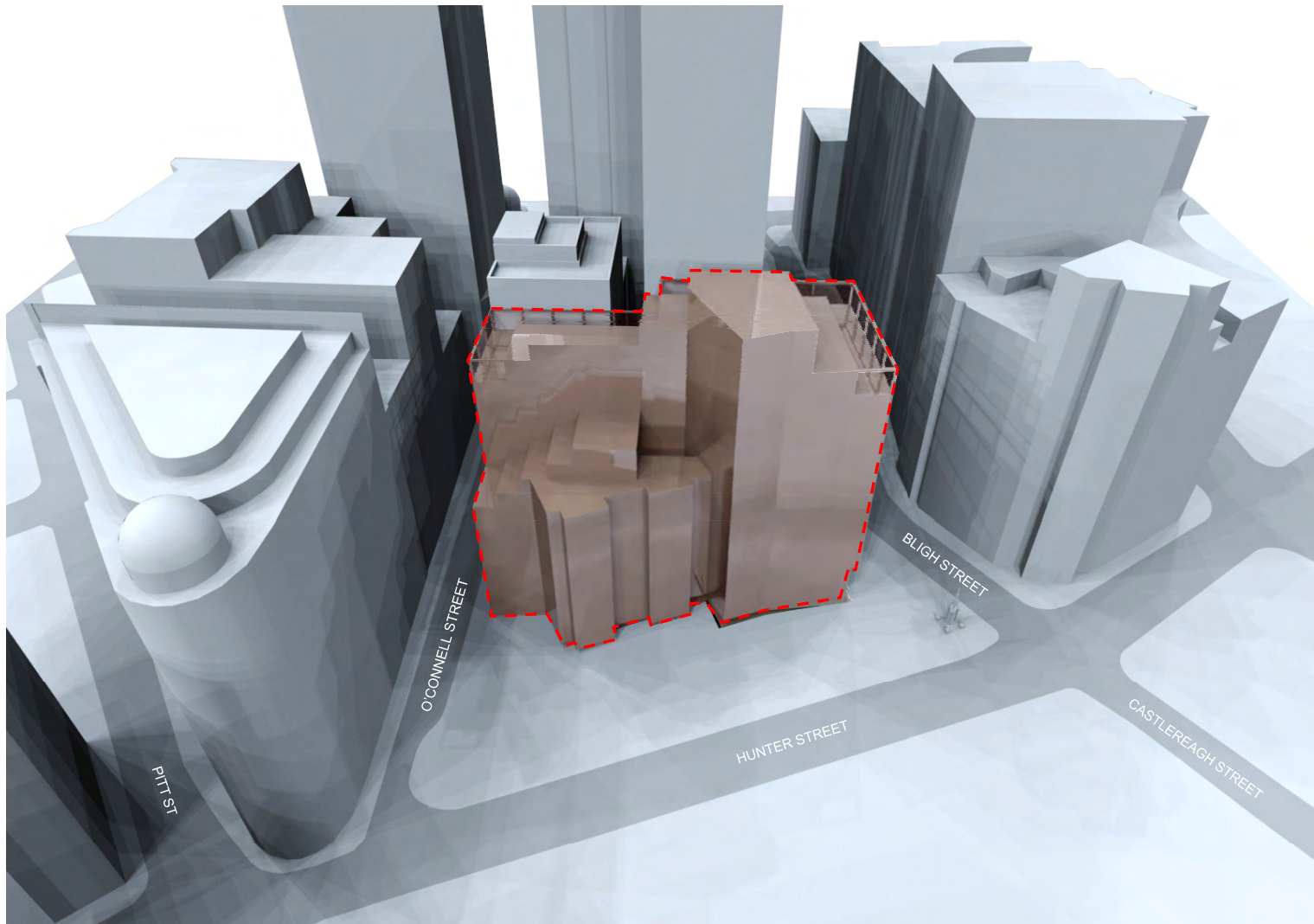


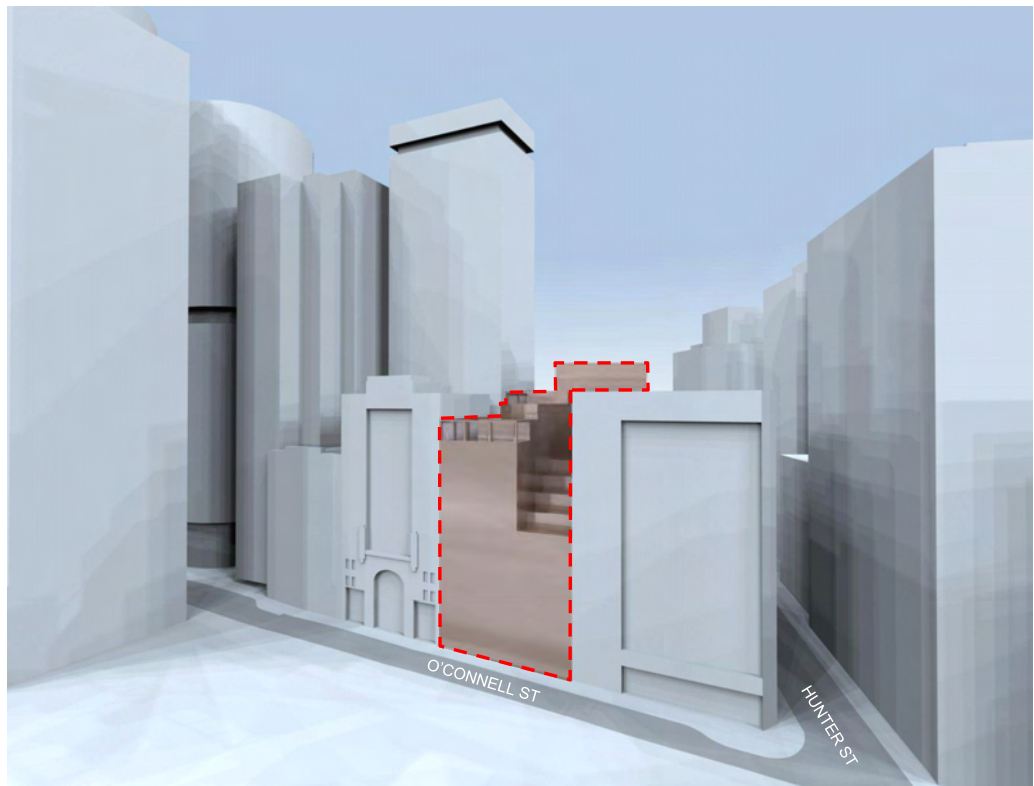


4. MASSING STUDY

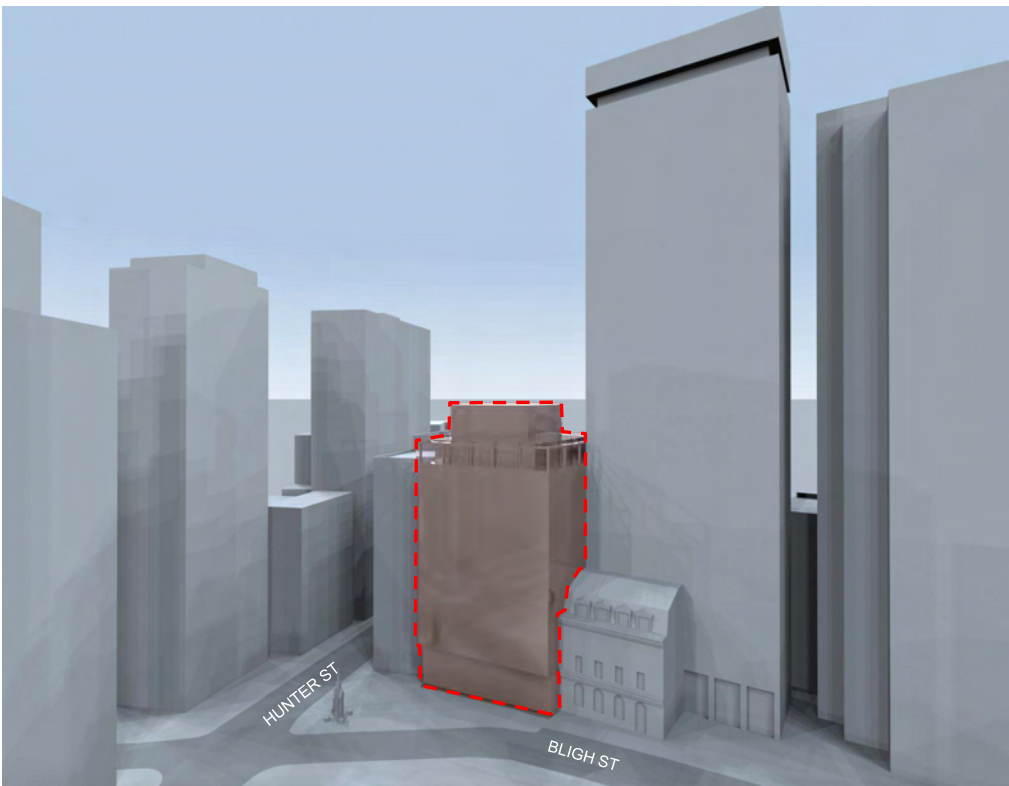
4.1. Existing Massing 3D Model

Note: Buildings in front of the existing building removed from the views for clarity

