# Attachment A2

## Urban Design Report (Part 2)

# Ground Plane & Colonnades

Colonnades were a common architectural feature in the late 19th century and are part of the streetscape character of Sussex Street.

They offer pedestrians a sheltered pathway, shielding them from rain or harsh sun, and add a touch of grandeur to the streetscape.

The Sydney DCP  proposed to retain and reinstate colonnades along this part of Sussex Street.

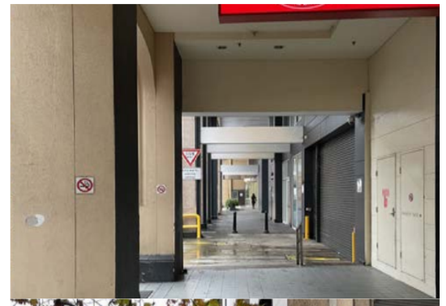

Proposed Through Site Link

Existing Through Site Link
*Sydney DCP 2021 Through Colonnades Map Sheet 014

Colonnades
*Sydney DCP 2021 Through Colonnades Map Sheet 014

Photo of existing colonnade at Sussex Street

Existing Colonnade at  138 Sussex Street



Existing Colonnade at 140 Sussex Street

# Podium & Streetscape Context

An extensive analysis has been undertaken to examine the existing streetscape and podiums. A particular focus was given to the comparison with the current DCP controls for these items and the relationships to existing heritage items

**Kent Street West**

The Kent Street street frontage of the subject site is located along the western side of Kent Street. Podium forms are generally within the DCP street frontage height controls. The only heritage building in this strip has a podium height of 23m which puts it at the lower end of the height range.

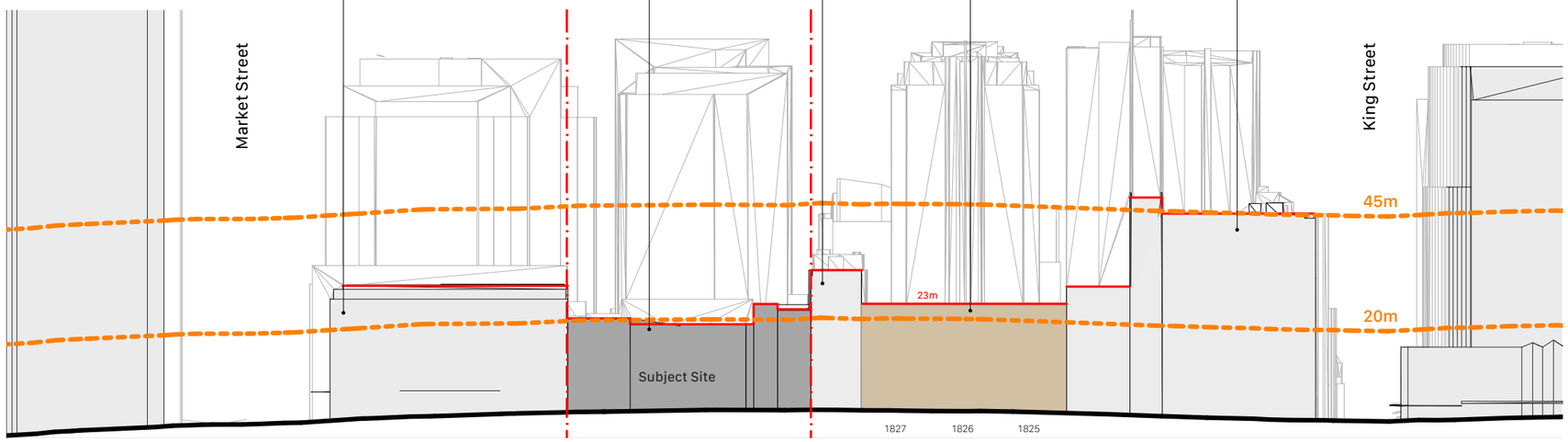

Sydney DCP 2012
York Street/ Clarence Street/ Kent Street
Special Character Area


Setback above street frontage height (no variation)
Setback above street frontage height (compensation system applies)

**Street Frontage Height**
Zero street frontage height (full setback)

Existing height of building – see clause 5.1.3.1 (5)
max 15m
max 20m
max 25m
max 30m
max 35m
max 40m
max 45m

**Height Control**
Site specific controls
Existing height
No specific SCA max height
max 30m
max 45m
max 50m
max 55m




Kent Street West Elevation

Heritage Building

/ 1827 Heritage Item Number

Permissible DCP Street frontage height range

# Podium & Streetscape Context

**Kent Street East**

Kent Street East consists predominantly of heritage buildings. They do not feature tower forms and their overall building height equals the street frontage height. Heights are generally within the DCP street frontage height controls.

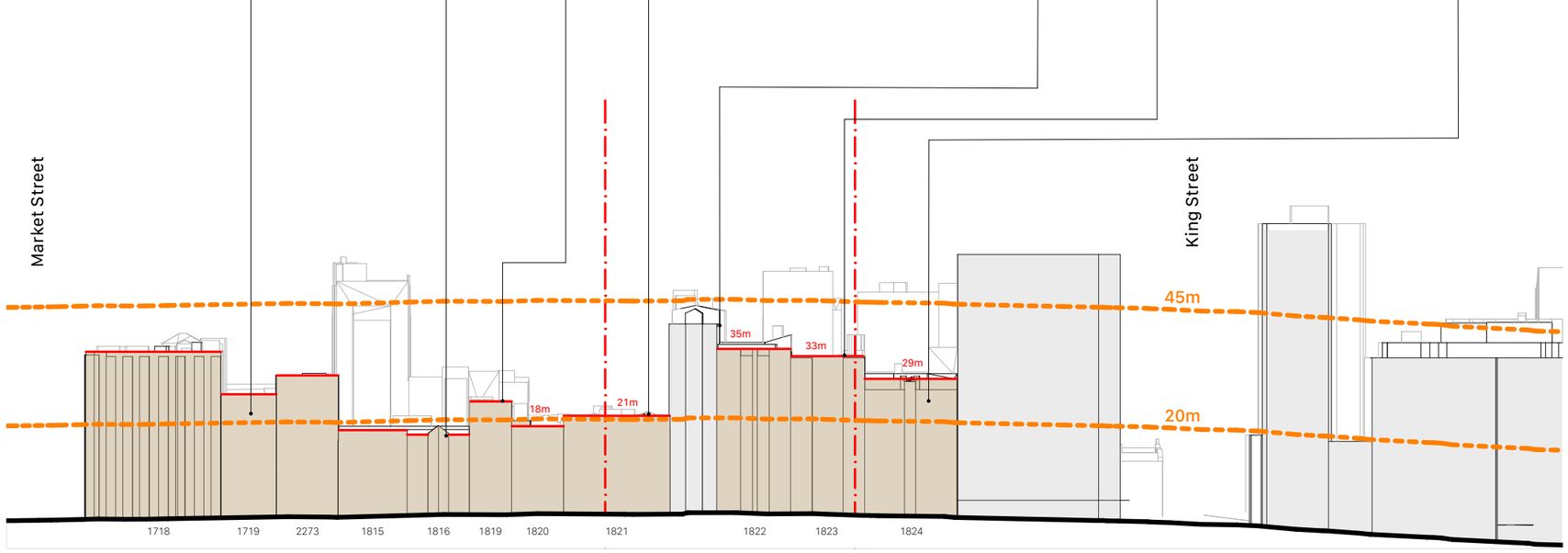

Sydney DCP 2012
York Street/ Clarence Street/ Kent Street
Special Character Area


Setback above street frontage height (no variation)
Setback above street frontage height (compensation system applies)

**Street Frontage Height**
Zero street frontage height (full setback)

Existing height of building – see clause 5.1.3.1 (5)
max 15m
max 20m
max 25m
max 30m
max 35m
max 40m
max 45m

**Height Control**
Site specific controls
Existing height
No specific SCA max height
max 30m
max 45m
max 50m
max 55m




Kent Street East Elevation

Heritage Building

/ 1827 Heritage Item Number

Permissible DCP Street frontage height range

# Podium & Streetscape Context

**Sussex Street East**

The Sussex Street frontage of the subject site is located along the Eastern side of Sussex Street. The permissible of street frontage heights are between 20-25m. However, the majority of buildings have taller street frontages - some more than 40m.

There are two heritage building along this side. Both are below 20m.

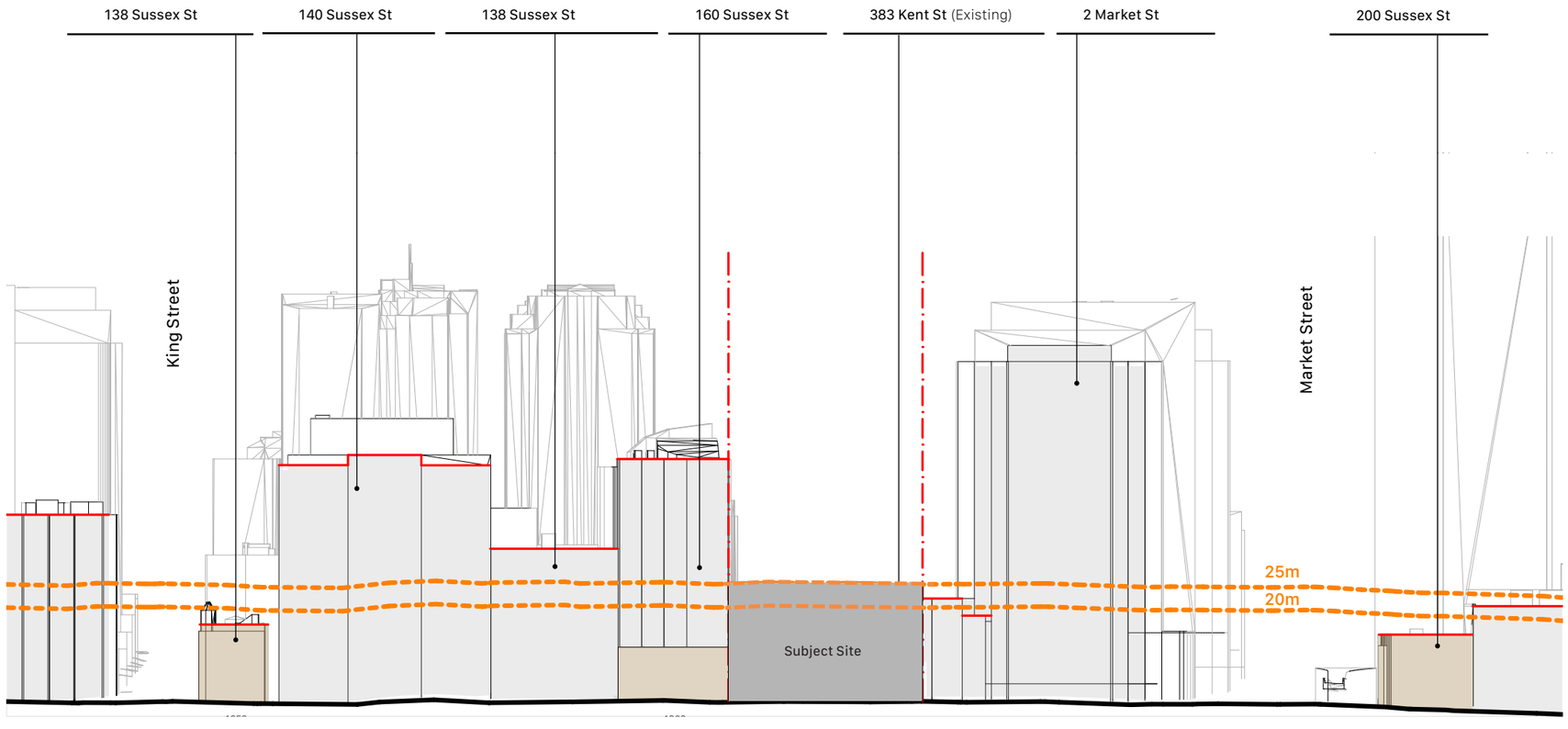
Sydney DCP 2012
5.1 Central Sydney - Permissible Range of Street Frontage Heights



**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*<br>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 heig |

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


Sussex Street East Elevation

Heritage Building

/ 1827 Heritage Item Number

Permissible DCP Street frontage height range

# Podium & Streetscape Context

**Sussex Street West**

Sussex Street West consists predominantly of one two storey buildings of between 5 & 10m height which is well below the permissible range .

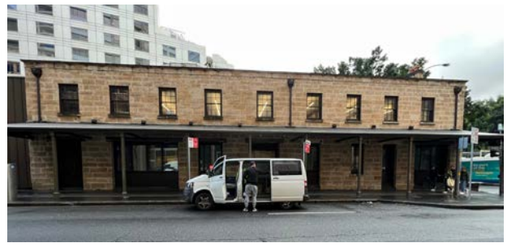
Some taller tower forms sit behind those street frontage buildings. However, they are generally separate building with access from Sussex Street via laneways/ easements.

185 Sussex St

178 Sussex St

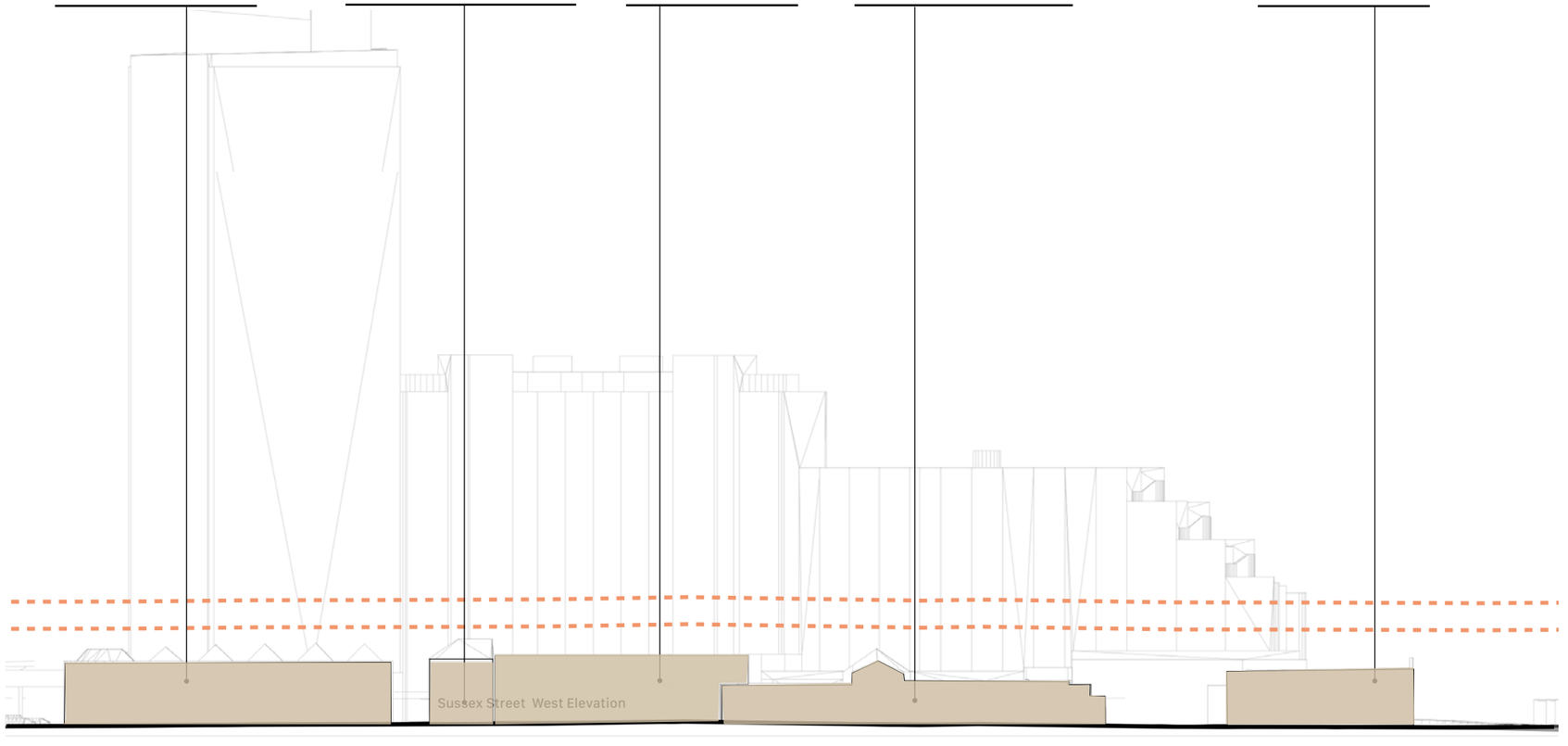
161 Sussex St (Hyatt)

134-151 Sussex St



119 Sussex St

Sydney DCP 2012
5.1 Central Sydney - Permissible Range of Street Frontage Heights




Sussex Street West Elevation

Heritage Building

/ 1827 Heritage Item Number

Permissible DCP Street frontage height range

**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*<br>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 heig |

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

# Tower & Precinct Context

## Future Tower Developments

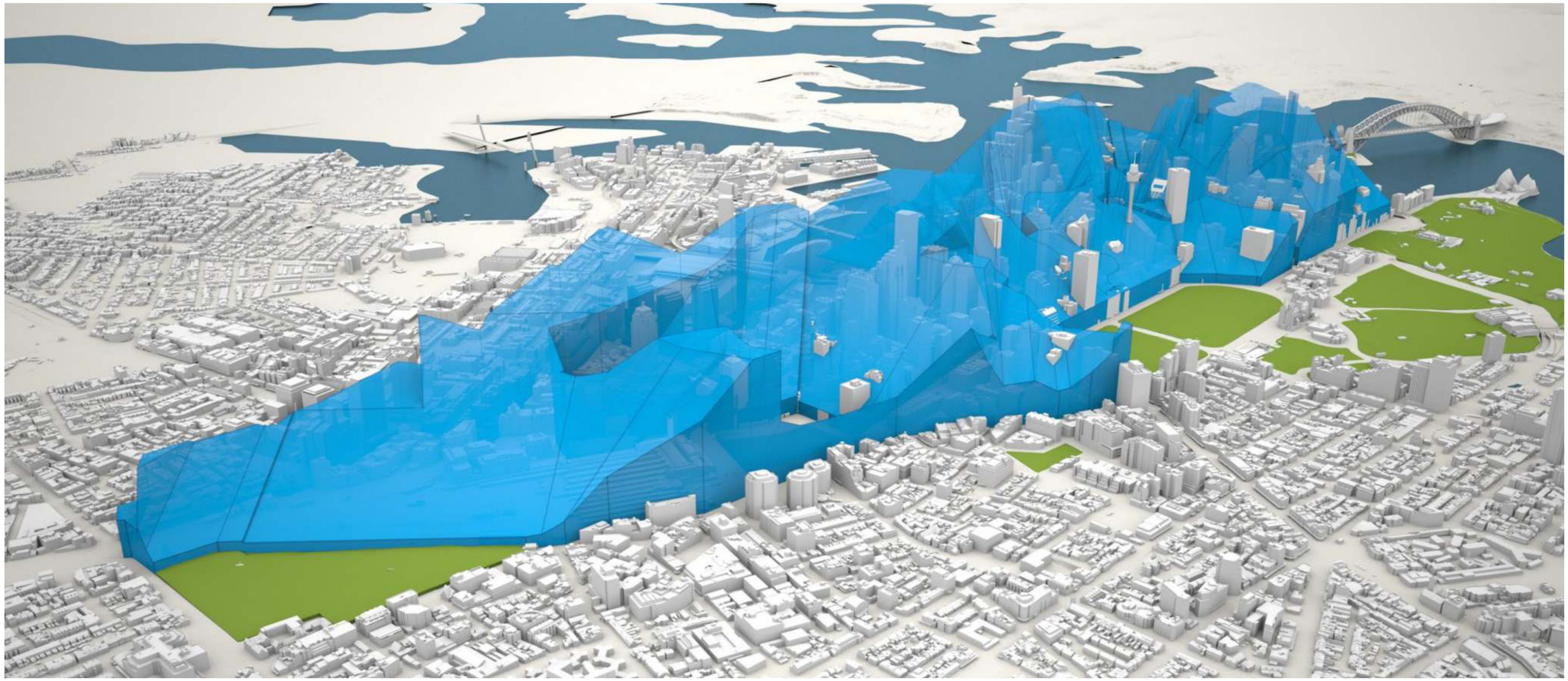
For the development of a tower of this scale it is important to understand the impact it might have on the local streetscape and how it might shape the precinct context.

To determine what a future precinct context could potentially look like we have applied and interrogated the CSPS Built Form capacity study.

The CSPS Built form capacity study provides an understanding of the potential employment floorspace that can be developed in Central Sydney under the current planning controls , suitable development locations, and site types and gives and insight into what the future built form might look like.

We have established a study zone that encompasses the western corridor and immediately adjacent areas and applied the principles of the built form capacity study to understand the likelihood and locations of any future towers in the area and how they might shape the precinct and the city skyline.

The findings of this study indicate that a large number of identified capacity sites are in fact too small to be developed and that there is likely only going to be one additional site in the vicinity of 383 Kent Street that has potential to be developed as a commercial tower.



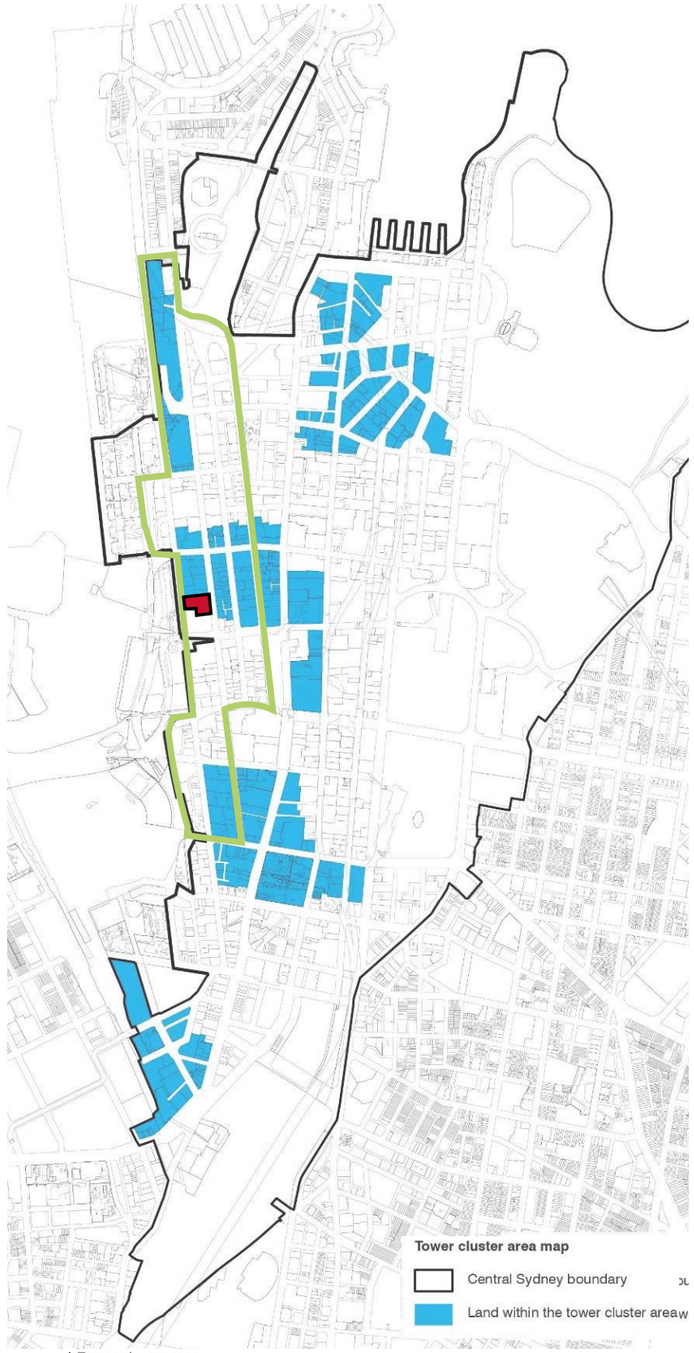
/ Sydney Central Height Control Diagram (blue Massing showing the sum of all solar access planes and pans ops applied)

