

Attachment A2

Urban Design Report - Part 2

5.0 Precinct Vision + Objectives



5.1 Project Vision

The O’Connell Precinct will be a multidimensional destination that redefines the heart of the Sydney CBD. This proposal will unlock a key site within a congested part of the northern CBD, enabling renewal that brings with it high levels of public animation, a sense of wonder and respite.

The project will play a key role in better connecting Circular Quay to Martin Place and create a distinct landmark at the heart of the city.

The O’Connell Precinct looks to lead the way in tackling the climate crisis with innovations in social, cultural and environmental sustainability.

The project to date has included a whole-of-precinct approach to working with Country and to embodying and expressing Indigenous culture at all stages of the project.

226 The project aligns closely with the City of Sydney’s vision to create a greener, better-connected city for all people.



5.2 Key Objectives + Opportunities

Summary

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Key Objectives

1.

Demonstration of the urban design and built form merits of the proposed building envelope
Ensuring adequate tower separation, defining and activating city streets, establishing sympathetic heritage relationships, and improving pedestrian movement and comfort at street level.
2.

Integration of 1 O'Connell Street into the Precinct
Retaining the existing 1 O'Connell Street tower and integrating its basements, heritage facades and podium fully into the Precinct, whilst also upgrading building services and performance.
3.

Conservation and adaptation of 19 O'Connell Street
The conservation, adaptive reuse and interpretation of significant heritage fabric at 19 O'Connell Street, breathing new life into this historic building.
4.

Evaluation of visual impacts from key vantage points
Careful consideration of any visual impacts of the proposed building envelope in the context of the existing city and anticipating future changes. A number of key vantage points have been nominated at various distances from the site.
5.

Ensure compliance with Sun Access Planes (SAP) and No Additional Overshadowing (NAO) controls
SAPs and NAO controls are pre-determined geometric planes defined by the City of Sydney to limit the maximum permissible height of new buildings, to ensure solar access is maintained to key public spaces. The critical control applicable to The O'Connell Precinct is the Pitt Street Mall NAO control.
6.

Ensure compliance with Sky View Factor (SVF) and wind effects
Adoption of the City of Sydney's prescribed process to define a DCP base case envelope to ascertain maximum impacts for SVF and wind effects.

Key Opportunities

1.

Anticipate the arrival of the Hunter Street Metro
Facilitate additional pedestrian movements that will accompany the Hunter Street Metro station with a direct through site link.
2.

Frame and activate a series of new public spaces around the site
Liberate new public space across the Precinct to reinforce the project values.
3.

Embed cultural narratives of Australia's First People into the project in multiple ways
Reflect a compelling connection to Country within the Precinct.
4.

Enable the City's public domain vision
Anticipate and expand the planned public domain improvements recently published by the City of Sydney and improve pedestrian connectivity and amenity.
5.

Protect and enhance existing heritage items both within the site and in the surrounding context
Celebrate 19 O'Connell Street and the former Chatsworth House and Orient Building facades. Respond sensitively to existing heritage datums evident around The Precinct.
6.

Maximise active edges along all streets to enliven the public domain
Ensure the maximum extent of street activating uses are provided at ground level and minimise any intrusion of essential servicing and egress requirements.
7.

Establish a series of new community and cultural destinations within the site
Define a series of distinct places at the key corners of the site, each anchored by compelling publicly accessible uses.
8.

Define a striking new tower form which positively contributes to the Sydney skyline
Ensure the new tower presents a strong image and distinctive identity.
9.

Create a workplace of the future that foregrounds collaboration and wellness
Embrace the future of workplace by providing multi-layered, inclusive experiences for tenants and the wider community.
10.

Distribute new green spaces throughout the Precinct
New publicly accessible open space will be provided by the Precinct at street level, through the podium and within the tower.

5.3 Project Principles

Driving Decision Making

The vision for The O'Connell Precinct is to create a place of innovation, creativity and collaboration that enlivens this part of the northern CBD. The project includes a premium, one-of-a-kind workplace together with a range of new destinations across the site.

The project will deliver on the City of Sydney's objective of creating a better connected, people focused city that is economically viable, whilst adding to the culture of our city.

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Regeneration

A project that renews, restores, awakens and grows - greening the city, celebrating layers of history, recounting stories and embodying resource efficiency.



Inclusion

A generous place that welcomes all ages, all backgrounds, and all cultures. A project that reclaims and liberates space for people and invites participation.



Authenticity

A place that encourages people to slow down, to be present, and to be aware. A place where our growing desire for genuine places, products and experiences is satisfied.



Collaboration

Promotes the sharing of ideas through dynamic next-gen work spaces, public spaces, cultural venues and future-focused facilities which encourage innovation and creation.



Reciprocity

Maximum mutual benefit applied at a whole-of-project scale. Where connecting with Country is embedded at every stage, and sustainability, biophilia and story-telling offer the broadest impact and meaning.



5.4 Creating 3 Distinct Places

A Precinct Created From the Ground Up

The O'Connell Precinct is one of the first steps towards realising the vision of the City of Sydney's City North Public Domain Plan. The Precinct design responds to and enhances this vision by defining 3 distinct places at the key corners of the site, each anchored by a compelling public use.

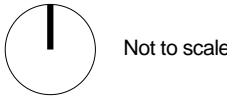
The making of these three key places at the edges of the site has been the starting point in the development of this Request for Planning Proposal and the design strategies of the reference design.

1. **O'Connell Street**
The southern end of O'Connell Street will be transformed into a new public plaza, with access to a revitalised 19 O'Connell Street and coinciding with the new Hunter Street East Metro Station opposite.
2. **Spring Street**
Spring Street will be closed to vehicular traffic and given new life as a public space, activated by ground floor retail, outdoor dining and a publicly accessible through site link.
3. **The Wintergarden**
The existing wintergarden foodcourt will be sensitively adapted to provide an attractor at the corner of the site, with intensely public, active, accessible uses at the ground floor and rooftop with outlook into the 'sandstone' precinct and towards Circular Quay along Loftus Street.

These key spaces are referenced in diagrams overleaf.

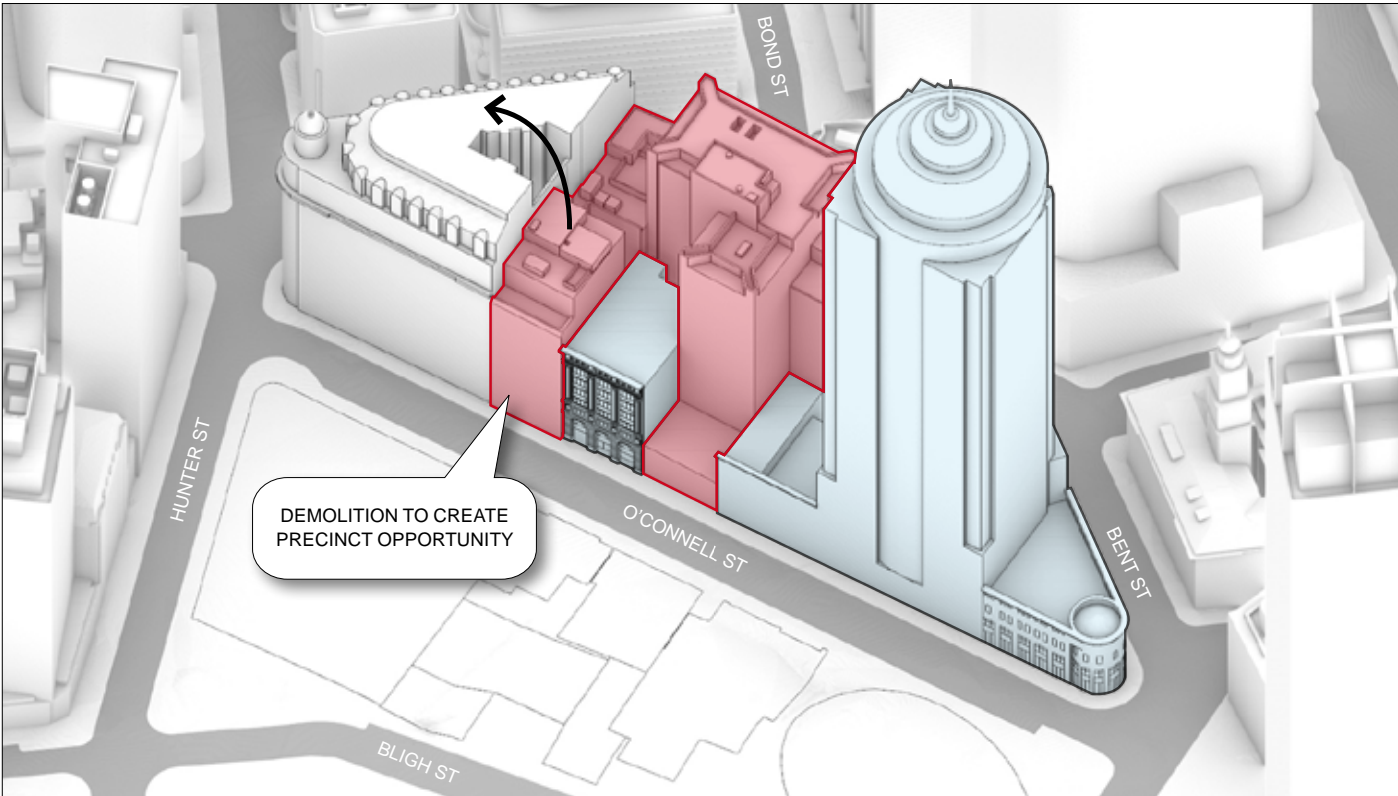


Image source: base aerial from Nearmap

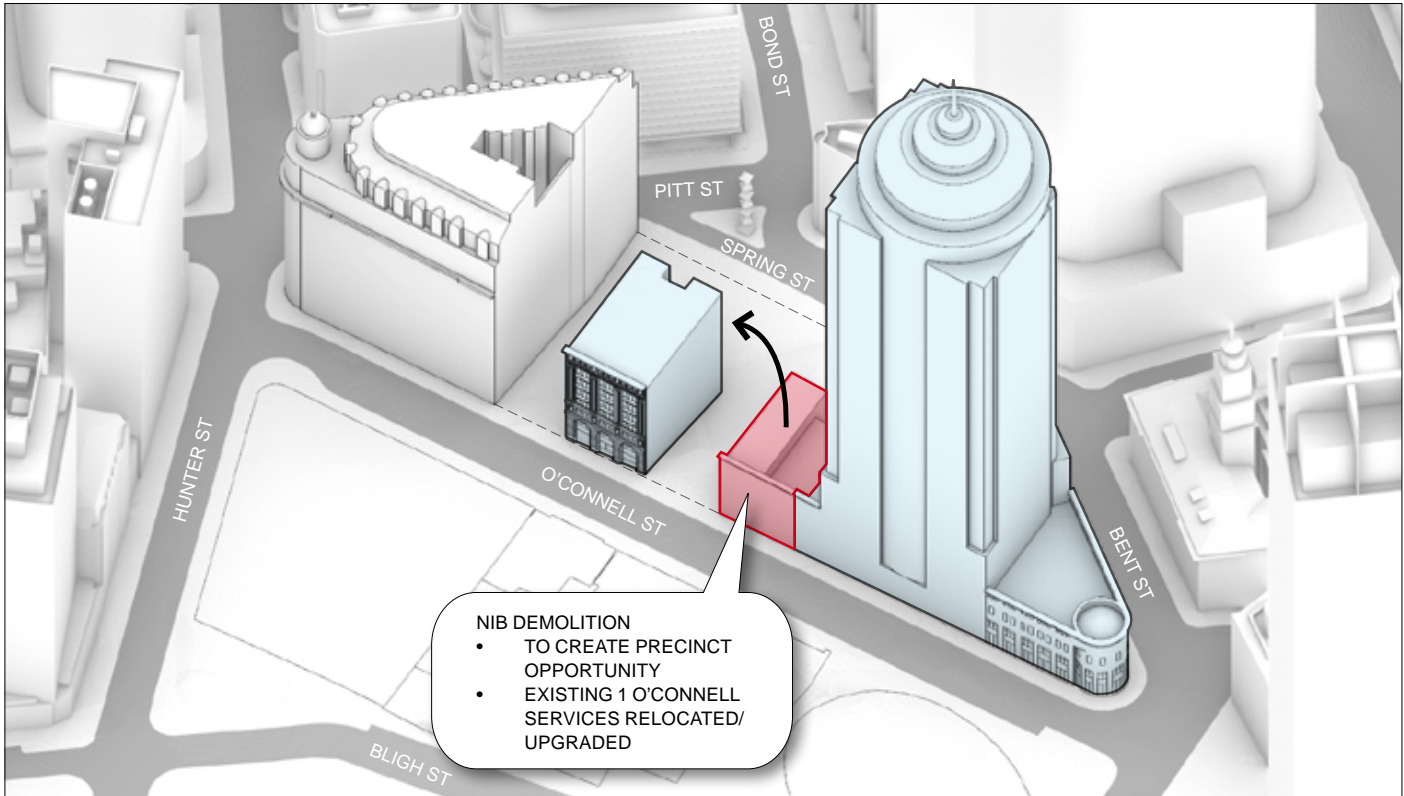


Site Logic

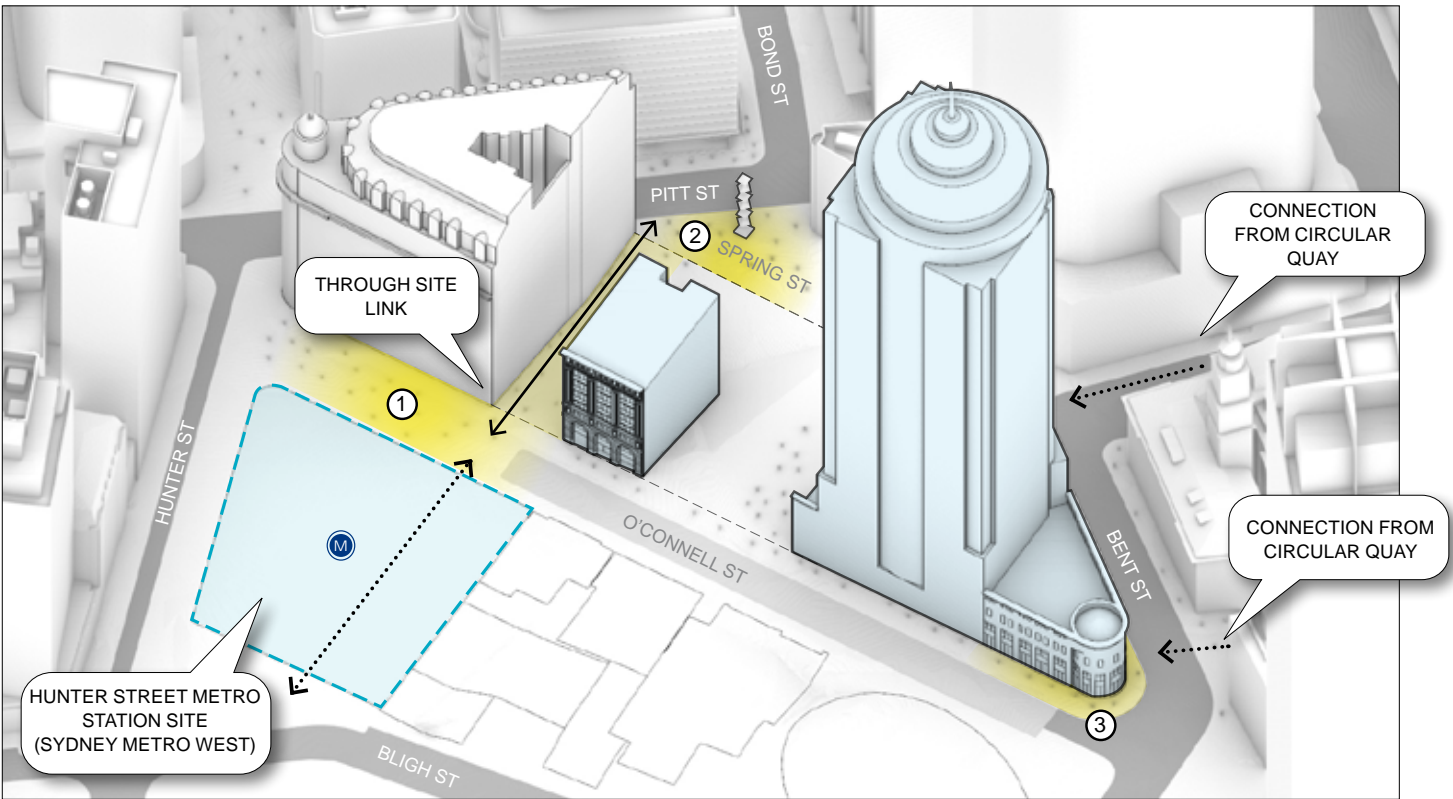
Sequence of Site Moves



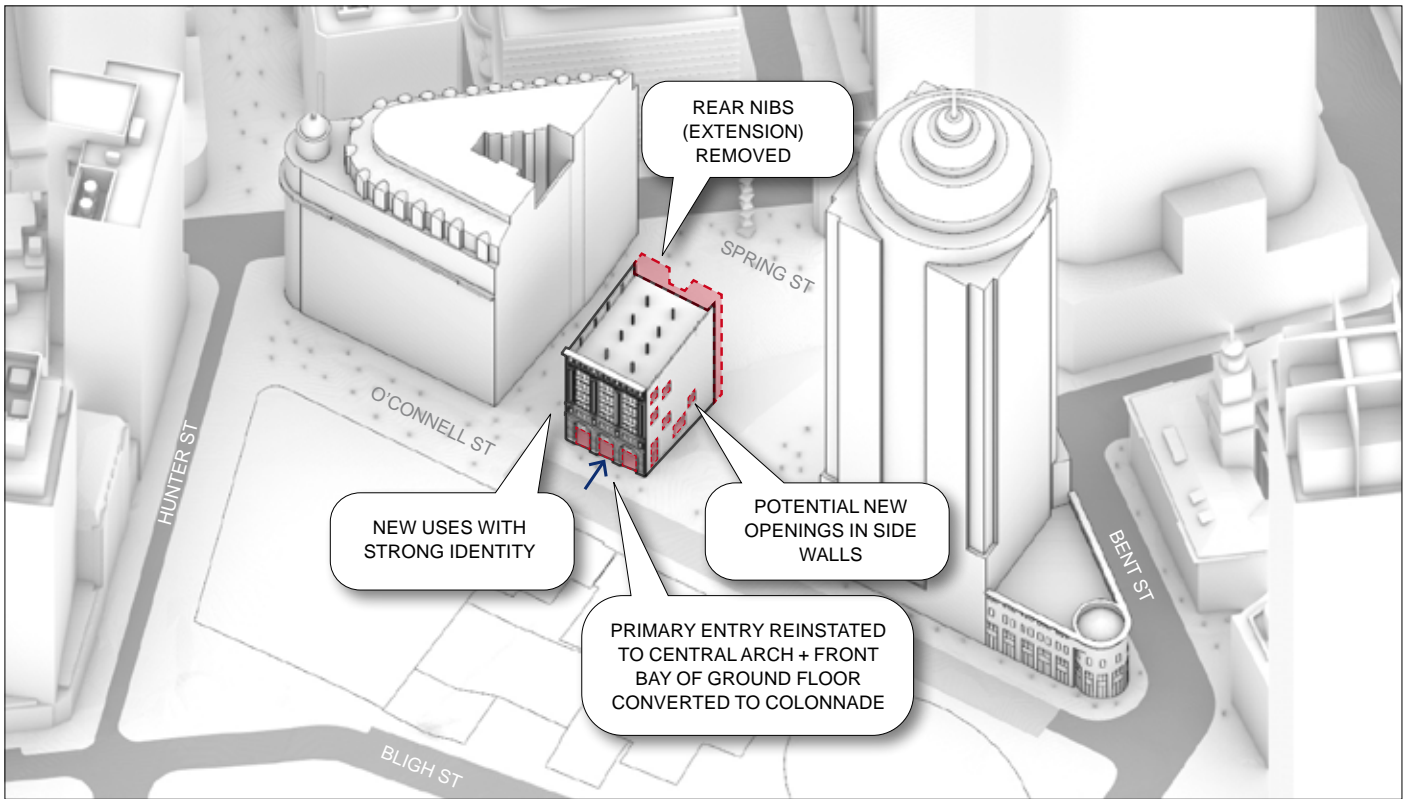
1. Removal of buildings to allow renewal



2. Removal of parts of 1 O'Connell Street to enable upgrades



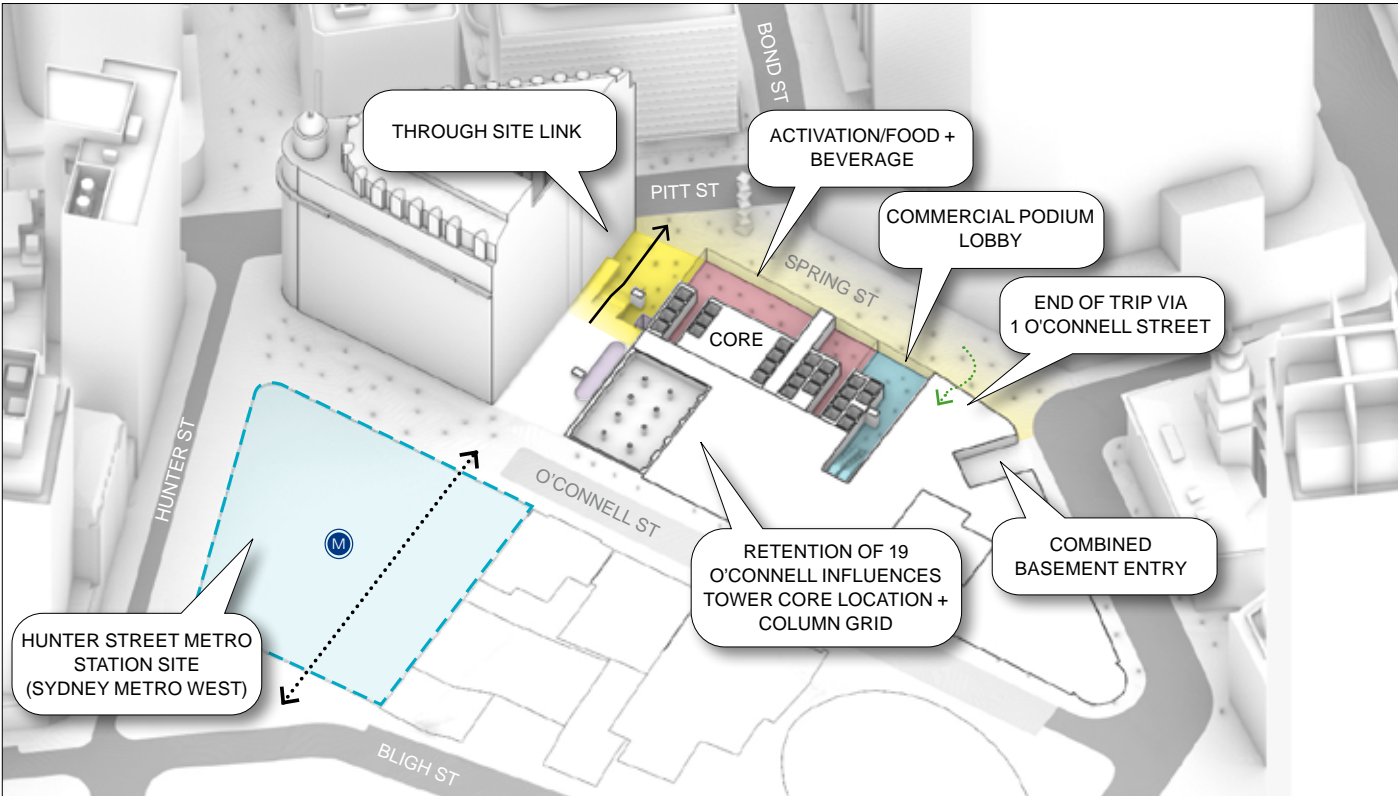
3. Creation of 3 distinct places at the key edges of the site



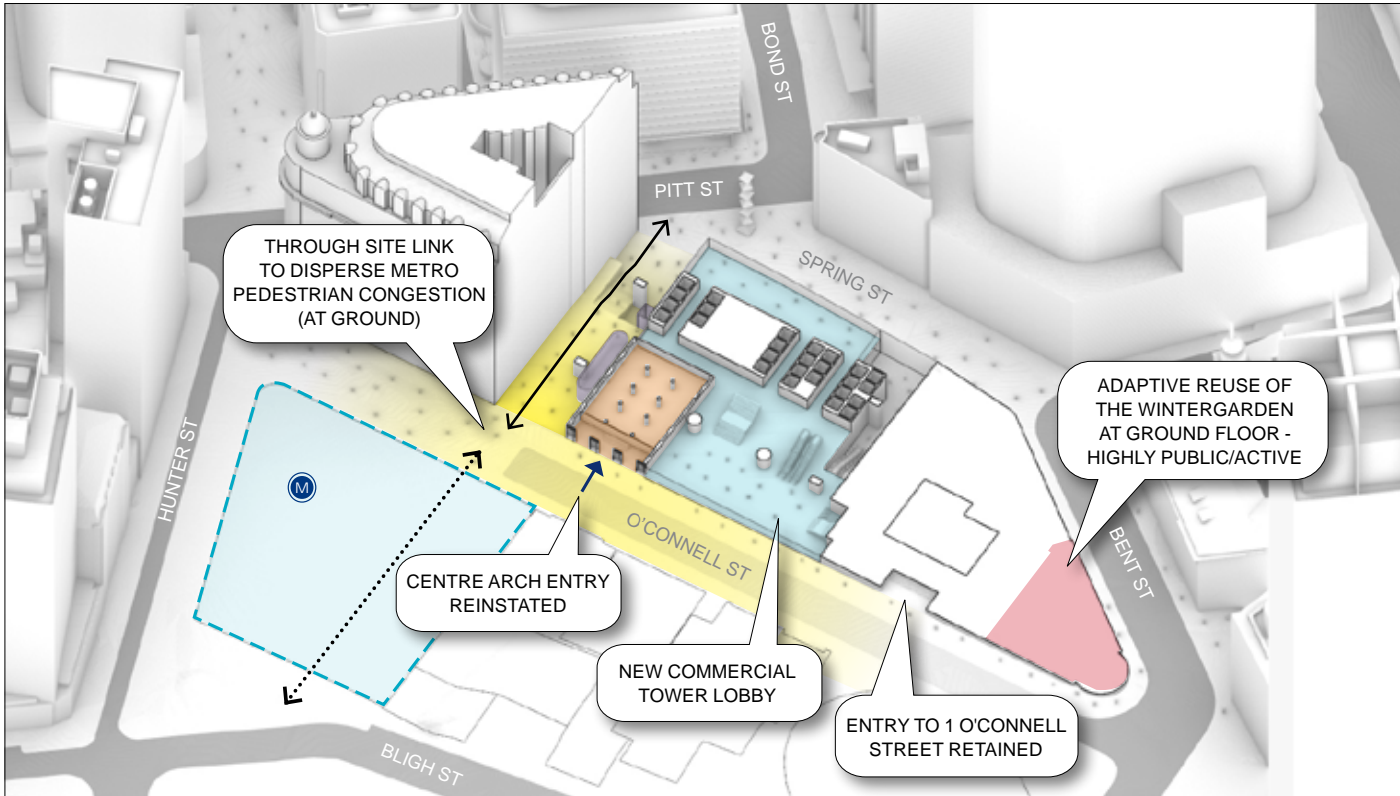
4. Considered intervention into 19 O'Connell Street to rationalise and connect

