

Public Amenity & Retail

Public Space Sun Access

The three public spaces are distributed to all street frontages to create a variety of experiences, including sun access (and shade) throughout the day and year.

The courtyard to Cambridge street in particular improves sun and daylight access to the streetscape.

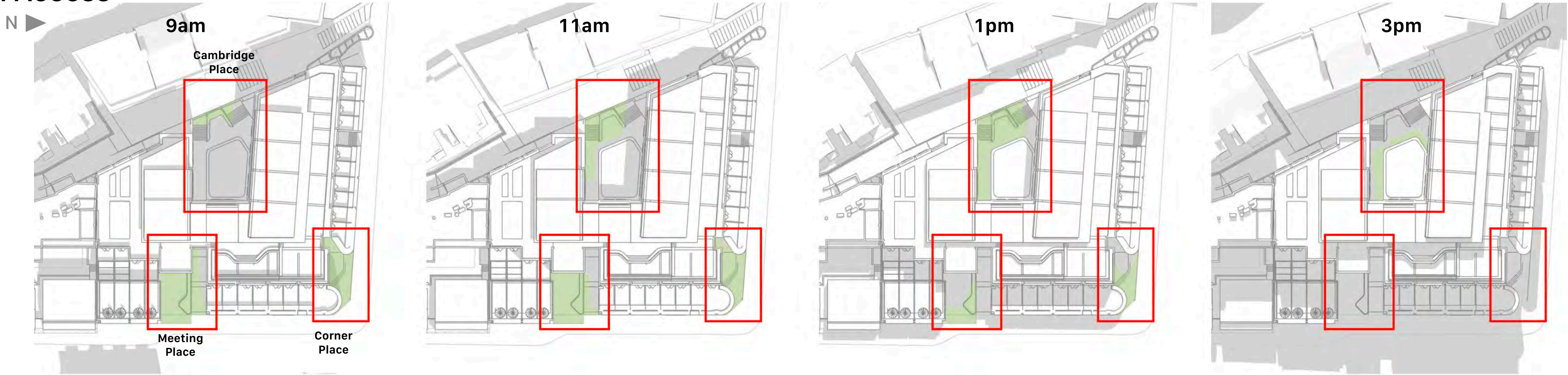
The green shading highlights the public space sun access.

Summer Solstice

Meeting Place
Morning through lunchtime sun
7:30am-1:30pm

Corner Place
Cantilevered building edges shade recessed areas

Cambridge Place
Sun from 10 to 4:30pm

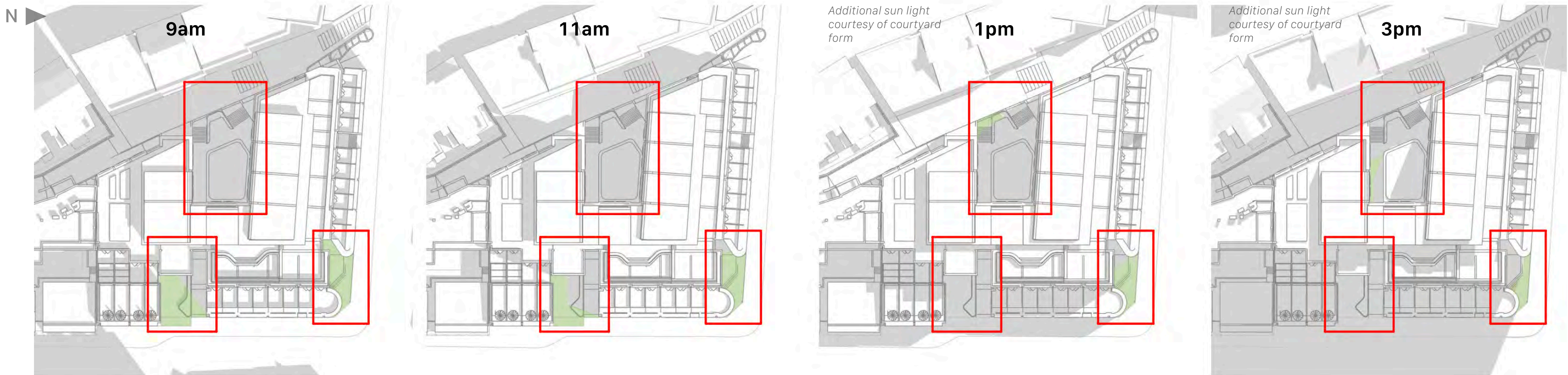


Equinox

Meeting Place
Good morning sun, 7:30-12:00pm

Corner Place
Sun access throughout the day

Cambridge Place
Later sun from 1 to 3:30pm

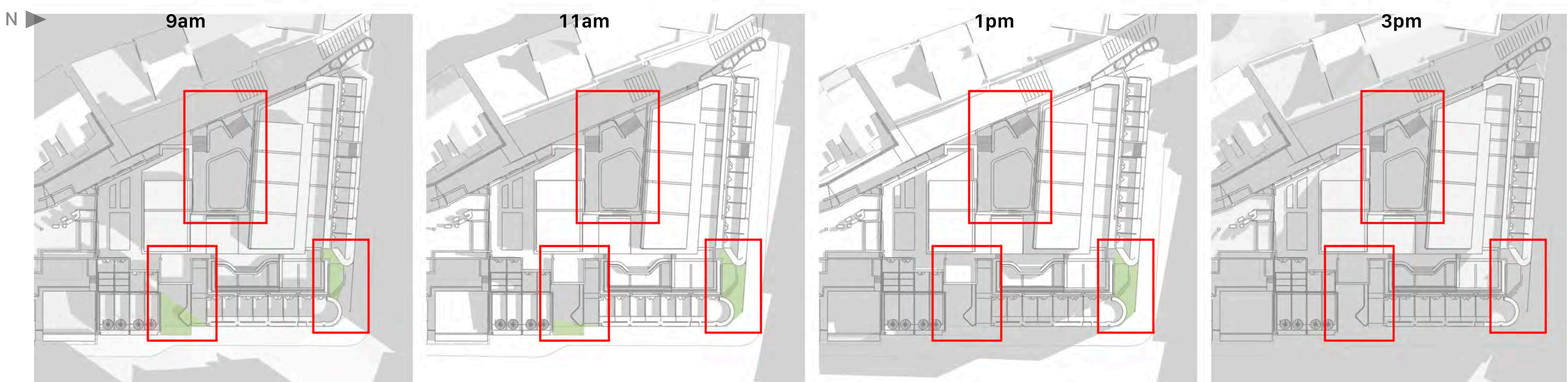


Winter Solstice

Meeting Place
Good morning sun, 8-11:30am

Corner Place
Sun access throughout the day

Cambridge Place
1pm sun to street face



Public Amenity & Retail

Rooftop Bar & Pool

fjmtstudio

Internal bar GLAR = 254m2
External bar terrace area = 228m2

There are few instances in all of Sydney offering such unencumbered views in combination with proximity to Circular Quay, and they are all highly coveted. This will be a must visit bar for Sydney siders and tourists alike. A quintessential Sydney Harbour experience.

Target maximum bar occupancy is 300 pax, governed by the number of fire stairs accessing the level.

Access is via a public lift, direct from both lower and upper ground floor.

The bar is oriented toward the north and east, with private hotel facilities to the south and a predominately solid facade to the west to shield residential neighbours.

Servicing is via the shared hotel-retail-rooftop bar goods lift, colocated with the public lift.

The strategy for tenancy-specific store or prep areas are subject to a specialist retail input or market feedback, but would be included within tenancy GLAR. Discussions have included considering the rooftop bar as an extension of a Lower or Upper ground floor tenancy, which may assist alleviating bulky store and prep areas on this space-sensitive level.

- Legend
- Front of House
1. Public lift

2. Internal bar area

3. External bar areas

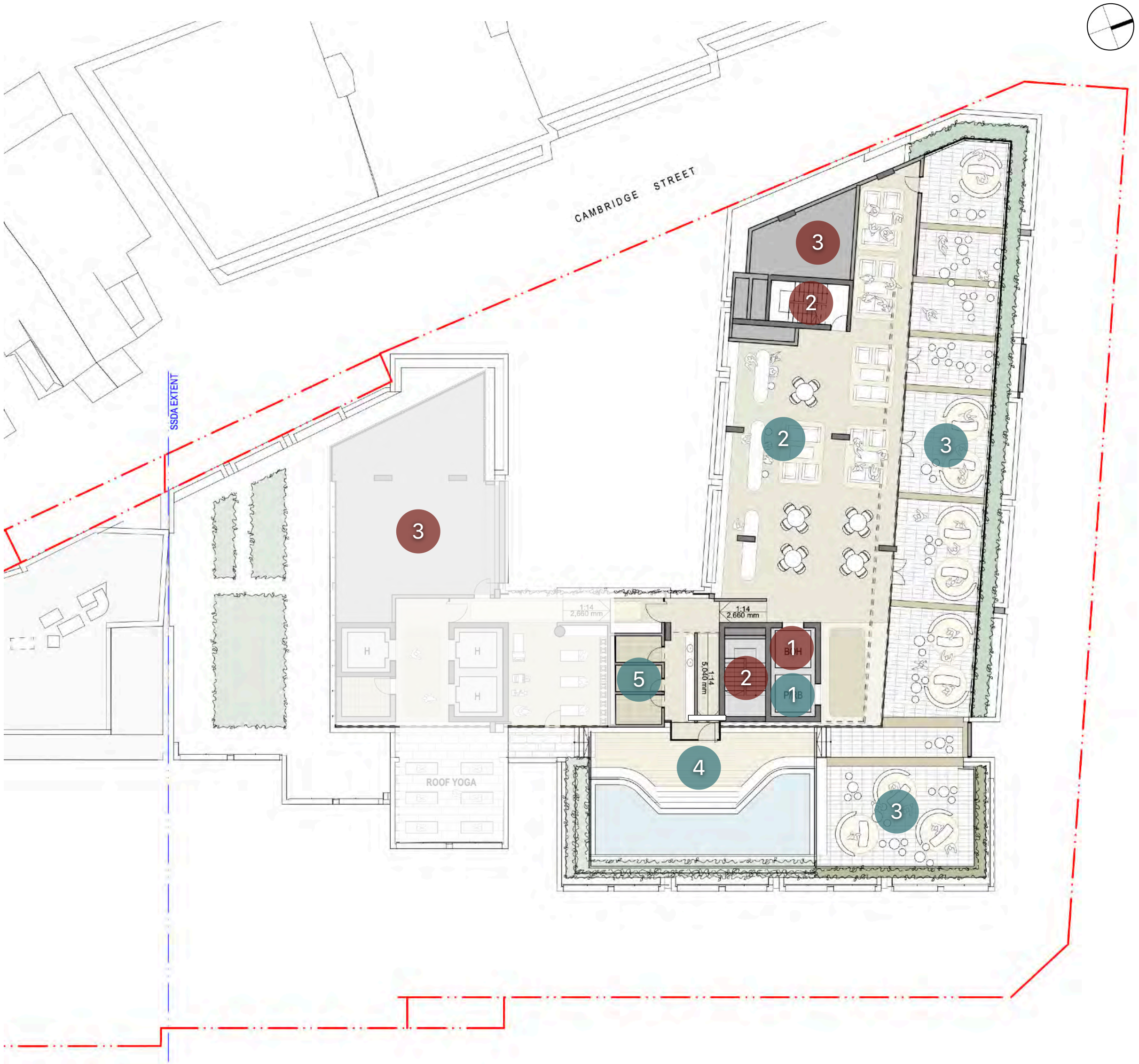
4. Shared (retail and hotel) wade pool and relaxation deck

5. Change rooms and toilets, shared with hotel guests

- Back of House
1. Shared Goods lift

2. Fire stairs

3. Plant rooms



Level 6 Roof plan





Northeastern view from the bar terrace



Northern view from inside the bar



View from pool deck

Proposed Basement Car parking Numbers under 35-55 Harrington Street:

- Basement 01 - 41
- Basement 02 - 41
- 2 Accessible Parking spaces per floor (4 total)
- Total of 82 spaces

- 7 motorbikes
- 29 employee bicycles
- 37 visitor bicycles
- 37 EoT lockers
- 8 showers

Legend

Front of House

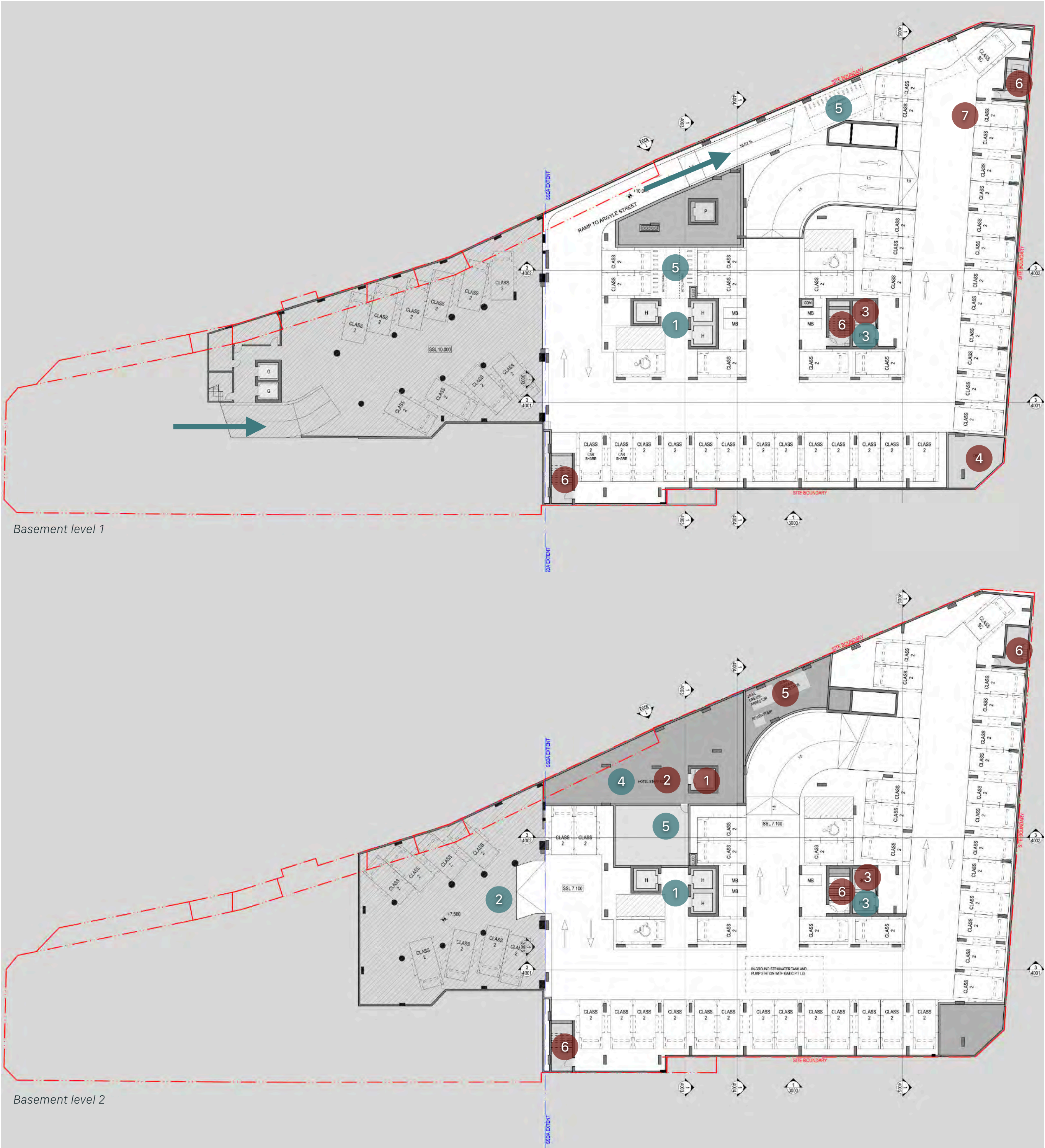
1. Secure guest car park lift lobby, with key card or intercom access
2. Indicative hotel dedicated parking zone; 'end of the line' to minimise through traffic. Spaces would benumbed and marked as for hotel use only.
3. Public Car park lift
4. End of Trip lockers and showers
5. Public Bicycle parking

Back of House

1. Shared DDA / Staff lift.
2. Staff checkin / security lobby, and change rooms (showers, lockers, uniform collection)
3. Goods lift
4. OSD tank
5. Grease arrestor & Sewer Pump
6. Fire Stairs

PROPOSED/NEW BUILD

EXISTING



Hotel

- Summary

Rendezvous Hotel Link

Hotel Arrival - Lower Ground Floor

Upper Ground Floor
- Guest Accommodation - Levels 01-05

Typical Rooms

Pool and Gym - Level 06



Quincy Hotel

Summary

The redevelopment of the Site presents an excellent opportunity to create a new retail and hotel destination attraction that will contribute to the overall precinct transformation taking place in the Rocks.

Far East Organisation (FEO) are introducing its Quincy brand hotel into Sydney, and intend to design, construct, market and operate the unique and innovative 4 star Hotel.

The hotel will be a fresh, distinctive and unique interpretation of the existing Quincy hotel in Singapore and is intended to cater towards young millennials who are well-educated, well-travelled and well-to-do.

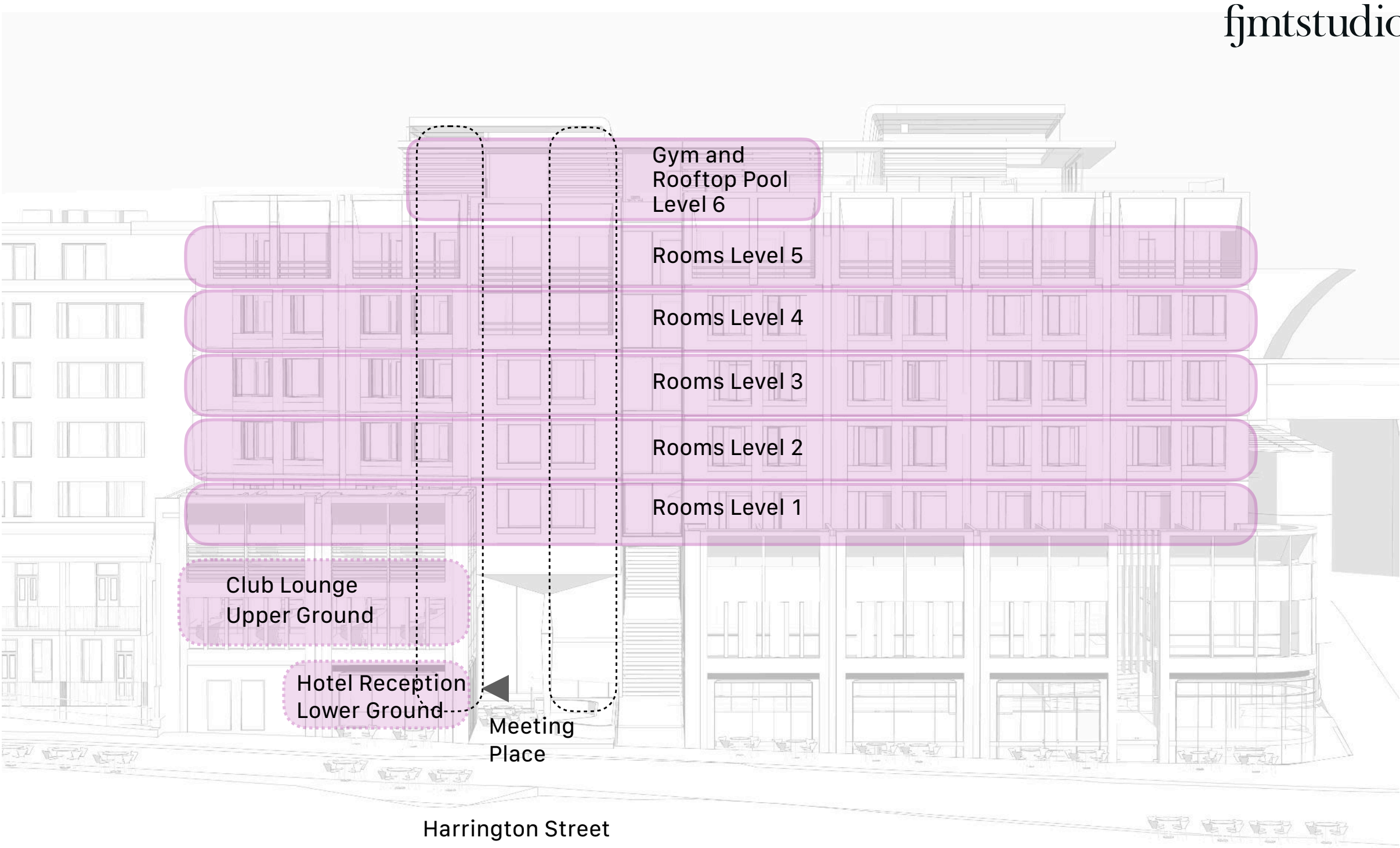
As such, the hotel will aim to have a strong presence in social media and provisions for co-working spaces, with technology-focussed and flexible uses of space key to the design of the hotel rooms and front of house areas.

