

BUILT FORM AND URBAN DESIGN REPORT

APPENDIX F



Built Form and Urban Design Report

Pitt Street North OSD



Prepared for:
Sydney Metro
Date:
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Pitt Street North and Pitt Street South Artist Impression

Section 01 Introduction



Proposed Metro Line



Sydney City Metro & Pitt Street Station

Purpose of this Report

This report supports a concept State Significant Development application (concept SSD Application) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The concept SSD Application is made under section 4.22 of the EP&A Act.

Sydney Metro is seeking to secure concept approval for a mixed use tower above the northern portal of Pitt Street Station, otherwise known as the over station development (OSD). The concept SSD Application seeks consent for a building envelope and its use for residential accommodation, visitor accommodation and commercial premises, maximum gross floor area (GFA), pedestrian and vehicular access, circulation arrangements and associated car parking as well as the strategies and design parameters for the future detailed design of development.

The future Pitt Street (North) Metro Station forms part of the NSW Government's Sydney Metro project and is located at 175-183 Castlereagh Street, 40 Park Street, 42-46 Park Street, 48 Park Street, 252-254 Pitt Street and 256 Pitt Street, Sydney (the site).

The purpose of this report is to outline the project vision and to demonstrate the development capability provided for within the proposed concept SSDA envelope and its integration with the Pitt Street (North) Metro Station. This report also addresses relevant matters contained within the Secretary's Environmental Assessment Requirements (SEARs) for SSD 17_8875.

Background

The NSW Government is well advanced in the \$20 billion construction of Sydney Metro, Australia's largest public transport project, which will transform and modernise Sydney's rail network to meet the needs of the city in the future.

Sydney Metro will provide a new stand-alone metro rail network from Rouse Hill to Chatswood, under Sydney Harbour and through Central Sydney to Bankstown. The network consists of 31 metro stations and more than 66 km of new metro rail, revolutionising the way Australia's biggest city travels. Once operational, Sydney Metro will provide for 30 trains per hour (one train every two minutes) through the city in each direction, providing capacity for an extra 100,000 customers per hour across the Central Sydney network.

The project also involves the delivery of seven (7) new Metro stations, including the Pitt Street Metro Station, which will have new dedicated station entrances from the northern side of Park Street and from the southern side of Bathurst Street. These station entrances are respectively known as Pitt Street (North) and Pitt Street (South).

Tunnelling and construction for Sydney Metro is underway across Sydney, and TfNSW is also pursuing necessary planning approvals for the provision of integrated OSDs above key city centre stations, including the Pitt Street (North) Metro Station (as sought under SSD 17_8875).



Section 02
Site & Context
Analysis



Proposed Site | Eastern Gateway to Central Sydney

2.1

Development Site

The site is located above the future Pitt Street (North) Metro Station entrance at 175-183 Castlereagh Street, 40 Park Street, 42-46 Park Street, 48 Park Street, 252-254 Pitt Street and 256 Pitt Street, Sydney. The site is legally described as Lot 3 in DP 74952, Lot 1 in DP 229365, Lot 2 in DP 900055, Lot 1 in DP 596474, Lot 17 in DP 1095869, Lot 2 in DP 509677, Lot 1 in DP 982663, Lot 2 in DP 982663, Lot 3 in DP 61187, Lot 1 in DP 74367.

The site has a total area of 3,150 m² and is currently vacant, with all buildings demolished in late 2017 to early 2018. Positioned on Park Street, one of the primary

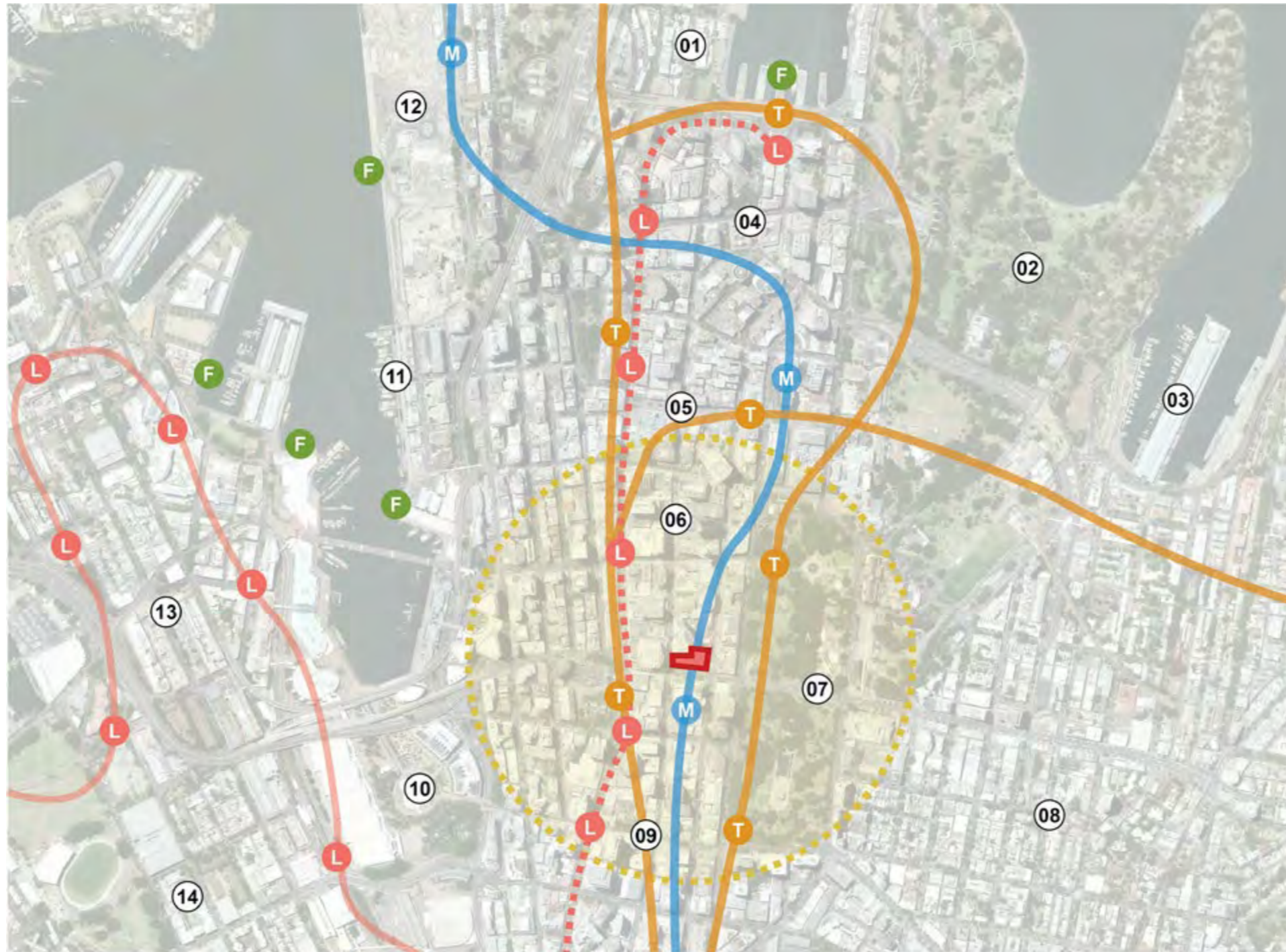
east-west avenues connecting Central Sydney to the east, the proposed site is of importance and significance in defining the eastern gateway. With surrounding heritage significance including the neighbouring NSW Masonic Club and Ashington Place (formerly the National Building), a contextually sensitive scheme is required – one which recognises the evolving immediate context, including the future proposed Town Hall Square. Given its site area and multiple street frontages, the proposed site offers a unique opportunity to redefine the immediate urban fabric and enhance the public domain.






















Proposed Site | Park Street, North Eastern View



Proposed Site | Park Street, North Western View



Legend

-  500m Precinct Proximity
-  Proposed Metro
-  Existing Train Line
-  Proposed / Existing Light Rail
-  Sydney Ferry Stations
-  01 Circular Quay & Rocks Precinct
-  02 Royal Botanic Gardens
-  03 Woolloomooloo
-  04 Bridge Street Precinct
-  05 Martin Place
-  06 Pitt Street Retail Precinct
-  07 Hyde Park
-  08 Darlinghurst & Kings Cross
-  09 World Square Precinct
-  10 Darling Harbour & Haymarket
-  11 King Street Wharf
-  12 Barangaroo
-  13 Pyrmont & Star City Precinct
-  14 Ultimo Precinct

Urban Context | Evolving Transportation Network

2.2

Urban Context

The site is located centrally within Central Sydney, between Town Hall Station to the west (130m) and Hyde Park to the east (100m). The site is located in the 'midtown' area of Central Sydney, between the Central Station/Chinatown precinct and Martin Place/financial services precinct.

As Park Street is the widest east-west street in Central Sydney and an arterial thoroughfare, this forms a clear divide between the north and south of the city. Park Street is one of only two continuous east-west streets in which people can pass through the city centre (with the other being Goulburn Street) and is therefore a key artery of the city.

This midtown area is diverse, with a range of civic, residential, retail, commercial and hotel uses. The locality also has a higher proportion of retail outlets and centers,

including the network of the Queen Victoria Building (QVB), The Galleries Victoria, Pitt Street Mall and Westfield. The future Town Hall Square at the corner of Park Street and George Street will also place additional focus on this central point of the city.

The built form of the area is varied, being somewhat guided by heritage considerations, particularly relating to the Town Hall and QVB along George Street to the west, as well as the interface and impacts to Hyde Park to the east. Generally, there has been a transition in heights from the northern end of Central Sydney with a gradual stepping down of heights to the south. However this is becoming less prominent due to a number of large developments currently underway and the review of planning controls for the city centre.



Urban Context | Park Street East



- Legend**
- ⬭ Proposed OSD Site
 - ⬭ Precinct Proximity
 - T Existing Train Station Entry
Including Museum Station access through 201 Elizabeth Street & George Street access to Town Hall Station.
 - L Proposed Light Rail
New George Street Light Rail & indicative Market Street & Town Hall Stations.
 - B Sydney Metro Bus Stops
 - ⬭ Bicycle Friendly Roads
 - TS Taxi Stands
 - 01 Queen Victoria Building
 - 02 The Galleries Victoria
 - 03 The State Theatre
 - 04 Hilton Hotel Sydney
 - 05 City Tattersalls Club
 - 06 Sydney Town Hall
 - 07 ANZ Liberty Place
 - 08 Piccadilly Centre
 - 09 Sheraton on the Park

Local Context | Immediate Precinct

2.3 Local Context, Amenity & Character

Development surrounding the site is commensurate with the diversity of land uses, particularly in the immediate context between Park Street and George Street. The site also sits within a broader heritage context and is bound by a number of heritage items to the north, south and east of the site.

Street wall and podium heights vary between the northern and southern sides of Park Street. To the north-west the built form is lower against surrounding heritage items such as Town Hall and the QVB. However, it is higher to the north-east, providing a distinct built form contrast against Hyde Park. The street walls and podiums generally rise 45 meters above pavement level.

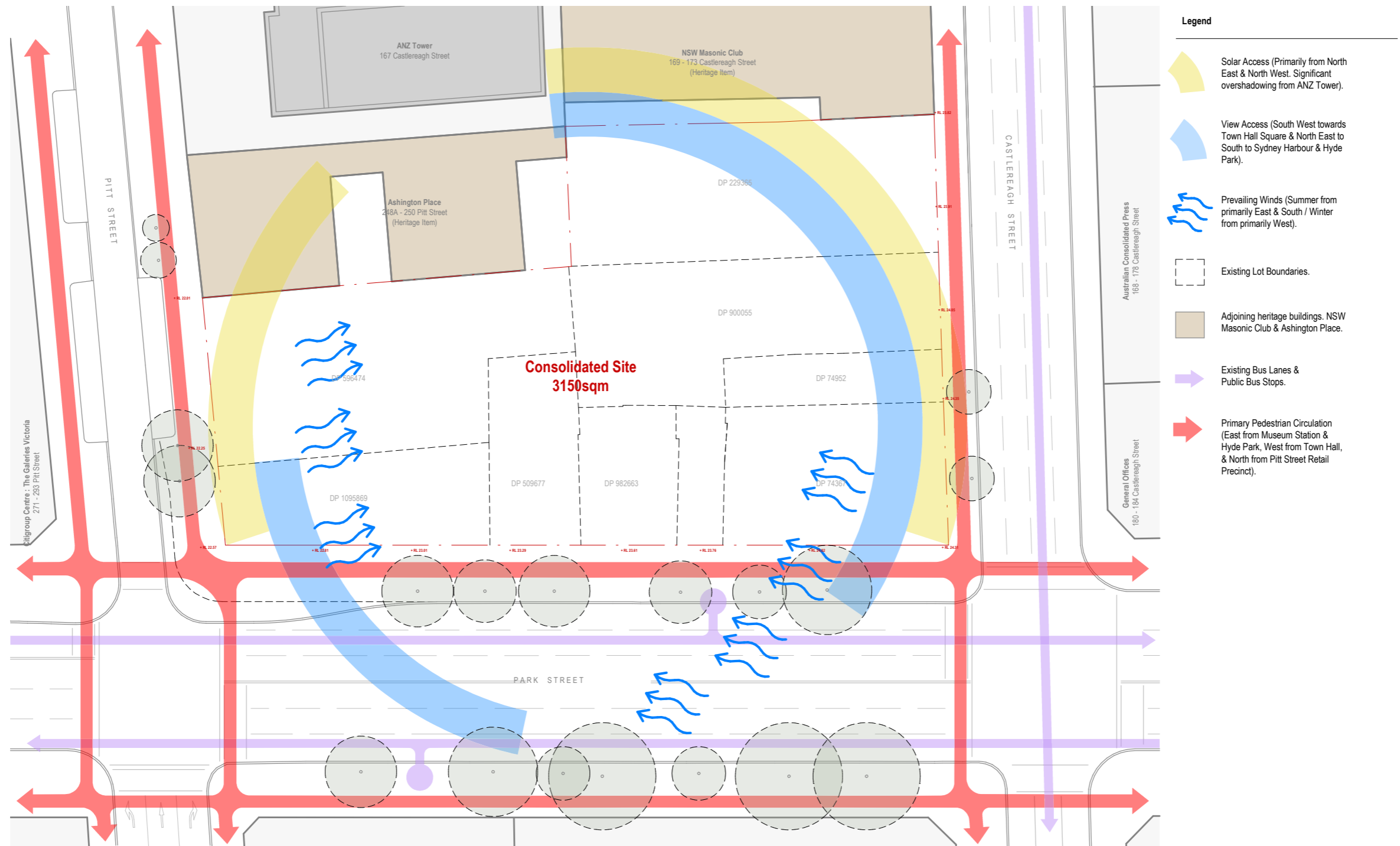
Buildings to the south of Park Street do not have typical podium features and towers are set back at upper levels for solar access. Similarly, maximum building heights are varied based on the age of buildings and range in response to heritage and solar considerations. Awnings are prevalent to both sides of Park Street, however they are discontinuous on the southern side.

Notable surrounding tall buildings include the ANZ Tower at Liberty Place to the north (195m in height), The Galleries at the Citigroup Centre to the west (206m in height), and the Park Regis Apartments to the south (136m in height).

Nearby heritage items include the NSW Masonic Club (1925) and Ashington Place (National Building, 1926) to the north; the Consolidated Press (1921), Great Synagogue (1878) and St James Trust (1924) buildings to the east; the Criterion Hotel (1936) to the south; and Sydney Town Hall (1889) and the QVB (1898) to the west.

The prevailing streetscape is uniquely characterised by its width, including footpaths, and the short length of Park Street which allows for views to the east to Hyde Park and the west to significant heritage items including the Town Hall and QVB.

The site has strong ground level activation, resulting from the significant existing retail and commercial buildings and a high level of pedestrian movement between existing public transport infrastructure surrounding the site.



- Legend**
- Solar Access (Primarily from North East & North West. Significant overshadowing from ANZ Tower).
 - View Access (South West towards Town Hall Square & North East to South to Sydney Harbour & Hyde Park).
 - Prevailing Winds (Summer from primarily East & South / Winter from primarily West).
 - Existing Lot Boundaries.
 - Adjoining heritage buildings. NSW Masonic Club & Ashington Place.
 - Existing Bus Lanes & Public Bus Stops.
 - Primary Pedestrian Circulation (East from Museum Station & Hyde Park, West from Town Hall, & North from Pitt Street Retail Precinct).

Site Analysis | Development Site

2.4

Site Analysis

The site is well connected and within close proximity to Town Hall, Museum and St James railway stations. A number of bus stops also exist along Park, Elizabeth and Castlereagh Street. The future light rail along George Street and the Pitt Street Metro Station will provide even greater connections citywide.

Solar access is largely dictated by key surrounding buildings, including ANZ Tower at Liberty Place which casts shadow over the site throughout the day. The built form of the site is also guided by the Hyde Park Sun Access Plane under the Sydney Local Environmental Plan 2012 (LEP).

The site does not sit within any nominated public view corridor, however it is capable of achieving views over Hyde Park to the east and at upper levels towards Sydney Harbour, Woolloomooloo Bay and eastern Sydney. The site also benefits from views to the south-west across the city, including over the future Town Hall Square.

Winds are also influenced by the surrounding tall buildings, which provide some shielding effects. The most frequent strong winds are from the south, with northeasterly winds occurring more frequently in the summer and northwesterly winds in the winter. Wind impacts are largely mitigated by the surrounding built form and city centre.



Northern Boundary | NSW Masonic Club



Central Sydney | Town Hall



Site Survey

2.5

Topography & Site Survey

The site has a minor slope in an east-west direction, with the highest point mid-block along Castlereagh Street (RL24.35) and lowest point to the north-west corner of the site along Pitt Street (RL.22.01).

Park Street has the greatest level change between east and west with a level difference of approximately 1.64m between the Castlereagh Street and Pitt Street intersections. This has implications for access and storm water at the Metro Station entrance.



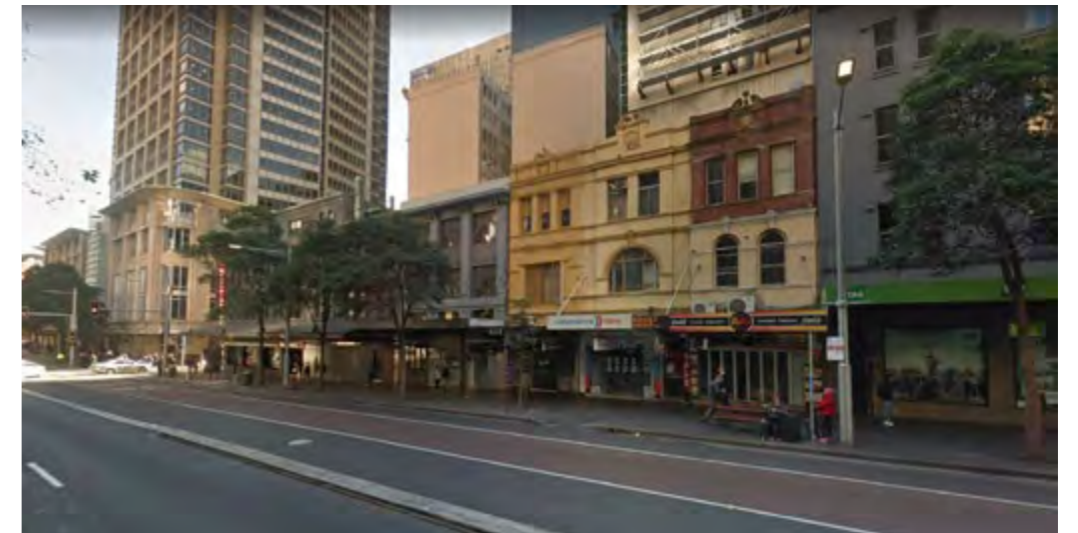
Existing Site Context | Park Street | North East



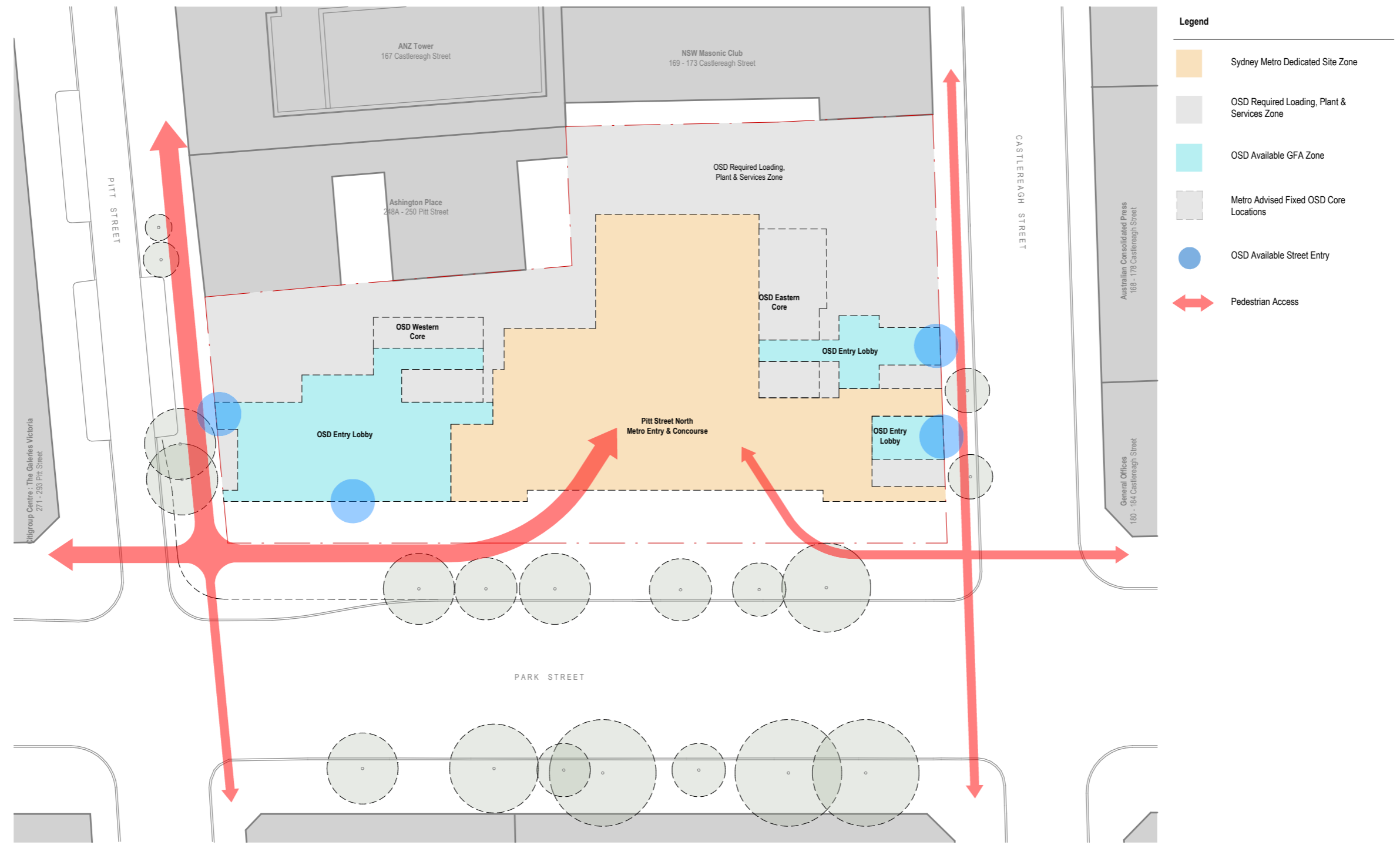
Existing Site Context | Park & Castlereagh Street



Existing Site Context | Park & Pitt Street



Existing Site Context | Park Street | North West



- Legend**
- Sydney Metro Dedicated Site Zone
 - OSD Required Loading, Plant & Services Zone
 - OSD Available GFA Zone
 - Metro Advised Fixed OSD Core Locations
 - OSD Available Street Entry
 - Pedestrian Access

Opportunities & Constraints | Development Site

2.6

Site Constraints & Opportunities

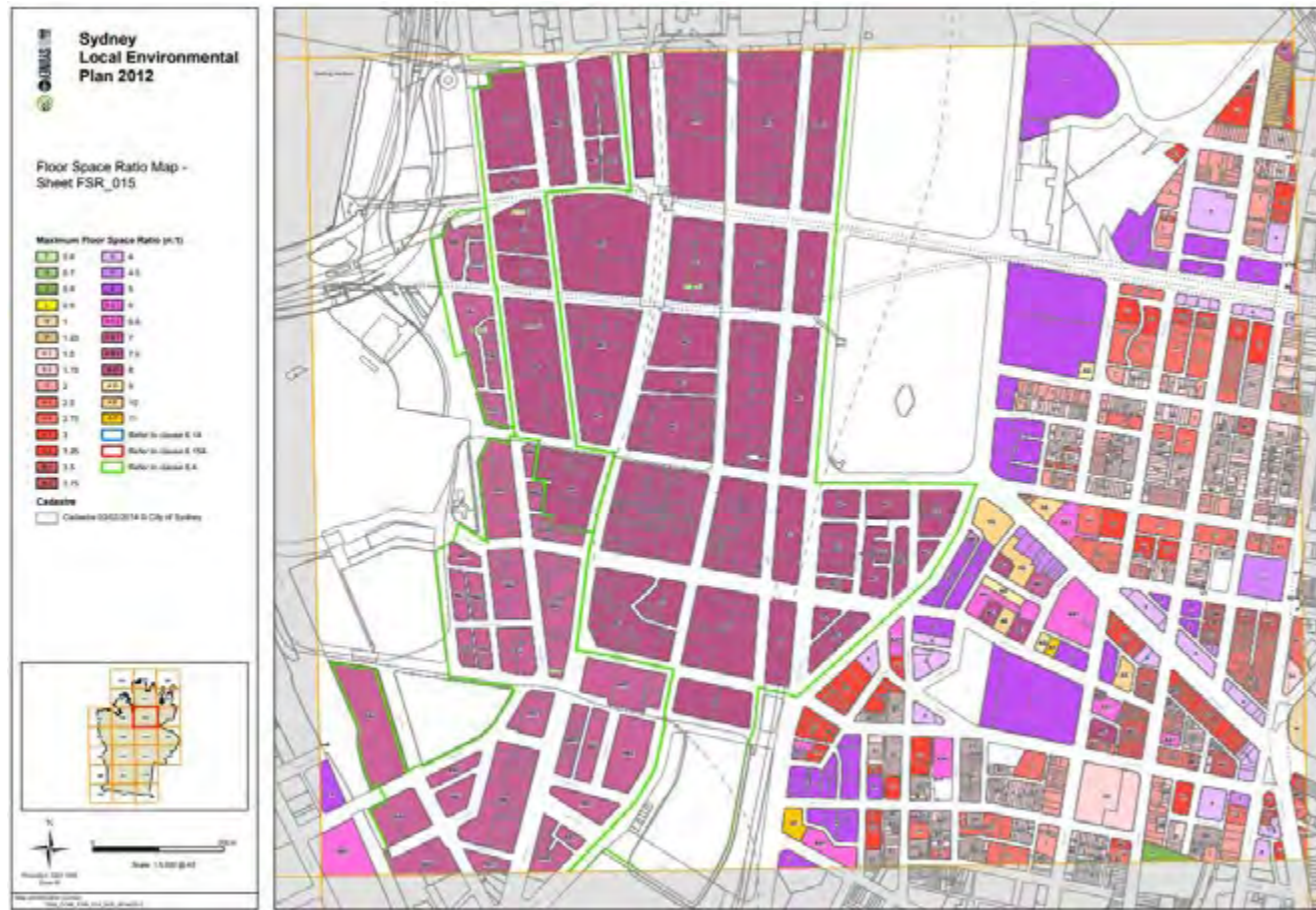
Pedestrian amenity is a key design consideration given the width and arterial function of Park Street along with narrow footpaths relative to this intensity of use. Given the length of the Castlereagh Street/Park Street/Pitt Street block, opportunities exist to improve pedestrian permeability and amenity as part of the OSD. The Metro requirements are to provide for a colonnade form for the length of the Park Street frontage, effectively widening the public footpath at the location of the station entrance.

Similarly, given the existing variation and inconsistency in streetscape presentation, there is no clear pattern or character for which new development can be referenced. In this regard, opportunities exist for any new development to complement surrounding buildings and contribute to the establishment of a clear and considered streetscape presentation.

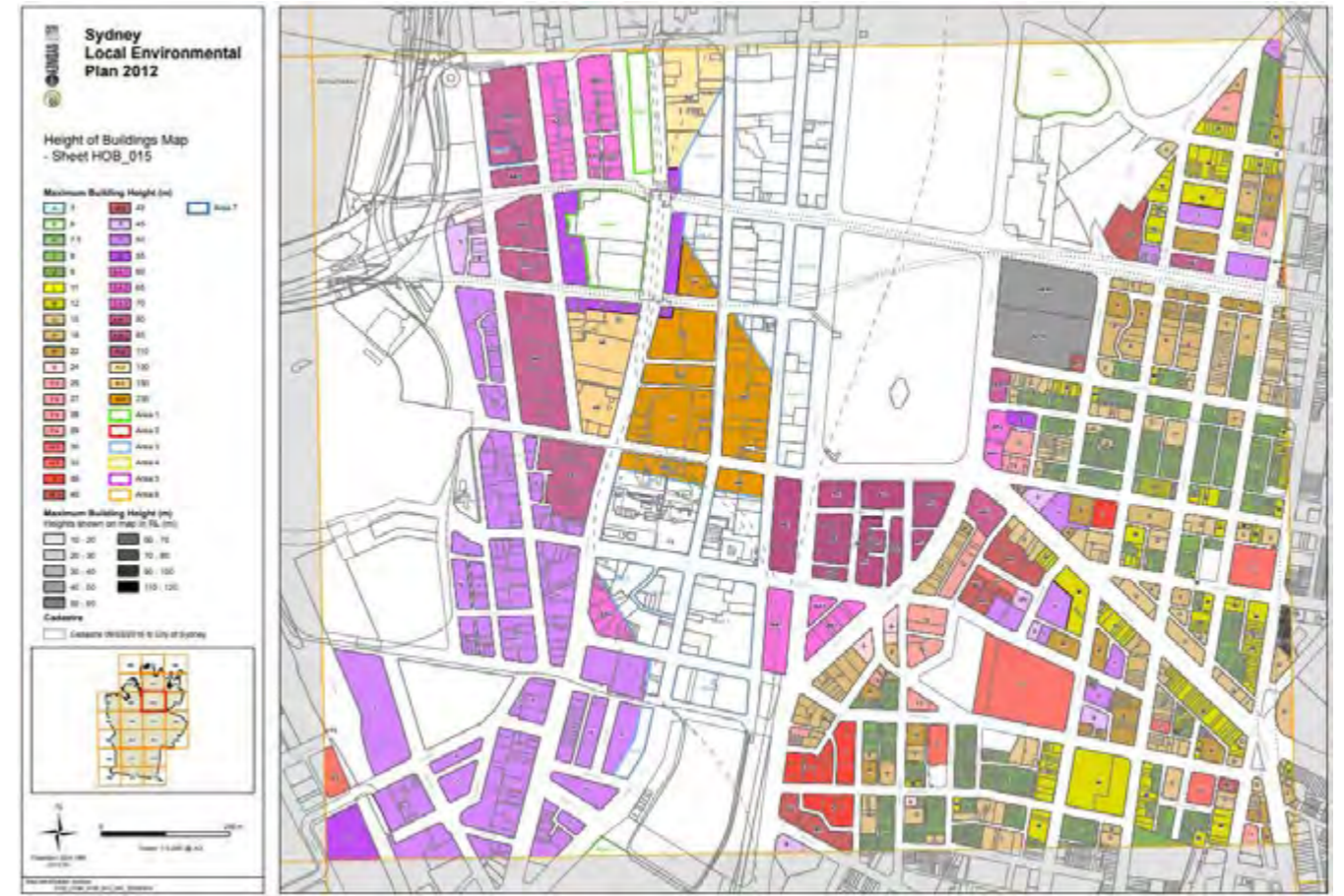
The site is surrounded by a number of heritage items, particularly adjoining the site to the north (NSW Masonic Club and Ashington Place) and the Consolidated Press facade, Great Synagogue and St James Trust group to the

east. These heritage items influence street wall heights and treatments to their interface. Opportunities may exist to vary tower setback planning controls adjoining these northern heritage items with no resultant loss of amenity.

The key site constraint relates to the LEP 2012 Sun Access Plane restriction, which is in place to protect solar access in midwinter to Hyde Park and therefore dictates a maximum building height at the site. Additional solar considerations include maintaining adequate solar access to existing residential development to the south. Given existing shadows cast by surrounding built form, opportunities exist for new development to vary the Sun Access Plane control whilst ensuring no additional overshadowing to Hyde Park.



Sydney LEP 2012 | Floor Space Ratio Map



Sydney LEP 2012 | Height of Building Map

Planning Controls & Permissibility

Sydney Local Environmental Plan 2012

The majority of Central Sydney, including the subject site, is zoned B8 – Metropolitan Centre pursuant to the LEP 2012. This zone permits a wide range of uses to support Sydney's status as a global city and includes all commercial, hotel and residential uses included within the indicative development scheme.

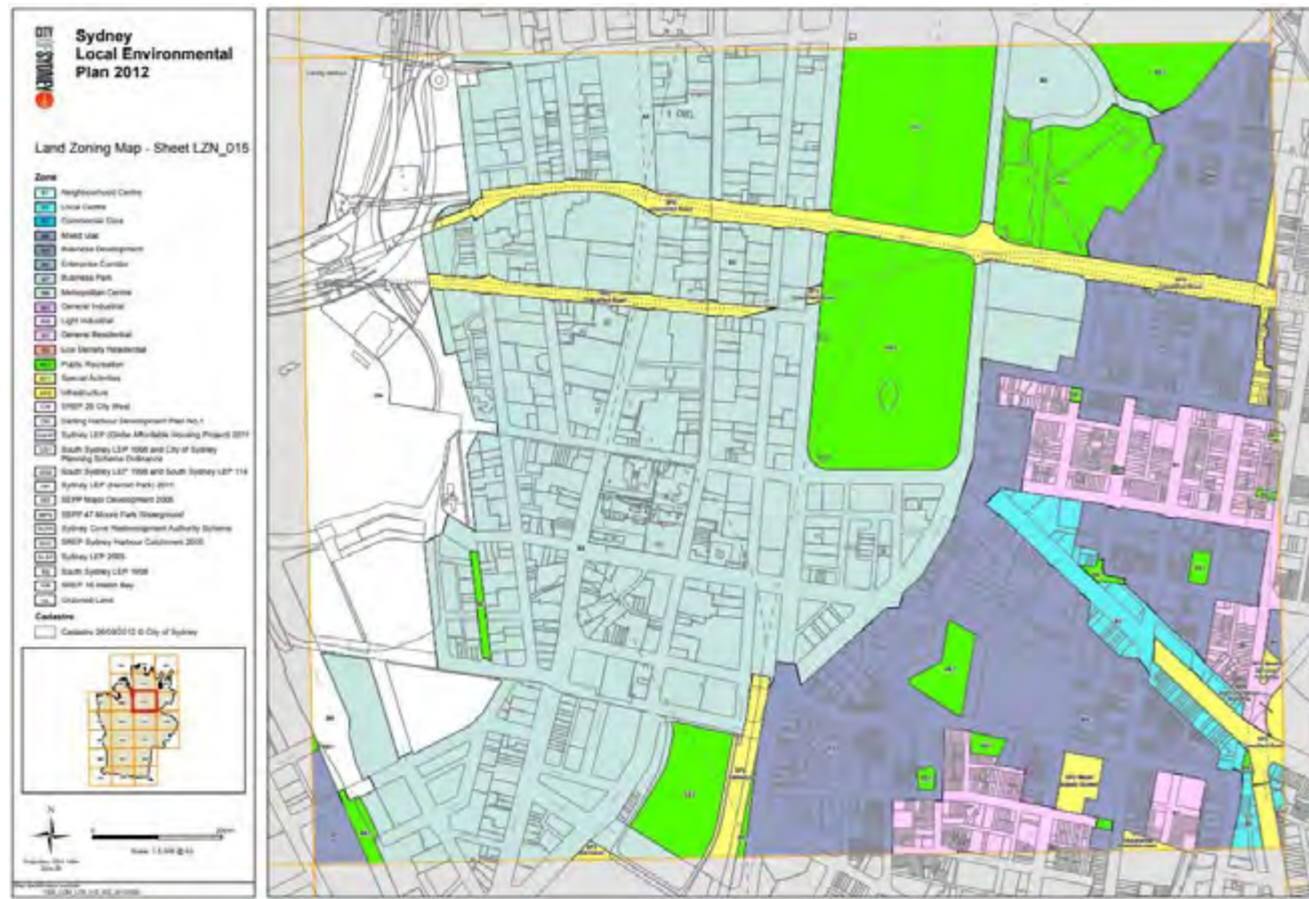
Maximum building heights at the site are governed by the Sun Access Plane control within Clause 6.17 of the LEP. The site is subject to a maximum potential FSR of 15.4:1, inclusive of the Base FSR of 8.0:1 (Cl.4.4), accommodation floor space (Cl.6.4) and design excellence provisions (Cl.6.21).

Whilst a number of other considerations apply (e.g. design excellence, heritage conservation, car parking rates or public art), there are no other development standards which apply under the LEP 2012.

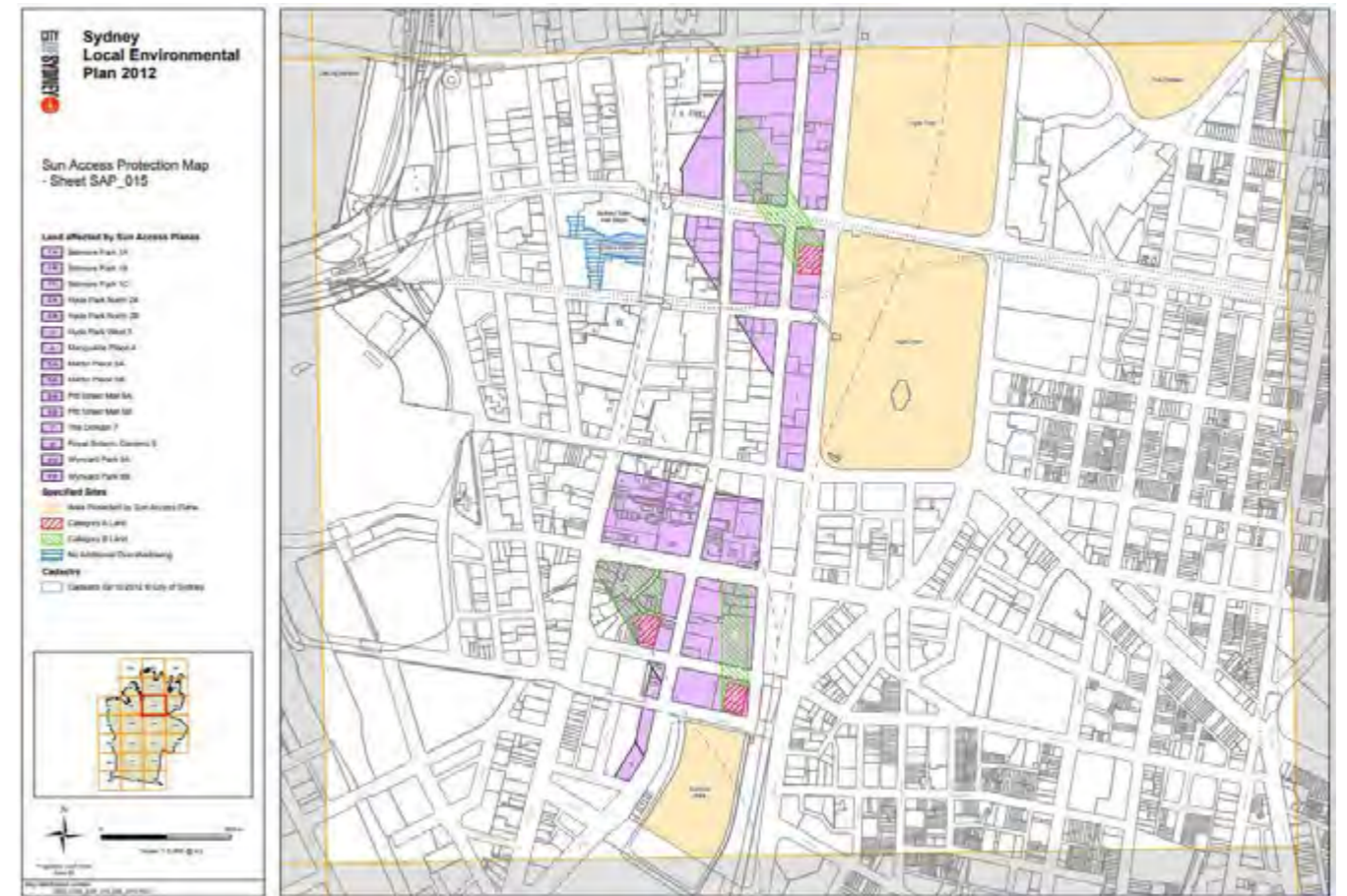
Sydney Development Control Plan 2012

The Sydney Development Control Plan 2012 (DCP) has guided the building form of the proposed concept development. In addition to design excellence (Section 3.3) and heritage (Section 3.9) key DCP controls which influence the potential building envelope at the site include:

- Street wall height: Up to 45.0m (s5.1.1);
- Setback above street wall (front): Weighted average of 8.0m (s5.1.2.1);
- Setback above street wall (side): 6.0m for residential and hotel uses (s5.1.2.2);
- Setback above street wall (rear): 3.0m for commercial development, 6.0m for residential and hotel uses (s5.1.2.2); and
- Building separation (on the same site, above street wall): 6.0m (commercial to commercial), 15.0m (commercial to residential) and 24.0m (residential to residential) (s5.1.2.4).



