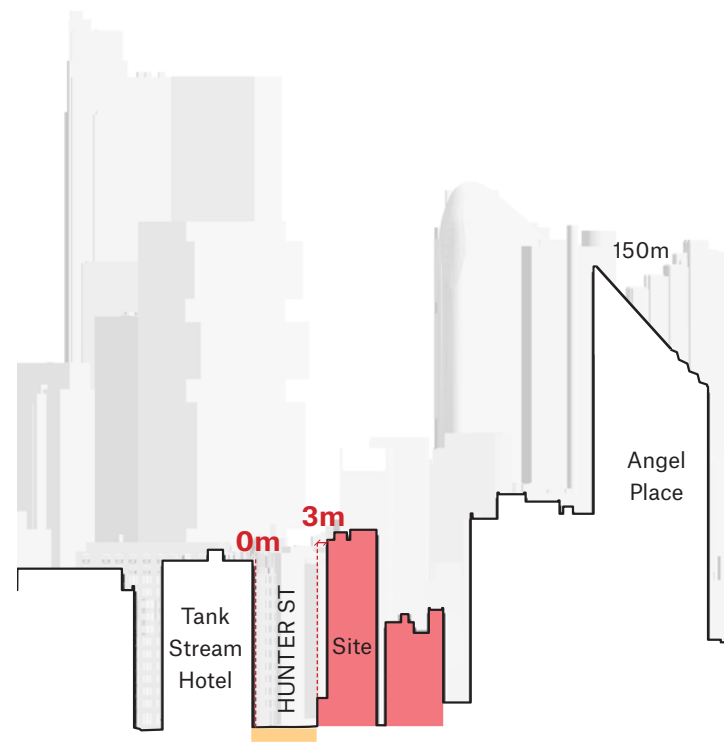
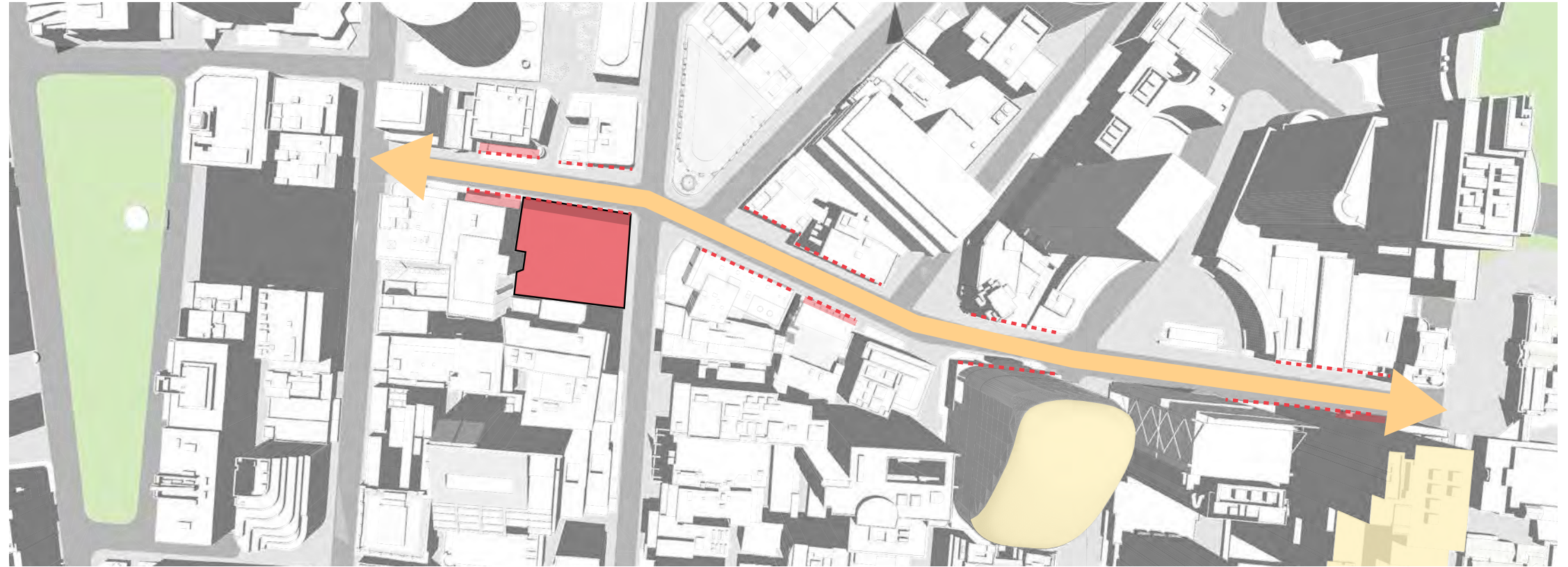


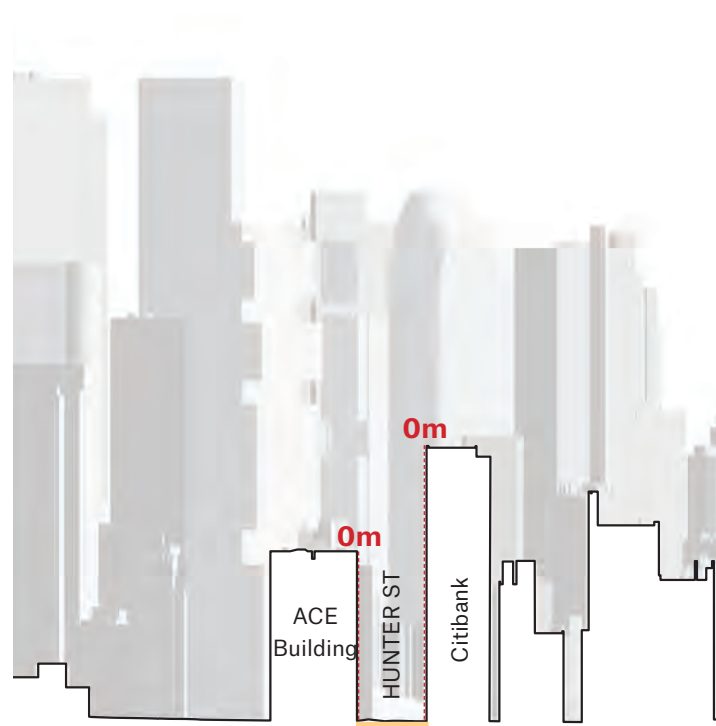
Hunter Street

Setbacks for towers on the southern side of Hunter Street are typically 0m.

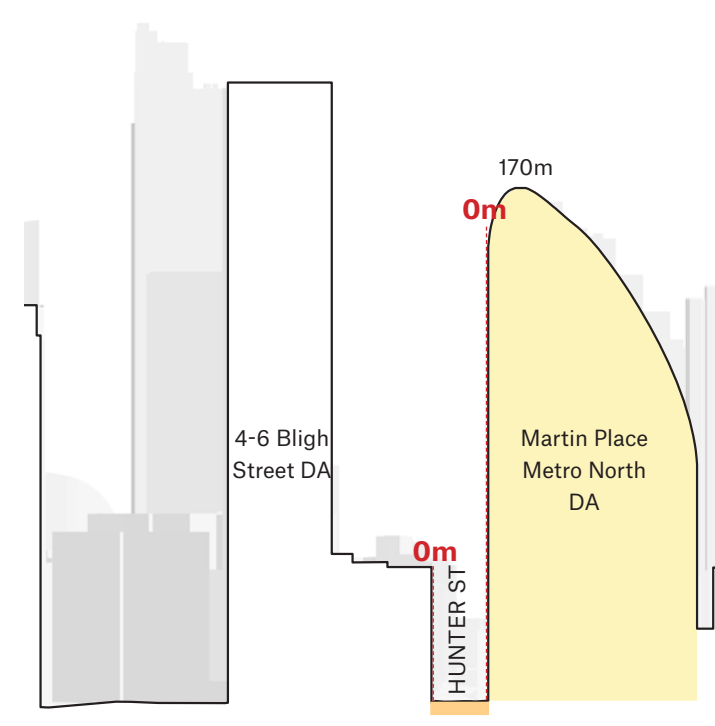


SECTION 1

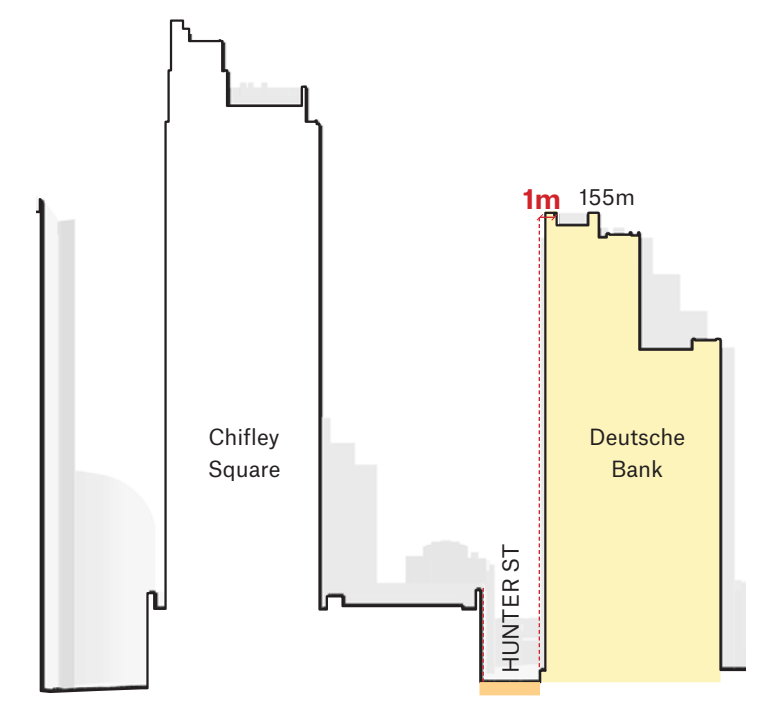
Image source: Bates Smart



SECTION 2



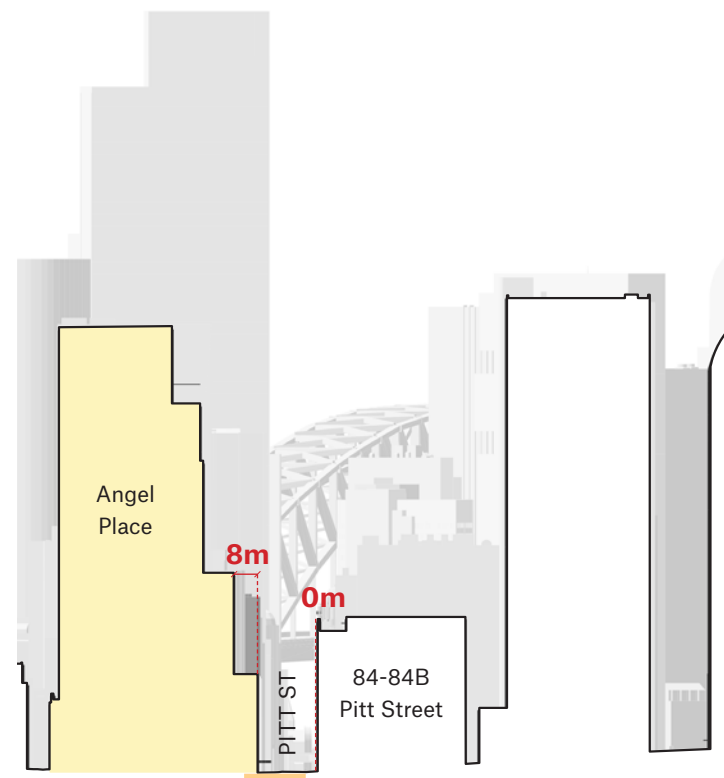
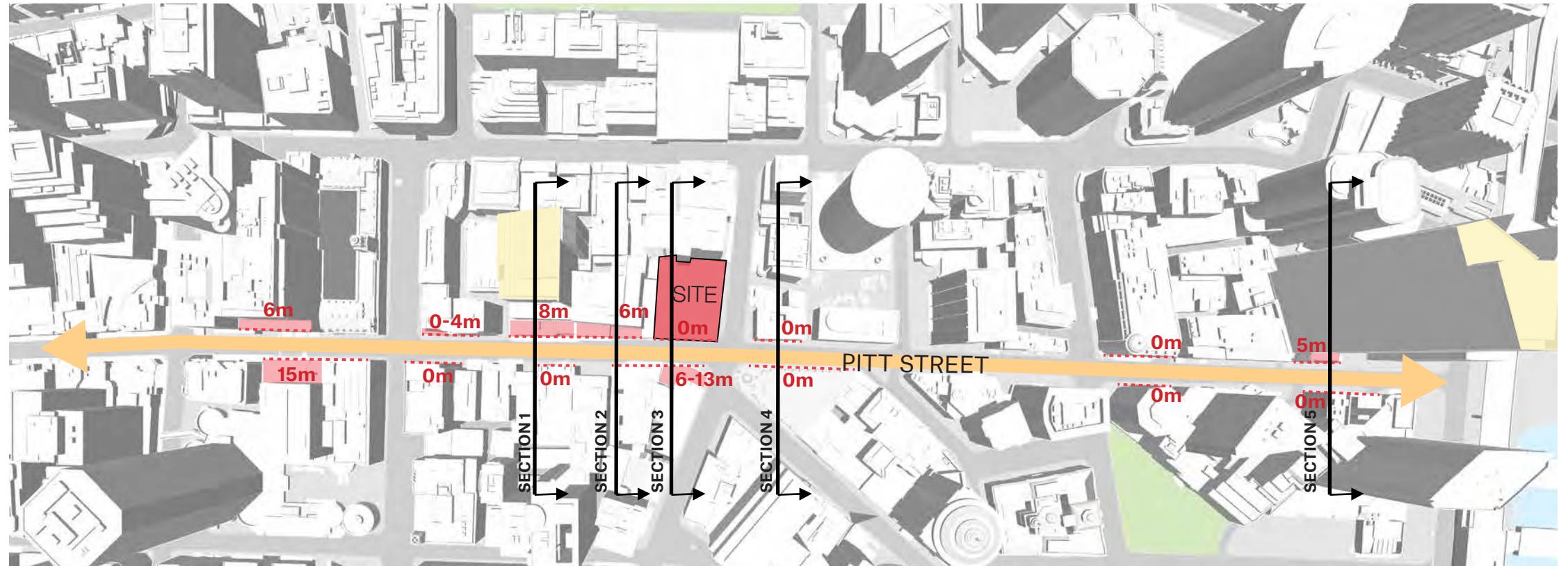
SECTION 3



SECTION 4

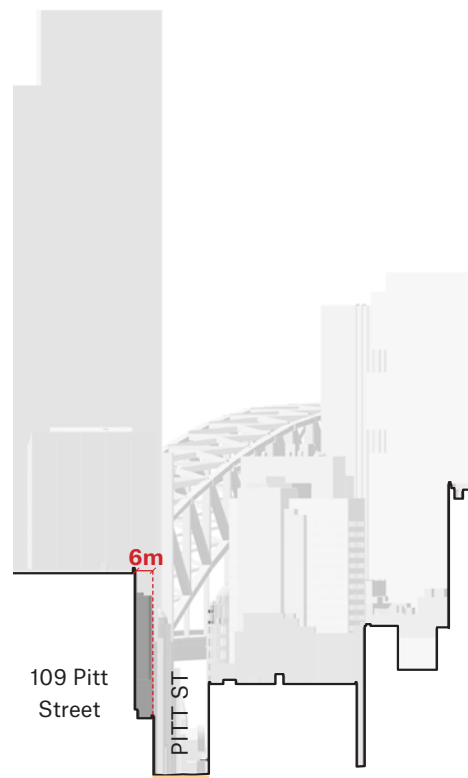
Pitt Street

Pitt Street has a collection of different setbacks. Typically taller towers are set back from the street whilst low scale buildings form a street wall.

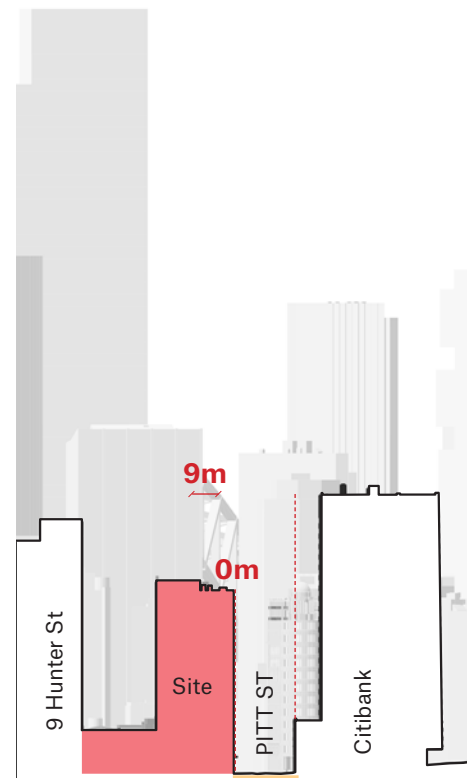


SECTION 1

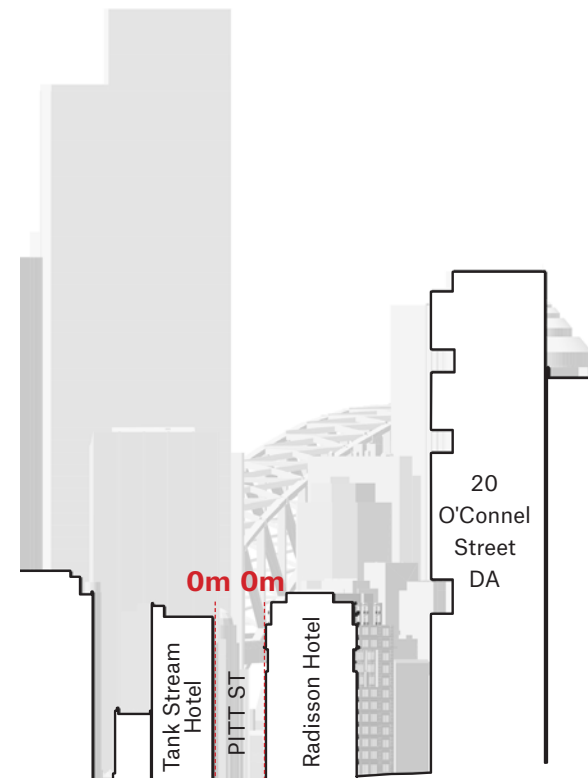
Image source: Bates Smart



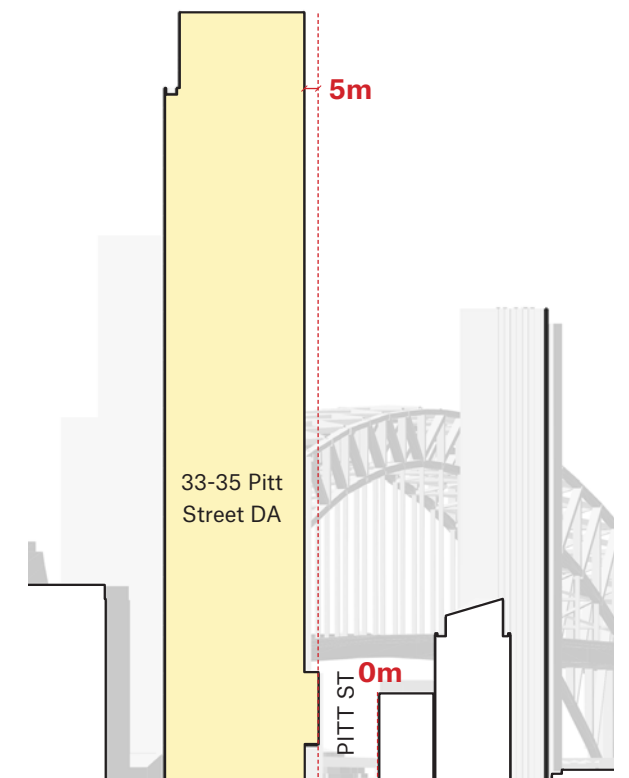
SECTION 2



SECTION 3



SECTION 4



SECTION 5

2.6 Surrounding Strata Titled Sites

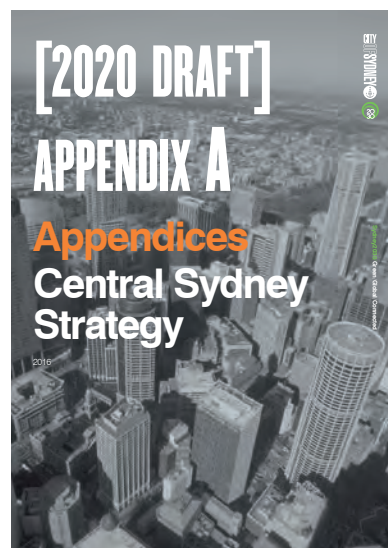
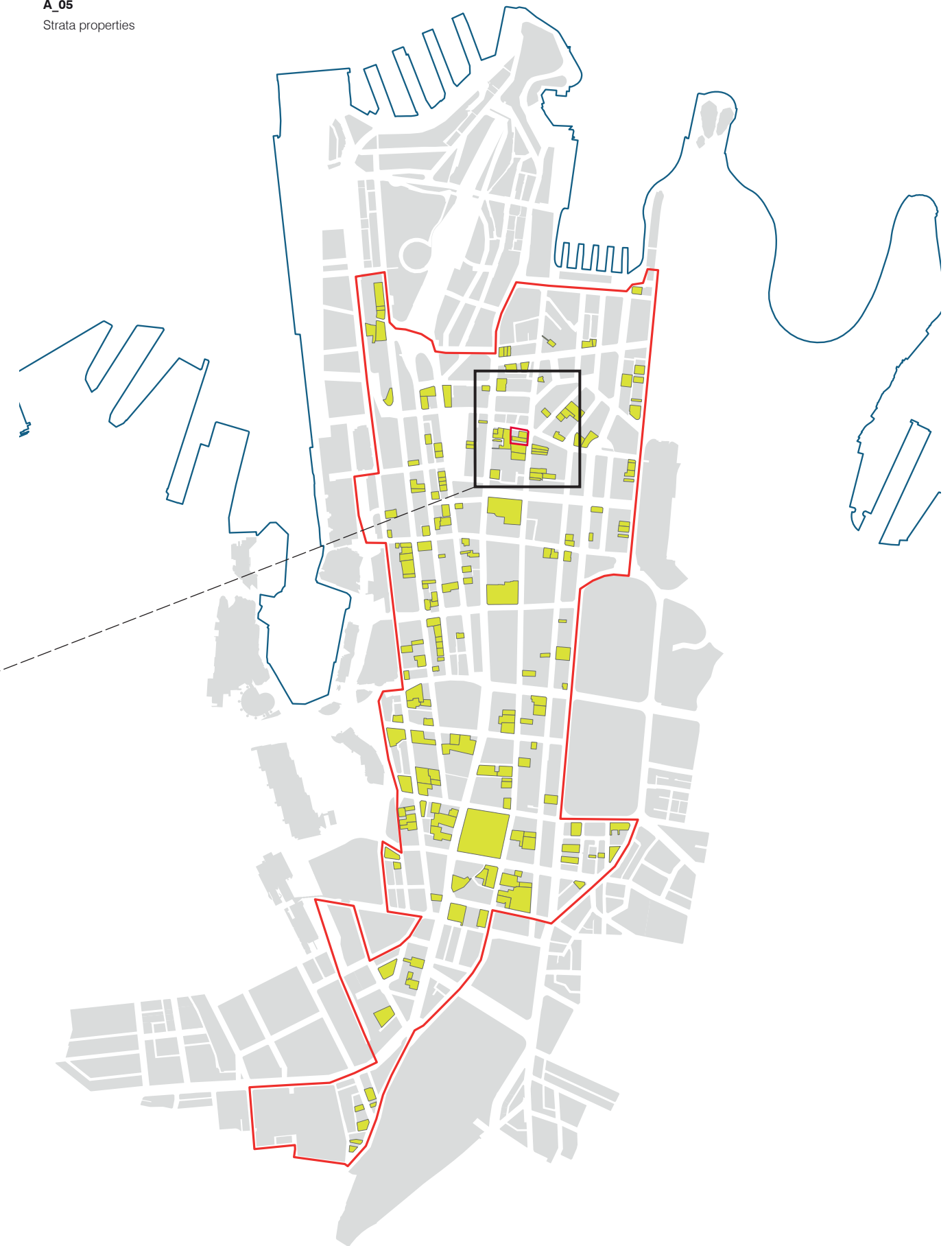
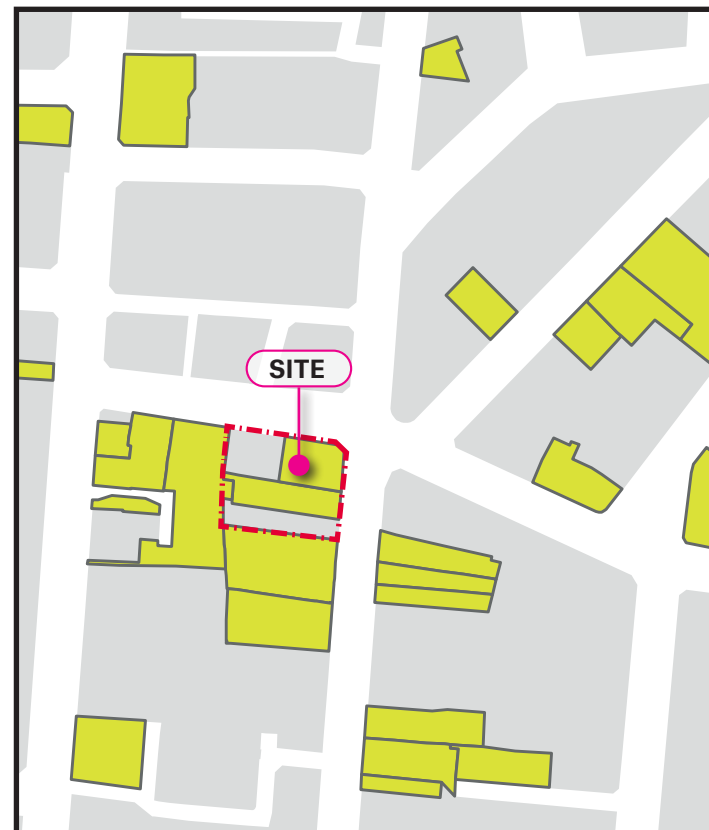
Strata-titled sites are difficult to develop due to the number of independent owners.

These sites are clearly constrained in the Central Sydney Planning Strategy for this reason.

Strata titled properties

All strata titled properties, commercial and residential, are excluded as they are difficult to redevelop under current NSW legislation. Procedures under the *Strata Schemes (Freehold Development) Act 1973* mean that all owners in the strata plan must agree to redevelop a property. Agreement is very difficult and not expected where there are many owners and interests. There are 195 strata properties in Central Sydney as shown in Figure A_05 Strata properties.

