

Attachment A2

**Urban Design Study and Concept
Reference Scheme - 3XN - Part 1**

PICCADILLY COMPLEX

URBAN STUDY REPORT

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

A.1 - SITE AND SURROUNDING CONTEXT

URBAN STUDY REPORT

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

A.1.0 INTRODUCTION

CONTENT

A.1.0 Introduction	3
Project Overview	

Chapter A.1 - Site and Surrounding Context

A.1.1 Context Analysis

Site Location	7
Context Overview	8
Aerial Views	9
Site Analysis	10
Pitt Street Elevation	11
Castlereagh Street Elevation	12
Existing and Future Context	13
View Corridors	14
Ground Plane and Public Domain	15
Site Survey	16
Existing Buildings and Program On Site	17

A.1.2 Planning Controls

Active Frontages	19
Pedestrian Priority	20
Through Site Link (TSL)	21
Floor Space Ratio (FSR)	22
Street Frontages	23
Side Setback / Building Elevation Reduction	24
Sun Access Plane (SAP) / Hyde Park	25
Historical Buildings	26

A.1.3 Existing Context Constraints

Summary	28
Existing Through site Link (TSL)	29
Existing Vehicular Access	30
Existing Wesley Mission Facilities	31
Sun Access Plane Breach and sky bridges	32
New Neighborhood Developments	33-36
Sydney Metro City Line	37

Document Revision : 01

Contact Details

3XN Australia Pty. Ltd
Suite 509, 19A Boundary Street
Darlinghurst NSW 2010
Australia

www.3xn.com
ABN 40 610 404 530

Version	Description	Date of Issue
01	Request for Planning Proposal	25.09.2020



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

A.1.0 INTRODUCTION

PROJECT OVERVIEW**Background**

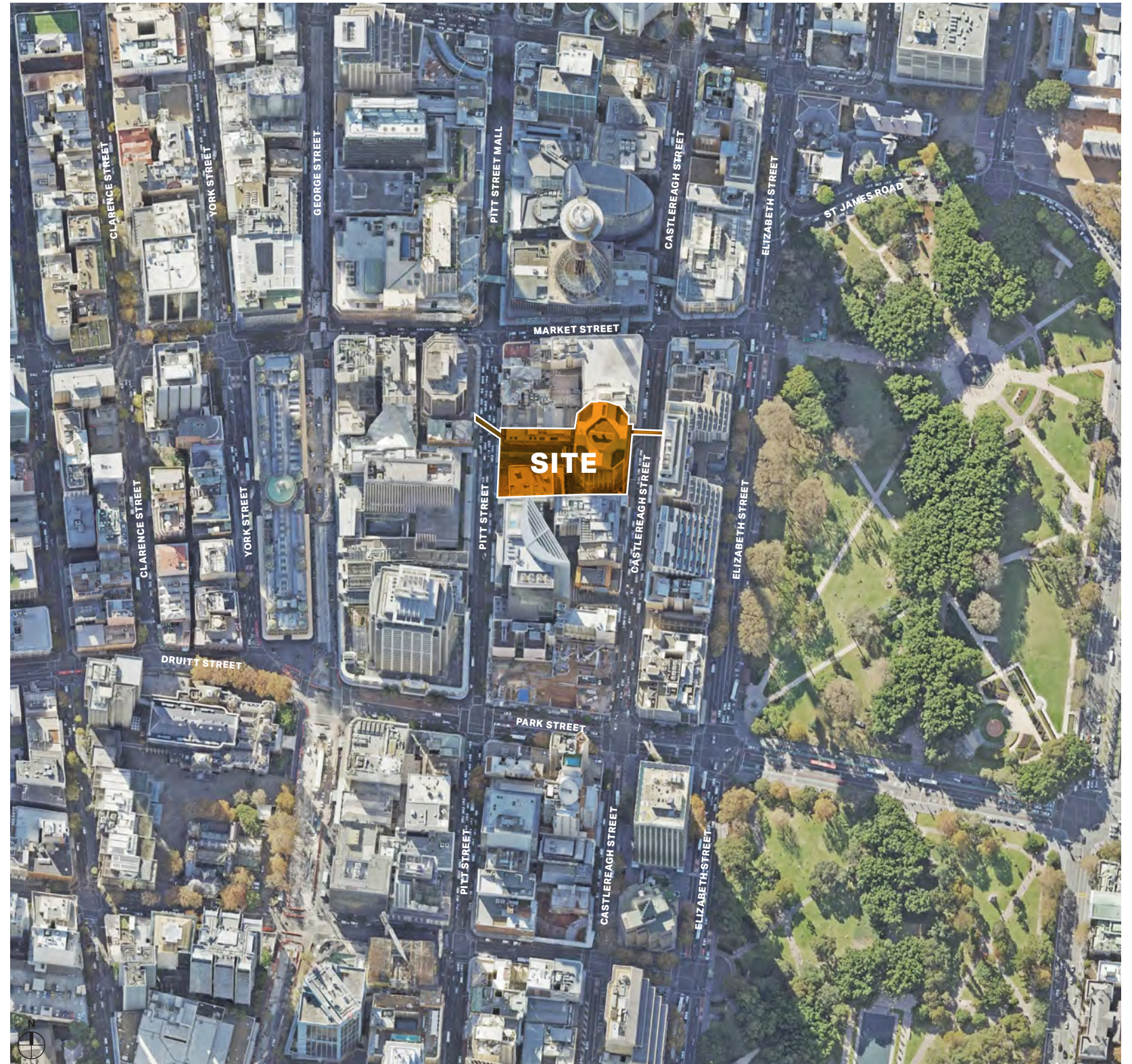
This Urban Design report has been prepared on behalf of Stockland to seek approval from the City of Sydney for the redevelopment of the existing Stockland Piccadilly Complex for a new mixed-use commercial office tower at 133 - 145 Castlereagh Street in the Sydney's Central Business District (CBD), legally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

The site area is approximately 4,800m². The existing Stockland Piccadilly Complex comprises of an existing multi-storey underground car park, Wesley Mission facilities at lower ground and basement floors, a mixed-use ground-level podium of 2 storey high, Piccadilly Court office building and a commercial tower known as the Piccadilly Tower of 30 storey. Total 32 storey in height.

The subject site is bounded by 210 - 222 Pitt Street to the east, 133 - 145 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 report provides a detailed context analysis as part of developing a project vision and planning control framework for the redevelopment of the site.



Site Plan (not to scale) - The proposed Piccadilly redevelopment is located within the heart of Sydney Central Business District (CBD).

CHAPTER A.1.1

CONTEXT 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, retail, transport, public open space and entertainment facilities, including the Pitt Street Mall and Queen Victoria Building (QVB).