Sydney LEP 2012 | Land Zoning Map



Sydney LEP 2012 | Sun Access Protection Map

**State Environmental Planning Policy No. 65
(Design Quality of Residential Apartment Development)
(SEPP 65)**

SEPP 65 relates to the design quality of residential apartment development and contains nine design quality principles relating but not limited to built form, character, amenity and density.

The accompanying Apartment Design Guide (ADG) also provides guidelines and design standards including but not limited to apartment size and layout, solar access, natural ventilation, open space and overall amenity.

Together, SEPP 65 and the ADG provide for a number of important design considerations which influence the built form at the site. Please refer to a detailed assessment of SEPP 65 and the ADG at Section 6.8.

Other Planning Legislation

The LEP 2012 and SEPP 65 provide key development standards, controls and guidelines which influence potential built form options at the site.

There is a range of other applicable planning legislation and policy which applies to the site. Please refer to a detailed assessment within the submitted EIS.



Section 03
Urban Design
Objectives



3.1

Urban Design Objectives

Public Domain

Streetscape Activation and Enhanced Public Domain

Key public domain objectives include providing a well-considered and articulated public domain interface which addresses the complexity of pedestrian circulation and limited opportunities for street activation. This is to be achieved through a widened footpath, including awning and colonnade treatment for weather protection and maximum pedestrian circulation between the Metro station and the public domain.

Placemaking and Integration with the City Centre Midtown Precinct

A key objective of the proposal is integration of the built form within the immediate city centre midtown precinct, including the relationship between Pitt Street Station North and South entrances, as well as identifying cultural opportunities and overall streetscape activation.

Note: The public domain is further considered and primarily dealt with under the CSSI Approval.

Built Form

Use Mix and Integration with Metro Station

Key to the built form outcome is the development of an appropriate mix of OSD uses to be integrated with the Pitt Street Metro Station, including operational and structural requirements. The proposal provides for a range of commercial, hotel and residential components to be seamlessly coordinated within the context of the broader urban fabric and prominent city centre location.

Maintaining Solar Access and Residential Amenity

Overshadowing and maintenance of solar access to both the subject and surrounding sites has been a key consideration in development of the built form. Considerations include the sun access plane overshadowing provisions of Hyde Park, existing shadows cast by the adjacent ANZ Tower and the future proposed building at 201 Elizabeth Street, as well as mitigating the potential for overshadowing to both the subject and surrounding residential apartments.

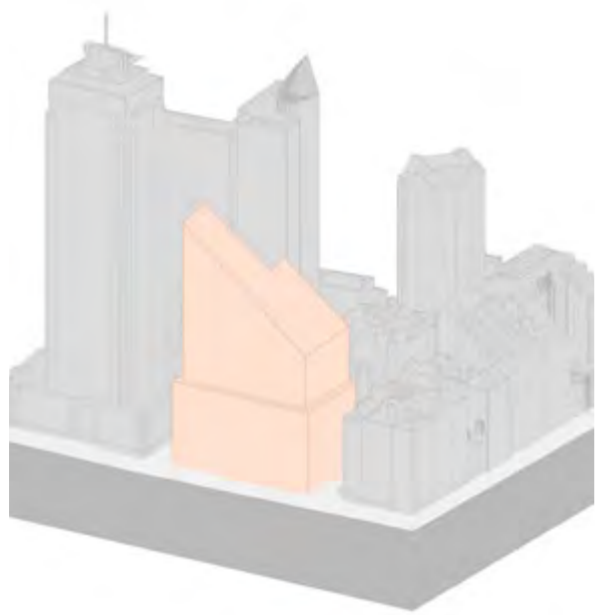
Reduced Massing and Avoiding Tower Crowding

Consideration has also been given to adequate separation of the built form to reduce overall massing and tower crowding, as well as enhancing façade articulation to avoid vertical street walls.

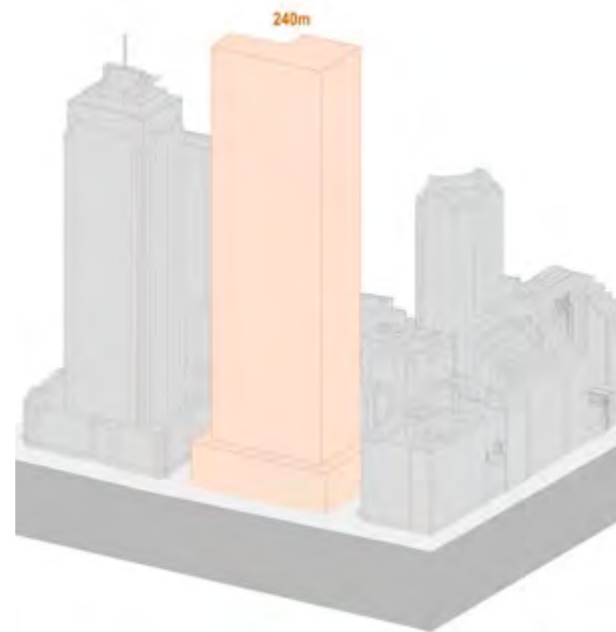


Pitt Street North OSD Artist Impression Corner of Pitt and Park Street

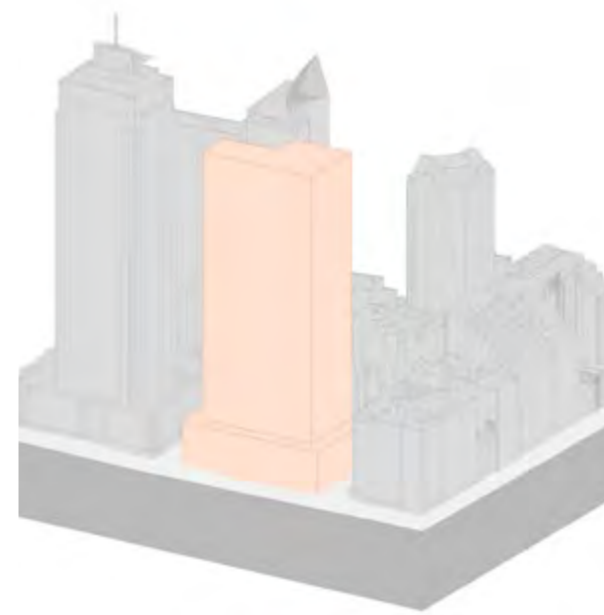
Section 04 Permissible Envelope



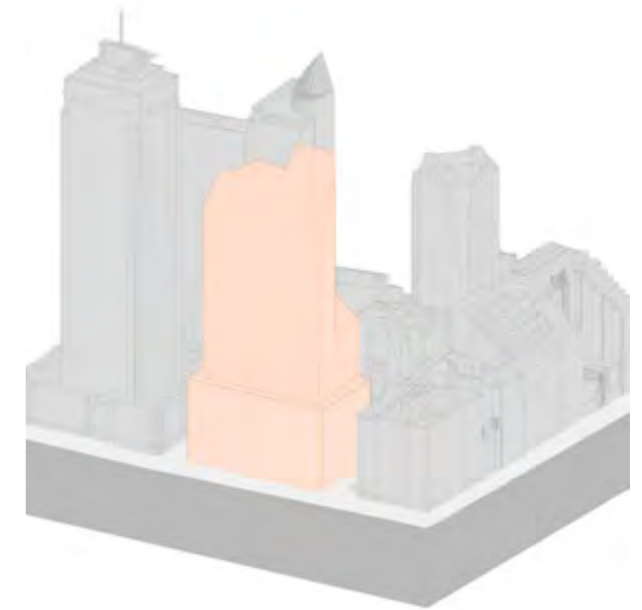
Option 01 | Reduced Envelope



Option 02 | Maximised Envelope



Option 03 | Align Height With 201 Elizabeth St



Option 04 | Permissible Envelope



Option 01 | Indicative Concept Plan



Option 02 | Indicative Concept Plan



Option 03 | Indicative Concept Plan



Option 04 | Indicative Concept Plan

4.1

Envelope Options Analysis

A variety of potential envelopes have been explored for the Pitt Street North site, some of which challenge the existing planning controls outlined in the Sydney DCP and LEP. Each of the options have considered a variety of factors and variables including developable yield, public domain amenity, visual impact, overshadowing and solar access.

Although all the options present viable solutions for the site, Option 03 has been deemed the most appropriate given that it complies with all current planning controls, including overshadowing requirements for Hyde Park. Each option is outlined in more detail below.

Option 01 | Reduced Envelope

Achieving approximately 80 percent of the volume of Option 03, this option aimed to re-establish the 45m street wall height as reflected along Elizabeth Street, further complying with the typical solar access plane for Hyde Park, on June 21 between 9am-3pm, disregarding LEP Clause 6.18 concerning category A and B land. Given the concession on this clause which would otherwise allow for greater height, 4m street setbacks have been proposed with 0m rear setbacks.

Option 02 | Maximised Envelope

Option 02 is more ambitious and achieves approximately 120% volume of the preferred Option 03. It maximizes the height at 240m (reflecting

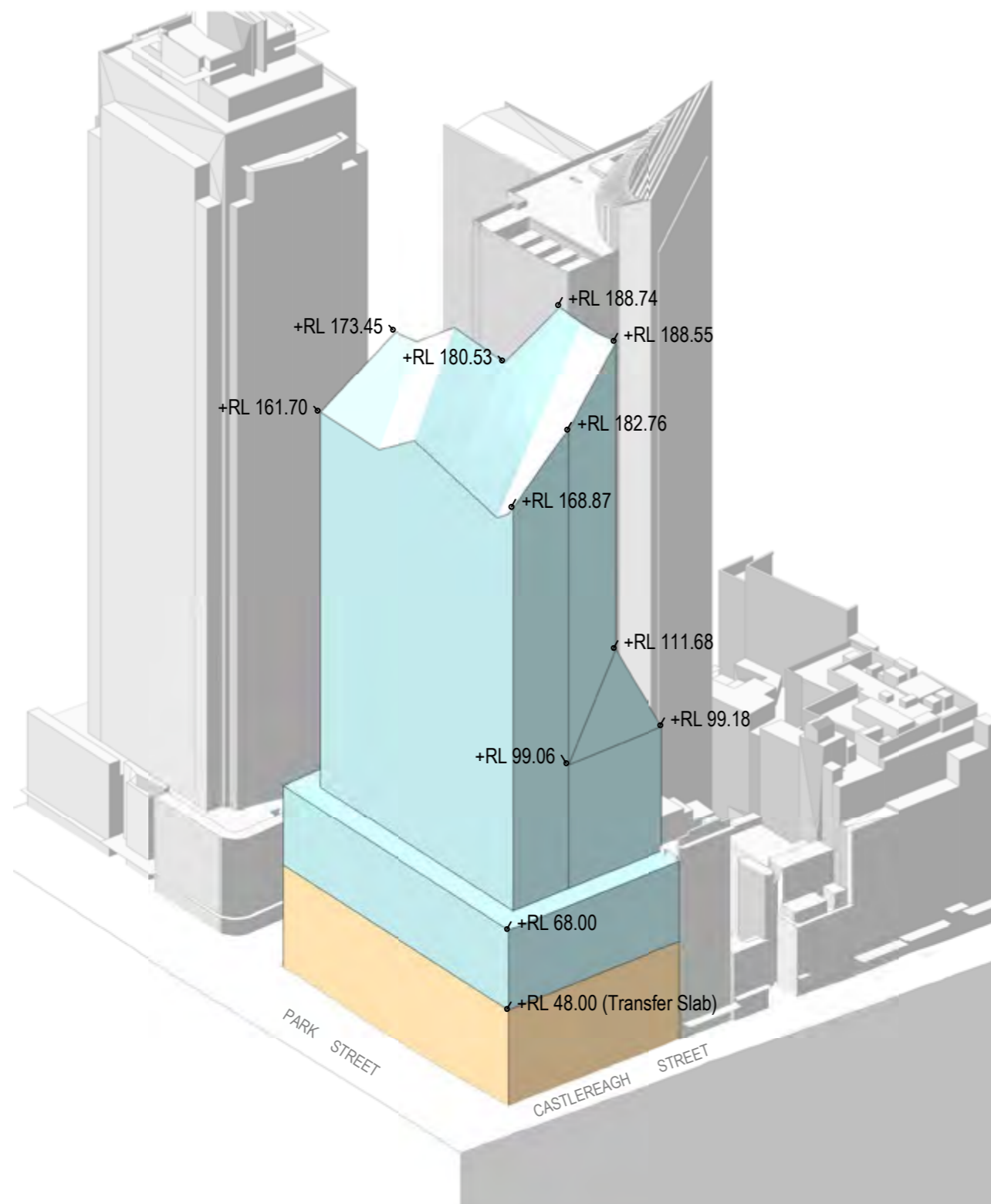
the Greenland Centre tower) and has a reduced street wall height of 25m (reflecting The Galleries). Although the setbacks are considered compliant (8m street and 0m rear setbacks), the reduced street wall height is leveraged to create a taller yet potentially slenderer single tower arrangement.

Option 03 | Align height with 201 Elizabeth Street

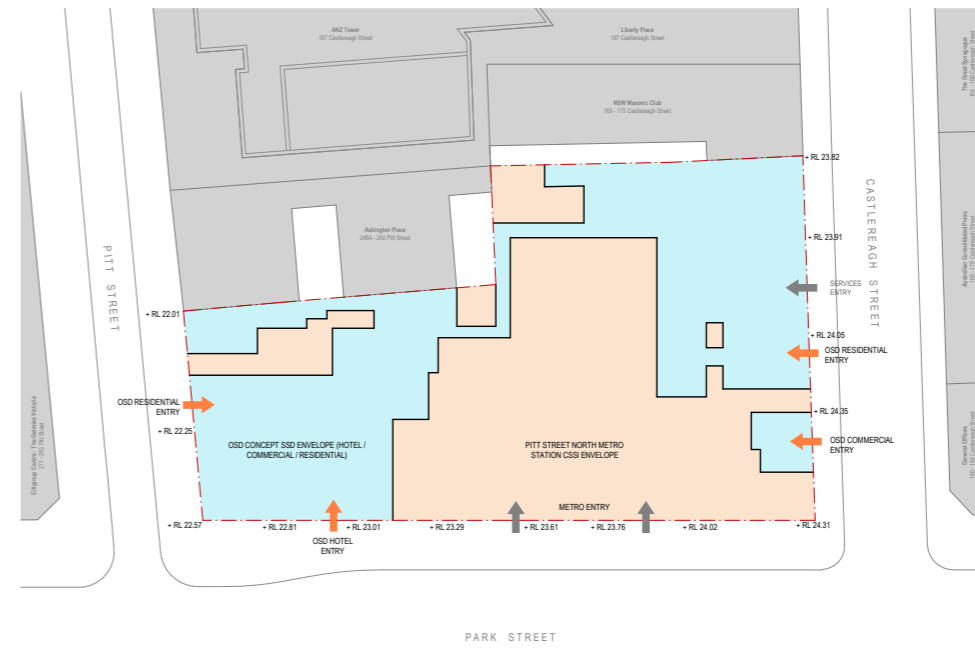
This option considered applying the planning controls which permit the height of any tower on the site to be of equal height to that of 201 Elizabeth Street. This option was not pursued due to the amount of additional overshadowing of Hyde Park that it would have generated.

Option 04 | Permissible Envelope

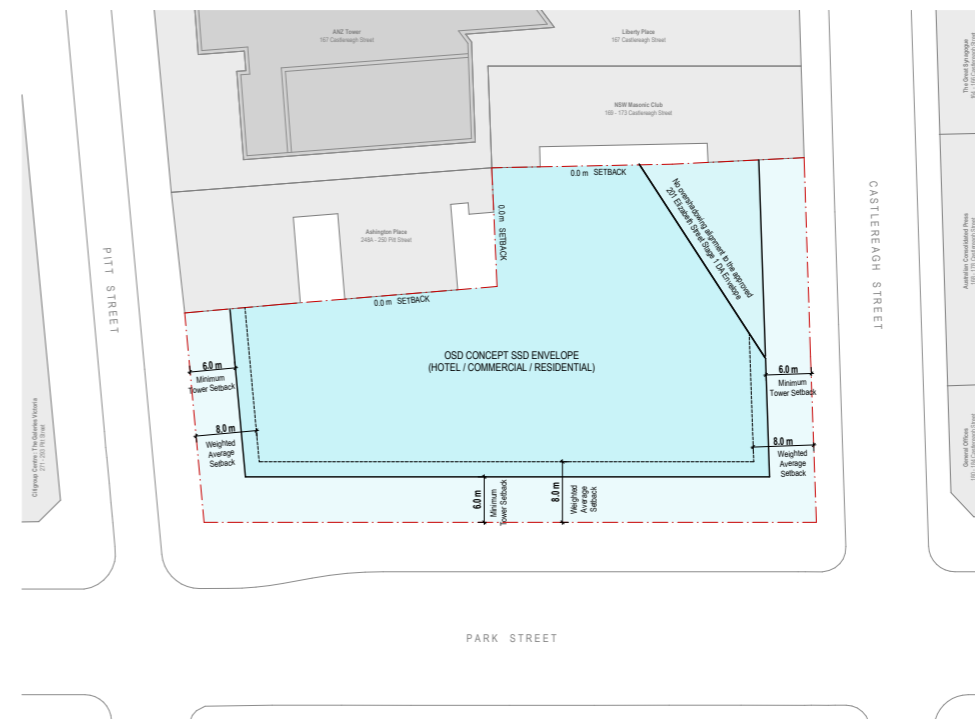
Option 04 is considered the most appropriate permissible envelope. It aims to maximise the site's potential through a 45m street wall height reflecting the broader context of Central Sydney, setbacks which are compliant (8m street and 0m rear setbacks), and a height which is defined by minimizing overshadowing to Hyde Park in accordance with the LEP. Although presenting some architectural challenges, this option is considered the most effective – particularly in being able to successfully accommodate the Metro Station Box.



Proposed Planning Envelope | 3D Massing | North West



Proposed Planning Envelope | Ground Level



Proposed Planning Envelope | Typical Tower Level

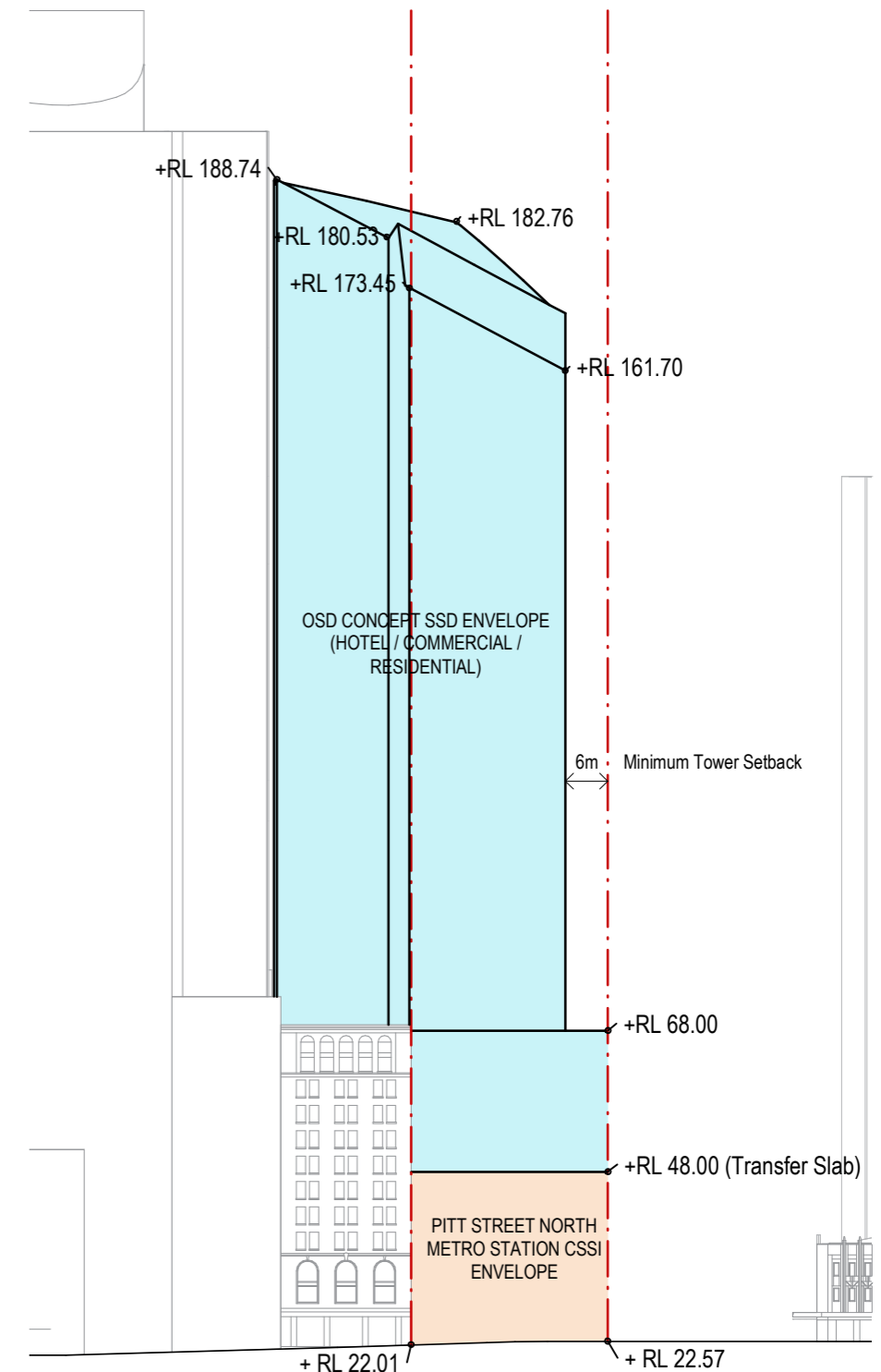
4.2

Proposed Envelope

The proposed Pitt Street North envelope is consistent with that submitted to the Department of Planning and environment for SEARs regarding lots DP 229365 (1), DP 900055 (2), DP 74952(3), DP 509677 (2), DP 982663 (1), DP 61187 (3), DP 74367 (1), DP 596474 (1) and DP 1095869 (17) on 01 November 2017 by Transport for New South Wales. The proposed envelope sits above the approved Pitt Street North Metro Station CSSI, proposing a 45m podium and 120m tower form limited to RL188.63, equivalent to 46 storeys.

The podium component of the envelope set at RL23.00 proposes a 45m street wall to RL68.00, recognising the surrounding streetscape scale of Pitt and Castlereagh Street. Directly reflecting the height of the adjoining Ashington Place (248A-250 Pitt Street) and NSW Masonic Club (169-173 Castlereagh Street), the podium envelope incorporates the Metro Station CSSI up to RL48.00.

The tower component height is strictly governed by the Hyde Park West 3 Sun Access Plane. The envelope further reflects current planning controls, stipulating 8m street setbacks to Pitt, Castlereagh and Park Street. 0m setbacks are proposed to the rear boundary given the adjoining sites heritage significance and inability to develop any higher.



Proposed Planning Envelope | West Elevation

2:00pm Overshadowing to Hyde Park



June 21 | 1.38pm



June 21 | 1.45pm

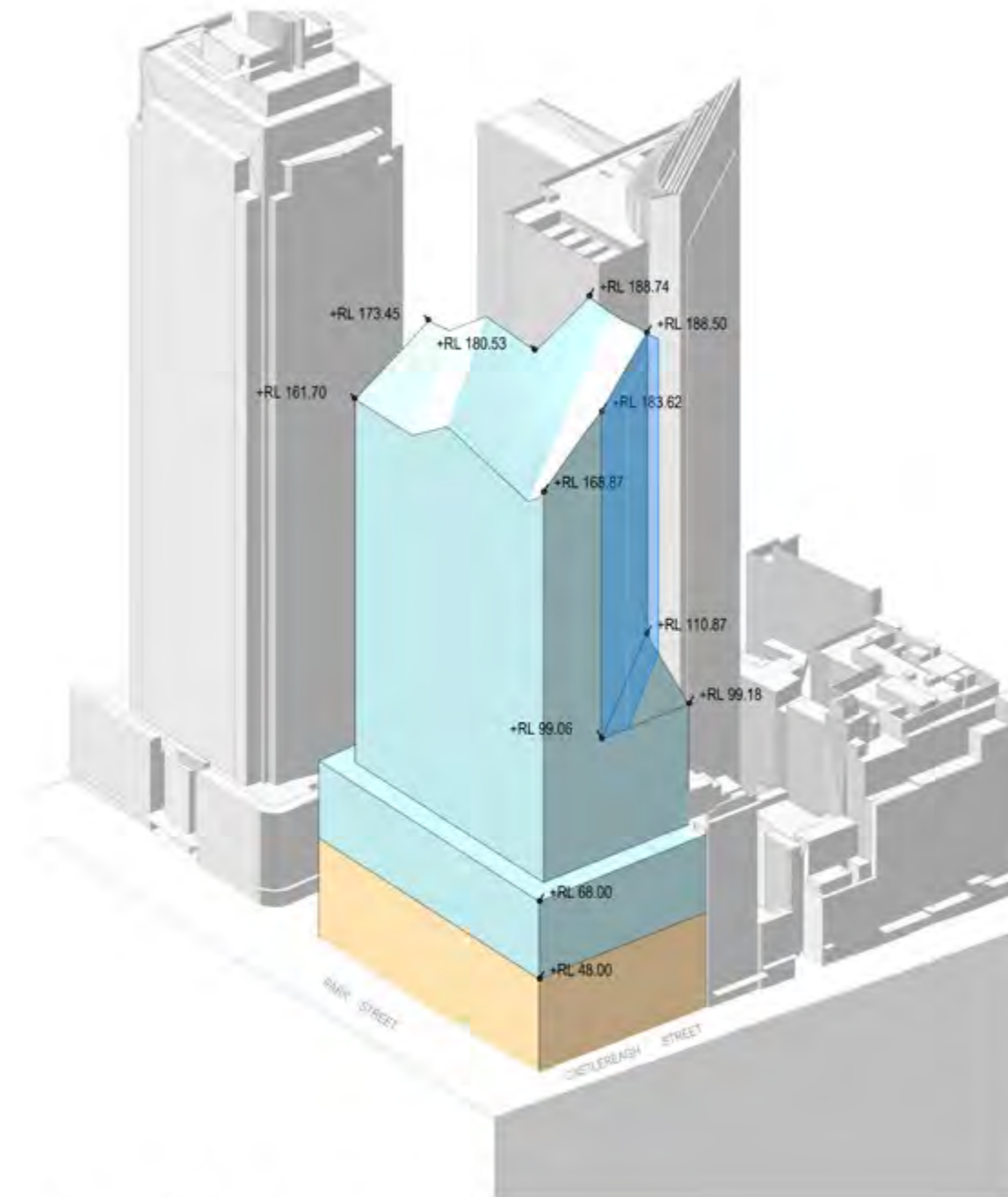


June 21 | 1.52pm



June 21 | 2.00pm

- Additional Overshadowing from OSD
- Additional Overshadowing Impact to Hyde Park



Envelope Massing - South East

Proposed Planning Envelope | Comparison

- Proposed Revised Envelope
- Previous SEARs Envelope Extent

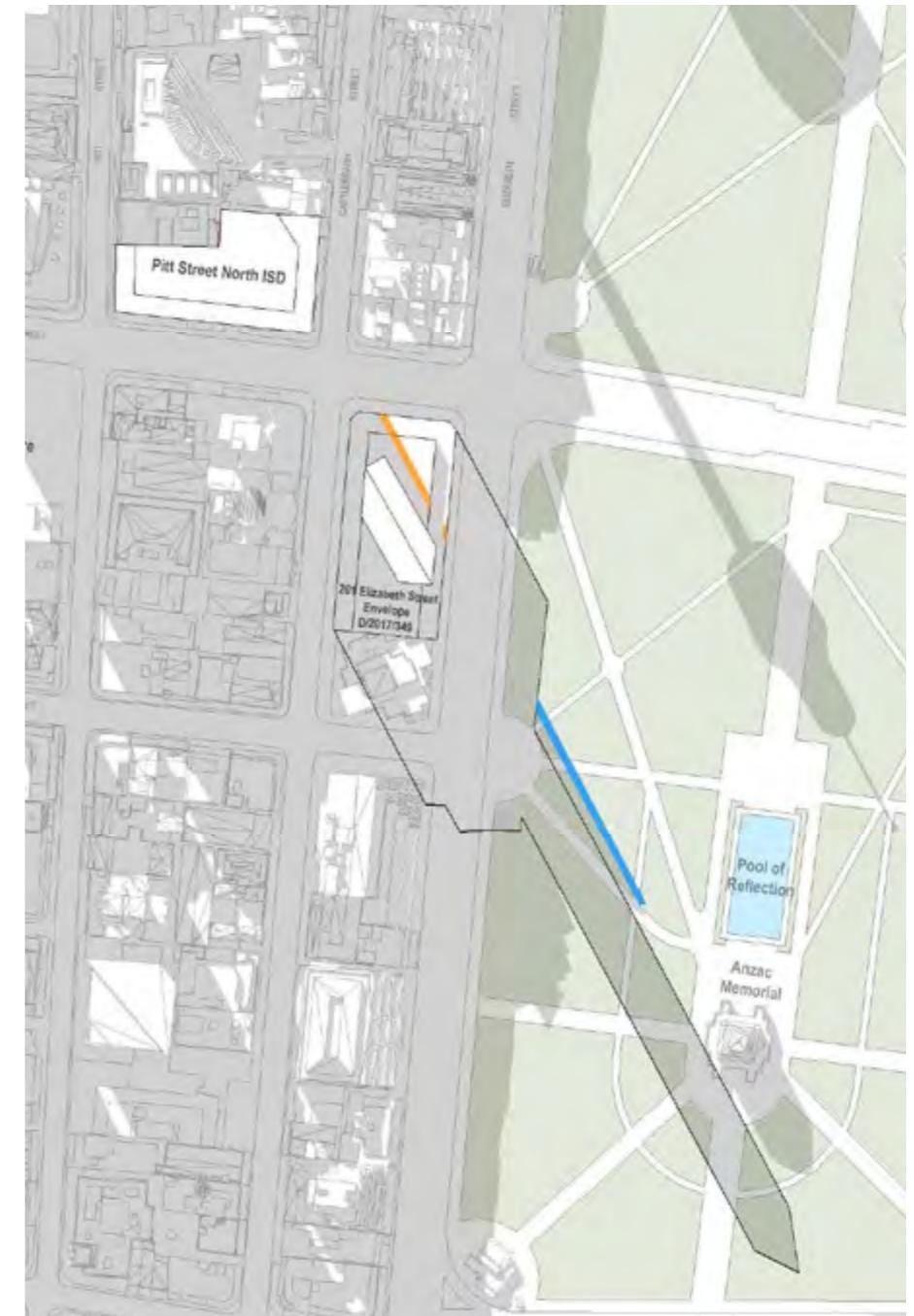
4.3

Solar Analysis & Overshadowing

The proposed envelope's overshadowing requirements are governed by the Hyde Park West 3 Sun Access Plane and Clause 6.17 of the LEP2012, which requires no additional overshadowing to Hyde Park. Other key sites affected by overshadowing include the future proposed Town Hall Square, Sydney Square and existing Town Hall Steps (LEP Clause 6.19). Additionally, solar consideration is required for the Park Regis and Victoria Towers, the residential apartment buildings immediately south of the site along Park Street and Castlereagh Street.

Since lodgment of the request for SEARs in 2017, the Stage 1 envelope for the adjoining building at 201 Elizabeth Street was shifted further south to minimize the impact on views to Hyde Park from the Park Regis. This resulted in the SEARs envelope for the subject proposal creating additional overshadowing to Hyde Park between 1.30pm-2.00pm, June 21 (shown adjacent).

To ensure no additional overshadowing to Hyde Park and to fall within the shadow of the existing ANZ tower and the future approved redevelopment of 201 Elizabeth Street, the SEARs envelope has been adjusted. This impacts the north-eastern corner of the proposed envelope, requiring the angled corner to be offset 4.1metres and removing 87sqm from the typical tower level envelope. The revised envelope has been adopted for the Concept SSD Application.



Overshadowing Impact Comparison with proposed 201 Elizabeth Street



THE BEGINNING
OF A GREAT
JOURNEY

BUDDY TO KICK
300 GOALS
IN 2018

THE BEGINNING
OF A GREAT
JOURNEY

120,000
GOALS
SCORED

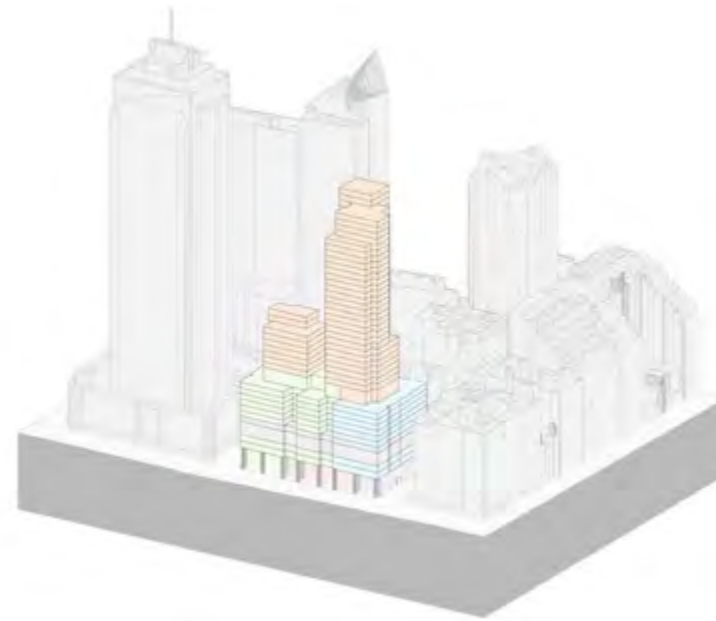
NO
RIGHT
TURN

Section 05
Development
Options Analysis



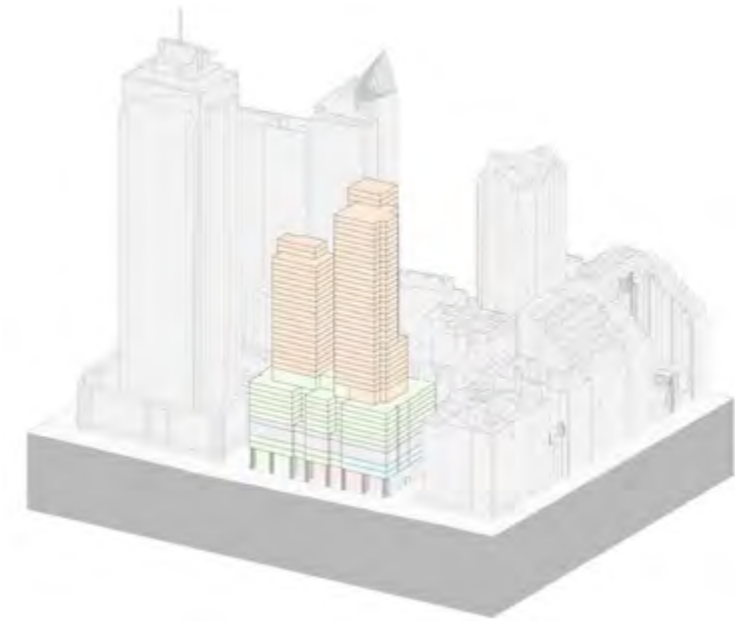
Option A

- Two tall residential apartment towers
- Hotel podium
- Limited co-working Space



Option B

- Tall eastern residential tower
- Small western residential tower
- Hotel and office podium



Option C

- Tall eastern residential tower
- Reduced height western residential tower
- Hotel podium
- Limited co-working Space

Legend

- Residential
- Hotel
- Commercial
- Plant
- Metro Station

5.1

Development Options Analysis

A number of development options were considered throughout the indicative scheme process in response to various aspects of the design analysis. All options considered were compliant with the permissible envelope. Development options considered various factors including overshadowing and compliance, operational and serviceability, contextual built form, user amenity and outlook and developable yield. Throughout the process, key design objectives have been maintained including simplifying the functional hierarchy of the OSD to facilitate a more refined architectural articulation. This is an approach considered essential given the coordination complexity between the OSD and Metro Station Box.

In all options the stratification of floors within the podium is largely dictated by the servicing requirements of the metro station, with two OSD floors sleeved between the metro station vestibule and two levels of plant. This achieves the necessary distances of separation and clearance from street level required for discharge and air intake. For each residential tower a separate core and street address off Pitt and Castlereagh Streets is provided. This core arrangement is common to all development options and is predicated on achieving optimum serviceability of all component parts of the station site including metro, hotel, commercial and residential uses.

Option A sought to optimise the development potential and operational efficiency of the site by presenting two residential towers of approximately equal height along its primary southern frontage facing towards Park Street. The two towers sit atop a 45-metre-high podium that contains six levels of hotel above the Metro station entry. In Option A the interstitial floors serve as hotel entry, front and back of house served from the western tower core. A co-working commercial space is located on the eastern side of the podium, with its own lift access provided off Castlereagh Street. Immediately above the metro plant floors the OSD plant floor is collocated, with hotel guest rooms occupying the perimeter of the remaining podium floors above. In option A both towers follow the sun height plane, stepping up towards the north. This option provided the highest overall yield of apartments and hotel keys and was therefore further developed to form the basis of the indicative scheme submitted for stage 1 concept design approval. The massing of the residential towers above the podium fall within the permissible envelope having regard to weighted set backs and sun access plane requirements.

Option B explored the idea of providing a more equitable mix of commercial and hotel floor space, located within the podium. A higher amount of GFA is contained within the podium as a result of the commercial floorplates and the amount of residential in the western tower was therefore significantly reduced. The resultant massing of the two towers was deemed to be imbalanced, with the shorter height of the western tower out of kilter with the cluster of towers within the precinct. The reduction in apartment yield was also considered to be sub-optimal.

5.1 Development Options Analysis

Option C sought to redress the imbalance in height of the residential towers associated with Option B. By reducing the amount of commercial space in the podium and increasing the amount of residential floors above it a more balanced arrangement of two towers was achieved along with an increase in apartment yield. The podium for Option C adopts the same arrangement as Option A, with a small amount of commercial GFA provided in the form of co-working space between the metro station vestibule and plant floors and the balance of the OSD component within the podium taken up as hotel use. In Option C the height of the eastern tower was maximised within the permissible envelope, whilst the western tower was reduced in order to test a solution where the towers transitioned in height. Taking into account massing and streetscape this arrangement was deemed to be less successful when compared with the two towers of equal height fronting Park Street associated with Option A.

A notable potential development option included **Option E** which provided a larger commercial component and smaller residential yield in response to creating larger typical commercial floor plates and hotel rooms with greater amenity and outlook. This option became problematic given the additional core required to service the larger commercial component and was not achievable within the constraints of the Metro Station Box. This was also an issue for **Option D** as additional lifting couldn't be provided to service hotel conference and function spaces on upper levels, given escalators weren't viable.

Various tower options were also analysed, considering the relative floor plate sizes of the eastern and western towers, challenging the relative yield and developable viability. Further, the tower options carefully considered solar access regarding SEPP65 compliance eliminating **Option F**. Although an argument existed for a larger eastern and smaller western tower, the overall composition within the surrounding context was weak, failing to define the development relative to the ANZ Tower and Citigroup Centre.



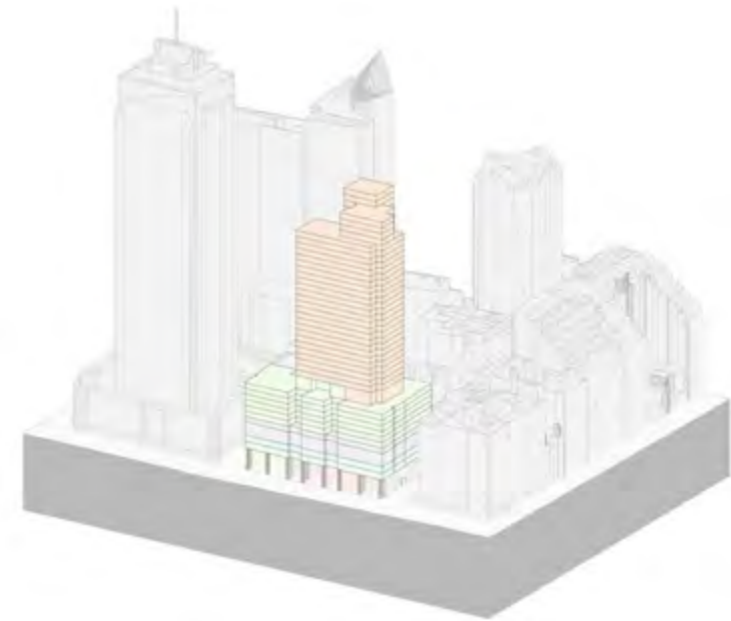
Option D

- Maximise two residential towers
- Hotel podium
- Limited co-working Space



Option E

- Tall eastern residential tower
- Western hotel tower
- Office podium and hotel facilities



Option F

- Single large residential tower
- Hotel podium
- Limited co-working Space

Legend

- Residential
- Hotel
- Commercial
- Plant
- Metro Station



M

Pitt Street

Platforms

Section 06

Indicative Scheme



6.1

Overview

The following section provides an outline of the indicative scheme prepared for Pitt Street North OSD. This scheme includes commercial, hotel and residential uses seamlessly integrated with the Metro Station Box. The various opportunities and constraints of the proposed site will be explored relative to the development of the built form, public domain, streetscape character, compliance, architectural articulation and materiality.

