

TOGA

Toga Central

Engagement Report

JULY 2022



Question today *Imagine tomorrow* Create for the future

Toga Central Engagement Report

TOGA

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A	July 2022	Final

	NAME	DATE
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WSP acknowledges that every project we work on takes place on First Peoples lands.

We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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Acknowledgement of Country

We would like to acknowledge the Gadigal people who are the Traditional Custodians of this land. We would also like to pay respect to the Elders both past and present of the Eora Nation and extend that respect to all Aboriginal people.

1 Executive Summary

This ENGAGEMENT REPORT has been prepared by WSP AUSTRALIA to accompany a detailed State significant development (SSD) development application (DA) for the mixed-use redevelopment proposal at TOGA Central, located at 2 & 8A Lee Street, Haymarket (the site). The site is legally described as Lot 30 in Deposited Plan 880518 and Lot 13 in Deposited Plan 1062447. The site is also described as ‘Site C’ within the Western Gateway sub-precinct at the Central Precinct.

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the SSD DA (SSD 33258337).

This report concludes that the proposed development has undertaken detailed stakeholder engagement that is consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detailed issues raised and feedback provided at the pre SSDA lodgement phase have been reviewed and considered by the project team.

The next stage of engagement will support the public exhibition and opportunity to make formal submissions and will include key stakeholder contact, website updates and on-site posters. There will be opportunity to ask questions and all formal feedback will be directed to the Planning Portal.

2 Introduction

This report has been prepared to accompany a SSD DA for the for the mixed-use redevelopment proposal at TOGA Central, located at 2 & 8A Lee Street, Haymarket.

The Minister for Planning, or their delegate, is the consent authority for the SSD DA and this application is lodged with the NSW Department of Planning and Environment (DPE) for assessment.

The purpose of the SSD DA is to complete the restoration of the heritage-listed building on the site, delivery of new commercial floorspace and public realm improvements that will contribute to the realisation of the Government's vision for an iconic technology precinct and transport gateway. The application seeks consent for the conservation, refurbishment and adaptive re-use of the Adina Hotel building (also referred to as the former Parcel Post building (fPPb)), construction of a 45-storey tower above and adjacent to the existing building and delivery of significant public domain improvements at street level, lower ground level and within Henry Deane Plaza. Specifically, the SSD DA seeks development consent for:

- Site establishment and removal of landscaping within Henry Deane Plaza.
- Demolition of contemporary additions to the fPPb.
- Conservation work and alterations to the fPPb for retail premises, commercial premises, and hotel and motel accommodation. The adaptive reuse of the building will seek to accommodate:
 - Commercial lobby and hotel concierge facilities, café and restaurant, 4 levels of co-working space, a function and conference area, and a rooftop outdoor space.
 - Retail tenancies, a food and beverage tenancy and back of house spaces at Lower Ground.
 - Reinstatement of the original fPPb roof pitch form in a contemporary terracotta materiality.
- Provision of retail floor space including a supermarket tenancy, smaller retail tenancies, and back of house areas below Henry Deane Plaza (at Lower Ground (RL12.10) and Lower Link Level (RL 16)).
- Construction of a hotel and commercial office tower above and adjacent to the fPPb to a maximum building height of RL 202.108m, comprising:
 - 10 levels of hotel facilities between level 10 – level 19 of the tower, including 204 hotel keys and 2 levels of amenities including a pool, gymnasium and day spa. A glazed atrium and hotel arrival is accommodated adjacent to the fPPb, accessible from Lee Street.
 - 22 levels of commercial office space between level 23 – level 44 of the tower, accommodated within a connected floor plate with a consolidated side core.
 - Rooftop plant, lift overrun, servicing and BMU.
- Provision of vehicular access into the site via a shared basement, with connection points provided to both Block A and Block B basement at RL5 and RL5.5 respectively. Primary access will be accommodated from the adjacent Atlassian site at 8-10 Lee Street, Haymarket, into 4 basement levels in a split-level arrangement. The basement will accommodate:
 - Car parking for 106 vehicles, 4 car share spaces and 5 loading bays.
 - Hotel, commercial and retail and waste storage areas.
 - Plant, utilities and servicing.
 - Provision of end of trip facilities and 165 employee bicycle spaces within the fPPb basement, and an additional 104 visitor bicycle spaces within the public realm.

- Delivery of a revitalised public realm across the site that is coordinated with adjacent development, including an improved public plaza linking Railway Square (Lee Street), and Block B (known as ‘Central Place Sydney’). The proposal includes the delivery of a significant area of new publicly accessible open space at street level, lower ground level, and at Henry Deane Plaza, including the following proposed elements:
 - Provision of equitable access within Henry Deane Plaza including stairways and ramp access.
 - Construction of a publicly accessible elevated pavilion within Henry Deane Plaza at RL21.
 - Landscaping works within Henry Deane Plaza and along Lee Street.
 - Utilities and service provision.
 - Realignment of lot boundaries.
- This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 17 December 2021 and issued for the SSD DA. Specifically, this report has been prepared to respond to the SEARs requirement issued below.

ITEM	DESCRIPTION OF REQUIREMENT	SECTION REFERENCE (THIS REPORT)
28. Engagement	<p>Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</p> <ul style="list-style-type: none"> — the relevant Department assessment team. — any relevant local councils. — any relevant agencies. — the community. — if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	Section 4 and 5

3 The Site

The site is located within the City of Sydney Local Government Area (LGA). The site is situated 1.5 km south of the Sydney CBD and 6.9km north-east of the Sydney International Airport within the suburb of Haymarket.

The site is located within the Western Gateway sub-precinct, an area of approximately 1.65 ha that is located immediately west of Central Station within Haymarket on the southern fringe of the Sydney CBD. Immediately north of Central Station is Belmore Park, to the west is Haymarket (including the University of Technology, Sydney and Chinatown), to the south and east is rail lines and services and Prince Alfred Park and to the east is Elizabeth Street and Surry Hills.

Central Station is a public landmark, heritage building, and the largest transport interchange in NSW. With regional and suburban train services, connections to light rail, bus networks and to Sydney Airport, the area around Central Station is one of the most-connected destinations in Australia.

The site is located at 2 & 8A Lee Street, Haymarket and is legally described as Lot 30 in Deposited Plan 880518 and Lot 13 in Deposited Plan 1062447. The land that comprises the site under the Proponent's control (either wholly or limited in either height or depth) comprises a total area of approximately 5,450sqm.

The location of the TOGA Central site is illustrated in Figure 3.1.

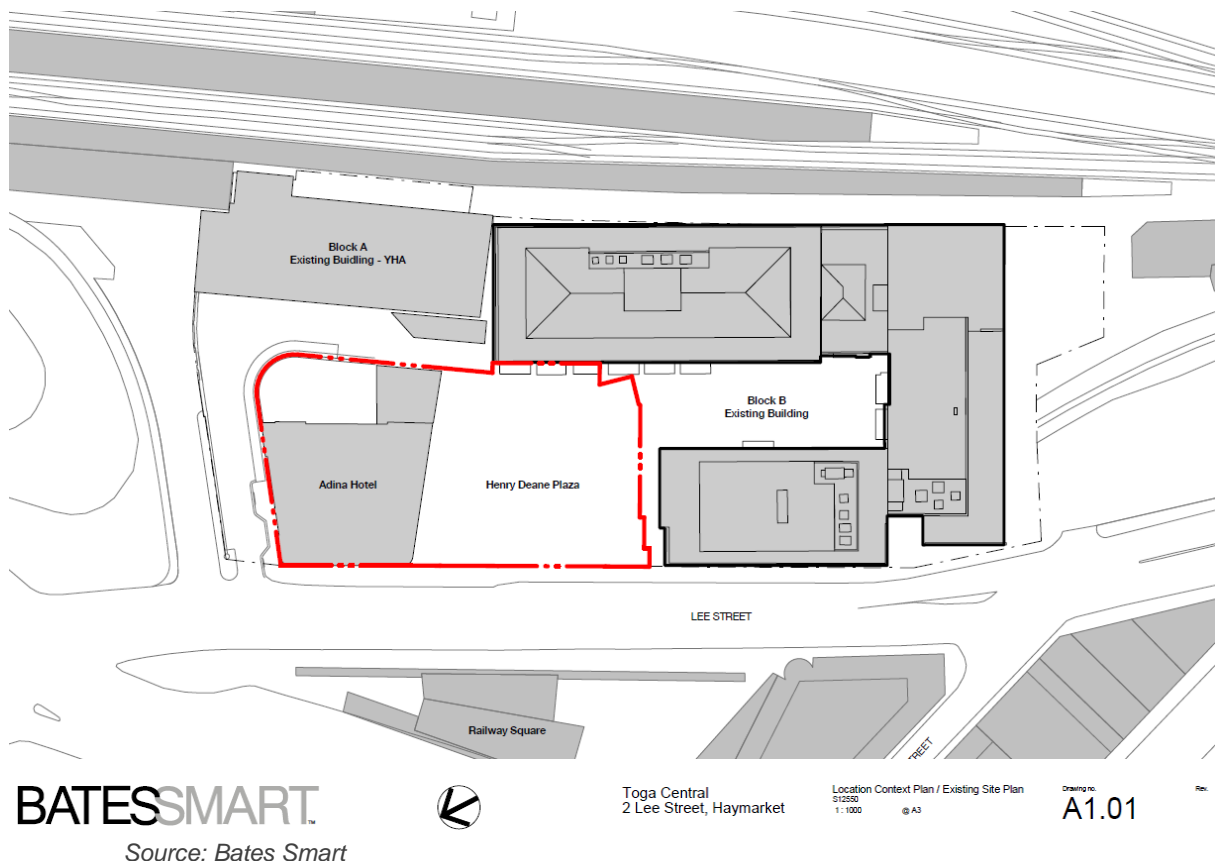


Figure 3.1 Site Identification Plan

The site currently comprises the following existing development:

- Lot 30 in Deposited Plan 880518 (Adina Hotel building): the north-western lot within the Western Gateway sub-precinct accommodates a heritage-listed building which was originally developed as the Parcels Post Office building. The building has been adaptively re-used and is currently occupied by the Adina Hotel Sydney Central. The eight-storey building provides 98 short-stay visitor apartments and studio rooms with ancillary facilities including a swimming pool and outdoor seating at the rear of the site.

- Lot 13 in Deposited Plan 1062447 (Henry Deane Plaza): the central lot within the Western Gateway sub-precinct adjoins Lot 30 to the south. It accommodates 22 specialty food and beverage, convenience retail and commercial service tenancies. The lot also includes publicly accessible space which is used for pop-up events and a pedestrian thoroughfare from Central Station via the Devonshire Street Tunnel. At the entrance to Devonshire Street Tunnel is a large public sculpture and a glazed structure covers the walkway leading into Railway Square. This area forms part of the busy pedestrian connection from Central Station to Railway Square and on to George and Pitt Streets, and pedestrian subways.

The site is listed as an item of local significance under Schedule 5 of the *Sydney Local Environmental Plan 2012* 'Former Parcels Post Office including retaining wall, early lamp post and building interior', Item 855.

The site is also included within the Central Railway Station State heritage listing. This is listed on the State Heritage Register 'Sydney Terminal and Central Railway Station Group', Item SHR 01255, and in Schedule 5 of the *Sydney Local Environmental Plan 2012* 'Central Railway Station group including buildings, station yard, viaducts and building interiors' Item 824.

The site is not however listed independently on the State Heritage Register. There is an array of built forms that constitute Central Station, but the Main Terminal Building (particularly the western frontage) and associated clocktower constitute key components in the visual setting of the Parcel Post building.

4 Methodology

Communications and engagement have been designed with consideration of the Department of Planning and Environment [*Undertaking Engagement Guidelines for State Significant Projects November 2021*](#) to:

- provide clear and concise information about the project and its impacts
- include activities that support awareness, provide easy access to information and encourage engagement
- report back on what was heard and how feedback was considered.
- There has been a significant engagement undertaken by Transport for NSW as part of the Central Precinct Strategic Framework, Western Gateway Sub-Precinct Rezoning and the Western Gateway Sub-Precinct – Block C Rezoning. Planning for the Toga Central site has been guided by the planning controls that were informed by this engagement. Engagement carried out by Transport for NSW to support the public exhibition of the Block C Rezoning Proposal included key stakeholder meetings, flyers, direct emails and webpage updates, and virtual meet the planning team session. The project team considered and responded to submissions, with responses informing planning including the design excellence competition brief for the site.
- Engagement with key stakeholders including immediate neighbours within the sub-precinct and stakeholders with an interest in design and planning controls, heritage and, traffic and movement commenced early and continued over the course of planning.
- Community engagement has focused on neighbours, including local education facilities whose stakeholders transit through the site and will be potential users of public spaces and offerings, as well as looking to the site and being impacted by future construction and operations. We engaged with the local community group representing residents living closest to the site who have also demonstrated a high level of interest in local planning and development including the Central Precinct.
- Activities included:
 - regular meetings
 - on-line information and feedback sessions
 - face to face engagement via pop-up
 - postcard distribution
 - posters in key locations
 - website as a key point for information, questions, and feedback
 - purpose point of contact via email and phone.
- The next stage of engagement will support the public exhibition and opportunity to make formal submissions and will include key stakeholder contact, website updates and on-site posters. There will be opportunity to ask questions and all formal feedback will be directed to the Planning Portal.
- We have also committed to keeping key stakeholders and community updated as the project progresses, including to communicate proactively potential impacts during any future construction. Communications and engagement will be implemented under an agreed Construction Community Communications Plan.

4.1 Community engagement

4.1.1 *How we engaged*

Consultation pre-lodgement aimed to ensure awareness of what is proposed and provided a forum for the project team to listen, understand and seek feedback from neighbours and the community to ensure relevant issues could be considered during the preparation of the SSD DA for the TOGA Central site.

To build relationships and support a strong connection with the immediate neighbours and community through open, honest and clear lines of communication.

Table 4.1 Summary of activities undertaken

ACTIVITY	STAKEHOLDERS	TIMING
Local stakeholder meetings <ul style="list-style-type: none">— meetings were held online— presentation by project team members from:<ul style="list-style-type: none">— Toga— Architect - Bates Smart— Planner – Urbis	<ul style="list-style-type: none">— Christ Church St Laurence— Charles Darwin University – George Street Campus— TAFE NSW – Sydney Institute	23 June 2022
	<ul style="list-style-type: none">— Chippendale Residents Group	1 July 2022
	<ul style="list-style-type: none">— University of Technology	From January 2021 ongoing
Project community website <ul style="list-style-type: none">— overview including proposed uses— design— feedback / point of contact	<ul style="list-style-type: none">— Community and stakeholders— <i>As at 18 July website had 185 unique visitors</i>	Launched 4 July 2022
Point of contact	<ul style="list-style-type: none">— Project email and phone	Active from 10 June 2022
Pop-ups – postcard <ul style="list-style-type: none">— Central Precinct / Western Gateway sub-precinct	<ul style="list-style-type: none">— Postcards were handed out to commuters, students and workers, local community— Postcards left at businesses on ground level of the former Parcel Post Office building— Postcards left at Charles Darwin University campus and TAFE NSW campus on George Street	4 and 5 July 2022
Poster <ul style="list-style-type: none">— Installed in key locations at the site	<ul style="list-style-type: none">— Commuters— Students and workers— Local community	From 4 July ongoing



Figure 4.1 Posters installed on-site July 2022

4.1.2 *What we heard*

4.1.2.1 Key Insights

- Strong support for the retention of the Parcel Post Office building and how it has been considered and incorporated in the design.
- Interest in any changes, refurbishments to pedestrian tunnels and how they would interface with the plaza and buildings under the proposal and during construction.
- Interest in construction traffic management.
- Strong support for green and interesting public domain that considers the positive experience of users.
- View lines and massing were considered important and although out to the scope of this proposal, there was a high level of interest in understanding this development proposal and others in the Western Gateway Sub-Precinct in context of what is proposed for the wider Central Precinct which has not yet been determined.
- Interest in the uses determined for the sub-precinct in planning controls focused on commercial rather than residential given the current low rates of commercial occupancy in the CBD.

4.1.2.2 Detailed feedback

Table 4.2 Summary of what we heard and response

THEME	COMMENT / QUESTION	RESPONSE
Design	Supportive of the design, more modern, likes the idea of retaining and incorporating the heritage building “it looks incredible, I put my support behind it.....”	Acknowledged

THEME	COMMENT / QUESTION	RESPONSE
	Noted the use of slender towers reducing the mass and impact on the former Parcel Post building.	Acknowledged
Heritage / character	<p>Question about how the former Parcel Post building is currently being used post hotel closure during this planning phase.</p> <p>Asked if heritage features would be protected and is the National Council comfortable with the temporary use.</p>	<p>The hotel has been closed since April 2022 due to the construction of the Atlassian building. The basement and ground floor are being used as a construction Site Office for Atlassian.</p> <p>Toga in collaboration with Atlassian are using the hotel spaces for a social housing project as ‘Meanwhile Use’ spaces, supporting Ukraine refugees and people with immediate needs until the start of the project.</p> <p>Internally the building has been modified heavily over time with its last adaptive use as a contemporary hotel in 1999. The current interior of the building provides little indication of the former use (as Parcel Post building).</p> <p>The intention of the Proposal is to reinstate internal features now covered to acknowledge and respect the building heritage. The temporary uses will not damage any internal heritage fabric.</p> <p>A Conservation Management Plan has been prepared according with the Conservation Policies with the project works to protect and restore the heritage external and internal fabric of the building.</p> <p>The Plan will be provided as part of the SSD DA application to the Consent Authority.</p>
	Asked if Heritage Council and National Trust has been engaged, noting there had been concerns about the intersection between the Toga building and the Atlassian building.	<p>The Heritage Council has been consulted in the pre-DA lodgement phase (Refer to Section 4.3.6). Consultation and engagement with the Heritage Council will continue in the design development phase to ensure the heritage conservation of the former Parcel Post building.</p> <p>Consultation has been undertaken with the Heritage Council (with National Trust forming a group within the Council) in the pre-DA lodgement phase, refer Section 4.3.6 for the engagement outcome with the Heritage Council.</p> <p>We have regular meetings with Atlassian to coordinate our public realm design and strategy. Refer Section 4.2.1 for the engagement outcome with Atlassian.</p>
	Retention of the levels on the eastern side of the site, roadway and the wall and openings, some currently hidden.	<p>Levels will be retained and raised to create an upper link into Henry Deane Plaza.</p> <p>The roadway, wall and openings discussed are not within the Toga development site. We understand that Transport for NSW and Atlassian are working in this area to provide new public areas and connections.</p>

THEME	COMMENT / QUESTION	RESPONSE
Public domain	<p>Would like to see greenery included in the public spaces.</p> <p>Creating spaces with feeling, visually interesting within the design concepts.</p> <p>Requirement for ongoing maintenance should not influence the options for public domain.</p>	<p>Our landscape design provides new trees, raised planters on the new Henry Deane Plaza. Toga aim to create the public domain as an intuitive, vibrant and cohesive public domain with a strong focus on Country that responds to the current, medium and long term conditions of the surrounding precinct. We have studied and made reference to other successful public spaces in Sydney (MLC Centre, Chifley Square, Australia Square, Darling Square, Customs House Square) to ensure our design fulfils public needs. We have incorporated some key design features such as planted stairs, glazed oculus, public art and heritage interpretation to ensure the space becomes a special destination in the precinct.</p> <p>Ongoing maintenance is only one of the considerations in our public domain design and it will be assessed in conjunction with other design principles to ensure the space serves the intended purpose.</p>
Impact assessments: View lines Massing Overshadowing Wind	<p>View lines and massing with consideration to the Central precinct site as a whole.</p> <p>Massing seen from Prince Alfred Park, Cleveland Street, and corner of Regent Street and in consideration of the Clock Tower.</p> <p>Questions about the level of overshadowing.</p> <p>Question about overshadowing of the bus stop.</p> <p>Concern about projects where wind conditions impact public domain.</p>	<p>A visual impact assessment was undertaken as part of the rezoning of the Western Gateway Sub-Precinct and the massing envelope was assessed.</p> <p>An updated visual impact assessment has been prepared for this proposal as part of the SSDA including impact assessments for the Clock Tower, Broadway, and George Street.</p> <p>Design considerations have been incorporated by the Architect to reduce the visual bulk of the new buildings. The tower's curved ends create slender vertical proportions which reduce the scale. The use of concave terracotta fins with high level of glazing transparency provides the elegant look for the building. The tower is recessed away from the former Parcel Post Building to minimise the impact to the heritage building and to create distinction between the new and old.</p> <p>Shadow diagrams will be included in the SSDA.</p> <p>Detailed assessments were provided as part of the rezoning.</p> <p>Shadow studies indicate that the bus stop would not be overshadowed.</p> <p>Wind studies have been undertaken and considered and will be included in the SSDA.</p>

THEME	COMMENT / QUESTION	RESPONSE
Pedestrian tunnels	Question about changes to the Devonshire and Lee Street tunnels.	<p>Tunnel sections within the site will be upgraded as part of the Toga Central proposal and also by Atlassian as part of their development. Devonshire Street tunnel through to the Lee Street tunnel will be new.</p> <p>Alignment between the Lee Street tunnel and Devonshire tunnel will be straightened providing improved line of sight and more direct passageway.</p>
	Question about refurbishment of the tunnel under George Street.	The tunnel beyond these sites is not included under the proposal. The refurbishment of these sections would be as per TfNSW's strategy and plan.
	Question about the tunnel access (Lee Street Tunnel and Devonshire Street Tunnel).	The tunnel access will remain open and interface between Henry Deane Plaza will be enhanced, reducing bare walls and improving direct connection to Central Station.
Accessibility	How will accessibility be incorporated into public spaces while maintaining visual amenity.	<p>We have engaged Morris Goding Access Consulting (MGAC) to conduct an Accessibility Assessment in our building and public spaces. The report will be appended in the SSDA submission. Our design will ensure the compliance with Accessibility requirements, i.e., providing lifts, ramps with appropriate wayfinding.</p> <p>Accessibility has been considered in each adjacent developments within the Western Gateway Sub-Precinct.</p>

THEME	COMMENT / QUESTION	RESPONSE
Uses	Question about the proposed uses.	<p>The adaptive reuse of the former Parcel Post Building will seek to accommodate:</p> <ul style="list-style-type: none"> — commercial lobby and hotel concierge facilities — retail tenancies including food and beverage tenancies, supermarket with back of house areas — four levels of co-working space — function and conference area with access to level 7 outdoor rooftop space. <p>Construction of new tower will provide hotel facilities, pool, gym, day spa and commercial office spaces, as well as provision for basement car parks, back of houses and end of trip facilities are included.</p>
	Concern about empty commercial spaces in the surrounding area and question about the inclusion of residential development in sub-precinct	<p>The post pandemic working arrangements are still evolving but there is a push to more spaces for collaboration and other activities that make the office appealing and to grow business. There is an expectation of long-term demand for office space in a global city. It is also the State government's vision for the sub-precinct to become a technology incubator with existing and start-ups grouped together.</p> <p>Under the planning controls, residential development is not permitted under the site-specific conditions. Commercial and retail are incentivised therefore there is an absence of residential accommodation on the project and the other sub-precinct sites.</p>
Construction		

THEME	COMMENT / QUESTION	RESPONSE
Pedestrian tunnels	Question about tunnel access during construction.	Coordination will continue with the adjacent projects, Atlassian and CPS, to maintain the tunnel access, between Lee Street Tunnel and Devonshire Street tunnel and toward Central Station, during construction.
Construction traffic	Question about construction access routes.	Construction traffic movements will enter and exit from Lee Street to the south of the former Parcel Post building at the location of the existing Henry Deane Plaza. A Construction Traffic Management Plan will be lodged with the SSDA showing proposed access routes. Commitment was made to keep stakeholders informed ahead of and throughout construction.
Timing	Question about expected construction timing.	Anticipated on site from late 2023 ongoing for up to four years through to late 2027.
Other		
Lease arrangements	Concern about public space becoming private space.	Plaza level and some of the lower ground spaces will be dedicated back to government as part of the offer and would be genuinely public space with no restricted access.