A_05
Strata properties



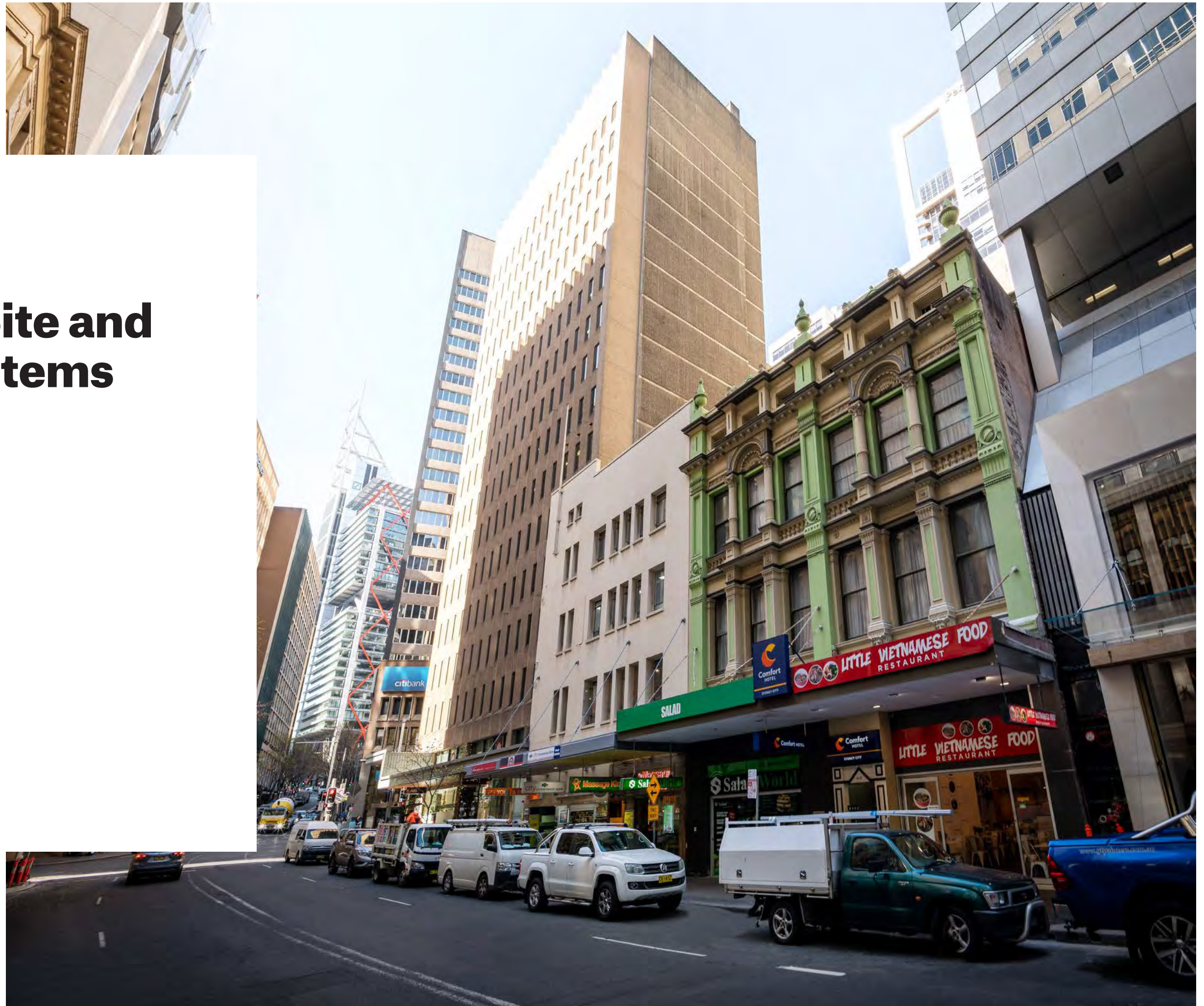
Source: 2020 Draft of The Central Sydney Planning Strategy Document prepared by The City of Sydney

Image source: The City of Sydney's Central Sydney Planning Strategy

3.0

Existing Site and Heritage Items

15-23 Hunter Street and
105-107 Pitt Street Sydney



3.1 Heritage Items

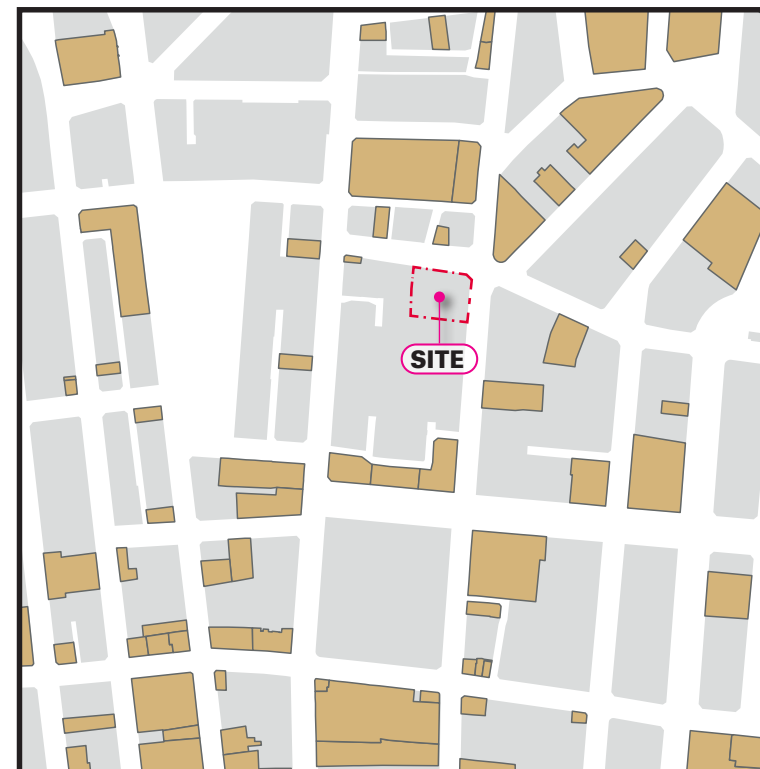
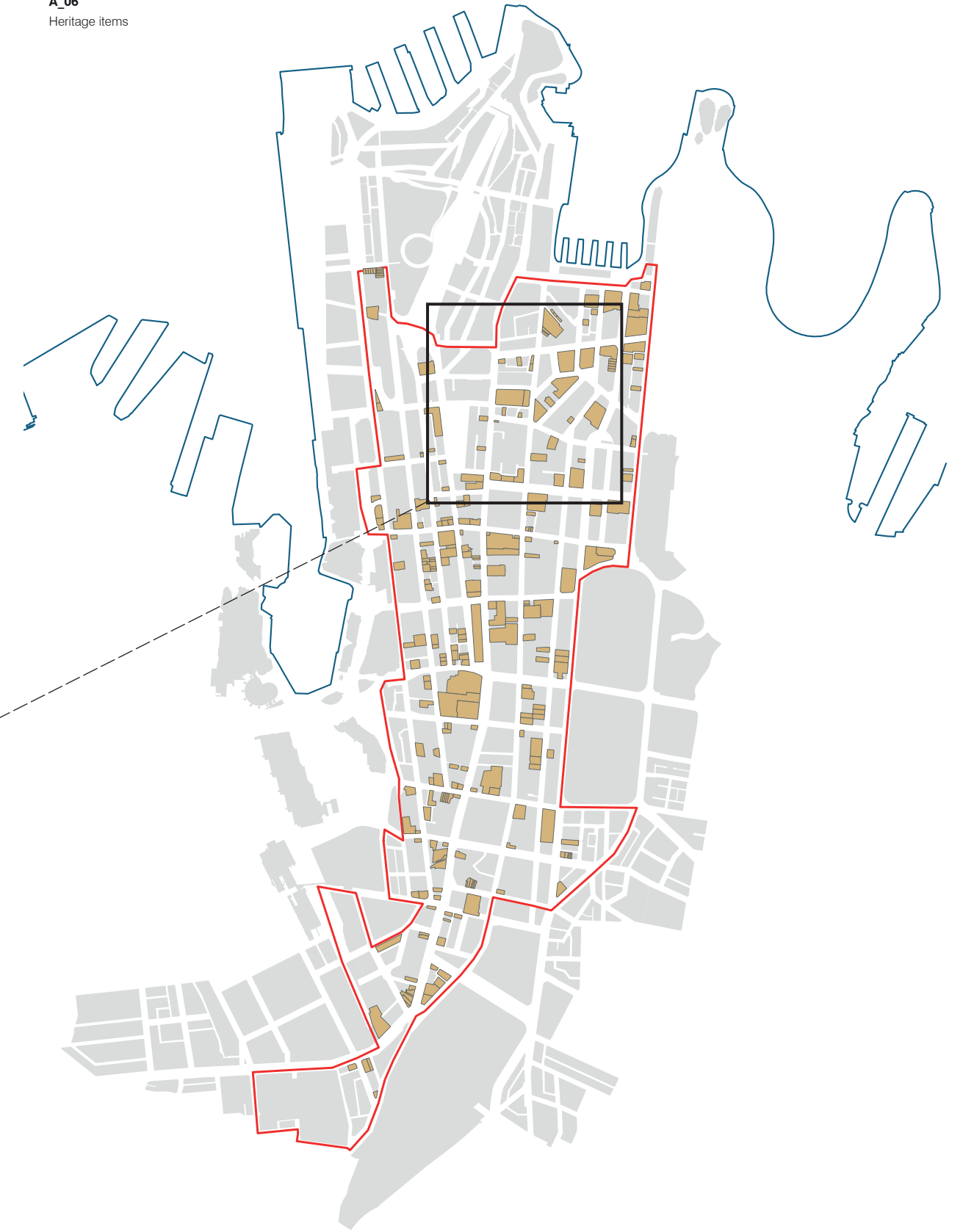
No part of the site is currently heritage listed, with the exception of The Tank Stream, which runs underneath the site's western edge.

Heritage items

Heritage items listed in the planning controls are excluded because the maximum potential floor space may not be able to be achieved due to the significance of the item. There are 270 heritage items in Central Sydney as shown in Figure A_06 Heritage items.

The City's heritage floor space scheme enables some of the capacity to be on-sold to other development sites. This floor space is captured in the total capacity for other sites as its purchase is a requirement of the 'accommodation floor space' bonus. Therefore the transfer of heritage floor space is not counted in this study.

A_06
Heritage items



Source: The City of Sydney's Central Sydney Planning Strategy

Image source: The City of Sydney's Central Sydney Planning Strategy

3.2 Tank Stream

The tank stream is a former fresh water tributary of Sydney Cove, and is now a heritage listed tunnel structure running underneath much of Sydney's CBD.

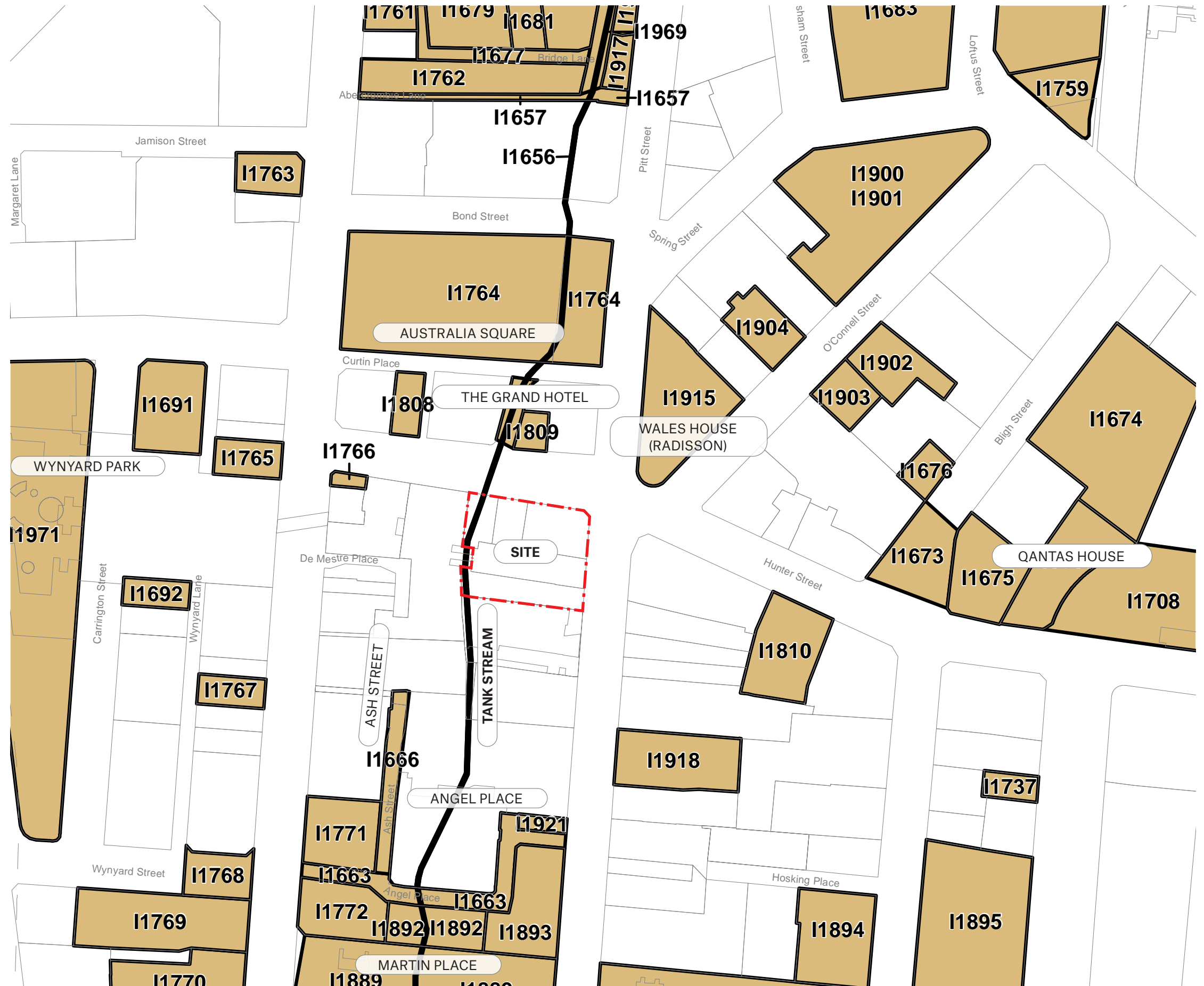
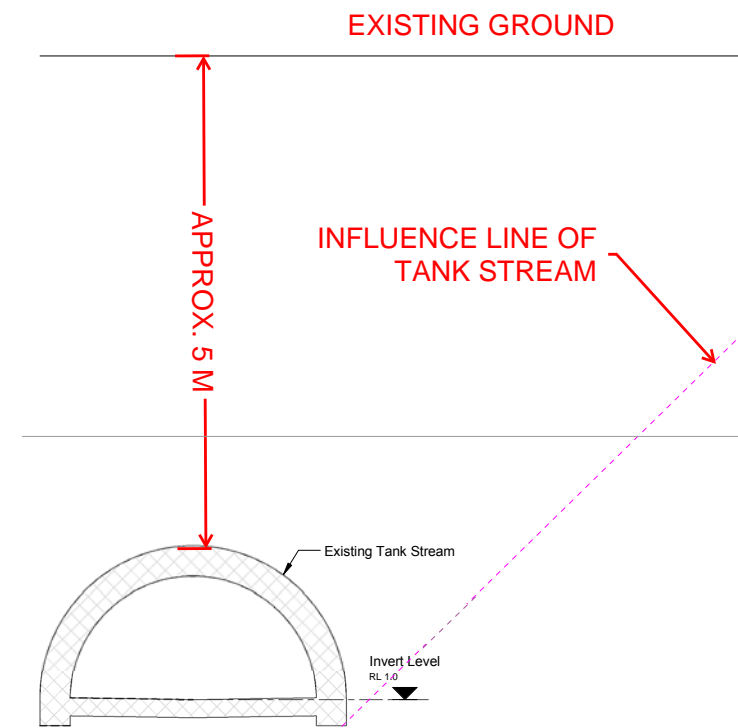


Image source: City of Sydney LEP Maps

A report by Acor consultants for an earlier approved DA on the subject site (D/2006/2107), suggests the location of the tunnel is roughly 5m below the existing ground line, and that the location corresponds with that shown in the City of Sydney LEP Maps.



HERITAGE MAP - SHEET HER_014



SECTION BY ACOR CONSULTANTS FOR DA FOR NO. 19-21 HUNTER STREET



CREDIT: SYDNEYGPOURHERITAGE.COM/TANK-STREAM

THE TANK STREAM

"The surviving fabric of the Tank Stream extends from King St through to Circular Quay in Sydney's CBD. Throughout its history it has served a number of purposes and has undergone a number of alterations. The Tank Stream is classified as having state significant heritage listing. We understand from a review of the available survey and authority's information that The Tank Stream extends below the existing building at No.15-17 Hunter St. It is understood that the crown of the Tank Stream structure is likely at RL3m which is approximately 5m below Hunter St."

- Acor Consultants, 23rd Jan 2019

NOTE: It is possible that the concrete lift cores of the adjacent property, 9 Hunter Street, have truncated a portion of The Tank Stream, as they appear to sit over the top of it.



CREDIT" SYDNEY LIVING MUSEUMS - "Visitors on The Tank Stream Tour"

Historic Survey Map - 1865 City of Sydney

A historic map of Sydney's early CBD dating back to 1865 appears to validate the position of the tank stream as indicated in the Sydney LEP maps and by Acor Consultants.

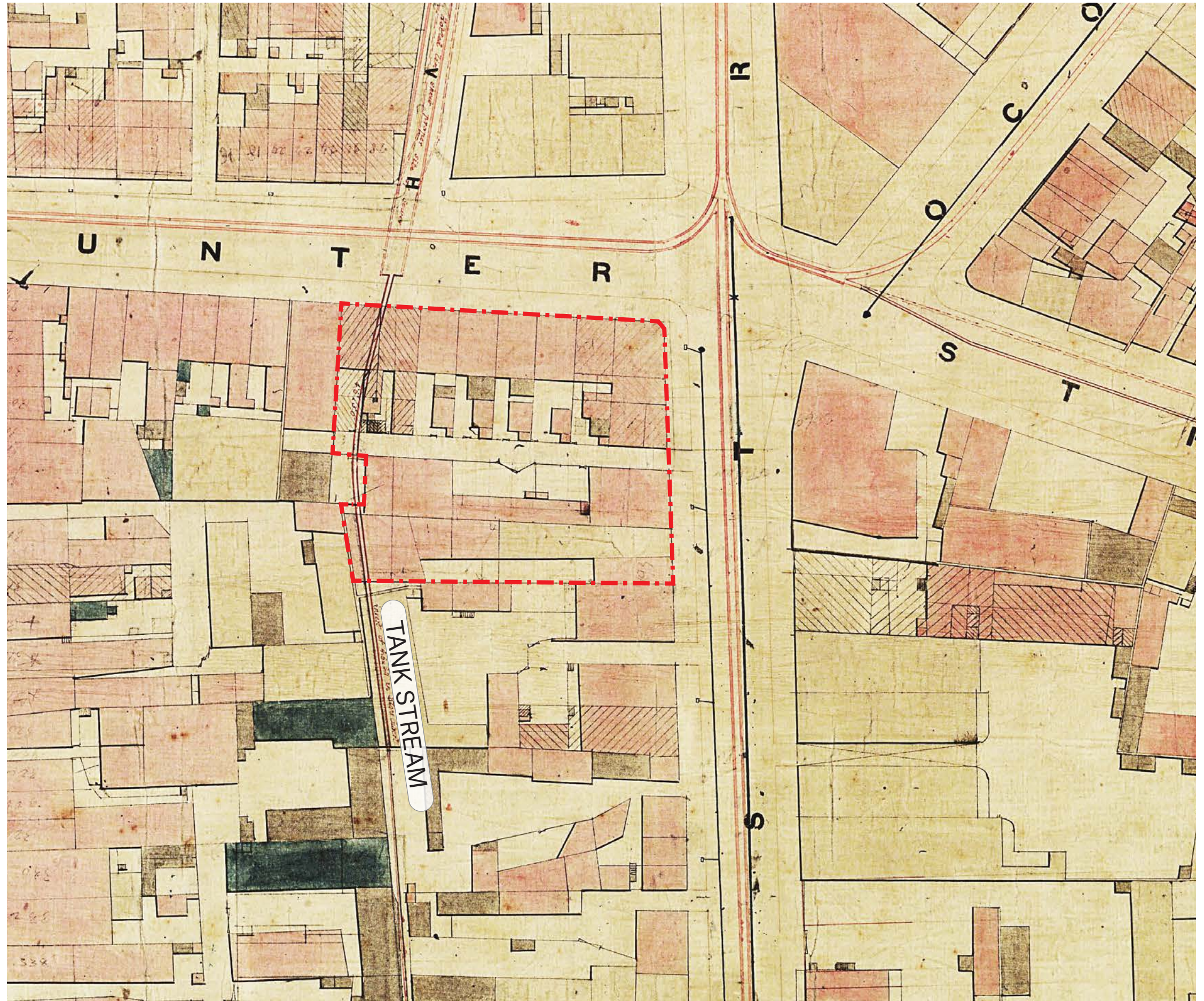


Image source: City of Sydney - Trigonometrical Survey, 1855-1865 series - City Surveyor's Department

3.3 Retention of Existing Building 15 - 17 Hunter Street

KEY NOTES

The existing building is four-storeys, six-bays, and is built in a Victorian Italianate style.

The building is not currently defined as a heritage item of the Local or State Heritage Registers or in the CSPS.

The interiors have been significantly altered with the removal of much of the original fabric and detail.

The proposal is to restore and largely retain the entire building whilst providing access points to connect with the activated podium.



Image source: Approved DA D/2006/2017

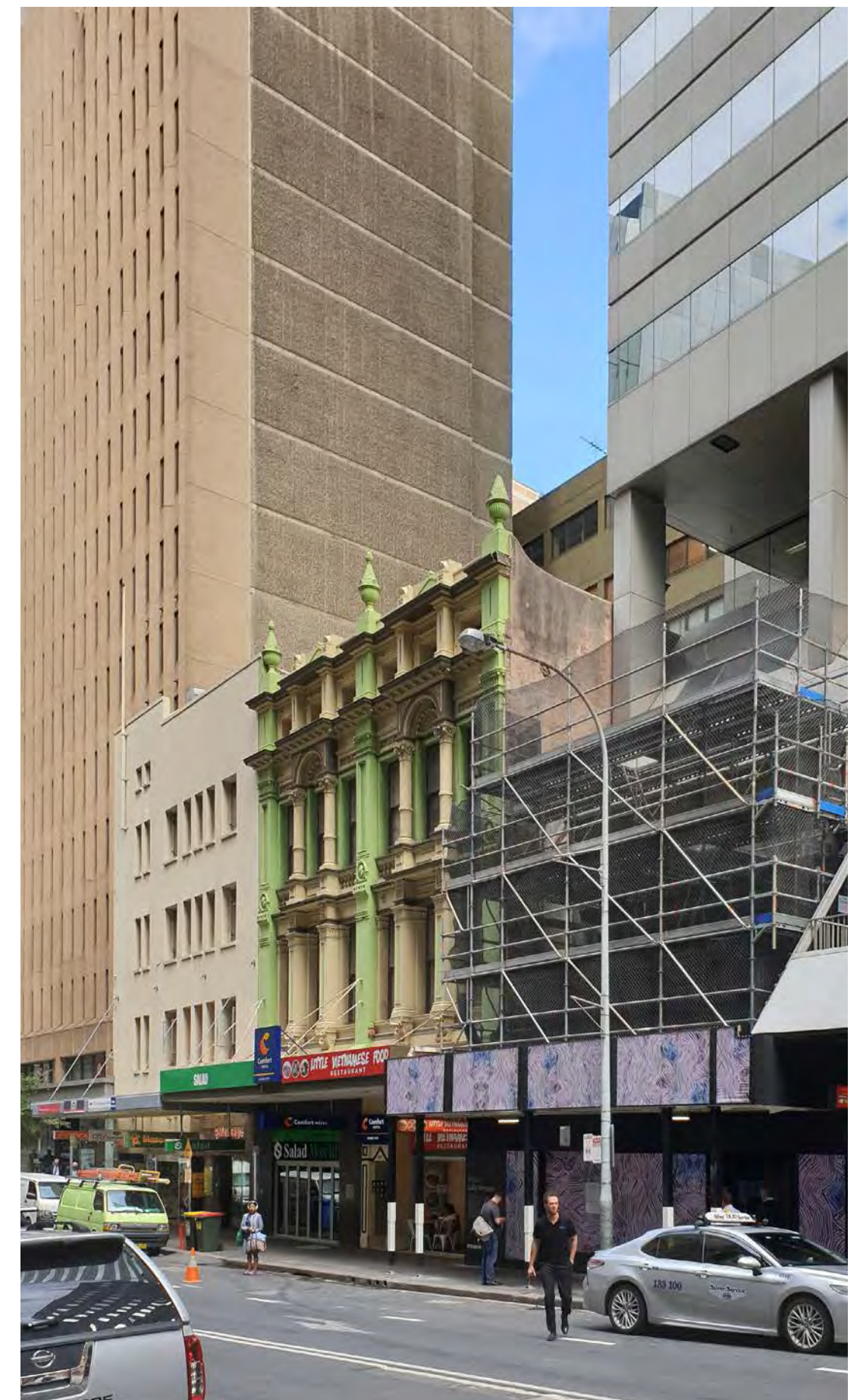


Image source: Bates Smart

3.4 Heritage Assessment of 15 - 17 Hunter St

The proposal retains the existing 15-17 Hunter Street building. The proponent views the existing structure as an asset and wishes to retain, restore, and celebrate the structure in the proposed development.



Source: October 2021 Heritage Impact Statement by Urbis

TEXT SOURCE: OCTOBER 2021 HERITAGE IMPACT STATEMENT BY URBIS:

"This proposal seeks to heritage list the 19th century commercial building at 15-17 Hunter St (also known as Former Pangas House). Former Pangas House is a four-storey, masonry building with a heavily modelled façade, it is an example of Late Victorian Italianate commercial architecture in the Sydney CBD. The original 3 stories were constructed in early to mid-1880, and an additional fourth story was later added c. 1896."

Front Façade Description

"The original façade (above the awning) is intact and illustrates the c1896 condition. The façade features two bays, each with three sets of windows flanked with ornate columns. Likewise, the windowsills and window arches also feature decorative moulding."



Image of 15-17 Hunter St Façade

"The first, second and third floors are occupied by the Comfort Hotel, the interiors were reportedly rebuilt in 1986 and then once again in 2007, during which period, the upper floors were converted into a hotel."



Image of Comfort Hotel interior

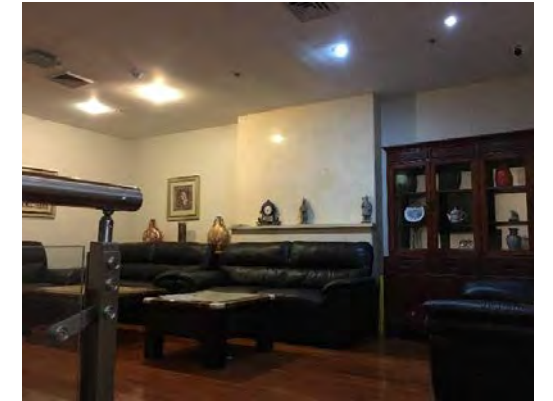


Image of Comfort Hotel interior

Ground Level & Awning Description

"After undergoing an extensive modification, the ground floor currently consists of two contemporary shopfronts and the entrance to the hotel lobby. Also featured is an awning that dates from the mid-20th century. The extent of alterations on the ground floor and its interior ensures that no features of the original structure remain on the ground floor and therefore the ground level of the building has been deemed historically insignificant."

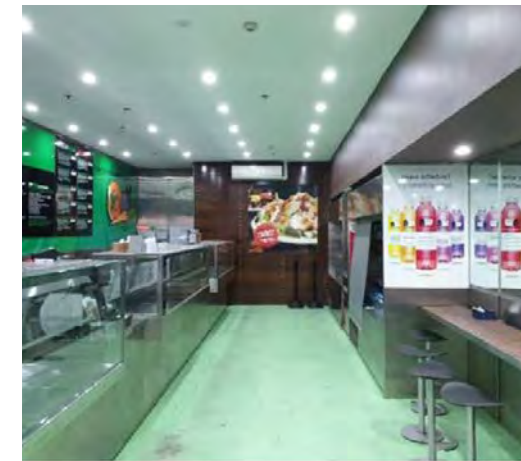


Image of shop front on ground level of 15-17 Hunter St



Image of shop front on ground level of 15-17 Hunter St

Rear Empire Lane Façade Description

"The rear façade is located on Empire Lane. The rear façade is utilitarian in style and characteristic of commercial buildings of the period. Although the façade fenestrations has been modified, partly due to infill, remnants of the original rear loading bays (including original lifting beam and doors) remain."



Image of Rear Façade

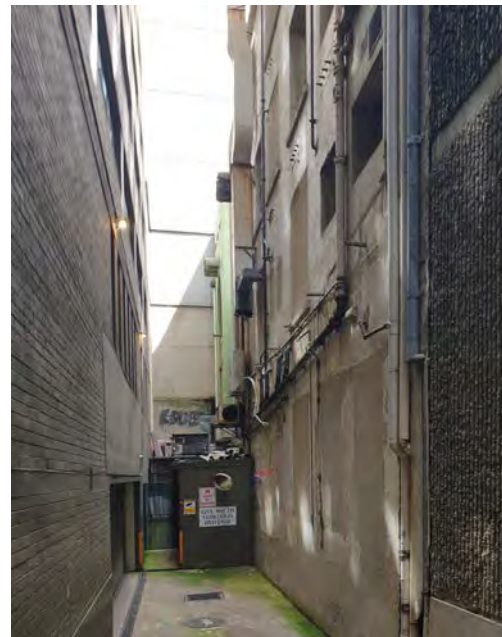
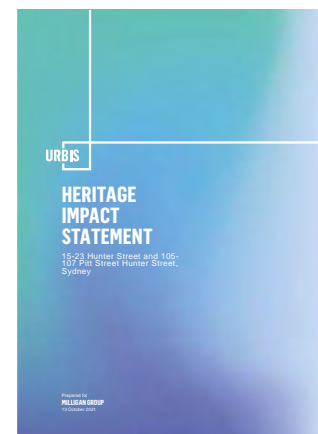


Image of Current Empire Lane

Summary and Recommendations

"In February 2020, the City of Sydney were considering the heritage listing of the former Pangas House. Subsequently, Urbis was engaged by Milligan group to assess the historical significance of 15-17 Hunter St via Heritage Assessment. The report concluded that the building does not meet criteria for inclusion as heritage item. Stating that,

"The former PangasHouse, 15-17 HunterStreet does not meet the criteria for heritage significance. The façade is a good example of the Victorian Italianate style as applied to commercial buildings and presents a well detailed façade, perhaps with the exception of the c.1896 third floor, which truncates the typical vertical proportions of the building. While it is acknowledged that the building façade above the awning is generally intact (to the c.1896 condition), and of some aesthetic and representative merit as a heavily moulded commercial building façade in the Victorian Italianate style, the interiors, ground floor and rear facades have been altered such that the collective value of the place is considered to be compromised. The Italianate style was common for buildings designed in the Victorian period and the building is not considered rare " (Feb 2020, pg 22).



