

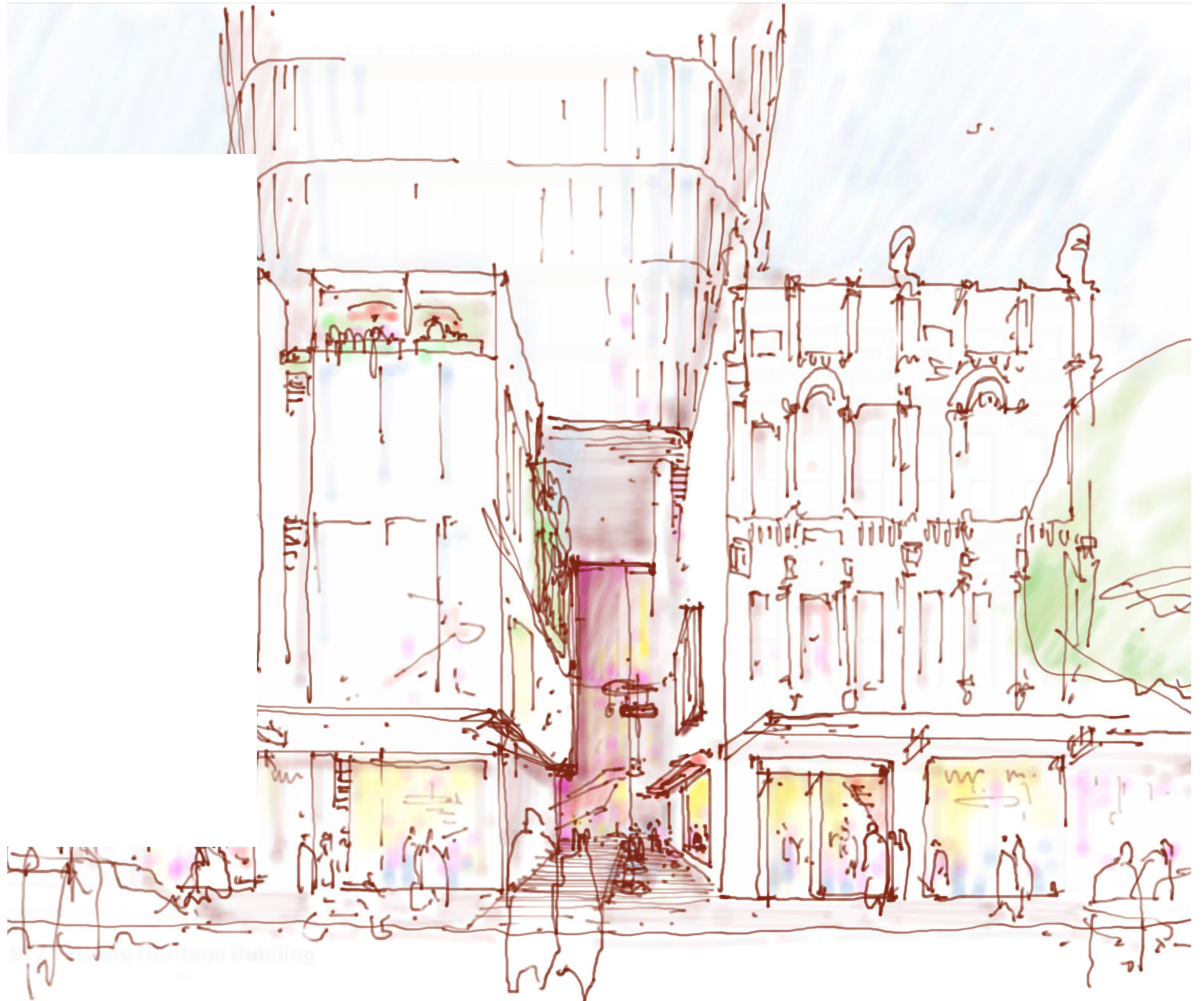
# **Attachment A3**

**Urban Design Report – Bates Smart – 15-25  
Hunter and 105-107 Pitt Street, Sydney -  
Part 2**

# 4.0

## Planning Context

15-23 Hunter Street and  
105-107 Pitt Street Sydney



# 4.1 Current Planning Controls

The Site is zoned as Metropolitan Centre (B8) according to the Sydney LEP 2012.

The maximum permissible floor space ratio on the site is 8 : 1. For a commercial development the maximum FSR under the Sydney LEP 2012 is 13.75 : 1 when considering both accommodation floor space and design excellence bonuses.



SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 - LAND ZONING

Zone	
B1	Neighbourhood Centre
B2	Local Centre
<b>B3</b>	<b>Commercial Core</b>
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
B8	Metropolitan Centre
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
RE1	Public Recreation
SP1	Special Activities
SP2	Infrastructure



SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 - FSR

Maximum Floor Space Ratio (n:1)			
A	0.35	X	4
F	0.6	Y	4.5
H	0.7	Z	5
J	0.8	AA1	6
L	0.9	AA2	6.5
N	1	AB1	7
P	1.25	AB2	7.5
<b>S1</b>	<b>1.5</b>	<b>AC</b>	<b>8</b>
S2	1.75	AD	9
T	2	AE	10
U1	2.5	AF	11
U2	2.75		Refer to clause 6.14
V1	3		Refer to clause 6.15A
V2	3.25		Refer to clause 6.4
W1	3.5		Refer to clause 6.47
W2	3.75		

Image source: City of Sydney LEP 2012 Maps



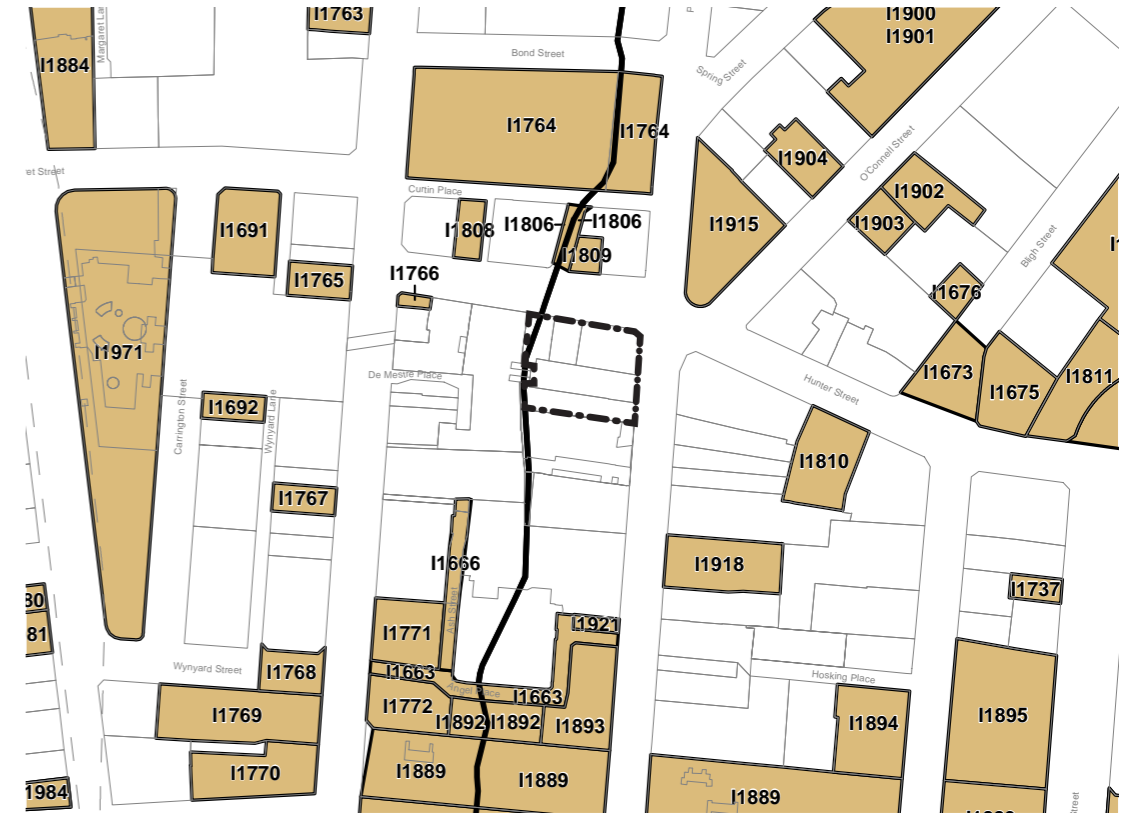
The Maximum Building Height is 235m (H) for the northern part of the site as per the Sydney LEP 2012. The maximum height of the southern part of the site is defined by the Martin Place Solar Access Plane.

No part of the site is listed in the Sydney 2012 LEP as a Heritage Item (I824). The tank stream running below the site is Heritage listed.



SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 - HOB

Maximum Building Height (m)					
A	3	T4	29	AD	130
E	6	U1	30	AE	150
H	7.5	U2	33	AH	235
I	8	V	35	Area 1	
J	9	W1	40	Area 2	
L	11	W2	42	Area 3	
M	12	X	45	Area 4	
O	15	Y	50	Area 5	
P	18	Z	55	Area 6	
R	22	AA1	60	Area 7	
S1	23	AA2	65	Area 8	
S2	24	AA3	70	Area 9	
T1	25	AB1	80	Area 10	
T2	27	AB2	85		
T3	28	AC	110		



SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 - HERITAGE

Heritage	
	Item - General
	Conservation Area - General

**Cadastre**  
 Cadastre 03/12/2015 © City of Sydney



## 4.2 The Central Sydney Planning Strategy

The site is identified as an opportunity site forming part of a future tower cluster within the Central Sydney Planning Strategy prepared by The City of Sydney.

The Central Sydney Planning Strategy (CSPS) unlocks economic opportunities and investment in jobs and supports public improvements that make Sydney an attractive place for business, workers, residents and visitors. The CSPS outlines 10 key moves which prioritize employment growth, increase capacity and ensure infrastructure keeps pace with growth, creating a more sustainable and vibrant public spaces. The CSPS is a 20 year growth strategy that revises previous planning controls and delivers on the City of Sydney's Sustainable Sydney 2030.

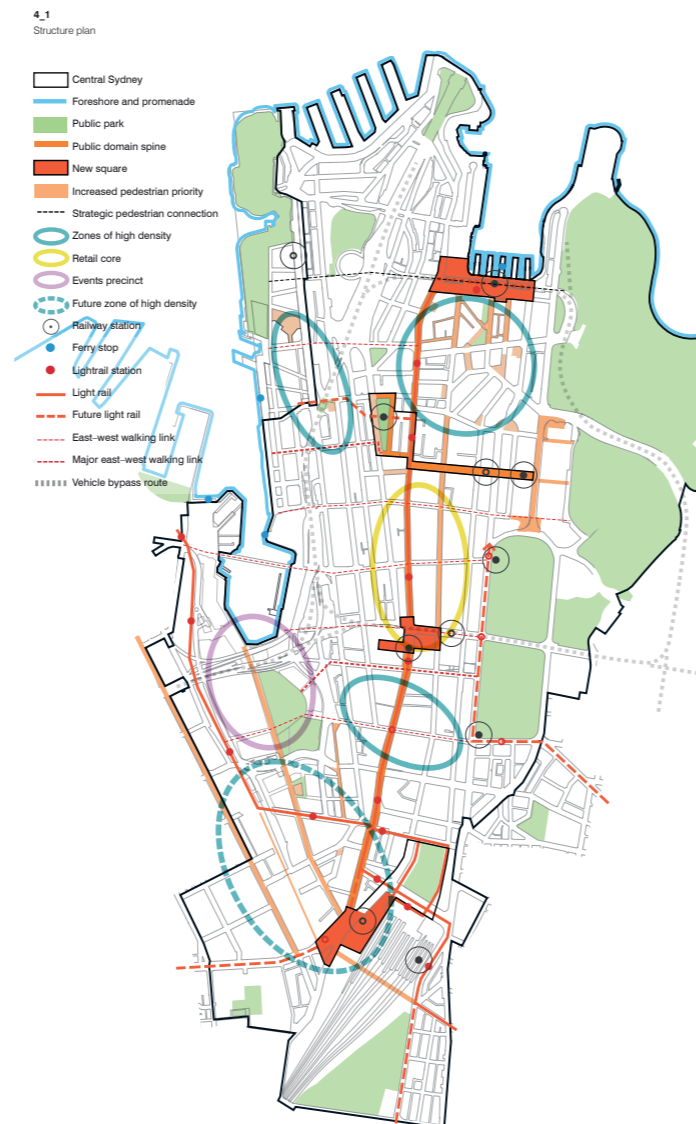


Source: The Central Sydney Planning Strategy Document prepared by The City of Sydney

### 4 Provide for employment growth in new tower clusters

Introducing a new planning pathway for heights and densities above established maximum limits will increase growth opportunities for employment floor space, promote the efficient use of land, and encourage innovative design. It will also unlock opportunities for the delivery of cultural, social and essential infrastructure and improved public spaces commensurate with growth.

These opportunities are focused in those areas of Central Sydney less constrained by sun access planes. As opportunities are taken up over the next 20 years, new tower clusters will form in Central Sydney to 2036 and beyond.



Images from The City of Sydney's Central Sydney Planning Strategy Document.



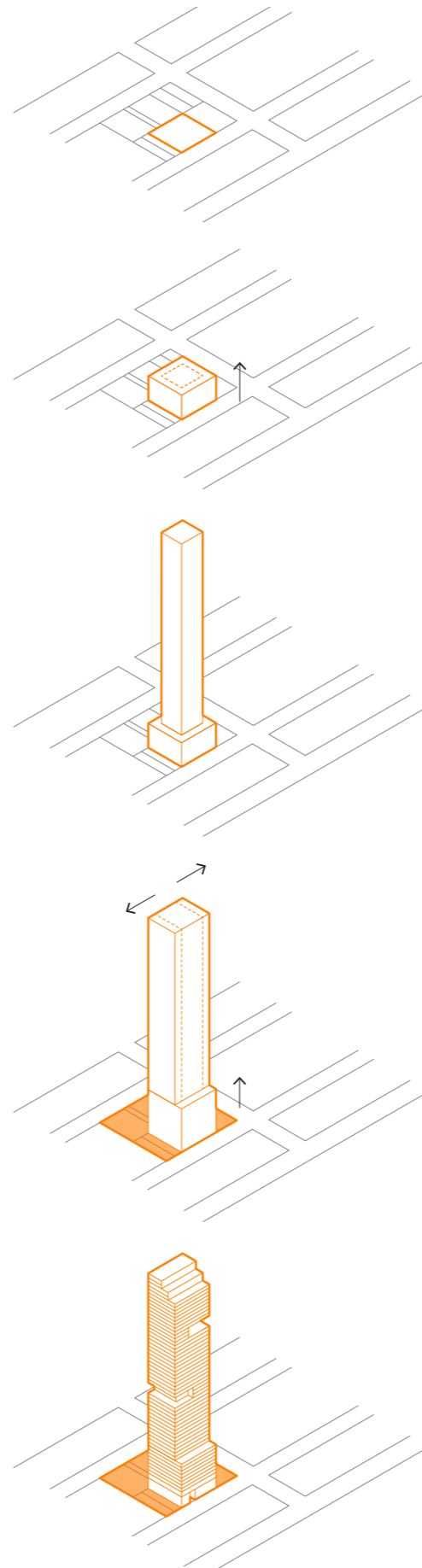
## 4.3 Planning Proposal Envelope Design Process

The City of Sydney DCP Schedule 11 provides "procedures for demonstrating compliance with variation provisions for setbacks, separations and tapering in Central Sydney."

This planning proposal has followed this procedure.



Source: Guidelines for Site Specific Planning Proposals in Central Sydney prepared by The City of Sydney



Attachment C: Draft Guideline for Site Specific Planning Proposals in Central Sydney / 2019

### Step 1

identify a site(s) complying with the Guidelines minimum Site Area

### Step 2

define a podium form in compliance with Sydney DCP

### Step 3

define a tower form in compliance with the Guideline in relation to maximum height and Sydney DCP in relation to Built Form Controls

### Step 4

test and define a non-compliant podium and tower form in line with Schedule 11 of Sydney DCP and a negotiated Block Agreement with neighbouring sites

### Step 5

determine a density based on the envelope achieved using floor space efficiencies consistent with the Guideline

# 4.4 Schedule 11 Base Envelope

As the subject site is greater than 1,000m<sup>2</sup>, the initial step in the procedure is to determine a base case massing for comparison.

### NOTES

The maximum permissible building height includes all other relevant controls including No Additional Overshadowing Controls, ect.

The resulting tower form must be tapered by scaling it horizontally in both horizontal directions (X and Y) by 95% between 120-240m

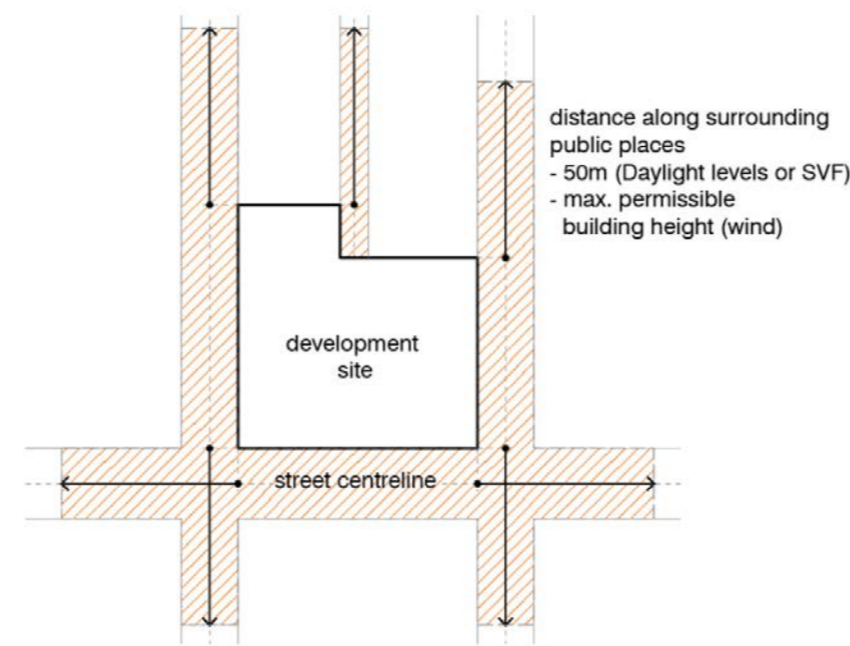
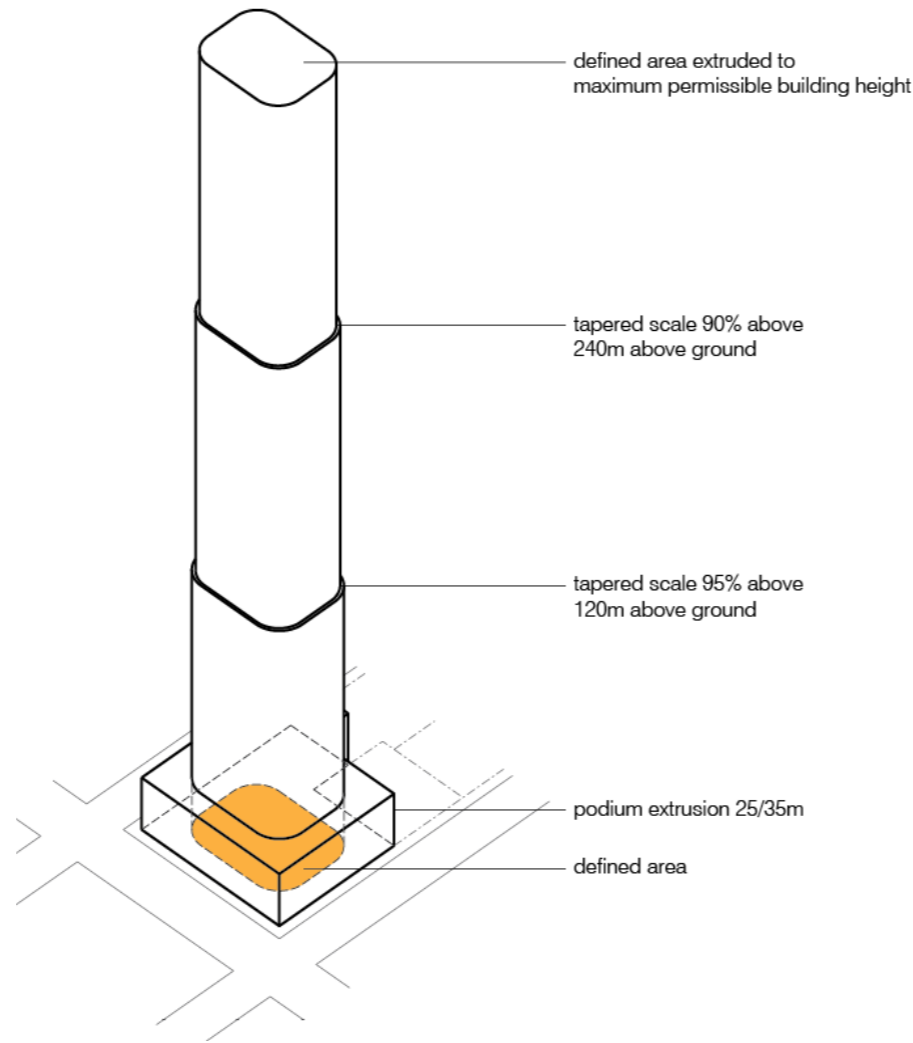


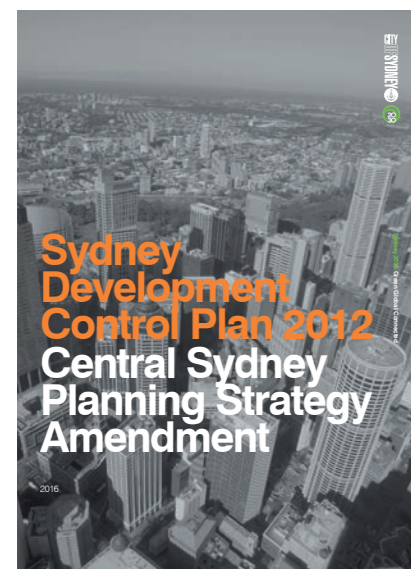
Figure 1.10: Measuring wind speeds and Average daylight level or Sky View Factor measuring minimum distance from the site boundaries.

### SCHEDULE 11

#### Procedure B: Equivalent or improved wind comfort and wind safety and daylight levels in adjacent Public Places

In order to demonstrate compliance with Section 5.1.1.1(3)(b) and Section 5.1.1.3(5) in regards to varying Minimum Street Setbacks and Side and Rear Setbacks, Building Form Separations and Tapering provisions respectively, the following procedure must be followed:

- (1) Procedure B can only be used to vary setbacks for sites larger than 1000m<sup>2</sup>.
  - (2) Where (1) is satisfied, variation to relevant setbacks may be permitted to building massing that provides equivalent or improved wind comfort, wind safety and daylight levels in adjacent Public Places relative to a base case building massing with complying Height, Street Frontage Heights, Street Setbacks, Side and Rear Setbacks and Tapering.
  - (3) The base case building massing with complying Street Frontage Heights, setbacks and tapering is established by modelling 3 dimensional podium and tower components as follows:
    - (a) The podium is modelled by extruding the subject site boundary vertically 35m above existing ground level (as it varies around the site perimeter) for buildings up to 120m high and 25m above ground level for taller buildings.
    - (b) The Tower Component is modelled by defining an area set out by the required street, side and rear setbacks, excluding areas over heritage items and Tower Component areas narrower than 6m wide. For Tower Components where at least one face is longer than 30m the resultant area is chamfered with a 10m radius at all external corners. The resultant shape is extruded to the maximum permissible building height as it varies around the site. The resulting tower form must be tapered by scaling it horizontally in both horizontal directions (X and Y) by 95% between 120-240m and by 90% above 240m above ground level.
- Note: the maximum permissible building height excludes architectural roof features but includes all other relevant controls including LEP height controls, Sun Access Planes, No Additional Overshadowing Controls, Special Character Area height and setback controls, View Controls Airport restrictions etc.



Source: Sydney Development Control Plan 2012. CSPA Amendment prepared by The City of Sydney



## 4.5 Tower Height

### Martin Place Solar Access Plane

Under the City of Sydney Central Sydney Planning Strategy, the maximum heights of both the Schedule 11 Comparison Envelope and the Proposed Envelope are determined by relevant Solar Access Planes and No Additional Overshadowing Controls.

The following image shows the Martin Place Solar Access Plane as constructed using MGA located points and rays set out in the City of Sydney's LEP.

This determines the maximum height allowable of the Schedule 11 Comparison Envelope under the solar access plane.

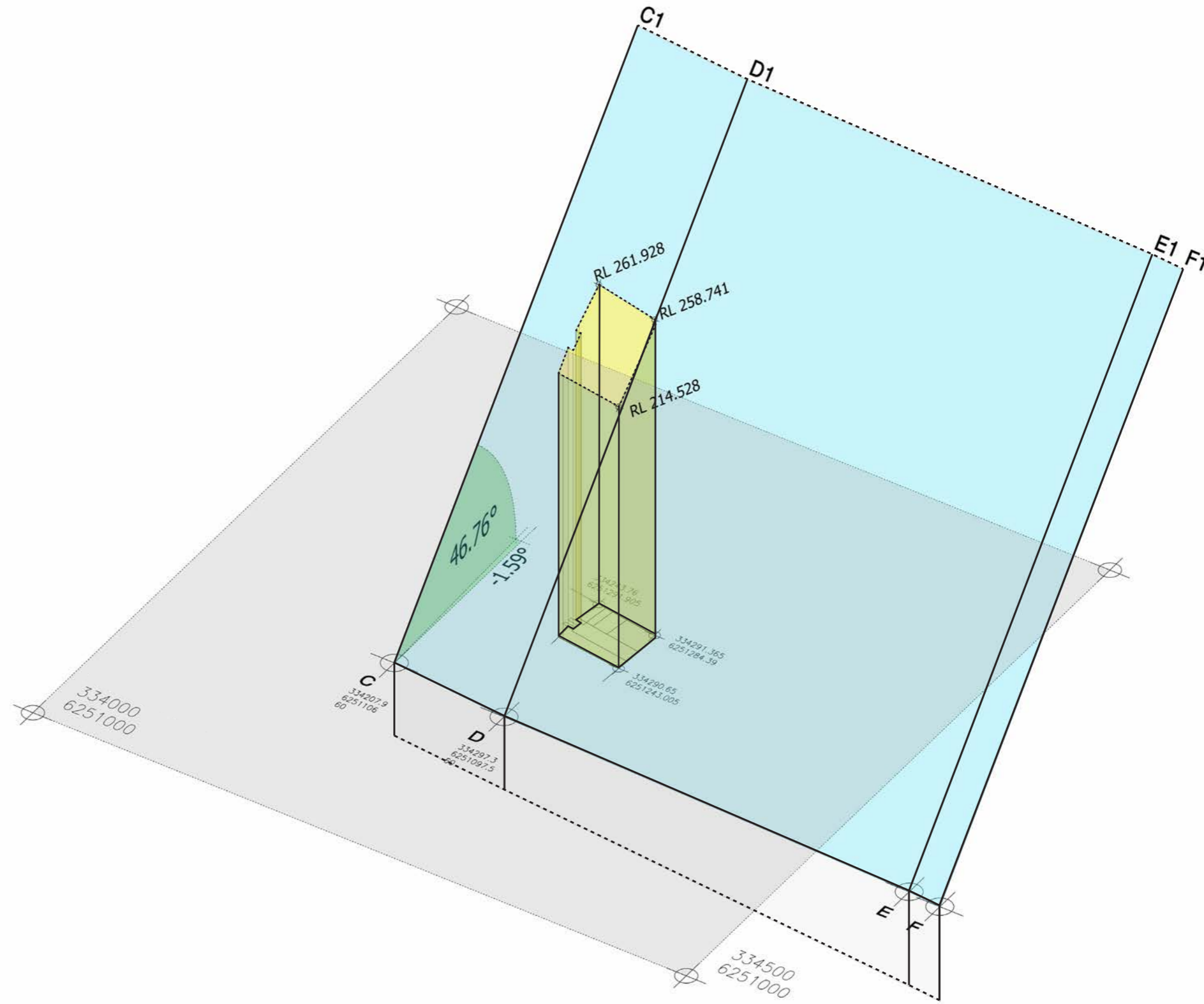


Image source: Bates Smart

## Martin Place Solar Access Plane

The adjacent image shows the plane sitting within its context, which is an MGA located 3d model provided under license by professional digital surveyors AAM Group.

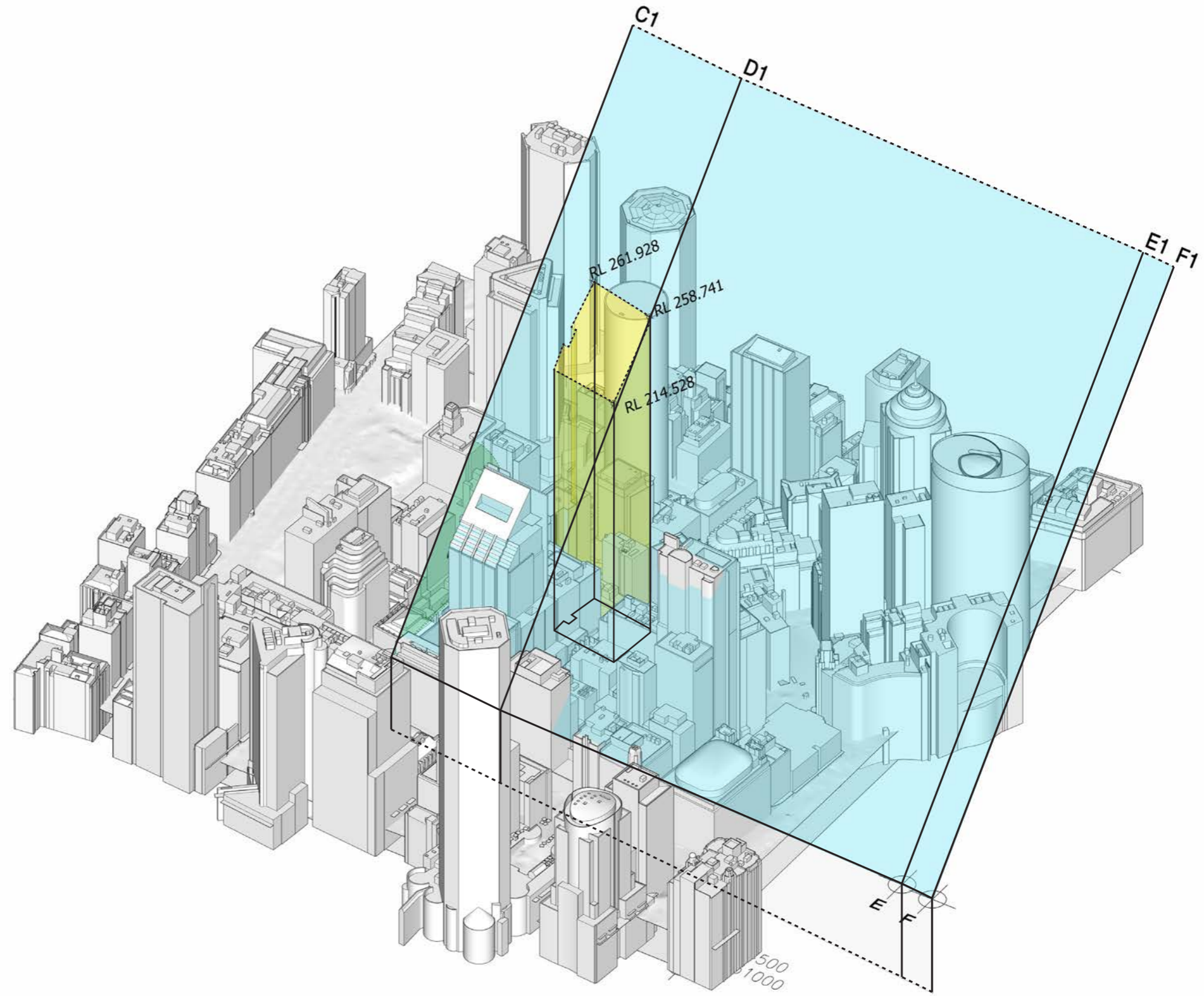


Image by Bates Smart, showing a 3d city model provided under license from AAM Group, and the Martin Place Solar Access Plan constructed as per the City of Sydney's suggested methodology.



