

Architecture  
Interior Design  
Landscape Architecture  
Planning  
Urban Design

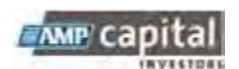
Australia  
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16 November 2011

# 71 MACQUARIE STREET\_ CONCEPT PLAN DESIGN REPORT

HASSELL



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**Attachments**

- i\_\_\_\_\_Attachment A  
Concept Plans
- ii\_\_\_\_\_Attachment B  
SEPP 65 Statement
- ii\_\_\_\_\_Attachment C  
Indicative Architectural Scheme

## 01 Introduction

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### Background

AMP Capital Investors have an opportunity to re-develop the former Amatil site at 71 Macquarie Street Sydney. Mirvac have been invited to work with AMP on the project given their proven track record in delivering quality projects in iconic locations.

The site is part of the Circular Quay precinct immediately north of the Cahill Expressway with it's main address to Macquarie Street. The site also has a frontage onto the Circular Quay East promenade to the west (which is owned by Sydney City Council and was previously a public Street).

The site is subject to the then Major Development SEPP and Part 3A of the EP&A Act.

There is currently a great opportunity to integrate the development with the adjacent Council owned land to allow the removal of vehicle and service traffic from the promenade, extend and complete the existing colonnade and revitalise the public domain.

The revitalisation of the public domain will contribute towards the realisation of Council's Sustainable Sydney 2030 vision and is in alignment with the vision of the draft SHFA master plan for Circular Quay.

### Project Summary

This application is for a Concept Plan. A detailed Application for Development will be lodged in the future.

The Concept Plan seeks approval for:

- \_The building envelope (above and below ground);
- \_Land uses;
- \_The location of future public domain works including a through-site link;
- \_Pedestrian and vehicle access arrangements; and
- \_Car parking ratios of;

- 1 space per studio apartment
- 1 space per one bedroom apartment
- 1.4 spaces per two bedroom apartment
- 1.8 spaces per three or more bedroom apartment

The proposed integrated development provides the opportunity to complete the East Circular Quay vision and create a new and revitalised harbour front public domain with improved pedestrian linkages to the east between the Circular Quay promenade and the Botanic Gardens.

An integrated development offers the opportunity to remove traffic from the East Circular Quay promenade by diverting access to the Quay Grand building through the 71 Macquarie St basement as envisaged by the existing breakthrough deed.

A co-operative approach with Council as landowner will be required to achieve an integrated development with public domain and access improvements.

An indicative architectural scheme is attached to this design report including floor plans and photomontages, as required by the Director General requirements. However these are indicative only and will be subject to a future detailed Application.

### Benefits of the Proposal

- \_Vision of East Circular Quay completed
- \_Public domain improved: Activation/Permeability/Safety
- \_Circular Quay to the Botanic Gardens pedestrian links strengthened
- \_High quality residential/serviced apartment facilities provided
- \_Design and environmental performance improved
- \_Destination appeal of Circular Quay strengthened
- \_Design excellence achieved through new built form



# 01 Introduction

## Purpose of this document

This design report has been prepared in response to the Director Generals Requirements (DGR's). The below table indicates which DGR's this report addresses.

DGR	Response
<b>2.0 Built Form &amp; Height</b>	
2.2 Analysis of proposed bulk and scale of the development against the existing bulk and scale of surrounding development.	_Refer to chapter 04 of this report - "Urban Design & Architectural Principles".
2.3 The form and external appearance of the proposed building and how it will improve the quality and amenity of the public domain.	_The detailed design and external appearance of the proposed building will be included within a future application for development. _Refer to attachment B of this report for an indicative architectural scheme.
<b>3.0 Urban Design</b>	
3.1 Design quality of the building with specific consideration of the facade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design (CPTED) and public domain.	_The detailed design and external appearance of the proposed building and landscaping will be included within a future application for development. _Refer to attachment B of this report for an indicative architectural scheme. _CPTED. Refer to the separate CPTED assessment report.
<b>4.0 Environmental &amp; Residential Amenity</b>	
4.1 Solar access, visual privacy, view loss	_Visual privacy and view Loss. Refer to chapter 05 of this report "View Impact Analysis". _Solar access. Refer to the separate shadow analysis report.
<b>5.0 View Impacts</b>	
5.1 Assess the visual impacts of the building on the harbour foreshore and surrounding areas, particularly affected residential and commercial buildings, including those along Macquarie Street, Albert Street and Philip Street.	_Refer to chapter 05 of this report - "View Impact Analysis".
5.2 A view analysis is to be undertaken inclusive of photomontages and perspectives of: key elements and views of the development from key locations (including, but not limited to, George Street, Circular quay, Macquarie Street, Cahill Expressway, Albert Street and Philip Street).	_Refer to chapter 05 of this report - "View Impact Analysis".
<b>6.0 Transport &amp; Accessibility</b>	
6.1 Detail the proposed changes to the street network and access arrangements adjoining the site.	_Refer to architectural drawings A001 and A101 within attachment A of this report. _Also, refer to chapters in this report, 02 - "Site Context", and 03 - "Site and Locality Analysis".

DGR	Response
<b>7.0 Streetscape &amp; Public Domain</b>	
7.1 Outline the relationship between the development and the public domain, including how it relates to the predominant pedestrian path along the waterfront and how the southern end of the colonnade is to be activated.	_The detailed design of the public domain and through site link will be included within a future application for development. _Refer to page 21-23 of this report. _Refer to chapter 03 of this report "Site and Locality Analysis" for the streetscape concept. _Refer to architectural drawings A001 and A101 within attachment A of this report.
7.3 Outline the changes to the public domain, in particular the encroachment of the building's envelope in the public domain and how this will not impede the ability to provide sufficient space for a pedestrian promenade and sufficient carriageway width along the foreshore.	_The detailed design of the public domain and through site link will be included within a future application for development. _Refer to page 21-23 of this report. _Refer to chapter 03 of this report "Site and Locality Analysis" for the streetscape concept. _Refer to architectural drawings A001 and A101 within attachment A of this report.
7.4 Outline the changes to public street and public pedestrian connections, in particular the north-south west connections.	_Refer to chapter 03 of this report "Site and Locality Analysis" for the streetscape concept. _Refer to architectural drawings A001 and A101 within attachment A of this report.
7.5 Demonstrate the new access hierarchy, including the relationship between the street, footpaths and building.	_Refer to chapter 03 of this report "Site and Locality Analysis" for the streetscape concept. _Refer to architectural drawings A001 and A101 within attachment A of this report.
7.6 Clearly identify and distinguish between the public domain and streets, and private spaces/commercial spaces.	_Refer to chapter 03 of this report "Site and Locality Analysis" for the streetscape concept. _Refer to architectural drawings A001 and A101 within attachment A of this report.
7.8 Detail the amendments to the foreshore promenade and its relationship with Sydney Harbour.	_Detailed amendments to the foreshore promenade will be included within a future application for development.
7.9 Outline the design, location and access arrangements for the proposed public link from Macquarie Street to Circular Quay.	_The detailed design of the public domain and through site link will be included within a future application for development. _Refer to page 21-23 of this report. _Refer to chapter 03 of this report "Site and Locality Analysis" for the streetscape concept. _Refer to architectural drawings A001 and A101 within attachment A of this report.
<b>9.0 Rail Corridor</b>	
9. 4 Cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the rail corridor.	_Refer to architectural drawings A031 and A131 within attachment A of this report. _Structural design of sub ground support & survey will be included within a future application for development.

DGR	Response
<b>11.0 Cahill Expressway</b>	
11.4 Cross sectional drawings showing ground surface, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Cahill Expressway.	_Refer to architectural drawings A031 and A131 within attachment A of this report. _Structural design of sub ground support will be included within a future application for development.
<b>19.0 ESD</b>	
19.1 Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phase of the development.	_An ESD assessment and report will be included within a future application for development.
<b>22.0 General</b>	
22.3 A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	_Refer to chapters in this report, 02 - "Site Context", and 03 - "Site and Locality Analysis".  _A more detailed site analysis will also be included within a future application for development.
22.4 A locality/context plan drawn at an appropriate scale should be submitted indicating: Significant local features such as parks, community facilities and open space and heritage items. The location and uses of existing buildings, shopping and employment areas. Traffic and road patterns, pedestrian routes and public transport nodes.	_Refer to chapters in this report, 02 - "Site Context", and 03 - "Site and Locality Analysis".  _A more detailed site analysis will also be included within a future application for development.
22.5 Architectural drawings. The location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land. Indicative floor plans, sections and elevations of the proposed building. Accessibility requirements of the Building Code of Australia and the Disability Discrimination Act. The height (AHD) of the proposed development in relation to the land. The level of the lowest floor, the level of any unbuilt area and the level of the ground. Any changes that will be made to the level of the land by excavation, filing or otherwise.	_Architectural drawings. Refer to attachment A of this report - "Concept Plans". _Indicative plans. The detailed design and external appearance of the proposed building will be included within a future application for development. _Accessibility requirements. Will be included within a future application for development.
22.9 Landscape plan – illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.	_The detailed design of the public domain, landscaping and through site link will be included within a future application for development following further consultation with relevant stakeholders.



Existing Building, Western Facade Viewed from The Cahill Expressway



02 Site Context

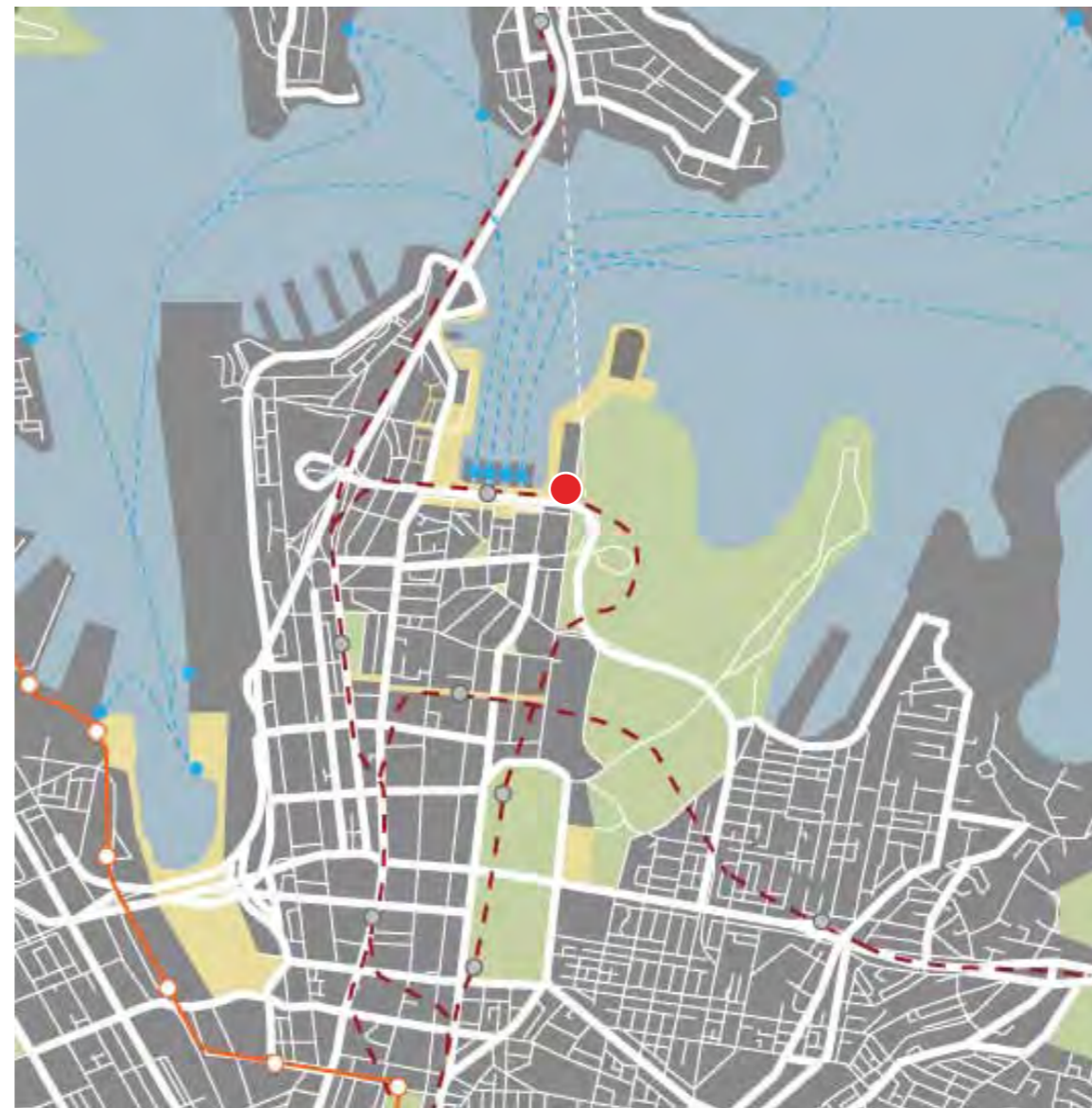
5

Regional Context

Site Location

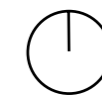


Aerial



Map

- Legend**
- Subject site
  - Built form
  - Parkland
  - Public open space
  - Ferry
  - Rail
  - Light rail



## 02 Site Context

Local Context

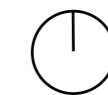
Site Location



Aerial



Map



## 02 Site Context

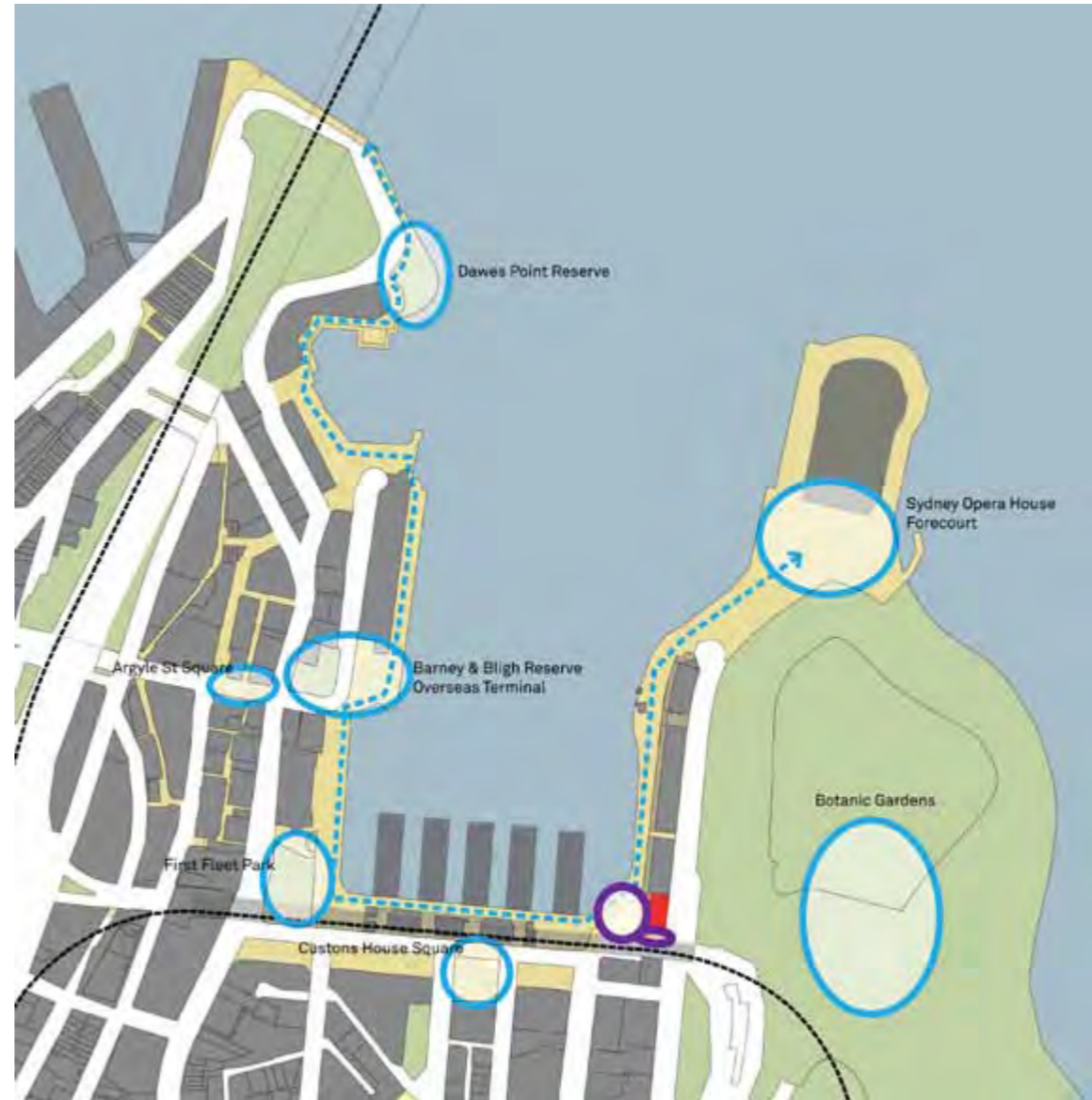
7

### Local Context

### Key Public Space



Existing

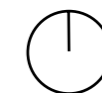


Proposed

#### Legend

- Subject site
- Built form
- Parkland
- Public open space
- Key public space
- New public space
- Pedestrian promenade
- Rail

\_Potential to create a new harbour front public space and create an anchor point to define the south east corner of Circular Quay  
\_Potential to revitalise and activate the unsightly south-east corner of Circular Quay to create a vibrant public domain along the Circular Quay promenade



## 02 Site Context

### Local Context

### Pedestrian Connections



Existing

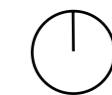


Proposed

#### Legend

- Subject site
- Built form
- Parkland
- Public open space
- Existing pedestrian connection
- New pedestrian connection
- Rail

\_Potential to create an important pedestrian connection and through site link between Circular Quay and Macquarie Street / Botanic Gardens  
\_Potential for the through site link to further activate the public domain



02 Site Context

Local Context

Active Waterfront



Existing

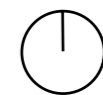


Proposed

Legend

- Subject site
- Built form
- Parkland
- Public open space
- Existing active retail edges
- New active retail edge
- Rail

\_Potential to continue active retail and cultural waterfront uses to define, revitalise and activate the public domain  
\_Potential to extend and complete the colonnade and create a continuous and active pedestrian experience along the Circular Quay promenade



02 Site Context

Local Context

Land Use



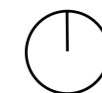
Existing



Proposed

- Legend**
- Residential & Serviced Apartments
  - Residential
  - Hotel
  - Cultural & Public Uses
  - Commercial

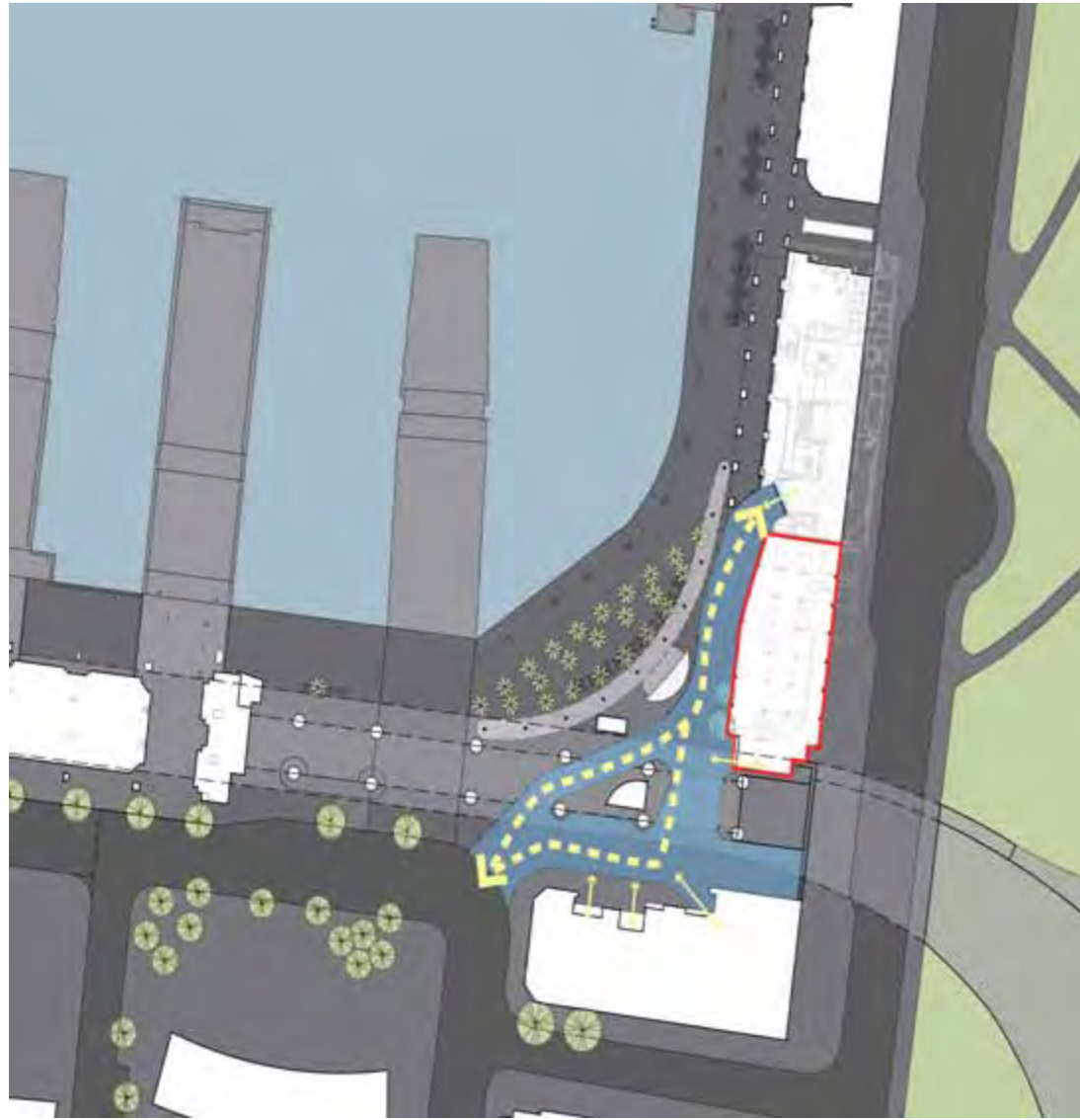
\_Potential to provide quality residential and serviced apartment accommodation