# Tower & Precinct Context

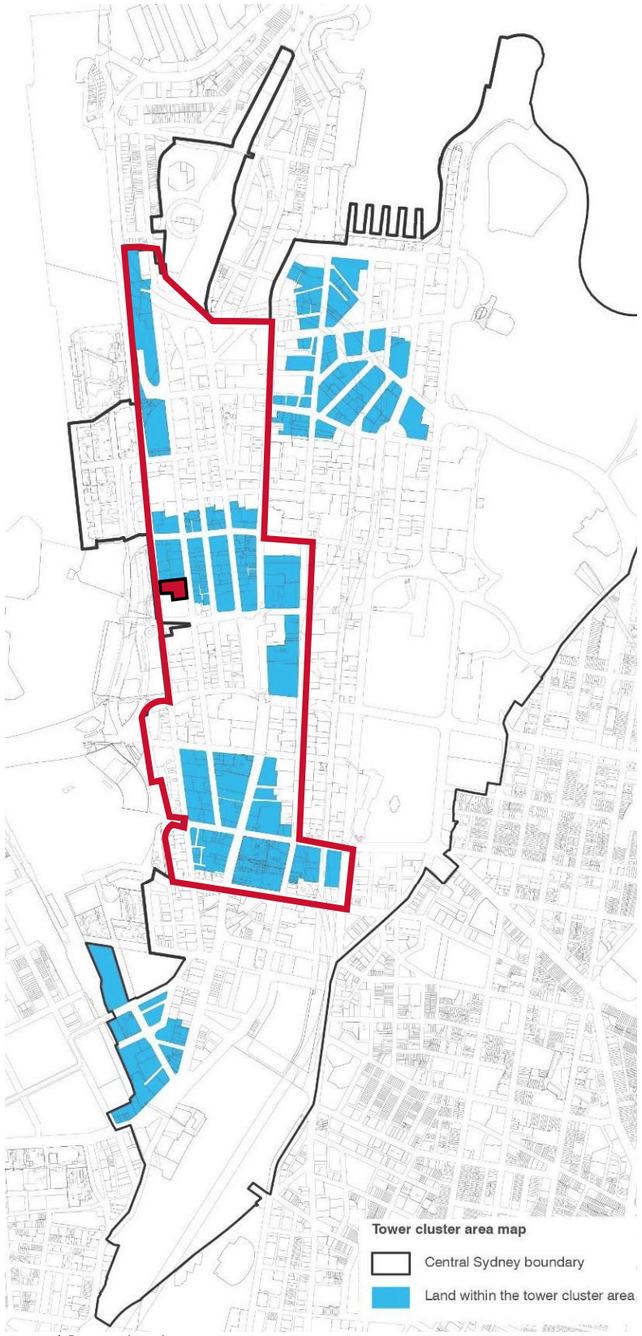
Study Area

220


/ Site Location and Western Precinct



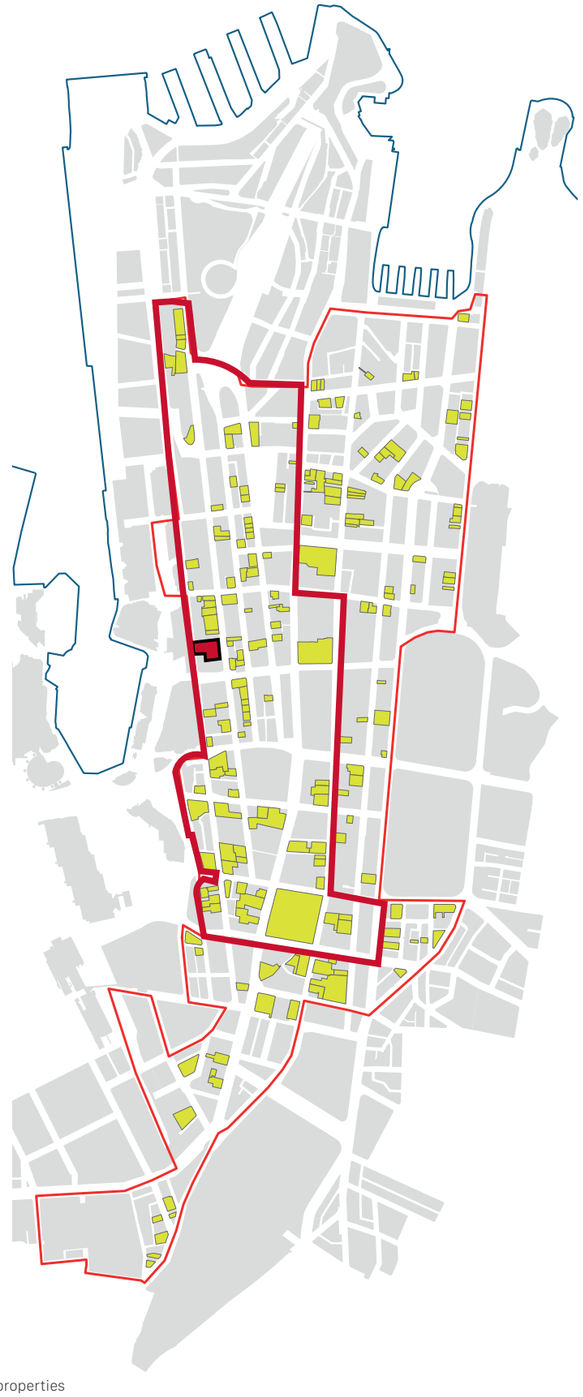

/ Tower cluster map




/ Proposed study area

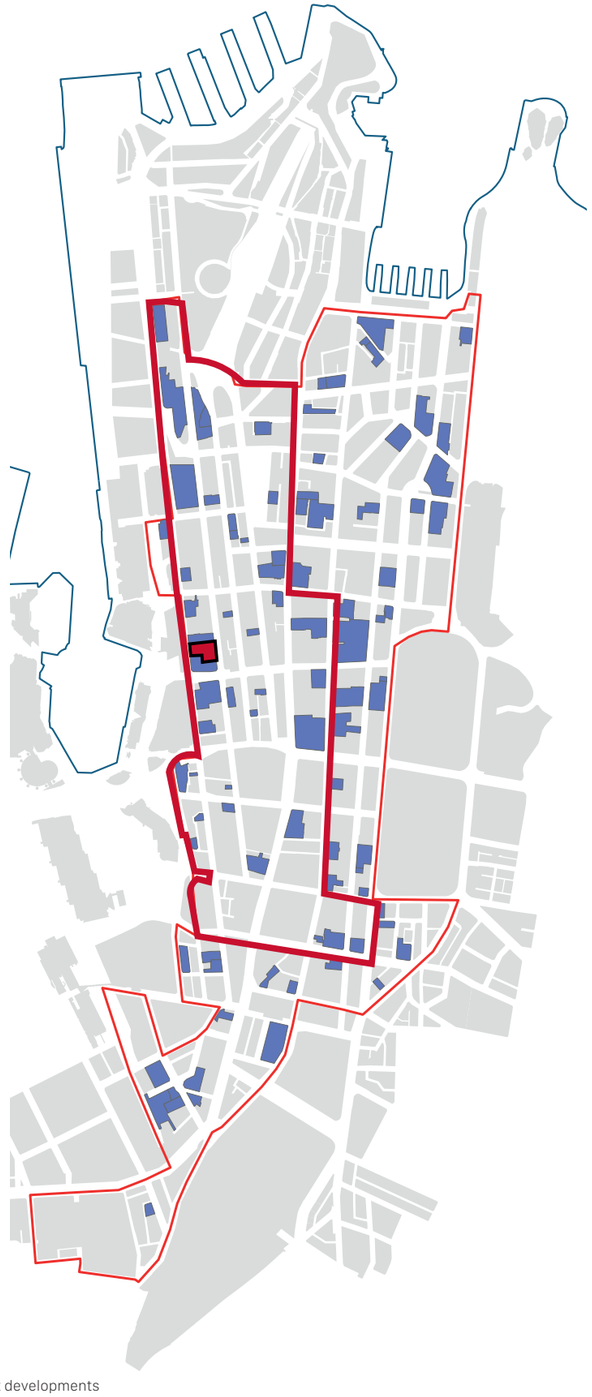
# Tower & Precinct Context

Constrained Properties within Study Area



/ Strata properties

/ Heritage Properties



/ Recent developments

221

# Tower & Precinct Context

## Sites with capacity

<u>Capacity Site 1</u>

=> already developed
**=> no further capacity**

<u>Capacity Site 2</u> (Height Control: Future Town Hall Square NA0// 190m)

=> site area 730 sqm => floorspace bonus under tower cluster provisions not available for sites under 2000 sqm
**=> no realistic capacity**

<u>Capacity Site 3</u> (Height Control: Future Town Hall Square NA0/ / 230m)

=> site area 941 sqm => floorspace bonus under tower cluster provisions not available for sites under 2000 sqm
**=> no realistic capacity**

<u>Capacity Site 4</u> (Height Control: Future Town Hall Square NAO/ / 240m)

=> site area 1360 sqm => floorspace bonus under tower cluster provisions not available for sites under 2000 sqm
**=> no realistic capacity**

<u>Capacity Site 5</u> (Height Control: Future Town Hall Square NAO/ max height190m)

=> site area 2567 sqm => floorspace bonus under tower cluster provisions IS available
**=> site with realistic development potential**

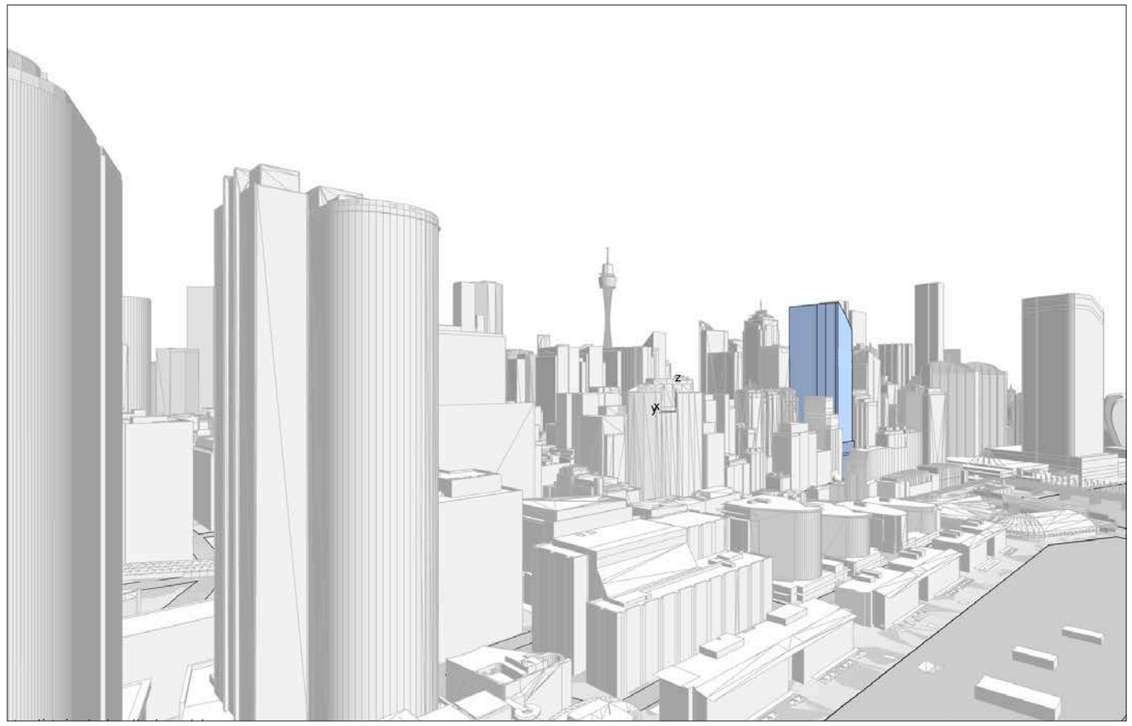
Of the 5 capacity sites within the study area that are also within the tower cluster area only capacity site 5 - **44 Market Street** - has realistic development potential.


/ Capacity sites within tower cluster

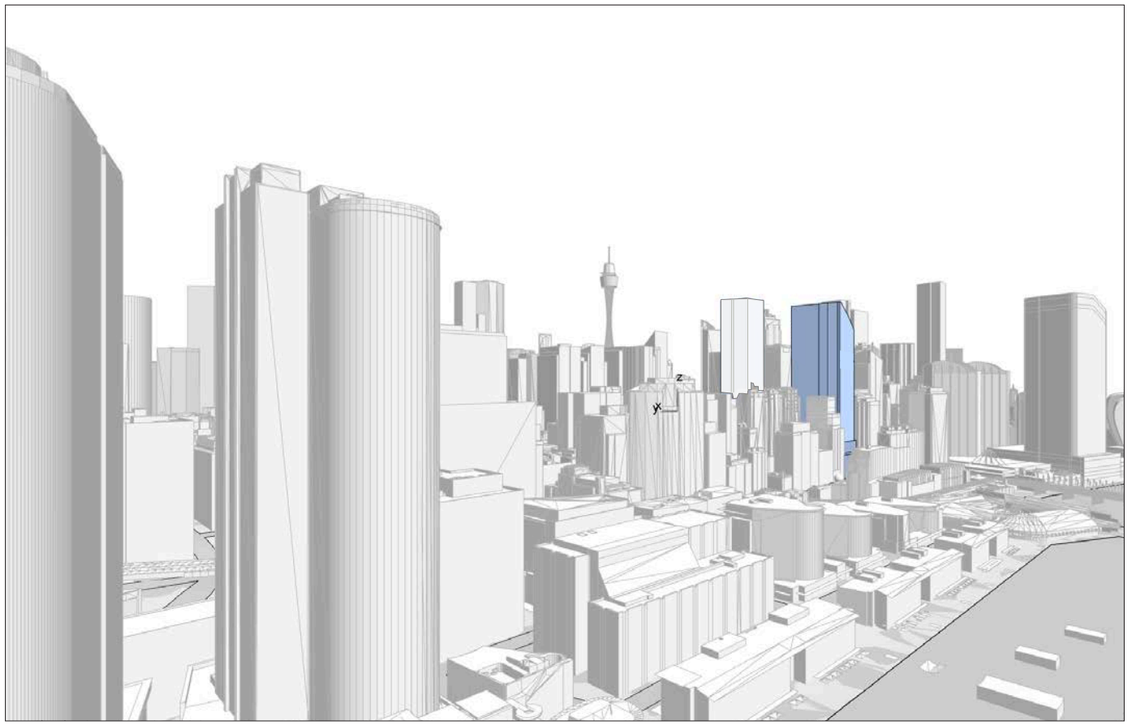
# Tower & Precinct Context

## High Level View over Barangaroo

The following 3d studies portray a likely future tower context featuring the subject site - 383 Kent Street - and the additional identified capacity site



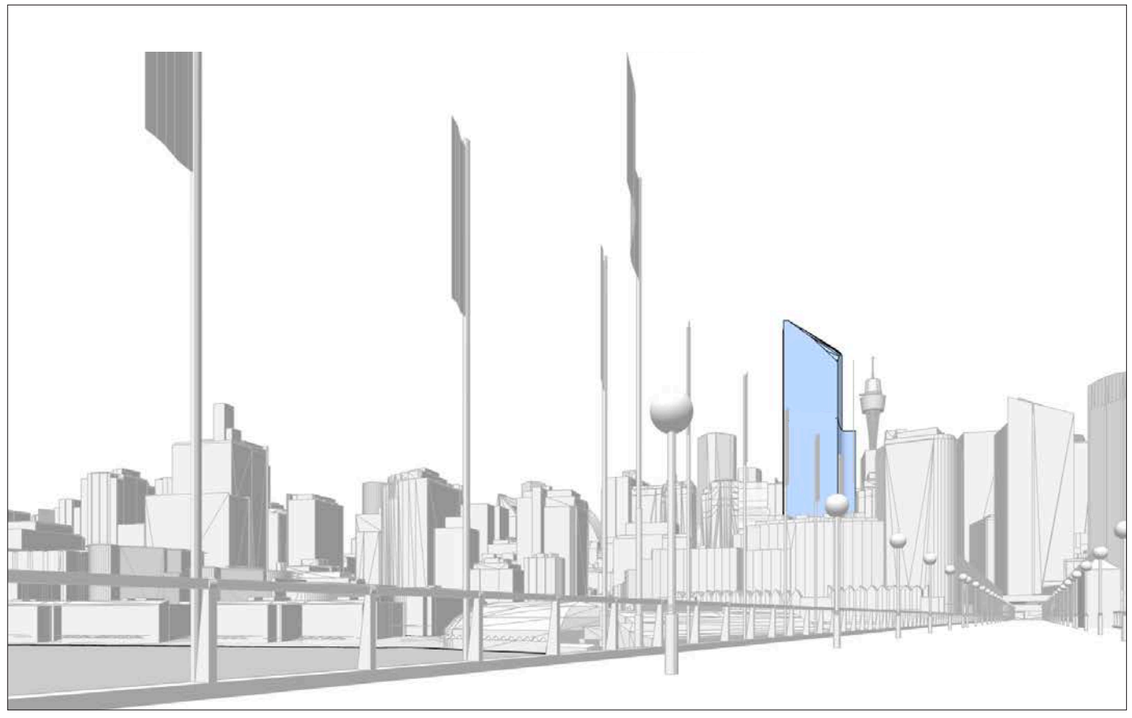
/ High level view over Barangaroo - Context with proposed envelope for 383 Kent Street



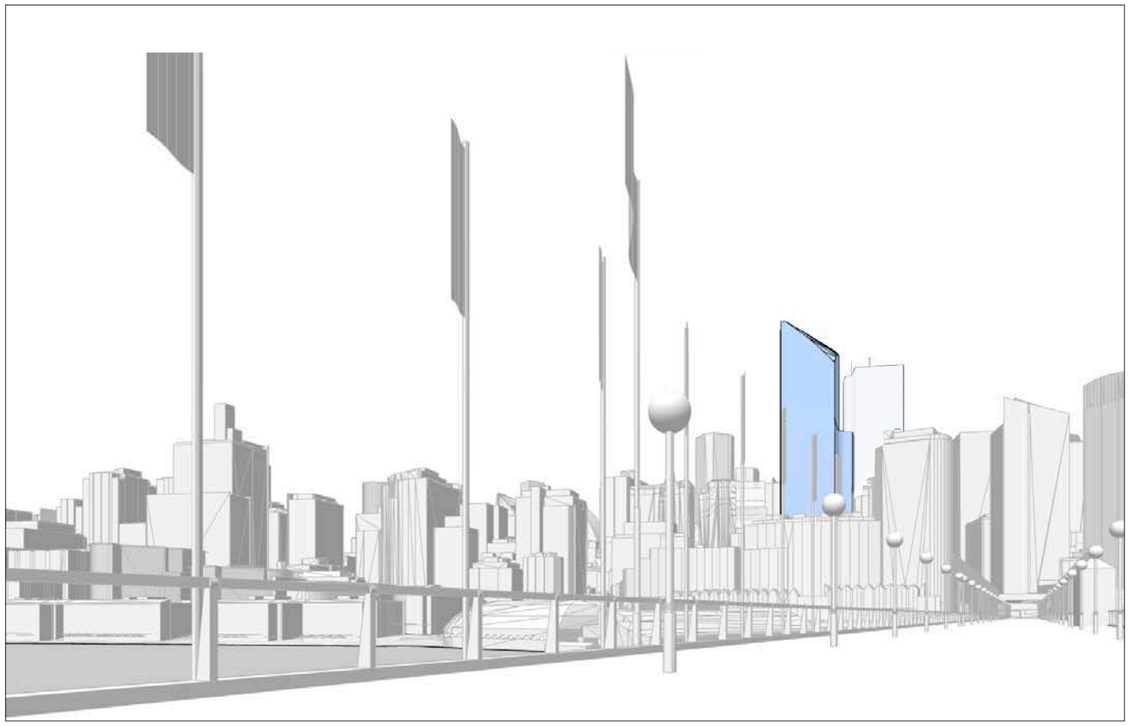
/ High level view over Barangaroo - Context with proposed envelope for 383 Kent Street and potential future towers

# Tower & Precinct Context

View from Pyrmont Bridge



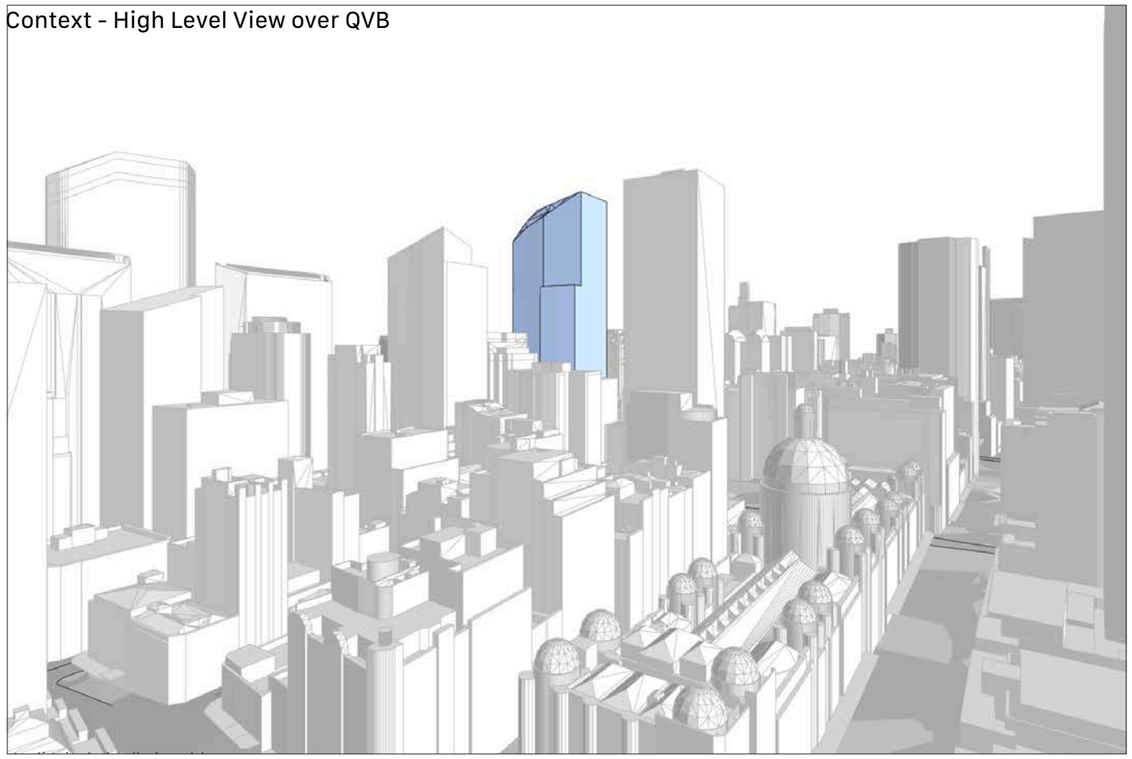
/ View from Pyrmont Footbridge - Context with proposed envelope for 383 Kent Street



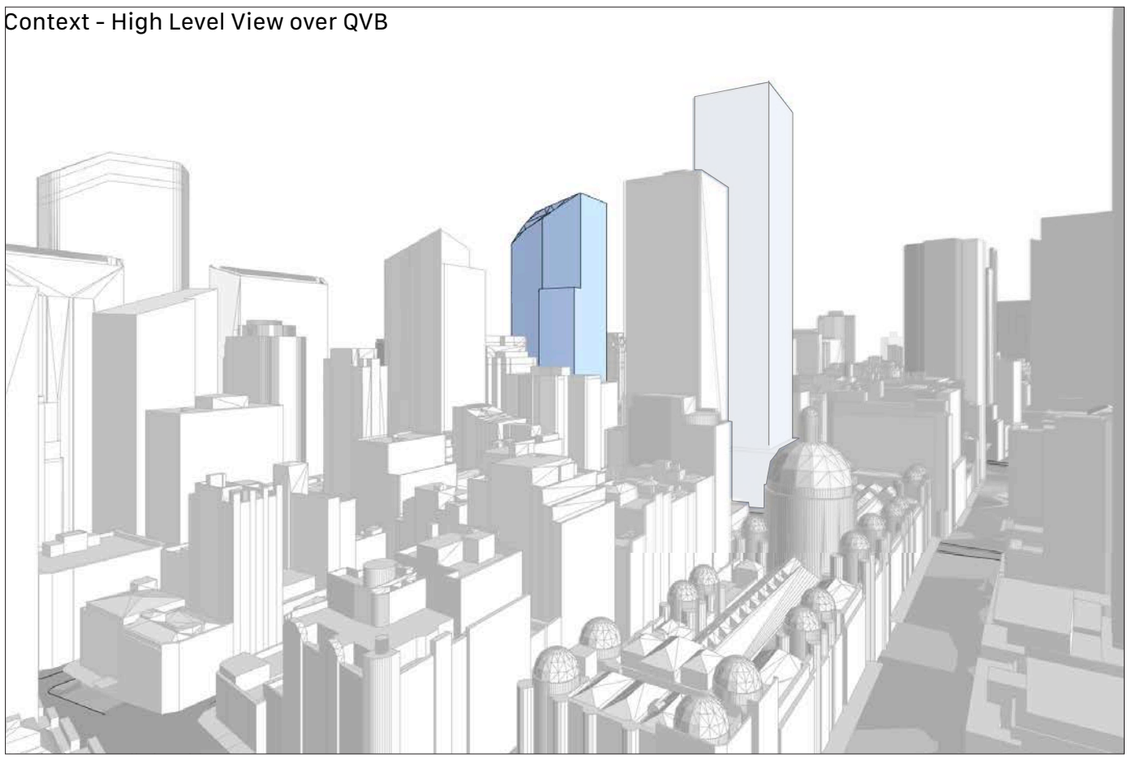
/ View from Pyrmont Footbridge - Context with proposed envelope for 383 Kent Street and potential future towers

# Tower & Precinct Context

High Level View over QVB




/ High level view over QVB - Context with proposed envelope for 383 Kent Street

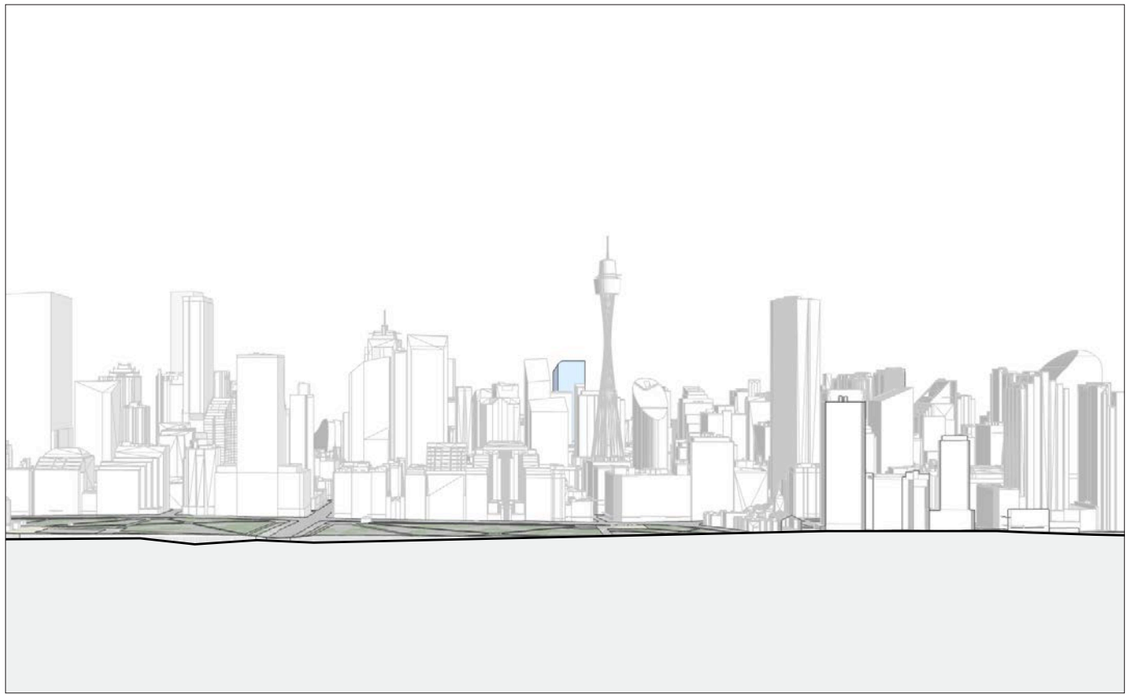



/ High level view over QVB - Context with proposed envelope for 383 Kent Street and potential future towers

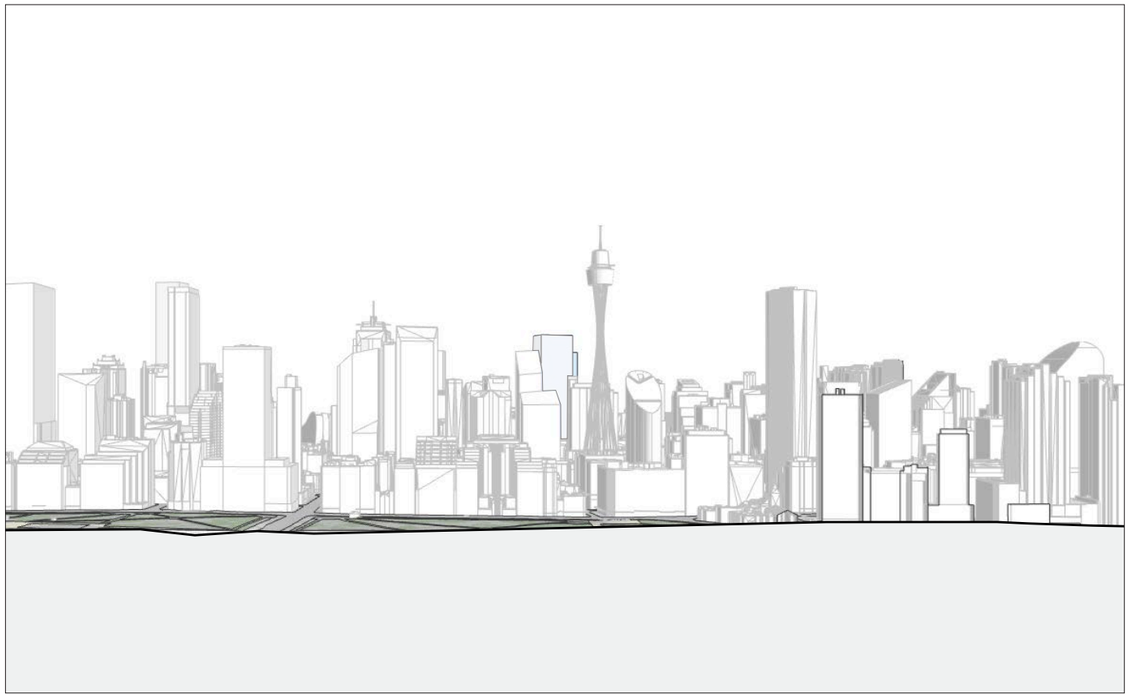
# Tower & Precinct Context

View across Hyde Park





/ View across Hyde Park - Context with proposed envelope for 383 Kent Street

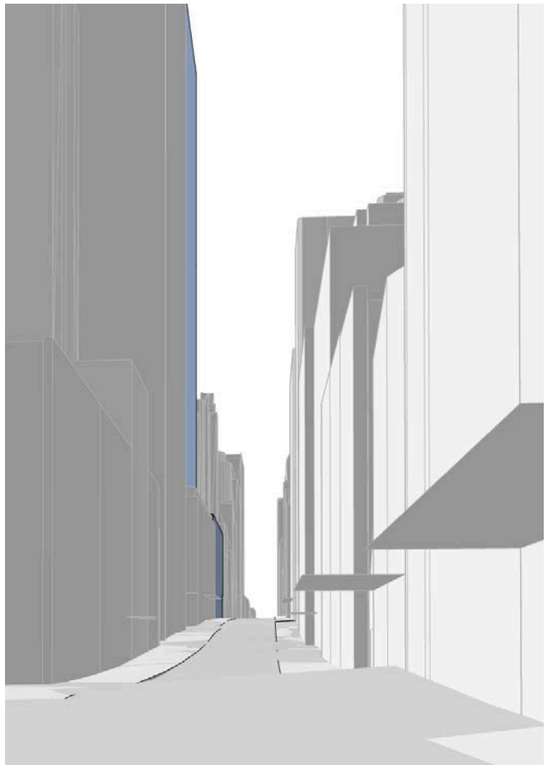


/ View Across Hyde Park - Context with proposed envelope for 383 Kent Street and potential future towers

