

Attachment A2

Urban Design Report - Part 1



We would like to acknowledge the Gadigal of the Eora Nation, the traditional custodians of this land and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.



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Project Code	DPS		
Document Name	Urban Design Report		
Document ID	DPS Planning Proposal [01]		
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Introduction

This Planning Proposal justification report supports the Pitt and Bridge Street project, being a proposal for a green and global premium grade office tower, constituting a vertical exchange of finance, knowledge sharing, innovation, education, sustainability and wellness. Dexus' vision for the project is to provide a home for the green finance sector, providing the infrastructure to attract green businesses and talent which are aligned with global sentiment around addressing climate change and resilience and which can engage with the emerging global green economy. The proposal will lead the way in meeting world-class sustainability objectives and contribute to Sydney's role as a future leader in the global green economy.

This Planning Proposal is submitted to the Council of the City of Sydney to request amendments to the Sydney Local Environmental Plan 2012 relating to land at 56 Pitt Street, 58 Pitt Street, 3 Spring Street and 60 Pitt Street, Sydney (commonly known as Pitt and Bridge Street). Amendments to the Sydney Development Control Plan 2012 will be required to support this outcome. Ethos Urban has prepared a Planning Proposal justification report on behalf of Dexus Office Trust Australia.

The Planning Proposal will unlock additional employment generating floor space within a designated tower cluster and will create an international hub for the green economy.

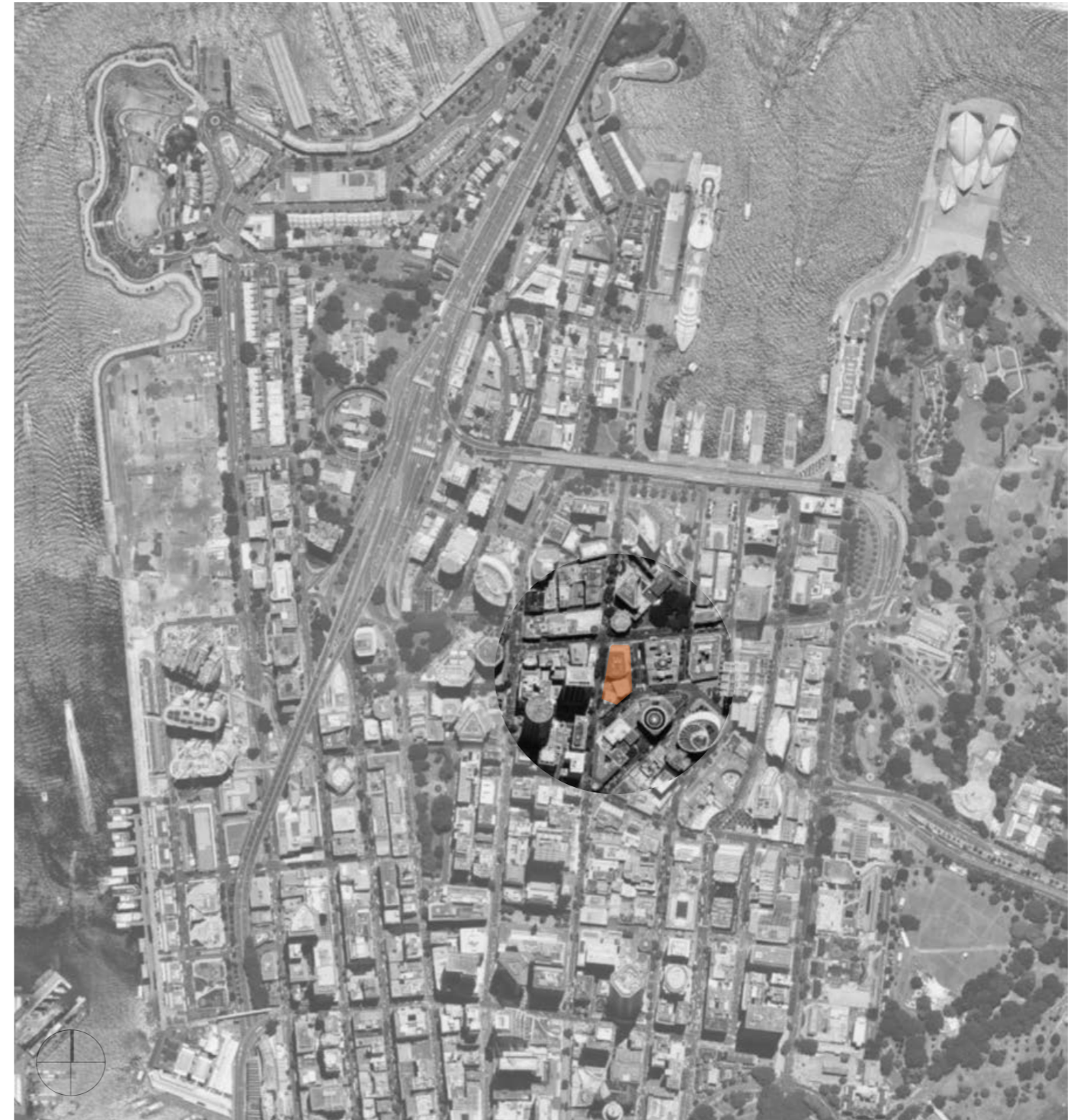
The purpose of this Planning Proposal is to introduce new maximum building height and maximum floor space (FSR) controls for the site.

A planning envelope was originally submitted in June 2021, with a maximum height of RL 320 (315m above ground) and included a gross floor area of 105,000m².

Dexus has since been working closely with the City of Sydney including a Design Advisory Panel Sub-Committee to refine the planning envelope and address key issues such as Bridge St setback, Pitt Street Activation, Through Site Link from Pitt St to Gresham St and building articulation.

The new proposed planning envelope reaches a maximum height of RL 310 (305m above ground) and includes a reduced gross floor area of 90,000m². The revised envelope seeks to address and resolve those key issues that were raised in the discussions with DAP, as demonstrated in the illustrative scheme.

The proposal introduces to the northern area of the Sydney CBD an expanded streetscape which will improve the pedestrian experience and enhance the northern CBD green network. The strengthening of Pitt St is also a key design principle with active uses such as commercial lobby entries, retail activation and through site link from Pitt to Gresham St. A series of opportunities have been identified on the ground plane to tell the story of Country for the area and the site.



Pitt & Bridge - Context



Aerial image - North West

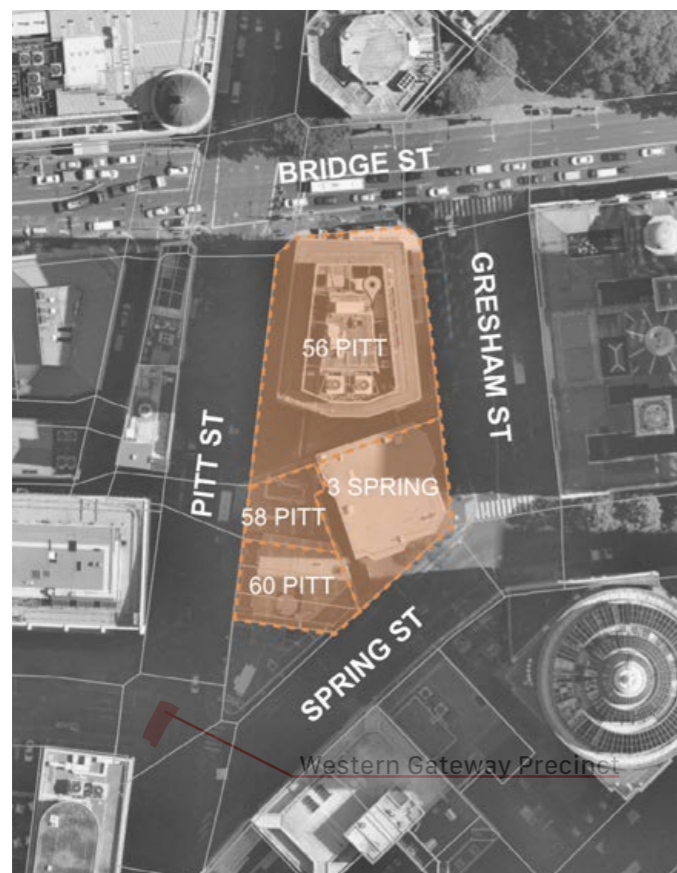
Contextual Analysis

Site Location

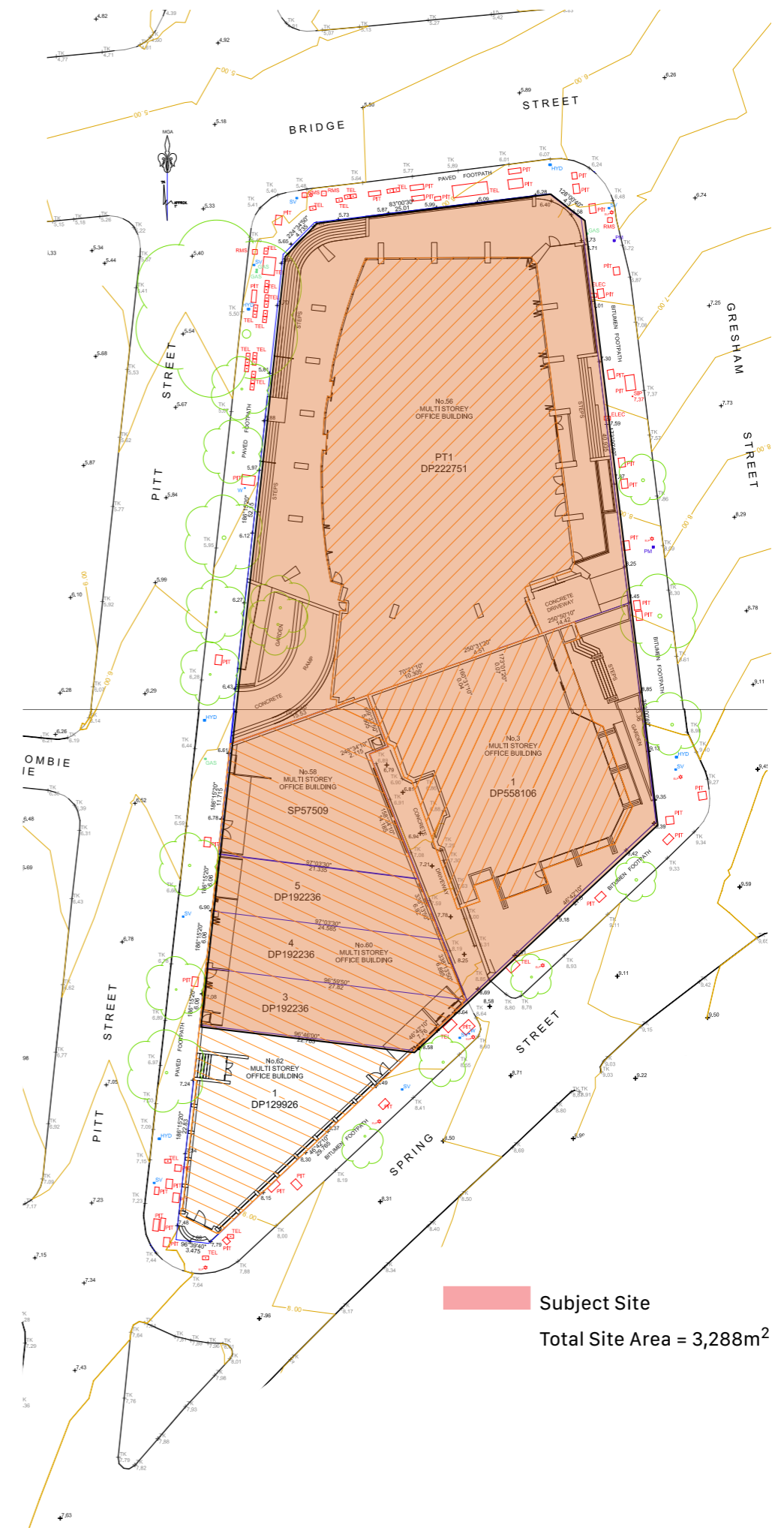
Located at the northern end of Sydney's Central Business District, the subject site comprises of 56, 58, 60 Pitt street, and 3 Spring street. The site is located within the City of Sydney's Local Government Area.

62 Pitt Street does not form part of the proposed amalgamation.

The whole block is bounded by Pitt Street to the west, Bridge Street to the north, Gresham Street to the east and Spring Street to the south. The block is identified within the Central Sydney Planning Strategy as lying within the existing 'Central Core' cluster of sites which hold potential for development.