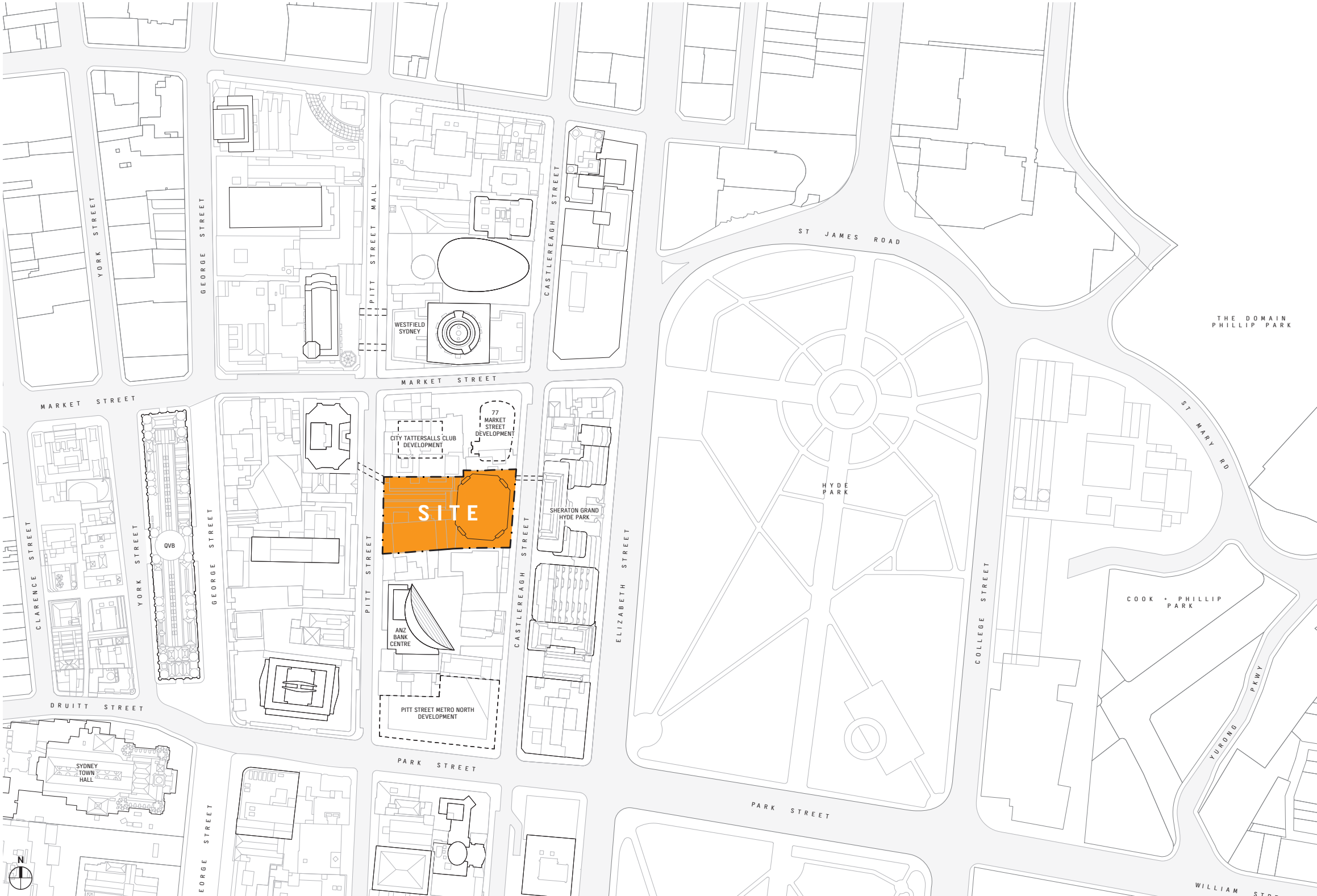
The built form of this street block will transform from a majority of mid-rises to high rises with the recent approval of the City Tattersalls Club building envelope; pending concept approval of 65-77 Market Street and Pitt Street North Over Station Development (PSN OSD). These developments are represented throughout the report for context reference.

Legend

- Central Sydney area
- Proposed site



Key Legend.



Site Plan (drawing not to scale) - 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

To the east, the site is bounded by Castlereagh Street and Hyde Park/ College Street Special Character Area. The area separates the City from the residential areas further east and frames as an important gateway to the City. Elizabeth Street is an active bus transport corridor to and from the Eastern suburbs with the vital City Circle railway network St James station within a short distance.

SOUTH

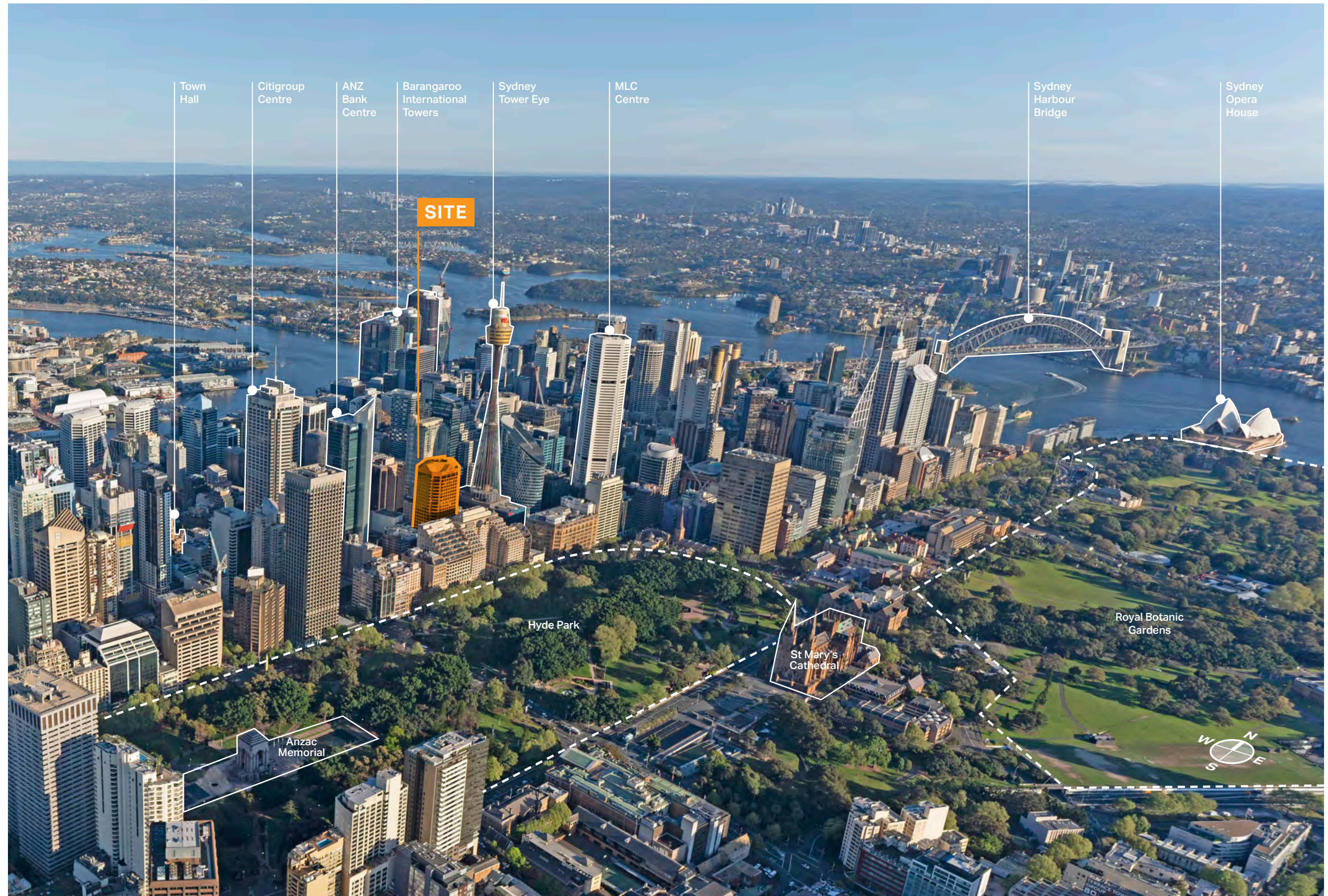
South of the site is the ANZ Bank Centre at Liberty Place, a commercial high-rise building which is currently the tallest built form on the street block.

WEST

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

Legend

Proposed site



Existing context aerial view - The proposed Piccadilly redevelopment is located within walking distance to Hyde Park and Circular Quay waterfront.

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.

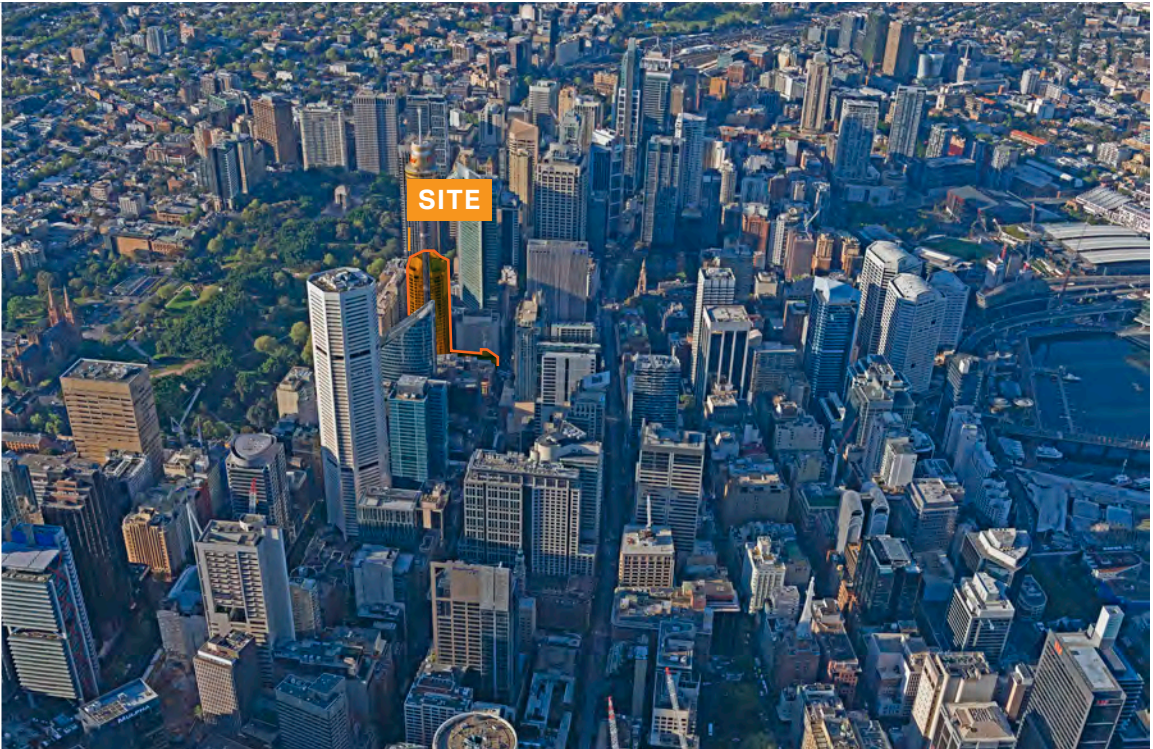
Notable surrounding tall buildings include the ANZ Bank Centre (195m in height) at Liberty Place to the south, and Sydney Tower Eye (305m in height) to the north.