4.2 Western Gateway Sub-Precinct stakeholder engagement

Consultation aimed to build on existing relationships and ongoing engagement, supporting strong, positive relationships through open, honest and clear lines of communication to deliver the best outcomes for the sub-precinct.

4.2.1 *Atlassian*

Toga have been engaging throughout the planning process with Atlassian as the developer of neighbouring Block A within the Western Gateway Sub-Precinct.

- Adjoining Owners Agreement (AOA) signed 9 February 2021. Amendments currently being agreed to facilitate commencement of the Atlassian building.
- Fortnightly meetings ongoing.

Areas of interest

AREA OF INTEREST	COMMENT	RESPONSE
Public Realm design coordination and AOA	Coordination required between Atlassian and Toga for public realm design including but not limited to interfacing, precinct strategy, public art, heritage interpretation, easement, ownership, boundary realignment.	<ul style="list-style-type: none"> — Coordination is ongoing via AOA process and regularly design meetings between the two parties. We are engaging the same Heritage Interpretation Consultant (Freeman Design) to coordinate our design and ensure consistency of the two developments. — AOA was signed and the two legal teams are now finalising the agreement to facilitate construction of the Atlassian Building.

4.2.2 Central Place Sydney (Dexus / Frasers)

Toga have been engaging throughout the planning process with Atlassian as the developer of neighbouring Block B within the Western Gateway Sub-Precinct.

- Adjoining Owners Agreement (AOA) negotiation and drafting ongoing.
- Public realm design coordination ongoing.

Areas of interest

AREA OF INTEREST	COMMENT	RESPONSE
Public Realm design coordination and AOA	Coordination required between CPS and Toga for public realm design including but not limited to interfacing, precinct strategy, public art, heritage interpretation, easement, ownership, boundary realignment.	<ul style="list-style-type: none">— Coordination is ongoing via AOA process and regularly design meetings between the two parties. We are engaging the same Landscape Consultant (Arcadia) and Heritage Interpretation Consultant (Freeman Design) to coordinate our design and ensure consistency of the two developments.— The two parties' legal teams are working with each other to complete AOA process which will address ownership, boundary realignment, easement and other legal responsibilities which might arise from the precinct development.

4.3 Department, Council and Agency engagement

Engagement with City of Sydney Council and NSW Government agencies aimed to inform the finalisation of the SSD DA and considerations for planning for construction.

4.3.1 Transport for NSW

Role of Transport for NSW (TfNSW)

TfNSW is the underlying owner of the land and coordinator of the Central Precinct including Western Gateway Sub-precinct.

How we engaged

- Weekly meetings to inform TfNSW of project developments and to consult on their areas of interest.
- TfNSW is also consulted and engaged via the Unsolicited Proposal process (USP).
- A pre-lodgement meeting was conducted with TfNSW Steerco on 30 June 2022, feedback below.

Areas of interest

AREA OF INTEREST	COMMENT	RESPONSE
Public Domain	The public domain design is to be coordinated across the three developments in the sub-precinct and comply with TfNSW requirements.	<ul style="list-style-type: none"> — The Project Team has conducted regular consultation with TfNSW about the public domain design and all comments have been incorporated SSDA submission. The public domain design will be reviewed and signed off by TfNSW through the Unsolicited Proposal Agreement. — Design coordination has commenced with neighbours, Atlassian (weekly meetings) and CPS (using the same Landscape Architect – Arcadia). We understand that a coordinated precinct public domain design will happen in the next stage. — Freeman Design have been engaged to prepare a precinct wide heritage interpretation strategy for the public domain.
Egress Modelling	Asked about egress modelling at RL16 and Henry Deane Plaza.	<ul style="list-style-type: none"> — Egress modelling will be conducted together with other neighbours in the next phase.
Precinct Wide Disability Discrimination Act (DDA) solution	Proposed a coordinated approach with other development in the precinct to ensure a precinct wide DDA Solution is achieved at RL16 and Henry Deane Plaza.	<ul style="list-style-type: none"> — We have engaged Morris Goding Access Consulting as our DDA Consultant to ensure our DDA compliance in our development. Other developments have also engaged DDA Consultants to ensure the DDA compliance at their Sites. A precinct wide coordination will be happened in the next stage.
Basement Access	Asked about access Basement levels.	<ul style="list-style-type: none"> — On Day 2 Scenario (Toga completed before CPS), access to Basements would be via the Atlassian ramp (this will be part of Adjoining Owner Agreement with Atlassian). — On Day 3 Scenario (CPS completed), access to Basements would be via the CPS ramp (this will be part of Adjoining Owner Agreement with CPS).

4.3.2 *Department of Planning, and Environment*

Role of Department of Planning and Environment

The Minister for Planning, or their delegate, is the consent authority for the SSD DA and this application is lodged with the NSW Department of Planning and Environment (DPE) for assessment.

How we engaged

- The Secretary's Environmental Assessment Requirements (SEARs) dated 17 December 2021 was issued to inform requirements of the proposal's Environmental Impact Statement (EIS). The Project Team has prepared the DA submission in alignment with the SEARs.
- Pre-lodgement briefings were conducted between DPE and the Project Team on 22 June 2022 and 21 July 2022 and the feedback are recorded below.

Areas of interest

AREA OF INTEREST	COMMENT	RESPONSE
SEARs	DPE issued SEARs for the project team to address in EIS.	— Please refer to the EIS attached to our SSD DA submission which response to the SEARs requirements.
Heritage Works and Heritage Conservation	Questions about consultation with relevant Authorities regarding works in the former Parcel Post building and heritage conservations works.	— The project team presented twice to the Heritage Council with a letter response from the Heritage Council dated 14 June 2022. Refer to section 6.6 for the Heritage Council comments and responses provided. — The project team consulted with TfNSW and took into consideration the precinct wide plans, primarily the Conservation Management Plan and Heritage Interpretation Strategy. Refer to the Conservation Management Plan and Heritage Interpretation Strategy report.
Departure Schedule	DPE requested any departure items be listed in a schedule for their assessment.	— The project team will provide a departure schedule and justifications as part of the SSD DA Submission.
Public Domain Design	DPE requested the public domain design be coordinated with other developments, City of Sydney and TfNSW in the precinct.	— The project team presented the public domain concept design to TfNSW and City of Sydney. Feedback was received and has influenced our Public Domain Design. — Coordination with Atlassian (Block A) and CPS (Block B) has been initiated and is ongoing. Further coordination in a precinct context will be continued in detailed design.

4.3.3 Design Integrity Panel

Role of Design Integrity Panel (DIP)

As outlined in the endorsed TOGA Central Competition Jury Report (dated 22 November 2021), the Jury unanimously selected the **Bates Smart** scheme as the winner of the Competition, subject to the identified areas for further refinement and resolution being addressed as part of the design integrity process.

The DIP monitors design excellence. Design is to be substantially the same and retains the design excellence exhibited in the winning submission is reviewed at key project milestones, including lodgement of the DA, issue of construction certificate and at completion of the project.

The DIP for TOGA Central comprises the full Competition Jury of the design excellence competition process held in 2021 in accordance with the endorsed Terms of Reference (ToR) that have been endorsed by the Government Architect NSW.

The members of the DIP are as follows.

DESIGN INTEGRITY PANEL	TITLE
Abbie Galvin (DIP Chair) (GANSW nominee)	Government Architect – GANSW
Peter Phillips (DPE nominee)	Nominated Architect, Orwell & Peter Phillips
Graham Jahn AM (City of Sydney nominee)	Director, City Planning Development & Transport, City of Sydney Council
Paul Shaw (Proponent nominee)	Executive General Manager, Design and Development at TOGA
Bob Nation (Proponent nominee)	Design Principal, Nation Architects Sydney and Hong Kong
Kim Crestani (Proponent nominee)	Registered Architect, Order Architects

How we engaged

Three consultations sessions (22 March 2022, 13 May 2022 and 7 June 2022) were conducted with the DIP to review Bates Smart's concept design against the fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process are listed below (as extracted from the Competition Jury Report).

- The architectural expression of the form into three 'pill' shaped elements and the ways these forms connect.
- The elegant expression of the V-shaped columns above and through the room form of the former Parcel Post building (fPPb).
- The scale and depth of the grid framing of the façade and the materiality, shape and colour of the concave glazed terracotta fins.
- The resolution of the southern form as a finely detailed curved glass connection with Henry Deane Plaza (HDP).
- The southern entries from HDP are a positive contribution to the accessibility of the public domain (see note below regarding further refinement and detailing).
- The southern entries from HDP are a positive contribution to the accessibility of the public domain (see note below regarding further refinement and detailing).

Areas of interest

- Direct responses to each DIP's feedback have been submitted to the Panel progressively in the pre-DA phase. The Panel have provided the Design Integrity Endorsement for our SSDA submission which is appended to the EIS.

4.3.4 Government Architect NSW

How we engaged

- Pre-Competition consultation on Design Excellence Strategy, Jury composition and nominations, and endorsement of Competition Brief on 20 August 2022.
- Post-Competition consultation including issuance of Competition Report on 23 November 2022.
- Consultation prior to the Design Integrity Process commencing on the Terms of Reference, Design Integrity Panel (DIP) members and briefing process.
- Representative from the GANSW on the DIP (refer Section 6.3).

4.3.5 City of Sydney

Role of City of Sydney

City of Sydney is one of the key stakeholders in the project because the Site is located within the Council's LGA.

How we engaged

A pre-lodgement briefing session was conducted with City of Sydney (Urban Planner Team, Heritage Architect Team and Public Domain Team) on 4 July 2022. Feedback from City of Sydney as below.

Areas of interest

AREA OF INTEREST	COMMENT	RESPONSE
Public Domain	<ul style="list-style-type: none">— Design coordination is required between Block C and other Blocks.— Consider precinct activation strategy for weekends and late evenings.— Consider an open oculus to create more opening areas for the plaza.— Precinct plaza area to be clearly defined on the plan.	<ul style="list-style-type: none">— The project team noted comments. Coordination with other Blocks in the precinct wide context (both design and operation) has commenced and will be further developed post DA lodgement.
Sightline on RL16 and RL 21	Pedestrian sightline needs to be clear to help movement on RL16 and RL21 (Lee Street Tunnel, Central Walkway, Devonshire Tunnel and access to Lee Street).	<ul style="list-style-type: none">— Pedestrian sightline and movement have been considered in the concept design. This is consistent with the point of choice provided by TfNSW for the precinct.— Natural lighting is used to guide the pedestrian (through the glazed oculus and a bigger opening at the staircase access to Lee Street).— This will also be considered in our wayfinding and signage strategy to ensure the seamless navigation of pedestrians from different entry points.
Terracotta colours at the 'pill' form	The façade colour should consider other developments in the precinct to ensure cohesion and continuity.	<ul style="list-style-type: none">— Noted by the project team and will consider façade colours to ensure harmonious appearance with neighbouring developments in the design development phase.
Salvaging of demolished materials	Suggest the project should consider salvaging demolished materials from the fPPB to incorporate in the design.	<ul style="list-style-type: none">— Comments noted by the project team. At this stage the intention is to reuse the salvaging brickworks at the Southeast Corner of fPPB and more areas will be proposed in the design development.

AREA OF INTEREST	COMMENT	RESPONSE
Public Art and Heritage Interpretation coordinated throughout the Central Precinct	Public Art and Heritage Interpretation of Block C should be consistent with the Precinct Strategy.	<ul style="list-style-type: none"> Freeman Ryan Design (FRD) has been engaged for the Heritage Interpretation Strategy, they are also working with TfNSW, Atlassian and CPS in this area. FRD will help to coordinate our Strategy with our neighbours and in a precinct context. It is understood that public art coordination between the individual development blocks will happen in the next phase and under the review of the key stakeholders.
Shading performance of the façade	Solar shading assessment should be undertaken to ensure the building performance (with the use of terracotta material and clear glazing).	<ul style="list-style-type: none"> The relevant consultant teams (ESD, Façade and Architect) have worked with each other pre-DA submission to ensure that the concept design complies with the prescribed performance (Green Star and NABERS rating) and do not impact the look and feel of the building.
Wind tunnel test	Wind tunnel test is a critical criterion for City of Sydney and should be conducted in the context of Block A and Block B developments.	<ul style="list-style-type: none"> Wind tunnel modelling has been conducted in the context of other developments in the precinct and confirm that we comply with City of Sydney wind requirements. Refer wind assessment by RWDI.

4.3.6 *Heritage Council NSW*

Role of Heritage Council NSW

Due to the project's heritage nature (the fPPB), the Project Team also engaged and consulted with the Heritage Council NSW.

The Project Site is listed as an item of local significance under Schedule 5 of the Sydney Local Environmental Plan 2012 'Former Parcels Post Office including retaining wall, early lamp post and building interior', Item 855. The site is also included within the Central Railway Station State heritage listing. This is listed on the State Heritage Register 'Sydney Terminal and Central Railway Station Group', Item SHR 01255, and in Schedule 5 of the Sydney Local Environmental Plan 2012 'Central Railway Station group including buildings, station yard, viaducts and building interiors' Item 824.

How we engaged

Two consultations sessions were conducted with Heritage Council (2 March 2022 and 1 June 2022). A letter from The Heritage Council was issued on 14 June 2022 to the Team and their feedbacks are extracted as below.

Areas of interest

AREA OF INTEREST	COMMENT	RESPONSE
Structural works in the fPPB	<ul style="list-style-type: none"> — The Council understand that the structural engineering principles, cantilever options analysis and evaluations led to the evolution of the current scheme. — The Council emphasised their preference for no penetrations on the roof of the heritage building with new columns. However, acknowledge the constraints of the site and the structural engineering design limitations will need to dictate the final design outcome. 	<ul style="list-style-type: none"> — Noted Council's comments and preference. The Structural Engineer (RBG) conducted the structural assessment for a few vertical structural options within the fPPB. — A structure fully cantilevered over the existing fPPB with no vertical structure passing through was investigated as an initial solution. It was found that there was inadequate spatial allowance to stay within the proposed Planning Envelope constraints of the tower without encroaching into the fPPB. — The current proposal (with two column penetrations) was found to be the least invasive approach to the fPPB.
Public Domain	In relation to the public realm integration, the Council strongly encourages a design that maximises open public access with food and beverage concepts that are sympathetic to the heritage fabric and invite the public in. All original entrances should be maintained where possible.	<ul style="list-style-type: none"> — Comments noted. The interior of the fPPB will have exposed ceilings and columns (moderate heritage valued items) to resemble its original usages. — Original building entrances will be maintained.
Heritage Interpretation Strategy	Look forward to the continued development of this proposal and would like the project to work with Atlassian and Dexus Frasers to jointly present on the precinct wide Heritage Interpretation Strategy.	<ul style="list-style-type: none"> — As mentioned above, FDR (the Heritage Interpretation Strategy Consultant) will coordinate the strategy with Atlassian and Dexus Frasers (CPS) in a precinct wide strategy. This strategy will be presented to the Council for review and feedback.

4.3.7 Sydney Water

Role of Sydney Water

Sydney Water is the Utility Authority which is responsible for water utility to Greater Sydney (providing water, wastewater, recycled water and stormwater services).

How we engaged

- An application for Feasibility Assessment to Sydney Water was submitted on 07 September 2021. The letter was formally issued by Sydney Water on 4 February 2022 as a guide for the project team about Sydney Water requirements for Section 73 Certificate. For details refer to Appendix A of the Utility Infrastructure Report by Norman Disney & Young (NDY). A Sydney Water coordinator (MGP) has been engaged to assist the project team in developing concept design for pre-DA lodgement.
- Two meetings were conducted between the project team and Sydney Water (24 April and 31 May 2022) to discuss the proposed development and requirements for Section 73.

Areas of interest

AREA OF INTEREST	COMMENT	RESPONSE
Water Services, Wastewater, Recycled water and stormwater services	Sydney Water issued a Feasibility Letter as a guide to provide general information about what requirements could be if Toga applied for a Section 73 Certificate (Certificate) for the proposed development.	<ul style="list-style-type: none">— The Project Team noted Sydney Water requirements and will submit a new application for Section 73 Certificate after DA lodgement.— Consultant (NDY) has obtained Water and Sewer Infrastructure Plan from Sydney Water to assess the impacts of proposed new development on existing utility infrastructure surrounding the site and identify any infrastructure upgrades required on-site and off-site to facilitate the development.— Any arrangements to ensure that the upgrades will be implemented on time and be maintained, and the provision of an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.— Refer Utility Infrastructure Report by Norman Disney & Young (NDY).

4.3.8 Ausgrid

Role of Ausgrid

Ausgrid operate in the National Electricity Market (NEM) as both a Distribution Network Service Provider (DNSP) and a Transmission Network Service Provider (TNSP). Ausgrid are actively operating, maintaining, repairing and building the electricity network with a focus on safety and reliability.

How we engaged

- Our Electrical Engineer (Lehr Consultants International or LCI) has consulted with Ausgrid in the pre-lodgement phase and will be ongoing to ensure their asset are maintained or relocated as part of a staged process in construction.
- Application for connection submitted on 14 April 2022.
- An offer from Ausgrid was issued on 2 May 2022.

Areas of interest

AREA OF INTEREST	COMMENT	RESPONSE
Electrical Services	<ul style="list-style-type: none">— Decommission existing Ausgrid substation in Adina building per Ausgrid's approval— New proposed 2 x CBD substations	<ul style="list-style-type: none">— The proposed mixed-use redevelopment is suitable and warrants approval subject to the implementation of the mitigation measures as specified in LCI's report.— Ausgrid have been consulted in term of providing capacity for this site and have indicated that 2x CBD Substations are required to provide capacity for this demand. An Application for Connection (AFC) has been lodged with Ausgrid and the design offer issued. Subsequently, on acceptance of the offer, a Design Information Package (DIP) will be issued that confirms electrical connectivity.

4.3.9 *Environment Heritage Group*

- Consultation with EHG in April 2022 on the requirement to prepare a BDAR.
- A formal BDAR Waiver Request was submitted to DPE and subsequently EHG on 6 April 2022. A BDAR Waiver was issued by EHG on 20 April 2022 and is provided at Appendix FF to the EIS.

4.3.10 *Environmental Protection Authority*

Role of EPA

The NSW Environment Protection Authority (EPA) is the primary environmental regulator for New South Wales. The NSW EPA partner with business, government and the community to reduce pollution and waste, protect human health, and prevent degradation of the environment.

How we engaged

Douglas Partners have been engaged to conduct Detailed Site Investigation and Remediation Action Plan (RAP) in accordance with the EPA's Guidelines.

We also engaged an EPA accredited Site Auditor (Mr Rod Harwood of Harwood Environmental Consultants Pty Ltd) to review our RAP. The assessment process, including approval of the RAP, will be done by the Site Auditor under the part 4 of the Contaminated Land Management (CLM) Act 1997.

Areas of interest

AREAS OF INTEREST AND FEEDBACK	DETAILS	RESPONSE
Site Contamination and RAP	Approval of RAP and Long-term Environmental Management Plan	Site Auditor will review and approve the RAP in the next phase. Consultation with EPA will only be required if the Site contamination is not excavated and removed entirely from the Site. This is unlikely given the extent of our basements.

