

Attachment A2

Urban Design Report Section C

C. COMMERCIAL SCHEME

URBAN STUDY REPORT

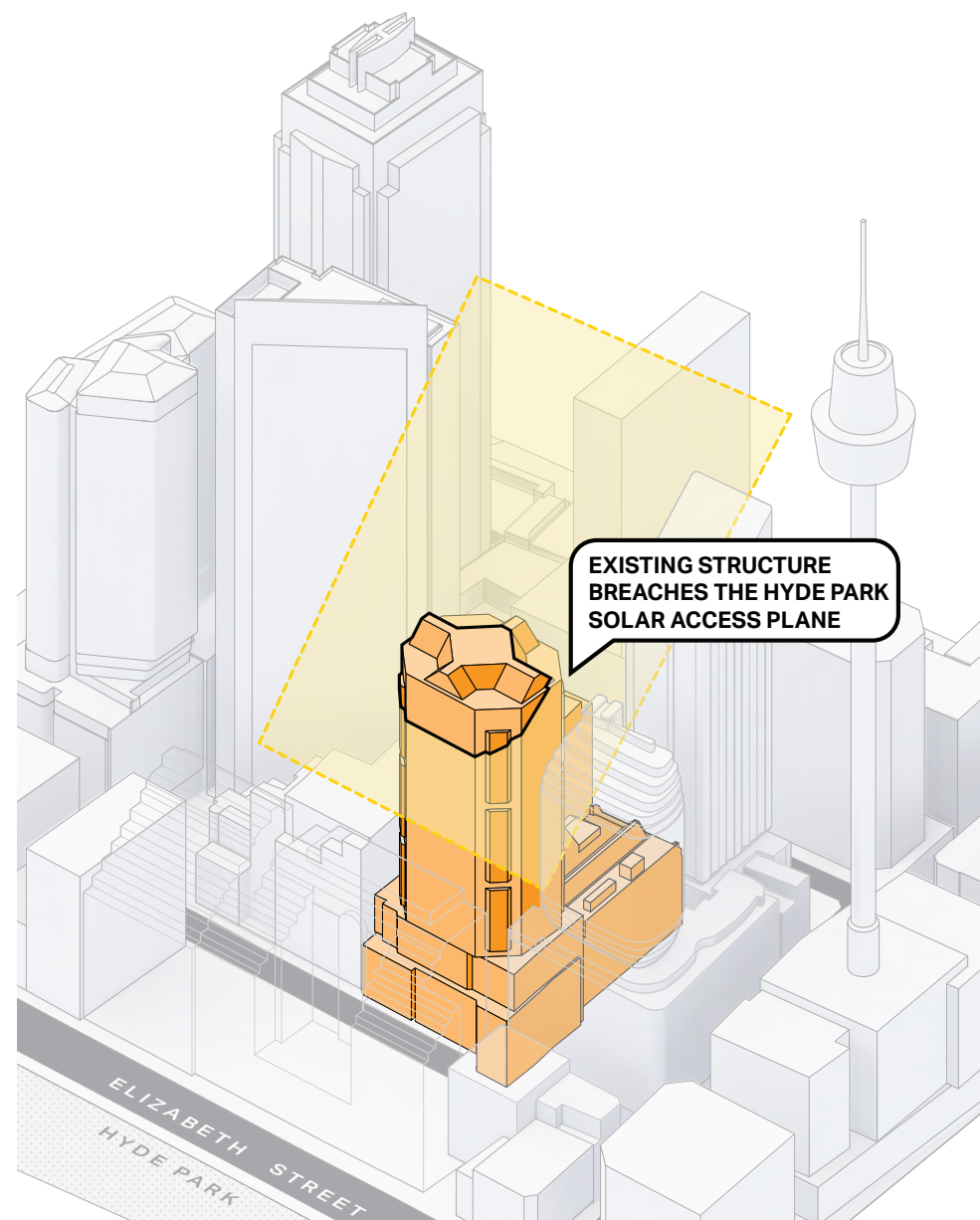
STOCKLAND / PICCADILLY COMPLEX
133 - 145 CASTLEREAGH STREET, SYDNEY CBD

CHAPTER 1

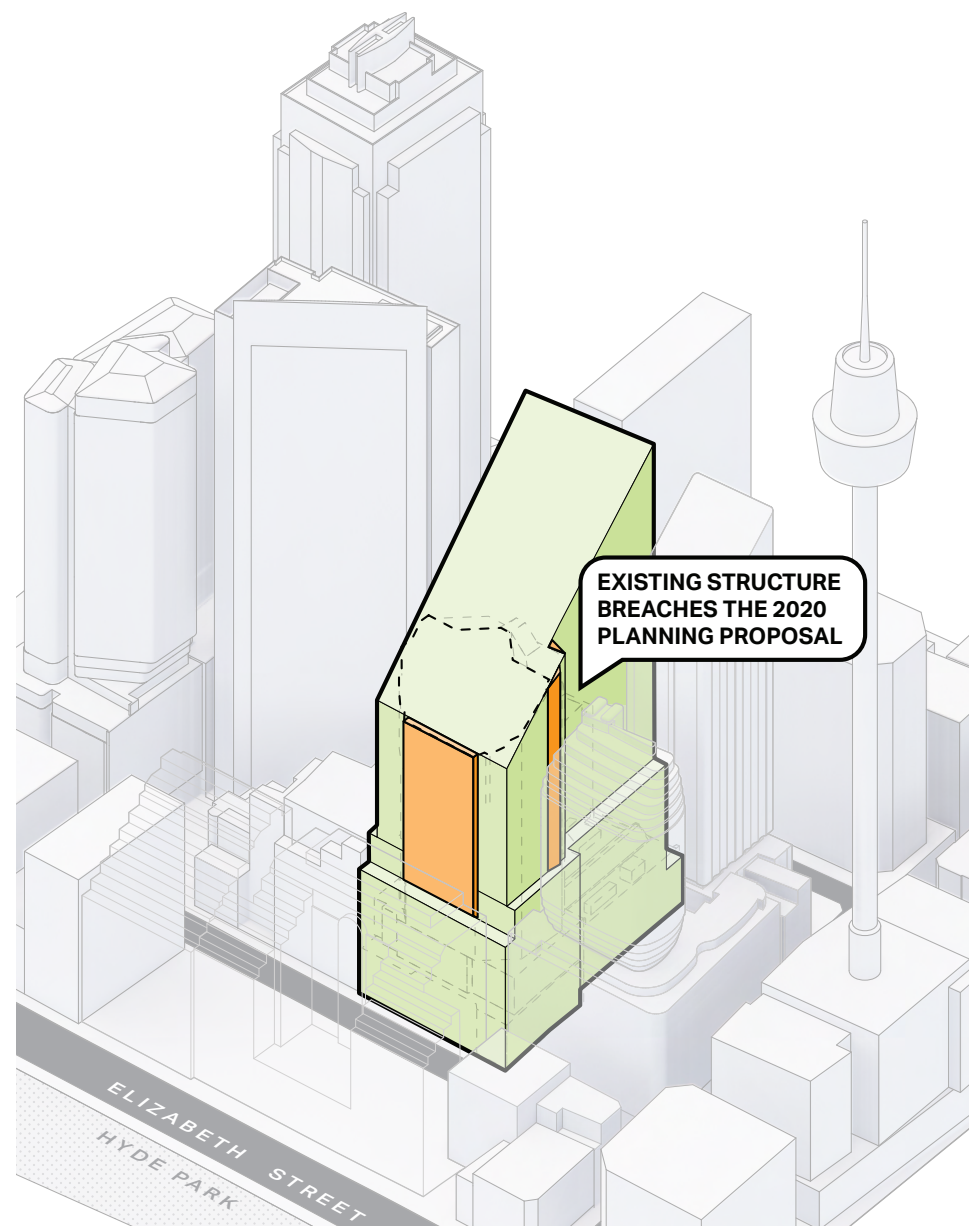
ENVELOPE DESIGN APPROACH

C.1.2 - ALLOWING FOR RETENTION

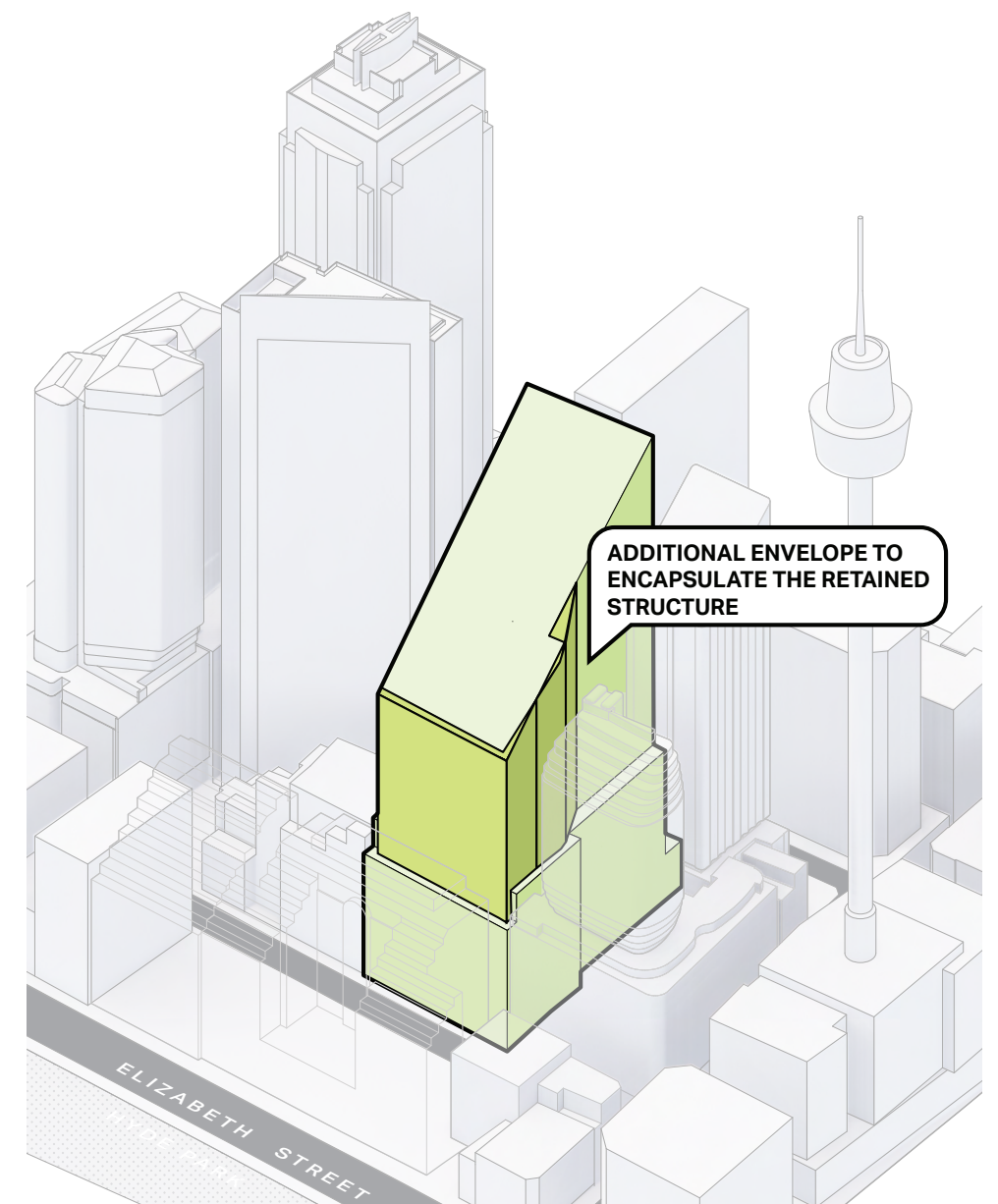
IMPACT OF RETENTION



Breach of Hyde Park SAP to be removed.



Existing structure sits outside of the PP2020 envelope.

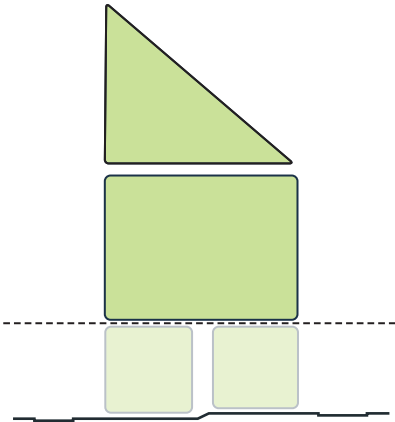


Adjustment to the PP2020 envelope is required to encapsulate the existing structure and to allow for a new facade zone.

C.1.2 - ALLOWING FOR RETENTION

ENCAPSULATING THE EXISTING STRUCTURE

With the intent to retain and reuse the existing tower structure, an increase to the PP2020 envelope is proposed.



Key Legend.

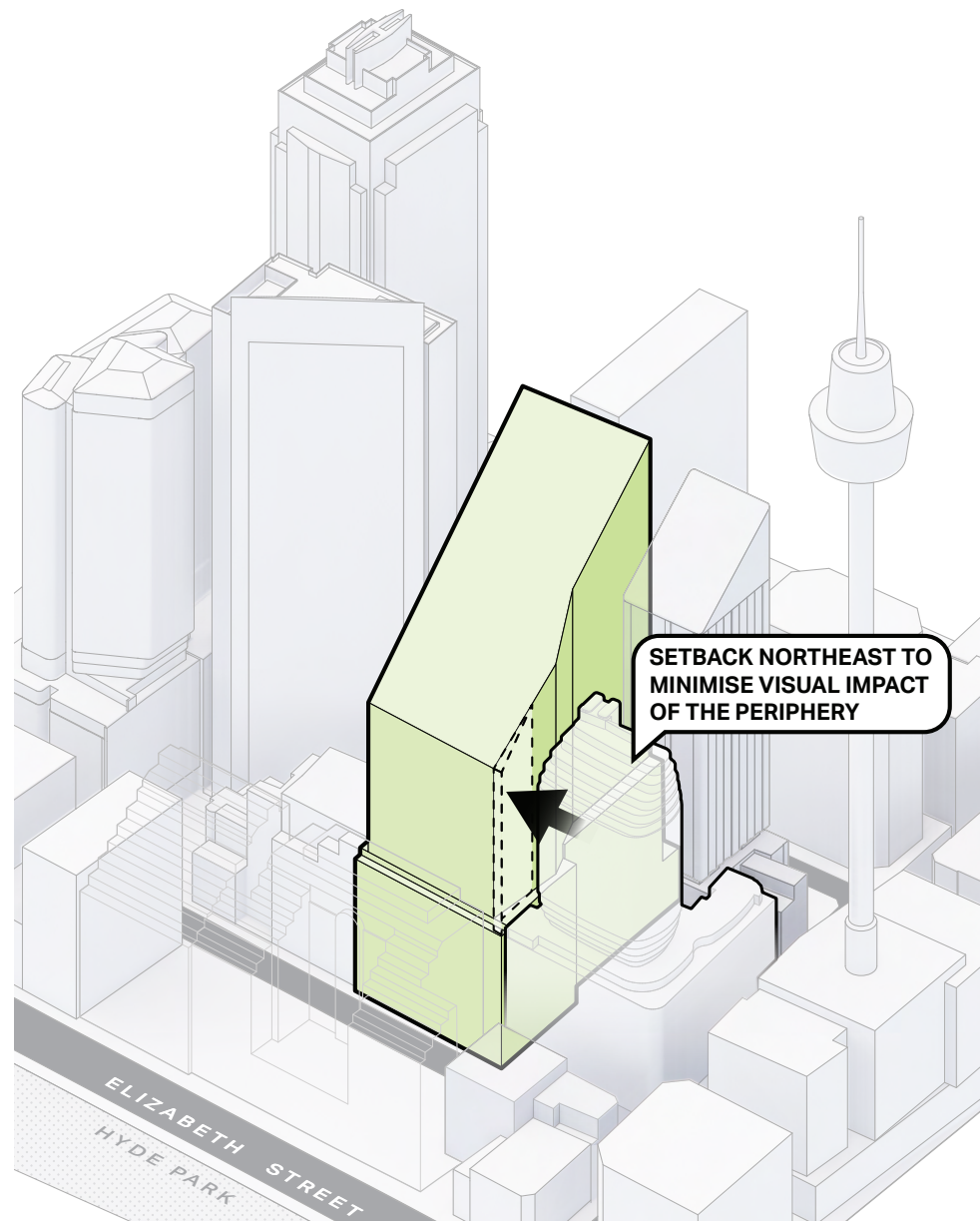


View of existing structure.

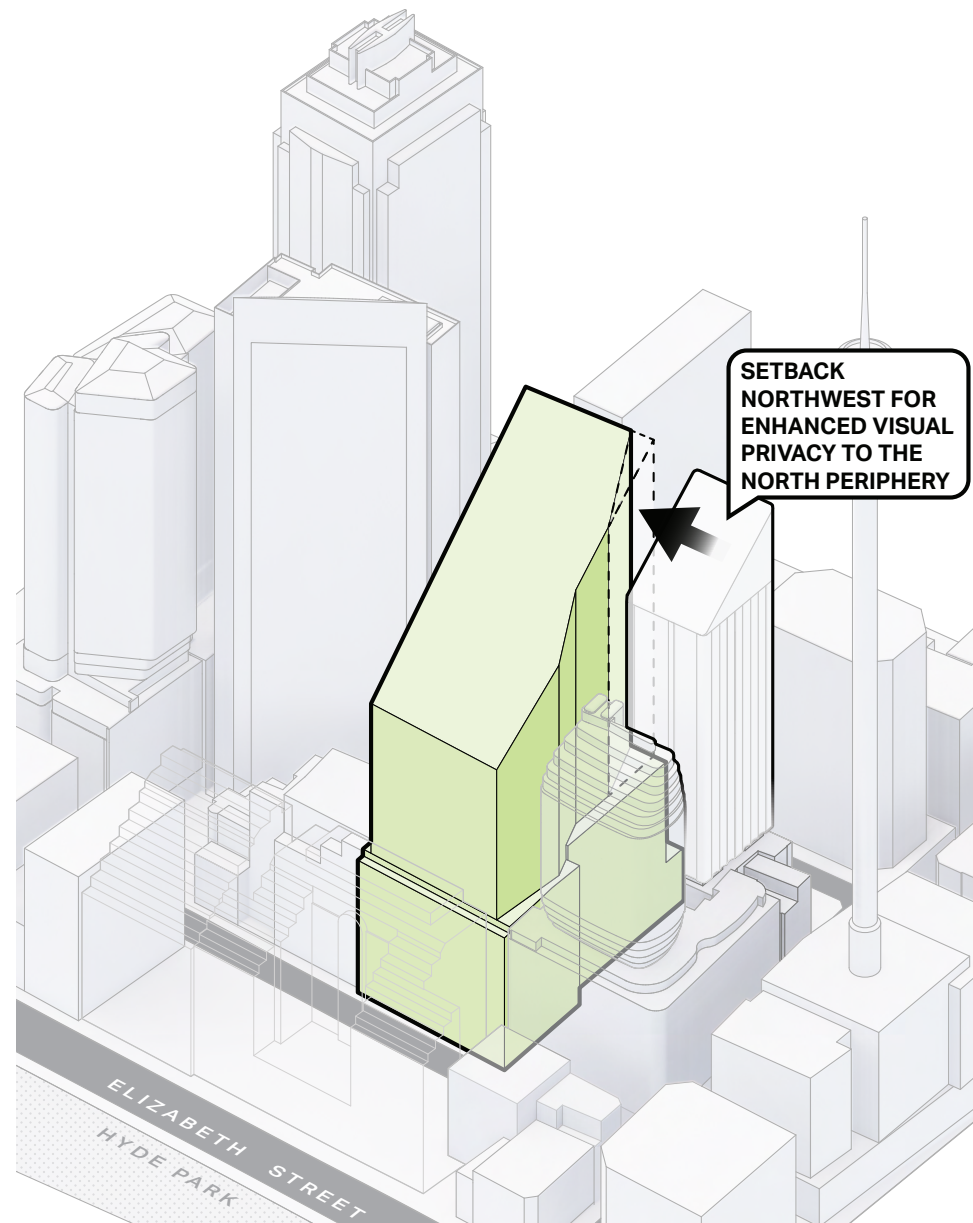


View of existing structure encapsulated by the proposed envelope, capped by the SAP.

