

4.0 Public Domain

Enhanced Connectivity

A critical success factor in the development of a site characterised by a range of different but complementary uses is the public domain which links visitors to and through the site as well as providing enhanced connectivity between the proposed elements. This connectivity offers flexibility for elements to adapt, shrink and grow as necessary between the building blocks.

Fine Grain City Benchmarks

The capillaries of the city, where life is lived at human scale, is the preferred habitat of many city dwellers. Places which step off the main street and are explored, sometimes on many levels, are the life blood of great cities. Melbourne's laneways, London's Soho and Covent Garden, Hongkong's Soho and Wan Chai, Barri Gotic of Barcelona offer small scale shopping, dining preferred by locals and tourists alike. In Germany, the word Hof means courtyard but translates to so many important city spaces such as market and shopping courts.

Extension of Public Domain

Great, vibrant retail and dining areas are typified by a greater distribution of laneways, arcades and public open spaces used to extend the functionality and amenity of these areas, and as cities become more dense, the extension of the public domain into the ground and up into buildings becomes a common occurrence. Connections through travellators, escalators, bridges and skywalks are prevalent in Asia. These public and semi-public zones can offer a greater degree of shelter and escape from the hubbub below but are accepted as elements of public life. The laneways and courtyards of the proposal will be connected to upper level public spaces and retail areas which in turn will activate the surrounding walls of the public realm.

Microclimate

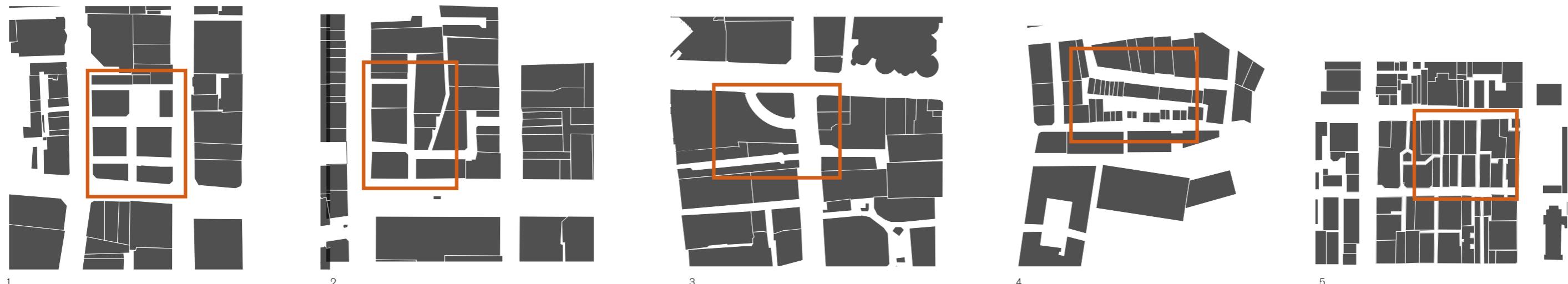
The microclimate of these spaces will contribute to their popularity and length of stay (although many Melbourne lanes remain in shadow for the majority of the day).

Extension of Public Domain

Zones of public access and public domain will intertwine with the retail hybrid building which connects the courtyard to the Hub through a variety of generous podium spaces. This blurring of retail and public space is becoming increasingly popular allowing visitation and connection out of trading hours (and extended trading hours as the market develops). There is potential to activate the space at higher level around the courtyard with verandahs and wintergarden, decks and bridges with vertical connection via escalators. The escalator at Soho, HK allows people to traverse a hill but also browse shops along the escalator street as they travel.

Rooftop Public Domain

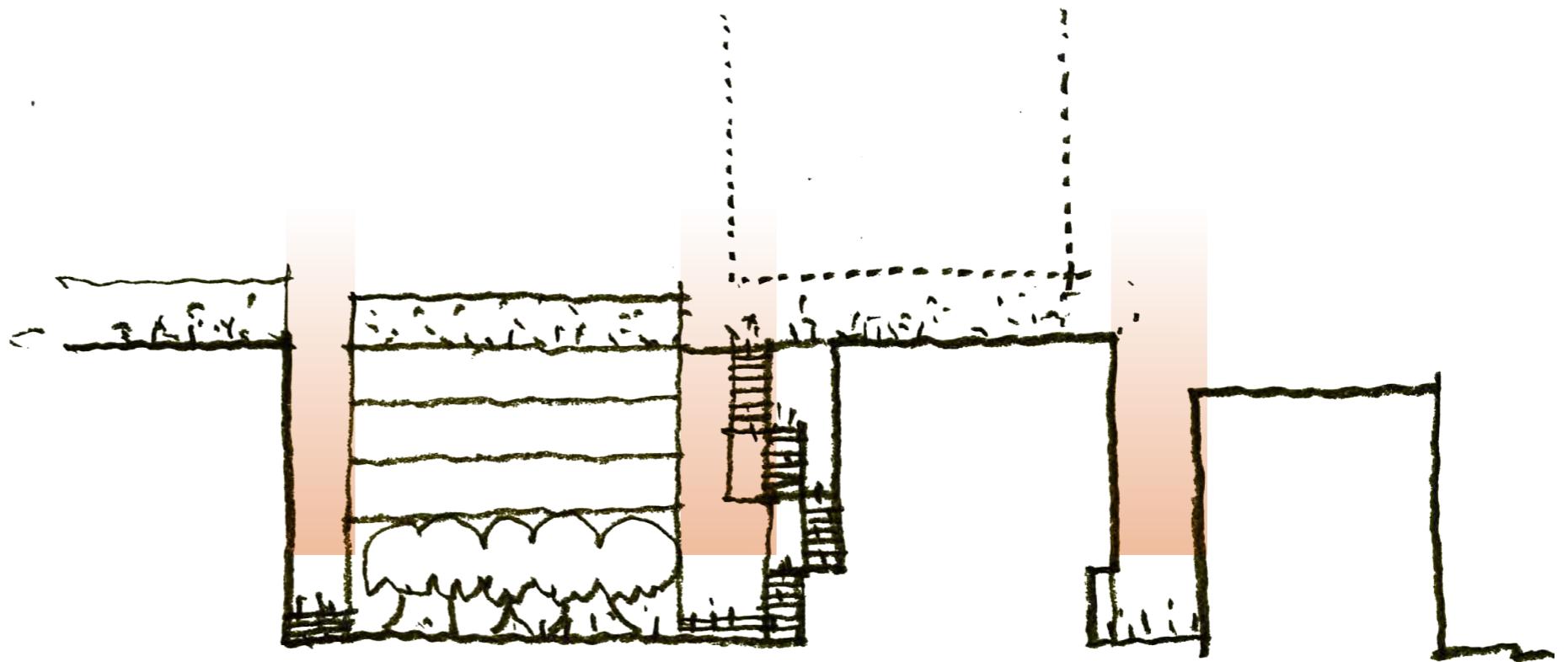
A hierarchy of open space relating to public area, semi-public collaborative hub areas, hotel and residential zones are placed upon the street wall buildings with strong connections to the courtyard below and horizontal links via bridges.



4.1 Laneways

The City of Sydney has supported the reinvigoration of existing laneways. For future developments, the successes of these transformations, such as Ash Street, inspire groundplane which offer laneways with small scale affordable tenancies for retail, F&B and street vendors as well as access to larger tenancies. Numerous active pathways will increase footfall leading not only to the growth of businesses but the encouragement of 'third places' for people to socialise, connect, collaborate, discuss and work. This 'externalising' (Jane Jacobs) of our lives is critical to innovation in that it allows diverse people with diverse ideas to meet. Laneways are common to many cultures and frequently linked to thriving street food culture, produce and small scale 'market' style businesses. It is proposed to bring the best of east and west to these laneway experiences.

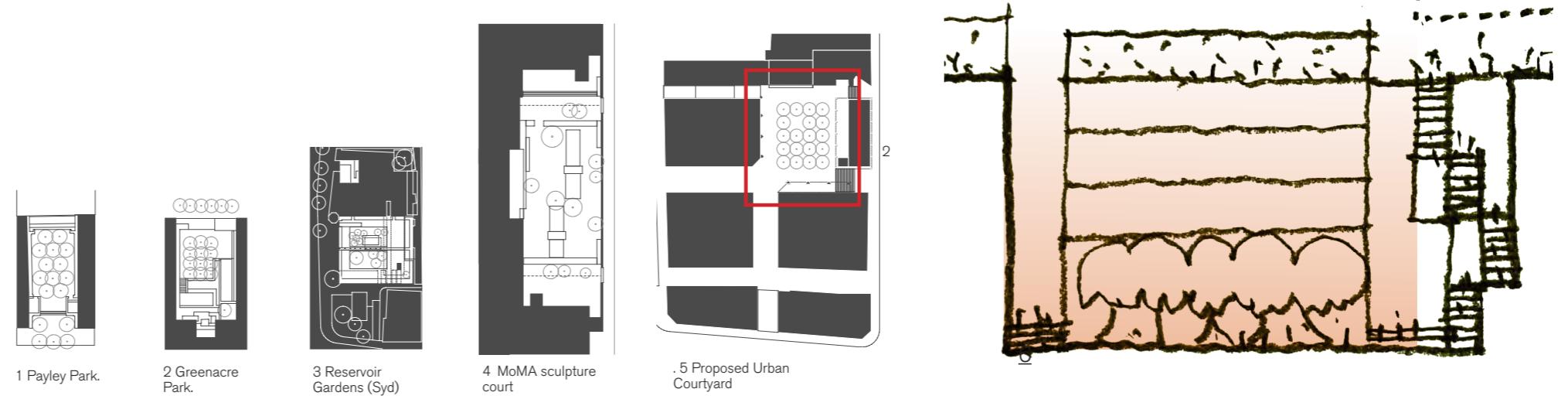
Studies indicate that truly walkable centres provide essential environments for the informal connections of business and private life.
— CoS Planning Strategy



4.2 Urban Courtyard Garden

City courtyards offer human scaled settings away from the intense activity of the street. In New York, a number of highly popular, well designed courtyards of similar space to the proposed space offer seating, dining and cafe settings with ordered landscape and opportunity for public art and water features.

The dimensions of the courtyard including colonnades are 30x35m offering proportions which are almost twice the width of Paley and Greenacre pocket parks and reaching towards the dimensions of the famous and much loved MoMA courtyard which offers a venue for temporary and permanent sculpture as well as water features and significant tree planting. Two sides of the court will be activated with outdoor dining while a third face will provide a venue for water feature combined with public art. Further shady settings for table and chairs will be interspersed under the grid of rainforest trees which can be further enhanced through misting in summer. The fourth face will offer an intimate address for the hotel with potential for cafe and bar



6 Sketch Section of Courtyard indicating multilevel public use



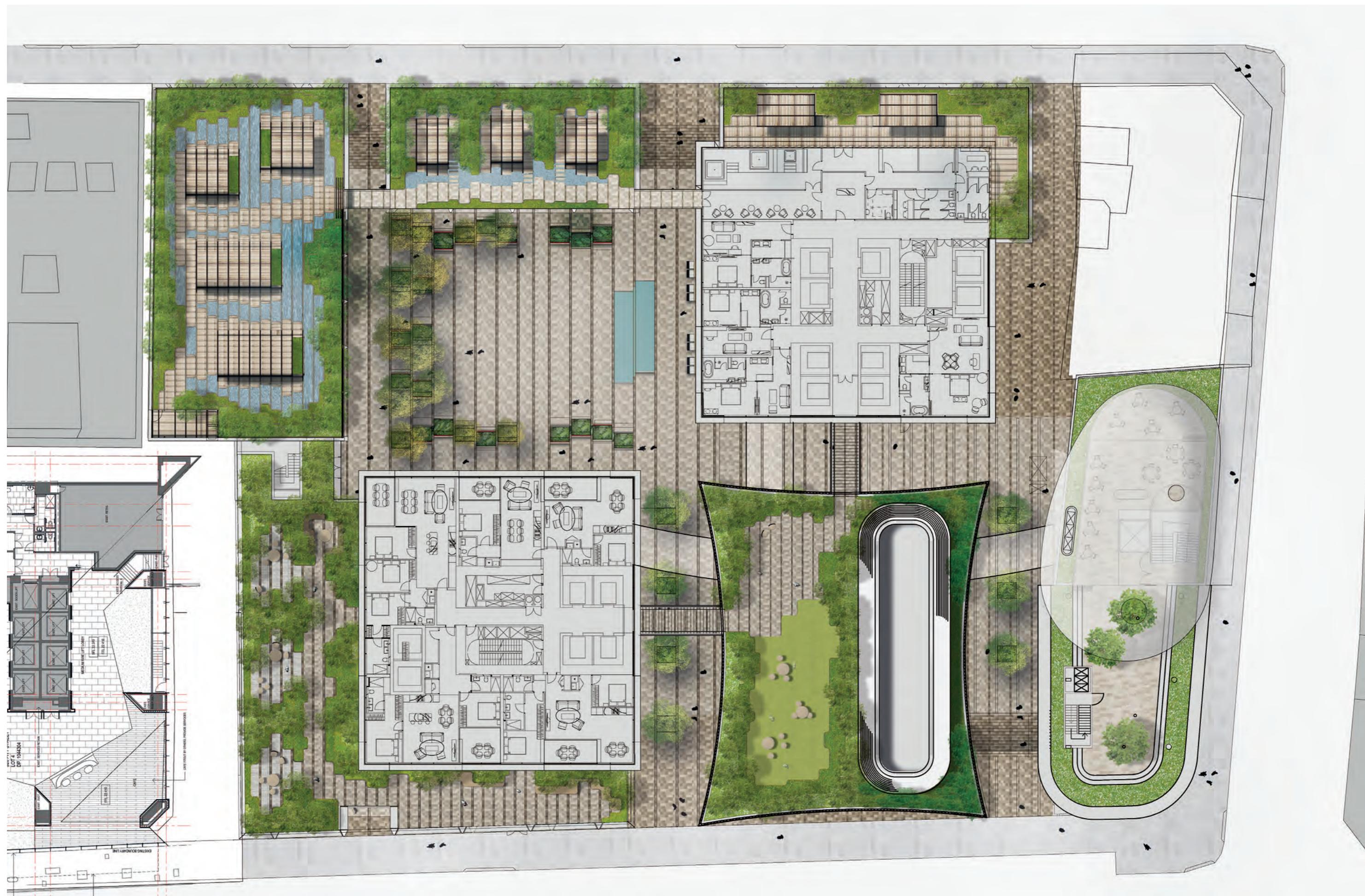


4.3 Public Art Vegetated Roof

The roof terraces and communal gardens are the City's third elevation and also a logical extension of public domain as the city becomes more dense. They offer a unifying and connecting theme between buildings as well as physical connection through bridges. Soft landscape will contribute to the environmental performance of the precinct as well as the city (mitigating urban heat island effect).

The roofscape will offer the amenity of outlook, an increased sense of separation from the hubub of the street and potential for view. A patch work of materials and spaces, lawns, decks, planting zones, quiet reflection, social and collaboration areas can be sinously entwined in the layout and create a foreground display which is highly engaging from above.









338 Pitt Street Sydney
fjmt studio
Han's Group
DA Report
—

11 December, 2019



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1.0 Introduction

1.0 Introduction

1.1 Context



 The Site

This report supports a Stage Significant Development Application (SSDA) submitted to the City of Sydney Council, the Development Application correlates to the Approval for 338 Pitt Street Sydney.

This report supports a Stage Significant Development Application (SSDA) for the mixed use redevelopment of 338 Pitt Street, Sydney, which is submitted to the City of Sydney pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). China Centre Development Pty Ltd is the proponent of the SSDA.

The site is located at the corner of Pitt Street and Liverpool Street, within the 'Mid Town' precinct of Sydney's Central Business District (CBD). The site is approximately 150m west of Museum Station and Hyde Park, and approximately 350m from Town Hall Station. The site includes several allotments and constitutes nearly one third of the city block between Bathurst Street, Pitt Street and Liverpool Street. The site is an irregular shape and has a combined area of approximately 5,900m².

The proposed development comprises of hotel, residential, commercial and retail uses and will include:

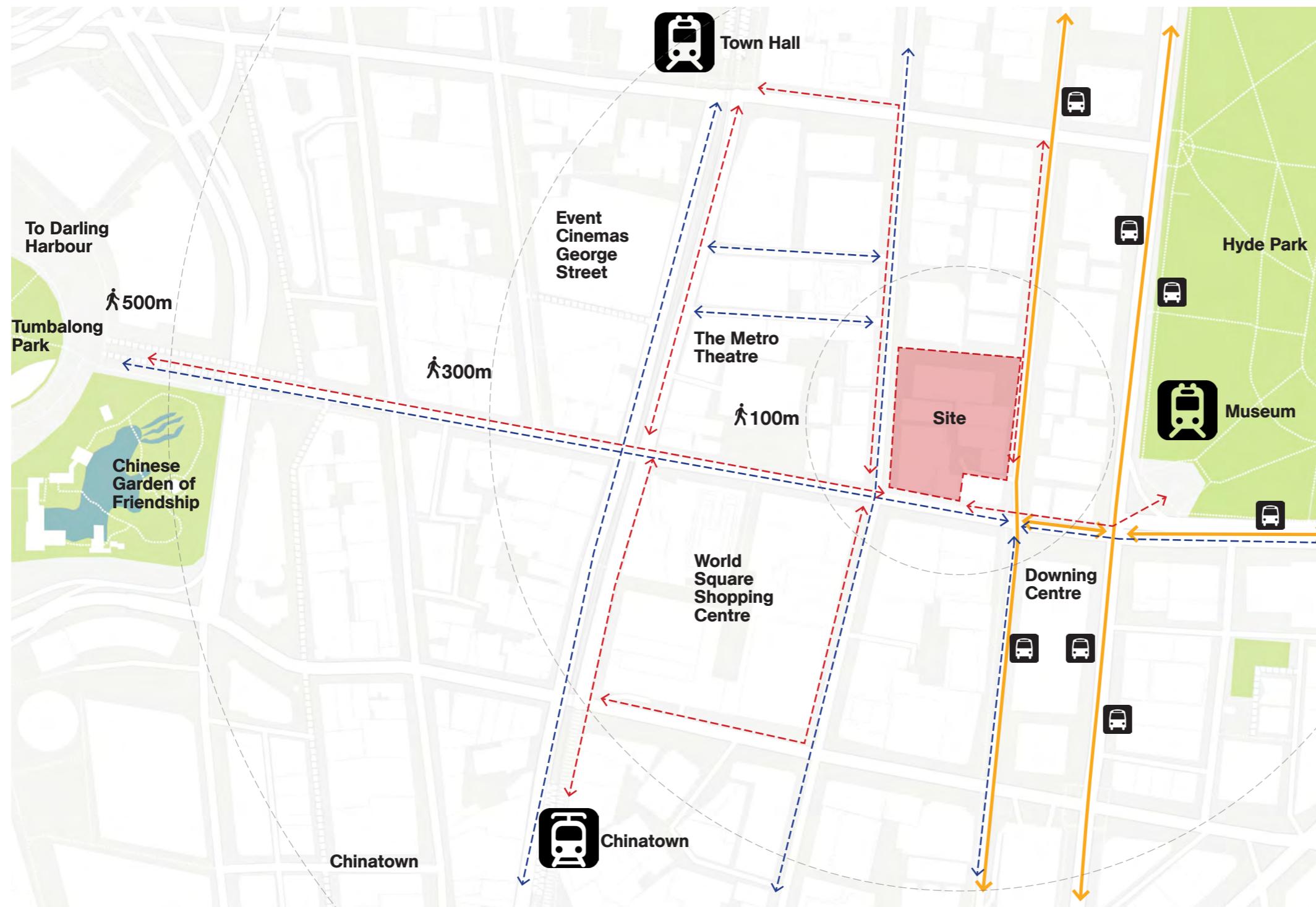
- demolition of all existing structures;
- excavation and site preparation, including any required remediation;
- construction and use of a mixed-use development, with an iconic 258m two-tower built form above a podium and internal courtyard;
- four (4) basement levels and a lower ground level accommodating residential, retail and hotel car parking, motorcycle parking, bicycle parking, loading dock, storage and relevant building services;
- improvements to the public domain, including landscaping, pedestrian thoroughfares/connections, and landscaping; and
- augmentation and extension of utilities and services.

A detailed description of development is provided by Ethos Urban within the EIS.

Requirement	Relevant report sections
Policies, Guidelines and Planning Agreement	
Sydney Local Environmental Plan 2012	See Section 8.1, 8.2, 9.1, 9.2
Sydney Landscape Code (volume 2)	See Section 4.1, 4.4, 4.5, 6.1, 6.2, 6.3
The City of Sydney Policy for the Management of Laneways in Central Sydney	See Section 3.6, 3.7
Sydney Streets Code 2013	See Section 7.1, 7.2
Central Sydney Development Control Plan 1996	See Section 3.6, 3.7

1.0 Introduction

1.2 Site



388 Pitt Street is conveniently located in close proximity to Sydney's major public transport routes and a large number of train and metro stations is accessible within 5min walking distance.

The site is positioned at the intersection of a number of significant and characterful green open spaces; most notably Hyde Park to the east, Tumbalong Park to the west as well as Harmony Park and Belmore Park to the south.

These parks and their formal character contrasts with the contemporary public spaces that have emerged with the City Center's development into a vibrant business district.

Legend

- Site Boundary
- ↔ Bus Route
- ↔ Pedestrian Route
- ↔ Cycling Route
- Bus Stop
- Train Stop
- Tram/Light Rail Stop

2.0 Landscape Design Approach

2.1 Inspiration

Landscape Inspiration

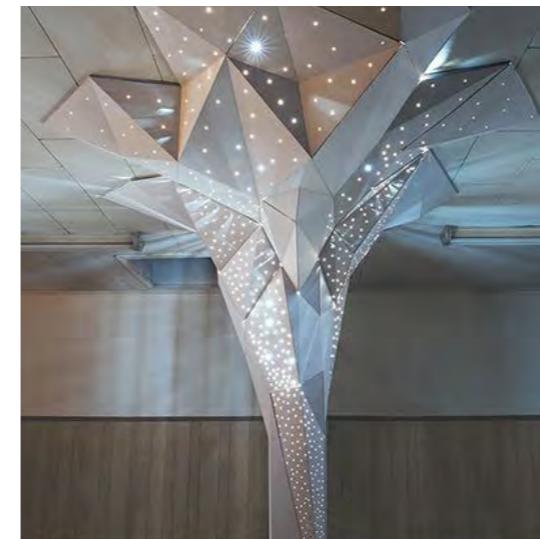


Transformation



Tree Relicts + Water feature

Design Component



Art Installation

The landscape design is inspired by Australia's native landscape and its beautiful harshness that creates a multitude of textures while revealing the beauty of natural processes.

