

Attachment A2

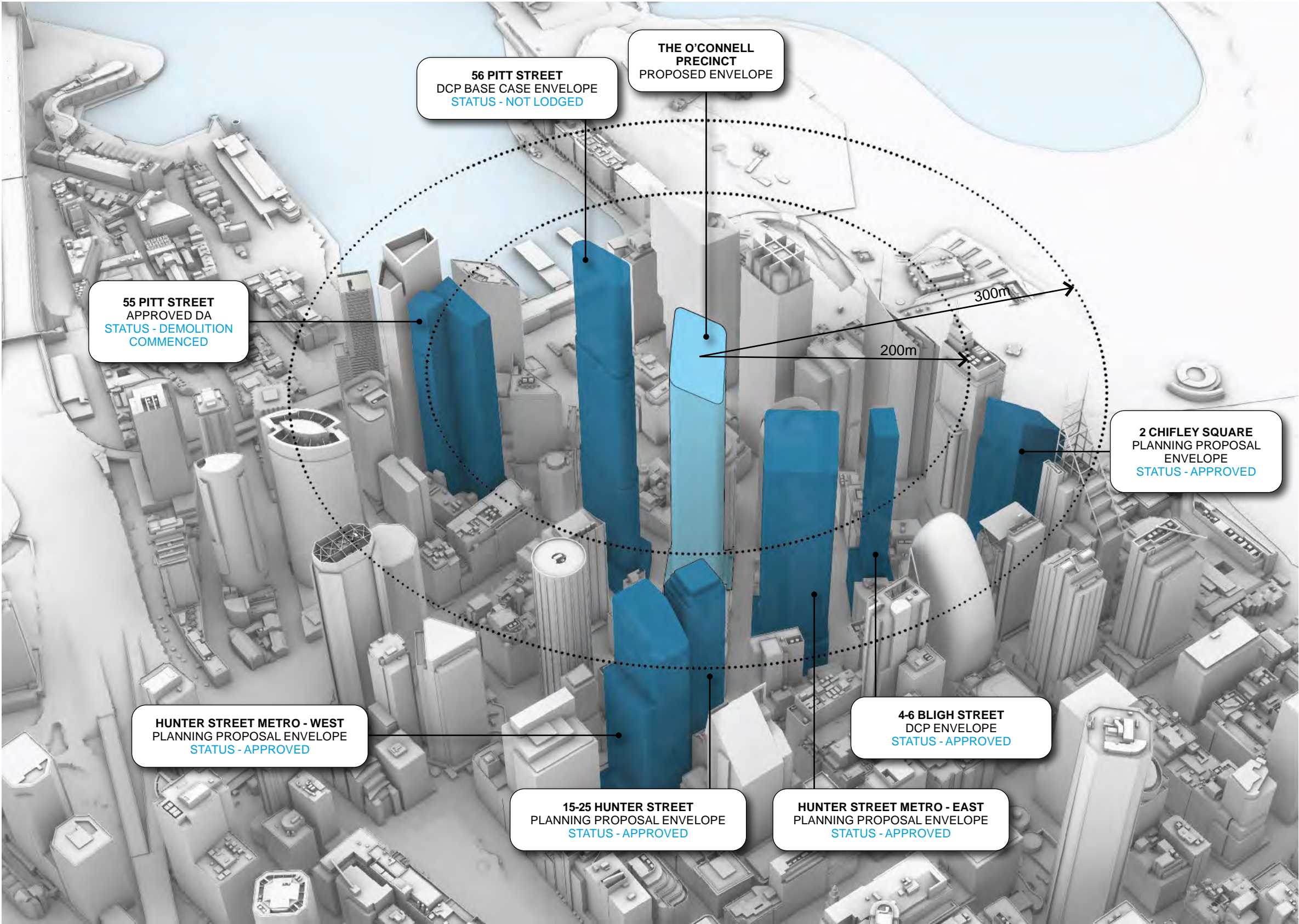
Urban Design Report - Part 3

6.8 Tower Proximities

Aerial Perspective - Future Context

A TOWER WITH BREATHING SPACE

There is adequate space in the northern CBD for the proposed tower.



Context Plan

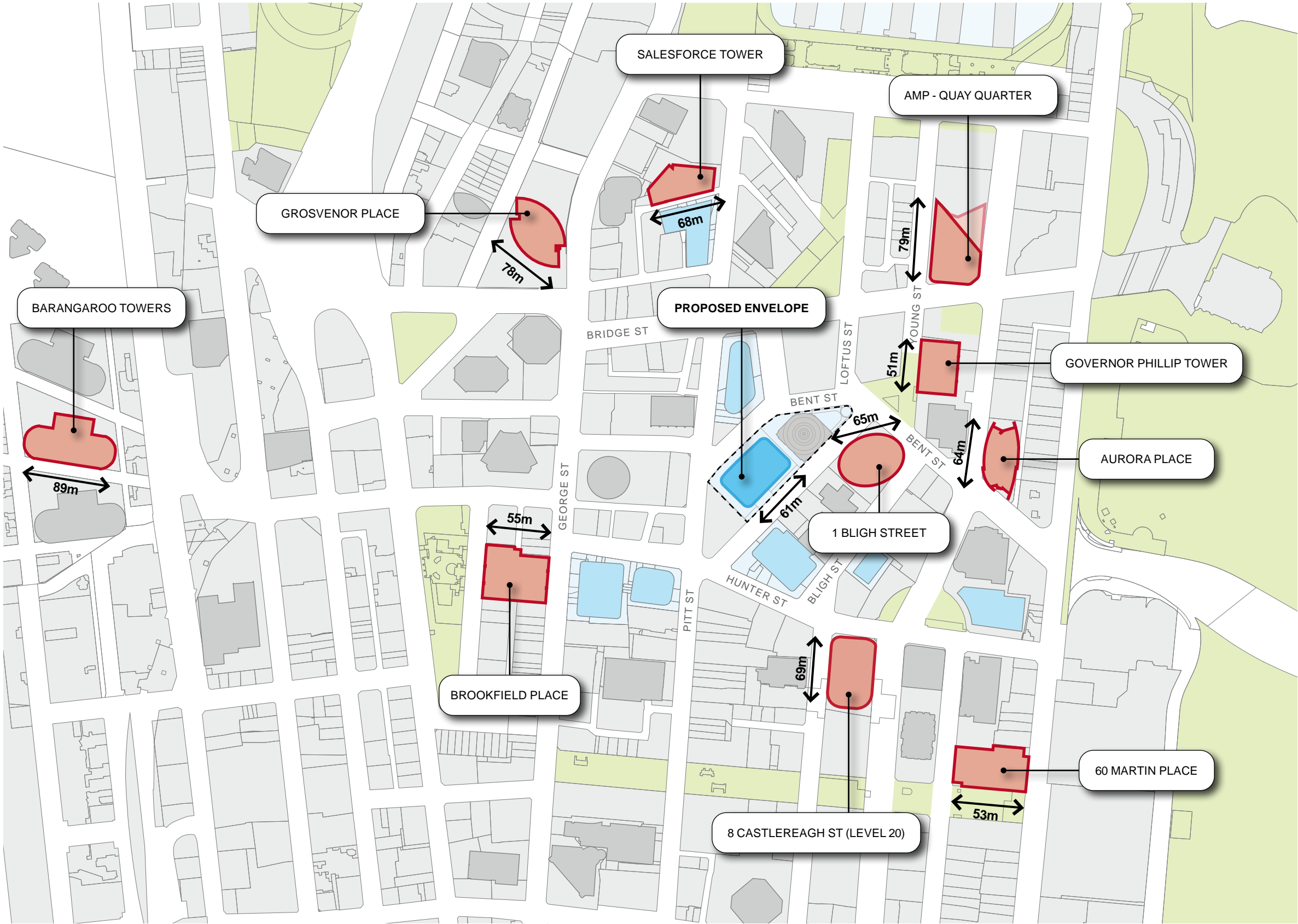
Adjacent Towers - Larger City Floor Plates

A TOWER WITH BREATHING SPACE

Larger tower floor plates in the northern CBD range from 51m - 89m in length. At 61m long, the tower floor plate of the proposed envelope sits comfortably within this range.

Note:

- All dimensions are approximate



Legend

- Site boundary
- Proposed tower envelope
- Neighbouring larger tower floor plate



Context Plan

Adjacent Towers $\geq 120\text{m}$

A TOWER WITH BREATHING SPACE

This mapping demonstrates there is ample separation between the proposed tower envelope and adjacent existing and future development greater than or equal to 120m high.

Note:

- Envelopes of neighbouring developments are indicative only
- All dimensions are approximate



Legend

- Site boundary
- Proposed envelope
- Towers $\geq 120\text{m}$ (existing)
- Towers $\geq 120\text{m}$ (future development)



Context Plan

Adjacent Towers ≥ 200m

A TOWER WITH BREATHING SPACE

This mapping demonstrates there is ample separation between the proposed tower envelope and adjacent existing and future development greater than or equal to 200m high.

Note:

- Envelopes of neighbouring developments are indicative only
- All dimensions are approximate



Legend

- Site boundary
- Proposed envelope
- Towers ≥ 200m (existing)
- Towers ≥ 200m (future development)



Context Plan

Adjacent Towers ≥ 300m

A TOWER WITH BREATHING SPACE

This mapping demonstrates there is ample separation between the proposed tower envelope and adjacent existing and future development greater than or equal to 300m high.

Note:

- Envelopes of neighbouring developments are indicative only
- All dimensions are approximate



Legend

- Site boundary
- Proposed envelope
- Towers ≥ 300m (existing)
- Towers ≥ 300m (future development)



6.9 SVF + Wind Effects Summary

SKY VIEW FACTOR (SVF)

The SVF analysis demonstrates that the proposed envelope increases the amount of sky visible compared to the DCP base case envelope.

This result demonstrates compliance of the proposed envelope based on the testing criteria described in the SDCP Schedule 12.2 Procedure B.

Refer to the supporting Sky View Factor Report for the detailed analysis.

Sky View Factor Pass: + 0.006483%

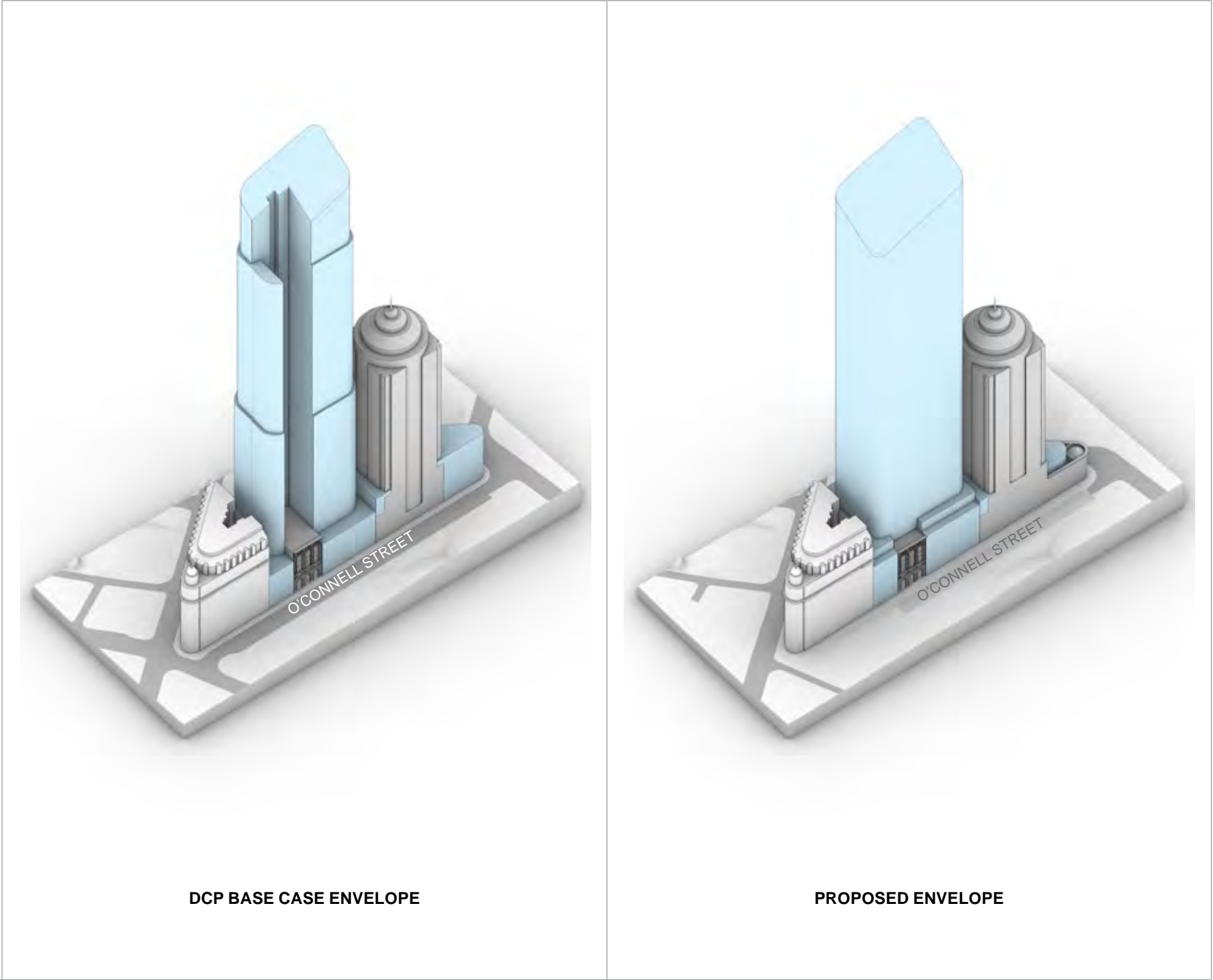
WIND EFFECTS

The wind tunnel study demonstrates that the proposed envelope improves the wind conditions around the site compared to the DCP base case envelope.

This result demonstrates compliance of the proposed envelope based on the testing criteria described in the SDCP Schedule 12.2 Procedure B.

Refer to the supporting Wind Tunnel Report for the detailed analysis.

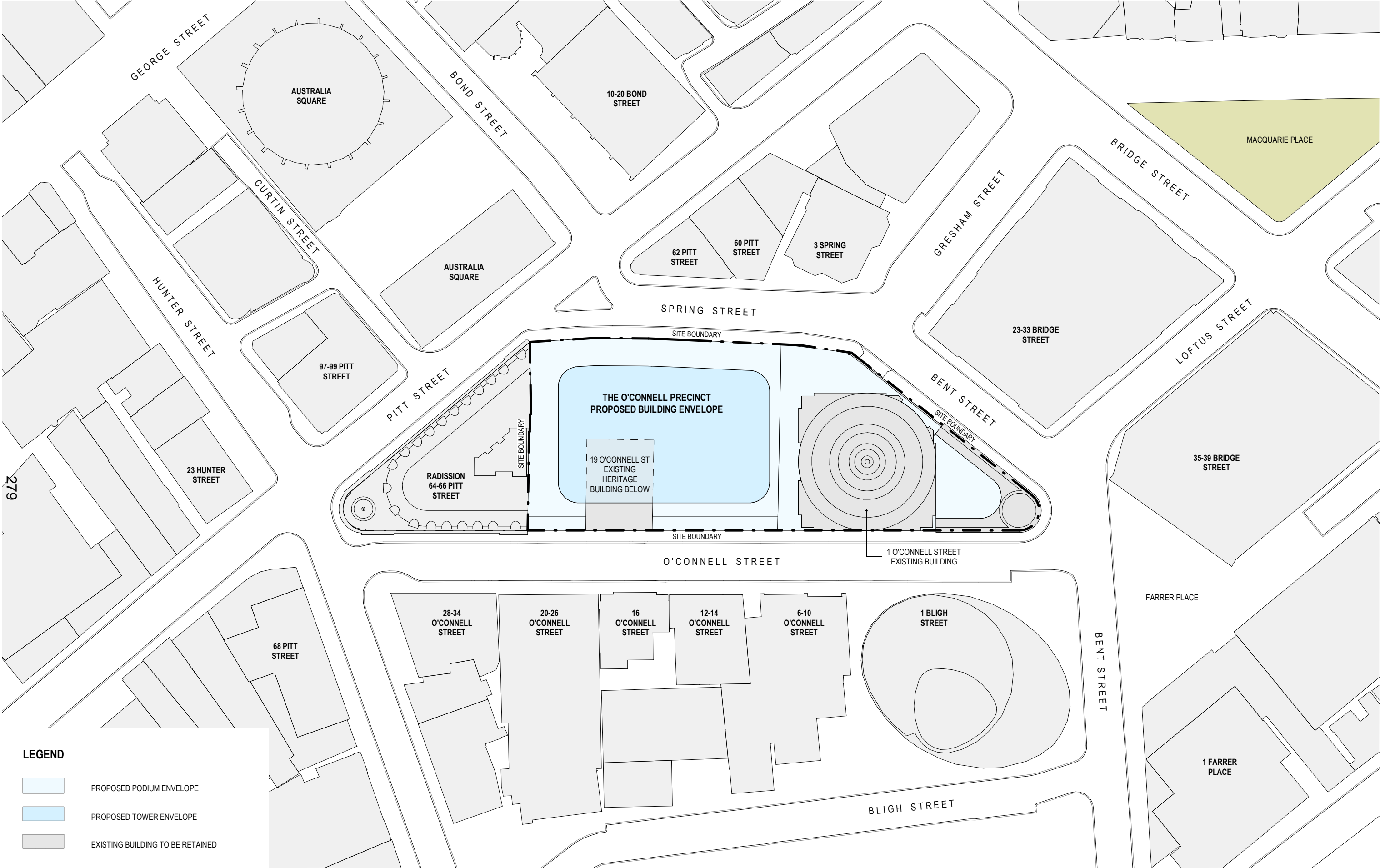
Wind Speed Comfort Value Pass: + 0.04 m/s



SKY VIEW FACTOR SCORE	12.825652%	12.832135% PASS
WIND SPEED COMFORT VALUE	3.62 m/s	3.58 m/s PASS

7.0 Envelope Drawings





LEGEND

PROPOSED PODIUM ENVELOPE

PROPOSED TOWER ENVELOPE

EXISTING BUILDING TO BE RETAINED

REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	01/02/23
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	22/02/24

PROJECT NAME
THE O'CONNELL PRECINCT

PROJECT NUMBER
2003

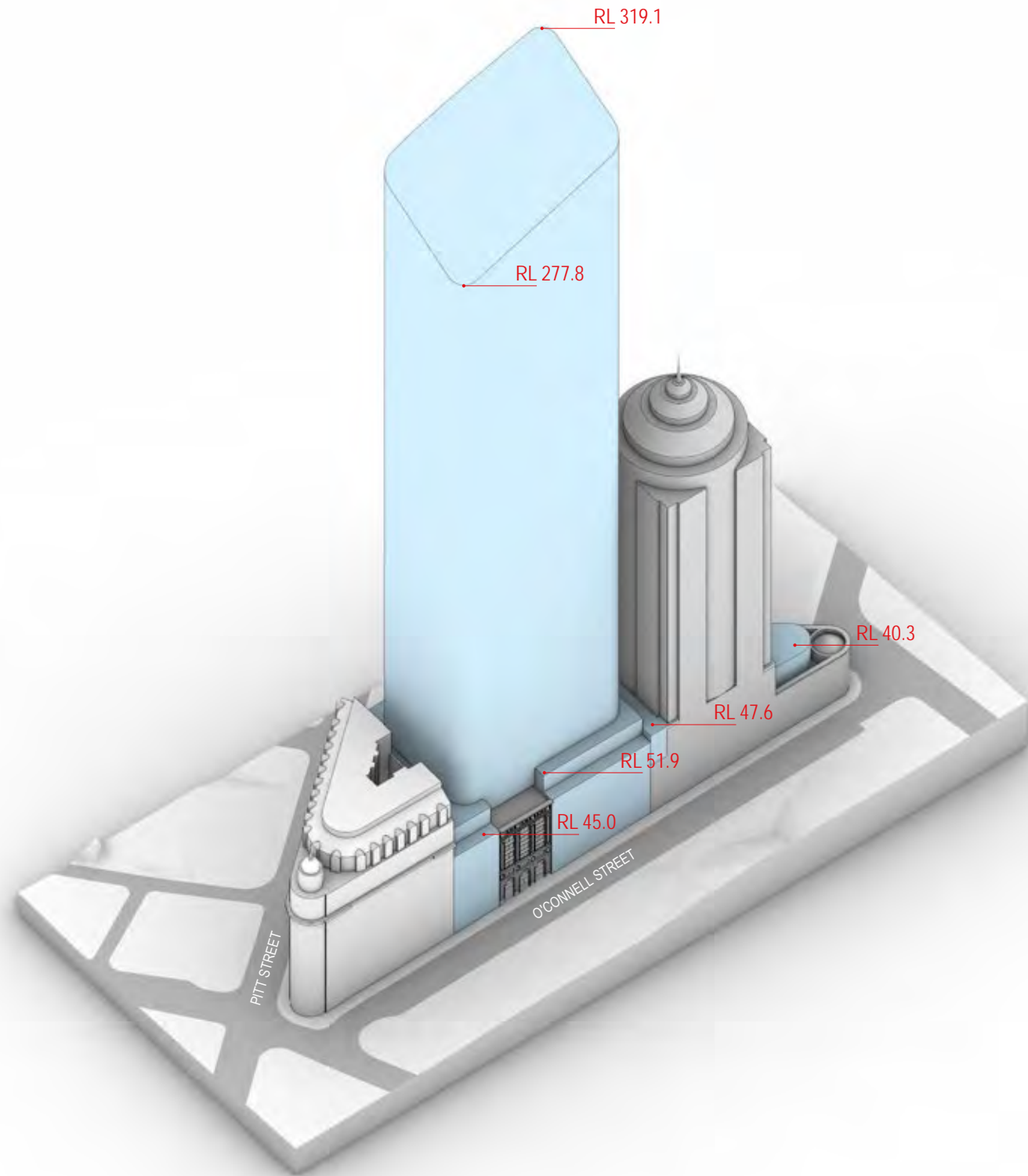
LOCATION
O'CONNELL STREET, SYDNEY, NSW, 2000

DRAWING TITLE
PROPOSED ENVELOPE - SITE PLAN

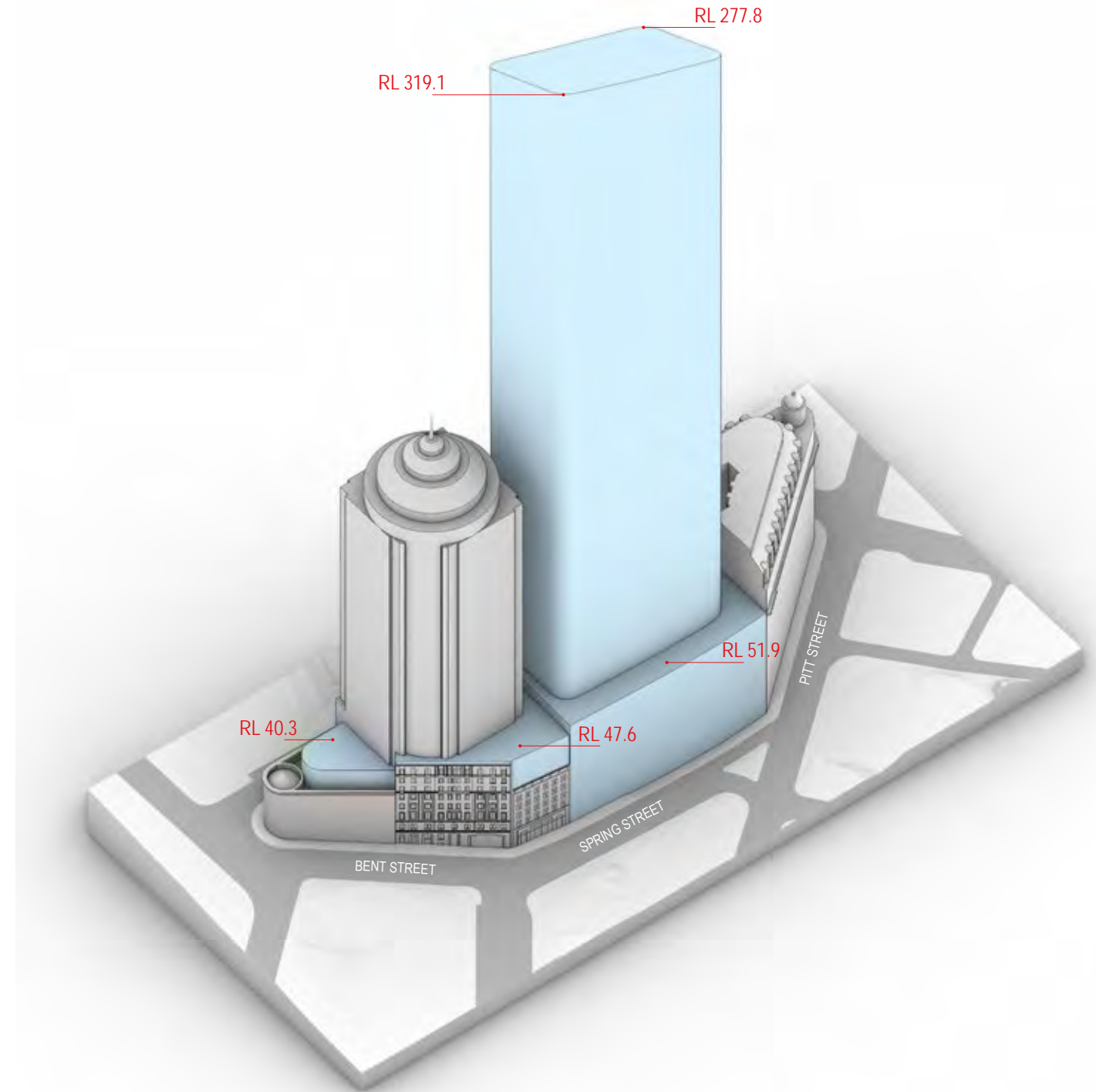
SCALE
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DRAWING NUMBER
0101

