

Local Planning Panel

18 March 2020

174-176A George St, 178-186 George St, 178A George St,
& 33-35 Pitt St

D/2019/1339

Lendlease Development

Adjaye Associates and Daniel Boyd (plaza building and public art)

Foster + Partners (link bridge)

BBC Consulting Planners

proposal

- construction of public plaza
- artwork in the form of an elevated canopy
- a new plaza building comprising a ground floor cafe and community multi-purpose use on first floor
- a link bridge from the plaza to an adjoining tower lobby approved via a separate DA.

Zone: B8 Metropolitan Centre – proposal is permissible with consent

recommendation

approve subject to conditions

notification information



- exhibition period 3 December 2019 to 14 January 2020
- 75 owners and occupiers notified
- 1 submission received

submission

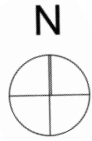
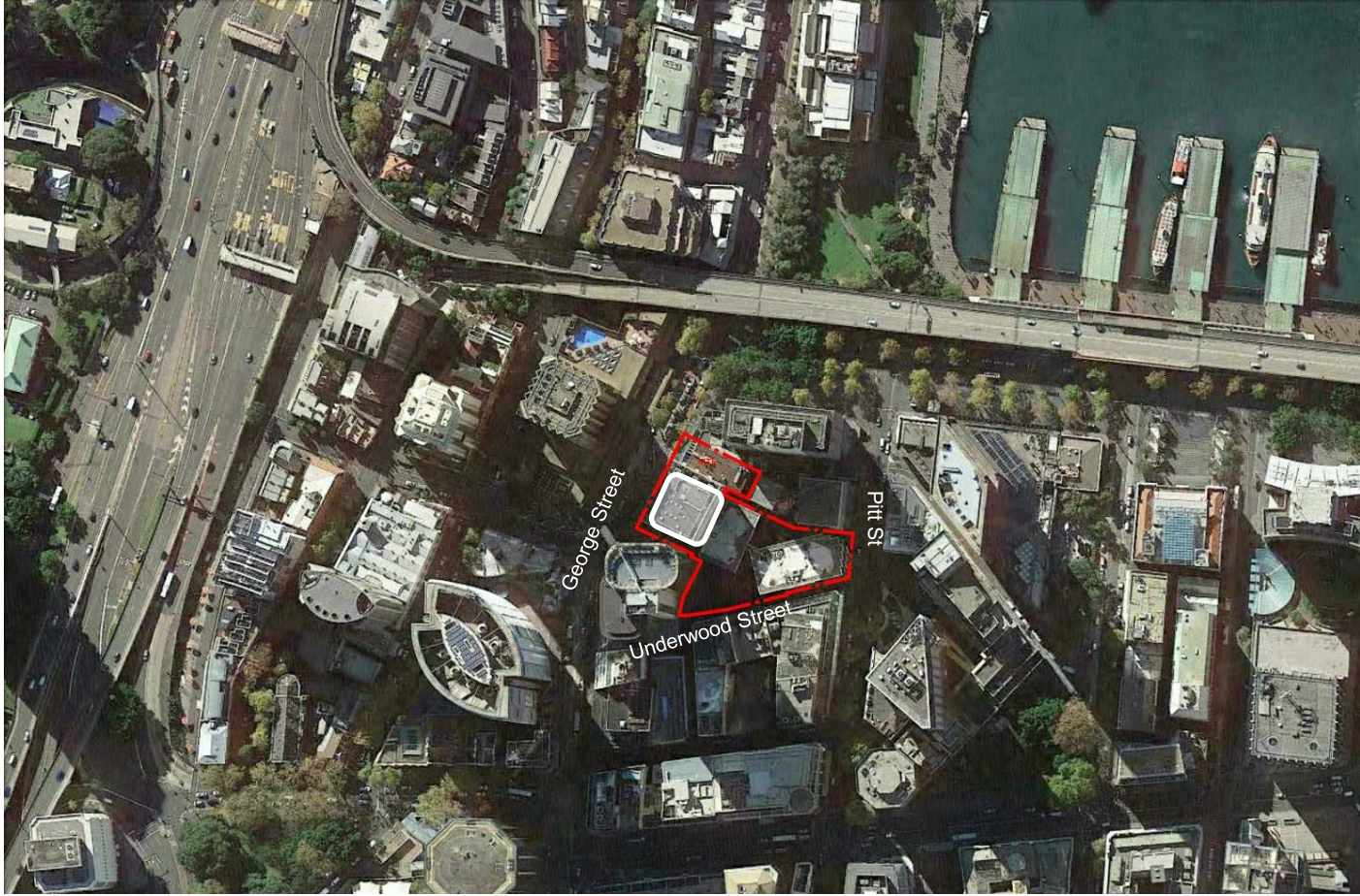
- community building must be distinctive and contrasting
- public art must integrate seamlessly within the plaza
- relationship between proposed public benefit works and surrounding public linkages, and commercial buildings, must be considered