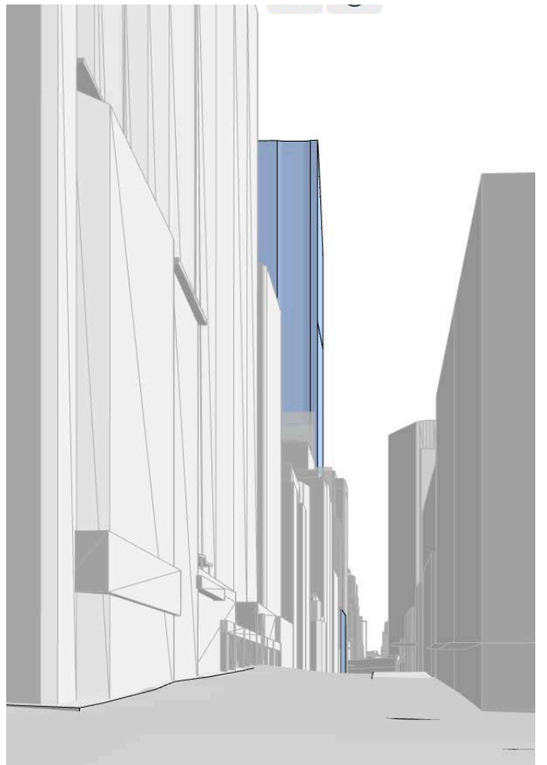
# Tower & Streetscape Context

Street Views

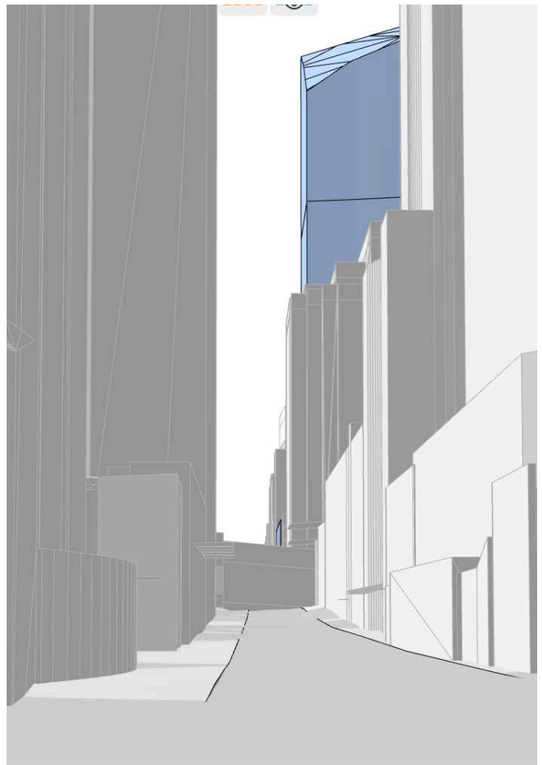
/ View from Kent Street North  with proposed envelope for 383 Kent Street



/ View from Kent Street South with proposed envelope for 383 Kent Street



/ View from Sussex Street North with proposed envelope for 383 Kent Street



/ View from Sussex Street South with proposed envelope for 383 Kent Street

# V—Envelope

— Podium Height

— Tower Setbacks & Tapering

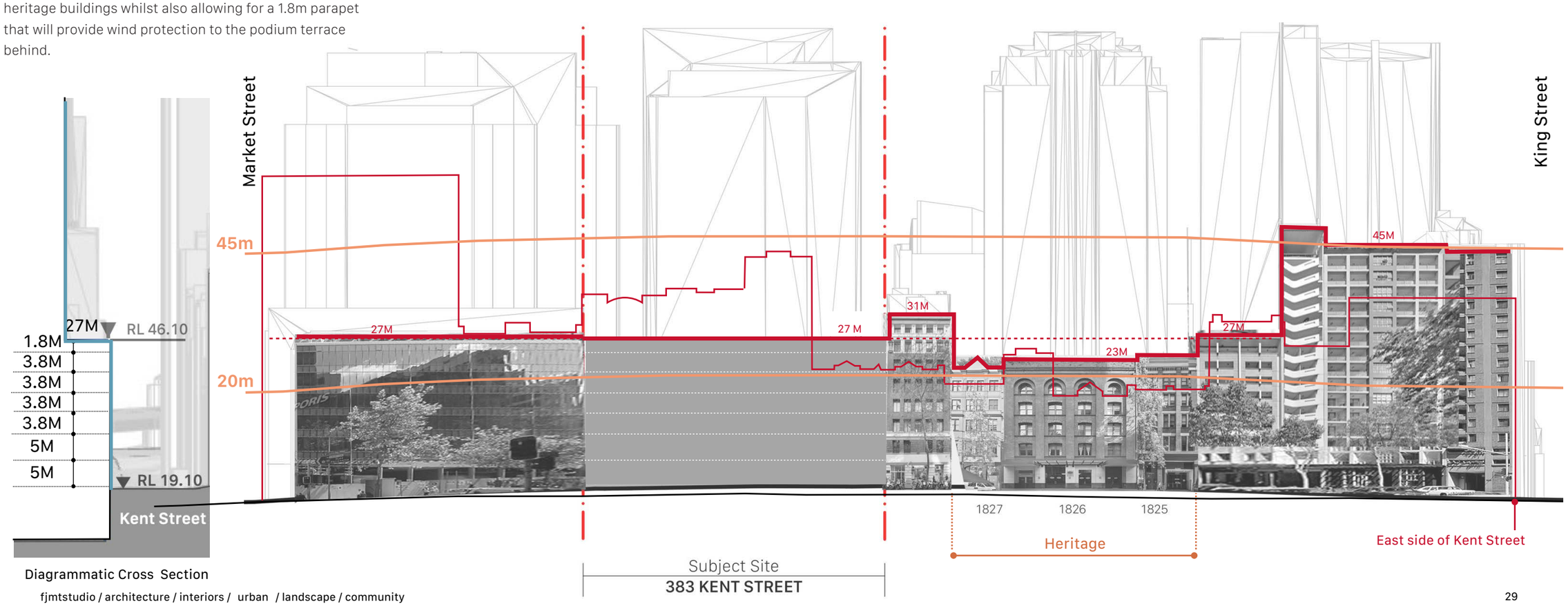
— Tower Height

— Articulation

# Podium Height

**Podium Height Study**
The permissible DCP street frontage height range for Kent Street is between 20-45m. As this range is quite substantial a detailed height study has been undertaken to determine the appropriate datum for the podium. A photographic survey of the existing streetscape was carried out to reveal predominant and fine grain datum lines, alignments with heritage features etc. Both sides of Kent Street were examined.
Kent Street East  datum lines have been superexposed onto the Western side in the elevation diagram below.

**Kent Street**
The photographic survey revealed an average datum height  for both sides of around 25-30m. The 27m datum was determined to be the most appropriate height for the Kent Street context as it broadly aligns with the top of the heritage buildings whilst also allowing for a 1.8m parapet that will provide wind protection to the podium terrace behind.

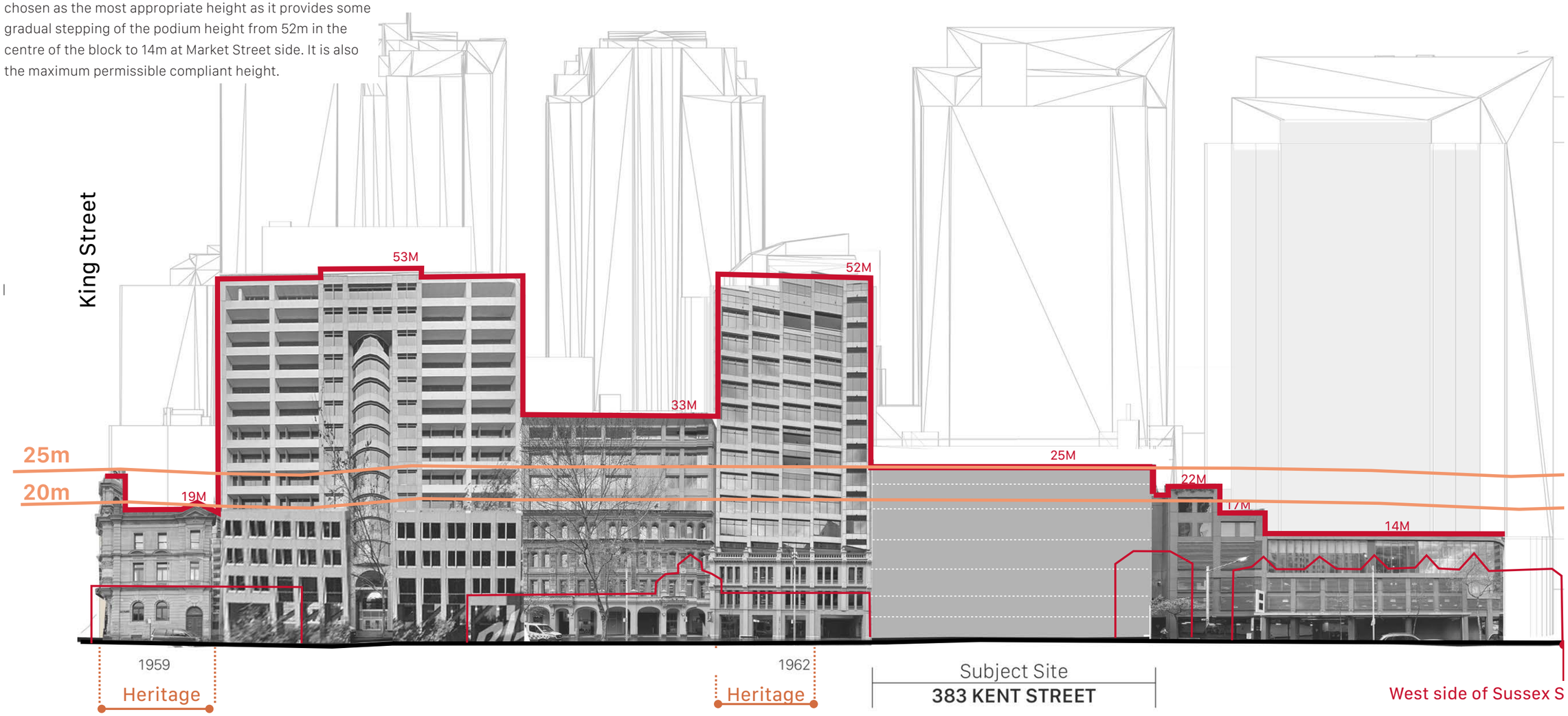



Diagrammatic Cross  Section

# Podium Height

**Podium Height Study**
The permissible DCP street frontage height range of Sussex Street is between 20-25m with the majority of buildings along Sussex Street East and West outside that range. Sussex Street West datum lines have been superexposed onto the Eastern  side in the elevation diagram below.

**Sussex  Street**
The photographic survey revealed an average datum height  for both sides of around 25m with the Eastern side generally being much higher than that and the Western side being much lower than that. The 25m datum was chosen as the most appropriate height as it provides some gradual stepping of the podium height from 52m in the centre of the block to 14m at Market Street side. It is also the maximum permissible compliant height.

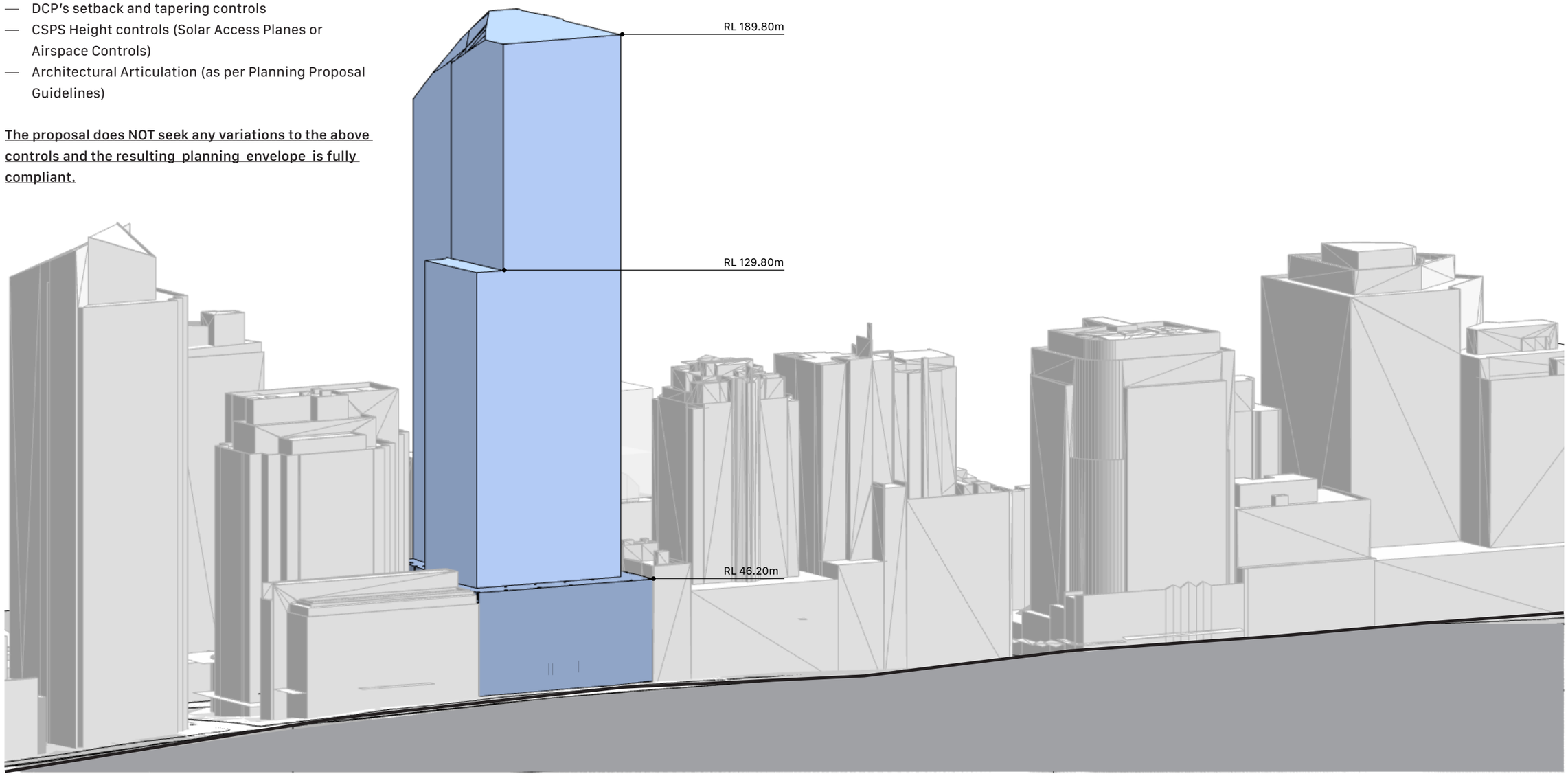


# Tower

The tower portion of the envelope is defined by the following controls:

— DCP's setback and tapering controls
— CSPS Height controls (Solar Access Planes or Airspace Controls)
— Architectural Articulation (as per Planning Proposal Guidelines)

**The proposal does NOT seek any variations to the above controls and the resulting planning envelope is fully compliant.**




/ Envelope for 383 Kent Street in Kent street context

# Tower Setbacks & Tapering

**DCP Setback Controls**
(Please also refer setback diagram over)

Minimum Street Setback
Kent Street: 8m
Sussex Street: 8m
(Greater than 120m)

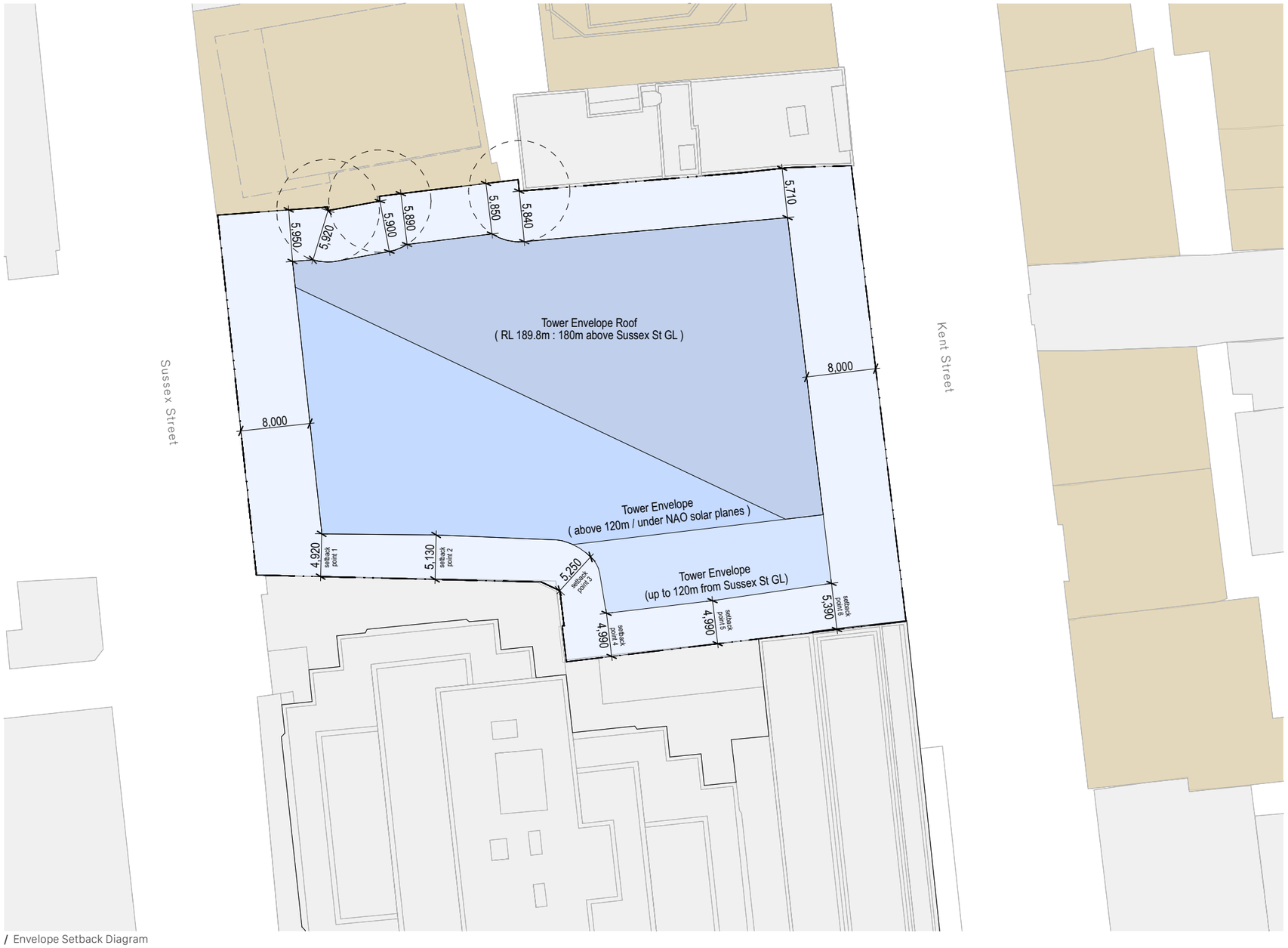
Minimum Side and Rear Setback
3.33% of the proposed total height of building ( Greater than 120m up to 240m )

NOTE:
The height is measured at each vertex of the envelope from the natural ground level.

DCP Tapering Controls

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.**




/ Envelope Setback Diagram

# Tower Height

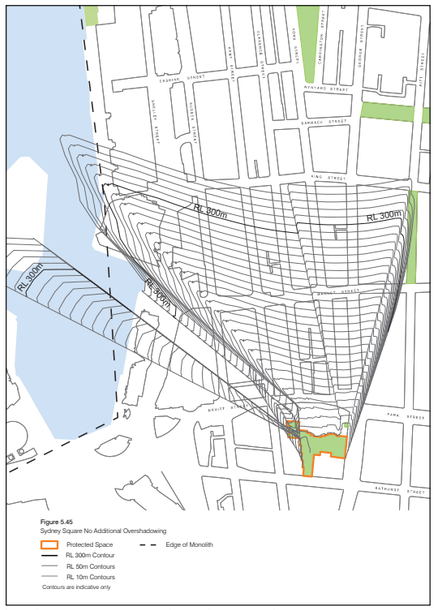
The height limitations for the envelope  are defined by the following 3 solar access planes

No Additional Overshadowing (NAO)

— Sydney Square
— Sydney Town Hall Steps
— Future Town Hall Square

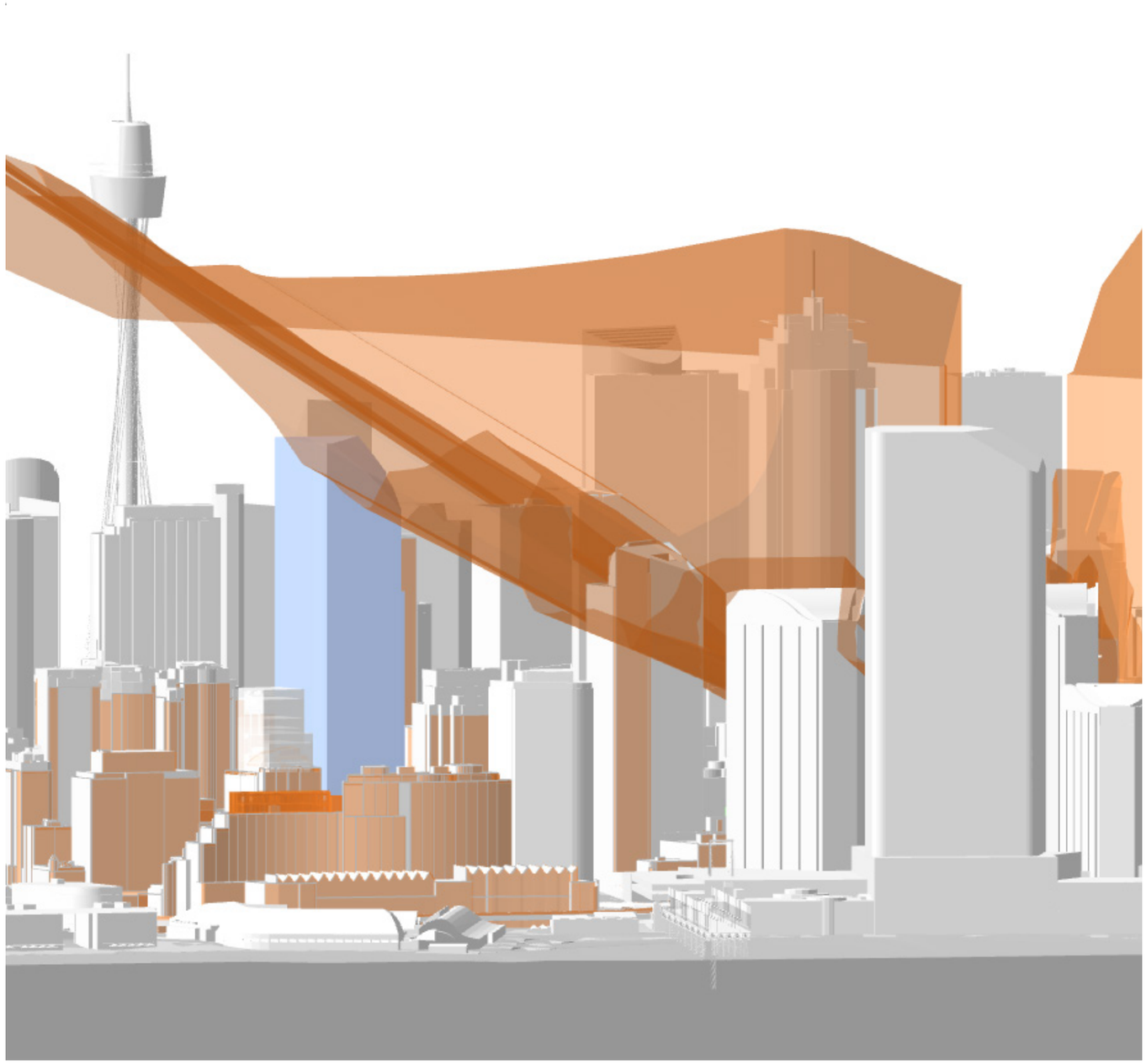
Additional shadow diagrams and residential amenity studies have been carried out and can be found in the appendix of this report


/ Future Town Hall Sq - NAO Plane shown in plan




/ Sydney Square - NAO Plane shown in plan


/ Town Hall Steps - NAO Plane shown in plan



/ 383 Kent Street Envelope (in blue) with applicable NAO planes (in orange)

# Articulation & Maximum Envelope Capacity

A minimum proportion of the entire design envelope is required to be allocated for architectural articulation. While articulation is not technically applied to the envelope it defines the maximum GFA capacity within the envelope.

Below is a table outlining the articulation requirements as stated in the Guidelines for site specific planning proposals

A minimum proportion of the entire design envelope for architectural articulation and external façade depth and external sun shading (not occupied by floor space) of 8.0% plus 0.5% for each 10metres in height above 120m up to a maximum value to 16% articulation.

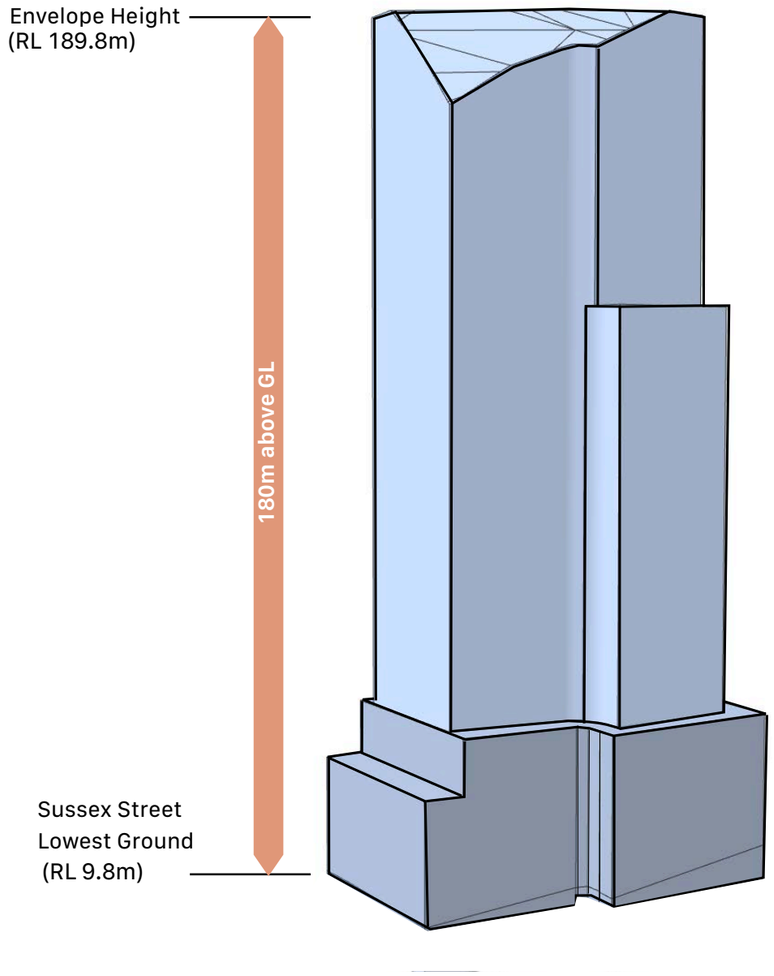
Note: the proportion (percentage) is established according to the maximum building height, this proportion is then applied to the whole envelope.