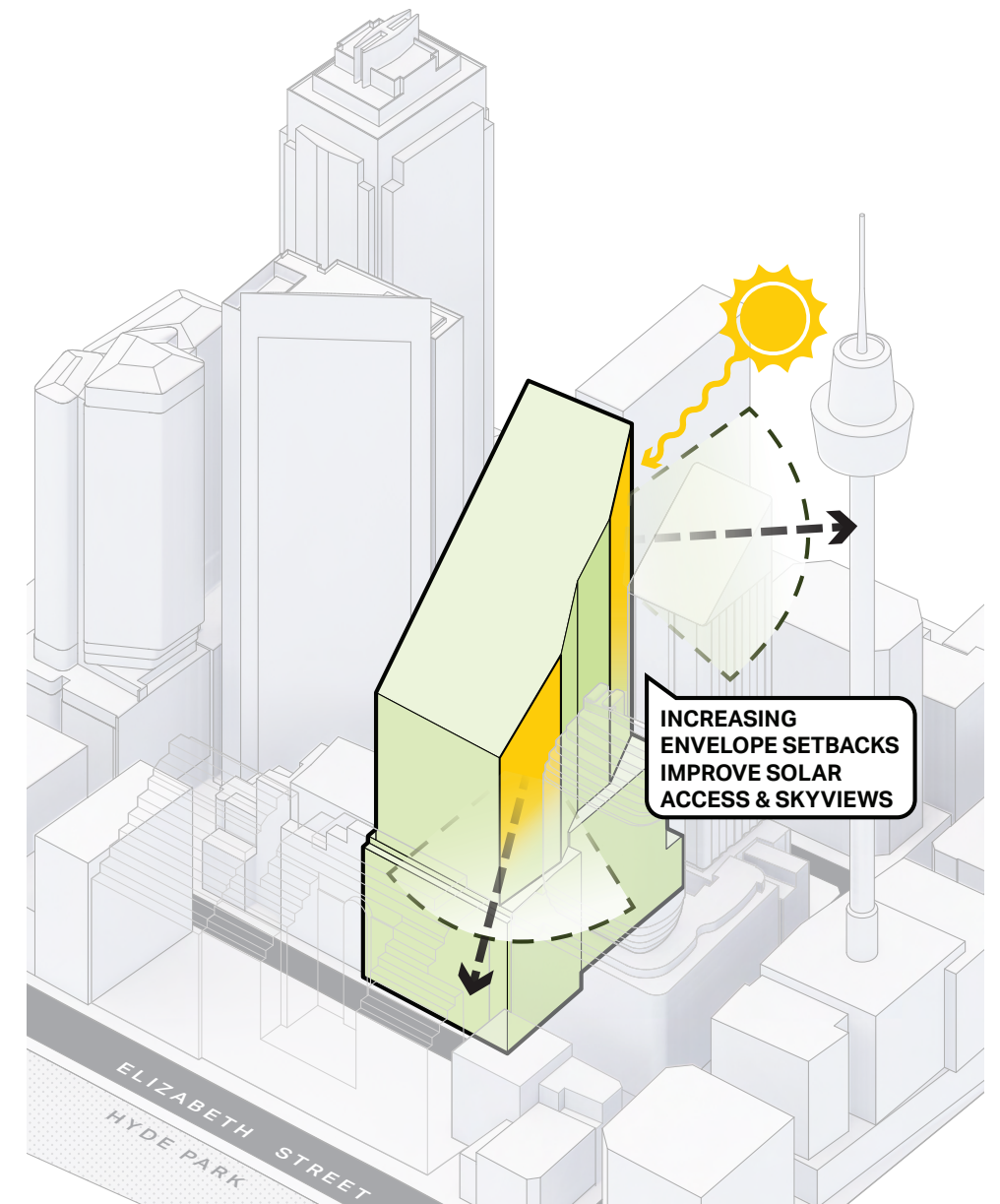
C.1.3 - RESPONDING TO NEIGHBOURING DEVELOPMENTS

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.

C.1.3 - RESPONDING TO NEIGHBOURING DEVELOPMENTS

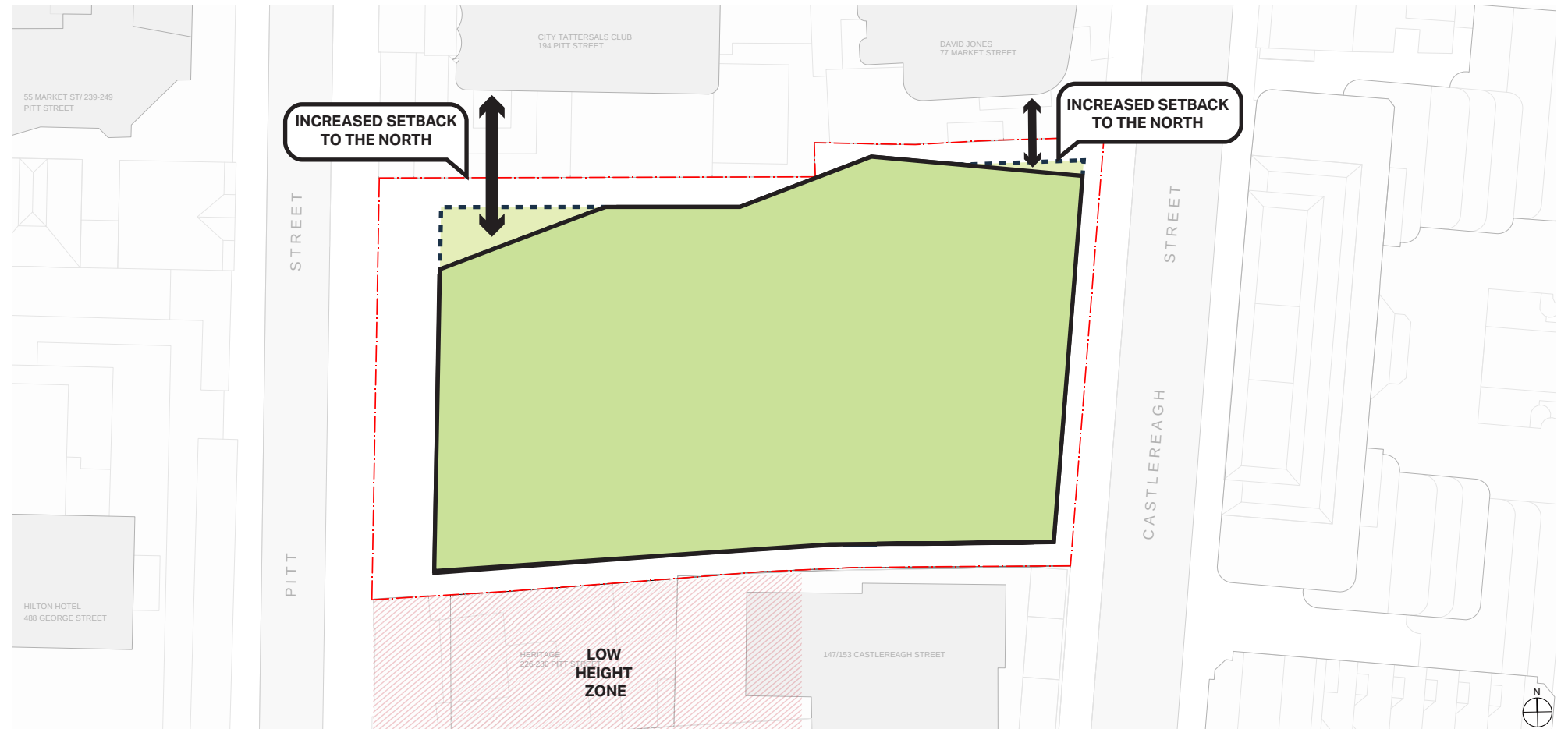
TOWER ENVELOPE

To reduce the scale of the envelope; to reduce it's 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.

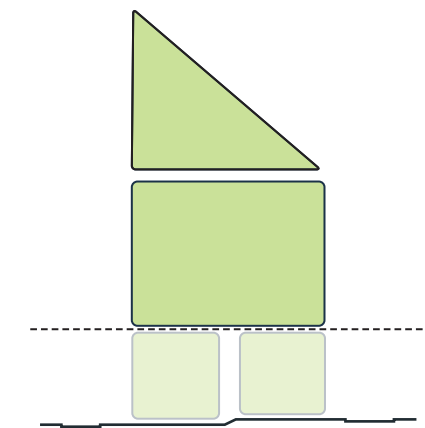
At the NW corner, a greater setback is created to provide additional building separation and improve visual privacy to the south facing apartments of the City Tattersalls development. This angled setback helps create a NW aspect for the development site, creating more opportunities for outlook over Pitt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



View of envelope NE setback to the David Jones redevelopment.

View of envelope NW setback to the City Tattersalls redevelopment.



Key Legend.

C.1.4 - RESPONDING TO COMMERCIAL USE 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.

C.1.5 - PODIUM ALIGNMENTS

PITT STREET

STREET WALL

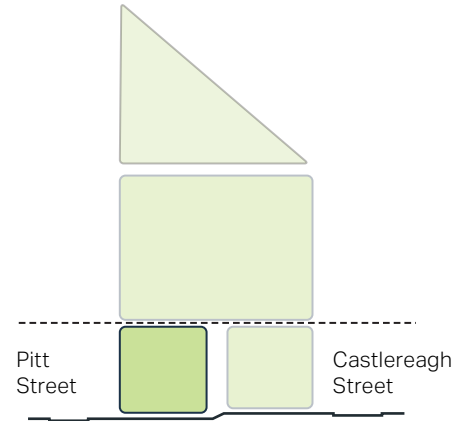
The street wall and upper podium envelope has been defined to reinforce the character of the street.

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.

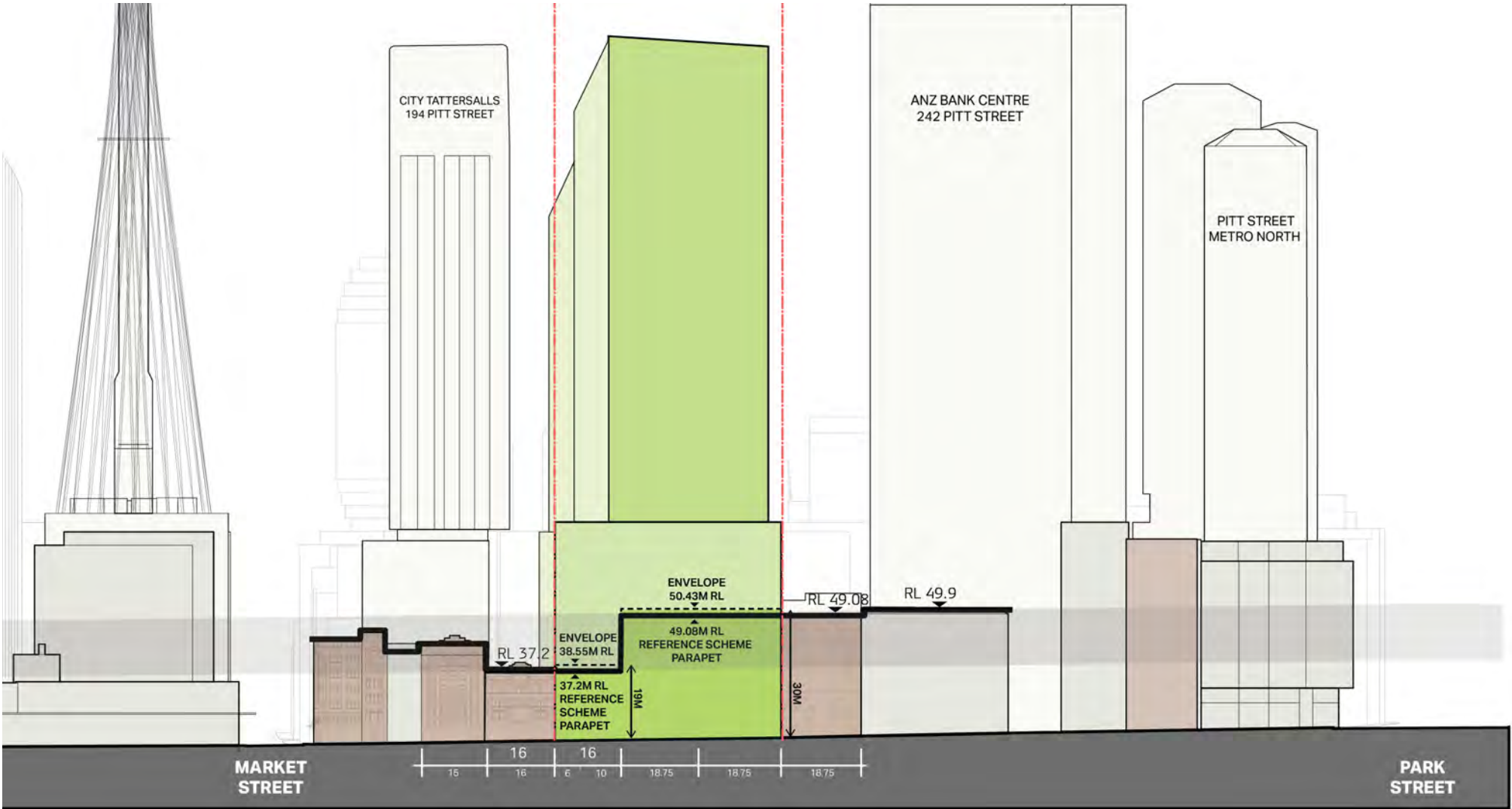
The step required to negate these different levels follow the rhythm of the surrounding building frontages, unifying the street wall line.

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



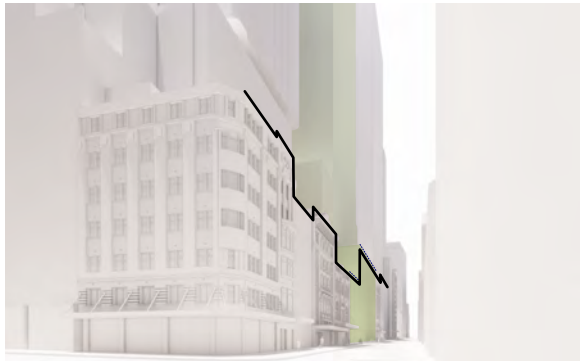
Key Legend.



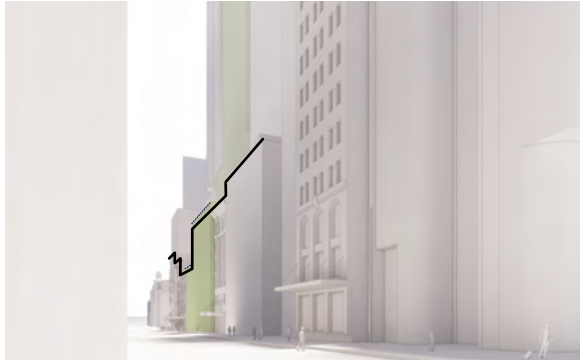
Pitt Street elevation.



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



Proposed Envelope view 1 - Pitt Street, looking south.



Proposed Envelope view 2 - Pitt Street, looking north.

C.1.5 - PODIUM ALIGNMENTS

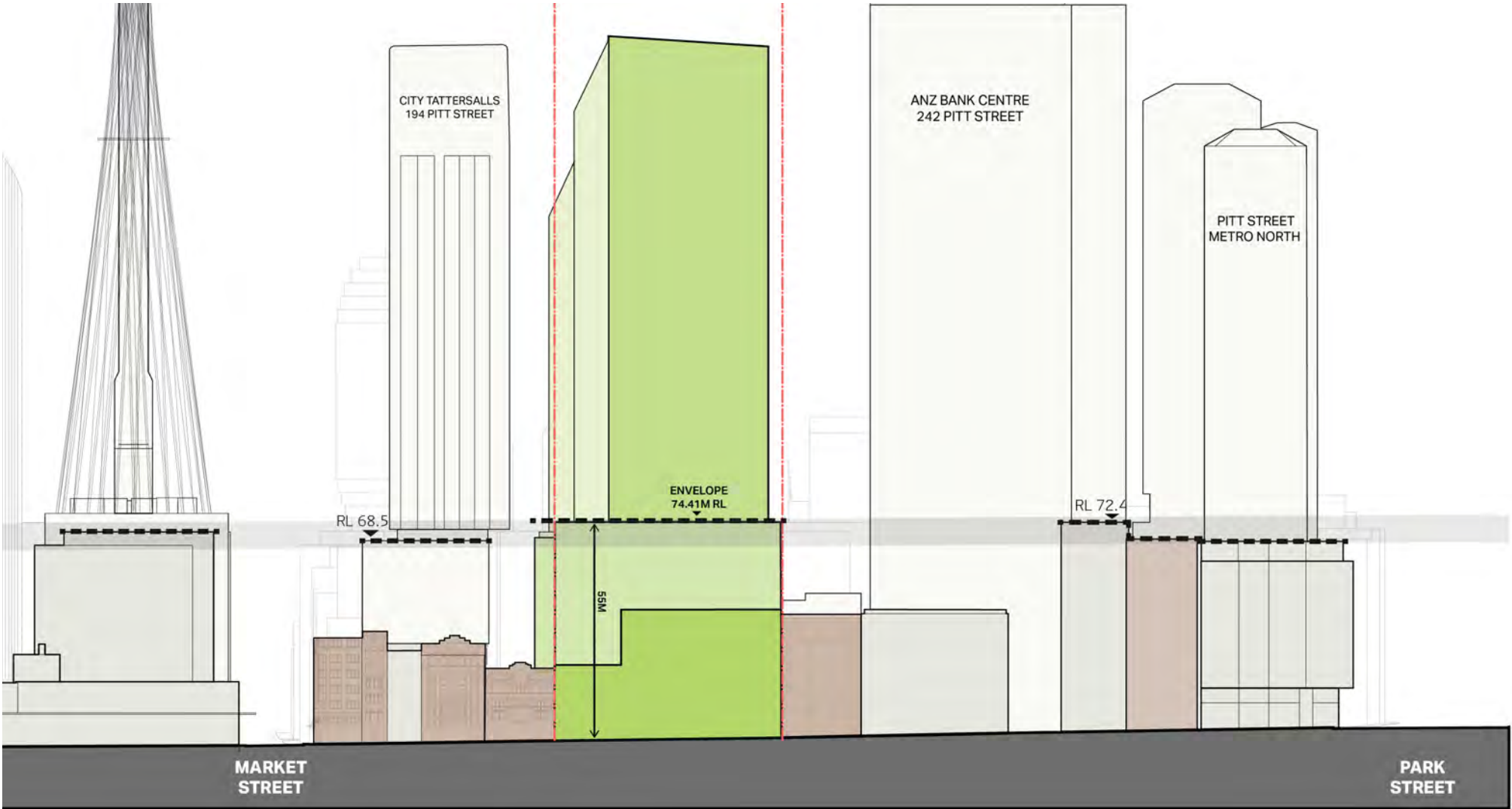
PITT STREET

UPPER PODIUM

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

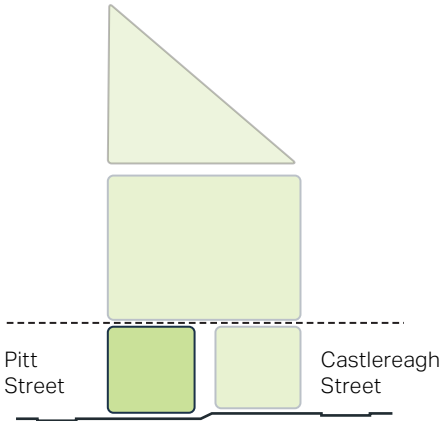
This podium envelope is setback 8m to ensure adequate daylight, and an openness of the street is maintained.

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.

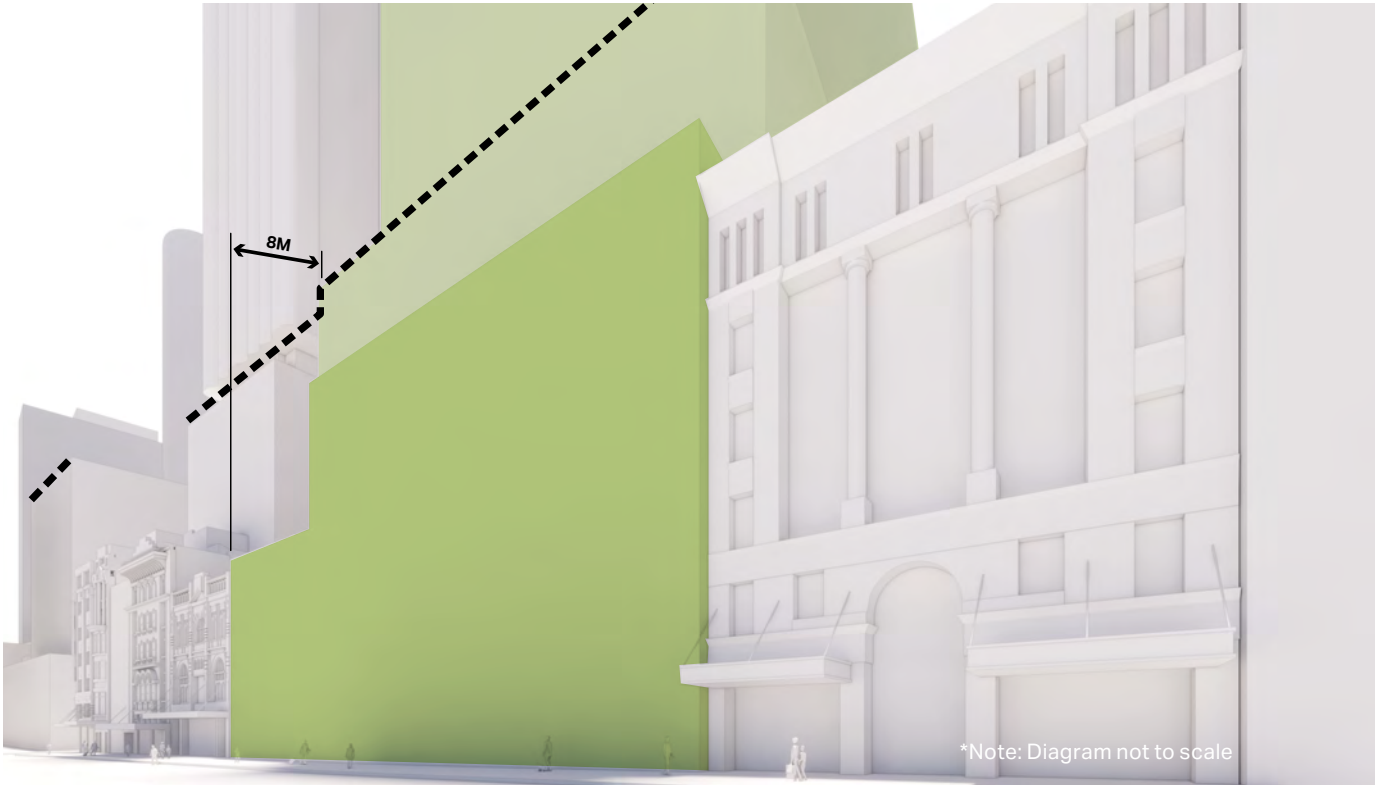


Pitt Street elevation.