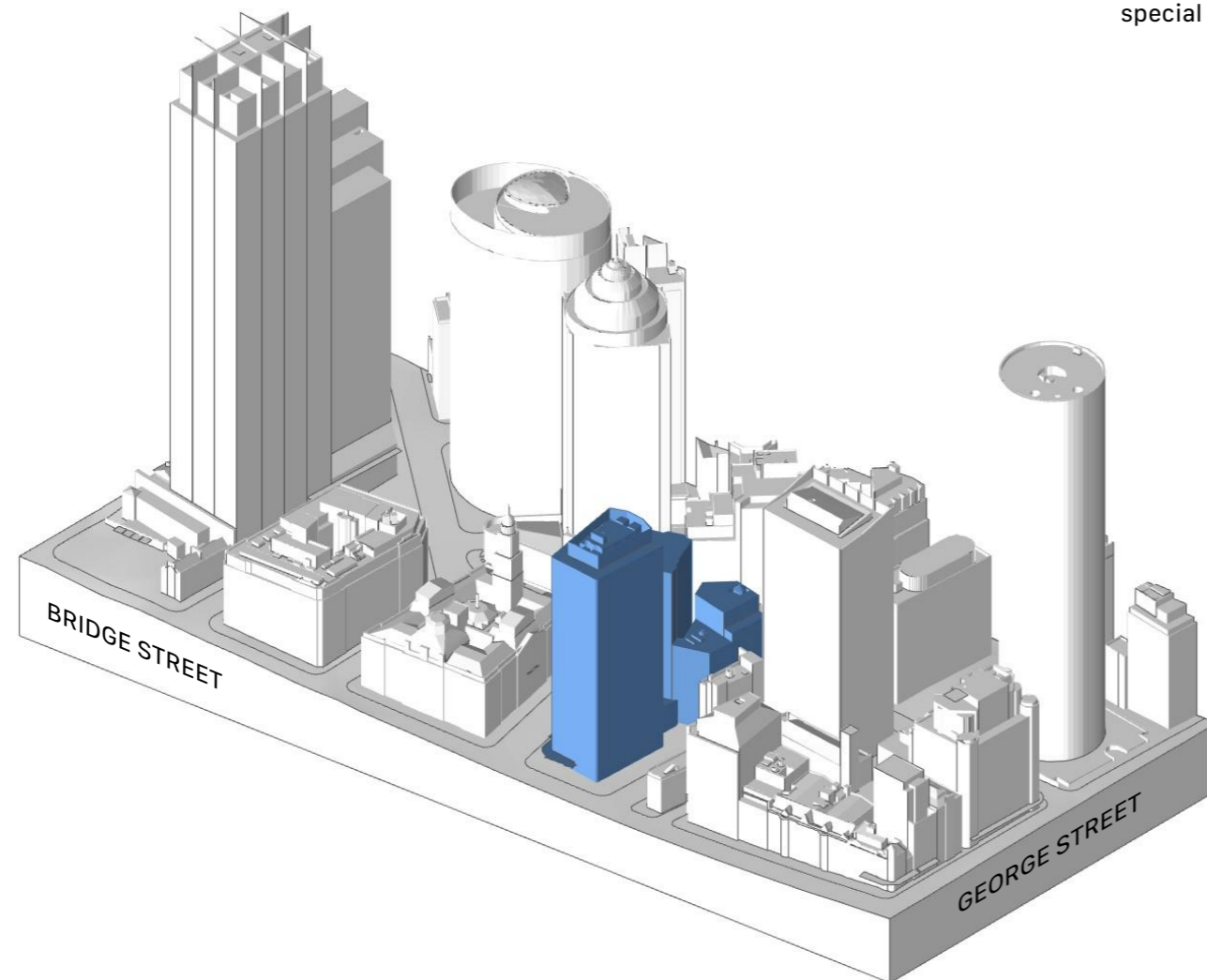


Sites to be amalgamated



Existing Development

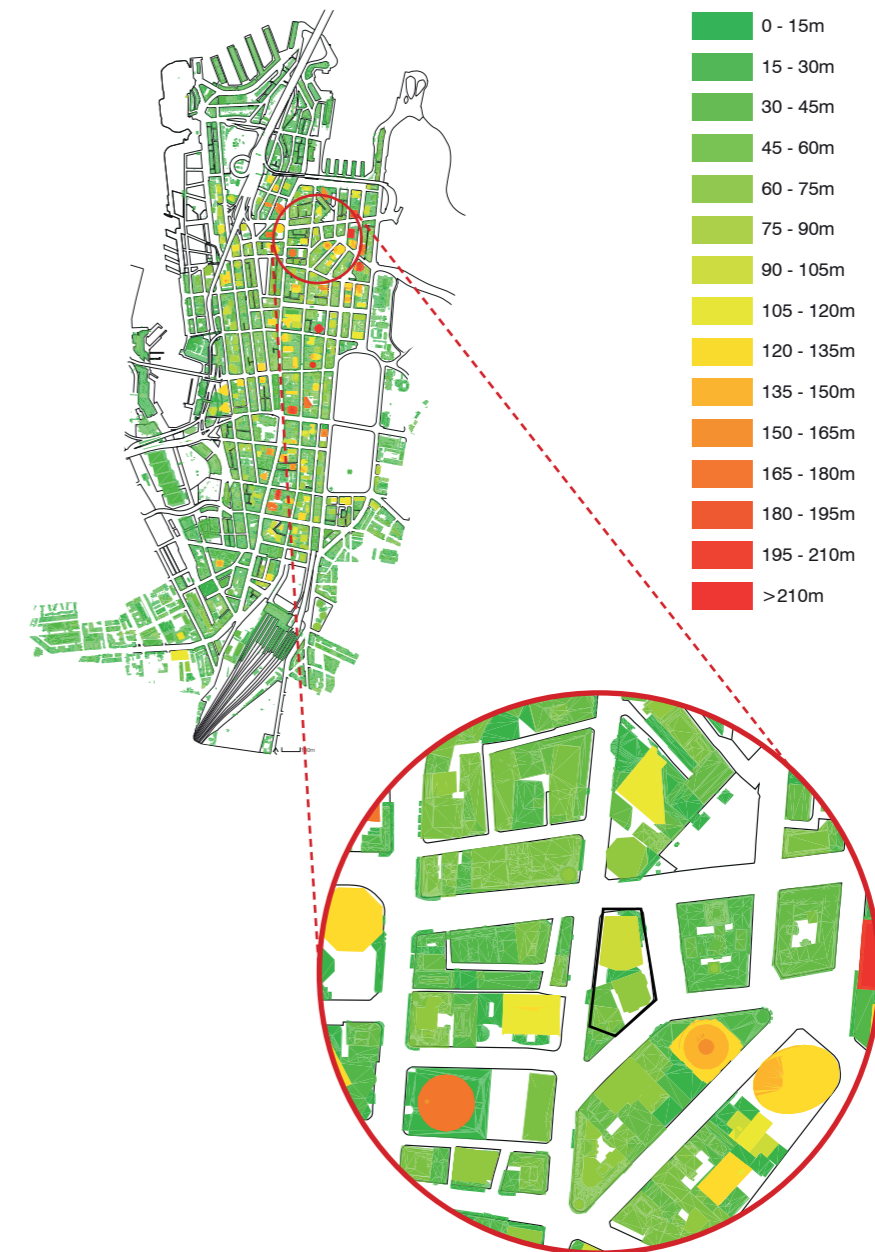
The existing built fabric of the site consists of several low scale commercial buildings, and a 26 floor commercial tower with frontages to Pitt, Bridge and Gresham Street. The tower does not have a distinct podium component. An access driveway is connected to Spring Street. There is no Through Site connection for pedestrians.



Axonometric view
Existing built form

Issues:

- Poor pedestrian condition along Bridge Street.
- Lack of engagement with Gresham Street
- No distinct podium and tower components.
- Street frontage heights and building heights do not comply with the current special character area provisions.



Existing Built form heights map

Surrounding Development

The site's predominant street frontage is to Pitt Street, which is one of the CBD's main arterial roads, running north-south linking the city through to Circular Quay and the Harbour to the north.

Located at the northern end of Sydney's CBD, Pitt and Bridge is within walking distance to a diverse mix of commercial, cultural, retail, entertainment facilities and public open space. The site benefits from a well established system of pedestrian routes and transport infrastructure.

The immediate area is characterised by a mix of commercial office and hotel uses with some ground level retail, restaurant, cafe and bar uses. The tallest buildings in Sydney's CBD are clustered in this north/eastern area of the city.

North

To the north of the site is Sydney Harbour and Circular Quay, with access to ferries, buses and Circular Quay Train Station. Circular Quay offers a large paved public open space along the waterfront with a mix of retail, cultural and entertainment facilities.

The best views from the site are towards the north easterly aspect towards Circular Quay and Sydney Harbour.

The Australian Stock exchange was first established on the site of 56 Pitt St before relocating to the north west of the site across Bridge/Pitt Street to a 13 storey mid rise building.

East

To the east of the site along Bridge St, are a series of significant, heritage listed sandstone buildings including the former Education and Building Works Department buildings as well as the Museum of Sydney.

North east of the site is Quay Quarter (RL 219.60m, while further east of the site (approx. 400m) is the start of the Sydney Botanical Gardens.

South

South of the site up Pitt Street there are a series of predominantly mid rise buildings creating a significant separation between towers towards the south. King Street is the next major arterial road running east-west, although smaller roads and pedestrianised spaces such as Martin Place are closer.

Located south west is the next major rail and bus interchange at Wynyard Station. This is approximately 6min walk from the site.

West

To the west of the site is Pitt Street. Immediately opposite the site are low scale functioning heritage buildings. Opposite the southern half of the site is the podium and tower of 10-20 Bond Street (RL 120.00m).

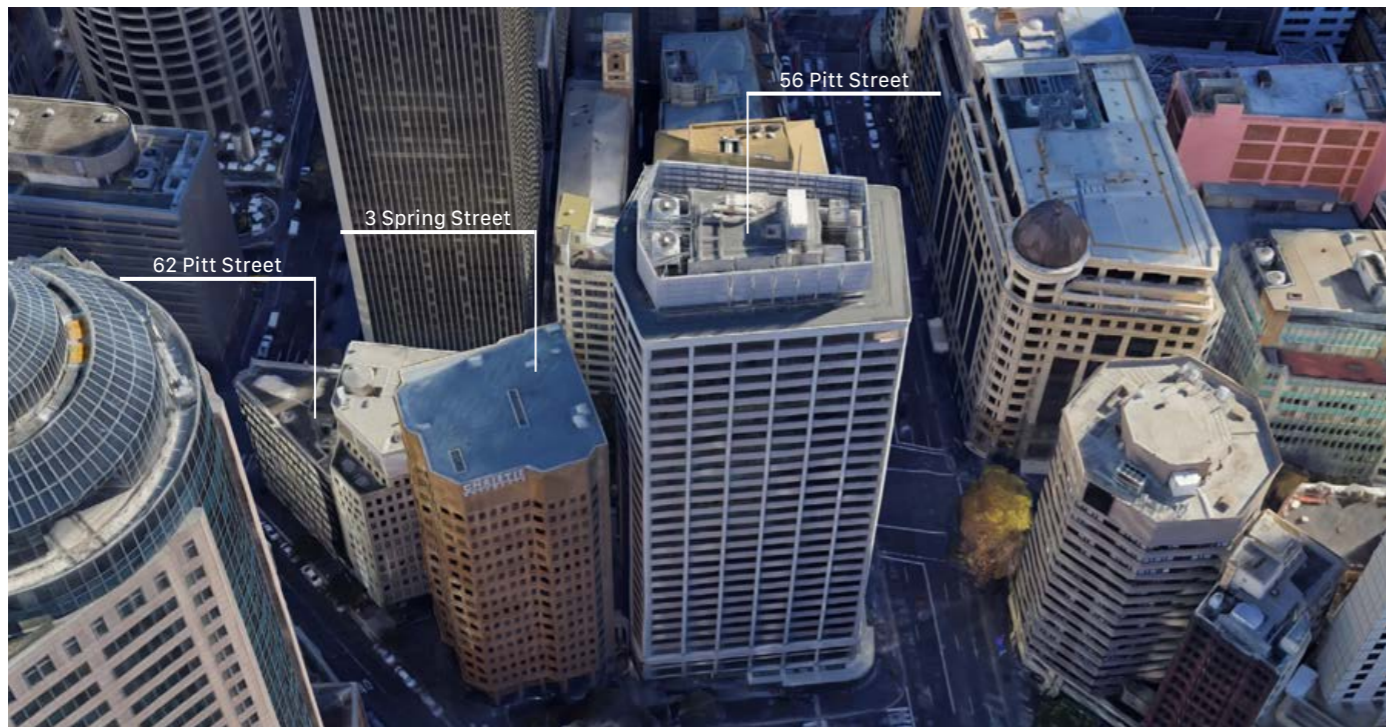
Further west is George Street, Sydney's principal north-south street accommodating a series of tall towers. Towers within a close proximity to the site include Grosvenor Place (RL 190.00m) 200 George Street (RL 158.20m) and 210-220 George Street (RL 115.60m). A light rail network runs along George Street with the CBD North and Circular Quay stops located a short distance from the site.

Elevations and photos of the site's surrounds are provided in the following pages - Existing Building Context and Streetscape.

Laneway Network

The broader site of the Sydney CBD has a fine network of laneways that predominantly run in the east-west direction across the axis of the city block.

A network of lanes bordered by Pitt St, Bridge St and George St are located to the west of the site. Abercrombie Lane connects George Street and Pitt Street and terminates to the west of the site.



Google map view - Existing aerial view - from East

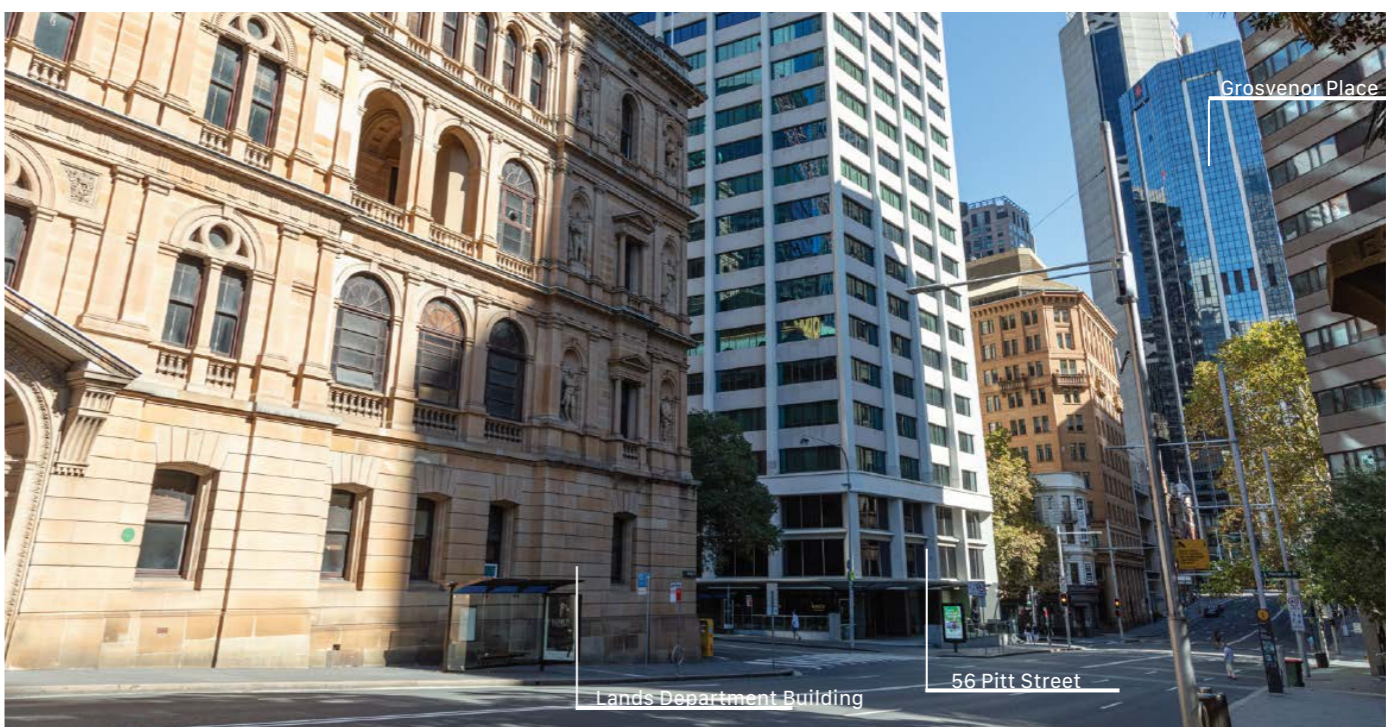
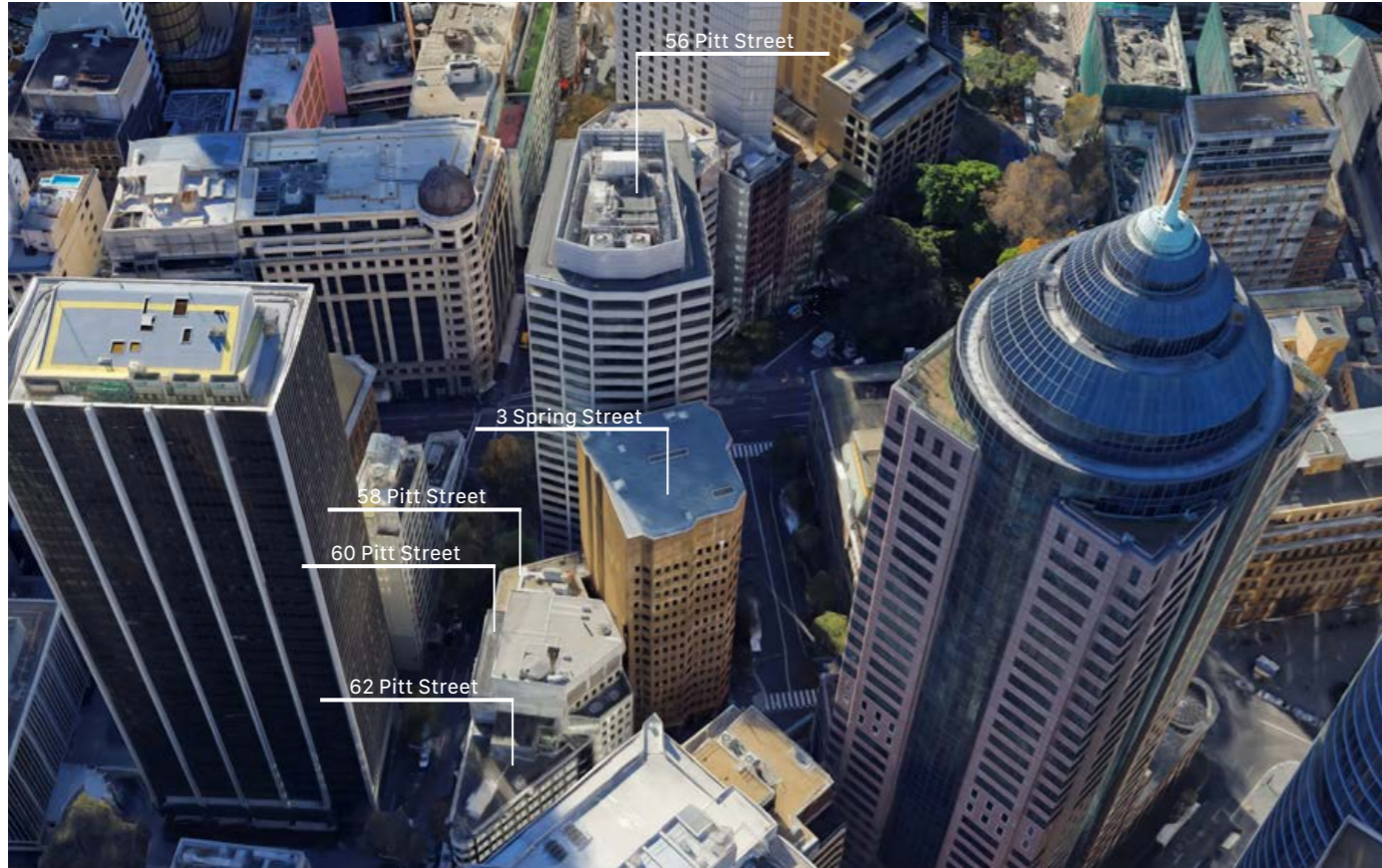