submission



-  subject site
-  submitter

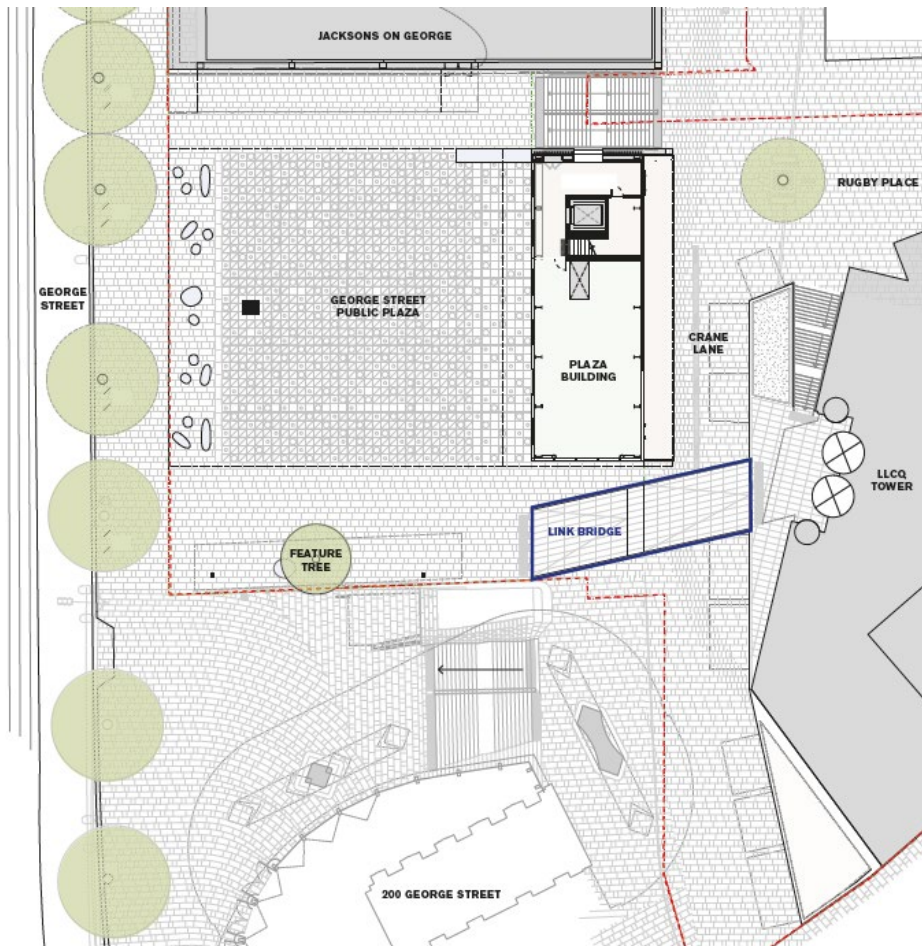
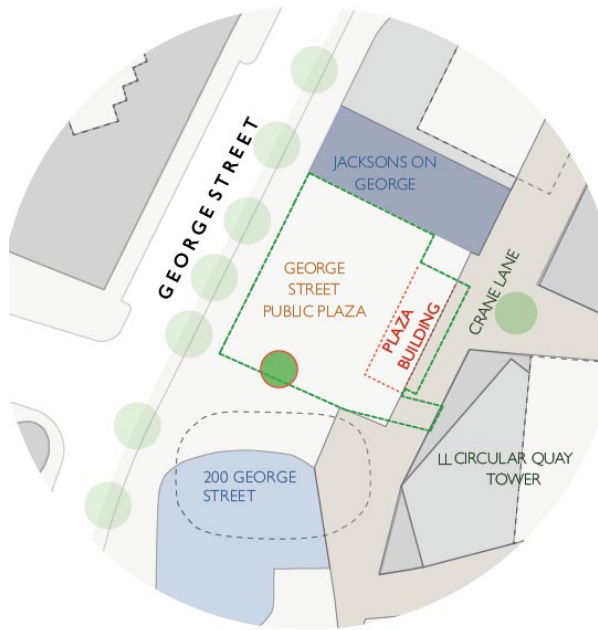
site