Dry and cracking earth found across the country is taken as an inspiration for the paved surfaces in the ground level and roof terrace areas. A contemporary reinterpretation of this idea creates openings within the surface to reveal areas for planting and peels off paving to form functional elements like seating, planters and lighting.

The relicts of trees in flooded areas are the starting point for an exciting art concept that combines sculptural form with the natural element of water. A tree-like sculpture is proposed as the centre piece for the new public square using lighting and misting to create an immersive atmosphere.

The roof terraces are comprised of several spaces across different levels and buildings, some linked by sky bridges. The landscape concept aims to create a unique experience for the individual terraces depending on the expected user and programming.

The Residential terraces and Hotel Gardens will feature a planting palette inspired by native Australian Plant species. Various plant communities will offer a high degree of biodiversity and support urban wildlife.

Residential Gardens will feature learning and educational opportunities where native plant species are labelled to learn more about their natural location and habitat.

The Hotel Spa and Garden areas are defined by a lush and luxurious planting palette that plays with a variety of leave textures, flower shapes and scents.



Cracked Earth



Paving pattern + Planters

3.0 Courtyard and Market Hall Public Realm

3.1 Plan



The design approach for the ground floor Landscape of 388 Pitt Street is to create a new destination that offers a unique and diverse urban living experience while seamlessly integrating with the local neighbourhood and parks.

An urban courtyard protected by buildings will create a focal point for the development and connects 388 Pitt Street with the wider urban network of Sydney's laneways.

The ground level public spaces are part of a wider framework that forms a lively and vibrant F&B and retail experience. Al-fresco seating is located in strategic areas to maximise the benefits of pedestrian connections across the site and the local microclimate.

Large canopy tree planting gives a human scale to the public space and provides a dappled light to the outdoor seating areas below. Tree species were selected to provide all-year interest with a mix of deciduous exotic trees that change their leave colour in autumn as well as native evergreen species that provide a strong green throughout the year.

The paved surface was designed as a unifying linear pattern, that pulls individual spaces and laneways together. The paving is opening in "cracks" and peeling off to reveal planted surfaces for shrubs and trees as well as creating a common language for seating elements and lighting.

A water feature scrim at the south end of the plaza draws in light and reflection from the sky as well as providing opportunities for informal play. The water feature can be drained to maximise flexibility of the plaza for events or markets.

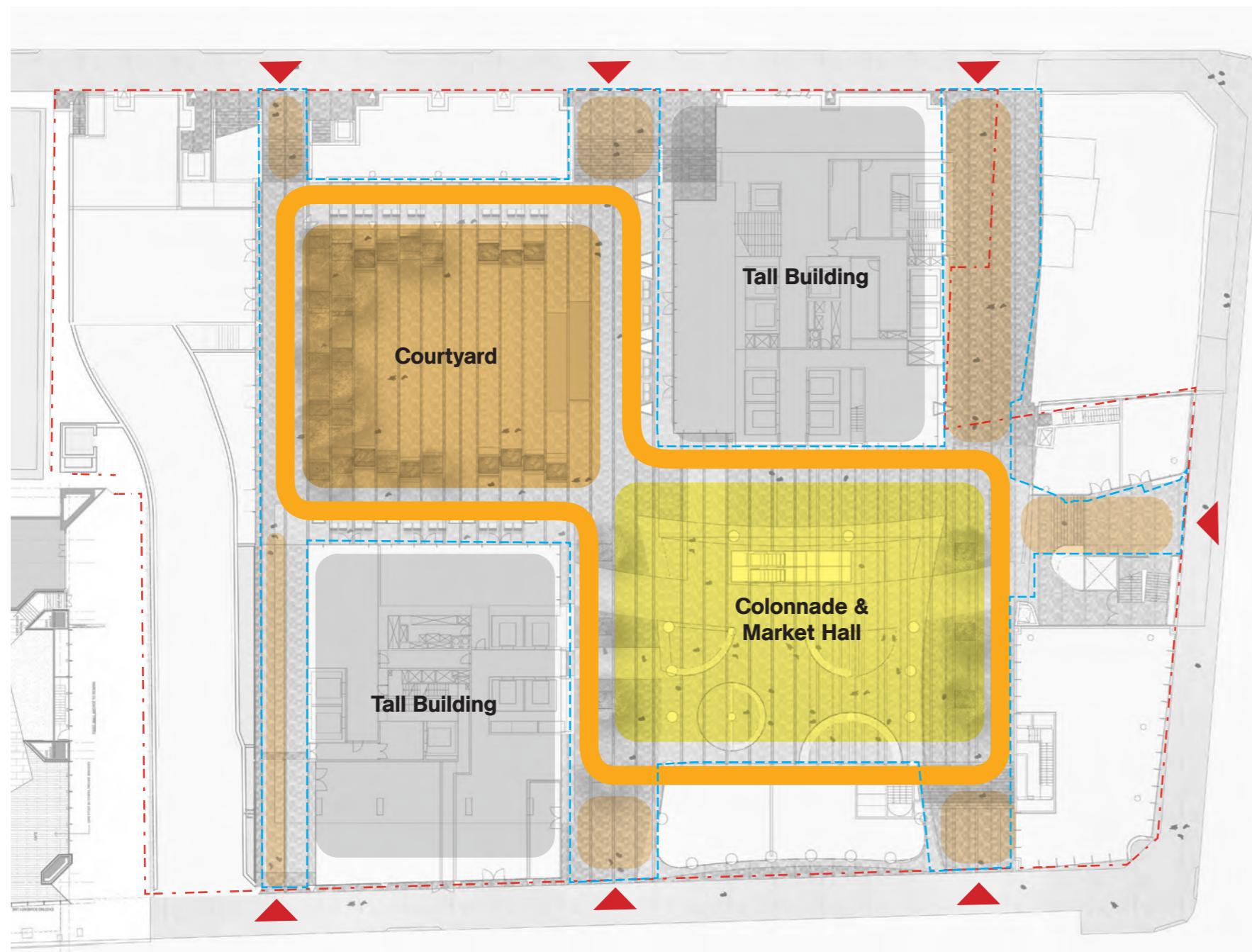
The southern Colonnade and Market Hall is kept simple and open with movable furniture for maximum flexibility and adaptability.

Legend

- 1 Courtyard
- 2 Waterfeature
- 3 Access Point - Laneways
- 4 Planters
- 5 F/B
- 6 Colonnade and Market Hall

3.0 Courtyard and Market Hall Public Realm

3.2 Zoning

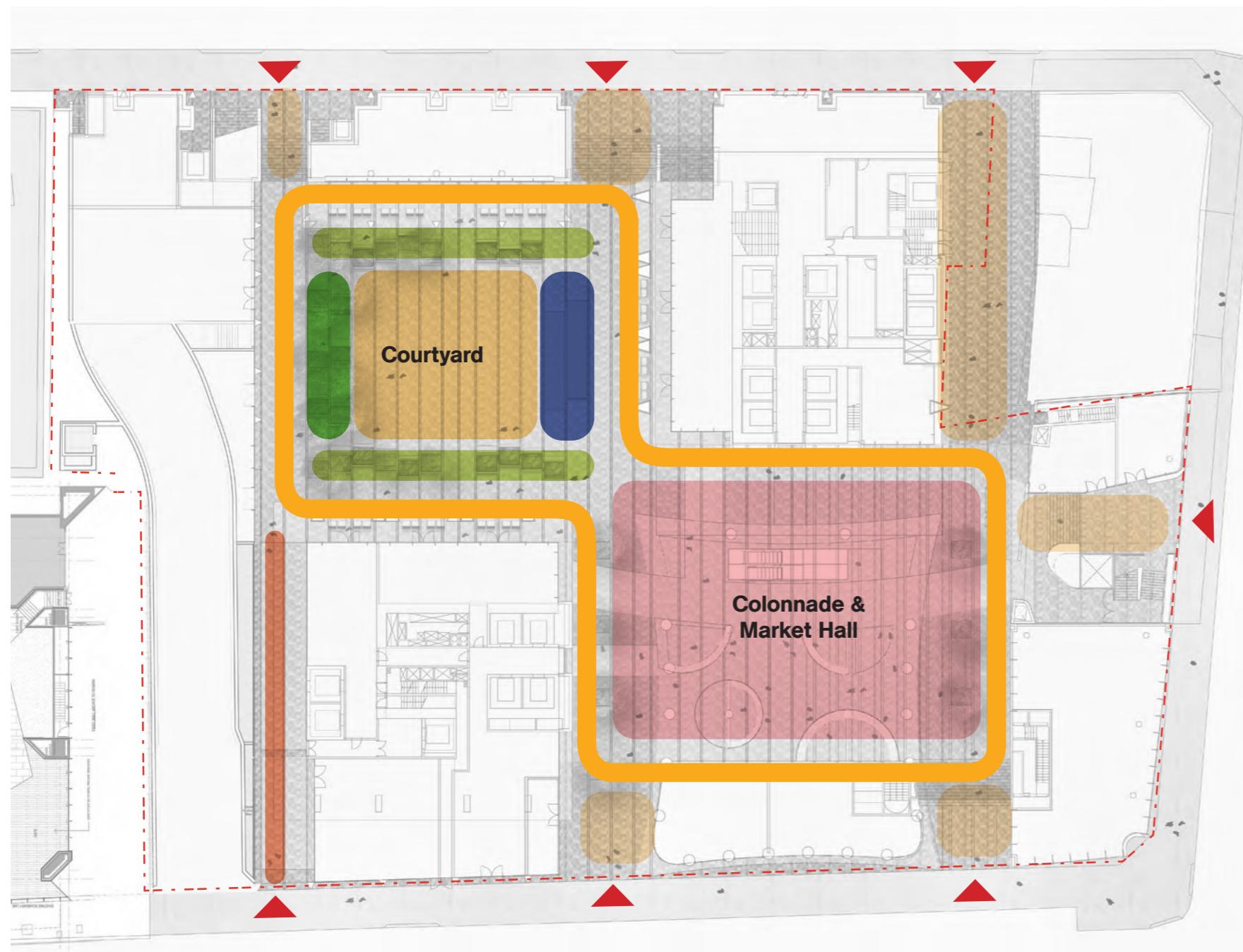


Legend

- ▲ Pedestrian access
- Lanes
- F&B loop
- Public Open Space

3.0 Courtyard and Market Hall Public Realm

3.3 Functional Diagram

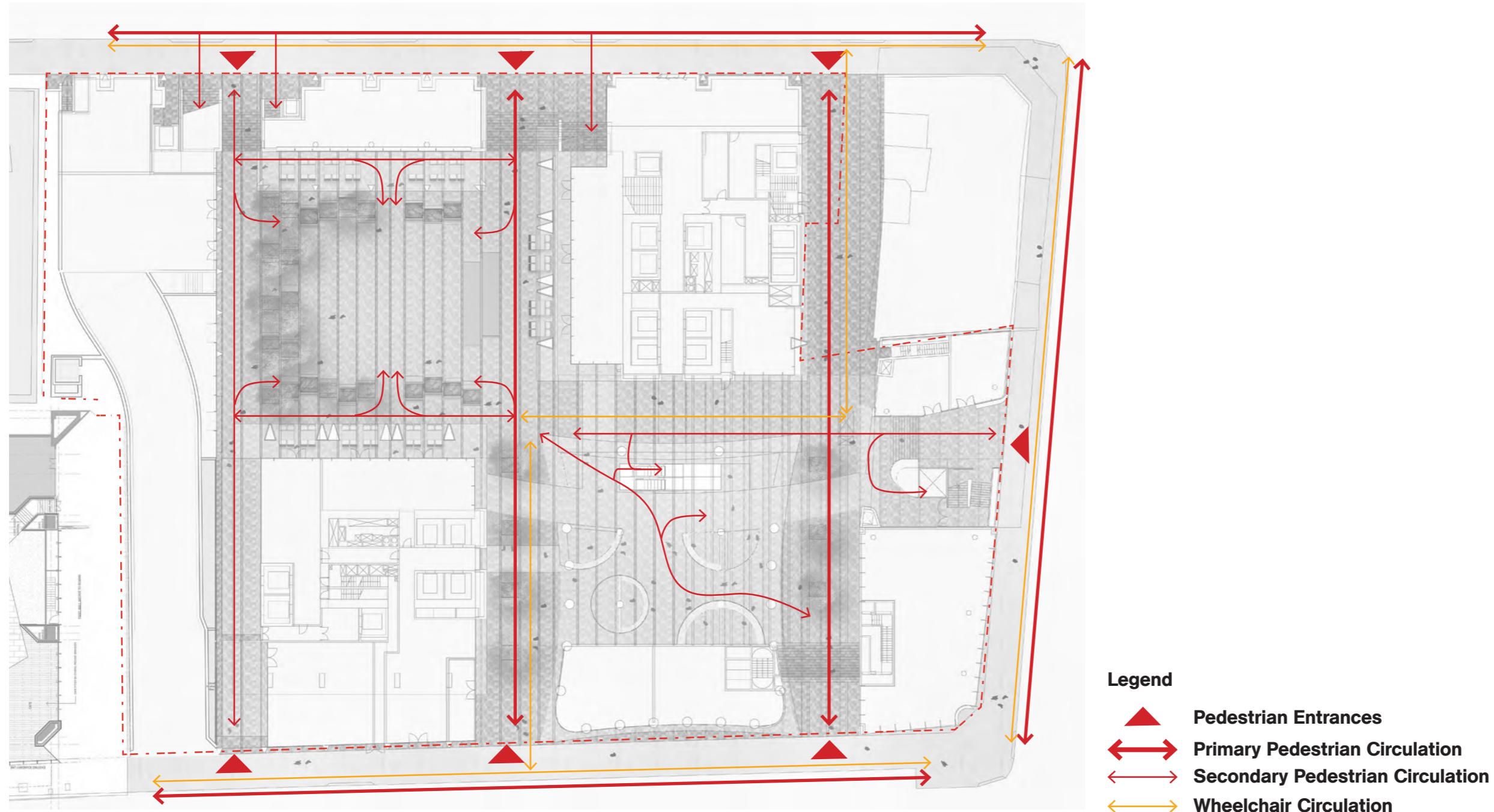


Legend

- ▲ Pedestrian access
- Pathways
- F&B loop
- Colonnade & Market Hall
- Multifunctional courtyard
- Connect to B1 art sculpture
- F&B pathway
- Planting
- Double row planting

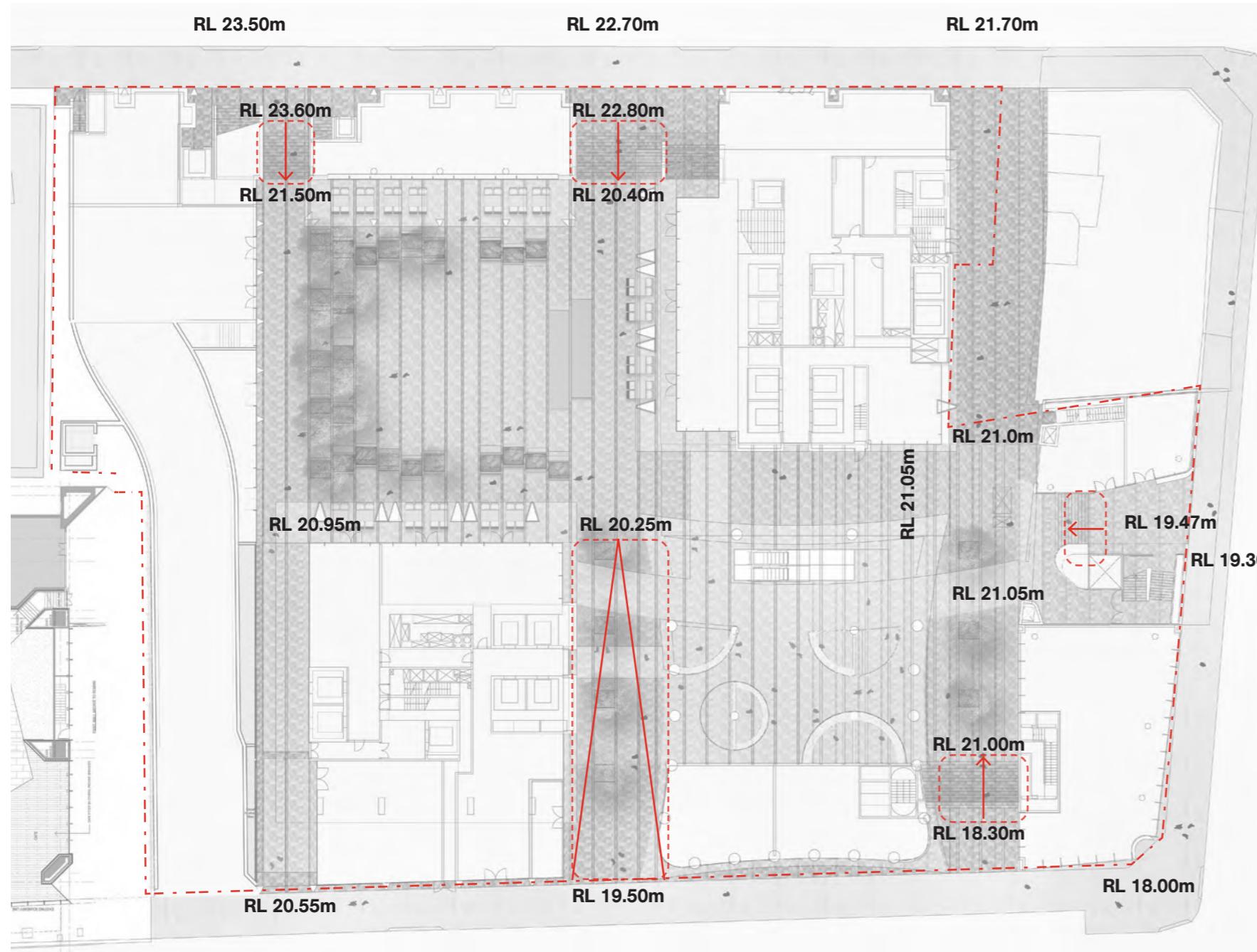
3.0 Courtyard and Market Hall Public Realm

3.4 Access and Movement



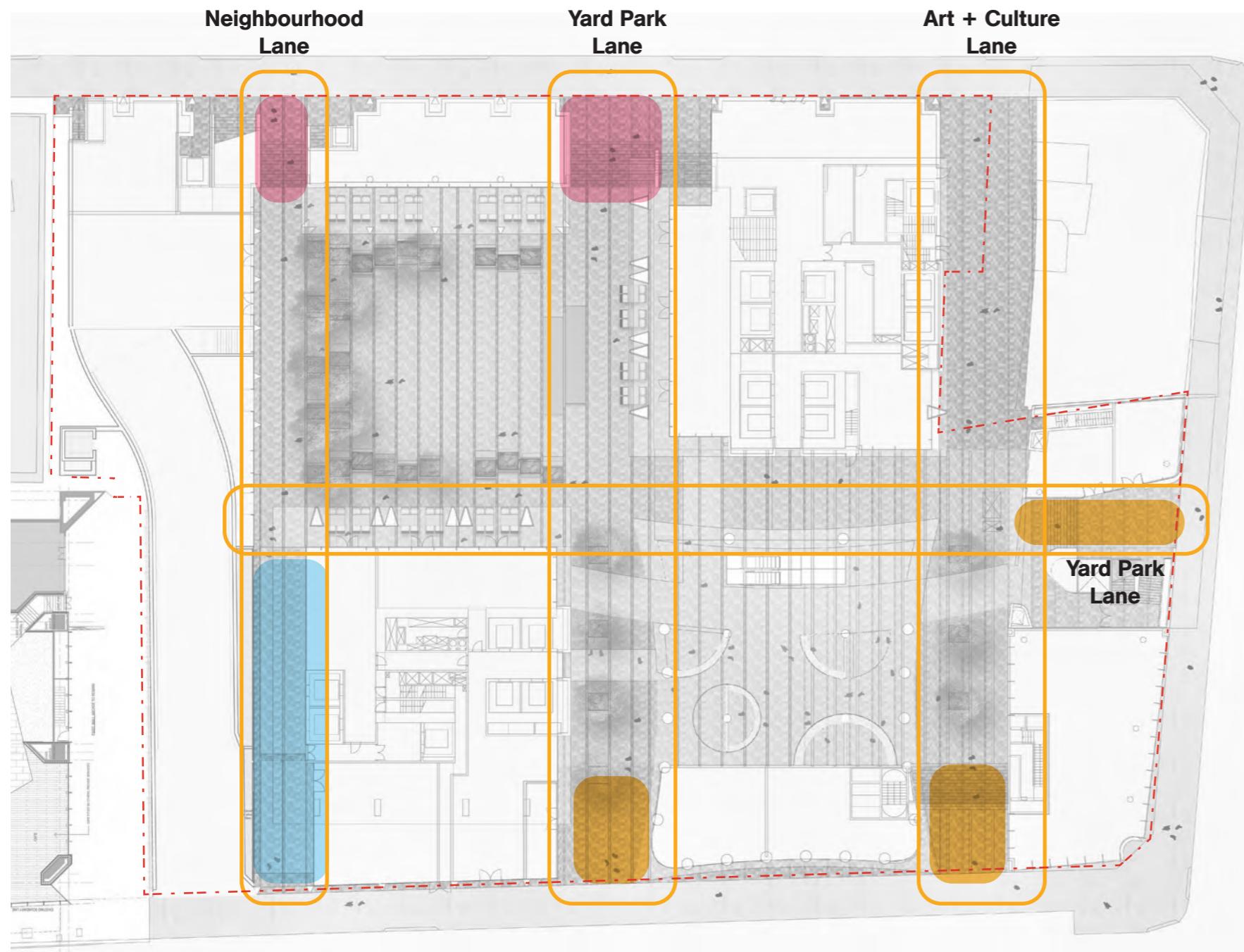
3.0 Courtyard and Market Hall Public Realm