Photo - existing view from corner Bridge St Macquarie Park



Google map view - Existing aerial view - from South

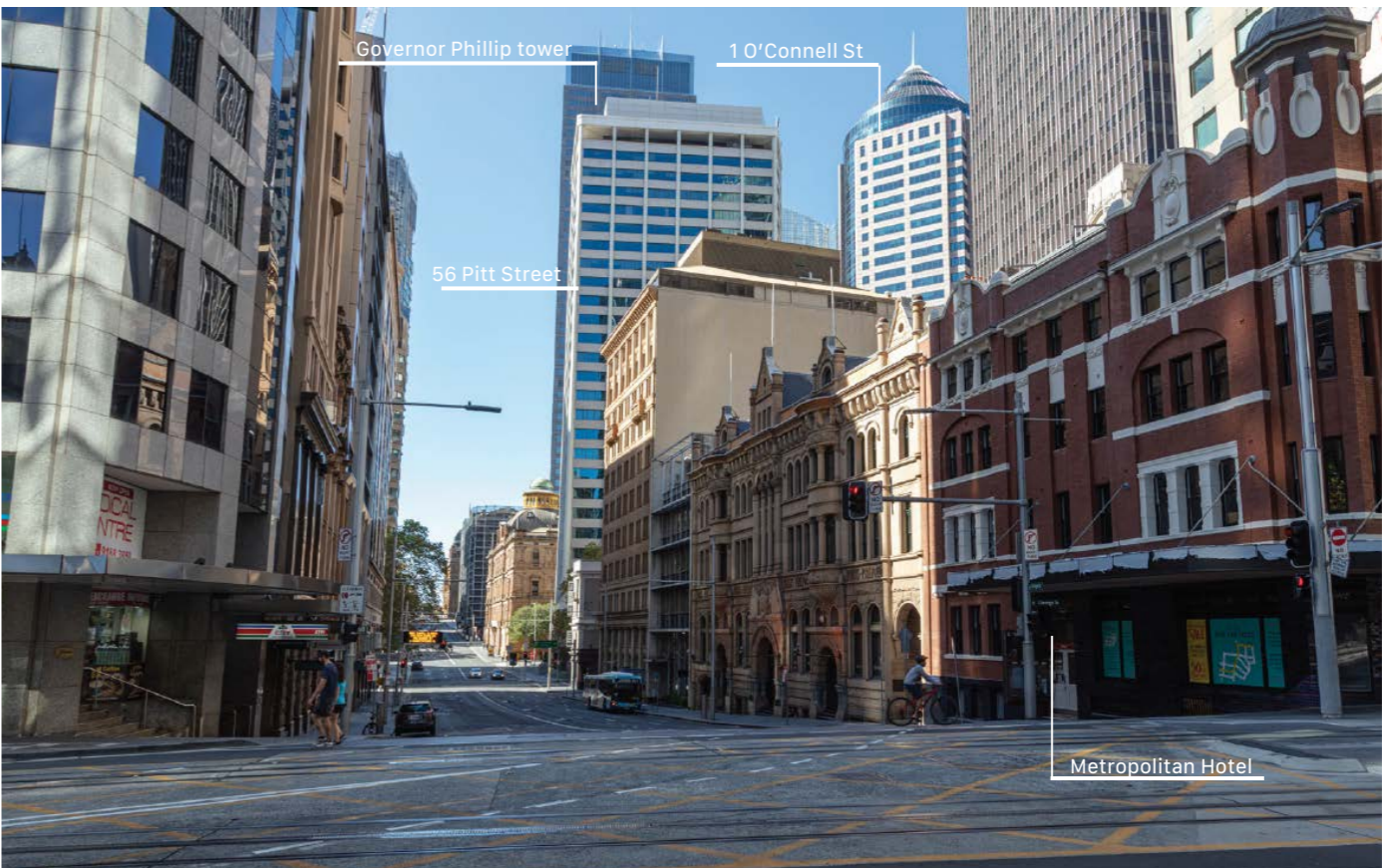


Photo - existing view from corner Bridge St/George St

On Gadigal Country

The land we now call Sydney lies within the sacred lands of the Gadigal people, the people of the Gadi tree. Situated on the shores of Warrane as recorded by early colonists, forms a part of the great creation stories of Sydney Harbour.

Uncle Dennis Foley tells us that the place where Pitt and Bridge now stands was once known as Warrane;

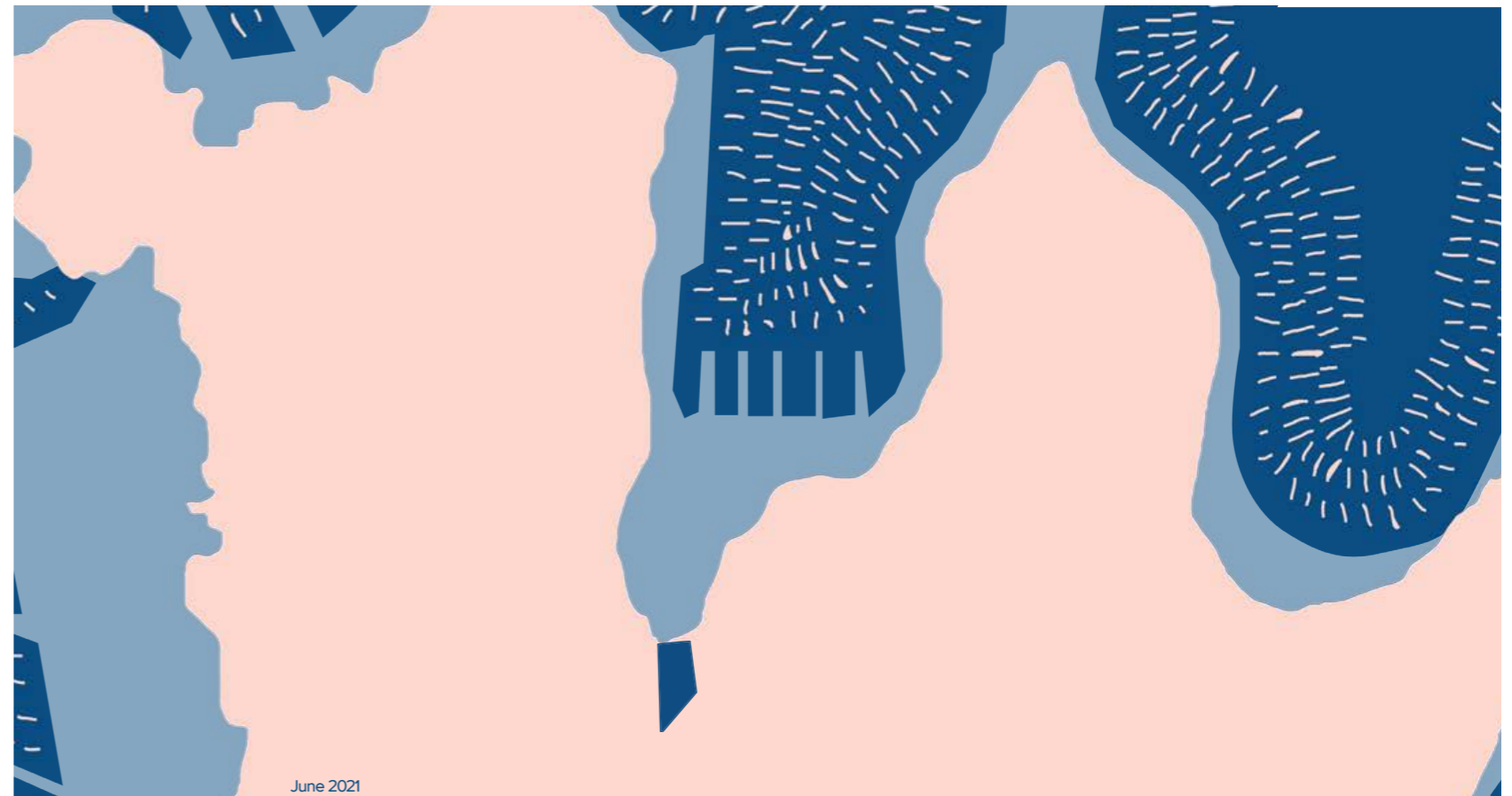
a lengthy ceremonial site that extended "from the headland where the observatory now stands through the valley including circular quay and the Tank Stream...up to the Governor's house at the end of Macquarie Street.. [extending] along the ridge to Sydney Hospital and Hyde Park Barracks on Macquarie street."

"The land was open woodlands then - scribbly gum, angophora, with a fresh stream - perfect for paint-up and dance! there was ochre near by..fresh water, clay, rushes [for weaving]...the topography was perfect for dancing at the observatory, with another near the governors house.

It was the, and still is, a place of great importance to us."(Foley,2020:14)

Dexus and the design team have worked closely with Arcadia to develop a strategy whereby First Nations knowledge holders are connected with via a reconciliatory process of collaborative design. Through this process, the ancient spiritual significance of this site can be celebrated.

Refer to Arcadia report for further information on process and indicative design strategies for the public realm.



Pitt and Bridge graphic representation in context of Sydney harbour and Warrane - Arcadia



View towards headlands - State Library NSW



Sydney Harbour from North - State Library NSW

Site Development

Exchange and Commerce

In 1851 the Royal Exchange Company was formed by an Act of Parliament with the aim of providing a place of meeting for the commercial community.

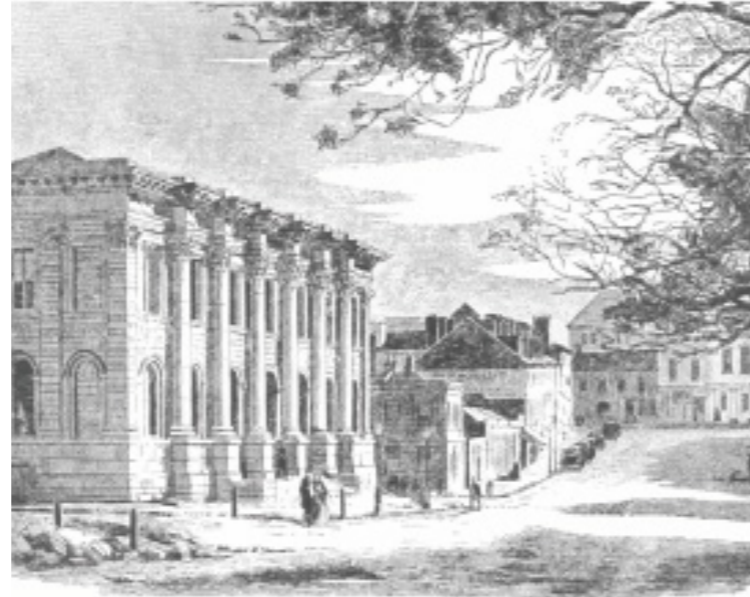
A grant of land was obtained on Gresham Street, opposite Macquarie Place, and in 1853 plans were commenced for the construction of a permanent building. The building was declared open by Sir William Denison, Governor of NSW, on 30th December, 1857.

This new sandstone building was four storeys high and became a symbol of Sydney's prosperity in the 1850's gold rush era. Additional storeys were added to the building in 1900.

With The Royal Exchange the birthplace of some of Sydney's vital institutions. The Sydney Wool Exchange in 1864, The Chamber of Commerce took up residence in 1865, The Stock Exchange in 1872, The Fire Underwriters' Association in 1875, The Coal Association and The Royal Humane Society of NSW can all trace their beginnings to the grand building.

In 1964 the sandstone building was demolished to make way for a 26 storey commercial building. A piece of the original fabric, 'The Lady of Commerce' statue is still present at the entrance to the building off Pitt Street.