Source: October 2021 Heritage Impact Statement by Urbis

"However, The City of Sydney has decided to proceed with heritage listing of the Former Pangas House (15-17 Hunter St). In support of this decision Milligan Group seeks the heritage listing of the site. Consequently, the proposed redevelopment of the site seeks to retain and celebrate the structure and by facilitating its conservation and improved presentation to Hunter st. It is the only surviving example of 19th century architecture on the south side of Hunter St between George and Pitt St and is a remnant of the 19th century redevelopment of Hunter St."

"Supporting this position, a Heritage Impact Statement (Oct 2021, pg 31) prepared by Urbis argues that the former Pangas House, 'Is of heritage significance for its historic, aesthetic and representative values as a remnant of the 19th century commercial development of the CBD in the boom period of the 1880s.' and therefore advocates for the heritage listing of the former Pangas House and its inclusion on Schedule 5 of the Sydney Local Environmental Plan 2012 (SLEP 2012)."



Image of 19th Century Hunter St

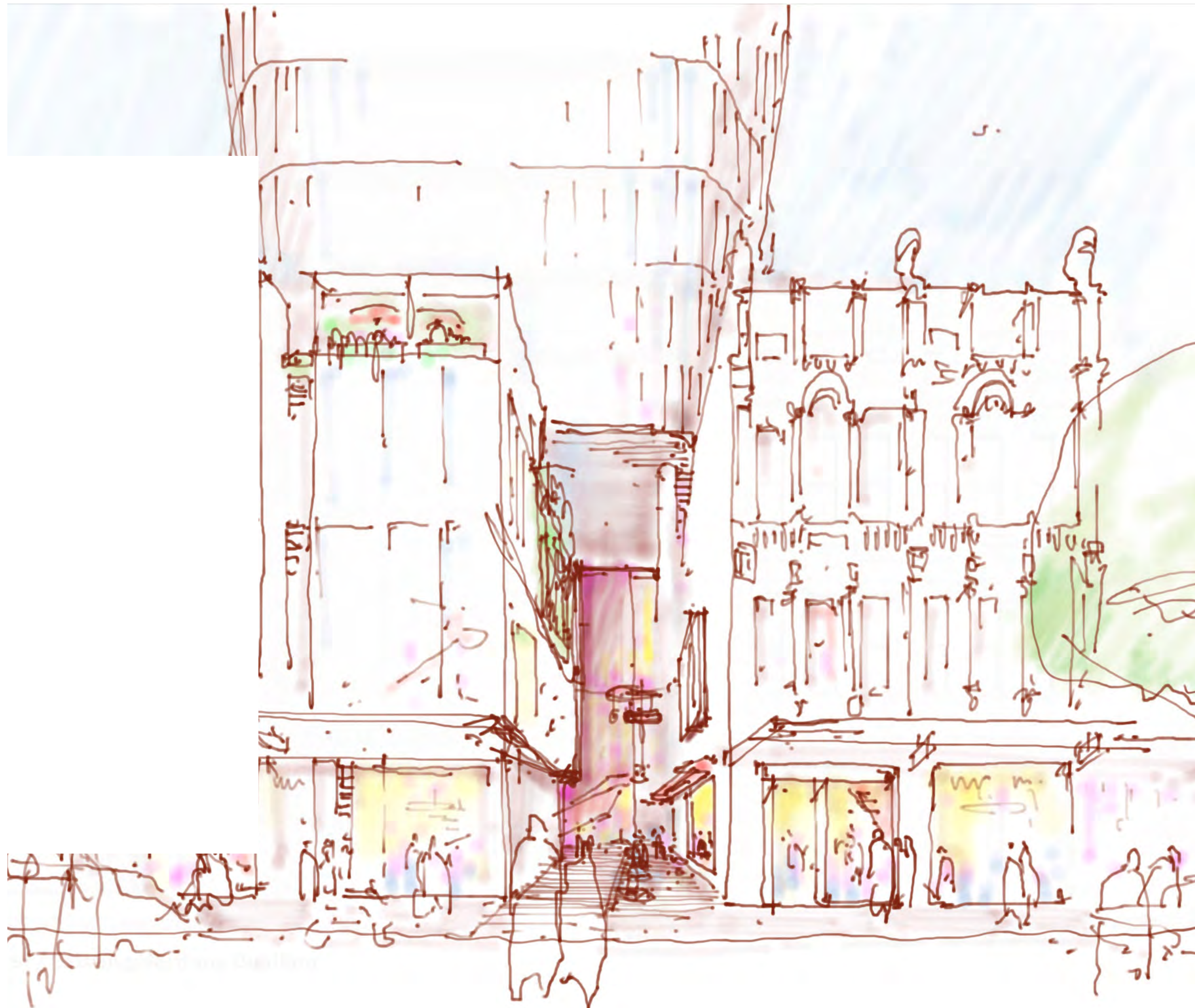
"Subsequently, the Heritage Impact Statement (Oct 2021, pg 44) prepared by Urbis recommends that future development of 15-17 Hunter St should consider the following:

- Form scale, materiality, articulation and the façade treatment of the proposed podium to respond to the adjacent building at 15-17 Hunter St.
- Extent of evacuation and sub surface works to ensure that there are no impacts to the retained commercial building at 15-17 Hunter st.
- Opportunities for the conservation and reinterpretation of the retained Victorian Italianate buildings. "

4.0

Planning Context

15-23 Hunter Street and
105-107 Pitt Street Sydney



4.1 Current Planning Controls

The Site is zoned as Metropolitan Centre (B8) according to the Sydney LEP 2012.

The maximum permissible floor space ratio on the site is 8 : 1. For a commercial development the maximum FSR under the Sydney LEP 2012 is 13.75 : 1 when considering both accommodation floor space and design excellence bonuses.



SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 - LAND ZONING

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
B8	Metropolitan Centre
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
RE1	Public Recreation
SP1	Special Activities
SP2	Infrastructure



SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 - FSR

Maximum Floor Space Ratio (n:1)			
A	0.35	X	4
F	0.6	Y	4.5
H	0.7	Z	5
J	0.8	AA1	6
L	0.9	AA2	6.5
N	1	AB1	7
P	1.25	AB2	7.5
S1	1.5	AC	8
S2	1.75	AD	9
T	2	AE	10
U1	2.5	AF	11
U2	2.75		Refer to clause 6.14
V1	3		Refer to clause 6.15A
V2	3.25		Refer to clause 6.4
W1	3.5		Refer to clause 6.47
W2	3.75		

Image source: City of Sydney LEP 2012 Maps

The Maximum Building Height is 235m (H) for the northern part of the site as per the Sydney LEP 2012. The maximum height of the southern part of the site is defined by the Martin Place Solar Access Plane.

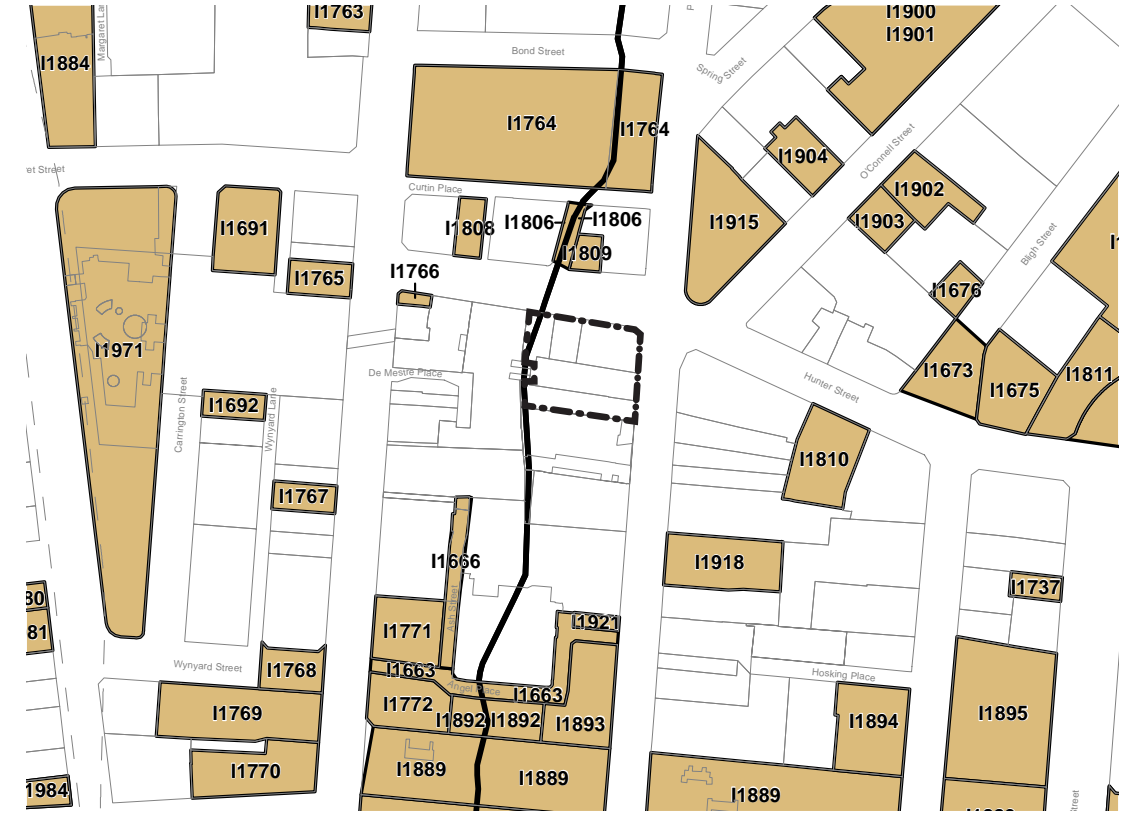
No part of the site is listed in the Sydney 2012 LEP as a Heritage Item (I824). The tank stream running below the site is Heritage listed.



SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 - HOB

Maximum Building Height (m)

A	3	T4	29	AD	130
E	6	U1	30	AE	150
H	7.5	U2	33	AH	235
I	8	V	35	Area 1	
J	9	W1	40	Area 2	
L	11	W2	42	Area 3	
M	12	X	45	Area 4	
O	15	Y	50	Area 5	
P	18	Z	55	Area 6	
R	22	AA1	60	Area 7	
S1	23	AA2	65	Area 8	
S2	24	AA3	70	Area 9	
T1	25	AB1	80	Area 10	
T2	27	AB2	85		
T3	28	AC	110		



SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 - HERITAGE

Heritage

- Item - General
- Conservation Area - General

Cadastre

- Cadastre 03/12/2015 © City of Sydney

4.2 The Central Sydney Planning Strategy

The site is identified as an opportunity site forming part of a future tower cluster within the Central Sydney Planning Strategy prepared by The City of Sydney.

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

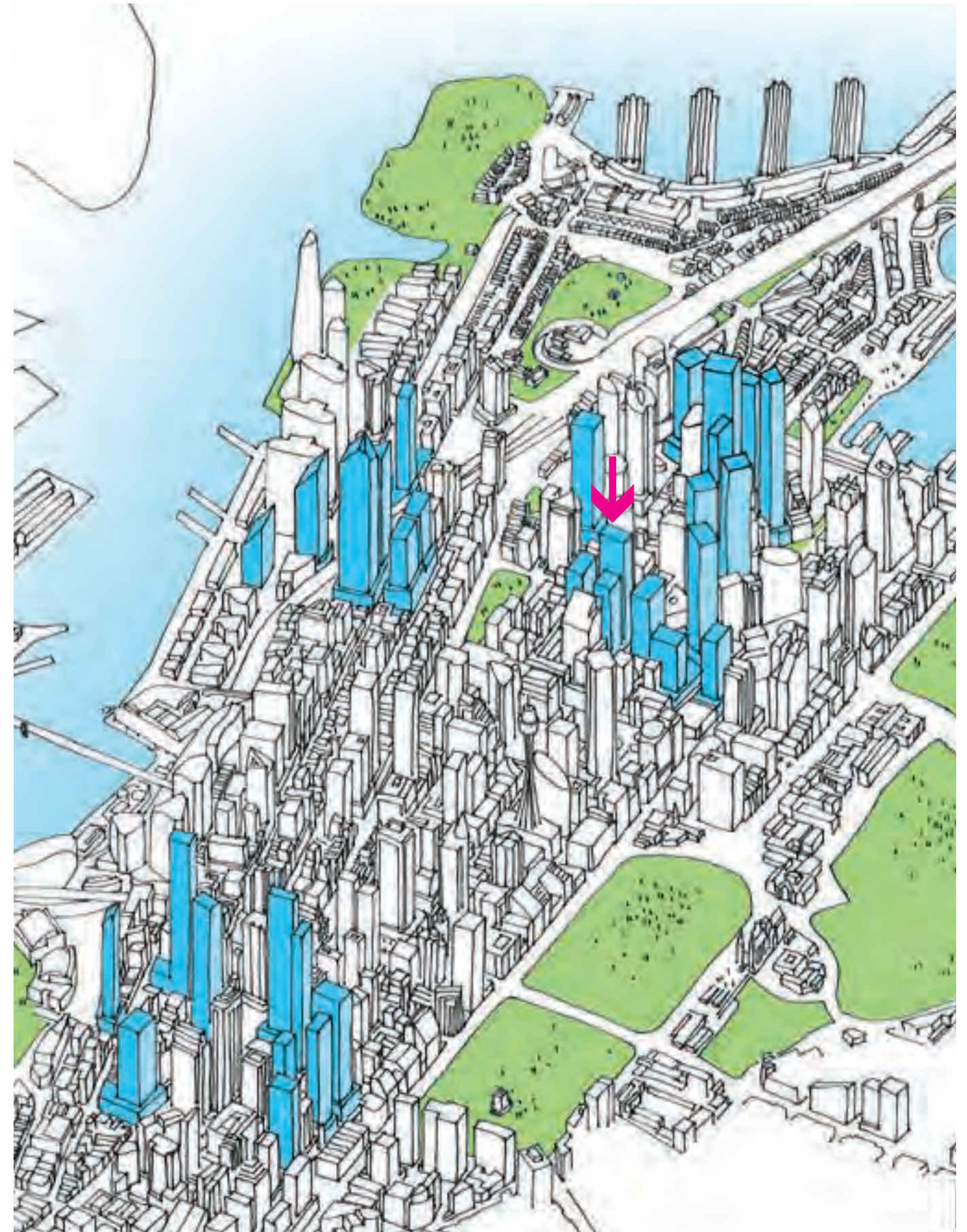
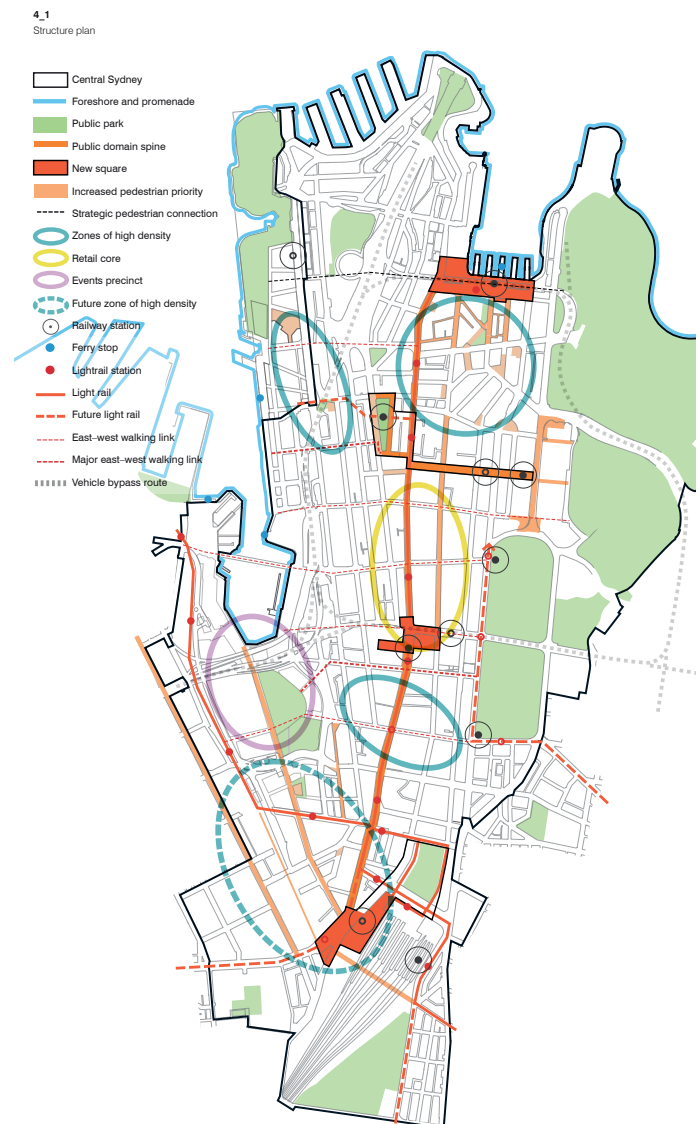


Source: The Central Sydney Planning Strategy Document prepared by The City of Sydney

4 Provide for employment growth in new tower clusters

Introducing a new planning pathway for heights and densities above established maximum limits will increase growth opportunities for employment floor space, promote the efficient use of land, and encourage innovative design. It will also unlock opportunities for the delivery of cultural, social and essential infrastructure and improved public spaces commensurate with growth.

These opportunities are focused in those areas of Central Sydney less constrained by sun access planes. As opportunities are taken up over the next 20 years, new tower clusters will form in Central Sydney to 2036 and beyond.



Images from The City of Sydney's Central Sydney Planning Strategy Document.

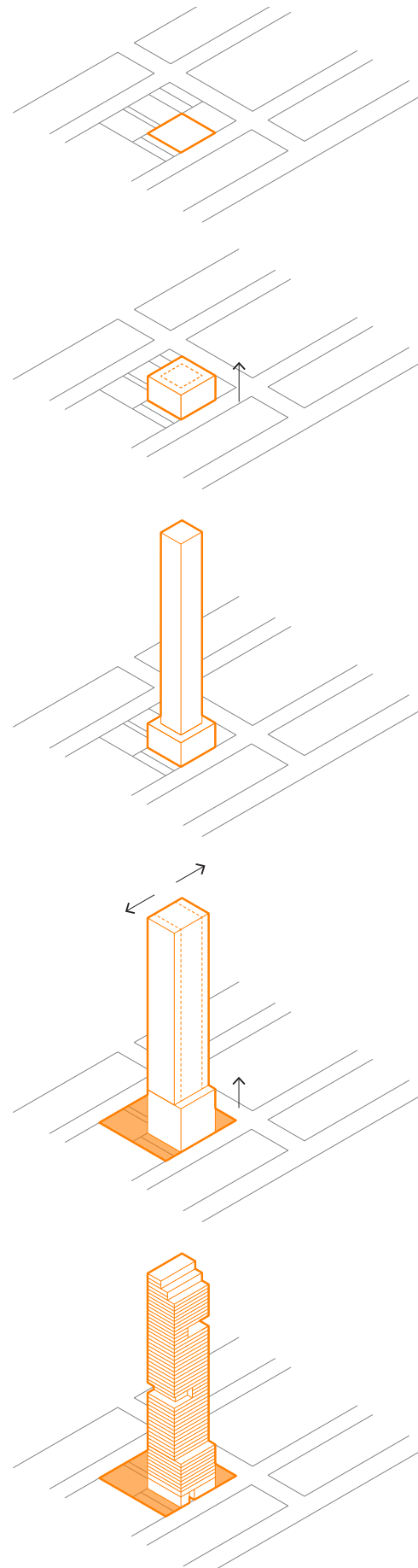
4.3 Planning Proposal Envelope Design Process

The City of Sydney DCP Schedule 11 provides "procedures for demonstrating compliance with variation provisions for setbacks, separations and tapering in Central Sydney."

This planning proposal has followed this procedure.



Source: Guidelines for Site Specific Planning Proposals in Central Sydney prepared by The City of Sydney



Attachment C: Draft Guideline for Site Specific Planning Proposals in Central Sydney / 2019

Step 1

identify a site(s) complying with the Guidelines minimum Site Area

Step 2

define a podium form in compliance with Sydney DCP

Step 3

define a tower form in compliance with the Guideline in relation to maximum height and Sydney DCP in relation to Built Form Controls

Step 4

test and define a non-compliant podium and tower form in line with Schedule 11 of Sydney DCP and a negotiated Block Agreement with neighbouring sites

Step 5

determine a density based on the envelope achieved using floor space efficiencies consistent with the Guideline

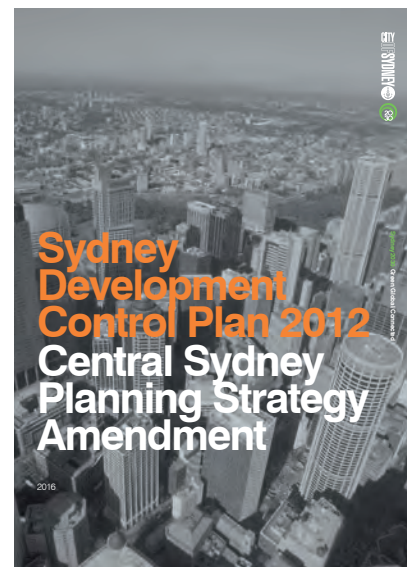
4.4 Schedule 11 Base Envelope

As the subject site is greater than 1,000m², the initial step in the procedure is to determine a base case massing for comparison.

NOTES

The maximum permissible building height includes all other relevant controls including No Additional Overshadowing Controls, ect.

The resulting tower form must be tapered by scaling it horizontally in both horizontal directions (X and Y) by 95% between 120-240m



Source: Sydney Development Control Plan 2012. CSPA Amendment prepared by The City of Sydney

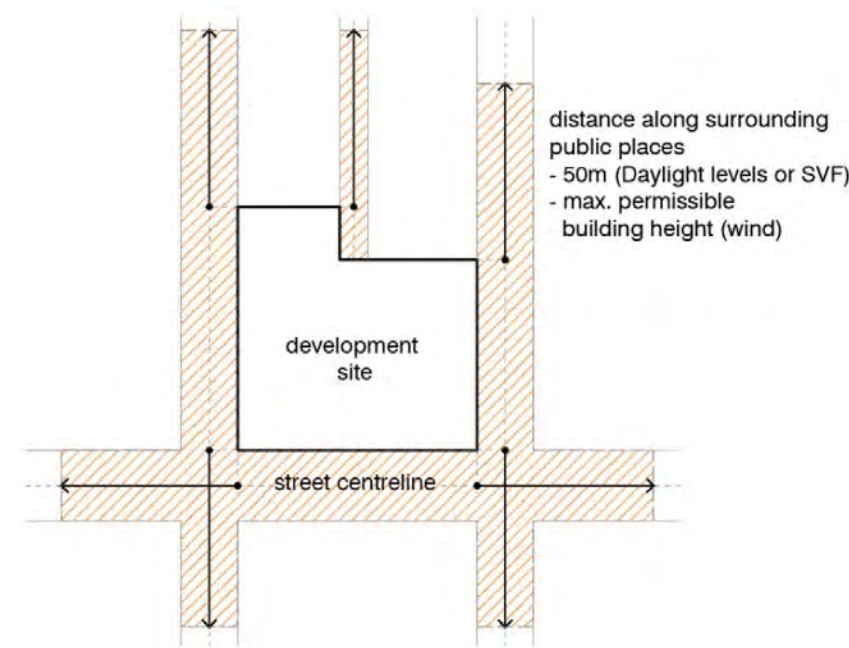
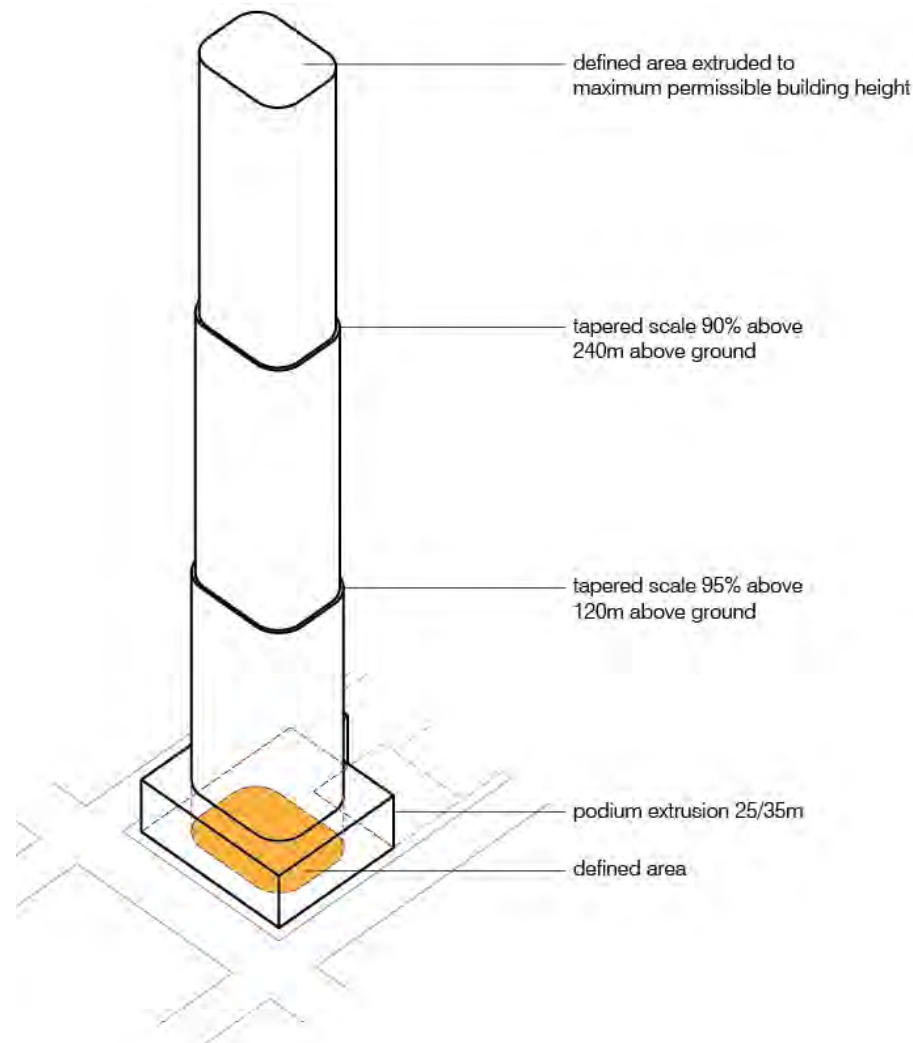


Figure 1.10: Measuring wind speeds and Average daylight level or Sky View Factor measuring minimum distance from the site boundaries.

SCHEDULE 11

Procedure B: Equivalent or improved wind comfort and wind safety and daylight levels in adjacent Public Places

In order to demonstrate compliance with Section 5.1.1.1(3)(b) and Section 5.1.1.3(5) in regards to varying Minimum Street Setbacks and Side and Rear Setbacks, Building Form Separations and Tapering provisions respectively, the following procedure must be followed:

- (1) Procedure B can only be used to vary setbacks for sites larger than 1000m².
- (2) Where (1) is satisfied, variation to relevant setbacks may be permitted to building massing that provides equivalent or improved wind comfort, wind safety and daylight levels in adjacent Public Places relative to a base case building massing with complying Height, Street Frontage Heights, Street Setbacks, Side and Rear Setbacks and Tapering.
- (3) The base case building massing with complying Street Frontage Heights, setbacks and tapering is established by modelling 3 dimensional podium and tower components as follows:
 - (a) The podium is modelled by extruding the subject site boundary vertically 35m above existing ground level (as it varies around the site perimeter) for buildings up to 120m high and 25m above ground level for taller buildings.
 - (b) The Tower Component is modelled by defining an area set out by the required street, side and rear setbacks, excluding areas over heritage items and Tower Component areas narrower than 6m wide. For Tower Components where at least one face is longer than 30m the resultant area is chamfered with a 10m radius at all external corners. The resultant shape is extruded to the maximum permissible building height as it varies around the site. The resulting tower form must be tapered by scaling it horizontally in both horizontal directions (X and Y) by 95% between 120-240m and by 90% above 240m above ground level.

Note: the maximum permissible building height excludes architectural roof features but includes all other relevant controls including LEP height controls, Sun Access Planes, No Additional Overshadowing Controls, Special Character Area height and setback controls, View Controls Airport restrictions etc.



4.5 Tower Height Martin Place Solar Access Plane

Under the City of Sydney Central Sydney Planning Strategy, the maximum heights of both the Schedule 11 Comparison Envelope and the Proposed Envelope are determined by relevant Solar Access Planes and No Additional Overshadowing Controls.

The following image shows the Martin Place Solar Access Plane as constructed using MGA located points and rays set out in the City of Sydney's LEP.

This determines the maximum height allowable of the Schedule 11 Comparison Envelope under the solar access plane.

