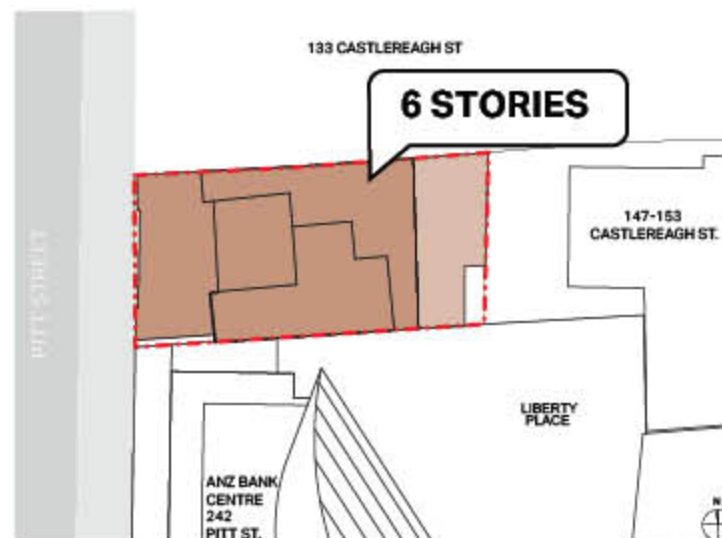
The former Banking House, at 228 Pitt Street, is a heritage building opened in 1912, developed by the Bank of New South Wales as a new premise for their Pitt Street Branch. The building is characterised by its Sandstone and Trachyte cladding.

The site is approximately 725m² in size. Being under 1000m², the site does not qualify for a site specific planning proposal, and under the LEP Clause 6.16, any building height would be limited to 55m.

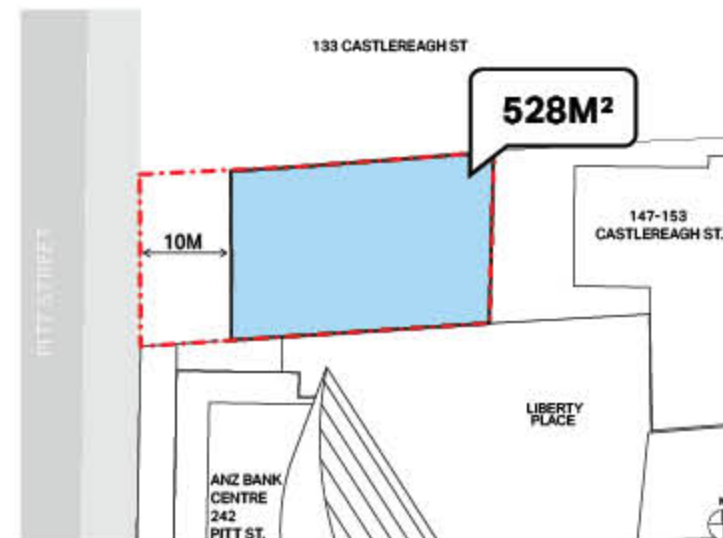
Based on these limitations, the development of this site is unlikely to provide a northern outlook, as the provision of any non-required setbacks would impact the commercial viability of this development.



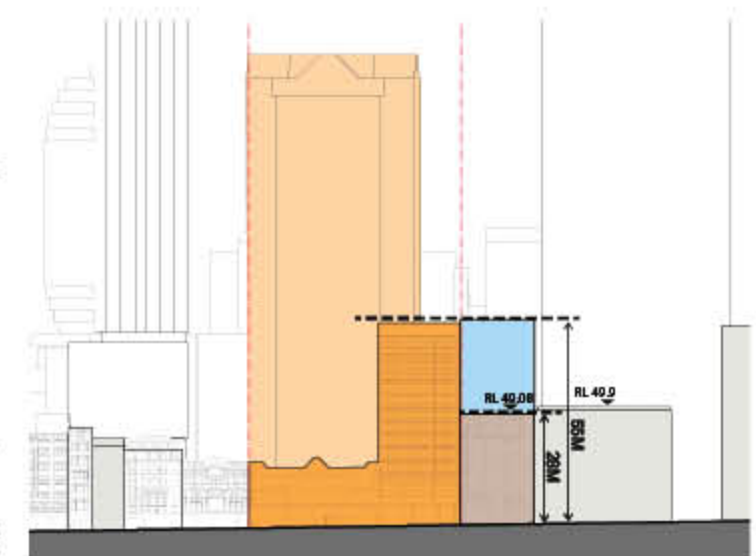
Pitt Street Elevation.



