



Stage 1 (Amended Section 96)



Stage 2 Proposals

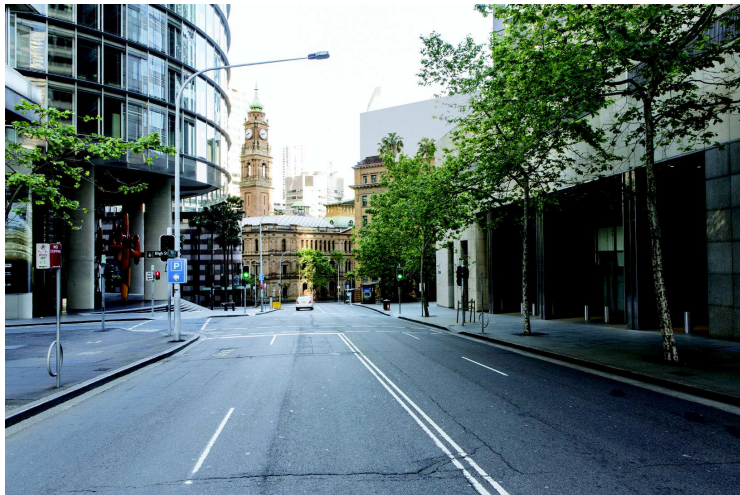
View 10

—

Corner of Phillip and Bent Streets



Existing



Stage 1 (Amended Section 96)



Stage 2 Proposals

View 11

—

Corner of Macquarie and Bent Streets State Library



Existing



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Stage 2 Proposals

View 12

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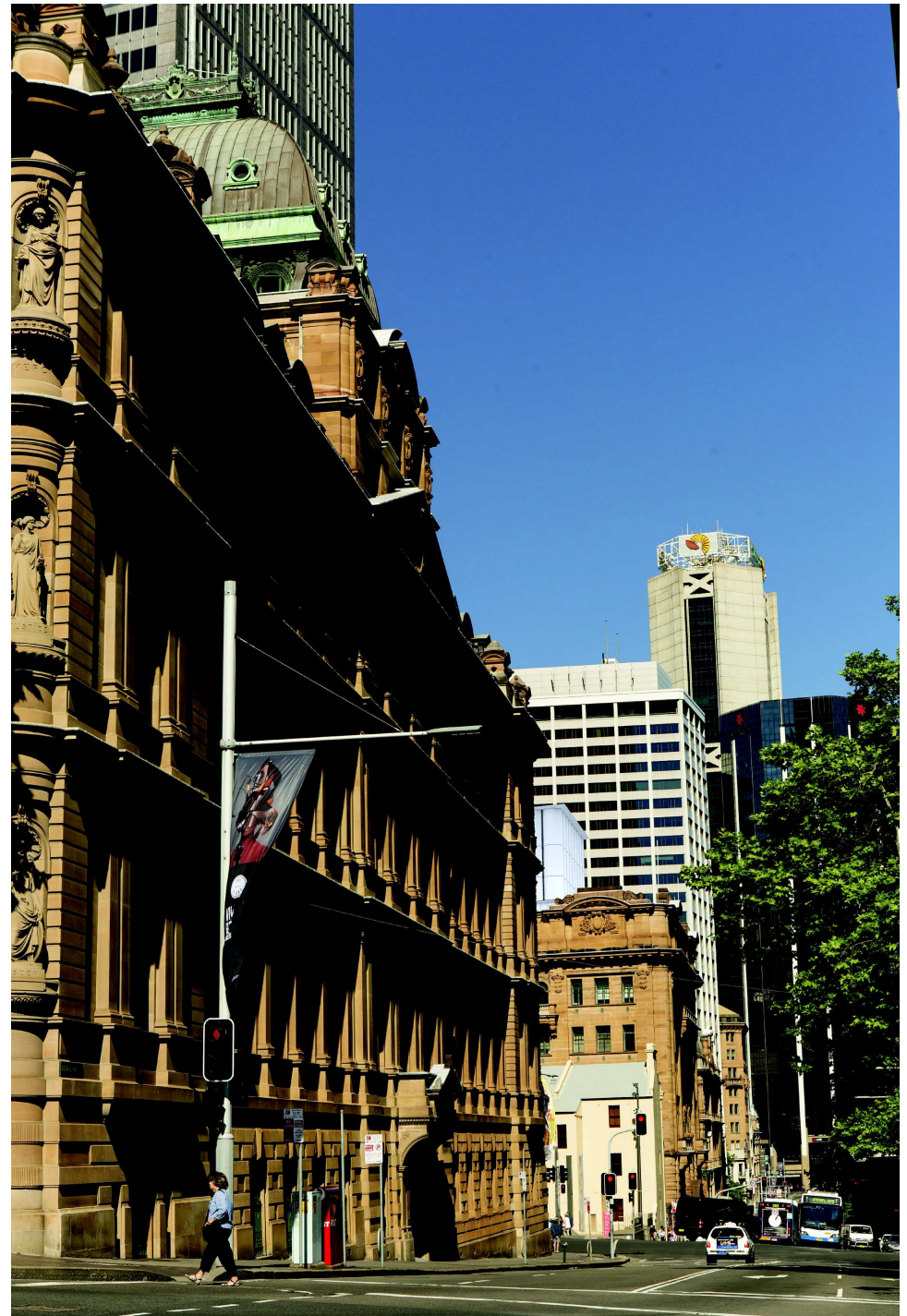
Corner of Macquarie and Bridge Streets Near Conservatorium of Music



