

Attachment A2

Urban Design Report - Part 1

The O'Connell Precinct

Prepared for: Lendlease
4 April 2024

Planning Proposal
Urban Design Report



CLIENT TEAM

APPFC and a Lendlease Investment Management Mandate Partner as Proponent, leveraging the integrated development, building and place creation capabilities of the Lendlease Group.



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Artist Attribution
Indicative mural shown in through site link images:
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Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.



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Acknowledgement of Country

The O'Connell Precinct is located on the land of the Gadigal people of the Eora Nation, and we pay our respects to Elders past and present.

The design team recognises that First Nations people are the Traditional Owners and Custodians of the land on which we work. We are committed to ensuring our activities support the ongoing connection to their land, waters, cultures, languages and traditions.

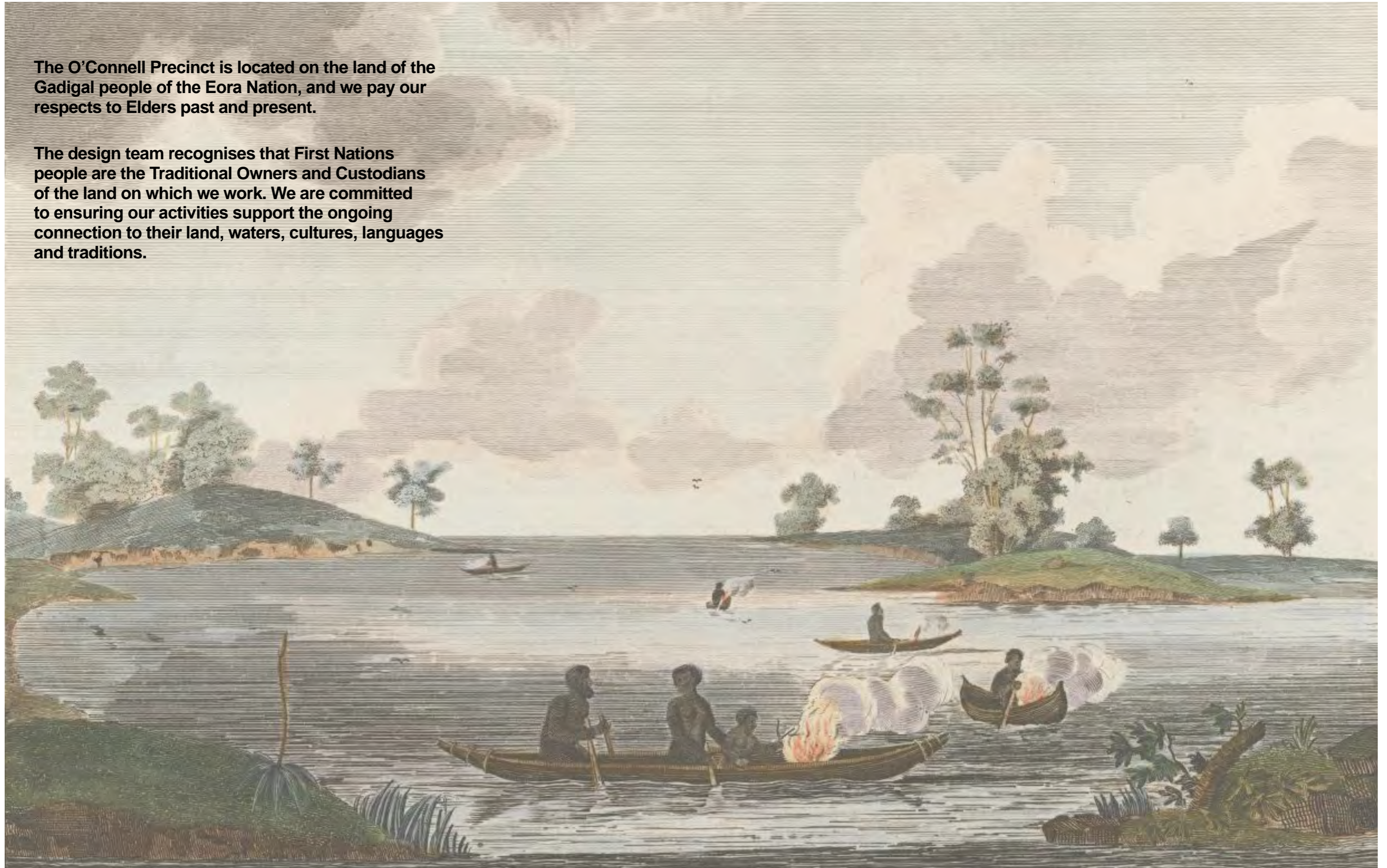


Image source: image by Richard Cleveley from the collections of the State Library of New South Wales (from Arthur Phillip, *The Voyage of Governor Phillip to Botany Bay*)

Executive Summary

This Design Report has been prepared by architects in association Stewart Architecture and Matthew Pullinger Architect.

The report is provided in support of a Request for Planning Proposal sponsored by the Proponent who controls a series of amalgamated sites in the northern Sydney CBD. These sites are collectively referred to as The O'Connell Precinct.

The report describes a cohesive project vision and urban design, public domain and built form strategies focused on the renewal of this site in a manner strongly aligned with the City of Sydney's Central Sydney Planning Strategy.

The immediate project objective is to build support to amend the Sydney Local Environmental Plan 2012 in a manner which facilitates the renewal of the precinct to create a multidimensional, mixed-use, retail and commercial office project of exceptional quality with public benefits.

Closely following the City of Sydney's procedures for Planning Proposals, the report sets out a preferred building envelope based on careful urban analysis and supported by a clear design rationale and justification.

The project ambition is to contribute to the positive ongoing transformation of the northern Sydney CBD by providing:

- An improved and expanded public domain
- Public benefits including a precinct-wide logistics centre and new through site link
- The retention and integration of heritage features and fabric evident across the site
- The highest commitments to sustainability, including net zero carbon in construction and operation
- The provision of a major new premium grade commercial office project positioned to elevate Sydney's global stature

DEVELOPMENT SUMMARY (REFERENCE DESIGN)

Site area - **6,737 m²** (by survey)

Existing 1 O'Connell Street
(mixed retail and commercial uses)
Approximately **43,700m² GFA**
(confirmed by survey but adjusted to account for alterations)

19 O'Connell Street
(mixed retail and commercial)
Approximately **3,700m² GFA**
(including basement retail)

Balance of new Podium Buildings
(mixed retail, end of trip facilities, commercial and through site link retail and pods)
Approximately **13,900m² GFA**

Office Tower
(primarily commercial uses)
Approximately **94,200m² GFA**

Total project GFA
155,936m² (measured from reference design)

Resultant total project FSR - **23.1:1**

Tower articulation - **meets the required 16%**
Overall project articulation - **21%**
Calculated on a floor by floor basis

Maximum Envelope Height
RL 319.1 (309.2m above existing ground level)

Approximately 72 storeys from O'Connell Street
and 73 storeys from Spring Street



Vision Statement

The O'Connell Precinct

The O'Connell Precinct offers a multidimensional destination to redefine the central CBD.

This proposal outlines a strategy to unlock a key site within the northern CBD, enabling renewal that brings with it high levels of public animation, a sense of wonder and respite within an otherwise congested part of the city.

With a whole-of-precinct approach to working with Country: embodying and expressing Indigenous culture at all stages of the project.

A project guided by themes emerging from the City of Sydney's strategy 'Sustainable Sydney 2030-2050 Continuing the Vision'. These themes focus on a city which provides a stronger sense of social inclusion, a greener environment, and which continues to liberate increased public space for people ahead of road space for the private vehicle.



1.0 Introduction



1.1 Introduction

This Design Report has been prepared by architects in association - Mathew Pullinger Architect and Stewart Architecture - in support of a Request for Planning Proposal seeking to amend the Sydney Local Environmental Plan 2012 (SLEP) and the Sydney Development Control Plan 2012 (SDCP). The subject site is referred to as The O'Connell Precinct.

This report is submitted to the City of Sydney on behalf of the Proponent as sponsors of the Planning Proposal.

The O'Connell Precinct represents a significant opportunity in the northern Sydney CBD to renew a series of ageing and lower-value building assets whilst also retaining and upgrading important heritage items. The project ambition is to deliver a highly engaging and multidimensional city precinct and to create significant premium grade commercial office space essential to the ongoing global attractiveness and competitiveness of the Sydney CBD.

This holistic re-imagining of the The O'Connell Precinct will contribute to the renewal of a key precinct at the heart of Sydney's CBD, maximising public investment in a number of recent and planned public transport projects, and bringing with it meaningful public benefits closely aligned with the City of Sydney's over-arching vision and strategies for a greener, more inclusive and amenable city.

This report should be read in conjunction with all supporting material accompanying the Request for Planning Proposal, including the Planning Justification Report prepared by Ethos Urban.



Image source: Base aerial from Nearmap



Not to scale

1.2 Site Location

The O'Connell Precinct is located within the core commercial CBD of Sydney and is in immediate proximity to existing and planned public transport infrastructure along with a diverse range of heritage items, premium grade office buildings and supporting retail, cultural, recreational and entertainment uses.

The Precinct is situated at the heart of the City of Sydney's planned northern CBD 'tower cluster', adjacent to the future Hunter Street Metro Station and presents as a strategically valuable opportunity to concentrate commercial office floor space allowing the reinforcement of the core CBD in terms that do not impact on heritage or solar access to protected public spaces and in a manner that delivers material public benefit.



Image source: Base photograph by Mark Merton of Sydney Images

Aerial View

The O'Connell Precinct Site

The O'Connell Precinct benefits from a number of distinct street addresses, each with a different character and orientation.

O'Connell Street, running north-east, has an uncommon orientation within the Sydney CBD dating from the earliest street plan of the European colony.

Spring Street is wider than most nearby streets and is named for the Tank Stream which flows beneath it towards Circular Quay.

Bent Street, with its distinctive geometry and topography, is lined with the fine, classically composed 'sandstones' of the Department of Lands and Education Buildings.

The immediate vicinity of the site comprises many of the finest mercantile and office buildings of each era of Sydney's development.



Image source: Base aerial from Nearmap



Not to scale

1.3 Site Amalgamation

The O'Connell Precinct Site

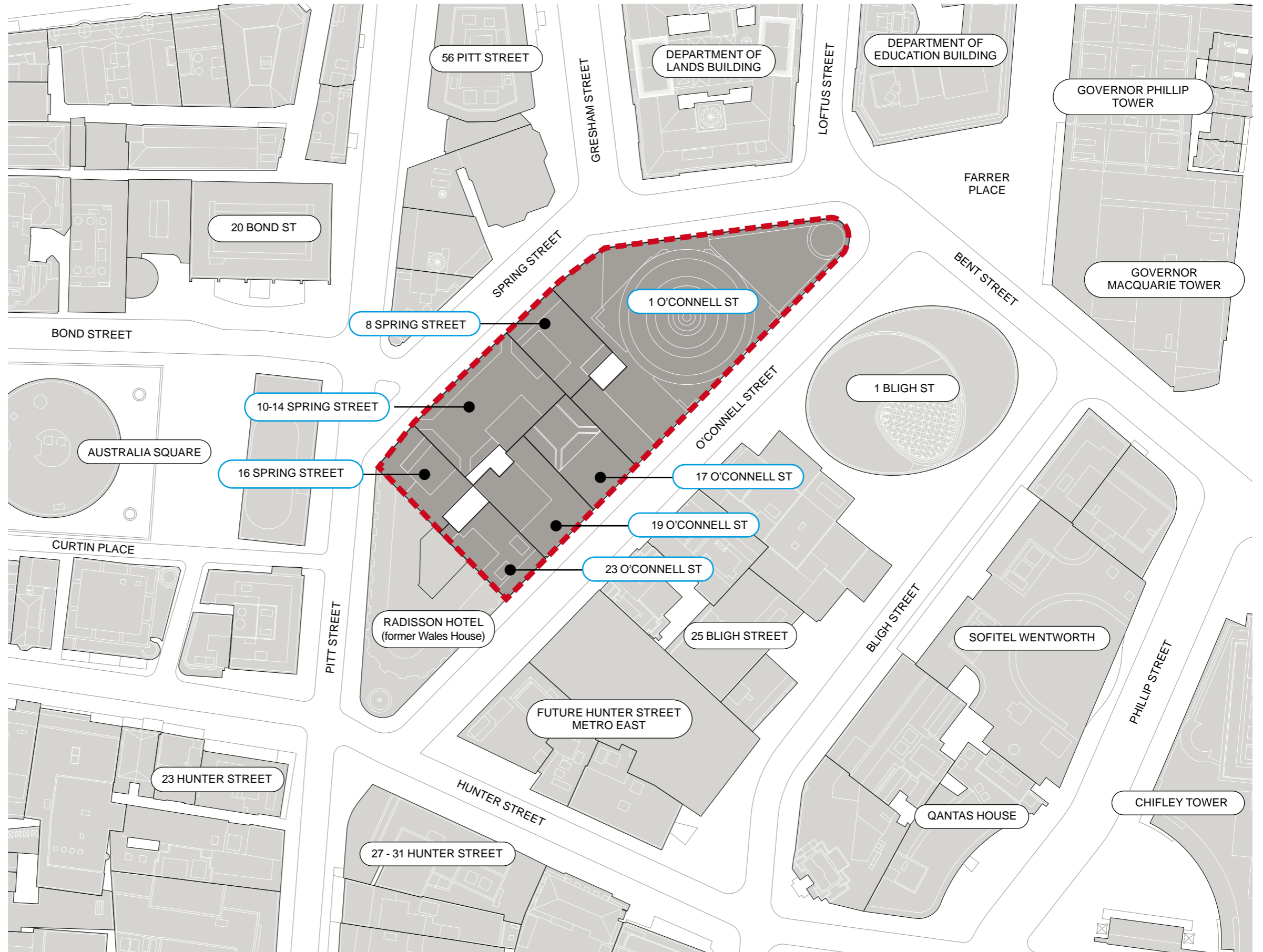
The O'Connell Precinct comprises a total site area of approximately 6,737m².

It is irregular in shape and is bounded by Spring Street and Bent Street to the north, and O'Connell Street to the south-east.

The Precinct formally comprises the following lots and street addresses:

- Lot 1 DP814858 - 1 O'Connell Street, Sydney
- Lot 2 DP172068 - 8 Spring Street, Sydney
- Lot 1 DP74923 and Lot 1 DP176768 - 10-14 Spring Street, Sydney
- Lot 1 DP724946 - 16 Spring Street, Sydney
- Lot 2 DP 74923 - 17 O'Connell Street
- Lot 1 DP131917 - 19 O'Connell Street, Sydney
- Strata DP63932 - 23 O'Connell Street, Sydney

Collectively, these lots and addresses are referred to as 'The O'Connell Precinct', 'the Precinct' or the 'site' throughout this report.



1.4 Site Identification

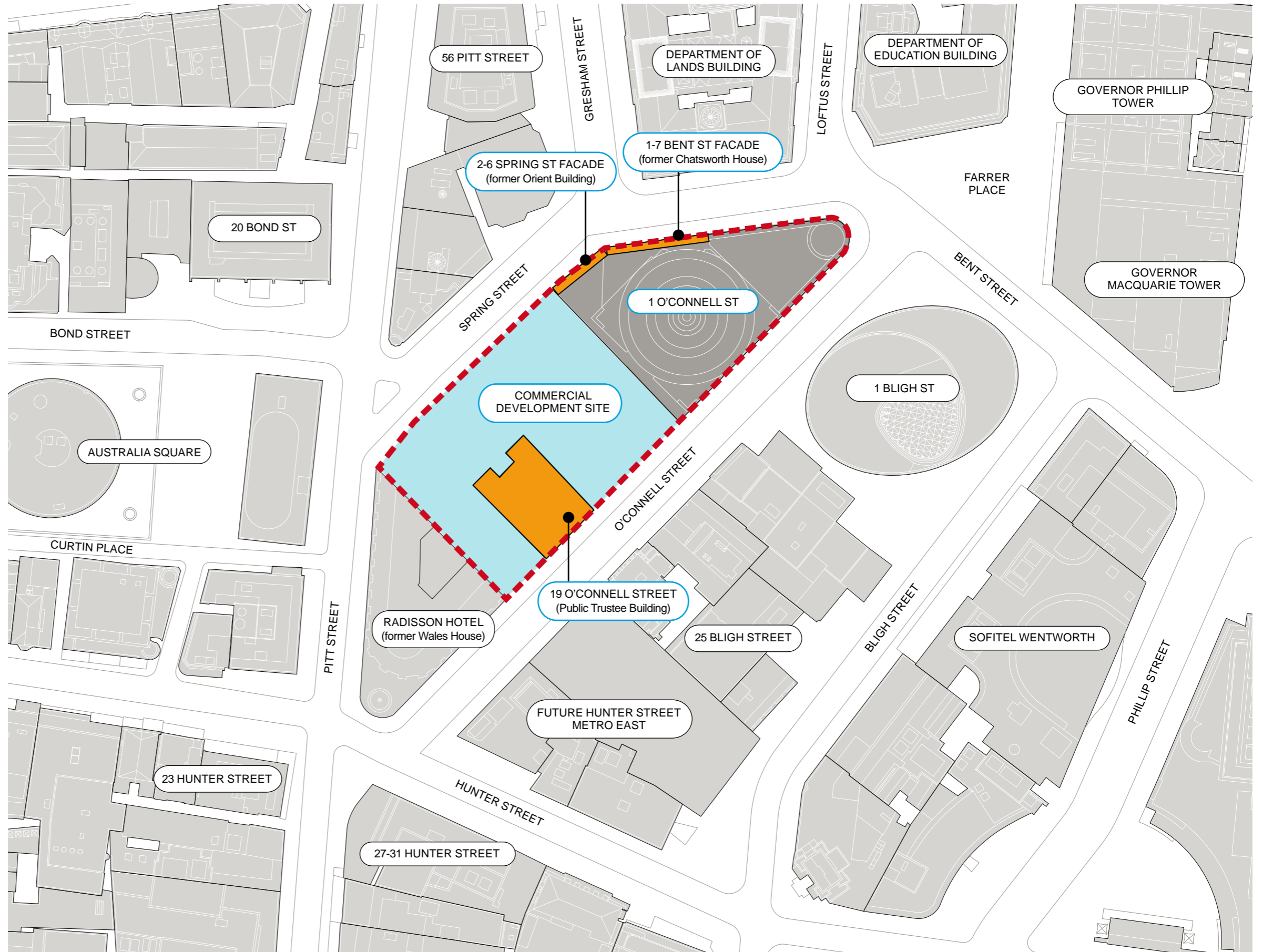
The Precinct includes a series of ageing buildings which are to be demolished to facilitate the renewal of the site for a premium grade commercial development.