3.5 Levels



3.0 Courtyard and Market Hall Public Realm

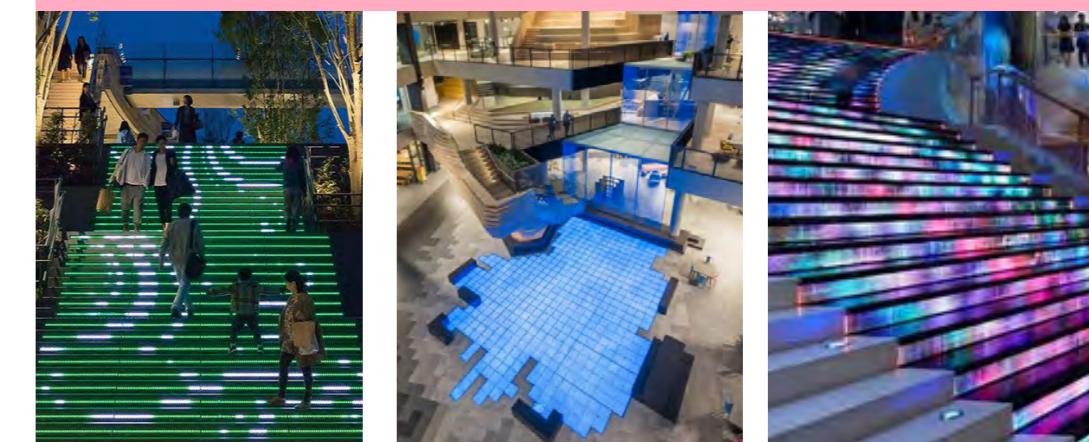
3.6 Laneways Strategy



Corridor entrances



Special staircase entrances

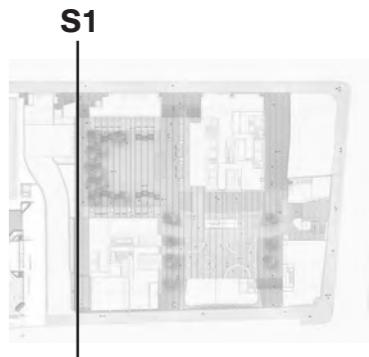


Visual opening entrances



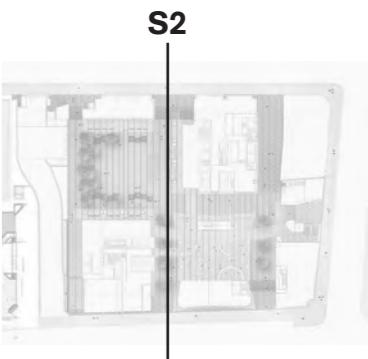
3.0 Courtyard and Market Hall Public Realm

3.6 Laneways Strategy



3.0 Courtyard and Market Hall Public Realm

3.6 Laneways Strategy



S2



3.0 Courtyard and Market Hall Public Realm

3.7 Section

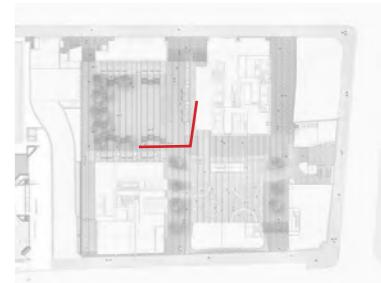
S3



3.0 Courtyard and Market Hall Public Realm

3.8 Courtyard

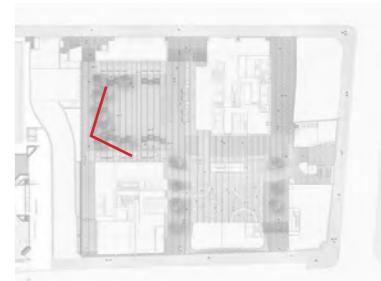
Views



3.0 Courtyard and Market Hall Public Realm

3.8 Courtyard

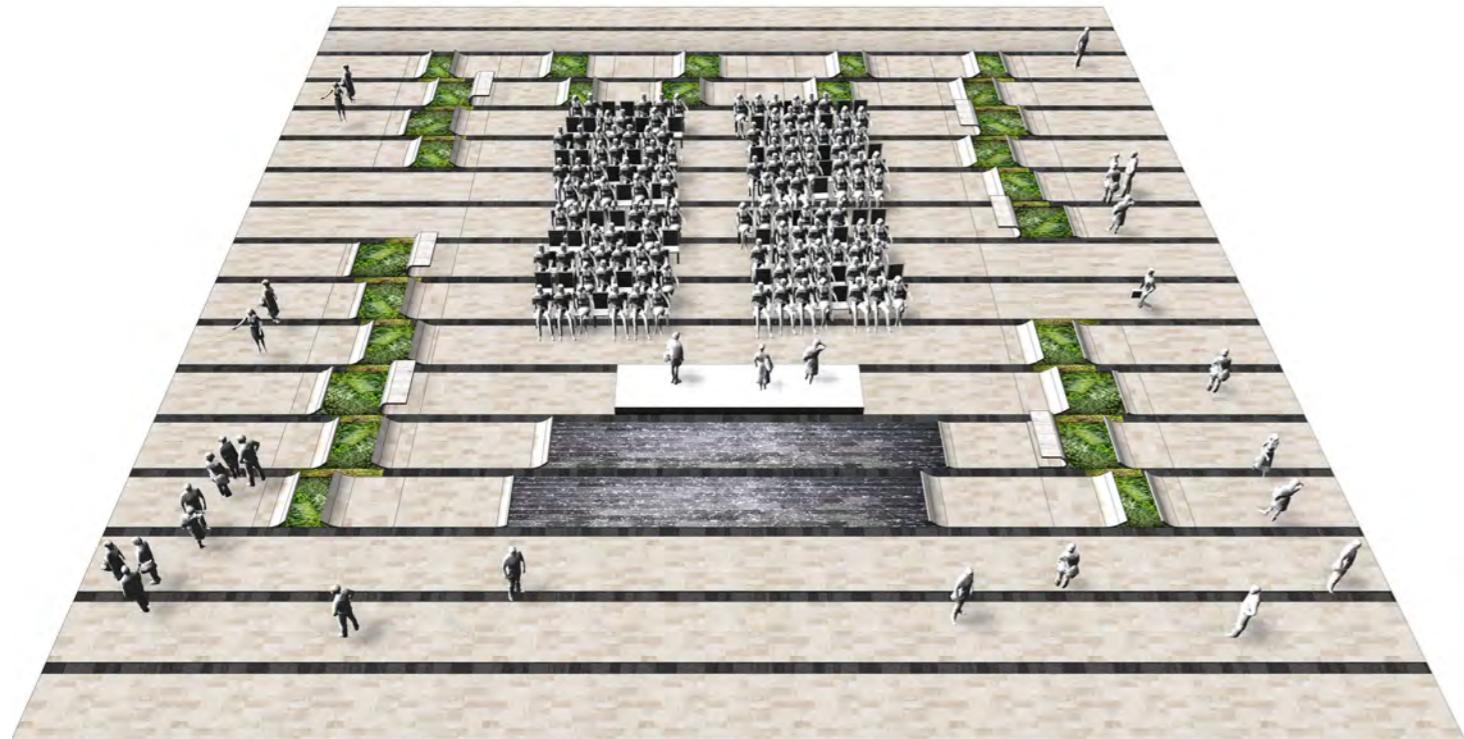
Views



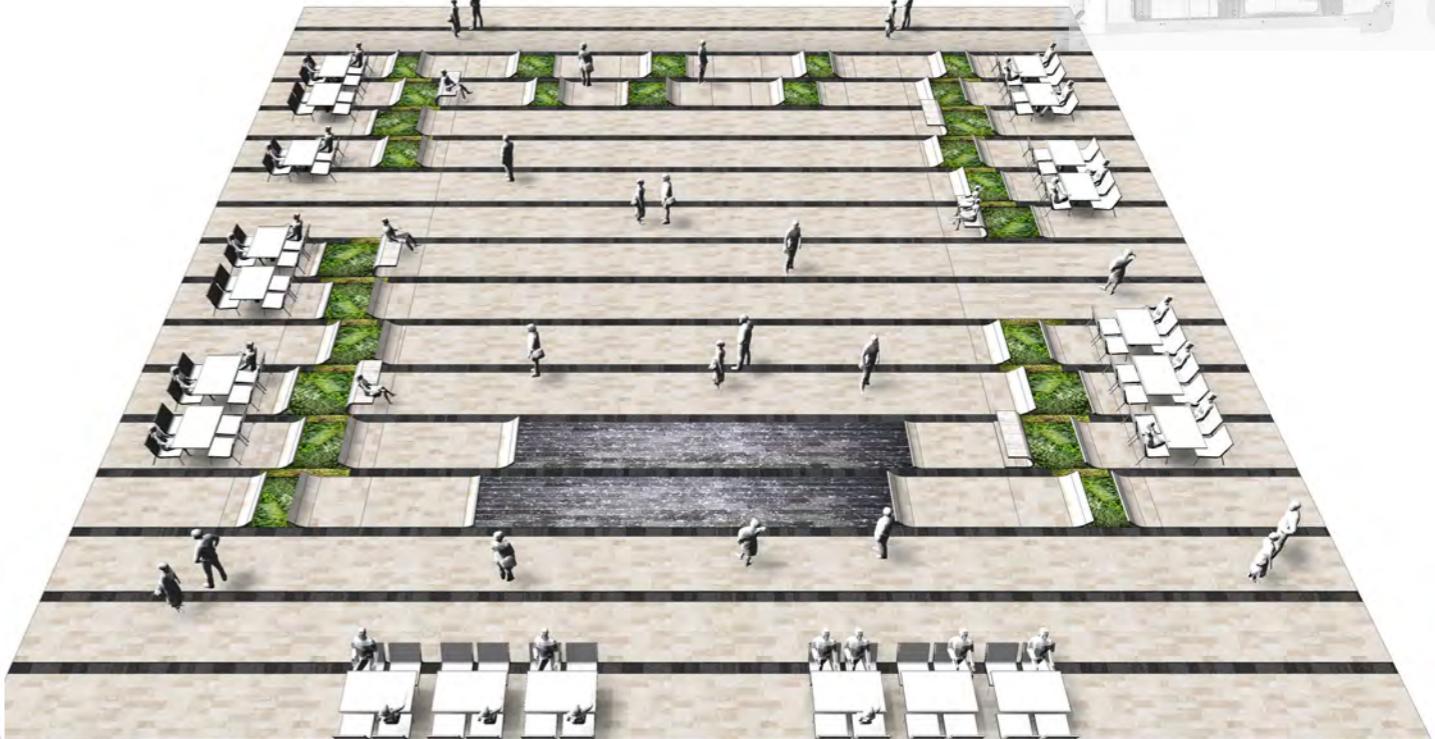
3.0 Courtyard and Market Hall Public Realm

3.8 Courtyard

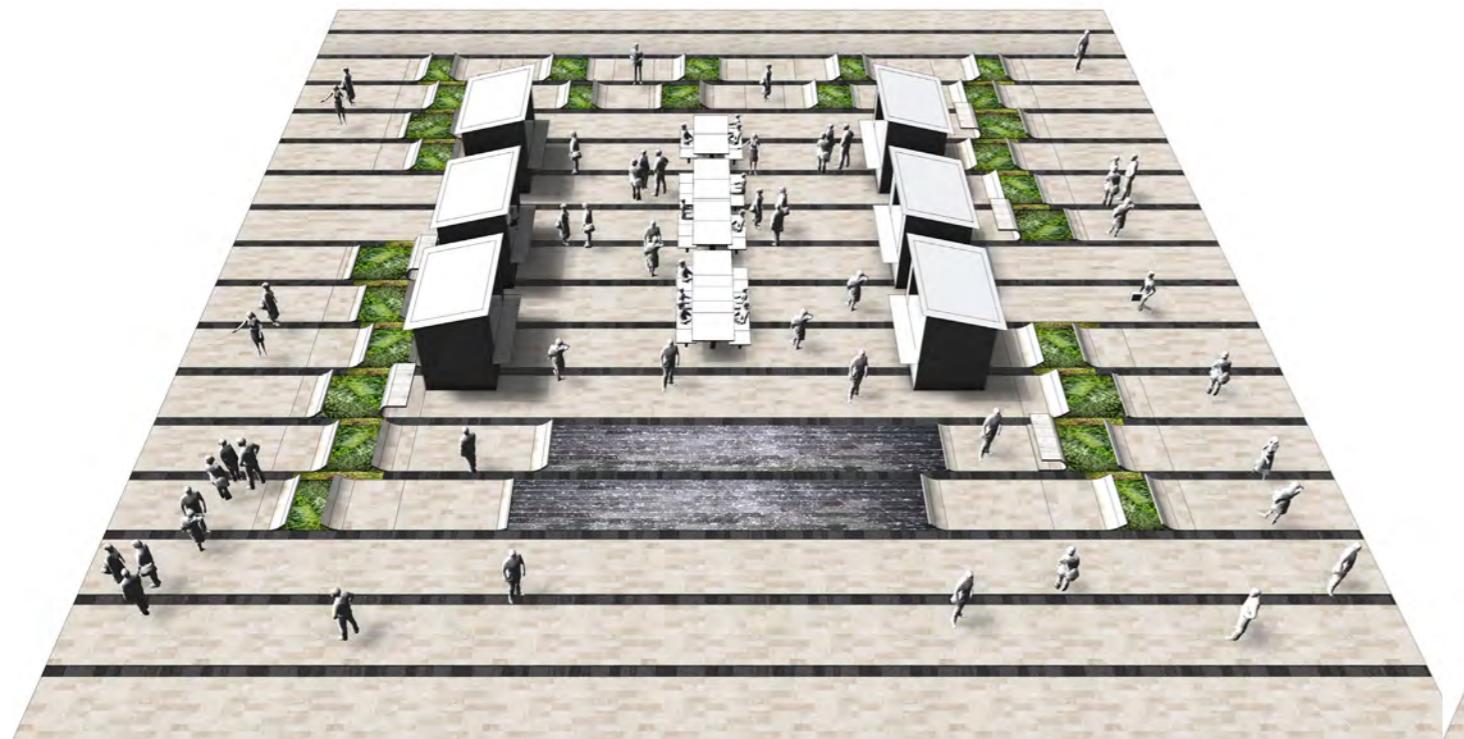
Events



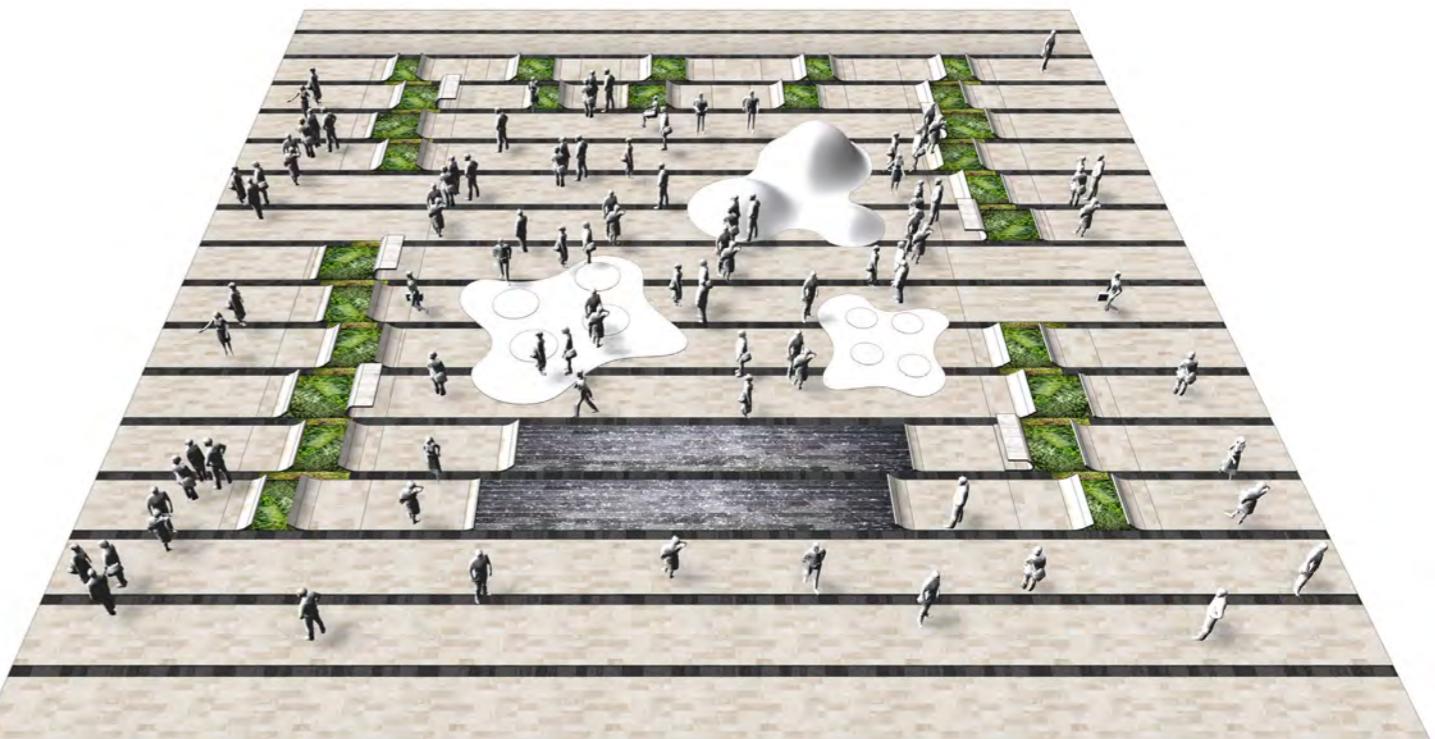
Concert / Stage



Outdoor F&B



Market / Food Festival



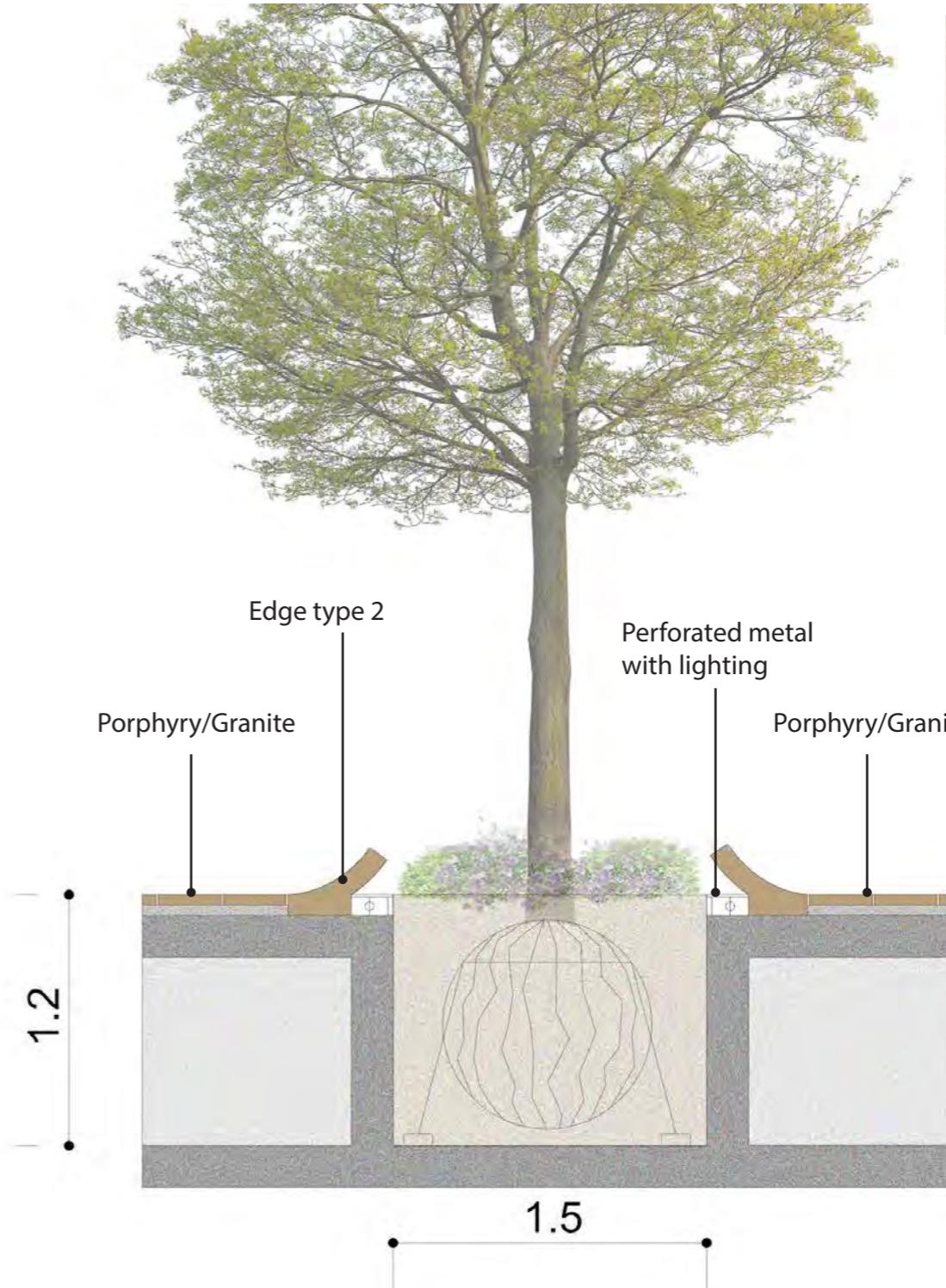
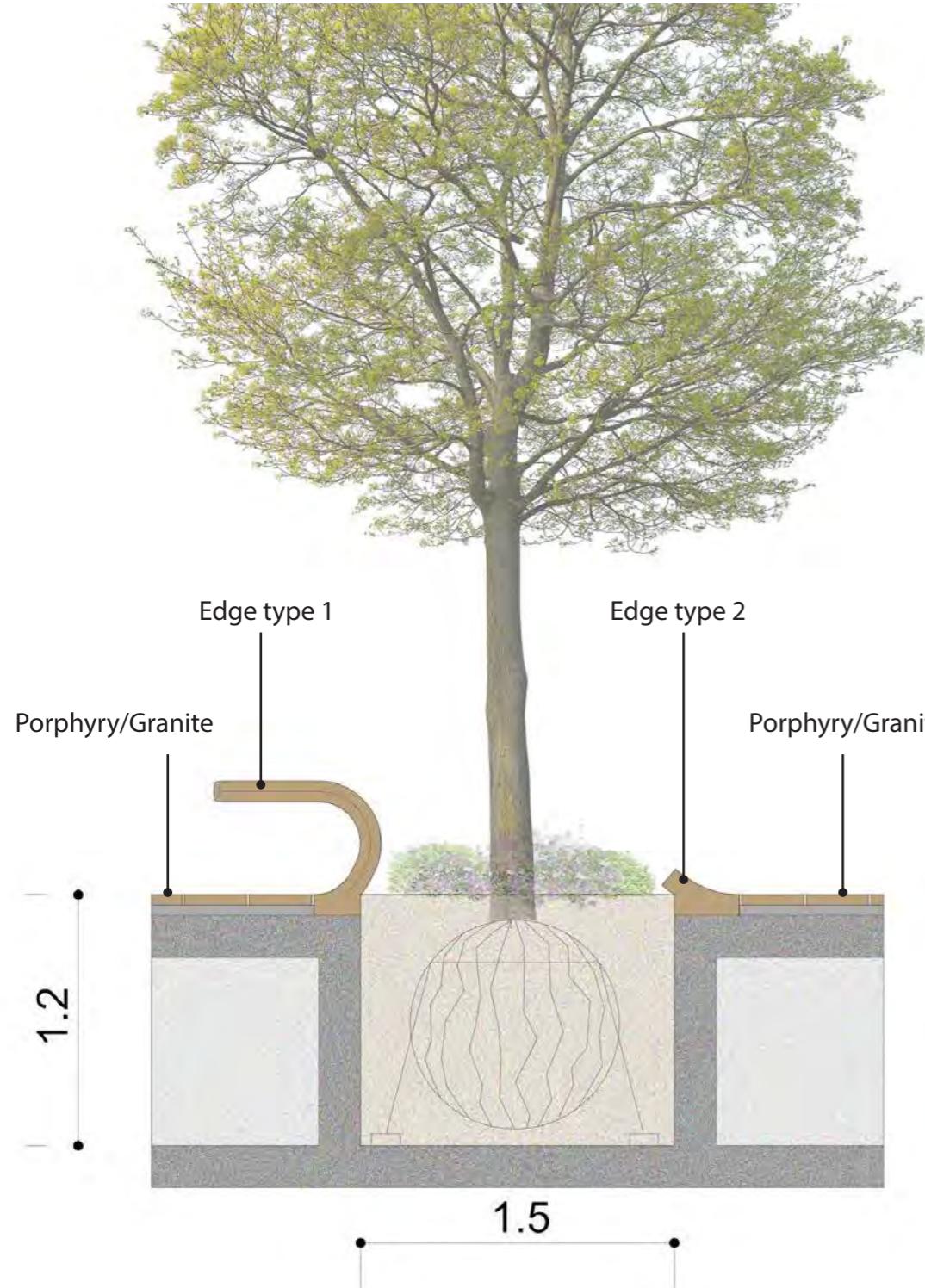
Art Event / Temporary Playground