Legend

- Central Sydney area
- Proposed site



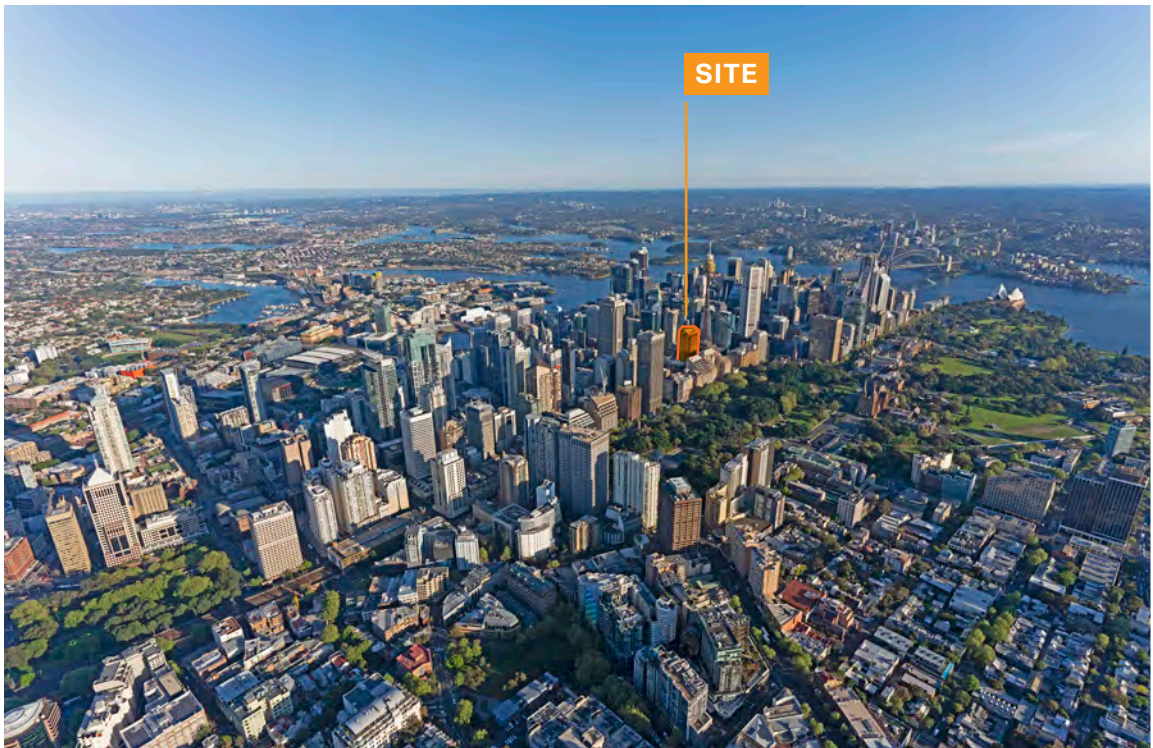
Existing aerial view 1 - From Hyde Park towards west to Pyrmont.



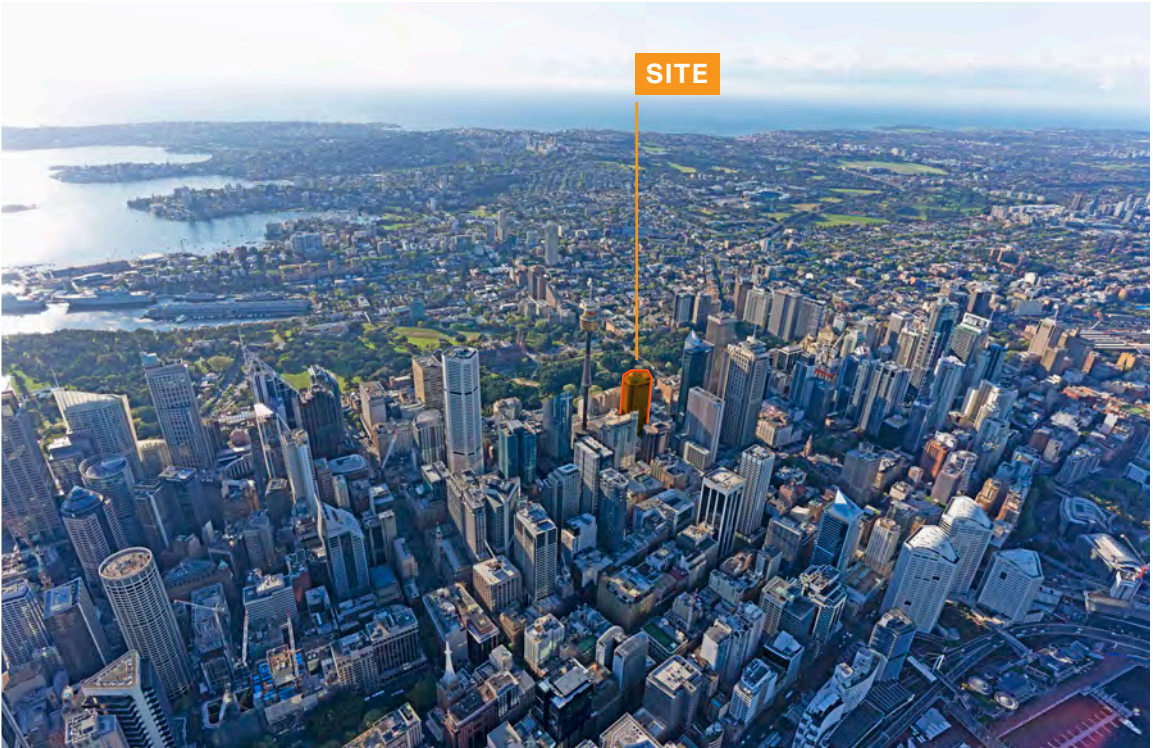
Existing aerial view 2 - Looking south to midtown precinct of Sydney CBD.



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, future development 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)

* Future development.