The existing commercial tower at 1 O'Connell Street will be retained and upgraded, with portions of its podium removed to allow its integration into the project.

All existing heritage fabric currently situated on the site is to be retained, conserved and fully integrated into the project.

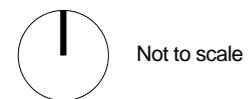
The following listed heritage items will be integrated into the Precinct:

- The state heritage listed 19 O'Connell Street (Public Trustee Building)
- The locally listed heritage facade 1-7 Bent Street (former Chatsworth House)
- The locally listed heritage facade 2-6 Spring Street (former McNade House, also known as the former Orient Building)



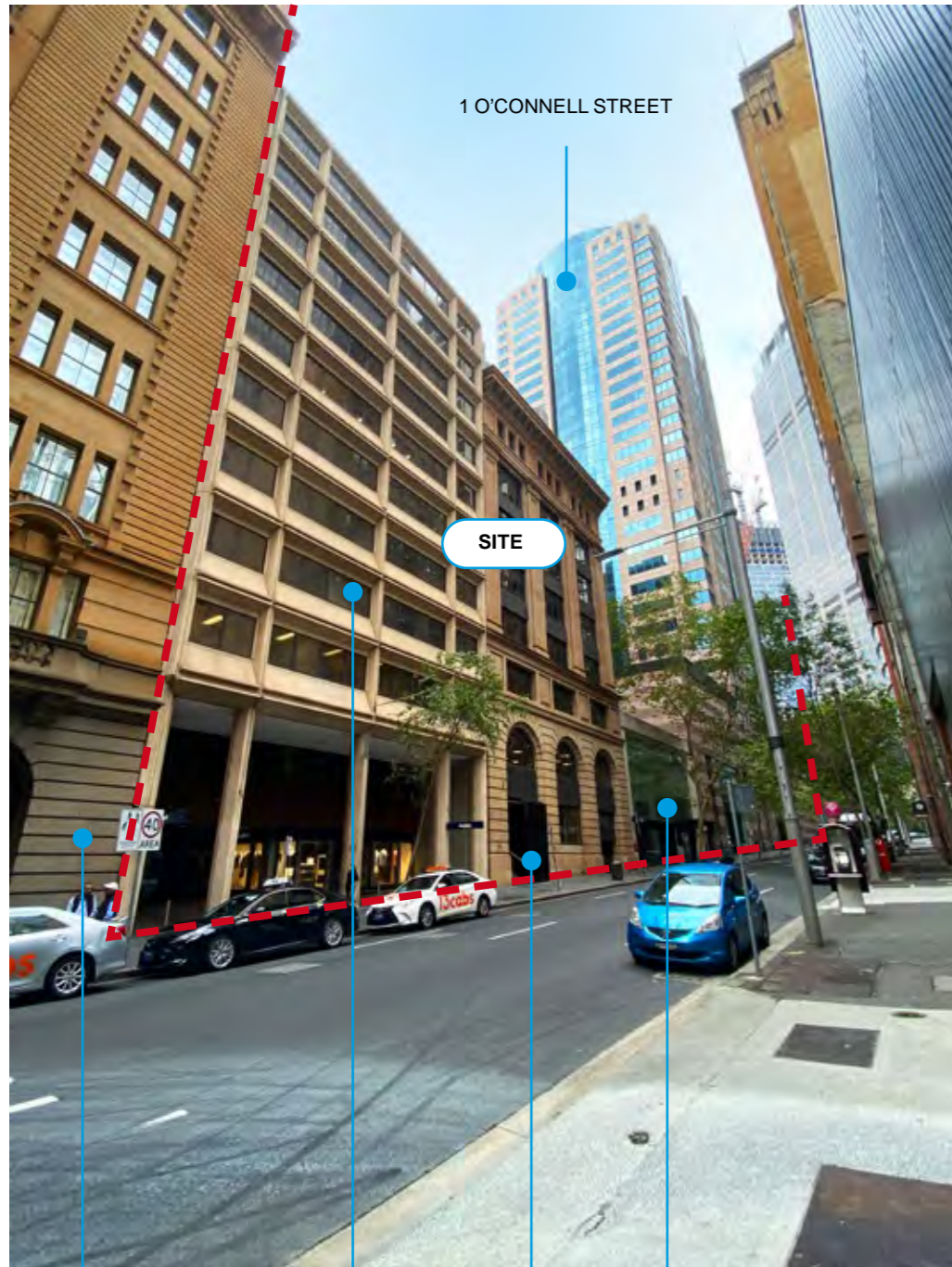
Legend

- Existing 1 O'Connell Street commercial tower to be retained
- Existing buildings to be demolished
- Existing heritage fabric - to be integrated



1.5 Site Photos

O'Connell Street + Bent Street



1 O'CONNELL STREET

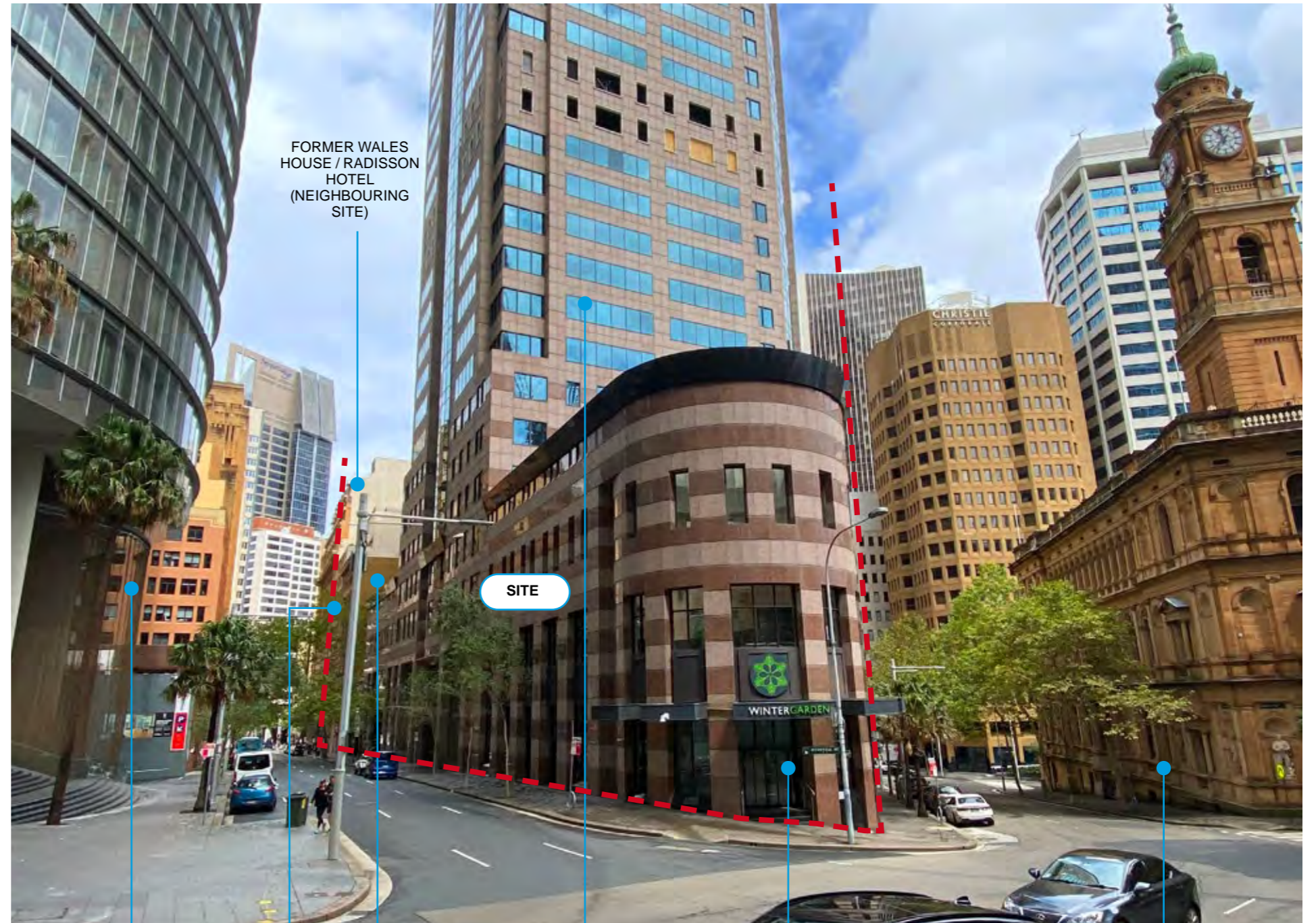
SITE

FORMER WALES HOUSE / RADISSON HOTEL (NEIGHBOURING SITE)

23 O'CONNELL STREET

19 O'CONNELL STREET (PUBLIC TRUSTEE BUILDING)

17 O'CONNELL STREET



FORMER WALES HOUSE / RADISSON HOTEL (NEIGHBOURING SITE)

SITE

1 BLIGH STREET

23 O'CONNELL STREET

19 O'CONNELL STREET (PUBLIC TRUSTEE BUILDING)

1 O'CONNELL STREET (TOWER)

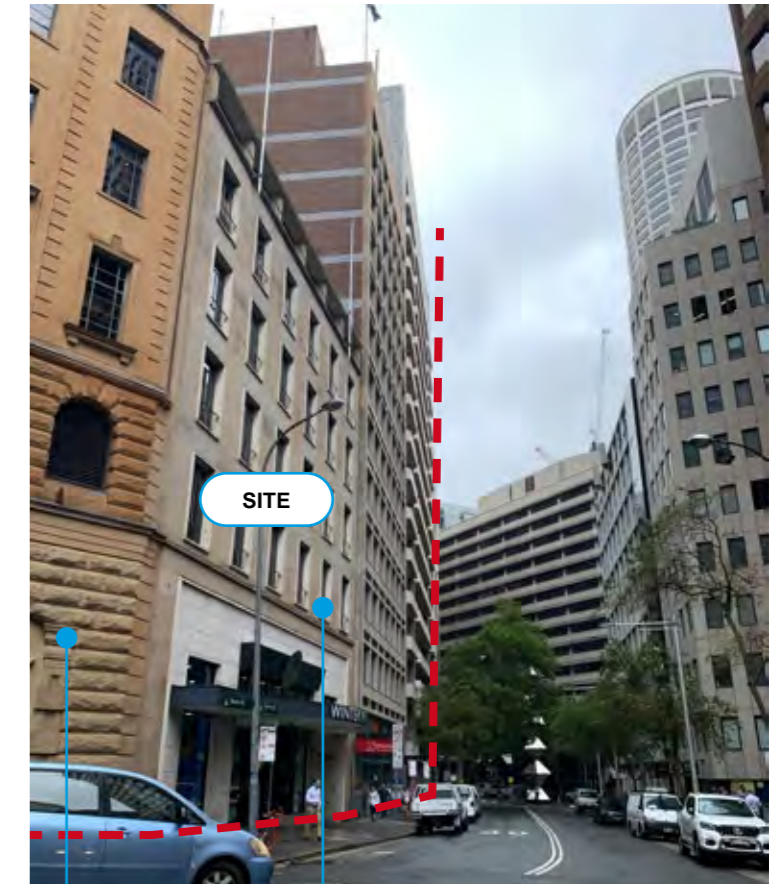
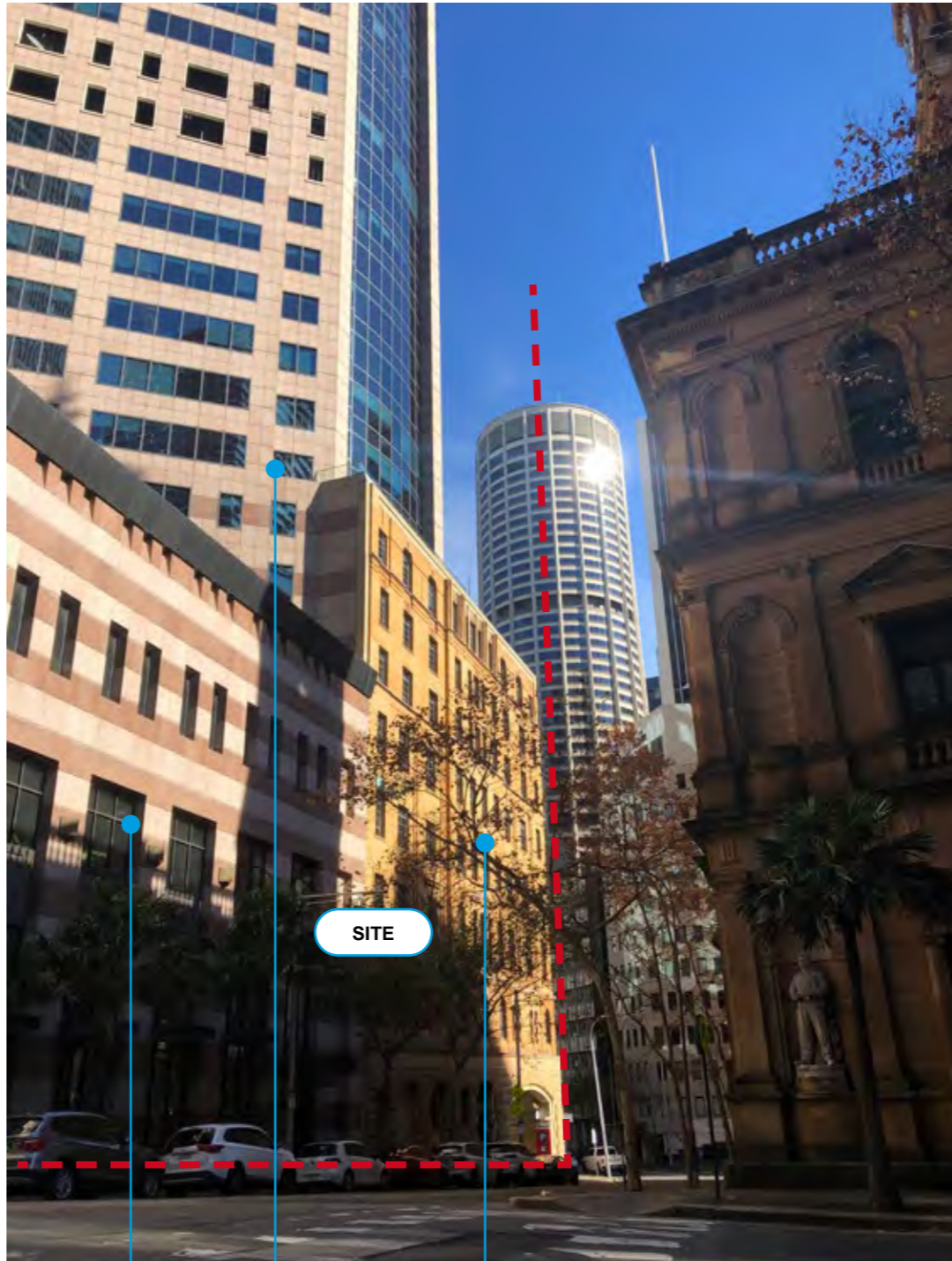
1 O'CONNELL STREET (WINTERGARDEN)

DEPARTMENT OF LANDS BUILDING

Images source: Stewart Architecture

Site Photos

Spring Street + Bent Street



1 O'CONNELL STREET (WINTERGARDEN)

1-7 BENT STREET (FORMER CHATSWORTH HOUSE HERITAGE FACADE)

DEPARTMENT OF LANDS BUILDING

1 O'CONNELL STREET (TOWER)

1 O'CONNELL STREET (WINTERGARDEN)

1-7 BENT STREET (FORMER CHATSWORTH HOUSE HERITAGE FACADE)

1 O'CONNELL STREET (TOWER)

1-7 BENT STREET (FORMER CHATSWORTH HOUSE HERITAGE FACADE)

2-6 SPRING STREET (FORMER ORIENT BUILDING HERITAGE FACADE)

Images source: Stewart Architecture

Site Photos

Spring Street + Pitt Street



EXISTING 1 O'CONNELL STREET DRIVEWAY ENTRY ON BENT STREET

1-7 BENT STREET (FORMER CHATSWORTH HOUSE HERITAGE FACADE)

2-6 SPRING STREET (FORMER ORIENT BUILDING HERITAGE FACADE)

8 SPRING STREET

10-14 SPRING STREET

3 SPRING STREET

16 SPRING STREET

FORMER WALES HOUSE/RADISSON HOTEL (NEIGHBOURING SITE)

Images source: Stewart Architecture

2.0 Urban Context + Site Analysis



Northern CBD

Existing Urban Character

The Precinct is located at the heart of the northern Sydney CBD, an area characterised by larger scale commercial developments of varied scale and architectural character and including a number of the city's most recognised premium grade commercial office buildings in an area with a strong mercantile heritage character.

The O'Connell Precinct is a large consolidated site, situated centrally within the identified northern CBD 'tower cluster' and provides an opportunity to introduce a major new commercial office tower with sufficient space to avoid tower crowding and related impacts typically associated with intensification. The Precinct represents a positive addition to the city skyline and will contribute to improved accessibility and amenity of the CBD as a pedestrian-oriented, walkable and vibrant urban environment.