The site today still houses the Royal Exchange as a venue for business luncheons and other club meetings.



circa 1900's - State Library NSW



Royal Exchange forum - State Library NSW



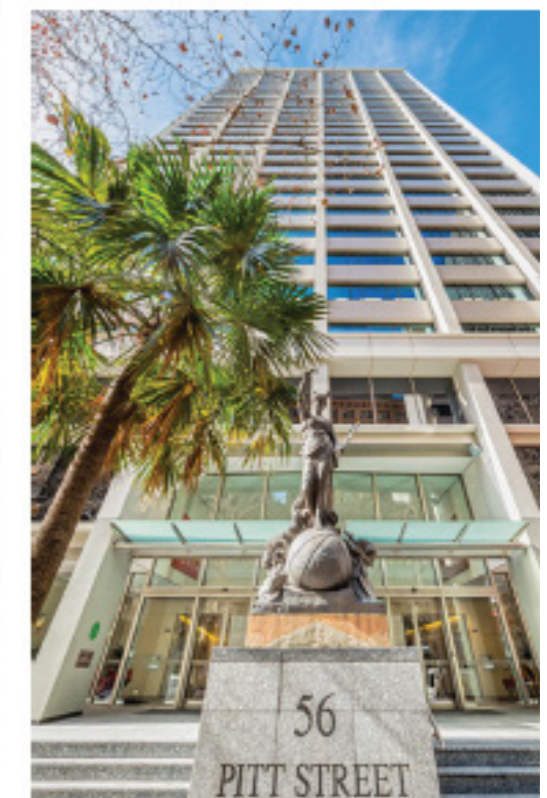
circa 1900's - State Library NSW



circa 1930's - State Library NSW



Current - 56 Pitt Street



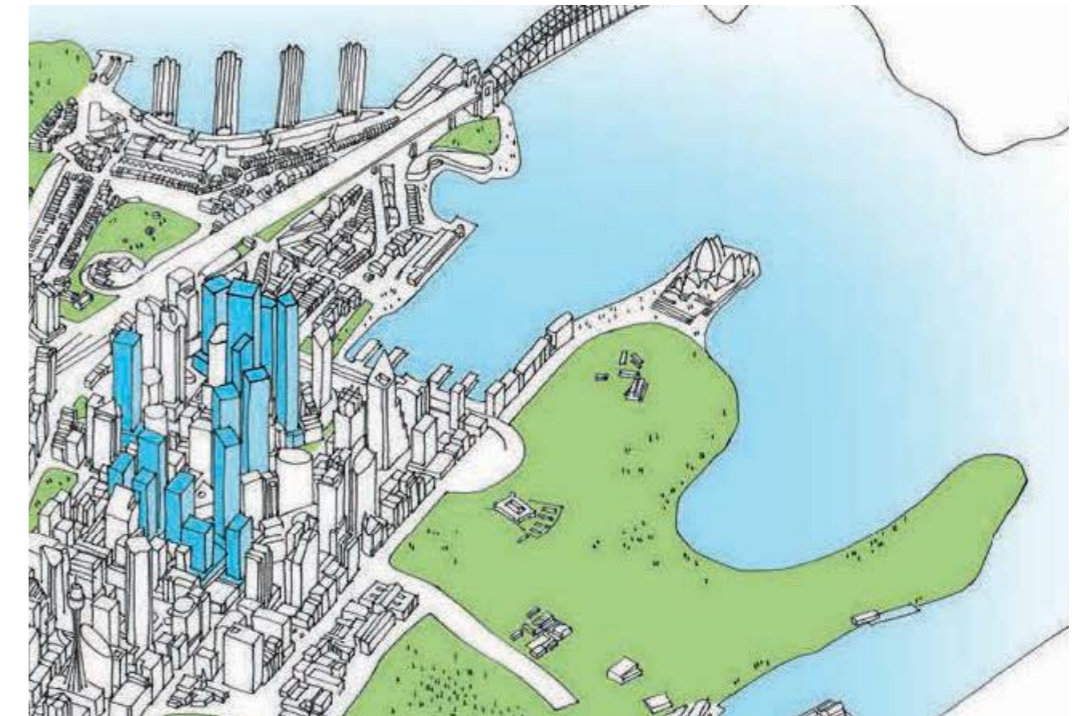
Current - Lady of Commerce

Central Sydney Planning Strategy

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

The CSPS, together with the guidelines for amending planning controls, will deliver 2.9 million sqm of new floor space in predominantly in four new tower clusters.

The northern tower cluster will see the introduction of towers amongst a rich heritage environment. The existing relationship between towers and heritage is shown on the CSPS plan (bottom right). This planning proposal seeks to acknowledge and respond to this unique environment.



CSPS image of northern CBD tower cluster area



CSPS Structure Plan



CSPS Map of tower cluster areas



Appendix C2 - Height of building - Central Sydney Strategy Planning Document

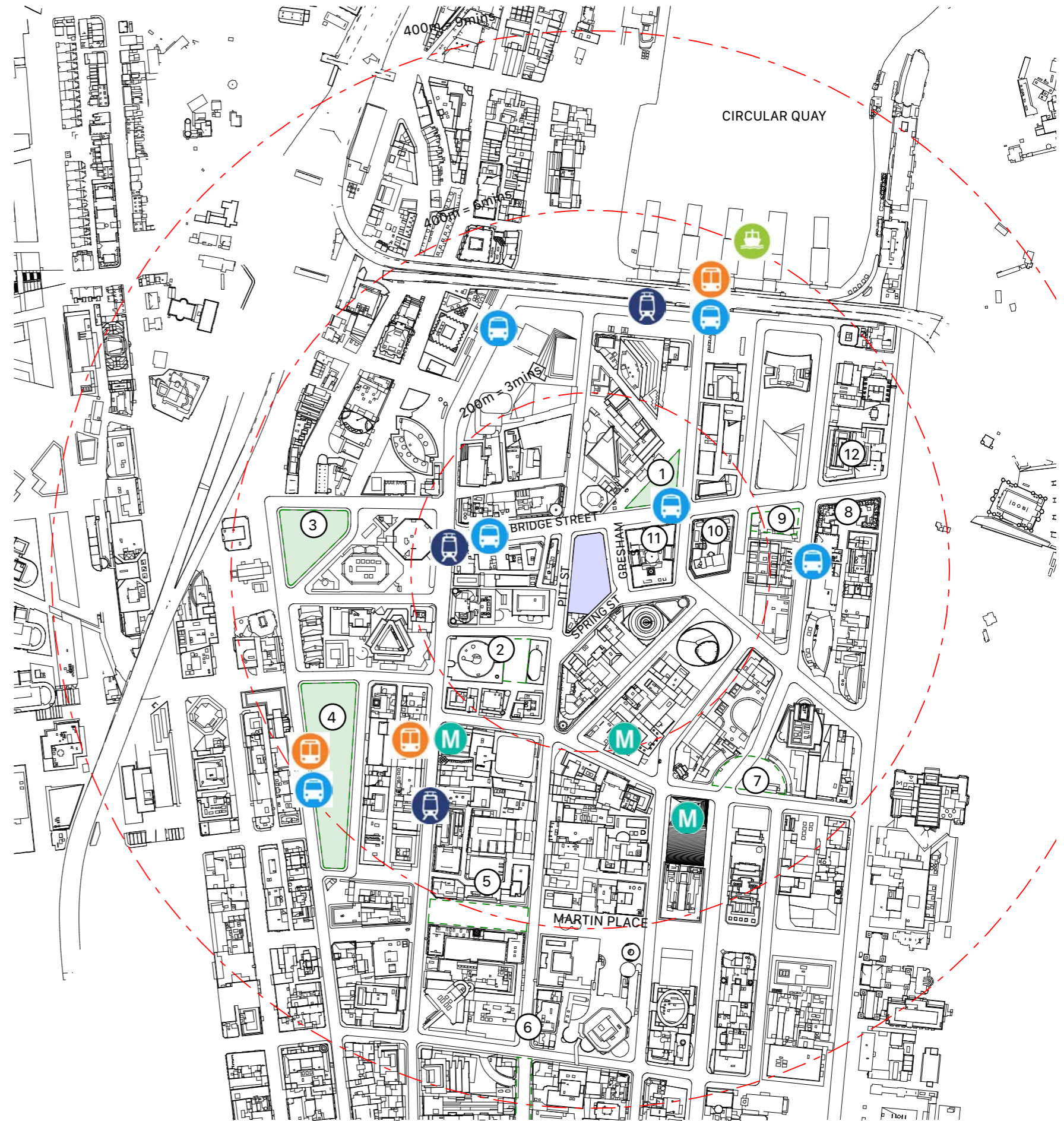
Site Analysis

Legend

- Subject Site and proposal
 - Green protected public open
 - Protected public space
- Proximity - walking times
1. Macquarie Park Place
 2. Australia Square Plaza
 3. Lang Park
 4. Wynyard Park
 5. Martin Place West
 6. Pitt St Mall
 7. Chifley Square
 8. Chief Secretary's Building
 9. First Government House
 10. Education Department Building
 11. Department of Lands Building
 12. Intercontinental Hotel
 13. Australian Stock Exchange

Public Transportation

- F Ferry wharf
- T Train station
- M Metro
- L Light rail
- B Bus



Site Analysis

Pitt Street east streetscape elevation

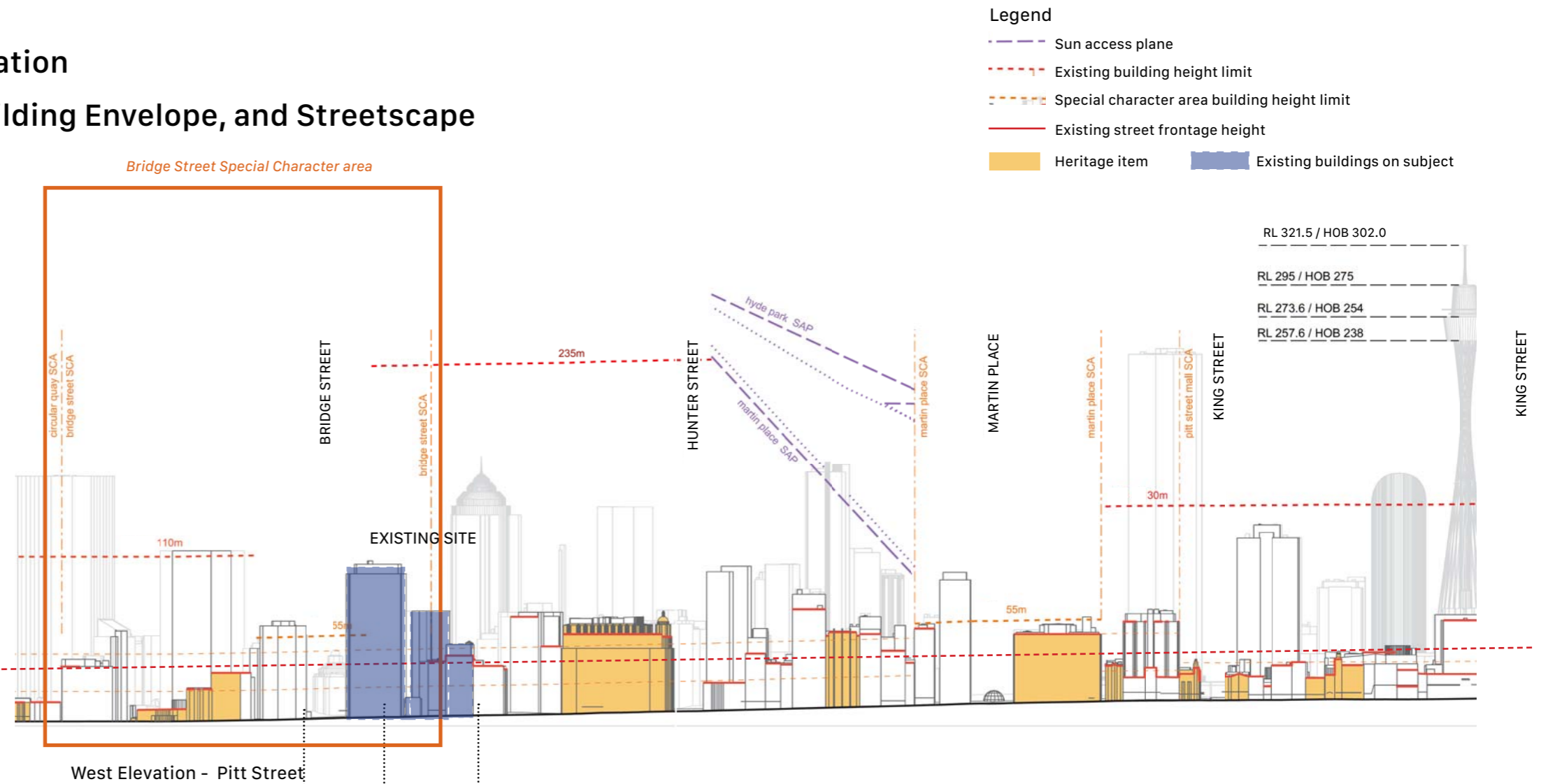
Contextual analysis: Existing Building Envelope, and Streetscape

The primary subject site and address of Pitt and Bridge is located on the eastern edge of Pitt Street.

The western side of Pitt Street opposite has a predominant street wall height of 11 storeys. There are a concentration of towers located to the northern end of Pitt Street with a significant separation towards the south.

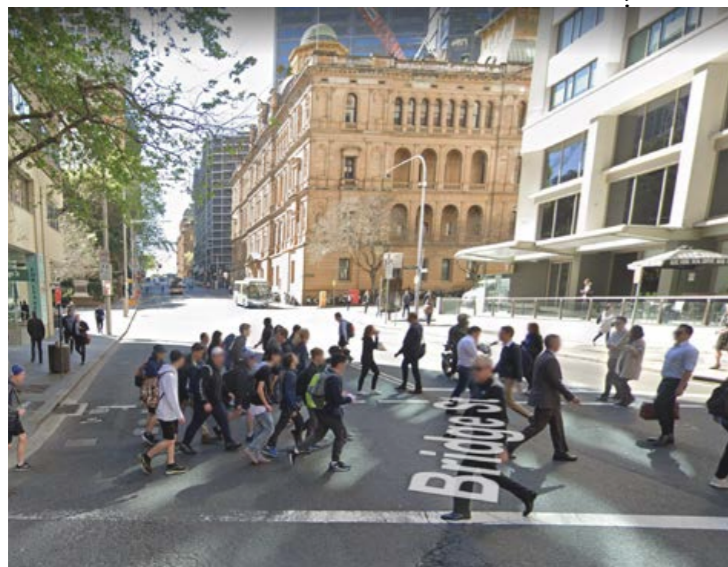
62 Pitt Street, an 8 storey building immediately to the south of the site, is included in a current proposal by the City to be granted Local heritage listing along with 8 other sites significant of the 'Modern movement' in Sydney.