Existing



Stage 1 (Amended Section 96)



Stage 2 Proposals

View 13

Corner of Phillip and Bridge Streets Museum of Sydney



Existing



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Stage 2 Proposals

View 14

— Corner of Young and Bridge Streets



Existing



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Stage 2 Proposals

View 15

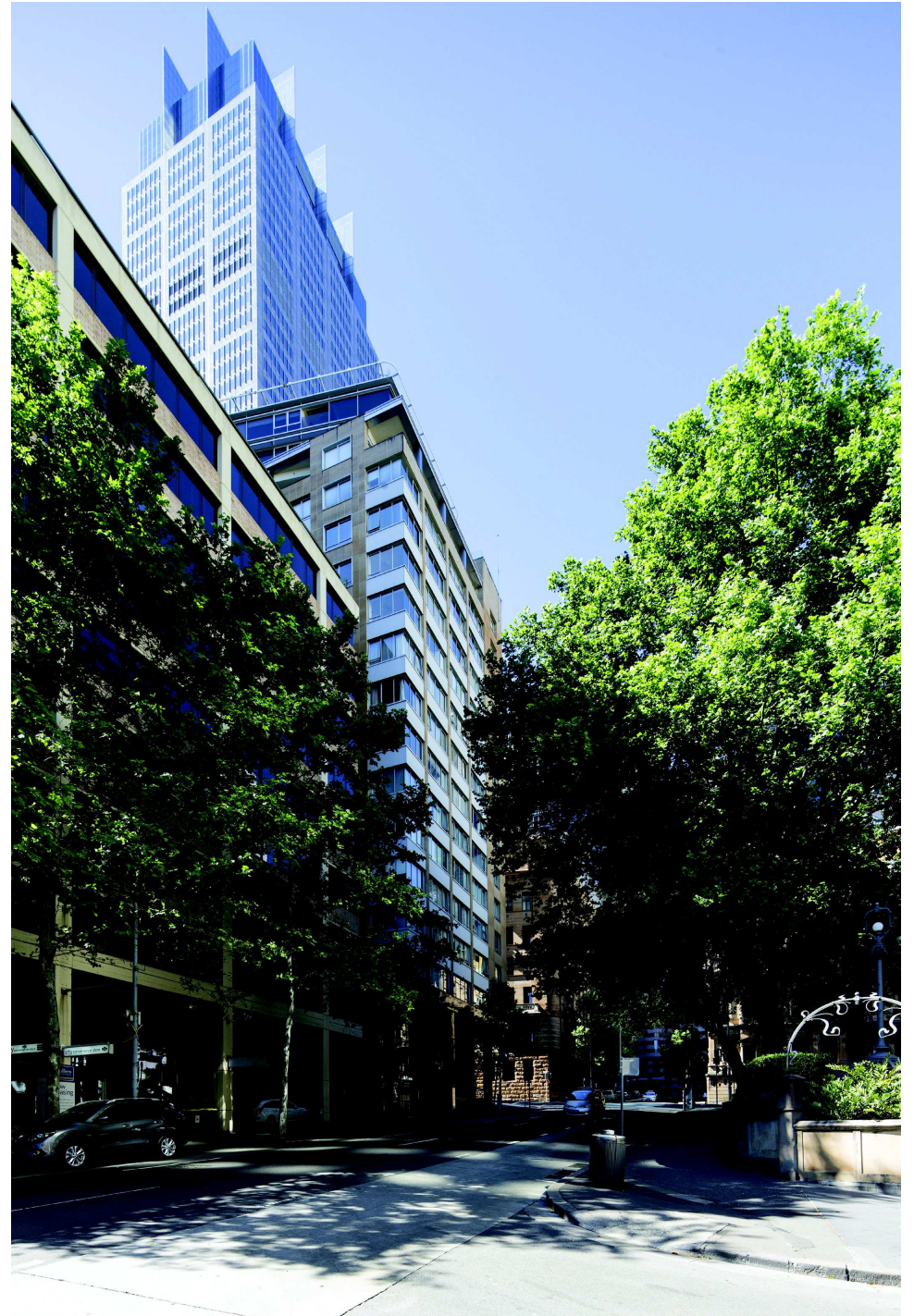
— Corner of Loftus Street and Reiby Place



Existing



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View 16

Corner of George and Bridge Streets



Existing



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Stage 2 Proposals

Commentary on key views

Bridge Street

The Lands Building

- The new ancillary linking roof to Lands Building is visible only in certain longer range views, and in these acts to reinforce the datum from which the arrangement of domes and towers spring.
- The clarity and confidence of the existing building is secured and enhanced.