Existing Heritage Building



Potential Development Above Heritage



Relationship of Maximum Height Restriction in Context

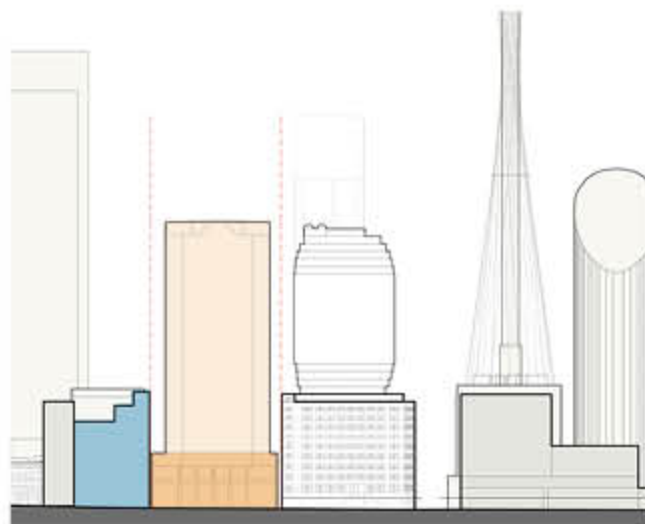
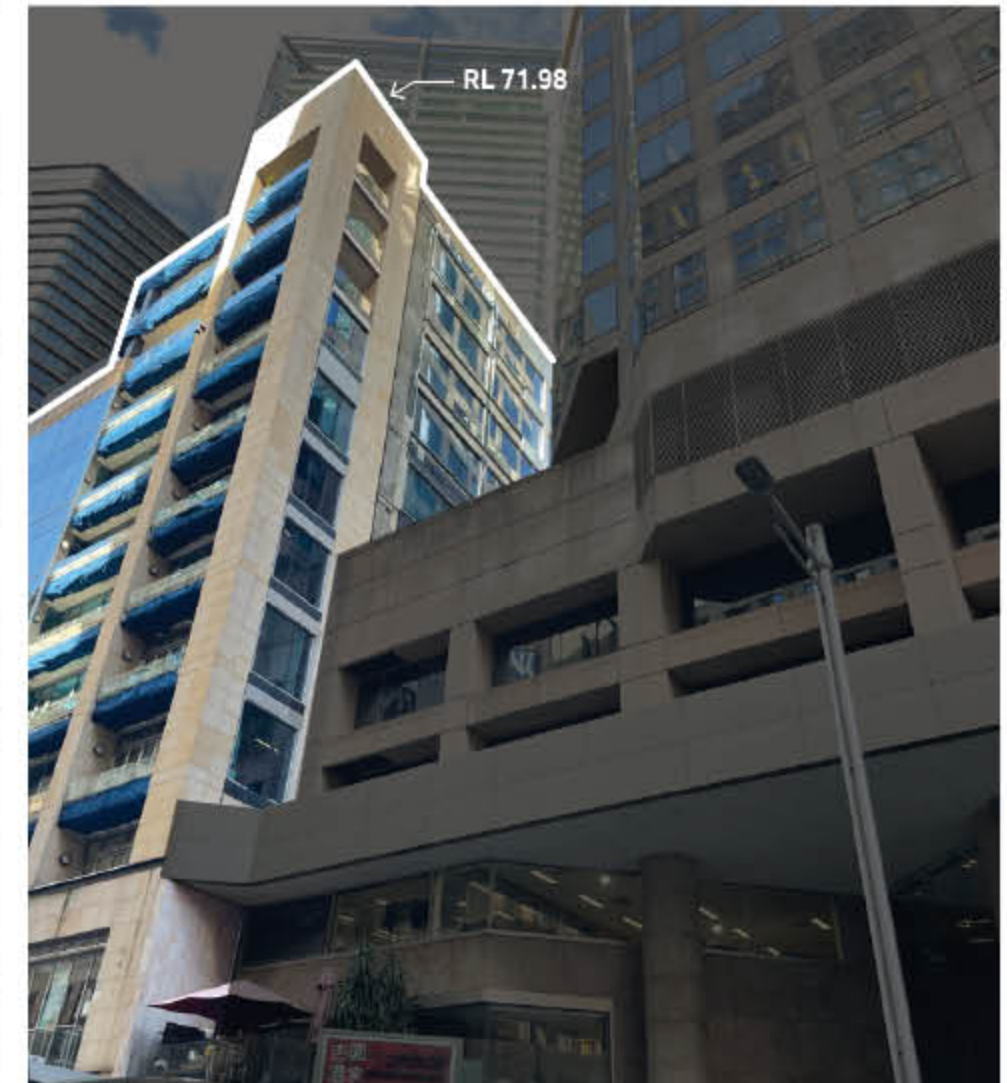
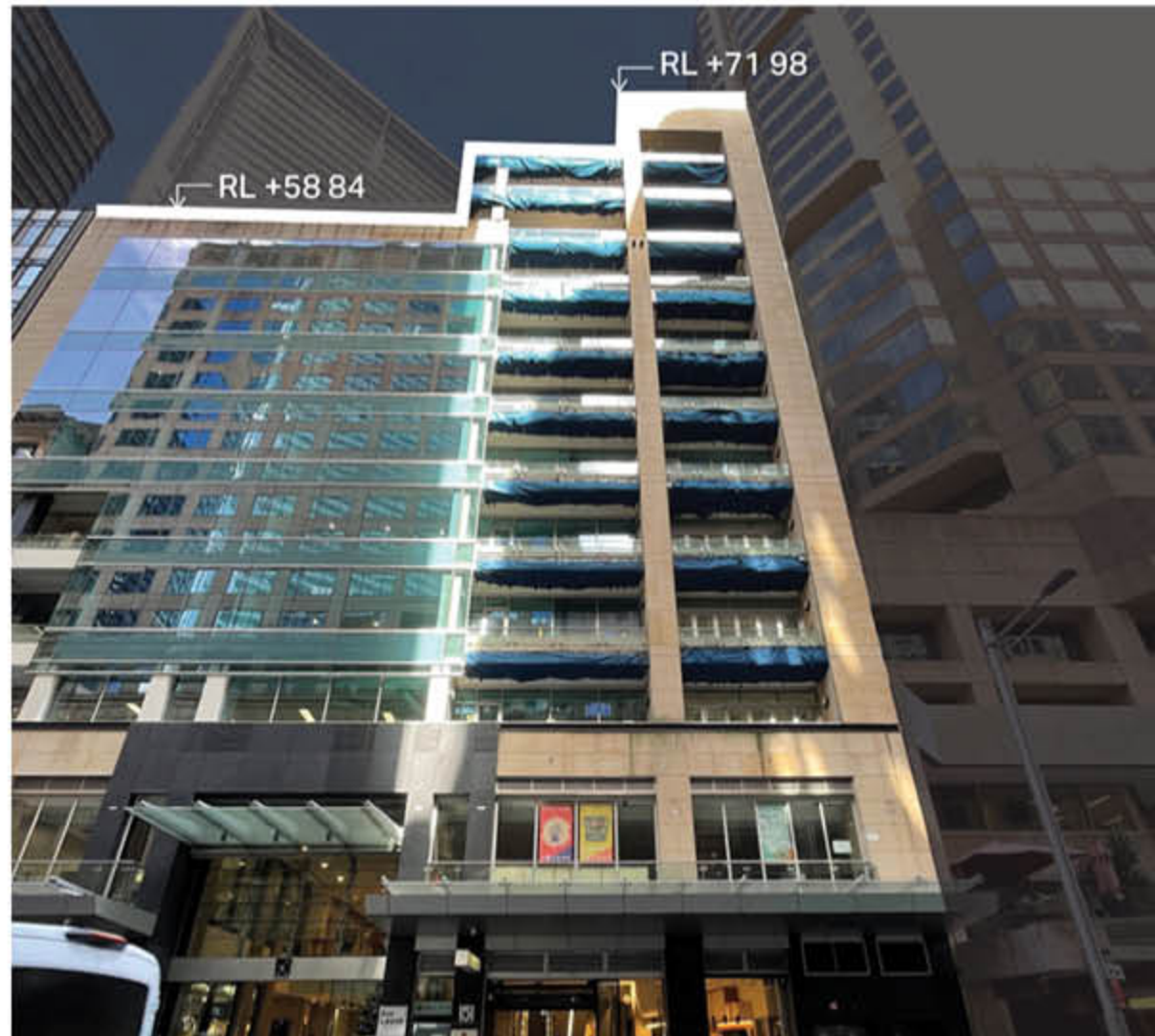
A.3.2 - NEIGHBOURING BUILDINGS