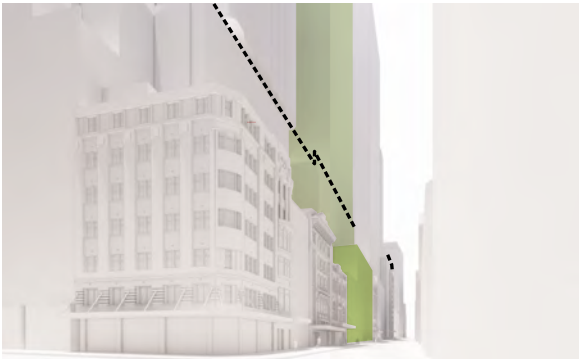
- Legend**
- Envelope
 - Upper podium: ~50M-55M
 - Heritage Buildings



Key Legend.



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



Proposed Envelope view 1 - Pitt Street, looking south.

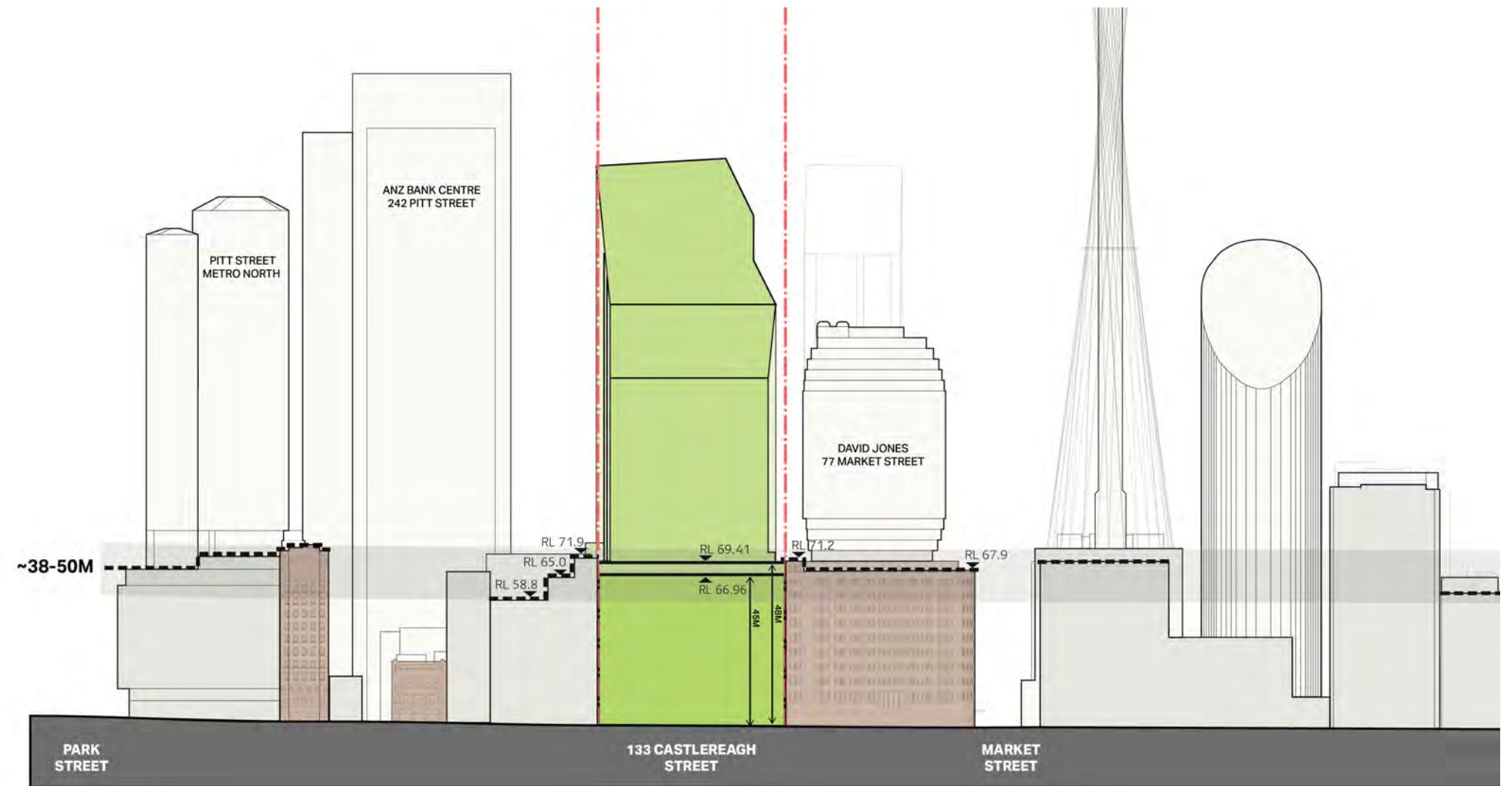


Proposed Envelope view 2 - Pitt Street, looking north.

C.1.5 - PODIUM ALIGNMENTS

CASTLEREAGH STREET

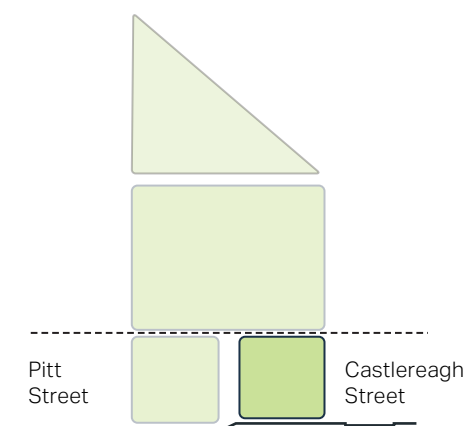
The podium frontage on Castlereagh Street follows the prevalent street wall height of 45m above street level.



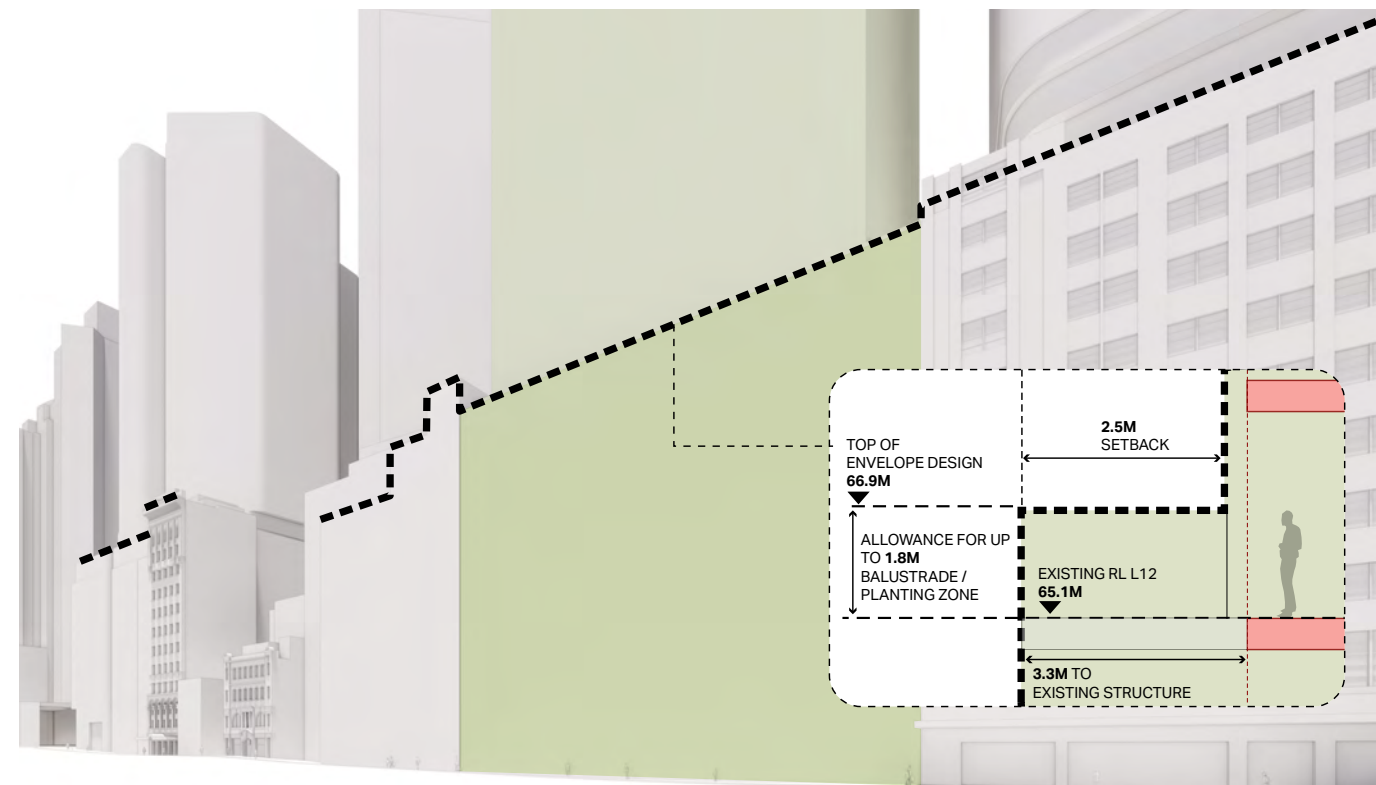
Castlereagh Street elevation.

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.



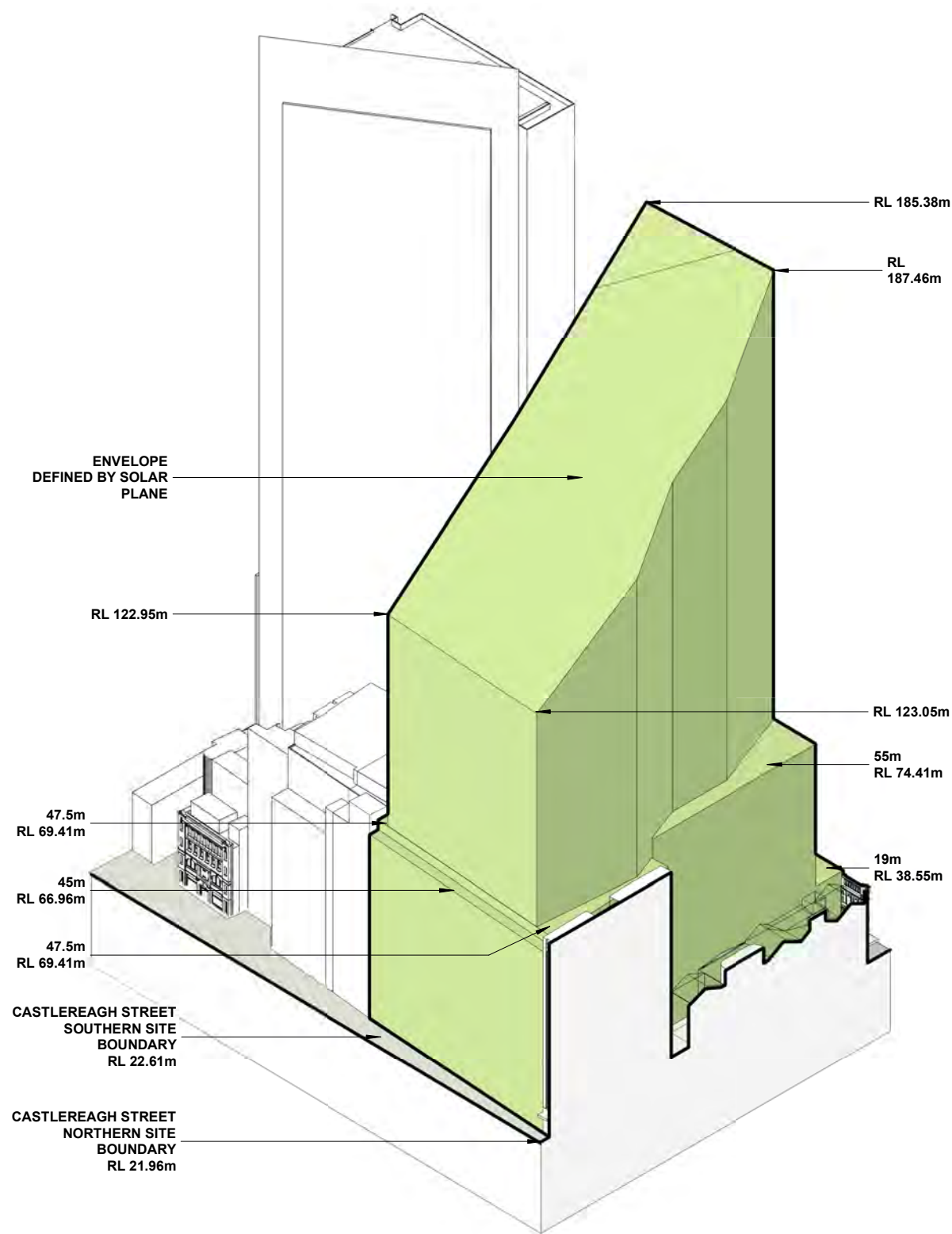
Proposed view 2 - Castlereagh Street, looking south.