120 metres – 8%
160 metres – 10%
200 metres – 12% ← **180 metres - 11%**
240 metres –14%
280 metres – 16%

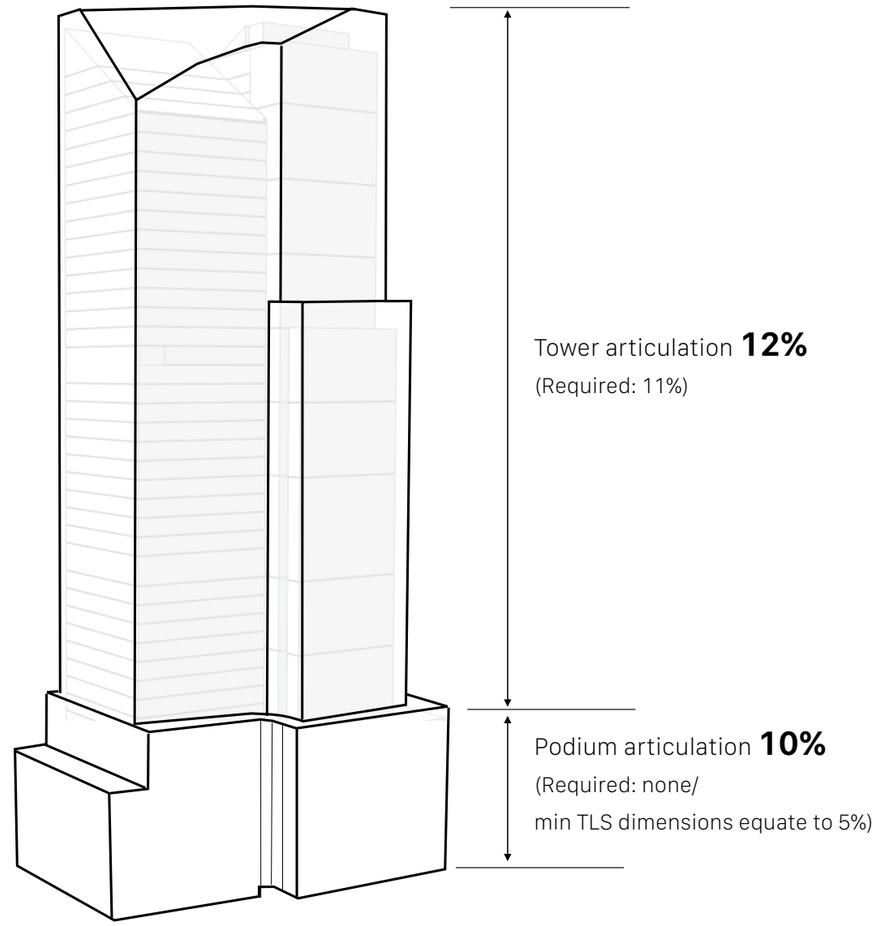
The 383 Kent Street proposal delivers ***12% tower articulation*** which is in excess of the 11% required.

It also achieves ***10% articulation in the podium*** for which the guidelines do not specify any requirements

This ensures the envelope allows for plenty of design flexibility at competition and DA stage.




/ Envelope for 383 Kent Street with effective height for articulation controls




/ Envelope for 383 Kent Street showing applicable articulation controls

# VI—Urban Design & Public Domain Design Principles

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# Urban Design & Public Domain Design Principles

Through careful analysis of the existing site and its constraints, the wider urban context and a review of the current planning controls we have establish a series of urban design and public domain design principles that are aiming to unlock the potential of this site.

These principles are outlined below and will be explained further in this section of the report:

1. Fully Complying Envelope
2. Preservation of Amenity to Public Spaces
3. Employment Space Appropriate to the Precinct
4. World Class Sustainability Outcomes
5. Connecting with Country
6. Renew and Reinvigorate Kent and Sussex Street Retail and Public Domain
7. Through Site Links/ Integrating disconnected precincts back into the city
8. Active Transport and Pedestrianisation (walk-able city)
9. Precinct Loading
10. Heritage, Street Wall Character and Scale
11. Greening, Access to Fresh air and Vertical Interconnection

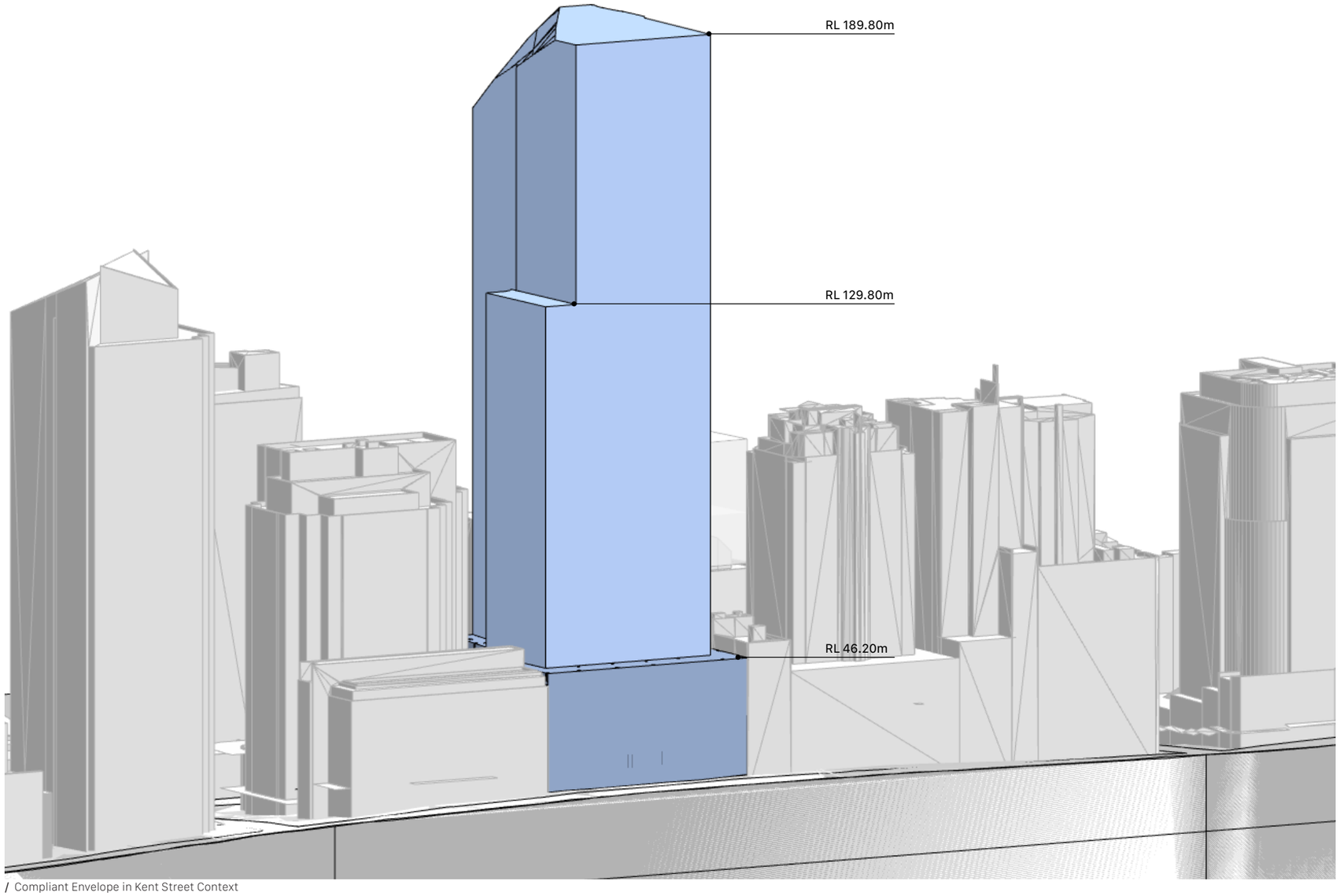
/ Aerial Render - View from West across Darling Harbour

# Fully Complying Envelope

The fully DCP compliant planning envelope offers an abundance of benefits to the surrounding context. It ensures that the envelope (and eventual massing within) integrates well with the existing urban design principles and guidelines established for the area, maintains a suitable scale and proportion and contributes to a visually coherent and balanced streetscape..

The compliant planning envelope also addresses DCP considerations such as sunlight and shadows. By complying with regulations that safeguard sunlight access and minimize overshadowing of neighbouring properties, a compliant envelope minimizes potential adverse impacts on adjacent buildings and outdoor spaces. This helps to maintain adequate sunlight exposure, air circulation, and views for the existing residents or users in the area.

The planning envelope includes provisions such as setbacks and tapering requirements to ensure appropriate spacing between buildings and protect the privacy of nearby properties.




/ Compliant Envelope in Kent Street Context

# Preservation of Amenity to Public Spaces & Public Domain

The planning envelope of a new tower at 383 Kent Street is designed not only to maintain solar access to existing and proposed public spaces such as the new Town Hall Square, the town hall steps, and Sydney Square but also to ensure the amenity and pedestrian comfort of the surrounding public domain. Here's an explanation of how this is achieved:

***Urban Context Analysis***: The design process begins with a thorough analysis of the urban context surrounding the site. This includes studying the existing pedestrian pathways, public amenities, and the overall character of the area. Understanding the context helps in identifying opportunities and constraints related to solar access and pedestrian comfort.

***Wind Analysis***: In addition to solar access, the impact of wind on pedestrian comfort is considered. Wind studies are conducted to identify potential wind tunnels or areas with uncomfortable wind conditions. The design of the tower is then adjusted to minimize the creation of adverse wind conditions at ground level.

***Building Orientation and Massing***: The orientation and massing of the tower are carefully planned to minimize shadowing of the public spaces and surrounding areas. By considering the sun's path and the surrounding urban fabric, the tower can be positioned and shaped to allow sunlight to reach the public spaces while reducing overshadowing of neighbouring buildings and open areas.

***Setbacks and Podium Design***: Setbacks and podium design play a crucial role in maintaining amenity and pedestrian comfort. The tower may be designed with setbacks at various levels to create terraces or step-backs, allowing for more sunlight penetration to the public spaces.

The podium, which forms the base of the tower, is designed to provide a visually appealing and comfortable pedestrian experience, incorporating elements such as public seating, green spaces, and active street frontages.

***Street-level Activation:*** The planning envelope considers the activation of the street level and its impact on pedestrian comfort. The design may include features such as ground-floor retail spaces, cafés, or public plazas that enhance the vibrancy of the area and provide inviting spaces for pedestrians to gather and relax.

***Visual Impact Mitigation:*** The tower's design takes into account its visual impact on the surrounding public domain. The materials, façade treatment, and overall aesthetics are carefully considered to ensure the tower integrates harmoniously into the urban fabric, enhancing the overall streetscape and maintaining the character of the area.

***Public Consultation and Stakeholder Engagement:*** Throughout the design process, public consultation and stakeholder engagement are conducted to gather feedback and insights. This collaborative approach helps ensure that the planning envelope addresses the needs and aspirations of the community, considering their preferences for solar access, pedestrian comfort, and overall amenity.

By incorporating the above considerations, the planning envelope of the new tower at 383 Kent Street aims to maintain solar access to existing and proposed public spaces while enhancing the amenity and pedestrian comfort of the surrounding public domain. The desire is to create a design that integrates seamlessly into the urban fabric and contributes positively to the overall quality of the public realm.

/ Streetscape Render Kent Street- View to North

/ Building Render Kent Street- View to West

/ 383 Kent st proposal maintains existing solar access to Future Town Hall Square

# Employment Space Appropriate to the Precinct

The landscape of CBD office space in Sydney has been significantly impacted by the Covid-19 pandemic. Prior to the outbreak, the City of Sydney had projected a shortage of commercial space in the CBD by 2027 (Central Sydney Planning Strategy 2016–2036, City of Sydney).

Since then, the pandemic has brought about notable changes in both the demand for commercial space and dynamics of the CBD office market in Sydney.
In February 2023, occupancy rates reached a mere 61%, leaving both landlords and employers grappling with the challenge of enticing workers to return to the city for a full work week (Property Council of Australia).

In light of these shifts, it is crucial for new commercial developments to be adaptable and responsive to evolving office requirements and experiences. The construction of new buildings must accommodate fluctuations in staff numbers throughout the work week, while also prioritizing the creation of a vibrant social environment that remote work cannot replicate. Access to fresh air and outdoor break-out spaces have become exponentially more important to staff and ensure physical and mental well being of all occupants.

Located on Sydney CBD's Western Edge, there exists an opportunity to establish workspaces that cater to stable, sizable, and long-standing corporations seeking a presence in the city without the burden of premium harborside rent. The Western Edge's appeal lies in its provision of large and flexible floor plates, as well as its affordability, making it an attractive option for a diverse range of knowledge-based industries.

This diversity of professionals will contribute to the revitalization of the Sydney CBD, transforming it into a more inclusive hub for businesses and their employees. In turn, these businesses and individuals will lend support to the local retail and hospitality market within the CBD, fostering a mutually beneficial relationship.

/ Render of typical office floor with access to terrace and interconnecting stairs

# World Class Sustainability Outcomes

As a prominent commercial tower situated in the Western Edge, 383 Kent Street holds a crucial role in setting the standard for ESG (Environmental, Social, and Governance) practices within the area. In order to comply with the City of Sydney's guidelines for net-zero energy usage in buildings starting from 2026, waste management in new developments, and targets for reducing embodied energy, several significant technical and landscaped elements have been incorporated.

Emphasizing the importance of comprehensible sustainability, the building strives to create spaces for social interaction that are enriched with natural greenery. These areas are strategically positioned away from the street, providing a buffer against noise and vehicular pollution.

The tower places great emphasis on providing occupants with access to abundant natural light and fresh air throughout the premises. Additionally, the mental, physical, and social well-being of individuals is taken into account through the inclusion of an on-site wellness centre and a commitment to fostering a sense of community and generosity

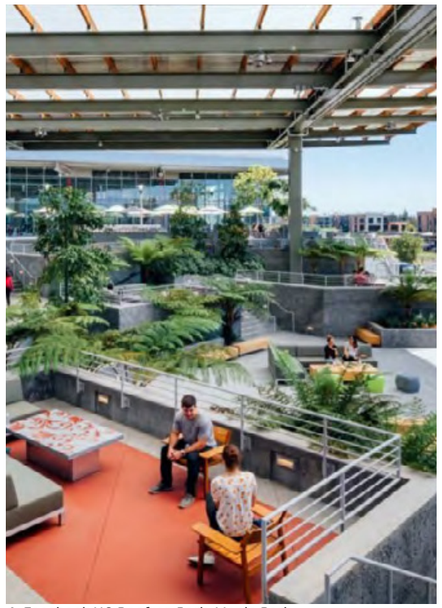
**Key Sustainability Targets:**

*- 6-star Green Star v1*
*- 20% reduction in embodied carbon*
*- 5.5 Star NABERS - Energy*
*- 5 Star NABERS - Indoor Environment*
*- 4.5 Star NABERS - Water*
*- WELL - Gold (Core) Commitment & Platinum (Core) Target*
*- Generous provision of outdoor space throughout the tower*
*- Façade greening to benefit the western skyline of the CBD*
*- Mixed mode spaces & access to fresh air on all tower levels*
*- state of the art EOT facilities to promote active transport*

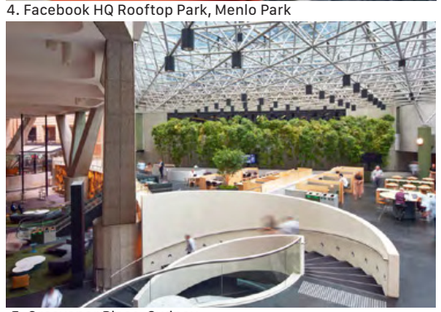
1. 550 Madison Ave, New York City

2. Spring Feast at Batang Hot Springs, Chaohu

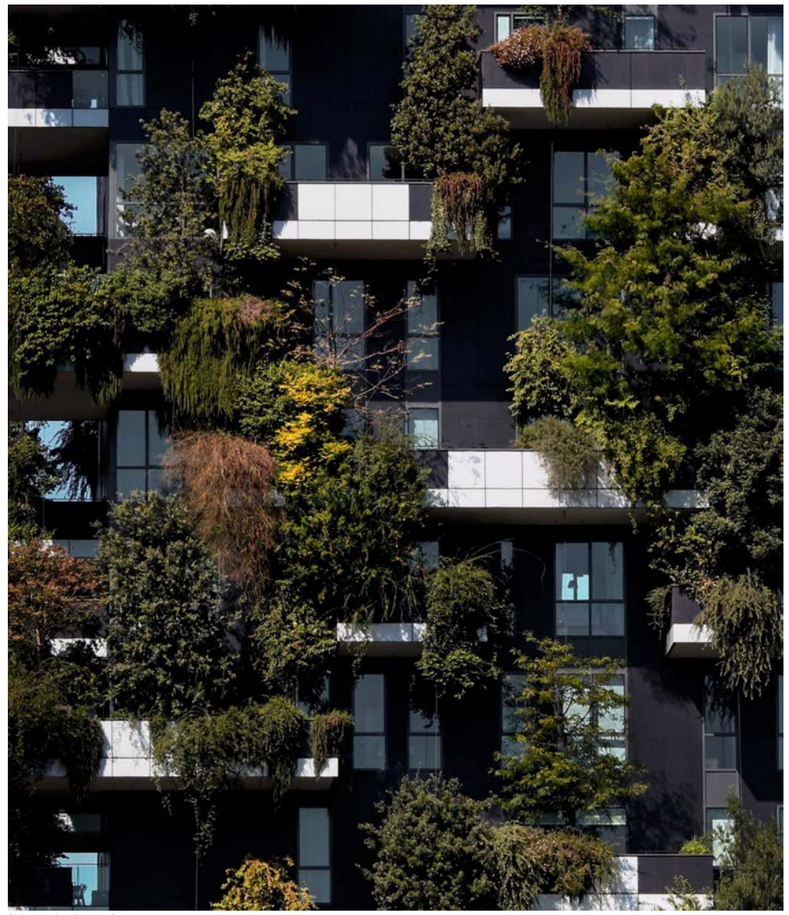
3. Freshwater Place, Melbourne



4. Facebook HQ Rooftop Park, Menlo Park



5. Grosvenor Place, Sydney



/ Facade Greening

| Initiative | Energy | Green Star | Indoor Environment | Waste | WELL | Water | Embodied Carbon/ Materials |
|---|---|---|---|---|---|---|---|
| 383 Kent St Target | Commitment agreement for minimum NABERS 5.5 Star (+25%)<br>All electric plant<br>100% renewable energy in operation | 6 Star Green Star Buildings v1 (new tool). | Minimum NABERS 5 Star | Green Star Building v1 'Responsible Construction' Credit | Gold (Core)<br>Commitment<br>Platinum (Core)<br>Target | Minimum NABERS 4 Star<br>Dual plumbing for non-potable water uses as flushing toilets and sub-soil irrigation.<br>Connection to future precinct-scale recycled water scheme where available. | Charter Hall portfolio commitment for minimum 20% reduction in embodied carbon. |

/ 383 Kent Street - Key Sustainability Targets

# Connecting with Country

First Nations Context

The 383 Kent Street site is on a sandstone rise, with the Tank Stream valley catchment to the east and the Tumbalong (Darling Harbour / Barangaroo) shoreline to the west. The site would have been very close to the 1788 shoreline, as much of the land west from about Sussex Street is reclaimed land.

Pre colonisation the shoreline was close to the current Sussex Street, with Figure 2 showing a semi-circular rise or promontory along the eastern coastline of Darling Harbour close to 383 Kent Street. This would have been a place to view across the water to Pirrama (Pyrmont) and beyond to Wanne Country (from Darling Harbour along the western harbour shore towards Parramatta) as well as back eastwards into the Tank Stream valley in Cadi Country.

Botanical Context

The 383 Kent Street site sits between the saltwater environment of the Eastern shore of Tumbalong and the freshwater environment of the Tank Stream valley catchment.

Freshwater Environment

Recent archaeological research within the Tank Stream valley catchment at 200 George Street found that the dominant vegetation type would have been casuarina swamp forest (Allocasuarina/Casuarina) in the estuary of the Tank Stream or stands growing along the lower reaches of the stream, with ground fern (Calochlaena dubia) dominating the damp sites. Salt tolerant Swamp-oak (Casuarina glauca) and River-oak (C. Cunninghamiana) would have lined the banks of permanent freshwater streams . The sandstone ridges in Gadi Country would have been home to Angophora and Banksia.

Saltwater Environment

The environment to the west of the site is a saltwater environment, at the shore of Tumbalong. Archaeological research about 500 meters southwest of the site, at Darling Walk Midden, which was on the 1788 shoreline found a midden with Sydney cockle shells, Sydney rock oysters and mud whelks within an area of mudflats. Amongst the shells were ten Aboriginal stone artefacts made of several types of stone that were the remains of a campsite. This research tells us that Gadigal people sat by the bay, cooking and eating shellfish collected from the mudflats of Tumbalong.


Figure 1: Tank Stream valley catchment area within Sydney CBD area. The dotted black line is the 1788 shoreline and the solid black line is the current shore line. The catchment area for the Tank Stream, the marsh at the head of the Stream, the Tank Stream itself (centre) are shown in blue. The approximate site location is at the red rectangle (Source: Yerrabingin)

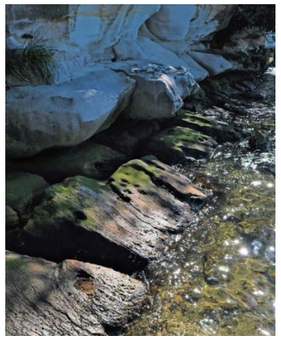
Geological Context

The Sydney Harbour area was created by changing water levels over thousands of years, with a freshwater stream, now known as the Tank Stream, finding its way from wetlands in eastern Sydney down through a valley that dipped between higher sandstone ridge areas at Macquarie and George Streets.

The shoreline changed over thousands of years as sea levels rose and fell, settling to the current level about 6000 years ago. The site is approximately in the area that would have been between the Tank Stream valley and the coastline of Tumbalong, sitting on a sandstone rise between fresh and saltwater environments. This was an alternatively watery and dry place, with salt water and fresh water changing places over thousands of years. The water weathered sandstone rock found in Gadi Country is a reminder of this history.

Post colonisation, the coastline and landscape has been dramatically altered, obscuring much of the natural landscape. The history of this Country can be seen in the weathering of sandstone rock and the harbour waters.

/ Shoreline Image provide by Yerrabingin



/ Rock Oysters

/ Angophora

/ River Oak

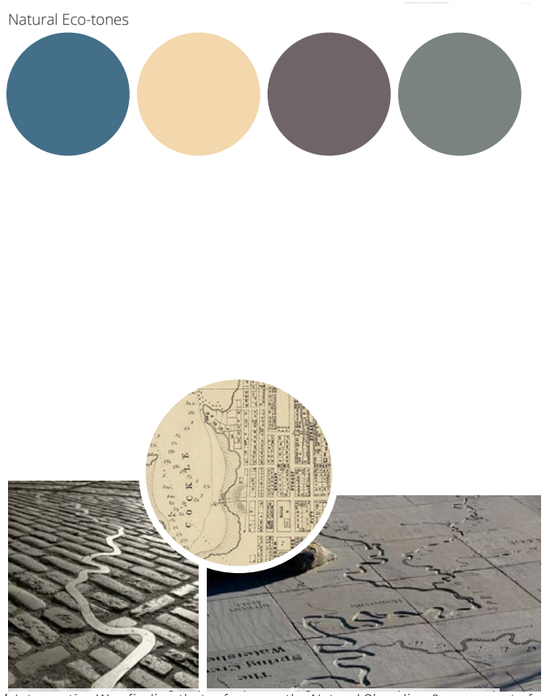
/ Text and Images supplied by Yerrabingin

# Connecting with Country

**Draft Design Principles Through Site Link**
As an area of high pedestrian traffic, the through site link provides an opportunity to reconnect two diverse ecologies.

The 383 Kent Street site sits between the saltwater environment of the Eastern shore of Tumbalong and the freshwater environment of the Tank Stream valley catchment.

Through the design, we can highlight the natural forms, colours, and features of Country to allow people to further experience the natural landscape and develop a further understanding and appreciation of Indigenous life on site, and how the site has changed over time.

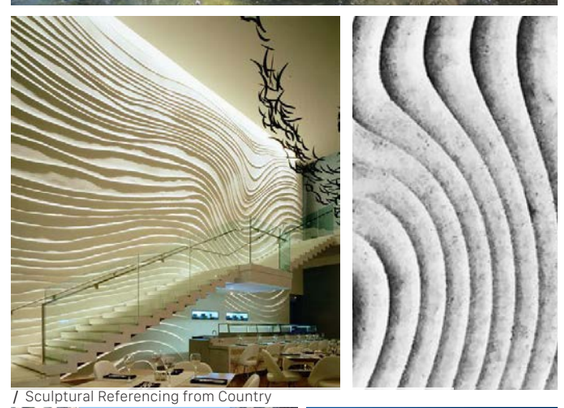


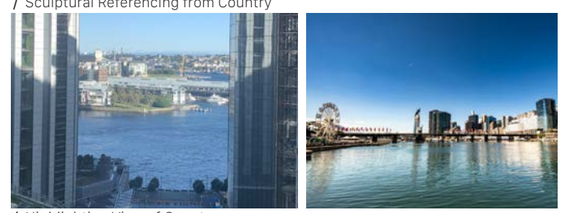


/ Interpretive Way finding that references the Natural Shoreline & movement of Water


/ Concept Sketch: Through Site Link Stair - reconnecting two ecologies (Yerrabingin)


/ Kinetic Installation referencing transitioning ecologies


/ Sculptural Referencing from Country


/ Highlighting View of Country

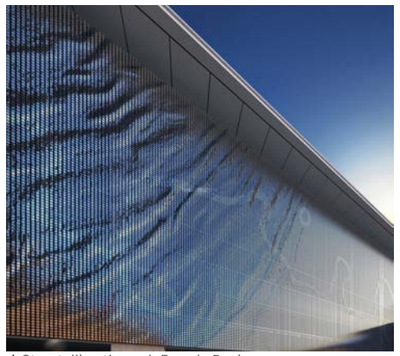
/ Text and all Imagery provided by Yerrabingin

# Connecting with Country

**Draft Design Principles Façades & Terraces**
The unique location of the building can celebrate the diverse ecologies of Wanne and Cadi countries through materiality, colour and planting.

We can explore the different qualities of the neighbouring Countries through colour and materiality on different faces on the building.