Site Logic

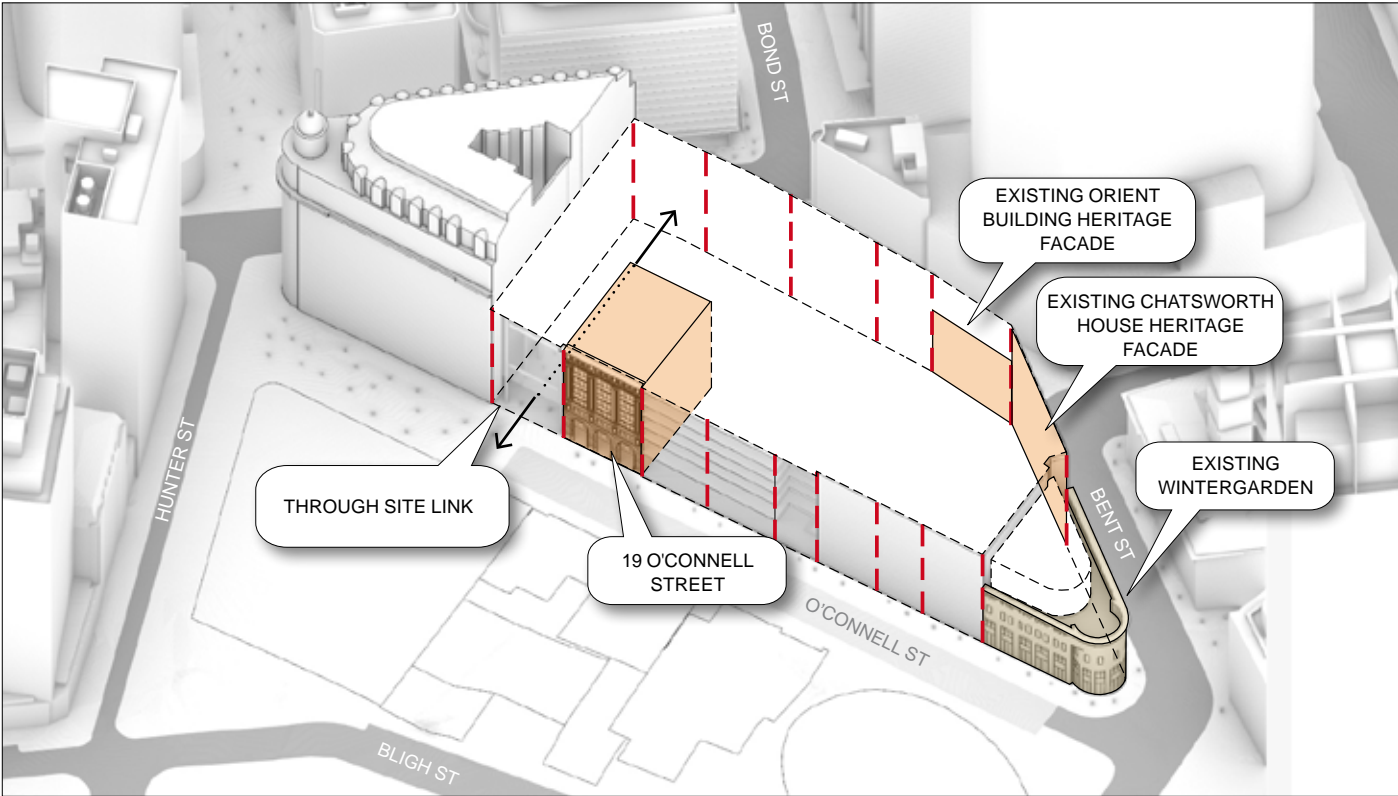
A Precinct Created From the Ground Up



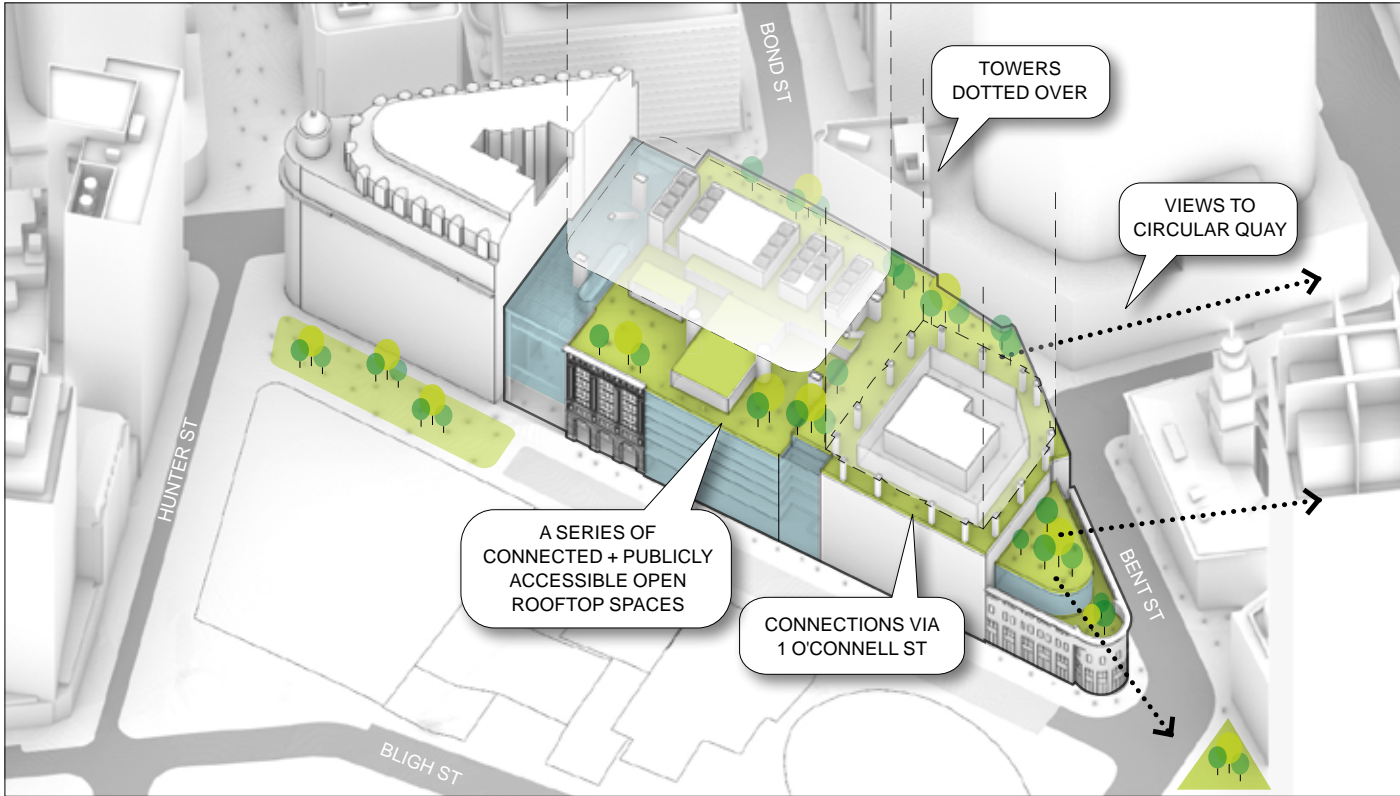
5. Activation of Spring Street with through site link and retail edge



6. Activation of O'Connell Street with through site link and new commercial lobby



7. Podium structure to reference the traditional subdivision pattern and established street character of smaller buildings



8. Connected podium rooftop across the entire site

5.5 Public Domain Vision

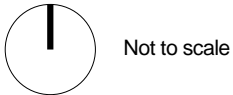
Expanding the City of Sydney Vision

The vision for the public domain in the immediate vicinity of the Precinct is founded on increasing pedestrian priority, and is consistent with the City of Sydney's City North Public Domain Plan.

The Precinct prioritises streets for the use of people and public life. It considers the ongoing renewal of the city with transformative developments in progress and already underway, all coordinated to contribute to a more walkable, liveable and resilient city.

- The public domain vision for the wider precinct is to:
- Create a pedestrian priority precinct, contributing to a more walkable and amenable city
 - Provide more high-quality public open space, including greenery and tree canopy cover - this includes new and greener public spaces at Spring Street and O'Connell Street
 - Intelligently respond to transformative city-making projects such as the Hunter Street Metro station and associated over station developments

Note: this is an aspirational future public domain vision informed by the City North Public Domain Plan by the City of Sydney. Refer to Chapter 10 - Reference Design - 10.1 Public Domain for details of landscape to be delivered as part of this project.



Public Domain Strategic Moves

To enable and help realise the public domain vision, a series of key strategic moves are proposed:

1. Creation of a through site link in close alignment with a similar link proposed within the adjacent Metro site enabling a pedestrian link from Spring Street through to Richard Johnson Square
2. Partial closure and carriage way narrowing of O'Connell Street - constraining vehicle movements, creating a more walkable environment for pedestrians and better connectivity to and from key transport nodes
3. Reclaiming Spring Street for pedestrians - including closure to vehicles and creating new public space with trees and street furniture
4. Reduction in vehicle movement on Hunter Street - including partial closure and carriageway narrowing to provide additional capacity for pedestrian movement and allowing for a wider range of public uses such as outdoor dining
5. Improved pedestrian experience at the Wintergarden site - including footpath widening to provide additional capacity for pedestrian movement and allowing for a wider range of public uses such as outdoor dining
6. Greening of streets with the provision of shade-giving canopy trees

Note: this is an aspirational future public domain vision informed by the City North Public Domain Plan by the City of Sydney. Refer to Chapter 10 - Reference Design - 10.1 Public Domain for details of landscape to be delivered as part of this project.



5.6 O'Connell Street Vision

Street Closure - A new Metro Plaza

KEY POINTS

- Southern portion of the street closed and re-imagined as a plaza
- Alignment of The O'Connell Precinct through site link with proposed Metro through site link
- Footpath widening and paving to northern portion to enhance pedestrian experience
- Primary commercial address for The O'Connell Precinct new and existing towers
- Unique identity to 19 O'Connell Street as access to podium rooftop and potential public use

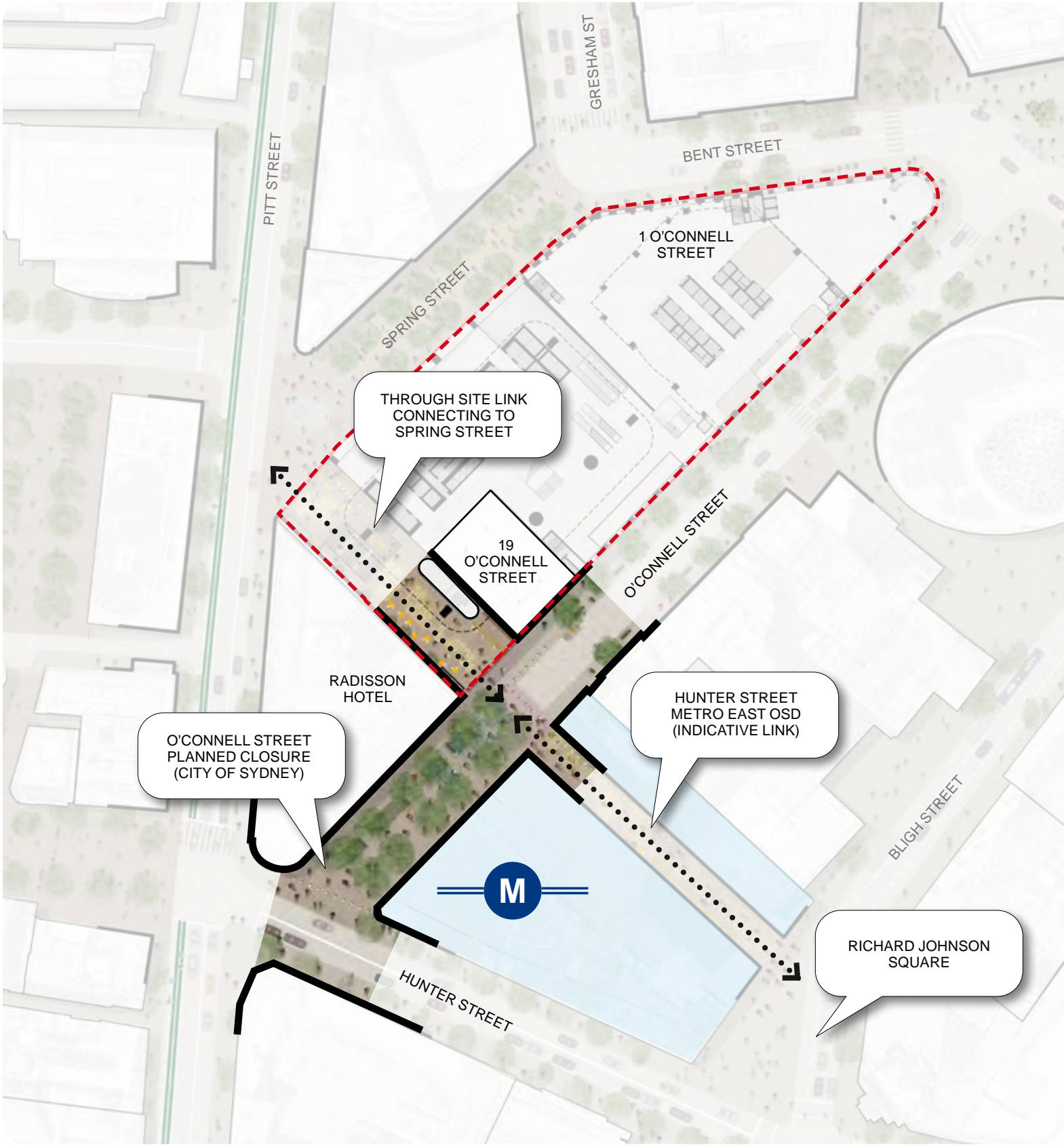


Image sources:
Top right - The Voyage, Liverpool, BCA Landscape
Centre right - Plaza of the Human Rights, Munich, Valentine
Bottom right - Pitt Street Mall, Sydney, Tony Caro Architecture

O'Connell Street

Indicative view of O'Connell Street with through site link to Spring Street



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5.7 Spring Street

Street Closure - Spring Street Re-imagined

- KEY POINTS**
- Spring Street closed and revitalised as a public space lined by new retail/food and beverage tenancies
 - Opportunity to celebrate the existing Dobell Memorial Sculpture
 - New uninterrupted pedestrian link from Spring Street through to Richard Johnson Square

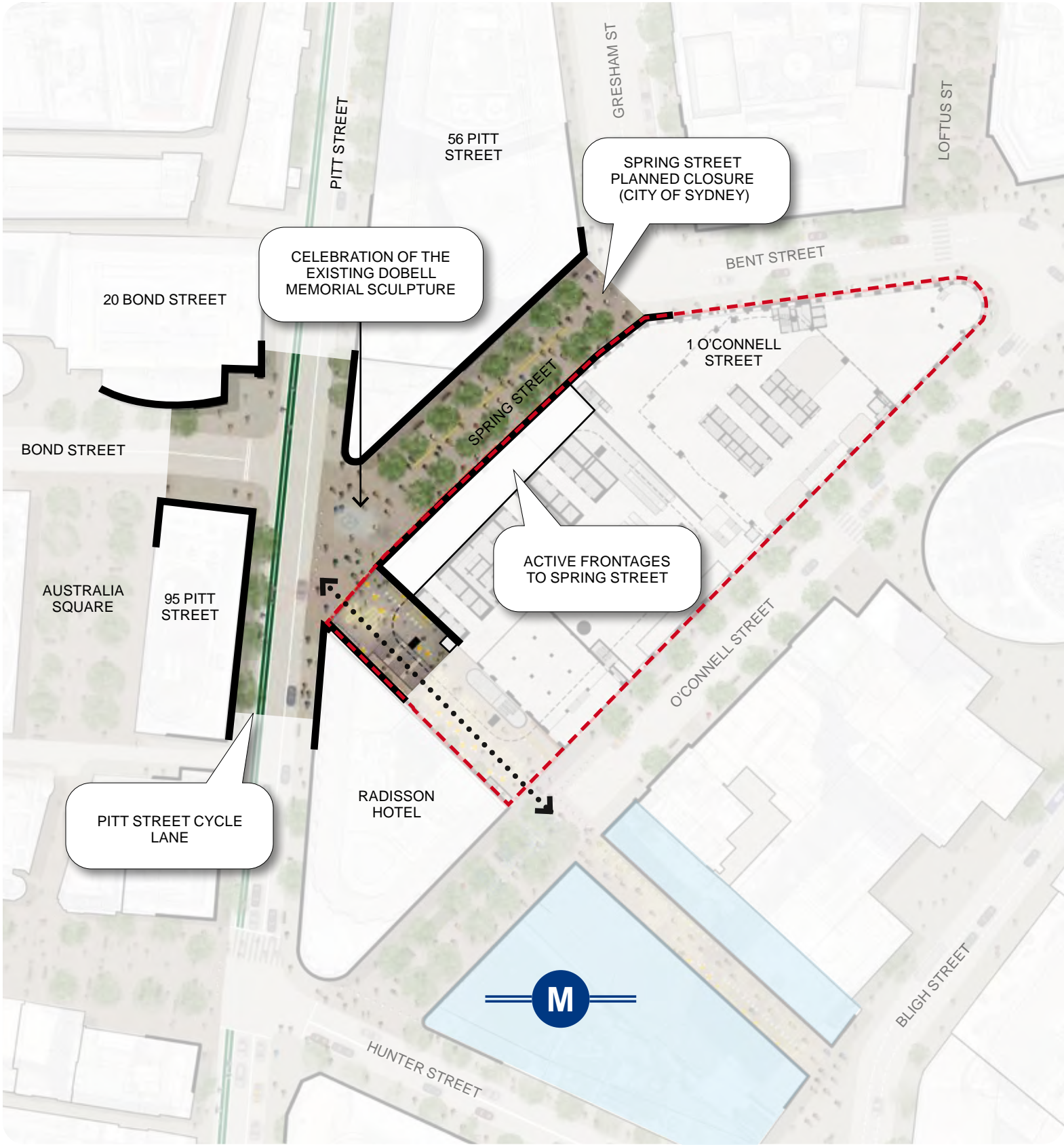


Image sources:
 Top right - Stortorget, Gavle, AJ Landskap
 Centre right - Sovereign Square, Leeds, Re-form Landscape Architecture
 Bottom right - Westerkade, Rotterdam, Okra Landschapsarchitecten

Spring Street

Indicative view of Spring Street plaza facing east from Pitt Street



5.8 The Wintergarden

KEY POINTS

- The Wintergarden is sensitively adapted to house an attractor use, with a modest, lantern style addition to the rooftop.
- Includes intensely public, active, accessible uses in the ground floor including food and beverage and public roof level access with rooftop gardens and potential food and beverage.
- Footpath widening to the Bent and Spring Street intersection to facilitate outdoor dining.
- The Chatsworth House and Orient Building facades are both retained and better integrated into the project and The Precinct
- Both Spring and O'Connell Streets are conceived of as a series of buildings, each with a separate, distinct character (rather than a singular architectural language) which helps to anchor the retained heritage fabric in a new context which respects the traditional grain and scale of these buildings.

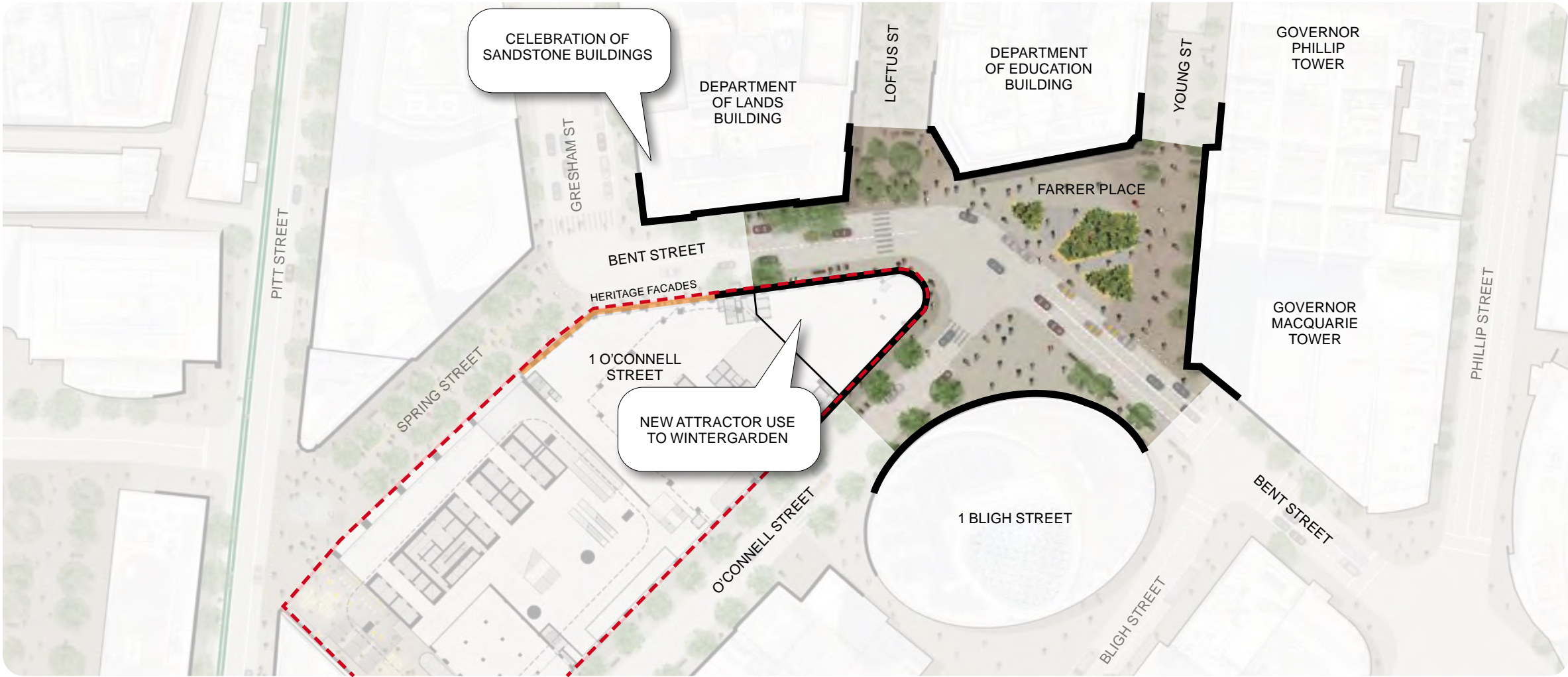


Image sources, left to right:
Fish Lane, Brisbane, Richards and Spence
Loftus Lane, Sydney, ASPECT Studios
275 Kent Street, Sydney, ASPECT Studios
The Roof Deck at Revolution Hall, Portland USA
The Tate Modern, London, Herzog & de Meuron
Daramu House, Sydney, Tzannes

Northern Corner

Indicative view of Wintergarden from Farrer Place facing south



5.9 The Podium and Roof

Greening the City With a Connected Podium Terrace

KEY POINTS

- Re-imagining O'Connell, Bent and Spring Streets as streetscapes of many buildings, reflecting the traditional subdivision pattern and the scale and proportions of nearby heritage buildings - rather than as a singular tower podium
- Publicly accessible podium rooftop connected across multiple levels
- Contribution to greening of the city
- Affording views to Circular Quay
- Can be accessed from multiple locations around the site, including from each of the 3 distinct places

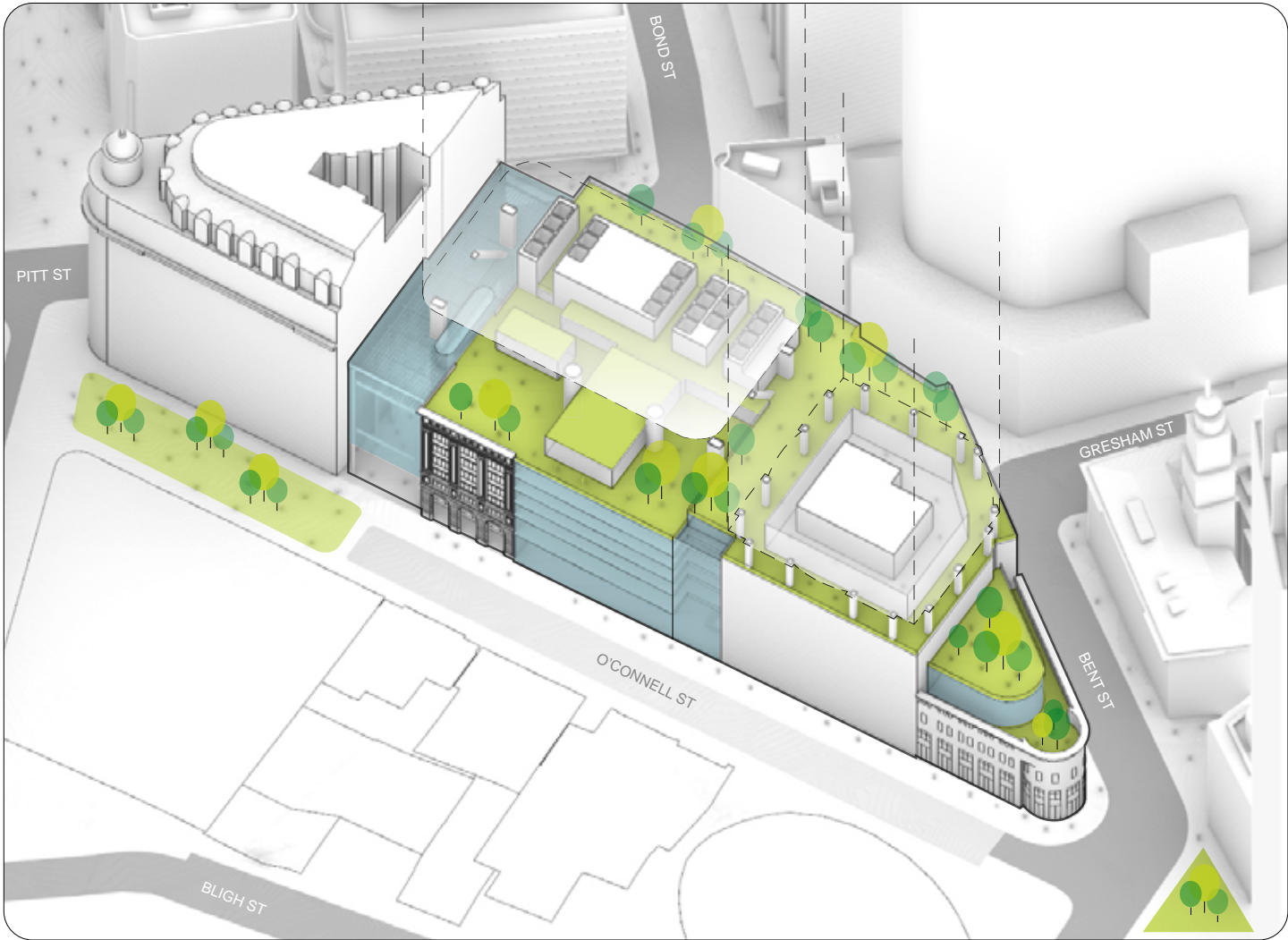


Image sources:
Top right - Darling Square CBA Rooftop, ASPECT Studios
Bottom left - 275 Kent Street, Sydney, ASPECT Studios
Bottom centre - One Central Park, Sydney, ASPECT Studios
Bottom right - 1 Farrer Place, Sydney, Denton Corker Marshall

5.10 The Tower

Next Generation Workplace of the Future

The Precinct will provide a major new premium grade commercial office tower positioned to elevate Sydney as a global attractor and competitor.