CHAPTER 2

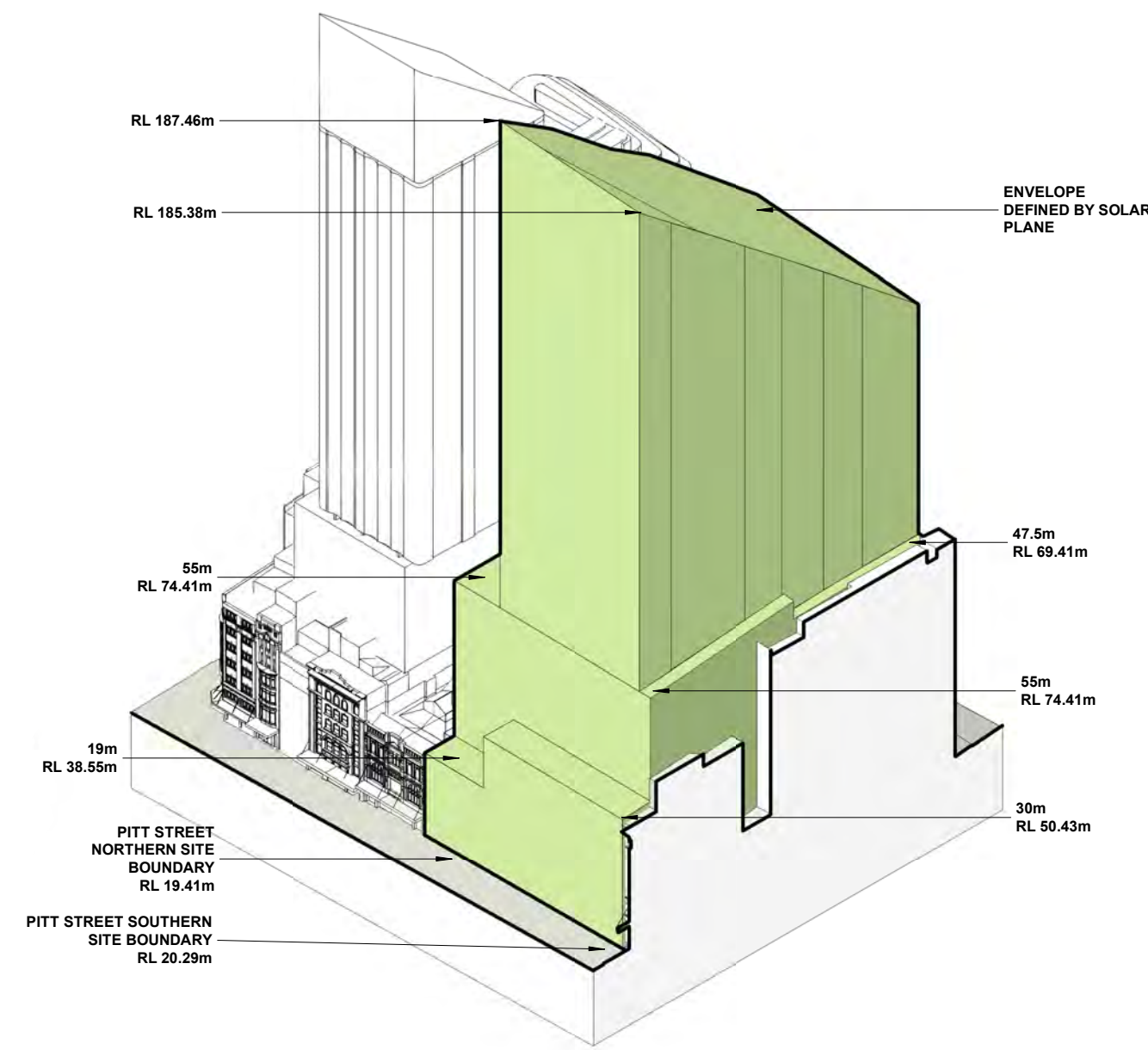
ENVELOPE DRAWINGS

C.2.0 ENVELOPE DRAWINGS

AXONOMETRICS OF THE PROPOSED ENVELOPE



NORTHEAST AXONOMETRIC - ENVELOPE



SOUTHWEST AXONOMETRIC - ENVELOPE

C.2.0 ENVELOPE DRAWINGS
0M TO 19M



C.2.0 ENVELOPE DRAWINGS
19M TO 30M



C.2.0 ENVELOPE DRAWINGS
30M TO 45M



C.2.0 ENVELOPE DRAWINGS
45M TO 50M



C.2.0 ENVELOPE DRAWINGS
50M TO 55M



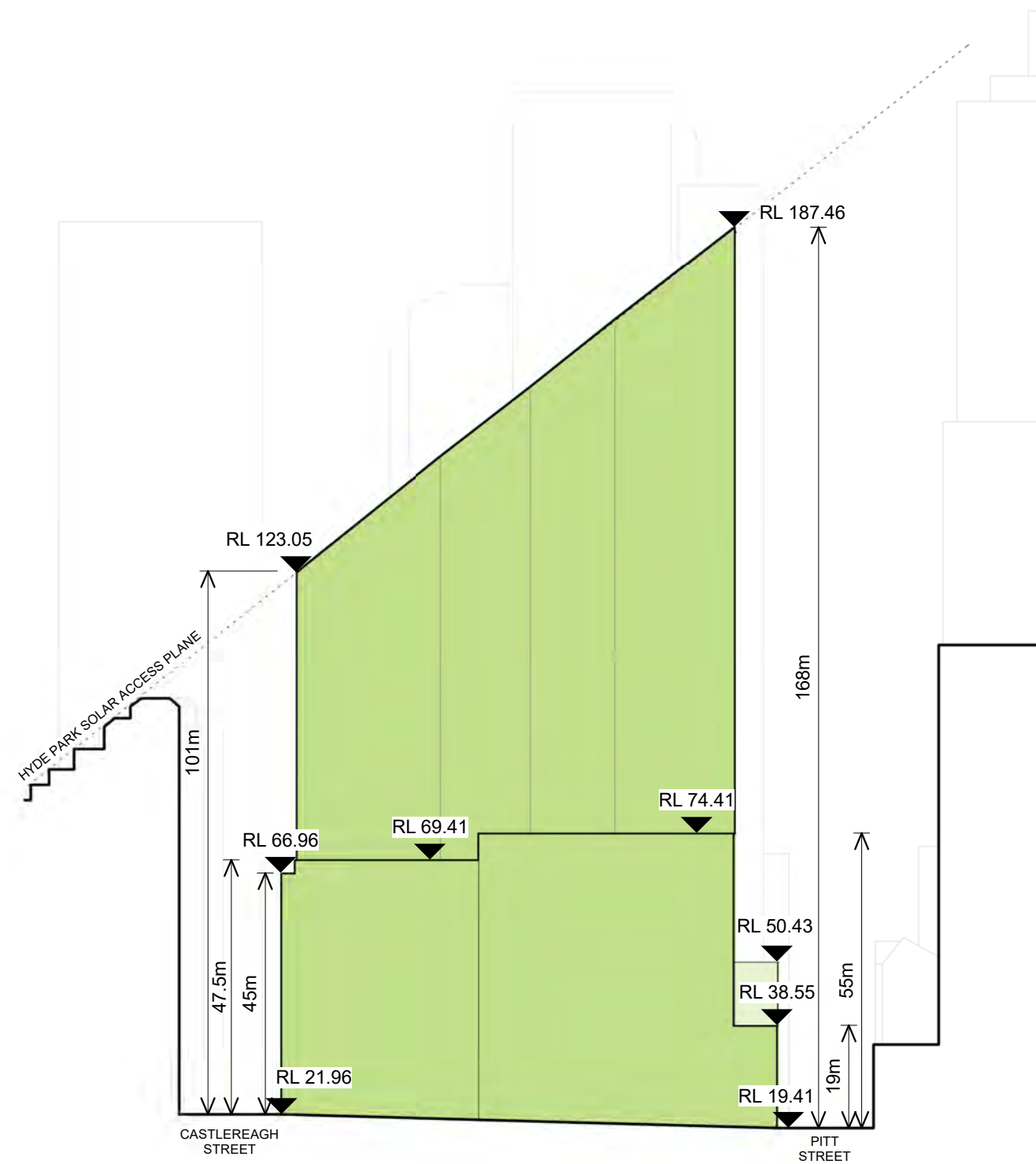
C.2.0 ENVELOPE DRAWINGS
55M TO 101M



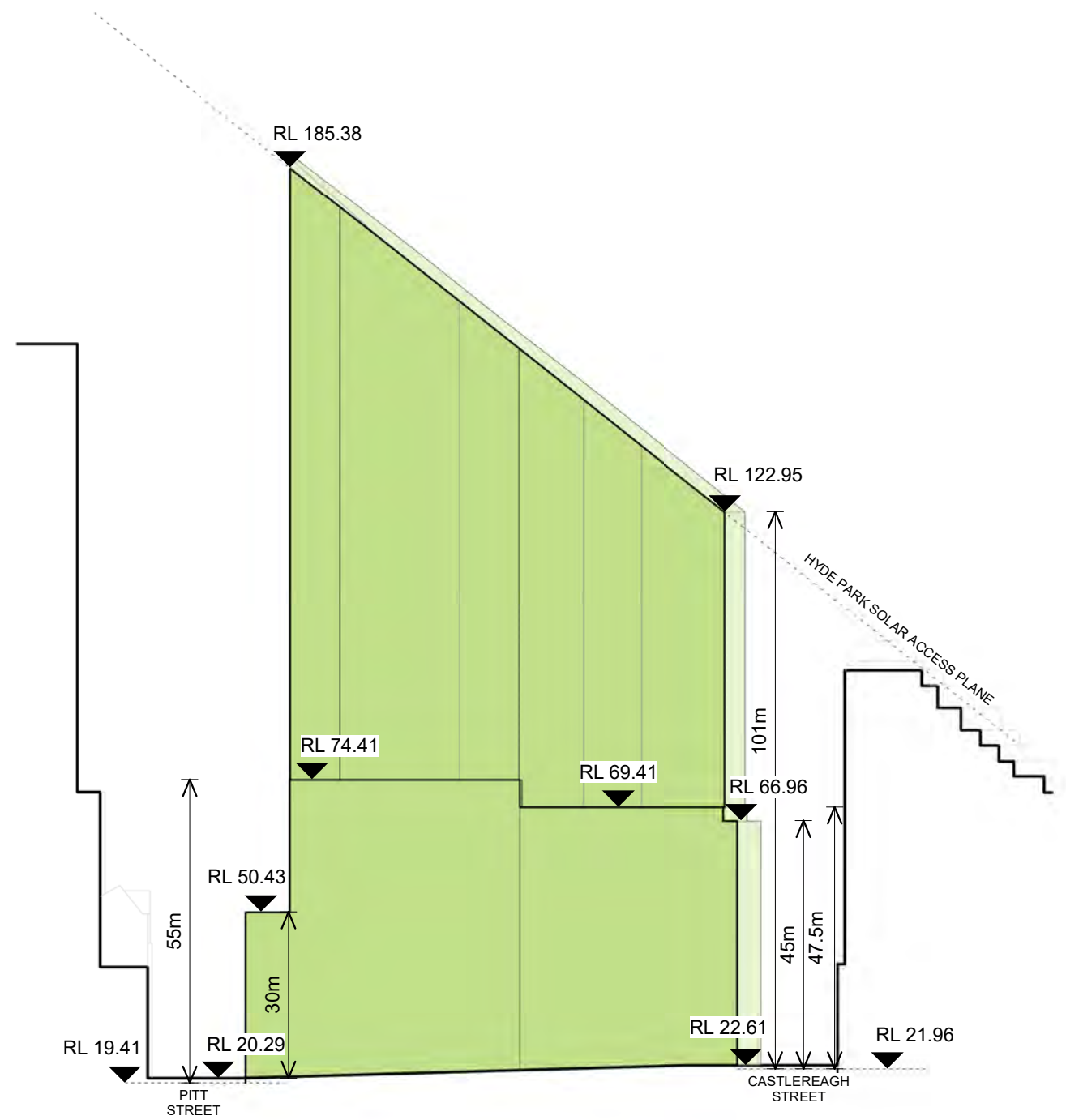


C.2.0 ENVELOPE DRAWINGS

ELEVATIONS OF THE PROPOSED ENVELOPE



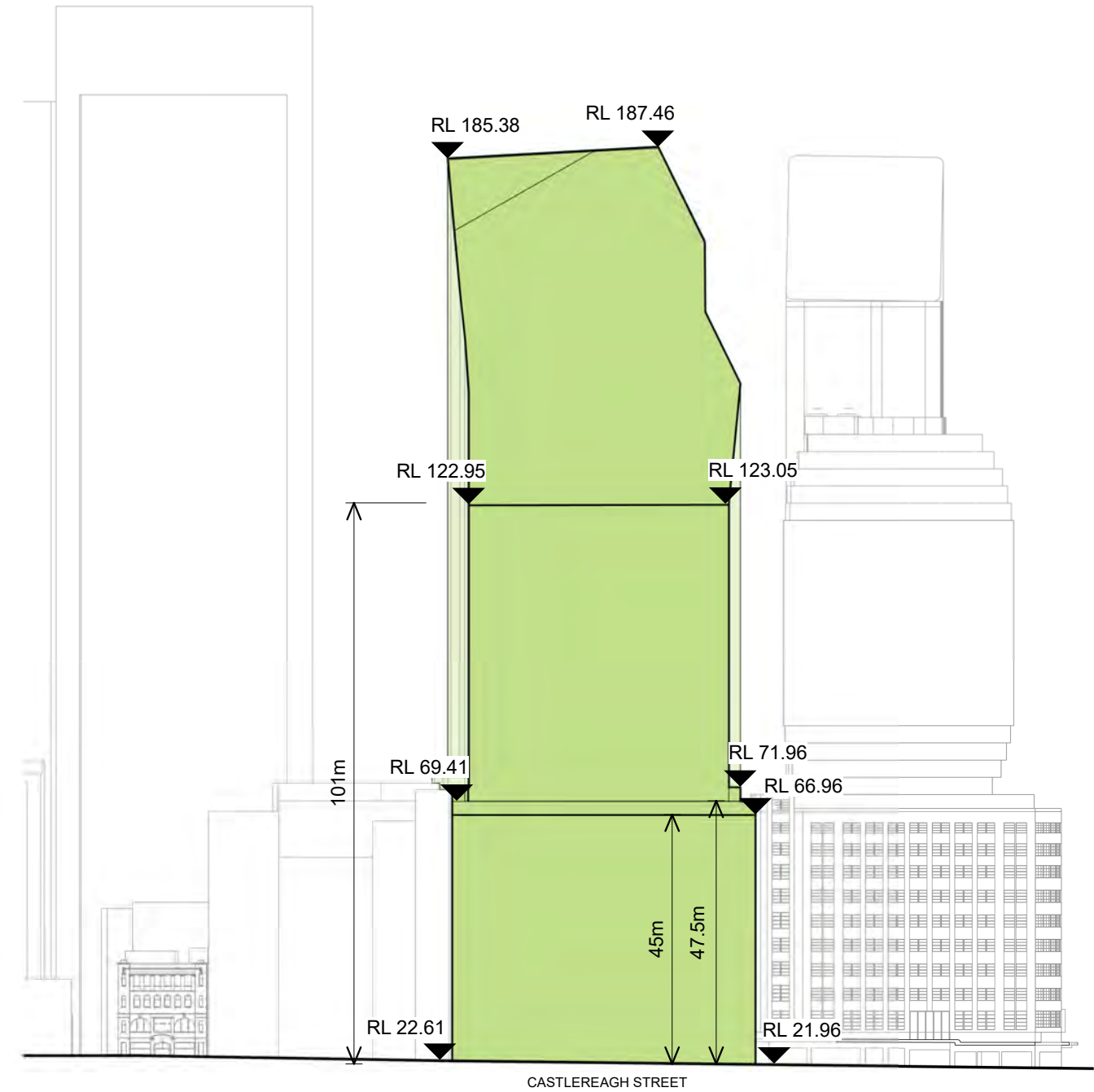
NORTH ELEVATION - ENVELOPE



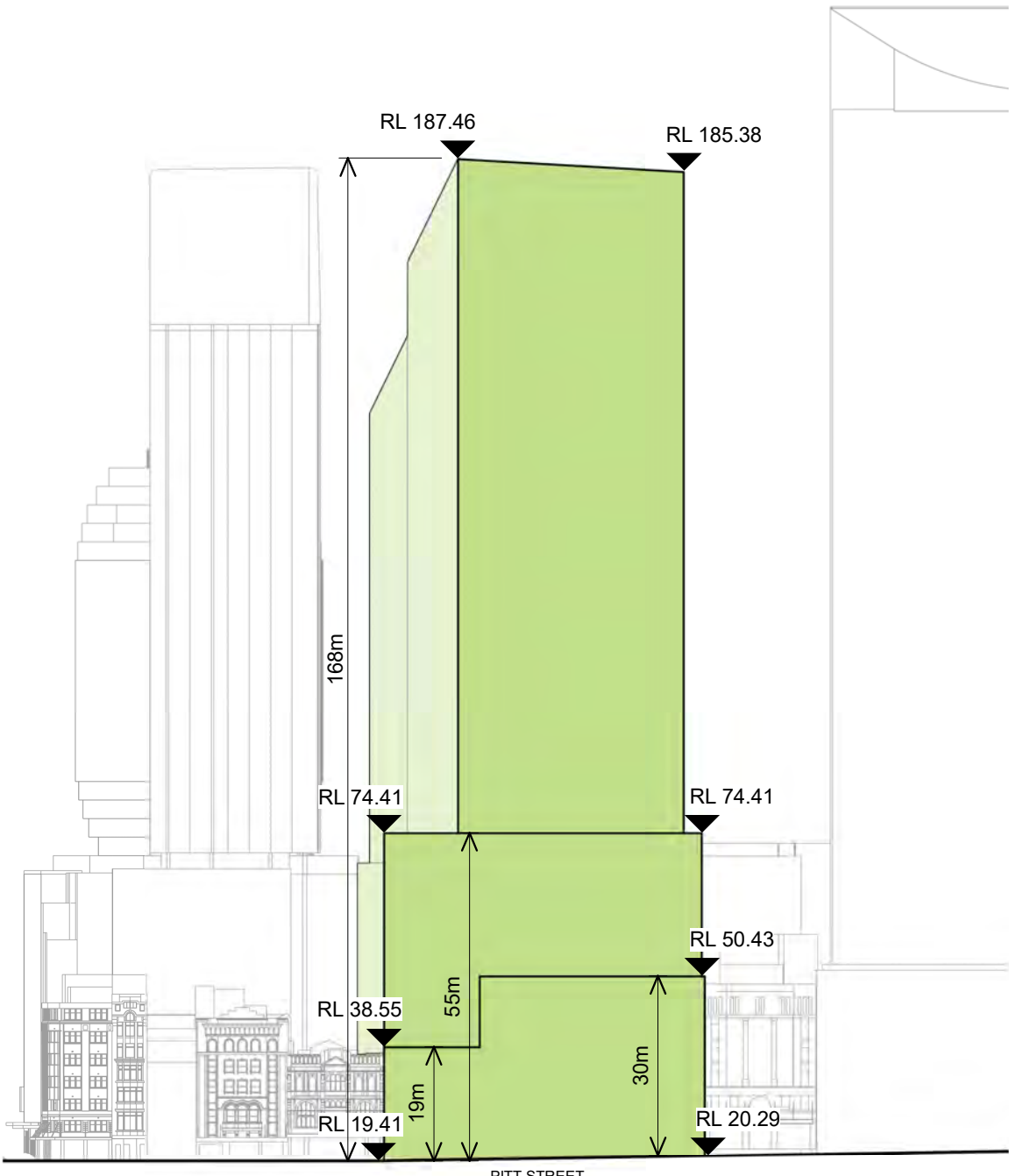
SOUTH ELEVATION - ENVELOPE

C.2.0 ENVELOPE DRAWINGS

ELEVATIONS OF THE PROPOSED ENVELOPE



EAST ELEVATION - ENVELOPE



WEST ELEVATION - ENVELOPE

CHAPTER 3

ENVIRONMENTAL IMPACT STATEMENT

C.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 0.11418312, **resulting in an overall SVF value difference (improvement) of +0.00427174.**

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

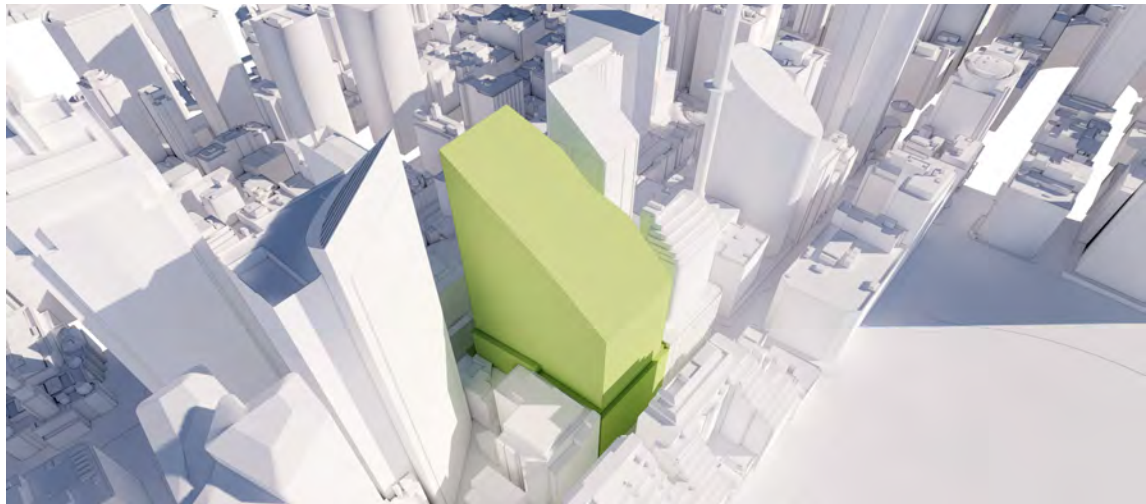


Image 2 - Proposed Site Specific DCP Envelope



Image 3 - Analysis Points 1 to 6

C.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 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.



Image 1 - Measurement Point Location and Classification

		Castlereagh Street (numbered north to south)							
		3	4	5	6	7	8	9	10
Comfort	Baseline								
	Proposed								
Safety	Baseline								
	Proposed								

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

		Pitt Street (numbered south to north)							
		11	12	13	14	15	16	17	18
Comfort	Target								
	Proposed								
Safety	Target								
	Proposed								

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

C.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.



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



C.3.0 - ENVIRONMENTAL IMPACT STUDY OVERVIEW

KEY VANTAGE VIEWS

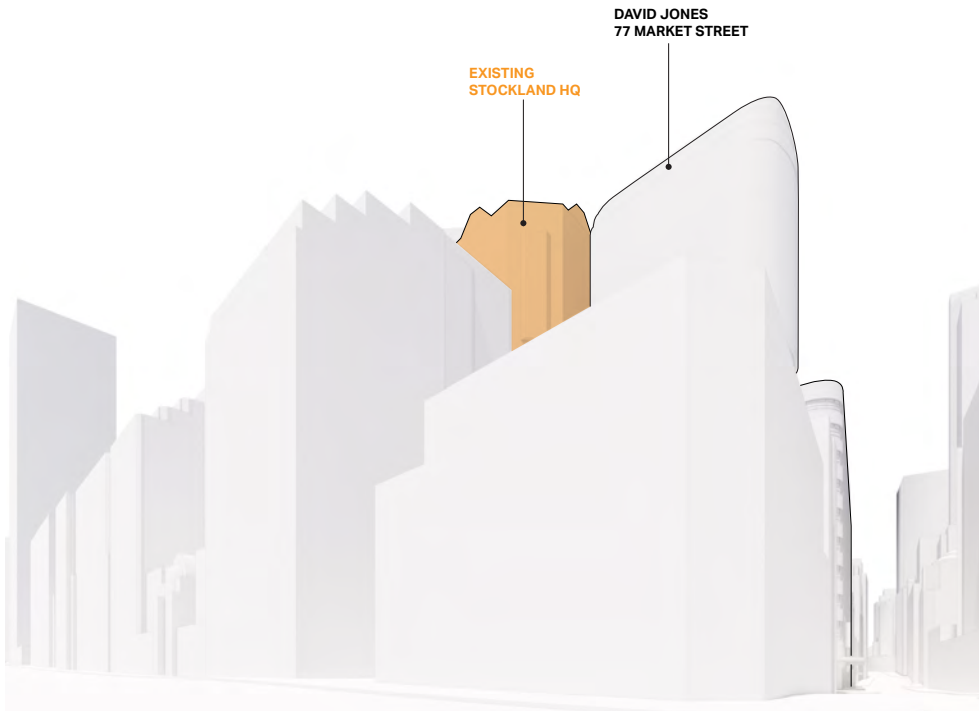


Image 1 - Existing Stockland HQ - View from Elizabeth St / Market St.

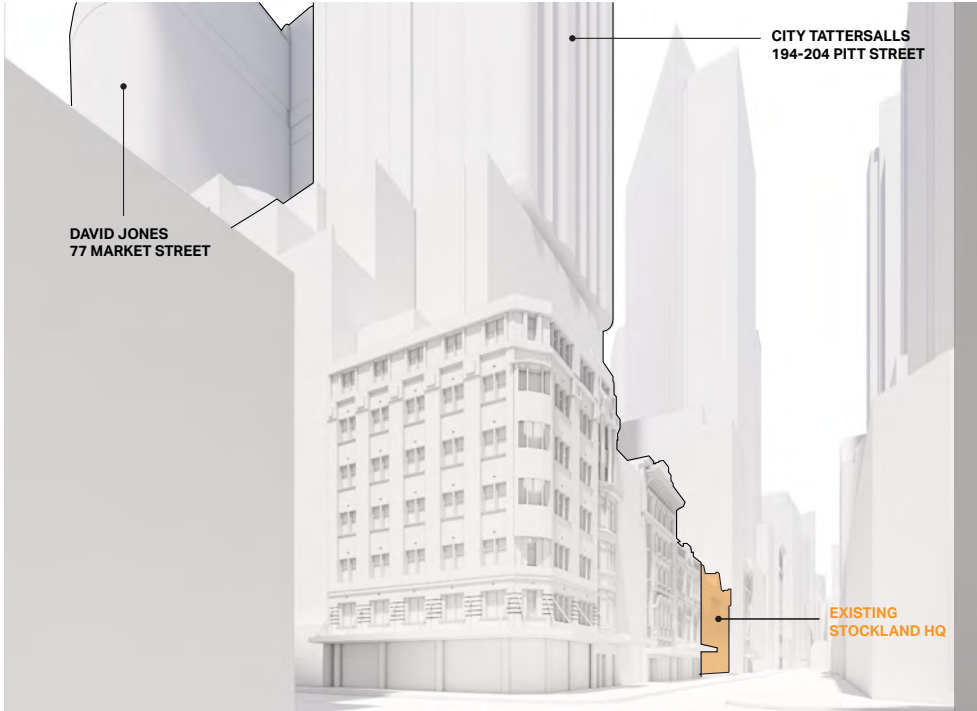


Image 2 - Existing Stockland HQ - View from Pitt St / Market St looking south.