Consideration has also been given to key design objectives such as simplifying the functional hierarchy and constraints including overshadowing of Hyde Park. The complexity involved in coordination and staging will also be discussed,

including operational and serviceability, structural strategy, plus access and egress considerations.

A variety of options and arrangement of land uses were considered throughout the process, many of which included a full commercial scheme which was not progressed due to the complexity and difficulty of integration with the Metro Station Box. Overall the indicative scheme aims to provide a viable, coordinated and articulated scheme which addresses the wide variety of opportunities and constraints and presents a solution which will facilitate the delivery of the OSD whilst mitigating future risks.



Pitt Street North OSD Artist Impression Park Street

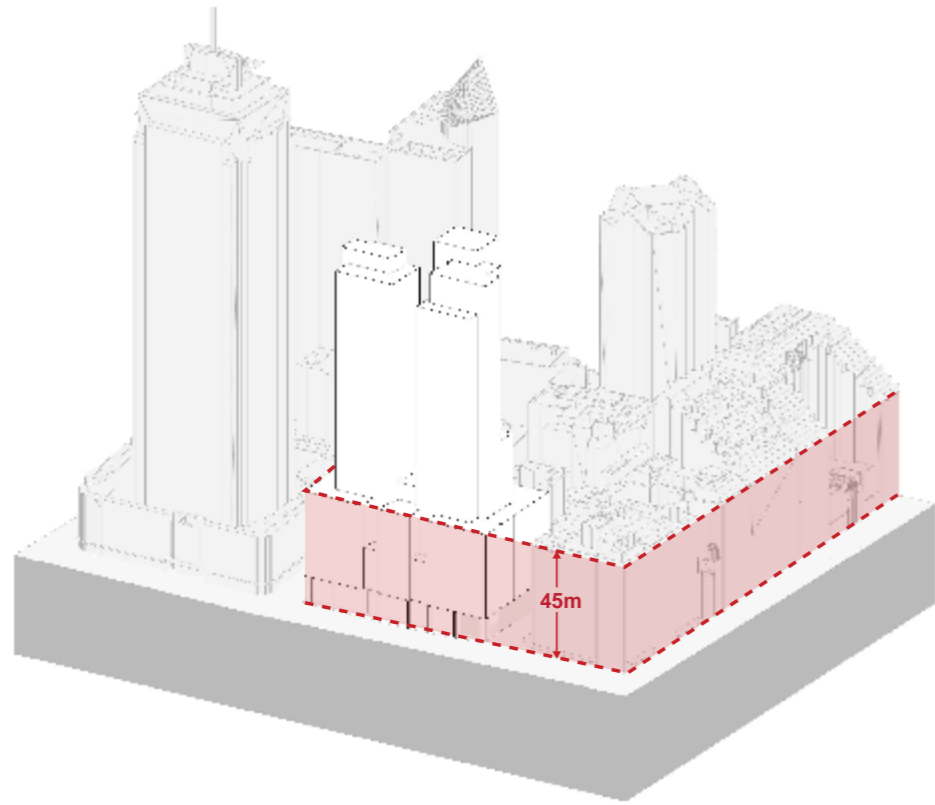


Diagram 01 | 45m Street Wall Height

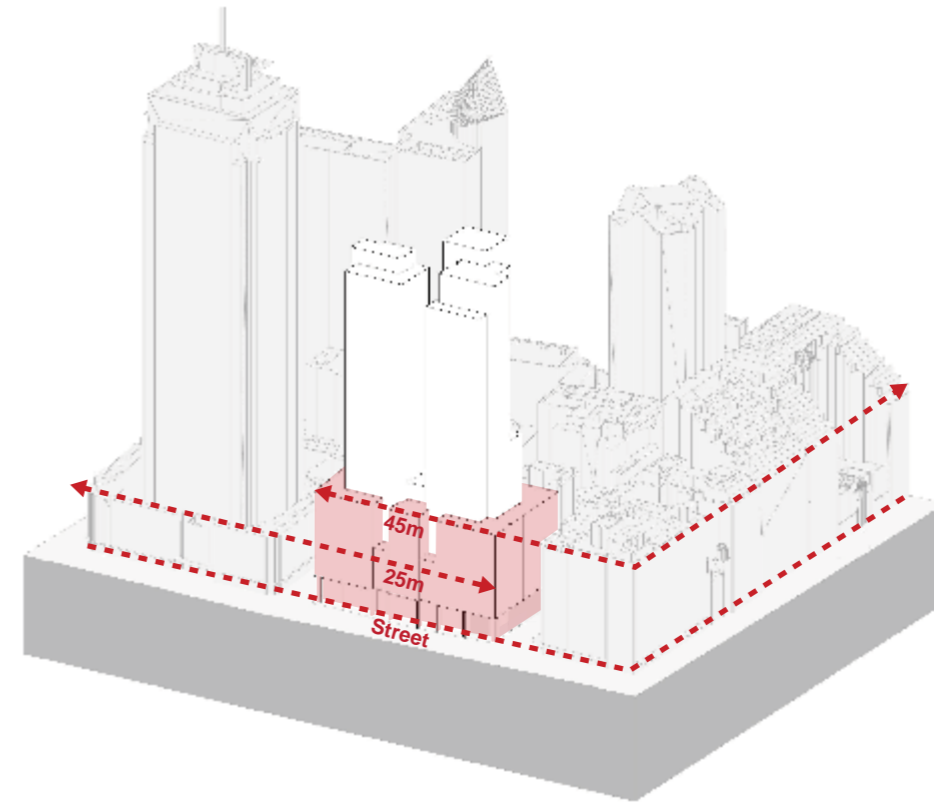


Diagram 02 | Streetscape References

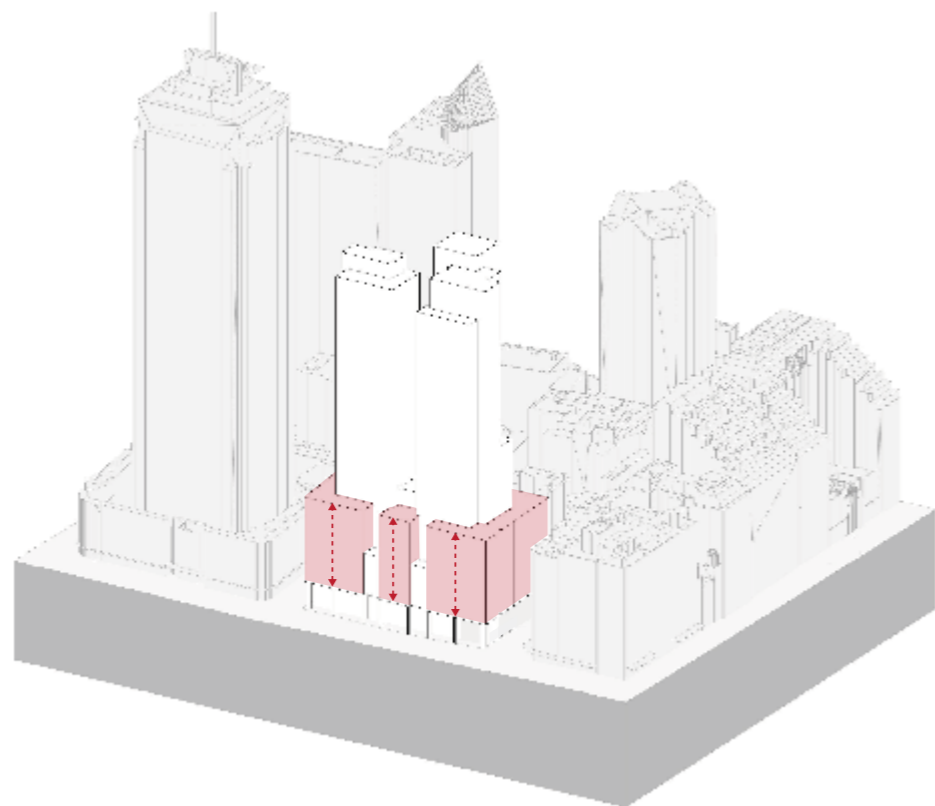


Diagram 03 | Vertical Podium Form

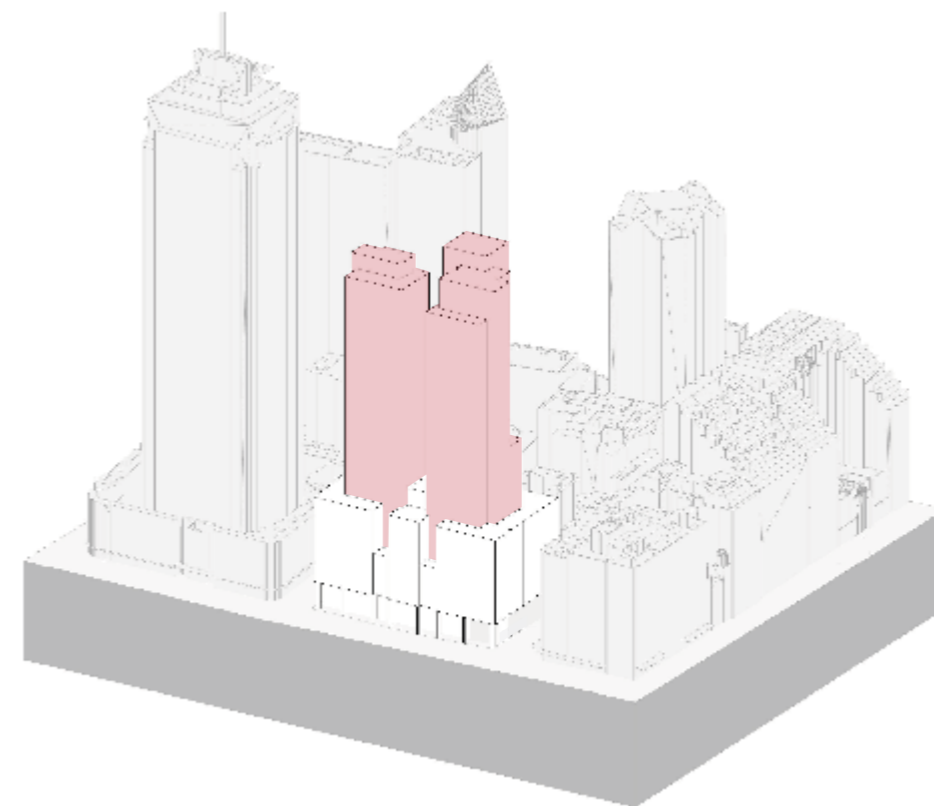


Diagram 04 | Twin Tower Form

6.2

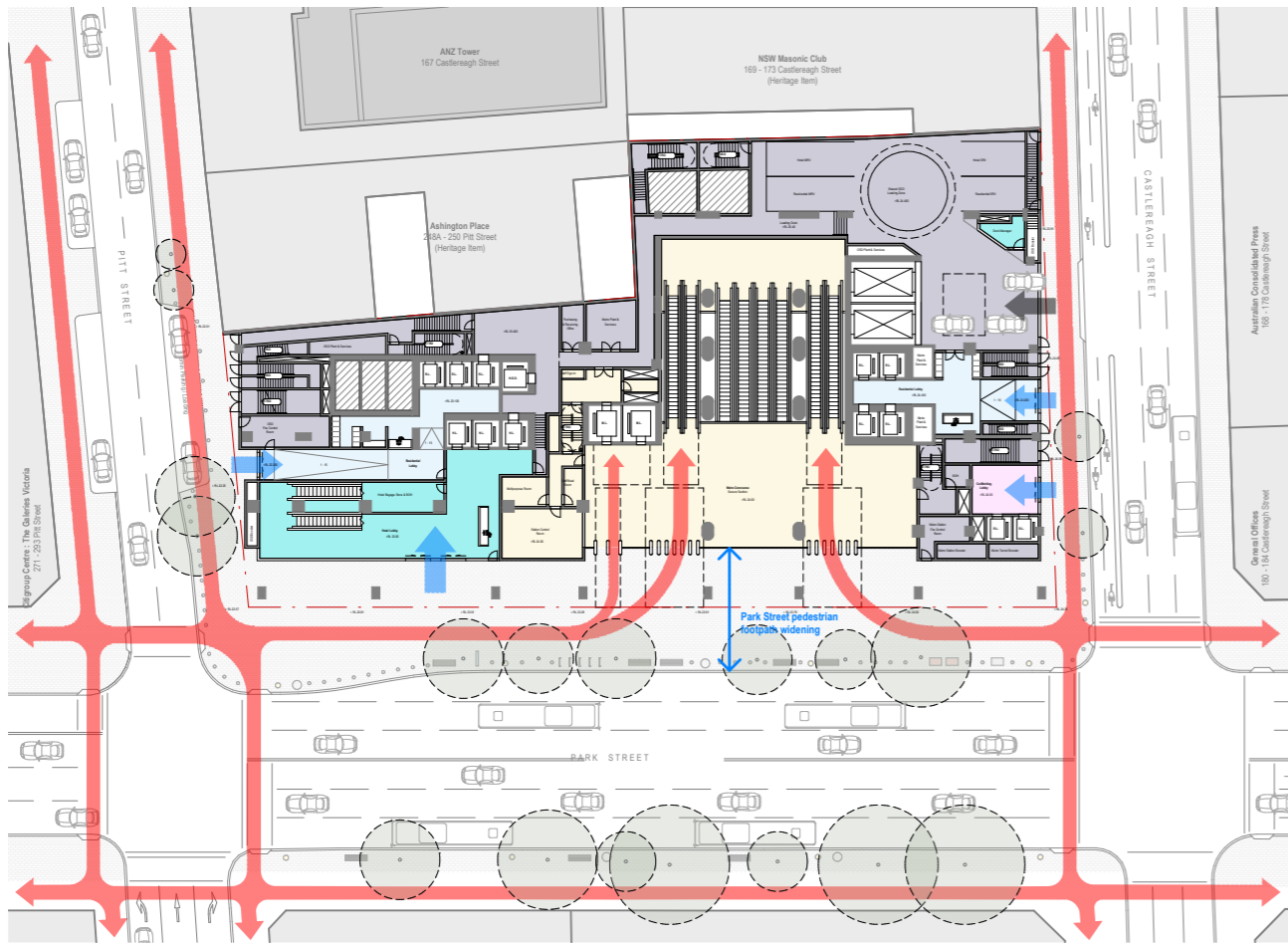
Building Form

The Pitt Street North site presented a variety of issues regarding the articulation of the built form including the overall unusual proportion of the permissible envelope, solar access limitations given the proximity to ANZ Tower at Liberty Place and the 66 metre tower frontage to Park Street. In addition, the station box occupies a large component of the ground plane and requires a full seven metres plant level mid-way through the podium, creating a distinctive horizontal break. The indicative scheme aimed to simplify the overall approach to building form whilst incorporating the desired uses of residential, hotel and commercial spaces.

The podium of the indicative scheme directly reflects the surrounding building form proportions, including the NSW Masonic Club, Ashington Place and St James Trust Building. By dividing the podium into three distinctive forms along Park Street and further articulation through the introduction of vertical reliefs along Pitt and Castlereagh Street, a horizontal break is utilised to reflect the varying street wall heights along Park Street including the 25 metre podium of The Galleries.

The overall podium meets the ground plane via a ten metre colonnade along Park Street with minimal articulation along Pitt and Castlereagh Street – relieved by OSD elements including the commercial and residential lobbies. The colonnade is required on Pitt Street North due to the Metro Station Box, pedestrian flow and structural transfer requirements.

Functionally, the indicative scheme aimed to simplify the division of function, restricting the hotel and commercial spaces to the podium and leaving the tower form for residential. Dividing the 66 metres Park Street frontage into two separate towers effectively enhances the sense of verticality and slenderness within the permissible envelope. The two tower forms directly integrate themselves between the divided podium forms. This layering of form is carried through to the articulation of the towers, each defined through the simple intersection of rectangular forms, stepping further against the skyline. Stepping provides an opportunity for the introduction of landscape rising from the podium between the forms to the podium, directly reflecting the proximity to Hyde Park.



Indicative Scheme | Ground Level | Public Domain



Artist Impression | Park Street | Public Domain

6.3

Public Domain

The indicative scheme effectively utilises the three street frontages to Park, Pitt and Castlereagh Street to enhance the overall public domain within the local precinct. Utilising the width of Park Street for the Pitt Street North Metro entry provides sufficient width to manage crowd and pedestrian flow safely and effectively. This is further enhanced through the creation of a colonnade along Park Street providing more width for circulation in addition to a protected weather passage. Additionally, due to the height of the colonnade and DCP requirements, an awning has been provided around the perimeter of the site, including the Pitt, Park and Castlereagh Street frontages.

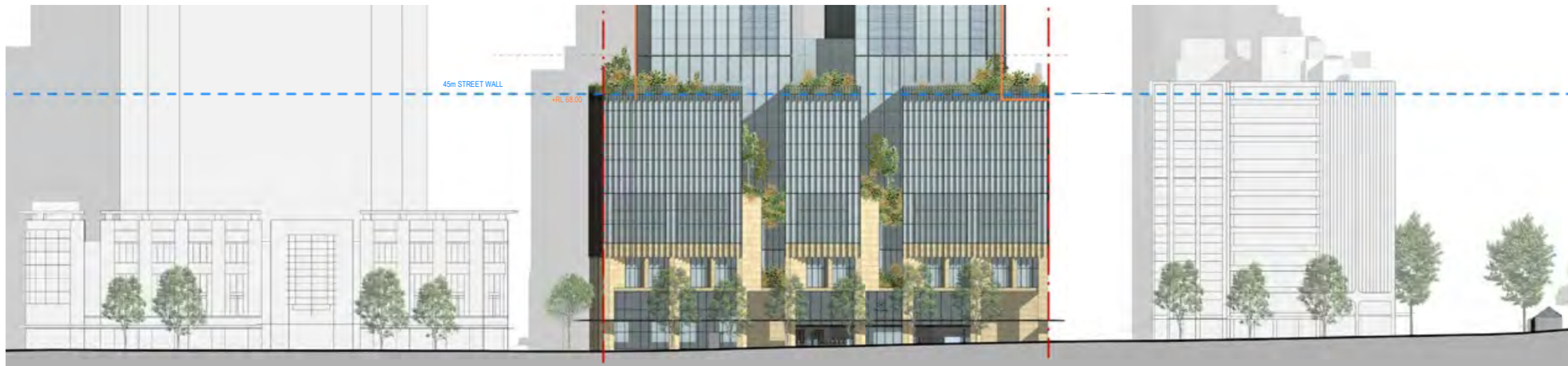
Although the proposed site is heavily constrained in accommodating all the required functional and services spaces at ground level – including the various OSD lobbies, metro entry, loading dock access, egress points and fire services – a finer grain has been achieved through the variety and distribution of services and spaces. OSD lobbies, for example, are not limited to Park Street, but rather spread across all three frontages to create activation and further disperse pedestrian circulation.

Functionally, all uses of the OSD have been thoroughly considered in terms of their interaction with the ground plane. All loading and back-of-house services are consolidated, accessed through the shared loading dock,

including access to the upper service and residential parking levels. The individual residential lobbies each provide secure access with concierge and temporary supermarket storage lockers as well as a centralised mail distribution room. The commercial co-working lobby similarly provides a dedicated and secure ground level lobby access point to Levels 02 and 03.

Finally, the hotel lobby positioned on the corner of Pitt and Park Street provides excellent exposure with concierge, baggage store, direct back-of-house access and a combination of escalators and direct lifting to guest floors and the upper lobby. The escalators further facilitate the efficient function of the raised Level 02 lobby and conference/function facilities, again utilising the width and colonnade of Park Street to distribute and circulate guests effectively.

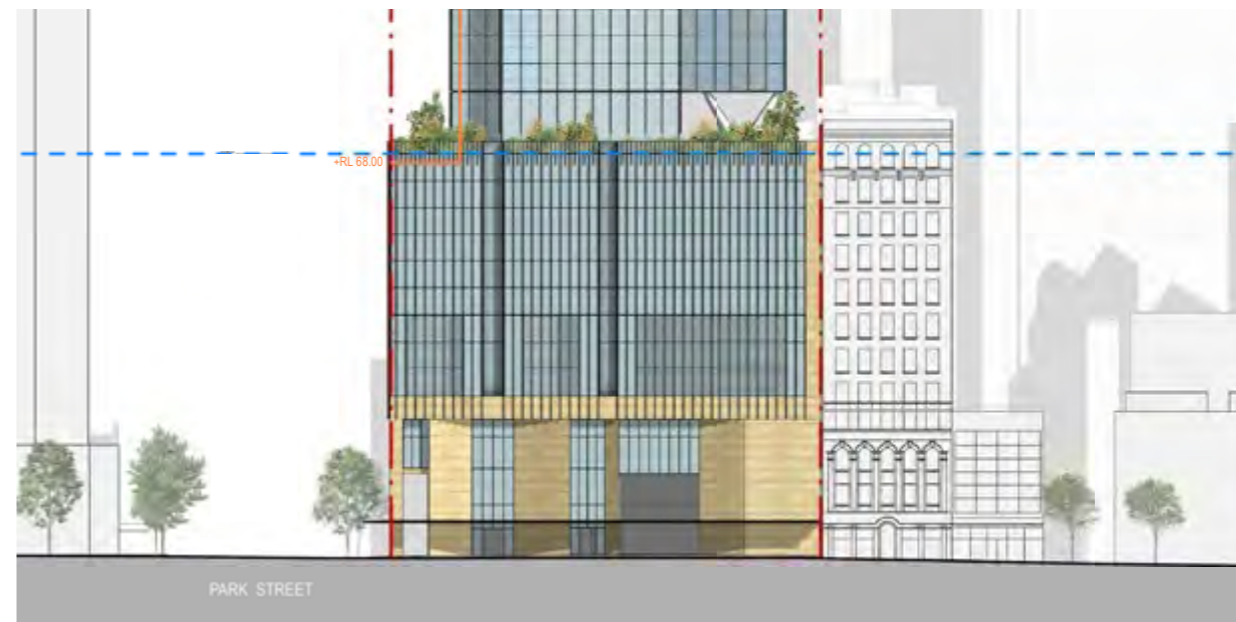
Note: Public Domain approval is not directly part of this application but rather the CSSI.



Indicative Scheme | Park Street Elevation



Indicative Scheme | Pitt Street Elevation



Indicative Scheme | Castlereagh Street Elevation

6.4

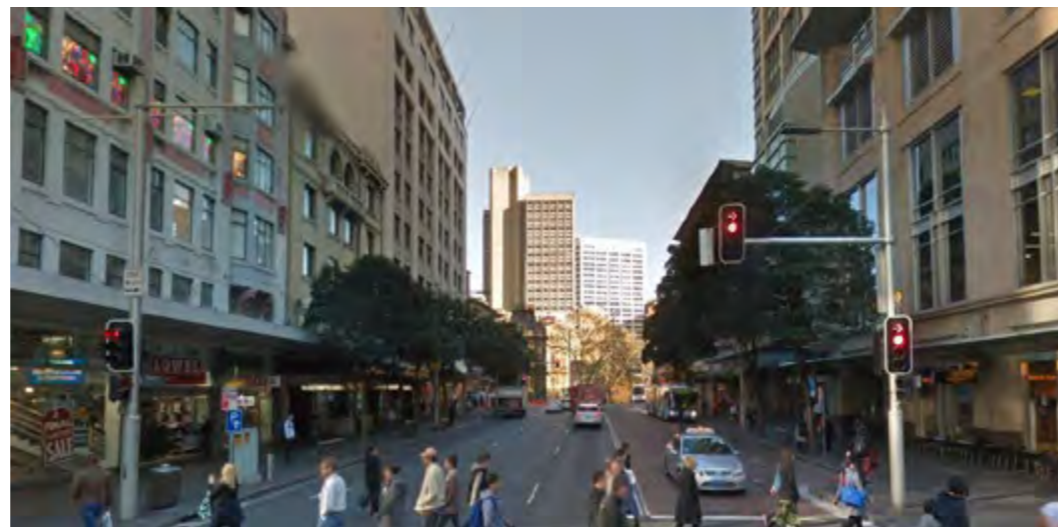
Streetscape

Streetscape character has been a primary consideration in the development of the podium and public domain for the Pitt Street North OSD. Aiming to integrate well with the local context, the indicative scheme responds to both the surrounding horizontality and verticality of buildings including The Galleries, NSW Masonic Club and Ashington Place. The vertical division of the building form reflects the proportion of the surrounding heritage buildings and is reinforced through vertical bronze façade blades, providing a fine yet distinctive grain. These elements provide a level of privacy for the hotel rooms behind, while also framing the view outward towards Hyde Park and the future Town Hall Square.

The lower podium, consisting of large carved Australian sandstone elements, provides a sense of stability and order within an otherwise architecturally undefined section of the city.

With varying architectural styles, street wall heights and street hierarchy, the proposal provides an opportunity to reestablish order. The simple division of built form and materiality reflects the traditional architectural character of Sydney, while at the same time providing a reinterpretation to establish a place marker within the city and to distinguish the Pitt Street North Metro.

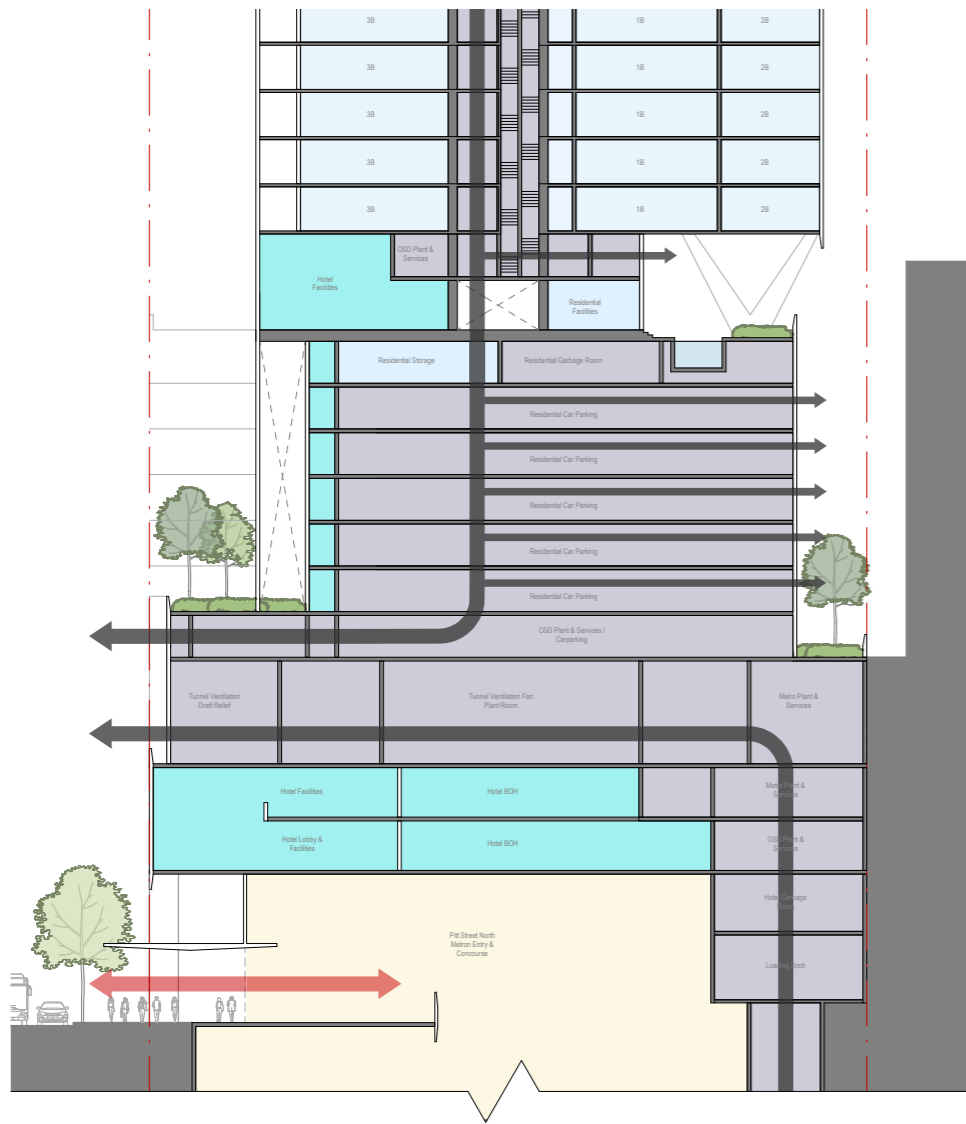
The way the podium and public domain are integrated with the diverse functions of the OSD was also carefully considered. Australian sandstone was selected to provide a sense of warmth and texture to the streetscape – particularly along the Park Street colonnade – avoiding wherever possible the use of aluminum cladding panels and other more commonly used materials for concealing service elements. The carved nature of the architectural form further helps to inform the streetscape externally and from within, directing people into the various OSD lobbies, while also framing and directing the view outward from the hotel restaurant and bar for example.



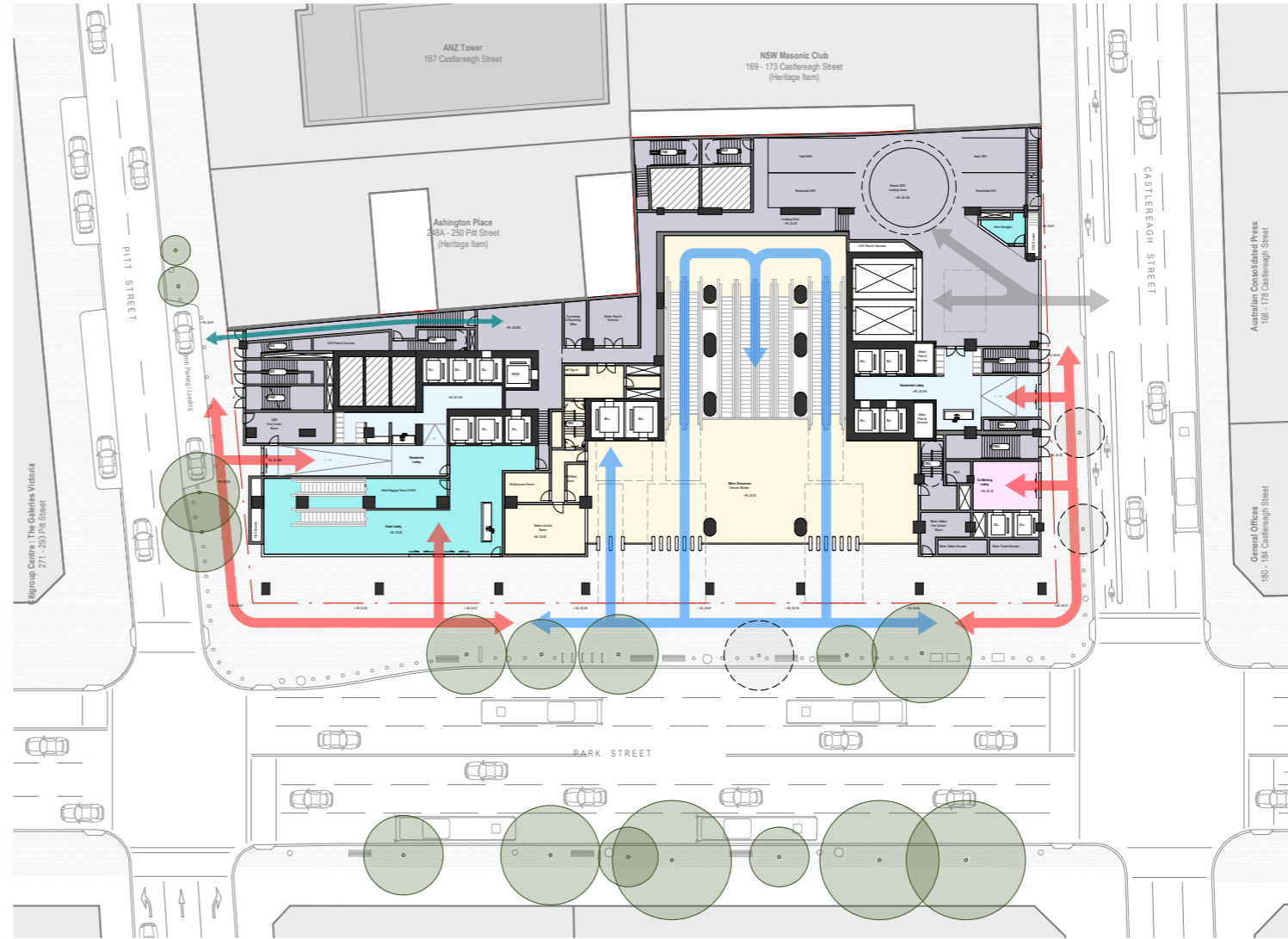
Streetscape | Park Street Context



Streetscape | Pitt Street Context



Section | Access & Service Division



Ground Level | Separation of Metro & OSD Access

- Legend**
- OSD Access Points into Hotel, Residential & Commercial Lobbies.
 - Metro Entry from Park Street into Paid Concourse Down Escalators & Lifts to Platforms.
 - Shared Metro & OSD Service Access. Ground Level Loading Dock Serving Hotel & Residential. Level 05 Providing Metro Service Bay & General OSD Maintenance Service Bays.
 - OSD & Metro Service Staff Dedicated Entry.
 - Residential Lobby
 - Hotel Lobby
 - Commercial Lobby
 - Metro Station Entry

6.5

Integration with Sydney Metro

The integration between the Sydney Metro Station Box and Pitt Street North OSD presents a variety of challenges, both in the management of pedestrian flow and the coordination of services. Although some access spaces are considered shared zones, typically the indicative scheme defines a clear delineation between the Metro and OSD. Pedestrian flow at ground level is managed through the separation of OSD lobbies and the Metro entry, utilising the additional width and proposed colonnade along Park Street to mitigate overcrowding. Support services are collated at ground level including egress points to simplify the articulation of the ground plane to ensure clarity between the various functions and lobbies.

The coordination of services between the Metro Station Box and OSD is particularly challenging given the irregular layering of zones – particularly the Level 04 metro plant room. Required to achieve separation between exhaust and intake from street level, Level 04 metro services are connected to the station box, predominately below ground via two primary riser arrangements against the

northern boundary. Serviced via the vehicular lifts and dedicated metro platform lifts, a dedicated maintenance parking bay is provided at Level 05 with secure access. Level 04 and 05 further define the transition between the Metro Station Box and OSD becoming a structural transfer zone to seamlessly integrate the tower structure with the station box.

Level 05 is the main OSD plant room level, serving primarily the typical hotel room levels and residential towers above, also carefully negotiating servicing through Level 04 to service the various OSD lobbies and hotel facility spaces below. Additional OSD plant rooms are positioned beneath Level 04 to service the commercial zones above and the two residential towers. Loading for the OSD is managed centrally from the loading dock with a dedicated dock manager, purchasing and receiving office, secure hotel storage and temporary supermarket storage lockers. In addition to the four loading bays loading bays, five shared maintenance bays are provided at Level 05.



Hotel | Ground Level | Hotel Lobby Pitt & Park Street



Hotel | Typical Level | Typical Hotel Room Arrangement



Hotel | Level 02 | Main Hotel Lobby, Function Space & Restaurant



Hotel | Level 12 | Podium Terrace & Hotel Facilities

6.6

Hotel Integration

The functional integration of the hotel component within the OSD has been carefully considered – from the guest experience to the overall operation and serviceability. Given the minimal available space at ground level due to the Metro entry and other OSD lobbies, the primary hotel lobby is positioned on level 02-03, including various multi-purpose function spaces, restaurant and bar connected to ground level via two escalators. Although the dedicated hotel lifts also run to ground level, the escalators facilitate a more efficient and seamless transition from ground level to Level 02, particularly for conferences and other events.

The guest rooms are located on levels 06-11, including a total of 174 typical rooms and 24 suites. The rooms have been positioned around the perimeter of the site, utilising the vertical bronze façade blades to frame their view towards Hyde Park and Town Hall. The divided built form and introduction of large courtyard gardens provides

an opportunity for private communal outdoor space, enhancing the guest experience while at the same time drawing natural light into the central corridors. Along the northern boundary, the form is set back to provide relief and respond to the adjacent Ashington Place and NSW Masonic Club. This creates large layered landscaped courtyards between guest rooms.

Level 12 serves as the primary guest facilities, including a large outdoor terrace overlooking the future proposed Town Hall Square, a restaurant and bar, gym/yoga studio and swimming pool. Receiving north-western solar exposure, this space is considered a public/private zone capable of serving the wider public for events, connecting directly with future activities held in Town Hall Square.



Hotel Lobby | Pitt & Park Street



Residential | Ground Level | Lobby Access Pitt & Castlereagh Street



Residential | Level 21-36 | Typical Residential Level



Residential | Level 12 | Residential Facilities



Residential | Level 40 | Western Roof Terrace Level

6.7

Residential Integration

The residential integration into the OSD presented a variety of constraints and opportunities. During the view analysis stage, opportunities were presented to achieve unobstructed views towards the north-east over Hyde Park to Sydney Harbor. The clear division of the form with the entire residential component in the towers provided opportunities for yield efficiencies and minimal floor plate variations.

SEPP 65 and ADG compliance was also a consideration. With overshadowing to the north from the ANZ Tower at Liberty Place, the division of the permissible envelope into two towers became essential to achieve solar access between 9am-3pm, June 21.

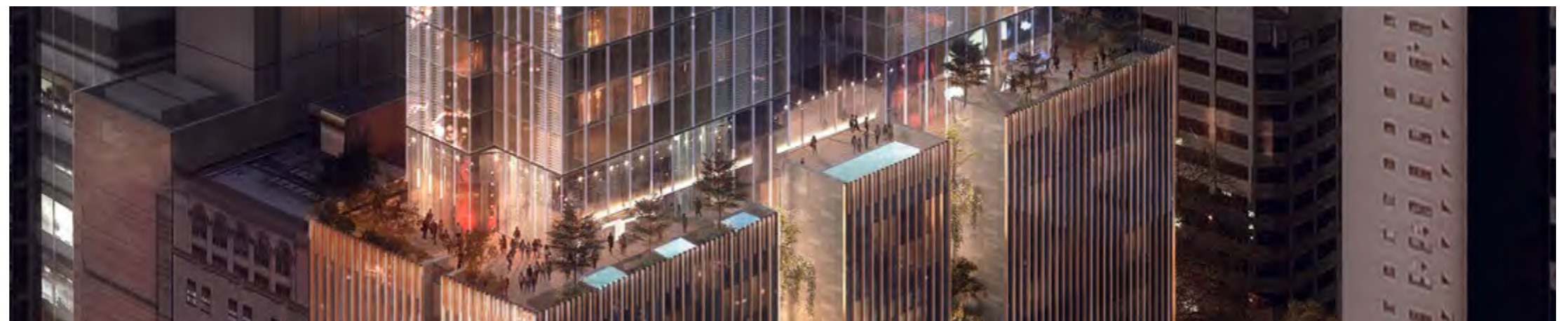
The location of the eastern tower core, requiring deep floor plates, was constrained by the Metro Station below thus providing a further challenge to the apartment layout.

Overall however, the residential component has been resolved efficiently and effectively, ensuring all aspects are considered from the residents' daily experience to the functional serviceability. Secure ground level lobbies each

feature a concierge and temporary supermarket storage lockers, with lifting providing access to either the residents' level or carpark if applicable.

The residential facilities placed at Level 12 include large amounts of communal outdoor space, a gym/yoga studio, function space and swimming pool. Positioned in the podium, six levels of car parking have been provided, including some dedicated car-share spaces all served by the vehicular lifts.

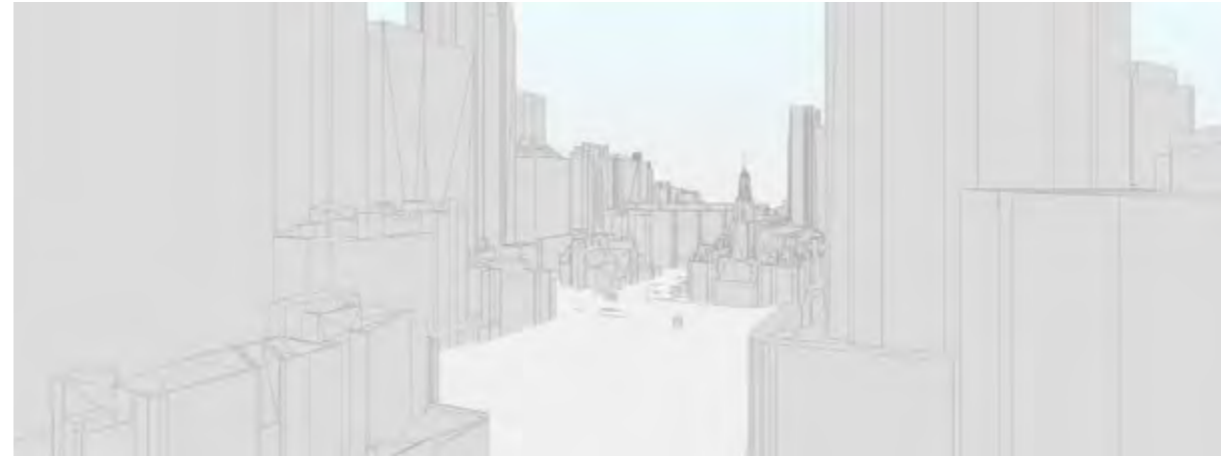
The typical residential levels have been planned to maximise residential amenity and potential view outlook. Due to the strong wind conditions, all apartments feature a naturally ventilated winter garden balcony space, except for apartments adjoining the various outdoor terraces which are protected by an extended façade line screen. These terraces provide the layered landscaping at the top of the towers which distinguish the development from the surrounding primarily commercial context, while utilising the varying form of the permissible envelope to maximise developable yield.