The design of the hotel interior will also provide the guests an opportunity to experience both the history of The Rocks as well as a unique offering that is a Quincy-brand hotel.

It will be a landmark development setting the benchmark for future developments in the area. Creating jobs and benefits for the tourism industry from the construction and operation of the hotel and retail /F&B.

Hotel Snapshot:

- 206 Total Keys
 - 94% Standard Rooms
 - 2% Deluxe Rooms
 - 4% Suites
-
- 3x central hotel passenger lifts
 - 1x goods hotel goods lifts (shared with retail and rooftop bar)
-
- Entry via the Meeting Place and at the terminus of the north-south link
 - Club lounge to upper ground floor, overlooking the Meeting Place
 - Rooms spread over Levels 1 to 5
 - Rooftop (Level 6) gym and pool facility



The Meeting Place from Harrington Street



View from rooftop pool terrace



The Meeting Place is envisioned as a public and inviting cosmopolitan setting with shade cover from building overhangs and tree cover, seating areas, and converging through site links with bounding retail activation.

The hotel entry will compliment the plaza and is located discretely to not detract from the Place setting.

Legend

1. Vehicle Drop off via Harrington Street, where street levels are flattest to assist with DDA access
2. The Meeting Place with licensed seating and soft scape vegetation
3. Double height hotel entry and weather protection via cantilevered podium form
4. Concierge & Reception, with room for group arrival and processing
5. Guest Lift Lobby
6. Hotel Back of House, including luggage store, admin, various stores and direct access to;
7. The existing 75 Harrington Loading Dock. Waste and recycling rooms are reconditioned to account for the new hotel and greater retail generation wastes.
8. Shared hotel, upper ground retail and rooftop bar Goods lift

Lower ground floor plan



Upper Ground Floor

The Club Lounge is located on upper ground floor and shares in the double height entry experience whilst also providing views to the northeast.

The club lounge sprawls into the existing Rendezvous Hotel courtyard, providing a variety of character spaces and nooks for guests.

Legend

1. Guest lift lobby
2. Interconnecting feature stair (to lower ground floor)
3. Club lounge
4. Club amenities, pantry and admin
5. DDA compliant link to east-west link and upper ground retail

Upper ground floor plan



Quincy Hotel

Rendezvous Hotel

The Rendezvous hotel (orange) is a viable stand-alone 3+ star hotel with good occupancy rates. There is no present need or suitable commercial justification for redevelopment.

The Quincy Hotel (red) has been branded and designed as a stand alone 4+ star hotel.

It's been sensible, however, to design the Quincy to accommodate potential future connections and consolidation with the Rendezvous Hotel, pending client and market trends / conditions.



Ground plane programme split rationale

- The hotel arrival is positioned to the southern end of the Proposal:
- Argyle and Cambridge streets are not DDA compliant (refer DDA spread). Harrington Street is the only DDA compliant site arrival frontage.
 - Lobby adjacency to similar land uses; quieter hotel and commercial uses to opposite and south along Harrington street, with more active and vibrant retail + F&B situated to the north with the pedestrian Argyle and Playfair streets.
 - To create a central lobby arrival and amenity spine should the Rendezvous and Quincy be combined in the future.
 - Neat ground plane zoning of hotel functions to south of the east west through-site link and retail functions to the north

Additional design and proportional driver for the location of the "Meeting Place" atop Suez Canal;

- Breaking the heritage morphology street frontage at the location of the old Ragged school
- Maintains mass and retail activation to the Argyle/ Harrington intersection
- Avoids a long, uninterrupted podium elevation to Harrington Street
- Creates a public space amenity and activator at the through-site link

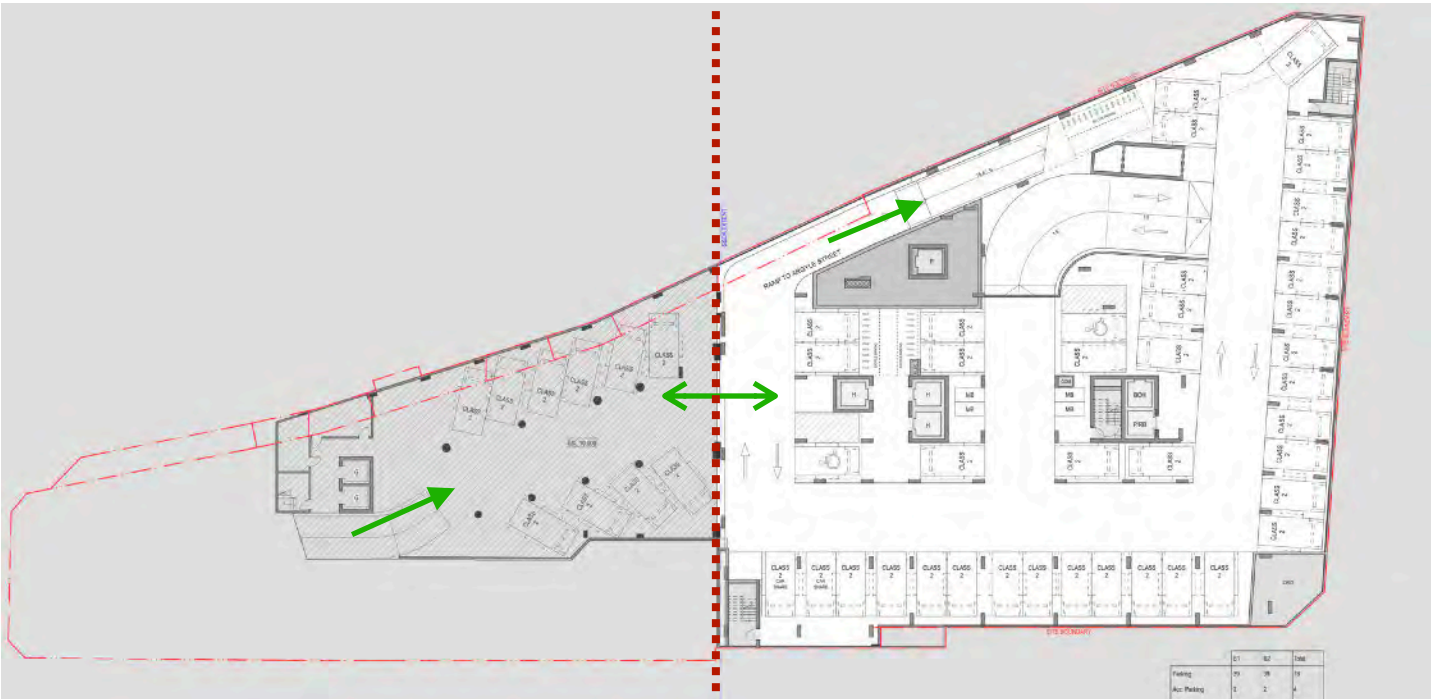


Shared infrastructure and amenities

There is shared infrastructure and amenities in the lower levels that is unavoidable given the shared city block and constrained site access options.

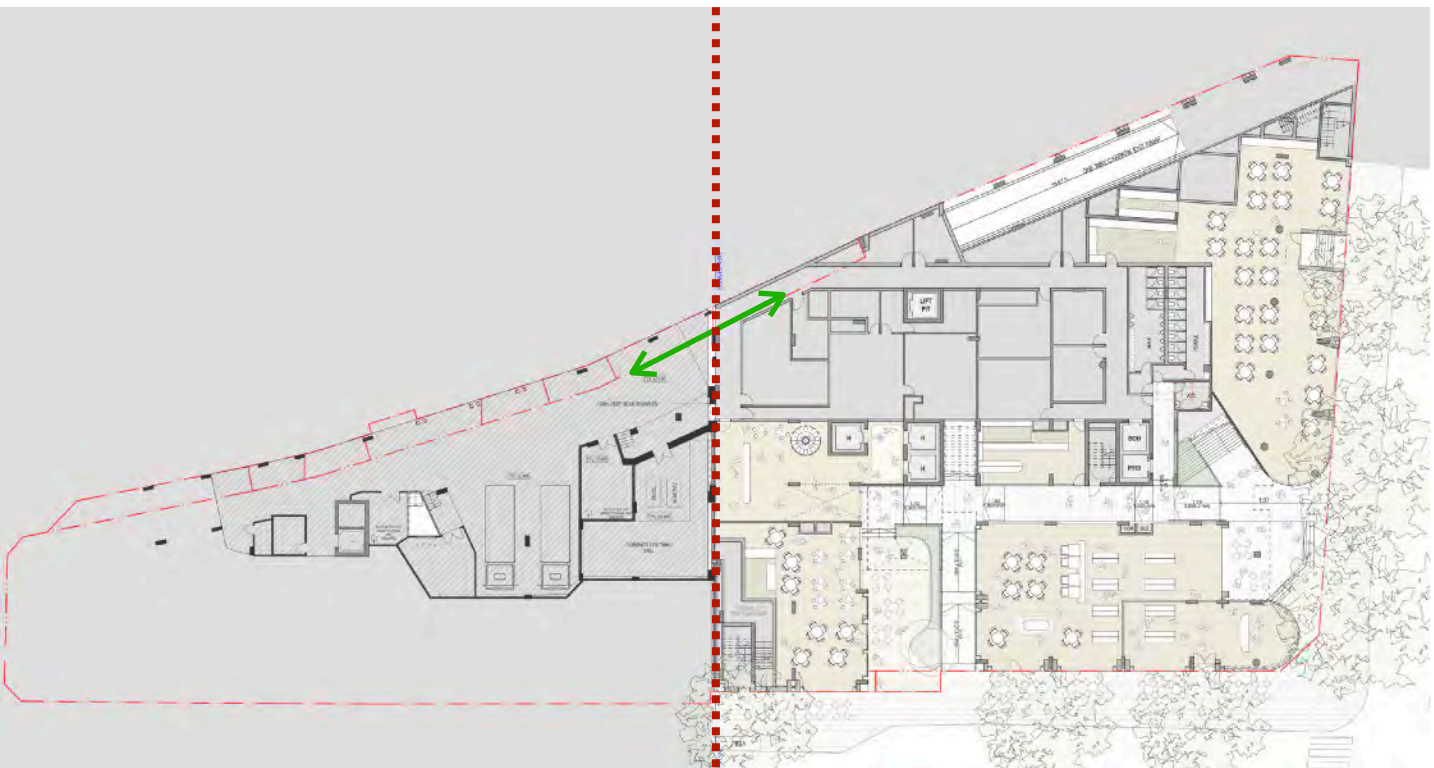
For example;

- Basement 1** car park is connected with co-dependent access ramps
 - entry via Rendezvous
 - exit via Proposal
 - B2 Rendezvous accessed from Proposal



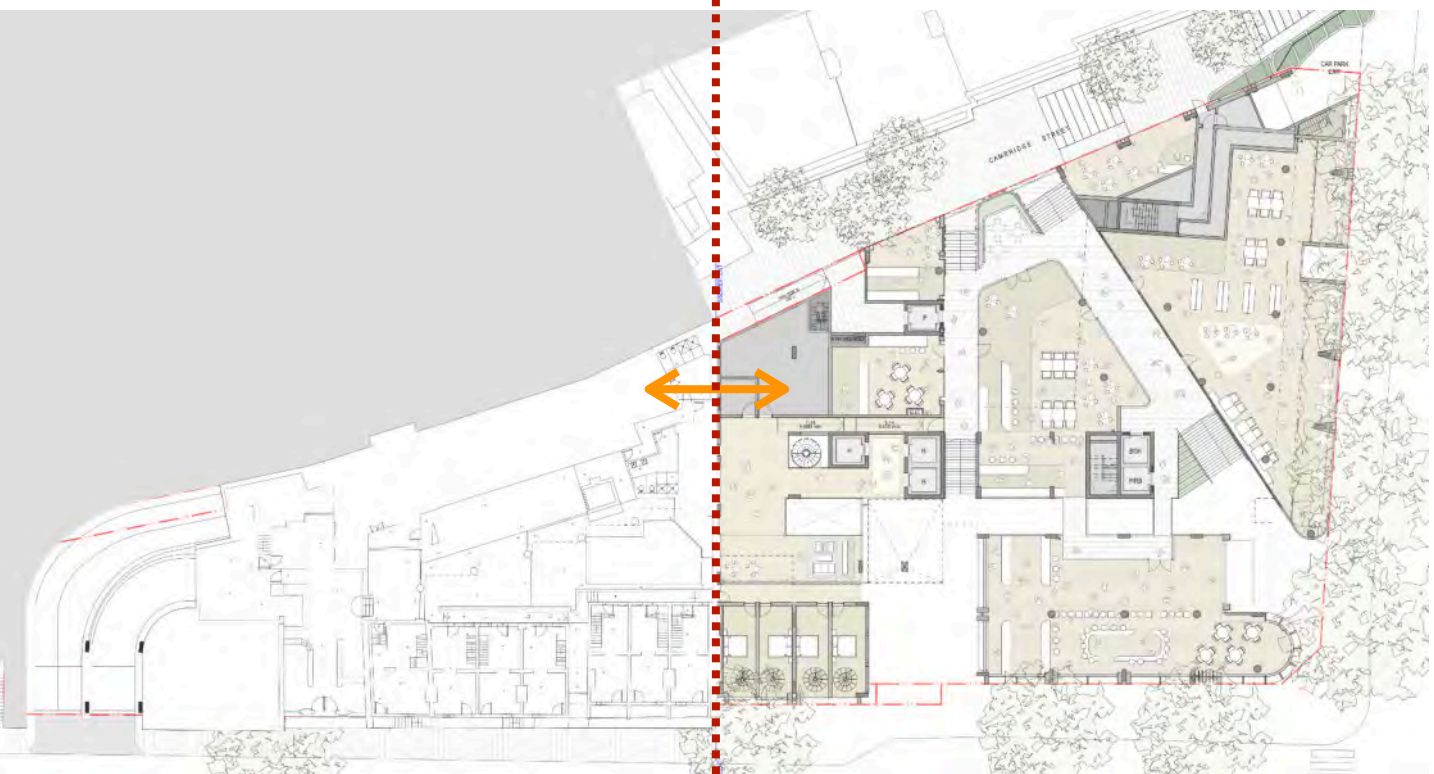
Lower Ground Floor

Shared Loading Dock + storage + waste areas



Upper Ground Floor

Shared plant and infrastructure including existing Substation (within Rendezvous Hotel)



Typical Hotel Floor

Corridor position (and floor to floor heights) considered with future connection possible



Quincy Hotel

Guest Accommodation

The typical hotel room levels are efficient with a high instance of module repetition in predominately double loaded corridors. Corridors are set at 2m wide to permit wheelchair passing and natural light and views terminate all long corridors.

A belvedere is located near the lift lobby looking east and out over the east-west through-site link and to The Rocks and harbour beyond.

Legend

Front of House

1. Guest Lobby
2. Lobby belvedere
3. Ramp mediating the level difference between the north and south wing

Back of House

1. Goods lifts and maids rooms
2. Fire Stair
3. On-floor plant rooms

Typical hotel floor plan

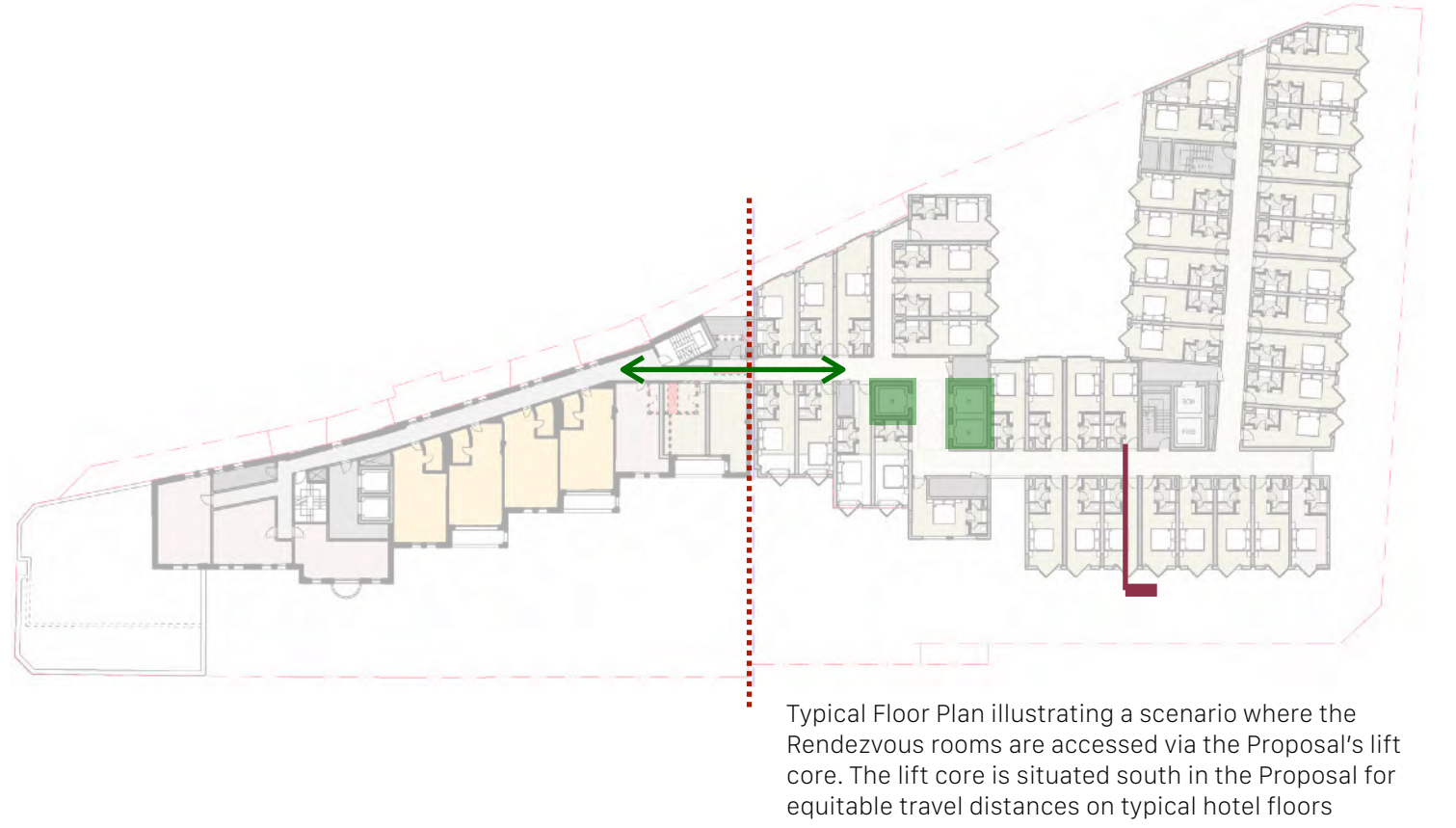


Designed to align with future connections

Quincy floor to floors have been engineered not only to minimise additional bulk and scale, but for potential alignment and connections to the existing Rendezvous Hotel via minimal future abortive works or Quincy Hotel operational disruptions.