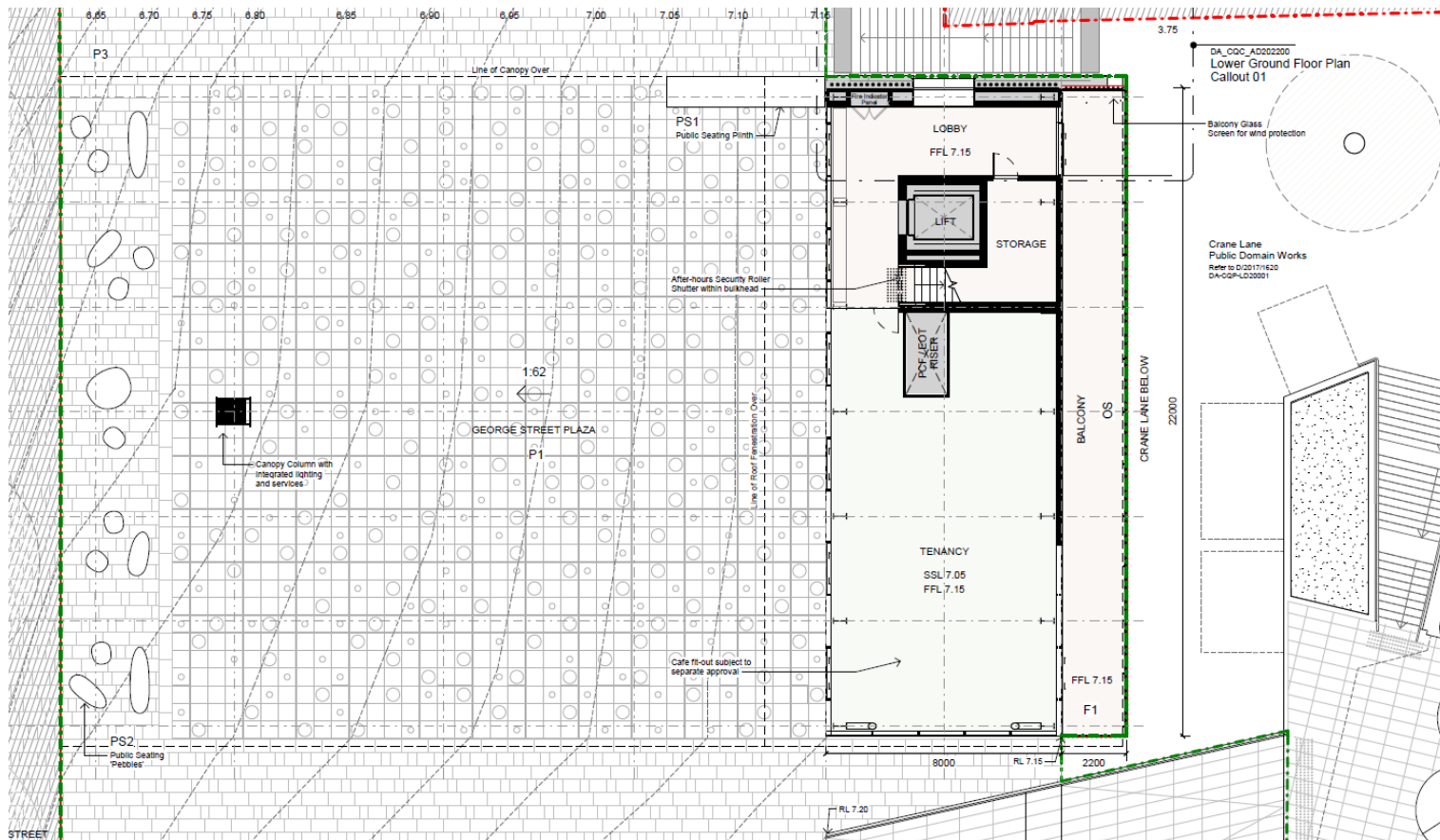


site viewed from George Street

proposal

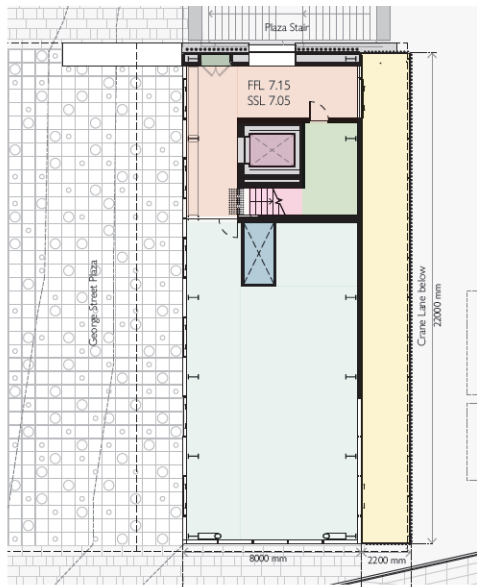


plaza plan

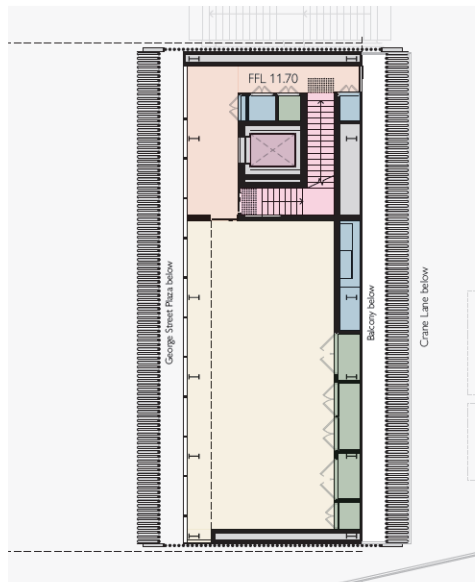


Plaza ground floor plan

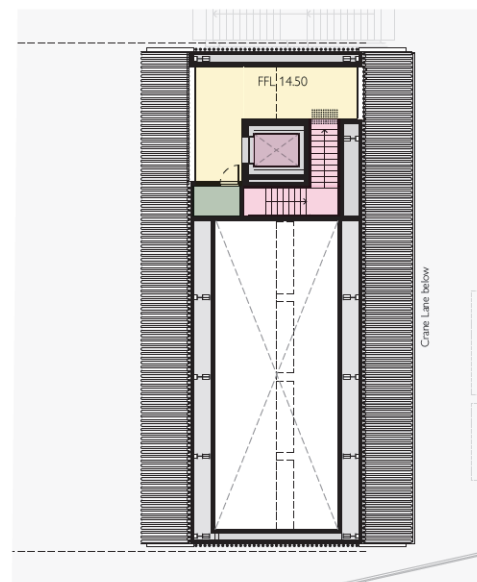