Legend

Proposed site

RL.XX.X

Approximate building RL height (indicative)

Pedestrianised street

Park

Civic

Transport

Commercial / Retail

Residential / Accommodation

Future building outline

Walking distance and time (indicative)

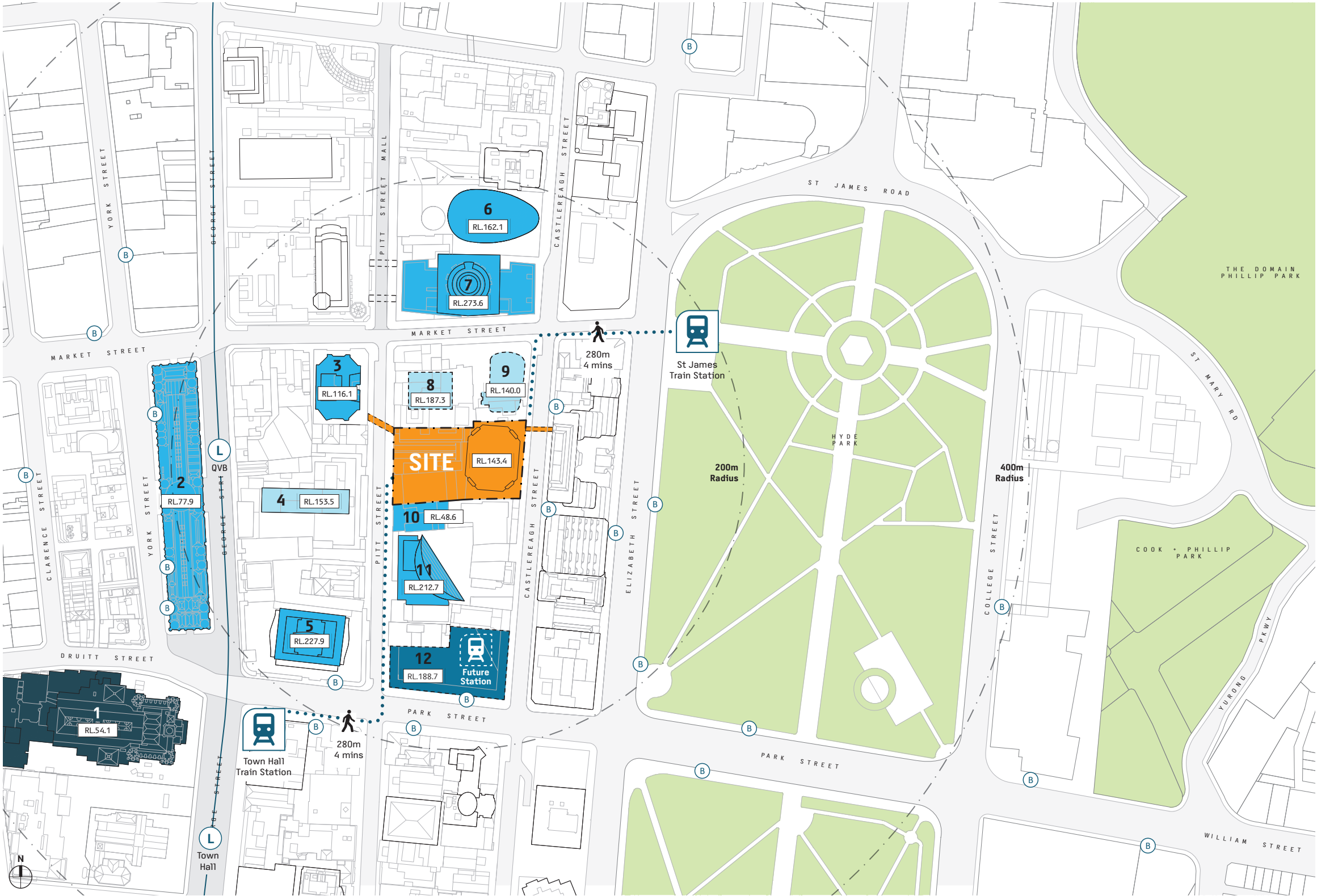
Train station

B

Bus stop station

L

Light rail station



Site plan (drawing not to scale).








A.1.1 - CONTEXT ANALYSIS

PITT STREET ELEVATION

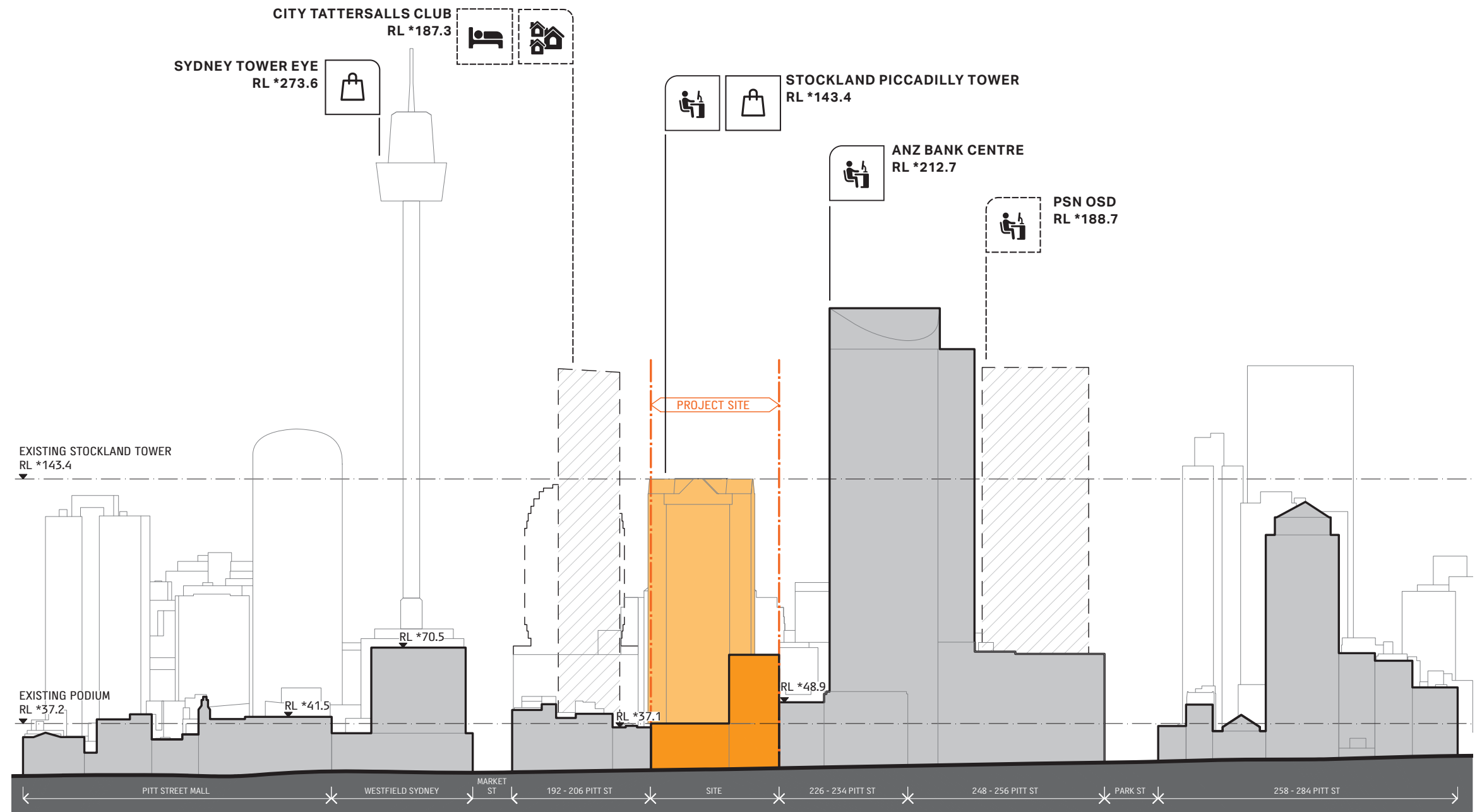
The western boundary of the site is located at 210 - 222 Pitt Street.

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 are mid-rises ranging from 3 to 13 stories high; noting the highest building currently on this elevation is the commercial high-rise ANZ Bank Centre.

Legend

-  Program : Commercial
-  Program : Residential
-  Program : Accommodation
-  Program : Retail
-  Future development outline
-  Future development
-  Proposed site

*RL XX - Approximate Relative Level.



Pitt Street elevation (drawing not to scale).



Key Legend



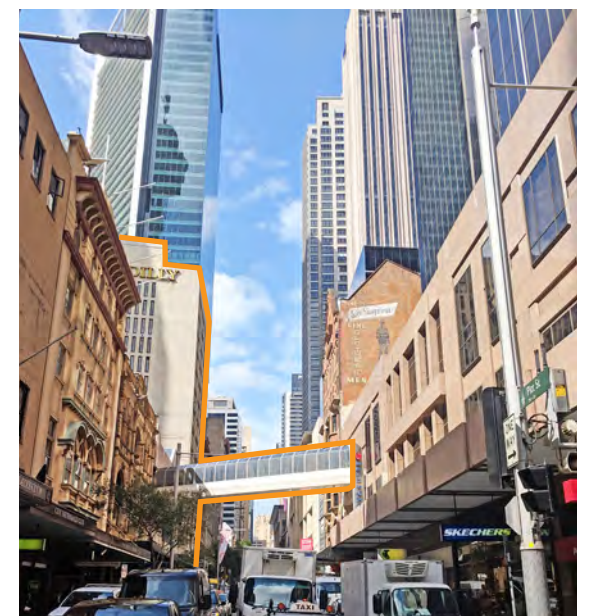
Existing view 1 - Pitt Street, looking north.