## Overshadowing

In addition to the Martin Place Solar Access Plane, draft DCP objectives request no additional overshadowing of Martin Place between George Street and Pitt Street, as highlighted in the adjacent image.

Due to existing buildings to the south of the subject site, in particular Angel Place, there is no additional overshadowing to Martin Place when complying with the Martin Place Solar Access Plane.

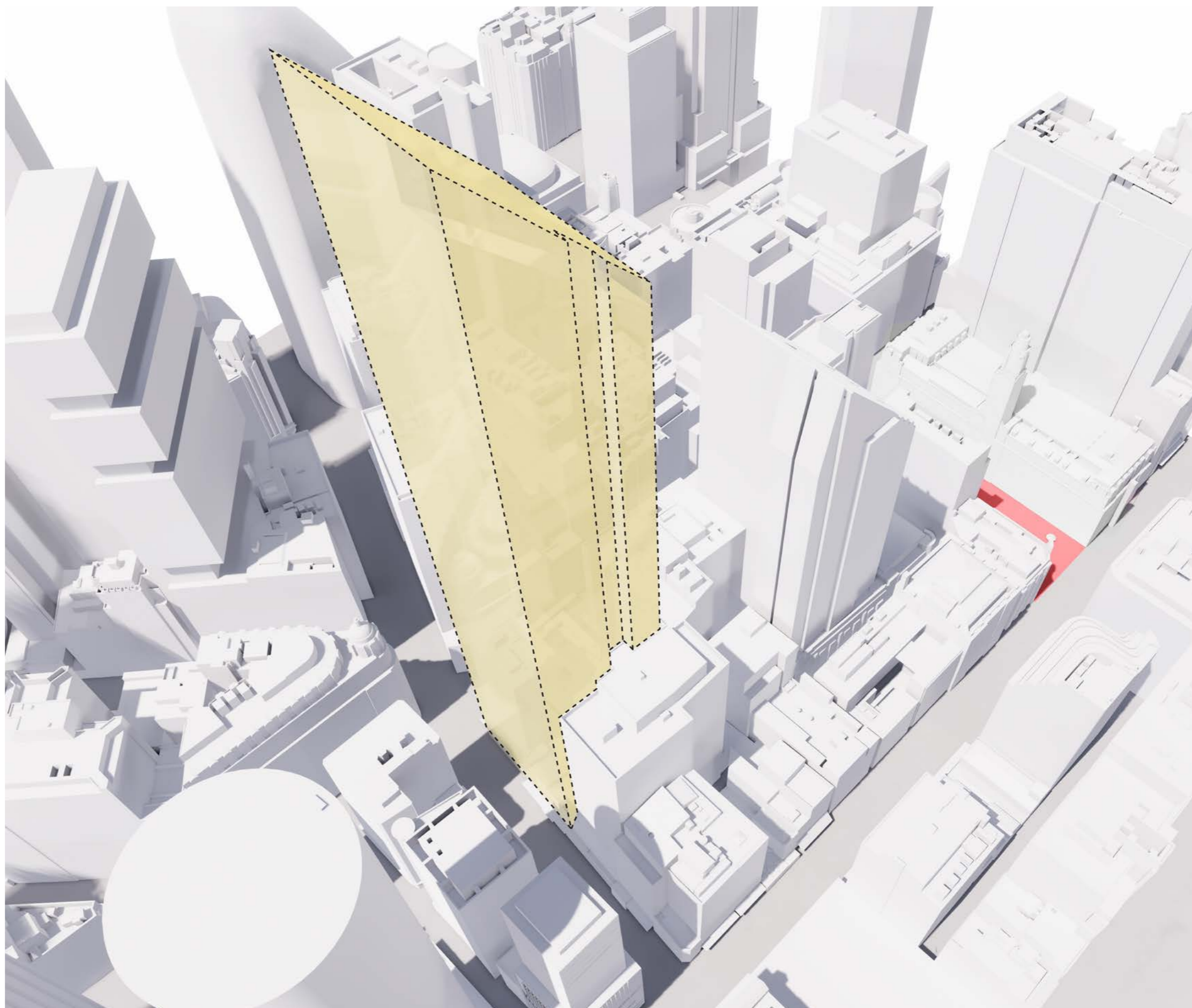


Image source: Bates Smart



The No Additional Overshadowing DCP Objective affects adjacent sites along George Street, which have more limited height potential as a result, but does not impact the subject site.

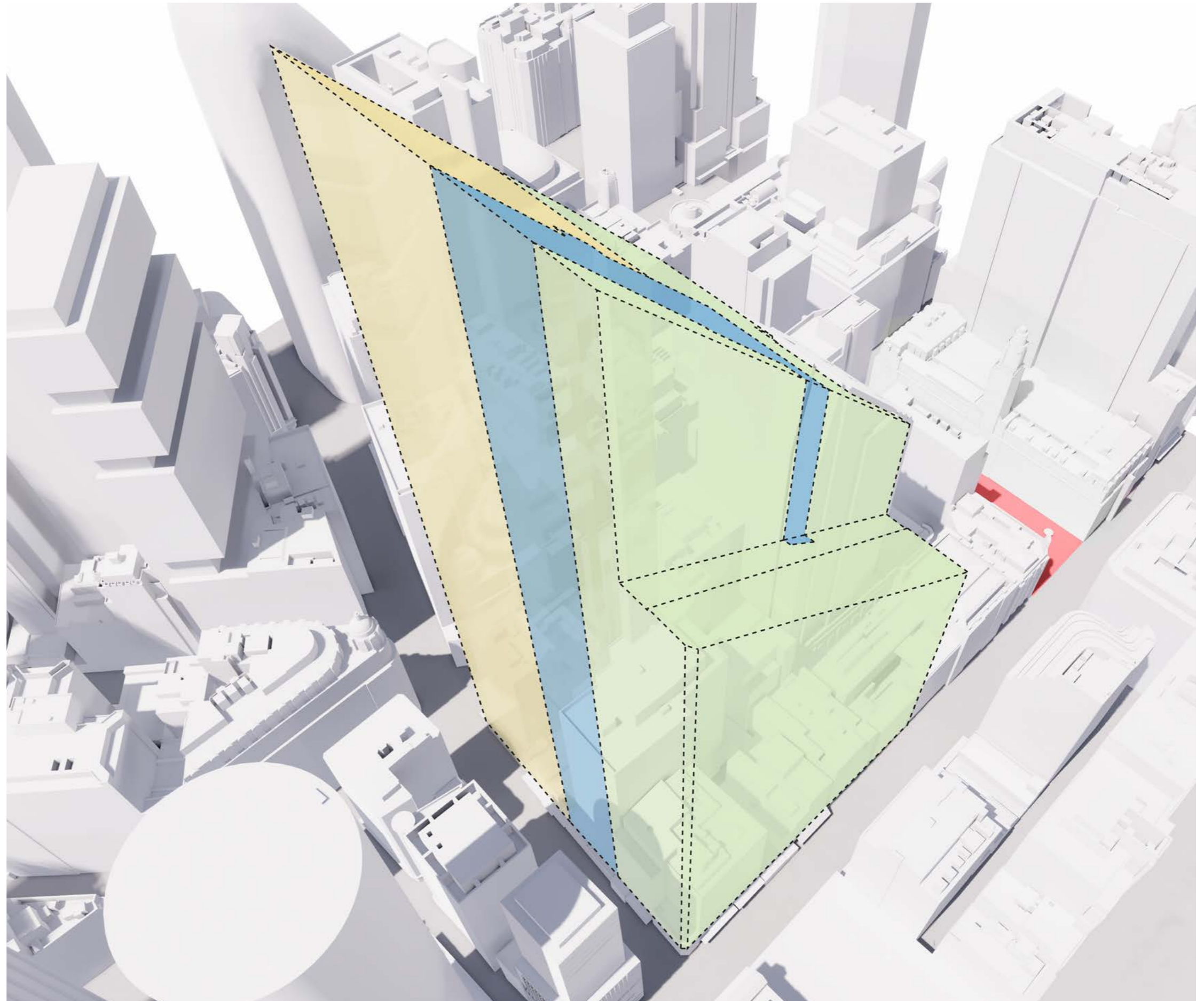
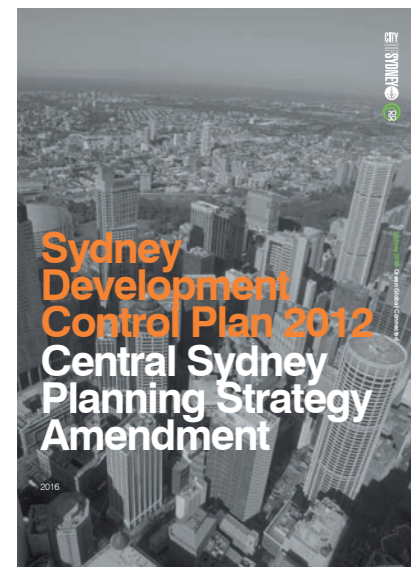


Image source: Bates Smart

# 4.6 Draft DCP Objectives Podium Height

## NOTES

Adjacent heritage may impact the desired podium height. The existing context has a number of buildings with a 45m street wall height.



Source: Sydney Development Control Plan 2012. CSPA Amendment prepared by The City of Sydney

Buildings with street frontage heights between 20 and 45m reinforce the characteristic built form of Central Sydney. The maximum street frontage height that may be permitted anywhere in Central Sydney is 45m.

wind conditions; create an overwhelming sense of enclosure; and affect growing conditions for street trees.

Setting back higher elements of buildings preserves reasonable levels of daylight at street level and helps minimise wind problems to create a comfortable street environment.

A 10m setback doubles the amount of sky seen on an average 20m street in Central Sydney and significantly reduces wind impacts.

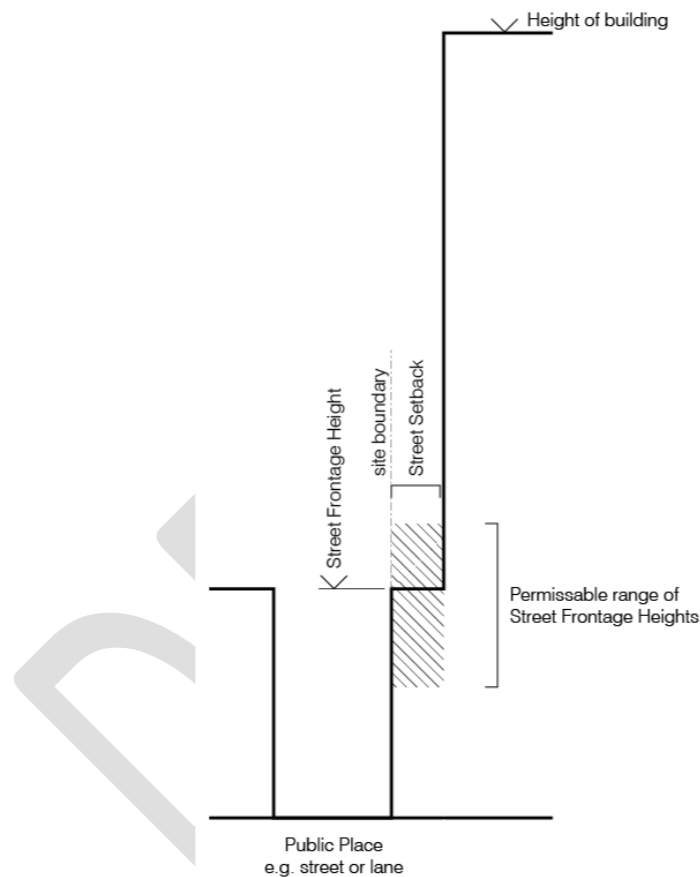


Figure 5.1: The street frontage height of development outside of special character areas should range between 20m and 45m

### Objectives

- (a) Achieve comfortable street environments for pedestrians with high levels of daylight, appropriate scale, sense of enclosure and wind mitigation.
- (b) Encourage flexibility in building design while reinforcing the character of Central Sydney and ensuring built form is compatible with heritage items and the desired streetscape character.
- (c) To recognise the variety and patterns of street wall heights throughout Central Sydney.

- (d) To ensure that buildings address and define laneways consistent with their special character.
- (e) To provide setbacks above the Street Frontage Height that promote good separation between tall buildings, across streets, maintain views to the sky and create a sense of openness in the street.
- (f) To allow flexibility for setbacks above Street Frontage Height but only where better performance in relation to wind mitigation and daylight access to Public Places can be demonstrated.
- (g) To protect long, low angle views of open sky and landmark features.

### Provisions

- (1) The Street Frontage Height and Street Setbacks of a building must be in accordance with Table 5.1 – Permissible range of Street Frontage Heights and Table 5.2 Minimum Street Setbacks, except for buildings in Special Character Areas that must be in accordance with the Minimum Street Frontage Heights for Special Character Areas in Table 5.3 and the Minimum Street Setbacks and Maximum Street Frontage Heights as shown in the Special Character Area maps at Figures 5.3 to 5.15 in Section 5.1.1.2.

Note: Section 5.1.1.1(2) Street Setback variation provisions do not apply to Heritage Items or in Special Character Areas, unless noted on Special Character Area maps.

Table 5.1: Permissible range of Street Frontage Heights

Permissible range of Street Frontage Heights		Proposed total height of building		
		Up to 55m	Greater than 55m up to 120m	Greater than 120m
Context	Non-heritage items outside Special Character Areas	Frontage adjacent to a Public Place with a width greater than 8m wide 20-35m* Or 20-45 for street block corner sites less than 1000sqm	20-35m*	20-25m*
	Frontage adjacent to a Public Place with a width up to 8m wide (eg lanes)	20-45m	20-45m	20-25m*
	Heritage items outside Special Character Areas	Existing height	Existing height	Existing height

\* up to 45m subject to Section 5.1.1.1(2)

- (2) Notwithstanding Section 5.1.1.1(1) and Table 5.1, buildings that contain more than 40% residential accommodation including serviced apartment floor space, may have a Street Frontage Height of up to 45m where all floors between the height shown in the table



# Street Setbacks

## NOTES

Tall buildings should appear in the round.

Side and rear setbacks must be in accordance with Table 5.4

**Table 5.2:** Minimum Street Setbacks

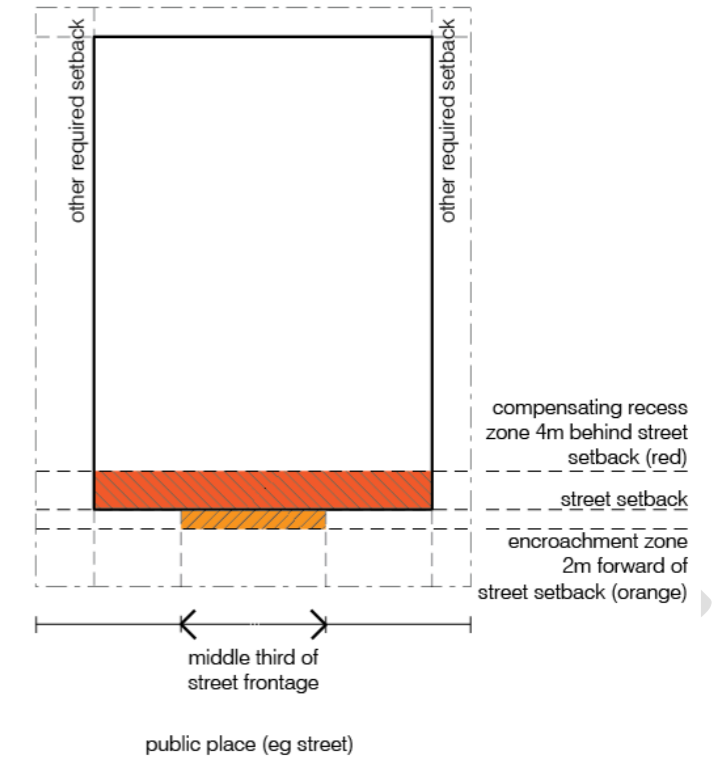
Minimum Street Setbacks			Proposed total height of building		
			Up to 55m	Greater than 55m up to 120m	Greater than 120m
Context	Non-heritage items outside Special Character Areas	Frontage adjacent to Public Places with a width greater than 8m wide	<b>8m or 6m where adjoining sites</b> <b>Street Setbacks are less than 6m</b>	<b>8m*</b>	<b>8m*</b>
		Frontage adjacent to Public Places with a width up to 8m wide (eg lanes)	<b>2m</b>	<b>8m*</b>	<b>8m*</b>
	Heritage items outside Special Character Areas	<b>10m to Public Places greater than 8m wide (streets). 2-10m on Public Places up to 8m wide (lanes) determined by heritage values and context.</b>			
* may be varied subject to 5.1.1.1(2)					

(3) Where noted in Table 5.2 Minimum Street Setbacks and on the Special Character Area maps, variation to Street Setbacks may be permitted to building massing that provides:

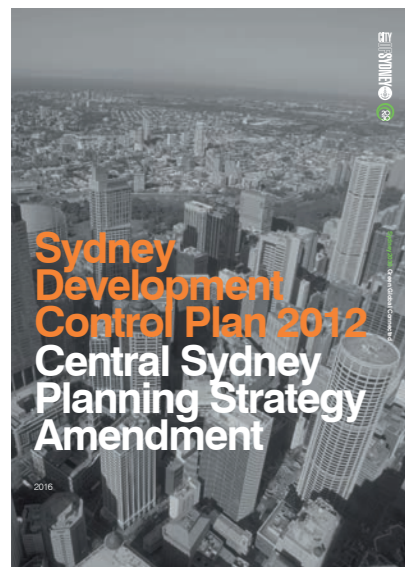
- (a) encroachment(s) 2m forward of the minimum Street Setback within the middle third of the frontage to a Public Place and provision of compensating recess(es) of equal to or greater area up to 4m behind the minimum Street Setback; or
- (b) equivalent or improved wind comfort, wind safety and daylight levels in adjacent Public Places relative to a base case building massing with complying Street Frontage Heights and Street Setbacks (i.e. variation to massing is governed by achieving equal or better performance).

Procedures for demonstrating compliance with 5.1.1.1(3)(a) and (b) are set out in Schedule 11.

(4) Notwithstanding Section 5.1.1, greater Street Setbacks may be required through the application of 5.1.1.4 Built form massing, tapering and maximum dimensions, 5.1.4 Development outlook and amenity and/or SEPP 65 (State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development) and the Apartment Design Guide.



**Figure 5.2:** Setbacks provide building design flexibility – Minimum Street Setbacks may be varied in accordance with Section 5.1.1.1(3) and the procedures for demonstrating compliance at Schedule 11.



Source: Sydney Development Control Plan 2012. CSPA Amendment prepared by The City of Sydney



# Side & Rear Setbacks

**Table 5.4:** Minimum Side and Rear Setbacks and Building Form Separations

Minimum Side and Rear Setbacks and Building Form Separations	Proposed total height of building			
	Up to 55m	Greater than 55m up to 120m	Greater than 120m up to 240m	Greater than 240m
Side and Rear Setback above Street Frontage Height	0m	4m	3.33% of the proposed total height of building	8m
Building Form Separations on the same site	0m	8m	6.66% of the proposed total height of building	16m

**Note:** For separation on the same site use the lower building form height to determine the required separation.

- (5) Variation to Side and Rear Setbacks and Building Form Separations may be permitted to building massing that provides equivalent or improved wind comfort, wind safety and daylight levels in adjacent Public Places relative to a base case building massing with complying Side and Rear Setbacks (i.e. variation to massing is governed by achieving equal or better performance).

Procedures for demonstrating compliance with 5.1.1.3(4) are set out in Schedule 11.

- (6) Notwithstanding 5.1.1.3 Side and Rear Setbacks and Separations, greater setbacks and separation may be required through the application of 5.1.1.4 Built form massing, tapering and maximum dimensions, 5.1.2 Development outlook and amenity and/or SEPP 65 (State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development) and the Apartment Design Guide.

### 5.1.1.4 Built form massing, tapering and maximum dimensions

#### Value Statement

The impact of tall buildings on the amenity of the public domain increases as building height increases. It is appropriate to manage building dimensions and massing to ensure that buildings are not overwhelming in scale and impact on the amenity of the public domain.

#### Objectives

- (a) Ensure that tall buildings are slender and do not appear as walls or as overly massive from any direction.
- (b) Ensure residential accommodation, serviced apartment and self-contained hotel developments present as slender buildings.
- (c) Ensure that buildings are slimmest at their peaks so that in the overall city form buildings become less bulky at their upper limits.

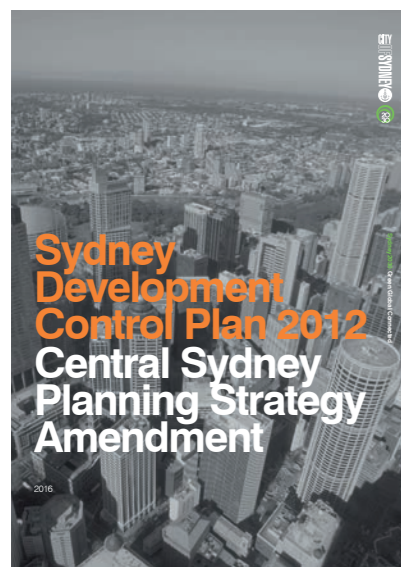
### Provisions

- (1) Above Street Frontage Height the maximum horizontal dimension of a building including all external elements (for example architectural elements like horizontal or vertical fins) measured in any direction (including diagonally across the site – see Figure 5.18) is not to exceed:
  - (a) 50m for residential accommodation and serviced apartment developments; and
  - (b) 100m for all other developments.
- (2) For residential accommodation, serviced apartments or self-contained hotels with a height above 55m, the size of any floor plate above the Street Frontage Height must not exceed 1,000 square metres floor space area (as per the Gross Floor Area definition).
- (3) Above the Street Frontage Height the total Building Envelope Area may occupy the following proportion of the site area less any areas of heritage items and required DCP setbacks:
  - (a) 100% up to 120m above ground;
  - (b) 90% above 120m up to 240m above ground; and
  - (c) 80% above 240m above ground.
- (4) For the purposes of calculating Building Envelope Area:

*Building Envelope Area* is the area including all internal and external built elements and enclosed voids between that floor level and the next floor level measured in plan.

**Note:** Where a heritage item or part thereof is within a required setback that area is only subtracted once.

**Note:** Where compliance with Sections 5.1.1.1(2) and 5.1.1.3(5) has been demonstrated in relation to a varied setback, and the resultant Building Envelope Area fails to comply with Section 5.1.1.4(3), the variation to Section 5.1.1.4(3) may be permitted.



Source: Sydney Development Control Plan 2012. CSPA Amendment prepared by The City of Sydney



**5.0**

# Envelope Design

15-23 Hunter Street and  
105-107 Pitt Street Sydney





# 5.1 Existing Site

**BUILDING HEIGHT (MAX.):**

15-17 Hunter Street 16m

19-21 Hunter Street 19m

23-25 Hunter Street 64m

105 Pitt Street 37m

107 Pitt Street 39m

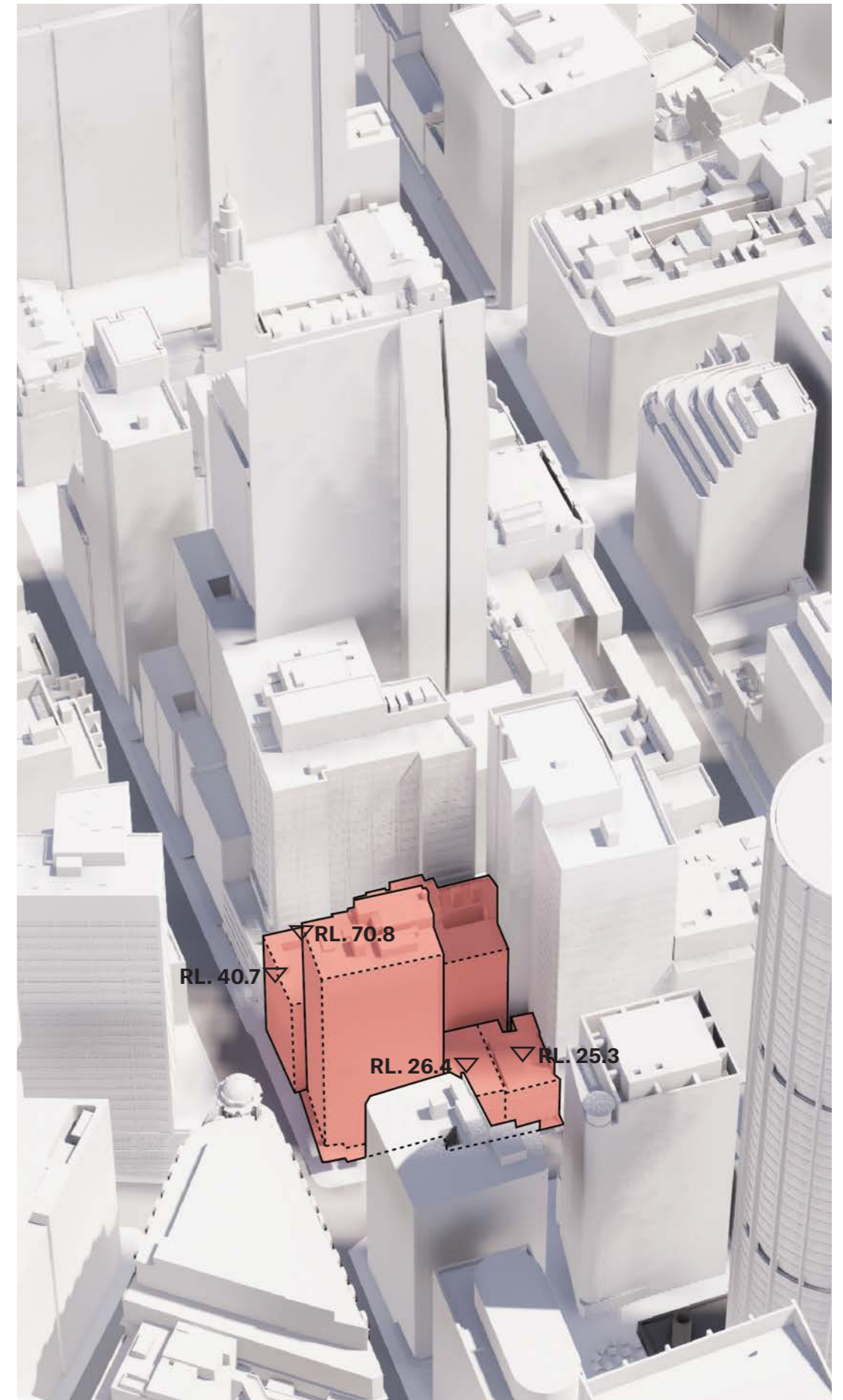
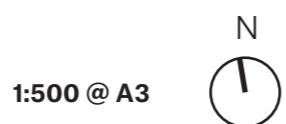


Image source: Bates Smart



# 5.2 Sydney 2012 LEP/DCP Envelope

- PODIUM HEIGHT:** 45m
- EFFECTIVE TOWER HEIGHT:** 77m\*  
\*Limited by FSR
- TOWER SETBACKS:**
  - Pitt Street 8m
  - Hunter Street 6m
  - Western Boundary 4m
  - Southern Boundary 4m
- FSR:** 13.75:1

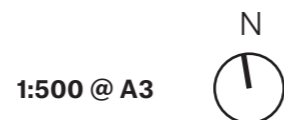
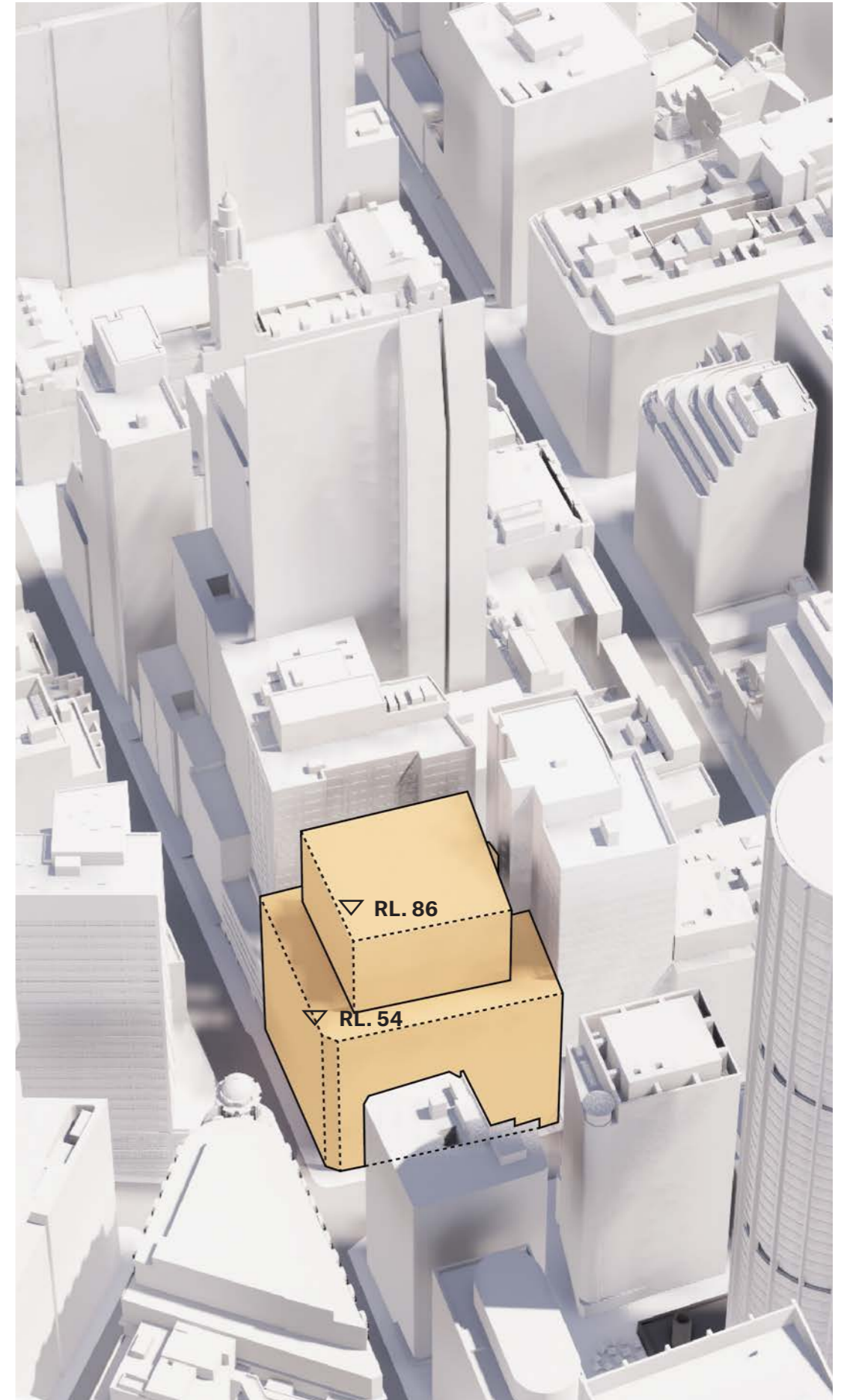
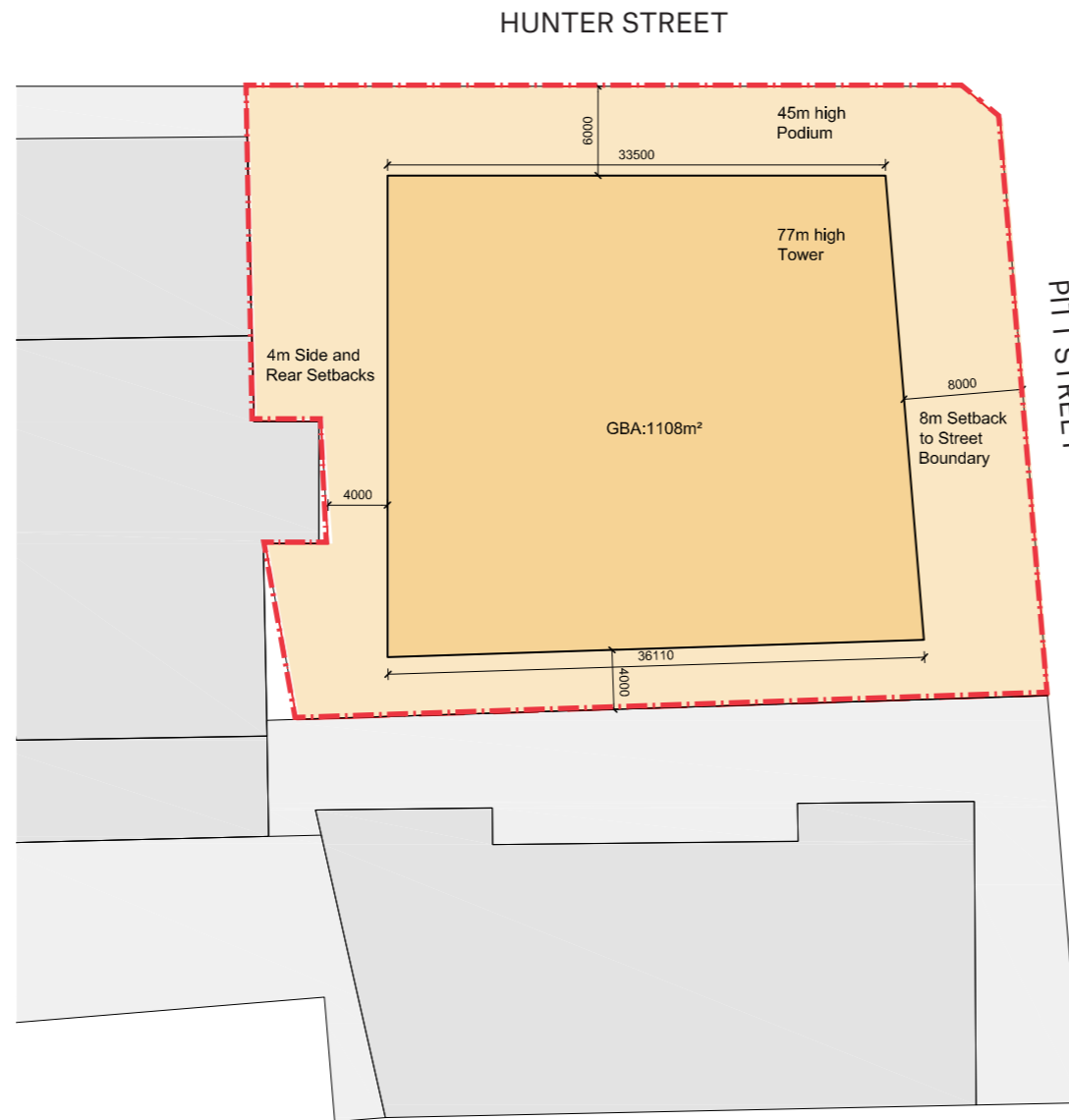


Image source: Bates Smart

# 5.3 Central Sydney Planning Strategy Schedule 11 Envelope

<b>PODIUM HEIGHT:</b>	25m
<b>TOWER HEIGHT:</b>	240m
<b>TOWER SETBACKS:</b>	
Pitt Street	8m
Hunter Street	8m
Western Boundary	8m
Southern Boundary	7.15m

This base envelope for comparison complies with Schedule 11 requirements. Refer to Sky View Factor Report for further analysis.