Level 12 | Residential & Hotel Terrace



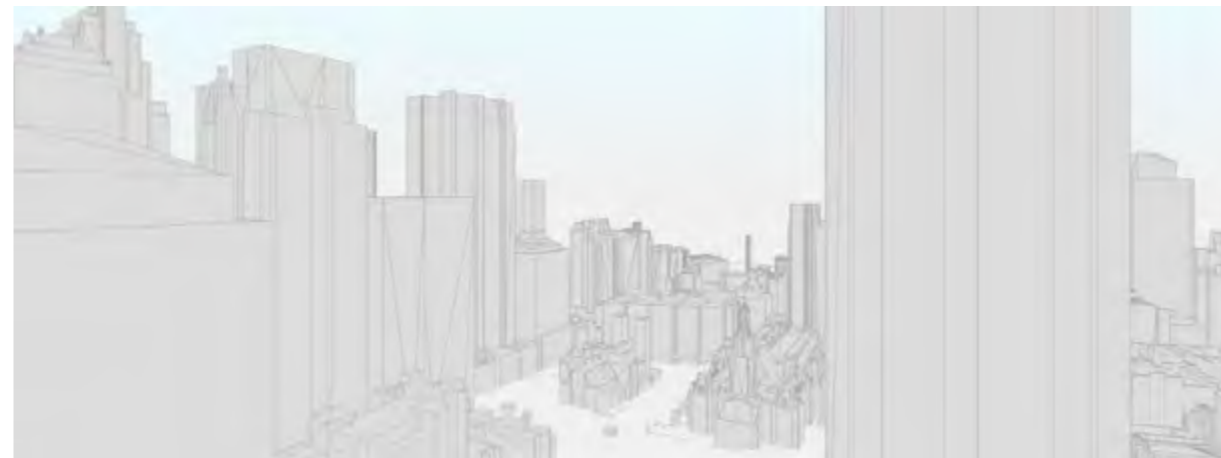
North East | Level 12 | 45m | RL 69.00



South West | Level 12 | 45m | RL 69.00



North East | Level 28 | 98m | RL 122.00



South West | Level 28 | 98m | RL 122.00



North East | Level 42 | 140m | RL 165.00



South West | Level 42 | 140m | RL 165.00

6.8

View Opportunities

A variety of view opportunities exist at different levels and orientations for the Pitt Street North OSD. From the lower podium levels, views along Park Street towards the east overlook Hyde Park. To the west, views exist towards Town Hall and the future proposed Town Hall Square. These views have been carefully considered in the articulation of the podium and hotel component, framing the individual views through the bronze vertical façade blades.

Above the podium, the view opportunities continue with primarily unobstructed views from the north-east to south-east overlooking Hyde Park towards Sydney Harbour.

Through the simplified division of function in the OSD, and the placement of the residential component in the towers, all apartments have a desirable outlook. The western tower captures glimpses of Hyde Park and is primarily orientated to address the proposed Town Hall Square and views through the city.

There are also views down Pitt Street towards the retail precinct of central Sydney including Pitt Street Mall. The southern apartments take advantage of the generous width of Park Street to maximise residents' amenity.



View Opportunity Reference | North Eastern to South Eastern

Solar Analysis and Overshadowing | June 21 | 9am - 2pm



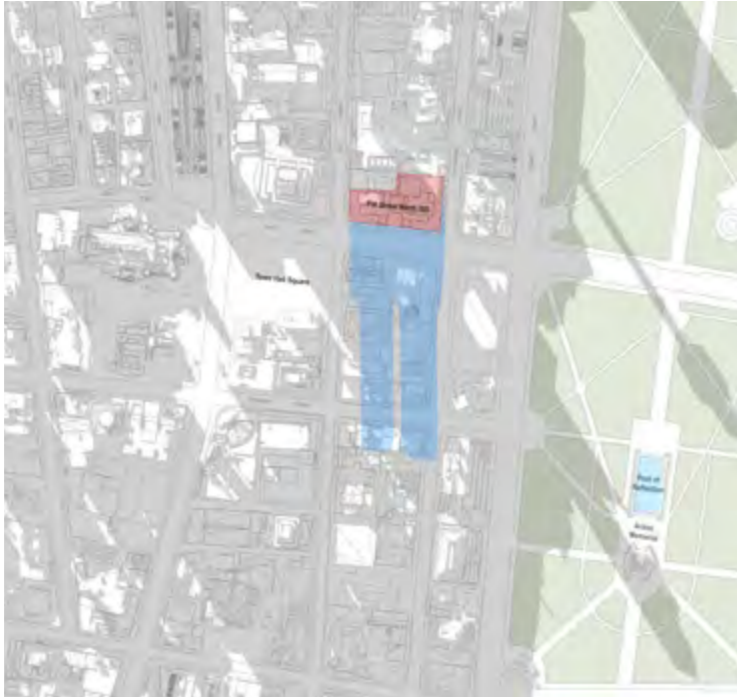
June 21 | 9am | Proposed Scheme



June 21 | 10am | Proposed Scheme



June 21 | 11am | Proposed Scheme



June 21 | 12pm | Proposed Scheme



June 21 | 1pm | Proposed Scheme



June 21 | 2pm | Proposed Scheme

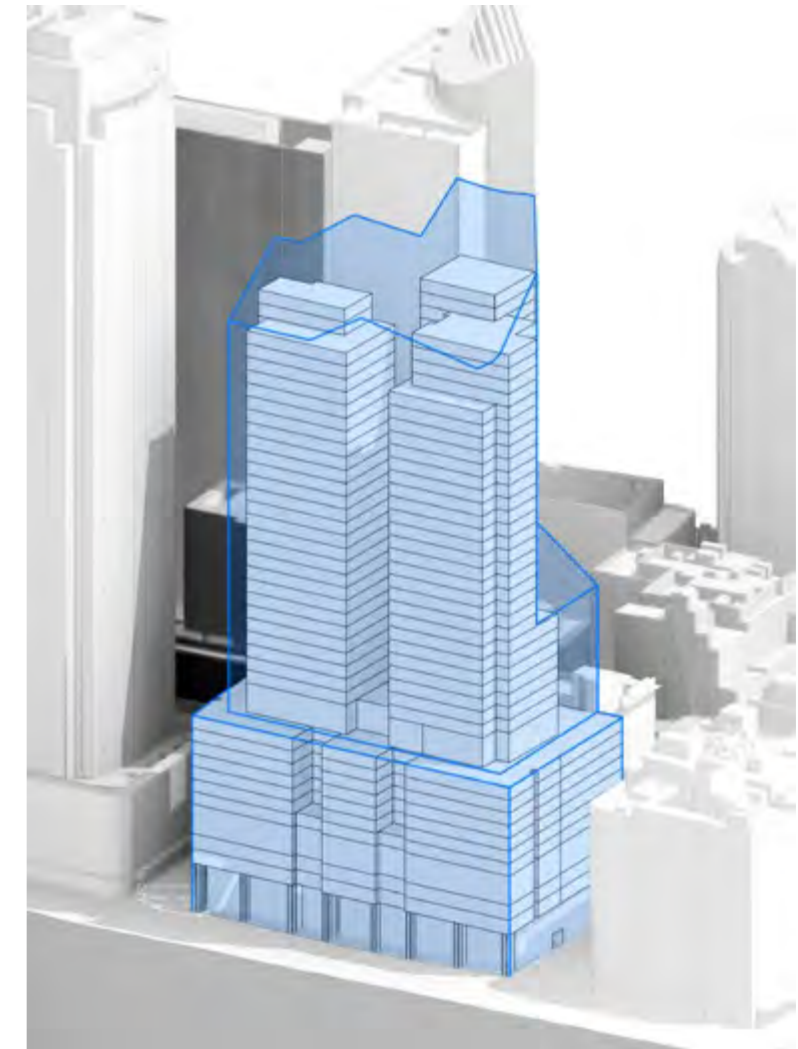
6.9

Solar Analysis & Overshadowing

The indicative scheme recognises the significance of the permissible envelope in ensuring no additional overshadowing to Hyde Park on June 21, between 12pm-2pm. Although the scheme utilises weighted setbacks to achieve structural integration with the Metro Station Box, for example in the eastern residential tower, the overall building form is carefully articulated to ensure no additional overshadowing to Hyde Park.

In addition, the indicative scheme has considered the future proposed Town Hall Square. Although some overshadowing is expected, it is minimised through the slender articulation of the proposed residential towers.

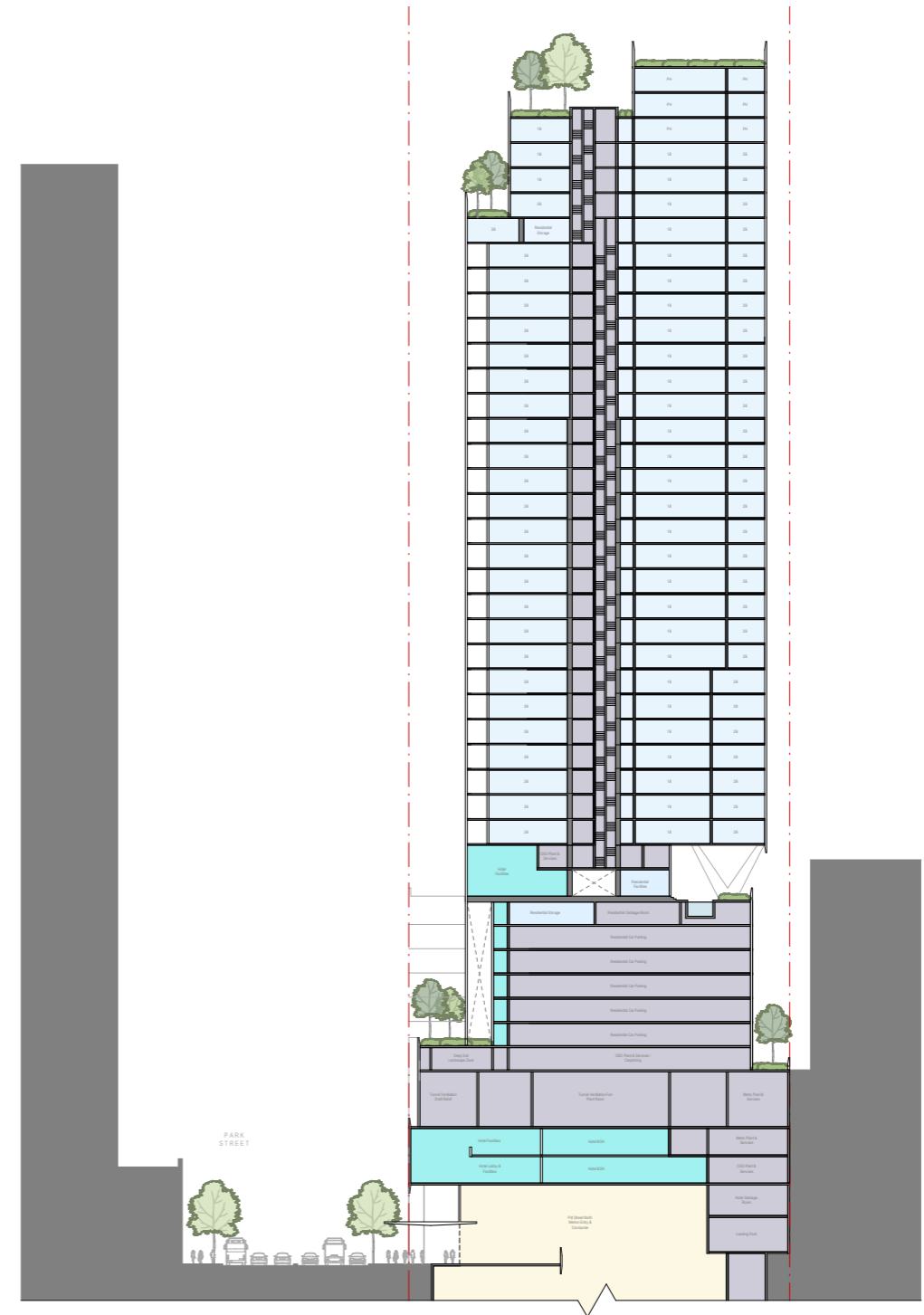
In evaluating the solar analysis, the indicative scheme reflects the planning controls stipulated in Sydney LEP2012 Sun Access Protection Map, particularly for Category B Land. Although breaching the typical solar access plane also outlined in the Sydney LEP2012, the indicative scheme's shadow remains within the existing and proposed 201 Elizabeth Street building between 12-2pm, June 21. Refer to Appendix F - Shadow Diagrams for further details.



Permissible Envelope | Indicative Scheme Comparison



Aesthetic & Landscape Response | Pitt & Park Street



Indicative Scheme | North South Section

SEPP65 Compliance Analysis

Principle 1: Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Response:

The proposal responds to the existing urban fabric and built form context of this midtown location of central Sydney. The indicative design provides a strong street address to each interface, residential lobby to Pitt Street (west), Hotel Lobby and Metro Concourse to Park Street (south) and residential lobby and co-working lobby to Castlereagh Street (east). The form of the podium reinforces the well-defined street wall height, complementing the existing character of the locality through considered modulation and façade treatment.

The proposal will provide an enhanced interface with the adjacent heritage buildings, directly reflecting the height of the adjoining Ashington Place and NSW Masonic Club. The entrance lobbies to the hotel, residential and commercial spaces and Sydney Metro are well demarcated through strong form modulation and support activation of these

edges. The proposal will enhance the quality of the public domain, especially along Park Street where the building is set back from the boundary, providing a generous and protected environment under a colonnade.

The indicative scheme provides for future flexibility that responds to and enhances the existing character of this area of Central Sydney.

Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Response:

The articulation of the indicative scheme's built form has been thoroughly considered relative to both the immediate and broader urban fabric of Central Sydney. The proposed scale, bulk and height has been informed by the evolving status and desired future character of this midtown location. The proposal will enable the highest and best use of the site to be realised, supporting future flexibility within an envelope that respects the existing urban character that is defined by

multiple heritage items, but recognises the intensification of building form to meet the needs of an evolving city centre. The podium reflects the traditional architectural character of Sydney, utilising Australian sandstone to solidify the podium, shaped and detailed to signify the different functions of the building including Metro entries and residential and hotel lobbies. A colonnade along Park Street will enhance pedestrian amenity by substantially increasing the width of the footpath, in addition to accommodating an important pedestrian connection between Pitt and Castlereagh Street. The colonnade also serves the important function of clearly signifying the entrance to the Metro station.

Two towers rise above the podium, refined simple forms that respond to the evolving height and scale of the area.

Tower height and modulation has been informed by protecting solar access to Hyde Park (Hyde Park West 3 Sun Access Plane) and is consistent with the scale of existing and planned development in this part of Central Sydney, which comprises buildings up to 195m (ANZ Tower at Liberty Place) and 206m (The Galleries at Citigroup Centre), and 171.4m (approved 201 Elizabeth Street Stage 1).

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or

proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Response:

The proposed density responds to Sydney's evolving status as a global city and the associated increasing demand for residential, hotel and commercial uses within Central Sydney. The proposal is located above the Pitt Street Sydney Metro Station, one of 31 stations along the metro rail network and one of seven new city centre Metro stations that will provide a modern and frequent transport service to meet the needs of a growing population. This will provide capacity for an estimated extra 100,000 customers per hour across the Sydney rail network. The proposed density is consistent with that envisaged for the site and locality and can be sustained by the existing infrastructure and services within the location.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

Response:

The proposal aims to improve the aesthetic quality of the area through design excellence and minimise environmental impacts through a considered response to context. The proposed development will contribute to the City of Sydney vision for Sydney as a significant global city and international gateway by providing additional tourist accommodation, residential apartments, and commercial floorspace within Central Sydney; and will leverage off planned public transport projects including the Sydney Light Rail and the Sydney Metro. A number of passive design, energy efficiency and water efficiency measures are proposed to incorporate ecologically sustainable development (ESD) principles into the development. These measures are further explained in the Ecological Sustainability Development (ESD) Report submitted with this application.

Principle 5: Landscape

Good design recognises that together, landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity.

A positive image and contextual fit of well-designed developments are achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity; and provides for practical establishment and long-term management.

Response:

The Level 12 podium illustrates that the indicative scheme has capacity to support a diversity of landscaped areas which optimise usability and privacy; and provide opportunities for social interaction and equitable access. The indicative design for Level 12 offers a diverse collection of well-proportioned spaces, including residential gym, pool, entertaining terraces with natural vegetation, yoga deck, and multi-purpose community space in addition to hotel functions. Recesses in the podium facing towards Park Street create void spaces that provide additional opportunities for visual amenity and landscaping.

Further landscape development will be undertaken at detailed design stage.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

Response:

The indicative scheme has found the balance between maintaining high external amenity (i.e. minimising loss of solar access to neighbouring properties and open space) with achieving necessary internal amenity (outlook, solar access, ventilation, functional layouts). The indicative building envelope responds to current planning controls, stipulating 8m street setbacks to Pitt, Castlereagh and Park Street. Tall, slender and separated tower forms are governed by the Hyde Park West 3 Sun Access Plane and the need to mitigate overshadowing impacts from ANZ Tower at Liberty Place to the north. The division of the permissible envelope into two towers was necessary to achieve 70% solar access on June 21 between 9am-3pm.

A variety of high quality view opportunities are enabled within the podium and towers, including views looking east towards Hyde Park, and views west toward Town Hall and the future Town Hall Square. The indicative scheme demonstrates that well-proportioned and functioning apartment layouts can be achieved to provide a good

degree of internal residential amenity for future occupants. Overall the indicative scheme achieves 65.1% solar access to apartments, with 34.9% receiving no direct sunlight (maximum permissible 15%, June 21, 9am-3pm). This is considered acceptable given the dense urban context and unique site constraints including the inflexibility of the core and structure to accommodate Metro requirements, and the desirable outlook to Hyde Park to the south-east and the future Town Hall Square to the south-west.

Although this presents some inconsistencies with ADG requirements for building separation, the merits and site-specific context of the proposed development are such that the inconsistency is considered acceptable; the primary outlook is orientated away from neighbouring buildings, amenity of apartments is high due to the proportions and layout and large size (with specific reference to north-west and north-south corner apartments in the eastern tower). It is noted that the Sydney Development Control Plan 2012 does not apply to SSD.

Principle 7: Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces

is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

Response:

The housing mix has been informed by market demand and demographic trends. The proposal provides a good variety of residential accommodation, with a mix of one (129 / 42%), two (140 / 46%) and three (32 / 11%) bedroom apartments; and three (1%) Penthouse suites. The proposed communal open space at Level 12 of the indicative design demonstrates that a diversity of uses can be accommodated i.e. swimming pool, gym, two outdoor terrace areas, multipurpose room. The apartment mix and communal open space provision will be further developed at the detailed design stage.

Principle 9: Aesthetics

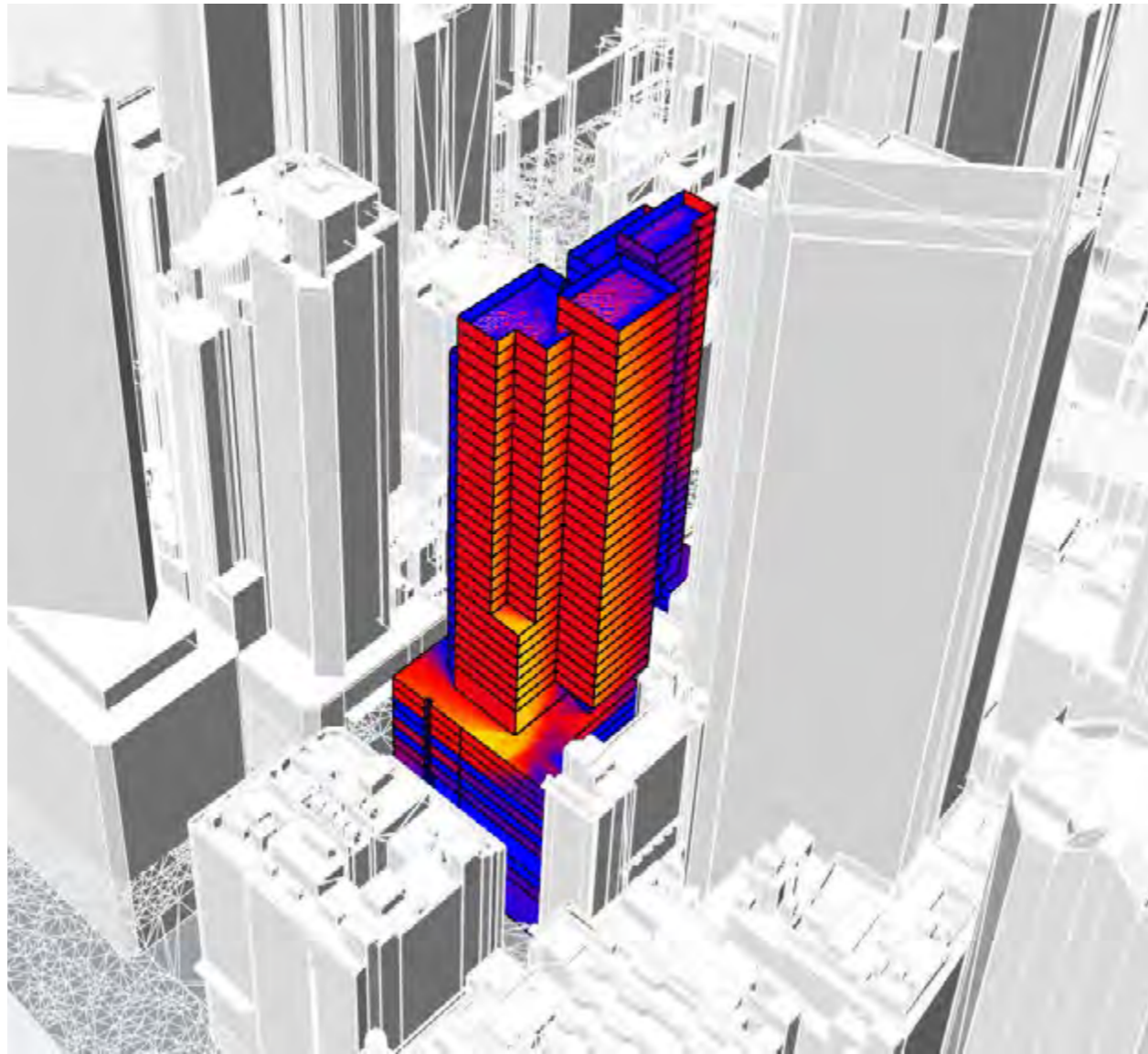
Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Response:

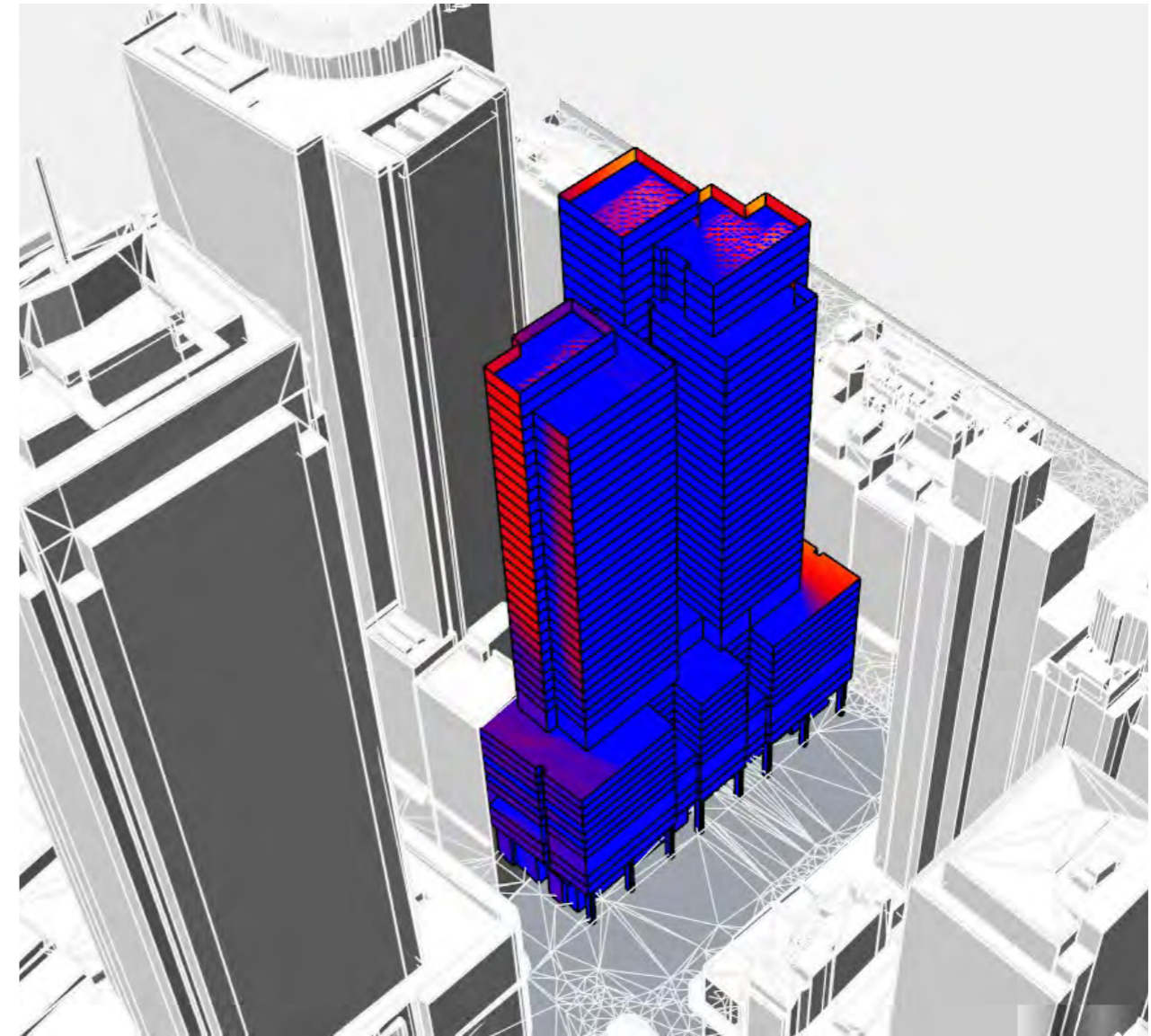
The articulation of the indicative scheme responds to the immediate and broader urban fabric of Central Sydney through considered form modulation and sensitive materiality. A finer, more textured grain has been applied to the podium, reflecting the traditional architectural character of Sydney, utilising Australian sandstone as the foundation.

The modulation of the podium, coupled with the colonnade, simplifies an otherwise complicated ground plane, providing strong visual direction to the Metro concourse and various OSD lobbies. Façade detailing and overarching built form and scale of the podium responds to the surrounding horizontality and verticality of neighbouring buildings. The vertical and horizontal rhythms of the podium are continued vertically in the two slender towers that rise above. The tower forms are simple and refined, establishing a high aesthetic standard for future development in this midtown area of Central Sydney. The carved nature of the architectural form further helps to inform the streetscape externally and from within, helping to direct people into the various OSD lobbies.

Indicative Scheme Solar Access | June 21 | 9am - 3pm

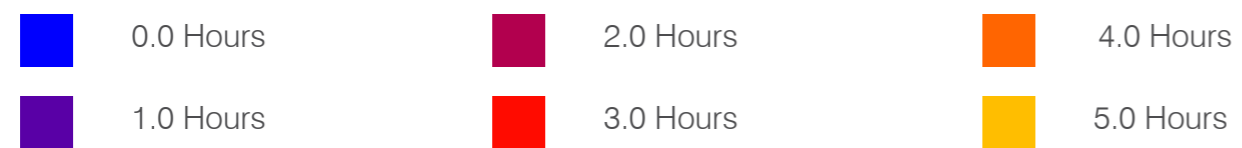


Solar Analysis | North Eastern



Solar Analysis | South Western

Total hours the development receives direct sunlight during the hours of 9am – 3pm on June 21





Legend

8m weighted average street setback above 45m podium.

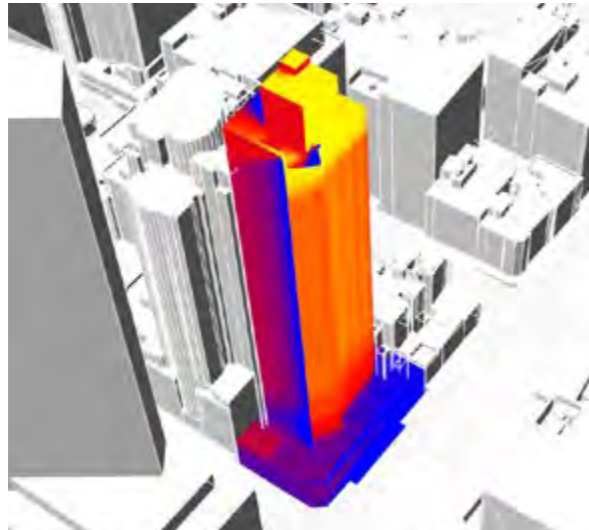
Solar compliant apartments achieving minimum 2 hours, June 21 9am - 3pm.

Apartment orientation

Levels	No. Apartments per level	No. Apartments 2hr min solar compliance	No. Apartments receiving no direct sunlight
Level 13	11	5	5
Level 14	11	5	5
Level 15	11	5	5
Level 16	11	5	4
Level 17	11	6	4
Level 18	11	7	4
Level 19	11	7	4
Level 20	11	7	4
Level 21	11	7	4
Level 22	11	7	4
Level 23	11	7	4
Level 24	11	7	4
Level 25	11	7	4
Level 26	11	7	4
Level 27	11	7	4
Level 28	11	7	4
Level 29	11	7	4
Level 30	11	7	4
Level 31	11	7	4
Level 32	11	7	4
Level 33	11	7	4
Level 34	11	7	4
Level 35	11	7	4
Level 36	11	7	4
Level 37	10	7	3
Level 38	9	7	2
Level 39	9	7	2
Level 40	7	6	0
Level 41	5	4	0
Level 42			
Level 43			
Total	304	190	106
%		62.5%	34.9%

Apartment Compliance

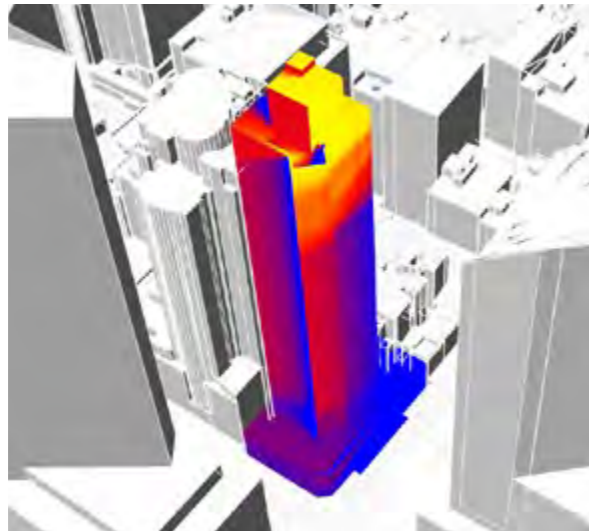
Solar Impact Analysis | 27 Park St | Planning Envelope



27 Park St | Existing | NE



27 Park St | Existing | SW

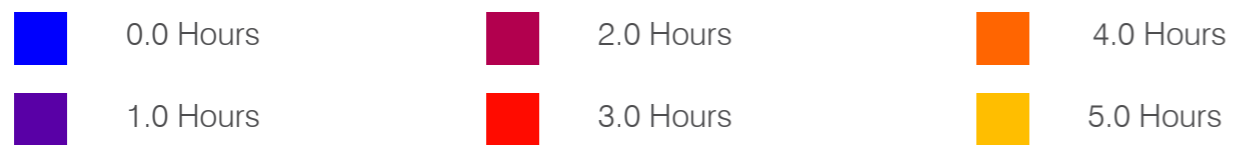


27 Park St | Proposed | NE



27 Park St | Proposed | SW

Total hours the development receives direct sunlight during the hours of 9am – 3pm on June 21



Levels	No. Apartments per level	No. Apartments currently 2hr min solar compliance	No. Apartments currently 2hr min solar compliance with OSD envelope	No. Apartments impacted by OSD Envelope
1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-
10	-	-	-	-
11	-	-	-	-
12	-	-	-	-
13	-	-	-	-
14	-	-	-	-
15	-	-	-	-
16	8	7	4	3
17	8	7	4	3
18	7	7	4	3
19	8	7	4	3
20	7	7	4	3
21	6	6	3	3
22	8	7	4	3
23	7	7	4	3
24	9	7	4	3
25	9	7	4	3
26	6	6	3	3
27	7	7	4	3
28	7	7	4	3
29	7	7	4	3
30	5	5	4	1
31	6	6	3	3
32	6	6	3	3
33	7	7	4	3
34	5	5	4	1
35	4	4	4	0
36	8	7	7	0
37	7	7	7	0
38	8	7	7	0
39	4	4	4	0
40	5	5	5	0
41	6	6	6	0
42	6	6	6	0
43	3	3	3	0
44	3	3	3	0

Total	187	177	124	53
%		-	70%	30%

HOTEL PARK REGIS CITY CENTRE, FROM LEVELS 6 TO 15

Solar Impact Analysis

A detailed solar impact analysis has been conducted for Pitt Street North as outlined in the SEARs requirements, analysing the impact of the planning envelope on the surrounding environment. In total, five surrounding sites have been considered including the proposed and recently approved 201 Elizabeth Street, Park Regis at 27 Park Street, 197-199 Castlereagh Street, Meriton Suites at 329 Park Street and the currently under construction Castle Residences at 203 Castlereagh Street. The analysis considers the impact of the proposed indicative scheme on these buildings, comparing the amount of direct solar access on June 21 between 9am-3pm.

Given the relative position of the different sites, the impacts vary accordingly. Two sites, 197-199 Castlereagh Street and Castle Residences at 203 Castlereagh Street, aren't impacted by the planning envelope, as both are protected from any additional overshadowing by other surrounding buildings. 201 Elizabeth Street and 329 Pitt Street are the least affected with only minor overshadowing. For the approved Stage 1 envelope for 201 Elizabeth Street, there is potentially some additional overshadowing on the lower section of the tower's western façade, reducing the amount

of direct solar access from 2 hours to 1 hour. Regarding 329 Pitt Street, the impact is even less, with minimal additional overshadowing on the tower's northern façade, reducing direct solar access from 4 hours to 3 hours.

Immediately south of Pitt Street North, 27 Park Street receives additional overshadowing over northern and western facades of the towers. The northern façades exposure is reduced from 4 hours solar access to between 1-3 hours, impacting approximately 30 of the 40 tower levels. The western façade is similarly impacted, with solar exposure reduced from 1 hour to nothing over approximately 30 of the 40 tower levels. In total, the analysis shows that approximately 3 key units per level (in total, 90 units) will be impacted – with solar access reduced to less than the 2 hours. The first 10 levels impacted are hotel, the remaining 60 impacted are residential apartments.