The tower is envisaged as a workplace of the future providing flexible spaces able to shift easily with changing needs and offering high quality amenities and services for tenants.

The workplace fosters a sense of community, is resilient and responsible and provides a range of rich and diverse experiences.



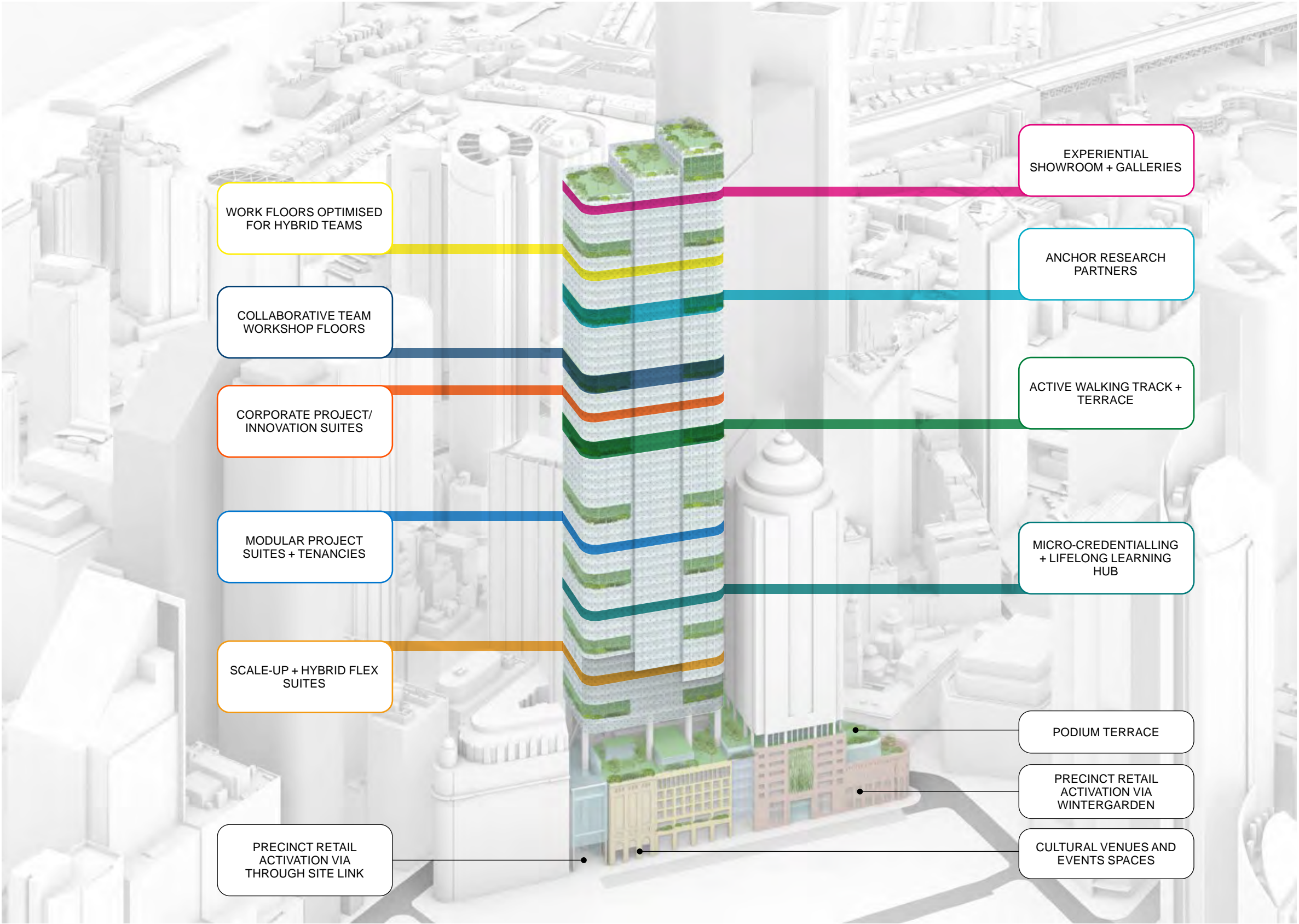
Image sources:
Top left: Early Robinson Tower, Singapore, Kohn Pedersen Fox Associates
Centre left - WeWork, via rb.gy/jacx45
Bottom left - Lendlease head office, Sydney, Hassell
Right - Proposed reference design

5.11 Vertical Village Concept

Next Generation Workplace of the Future

Buildings of the future must be re-imagined to adapt to new ways of working and accelerated demand for activation, amenity, wellness, flexibility, productivity and collaboration. The O'Connell Precinct foregrounds authentic experiences and a sense of community and culture at all levels of the development, drawing people back to the city.

The Precinct is imagined as a 'vertical village', providing multi-layered experiences for tenants and the wider community. The concept has been inspired by global precedents and trends which suggest that tenants are seeking more progressive workplace models.



A new generation of community in the city - 'central experience district'

Lively, inclusive and relevant throughout the 7 day week, beyond 9 to 5

Attract new business blend + sectors e.g.: life science, renewable energy + technology industry

An international exemplar of social and environmental sustainability

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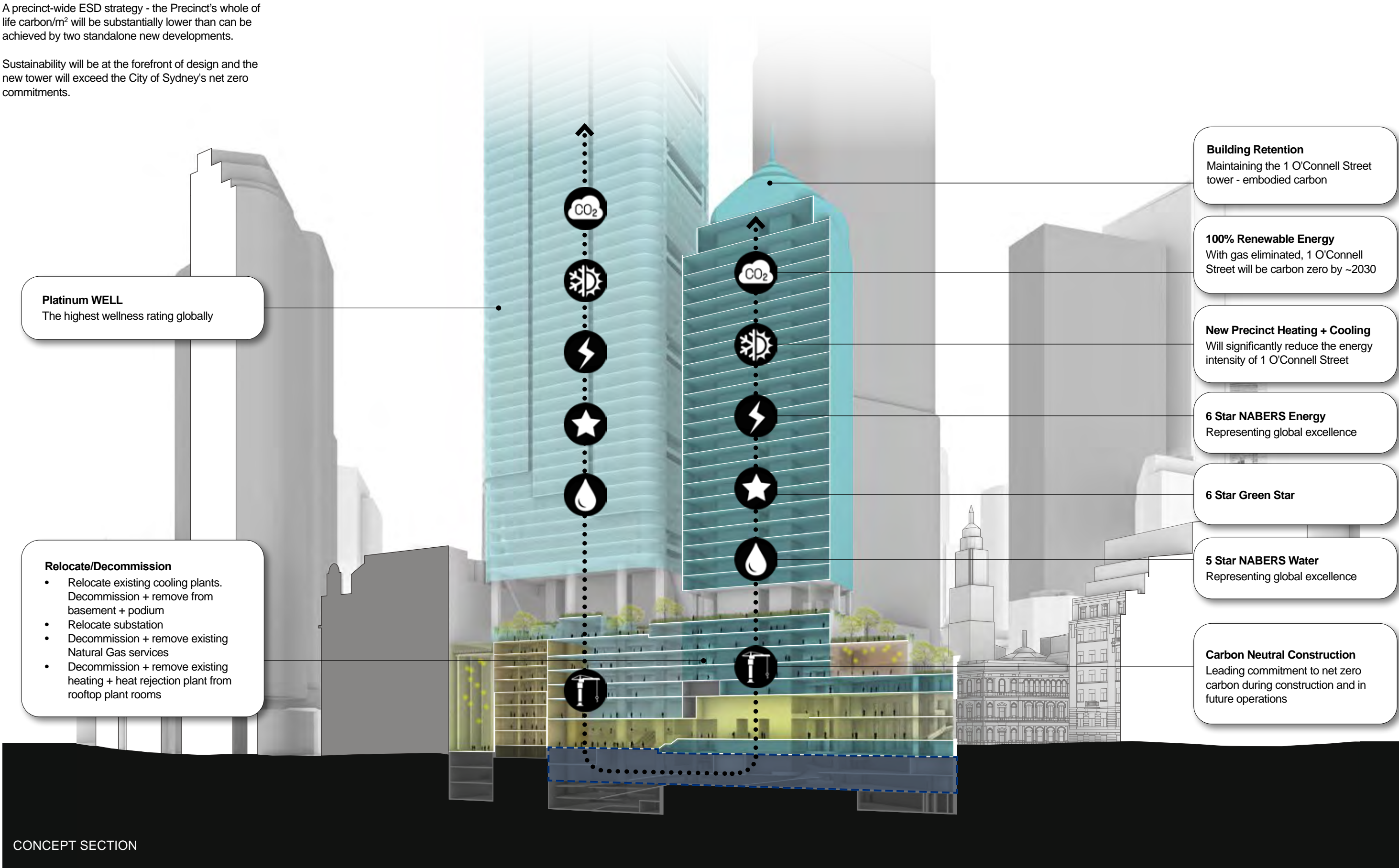
5.12 Precinct ESD Approach

Precinct Target: Net Zero Carbon Emissions

A precinct-wide ESD strategy - the Precinct's whole of life carbon/m² will be substantially lower than can be achieved by two standalone new developments.

Sustainability will be at the forefront of design and the new tower will exceed the City of Sydney's net zero commitments.

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5.13 Public Benefits

The O'Connell Precinct - Summary

Two public benefits are proposed as part of this Request for Planning Proposal - a new through site link and a precinct-wide logistics centre. The public benefits have been indicatively illustrated in the reference design (Chapter 10).

Note: these public benefits are subject to further discussion and agreement with the City of Sydney, including the specific nature and type of spaces that could be provided.

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Public Benefit

Purpose + Vision

Indicative Size

1. Through Site Link

Creating a safe and active pedestrian connection between Spring Street and the planned new Hunter Street East Metro Station, publicly accessible 24 hours a day, and 7 days a week.

Width: 6m minimum clear
Height: approximately 33m (O'Connell St)
to 28m (Spring St)

2. Logistics Centre

Supporting the planned pedestrianisation of O'Connell and Spring Streets, the Precinct will accommodate 8 dedicated loading bays in the basement to replace existing on-street loading zones. These bays will serve the wider city precinct.

Number of dedicated van bays: 8

1. Through Site Link

OPPORTUNITY TO:

- Provide a public connection between the future pedestrianised O'Connell and Spring Streets
- Be accessible 24/7 to facilitate movement to and from the Hunter Street Metro station
- Extend on the planned through site link within the Metro site to create a cross city connection from Spring Street to Richard Johnson Square
- Reveal the side of 19 O'Connell Street and create new connections which make the heritage building more permeable and active
- Be activated on both sides with retail/food and beverage
- Provide greening with a sense of the street and podium rooftop coming into the link space
- Bring light and air into the podium
- Provide a large space for public art

KEY CONSIDERATIONS

Comfort

Protection from wind effects and down-shear, solar access, a degree of weather protection, scale of the space, stair design, passive safety and security.

Interest

Public art, greenery, places to linger and dwell.

Urban Role

Contribution to the streetscape, definition of street walls and connections within the local context.

Interfaces

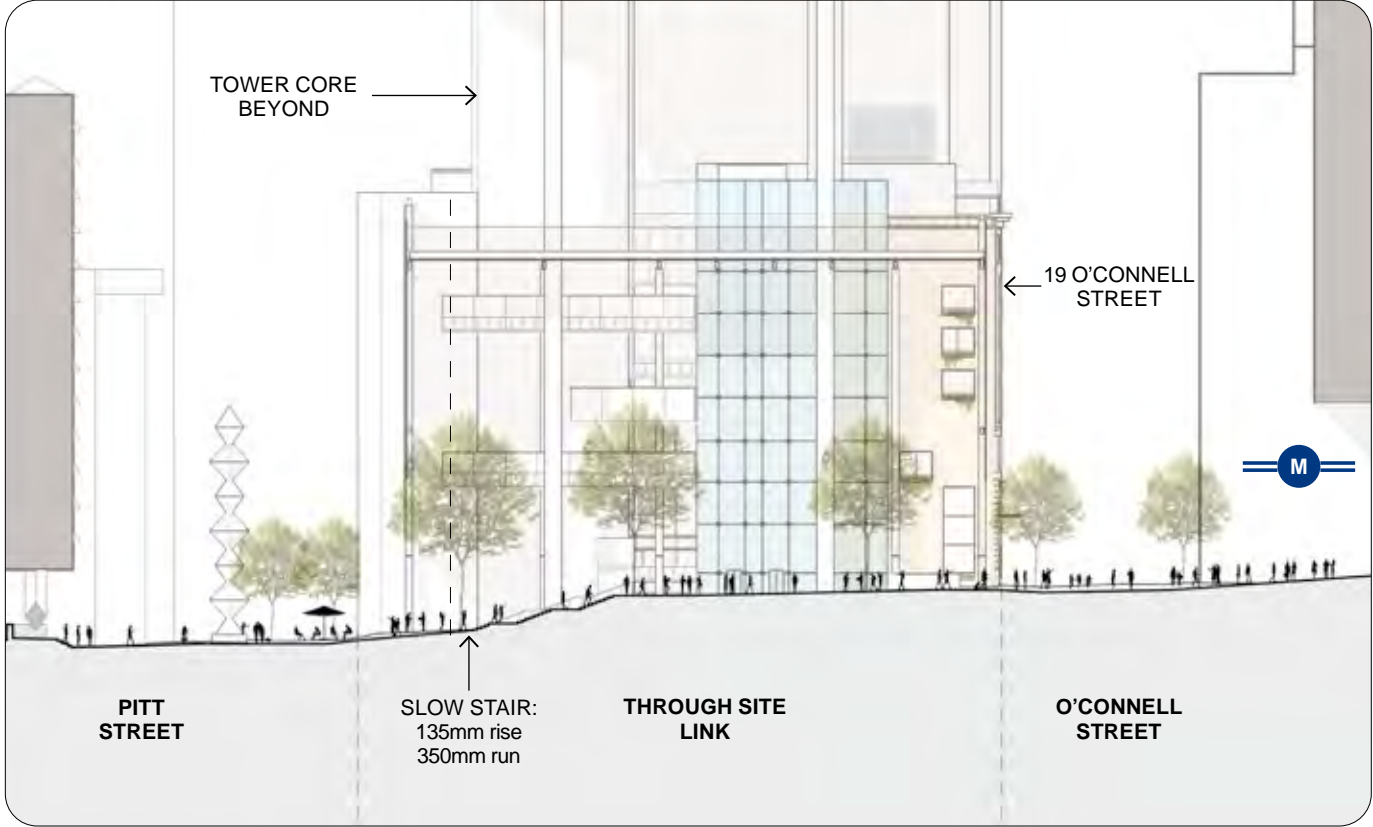
The Radisson Hotel boundary wall, the 19 O'Connell Street boundary wall, the tower lobby and podium rooftop, and Spring and O'Connell Streets more generally.

Integration of 19 O'Connell Street

Activation and enhancement of the existing building, minimisation of impacts of new structure on the boundary wall.

Image sources:

Top left - artist's impression of reference design. Through site link reference artwork, Ancient Tracks by Toby Bishop for City of Sydney
Top right - concept section
Bottom left - Canadian Parliament Precinct, Ottawa, David Chipperfield and Zeidler
Bottom centre left - London Business School, The Sammy Ofer Centre, London, Sheppard Robson
Bottom centre - Barrack Place, Sydney, Architectus
Bottom centre right - Create Campus, Singapore, Perkins + Wil
Bottom right - Arc, Sydney, Koichi Takada



2. Logistics Centre

OPPORTUNITY TO:

- Enable the transformation of O'Connell Street into a pedestrian plaza by relocating the existing street loading bays into The O'Connell Precinct combined basement
- Consolidate precinct vehicular access to the existing 1 O'Connell Street basement entry
- Provide dedicated off-street precinct loading bays
- Provide direct lift access from the logistics centre to O'Connell Street

Direct response to the following needs identified in the Central Sydney Infrastructure Plan 2020:

- Space (potentially on a commercial basis) for the storage and transfer of goods to other modes
- Direct street access for delivery personnel on foot, bike or other alternative mode
- Functional space for loading and servicing activity (e.g. good clearance height, HRV suitable dock spaces, adequate manoeuvring space)
- Open-access or shared servicing facilities servicing existing surrounding heritage sites and small sites which may not have on-site parking or loading
- Where feasible, links to existing/adjoining loading and servicing infrastructure

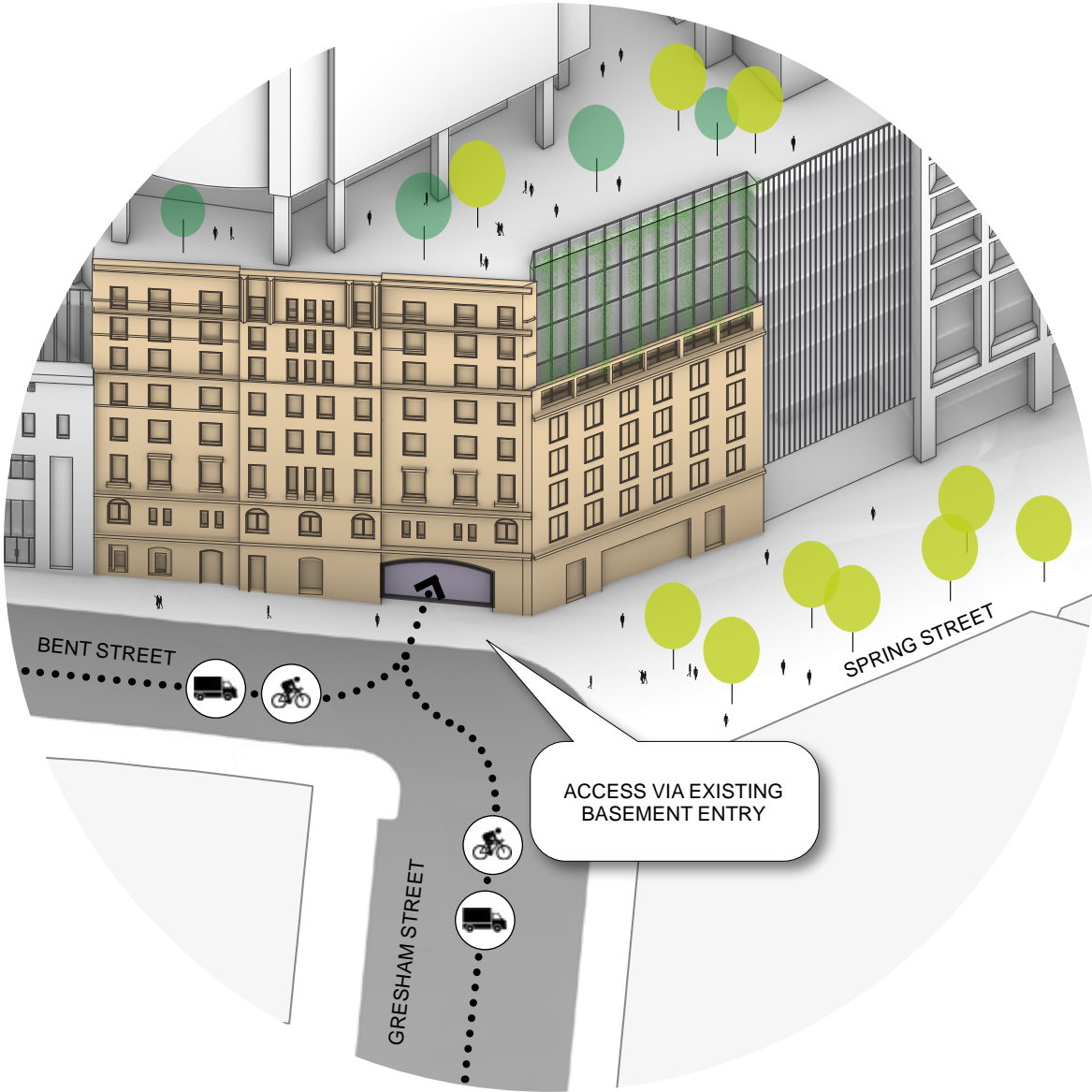


Image sources:
Top - Barangaroo basement loading dock
Bottom - FedEx delivery driver, via rb.gy/hij9d2

5.14 Public Art Opportunities

Precinct-Wide Public Art

The O'Connell Precinct offers several opportunities for the integration of public art, in a variety of media, to meaningfully contribute to the cultural landscape of the northern Sydney CBD.

The proposed urban structure of the Precinct offers a series of opportunities - each coinciding with the 3 distinct new places of O'Connell Street, Spring Street and the Wintergarden - to be further enhanced and defined by exceptional public art. Other potential public art locations include the proposed through site link and the podium rooftop. A potential also exists to locate public art in a manner that establishes a strong visual connection between the various sites across the Precinct and beyond.

The varied nature and scale of these opportunities suggests a diverse range of public art may be appropriate, including free-standing or suspended sculptures, murals or art screens, digital artworks, and sensory environmental installations incorporating sound, light or water. Further opportunities exist for public art to reinforce the precinct-wide commitment to demonstrate a powerful connection with Country.

All commissioned works should be original and respond thoughtfully to the site, its context and to the Precinct values and vision. They should be distinctive, durable and of excellent quality to enrich the Precinct and to engage and inspire the city audience.