**SKY VIEW FACTOR:** 14.604%  
\*at 150m extents

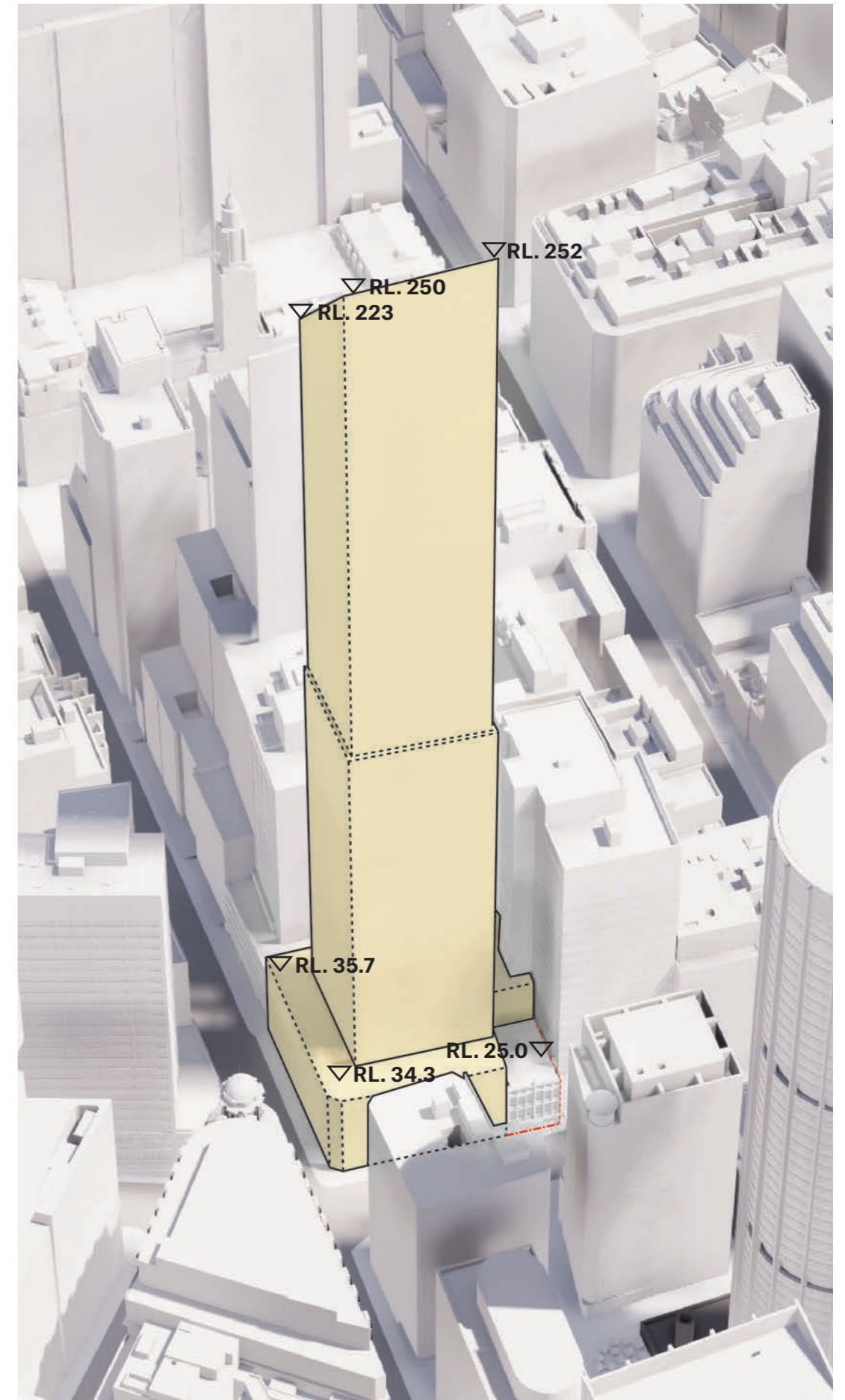
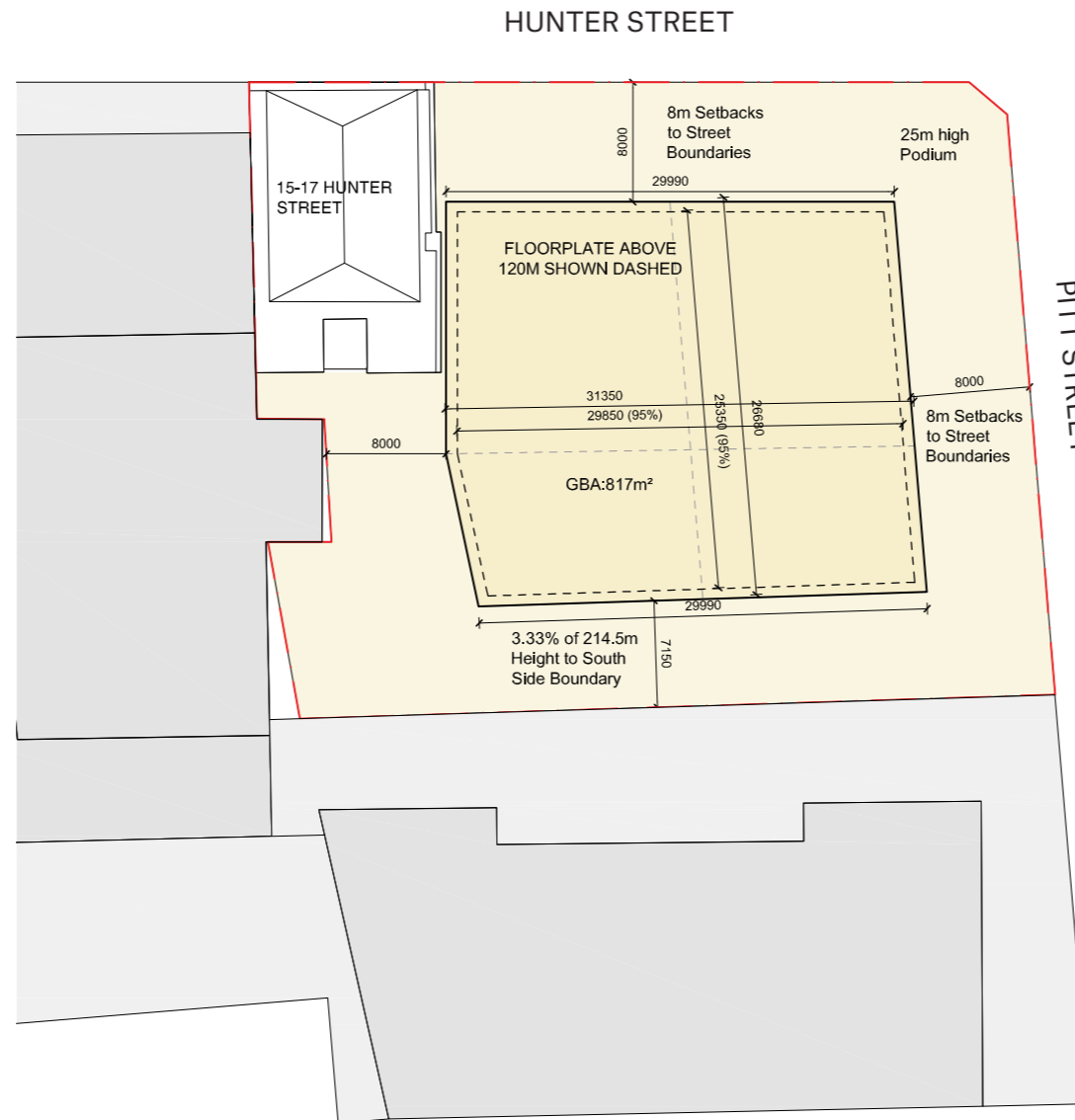


Image source: Bates Smart

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<b>HIGH RISE GBA:</b>	739m <sup>2</sup>
<b>FACADE ZONE:</b>	750mm
<b>CORE SIZE:</b>	118m <sup>2</sup> (16% GBA)
<b>NLA:</b>	540m <sup>2</sup>

Although this base envelope for comparison complies with 2020 Schedule 11 requirements, this envelope would be a sub optimal outcome for the site.

- The 7.15m and 8m setbacks result in a floorplate size which is too small for a viable commercial scheme.
- The setbacks do not relate to the adjacent buildings at 9 Hunter Street and 109 Pitt Street.
- The site area surrounding the protruding 9 Hunter Street core would not benefit from separation and therefore is wasted space.

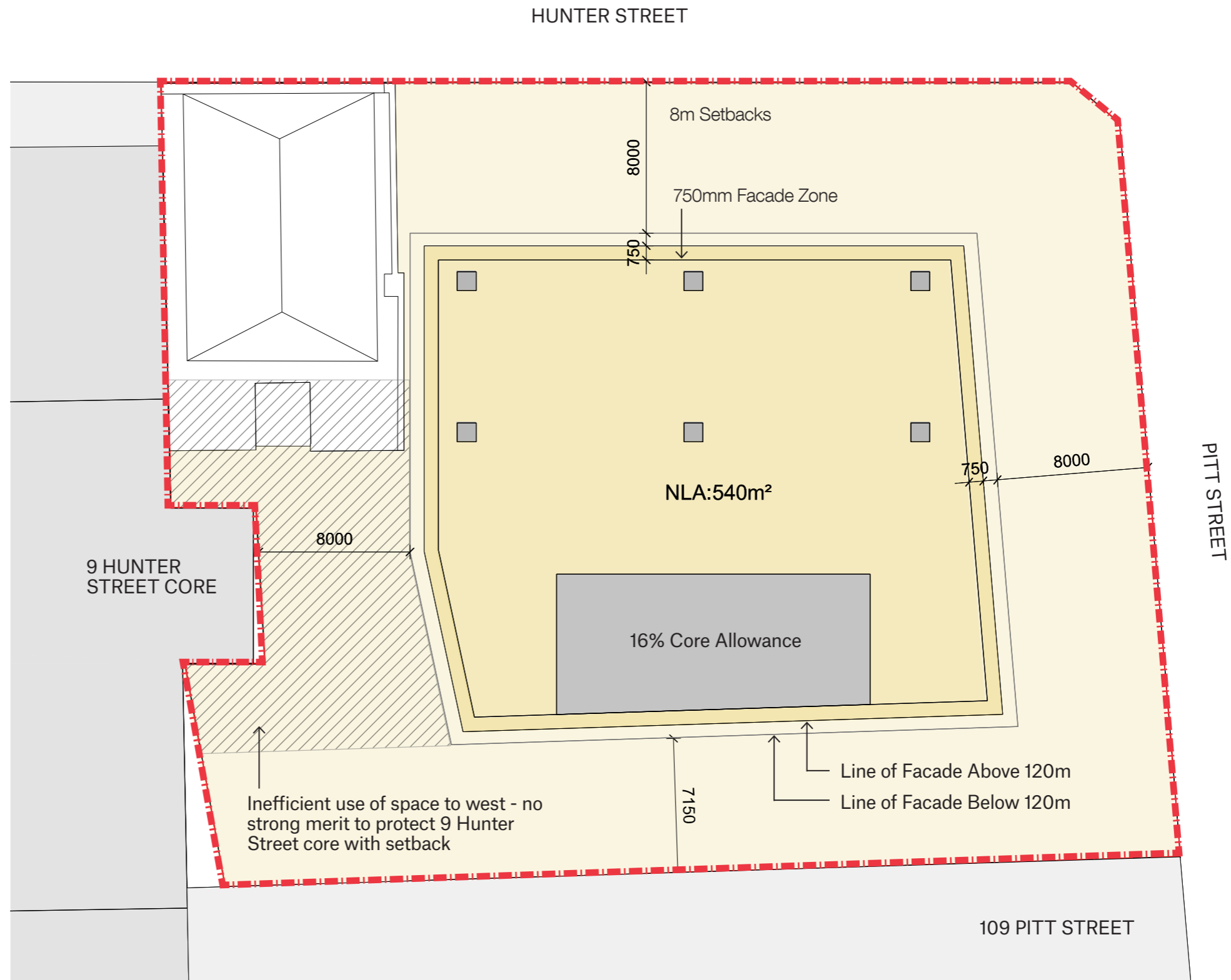


Image source: Bates Smart

# 5.4 Proposed Envelope

**PODIUM HEIGHT:** 16m - 25m

**TOWER HEIGHT:** 213.5m

**TOWER SETBACKS:**

- Pitt Street 7.5m average
- Hunter Street 4m
- Western Boundary 5.5m max.
- Southern Boundary 4m

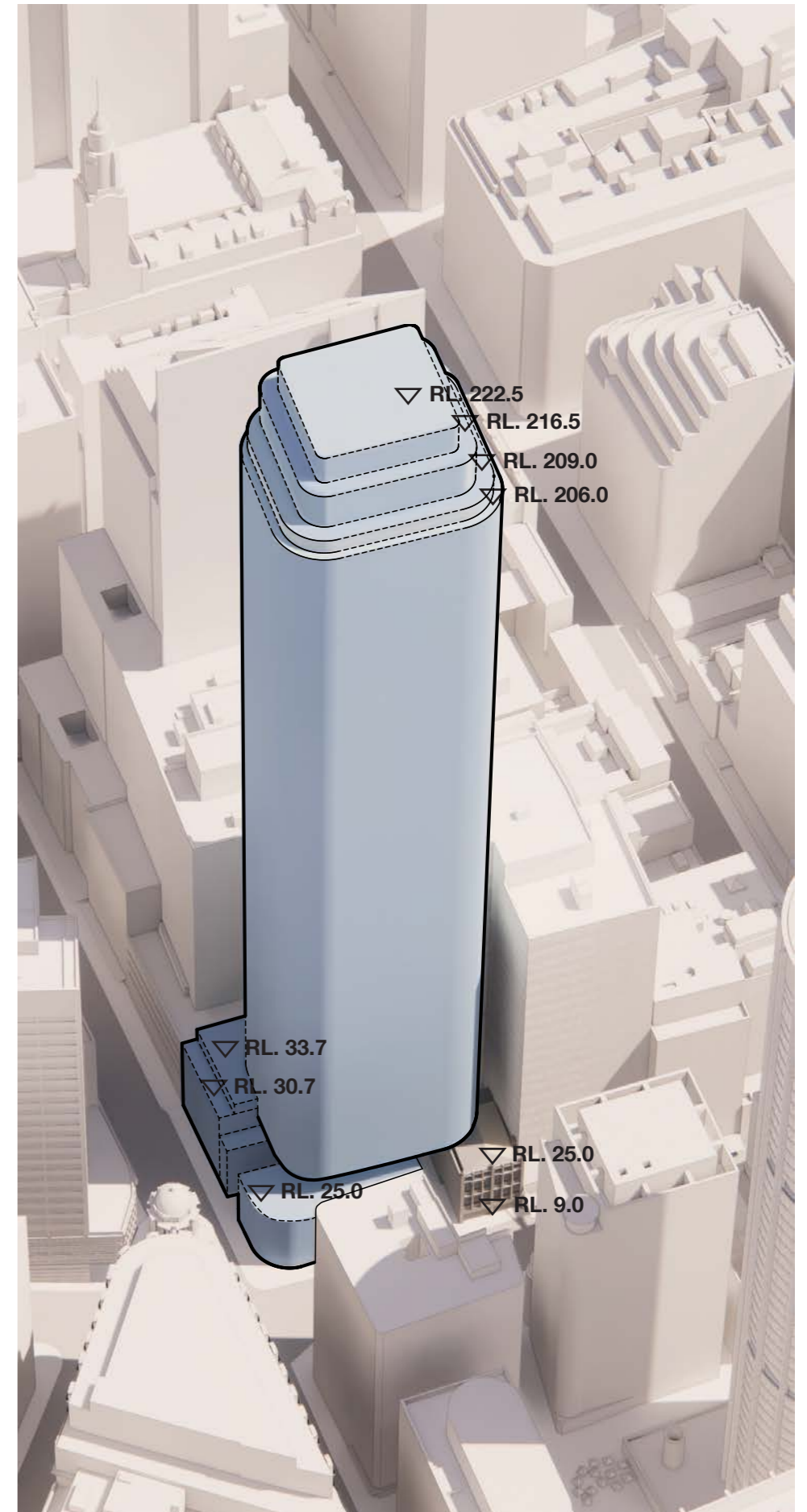
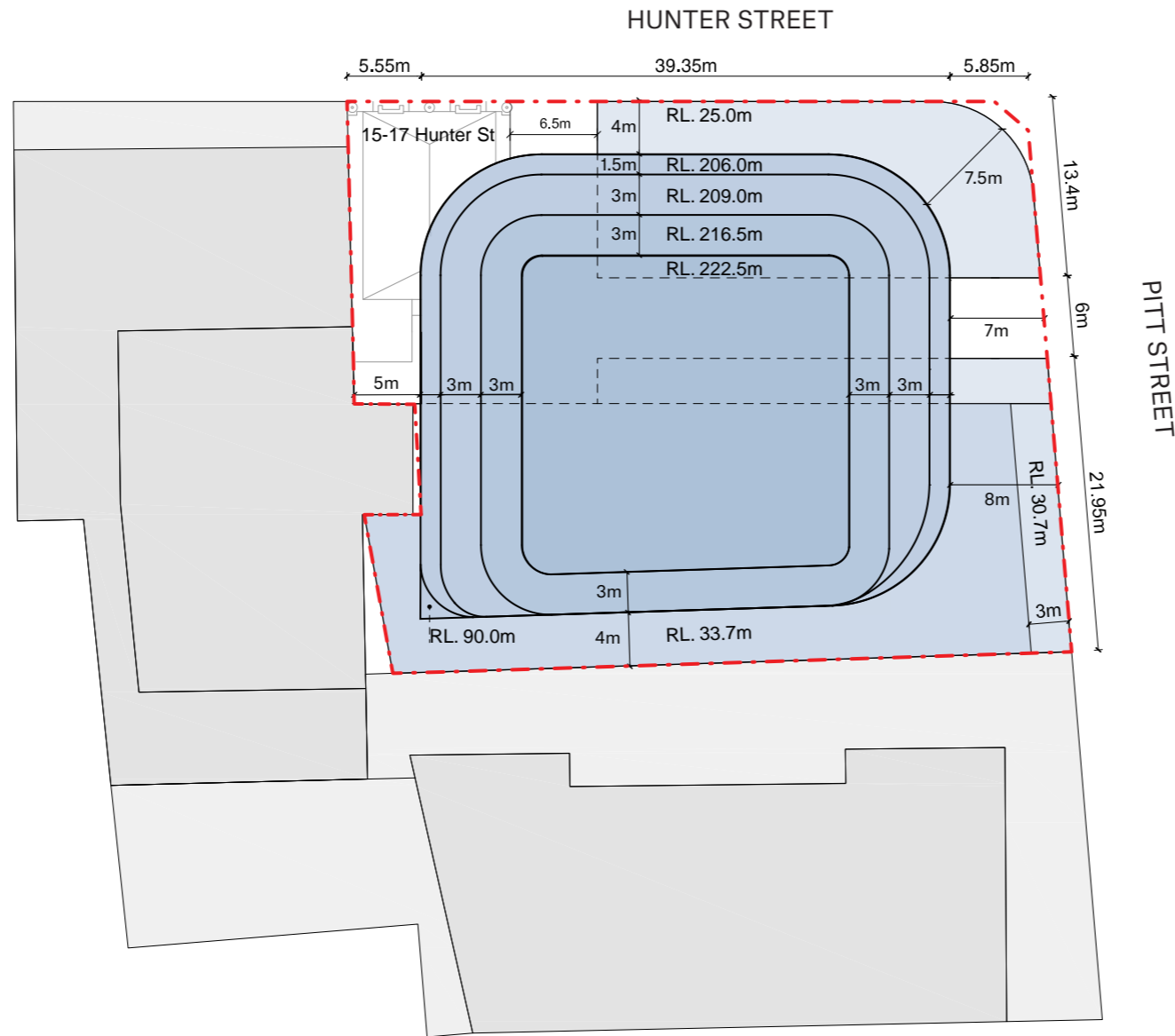
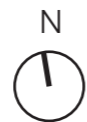


Image source: Bates Smart

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# Proposed Envelope

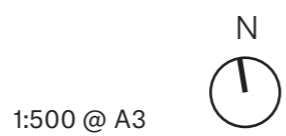
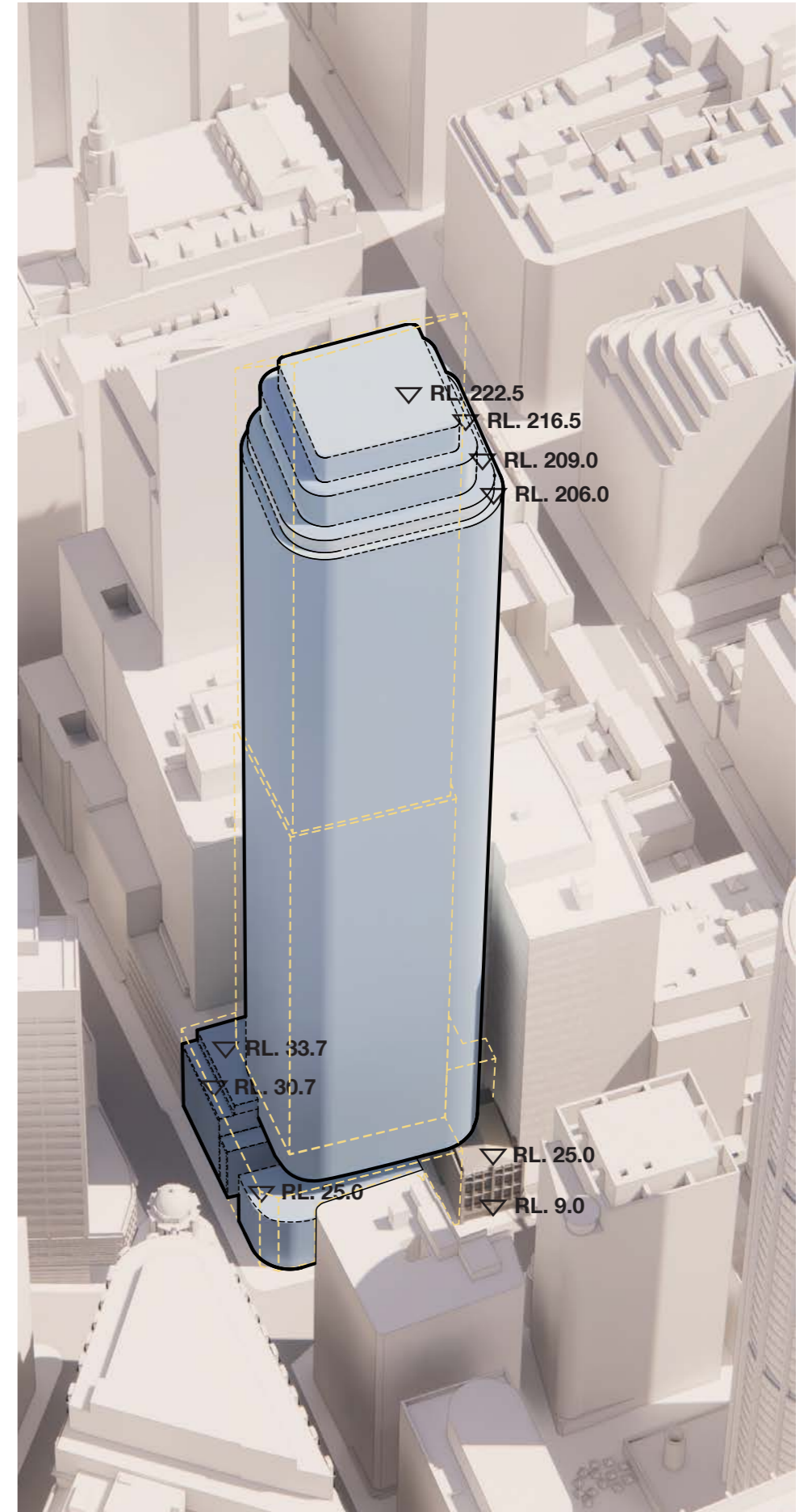
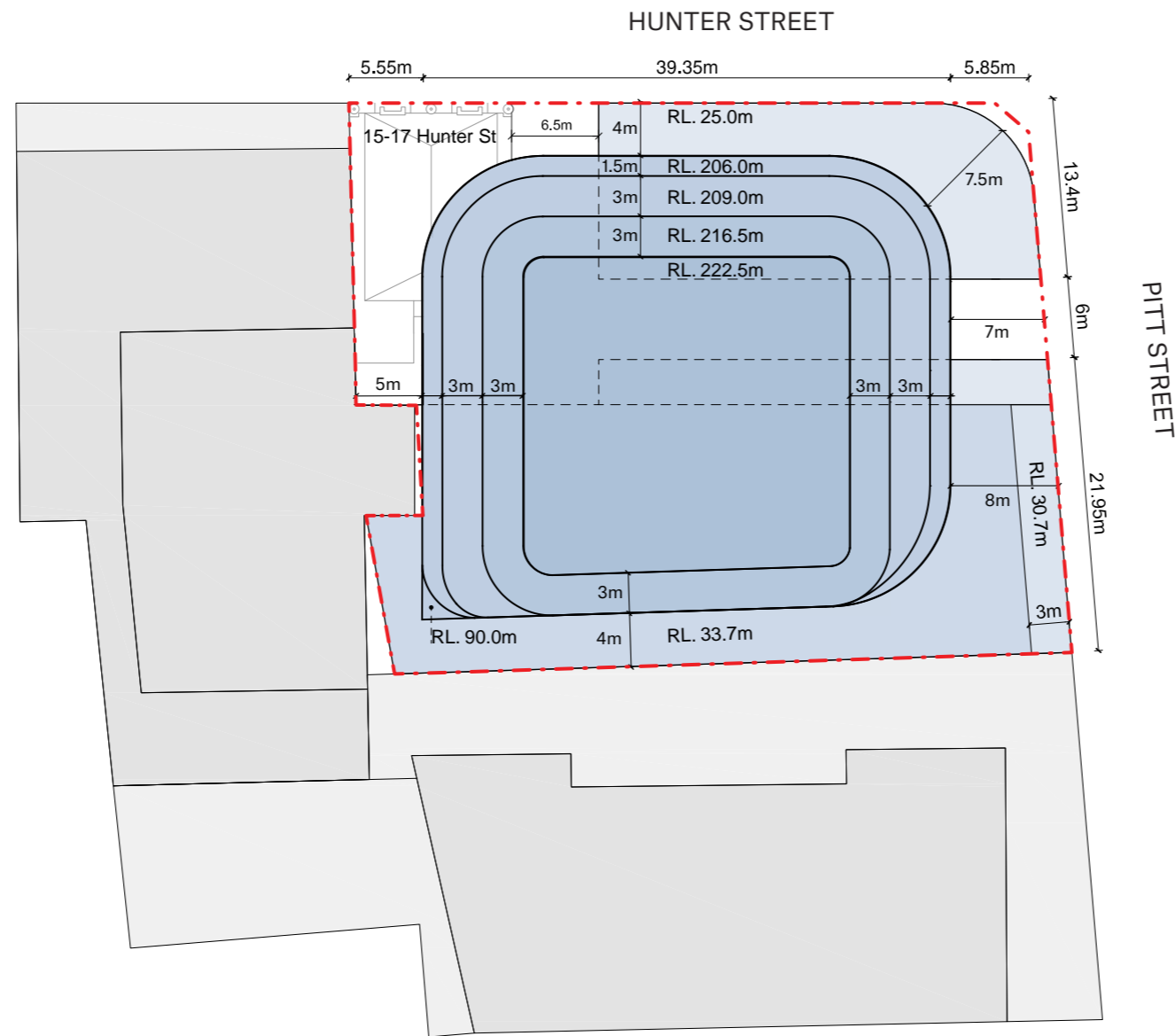
--- Schedule 11 envelope  
dashed shown in yellow

Podium Height: 16m - 25m  
 Tower Height: 213.5m  
 Max RL: 222.5m

**TOWER SETBACKS:**  
 Pitt Street 7.5m average  
 Hunter Street 4m  
 Western Boundary 5.5m max.  
 Southern Boundary 4m

**SKY VIEW FACTOR: 14.605%**  
 at 150m extents

This is an improvement of 0.001% compared to the Schedule 11 Base Case Envelope with the existing 15-17 Hunter Street building considered as heritage listed.





The proposed envelope SVF is “better than” the Schedule 11 Comparison Envelope's SVF.