Solar Impact Analysis | 27 Park St | Planning Envelope | Levels 16 - 34



PLAN_5 UNITS
LEVEL 30 and 34



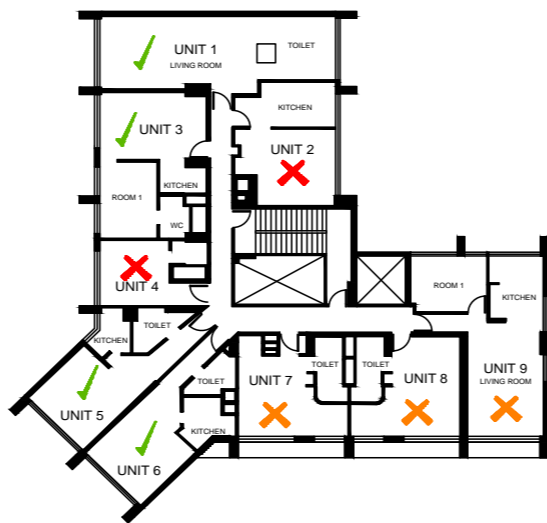
PLAN_6 UNITS
LEVEL 21,26,31,32



PLAN_7 UNITS
LEVEL 18,20,23,27,28,29,33



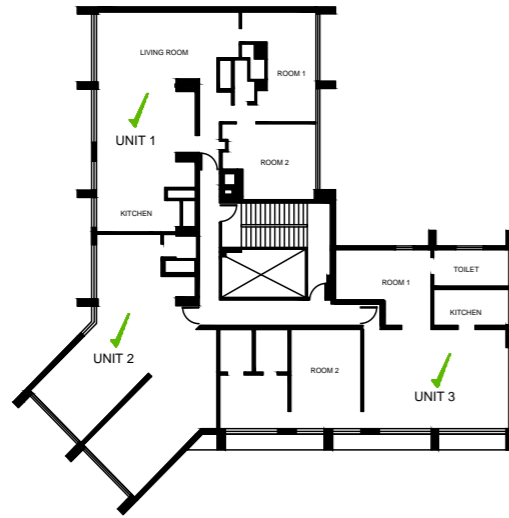
PLAN_8 UNITS
LEVEL 16,17,19,22,



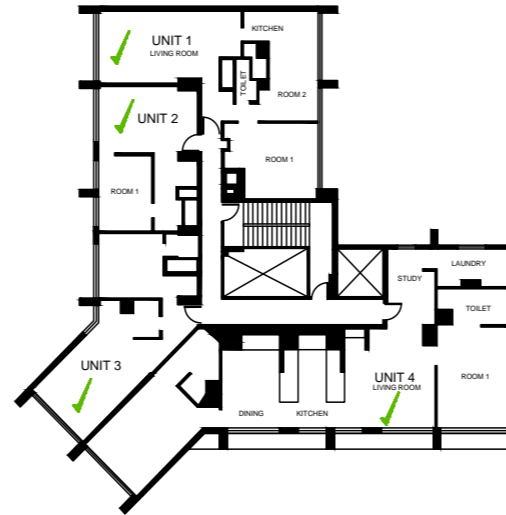
PLAN_9 UNITS
LEVEL 24-25

- ✓ 2 HOURS SOLAR ACCESS ACHIEVED
- ✗ 2 HOURS SOLAR ACCESS NOT ACHIEVED
- ✂ SOLAR ACCESS REDUCED TO LESS THAN 2 HOURS AS A RESULT OF THE OSD CONCEPT SSSA ENVELOPE

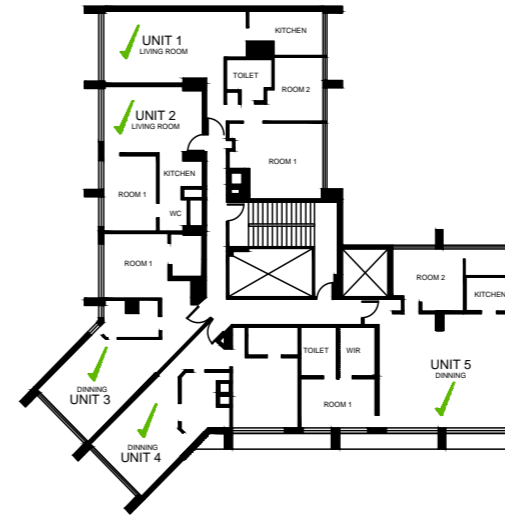
Solar Impact Analysis | 27 Park St | Planning Envelope | Levels 35 - 43



PLAN_3 UNITS
LEVEL 43 and 44



PLAN_4 UNITS
LEVEL 35 and 39



PLAN_5 UNITS
LEVEL 40



PLAN_6 UNITS
LEVEL 41 and 42



PLAN_7 UNITS
LEVEL 37

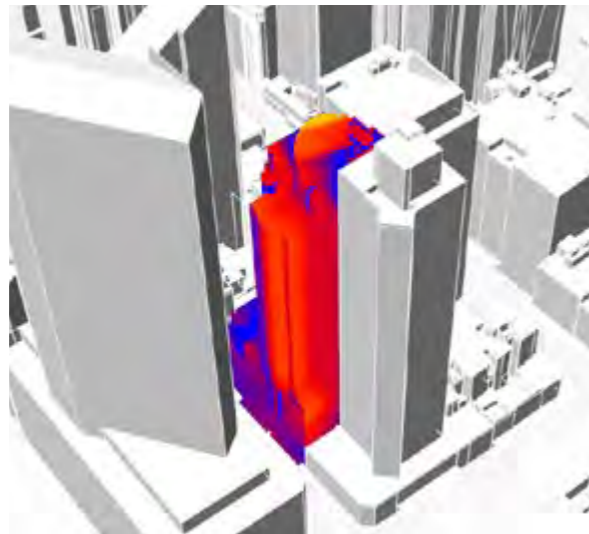


PLAN_8 UNITS
LEVEL 36 and 38

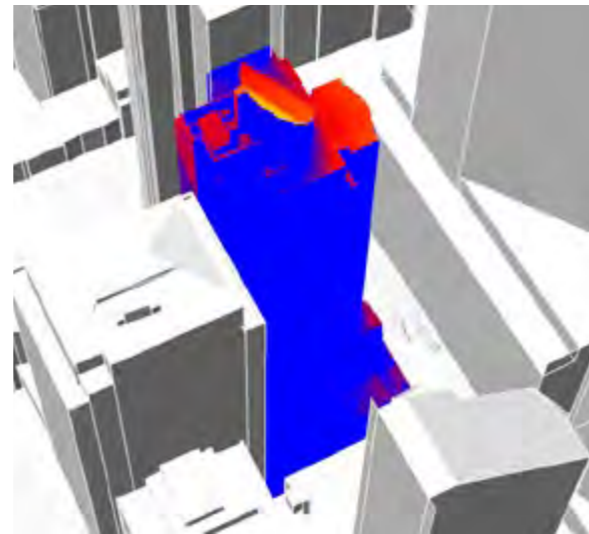
- ✓ 2 HOURS SOLAR ACCESS ACHIEVED
- ✗ 2 HOURS SOLAR ACCESS NOT ACHIEVED
- ✂ SOLAR ACCESS REDUCED TO LESS THAN 2 HOURS AS A RESULT OF THE OSD CONCEPT SSDA ENVELOPE

Solar Impact Analysis | 197-199 Castlereagh St | Planning Envelope

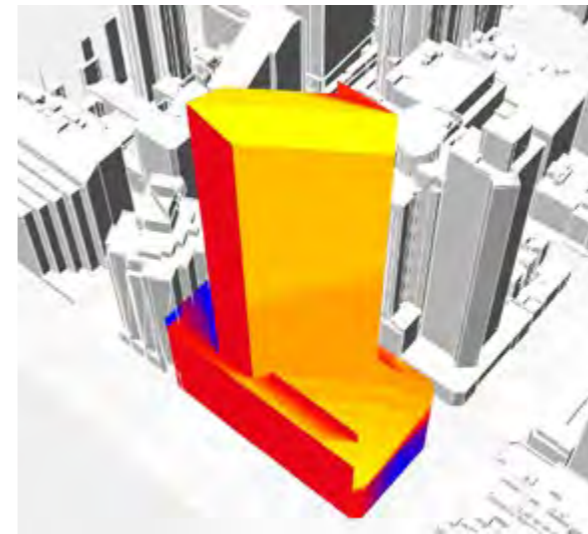
Solar Impact Analysis | 201 Elizabeth St | Planning Envelope



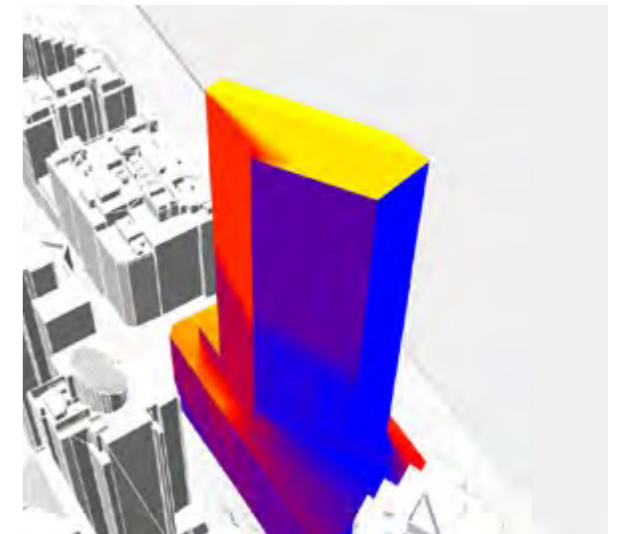
197-199 Castlereagh St | Existing | NE



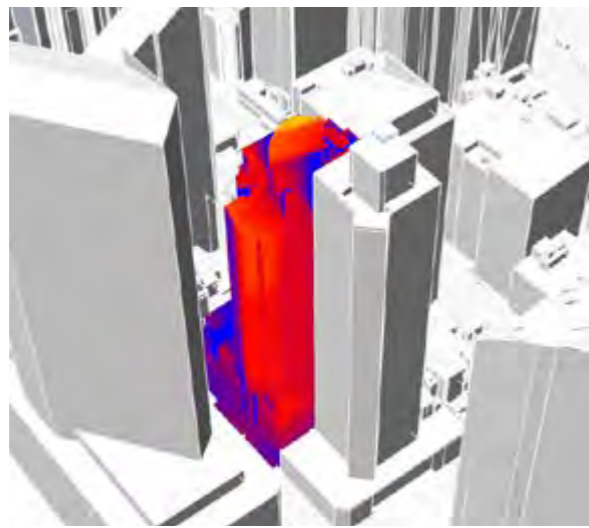
197-199 Castlereagh St | Existing | SW



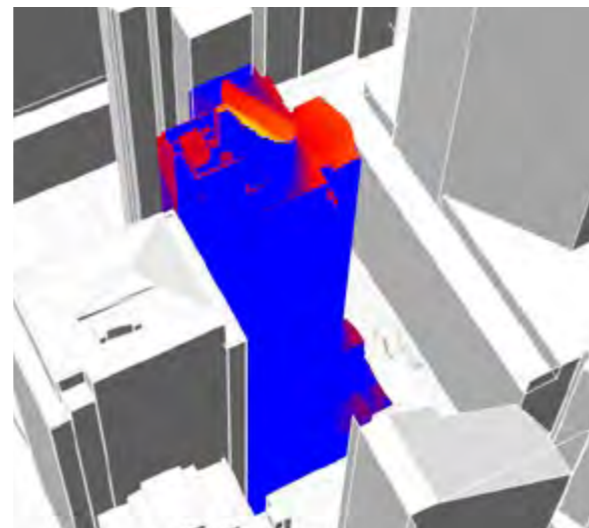
201 Elizabeth St | Existing | NE



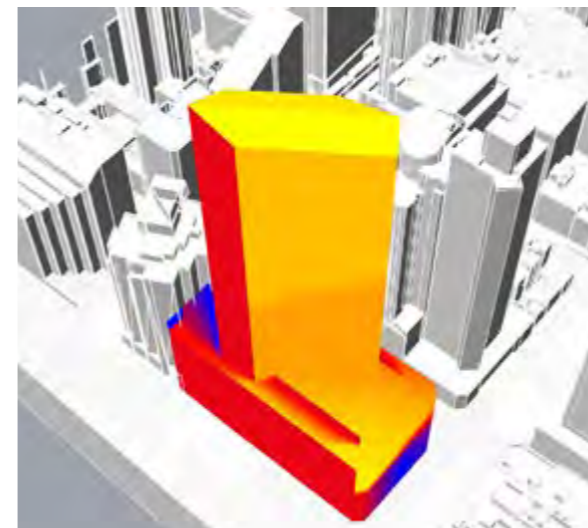
201 Elizabeth St | Existing | SW



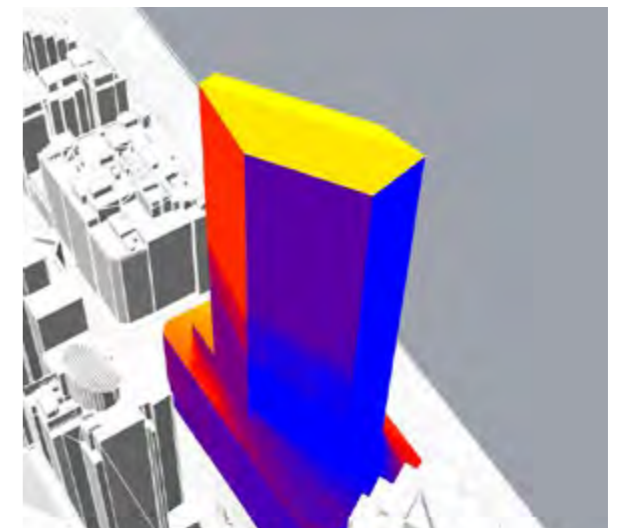
197-199 Castlereagh St | Proposed | NE



197-199 Castlereagh St | Proposed | SW

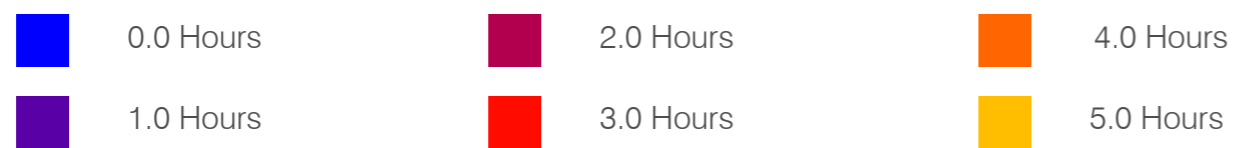


201 Elizabeth St | Proposed | NE



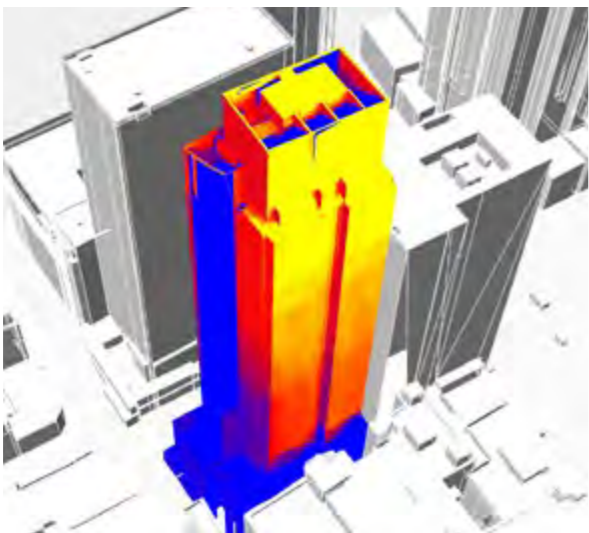
201 Elizabeth St | Proposed | SW

Total hours the development receives direct sunlight during the hours of 9am – 3pm on June 21

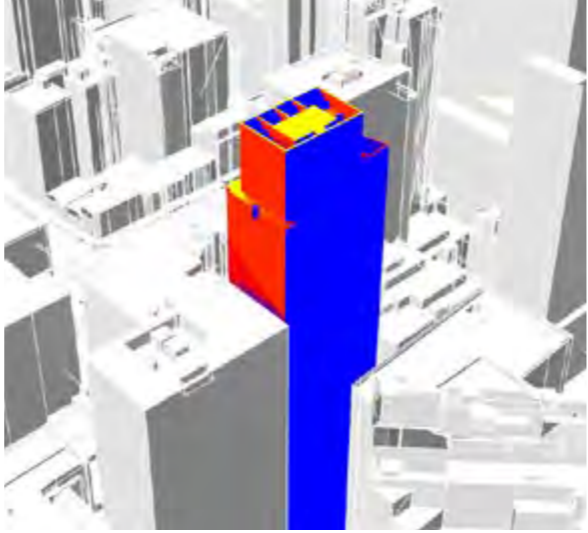


Solar Impact Analysis | 329 Pitt St | Planning Envelope

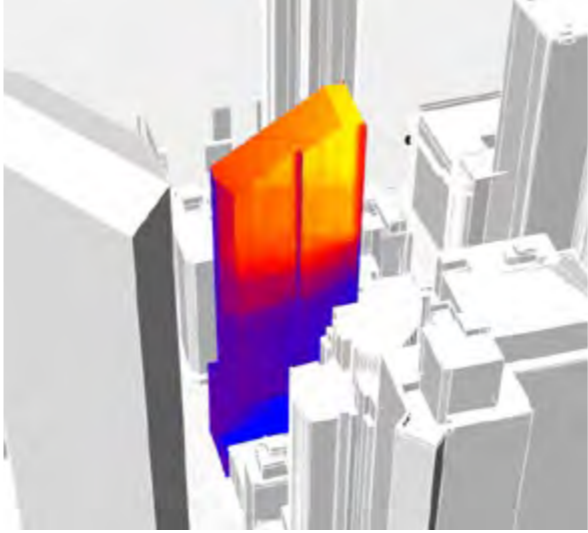
Solar Impact Analysis | 203 Castlereagh St | Planning Envelope



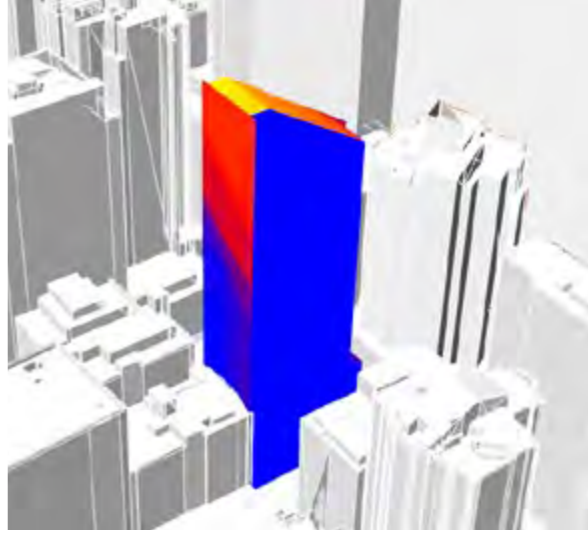
329 Pitt St | Existing | NE



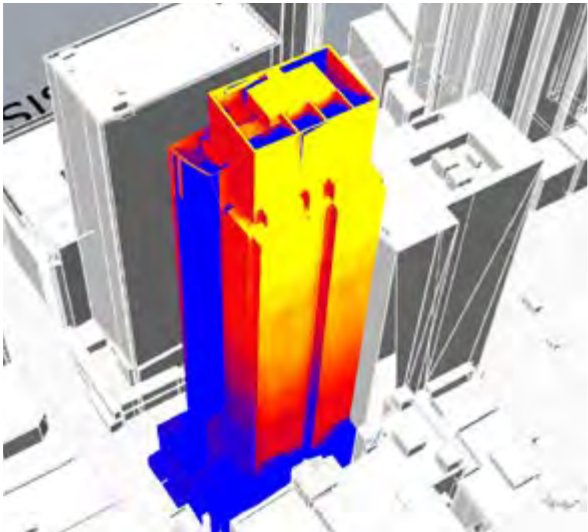
329 Pitt St | Existing | SW



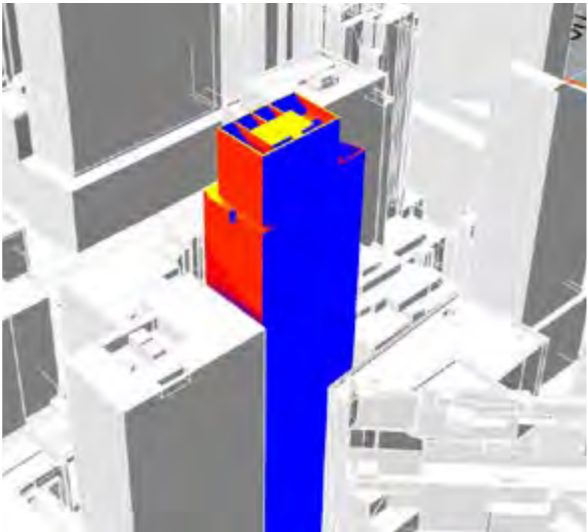
203 Castlereagh St | Existing | NE



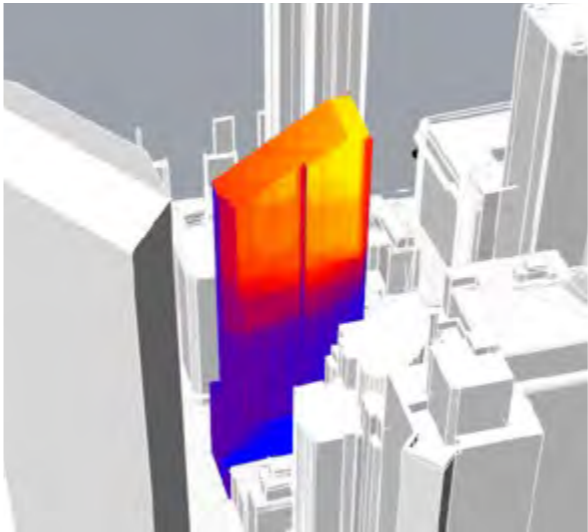
203 Castlereagh St | Existing | SW



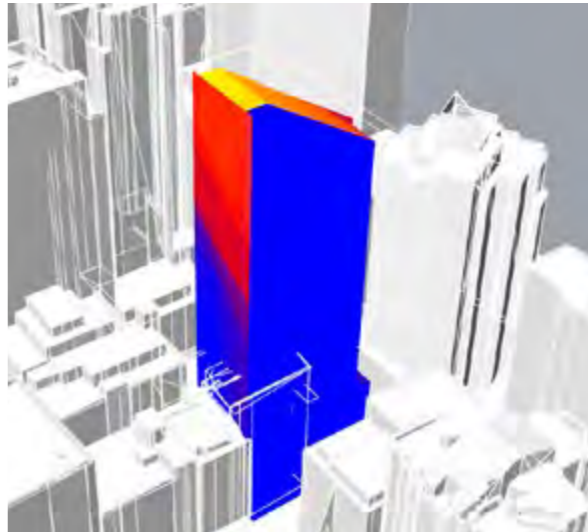
329 Pitt St | Proposed | NE



329 Pitt St | Proposed | SW

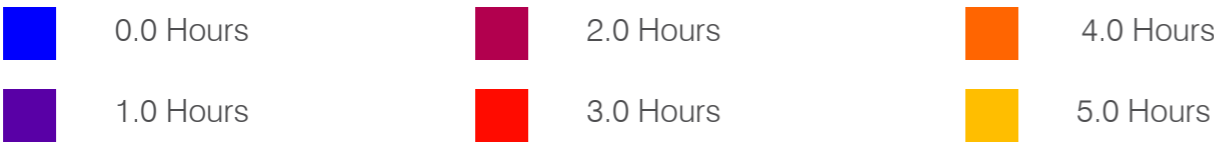


203 Castlereagh St | Proposed | NE



203 Castlereagh St | Proposed | SW

Total hours the development receives direct sunlight during the hours of 9am – 3pm on June 21



Daylight Analysis | Diffused Public Domain Luminosity

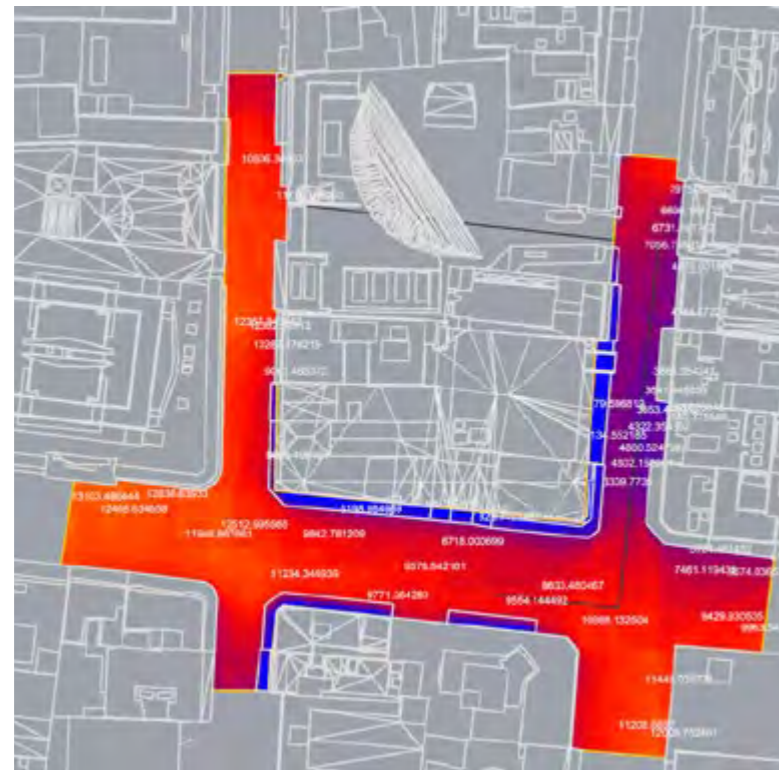


Diagram 01 | Existing Site Condition

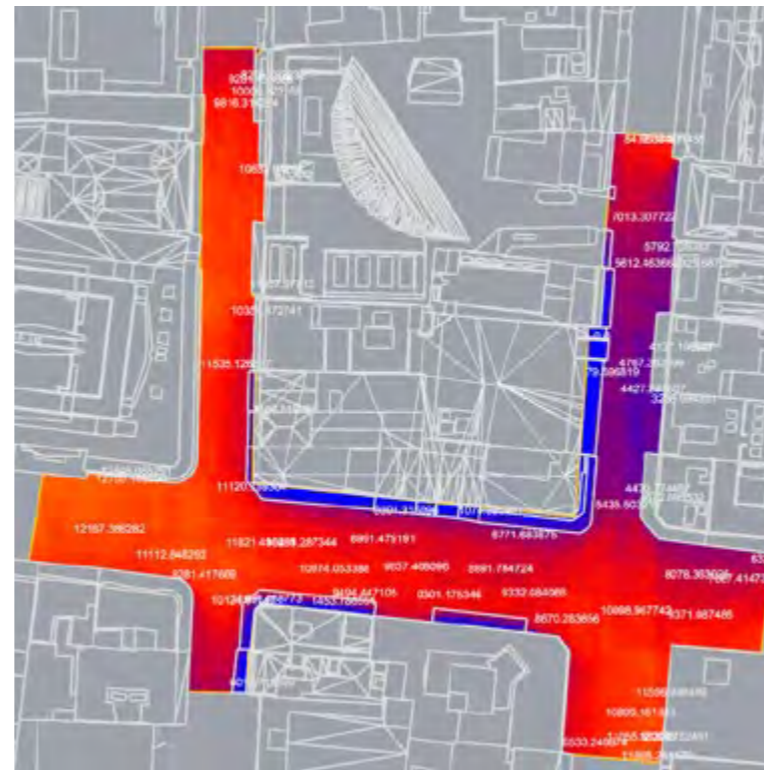


Diagram 02 | Proposed Station Box

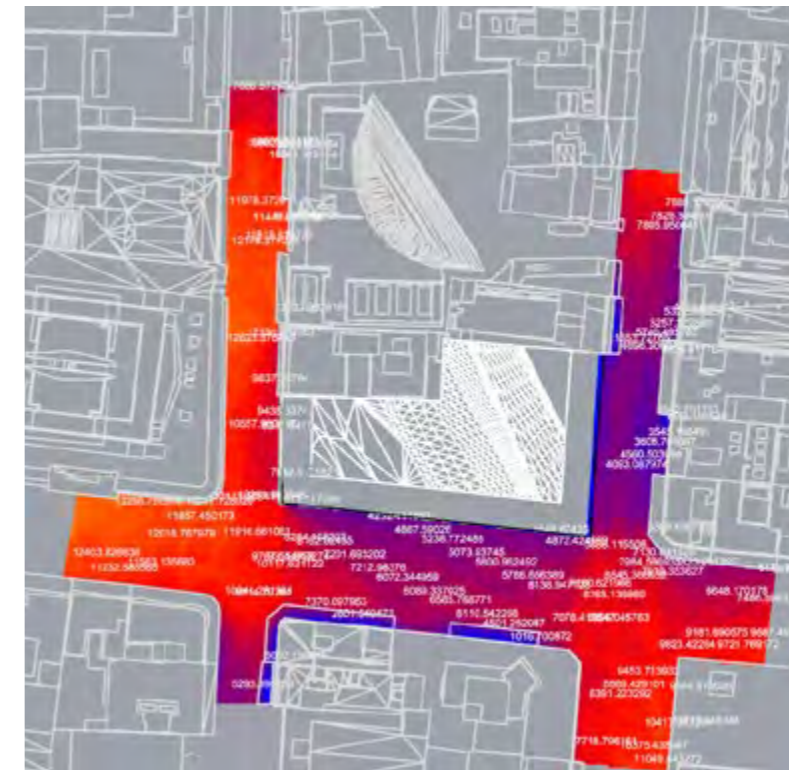
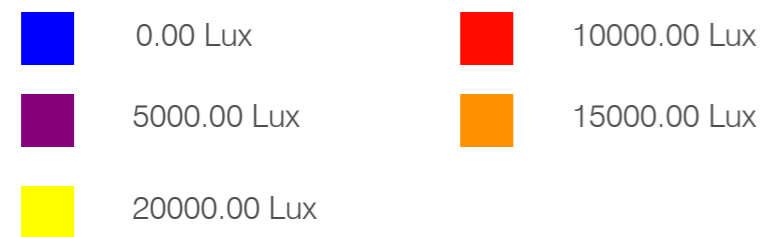


Diagram 03 | Proposed Indicative Scheme



6.12

Public Domain Luminosity Analysis

Outlined in the SEARs for the Pitt Street North OSD, a detailed luminosity solar analysis has been conducted for the immediate public domain. Analysing the amount of daylight or solar luminosity at ground level, the analysis compares the impact of the proposed scheme on the public domain, including along Park, Pitt and Castlereagh Street. The analysis considers levels of diffused natural light conducted between 9am-3pm, June 21.



Existing Daylight Reference | Park Street

Landscaped Courtyards & Roof Terrace. Species TBC.

Vertical Aluminum Blades. Matt Bronze Finish.

Curtain Wall Facade. Matt Aluminum Frame.

Stone Cladding. Australian Sandstone. Colonnade & Podium.

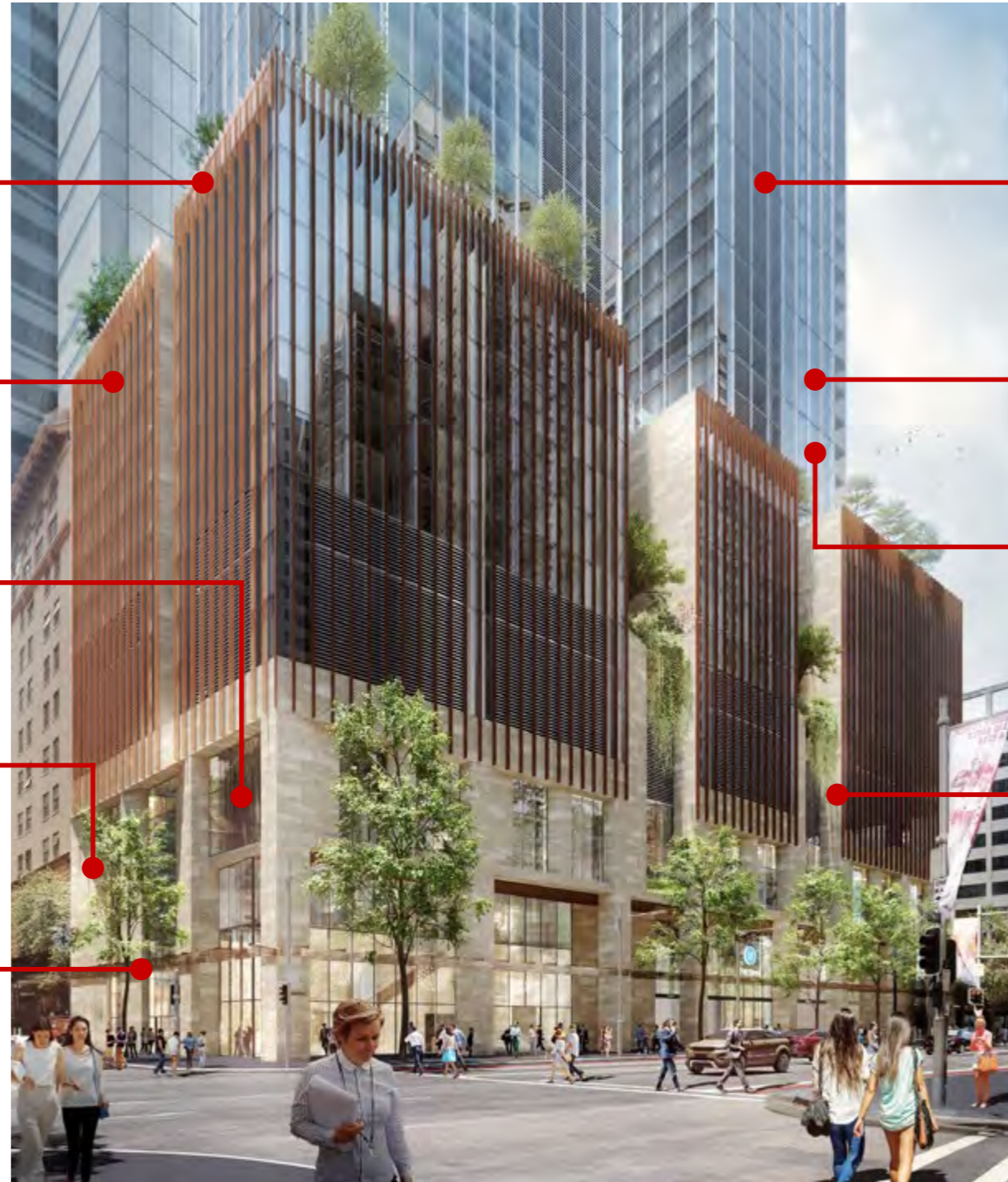
Glazed Awning. Matt Black Steel Frame Structure.

Glazed Louvre Winter Gardens. Matt Aluminum Frame.

Curtain Wall Facade. Matt Aluminum Frame.

Vertical Aluminum Blades. Matt Silver Finish.

Stone Cladding. Australian Sandstone. Returning into Courtyards.



Pitt Street North OSD Material and Finishes

Architectural Articulation

The articulation of the indicative scheme has been thoroughly considered relative to both the immediate and broader urban fabric of Central Sydney. While a finer, more textured grain has been applied to the podium, the two residential towers have been considered in a more simple and refined manner to fit within this evolving section of the city. Pitt Street North and South will be considered together as additions in the skyline. Consideration has been given to this and the proximity to other recent developments such as the Greenland Tower on Bathurst Street.

The podium strongly reflects the traditional architectural character of Sydney, utilizing Australian sandstone as the foundation, carved and formed around the various functions including the Metro entry, various OSD lobbies and support services. These reliefs into the sandstone simplify an otherwise complicated ground plane, effectively directing pedestrians in and around the site. Above the sandstone foundation, the form of the podium is strongly maintained as the divided three hotel forms are treated with a fine vertical matt bronze aluminum façade blade. Providing a finer grain to the podium, which defines the end of the Pitt, Park and Castlereagh Street block. This grain is manipulated through the introduction of secondary blades to define the parapet against the skyline and to conceal the 10m Metro and OSD plant levels – further softened through the layered landscaped courtyards between the forms.

Recognising the division between podium and tower through a horizontal break, the two elements seamlessly meet as one, with the tower continuing down to directly intersect the podium between the landscaped courtyards. The balance between the lightweight steel curtain wall façade and the more textured rigid sandstone and bronze podium creates an interesting composition. The grain of the podium is continued through the tower in a much finer manner so it does not compete with the podium's use of glass framed louvres throughout the winter gardens. The overall result is a scheme which recognises the significance of this building as a place maker in Central Sydney, a timeless gesture which reflects its surroundings.



Indicative Scheme | North Eastern Perspective



'Day In Day Out', James Angus | 2011
1 Bligh Street, Central Sydney



'Allegory of a Cave', Emily Floyd | 2017
1PSQ, Parramatta Square, Parramatta



'Balloon Flowers', Jeff Koons | 2015
7 World Trade Center, New York



'Interloop', Chris Fox | 2017
Wynyard Station, Central Sydney

Public Art Strategy Statement

The Pitt Street North Public Art Strategy Statement

The Pitt Street North OSD Public Art approach will be developed to align with; the City of Sydney Public Art Strategy; the City of Sydney Public Art Guidelines for Art in Private Developments; and The City and Southwest Public Art program, described in the City and Southwest Metro Public Art Masterplan, (CSW Metro PA Masterplan).

City of Sydney Standards for Artistic Excellence

The Pitt Street North OSD Public Art approach will build on the criteria outlined in the Art Guidelines which are;

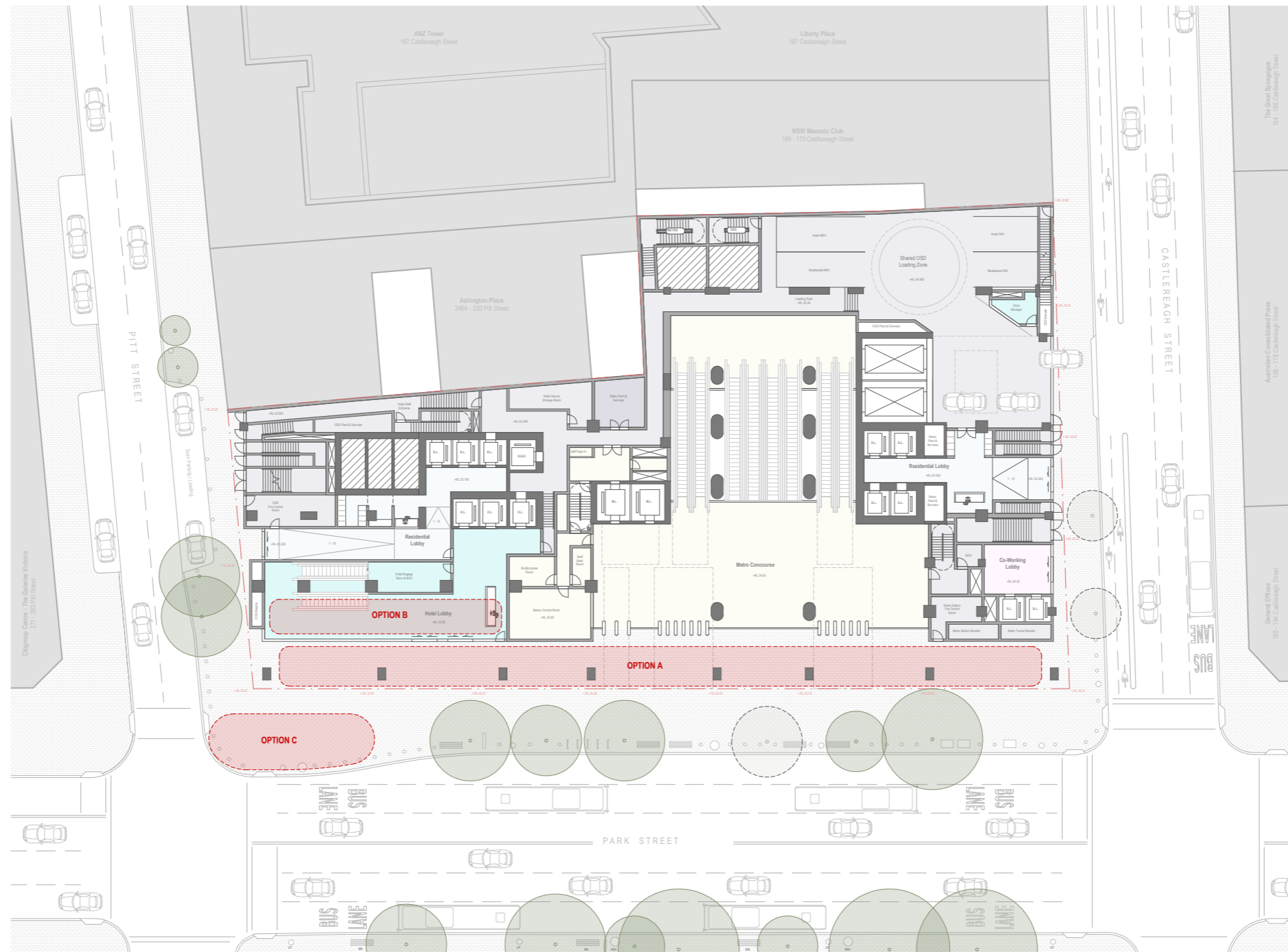
- Standards of excellence and innovation
- The integrity of the work
- The relevance and Appropriateness to the site context
- Consistency with current planning, heritage and environmental Policies and Plans of management
- Consideration of public safety and the public's access to and use of the public domain
- Consideration of maintenance and durability requirements.

Sydney Metro Public Art Plan

The Metro program includes art at City Station entrances. The CSW Metro PA Masterplan; outlines Metro's Vision for Metro Public Art, the curatorial theme – storylines; preliminary locations for art; the process by which artists will engaged to create artworks for the metro sites; and the management structure that will guide art development and approve it at key milestones.

The Metro Vision is; to elevate customer's journeys with art and engagement and the curatorial theme storylines offers an expansive, inclusive thematic to guide works that broadly encompasses heritage; geology/archaeology; sustainability/ecology; community; connectivity and indigenous themes. The Pitt Street Stations are located on some of the city's busiest streets and at this stage the station art will be located in the main entrances, where it can be strongly visible to the customers and the public without interfering in wayfinding and passenger journeys.

Metro will convene a City and Southwest metro Public Art Working group (CSW Metro PAWG) to administer the development of the art and approve the works.



Public Art Potential Opportunities

Pitt Street North Public Art Preliminary Locations

Several potential sites are being considered for Public Art which will be subject to further detailed design and development in future stages. The opportunities are:

Option A: Inverted Colonnade work

An inverted and suspended artwork defining the soffit of the Park Street colonnade. This Option would provide a unified gateway to all building entrances, and would require coordinated negotiation with Metro.

Option B: An artwork in the Hotel Lobby

This is a more traditional approach, and would be strongly visible from the public domain.

Option C: An artwork on the corner of Pitt and Park Street

The footprint of Option C would need to be considered from the perspective of not impeding pedestrian flow. Additionally it should not compete with the forthcoming Cloud Arch Sculpture in George Street. There is potential for a static or dynamic sculpture in this location

The Pitt Street North OSD public art and the Metro public art will be seen in close proximity and it is important that they work well together and are compatible, as well as reinforcing the architecture and surrounding public domain. This will need to be managed as the project develops and the precise mechanisms for ensuring it will depend on the construction sequencing of the 2 parts; Metro and

the OSD. It could also involve including some of the Metro themes, and materials in the final brief for the Tower Art.

The intention is to present future art plans, selection of artists and artworks for the OSD to the Metro PAWG to help support compatibility between the various art delivery processes.

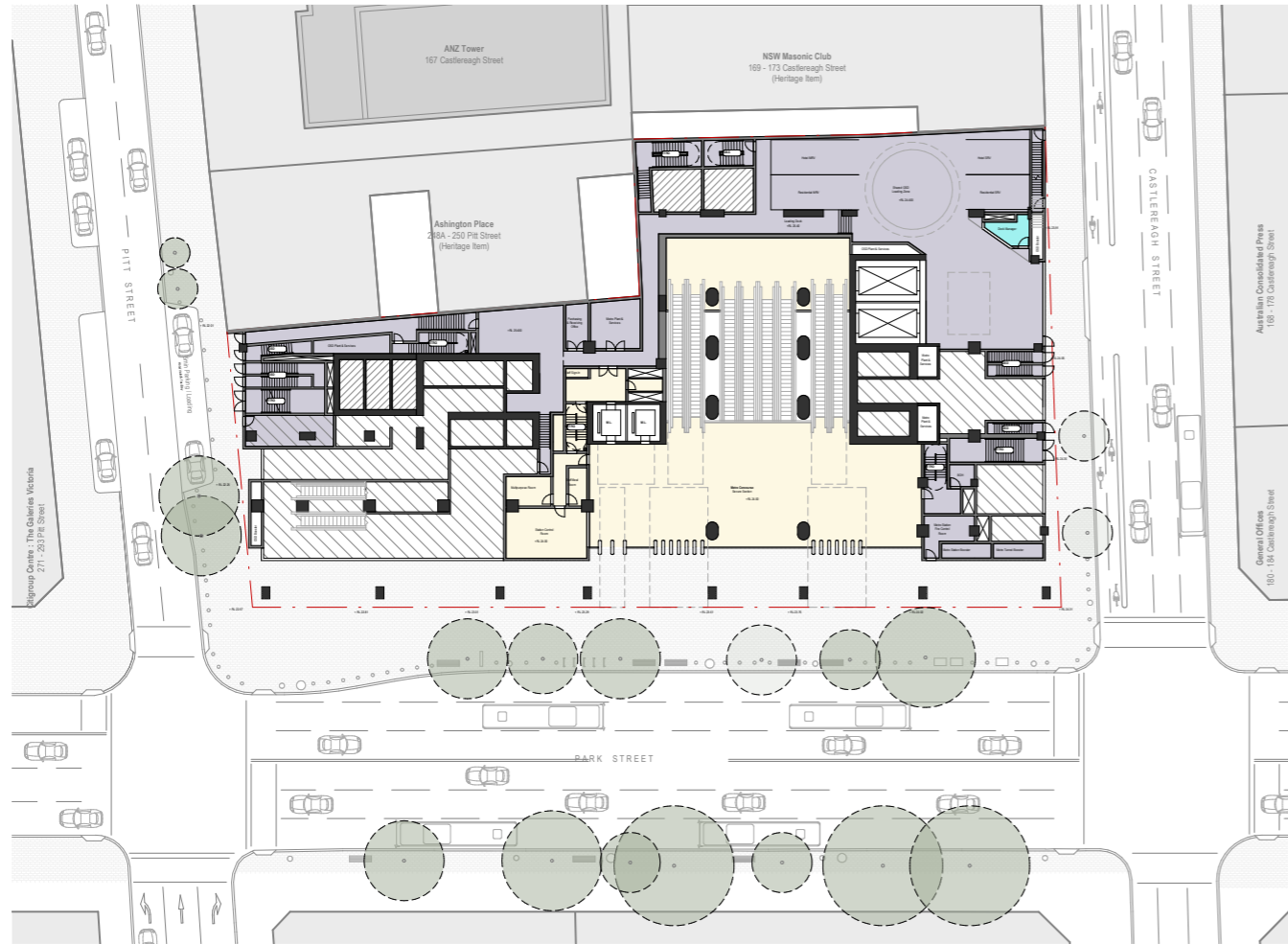
During detailed design, a public art plan would be prepared that will provide further detail about:

- the content, form and location of the art
- the process for artist selection and procurement
- mechanisms for ensuring compatibility with the Metro public art and suitability within the metro context
- a strategy for ensuring compliance with the relevant guidelines listed below.