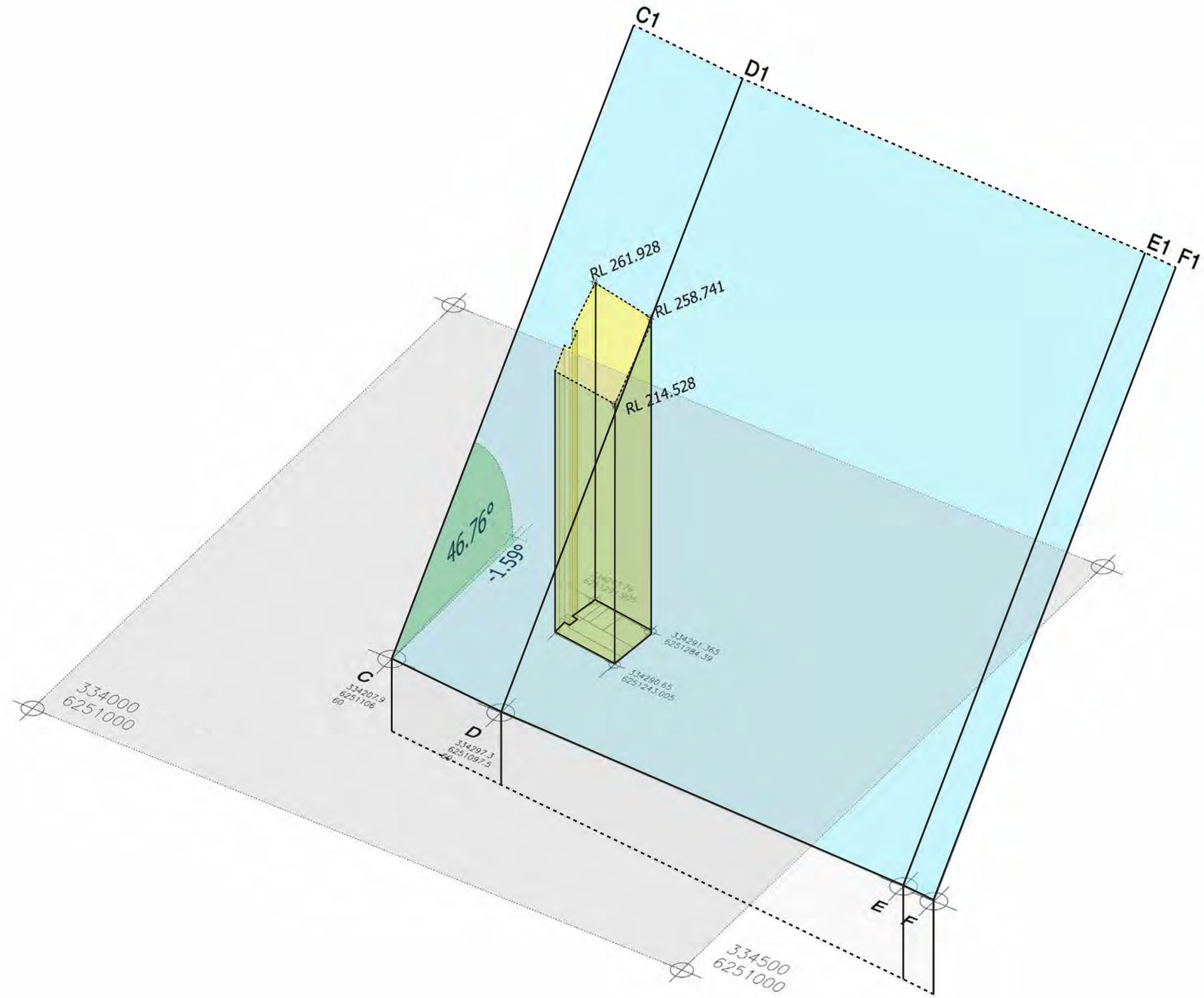


Image source: Bates Smart

Martin Place Solar Access Plane

The adjacent image shows the plane sitting within its context, which is an MGA located 3d model provided under license by professional digital surveyors AAM Group.

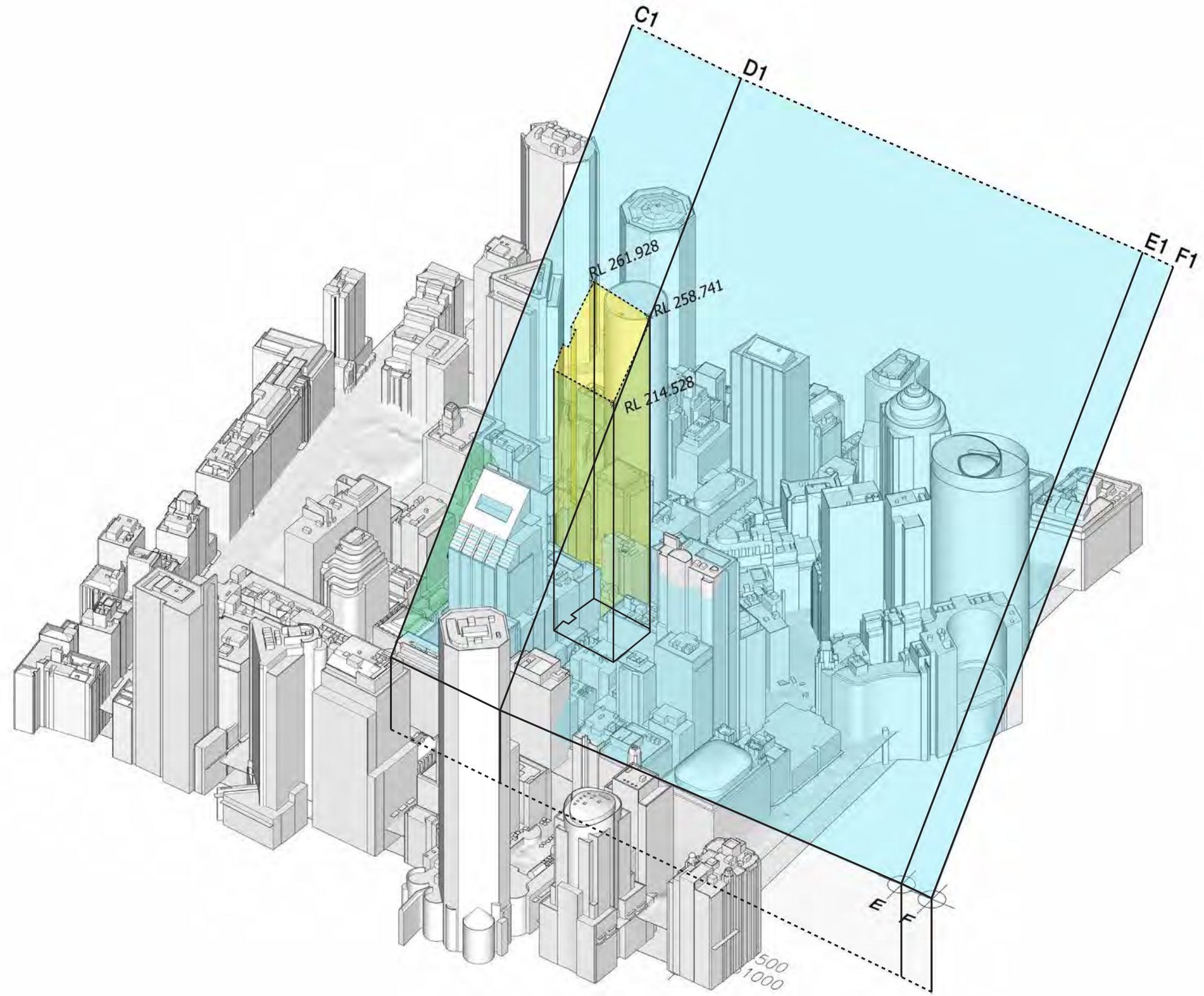


Image by Bates Smart, showing a 3d city model provided under license from AAM Group, and the Martin Place Solar Access Plan constructed as per the City of Sydney's suggested methodology.

Overshadowing

In addition to the Martin Place Solar Access Plane, draft DCP objectives request no additional overshadowing of Martin Place between George Street and Pitt Street, as highlighted in the adjacent image.

Due to existing buildings to the south of the subject site, in particular Angel Place, there is no additional overshadowing to Martin Place when complying with the Martin Place Solar Access Plane.

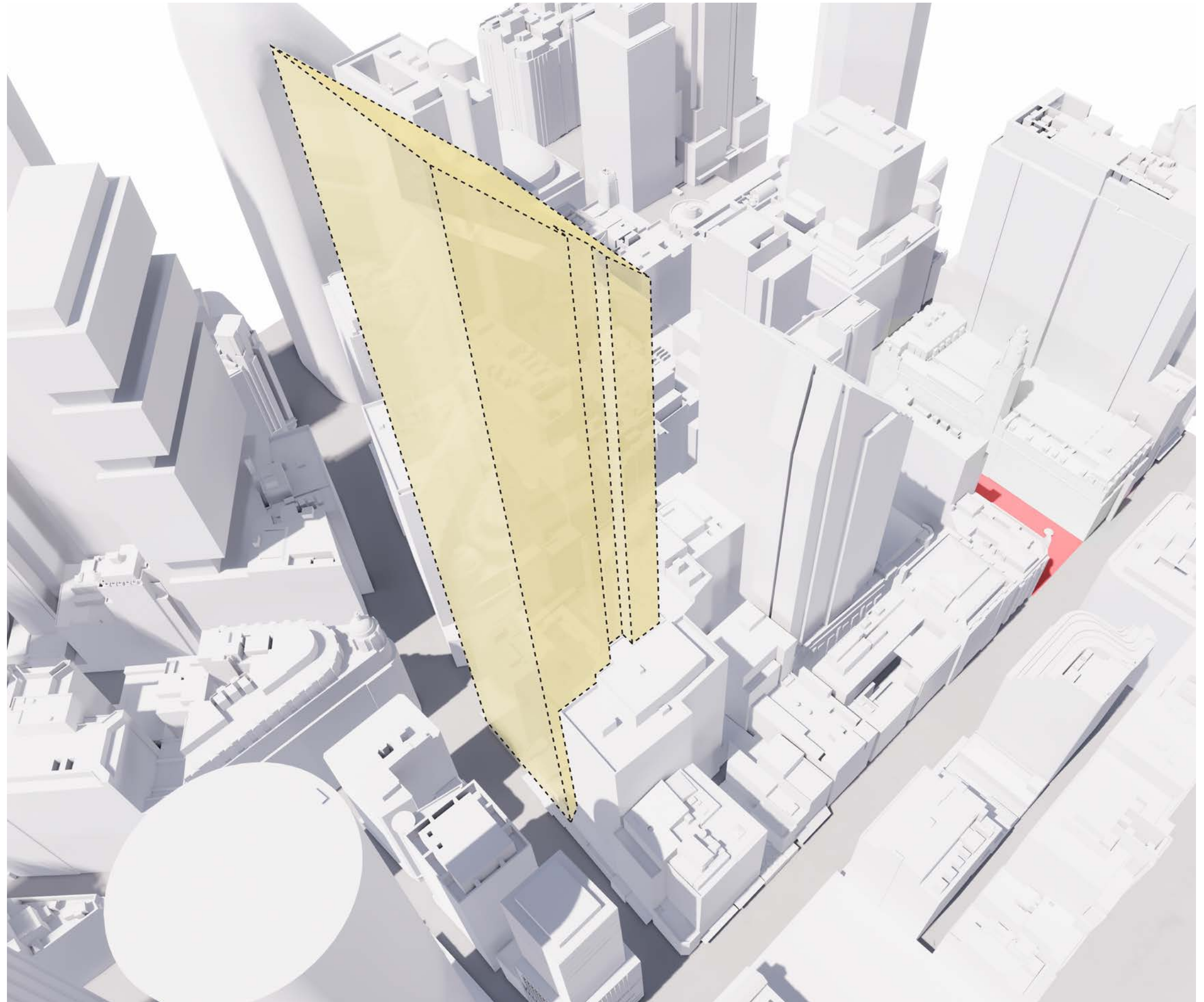


Image source: Bates Smart

The No Additional Overshadowing DCP Objective affects adjacent sites along George Street, which have more limited height potential as a result, but does not impact the subject site.

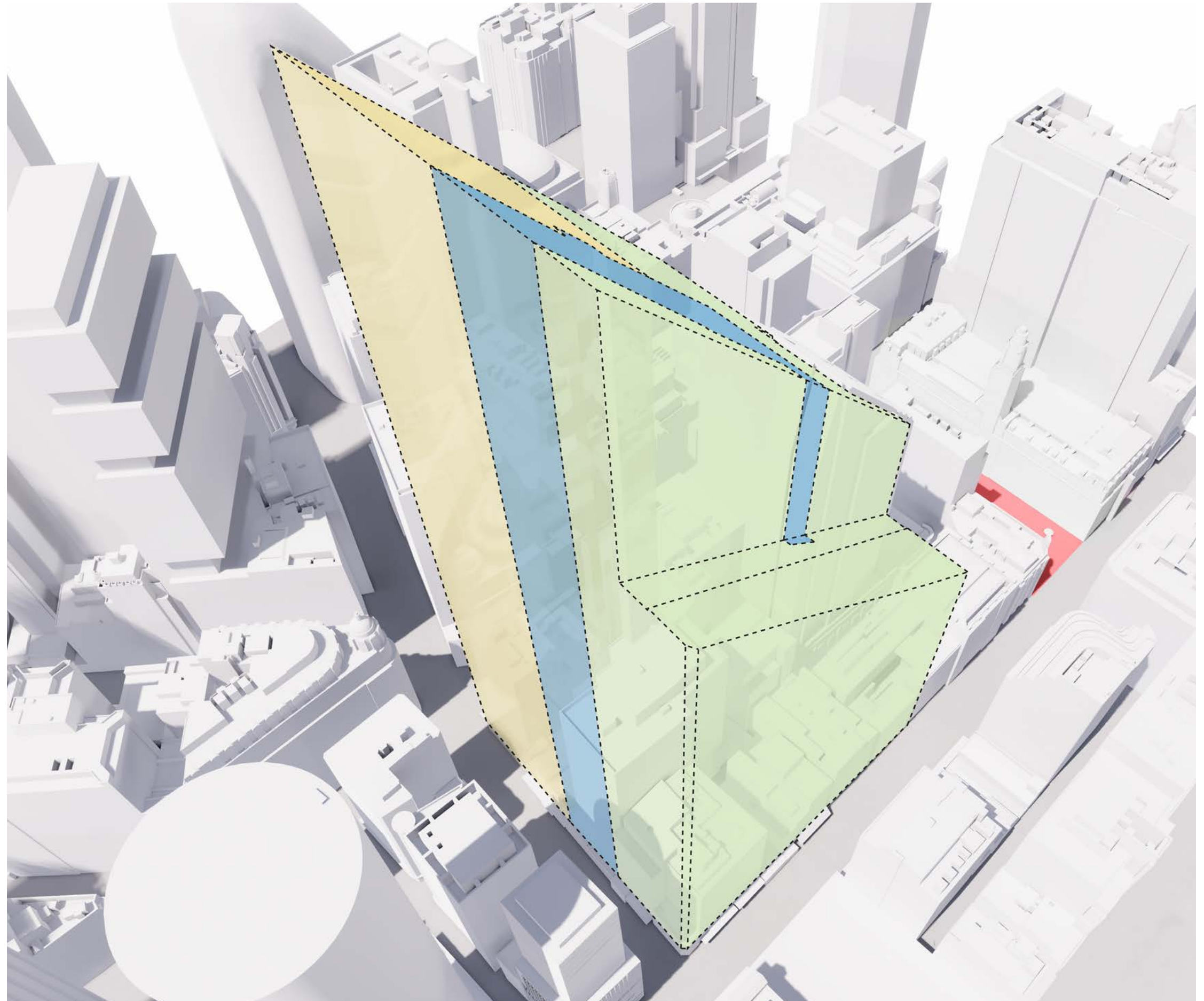
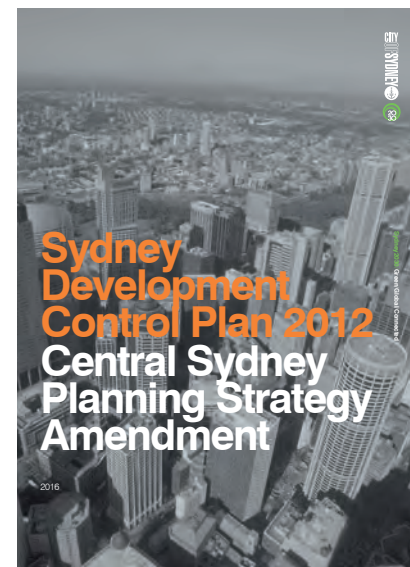


Image source: Bates Smart

4.6 Draft DCP Objectives Podium Height

NOTES

Adjacent heritage may impact the desired podium height. The existing context has a number of buildings with a 45m street wall height.



Source: Sydney Development Control Plan 2012. CSPS Amendment prepared by The City of Sydney

Buildings with street frontage heights between 20 and 45m reinforce the characteristic built form of Central Sydney. The maximum street frontage height that may be permitted anywhere in Central Sydney is 45m.

wind conditions; create an overwhelming sense of enclosure; and affect growing conditions for street trees.

Setting back higher elements of buildings preserves reasonable levels of daylight at street level and helps minimise wind problems to create a comfortable street environment.

A 10m setback doubles the amount of sky seen on an average 20m street in Central Sydney and significantly reduces wind impacts.

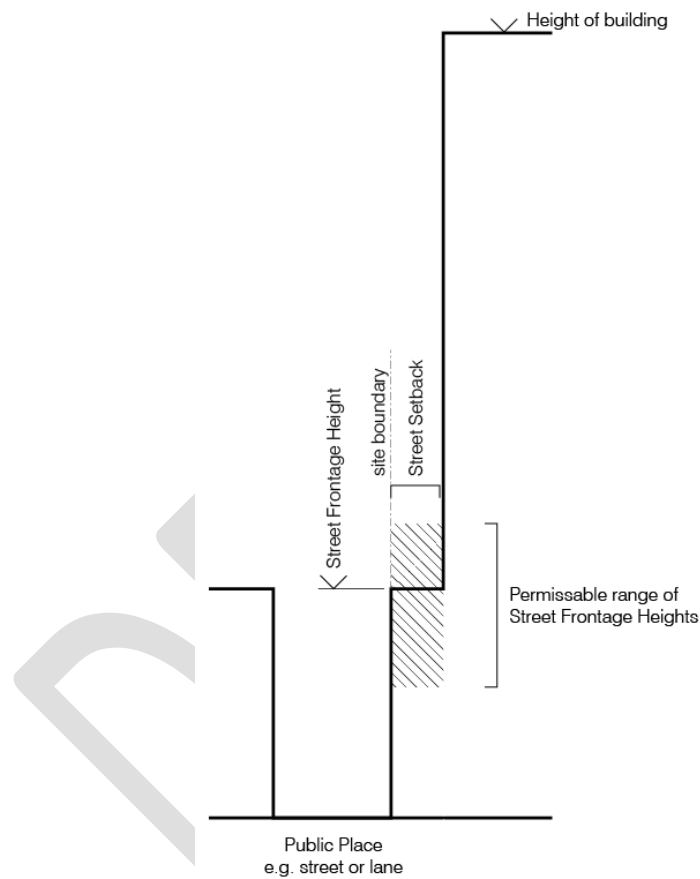


Figure 5.1: The street frontage height of development outside of special character areas should range between 20m and 45m

Objectives

- (a) Achieve comfortable street environments for pedestrians with high levels of daylight, appropriate scale, sense of enclosure and wind mitigation.
- (b) Encourage flexibility in building design while reinforcing the character of Central Sydney and ensuring built form is compatible with heritage items and the desired streetscape character.
- (c) To recognise the variety and patterns of street wall heights throughout Central Sydney.

- (d) To ensure that buildings address and define laneways consistent with their special character.
- (e) To provide setbacks above the Street Frontage Height that promote good separation between tall buildings, across streets, maintain views to the sky and create a sense of openness in the street.
- (f) To allow flexibility for setbacks above Street Frontage Height but only where better performance in relation to wind mitigation and daylight access to Public Places can be demonstrated.
- (g) To protect long, low angle views of open sky and landmark features.

Provisions

- (1) The Street Frontage Height and Street Setbacks of a building must be in accordance with Table 5.1 – Permissible range of Street Frontage Heights and Table 5.2 Minimum Street Setbacks, except for buildings in Special Character Areas that must be in accordance with the Minimum Street Frontage Heights for Special Character Areas in Table 5.3 and the Minimum Street Setbacks and Maximum Street Frontage Heights as shown in the Special Character Area maps at Figures 5.3 to 5.15 in Section 5.1.1.2.

Note: Section 5.1.1.1(2) Street Setback variation provisions do not apply to Heritage Items or in Special Character Areas, unless noted on Special Character Area maps.

Table 5.1: Permissible range of Street Frontage Heights

Permissible range of Street Frontage Heights		Proposed total height of building		
		Up to 55m	Greater than 55m up to 120m	Greater than 120m
Context	Non-heritage items outside Special Character Areas	Frontage adjacent to a Public Place with a width greater than 8m wide 20-35m* Or 20-45 for street block corner sites less than 1000sqm	20-35m*	20-25m*
	Frontage adjacent to a Public Place with a width up to 8m wide (eg lanes)	20-45m	20-45m	20-25m*
	Heritage items outside Special Character Areas	Existing height	Existing height	Existing height

* up to 45m subject to Section 5.1.1.1(2)

- (2) Notwithstanding Section 5.1.1.1(1) and Table 5.1, buildings that contain more than 40% residential accommodation including serviced apartment floor space, may have a Street Frontage Height of up to 45m where all floors between the height shown in the table

Street Setbacks

NOTES

Tall buildings should appear in the round.

Side and rear setbacks must be in accordance with Table 5.4

Table 5.2: Minimum Street Setbacks

Minimum Street Setbacks			Proposed total height of building		
			Up to 55m	Greater than 55m up to 120m	Greater than 120m
Context	Non-heritage items outside Special Character Areas	Frontage adjacent to Public Places with a width greater than 8m wide	8m or 6m where adjoining sites Street Setbacks are less than 6m	8m*	8m*
		Frontage adjacent to Public Places with a width up to 8m wide (eg lanes)	2m	8m*	8m*
	Heritage items outside Special Character Areas	10m to Public Places greater than 8m wide (streets). 2-10m on Public Places up to 8m wide (lanes) determined by heritage values and context.			
* may be varied subject to 5.1.1.1(2)					

(3) Where noted in Table 5.2 Minimum Street Setbacks and on the Special Character Area maps, variation to Street Setbacks may be permitted to building massing that provides:

- (a) encroachment(s) 2m forward of the minimum Street Setback within the middle third of the frontage to a Public Place and provision of compensating recess(es) of equal to or greater area up to 4m behind the minimum Street Setback; or
- (b) equivalent or improved wind comfort, wind safety and daylight levels in adjacent Public Places relative to a base case building massing with complying Street Frontage Heights and Street Setbacks (i.e. variation to massing is governed by achieving equal or better performance).

Procedures for demonstrating compliance with 5.1.1.1(3)(a) and (b) are set out in Schedule 11.

(4) Notwithstanding Section 5.1.1, greater Street Setbacks may be required through the application of 5.1.1.4 Built form massing, tapering and maximum dimensions, 5.1.4 Development outlook and amenity and/or SEPP 65 (State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development) and the Apartment Design Guide.

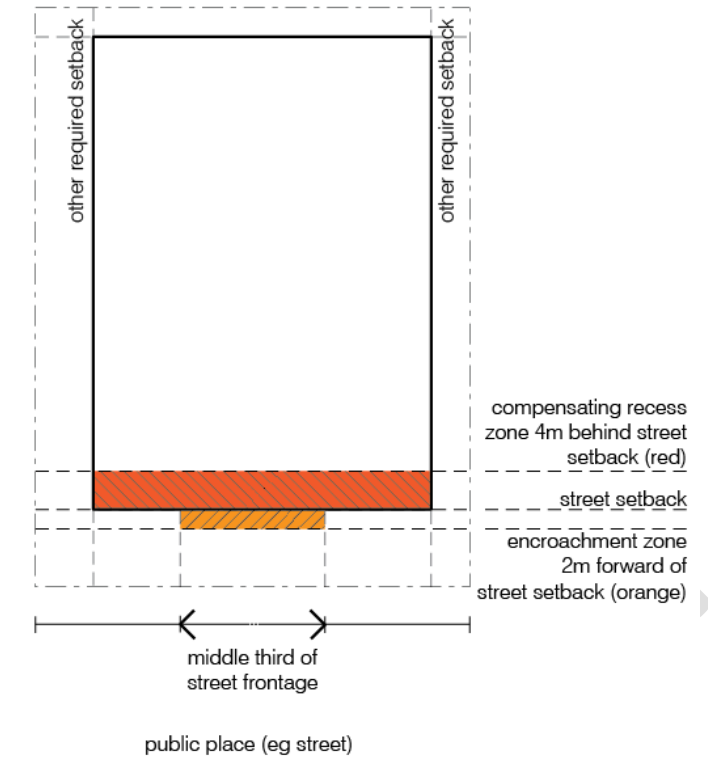
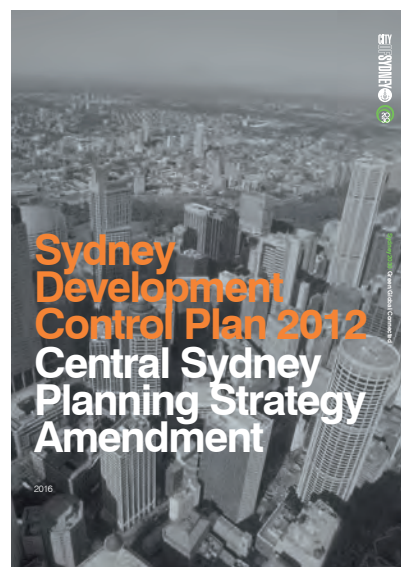


Figure 5.2: Setbacks provide building design flexibility – Minimum Street Setbacks may be varied in accordance with Section 5.1.1.1(3) and the procedures for demonstrating compliance at Schedule 11.



Source: Sydney Development Control Plan 2012. CSPA Amendment prepared by The City of Sydney

Side & Rear Setbacks

Table 5.4: Minimum Side and Rear Setbacks and Building Form Separations

Minimum Side and Rear Setbacks and Building Form Separations	Proposed total height of building			
	Up to 55m	Greater than 55m up to 120m	Greater than 120m up to 240m	Greater than 240m
Side and Rear Setback above Street Frontage Height	0m	4m	3.33% of the proposed total height of building	8m
Building Form Separations on the same site	0m	8m	6.66% of the proposed total height of building	16m

Note: For separation on the same site use the lower building form height to determine the required separation.

- (5) Variation to Side and Rear Setbacks and Building Form Separations may be permitted to building massing that provides equivalent or improved wind comfort, wind safety and daylight levels in adjacent Public Places relative to a base case building massing with complying Side and Rear Setbacks (i.e. variation to massing is governed by achieving equal or better performance).

Procedures for demonstrating compliance with 5.1.1.3(4) are set out in Schedule 11.

- (6) Notwithstanding 5.1.1.3 Side and Rear Setbacks and Separations, greater setbacks and separation may be required through the application of 5.1.1.4 Built form massing, tapering and maximum dimensions, 5.1.2 Development outlook and amenity and/or SEPP 65 (State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development) and the Apartment Design Guide.

5.1.1.4 Built form massing, tapering and maximum dimensions

Value Statement

The impact of tall buildings on the amenity of the public domain increases as building height increases. It is appropriate to manage building dimensions and massing to ensure that buildings are not overwhelming in scale and impact on the amenity of the public domain.

Objectives

- (a) Ensure that tall buildings are slender and do not appear as walls or as overly massive from any direction.
- (b) Ensure residential accommodation, serviced apartment and self-contained hotel developments present as slender buildings.
- (c) Ensure that buildings are slimmest at their peaks so that in the overall city form buildings become less bulky at their upper limits.

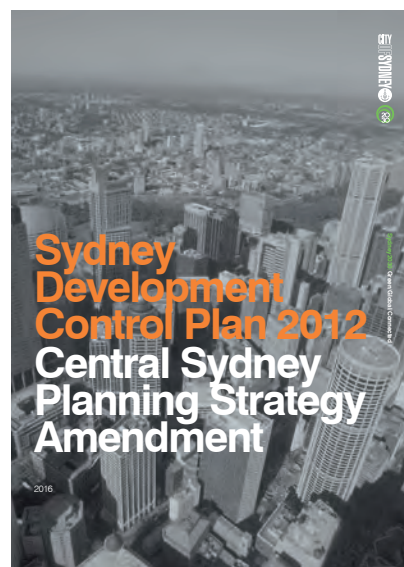
Provisions

- (1) Above Street Frontage Height the maximum horizontal dimension of a building including all external elements (for example architectural elements like horizontal or vertical fins) measured in any direction (including diagonally across the site – see Figure 5.18) is not to exceed:
 - (a) 50m for residential accommodation and serviced apartment developments; and
 - (b) 100m for all other developments.
- (2) For residential accommodation, serviced apartments or self-contained hotels with a height above 55m, the size of any floor plate above the Street Frontage Height must not exceed 1,000 square metres floor space area (as per the Gross Floor Area definition).
- (3) Above the Street Frontage Height the total Building Envelope Area may occupy the following proportion of the site area less any areas of heritage items and required DCP setbacks:
 - (a) 100% up to 120m above ground;
 - (b) 90% above 120m up to 240m above ground; and
 - (c) 80% above 240m above ground.
- (4) For the purposes of calculating Building Envelope Area:

Building Envelope Area is the area including all internal and external built elements and enclosed voids between that floor level and the next floor level measured in plan.