4.3.11 Sydney Metro and Sydney Train

Role of Sydney Metro and Sydney Train

Toga Central Site locates in close proximity to and above the Future Corridors assets which requires consultation with Sydney Metro and Sydney Train:

CBD Rail Link (CBDRL) protection corridor passes through and below the western portion of the site

CBD Metro Easement corridor passes through the north-western portion of the site (As per recent Toga liaison with TfNSW, the protection of CBD Metro easement corridor is understood to no longer required, therefore no consultation is sought after this asset).

How we engaged

Engagement has been done via the TfNSW Coordination Team who has coordinated with the Sydney Metro and Sydney Train Team (specifically about the CBD Metro and CBDRL Alignments). Consultation has been via email correspondence and telephone conversations between the project team and TfNSW.

A meeting to discuss the Toga Central approach has been sought but was not possible prior to the submission. This will be conducted post SSDA Submission.

The project has engaged ARUP to conduct the Railway Infrastructure Impact Assessment for our Project. The report has been reviewed and coordinated in our SSDA submission.

Areas of interest

AREAS OF INTEREST AND FEEDBACK	DETAILS	RESPONSE
CBD Rail Link (CBDRL) Protection Corridor	Impact of Toga Central operation on the CBDRL and vice versa (vibration and ground movement, structural load) Impact of Toga Central construction to CBDRL and vice versa	The Project Team has assessed the CBDRL easement requirements and ensure that the project structure system does not penetrate the restricted zone and all vibration and ground movement are considered in the design. Impact of Toga Central Construction on CBDRL is deemed to be less likely because of CBDRL's unconfirmed programme.

4.3.12 Indigenous Stakeholder Engagement

'Connecting with Country' Process requires the Project Team to conduct indigenous engagement to collect feedback and establish a framework for project design and development.

We have commissioned Cox Inall Ridgeway (CIR) to engage with the Indigenous Groups and provide feedback to the Team. CIR have reached out to targeted Indigenous stakeholders in two engagement phases from November 2021 to May 2022 and established a final 'Connecting with Country Framework' as a pivotal guide for the Project Team. Please refer to the Connecting with Country Framework Report appended to the SSDA submission for detailed of engagement activities and community's feedback.

Our Project Team acknowledges the feedback and have incorporated in our design. Please refer to the Urban Design report, Landscape, Heritage and Public Art reports in the SSDA submission for our detailed responses to Connecting with Country Framework and Indigenous stakeholder's feedback.

4.4 Government representatives

Engagement aimed to ensure local representatives were aware of the proposal and how community members and stakeholders could find information about the proposal, ask questions and share feedback.

4.4.1 *Local MP – NSW Government – Alex Greenwich, Member for Sydney*

COMMUNICATION	
Call and email	Advised of community consultation and provided link to website and contact details for any queries. No feedback received by the project team via the Local Members Office.

4.4.2 *Local MP – NSW Government – Jenny Leong, Member for Newtown*

COMMUNICATION	COMMENT
Call and email	Advised of community consultation and provided link to website and contact details for any queries. No feedback received by the project team via the Local Members Office.

4.4.3 *Local MP – NSW Government – Jamie Parker, Member for Balmain*

COMMUNICATION	COMMENT
Call and email	Advised of community consultation and provided link to website and contact details for any queries. No feedback received by the project team via the Local Members Office.

5 How feedback has been considered

- There was a low level of interest demonstrated during community engagement however it was noted that some areas of interest related to the sub-precinct as a whole as part of the wider precinct.
- There was interest in the design but no specific concerns or suggestions were made about the building design. Suggestions relating to public domain will be considered in detailed design and in collaboration with neighbouring developments as planning progresses. Questions, feedback heard and responses can be viewed at 4.1.2.
- Engagement has supported collaboration with neighbouring developments on access, public domain and there is continued engagement to identify further opportunities to collaborate. An example being the use of the empty former hotel spaces for emergency accommodation as a 'Meanwhile Use' ahead of future construction with Atlassian. Further detail can be found at Section 4.2.
- With consideration to pre-lodgement feedback from NSW Government and Agencies, the Project Team have responded directly to the groups as further demonstrated in our SSDA submission. We understand that NSW Government and the Agencies will review our SSDA submission and request our responses to any concerns or issues raised by the stakeholders and the community as part of the planning process. Questions, feedback heard and responses can be viewed at Section 4.3.

6 Next Steps

A SSDA Submission will be lodged with the NSW Department of Planning and Environment (DPE) for Assessment. Toga will update the project website (www.togacentral.com.au) at key milestones throughout the project. During public exhibition, formal submissions must be made via the Planning Portal, details will be provided by the Department of Planning and Environment and via our communications (togacentral@wsp.com) .

In keeping with our commitment to accurately document consultation outcomes, please contact the project team if there are issues that you feel we have not captured or if you have other feedback about this report. Thank you to everyone who has provided ideas and feedback to date as part of this engagement process.

Appendix A

Community stakeholder presentation



TOGA Central proposal

June 2022

TOGA Group

We acknowledge the Gadigal people of the Eora Nation as the Traditional Owners of country, and recognize their continuing connection to land, waters and culture. We thank them for protecting this coastline and its ecosystem since time immemorial pay our respects to their Elders past, present and emerging.

WELCOME AND INTRODUCTIONS

David Springford & Kelly Pham – Toga Group

Peter Ohnrich – Bates Smart – Architect

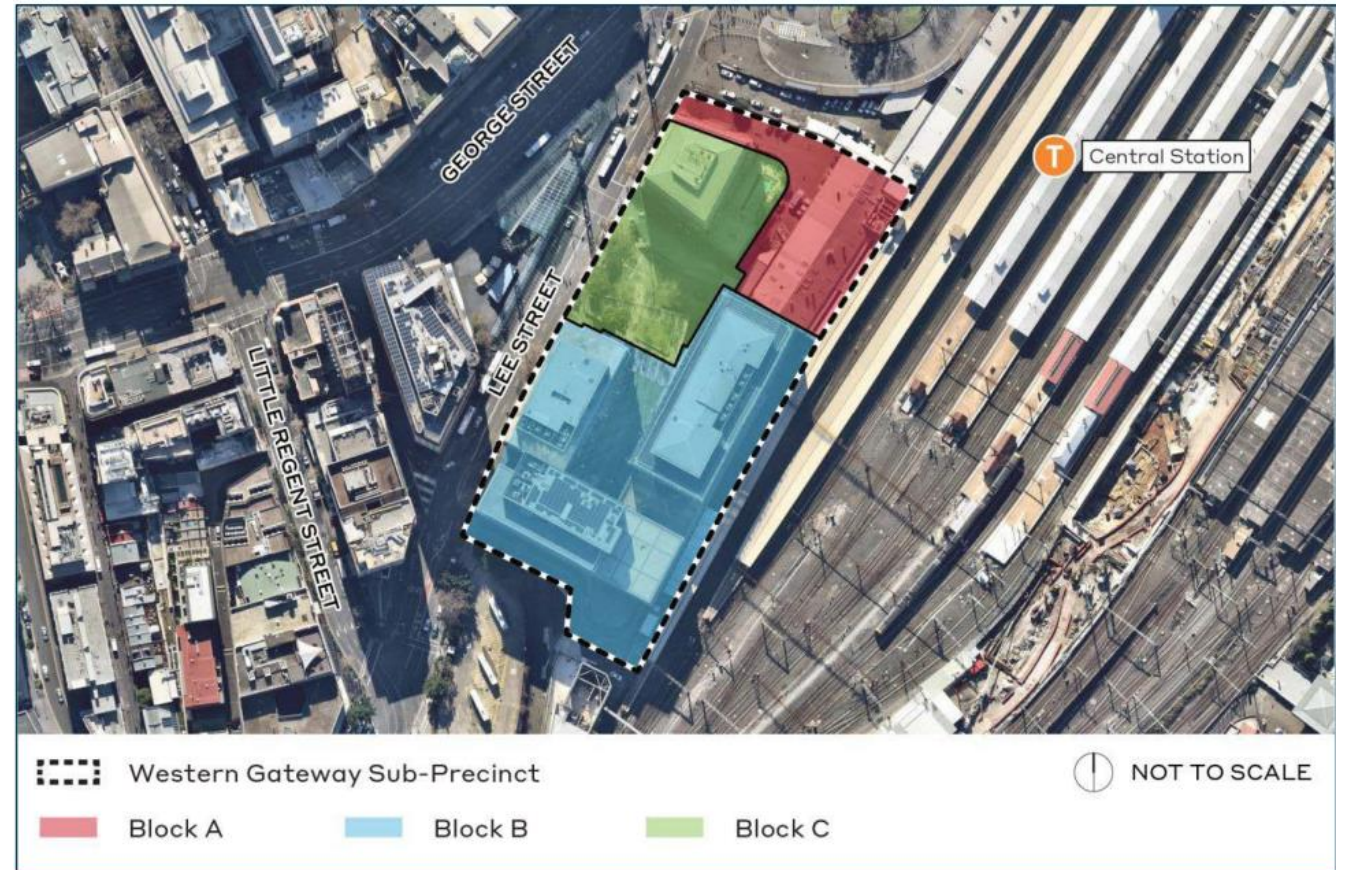
Ashleigh Ryan & Eliza Scobie – Urbis – Town Planner

Petra Fowler & Oscar Langley – WSP – Community Liaison



PROJECT OVERVIEW

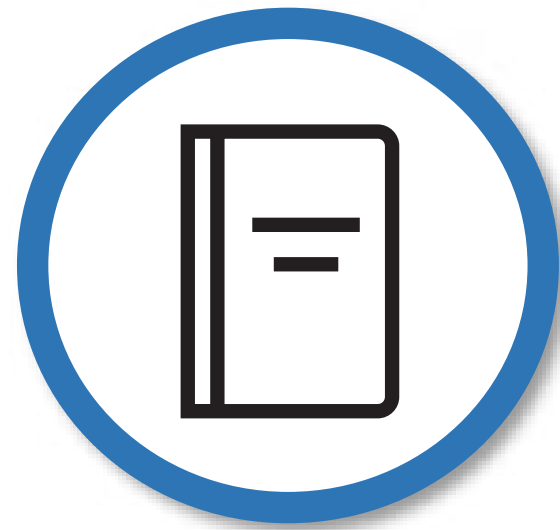
- Toga Central is located at Block C within the Western Gateway Sub-precinct, as part of the Central Precinct.
- The Western Gateway Sub-Precinct is to focus and propel economic development for the future Harbour City at Central Station. It will catalyse emerging innovation, employment and business by providing places for workers in innovative industries, and their associated support industries.



PROJECT UPDATE

Block C Rezoning Approval

Block C was rezoned as part of Transport for NSW's vision for the Western Gateway Sub-precinct. This approved a new tower envelope and 43,000 sqm of non-residential space



OCT 2021

Design Competition Process

Design Competition Process was conducted: 5 Architectural Design Schemes were submitted



DEC 2021

Winning Design (Bates Smart)

A Competition Jury which was assembled in accordance with the City of Sydney Design Excellence Policy 2013. Bates Smart was selected with the winning scheme



JAN 2022

Pre-lodgement Consultation

Design Integrity Panel (DIP)
Heritage Council
Transport for NSW
Adjoining Owners Coordination
Community Engagement
First Nations Engagement and
Connecting with Country



NOW

Design Update and SSDA Lodgement

Incorporation of feedback from Pre-lodgement Consultation.
SSDA (State Significant DA) submission is targeted at end of July 2022



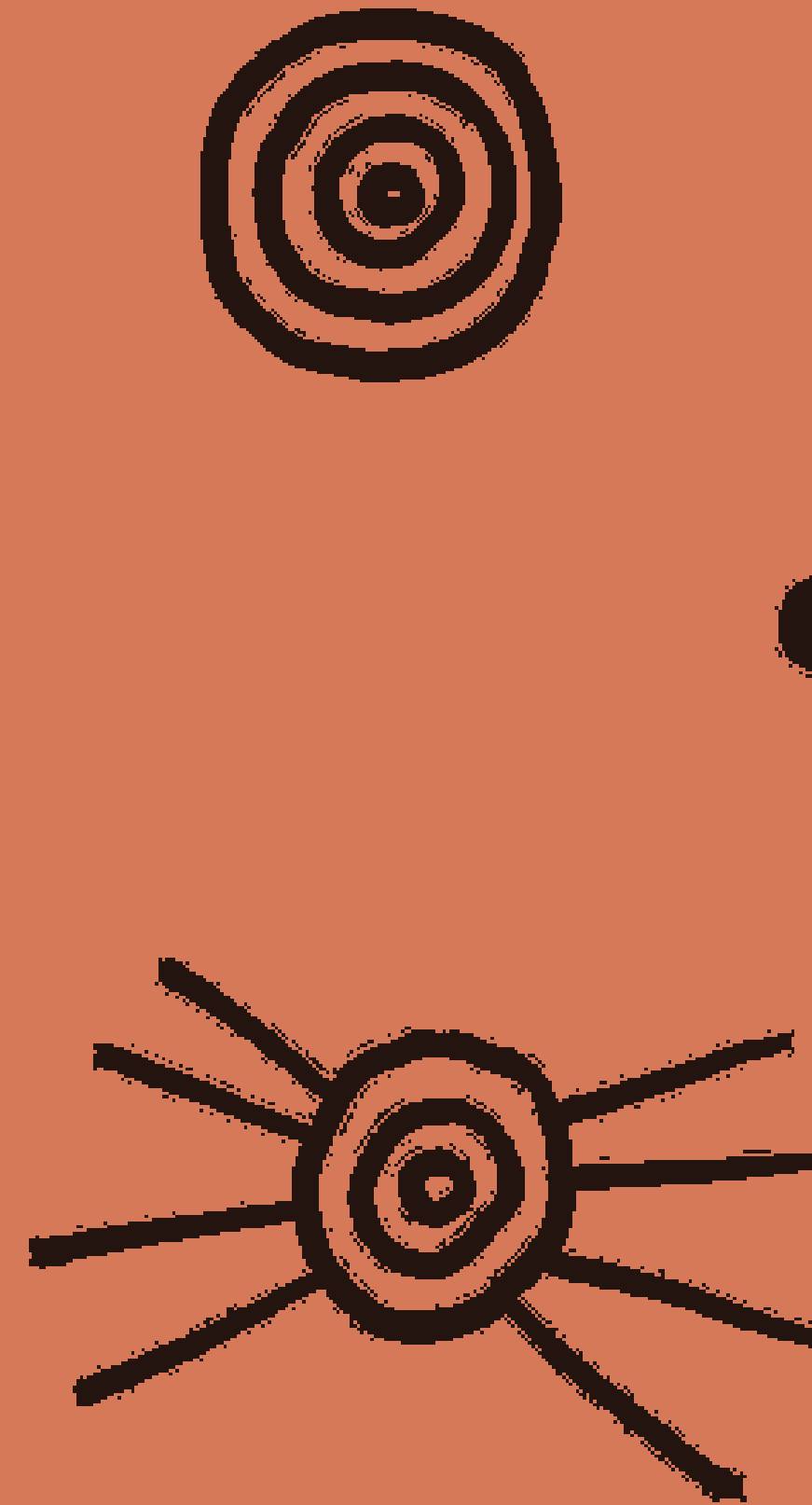
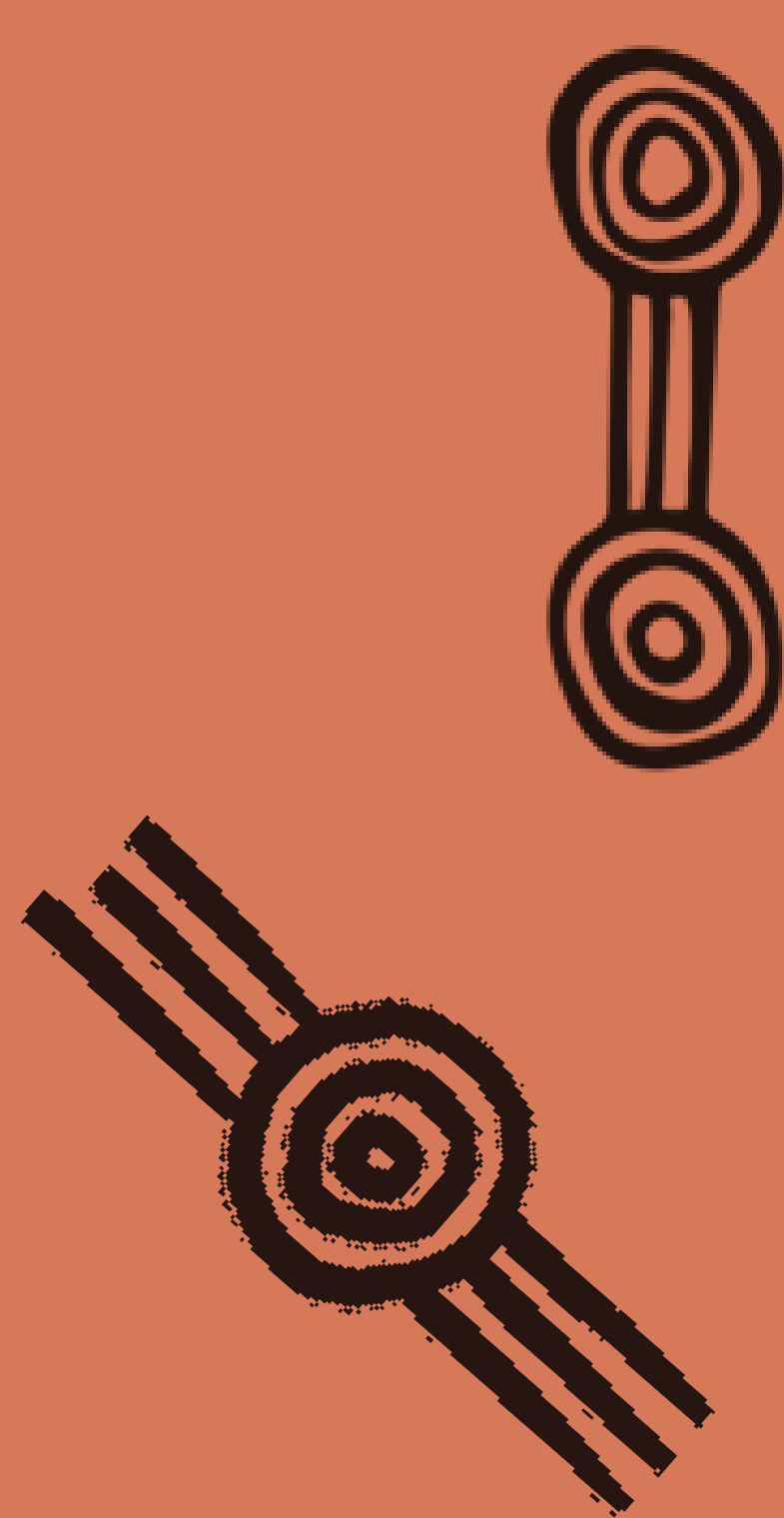
JUL 2022

Design with Country

We reflect on the significance of the **Parcels Post building** as a **key source of communications**, through **the integration of First Nations traditional forms of communication**. The **inspiration of a meeting place** as well as a cluster of **message sticks** have found their expression in our concept.

Pictured

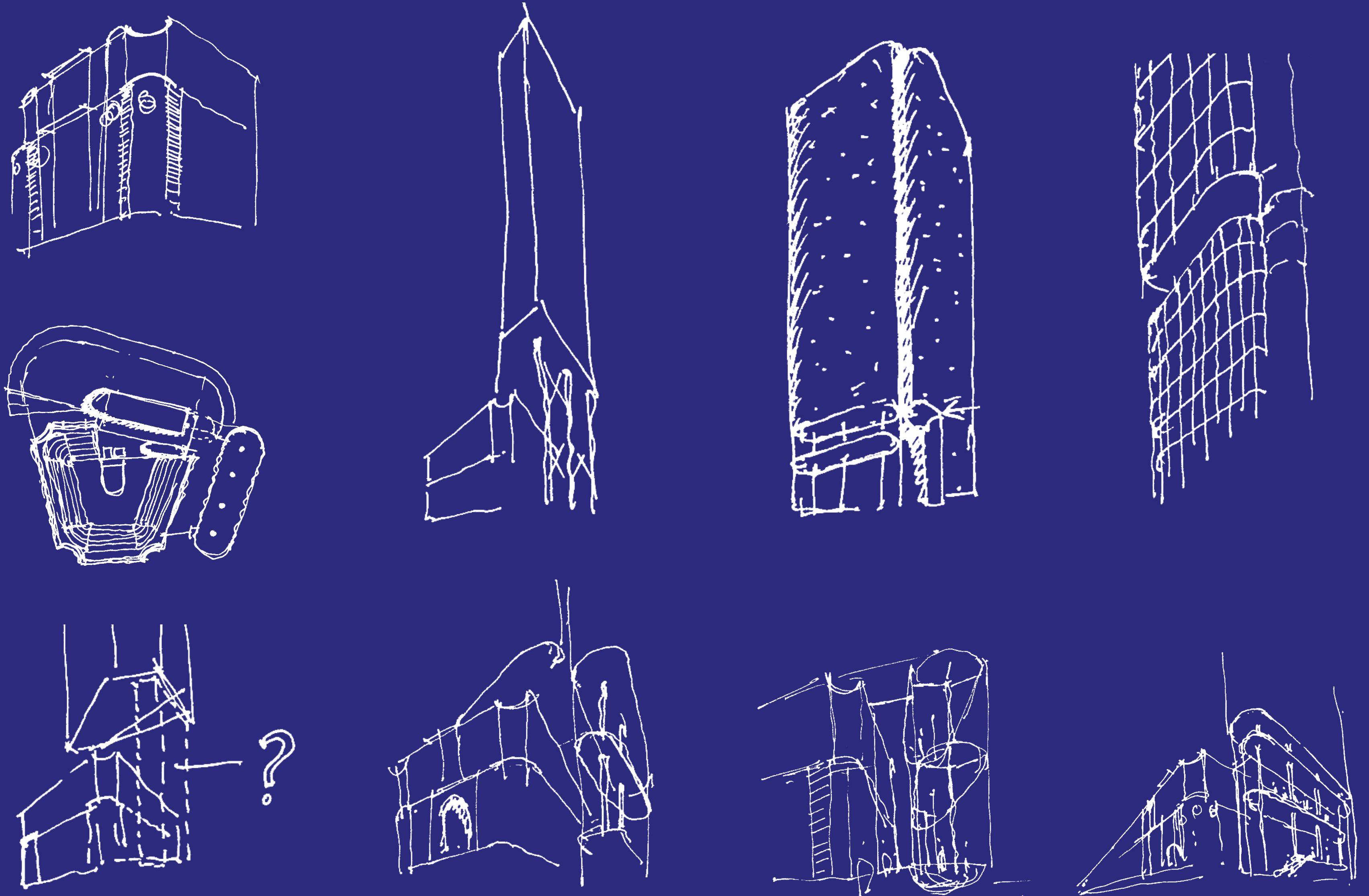
1. A message stick sent by an Aurukun man to a Weipa man consenting to the marriage of his sister. (Source: QM)
2. Symbols used in Aboriginal paintings to represent travelling, journey, movement and



The Design Challenge

The Parcels Post Office is an intricate masonry building intimately linked with the history & operations of Central Station. With the development of the Western Gateway Precinct it will be surrounded by monumental & futuristic curvaceous glass buildings, which bear little relationship to Sydney or its history.