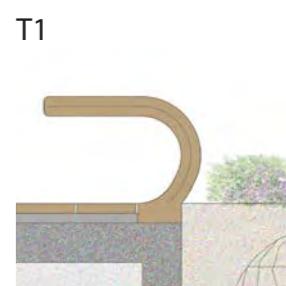
3.0 Courtyard and Market Hall Public Realm

3.8 Courtyard

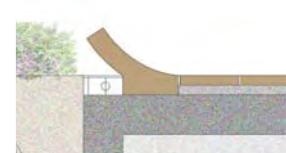
Planters and Seatings



Edges and seatings material -
Corian/Terrazzo



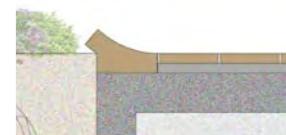
T1



T2

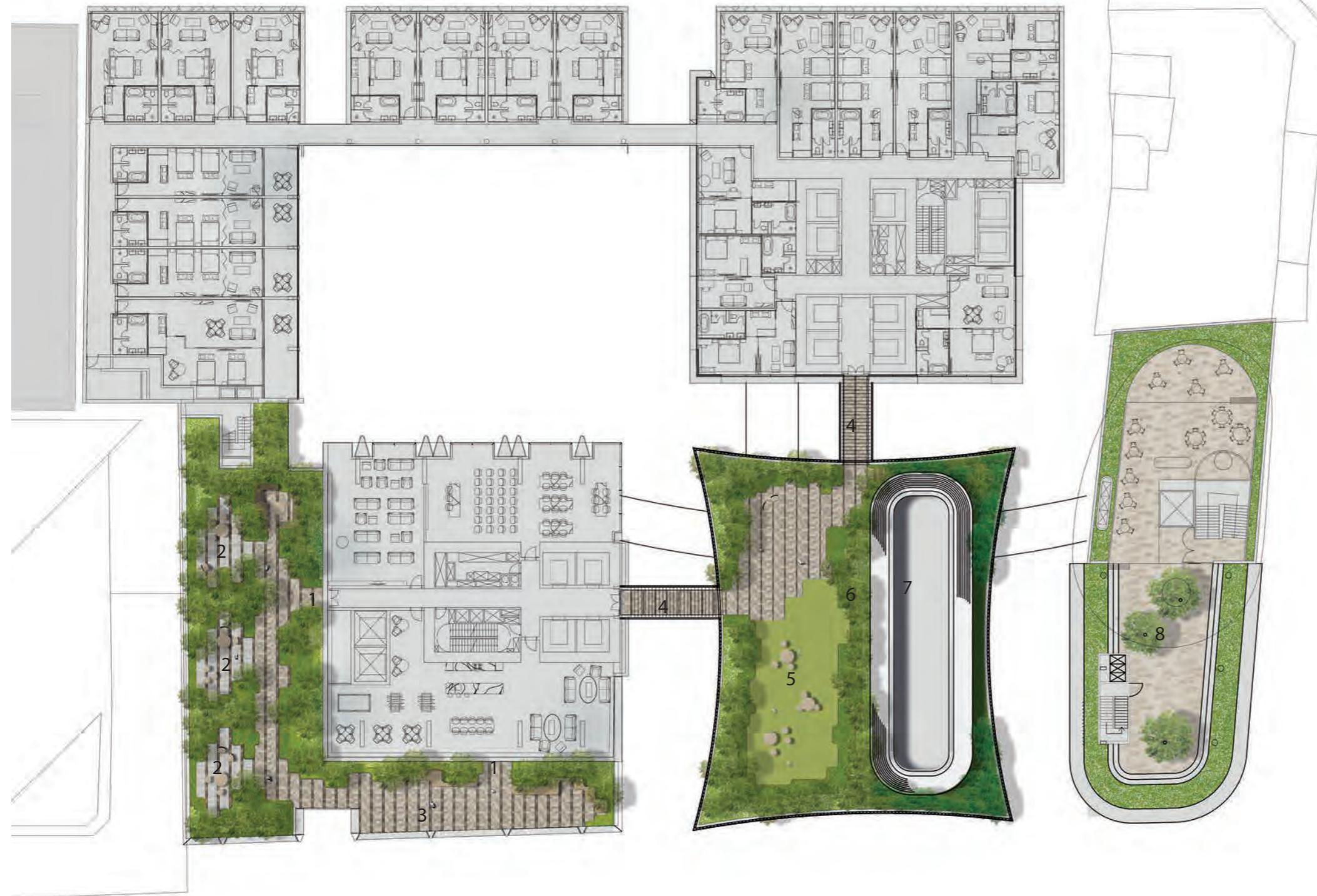


T3



4.0 Residential Communal Garden and Rooftop Bar

4.1 Plan



The residential roof terraces are comprised of several spaces across different levels and buildings, some linked by bridges. The landscape concept aims to create a unique experience for the individual terraces depending on the expected end user and programming.

The Residential terraces will feature a planting palette inspired by native Australian Plant species. Various plant communities will offer a high degree of biodiversity and support urban wildlife.

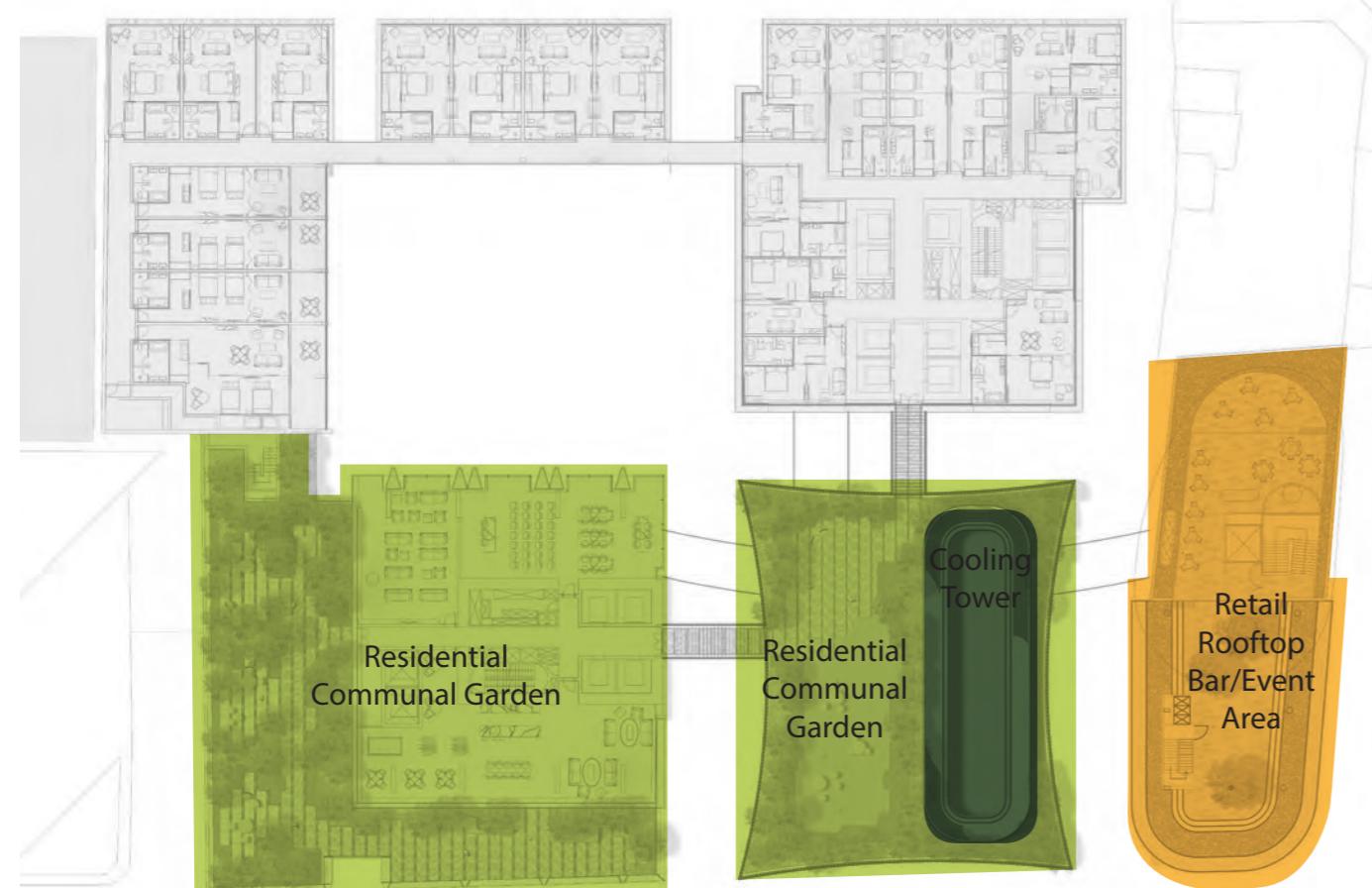
In addition, there will be learning and educational opportunities where native plant species are labelled to learn more about their natural habitat.

The amphitheatre like F&B/Bar Rooftop has an introverted character. This will allow visitors to focus on the landscape contained within the space rather than looking outwards. The plant species selected for this area reflect this by providing a variety of interesting ornamental flowers and leave textures that will provide a high-level of interest through-out the year.

A variety of activities for this semi-private and private external spaces will allow residents and visitors to enjoy the relaxed outdoor experience within a richly vegetated setting.

4.0 Residential Communal Garden and Rooftop Bar

4.2 Zoning and Functional Diagram



Zoning Diagram

Legend

- Private Communal Open Space (Residential)
- Private Open Space (Rooftop Bar)