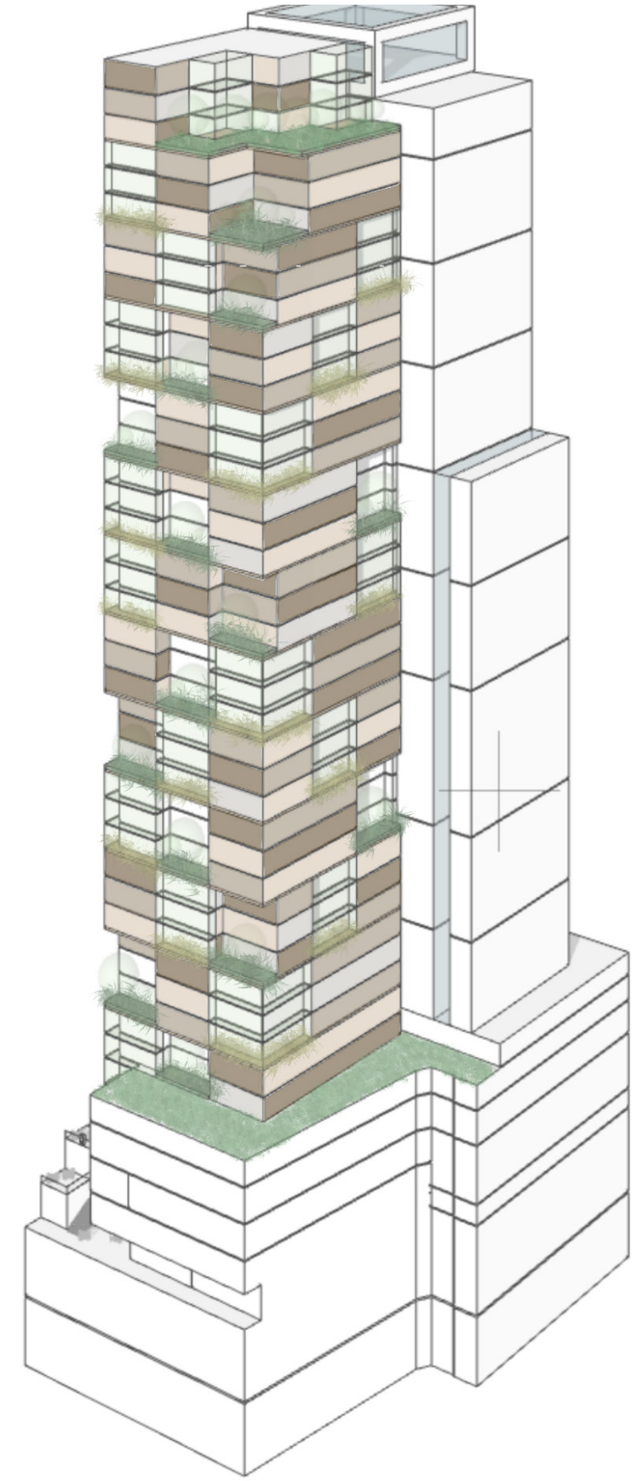
We can increase biodiversity at the site by adding seasonal plantings to encourage non human kin back to the site. Implementing sustainable water management at the site and using sustainable materials will help to improve the health of Country.




/ Storytelling through Facade Design



/ Seasonal Planting Scheme



/ Concept Sketch: Terrace and Facade Greening - representing diverse ecologies (Yerrabingin)



/ Green Sky Terraces

/ Rooftop Garden Spaces

/ Orientation of Building Referencing what Country its facing

/ Text and all Imagery provided by Yerrabingin

# Reinvigorate Street Retail & Public Domain

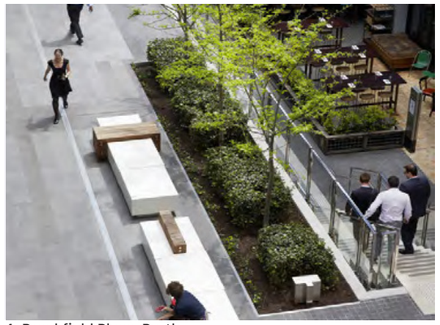
The key strength of 383 Kent Street lies in its strong connection to the surrounding public life, facilitated by its expansive site boundaries, dual street frontages, and an east-west through-site link. This through-site link, in the form of a laneway, will play a vital role in accommodating a variety of small-scale retail businesses on both sides. It will not only cater to the needs of the commercial workers occupying the building but also serve the wider precinct.

By incorporating a range of local food and beverage (F&B) establishments within its premises, 383 Kent Street will contribute to the growing number of F&B venues in the area. This will establish the building as a central hub for social interactions and create a vibrant atmosphere throughout the day, catering to different body clocks from early morning to late night. The presence of these venues will not only benefit the workers within the building but will also play a significant role in transforming the Western Corridor into a sought-after-hours destination for the city.

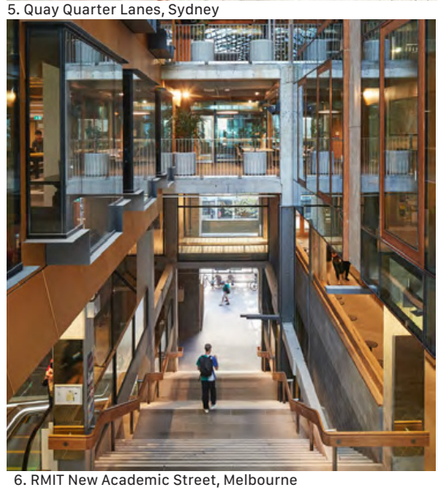
In summary, 383 Kent Street's advantageous site boundaries, dual street frontages, and through-site link will enable the establishment of a diverse range of small-scale retail tenancies. Furthermore, the incorporation of local F&B venues will create a focal point for social life and enhance the building's appeal as an early-to-late destination. This development presents an opportunity to solidify the Western Corridor's position as a thriving after-hours hotspot within the city..

1. Dairy Block, Denver


3. Fish Lane, Brisbane


4. Brookfield Place, Perth


5. Quay Quarter Lanes, Sydney


6. RMIT New Academic Street, Melbourne

1. Customizable and programmable elements create visual interest and increase dwell time
2. Retail, dining and service elements combine to create a dynamic and welcoming ground plane
3. Walkways lined with greenery where people can meet, connect and unwind
4. Double-height retail provides visual interest across tiers while covered seating maximizes all-weather possibilities
5. Mimicking portions between podium and towers to add visual connections despite the building's material contrast
6. Multiple levels of activation throughout through-site link


/ Streetscape Render/ Kent Street looking North

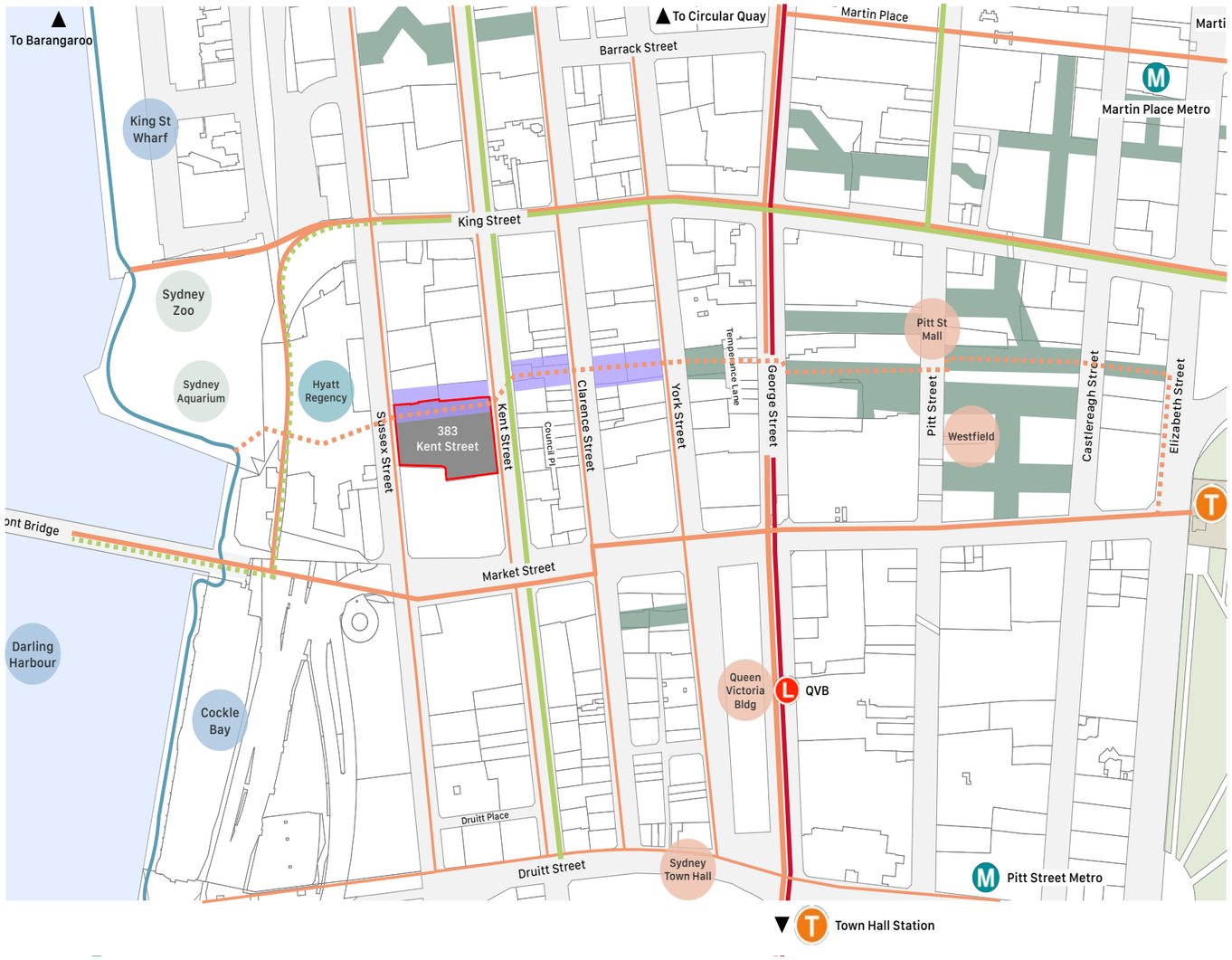
# Integrating Disconnected Precincts back into the City

New pedestrian through-site links are integral to the process of reuniting disconnected precincts with the larger cityscape. These links serve a vital purpose by enhancing pedestrian connectivity and revitalizing previously isolated areas. By facilitating the movement of people and creating a seamless flow between different parts of the city, these interventions not only drive footfall but also stimulate economic development and contribute to social inclusion.

The impact of through-site links goes beyond mere transportation benefits. They play a key role in fostering social integration and inclusivity within urban spaces. These connections promote interaction and engagement among residents and visitors, creating a sense of community and shared identity. By bringing people together and facilitating social encounters, through-site links contribute to the creation of more integrated and vibrant cities.

Moreover, through-site links have a profound impact on the overall well-being of residents and the broader community. By expanding pedestrian connectivity, these interventions provide convenient access to various amenities, such as parks, shopping areas, educational institutions, and cultural hubs. This improved accessibility enhances the quality of life for residents and attracts visitors, thereby boosting economic activity in the surrounding areas.
In the case of Central Sydney, the strategic implementation of through-site links will help extend the geographic boundaries of the city, effectively incorporating previously disconnected precincts.
This expansion encompasses areas such as the historic Rocks district, the bustling Darling Harbour, the vibrant neighbourhoods around Ultimo, the University of Technology Sydney, and the bustling Central Railway station. By integrating these diverse regions into the fabric of Central Sydney, growth opportunities can be maximized, and the city can flourish as a cohesive and dynamic urban centre.

/ Proposed Connections reaching outside the Central Sydney Boundaries
Image Source: CSPS




/ Network of existing and proposed through site links

# Through Site Link

The site offers an opportunity to strengthen the connection between the western waterfront and the Sydney CBD, making it easier for people to travel from the commercial centre to the recreational outskirts.

A new pedestrian link at 383 Kent Street, crossing the CBD, will quickly become an essential public infrastructure, contributing to the development of the area.

With the flow of traffic from Kent and Sussex Streets in both directions, the constant foot traffic will support the on-site retail establishments and benefit the surrounding business community.

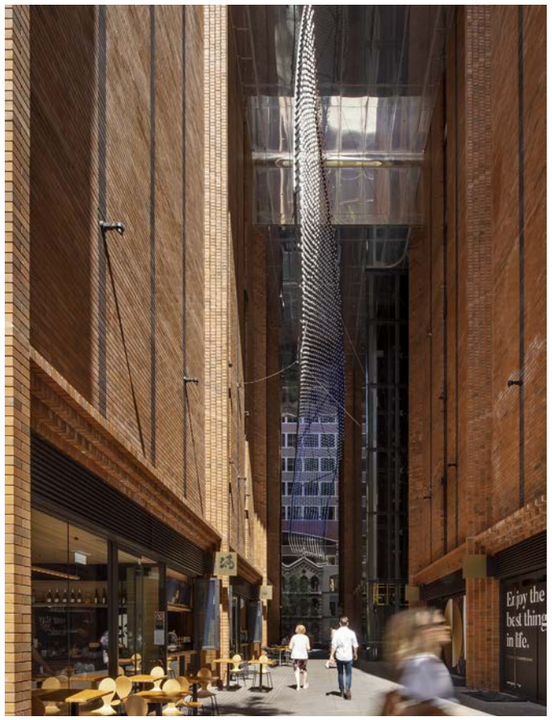
The pedestrian through-site link at 383 Kent Street will feature stairs that are complemented by spacious landings, lush landscaping and exciting public art.

It will provide numerous areas for people to pause, dwell and rest. This design ensures that the through site link serves not only as a transitional space but also as a public domain that is landscaped, filled with greenery, and bathed in sunlight.

The curated retail and F&B along this new spine will contribute to the growing cohort of local F&B venues located within the precinct, creating a focal point for social life and an early-to- late body clock for the building.

Beyond the immediate impacts this will have for workers, this is also an opportunity to cement the Western Edge as a genuine after-hours destination for the city.

Barrack Place - Existing Through Site Link




161 Clarence Street - Existing Through Site Link

/ Render showing proposed through site link

# Through Site Link


/ Indicative Design showing Through Site Link at Sussex Street Level


/ Indicative Design showing Through Site Link at Lower Ground Level

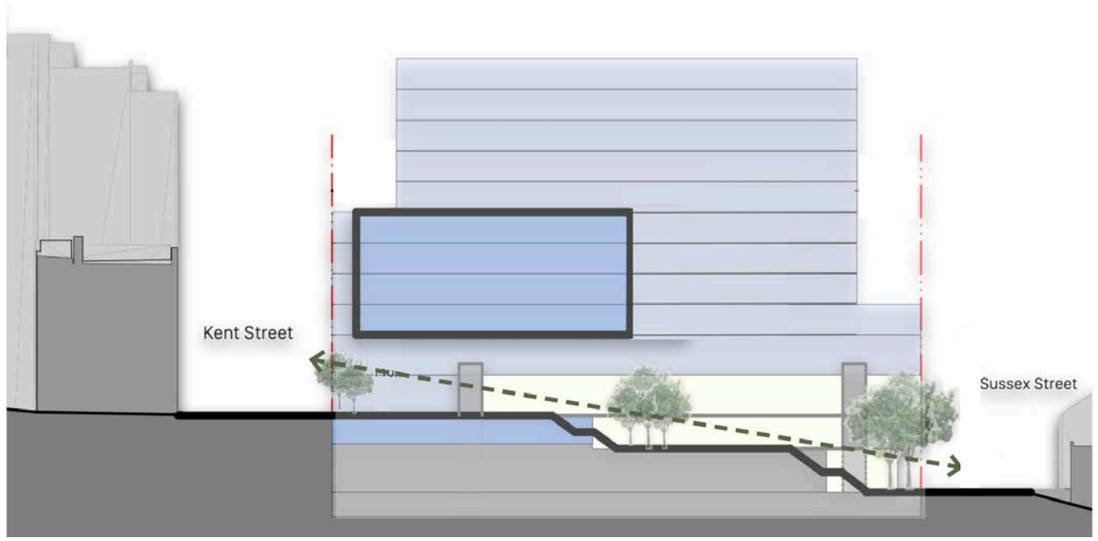

/ Indicative Design showing Through Site Link at Kent Street Level

Through Site Link Key Features

— Generous proportions with an exceptional public domain offer
— Public seating, green spaces, public art
— A retail mix that blends everyday convenience with elevated offers
— Access to wellness retreat
— Provides critical mass across a growing F&B precinct
— Public lift serving all levels
— Sight lines from Kent St to Sussex St

Through Site Link Key Dimensions

— 39m open to sky section
— 10 m ceiling height in covered section
— 10.5-13m width at Kent Street
— 7.7 - 12.5m width at Lower Ground
— 12.5m width at Sussex Street




/ Diagrammatic East-West Section (looking South)


/ Through Site Link 3d - View from Sussex Street

# Precinct Loading Dock

Early on in the site analysis process it was noted that there was extended on street loading activity on Kent Street which prohibited successful street activation, pedestrian amenity and retail diversity.

fjc with Stantec undertook a survey  determining the number of on street loading spaces and the times they were utilised. It was also revealed that the increased loading activity on the street is due to the large number of heritage properties along this block of Kent Street without a dedicated loading dock or having inadequate loading facilities.

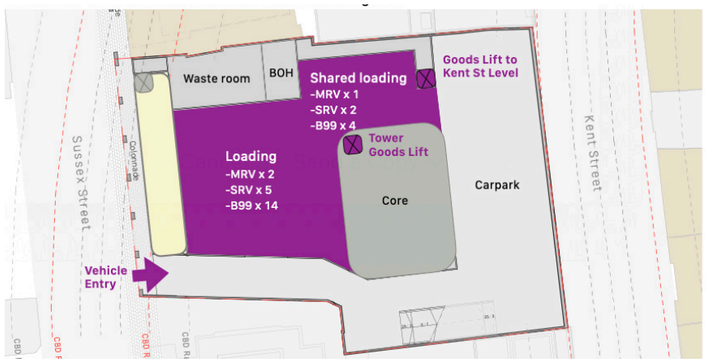
After extensive consultation between Charter Hall, fjc, the City of Sydney and Stantec it was identified that there was an opportunity to accommodate a shared loading dock on site that could serve the proposed office tower as well as the majority of tenancies that were currently utilising the on-street loading spaces.

A shared precinct loading dock will have significant benefits in reducing on-street loading vehicles and improving the streetscape and activation of this urban area. By providing a designated and centralized space for loading and unloading activities, shared precinct loading docks can streamline logistics operations and minimize the need for trucks and vans to use on-street loading.

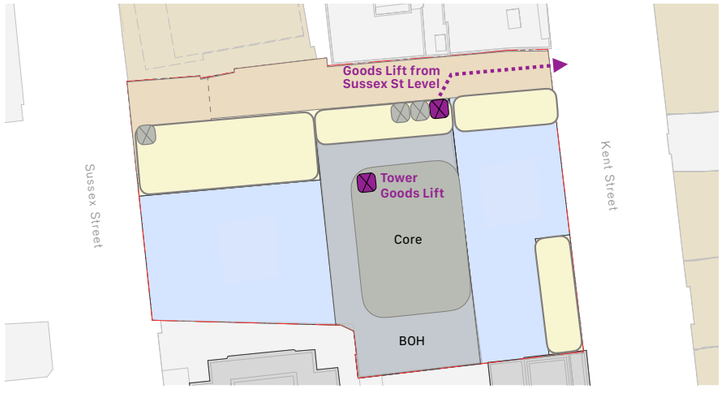
In the proposal for 383 Kent Street a large shared loading dock is proposed at Sussex Street ground level. A dedicated loading / goods lift will provide direct access from the loading facility to Kent Street via the public through site link.

Subsequently, all existing on-street loading on Kent street (between King and Market Streets) could be removed and could be re-purposed for other uses, such as additional pedestrian or cycling infrastructure, green spaces, or outdoor seating areas.

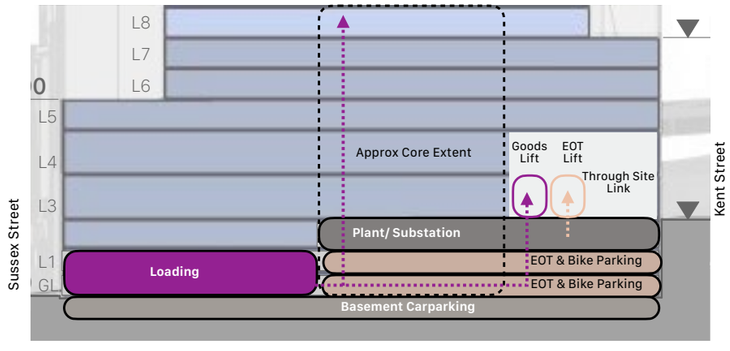
It will also foster a sense of place, encourage local business patronage, and contribute to a vibrant and dynamic urban fabric.



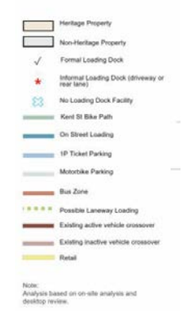

/ Plan Diagram Sussex St Level  - Entry to shared loading dock and goods lift to Kent St Through Site Link

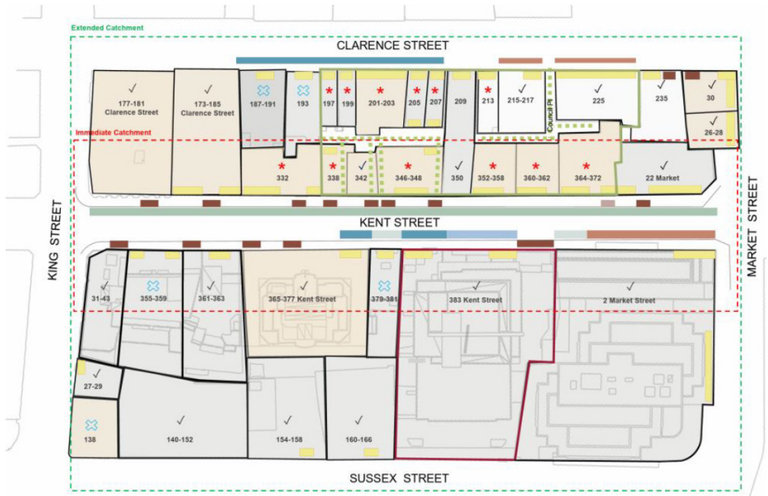



/ Plan Diagram Kent St Level  - Goods Lift Connection at Kent St Through Site Link

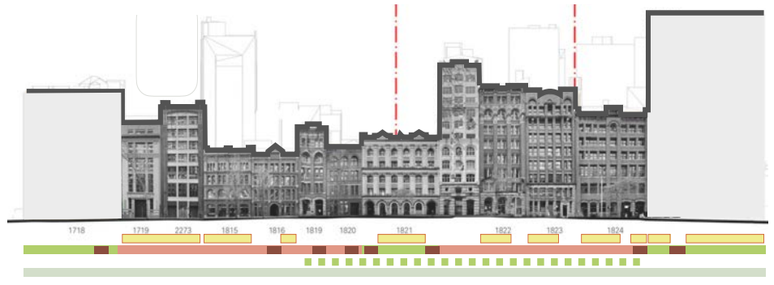



/ Diagrammatic East West Section - Sussex Street Loading Dock with Goods Lift Connection to Kent St Through Site Link

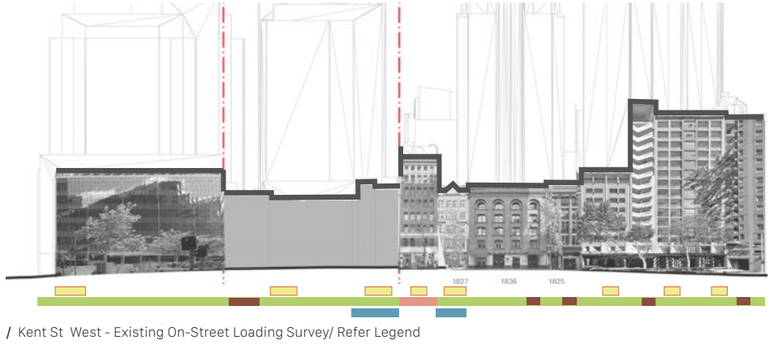



/ Kent St  Site Plan - Existing On-Street Loading Survey/ Refer Legend




/ Kent St  East - Existing On-Street Loading Survey/ Refer Legend




/ Kent St  West - Existing On-Street Loading Survey/ Refer Legend

# Active Transport & Pedestrianisation

**Active Transport & Pedestrianisation Measures**

The establishment of a ***precinct loading lock*** (as outlined on the previous age) and the ability to remove on-street loading  will directly contribute to a greater diversity of precinct experiences while simultaneously removing vehicular loading activity from street level, mitigating pedestrian and cyclist conflict - effectively returning these areas to public use and enabling pedestrianisation.

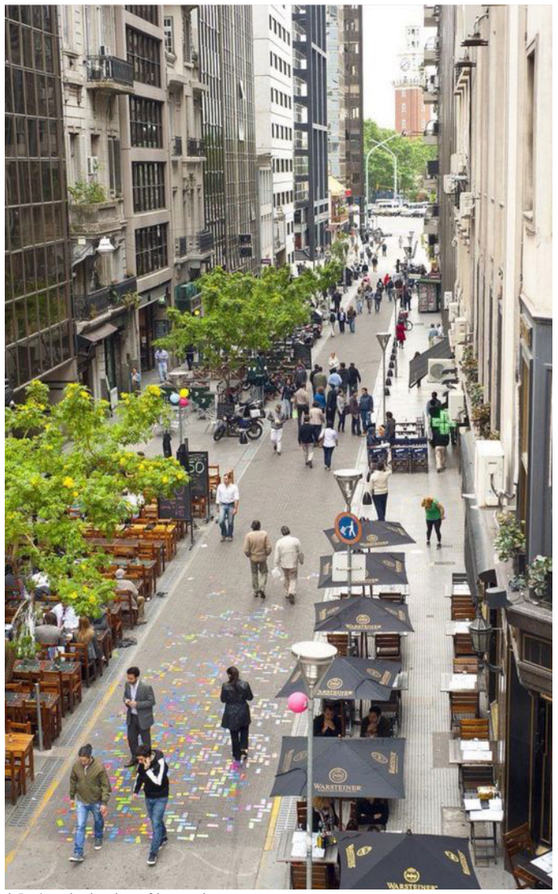
***Bicycle parking and storage***: Installing secure and convenient bicycle parking facilities, such as bike racks, lockers, or bicycle shelters, encourages cycling as a mode of transportation. By providing ample and easily accessible bicycle parking options along Kent Street, it becomes more convenient for people to choose cycling as their means of travel.

***Changing rooms and showers***: Incorporating changing rooms and showers in nearby buildings or public facilities can accommodate those who choose to walk, run, or cycle longer distances to their destinations. These facilities enable pedestrians and cyclists to freshen up and feel more comfortable upon reaching their destinations, making active transportation more accessible and appealing.

***Lockers and storage facilities:*** Offering lockers or storage facilities provides a secure space for pedestrians and cyclists to store their belongings while they explore or conduct their activities on Kent Street. This feature can be especially useful for individuals who may need to carry items such as gym bags, work-related materials, or shopping bags.

***Repair stations***: Installing bicycle repair stations with tools and air pumps allows cyclists to address minor repairs or maintenance issues on their bikes conveniently. These stations can promote cycling by providing reassurance to riders that they can address common bike issues easily, encouraging more people to choose bicycles as a reliable mode of transportation.

The provision of state of the art End-of-trip facilities will support and encourage active transportation enable pedestrianization of Kent Street:



/ Pedestrianisation of inner city streets

/ EOT facilities


/ Bike Repair & Bike Storage

/ Bike Parking & Storage

# Heritage, Street Wall Character & Scale

In a previous section of the report, a thorough urban analysis was conducted to carefully consider and determine the street wall character and scale. This analysis involved studying the surrounding context, historical significance, and existing streetscape of Kent Street. The following key points were considered:

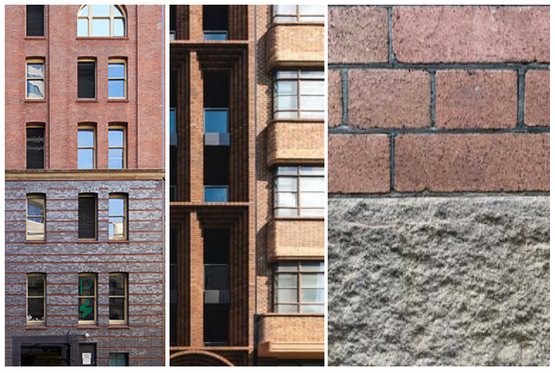
***Surrounding Context***: The immediate and broader context of Kent Street was examined, including adjacent buildings, architectural styles, and urban fabric. This analysis aimed to understand the overall character and scale of the area.