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Legend





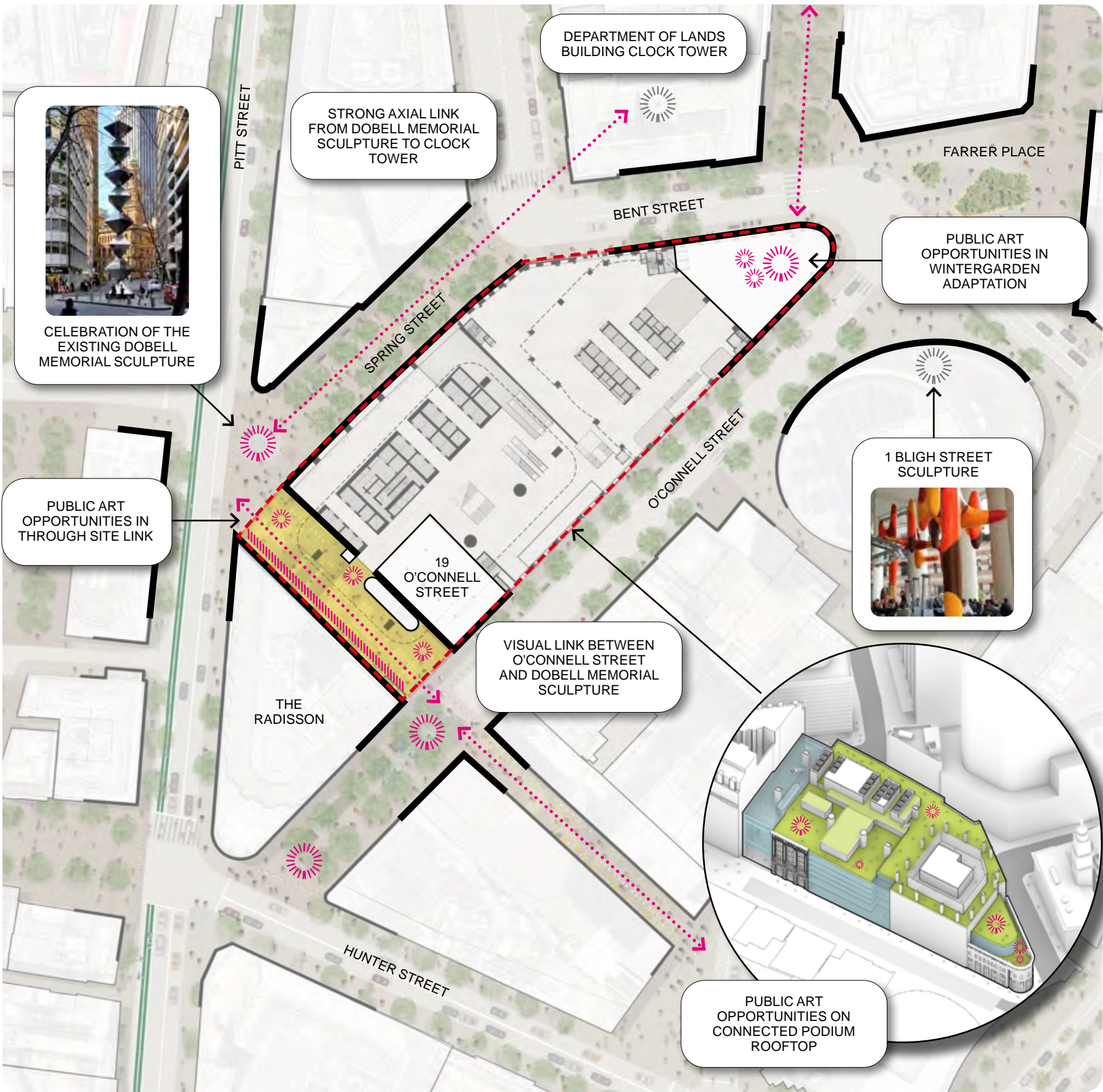
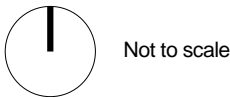
-  Existing landmarks/artworks
-  New opportunities for public art
-  Potential mural/wall artwork
-  Key vistas to artworks

Image sources, top to bottom:
Smale Riverfront Park, Cincinnati, Sasaki
Ever Sun, Sydney, Rochelle Haley
Ancient Tracks, Sydney, Toby Bishop
Patchwork of Light, Sydney, Lara Schnitger

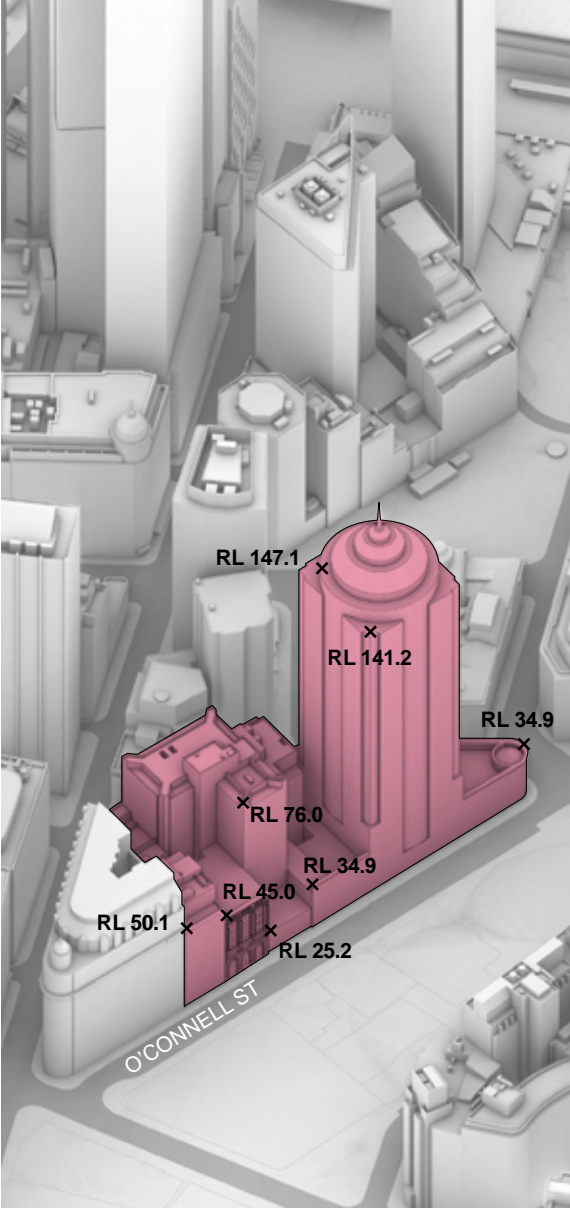


6.0 Envelope Design

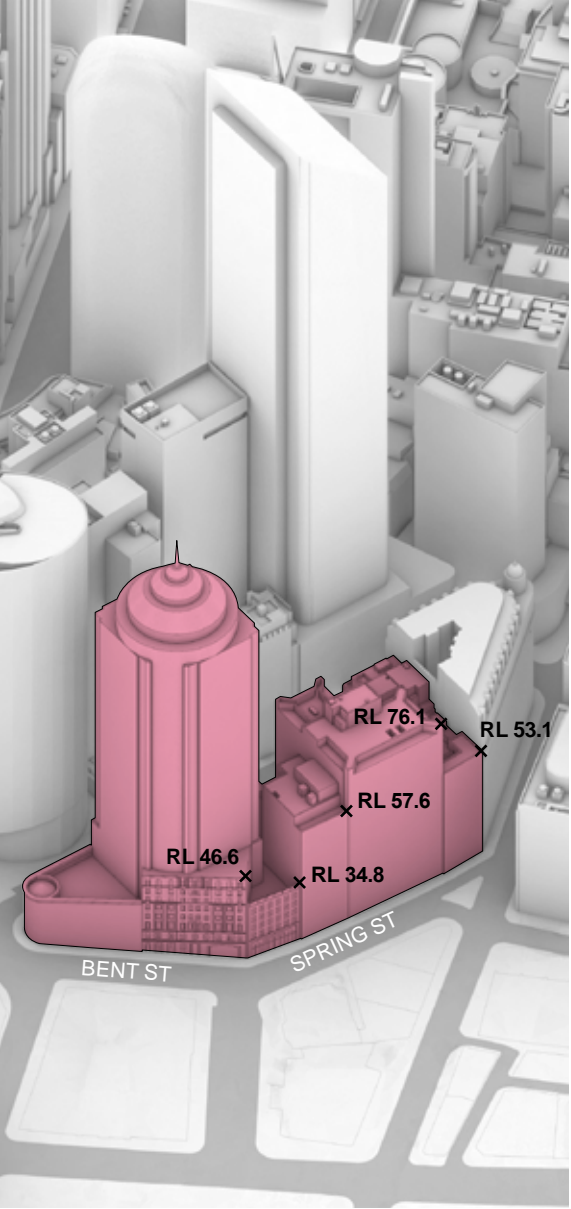


6.1 Existing Site

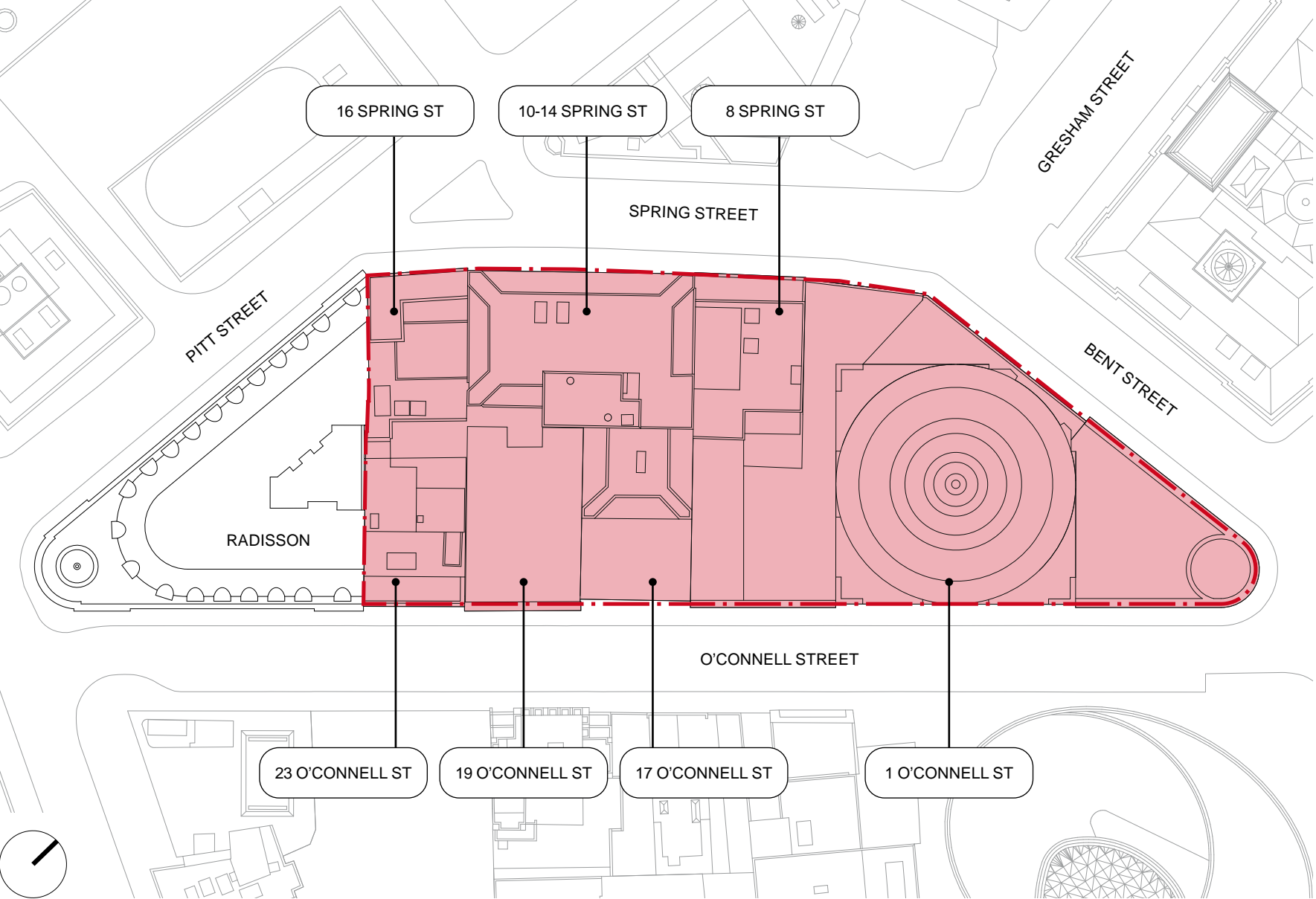
O'CONNELL STREET 3D



SPRING STREET 3D



BASE PLAN



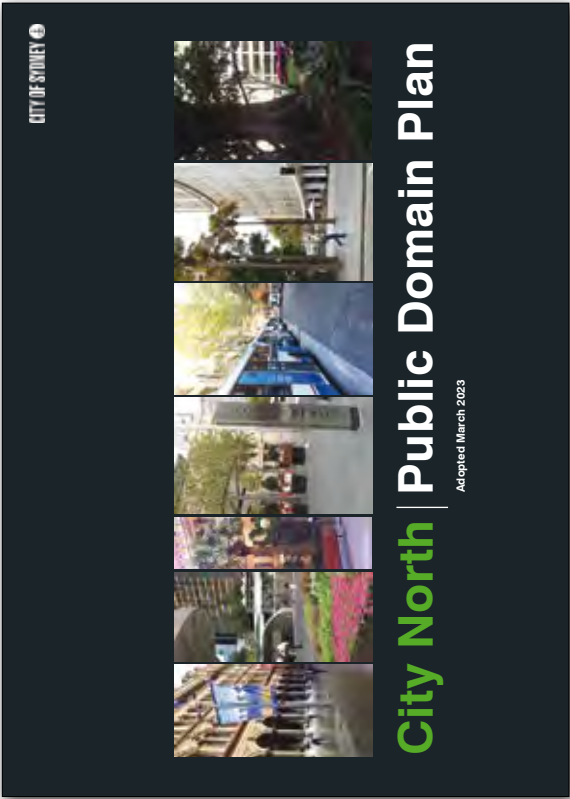
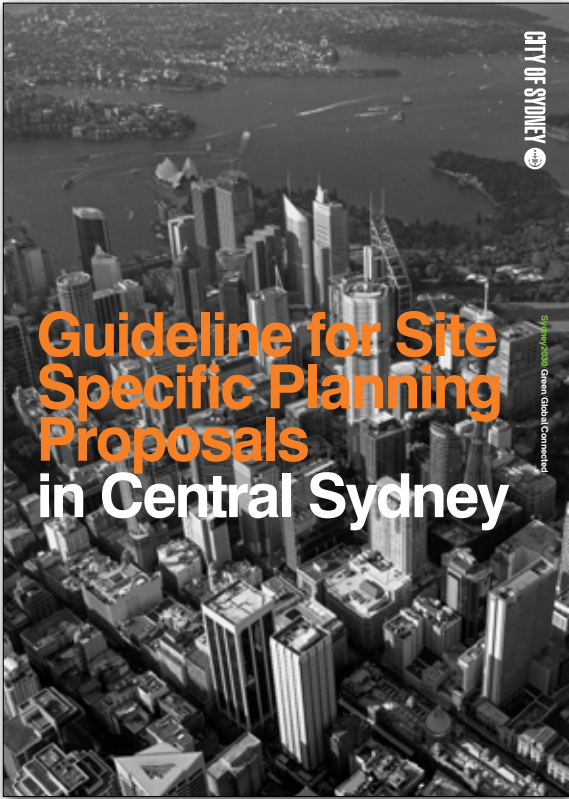
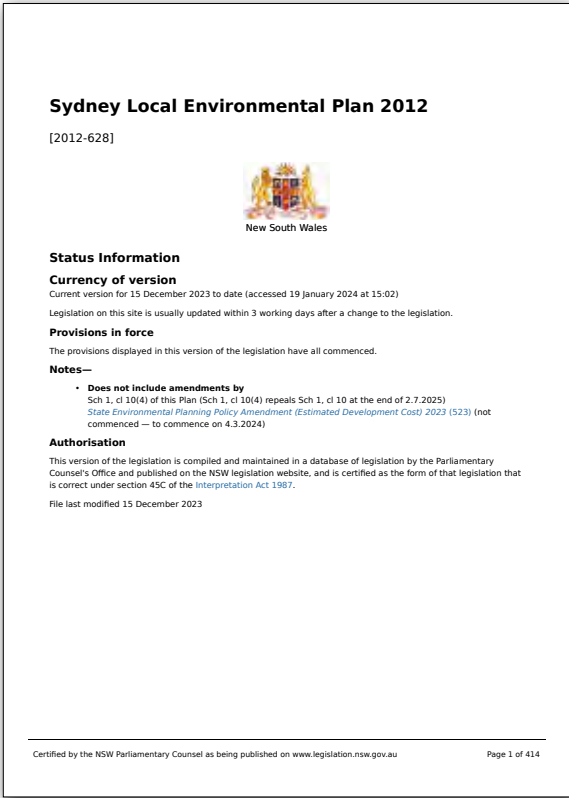
Existing Building Heights (Maximum)

- 1 O'Connell Street: 135m
- 8 Spring Street: 49m
- 10-14 Spring Street: 68m
- 16 Spring Street: 45m
- 17 O'Connell Street: 64m
- 19 O'Connell Street: 32m
- 23 O'Connell Street: 38m

6.2 Modelling the DCP Base Case Envelope

Applying the Planning Framework

The DCP base case building envelope and proposed building envelope have been prepared with reference to the Sydney Local Environmental Plan (SLEP) 2012, the Sydney Development Control Plan (SDCP) 2012, the Guideline for Site Specific Planning Proposals in Central Sydney and the City North Public Domain Plan.

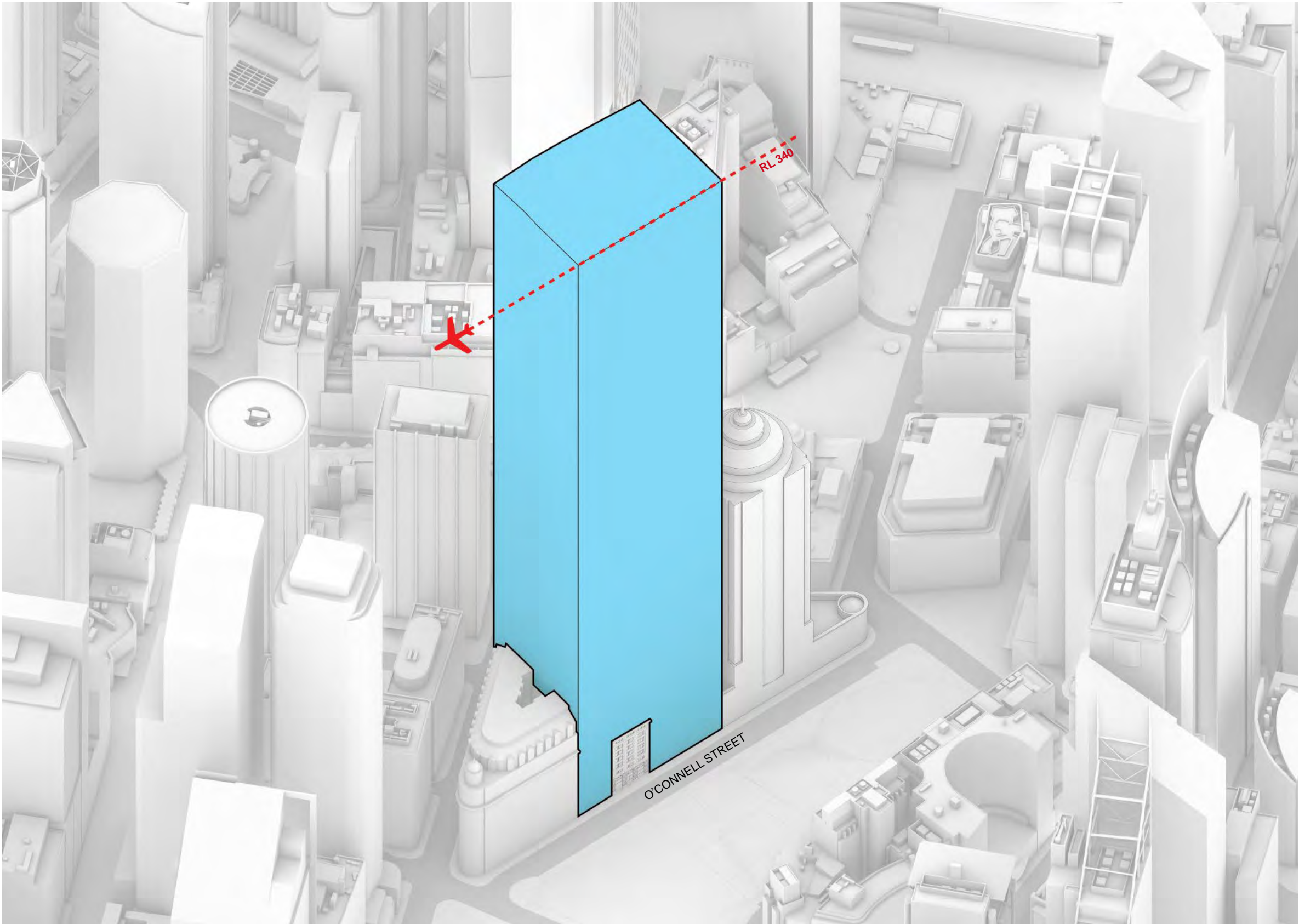


Step 1

Envelope Height

PANS-OPS

The subject site boundary is extruded to the Sydney Airport prescribed airspace PANS-OPS protection surface. The site is located within the RL 340 protection zone.



Step 2

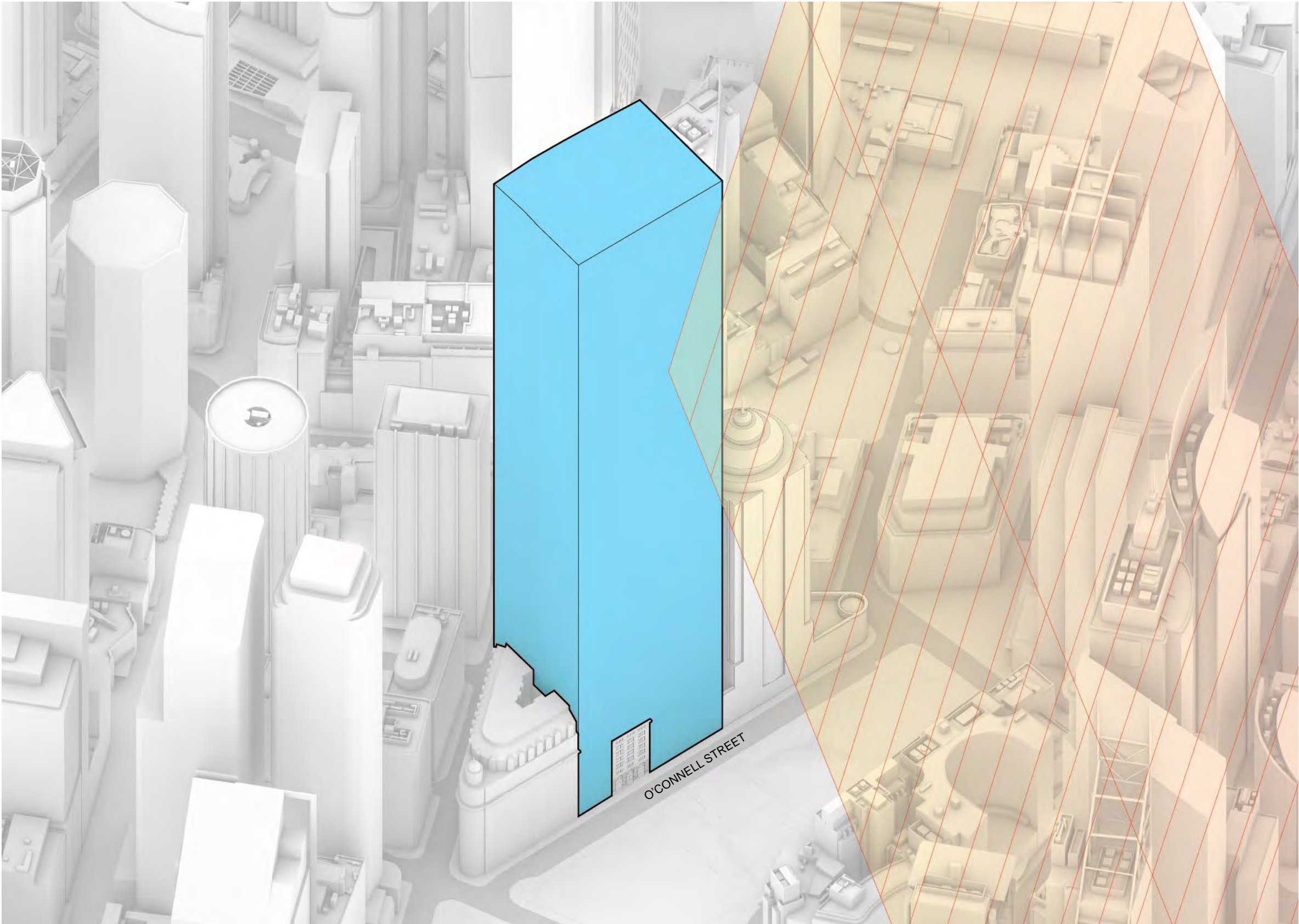
Envelope Height

THE DOMAIN SUN ACCESS PLANE

Sun Access Planes (SAP) and No Additional Overshadowing (NAO) controls protect solar access to important parks and public spaces. There are four controls relevant to the subject site.

The Domain SAP (protection period: all year, 9am - 2pm) does not impact the envelope form.

- Note:**
- SAP model sourced from City of Sydney IDE File



The Domain SAP
Source: Sydney DCP 2012

Step 3

Envelope Height

MARTIN PLACE SUN ACCESS PLANE

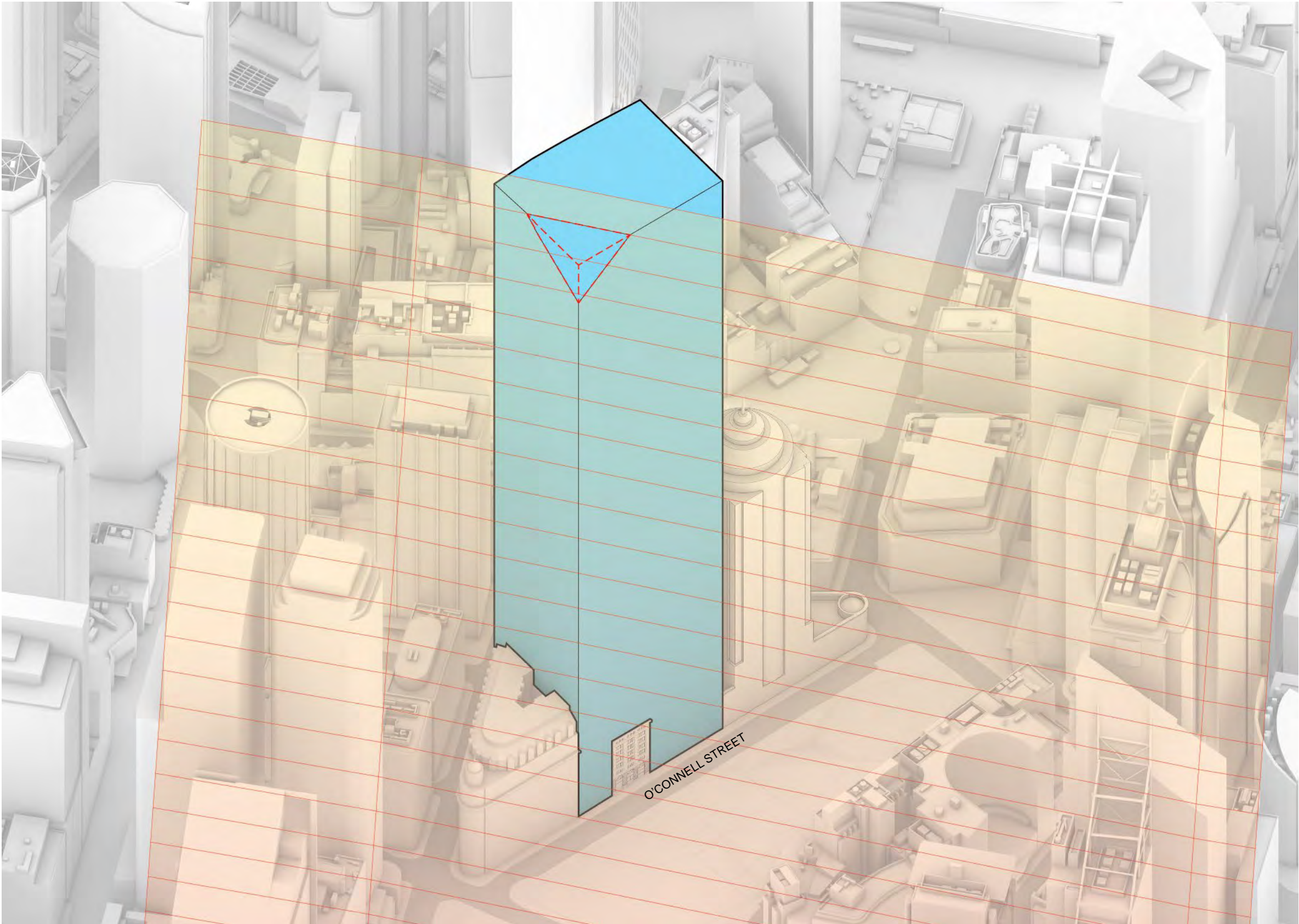
The Martin Place SAP (protection period: 1 September - 31 May, midday - 2pm) has a small impact on the south-east corner of the site.