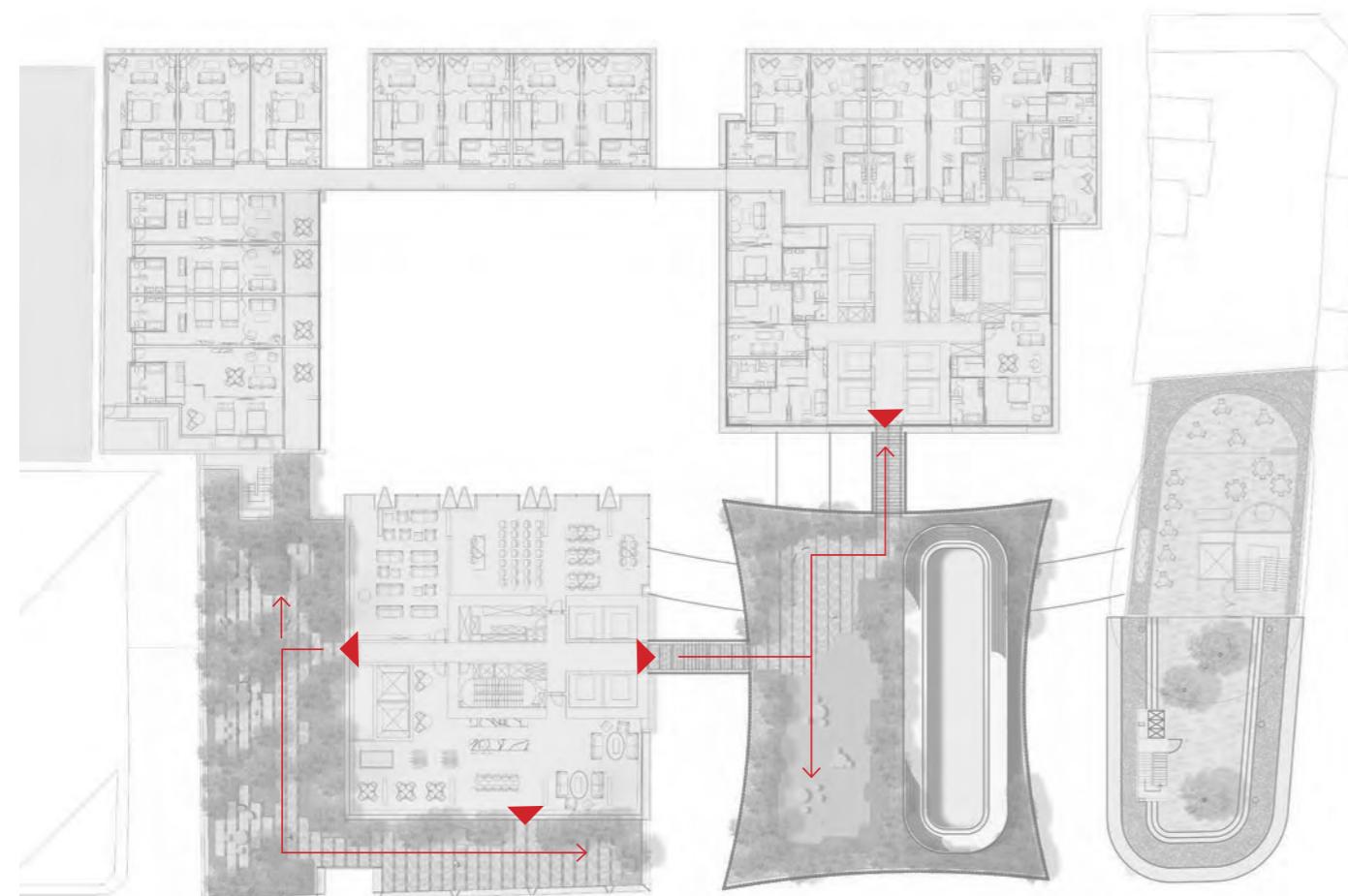
Functional Diagram

Legend

- Passive Recreation area
- Communal Gathering Area

4.0 Residential Communal Garden and Rooftop Bar

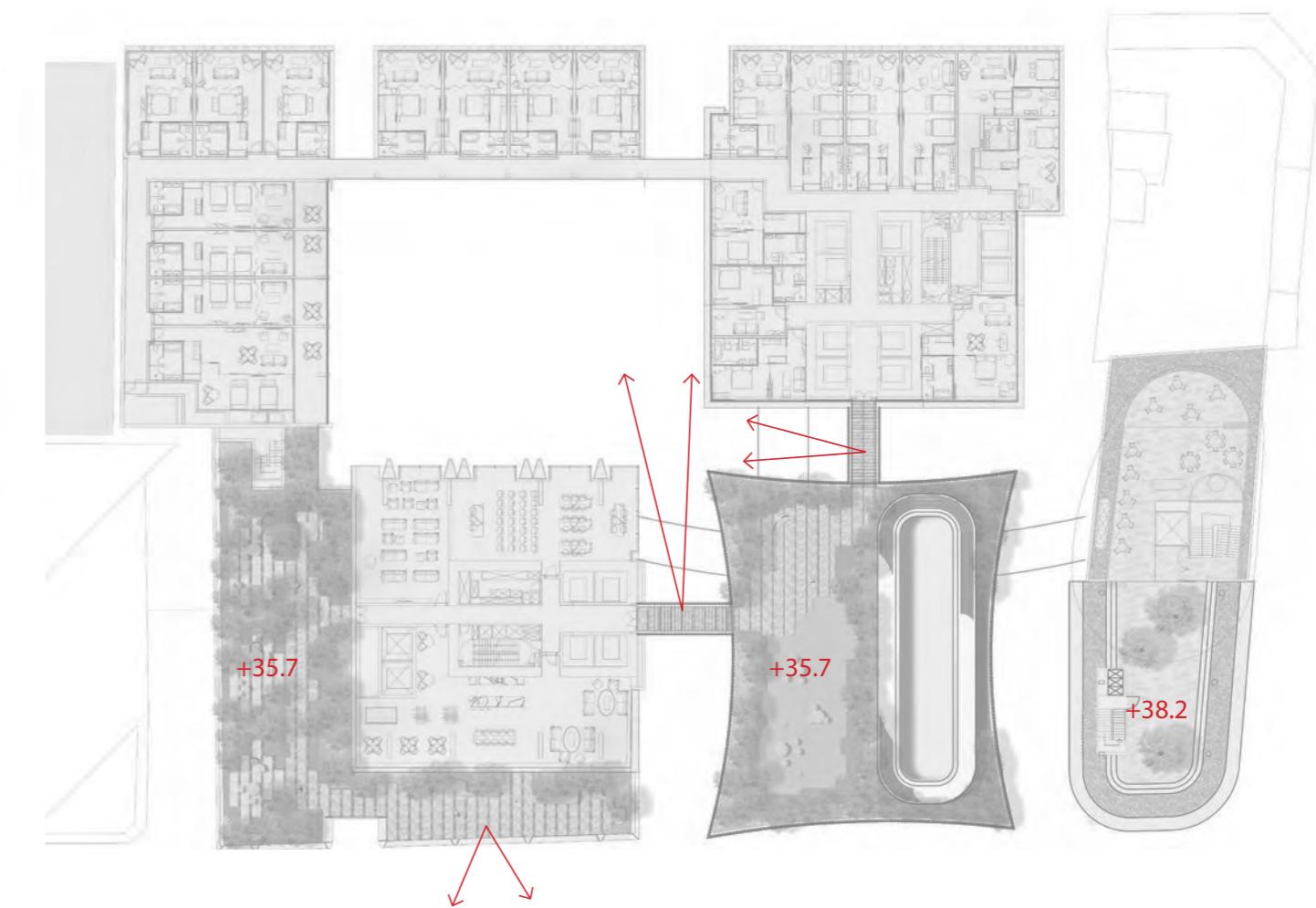
4.3 Access and Movement and Levels



Access and Movement Diagram

Legend

- ▲ Pedestrian Entrances
- ↔ Pedestrian Circulation



Levels Diagram

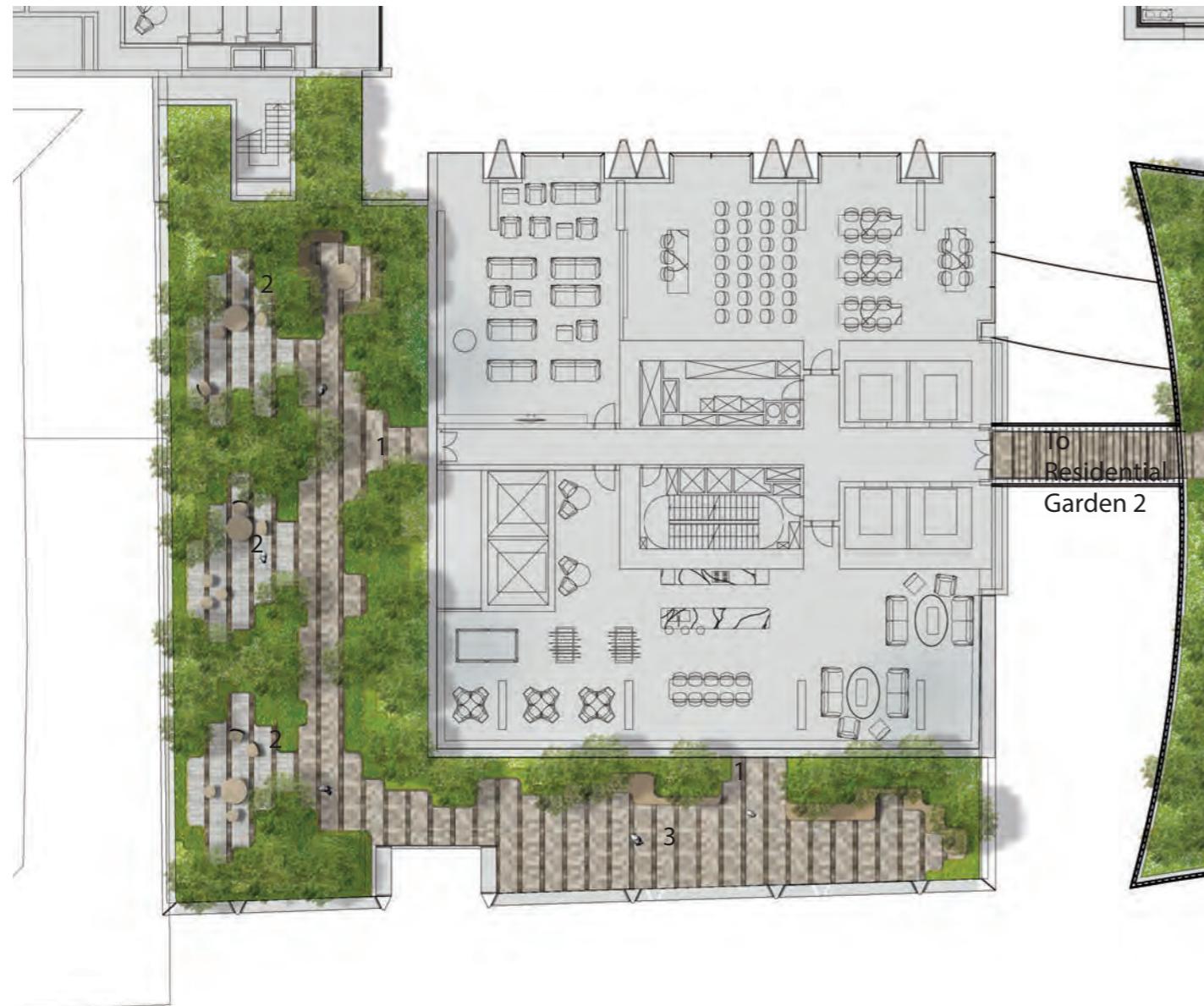
Legend

- Viewing Points

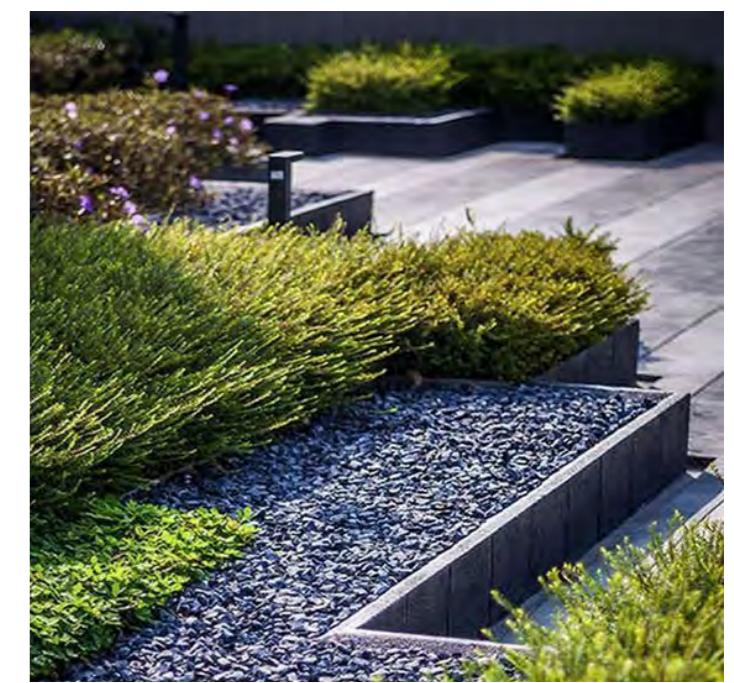
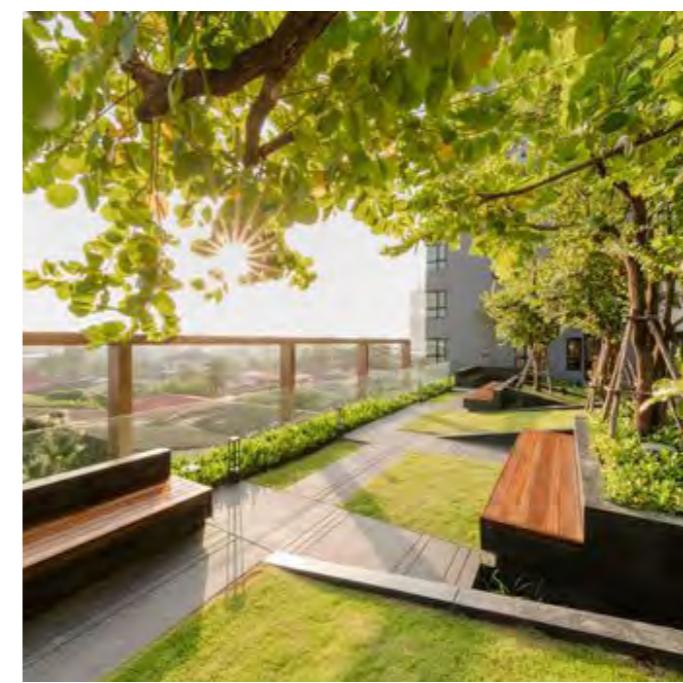
4.0 Residential Communal Garden and Rooftop Bar

4.4 Residential Garden 1

Plan



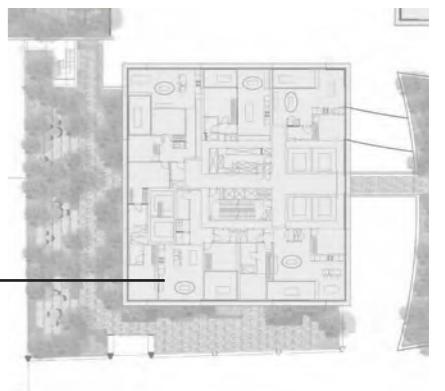
- 1 Entrances
- 2 Pocket Seating Areas
- 3 Viewing Linear Seating and Viewing Area



4.0 Residential Communal Garden and Rooftop Bar

4.4 Residential Garden 1

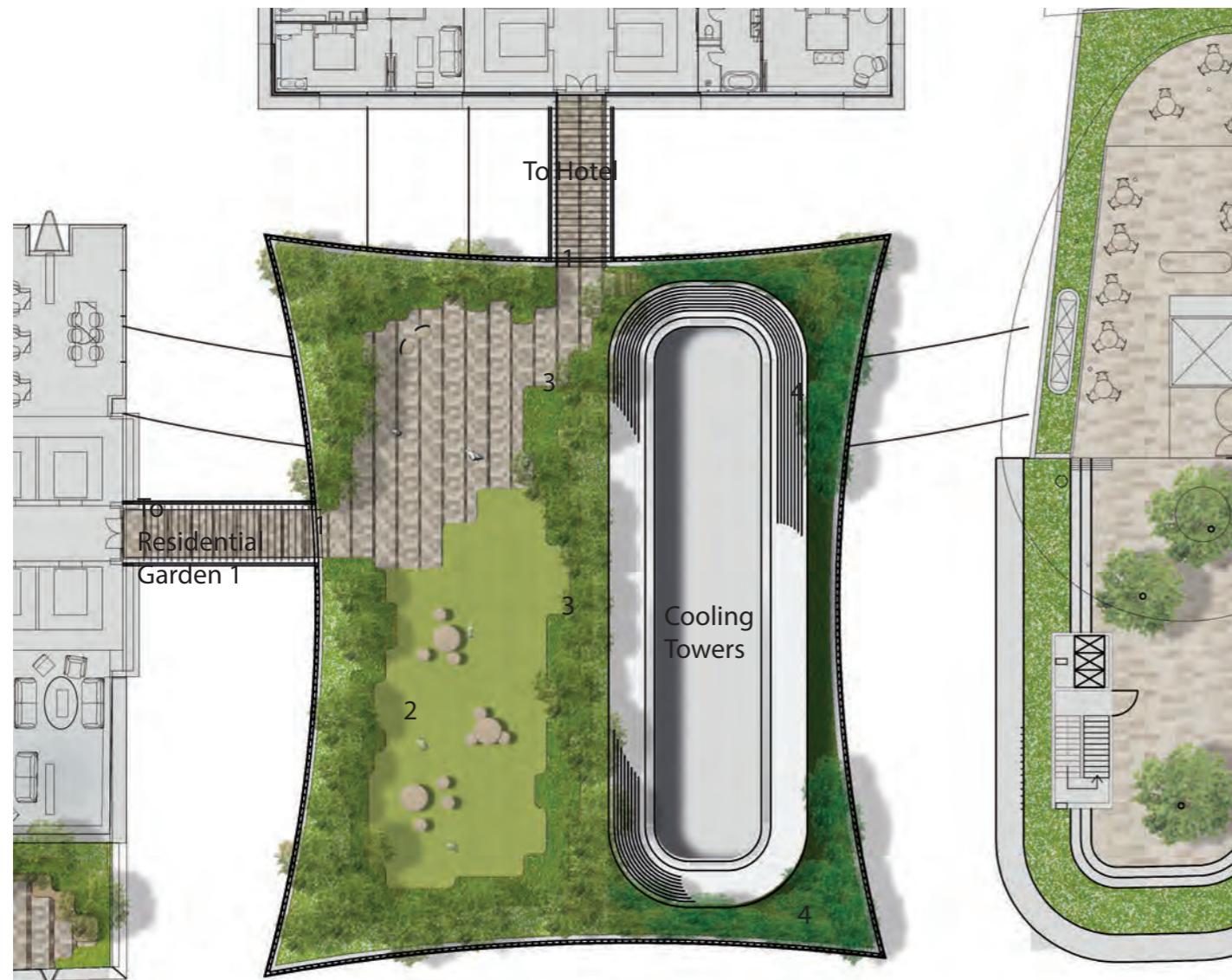
Section



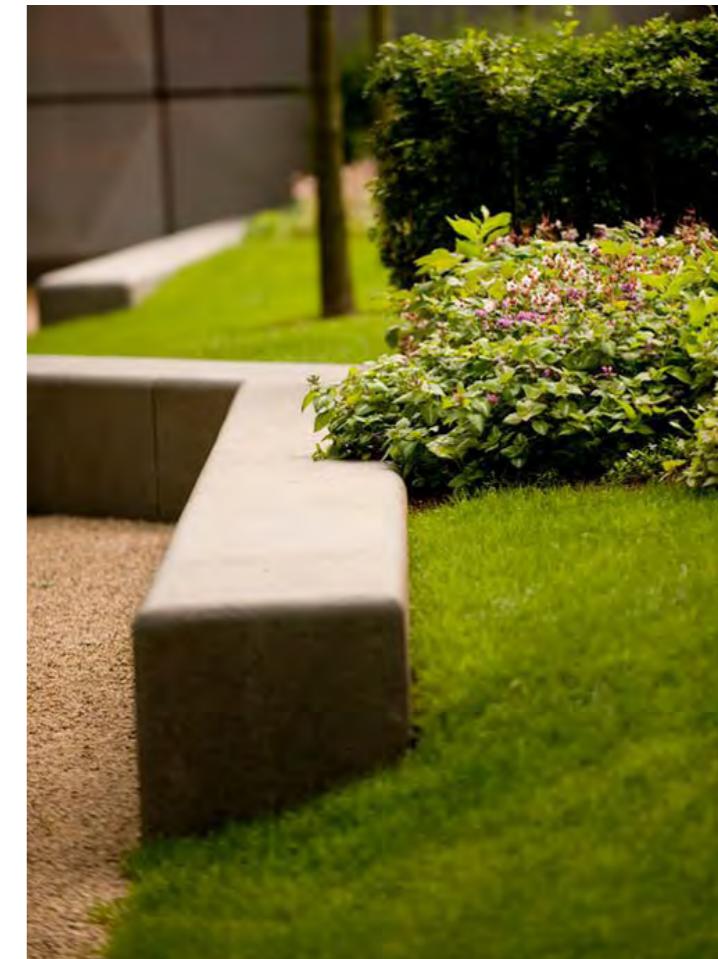
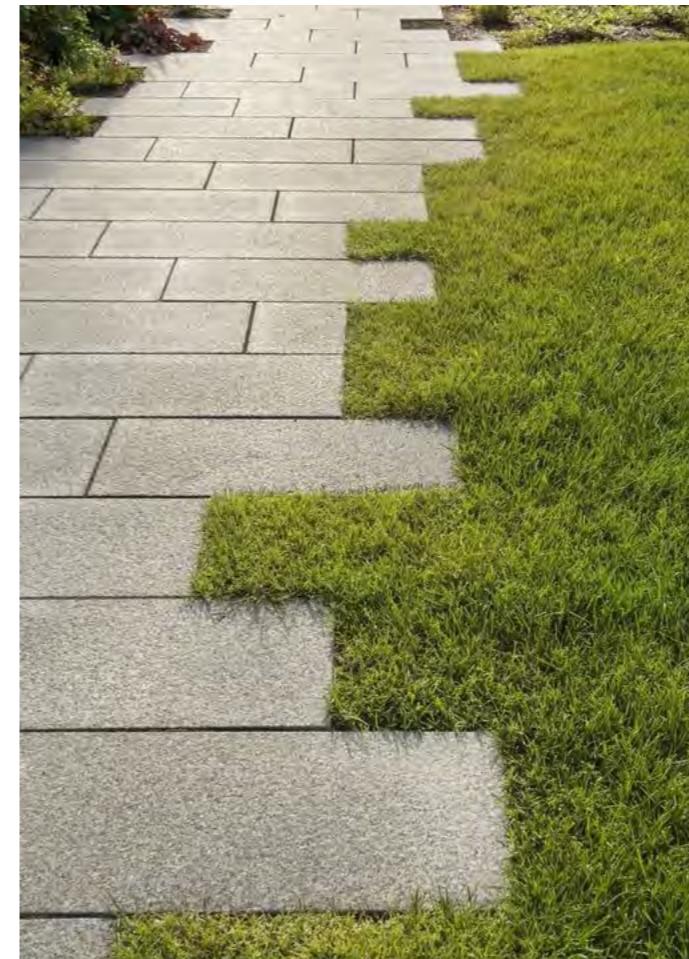
4.0 Residential Communal Garden and Rooftop Bar

4.5 Residential Garden 2

Plan



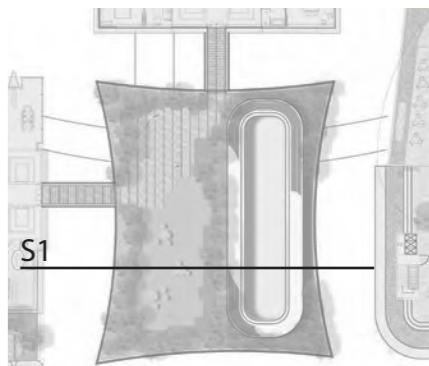
- 1 Bridges
- 2 Lawn Lounge
- 3 Seating Planter
- 4 Buffer Planting



4.0 Residential Communal Garden and Rooftop Bar

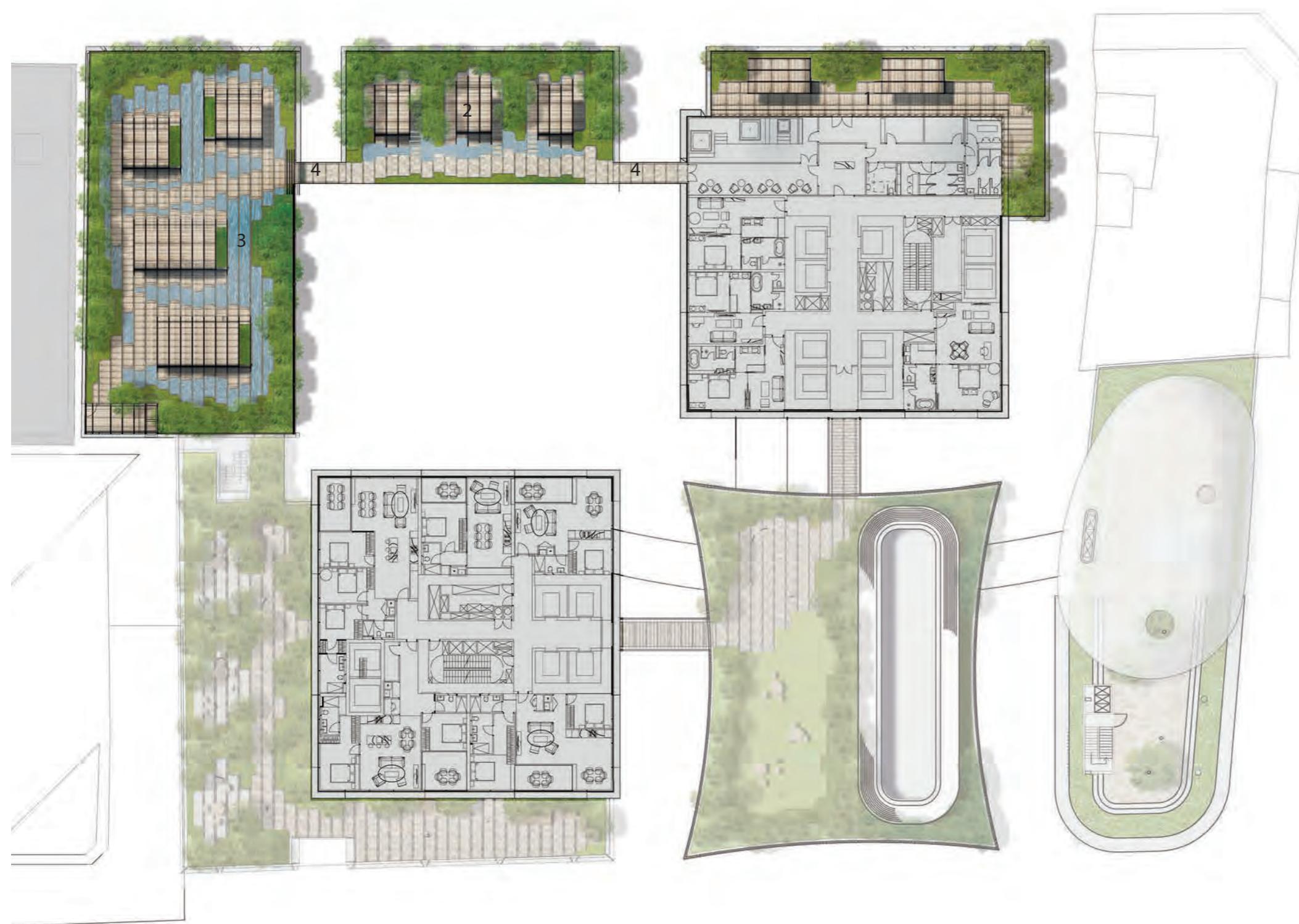
4.4 Residential Garden 1

Section



5.0 Hotel Garden and Spa

5.1 Plan



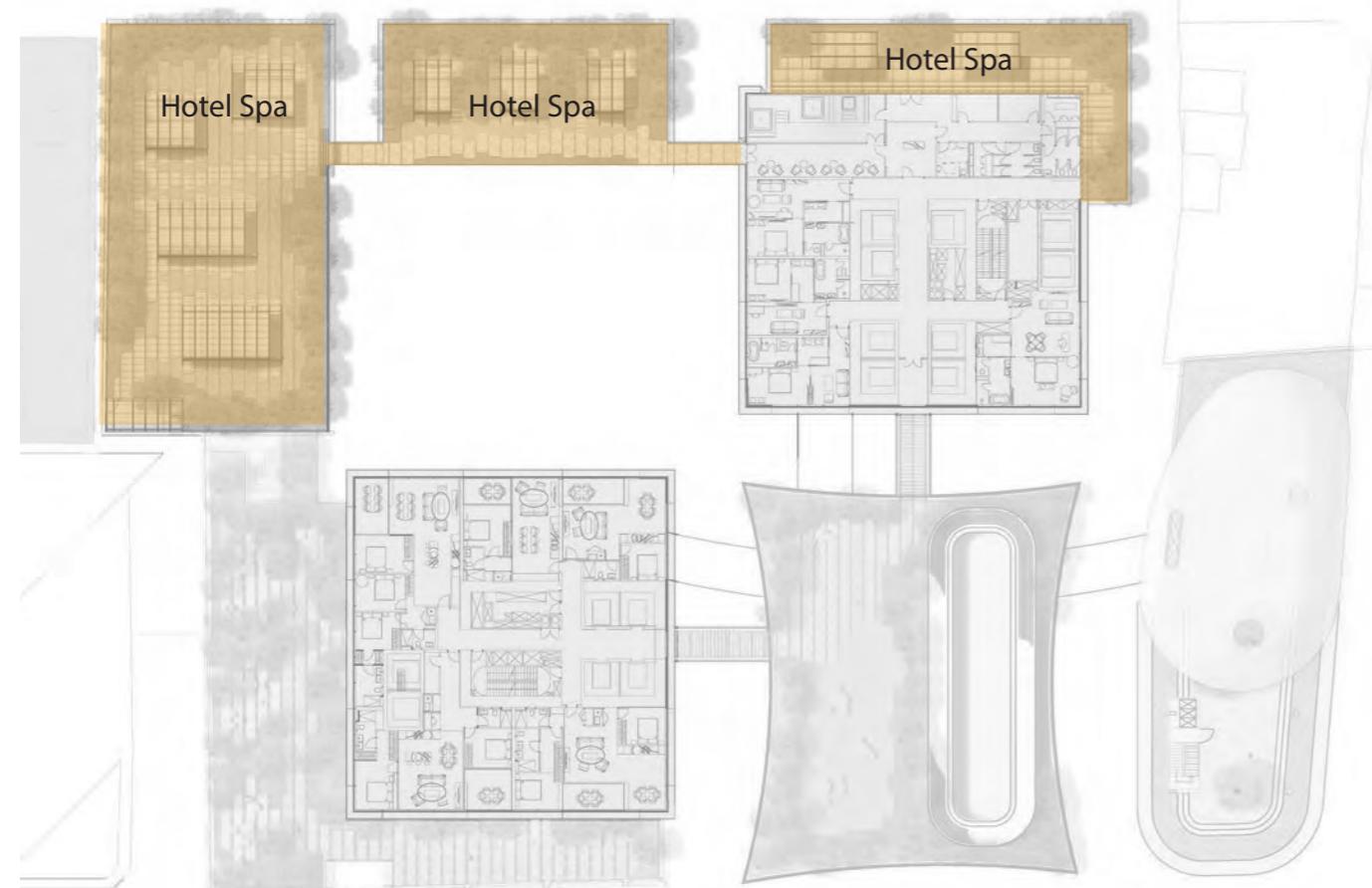
The Hotel Spa and Gardens are located at level 9. The landscape setting will allow for a series of small-scale intimate spaces where restorative and relaxing treatment is offered to hotel guests and visitors.

The Hotel Spa and Garden areas are defined by a lush and exotic planting palette that plays with a variety of leave textures, flower shapes and scents.