Max. permitted street wall height
 Predominant street wall height
 Min. permitted street wall height



- Legend**
- Sun access plane
 - - - Existing building height limit
 - - - Special character area building height limit
 - Existing street frontage height
 - Heritage item
 - Existing buildings on subject

West Elevation - Pitt Street



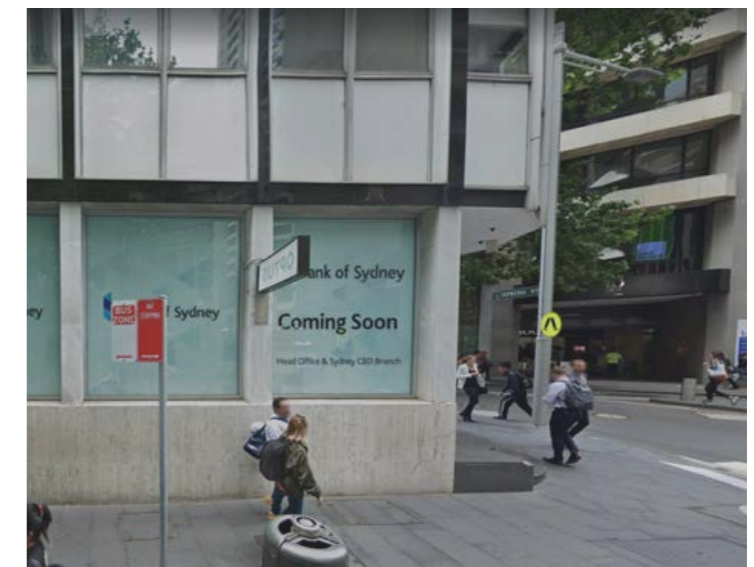
Bridge Street intersection looking toward the Lands Department



Existing Pitt and Bridge interface with Pitt St

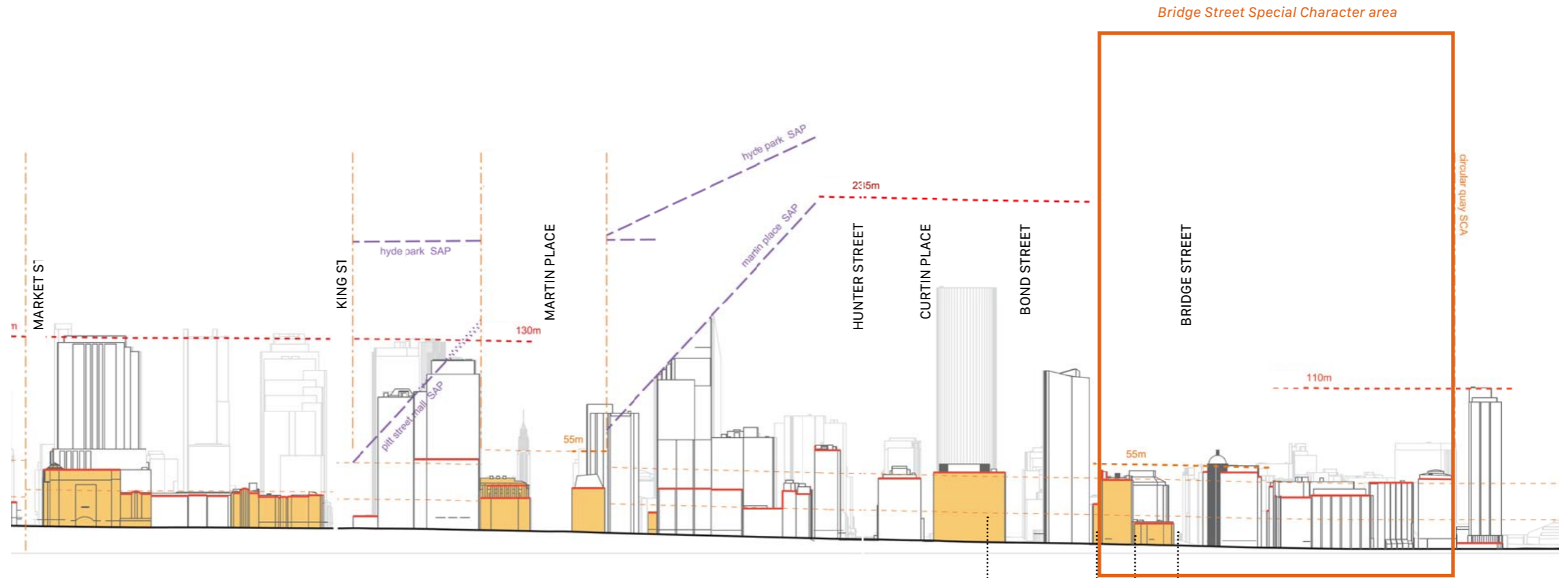


62 Pitt Street - proposed by council for local heritage listing



Legend

- — — Sun access plane
- - - Existing building height limit
- - - Special character area building height limit
- — — Existing street frontage height
- Heritage item



East Elevation - Pitt Street



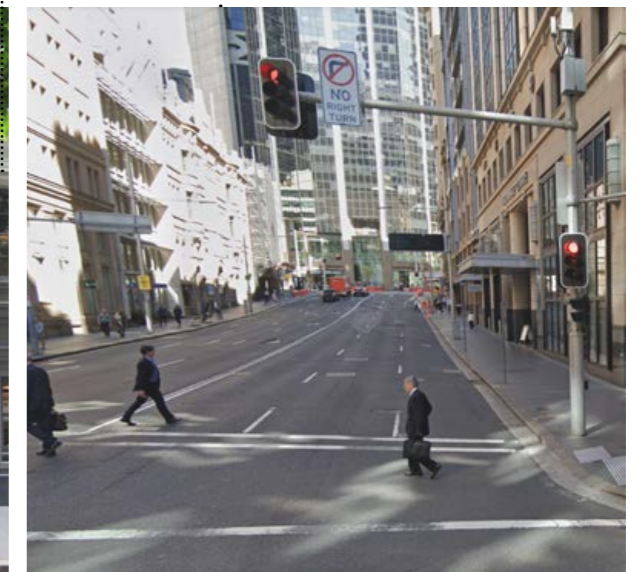
Australia Square podium



Abercrombie Lane



Republic Hotel corner Bridge Street

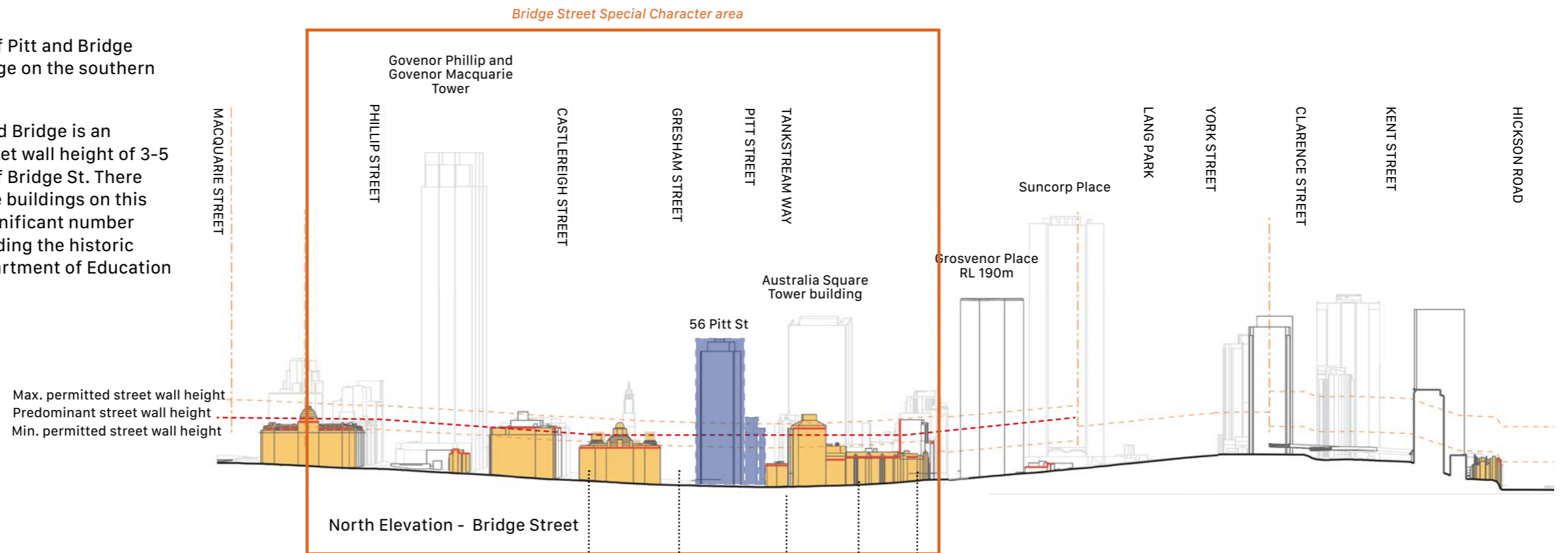


Bridge Street looking toward George Street.

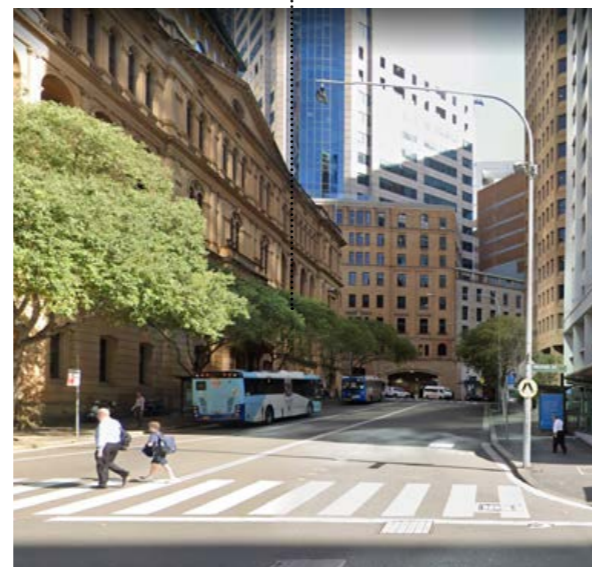
Bridge Street South Streetscape elevation

The subject site and address of Pitt and Bridge has an important street frontage on the southern boundary of Bridge Street.

The existing building at Pitt and Bridge is an outlier to the predominant street wall height of 3-5 storeys on the southern side of Bridge St. There are a concentration of heritage buildings on this side of Bridge Street with a significant number of 'sandstone' buildings, including the historic Department of Lands and Department of Education buildings ("The Sandstones").



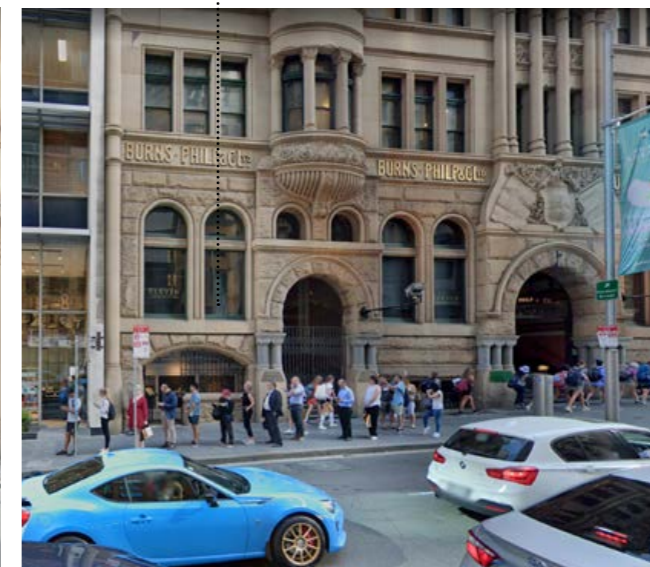
"The Sandstones" buildings (undergoing conversion to high end hotel)



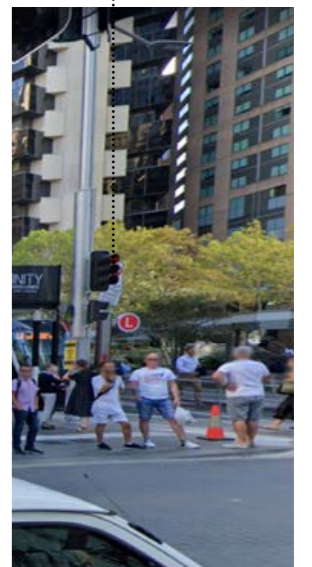
Gresham Street and existing 56 Pitt St (to right)



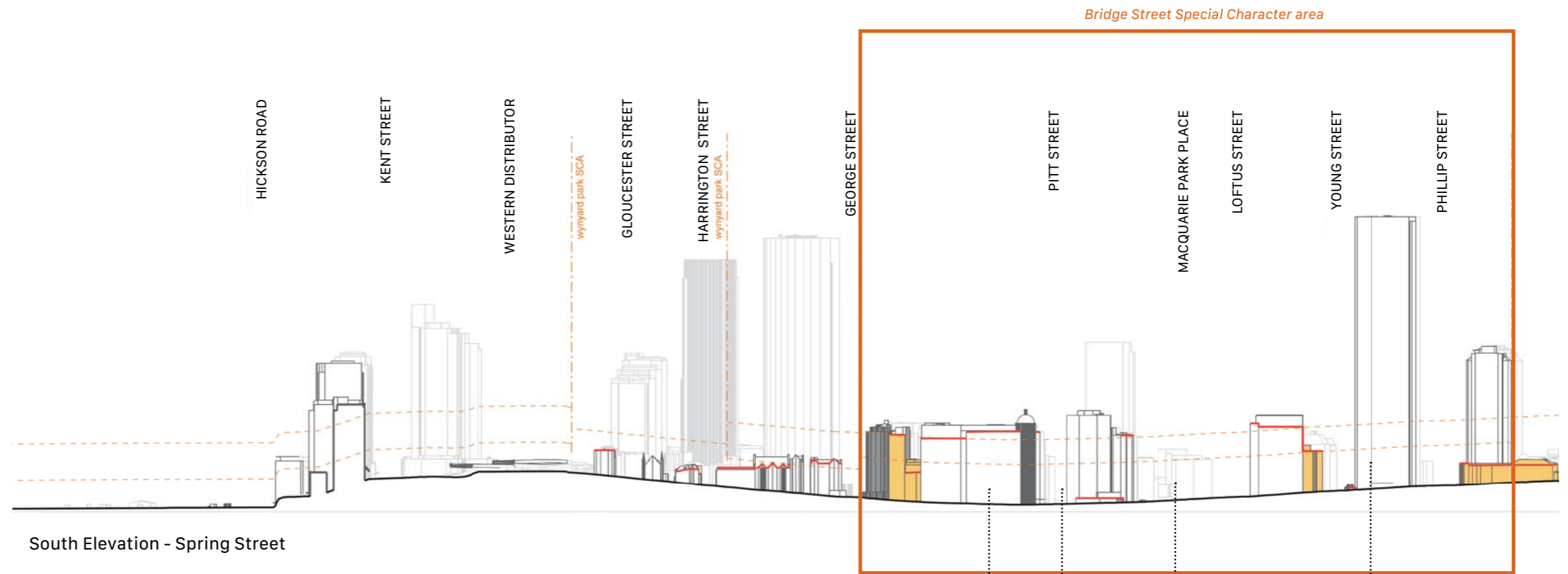
Republic Hotel and Tankstream Way



Bridge Street buildings (west of site)