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

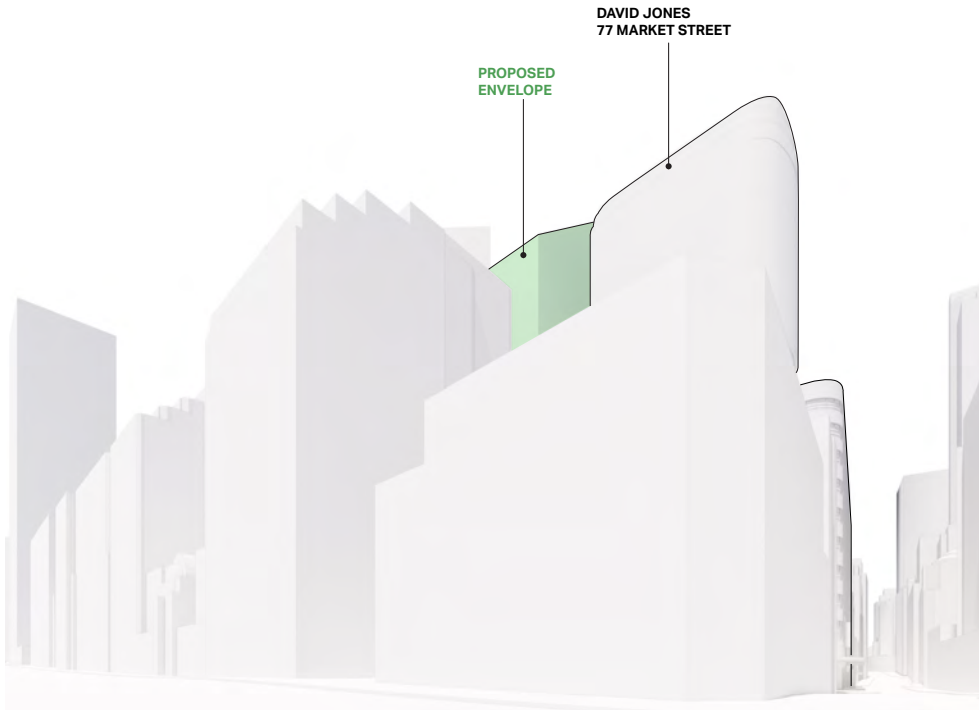


Image 4 - Proposed Envelope - View from Elizabeth St / Market St.

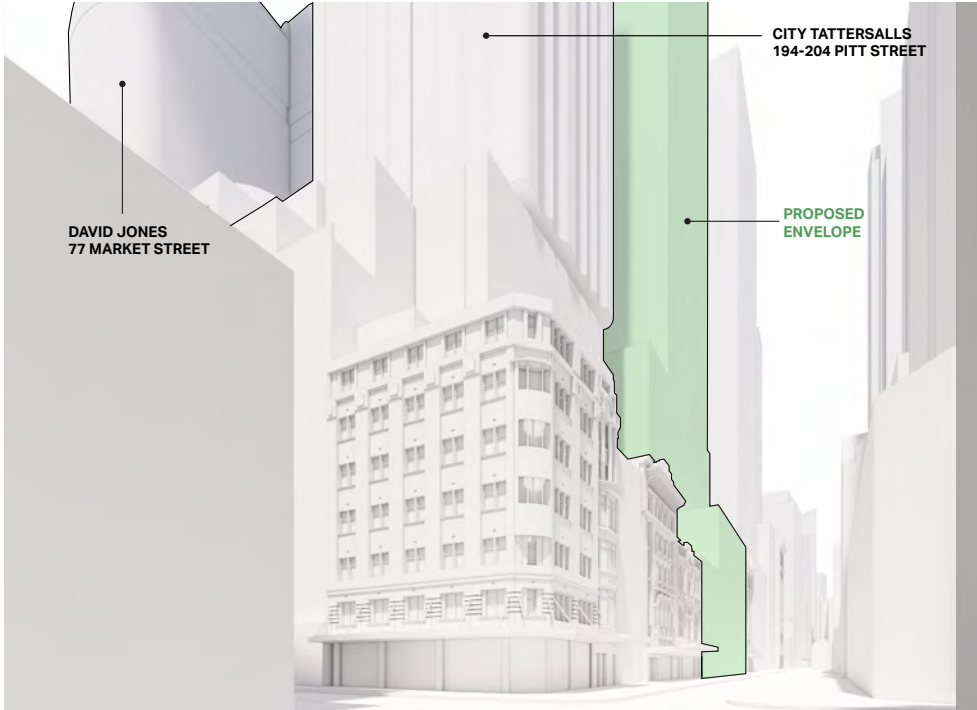


Image 5 - Proposed Envelope - View from Pitt St / Market St looking south.



Image 6 - View from Hyde Park.

CHAPTER 4

PROJECT VISION AND OBJECTIVES

C.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.

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:

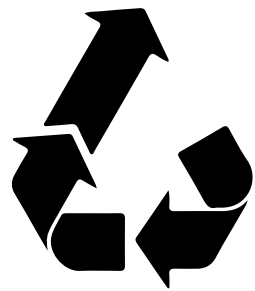
- Transform an outdated asset into a premium offering aligned with modern standards.
- Remove a breach of the Hyde Park SAP, eliminating overshadowing of the public domain.
- Improve connectivity and pedestrian flow around and through the site, by eliminating obstacles on the Castlereagh footpath and providing a new Through-Site-Link between Pitt and Castlereagh Streets, open to the public 24/7.
- Retain and reinvigorate Wesley Mission, ensuring the continuation of critical social services for vulnerable people throughout the redevelopment.

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, creating a vibrant environment that fosters both business and leisure.



C.4.0 - PROJECT VISION AND OBJECTIVES

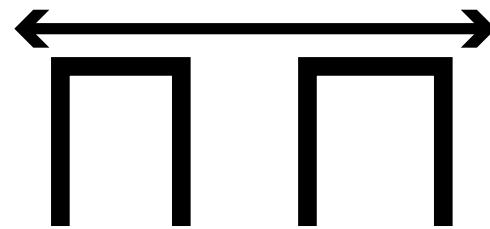
KEY REFERENCE DESIGN OBJECTIVES



ALLOW FOR UPCYCLING

The design should:

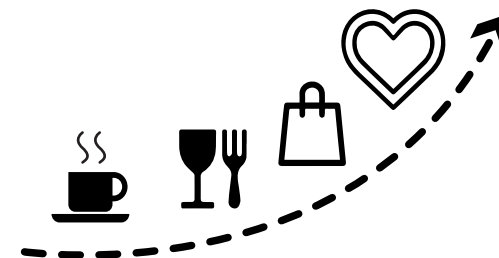
- Allow for the retention and upcycling of components of the existing structure to minimise carbon emissions



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



LARGE CONTIGUOUS FLOOR PLATE

The design should:

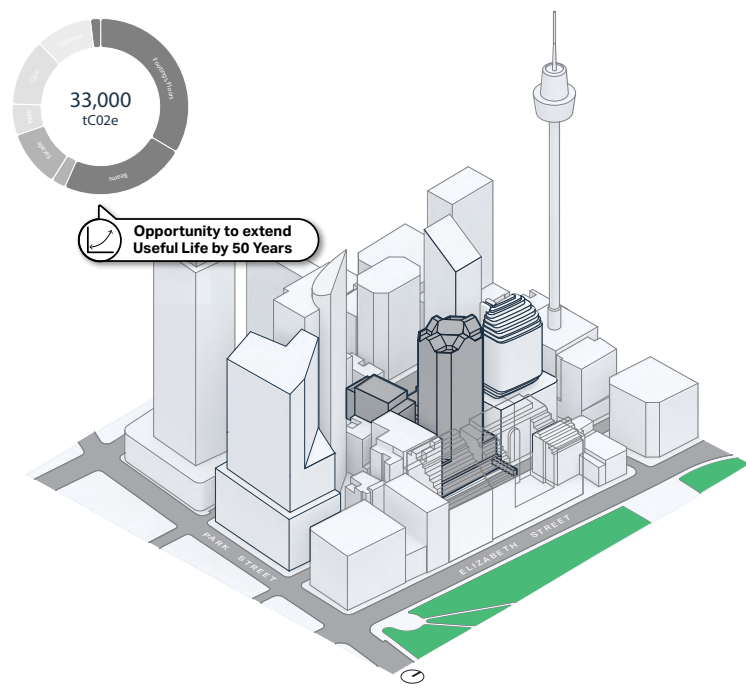
- Improve efficiency through reduction of vertical movement due to large floor plate
- Improve efficiency through the consolidation of services/amenity
- Improve connectivity through increase of population per floor

C.4.0 - PROJECT VISION AND OBJECTIVES

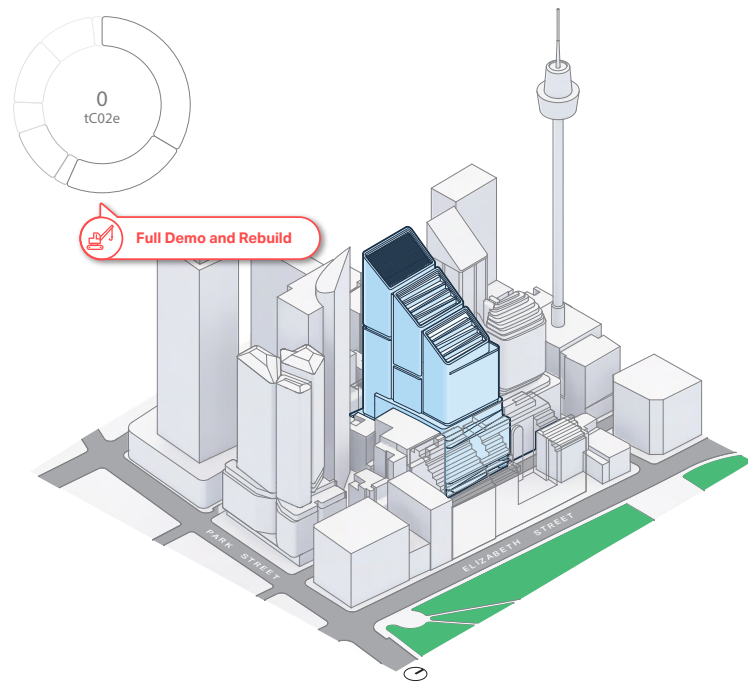
SUSTAINABILITY

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.

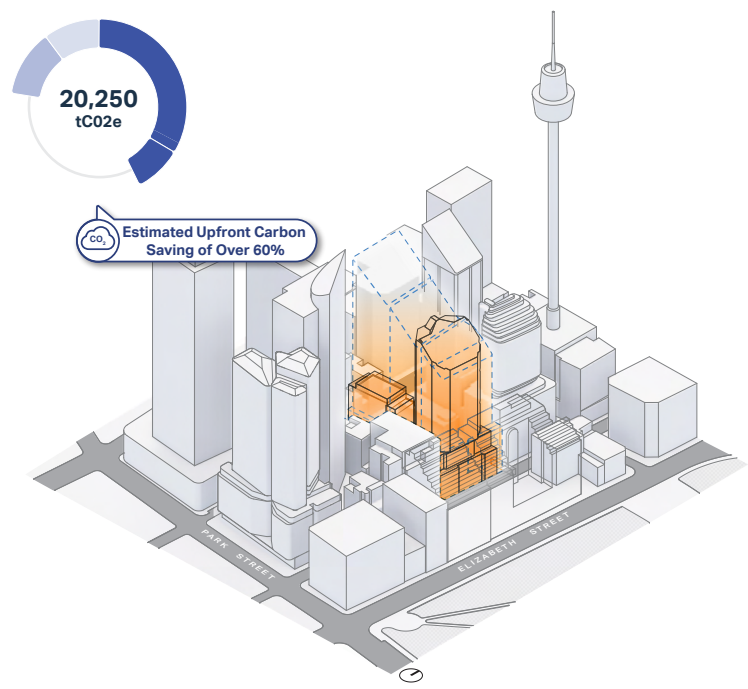
As the global construction industry is responsible for 37% of energy related carbon dioxide emissions and a third of the world's waste, the opportunity to retain and reuse the basement and tower structures presents a significant opportunity to minimise new carbon emissions involved with a new development.



EXISTING BUILDING



DEMOLISH AND REBUILD



RETAIN AND RE-IMAGINE

0%

UPFRONT CARBON SAVINGS

60%+

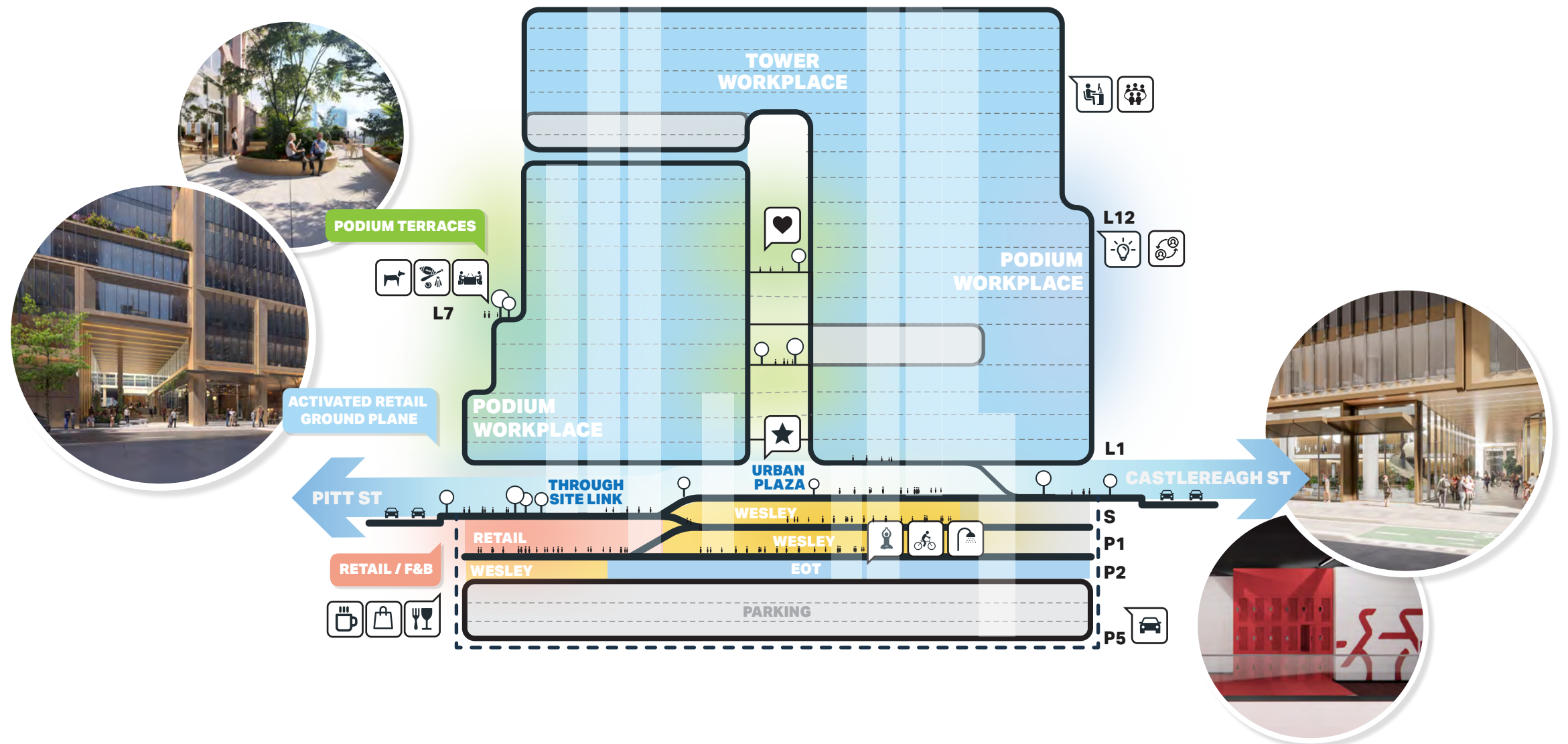
C.4.0 - PROJECT VISION AND OBJECTIVES

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.



C.4.0 - PROJECT VISION AND OBJECTIVES

RETAINING WESLEY

The ability to retain the Wesley Mission facilities is integral to the social value of the project, ensuring that vital support services for vulnerable and at risk members of the community has the potential to remain accessible.

Preserving Wesley on site does not preclude it from redevelopment works, with the potential for revitalisation and redevelopment having the opportunity to enhance the facility's connection to the street and city. Such improvements would help extend the reach and presence of Wesley within the Sydney CBD, and positively impact even more people.



Indicative Visualisation of the Auditorium

C.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 Ngala 2014.
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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

