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50 and 52 Phillip Street - SSD DA Stage1

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Contents

1	**Introduction**	**1**
1.1	Introduction	2
1.2	Site Location	3
1.3	Vision for the site	4
1.4	Site Analysis	6
1.5	Heritage and Existing Building	14
2	**Opportunities and Constraints**	**19**
2.1	Heritage Background	21
2.2	Exterior Heritage Strategy	24
2.3	Vehicle Servicing	26
2.4	Interior Heritage Strategy	30
2.5	Structure	38
2.6	Height and Sun Access Plane	42
2.7	Setback Controls	52
2.8	Potential Future Development Study	55
2.9	Public Art Strategy	56
2.10	Materiality	58
2.11	Sustainability	60
3	**Proposed Envelope**	**63**
3.1	Proposed Envelope	64
4	**Assessment of Proposed Envelope**	**71**
4.1	Overshadowing Study	72
4.2	Visual Impact Analysis Phillip Lane	78
4.3	Setbacks to Neighbouring Buildings	84
4.4	Visual Impact Analysis	88
4.5	View sharing	90
4.6	Pedestrian Wind Comfort and Safety	91
5	**Indicative Design**	**93**
5.1	Building Use and Mix	94
5.2	Indicative Design	95
5.3	Residential Amenity	106
5.4	SEPP 65 Compliance Statement	112
5.5	Development Summary	114
6	**Appendices**	**117**
6.1	Site Survey	118
6.2	Existing Plans	129
6.3	Demolition Plans	136
6.4	Proposed Envelope Plans	144
6.5	Indicative Design Plans	162



1 Introduction

1.1 Introduction

This report investigates the opportunity for a redevelopment of 52 Phillip Street in conjunction with the adaptive reuse of the Heritage buildings at 50 Phillip Street.

The proposal is to locate the hotel facilities and suites in 50 Phillip Street, the Former Department of Public Building and a new mixed use hotel tower on 52 Phillip Street which will partially sit above 50 Phillip Street with appropriate setbacks. This SSDA as a Stage 1 application is prepared to propose the envelope on 50 and 52 Phillip Street.

From our studies the proposed development achieves an appropriate reuse of the heritage buildings, an appropriate relationship of the new tower with the heritage building and an appropriate urban response to the site.

50 Phillip Street, the Former Department of Public Building will be combined with the tower at 52 Phillip Street to adaptively reuse the heritage building for hotel facilities and suites.

The Phillip Lane under the bridge connection between 50 Phillip Street, the Former Department of Public Building and 121 Macquarie Street, the Chief Secretary`s Building provides main access to the proposed hotel entry.

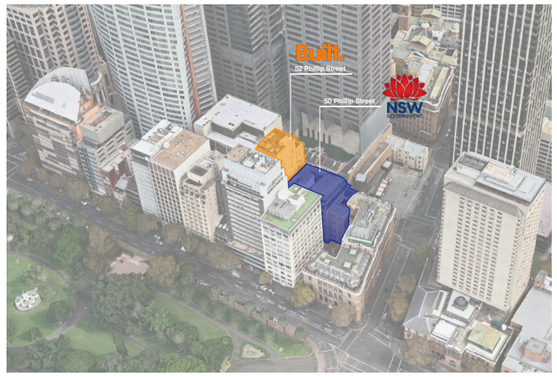
The new slender tower will provide a clear separation from the existing heritage building so that the facades, roofscape and building form remain clearly legible.

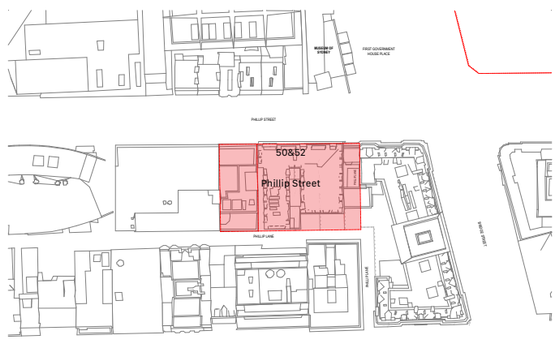


1.2 Site Location

50 Street and 52 Phillip Street

This project is seeking to combine both private (52 Phillip Street, Sydney) and Government land (50 Phillip Street, Sydney) to deliver a new luxury accommodation hotel for Sydney in the Circular Quay precinct, which will provide an important and much needed asset to the people of NSW and visitors. Its vision is for Sydney's finest luxury hotel on a site that enjoys sweeping views of the key Sydney tourist icons such as the Harbour Bridge, Opera House and Heads.







1.3 Vision for the site

Design Vision for 50 and 52 Phillip Street

The redevelopment of 52 Phillip Street and adaptive reuse of 50 Phillip Street is an opportunity to sustainably perpetuate the active use of the State Significant Heritage listed former Public Works Building, contribute to the revitalisation of the precinct and the surrounding public domain whilst providing much needed hotel accommodation at the north eastern edge of the city with its associated economic benefits for tourism and employment.

The form of the new addition has been carefully considered to reinforce the scale and character of the streetscape in this sensitive context whilst the tower is designed to be clearly visually separated from the heritage buildings and form a visual grouping with the existing Aurora Place tower, Governor Philip Tower and Governor Macquarie tower.

Revitalise 50 Phillip Street and the surrounding precincts

The new hotel proposed for 50 and 52 Phillip Street will provide greater increased street activation and increased employee and visitor participation in the street life within the surrounding precincts.

The site forms part of the Bridge Street precinct which is currently undergoing significant transformation with the redevelopment of the AMP Tower and Young and Loftus blocks into the Quay Quarter development, the adaptive reuse of the former Lands Department and Education Department buildings on Bridge Street and future plans for enhancements to the Museum of Sydney and First Government House Place. The proposal with extend this rejuvenation to the eastern side of Phillip street and through the Phillip Lane network, through to Macquarie Street.

The site also forms part of the Macquarie Street precinct, with the new hotel and active use of the groundplane contributing to the pedestrian life for Macquarie street and the new tower forming a backdrop to the Macquarie street buildings and contributing to the city skyline when viewed from the east.

Sensitive and appropriate adaptive re-use of the State Significant Heritage listed 50 Phillip Street

Key to the proposal is the adaptive re-use of 50 Phillip Street. Currently a NSW Department of Justice facility, the new hotel will restore the original spatial character and organisation of the building interiors into a high quality and appropriate use series of spaces including the hotel foyer, public restaurants, bars and function spaces. The original building organisation and circulation will be clarified and reinforced, the surviving interior joinery restored and new work will interpret the features and detailing of original finishes

Importantly the adaptive re-use will sustain the importance of this significant building in the fabric and life of the city and assure the maintenance of the building fabric for future generations

Activation of the Public Domain

Presently relatively closed to the street due to the character of the pallazo style colonial architecture and the nature of its present use, the hotel proposal for 50 Phillip street will provide public access and greater transparency at the ground level from Phillip Street and Phillip Lane.

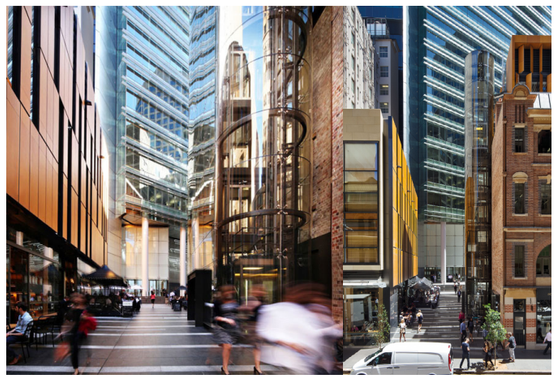
The portion of Phillip Lane under the existing bridge structures will become the entrance portico, naturally lit from above through the space between the bridges, this will be the centre of activity for the hotel. From this entrance a pedestrian friendly treatment of Phillip Lane from Phillip Street through to Macquarie Street will encourage visitors and the public along these lanes, providing increased exposure to existing and new retail spaces within this laneway network.

Along Phillip Street the main pedestrian entry to the hotel will utilise the existing entry with a Manhattan style awning and concierge service. The windows to both level 1 and 2 will reveal and invite passers-by into the spaces within as Phillip Street slopes up to the South. Beyond that a new street frontage retail space and residential lobby with continue the activation along Phillip Street on the 52 Phillip Street site.









Vision for Site

Complementary use

Successful adaptive re-use of a significant heritage building requires a new use that is complementary to the original building form and the spaces and organisation within.

High end hotels are an optimal use for these types of buildings as there is a symbiotic relationship between the new life of the building and the heritage fabric. The public facilities of a hotel align well with the spatial characteristics of the spaces on the lower floors, whilst on the upper floors the large office spaces translate will into hotel room suites. The detail and character associated with 19th Century interiors is readily incorporated into the interior character of a hotel. The challenges often faced in these types of hotel conversions are less so in this case as there are more opportunities for the introduction of modern servicing without interference with significant fabric. This facilitates a sympathetic repurposing of the interiors whilst restoring and sustaining the heritage fabric.

The slender tower lends itself to hotel and residential use due to the small footprint and high quality location.

Streetscape and Urban Form

The proposal consists of three major components, the adaptive reuse of 50 Phillip Street, A new podium infill building at 52 Phillip Street and a new tower at 52 Phillip Street which partially cantilevers over 50 Phillip Street.

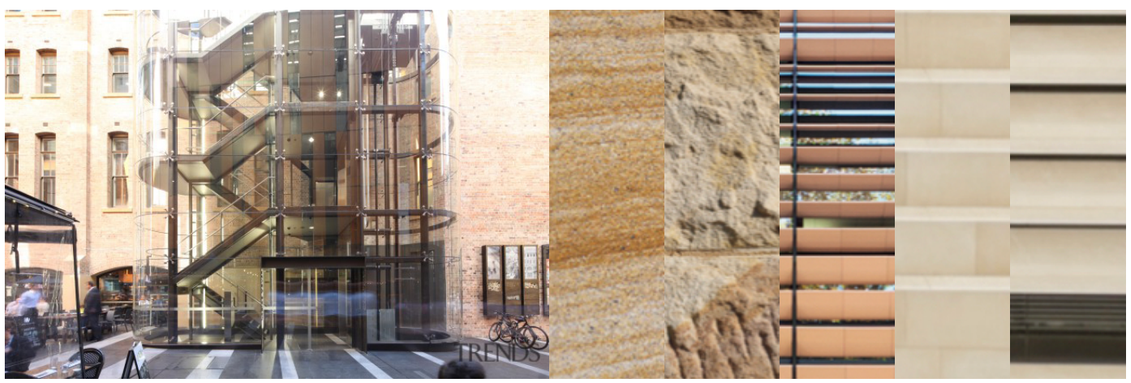
The new infill podium at 52 Phillip Street will reinforce the scale and material quality of the heritage facades of 121 Macquarie Street, 50 Phillip Street and of the intercontinental hotel on the north side of Bridge Street. It will also provide a similar scale and material character to Phillip Lane to the South.

Smaller modifications and additions along Phillip Lane to the rear of 52 Phillip Street will remove the existing intrusive fabric and replace it with lightweight transparent modern materials which contrast with the rendered masonry character of the Phillip Lane facades.

The tower form is designed to taper away from the street as it reaches the roof level of 50 Phillip Street, it is also set well back from the northern boundary of 50 Phillip Street. The outcome of these setbacks and tapered forms is a slender tower which is visually separated the heritage buildings at 50 Phillip Street and 121 Macquarie Street and instead sits in the skyline with the tower cluster to the west and south of the site. The tapering at the top of the tower responds to the overshadowing controls of the Domain and the Royal Botanic garden and increased the slenderness of the tower whilst avoiding any additional overshadowing of the public domain.







1.4 Site Analysis

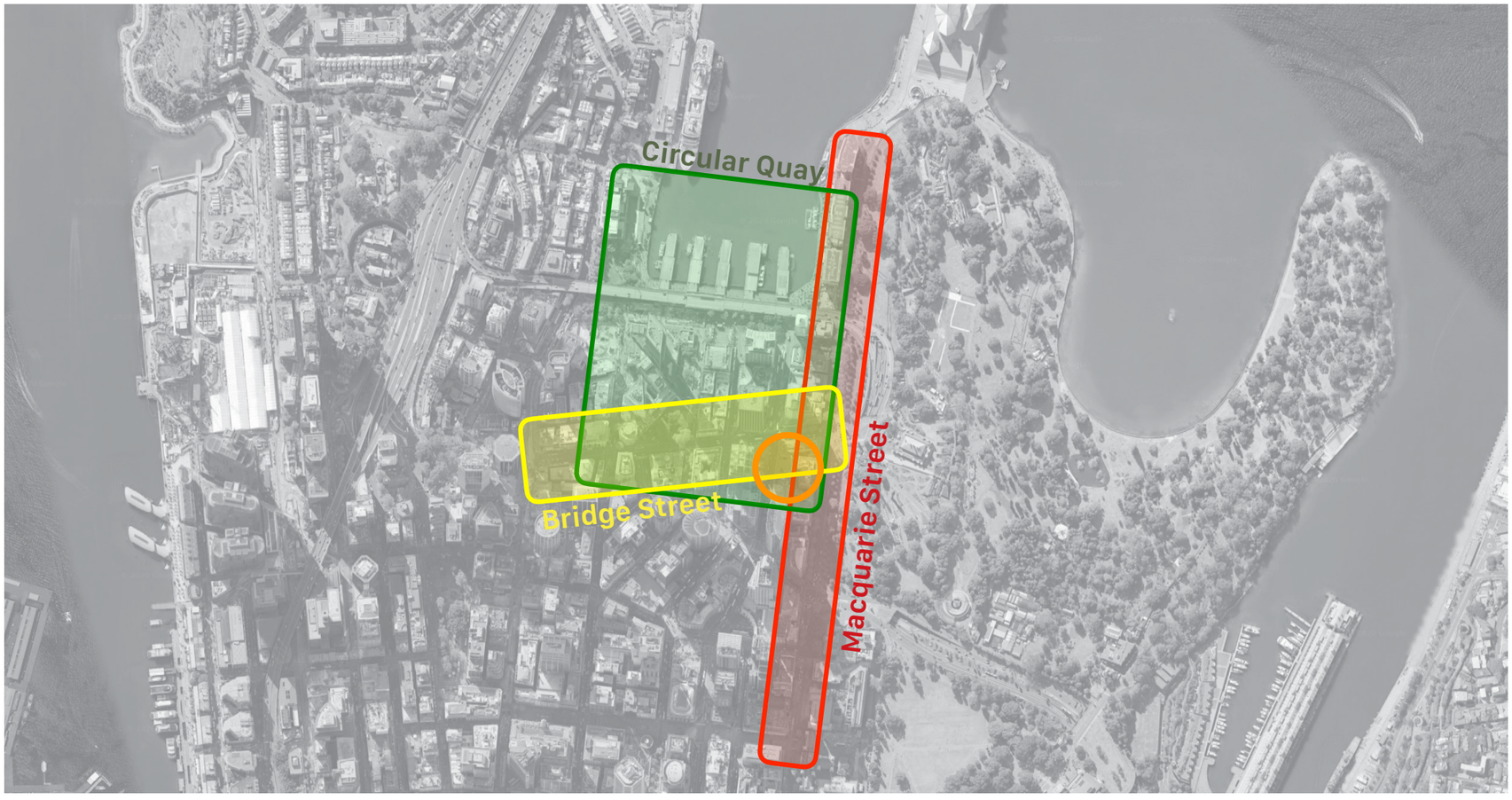
Precincts Plan

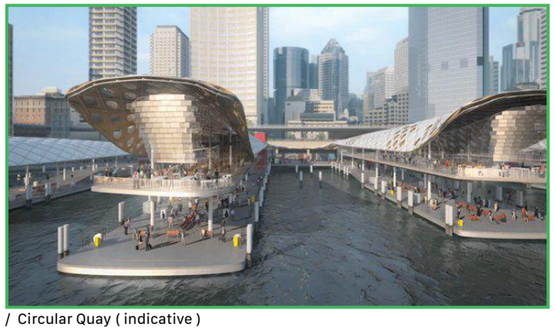
The development is located on one of Sydney's most import locations, on a key site along the eastern edge of Sydney's core Central Business District (CBD). The area presents a mix of important commercial and tourism uses and is located on an intersection of three key precincts;

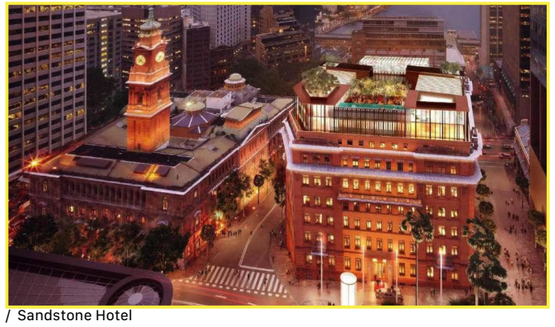
• Circular Quay Precinct – A vibrant, waterfront destination that includes the financial business core as well as world renowned tourist icons such as the Sydney Harbour Bridge, Opera House and Circular Quay Ferry Wharves.

• Bridge Street Precinct – A historic sandstone building precinct including state heritage listed Chief Secretary's, Lands and Education Buildings and the Museum of Sydney site.

• Macquarie Street East Precinct - Home to some of Sydney's most important public buildings and iconic open spaces including the Sydney Botanic Gardens, the Domain, NSW State Library and Parliament buildings.




/ Circular Quay (indicative)


/ Sandstone Hotel


/ The Mint


/ The Barracks Museum

50 and 52 Phillip Street is located at the north east edge of Sydney CBD. The total development site area is 1,681.1m2 as surveyed, including Phillip lane at the northern boundary of the site. The Chief Secretary`s Building in 121 Macquarie Street has bridge link from the Former Department of Public Building in 50 Phillip Street, however it is not included in this proposal.

The site's predominant street frontage is to Phillip Street at west, which is one of the CBD's main arterial roads, running north-south linking the city through to Circular Quay and the harbour to the north. The site also has a frontage to Phillip Lane at east. The site slopes 2m down from east to west along with the northern Phillip Lane, which connects through the site from Phillip Street offering opportunity for both hotel drop off and loading functions while preserving the heritage significant Phillip Street frontage.

50 and 52 Phillip Street is within walking distance to a diverse mix of commercial, cultural, retail, entertainment facilities and public open space. 50 and 52 Phillip Street will benefit from a well established system of pedestrian routes and transport infrastructure.
The immediate area is characterised by a mix of commercial office and hotel uses with some ground level retail, restaurant, café, bar and residential uses.The tallest buildings in Sydney's CBD are clustered towards the western side of the site.

Solar access : No obstacles from the east and the north. Available from the northwest between the Governor Phillip Tower and the Quay Quarter Tower.

Views : Primary view is the north view and eastern view. The northwestern view is available between the Governor Phillip Tower and the Quay Quarter Tower

Winds: Northern wind in summer and autumn, western wind in spring, and southern wind in winter.



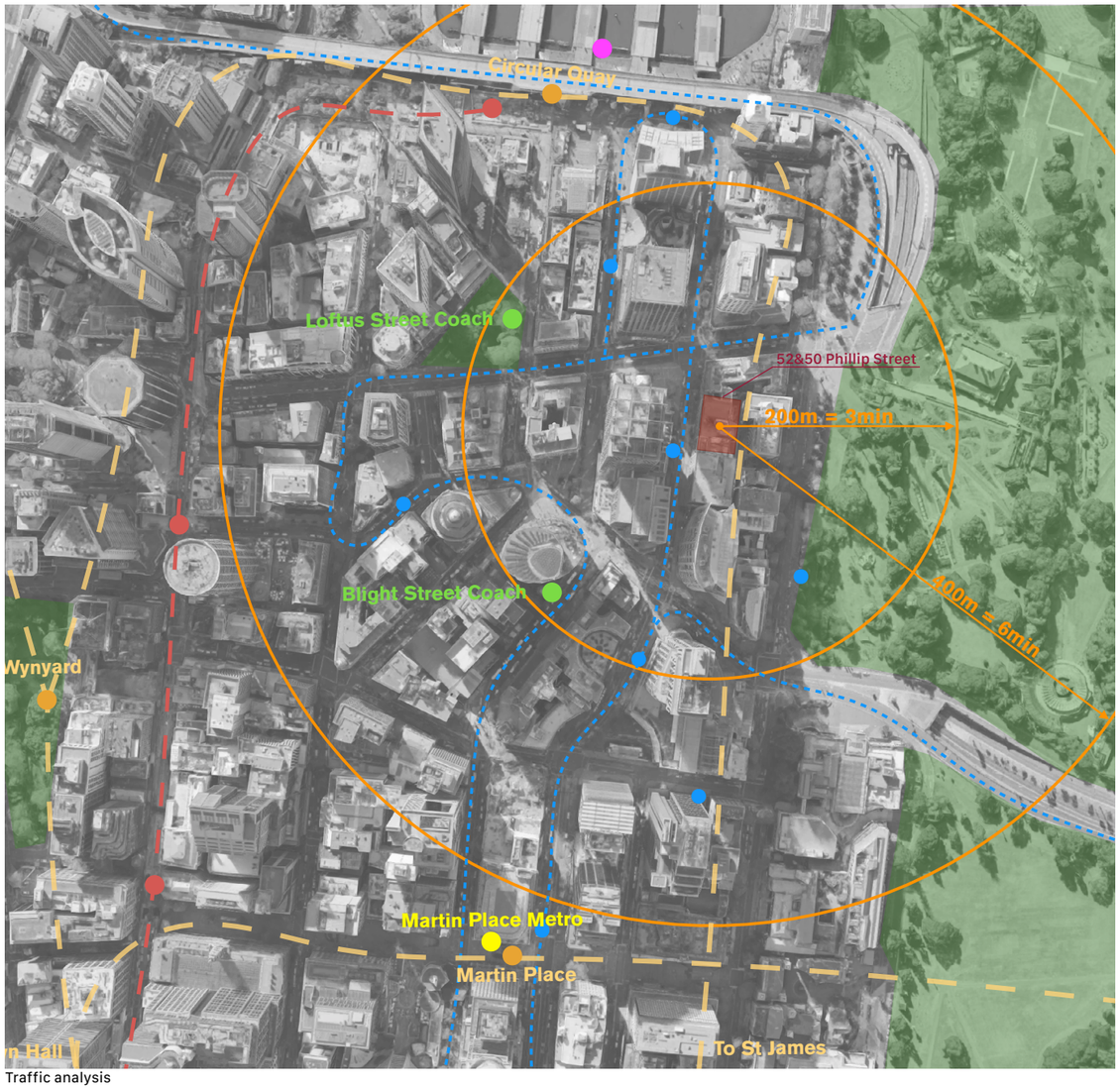


Various traffic modes are available within walking distance from 50 and 52 Phillip Street which is at an Interchange Precinct for key transport hubs defined in Sydney City Centre Access Strategy. Public transport customers transfer between several traffic modes, such as trains, metro, buses, light rail and ferries.

At the west, there is a bus stop right in front of 50 Phillip Street on a route of the Key Bus Corridor of Sydney CBD. Phillip Street as the extension of Elizabeth Street, which provides one of the most important bus connection from south to north, which runs in parallel to Castlereagh Street which is another key bus corridor.
There are existing on-street coach bus stops available and are walkable distance in Loftus Street and Bligh Street.

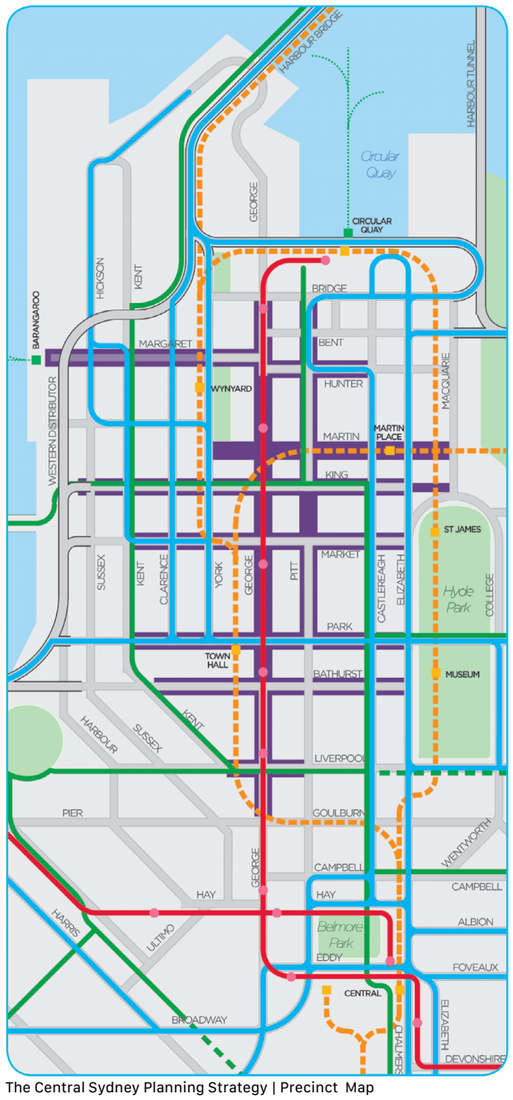
At the north, there is a revitalised Circular Quay interchange precinct which allows people to access to a new light rail stop, train station, bus stop and ferry terminal.

At the south, Martin Place station is available for train and a new metro interchange.



Traffic analysis

Rail Lines
Light Rail Lines
Key Bus Corridors
Bus Stop
Train Station
Lightrail Station
Couch Stop
Metro
Ferry



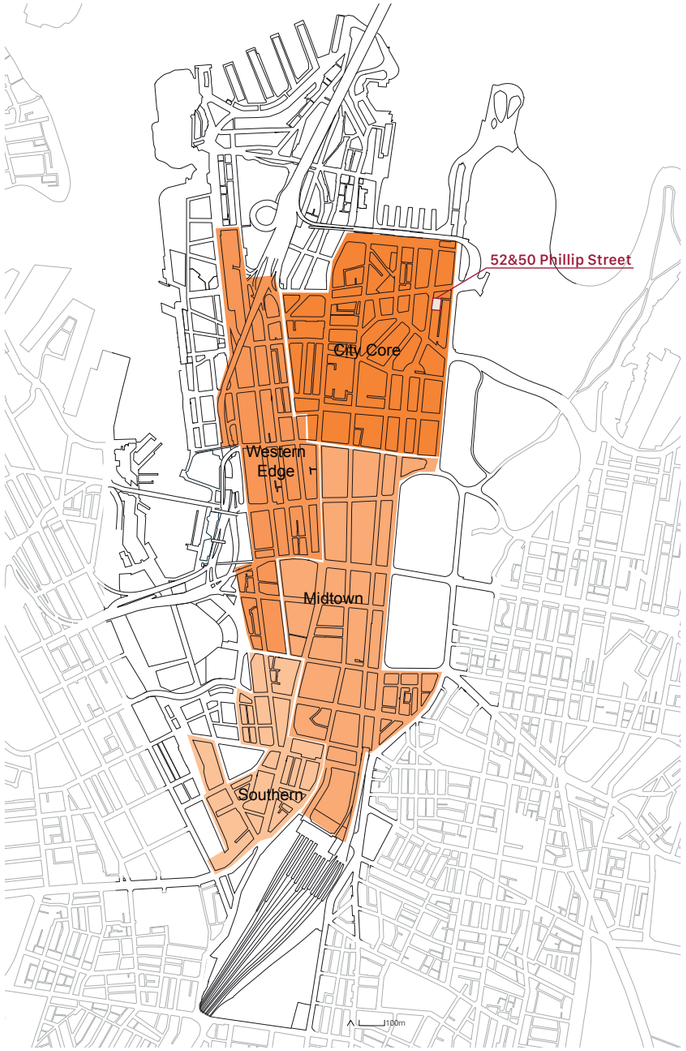
The Central Sydney Planning Strategy | Precinct Map

Light rail lines
Key bus corridors
Rail lines
Vehicle traffic routes
Strategic Cycleway network
Pedestrian areas, links and zones
Access to ferry network

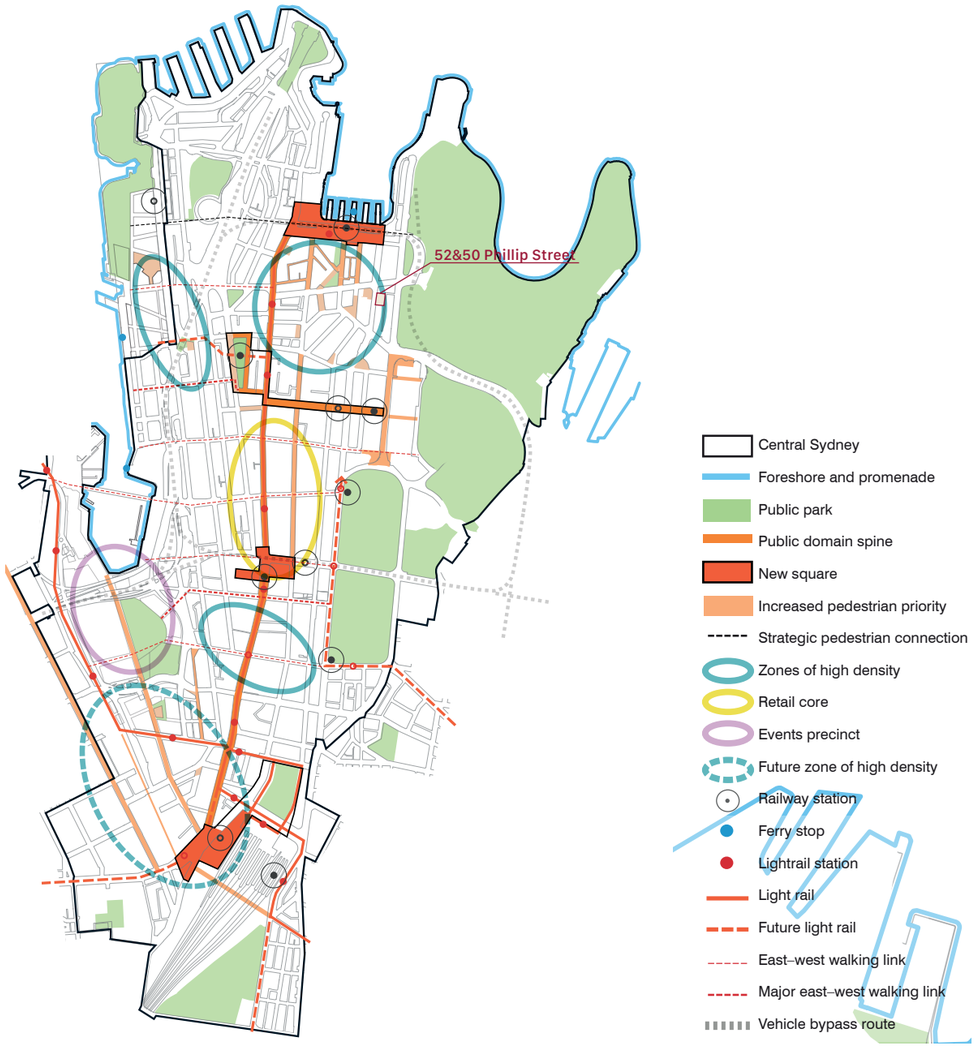
The Central Sydney Planning Strategy

Precinct Map and City Structure

50 and 52 Phillip Street is located in the City Core Precinct in Precinct Map. which is also identified as a eastern edge of the zones of high density in City Structure Map in DRAFT Central Sydney Planning Proposal.