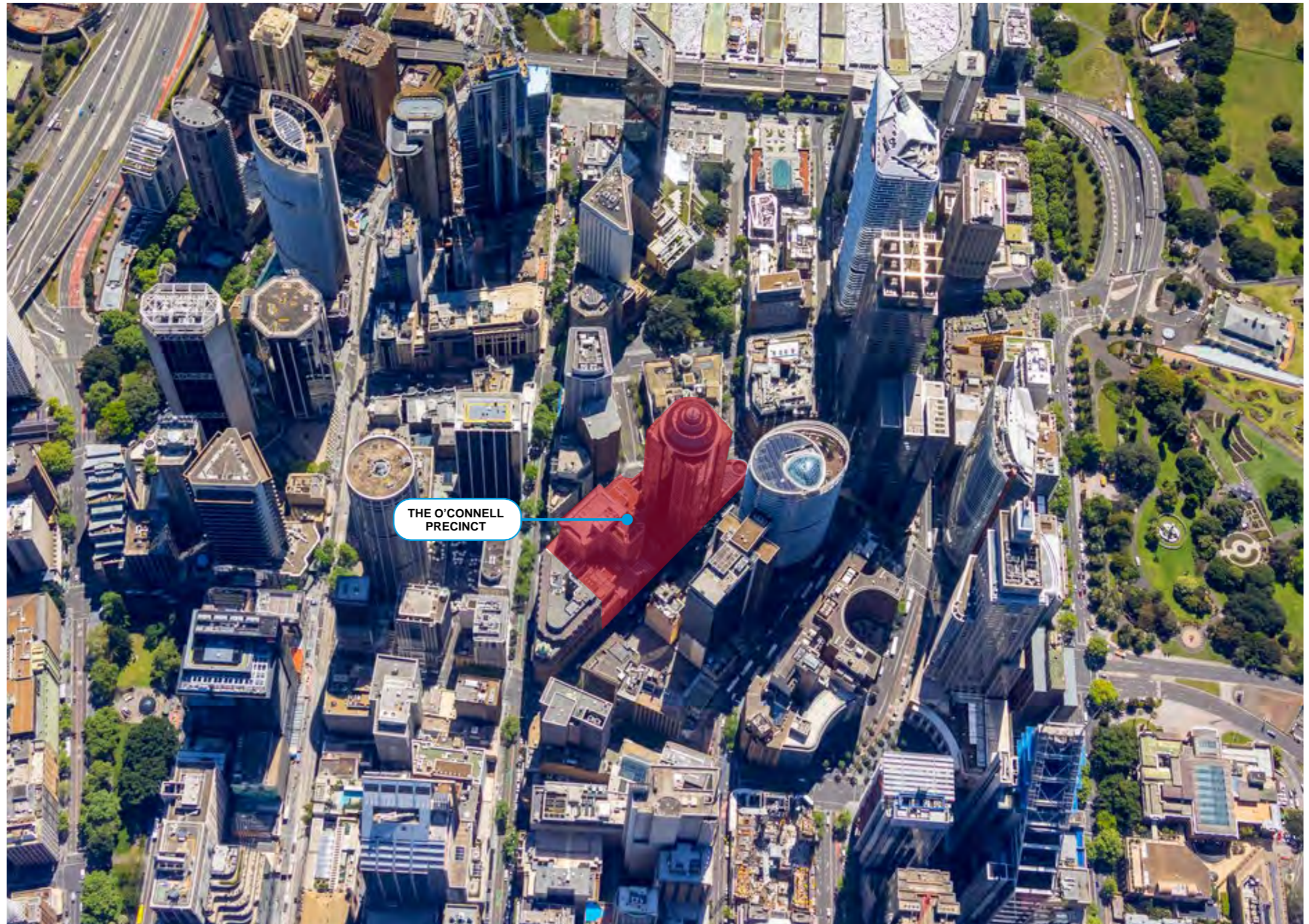


Image source: base photograph by Mark Merton of Sydney Images

2.1 City Context

CBD Location

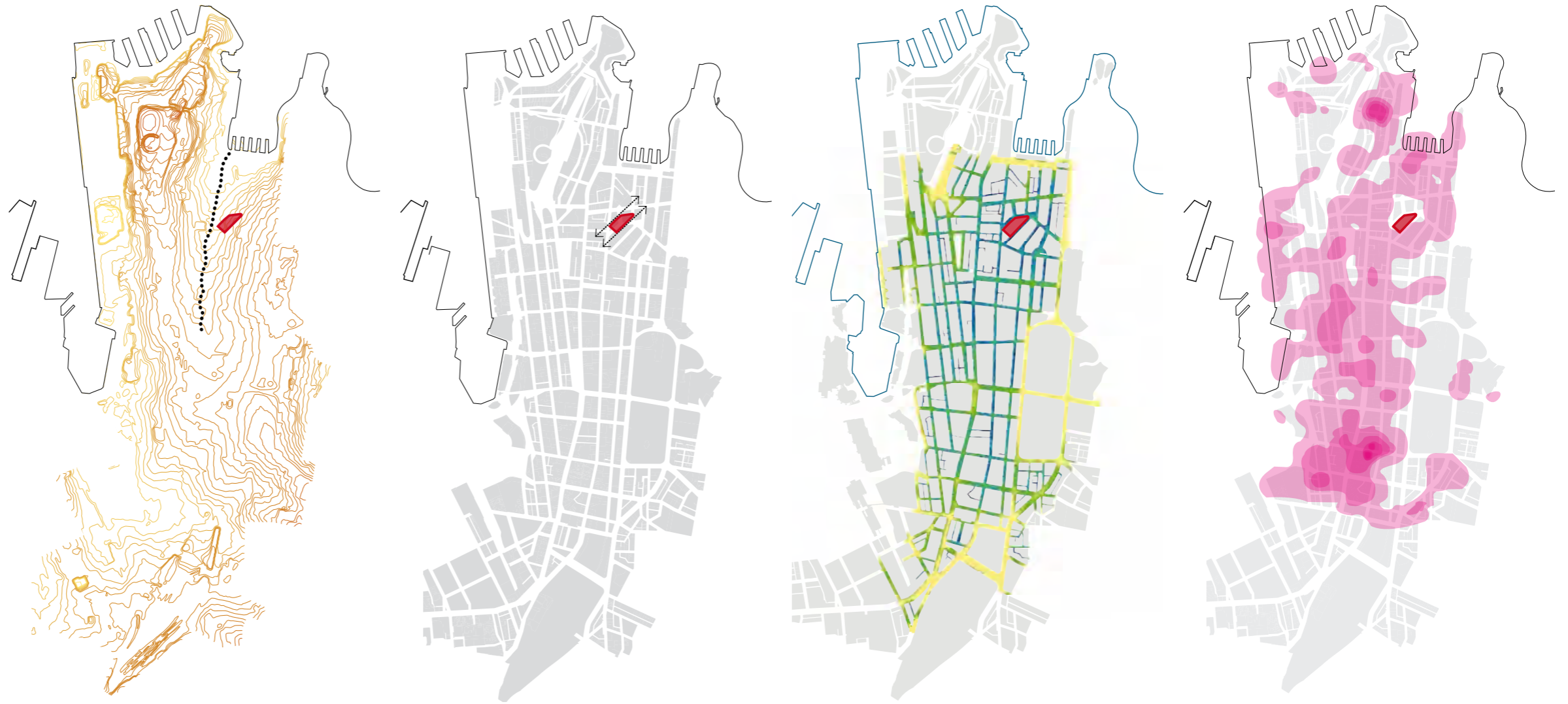
The Precinct is located within a distinctive and characterful part of the city.

Spring Street and O'Connell Street (together with Bligh Street) are distinct due to their north-eastern orientation. This street pattern dates from the early colonial city and was possibly laid out to capture the prevailing harbour breezes in a response to mitigate against unsanitary conditions and the spread of disease.

This is a part of the city characterised by lower-lying topography, situated close to the course of the Tank Stream, and has developed with a dense urban character. The area offers a comparatively lower sense of outlook and sky view, and given the shifting street grid, can lack legibility and be disorienting for pedestrians.

This is also part of the city that currently lacks any strong sense of public activity outside normal business hours.

The site is close to Circular Quay and benefits from a gentle walking gradient to the water.



A low point in the city on the eastern bank of the original tank stream

Site located within colonial grid with north-east street directions

Existing Sky View Factor (Blue = less sky view in this portion of the city)

Night-time activity heat map (No pink = not much night-time activity in this portion of the city)

Image source: Central Sydney Planning Strategy

Data source: Studio THI data, June 2020



Not to scale

Central Sydney Planning Strategy

City of Sydney

The Central Sydney Planning Strategy (CSPS) was endorsed by Council in December 2020, and amendments to the Sydney LEP 2012 were gazetted in December 2021, supported by amendments to the Sydney DCP 2012. It is the result of a detailed review of planning controls that apply to the Sydney CBD to ensure its quality, growth and productivity.

The CSPS is a 20 year growth strategy that sets out a new planning framework for Central Sydney to meet the City of Sydney's Sustainable Sydney 2030 goals for a green, global and connected city.

'Central Sydney has a limited capacity to grow and adapt because of its natural containment, heritage and the growth of residential development. Planning for growth therefore requires clear policies and careful management where the opportunity to grow employment floor space is protected from high residential demand and the effects of strata subdivision of prime land.' *



* <https://www.cityofsydney.nsw.gov.au/strategic-land-use-plans/central-sydney-planning-strategy>

Image source: Central Sydney Planning Strategy

Growth Centres

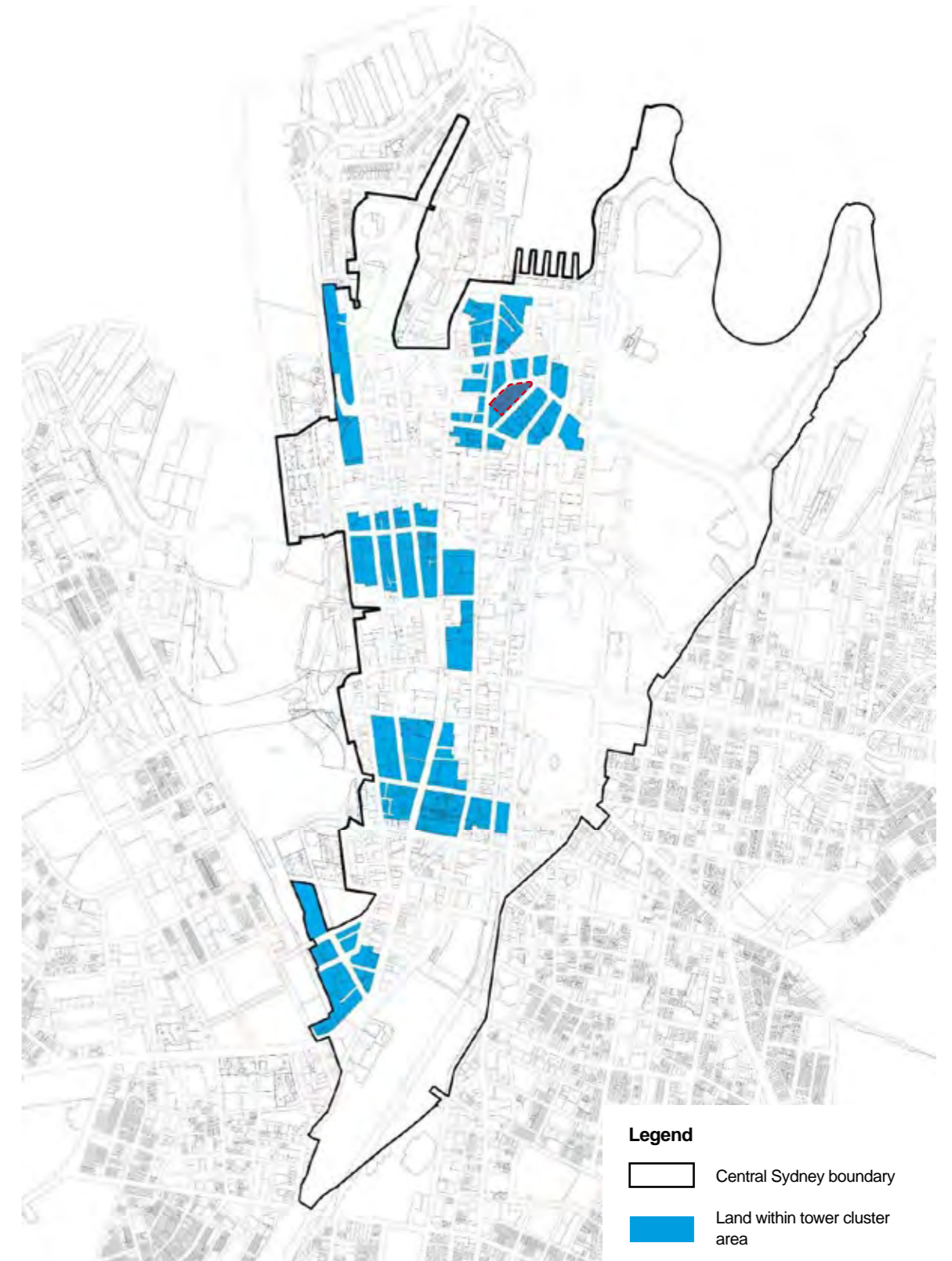
City Core + Tower Clusters

The CSPPS aims to facilitate sustainable growth through 10 key moves with an overall emphasis on positioning and strengthening Sydney as Australia's leading global city. These key moves promote the development of sustainable buildings, ensure a resilient and diverse community and delivery of service infrastructure that accompanies growth and delivers a city for people.

1. Prioritise employment growth and increase capacity
2. Ensure development responds to context
3. Consolidate and simplify planning controls
4. Provide for employment growth in new tower clusters
5. Ensure infrastructure keeps pace with growth
6. Move towards a more sustainable city
7. Protect, enhance and expand Central Sydney's heritage, public places and spaces
8. Move people more easily
9. Reaffirm commitment to design excellence
10. Monitor outcomes and respond



TOWER CLUSTER ZONES
Source: Central Sydney Planning Strategy



TOWER CLUSTER AREA MAP
Source: Sydney DCP 2012 - Central Sydney Planning Review Amendment - Draft February 2020

2.2 Transport + Connectivity

Location Within Sydney's Transport Network







The Precinct is extremely well-served by public transport - both existing and planned - with light rail, heavy rail, buses and ferries each in close proximity to the site.

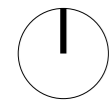
There is also a major bike lane in Pitt Street running north-south, which connects to an expanding network of cycle infrastructure being implemented across the city.

The Martin Place and Hunter Street Metro projects will greatly influence the future of the northern CBD, as these city-shaping projects further connect the CBD to wider metropolitan Sydney, and improve public transport connectivity at the heart of the city.



Legend

-  The O'Connell Precinct
-  Train station
-  Light rail station
-  Sydney Metro station (under construction)
-  Sydney Metro West station (future)
-  Ferries



Not to scale

Hunter Street Metro

Sydney Metro Project

The O'Connell Precinct will play an important role in supporting pedestrian connectivity to the proposed east and west entries of the Hunter Street Metro West station as well as to the Martin Place Metro station.

Precinct pedestrian movement modelling has been undertaken by Arup (Pedestrian Planning Report).

The Precinct will provide the potential for additional connectivity through to the north western side of the city via a proposed through site link, enabling ease of access for Sydney commuters.

Legend

- - - The O'Connell Precinct
- ↔ The O'Connell Precinct - proposed through site link
- Hunter Street Precinct
- T Train station
- L Light rail station
- M Sydney Metro station (under construction)
- M Sydney Metro West station (future)
- Existing buildings
- Existing towers ≥ 120m
- Public spaces
- ➔ Precinct pedestrian movements - approach to the site (data source: Arup)



2.3 Future Context

Transformation of the Northern CBD

The northern CBD is undergoing dramatic change brought about by the evolution of planning and infrastructure. A number of significant projects are already transforming the northern CBD and will continue to shape this part of the city over the next decade.

A future Sydney Metro West station is planned under Hunter Street with two station entry sites and over-station development proposed. Significant development activity is likely to be generated surrounding the Metro precinct. The precinct includes the northern tower cluster identified under the Central Sydney Planning Strategy, with many sites identified for potential amalgamation or redevelopment.

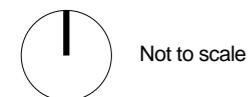
Major changes:

- **Central Sydney Planning Strategy** and northern tower cluster
- **Sydney Metro West** - Hunter Street station announced and planning underway (operational 2032)
- **Sydney Metro City and Southeast** - Martin Place entry under construction (operational 2024)
- **Planning proposals** (multiple) and development activity around Hunter Street Precinct
- **George Street North** - Extension of city spine

Legend

- The O'Connell Precinct
- - - Hunter Street Precinct
- Planning proposal sites
- Completed/under construction
- Ⓣ Train station
- Ⓛ Light rail station
- Ⓜ Sydney Metro station (under construction)
- Ⓜ Sydney Metro West station (future)

Image source: base aerial from Nearmap



2.4 Future Public Domain

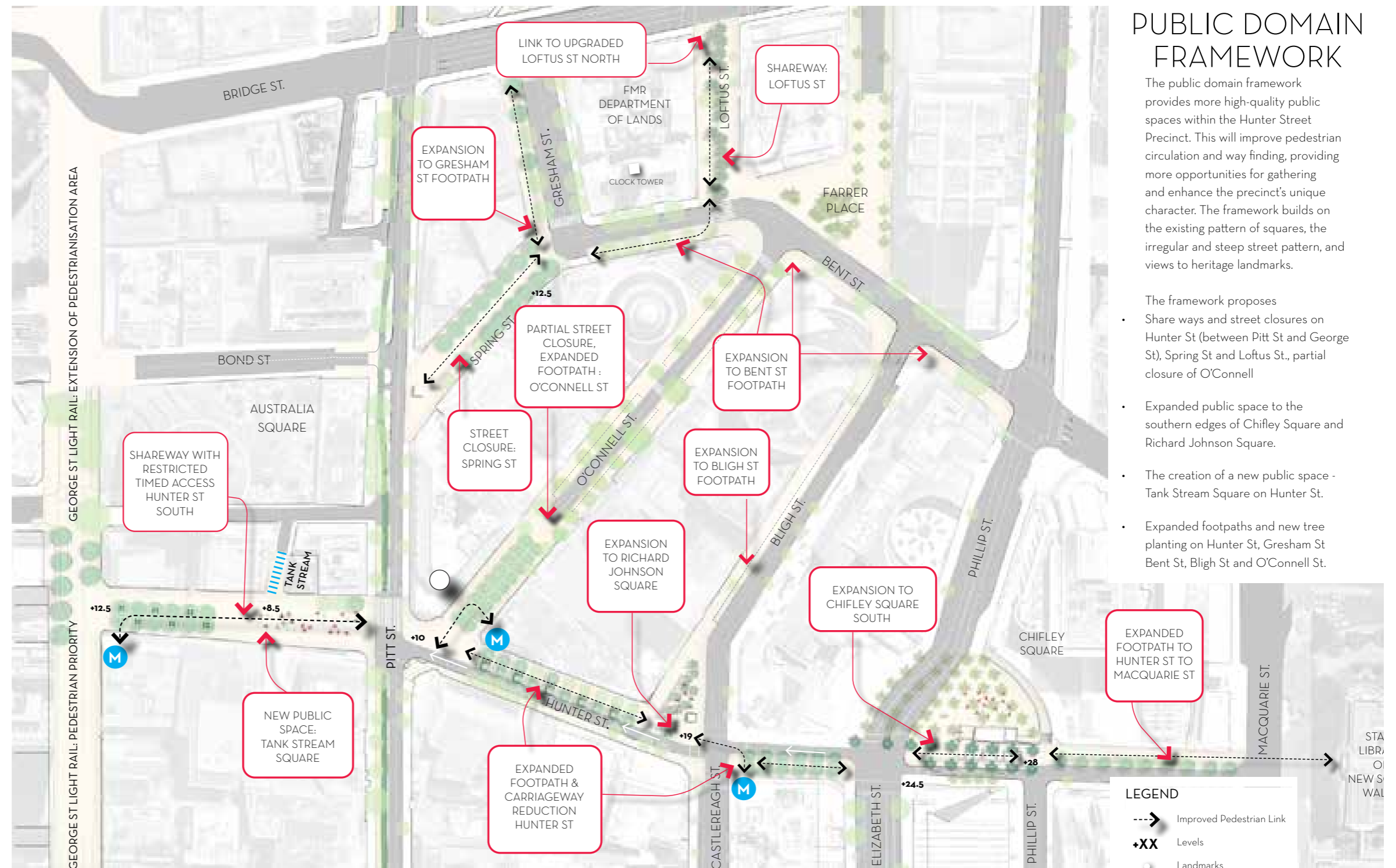
City North Public Domain Plan

The City of Sydney adopted the City North Public Domain Plan in March 2023. The plan describes changes focused on creating a more generous, walkable CBD which prioritises public amenity and human movement.