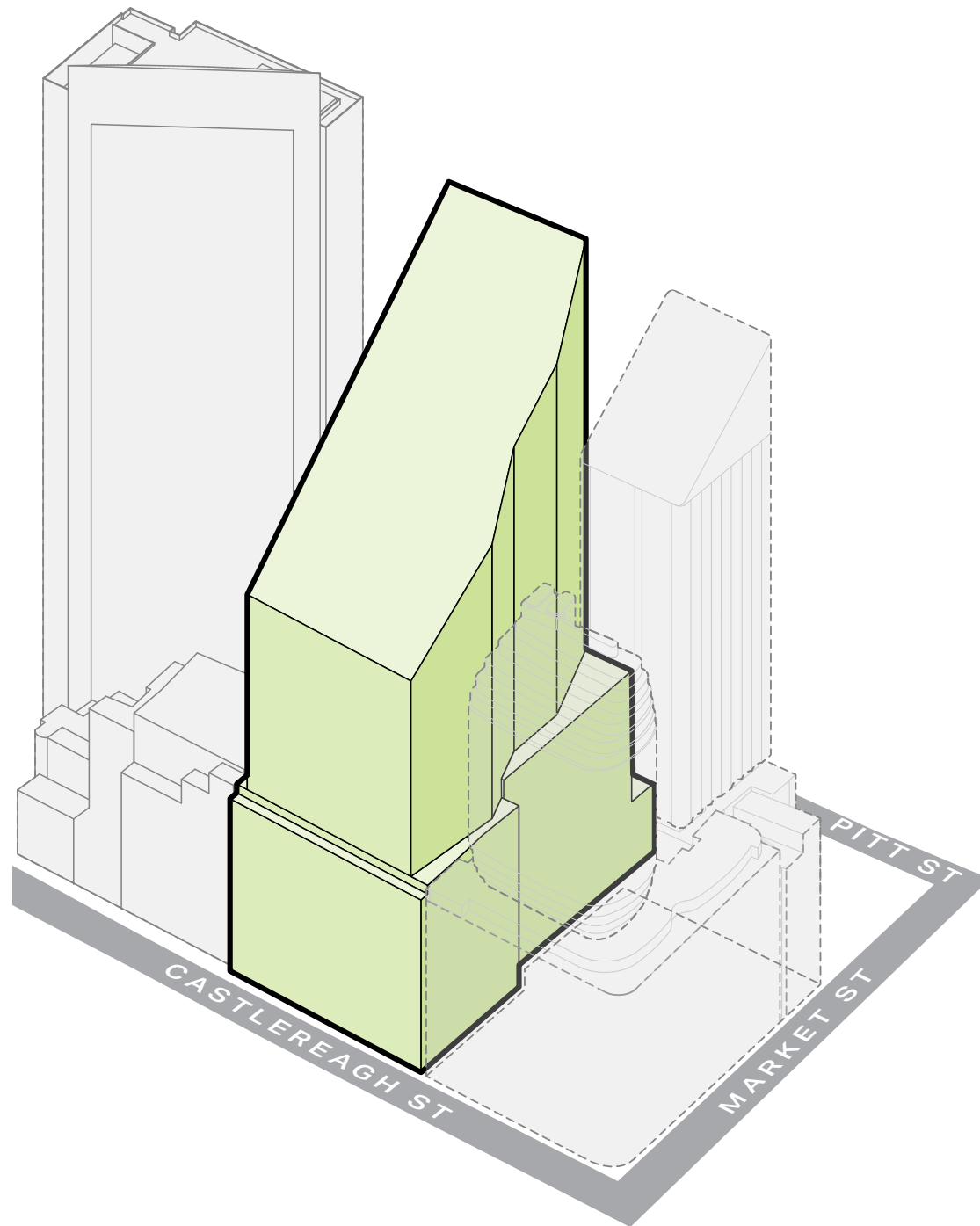
CHAPTER 5

CONCEPT REFERENCE DESIGN

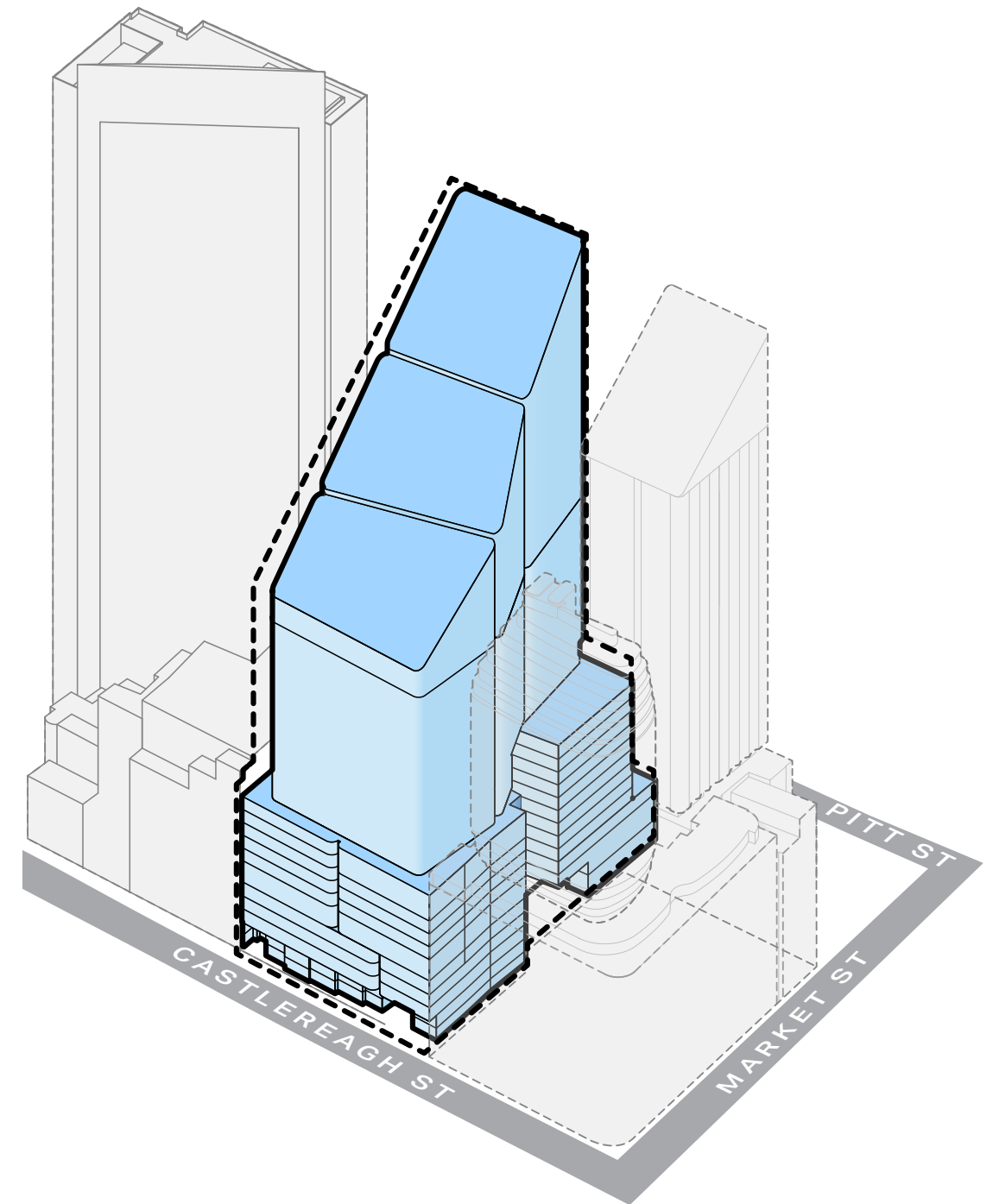
C.5.1 - CONCEPT REFERENCE DESIGN

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



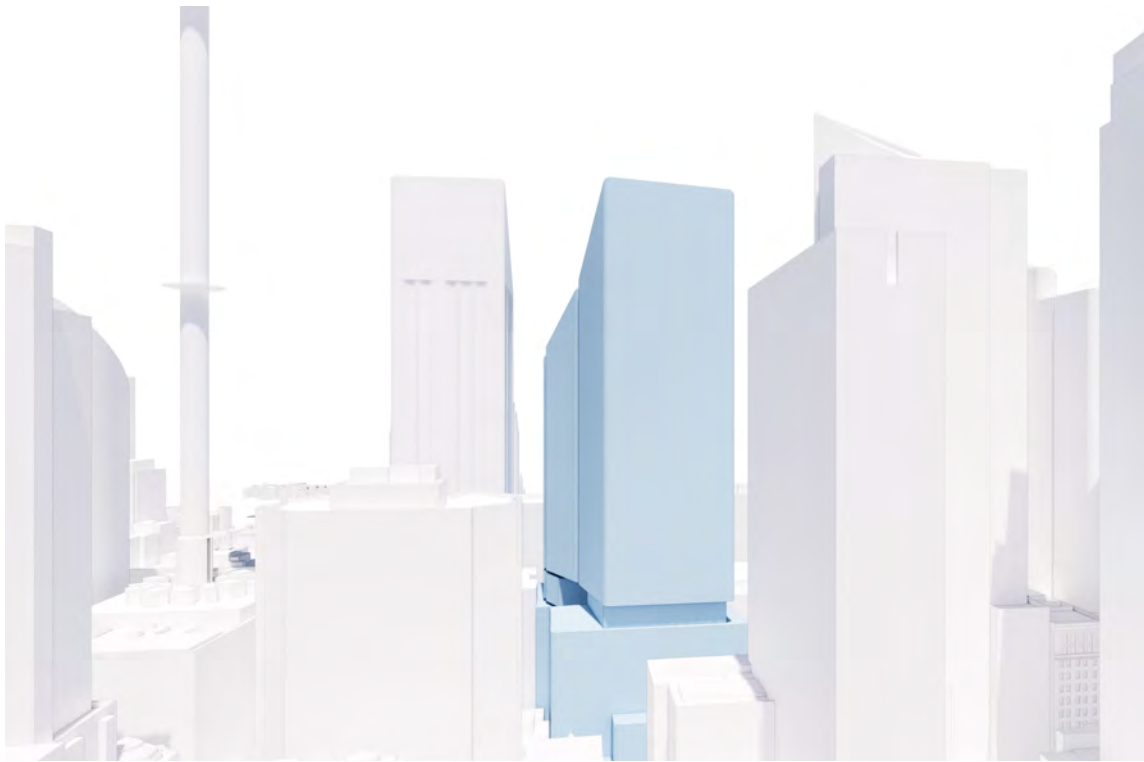
CONCEPT REFERENCE DESIGN
CASTLEREAGH STREET AXONOMETRICAL DIAGRAM

C.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.



Key Legend.



Indicative view 3 - Concept Reference Design - From West.



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

CHAPTER C.5.2

PUBLIC REALM AND PODIUM



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

C.5.2 - PUBLIC REALM

KEY REFERENCE DESIGN OBJECTIVES



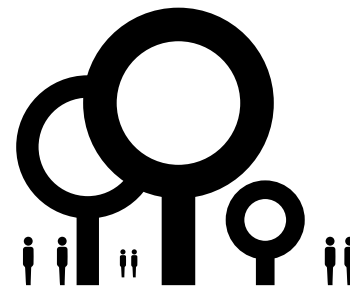
PLACE-MAKING

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



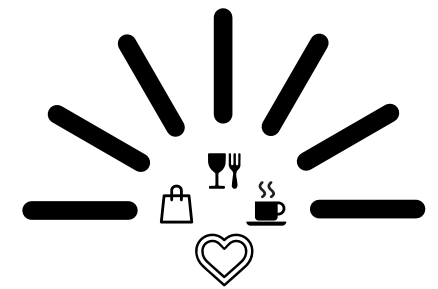
ACTIVATE PUBLIC REALM

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.

C.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.

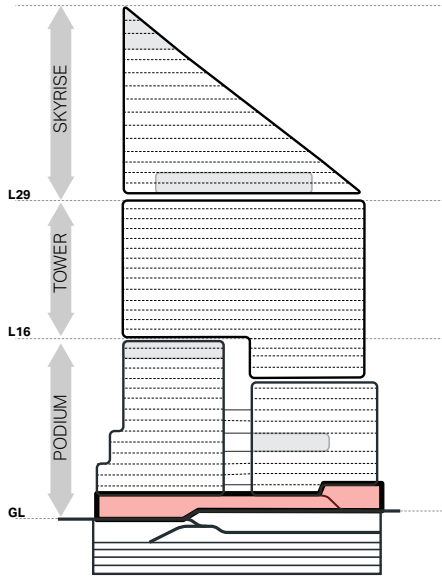
The perimeter of the pedestrian path will be lined with a mix of lobbies and retail spaces, ensuring the ground plane remains highly permeable and active.

To maximise the extent of active frontage, the existing basement exit ramp will be re-purposed to enable two way traffic. The creation of a new waiting bay allows for anticipated vehicle flows whilst reducing vehicle crossover with the Castlereagh footpath.

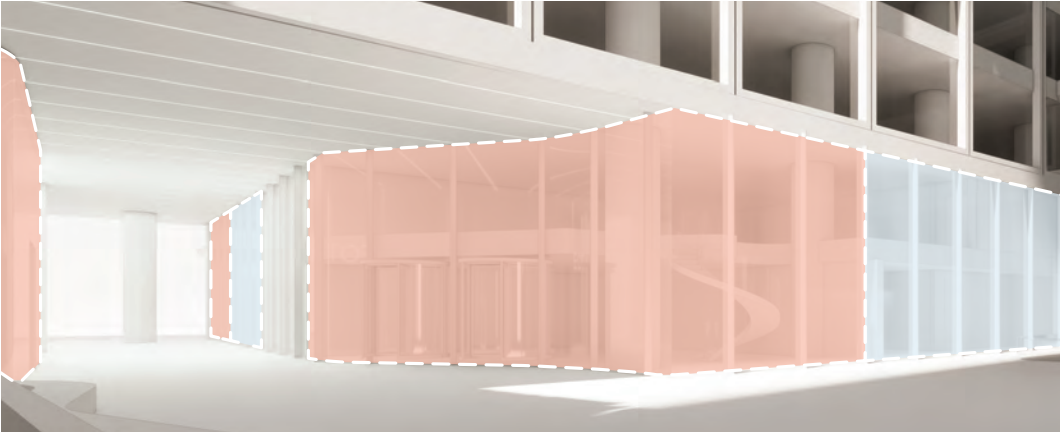
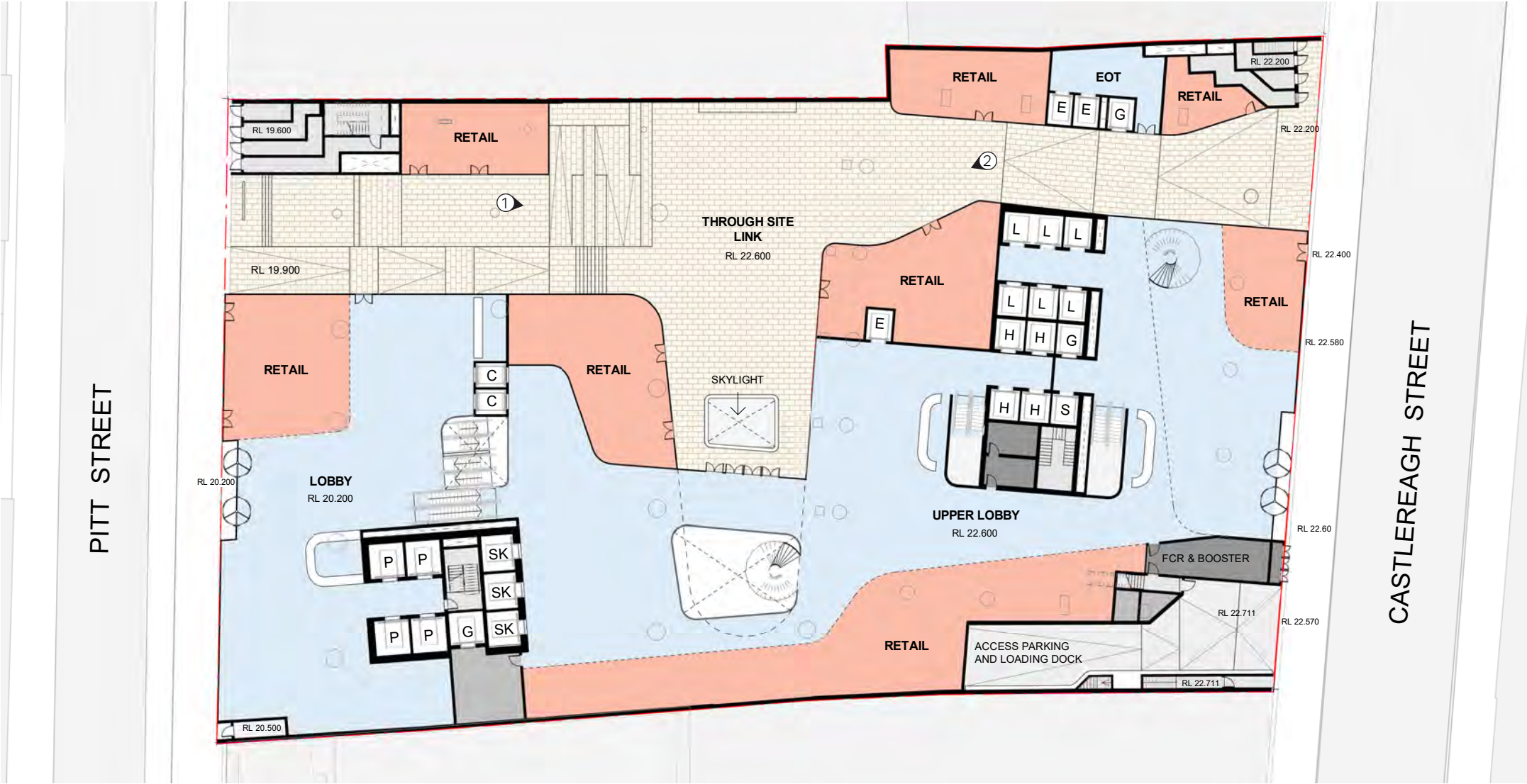
Legend

Retail

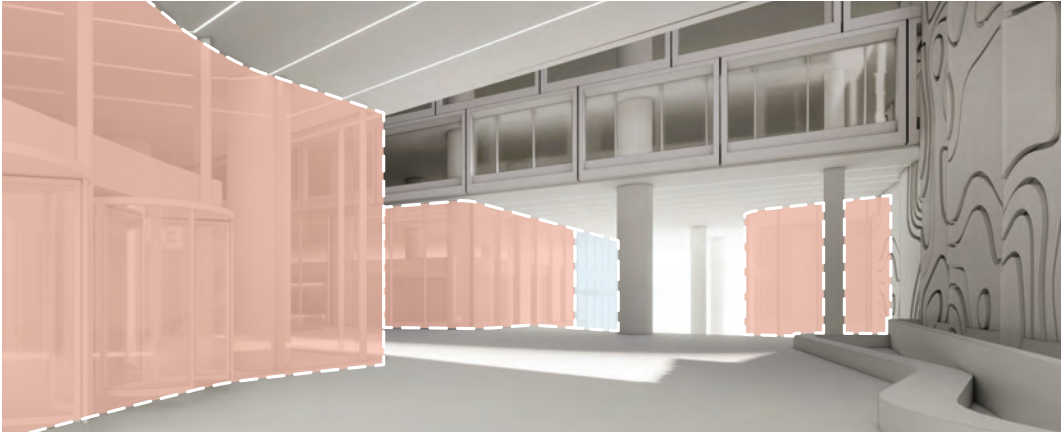
Commercial Lobby



Key Legend.



View 1 - View East



View 2 - View West

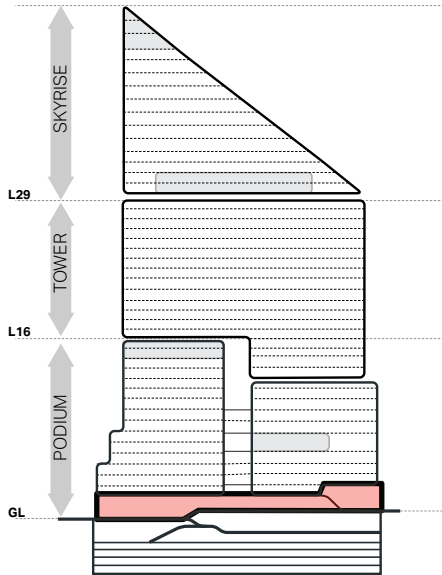
C.5.2 - PUBLIC REALM

THROUGH SITE LINK AND IMPROVED PEDESTRIAN FLOWS

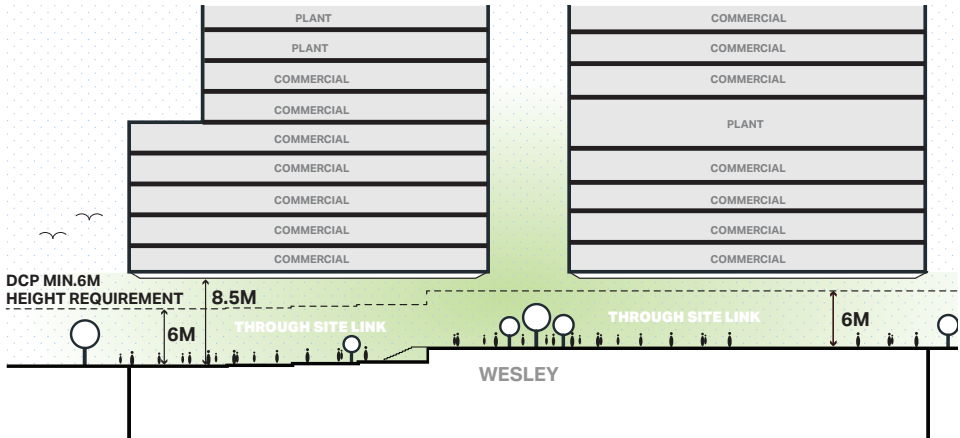
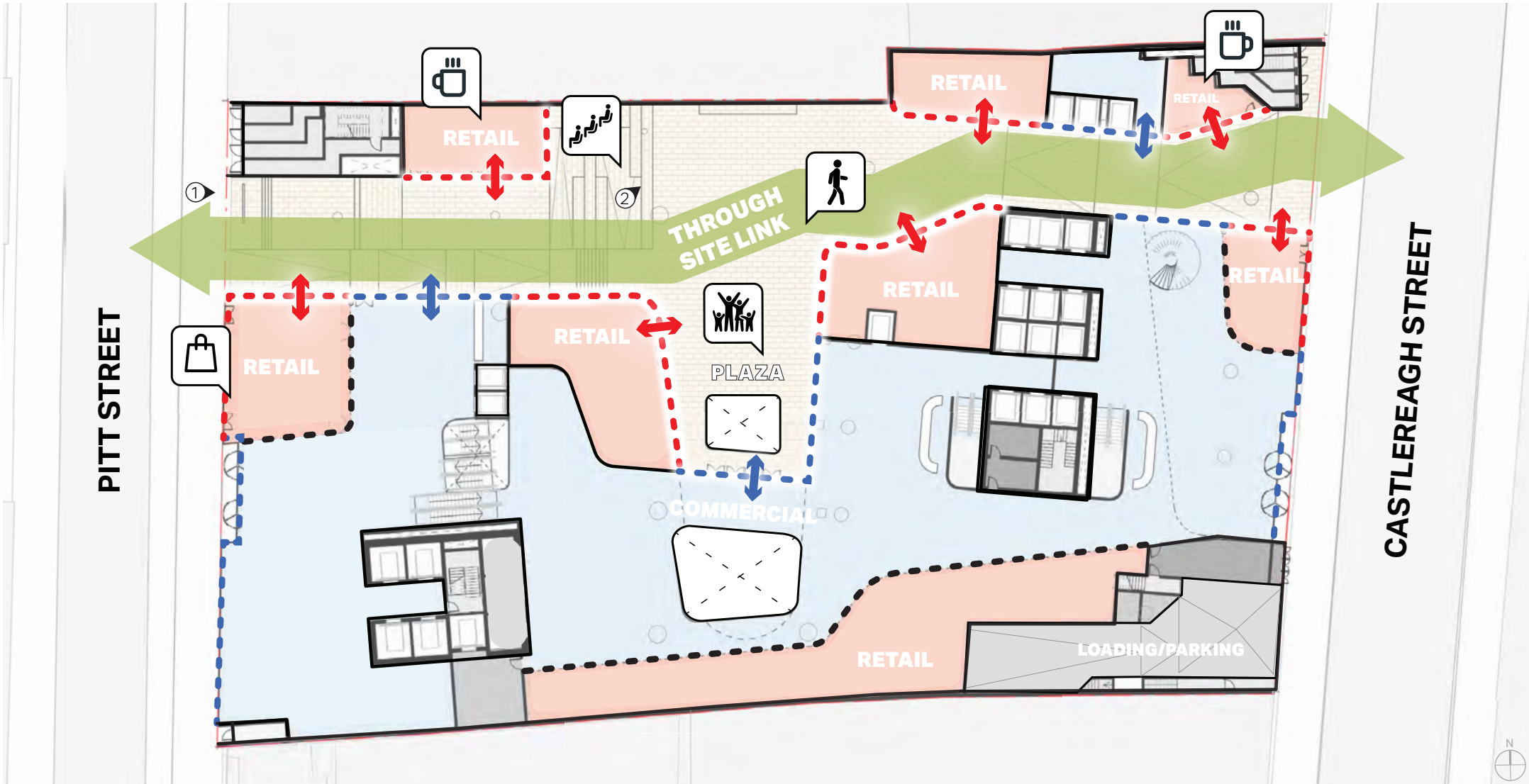
The proposed Through Site Link will be a 24/7 publicly accessible pathway, providing both a physical and visual connection between Pitt and Castlereagh Streets. To address existing slab levels and structure, the link will feature compliant ramped surfaces and will be activated by curated retail offerings.

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, creating an inviting space for pedestrians and visitors alike.