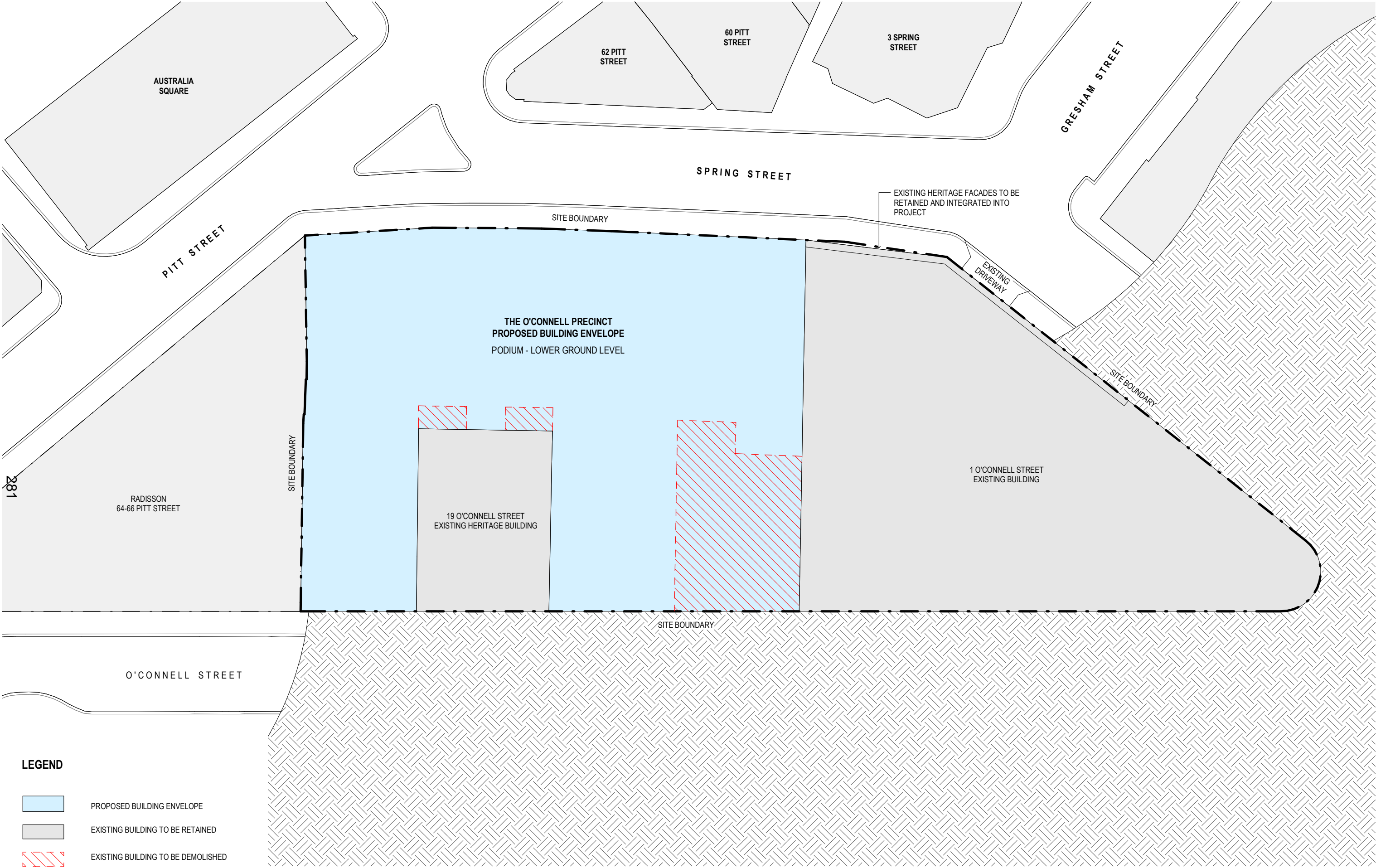
REVISION
B



PROPOSED BUILDING ENVELOPE VIEWED FROM SOUTH



PROPOSED BUILDING ENVELOPE VIEWED FROM NORTH



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	01/02/23
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	22/02/24

PROJECT NAME
THE O'CONNELL PRECINCT

PROJECT NUMBER
2003

LOCATION
O'CONNELL STREET, SYDNEY, NSW, 2000

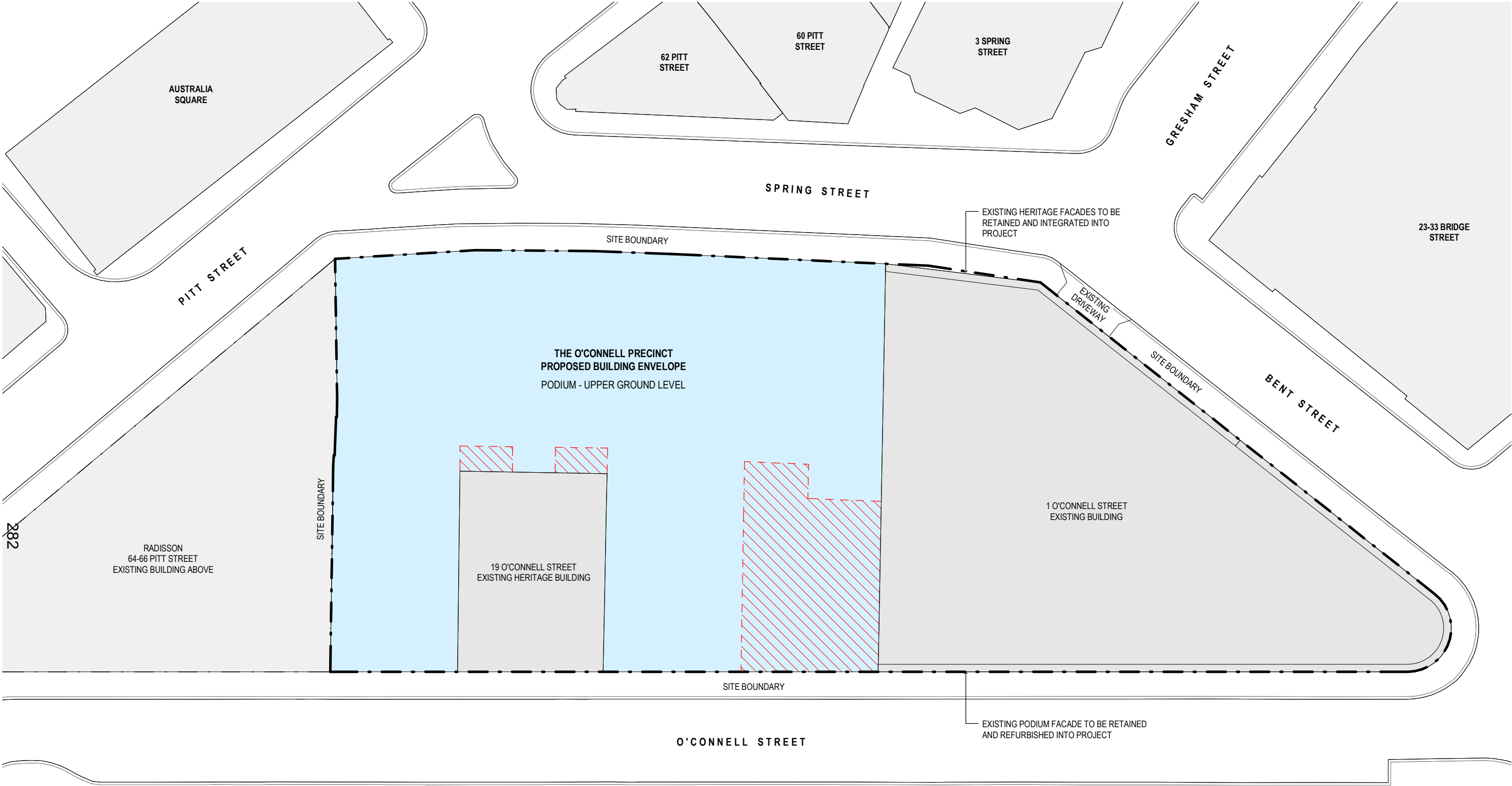


DRAWING TITLE
**PROPOSED ENVELOPE - LOWER GROUND
PLAN - SPRING STREET**

SCALE
1 : 500 @ A3

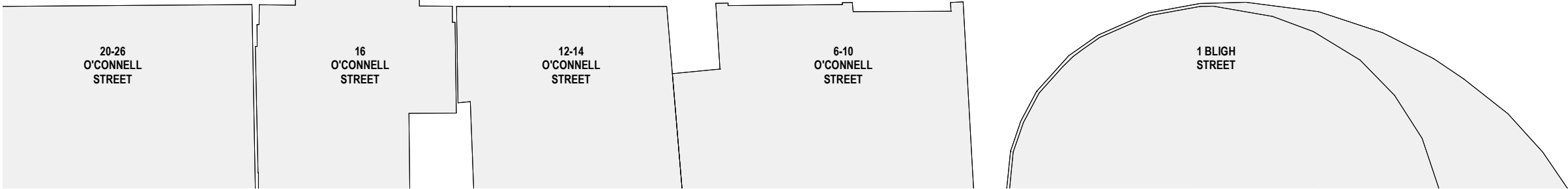
DRAWING NUMBER
1004

REVISION
B



LEGEND

- PROPOSED BUILDING ENVELOPE
- EXISTING BUILDING TO BE RETAINED
- EXISTING BUILDING TO BE DEMOLISHED



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PULLINGER
ARCHITECT**
NSW Registered Architect: 6226

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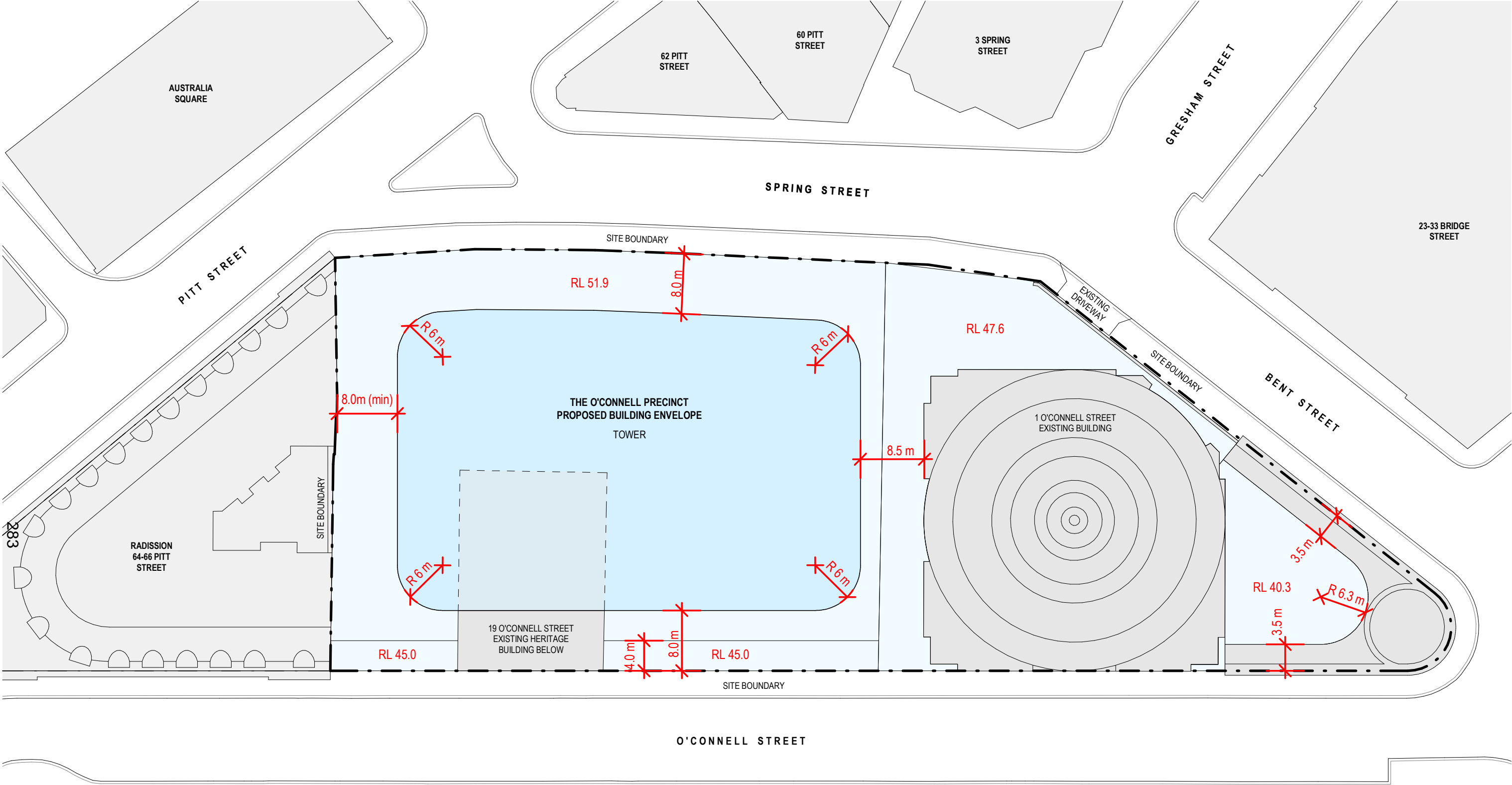
REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	01/02/23
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	22/02/24

PROJECT NAME
THE O'CONNELL PRECINCT
PROJECT NUMBER
2003
LOCATION
O'CONNELL STREET, SYDNEY, NSW, 2000

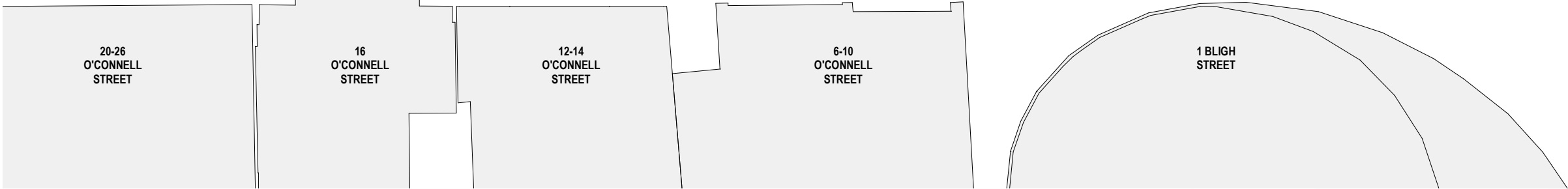


DRAWING TITLE
**PROPOSED ENVELOPE - UPPER GROUND
PLAN - O'CONNELL STREET**
SCALE
1 : 500 @ A3

DRAWING NUMBER
1005
REVISION
B



- LEGEND**
- PROPOSED PODIUM ENVELOPE
 - PROPOSED TOWER ENVELOPE
 - EXISTING BUILDING TO BE RETAINED
 - EXISTING BUILDING TO BE DEMOLISHED



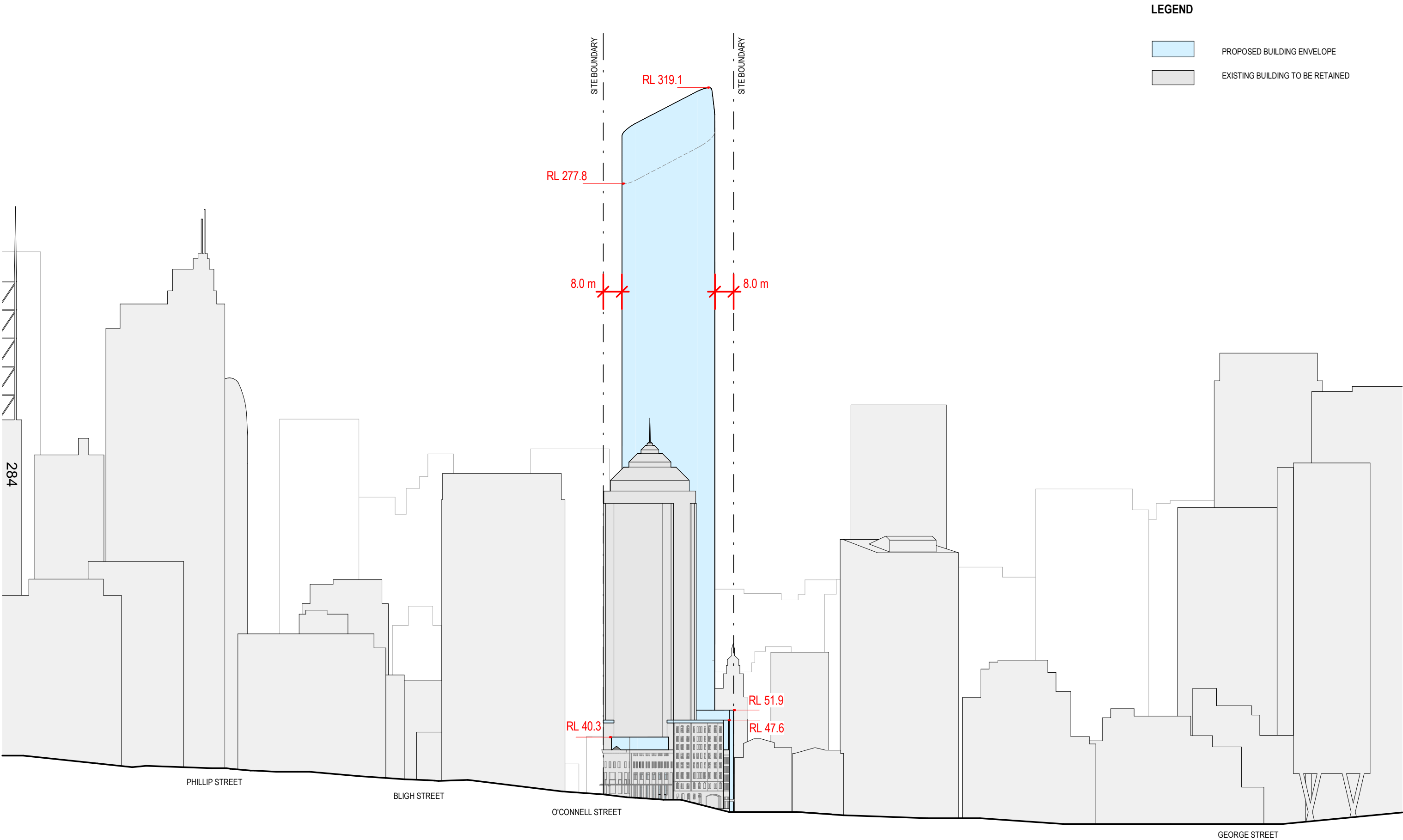
REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	01/02/23
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	22/02/24

PROJECT NAME
THE O'CONNELL PRECINCT
PROJECT NUMBER
2003
LOCATION
O'CONNELL STREET, SYDNEY, NSW, 2000



DRAWING TITLE
PROPOSED ENVELOPE - TYPICAL TOWER PLAN
SCALE
1 : 500 @ A3

DRAWING NUMBER
1006
REVISION
B



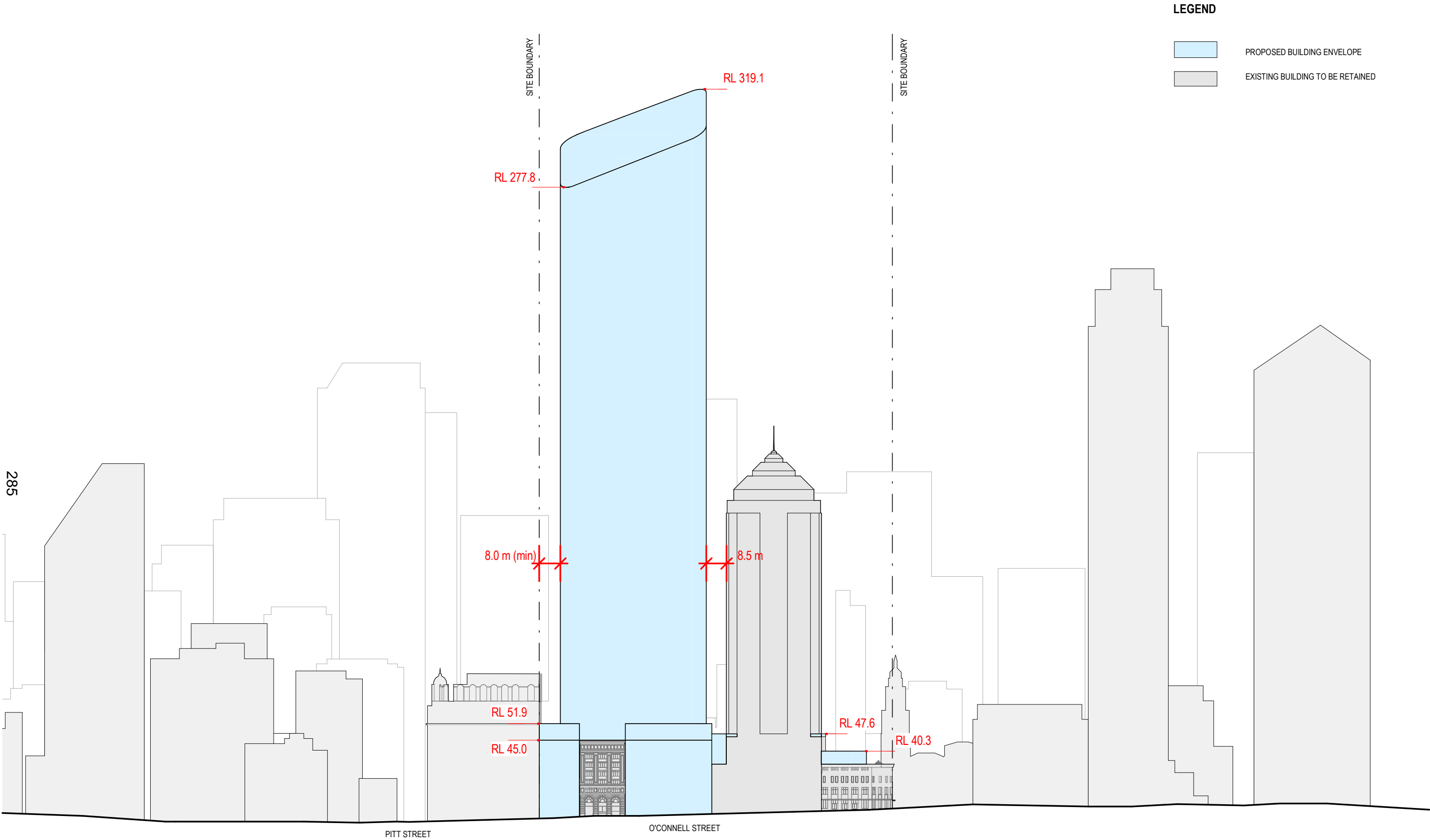
REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	01/02/23
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	22/02/24