Note: Where a heritage item or part thereof is within a required setback that area is only subtracted once.

Note: Where compliance with Sections 5.1.1.1(2) and 5.1.1.3(5) has been demonstrated in relation to a varied setback, and the resultant Building Envelope Area fails to comply with Section 5.1.1.4(3), the variation to Section 5.1.1.4(3) may be permitted.



Source: Sydney Development Control Plan 2012. CSPA Amendment prepared by The City of Sydney

5.0

**Envelope
Design**

15-23 Hunter Street and
105-107 Pitt Street Sydney



5.1 Existing Site

BUILDING HEIGHT (MAX.):

15-17 Hunter Street 16m

19-21 Hunter Street 19m

23-25 Hunter Street 64m

105 Pitt Street 37m

107 Pitt Street 39m

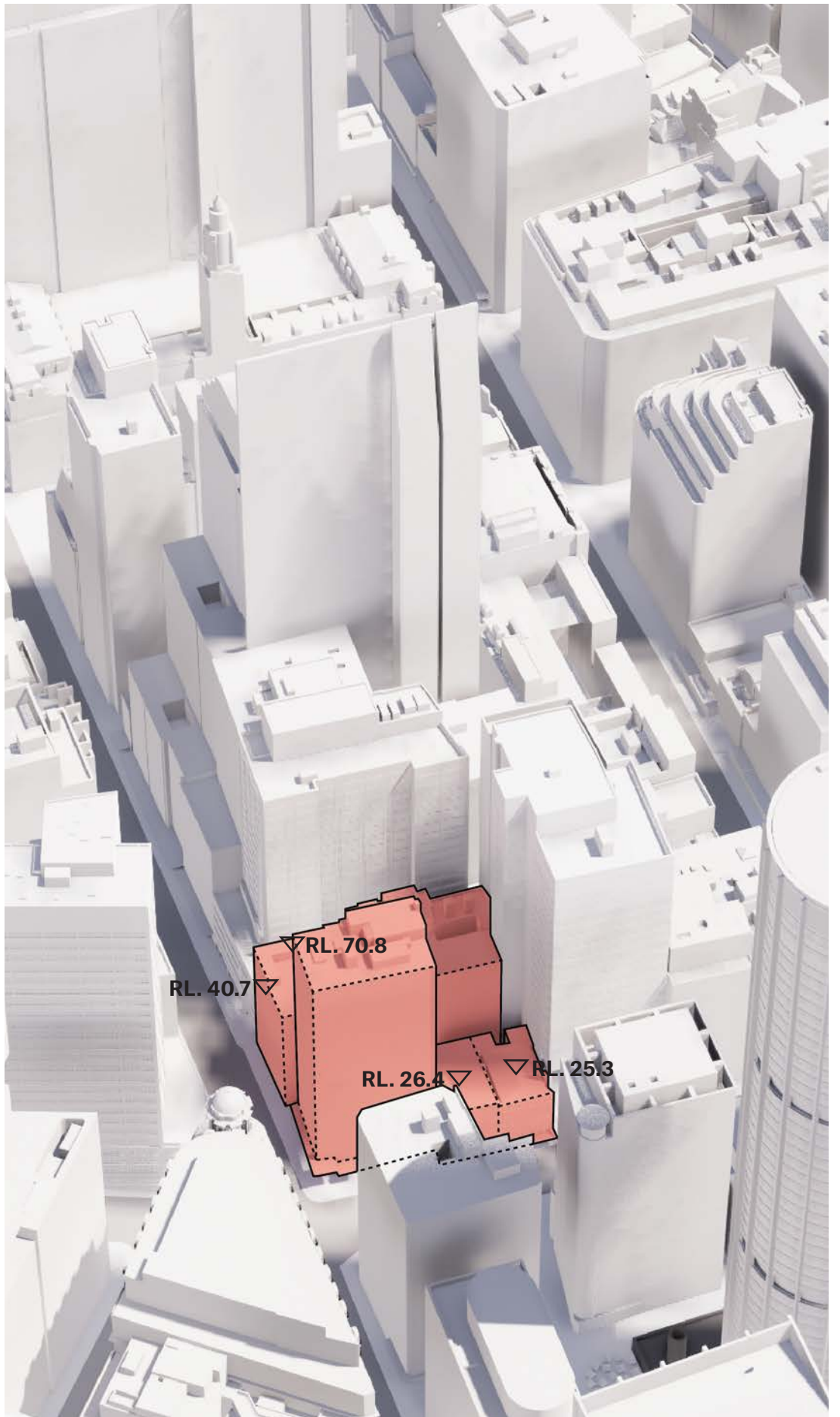
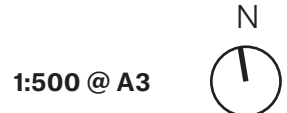


Image source: Bates Smart

5.2 Sydney 2012 LEP/DCP Envelope

- PODIUM HEIGHT:** 45m
- EFFECTIVE TOWER HEIGHT:** 77m*
*Limited by FSR
- TOWER SETBACKS:**
 - Pitt Street 8m
 - Hunter Street 6m
 - Western Boundary 4m
 - Southern Boundary 4m
- FSR:** 13.75:1

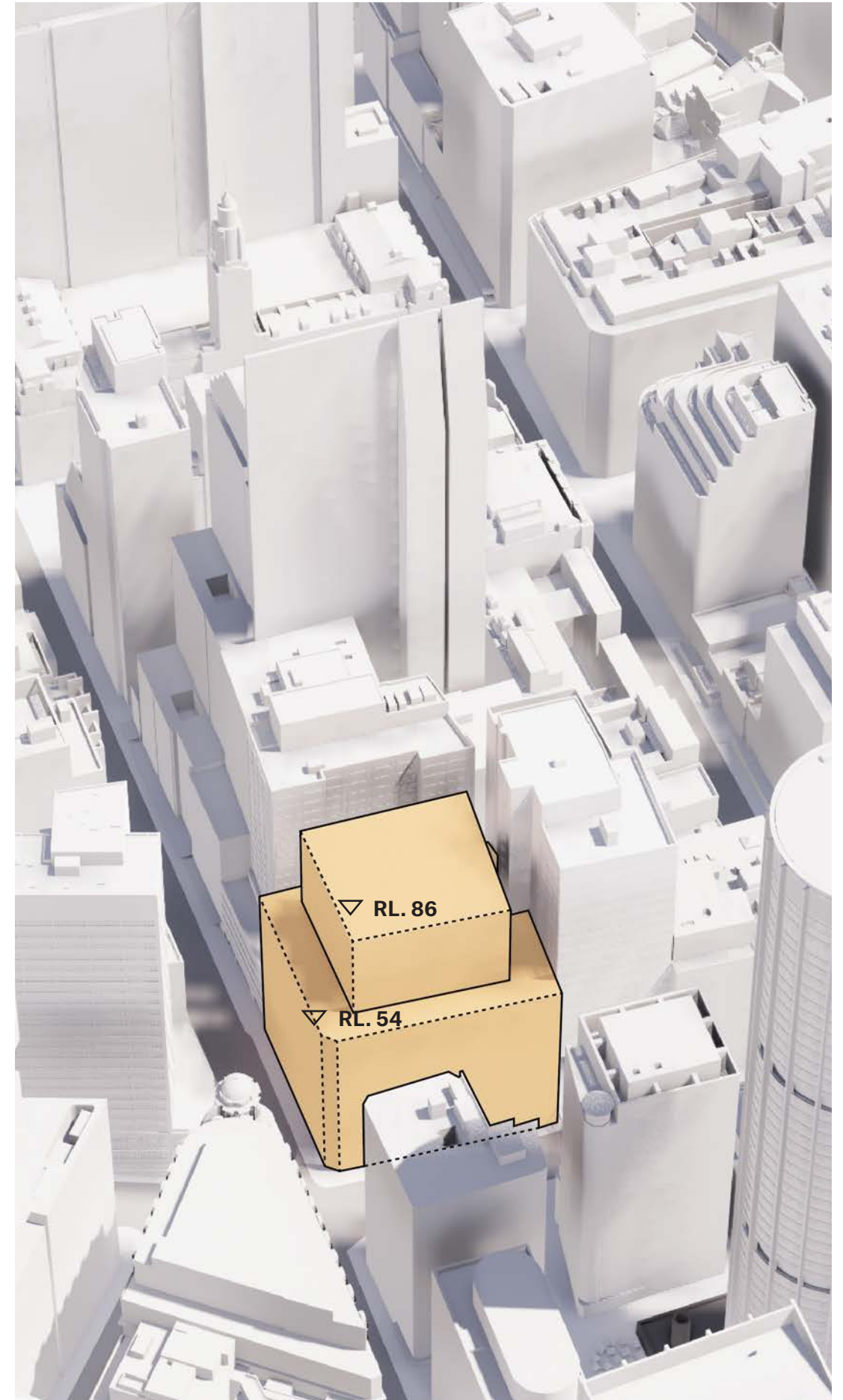
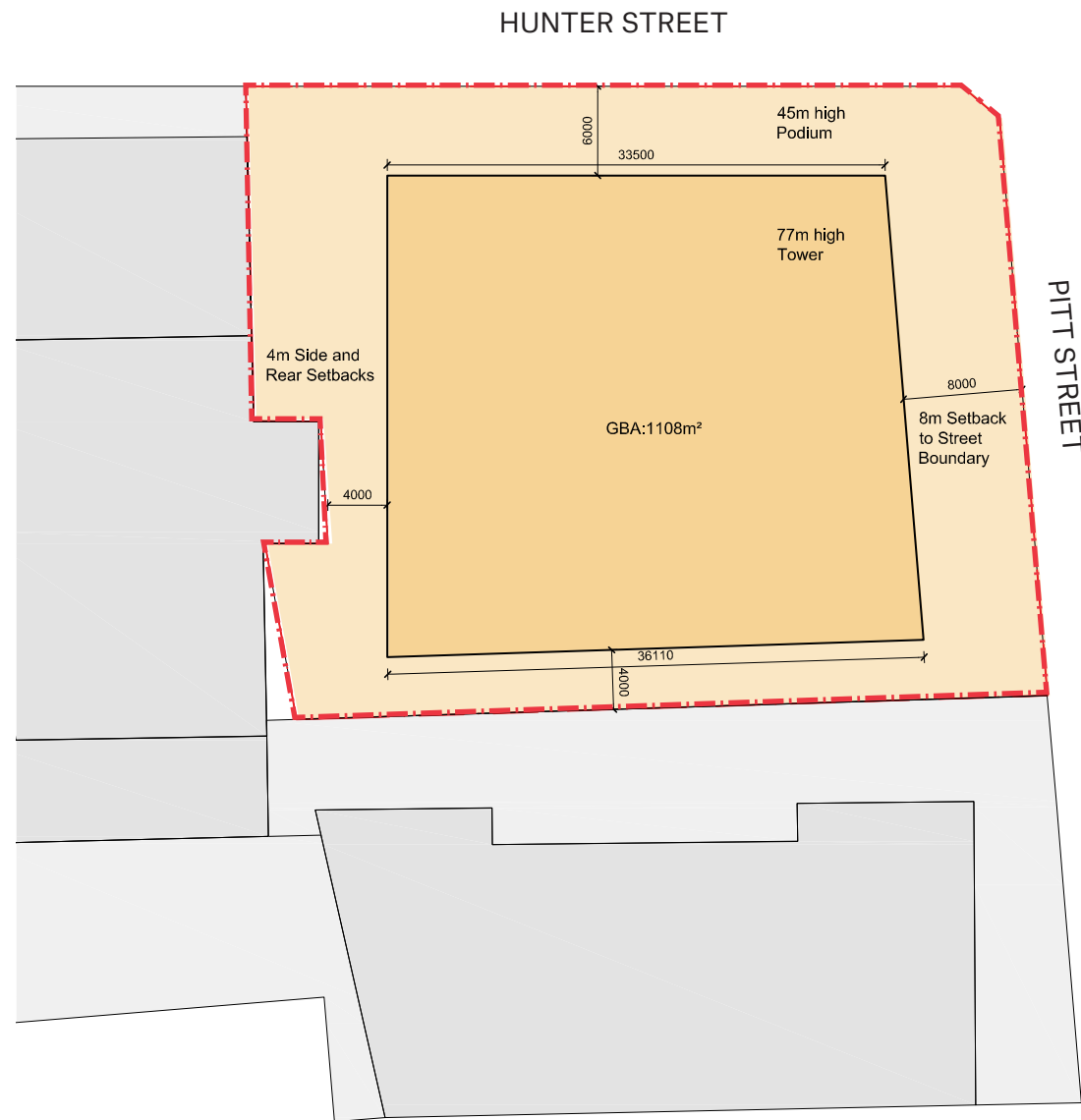


Image source: Bates Smart

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5.3 Central Sydney Planning Strategy Schedule 11 Envelope

PODIUM HEIGHT:	25m
TOWER HEIGHT:	240m
TOWER SETBACKS:	
Pitt Street	8m
Hunter Street	8m
Western Boundary	8m
Southern Boundary	7.15m

This base envelope for comparison complies with Schedule 11 requirements. Refer to Sky View Factor Report for further analysis.

SKY VIEW FACTOR: 14.604%
*at 150m extents

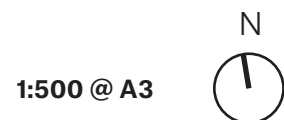
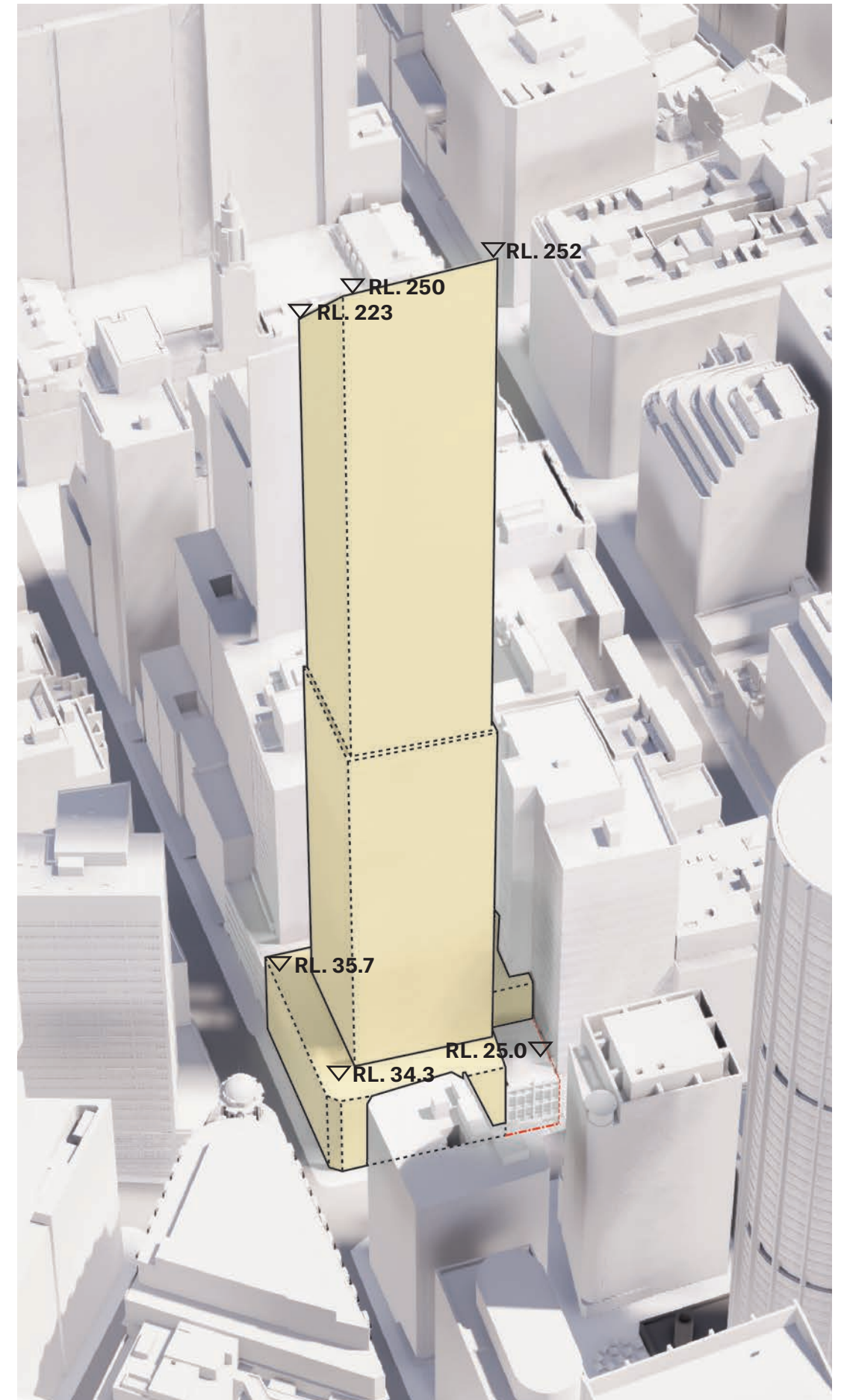
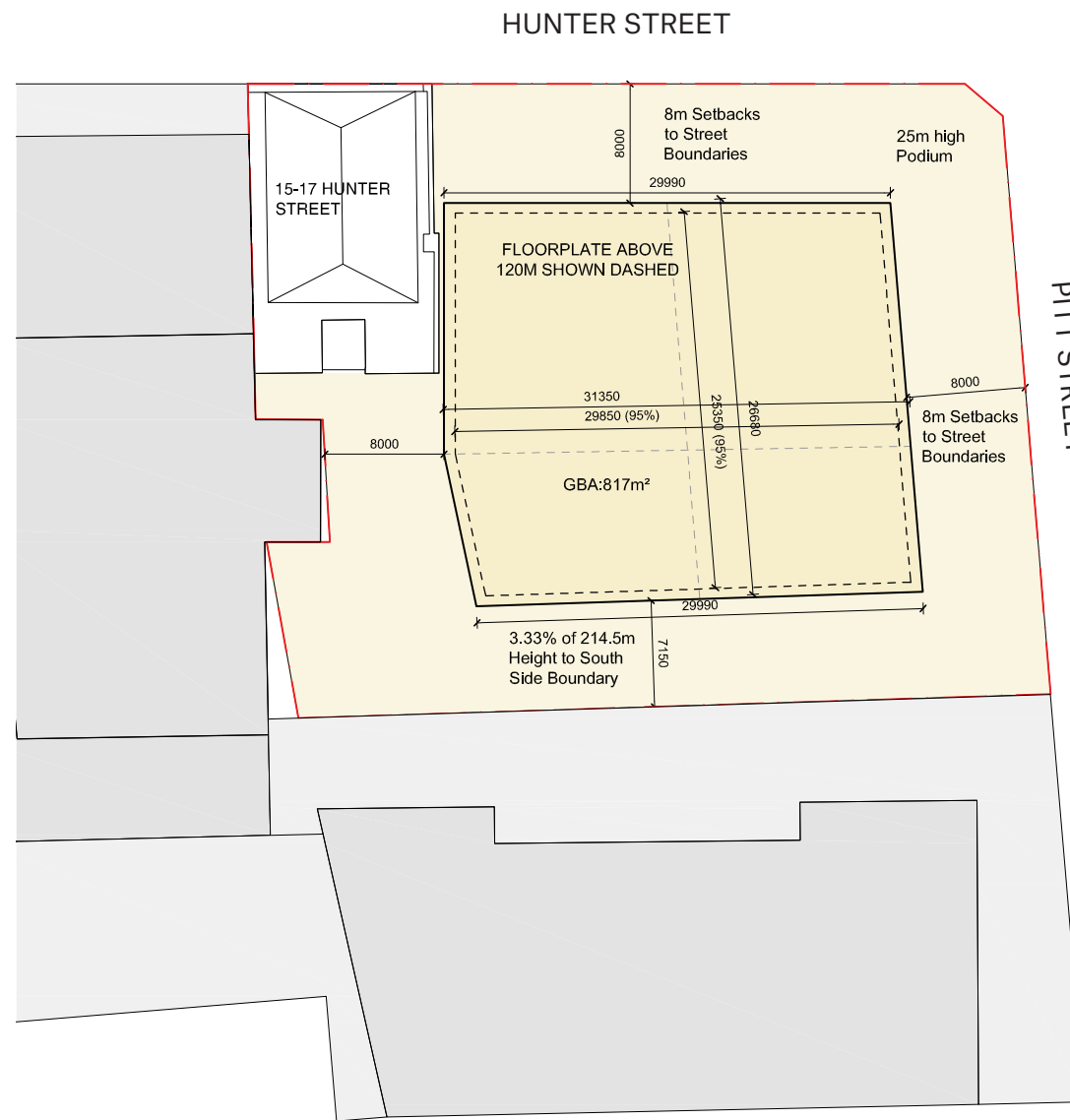


Image source: Bates Smart

HIGH RISE GBA: 739m²

FACADE ZONE: 750mm

CORE SIZE: 118m² (16% GBA)

NLA: 540m²

Although this base envelope for comparison complies with 2020 Schedule 11 requirements, this envelope would be a sub optimal outcome for the site.

- The 7.15m and 8m setbacks result in a floorplate size which is too small for a viable commercial scheme.
- The setbacks do not relate to the adjacent buildings at 9 Hunter Street and 109 Pitt Street.
- The site area surrounding the protruding 9 Hunter Street core would not benefit from separation and therefore is wasted space.

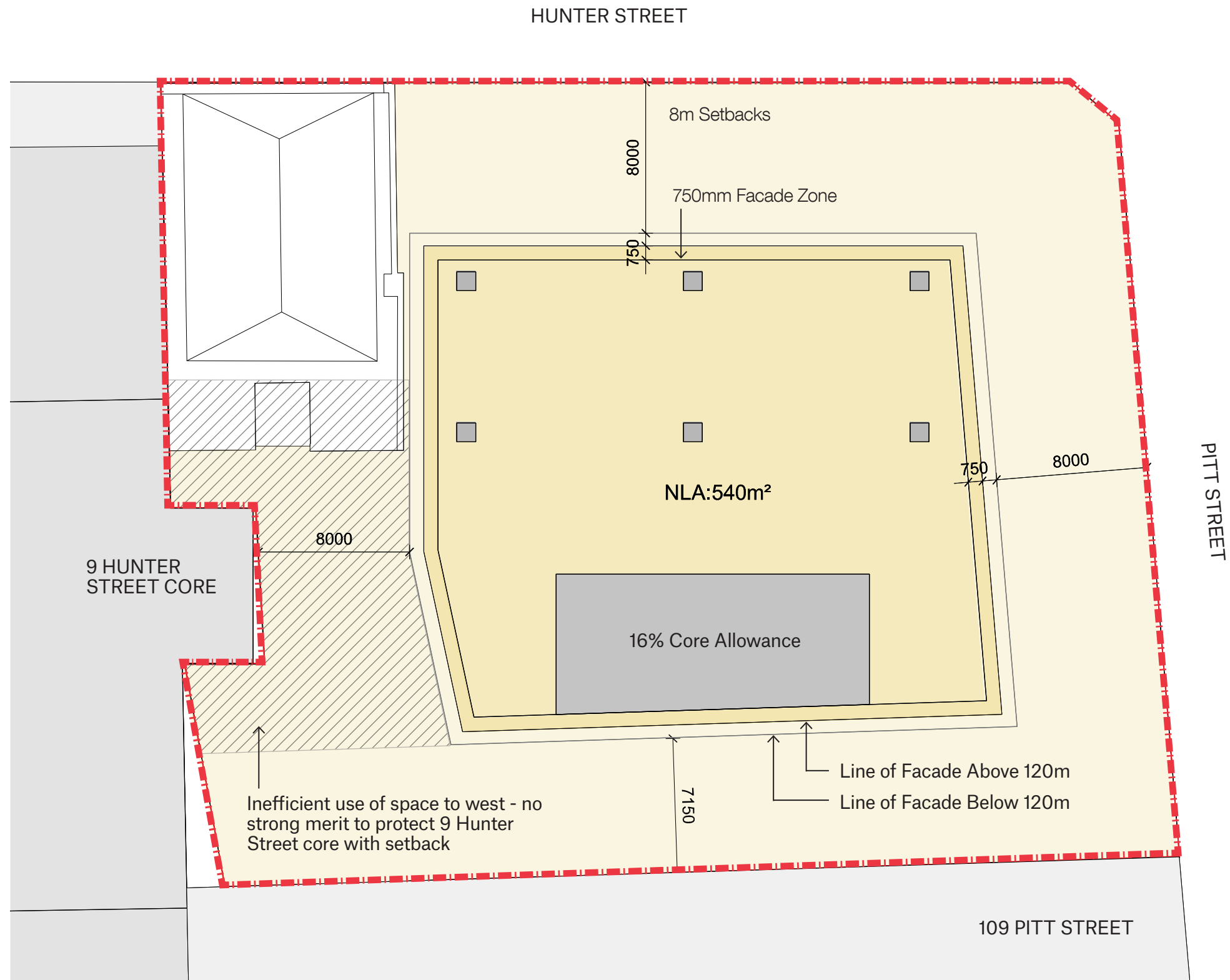


Image source: Bates Smart

5.4 Proposed Envelope

PODIUM HEIGHT: 16m - 25m

TOWER HEIGHT: 213.5m

TOWER SETBACKS:

- Pitt Street 7.5m average
- Hunter Street 4m
- Western Boundary 5.5m max.
- Southern Boundary 4m