**SKY VIEW FACTOR: 14.605%**

Δ = +0.001% better than the Schedule 11 Comparison Envelope at 150m extents

For more detail please see the Sky View Factor Report.

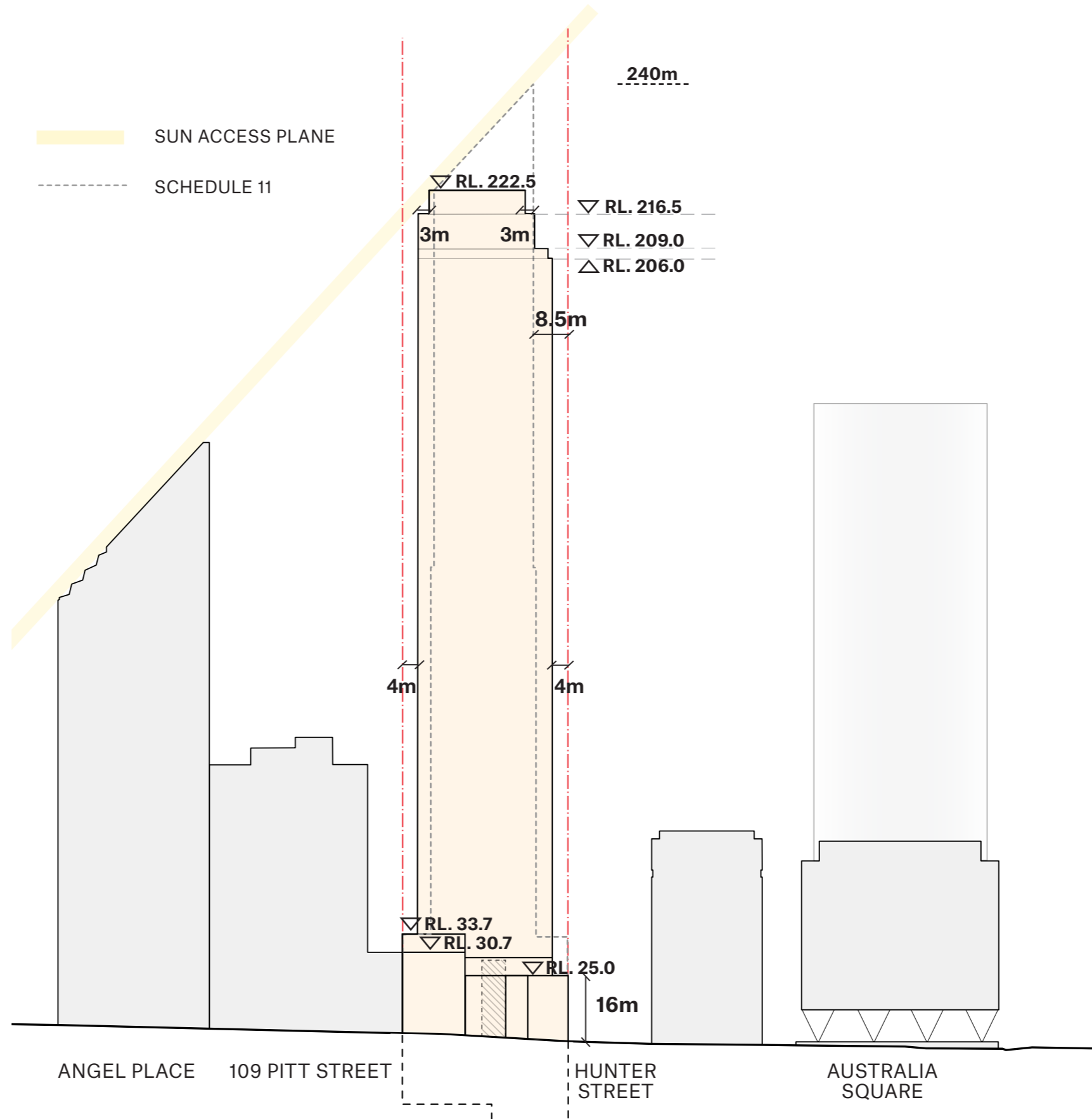
The proposed envelope's wind effects are also deemed to be “better than” the Schedule 11 Comparison Envelope, as indicated in the Wind Report by Mel Consulting.

Image source: Bates Smart



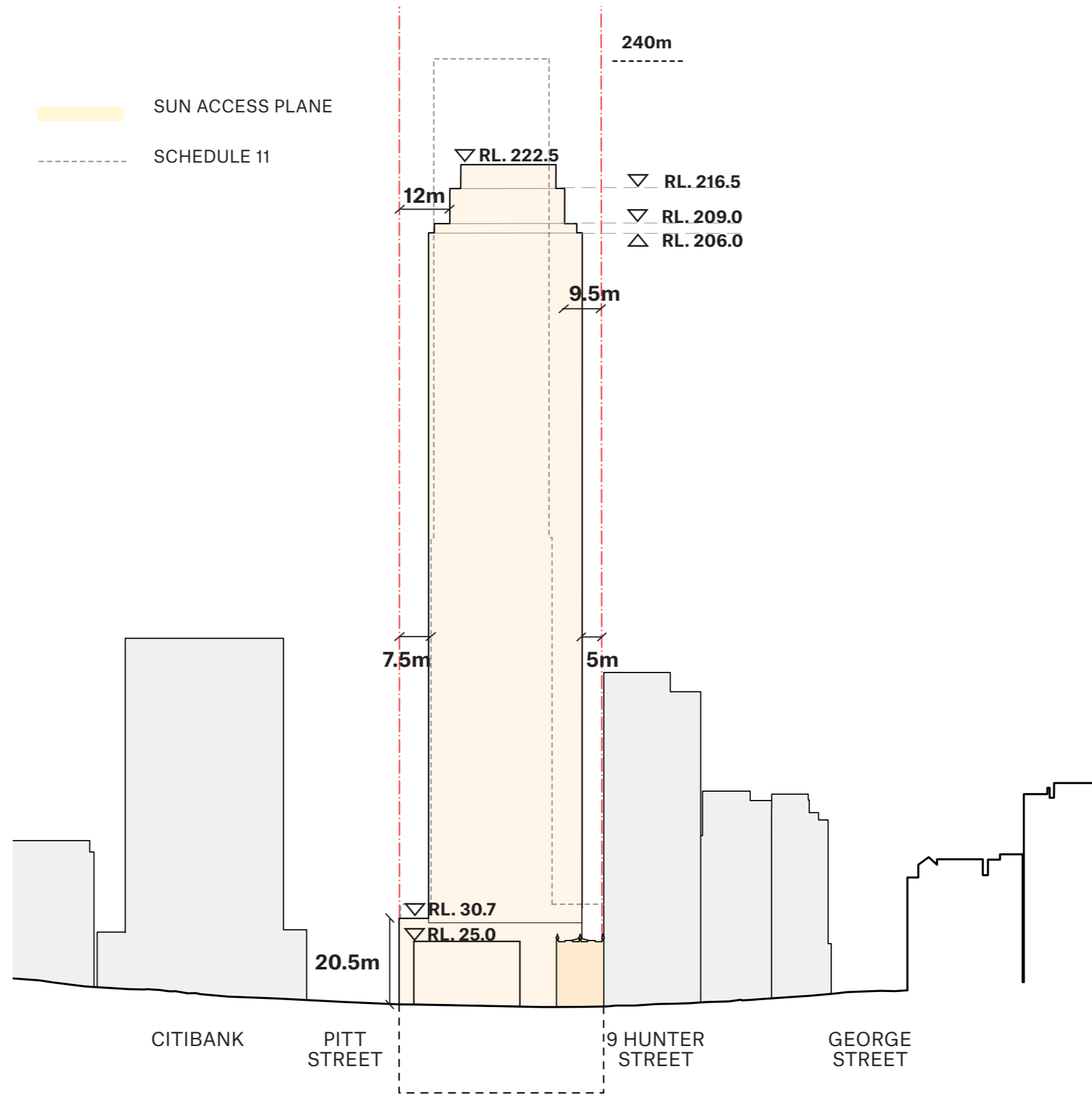


The proposed envelope is shorter than the Schedule 11 Base Case Envelope. This allows for improved floorplates whilst achieving an equivalent Sky View Factor.



**PITT STREET ELEVATION**

Image source: Bates Smart

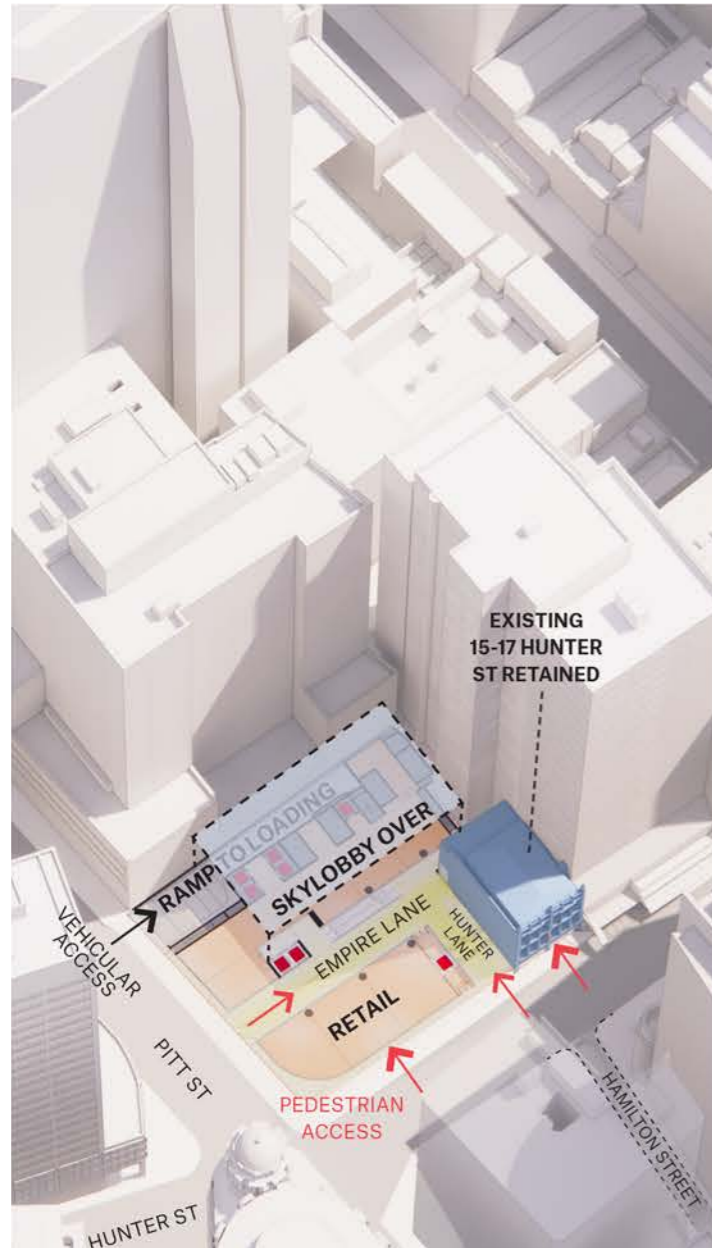


**HUNTER STREET ELEVATION**

Image source: Bates Smart



# 5.5 Envelope Principles

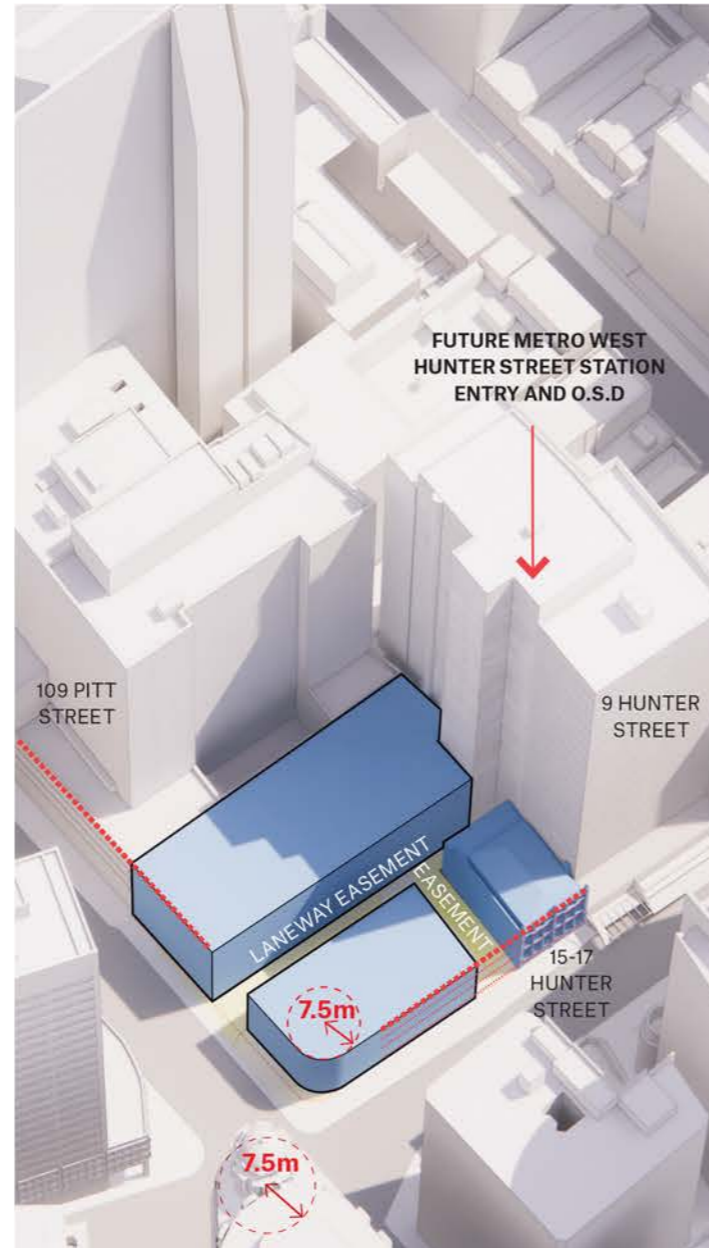


### 1. LANEWAY CREATION, ACCESS AND RETENTION

Widening of Empire Lane and creation of Hunter Lane adjacent the existing 15-17 Hunter Street, which is to be retained.

Prominent corner volume allows for multiple pedestrian entry points and street activation along both streets.

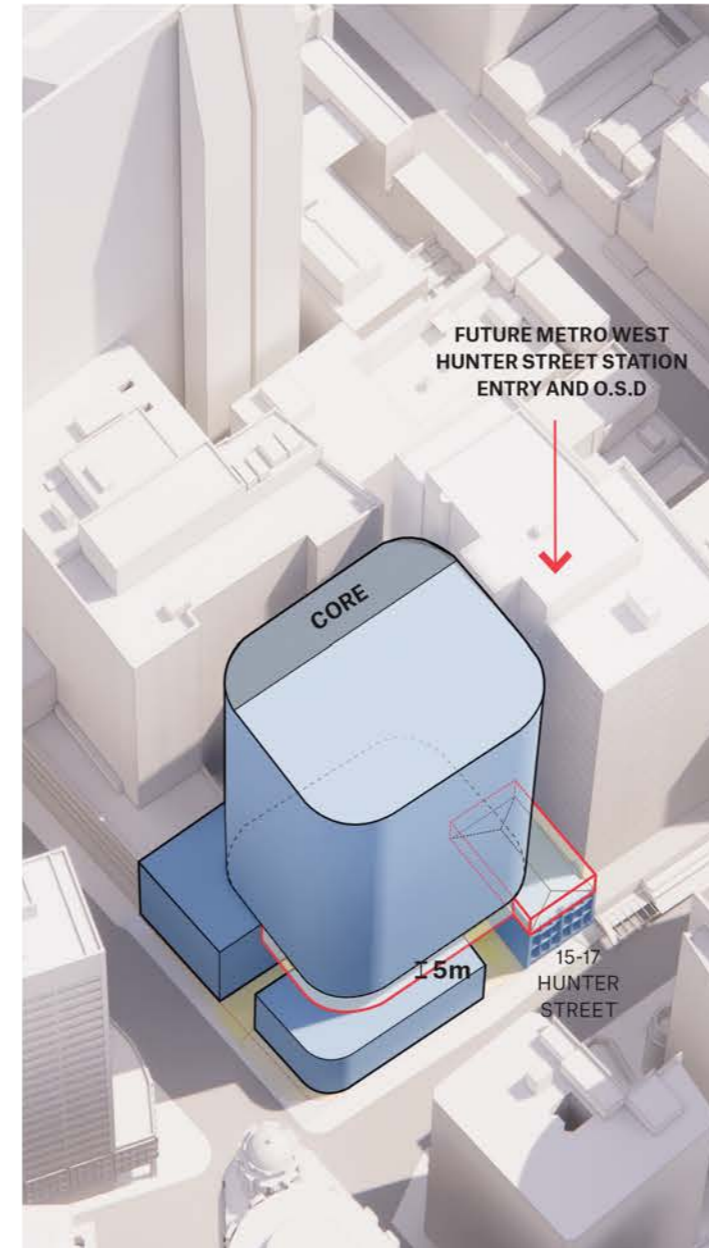
Vehicular entry is via a speed ramp located along the Southern boundary accessed via Pitt Street.



### 2. PODIUM ALIGNMENTS

Podium levels align with existing 15-17 Hunter Street features and parapet. Podium parapet to Pitt Street to align with adjacent 109 Pitt Street. Podium radius of 7.5m consistent with Radisson Blu Plaza Hotel.

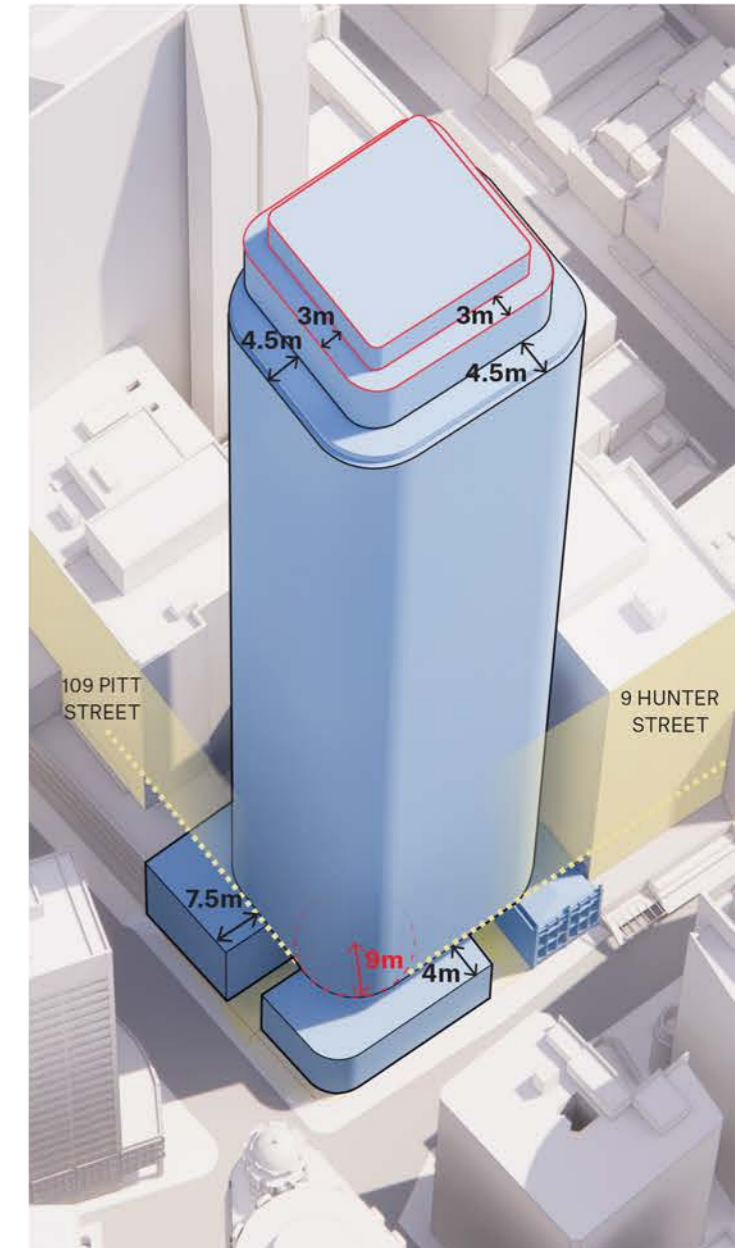
A 19m high easement protects daylight access to the laneways.



### 3. RELATIONSHIP TO CONTEXT

A 5m void above podium buildings to Hunter Street preserves daylight to the laneway and create curtilage to 15-17 Hunter Street.

The tower core is located to the south of the site. 9 Hunter Street is the future site of the Metro West Hunter Street Station entry, which will replace the existing adjacent building.



### 4. TOWER SETBACKS AND ENVELOPE

Setbacks relate to existing context and achieve minimum required size for commercial floorplates. Tower crown setback and curved corner to tower are an effective and necessary strategy in mitigating sky view loss to the street. The curved corner also addresses the unconventional alignment of Pitt and Hunter Streets.

Potential for rooftop terrace with public benefit.



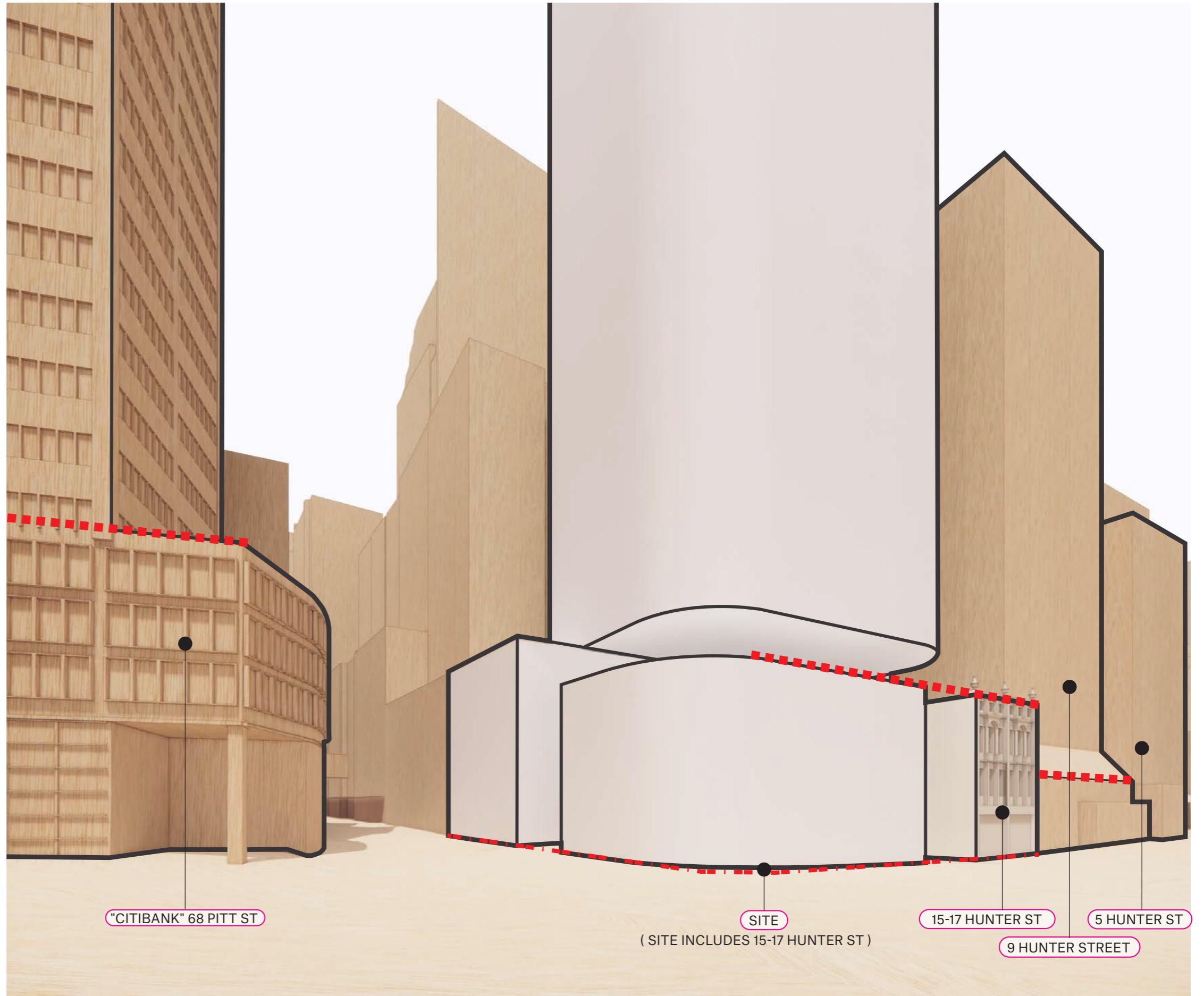
## 5.6 Podium Alignments Hunter Street

### HUNTER STREET PODIUM ALIGNMENT

The proposed envelope podium parapet aligns with the cornice of 15-17 Hunter Street, and allows the moulded spires to sail clear of the podium and remain clearly legible. The envelope comfortably allows for future floor levels to compliment and respect the facade of 15-17 Hunter Street, whilst allowing for a substantial L03 outdoor space with wind and noise protection.



Image source: Bates Smart

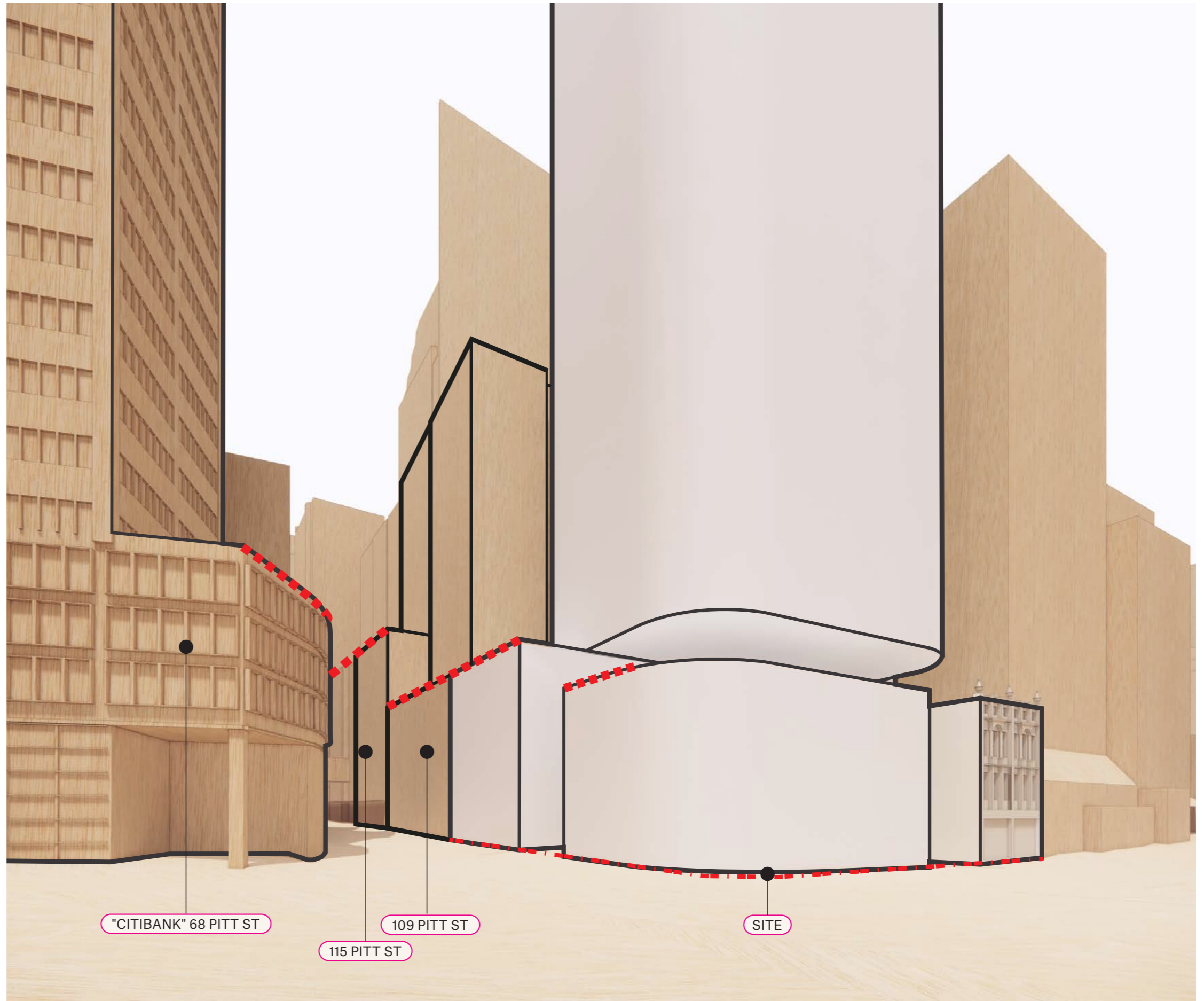




# Pitt Street

## PITT STREET PODIUM ALIGNMENT

The proposed envelope podium parapet steps up to align with 109 Pitt Street, and completes a progressive decent starting with Angel Place and 115 Pitt St. The parapet height is also in keeping with it's neighbour on the opposite side of Pitt street: "Citibank" at 68 Pitt Street.



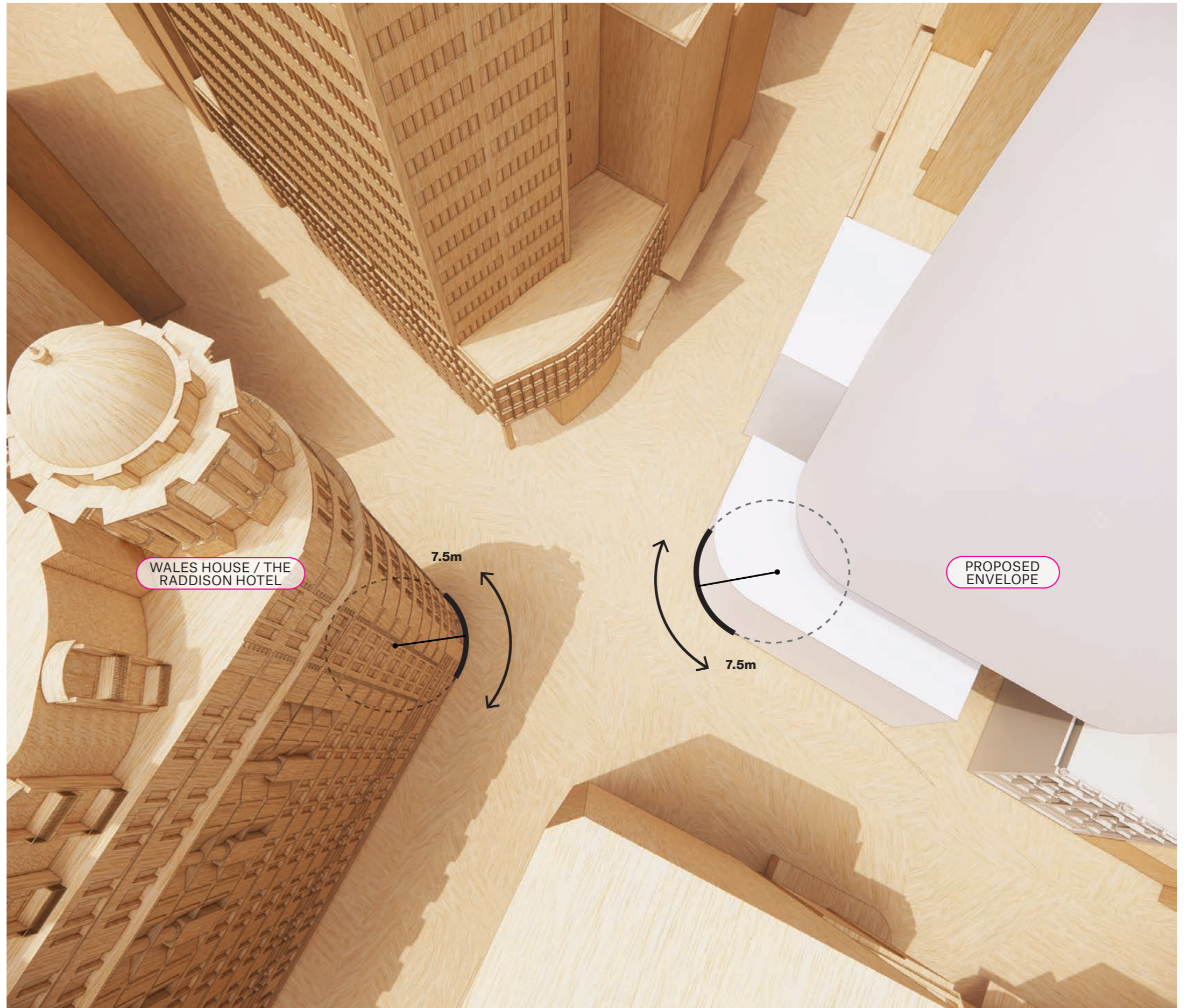


**CORNER CURVATURE / RELATIONSHIP TO WALES HOUSE (THE RADDISON HOTEL)**

The proposed cradius of 7.5m at the corner of Hunter & Pitt Streets matches the radius of the heritage listed Wales House / Raddison Hotel opposite the Site.