Guidelines

- Sustainable Sydney 2030
- City Art Public Art Strategy
- City of Sydney Public Art in Private Development Guidelines
- City Centre Public Domain Plan
- Liveable Green Network
- Laneways Revitalisation Strategy
- Social Policy and Social Plan
- Creative City Cultural Policy

Ground Plan Staging Strategy



Stage 01 | Ground Level



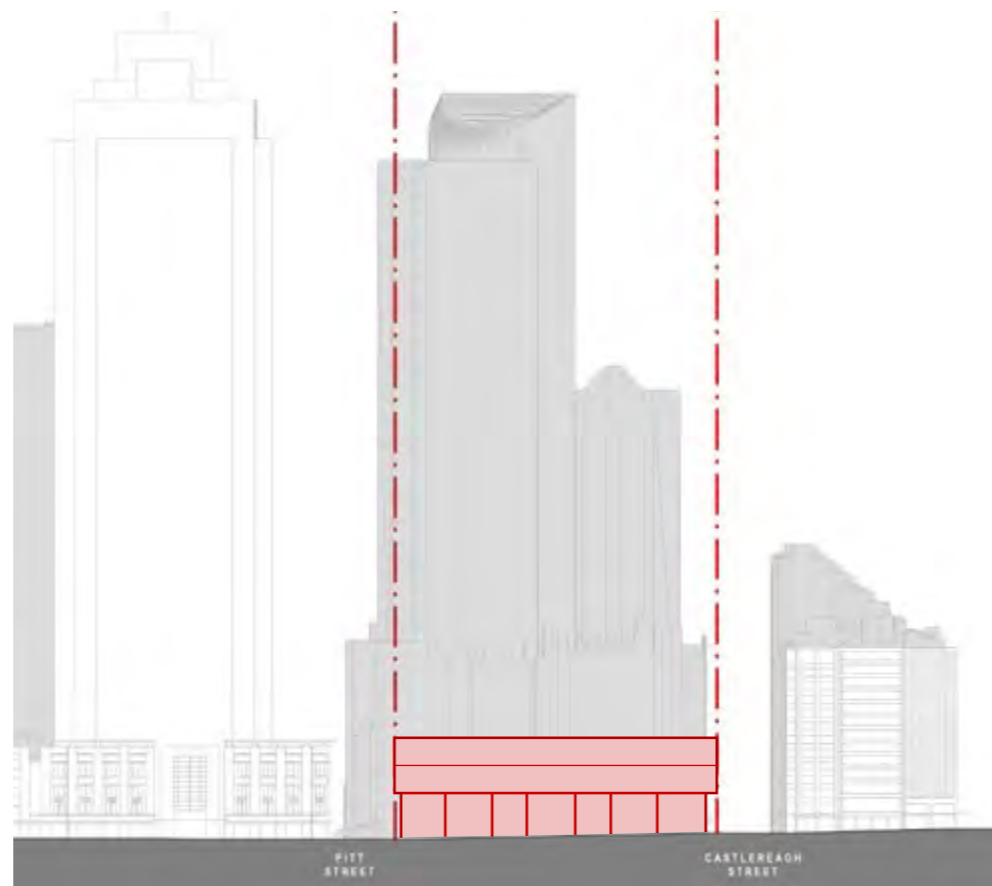
Stage 02 | Ground Level

6.16

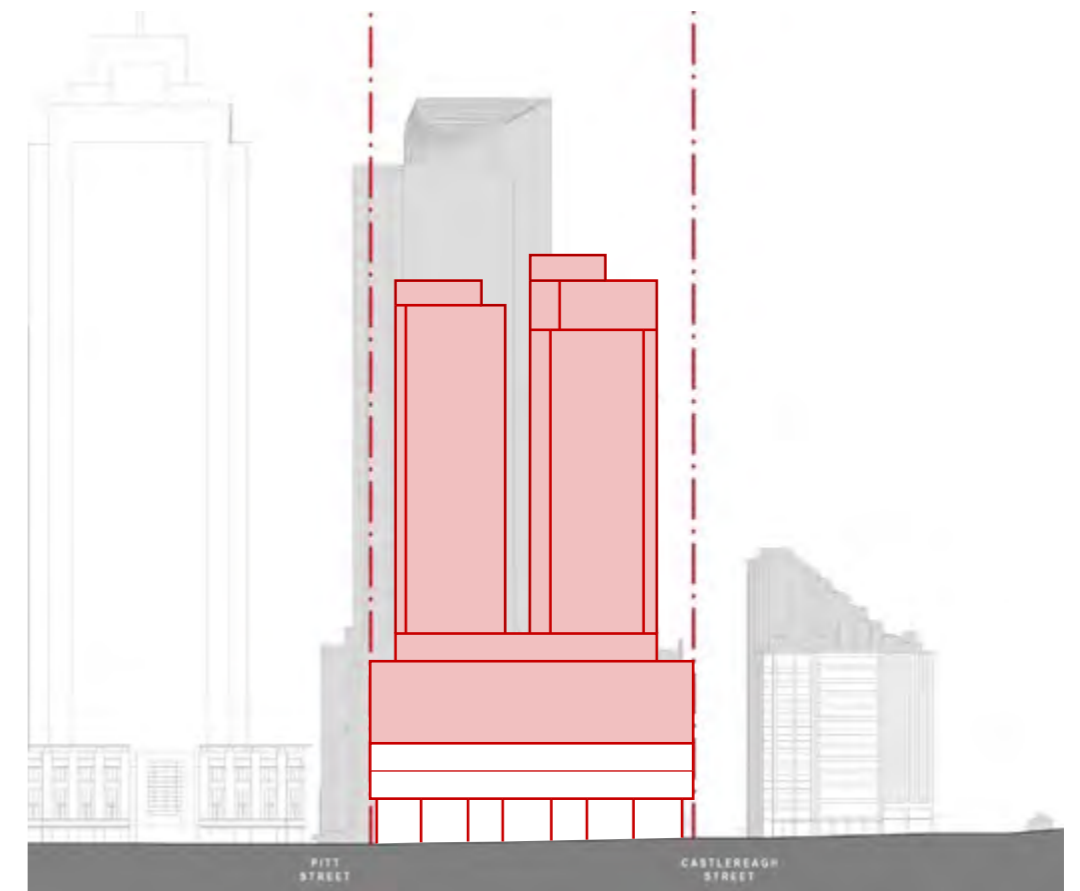
Staging Strategy

Throughout the indicative design process, the relationship between the Metro Station Box and OSD has been thoroughly considered in terms of staging. Various difficulties exist however, given the extent in which the two are intertwined, including common circulation spaces, service zones and structural systems. Therefore, the delineation between the two becomes somewhat clouded, with adaptive solutions required for example for general Metro maintenance and servicing during Stage 1 as the dedicated service bays don't become available until Stage 2 on Level 05.

Additionally, to ensure Stage 2 is feasible, additional consideration around structural and servicing coordination is required, again including the structural strategy, lifting systems, egress and access strategies. In short, the Metro Station Box becomes more than a stand only shell, but rather a coordinated system which facilitates future risk mitigation in the delivery of the OSD. It would be advantageous to assume no additional coordination and design development would be required during the delivery of the OSD stage, however the indicative scheme at a minimum provides a sound strategy with sufficient space provisioning for future flexibility.



Stage 01 | Metro Station Box



Stage 02 | Over Station Development (OSD)

Proposed Location &
Indicative Scale of Hotel Signage



Indicative Scheme | Castlereagh Street Elevation



Indicative Scheme | Park Street Elevation

6.17

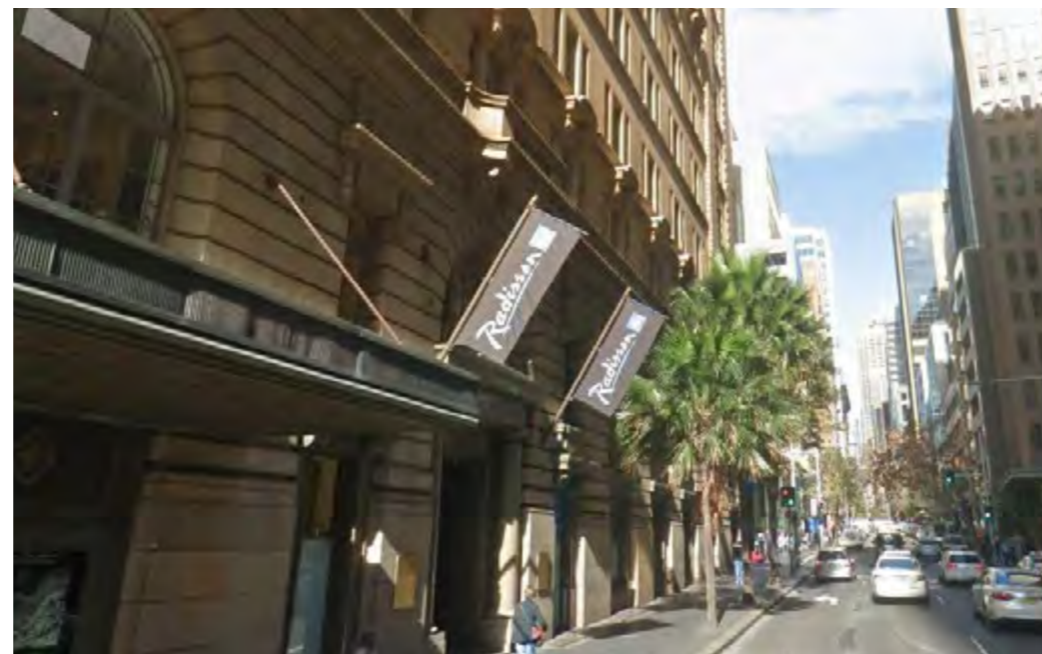
Hotel Signage Strategy

For the purposes of the indicative scheme, we allocated a zone we consider an appropriate location for hotel signage which seamlessly integrates with architectural character of the scheme and the surrounding context. A simple and elegant approach, we propose utilising the vertical bronze aluminum façade blades, projecting a vertical signage element out of one of these. Potentially sleeving the blade, the signage could be a dual layer element, punctured with internal luminous pieces. The sign will be illuminated and of a similar scale to the Gowings and Dymocks building illuminated signs.

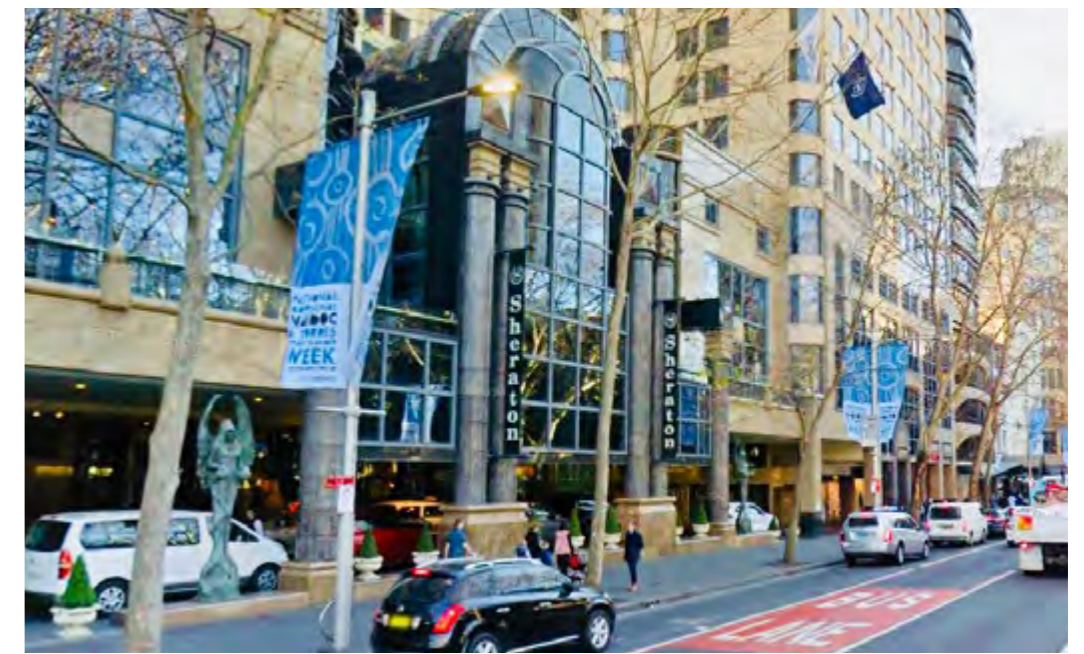
We have identified Park Street as the most appropriate location for the signage given the contextual street hierarchy and presence at the eastern gateway into Central Sydney. Providing excellent exposure from the east and west, the Park Street frontage is arguably the most prominent of all three, further capturing visibility from

transportation hubs including from Museum Station, Town Hall Station and the various bus stands along Park Street. Although there is an argument for signage on the Pitt Street frontage given the heavy pedestrian flow, we consider Park Street as the preferred location.

Various alternatives were considered, including lower street level signage elements as part of the sandstone colonnade along Park Street. However these were dismissed to avoid potential confusion with Metro entry. Other options included recessing an element flat into the façade, cutting away the blades to create a more integrated solution; however these were dismissed given the lack of visibility and impact on the strength of the podium's articulation. The proposed solution meets the various constraints, providing the most effective and sympathetic integrated signage solution.



Sydney Hotel Signage Reference | Radisson Hotel



Sydney Hotel Signage Reference | The Sheraton on the Park



Photo Park Street

Section 07

Appendices

- 7.1 Planning Envelope Drawings
- 7.2 Indicative Scheme Drawings
- 7.3 Demarcation Drawings

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7.1 Planning Envelope Drawings

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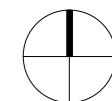


Do not scale drawings. Verify all dimensions on site

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1	Consultant Issue	14.03.2018
2	Consultant Issue	29.03.2018
3	Consultant Issue	16.05.2018
4	Design Reports	13.06.2018

Legend

- PITT STREET NORTH METRO STATION CSSI ENVELOPE
- OSD CONCEPT SSD ENVELOPE (HOTEL / COMMERCIAL / RESIDENTIAL)



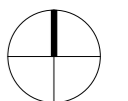


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Legend

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- OSD CONCEPT SSD ENVELOPE (HOTEL / COMMERCIAL / RESIDENTIAL)



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Pitt Street North OSD

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drawn	Author	checked	Checker
checked		project no.	170493
			4

Envelope - Level 01

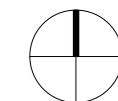


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3	Consultant Issue	16.05.2018
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Legend

- PITT STREET NORTH METRO STATION CSSI ENVELOPE
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project

Pitt Street North OSD

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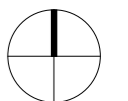


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Legend

- PITT STREET NORTH METRO STATION CSSI ENVELOPE
- OSD CONCEPT SSD ENVELOPE (HOTEL / COMMERCIAL / RESIDENTIAL)



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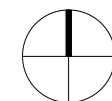
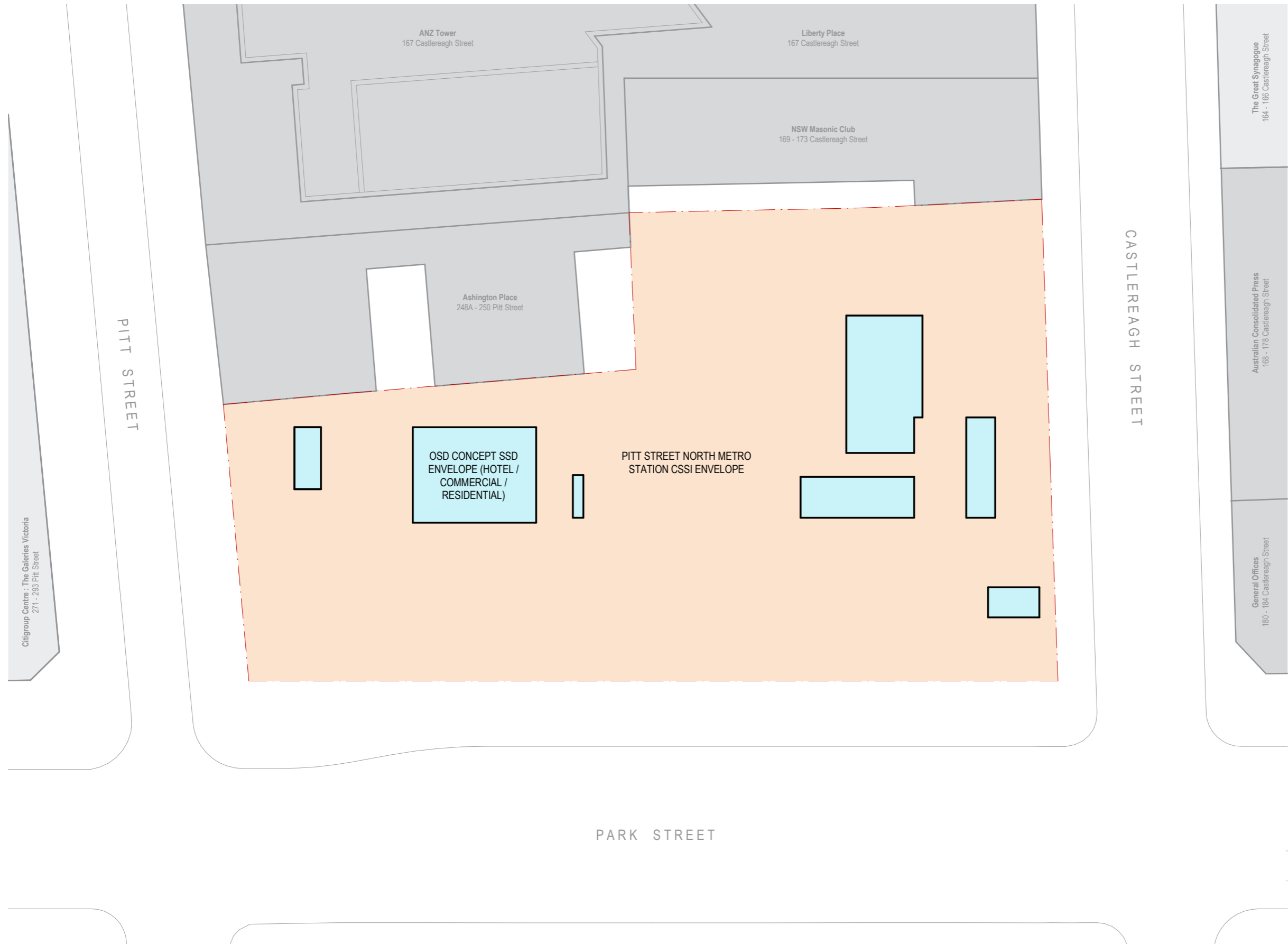


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Legend

- PITT STREET NORTH METRO STATION CSSI ENVELOPE
- OSD CONCEPT SSD ENVELOPE (HOTEL / COMMERCIAL / RESIDENTIAL)



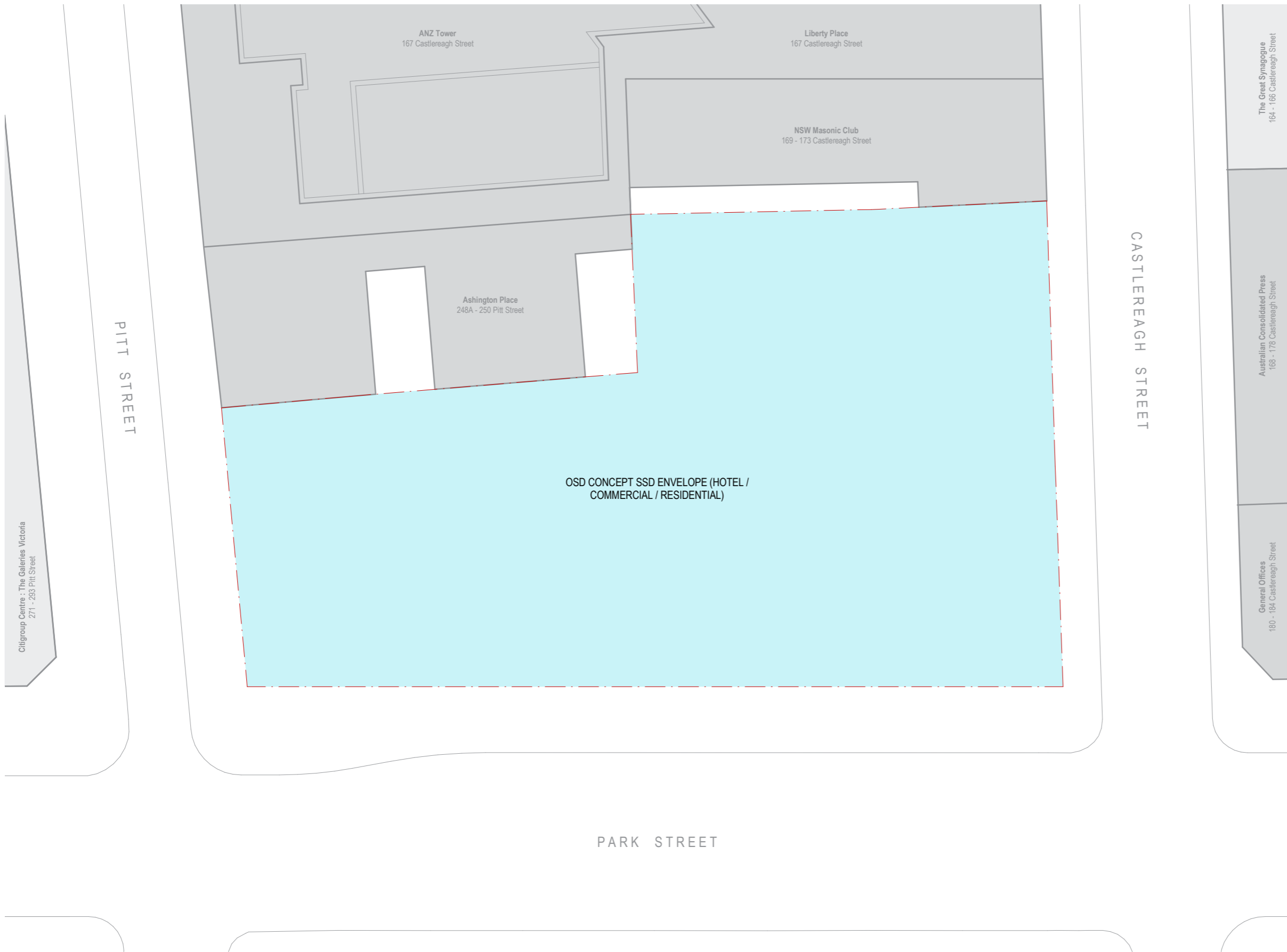


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Legend

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project
Pitt Street North OSD

drawing
Envelope - Podium
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drawn Author **PE-01-06**
checked Checker issue
project no 170493 **4**

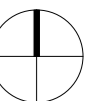
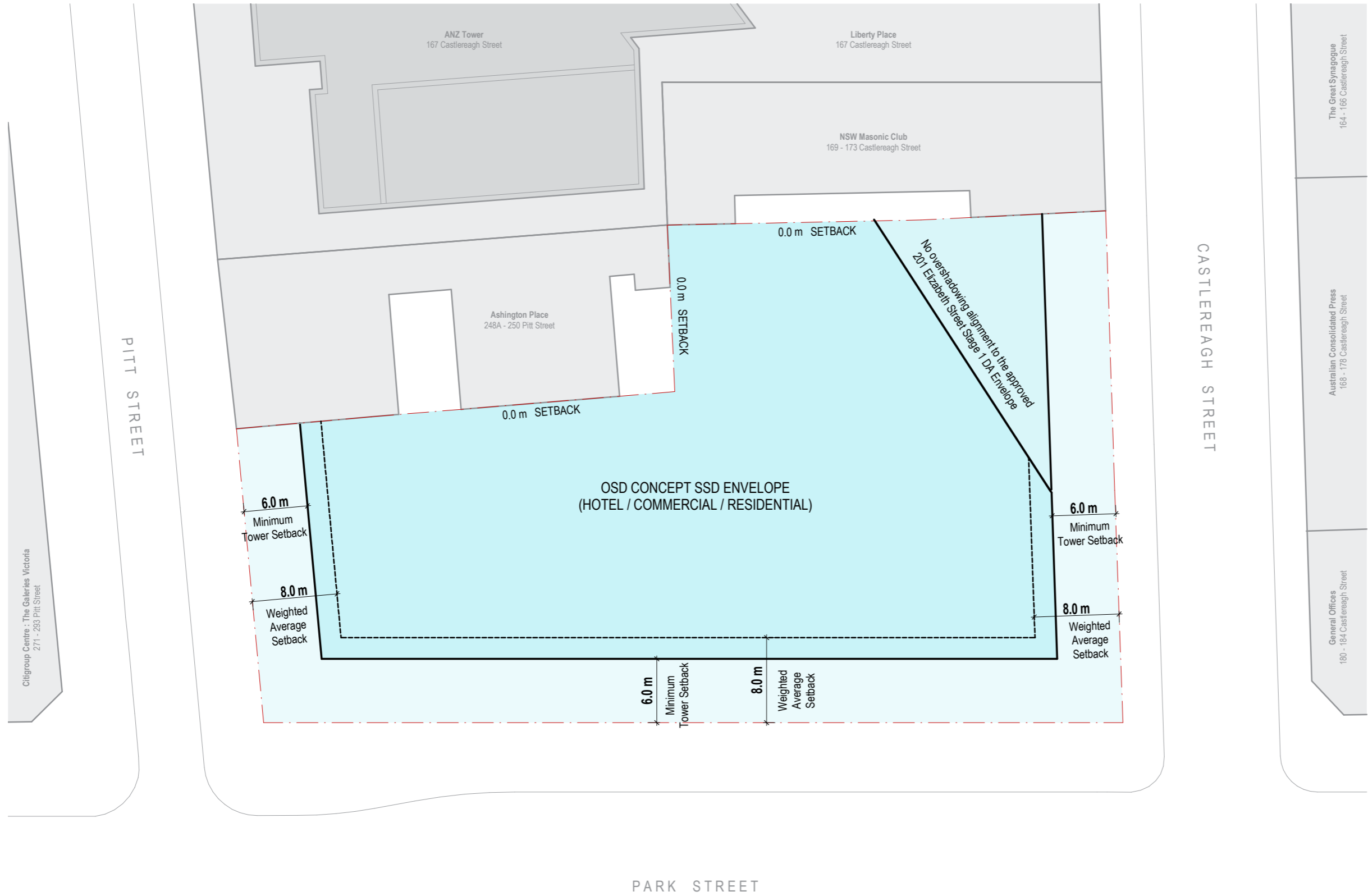


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5	Design Reports	21.06.2018

Legend

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project

Pitt Street North OSD

drawing

Envelope - Tower

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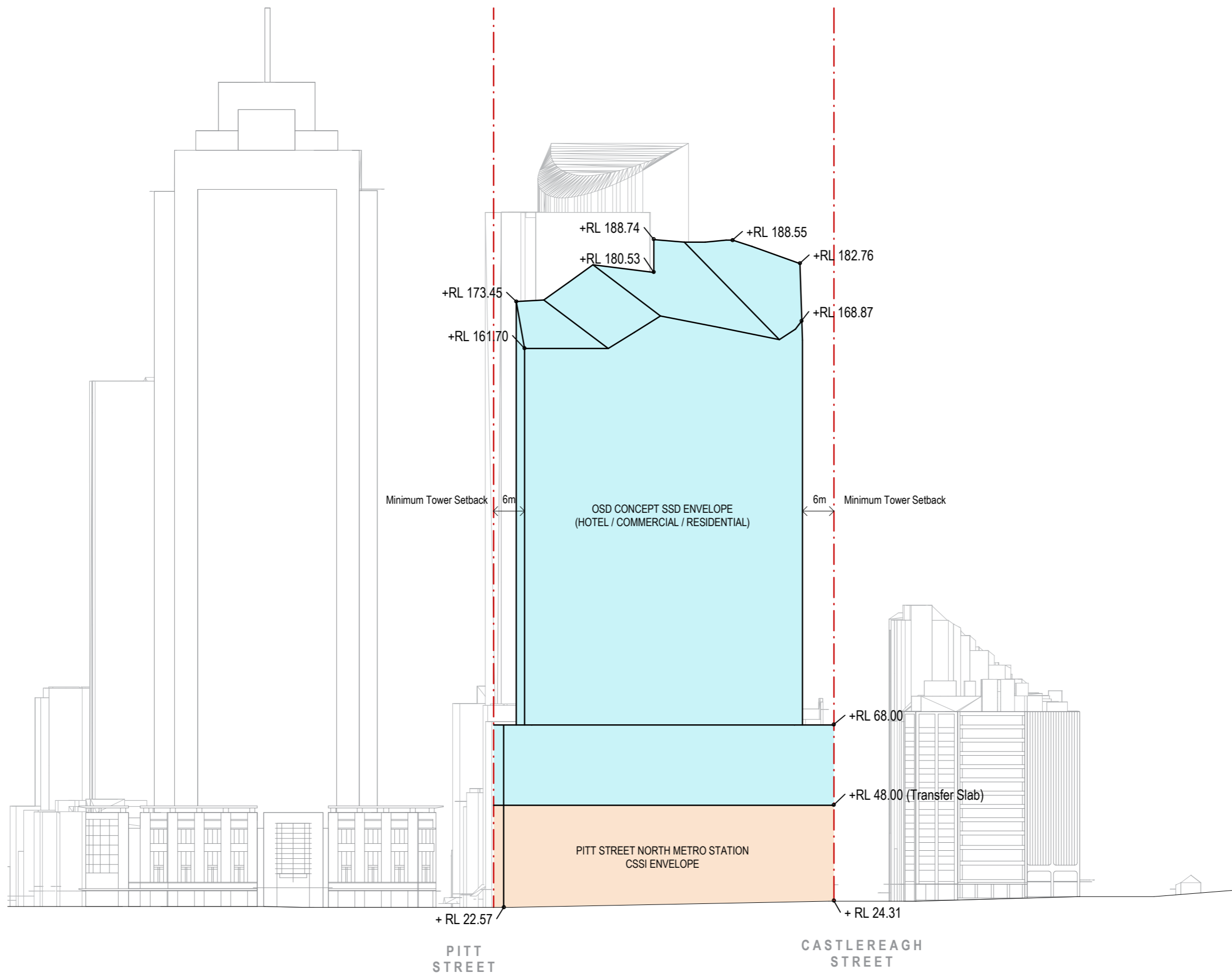


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Legend

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- OSD CONCEPT SSD ENVELOPE (HOTEL / COMMERCIAL / RESIDENTIAL)



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ABN 90 131 245 684

Pitt Street North OSD

drawing

Envelope - South Elevation

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checked	Checker		issue
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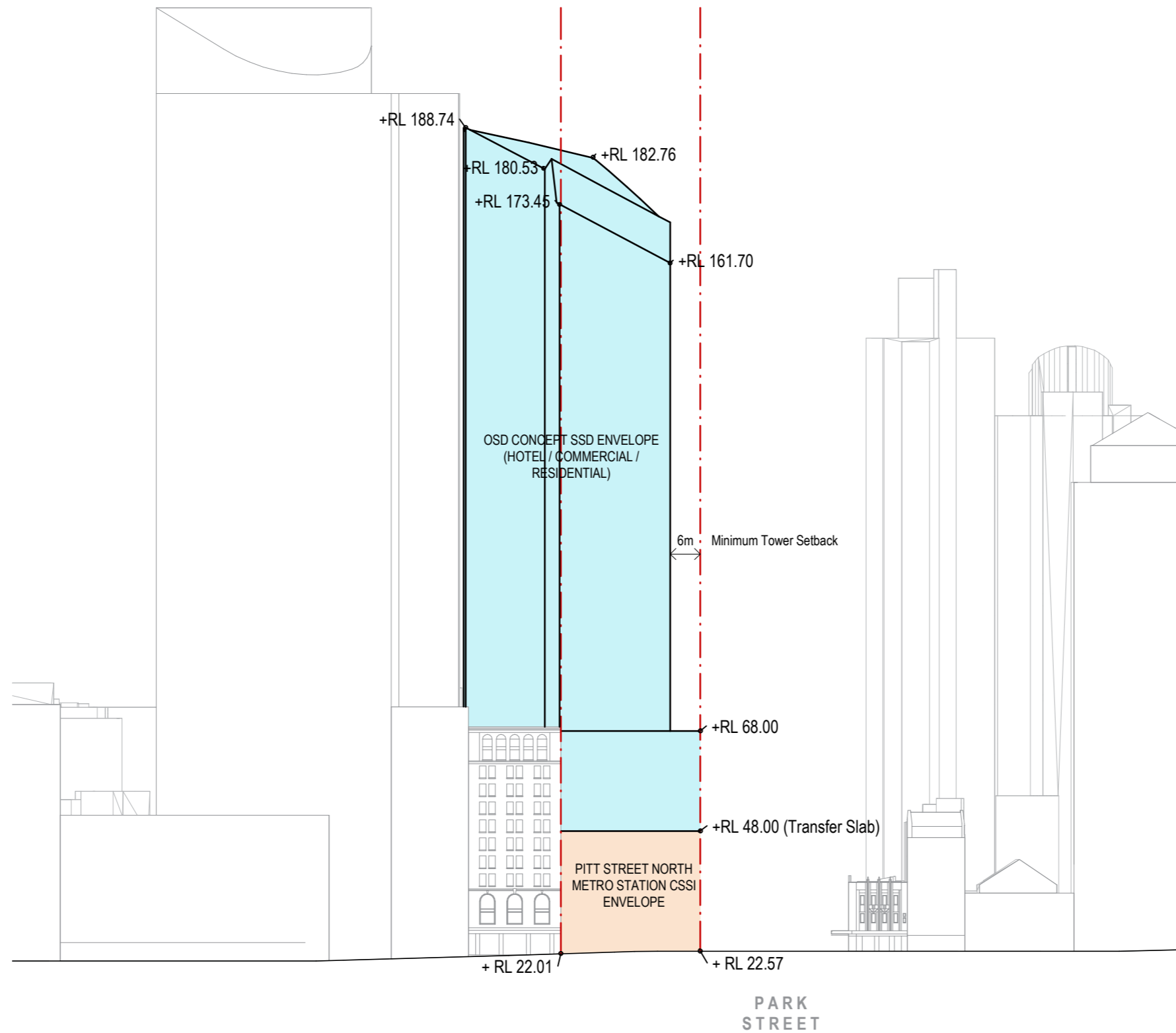


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3	Consultant Issue	16.05.2018
4	Design Reports	13.06.2018
5	Design Reports	21.06.2018

Legend

- PITT STREET NORTH METRO STATION CSSI ENVELOPE
- OSD CONCEPT SSD ENVELOPE (HOTEL / COMMERCIAL / RESIDENTIAL)



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Pitt Street North OSD

drawing

Envelope - West Elevation

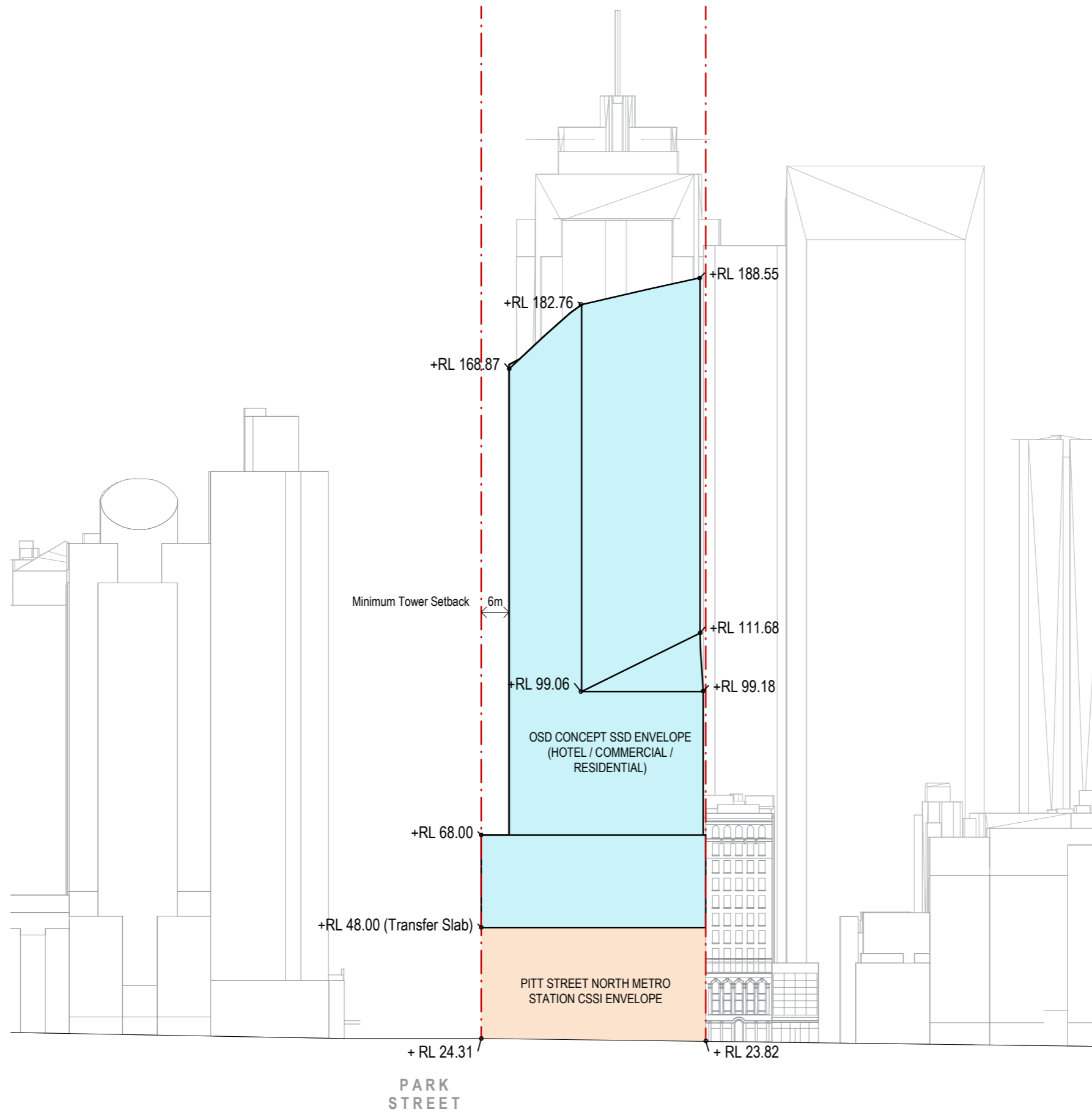
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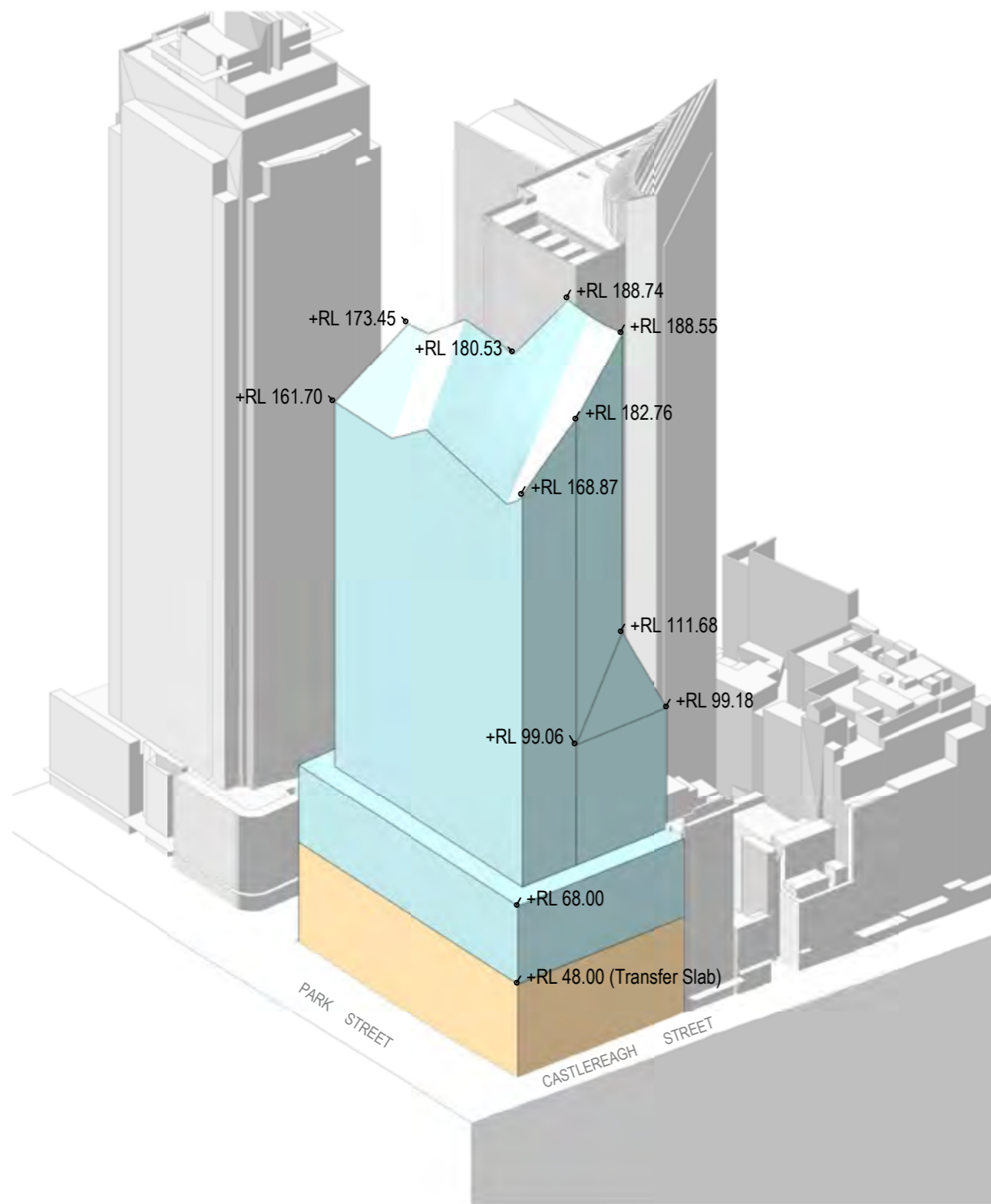
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Legend