The Education Building

- The Stage 1 massing of the Education Building extension is deliberately broken down and articulated as a series of distinct volumes- a contemporary composition of pavilions that in its arrangement draws from the Lands Building.
- Set back from the building edge, the new roof extension is visible only on the skyline, ensuring that the prominence of the north facing sandstone façades remain unchallenged.

Bent Street

The Lands Building

- The new ancillary linking roof to Lands Building is visible only in certain longer range views, and in these acts to reinforce the datum from which the arrangement of domes and towers spring.
- The clarity and confidence of the existing building is secured and enhanced.

The Education Building

- The southern section of the Education Building is visible.
- The upper level (ninth floor) of the extension is set back from the building line, such that it does not register as an additional level in street level views.
- The strong cornice at the soffit of the eighth floor reinforces the lower volume.
- The reinstatement of a rendered sixth floor level further anchors the new extension within the existing volume.
- The repetitive rhythm of the seventh and eighth floor bays are both set back from the Stage 1 massing and in proportion echo that of the existing fenestration.

Loftus Street

The Lands Building

- Due to street geometry to the south and fall of land to the harbour on the north, the new ancillary roof is not visible from street level.

The Education Building

- The upper level (ninth floor) of the southern extension is set back from the building line, such that it does not register in street level views, in effect removing some 5,0m from the massing height.
- The strong rectilinear cornice at the soffit of the eighth floor reinforces the lower volume, and deliberately throws the curving glass corner into relief.
- The sinuous form of the glass acts as a counterpoint to the sandstone below.
- At the junction between the first two building phases, the massing fills the Stage 1 envelope to articulate this junction and act as an appropriate termination to the southern massing, giving resolution and form to the approved outline.

Young Street

The Lands Building

- From the north, the new ancillary roof is not visible from the street.
- From the south, the roof, visible as a horizontal sliver, acts to reinforce the datum from which the arrangement of domes and towers spring.
- The clarity and confidence of the existing building is secured and enhanced.

The Education Building

- From the north, the Stage 1 massing is broken down to give an articulated expression that relates to the building below.
- The mid-point and start of the southern extension is expressed by a full height 'tower' that also marks the junction between the two initial building phases.
- Moving south, the main body sets back from the reinstated sixth floor, to express the repeating bays of the seventh and eighth floors.
- Only the cornice of the ninth floor is visible.
- From the north, the sandstone corner of the existing, is given form in the curving glass bay of the extension.

O'Connell Street

The Lands Building

- The Lands Building is not visible from O'Connell Street.

The Education Building

- The southern section of the Education Building is visible.
- The upper level (ninth floor) of the extension is set back from the building line, such that it does not register as an additional level in street level views.
- The strong cornice at the soffit of the eighth floor reinforces the lower volume.
- The reinstatement of a rendered sixth floor level further anchors the new extension within the existing volume.
- The repetitive rhythm of the seventh and eighth floor bays are both set back from the Stage 1 massing and in proportion echo that of the existing fenestration.

Phillip Street

The Lands Building

- From the corner with Bridge Street, the new roof is just visible in the background, and its form serves only to reinforce the datum from which the northern dome springs.

The Education Building

- From the corner with Bridge Street, the body of the new roof sets back further from the street frontage than per the Stage 1 envelope, while the capping cornice extends the full envelope to visually anchor the composition.

Macquarie Street

The Lands Building

- From the corner with Bridge Street, the new roof is not visible.
- From the Bent Street junction, the roof is visible to the southern range visually tidying up the adhoc existing roof arrangement.

The Education Building

- From the corner with Bridge Street, the body of the new roof sets back further from the street frontage than per the Stage 1 envelope, while the capping cornice extends the full envelope to visually anchor the composition.
- From the Bent Street junction, the ninth floor steps back out of the views, to visually removing and reducing the Stage 1 approved envelope.

Farrer Place

The Lands Building

- The new ancillary linking roof to Lands Building acts to reinforce the datum from which the arrangement of domes and towers spring.
- The clarity and confidence of the existing building is secured and enhanced.

The Education Building

- The massing acts to reinforce the symmetry of the Farrer Place facade.
- The regular rhythm of the bays acts as a foil to reinforce the shifts in bays and fenestration in the lower existing section.
- The ninth floor is not read from the street, setting back to increase the view of the sky, direct sunlight and decreasing the visual impact by visually removing a floor.