- Note:**
- SAP model sourced from City of Sydney IDE File

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Martin Place SAP
Source: Sydney DCP 2012



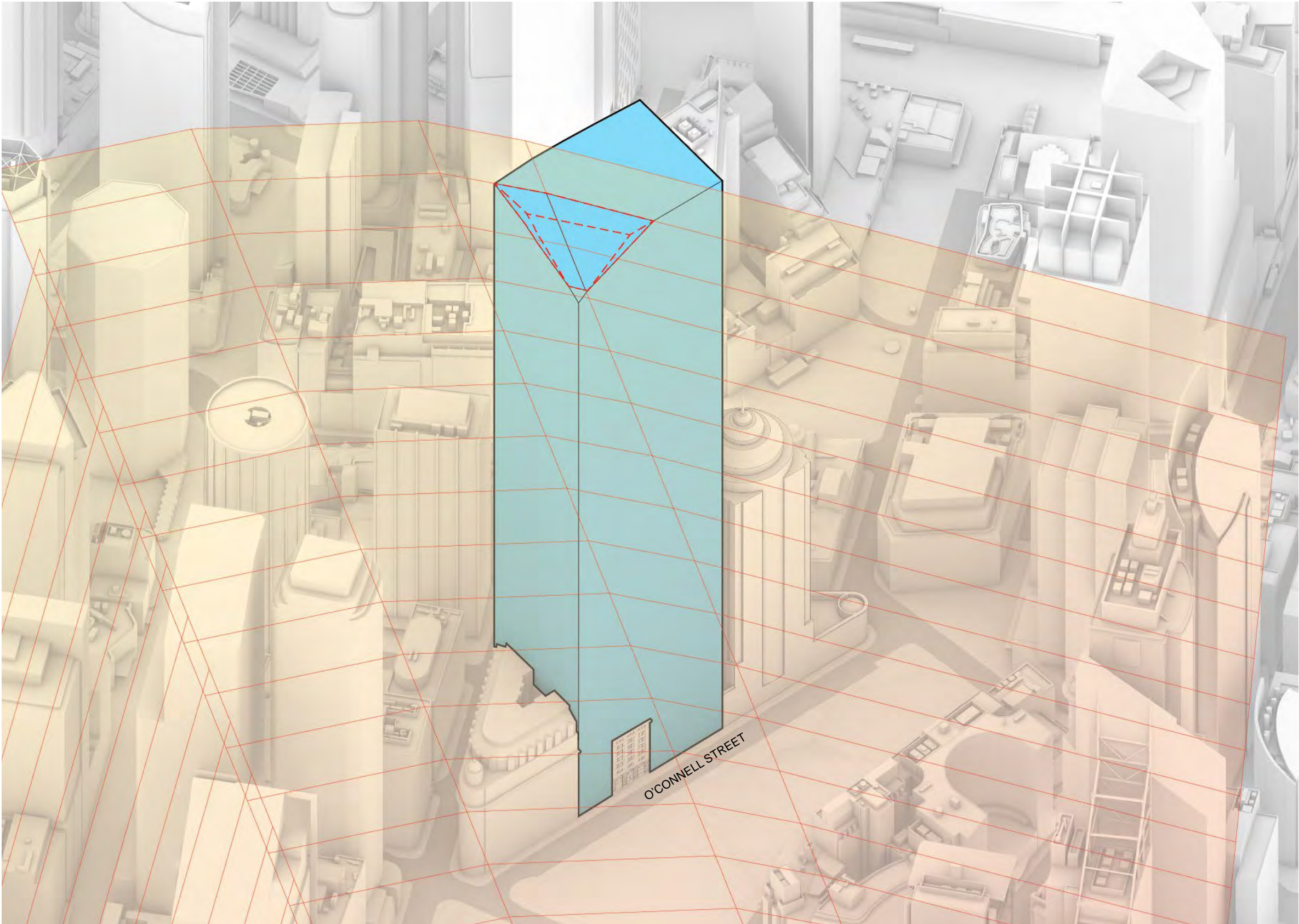
Step 4

Envelope Height

HYDE PARK SUN ACCESS PLANE

The Hyde Park SAP (protection period: all year, 10am - 2pm) has a small impact on the south-east corner of the site.

- Note:**
- SAP model sourced from City of Sydney IDE File



Hyde Park SAP
Source: Sydney DCP 2012

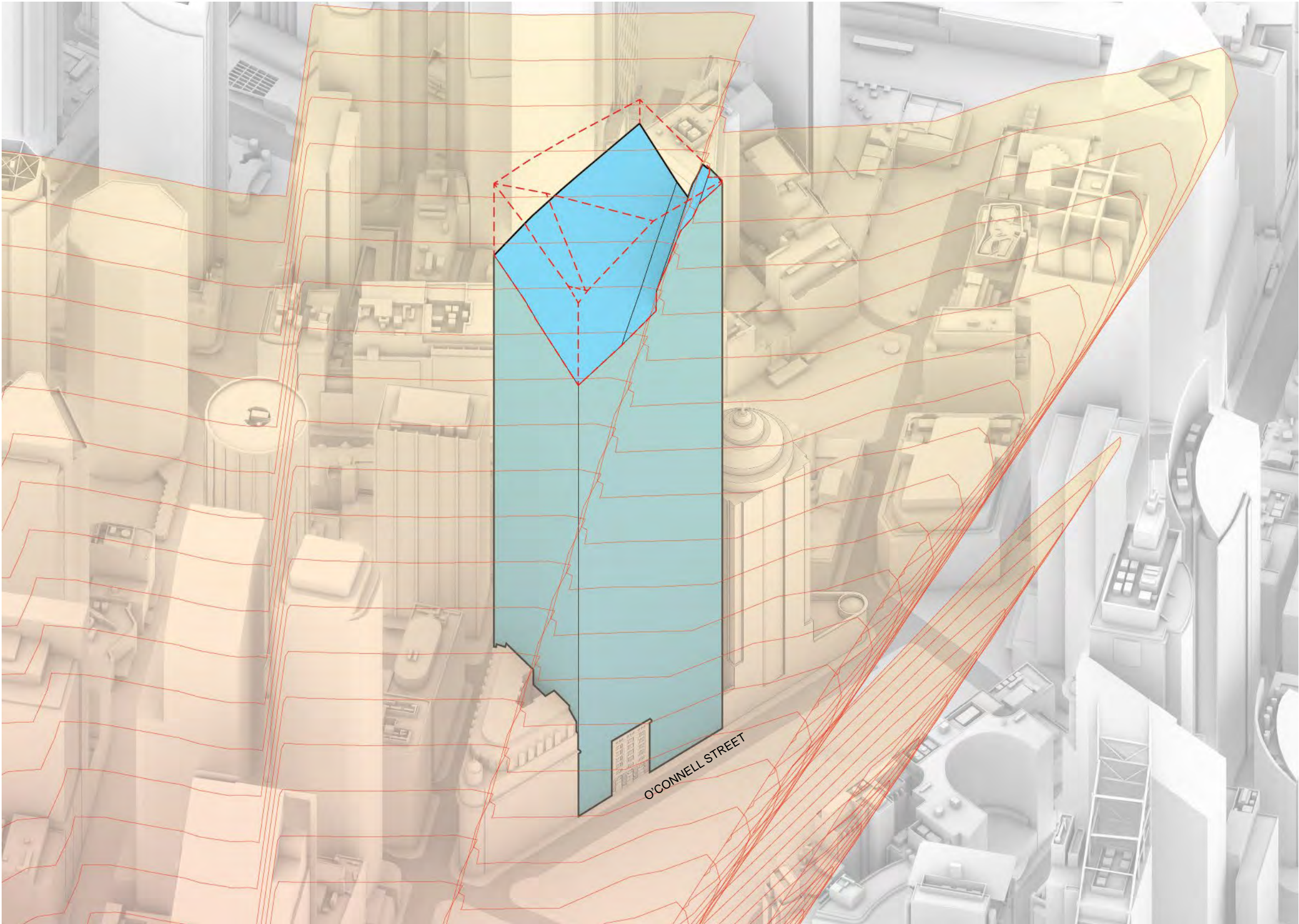
Step 5

Envelope Height

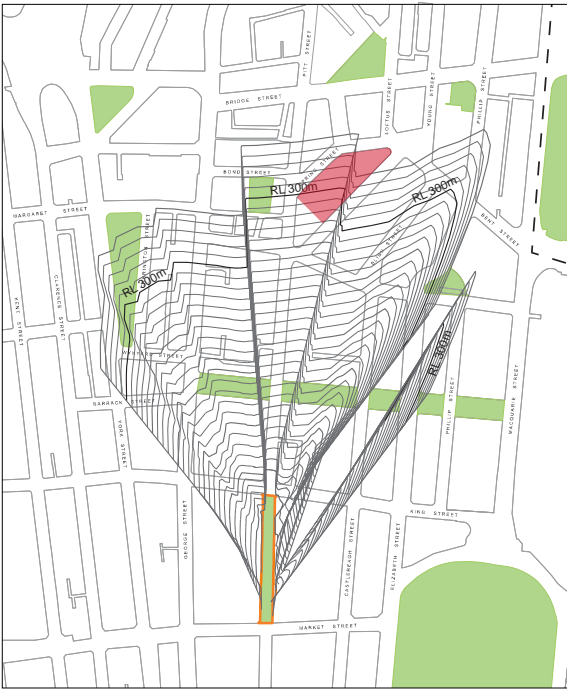
**PITT STREET MALL NO ADDITIONAL
OVERSHADOWING CONTROL**

The Pitt Street Mall NAO control (protection period: 14 April - 31 August, 10am - 2pm) is lower than the SAPs and therefore largely determines the maximum envelope height on the site.

- Note:**
- Pitt Street Mall No Additional Overshadowing plane modelled from SDCP map



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Pitt Street Mall NAO Control
Source: Sydney DCP 2012

Step 6

Street Wall Height + Setbacks

STREET FRONTAGE HEIGHT

Special Character Area

35m street frontage height

- Podium modelled by extruding subject site boundary vertically 35m above existing ground level as it varies around the site perimeter (buildings greater than 120m high)

Remainder of O’Connell and Spring Streets

25m street frontage height

- Podium modelled by extruding subject site boundary vertically 25m above existing ground level as it varies around the site perimeter (buildings greater than 120m high)

TOWER SETBACKS

O’Connell Street

8m street setback

Spring Street

8m street setback

Radisson Hotel Boundary

8m side setback

1 O’Connell Street Building Separation

Building separation to existing tower varies:

- 1 O’Connell Street building height varies from approximately 127.17m to 134.59m (greater than 120m up to 240m)
- Building form separation = 6.66% of 127.17m to 134.59m = 8.47m to 8.96m
- Refer methodology diagrams on pages 90 and 91 for further information

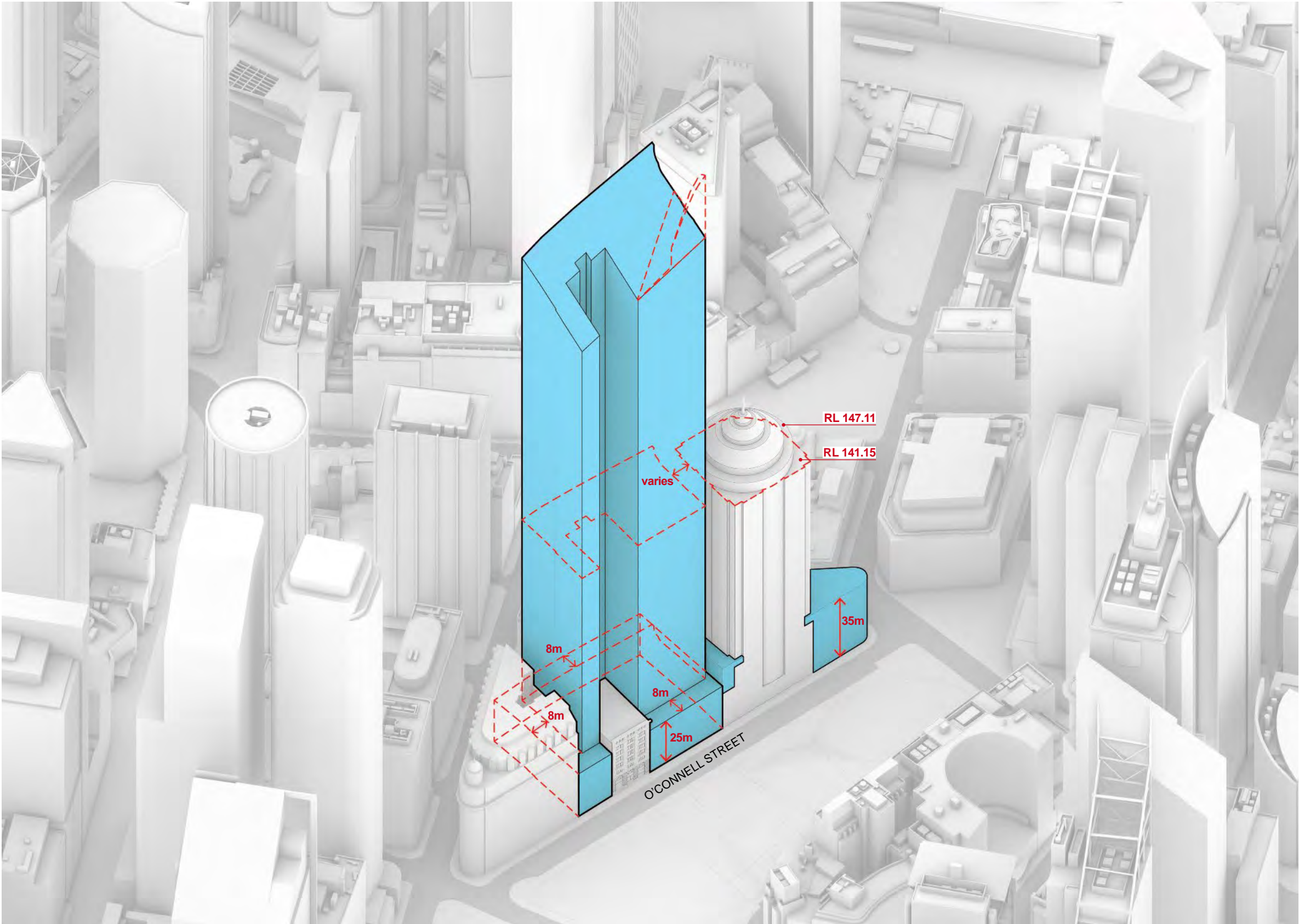
Note:

- Areas over heritage items and narrower than 6m wide excluded from envelope

Farrer Place Special Character Area



Source: Sydney DCP 2012



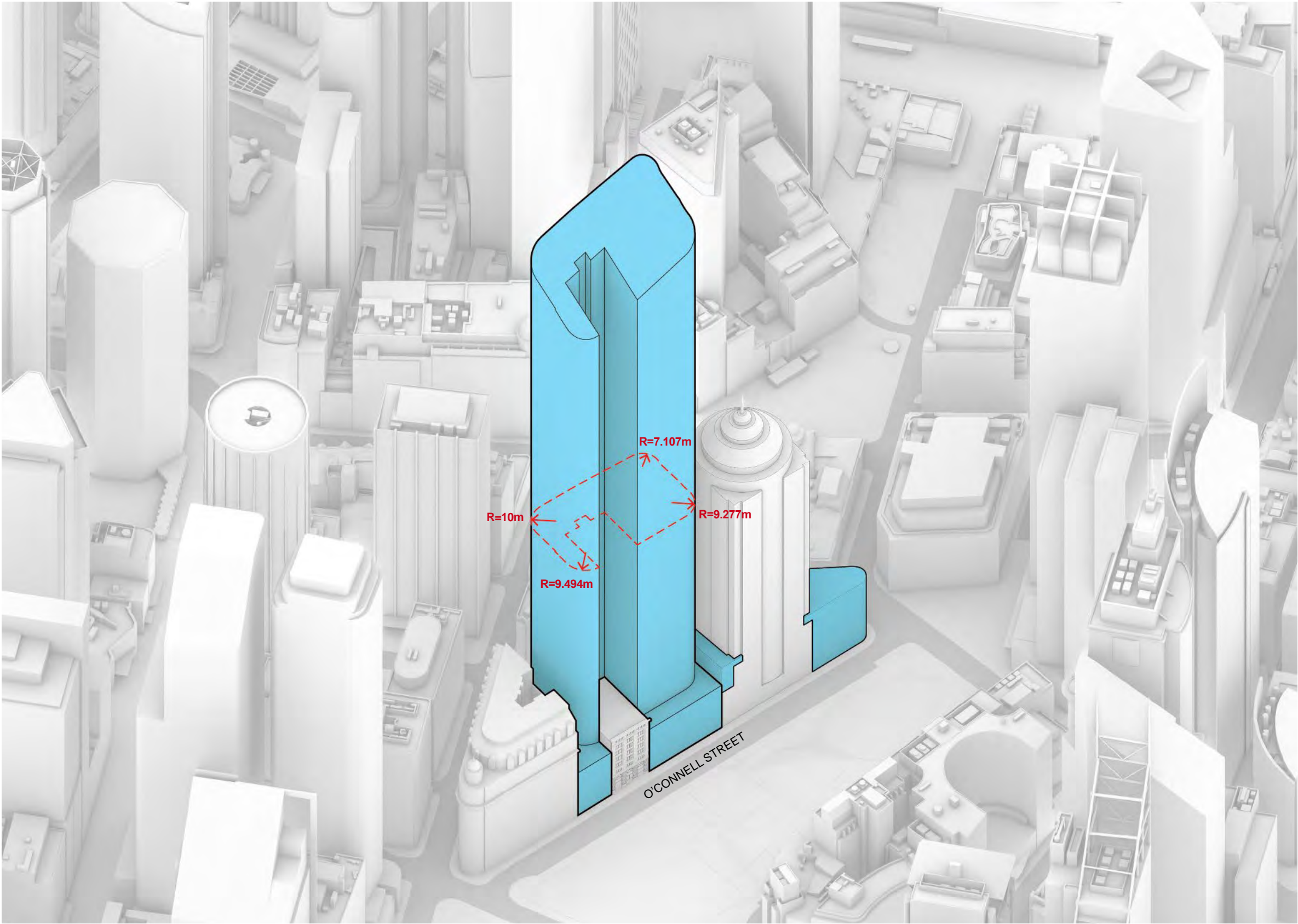
Step 7

Tower Form

CHAMFERING

Consistent with the wording in Schedule 12.2 of the SDCP, all external corners of the tower component are to be chamfered with a circular radius that removes an area in square metres at each corner equal to the maximum horizontal dimension of the Tower Component Area x 0.4 up to a maximum of 20m² or a radius of 10m.

Area removed at each corner = 76.86 x 0.4 = 30.74m² (exceeds 20m² maximum)



Step 8

Tower Form

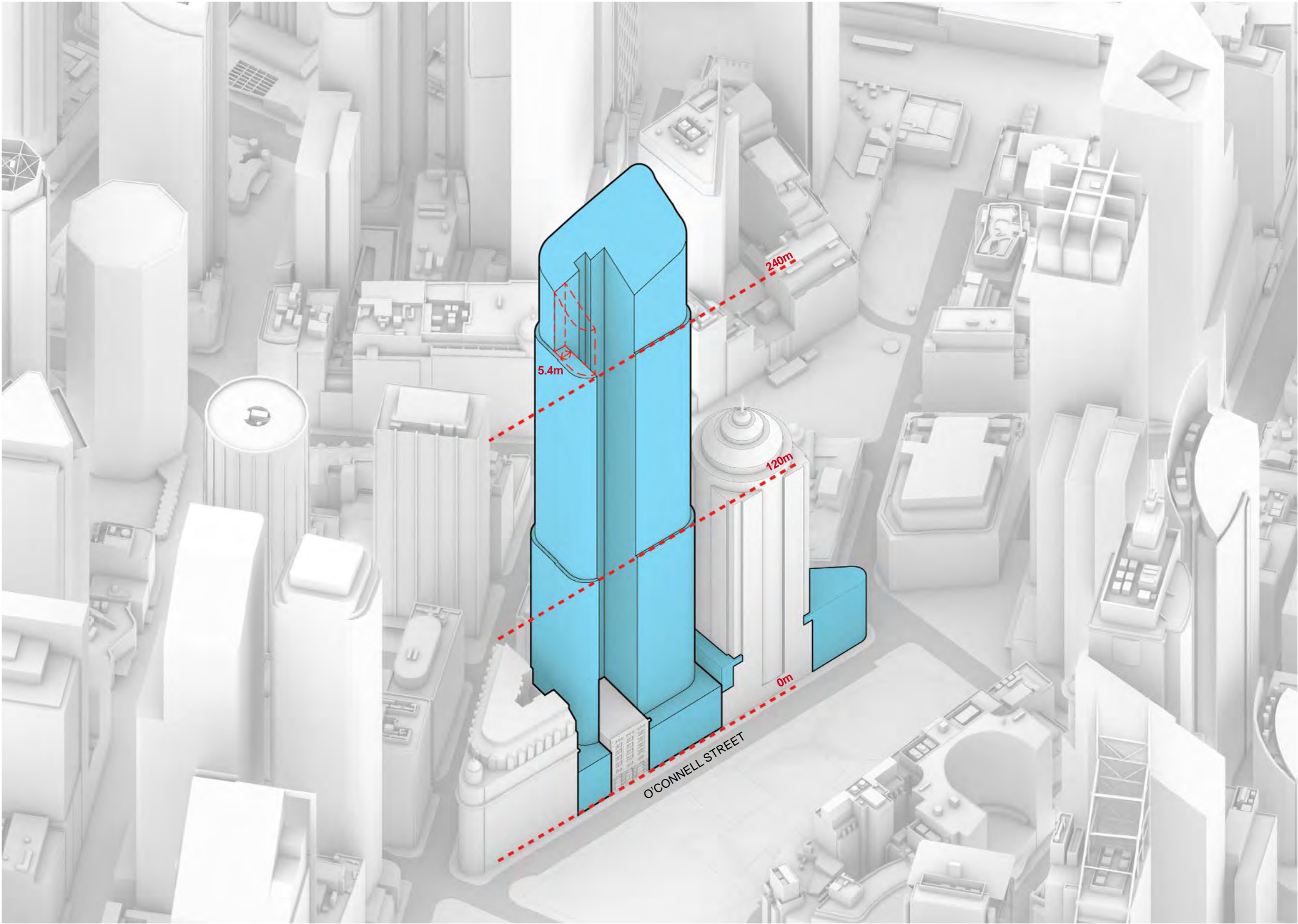
TAPERING

Consistent with the wording in Schedule 12.2 of the SDCP, tower forms must be tapered by scaling the defined area horizontally in both horizontal directions (X and Y) by:

- 95% between 120-240m above ground level
- 90% above 240m above ground level

Note:

- Areas narrower than 6m wide excluded from envelope

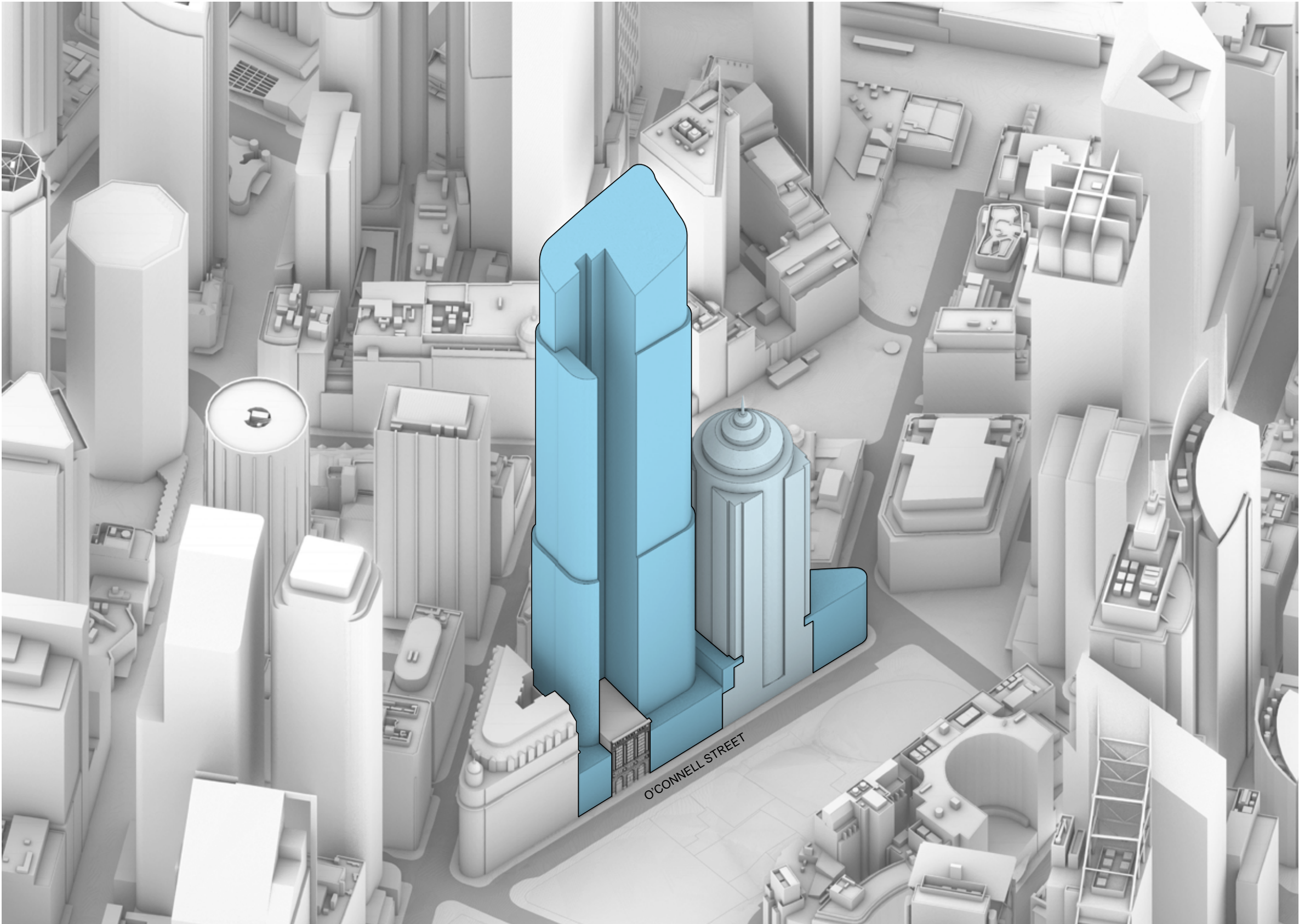


Step 9

The DCP Base Case Envelope

The DCP base case envelope has been developed in consultation with the City of Sydney and has undergone preliminary review.