Image source: Bates Smart





## 5.7 Tower Setbacks

### HUNTER STREET

The provision of an 8m tower setback would create further inconsistency in the Hunter Street wall alignment established to the west and the east. The site is located at a prominent Central Sydney Street corner and will be a defining form in the emerging tower cluster. As such there is urban design merit in anchoring the street corner with a landmark form that sits closer to a primary street frontage.

The radiused tower corners soften the built form edge as opposed to a uniform tower setback with squared off corners.

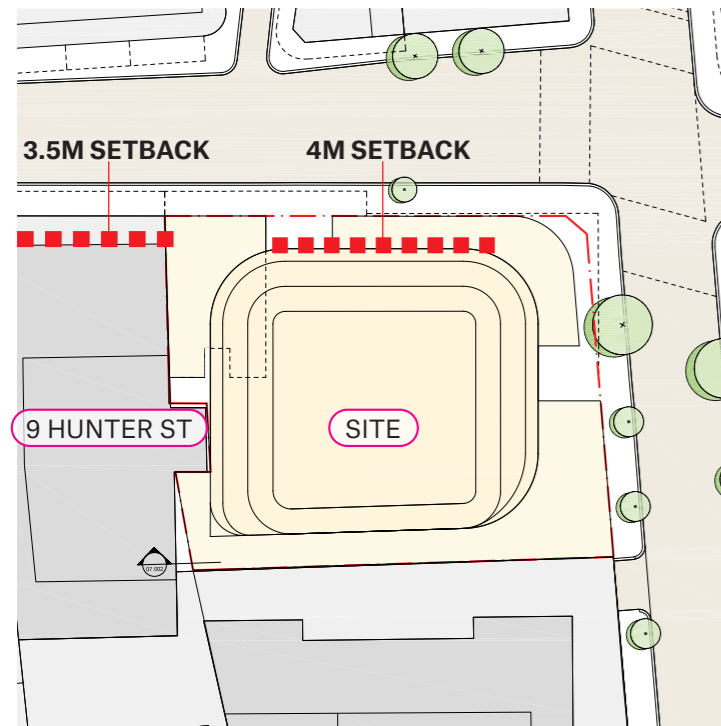
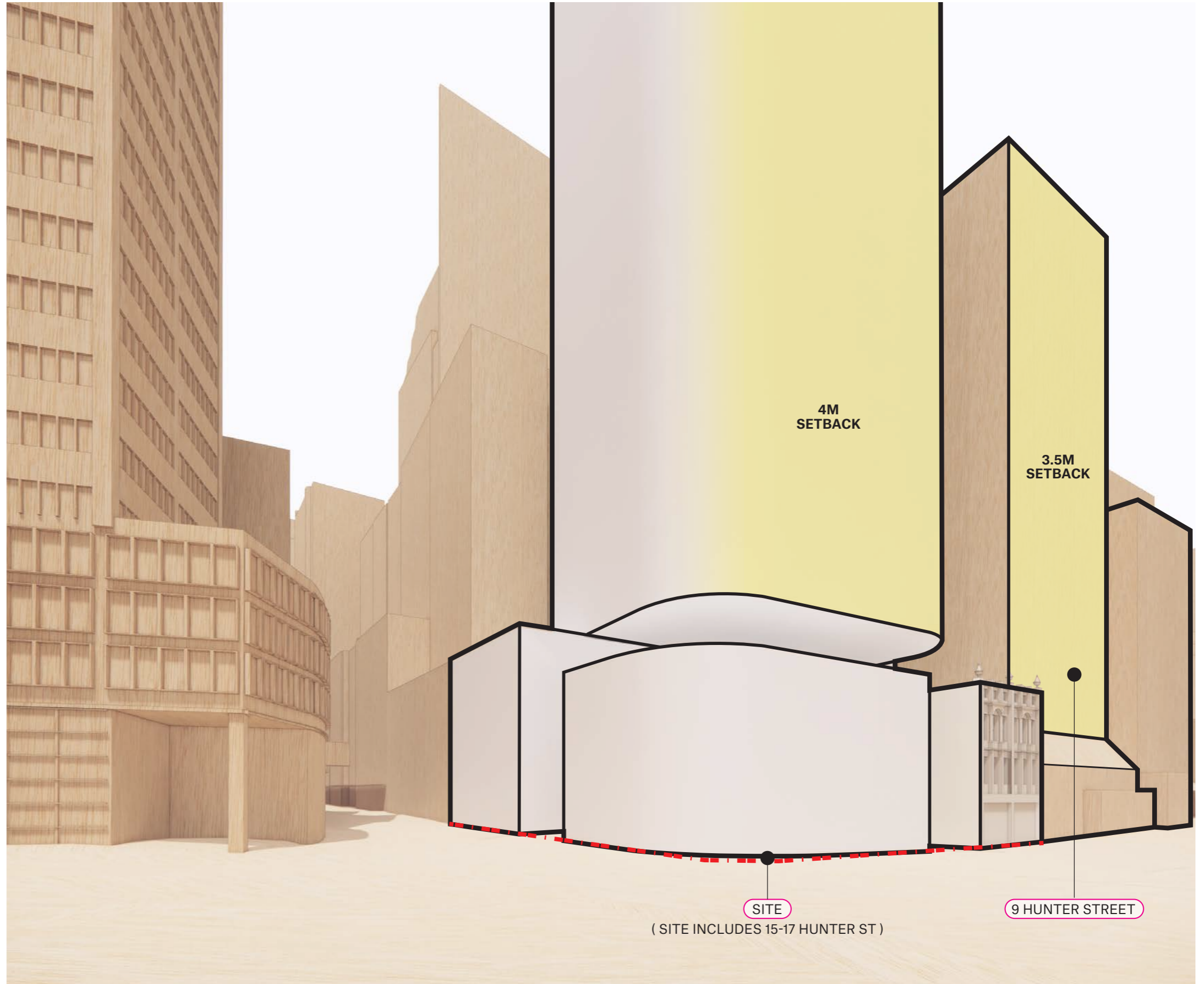


Image source: Bates Smart



**PITT STREET**

The setback is 8m at the Southern Edge of the tower, and reduces to 7m towards Hunter Street. The envelope's acute angle to Pitt Street is consistent with North/South grid alignments of the local context including both 109 Pitt Street and 105 Pitt Street.

The radiused tower corners further increase the effective setback at the southern end of the tower and open up views and daylight to 109 Pitt Street, achieving an 11m street setback at the mid-point of the curve.

The setback at the corner of Hunter & Pitt is suitable for an urban tower of this prominence and appears contextually appropriate.

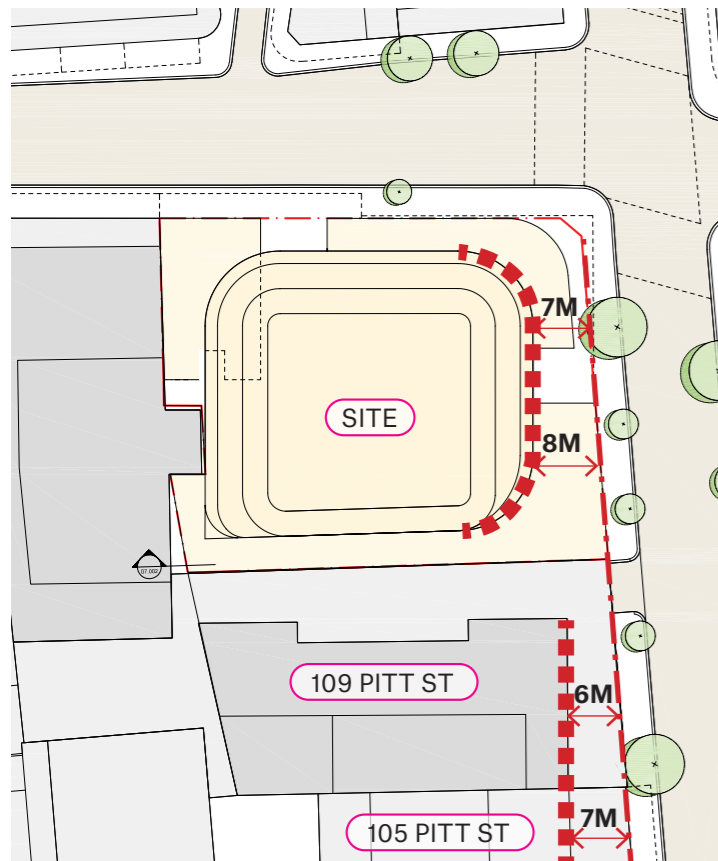
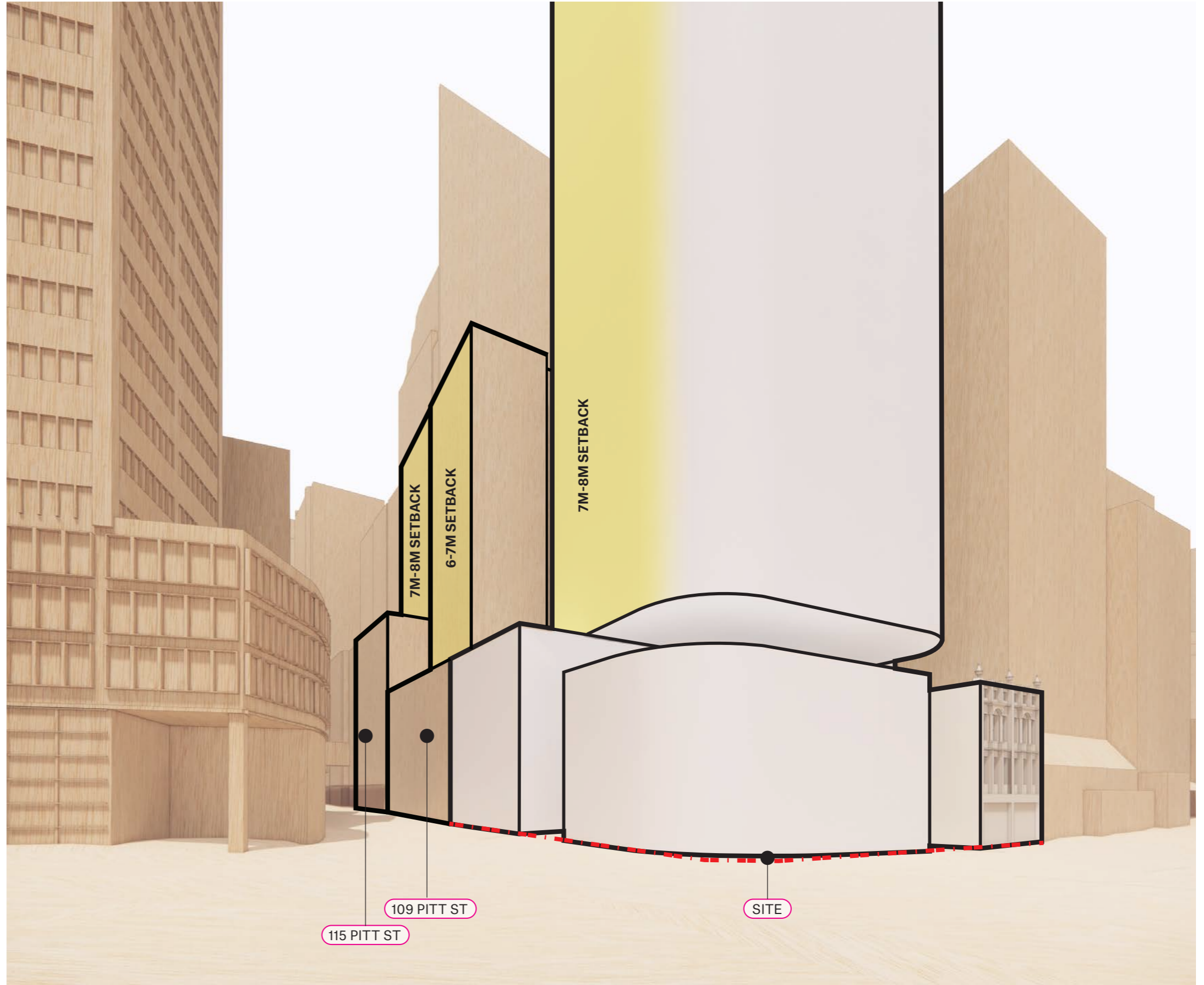


Image source: Bates Smart





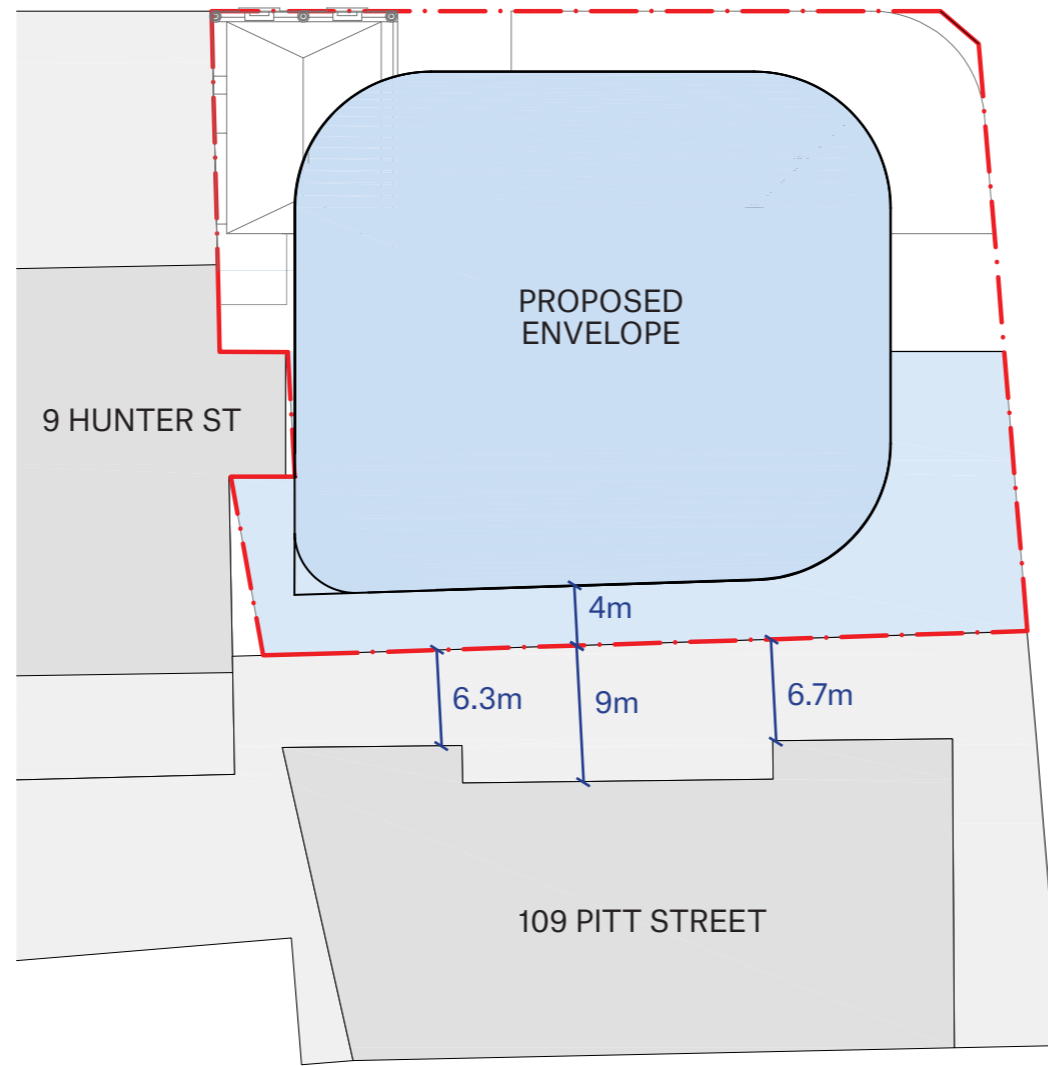
**TOWER SETBACK TO 109 PITT STREET**

Any future redevelopment of the 109 Pitt Street site is considered unlikely due to the complex nature of the land holding, comprising 174 individual strata lots. Due to the complexity of purchasing this site for redevelopment, it is reasonable to assume the 10m building separation will be retained into the future.

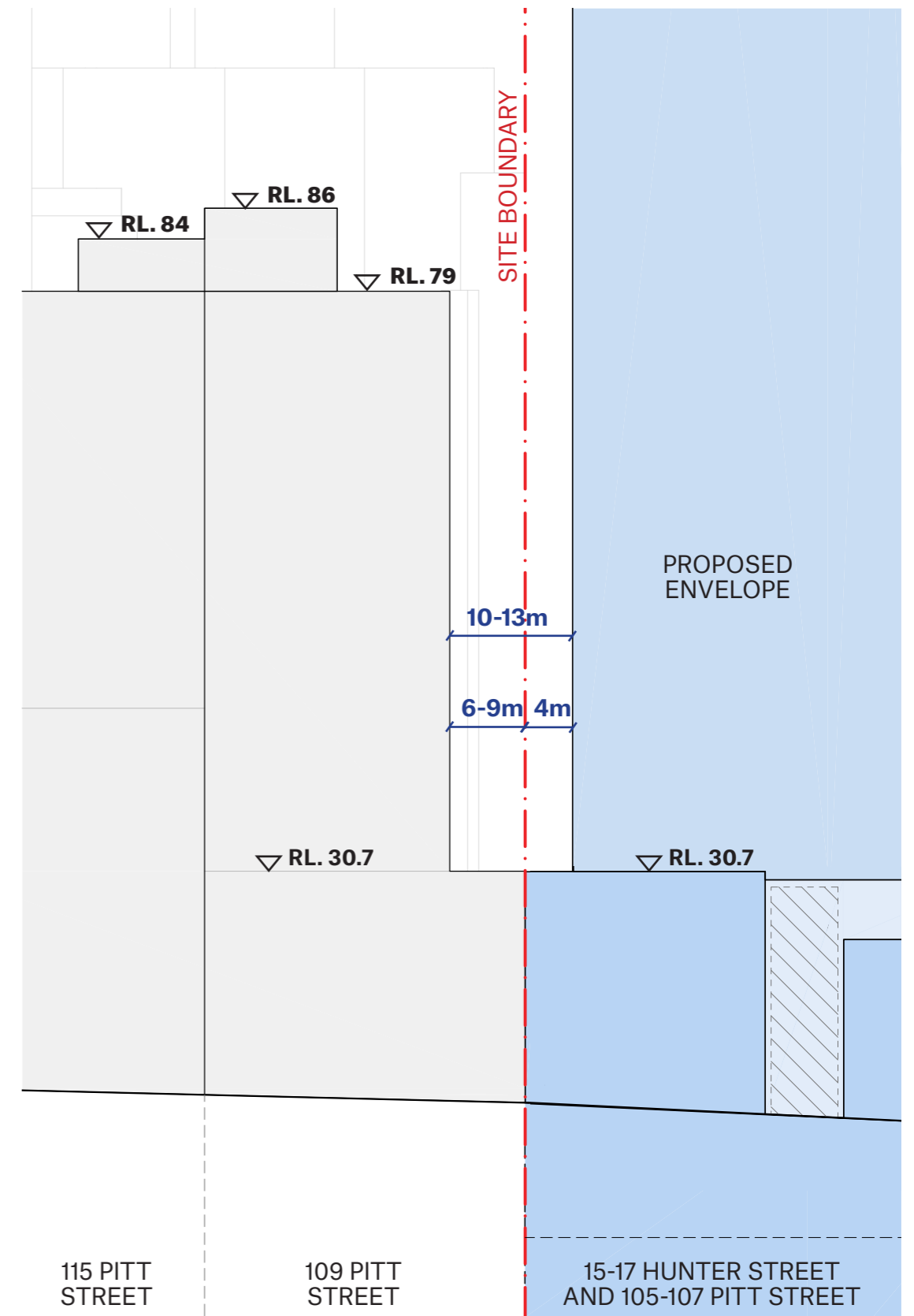
The intended and most logical core position is to the southern portion of the proposed envelope. As such, it is envisaged that the southern façade will be largely inactive therefore warranting a reduced setback and building separation to the south.

The envelope, including the 4m setback, has been tested against Schedule 11 and has been determined to be of greater benefit to pedestrian amenity when compared to a tower with a uniform 8m setback across the full extent of this frontage.

The typical separation between the the 109 Pitt Street building and the proposed tower envelope is between 10 and 13m.



**ENVELOPE PLAN**



**ENVELOPE ELEVATION**

Pitt Street

1:500 @ A3

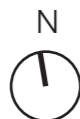


Image source: Bates Smart

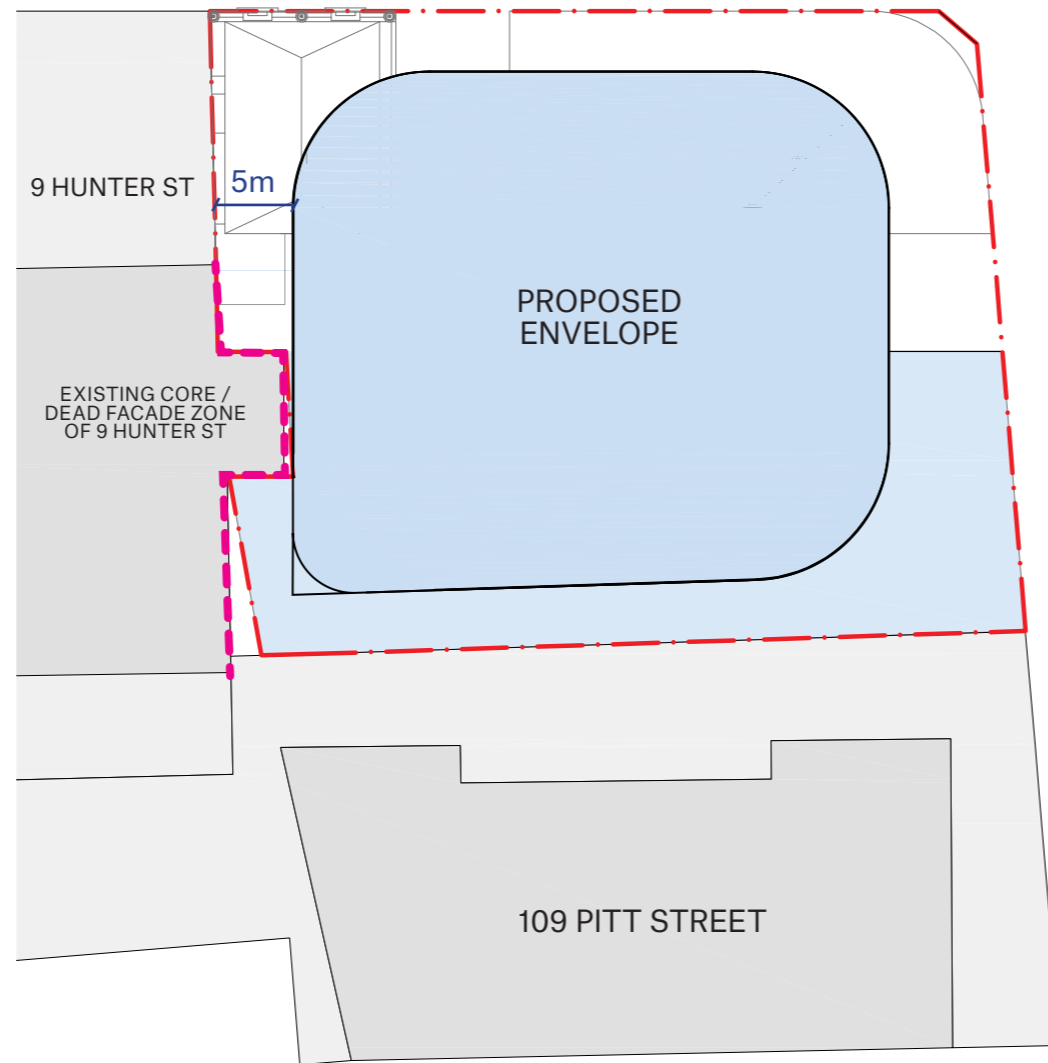
**TOWER SETBACK TO 9 HUNTER STREET**

It has been widely accepted in the Central Sydney that where an adjoining site presents a party wall or an inactive façade, there is merit in meeting the property boundary to negate 'dead spaces' between buildings.

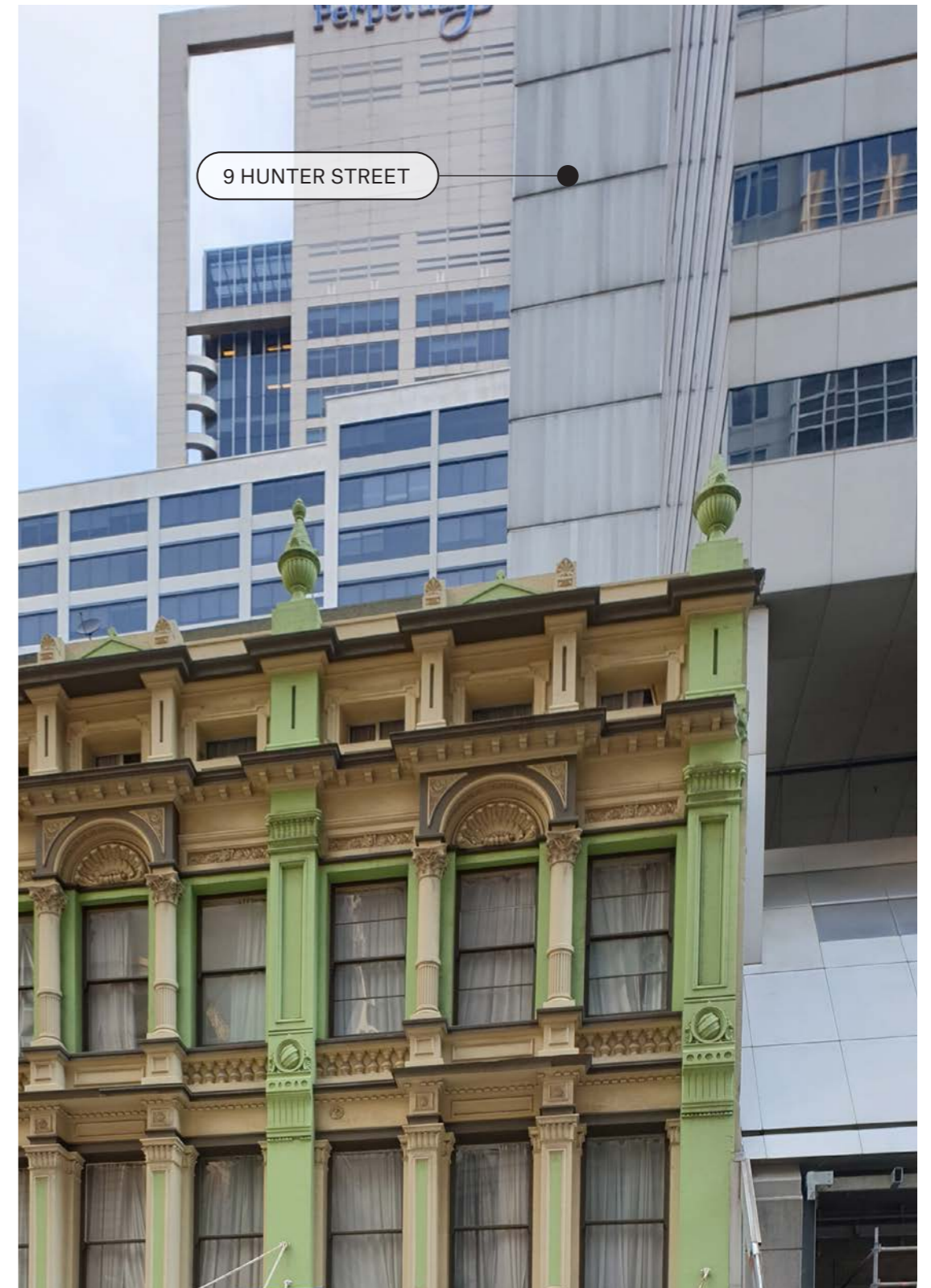
A Nil setback is only proposed to the inactive portion of the 9 Hunter Street façade. This is the building's secondary façade only, with a glazed tower façade presented to its northern, southern and western boundaries. As such, high levels of commercial amenity will be retained through these outlooks.

Where the proposed tower presents a 5.3m western setback, this corresponds with the partially glazed portion the 9 Hunter Street eastern façade. While this presents a minor variation to the 8m setback provision, the built form relationship with the adjoining building to the west is softened through the radiused north western corner.

The typical setback to 9 Hunter Street is 5m. This reduces to 0m at the dead space of 9 Hunter Street's projecting concrete core.



ENVELOPE PLAN



PHOTOGRAPH OF 9 HUNTER STREET'S EXISTING CORE PROTUSION

As viewed from street level.

1:500 @ A3 



## 5.8 Typical Envelope Floorplate Design

Larger floorplates are generally preferred by Tenants as they achieve greater connectivity between staff all being on the one floor. They are also generally more efficient in terms of the number of staff who can share amenities on the floor.

The Ideal Floorplate has a broad range, but in general multi-floor tenant's prefer a minimum of 100x people per floor (often structured as two smaller hoods (2x smaller hoods of 50 people), and going below this could be a barrier to attracting tenants.

The Proposed Envelope provides significantly better usable space per level compared to the Schedule 11 Comparison Envelope.

### 01 MIN. FLOOR PLATE

1,000sqm NLA  
(1,200 sqm GBA)

### 02 IDEAL FLOOR PLATE

1,800 - 3,500 sqm NLA  
(2,100 - 4,000 sqm GBA)

### 03 CORE EFFICIENCY

10 - 15% of GBA

### 04 STRUCTURAL SPANS

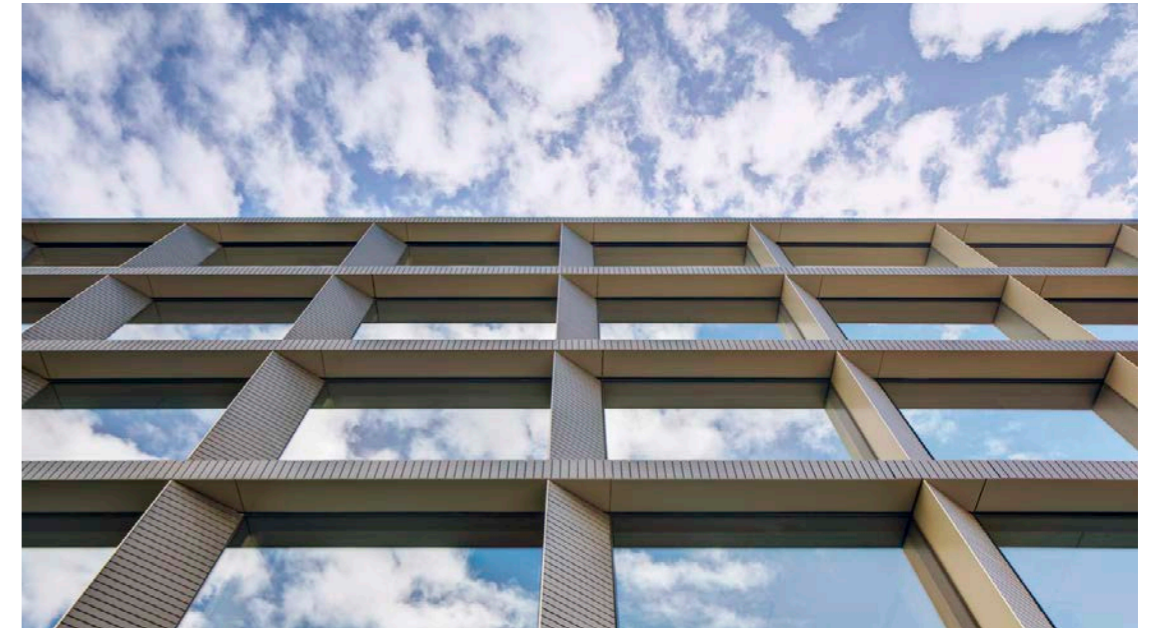
12 - 16 m (9 m min.)  
3.5 - 4.5 m Cantilevers

### 05 DEPTH OF WORKSPACE

15 - 18 m or  
18 - 27 m with atrium

### 06 CONNECTIVITY

Space for teams to share  
ideas with ease.