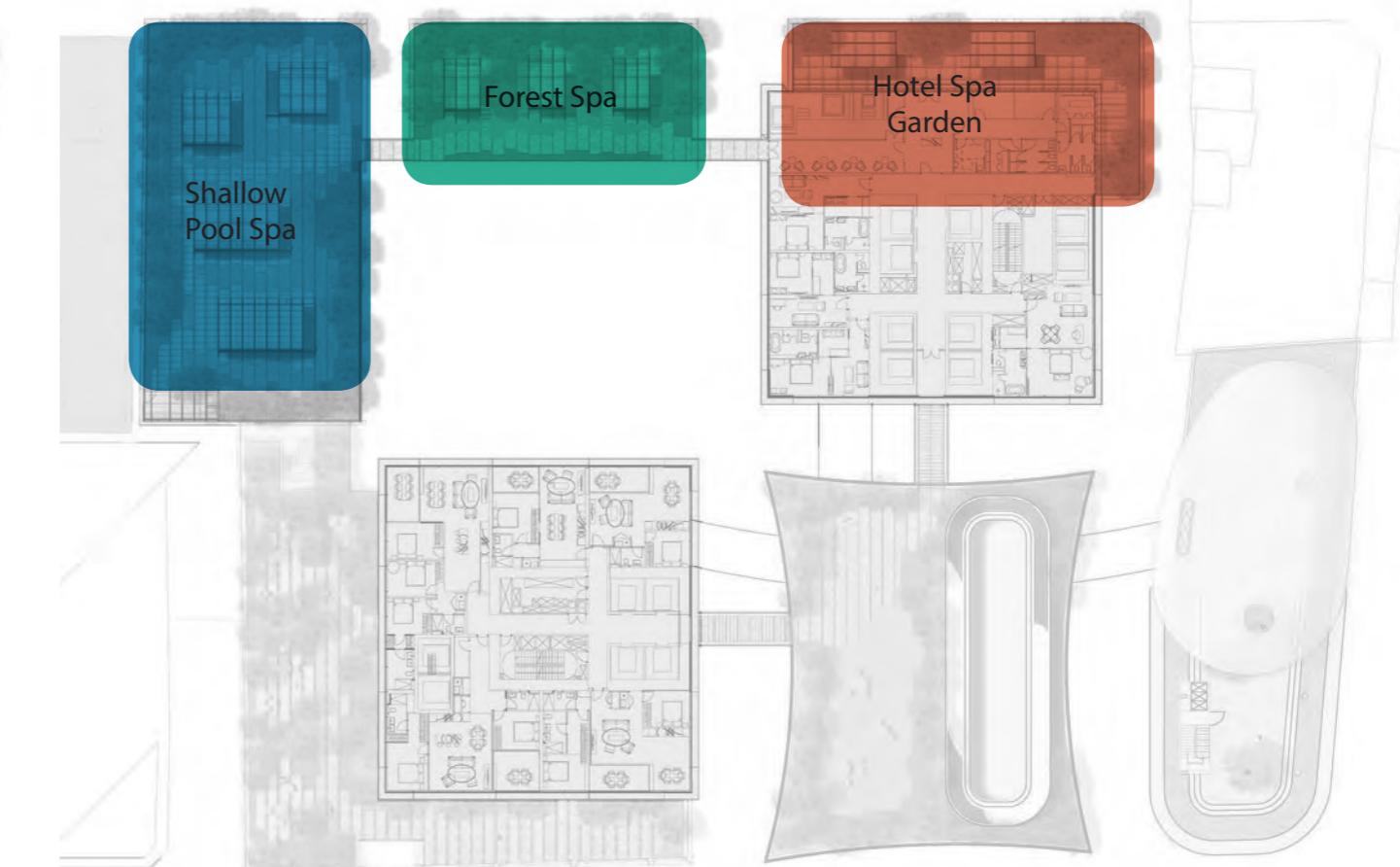
A refined palette of high-quality materials like porphyry and hardwood timber will further enhance the guest experience and give the landscape a luxurious feeling.

5.0 Hotel Garden and Spa

5.2 Zoning and Functional Diagram



Zoning Diagram



Functional Diagram

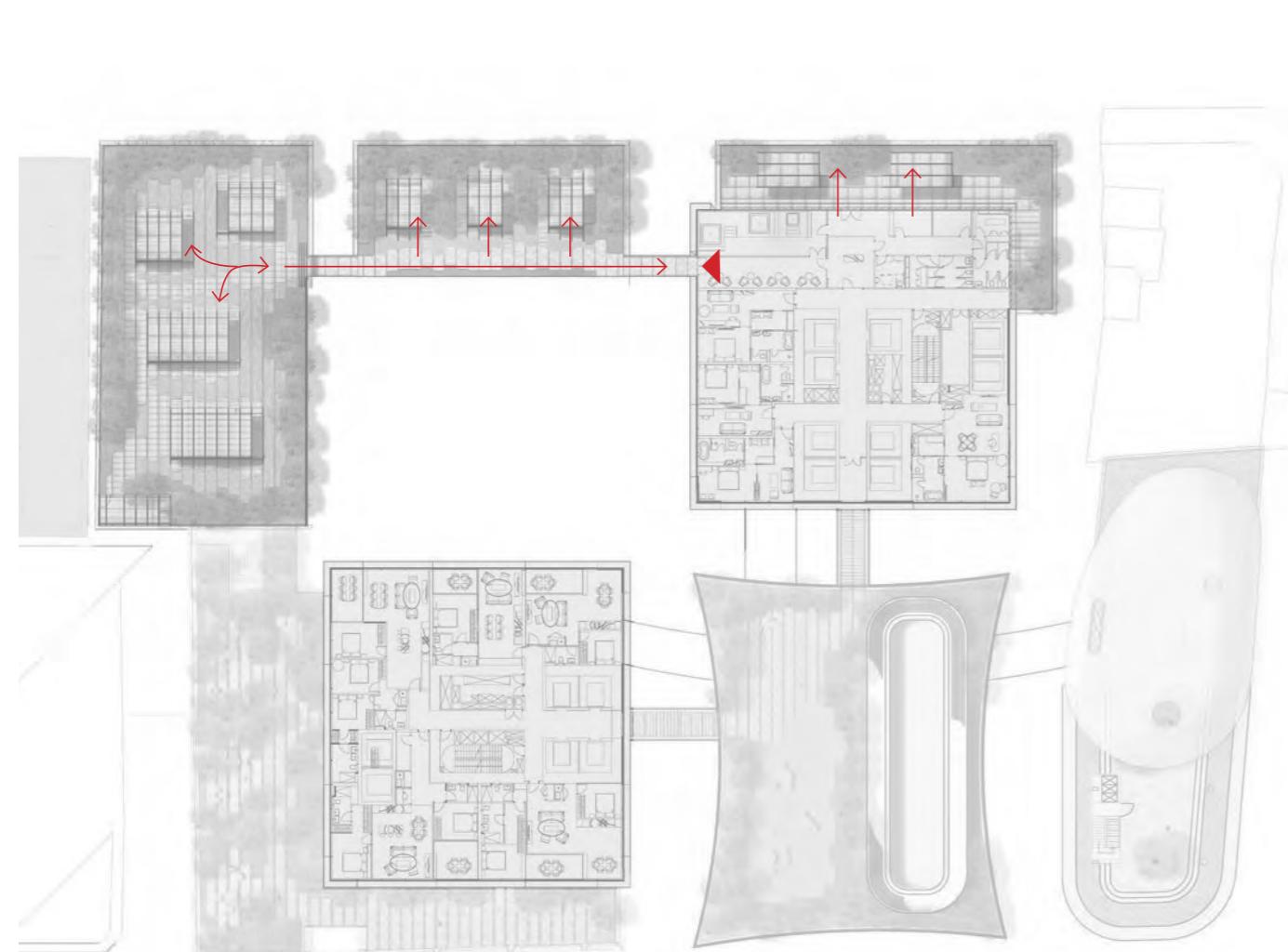
Legend



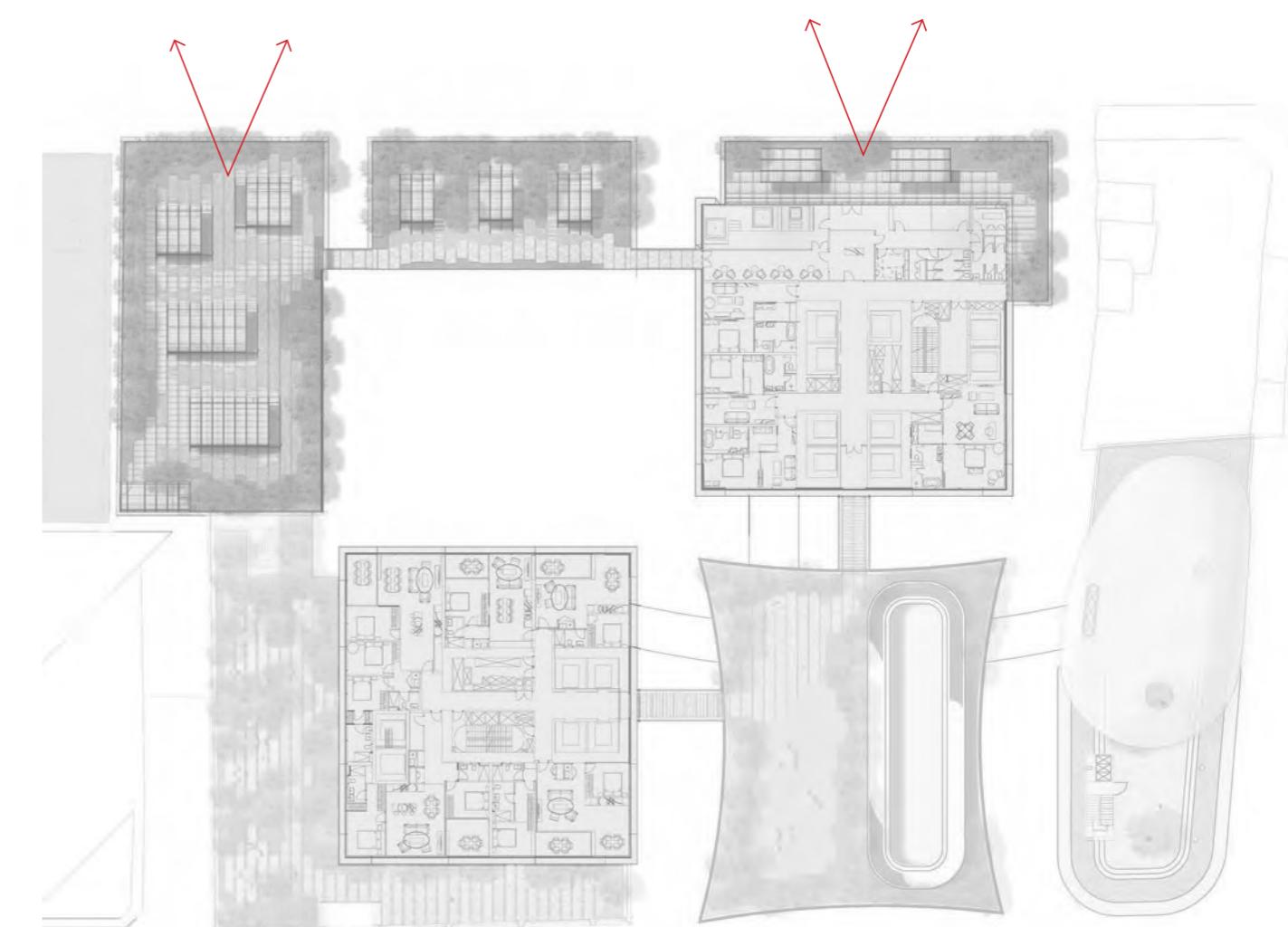
Private Open Space (Hotel)

5.0 Hotel Garden and Spa

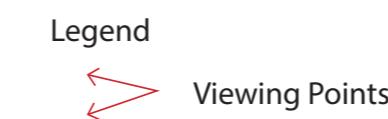
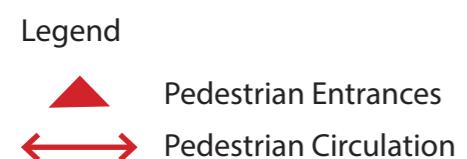
5.3 Access and Movement and Levels



Access and Movement Diagram

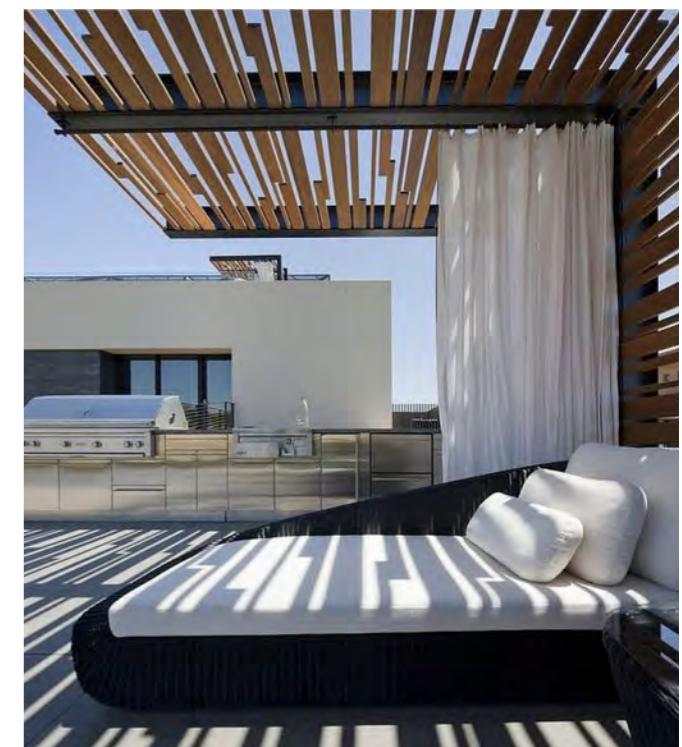
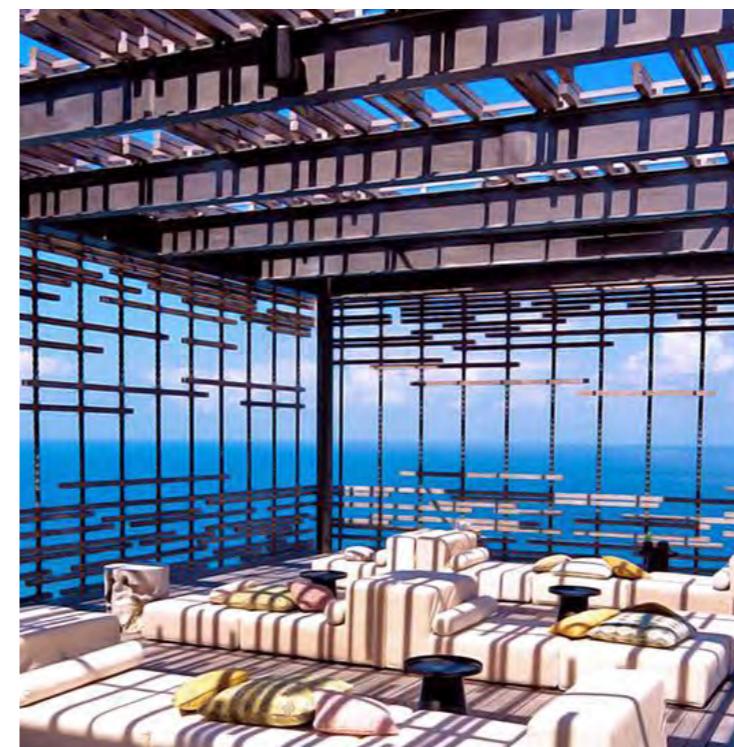
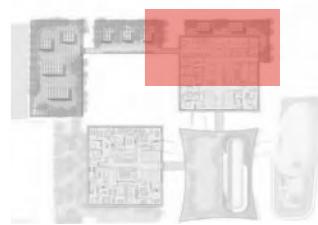


Levels Diagram



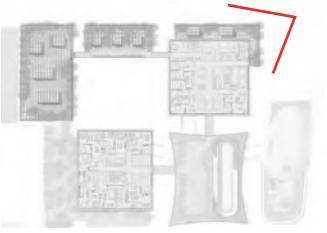
5.0 Hotel Garden and Spa

5.4 Hotel Spa Garden



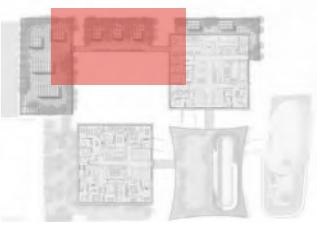
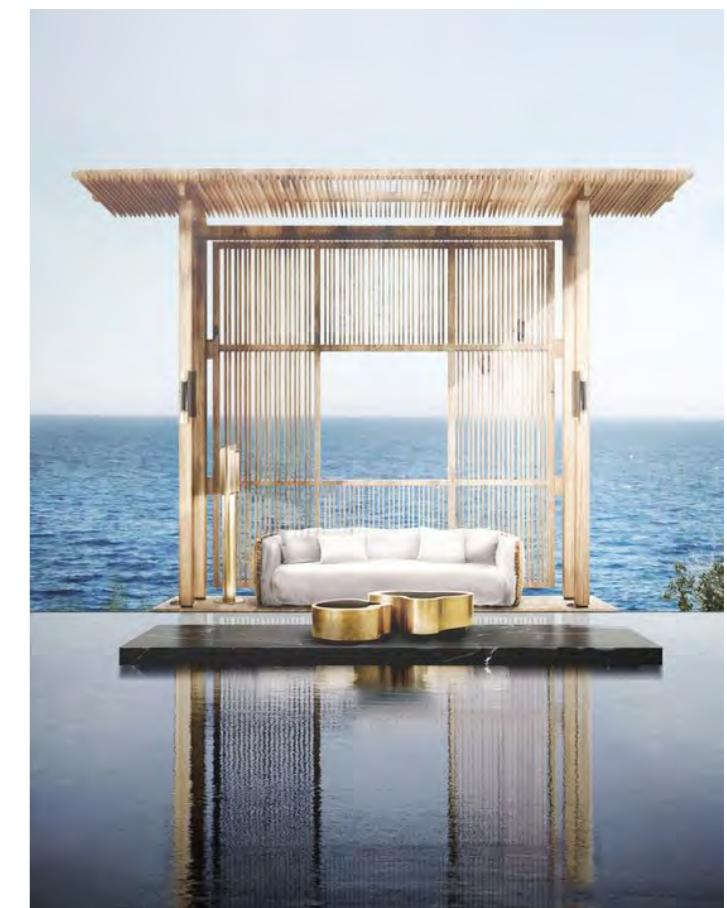
5.0 Hotel Garden and Spa

5.4 Hotel Spa Garden



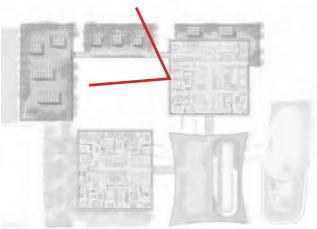
5.0 Hotel Garden and Spa

5.4 Hotel Spa Garden



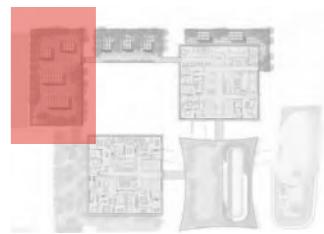
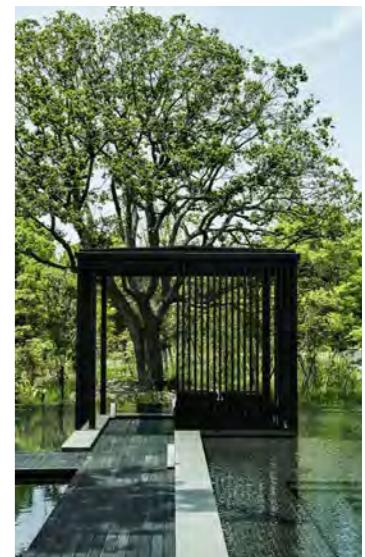
5.0 Hotel Garden and Spa

5.5 Forest Spa



5.0 Hotel Garden and Spa

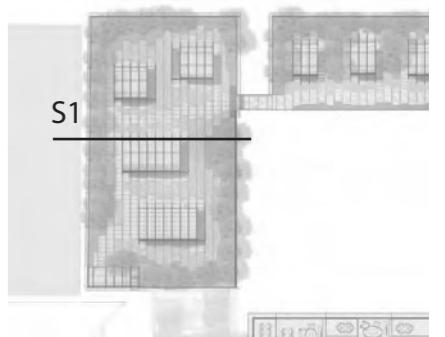
5.6 Shallow Pool Spa



5.0 Hotel Garden and Spa

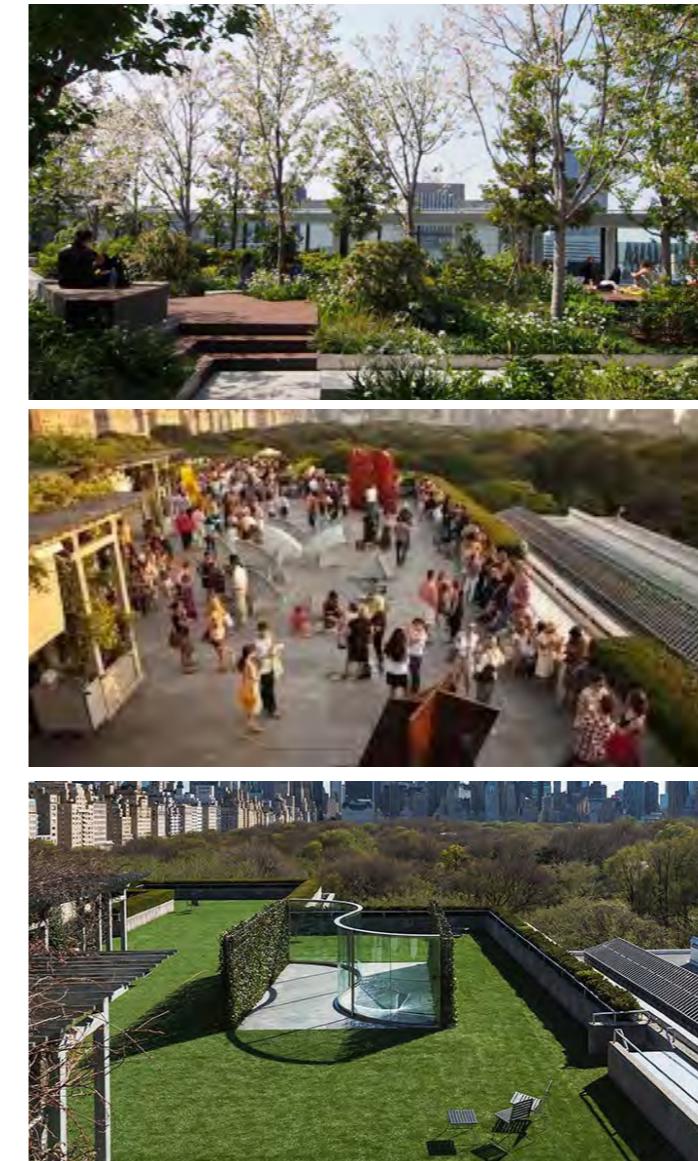
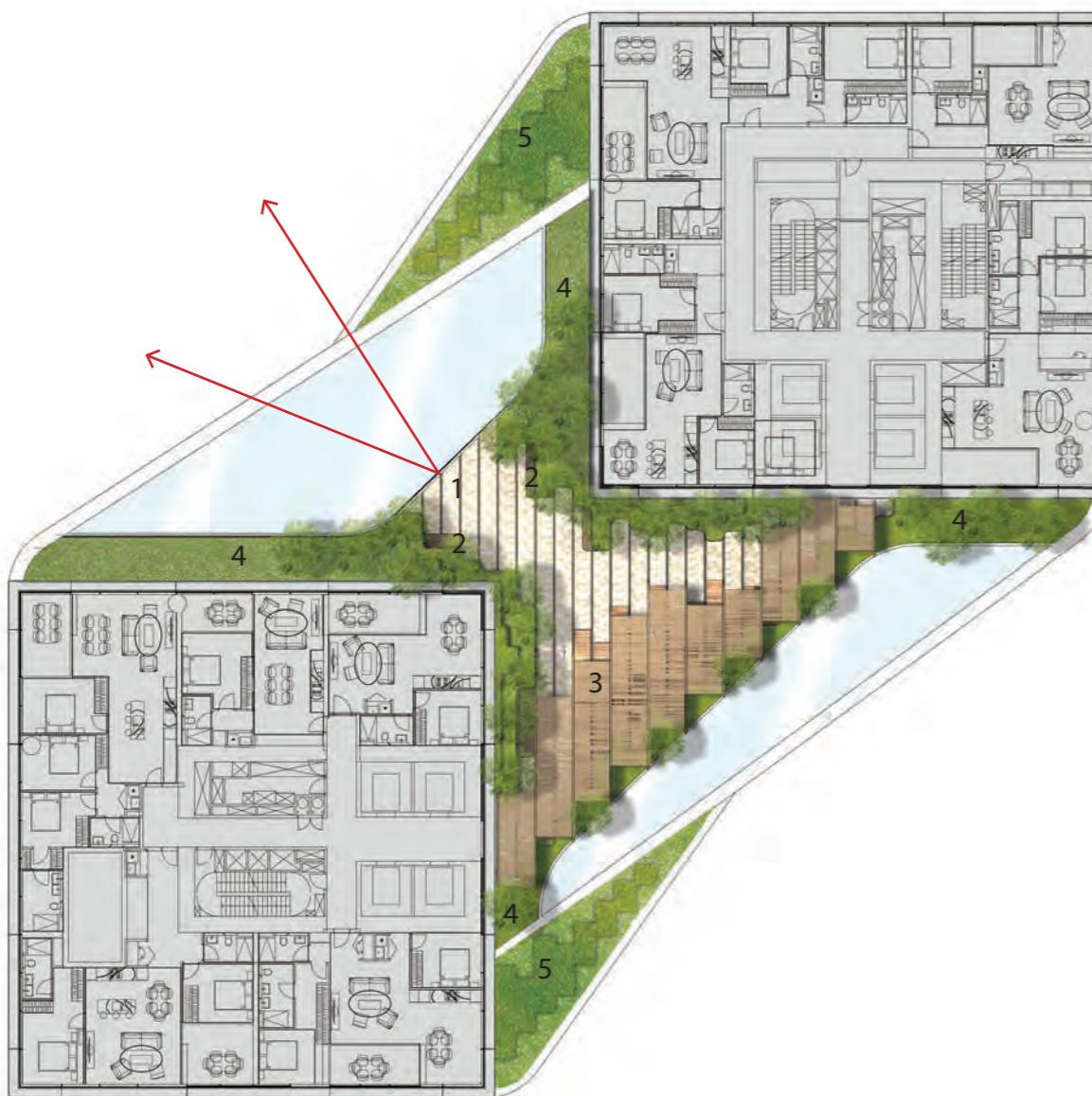
5.6 Shallow Pool Spa

Section



6.0 Sky Bridge

6.1 Plan



The Sky Garden is connecting the north and south towers at level 36.