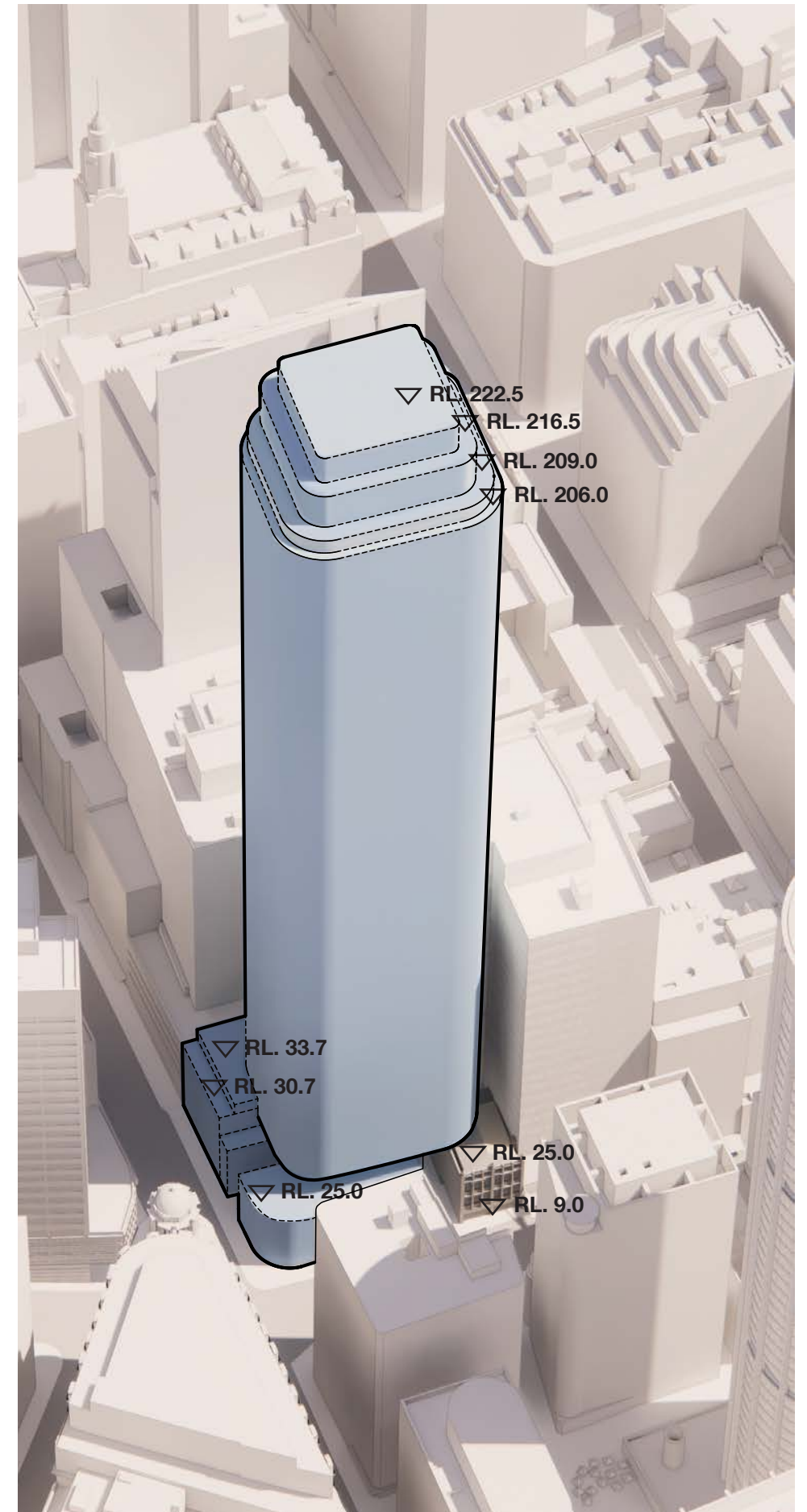
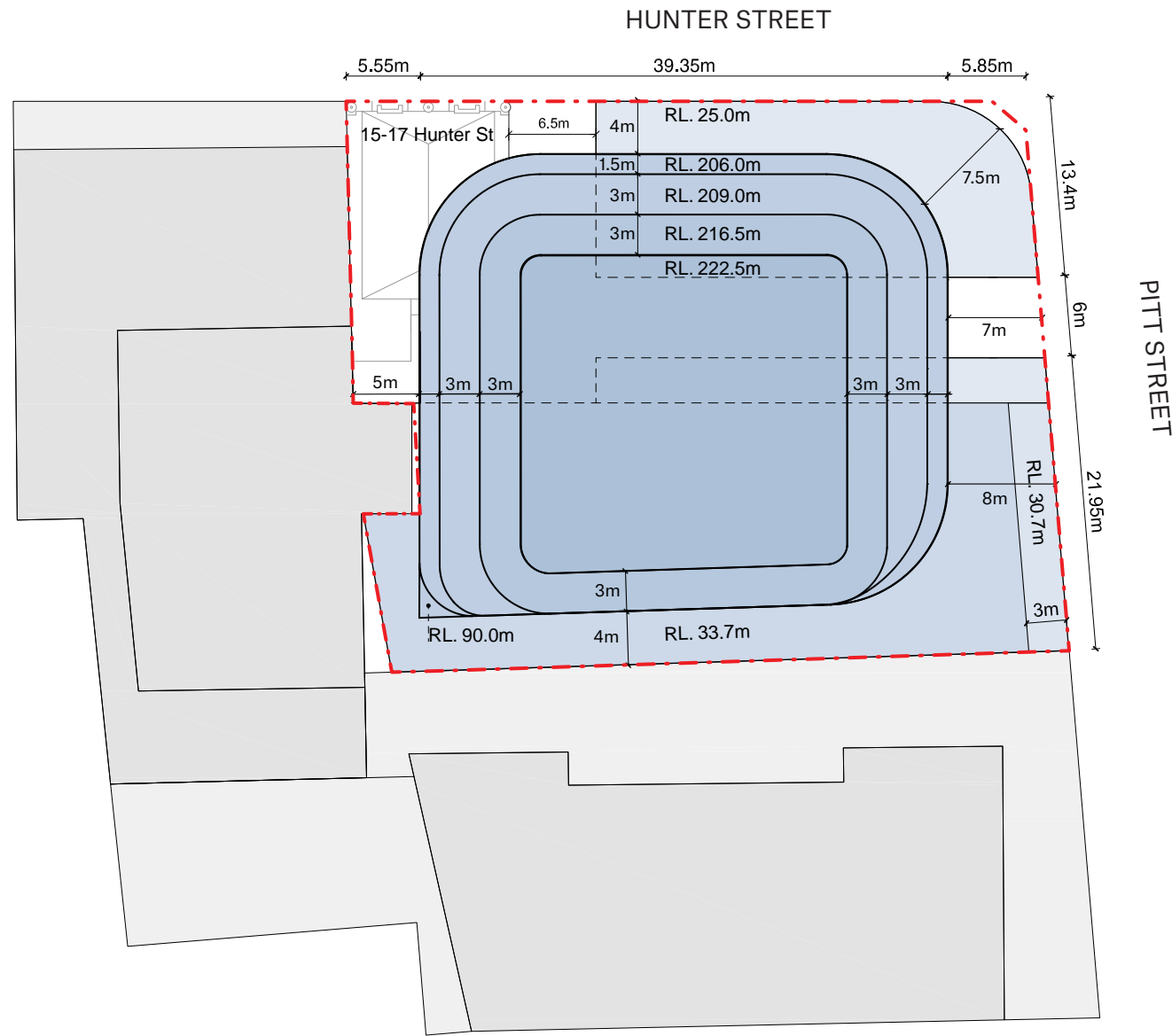


Image source: Bates Smart

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Proposed Envelope

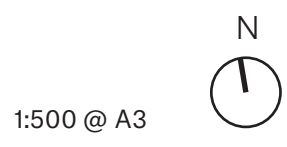
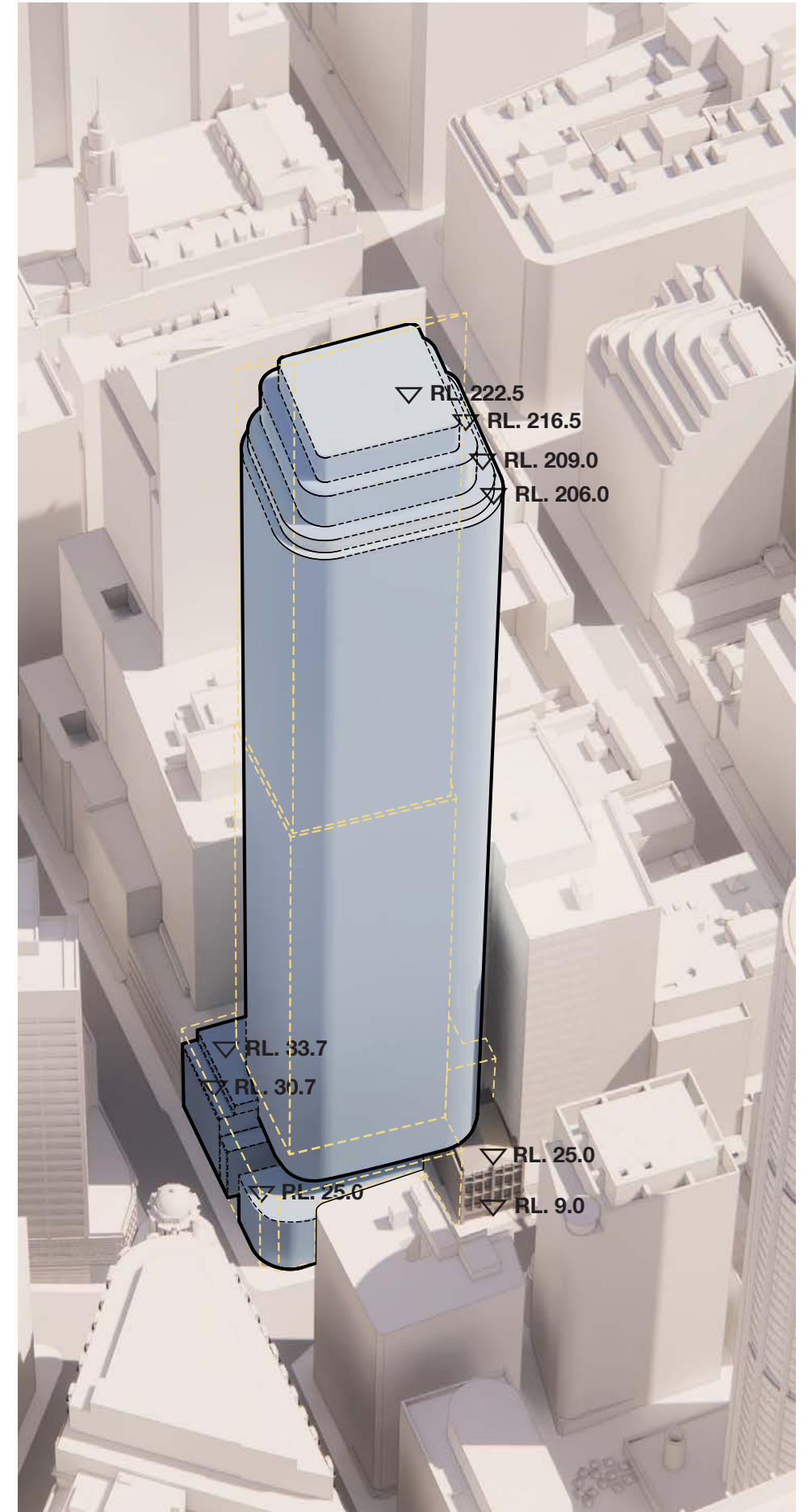
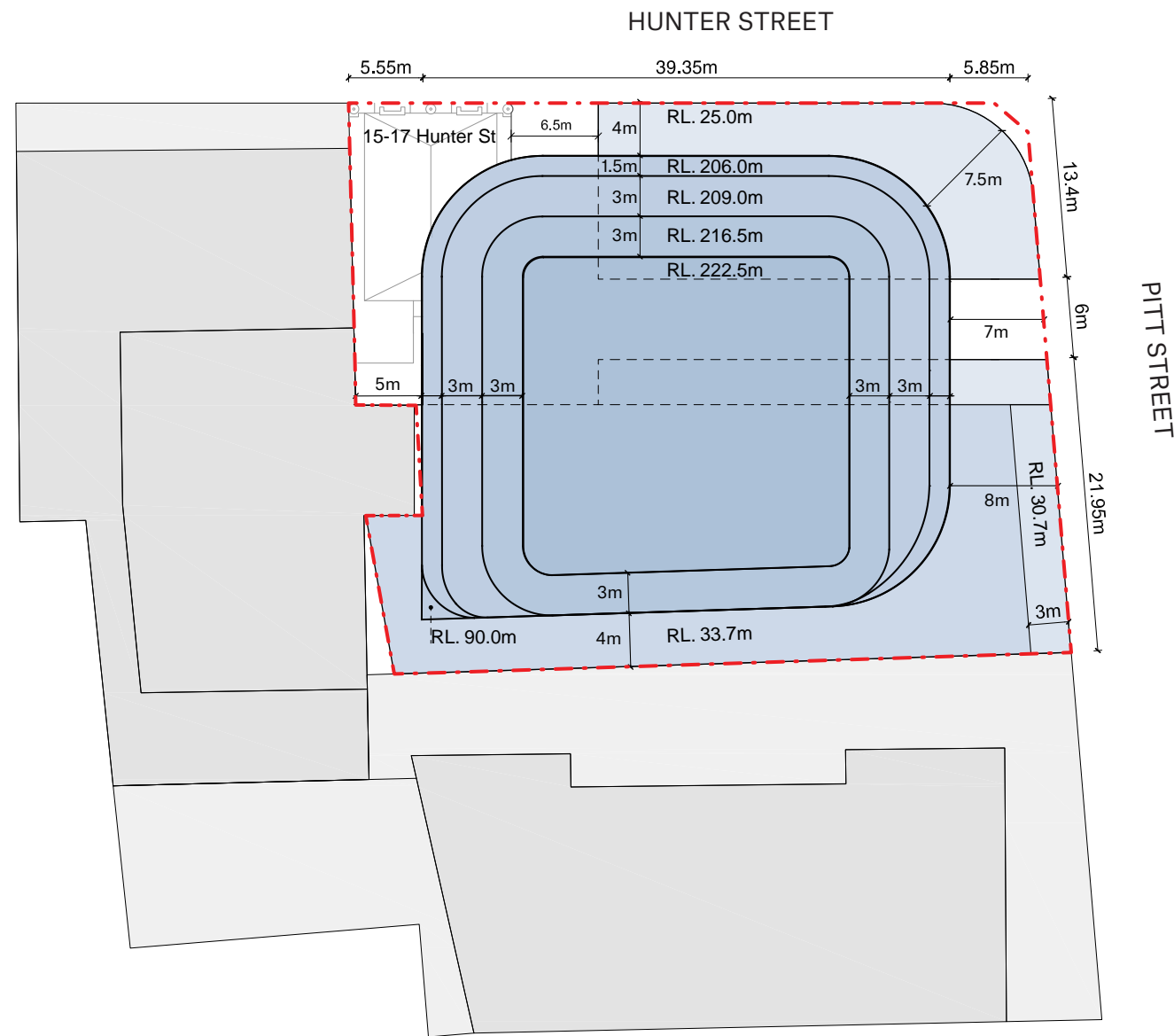
--- Schedule 11 envelope
dashed shown in yellow

Podium Height: 16m - 25m
 Tower Height: 213.5m
 Max RL: 222.5m

TOWER SETBACKS:
 Pitt Street 7.5m average
 Hunter Street 4m
 Western Boundary 5.5m max.
 Southern Boundary 4m

SKY VIEW FACTOR: **14.605%**
 at **150m** extents

This is an improvement of 0.001% compared to the Schedule 11 Base Case Envelope with the existing 15-17 Hunter Street building considered as heritage listed.



The proposed envelope SVF is “better than” the Schedule 11 Comparison Envelope's SVF.

SKY VIEW FACTOR: 14.605%

Δ = +0.001% better than the Schedule 11 Comparison Envelope at 150m extents

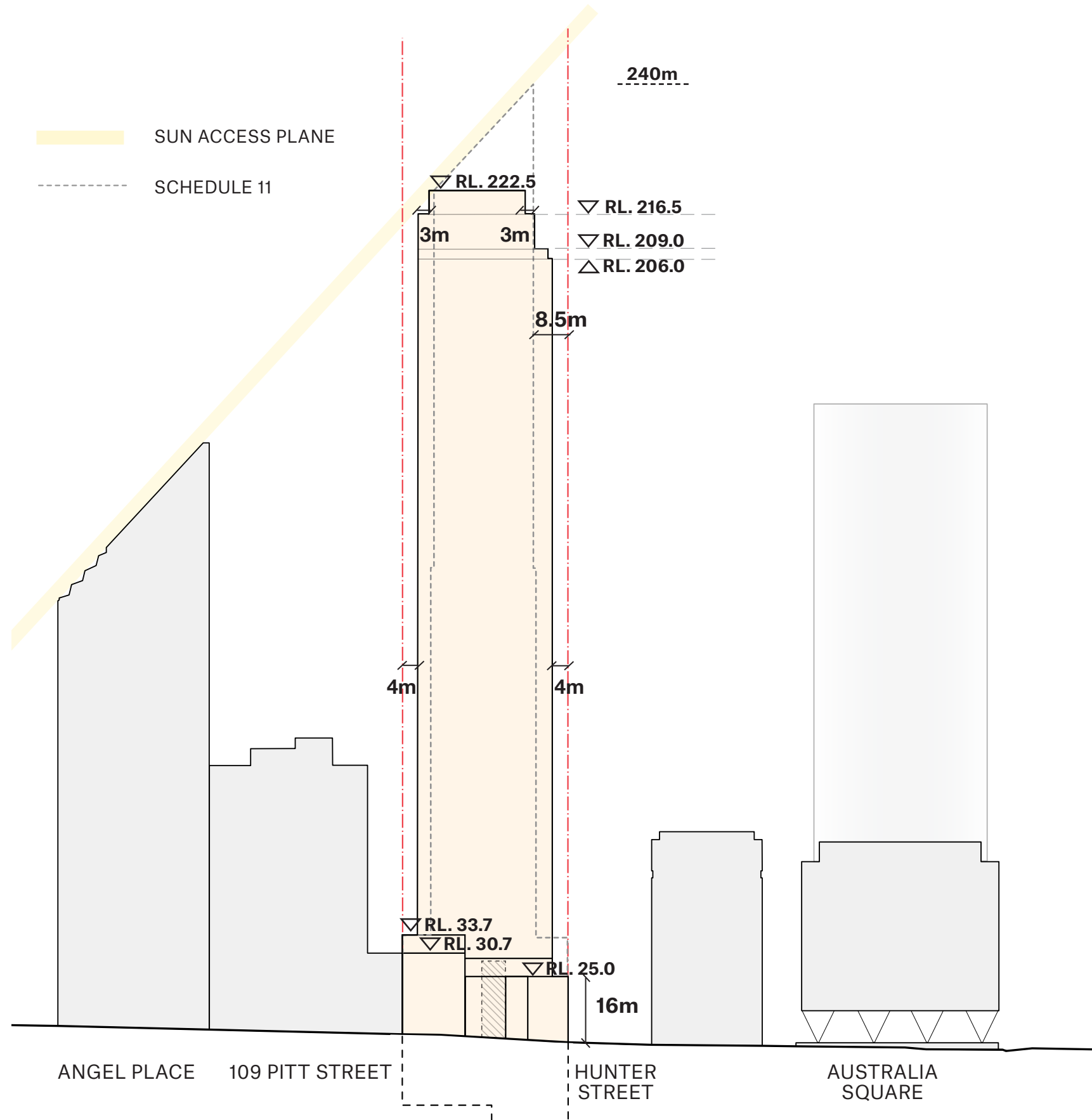
For more detail please see the Sky View Factor Report.

The proposed envelope's wind effects are also deemed to be “better than” the Schedule 11 Comparison Envelope, as indicated in the Wind Report by Mel Consulting.

Image source: Bates Smart

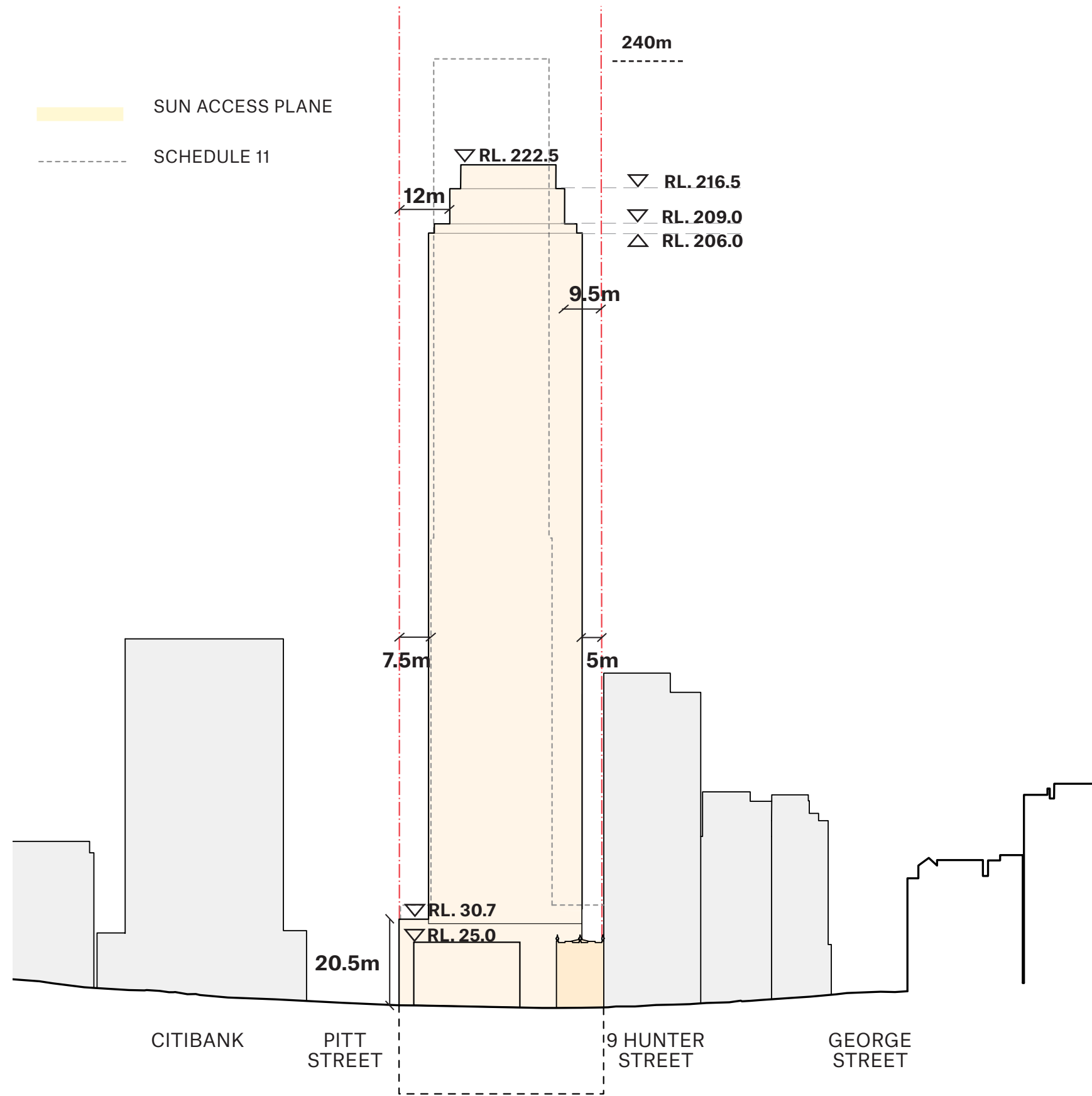


The proposed envelope is shorter than the Schedule 11 Base Case Envelope. This allows for improved floorplates whilst achieving an equivalent Sky View Factor.



PITT STREET ELEVATION

Image source: Bates Smart

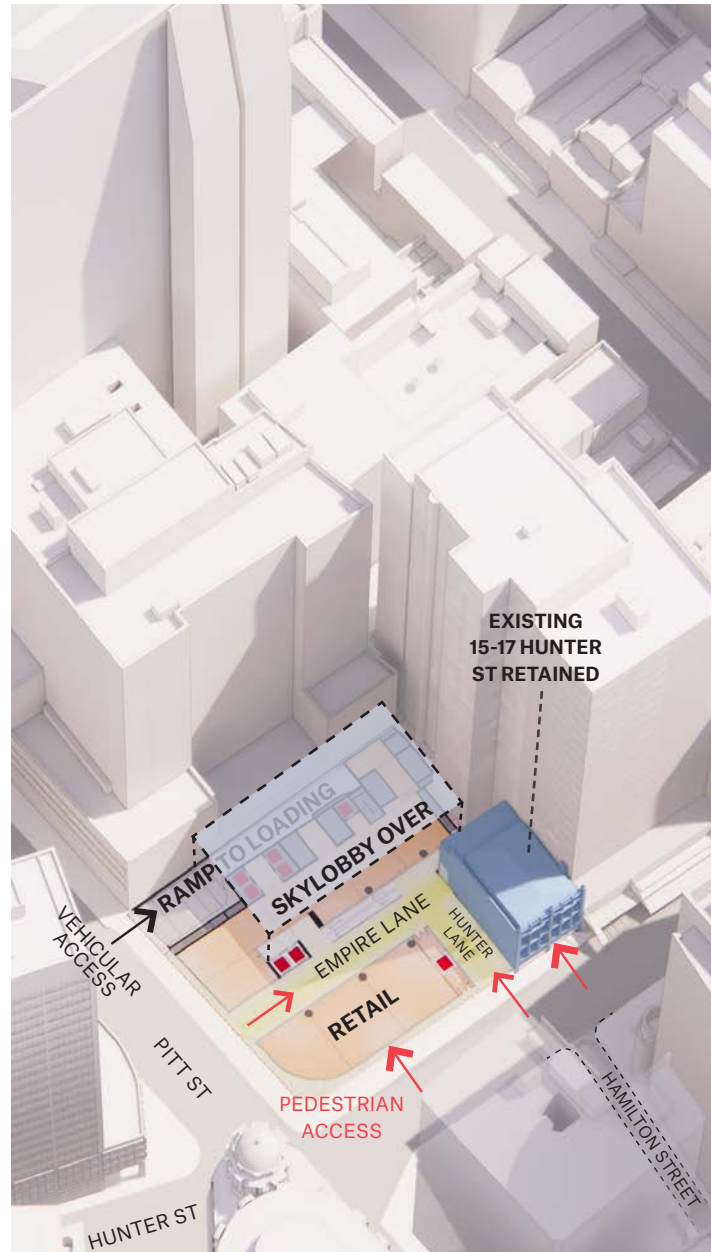


HUNTER STREET ELEVATION

Image source: Bates Smart

5.5 Envelope Principles

TO BE UPDATED

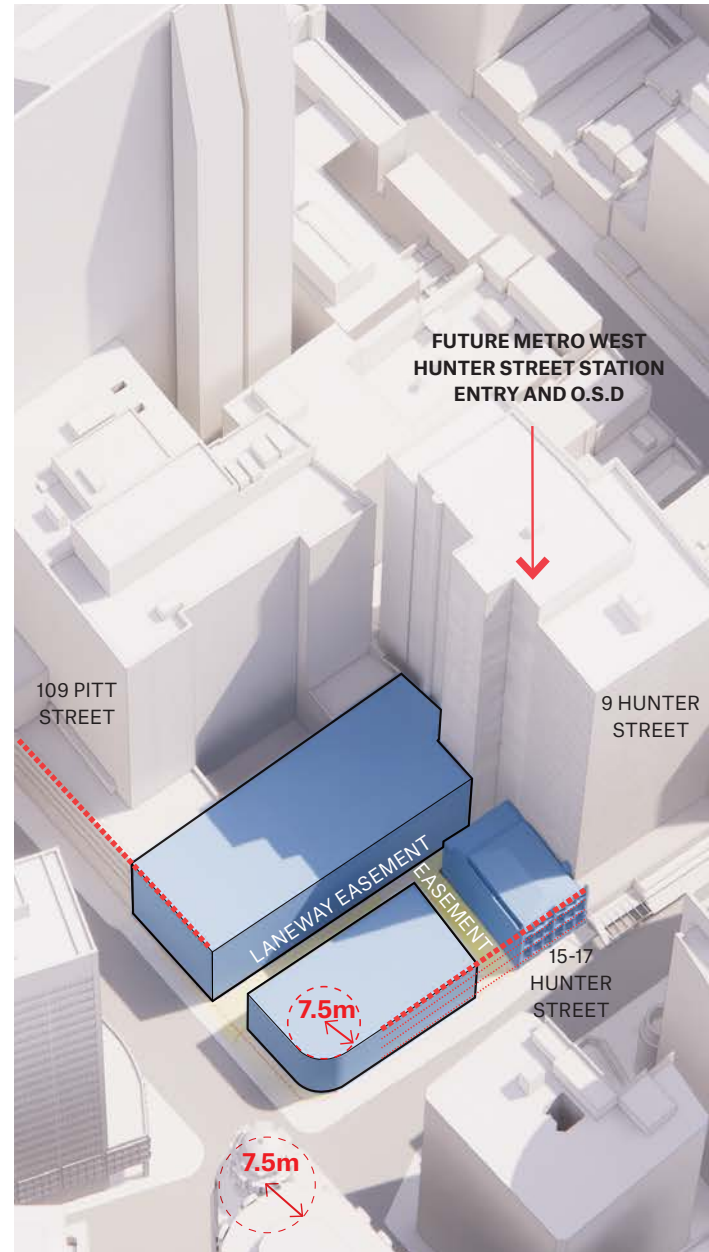


1. LANEWAY CREATION, ACCESS AND RETENTION

Widening of Empire Lane and creation of Hunter Lane adjacent the existing 15-17 Hunter Street, which is to be retained.

Prominent corner volume allows for multiple pedestrian entry points and street activation along both streets.

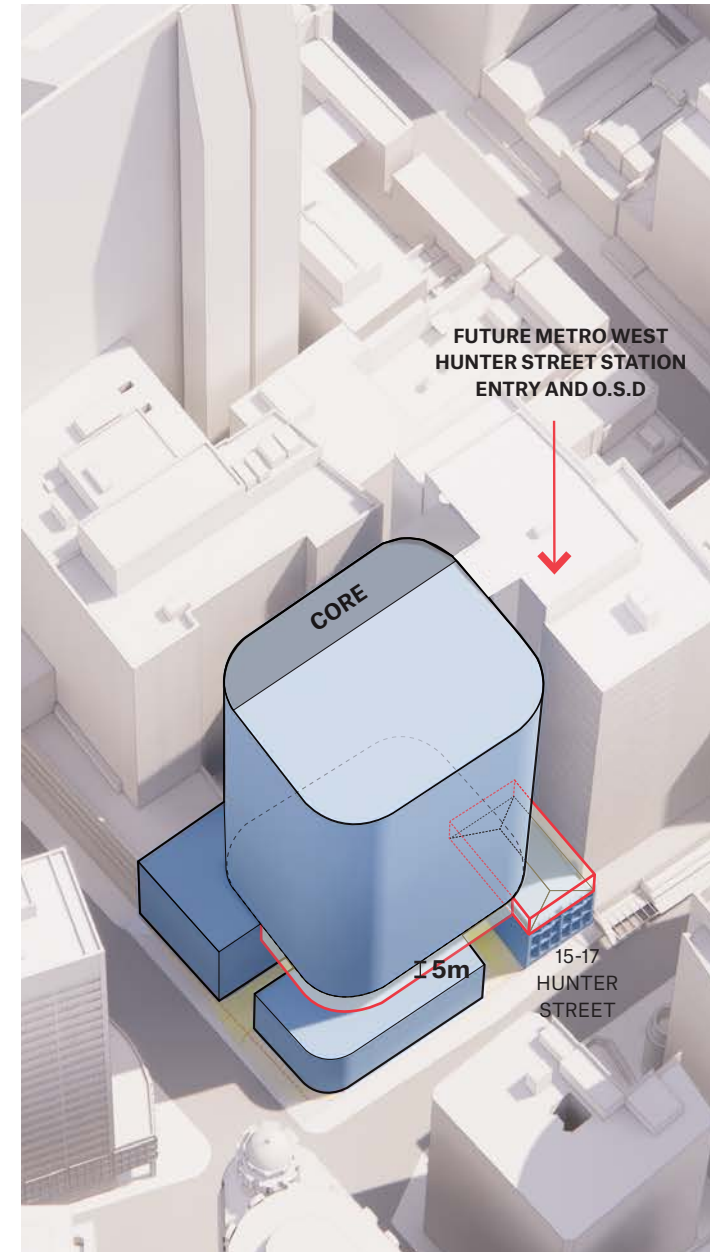
Vehicular entry is via a speed ramp located along the Southern boundary accessed via Pitt Street.