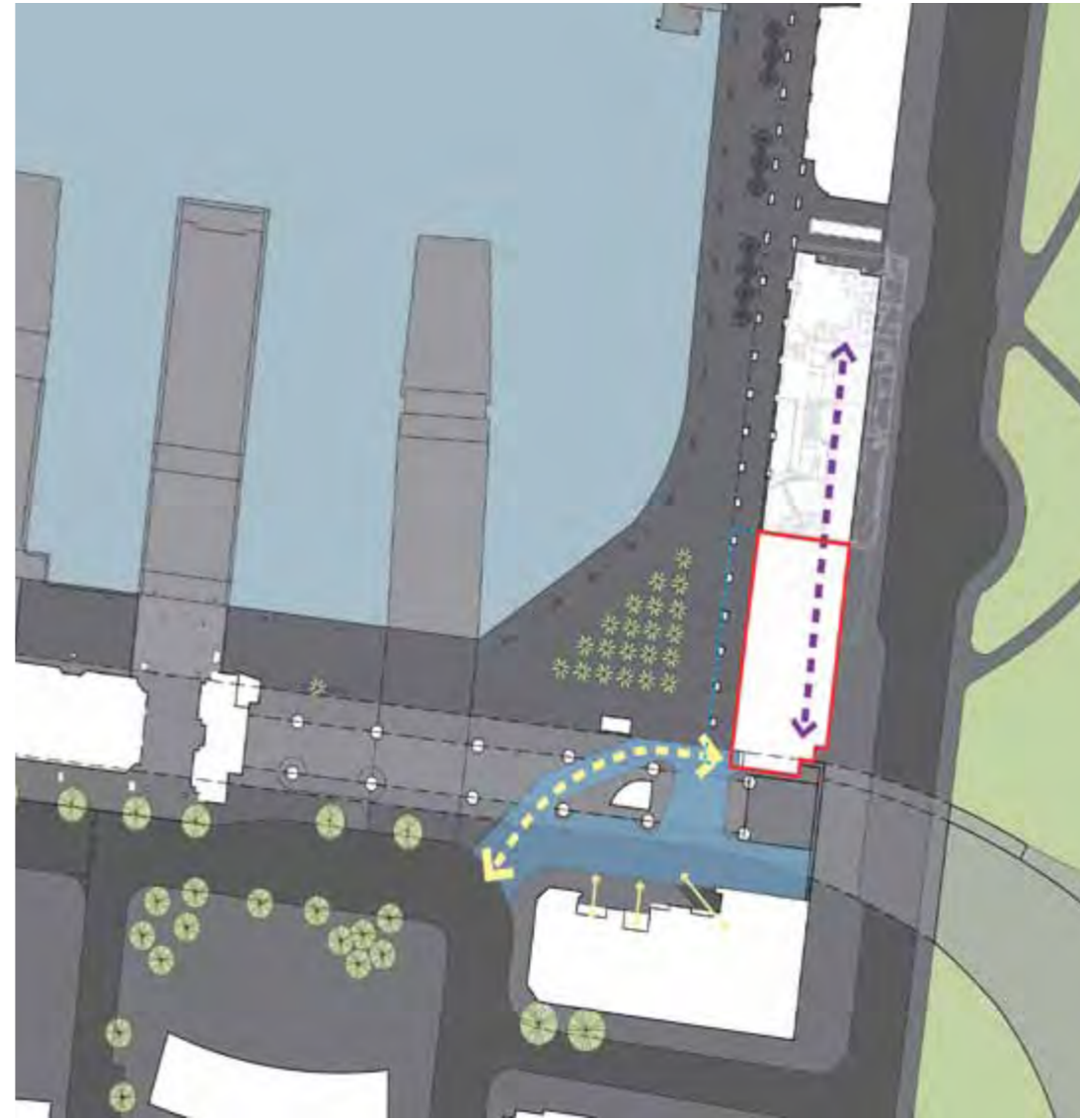
Existing Building, Western Facade Viewed from Circular Quay





Existing

\_The current vehicular entry to Quay Grand through the East Circular Quay promenade produces a compromised shared zone and occupies part of the Circular Quay public promenade



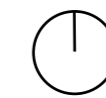
Proposed

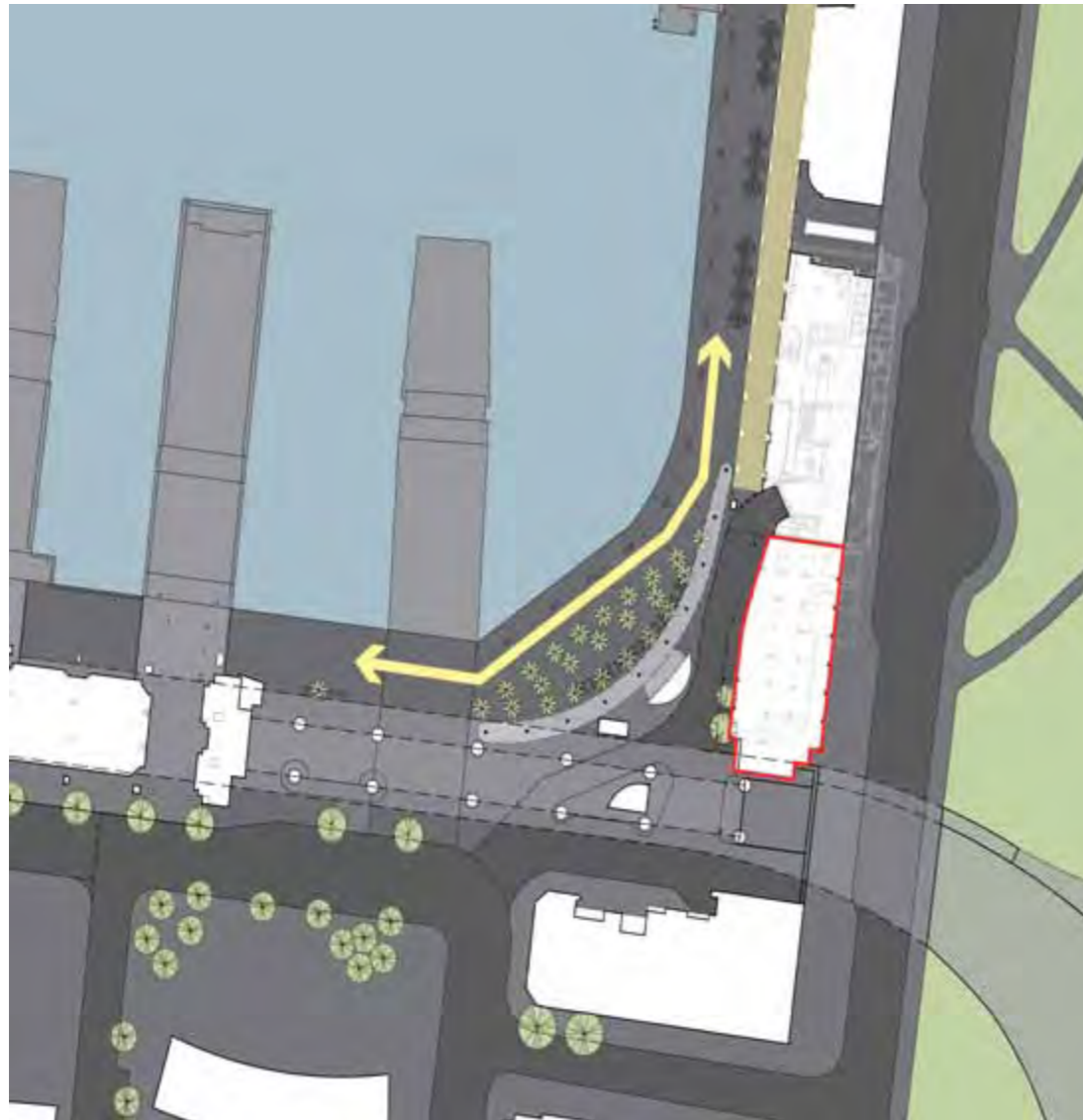
\_The proposed scheme offers the opportunity to remove traffic to and from Quay Grand from the East Circular Quay promenade by diverting traffic through the 71 Macquarie St basement as envisaged by the Breakthrough Deed with Quay Grand  
 \_The existing service road to Quay Grand can be reclaimed to create a new public space and completion of the colonnade  
 \_Vehicular and pedestrian circulation can be clearly separated for safety and an improved urban outcome



Legend

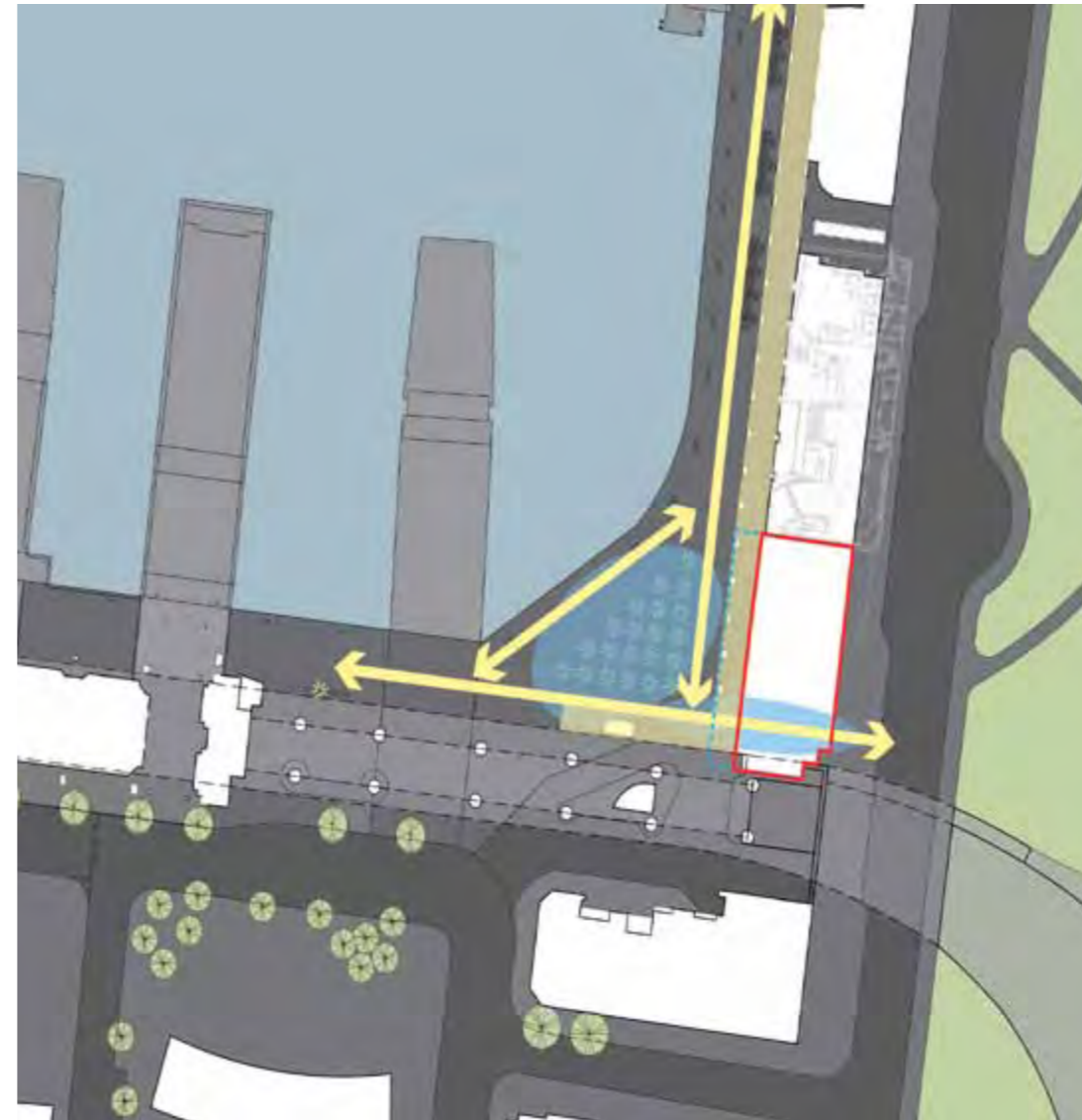
- Subject site
- Built form
- Parkland
- Rail overhead
- Public open space
- Road
- Vehicular access
- - - → Proposed shared access drive
- Access road





Existing

- \_The colonnade is currently terminated abruptly by the access road to the Quay Grand basement resulting in an unsafe, degraded and inactive ground plane
- \_This corner of Circular Quay is predominantly under utilised
- \_This corner of Circular Quay is currently divided by a temporary glass canopy



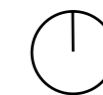
Proposed

- \_The proposed scheme extends and completes the colonnade to revitalise the inactive corner spaces of the Circular Quay promenade
- \_The completion of the colonnade is integral to the vision of East Circular Quay and creates a destination focal point in both east/west and north/south direction
- \_The removal of the service and vehicle access road allows for the creation of a new and usable foreshore public space with a new and direct pedestrian link from Circular Quay to the Botanical Gardens and Macquarie Street
- \_The existing substation can be relocated to within the 71 Macquarie Street building



Legend

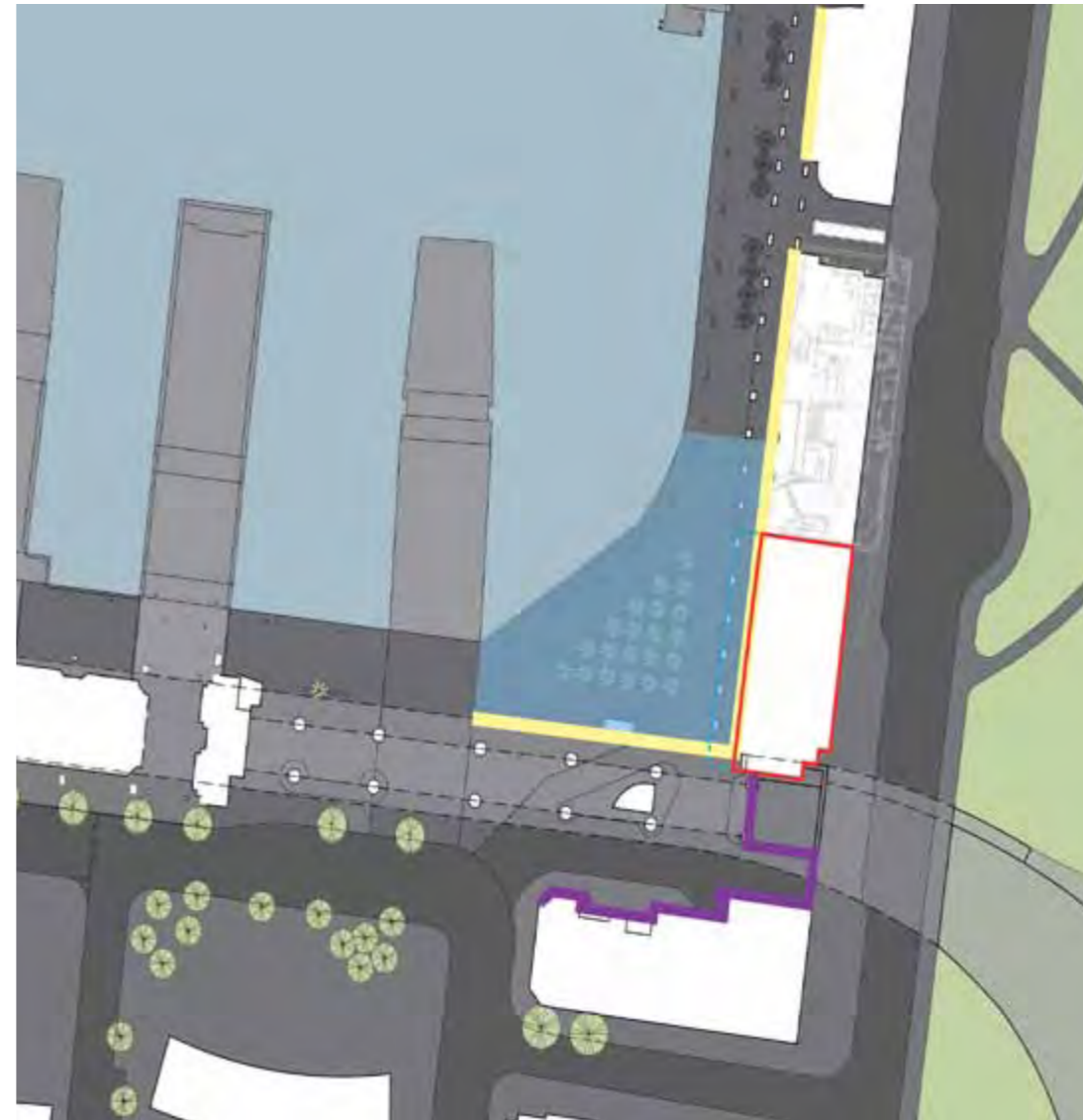
- Subject site
- Built form
- Parkland
- Rail overhead
- Public open space
- Road
- ➔ Pedestrian movement
- Proposed public space
- Colonnade





**Existing**

- \_The carpark entries and loading docks create a conflict between pedestrians and vehicles
- \_The inactive building frontages, car park entries and loading docks create an unoccupied and under-used corner of Circular Quay
- \_The unsightly corner creates safety concerns at night



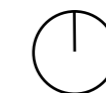
**Proposed**

- \_The proposed scheme provides the opportunity to continue active retail and cultural waterfront uses to define, revitalise and activate the unsightly south-east corner of Circular Quay to create a usable public domain
- \_By extending and turning the colonnade a continuous and active pedestrian experience along the Circular Quay promenade will be created
- \_Views to loading docks from the public spaces will be shielded by the active frontages
- \_The separation of pedestrians and vehicles will provide a clearly defined hierarchy of uses



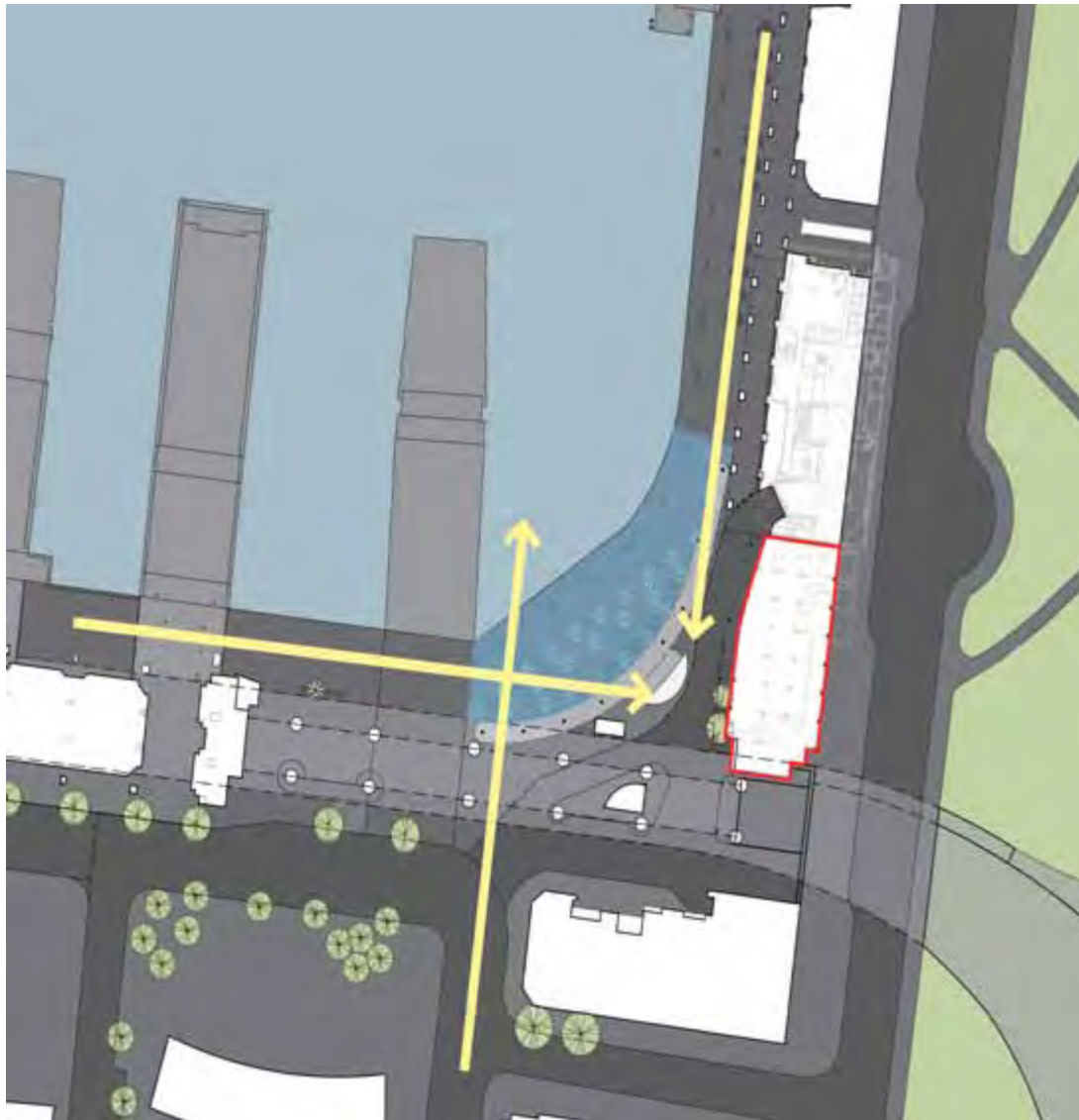
**Legend**

- Subject site
- Built form
- Parkland
- Rail overhead
- Public open space
- Road
- Active retail frontages
- Inactive frontages
- Key public space