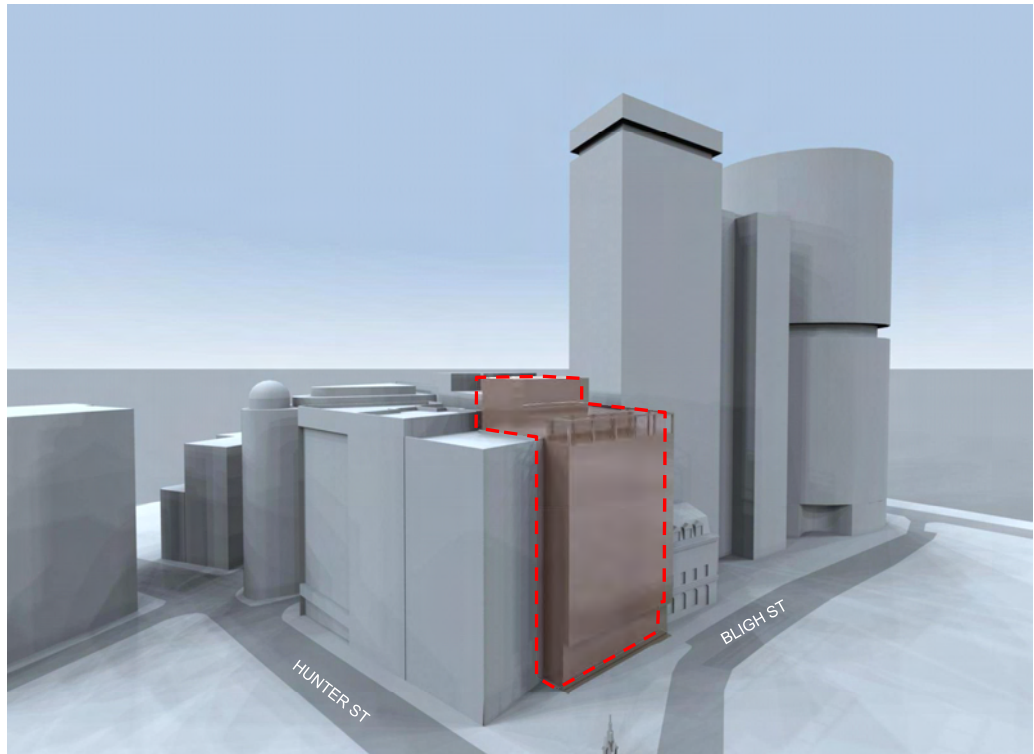
Aerial view looking north-east



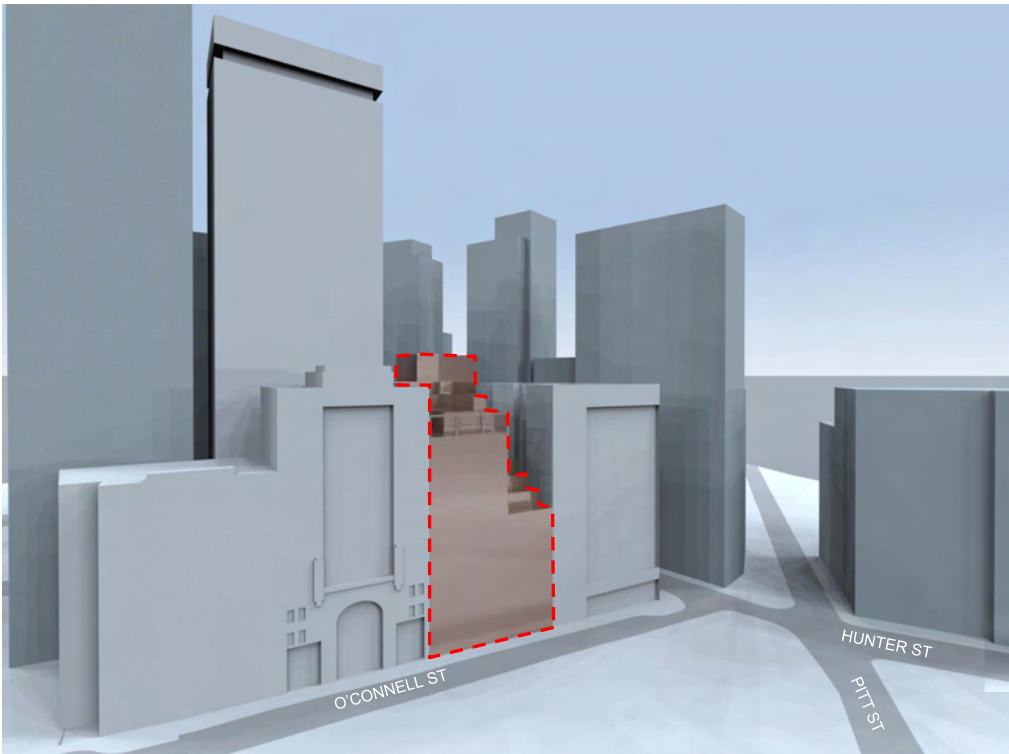
View looking east



View looking west



View looking north



View looking south



4. MASSING STUDY

4.2. Streetscape Analysis – Bligh Street

The proposed building envelope at 33 Bligh Street incorporates on the Bligh Street façade a podium (RL 50.250m) and tower (RL 147.000m) form that delineate the building uses of the above ground substation (podium) and offices above (tower).

Note: This proposal addresses the building envelope. Detailed elevations will be proposed in subsequent applications.

The podium is designed to define the existing street alignment of Bligh Street and Richard Johnson Square with the entry lobby to the building referenced by a eight storey high recessed 'slot'. This slot has the dual role of defining and celebrating the building entry while at the same time exposing the southern façade of the adjoining heritage building presenting it to the street as it would have been seen when first constructed.

The vertical slot connects above the podium wall to a horizontal recess which marks the transition from substation to office tower. This zone of the building contains plant and a mid building lobby zone. The creation of this secondary negative element, emphasises the eight storey podium, acting as a transitional element between the four storey heritage building and the proposed office tower.

The tower form is articulated by a vertical recess on the north-east corner which references the entry slot below and provides a vertical articulation to the building. This verticality is further emphasised by the towers setback to the southern boundary of the site. The height of the tower is in keeping with the adjoining Mulpha Building to the north.