**WORKSHOP**

21 HARRIS STREET, PYRMONT

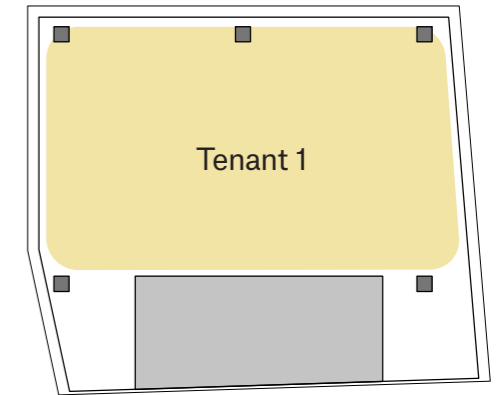
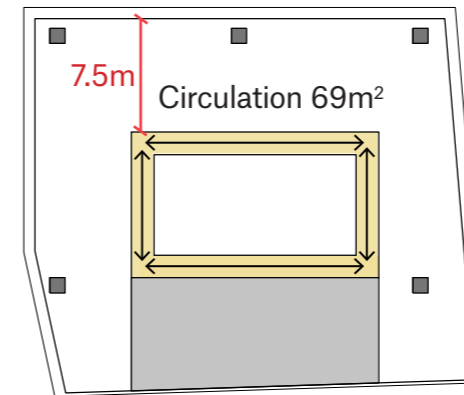
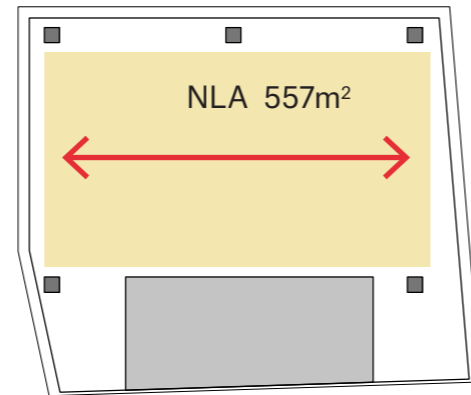
BATES SMART AND MILLIGAN GROUP

Images by Brett Boardman (above) and Anson Smart (below)

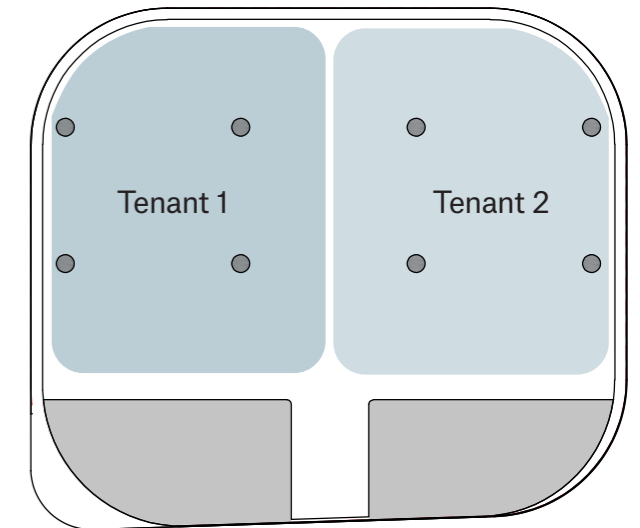
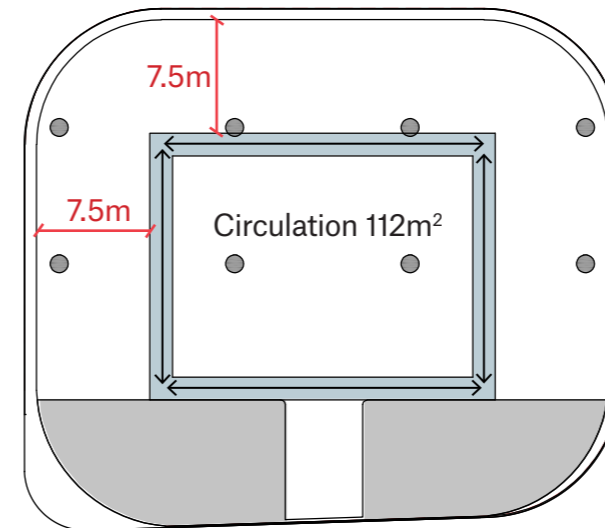
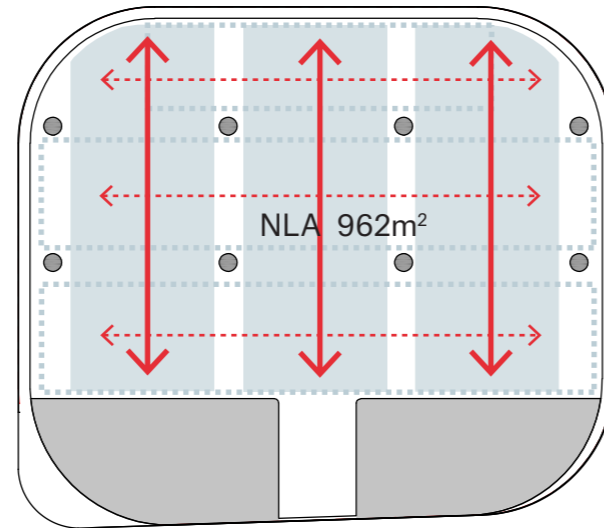
After allowing for a 750mm facade zone and other factors, the Net Usable Area of the Schedule 11 Envelope floorplate is nearly half the size of the Proposed Envelope floorplate.

This increase offers considerable benefit to prospective multi-level tenants.

SCHEDULE 11 ENVELOPE



PROPOSED ENVELOPE



KEY WORKPLACE METRICS:

SCHEDULE 11 ENVELOPE

NLA :	557m <sup>2</sup>
NUA:	488m <sup>2</sup>
Tenancy Efficiency:	88%

PROPOSED ENVELOPE

NLA:	962m <sup>2</sup>
NUA:	850m <sup>2</sup>
Tenancy Efficiency:	88%

Image source: Bates Smart

CONTIGUITY & CONNECTIVITY

A contiguous space is one in which all occupants have direct visual connection to each other. A large contiguous zone maximizes space planning flexibility and can accommodate large teams in visually connected space to support team and cultural integration.

Each proposed floorplate has large contiguous zones in both directions, such that there is excellent visibility across the entire floorplate and flexibility in the layout of the floorplate and organisation of teams. Whilst the Schedule 11 floorplate does have a clear contiguous zone, the floor space area is significantly smaller and therefore is not able to accommodate larger tenants.

TENANT CIRCULATION EFFICIENCY

Tenant Efficiency is a measure of the tenant's ability to make best use of the available space, and as such it relates to rental value. Tenant Efficiency is the ratio of Net Usable Area (NUA) to Net Lettable Area (NLA) expressed as a percentage. NUA is calculated as NLA less the circulation space required at 1.5m width such that no part of the floor is further than 7.5m from a circulation path.

Both the Schedule 11 and the proposed floorplates have a Tenant Efficiency of 88%, being excellent. The overall NUA of the proposed floorplate is significantly higher, at 850m<sup>2</sup>, than the 488m<sup>2</sup> floorplate of the Schedule 11 envelope.

**EFFICIENCY: 88%**

SUB-DIVISIBILITY

Sub-divisibility is the capability to divide a floorplate into two secure tenancy compartments without losing a large amount of Net Tenancy Area. Each compartment should have a reasonable address with respect to lifts, and meet regulatory requirements in terms of amenities and fire egress.

The proposed floorplate can be readily sub-divided into two tenancies, which can be easily adjusted in area. Due to the small size of the Schedule 11 envelope floorplate, it is unlikely that it would be divided into multiple tenancies, making the floorplate less flexible.



**6.0**

# Envelope Drawings

15-23 Hunter Street and  
105-107 Pitt Street Sydney





# Proposed Envelope

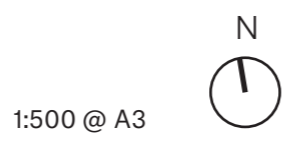
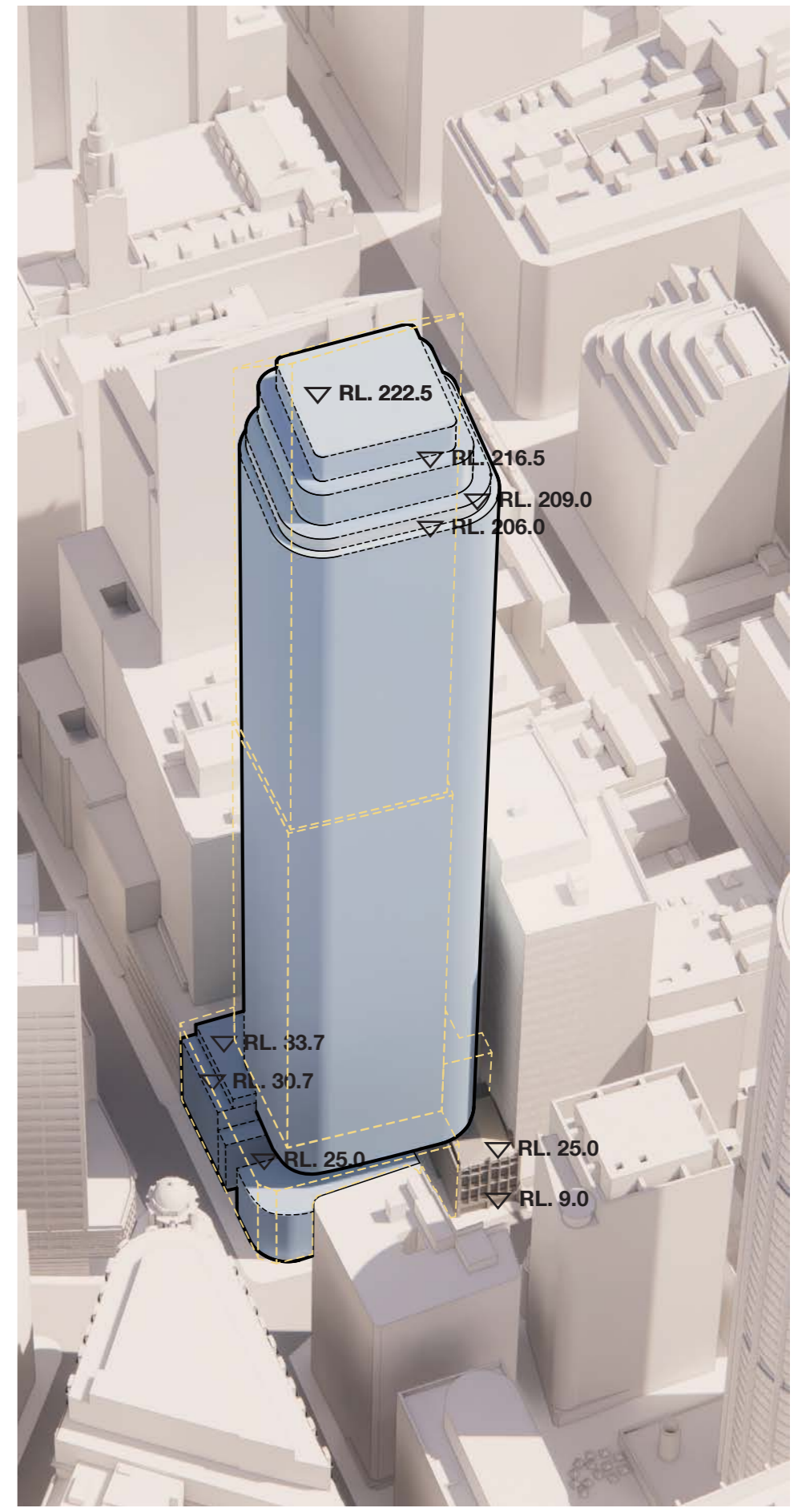
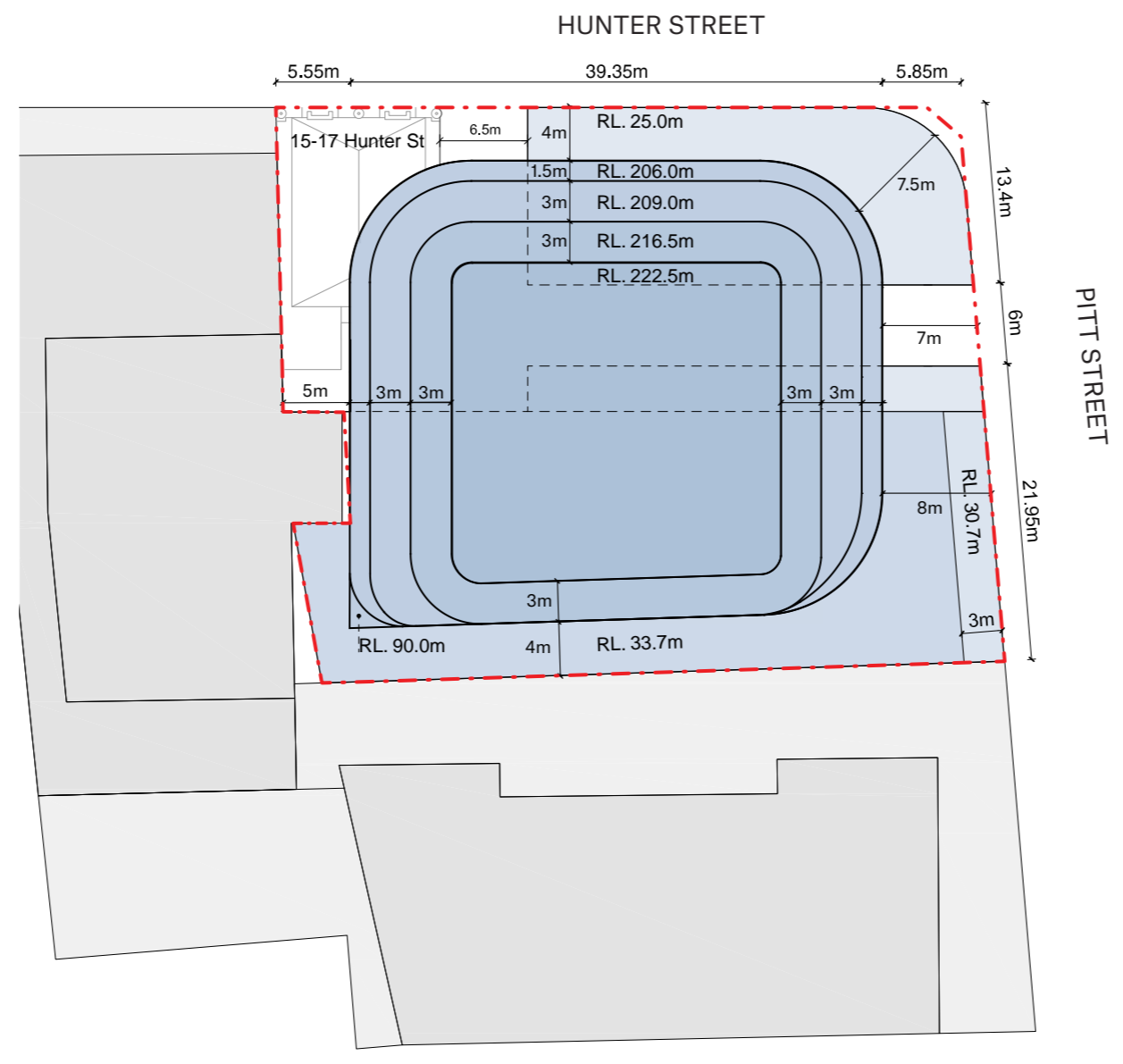
--- Schedule 11 envelope  
dashed shown in yellow

Podium Height: 16m - 25m  
 Tower Height: 213.5m  
 Max RL: 222.5m

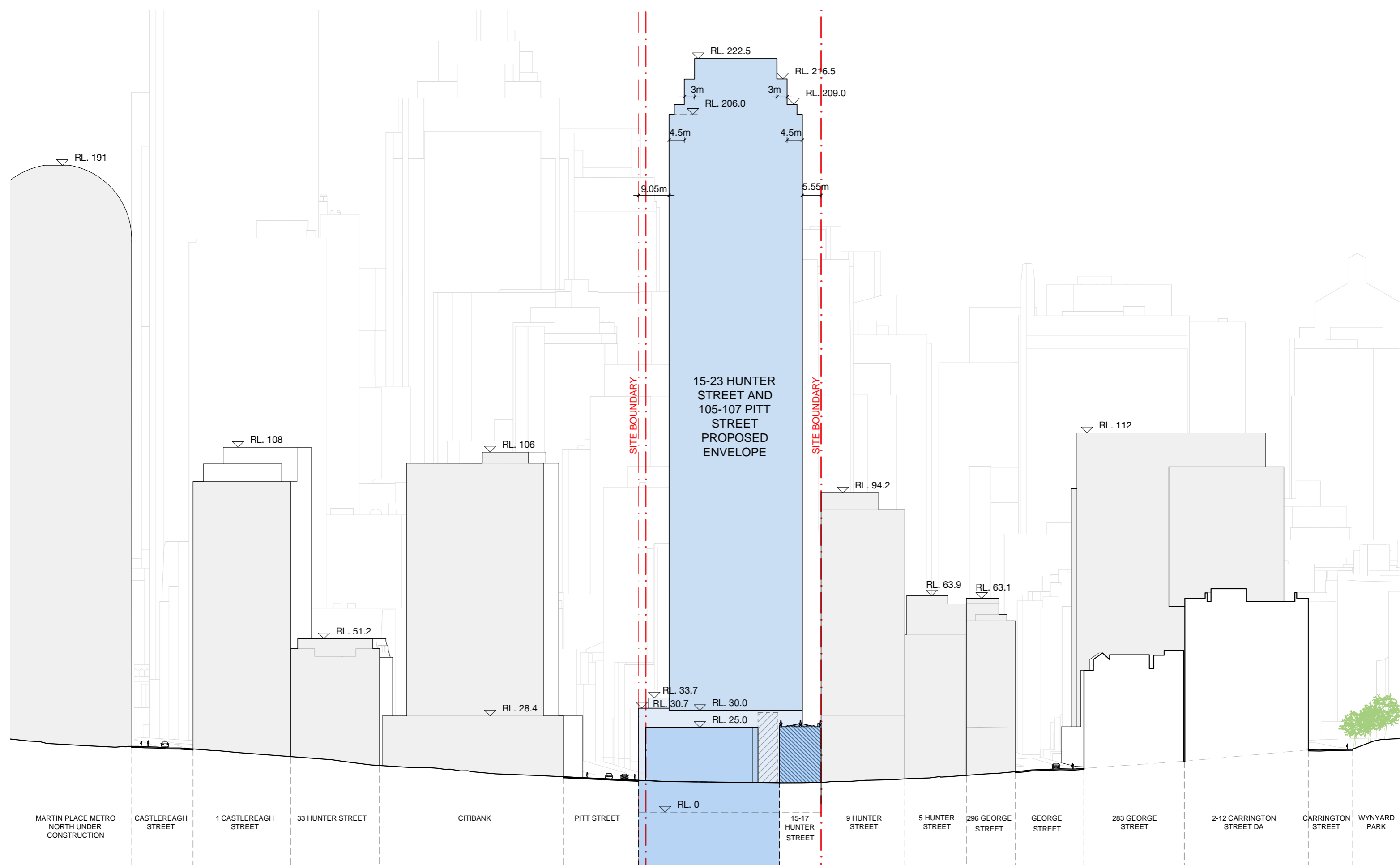
TOWER SETBACKS:  
 7.5m average  
 Pitt Street 4m  
 Hunter Street 5.5m max.  
 Western Boundary 4m  
 Southern Boundary

SKY VIEW FACTOR: **14.605%**  
 at 150m extents

This is an improvement of **0.001%** compared to the Schedule 11 Base Case Envelope at 150m extents with the existing 15-17 Hunter Street building considered as heritage listed.







- LEGEND:**
- - - SITE BOUNDARY
  - PROPOSED ENVELOPE - ELEVATION
  - PROPOSED ENVELOPE - SECTION
  - EXISTING 15-17 HUNTER STREET BUILDING
  - PROPOSED ENVELOPE - EASEMENT
  - PROPOSED ENVELOPE - STRUCTURE ONLY
  - ZONE OF PUNCHED OPENINGS FOR PEDESTRIAN MOVEMENT TO POTENTIAL METRO CONCOURSE

Revision	Date	Description	Initial	Checked
E	22.05.2022	PLANNING PROPOSAL	DS	GL
D	18.03.2022	PLANNING PROPOSAL	DS	GL
C	18.02.2022	PLANNING PROPOSAL	DS	GL
B	28.10.2021	PLANNING PROPOSAL	SH	DS/GL
A	31.07.2020	INFORMAL LODGEMENT	EOS	DS/GL

**MILLIGAN GROUP**  
**15-23 Hunter & 105-107 Pitt Street**  
 Envelope North Elevation  
 Hunter Street Looking South

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.  
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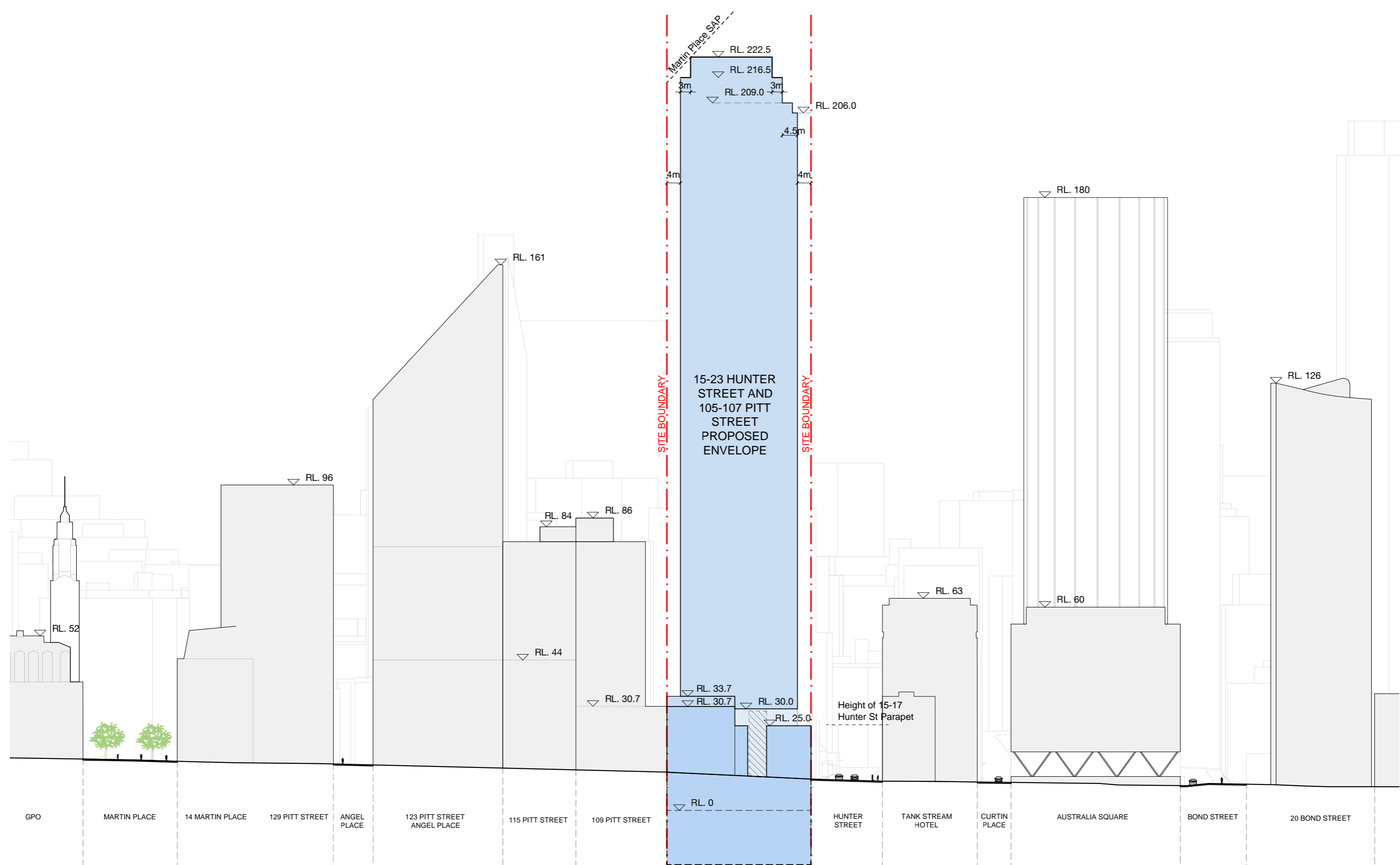
Melbourne 1 Nicholson Street  
 Melbourne VIC 3000 Australia  
 T 03 8664 6200 F 03 8664 6300  
 email melb@batesmart.com.au  
 http://www.batesmart.com.au

Sydney 43 Brisbane Street  
 Surry Hills NSW 2010 Australia  
 T 02 8354 5100 F 02 8354 5199  
 email syd@batesmart.com.au  
 http://www.batesmart.com.au

**Bates Smart Architects Pty Ltd** ABN 68 094 740 986

**BATESSMART**





15-23 HUNTER STREET AND 105-107 PITT STREET PROPOSED ENVELOPE

SITE BOUNDARY

SITE BOUNDARY

Height of 15-17 Hunter St Parapet

- LEGEND:
- - - SITE BOUNDARY
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  - EXISTING 15-17 HUNTER STREET BUILDING
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A	31.07.2020	INFORMAL LODGEMENT	EOS	DS/GL

**MILLIGAN GROUP**  
**15-23 Hunter & 105-107 Pitt Street**  
 Envelope East Elevation  
 Pitt Street Looking West

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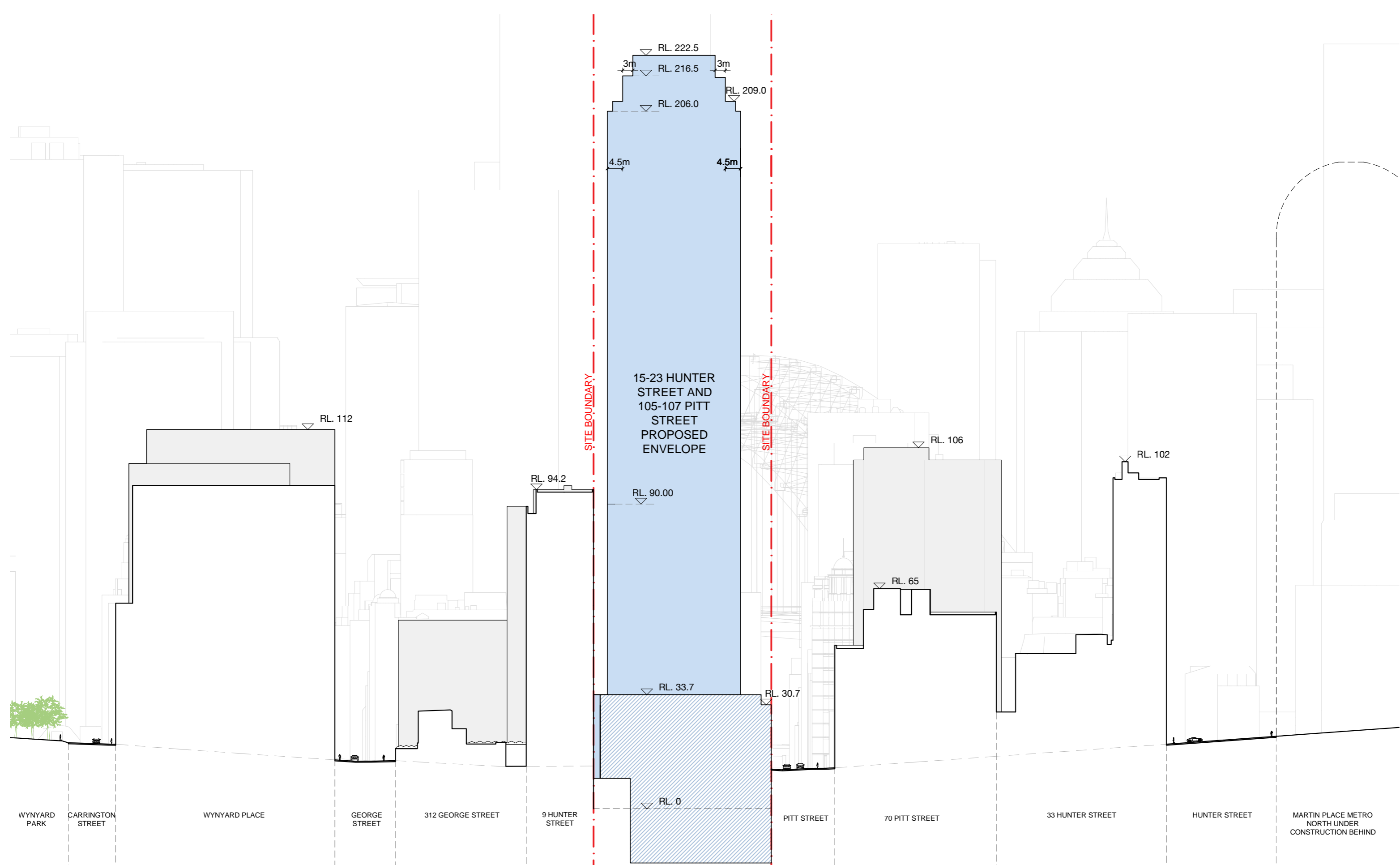
Melbourne 1 Nicholson Street  
 Melbourne VIC 3000 Australia  
 T 03 8664 6200 F 03 8664 6300  
 email melb@batesmart.com.au  
 http://www.batesmart.com.au

Sydney 43 Brisbane Street  
 Surry Hills NSW 2010 Australia  
 T 02 8354 5100 F 02 8354 5199  
 email syd@batesmart.com.au  
 http://www.batesmart.com.au

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- LEGEND:**
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  - PROPOSED ENVELOPE - ELEVATION
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A	31.07.2020	INFORMAL LODGEMENT	EOS	DS/GL