The design concept follows the aesthetic of the lower level residential podium landscape and aims to create a unifying language between them.

The planting and material selection are based on locally sourced stones and plants that occur in natural habitats.

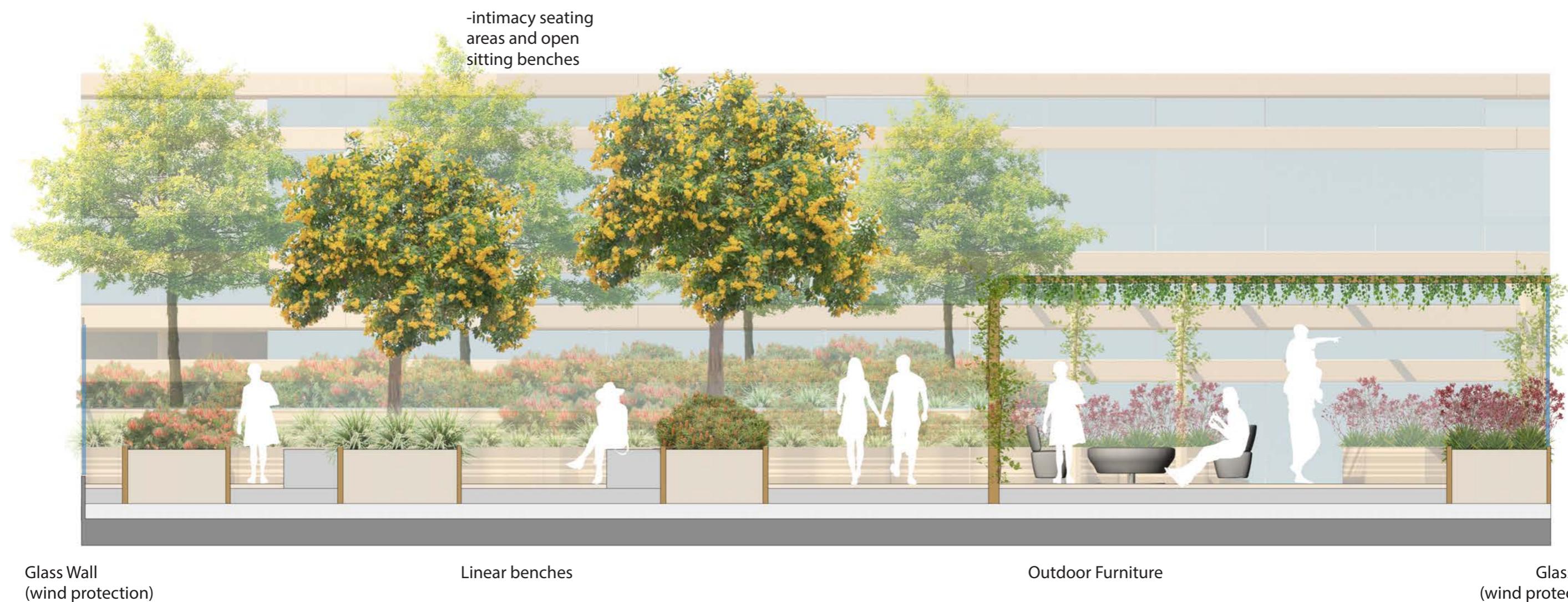
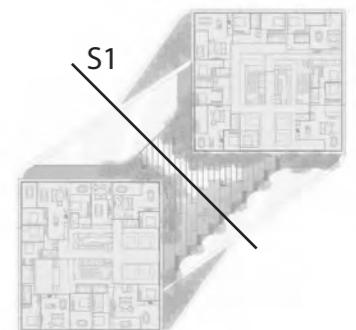
The sky gardens offer magnificent views across Sydney CBD and beyond the city boundaries.

Legend

- 1 Viewing points
- 2 Seating areas
- 3 Flexible Platform with canopy with canopy
- 4 Green buffer
- 5 Swimming pool level planters

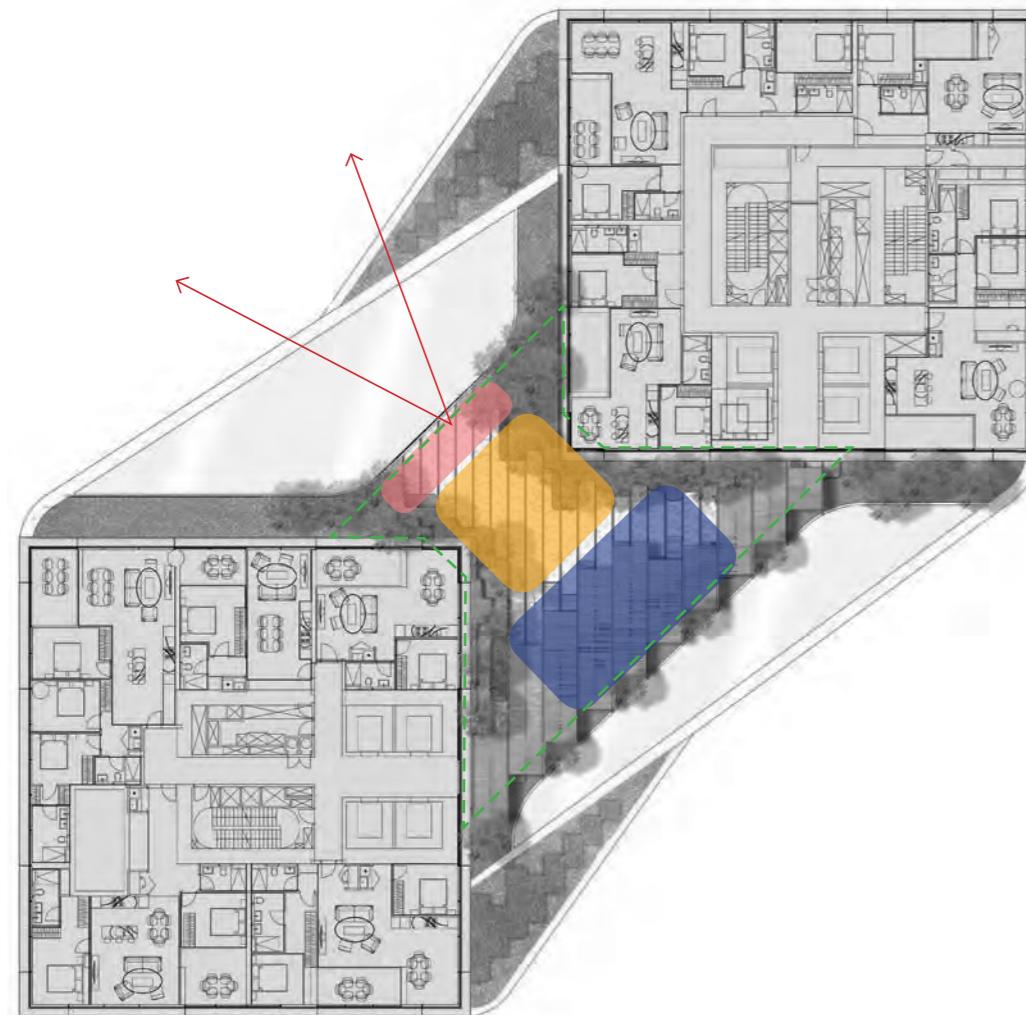
6.0 Sky Bridge

6.2 Section



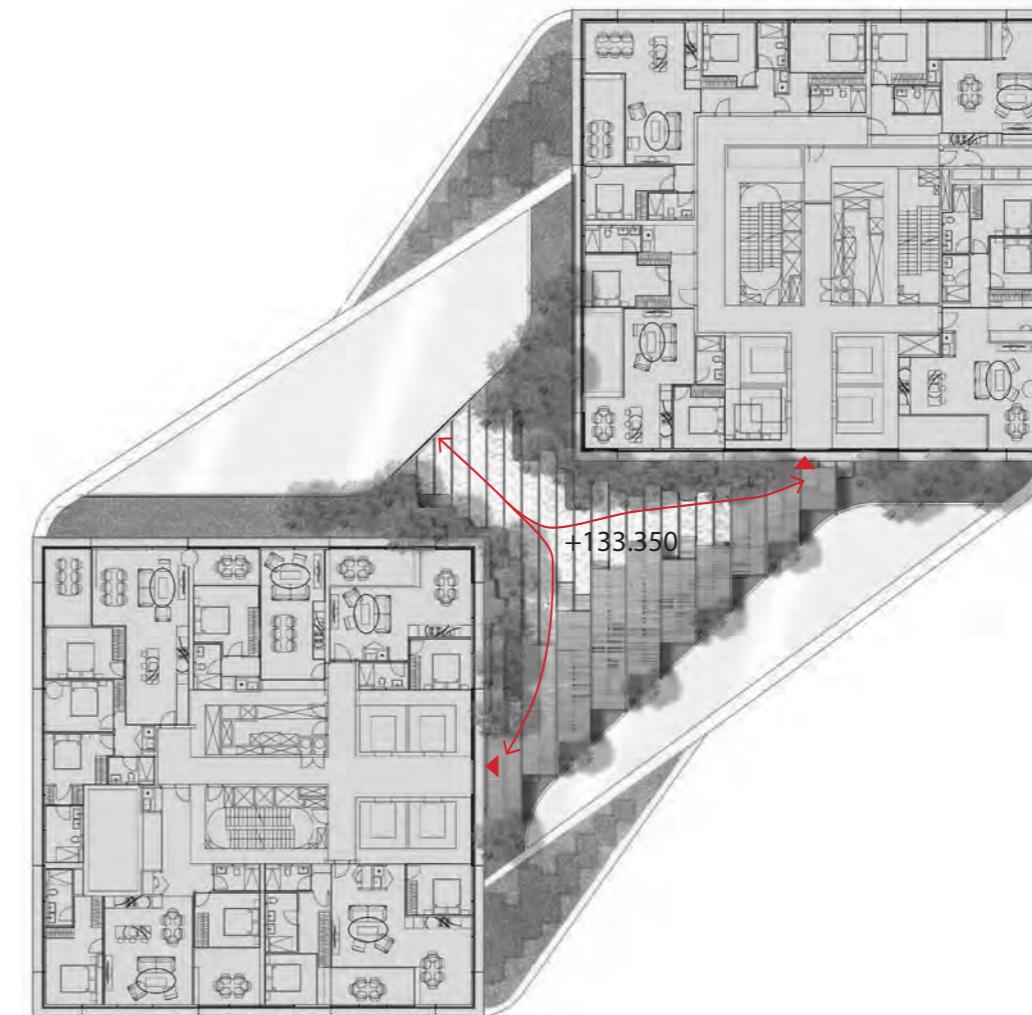
6.0 Sky Bridge

6.3 Functional Diagram and Access and Movement



Legend

- Viewing Point
- Seating
- Flexible Platform/ Grass/ Playground
- Private Communal Open Space (Residential)
- Viewing Areas

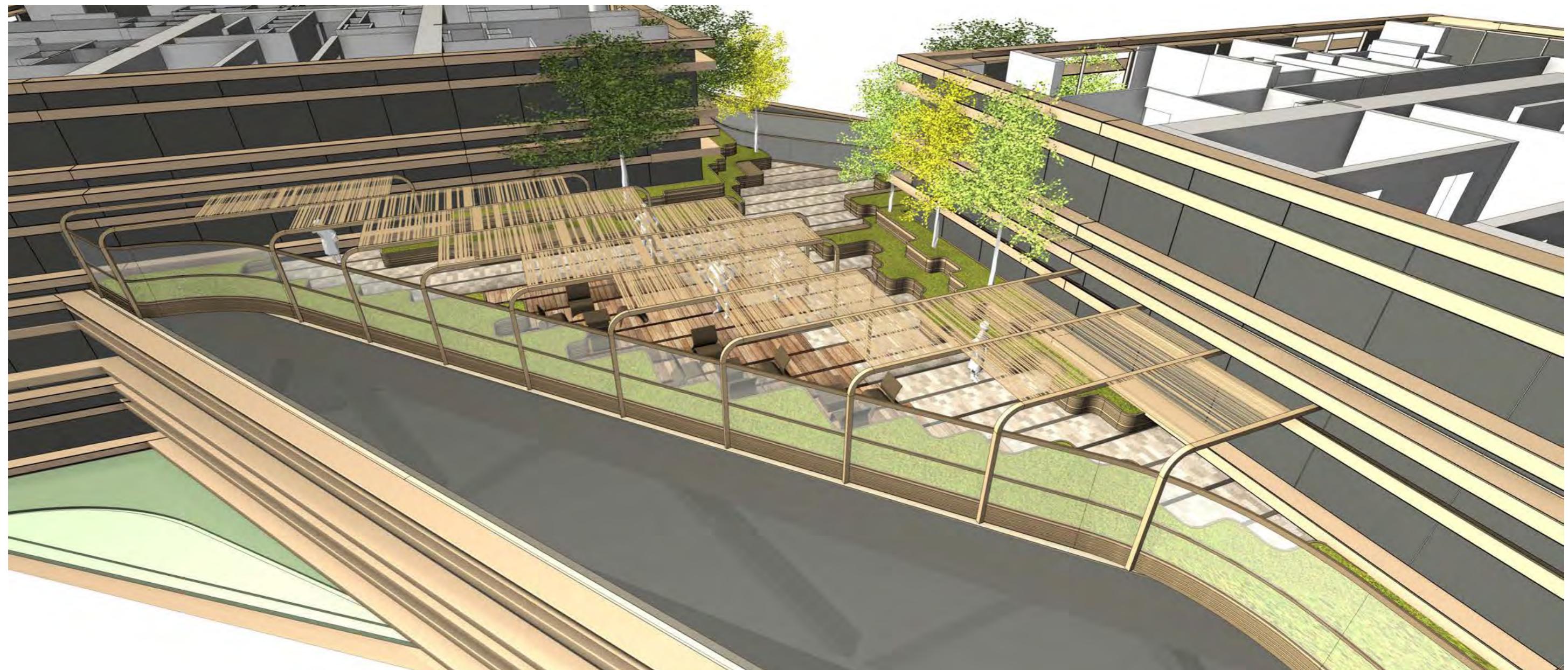
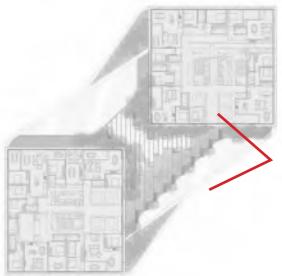


Legend

- Pedestrian Entrances
- Pedestrian Circulation

6.0 Sky Bridge

6.4 Views



7.0 Material Palette

7.1 Material Palette

Courtyard and Market Hall Public Realm Level



Legend

- Paving Combination 1- Nature Stone Paving
- Paving Combination 2 - Nature Stone Paving including public to the site
- Flag Stone paving - Granite
(Pedestrian Priority Places by Central Sydney DCP 1996)
- Dungate Lane
(Exiting lanes by Central Sydney DCP 1996 and City of Sydney Policy for the Management of laneways in Central Sydney)

7.0 Material Palette

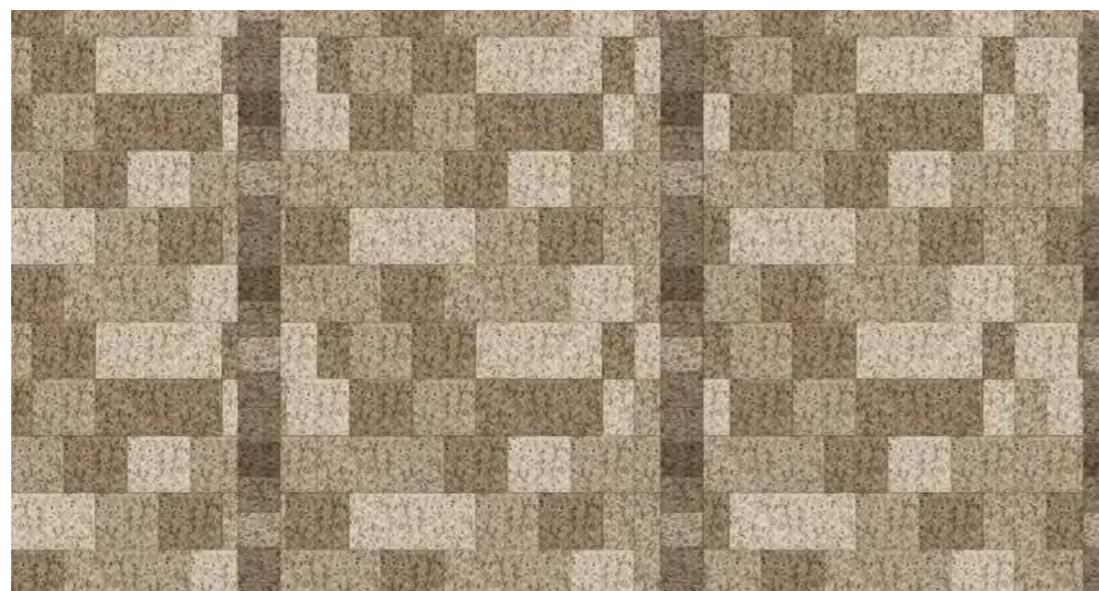
7.1 Material Palette

Courtyard and Market Hall Public Realm Level

Paving Combination 1



Paving Combination 2



Porphyry Paving



Beige to Brown Granite Paving

Paving Combination 2



Porphyry Paving

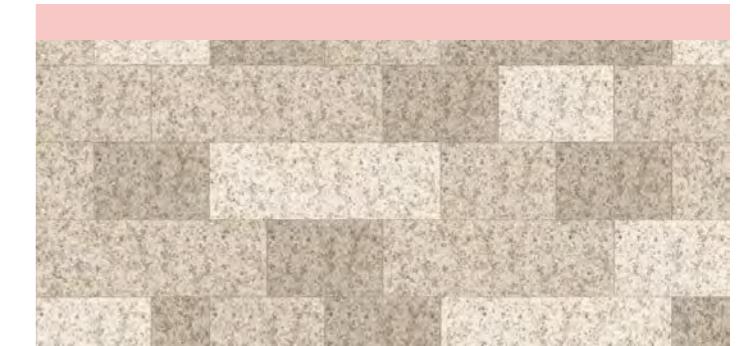
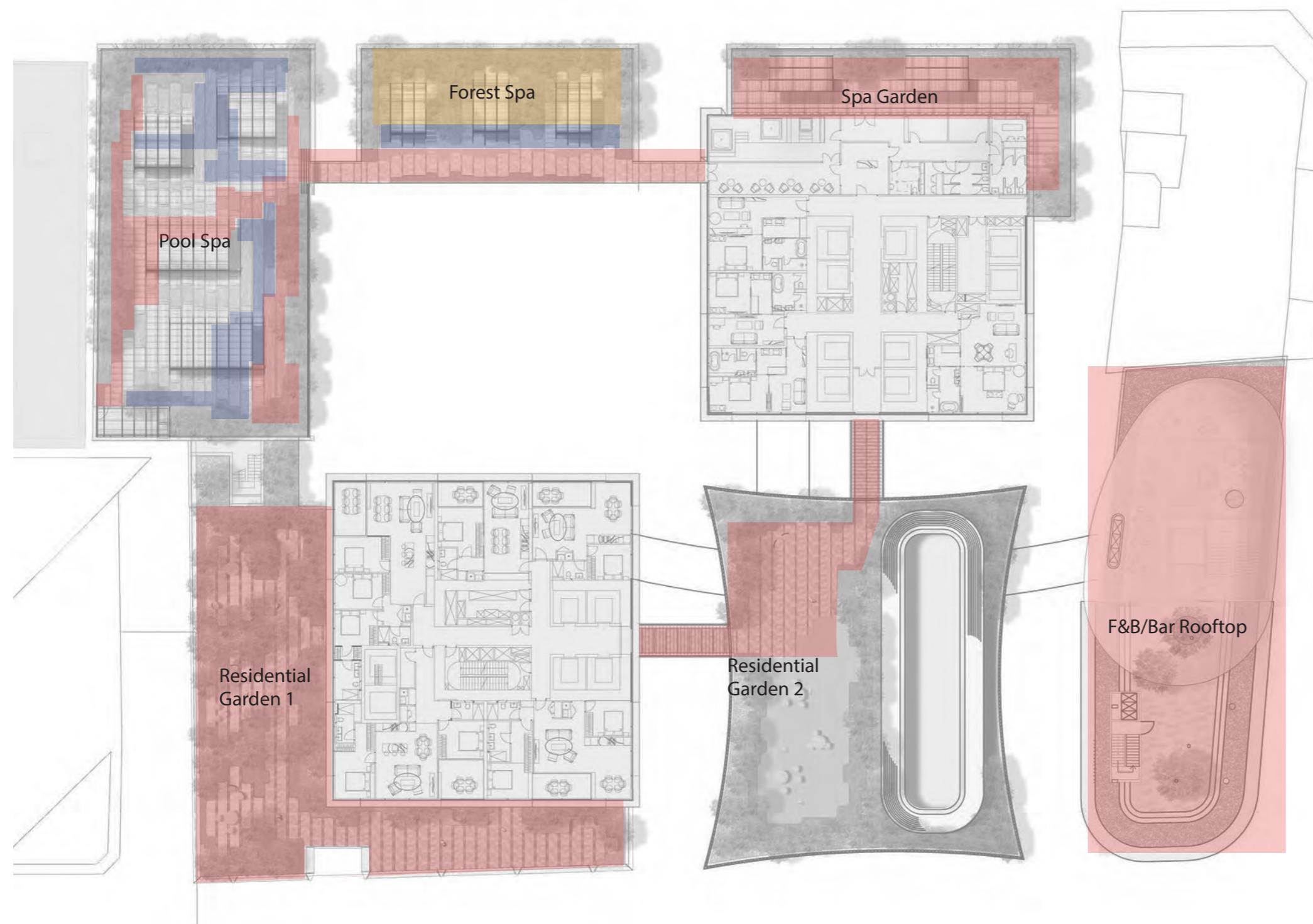