The design challenge is to add a tower to the Parcels Post Office without being overbearing or diminishing its characteristics. Our design strategy is to employ the geometric devices used in the Parcels Post Building such as the concave and convex curves to reconcile the envelope's non-Euclidean geometry.



Vision

The Parcels Post Office is an integral part of the historic **Central Precinct**. Designed in **Georgian style** the original four storey design had an addition of two levels.



Vision

The **important fabric** of the Parcels Post Office is **retained**, while the **interior** is **stripped back** to its **original structural frame**.



Vision

The **light well** is **reinstated**,
dramatically **connecting** the
various floors & functions.



Vision

A series of **inter-connected atriums** around the Parcels Post Office create **multiple lobbies** that exploit the **tension between the heritage and new building.**



Vision

Inspired by the **curved corners** of the Parcels Post Office we have created a **cluster of 'pill' shaped forms**.



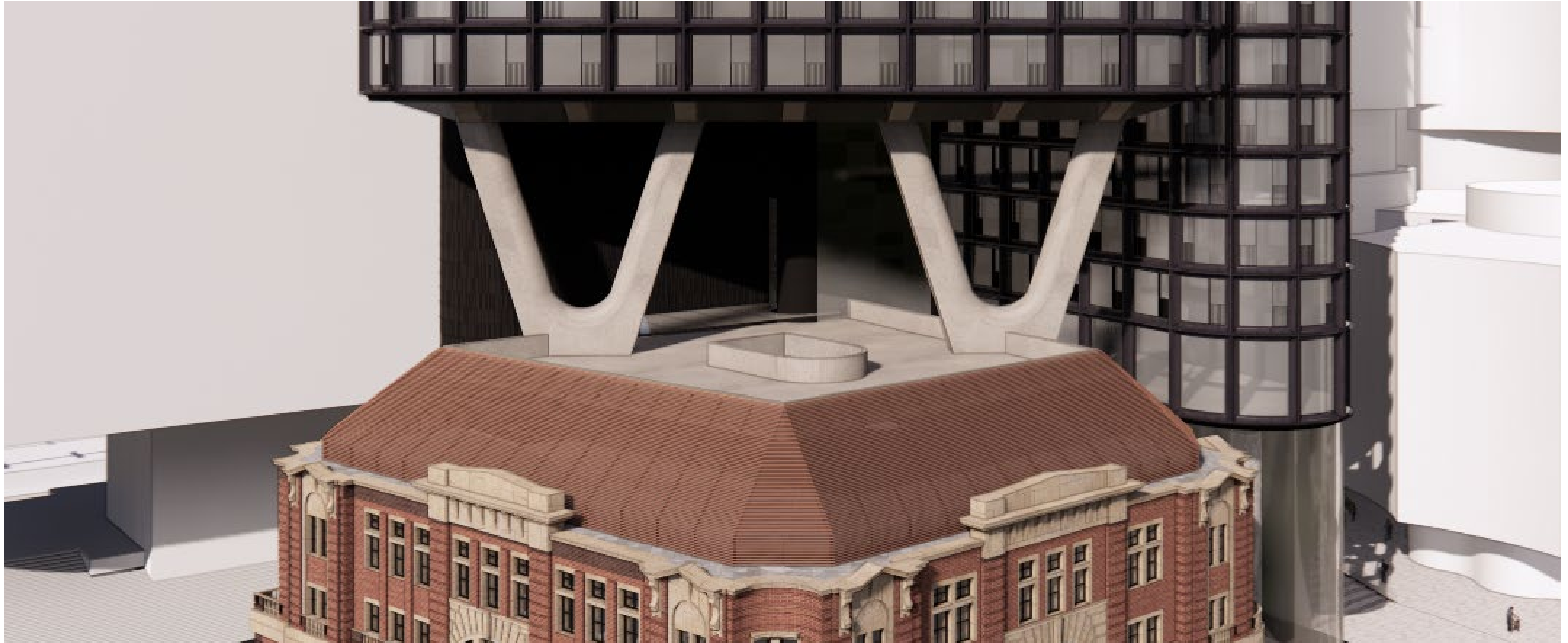
Vision

The **curved ends** create **slender vertical proportions**, while **reducing visual bulk**. The **cluster of forms** respond to the functions, & recall the shape of indigenous message sticks.



Vision

Referencing the **craft and materiality** of the Parcels Post Office we created a **contemporary interpretation in terracotta**. Paired **concave terracotta fins** create a **human scale grid** uniting the various tower functions, while providing **passive shading & insulation**.



Vision

A **side core** coupled with a **long span structure** & **cantilevered perimeter** creates **highly flexible & contiguous floorplates**.



Historic Understanding

The **Parcels Post Office** is an integral part of the historic **Central Precinct**. Designed in **Georgian style** the original four storey design had an addition of two levels.

Pictured

- 1. Central Square from the Railway Station, 1915. Parcels Post Office at far left.
- 2. Railway Square, c1914.
- 3. Ground floor, Central Square Building, c.1910s.
- 4. Parcels Post Building Historical Image



Historic Interior
Original



1. Ground floor, Central Square Building, c.1910s



2. First floor, Central Square Building, c.1910s

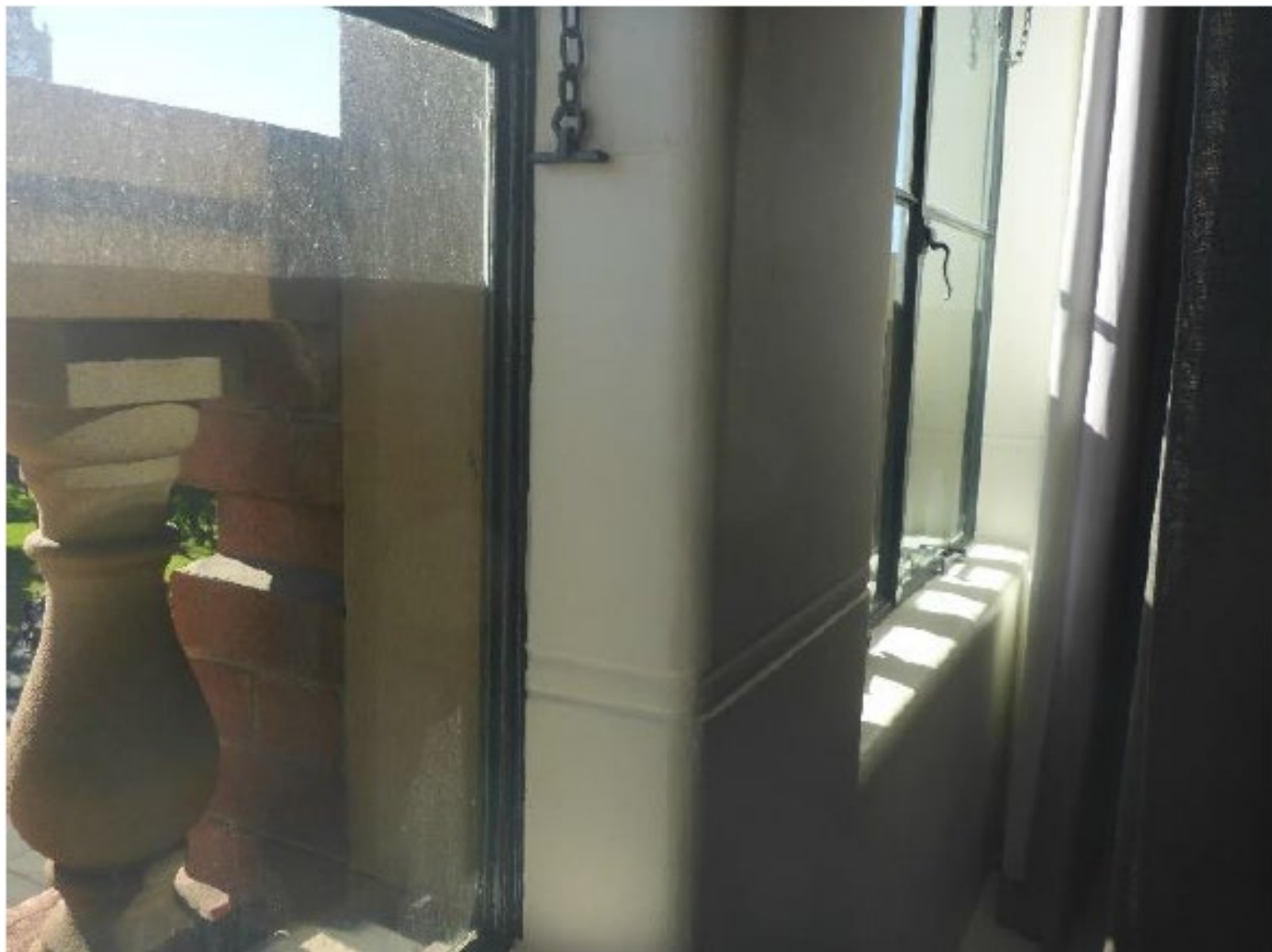


3. Central Square mail branch, first floor customs section c.1952



4. Central Square mail branch, first floor customs section c.1952

Historic Interior
Existing Conditions



1. Level 4 detail steel framed windows, wall detail (dado) and external sandstone detail (baluster)



2. Typically guestrooms ceilings are low covering all heritage fabric



3. Ground Level view east, ceiling below existing arch level



4. Ground Level existing columns with later applied finishes

Parcel Post building - Interior
Ground Level
Exposed Heritage Fabric



Parcel Post building Interior

Typical Co Working Levels

Exposed Heritage Fabric
with exposed
services concept



BATES SMART



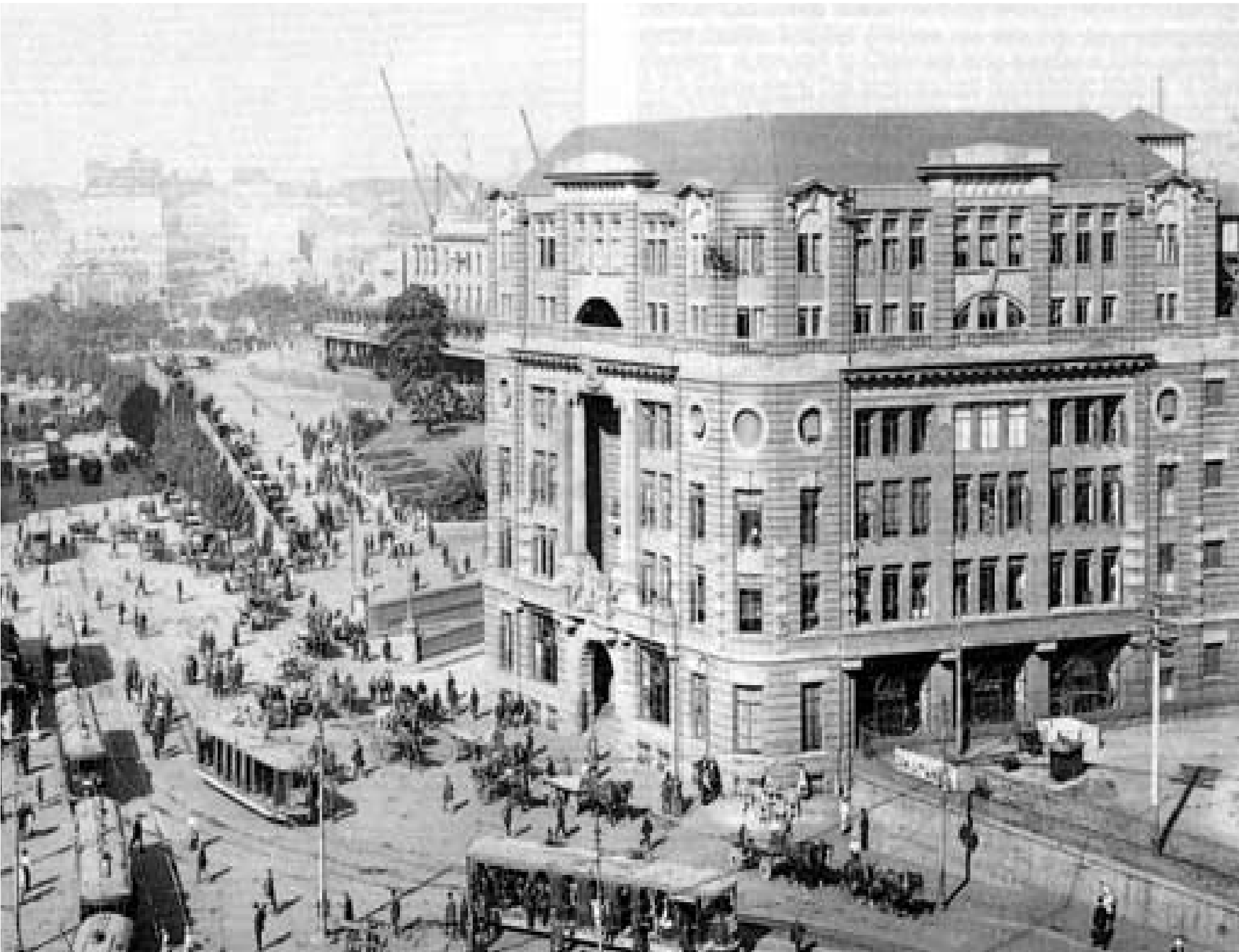
TOGA CENTRAL PRESENTATION

Parcel Post building Exterior
Heritage Facade

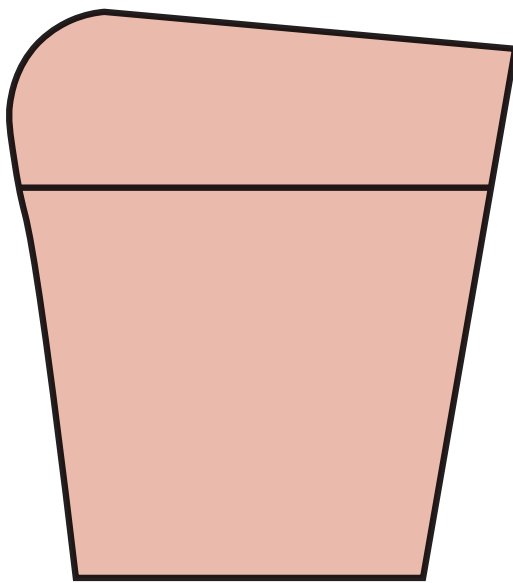


Historic Understanding

Base Geometry



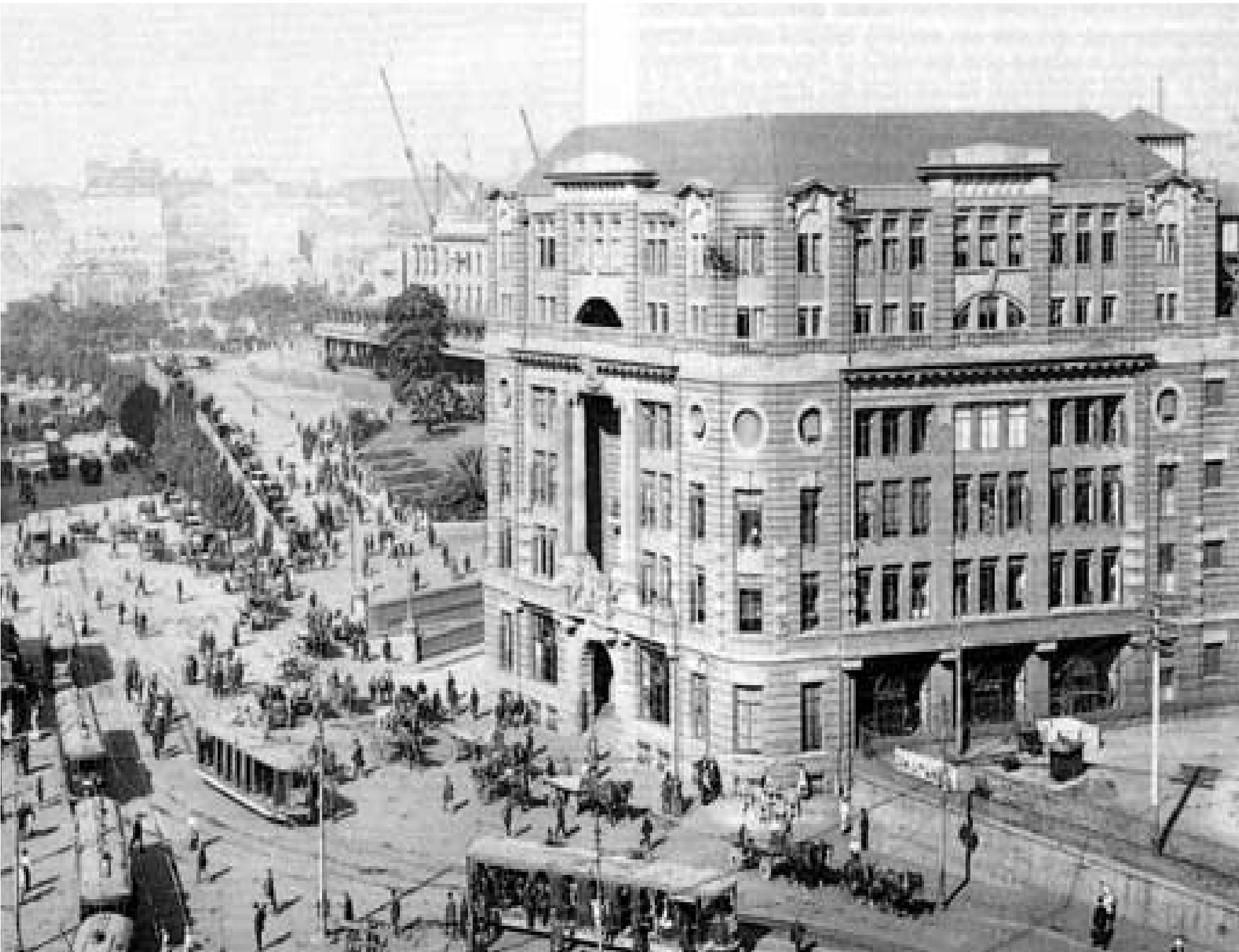
The **base geometry** of the parcels post building is a **trapezoid** with a **narrow frontage to Lee Street** and a **wider rear towards the rail lines**. The result is there are **no right angle corners**. There is also a **recessed courtyard** at the rear with a **curved geometry**.



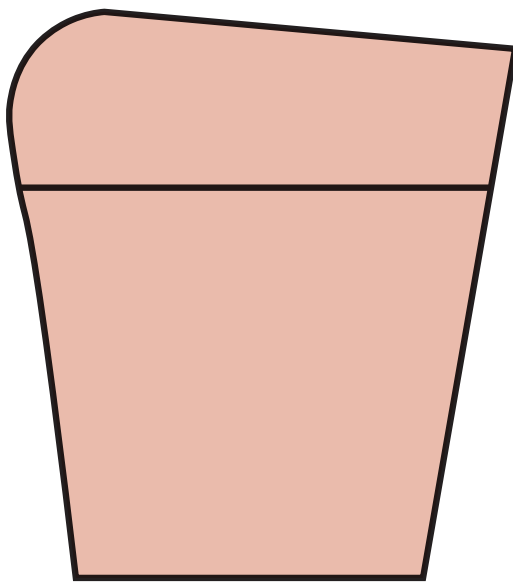
Base Geometry

Historic Understanding

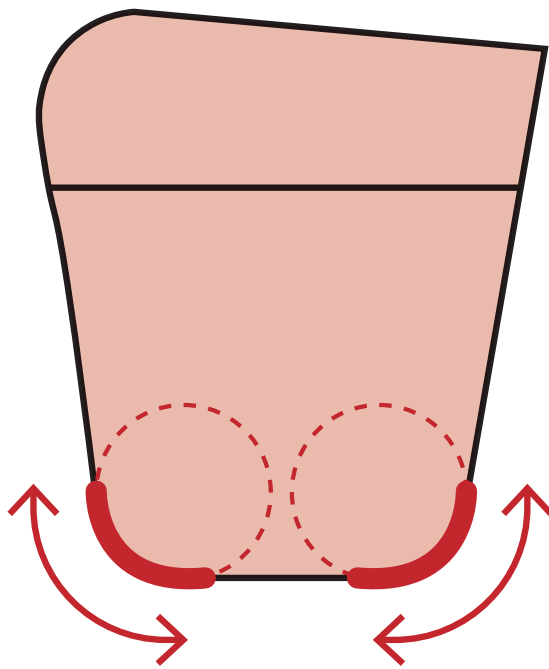
Original Building



The **original four storey structure conceals** the **obtuse corner geometries** to **Lee Street** by **curving the corners**.