The Central Sydney Planning Strategy | Precinct Map



The Central Sydney Planning Strategy | City Structure

50 Phillip Street is located within the Bridge Street / Macquarie Place / Bulletin Place Special Character Area. 50 Phillip Street and 52 Phillip Street are located on the boundary of the Macquarie Street Special Character Area at the east.

Sydney DCP 2012

Section 2 _2.1.5

Bridge Street/Macquarie Place/Bulletin Place Special Character Area Bridge Street was the earliest east-west link across the Tank Stream between George and Macquarie Streets. It is significant for its association with a major colonial government building programme in the 1880's, which included the First Government House and Macquarie Place Reserve. Both the Reserve and Bridge Street represent the early planning of the colony with a street pattern that is reflective of the area's early topography. The area retains evidence of its establishment by Governor Macquarie as the geographic and administrative centre of the colony, with the sandstone obelisk placed at the centre of Macquarie Place to mark the point from which all distances in the colony were measured.

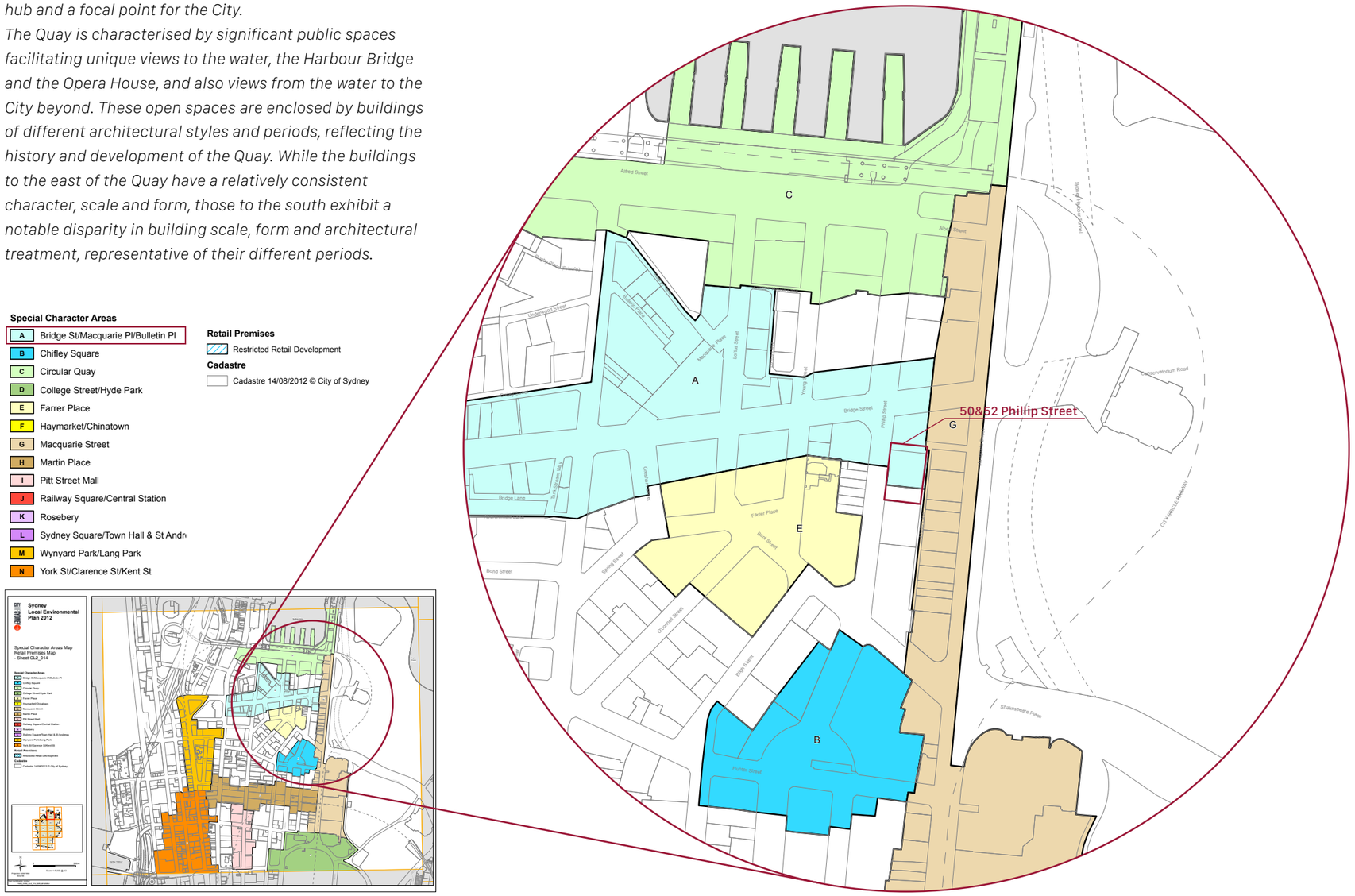
A cohesive group of landmark sandstone buildings, some occupying whole blocks, define important public spaces and corners. Bridge Street offers an important vista to the Conservatorium of Music to the east and views to the water. Other views are distinguished by significant buildings within the area, especially those with special roof features. The intact system of supporting lanes, some incorporated within building facades, is rare in the City and improves pedestrian permeability.

Section 2 _2.1.4

Circular Quay's significance lies in its position at the head of Sydney Cove, its function as the harbour gateway to the city and as a major celebratory public space. It was the location of the earliest colonial settlement. Customs House and its relationship to the Quay is physical evidence of the importance of the Quay in maritime activities in the 19th and early 20th centuries.

During the 20th century commercial shipping gave way to the pedestrian commuter and transport interchange function which reinforced the place as a major transport hub and a focal point for the City.

The Quay is characterised by significant public spaces facilitating unique views to the water, the Harbour Bridge and the Opera House, and also views from the water to the City beyond. These open spaces are enclosed by buildings of different architectural styles and periods, reflecting the history and development of the Quay. While the buildings to the east of the Quay have a relatively consistent character, scale and form, those to the south exhibit a notable disparity in building scale, form and architectural treatment, representative of their different periods.



LEP 2012 _ Special Character Areas Map Retail Premises Map - Sheet CL2_014

The former Department of Public Works Building on 50 Phillip Street as an extension to the Chief Secretary's Building is within the boundaries of "Government Domain and Civic Precinct" pending national heritage listing that also includes Education Building, Lands Building, and former Treasury Building.

National Heritage Assessment

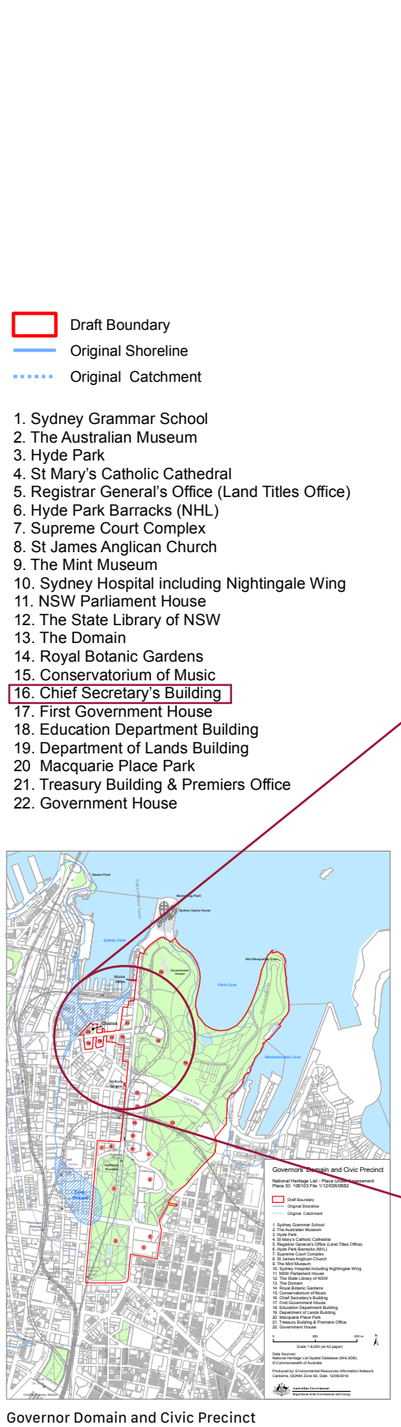
The Australian Heritage Council is seeking to recognise the significant town planning heritage and defining national events associated with the Governors' Domain and Civic Precinct. The Precinct includes many of Australia's earliest public parks, gardens and squares creating a rich public domain which is enjoyed by tourists and people living and working in the city of Sydney.

A number of identified buildings located along Macquarie Street, Bridge Street and College Street, can tell a story about the development of civic institutions and early parliamentary forms of government which were to form the foundation of Australia's development. The proposed listing also recognises important people associated with the precinct including Bennelong, Governors Phillip, Bligh and Macquarie, Elizabeth Macquarie and Francis Greenway. Archaeological material associated with some of Australia's most important heritage sites is also included in the proposed listing.

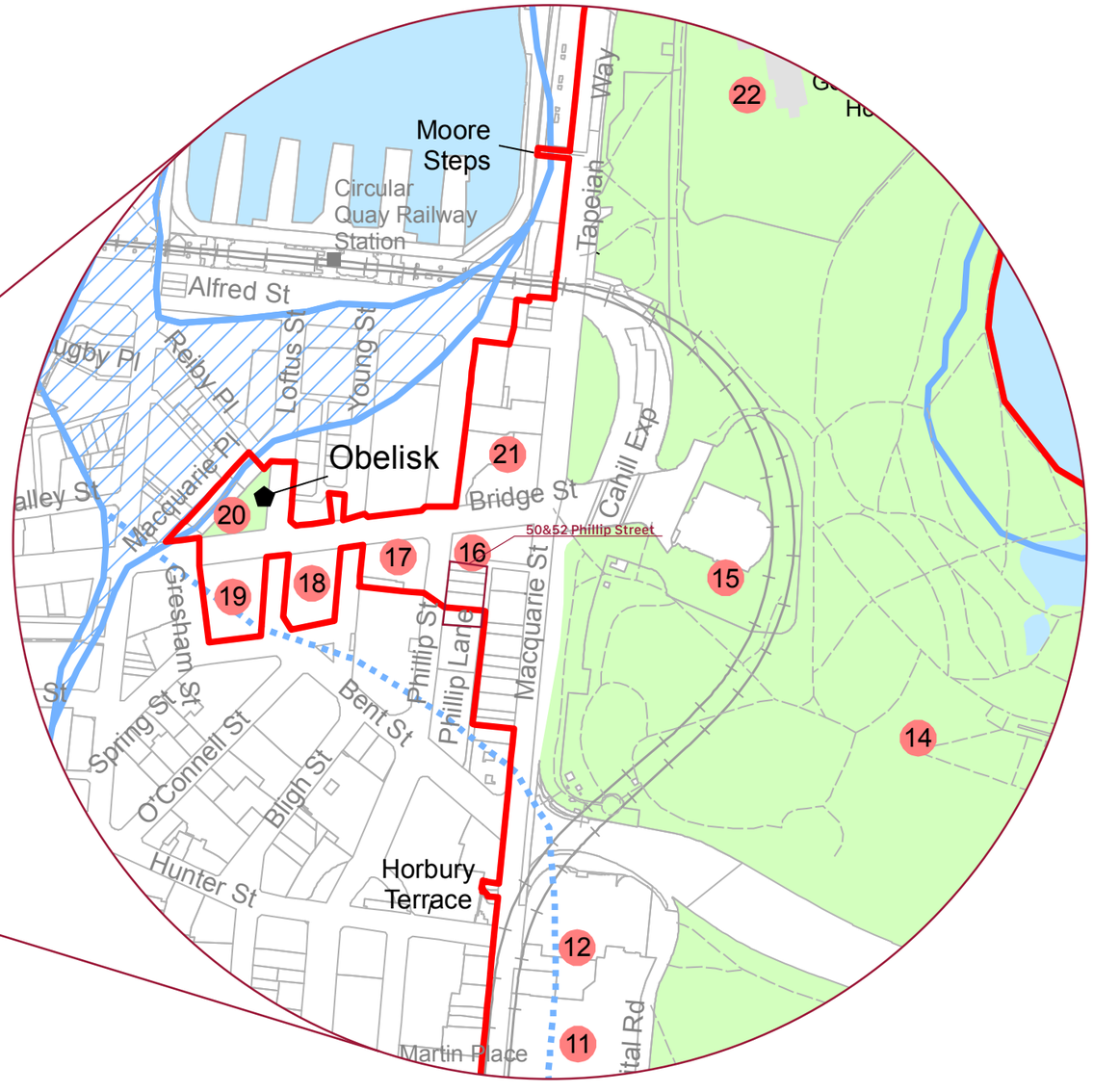
The Australian Heritage Council's initial assessment for the Governors' Domain and Civic Precinct is that it might have National Heritage values.

Draft Boundary
Original Shoreline
Original Catchment

1. Sydney Grammar School
2. The Australian Museum
3. Hyde Park
4. St Mary's Catholic Cathedral
5. Registrar General's Office (Land Titles Office)
6. Hyde Park Barracks (NHL)
7. Supreme Court Complex
8. St James Anglican Church
9. The Mint Museum
10. Sydney Hospital including Nightingale Wing
11. NSW Parliament House
12. The State Library of NSW
13. The Domain
14. Royal Botanic Gardens
15. Conservatorium of Music
16. Chief Secretary's Building
17. First Government House
18. Education Department Building
19. Department of Lands Building
20 Macquarie Place Park
21. Treasury Building & Premiers Office
22. Government House



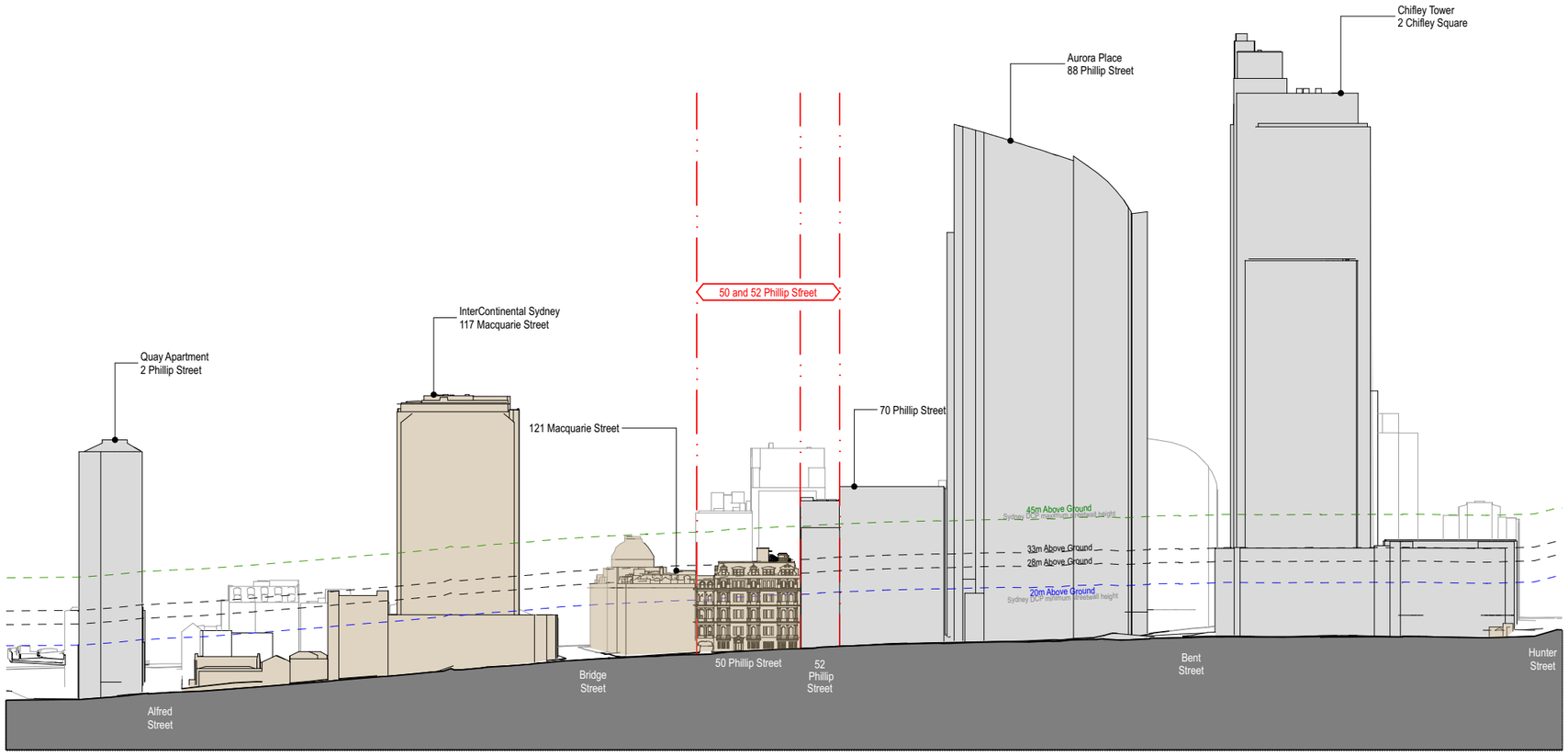
Governor Domain and Civic Precinct



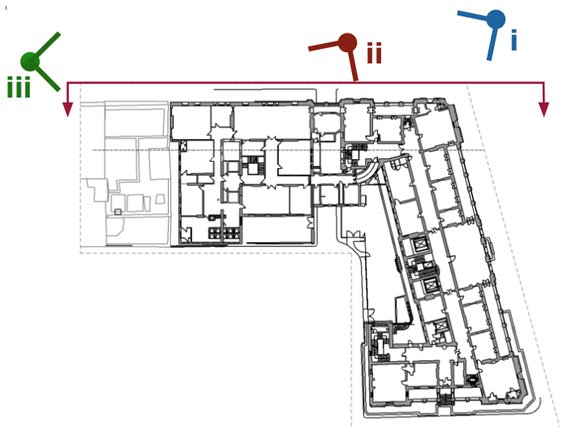
Street Elevation

Phillip Street

The eastern side of Phillip Street where 50 and 52 Phillip Street is located is characterised by a varied presentation of street wall buildings interspersed between the tower podiums. 50 Phillip street height is aligned with the adjoining significant heritage building, 121 Macquerie St, the Chief secretary`s building.



Phillip Street Existing Elevation





i. Bridge Street Corner, Looking toward 50 Phillip Street



ii. Phillip Street, Looking to Phillip Lane



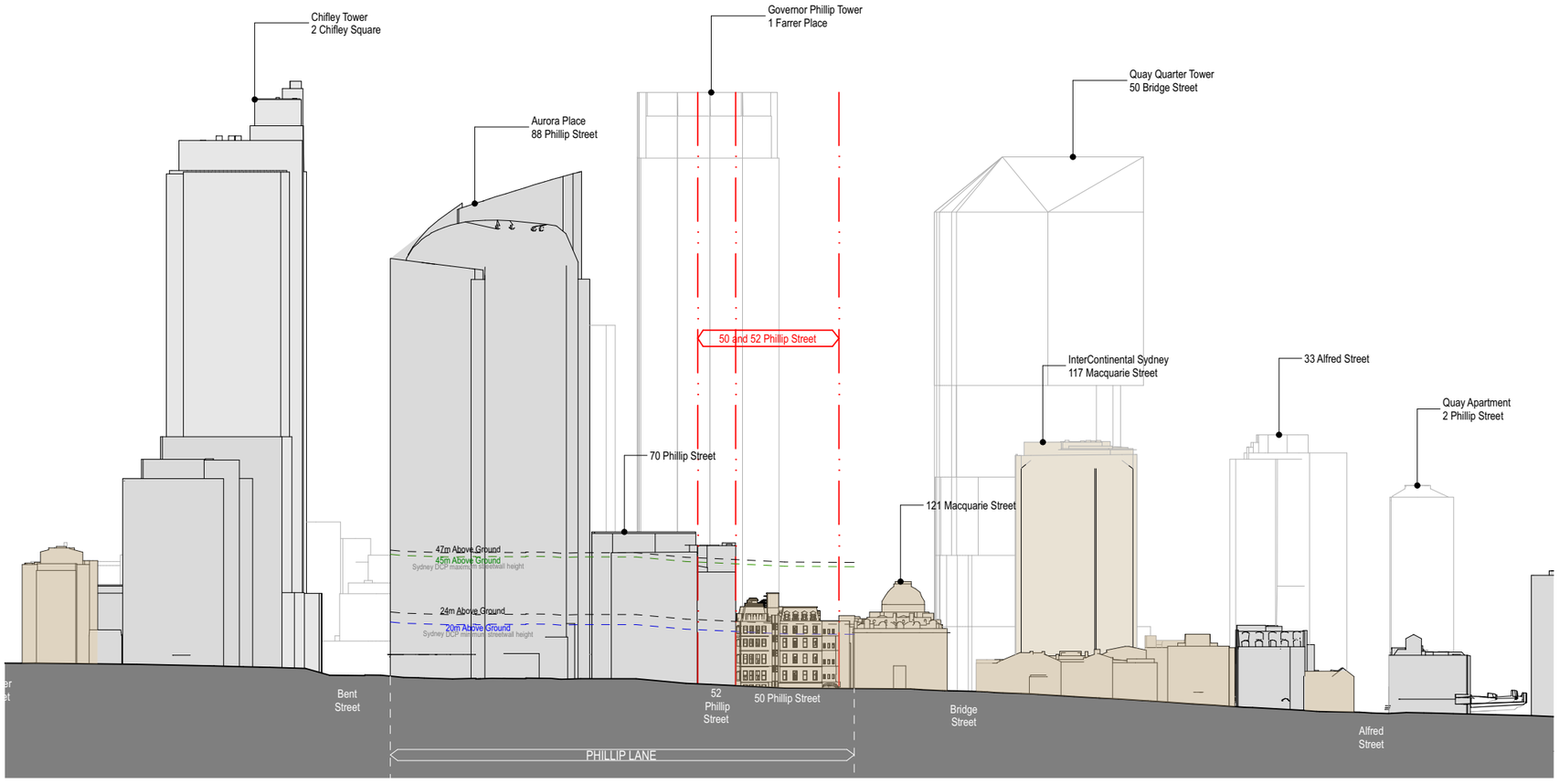
iii. Phillip Street, Looking North

Street Elevation

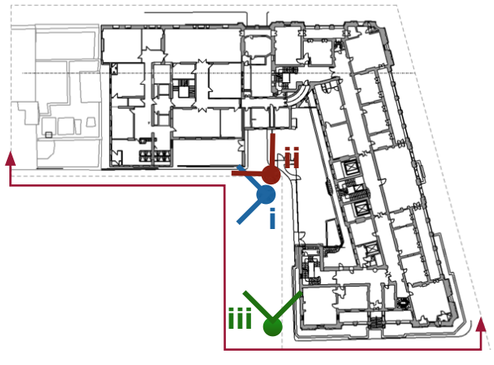
Phillip Lane

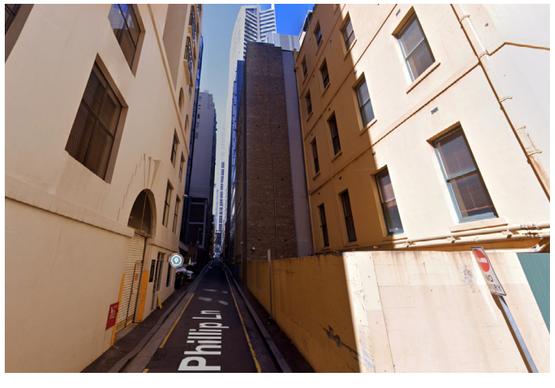
The North-south Phillip Lane connects Bent Street to 121 Macquarie Street, then it crosses with the East-west Phillip Lane connects Phillip Street to Macquarie Street.

The western side of the North-south Phillip Lane has a varied street wall height buildings, which consists of 88 Phillip Street, 70 Phillip Street, 52 Phillip Street and stop at 121 Macquarie Street. 50 Phillip street height is aligned with the adjoining significant heritage building, 121 Macquarie St, the Chief Secretary`s building.



Phillip Lane Existing Elevation

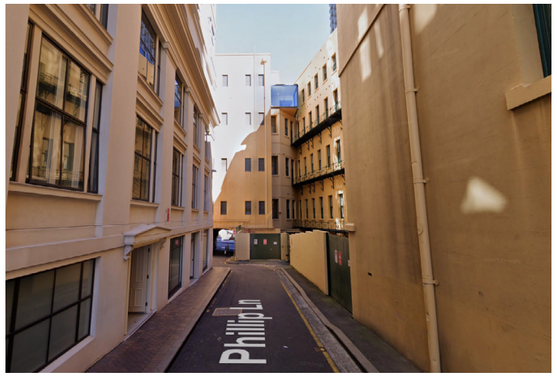




i. Phillip Lane Looking South



ii. Phillip Lane looking towards Phillip Street



iii. Phillip Lane, Looking East from Macquarie Street

1.5 Heritage and Existing Building

The Subject Site includes heritage item I1872, Former Department of Public Works Building and I1905 Phillip Lane at 50 Phillip Street, which is defined in Heritage map of Sydney Local Environmental Plan 2012.

50 Phillip Street adjoins the Chief Secretary`s Building at 121 Macquarie Street, which is under the same heritage item number I1872, however The Chief Secretary`s Building is not included in this proposal.