PROJECT NAME
THE O'CONNELL PRECINCT
PROJECT NUMBER
2003
LOCATION
O'CONNELL STREET, SYDNEY, NSW, 2000

DRAWING TITLE
**PROPOSED ENVELOPE - PROJECT NORTH
ELEVATION**

SCALE
1 : 1500 @ A3

DRAWING NUMBER
2001
REVISION
B



LEGEND

PROPOSED BUILDING ENVELOPE

EXISTING BUILDING TO BE RETAINED

REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	01/02/23
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	22/02/24

PROJECT NAME

THE O'CONNELL PRECINCT

PROJECT NUMBER

2003

LOCATION

O'CONNELL STREET, SYDNEY, NSW, 2000

DRAWING TITLE

PROPOSED ENVELOPE - O'CONNELL STREET
ELEVATION - PROJECT EAST

SCALE

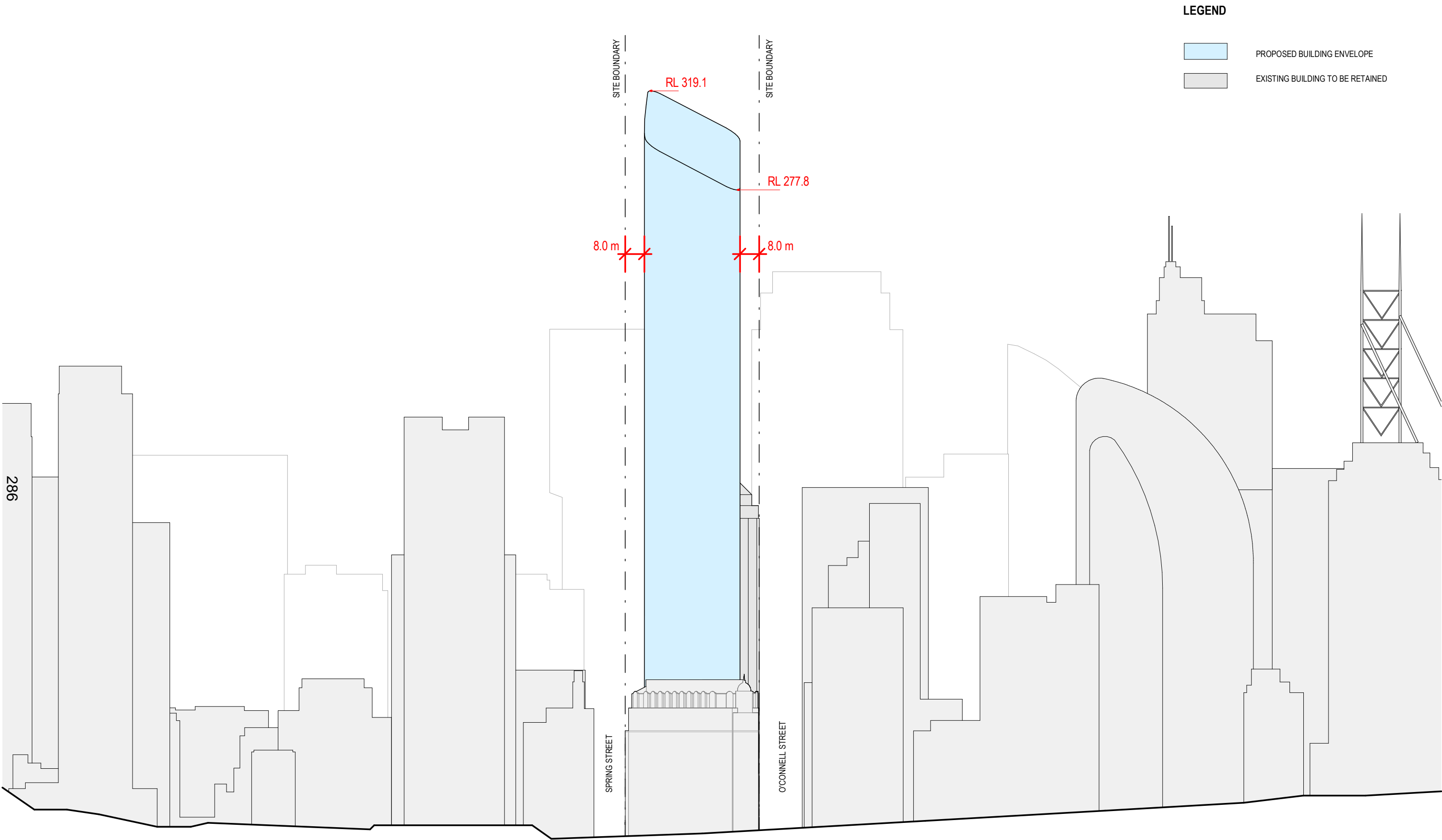
1 : 1500 @ A3

DRAWING NUMBER

2002

REVISION

B



LEGEND

PROPOSED BUILDING ENVELOPE

EXISTING BUILDING TO BE RETAINED

REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	01/02/23
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	22/02/24

PROJECT NAME

THE O'CONNELL PRECINCT

PROJECT NUMBER

2003

LOCATION

O'CONNELL STREET, SYDNEY, NSW, 2000

DRAWING TITLE

PROPOSED ENVELOPE - PROJECT SOUTH
ELEVATION

SCALE

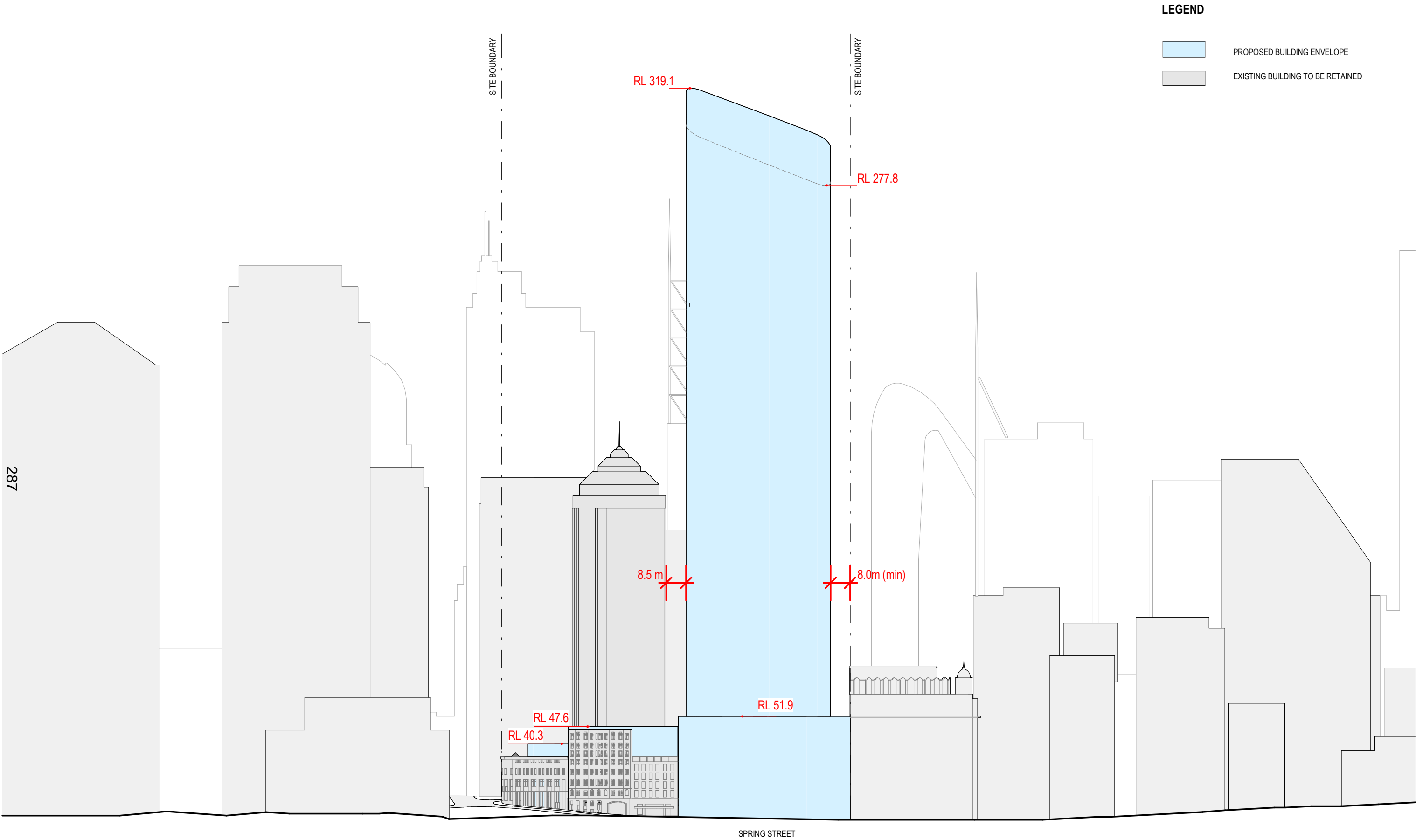
1 : 1500 @ A3

DRAWING NUMBER

2003

REVISION

B

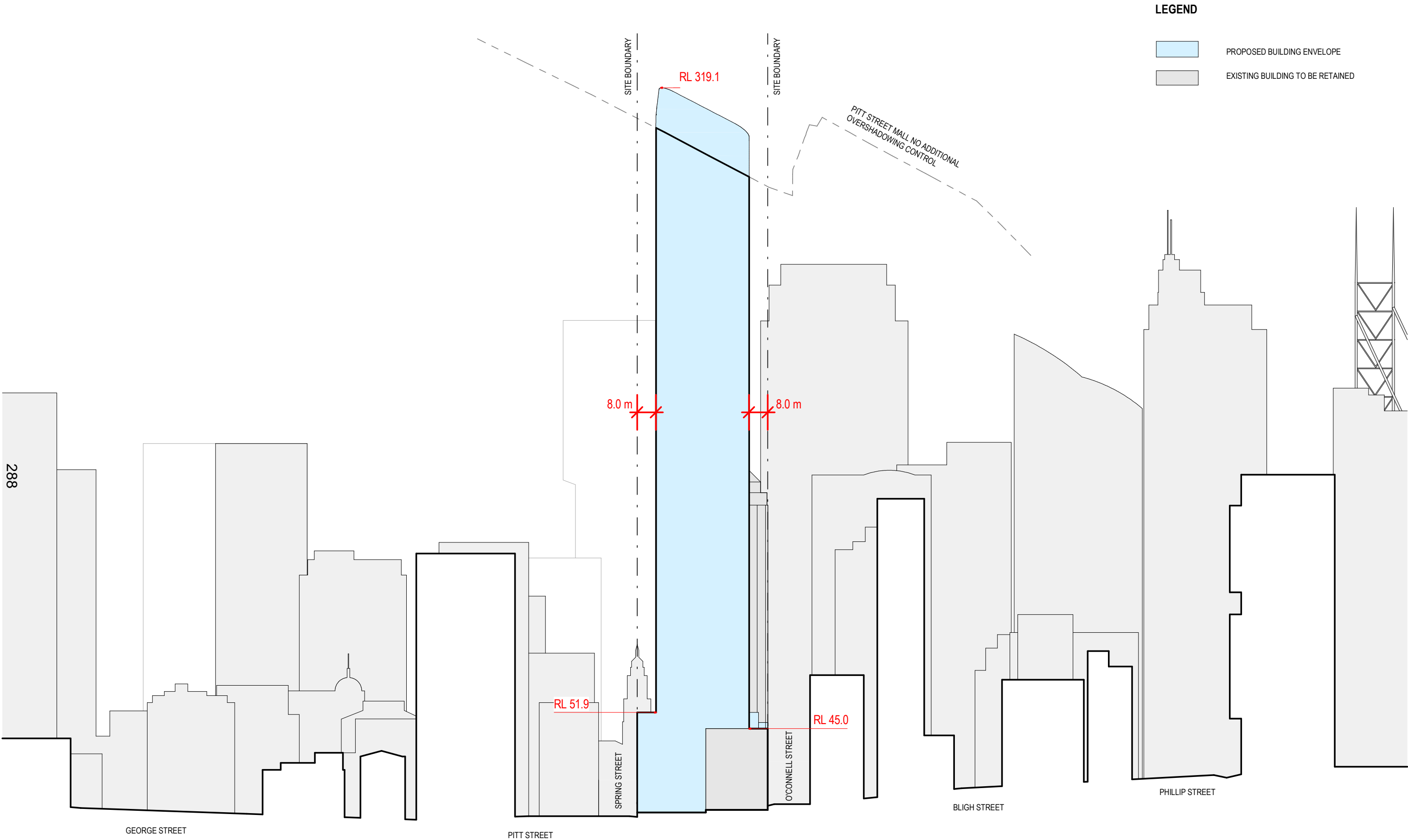


REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	01/02/23
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	22/02/24

PROJECT NAME
THE O'CONNELL PRECINCT
PROJECT NUMBER
2003
LOCATION
O'CONNELL STREET, SYDNEY, NSW, 2000

DRAWING TITLE
PROPOSED ENVELOPE - SPRING STREET
ELEVATION - PROJECT WEST ELEVATION
SCALE
1 : 1500 @ A3

DRAWING NUMBER
2004
REVISION
B

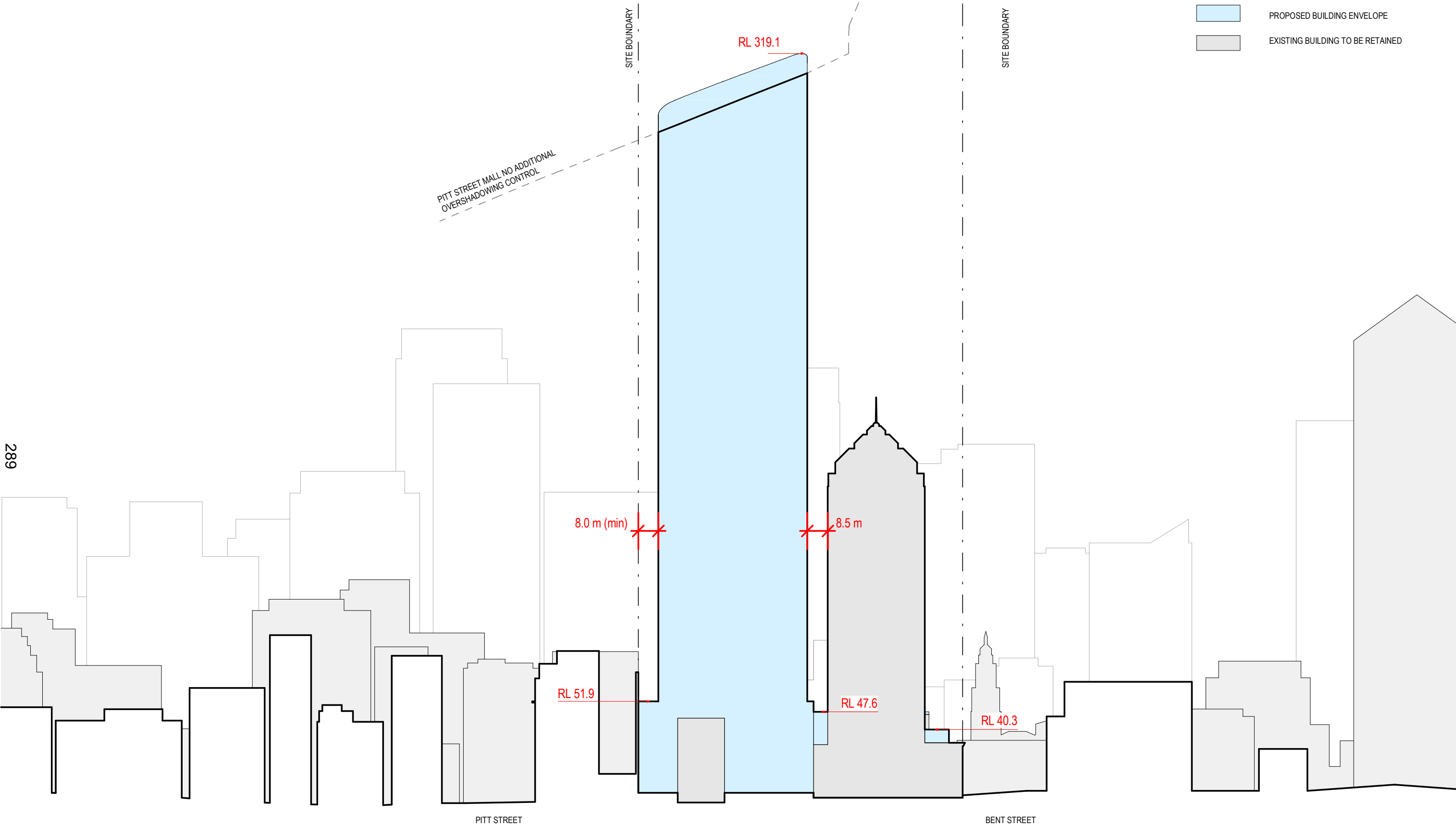


REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	01/02/23
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	22/02/24

PROJECT NAME
THE O'CONNELL PRECINCT
PROJECT NUMBER
2003
LOCATION
O'CONNELL STREET, SYDNEY, NSW, 2000

DRAWING TITLE
PROPOSED ENVELOPE - CROSS SECTION AA
- PROJECT EAST-WEST (O'CONNELL TO
SPRING STREET)
SCALE
1 : 1500 @ A3

DRAWING NUMBER
3001
REVISION
B



REV	DESCRIPTION	DATE
A	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	01/02/23
B	ISSUE - REQUEST FOR PLANNING PROPOSAL - ENVELOPE DRAWINGS	22/02/24

PROJECT NAME
THE O'CONNELL PRECINCT

PROJECT NUMBER
2003

LOCATION
O'CONNELL STREET, SYDNEY, NSW, 2000

DRAWING TITLE
**PROPOSED ENVELOPE - PROJECT
NORTH-SOUTH (LONGITUDINAL SECTION)**

SCALE
1 : 1500 @ A3

DRAWING NUMBER
3002

REVISION
B

8.0 Envelope in Context



8.1 Montage Views

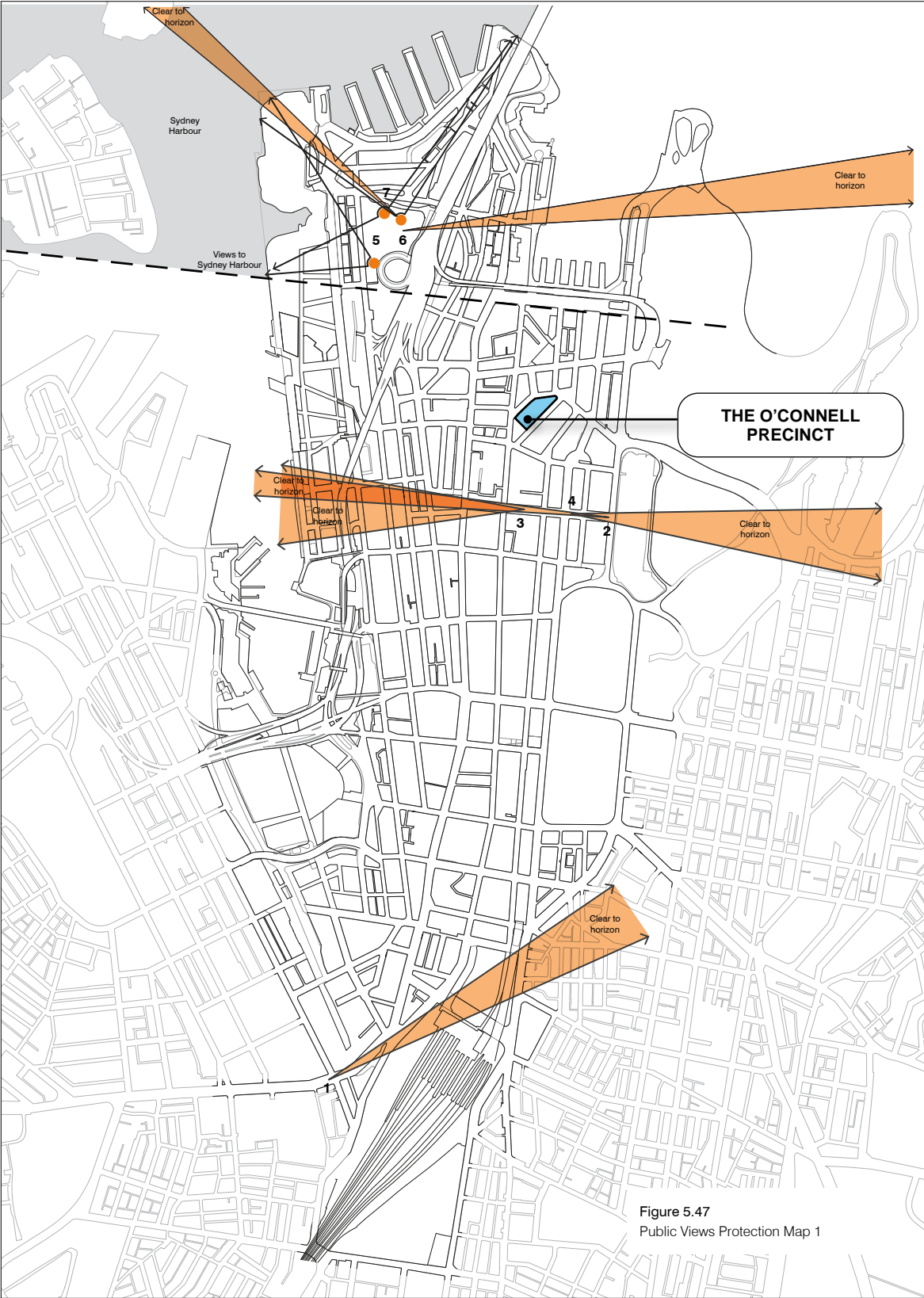
Sydney DCP 2012

The SDCP identifies key public views within Central Sydney which should be preserved and take priority over private views. These views are from parks and other key public places that take in important buildings or landscapes and should be protected by new development.

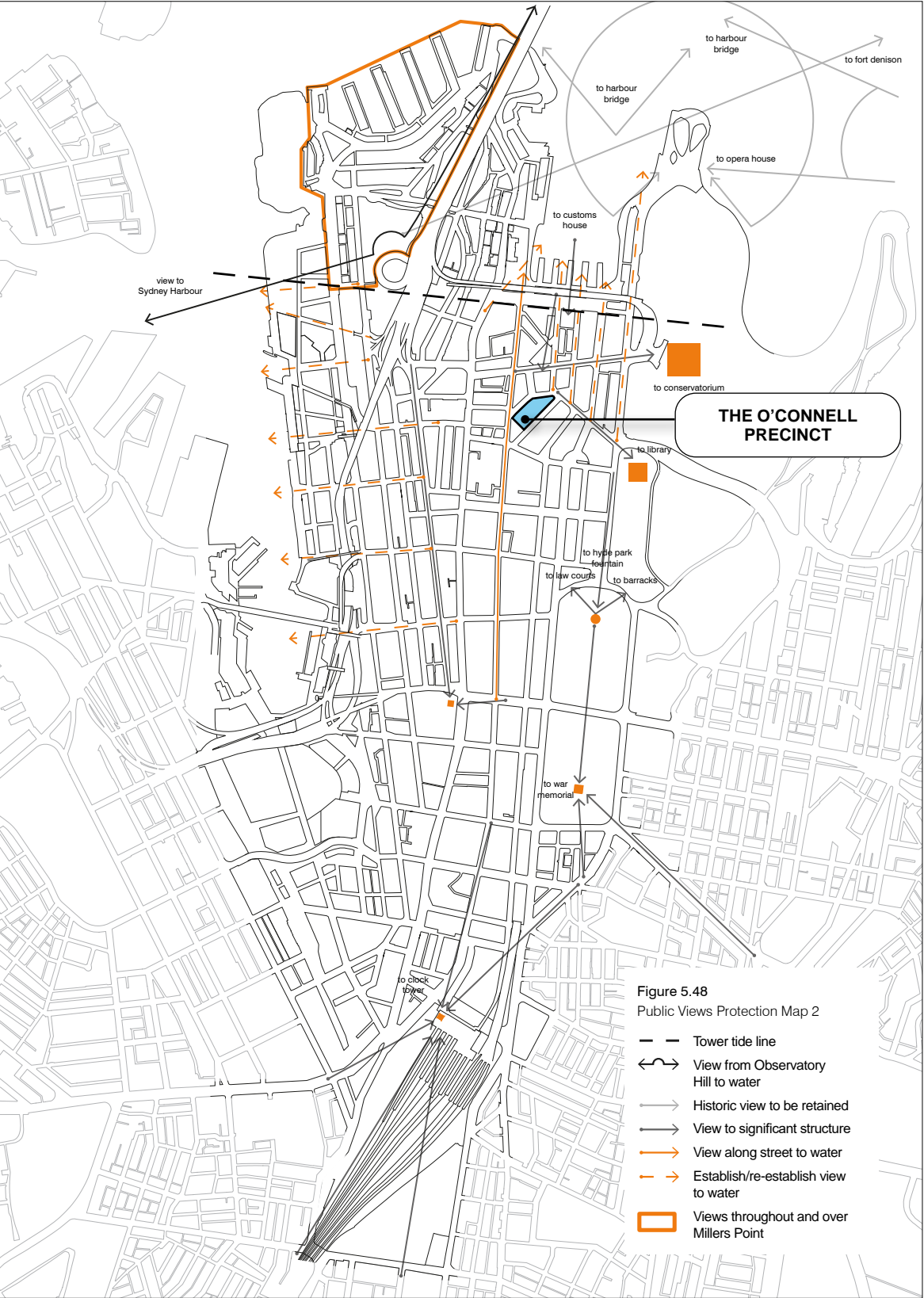
The south western corner of the site is adjacent the view along Pitt Street to Sydney Harbour. The view study in this report includes this key view as well as additional key pedestrian views identified by the project team.