Beige to Brown Granite Paving

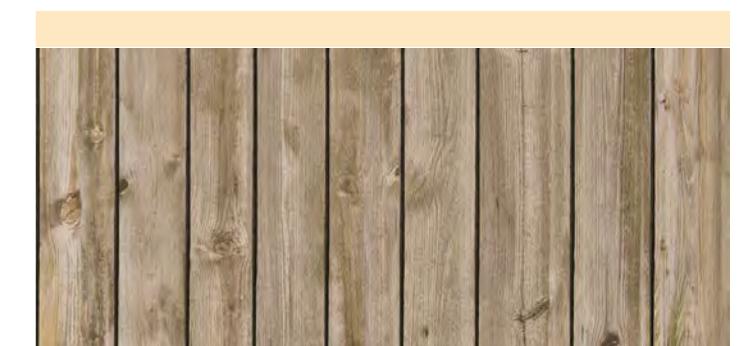
7.0 Material Palette

7.1 Material Palette

Podium Roof Level



Porphyry Paving



Hardwood Timber decking - FSC / Recycled

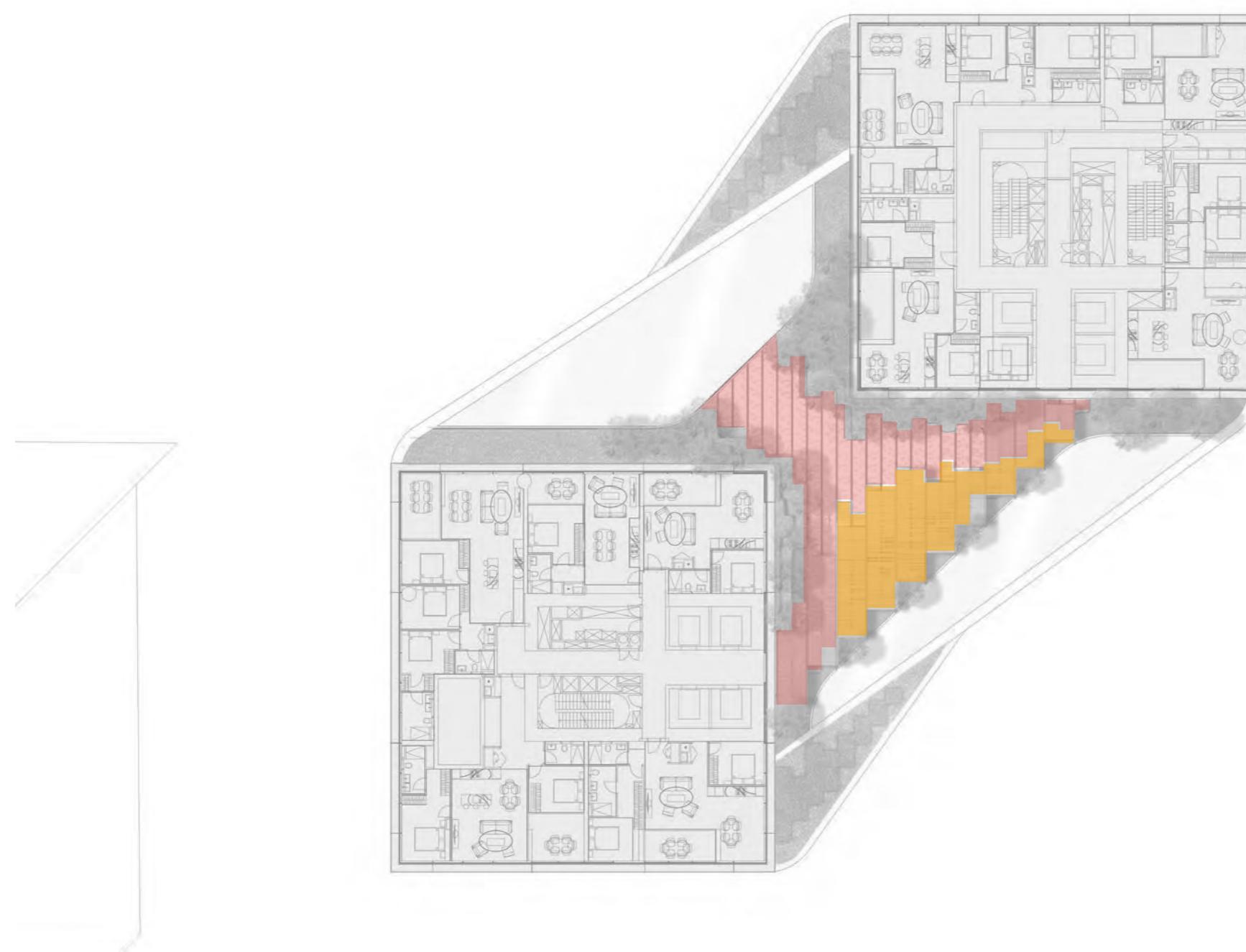


Mid Grey Smooth Surface Pebbles
(Underwater)

7.0 Material Palette

7.1 Material Palette

Sky Bridge Level



Porphyry Paving



Hardwood Timber decking - FSC / Recycled
Or Artificial Grass

8.0 Planting Palette

8.1 Planting Palette

Courtyard and Market Hall Public Realm Level
Seasonal Tree



Fraxinus angustifolia

Evergreen Tree



Lophostemon confertus

Shrub



Melaleuca linariifolia 'Claret Tops'



Bursaria spinosa



Westringia fruticosa

Groundcover



Dichondra repens



Liriope muscari



Pratia perdunculata



Viola hederacea

8.0 Planting Palette

8.1 Planting Palette

Podium Roof Level
Shallow pool Spa

Small Trees



Magnolia grandiflora 'Little Gem'



*Lagerstroemia indica x fauriei
'Sioux'*

Shrubs



Arthropodium cirratum

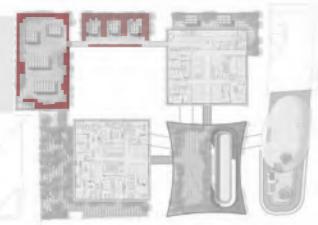


Ozothamnus diosmifolius



Anigozanthos x hybrids

● Indigenous Species



Aspidistra elatior



Lomandra hystrix



Plumeria alba



Melaleuca Spec.

Shrubs



Hymenocallis speciosa



Lomandra hystrix



Spathiphyllum commutatum



Philodendron Xanadu

8.0 Planting Palette

8.1 Planting Palette

Podium Roof Level

 Hotel private garden

Small Trees

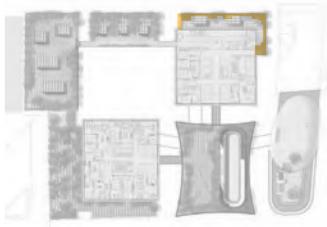


Cercis siliquastrum



Plumeria rubra

● Indigenous Species



Shrubs



Rhaphiolepis indica



Raphiolepis indica 'Oriental Pear'

Groundcover



Baumea juncea



Poa labillardieri



Carex appressa



Lomandra hystrix



Dianella caerulea s. lat



Laurus nobilis



Pyrus nivalis



Brachychiton populneus x acerifolius 'Bella Pink'



Anigozanthos spec.



Grevillea juniperina



Banksia ericifolia x spinulosa
'Giant Candles'



Anigozanthos species



Conostylis candidans



Lomandra hystrix



Acmena 'Allyn Magic'

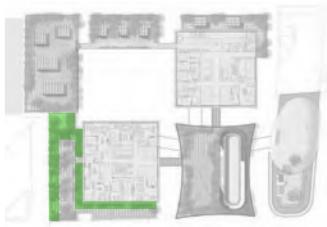


Suaeda australis



Sarcocornia quinqueflora

● Indigenous Species



8.0 Planting Palette

8.1 Planting Palette

Podium Roof Level

Residential garden

Small Trees



Tecoma stans

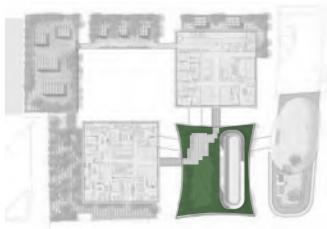


Acer palmatum



Banksia integrifolia

● Indigenous Species



Shrubs



Eremophila nivea



Westringia fruticosa 'Mundi'



Adenanthes sericea



Philotheca myoporoides



Liriope muscari (white flowering variety)

Groundcover



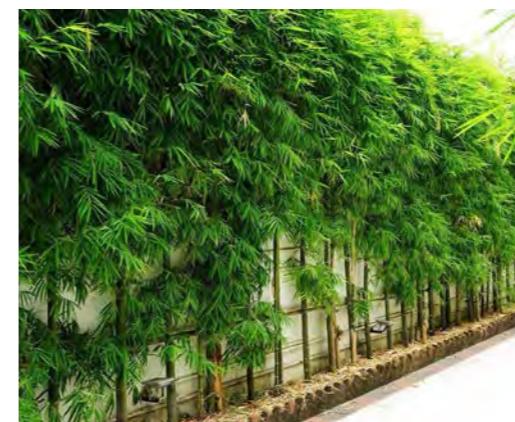
Pennisetum nafray



Lawn



Carex appressa



Bambusa nana "Thai Beauty"

8.0 Planting Palette

8.1 Planting Palette

Podium Roof Level

Hotel rooftop bar

Small Trees



Plumeria rubra



Cercis siliquastrum



Corymbia ficifolia 'Summer Beauty'



Correa alba



Raphiolepis indica 'Oriental Pear'



Lomandra hystrix



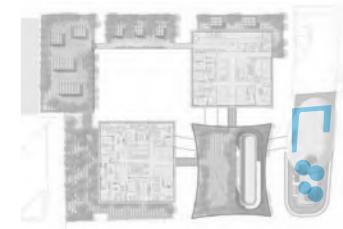
Sarcocornia quinqueflora



Pennisetum alopecuroides



Carex appressa



● Indigenous Species

8.0 Planting Palette

8.1 Planting Palette

Sky Bridge Level

Trees



Tecoma stans



Acer palmatum

Shrubs & Groundcovers



Hakea bucculenta



Banksia ericifolia x spinulosa
'Giant Candles'

● Indigenous Species



Anigozanthos hybrid



Lomandra longifolia



Poa poiformis kingsdale



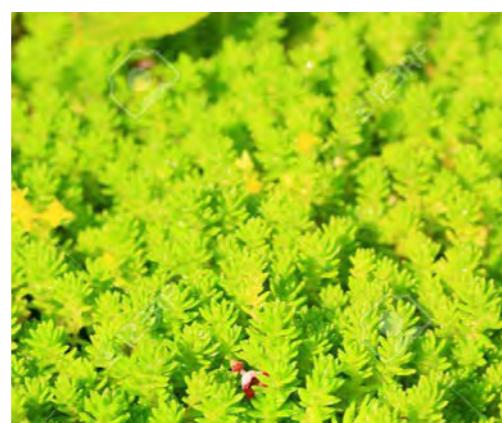
Pennisetum alopecuroides



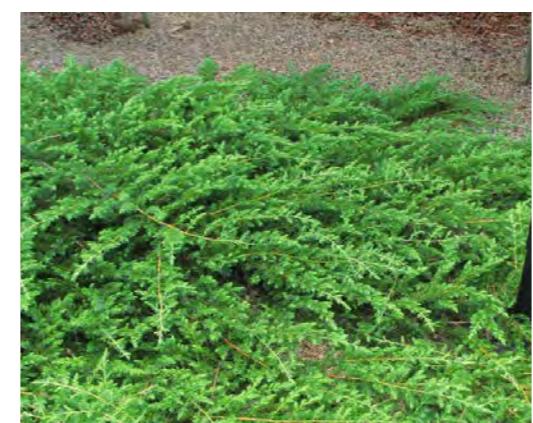
Carex appressa



Sedum Rubrotinctum



Sedum mexicanum



Juniperus conferta



Westringia fruticosa 'Low Horizon'



Aloe hybrid 'Mighty Sunset'

8.0 Planting Palette

8.1 Planting Palette

Residential Tower - Setback Floor

Shrubs



Anigozanthos spp



Imperata cylindrica



Hemerocallis

● Indigenous Species



Carex appressa



Lomandra hystrix 'Katie Belles'



Dianella caerulea 'Breeze'

Trellis



Mandevilla Red Velvet



Pandorea jasminoides 'Lady Di'



Cissus antarctica

9.0 Technical Design Consideration

9.1 Deep Soil and Tree Locations

Courtyard and Market Hall Public Realm Level



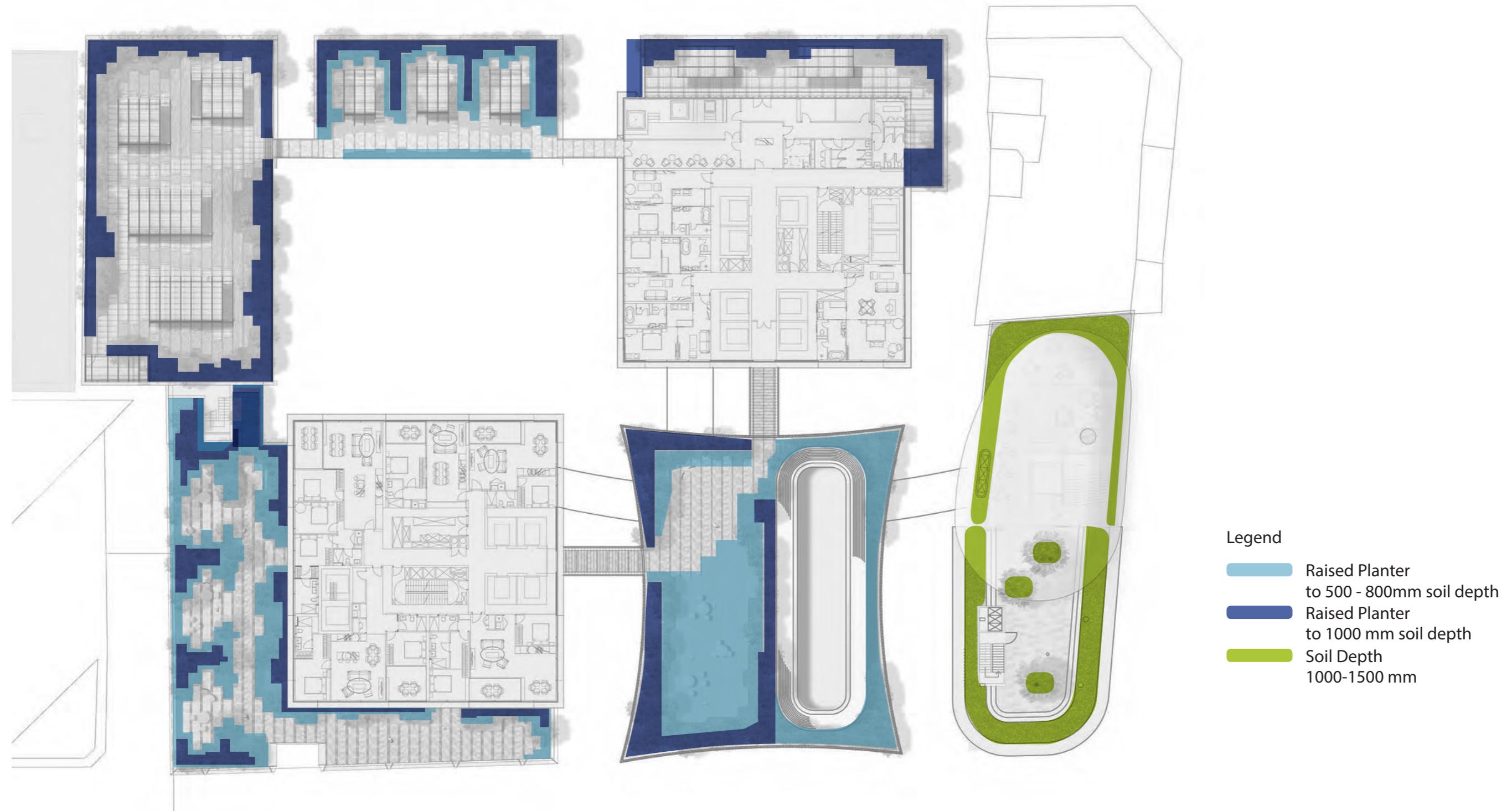
Legend

 Soil Depth
1200 mm

9.0 Technical Design Consideration

9.1 Deep Soil and Tree Locations

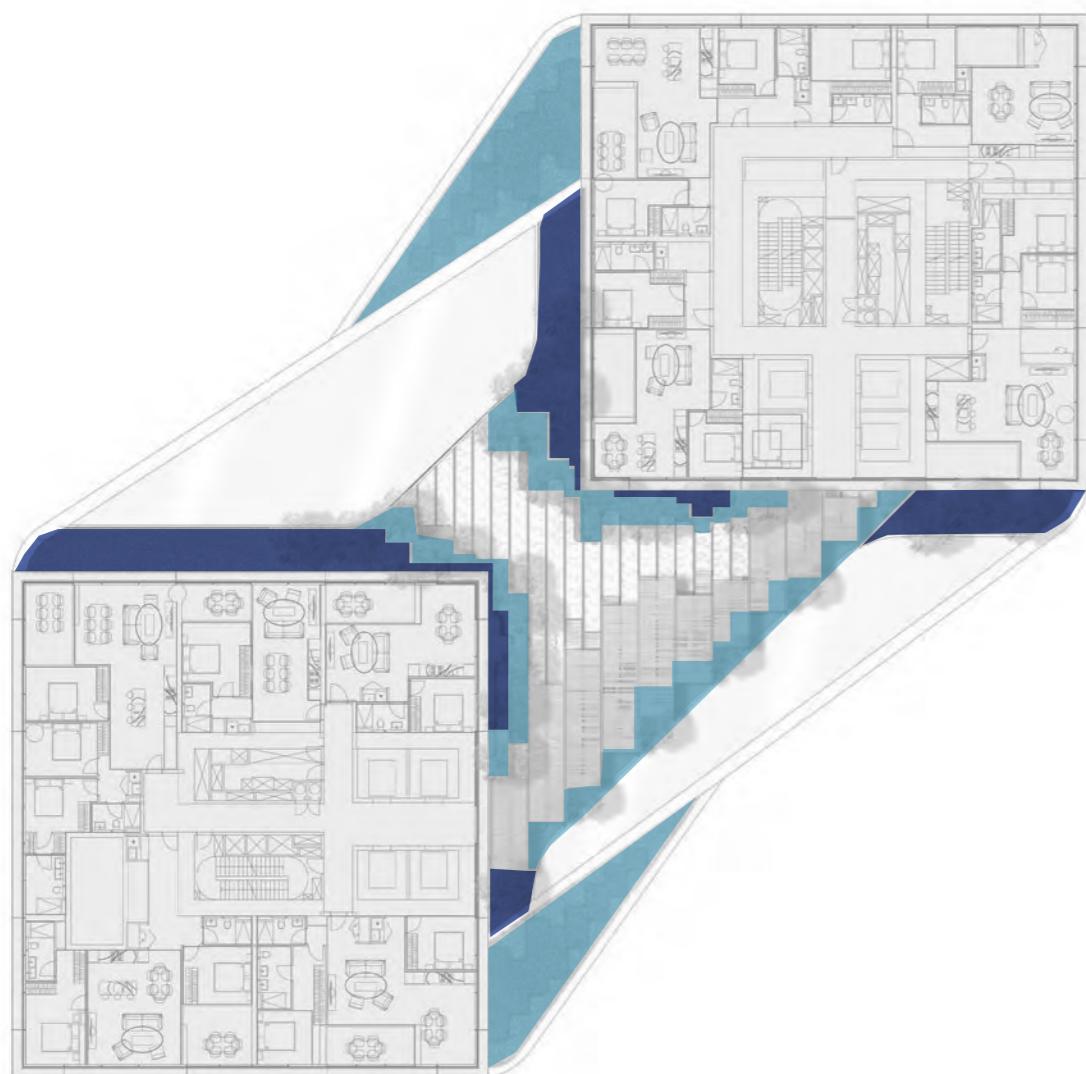
Podium Roof Level



9.0 Technical Design Consideration

9.1 Deep Soil and Tree Locations

Sky Bridge Level



Residential Tower - Setback Floor

Legend

- Raised Planter to 500 - 800mm soil depth
- Raised Planter to 1000 mm soil depth
- Soil Depth 1000-1500 mm

Sky Bridge Level