Upper Floor Layout Plan



Level 1 Layout Plan



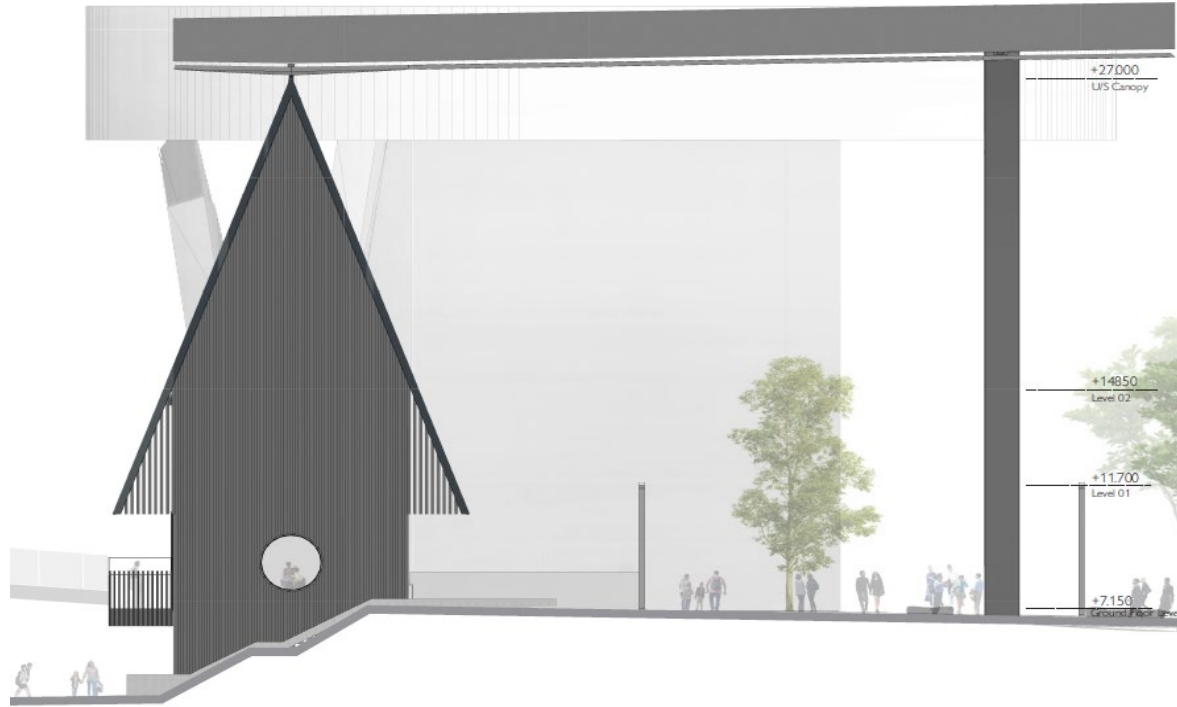
Level 2 Layout Plan



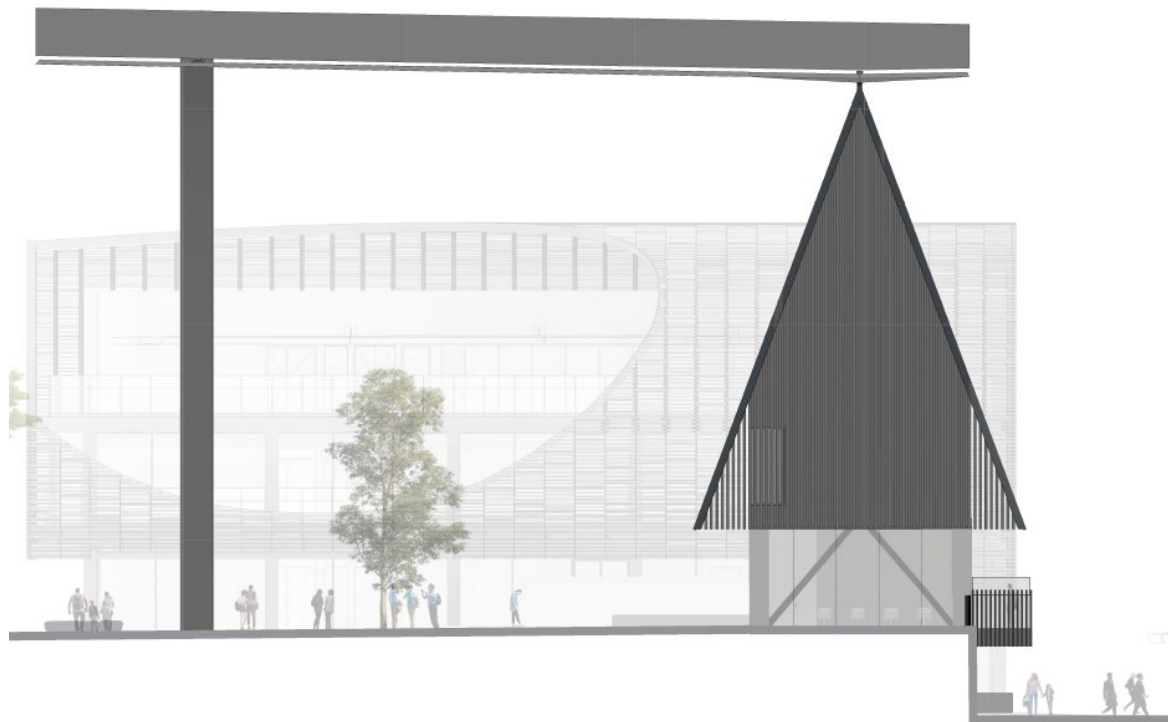
- Tenancy Space **
- Multipurpose Space
- External Balcony
- Circulation
- Lobby
- Storage
- Plant