147 - 153 CASTLEREAGH ST

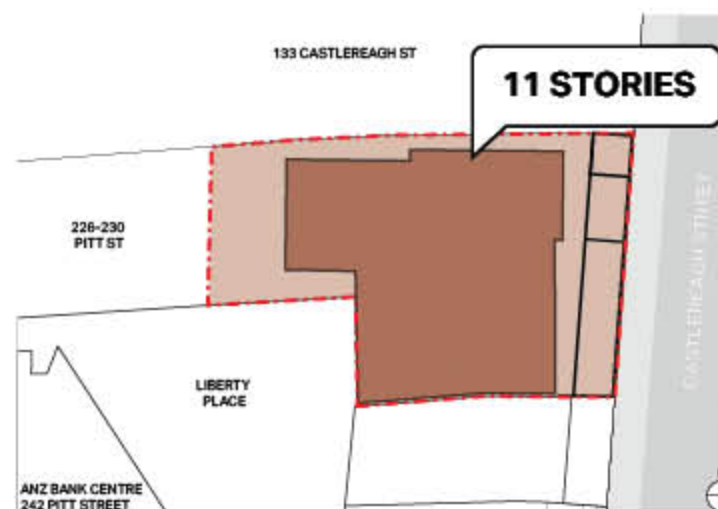
147 - 153 Castlereagh Street, previously known as the Grand United Building, is situated on a larger 1,333m² site.

Whilst capable of qualifying for a site specific planning proposal, the width of the site would limit the feasibility of any residential development with a northern aspect.

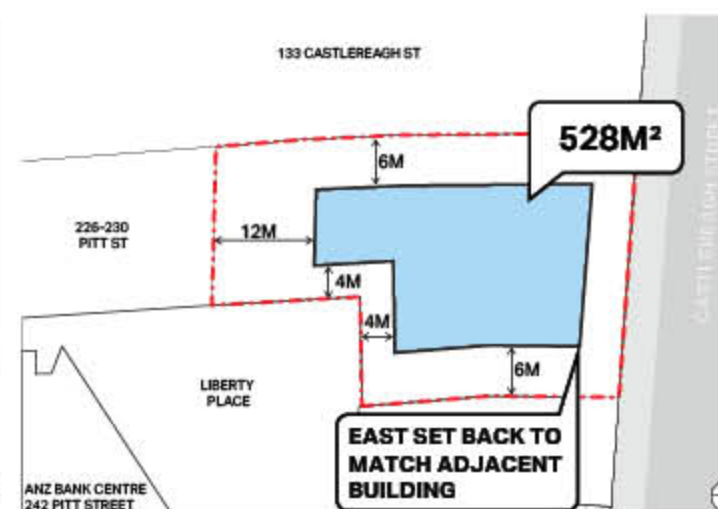
Any development would likely rely on reduced setbacks to the northern boundary, to maximise GFA, thus resulting in a primary east or west facing outlook.



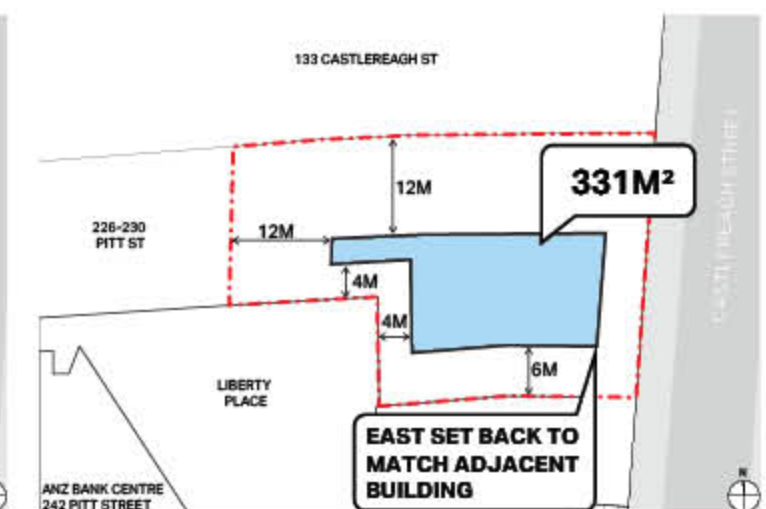
Castlereagh Street Elevation .



Existing Scheme



Potential Typical Residential Floor plate with 6m Setback



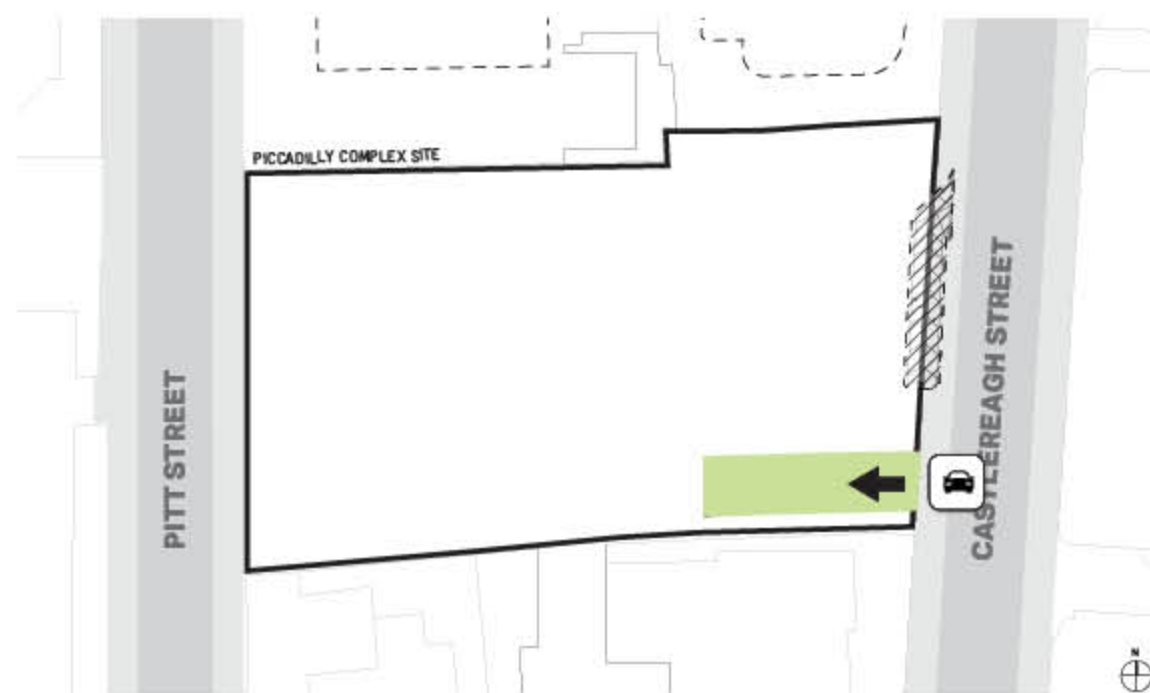
Potential Typical Residential Floor plate with 12m Setback