The DCP base case envelope is used to determine the minimum acceptable Sky View Factor and wind effects scores for a new tower on the site. Any proposed alternative envelope must meet or improve on the base case minimum scores.



Building Separation Methodology

1 O’Connell Street Separation

The following methodology has been used to determine the required building separation to the existing 1 O’Connell Street tower.

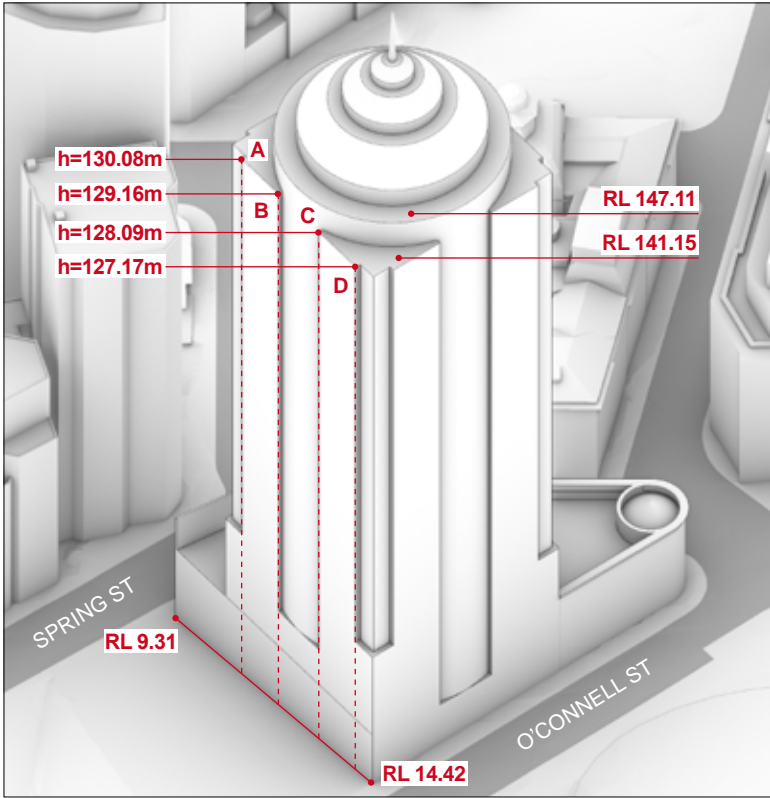
STEP 1

The minimum building separation for points along the southern most face of the 1 O’Connell facade was calculated.

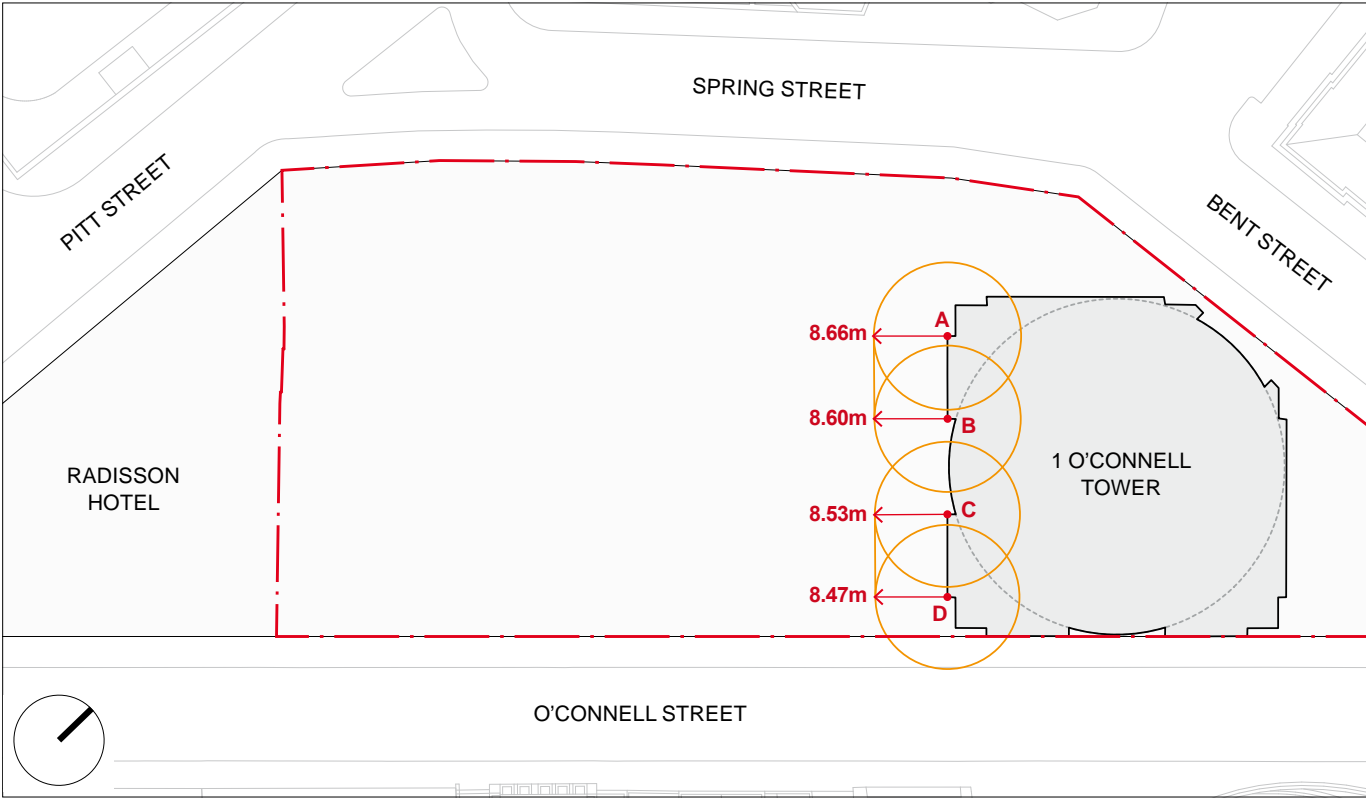
STEP 2

The minimum building separation for points along the set back face of the 1 O’Connell facade was calculated.

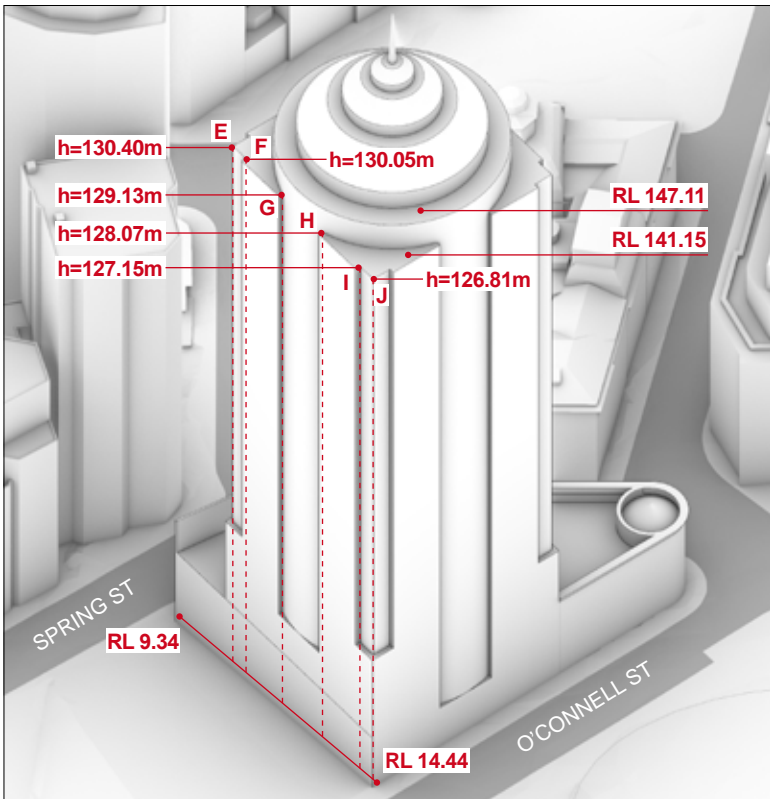
Step 1 - Building Separation 3D Diagram



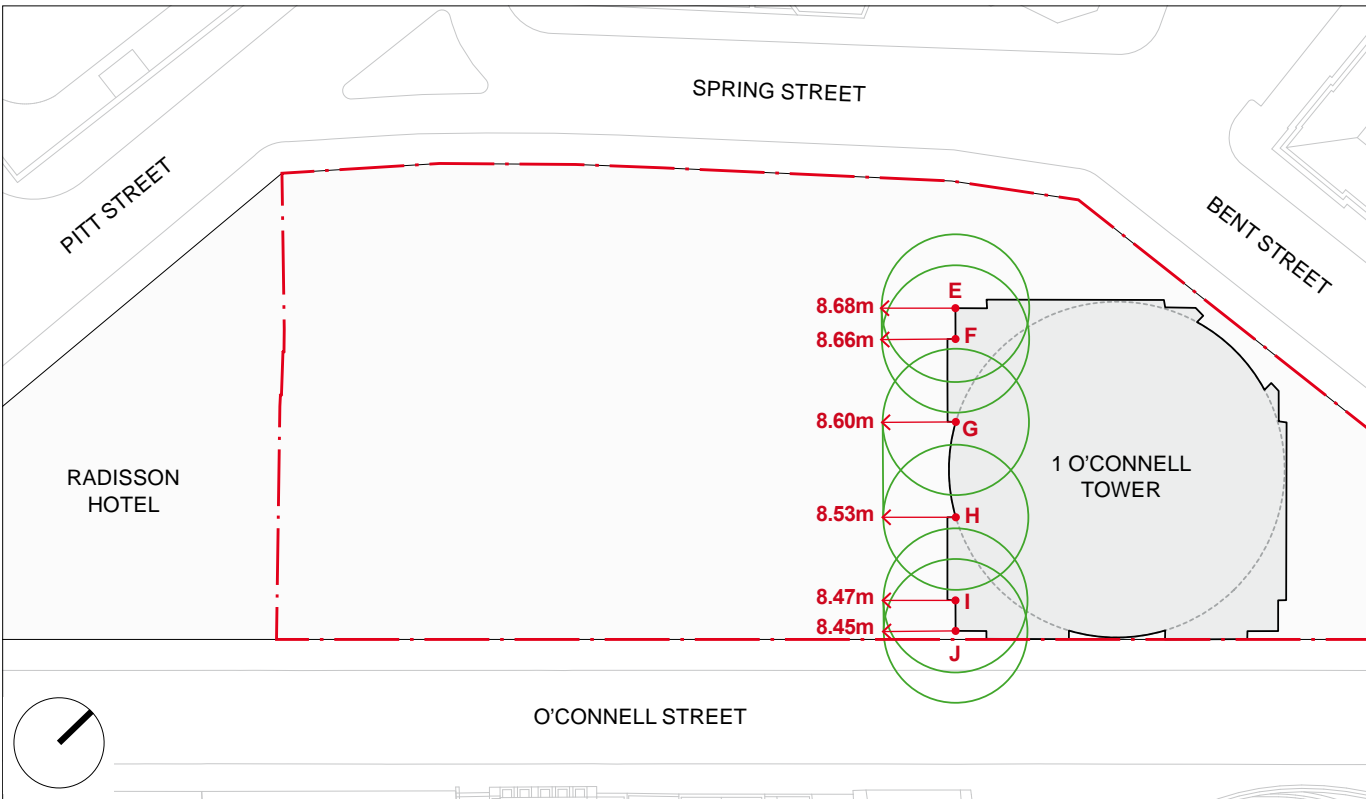
Step 1 - Building Separation Plan Diagram



Step 2 - Building Separation 3D Diagram



Step 2 - Building Separation Plan Diagram



Building Separation Methodology

1 O'Connell Street Separation

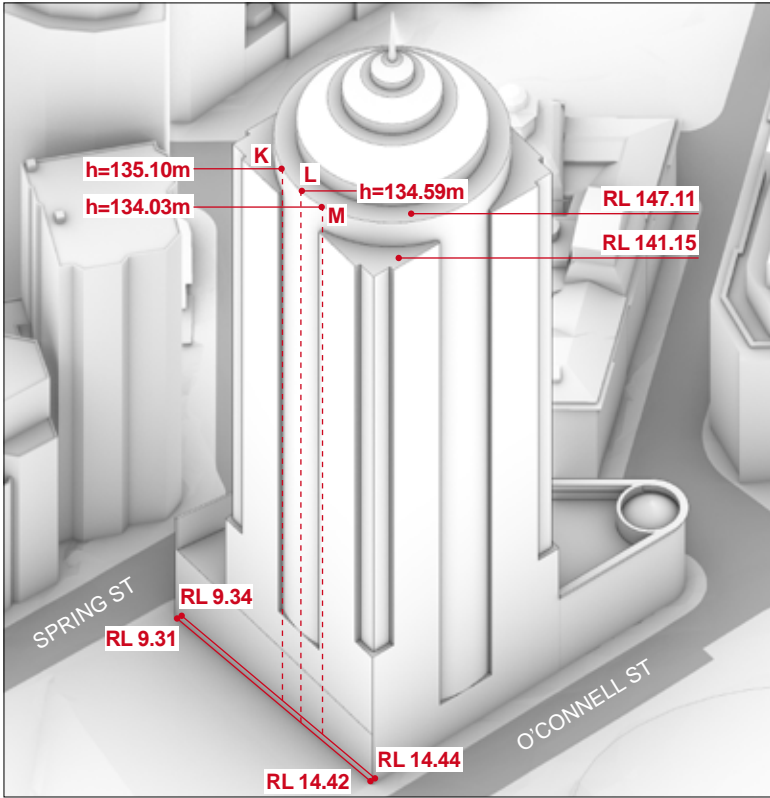
STEP 3

The minimum building separation for points along the curved 1 O'Connell facade was calculated.

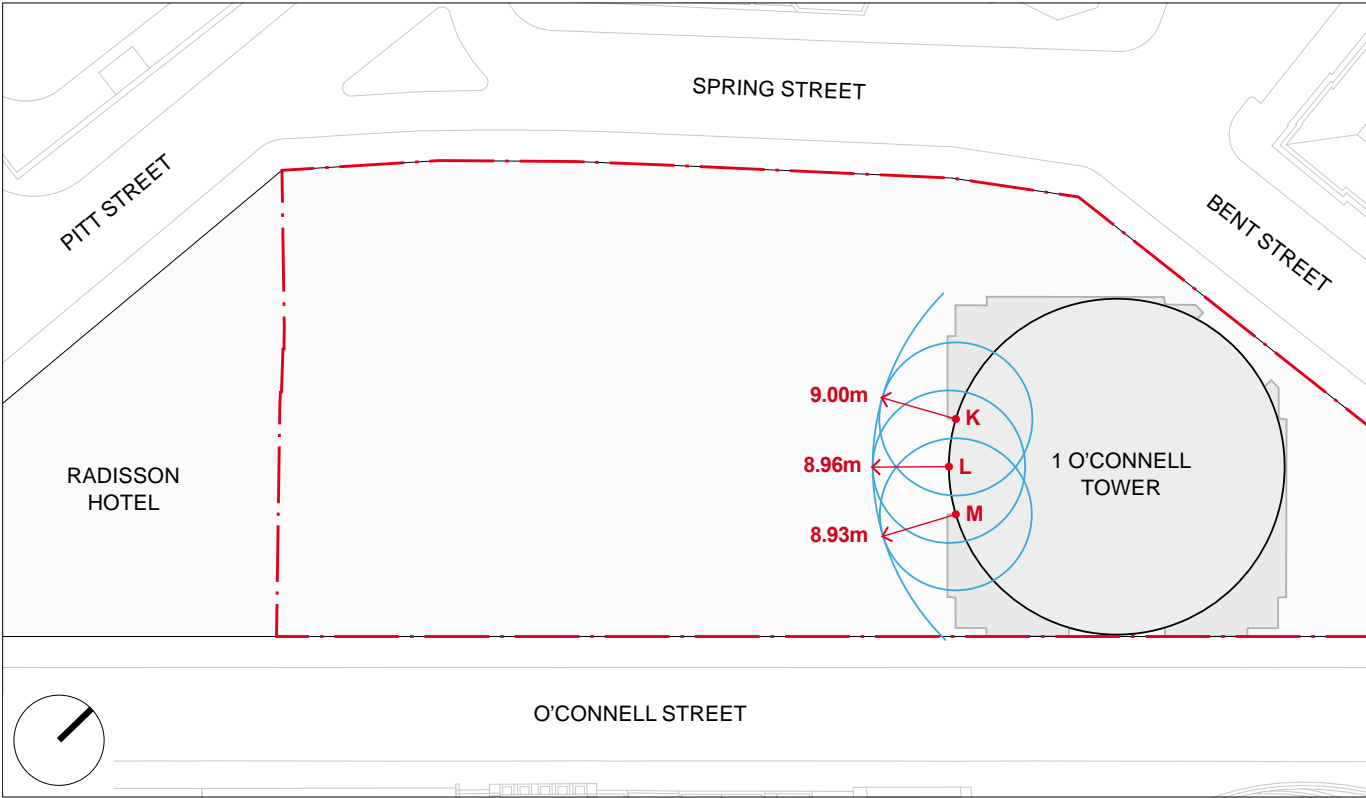
STEP 4

The three previous steps were combined to create the northern edge of the DCP base case tower component area.

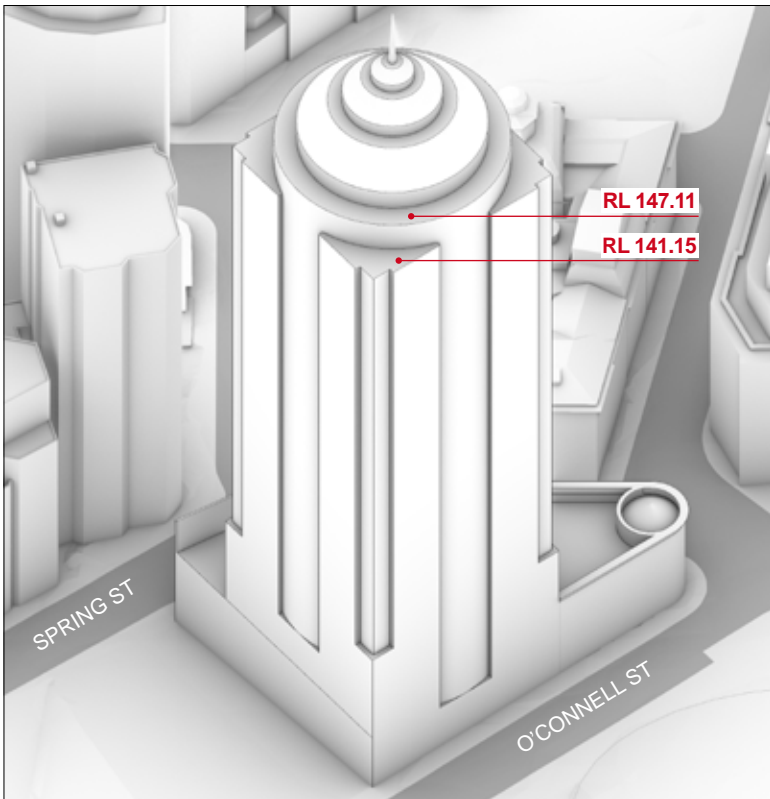
Step 3 - Building Separation 3D Diagram



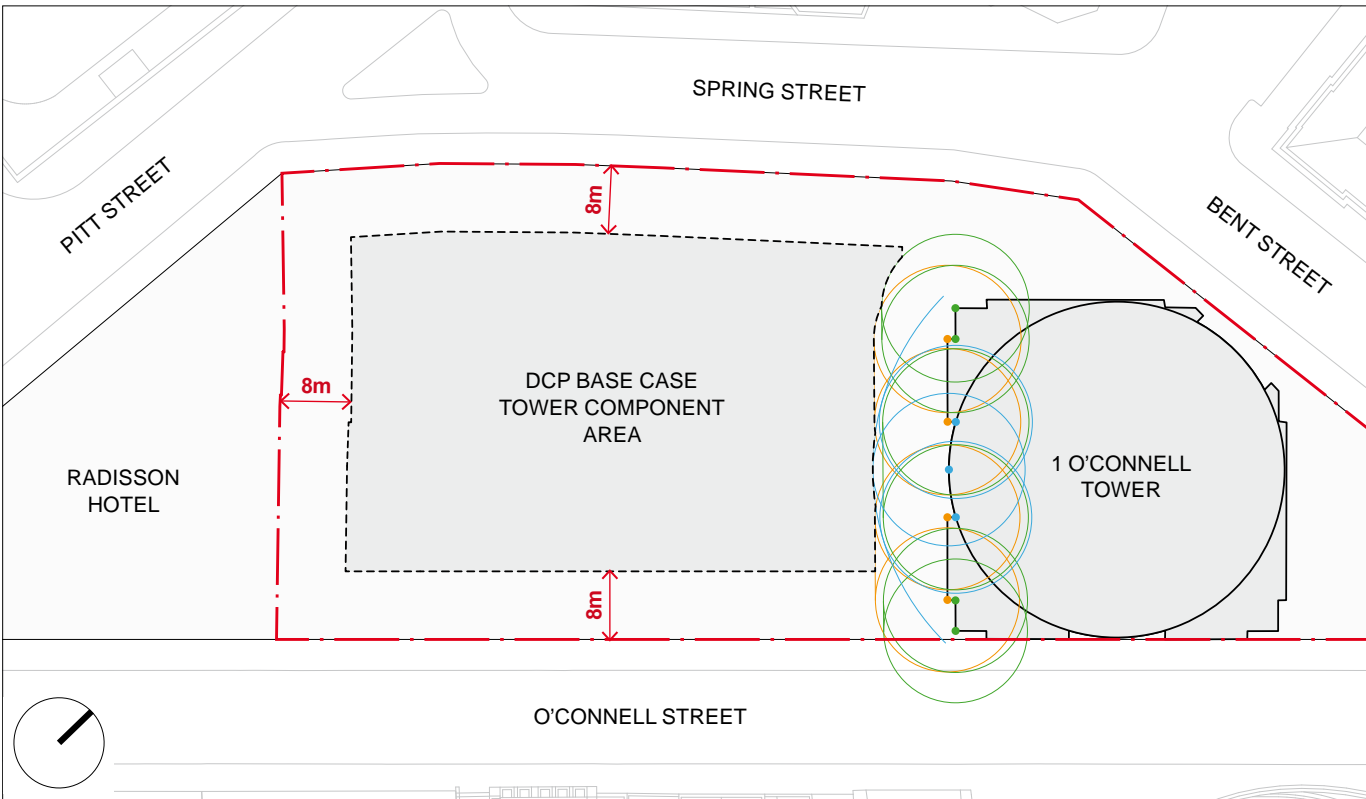
Step 3 - Building Separation Plan Diagram