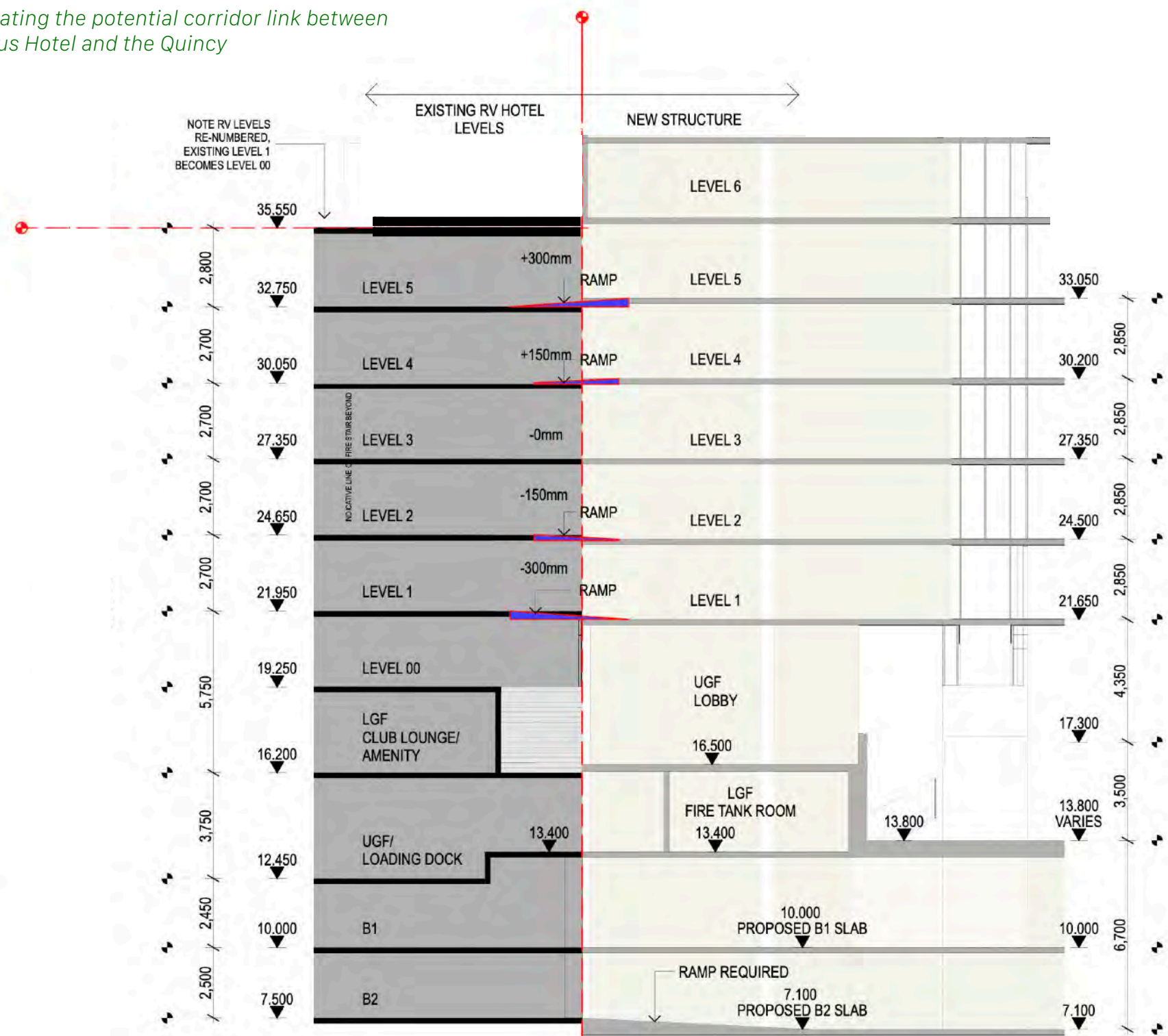
Mini step ramps are envisioned to mediate the small level differences resulting from the Rendezvous Hotel's very challenging 2.7m floor to floors, which are effectively impossible to replicate in the proposal and remain compliant with current codes.

The proposal allows for 2.85m floor to floors, which has been carefully coordinated with the services team to maximise clear ceiling heights whilst ensuring potential level links to the Rendezvous Hotel. Whilst 2.85m is a restrictive floor to floor relative to alternative uses, the plan and plate dynamics are uniquely of hotel typology with residential or commercial adaptation unrealistic.

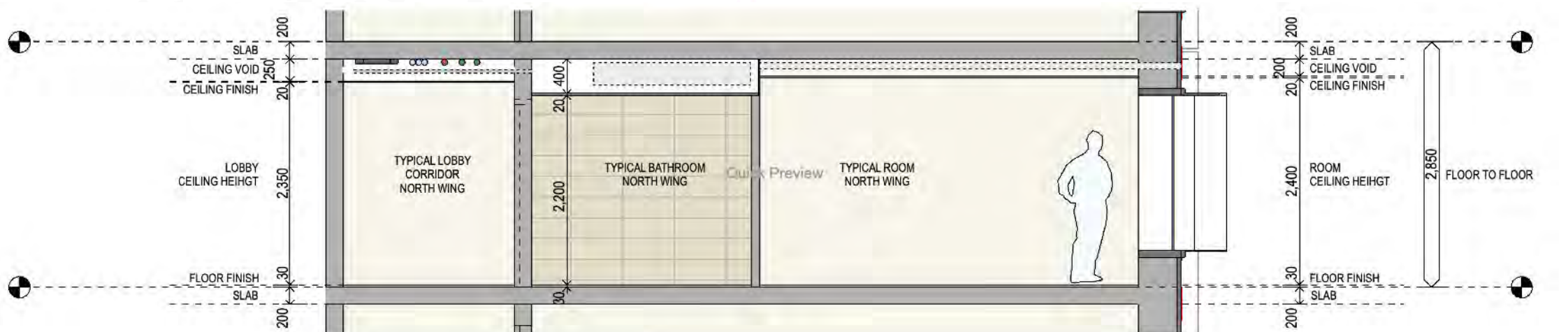


Typical Floor Plan illustrating a scenario where the Rendezvous rooms are accessed via the Proposal's lift core. The lift core is situated south in the Proposal for equitable travel distances on typical hotel floors

Section illustrating the potential corridor link between the Rendezvous Hotel and the Quincy



North wing typical room and corridor section

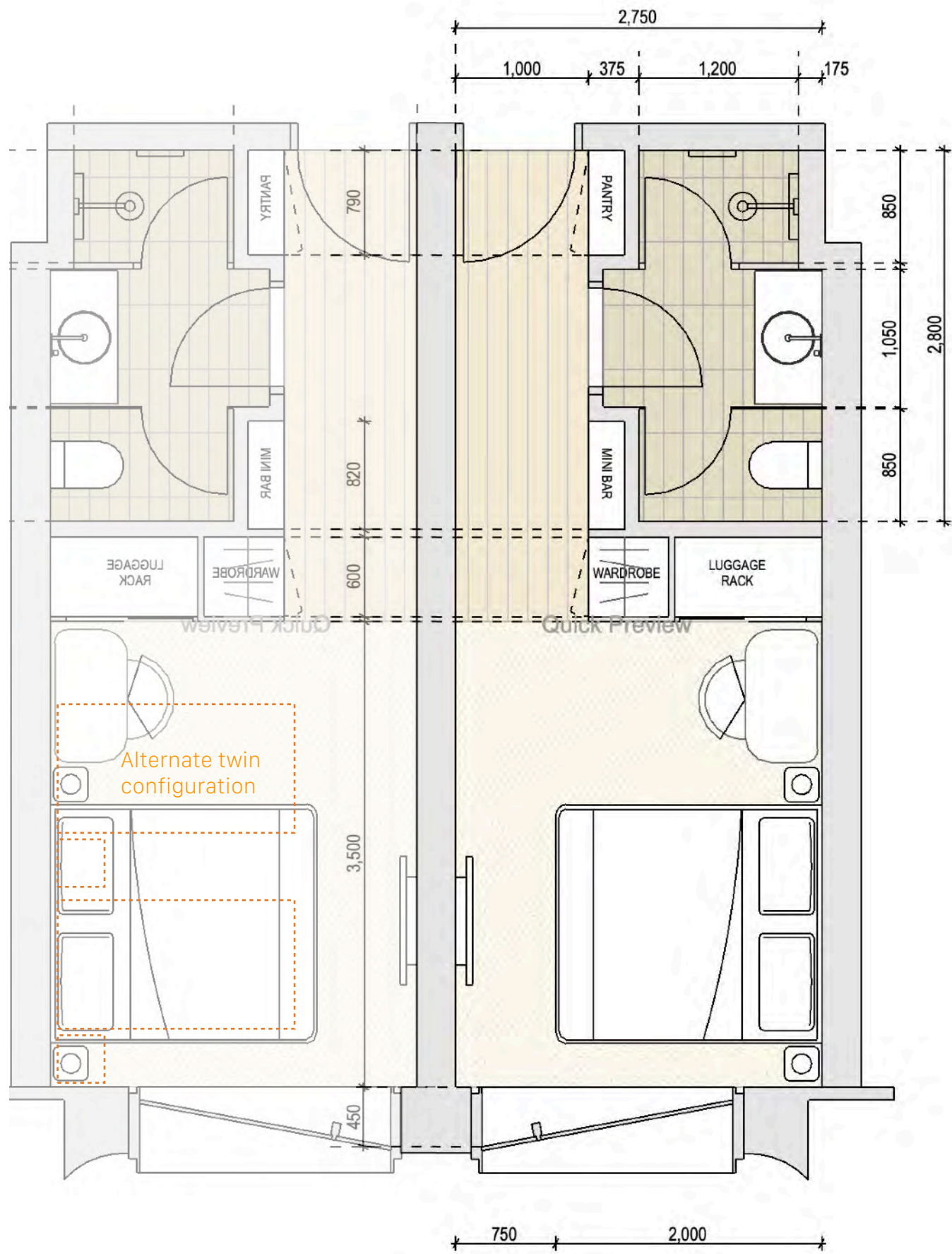


Quincy Hotel

Standard Room

The average room module is a 3 point, 20m2 room with a minimum 2.4m clear ceiling by the window and 2.2m clear in the wet areas.

Rooms are conditioned via fan coil units housed either above the entry corridor, or, under the window seat, with FCU fresh air and toilet exhaust air via slimline conduits from/to the facade to minimise rooftop plant.



Typical Key plan with standard modules highlighted

Suite

Suites have been located on Level 5, the top level of the hotel, with party walls positioned to conceal the significant structural blades required to support the rooftop pool over.



Level 5 Key plan with suites highlighted

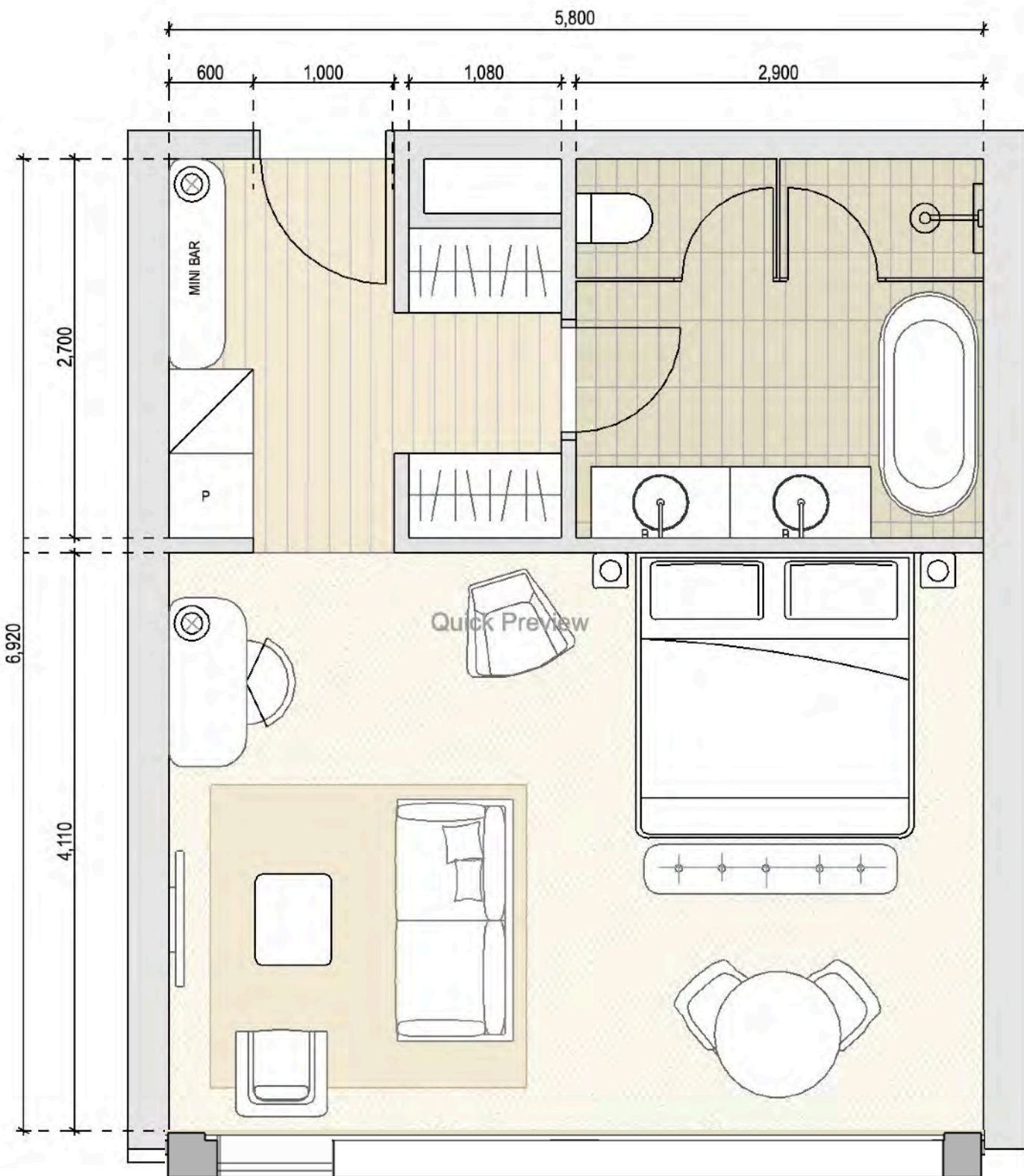


Image strips are indicative and extracted from fjmt's ID submission



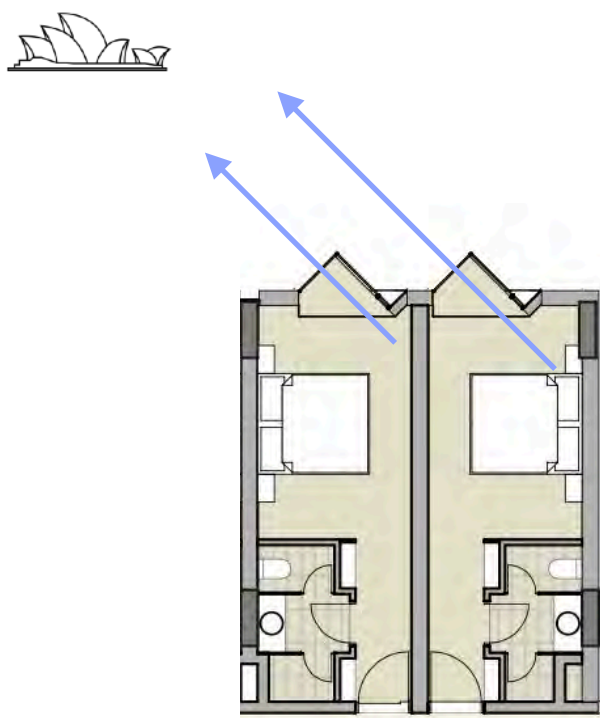
Quincy Hotel

Bay Windows

Modulated bay windows feature in the hotel facades, integrating mixed mode ventilation, embedded Country patterns, and view orientation.

From inside the hotel rooms, they bay windows create an intimate curated 'moment', with the geometry orienting views to the iconic Sydney Opera House. An operable window sits behind an externally fixed perforated warm bronze aluminium panel, that allows the window to fully open for mixed mode ventilation while the panel acts as the fall constraint. The perforated panel at once recalls both a Victorian terrace 'shutter' common to the precinct, and, interprets a sense of shelter within the bay window and, via the perforation pattern, mimics dappled light through angophora foliage to what would've been pre-colonial rock shelves overlooking Tallawoladah.

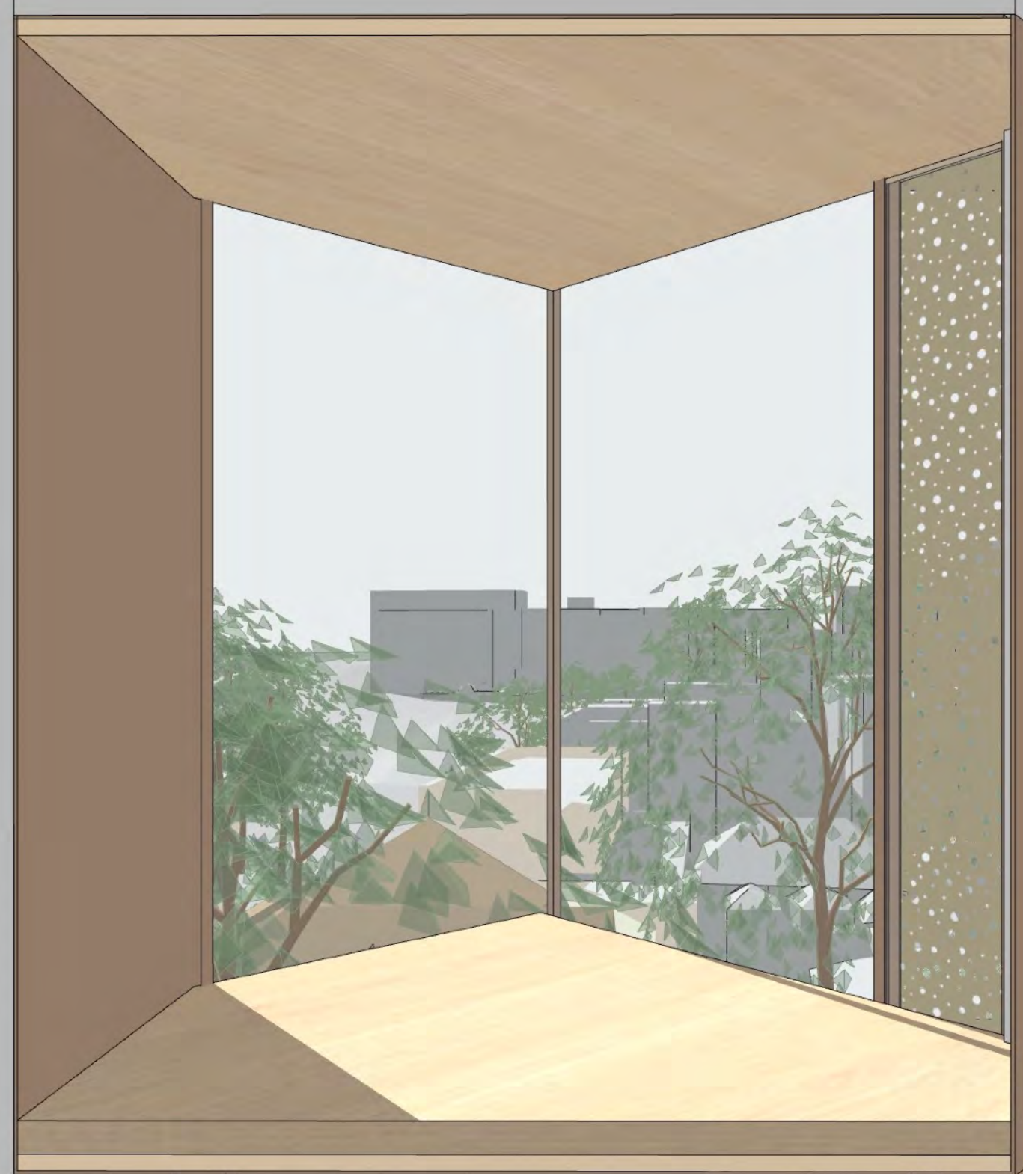
Externally, the bays windows are set into brick veneer surrounds, vertically stacked to represent a terrace-scaled modulation. For alternation and interest, they flip in geometry between floors.



Harrington street elevation bay windows



Harrington street elevation bay windows

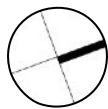


Interior of bay window



Quincy Hotel

Rooftop Amenities



The hotel gym and pool are located on level 06 to provide guests with the quintessential Sydney experience; a sun-lit plunge pool with unencumbered views of both the Harbour Bridge and the Sydney Opera House.

This amenity will be a unique and highly marketable aspect of both the hotel and the rooftop bar.