2. PODIUM ALIGNMENTS

Podium levels align with existing 15-17 Hunter Street features and parapet. Podium parapet to Pitt Street to align with adjacent 109 Pitt Street. Podium radius of 7.5m consistent with Radisson Blu Plaza Hotel.

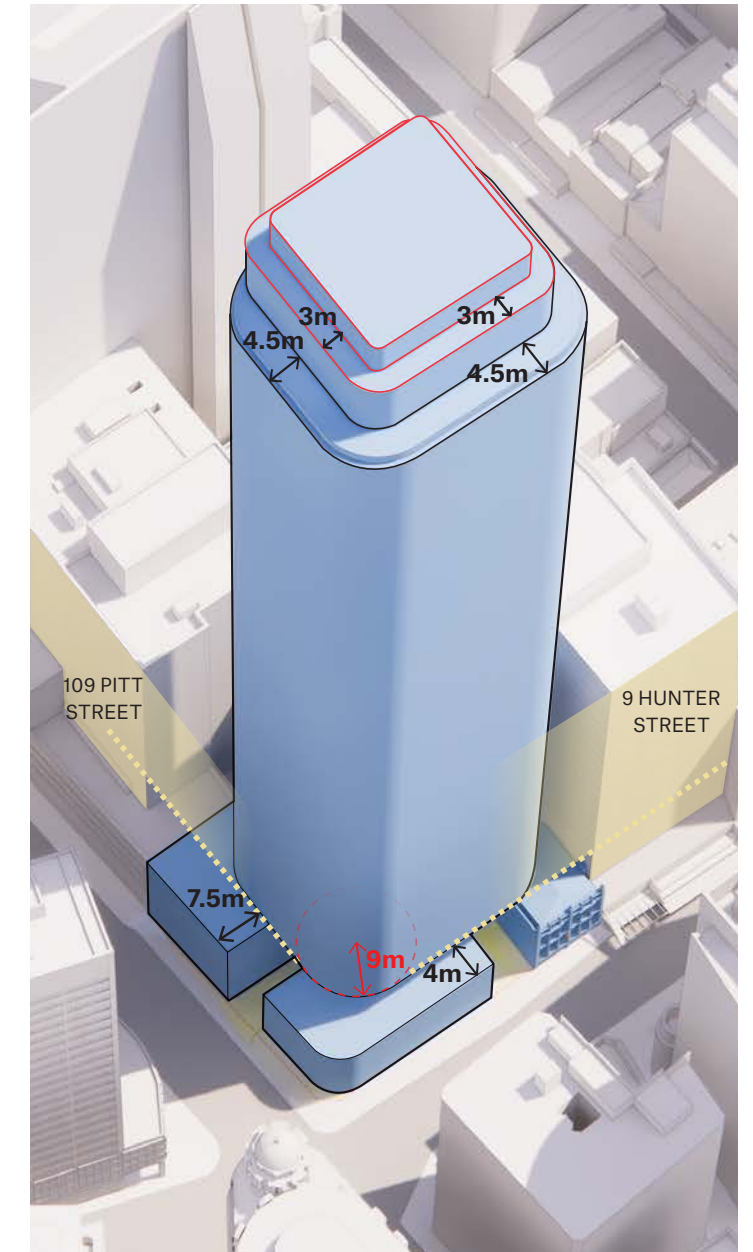
A 19m high easement protects daylight access to the laneways.



3. RELATIONSHIP TO CONTEXT

A 5m void above podium buildings to Hunter Street preserves daylight to the laneway and create curtilage to 15-17 Hunter Street.

The tower core is located to the south of the site. 9 Hunter Street is the future site of the Metro West Hunter Street Station entry, which will replace the existing adjacent building.



4. TOWER SETBACKS AND ENVELOPE

Setbacks relate to existing context and achieve minimum required size for commercial floorplates. Tower crown setback and curved corner to tower are an effective and necessary strategy in mitigating sky view loss to the street. The curved corner also addresses the unconventional alignment of Pitt and Hunter Streets.

Potential for rooftop terrace with public benefit.

5.6 Podium Alignments Hunter Street

HUNTER STREET PODIUM ALIGNMENT

The proposed envelope podium parapet aligns with the cornice of 15-17 Hunter Street, and allows the moulded spires to sail clear of the podium and remain clearly legible. The envelope comfortably allows for future floor levels to compliment and respect the facade of 15-17 Hunter Street, whilst allowing for a substantial L03 outdoor space with wind and noise protection.

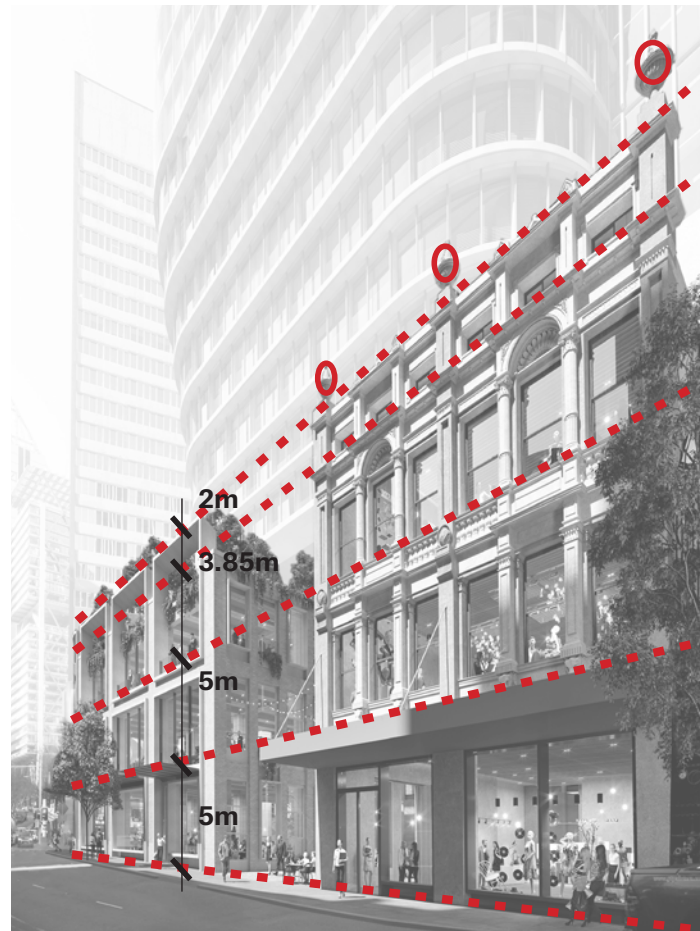
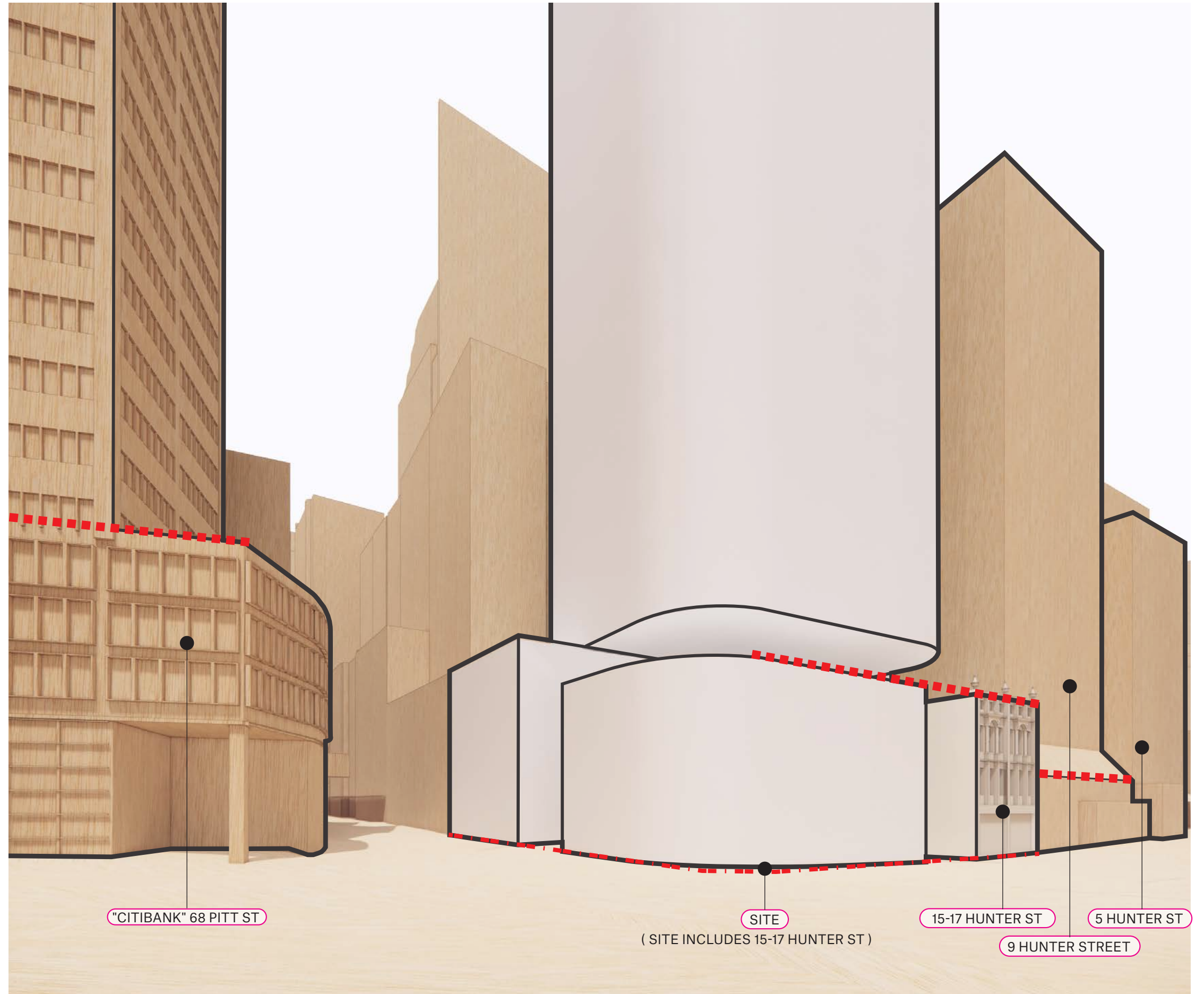


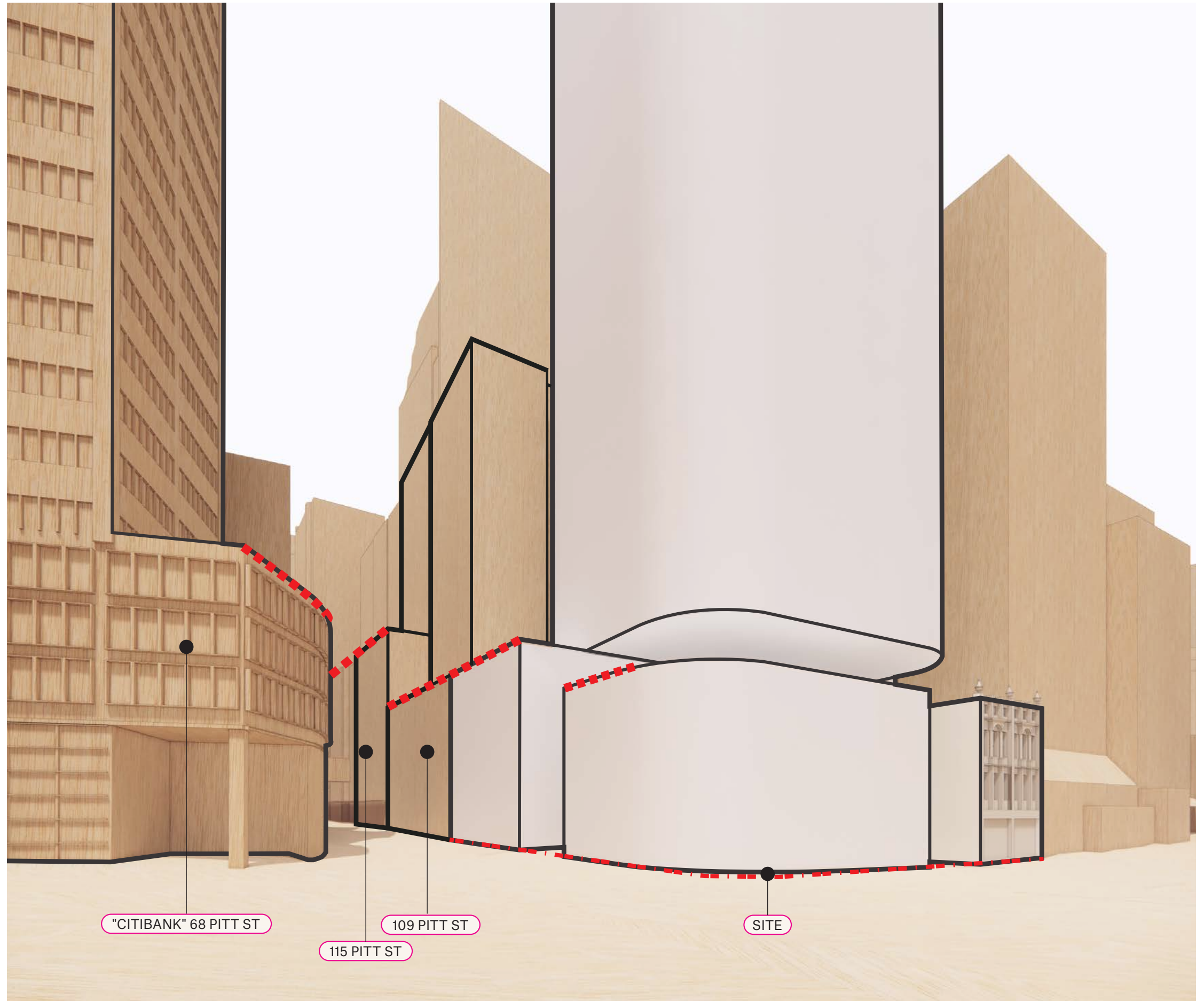
Image source: Bates Smart



Pitt Street

PITT STREET PODIUM ALIGNMENT

The proposed envelope podium parapet steps up to align with 109 Pitt Street, and completes a progressive decent starting with Angel Place and 115 Pitt St. The parapet height is also in keeping with it's neighbour on the opposite side of Pitt street: "Citibank" at 68 Pitt Street.

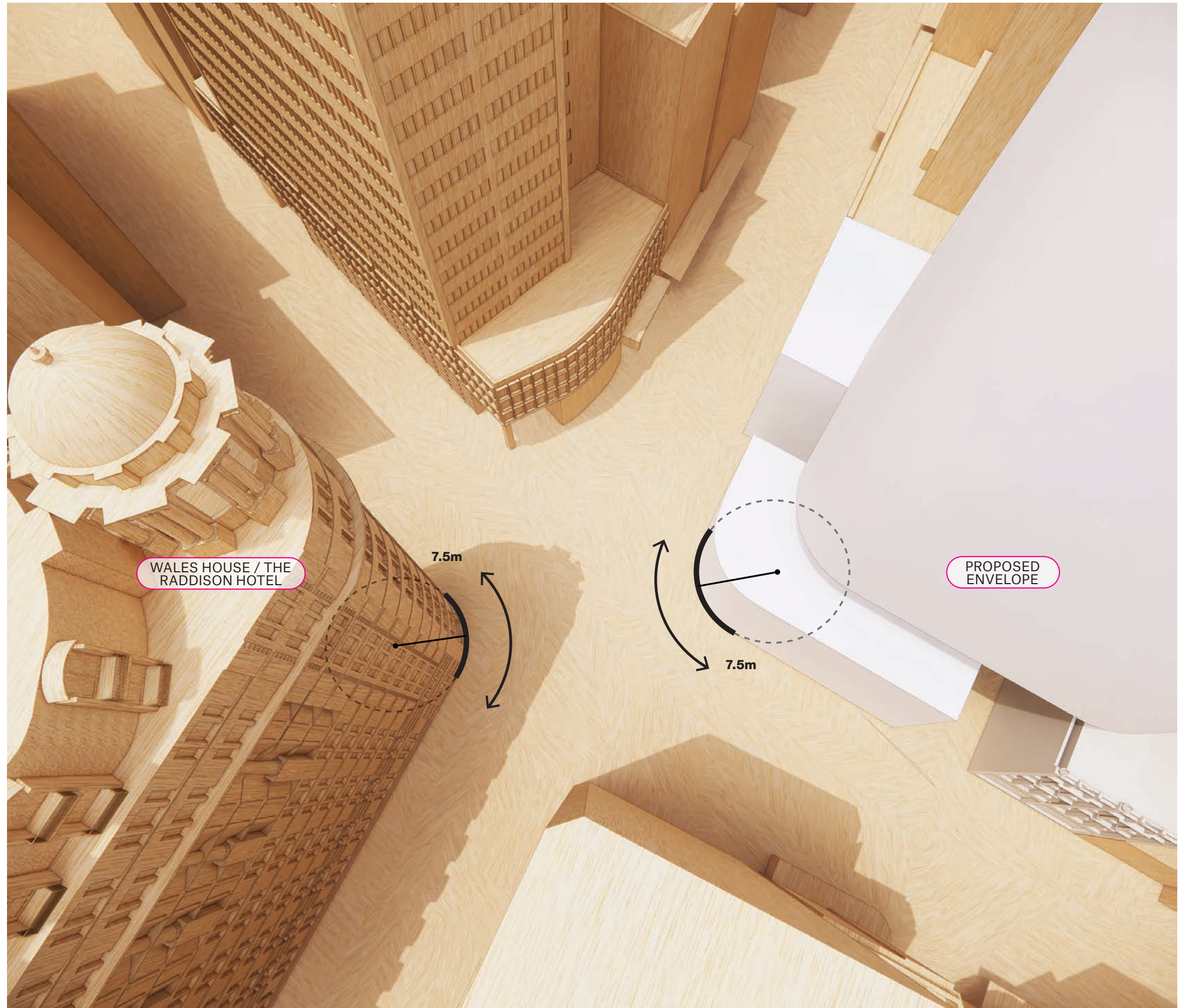


CORNER CURVATURE / RELATIONSHIP TO WALES HOUSE (THE RADDISON HOTEL)

The proposed cradius of 7.5m at the corner of Hunter & Pitt Streets matches the radius of the heritage listed Wales House / Raddison Hotel opposite the Site.



Image source: Bates Smart



5.7 Tower Setbacks

HUNTER STREET

The provision of an 8m tower setback would create further inconsistency in the Hunter Street wall alignment established to the west and the east. The site is located at a prominent Central Sydney Street corner and will be a defining form in the emerging tower cluster. As such there is urban design merit in anchoring the street corner with a landmark form that sits closer to a primary street frontage.

The radiused tower corners soften the built form edge as opposed to a uniform tower setback with squared off corners.

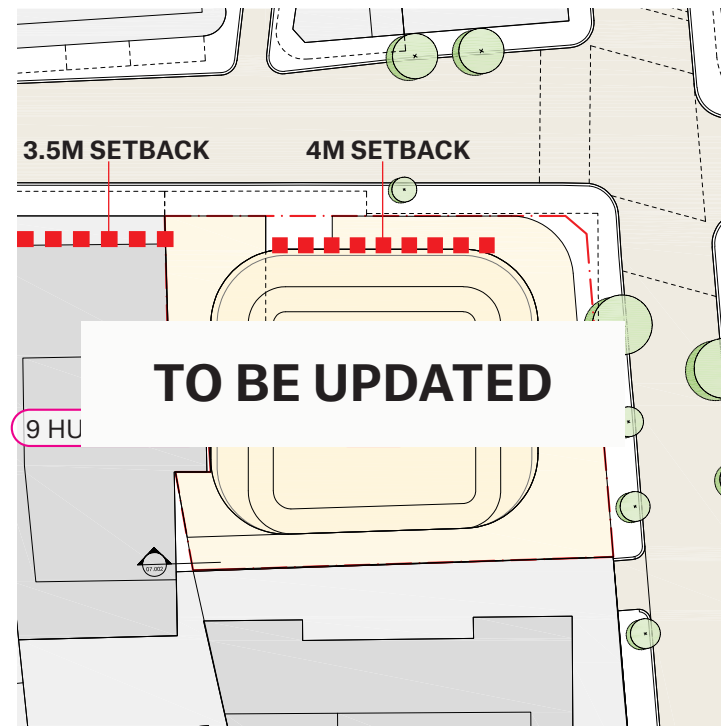
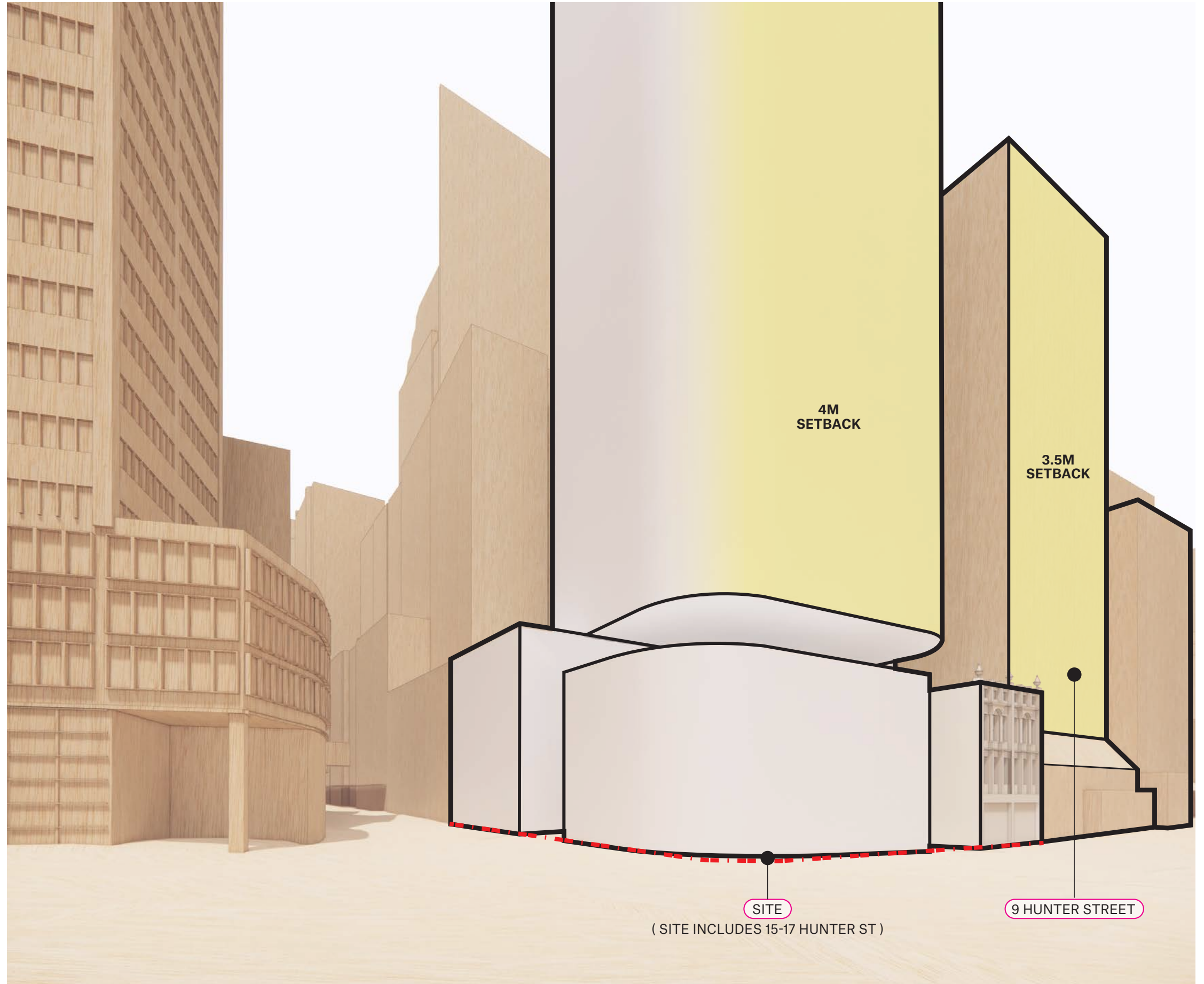


Image source: Bates Smart



PITT STREET

The setback is 8m at the Southern Edge of the tower, and reduces to 7m towards Hunter Street. The envelope's acute angle to Pitt Street is consistent with North/South grid alignments of the local context including both 109 Pitt Street and 105 Pitt Street.

The radiused tower corners further increase the effective setback at the southern end of the tower and open up views and daylight to 109 Pitt Street, achieving an 11m street setback at the mid-point of the curve.

The setback at the corner of Hunter & Pitt is suitable for an urban tower of this prominence and appears contextually appropriate.