Base Geometry

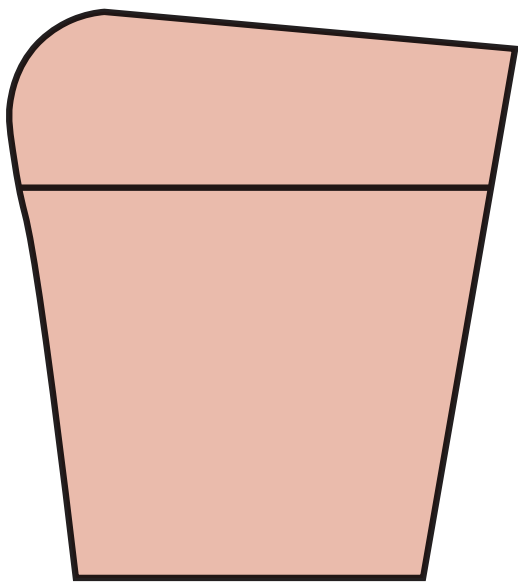
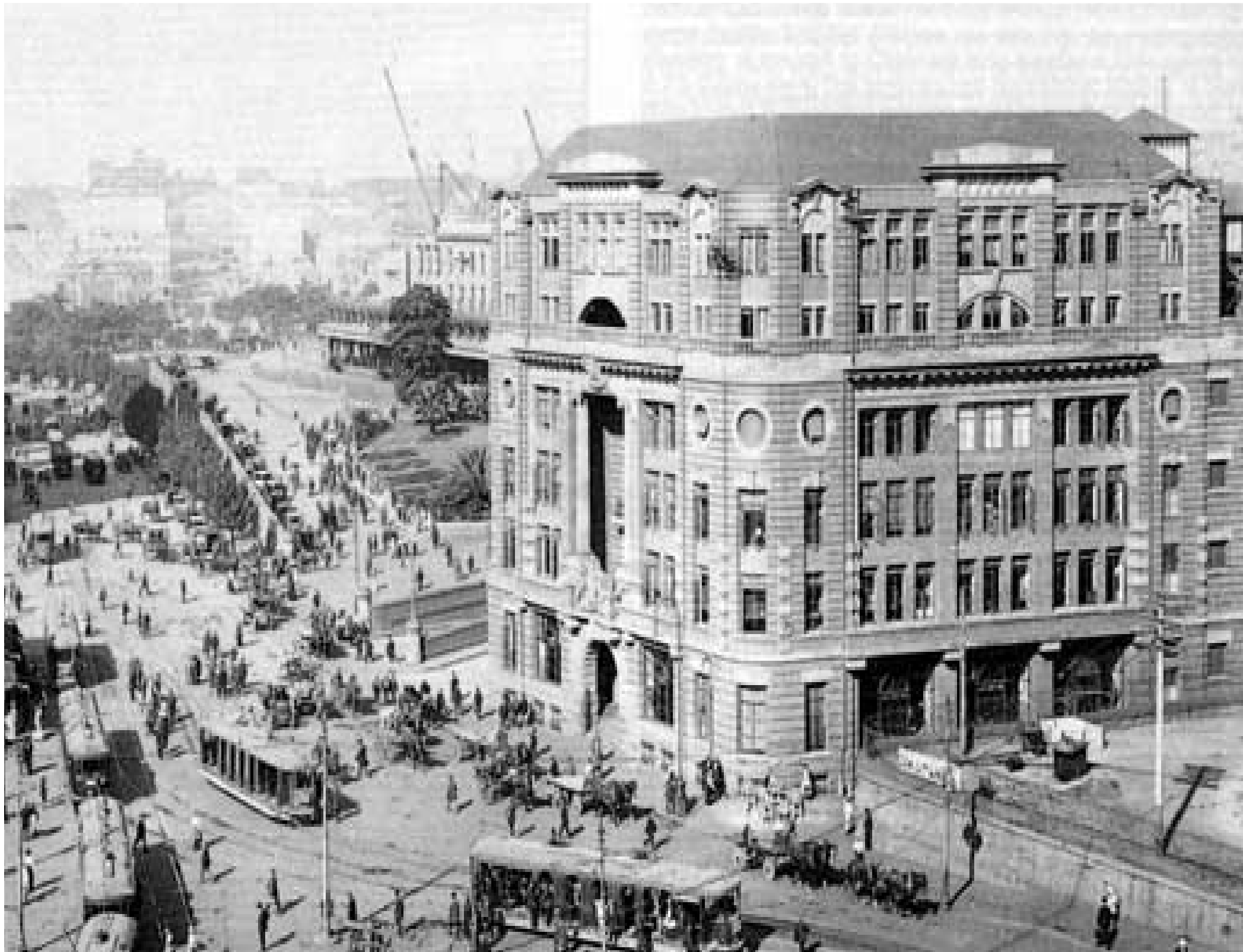


Original Building

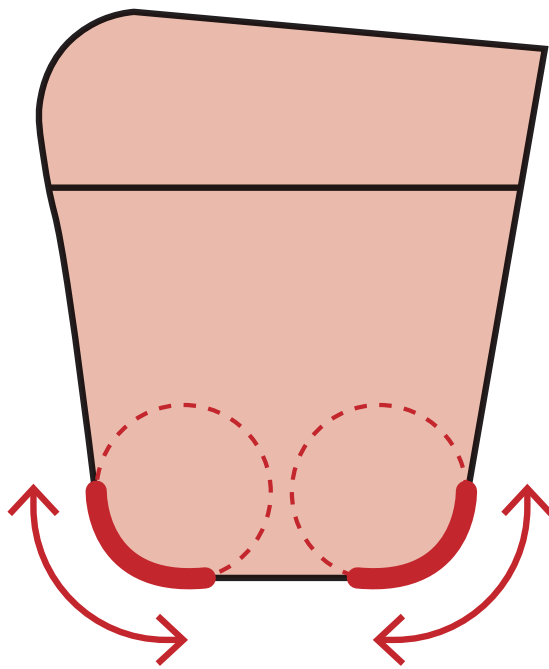
Historic Understanding

Two Storey Addition

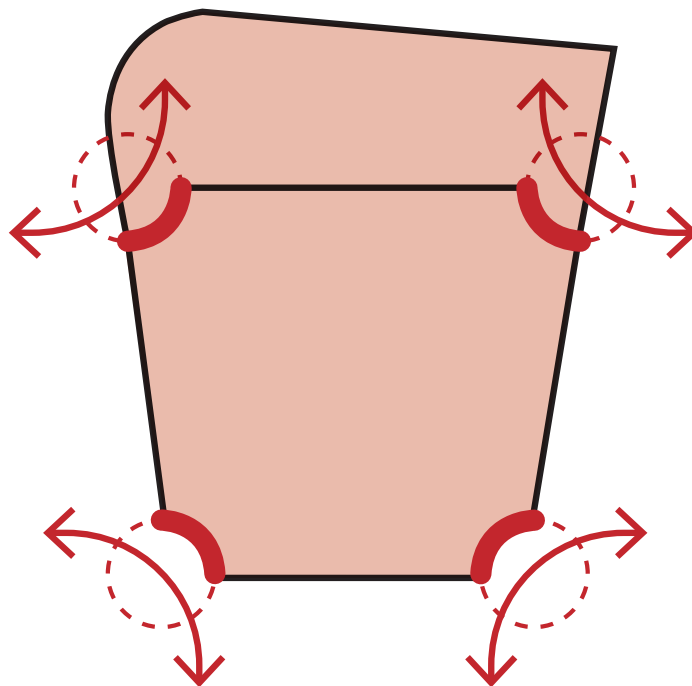
A **two storey addition** was added to the original Parcels Post Office. The addition **utilizes concave corners** on all four corners to **conceal the obtuse geometry**.



Base Geometry



Original Building



Two Storey Addition



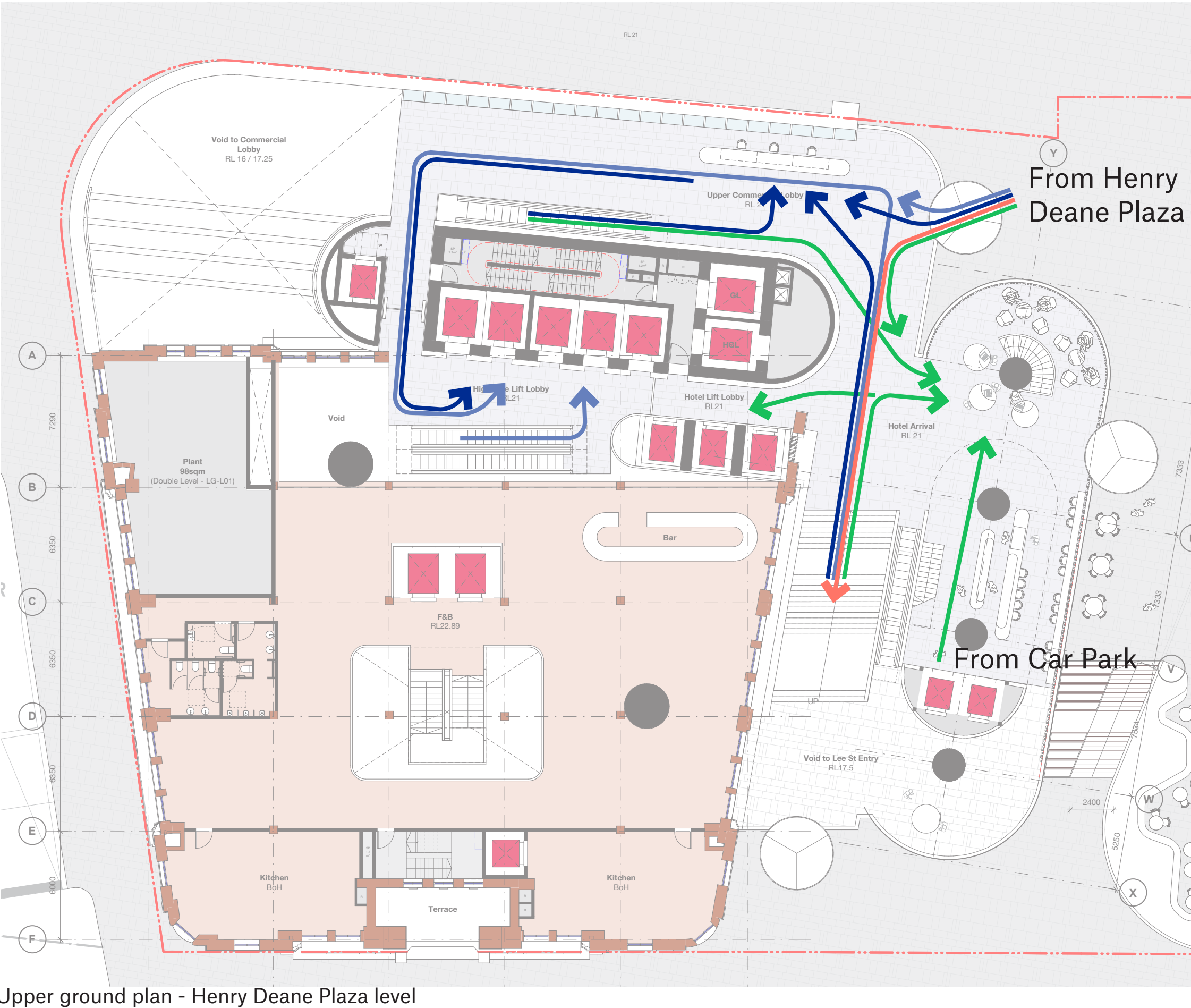
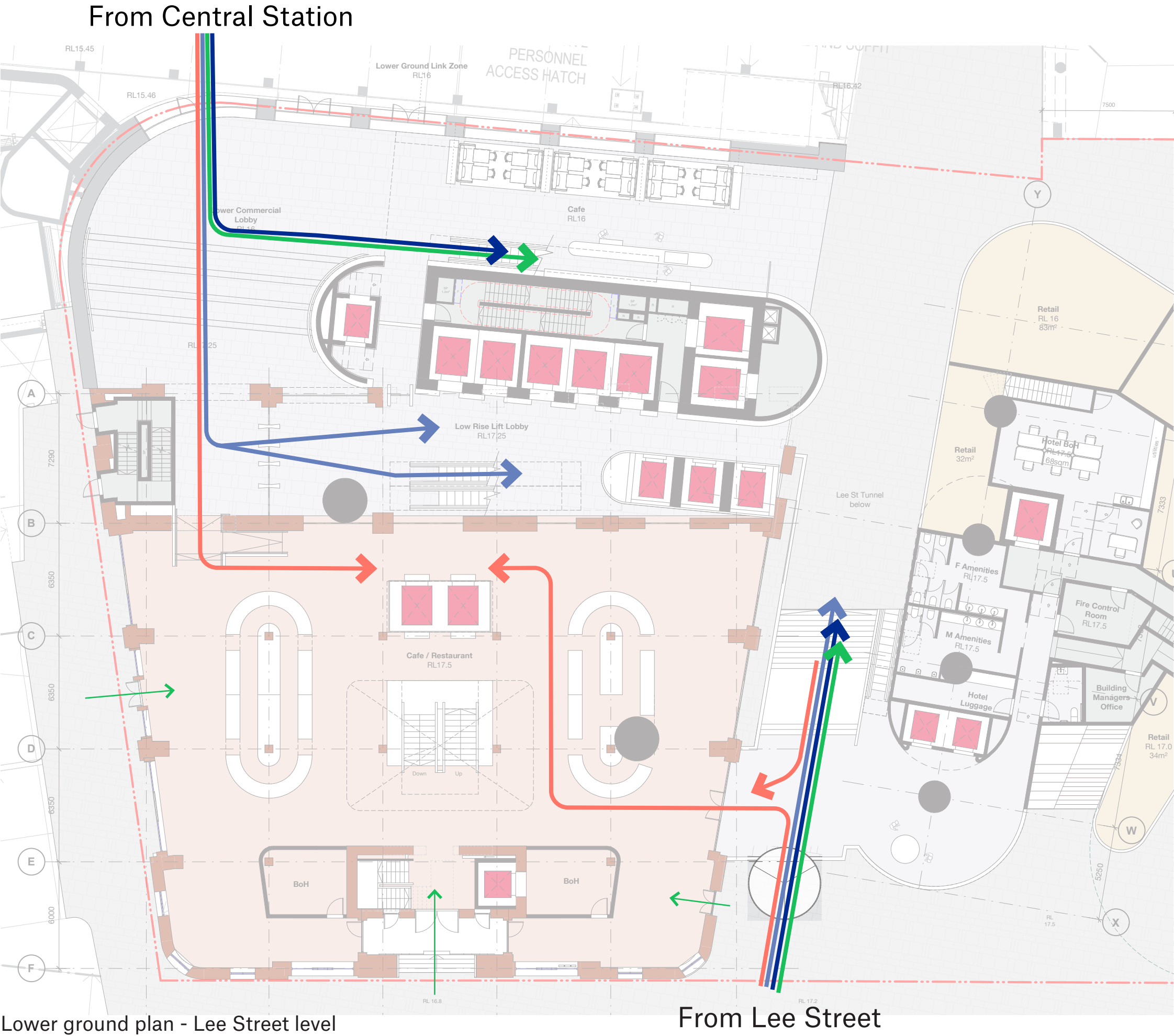


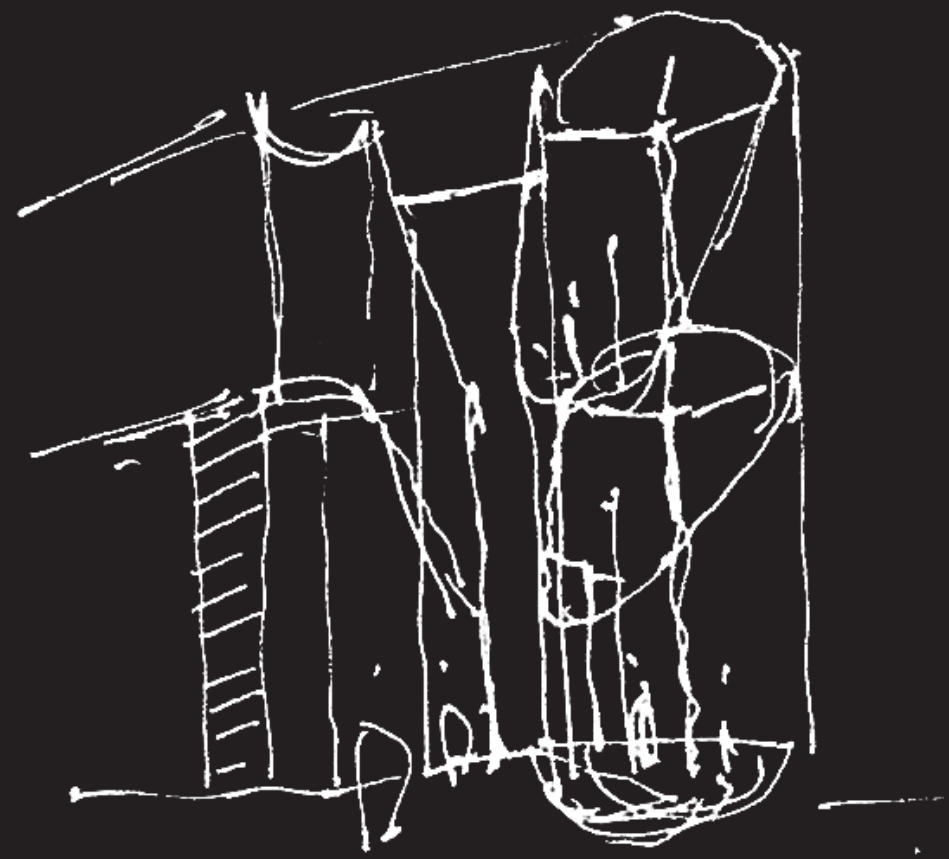
The Arrival Experience

Building Arrival

Internal pathways

- LEGEND
- Commercial Staff
- Commercial Visitor
- Hotel
- Co-Working











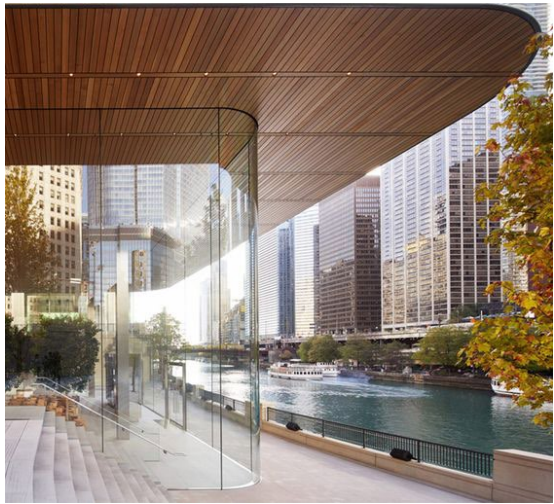
The Arrival Experience

Upper Link Level - Heritage Atrium

The challenge in a **complex building** with **six different uses** is to create an **intuitive arrival experience** while **encouraging the rich cross fertilisation** between uses that makes mixed-use buildings such a **dynamic experience**.



Apple Cube,
5th Avenue,
New York.