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

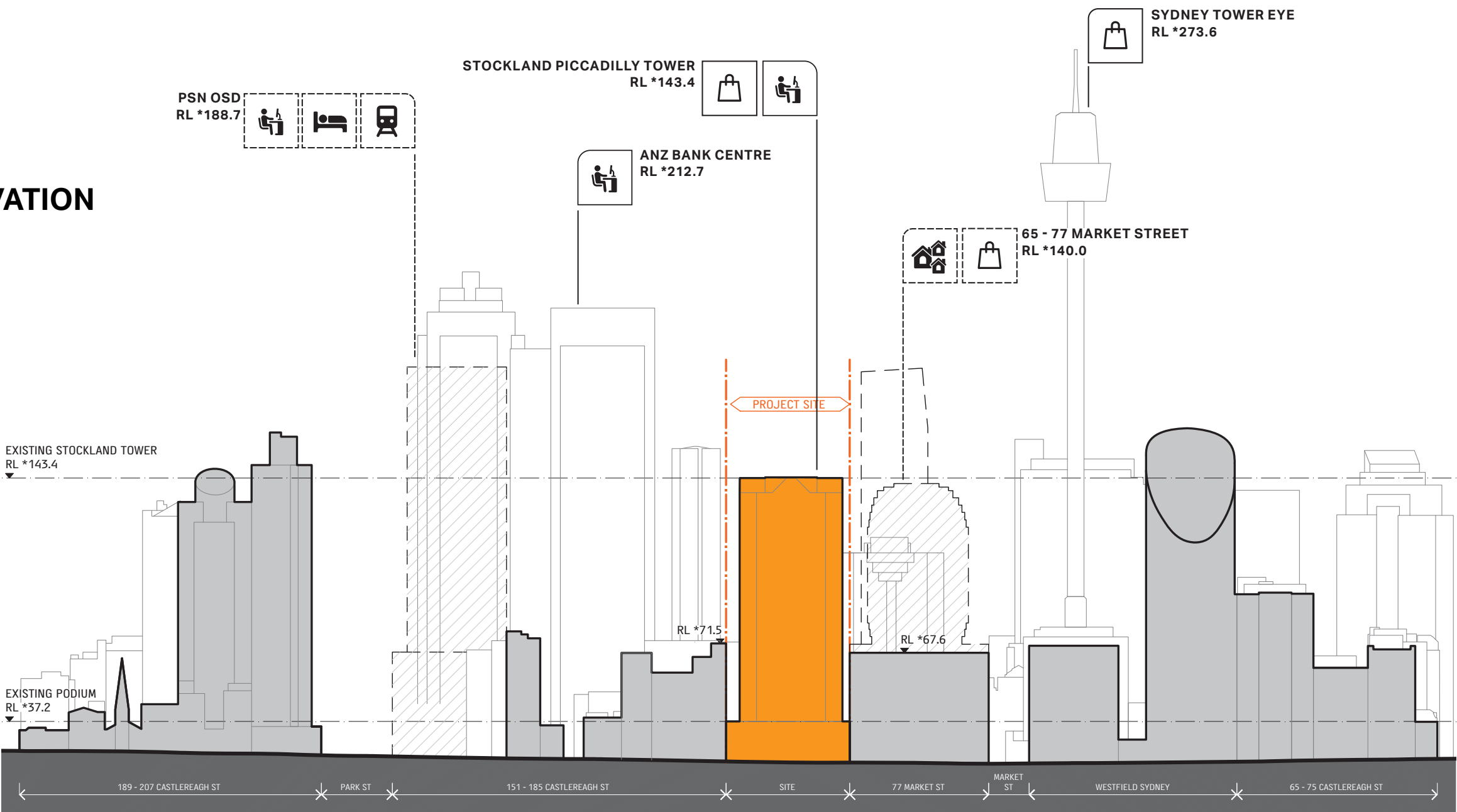
CASTLEREAGH STREET ELEVATION

The eastern boundary of the site is located at 133-145 Castlereagh Street. The existing 32 storey Stockland Piccadilly Tower is the tallest building along this eastern elevation of Castlereagh Street. The immediate surrounding buildings are primarily mid-rises ranging from 4 to 12 stories. The built form profile along this elevation will be transformed with the proposed redevelopments of the PSN OSD and 65-77 Market Street.

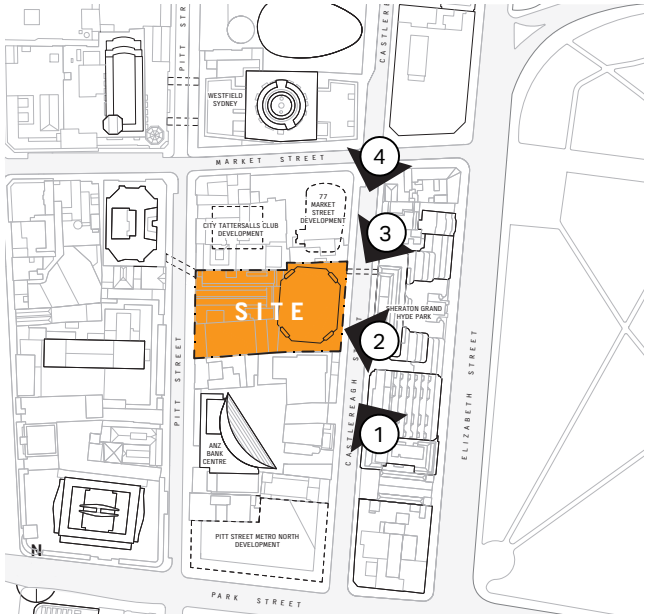
Legend

- Program : Transport
- Program : Commercial
- Program : Residential
- Program : Accommodation
- Program : Retail
- Future development outline
- Future development
- Proposed site

*RL XX - Approximate Relative Level.



Castlereagh Street elevation (drawing not to scale).



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

EXISTING AND FUTURE CONTEXT

The diagrams illustrate the comparison of existing and future developments within the immediate site context. The high rise density within the street block will increase with adjacent future developments.

To the north of the site with Pitt Street frontage is the City Tattersalls Club. The building envelope received Stage 1 DA approval for a tower with a height of RL*187.3m. The future development interfacing with Castlereagh Street is the 65-77 Market Street David Jones Department Store, adding a residential tower to the existing heritage building up to RL*140.0.

To the south of the site is the PSN OSD, which has an approved maximum building envelope with a highest RL*188.7. It's Stage 2 State Significant Development Application is currently pending approval. Please refer to Chapter A.1.3 'New Neighborhood Development' for the proposed design.

*RL XX - Approximate Relative Level.



EXISTING CONTEXT

1. Citigroup Centre
2. Hilton Sydney
3. ANZ Bank Centre
4. Piccadilly Stockland Complex
5. David Jones
6. Westfield Sydney and Sydney Eye Tower

Legend

- Proposed site
- Building typology : Transport
- Building typology : Retail / commercial
- Building typology : Residential / Accommodation



FUTURE CONTEXT

1. PSN OSD / 252 Pitt Street
2. Piccadilly Stockland Complex
3. City Tattersalls Club/ 194 Pitt Street
4. David Jones/ 65-77 Market Street

Source:
1. Foster + Partners, Pitt Street North Over Station Development, Detailed State Significant Development Application, Architectural Design Report and Urban Design Statement, Revision C, June 2020.
2. FJMT, 65-77 Market Street Stage 2 Development Application, Architectural Design Statement, Revision 1, 2019.
3. FJMT, City Tattersalls Club, Stage 1 Development Application, 2019.

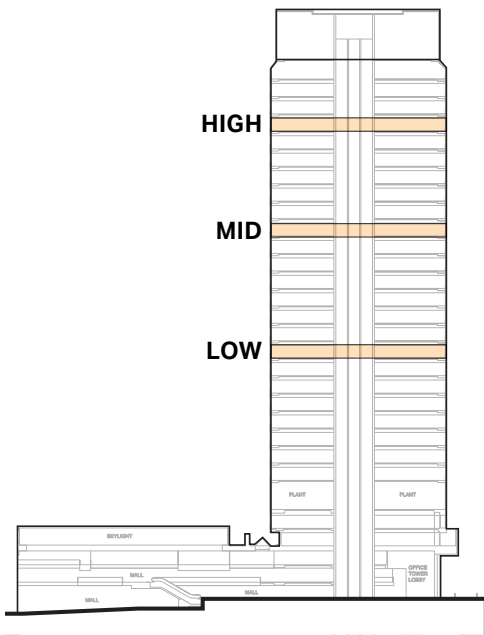
A.1.1 - CONTEXT ANALYSIS

VIEW CORRIDORS

The diagrams illustrate the comparison of existing and future context view corridors from the proposed site.