The plan, prepared by Gallagher Studio (right), includes a range of footpath widening and street closure projects, some of which are directly adjacent to The O'Connell Precinct.

The public domain plan has been designed by Council for a number of reasons, including support to the CSPP development uplift in the northern tower cluster by providing public domain direction to the many private development projects occurring within the study area.

The O'Connell Precinct seeks to build on the work presented in the strategy and to further the potential of the public domain as a dynamic and connected network.

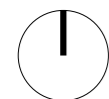


PUBLIC DOMAIN FRAMEWORK

The public domain framework provides more high-quality public spaces within the Hunter Street Precinct. This will improve pedestrian circulation and way finding, providing more opportunities for gathering and enhance the precinct's unique character. The framework builds on the existing pattern of squares, the irregular and steep street pattern, and views to heritage landmarks.

- The framework proposes
 - Share ways and street closures on Hunter St (between Pitt St and George St), Spring St and Loftus St., partial closure of O'Connell
 - Expanded public space to the southern edges of Chifley Square and Richard Johnson Square.
 - The creation of a new public space - Tank Stream Square on Hunter St.
 - Expanded footpaths and new tree planting on Hunter St, Gresham St Bent St, Bligh St and O'Connell St.

Image source: City North Public Domain Plan



Not to scale

Future Development + Planning Proposals

Infrastructure Projects

Sydney Metro West - Hunter Street Station and Over Station Developments

Planning is underway for an underground station with two entrances on Hunter Street. A western station entrance will be provided facing George Street, allowing interchange with light rail and proximity to Wynyard Station. An eastern station entrance is proposed facing O'Connell Street. Station entrances will be provided from the public domain at ground level, with over-station development planned for each site. Underground connections to Wynyard Station and Metro City & Southwest Martin Place Station are also planned. Metro West is planned to open in 2032.

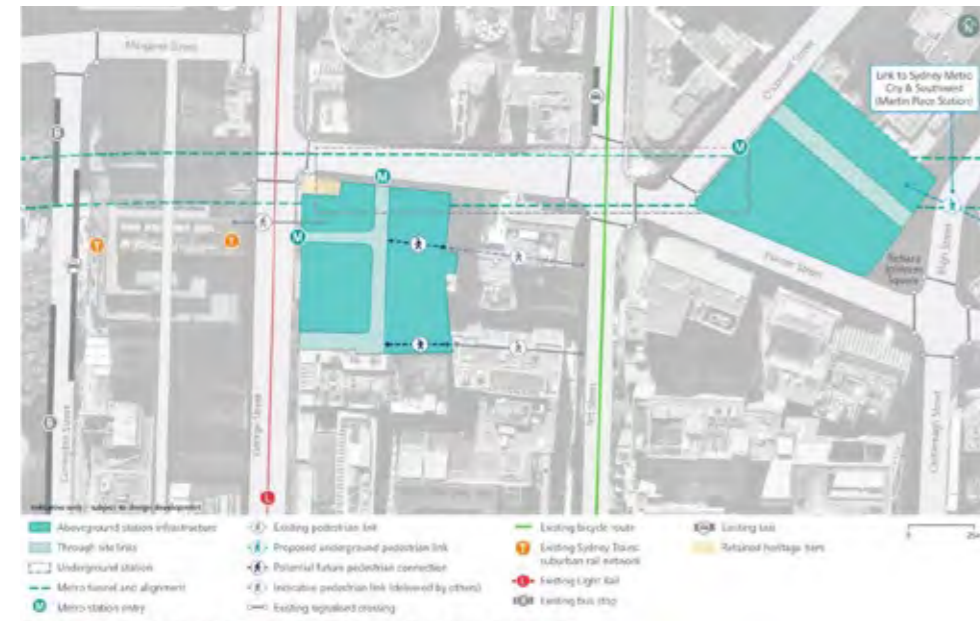


Figure 15-1 Indicative layout and key design elements – Hunter Street Station (Sydney CBD)



Images source: <https://caportal.com.au/tfnsw/sydmetrowest>

Martin Place Metro - Under Construction

Macquarie Group will deliver the new Sydney Metro Martin Place integrated station precinct. This includes the new Martin Place Metro station, two new commercial buildings above the station, a retail space, new underground pedestrian connections and improvements to the public domain.

The project includes an underground station, a 40 story northern tower and addition to JPW's 50 Martin Place, and a 30 storey southern tower at 39 Martin Place designed by Tzannes. The underground station links Martin Place with the northern CBD.



Image source: <https://jpw.com.au/projects/martin-place-metro-north-tower/>

Circular Quay Renewal

The NSW Government is exploring options to renew Circular Quay's public spaces and transport interchange. Circular Quay is the symbolic gateway to Sydney's world famous harbour and city, and a place with deep cultural and historical significance for all Australians. However, a combination of ageing assets, poor amenity and disjointed public spaces make it a disappointing experience for the millions of people who visit and travel through there every year. Transport for NSW and the Department of Planning and Environment are jointly leading the renewal project in consultation with other NSW Government agencies. The Environmental Impact Statement for the project is expected to be placed on public exhibition in 2024.



Images source: <https://www.transport.nsw.gov.au/projects/current-projects/circular-quay-renewal>

Future Development + Planning Proposals

Planning Proposals

56 Pitt Street

A planning proposal is currently under assessment to amend planning controls to permit a new commercial tower envelope with a height to RL320 (approximately 314m) and a maximum GFA of 105,000m².



Image source: City of Sydney - City North Public Domain Plan

15-23 Hunter Street and 105-107 Pitt Street

A planning proposal to facilitate a new 52 level commercial tower envelope up to RL 222.5 (approximately 212m), and approximately 42,276m² of GFA was gazetted in June 2023. The proposal includes a through site link connecting Pitt and Hunter Streets, with potential connection to the future Sydney Metro West station on George Street. Bates Smart won the design excellence competition for the project, with the development application for the detailed design currently on public exhibition.



Image source: Bates Smart

2 Chifley Square

In November 2021, a planning proposal and associated LEP and DCP amendments were approved to increase the floor space capacity of the site for an additional commercial tower with improved built form outcomes and active interface with Chifley Square. Bates Smart won the design excellence competition for the project in June 2023.



Image source: Bates Smart

Future Development + Planning Proposals

Northern CBD Projects

55 Pitt Street

Woods Bagot and SHoP Architects have won a design excellence competition to be appointed as design partners on Mirvac's future focused workplace precinct - 55 Pitt Street - in Sydney, Australia. The development application for the tower works was approved in March 2022.



Image source: Woods Bagot

Salesforce Tower

Designed by Foster + Partners, the recent completion of Sydney's tallest commercial building at 180 George Street has transformed the city skyline. Located between George and Pitt streets, the tower sits at the heart of the new Sydney Place precinct, characterised by a network of pedestrian laneways that criss-cross the site at different levels. Closely integrated with the tower above, the laneways are lined with shops, cafes and bars, celebrating Sydney as a unique destination. The new building includes anchor tenant Salesforce, occupying levels 34-53.

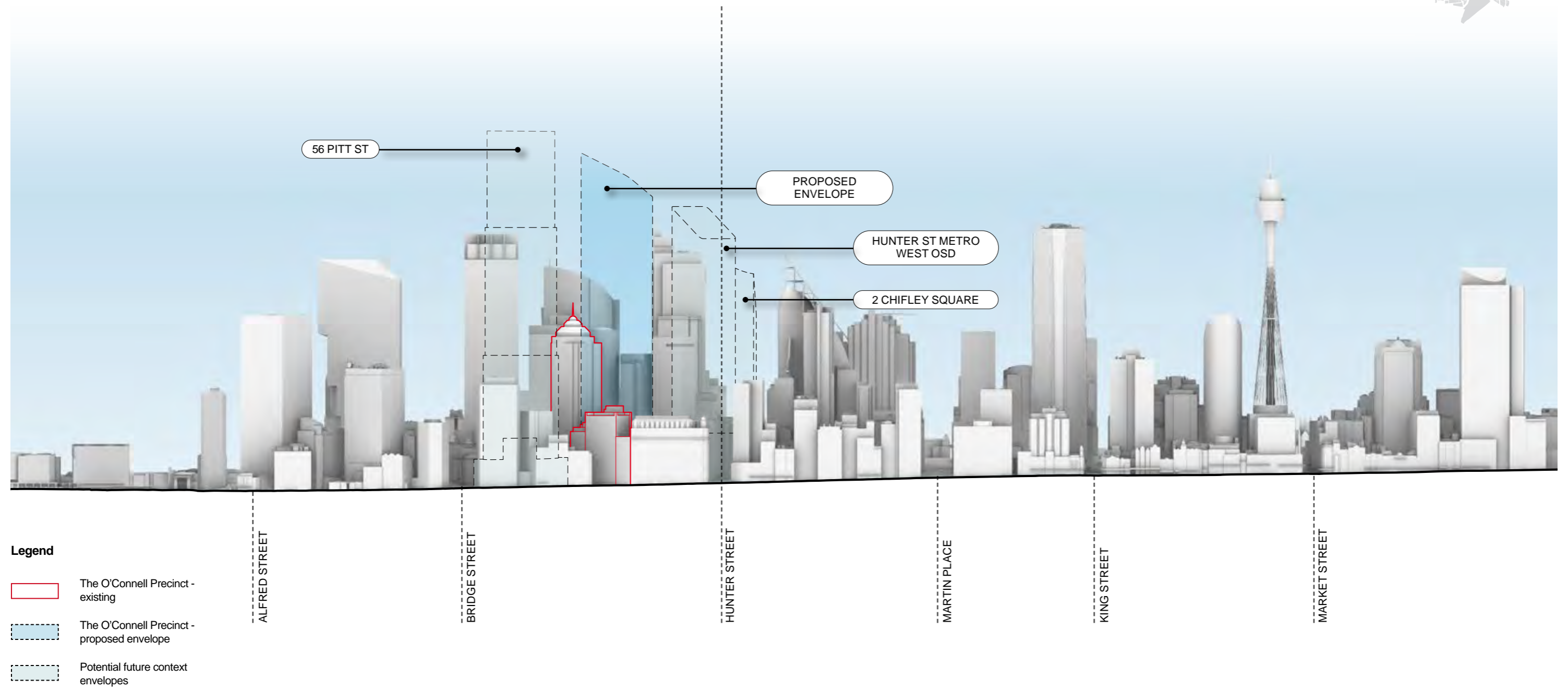


Image source: Foster + Partners

2.5 Future Context Drawings

City Section North-South - Pitt Street

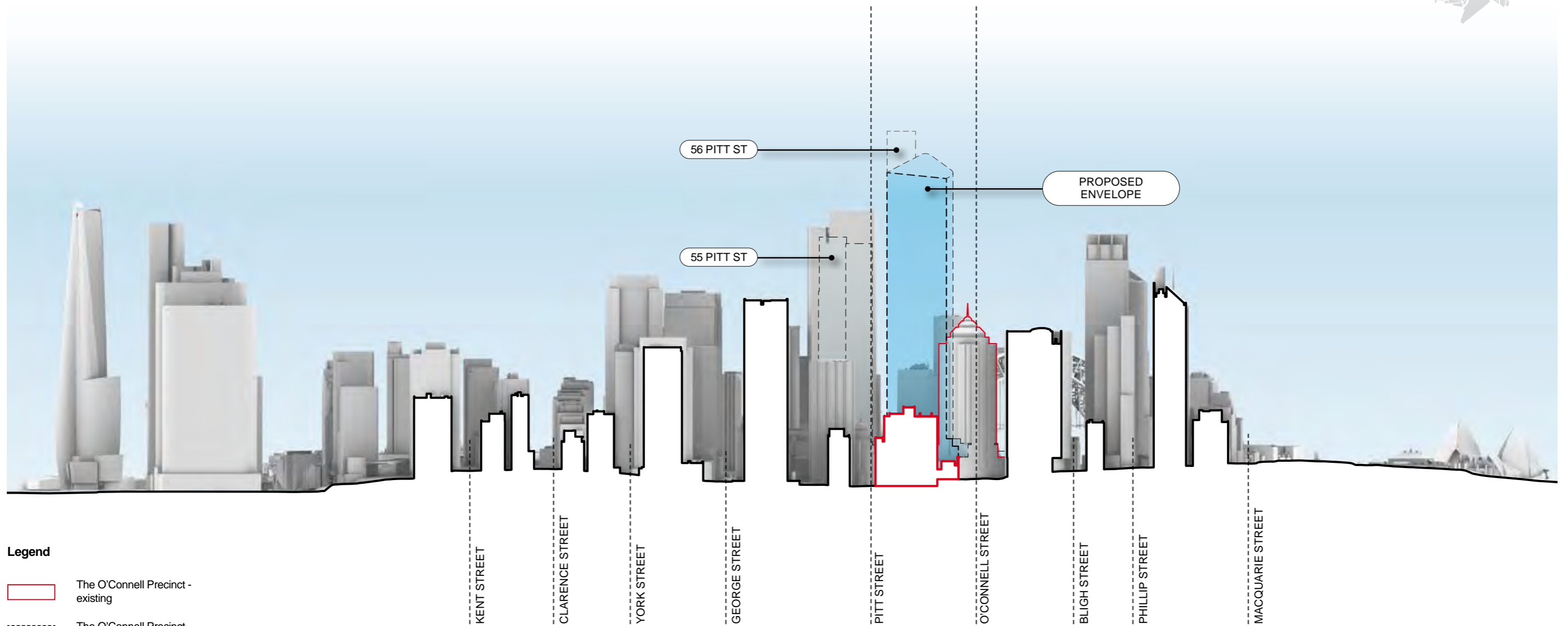
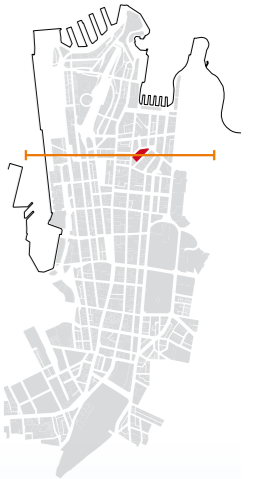
The site is surrounded by development of significant scale. Located at the centre of the northern city tower cluster, the site is subject to dramatic transformation in the coming years.






Future Context Sections

City Section East-West

The site sits within the central zone of the Sydney CBD, and is located low in the terrain. It is well-connected to public transport, including: Wynyard Station; the George Street Light Rail; the Martin Place Metro, which is currently under construction; and the future Hunter Street Metro.



Legend

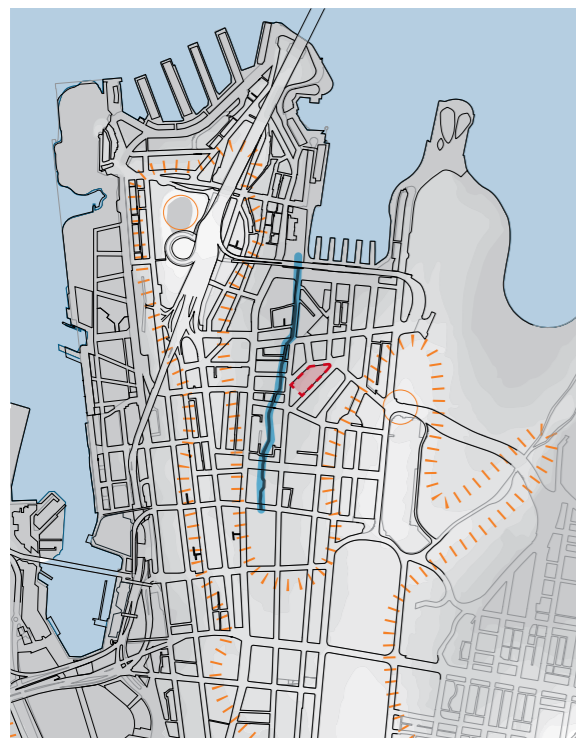
-  The O'Connell Precinct - existing
-  The O'Connell Precinct - proposed envelope
-  Potential future context envelopes

2.6 Precinct Analysis

Precinct Landform + Levels

The site is located at the base of several sloped areas which shaped the original Sydney Cove. The terrain surrounding the site has an average slope of 1:36. To the east the terrain rises up to Macquarie Street, to the south up to Martin Place and to the west up to George Street. The site slopes down gently to Circular Quay.