Not to scale



4. MASSING STUDY

4.3. Streetscape Analysis – O'Connell Street

The podium element of the proposed building on O'Connell Street is referenced (as on Bligh Street) by the height of the substation. However, due to a level difference between Bligh and O'Connell Street the podium on O'Connell Street is taller.

The height of the podium at approximately ten storeys acts as a transitional height between the smaller heritage building at 9 O'Connell Street, the taller heritage item and 1970's office building on the corner of O'Connell and Hunter Street.

The incorporation of two vehicle openings at ground level and lobby portal window above ground provides an opportunity to articulate the façade with oversized openings as a reference to the oversized 'monumental' openings in the adjoining heritage buildings. The articulation of a street defining podium element which is defined by the use of a different material is also a reference to the adjoining buildings.

The motif of the horizontal slot is carried through from Bligh Street to the O'Connell Street façade emphasizing the articulation and separation of the podium and tower building elements.

The tower above is set back from the southern boundary of the site providing articulation and vertical emphasis. The height of the tower references the adjoining Mulpha Building and the height of the other taller towers in the street.

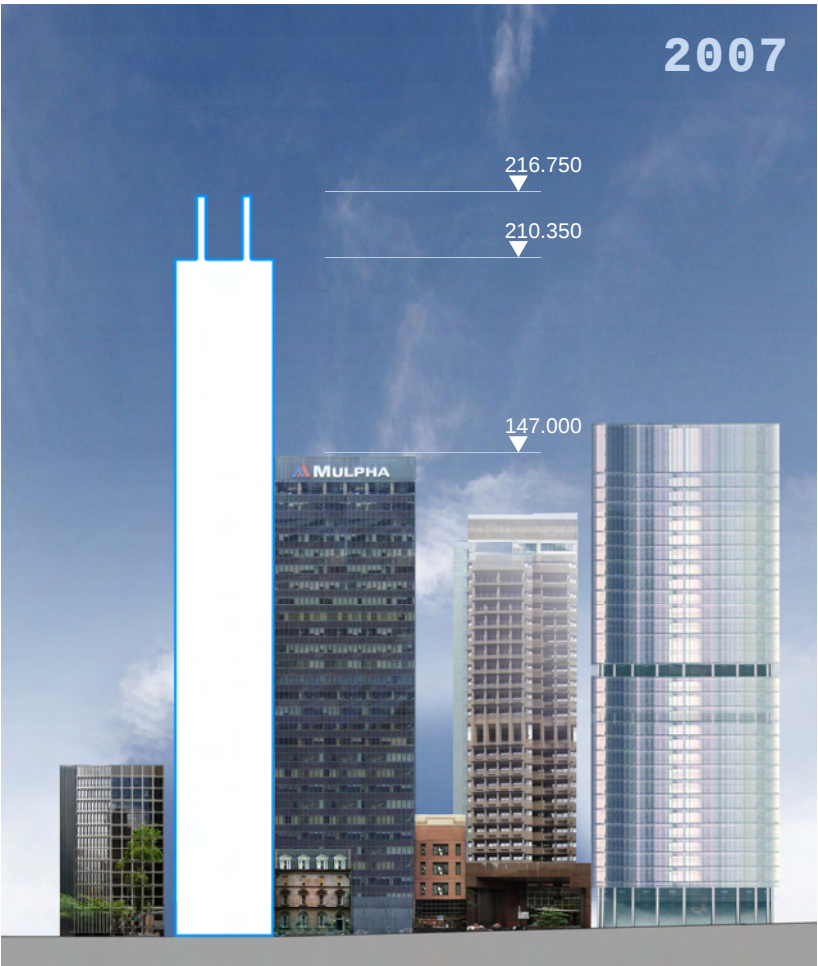
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4. MASSING STUDY