I1872 : Former Chief Secretary`s Building including interiors, courtyard and carriageway.
- 121 Macquarie Stret (and 50 Phillip Street)



LEP 2012 _ Heritage Map _ Sheet HER_014



50 Phillip Street
Former Department of Public Works Building

The following Statements drawn from the NSW Heritage Inventory capture the essence of the heritage significance of the two interconnected buildings, both of which are listed on the NSW State Heritage Register and Schedule 5 of Sydney Local Environmental Plan 2012.

The Chief Secretary's Building and Former Public Works Offices

The Chief Secretary's building is of national significance by reason of its historic, social, architectural, aesthetic and scientific values. It embodies, by its construction for and association with, pre-eminently important office and department of the Colonial, later Chief Secretary. This most enduring of political and administrative institutions achieved, through its expansion and growing politicisation, the most far reaching powers of any of the administrative departments of the Colonial bureaucracy. The decisions made in this department affected every level of society in the colony.

The building is one of the most significant late nineteenth century architectural works in Sydney. It embodies two of the most significant projects of Barnet and Vernon and was ranked, by contemporary accounts, with pre-eminent public works of the time such as the GPO. It remains a dominant element in the Victorian streetscapes of this part of Sydney.

In its existing configuration the Chief Secretary's Building consists of 2 major directly linked components. At Macquarie, Bridge and Phillip Streets - a four storey sandstone building, with a copper and slate roof mansard and a copper clad dome. At 50 Phillip Street - a five storey sandstone building with copper roofed mansards.



Item No	Significance	Item Name	Address	Locality
I1872*	State	Former Chief Secretary's Building including interiors, courtyard and carriageway	121 Macquarie Street (and 50 Phillip Street)	Sydney
I1905	Local	Phillip Lane	Phillip Lane	Sydney

I1685 - First Government House site
First Government House was the first permanent centre of colonial administration in Australia. As such, the site is of great symbolic importance to the Australian people.
The proposed multi-use hotel tower is set well back from the former Department of Public Works building and its established boundary. The proposed podium is aligned with the height of the heritage building and site boundary. As such, the proposal will have an acceptable heritage impact on views to and from the First Government House site, forming an important oblique backdrop to the Plaza.

I1873 - The Astor Building
The Astor is located in Macquarie Street, facing the Botanic Gardens. The building is a rendered masonry designed in the Inter-War Free Classical Architectural style. The building comprises 13 residential floors from ground floor to level 12, and lower ground retails facing Phillip Lane. The Astor building is located on the eastern side of the subject site, across Phillip Lane. The Astor building has a built to boundary condition, with limited outlook, which is already less than the current ADG/DCP separations. The Astor apartments are relying on surrounding sites for amenity/separation due to their built to boundary condition. Accordingly, an initial residential visual privacy study has been undertaken by referring to the Design criteria of Apartment Design Guide.

I1871 - Former Treasury Building
The former Treasury building comprises an attached group of sandstone buildings fronting Macquarie and Bridge Streets, to the east and south respectively.
The subject site is facing Phillip Street, which is well separated from the former Treasury building by distance and intervening development. As such, there is no direct visual connection between the former Treasury building and the former Department of Public Works building.

I1907, I1908, I1909, I1910 - Phillip Street Terraces
These terraces are located on the west side of Phillip Street, opposite the subject site. There are views to the proposed development from the Phillip Street Terraces. However, the proposed podium is aligned with the heritage building and the proposed tower provides a more generous setback to Phillip Street by siting well up beyond the immediate streetscape in comparison to the alignments of high-rise buildings on this side of Phillip Street. The proposed development maintains the existing urban and historical architectural relationship with the Phillip Street Terraces, which were the earlier home of the Public Works Department.

I1874 - History House
The History House is a three storey building located between Bridge and Bent Streets. It is on the western side of Macquarie Street, facing the Royal Botanic Gardens. As such, the main views to the heritage item is from Macquarie Street and the western edge of the Botanical Gardens across the street. However, these views are partially obscured by street trees on either side of Macquarie Street. Therefore, there is no direct visual connection between the heritage item and the proposed development.

I1875 - BMA House
BMA House is a 13-storey building located between Bridge and Bent Streets, on the western side of Macquarie Street, adjacent to History House. This heritage building is one of the Sydney's early skyscrapers. The main views to the BMA House are from Macquarie Street and the Royal Botanic Gardens across the Street. Accordingly, there is no direct visual relationship between BMA House and the proposed development, except views to the airspace above the subject site. However, the proposed built form, material, and envelope of the development as well as its well separation from the BMA House result in preserving the streetscape presence of the heritage item.

(Extracted from Statement of Heritage Impact - GBA)



I1685 - First Government house site


I1873 - The Astor Apartment


I1874 - History House


I1875 - BMA House


I1871 - Former Treasury Building


I1907 - 39-41 Phillip St


I1908, I1909, I1910 - 43, 45 and 47 Phillip St

	Item	Significance	Item Name	Address	Locality
1	I1685	State	First Government House site including Museum of Sydney, archaeology and "Edge of the Trees" artwork	41 Bridge Street	Sydney
2	I1873	Local	Flat building "The Astor" including interiors	123–125 Macquarie Street	Sydney
3	I1874	State	Terrace house "History House" including interiors	133 Macquarie Street	Sydney
4	I1875	State	Commercial buildingCommercial building "BMA House" including interior	135–137 Macquarie Street	Sydney
5	I1871	State	Former Treasury Building including interiors	115–119 Macquarie Street	Sydney
6	I1905	Local	Phillip Lane	Phillip Lane	Sydney
7	I1907	State	Terrace pair including interiors	39–41 Phillip Street	Sydney
8	I1908	State	Terrace house including interior	43 Phillip Street	Sydney
9	I1909	State	Terrace house including interior	45 Phillip Street	Sydney
10	I1910	State	Terrace house including interior	47 Phillip Street	Sydney
11	I1683	State	Former "Department of Lands" building including interior	23-33 Bridge Street	Sydney
12	I1684	State	Department of Education building including interior	35-39 Bridge Street	Sydney


GRESHAM
HUDSON

2 Opportunities and Constraints



Looking to the Chief Secretary's Building (not included in this proposal) and the former Department of Public Works Building facing Phillip Street, c.1906

2.1 Heritage Background

50 Phillip Street contains existing significant heritage building, the Former Department of Public Works Building, which will be retained and conserved as a part of proposed developement.

The building has undergone several refurbishments and two major alterations in the course of its history, resulted in extensive interior changes. As such, there are few remnant original elements in the building, which make the interior less sensitive to further changes.

The highly significant interior features of the building will be respected and enhanced, with spaces formerly occupied by the Industrial Court converted to hotel functions.

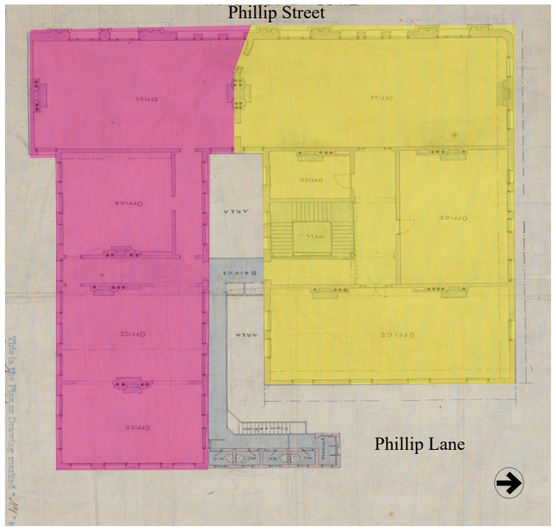
Existing circulation throughout the building will be retained, enabling the interpretation of the heritage building and its original function.

Construction of Additions to Chief Secretary`s Building (1890-1893):

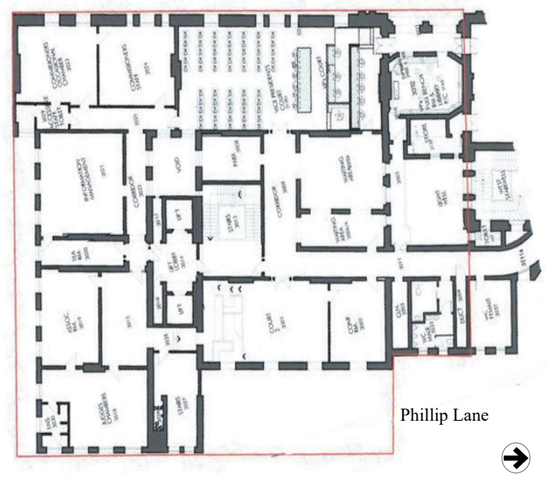
— First stage - 3 bay width, Levels 1-6,
— Second stage - Infill over Phillip Lane, Levels 2-5,
— Third stage - 2 bay width, Levels 1-6,
— Fourth stage - Mansard increased in height, Level 6.

Adaptive Reuse of The Former Department of Public Works Building (50 Phillip Street)

— 1894 - Department of Public Works
— 1967 - The Family Law Division of the Supreme Court.
— 1970s - 2000s - New Industrial Commission.
— 1998 - Industrial Relations Commission.
— 2017 - NSW Department of Justice.



Third floor plan of Former Department of Public Works Building. Proposed alteration in 1891. The first stage of additions is shaded in yellow, and the third stage of additions is shaded in pink.



Third floor plan of Former Department of Public Works Building in 1967, showing changes to the building to function as the family law division of the supreme court.



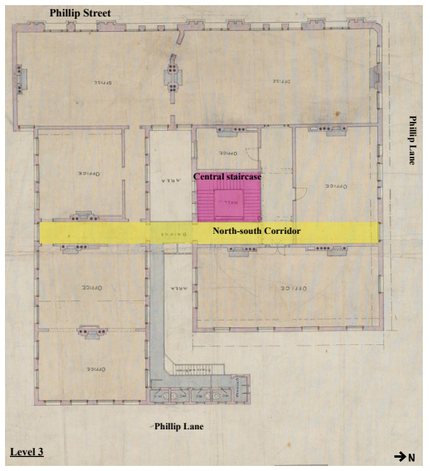
The Former Department of Public Works Building

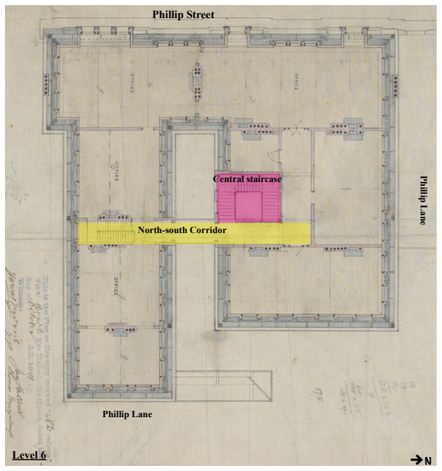


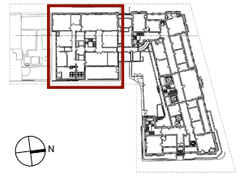
Phillip Street Facade



Phillip Lane Facade



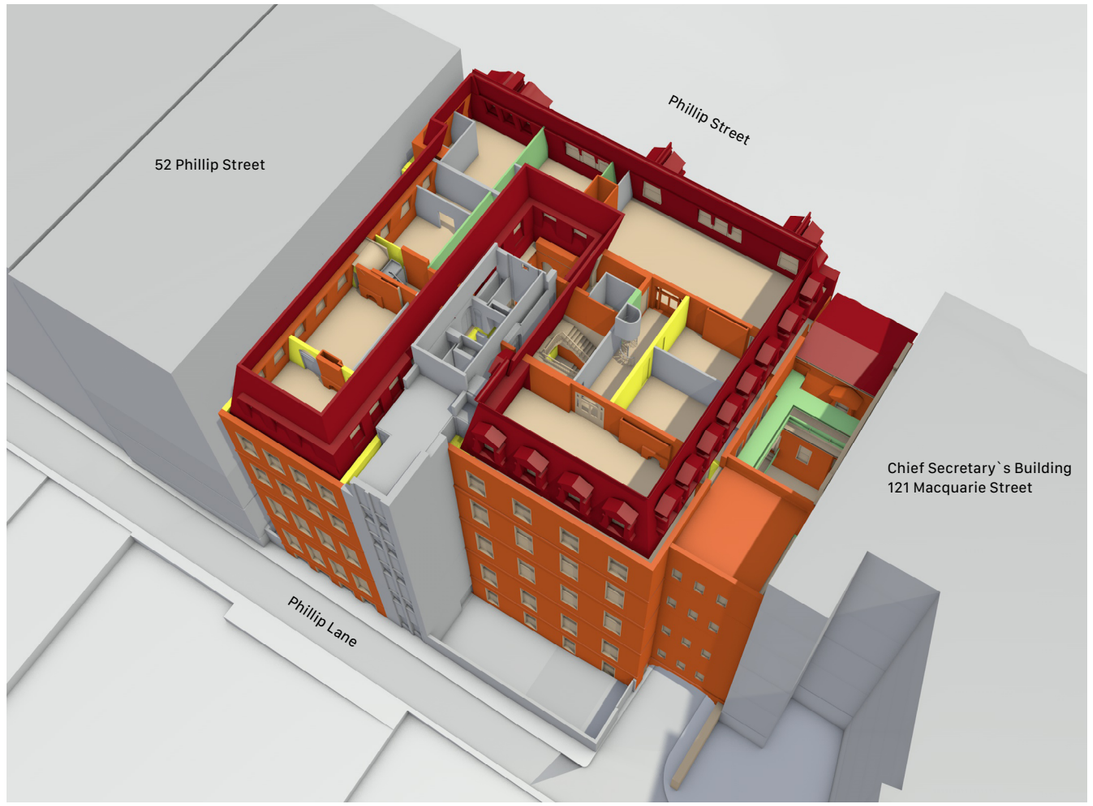




CONSTRUCTION OF ADDITIONS TO CSB (1890) - Second Addition

2.1.1 Significance Mapping

Several internal alterations and changes in the building over time resulted in the loss of internal integrity of the building, making it less sensitive to further changes. The former Department of Public Works building has been carefully assessed to determine a relative grading of significance into the following five levels:



Sugnificant Mapping - the Former Department of Public Works Building Level 6

EXCEPTIONAL SIGNIFICANCE

EXTERNAL

- The exterior façade of No. 50 Phillip Street facing Phillip Street including stonework, balconies, and joinery (west elevation),
- Exterior Mansard roofs with crested iron railings, and Wunderlich external dormer architraves, dormer windows and louvred ventilation consoles.

INTERNAL

- Items of movable heritage in levels 4 and 5.

HIGH SIGNIFICANCE

EXTERNAL

- North and east facades of the building to Phillip Lane.
- Current extent of bridging of Phillip Lane.
- Current extent of lightwells above Phillip Lane and south of the main staircase.
- External cantilevered walkways on the southern side of the lightwell over Phillip Lane on level 3.
- Masonry archways to Phillip Lane
- Phillip Lane as a bridged public thoroughfare
- Kerbstones to Phillip Lane.

INTERNAL

- Central staircase and surrounding walls, as well as the original wrought iron balustrade, except the wall on the north side constructed in 1967 and the extended balustrade where the original lift opening had been.
- Marble tiles floor to entrance lobby.
- Original Australian cedar joinery.
- Main corridors and surrounding walls; original plasterwork; wall brackets; ceiling plaster and cornices.
- Remaining two original fireplaces to Level 6.
- Curved walkway to CSB on the north side of the building.
- original doors and windows.
- Items of movable heritage in levels 4, 5, and 6.

MODERATE SIGNIFICANCE

INTERNAL

- External walls around the central lightwell and the south facade of the building.
- Some of the original internal walls which have undergone several alterations over time.
- Items of movable heritage in levels on levels 4 and 5.

LITTLE SIGNIFICANCE

EXTERNAL

- Roof Plant Areas (currently not visible except to maintenance staff and from adjacent tall buildings).
- External cantilevered walkways, on levels 2, 4, and 5, on the northern side of the building over Phillip Lane.

INTERNAL

- Brass railings to main staircase to comply with BCA.
- Remnant en-suite bathrooms.
- 1967 fire stair.
- 1954 lift installation.
- 1992 fit-out for the Centenary Room.
- Some of the original internal walls which have undergone extensive alterations over time.
- Items of movable heritage on levels 4, 5, and 6.

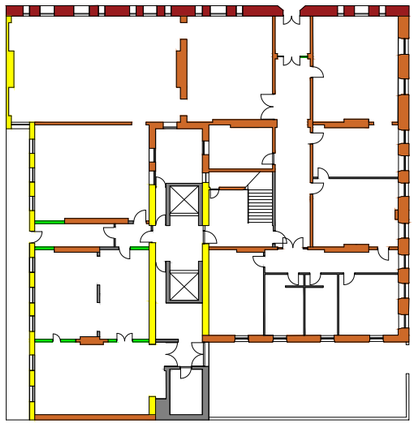
INTRUSIVE

EXTERNAL

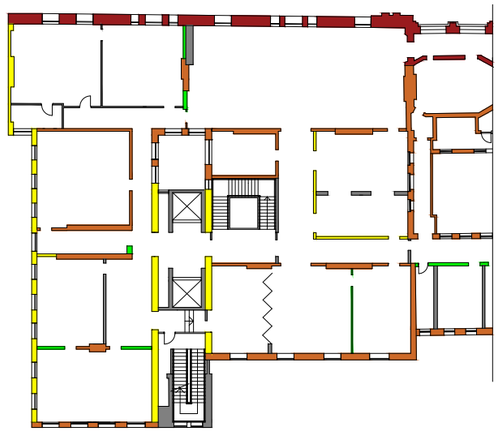
- Exposed plumbing and drainage lines (e.g. across rear of Phillip Street Arch).
- External paving and ground works contributing to rising damp.

INTERNAL

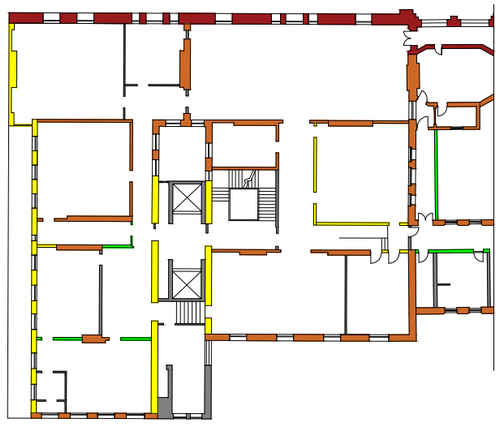
- Surface mounted conduiting and piping to the interior.
- Ceiling mounted air-conditioning and bulkheads.
- Fluorescent tube lighting.
- Floor lining to all levels.
- Renovated kitchens to all levels.
- Fixed and sliding partition walls.
- The second handrail to increase the central stair balustrade height and a glass balustrade addition to the main staircase.
- Toilet fitouts generally.
- A new lift between levels 5 and 6.



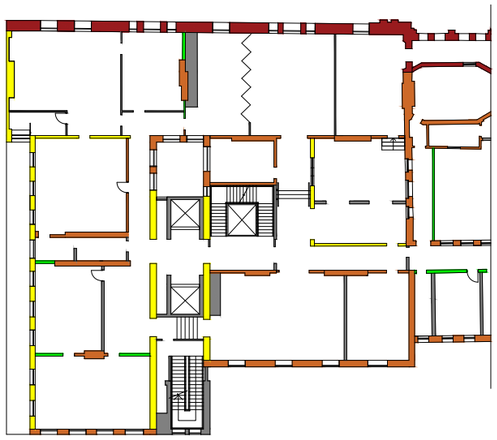
1. Level 1 _ Existing



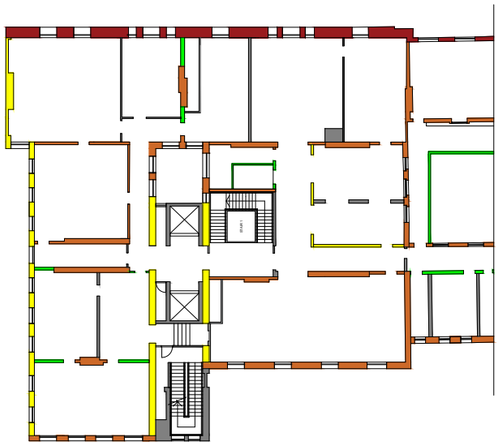
2. Level 2 _ Existing



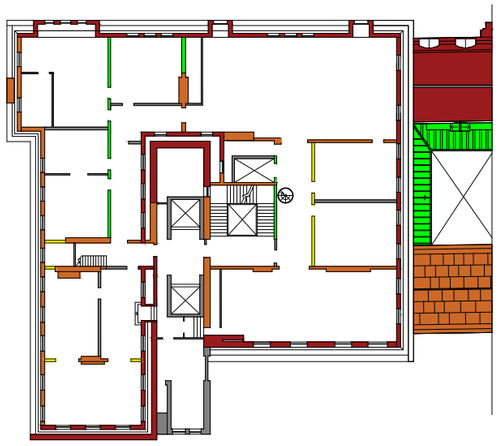
3. Level 3 _ Existing



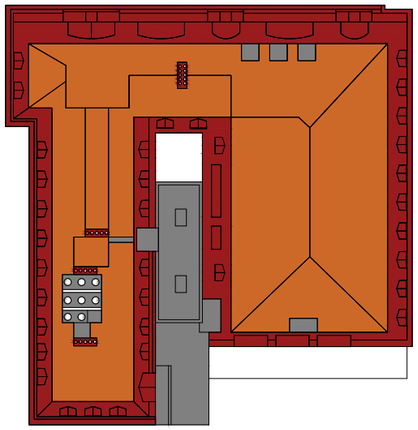
4. Level 4 _ Existing



5. Level 5 _ Existing



6. Level 6 _ Existing



7. Roof _ Existing

Significant Mapping Legend

- Exceptional
- High
- Moderate
- Little
- Intrusive

N

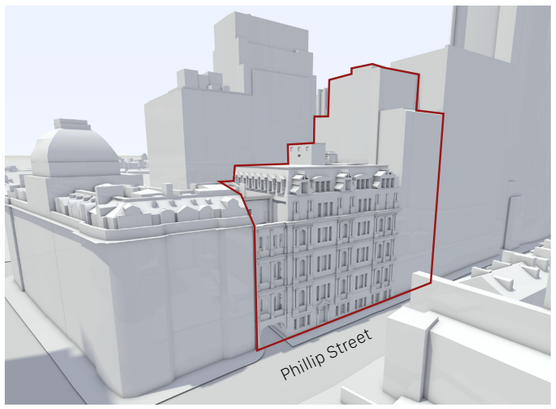
2.2 Exterior Heritage Strategy

2.2.1 Phillip Street

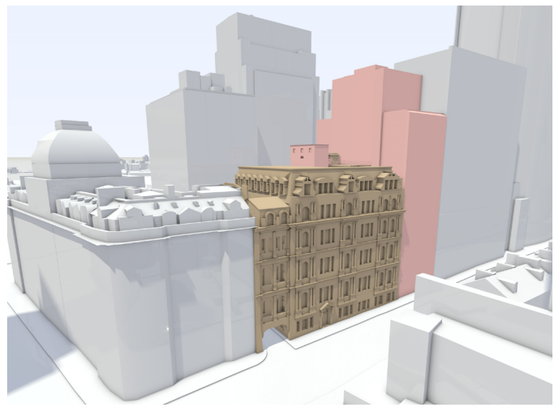
The heritage significant items and non heritage items are three-dimensionally mapped and assessed in the subject site.
The demolition items are carefully studied and defined.

The principal facade of the Former Department of Public Works Building facing to the Phillip Street is retained and conserved, allowing for the interpretation of the original form and facade.

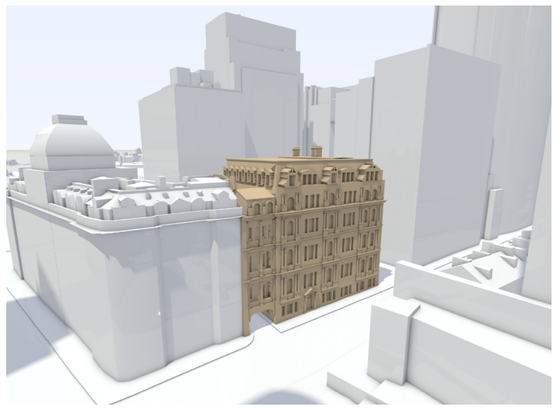
The non heritage facade of 52 Phillip Street will be demolished and rebuild to be matched with the other heritage facades on site in terms of height and materiality.



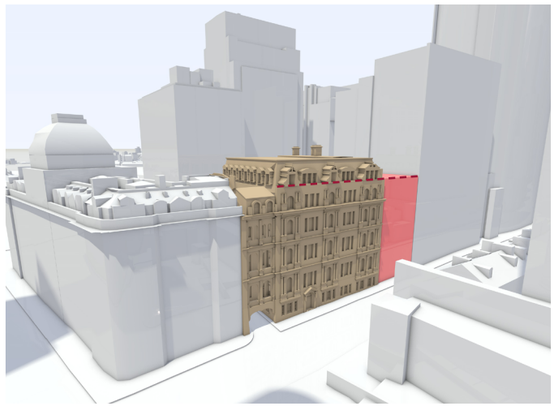
1. 1 Site



2. Heritage Fabric



3. Demolition



4. 52 Phillip Street Podium Volume Insertion

Items to be demolished

Heritage Significant Items

Proposed Items

2.2.2 Phillip Lane

The non heritage items of 52 Phillip Street will be demolished and new podium volume will be inserted to be aligned with the height of the heritage building along with Phillip Lane.

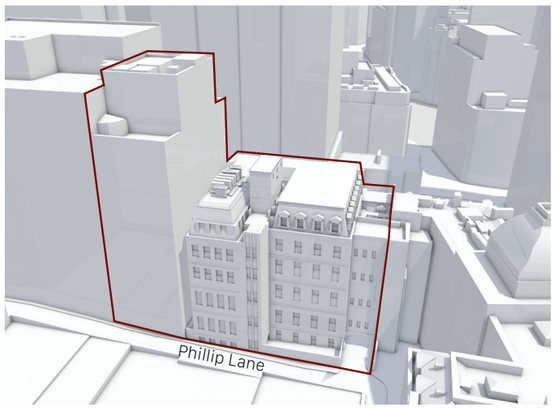
Infill volume to the eastern facade of the Former Department of Public Works Building will be carefully designed to achieve minimum adverse heritage impacts by retaining the original character of the building through applying transparent glazing materials.

Intrusive items at Central light well of the Former Department of Public Works Building will be demolished and redesigned as vertical circulation core for podium building.