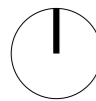
The site experiences a fall of approximately 8.3m from Bent Street to the corner of the site on Spring Street. The intersection of Spring and Bent Streets is particularly sensitive to flooding, which has been considered in this proposal. The transition from O'Connell Street to Spring Street from within the site has been carefully considered.



Legend

- Topography
- Ridgeline
- High point
- The Tank Stream

Image source: Central Sydney Planning Strategy, City of Sydney



Not to scale

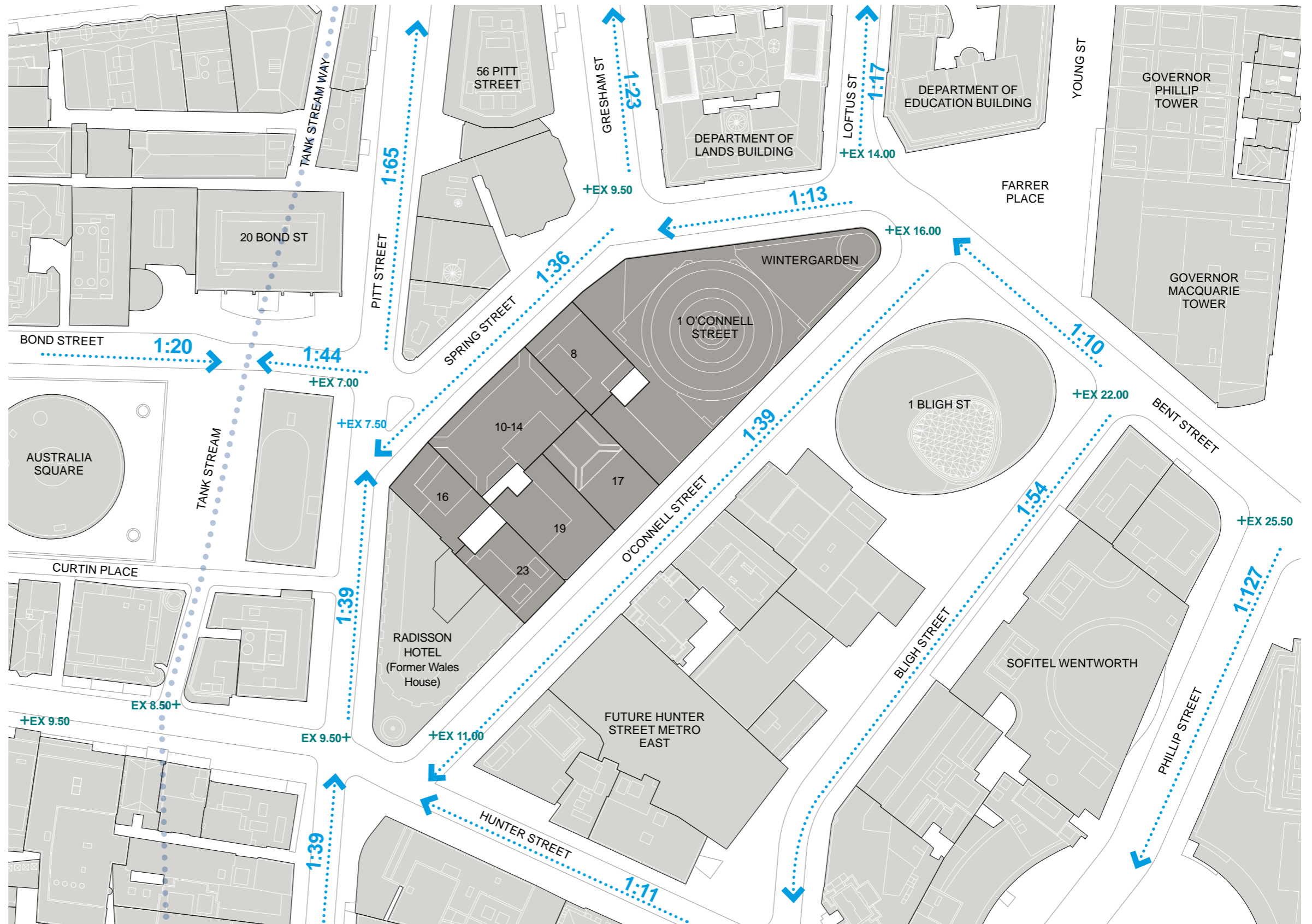


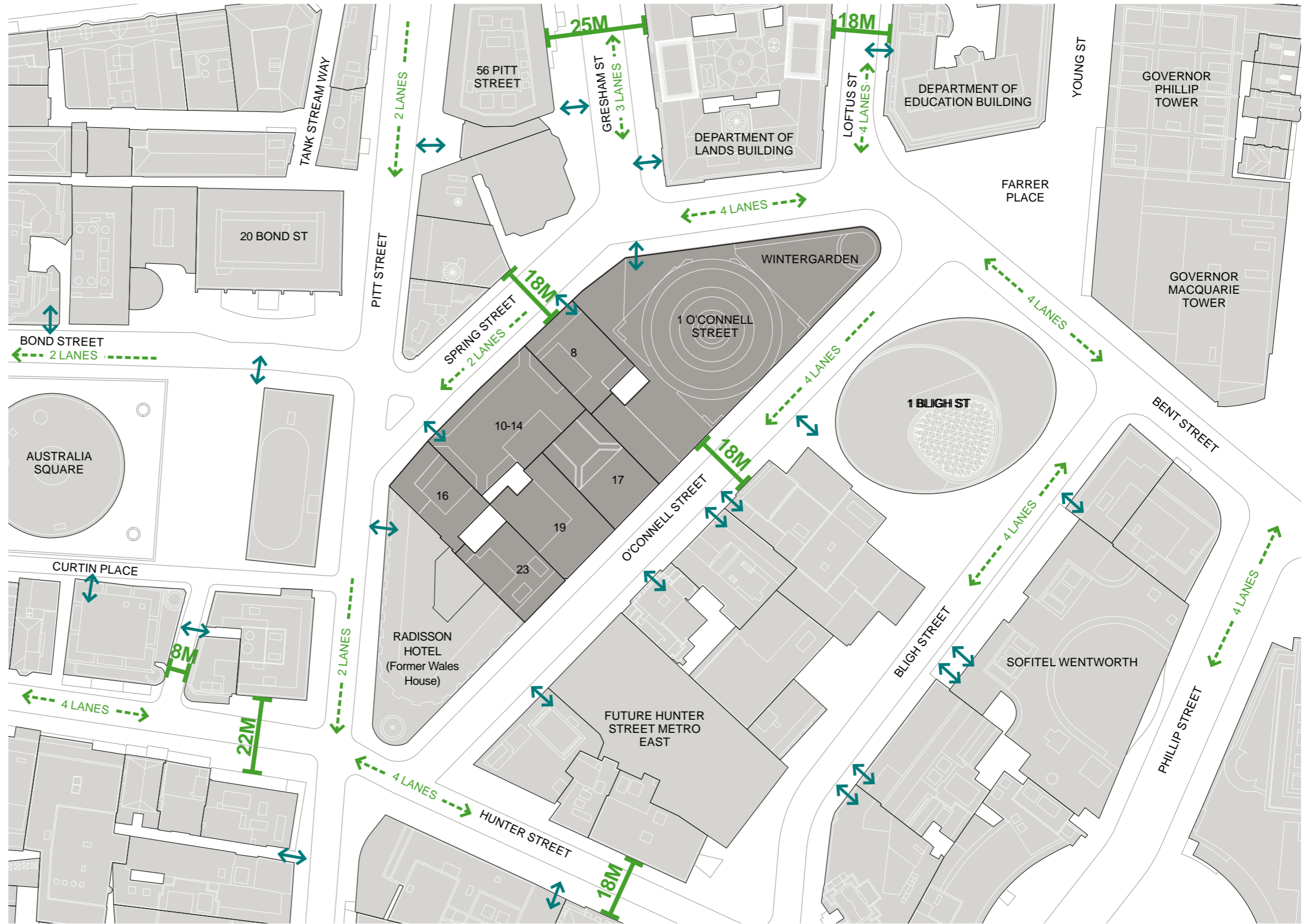
Image source: Stewart Architecture and Matthew Pullinger Architect
 Data source: Hunter Street Precinct Public Domain Study by Gallagher Studio, City North Public Domain Plan

Street Widths





Measured From Building Faces

The O'Connell Precinct is surrounded by tight streets which represent some of the most narrow in the CBD. Both Spring and O'Connell Streets are 18m wide which means views of these street elevations are limited.

Footpaths are very limited in scale creating cramped spaces for pedestrians. Car and bus movements dominate the space and limit the potential for street frontage activity.



Legend

-  Existing vehicular entries
-  Existing street widths
-  One-way street
-  Two-way street

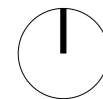
 Not to scale

Image source: Stewart Architecture and Matthew Pullinger Architect
 Data source: Hunter Street Precinct Public Domain Study by Gallagher Studio, City North Public Domain Plan

Key Landmarks + Vistas

With Existing Active Frontages





A number of key vistas define the experience of the Precinct, creating a sense of place and enabling navigation.

Key landmarks include:

- Department of Lands Building - with its distinct copper domed clock tower
- Department of Education Building - recently converted to the Capella hotel
- Dobell Memorial Sculpture (Herbert Flugelman 1979, moved from Martin Place in 1999) at the corner of Spring and Pitt Streets
- Radisson Hotel (former Wales House) at the corner of O'Connell and Pitt Streets - with its distinct copper dome and 'Flatiron' building form
- 1 Bligh Street steps
- Farrer Place and heritage palm trees
- Richard Johnson Square at the corner of Hunter and Bligh Streets



Legend

-  Key landmark
-  Key vista
-  Primary active facades
-  Secondary active facades

 Not to scale

Image source: Stewart Architecture and Matthew Pullinger Architect

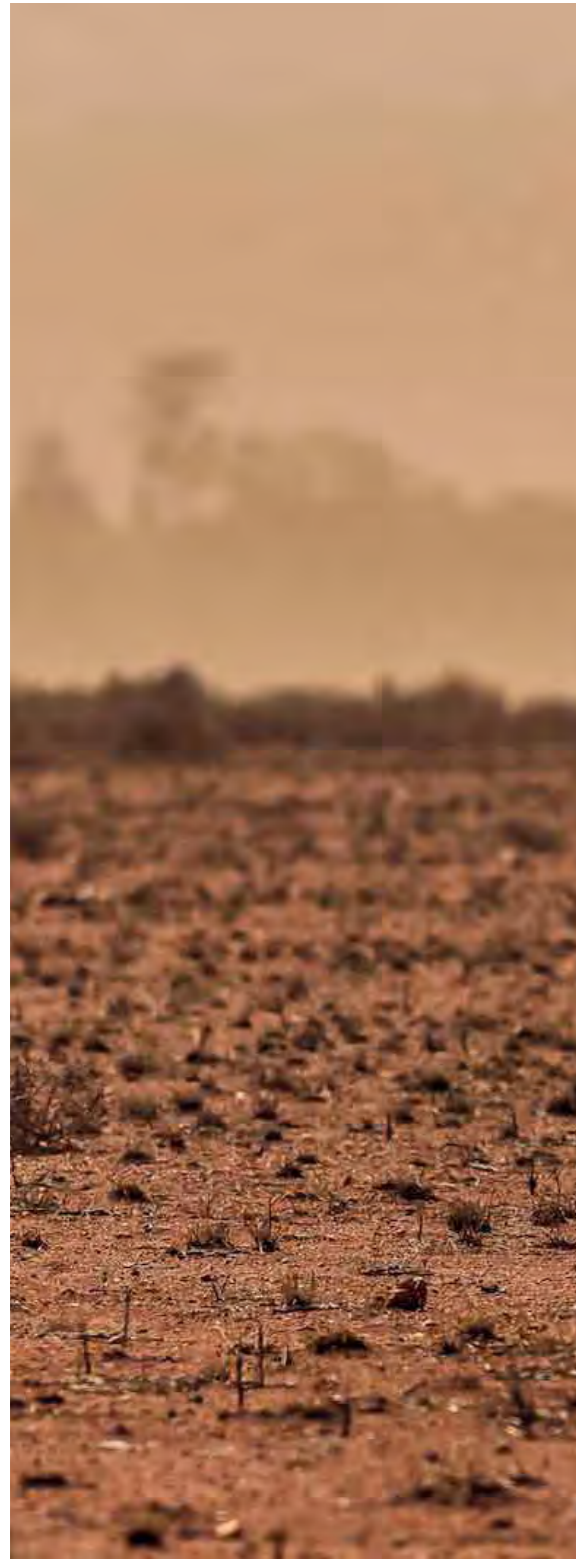
3.0 Designing With Country



3.1 Designing With Country Vision

Designing With Country Consultant: Jefa Greenaway - Greenaway Architects

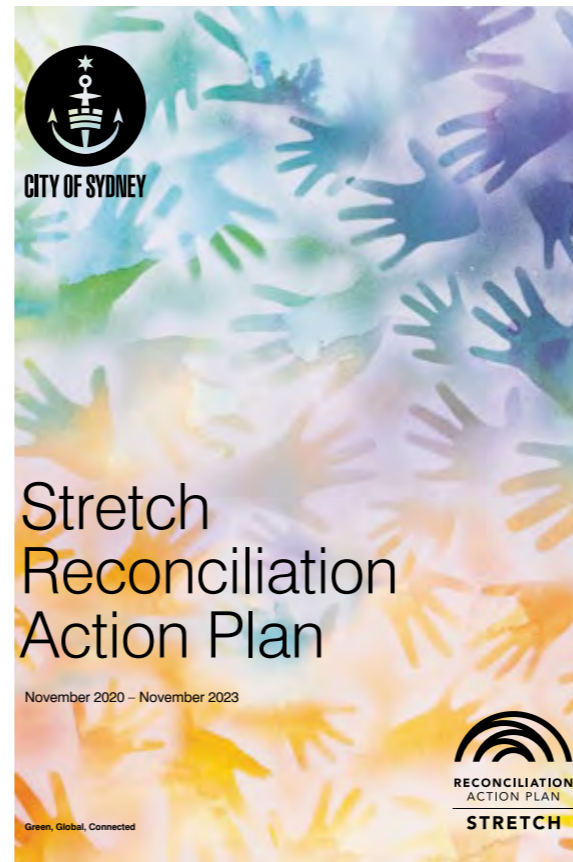
Leading the way in tackling the climate crisis with innovations in social, cultural and environmental sustainability.



3.2 Project Drivers

Key Policy Documents

Aligning to key strategic drivers.



The Time is Now

Designing With Country

Voice.

Agency.

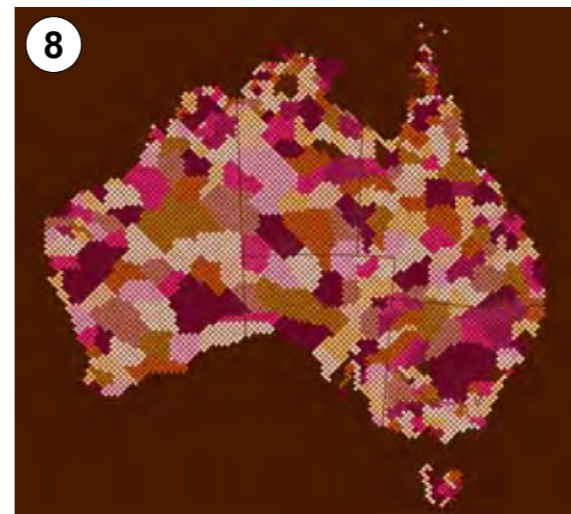
Place.

From the Uluru Statement of the Heart, to the referendum for a Voice to Parliament, the power of Indigenous perspectives, sensibilities and knowledge systems to be embedded and made visible, has never been more relevant.

As our cities evolve, the importance of amplifying our shared and deep history holds great weight.

The time is now to move beyond the 'muralisation' of culture to ensure true reciprocity and agency in the spirit of reconciliation and partnership.

We seek to walk together with Traditional Owners, Elders, Knowledge Keepers and Indigenous creatives to define a new destination of activity, of vibrancy and of culture.



Images sources (left to right from top):

1. Protesters taking to the streets of Sydney during the 1988 Bicentenary (photograph courtesy Newspix)
2. Blak Design Matters exhibition logo, designed by Marcus Lee (Karajarri-Australia) / Marcus Lee Design, for Koorie Heritage Trust, Melbourne, Australia, 2018
3. Yananurala – acknowledging Country on Sydney Harbour's foreshore. Artist's impression of bara (the Gadigal word for shell hook) by Waanyi artist Judy Watson, courtesy of the City of Sydney.
4. Uluru Statement from the Heart logo, <https://ulurustatement.org/>
5. Aboriginal Flag Mural, Redfern, NSW 2016, Australia. Photo source: unknown
6. 'Young Mob' Students at the National Centre of Indigenous Excellence (photograph courtesy Amanda James)
7. Photograph of Banksia serrata in flower. Photo taken by Peter1968. Originally uploaded on en.wikipedia. https://en.wikipedia.org/wiki/File:Saw_Banksia_flowers_cropped.jpg
8. Indigenous language map, for Venice Biennale 2020, by Greenaway Architects.

A Values Based Approach

Designing With Country

At its core, our philosophy is to 'do good work with good people' and bring to life ideas in complex environments by cutting through the noise.

Our work history reflects a deep commitment to championing the creation of safe, sustainable and future proof organisations and communities, where all stakeholders are provided the space to connect and create.

We discover the evidence that matters through deep listening and active research; create the space to connect diverse voices to our projects through rigorous, transparent and psychologically and culturally safe consultation strategies; and work together with our subject matter experts to generate the insights that matter and solutions that enable meaningful and measurable impact and change.

- Greenaway Architects (Jefa Greenaway)



Authentic Voice

We seek to ensure that Aboriginal culture, knowledge and participation is embedded across all aspects of the project, and moves beyond a simple tick-a-box exercise to one in which Aboriginal peoples are embedded partners in the delivery and success of the project.

Image: Uncle Colin, Wurundjeri Elder, at Smoking Ceremony at Queen & Collins, Melbourne, photo by James Henry, 2022.



From Deficit to Excellence

Our commitment is underpinned by the right of Aboriginal people to pursue their own economic, social and cultural interests, and that decision making and governance of policies, programs and activities that impact their communities should rest with Aboriginal people.