A.3.3 - PRIORITISING THE PEDESTRIAN EXPERIENCE

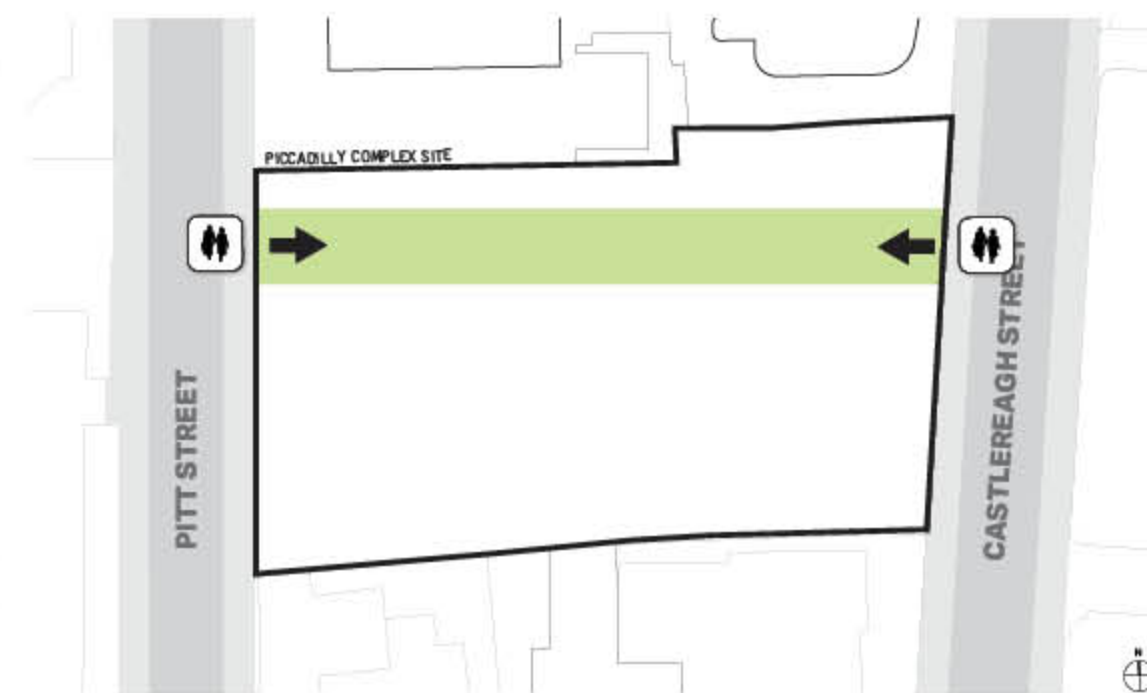
IMPROVING CONNECTIVITY AND ACTIVATION

Improving the pedestrian movement in and around the site, is a key driver and opportunity for the development site, and a focus aligned with the DCP requirements.

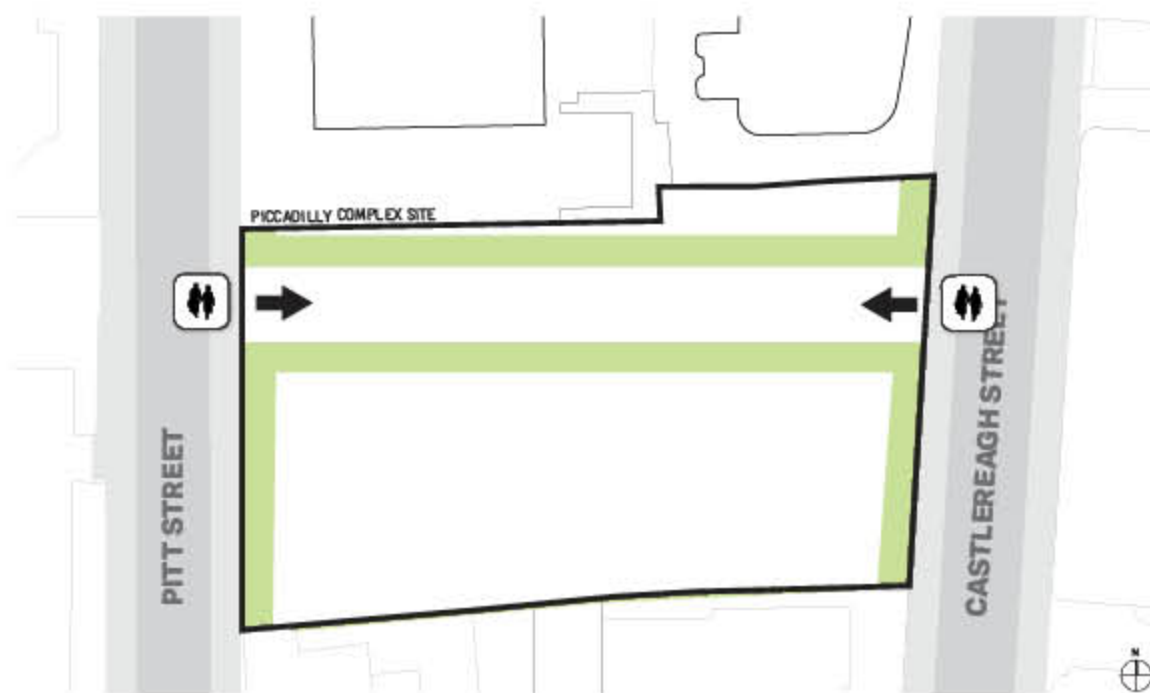
The retention of existing structure means that the position of existing columns, cores and levels are set, and must be accommodated as part of any new proposal.