***Historical Significance***: The historical significance of Kent Street and its heritage streetscape were taken into account. This involved researching the historical evolution of the street, its architectural heritage, and any preservation guidelines or restrictions that may be in place.

***Streetscape Analysis***: A detailed assessment of the existing streetscape was conducted. This involved evaluating factors such as building heights, setbacks, architectural features, fenestration patterns, and materials used. The objective was to identify the predominant character and scale of the street.

***Visual Impact***: The visual impact of the proposed podium on the streetscape was carefully considered. This included evaluating its massing, architectural style, materials, and design details. The aim was to ensure that the podium would blend harmoniously with the surrounding buildings and not overshadow or detract from the existing streetscape.

It is imperative for the podium to be a respectful addition to the rich heritage streetscape of Kent Street.
The design of the podium should align with the prevailing architectural character, scale, and materials of the area, ensuring that the new development positively contributes to the streetscape while preserving the historical integrity and visual coherence of Kent Street.



/ Some typical heritage features, fenestration & materiality in the surrounding areas

/ Kent Street Heritage Streetscape, Scale & Materiality

/ Streetscape Render - Kent Street looking North

# Greening

Building, public domain and facade greening is an important design principle and will benefit the development and its surroundings in  myriad ways.

***Enhanced Occupant Amenity***: Greening a commercial tower's interior and exterior spaces creates a more pleasant and inviting environment for occupants. Incorporating plants, green walls, and green roofs within the building and public spaces offers numerous benefits. Natural elements have a calming effect, improve air quality, reduce noise levels, and create a visual connection to nature. This improved amenity contributes to a healthier and more enjoyable working environment, enhancing occupant satisfaction and well-being.

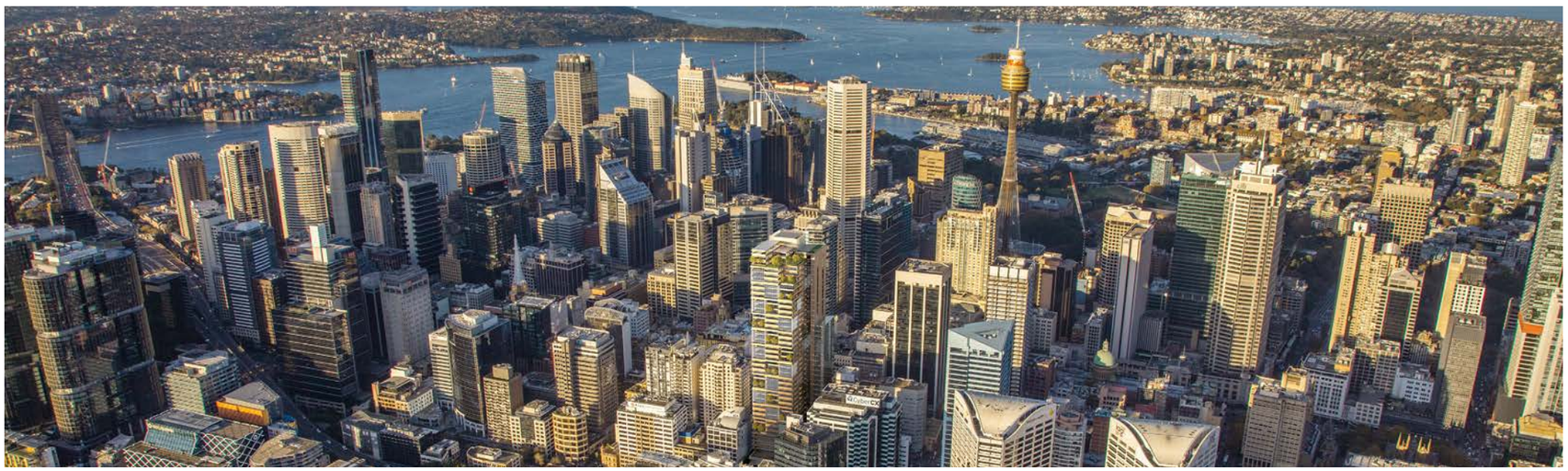
***Increased Productivity***: Studies have shown that access to green spaces and nature within the workplace has a positive impact on productivity. Green environments can reduce stress, increase cognitive function, and improve focus and creativity. By integrating green design principles into a commercial tower, such as incorporating indoor gardens, rooftop gardens, or terraces, occupants can enjoy the benefits of a green workspace. These elements provide opportunities for relaxation, inspiration, and ultimately boosting productivity and efficiency.

***Worker Well-being***: The well-being of workers is essential for maintaining a healthy and motivated workforce. Greening a commercial tower helps create a biophilic design, which mimics natural elements and strengthens the connection between occupants and nature. This design approach has been linked to improved mental health, reduced absenteeism, and higher job satisfaction. Access to green spaces and natural daylight, along with the incorporation of sustainable materials and features, contributes to a healthier and more sustainable work environment.

***Western Skyline Enhancemen***t: The inclusion of greening principles in the design of a commercial tower has a positive impact on the aesthetics of the western skyline of the CBD. Traditional concrete and glass structures can appear monotonous and lack character. By integrating green facades, vertical gardens, and rooftop plantings, the building becomes visually appealing and harmonizes with the natural surroundings. The addition of green elements softens the building's appearance, adds colour and texture, and creates a more visually interesting and environmentally conscious skyline.

***Sustainable Practices***: Building, public domain, and facade greening align with sustainable practices, contributing to the overall well-being of the environment. Green roofs and façades provide insulation, reducing energy consumption for cooling and heating. They also help mitigate the urban heat island effect by reducing surface temperatures. Greening the public domain, such as surrounding sidewalks or plazas, improves air quality, reduces stormwater runoff, and enhances biodiversity. These sustainable practices positively impact the surrounding ecosystem, benefiting both workers and the broader community.

/ Building Render showing terrace greening - Looking towards Barangaroo



/ Aerial Render showing facade greening - from West looking over Darling Harbour

# Access to Fresh Air

Access to fresh air has significant benefits for occupant amenity and worker well-being.

It can positively impact a large number of factors that will create a healthier more pleasant and conducive work environment.

***Improved Indoor Air Quality***: Fresh air supply helps maintain and improve indoor air quality (IAQ). Buildings with proper ventilation systems and access to fresh air can effectively remove pollutants, odours, and airborne contaminants, creating a healthier and more comfortable environment for occupants. Good IAQ reduces the risk of respiratory problems, allergies, and other health issues, leading to improved amenity and worker well-being.

***Enhanced Cognitive Function***: Fresh air and good ventilation contribute to better cognitive function and mental clarity. Research has shown that high levels of carbon dioxide (CO2) indoors can impair cognitive performance. Providing access to fresh outdoor air helps maintain optimal CO2 levels and oxygenation, enabling occupants to think more clearly, concentrate better, and make informed decisions. This can positively impact productivity and overall work performance.

***Increased Comfort and Thermal Regulation***: Fresh air circulation plays a crucial role in maintaining thermal comfort within a building. Proper ventilation helps regulate temperature, reducing the risk of stuffiness, heat build-up, and excessive humidity. Comfortable indoor conditions lead to higher occupant satisfaction and improved amenity. When people are comfortable, they tend to be more focused, energetic, and productive.

***Stress Reduction and Well-being***: Exposure to natural elements, including fresh air and daylight, has been linked to stress reduction and improved overall well-being. Incorporating design elements that allow occupants to connect with nature, such as outdoor terraces, balconies, or landscaped areas, can provide opportunities for relaxation, social interaction, and a sense of rejuvenation. These spaces can serve as retreats from the demands of work, fostering a positive work-life balance and supporting worker well-being.

***Increased Productivity and Job Satisfaction***: When employees feel comfortable, healthy, and engaged in their workspace, it positively affects their job satisfaction and productivity. Access to fresh air and a well-ventilated environment contribute to a positive work atmosphere, reducing absenteeism and improving employee morale. A healthier, more pleasant, and conducive work environment.

/ External terrace spaces can serve as informal work spaces

/ Internal Render of typical office level showing access to terrace and fresh air

# Interconnection

Interconnectivity within a commercial building, such as through atria (visual connection) and interconnecting stairs (physical connection), can significantly contribute to creating better workspaces  and superior occupant amenity

***Collaboration and Communication***: Atria, which are open, visually connected spaces within a building, promote collaboration and communication among employees. They provide a sense of openness and transparency, allowing employees from different departments and floors to see and interact with each other more easily. Visual connection fosters spontaneous conversations, informal meetings, and the exchange of ideas, leading to improved teamwork, knowledge sharing, and innovation within the organization.

***Natural Light and Well-being***: Atria often can allow increased natural light into the building's interior. Exposure to natural light has been proven to have numerous benefits for employee well-being and productivity. It improves mood, reduces eye strain, enhances circadian rhythms, and boosts vitamin D levels. By incorporating natural light through atria, employees can enjoy a more pleasant and healthier work environment, resulting in increased job satisfaction and reduced absenteeism.

***Biophilic Design and Connection with Nature***: Atria can be designed to incorporate elements of nature, such as indoor plants and green walls. This biophilic design approach connects employees with nature and creates a calming and rejuvenating atmosphere. Studies have shown that exposure to nature in the workplace improves focus, reduces stress levels, and enhances cognitive performance. Atria that integrate nature-inspired elements can contribute to a better work environment by promoting employee well-being, creativity, and overall satisfaction.

***Physical Connectivity and Active Lifestyle***: Interconnecting stairs within a building provide physical connections between different levels and encourage employees to use them instead of relying solely on elevators or escalators. Promoting stair usage can have several benefits for employees' health and well-being. Regular physical activity, even in small doses like climbing stairs, can help combat sedentary behaviour, promote cardiovascular health, and increase energy levels. Moreover, interconnecting stairs create opportunities for chance encounters, informal conversations, and networking among employees on different floors, fostering a sense of community and connectivity.

***Space Flexibility and Adaptability***: Atria and interconnecting stairs enhance the flexibility and adaptability of the workplace. Atria can serve as multi-purpose spaces for various activities such as meetings, events, or even relaxation areas. The open and flexible nature of atria allows for easy reconfiguration and adaptability to changing needs and preferences. Similarly, interconnecting stairs provide alternative pathways for movement and can be designed to accommodate informal gatherings, impromptu meetings, or even temporary workstations. This flexibility encourages a dynamic and agile work environment that supports collaboration, creativity, and employee satisfaction.

/ Section showing interconnecting stair and atrium spaces

/ Internal Render of typical office level showing interconnecting stair

# VII—Reference Design

# Reference Design

The previous section of this report outlined a set of urban design and public domain principles that have been established to inform the proposal..

The reference design presented in this section is an example of how these principles have been applied to the envelope to achieve a coherent and successful outcome.

As with any planning proposal the reference design shows only one possible approach and the envelope is designed to accommodate abundant flexibility to achieve a range of different successful outcomes in the subsequent competitive design process.

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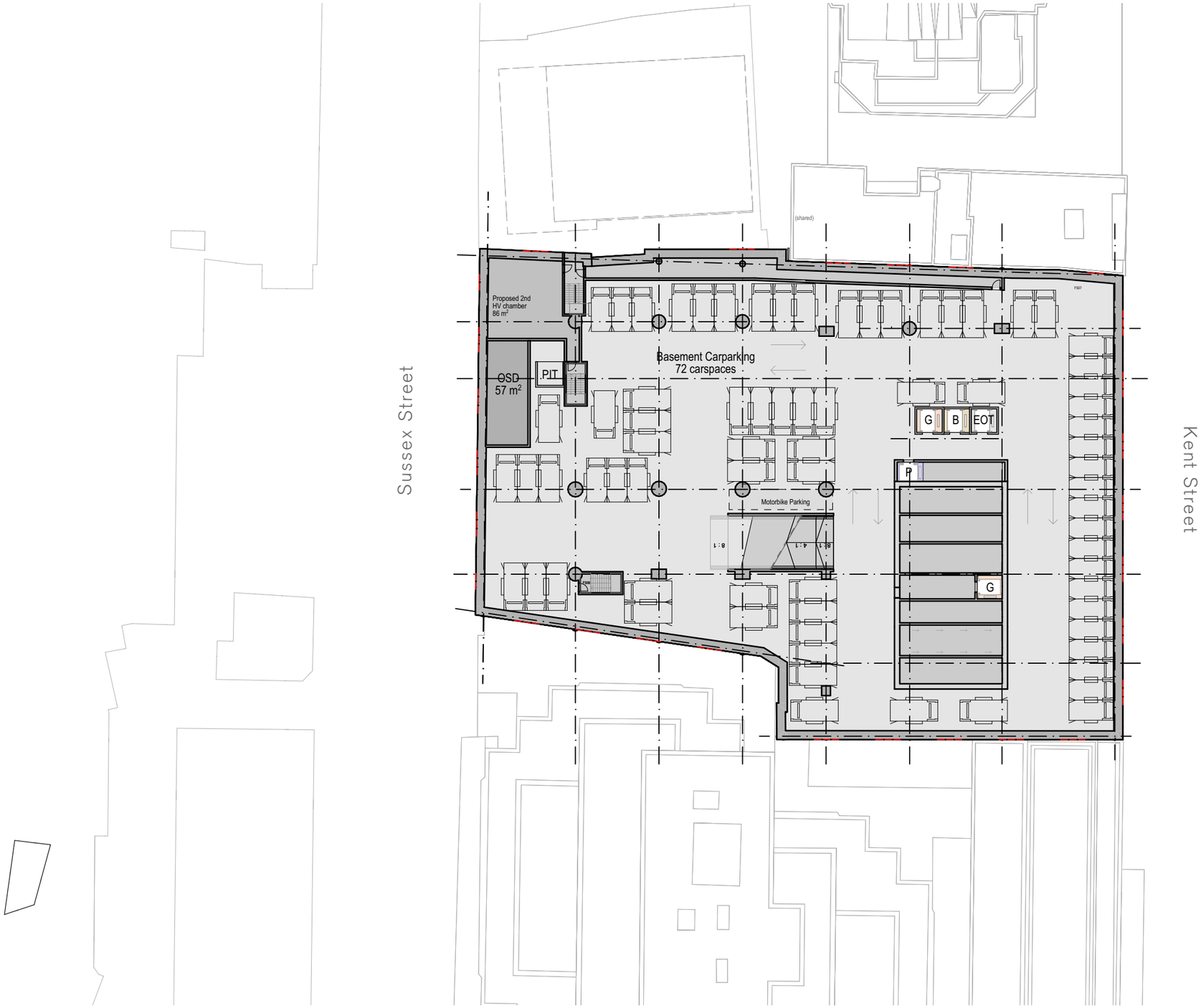
/ Building Render - Indicative Design