This view study demonstrates that the proposed envelope does not obstruct the view along Pitt Street to Sydney Harbour.

PUBLIC VIEWS PROTECTION MAP 1 (SDCP 2012)



PUBLIC VIEWS PROTECTION MAP 2 (SDCP 2012)



City Skyline - Existing

Sydney Harbour Bridge

292



City Skyline - Proposed Envelope

Sydney Harbour Bridge



293

City Skyline - Potential Building

Sydney Harbour Bridge



City Skyline - Existing

Jeffrey Street Wharf, Kirribilli

295



City Skyline - Proposed Envelope

Jeffrey Street Wharf, Kirribilli



City Skyline - Potential Building

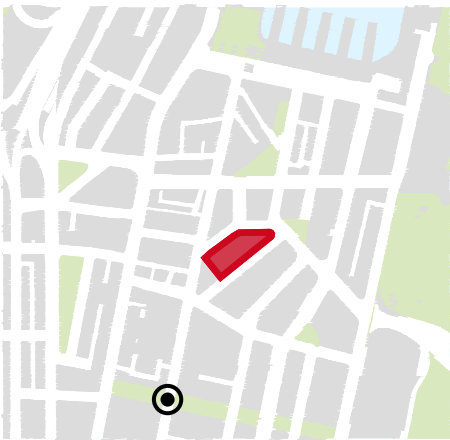
Jeffrey Street Wharf, Kirribilli



Pitt Street - Existing

From Martin Place

298



Pitt Street - Proposed Envelope

From Martin Place

299

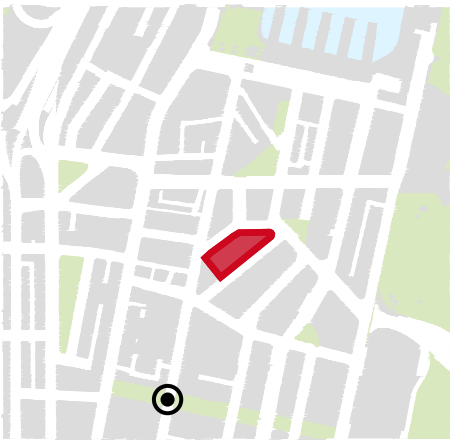
15-25 HUNTER STREET
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

56 PITT STREET
DCP BASE CASE ENVELOPE
STATUS - NOT LODGED

55 PITT STREET
APPROVED DA
STATUS - DEMOLITION
COMMENCED

HUNTER STREET METRO - EAST
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

THE O'CONNELL
PRECINCT
PROPOSED ENVELOPE



Pitt Street - Potential Building

From Martin Place

300

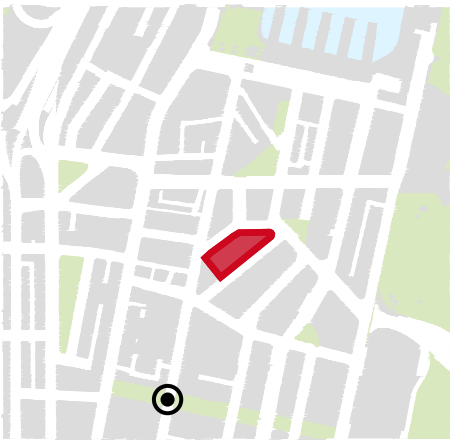
15-25 HUNTER STREET
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

56 PITT STREET
DCP BASE CASE ENVELOPE
STATUS - NOT LODGED

55 PITT STREET
APPROVED DA
STATUS - DEMOLITION
COMMENCED

HUNTER STREET METRO - EAST
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

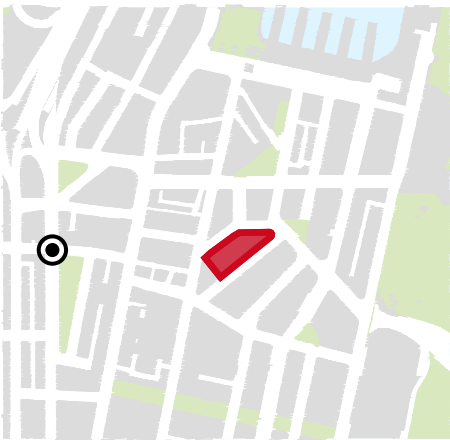
THE O'CONNELL
PRECINCT
POTENTIAL BUILDING



Margaret Street - Existing

Corner Margaret + York Streets

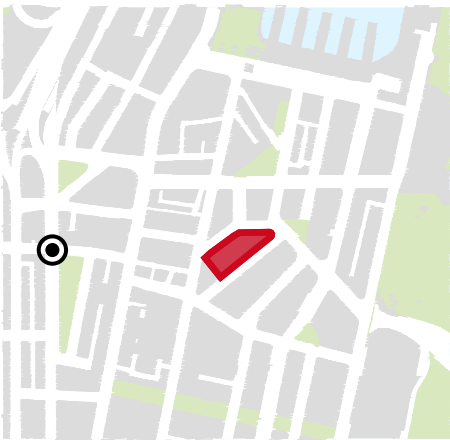
301



Margaret Street - Proposed Envelope

Corner Margaret + York Streets

302



THE O'CONNELL
PRECINCT
PROPOSED ENVELOPE

HUNTER STREET METRO - WEST
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

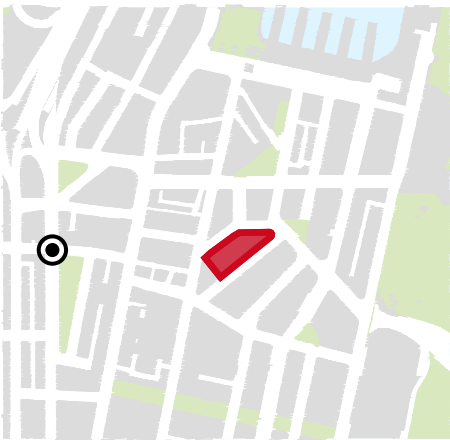
15-25 HUNTER STREET
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

HUNTER STREET METRO - EAST
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

Margaret Street - Potential Building

Corner Margaret + York Streets

303



THE O'CONNELL
PRECINCT
POTENTIAL BUILDING



HUNTER STREET METRO - WEST
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

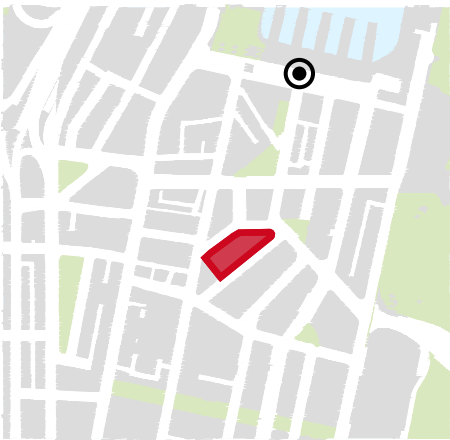
15-25 HUNTER STREET
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

HUNTER STREET METRO - EAST
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

Loftus Street - Existing

From Circular Quay

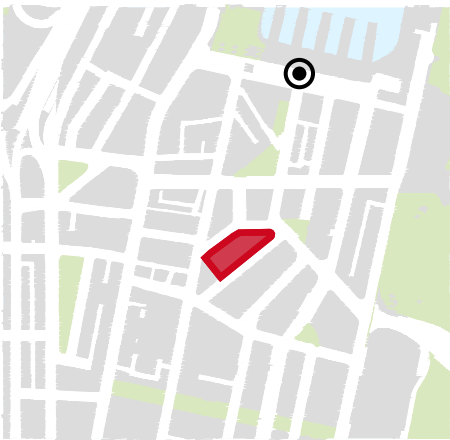
304



Loftus Street - Proposed Envelope

From Circular Quay

305



4-6 BLIGH STREET
DCP ENVELOPE
STATUS - APPROVED



56 PITT STREET
DCP BASE CASE ENVELOPE
STATUS - NOT LODGED

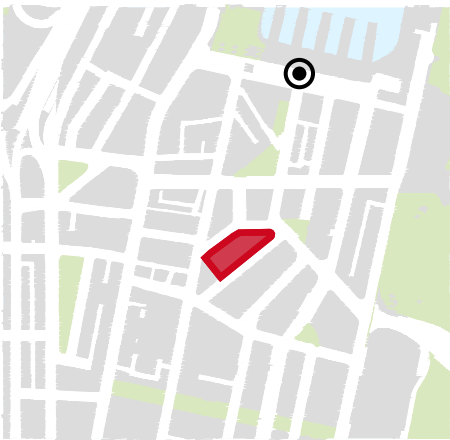
THE O'CONNELL
PRECINCT
PROPOSED ENVELOPE

HUNTER STREET METRO - EAST
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

Loftus Street - Potential Building

From Circular Quay

306



4-6 BLIGH STREET
DCP ENVELOPE
STATUS - APPROVED



56 PITT STREET
DCP BASE CASE ENVELOPE
STATUS - NOT LODGED

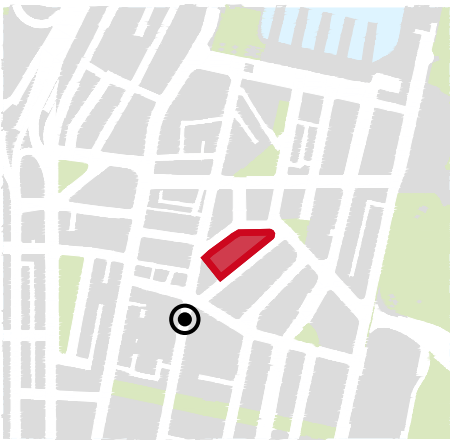
THE O'CONNELL
PRECINCT
POTENTIAL BUILDING

HUNTER STREET METRO - EAST
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

Pitt Street/Close-up - Existing

Pitt Street South of Hunter Street (Radisson Corner)

307



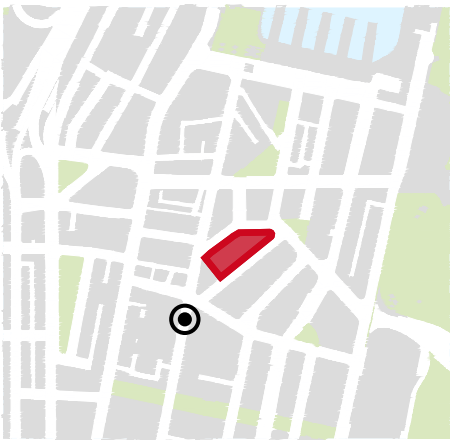
Pitt Street/Close-up - Proposed Envelope

Pitt Street South of Hunter Street (Radisson Corner)

56 PITT STREET
DCP BASE CASE ENVELOPE
STATUS - NOT LODGED

55 PITT STREET
APPROVED DA
STATUS - DEMOLITION
COMMENCED

THE O'CONNELL
PRECINCT
PROPOSED ENVELOPE



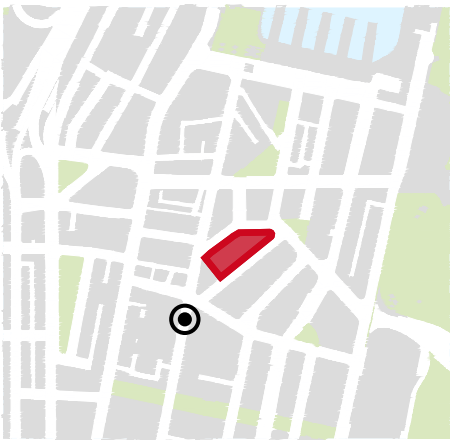
Pitt Street/Close-up - Potential Building

Pitt Street South of Hunter Street (Radisson Corner)

56 PITT STREET
DCP BASE CASE ENVELOPE
STATUS - NOT LODGED

55 PITT STREET
APPROVED DA
STATUS - DEMOLITION
COMMENCED

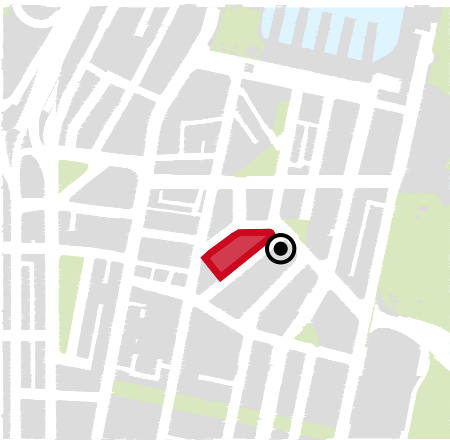
THE O'CONNELL
PRECINCT
POTENTIAL BUILDING



O'Connell Street - Existing

From 1 Bligh Street

310

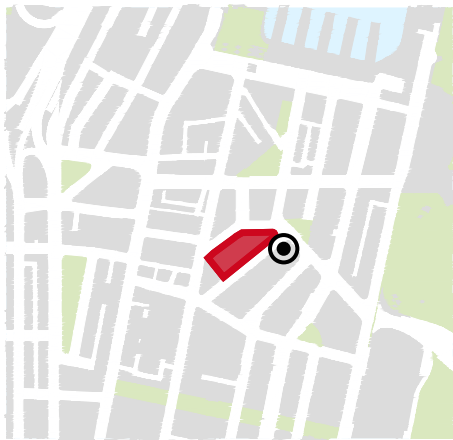


O'Connell Street - Proposed Envelope

From 1 Bligh Street

15-25 HUNTER STREET
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

THE O'CONNELL
PRECINCT
PROPOSED ENVELOPE

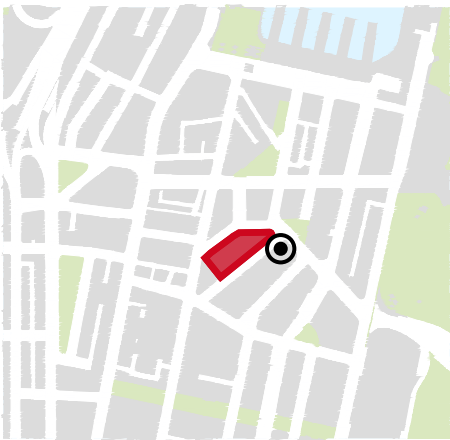


O'Connell Street - Potential Building

From 1 Bligh Street

15-25 HUNTER STREET
PLANNING PROPOSAL ENVELOPE
STATUS - APPROVED

THE O'CONNELL
PRECINCT
POTENTIAL BUILDING



9.0 Envelope Solar Analysis



Shadow Study

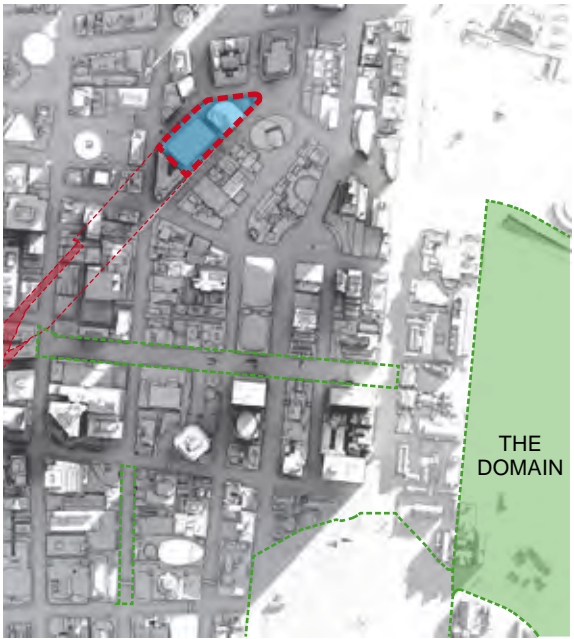
Protected Public Places

The proposed envelope has been designed to sit below all relevant Sun Access Planes and No Additional Overshadowing controls described by the SLEP.

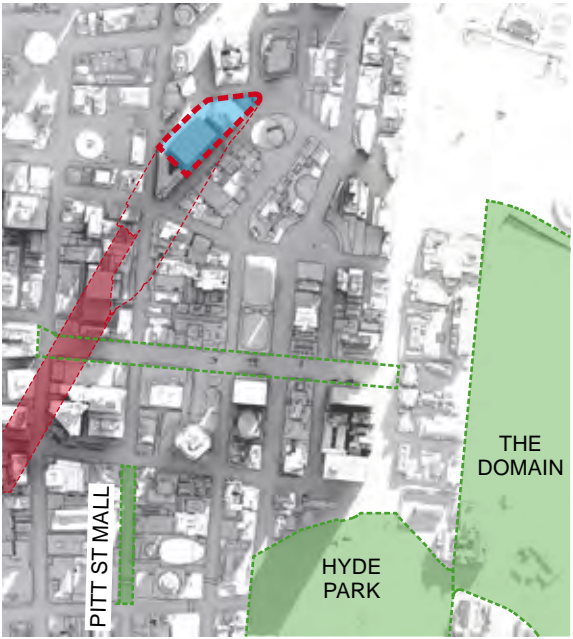
This study demonstrates that the proposal complies with the following relevant controls:

- The Domain SAP (protection period: all year, 9am - 2pm)
- The Martin Place SAP (protection period: 1 September - 31 May, midday - 2pm)
- The Hyde Park SAP (protection period: all year, 10am - 2pm)
- The Pitt Street Mall NAO control (protection period: 14 April - 31 August, 10am - 2pm)

The study has been prepared for mid winter only, which represents the worst case for shadowing impacts.



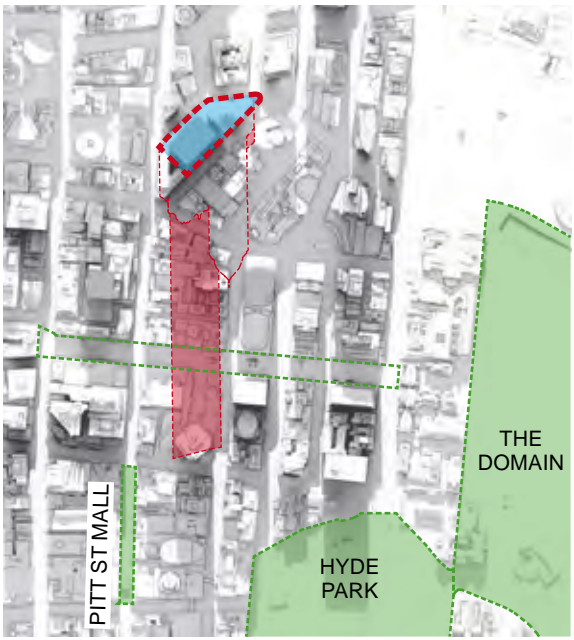
Mid Winter (21 June), 9am



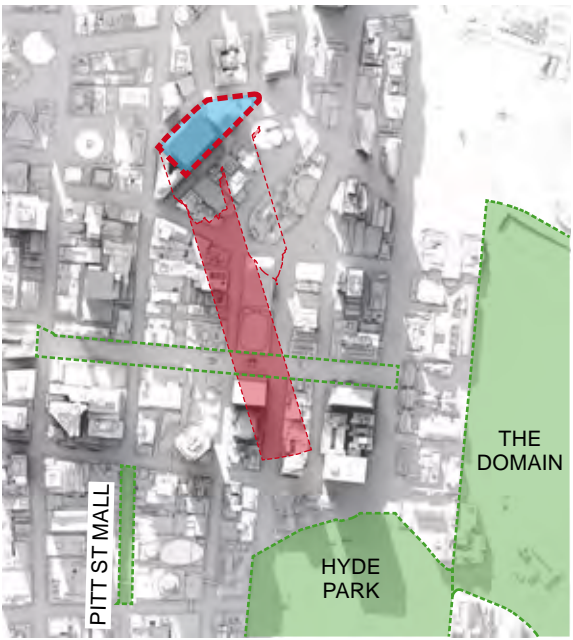
Mid Winter (21 June), 10am



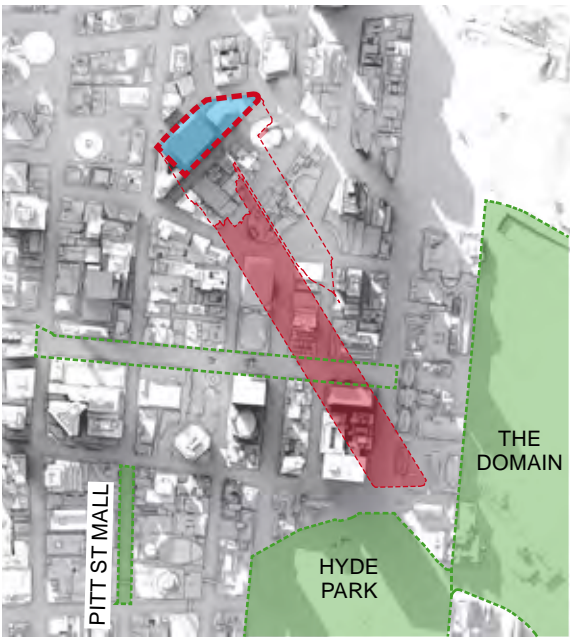
Mid Winter (21 June), 11am



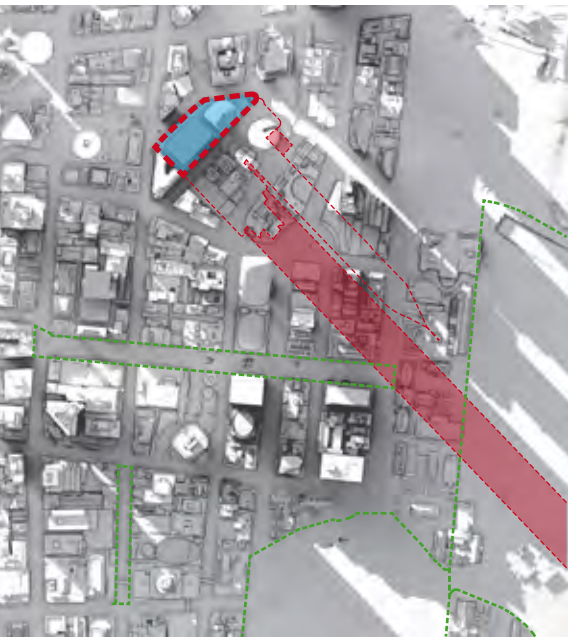
Mid Winter (21 June), 12pm



Mid Winter (21 June), 1pm



Mid Winter (21 June), 2pm



Mid Winter (21 June), 3pm

Legend

- Site boundary
- Proposed envelope
- Additional shadow cast by proposal
- Protected public place boundary
- Public place protected during time period shown



10.0 Reference Design



Reference Design

Purpose

This chapter presents two reference design solutions for the preferred building envelope.

These are:
Reference Scheme 1 - a side core tower
Reference Scheme 2 - a centre core tower

Both reference designs are an indicative architectural proposal intended to demonstrate that the proposed building envelope sought in this Request for Planning Proposal can accommodate a high quality design outcome.

Additionally, the reference designs are intended to inform the award of Gross Floor Area and to determine the resultant Floor Space Ratio for the project. They both also account for the required 16% tower articulation, which has been applied on a floor by floor basis.

Both reference designs seek to illustrate how aspects of the project - such as basement entry, essential servicing and egress requirements for a major mixed use project - can be accommodated on the site in a manner that also delivers good urban design outcomes such as an activated ground plane and through site links.