**MILLIGAN GROUP**  
**15-23 Hunter & 105-107 Pitt Street**  
 Envelope Section AA  
 South Elevation (Looking North)

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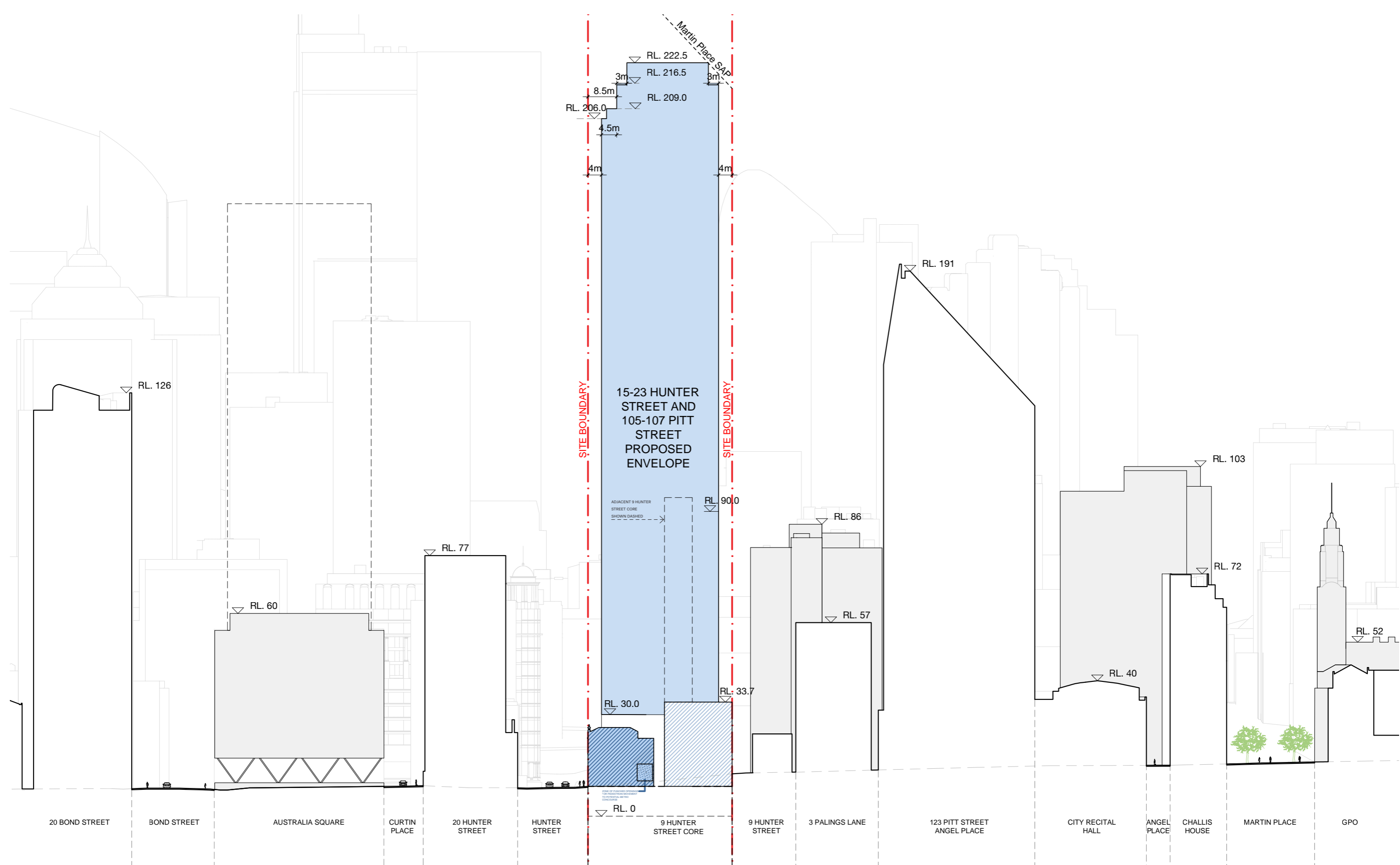
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**Melbourne** 1 Nicholson Street  
 Melbourne VIC 3000 Australia  
 T 03 8664 6200 F 03 8664 6300  
 email melb@batesmart.com.au  
<http://www.batesmart.com.au>

**Sydney** 43 Brisbane Street  
 Surry Hills NSW 2010 Australia  
 T 02 8354 5100 F 02 8354 5199  
 email syd@batesmart.com.au  
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**Bates Smart Architects Pty Ltd** ABN 68 094 740 986





- LEGEND:
- · - · - SITE BOUNDARY
  - PROPOSED ENVELOPE - ELEVATION
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A	31.07.2020	INFORMAL LODGEMENT	EOS	DS/GL

**MILLIGAN GROUP**  
**15-23 Hunter & 105-107 Pitt Street**  
 Envelope Section BB  
 West Elevation (Looking East)

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.  
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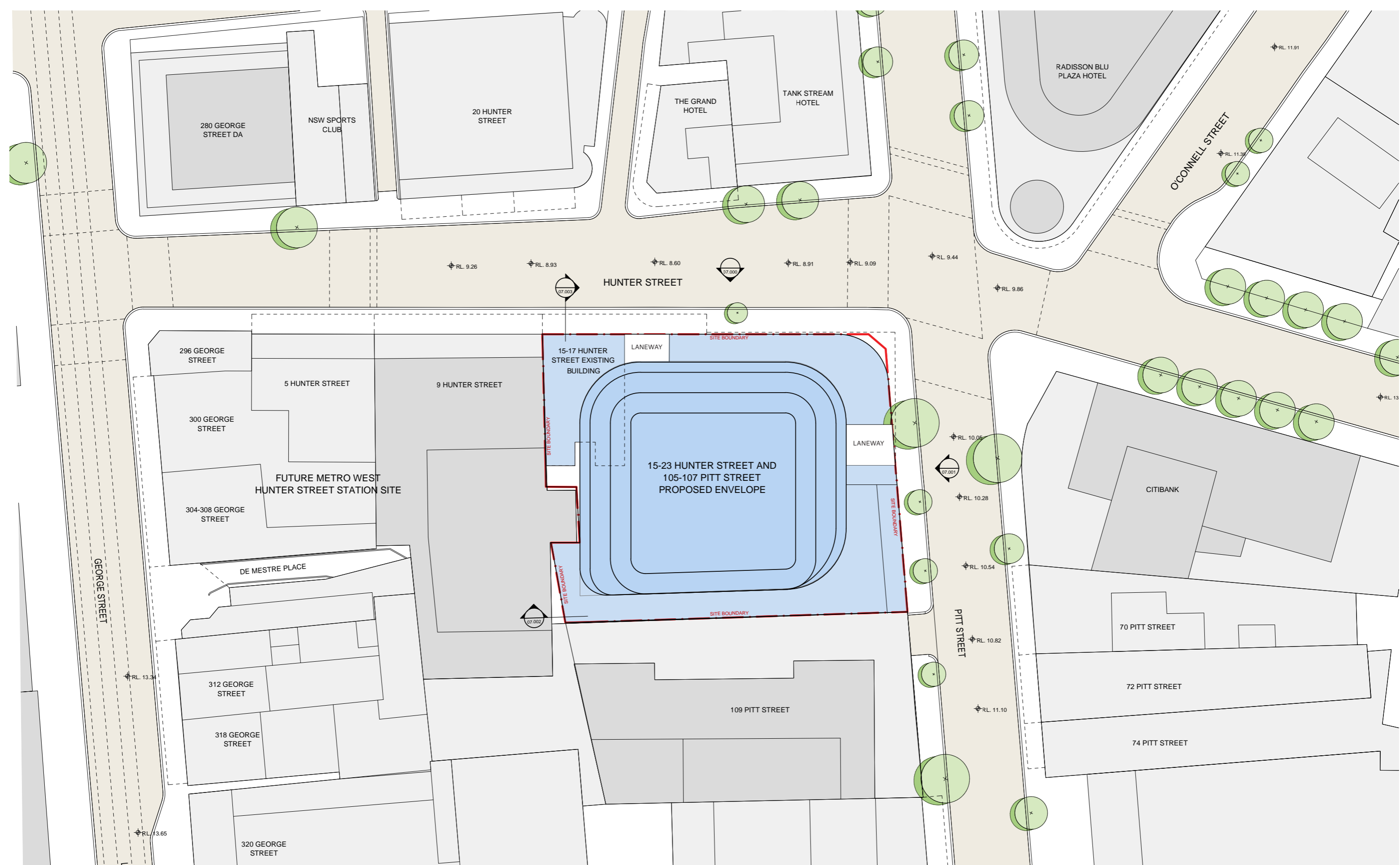
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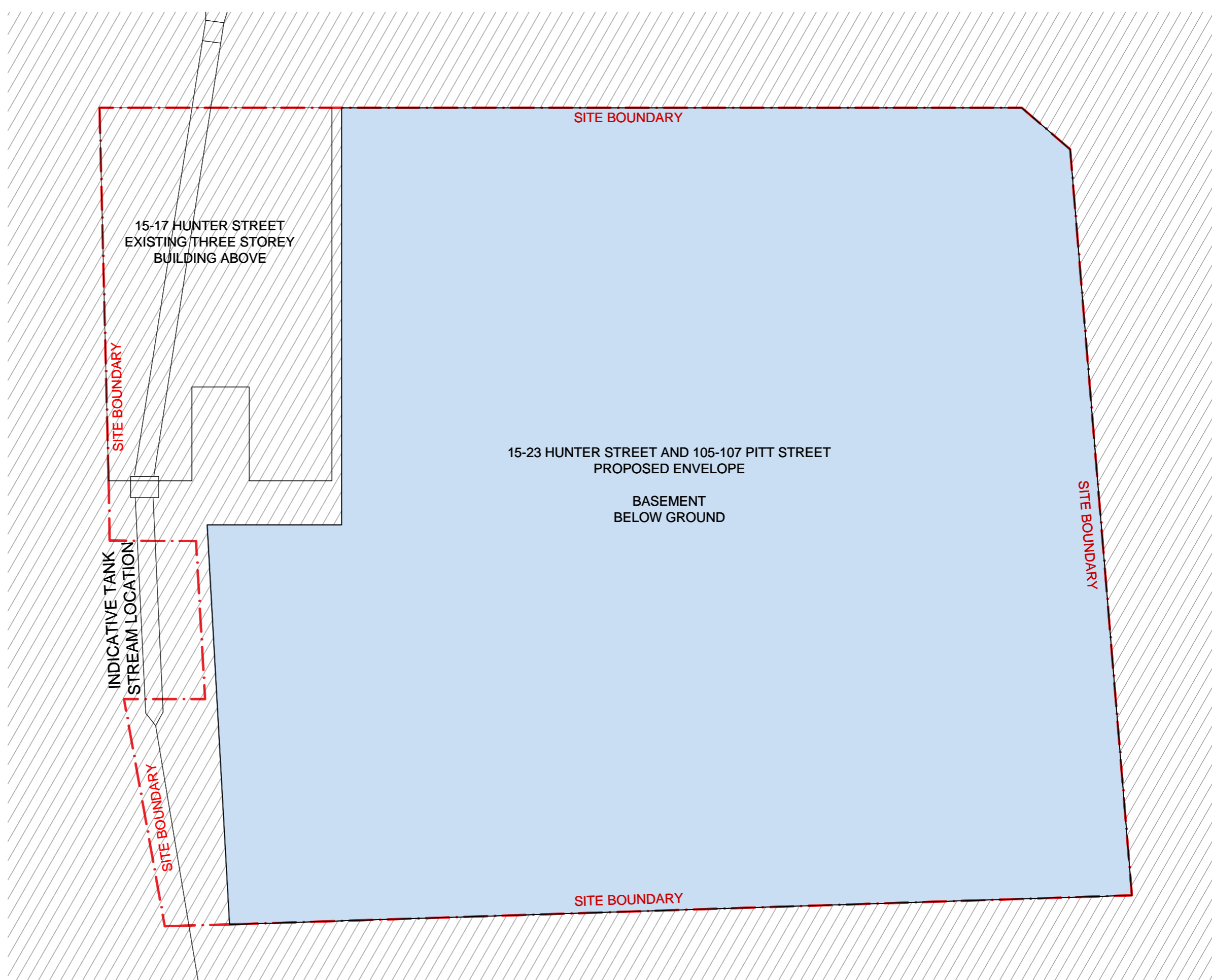
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- LANEWAY EASEMENT



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Basement Levels



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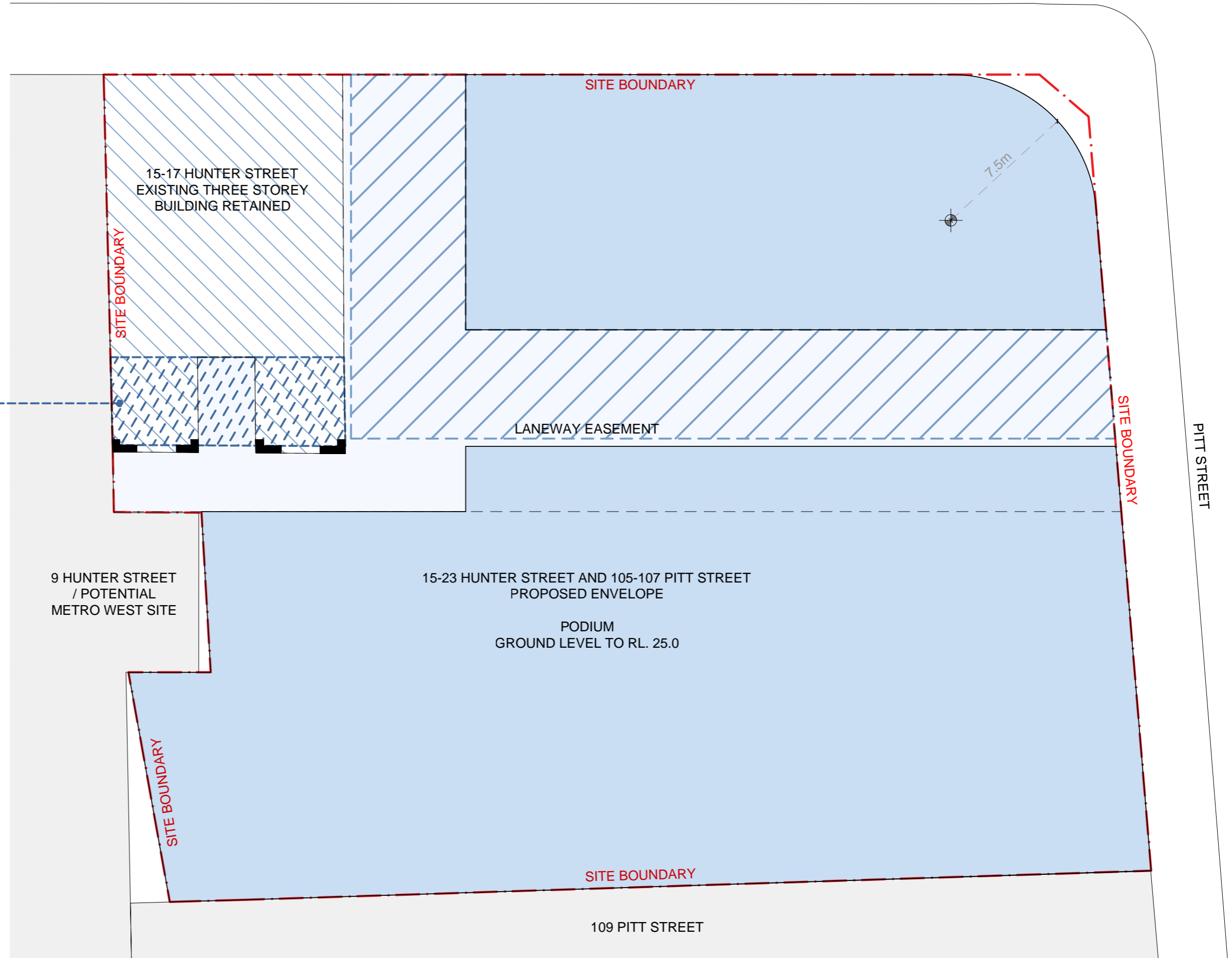
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ZONE OF PUNCHED OPENINGS FOR PEDESTRIAN MOVEMENT TO POTENTIAL METRO CONCOURSE



PITT STREET

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

109 PITT STREET

15-17 HUNTER STREET  
EXISTING THREE STOREY  
BUILDING RETAINED

LANEWAY EASEMENT

7.5m

9 HUNTER STREET  
/ POTENTIAL  
METRO WEST SITE

15-23 HUNTER STREET AND 105-107 PITT STREET  
PROPOSED ENVELOPE

PODIUM  
GROUND LEVEL TO RL. 25.0

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15-23 Hunter & 105-107 Pitt Street

Envelope Plan  
Podium Lower



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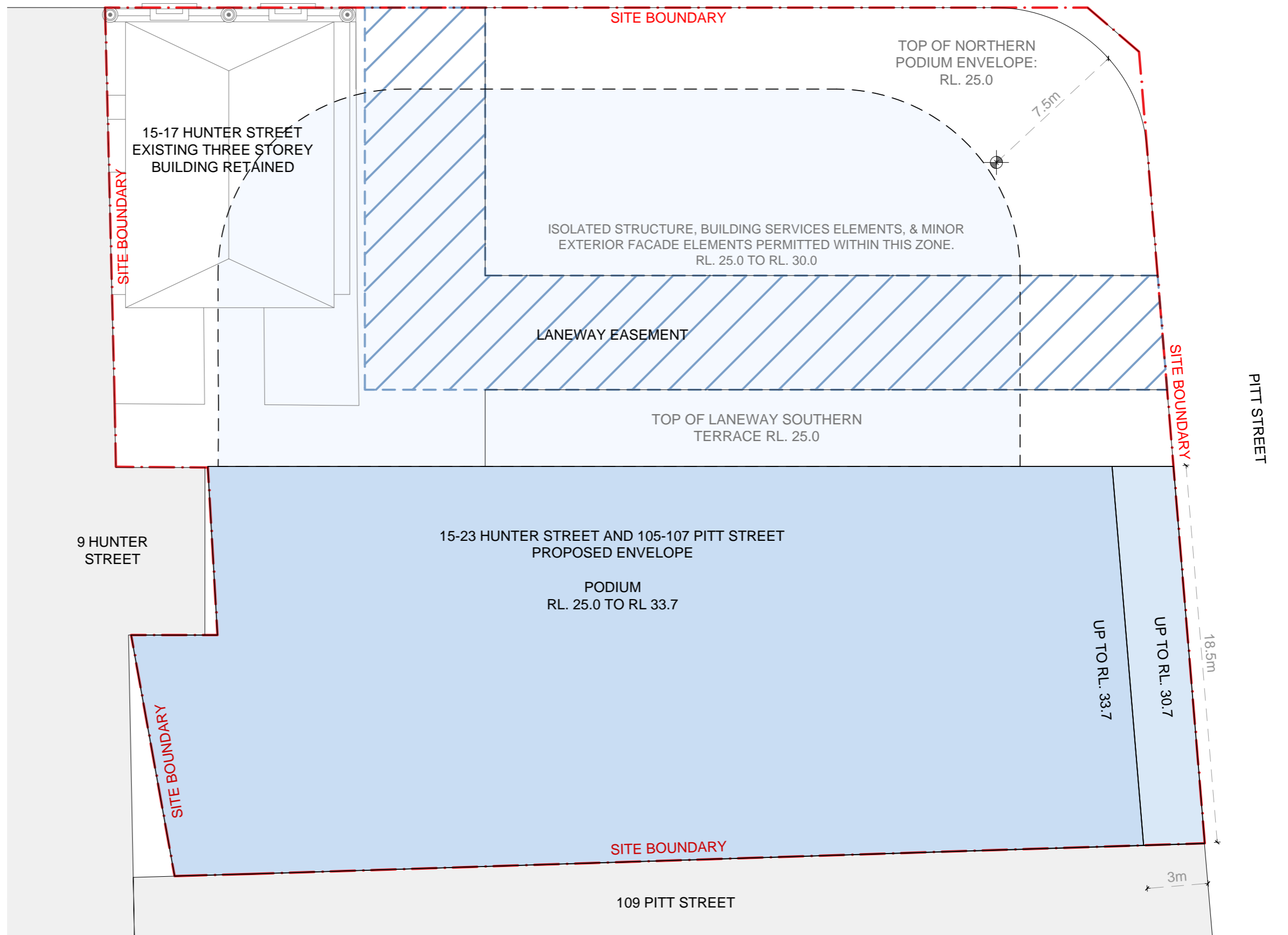
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B	28.10.2021	PLANNING PROPOSAL	SH	DS/GL
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Envelope Plan  
Podium Upper



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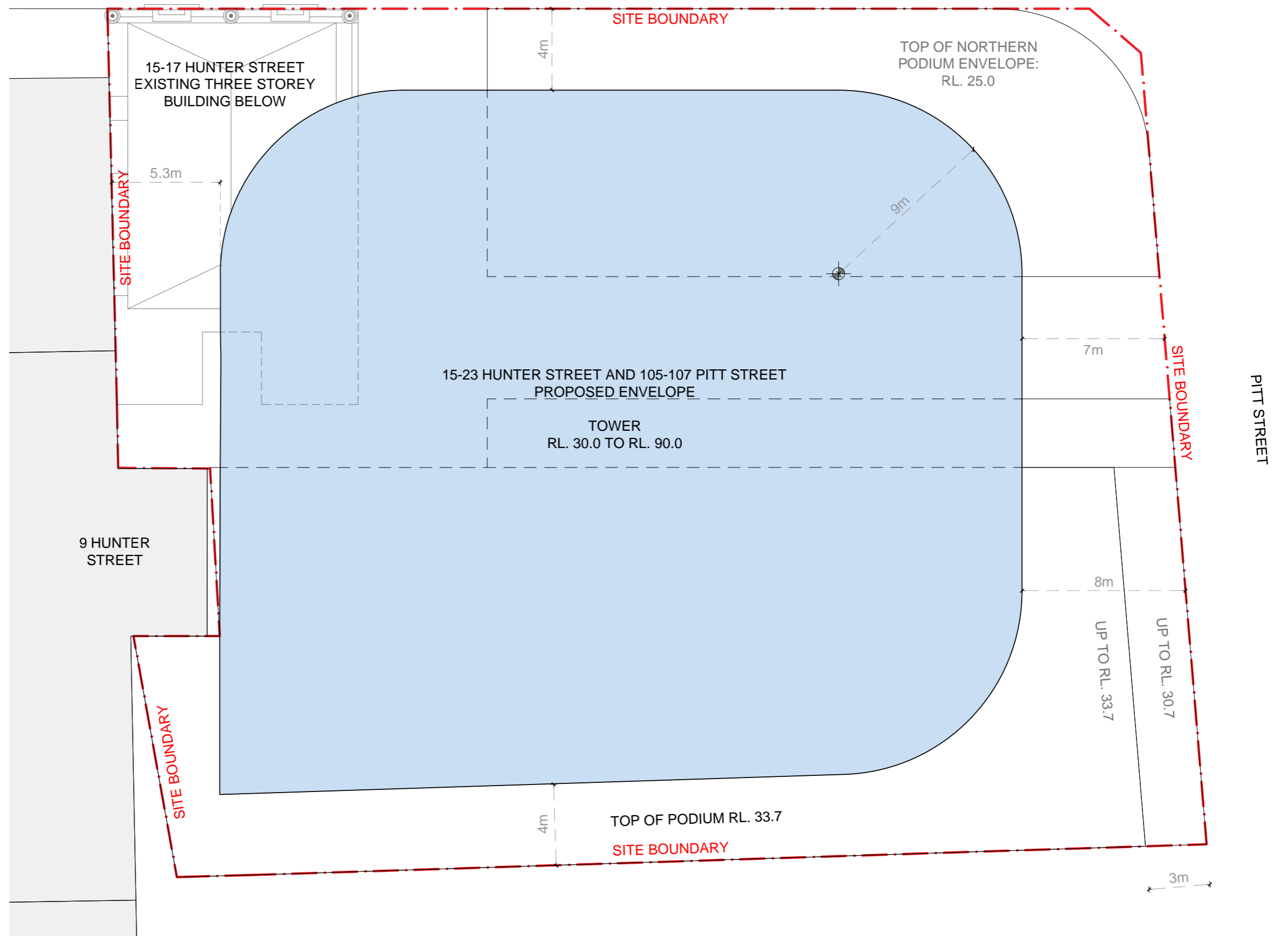
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**MILLIGAN GROUP**  
 15-23 Hunter & 105-107 Pitt Street  
 Envelope Plan  
 RL 30.0 to RL 90.0



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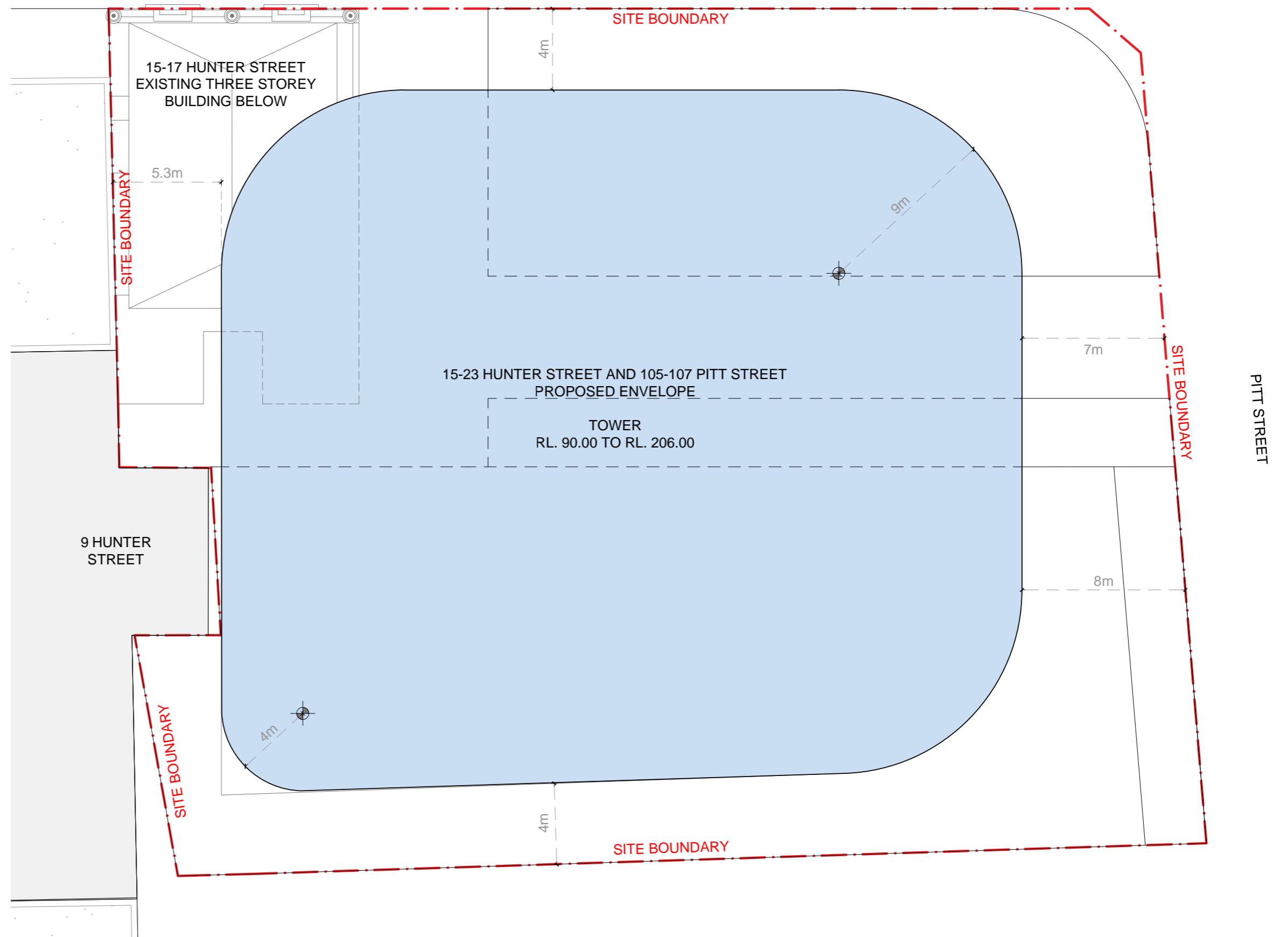
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C	18.02.2022	PLANNING PROPOSAL	DS	GL
B	28.10.2021	PLANNING PROPOSAL	SH	DS/GL
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**MILLIGAN GROUP**  
 15-23 Hunter & 105-107 Pitt Street  
 Envelope Plan  
 RL 90.0 to RL 206.0



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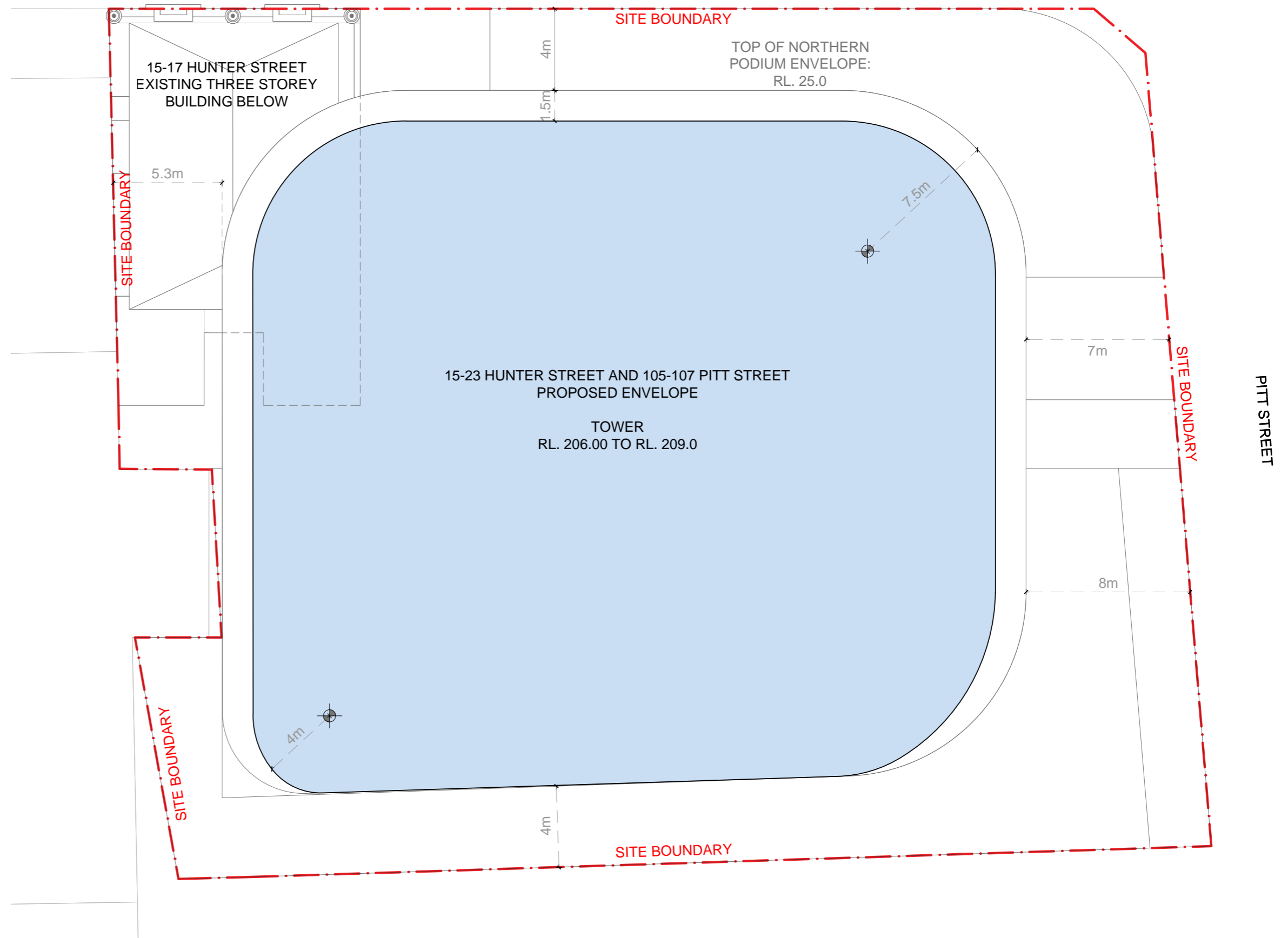
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PITT STREET

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B	28.10.2021	PLANNING PROPOSAL	SH	DS/GL
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**MILLIGAN GROUP**  
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 Envelope Plan  
 RL 206.0 to RL 209.0