# Reference Design - Plans

Basement 1 - Car parking

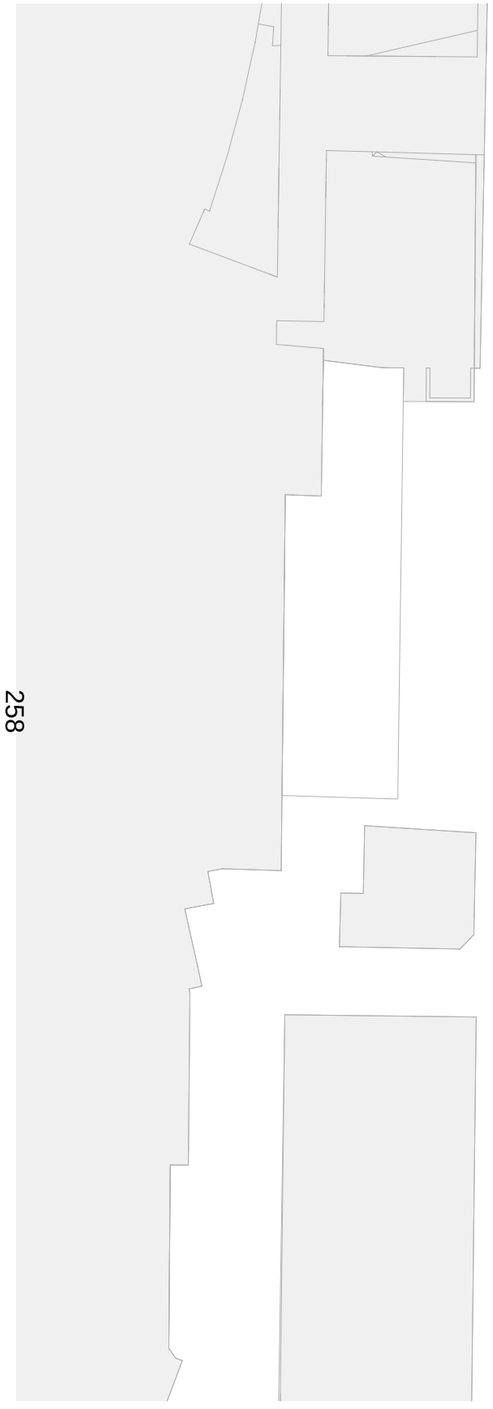


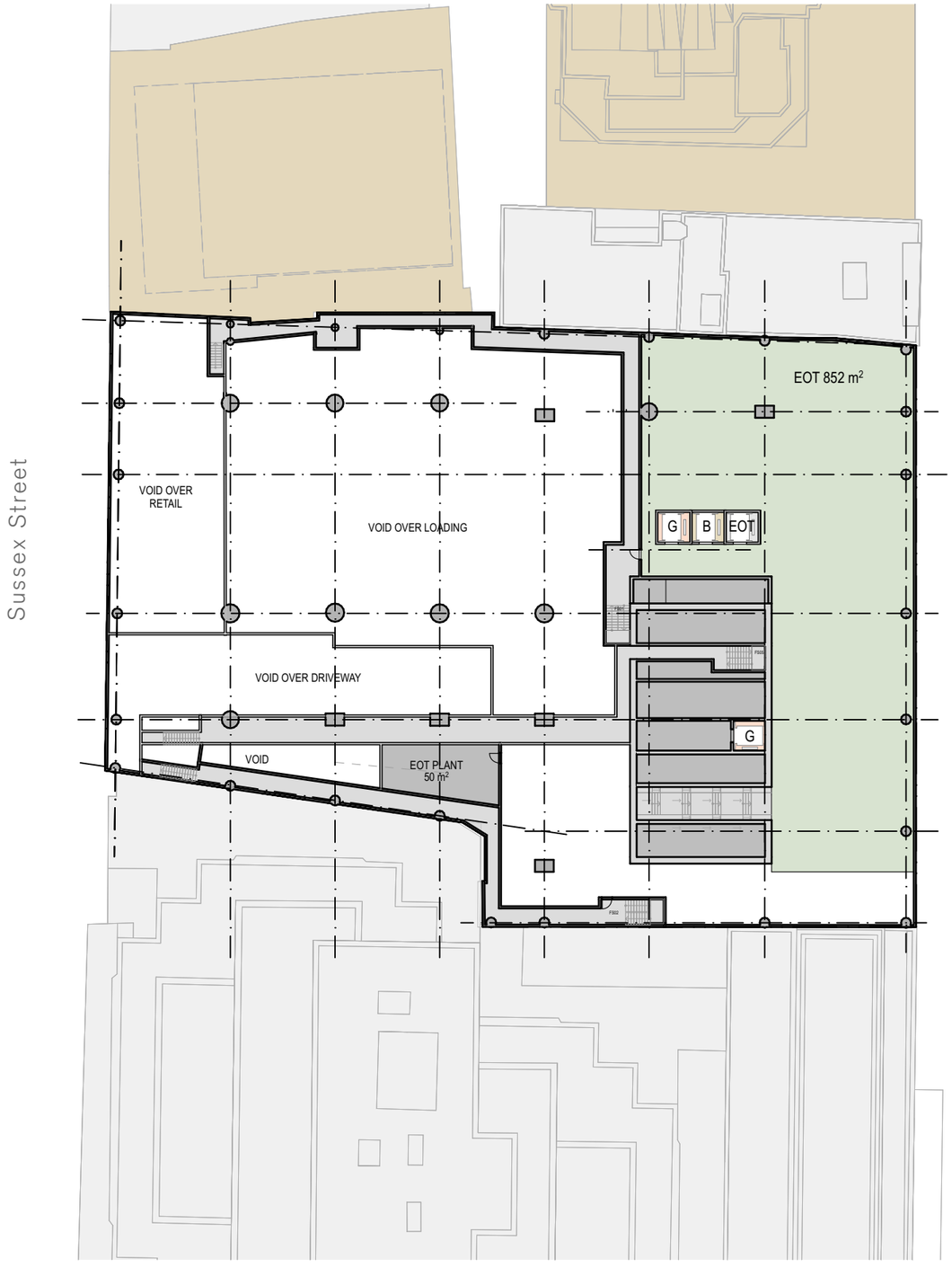
# Reference Design - Plans

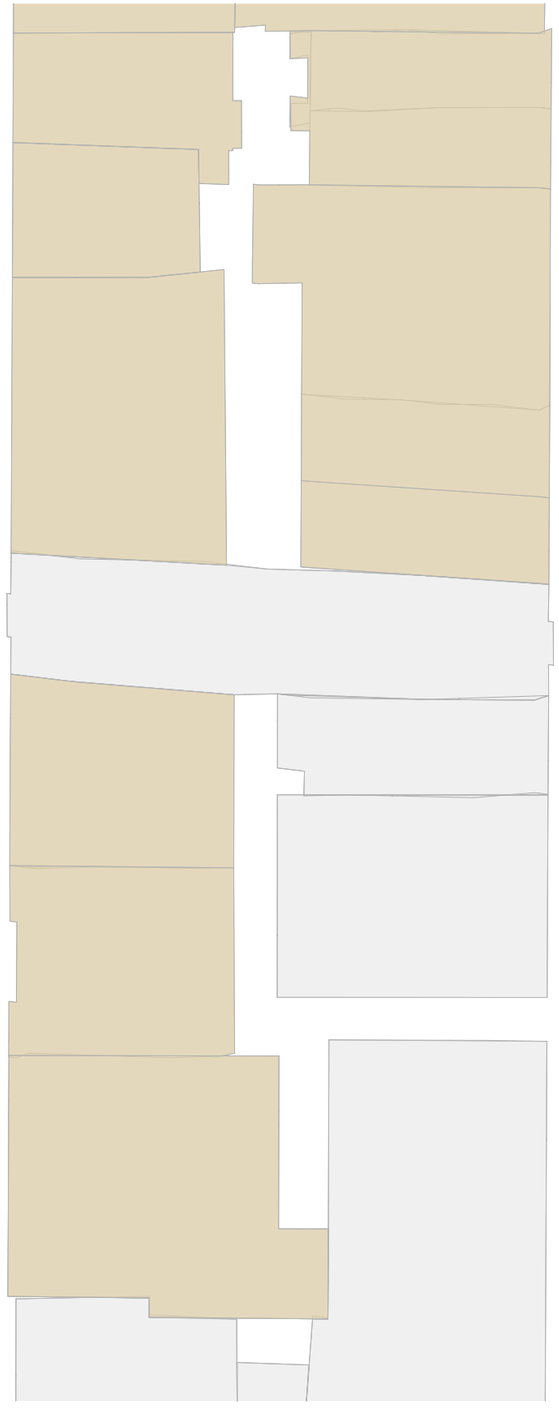
Sussex Street Level - Loading & EOT

# Reference Design - Plans

Sussex Street Mezzanine - EOT

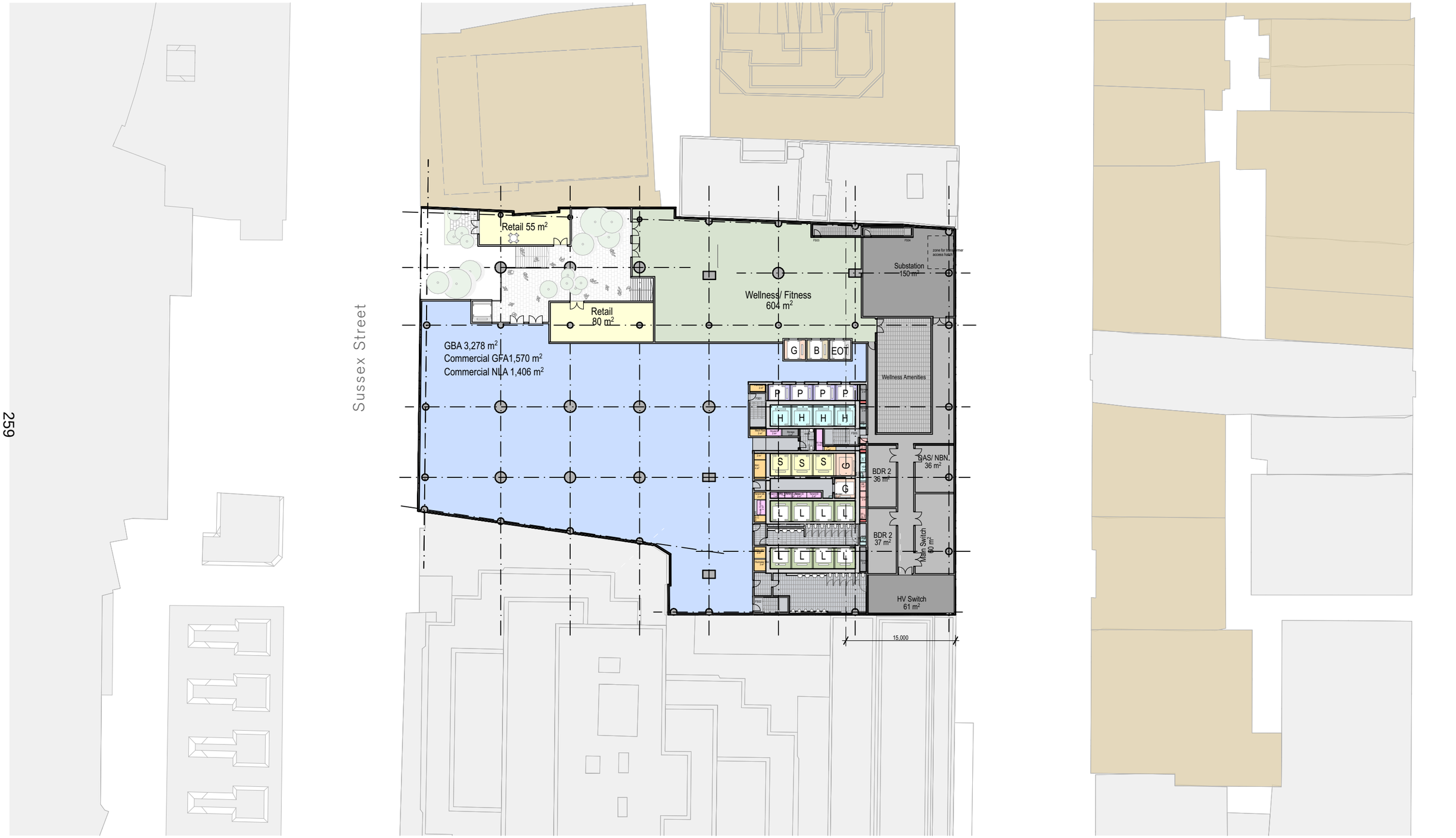




# Reference Design - Plans

Lower Ground Level - Commercial/ Wellness/ Retail/ Plant

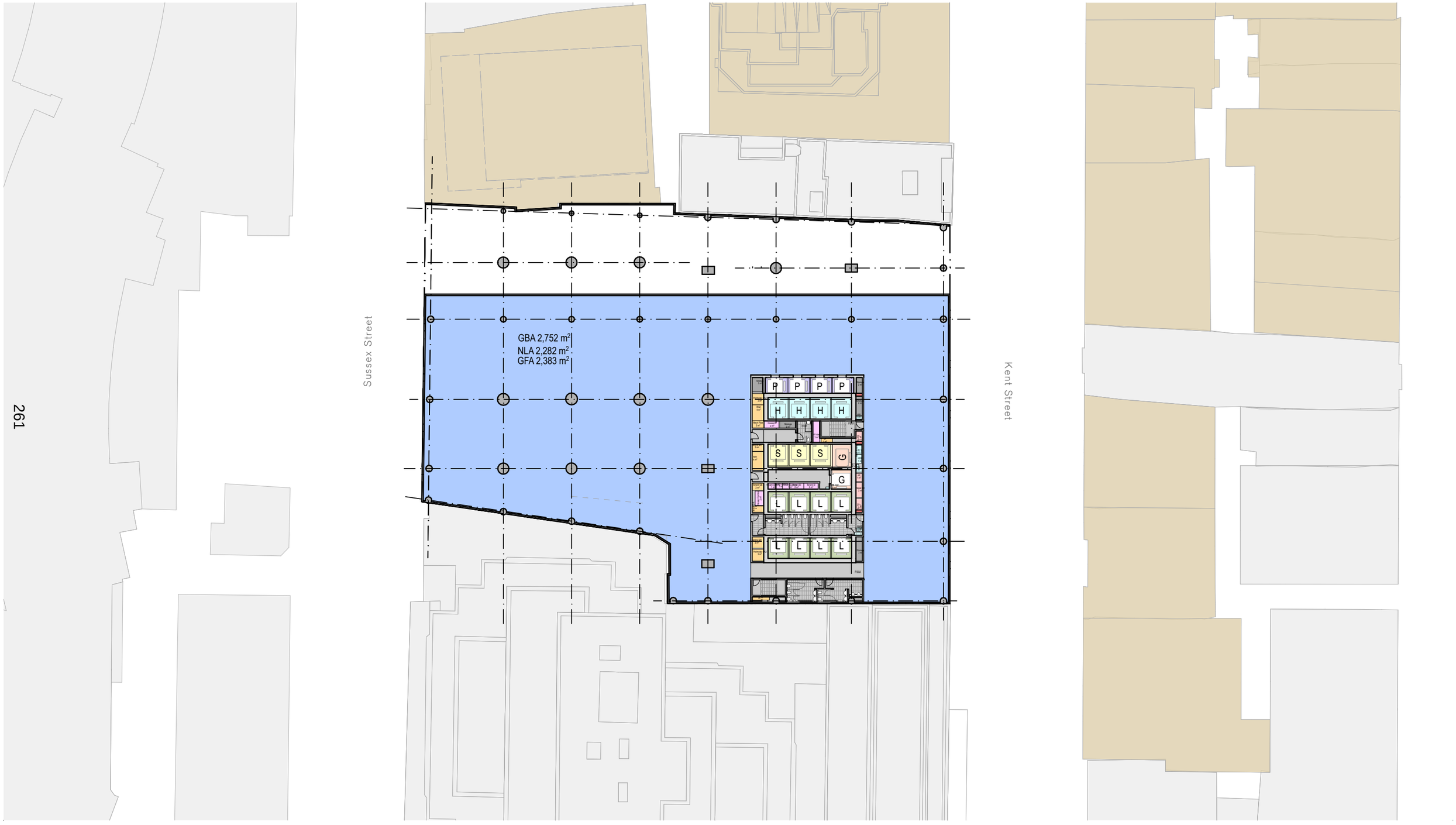


# Reference Design - Plans

Kent Street Ground Level - Lobby/ Retail/ Commercial

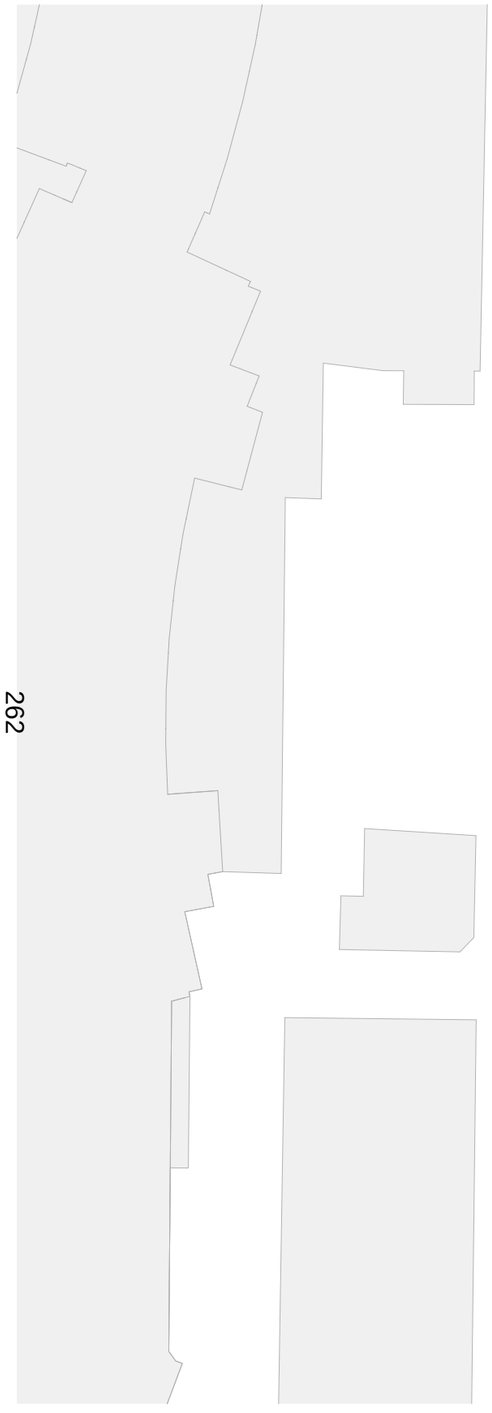
# Reference Design - Plans

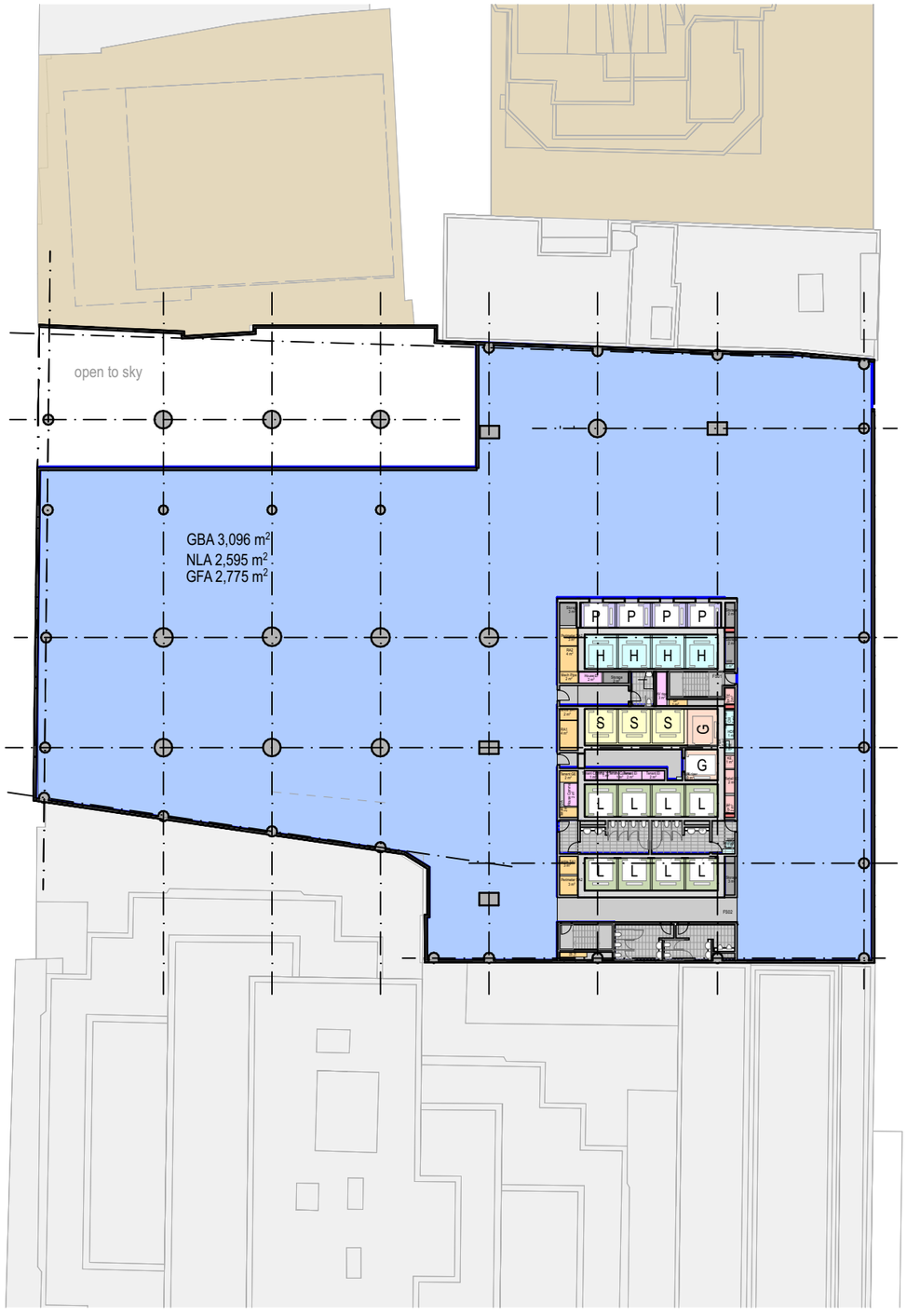
Podium Level 1- Commercial

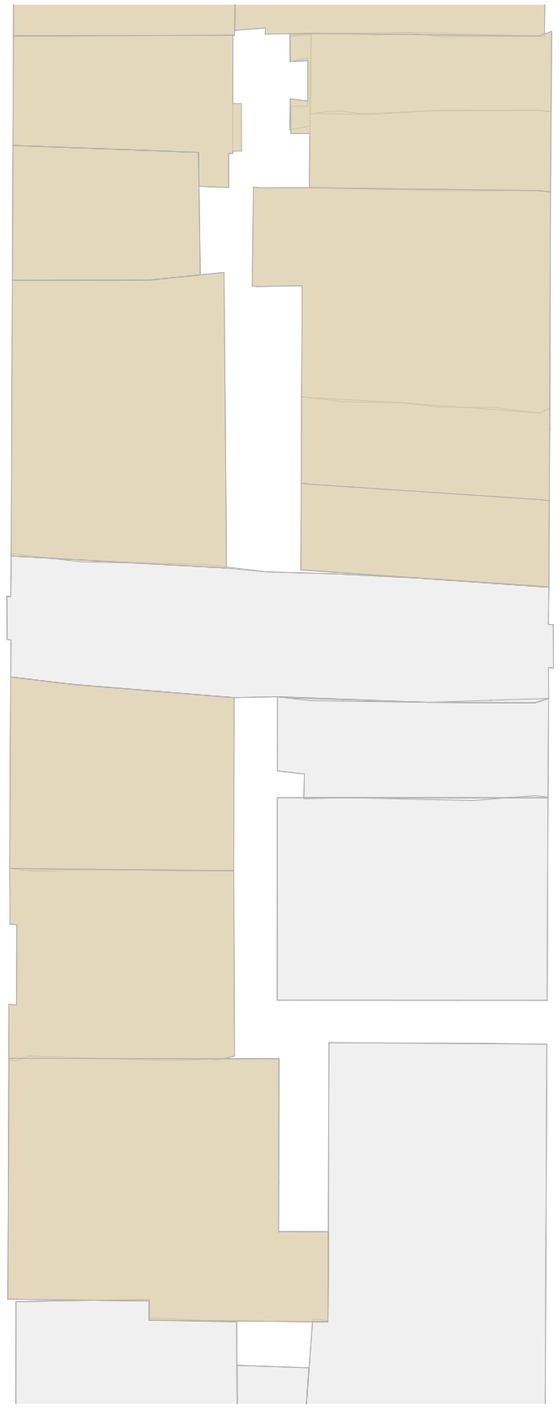


# Reference Design - Plans

## Podium Level 2 - Commercial





Sussex Street

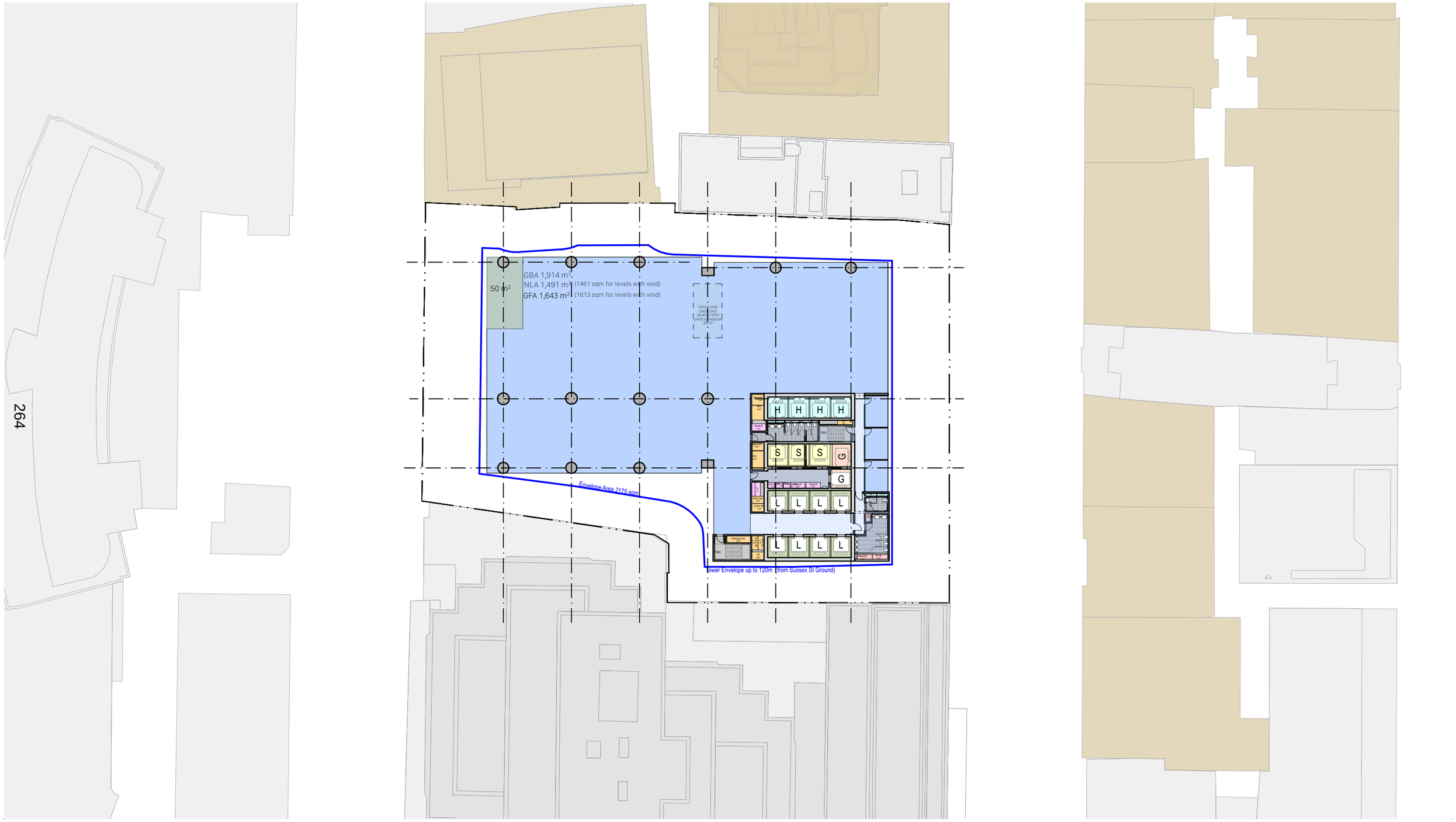
Kent Street

# Reference Design - Plans

Podium Level 3-5 - Commercial

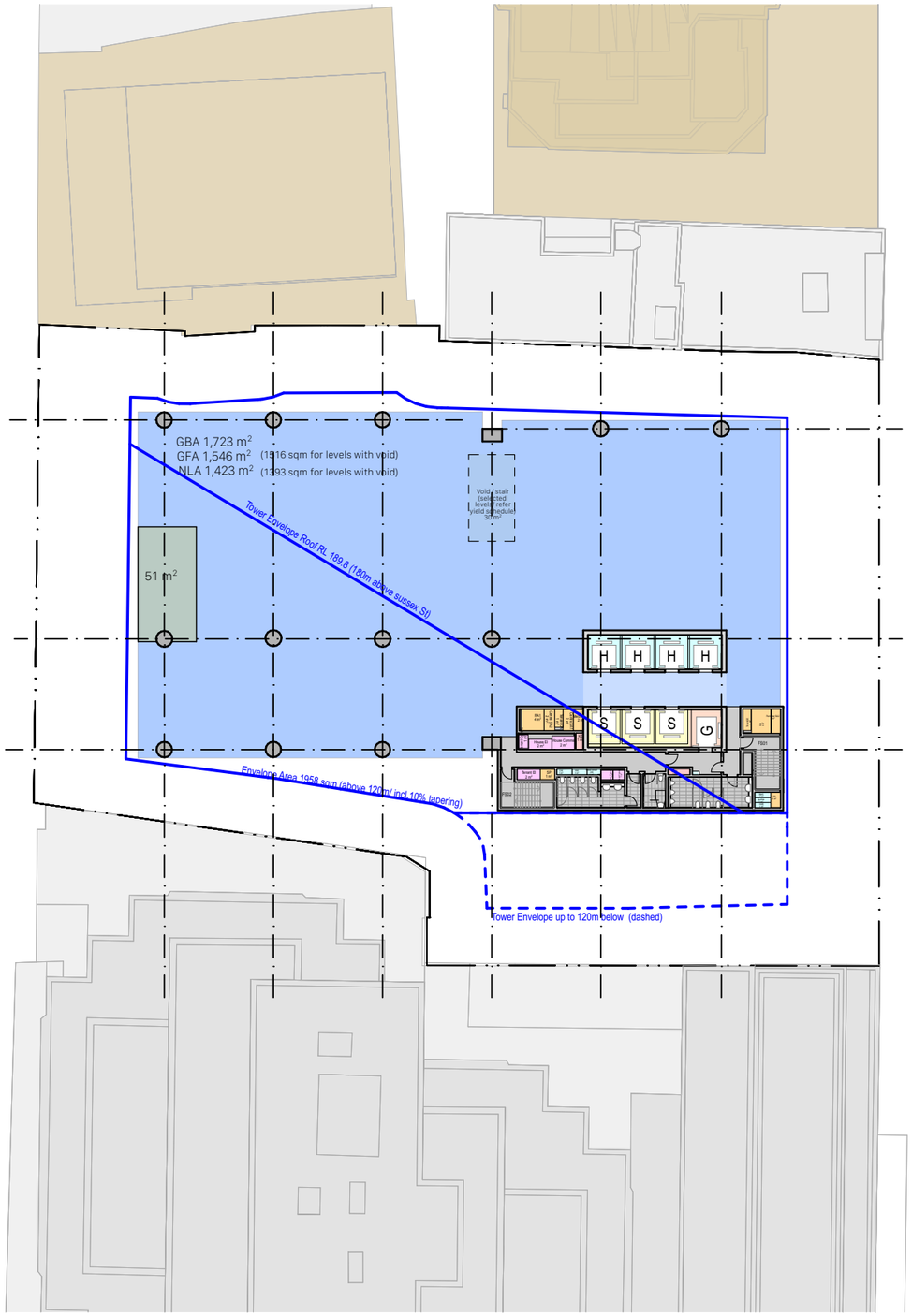
# Reference Design - Plans

Typical Low Rise Levels - Commercial



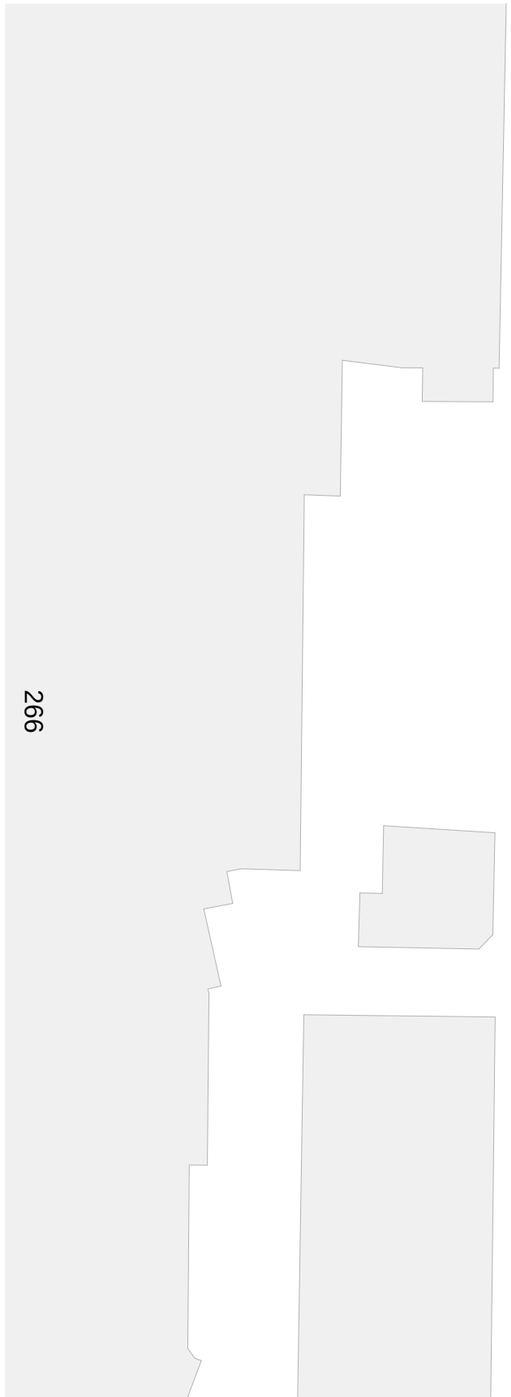
# Reference Design - Plans

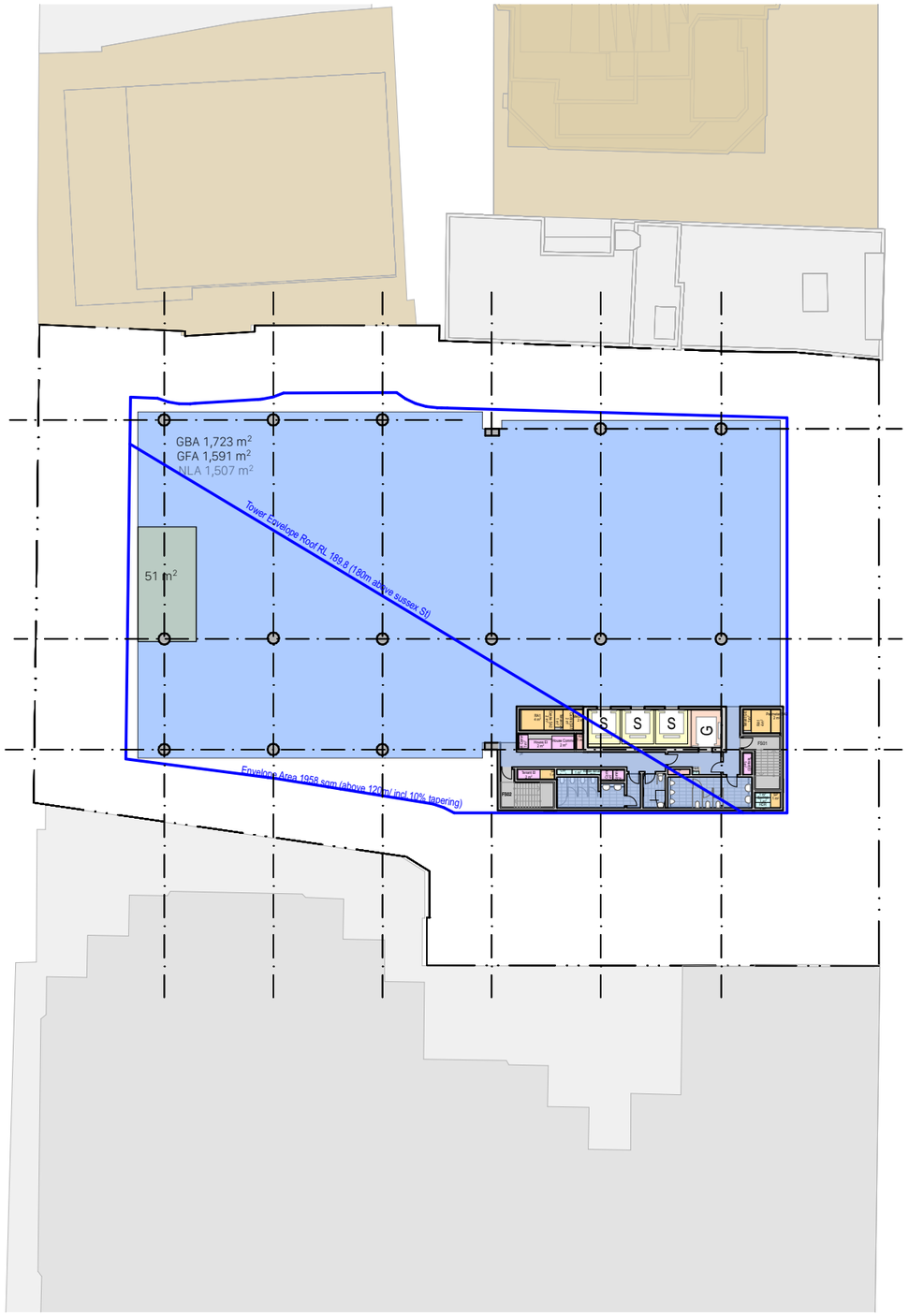
Typical Mid Rise Levels  - Commercial

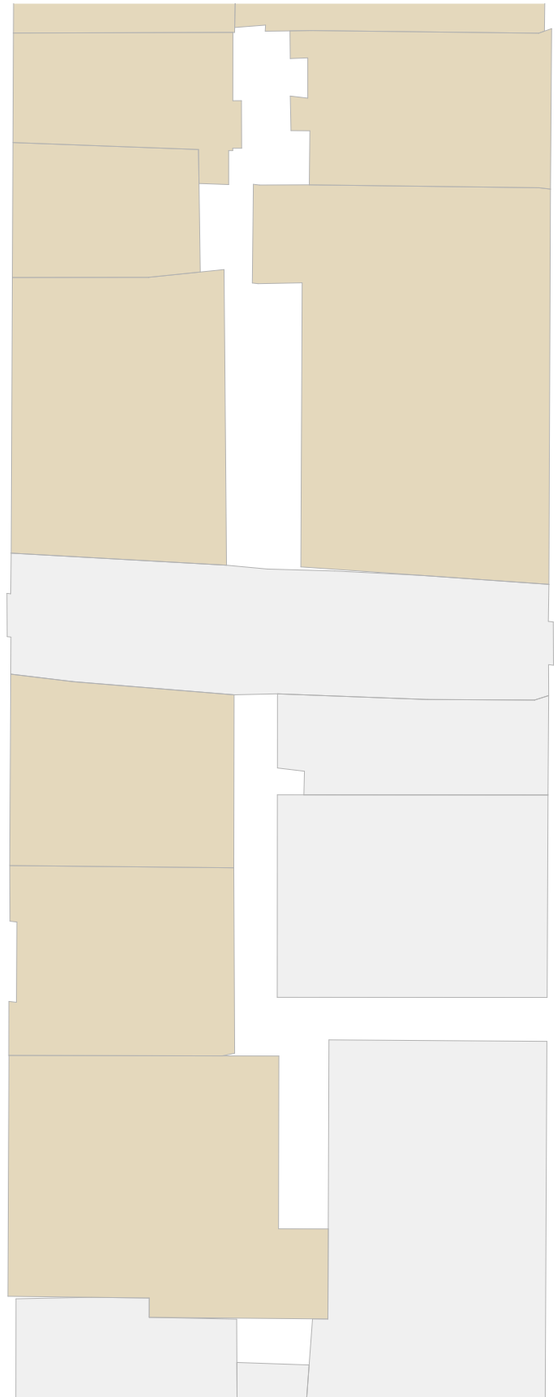


# Reference Design - Plans

## High Rise Level 36

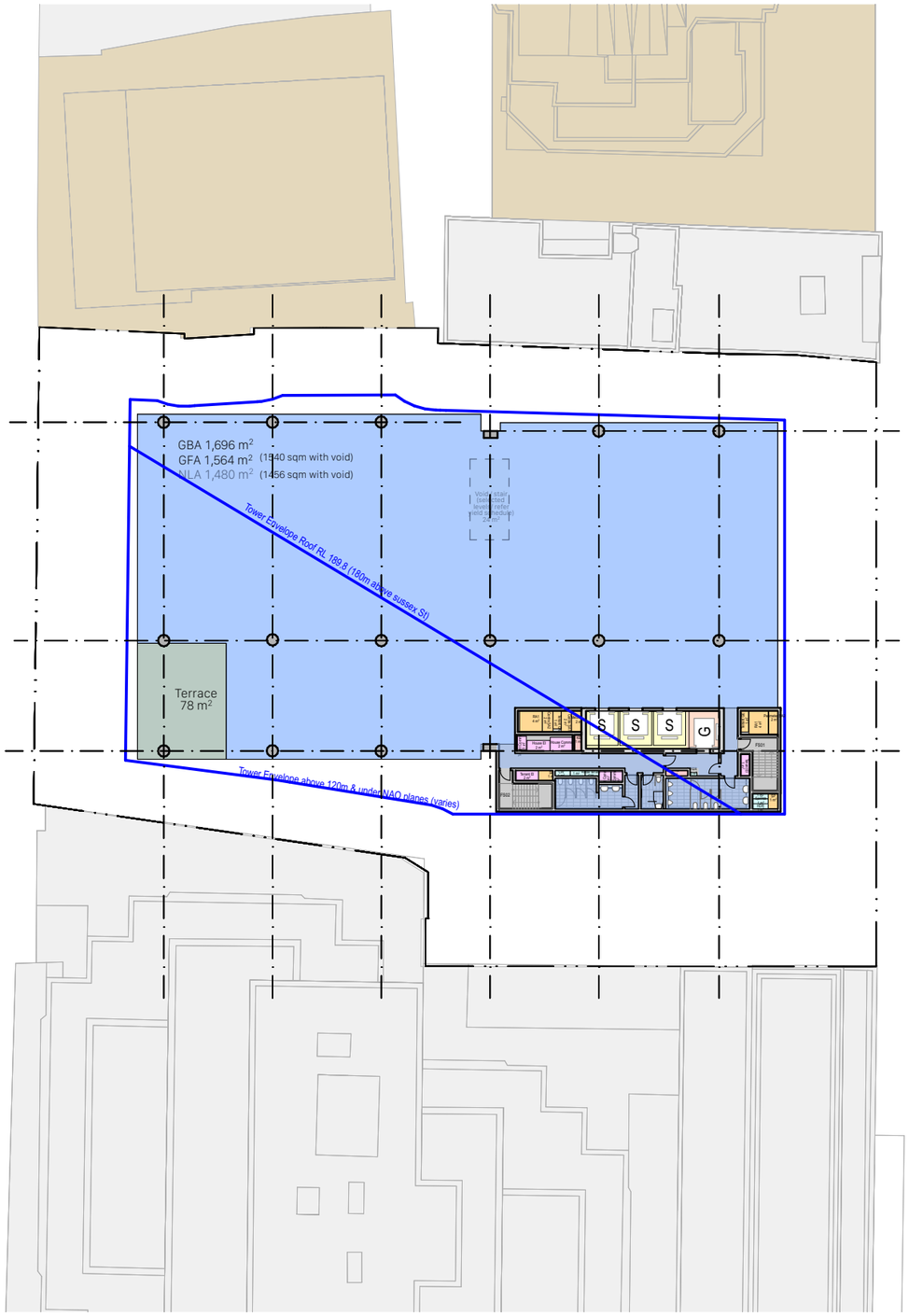


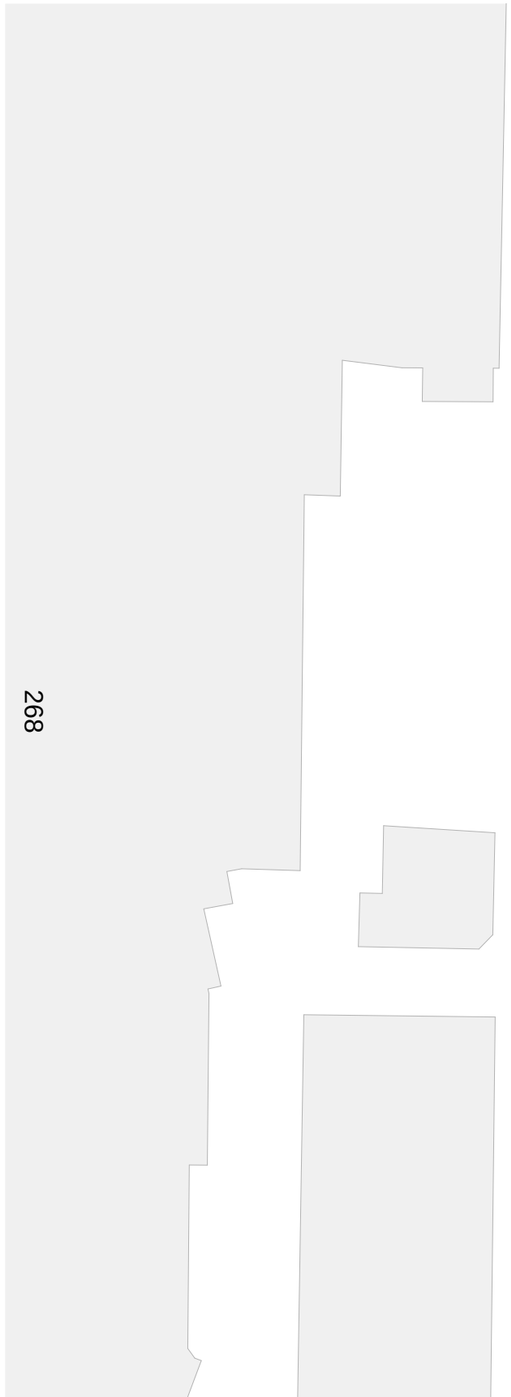
# Reference Design - Plans

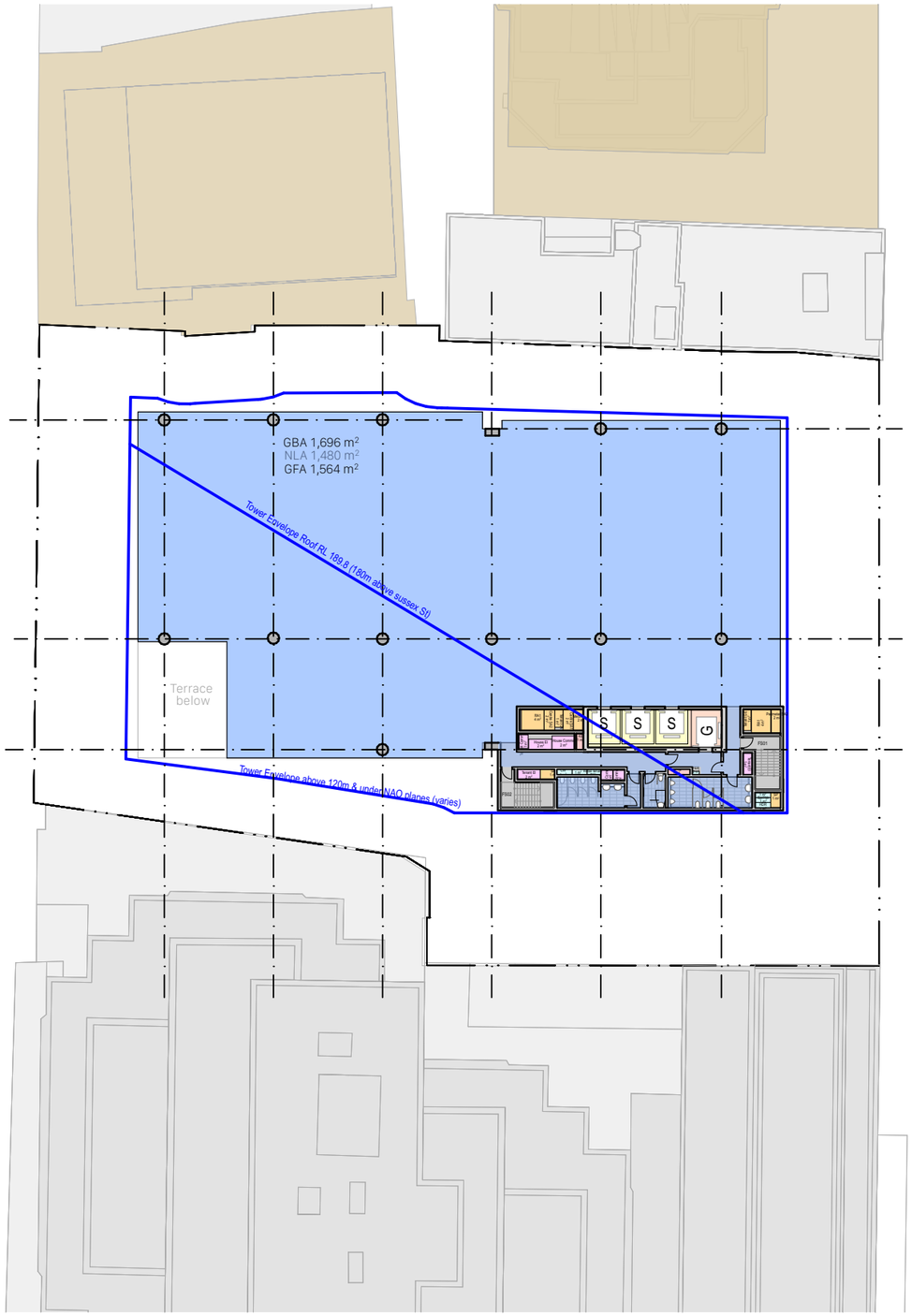
## High Rise Level 37

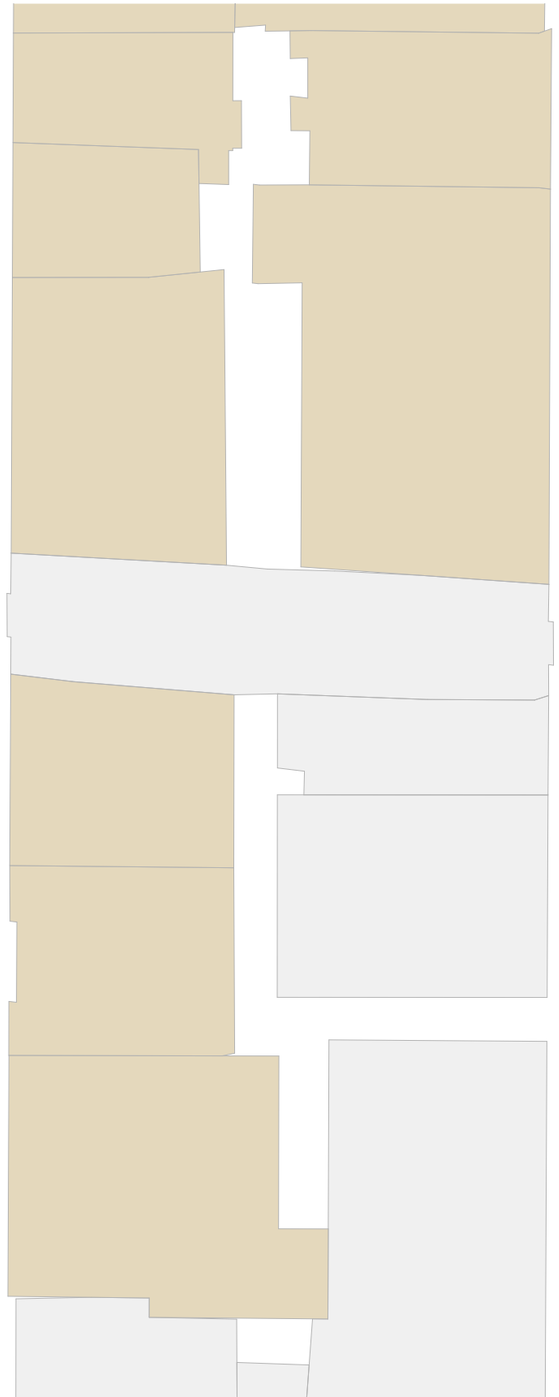


# Reference Design - Plans

## High Rise Level 38





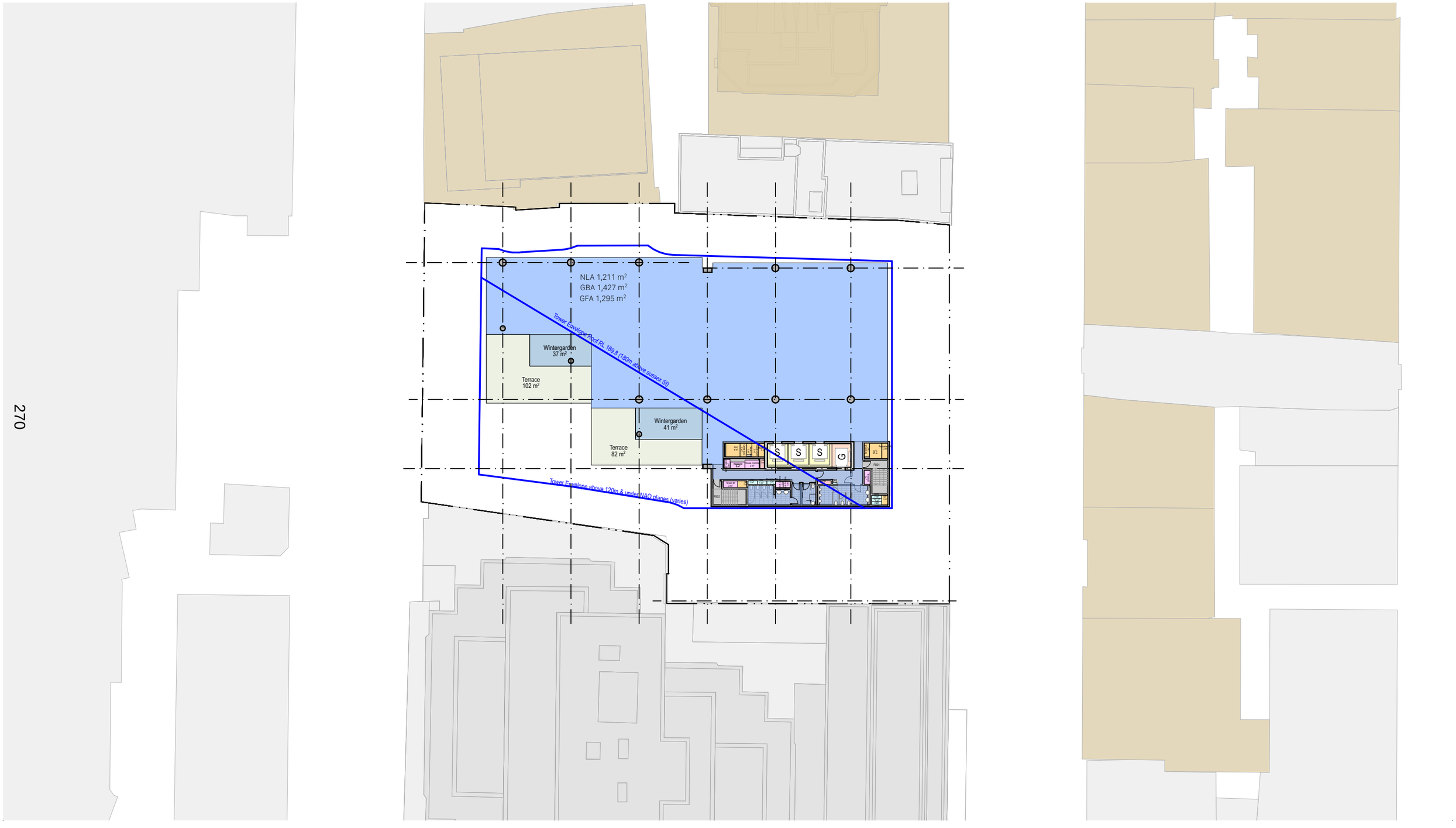



# Reference Design - Plans

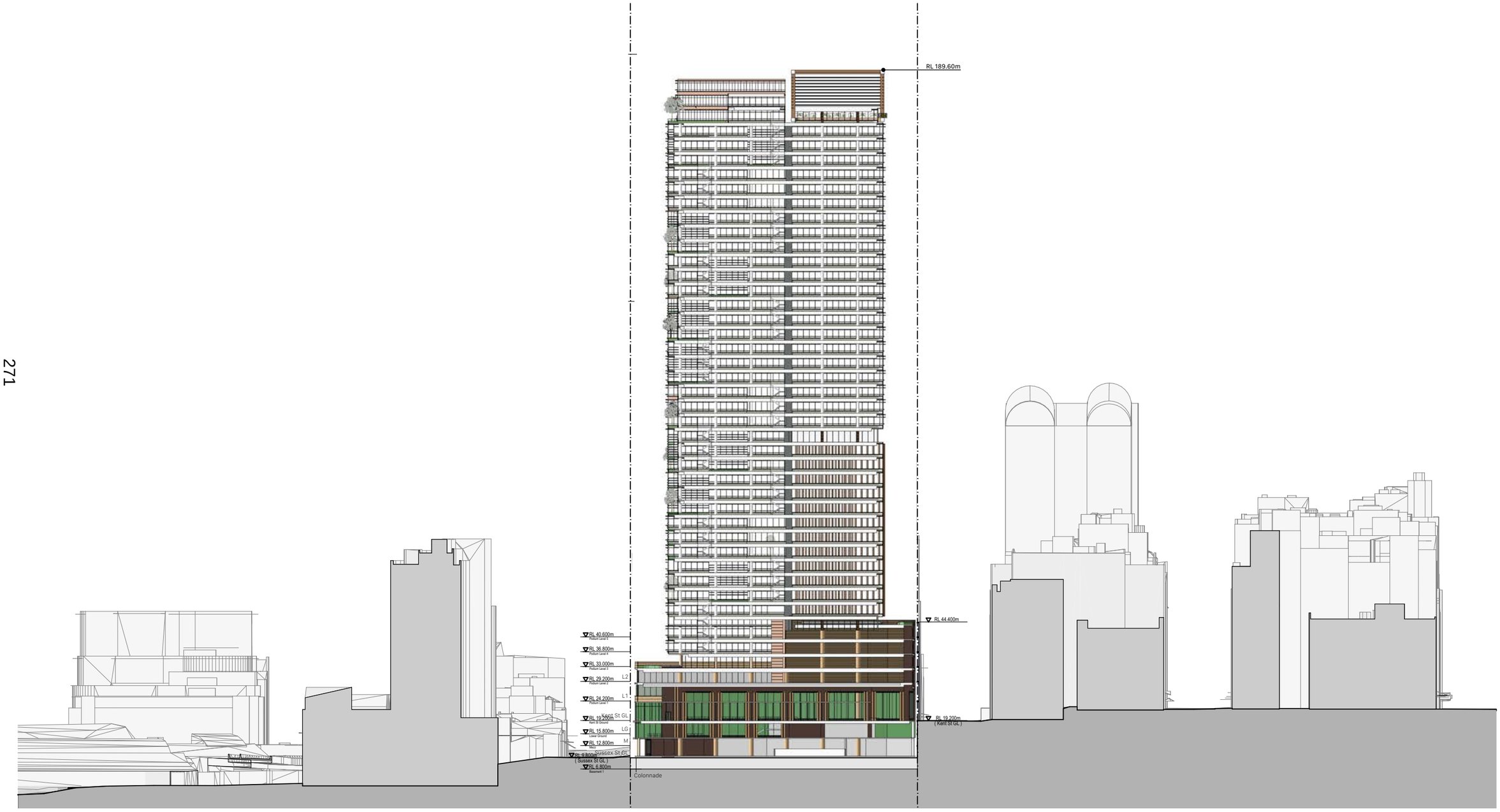
High Rise Level 39

# Reference Design - Plans

## High Rise Level 40



# Reference Design - Section



# Reference Design - Area Schedule

Achieved Land Use

| | | | |
|---|---|---|---|
| Site Area | 3606 | m² | |
| Commercial GFA | 70,872 | m² | 96.8% |
| Retail GFA | 640 | m² | 0.9% |
| Wellness/ Other GFA | 609 | | |
| GFA above ground | 72,121 | | 98.5% |
| FSR above ground | 20.00 | :1 | |
| EOT GFA | 1,070 | m² | 1.5% |
| GFA below ground | **1,070** | | |
| FSR below ground | 0.30 | :1 | |
| **Total GFA** | **73,191** | **m²** | |
| FSR overall | 20.30 | :1 | |

**383 Kent Street - PP Indicative Design Area Schedule February 2024**

| Level | Description | RL (m) | Floor (m) | Height (m) | Envelope Area (m²) | Articulation | GBA (m²) | Commercial GFA (m²) | GFA/GBA efficiency | Retail GFA (m²) | Wellness/ Other GFA (m²) | EOT GFA (m²) | Terrace / Balcony | Void Spaces |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **R** | Roof | 189.60 | | 179.80 | | | | | | | | | | |
| **42** | Plant | 184.60 | 5.00 | 174.80 | 1420 | 25.0% | 1065 | | | | | | | |
| **41** | Plant | 179.60 | 5.00 | 169.80 | 1628 | 27.6% | 1178 | | | | | | | |
| **40** | Commercial - High-rise | 175.80 | 3.80 | 166.00 | 1801 | 20.8% | 1427 | 1295 | 90.7% | | | | 184 | |
| **39** | | 172.00 | 3.80 | 162.20 | 1886 | 12.1% | 1658 | 1526 | 92.0% | | | | 40 | |
| **38** | | 168.20 | 3.80 | 158.40 | 1927 | 12.0% | 1696 | 1564 | 92.2% | | | | | |
| **37** | | 164.40 | 3.80 | 154.60 | 1955 | 13.2% | 1696 | 1540 | 90.8% | | | | 78 | 24 |
| **36** | Commercial - High-rise | 160.60 | 3.80 | 150.80 | 1958 | 12.0% | 1723 | 1591 | 92.3% | | | | | |
| **35** | Commercial - Typical Mid-rise | 156.80 | 3.80 | 147.00 | 1958 | 12.0% | 1723 | 1516 | 88.0% | | | | | 30 |
| **34** | | 153.00 | 3.80 | 143.20 | 1958 | 12.0% | 1723 | 1546 | 89.7% | | | | 51 | |
| **33** | | 149.20 | 3.80 | 139.40 | 1958 | 12.0% | 1723 | 1546 | 89.7% | | | | | |
| **32** | | 145.40 | 3.80 | 135.60 | 1958 | 12.0% | 1723 | 1516 | 88.0% | | | | | 30 |
| **31** | | 141.60 | 3.80 | 131.80 | 1958 | 12.0% | 1723 | 1546 | 89.7% | | | | 51 | |
| **30** | | 137.80 | 3.80 | 128.00 | 1958 | 12.0% | 1723 | 1546 | 89.7% | | | | | |