Step 4 - Building Separation 3D Diagram

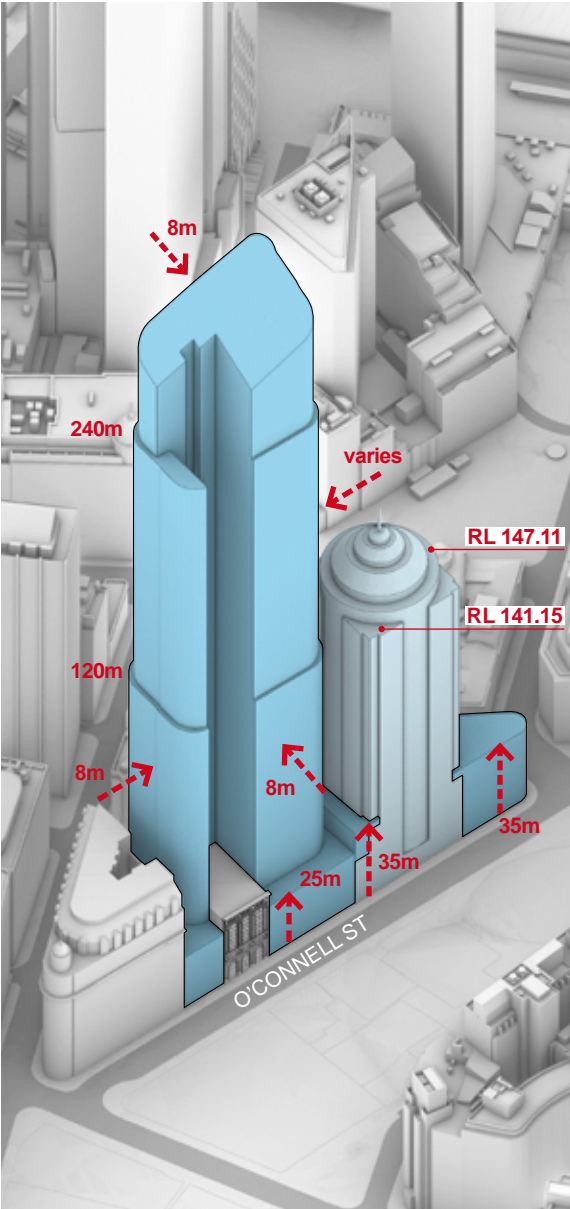


Step 4 - Building Separation Plan Diagram

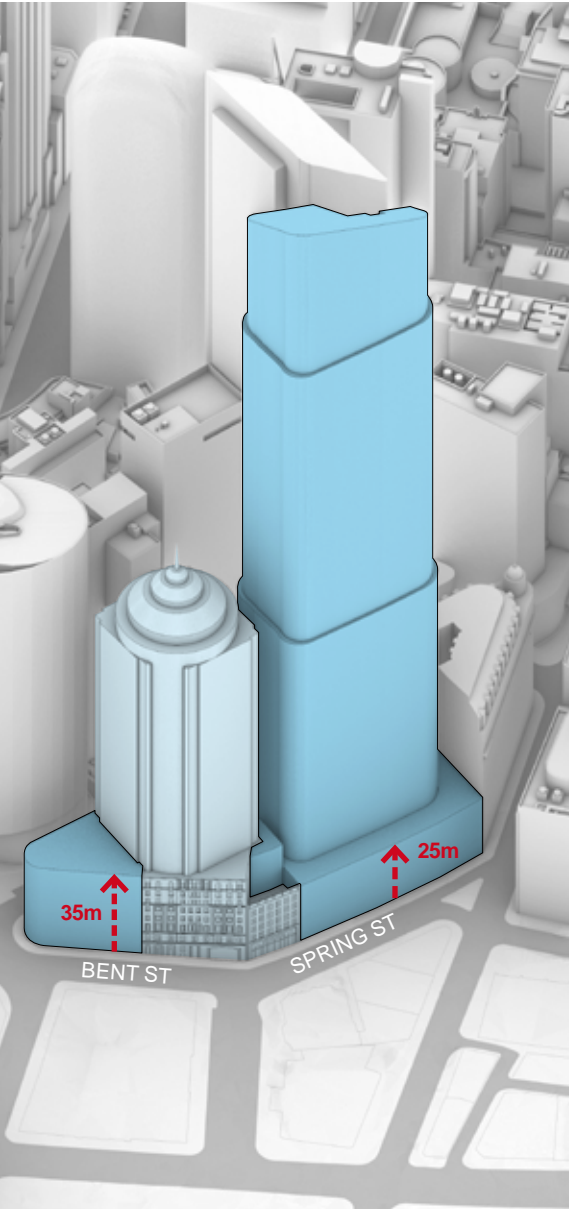


6.3 DCP Base Case Envelope

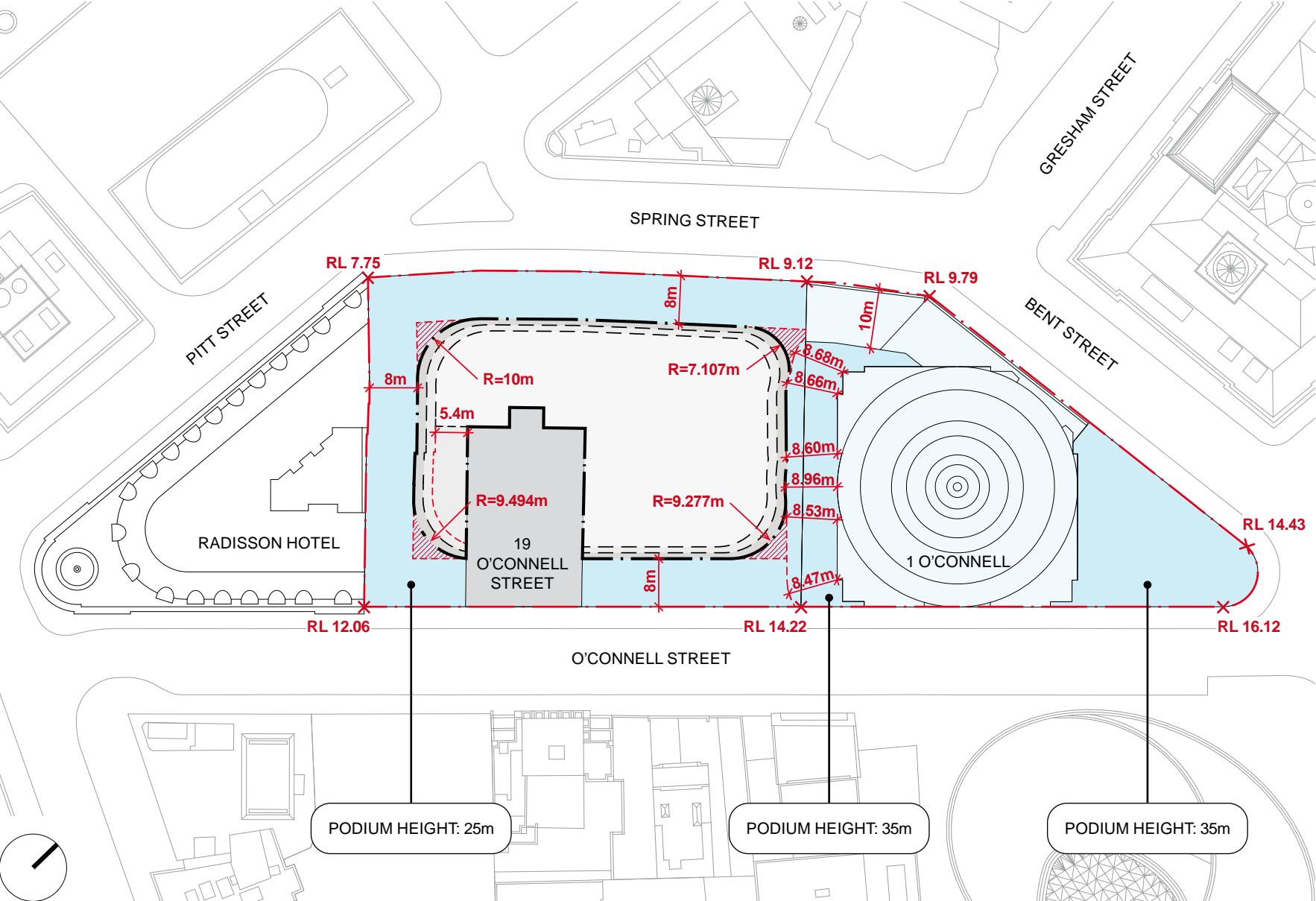
O'CONNELL STREET 3D



SPRING STREET 3D



BASE PLAN



Podium Height

O'Connell Street: 25 - 35m
Spring Street: 25m
Heritage items: existing

Tower Height

RL 316.9, 307.0m

Tower Setbacks

O'Connell Street: 8m
Spring Street: 8m
Radisson Hotel boundary: 8m
1 O'Connell Street tower separation: 8.47 - 8.96m

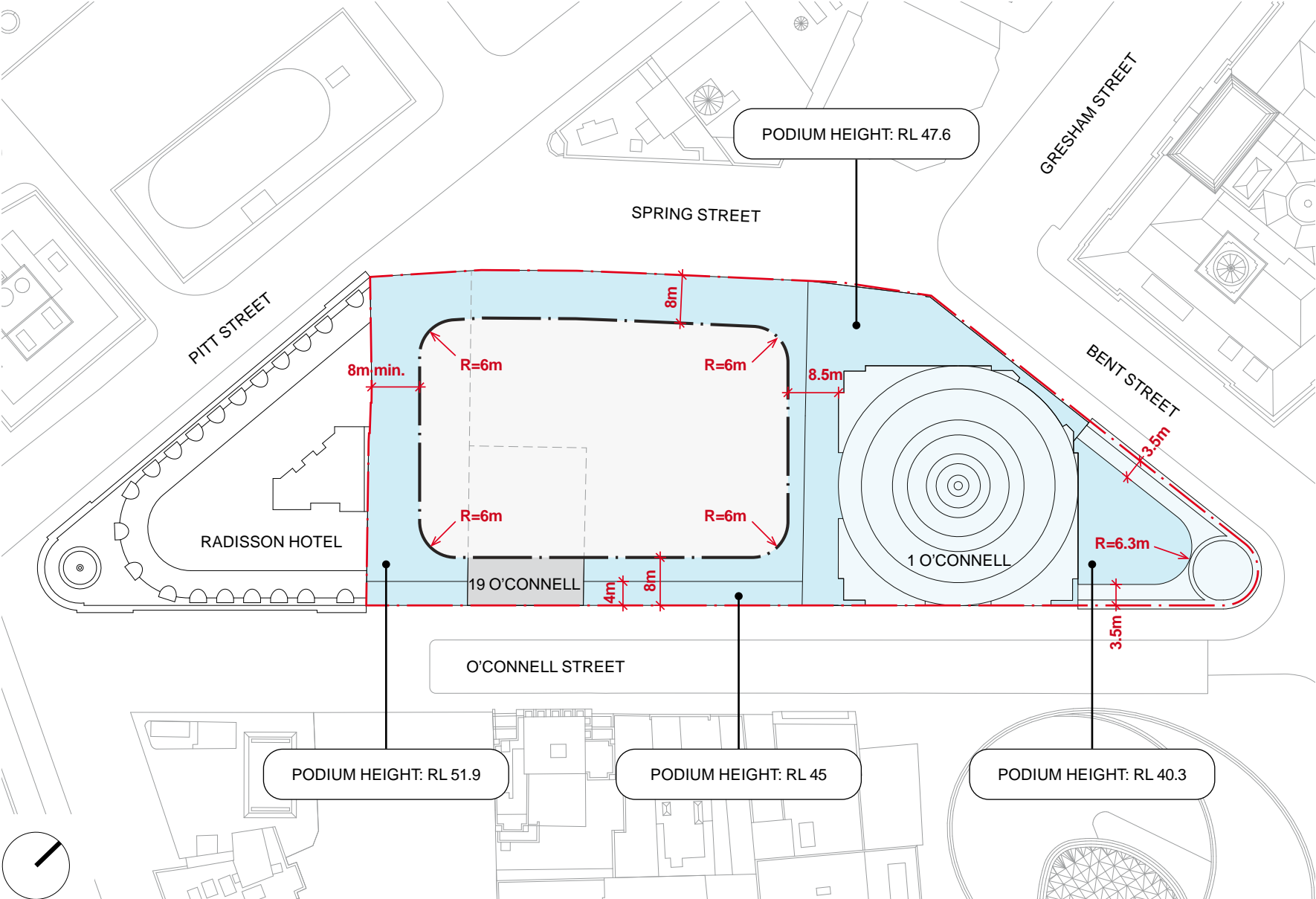
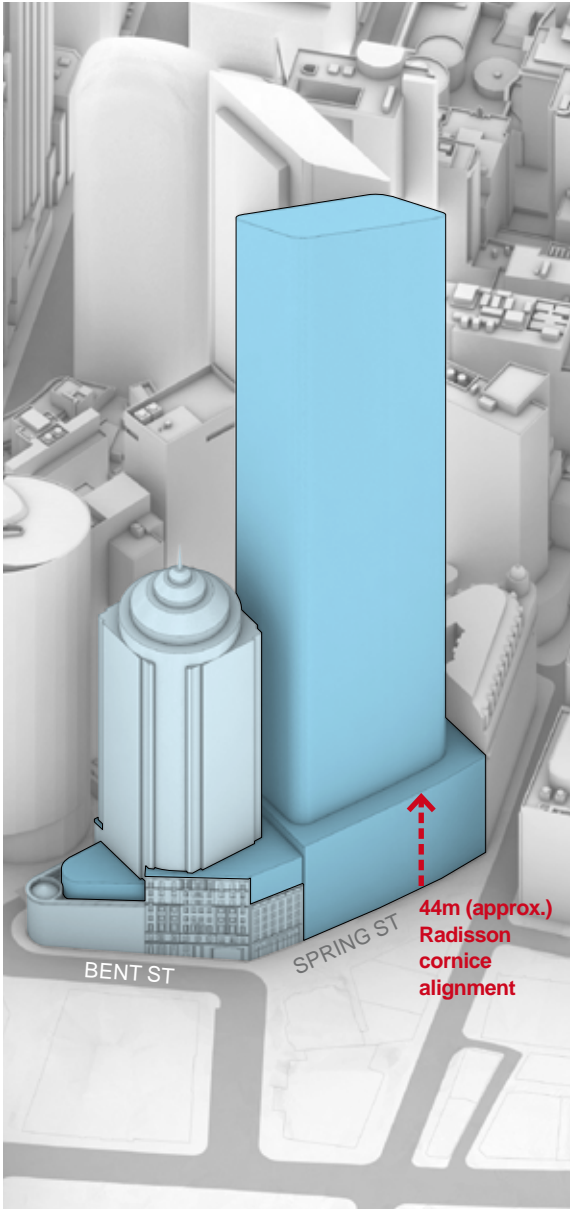
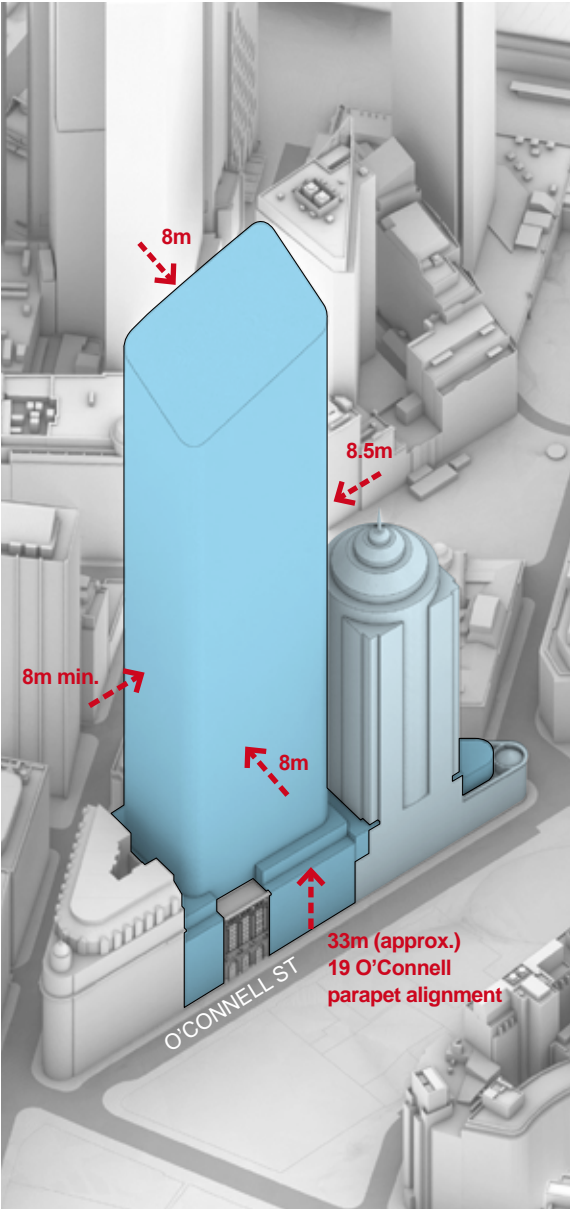
6.4 Proposed Envelope

O'CONNELL STREET 3D

SPRING STREET 3D

BASE PLAN

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Podium Height

O'Connell Street: 39.7m - 24.9m
Spring Street: 44.2m - 37.8m

Tower Height

RL 319.1, 309.2m

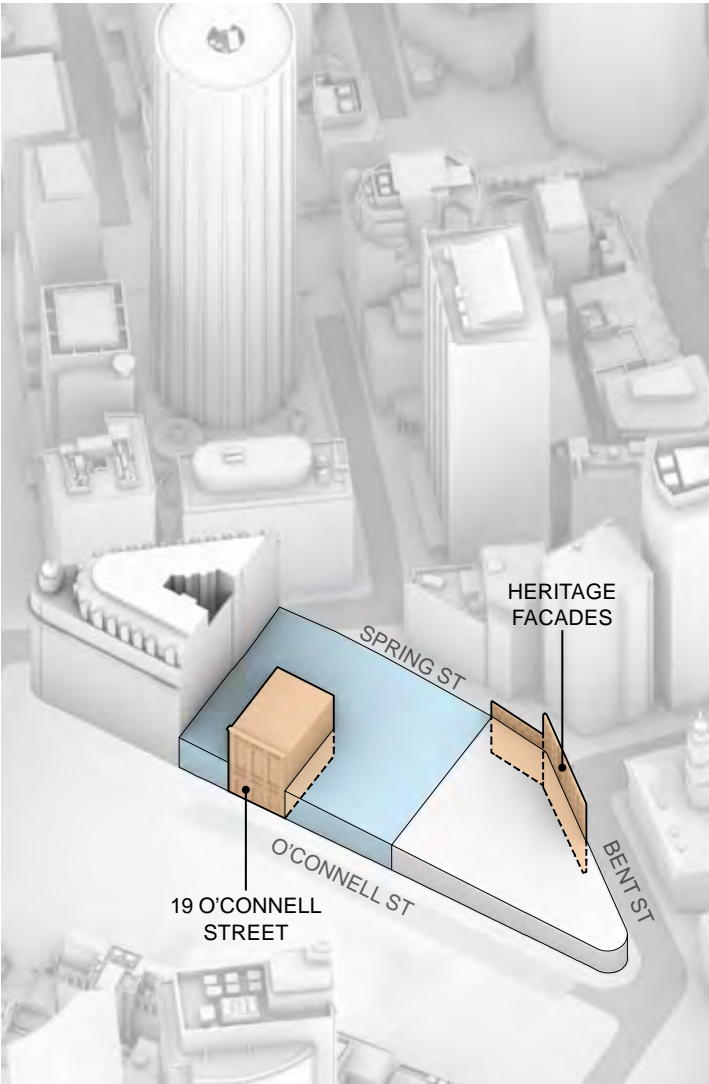
Tower Setbacks

O'Connell Street: 8m
Spring Street: 8m
Radisson Hotel boundary: 8m minimum
1 O'Connell Street tower separation: 8.5m

6.5 Envelope Principles

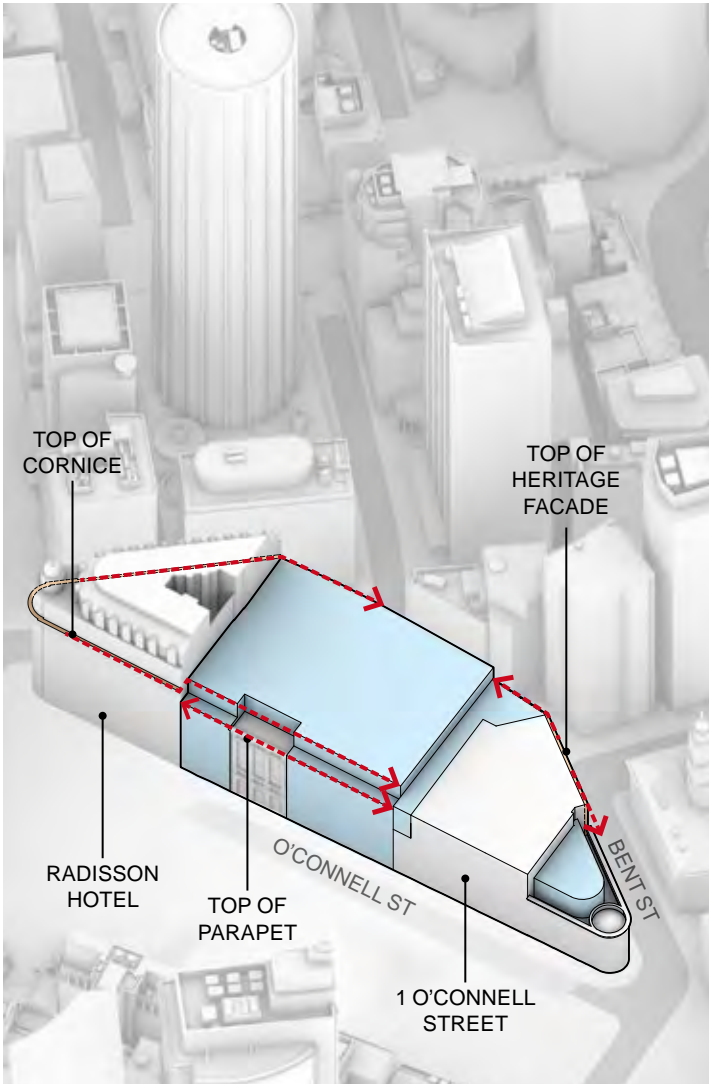
A Precinct Created From the Ground Up

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1. Heritage Retention

Existing heritage fabric on the site is retained, integrated and conserved within the proposal.

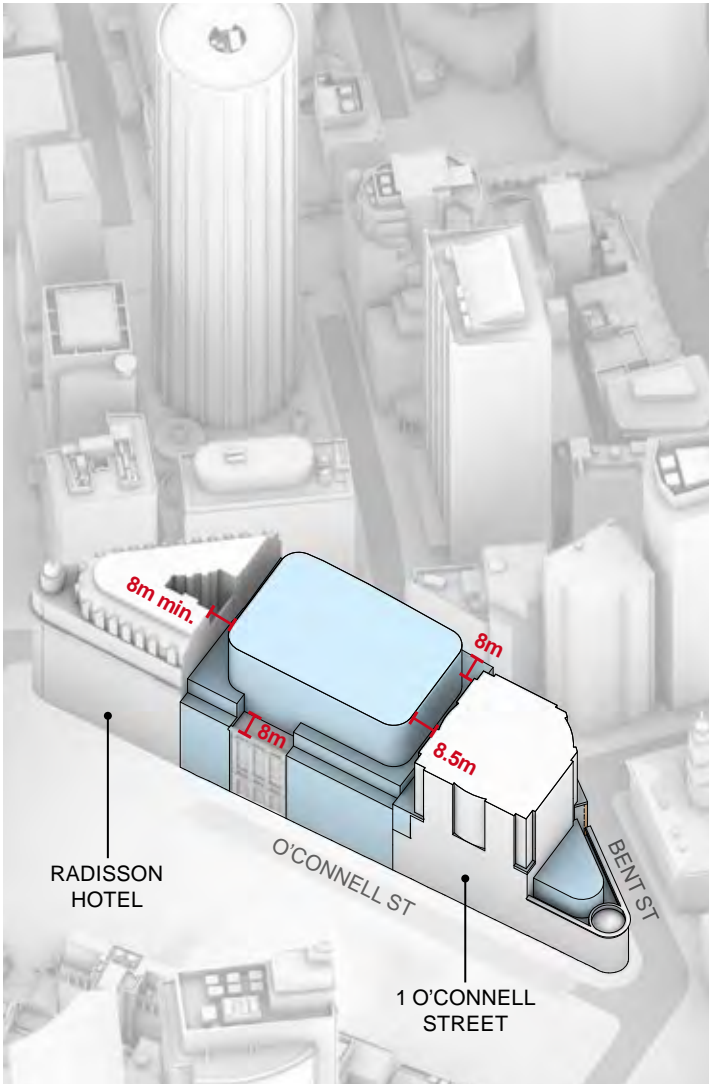


2. Podium Alignments

The podium component of the proposed building envelope adopts and extends existing heritage and street wall datums evident around The Precinct.

O'Connell, Bent and Spring Streets each have a distinctive urban character defined by a number of heritage buildings.

In each case, the proposed podium creates alignments with important existing cornice lines and datums.

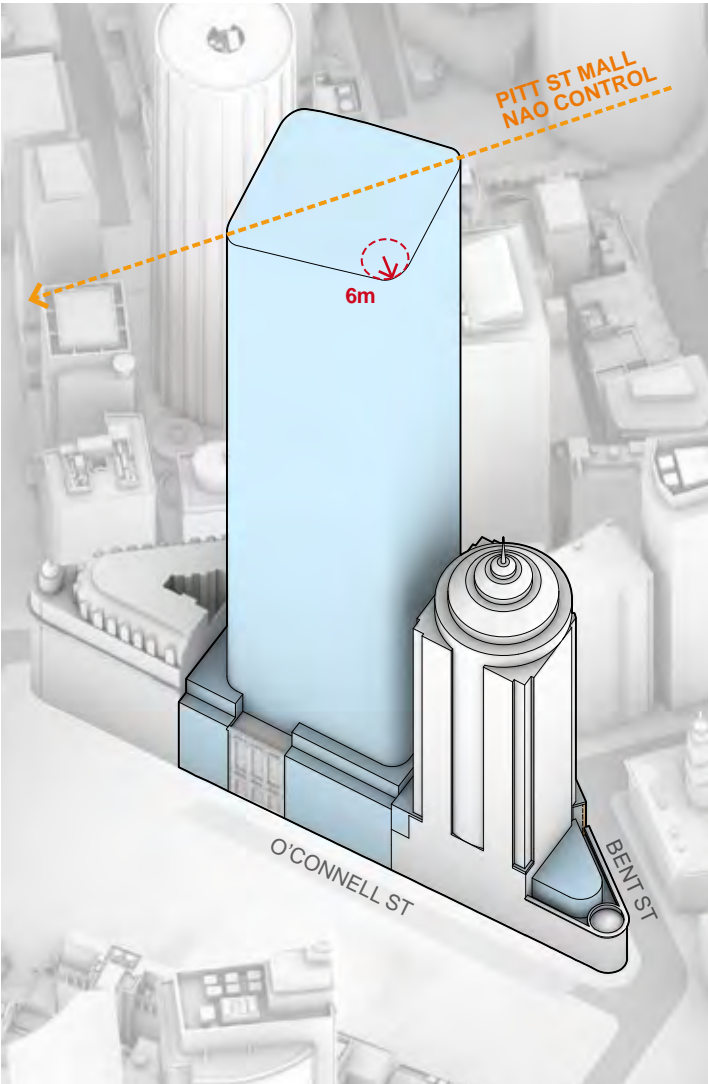


3. Tower Setbacks

The proposed tower's building envelope reflects the guidance provided by the SDCP on all sides.