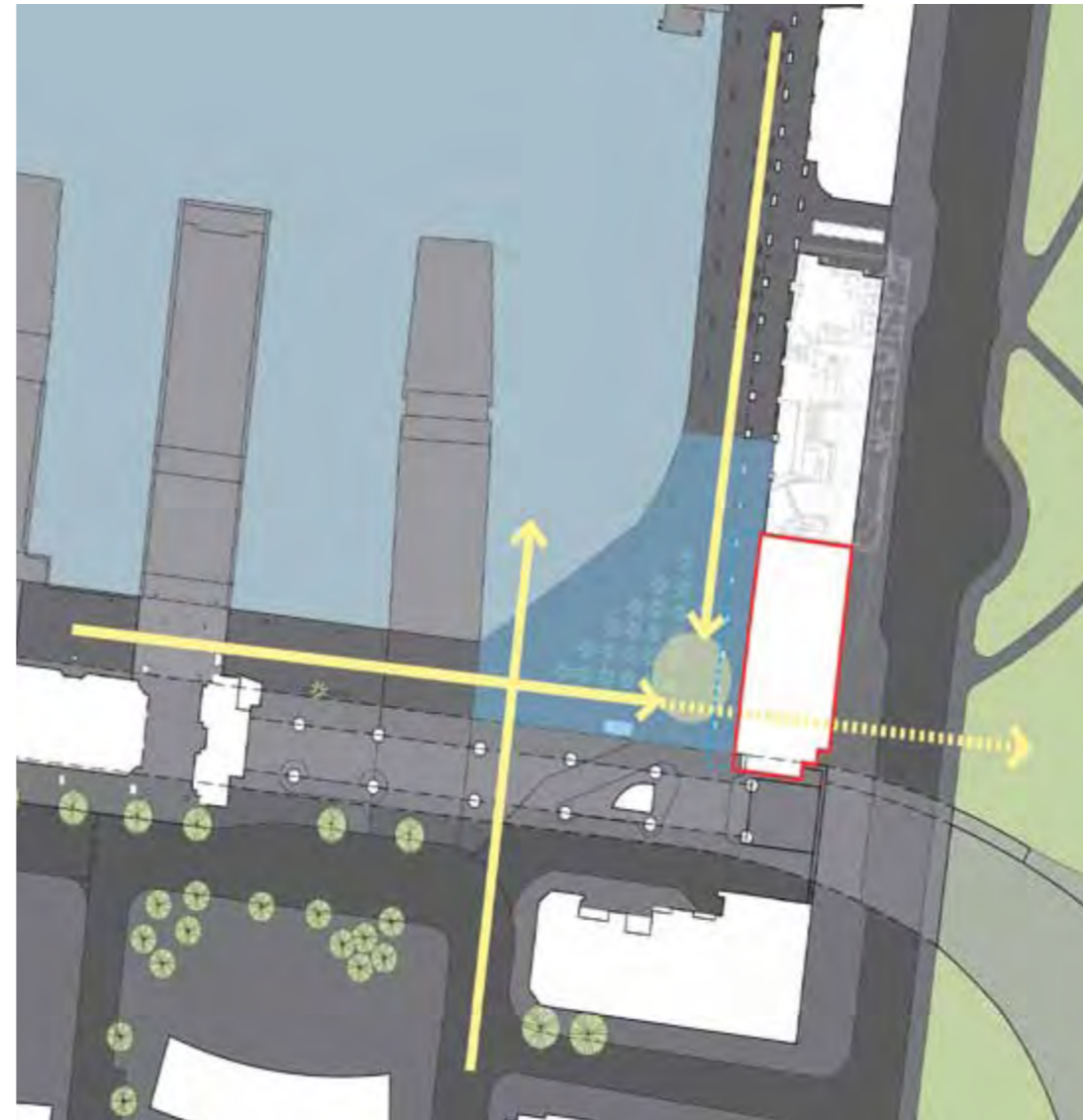
### 03 Site and Locality Analysis

#### Key Public View Lines



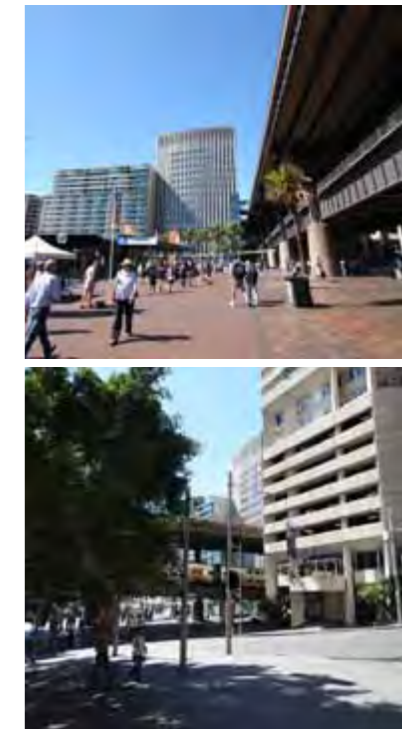
#### Existing

- \_Key public view lines are currently terminated by the inactive corner loading docks and the Cahill Expressway undercroft
- \_The existing glass canopy and cafe shield views of the inactive corner
- \_Phillip Street harbour views are interrupted by the existing canopy



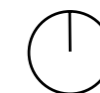
#### Proposed

- \_The proposed scheme creates a point of interest to define key view lines
- \_The Phillip Street harbour views will be maintained
- \_The through site link will generate a direct visual link to Botanic Gardens and Macquarie Street
- \_By enhancing public view lines, there will be improved public pedestrian circulation through this quadrant of the city and connectivity to Macquarie street and the Botanic Gardens



#### Legend

- Subject site
- Built form
- Parkland
- Rail overhead
- Public open space
- Road
- Key public view lines
- Key public space
- Focal point





Existing View From Overseas Passenger Terminal



## 04 Urban Design & Architecture Principles

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### Urban Design Principles

With an integrated development the following urban design principles apply:

- \_Complete the vision of the East Circular Quay precinct
- \_Remove vehicle traffic from the East Circular Quay promenade
- \_Revitalise and activate the unsightly south-east corner of Circular Quay and create a new and usable public domain
- \_Complete the colonnade and activate the ground plane
- \_Provide a continuous pedestrian experience along the Circular Quay promenade
- \_Maintain critical view lines across public spaces and from relevant neighbouring residential properties
- \_Create enhanced connectivity by a through site pedestrian link to the Botanical Gardens and Macquarie Street

### Architectural Design Principles

With an integrated development the following architectural design principles will apply:

- \_Integrate the built form with the massing and design of the adjacent East Circular Quay buildings
- \_Strengthen the transition in building scale between Circular Quay and the CBD
- \_Extend built form to the west over a portion of the Council roadway, and integrate with the existing colonnade
- \_Unify the harbour front built edge created by the surrounding buildings to complete the East Circular Quay vision
- \_Maintain the existing building height with no additional overshadowing to adjacent Botanical Gardens
- \_Provide a mix of residential and serviced apartment uses that are consistent with East Circular Quay providing 24 hour activation
- \_Achieve design excellence and enhanced environmental performance

04 Urban Design & Architecture Principles



## 04 Urban Design & Architecture Principles

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### Public Domain

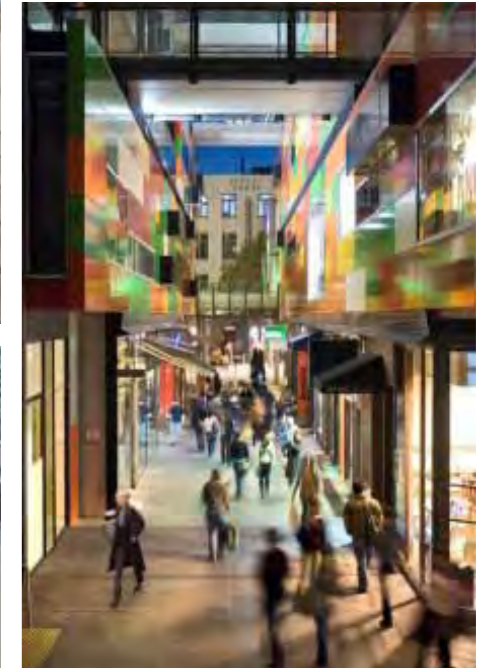
To achieve a truly successful revitalisation of the public domain, an integrated and collaborative approach will be required to ensure the best possible outcome for all.

An integrated public domain solution and promenade improvements will require input from relevant land owners AMP / Mirvac, City of Sydney and SHFA, and consultation with relevant stakeholders such as RTA, Railcorp and neighbouring buildings.

Contained within this concept plan are the establishment of urban design and public domain principles to guide the future design and indicate our aspirations for the revitalised public domain which were agreed in consultation with the City of Sydney and Sydney Harbour Foreshore Authority.

Provision for the removal of the Quay Grand access roadway from the promenade and new access arrangements to allow for the public domain improvements to happen are included within this concept plan. An indicative and flexible through site link zone has also been included through the proposed building and the public domain.

A detailed and collaborative design development process for the public domain and through site link will be established at a future stage and included within a future application for development.



## 04 Urban Design & Architecture Principles

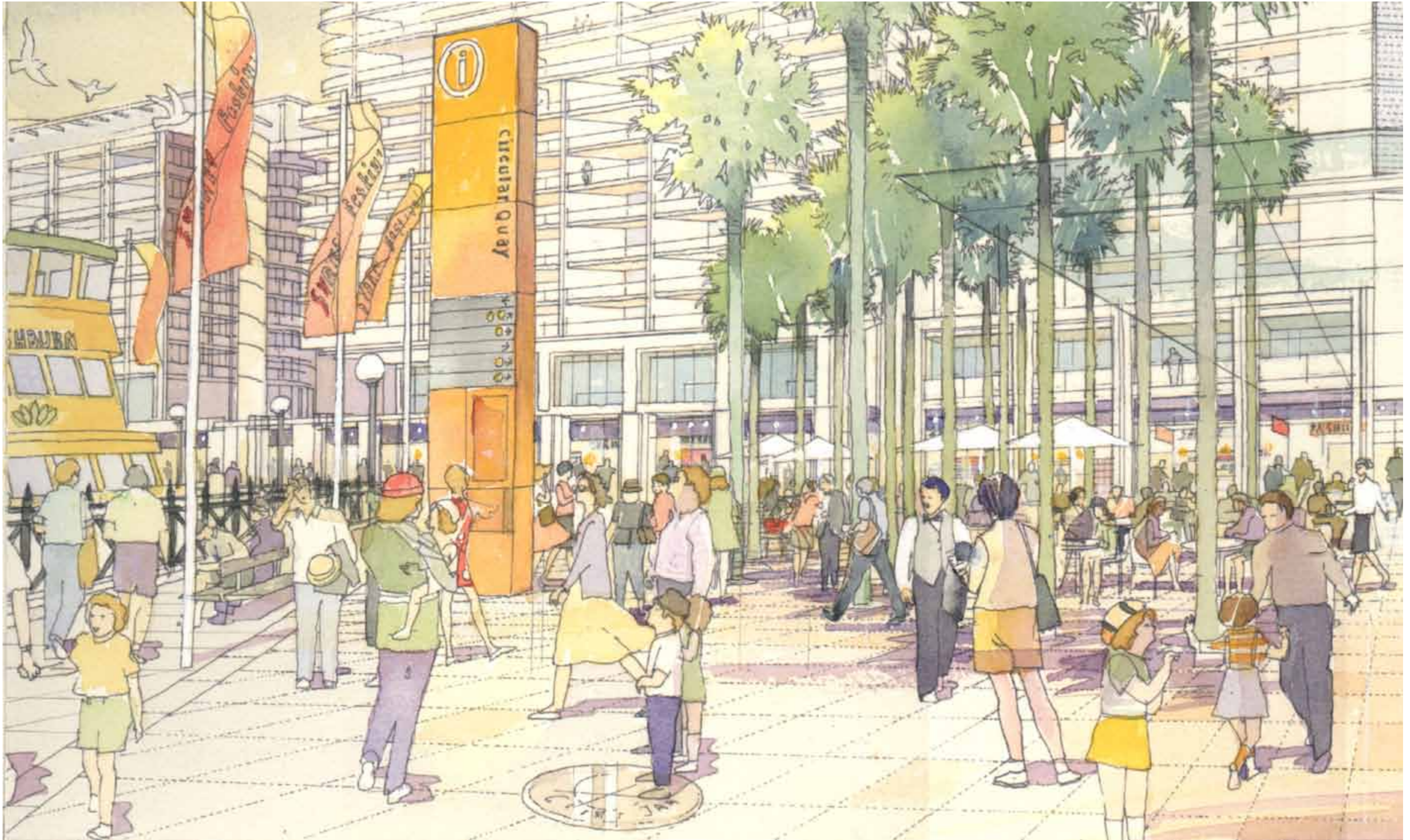
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### Public Domain Principles

- \_The proposed integrated development provides the opportunity to complete the East Circular Quay vision and create a new and revitalised harbour front public domain.
- \_Completion of the colonnade and harbour front promenade by providing a continuous pedestrian experience and weather protection along East Circular Quay ensuring the quality and proportions of the colonnade are continued.
- \_The removal of vehicular traffic from the pedestrian promenade and clear separation of vehicles and pedestrian circulation will allow for the creation of a larger and more usable harbour front public space.
- \_Activation of the ground plane with high quality retail edges will define the public domain with opportunities for both cultural and restaurant uses with outdoor alfresco dining.
- \_A seamless continuation of the promenade and ground surface materials throughout the new larger public space will create consistency through the Circular Quay promenade.
- \_The Cahill Expressway undercroft will be flanked with an active retail edge and canopy protection to continue the pedestrian experience and conceal the Cahill undercroft and vehicle loading areas beyond whilst providing adequate lines of sight for safety purposes.

### Through Site Link Principles

- \_The through site link will create an important pedestrian link connecting Circular Quay to Macquarie Street and the Botanic Gardens.
- \_The proposed link has the potential to become an actively used public space and a destination in its own right with opportunities for public seating along the stair route with informal platforms and elevated spaces to dwell adding further vibrancy to the public domain.
- \_Provide a direct line of sight and visual connection between Circular Quay and the Botanic Gardens, making the link easy to identify and negotiate.
- \_The visual connection will link different quadrants of the city and activate movement and permeability between them.
- \_The through site link will act as an appropriate end point for the colonnade and create a feature point to terminate views.
- \_Possibility for integration of the through site link with public artworks and temporary installations through various forms of materials and finishes.
- \_Creation of a safe and secure public space by ensuring there are no unsafe corners, appropriate lighting is provided at night, and ownership and management of the different spaces are clearly defined.



Indicative Public Domain & Through Site Link

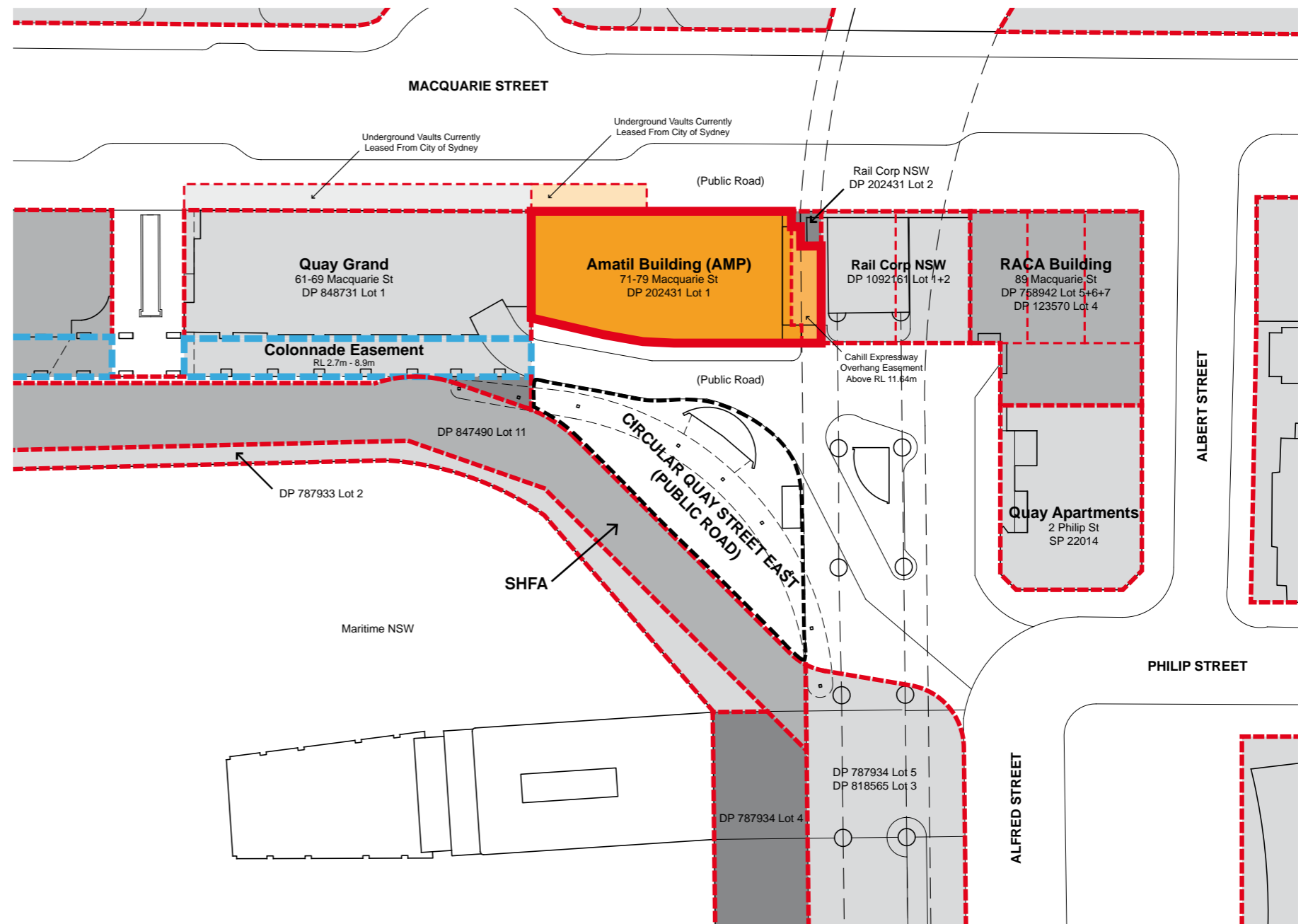
## 04 Urban Design & Architecture Principles

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### Land Ownership

The 71 Macquarie Street site is owned by AMP and is part of the Circular Quay precinct immediately north of the Cahill Expressway with its main address to Macquarie Street. The site has a frontage onto the Circular Quay East promenade to the west which is owned by Sydney City Council, and was previously a public Street and also has a boundary to the Quay Grand apartments to the North. The public spaces to Circular Quay are managed by SFHA.

The current proposal includes development on land currently classed as public land owned by the Sydney City Council. Public domain improvements will be on land owned by the Sydney City Council and SFHA.



#### Legend

- Existing buildings
- Public road, City of Sydney Land (White Area)
- Existing colonnade
- City of Sydney proposed road closure. To become SHFA Land



**Important Note: Refer to survey drawings prepared by Denny Linker & Co for exact site boundaries and land ownership.**

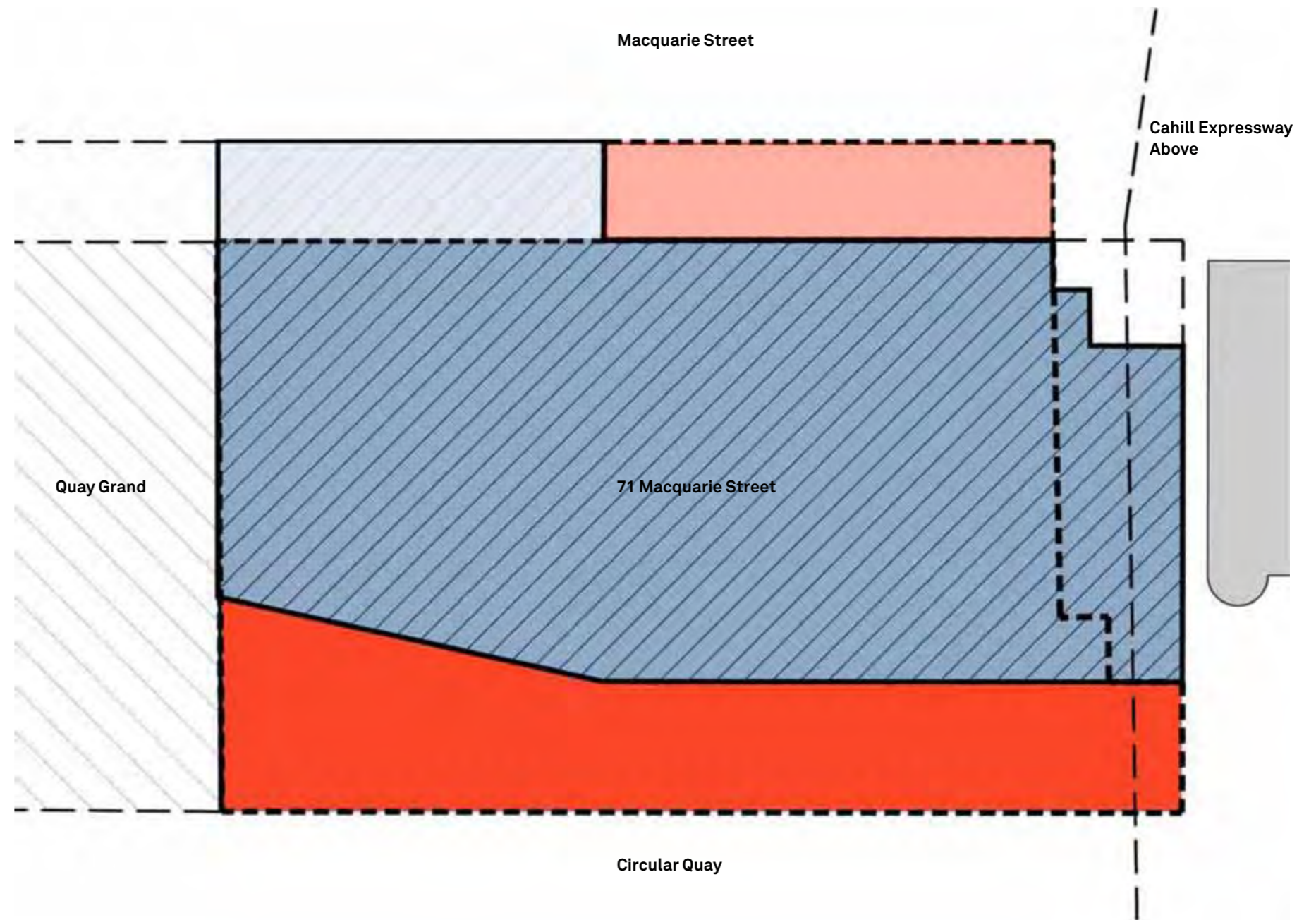
## 04 Urban Design & Architecture Principles

### Site Area

\_Existing site area - 890sqm\* (excluding additional CoS land)  
\_CoS LEP 2005 FSR - 15.4:1\*\*

\*Note site area of 890sqm excludes the additional COS land (LEP does not permit inclusion of road area in the site area for the purposes of calculation FSR)

\*\*Base FSR is 8:1, with an additional 6:1 for residential, serviced apartment and hotel uses. This gives a maximum of 14:1. A total of 15:4:1 would be the maximum with an additional 10 percent as applied under clause 10 of the LEP.