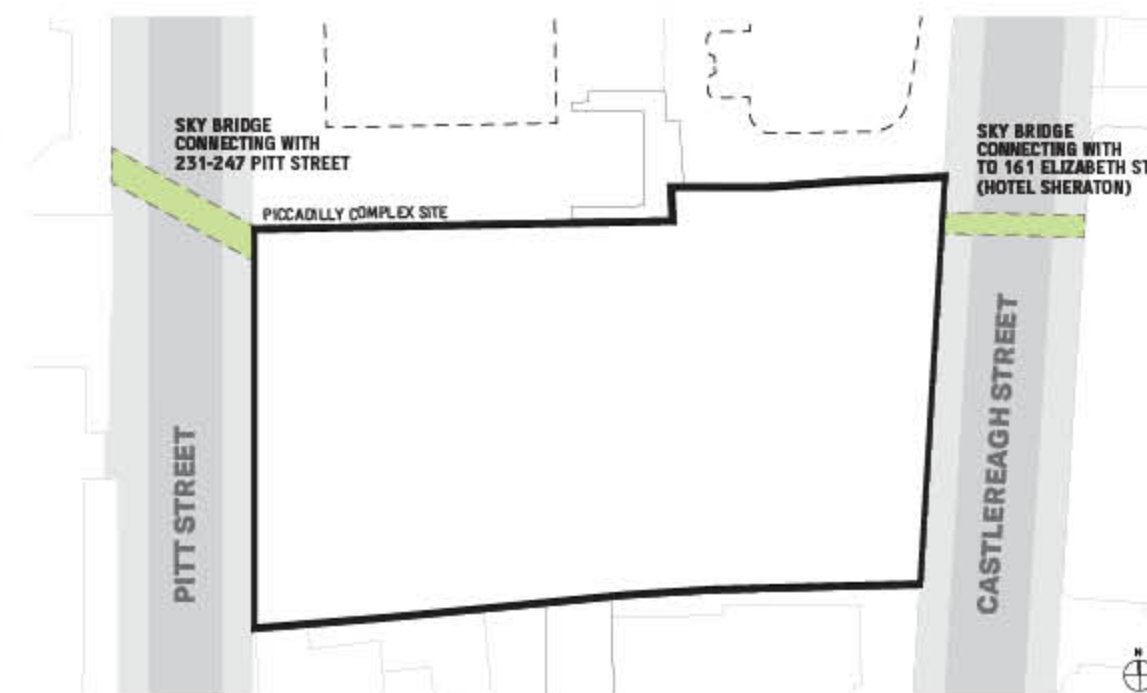
Vehicular Access



Through Site Link



Activation of Public Domain



Removal of Sky Bridges

Legend

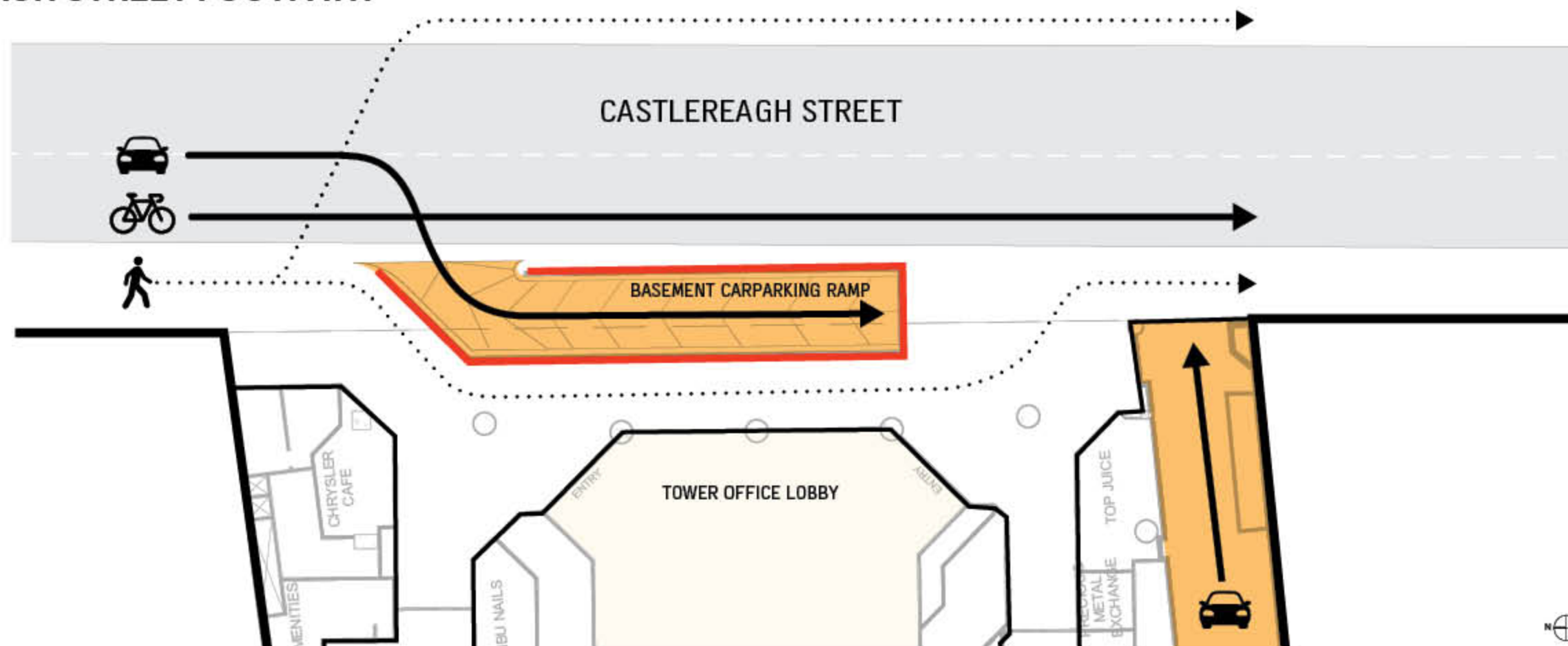
//// Removal of car ramp

A.3.3 - PRIORITISING THE PEDESTRIAN EXPERIENCE

IMPROVING THE CASTLEREAGH STREET FOOTPATH

The existing frontage on Castlereagh Street is obstructed by a car park entry ramp, positioned parallel to street. This impacts both the flow and width of the pedestrian footpath, which has to navigate around this and the existing exit ramp, to it's south.