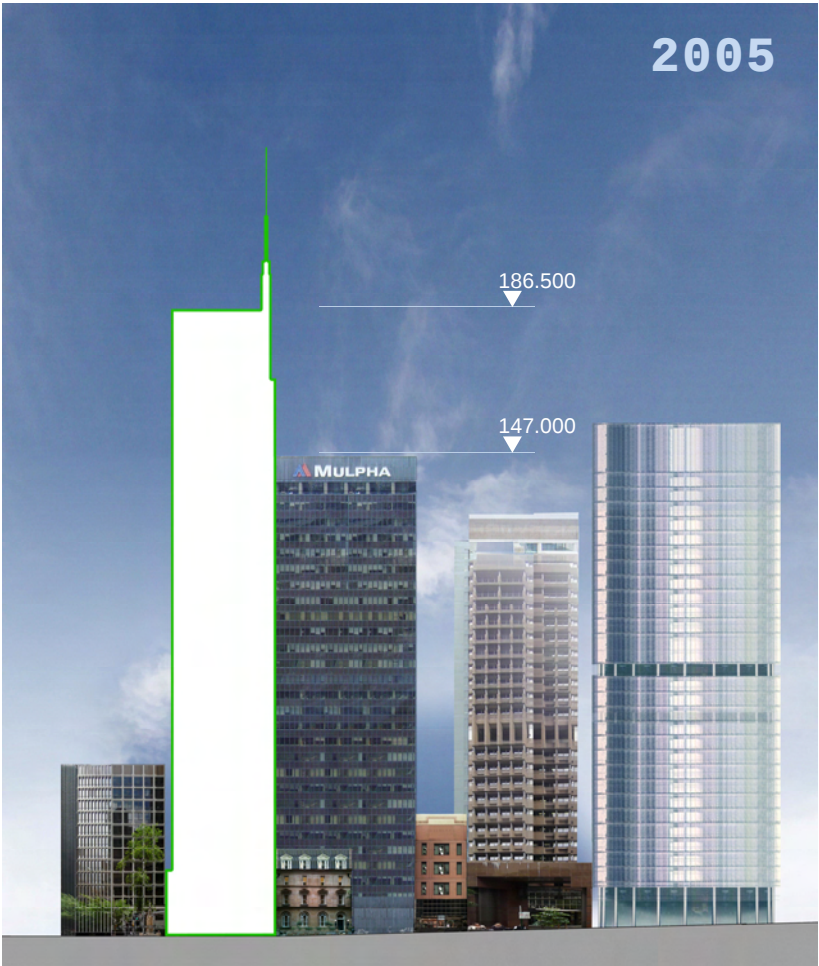
4.4. Design Evolution



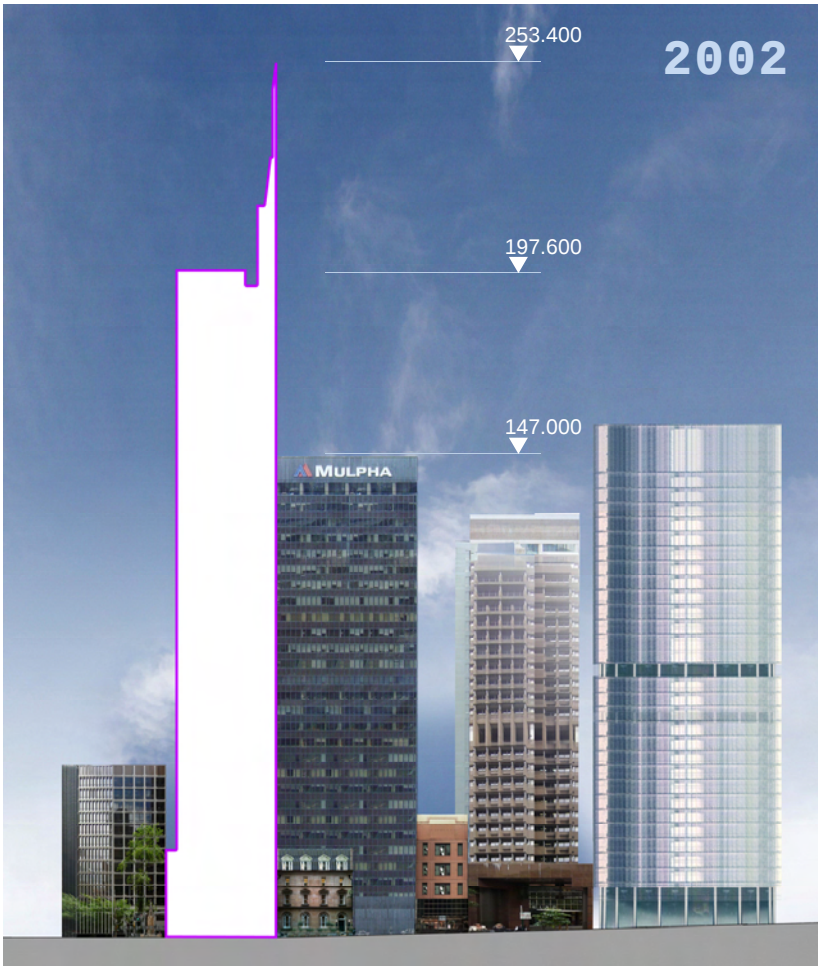
This application 2010



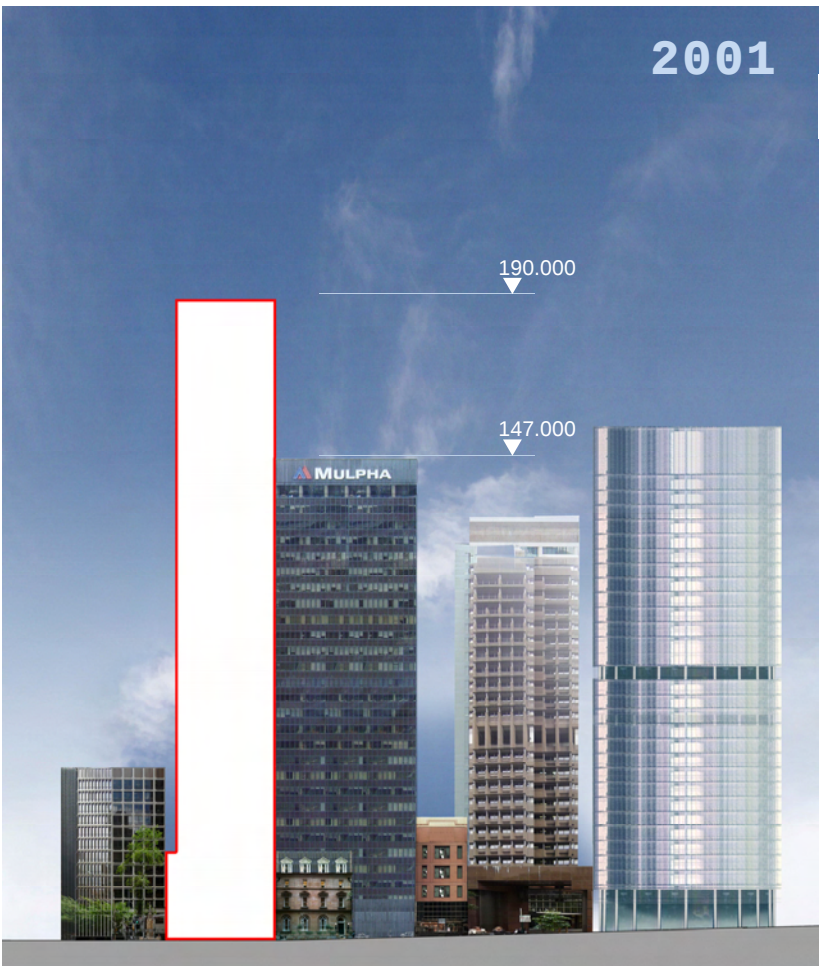
Development application 2007