Legend

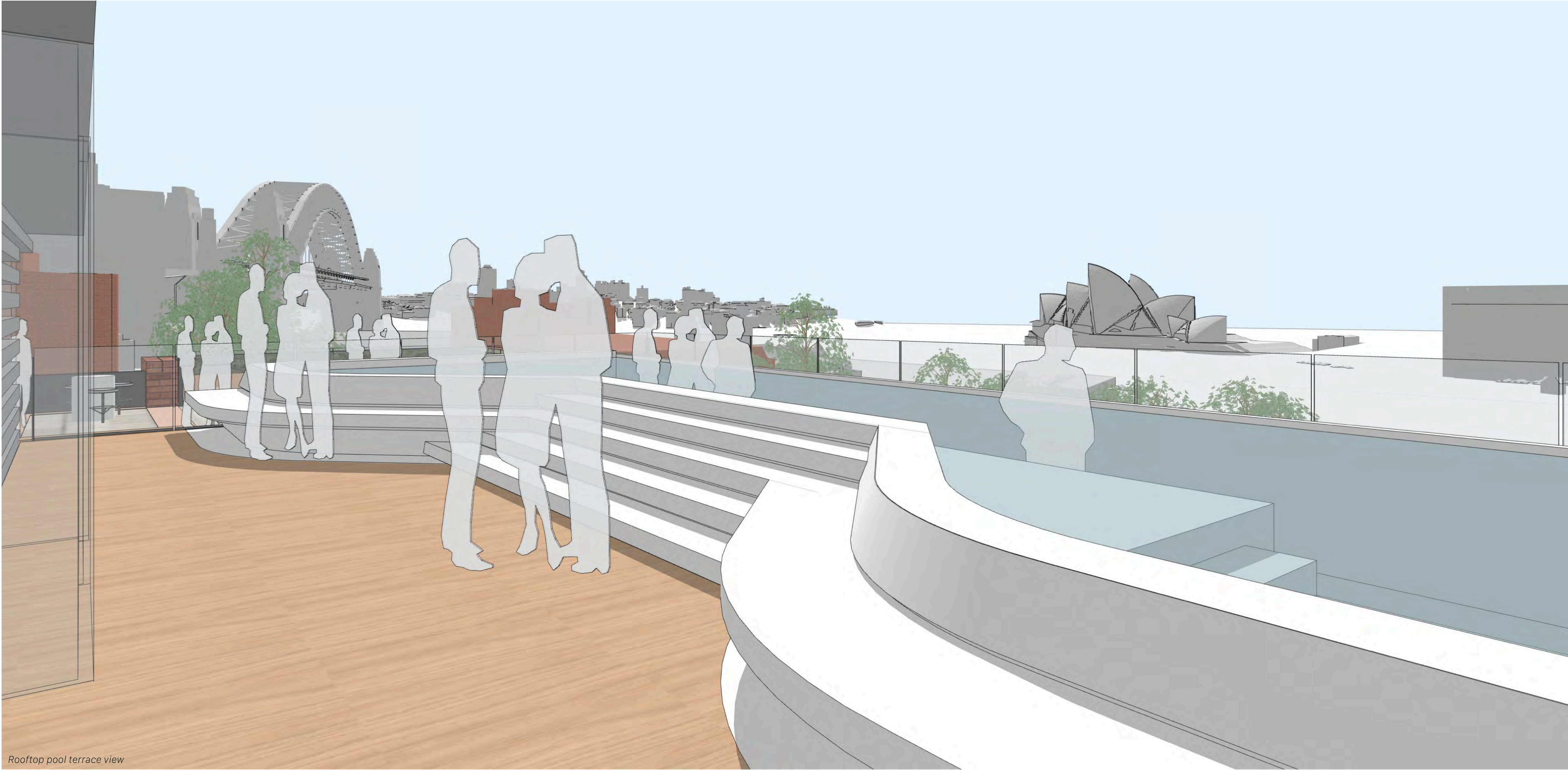
Front of House

- 1. Primary Pool and Gym arrival lift lobby, with view, towel & refreshment zone
- 2. Gym with openable facade to activity deck and panoramic views
- 3. Gym and Pool Storage
- 4. Shared change facilities (with rooftop bar)
- 5. Wade pool and relaxation deck
- 6. Swipe card access in both directions to preserve hotel guest security
- 7. Public lift

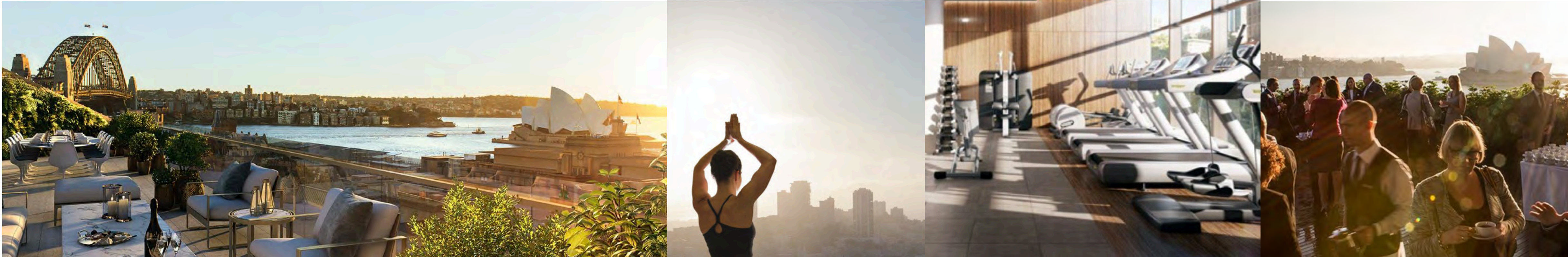
Back of House

- 1. Hotel Goods lift
- 2. Fire stairs
- 3. Rooftop plant





Rooftop pool terrace view



Materials and Facades



Materials and Facade Context

Circular Quay Heritage 'Elevation'

This particular area of the Rocks – east of the Cahill Expressway and sloping down to the harbours edge – is uniquely experienced and highly visible from distant views along the eastern side Circular Quay. From this distant vantage, the depth of The Rocks is flattened and it presents as a 'elevation' to the quay. An elevation of unique character, reflective of Sydney's past, and in juxtaposition to the contemporary glazed high rise city elevations to the south, and the natural wonder of the harbour to the north.

Like a stage set, the elevation appears thinly layered; an outcome of the predominant CBD-connector streets running parallel to the harbour, terracing up the topography with intermittent mature canopies.

It is a highly cherished, coveted and protected area of the city, with unique planning controls designed to maintain heritage scale and density, and to preserve that layered topography terracing effect.

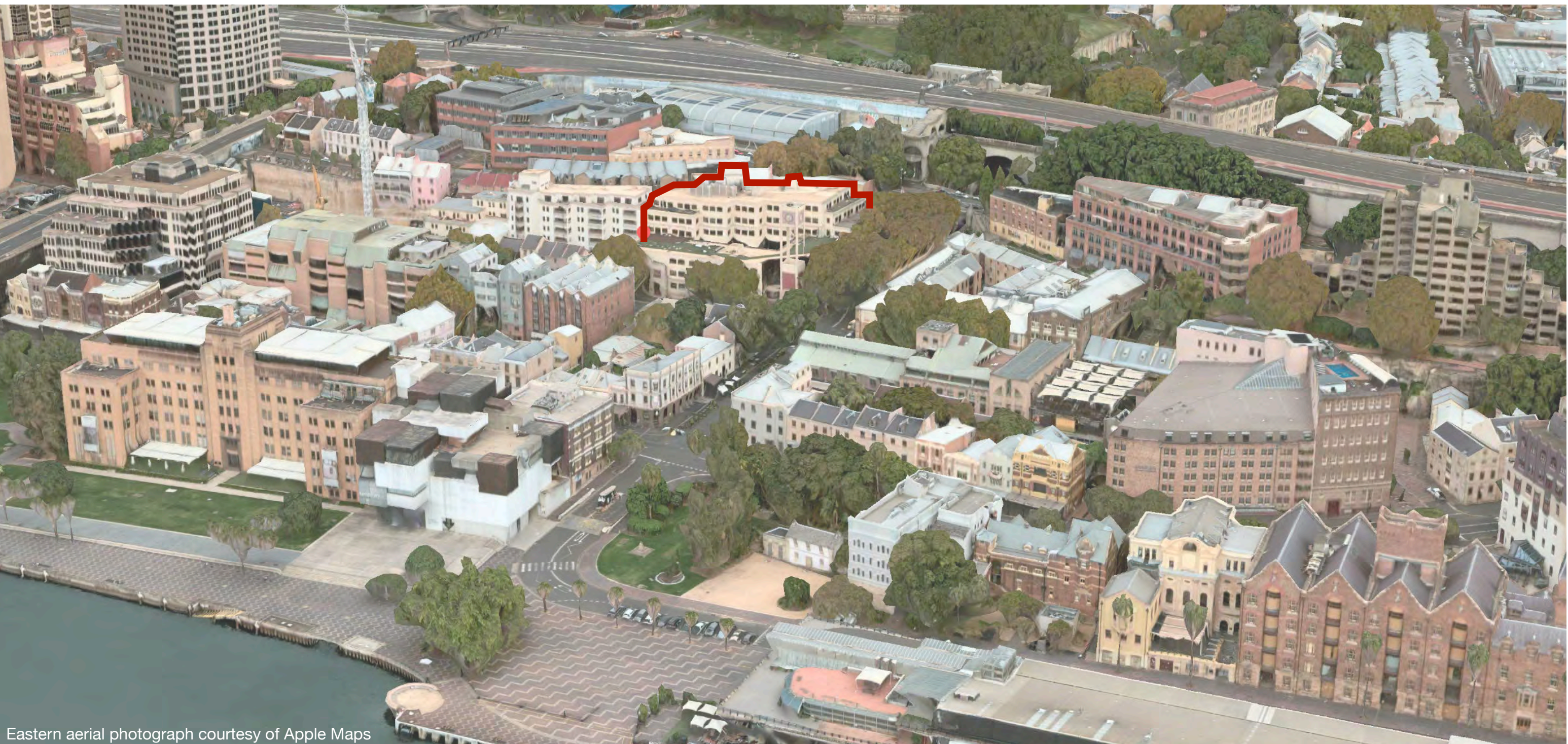
Established Palette

The Rocks can be characterised as a conservative heritage area, with new buildings expected to maintain the established heritage material palette.

The images below and adjacent highlight the history of material consistency in the area, with few exceptions.



Northeast aerial photograph courtesy of Apple Maps



Eastern aerial photograph courtesy of Apple Maps

George Street, The Rocks. Established heritage material palette



Materials and Facade
Palette Overview

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The materiality of the Rocks represents the waves of development which have occurred since white settlement. Rocky, steeply sloping topography strongly influenced both building techniques and materiality. Originally small mud cottages perched upon the hewn rock shelves, and over time, the stone quarried from the region created more generous and elegant merchants' houses and inns. A historical spectrum of brickwork and ornament is evident complementing the warmth of sandstone and worn timber.

Few contemporary projects within The Rocks have offered sympathetic and complementary material palettes. Frequently lacking complexity and warmth, a number of the large developments appear monolithic and unarticulated.

The proposed palette offers a diverse range of complementary materials. The palette reflects materials which are already evident within the Rocks such as sandstone, masonry and metalwork. The scheme also offers diversity within each material selection (like the diversity evident in historic brickwork) by the specification of different colours, finishes and textures.

A Palette reflective of the layers of time and construction methodologies

The proposed palette generally consists of:

Brick and masonry Brick offers a large spectrum of profiles, textures and colours which can bring a richness of character and texture to the facades. From warm sandstone to strong brick red, a minimum of 2 colours will be used to diversify the colour range.

Sandstone-toned Precast The sandstone wall facing Harrington Street is a strong presence and reminder of the hewn rock shelves which once existed throughout The Rocks. It is intended that solid walls around ground level should either reuse any demolished sand- stone blocks or utilise sandstone cladding. Sandstone is also proposed as flag stones for the base of the Bakers Terraces extending out to the porch space outside. Retaining walls in this area will offer a contemporary interpretation of the stand- stone shelves.

Brass/ Copper/ Bronze toned features and perforated screens Warm toned metals will frame glazing, highlight symmetries, add subtle ornamentation and bring a human, fine grain scale to the facades.

Corrugated steel roofs

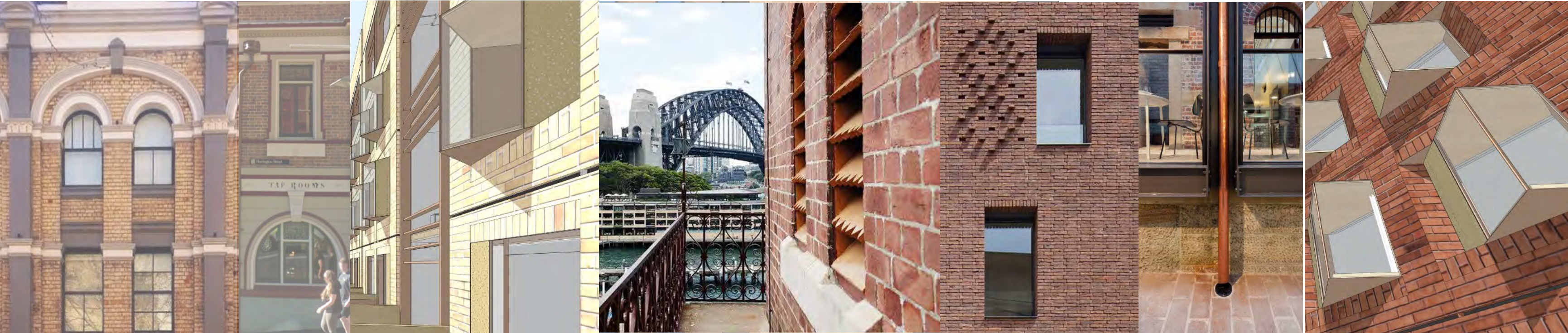
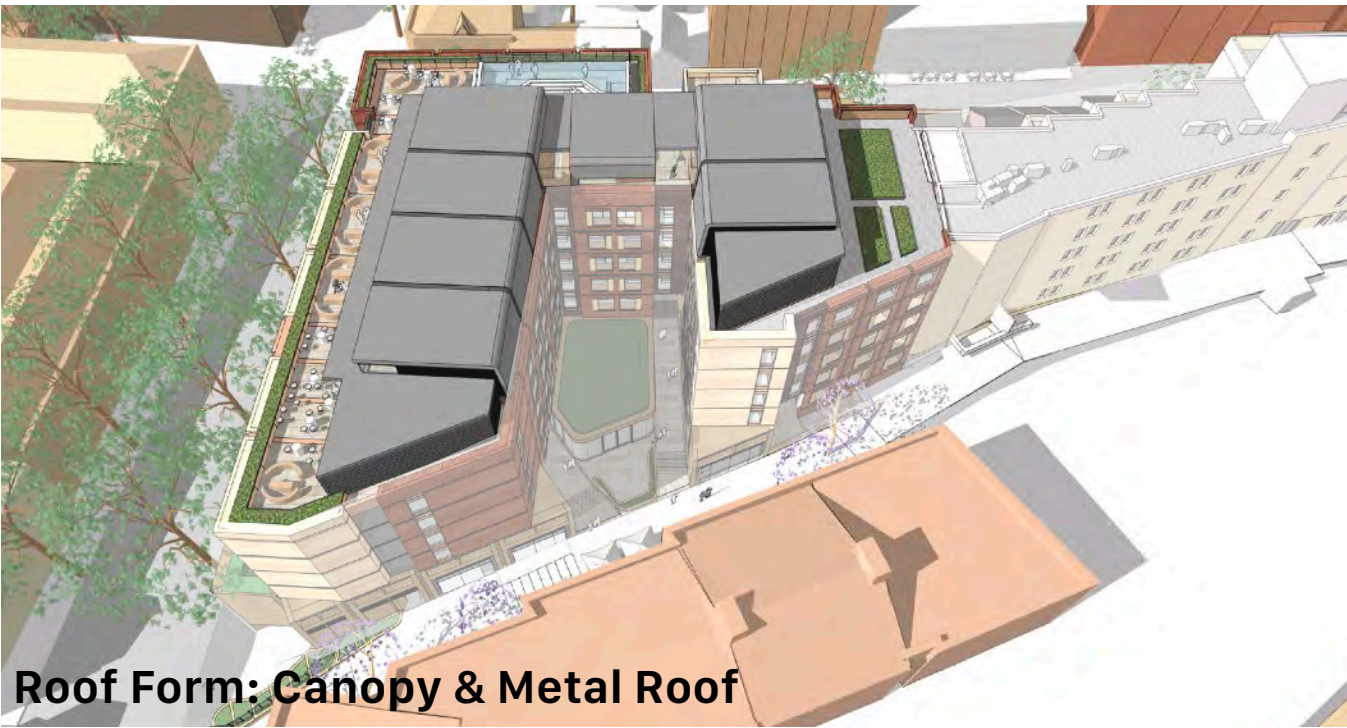
Ironwork

These materials are divided into:

Roof Form recalling the predominate corrugated metal skillion and gable roof scape crowning the precinct.

Podium Form of brick, terracotta and rendered masonry reminiscent of larger scaled local 3-5 story brick terraces and developments

The Heritage Base of sandstone toned materials with bronze and timber features reflective of early 1 and 2 story cottages, and dark metal ironwork-like frontages to retail a nod to the industrial past.



Materials and Facade

Elevations and materials

Heritage Street Wall Base

FT01 ‘Harbour Bridge grey’ toned metal-framed portals with performance shopfront glazing. The ‘Ferreko 6’ (or similar) grey colour is warm, and recalls the industrial roots of The Rocks.

FT02 Sandstone toned precast portal frames, expressive of heritage morphology sale, grain and materials. System also features bronze and copper-toned mineral-finish aluminium and sandstone toned precast or GRC vertical blades to the upper level retail levels. The blades frame views, provide sun light control, and provide a finer grain articulation. The blades are also symmetrical about the portal centreline, in-keeping with the prevailing established street wall character.

FT03 Feature column, with sculptural copper-toned aluminium cladding

FT04 Similar to FT02 in form and materials, but includes a retail terrace with glass balustrade fixed behind vertical blades and retractable glazed doors to the retail interiors.

FT05 Perforated masonry wall, recalling the natural sandstone strata line. The detail and material are subject to future public art collaboration, however the material must be robust and permeable for light and air transmission to the retail within.

Podium

FT06 Bronze-toned aluminium framed full height retail shopfront glazing with bronze-toned mineral-finish aluminium spandrels.

FT07 Red brick/masonry facade system with copper-toned features. System includes hotel bay windows of copper-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

FT08 Blonde brick/masonry facade system with bronze-toned features. System includes hotel bay windows of bronze-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

FT09 Performance IGU system with dark-grey coloured aluminium framing and spandrels

FT10 Performance IGU system with bronze-toned aluminium framing and spandrels

FT11 Performance IGU system with copper-toned aluminium framing and spandrels

Roof

FT12 Profiled dark-grey insulated metal roof, with recessed articulation reflective of facade modulation and heritage scale, and to conceal drainage.

FT13 Dark-grey frameless aluminium louvers

FT14 Performance IGU shopfront glazing and clerestory performance IGU with dark-grey coloured aluminium framing and operable double doors to terrace.

East Elevation
Harrington Street



North Elevation
Argyle Street



West Elevation
Cambridge Street



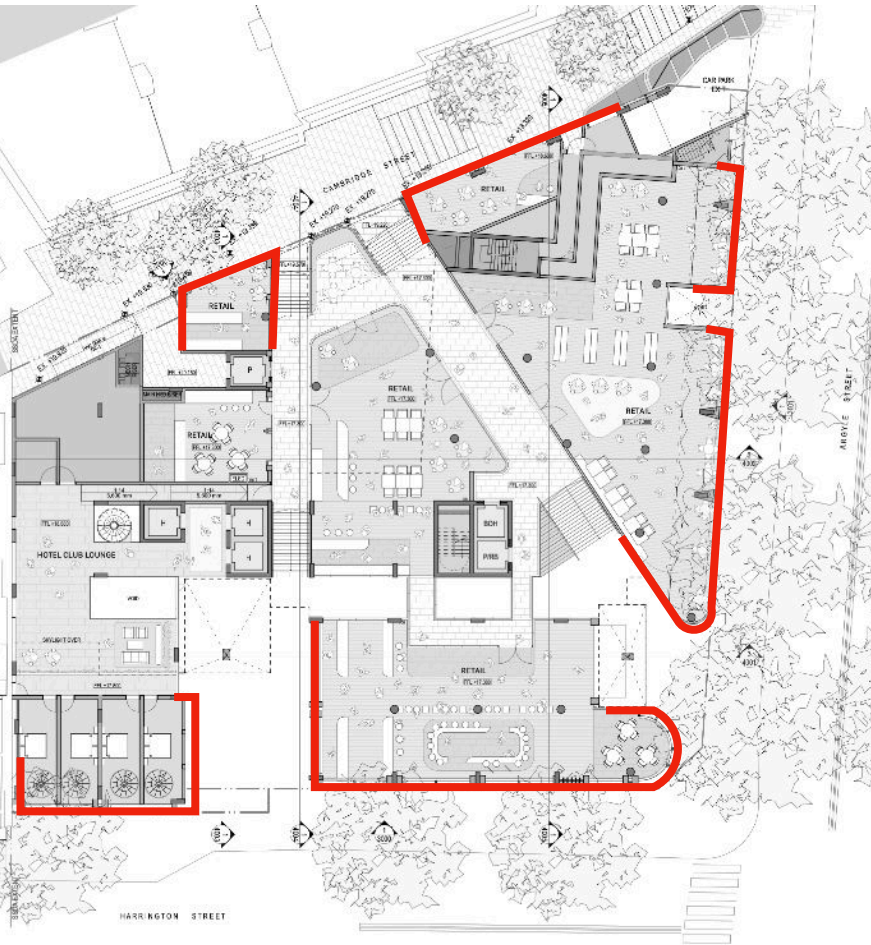
Materials and Facade

Heritage Base - FT02

Sandstone and Precast Concrete

The podium facades on Argyle Street adjacent to the Argyle Cut and opposite the Argyle Stores are proposed to adopt a sandstone character and tone to compliment the prevailing materiality.