- Legend**
- Existing site area
  - Existing leased basement land
  - Proposed colonnade and building over
  - Proposed additional leased basement land



## 04 Urban Design & Architecture Principles

27

### Building Height and Envelope

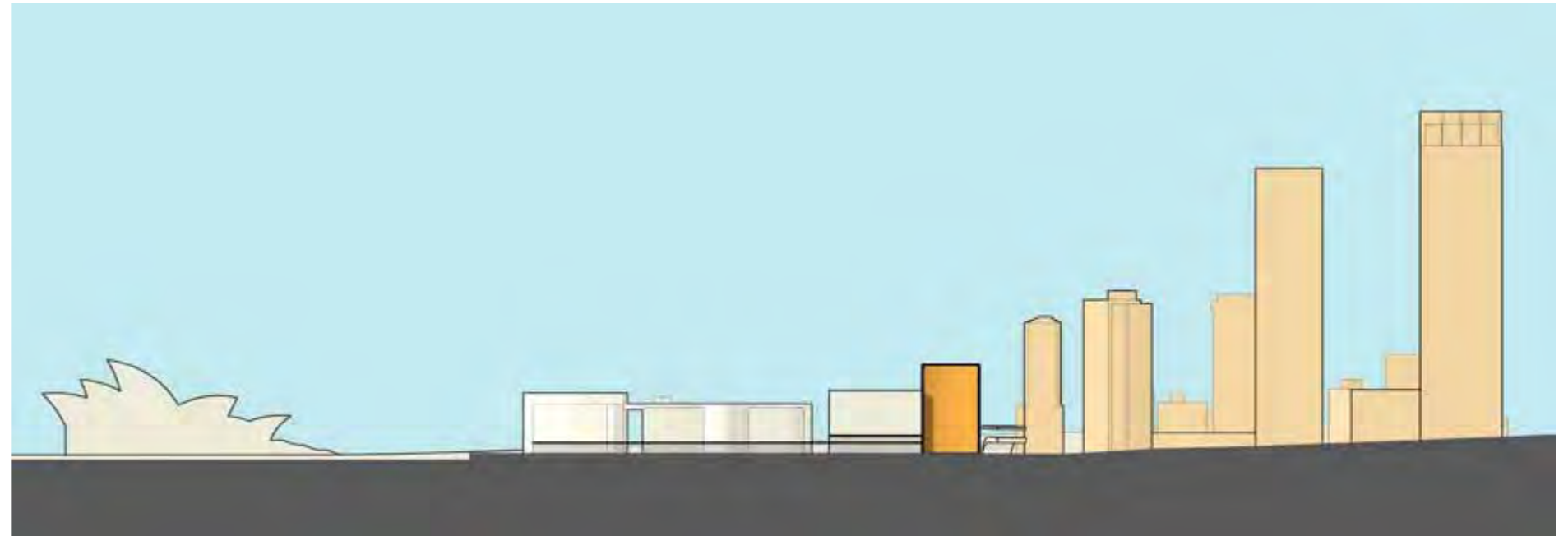
By extending the built form to the west over a portion of the Council roadway, and integrating it with the massing and design of the adjacent Quay Grand building the proposed interlocking building forms provide a stepped transition in building scale between the Circular Quay buildings and the CBD.

Stepping the building creates consistency in public streetscape and provides a unified built edge to the public domain and harbour front.

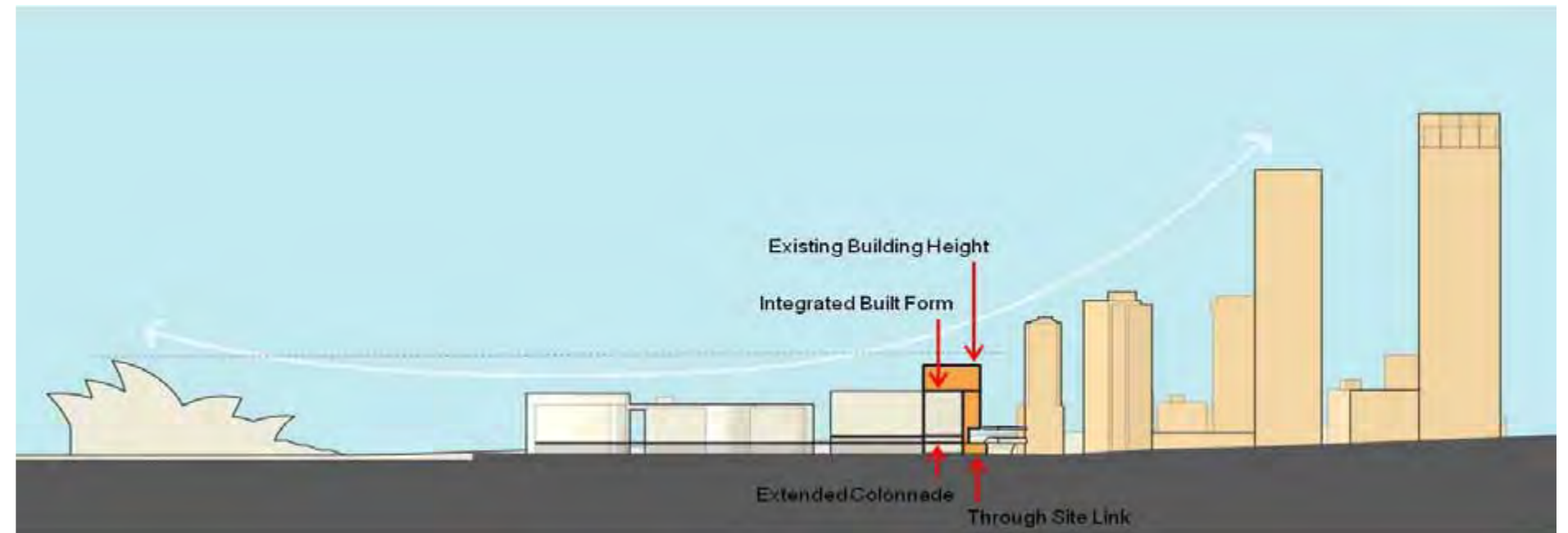
The proposed integrated development also provides the potential to extend and complete the colonnade and provide the opportunity to integrate a pedestrian link between Circular Quay and the Botanical Gardens via Macquarie Street.

The integrated built form will maintain critical view lines across public spaces and have negligible impact to the existing built form from relevant neighbouring residential properties.

The proposed building massing maintains the existing building height with no additional overshadowing to adjacent Botanical Gardens.



Existing



Proposed

04 Urban Design & Architecture Principles

Building Height and Envelope



Existing



Proposed  
\_No change to existing height



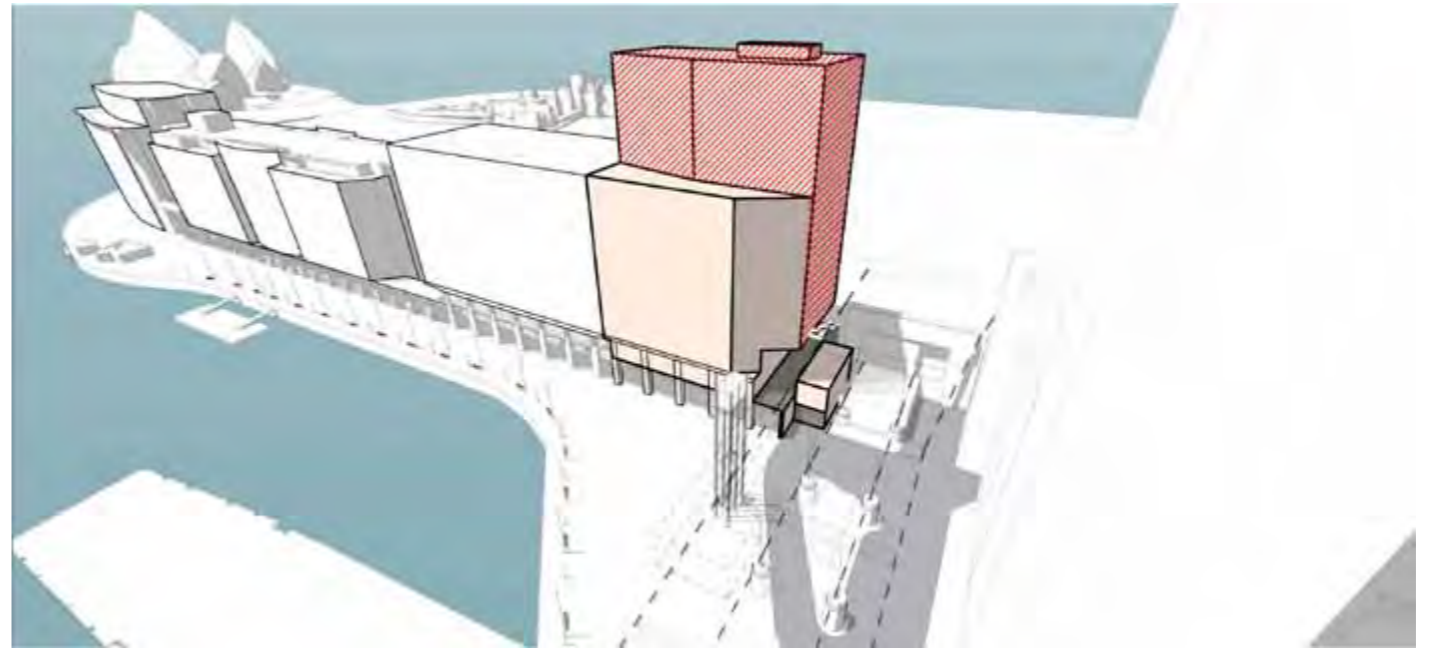
Existing



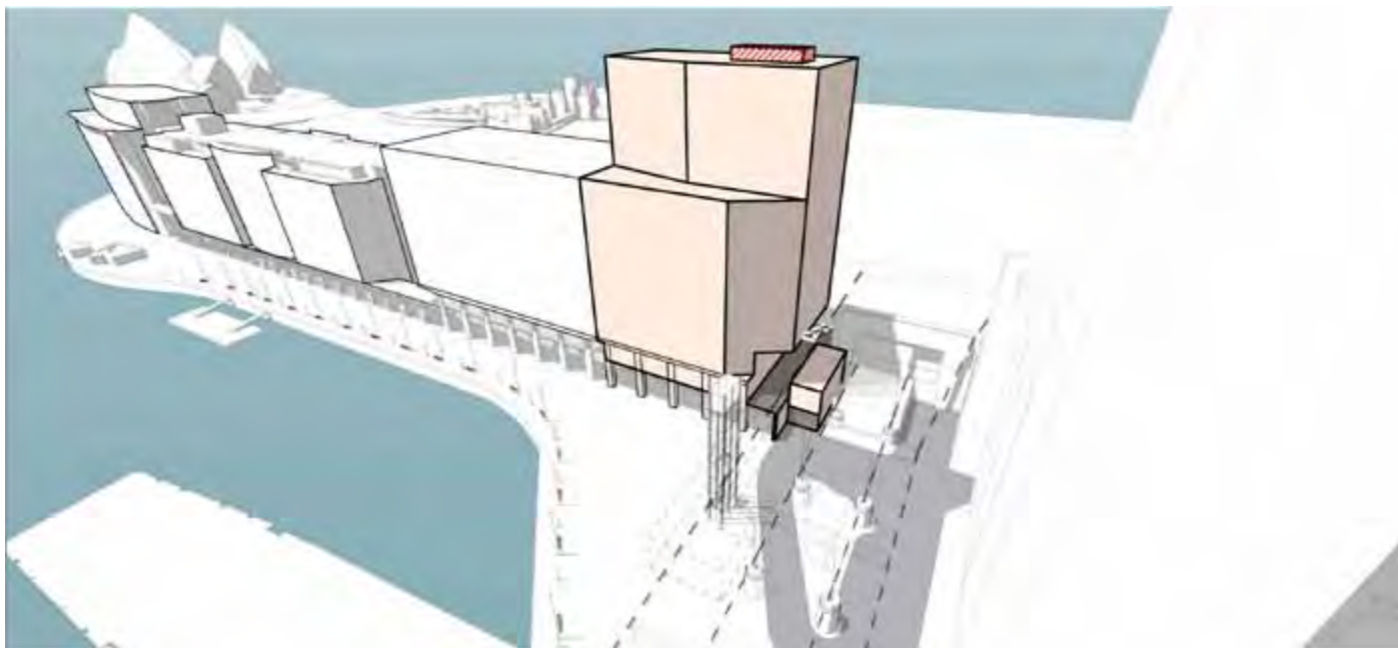
Proposed  
\_Completion of the East Circular Quay colonnade



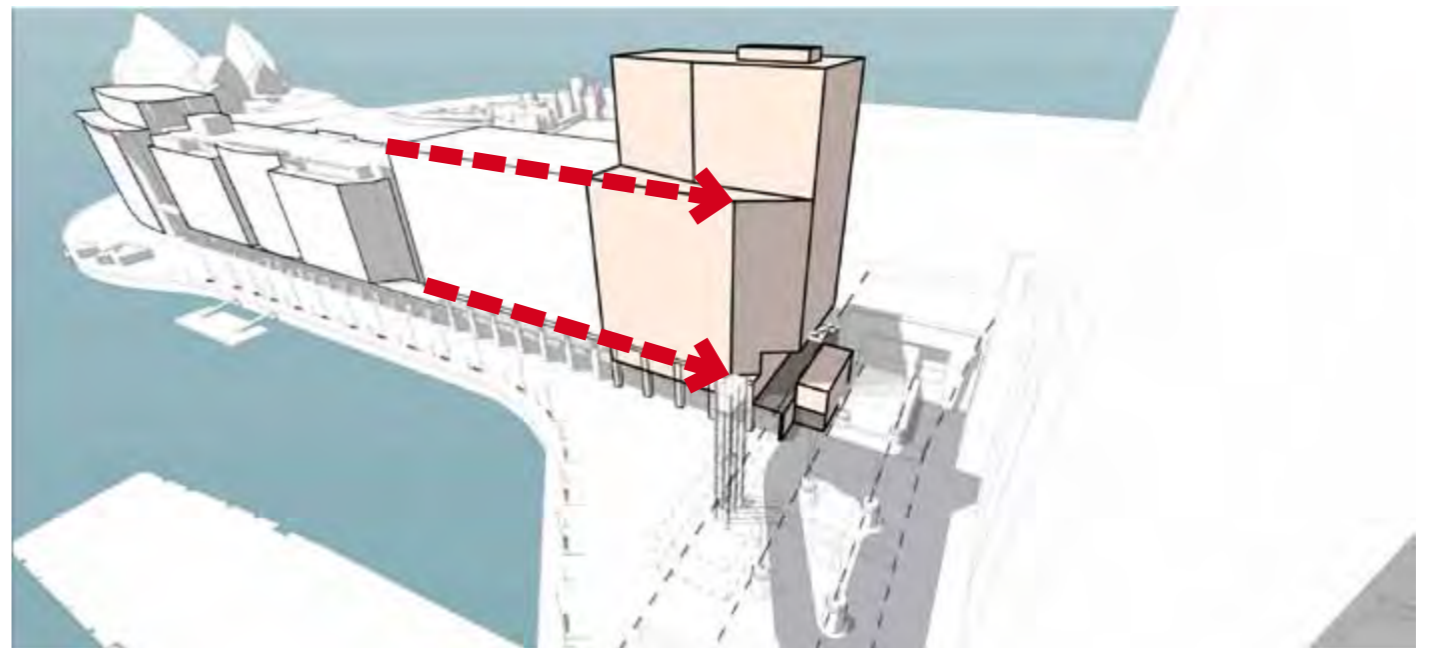
1. Existing Massing



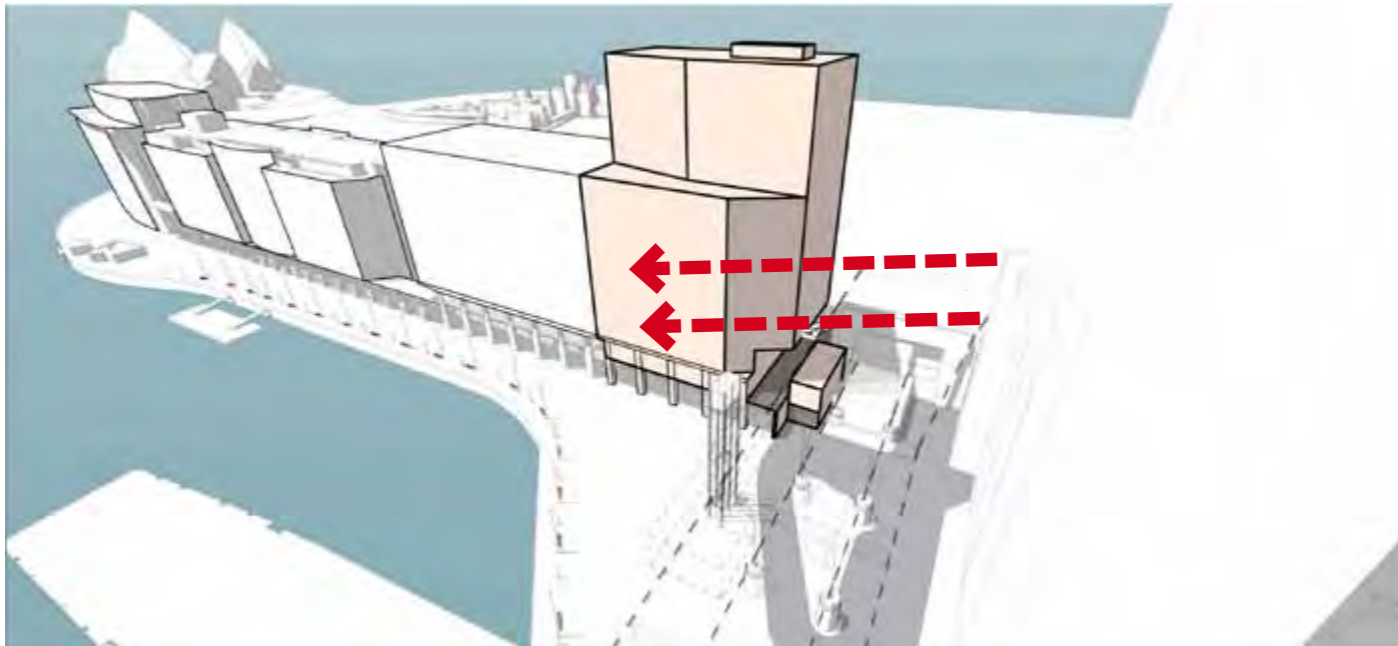
2. Retain building height (no additional overshadowing to adjacent parkland)