The tallest existing building within the street block is the commercial tower ANZ Bank Centre, located at the southwestern direction.

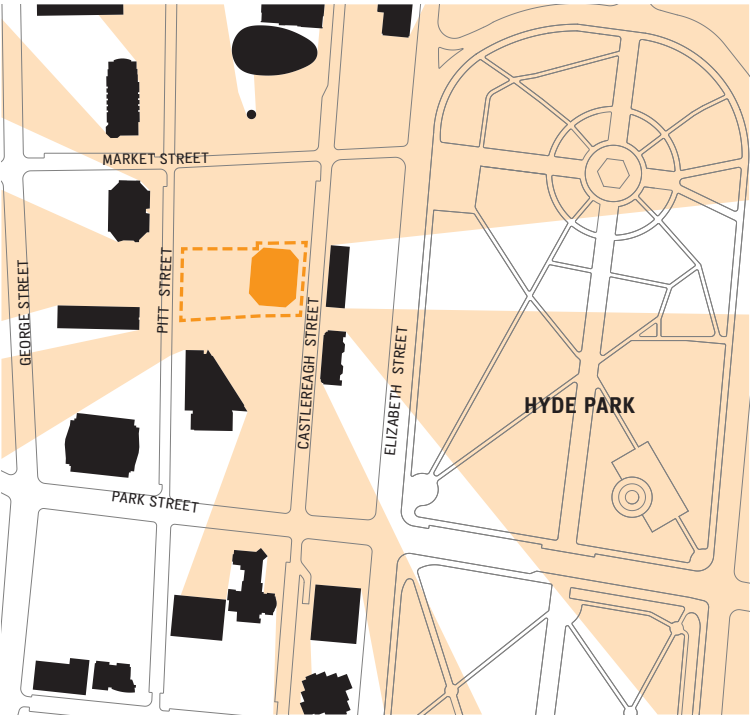
Several future high-rise developments at the northern and southern ends of the street block will reduce the view corridors from the project site; however, views toward Hyde Park and to the west are uninterrupted.



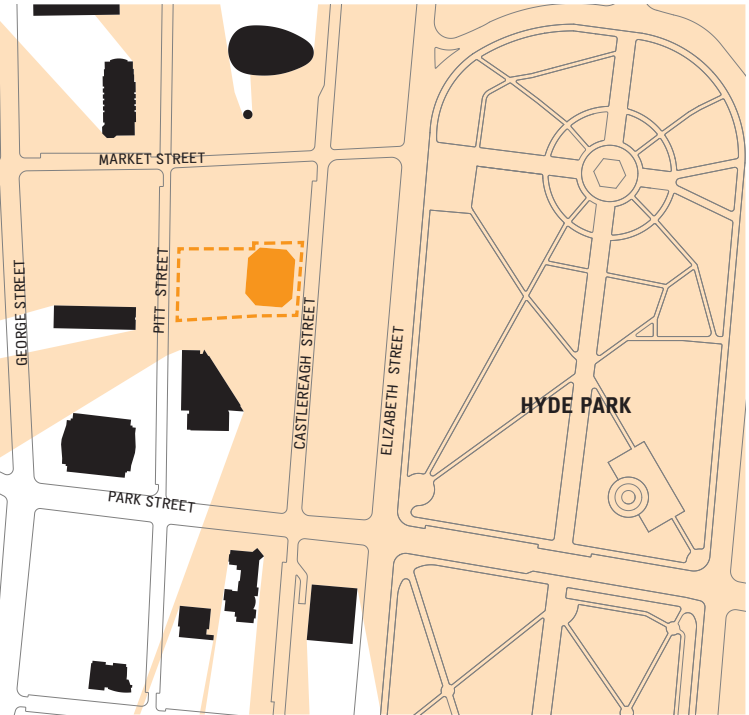
- Legend**
- Future development
 - Proposed site



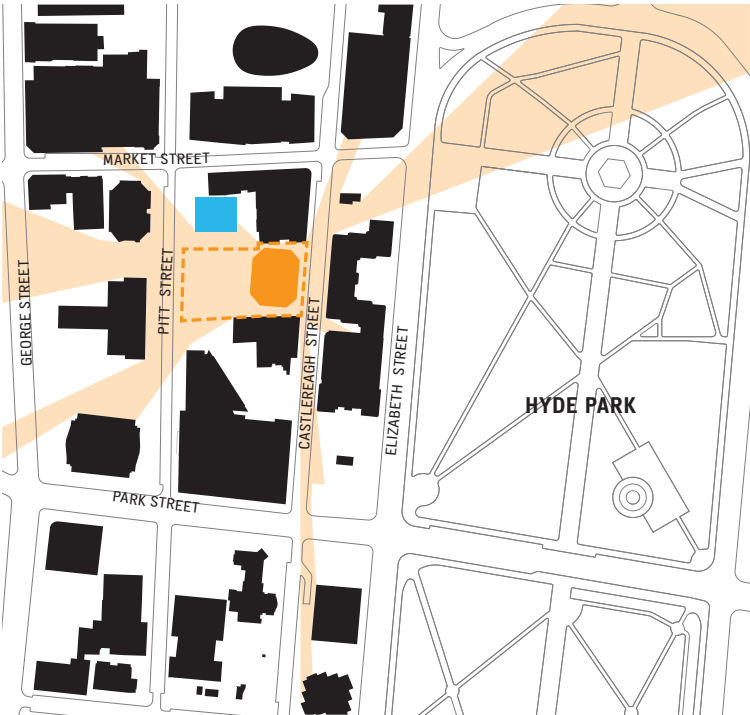
EXISTING CONTEXT
Existing context - Low typical floor (RL 72.3).



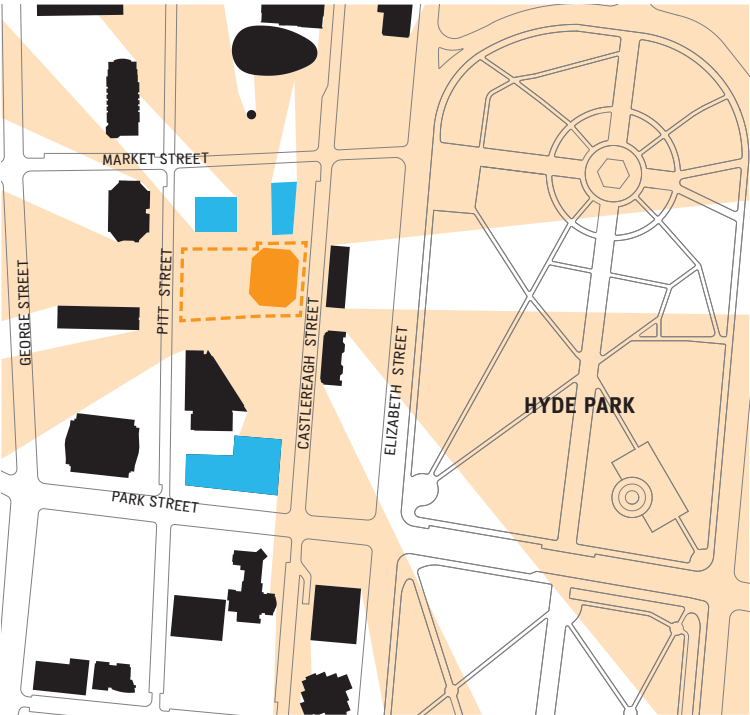
Existing context - Mid typical floor (RL 97.5).