We will live up to this commitment by delivering a game changing model and a legacy of social transformation which moves beyond a deficit discourse and contributes to self determination and economic independence for Aboriginal people.

Image: Wangu Poles, University of Adelaide, by Paul Herzich, 2020.



Country-centred

Country-centred provides a systematic approach to how we think about place. It recognises that we are part of Country and that through deep engagement with the Traditional Owners who speak for Country, we can reveal deep histories of place.

Image: Acknowledgment of Aboriginal Country Signage, by the Department of Planning, Transport and Infrastructure.



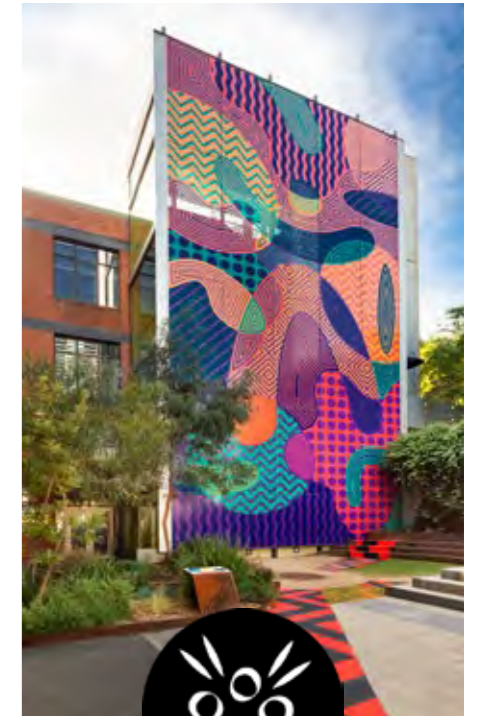
Reciprocity

We believe in developing a meaningful and trusting relationship with the community, in particular the Gadigal People of the Eora Nation - the traditional custodians of the land this project is on.

We recognise this project has a role in delivering shared and tangible value to the community.

We are committed to ensure Indigenous people share in the benefits from the use of their cultural knowledge, especially where it is being commercially applied.

Image: Ngarara Place, RMIT University, photo by Jefa Greenaway.



Celebratory

We proudly acknowledge and celebrate the Traditional Owners of the lands and their ongoing strength as the world's oldest continuing living culture. We recognise and seek to highlight the contribution of Aboriginal people and communities to everyday life and how this continues to enrich our society more broadly.

Image: Ngarara Place, RMIT University, photo by Peter Casamento.

Indigenous Design Charter

Designing With Country



The International Indigenous Design Charter is an award-winning benchmarking document authored by Jefa Greenaway (Wailwan, Kamilaroi), Prof. Brian Martin (Muruwari, Bundjalung, Gamilaraay), Dr. Meghan Kelly and Dr. Russell Kennedy.

It provides best practice protocols and guidelines for design practitioners, educators and students.

The Charter outlines 10 steps for designers and buyers of design to follow when representing Indigenous culture in their professional practice. They emphasise the need for respectful exchange, open thinking, deep listening and a genuine commitment to appropriately engage with Indigenous knowledge.



1. Indigenous Led

Ensure Indigenous stakeholders oversee creative development and the design process.

Image: Jefa Greenaway at Australian launch of the International Indigenous Design Charter, 2018



2. Self-determined

Respect the rights of Indigenous peoples to determine the application of traditional knowledge and representation of their culture in design practice.

Image: 'Dress Code' by Grace Lillian Lee (Torres Strait Island descent-Australia) / Grace Lillian Lee Productions, Photo by Wade Lewis.



3. Community-specific

Ensure respect for the diversity of Indigenous culture by acknowledging and following regional cultural understandings.

Image: 'Land of Tara' by Johnson Witehira (Maori-New Zealand) / Made by Johnson, at Courtenay Place, Wellington, NZ.



4. Deep Listening

Ensure respectful, culturally specific, personal engagement behaviours for effective communication and courteous interaction. Make sure to be inclusive and ensure that recognised custodians are actively involved and consulted.

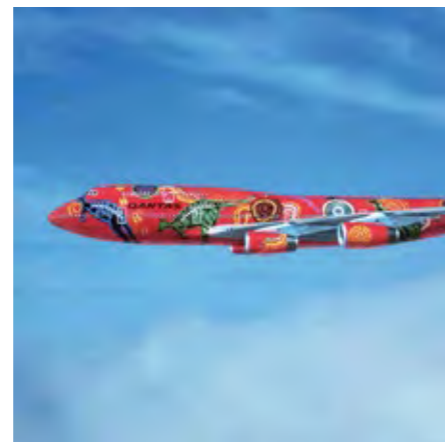
Image: Koorie Heritage Trust, Federation Square, Melbourne. Designed by Jefa Greenaway (Wailwan, Gamilaraay-Australia), Rueben Berg (Gunditjmara-Australia) in collaboration with Lyons Architecture, 2015.



5. Indigenous Knowledge

Acknowledge and respect the rich cultural history of Indigenous knowledge including designs, stories, sustainability and land management, with the understanding that ownership of knowledge must remain with the Indigenous custodians.

Image: 'Noise Wall' at Auckland, NZ. Designed by Clynt White and Johnson Witehira (Maori-NZ) / White Landscape and Urbanism, 2014.



6. Shared Knowledge

(Collaboration, co-creation, procurement)

Cultivate respectful, culturally specific, personal engagement behaviours for effective communication. This involves courteous interactions to encourage the transmission of shared knowledge by developing a cultural competency framework to remain aware of Indigenous cultural realities.

Image: 'Wunala Dreaming - Qantas Boeing 747'. Designed by Ros Moriarti and John Kundereri Moriarti (Yanyuwa-Australia) / Balarinji Design Studio, 2013.



7. Shared Benefits

Ensure Indigenous people share in the benefits from the use of their cultural knowledge, especially where it is being commercially applied.

Image: 'Inuit' textile design, by Liss Stender (Inuit-Greenland) / Inuk Design, 2018.



8. Impact of Design

Consider the reception and implication of all designs so that they protect the environment, are sustainable, and remain respectful of Indigenous cultures over deep time: past, present and future.

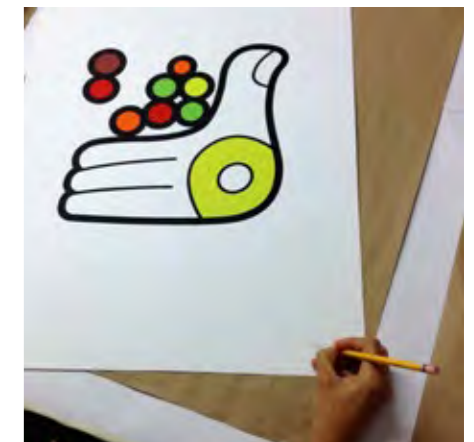
Image: 2014 Brisbane G20 Summit logo with former US President Barak Obama. Communication design by Amanda Lear and David Williams (Wakka Wakka-Australia) / Gilimbaa, 2014.



9. Legal & Moral

Demonstrate respect and honour cultural ownership and intellectual property rights, including moral rights, by obtaining appropriate permissions where required.

Image: Blak Design Matters exhibition logo, designed by Marcus Lee (Karajarri-Australia) / Marcus Lee Design, for Koorie Heritage Trust, Melbourne, Australia, 2018



10. Charter Implementation

Ensure Indigenous stakeholders oversee creative development and the design process.

Image: 'Planting Seeds - New Maya (Visual) Language' by Frida Larios (Maya, Pipil-EI Salvador) / Frida Larios Design, 2014.

3.3 Emerging Project Approach

The Primacy of Country

A whole of project approach to Country and to Indigenous culture. Addressed at all stages of the project.

We are taking a whole-of-project approach to Country and Indigenous culture, grounding the project in Country and First Nations culture at all stages of the project. This includes:

- Inviting experts to participate in the project as 'creative provocateurs'
- Initial thoughts around Country and context to create cultural celebration
- Designing with Country project methodology
- Development of aims and principles anchored in First Nations voices/agency
- Identifying projects and places for First Nations culture and values to be expressed at every stage
- Partnering with First Nations organisations, artists and curators
- Visible, tangible and bold re-imaginings of culture and identity



Embedding Cultural Narratives

Designing With Country

War-ran now known as Sydney Cove has been dramatically transformed over the past two centuries.

Traditional Owners, Elders and Knowledge keepers have been the custodians of Country for millennia. Their footsteps are etched into the landscape, echoes of their sophisticated knowledge systems are inscribed in the lands of the Eora Nations, embedded yet concealing deep layers of history and memory.

Aboriginal people are the original storytellers of this Country. The songlines of the Elders traverse this vast island continent, as the mnemonic signposts of Country, encoding connection to ancestral beings, fauna, natural features and events through time. They embed an archive of knowledge, a memory system of great antiquity preserving and celebrating culture, passed down through time. As Margo Neale and Lynne Kelly evocatively explain in 'Songlines: The Power and Promise:'

“Songlines are the means of storing and earning knowledges, ancient and modern. They are the stories embodied in the land, sea, skies to be remembered and passed on through song, dance, art, ceremony and most importantly, through attachment to Country.”

The importance of creating a framework for storytelling, interpretation and design is an important step to continue these ancient practices in new and compelling ways. It provides the impetus and opportunity for truth-telling, of engagement and knowledge exchange. Importantly, it facilitates culturally authentic design transmission, anchored in Country.

Image source: Aboriginal Australians spearing fish and diving for shellfish, New South Wales, ca. 1817 [picture] / Lycett, Joseph, approximately 1775-1828 / <https://nla.gov.au/nla.obj-138500727/view>

The colours and patterns of Country belie some difficult truths. However, the state of NSW is tentatively embracing the deep connections of the First Peoples of this land, many Nations within a Nation. We are in a new age of treaty conversation, embracing discussions of truth and justice - guided by Indigenous voice and agency. There is much wisdom that resides in over 3,000 generations of continuous connection to this land.

The time is now to repair, remediate, restore and replenish Country. The time is now to embrace knowledge sharing, to embed reciprocity and to value the insights of those who have always been here. The primacy of Country is key to embedding notions of respect for the holistic and integrated systems whereby flora, fauna, waterways, and mountain ranges are no longer subservient to the needs of people, in other words, we adhere to the Indigenous truism that we all are Country.

The Gadigal peoples of the Eora Nation are an immense and valuable community asset and key collaborator for this project. The new re-imagined O'Connell Precinct is a place to celebrate and amplify culture, a place of learning, a place of connection and respite. There are many stories to tell, layered through time as we continue our journey of discovering within a unique setting for the city, for people and for the future.



“There is an opportunity to design a landmark city precinct informed by the world’s oldest living culture.”

- Jefa Greenaway, Greenaway Architects Indigenous Design Consultant

Gadigal People of the Eora Nation

Designing With Country

Was. Is. Always. Eora Nation.

There are approximately 29 clan groupings from the current day Sydney metropolitan area, broadly referred to as the Eora Nation.

As a clan of the Eora Nation, the Gadigal people remain resilient and strong since first contact. There is much to celebrate amongst the vibrant living culture of Aboriginal people in Sydney.

Many leaders have shaped the state's history from political activism, sport, the arts and the strength-based development of important organisations which have supported self-determination. Sydney represents a diaspora of First Nations people who continue to define the ongoing Eora journey lines of Country.

This place is founded on Aboriginal lands. The Gadigal people are a proud community, having demonstrated a generosity of spirit to share stories, to impart wisdom and showcase culture.

However, this comes with obligations and responsibilities to respect and protect Country. Even in a busy metropolis like Sydney, we are reminded that we are always on Country.

Supported and guided by the Connecting to Country Framework, by the NSW Government Architect, the importance of engaging with the Gadigal people will provide the requisite cultural imprimatur and protocols to meaningfully collaborate and ensure depth of connections for a new cultural destination on Gadigal lands.



Warami, wellama bami, budyari yaguna

Welcome, wherever you come from, good day
- Richard Green, Language Teacher

Charcoal european ship in rock-shelter in Lane Cove River Valley, by Dr Val Attenbrow, contributed by Australian Museum



Sketch of Sydney Cove Port Jackson, by William Dawes, 1788



A View of Sydney Cove, New South Wales, 1804. Hand coloured aquatint. engraved by Francis Jukes, London, bears inscription below image: Drawn by E. Dayes from a picture painted at the Colony. Engraved by F. Jukes. / A View Of Sydney Cove, New South Wales / From an original picture in possession of Isaac Clementson Esq. / London Published April 10 1804 by F. Jukes / 57 John St Fitzroy Square, 39.5 x 60 cm

3.4 Connections to Place

Designing With Country - the O'Connell Precinct

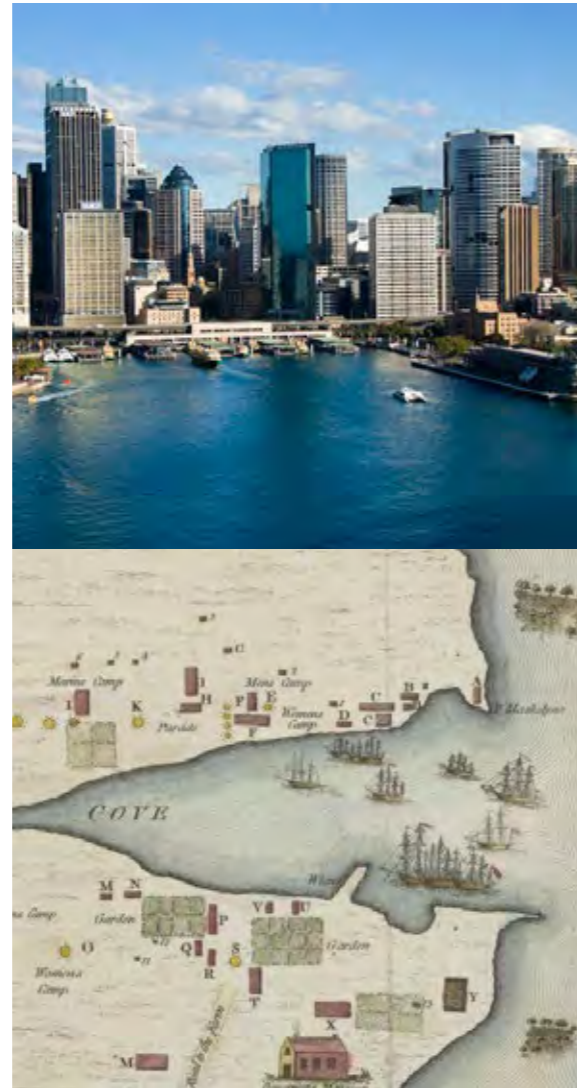
Topography + Geology



The colours of Country are etched in the landscape. Inspired by the layers of Country, the geology, the escarpments shaped and evolved through time. The undulated topography, the high points and the contours hold powerful histories and memory of place.

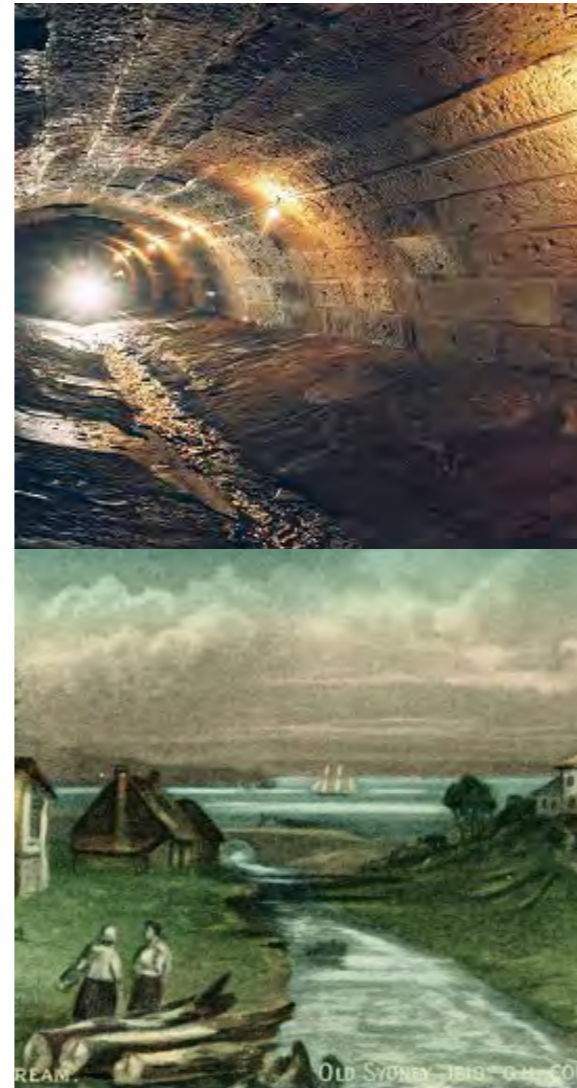
The primacy of Country starts with the ability to listen to Country, to walk Country and to care for Country, it is a reciprocal relationship to maintain balance. A Country-centred approach will ensure a level of cultural authenticity which pays deference to its place.

Connection to Water



The Eora people of the Gadigal Nations speared fish along the shorelines, women line-fished from their nowise (canoes) while Berewalgal (people from a distant place) observed. It is no accident that European settlement took place around the area now known as Circular Quay, a protected inlet, with fresh water and abundant resources, a natural port and ideal setting to camp. Always connected to water, a destination re-imagined.

The Tank Stream



Captain Arthur Phillip chose Circular Quay as the birthplace of the new colony, in part because of this freshwater stream running right into the harbour from a swamp at the western end of Hyde Park.

Having supplied freshwater and fish to the original Gadigal people for tens of thousands of years, it would serve as the main fresh water supply for the first 40 years of Sydney's European life.

By the early 1800s its waters were so polluted that the colonists had stopped drinking from them. As the burgeoning city grew up around the stream, it was covered over with sandstone blocks.

Materiality



Water shapes Country, it provides the patina, the textures and elements to support the rich flora and fauna endemic of this region.

Colour, texture and tactility engage the senses – the capacity to give meaning, to make the invisible visible – the material culture, the narratives of Country will provide the way.

Material diversity provides visual interest, warmth and engaging places – an invitation to reconnect and to dwell supported by amenity inspired by the very essence of Country.

Landscape



There is a rich ecosystem of endemic and Indigenous species of this Country.

Caring for Country reinforces the need to provide places of pause and respite, places of shelter, places for bees and butterflies, for birds and canopy cover. Contemporary landscapes which restore, remediate and replenish Country.