This will be via precast / GRC cladding expressed in panels, louvres and nosings. The material is proposed as warm, with subtle colour variations, high density and non figured in reference to the historically locally source sandstone.



Ground plane facade type key plan



Harrington street retail excerpt elevation

Bronze and copper toned highlights to sloped soffit treatments, centreline articulation and window frames

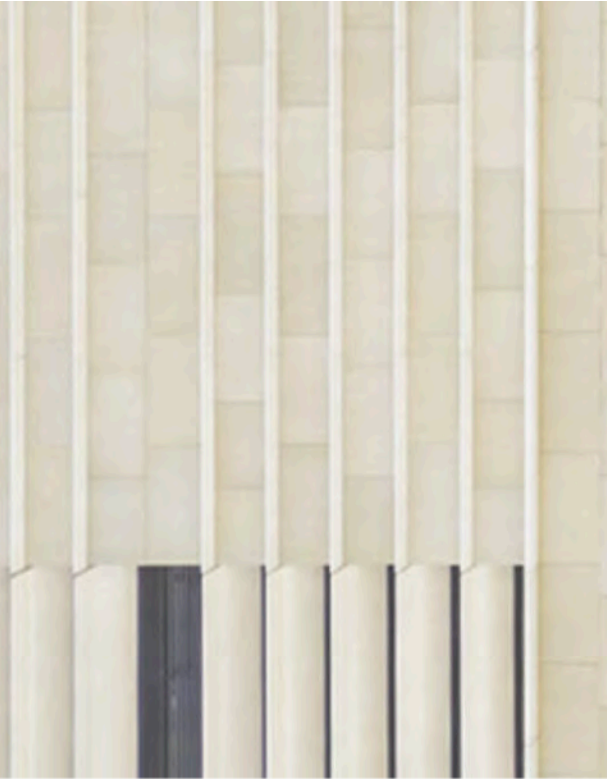
Sandstone toned portals framing retail, expressing heritage morphology scale, grain and materials

Bronze and sandstone toned vertical blades to retail mezzanines for framing views, sun light control and fine grain articulation. Louvers are symetrical about the framing centreline, in keeping with the prevailing established character of the Rocks.

'Harbour Bridge' grey toned metal-framed portals with performance glazing to retail shopfronts, recalling the industrial roots of The Rocks streetscape



Harrington street retail sectional perspective



Materials and Facade

Heritage Base Articulation

The street wall facades echo the established precinct patterns, balancing scale and rhythm, window and wall, and depth and shadow play in detail.

Portal frames articulate a grain commensurate with the site's own heritage morphology and mimicking the pilasters of adjacent heritage.

Details within each frame are symmetrical, with a hierarchy of minor and major horizontal datums reflective of adjacent heritage cornices, vertically expressed windows composed of angled vertical blades, and metal horizontal parapet and roof features including clerestory windows to lighten the elevations.

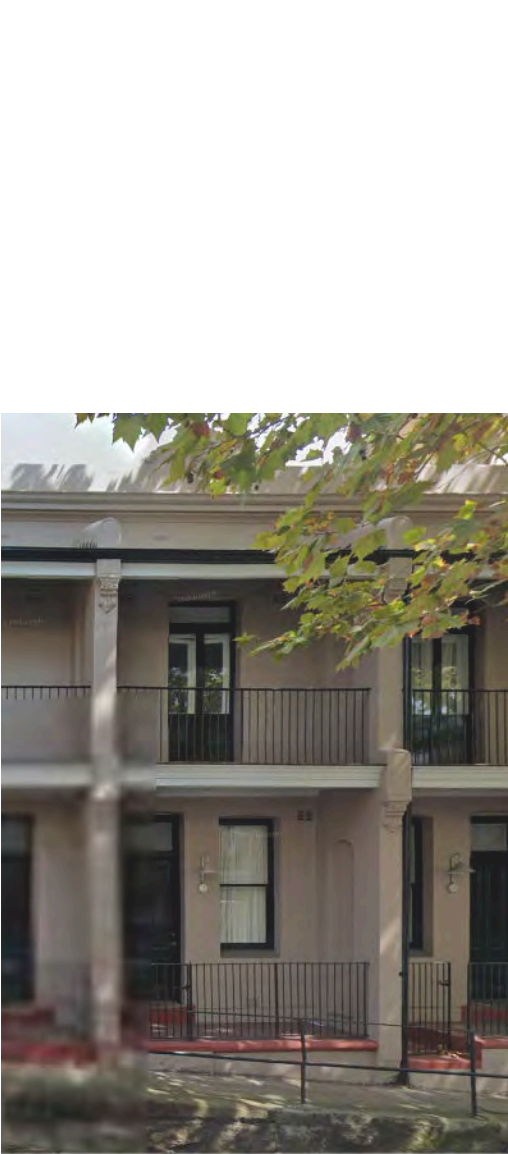
Shop front glazing maximises glass for transparency, retail activation and passive surveillance to sidewalks and through-site links, and is composed as a framed 'insert' display/jewell boxes for the exhibition of food & beverage or retail wares.

- Symmetrical Centreline
- Vertical pilaster modules
- Key horizontal cornice datums
- Fine grain vertically-biased detail

Harbour Rocks Hotel



Harrington St Terraces



The Argyle Stores



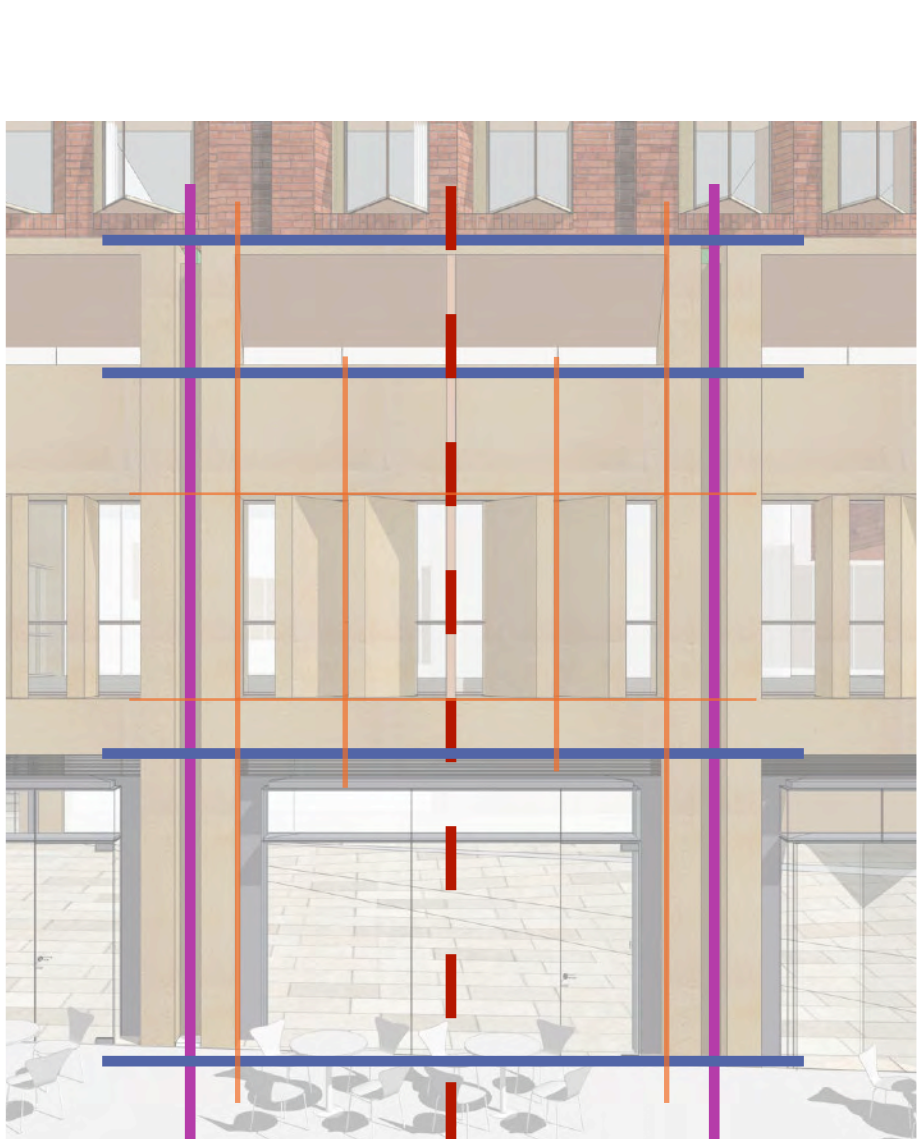
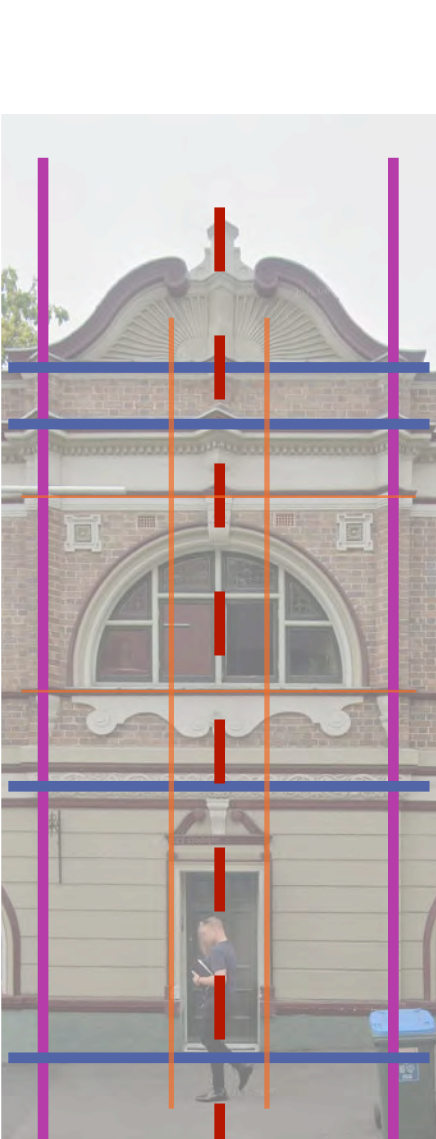
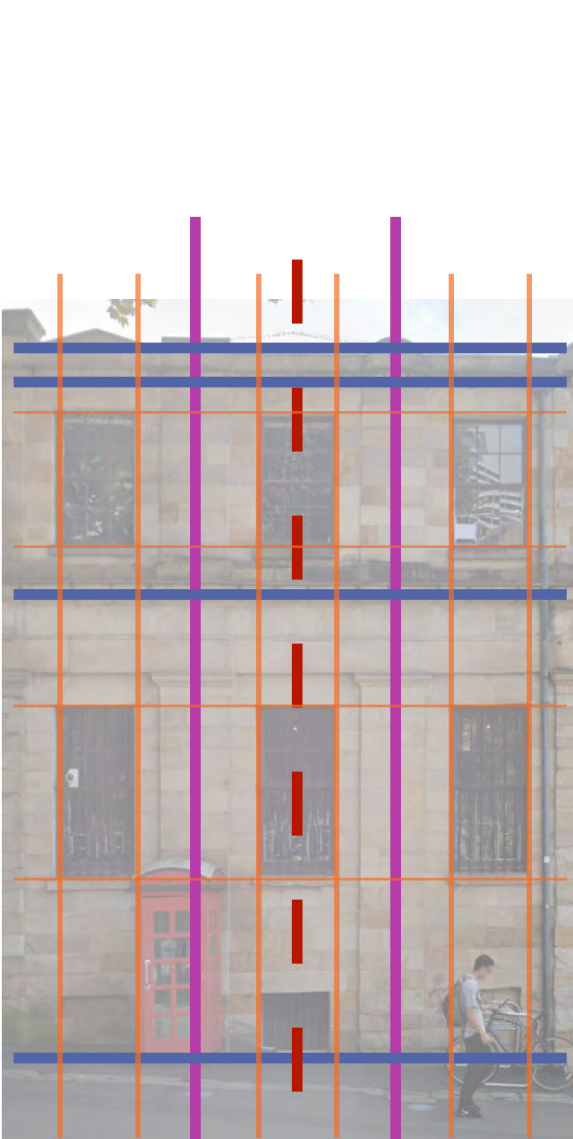
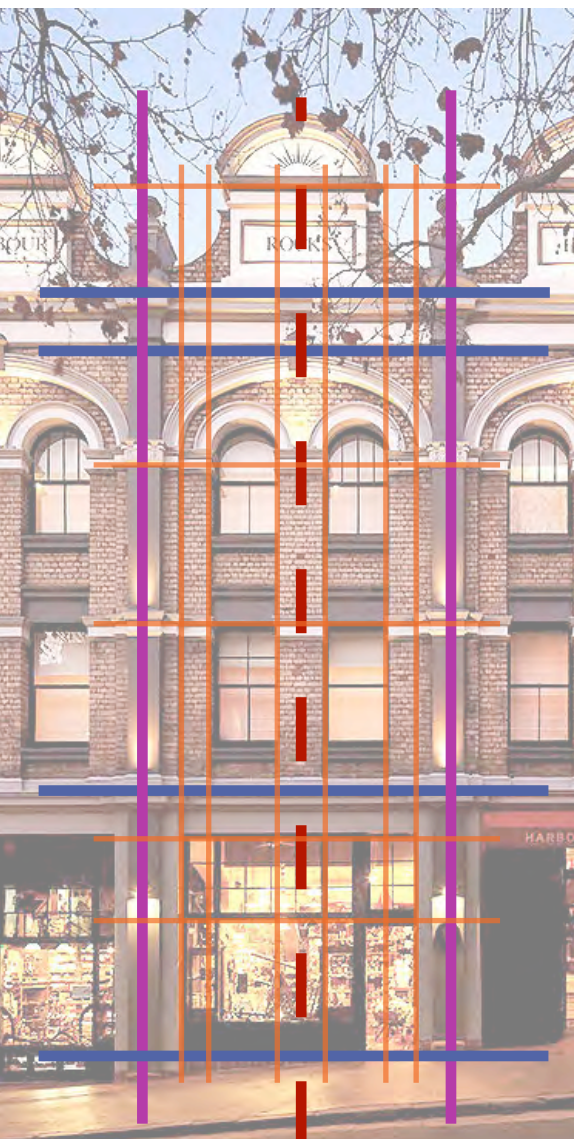
Taprooms, 39/43 Argyle St



Proposed Harrington/Argyle Street Retail Facade



Proposed Cambridge Street Retail Facade



Materials and Facade

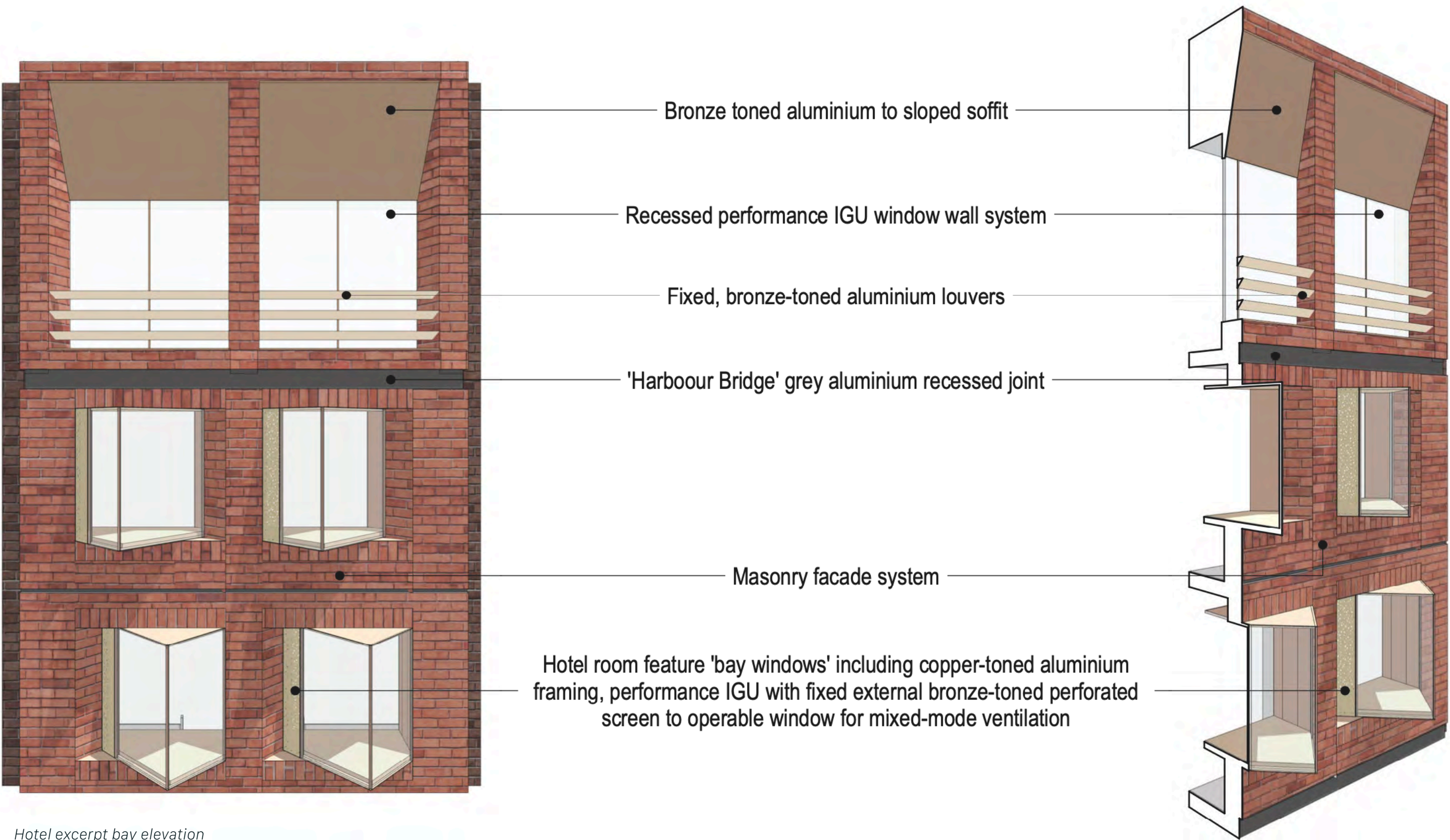
Podium Form - FT07

Blonde & Red brick

The podium facades to Harrington Street will adhere to similar queues established by the Argyle Street facade, and look to the adjacent heritage buildings for material character and tone. The Harbour Rocks Hotel and 39 Harrington set the palette of blonde and red brick. This will be via brick slip / GRC cladding either unitised curtain wall, or in large format steel framed panels, or precast concrete panels.