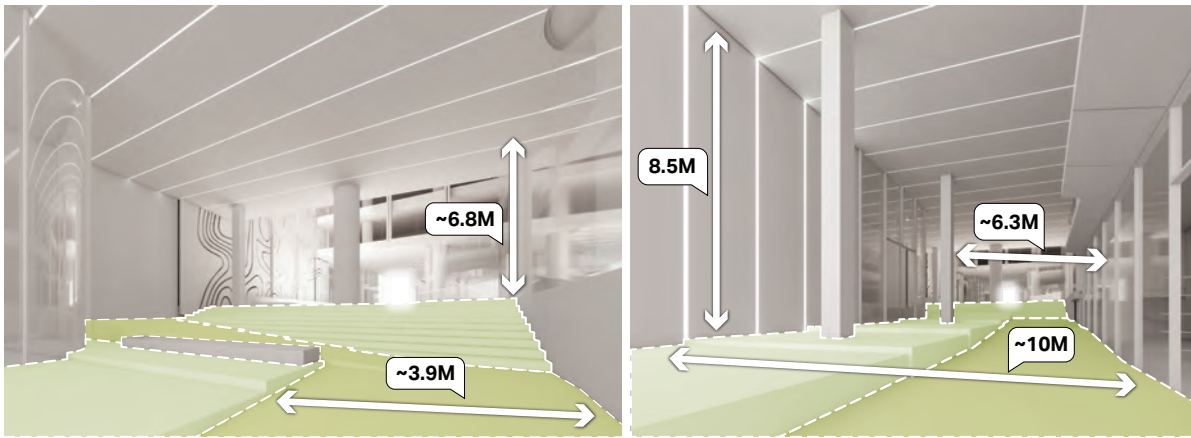
- Legend**
- TSL Circulation - 6m clear
 - Active Frontage
 - Lobby Entrance
 - Accessible Ramp
 - Seating & Stairs



Key Legend.



Indicative section showing TSL.



View 1 - Pitt Street TSL ramp

View 2 - Pitt Street TSL looking west

C.5.2 - PUBLIC REALM

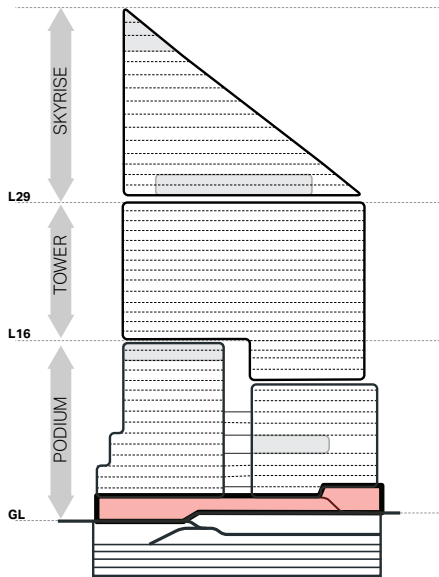
ACTIVE FRONTAGES AND CONTINUOUS AWNINGS

Lobbies to the commercial towers and Wesley Mission open directly to the footpath, providing activity to the street.

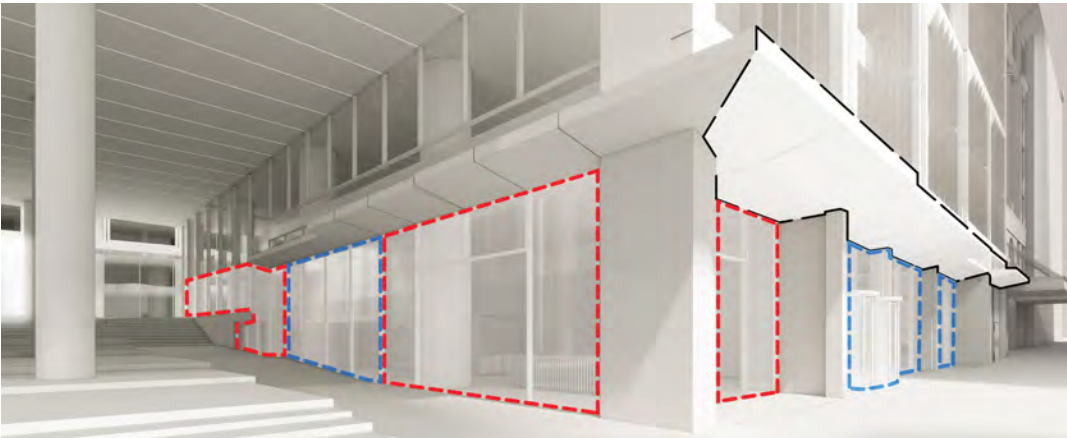
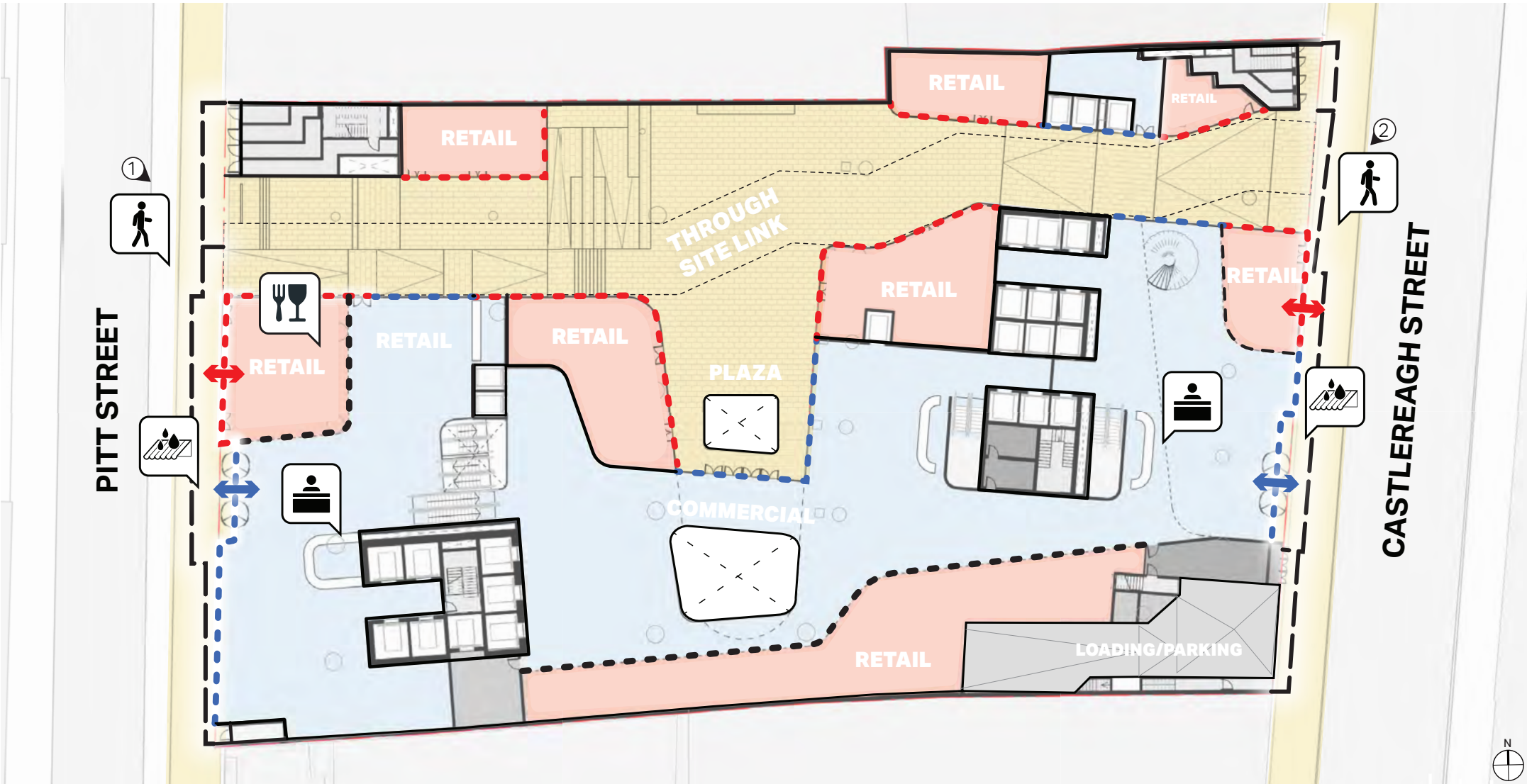
Retail also fronts onto both streets, but is predominantly positioned on either side of the through site link. The potential for external licensed seating areas provides further opportunity for activation, and a welcome respite from the bustle of the surrounding streets.

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

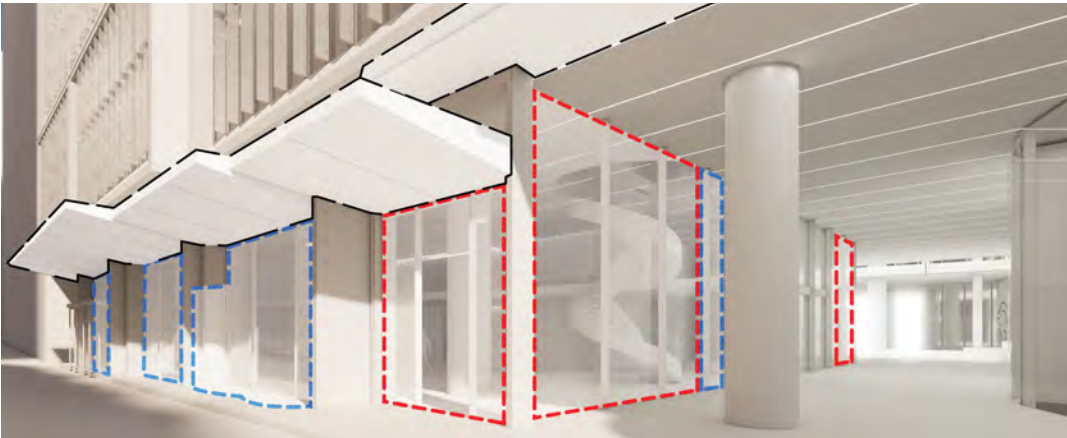
- Legend**
- Awning Continuation
 - Active Frontage
 - Lobby entrance



Key Legend.



Indicative visualisation - view 1



Indicative visualisation - view 2

C.5.2 - PUBLIC REALM

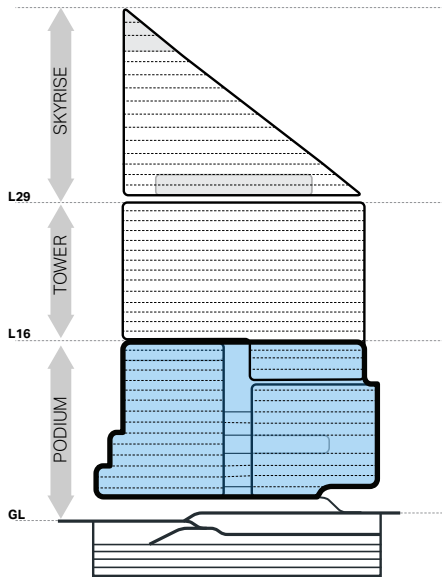
PODIUM DESIGN

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.

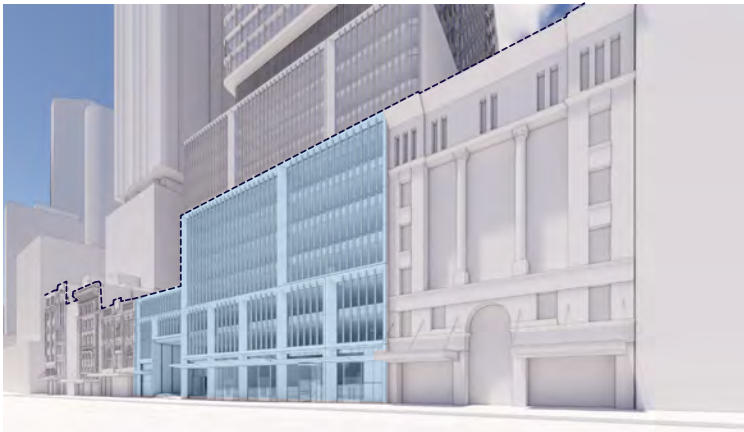
Right: Typical upper podium plan



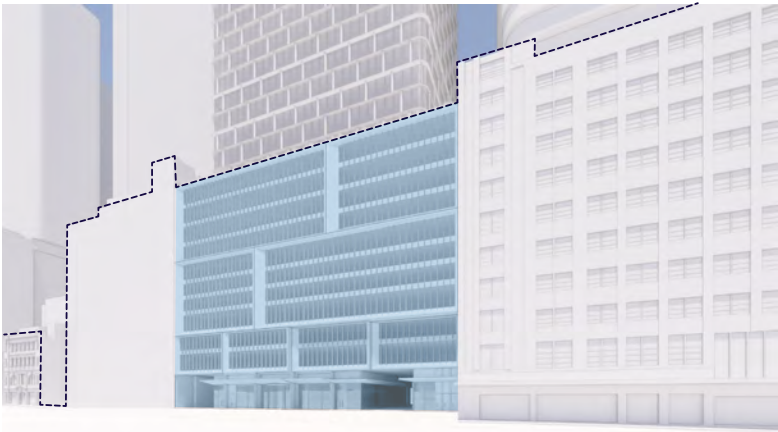
Key Legend.



Podium workplace reference



View 1 - Indicative view from Pitt Street



View 2 - Indicative view from Castlereagh Street

CHAPTER C.5.3

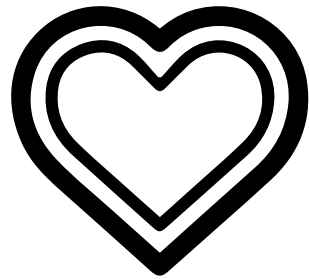
COMMERCIAL TOWER



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

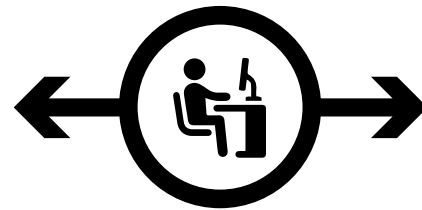
C.5.3 - COMMERCIAL TOWER

KEY REFERENCE DESIGN OBJECTIVES



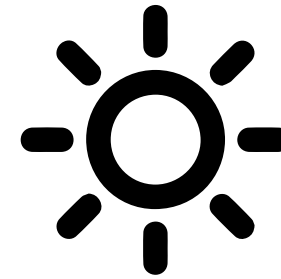
HEALTHY WORKPLACE

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



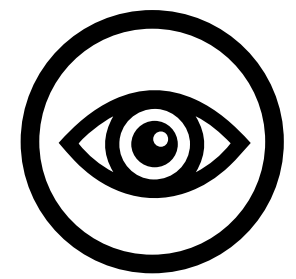
LARGE CONTIGUOUS FLOOR PLATE

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



OPTIMISE DAYLIGHT

Design with optimal daylight levels in mind.



OPTIMISE VIEWS

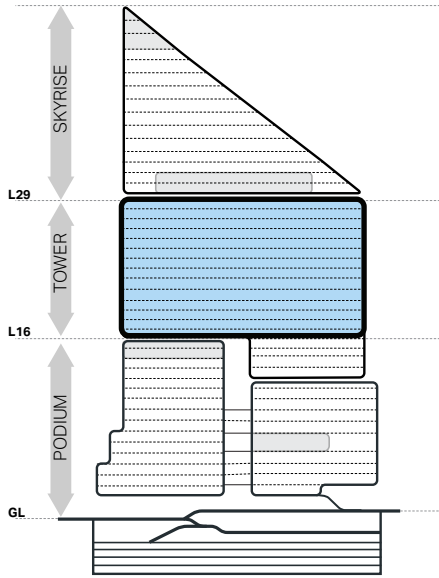
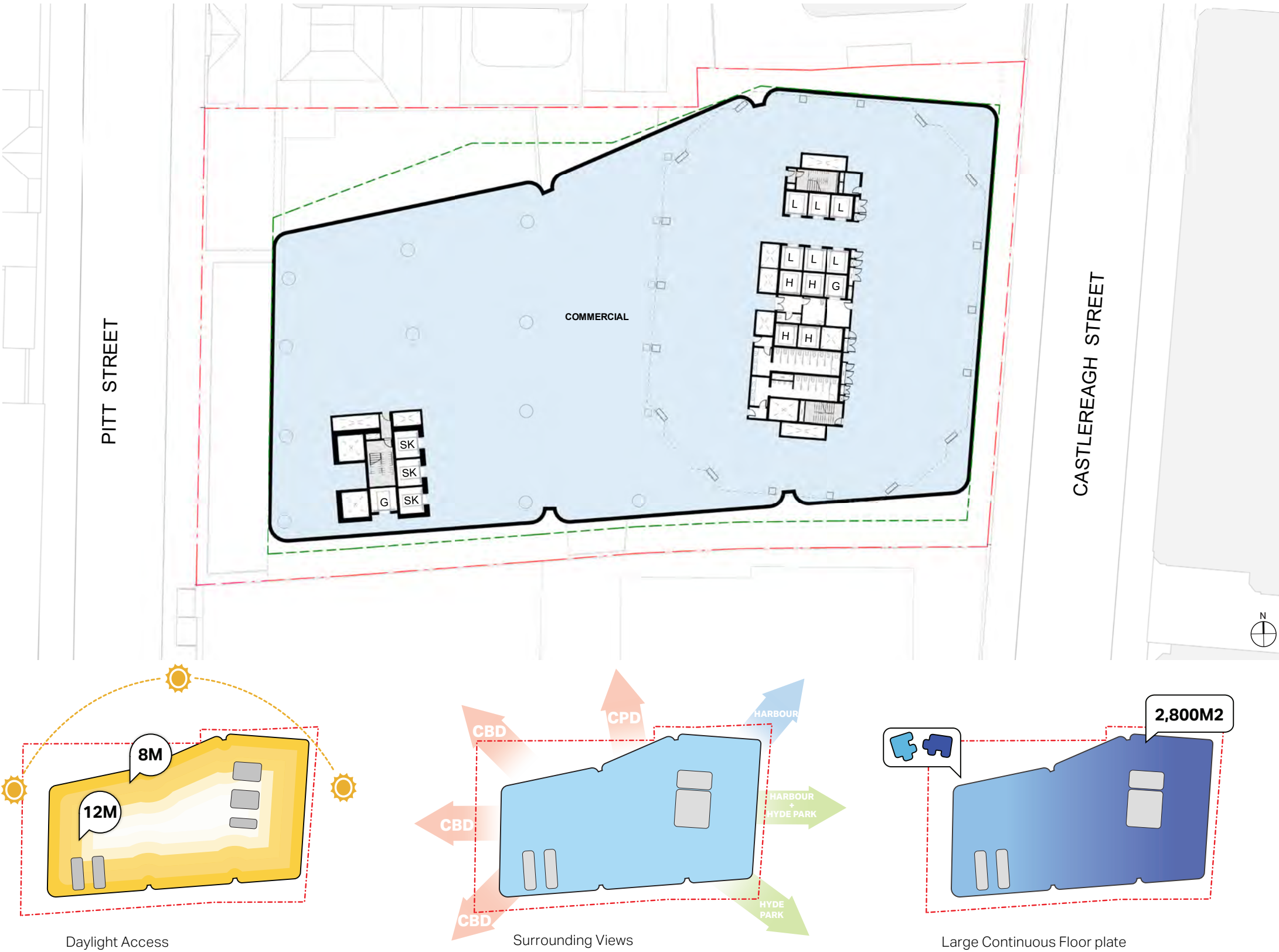
Optimise views to the surrounding context.

C.5.3 - COMMERCIAL TOWER

TYPICAL COMMERCIAL PLAN

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

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.



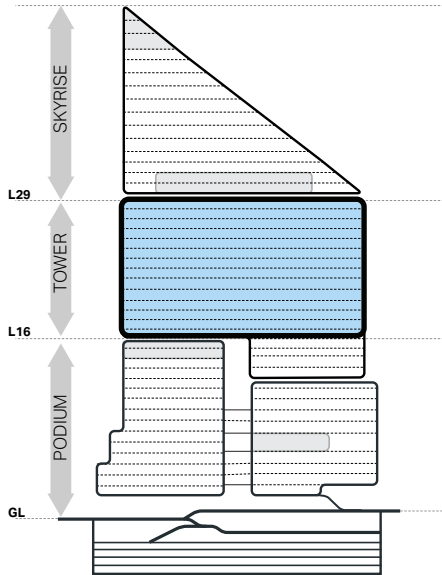
Key Legend.

C.5.3 - COMMERCIAL TOWER

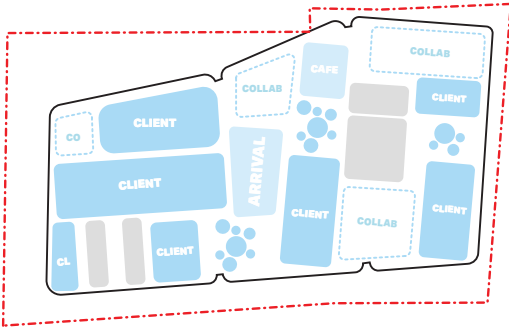
TYPICAL COMMERCIAL FITOUTS PLAN

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.