Embedded in our philosophical position is to infuse sustainability within the very DNA of our design thinking, following traditions drawn from thousands of generations of cultural practice and wisdom.

Image sources (left to right): charcoal european ship in rock-shelter in Lane Cove River Valley, by Dr Val Attenbrow, contributed by Australian Museum; aerial view of skyscrapers and Sydney Cove in Sydney, source unknown; Sydney's Tank Stream, source unknown; Sydney Sandstone Background, by Silken Photography; Callistemon 'Kings Park Special', GardeningwithAngus.com.au; Bridge over the Tank Stream - Sydney from the west side of the Cove, c. 1803 Evans, George William (attrib.), 1780 1852. Watercolour. Courtesy Grace Karskens; Sydney Cove / Port Jackson, Australia - Map drawn by a convict (1789); The Old Tank Stream, Sydney, source unknown; Pandanus leaves for weaving, supplied: Alvaro Catalán de Ocón; Ngarara Place, RMIT University, photo by Peter Casamento.

4.0 Heritage



4.1 Heritage Context

Overview of the Proposal

The O'Connell Precinct is located within a rich heritage setting that strongly influences the CBD's existing character.

The re-imagining of The O'Connell Precinct will comprise a diverse and integrated mixed-use commercial development that largely retains the existing 1 O'Connell Street commercial office building and retains and conserves all existing heritage buildings and facades across the site. In particular the proposal involves the retention, alteration and integration of 19 O'Connell Street.

The transformation of The O'Connell Precinct will be achieved through amendment to the Sydney LEP 2012 and Sydney DCP 2012.





The Precinct includes a number of existing lower-value buildings, the majority of which are to be demolished to facilitate the renewal of the new mixed commercial redevelopment.

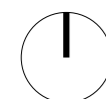
The heritage listed building at 19 O'Connell Street will be retained and restored, as well as the existing 1-15 O'Connell Street commercial building, including the heritage listed facades of the former Chatsworth House and the former Orient Line building. The Chatsworth House facade will continue to act as a basement entry now serving the entire Precinct.

Text in this chapter includes excerpts from heritage reports by Megan Jones Architect: 19 O'Connell Street CMP (October 2022) and Statement of Heritage Impact (February 2024).



Legend

-  The O'Connell Precinct
-  Existing building stock within the site to be demolished
-  Heritage item - general (data source: Sydney LEP 2012 Heritage Map)
-  The Tank Stream

 Not to scale

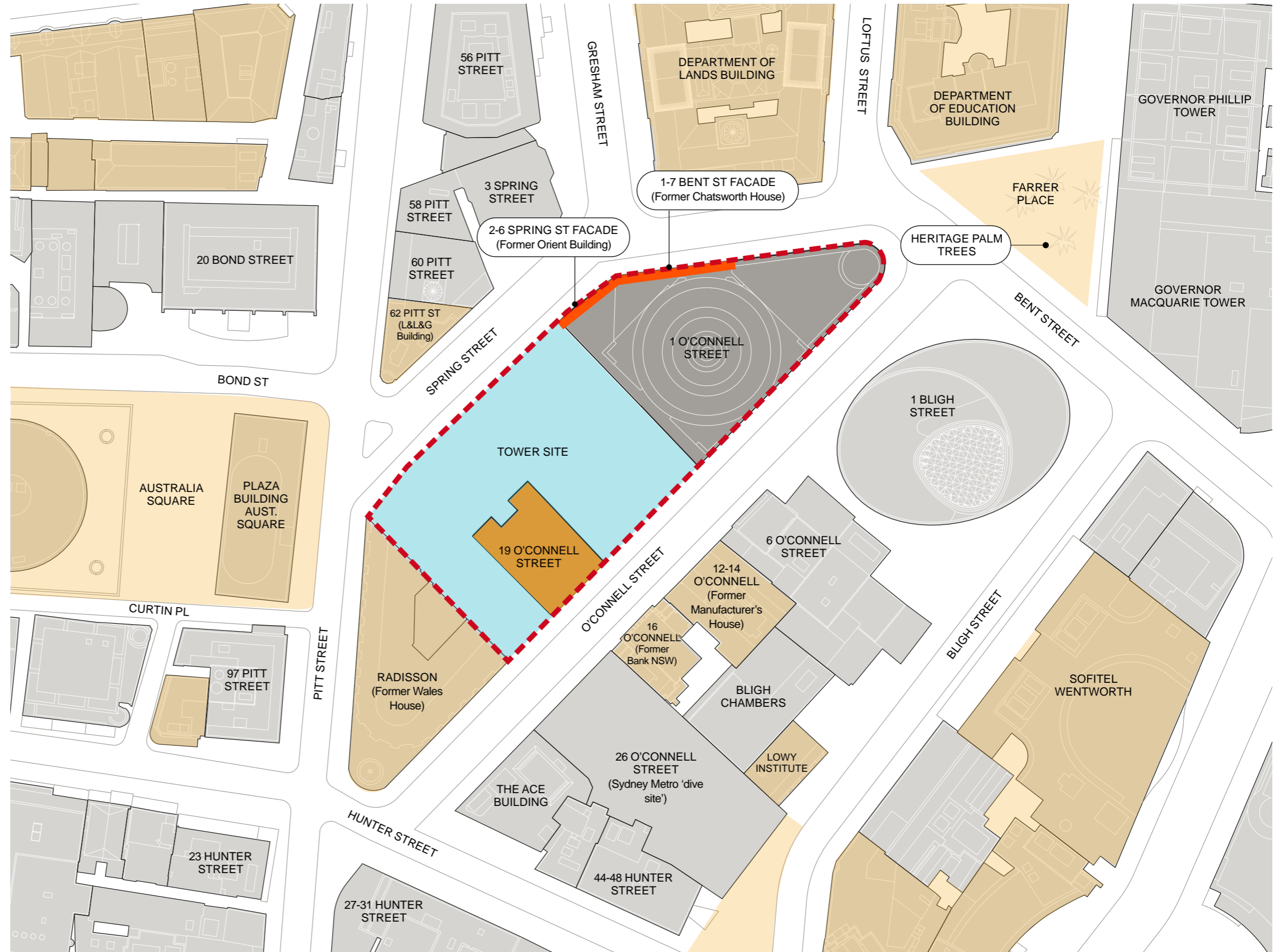
4.2 Heritage Items - Within the Site

The O'Connell Precinct contains three heritage items listed on Schedule 5 of the Sydney Local Environmental Plan 2012: 19 O'Connell Street and the historic facades of the former Chatsworth House and the former Orient Building. 19 O'Connell Street is also listed on the NSW State Heritage Register.

Note: The former Department of Lands Building and the former Department of Education Building are also included in the National Heritage List - Governors' Domain and Civic Precinct, Macquarie Street.

The following pages provide a summary of the heritage items within and adjacent to the development site.

The only heritage building directly affected by the development is 19-21 O'Connell Street.



Legend

- Existing 1 O'Connell Street commercial tower to be retained
- Existing building stock within the site to be demolished
- Existing heritage fabric within the site - to be retained, adapted and integrated
- Heritage item - general (data source: Sydney LEP 2012 Heritage Map)

Not to scale

Heritage Items Within the Site

19 O'Connell Street and the Heritage Facades to Spring and Bent Streets



THE PUBLIC TRUSTEE BUILDING

(Rofe Chambers)

19-21 O'Connell Street

Completed: 1925

Architects: HE Ross and H Ruskin Rowe of Ross & Rowe

- Inter-War Free Classical style of architecture
- Associated with the development of the Public Trustee in NSW (management of estates of deceased persons) and is still being used as the head office of this organisation
- The façade contributes to the streetscape character established by the former bank of New South Wales building on the corner of Hunter and Pitt Streets



THE FORMER 'CHATSWORTH HOUSE' FAÇADE

1-15 O'Connell Street (1-7 Bent Street)

Completed: 1937

- Late twentieth century post-modern style facade
- Facade only forms part of 1 O'Connell Street, a 36-storey office tower building with a low-scale podium housing retail uses
- Designed in a stripped classical style the facade contributes to the quality of the street and brings warmth into Bent Street
- Internal spaces and structures demolished in the 1980s as part of the Wintergarden development (1 O'Connell Street)



THE FORMER 'ORIENT BUILDING' FAÇADE

(Later Macknade House)

1-15 O'Connell Street (2-6 Spring Street)

Completed: 1938

- Orient Building (later Macknade House)
- Seven storey Inter-War building constructed with a steel and concrete framed façade
- Classical elegance with simple style which is reminiscent of Scandinavian and Italian architectural examples from that era
- Contributes to the quality and warmth of Spring Street
- Ground floor portion of the facade upgraded as part of the Wintergarden development

Images source: Stewart Architecture

4.3 Heritage Items - Adjacent the Site

Opposite the Site



FORMER SYDNEY MORNING HERALD BUILDING AKA WALES HOUSE
66 Pitt Street (corner O'Connell Street)
Completed: 1927
Architect: Manson & Pickering

- Important marker building with 'Flatiron' rounded building form at the corner of Pitt Street, O'Connell Street and Hunter Street. Regarded as one of the best corner buildings in Sydney
- Fine and significant example of Inter-War Commercial Palazzo style
- Reminder of success and prosperity of the publisher-owners, John Fairfax & Sons, and of the dominant role of newspapers in society at that time, before the advent of the electronic media

Image source: Stewart Architecture



FORMER BANK OF NSW AKA DELFIN HOUSE
16 O'Connell Street
Completed: 1940
Architect: C Bruce Dellit

- The former Bank of NSW building is one of Australia's finest examples of Art Deco office building
- Decorative archway and granite base over four floors with sandstone to floors above
- The façade style and detail are of exceptional significance representing a departure from traditional forms and expressing contemporary modern design concepts and building technologies
- The building's contribution to the O'Connell Street streetscape is considerable

Image source: Megan Jones Architect



FORMER MANUFACTURERS HOUSE
(Manufacturers Mutual Insurance Company building)
12-14 O'Connell Street
Completed: 1935
Architect: SH Buchanan & Cowper

- Manufacturers House is a nine storey building in modest Inter-War Art Deco style
- The building comprises predominantly Australian materials and is significant for its reflection of the cautious emergence of business confidence following the period of economic depression and industrial unrest of the late 1920s
- Rare and outstanding example of a highly intact, original commercial face brick exterior of high quality design
- The building is significant for its contribution to the development of the Hunter and O'Connell Streets Art Deco precinct

Image source: Megan Jones Architect



FORMER DEPARTMENT OF EDUCATION BUILDING
35-39 Bridge Street
Completed: 1912 and 1928
Architect: George McRae and John Reid

- Edwardian architectural style and planning concepts
- The building, especially where it remains in original condition, is a particularly fine example of an early 20th century government office building, featuring an innovative internal steel frame that allowed for future re-use
- It is an important example of the architecture of the period 1915-1930
- Exterior is Sydney sandstone, visually linking with other imposing sandstone government buildings and enhancing a number of important city vistas
- Recent hotel related additions now completed

Image source: Stewart Architecture

Heritage Items - Adjacent the Site

Continued



PALM TREES IN FARRER PLACE

- Farrer Place commemorates William Farrer (1845-1906)
- The group of three Washington Palms (*Washingtonia Robusta*), located in raised planter beds, are old specimens relating to the Department of Education Building
- The palms are significant in terms of their visual, aesthetic and historic values

Image source: Stewart Architecture



AUSTRALIA SQUARE INCLUDING TOWER, PLAZA BUILDING AND FORECOURT

264-278 George Street (and 87-95 Pitt Street)
Completed: 1967

Architect: Harry Seidler

- Outstanding example of late twentieth century International Style works of architecture by Harry Seidler
- Awarded both the Royal Australian Institute of Architects Sulman Medal and Civic Design Award in 1967
- Innovative form and urban design approach with site amalgamation and new public spaces at ground
- Distinctive, efficient, cylindrical form
- It is aesthetically significant as a finely crafted building and a seminal work by Seidler



Image sources (left to right, top to bottom):

Main tower - <https://www.skyscrapercenter.com/building/australia-square-tower/2741>

Plaza - <https://www.cityofsydney.nsw.gov.au/development-guidelines-policies>

Plaza building - <https://www.visitsydneyaustralia.com.au/australia-square.html>



FORMER LIVERPOOL & LONDON & GLOBE BUILDING 62 Pitt Street

Completed: 1962

Architect: Spain Cosh & Stewart

- Former Liverpool & London & Globe building associated with prevalence of insurance companies during post-World War II
- Purpose built for L&L&G who occupied the site for over 100 years
- Distinctive example of late twentieth century International Style
- Unique triangular form and acute corner external expression with curtain wall facade

Image source: <https://www.skyscrapercity.com/threads/projects-discussion-nsw-heritage-thread.1027579/page-24>

Photo Study - Key Plan

The O'Connell Precinct

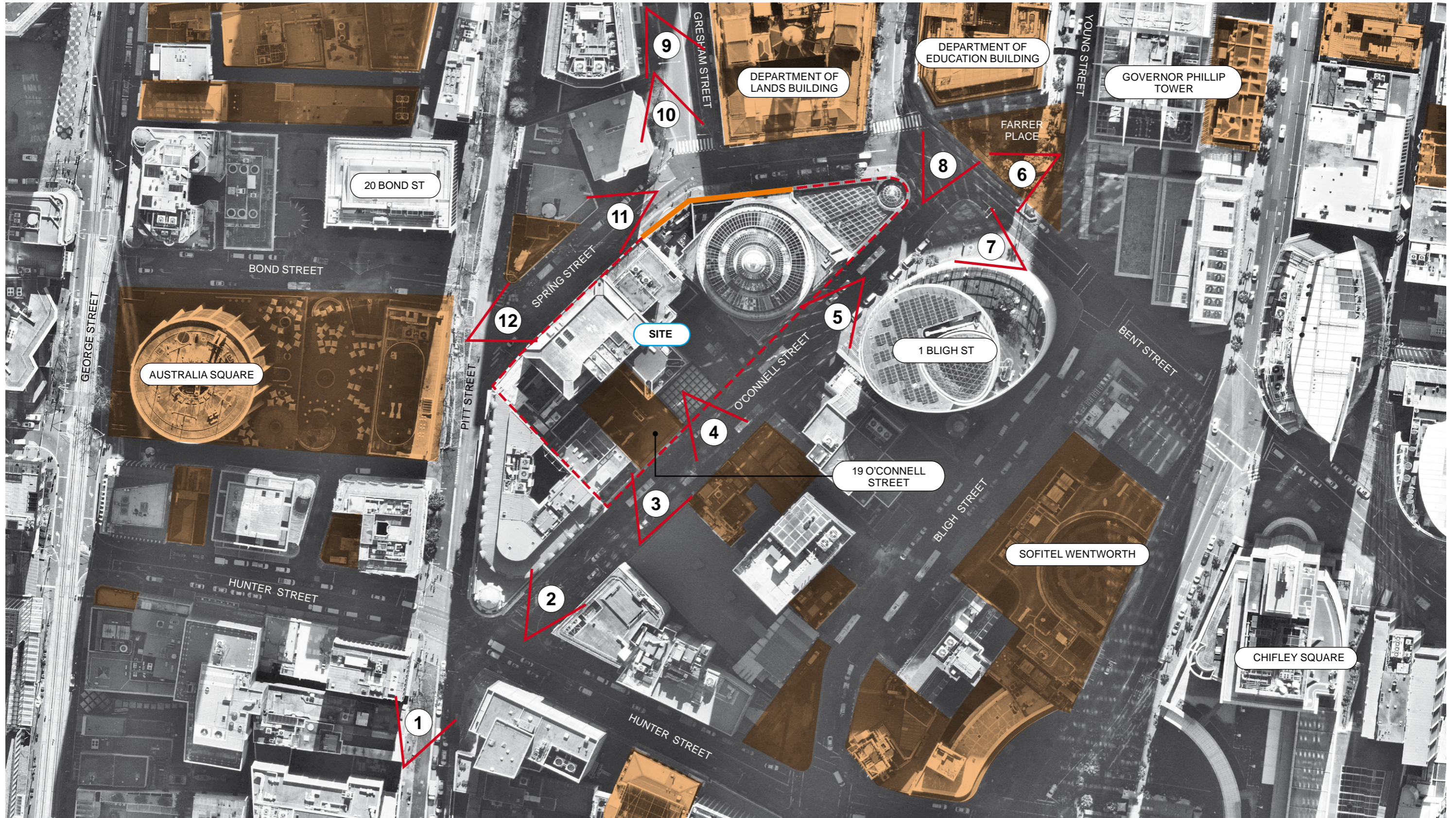


Image source: base aerial from Nearmap

Photo Study - Key Vistas

O'Connell Street

Image sources: Stewart Architecture + Matthew Pullinger Architect



The Radisson Hotel (former Wales House) to the corner of Pitt Street and O'Connell Street and Hunter Street as viewed here from Pitt Street facing north. The iconic corner facade with copper dome is a distinct and well known city corner.



View facing north up O'Connell Street with the The Radisson Hotel (former Wales House) to the left - the trachyte base and sandstone top visible and prominent upper cornice. 23 O'Connell Street is beyond the Radisson and 19 O'Connell Street beyond that, with the distinct three archways at ground floor just visible.



This view from O'Connell Street facing 23 O'Connell Street and 19 O'Connell Street just to the right. The existing 1 O'Connell Street tower in the background. The distinct archways of 19 O'Connell Street are clearly visible. The narrow buildings are characteristic of O'Connell Street and its traditional pattern of buildings which form the consistent street wall.



Opposite the site on O'Connell Street is 12-14 O'Connell Street former Manufacturer's House (left) and 16 O'Connell Street, Former Bank of NSW (right). 12-14 O'Connell has distinct Art Deco details with a sandstone base and red brick upper. 16 O'Connell Street has a granite base with sandstone upper and distinct decorative windows from ground to level 2.



View south on O'Connell Street with the archways of 19 O'Connell Street visible on the right hand side in the foreground. The narrow 18m wide street has a continuous and prominent street wall of significant heritage buildings on both sides. These buildings bring warmth and texture to the street experience.



1 O'Connell Street existing wintergarden building and tower behind with adjacent sandstone Department of Lands Building to the right across Spring Street. This image taken from Farrer Place, with the heritage palm trees opposite The O'Connell Precinct site visible in the foreground.