Corner of Bridge and George Street



ASX Australian Stock Exchange



Pitt St intersection towards Circular Quay



Macquarie Park Place



Quay Quarter under construction

Urban Form and Public Space: Tower and Heritage

Governors' Domain and Civic Precinct

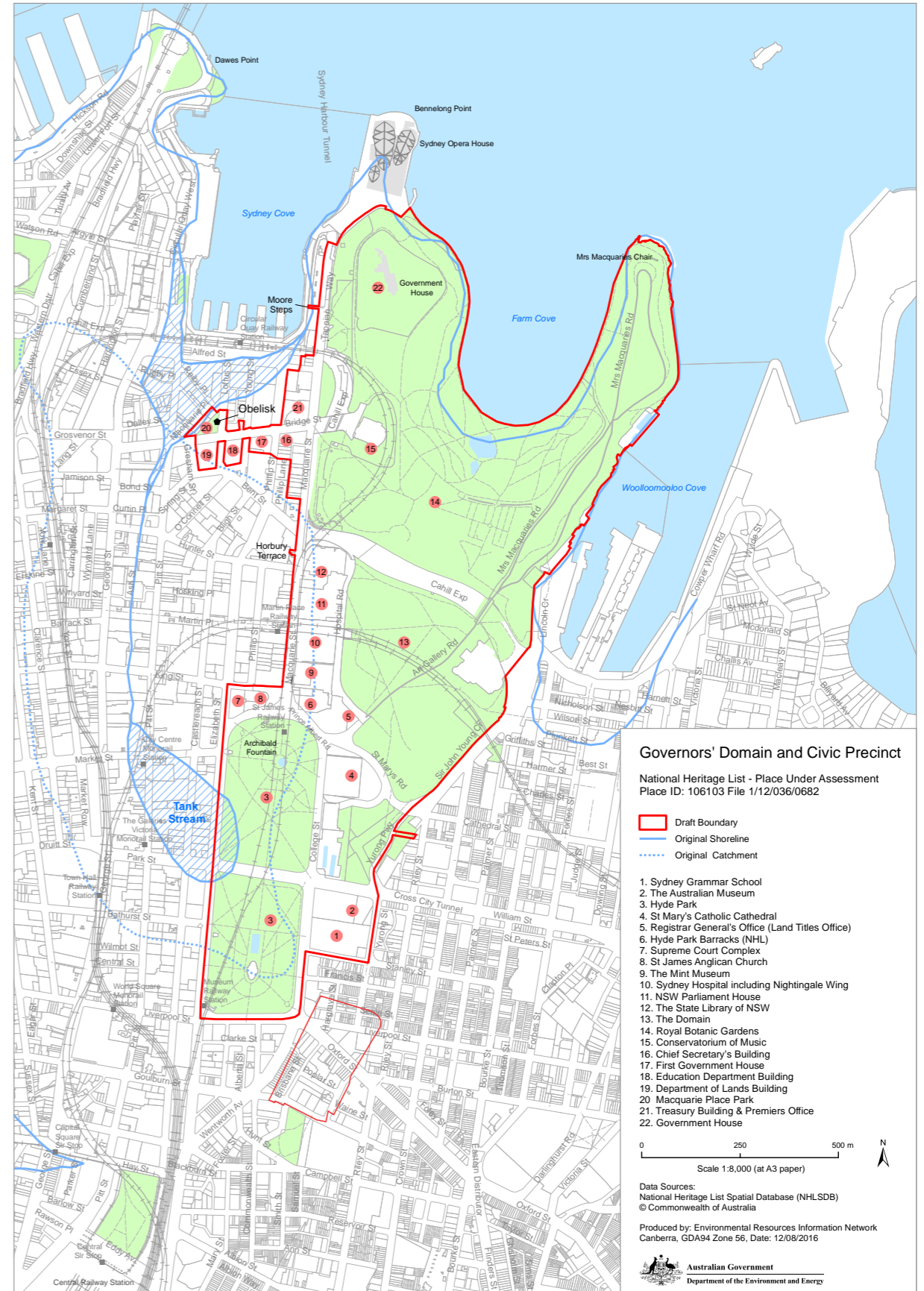
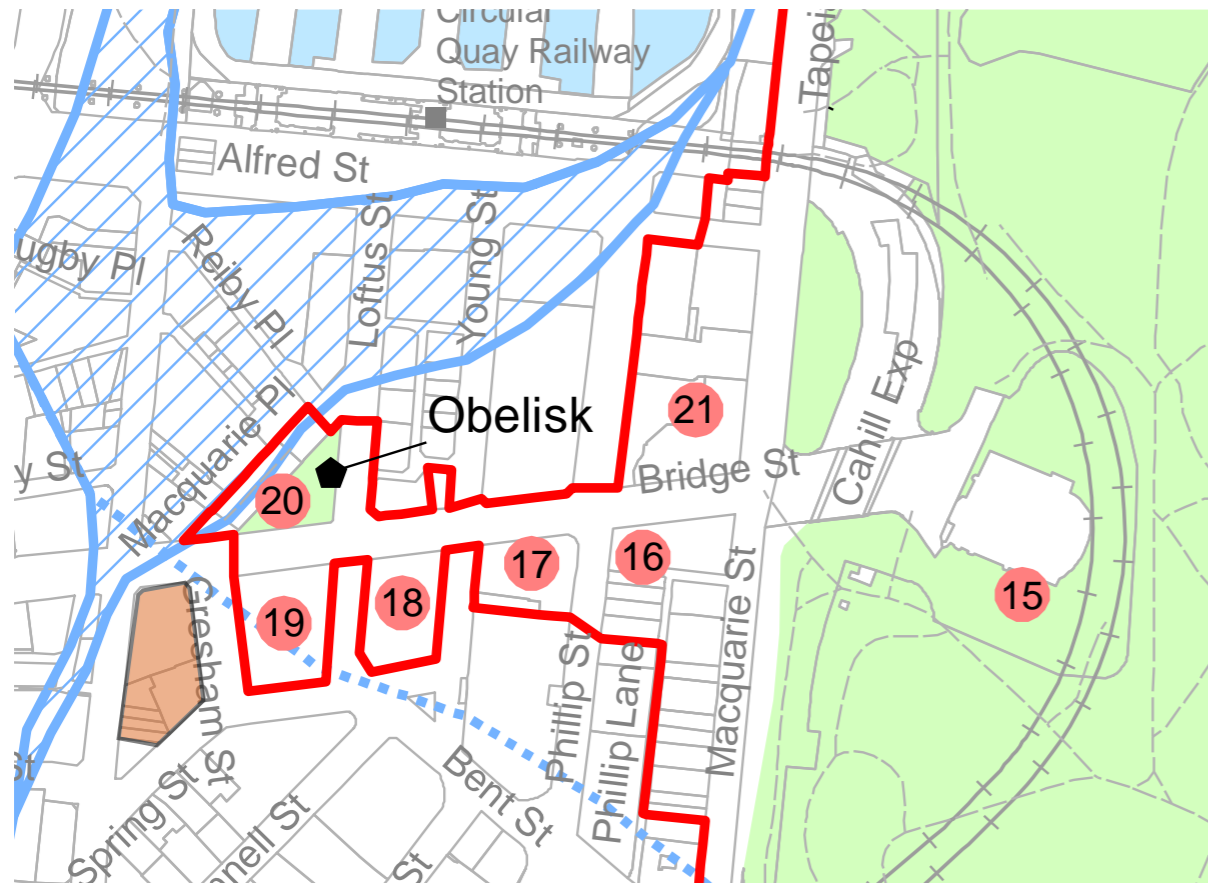
The Australian Heritage Council is seeking to recognise the 3 significant town planning heritage and defining national events associated with the Governors' Domain and Civic Precinct. The Precinct includes many of Australia's earliest public parks, gardens and squares creating a rich public domain which is enjoyed by tourists and people living and working in the city of Sydney.

A number of identified buildings located along Macquarie Street, Bridge Street and College Street, can tell a story about the development of civic institutions and early parliamentary forms of government which were to form the foundation of Australia's development. The proposed listing also recognises important people associated with the precinct including Bennelong, Governors Phillip, Bligh and Macquarie, Elizabeth Macquarie and

Francis Greenway. Archaeological material associated with some of Australia's most important heritage sites is also included in the proposed listing.

The Australian Heritage Council's initial assessment for the Governors' Domain and Civic Precinct is that it might have National Heritage values.

Pitt and Bridge sits immediately to the west of this precinct but has direct interface with some of the key buildings of the precinct, most notably the Department of Lands Building on the eastern edge of Gresham Street.



Governors Domain and Civic Precinct National Heritage List - Place under assessment

Heritage / tower context

A notable characteristic in the precinct are the predominant heritage streetscapes with setback tower forms.

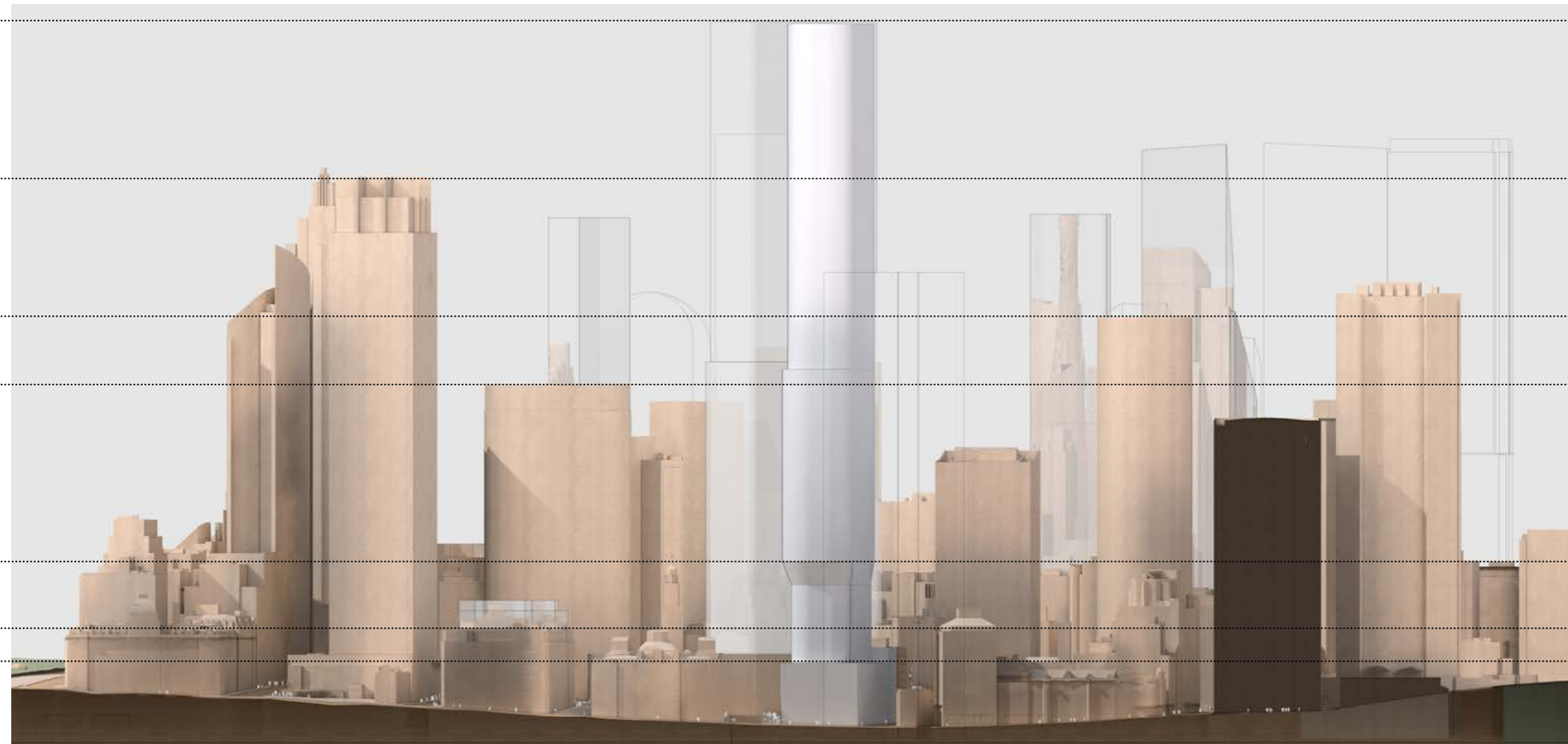


4-6 Bligh Street in heritage context



Governor Phillip Tower in heritage context

Tower height
approx. RL 310



Various tower scales - sitting
between and behind heritage

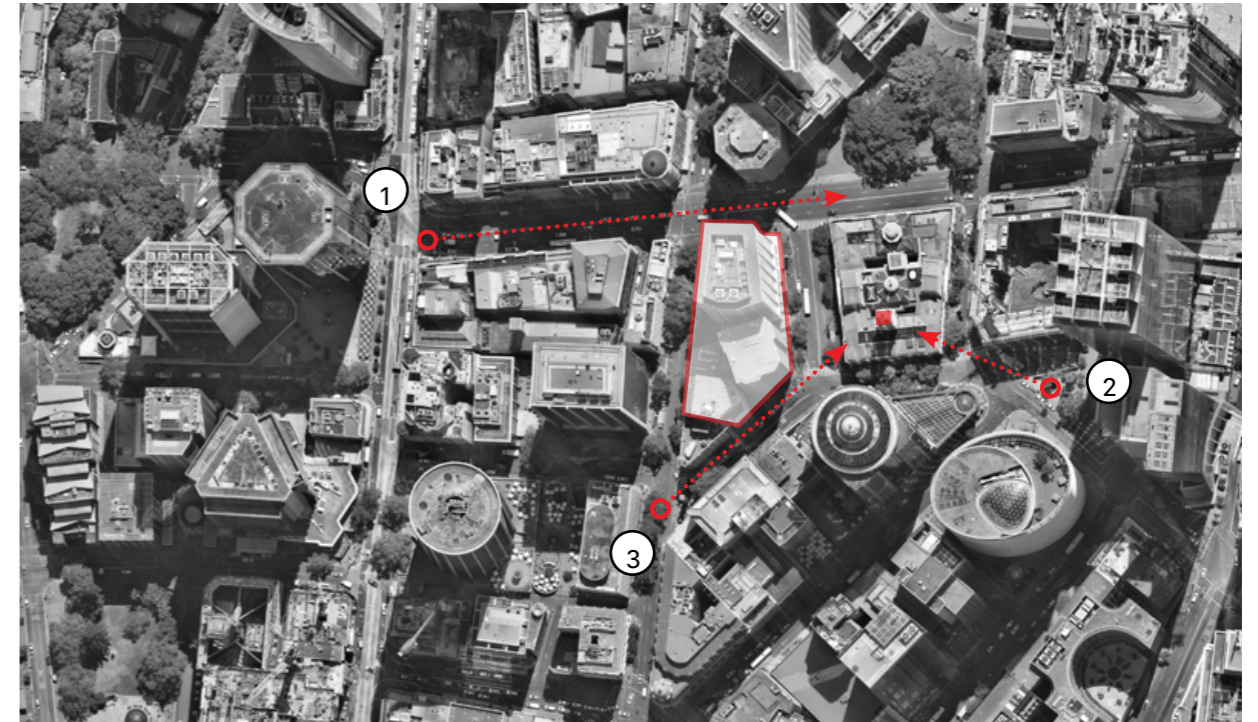
Various heritage scales along
Bridge Street