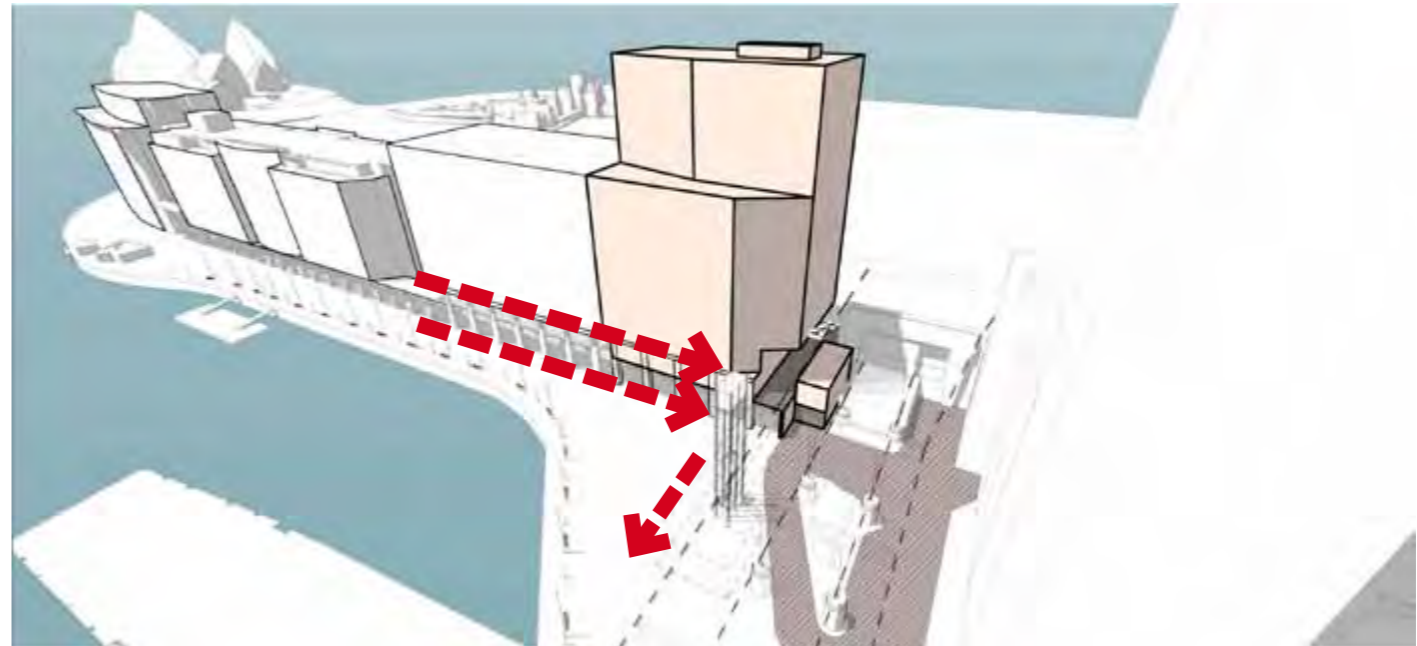
3. Consolidate and tidy up roof forms



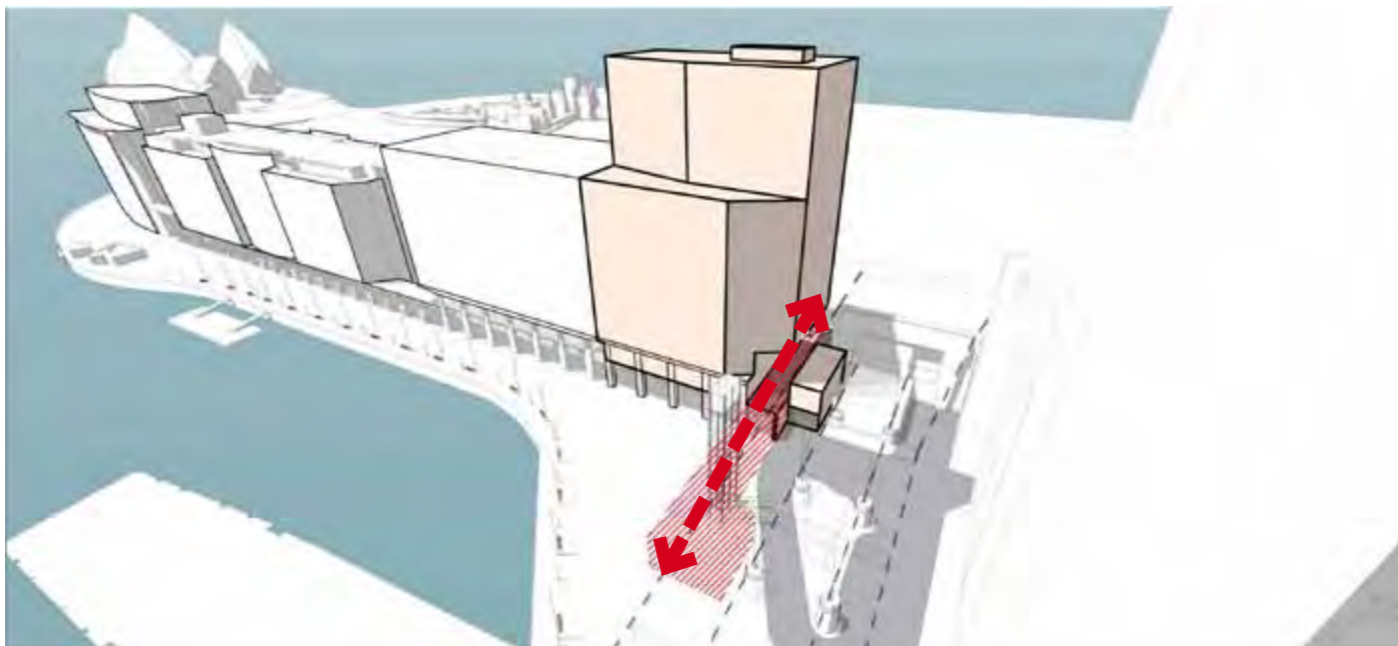
4. Extend massing of Quay Grand building to provide interlocking built form and unified built edge along promenade



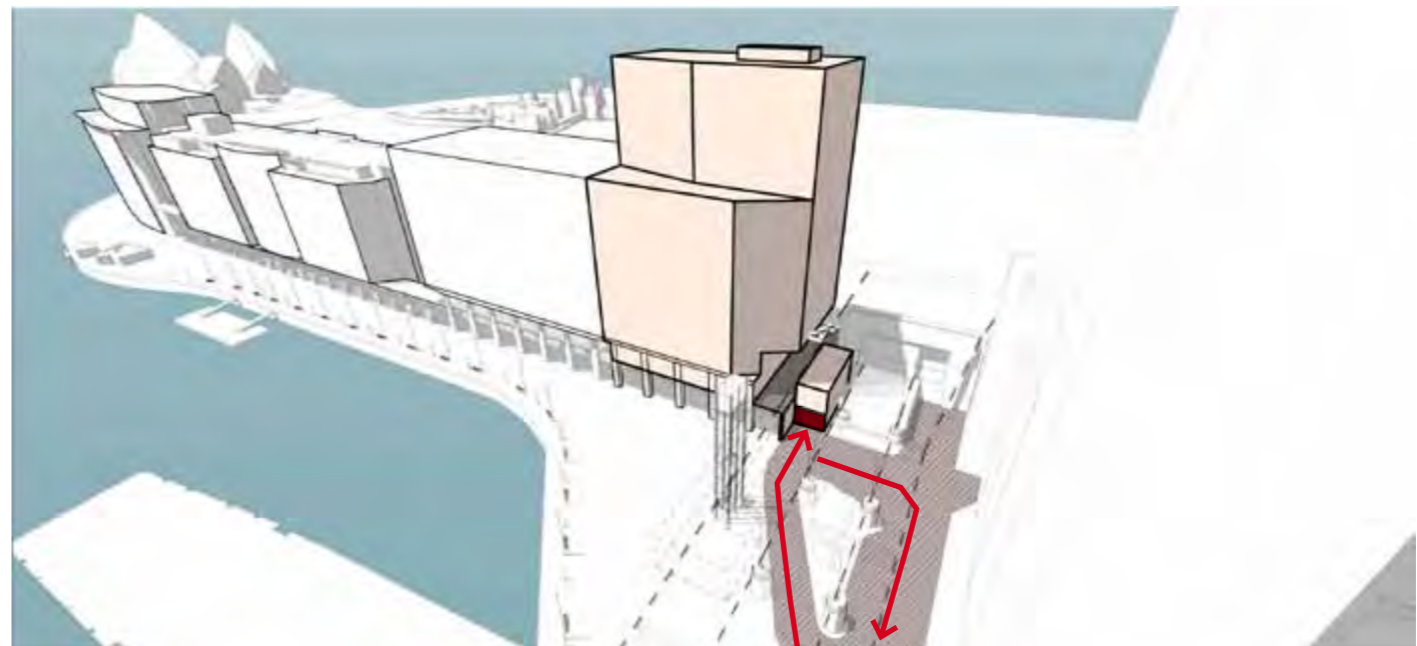
5. Maintain views to and from neighbouring properties by introducing a chamfered edge



6. Continue colonnade and activate public realm



7. Provide through site link to Botanical Gardens and Macquarie Street. (Indicative through site link zone shown hatched)

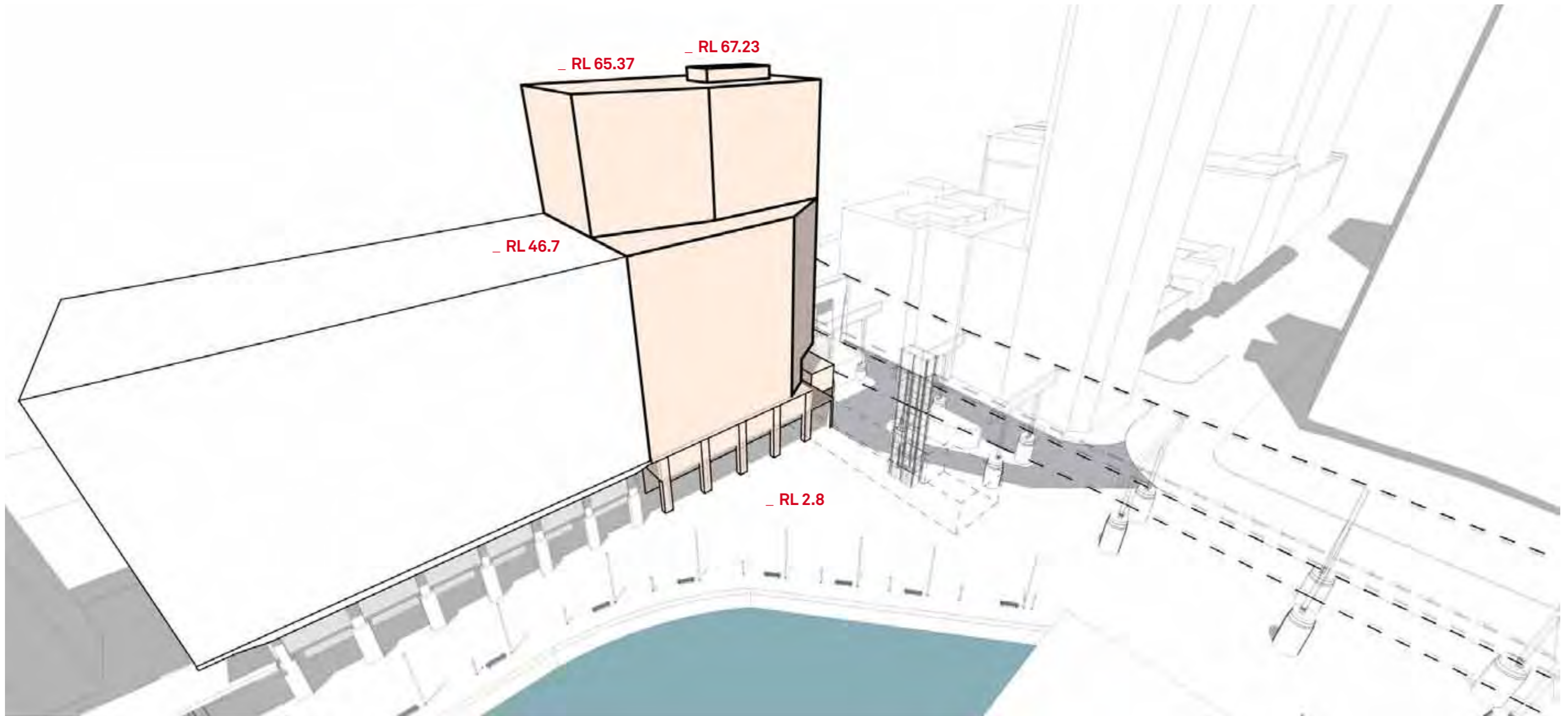
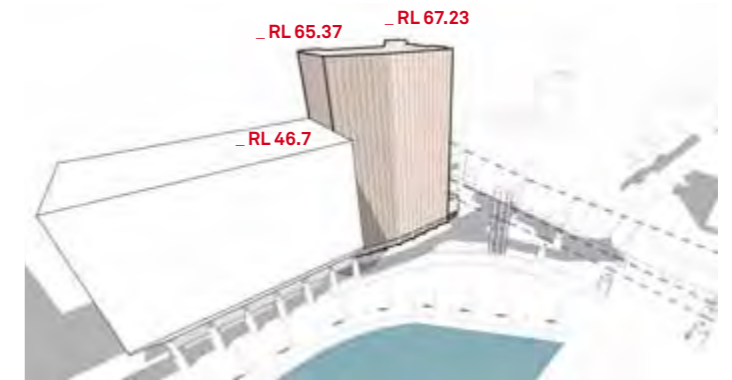


8. Remove vehicles from the public promenade

## 04 Urban Design & Architecture Principles

### Building Height and Envelope

- \_The height of the proposed building envelope will match the height of the top of the existing building's parapet RL 65.37
- \_The height of the proposed lift overrun will match the height of the top of the highest existing service shed RL 67.23
- \_The height of the westward extension will match the height of the adjacent Quay Grand Building RL 46.7



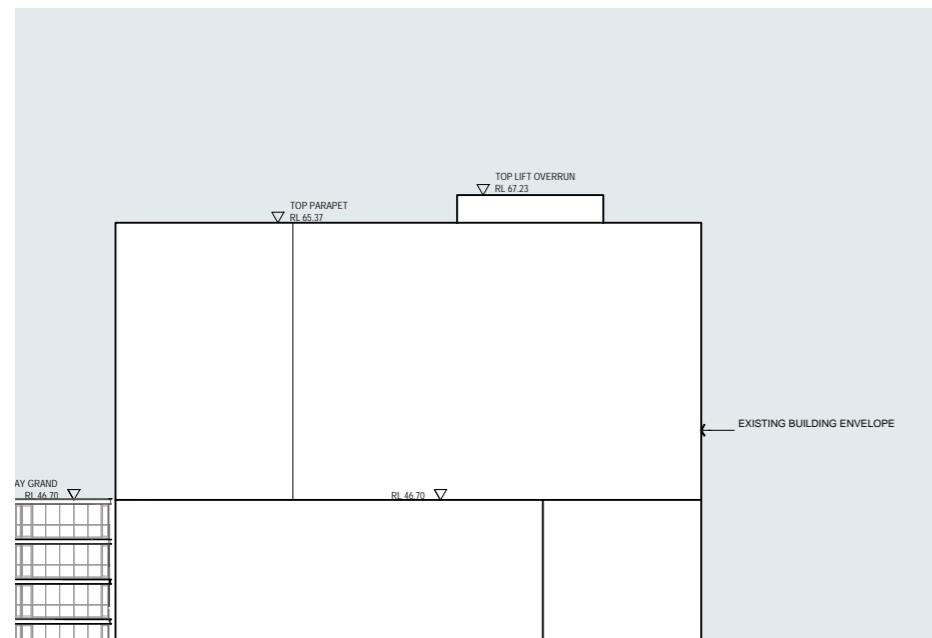
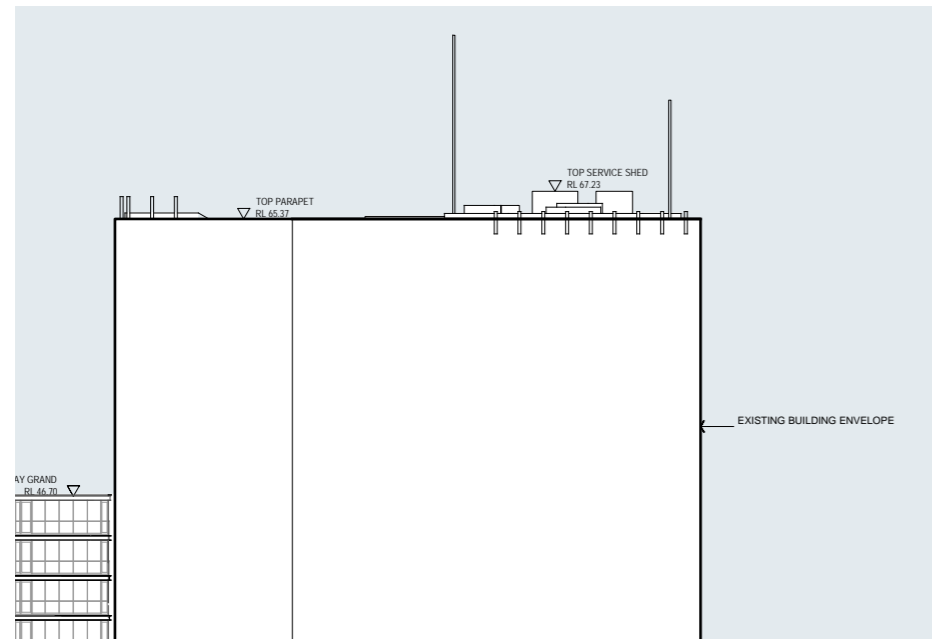
Proposed Building Envelope

## 04 Urban Design & Architecture Principles

### Building Height and Envelope

The existing 71 Macquarie Street roof scape is cluttered and unconsidered, it currently sits as a messy addition to the City skyline. The roof top contains service sheds, plant and services equipment, telecommunications antennas and masts, most of which rises well above the parapet line and are visible from the street.

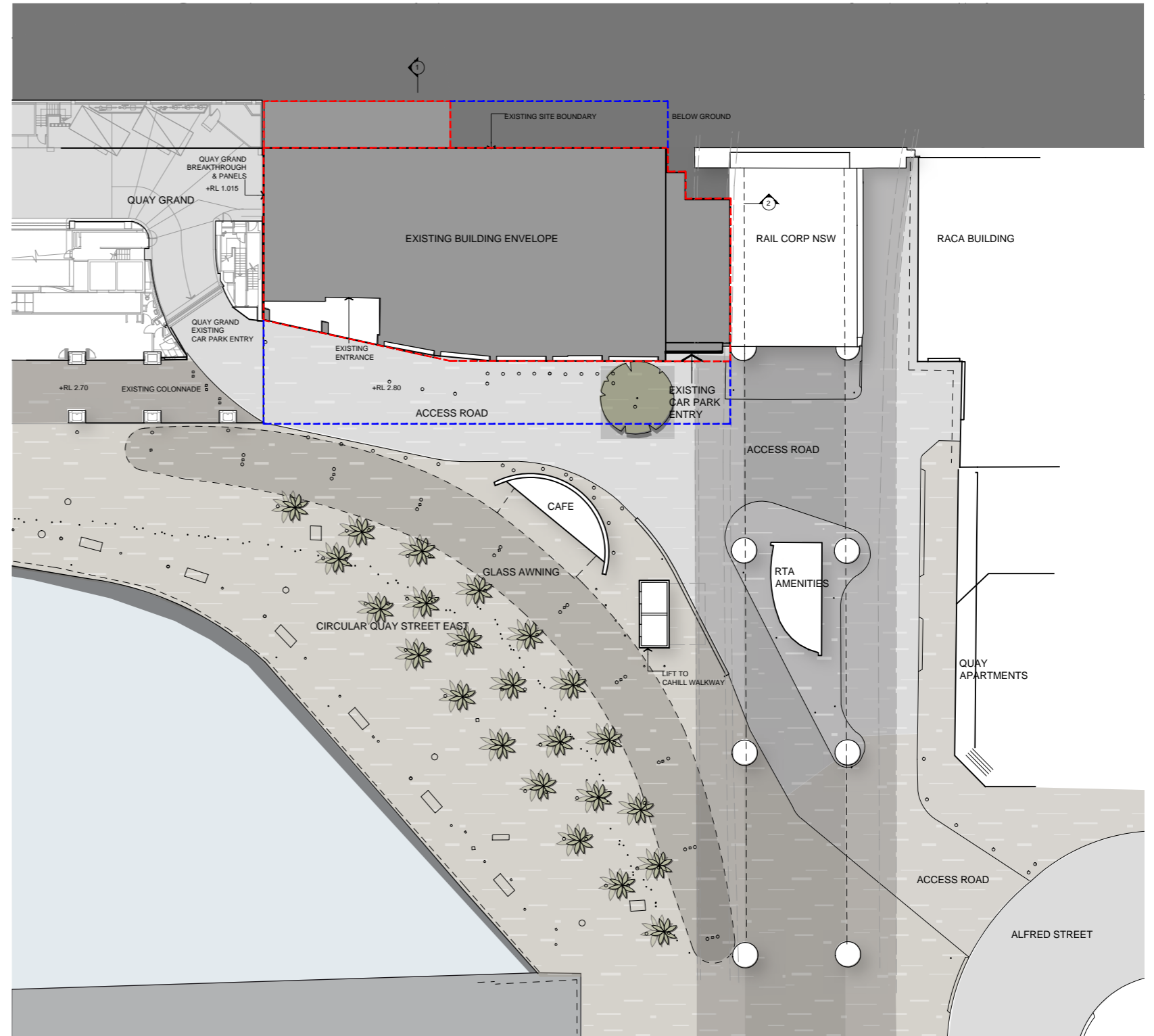
The proposed envelope will include a substantial reduction in roof top plant and services. Most services accommodation will be provided within the building with roof top plant and penetrations minimised and consolidated to within a single roof top enclosure set well back from the building edges. This will greatly improve the City and Circular Quay skyline with high level views over the site from neighbouring properties improved.



04 Urban Design and Architecture Principles

33 Building Height and Envelope

Drawing not to scale.  
The full set of concept plan drawings is contained within attachment A of this report.



Existing Public Domain Envelope

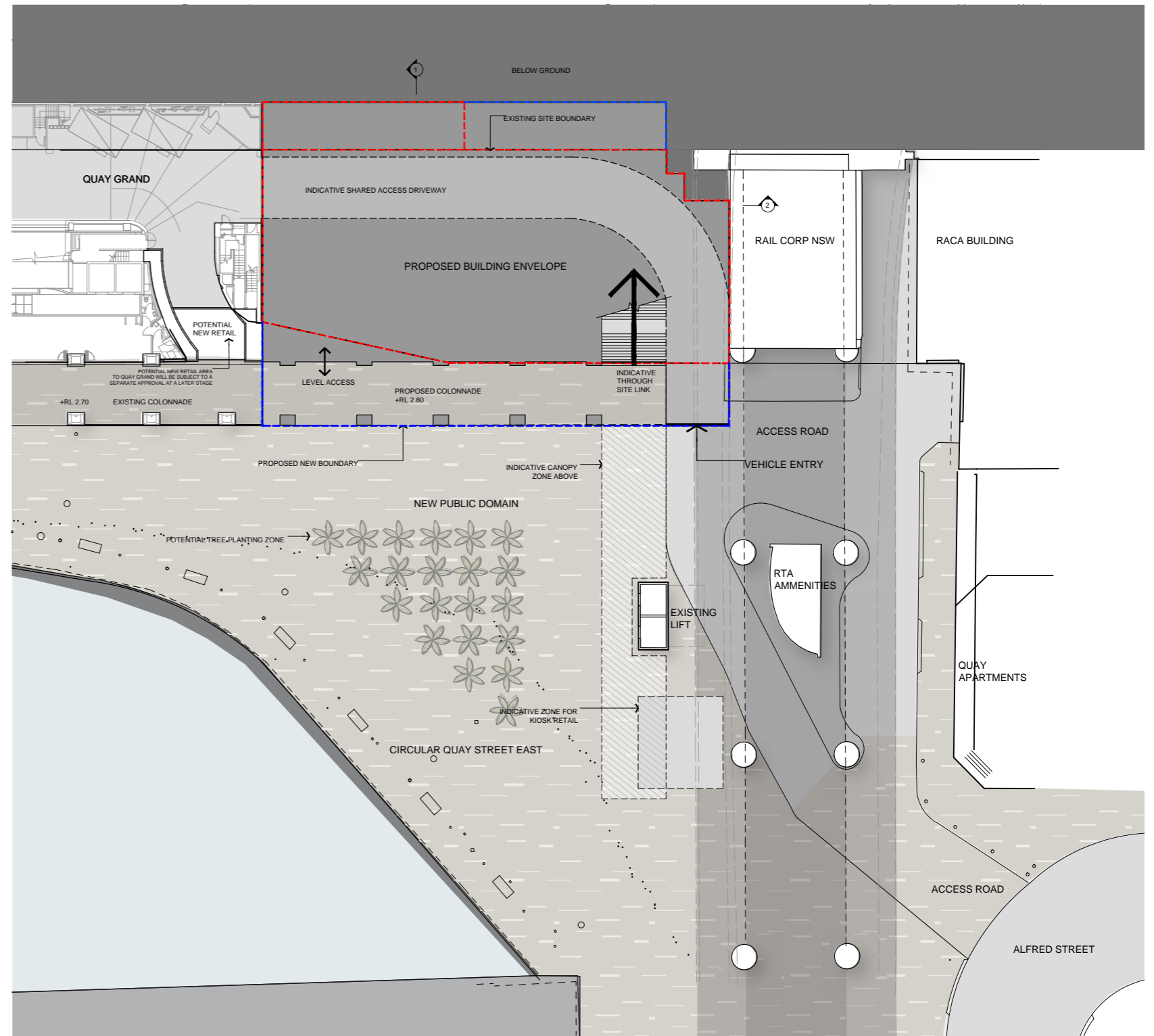


## 04 Urban Design & Architecture Principles

### Building Height and Envelope

Drawing not to scale.