Photo Study - Key Vistas

Bent Street and Spring Street

Image sources: Stewart Architecture + Matthew Pullinger Architect, unless otherwise specified



View of existing wintergarden building facing north-west, with the Department of Lands Building behind, taken from the steps of 1 Bligh Street (Department of Lands Building currently with scaffold covering the exterior). The existing post-modern wintergarden building design forms an acute point at the northern tip of the site.



The Department of Education Building to the north of the site. The existing heritage landscape and palm trees of Farrer Place visible. The new hotel addition on top of the building now completed (November 2022).



View of the western facing elevation of the Department of Lands Building. 1 O'Connell Street visible to the right, and the curved facade of 1 Bligh Street behind. The distinct copper onion-shaped clock tower forms a distinct landmark within the city (designed by colonial architect James Barnett). (Building currently covered in scaffold - image source: shorturl.at/jAKY0.)



View of heritage facades to Bent and Spring Streets, with existing vehicle entry to basement within the larger Chatsworth House facade. The Orient Building facade visible in the lighter sandstone and to a lower height to the right.



View facing south-west on Spring Street. Wintergarden of 1 O'Connell Street to the left and the sandstone Department of Lands Building to the right. The Dobell Memorial Sculpture (Flugelman) visible in the footpath at the end of Spring Street.



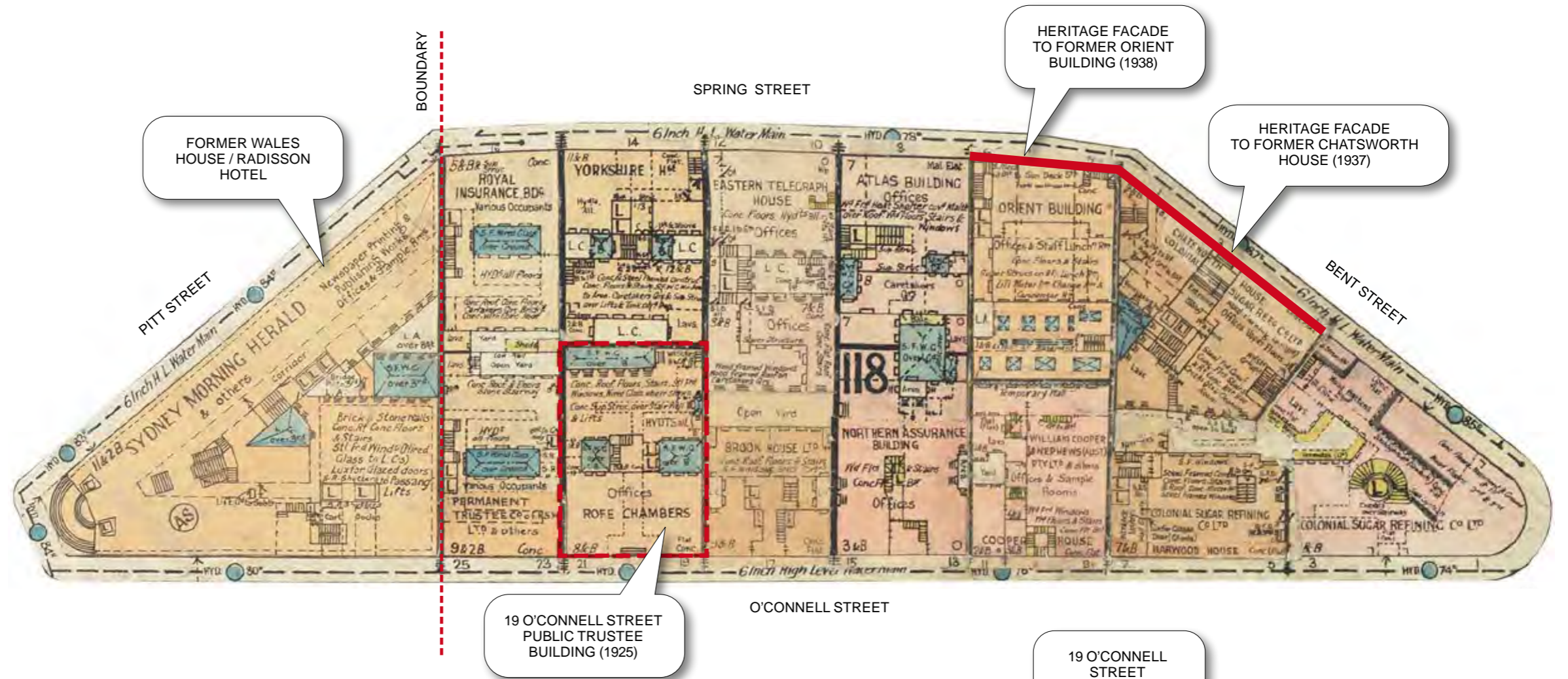
View facing north-east on Spring Street. The Department of Lands Building visible at the end of the street with the distinctive clock tower marking the axis.

4.4 Traditional Subdivision

Building and Streetscape Pattern

The colonial plan (1939, right) illustrates that the block was broken down into a series of finer grain buildings. The buildings to the centre of the block were a similar scale as 19 O'Connell Street (Rofe Chambers, 1925) which means this building is indicative of the traditional scale and pattern of built form to both O'Connell Street and Spring Street.

This pattern of buildings has informed the reference designs submitted with this Request for Planning Proposal (Refer Chapter 10).



19 O'CONNELL STREET



19 O'CONNELL STREET

Plan image: NSW Fire Underwriters Association Detail Survey Map Block No. 115 and Block No. 118, c1939. Source: City of Sydney - Historical Atlas of Sydney.

Bottom left: 10-25 O'Connell Street; McKinsey House, Orient Steamship, 1939. Source: SLNSW: Hall & Co, Home and Away - 35225, image FL1643461. Via Megan Jones Architect.

Bottom right: 13-21 O'Connell Street, post-December 1927 since Brook House at No. 17 has been completed. 19 Rofe Chambers, Brook House, Union Assurance. Source: SLNSW: Hall & Co., Home and Away - 35089, image FL1645193. Via Megan Jones Architect.

4.5 The Radisson Hotel

(New Premises for the Sydney Morning Herald, 1922) Formerly Wales House

STATE HERITAGE REGISTER

Statutory listings:

- Heritage Council of NSW - State Heritage Register
- City of Sydney Local Environmental Plan 2012 - Schedule 5

Non-statutory listings:

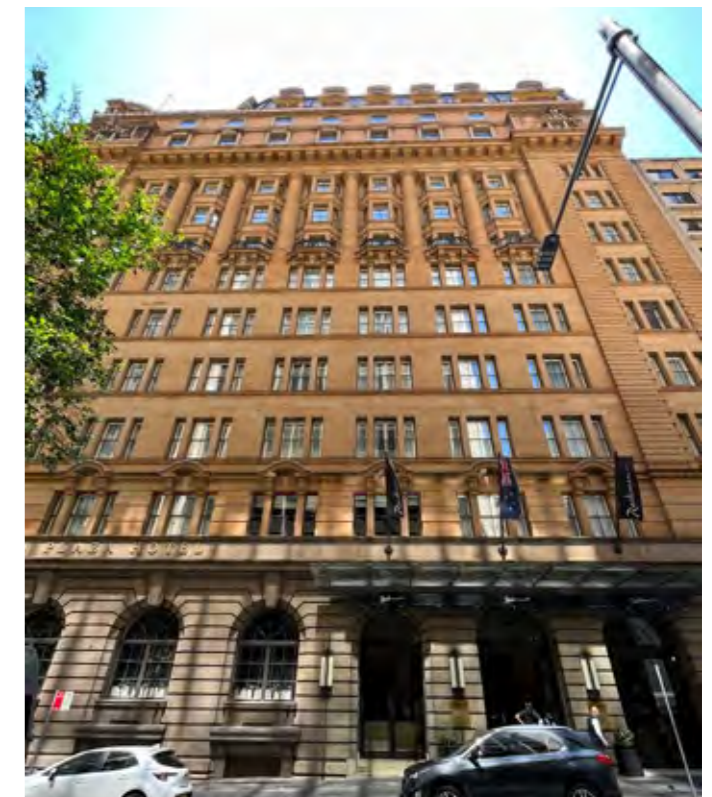
- Australian Heritage Database - Register of the National Estate
- National Trust of Australia (NSW) Register

HERITAGE SIGNIFICANCE

- The site of the building has a 99 year association (1856-1955) with the publication of Australia's oldest surviving newspaper, the Sydney Morning Herald. The building was designed for this purpose.
- The building provides a good and clearly visible element in the townscape.
- The building is a reminder of the success and prosperity of John Fairfax & Sons and the dominant role of newspapers before the advent of the electronic media.
- The exterior treatment of the building is a fine example of the Inter-War Commercial Renaissance Palazzo style. It reflects a perceived image of the Sydney Morning Herald.
- The only substantial and clearly visible surviving remnants of the original office layout are the manager's room with adjacent elevator vestibule, a portion of the adjoining assistant manager's room, and the board room, all on the first floor.



PROMINENT CONTINUOUS CORNICE ELEMENT (TOP RL 51.9 APPROX.)



- Image sources (top row, left to right):
1. Historic photo of Radisson building (former Wales House) via Megan Jones Architect
 2. Image via Megan Jones Architect
 3. Radisson Hotel Floor Plan by architects Davenport Campbell, 1997

Image sources (bottom row): Stewart Architecture and Matthew Pullinger Architect

4.6 19 O'Connell Street

Public Trustee Building (1925)

19-21 O'Connell Street was designed by eminent architectural firm Ross & Rowe (HE Ross and H Ruskin Rowe) and built in 1925 as Rofe Chambers for the legal firm Alfred Rofe & Sons. In 1941 Rofe Chambers was acquired by the State Government. The Public Trustee Building was officially opened by the Premier, William McKell, on 2 March 1942. In 1971, major alterations and additions were carried out to suit the NSW Public Trustee.

Although it has undergone substantial internal alterations and external modifications, 19 O'Connell Street is a good representative example of an Inter-War Commercial Palazzo style office building that makes a significant contribution to the streetscape of O'Connell Street. The architects Ross & Rowe were prominent and responsible for large and important commercial and office buildings during the 1910s and 1920s. The building is also associated with the Public Trustee, a state instrumentality that assumed the role of the Curator of Intestate Estate and has occupied the building since 1941.

Conservation and Adaptation

As identified in the Conservation Management Plan (October 2022 by Megan Jones Architect), the proposal to integrate 19-21 O'Connell Street with a commercial tower development seeks to maintain the identified heritage values of the building and demonstrate benefits for the ongoing use and maintenance of the building.

19-21 O'Connell Street is to be conserved, enhanced, and celebrated as an integral component of the site redevelopment. The CMP identifies that the building is capable of adaption for continued commercial or other uses, the principal physical constraints comprise the retention of the building's façade, and retention and interpretation of perimeter walls and internal structural column grid.

Refer to Chapter 5 - Precinct Vision + Objectives and Chapter 10 - Reference Design.



The main entrance to the existing building is to the far left arch. Basement driveway to the far right arch.
Image source: Stewart Architecture



Decorative top cornice has considerable depth and is prominent within O'Connell Street.
Image source: Stewart Architecture



Location of the building on O'Connell Street.
Image source: Google Maps

19 O'Connell Street - Timeline

Public Trustee Building (1925)

19 O'CONNELL STREET

The Public Trustee Building was originally built as Rofe Chambers for the legal firm Alfred Rofe & Sons. In 1941, there was an urgency to find new office accommodation for the Public Trustee, and Rofe Chambers was acquired by the State Government for the purpose. The Public Trustee Building was officially opened by the Premier, William McKell on 2 March 1942.

ALTERATIONS

In 1967, alterations were carried out to the ground floor. In 1971, the building underwent major refurbishment which substantially removed the original interiors and left only the facade of the building intact. Further internal refurbishment was carried out in 1989.

HISTORICAL + SOCIAL SIGNIFICANCE

- Associated with the historical development of the Public Trustee in NSW
- Of social significance because of association with the management of estates of deceased persons
- First office building purchased especially to accommodate the Public Trustee and is still used as its head office

ARCHITECTURAL SIGNIFICANCE

- Facade contributes to the streetscape character established by former bank of New South Wales building on the corner of Hunter and Pitt Streets
- Good example of the Inter-War Free Classical style of architecture

1924



1925



1927



1962



1982



c. 1920s

Designed by Ross & Rowe Architects. Originally built as Rofe Chambers for the legal firm Alfred Rofe & Sons

1941

Acquired by the State Government for office accommodation for the Public Trustee

1942

Officially opened as the Public Trustee Building

1967

Alterations to the ground floor

1971

Major refurbishment works. Original interiors substantially removed. Only the facade left intact

1989

Further internal refurbishment works

Images source: via Megan Jones Architect

19 O'Connell Street - Today

Public Trustee Building (1925)

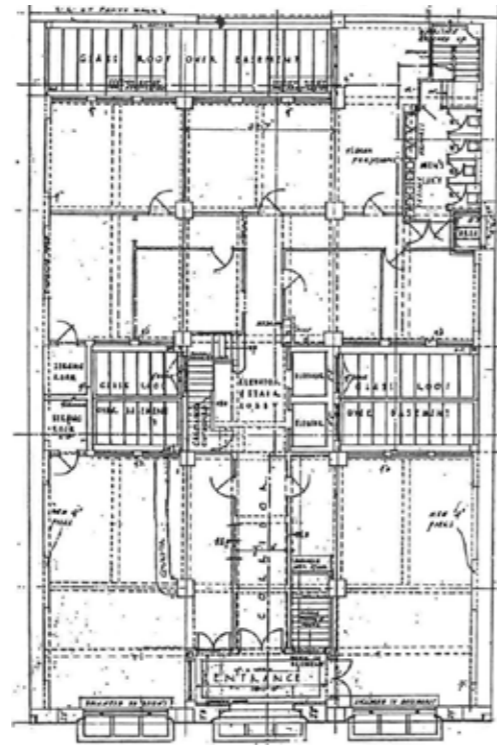
EXTERIOR

The significance of the façade, a representative example of the Inter-War Palazzo style, has been diminished by the replacement of the original window joinery and the modification of the main entry. Notwithstanding these changes, the building makes a positive contribution to the O'Connell Street streetscape and relates to other heritage items in the vicinity, which also date from the Inter-War period.

INTERIORS

The building's interiors have been substantially modified through the removal of the original central stair, elevator core and lightwells. No original internal finishes remain.

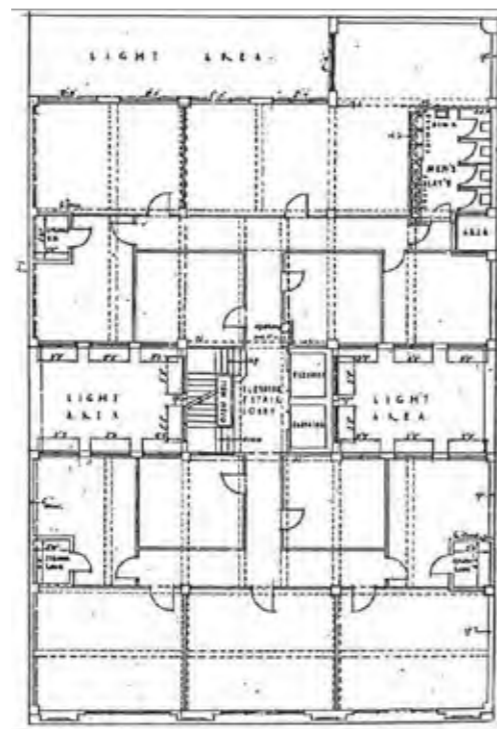
GROUND FLOOR PLAN 1924



GROUND FLOOR PLAN 1970



1ST FLOOR PLAN 1924



1ST FLOOR PLAN 1970



Legend

1. Original entry removed
2. New entry
3. New ramp to car park
4. Stair and lifts removed
5. New lifts
6. Lightwells infilled
7. Addition
8. New fitout
9. Windows replaced

Image source (plans and interior photos): via Megan Jones Architect.

Image source (exterior photos): Stewart Architecture.



Interior - main entry lobby (NSW Government)

Interior - office spaces above ground

4.7 1 O'Connell Street Heritage Facades

Chatsworth House (1937) and Orient Building (1938)

THE FORMER 'CHATSWORTH HOUSE' FAÇADE 1-15 O'Connell Street (1-7 Bent Street) Completed: 1937

1 O'Connell Street is a 36-storey office tower building with a low-scale podium housing retail uses. The building has a wedge-shaped footprint which reflects its prominent corner site, with principal entrances on Bent and O'Connell Streets. The building is constructed in the late twentieth century post-modern style and incorporates the historic facades of Chatsworth House (1-7 Bent Street) and the Orient Building (2-6 Spring Street).

The eight-storey sandstone façade of Chatsworth House is designed in a stripped classical style, featuring a combination of rusticated and ashlar sandstone; classically derived mouldings, string courses and quoining; and multi-paned steel-framed windows. The existing basement entry to 1 O'Connell Street is located to the right of the base of the façade (as pictured bottom left).

THE FORMER ORIENT BUILDING FAÇADE (Later Macknade House) 1-15 O'Connell Street (2-6 Spring Street) Completed: 1938

The seven-storey façade of the Orient Building (later Macknade House) is an Inter-War building constructed with a steel and concrete frame, which retains the character of simple regular window openings with Juliet balconies. The façade uses subtle material colours from Portland stone, sandstone, travertine and granite, and displays a classical elegance which is reminiscent of Scandinavian and Italian architectural examples from that era.

Internal spaces and structures of both Chatsworth House and the Orient Building were demolished in the late 1980s as part of the wintergarden development.



View from Gresham Street. Heritage facades attached to 1 O'Connell Street tower as part of the podium.



Heritage facades to Bent and Spring Streets as viewed from Gresham Street. The former Chatsworth House façade (left) and former Orient Building façade (right).



FORMER CHATSWORTH HOUSE FAÇADE

The former Chatsworth House façade has limited active frontages and is dominated by the existing 1 O'Connell Street tower basement entry opposite Gresham Street.



ORIENT BUILDING FAÇADE

The ground floor of the Orient Building façade has been updated and provides a Spring Street address to the wintergarden foodcourt from the west.

Images source: Stewart Architecture