** First use and fit out of Upper Ground floor tenancy is subject to separate application for development consent - intended for use as a cafe.

ground, first floor, and viewing platform level of community building



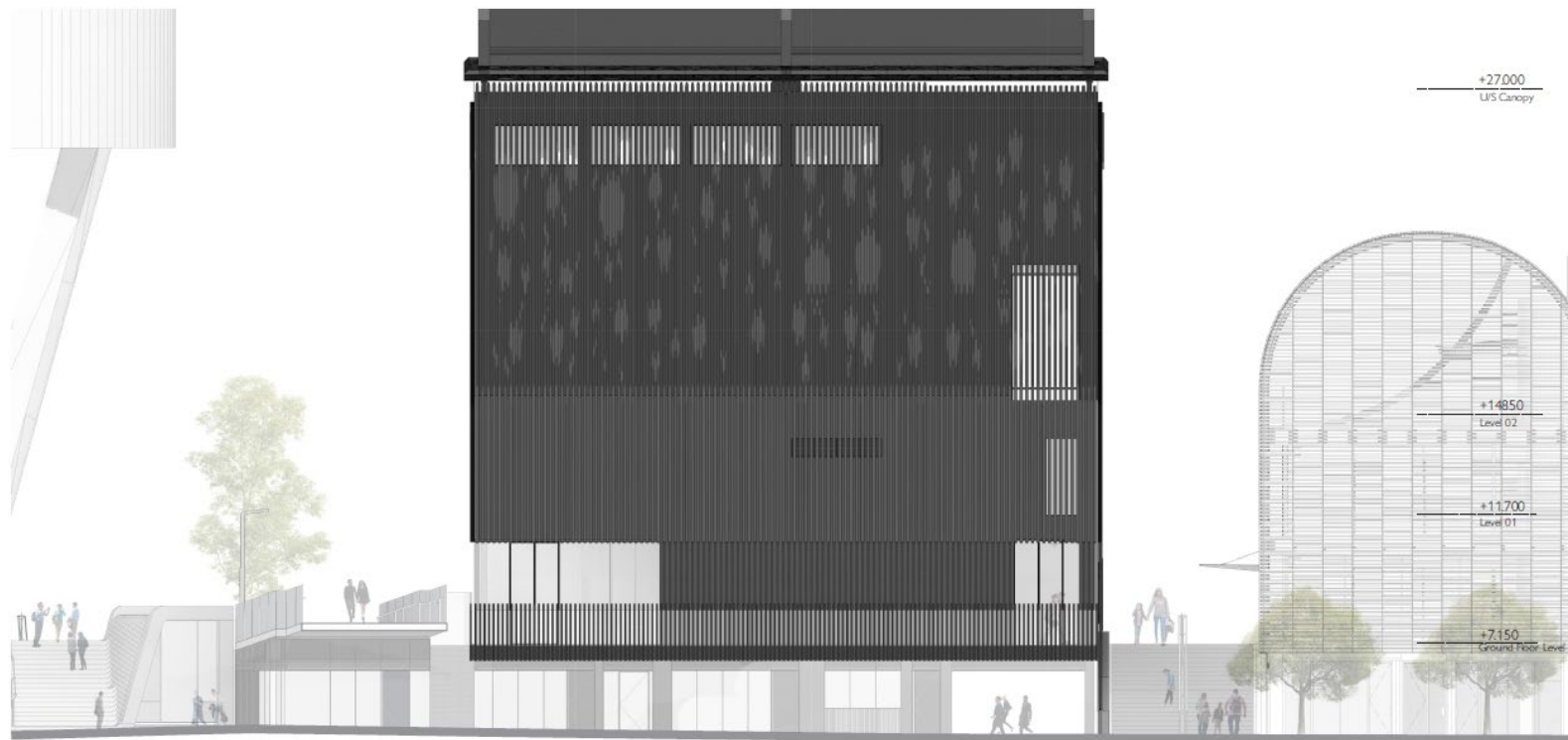
north elevation



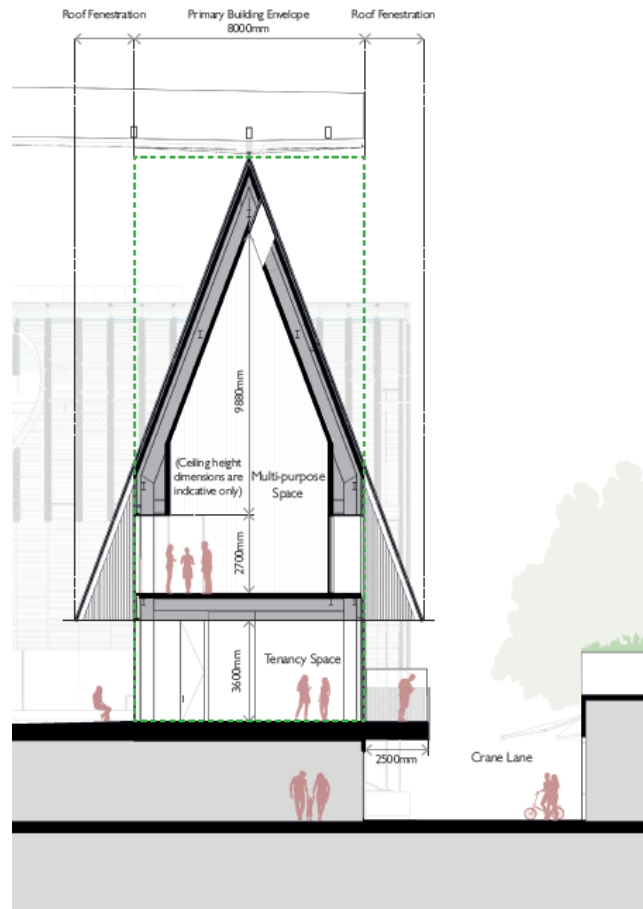
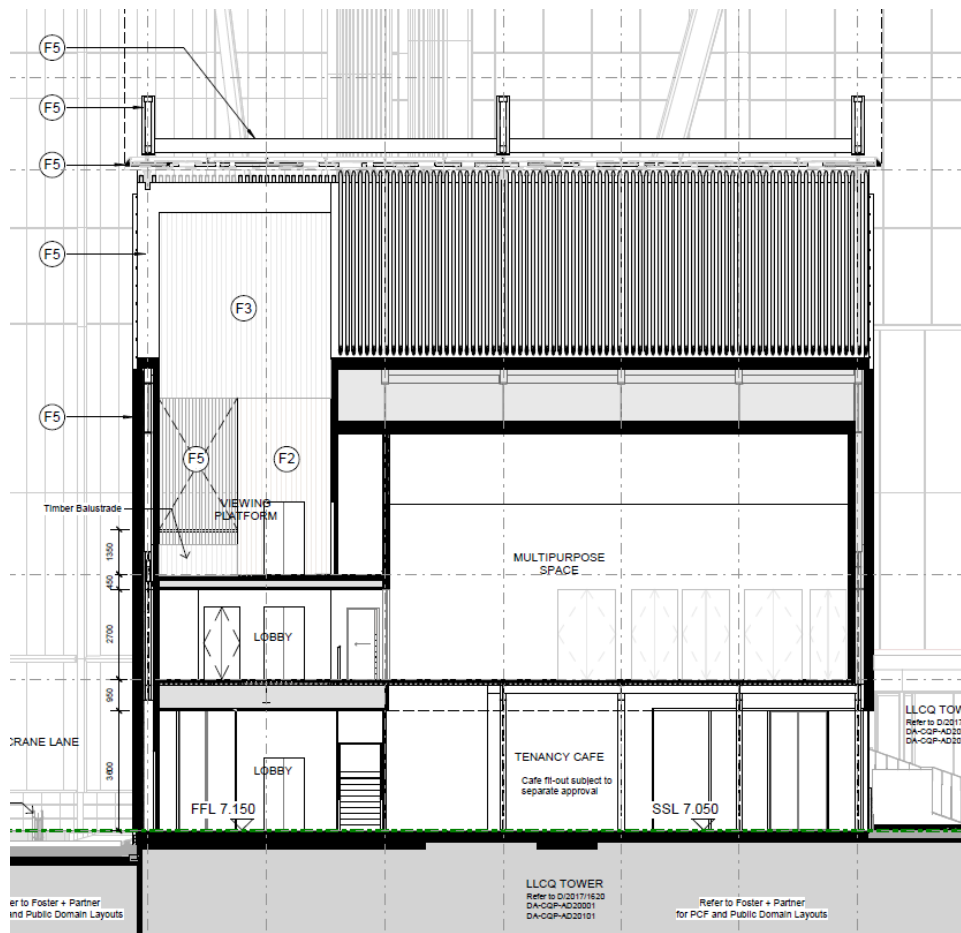
south elevation