The full set of concept plan drawings is contained within attachment A of this report.



Proposed Public Domain Envelope



04 Urban Design & Architecture Principles

35

Building Height and Envelope

Drawing not to scale.  
The full set of concept plan drawings is contained within attachment A of this report.



Existing Mid Level Envelope

Proposed Mid Level Envelope

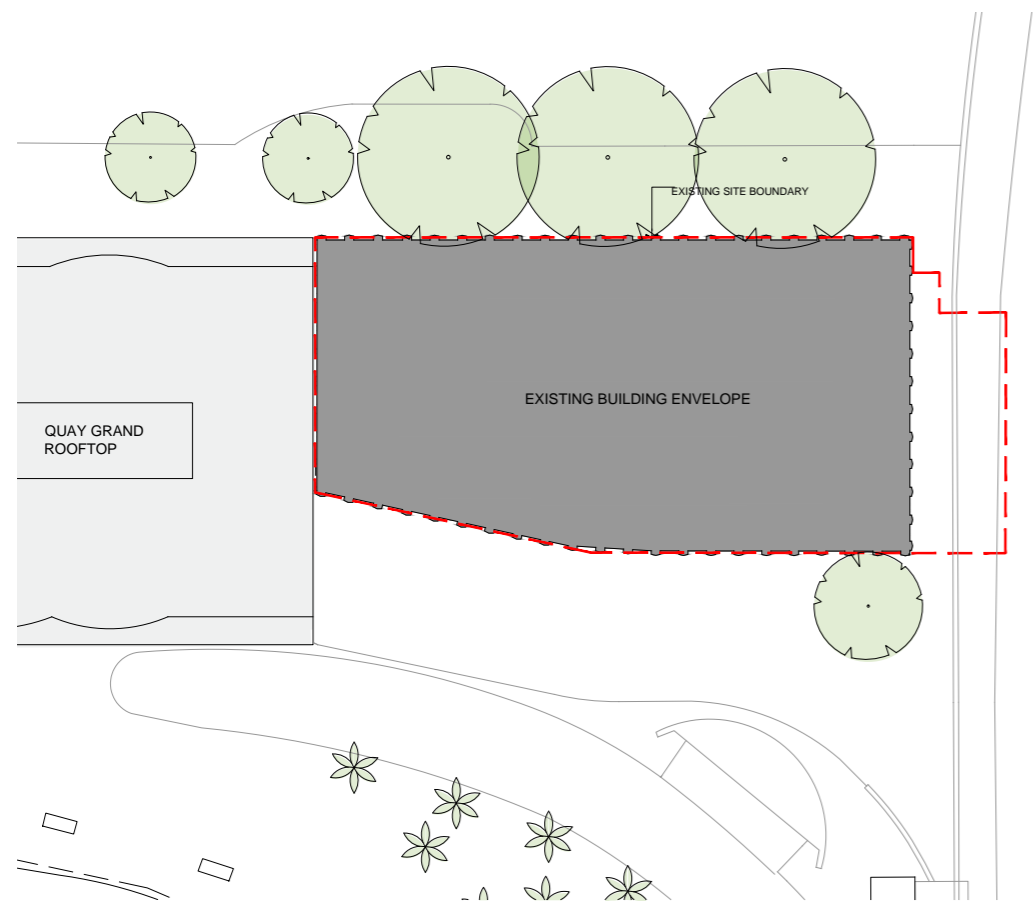


## 04 Urban Design & Architecture Principles

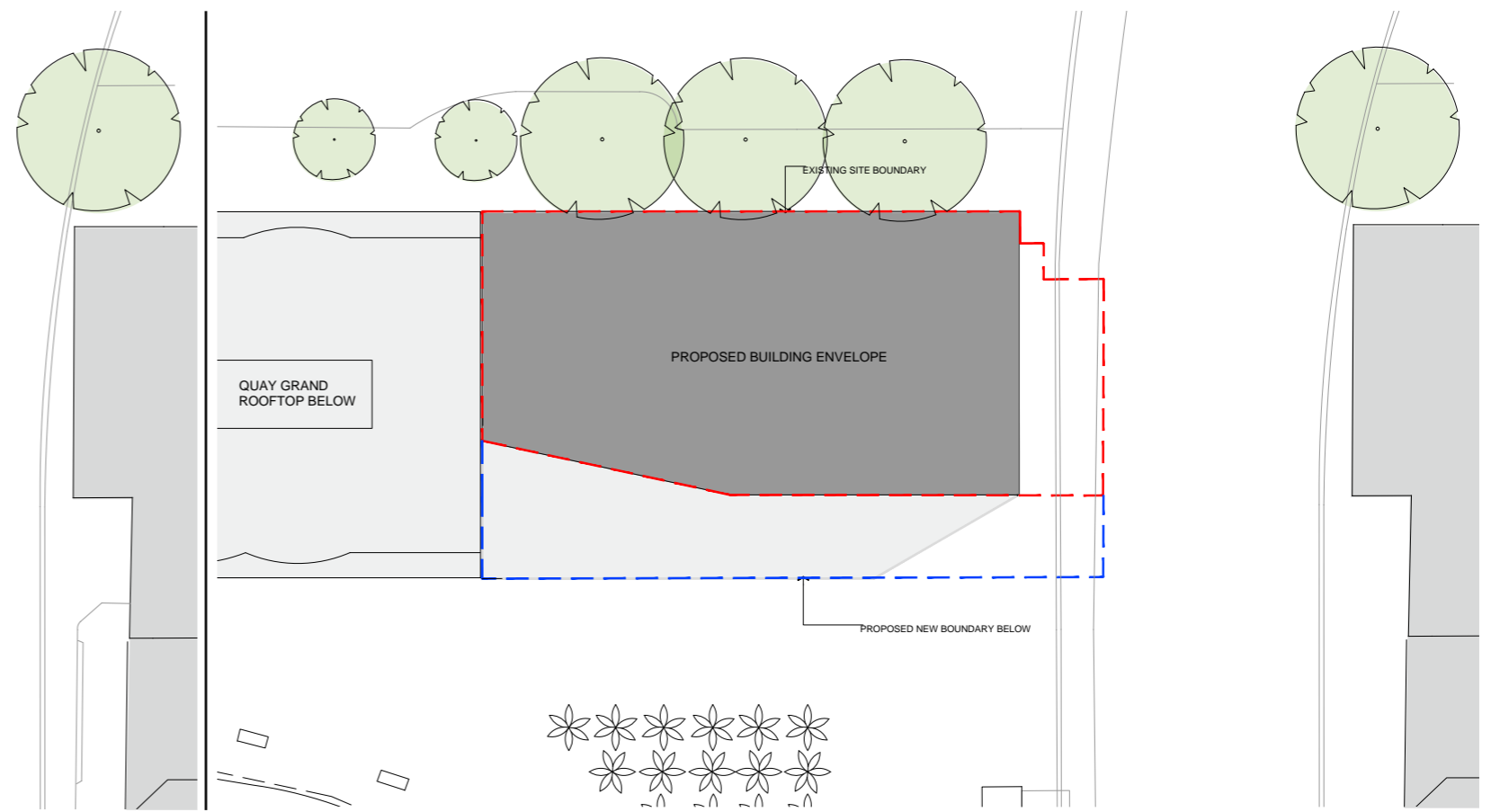
### Building Height and Envelope

Drawing not to scale.

The full set of concept plan drawings is contained within attachment A of this report.



Existing Upper Level Envelope



Proposed Upper Level Envelope



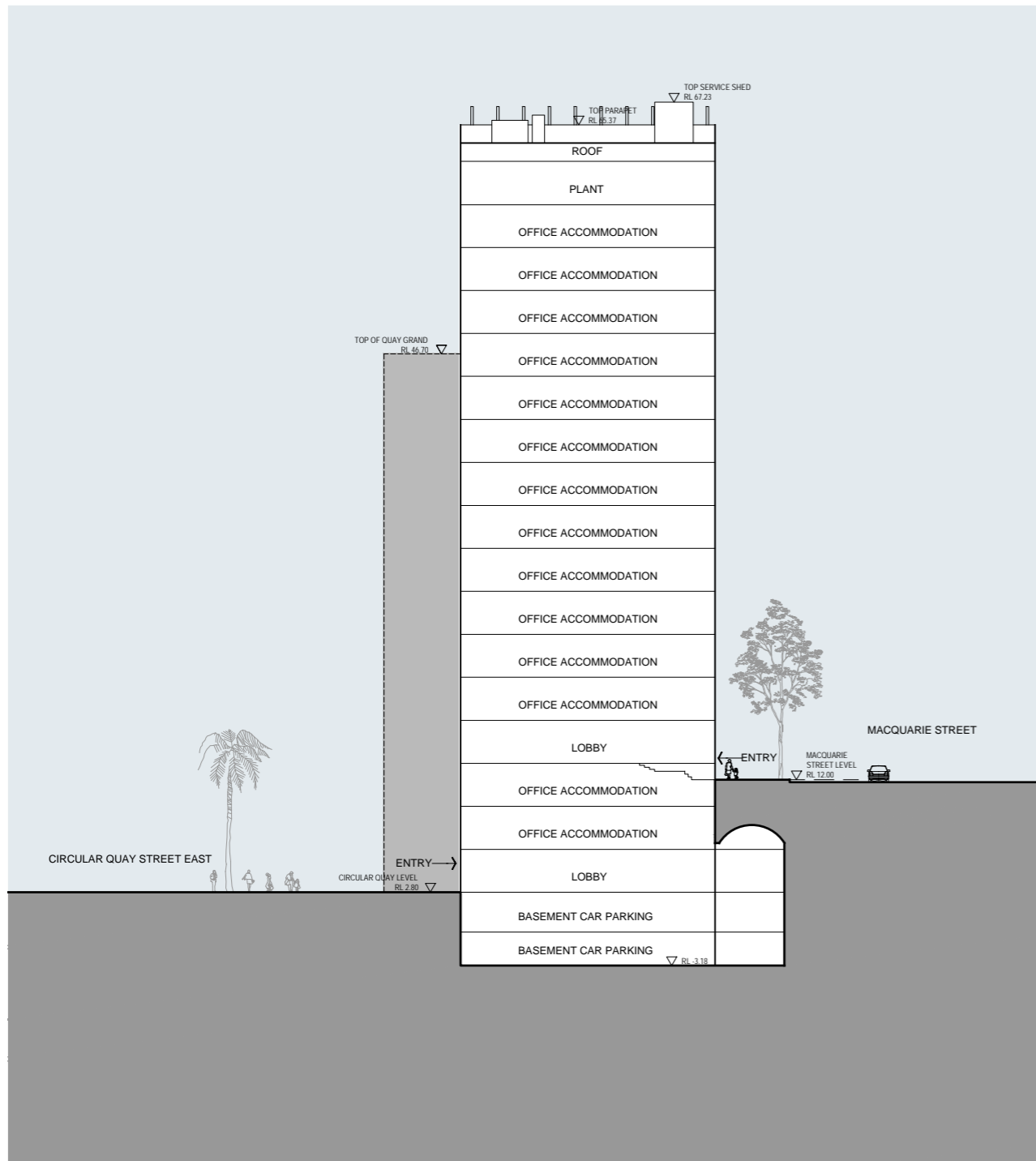
## 04 Urban Design and Architecture Principles

37

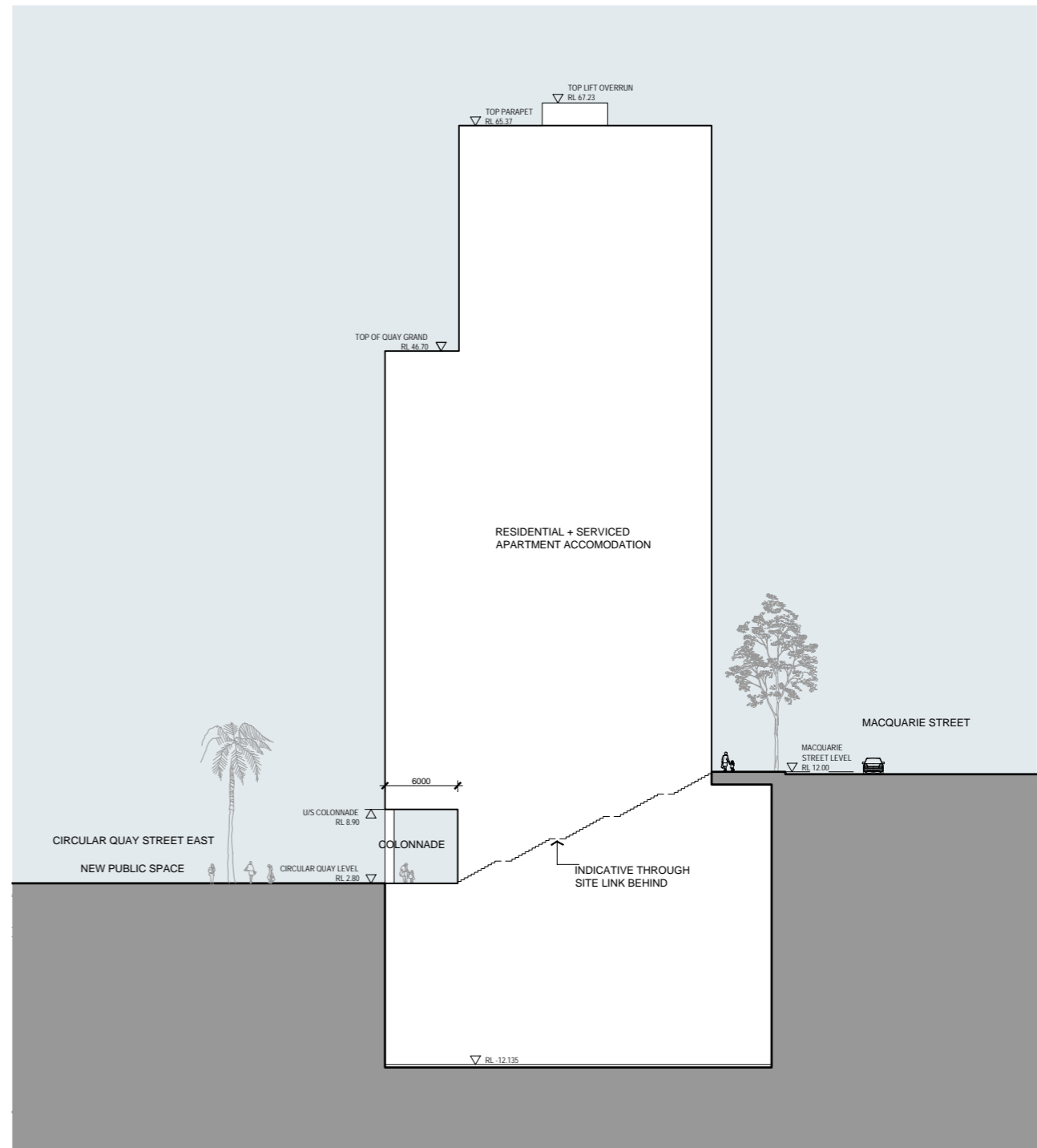
### Building Height and Envelope

Drawing not to scale.

The full set of concept plan drawings is contained within attachment A of this report.



Existing Envelope Section

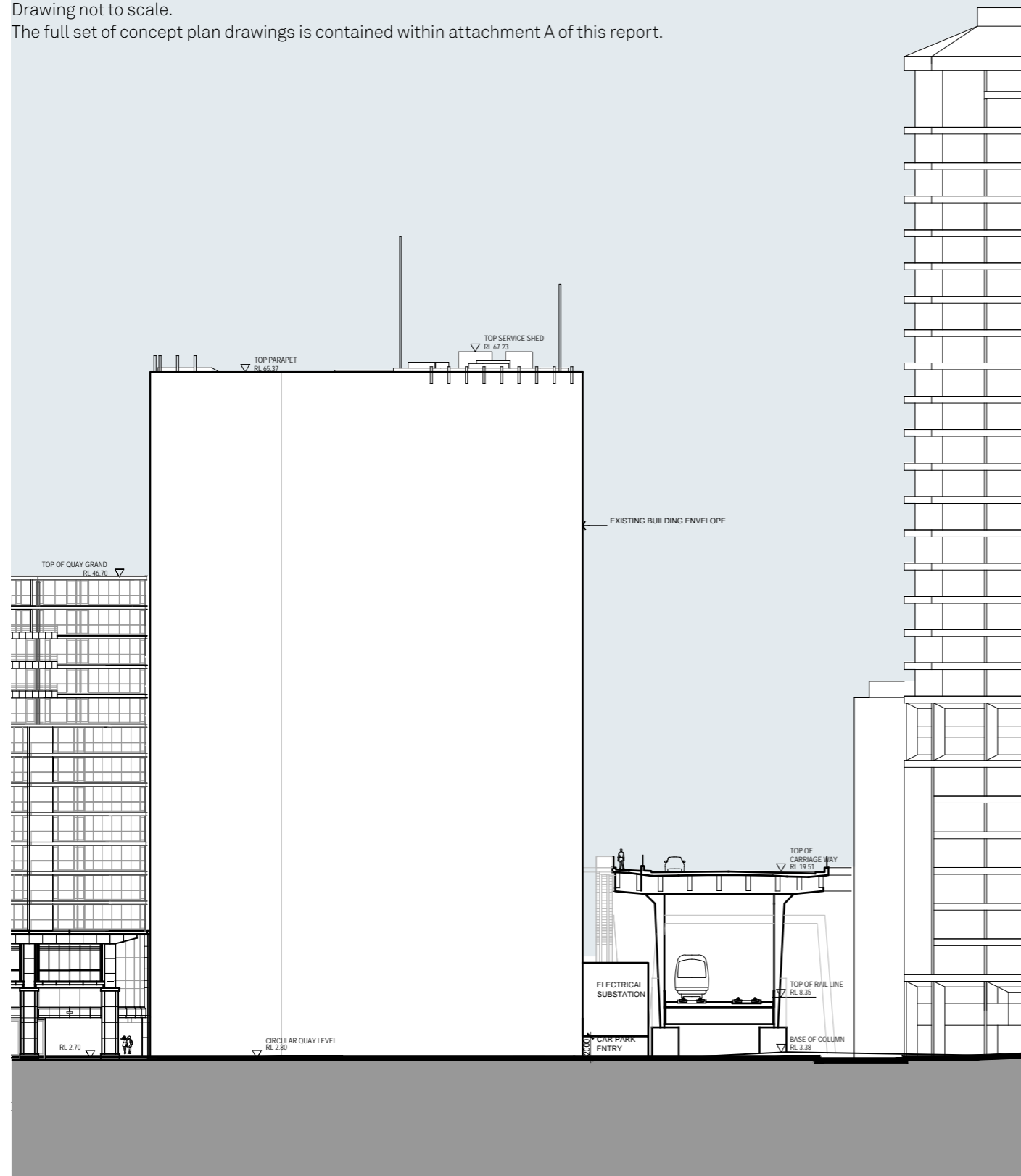


Proposed Envelope Section

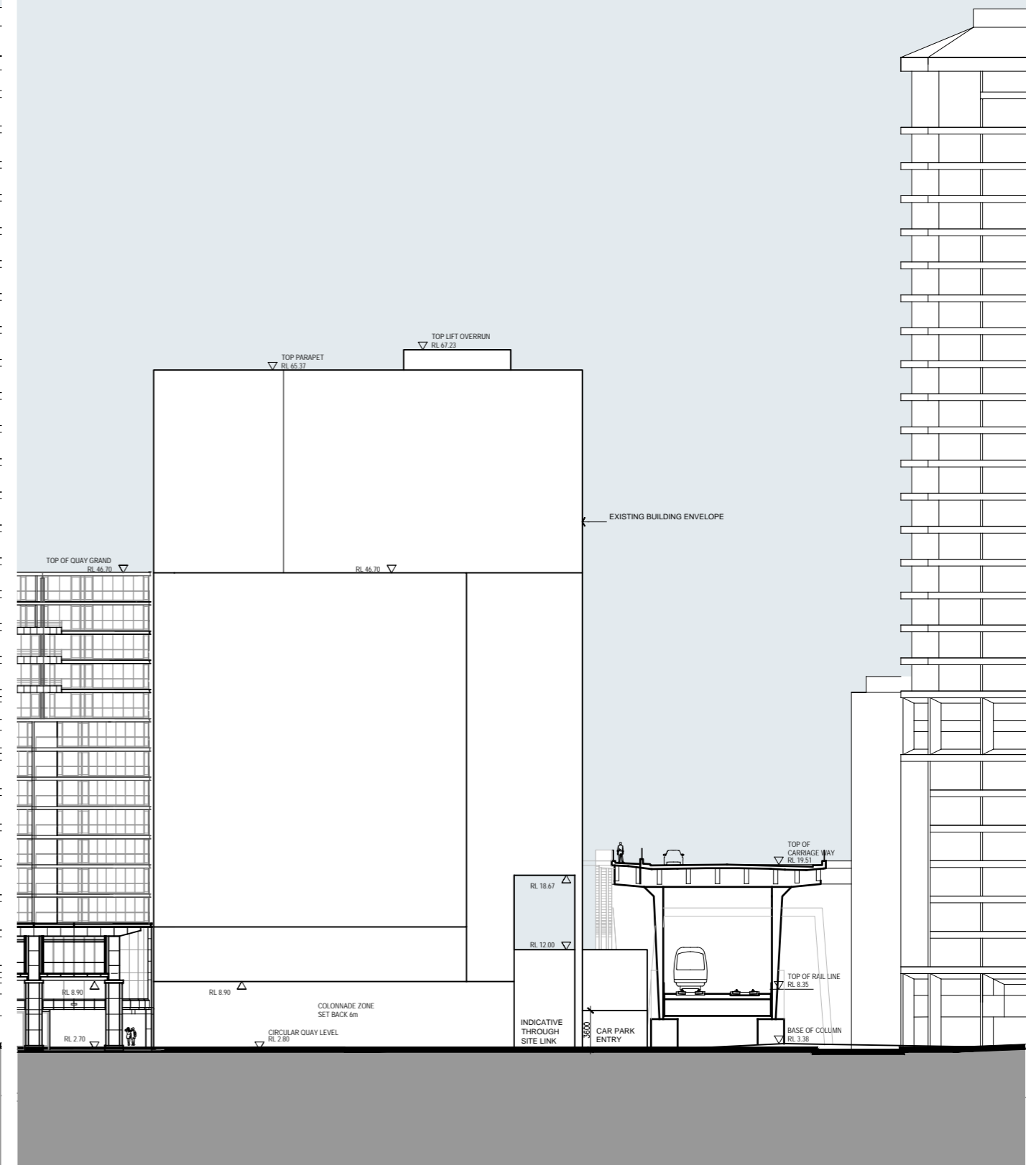
# 04 Urban Design & Architecture Principles

## Building Height and Envelope

Drawing not to scale.  
The full set of concept plan drawings is contained within attachment A of this report.