Approved Stage 2 DA 2001



Competition scheme 2002

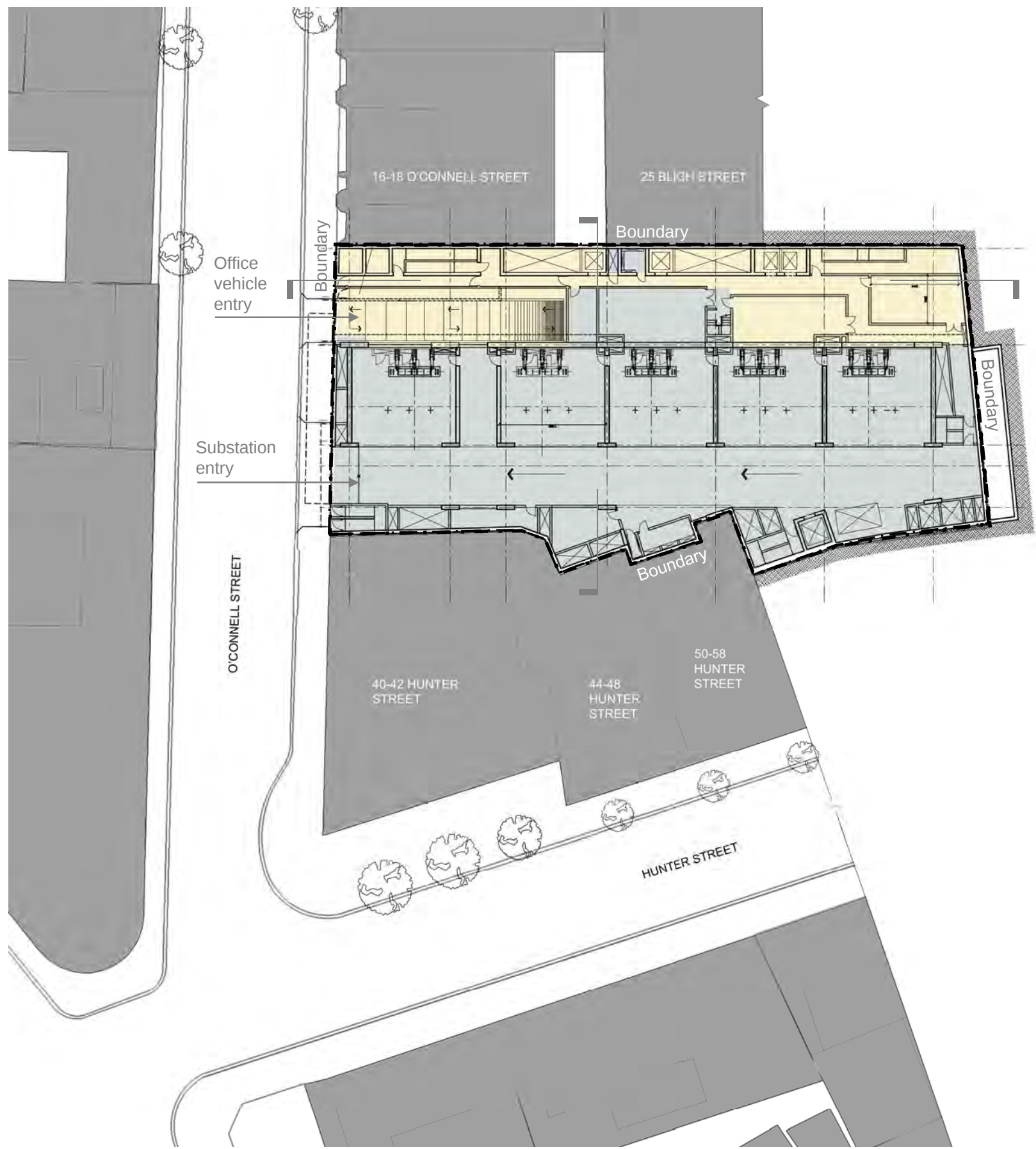


Stage 1 DA 2001

Not to scale

5. DESCRIPTION OF PROPOSAL

5.1. Podium: Street Levels



5.1.1. O'Connell Street Level 05 Plan

- Substation transformer bays and driveway off O'Connell Street
- Plant and equipment
- Substation cable risers to the southern boundary
- Vehicle drive and ramp off O'Connell Street to loading dock and office car park levels