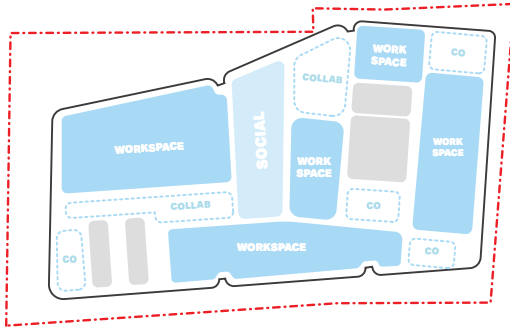
With interaction being the cornerstone of effective workspaces, these expanded floor plates facilitate not only an increase in density but also enhanced visibility and natural connectivity between colleagues. By encouraging horizontal rather than vertical workplace planning, a stronger sense of team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



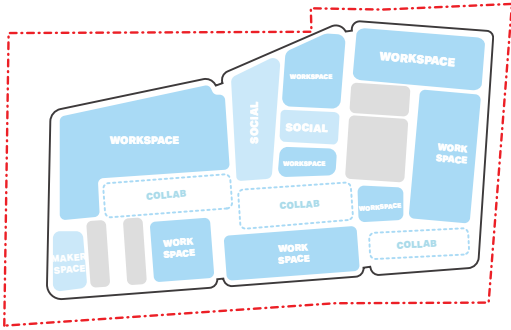
Key Legend.



Client Space



Collaboration



Productive

CHAPTER C.5.4

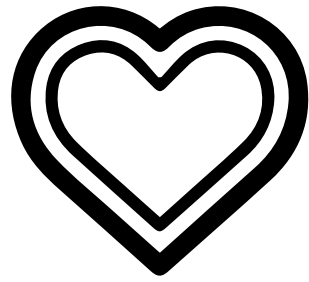
HIGH RISE COMMERCIAL TOWER

C.5.4 - HIGH RISE COMMERCIAL TOWER



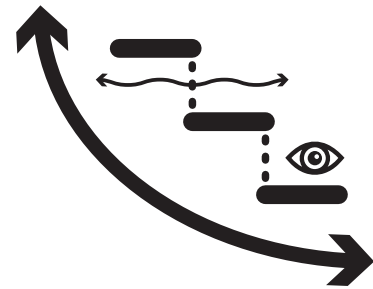
C.5.4 - HIGH RISE COMMERCIAL TOWER

KEY REFERENCE DESIGN OBJECTIVES



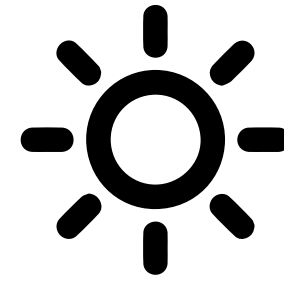
HEALTHY WORKPLACE

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



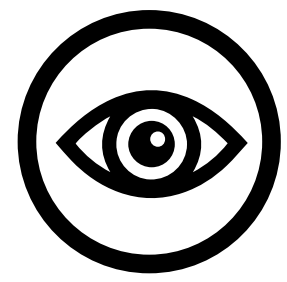
TERRACE OPPORTUNITIES

Create accessible terraces which allow for access to fresh air and views



OPTIMISE DAYLIGHT

Design with optimal daylight levels in mind.



OPTIMISE VIEWS

Optimise views to the surrounding context.

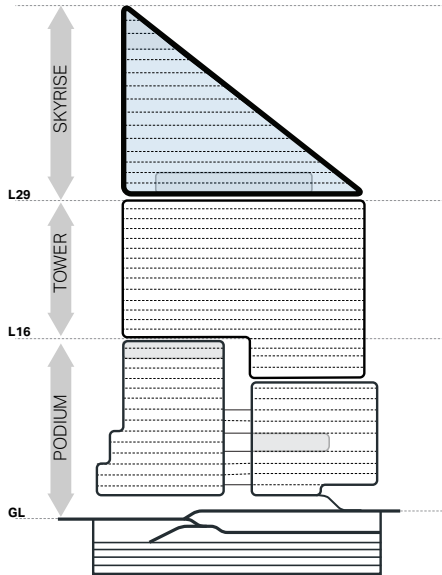
C.5.4 - HIGH RISE COMMERCIAL TOWER

TYPICAL HIGH RISE COMMERCIAL FIT OUT PLAN

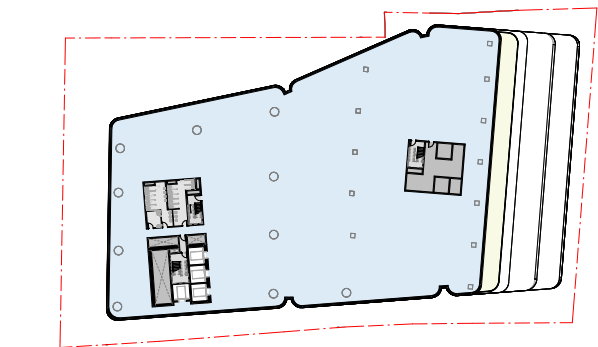
At the high-rise levels, the commercial floor plate ranges from approximately 2,300 m² to 700 m² of lettable area, as the building steps up and the floor plate reduces in response to the SAP plane.

This stepping introduces a series of terraces that enrich the workspace with enhanced views to the harbour and Hyde Park, while maintaining flexibility for a range of fit-outs through a contiguous layout.

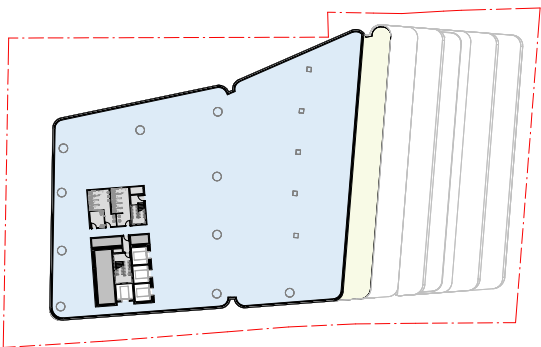
The floor plates offer excellent solar penetration and expansive views, with the opportunity to incorporate atriums, terraces, and winter gardens to further enhance natural light and overall amenity.



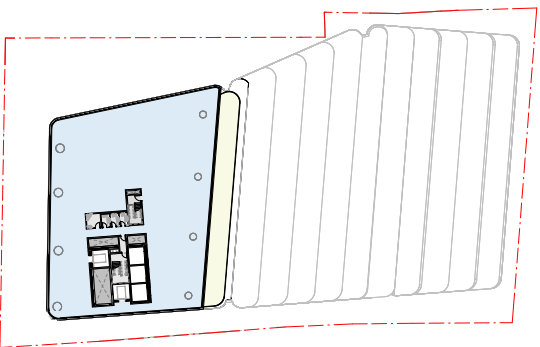
Key Legend.



LEVEL 31



LEVEL 34



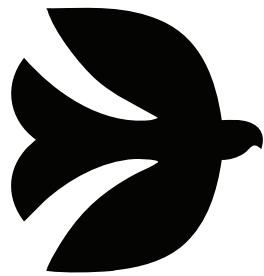
LEVEL 39

CHAPTER C.5.5

WESLEY MISSION

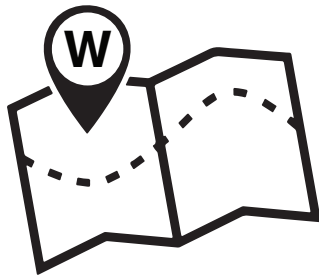
C.5.5 - WESLEY

KEY REFERENCE DESIGN OBJECTIVES



WESLEY MISSION®

Maintain optionality for Wesley Mission to remain on site.



IMPROVE ACCESS AND PRESENCE OF WESLEY

Improve access and visibility into Wesley Mission.



OPPORTUNITY TO RETAIN EXISTING WESLEY ROOMS

Retain and incorporate key rooms into the revised design..

C.5.5 - WESLEY
OVERVIEW

The concept reference design allows for the ability to retain and relocate Wesley services such that it can remain operational throughout construction.

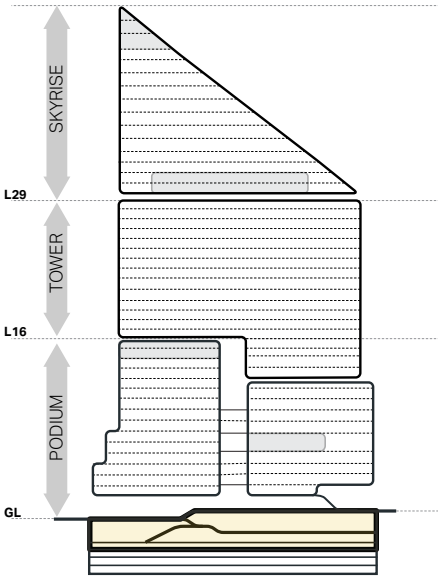
Wesley's presence on Pitt Street is increased through a redesign of the Pitt Street lobby, with the opportunity to open up views to the existing Wesley Chapel and Lyceum.

Plan Legend

Car parking

End of Trip

Wesley Mission



Key Legend.



Level S



Level P1



Level P2

CHAPTER C.5.6

BASEMENT AND LOADING

C.5.6 - BASEMENT

LOADING

LOADING PROVISIONS

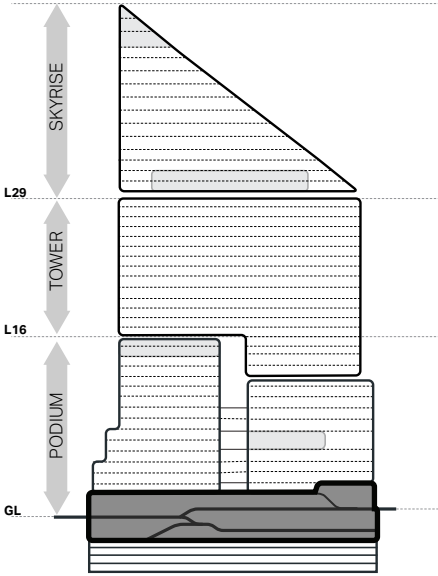
TOTAL SRVs	6
TOTAL Van/Utes	9



Level S - SRV Parking



Level P1 - Van/Ute Parking



Key Legend.

C.5.6 - BASEMENT

PARKING

EXISTING PARKING (not including SRV/UTEs)

TOTAL CARS WESLEY	35
TOTAL PUBLIC PARKING	235

TOTAL 270

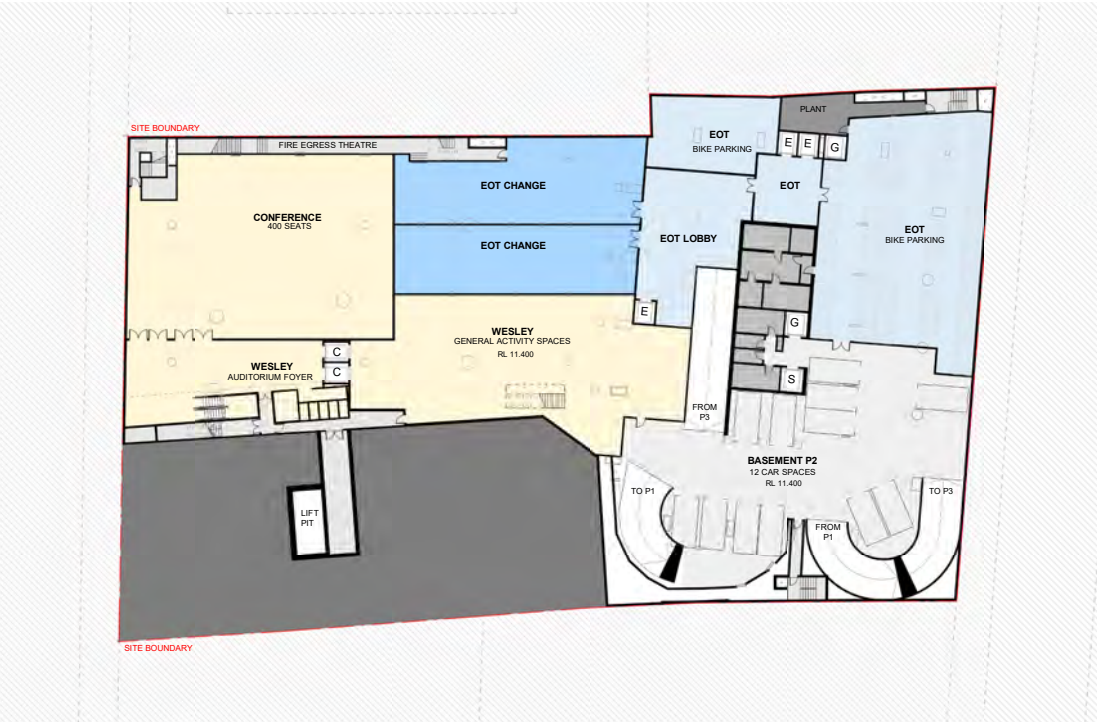
NEW PARKING (not including SRV/UTEs)

TOTAL CARS COMMERCIAL	185
TOTAL CARS WESLEY*	35

TOTAL 220

DELTA 50

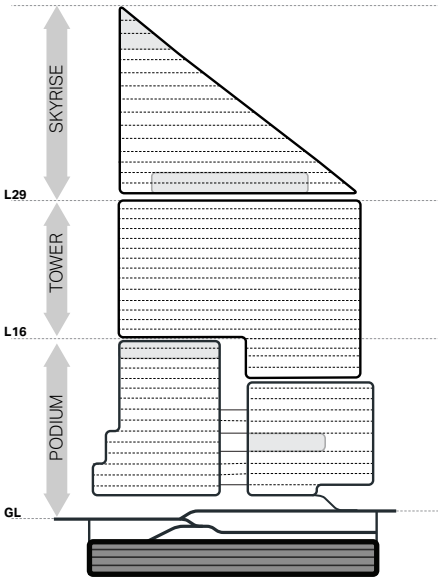
* Where Wesley Mission remain in occupation, 35 car bays are permanently dedicated to Wesley Mission with the remaining 185 cars made available for use on Sundays and religious days.



Level P2 - Commercial Parking



Level P3 - Commercial Parking



Key Legend.



Level P4 - Commercial/Residential Parking



Level P5 - Residential Parking

CHAPTER C.5.7

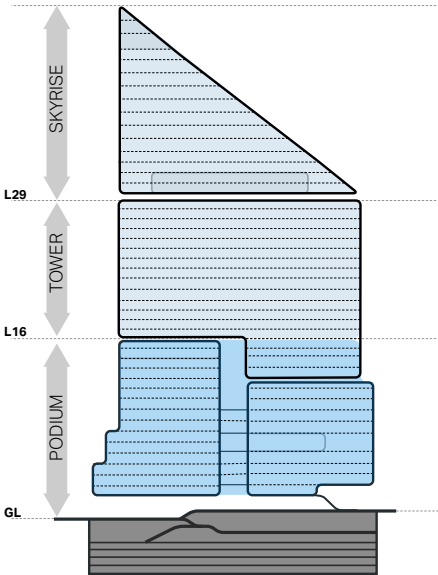
AREA SCHEDULE

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:

- 96% commercial (including Wesley offices on Level 01)
- 4% miscellaneous (including lobbies and retail spaces)



Key Legend.

	Type	Level	GEA			GBA	Overall GFA	GFA/GBA Efficiency		
			Envelope	Articulation Area	Articulation Percentage					
Tower	Commercial	Roof								
		44								
		43	504	159	32%	345				
		42	707	231	33%	476				
		41	917	267	29%	650				
		40	1,128	302	27%	826	681	82%		
		39	1,337	330	25%	1,007	861	86%		
		38	1,544	359	23%	1,185	1,041	88%		
		37	1,754	379	22%	1,375	1,228	89%		
		36	1,971	395	20%	1,576	1,429	91%		
		35	2,195	411	19%	1,784	1,636	92%		
		34	2,425	422	17%	2,003	1,853	93%		
		33	2,655	433	16%	2,222	2,054	92%		
		32	2,883	446	15%	2,437	2,199	90%		
		31	3,108	459	15%	2,649	2,409	91%		
		30	3,332	474	14%	2,858	426	15%		
		29	3,554	482	14%	3,072	679	22%		
		28	3,619	362	10%	3,257	2,988	92%		
		27	3,619	362	10%	3,257	2,988	92%		
		26	3,619	362	10%	3,257	2,988	92%		
		25	3,619	362	10%	3,257	2,988	92%		
		24	3,619	362	10%	3,257	2,988	92%		
		23	3,619	362	10%	3,257	2,941	90%		
		22	3,619	362	10%	3,257	2,912	89%		
		21	3,619	362	10%	3,257	2,933	90%		
		20	3,619	362	10%	3,257	2,945	90%		
		19	3,619	362	10%	3,257	2,945	90%		
		18	3,619	362	10%	3,257	2,945	90%		
		17	3,619	362	10%	3,257	2,945	90%		
		16	3,619	362	10%	3,257	2,945	90%		
		Podium	Commercial	15	4,011	1,265	32%	2,746	1,505	55%
				14	4,011	1,265	32%	2,746	1,775	65%
				(No L13)						
12	4,371			722	17%	3,649	3,238	87%		
11	4,371			586	13%	3,785	3,372	91%		
10	4,371			586	13%	3,785	3,372	90%		
9	4,371			586	13%	3,785	3,372	90%		
8	4,371			444	10%	3,927	3,510	94%		
7	4,672			738	16%	3,934	3,517	94%		
6	4,672			589	13%	4,083	1,720	43%		
5	4,672			589	13%	4,083	2,532	63%		
4	4,800			562	12%	4,238	3,799	91%		
3	4,800			435	9%	4,365	3,909	91%		
2	4,800			435	9%	4,365	3,909	91%		
1	4,800			1,258	26%	3,542	2,033	58%		
Basement	Basement	0	4,800	1,262	26%	3,538	2,690	77%		
		PS/B1				4,601	1,778	39%		
		P1/B2				3,985	2,077	52%		
		P2/B3				3,722	1,812	49%		
		P3/B4				3,627				
		P4/B5				3,627				
P5/B6										
						146,566	104,867			

Above Ground	123,377	99,200
Below Ground*	23,189	5,667
TOTAL	146,566	104,867

AHD	Floor to Floor (m)	Program	GFA		
			Commercial	Retail	EoT
182.70	0.00				
178.95	3.75				
175.20	3.75	Plant			
171.45	3.75	Plant			
167.70	3.75	Plant			
163.95	3.75	Commercial	681		
160.20	3.75	Commercial	861		
156.45	3.75	Commercial	1,041		
152.70	3.75	Commercial	1,228		
148.95	3.75	Commercial	1,429		
145.20	3.75	Commercial	1,636		
141.45	3.75	Commercial	1,853		
137.70	3.75	Commercial	2,054		
133.95	3.75	Commercial	2,199		
130.20	3.75	Commercial	2,409		
126.45	3.75	Commercial / Plant	426		
122.70	3.75	Commercial / Plant	679		
119.10	3.60	Commercial	2,988		
115.50	3.60	Commercial	2,988		
111.90	3.60	Commercial	2,988		
108.30	3.60	Commercial	2,988		
104.70	3.60	Commercial	2,988		
101.10	3.60	Commercial	2,941		
97.50	3.60	Commercial	2,912		
93.90	3.60	Commercial	2,933		
90.30	3.60	Commercial	2,945		
86.70	3.60	Commercial	2,945		
83.10	3.60	Commercial	2,945		
79.50	3.60	Commercial	2,945		
75.90	3.60	Commercial	2,945		
72.30	3.60	Commercial	1,505		
68.70	3.60	Commercial	1,505		
65.10	3.60	Commercial	1,812		
61.50	3.60	Commercial	1,946		
57.90	3.60	Commercial	1,946		
54.30	3.60	Commercial	1,946		
50.70	3.60	Commercial	2,084		
47.10	3.60	Commercial	2,091		
41.10	6.00	Double Height Commercial / Plant	812		
37.20	3.90	Commercial	2,079		
33.60	3.60	Commercial	2,075		
29.70	3.90	Commercial	2,075		
26.10	3.60	Commercial	808		
22.60	3.50	Commercial / Retail / Wesley	850	534	41
18.00	4.60	Wesley / Loading / Retail			
14.00	4.00	Wesley / Commercial / Loading			
11.40	2.60	Wesley/EoT/Loading			660
8.80	2.60	Parking			
6.20	2.60	Parking			
3.60	2.60	Parking			
			78,481	534	701

AHD	Floor to Floor (m)	Program	GFA		
			Commercial	Wesley	Retail
69.70	6.20	Double Height Commercial / Plant	270		
65.80	3.90	Commercial	1,426		
62.20	3.60	Commercial	1,426		
58.60	3.60	Commercial	1,426		
55.00	3.60	Commercial	1,426		
51.40	3.60	Commercial	1,426		
47.80	3.60	Commercial	1,426		
44.20	3.60	Commercial	1,720		
40.60	3.60	Commercial	1,720		
37.00	3.60	Commercial	1,720		
33.40	3.60	Commercial	1,834		
29.80	3.60	Commercial	1,834		
26.20	3.60	Commercial	1,225		
20.20	6	Commercial / Retail	737	130	398
18.00	4.60	Retail / Loading	147	1,631	
14.00	4.00	Retail / Loading		1,641	436
11.40	2.60	EoT / Loading		1,152	
8.80	2.60	Parking			
6.20	2.60	Parking			
3.60	2.60	Parking			
			19,763	4,554	834