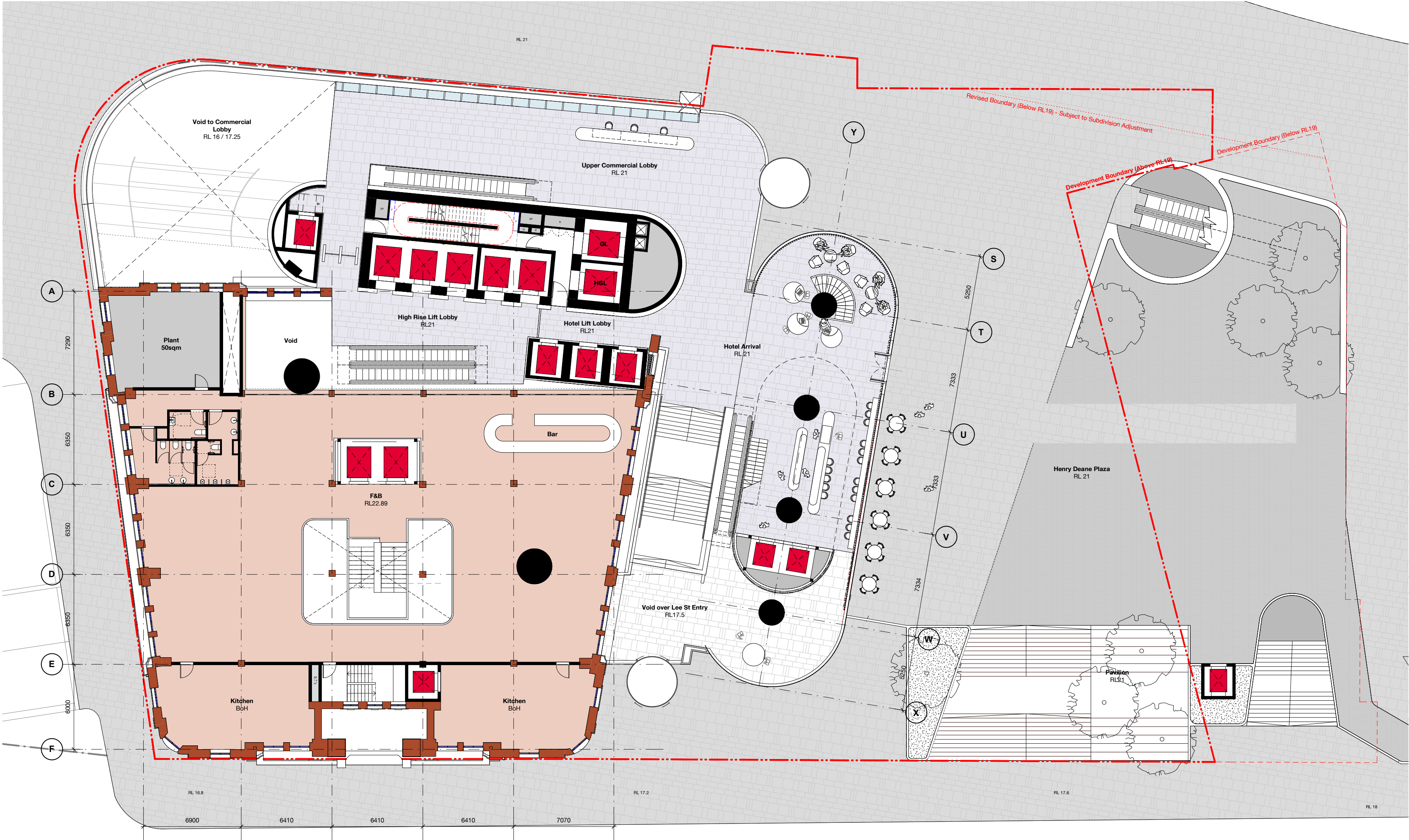
Apple Michigan
Ave, Chicago



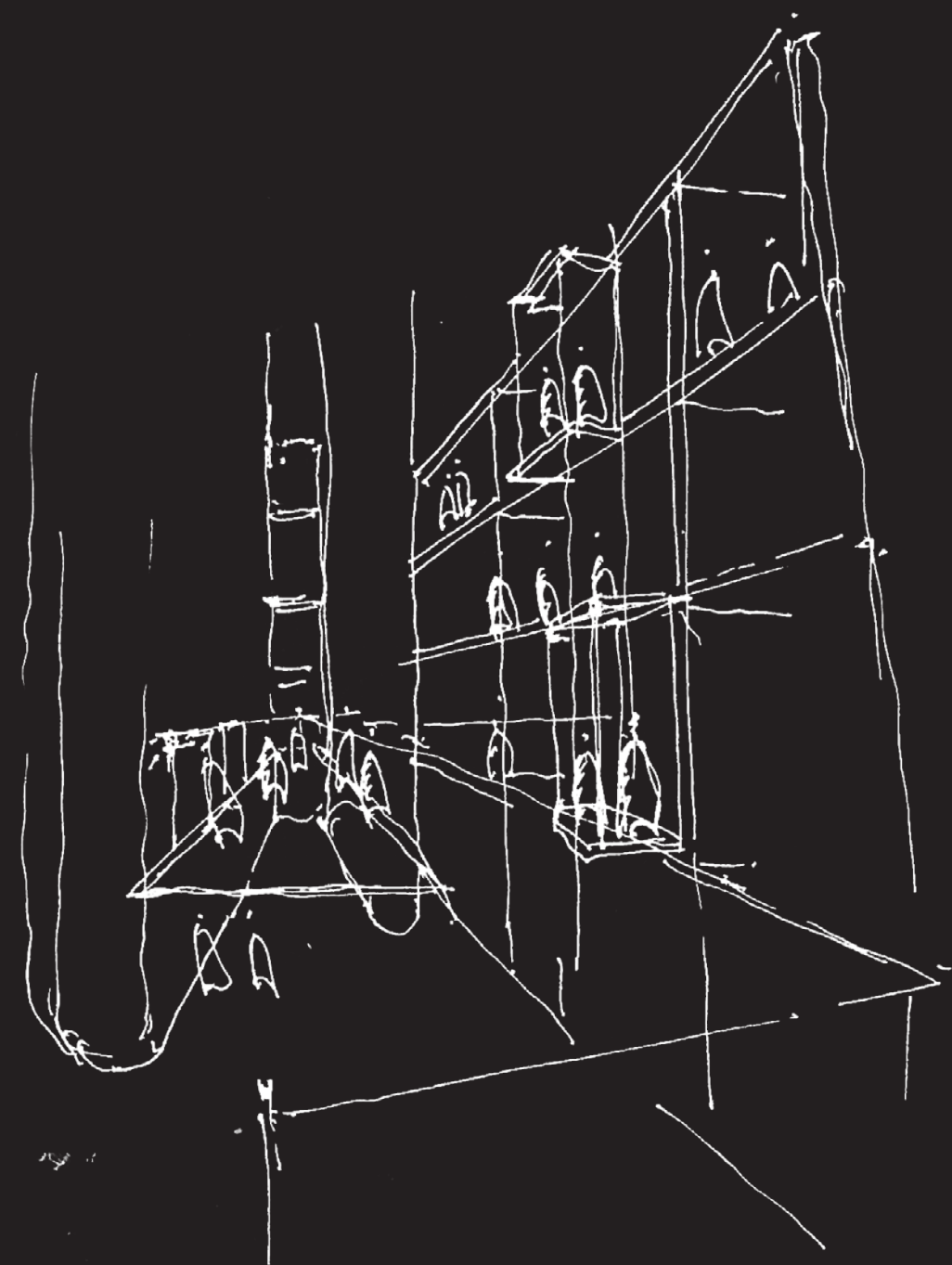
Olderfleet,
Melbourne



TEA, Santa Cruz
de Tenerife







The Arrival Experience

Lower Link Level



Olderfleet,
Melbourne



Avli by Tashas,
Dubai



The Ned,
London



Brasseria,
Barcelona

The Lower Ground Level **unites the ground floor** of the Parcel Post building and the **Lower Commercial Lobby**. Arrival is via either the **escalators from the upper level lobby**; through a **newly created portal in the courtyard brick wall** from the pedestrian link in the Atlassian development, or **directly off the Lee Street tunnel**.









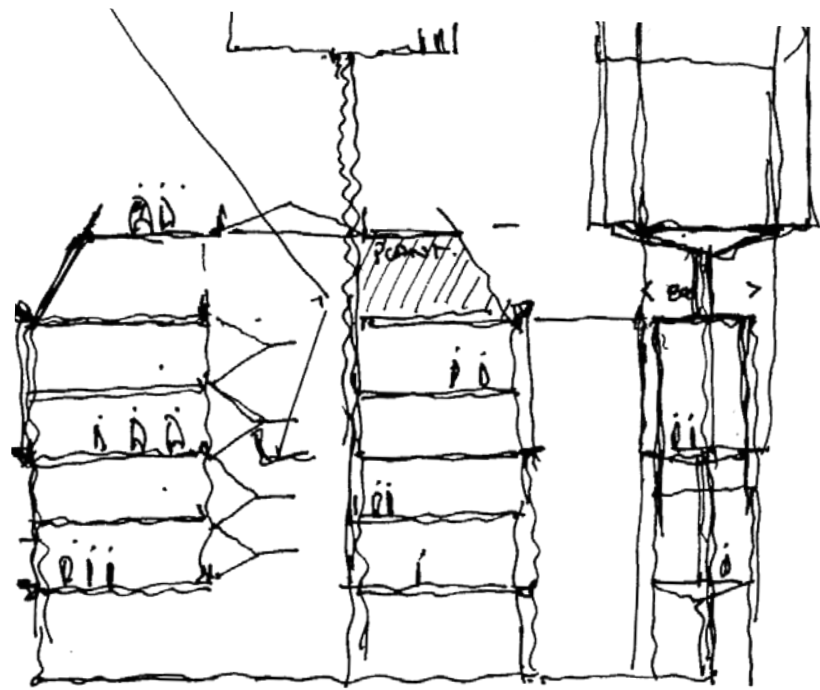


The Hotel

Design Description

Building Overview

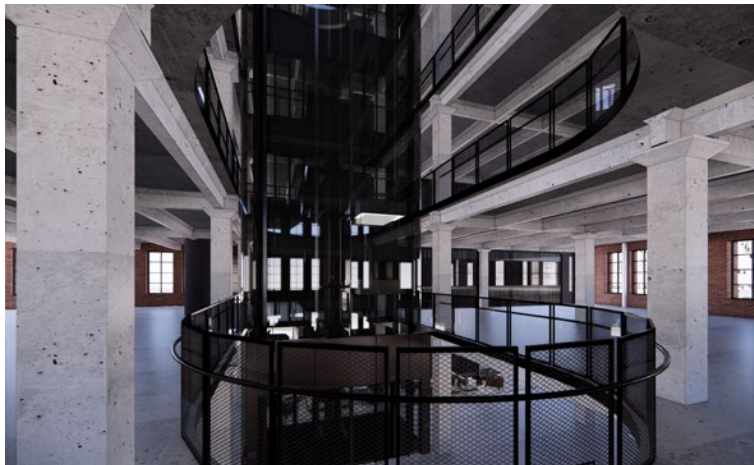
This development consists of **six distinct uses**, being retail, food & beverage, co-working, business centre, hotel, and office. Formally the development has **two parts, a tower and a heritage building**. We have woven together the functions of the tower so that they are **discernible yet form a cohesive whole**.



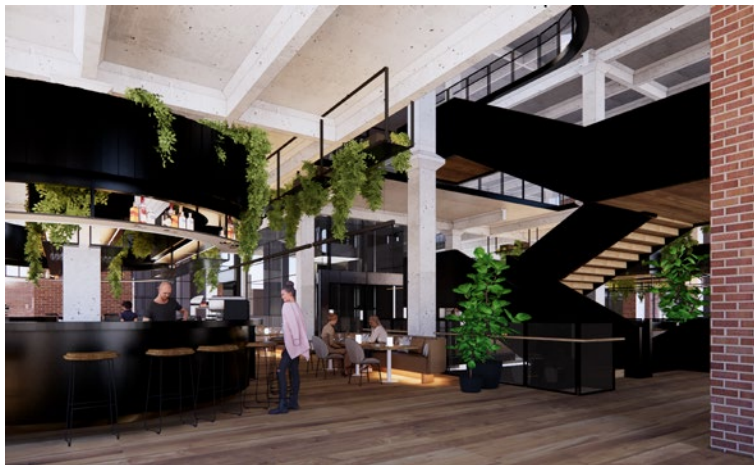
Amenities



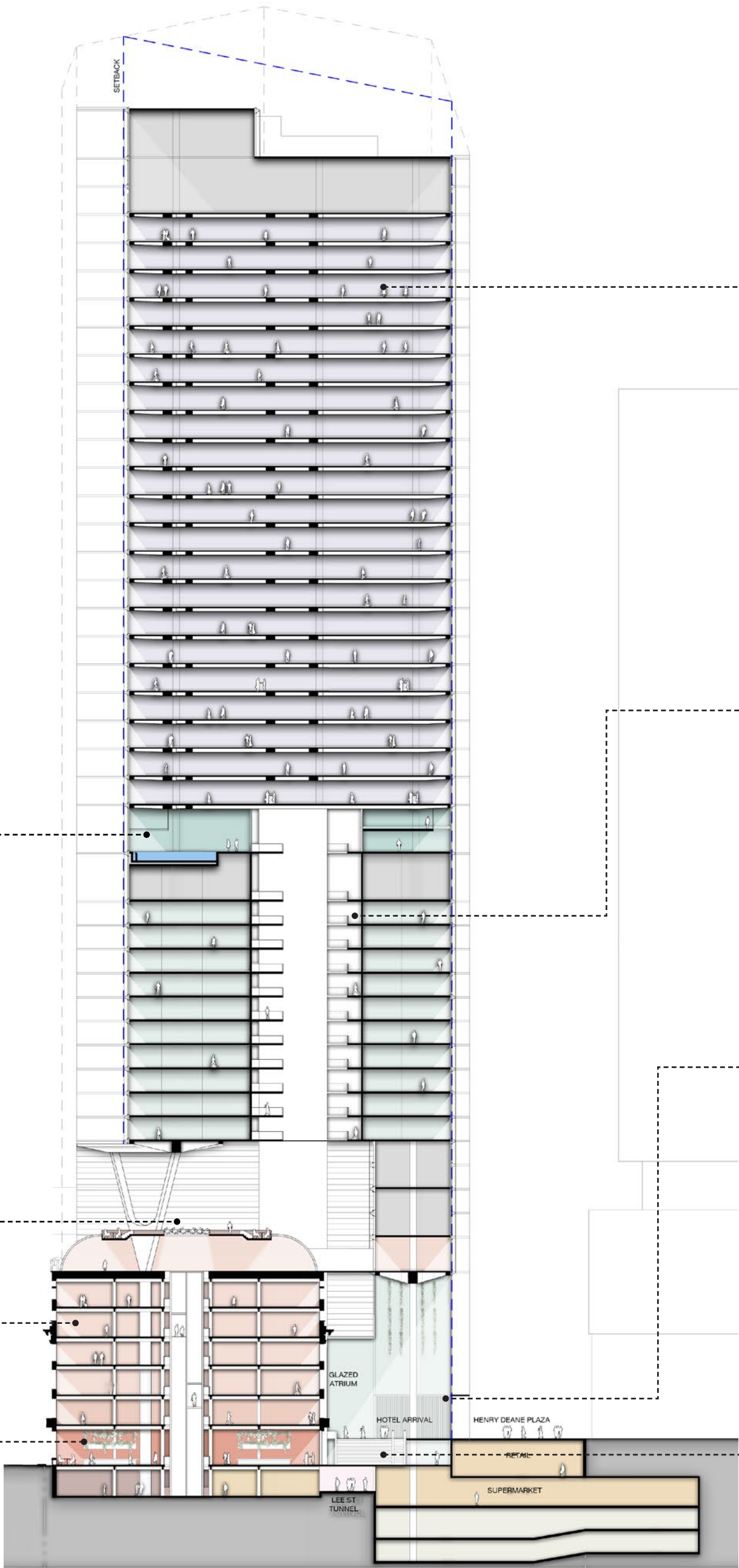
Rooftop Terrace



Co-Working



Food & Beverage



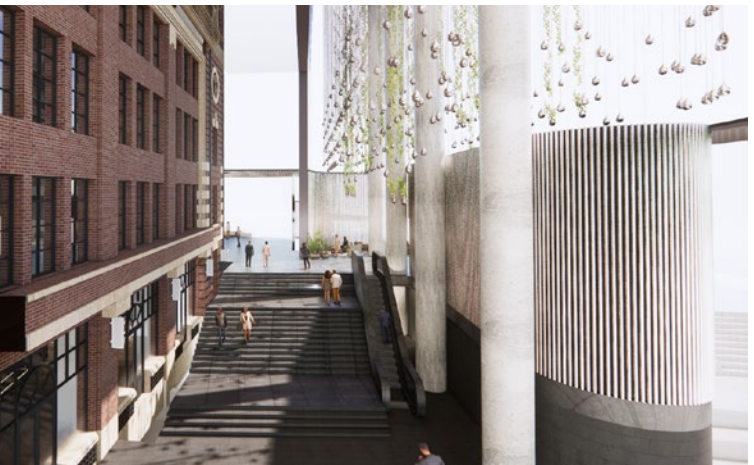
Office Floors



Hotel Guest Room Floors



Hotel Lobby & Arrival



Heritage Atrium

The Hotel

Levels 9 -18 - Guest Rooms

The hotel guest rooms are arranged over **10 floors** in the **lower portion of the tower**. A **triangular atrium** in the centre of the floorplate **dynamically interconnects the hotel floors**. A **curved hotel lift pod** with a **glazed outer face** is in the atrium providing a **dramatic and memorable arrival experience**.



Blavatnik School of Government , Oxford



Blavatnik School of Government , Oxford



Adina Constitution Place, Bates Smart



Adina Constitution Place, Bates Smart







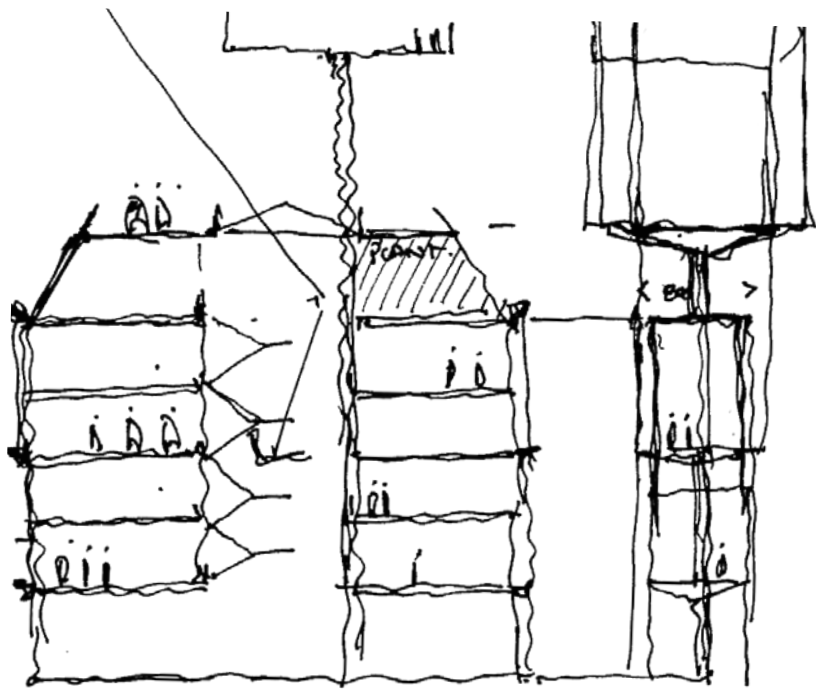


The Workplace

Design Description

Building Overview

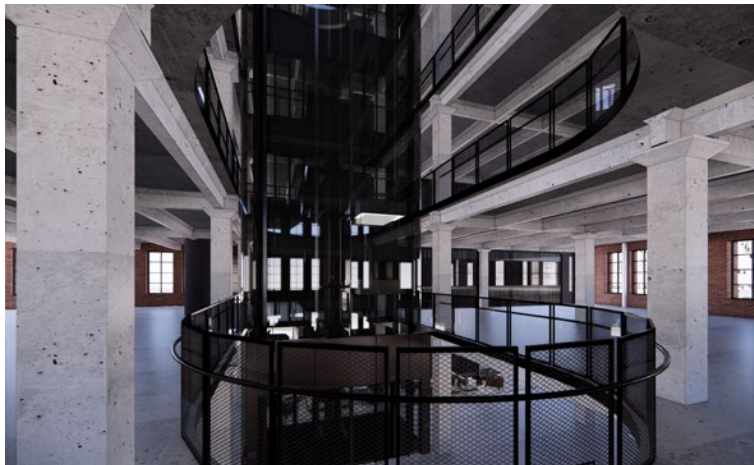
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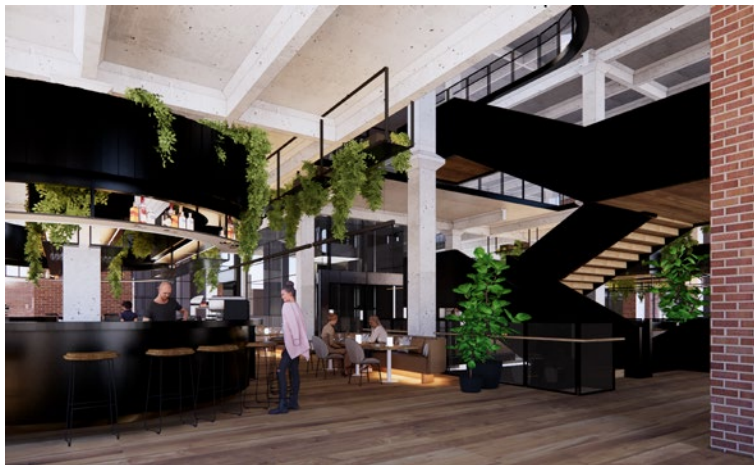
Amenities