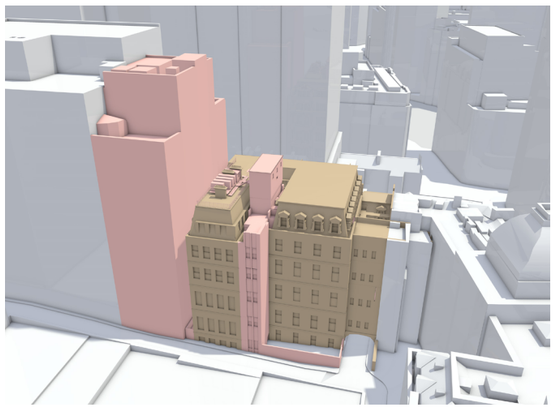
Items to be demolished

Heritage Significant Items

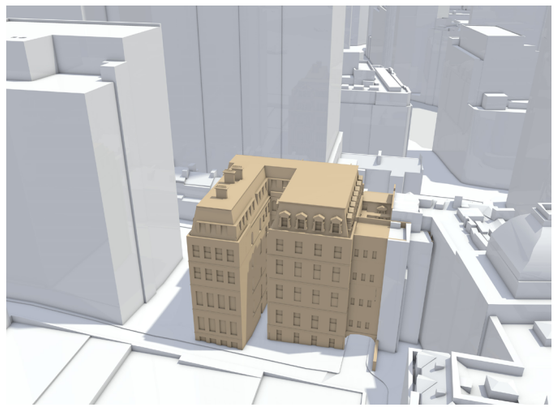
Proposed Items



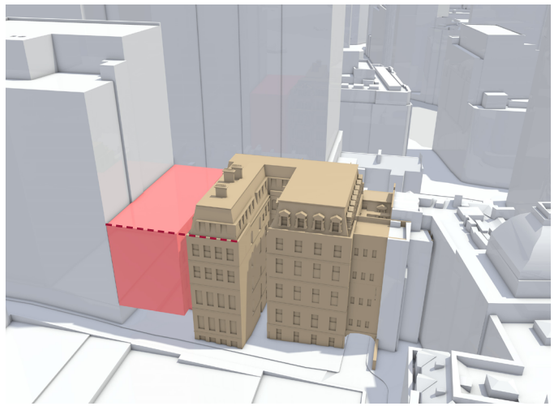
1. Site



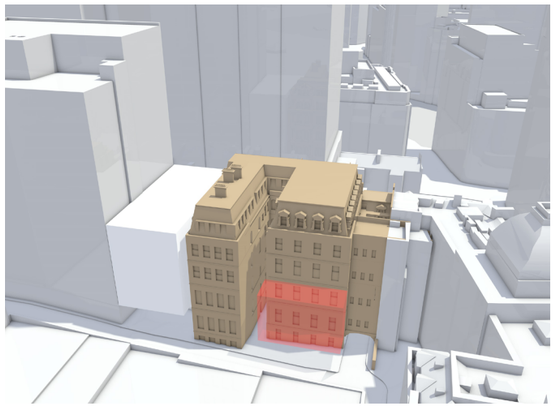
2. Heritage Fabric



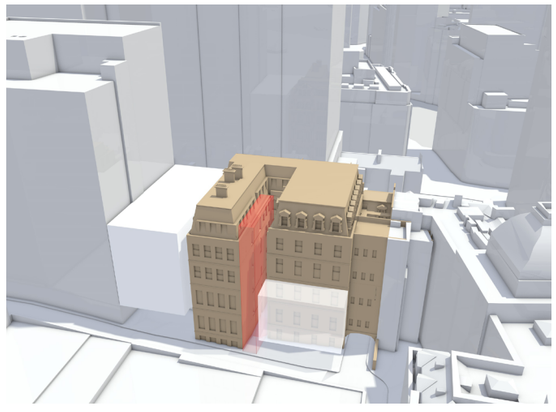
3. demolition



4. 52 Phillip Street Podium Volume Insertion



5. 52 Phillip Lane Infill



6. Light well Insertion

2.3 Vehicle Servicing

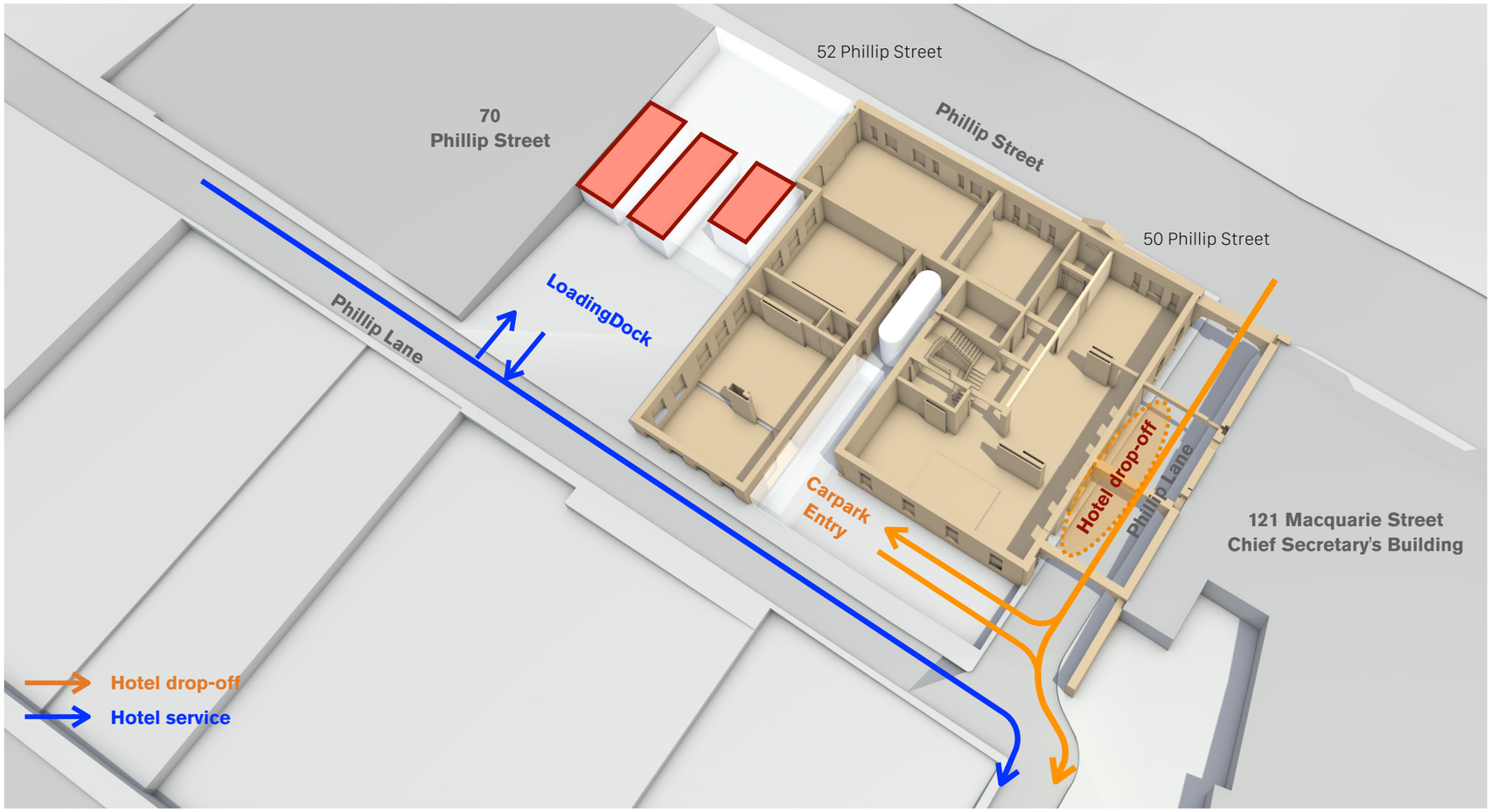
2.3.1 Vehicle Servicing - Loading Dock

The service access directly from Phillip Street is not able to be provided due to a heavy traffic and bus stop in front of 50 Phillip Street. The proposed vehicle servicing is from the eastern Phillip Lane, which avoids impacting on main traffic flow of Phillip Street.

Loading dock is consolidated to the southeastern corner of the site accessing from Phillip Lane. The required head height and entry width of loading dock are accommodated within the 52 Phillip Street without impacting on the significant heritage building on 50 Phillip Street.

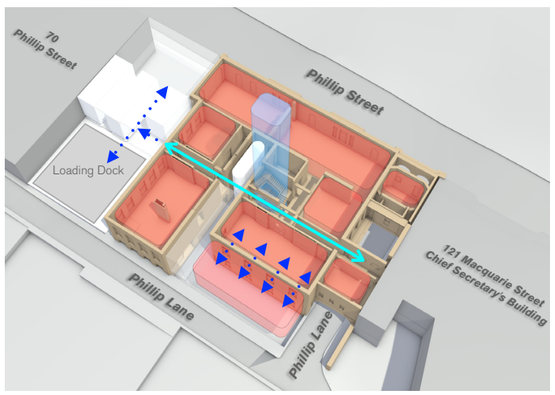
The general vehicle access to the hotel drop off and carpark entry is separated from the service vehicle access, which is through the northern Phillip Lane under the heritage bridge connecting the Former Department of Public Works Building and the Chief Secretary`s Building.

The proposed carpark entry utilises existing northern opening of heritage building on lower ground level, which does not impact on the significant heritage fabric.



Proposed Plan Legend

- Primary Space
- Grand Stair Vertical Connection
- Existing Main Entrance Circulation
- Existing Circulation
- Extension of Existing Circulation



1. Proposed Loading Dock



2. Primary Spaces



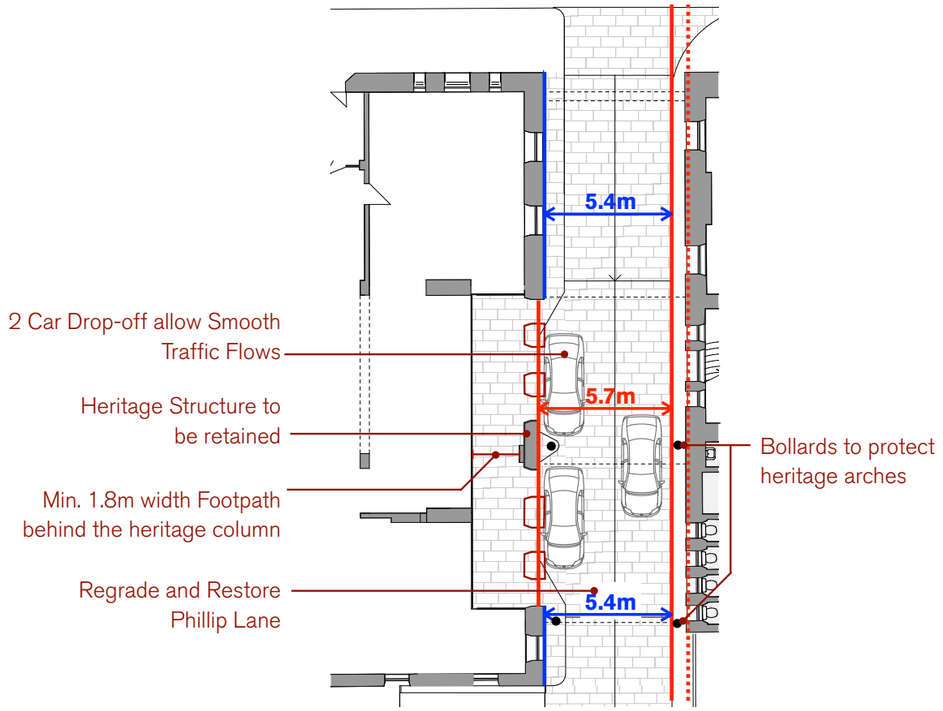
3. Loading Dock - Swept Path

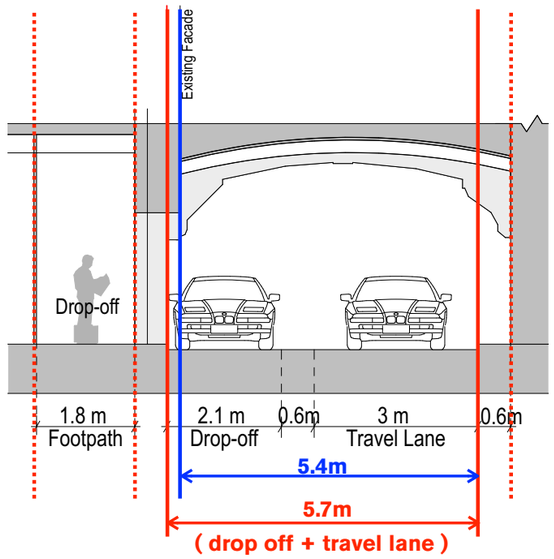
2.3.2 Hotel Drop-off and Carpark Entry

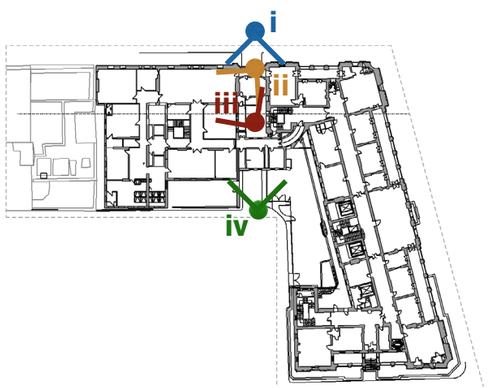
Most of the high significant components of the building will be retained, however high significant facade to northern Phillip Lane below heritage bridge is proposed to be altered, to give way to a hotel porte cochere for safe drop off and smooth two way vehicle movement.
The proposed hotel drop off provides an opportunity of laneway activation and facilitate an adaptive reuse of the heritage building with respect to the original architectural character. The proposed alteration is also reversible.



Proposed Alteration to the heritage facade









i. Phillip Street, looking towards Phillip Lane



ii. Phillip Lane below bridge, looking towards Phillip Lane



iii. Phillip Lane Light Well



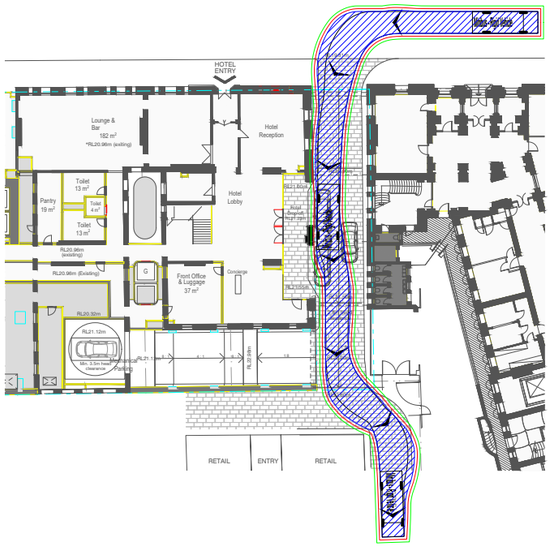
iv. Phillip Lane, looking towards Phillip Street

2.3.3 Hotel Drop-off and Nearby traffic mode

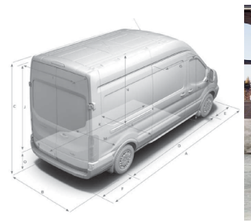
The site is proposed to function primarily as a hotel tower. Typically, visitors to Sydney CBD hotels utilise taxi and public transport to transfer from the airport or wider Sydney region. Many guests will be business travellers who will stay for a number of consecutive nights. A very low numbers of hotel guests car access is expected on site. Various traffic mode such as train, bus and light rails are easily accessible from 50 and 52 Phillip Street.

There is a Porte cochere proposed on northern Phillip Lane adjacent to the site with storage capacity for up to two vehicles. These zones will be utilised by taxis, private vehicles and Mini buses that fit under the arch structure of the heritage bridge.

No coach parking will be provided on site due to the heritage constraints. There are existing on-street coach spaces available and are walkable distance in Loftus Street and Bligh Street, which will be nominated if coach buses are required.

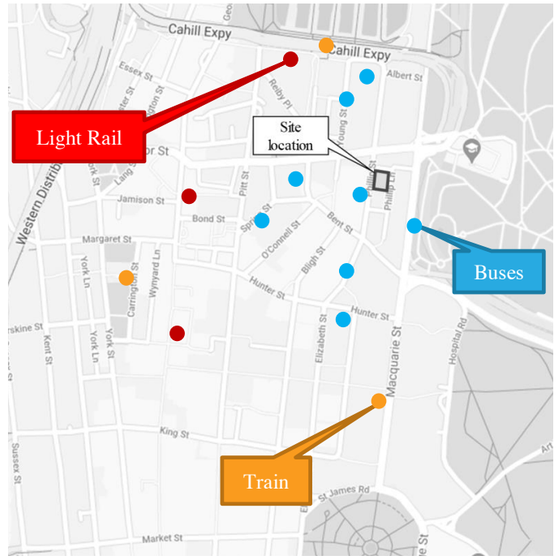


Mini-bus swept path through the proposed Phillip Lane drop-off





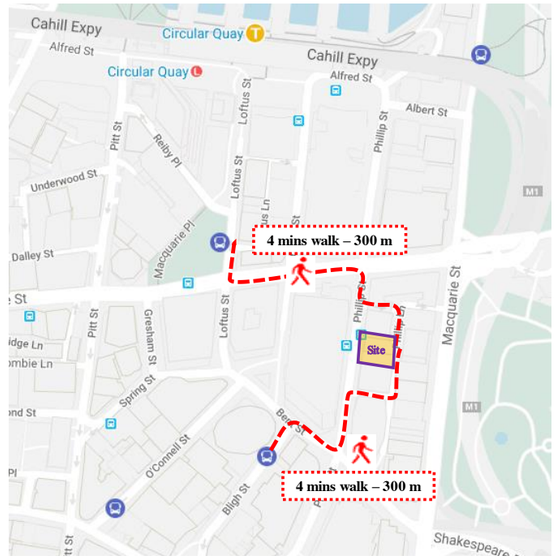
- Minibuses /vans are sufficient to serve the hotel guests.
- Mini buses/vans that fit under the Phillip Lane
- 410L 12-Seat Bus - Height Overall (Unladen): 2547mm



Key public transport modes near the site



- Train: Circular Quay and Martin Place Station
- Bus: The key north and south bus routes are located on Macquarie Street and Phillip Street and the east-west buses on Phillip Street.
- Light Rail: the CBD light rail is on George Street with a stop at Alfred Street located within 450m walking distance from the site. This presents further transport options for the patrons of the site.



Coach parking locations near the site



- Anticipate 2-3 coach arrivals per week
- Coaches arrive around 5pm
- 15-minute set-down
- 12.5-14.0m coach
- Coaches will be pre-booked. Coordination with the hotel manager can occur to schedule arrival/departure times.


CAUTION LOW CLEARANCE

2.4 Interior Heritage Strategy

The building has undergone several refurbishments and two major alterations in the course of its history, resulted in extensive interior changes. As such, there are few remnant original elements in the building, which make the interior less sensitive to further changes.

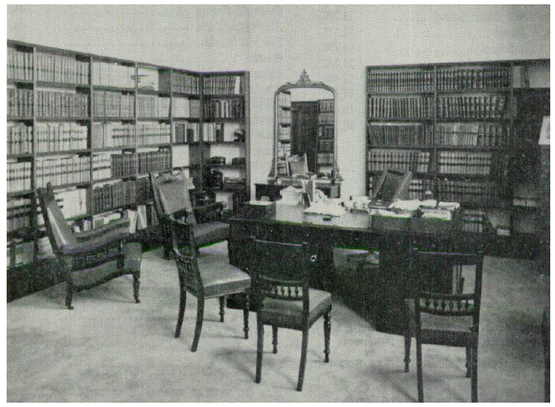
The proposed development comprises some level of internal changes; however, most of the high and moderate significant components of the building will be retained. Although, the building interior has undergone extensive changes over time, resulting in the loss of its architectural integrity, the principle of "loose fit" for new functions protects the architectural character and significance of remnant significant heritage interiors.

Significant interior features of the building will be respected and enhanced, with spaces formerly occupied by the Industrial Court converted to hotel functions.

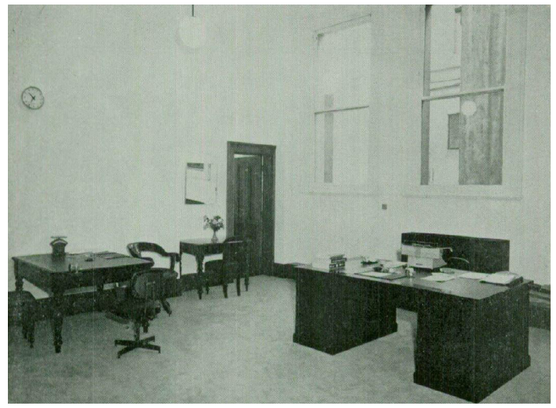
Existing circulation throughout the building will be retained, enabling the interpretation of the heritage building and its original function.



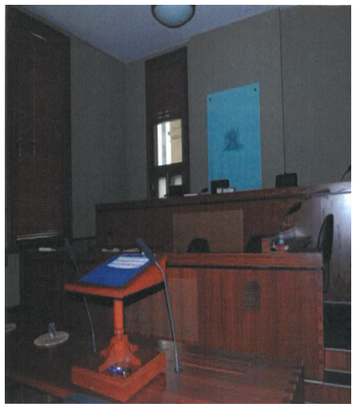
Typical Courtroom in former Department of Public Works Building
Source: NSW Department of Public Works Annual Report Year ended 30 June 1969



Judge's Chamber in former Department of Public Works Building
Source: NSW Department of Public Works Annual Report Year ended 30 June 1969



Judges Associates Office in Former Department of Public Works Building
Source: NSW Department of Public Works Annual Report Year ended 30 June 1969



Typical 1967 style courtroom fitouton level 6
Source : CMP, 2016



2005 Courtroom fitout to the Vice President's Room on level 3
Source : CMP, 2016



General view of the Centenary room on the south west corner of level 2.
Source: GBA Heritage, 2020

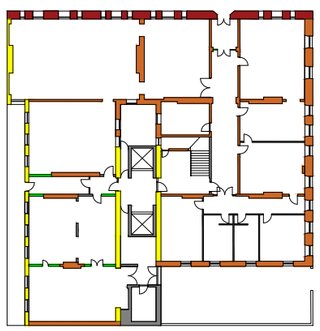


The central stair. The wall on the northern side of the staircase was constructed to compartmentalise each floor from the spread of smoke in case of fire.
Source: GBA Heritage, 2020

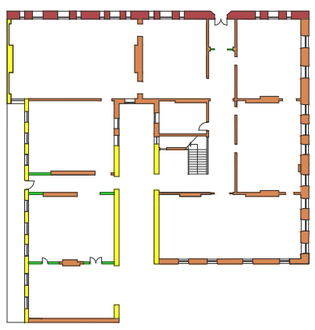
Level 1



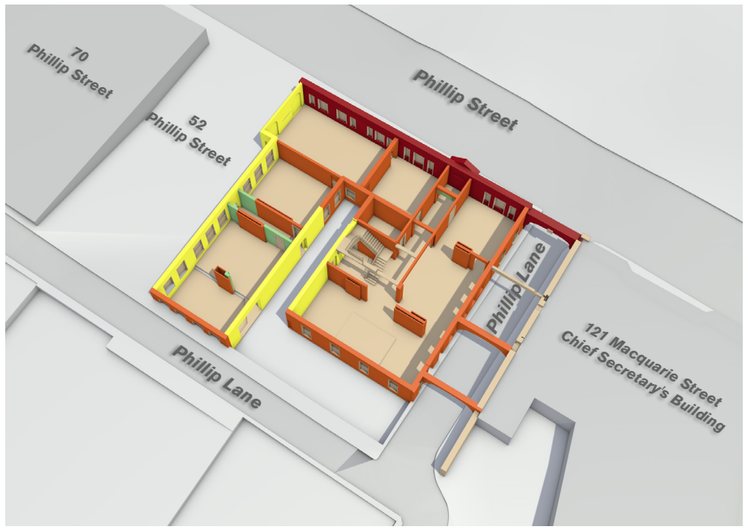
Level 1 Existing



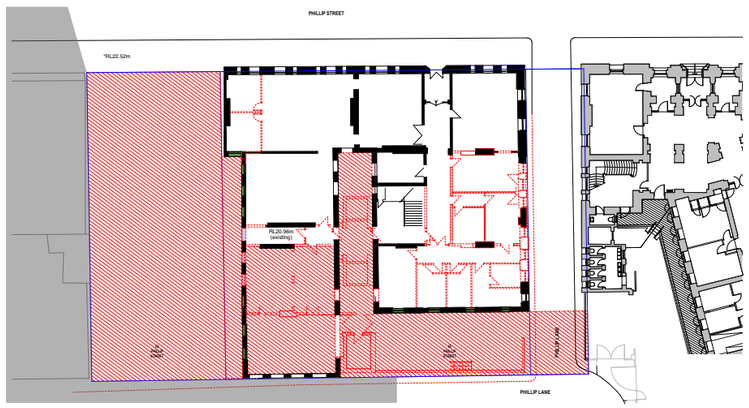
Heritage Significance Mapping
Level 1 - Existing



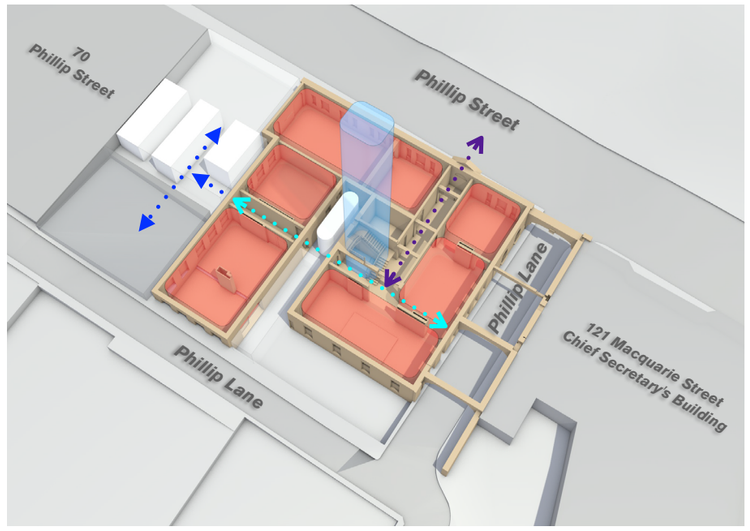
Heritage Significance Mapping
Level 1 - Items to be Retained



Level 1 Demolition



Demolition Plan - Level 1



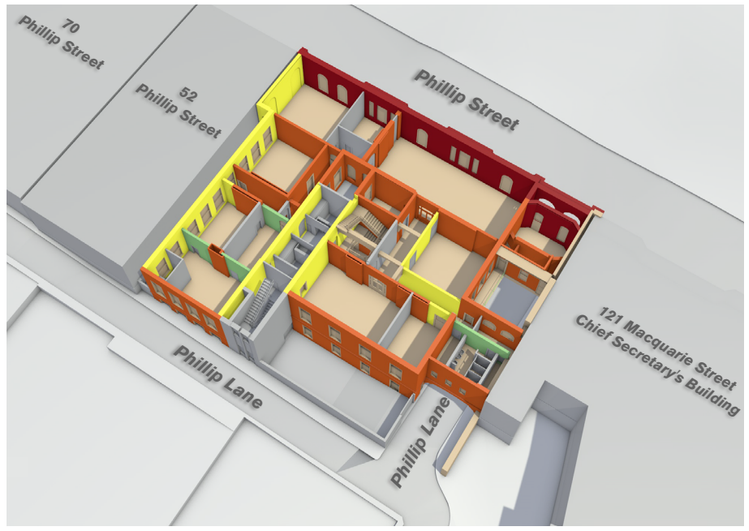
Level 1 Primary Spaces

Exceptional
High
Moderate
Little
Intrusive

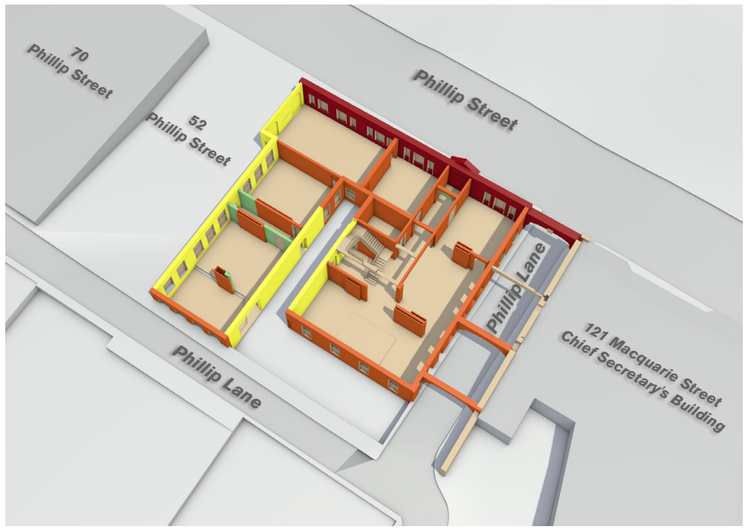
Retained Item
Blocking Openings without Demolition
Remove Sills
Extend of Demolition Slab
Demolished Item
Site Boundary

Primary Spaces
Grand Stair Vertical Connection
Existing Main Entrance Circulation
Existing Circulation
Extension of Existing Circulation