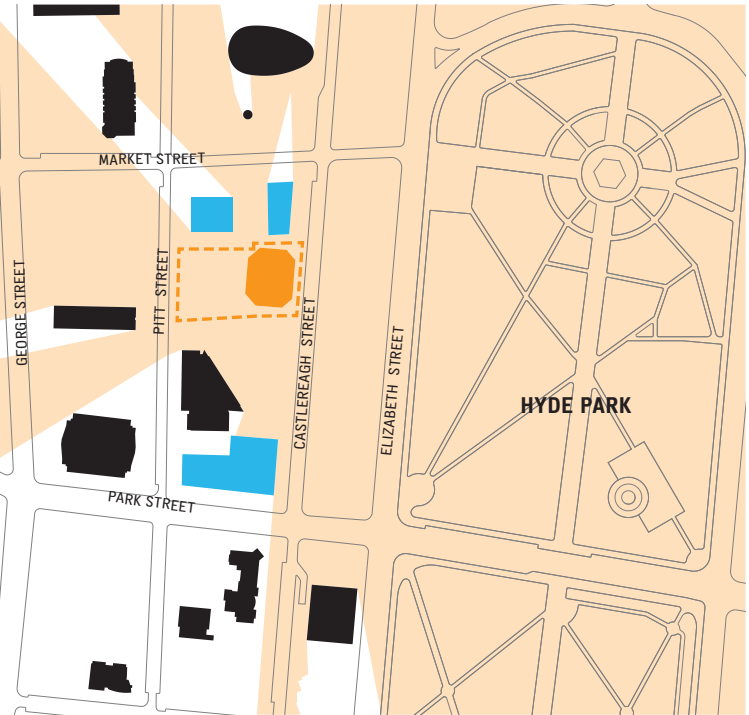
Existing context - High typical floor (RL 119.1).



FUTURE CONTEXT
Future context - Low typical floor (RL 72.3).



Future context - Mid typical floor (RL 97.5).



Future context - High typical floor (RL 119.1).

A.1.1 - CONTEXT ANALYSIS

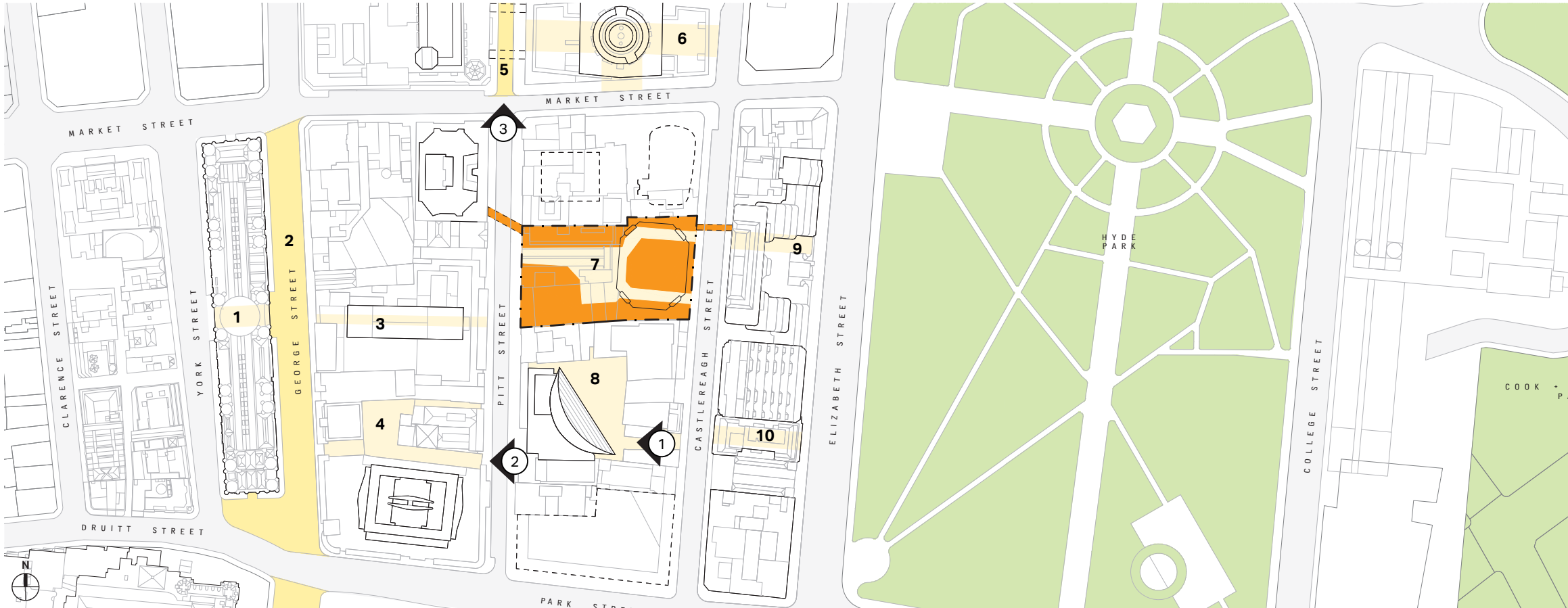
GROUND PLANE AND PUBLIC DOMAIN

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. As the site is within a highly pedestrianised area, these conditions must comply with the Draft DCP Amendment 2012 requirements in the future development.

The site plan illustrates an overview of through site links and pedestrianised streets with The Galleries and Hilton Sydney as an example of TSL providing a clear line of sight through the site, from one street to the next.

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. Shereton Grand
10. St James Trust Building



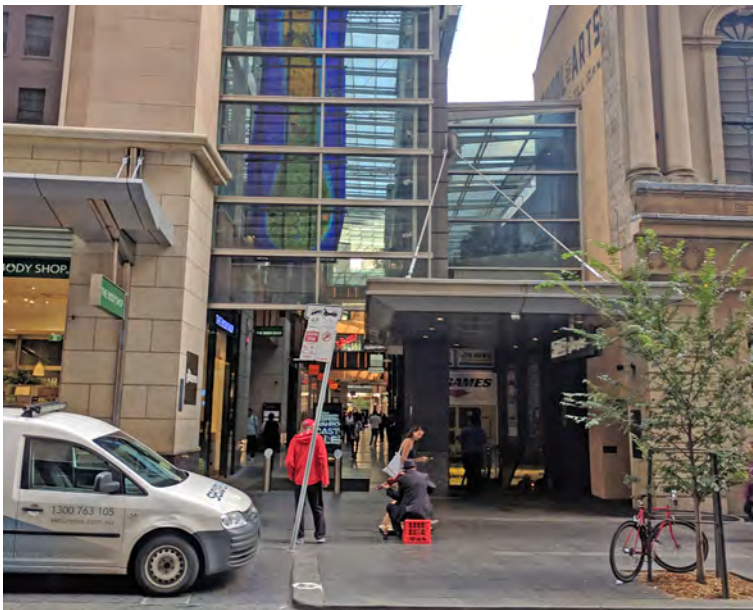
Site plan (drawing not to scale).

Legend

- Future development outline
- Proposed 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.