316 These designs are an indicative reference only - the final design solution for the site will be determined through a competitive design excellence process.

Consequently, all drawings and artist's impressions are indicative only and do not represent a final design proposition.

The introductory pages to this chapter are primarily focused on Reference Scheme 1 - the side core design - however drawings for an alternative centre core scheme are also included to demonstrate a range of potential alternative solutions exist for the site within the same preferred building envelope.



Reference Design - Core Studies

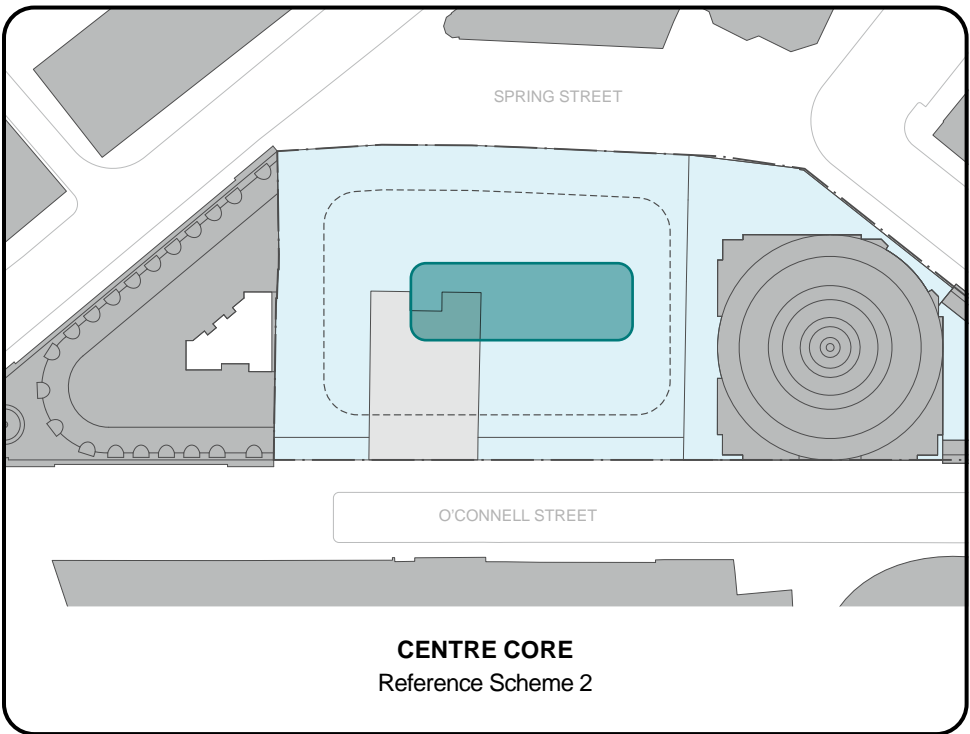
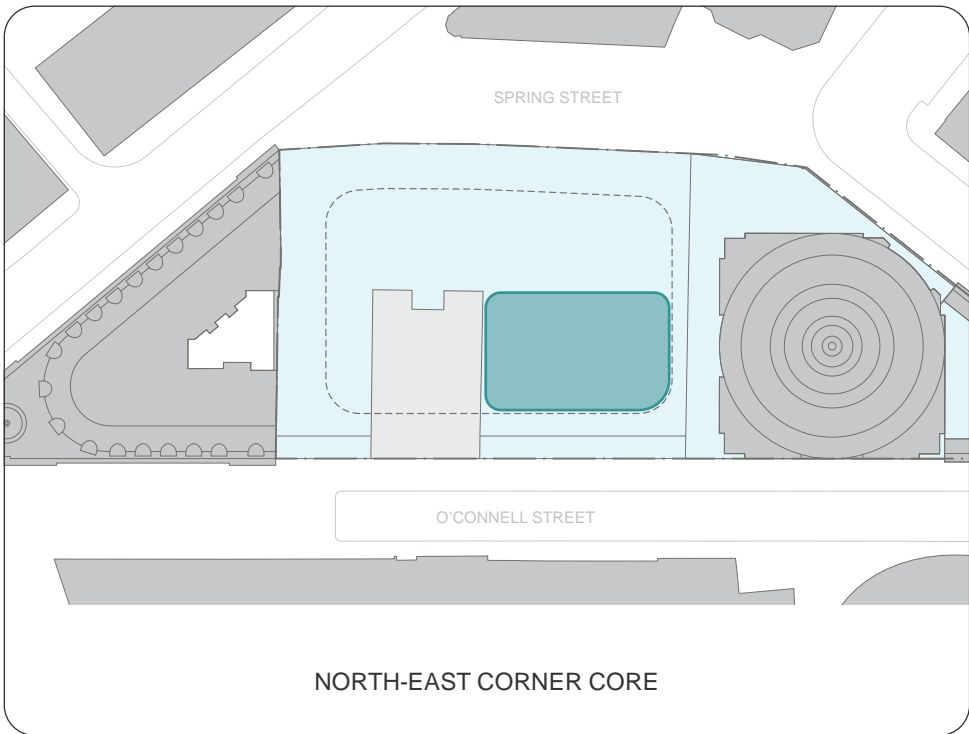
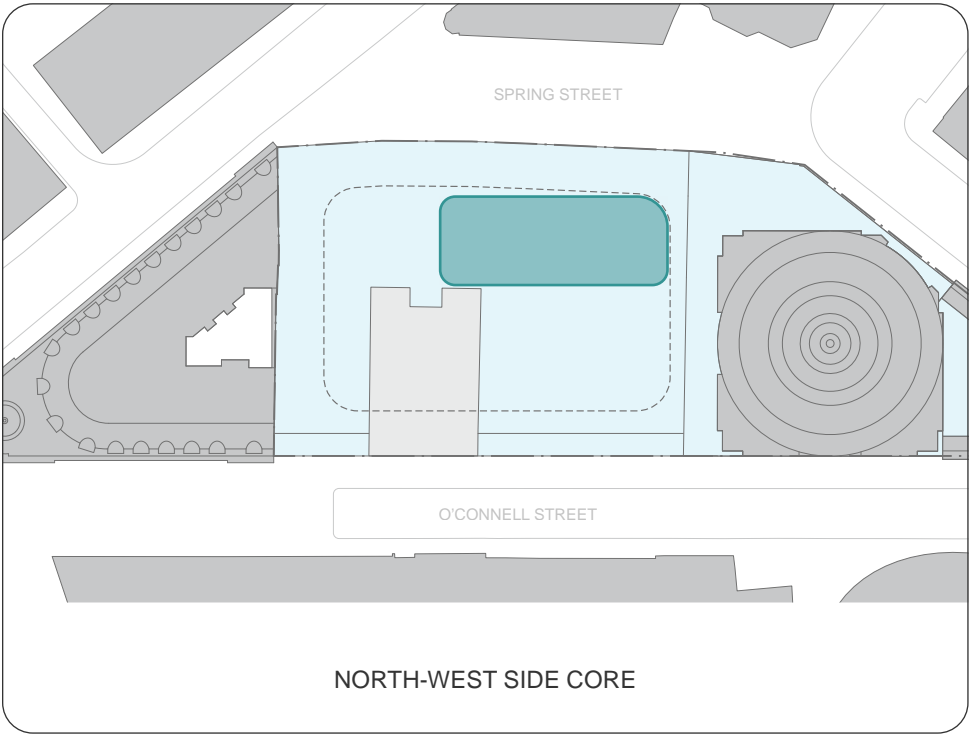
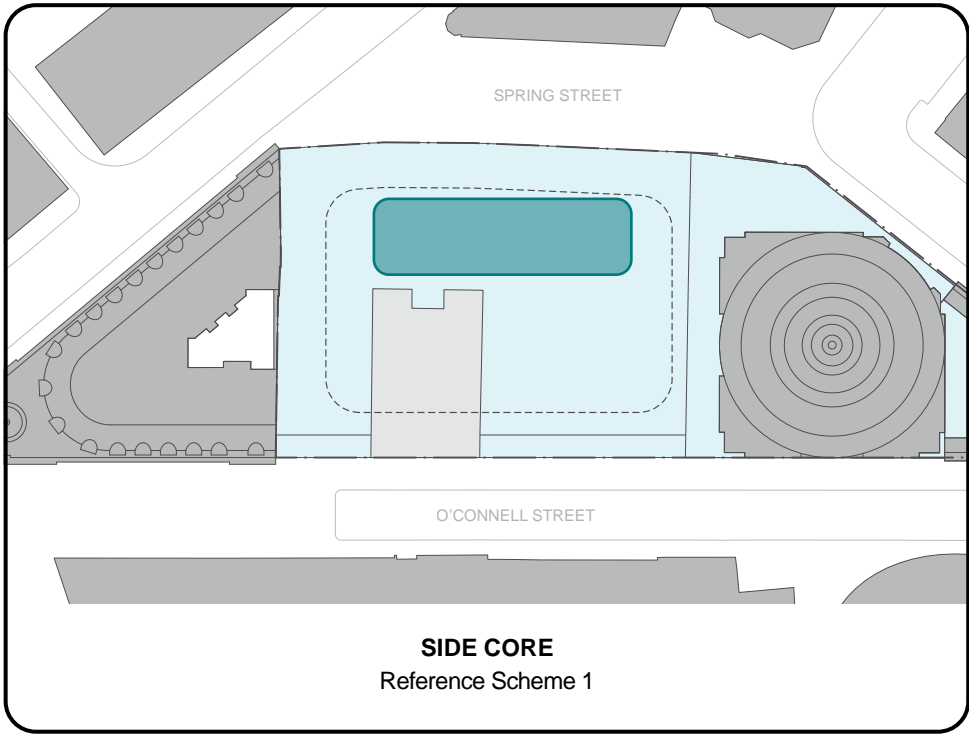
Alternative Core Locations + Configurations

The proposed building envelope sought in this Request for Planning Proposal is capable of accommodating a range of different core configurations and locations as indicated in the diagrams opposite.

As noted, two detailed reference designs have been prepared in this chapter, illustrating side core and centre core solutions.

Generally, the side core reference scheme is presented throughout this report in diagrams, plans and renders, with the centre core scheme intended to demonstrate the flexibility available within the preferred building envelope.

The final core location will be determined through the design competition process and in consideration of the final endorsed competition brief.

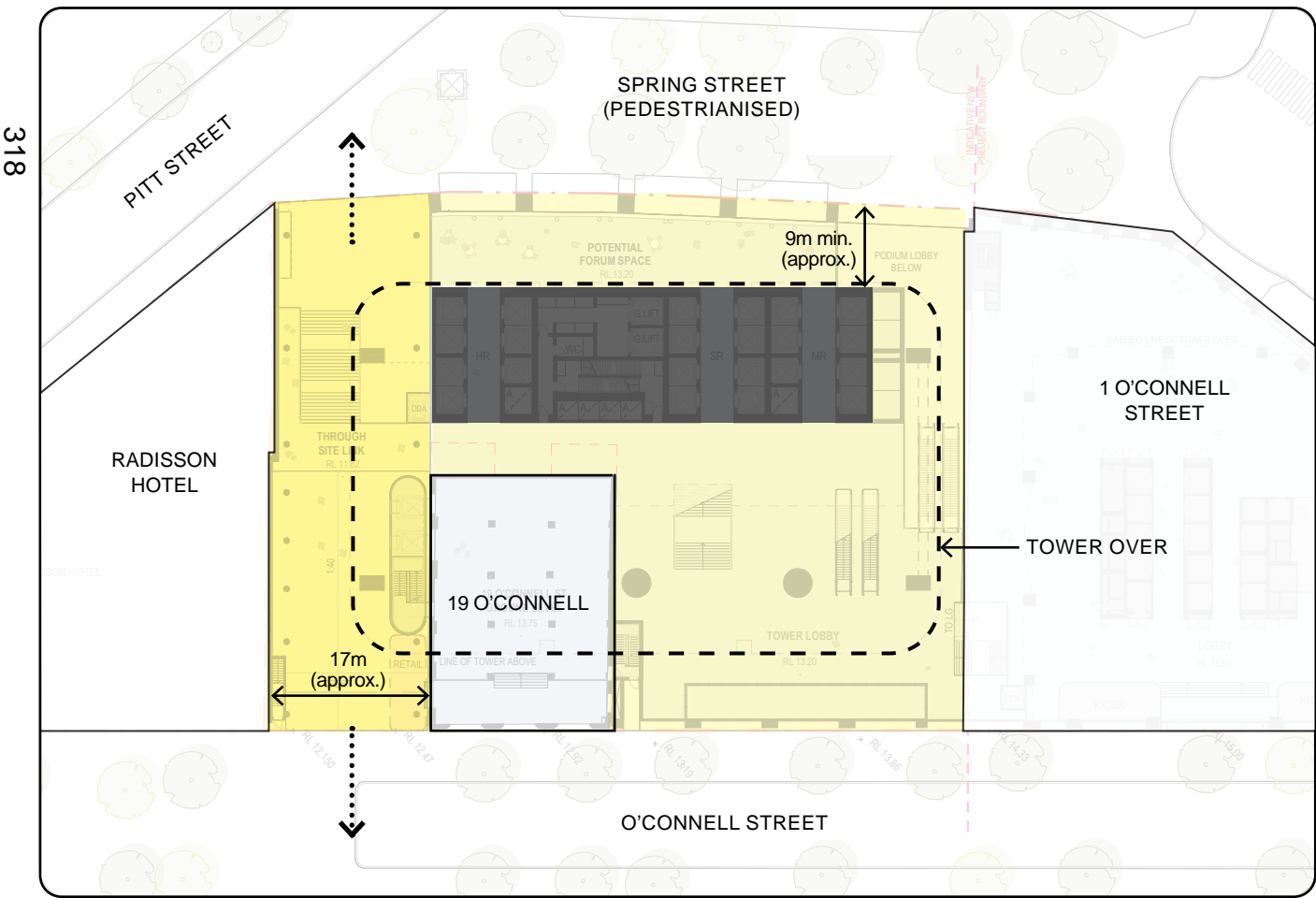


Reference Design - Core Configurations

Benefits Summary

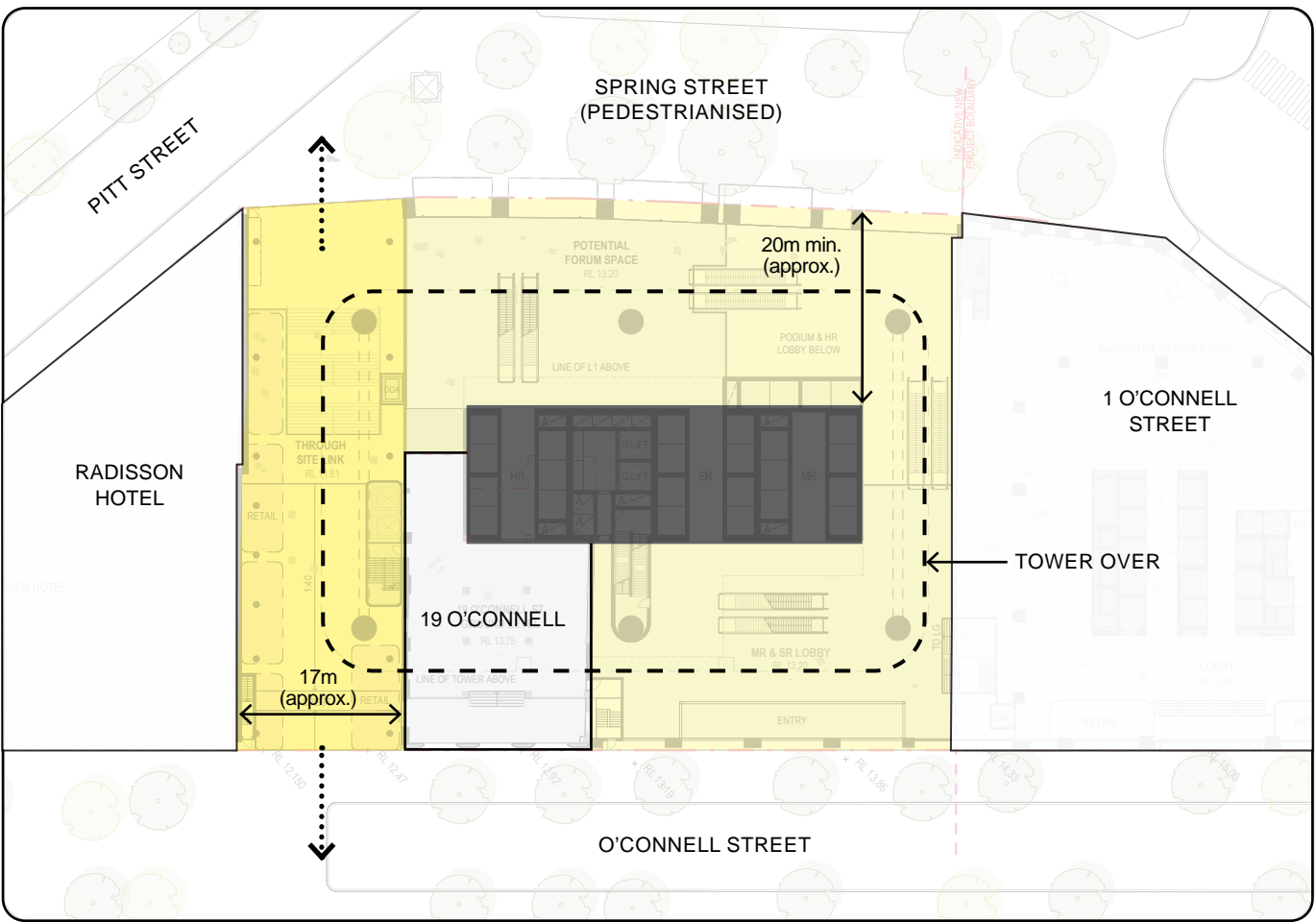
Reference Scheme 1 - Side Core

- Benefits:**
- Offers large, contiguous floor plates desirable to many tenants
 - Provides passive environmental performance and self-shading provided by western core
 - Allows for the retention and adaptation of most of 19 O'Connell St, including the non-original rear bays
 - Is consistent with proposed through site link
 - Supports the pedestrianisation and activation of Spring Street for outdoor dining
 - Prioritises a primary commercial address and generous lobby space to O'Connell Street



Reference Scheme 2 - Centre Core

- Benefits:**
- Increases opportunities for activation and animation along Spring Street, including supporting the City's vision for outdoor dining
 - Distributes pedestrian traffic more evenly around the precinct
 - Relieves pressure at Pitt Street where the through site link meets Spring Street public domain
 - Is more structurally efficient, offering a significant reduction in embodied energy (primarily through reduced steel volumes)
 - Provides 360 degree views and better daylight access for workplace tenants
 - Allows for active facades on all sides of the tower
 - Allows for the retention and adaptation of 19 O'Connell St, with integration between its structural bays and the tower core
 - Is consistent with proposed through site link
 - Creates opportunities for primary commercial address and generous lobby spaces to both O'Connell and Spring Streets
 - Better solar access to the floorplate with the core at the centre of the plan



10.1 Public Domain

Proposed Scheme

ENABLING THE PRECINCT VISION

The reference design nominates the following public domain works, generally within the kerb line of the surrounding city block:

- Creation of the through site link
- Footpath upgrades including new paving, street trees and planting

Additionally, the reference design enables future public domain improvements including:

- The closure of Spring Street
- The partial closure and carriageway narrowing of O'Connell Street
- Further pedestrian prioritisation across the Precinct

Collectively, these works are consistent with and augment the City of Sydney's public domain vision as set out in the City North Public Domain Plan.

The proponent will work closely with the City to ensure an exceptional public domain outcome is achieved for the Precinct.

Proposed Public Domain Scheme - Enabling the Precinct Vision - Reference Scheme 1



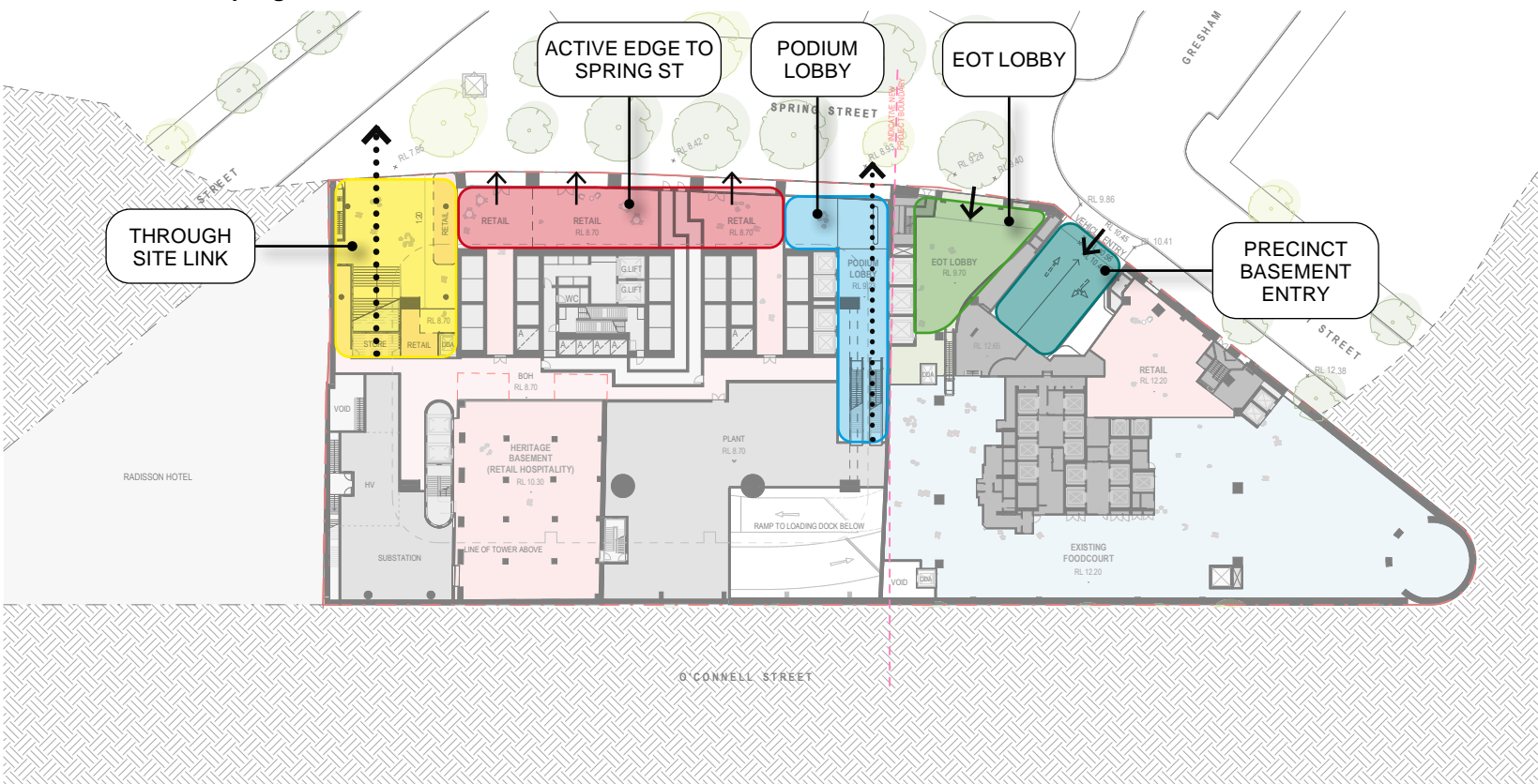
Precinct Vision - Aspirational Future Public Domain - Reference Scheme 1