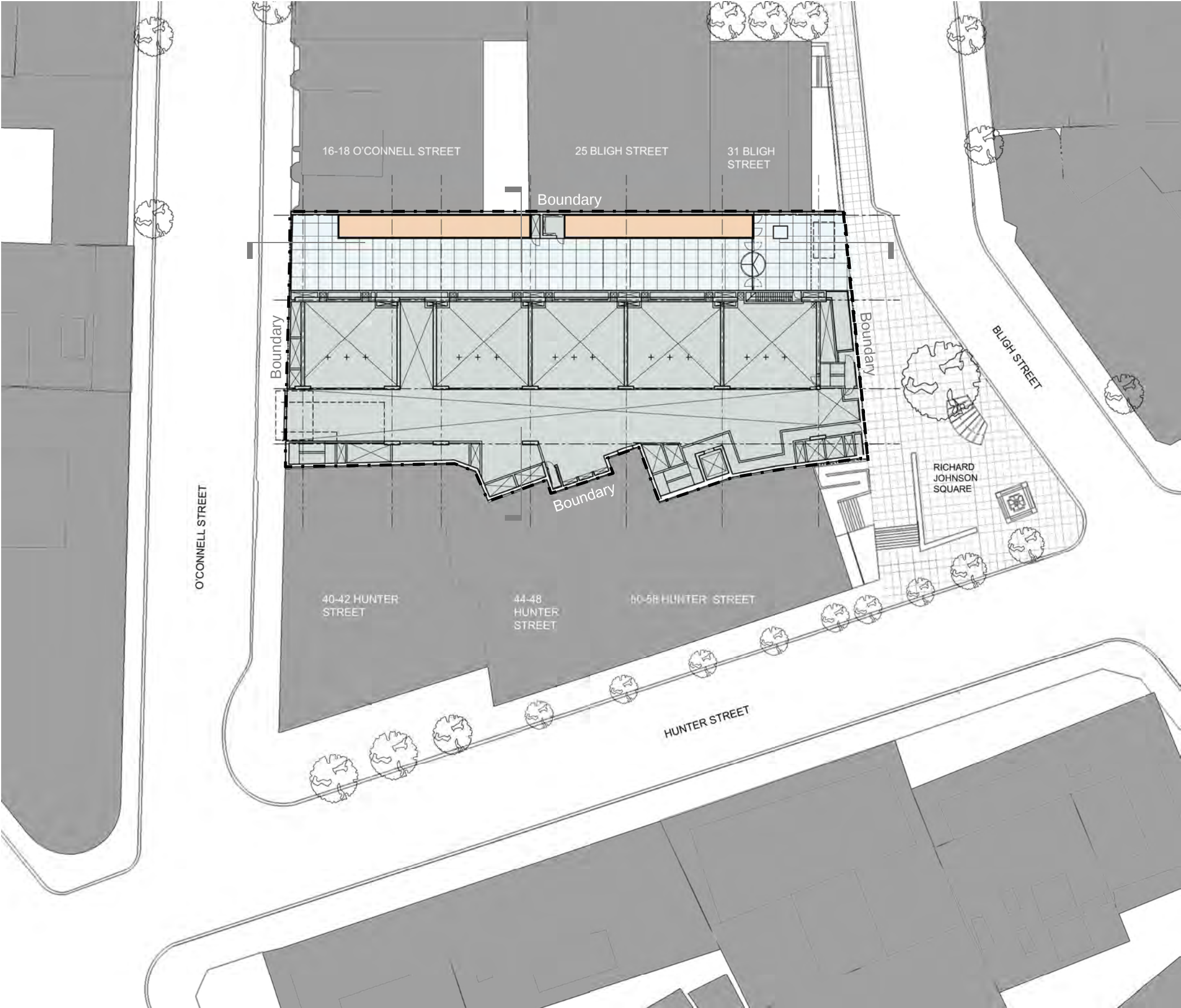
LEGEND

	Substation
	Substation and commercial plant use
	Commercial
	Commercial core



5. DESCRIPTION OF PROPOSAL

5.1. Podium: Street Levels



5.1.2. Bligh Street Level 07 Plan

- Office lobby entry approximately 9 metres in width adjacent to the heritage building creating a signature entry position
- Low rise and high rise lift core for the office tower located along the northern boundary
- The functional requirements of the substation component require full utilization of the balance at the Bligh Street frontage
- There is no possibility for any further activation of the Bligh Street frontage other than for the office lobby entry
- The transformer bays and transformer bay driveway are approximately 6 metres below the Bligh Street level and are accessed off O'Connell Street

LEGEND

Substation

Substation and commercial use

Commercial

Commercial core