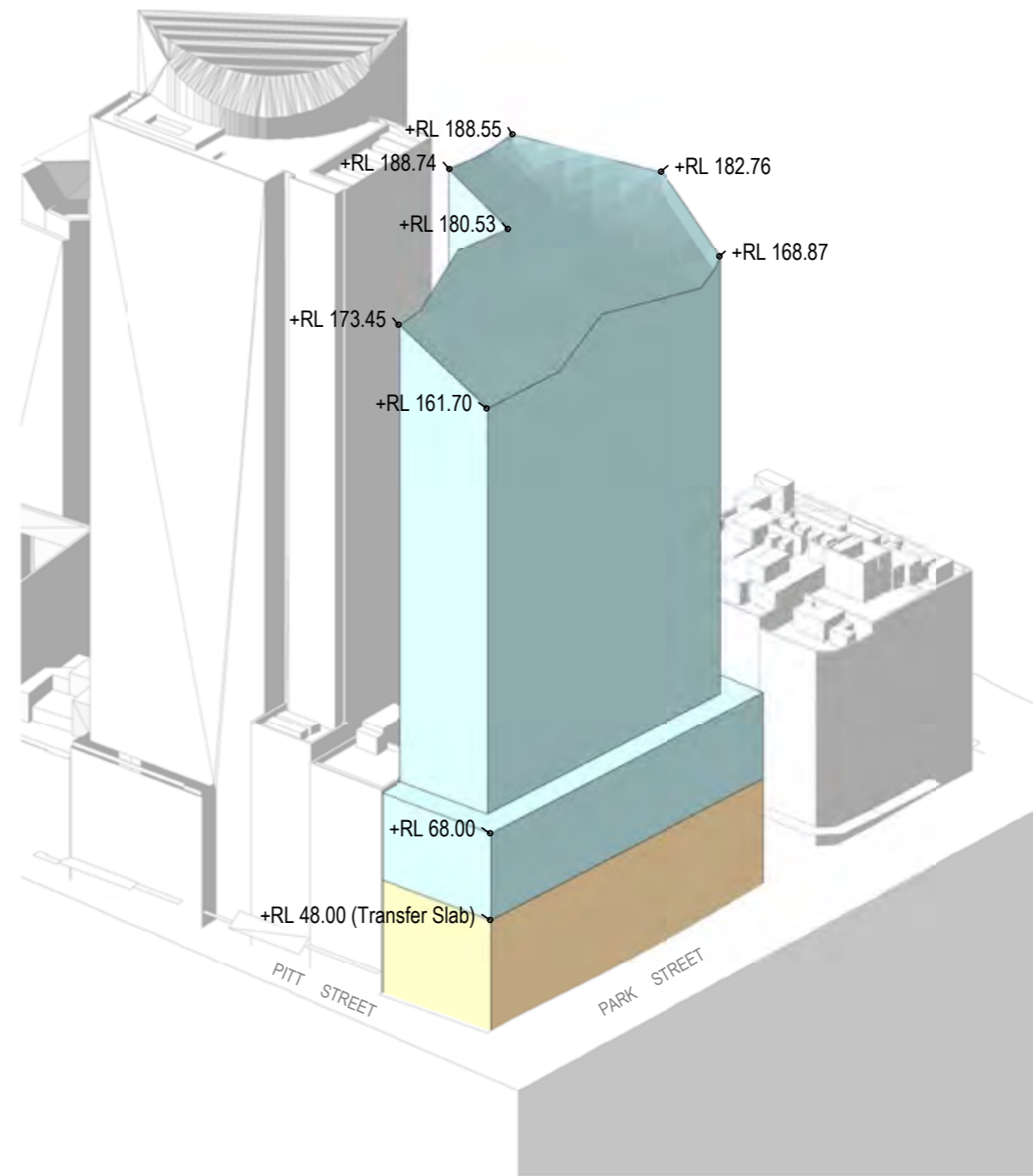
- PITT STREET NORTH METRO STATION CSSI ENVELOPE
- OSD CONCEPT SSD ENVELOPE (HOTEL / COMMERCIAL / RESIDENTIAL)



2	Design Reports



Envelope Massing - South East



Envelope Massing - South West

Legend

PITT STATION

OSD CO / COMMERCIAL

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Adelaide
Auckland
Christchurch
Brisbane
project

drawing

scale 1

drawn

checked

project no

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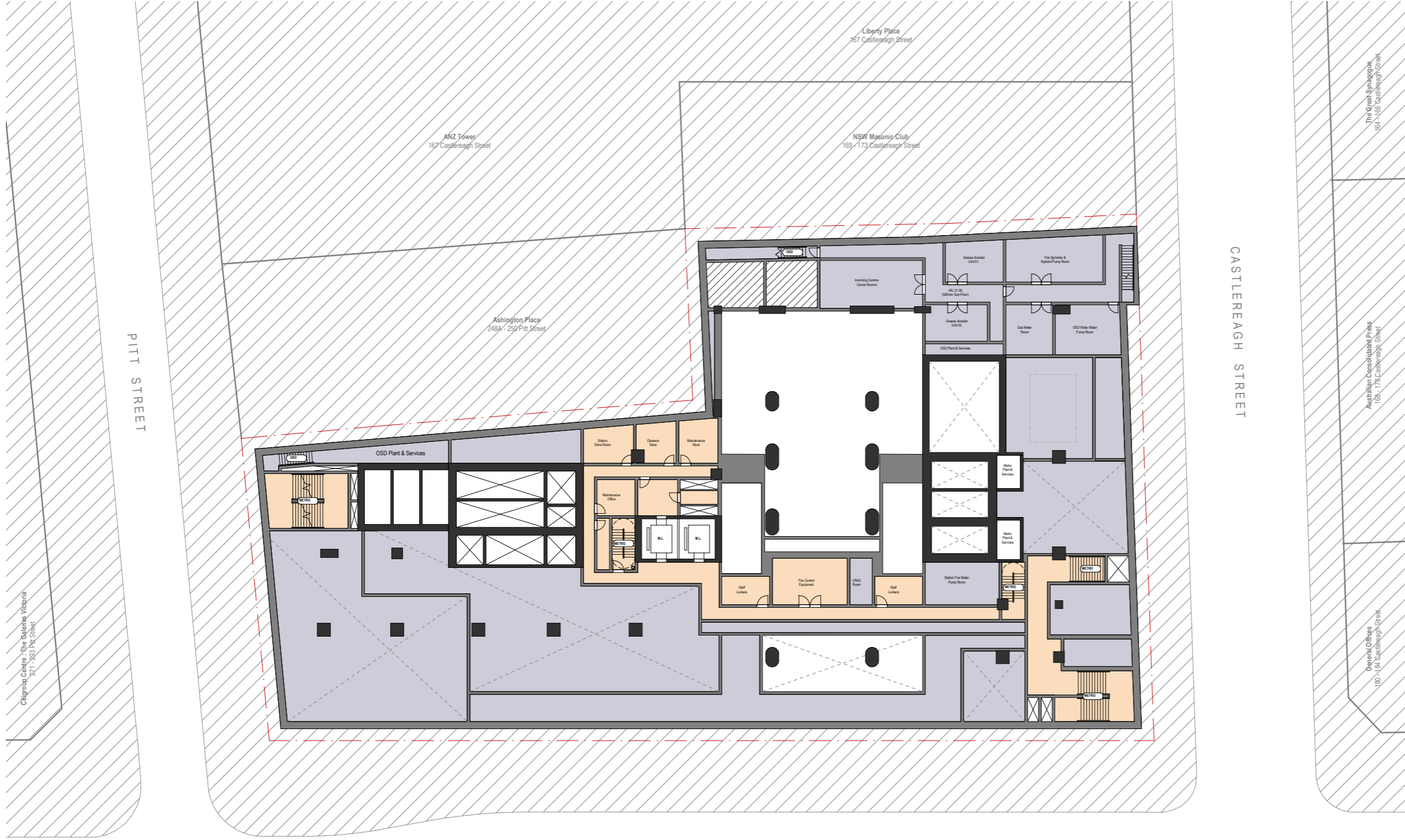
7.2 Indicative Scheme Drawings

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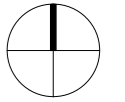
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14	Consultant Issue	04.04.2018
15	Consultant Issue	10.04.2018
16	Design Reports	26.04.2018
17	Design Reports	15.06.2018

Note: Development may project beyond the noted permissible envelope area to 6m in accordance with the DCP Weighted Average Setback provisions contained in the SDCP.



Legend

- Unpaid Concourse
- Station Facilities
- Services & BOH
- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



project

Pitt Street North OSD

drawing

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scale 1 : 200 @A1 drawing no.

drawn Author **AR-01-01**

checked Checker issue

project no 170493 **17**



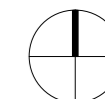
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21	Consultant Issue	10.04.2018
22	Design Reports	26.04.2018
23	Design Reports	15.06.2018

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Legend

- Unpaid Concourse
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- OSD Commercial Office
- OSD Residential Apartments



project

Pitt Street North OSD

drawing

GA - Ground Level - Park Street

scale 1 : 200 @A1

drawing no.

drawn Author

AR-01-02

checked Checker

issue

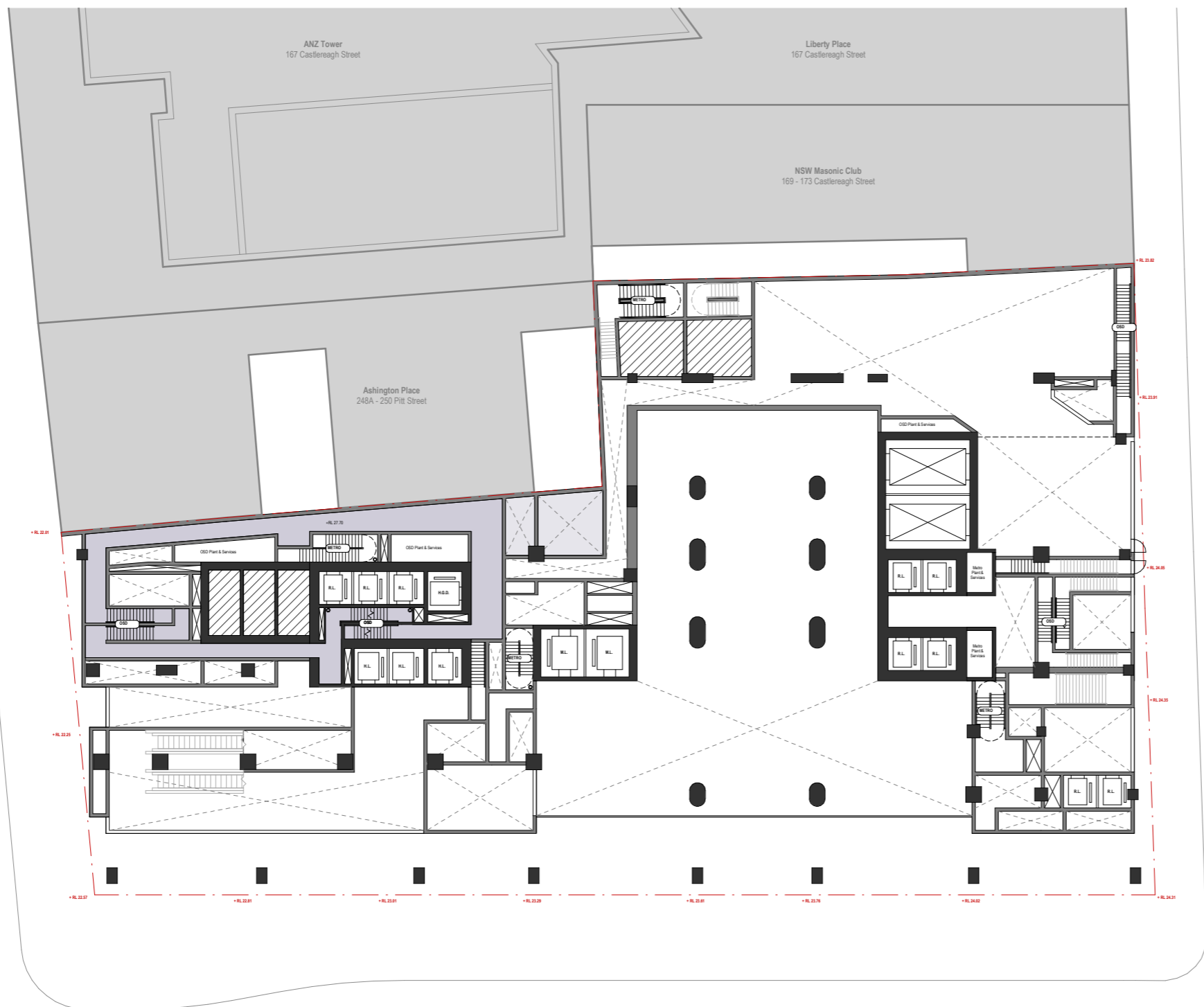
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23



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PITT STREET

CASTLEREAGH STREET

PARK STREET

ANZ Tower
167 Castlereagh Street

Liberty Place
167 Castlereagh Street

NSW Masonic Club
169 - 173 Castlereagh Street

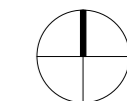
Ashington Place
248A - 250 Pitt Street

The Great Synagogue
164 - 166 Castlereagh Street

Australian Consolidated Press
188 - 178 Castlereagh Street

General Offices
180 - 184 Castlereagh Street

- Legend
- Unpaid Concourse
 - Station Facilities
 - Services & BOH
 - OSD Hotel
 - OSD Commercial Office
 - OSD Residential Apartments





issue	amendment	date
9	Consultant Issue	15.02.2018
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PITT STREET

CASTLEREAGH STREET

PARK STREET



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9	Consultant Issue	15.02.2018
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Do not scale drawings. Verify all dimensions on site.

issue	amendment	date
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11	Consultant Meeting	23.02.2018
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Legend

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- OSD Commercial Office
- OSD Residential Apartments



project

Pitt Street North OSD

drawing

GA - Level 03 - Hotel Facilities

scale 1 : 200 @ A1

drawing no.

drawn Author **AR-01-06**

checked Checker issue

project no 170493 **22**

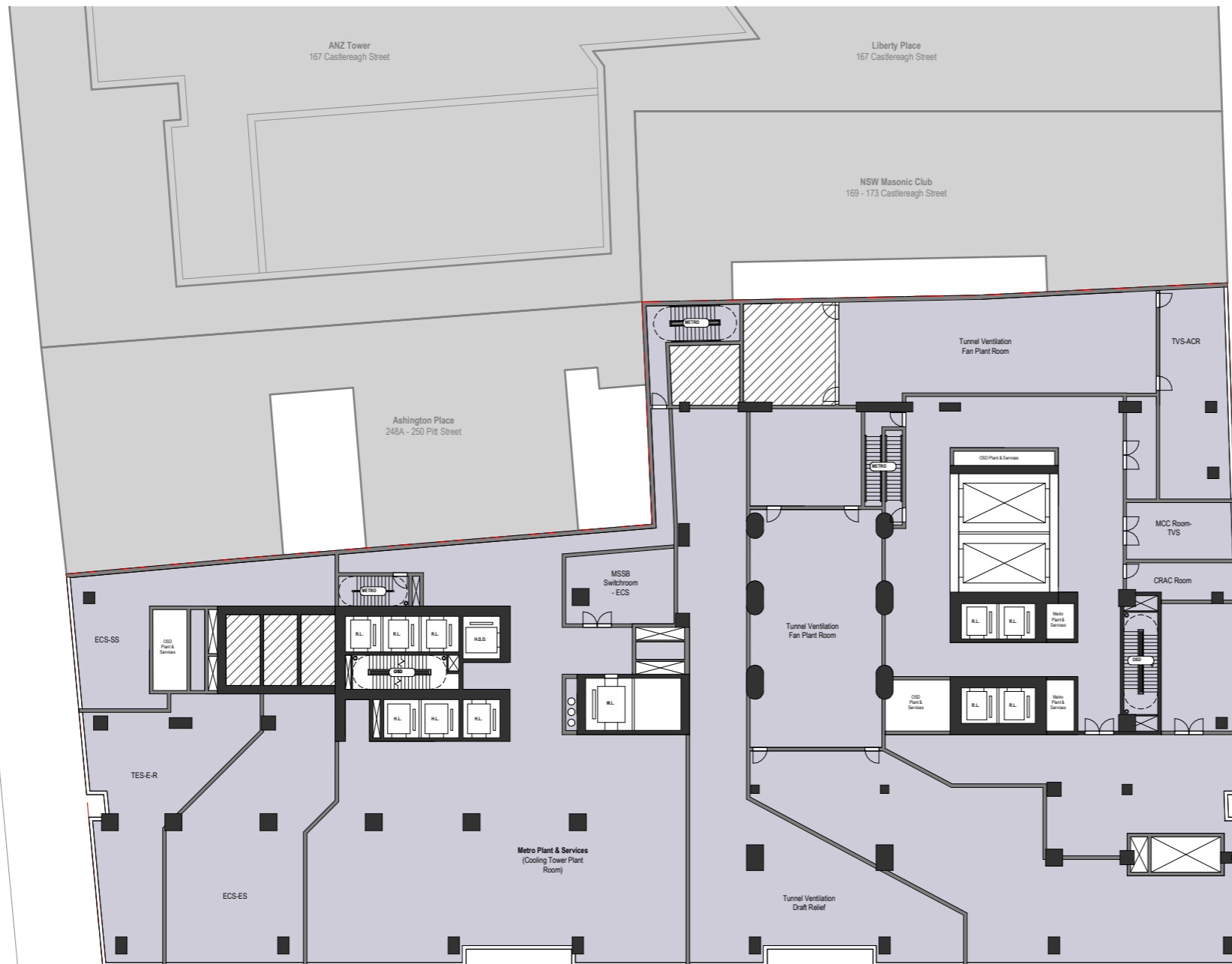


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Legend

- Unpaid Concourse
- Station Facilities
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- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



PARK STREET

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issue	amendment	date
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Legend

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- OSD Commercial Office
- OSD Residential Apartments



PARK STREET

project

Pitt Street North OSD

drawing

GA - Level 05 - OSD Plant Level

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drawn	Author	Author	AR-01-08
checked	Checker	Checker	issue
project no	170493	Project no	21



issue	amendment	date
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- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



CASTLEREAGH STREET

PITT STREET

PARK STREET

The Great Synagogue
164 - 166 Castlereagh Street

Australian Consolidated Press
168 - 178 Castlereagh Street

General Offices
180 - 184 Castlereagh Street

Citigroup Centre - The Galleries Victoria
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 sydney@architectus.com.au
 ABN 90 131 245 684

project

Pitt Street North OSD

drawing

GA - Level 06 - Hotel Typical Type A

scale	1 : 200 @A1	drawing no.	AR-01-09
drawn	Author	checked	Checker
checked	Checker	project no.	170493
project no.	170493	issue	19

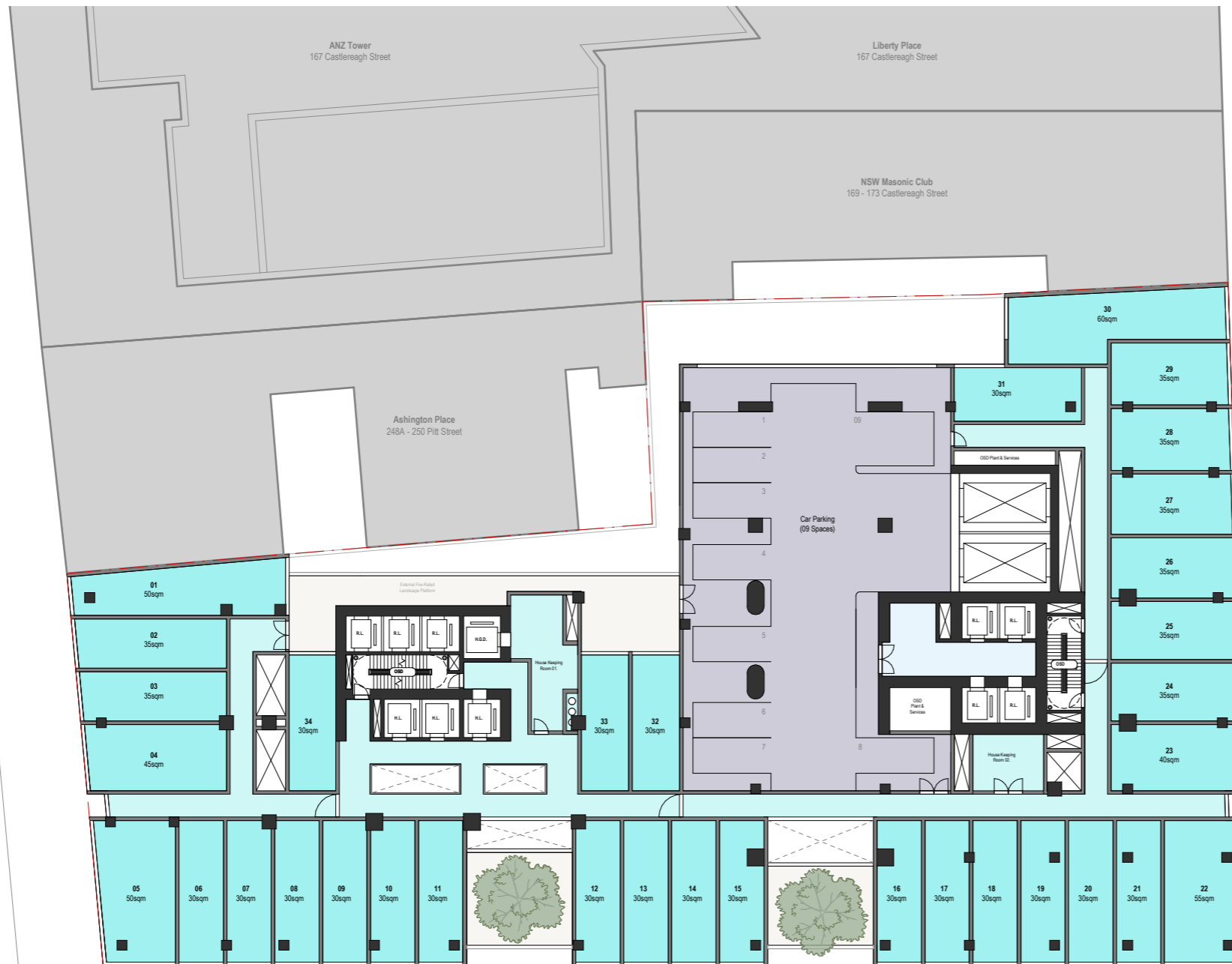


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5	Consultant Issue	12.02.2018
6	Consultant Issue	15.02.2018
7	Consultant Meeting	16.02.2018
8	Consultant Meeting	23.02.2018
9	Consultant Issue	08.03.2018
10	Consultant Issue	09.03.2018
11	Consultant Issue	13.03.2018
12	Consultant Issue	15.03.2018
13	Consultant Issue	20.03.2018
14	Consultant Issue	23.03.2018
15	Consultant Issue	29.03.2018
16	Consultant Issue	10.04.2018
17	Design Reports	26.04.2018
18	Design Reports	15.06.2018

Note: Development may project beyond the noted permissible envelope area to 6m in accordance with the DCP Weighted Average Setback provisions contained in the SDCP.

Legend

- Unpaid Concourse
- Station Facilities
- Services & BOH
- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



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project

Pitt Street North OSD

drawing

GA - Level 07-10 Hotel Typical Type B

scale 1 : 200 @ A1

drawing no.

drawn Author **AR-01-10**

checked Checker issue

project no 170493 **18**



Issue	amendment	date
9	Consultant Issue	12.02.2018
10	Consultant Issue	15.02.2018
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17	Consultant Issue	20.03.2018
18	Consultant Issue	23.03.2018
19	Consultant Issue	29.03.2018
20	Consultant Issue	10.04.2018
21	Design Reports	26.04.2018
22	Design Reports	15.06.2018

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Legend

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- Station Facilities
- Services & BOH
- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



PITT STREET

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167 Castlereagh Street

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project

Pitt Street North OSD

drawing

GA - Level 11 - Hotel Typical Type C

scale	1 : 200 @ A1	drawing no.	AR-01-11
drawn	Author	checked	Checker
checked	Checker	project no.	170493
project no.	170493	issue	22



issue	amendment	date
8	Consultant Issue	12.02.2018
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18	Consultant Issue	29.03.2018
19	Consultant Issue	10.04.2018
20	Design Reports	26.04.2018
21	Design Reports	15.06.2018

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Legend

- Unpaid Concourse
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- Services & BOH
- OSD Hotel
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project

Pitt Street North OSD

drawing

GA - Level 12 - Podium Terrace

scale	1 : 200 @A1	drawing no.	AR-01-12
drawn	Author	checked	Checker
checked	Checker	project no.	170493
project no.	170493	issue	21

Do not scale drawings. Verify all dimensions on site.

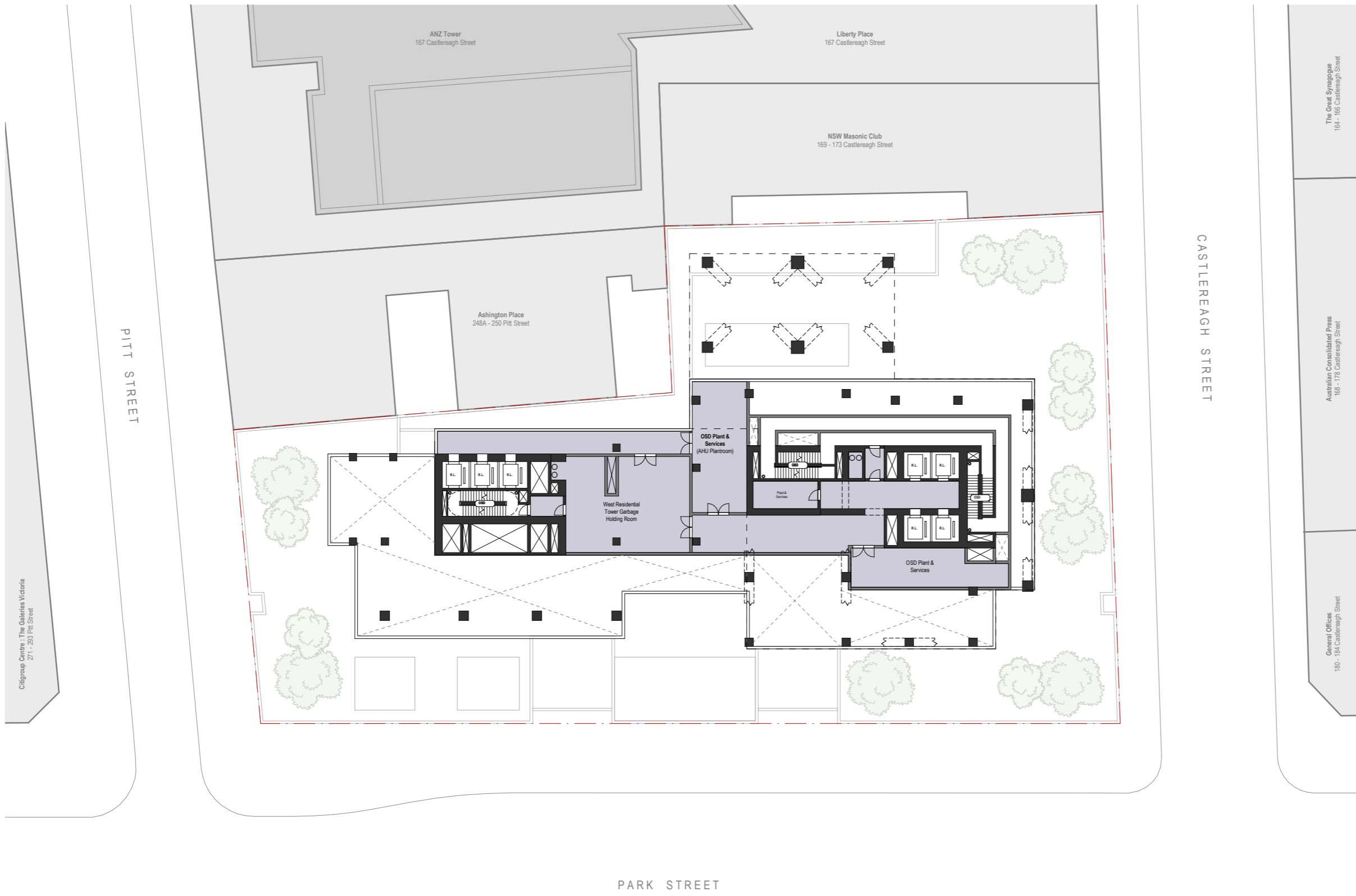


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11	Consultant Issue	20.03.2018
12	Consultant Issue	23.03.2018
13	Consultant Issue	29.03.2018
14	Consultant Issue	10.04.2018
15	Design Reports	26.04.2018
16	Design Reports	15.06.2018

Note: Development may project beyond the noted permissible envelope area to 6m in accordance with the DCP Weighted Average Setback provisions contained in the SDCP.

Legend

- Unpaid Concourse
- Station Facilities
- Services & BOH
- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



project

Pitt Street North OSD

drawing

GA - Level 12 Mezzanine

scale 1 : 200@A1

drawing no.

drawn Author **AR-01-13**

checked Checker issue

project no 170493 **16**

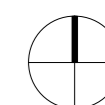


issue	amendment	date
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17	Consultant Issue	20.03.2018
18	Consultant Issue	23.03.2018
19	Consultant Issue	29.03.2018
20	Consultant Issue	10.04.2018
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23	Design Reports	21.06.2018

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Legend

- Unpaid Concourse
- Station Facilities
- Services & BOH
- OSD Hotel
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- OSD Residential Apartments



project

Pitt Street North OSD

drawing

GA - Level 13-19 - Typical Residential

scale

1 : 200 @ A1

drawing no.

AR-01-14

drawn

Author

checked

Checker

issue

project no

170493

23



issue	amendment	date
1	Consultant Issue	08.03.2018
2	Consultant Issue	09.03.2018
3	Consultant Issue	13.03.2018
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7	Consultant Issue	29.03.2018
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10	Design Reports	15.06.2018

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Legend

- Unpaid Concourse
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- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



project

Pitt Street North OSD

drawing

GA - Level 20 - Typical Residential

scale	1 : 200@A1	drawing no.	AR-01-15
drawn	Author	checked	Checker
checked	Checker	issue	10
project no	170493		



PARK STREET

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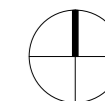


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Legend

- Unpaid Concourse
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- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



project

Pitt Street North OSD

drawing

GA - Level 21-29 - Typical Residential

scale 1 : 200 @A1

drawing no.

drawn Author **AR-01-16**

checked Checker issue

project no 170493 **11**

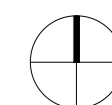


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1	Consultant Issue	08.03.2018
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Legend

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- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



project

Pitt Street North OSD

drawing

GA - Level 30-36 - Typical Residential

scale

1 : 200@A1

drawing no.

AR-01-17

drawn

Author

checked

Checker

issue

project no

170493

11

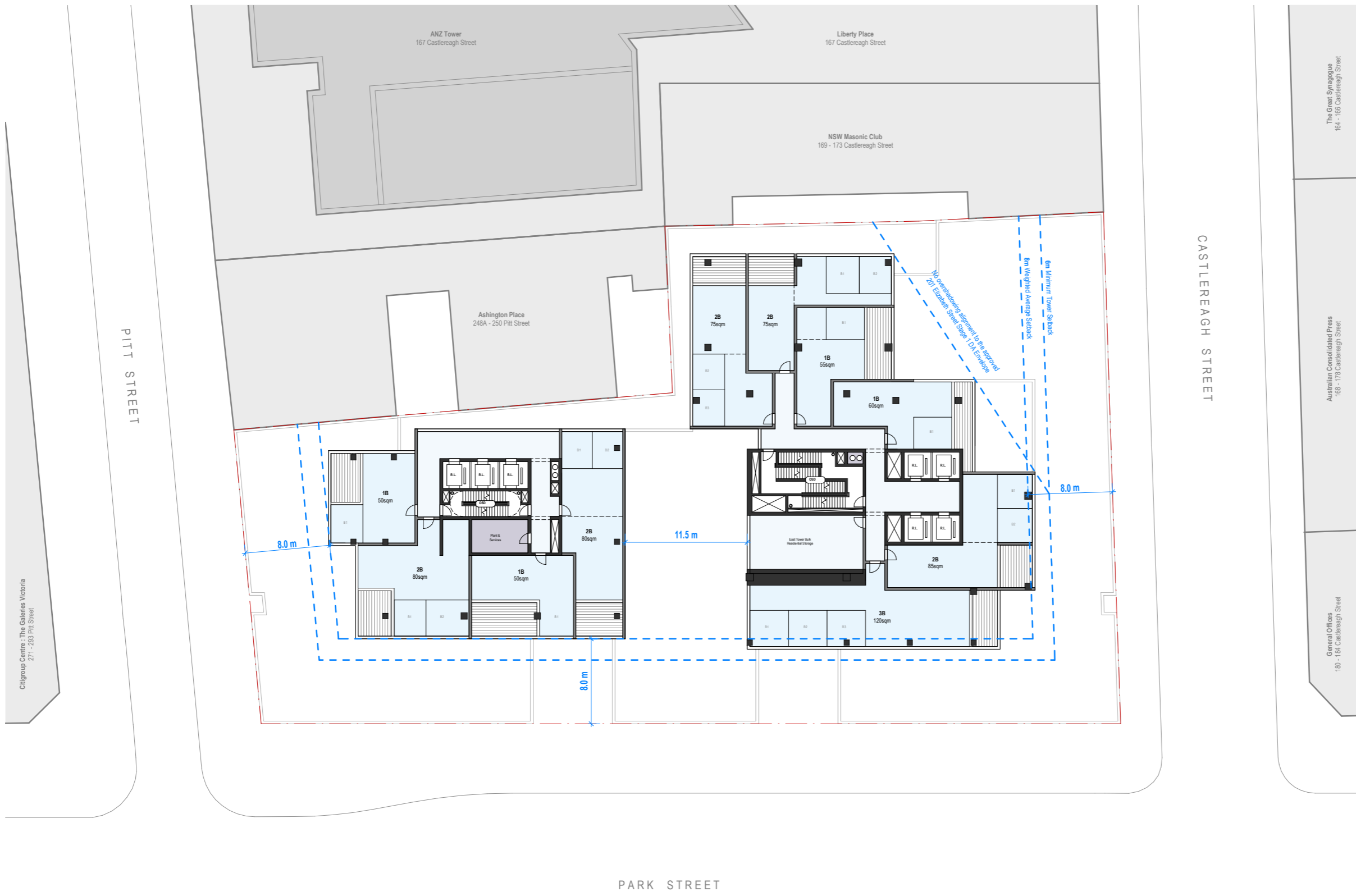


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Legend

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project

Pitt Street North OSD

drawing

GA - Level 37 - Transfer Level

scale 1 : 200 @A1 drawing no.

drawn Author AR-01-18

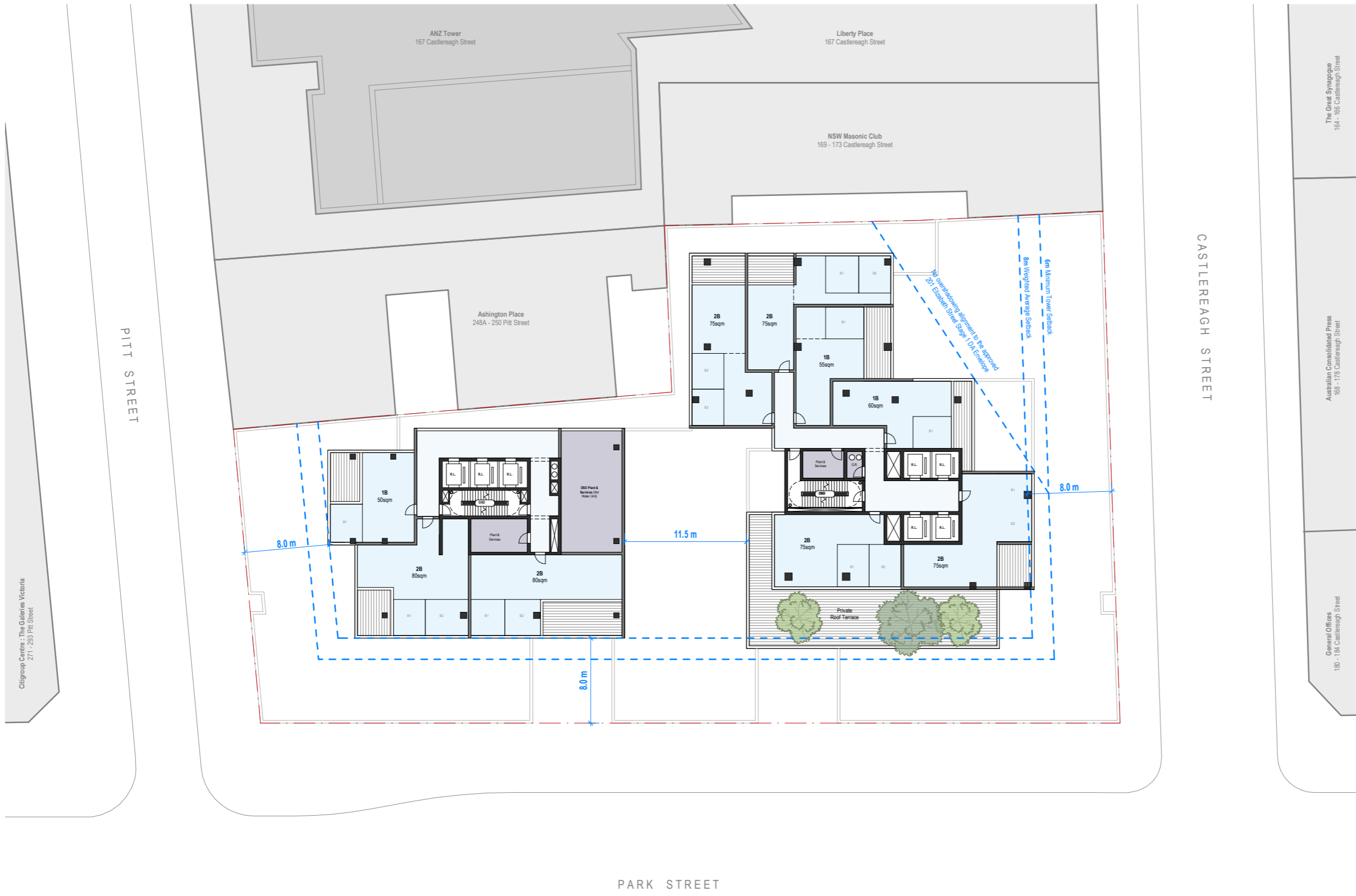
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project no 170493 11



issue	amendment	date
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Legend

- Unpaid Concourse
- Station Facilities
- Services & BOH
- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments

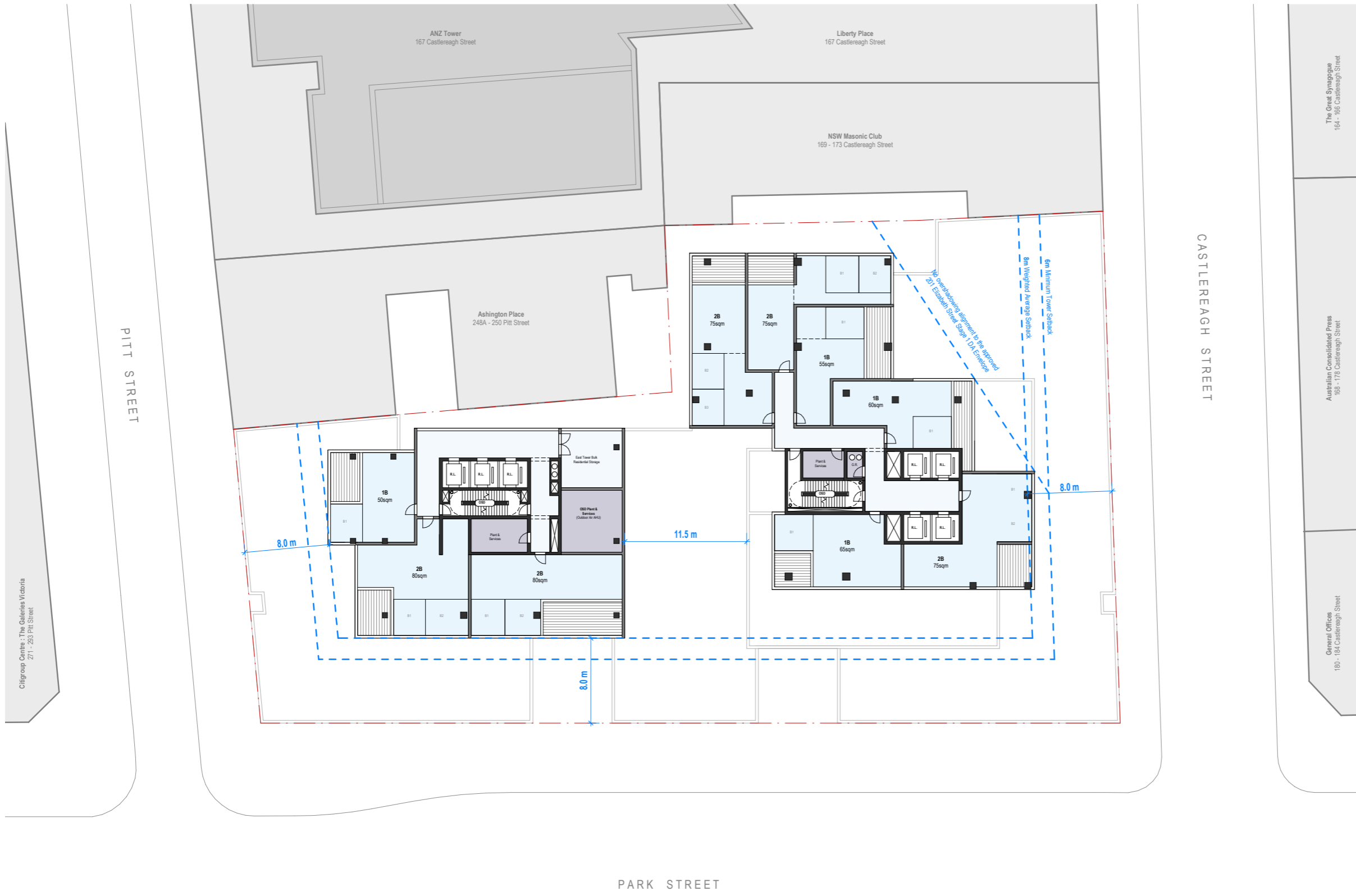


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Legend

- Unpaid Concourse
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project

Pitt Street North OSD

drawing

GA - Level 39 - Typical Residential

scale	1 : 200 @A1	drawing no.	AR-01-20
drawn	Author	checked	Checker
checked	Checker	issue	22
project no.	170493		



Do not scale drawings. Verify all dimensions on site.