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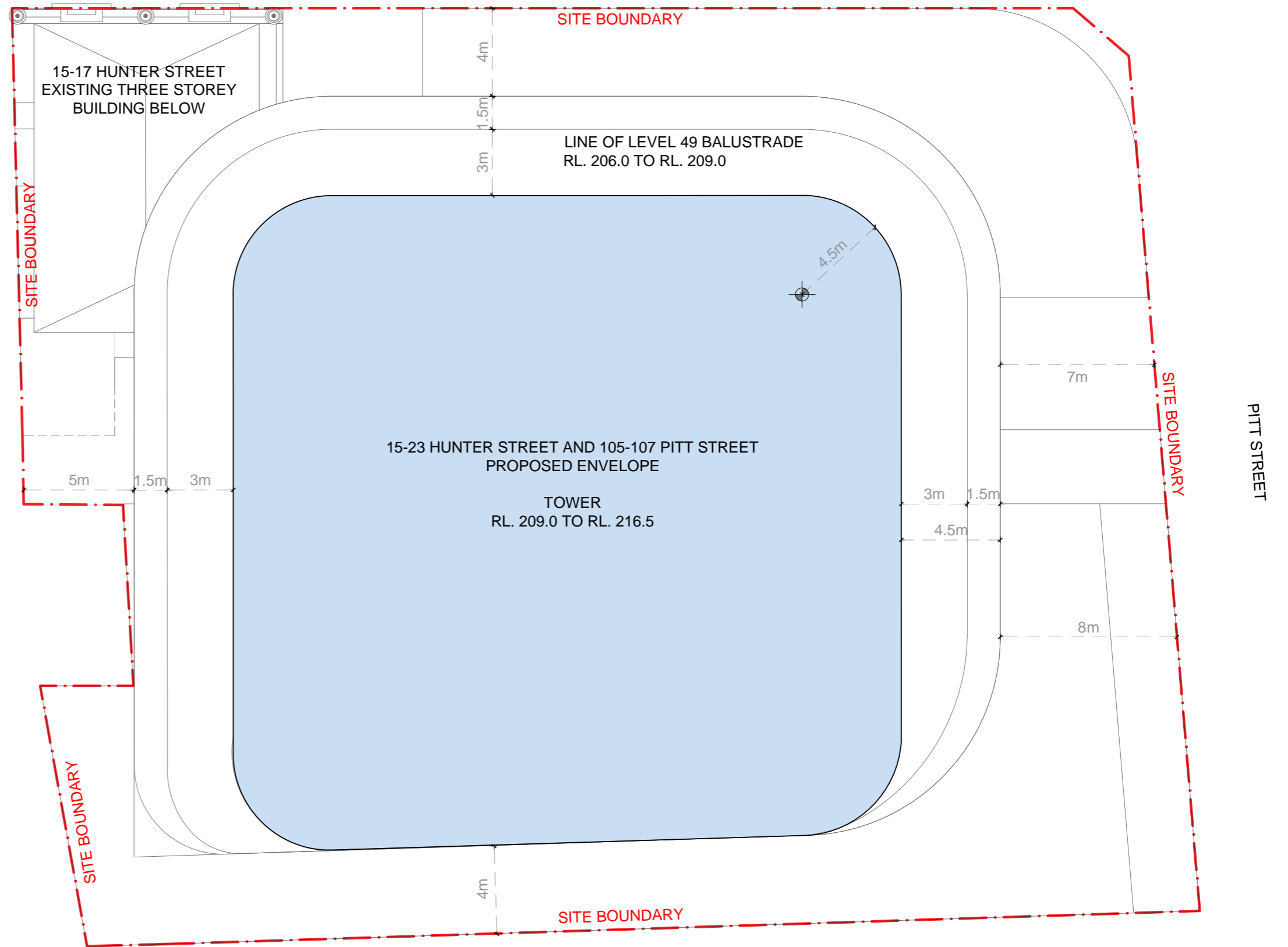
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**MILLIGAN GROUP**  
15-23 Hunter & 105-107 Pitt Street

Envelope Plan  
RL 209.0 to RL 216.5



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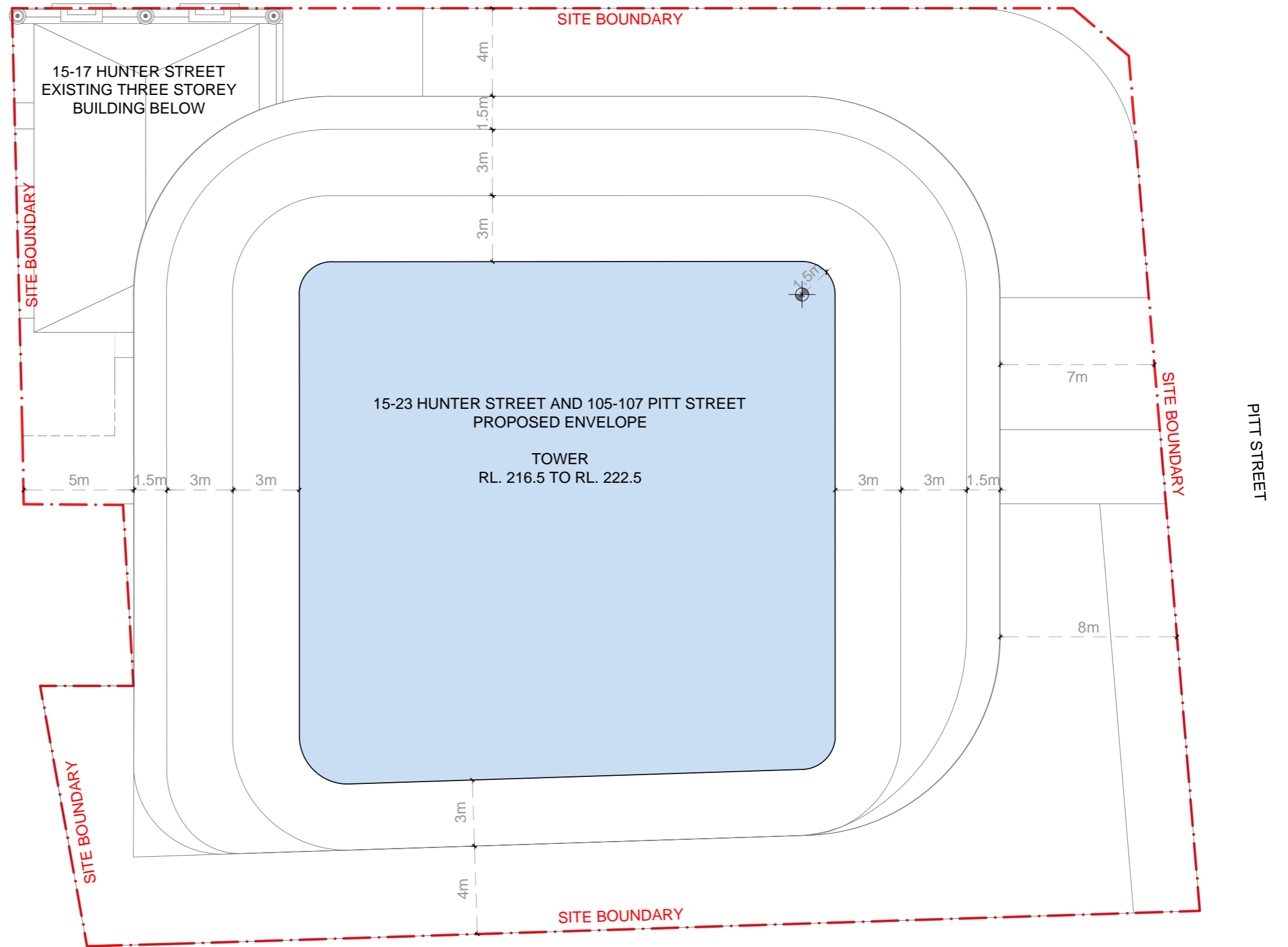
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**MILLIGAN GROUP**  
 15-23 Hunter & 105-107 Pitt Street  
 Envelope Plan  
 RL 216.5 to RL 222.5



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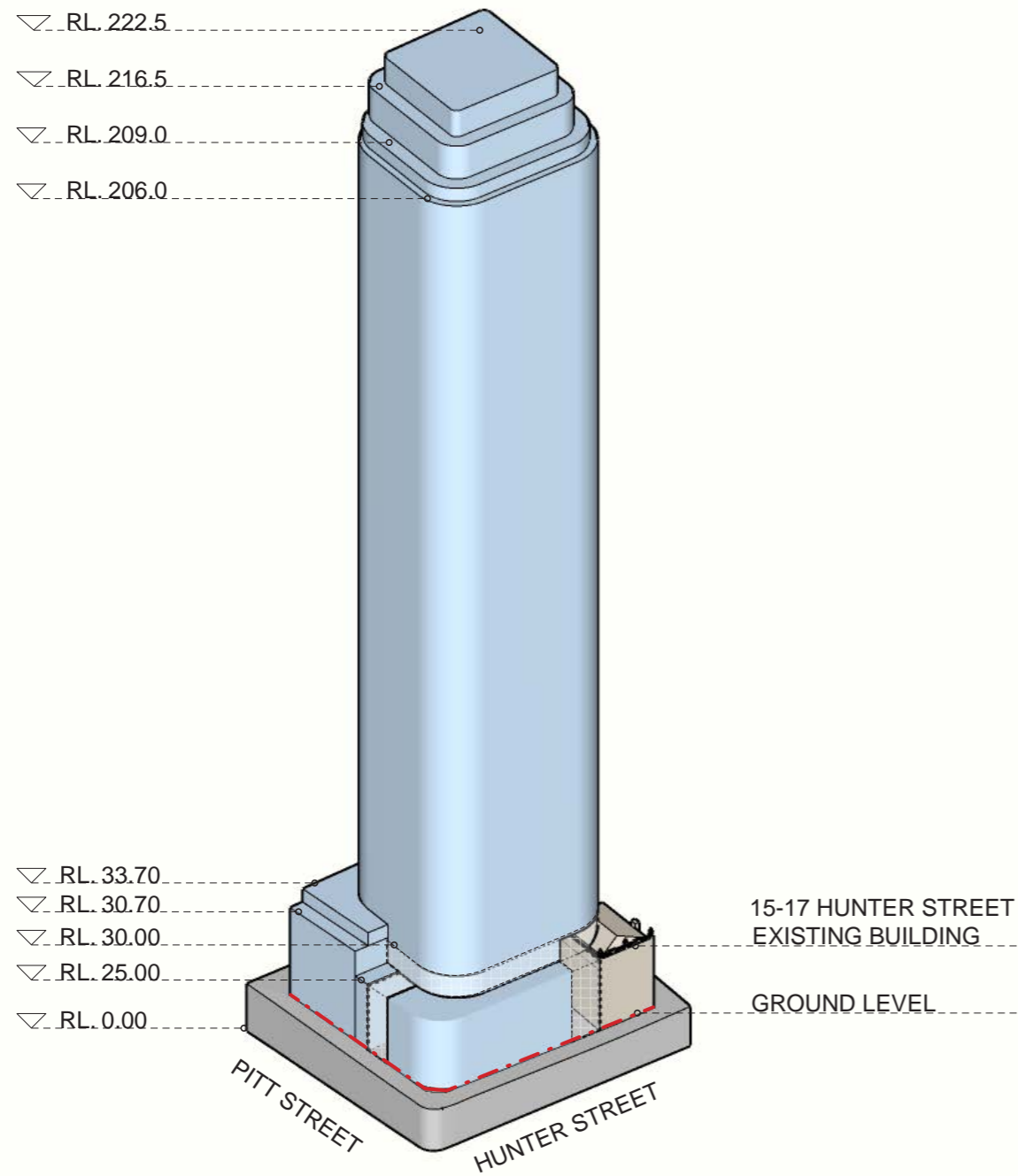
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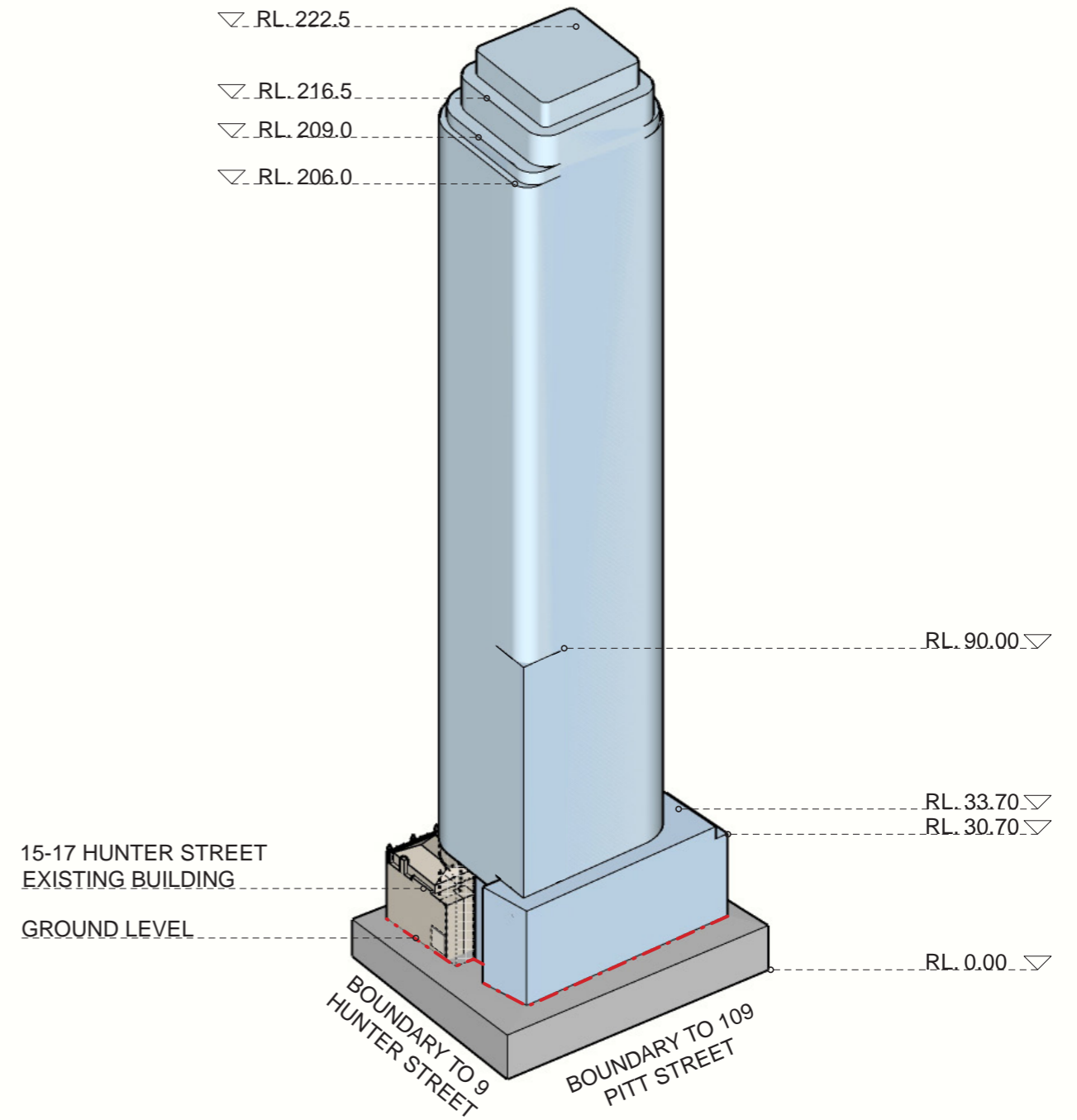
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NORTH EAST VIEW



SOUTH WEST VIEW

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- - - SITE BOUNDARY
- PROPOSED ENVELOPE
- PROPOSED LANEWAY EASEMENT



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**MILLIGAN GROUP**  
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 Envelope Isometric View

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# 7.0

## Envelope View Impact Analysis

15-23 Hunter Street and  
105-107 Pitt Street Sydney



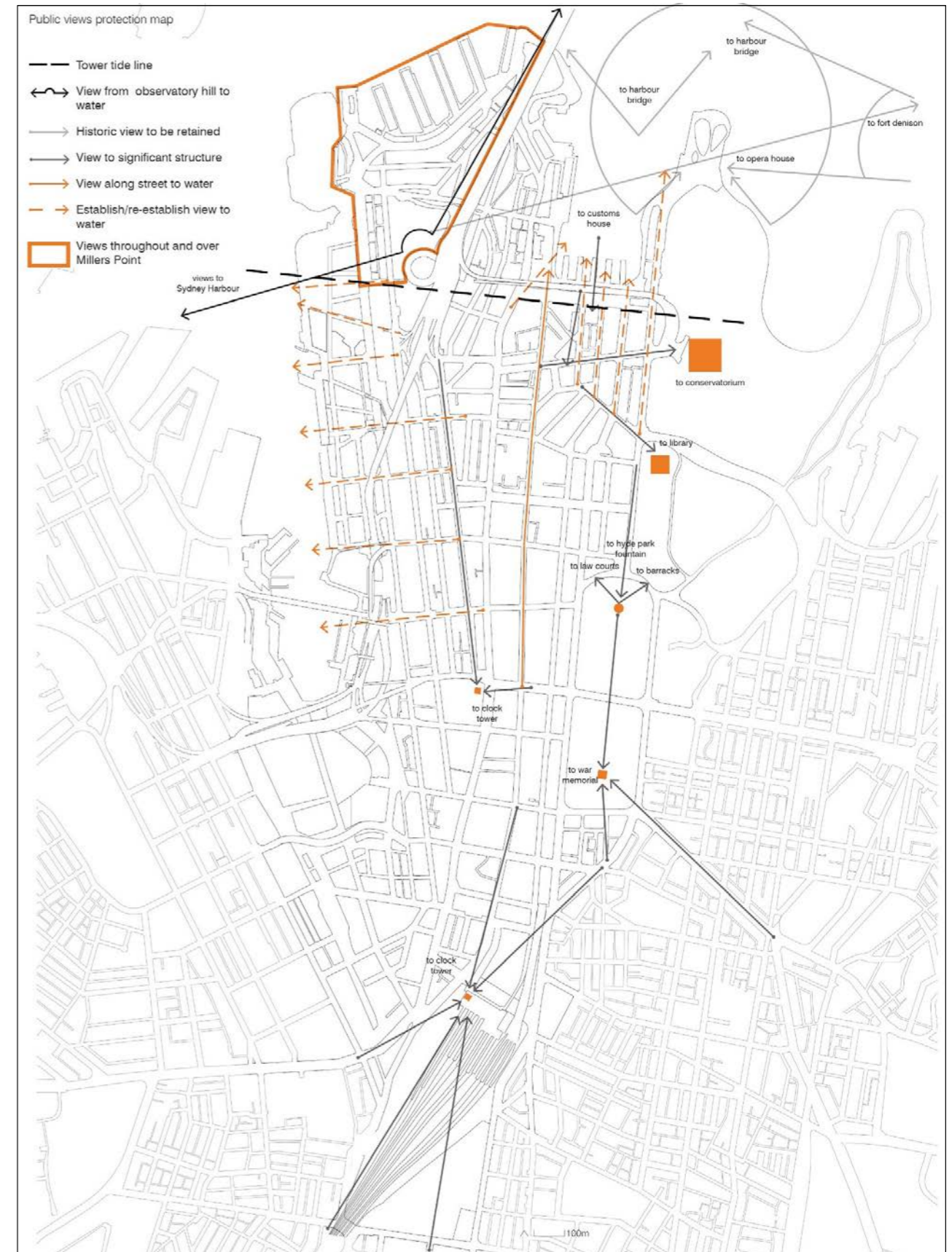


# 7.1 View Impact Analysis

The Sydney Development Control Plan identifies several key views from within Central Sydney that new development should not encroach on, as outlined in the Public Views Protection Map. The view corridor along Pitt Street to Sydney Harbour runs adjacent to our site.

The following view impact analysis has been undertaken to demonstrate that the proposed envelope does not obstruct the view down Pitt Street to Sydney Harbour.

**See APPENDIX A for additional comparative pedestrian view analysis.**



**Figure 5.44: Public Views Protection Map 2**

Image source: Sydney DCP 2012 - Central Sydney Planning Review Amendment Section 5.1.8 - Views from Public Places



**PITT STREET CORRIDOR - VIEW 1**

Model view from King Street looking north down Pitt Street.

The proposed envelope does not obstruct the view corridor down Pitt Street. The crown of the tower is visible above adjacent buildings and a clear view of the Sydney Harbour Bridge is retained.

**KEY PLAN**

15-23 Hunter Street and 105-107 Pitt Street Proposed Envelope

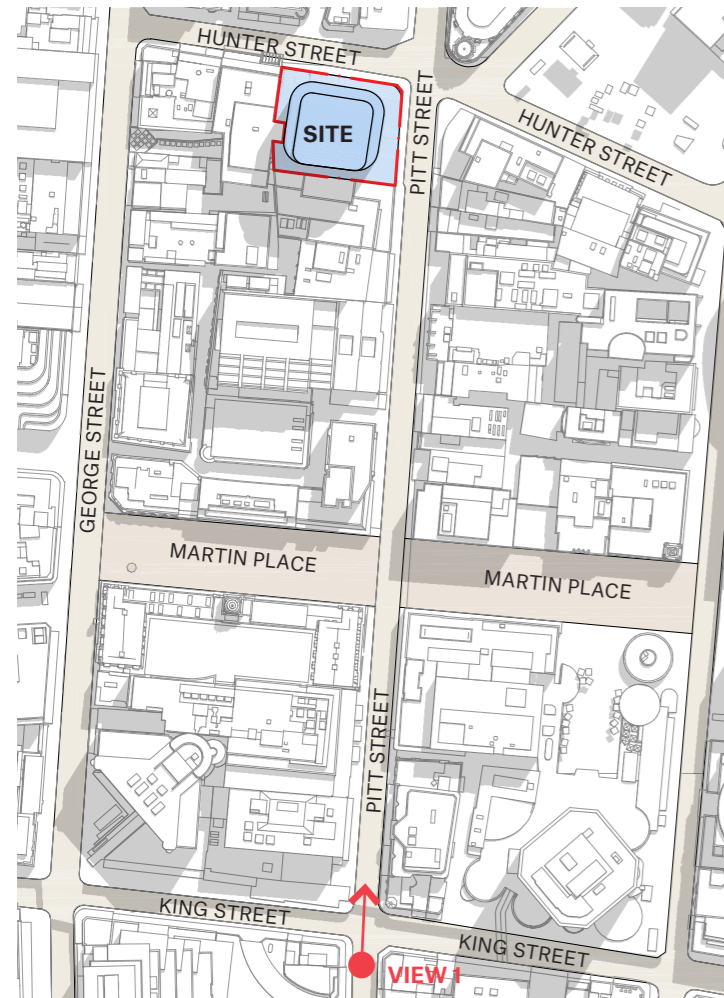


Image source: Bates Smart



Proposed envelope coloured blue in view studies.



**PITT STREET CORRIDOR - VIEW 2**

Model view from Martin Place looking north down Pitt Street.

The proposed envelope has a minimal impact on the existing view and does not obstruct the view corridor down Pitt Street. A small proportion of the tower and podium is visible amongst the surrounding context.

**KEY PLAN**

15-23 Hunter Street and 105-107 Pitt Street Proposed Envelope

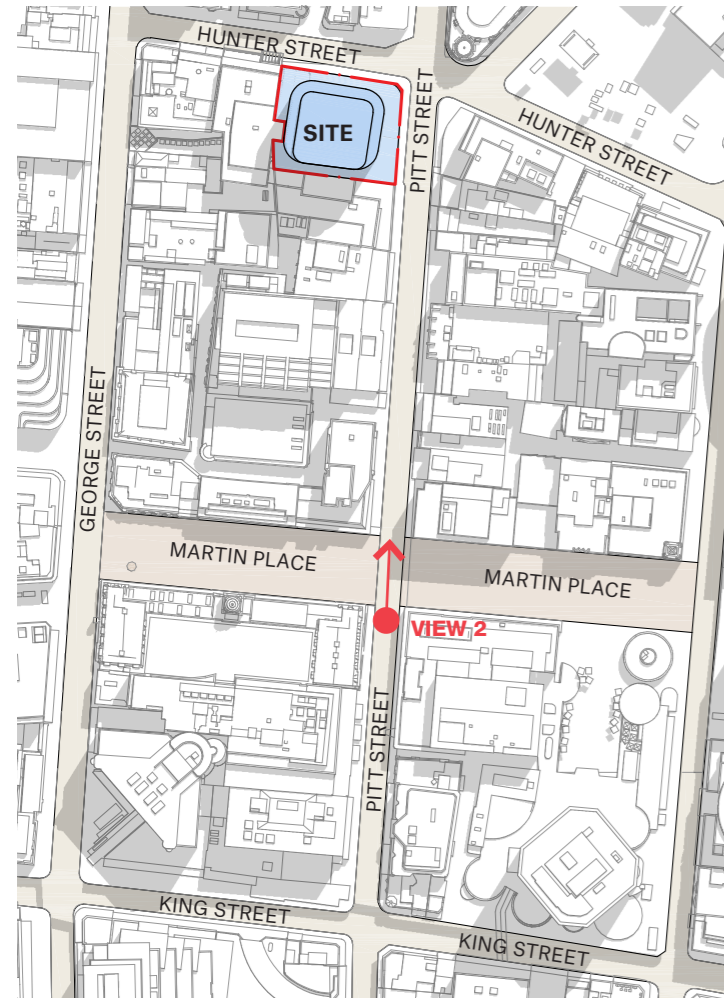


Image source: Bates Smart



Proposed envelope coloured blue in view studies.



**PITT STREET CORRIDOR - VIEW 3**

Model view from Angel Place looking north down Pitt Street.

The proposed envelope does not obstruct the view corridor along Pitt Street. The podium massing relates to the adjacent built context and the tower creates a relatively small impact on the proportion of sky visible.

**KEY PLAN**

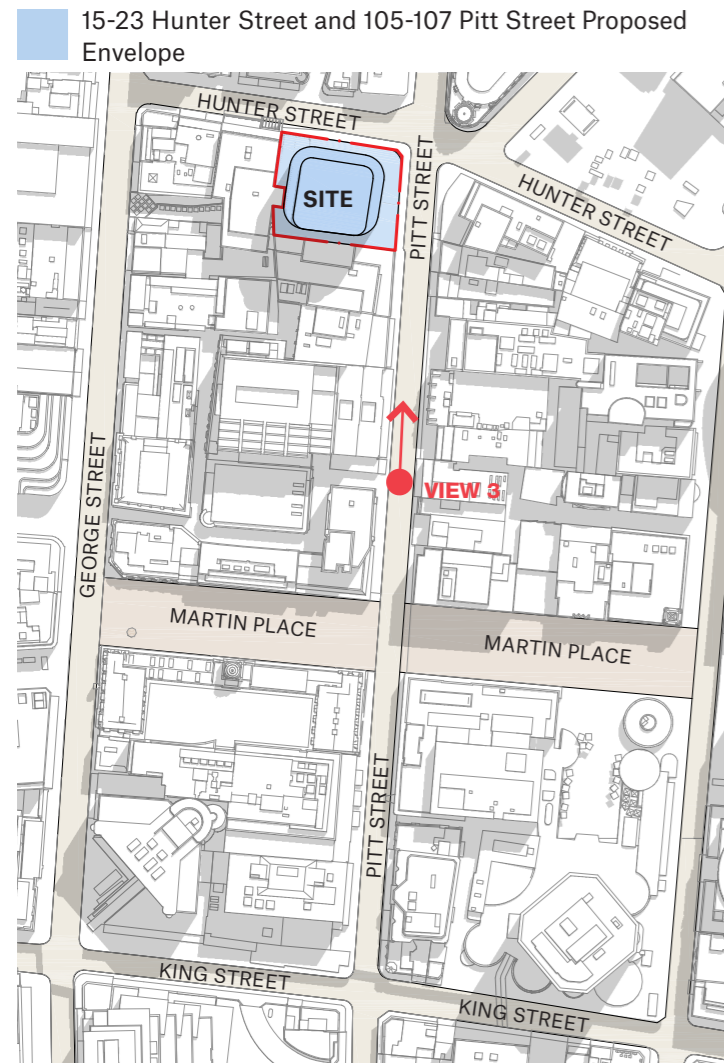
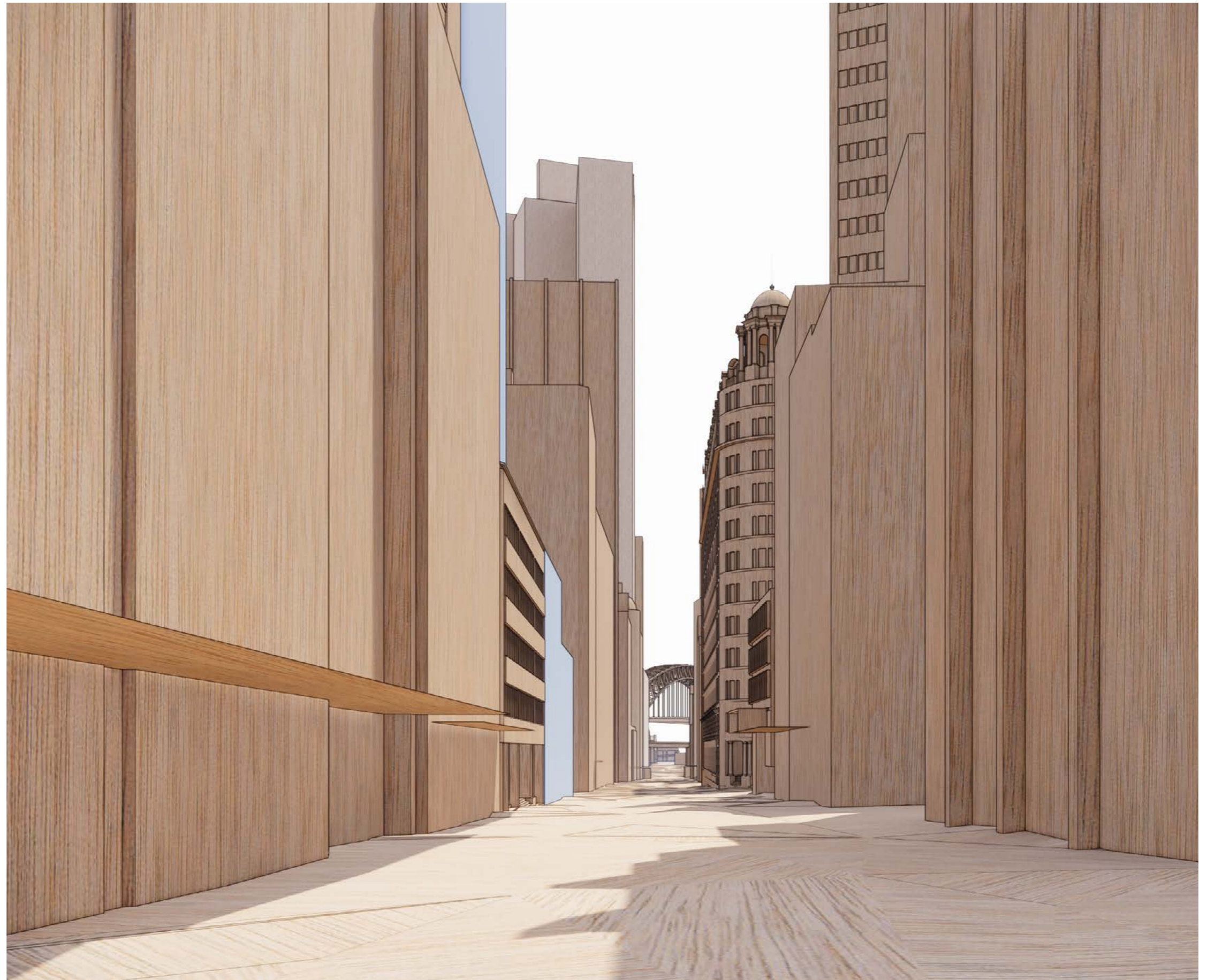


Image source: Bates Smart



Proposed envelope coloured blue in view studies.