west (plaza) elevation



east elevation



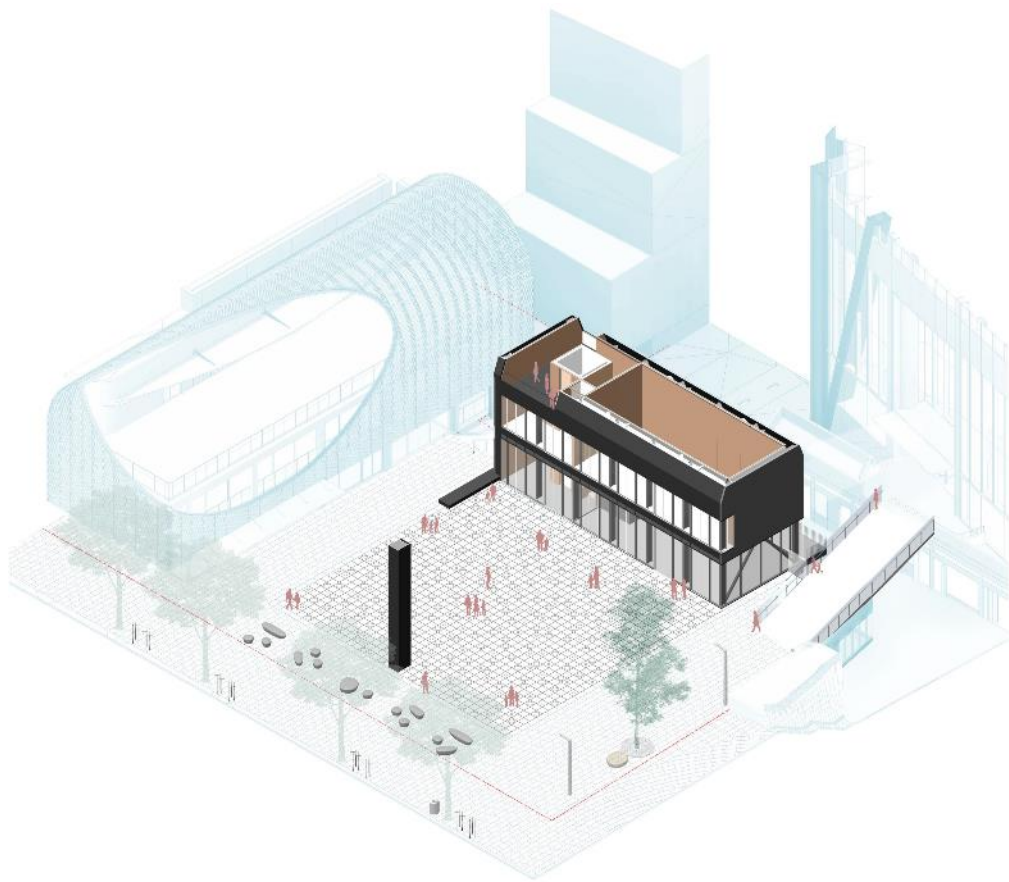
sections



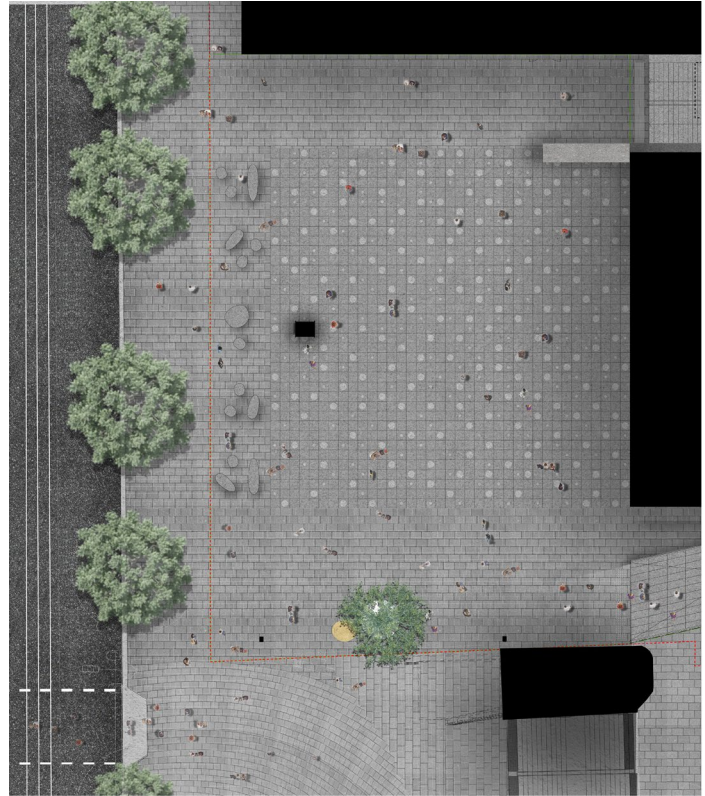
plaza building and public artwork (designed by Adjaye Associates and Daniel Boyd)



plaza building and artwork viewed from Crane Lane



plaza and viewing terrace



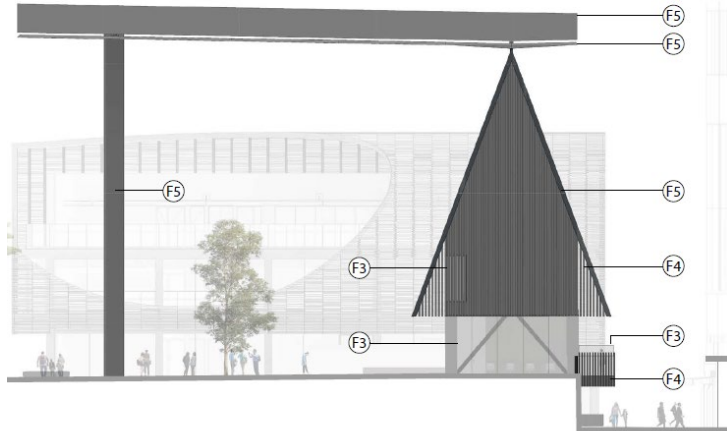
proposed public domain works – seating, feature tree, paving



link bridge from Crane Lane and adjacent to plaza building

materials

- granite paving
- timber cladding (F1)
- glazing (F3)