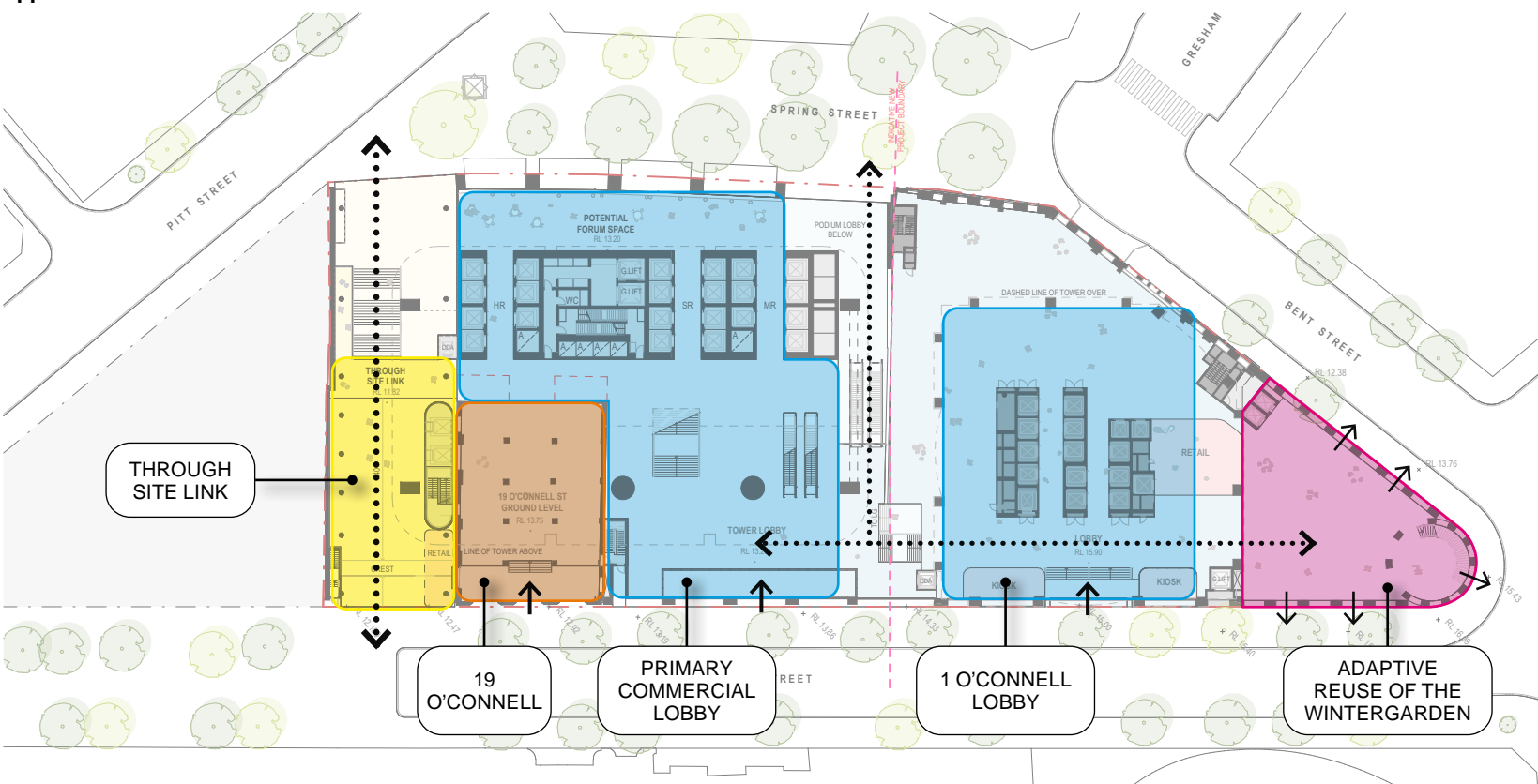
10.2 Ground Plane

- The side core reference design seeks to provide:
- A generous, convenient and direct through site link coinciding with the Hunter Street Metro station entry immediately opposite the site
 - A primary commercial lobby address on O'Connell Street reflecting that the majority of pedestrian traffic will arrive from the south along O'Connell Street
 - The maximum extent of street activating uses at ground level and minimising any intrusion of essential servicing and egress requirements
 - The integration of 19 O'Connell Street into the Precinct, its retention, reuse and celebration
 - The adaptation of the existing wintergarden foodcourt into an attractor at the corner of the site, with intensely public, active, accessible uses
 - Clear and intuitive way-finding across the Precinct
 - A strong sense of public address to the proposed new plaza
 - The retention and integration of existing heritage facades on Bent and Spring Streets, including consolidating the Precinct basement entries with the existing basement entry
 - New commercial addresses, end of trip facilities lobby and retail activation along Spring Street

Lower Ground Plan - Spring Street - Reference Scheme 1



Upper Ground Plan - O'Connell Street - Reference Scheme 1



10.3 19 O'Connell Adaptation Strategy

Both reference designs are predicated on the retention and conservation of existing fabric at 19 O'Connell Street. The commercial office tower above transfers its structure to span across 19 O'Connell Street entirely, with no new structure interrupting the heritage item.

The primary facade of 19 O'Connell Street will be conserved and carefully reinstated to return the primary entry to its central archway and to remove the existing unsympathetic basement ramp.

A portion of the existing ground floor will be reconstructed at street level to better integrate the heritage building within its changing context.

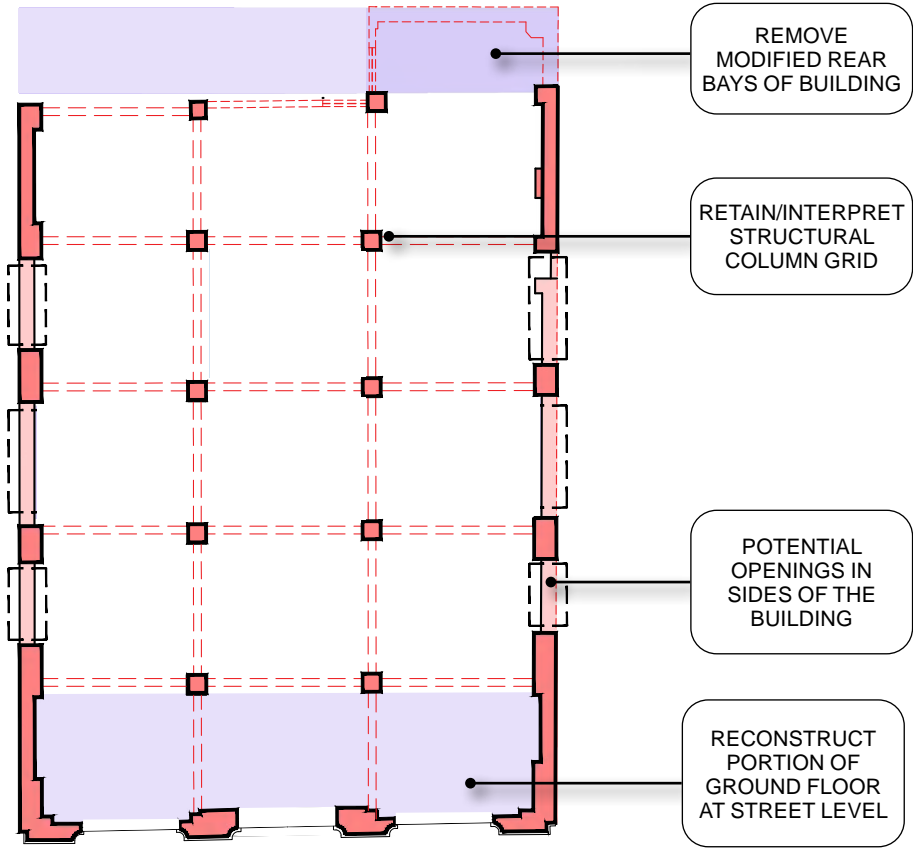
Key policies derived from the Conservation Management Plan and evident within the reference design include:

- Maintain and enhance the building's physical integrity and aesthetic contribution to the streetscape
- Conserve the perimeter walls, front facade and structural grid, with missing elements of the front facade reconstructed to enhance its street level presentation and provide contemporary amenity
- Ensure new construction in the Precinct establishes a relationship with 19 O'Connell Street that allows the building to maintain its legibility and integrity within the streetscape and the public domain, and to have an active role within the site
- Establish a new use for 19 O'Connell Street that respects its significance and does not require major interventions that remove, modify, or obstruct its internal structural grid or its independent identity. New uses should maintain the cultural significance of the place and allow for sympathetic changes to the fabric
- Carefully design modifications to existing building fabric to allow for its integration into the Precinct, to ensure a sense of the original floor plate and structural grid is retained

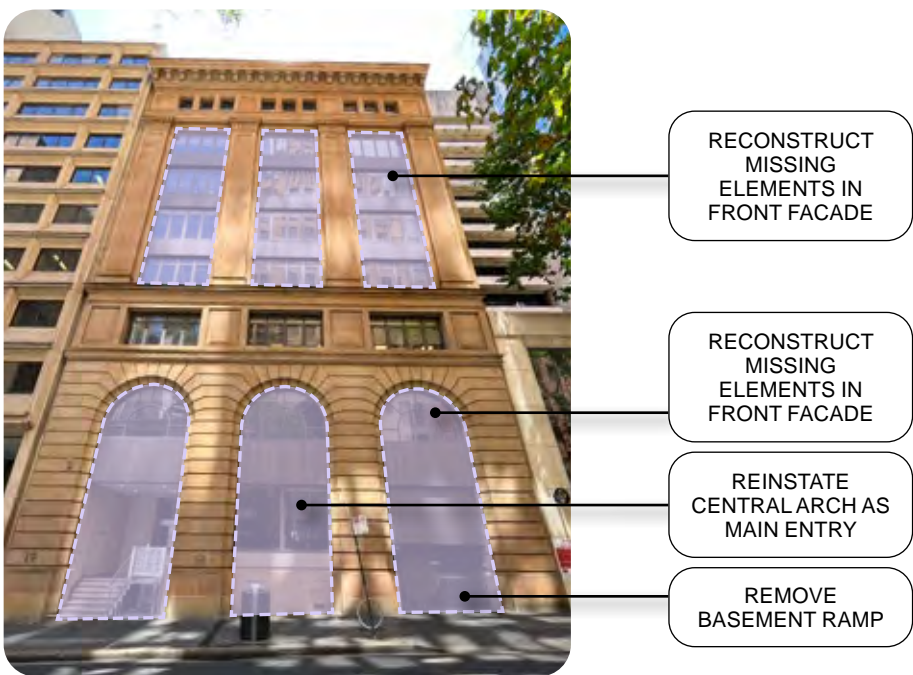
Each of these principles is evident in the side core and centre core reference designs.

Image sources:
Tope left: plan prepared by TKD Architects
Bottom right: Liberty Place, Sydney, FJC

19 O'Connell Street Ground Floor Plan



O'Connell Street Facade



19 O'Connell + the Through Site Link - Early Concept Sketch



19 O'Connell + the Through Site Link - Precedent



10.4 Core Strategy

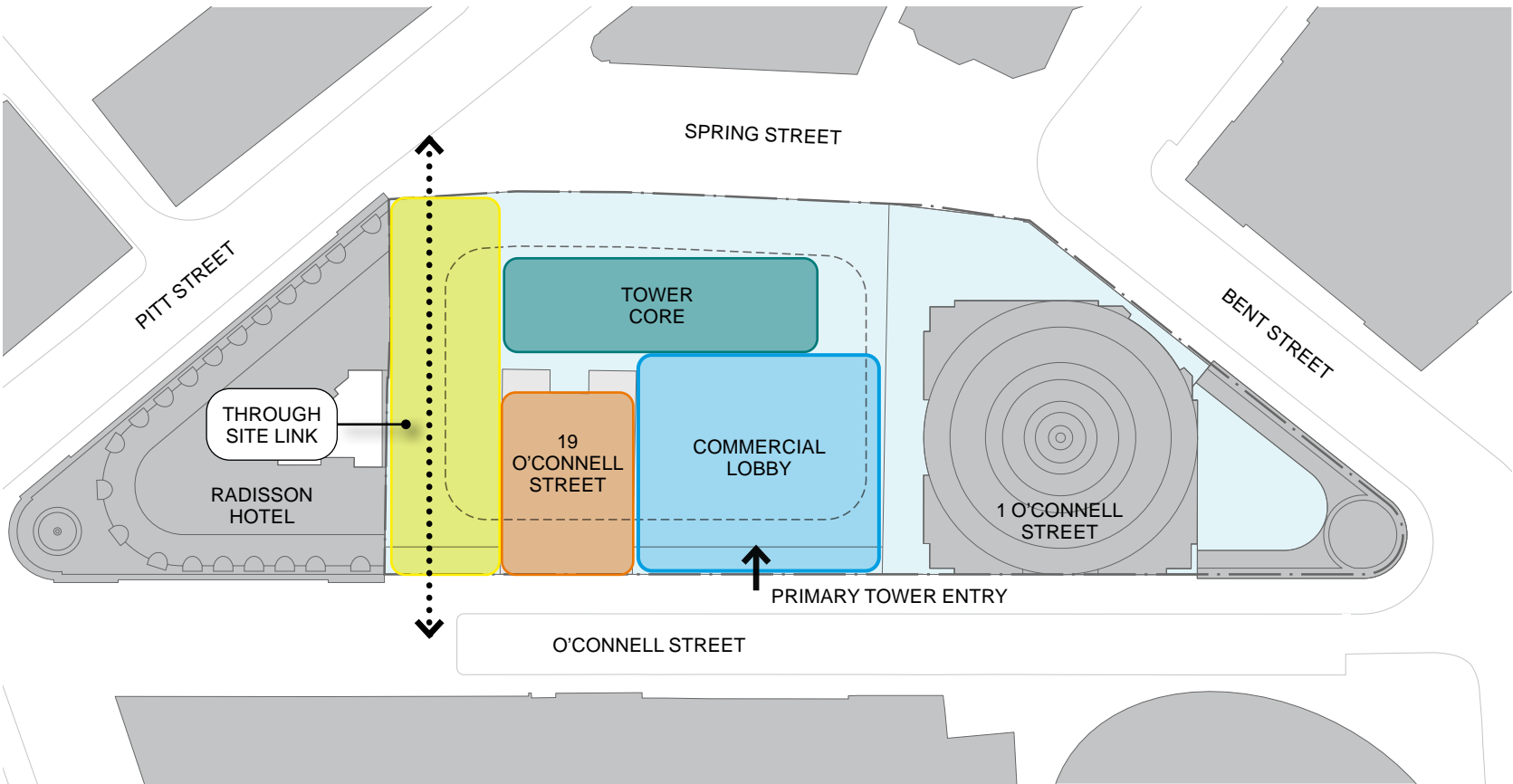
The side core reference design adopts a clear rationale for its fundamental site planning.

The retention of 19 O'Connell Street and the provision of the through site link opposite the Hunter Street Metro station entry influences a proposed side core tower configuration.

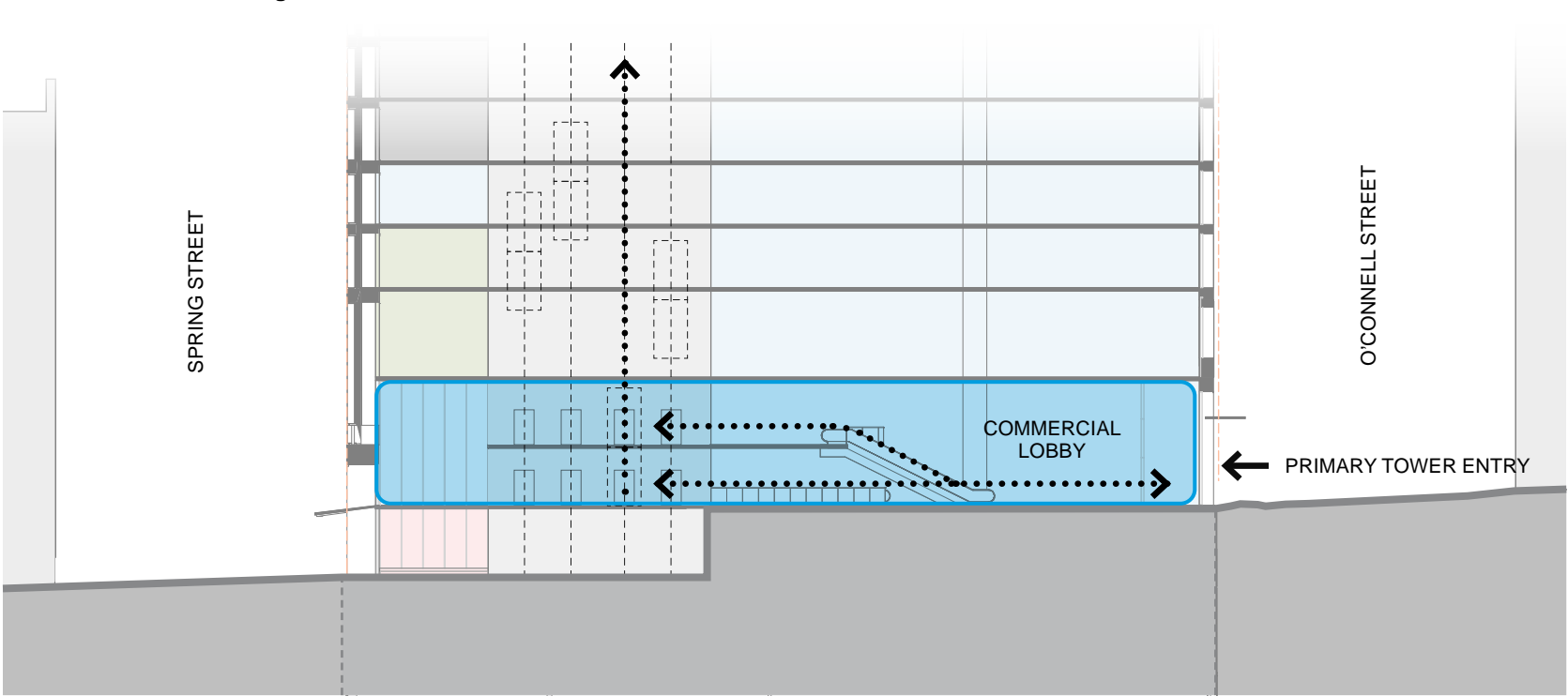
The scale of the building, at approximately 300m in height, and the extent of internal area, predicates the use of double-decker lifting, which requires a significant lobby circulation space and loading from O'Connell Street, with mezzanine above to direct passengers to upper- or lower-level lift lobbies.

Both the side core and centre core reference designs accommodate these attributes and integrate them in a manner that also brings high levels of activation to street level.

Core Location + 19 O'Connell - Reference Scheme 1



Cross Section - Lift Loading - Reference Scheme 1



Basement Design Principles

- Consolidated entry from Bent Street at existing site entry
- United basement sized to serve both 1 O'Connell and the new tower project
- 'Logistics centre' in remodelled portion of 1 O'Connell Street basement to serve the wider precinct and enable removal of loading zones from O'Connell Street

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10.6 EOT Strategy

End of Trip Facilities

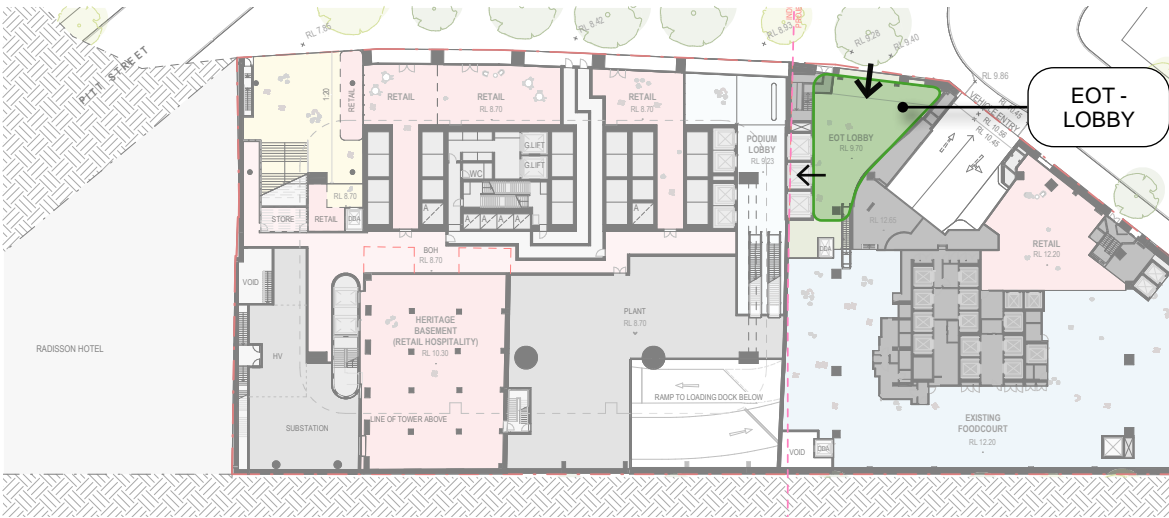
Generous and extensive end of trip facilities are included within the two reference designs, recognising the importance of active transport and associated facilities in attracting and retaining workers to city locations.

The two reference designs accommodate approximately 1,500 bike spaces and associated end of trip facilities.

Cyclists arrive to a dedicated end of trip foyer located within the original heritage facade of the former Orient Building. From here, three dedicated high capacity lifts transport cyclists to the basement bicycle storage.

A second bank of lifts connects the end of trip facilities with the Spring Street lobby, and change and shower facilities at levels 2 and 3 of the podium, overlooking Spring Street above street level.

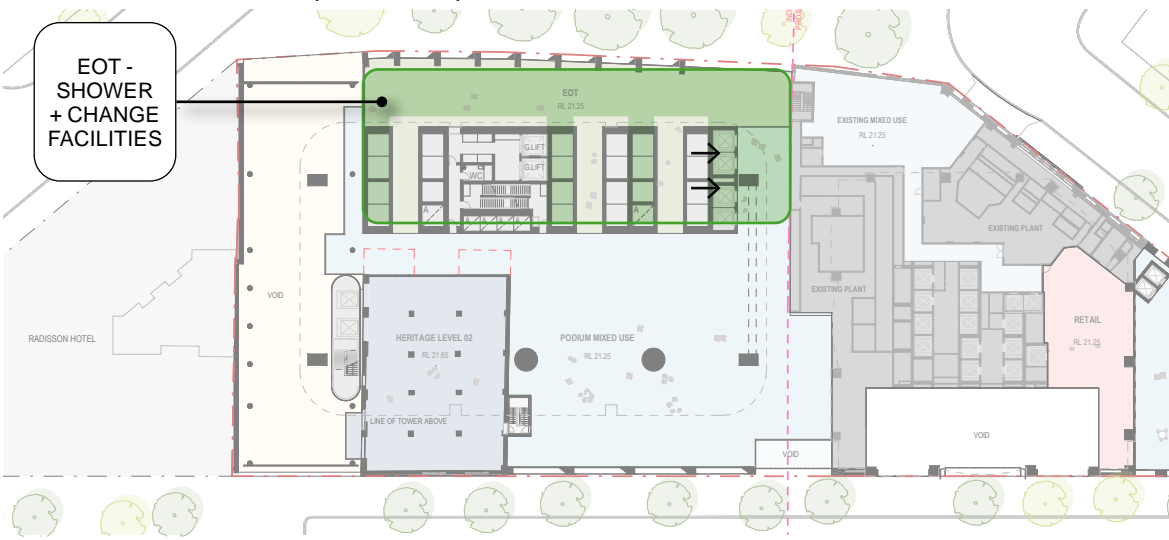
Lower Ground Plan - EOT Entry - Reference Scheme 1