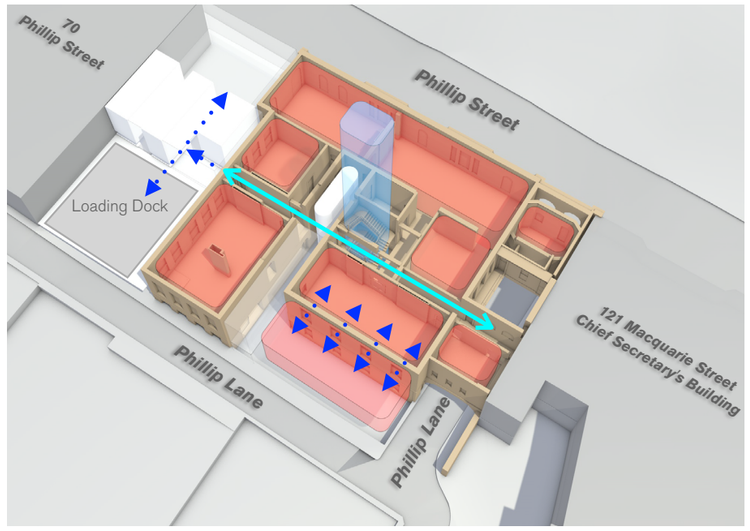
Level 2



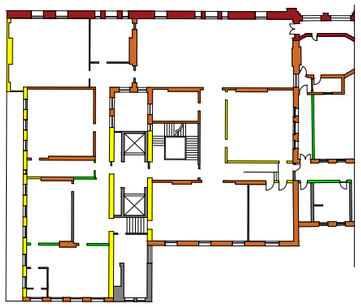
Level 2 Existing



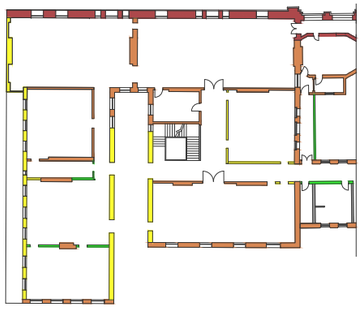
Level 2 Demolition



Level 2 Primary Spaces



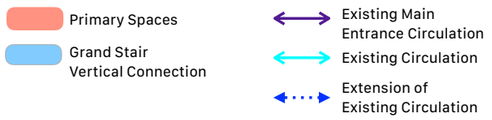
Heritage Significance Mapping
Level 2 - Existing

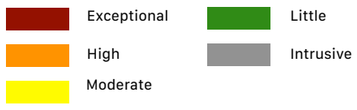


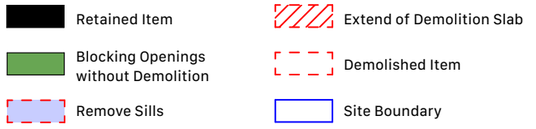
Heritage Significance Mapping
Level 2 - Items to be Retained



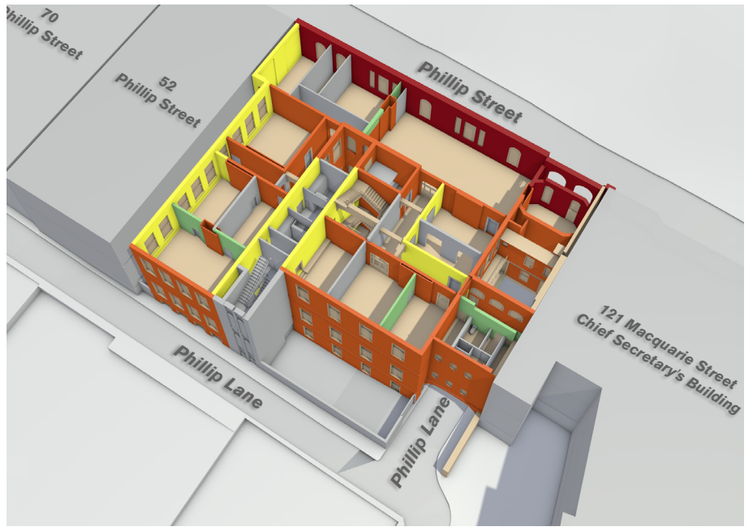
Demolition Plan - Level 2







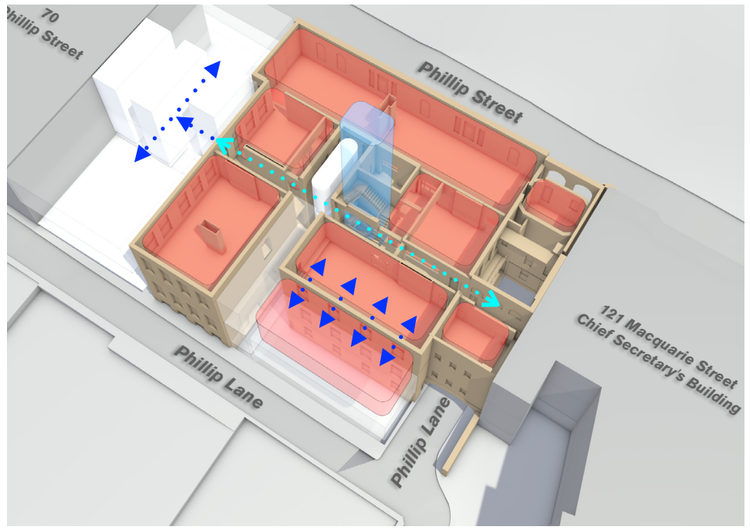
Level 3



Level 3 Existing



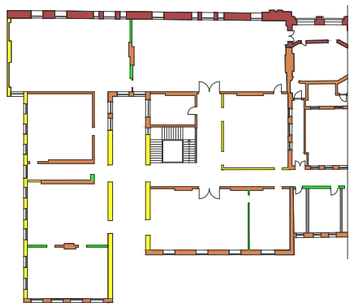
Level 3 Demolition



Level 3 Primary Spaces



Heritage Significance Mapping
Level 3 - Existing



Heritage Significance Mapping
Level 3 - Items to be Retained



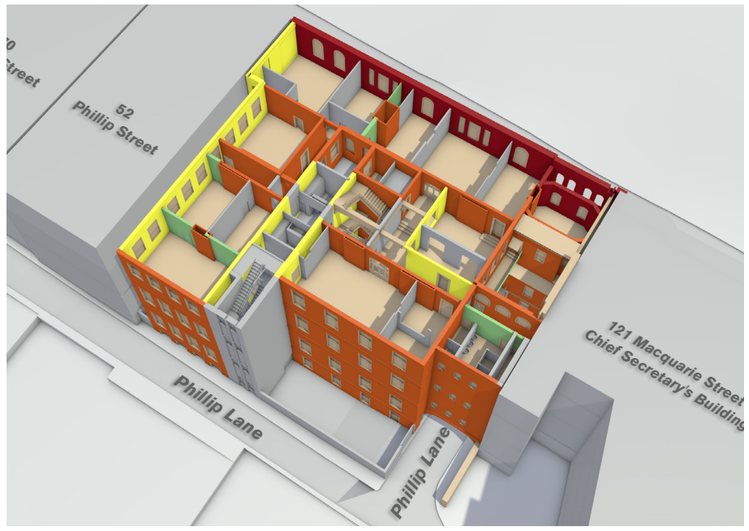
Demolition Plan - Level 3

Exceptional
High
Moderate
Little
Intrusive

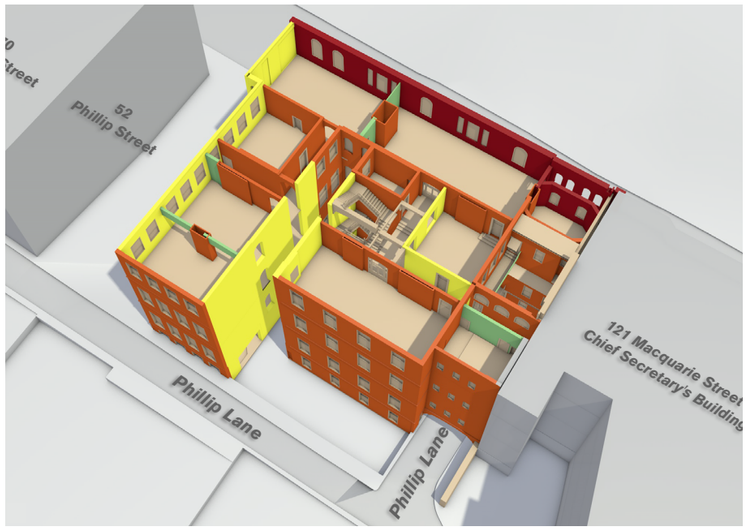
Retained Item
Blocking Openings without Demolition
Remove Sills
Extend of Demolition Slab
Demolished Item
Site Boundary

Primary Spaces
Grand Stair Vertical Connection
Existing Main Entrance Circulation
Existing Circulation
Extension of Existing Circulation

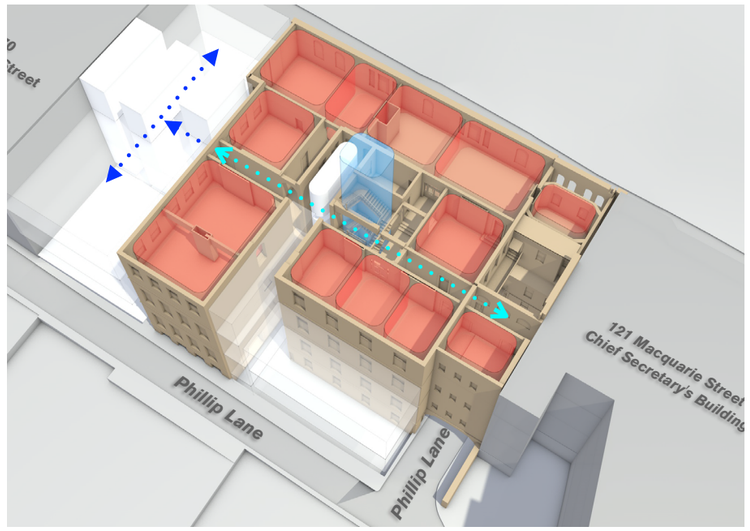
Level 4



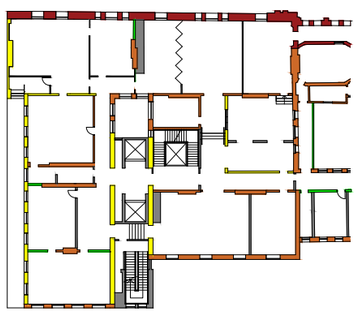
Level 4 Existing



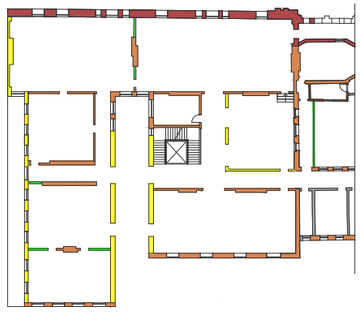
Level 4 Demolition



Level 4 Primary Spaces



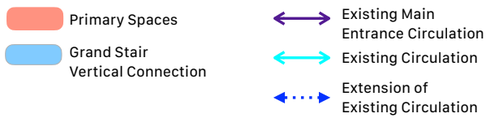
Heritage Significance Mapping
Level 4 - Existing

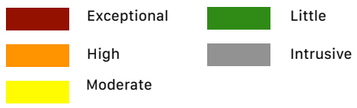


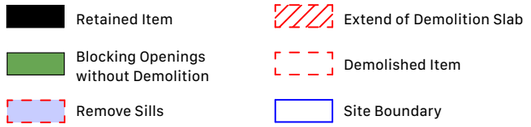
Heritage Significance Mapping
Level 4 - Items to be Retained



Demolition Plan - Level 4



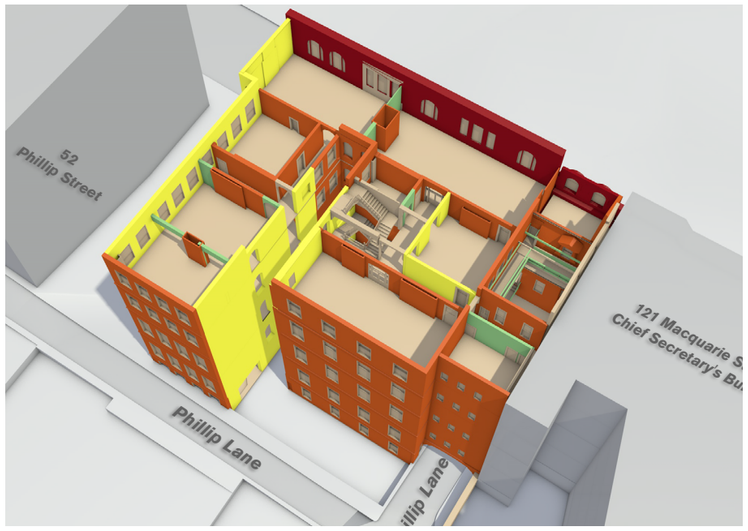




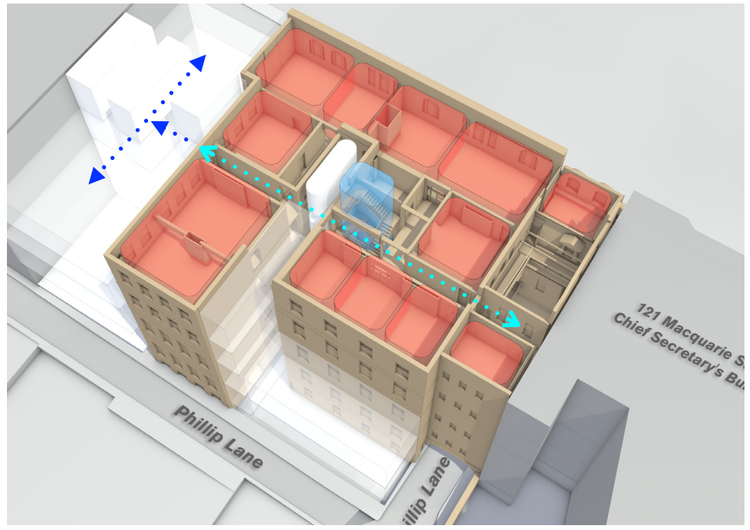
Level 5



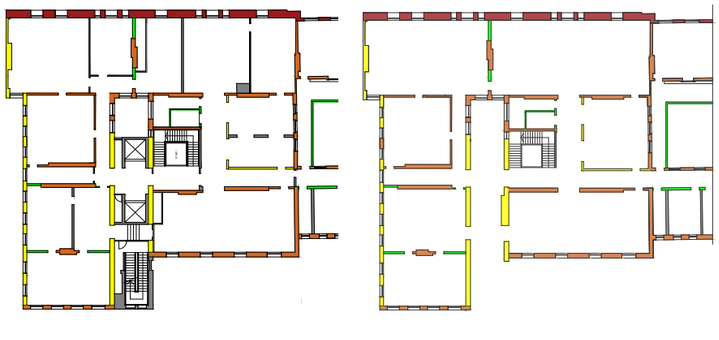
Level 5 Existing



Level 5 Demolition



Level 5 Primary Spaces

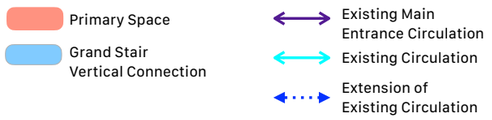


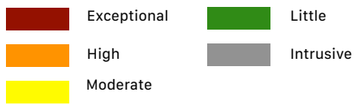
Heritage Significance Mapping
Level 5 - Existing

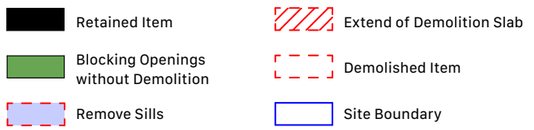
Heritage Significance Mapping
Level 5 - Items to be Retained



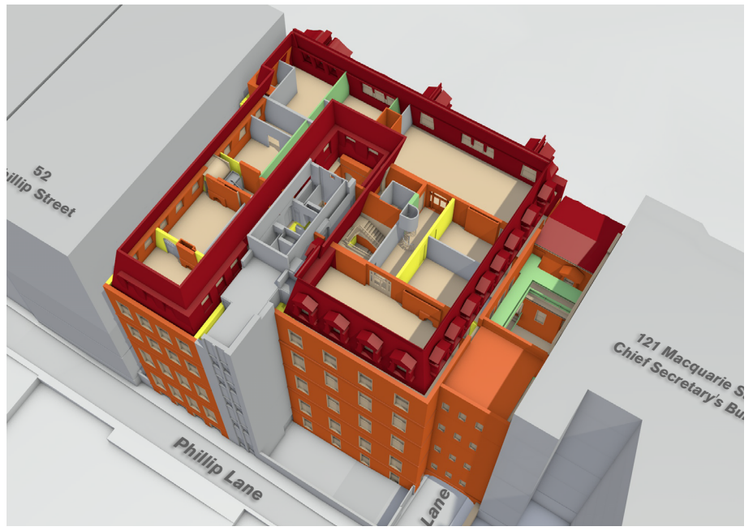
Demolition Plan - Level 5







Level 6



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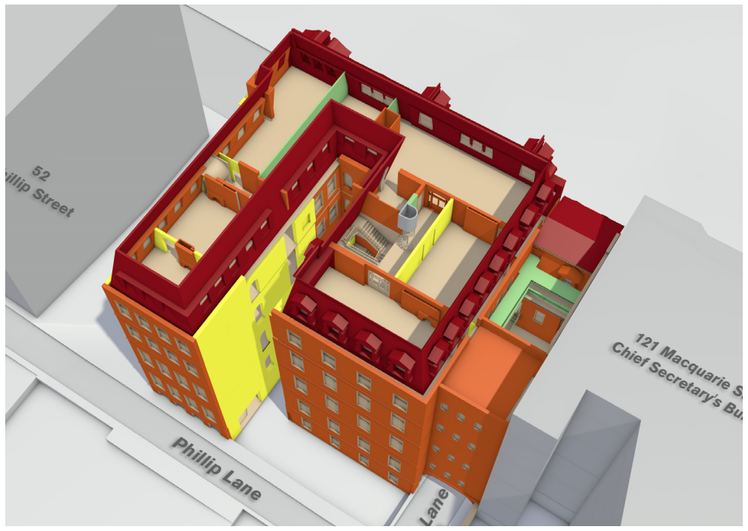
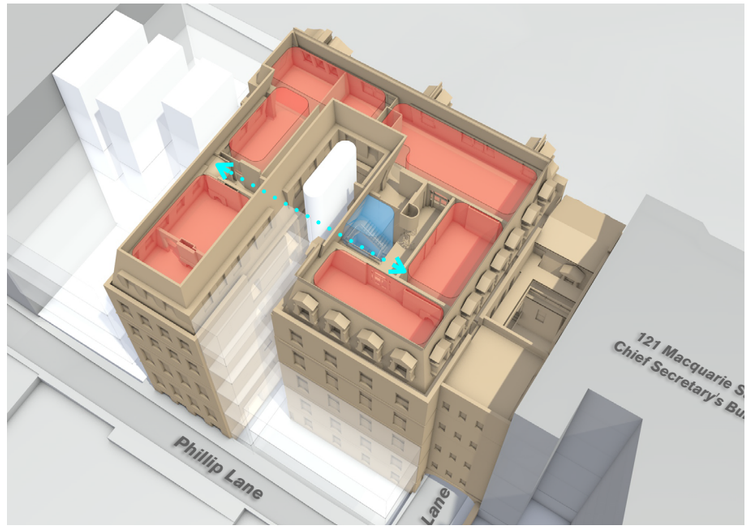
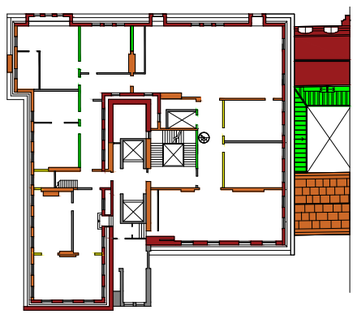


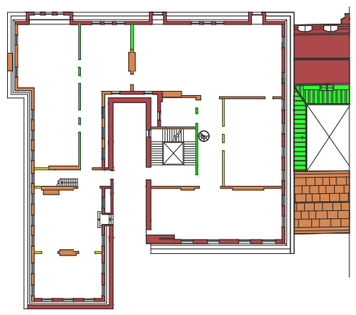
Level 6 Demolition



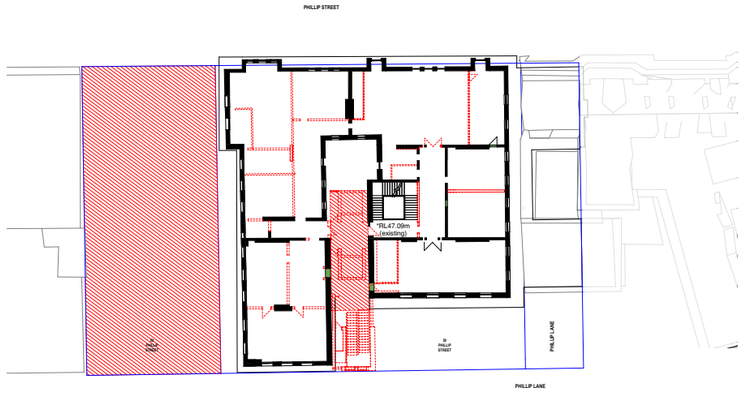
Level 6 Primary Spaces



Heritage Significance Mapping
Level 6 - Existing

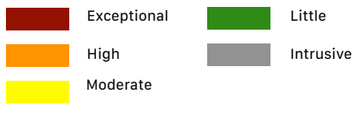


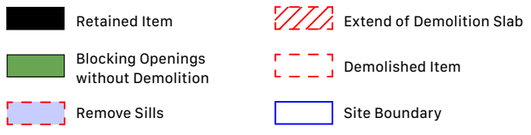
Heritage Significance Mapping
Level 6 - Items to be Retained



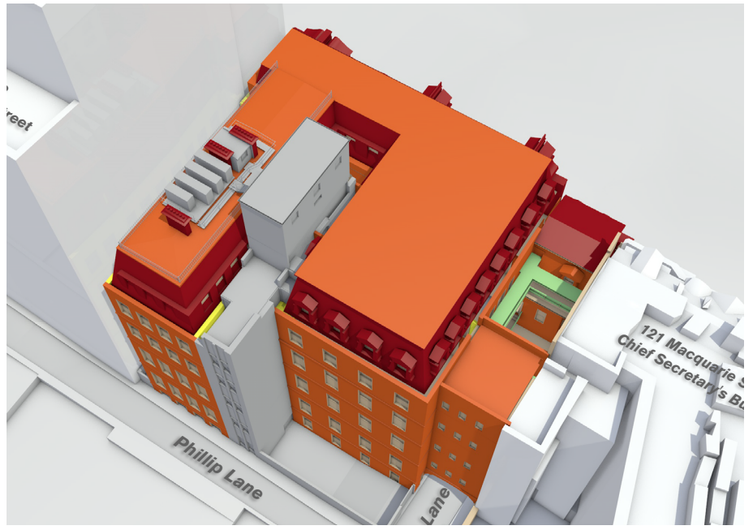
Demolition Plan - Level 6



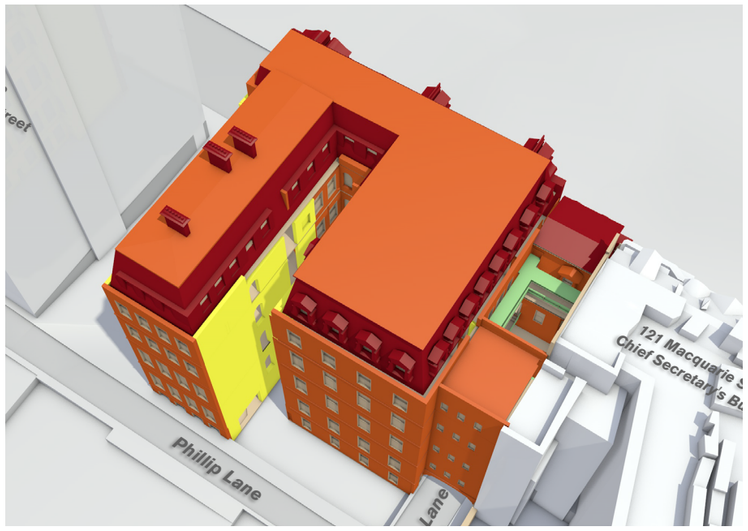




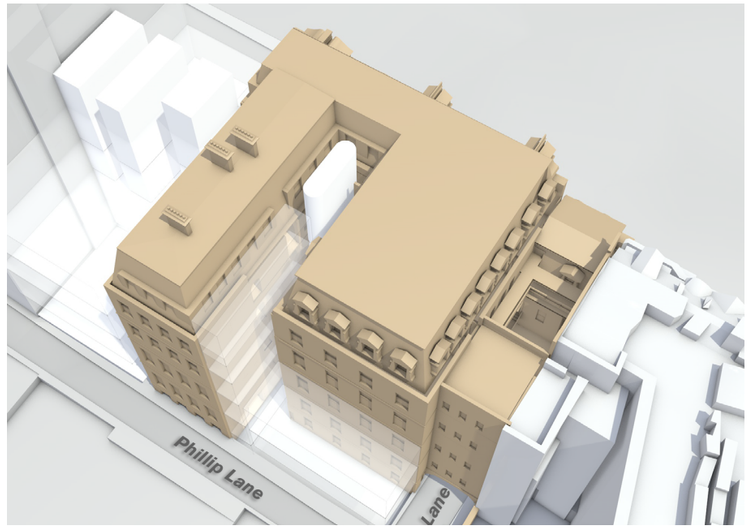
Roof



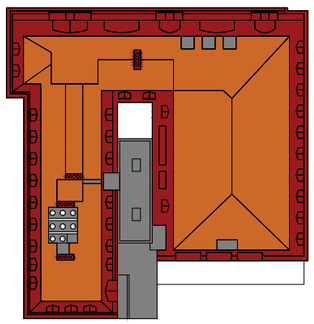
Roof Existing

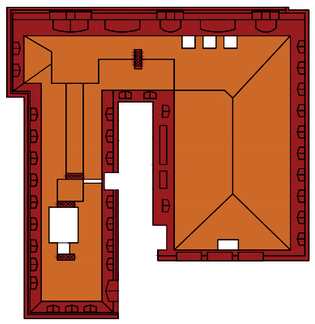


Roof Demolition



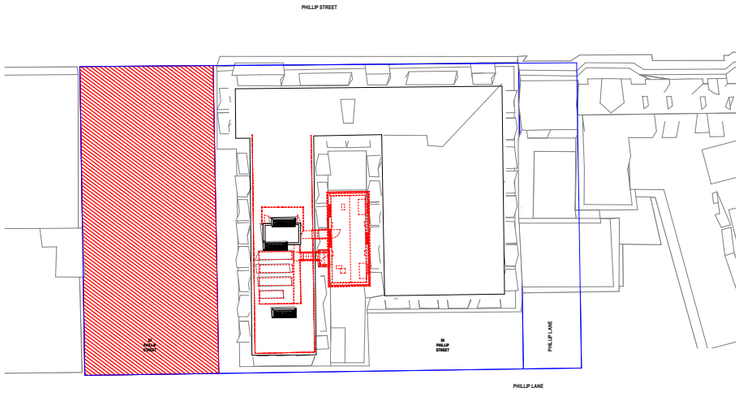
Roof





Heritage Significance Mapping
Roof - Existing

Heritage Significance Mapping
Roof - Items to be Retained



Demolition Plan - Roof



Exceptional
High
Moderate
Little
Intrusive

Retained Item
Blocking Openings
without Demolition
Remove Sills
Extend of Demolition Slab
Demolished Item
Site Boundary

2.5 Structure

2.5.1 Heritage Interface

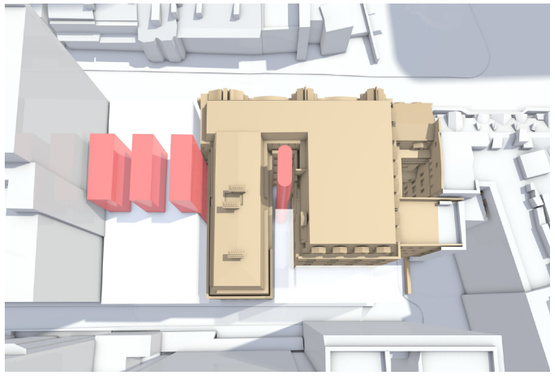
The minor portion of proposed tower extends above the 50 Phillip Street, providing a sufficient gap between the roofscape and the bottom of tower, thus will not visually dominate the original component of the heritage building and will not make any changes to the exceptional and high significant components of the roof.

The proposed tower core structure sits in 52 Phillip Street which is non heritage site and the tower supporting column is located in the existing light well of the Former Department of Public Works Building. The proposed structure transfer zone and the tower volume are above the dome height of the Chief Secretary`s building at RL 62.03m, which allows clear visual separation between the proposed tower component and the podium heritage building as well as Chief Secretary`s building.