Issue	amendment	date
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3	Consultant Issue	13.03.2018
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8	Consultant Issue	10.04.2018
9	Design Reports	26.04.2018
10	Design Reports	15.06.2018
11	Design Reports	21.06.2018

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Legend

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Pitt Street North OSD

drawing

GA - Level 40 - West Roof Terrace

scale 1 : 200@A1

drawing no.

drawn Author **AR-01-21**

checked Checker issue

project no 170493 **11**

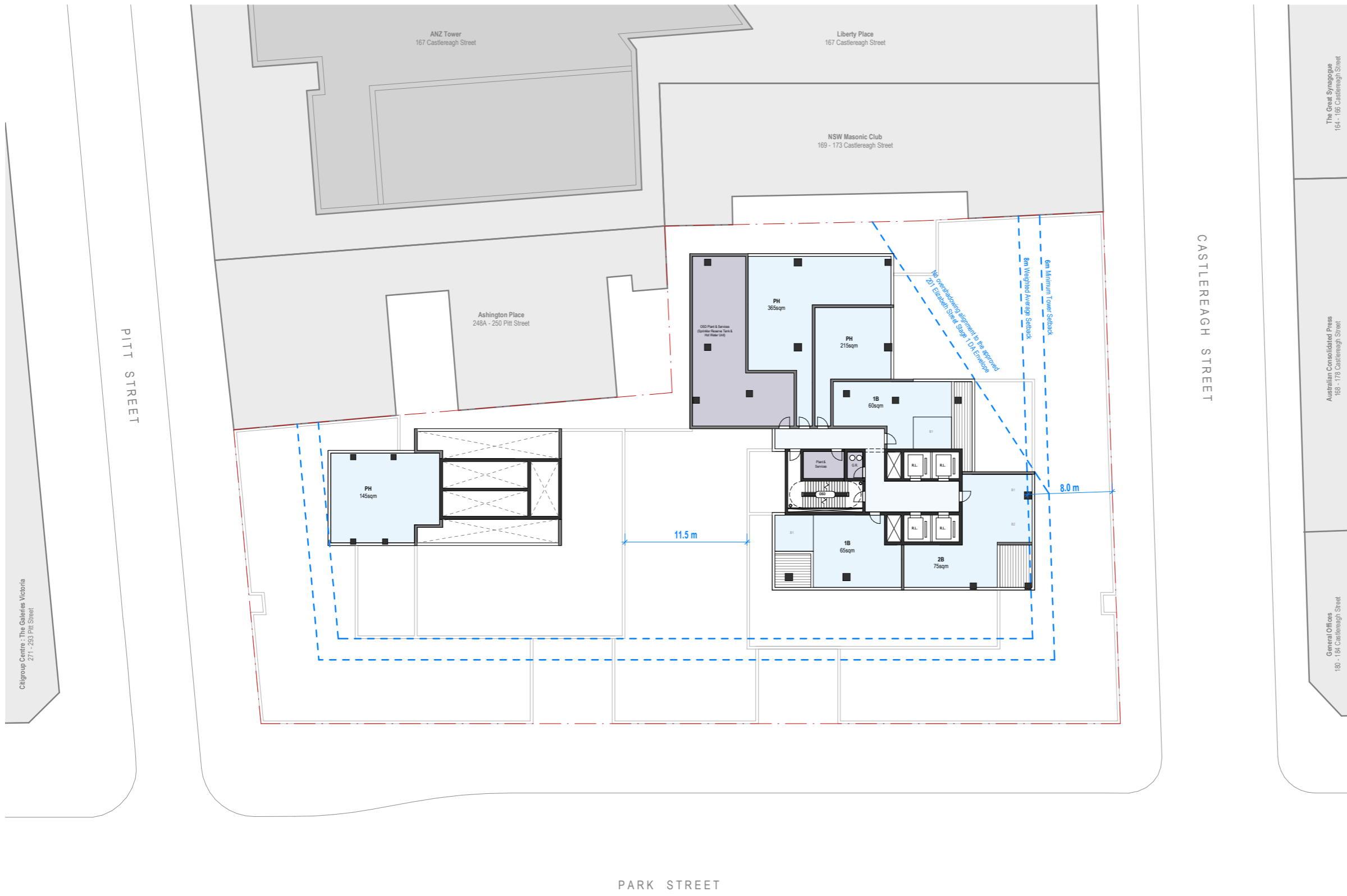


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11	Design Reports	21.06.2018

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Legend

- Unpaid Concourse
- Station Facilities
- Services & BOH
- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



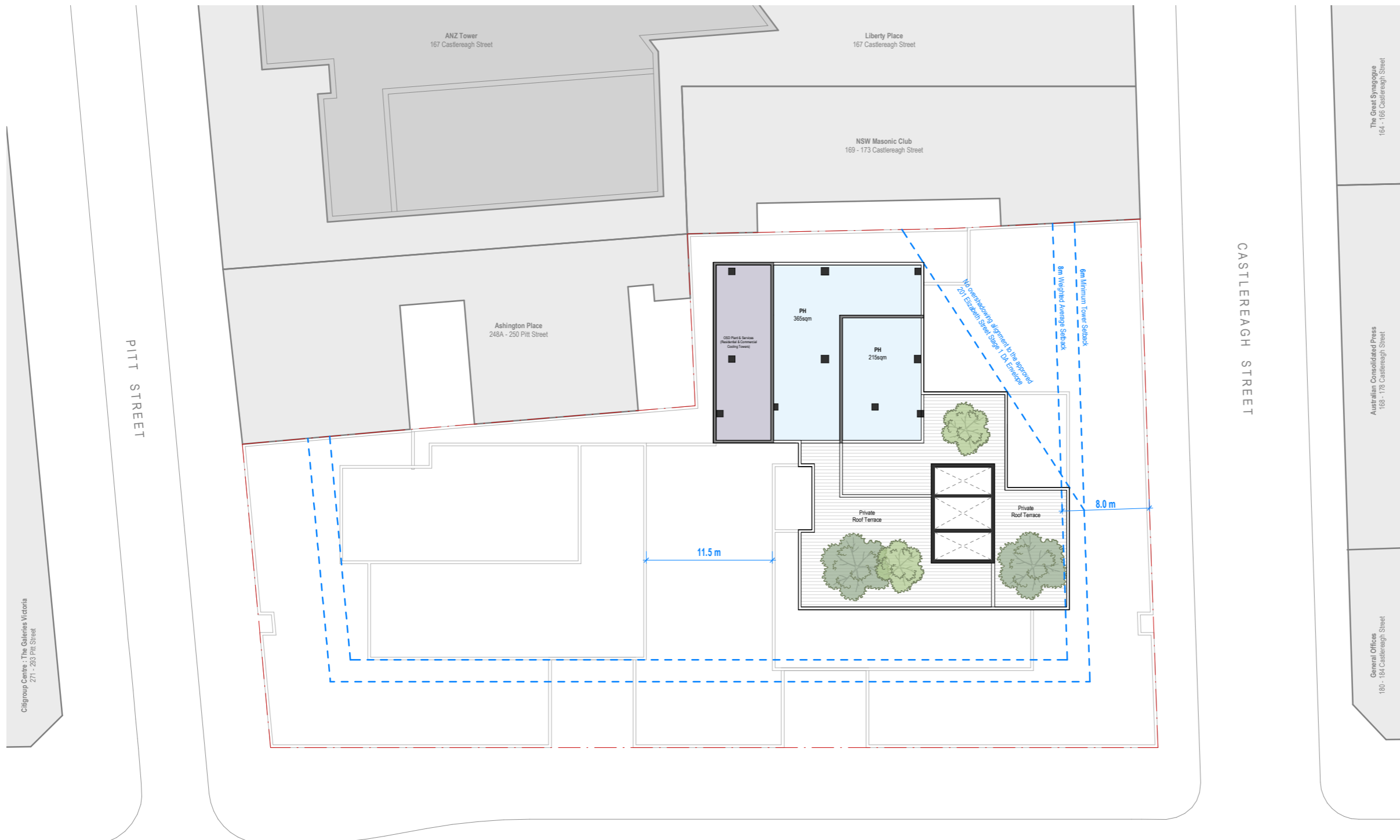


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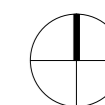
Note: Development may project beyond the noted permissible envelope area to fit in accordance with the DCP Weighted Average Setback provisions contained in the SDCP.

Legend

- Unpaid Concourse
- Station Facilities
- Services & BOH
- OSD Hotel
- OSD Commercial Office
- OSD Residential Apartments



PARK STREET



project

Pitt Street North OSD

drawing

GA - Level 42 - Penthouse B

scale 1 : 200 @ A1

drawing no.

drawn Author **AR-01-23**

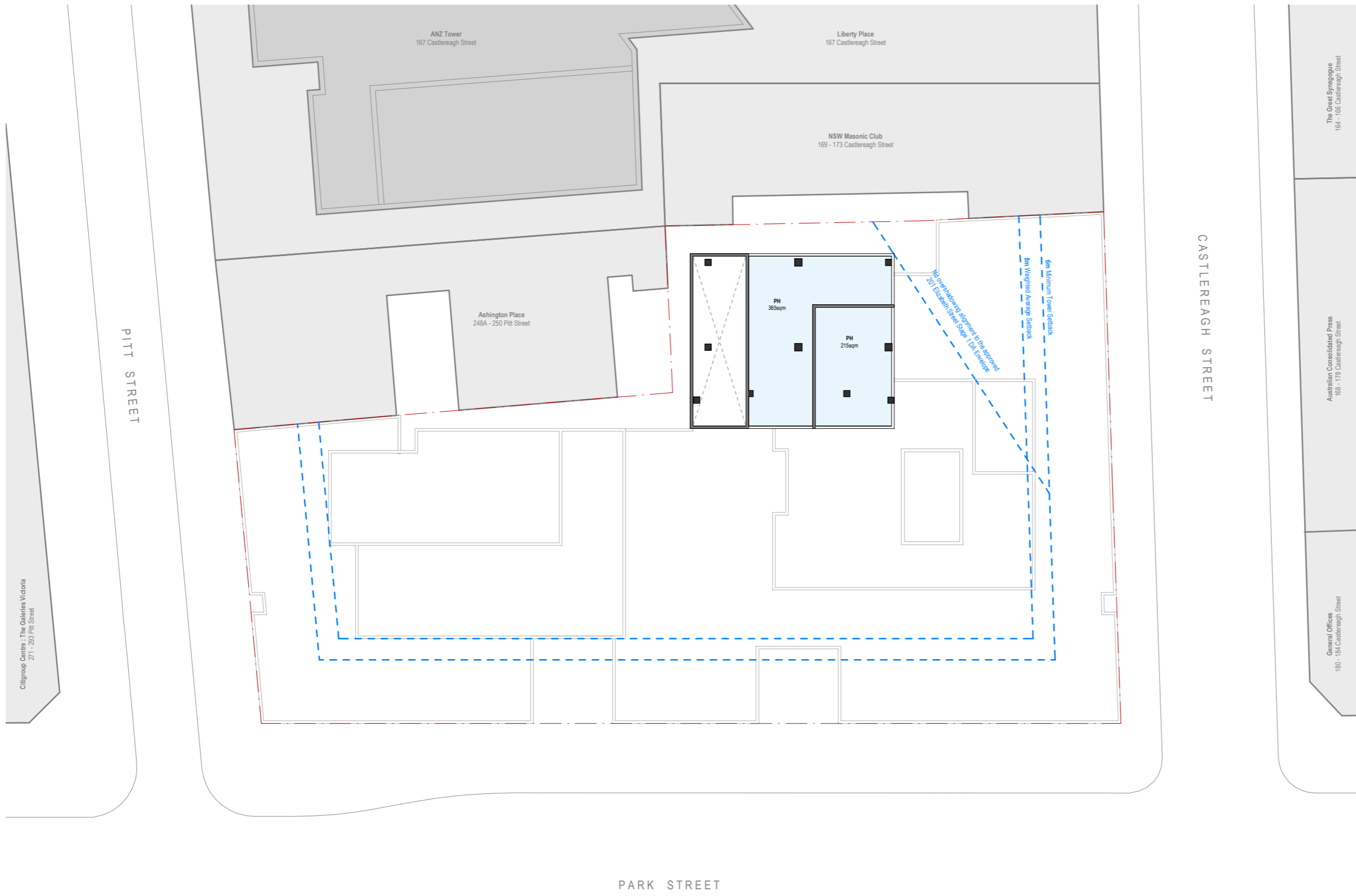
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project no 170493 **21**



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Legend

- Unpaid Concourse
- Station Facilities
- Services & BOH
- OSD Hotel
- OSD Commercial Office
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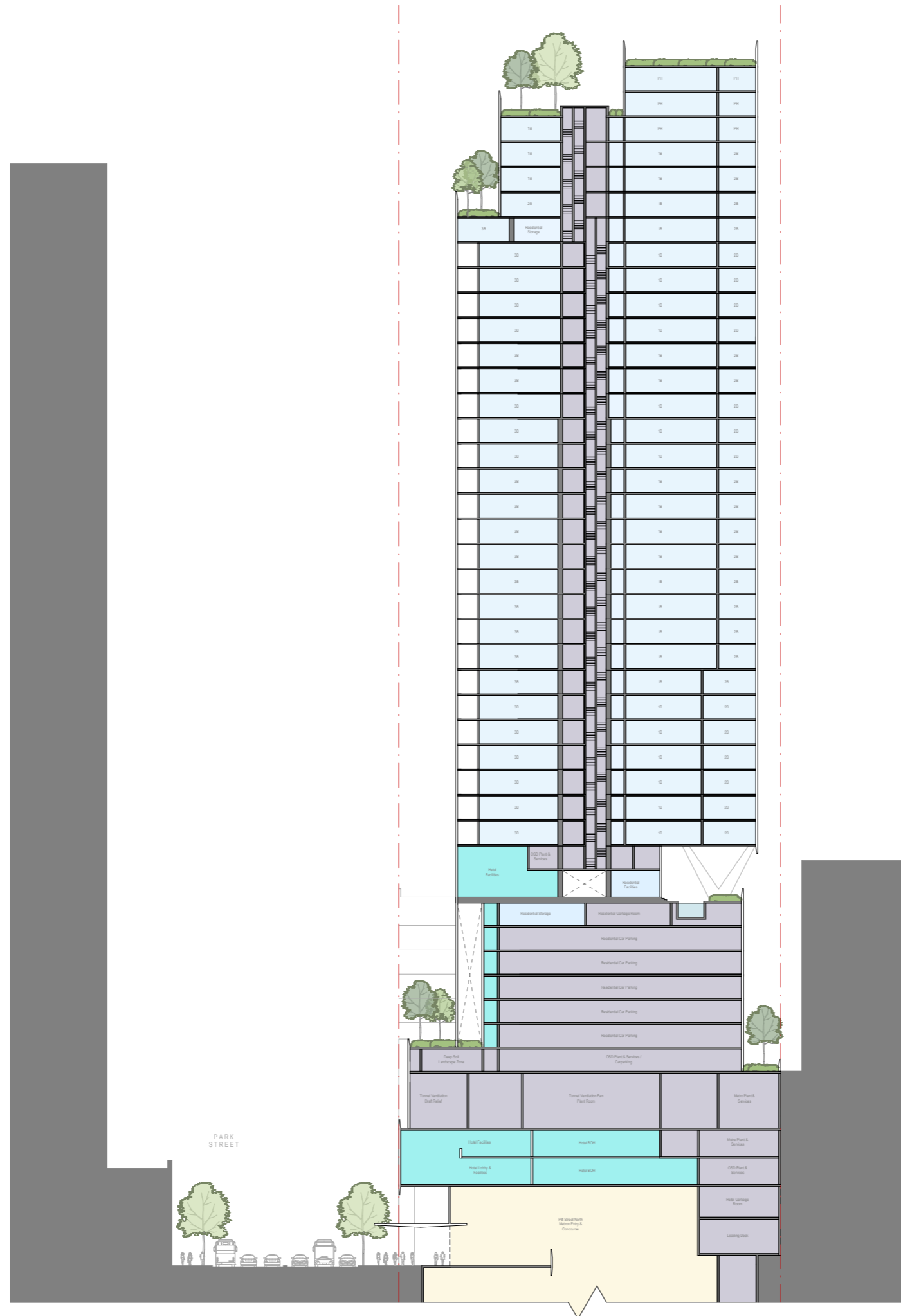


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Legend

- Unpaid Concourse
- Station Facilities
- Services & BOH
- OSD Hotel
- OSD Commercial Office
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project

Pitt Street North OSD

drawing

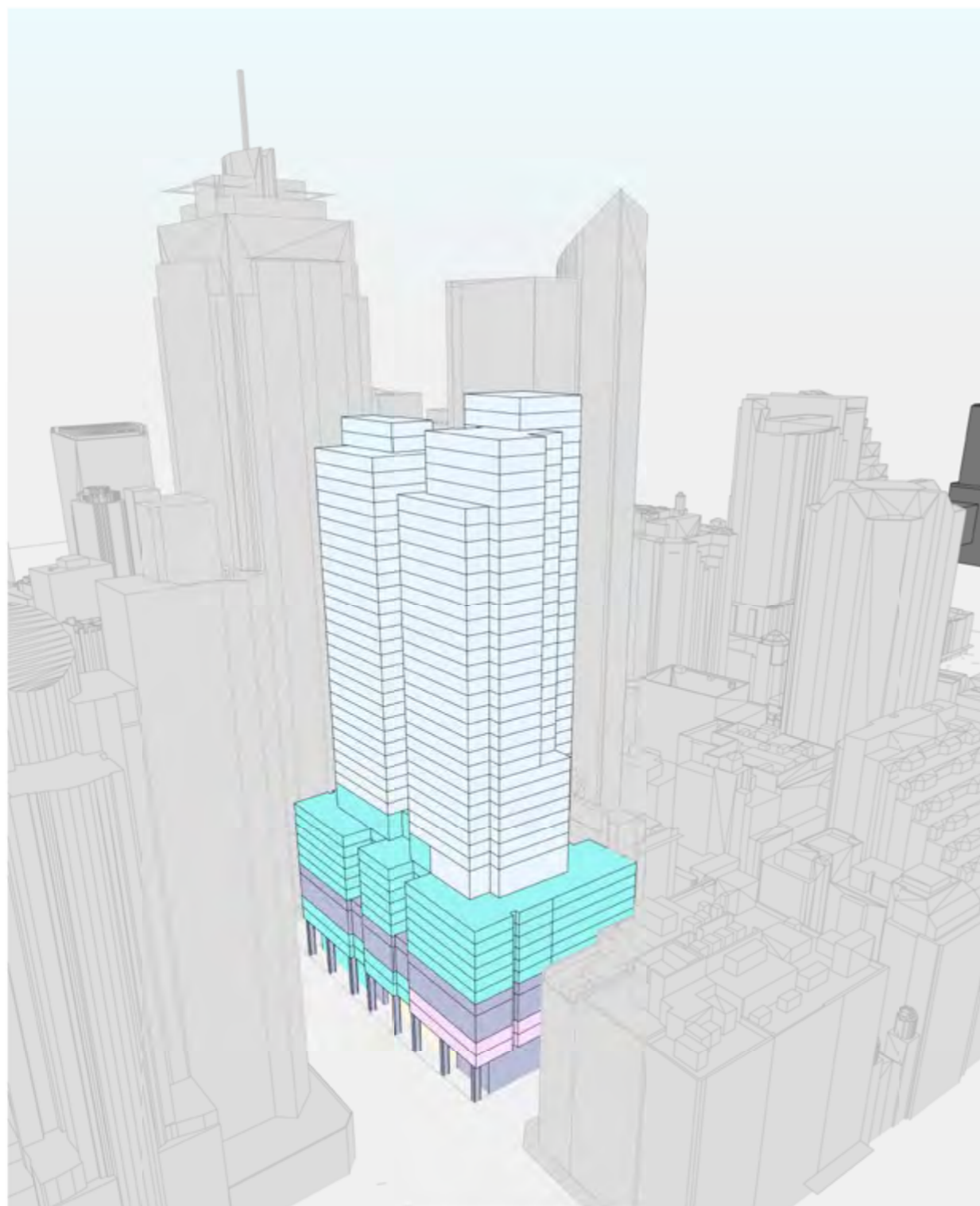
Section AA - North - South Section

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drawn	Author	checked	Checker
checked	Checker	issue	15
project no.	170493		



issue	amendment	date
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Legend

	Unpaid Concourse
	Station Facilities
	Services & BOH
	OSD Hotel
	OSD Commercial Office
	OSD Residential Apartments

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 Christchurch F (61 2) 8252 8600
 Brisbane sydney@architectus.com.au
 ABN 90 131 245 684

project

Pitt Street North OSD

drawing

3D Massing References

scale	@A1	drawing no.	
drawn	Author		AR-03-01
checked	Checker		issue
project no	170493		17



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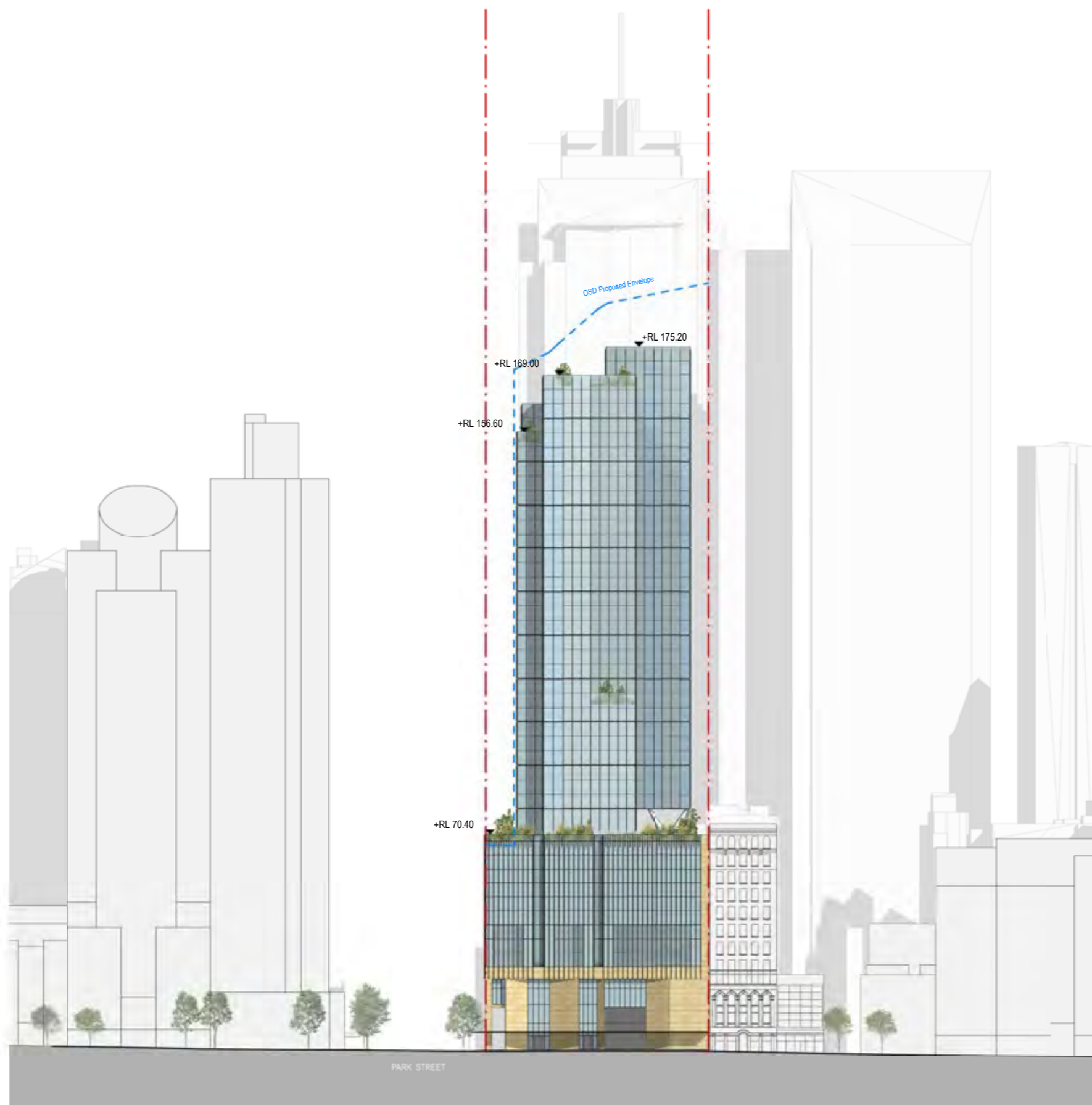
Note: Development may project beyond the noted permissible envelope area to 6m in accordance with the DCP Weighted Average Setback provisions contained in the SDCP.





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7	Consultant Issue	09.03.2018
8	Consultant Issue	14.03.2018
9	Consultant Issue	15.03.2018
10	Consultant Issue	20.03.2018
11	Consultant Issue	23.03.2018
12	Consultant Issue	29.03.2018
13	Consultant Issue	10.04.2018
14	Design Reports	26.04.2018
15	Design Reports	15.06.2018

Note: Development may project beyond the noted permissible envelope area to 6m in accordance with the DCP Weighted Average Setback provisions contained in the SDCP.



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project

Pitt Street North OSD

drawing

East Elevation

scale 1 : 500@A1

drawing no.

drawn Author

AR-04-02

checked Checker

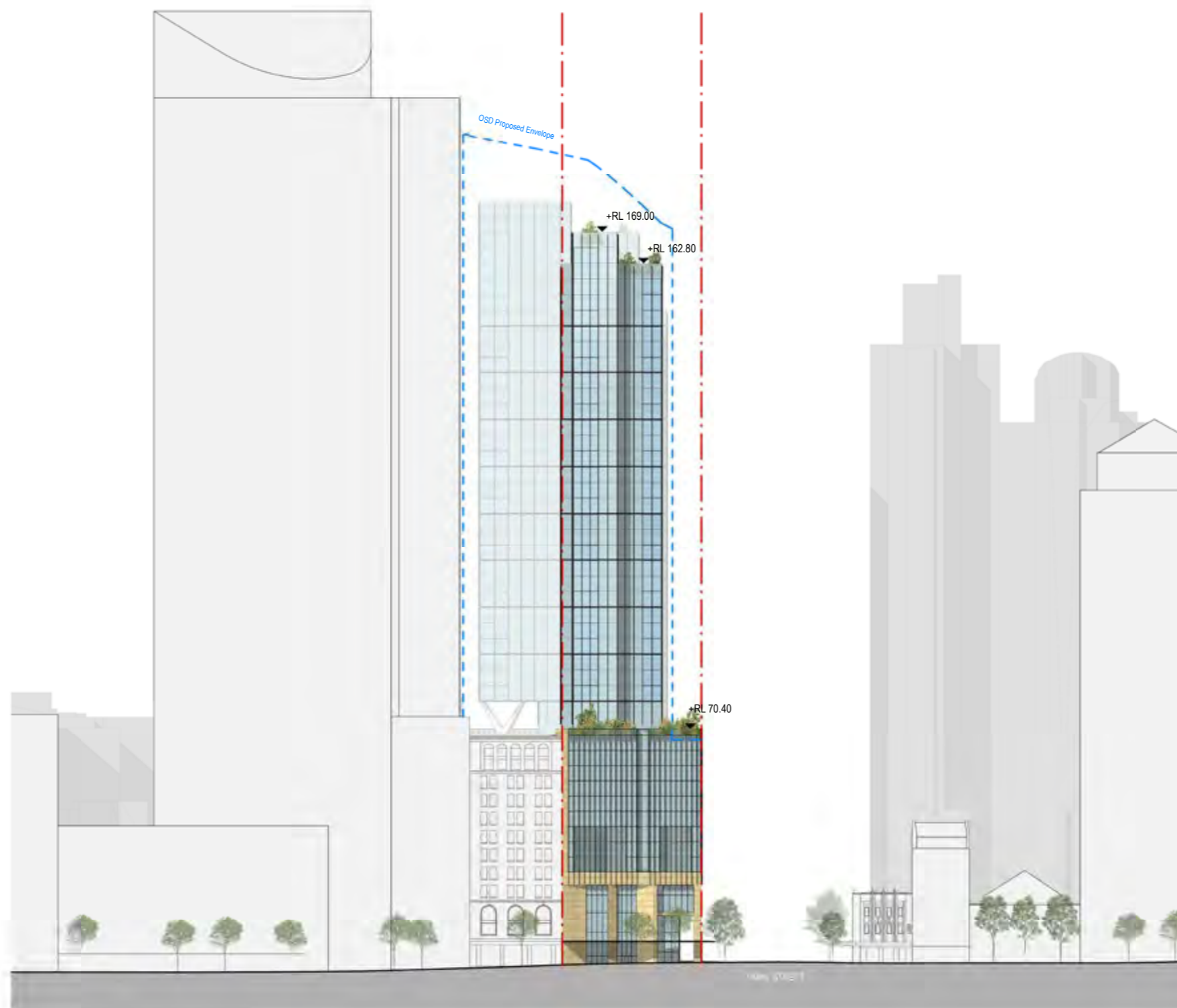
issue

project no 170493

15

3	Consultant Issue	15.02.2018
4	Consultant Meeting	16.02.2018
5	Consultant Meeting	23.02.2018
6	Consultant Issue	08.03.2018
7	Consultant Issue	09.03.2018
8	Consultant Issue	14.03.2018
9	Consultant Issue	15.03.2018
10	Consultant Issue	20.03.2018
11	Consultant Issue	23.03.2018
12	Consultant Issue	29.03.2018
13	Consultant Issue	10.04.2018
14	Design Reports	26.04.2018
15	Design Reports	15.06.2018

Note: Development may project beyond the noted permissible envelope area to 6m in accordance with the DCP Weighted Average Setback provisions contained in the SDCP.



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Pitt Street North OSD

drawing

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7.3 Demarcation Drawings

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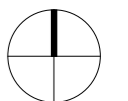
Do not scale drawings. Verify all dimensions on site.



Issue	amendment	date
1	Demarcation Package	23.03.2018
2	Consultant Issue	29.03.2018
3	Design Reports	27.06.2018

Legend

- Paid Concourse
- Station Service
- Shared OSD & Station Service
- Station Facilities
- Station Egress Stairs
- OSD Core
- OSD General
- OSD BOH
- OSD Egress



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Christchurch
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Pitt Street North OSD

drawing

Basement 01

scale 1 : 200 @A1 drawing no.

drawn Author **DM-00-01**

checked Checker issue

project no 170493 3



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Issue	amendment	date
1	Demarcation Package	23.03.2018
2	Consultant Issue	29.03.2018
3	Design Reports	27.06.2018

- Legend
- Paid Concourse
 - Station Service
 - Shared OSD & Station Service
 - Station Facilities
 - Station Egress Stairs
 - OSD Core
 - OSD General
 - OSD BOH
 - OSD Egress



project
Pitt Street North OSD

drawing
Ground Level

scale
1 : 200@A1
drawing no.
DM-00-02

drawn
Author
checked
Checker
issue
3

project no
170493



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issue	amendment	date
1	Demarcation Package	23.03.2018
2	Consultant Issue	29.03.2018
3	Design Reports	27.06.2018

Legend

- Paid Concourse
- Station Service
- Shared OSD & Station Service
- Station Facilities
- Station Egress Stairs
- OSD Core
- OSD General
- OSD BOH
- OSD Egress



project

Pitt Street North OSD

drawing

Level 01

scale 1 : 200 @ A1 drawing no.

drawn Author **DM-00-03**

checked Checker issue

project no 170493 **3**



Issue	amendment	date
1	Demarcation Package	23.03.2018
2	Consultant Issue	29.03.2018
3	Design Reports	27.06.2018

Legend

- Paid Concourse
- Station Service
- Shared OSD & Station Service
- Station Facilities
- Station Egress Stairs
- OSD Core
- OSD General
- OSD BOH
- OSD Egress



Citigroup Centre - The Galleries Victoria
271 - 283 Pitt Street

The Great Synagogue
164 - 166 Castlereagh Street

Australian Consolidated Press
168 - 178 Castlereagh Street

General Offices
180 - 184 Castlereagh Street

ANZ Tower
167 Castlereagh Street

Liberty Place
167 Castlereagh Street

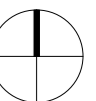
NSW Masonic Club
169 - 173 Castlereagh Street

Ashington Place
248A - 250 Pitt Street

CASTLEREAGH STREET

PITT STREET

PARK STREET



project

Pitt Street North OSD

drawing

Level 02

scale 1 : 200@A1 drawing no.

drawn Author **DM-00-04**

checked Checker issue

project no 170493 **3**

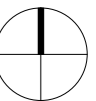
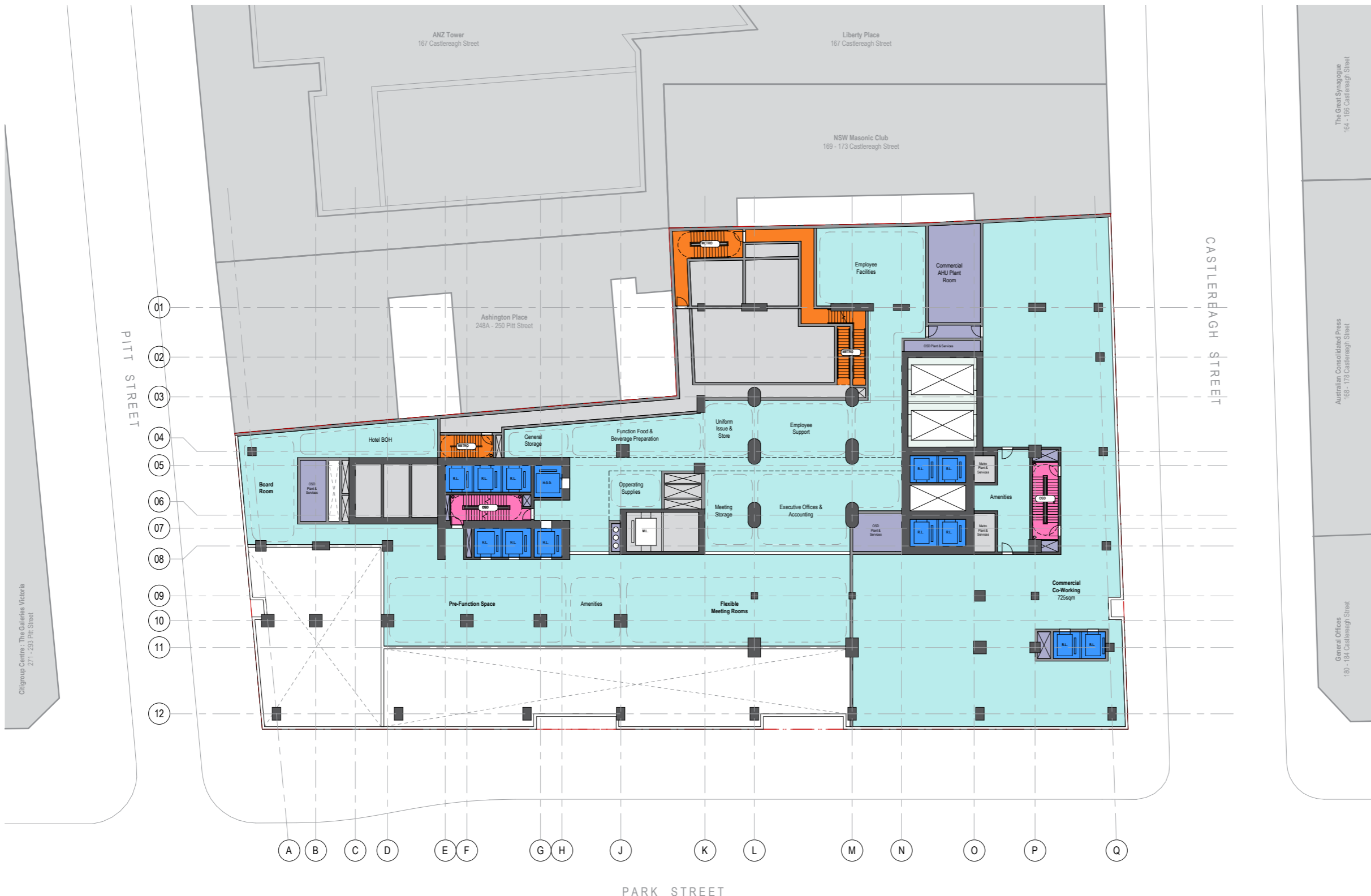


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Issue	amendment	date
1	Demarcation Package	23.03.2018
2	Consultant Issue	29.03.2018
3	Design Reports	27.06.2018

Legend

- Paid Concourse
- Station Service
- Shared OSD & Station Service
- Station Facilities
- Station Egress Stairs
- OSD Core
- OSD General
- OSD BOH
- OSD Egress



project

Pitt Street North OSD

drawing

Level 03

scale 1 : 200@A1

drawing no.

drawn Author **DM-00-05**

checked Checker issue

project no 170493 3



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Issue	Amendment	Date
1	Consultant Issue	15.03.2018
2	Consultant Issue	29.03.2018
3	Design Reports	27.06.2018

Legend

- Paid Concourse
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- OSD Core
- OSD General
- OSD BOH
- OSD Egress



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project **Pitt Street North OSD**

drawing **Level 04**

scale **1 : 200@A1** drawing no. **DM-00-06**

drawn **Author** checked **Checker** issue **3**

project no **170493** 27/06/2018 4:58:38 PM

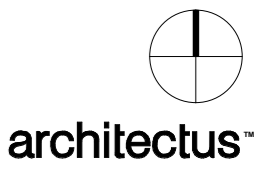


Do not scale drawings. Verify all dimensions on site.

issue	amendment	date
1	Demarcation Package	23.03.2018
2	Consultant Issue	29.03.2018
3	Design Reports	27.06.2018

Legend

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Pitt Street North OSD

drawing

Level 05

scale 1 : 200 @ A1 drawing no.

drawn Author **DM-00-07**

checked Checker issue

project no 170493 3

27/06/2018 4:58:39 PM 149

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