Conceptual illustration of new tower forms sitting within heritage items

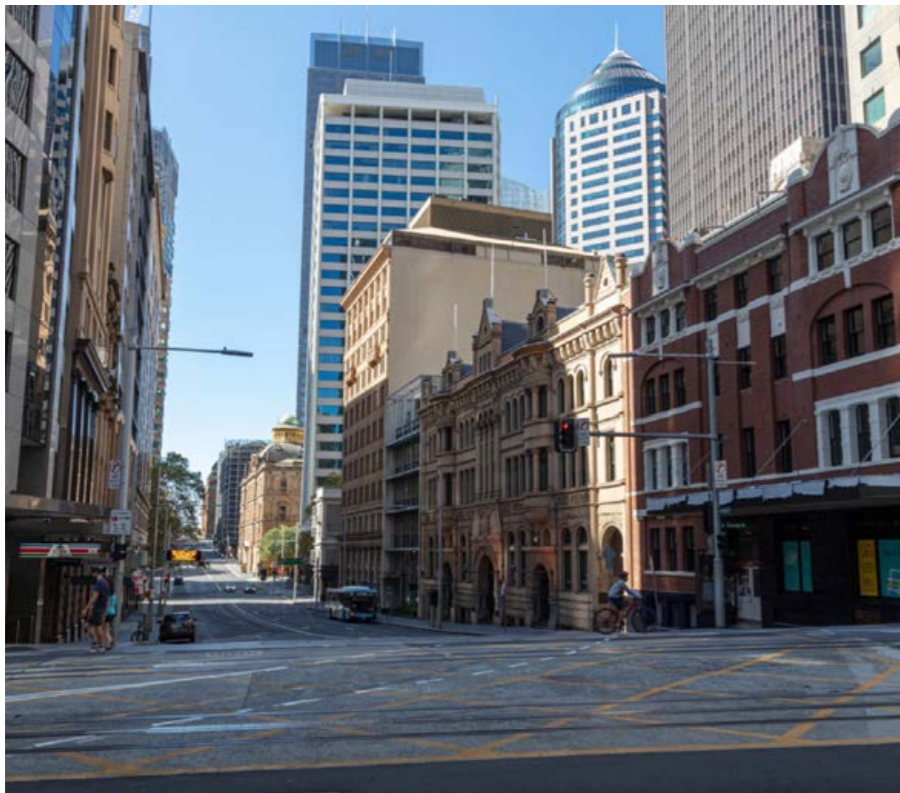
Heritage building prominence

Pitt and Bridge endeavours to ensure the visual prominence of the heritage items are preserved. This is addressed through careful consideration of podium setbacks and tower interface.

The following are views from key locations that show how the proposed development will be positioned in the context of heritage streetscapes.



Aerial photograph showing site and clock tower to Lands Department Building



1. From Bridge Street West



2. From Farrer Place



3. Looking north east along Spring Street





Tower Setback study

There are a range of tower setbacks in Sydney CBD north. The following groups tower setbacks for existing buildings into 0-2m, 2-4, 4-8m and 9m+.

There are several examples of 0-4 setbacks predominantly on the eastern and western street frontages, such as George Street, Pitt Street and Phillip Street. It also shows there are instances of 9m+ setbacks for towers addressing open spaces such as circular quay.

The study shows that the proposed setbacks at Pitt and Bridge will sit in context with other similar tower setbacks

Legend

- | | | | |
|---|--------------------------------|---|----------------------------|
|  | 0-2m |  | 4-8m |
|  | 2-4m |  | 9m+ |
| | Quay Apartments | | One Circular Quay - East |
| | 1 Bligh Street | | Salesforce - East |
| | 1 O'Connell Street | | 4 Seasons - East |
| | Quay Quarter - South | | 259 George - South |
| | Governor Macquarie Tower | | Australia Square - West |
| | Aurora Place - West | | 60 Margaret Street - South |
| | Chifley Tower - West and North | | |
| | Deutsche Bank -North and West | | |
| | Chifley Square | | |
| | Metro Martin Place North Site | | |
| | 27-31 Hunter Street - North | | |
| | Brookfield Place - East | | |
| | 255 George Street - East | | |
| | Grovesnor Place - East | | |
| | 55 Pitt Street - East | | Gateway - North |
| | AMP - West | | AMP - North |
| | Quay Quarter - West | | 259 George - East |
| | InterContinental - West | | 255 George Street - South |
| | | | Chifley Tower - South |
| | | | One Circular Quay - North |



Project Vision

Anchor for the Green Economy

An innovative workplace with a focus on collaboration, wellbeing and biophilia

Pitt and Bridge is conceived as an anchor for Sydney's future green economy. Urbis have undertaken significant research in conjunction with Dexu to better understand the future opportunities for a consolidated community focused around Sydney's green economy. Pitt and Bridge offers an opportunity for an innovative workplace with a focus on collaboration, wellbeing and biophilia.

Pitt and Bridge will deliver benefits to the city and its communities by:

1. Creating an international hub for the green economy.
2. Supporting (green) talent attraction, development and retention as a critical success factor for the business ecosystem.
3. Introducing new local + destination amenity to the northern business district precinct to increase the diversity and vitality of experience during and after hours.



Vertical Village & Street Activation

The planning proposal seeks to ensure flexibility for alternate approaches to tower programming and aspires to create a highly activated podium that enhances street life

Diverse programming maximises the offering for:

- Professionals
- Visitors
- Tourists

Building a signature offering to draw people into this new destinational urban retreat.

Skygardens

Providing accommodation, conference rooms for meetings, function halls for gatherings



Commercial

High quality, highly flexible office spaces supporting emerging businesses and start-ups



Retail

High quality retail precinct that caters to building tenants, precinct workers, daily commuters and visitors.



Public Domain Vision / First Nations response

Refer Arcadia Public Domain report

Best practice urban design collaborative approach.

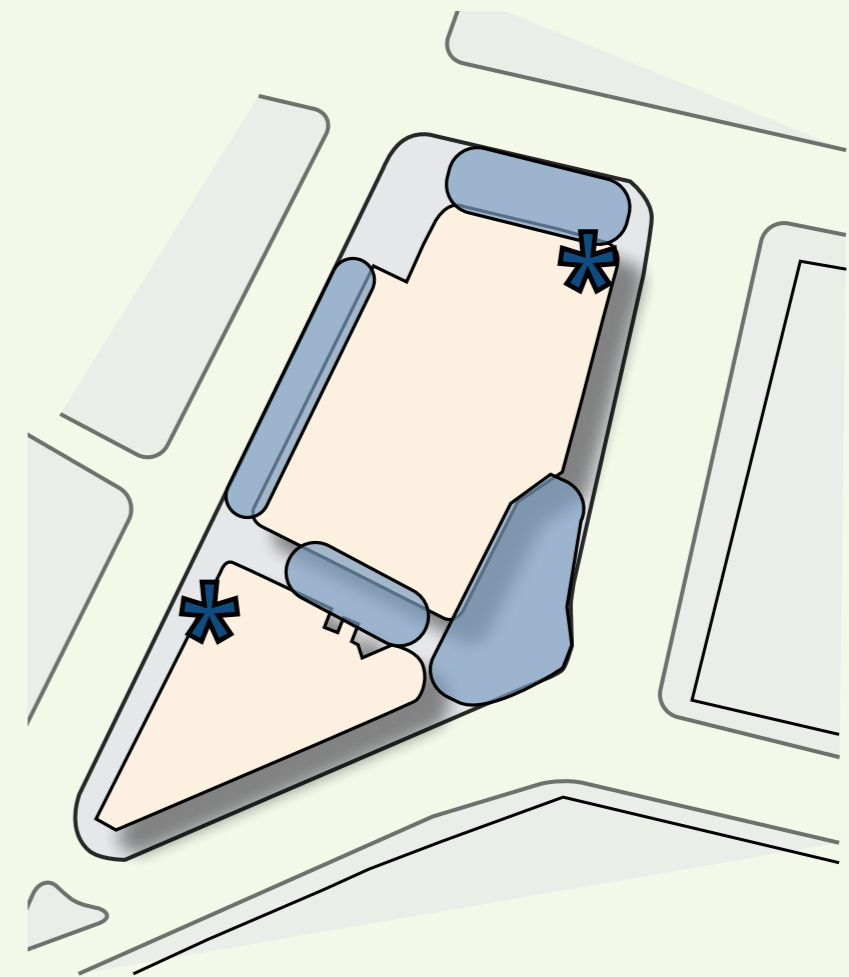
The site offers unique opportunities to improve the city's pedestrian experience and expand upon the green network of the inner CBD.

Due to its historical site significance, there is an exciting opportunity to provide heritage interpretation of Gadigal history and culture, as well as connect into the tourism and day to day business fabric of the city.

The rich cultural heritage of the site and importance this place holds in time engenders a best practice urban design collaborative approach to place making with First Nations knowledge holders and cultural leaders.



Gresham Street Plaza - Bridge Street



Dedicated area for First Nation story telling and installations

ESD / Sustainability

A sustainable work place, health and well-being are the core of this proposal.

This is an interconnected hybrid tower with access to fresh, clean air, natural light and a vertical community of innovators and the organisations that support them.

The building will need to pass the ESD site test outlined in the Central Sydney Planning Strategy, which represents very high standards of sustainable design and energy performance.

The following initiatives will be implemented to deliver the objectives of the Sydney Development Control Plan (DCP) 2012 and Sustainable Sydney 2030 policy along with several other policies influencing development in the Sydney CBD.

Targets / Initiatives

Requirement for future Design Excellence Process. ESD Commitments to be fixed in project VPA, ESD strategy and requirements set as part of the competition brief.

ESD report to be provided Requirements included:

- 5.5 Star NABERS Energy Base Building Rating (Commitment Agreement)
- 6 Star NABERS Energy Base Building Rating (Target)
- 4.5 Star NABERS Water Whole building (Target)
- 4 Star NABERS Waste Base Building (Target)
- 6 Star Green Star certified rating under Green Star Buildings
- WELL Core Platinum certified (Target)
- 100% Renewable Energy in operation
- 100% Electric
- 100% Carbon neutral in operation

Sustainability Initiatives

- NABERS Indoor Environment rating when providing integrated fit out aspirational target
- Climate Active Upfront Carbon for Buildings with a Commitment Agreement certification aspirational target
- PassivHaus Certification aspirational target
- PCA Premium Grade building to demonstrate excellence in design
- Exceed NCC 2022 Section J energy benchmarks with a bespoke façade and services system design
- Fully electric precinct, utilising no gas on-site (retail cooking exceptions) to allow "Net Zero Ready" status in line with City of Sydney Council and Dexus' joint vision.
- Integration of passive design elements to naturally provide comfort, quality and minimise energy consumption.
- Creation of healthy interiors, including reduction in the use of harmful VOCs in glues, sealants and paints.
- Bespoke design solutions that provide a sustainable outcome, avoiding over engineering and providing for long term climate adaptation and resilience.
- Minimise consumption of natural resources, including water and raw materials.
- Minimise environmental impacts through construction, including embodied energy and the ecological cost of materials.
- Minimise environmental impacts through operation, including energy consumption, waste creation and discharge of pollutants.
- Promote urban ecology through biophilic design elements, the use of green roofs, green walls, extensive landscaping.
- Provide sustainable, integrated, convenient travel.
- Promote biodiversity through careful building and landscape design that benefits indigenous or endangered plant and animal species.
- Integrate building into the urban fabric and deliver places that increase social cohesion, by putting people at the forefront of design. It highlights issues such as Culture, Heritage, Community resilience, Placemaking, Universal design and design for inclusion.

Climate Change

The building uses a range of biophilic design elements to provide views, includes the substantial usage of indoor and outdoor integrated planting, incorporating a nature-inspired design. Along with green façades with preference for natural materials throughout. A study was carried out for the potential of future design excellence to include integrated winter gardens within the commercial levels.

Communal spaces are designed with biophilic elements both indoor and outdoor to facilitate restorative well-being.

A range of passive design elements are integrated to naturally provide comfort, quality while minimising energy consumption. Including high performance glazing, airtight facade construction, exposed concrete ceilings and a combination of precast concrete external walls and insulated lightweight external party wall construction.

Assessment of risks and potential impacts.

Refer to ESD report for full Sustainability Strategy.



Design Principles

Ground plane accessibility, public open spaces, pedestrian permeability

Pitt and Bridge promotes ground plane accessibility and pedestrian permeability. It will form a connected network of open spaces linking Macquarie Place, Bridge Street plaza and Gresham Street open space. The new Bridge Street plaza will provide streetscape relief to both axes. The proposed plaza is intended as a public space orientated away from the commercial office entries. It seeks to engage passersby and offer respite and public seating along Bridge Street.



Tower setbacks - relationship to context / environmental performance

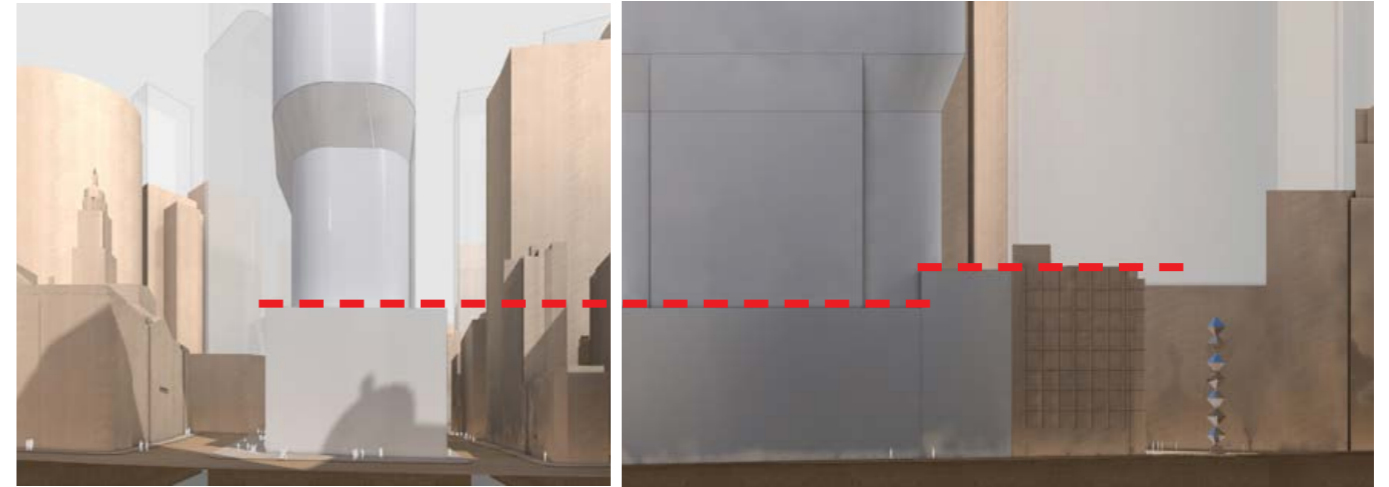
Tower setbacks have been determined by environmental performance as well as other urban design considerations. Wind and daylight studies in the public domain have driven street wall and upper level setbacks to maintain amenity in the public domain. Additional tower setbacks to Bridge Street respond to the heritage context and public domain. The tower maintains a 4.45m setback relative to the Bridge Street podium. The indent levels of the tower are setback a further 4m to give an 8.45m setback at the top of the podium. The podium roof landscape and tower indent relieves bulk and mass.