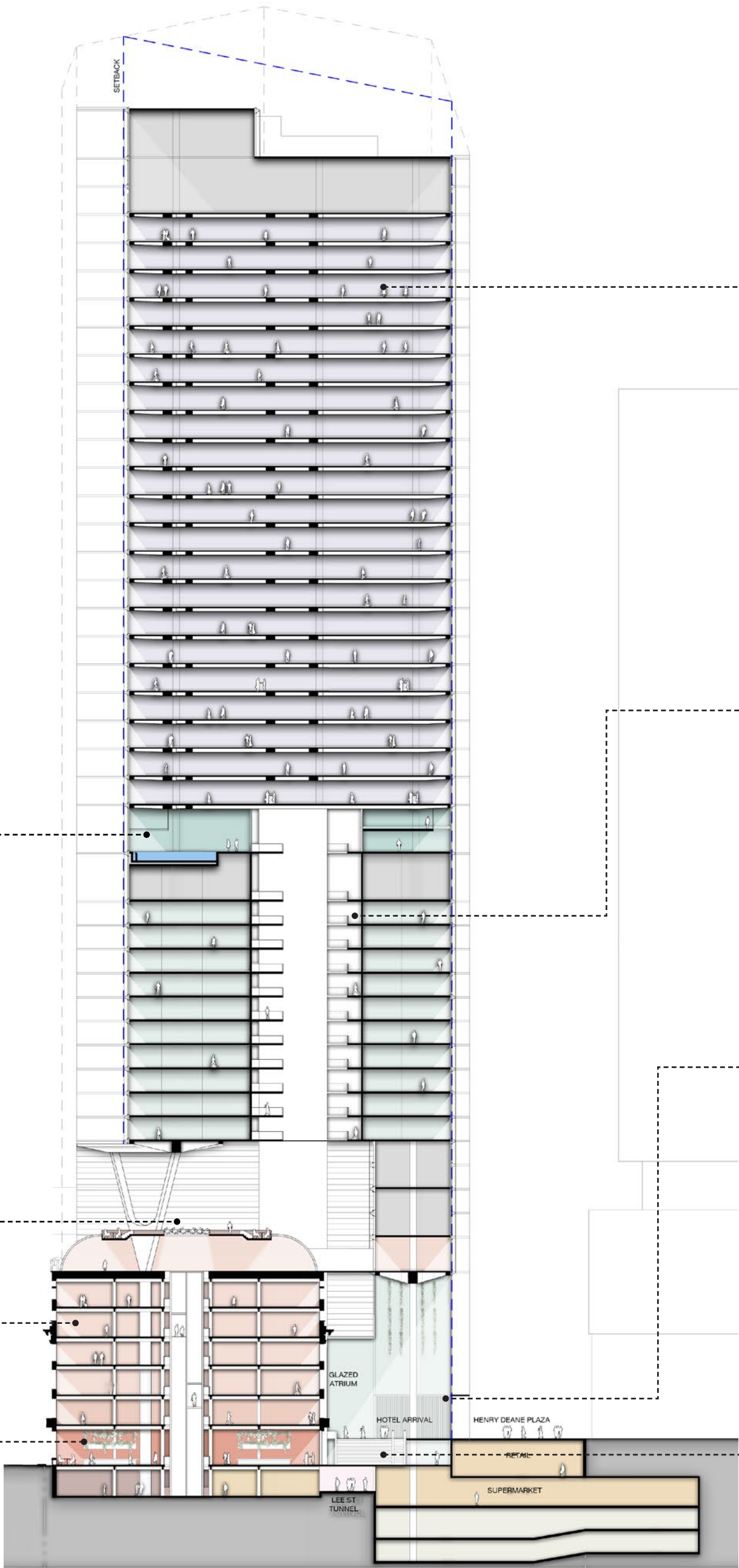
Rooftop Terrace



Co-Working



Food & Beverage



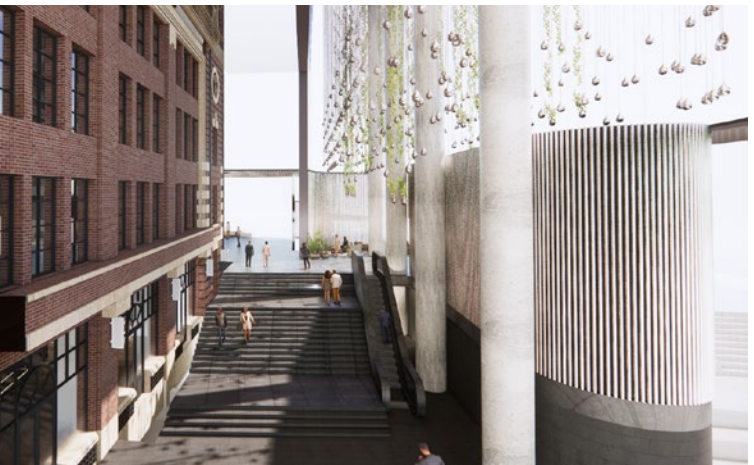
Office Floors



Hotel Guest Room Floors



Hotel Lobby & Arrival

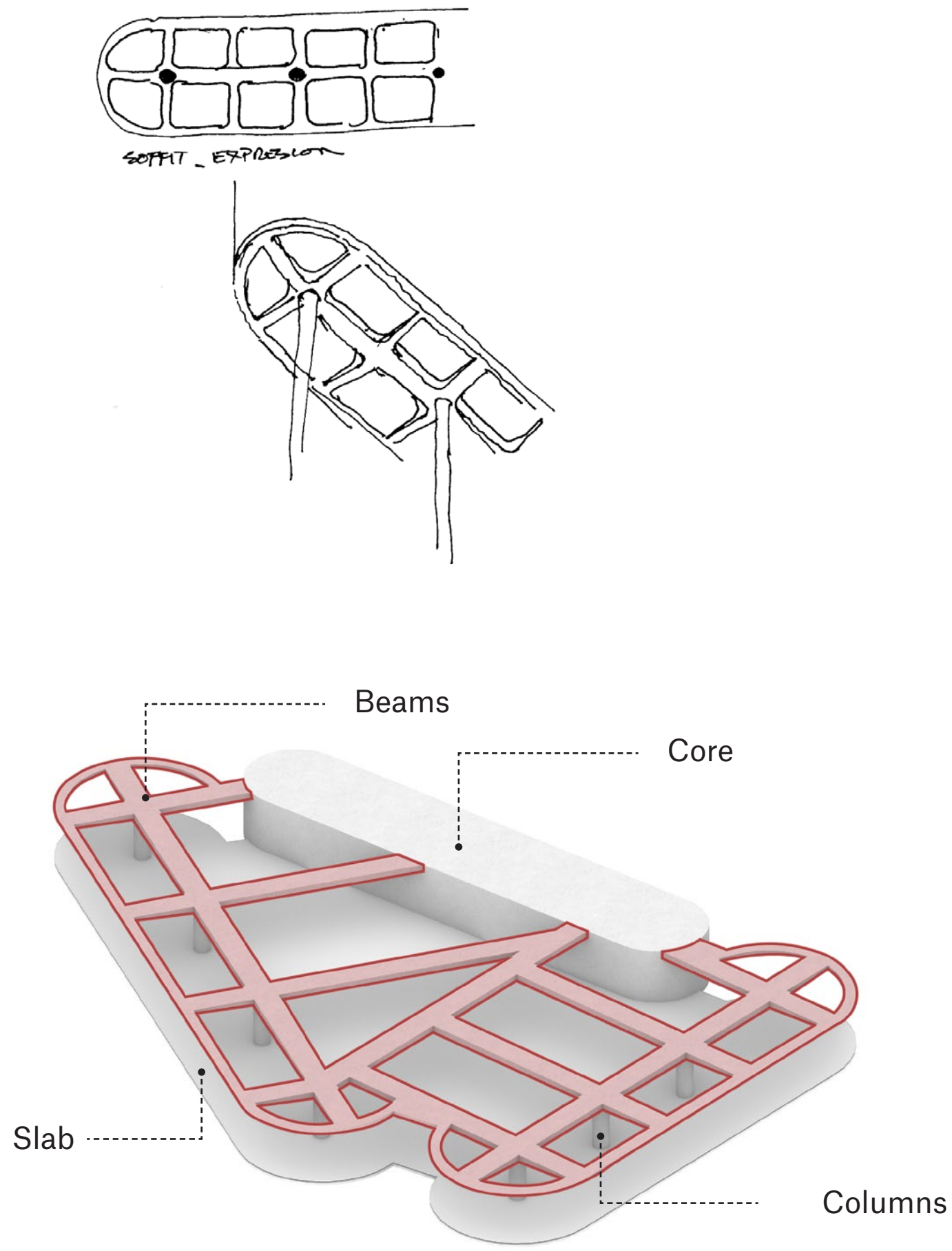


Heritage Atrium

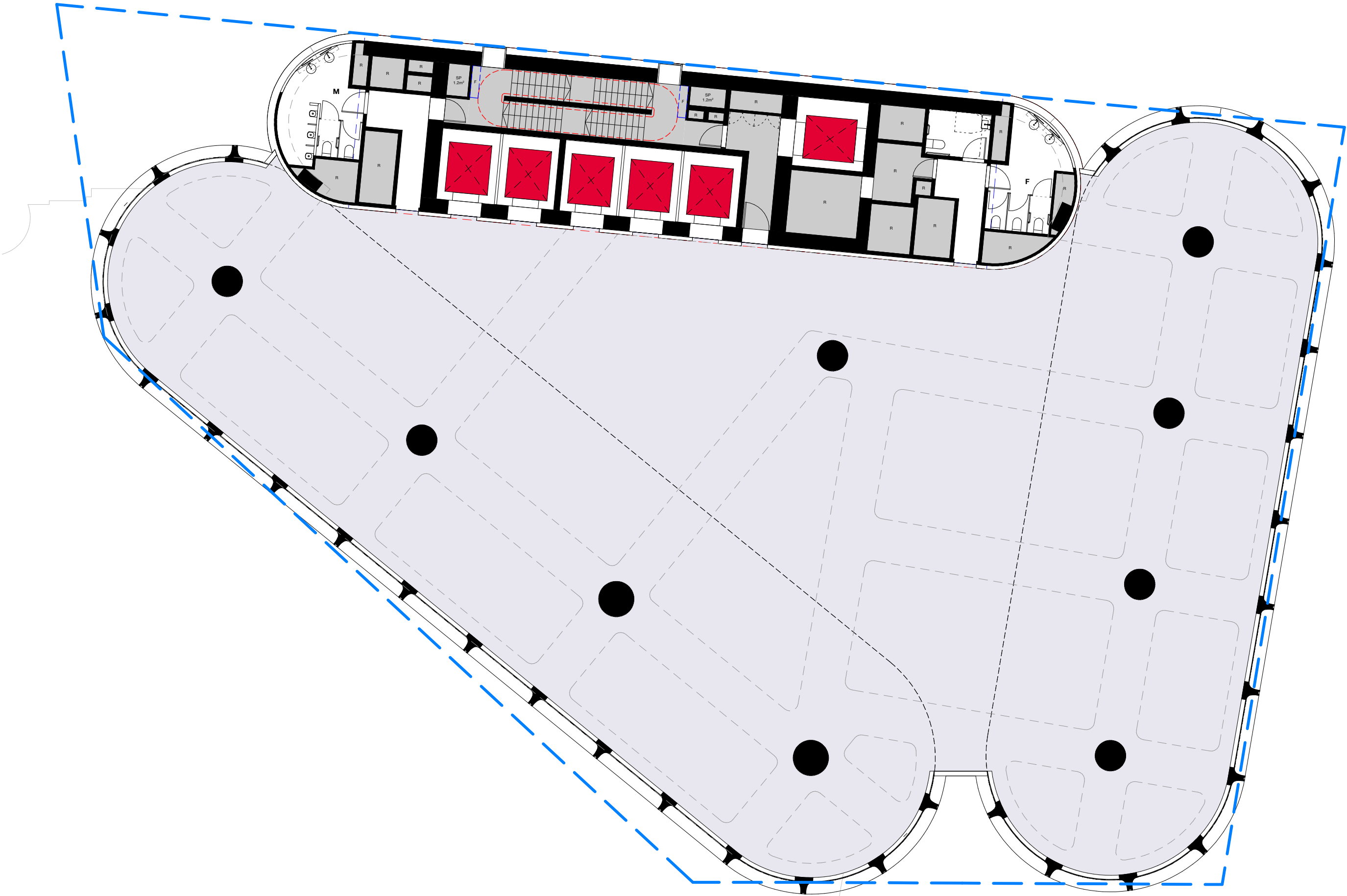
The Workplace

Typical Floorplate

A **side core** coupled with a **long span structure & cantilevered** perimeter creates highly **flexible & contiguous** floorplates. The lifts open directly onto the floorplate providing a **highly efficient design** that doesn't require a lift lobby. All parts of the floor plate are **visually connected**. The central work-zone is **highly flexible** due to the **column free area**.



Floorplate - Structural Diagram









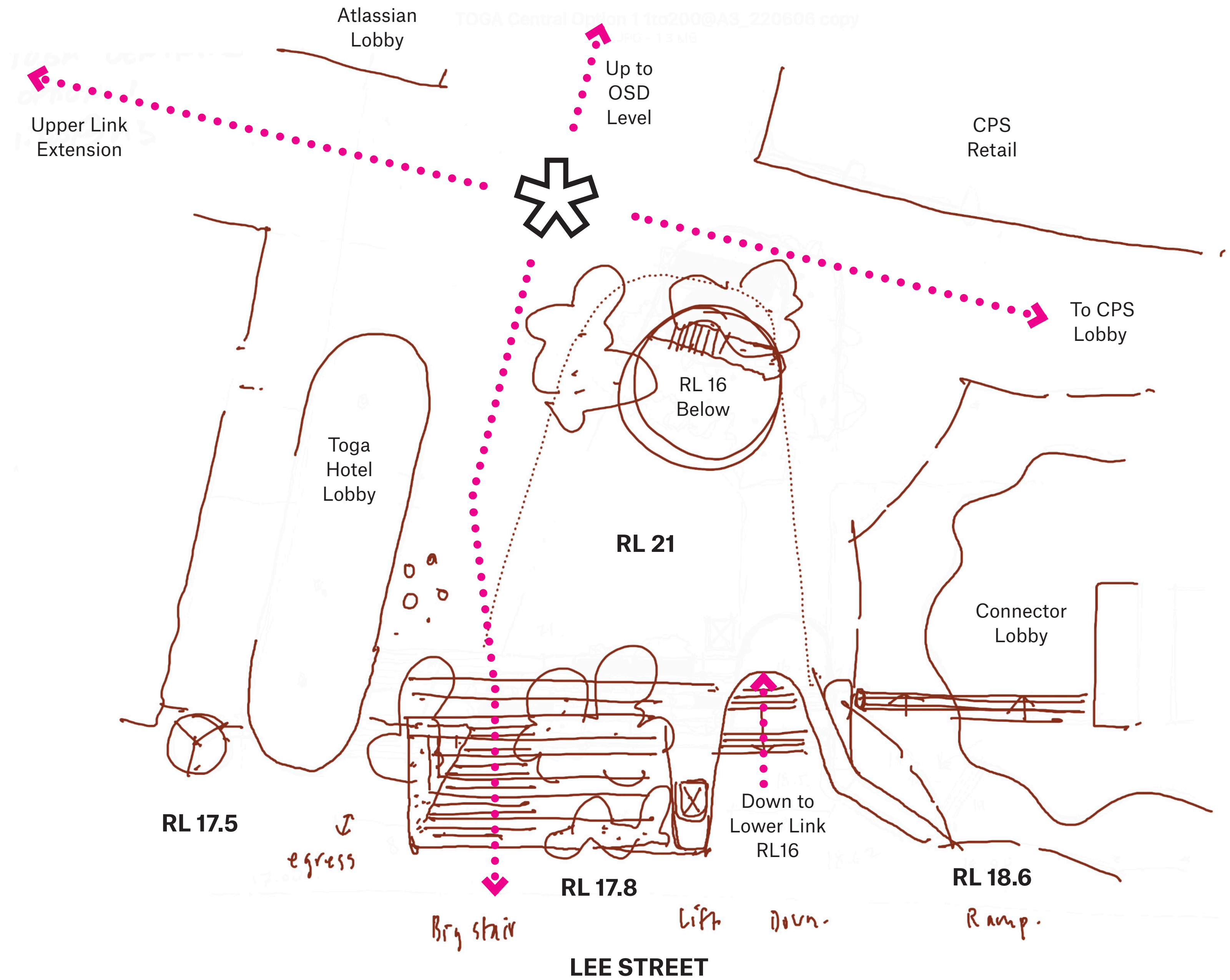


Public Domain

Upper Link RL21

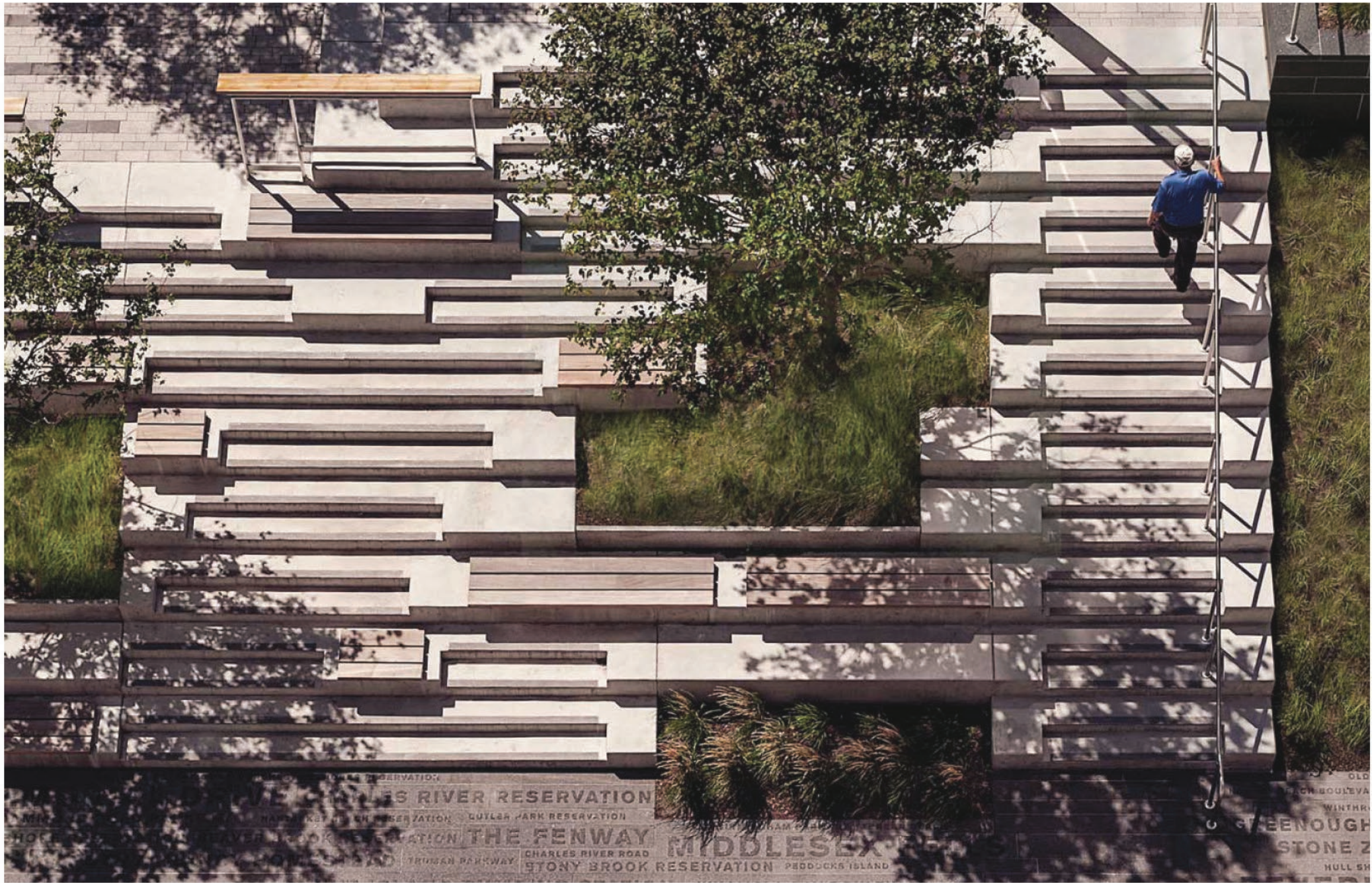
Design Notes

- Flexible and Functional Large Open Plaza on RL21
- Landscaped stair with bleachers provides opportunities for places to dwell along Lee Street and plaza edge
- Central Oculus provides natural light down to RL 16 and provides escalator connection
- Permeable edges with clear sightlines from Lee Street up to plaza or down to RL16 via stairs or lifts
- Consistent North-South and East-west thoroughfares maintained



Landscaped Stair Precedent

Roemer Plaza, Boston

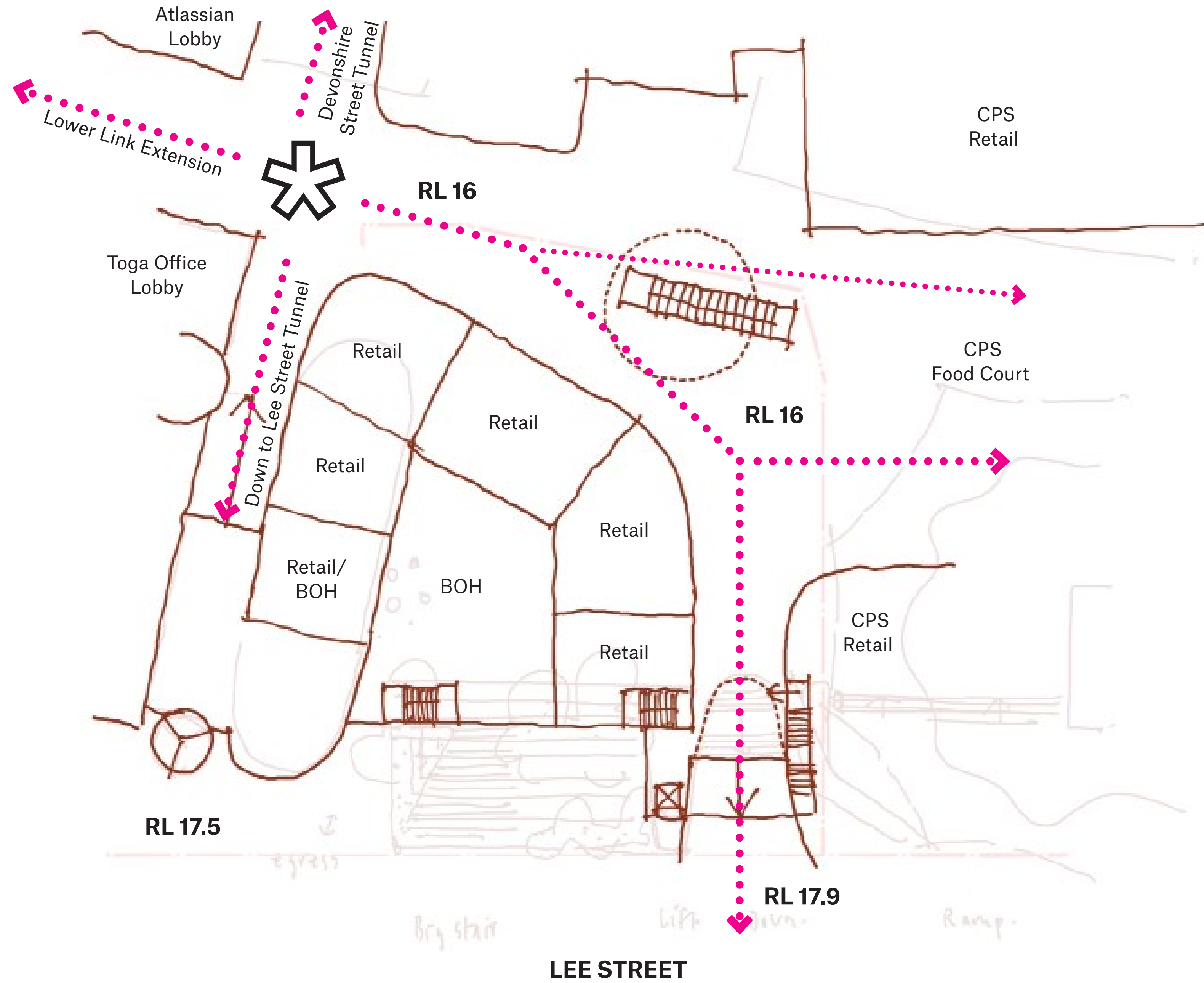


Public Domain

Lower Link RL16

Design Notes:

- Maximize Activated Edges and provide reasons to dwell within precinct
- Oculus and skylight to Lee Street provide clear wayfinding to street through natural light
- Escalators within oculus provide clear connection to RL21 plaza
- Soft corners to maximise pedestrian sightlines





McDonald's

mercure





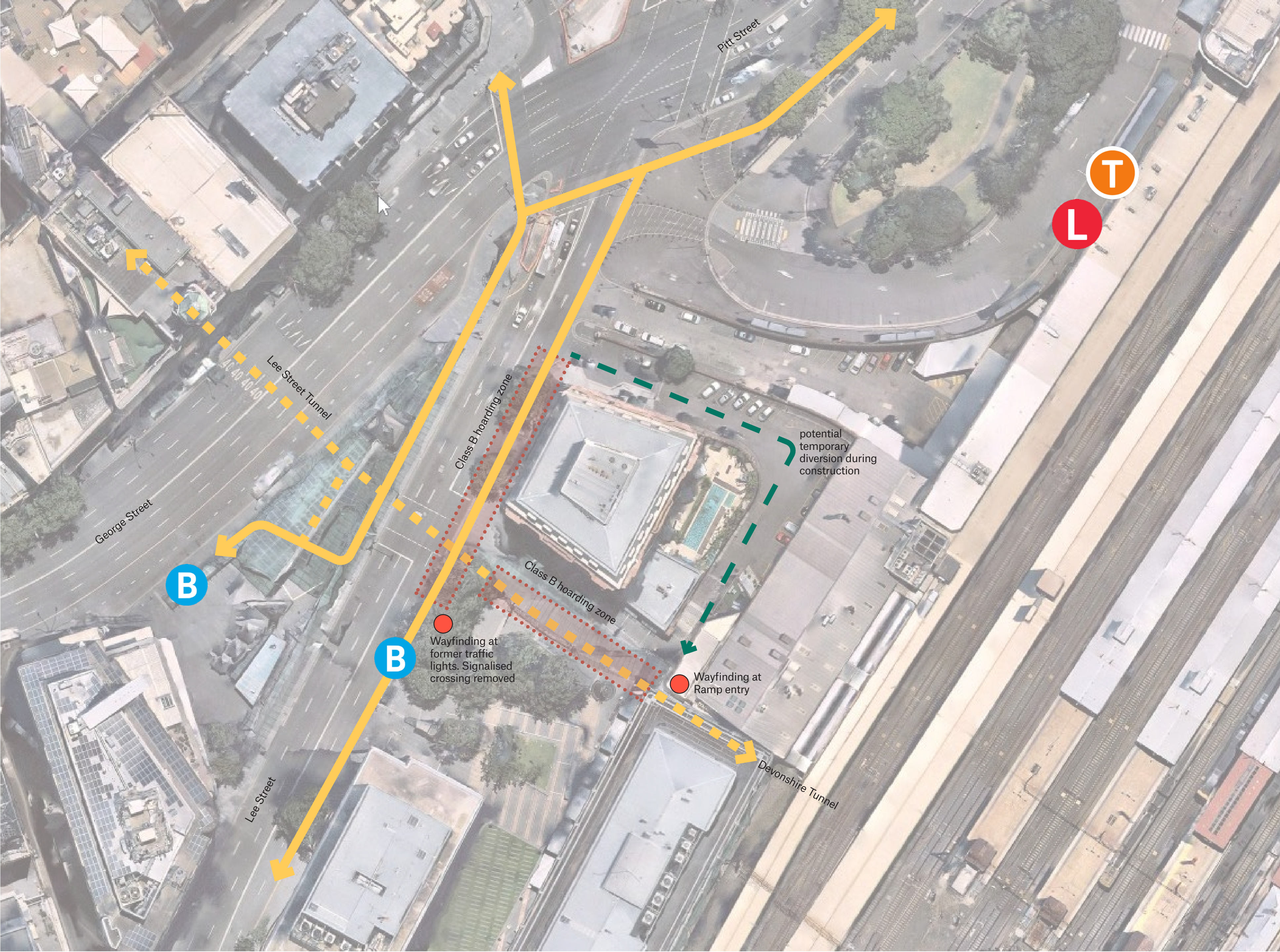
Pedestrian Movement

Site Setup and General Construction

Pedestrian movements along Eastern side of Lee Street maintained. Direct Access to Devonsire Street tunnel closed from eastern side of Lee Street.

Buses using stand N relocated to stand L during construction.

NOTE
Temporary diversion of Lee Street tunnel adjacent former Parcel Post building (fPPb) may be required above ground via new landscaped deck north of fPPb.



Pedestrian Movement

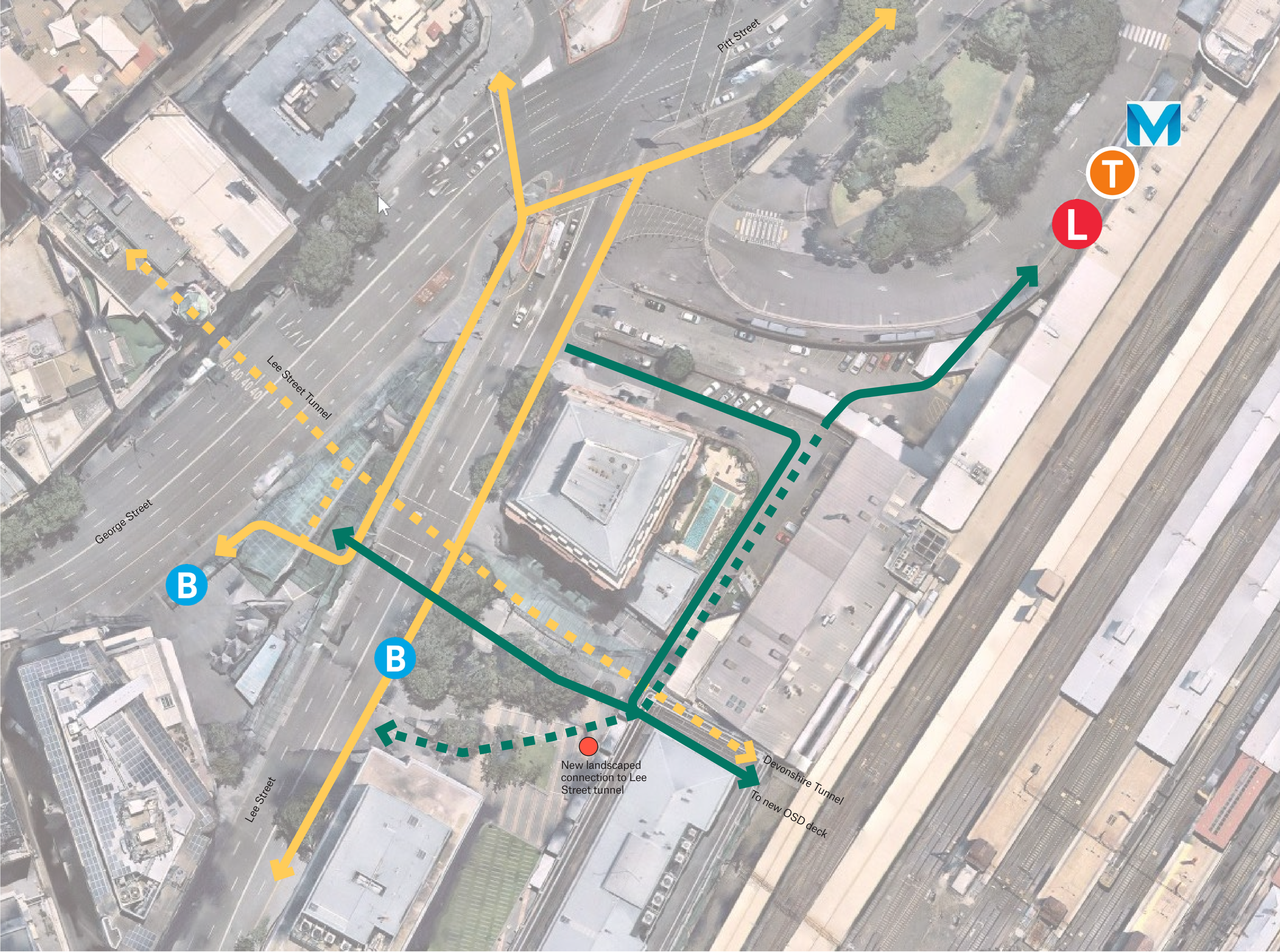
Stage 2 Construction complete

Pedestrian movements along Eastern side of Lee Street maintained. Direct Access new RL 16 retail offer will become available with direct connections to:

- Rail services
- Sydney Light Rail
- Sydney Metro

New above ground connection to OSD deck.

New public domain offer ar RL21 (Henry Deane Plaza) with generous F&B offer.



NEXT STEPS

- Finalisation of plans
- A State Significant Development Application (SSDA) will be submitted to the Department of Planning and Environment (DPE)
- Following review of documentation, the SSDA will be publicly exhibited for a minimum of 28 days and Toga will respond to any issues raised by stakeholders
- DPE will undertake their assessment and advise determination outcome

QUESTIONS AND FEEDBACK?

THANK YOU FOR YOUR TIME

CONTACT US

9927 6501

togacentral@wsp.com

Appendix B

Project community website





TOGA Central





Proposed concept design viewed from the South West (George Street). Artist's impression for illustrative purposes.

Part of **Central Precinct**, the Toga Central site is identified as Block C within the Western Gateway Sub-Precinct. The Western Gateway Sub-Precinct will focus and propel economic development for the future Harbour City at Central Station. It will provide services and places for workers, visitors, transport customers and others in the surrounding city with activity 24 hours per day and high quality, publicly accessible spaces. It will celebrate heritage and demonstrate leadership in sustainability initiatives.



Proposed concept design viewed from Lee Street.

Key features

Conservation, refurbishment, and adaptive use of the former Parcels Post Office building including:

reinstatement of the original roof pitch form in a contemporary terracotta material

commercial lobby and hotel concierge facilities

café and restaurant

co-working space

function and conference area

rooftop terrace.

Hotel facilities with two levels of amenities (pool, gymnasium and day spa) and commercial office space in the new tower.

Basement car parking with end of trip facilities and bicycle parking.



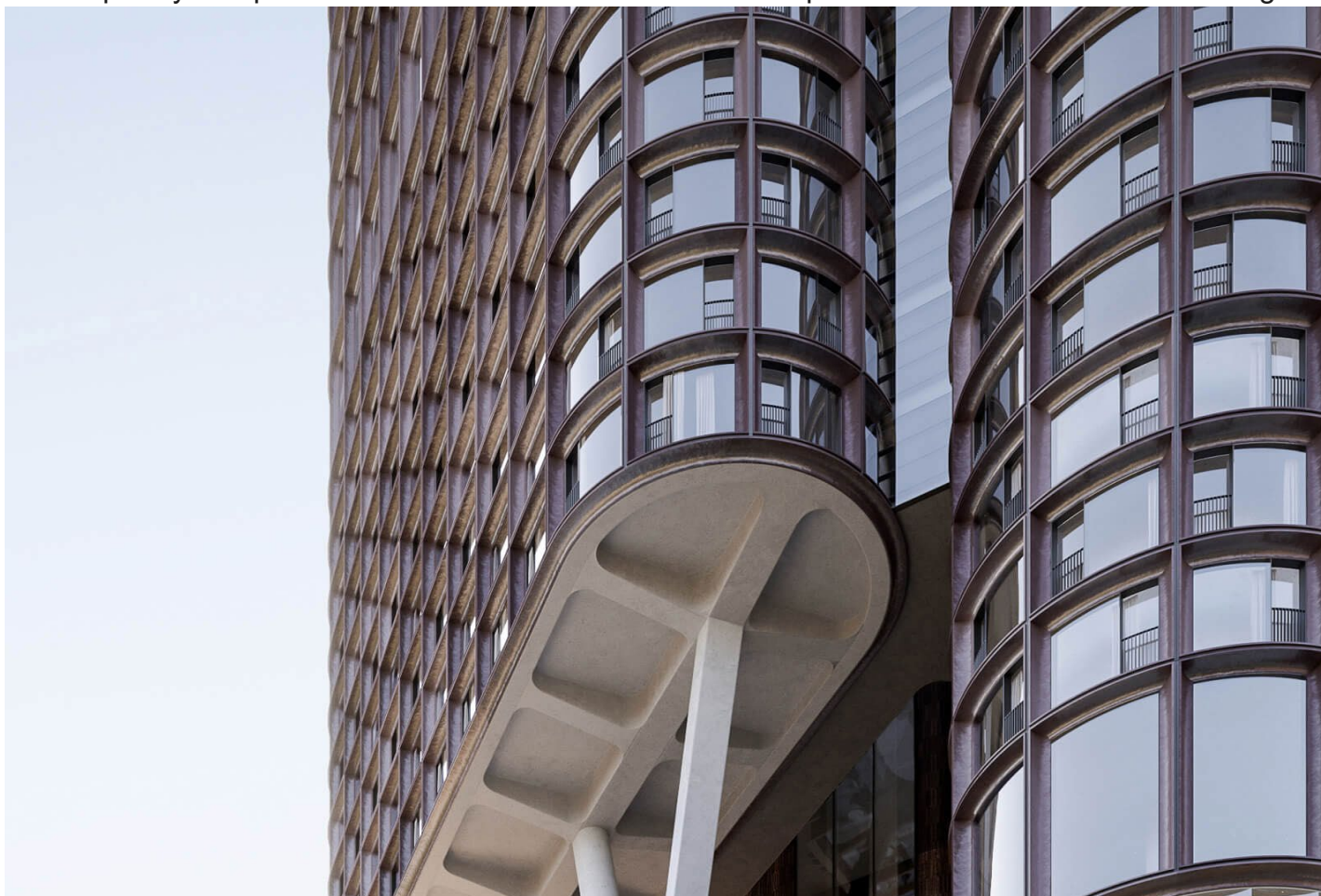
The design

The design concept for the Toga Central site was developed as part of an Architectural Design Excellence Competition process. The competition process was initiated by City of Sydney with the intention of achieving design excellence for new developments. Five firms were invited to participate in the Toga Central competition. The successful concept design was developed by Bates Smart and combines the beauty of the former Parcels Post Office building with inspiring new architecture and public realm.

The Parcels Post Office building is intimately linked with the history and operations of Central Station. Great care has been taken to ensure its characteristics are not diminished by the addition of the new tower. The important fabric of the Parcels Post Office building would be retained while the interior is stripped back to its original structural frame. The proposed tower is a contemporary building that considers the surrounding new tall, futuristic, curvaceous glass buildings being

delivered by neighbouring development in Block A and Block B while complementing the Parcels Post Office building.

Key design features include a cluster of 'pill' shaped forms inspired by the curved corners of the Parcels Post Office building and recalling the shape of Indigenous message sticks. The curved ends create slender vertical proportions and reduce visual bulk, while the use of terracotta is a contemporary interpretation of the materials and workmanship in the Parcels Post Office building.





Inspired by the curved corners of the Parcels Post Office a cluster of pill shaped forms have been created.

The curved ends create slender vertical proportions, while reducing visual bulk. The cluster of forms respond to the functions and recall the shape of Indigenous message sticks.

Referencing the craft and materiality of the Parcels Post Office we created a contemporary interpretation in terracotta. Paired concave terracotta fins create a human scale grid uniting the various tower functions, while providing passive shading and insulation.



Proposed concept design viewed from Railway Square. Artist's impression for illustrative purposes.



The important fabric of the Parcels Post Office is retained, while the interior is stripped back to its original structural frame.

Hidden internal heritage fabric revealed.



Proposed concept design lower ground level publicly accessible. Artist's impression for illustrative purposes.



The site

Central Precinct showing the Western Gateway sub-precinct and the location of the TOGA Central site (Block C).

The plan

September 2021

Rezoning approval for Western Gateway Sub-precinct

December 2021

Design Excellence competition Bates Smart winning design announced December 2021

Late July 2022

State Significant Precinct Development Application lodgement

August – Sept 2022

Public exhibition

Oct 2022 – 2023

Outcome of Application

TBC

Planning for on-site works

TBC

On-sitework commences



Find out more

We welcome you to contact us to ask questions, share suggestions for consideration as planning progresses and register for updates.

Email togacentral@wsp.com Call 9927 6501

Further detail about the proposal will be provided as planning progresses with website updates at key stages of the planning process. During public exhibition formal submissions must be made via the Planning Portal, details will be provided by the Department of Planning and Environment and via our communications.



Feedback

We invite you to share your feedback with the project team on the proposed plans for the site and provide any other comments or suggestions for consideration as planning progresses.

You can send us your feedback and register for future updates using the form below. We look forward to hearing your thoughts about the proposal.

Do you have any feedback for the project team on the proposed plans for the site?

Do you have any other comments or suggestions for the project team to consider as planning for the site progresses?

Name

Email Address

Phone number

Message

☐ I would like to register for updates

TOGA Central

togacentral@wsp.com

9927 6501

The SiteThe
DesignContact
UsFeedback



Copyright 2022

Appendix C

Postcard



TOGA Central **Proposal**




Artist's impression of the Toga Central proposal viewed from Lee Street

Toga Central is within the Central Precinct which is undergoing an exciting program of renewal. Located on the western side of Central in the Western Gateway Sub-Precinct the Toga Central proposal would incorporate six distinct uses, retail, food and beverage, co-working space, business centre, office space and a hotel. The site includes Henry Deane Plaza which will be renewed and remain as retail and public open space.

We are currently preparing a State Significant Development Application to be lodged with the Department of Planning and Environment and placed on public exhibition for comment in the coming months.

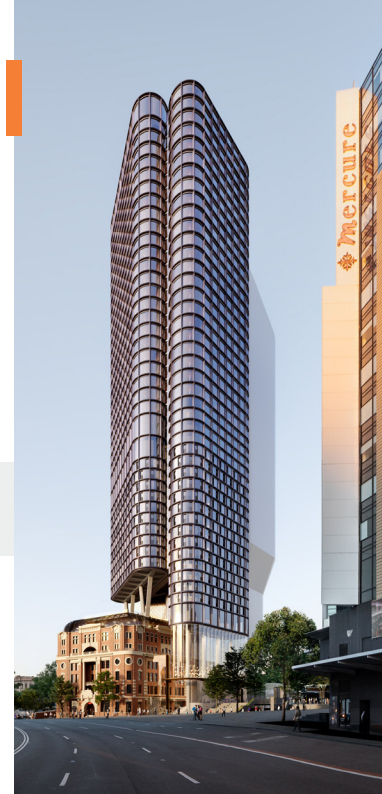
We are keen to hear your thoughts on what's planned and we invite you to take a moment to:

 [Find Out More](#)  [Ask Questions](#)  [Share Your Impressions](#)

 **TOGA**

Scan the QR code to visit the Toga Central project website
togacentral.com.au

Email togacentral@wsp.com or Call 9927 6501



Appendix D

Poster



TOGA Central Proposal



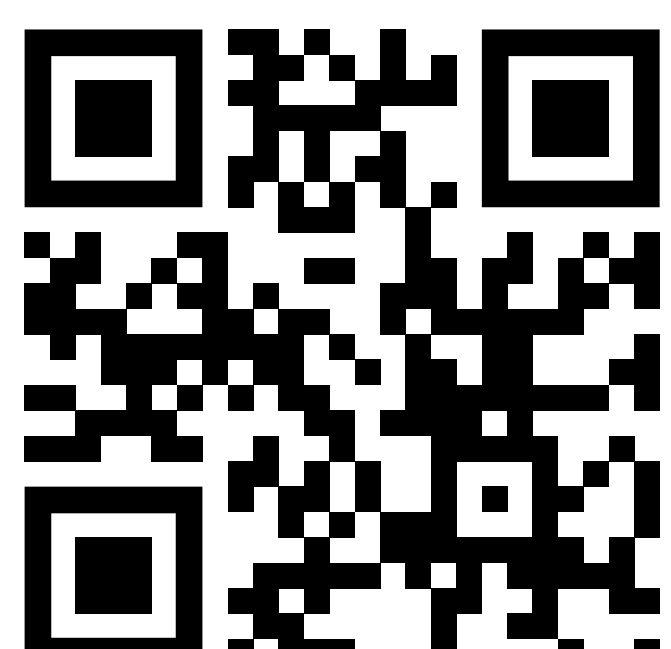
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