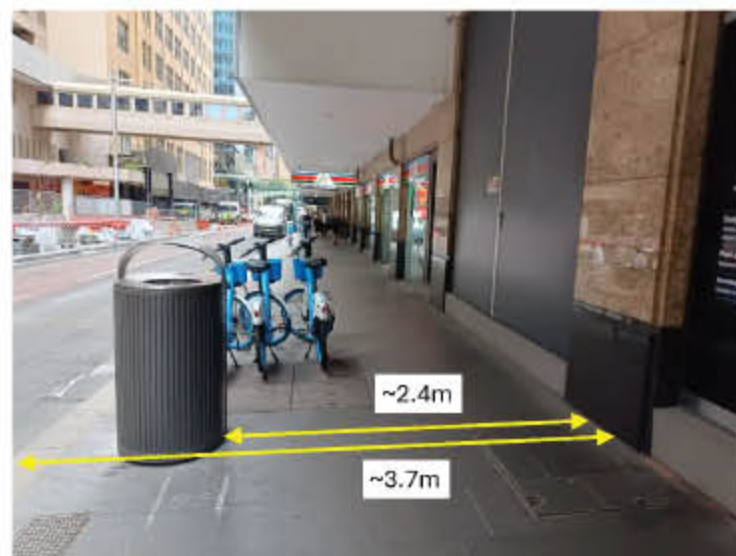
Whilst retention of structure is a key driver to save on embodied carbon, the removal of the existing entry ramp and it's associated structure would present an opportunity to greatly improve the Castlereagh Street pedestrian flow and street scape, not only by increasing the overall footpath width and simplifying circulation, but also enabling the extension of the building envelope back to the street edge.



Plan overview of pedestrian and vehicular movement on Castlereagh Street.

Legend

- Vehicular access
- Blockage for pedestrian circulation
- Pedestrian circulation route
- Road
- Vehicular ramp



Site observation image 1: Castlereagh Street, looking north, opposite the proposed development.



Site observation image 2: Castlereagh Street, looking north, adjacent to the basement vehicular ramp entrance.



Site observation image 3: Pitt Street, looking south, opposite the podium shopping centre entrance.

Source: Footpath Analysis for Planning Proposal Revision 1 | Stockland Piccadilly Complex | Prepared by Arup for Stockland | .04 October 2024

A.3.3 - PRIORITISING THE PEDESTRIAN EXPERIENCE

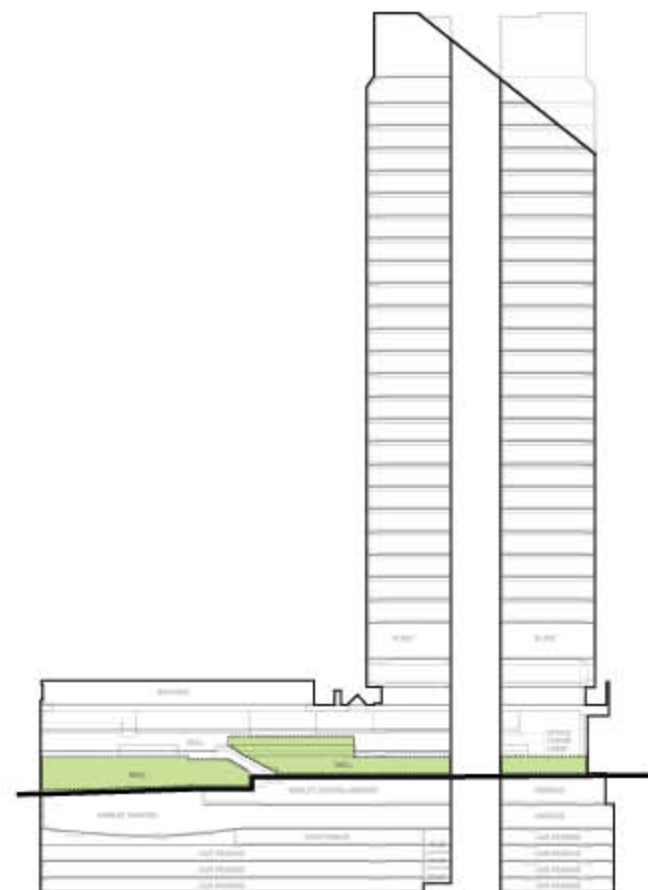
IMPROVING THE THROUGH SITE LINK

The provision for a new through site link will have to navigate existing structure and levels which are being retained.