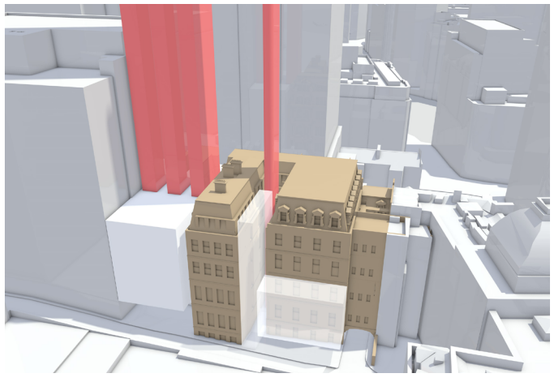
Items to be demolished

Heritage Significant Items

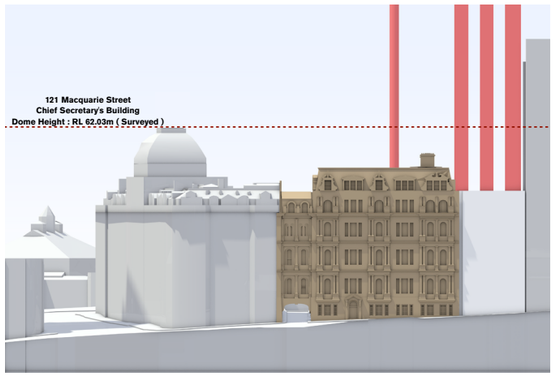
Proposed Structure Elements



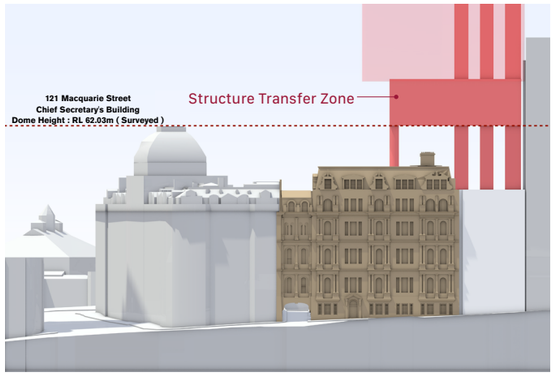
1. Tower Integration - Top View



2. Tower Structure - Phillip Lane View



3. Tower Structure - Phillip Street Elevation



4. Structure Transfer Zone and Tower Volume



5. Bridge Street View

2.5.2 Lightwell Column

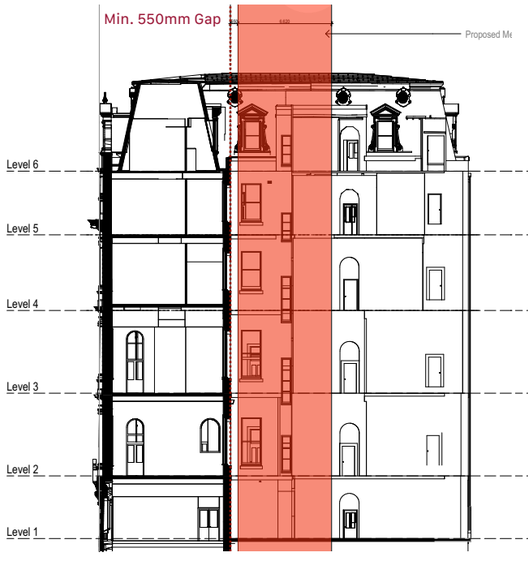
The proposed column in the lightwell of 50 Phillip St provides critical support to the new proposed structure above and is independent to 50 Phillip St. To minimise the impact on the existing heritage structure permanent steel form work is recommended. Due to the sensitivity of the surrounding masonry walls, which are listed as highly significant, excavation for the column footing may require lateral shoring props to maintain confinement of the supporting rock until the new concrete footing is poured. To control the risk of vibration propagation through the existing masonry walls, vertical coring and diamond cutting around the perimeter of the excavation will control the magnitude of vibration waves from oscillating through the to the existing masonry wall footings. Please refer to appended sketches for details on sequencing. The column will be constructed in a method that allows for careful deconstruction, acknowledging that the adjacent heritage building will outlive the new proposed works.

(Extracted from Heritage Structural Construction Methodology Report for DA - TTW)

Below bullets are noted for future detailed design stage.

— The Minimum 550mm gap between the proposed mega column and the heritage facade facing light well including window sills and architraves should be maintained.

— The construction methodology is required to respect heritage fabrics and any construction interventions into those area is not allowed.



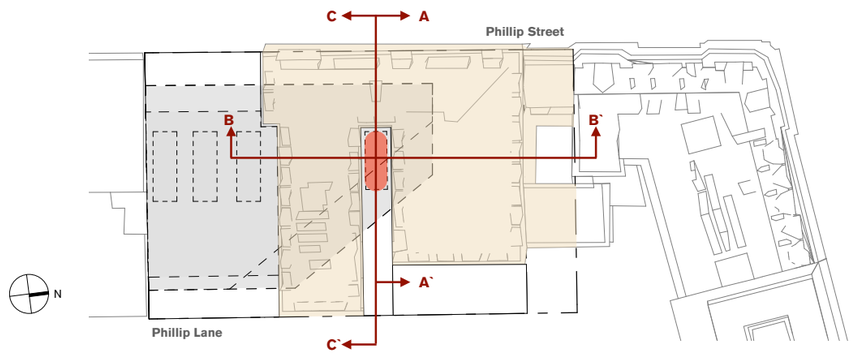
Section AA`



Section BB`



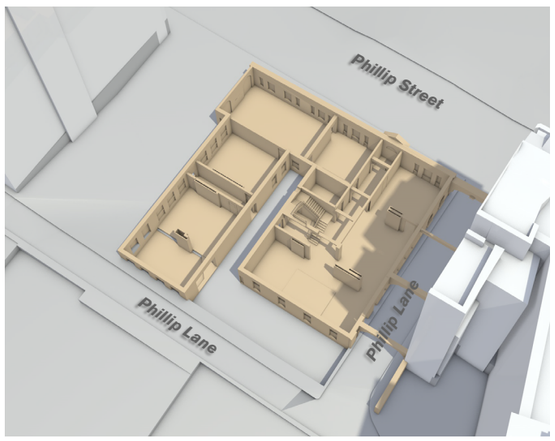
Section CC`



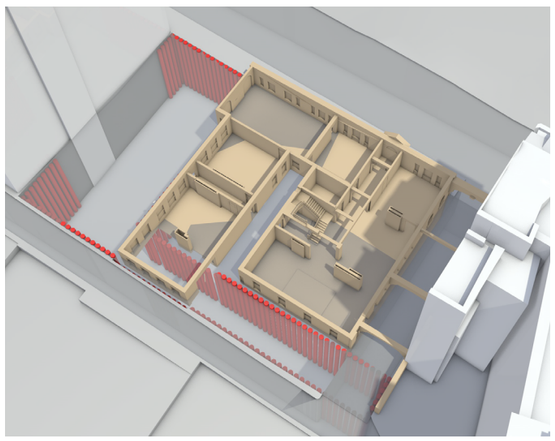
2.5.3 Basement Construction Methodology

The proposed development includes excavating underneath the Phillip Lane wing on the eastern extremity of the building. This involves digging underneath highly and moderately significant heritage fabric. To prevent settlement and subsequent cracking to these elements, it is proposed in appended sketches to construct concrete beams of high stiffness beneath the existing walls and pile down to basement. This will provide the existing wall with adequate support and allow for water and soil retention in the basement area.

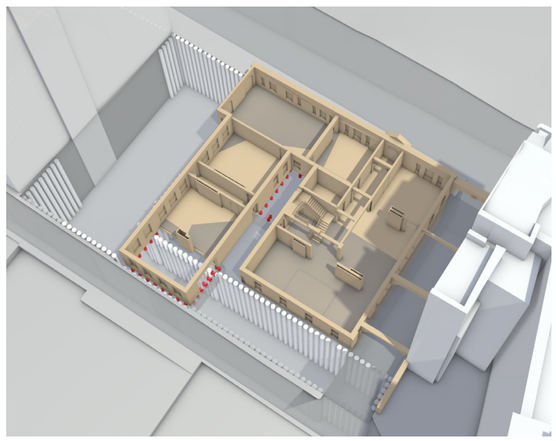
(Extracted from Heritage Structural Construction Methodology Report for DA - TTW)



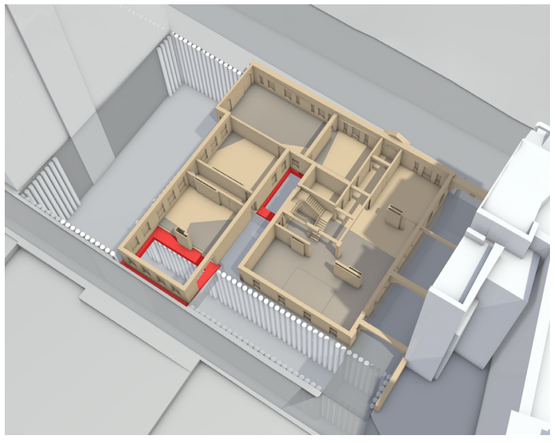
1. Heritage Fabric



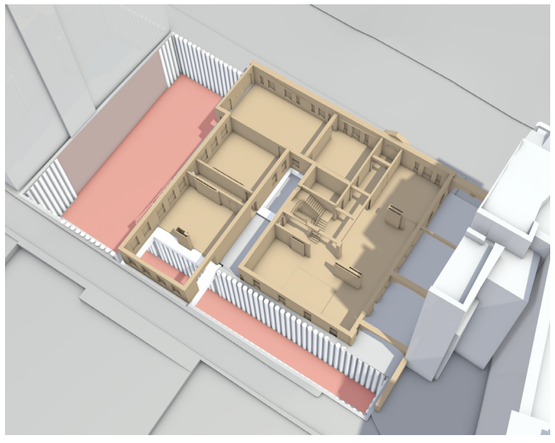
2. Piles
Proposed Piles



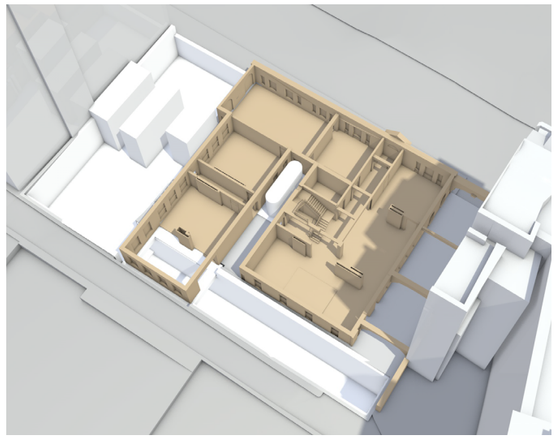
3. Underpinning
Proposed Underpins



4. Form Beam
Proposed Form Beams



5. Excavation
Proposed Excavation zone

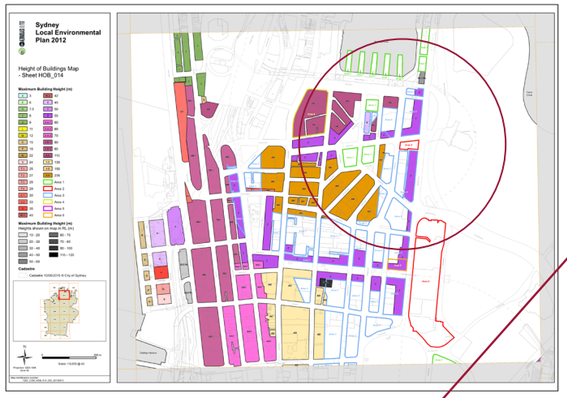


6. Basement

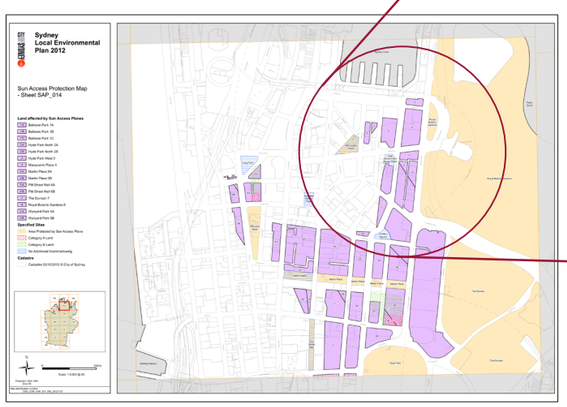
2.6 Height and Sun Access Plane

2.6.1 Local Environmental Plan 2012 - Controls

50 and 52 Phillip Street is located within the land affected by Sun Access Planes, The Domain 7 and Royal Botanic Gardens 8.



LEP 2012 Height of Building Map

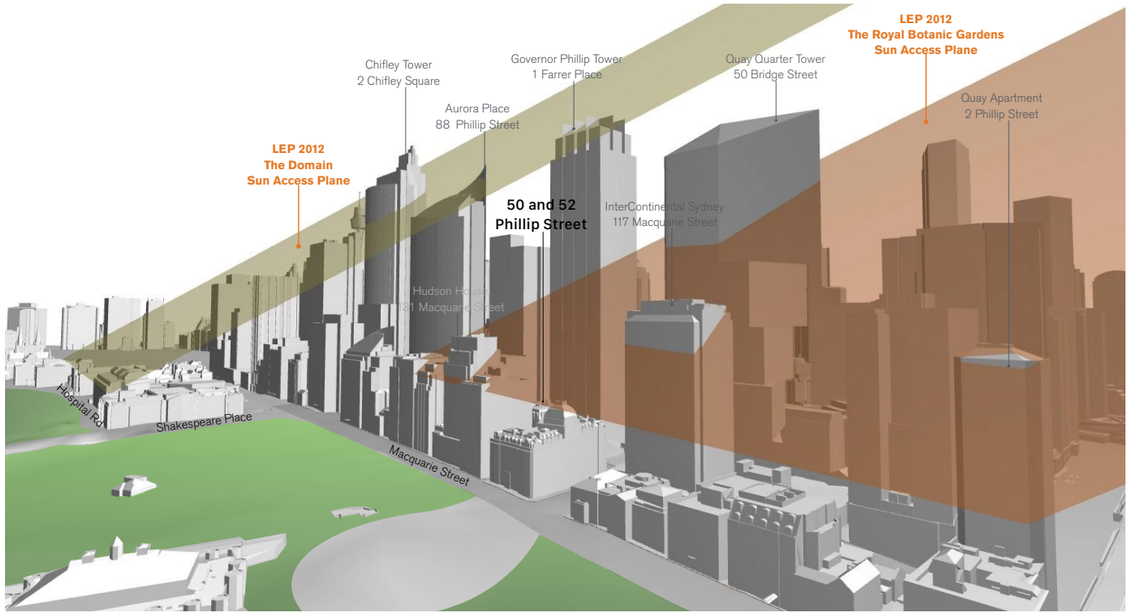


LEP 2012 Sun Access Protection Map



2.6.2 Local Environmental Plan 2012 - Sun Access Plane

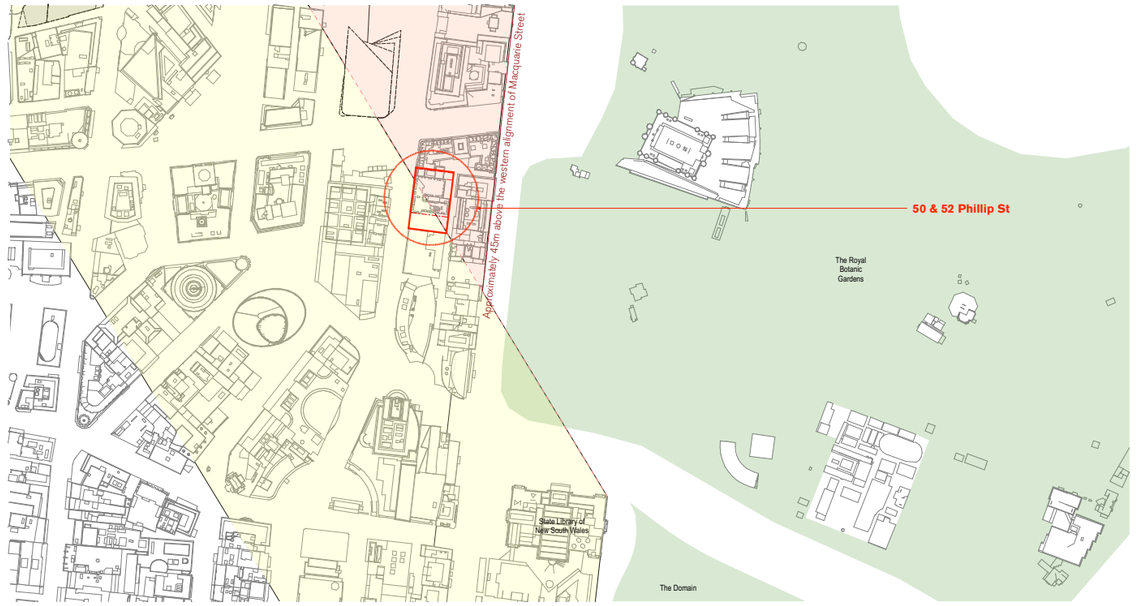
The height controls on 50 and 52 Phillip Street are determined by the Royal Botanic Gardens and the Domain Sun Access Planes in Sydney LEP 2012.



LEP Sun Access Plane - Aerial

LEP 2012 The Royal Botanic Garden Sun Access Plane

LEP 2012 The Domain Sun Access Plane



LEP 2012 The Royal Botanic Garden Sun Access Plane

LEP 2012 The Domain Sun Access Plane

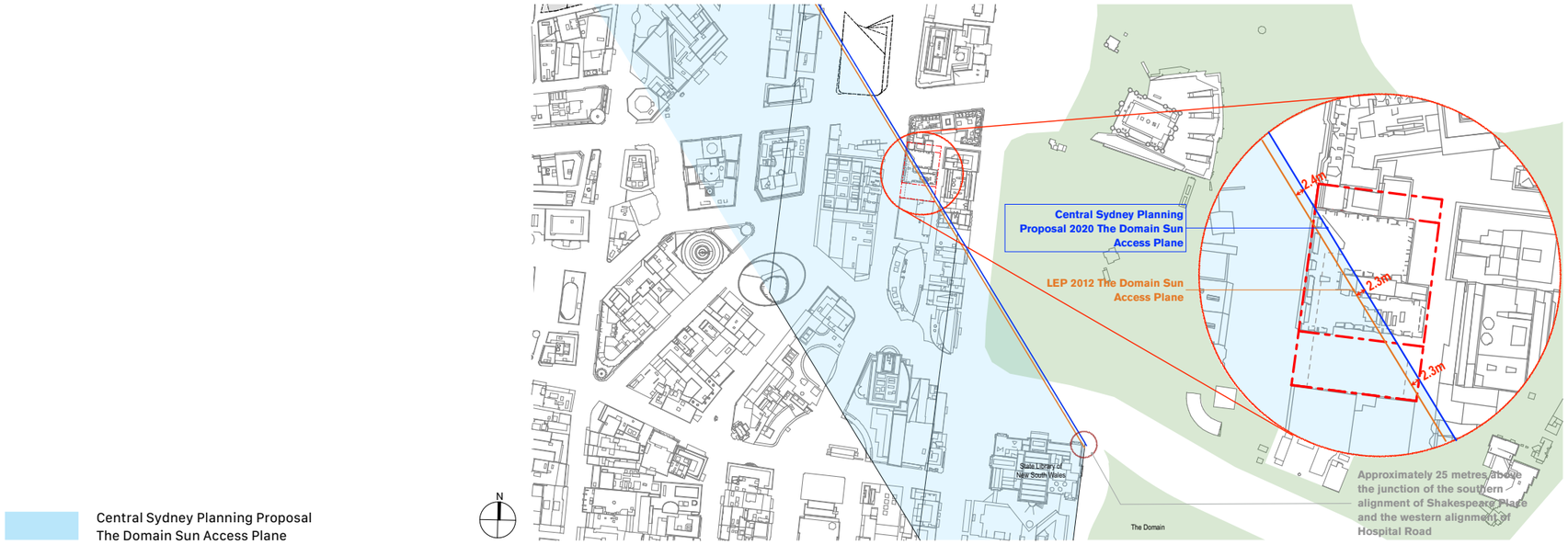
2.6.3 Central Sydney Planning Proposal 2020 - Sun Access Plane

Modeling discrepancy

When the Sun Access Plane from the Central Sydney Planning Proposal 2020 is overlaid with the one from LEP 2012, minor modeling discrepancy is detected.

The discrepancy of horizontal bearing angle is less than one degree, however as 50 and 52 Phillip Street is located at the edge of the Royal Botanic Gardens Sun Access Plane and the Domain Sun Access Plane, the discrepancy significantly impacts on the allowable building height and potential massing on site.

For the purpose of SSDA submission, those Sun Access Planes are carefully set based on the definition from the Central Sydney Planning Proposal 2020.

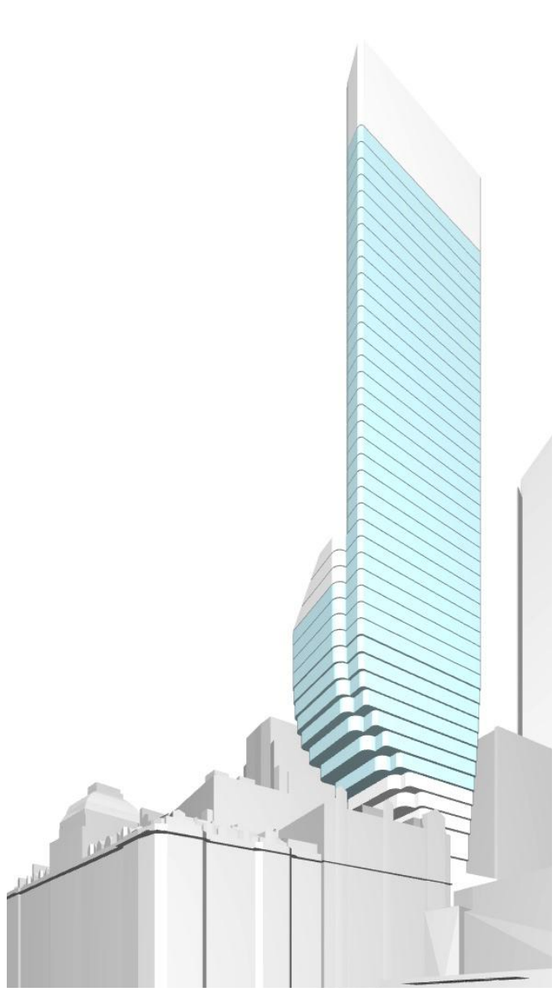


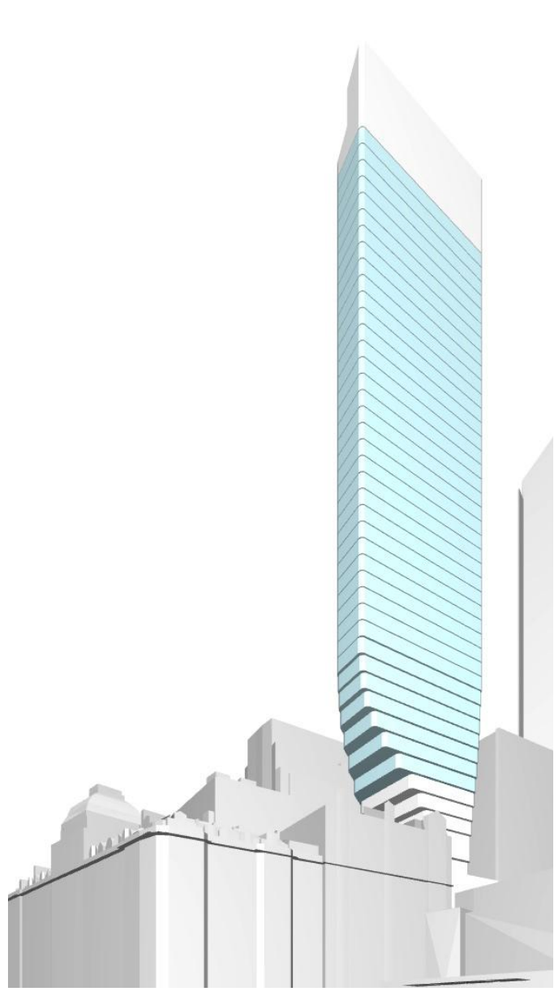


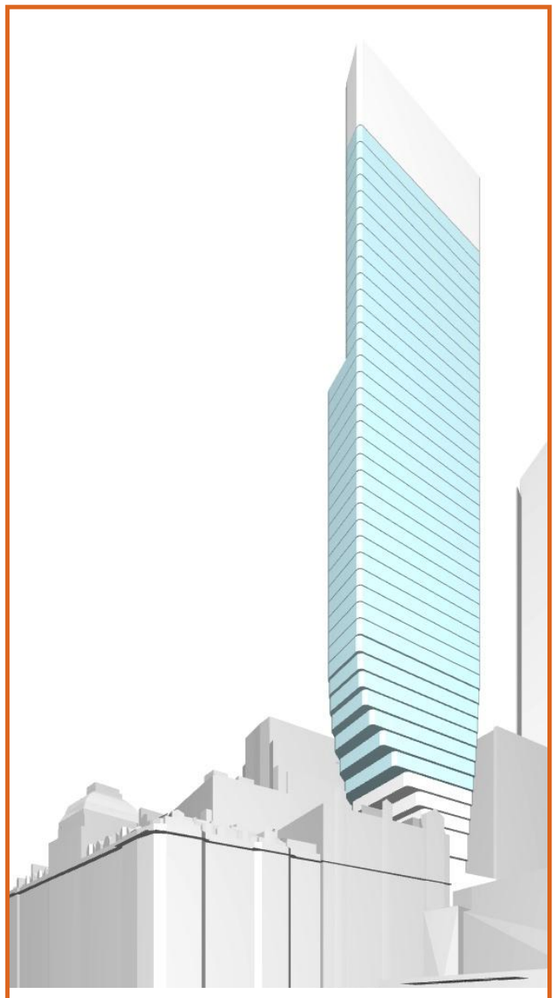
2.6.4 Massing Options Consider - Summary

Many massing options have been considered as a possibility for the site and remain possible within the site context and the urban controls. A key factor was to prevent an additional overshadowing to the Royal Botanic Gardens and the Domain at southeastern side of 50 and 52 Phillip Street.

In conclusion, considering the environmental impact to the nearby public domains and the visual impact to the significant heritage below, Option C (Under Existing Quay Quarter Tower Overshadowing) is the preferred option to be a base to develop a building envelope for this SSD DA submission.