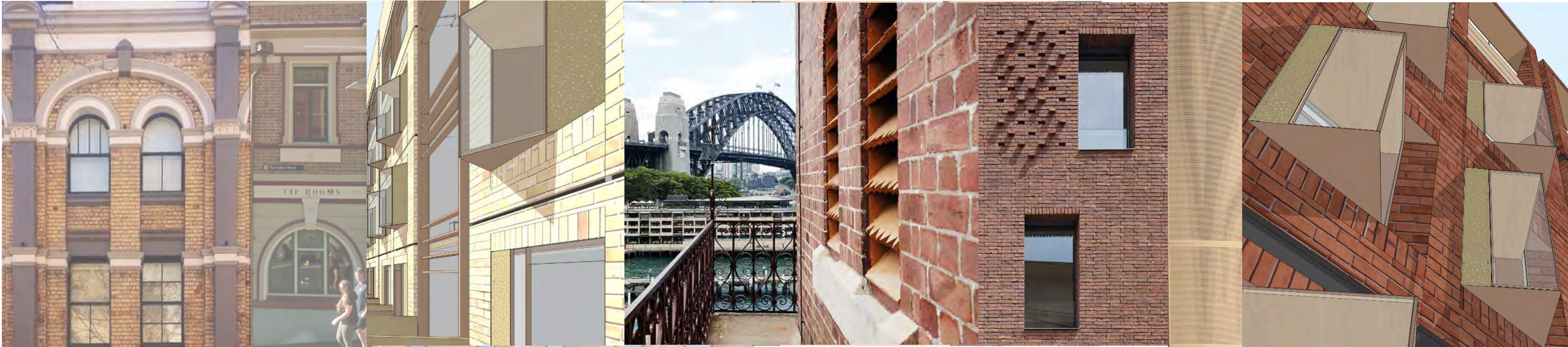


Typical Hotel plan facade type key plan



Hotel excerpt bay elevation

Hotel excerpt bay sectional perspective



Materials and Facade

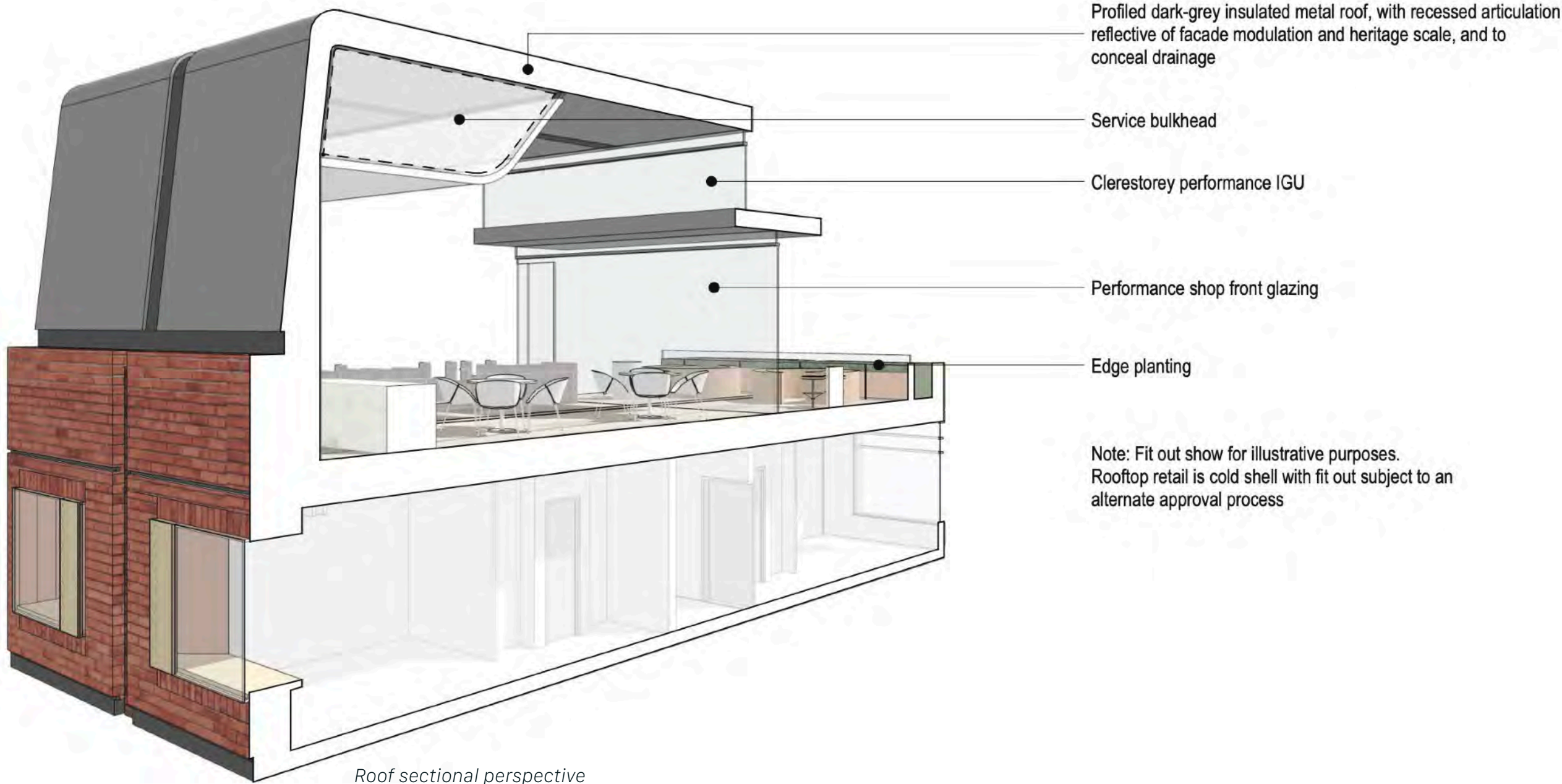
Roof Form - FT12

Metal Roof

The predominate roof scape feature in the rocks is the hip or gabled roof which we intend on echoing with form, quality materiality and detailing of the upper floors. This will reduce the perceived height and bulk, and increase solar access to surrounding public spaces.

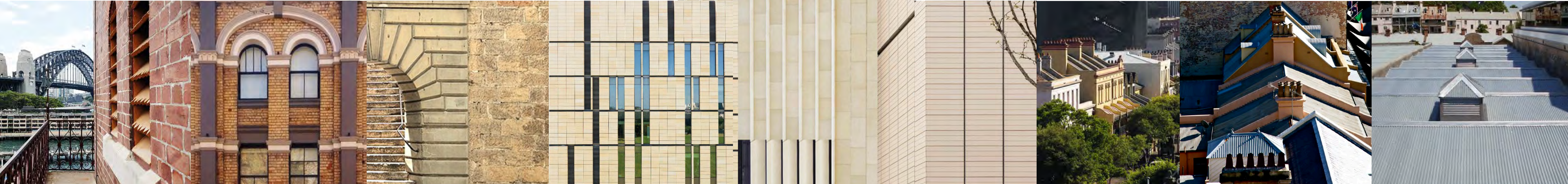


Roof facade type key plan



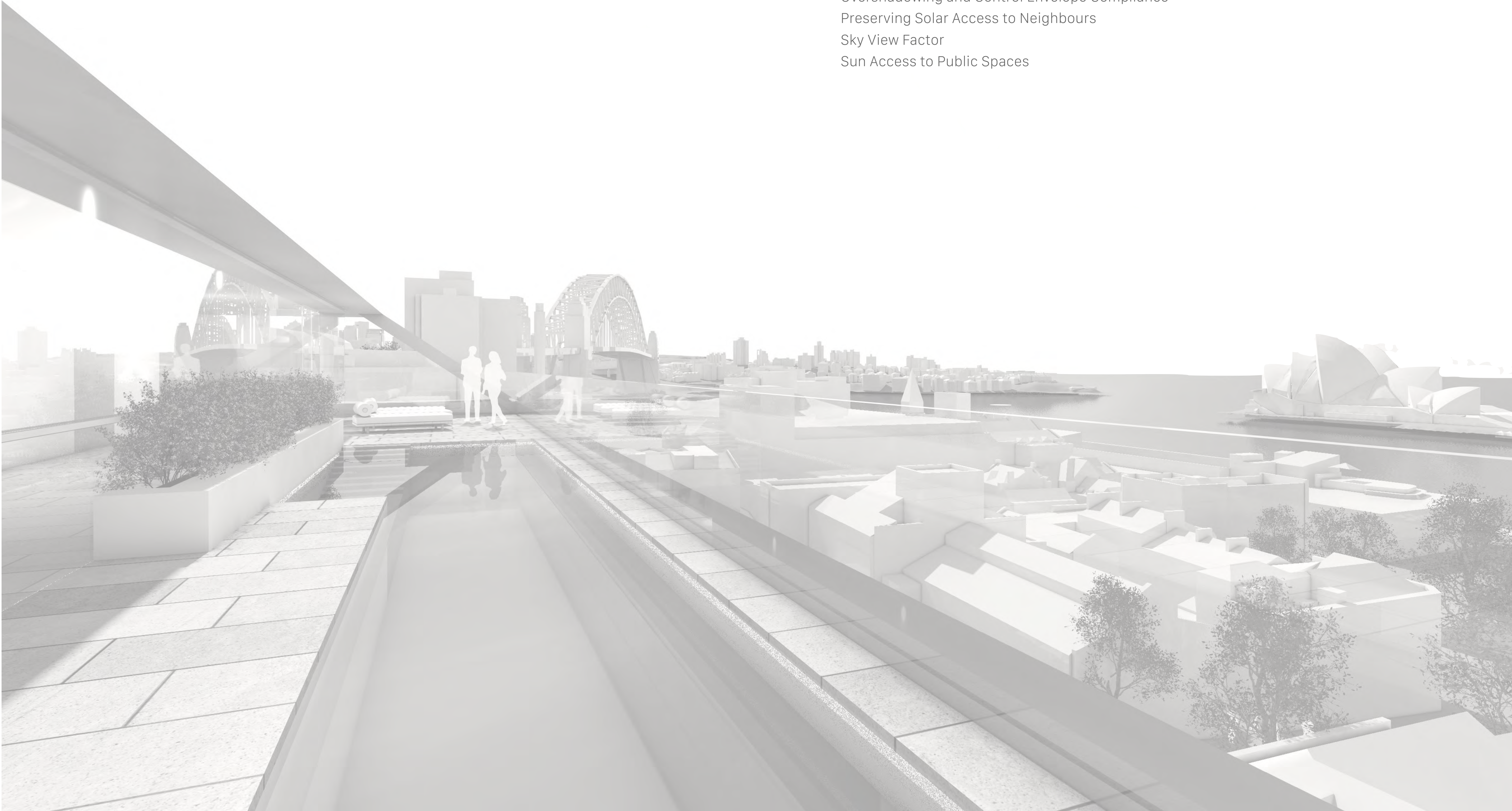


Harrington Street trees shown transparent to illustrate facade detail behind



Environment & Compliance

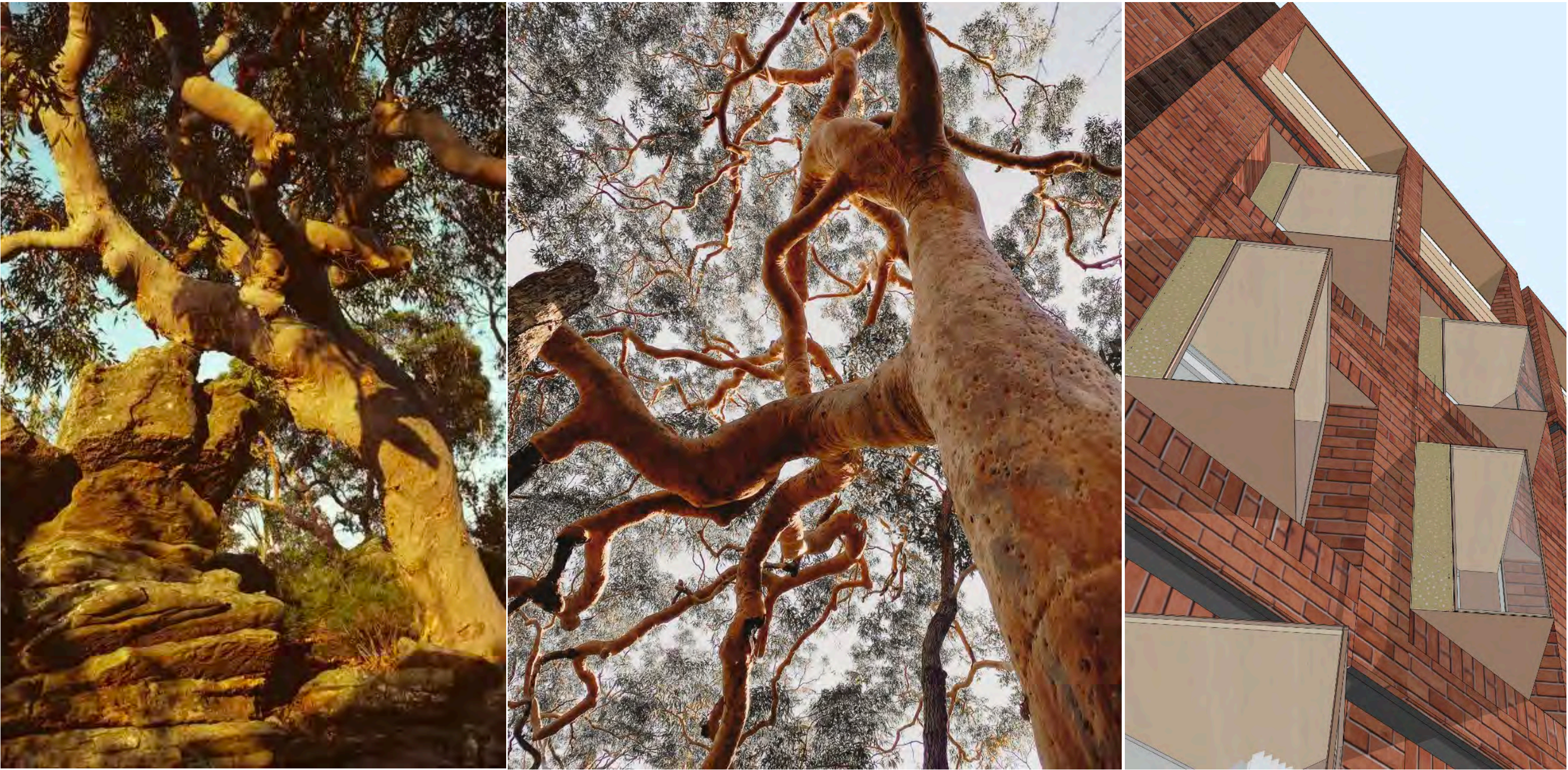
- Sustainability
- GFA and Site FSR
- Overshadowing and Control Envelope Compliance
- Preserving Solar Access to Neighbours
- Sky View Factor
- Sun Access to Public Spaces



The project will explore various Net Zero Plan and ESD initiatives including:

- **High Performance Building Fabric;** including appropriate window to wall ratios, high levels of insulation, and section J compliance
- **Mixed mode ventilation** to hotel rooms for passive cooling & indoor air quality
- **Minimal** further basement **excavation**
- **Use of recycled materials** where practical, including from the demolition of existing building and to maximise **embodied energy** benefits
- **Generation of renewable power** for the project via rooftop PV panels
- **Removal of fossil fuel dependence** for all hotel components
- **Water Sensitive Urban Design** strategies such as water harvesting, filtration, recycling through the landscape, and drought-resistant endemic plant species
- **Plant species endemic** to the region to enhance biodiversity, provide habitat for native wildlife, and ensure drought resistance
- **Micro climate control;** including retention of existing mature street trees with new on-site trees for additional shade cover, and colour and porous sensitive paving materials to continue to reduce urban heat island effect
- Energy Efficient Lighting internally and externally
- Daylighting & Shading initiatives for Reduced Energy Consumption

Refer to ADP's Services and Sustainability report for more detail



Environment and Compliance

GFA and Site FSR

Existing GFA = 8,998m2 GFA
Existing typical floor plates = 1,550m2 GFA
Existing FSR = 4.05:1

Proposed GFA = 8,981m2 GFA
(17m2 less, note: 210m2 GFA included underground)
Proposed typical floor plate = 1,144m2 GFA
(~26% reduction)
Proposed FSR = 4.02:1

The proposed total GFA is less than the existing building's GFA. Notably, the proposed typical floor is 26% smaller in GFA than the existing typical floor. It's even smaller when compared volumetrically, as the existing building includes a central atrium which is GFA-free and pushes more bulk to perimeter boundaries.

Area (m2) Predominate Use		
Level 06	333.8	Rooftop Bar and Hotel
Level 05	1,133.5	Hotel
Level 04	1,143.9	Hotel
Level 03	1,143.9	Hotel
Level 02	1,142.2	Hotel
Level 01	1,040.6	Hotel
Level 00	120.7	Hotel
Upper Ground	1,276.4	Retail
Lower Ground	1,435.7	Retail
B2	210.1	EOT
8,980.8 m²		