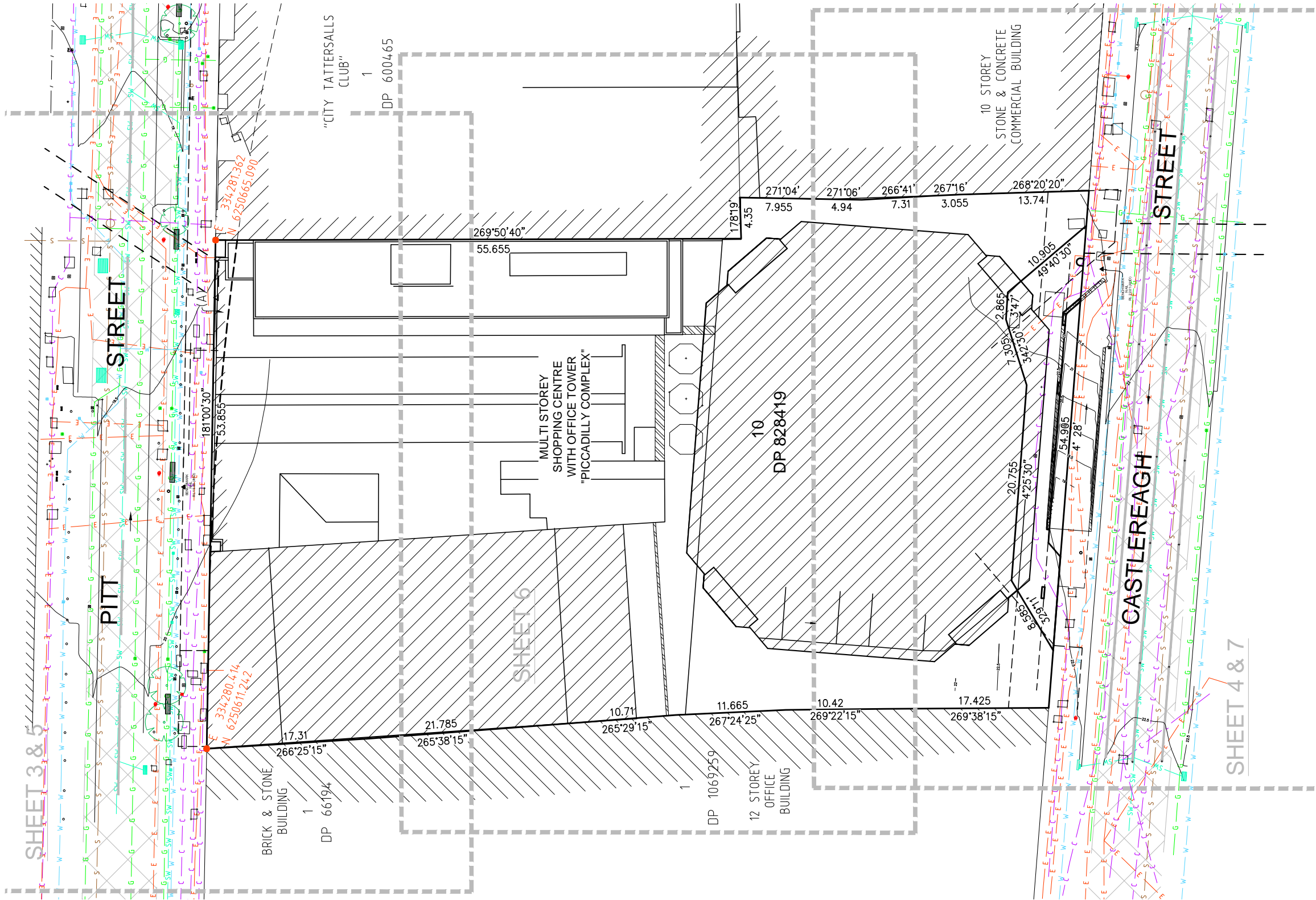
A.1.1 - CONTEXT ANALYSIS

SITE SURVEY

The site survey was prepared by LTS surveyor, for proposed site Lot 10 in DP 828419 'Piccadilly Complex', 133-135 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 (not to scale).

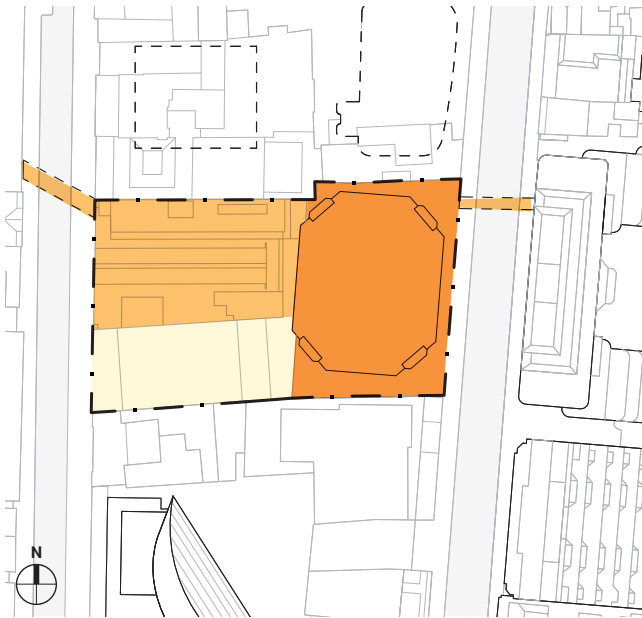
A.1.1 - CONTEXT ANALYSIS

EXISTING BUILDINGS AND PROGRAMS ON SITE

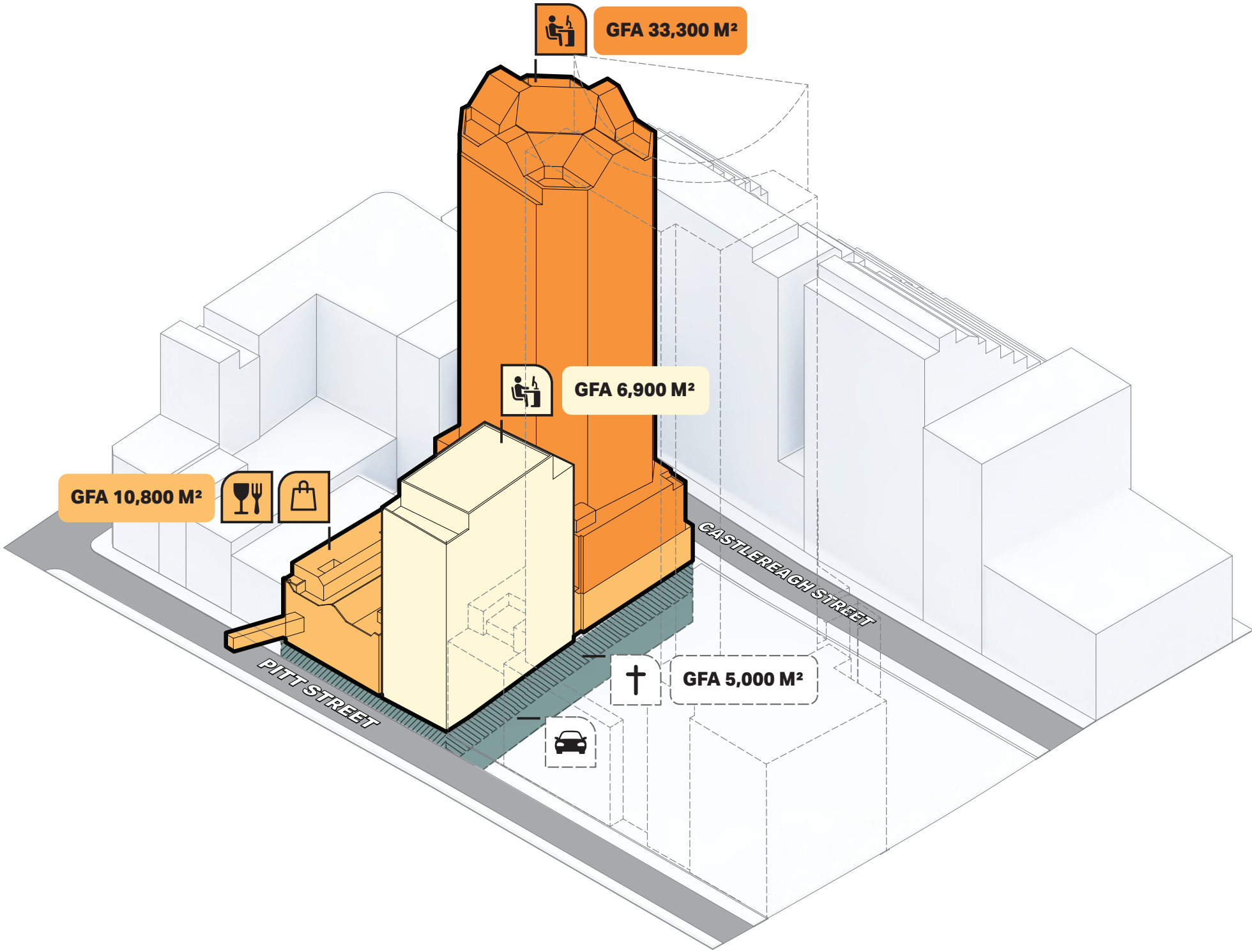
The existing Piccadilly Stockland Center is comprised of; 'Piccadilly Tower', a 31 stories commercial tower at 133 - 145 Castlereagh Street; 'Piccadilly Court', a 15 stories office building at 222 Pitt Street; together with a two-level retail podium at 210 Pitt Street, and 5 level basement with Wesley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

PROGRAM OVERVIEW

-  Program : Commercial
 -  Program : Food & Beverage
 -  Program : Retail
 -  Program : Car parking
 -  Program : Christian community service
- | | | |
|--|----------------------------|----------------------------|
|  | Piccadilly Tower | : 33,300m ² GFA |
|  | Piccadilly Court | : 10,800m ² GFA |
|  | Piccadilly Shopping Centre | : 6,900m ² GFA |
|  | Wesley Mission (basement) | : 5,000 ² GFA |
|  | Car Parking (basement) | |



Key Legend



Note: Freehold ownership Uniting Church / Wesley Mission.
Leasehold now 100% Stockland.