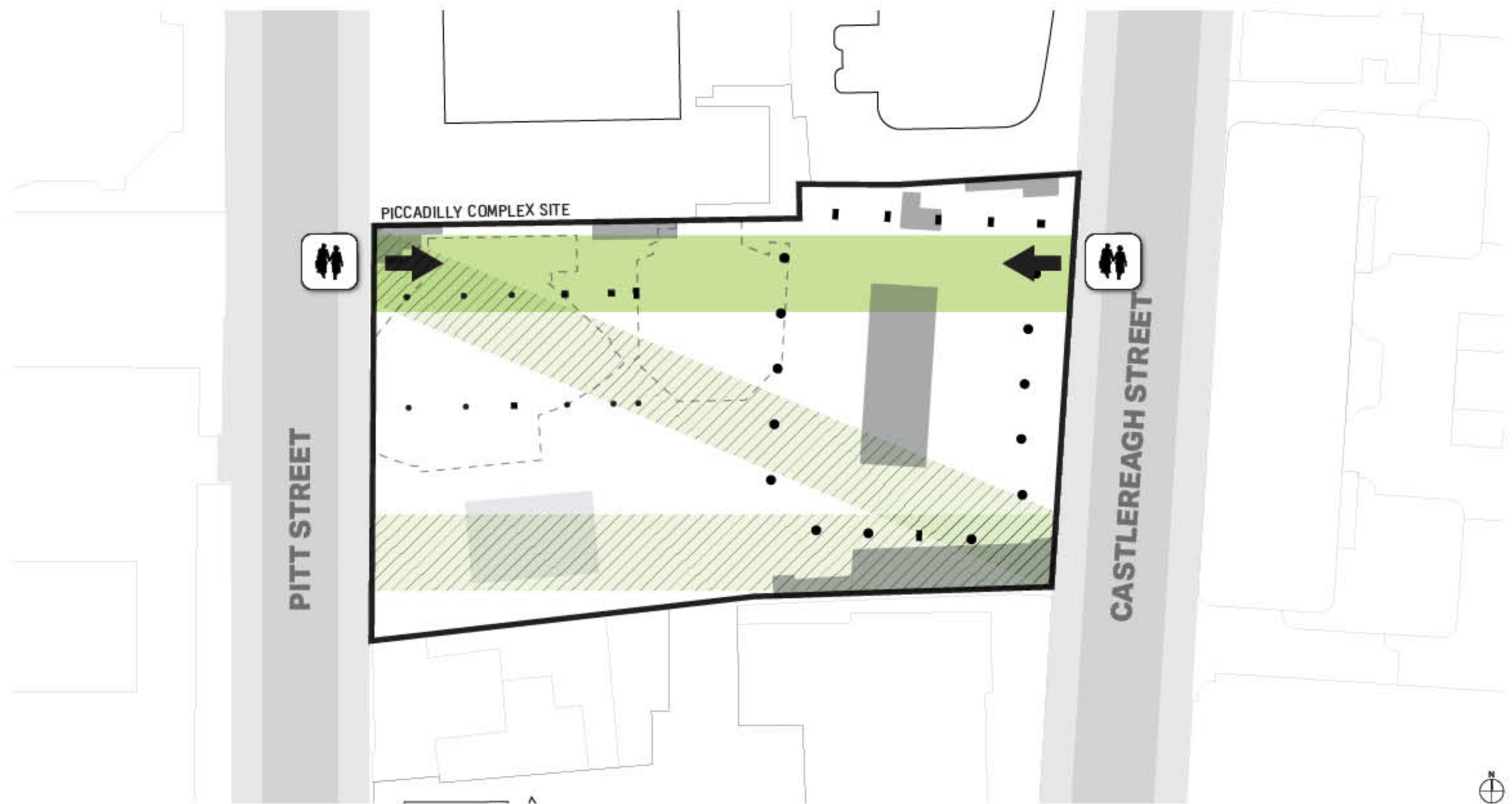
The location of the through site link becomes limited once accounting for the DCP requirements for minimum widths; clear height; line of site and active uses.

Legend

- Through site link: Unobstructed
- Through site link: Obstructed
- Retained existing structure
- Proposed secondary core



Key Legend.



Plan overview of Through site link possibilities with existing structures.

A.3.3 - PRIORITISING THE PEDESTRIAN EXPERIENCE

REMOVING EXISTING SKYBRIDGES

The removal of existing sky bridges will improve daylight and the sky view factor to both Pitt and Castlereagh Street, and reinstate views down the streets, promoting visual connectivity and improving the quality of the street scape.



Existing view 1 - Pitt Street looking north.



Existing view 3 - Castlereagh Street looking north.



Key Legend.



Existing view 2 - Pitt Street looking south.



Existing view 4 - Castlereagh Street looking south.