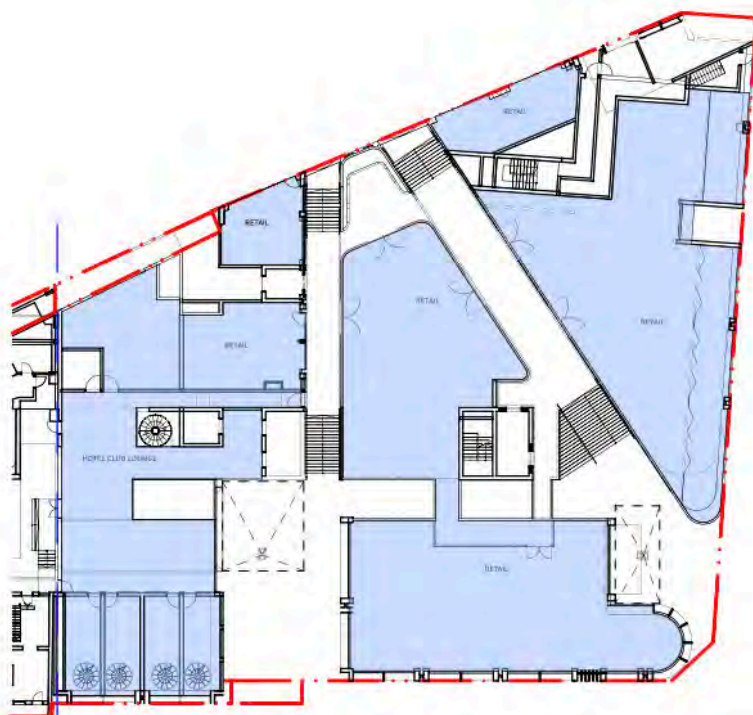
1 PLAN Basement 02



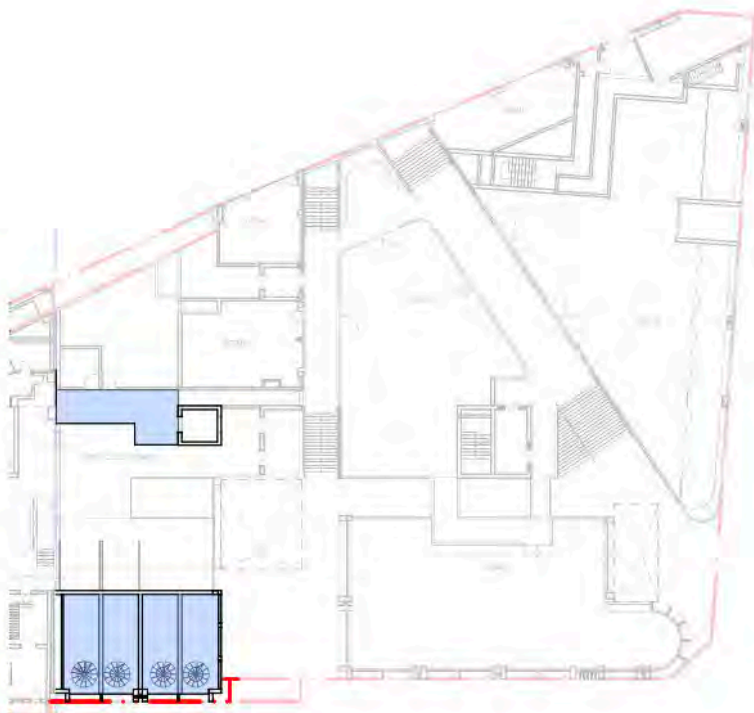
2 PLAN Basement 01



3 PLAN Lower Ground



4 PLAN Upper Ground



5 PLAN Level 00



6 PLAN Level 01



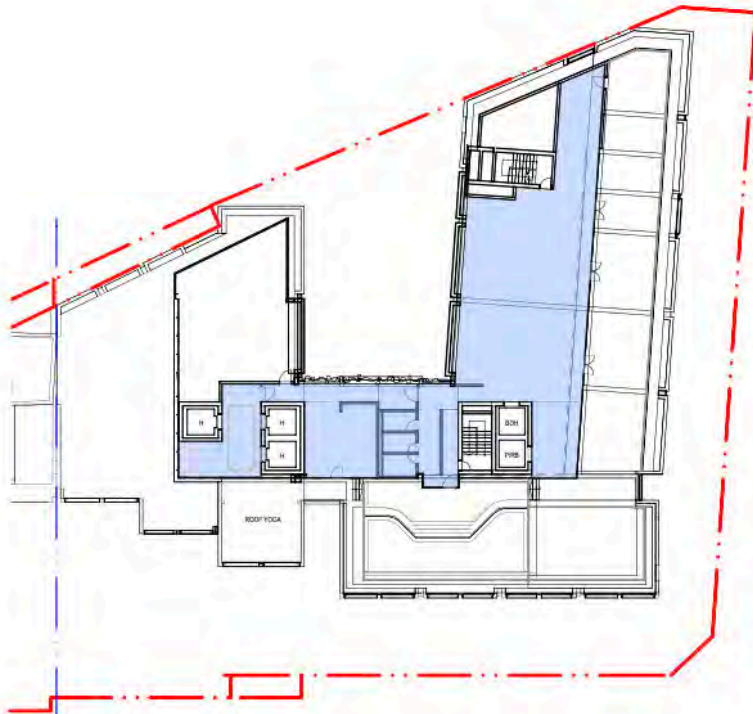
7 PLAN Level 02



8 PLAN Level 03-04



9 PLAN Level 05



10 PLAN Level 06



Existing typical floor plate

Environment and Compliance

Overshadowing and Control Envelope Compliance

Suns Eye Views for June 21st 9am-3pm



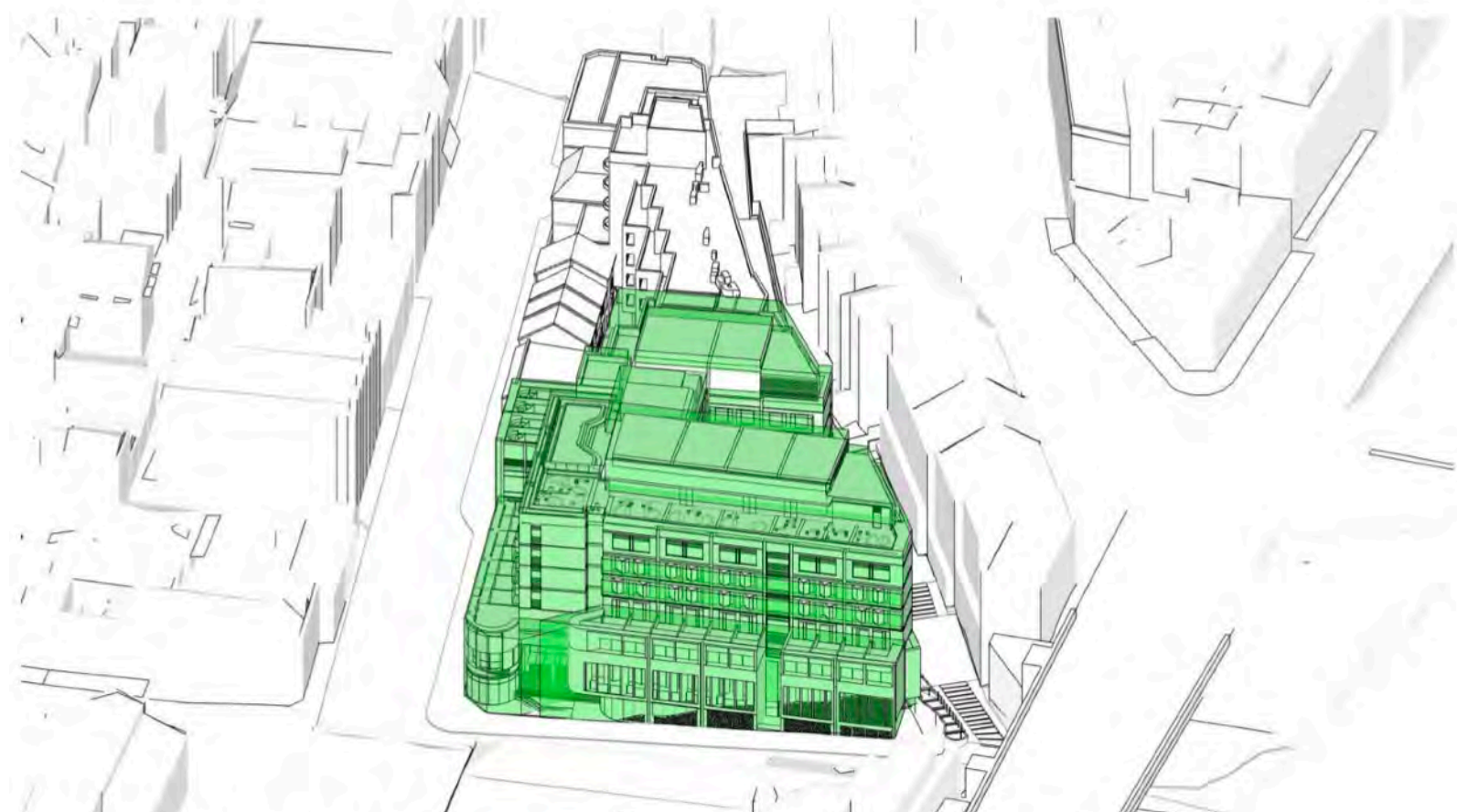
1 3D VIEW 0900 June 21st



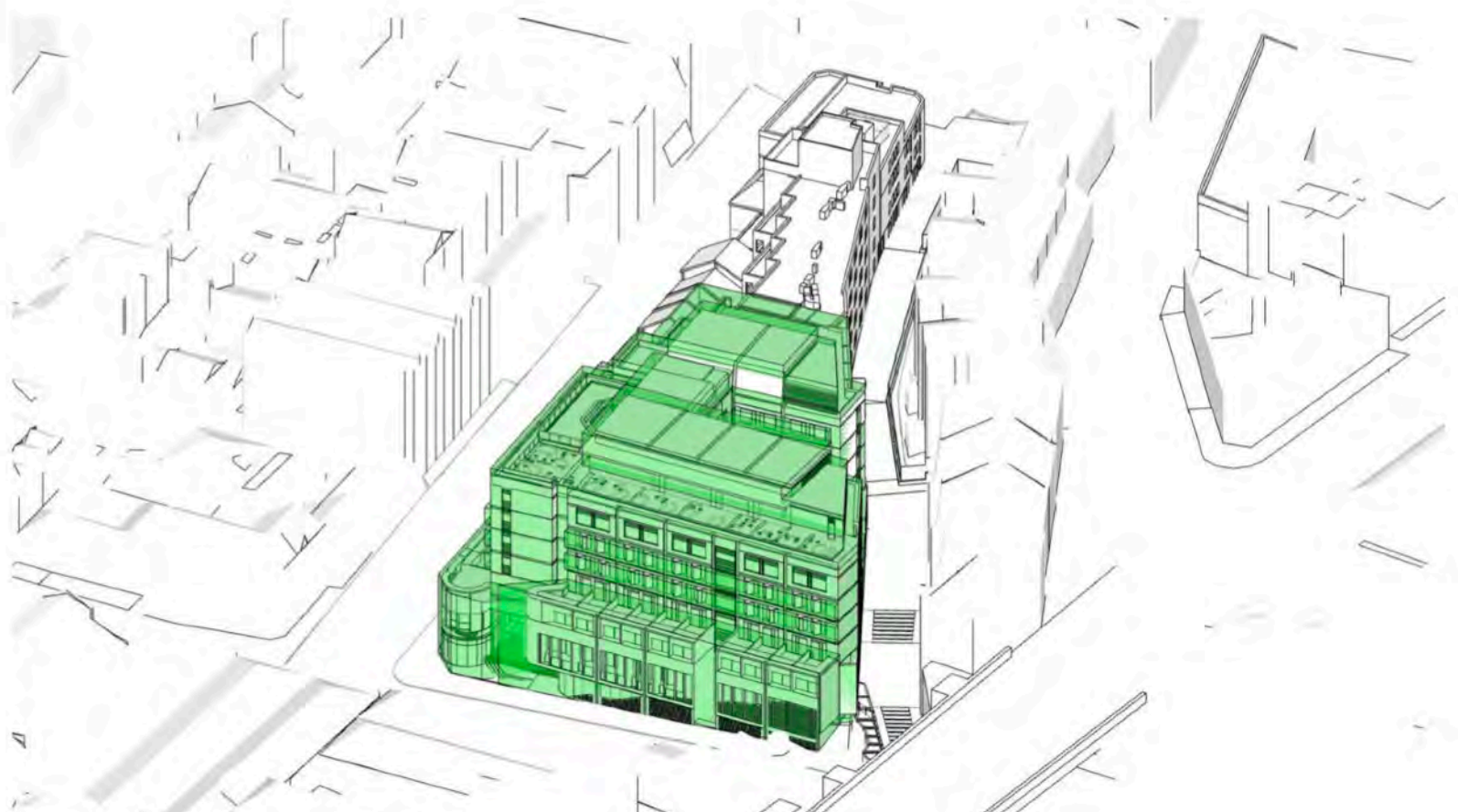
2 3D VIEW 1000 June 21st



6 3D VIEW 1100 June 21st



7 3D VIEW 1200 June 21st



3 3D VIEW 1300 June 21st



4 3D VIEW 1400 June 21st



5 3D VIEW 1500 June 21st

Legend

Green tone is the 35-55 Harrington Street SCRA Control Envelope Rev2
Inside the envelope is the proposed scheme.

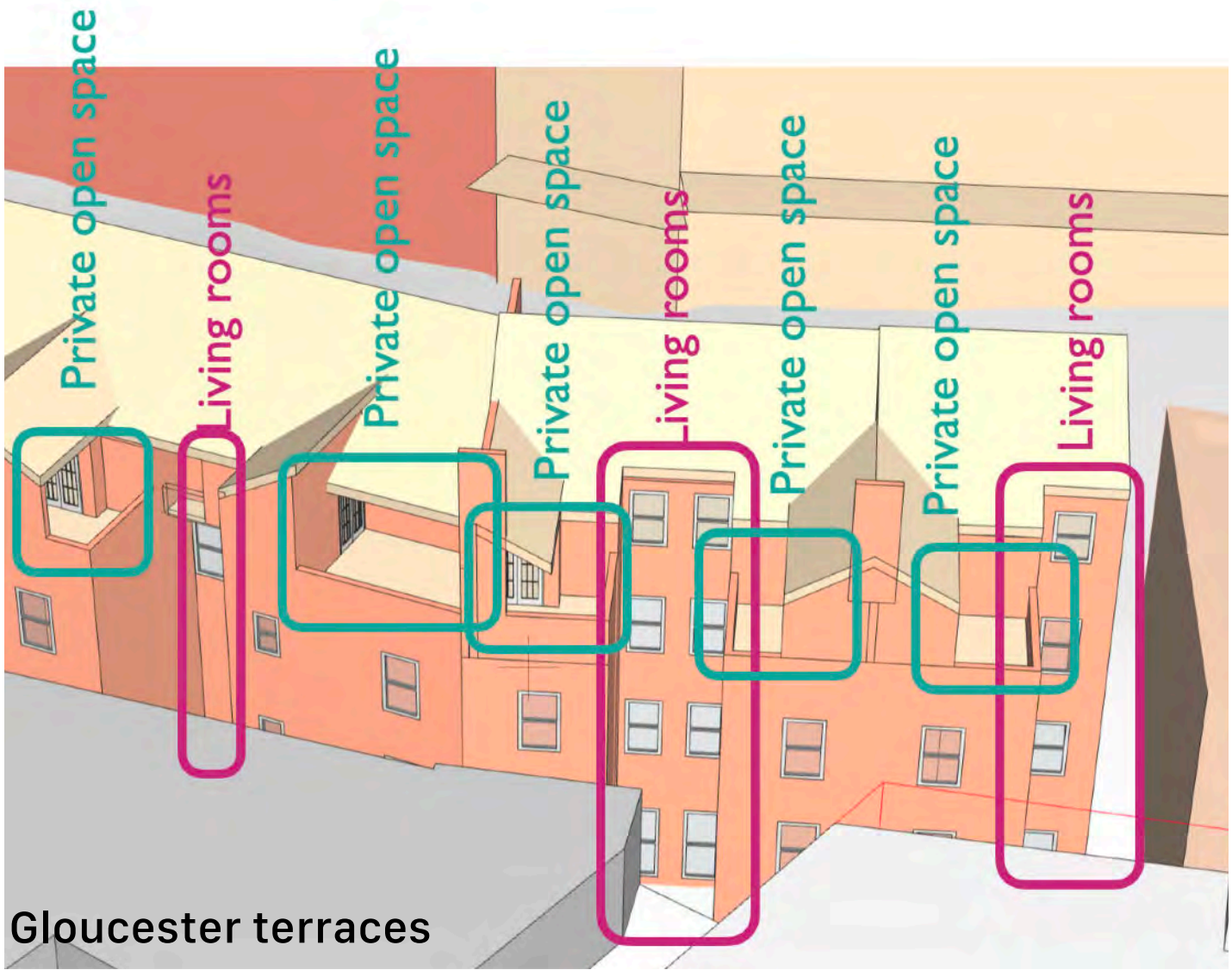
Environment and Compliance

Proposed Control Envelope Neighbour Overshadowing

Detailed overshadowing assessment has been conducted to confirm there are nil negative impacts to surrounding residential properties from the proposed control envelope.

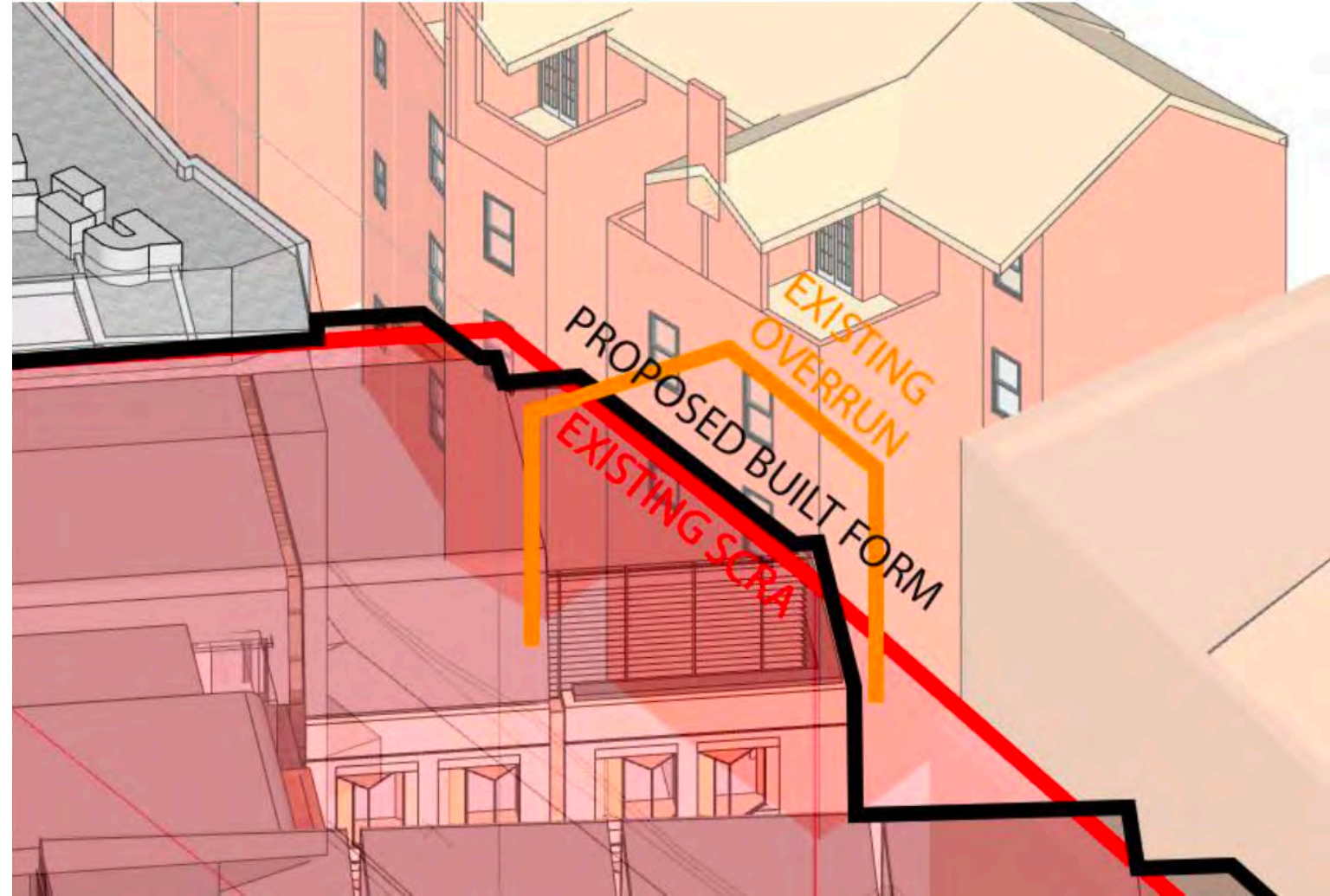
There is only one stretch of residential neighbours, namely the Gloucester Street terraces to the south west. We have reviewed solar impacts on June 21st from 9am to 3pm and have assessed those impacts relative to the ADG. The summary detailed in images adjacent, however, there are nil adverse ADG impacts, with a net increase in solar access amenity.

- Legend:**
- Bold black outline is the proposal outline
 - Red outline is '86 SCRA control envelope
 - Orange outline is the existing lift overrun
 - (Note: from 1pm onwards there is no shadow to the Gloucester terraces, so only 9-1pm is included in this assessment. For full suns eye views, refer previous page.)



11am

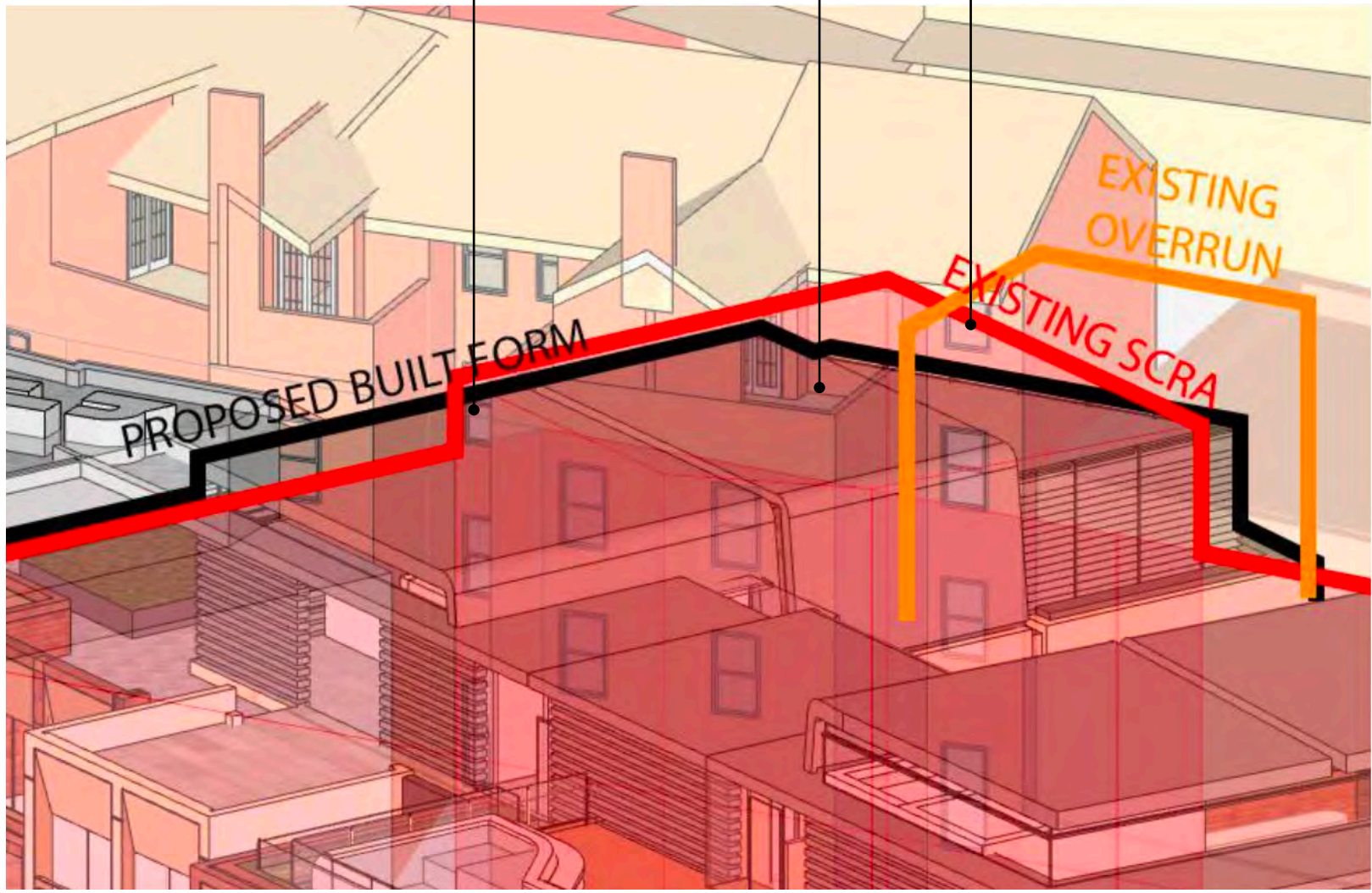
Nil solar impact relative to ADG



Living room window partial impact, solar preserved

POS impacted, but retains 2 hours plus (6 hours)