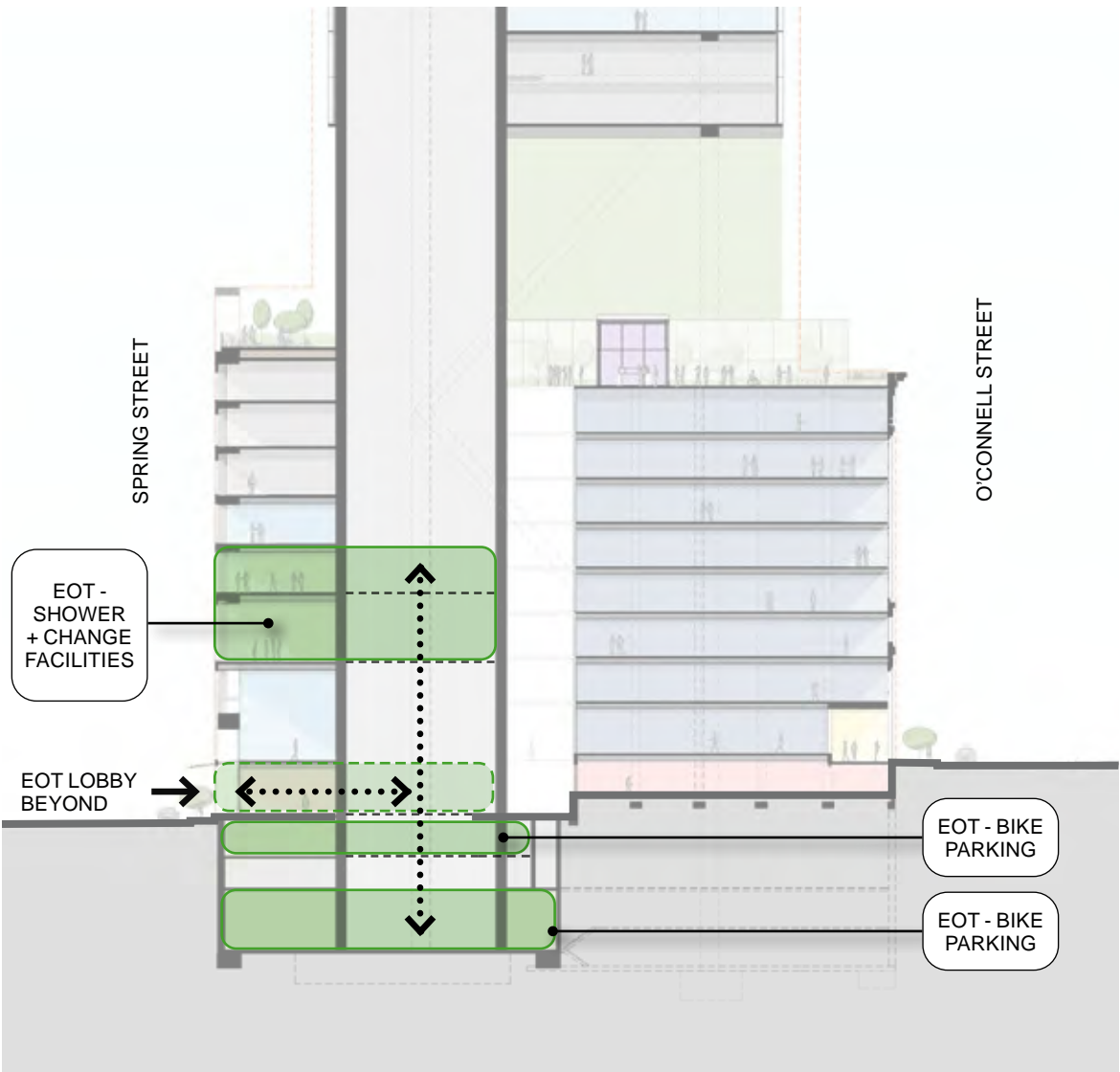
Basement 2 Plan - Bike Store (over 2 floors) - Reference Scheme 1



Level 2 Plan - EOT Facilities (over 2 floors) - Reference Scheme 1

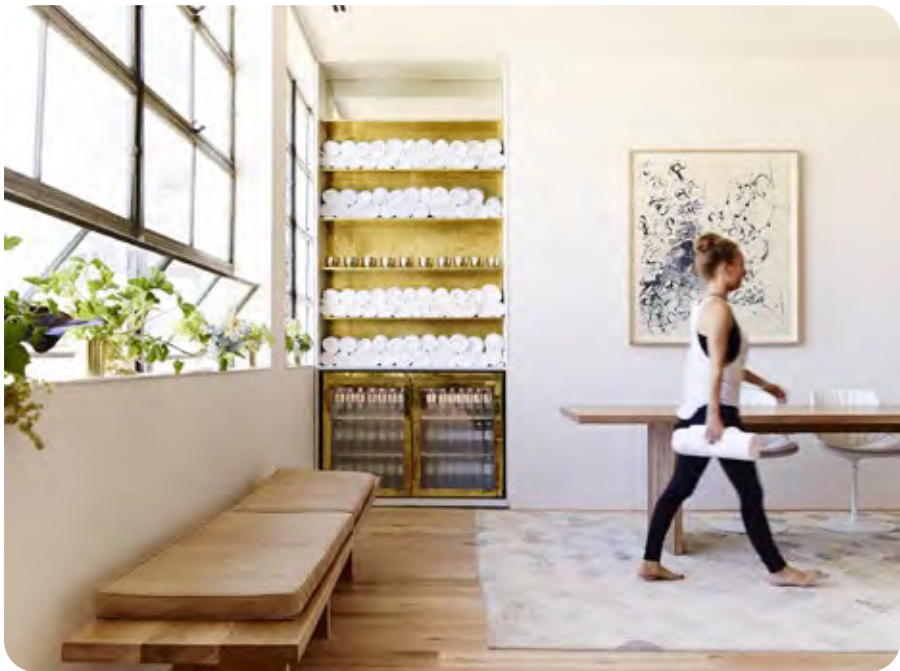


Cross Section - EOT Arrangement - Reference Scheme 1



EOT Precedents

Image sources:
Top left - One Hot Yoga, Sydney, Rob Mills Architects
Top centre - Rumble, New York, Bright Architecture
Top right - One One One Eagle Street, Brisbane, Cox
Bottom left - 101 Collins Street, Melbourne, Gray Puksand
Bottom right - Rapha Clubhouse, Seattle, French + Tye



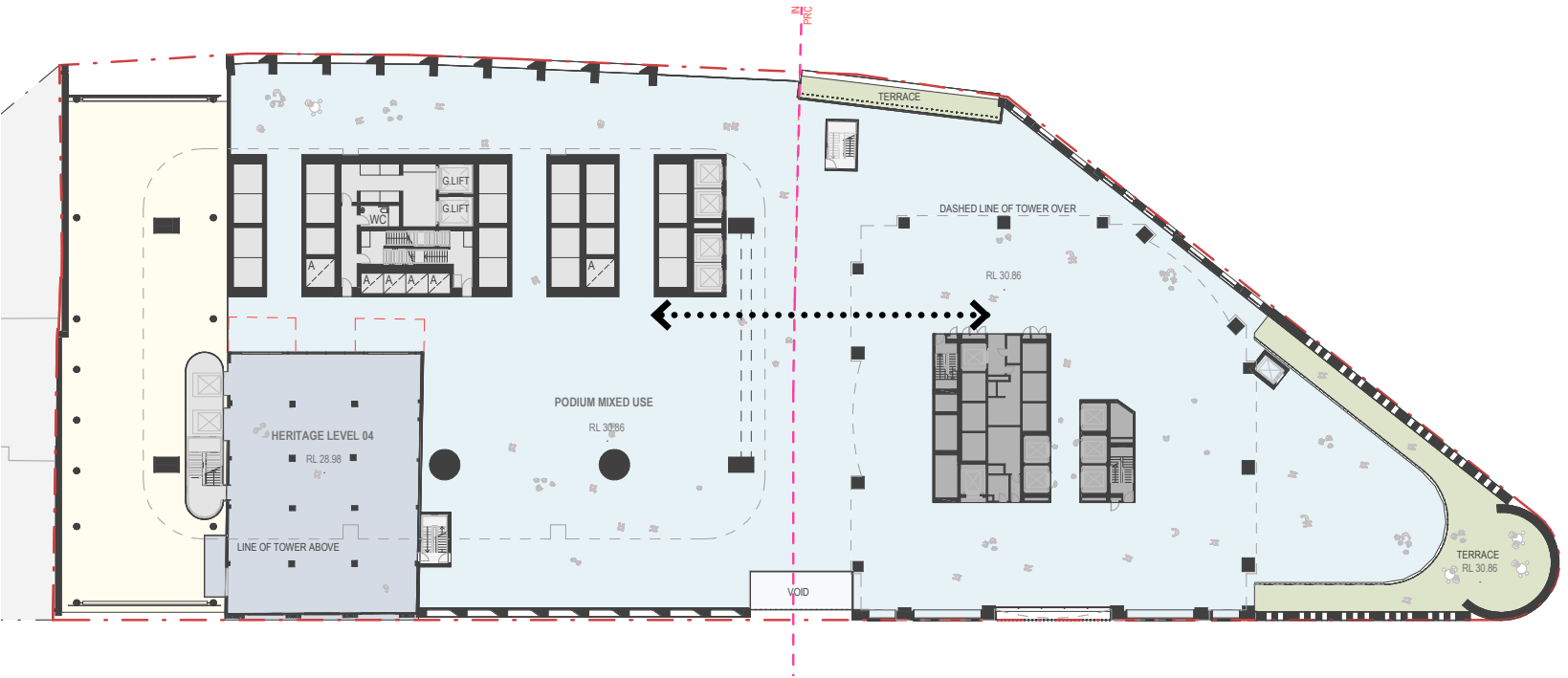
10.7 1 O'Connell Integration

Large Format - Campus-style Floors

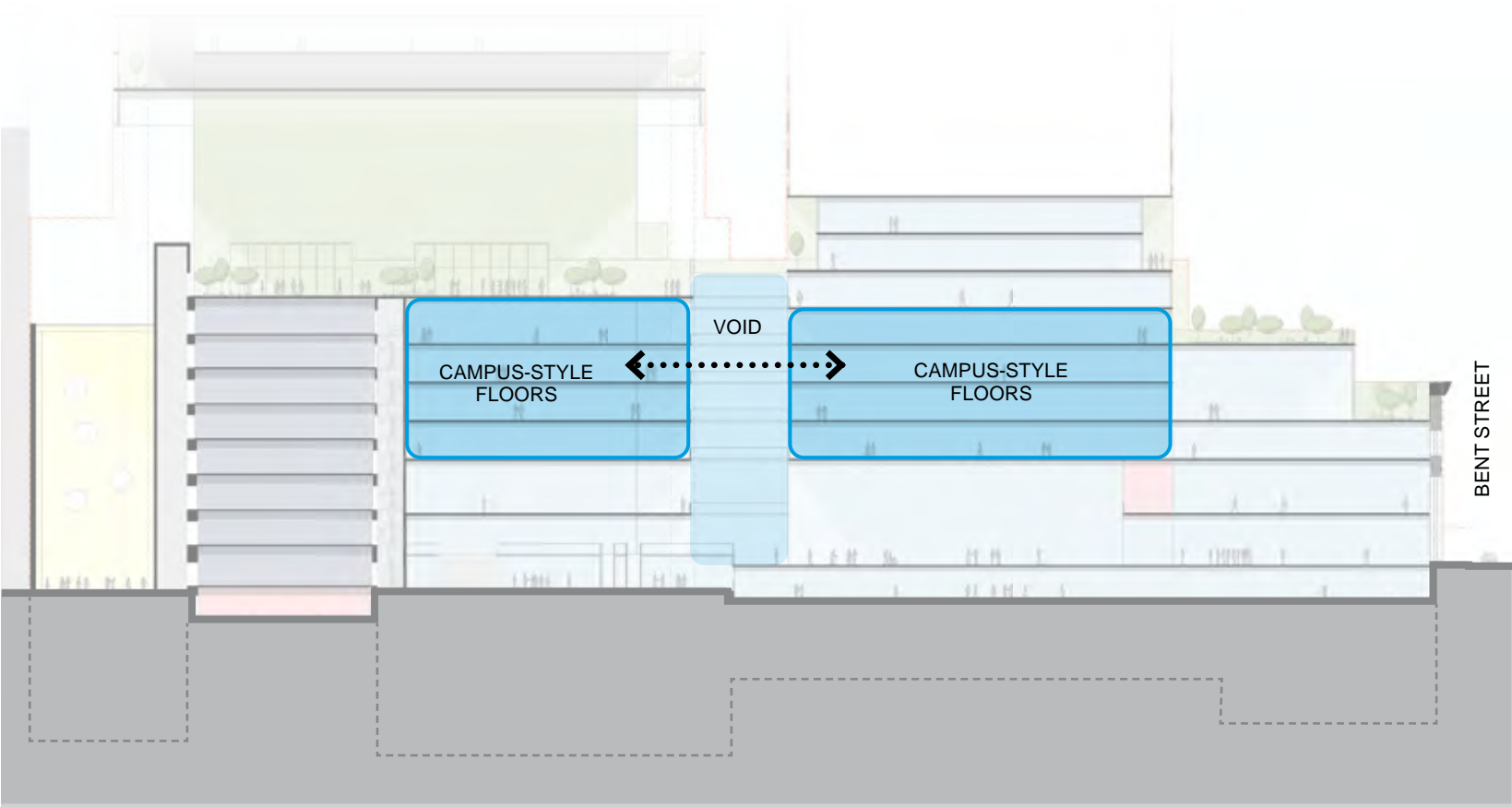
The two reference designs propose the integration of the new podium with the existing lower levels of 1 O'Connell Street to create four large format campus-style floors, each of approximately 3,500m² in area.

Larger floor plates of this scale offer increased flexibility and attractiveness to the CBD for a range of prospective tenants who would otherwise not be able to locate in the central city.

Typical Podium Plan - Level 4 - Reference Scheme 1



Podium Section - Reference Scheme 1



10.8 Articulation Strategy

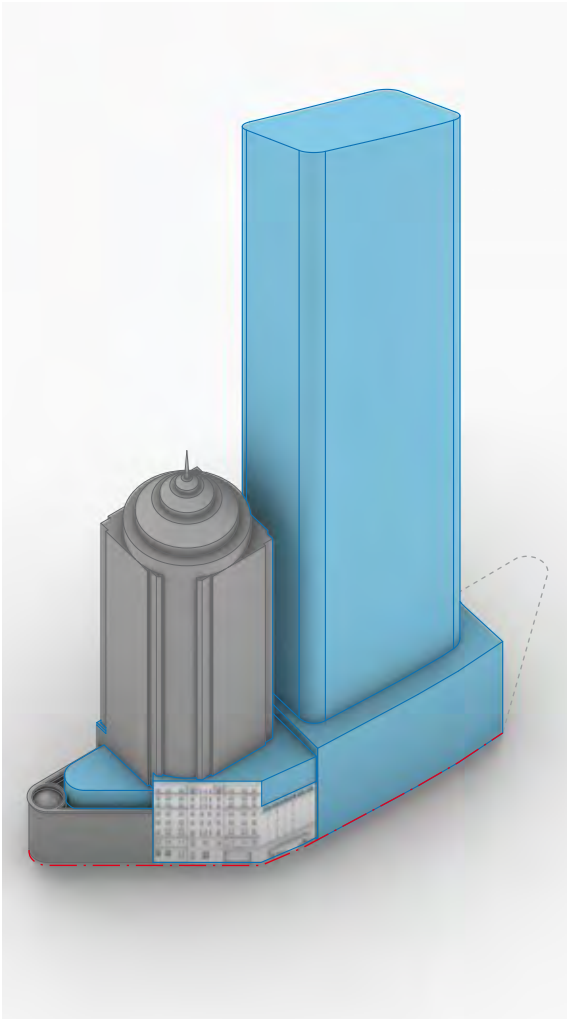
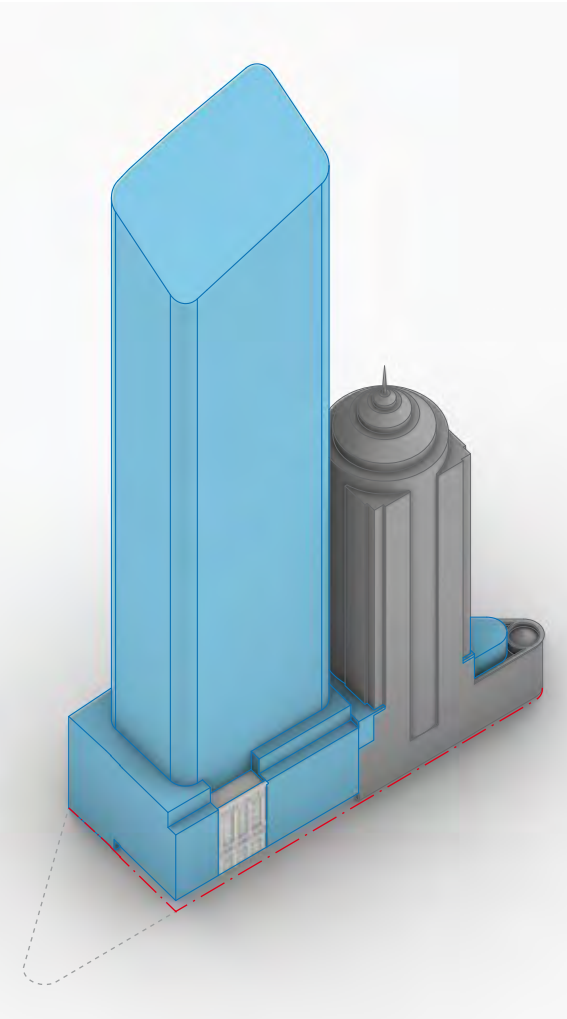
Approach to Building Articulation

The two reference designs each achieve the target 16% building articulation for the tower element, measured on a floor by floor basis.

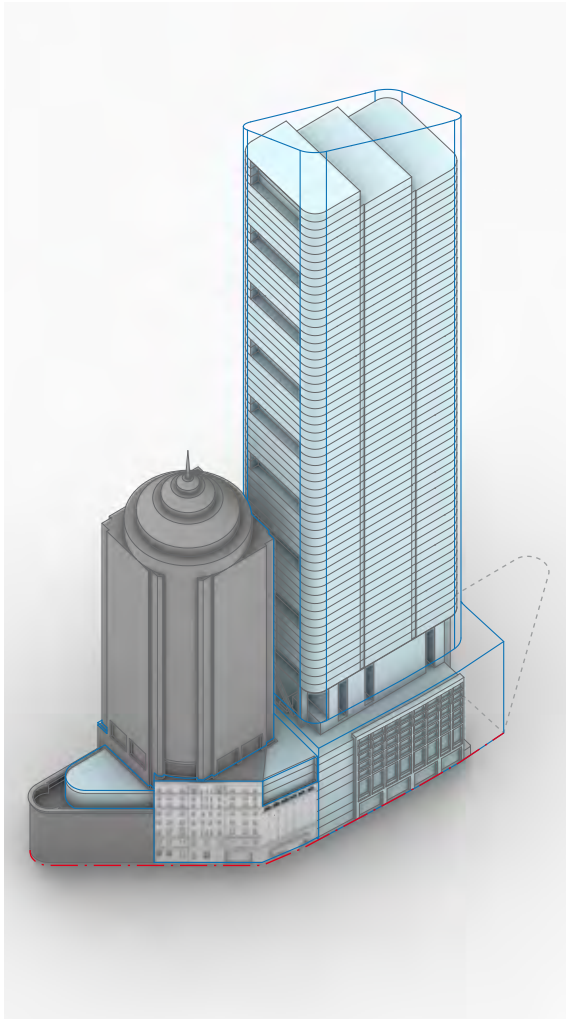
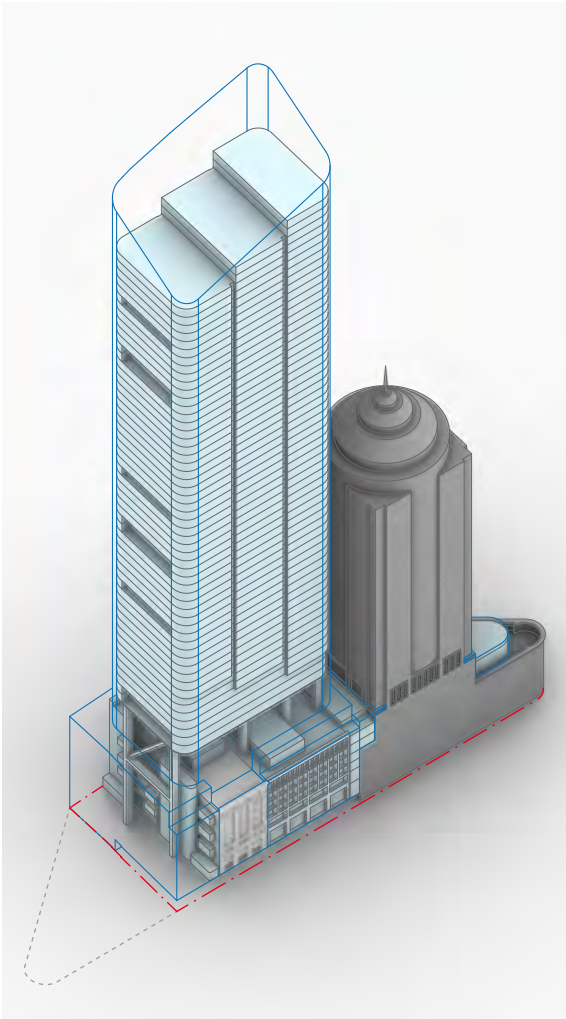
A range of design elements are combined to achieve the total level of articulation. These include:

- A strong stepping form at the tower 'crown', below the Pitt Street Mall No Additional Overshadowing plane
- Strong vertical emphasis on long elevations
- An additional tower setback to Spring Street (1.4m maximum) relative to the proposed building envelope
- Horizontal garden terraces on north and south elevations to provide tower greening and tenant amenity
- A clear separation between podium roof and tower soffit
- A stepped tower setback above 19 O'Connell Street

Proposed Envelope



Reference Design - Reference Scheme 1



Location	Proposed Envelope Area (m ²)	Reference Design GBA (m ²)	Reference Design GFA (m ²)	Envelope:GBA Efficiency	Minimum Articulation Achieved (Env:GBA)
New Podium	43,504	29,200	17,617	67%	33%
New Tower	152,654	126,566	94,240	84%	16%
Total	196,158	155,766	111,857	79%	21%

10.9 Tower Articulation + 19 O'Connell

Approach to Building Articulation

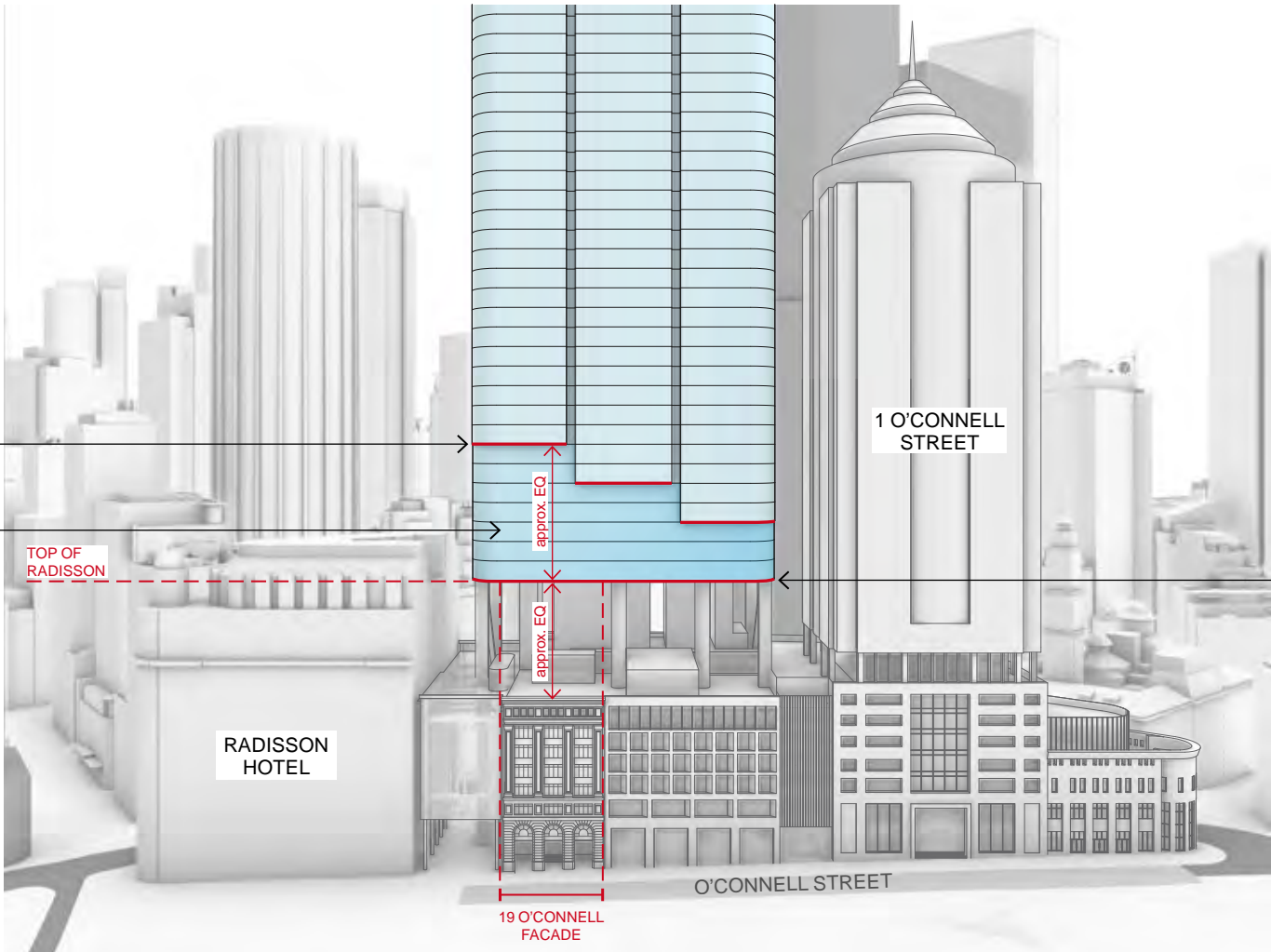
The reference designs each allocate a component of articulation to an additional 1.4m stepped setback to the lower tower levels along O'Connell Street that aims to provide increased breathing space to 19 O'Connell Street and the Radisson Hotel.