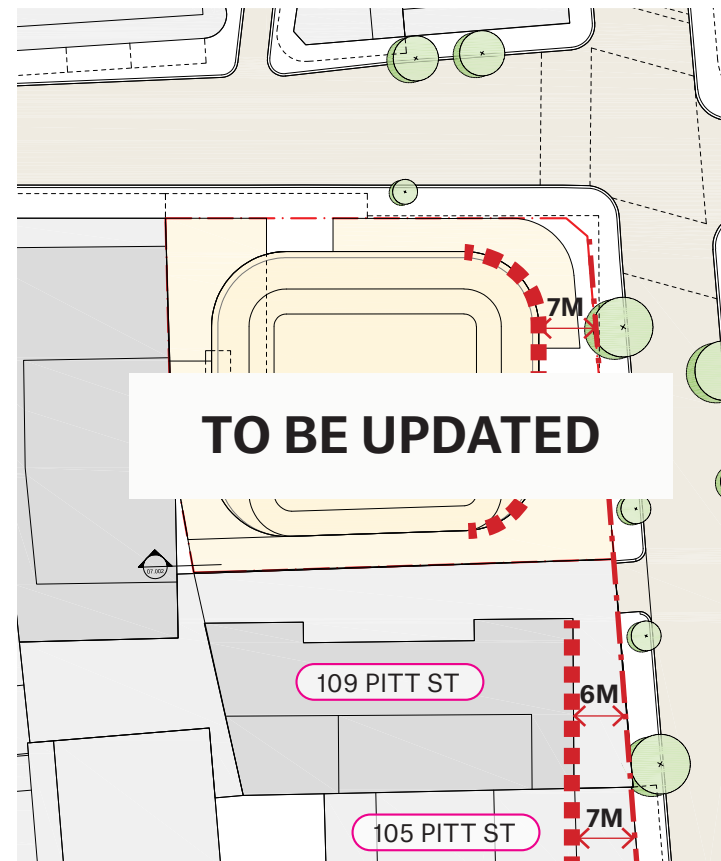
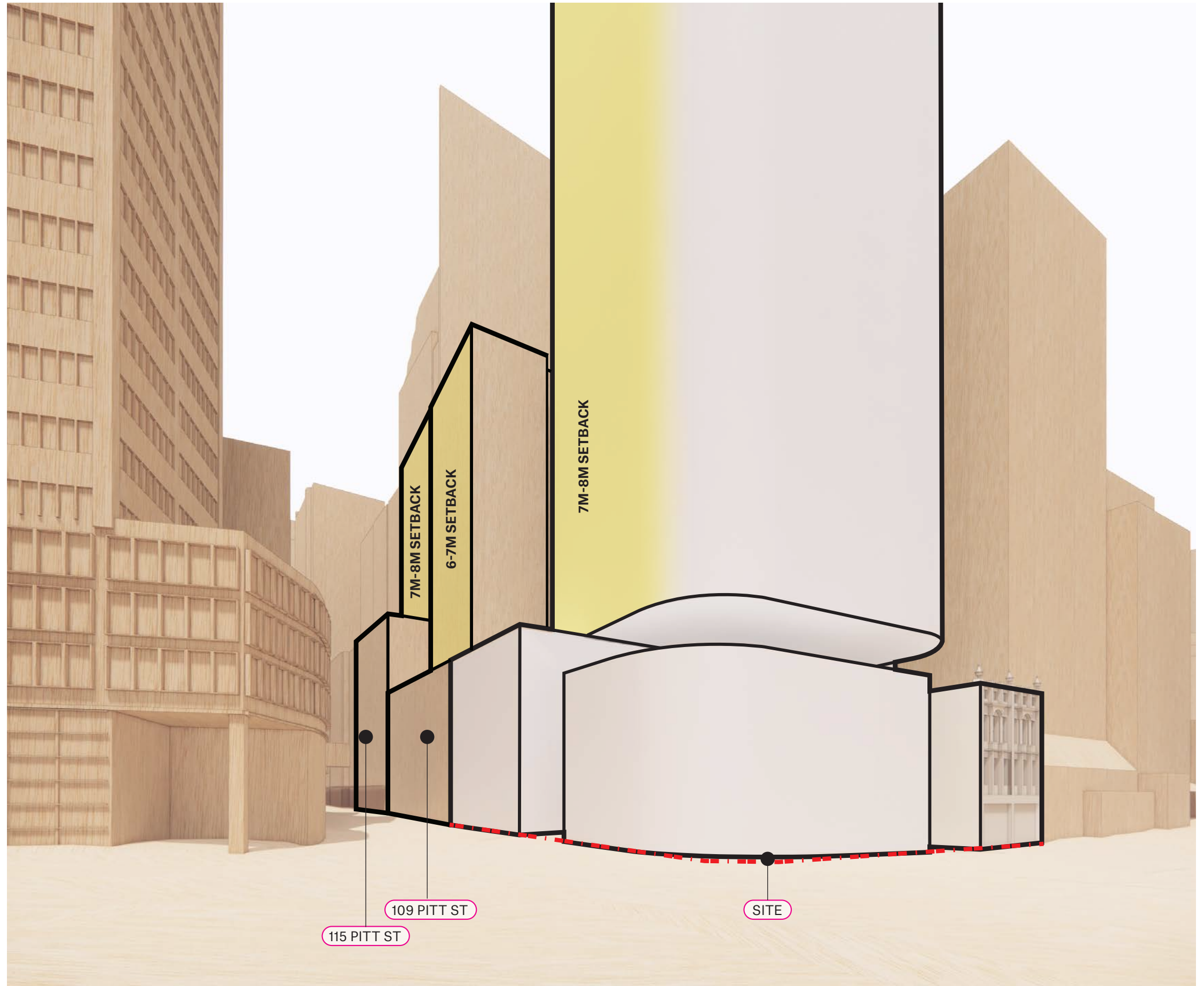


Image source: Bates Smart



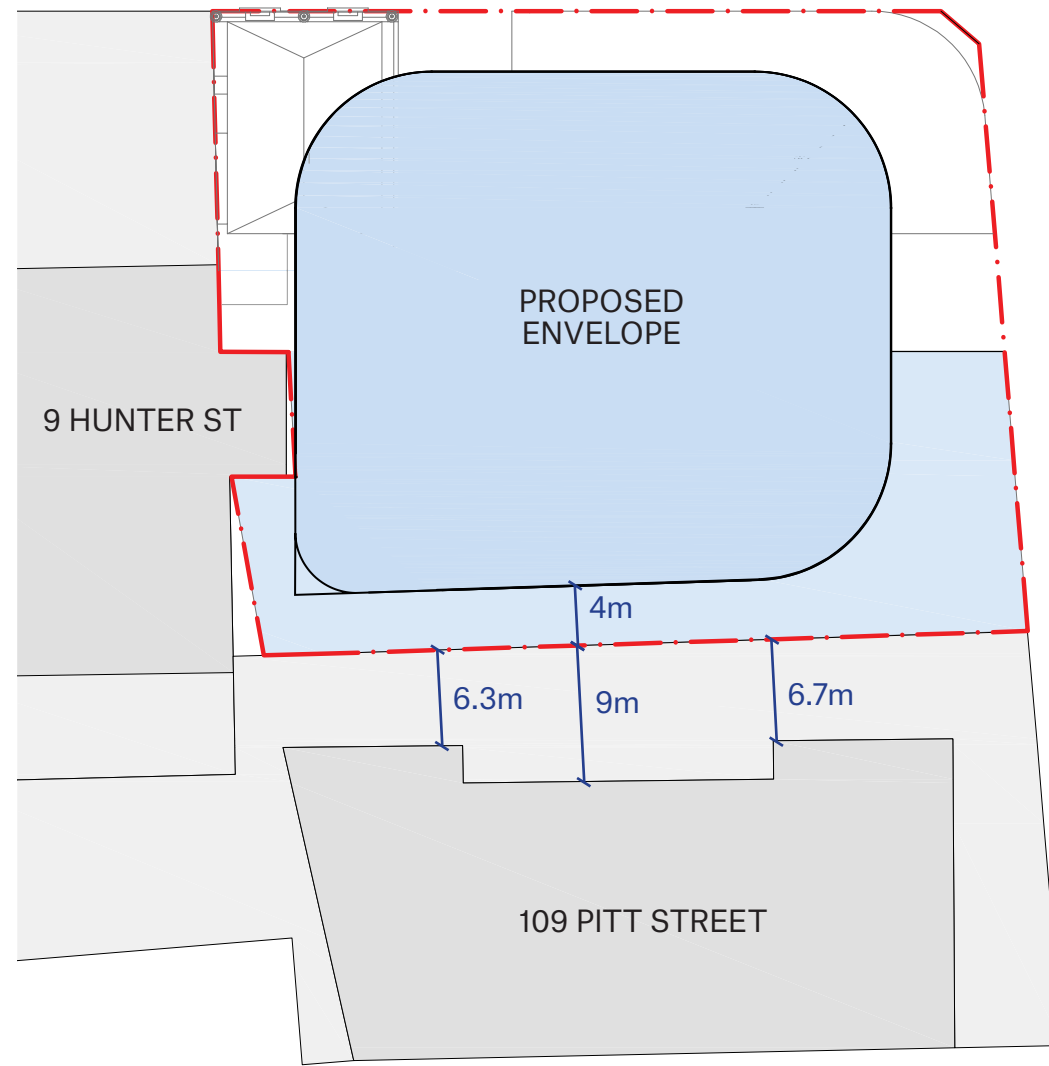
TOWER SETBACK TO 109 PITT STREET

Any future redevelopment of the 109 Pitt Street site is considered unlikely due to the complex nature of the land holding, comprising 174 individual strata lots. Due to the complexity of purchasing this site for redevelopment, it is reasonable to assume the 10m building separation will be retained into the future.

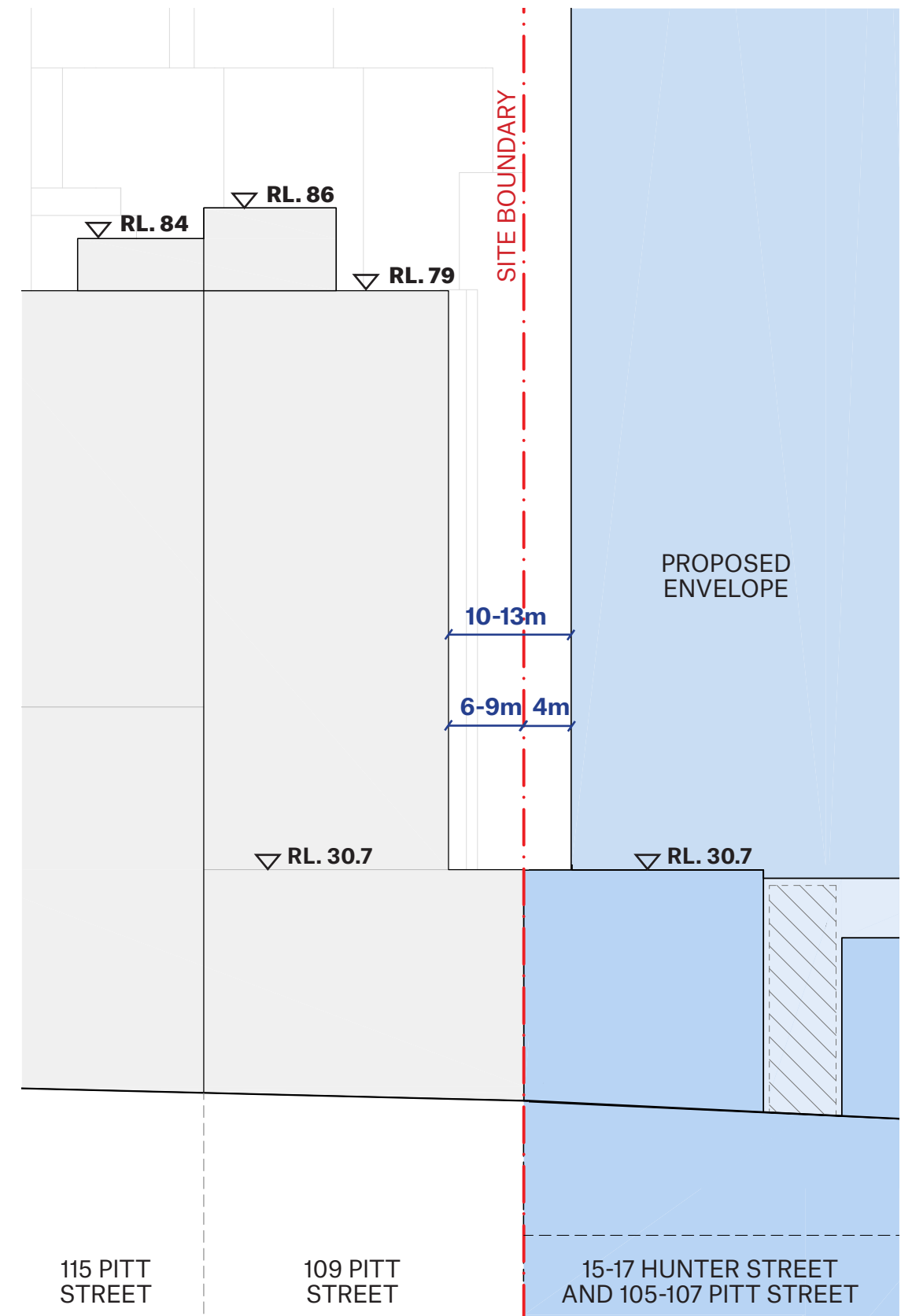
The intended and most logical core position is to the southern portion of the proposed envelope. As such, it is envisaged that the southern façade will be largely inactive therefore warranting a reduced setback and building separation to the south.

The envelope, including the 4m setback, has been tested against Schedule 11 and has been determined to be of greater benefit to pedestrian amenity when compared to a tower with a uniform 8m setback across the full extent of this frontage.

The typical separation between the the 109 Pitt Street building and the proposed tower envelope is between 10 and 13m.



ENVELOPE PLAN



ENVELOPE ELEVATION

Pitt Street

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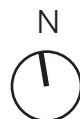


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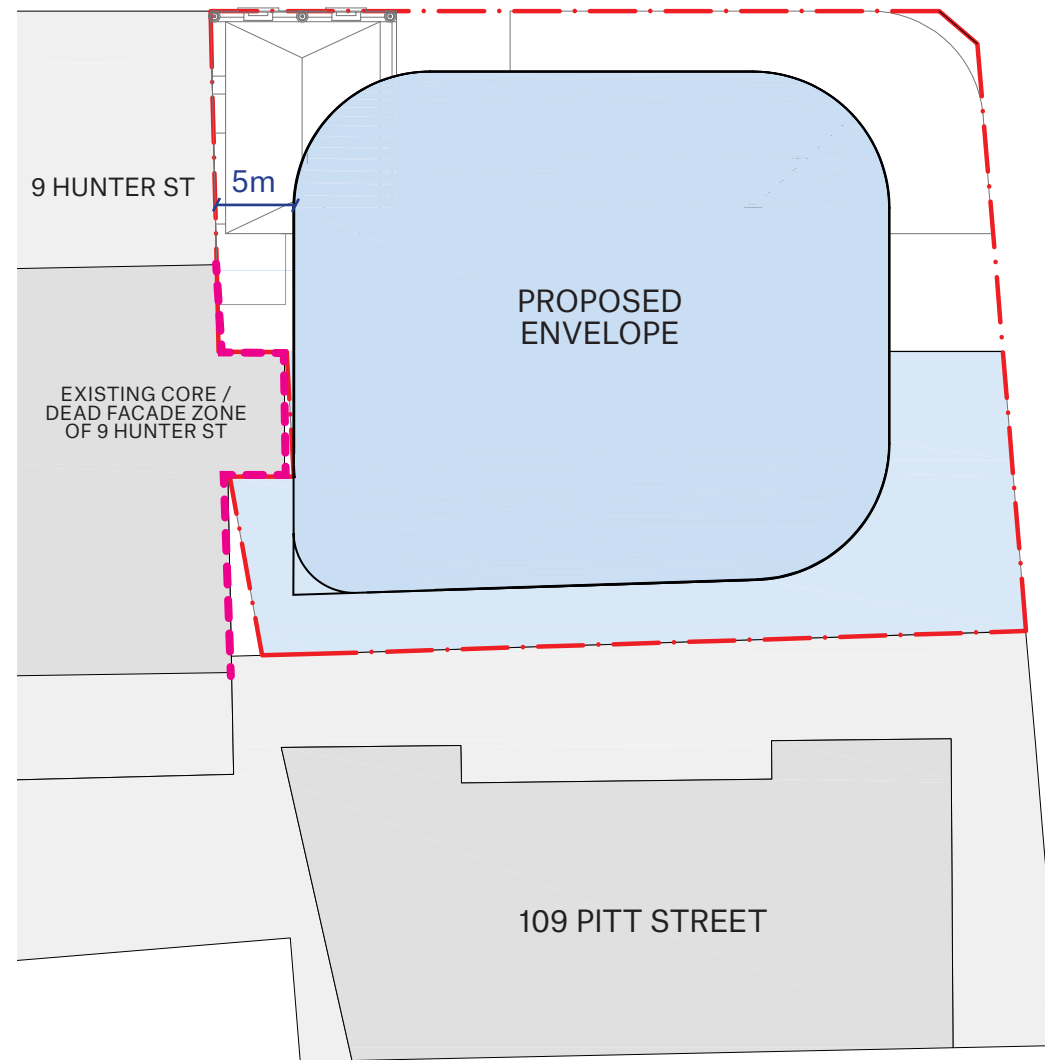
TOWER SETBACK TO 9 HUNTER STREET

It has been widely accepted in the Central Sydney that where an adjoining site presents a party wall or an inactive façade, there is merit in meeting the property boundary to negate 'dead spaces' between buildings.

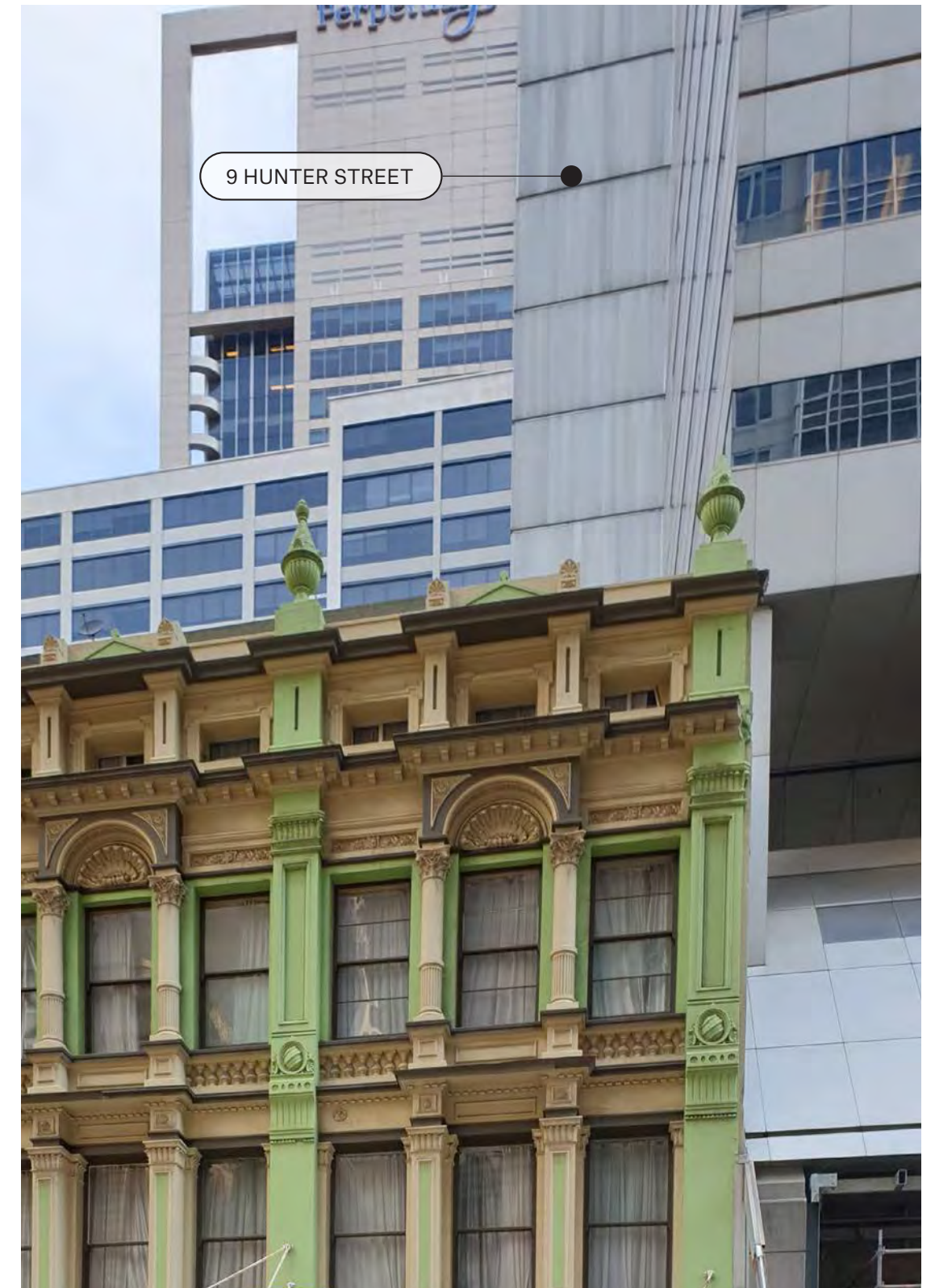
A Nil setback is only proposed to the inactive portion of the 9 Hunter Street façade. This is the building's secondary façade only, with a glazed tower façade presented to its northern, southern and western boundaries. As such, high levels of commercial amenity will be retained through these outlooks.

Where the proposed tower presents a 5.3m western setback, this corresponds with the partially glazed portion the 9 Hunter Street eastern façade. While this presents a minor variation to the 8m setback provision, the built form relationship with the adjoining building to the west is softened through the radiused north western corner.

The typical setback to 9 Hunter Street is 5m. This reduces to 0m at the dead space of 9 Hunter Street's projecting concrete core.




ENVELOPE PLAN



PHOTOGRAPH OF 9 HUNTER STREET'S EXISTING CORE PROTUSION

As viewed from street level.

1:500 @ A3 

5.8 Typical Envelope Floorplate Design

Larger floorplates are generally preferred by Tenants as they achieve greater connectivity between staff all being on the one floor. They are also generally more efficient in terms of the number of staff who can share amenities on the floor.

The Ideal Floorplate has a broad range, but in general multi-floor tenant's prefer a minimum of 100x people per floor (often structured as two smaller hoods (2x smaller hoods of 50 people), and going below this could be a barrier to attracting tenants.

The Proposed Envelope provides significantly better usable space per level compared to the Schedule 11 Comparison Envelope.

01 MIN. FLOOR PLATE

1,000sqm NLA
(1,200 sqm GBA)

02 IDEAL FLOOR PLATE

1,800 - 3,500 sqm NLA
(2,100 - 4,000 sqm GBA)

03 CORE EFFICIENCY

10 - 15% of GBA

04 STRUCTURAL SPANS

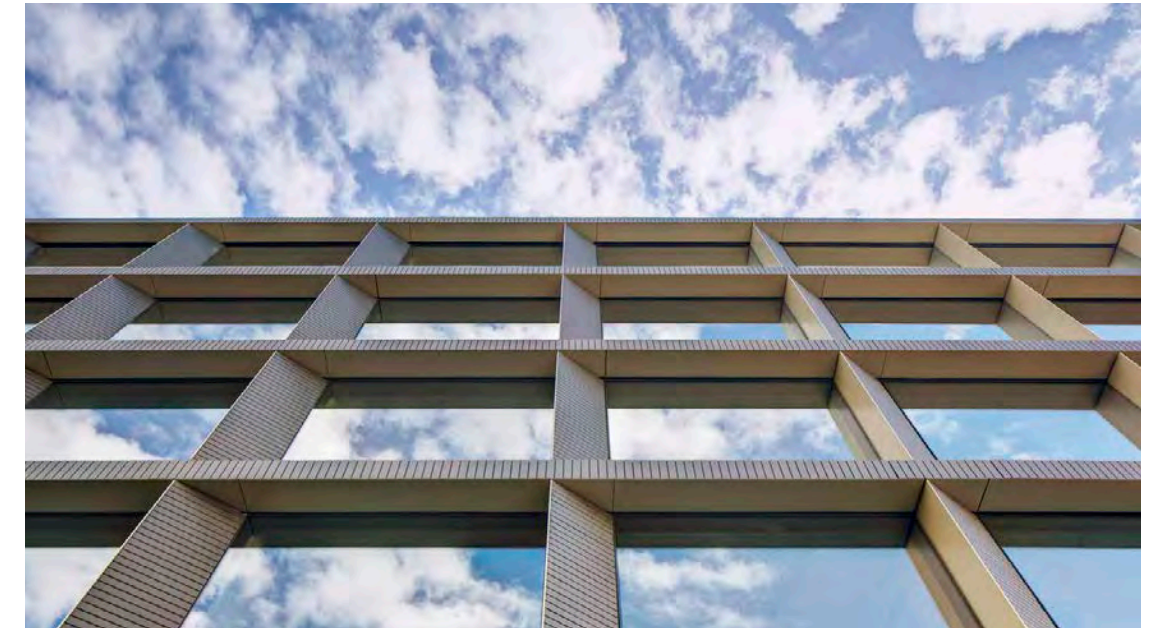
12 - 16 m (9 m min.)
3.5 - 4.5 m Cantilevers

05 DEPTH OF WORKSPACE

15 - 18 m or
18 - 27 m with atrium

06 CONNECTIVITY

Space for teams to share
ideas with ease.



WORKSHOP

21 HARRIS STREET, PYRMONT

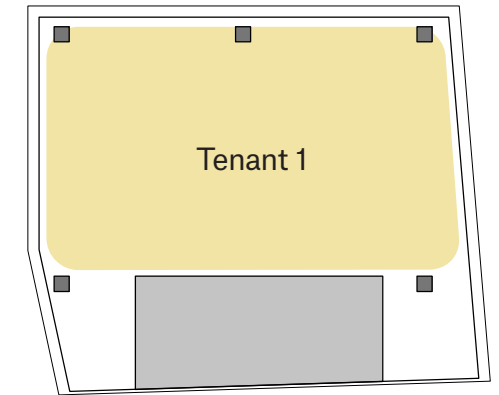
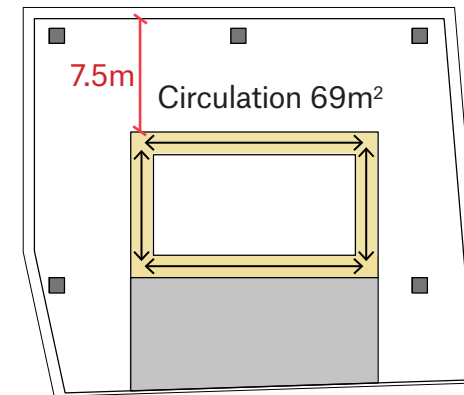
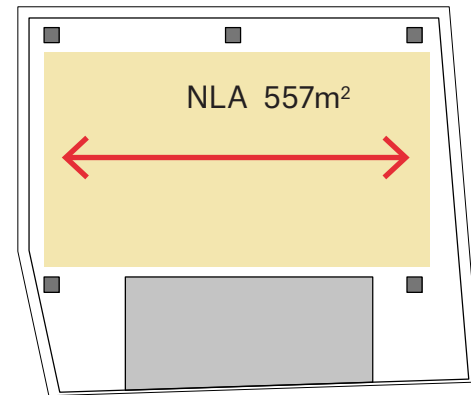
BATES SMART AND MILLIGAN GROUP

Images by Brett Boardman (above) and Anson Smart (below)

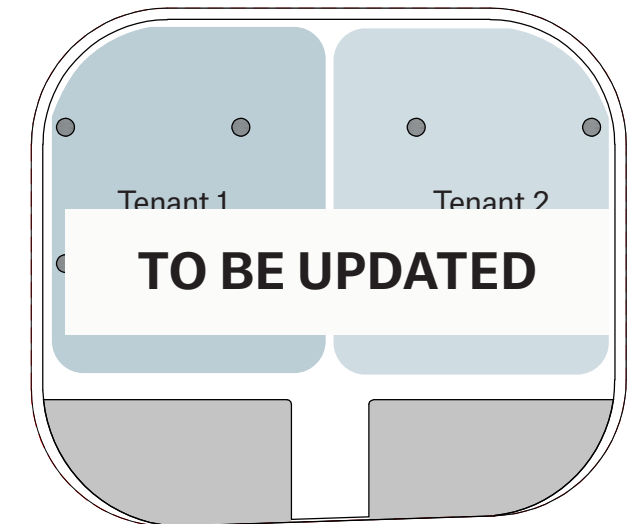
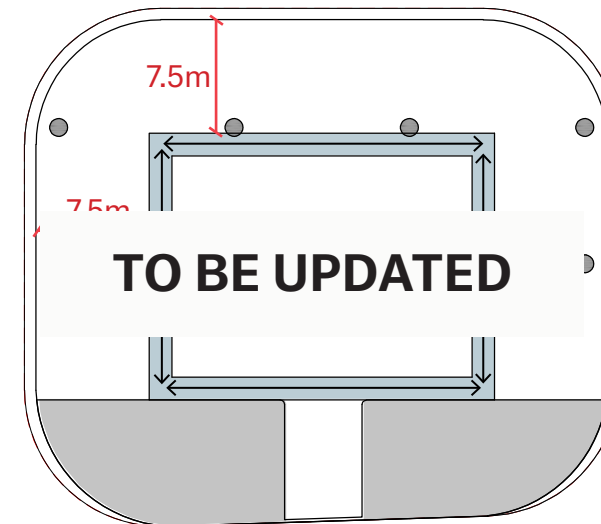
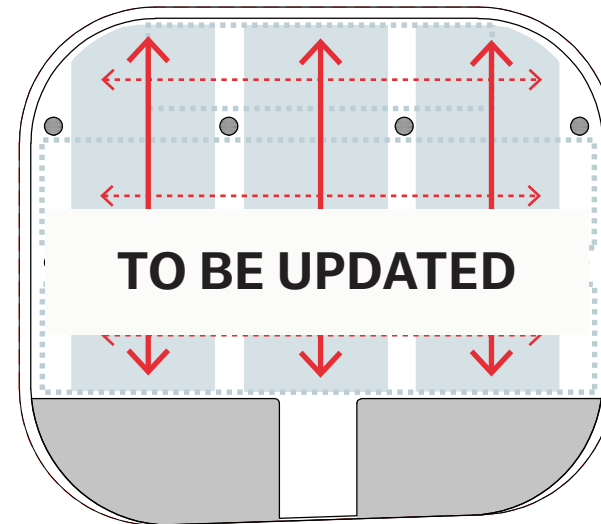
After allowing for a 750mm facade zone and other factors, the Net Usable Area of the Schedule 11 Envelope floorplate is nearly half the size of the Proposed Envelope floorplate.

This increase offers considerable benefit to prospective multi-level tenants.

SCHEDULE 11 ENVELOPE



PROPOSED ENVELOPE



KEY WORKPLACE METRICS:

SCHEDULE 11 ENVELOPE

NLA :	557m ²
NUA:	488m ²
Tenancy Efficiency:	88%

PROPOSED ENVELOPE

NLA:	962m ²
NUA:	850m ²
Tenancy Efficiency:	88%

Image source: Bates Smart

CONTIGUITY & CONNECTIVITY

A contiguous space is one in which all occupants have direct visual connection to each other. A large contiguous zone maximizes space planning flexibility and can accommodate large teams in visually connected space to support team and cultural integration.

Each proposed floorplate has large contiguous zones in both directions, such that there is excellent visibility across the entire floorplate and flexibility in the layout of the floorplate and organisation of teams. Whilst the Schedule 11 floorplate does have a clear contiguous zone, the floor space area is significantly smaller and therefore is not able to accommodate larger tenants.

TENANT CIRCULATION EFFICIENCY

Tenant Efficiency is a measure of the tenant's ability to make best use of the available space, and as such it relates to rental value. Tenant Efficiency is the ratio of Net Usable Area (NUA) to Net Lettable Area (NLA) expressed as a percentage. NUA is calculated as NLA less the circulation space required at 1.5m width such that no part of the floor is further than 7.5m from a circulation path.

Both the Schedule 11 and the proposed floorplates have a Tenant Efficiency of 88%, being excellent. The overall NUA of the proposed floorplate is significantly higher, at 850m², than the 488m² floorplate of the Schedule 11 envelope.

EFFICIENCY: 88%

SUB-DIVISIBILITY

Sub-divisibility is the capability to divide a floorplate into two secure tenancy compartments without losing a large amount of Net Tenancy Area. Each compartment should have a reasonable address with respect to lifts, and meet regulatory requirements in terms of amenities and fire egress.

The proposed floorplate can be readily sub-divided into two tenancies, which can be easily adjusted in area. Due to the small size of the Schedule 11 envelope floorplate, it is unlikely that it would be divided into multiple tenancies, making the floorplate less flexible.