CHAPTER 4

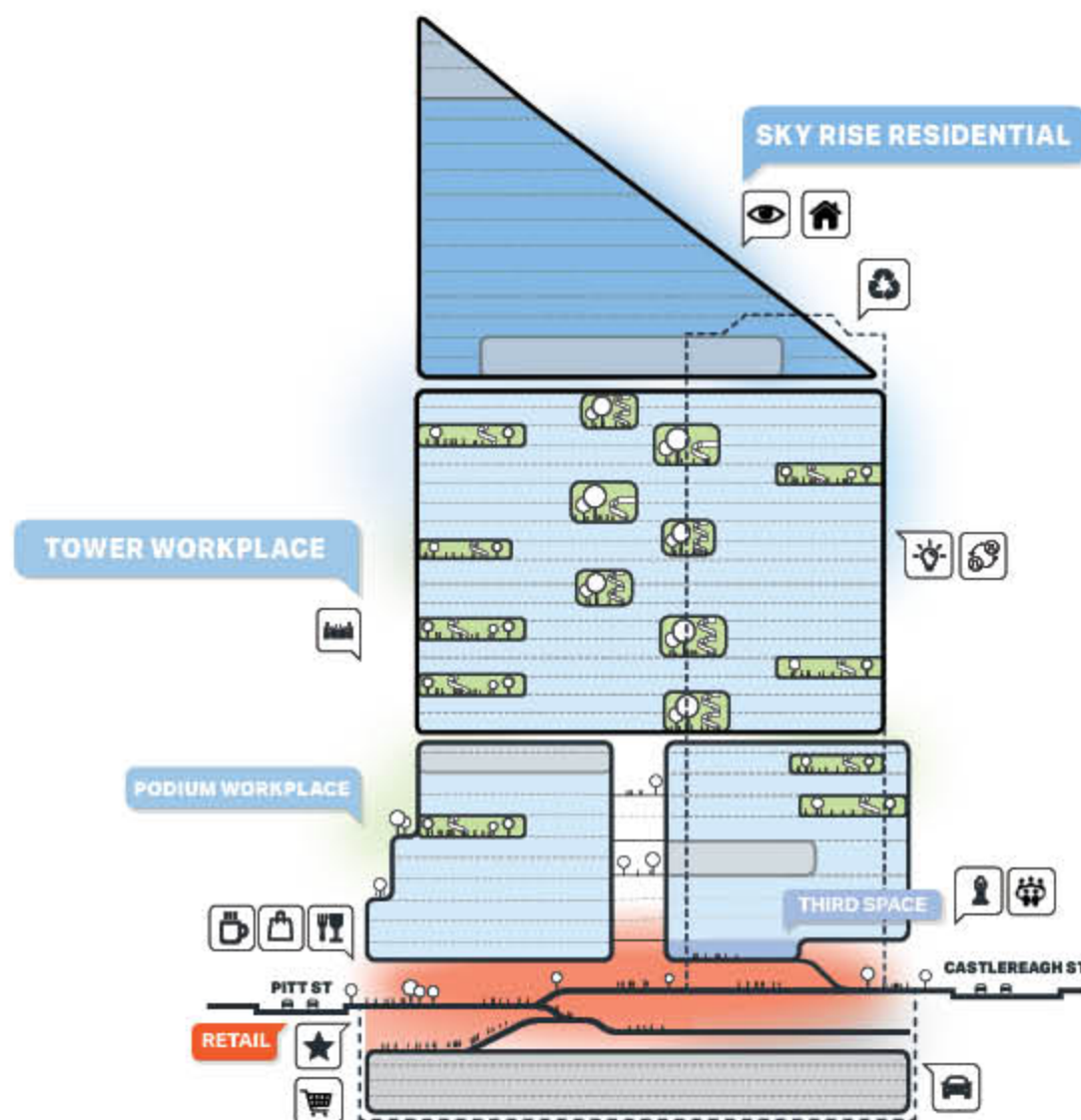
PROPOSALS

A.4.1 - OVERVIEW

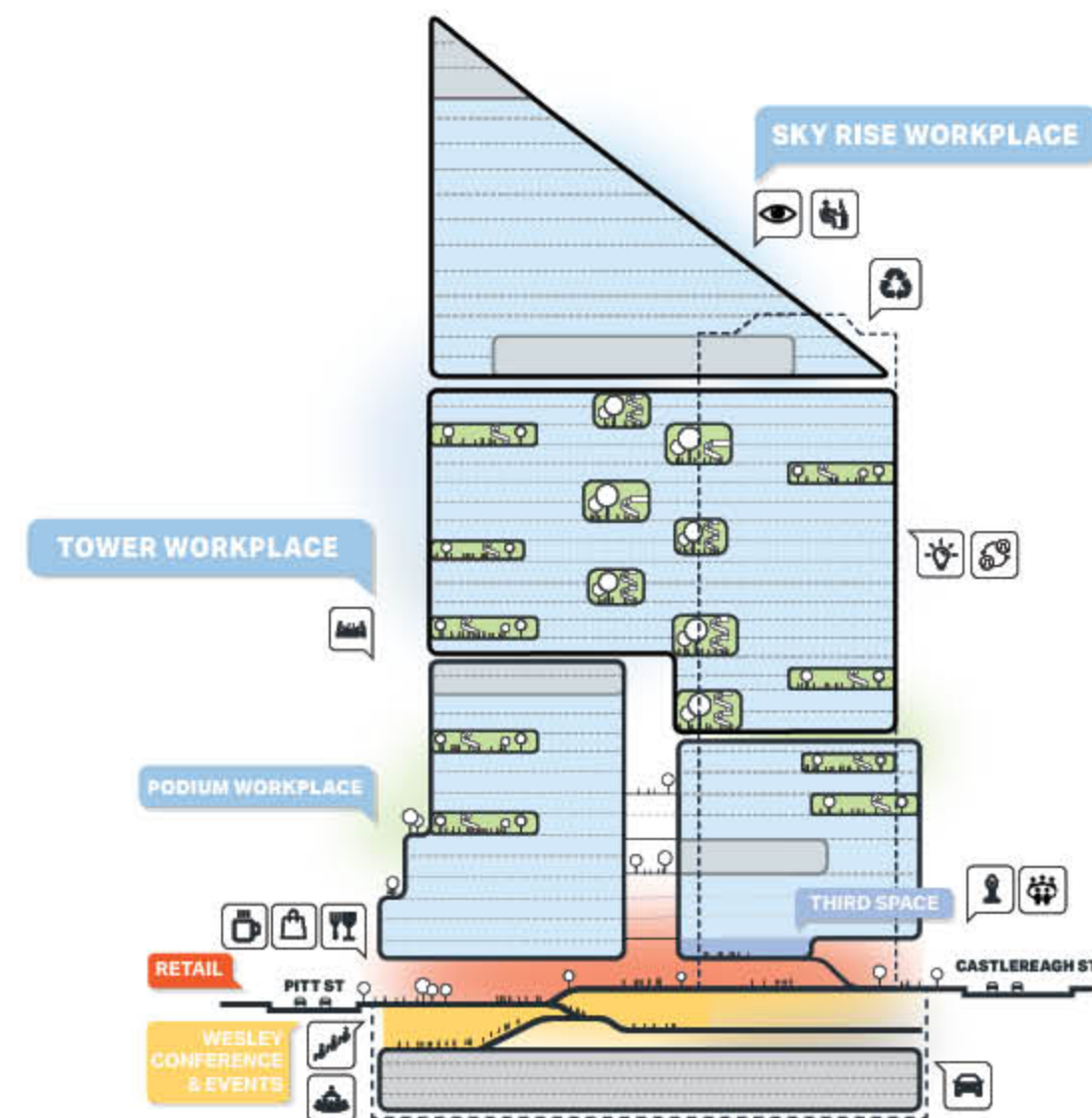
INTRODUCTION

Stockland is seeking approval for two alternate envelopes, to enable either the development of a mixed-use or full commercial tower. Both envelopes share similar design drivers, with changes only to the upper envelope driven by the intended use.

The following pages of this report have been prepared to demonstrate the principles of both schemes, and how the different land uses can be delivered under similar planning controls.



MIXED USE SCHEME



COMMERCIAL SCHEME

A.4.2 - ENVELOPE DESIGN PRINCIPLES

KEY ENVELOPE PRINCIPLES



ALLOW FOR UPCYCLING

The envelope should:

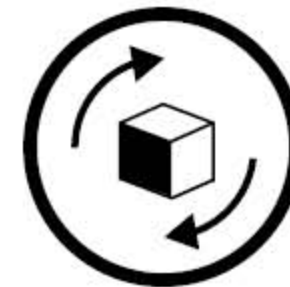
- Allow for the retention and upcycling of components of the existing structure to minimise carbon emissions



RESPOND TO NEIGHBOURING BUILDINGS

The envelope should:

- Respond to neighbouring datums and setback principles
- Consider the impact to and from neighbouring buildings
- Allow for flexibility to address the existing heritage streetscape



FLEXIBILITY

The envelope should:

- Accommodate diverse use requirements through flexible design solutions



MAXIMISE OPPORTUNITIES

The envelope should:

- Maximise opportunities for solar access.
- Respond to the availability of harbour, park and city views.