Living room impacted, though to retains 2 hours plus sun access

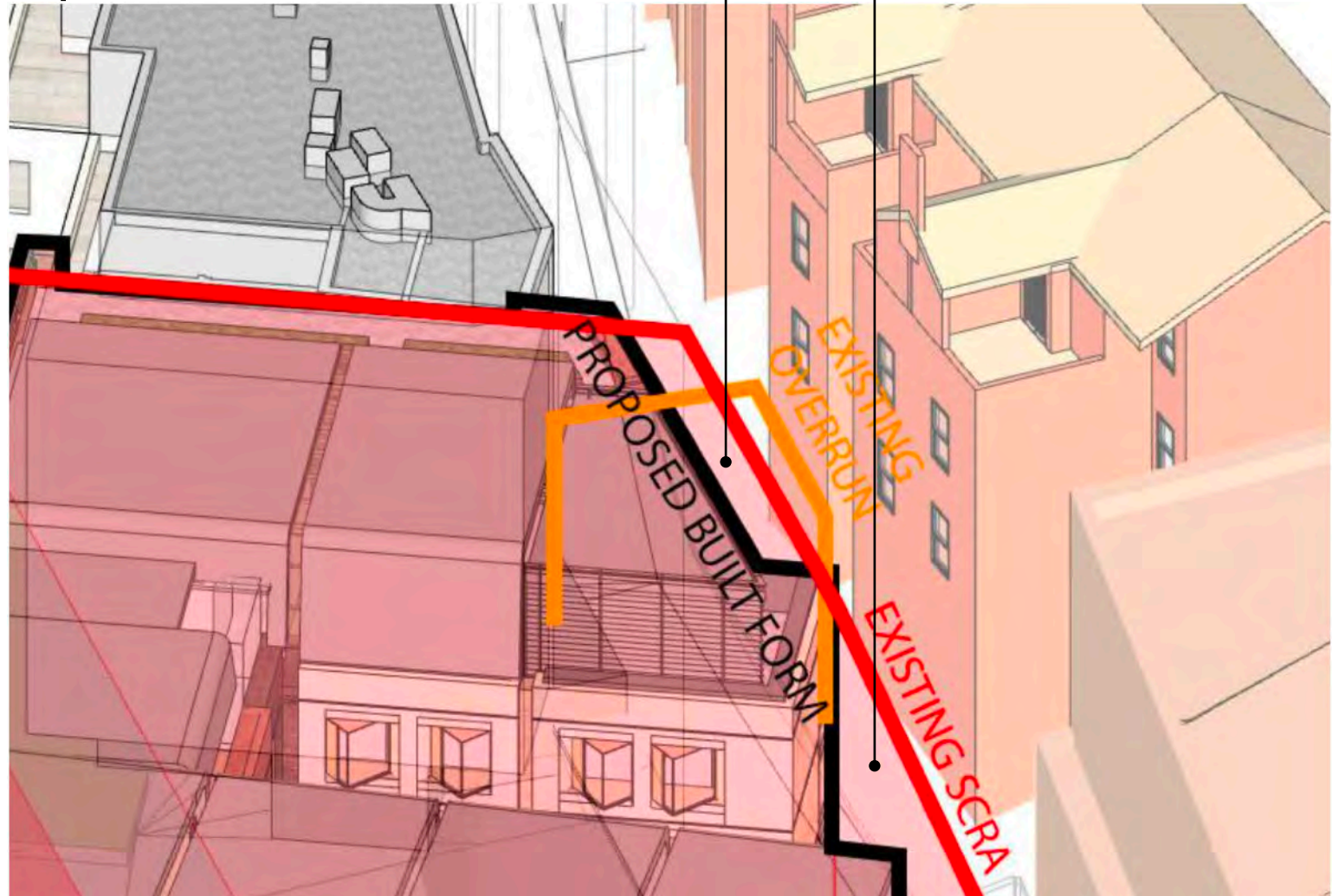


9am

12pm

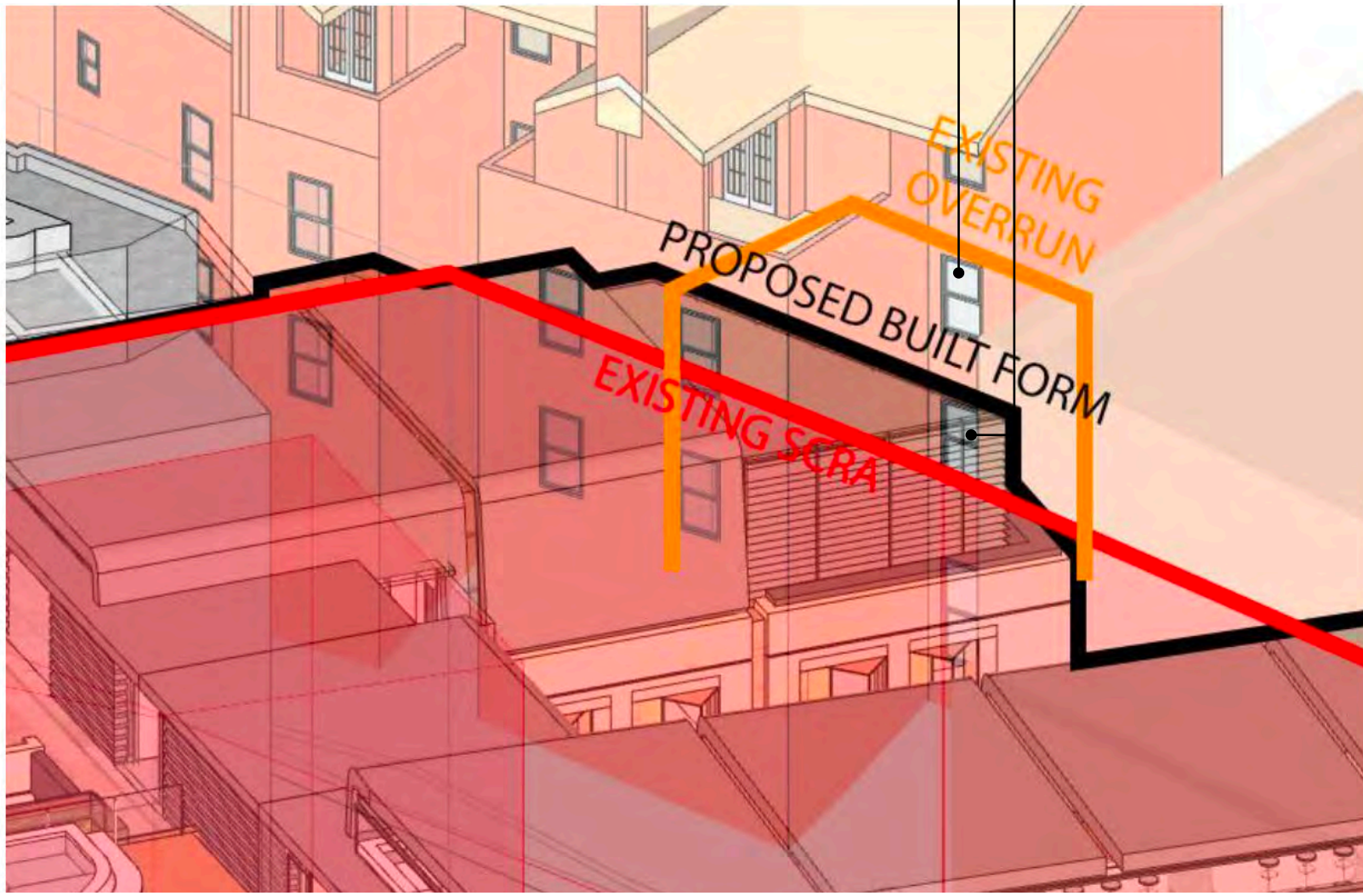
Solar improvement to Resi POS

Solar improvement to Resi POS



Living room partial impact, retains 2 hours+, improved solar relative to existing conditions

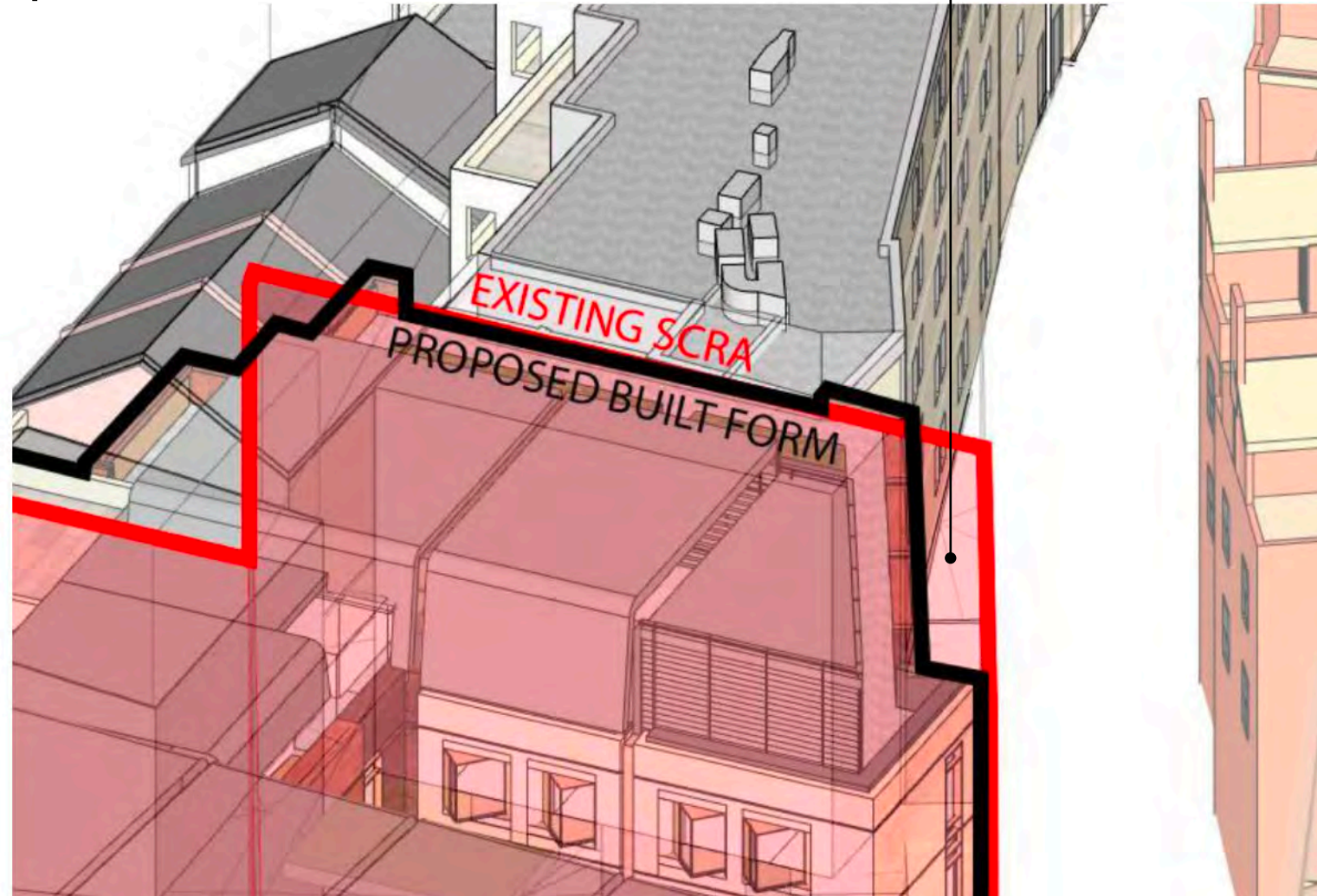
Nil impact as living room presently receives zero sunlight



10am

1pm

Solar improvement to Public domain



Environment and Compliance

Sky View Factor Comparison

A Sky view factor (SVF) is a geometric concept that refers to the ratio of the radiation received by a planar surface to the radiation emitted by the entire hemispheric environment. These dimensionless values are used to quantify the proportion of the visible sky or open canyon space in urban street canyons.

This assessment compares the existing clocktower site with the proposed development. The assessment proximity from the building has been limited to the immediately impacted streetscapes to exaggerate the outcomes. The assessment found:

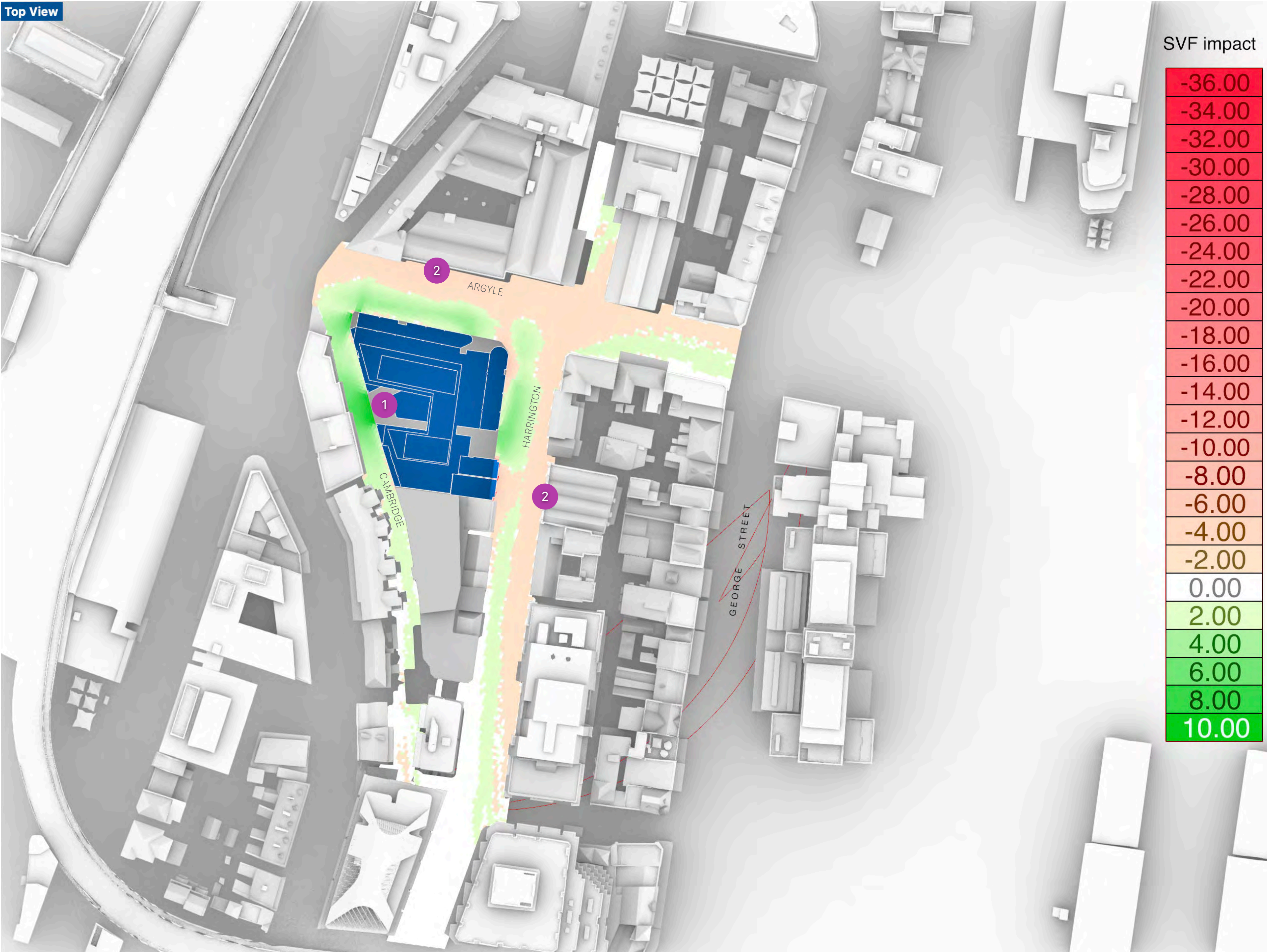
- **0.06%** increase of SVF relative to the existing SCRA control envelope

• Existing buildings SVF = **32.535**

• Proposed Design SVF = **32.555**

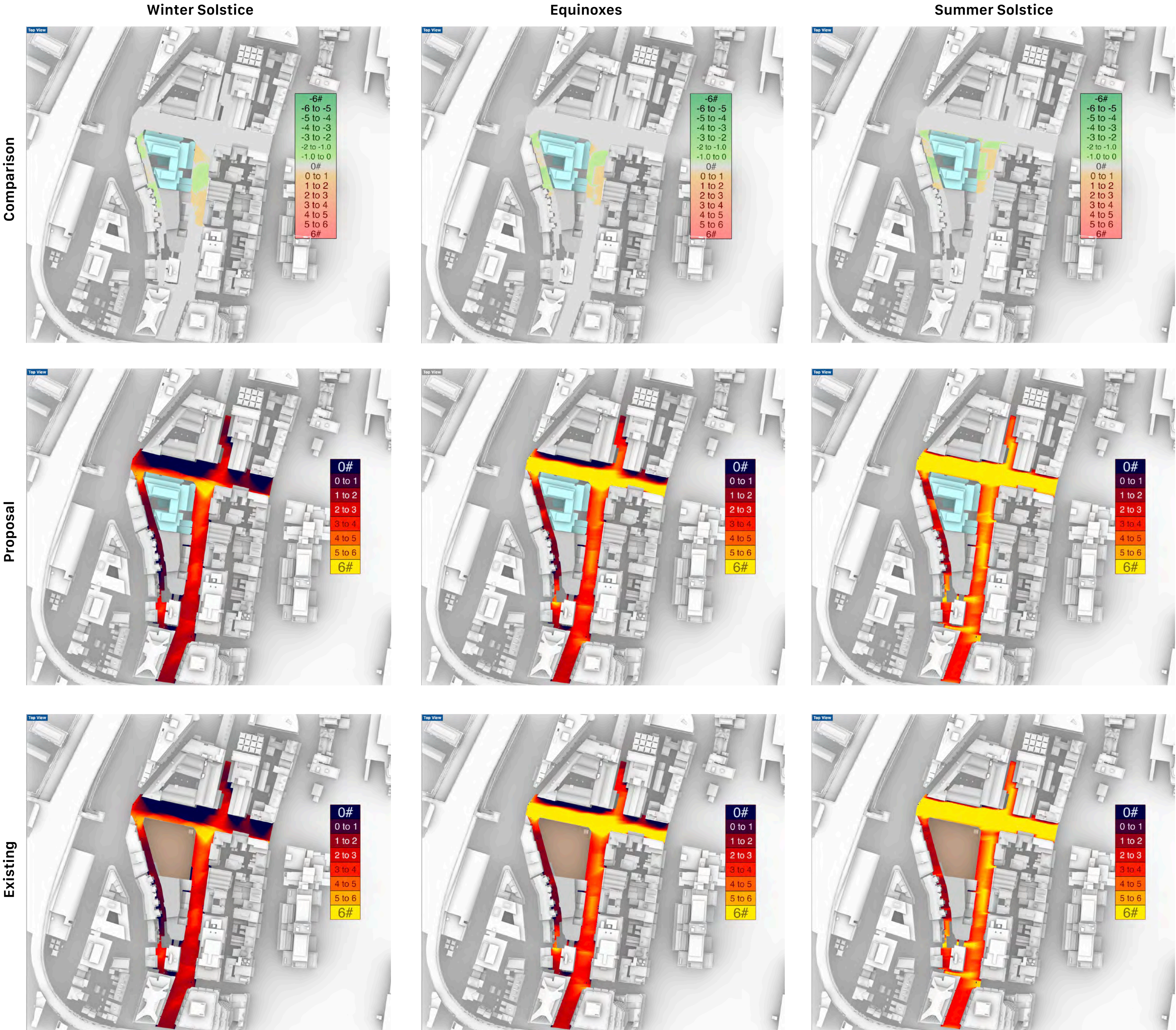
Negligible SVF differences across the precinct, however there is a notable and significant increase in SVF of between 8-10 to Cambridge Street (1) adjacent to the courtyard where existing sky view amenity is relatively bad. Important to note the impacts to Harrington and Argyle visible in the peach colour (2) are negligible impacts at circa 2 points, and negated by the very mature and dense existing tree canopies which are excluded from the assessment.

Relative to SVF in the CBD, these SVF's are significantly high. In summary, there are no noticeably worse areas for sky view, with noticeably better sky view to pedestrian Cambridge Street.



Environment and Compliance

Solar Access to Surrounding Public Domain





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