Existing Envelope West Elevation



Proposed Envelope West Elevation



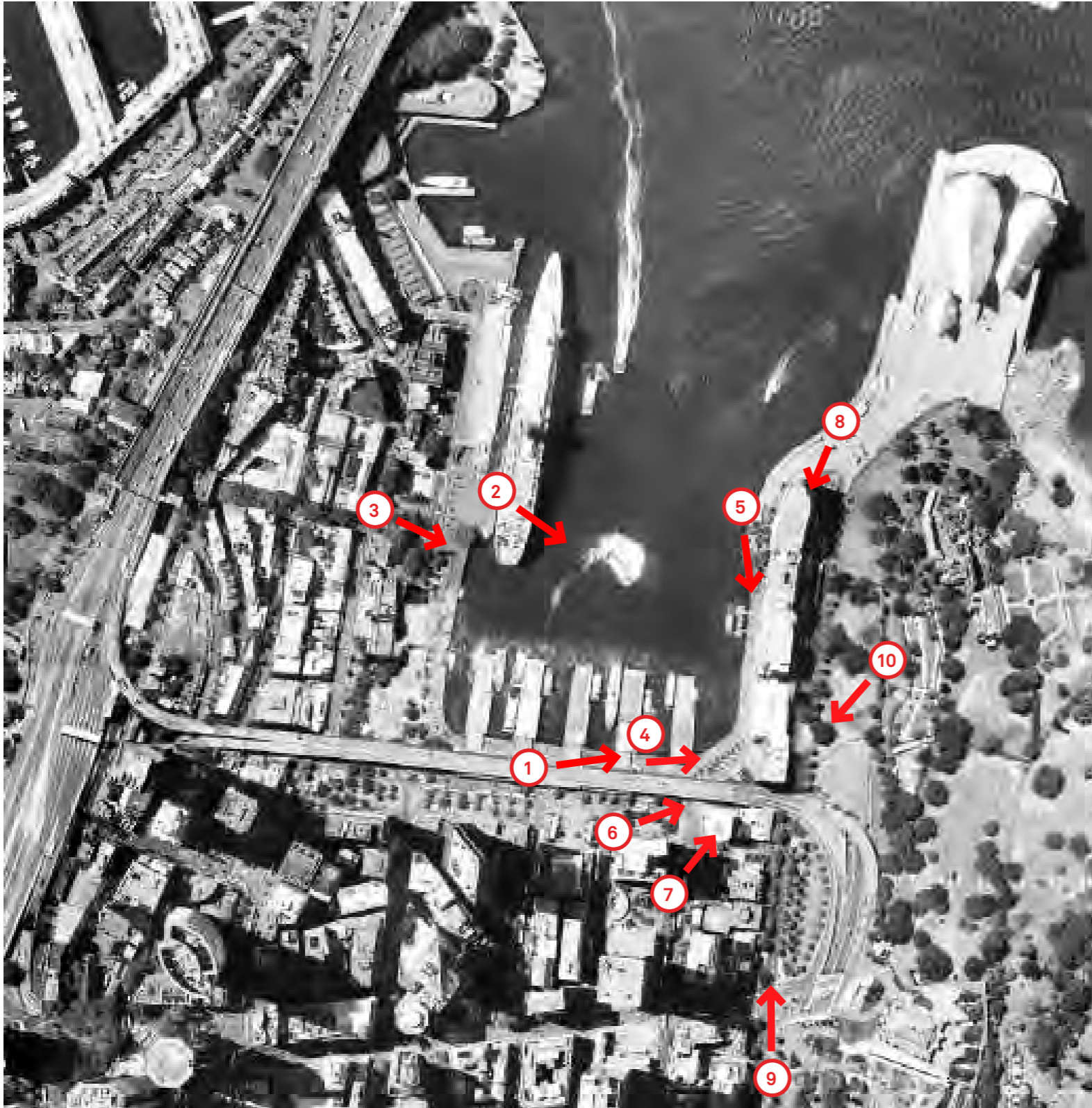
Existing Aerial View





## 05 View Impact Analysis

### Key Local Views



A view impact analysis has been carried out from 10 local view corridors illustrating the existing and proposed buildings side by side. Refer to subsequent pages for the analysis.

1. View from Cahill Expressway
2. View from Overseas Passenger Terminal
3. View from George Street
4. View from Circular Quay wharves
5. View from Circular Quay promenade
6. View from Alfred Street
7. View from Phillip Street
8. View from Macquarie Street (No. 1.)
9. View from Macquarie Street (No 115-119)
10. View from the Royal Botanical Gardens

A view impact analysis has also been carried out from key neighbouring properties illustrating the existing and proposed views side by side. This analysis proceeds the view corridor analysis.

#### Conclusion

- \_The proposed building envelope and massing has negligible visual impact to key public and surrounding views.
- \_The proposed building envelope and massing has negligible impact to views from neighbouring properties.
- \_The iconic views of the harbour, opera house and harbour bridge are maintained from neighbouring properties.
- \_The reduced roof plant and services improve high level views from neighbouring properties.

05 View Impact Analysis

Key Local Views

View 1. View from Cahill Expressway



Existing



Proposed

## 05 View impact Analysis

### Key Local Views

#### View 2. View from Overseas Passenger Terminal



Existing



Proposed

05 View Impact Analysis

Key Local Views

View 3. View from George Street



Existing



Proposed

05 View impact Analysis

Key Local Views

View 4 . View from Circular Quay Promenade



Existing



Proposed

05 View Impact Analysis

Key Local Views

View 5. View from Circular Quay wharves



Existing



Proposed

05 View impact Analysis

Key Local Views

View 6. View from Alfred Street



Existing



Proposed

05 View Impact Analysis

Key Local Views

View 7. View from Phillip Street



Existing



Proposed

05 View impact Analysis

Key Local Views

View 8. View from Macquarie Street, No 1.



Existing



Proposed

05 View Impact Analysis

Key Local Views

View 9. View from Macquarie Street, No 115-119



Existing



Proposed

05 View impact Analysis

Key Local Views

View 10. View from Royal Botanic Gardens



Existing



Proposed

## 05 View Impact Analysis

53

### Neighbouring Properties Views

\_View from Quay Apartments, Phillip Street Sydney

\_View from Mid Level Floors RL 46

\_View from Residential Apartment



Key - View Locator



Existing



Proposed

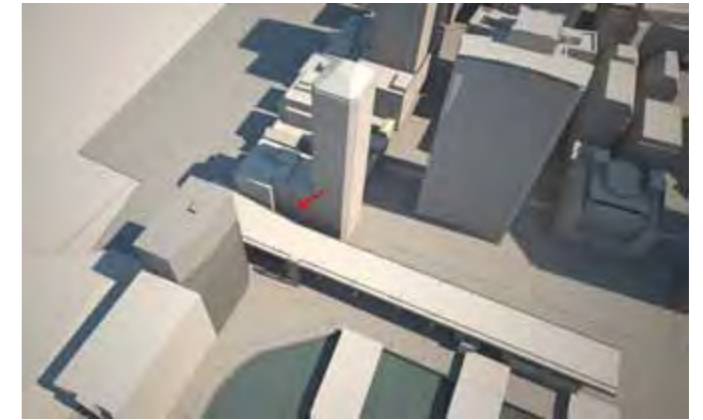
## 05 View Impact Analysis

### Neighbouring Properties Views

\_View from Quay Apartments, 2 Phillip Street Sydney

\_View from Mid Level Floors RL 46

\_View from Residential Apartment



Key - View Locator



Existing



Proposed

**05 View Impact Analysis**

55

**Neighbouring Properties Views**

\_View from Quay Apartments, 2 Phillip Street Sydney

\_View from Upper Level Floors RL 67

\_View from Residential Apartment



Key - View Locator



Existing



Proposed

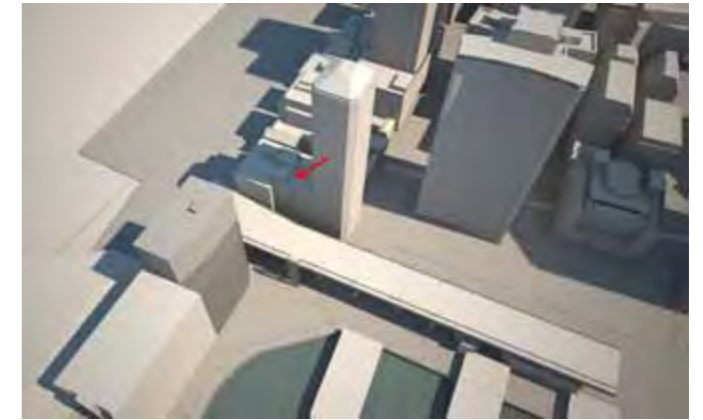
## 05 View Analysis

### Neighbouring Properties Views

\_View from Quay Apartments, 2 Phillip Street Sydney

\_View from Upper Level Floors RL 67

\_View from Residential Apartment



Key - View Locator



Existing



Proposed

**05 View Impact Analysis**

57

**Neighbouring Properties Views**

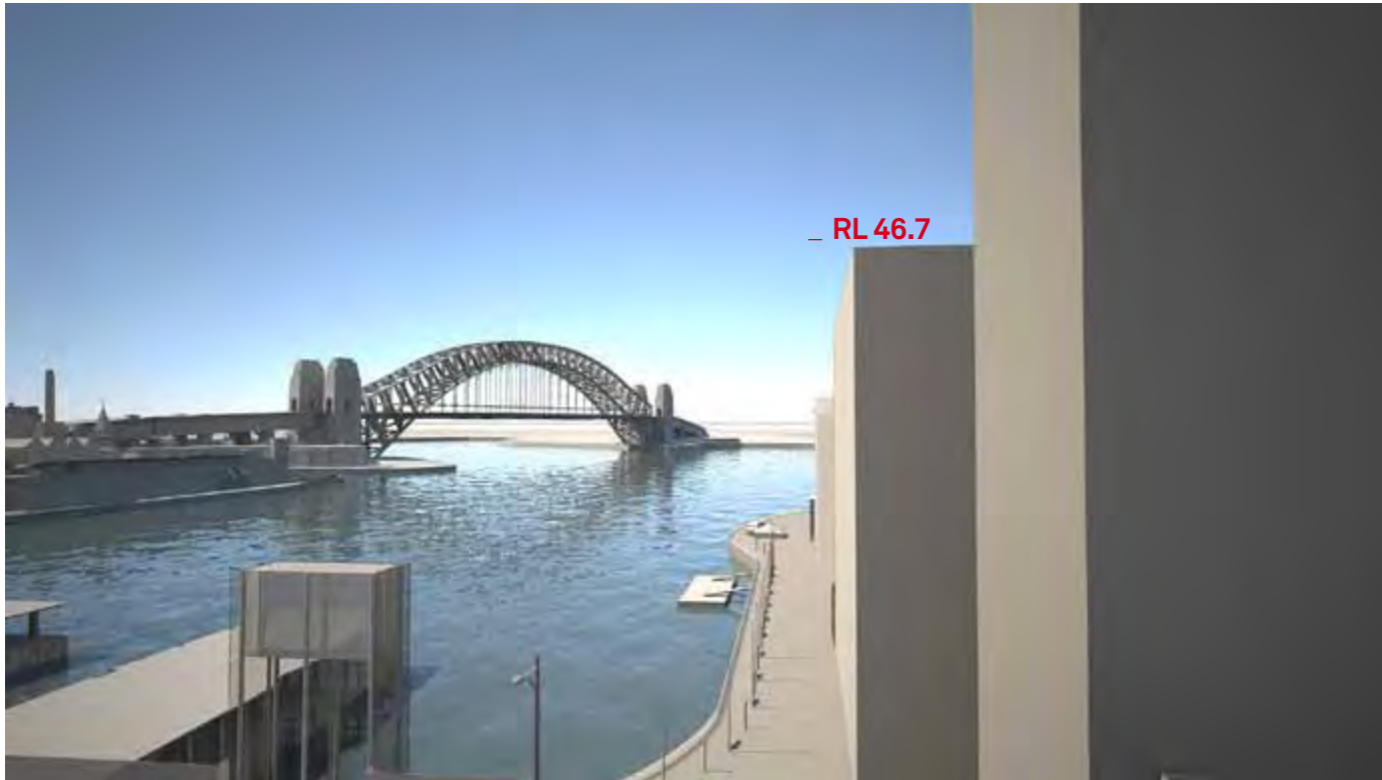
\_View from Royal Automobile Club Of Australia, 89-91 Macquarie Street Sydney

\_View from Top Floor RL 33

\_View from club temporary accommodation



Key - View Locator



Existing



Proposed

## 05 View Impact Analysis

### Neighbouring Properties Views

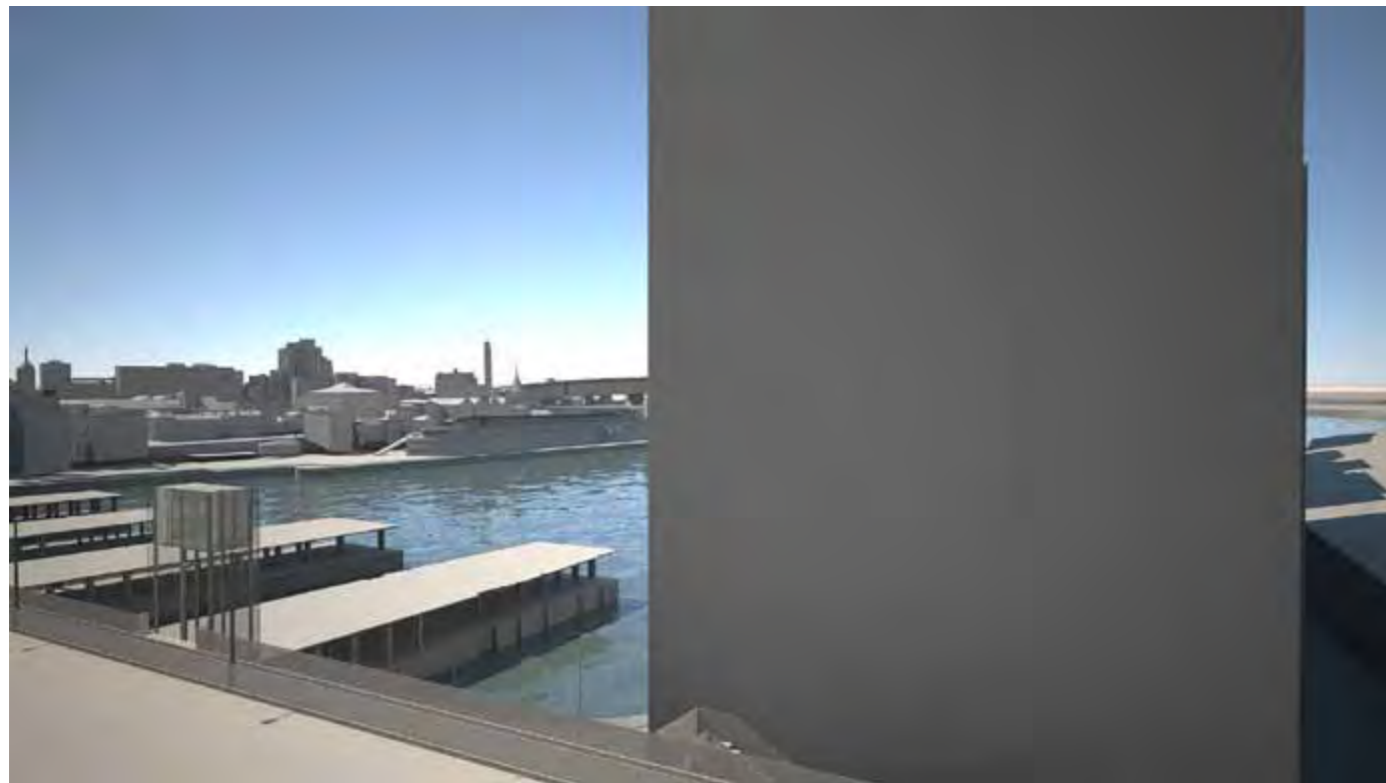
\_View from Royal Automobile Club Of Australia, 89-91 Macquarie Street Sydney

\_View from Top Floor RL 33

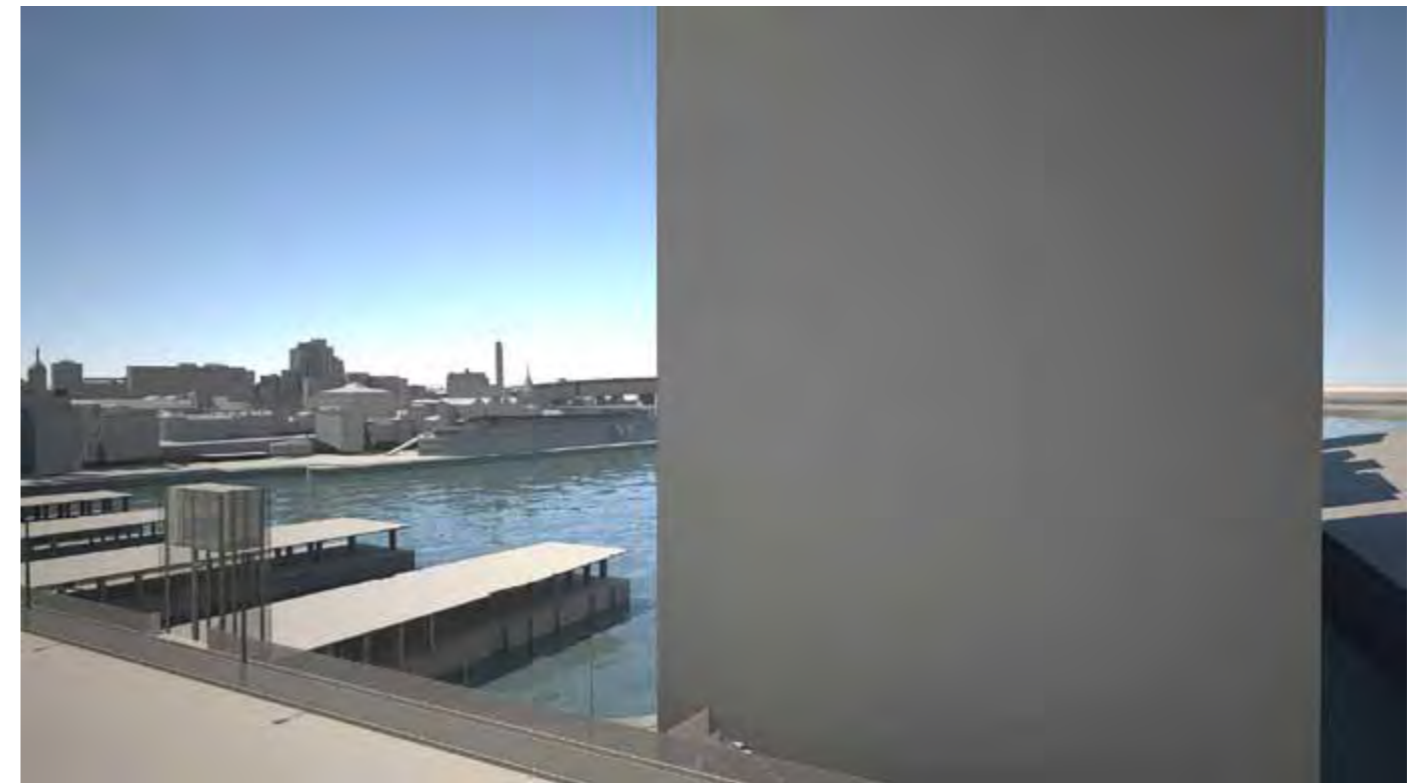
\_View from club temporary accommodation



Key - View Locator



Existing



Proposed

## 05 View Analysis

59

### Neighbouring Properties Views

\_View from AMP Building, 33 Alfred Street

\_View from Mid Level Floors RL 46

\_View from Commercial Suite



Key - View Locator



Existing



Proposed

## 05 View Impact Analysis

### Neighbouring Properties Views

\_View from AMP Building, 33 Alfred Street

\_View from Upper Level Floors RL 67

\_View from Commercial Suite



Key - View Locator



Existing



Proposed

**06 View Impact Analysis**

61

**Neighbouring Properties Views**

\_View from Sir Stamford Hotel, 93 Macquarie Street

\_View from Top Floor RL 44

\_View from Hotel Room



Key - View Locator



Existing



Proposed

## 06 View Analysis

### Neighbouring Properties Views

\_99 Macquarie Street

\_View from Top Floor RL 46

\_View from Commercial Suite



Key - View Locator



Existing



Proposed







**— B**

**Attachment B\_Preliminary SEPP 65 Statement****1.0\_Validation Statement**

My full name is Ken Maher and I am the chairman of HASSELL, a firm that specialises in Architecture, Landscape Architecture, Urban Design, Interior Design, and Planning.