| **29** | | 134.00 | 3.80 | 124.20 | 1958 | 12.0% | 1723 | 1546 | 89.7% | | | | | |
| **28** | | 130.20 | 3.80 | 120.40 | 1958 | 12.0% | 1723 | 1516 | 88.0% | | | | 51 | 30 |
| **27** | Commercial - Typical Mid-rise | 126.40 | 3.80 | 116.60 | 1958 | 12.0% | 1723 | 1546 | 89.7% | | | | | |
| **26** | Commercial - Typical Low-rise | 122.60 | 3.80 | 112.80 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | | |
| **25** | | 118.80 | 3.80 | 109.00 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | 50 | |
| **24** | | 115.00 | 3.80 | 105.20 | 2175 | 12.0% | 1914 | 1613 | 84.3% | | | | | 30 |
| **23** | | 111.20 | 3.80 | 101.40 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | | |
| **22** | | 107.40 | 3.80 | 97.60 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | 50 | |
| **21** | | 103.60 | 3.80 | 93.80 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | | |
| **20** | | 99.80 | 3.80 | 90.00 | 2175 | 12.0% | 1914 | 1613 | 84.3% | | | | | 30 |
| **19** | | 96.00 | 3.80 | 86.20 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | 50 | |
| **18** | | 92.20 | 3.80 | 82.40 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | | |
| **17** | | 88.40 | 3.80 | 78.60 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | | |
| **16** | | 84.60 | 3.80 | 74.80 | 2175 | 12.0% | 1914 | 1613 | 84.3% | | | | 50 | 30 |
| **15** | Commercial - Typical Low-rise | 80.80 | 3.80 | 71.00 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | | |
| **14** | plant | 74.80 | 6.00 | 65.00 | 2175 | 12.0% | 1914 | | | | | | | |
| **13** | Commercial - Typical Low-rise | 71.00 | 3.80 | 61.20 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | 50 | |
| **12** | | 67.20 | 3.80 | 57.40 | 2175 | 12.0% | 1914 | 1613 | 84.3% | | | | | 30 |
| **11** | | 63.40 | 3.80 | 53.60 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | | |
| **10** | | 59.60 | 3.80 | 49.80 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | 50 | |
| **9** | | 55.80 | 3.80 | 46.00 | 2175 | 12.0% | 1914 | 1613 | 84.3% | | | | | 30 |
| **8** | | 52.00 | 3.80 | 42.20 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | | |
| **7** | | 48.20 | 3.80 | 38.40 | 2175 | 12.0% | 1914 | 1613 | 84.3% | | | | 50 | 30 |
| **6** | Commercial - Typical Low-rise | 44.40 | 3.80 | 34.60 | 2175 | 12.0% | 1914 | 1643 | 85.8% | | | | 1050 | |
| **Subtotal** | | | | | **75,872** | **12.8%** | **66,144** | **54,020** | **87.1%** | **0** | **0** | **0** | **1,855** | **294** |
| | | | | | | | | | | | | | | |
| **5** | Commercial - Upper Podium 5 | 40.60 | 3.80 | 30.80 | 3208 | 6% | 3000 | 2667 | 88.9% | | | | | |
| **4** | Commercial - Upper Podium 4 | 36.80 | 3.80 | 27.00 | 3229 | 7% | 3000 | 2667 | 88.9% | | | | | |
| **3** | Commercial - Upper Podium 3 | 33.00 | 3.80 | 23.20 | 3249 | 8% | 3000 | 2667 | 88.9% | | | | 267 | |
| **2** | Commercial - Podium 2 | 29.20 | 3.80 | 19.40 | 3606 | 14% | 3096 | 2775 | 89.6% | | | | | |
| **1** | Commercial - Podium 1 | 24.20 | 5.00 | 14.40 | 3606 | 24% | 2752 | 2383 | 86.6% | | | | | |
| **KG** | Kent St Lobby / Retail/ Commercial | 19.20 | 5.00 | 9.40 | 3606 | 24% | 2757 | 2123 | 77.0% | 367 | | | | |
| **LG** | Commercial / Wellness / Retail/ Plant | 15.80 | 3.40 | 6.00 | 3606 | 9% | 3278 | 1570 | 47.9% | 135 | 609 | | | |
| **M** | Carpark / EOT | 12.80 | 3.00 | 3.00 | 3606 | 0% | 3606 | | | | | 852 | | |
| **SG** | Sussex St retail/ Loading/ Carpark | 9.80 | 3.00 | 0.00 | 3606 | 0% | 3606 | | | 138 | | 218 | | |
| **B1** | Basement 1 - Carparking | 6.80 | 3.00 | -3.00 | 3606 | 0% | 3606 | | | | | | | |
| **Subtotal** | | | | | **34,928** | **9.2%** | **31,701** | **16,852** | **80.7%** | **640** | **609** | **1,070** | **267** | **0** |
| | | | | | | | | | | | | | | |
| **Total** | | | | | **110,800** | | **97,845** | **70,872** | **85.5%** | **640** | **609** | **1,070** | **2,122** | **294** |


Hall&Wilcox
SKYE
OHCF

# VIII—Appendices