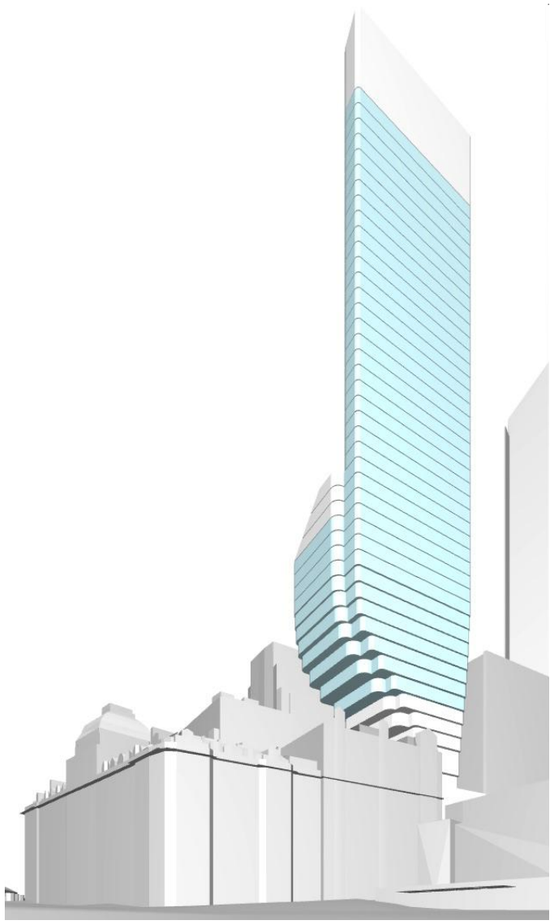
	Option A - Central Sydney Planning Proposal 2020 Sun Access Plane Compliant Option	Option B - Additional Shadow on Hospital Road	Option C - Under Existing Quay Quarter Tower Overshadowing
Overshadowing to The Royal Botanic Garden	NO	NO	NO
Overshadowing to The Domain	NO	NO	NO
Overshadowing to The Hospital Road	NO	YES	NO
Summary comment	Undesirable Building Form	Desirable Building Form (with Additional shadow on Hospital Road)	Desirable Building Form (No Additional shadow)

Massing Options considered

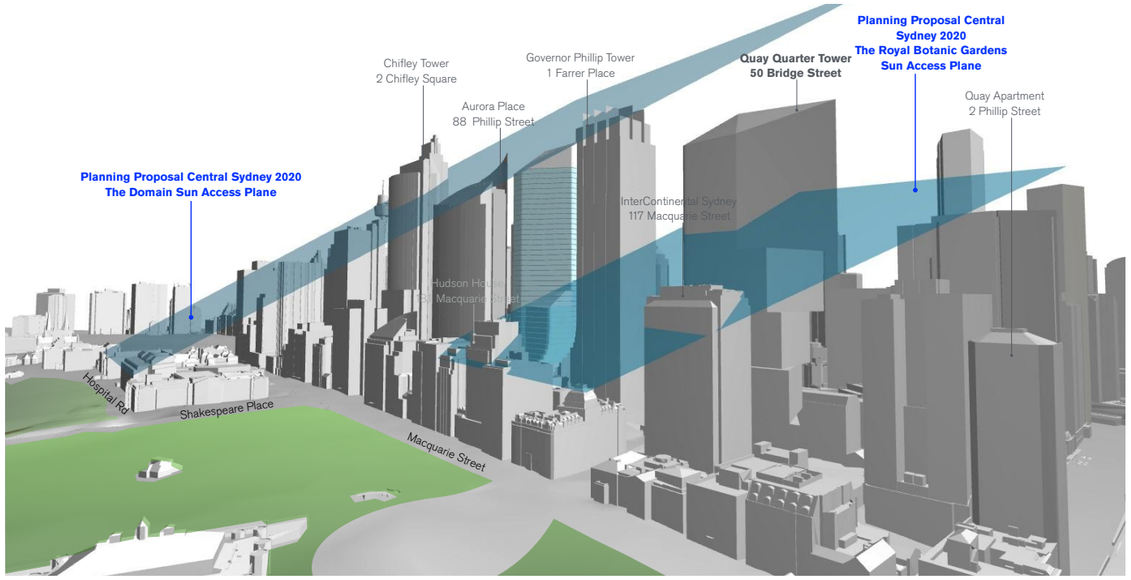
Option A:
Central Sydney Planning Proposal 2020
Sun Access Plane Compliant Option

Option A massing is located under both of the Domain Sun Access Plane and the Royal Botanic Gardens Sun Access Plane, so that there is no additional overshadowing on any public domains.

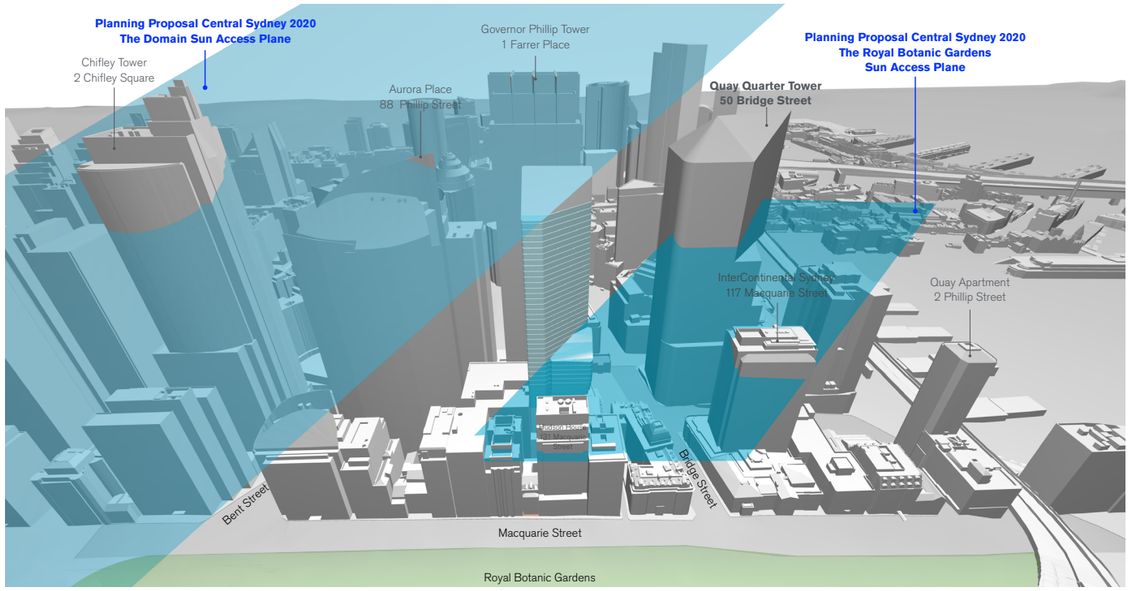
However the lower portion of the tower comes out massively above the Former Public Works Building to allocate the allowable GFA under the current control, which forms undesirable building form and remarkable visual impact on the significant heritage building, the Chief Secretary's Building and the Former Public Works Building.



Tower Massing - Option A



Northeastern Aerial View - Option A

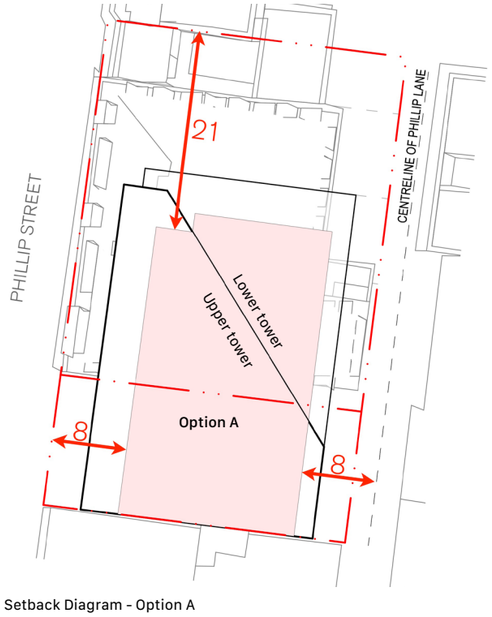


Eastern Aerial View - Option A

Massing Options considered

Option A:
Central Sydney Planning Proposal 2020
Sun Access Plane Compliant Option

Overshadowing to the Royal Botanic Gardens : No
Overshadowing to the Domain : No
Overshadowing to the Hospital Road : No



Setback Diagram - Option A



Shadow Study 2pm, 21 June - Option A

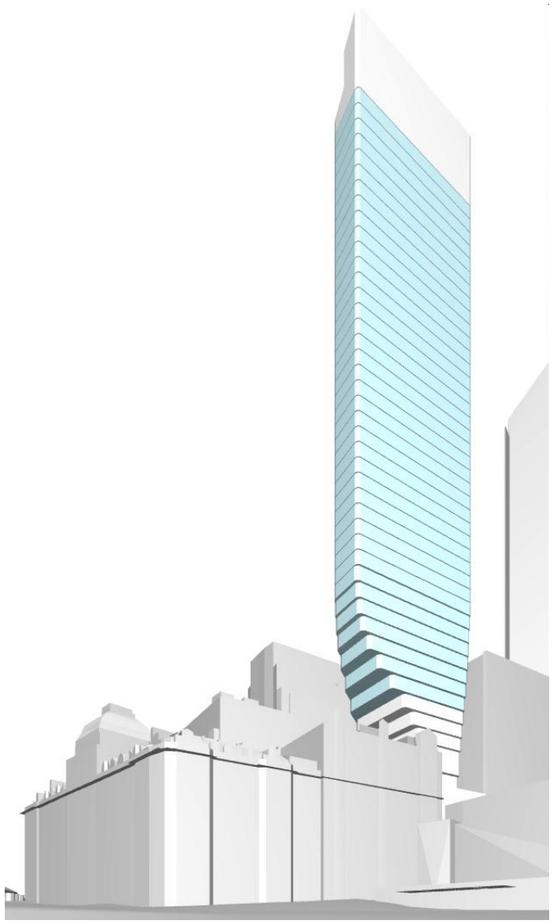
Massing Options considered

Option B:
Additional Shadow on Hospital Road

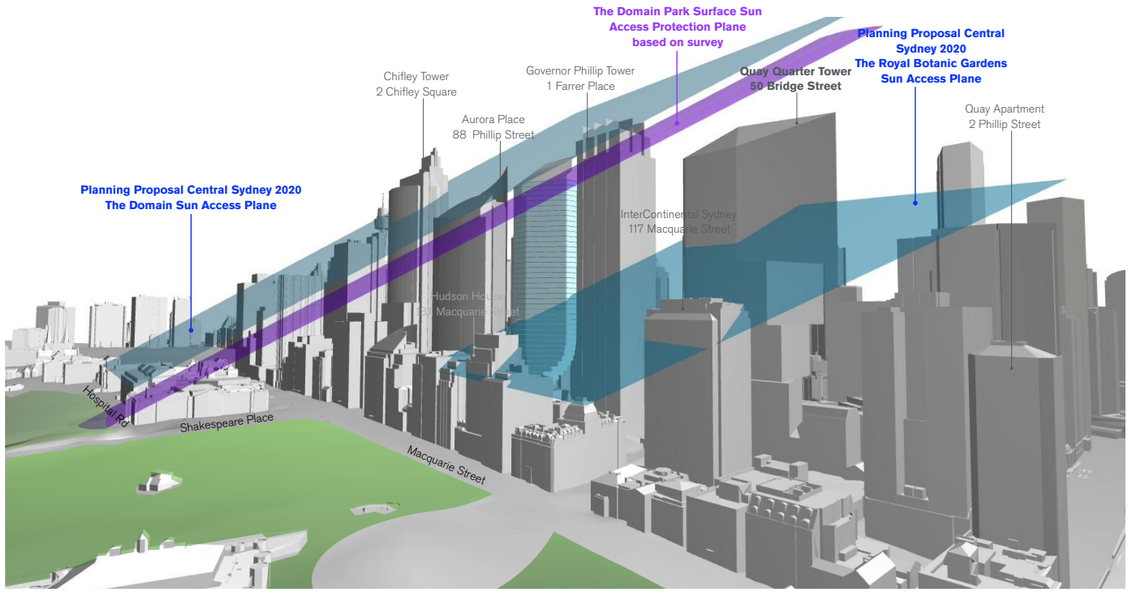
Option B massing is located under the Domain Sun Access Plane, but the lower portion of the tower is above the Royal Botanic Gardens Sun Access Planes. This lower portion of the tower causes additional overshadowing to the Hospital Road, however there is no additional overshadowing on to the surface of the Domain.

The tower form achieves desirable slender form, which has less visual impact to the significant heritage building, the Chief Secretary's Building and the Former Public Works Building.

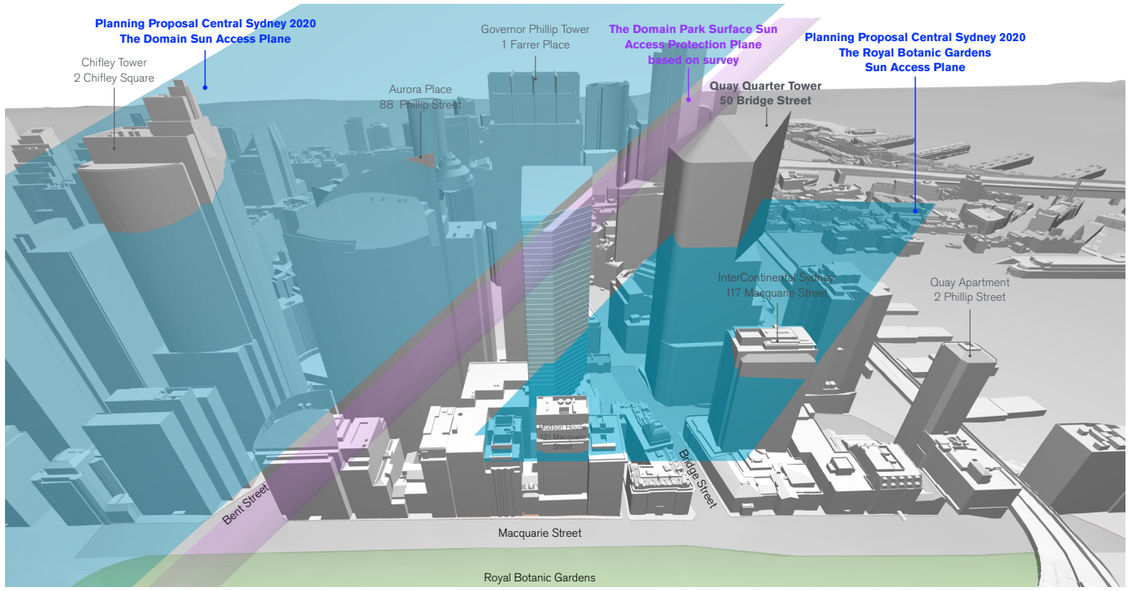
This massing option forms a viable tower envelope with no detrimental overshadowing, and was presented to stakeholders. However It was ultimately discounted based on their feedback.



Tower Massing - Option B



Aerial View - Option B

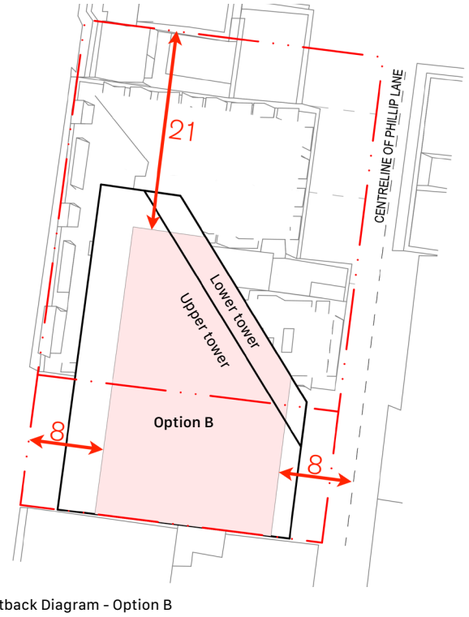


Aerial View - Option B

Massing Options considered

Option B:
Additional Shadow on Hospital Road

Overshadowing to the Royal Botanic Gardens : No
Overshadowing to the Domain : No
Overshadowing to the Hospital Road : Yes



Setback Diagram - Option B



Shadow Study 2pm, 21 June - Option B

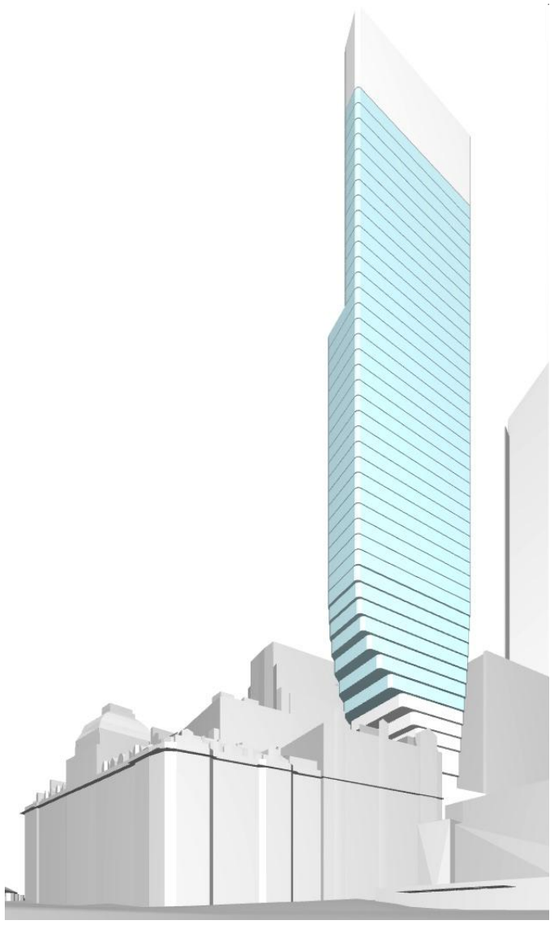
Massing Options considered

Option C:
Under Existing Quay Quarter Tower Overshadowing

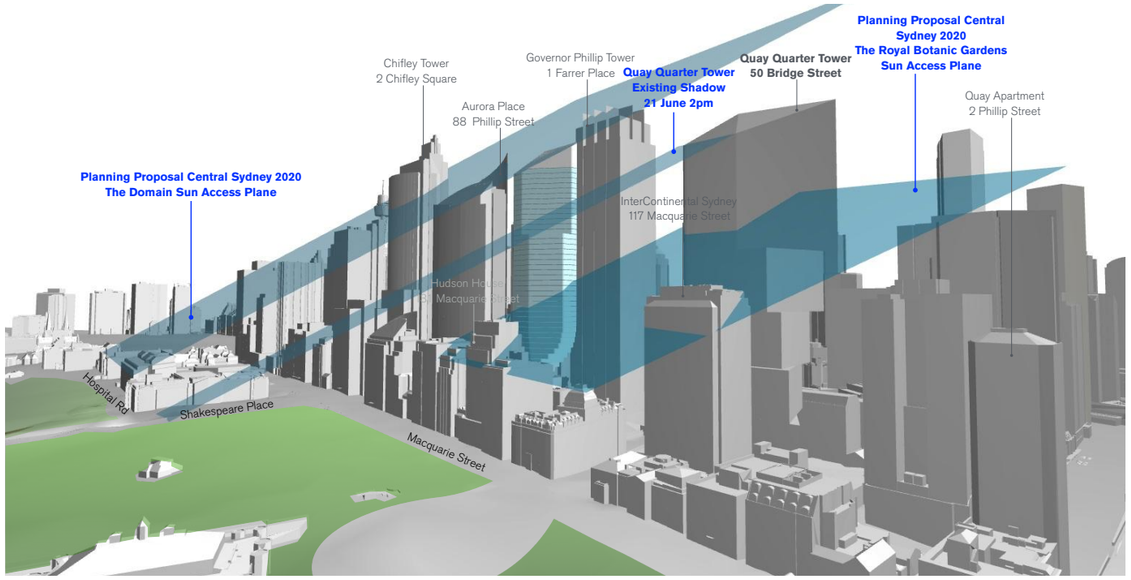
Option C massing is l located under the Domain Sun Access Plane, but the lower portion of the tower is above the Royal Botanic Gardens Sun Access Planes. However this portion sits under the existing overshadowing of Quay Quarter Tower, so that there is no additional overshadowing on any public domains.

The tower form achieves desirable slender form, which has less visual impact to the significant heritage building, the Chief Secretary's Building and the Former Public Works Building.

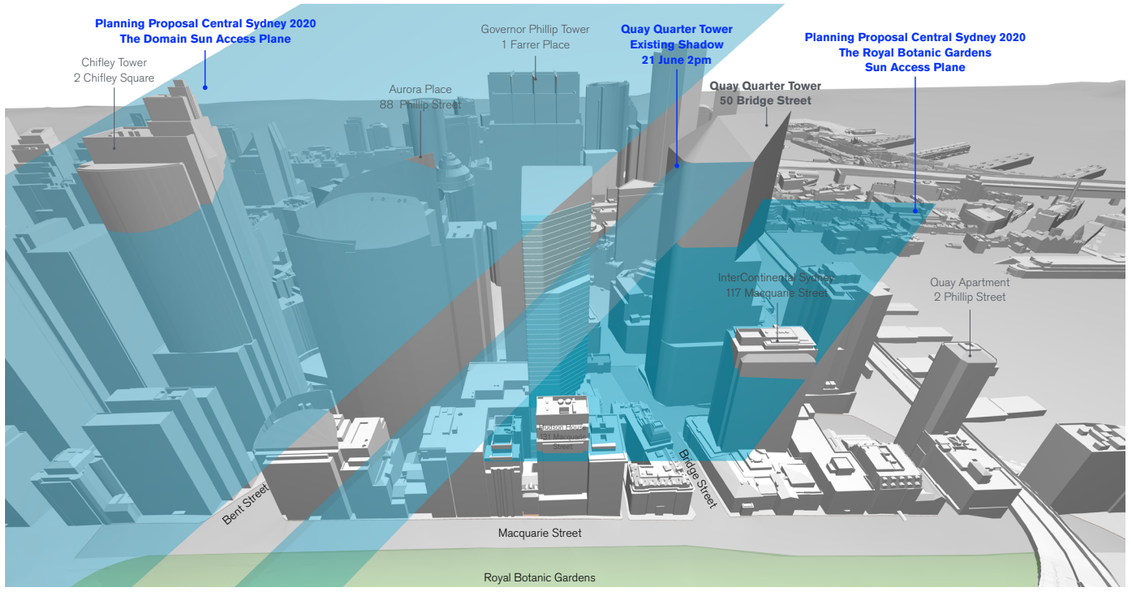
This massing option was progressed as it forms viable tower envelope resulting no additional overshadowing.



Tower Massing - Option C



Aerial View - Option C

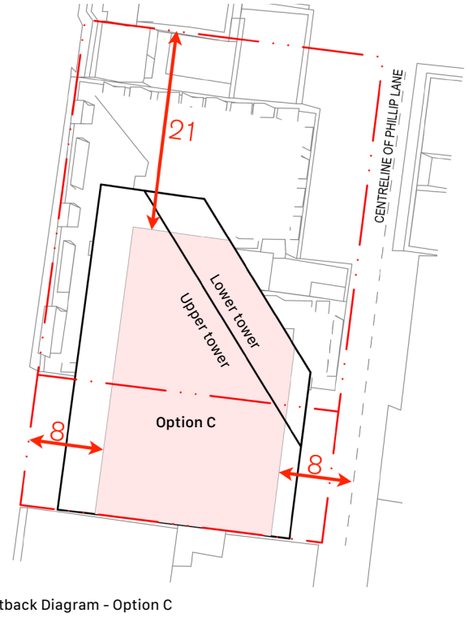


Aerial View - Option C

Massing Options considered

Option C:
Under Existing Quay Quarter Tower Overshadowing

Overshadowing to the Royal Botanic Gardens : No
Overshadowing to the Domain : No
Overshadowing to the Hospital Road : No



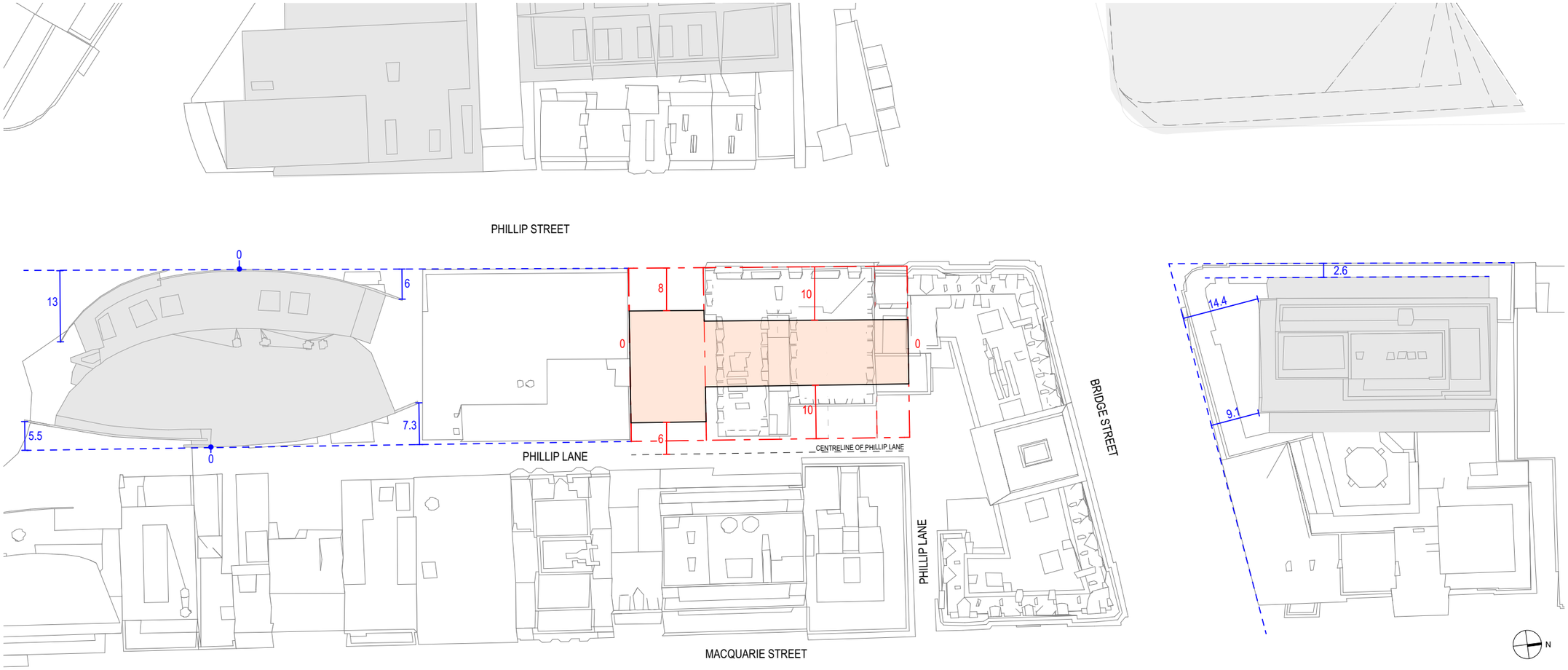
Setback Diagram - Option C



Shadow Study 2pm, 21 June - Option C

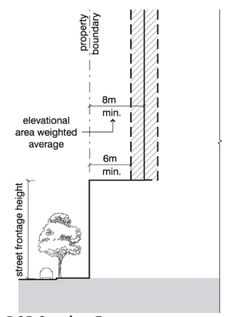
2.7 Setback Controls

Sydney DCP 2012 Setback Control

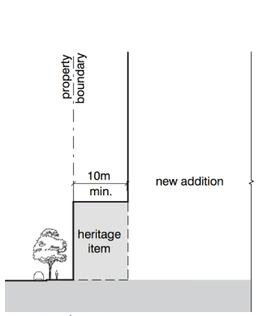


Sydney DCP 2012 Setback Control

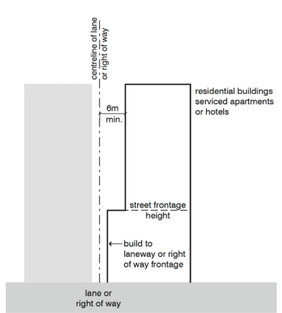
Average front setback:	**8m**
Minimum front setback:	**6m**
Setback above a Heritage item:	**10m**
Setback from Centre of Laneway:	**6m**
Setback from side or rear boundary: with principal windows	**3m**
Setback from side or rear boundary: without principal windows	**0m**