I hold the following qualifications:

- \_1986 Graduate Diploma of Environmental Studies, Macquarie University
- \_1976 Graduate Diploma of Landscape Design, UNSW
- \_1974 Master of Architecture, UNSW
- \_1970 Bachelor of Architecture, UNSW, First Class Honours
- \_Registered Architect NSW: 3156

Professional Affiliations:

- \_Fellow, Australian Institute of Landscape Architects
- \_Fellow, Green Building Council of Australia
- \_Life Fellow, Royal Australian Institute of Architects
- \_Fellow, Australian Property Institute
- \_Fellow, Royal Australian Institute of Architects
- \_Registered as Chartered Architect in NSW

I hereby verify that:

- (a) I directed the design of the 71 Macquarie Street project; and
- (b) The design quality and principles set out in Part 2 of State Environmental Planning Policy No 65 –Design Quality of Residential Flat Development are achieved for the development, as outlined in this document.


**2.0\_Introduction**

This SEPP 65 Design Verification Statement has been prepared in support of the Part-3A Concept Plan Application to the NSW Department of Planning and should be read in conjunction with the Concept Plan Design Report to which this statement is attached.

This statement addresses the concept plan against the 10 SEPP 65 design quality principles. A full and more detailed SEPP 65 assessment will be contained within a future detailed application for development.

An indicative architectural scheme has been included as attachment C to the design report. The indicative schemes illustrates the ability for an architectural solution to satisfactorily occupy the proposed building envelope. The final design of the building will be subject to a future detailed application for development.

**2.1\_Proposed Development**

The proposed concept plan is to replace the existing commercial office tower with a residential and serviced apartment building of the same height with a lower level extension. The concept plan seeks approval for:

- \_The building envelope (above and below ground);
- \_Land uses;
- \_The location of future public domain works including a through-site link;
- \_Pedestrian and vehicle access arrangements; and
- \_Car parking ratios.

**2.2\_The Site**

The site is located at 71-79 Macquarie Street (formally known as the Amatil Building) and is located within the Circular Quay East precinct. The site comprises land with a legal description of Lot 1 DP202431.

The development site is bound by Macquarie Street to the East (with the Royal Botanic Gardens beyond), the Circular Quay Promenade to the West (with Sydney Harbour beyond), the elevated Cahill expressway and City Circle railway line to the South, and the Quay Grand development immediately to the North (with the Opera House beyond).

**3.0\_SEPP 65 Design Quality Principles**

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP 65) aims to improve the design quality of residential flat development in New South Wales.

Adherence to SEPP 65 involves the application of 10 design principles (SEPP 65 Appendix 1) throughout the design process. A description of how the development (proposed envelope and indicative scheme) has applied these design principles is outlined in the table below, for further details of the proposed development reference should be made the full Concept Plan Design Report.

Table 3.1\_ Assessment Against SEPP 65 Principles

**Principle 1: Context**

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

**Comment**

The site that is the subject of this Concept Plan is located to the South-East corner of Circular Quay, and is fronted by Macquarie Street to the East, the Circular Quay promenade to the West with the Harbour beyond, the Cahill Expressway and City Circle railway line to the South, and the Quay Grand building to the north. The site is also located just west of the Royal Botanic Gardens, which serves as a significant natural feature adjacent to the Circular Quay precinct.

This area is one of Sydney's and Australia's most prominent tourist destinations, with thousands of visitors daily. The buildings that enclose the East Circular Quay precinct are occupied by active retail uses at ground level, with residential and serviced apartments above. The proposed development will provide this same mix of residential and serviced apartments with active retail uses to the ground level.

The proposed development provides the opportunity to complete the East Circular Quay vision and create a new and revitalised harbour front public domain with improved pedestrian linkages to the east between the Circular Quay promenade and the Botanic Gardens.

Key Features of the proposed development include:

- \_The vision of the East Circular Quay precinct completed
- \_Removal of vehicle traffic from the East Circular Quay promenade
- \_Revitalise and activate the unsightly south-east corner of Circular Quay and create a new and usable public domain
- \_Completion of the colonnade and activation of the ground plane
- \_Provides a continuous pedestrian experience along the Circular Quay promenade
- \_Maintains critical view lines across public spaces and from relevant neighbouring residential properties
- \_Creates an enhanced connectivity by a through site pedestrian link to the Botanical Gardens and Macquarie Street
- \_The revitalisation of the public domain will contribute towards the realisation of Council's Sustainable Sydney 2030 vision.



**Principle 2: Scale**

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

**Comment**

The scale of the proposed development directly responds to the scale and character of the surrounding area. The proposed development maintains the existing building height, and extends to the west over a portion of the Council roadway to integrate the built form with that of the existing colonnade and the massing of the adjacent East Circular Quay buildings.

This integrated building form provides an intermediate scale which creates a transition between the taller buildings of Sydney's CBD, and adjacent mid rise buildings of East Circular Quay leading up to the Opera House.

The proposed integrated building form and colonnade will provide a sense of enclosure to the Circular Quay promenade and consistency in the harbour front built edge .

Key Features of the proposed development include:

- \_Maintained building height with no additional overshadowing to adjacent Royal Botanic Gardens.
- \_Strengthening of the transition in building scale between Circular Quay and the CBD
- \_Integration of the built form with the massing of the adjacent East Circular Quay buildings
- \_Unified harbour front built edge with the surrounding buildings to complete the East Circular Quay view



**Principle 3: Built Form**

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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.

**Comment**

The built form is articulated so that important views across key public spaces are maintained and so that views to and from neighbouring buildings are not impacted.

The built form strengthens the public domain and pedestrian flow of Circular Quay through the extension and completion of the colonnade and harbour-front promenade and through the provision of a continuous pedestrian experience and shelter along East Circular Quay.

Active retail uses are to be continued along all Circular Quay frontages, increasing activity levels and pedestrian traffic as well as safety and security in the area. This active retail edge will also be flanked beneath the Cahill Expressway to further continue the pedestrian experience.

The through-site link is also proposed, which will create an important pedestrian link connecting Circular Quay to Macquarie Street and the Royal Botanic Gardens

Key Features of the proposed development include:

- \_Maintain critical view lines across public spaces and from relevant neighbouring residential properties
- \_Westward extension of built form over a portion of the Council roadway, and integration with the existing colonnade and built form of the adjacent East Circular Quay buildings
- \_Enhancement of connectivity with a through-site pedestrian link to the Royal Botanic Gardens via Macquarie Street.

**Principle 4: Density**

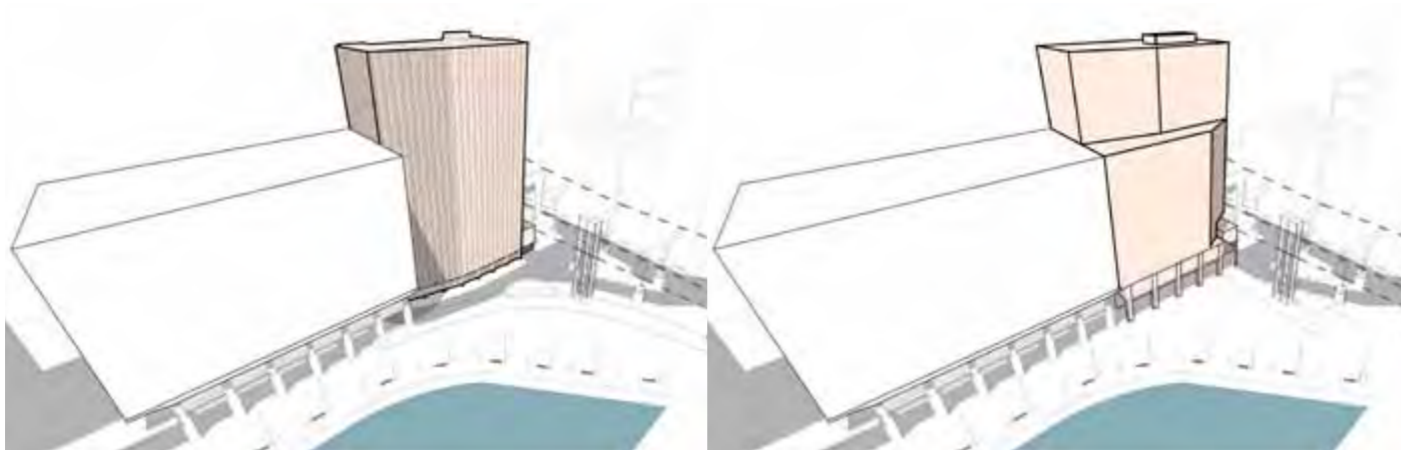
Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality

**Comment**

The concept plan represents an appropriate and sustainable density that is consistent with the surrounding density of the city.

The proposed concept plan is consistent with, but does not exceed the prescribed FSR of 15.4 : 1 under CoS LEP 2005 ensuring the site will be sufficiently utilised but not over-developed.



**Principle 5: Resource, Energy and Water Efficiency**

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

**Comment**

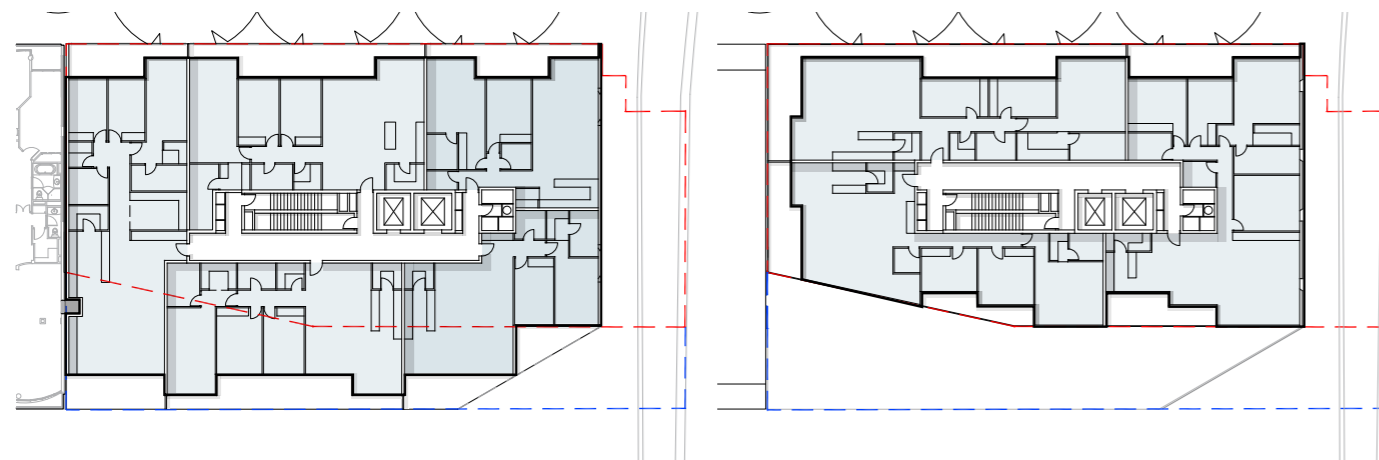
Although the concept plan seeks the approval of the building envelope and use only, the proposed envelope fully considers the ability for dwellings to be provided with access to natural light and ventilation.

These natural attributes can be supported by the investigation of water management and energy consumption reduction measures. The addition of further detail regarding resource, energy, and water efficiency will be explored at detailed project application stage.

Additionally, the provision of high density living adjacent to a major public transportation node, adds to the sustainability of a future development on the site.

The following key features will be further explored:

- \_Water cycle / rainwater management and Energy minimisation
- \_Passive solar design and cross ventilation
- \_BASIX and BCA (part J) compliance



INDICATIVE DESIGN

**Principle 6: Landscape**

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

**Comment**

To achieve a truly successful revitalisation of the public domain, an integrated and collaborative approach will be required to ensure the best possible outcome for all. An integrated public domain solution and promenade improvements will require input from relevant land owners AMP / Mirvac, City of Sydney and SHFA, and consultation with relevant stakeholders such as RTA, Railcorp and neighbouring buildings.

A detailed and collaborative design development process for the public domain and through site link will be established at a future stage and included within the detailed project application. Contained within this concept plan are the establishment of urban design and public domain principles to guide the future design and indicate our aspirations for the revitalised public domain. Provision for the removal of the Quay Grand access roadway from the promenade and new access arrangements to allow for the public domain improvements to happen are included within this concept plan. An indicative and flexible through site link zone has also been included through the proposed building and the public domain which reflects recent discussions with City of Sydney & SFHA.

- \_Completion the East Circular Quay vision and a new and revitalised harbour front public domain by providing a continuous pedestrian experience and weather protection along East Circular Quay.
- \_The removal of vehicular traffic from the pedestrian promenade and clear separation of vehicles and pedestrian circulation will allow for the creation of a larger and more usable harbour front public space.
- \_A seamless continuation of the promenade and ground surface materials throughout the new larger public space will create consistency through the Circular Quay promenade.
- \_The Cahill Expressway undercroft will be flanked with an active retail edge and canopy protection to continue the pedestrian experience and conceal the undercroft and vehicle loading areas beyond.
- \_The through site link will create an important pedestrian link connecting Circular Quay to Macquarie Street and the Botanic Gardens and has the potential to become an actively used public space, with opportunities for informal platforms and elevated spaces to dwell.
- \_Provide a direct line of sight between Circular Quay and the Botanic Gardens, making the link easy to identify and negotiate.



INDICATIVE DESIGN

**Principle 7: Amenity**

Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

**Comment**

Although the concept plan seeks the approval of the building envelope and use only, the proposed envelope fully considers the configuration of the site and the ability for dwellings to be provided with maximum amenity.

The proposed scheme is based on a full analysis of the environmental constraints of the site. Solar access, natural ventilation and visual privacy will be provided within the development. Residential dwellings will be provided with harbour and Botanic Gardens outlooks with sufficient private outdoor balcony space and access to high quality shared residential amenities and facilities.

Additionally, the proposed public domain for the south-east corner of Circular Quay will significantly increase the amenity of the site, providing an extended colonnade and harbour front promenade, an active and defined retail edge inclusive of alfresco dining, access to transportation, improved connectivity between Circular Quay and the Royal Botanic Gardens, and a communal open space in one of Sydney's most popular destinations.

Key Features of the proposed development include:

- \_ Provision of new publicly accessible open space
- \_ Access to high quality residential facilities
- \_ Easy access to surrounding retail, restaurants and public transportation
- \_ Direct access to the adjacent regional open space network (Botanic Gardens)
- \_ Improved connectivity between the Circular Quay promenade and the Royal Botanic Gardens

**Principle 8: Safety and Security**

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

**Comment**

The safety and security of the precinct have been considered as important factors in the design process of 71 Macquarie Street.

All uses along the Circular Quay frontage will be active and will provide full visual permeability between the building and the new public open space proposed to the south east corner of Circular Quay. Together with the adjacent ferry and bus terminals, railway station, and the fact that Circular Quay is one of Sydney's most popular and lively tourist destinations, this public plaza will experience continuous passive and active visual surveillance.

The through-site link that will connect Circular Quay to Macquarie Street and the Royal Botanic Gardens is strategically placed such that direct line of sight between Circular Quay and the Botanic Gardens is achieved, making the link easy to identify and negotiate and allowing for constant passive and active visual surveillance of this staircase by pedestrians in the surrounding area. This through-site link will improve the amenity, usability, and connectivity of the precinct and therefore increase the safety of spaces at either end, as well as the link itself.

Key Features of the proposed development include:

- \_ Provision of active street front uses along the public domain circulation paths which further augments the passive surveillance of the public domain
- \_ Facilitation of passive surveillance through building layout and configuration
- \_ Incorporation of appropriate lighting throughout the public domain to ensure the safety of internal and external communal areas
- \_ Secured entrances to the residential lobby of 71 Macquarie Street
- \_ Distinction of private and public spaces through appropriate design, planting, and signage
- \_ Removal of vehicle traffic from the East Circular Quay promenade and clear distinction between public spaces and access roads



**Principle 9: Social Dimensions and Housing Affordability**

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

**Comment**

A mix of residential apartments and serviced apartments will be provided for within the development, with a full mix of apartment sizes ranging from smaller studio and 1 bedroom apartments to larger 2 & 3 bedroom apartments.

All apartments within the development will be provided with a harbour or Botanic Gardens outlook and equitable access to the common residential facilities and amenities.

The type and style of accommodation provided directly responds to the social context and lifestyle of the East Circular Quay precinct and will provide a similar quality development to the other East Circular Quay buildings.

The proposed public domain and through site link will provide the public with greater enjoyment of the harbour front setting.



**Principle 10: Aesthetics**

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

**Comment**

The proposed building envelope has been designed with careful consideration of the surrounding contextual built form, streetscape and environmental context.

Although the concept plan seeks the approval of the building envelope and use only, an indicative architectural scheme has been included. The indicative schemes illustrates the ability for an architectural solution to satisfactorily occupy the proposed building envelope. The final design of the building will be subject to a future detailed Project Application.

Key Features of the proposed development include:

- \_Completion of the colonnade and harbour front promenade ensuring the quality, proportions and materials of the colonnade and public domain are continued.
- \_The use of high quality and durable facade and building materials that are appropriate to the building use and context
- \_A meaningfully composition with an expression that reflects both internal planning and external streetscape factors







The following illustrations represent an indicative architectural scheme, intended to show the high quality nature of the proposed development and the ability of an indicative building to occupy the proposed envelope and how it could potentially be articulated.

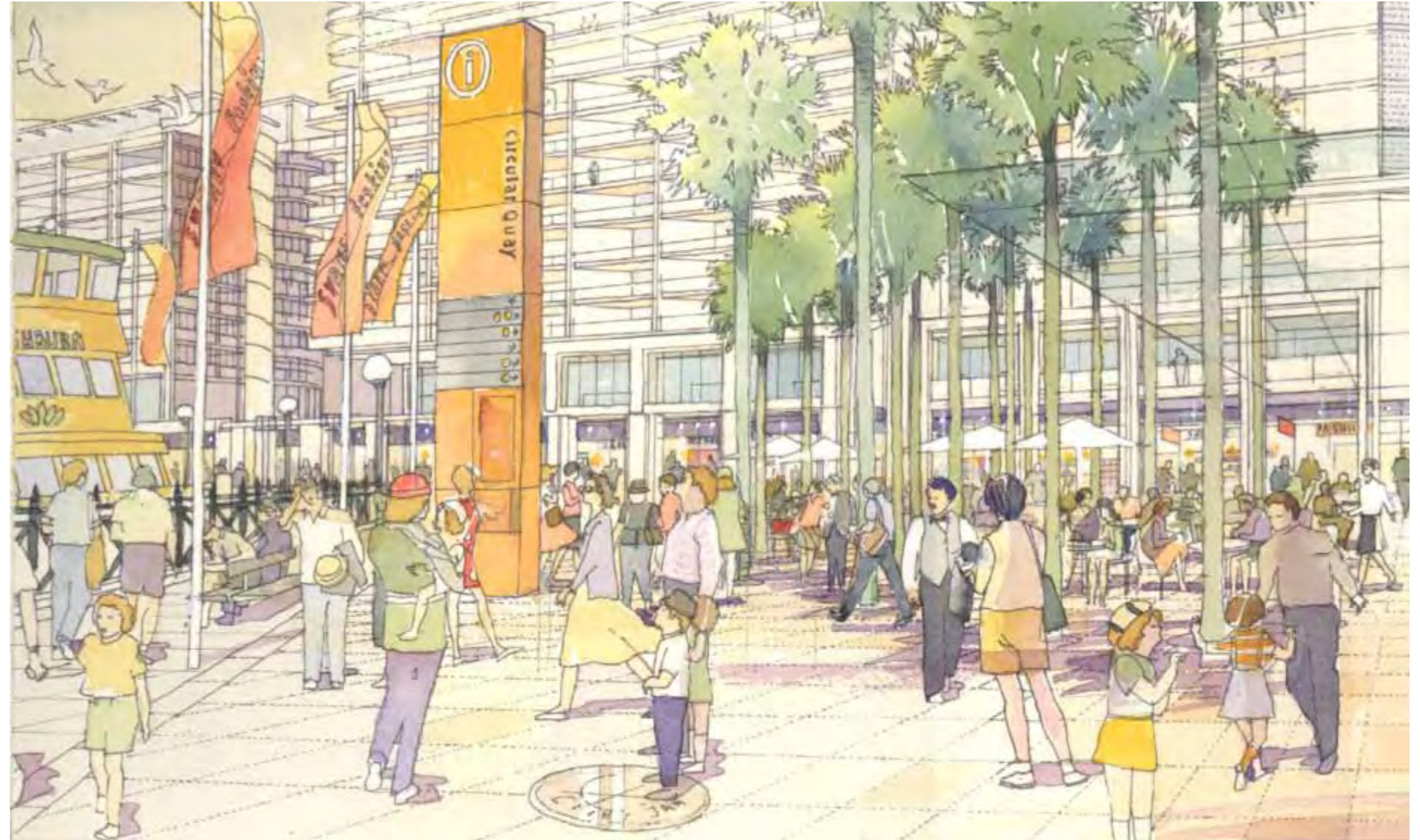
The concept plan seeks for the approval of the building envelope and use only, the final design of the building will be subject to a future detailed application for development.

The redevelopment of 71 Macquarie Street offers the opportunity to complete the East Circular precinct. The East Circular Quay buildings act as a subtle backdrop to the spectacular Opera House setting, this scheme offers the opportunity to continue that intent.

The indicative scheme illustrates the intent to deliver a mixed use residential development of exceptional quality. With an expression that reflects both internal planning and uses, and the surrounding context through the use of high quality and durable facade and building materials that are appropriate to both the building use and context.

The completion of the colonnade offers the opportunity of ensuring the quality, proportions and materials of the colonnade and public domain are continued.

Critical design considerations could include the expression of 2 interlocking building forms, with the lower foreground element part of the East Circular Quay family of buildings and the higher background element relating to the CBD skyline beyond.



**Indicative View**

Subject to a future detailed application for development