The CSPS - Schedule 12 provides a mechanism to vary setbacks from the controls. This mechanism is based on daylight and wind analysis. A preliminary wind report has been undertaken by MEL that demonstrates the setback is capable of achieving public domain wind comfort levels/criteria. A daylight analysis has also been carried out to show the performance of the public/pedestrian areas. As shown on page 29 of the report.



Podium alignments

Podium is aligned to Pitt Street, Gresham Street and Spring Street to maintain the predominant street wall. The parapet height along Bridge Street aligns to the heritage parapet datum of the Department of Lands building while the parapet on the southern elevation podium is proposed to align with the adjacent heritage building on 62 Pitt St.



Curved Tower form

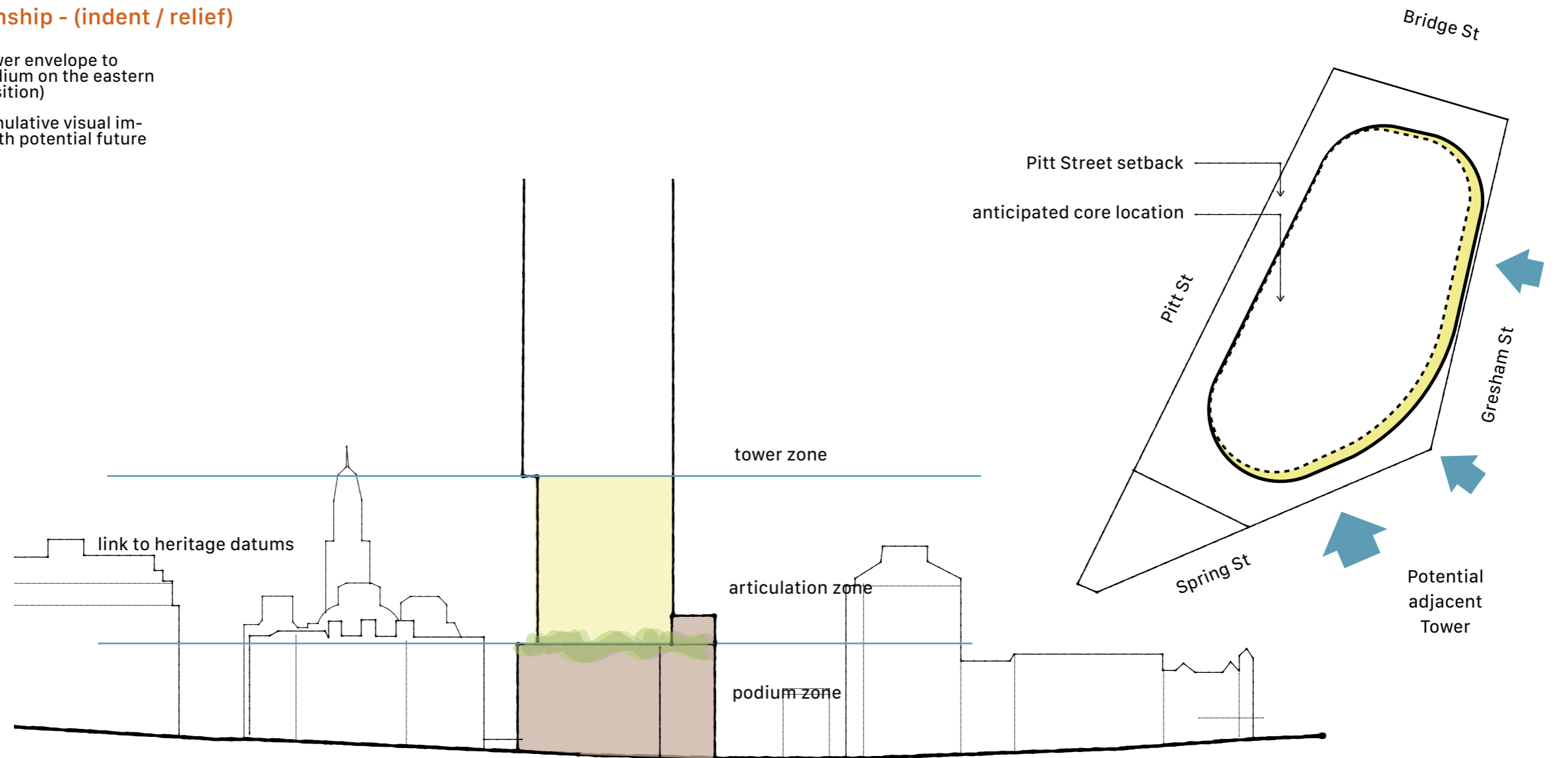
Pitt and Bridge has been conceived as a curved tower form. Curved corners are proposed to all sides of the tower softening its appearance and mitigating the sense of bulk and scale from the corners. The curved forms also reduce perceived facade lengths and have positive micro environmental effects by reducing the down draft of winds to the pedestrianised areas.



Tower and podium relationship - (indent / relief)

There is an opportunity for the tower envelope to indent at the junction with the podium on the eastern side (assuming a western core position)

Indent in this location lessens cumulative visual impact when considered together with potential future tower to south of Spring Street.



Bridge Street - From North



View from Gresham Street



View from Spring Street



Bridge Street - From North West

Proposed Envelope

Proposed Envelope: Podium

Street Frontages Height and Primary Podium Setbacks

Ground level

An 8m building setback to Bridge Street is proposed. This opens vistas to the adjacent heritage buildings including the historic Department of Lands and Department of Education buildings ("The Sandstones"). The setback also provides an opportunity for a generous, activated street edge to Bridge Street, with public seating and activated edges.

Nil podium setback to other streets.

Podium

Nil setback to adjacent streets and rear commercial site.

Street frontage height to match Lands Department Building at RL 32.977.

The surrounding street wall heights are carefully analyzed and the podium height is set with consideration of the site context and streetscapes.

Street wall definition is achieved and can be further developed through the design excellence process;

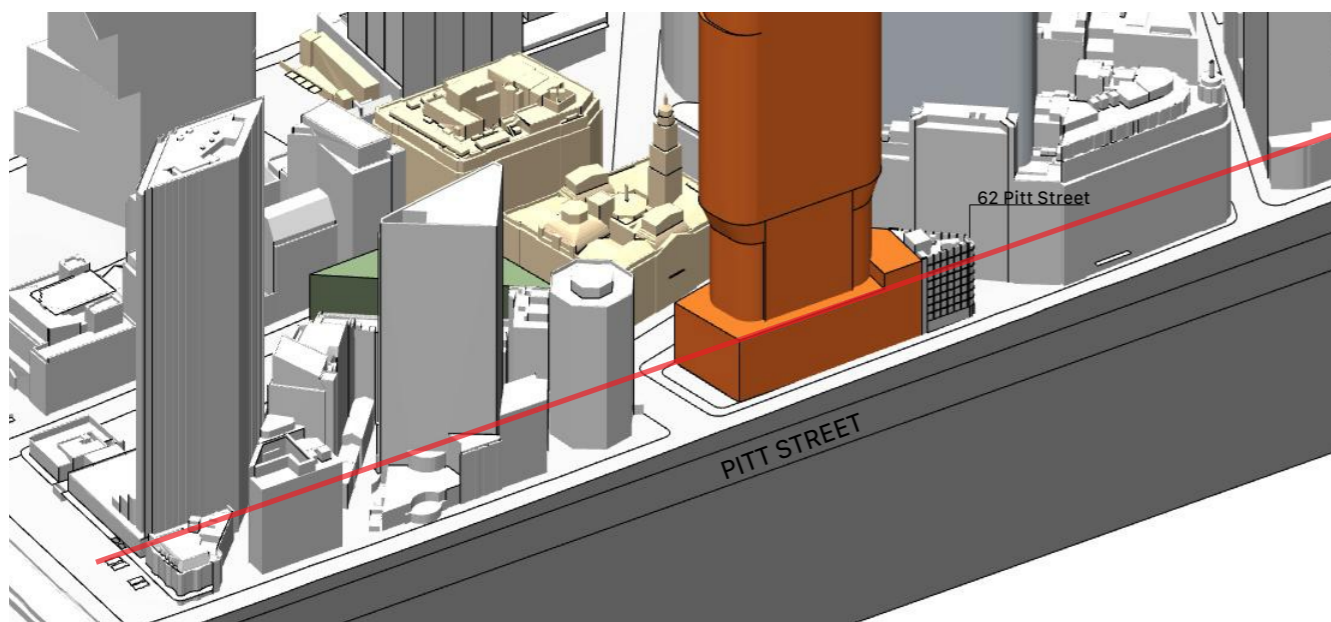
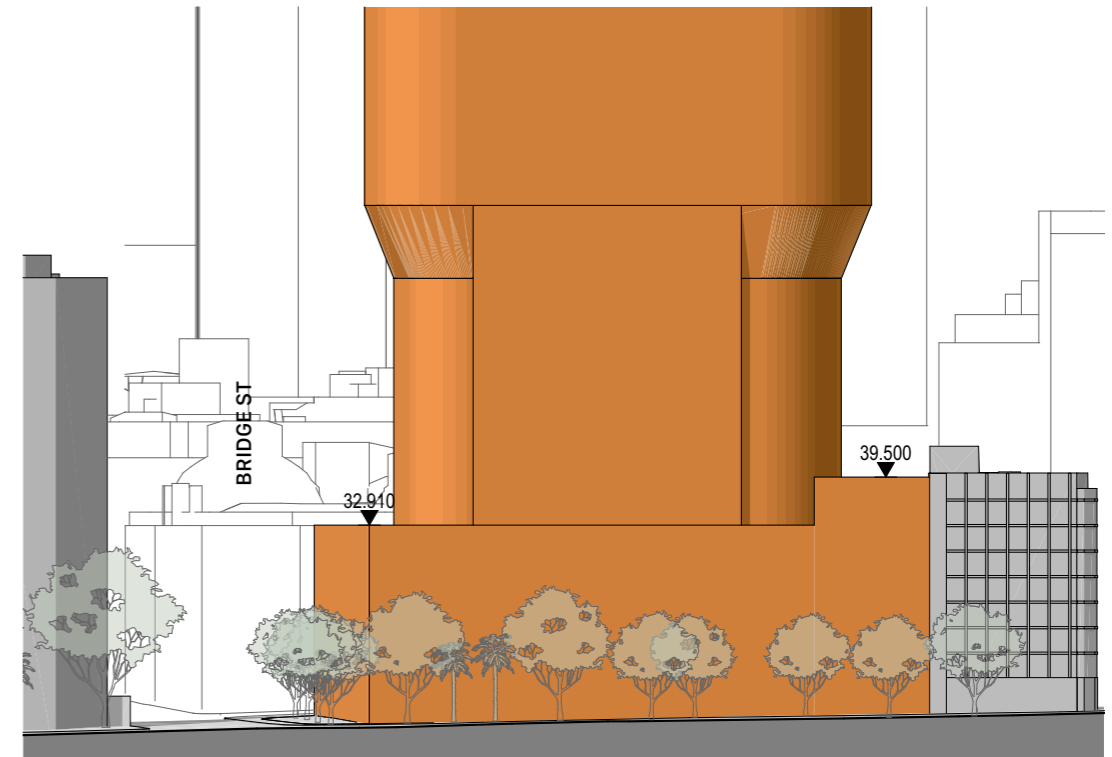
Appropriate building separation is maintained.

Setbacks

Bridge St setback 8m

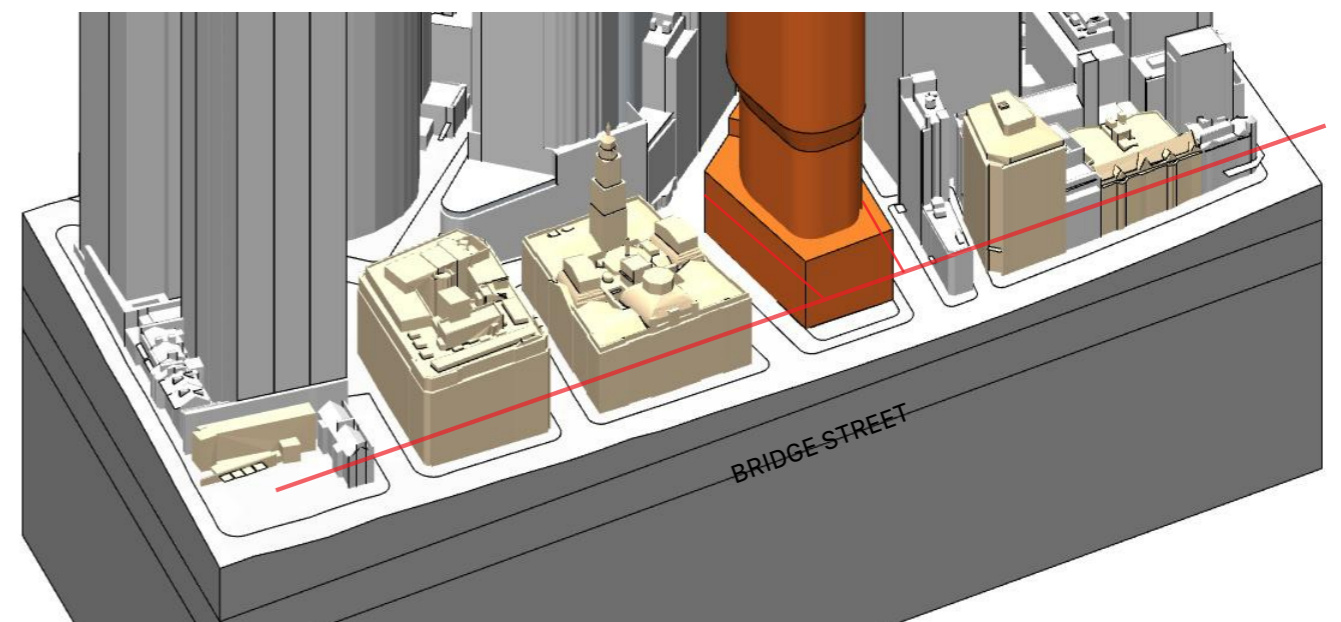
All other streets 0m

Rear commercial site 0m



Axonometric view:

Pitt St Looking South-East with horizontal datum line added for reference.



Axonometric view:

Bridge St Looking South-West with horizontal datum line added for reference.