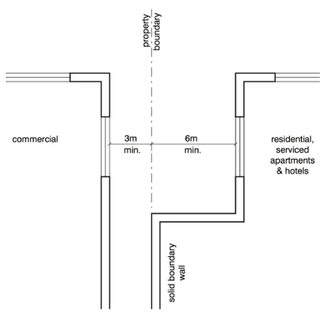
DCP Section 5
Figure 5.4_Front Setback



DCP Section 5
Figure 5.7_Heritage Setback



DCP Section 5
Figure 5.10_Laneway Setback



DCP Section 5
Figure 5.9_Side or Rear Set-back

Phillip Street Context

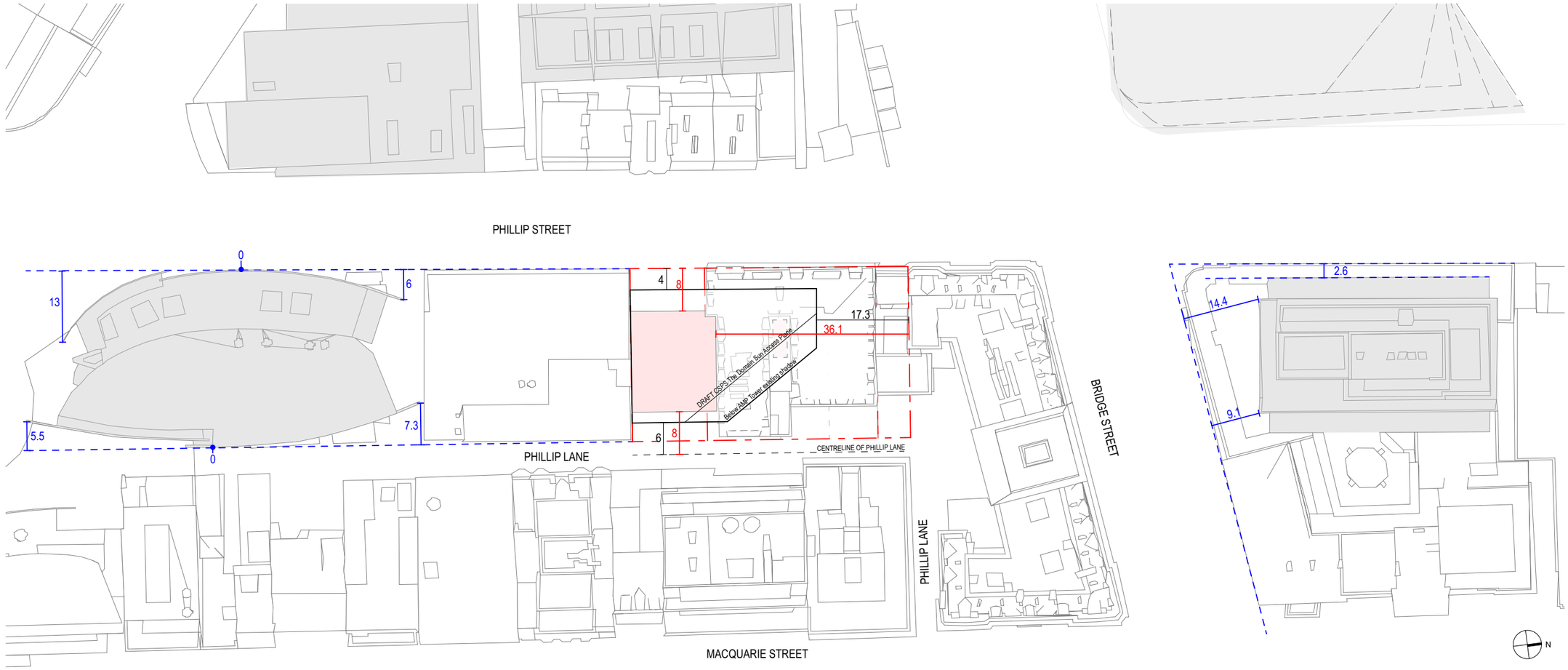
Aurora Place

Average setback:	**2.4m**
Minimum setback:	**0m**

Intercontinental Sydney

Average setback:	**2.4m**
Minimum setback:	**0m**

Proposed Street Setback

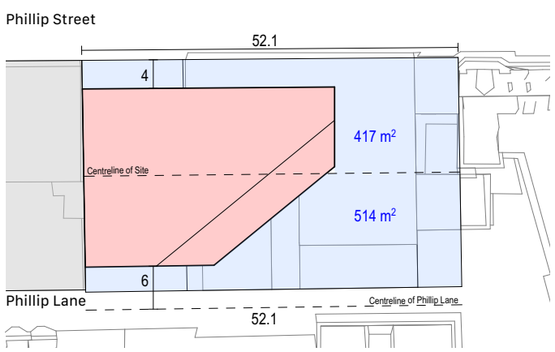


Tower typical setback

- 4 m Phillip Street setback
- 6 m setback from centre of Phillip Lane
- 17.3 m setback from northern side boundary
- 0 m setback from southern side boundary

Tower typical Average setback

- 8.0 m Average setback from Phillip Street
- 9.8 m Average setback from Phillip Lane

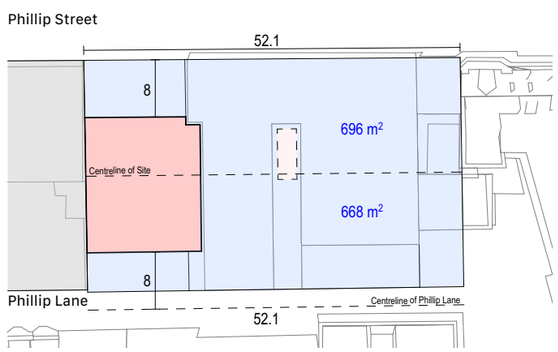


Tower bottom setback

- 8 m Phillip Street setback
- 8 m setback from centre of Phillip Lane
- 36.1 m setback from northern side boundary
- 0 m setback from southern side boundary

Tower bottom Average setback

- 13.3 m Average setback from Phillip Street
- 12.8 m Average setback from Phillip Lane

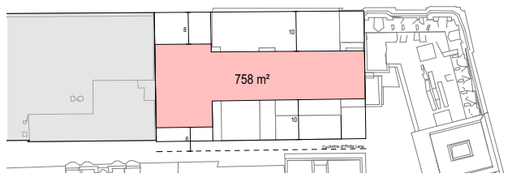


Comparison between Sydney DCP2012 Setback and Proposed Setback

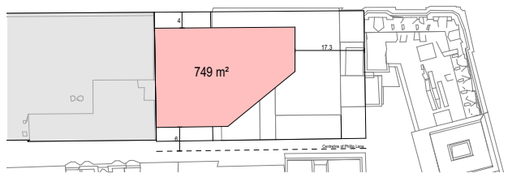
Setbacks have been reviewed relative to the existing context. The existing setback of Aurora Place to Phillip Street and Phillip Lane are 0m minimum with an average setback of approximately 2.4m. The intercontinental hotel tower also has a reduced setback on Phillip Street.

A 0m setback is undesirable for a new tower at 50 and 52 Phillip Street but in the context of Aurora Place and the Intercontinental Hotel tower a reduced setback may be justified, provided wind conditions can be managed and heritage requirements satisfied. Heritage setbacks are proposed to be achieved through a tapering setback of the tower form above the heritage building.

The diagrams on this page are comparing an area of reduced setback and increased setback for each tower and transfer levels. The increased setback area is always more than the reduced setback area in total for each tower and transfer levels.
Eventually the proposed tower floor plate is smaller than the one allowed under the Sydney DCP 2012, which achieves a compact floor plate with larger setback from northern boundary above the significant heritage building on 50 Phillip Street and 121 Macquarie Street.

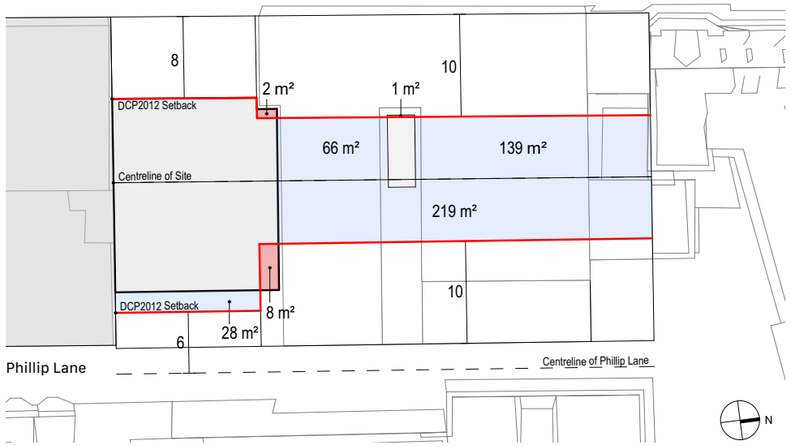


Floor Plate Comparison - Sydney DCP2012



Floor Plate Comparison - Tower typical

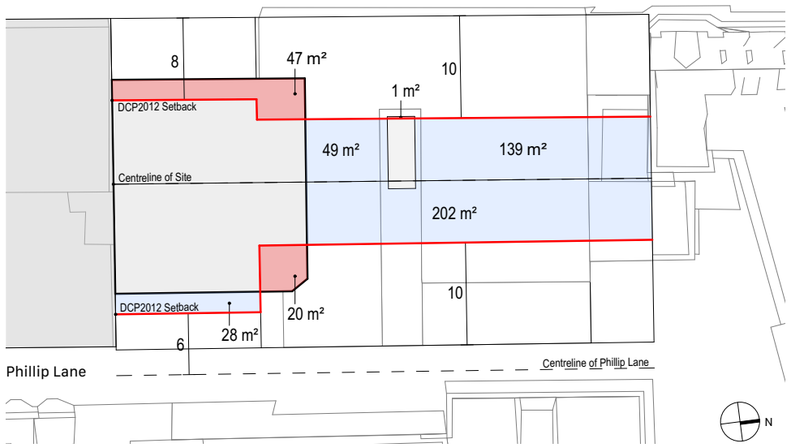
Phillip Street



Setback comparison - Tower bottom

Reduced Setback Area : 11 m2
Increased Setback Area : 452 m2

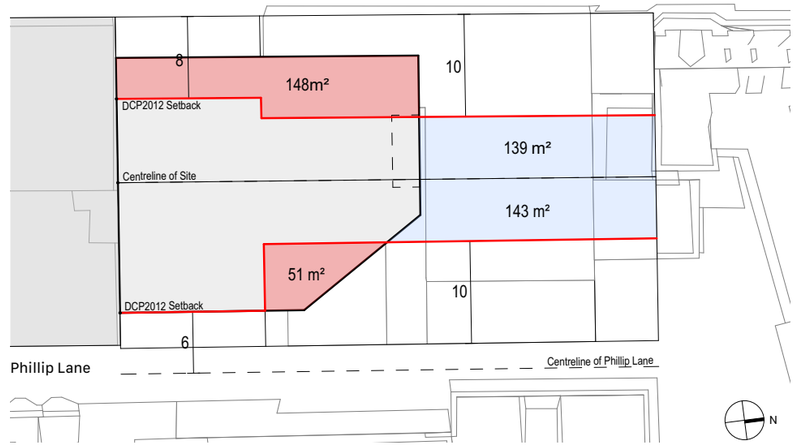
Phillip Street



Setback comparison - Transfer zone RL 56.52m

Reduced Setback Area : 68 m2
Increased Setback Area : 418 m2

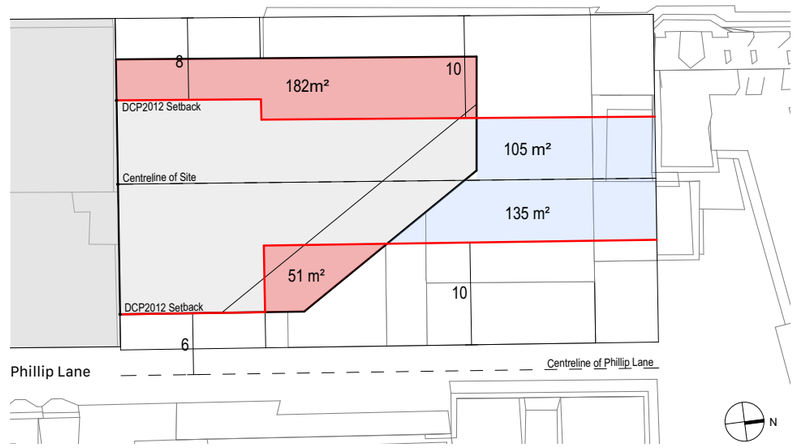
Phillip Street



Setback comparison - Transfer zone RL 62.03m

Reduced Setback Area : 199 m2
Increased Setback Area : 282 m2

Phillip Street



Setback comparison - Tower typical above RL 71..63m

Reduced Setback Area : 233 m2
Increased Setback Area : 240 m2

2.8 Potential Future Development Study

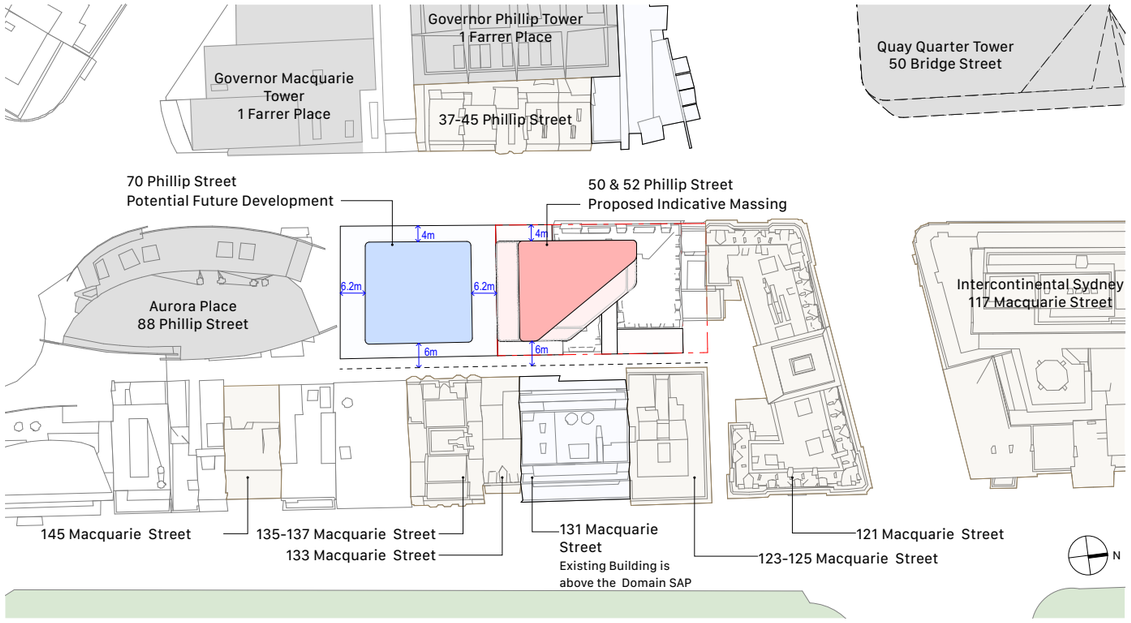
Some of the most adjacent neighbouring sites contain heritage buildings which have no potential to develop a tall building above, such as 37-45 Phillip Street to the east, 121 Macquarie Street to the north.

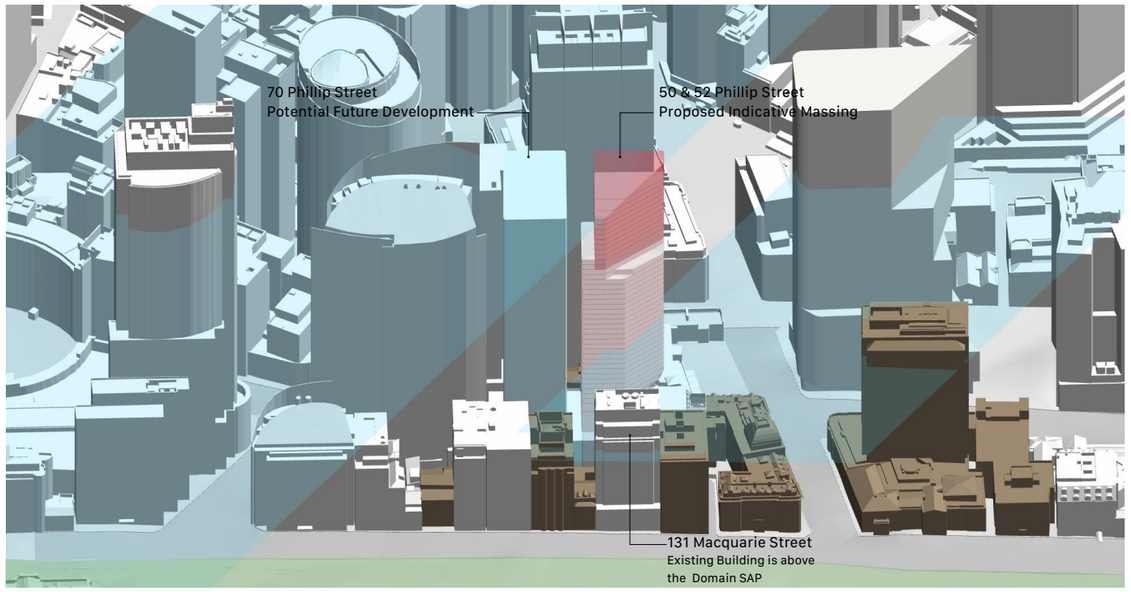
At the eastern side of 50 and 52 Phillip Street, the future development of tall buildings are restricted by the Royal Botanic Gardens Sun Access Plane, such as 135-137, 133, 131 and 123-125 Macquarie Street.

At the southern side of 50 and 52 Phillip Street, 70 Phillip Street has potential capacity of future development, which has been studied with potential site setbacks and modeled to examine the relationship to the proposed massing of 50 and 52 Phillip Street.

70 Phillip Street Potential Site Setbacks

- 4 m Phillip Street setback
  (Aligned with Proposed tower at 50 and 52 Phillip Street)
- 6 m setback from centre of Phillip Lane
  (Sydney DCP 2012 Setback, Aligned with Proposed tower at 50 and 52 Phillip Street)
- 6.2 m northern boundary setback
  (DRAFT SCPS Side Setback 3.33% of building height)
- 6.2 m southern boundary setback
  (DRAFT SCPS Side Setback 3.33% of building height)





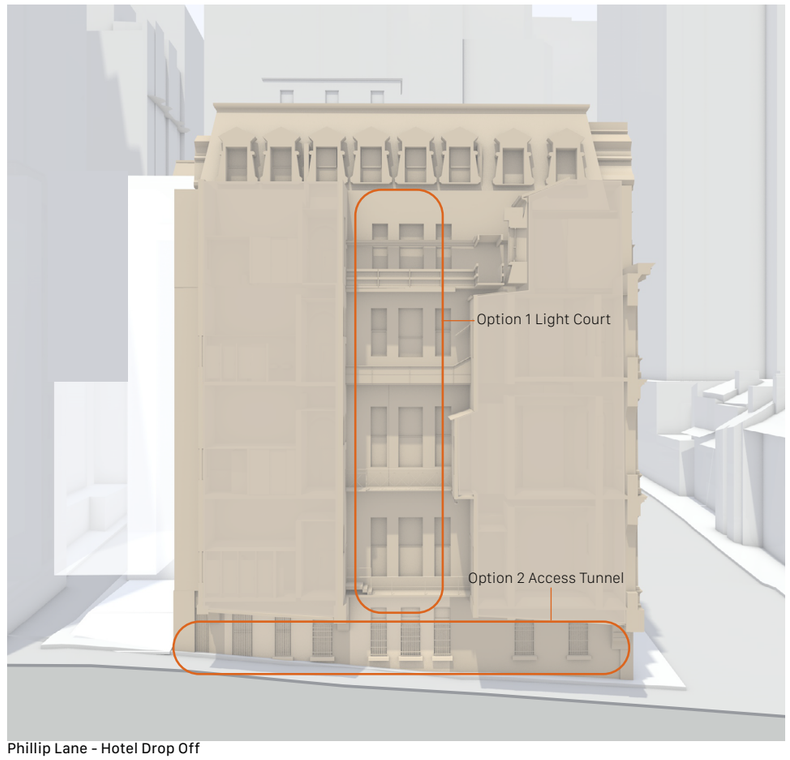
50 & 52 Phillip Street
Proposed Indicative Massing

70 Phillip Street
Potential Future Development

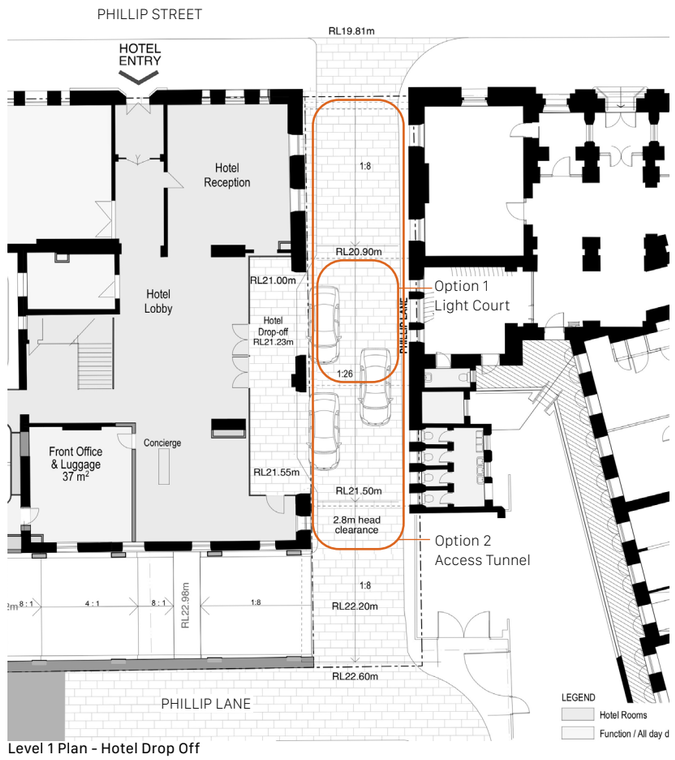
2.9 Public Art Strategy

Globally, there is a culture of excellence which has developed between heritage contexts and contemporary art, whether the settings for the Venice Biennale or challenging installations within Place Vendôme.
This beautiful building suffers from the typical ‘back of house’ approach to the rear light court and access tunnel. Both locations have extraordinary potential to not only improve the building, the pedestrian experience and outlook but also become a destination off the main streets (a secret gem).
Philip Lane is to become activated by the hotel drop off and these little used spaces will become a valued place.





Phillip Lane - Hotel Drop Off



Level 1 Plan - Hotel Drop Off



Phillip Lane - Phillip Street Entry



Phillip Lane - View from Phillip Street Entry



Phillip Lane - View from L4



Looking up the Lightwell towards East



Looking up the Lightwell towards West

Option 1 Light Court

The light court offers a 5 storey volume to suspend a light weight and light reflecting work which will reinforce the space as a place and provide outlook from light court windows. This can be combined with wall painting of bold graphic character (or as a stand alone alternative) or green wall. The shadows cast from the work can provide additional character on the ground surface of the lane and walls.

The wall graphic may be commissioned as a counterpoint to the strong colonial character of the sandstone building, offering contemporary First Nations identity at the heart of the hotel's arrival.

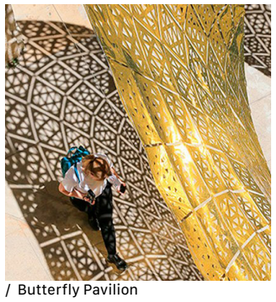
Suspended Courtard Work allowing reflection of light and filtered, patterned shadows



/ Image Caption



/ Juniper Rail Courtyard



/ Butterfly Pavilion



/ French Designers @ Vives Festival

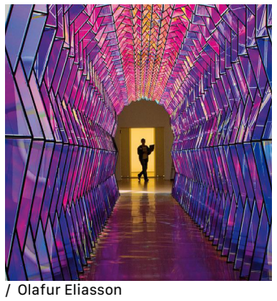
Graphic wall potentially by First Nations Artists



/ Otis Carey



/ Brook Andrew



/ Olafur Eliasson



/ Bill FitzGibbons



/ Jonathon Jones



/ Jonathon Jones

Option 2 Laneway Tunnel

The laneway tunnel is dark and uninviting both day and night. While there is potential to continue the graphic wall overlay from the courtyard through the laneway tunnel, the additional intervention of a lightwork would greatly improve the laneway environment, provide address for the hotel and provide a complementary contemporary addition to the Phillip Street Elevation.

2.10 Materiality

Tower Materiality

The materials of proposed tower building will be carefully selected to reduce the impact of the proposed tower volume above the heritage building with respect to the significant heritage fabric of 50 Phillip Street on site and 121 Macquarie Street on neigbouring site.

Further details will be studied in detailed design phase.



Podium Materiality

The materials of proposed podium building will be carefully selected to be matched to the colours and the textures of significant sandstone building of 50 Phillip Street on site and 121 Macquarie Street on neigbouring site.

Further details will be studied in detailed design phase.



2.11 Sustainability

Sustainability in design is set to be a fundamental driver for the 50-52 Phillip Street Hotel development, in line with the development's core vision, the project will aim to incorporate strategies and initiatives to ensure a sustainable outcome centred around well-being and resilience.
The initiatives outlined in this report are intended to be used as a design guide for the development. The specific initiatives that will be installed across the precinct will be determined throughout the development application stage for each individual building and will be subject to feasibility analysis, including that of the final use and layout. The initiatives are being designed to comply with the guidelines set out by the relevant authorities.

The development's commitment to reducing the overall environmental impact is evident of the holistic approach taken to long-term sustainability. Documented initiatives cover a range of concepts including:

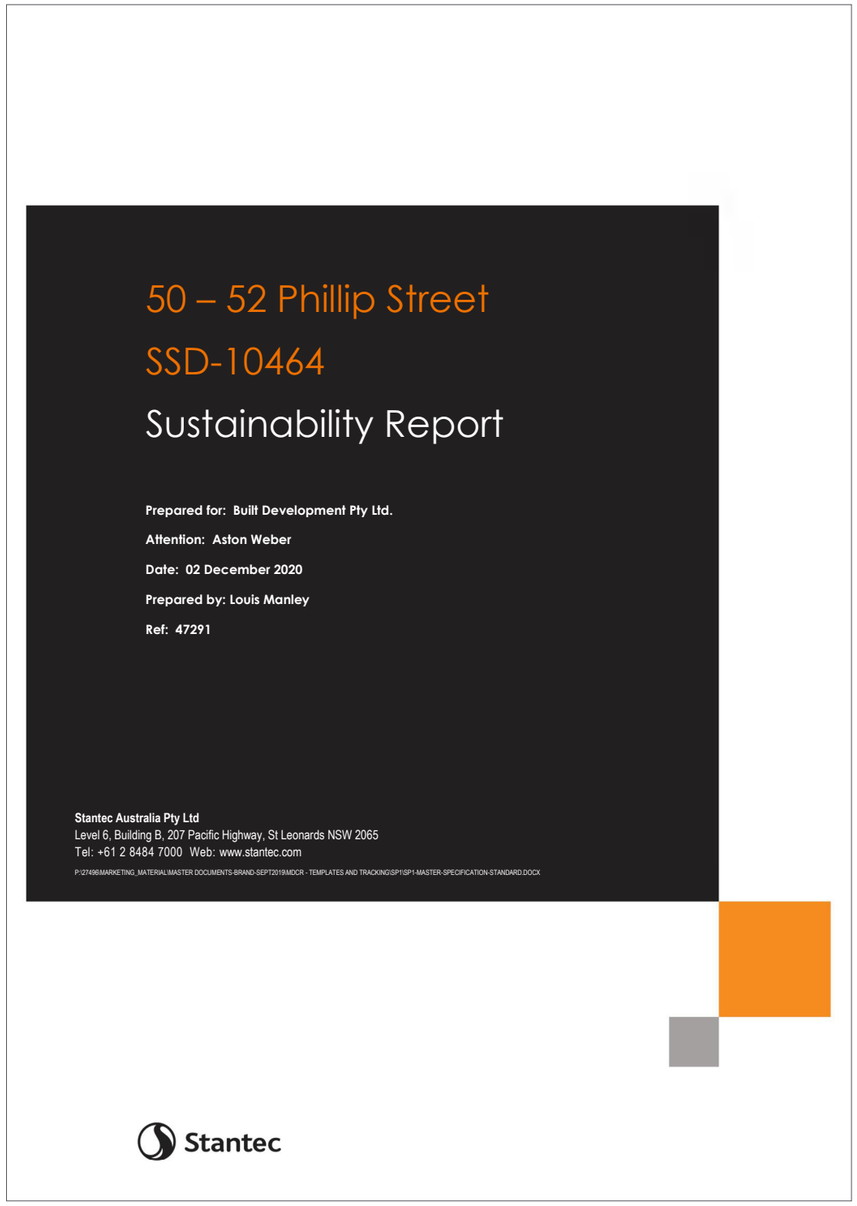
- Energy & Greenhouse Gas emissions reduction
- Potable water reduction
- Minimising waste to landfill.
- The indoor environment
- Occupant amenity and comfort
- Building Management practices
- Climate adaptation and resilience

The above is demonstrated through formal commitments to achieve the following:

- 4 Star NABERS Energy with a Commitment Agreement certification
- Exceed NCC 2019 Section J energy benchmarks with a bespoke façade and services system design
- Design in line with Australian Best Practice Environmental Initiatives, using externally recognised frameworks
- Design to a 4 Star NABERS Water for Hotels Performance, to demonstrate WSUD principals are met.

We trust this report provides a sufficient overview of the proposed development's commitments to environmentally sustainable design and the sustainability vision for the Phillip Street development.

(Extracted from 50 – 52 Phillip Street SSD-10464 Sustainability Report - Stantec)




GRESHAM
HUDSON
INTERCONTINENT