The proposed tower's building envelope is set back 8m from O'Connell and Spring Streets and a minimum 8m from the Radisson side boundary.

An 8.5m separation between 1 O'Connell Street and the proposed tower building envelope rationalises the numerical controls set out in the SDCP.



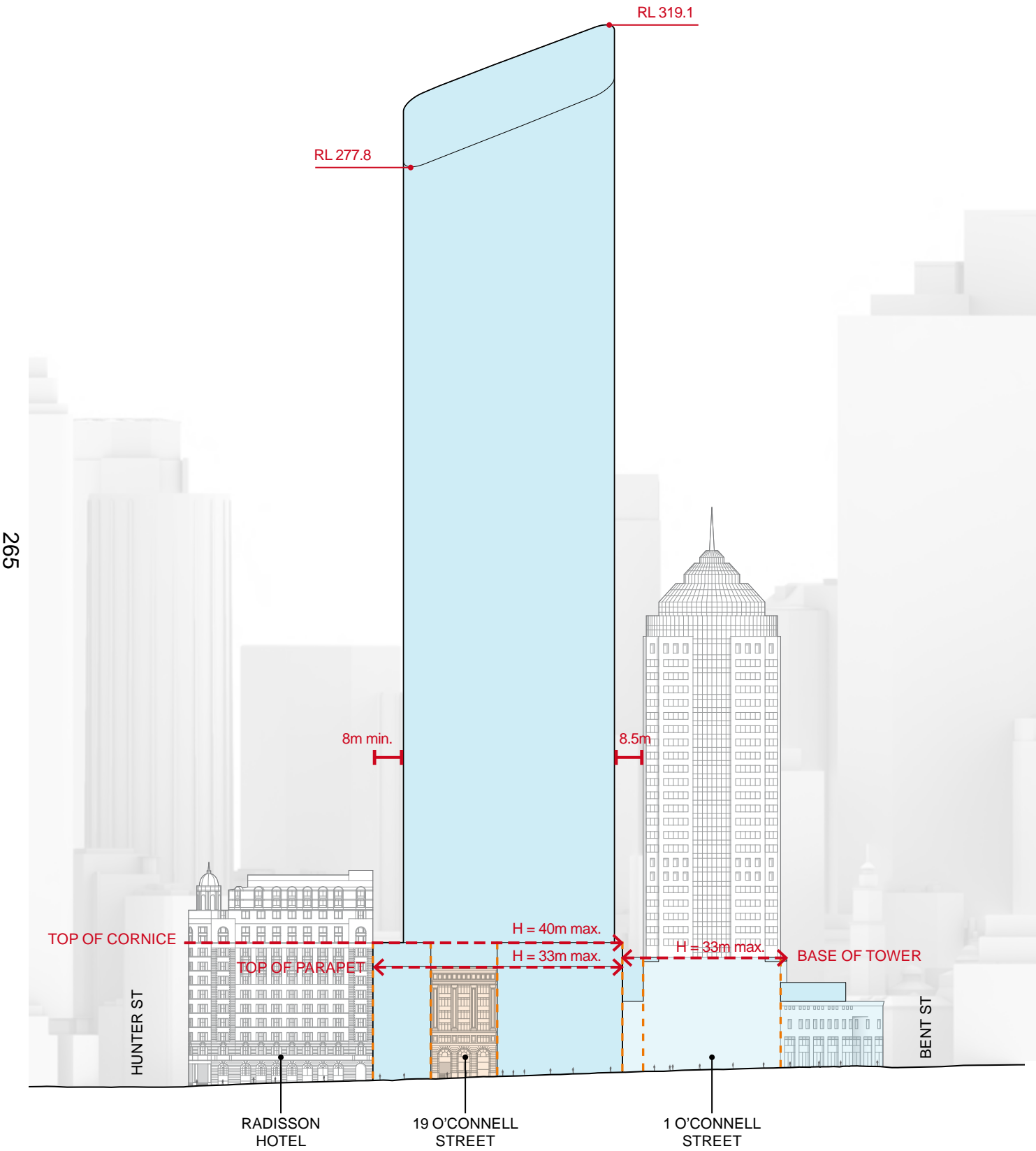
4. Tower Form

Guided by the SDCP and validated by detailed computational and physical wind tunnel testing, the proposed building envelope proposes chamfered corners to mitigate against wind effects and to maintain a comfortable wind environment for pedestrians at street level.

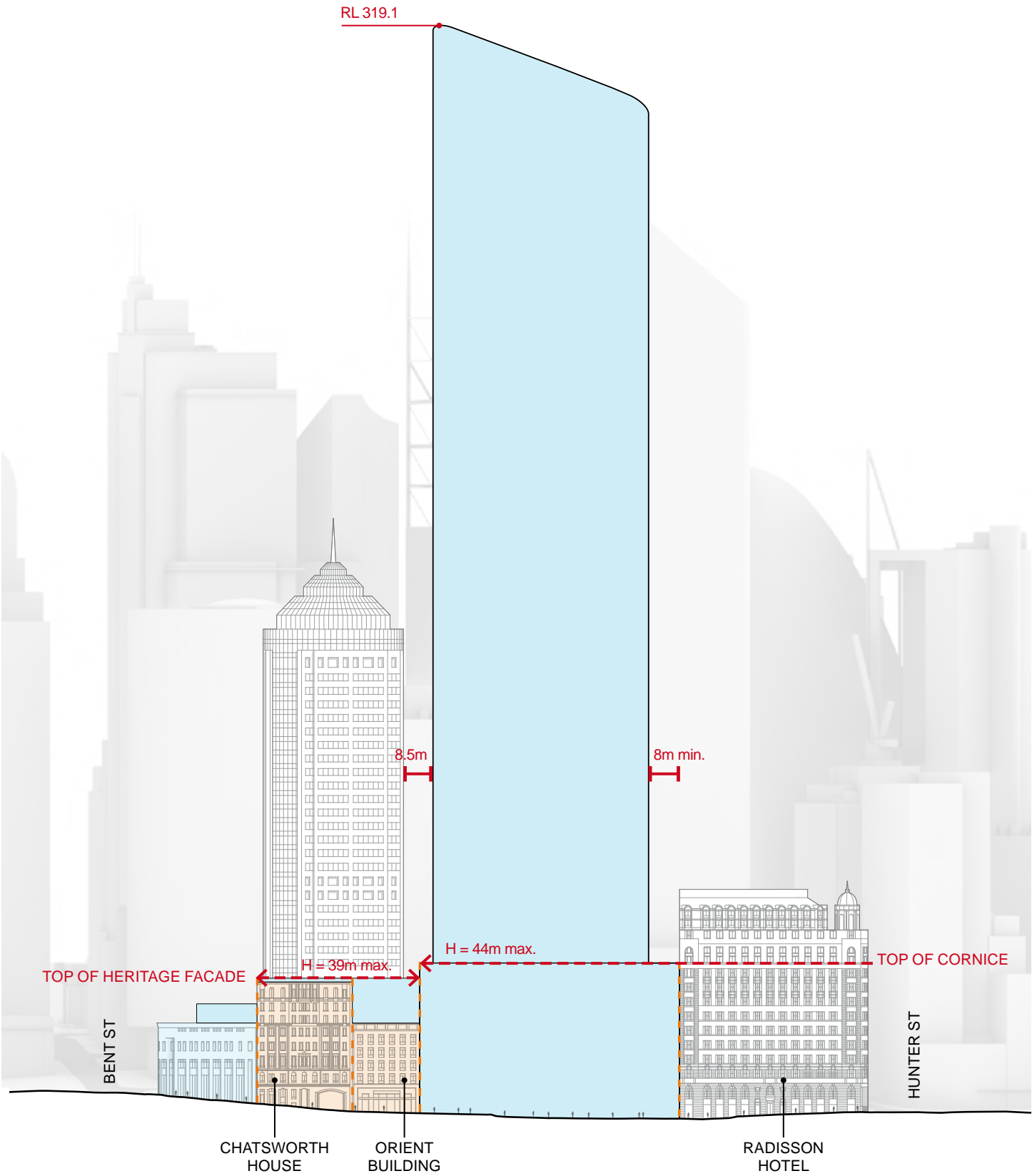
The top of the tower building envelope is inclined and sits below the plane determined by the SLEP Pitt Street Mall No Additional Overshadowing control.

6.6 Envelope Elevations

O'CONNELL STREET ELEVATION



SPRING STREET ELEVATION



6.7 Podium Alignments

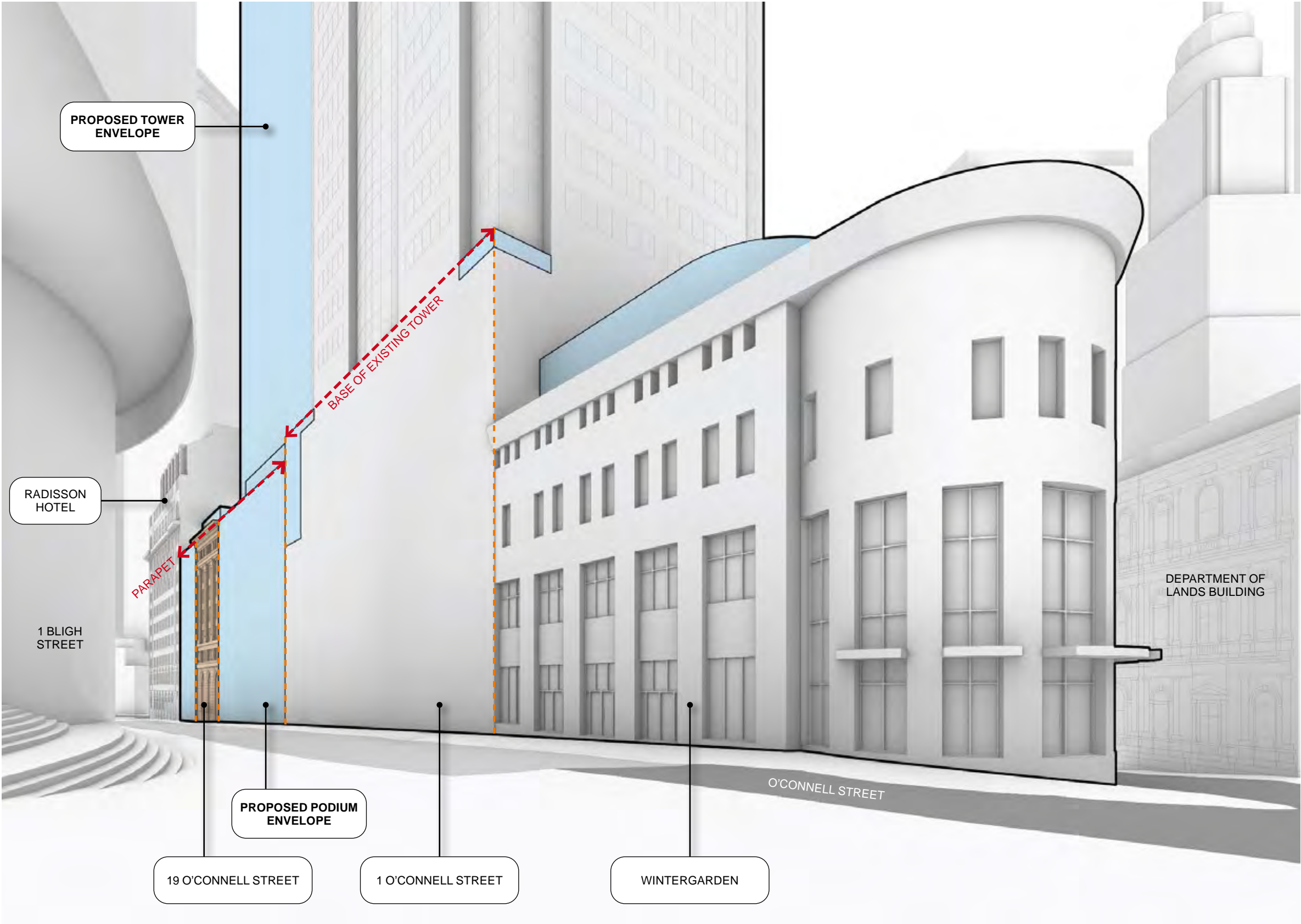
O'Connell Street

On O'Connell Street, the podium envelope creates alignments with the Radisson Hotel and the base of the existing 1 O'Connell Street tower.

Below the new tower envelope, the podium aligns with the top of the adjacent Radisson cornice. The podium steps down further along the O'Connell Street frontage to align with the top of the 19 O'Connell Street parapet.

Below the 1 O'Connell Street tower, the podium height is increased to meet the base of the existing tower, which in turn aligns with the top of the former Chatsworth House facade on Bent Street.

New built form is proposed above the retained Wintergarden, set back from each street frontage and accommodating a single storey.

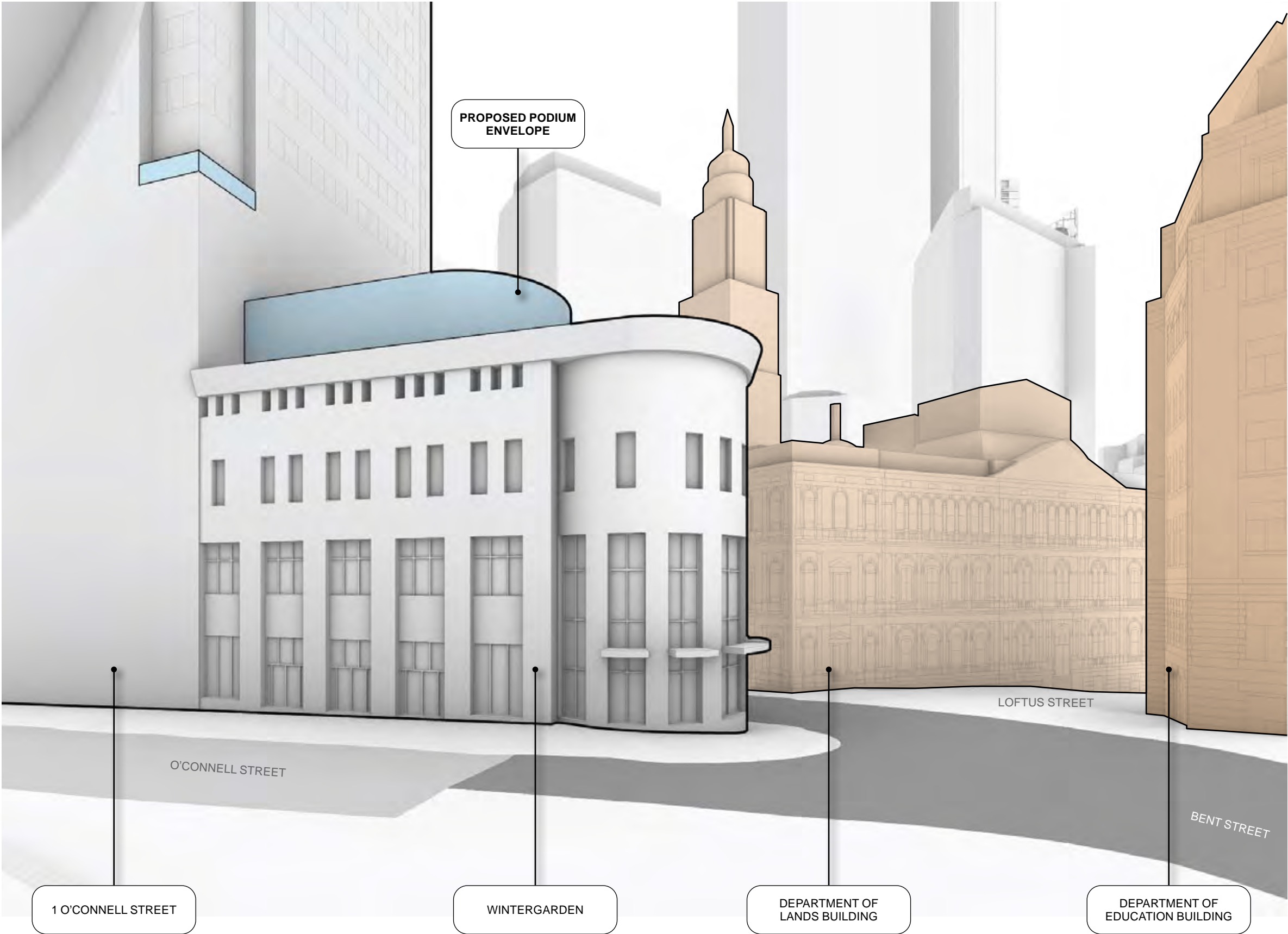


Podium Alignments

O'Connell + Bent Streets

A small addition is proposed above the existing wintergarden building. This addition is set back from the existing parapet on all sides. It is double height and extends one storey above the existing parapet.

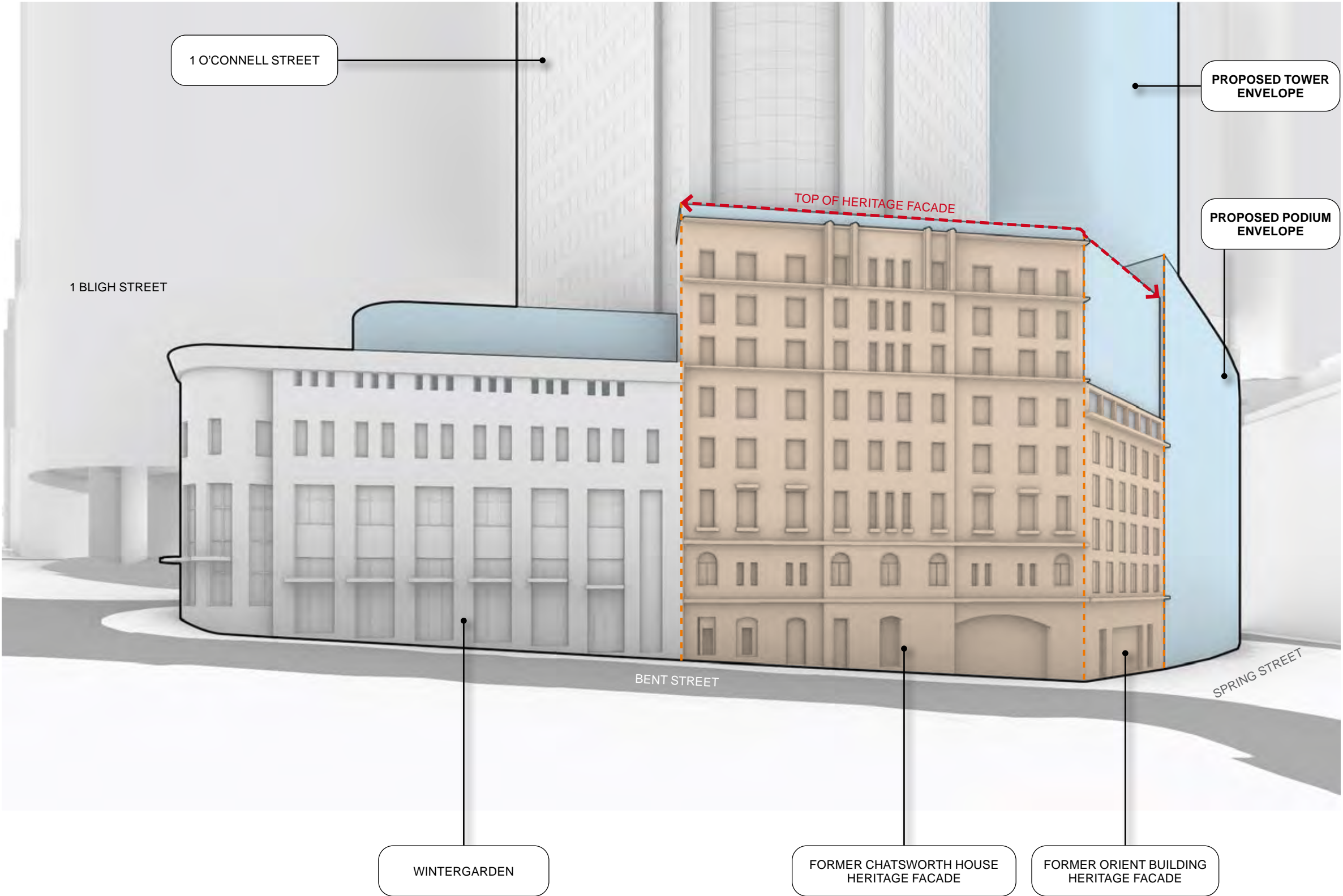
Below the 1 O'Connell Street tower, the podium height is increased to meet the base of the existing tower, which in turn aligns with the top of the former Chatsworth House facade on Bent Street.



Podium Alignments

Bent Street

On Bent Street, the height of the podium envelope is increased to align with the top of the former Chatsworth House facade, with an additional allowance for a balustrade at this upper level.



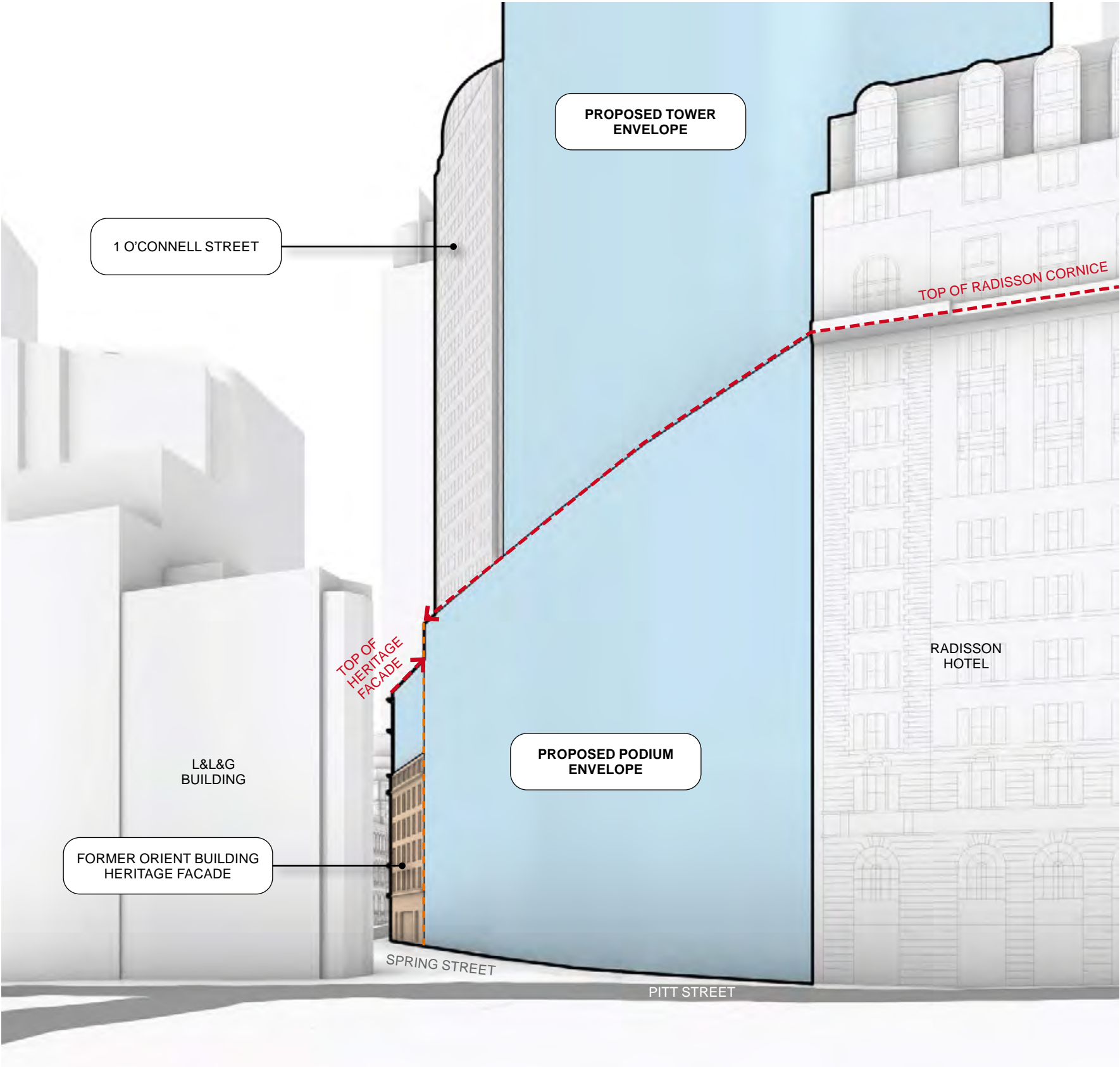
Podium Alignments

Spring Street

On Spring Street, the podium envelope creates alignments with the Radisson Hotel and the former Chatsworth House facade.

Below the new tower envelope, the podium aligns with the top of the adjacent Radisson cornice.

Below the 1 O'Connell Street tower, the podium height is increased to align with the top of the former Chatsworth House facade on Bent Street.



Relationship to the Radisson

Pitt Street

The envelope provides a generous setback to the cupola of the adjacent Radisson Hotel (approximately 55m).

The envelope presents a simple extruded geometry and chamfered corner (no tapering) to present as a calm, recessive backdrop.