West Elevation

- metal fenestration tubes (F4)
- metal cladding (F5)

background - planning agreement

- executed on 25 July 2016

Included:

- transfer of land from the City to the Developer
- transfer of land in stratum to the City
- payment of monetary contribution
- business innovation space in podium of commercial tower
- construction of public end of trip facility, laneways, laneway level public plaza, George St Plaza, plaza building and public art

background - D/2017/1620

- DA D/2017/1620 approved 2 October 2018

Included:

- 56 level commercial tower and podium building with 4 basement levels
- a public end of trip facility
- new lanes and new plaza at lanes level
- new plaza to George Street
- replacement of Jacksons on George building

background - D/2017/1620

- finishes of public plaza and link bridge subject to future DA
- public art strategy approved under conditions of included subject public artwork

DA D/2017/1620

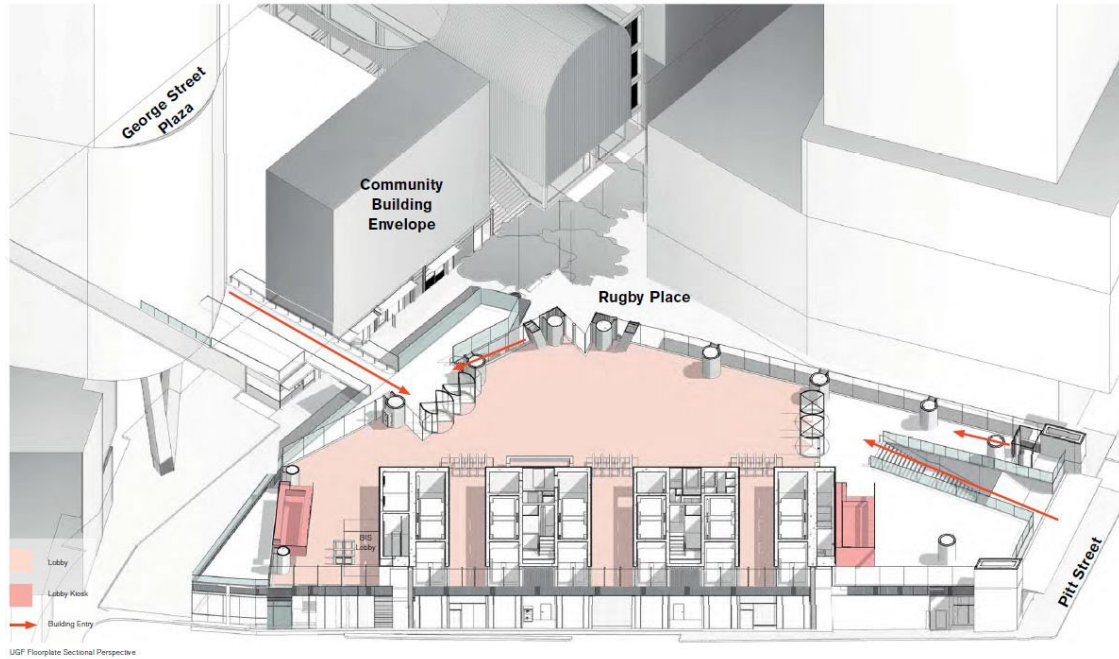


approved commercial tower



laneway view

main works DA D/2017/1620



approved development - George St level perspective view

main works DA D/2017/1620



commercial building on Jacksons on George site

design process

- managed by Lendlease as applicant
- main works DA and Jacksons on George redevelopment were subject to 2 architectural design competitions
- plaza building and public art were not required to be subject of a design competition – however, 4 architectural firms submitted designs

compliance with key LEP standards

	control	proposed	compliance
height	110m	approx 22m	yes
floor space ratio	8:1 (base) 4.5:1 (accommodation floor space) 0.3:1 (end of journey) 1.25:1 (design excellence) 14.35:1 total	14.36:1m	yes – GFA to be dedicated to Council is excluded (see Clause 6.25(7A))

compliance with DCP controls

	control	proposed	compliance
height	<u>6.1.6.1 specific sites</u> RL 24.000 or 20m <u>6.1.6.3 building design and bulk</u> (8) ...the proposed community use building shall be built to a maximum height of RL24.	approximately 22m	no - but acceptable
floor to ceiling heights	4.5m (ground floor) 3.6m (floors above)	3.6m (ground floor) 2.7m – 3.7m (upper floors)	no - but acceptable

issues

- design changes – lighting pole, tree species, signage

design changes

- insufficient information submitted regarding the following design-related matters which can be addressed by conditions of consent:
 - facade design to the east to be further refined to coordinate with lower ground floor (by other architects)
 - public entry doors require weather protection
 - storm water drainage details to be submitted to ensure design of drainage is sympathetic to building
 - final design details of public art to be submitted

recommendation

- approve subject to conditions