- The benefits of this modelled tower form include:
- Greater acknowledgment and prominence given to 19 O'Connell Street
 - The creation of more space above 19 O'Connell Street
 - The reinforcement of the 19 O'Connell Street and Radisson Hotel street wall heights
 - Increased daylight and sky view available from the podium roof, central atrium, through site link and the Radisson Hotel lightwell
 - Echoing the stepped crown at the top of the tower
 - Increased outlook, daylight and sense of sky available from O'Connell Street

STEPPED TOWER FORM EMPHASISES VERTICAL ARTICULATION AND REFLECTS STEPPING FORM AT TOWER CROWN

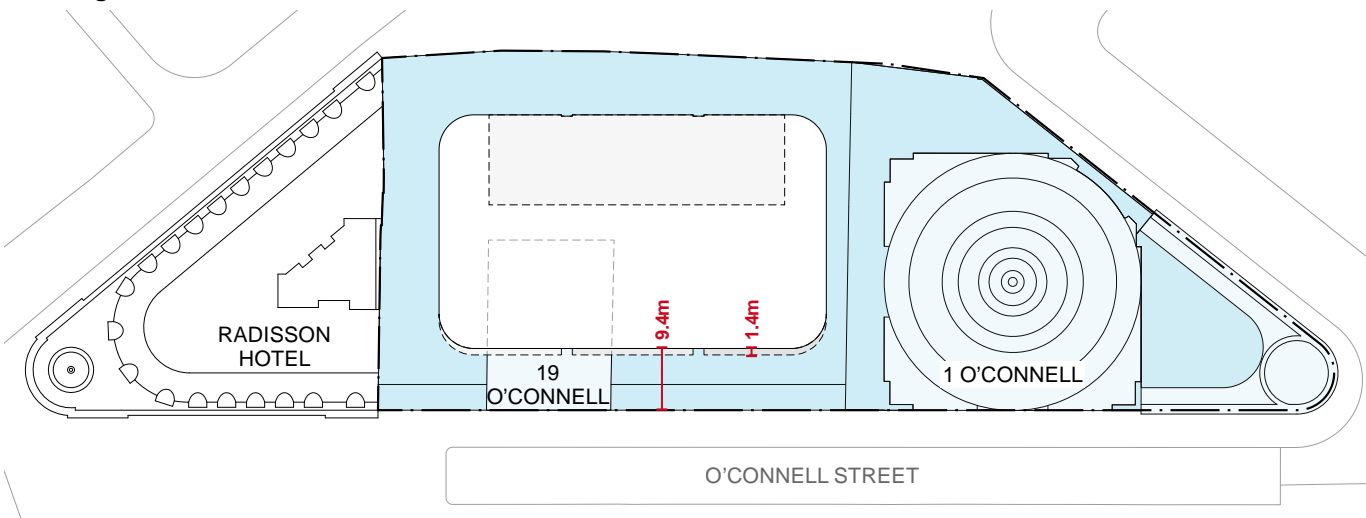
LOWER TOWER LEVELS SET BACK AN ADDITIONAL 1.4m TO O'CONNELL STREET (TOTAL OF 9.4m)

O'Connell Street Elevation - Reference Scheme 1



TOWER SOFFIT LIFTED TO APPROX. RL 65 TO GIVE CLEAR SEPARATION BETWEEN PODIUM AND TOWER, AND TO INTRODUCE 'BREATHING SPACE' AROUND 19 O'CONNELL STREET, THE THROUGH SITE LINK AND THE RADISSON HOTEL LIGHT WELL

Plan Diagram - Base of Tower - Reference Scheme 1



Tower Articulation

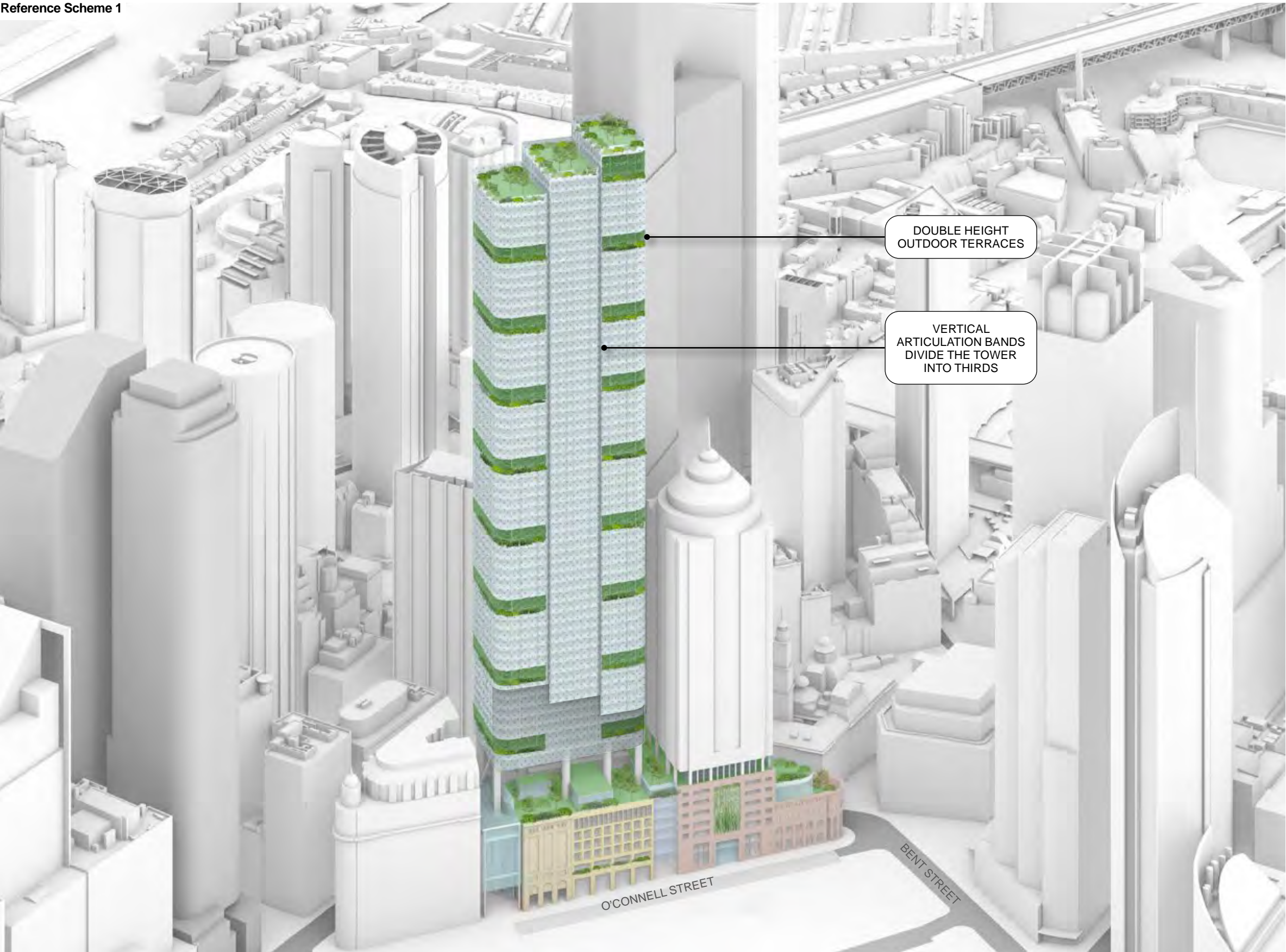
Approach to Building Articulation

The reference designs each allocate a component of tower articulation to strong vertical articulation bands, which tie in with the stepped form at the top of the tower, and the stepped setback above 19 O'Connell Street.

The benefits of this vertical articulation strategy include:

- The sub-division of the tower form into comprehensible thirds
- The introduction of deep outdoor terraces to the north and south facades which are able to provide greening to the tower and also offering breakout work spaces for prospective tenants

Reference Scheme 1



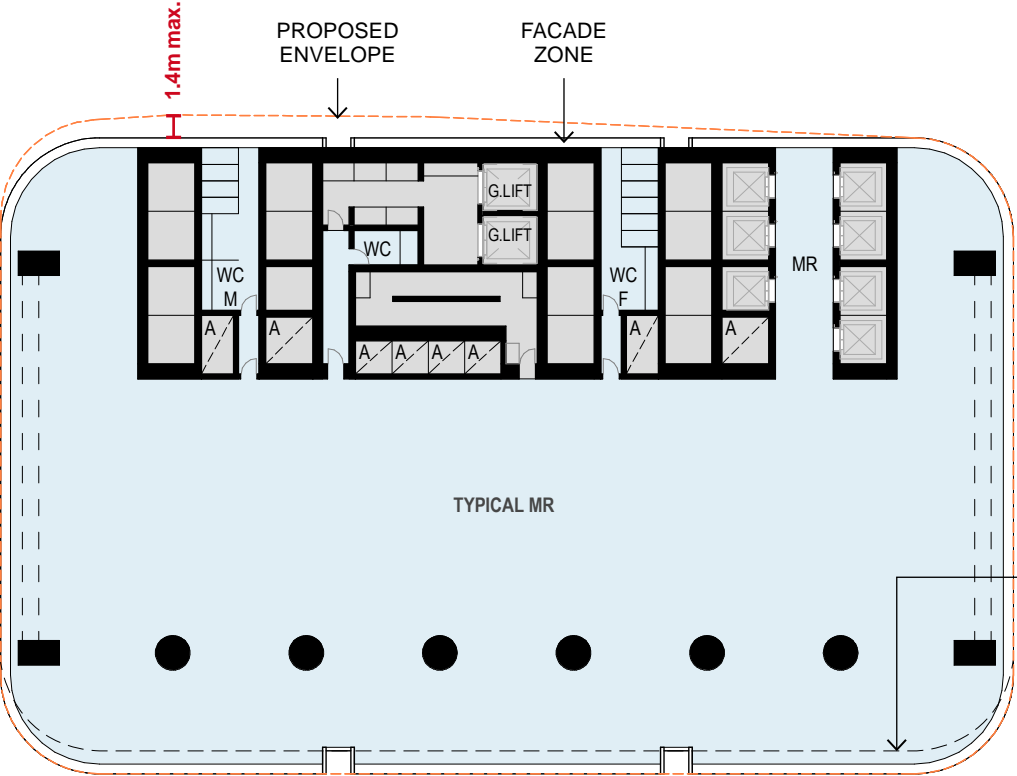
10.10 Tower Floor Plate

Approach to Building Articulation

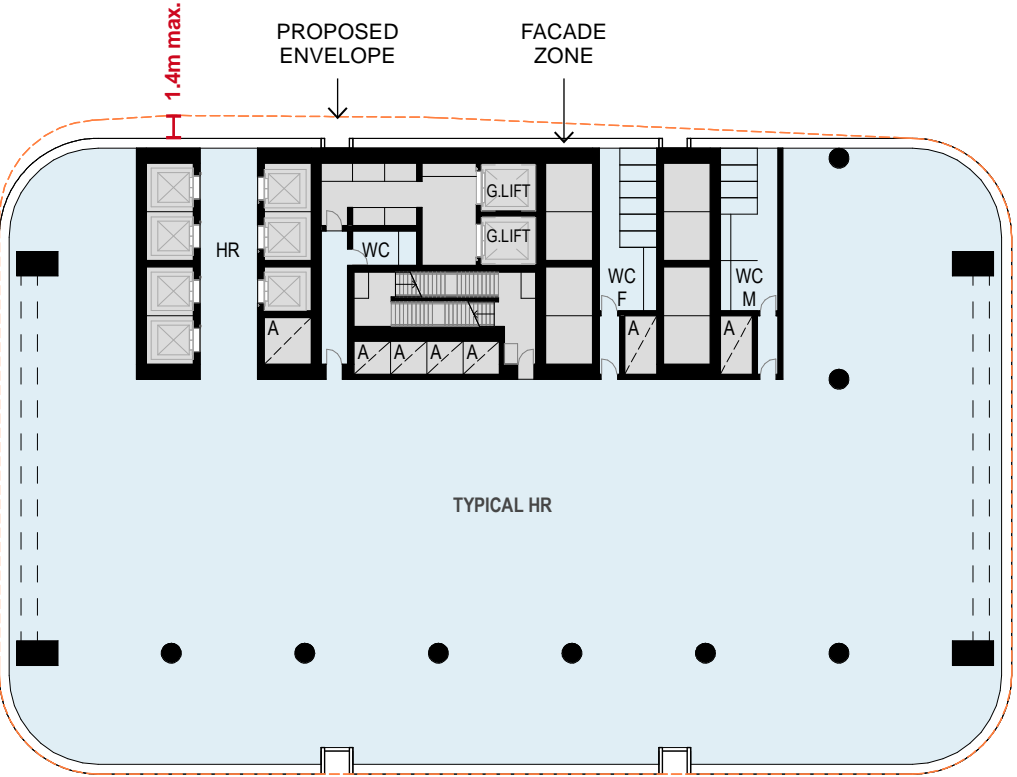
The reference designs each allocate a component of tower articulation to an additional, approximately 1.4m (maximum), setback to Spring Street, additional to the 8m provided by the proposed building envelope itself.

The benefits of this vertical articulation strategy include:

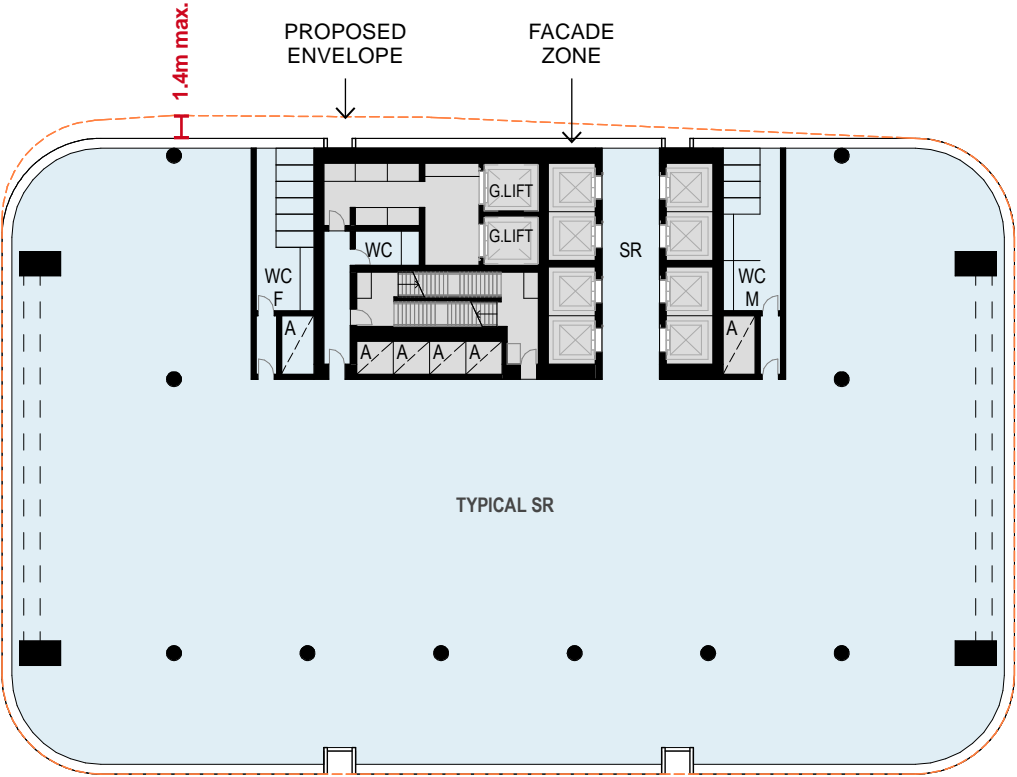
- Creating an efficient, orthogonal tower floorplate
- Slimming the appearance of the overall tower form when seen on the city skyline
- Providing additional breathing space (a total of 9.4m maximum setback) to Spring Street



Mid Rise Plan - Reference Scheme 1



High Rise Plan - Reference Scheme 1



Sky Rise Plan - Reference Scheme 1

Tower Workplace

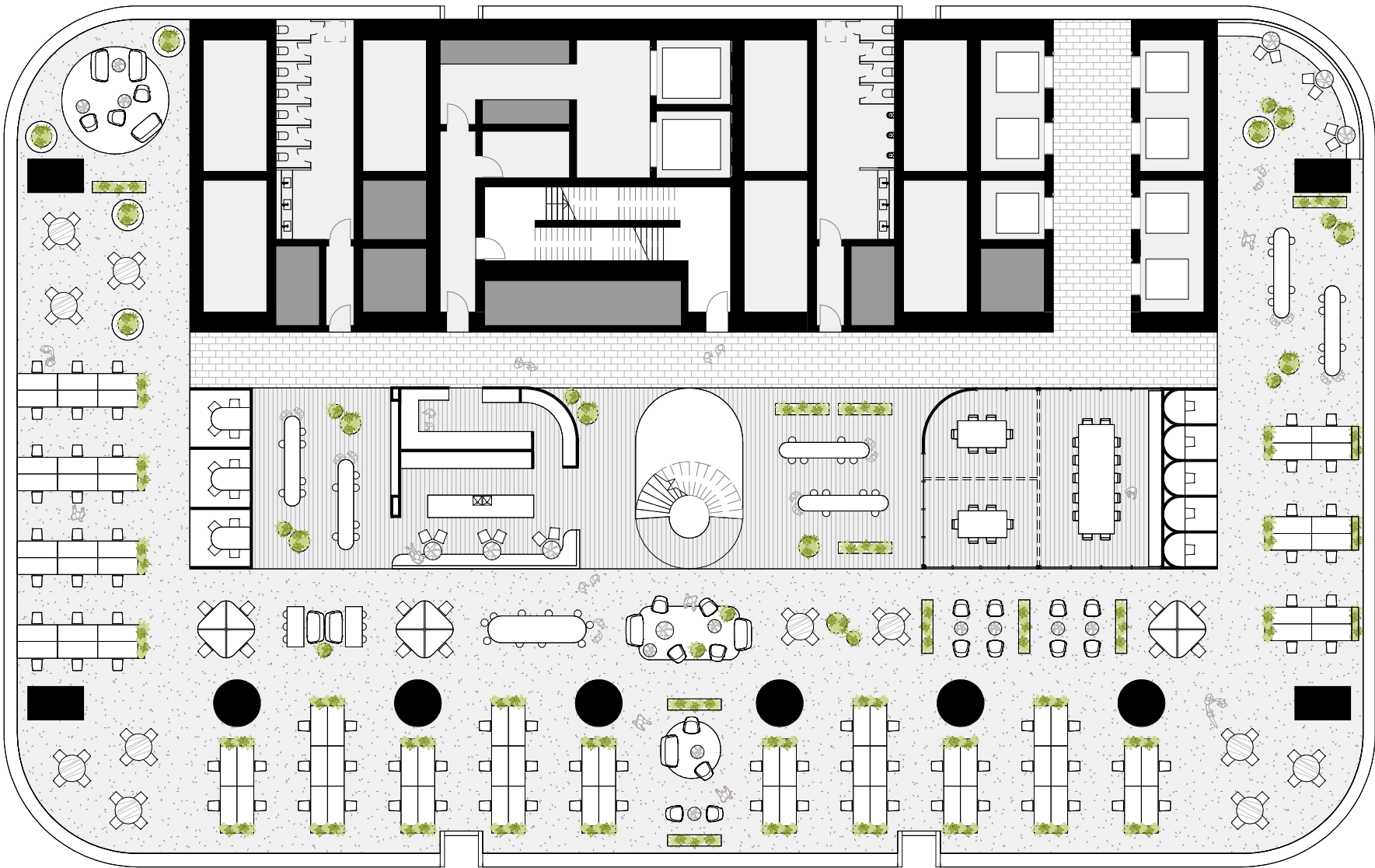
Flexible Open Plan Floor Plates

With the side core configuration and inclusion of double-decker lifting, the reference design provides flexible, larger format floor plates, with long spans minimising the number of on-floor columns.

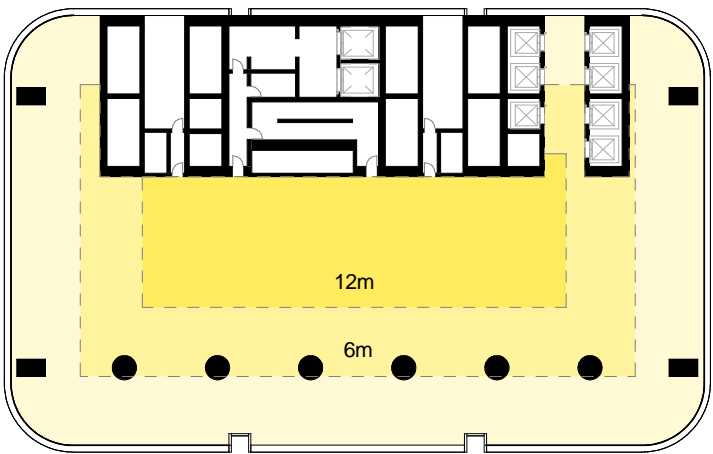
These floor plates provide net lettable areas of approximately:

- 1,600m² at mid rise
- 1,700m² at high rise
- 1,800m² at sky rise

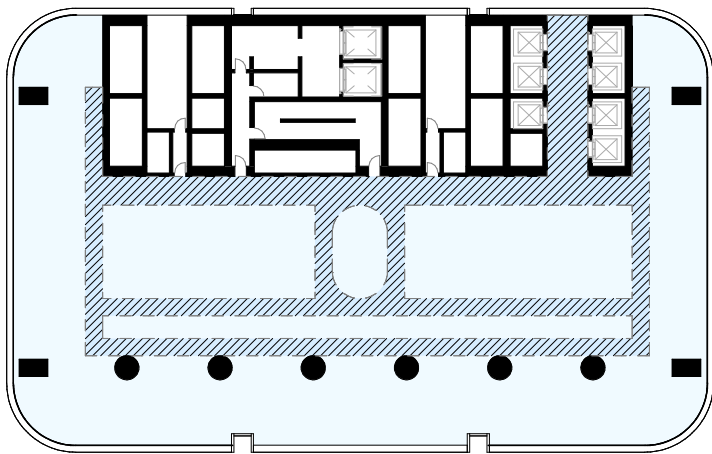
The regular geometry and long spans inherent on the floor plates provide a high degree of flexibility for tenants in their design for future focused work places.



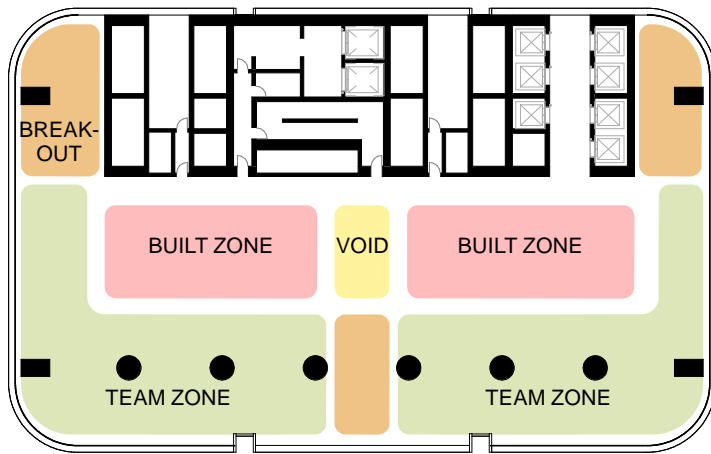
Test Fit - Mid Rise Level - Reference Scheme 1



Daylight Penetration - Reference Scheme 1



Tenant Circulation - Reference Scheme 1



Workplace zones - Reference Scheme 1

10.11 Greening Strategy

Greening the City

Working together with street level public domain improvements, the podium and tower offer further opportunities to increase the greening of the city.

The podium roof and terrace levels of the podium floors are opportunities for the introduction of green landscape design elements, which will be perceived from the street level and contribute to the sense of greenery evident in the core of the CBD.

These spaces also offer improved amenity for building users and visitors to the Precinct.

Throughout the tower, protected terraces offer further opportunities to provide vegetation on the building.

