

338 Pitt Street Sydney

State Significant Development Application

Architectural Design Statement

fjmt

fjmt studio architecture interiors urban landscape community
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sydney Level 5, 70 King Street, Sydney NSW 2000 Australia **t** +61 2 9251 7077
melbourne Level 2, 56 Hardware Lane, Melbourne VIC 3000 Australia **t** +61 3 9604 2500
oxford Level 1, 8 St. Aldates, Oxford OX1 1BS United Kingdom **t** +44 1865 29 2042
london 42–43 Upper Berkeley Street, London W1H 5PW United Kingdom **t** +44 2037 52 6762

w fjmtstudio.com

Francis-Jones Morehen Thorp Pty Ltd ABN 28 101 197 219
Nominated architect Richard Francis-Jones ARBNSW 5301
Registered architect Richard Francis-Jones
Francis-Jones Morehen Thorp Ltd Company no 7384142 ARB 078103G

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1.0

Overview

1.1

Introduction

338 Pitt Street Development

Retail, Hotel and Residential

338 Pitt Street is a transformative project. Occupying nearly half a city block in the mid-town of the Sydney CBD the project will reinvigorate the precinct and catalyse complementary development. The building will be highly visible on the Sydney skyline with unobstructed views from Hyde Park and the east side of the CBD. The proposal has a distinctive and forward looking form but is also restrained, elegant and reinforces the geometry, urban structure and maturity of Sydney.

Fundamental to the urban character of the design is the fine grain orthogonal structure of the public domain and streetscape. The small footprint tower forms nestle into a network of through site links and inmate public spaces addressed and activated by a variety of low scale buildings: a city in micro-cosm. This network of public spaces provide permeability within the city block and contribute to the changing face of Sydney from a vehicle dominated to a pedestrian focused city.

The slender tower forms reduce the environmental impacts of larger build-ings on the public domain and the broader city. The small footprint tower floor plates offer unusually high levels of amenity with very high levels of sun access, predominantly dual aspect apartments, a small number of apartments per floor and exceptional access to outlook and views.

The public domain is extended vertically through the development, with the public experience extending from the basement porte cochere, which is open to the sky, the street level public domain, a variety of roof terrace gardens and to the public and common facilities at the mid level link structure which will provide public access to the traditionally private and exclusive views over Hyde Park and beyond to the Harbour.

The proponent Han's is committed to high quality development as is evi-denced through their global portfolio and their ambitions of this project. This high standard will further reinforce the quality of experience at the ground plane and throughout the development and contribute to the elevation of the character of the precinct commensurate with its location on Castlereagh Street and proximity to Hyde Park.

fjmt, our team of collaborating architects, designers and or technical assis-tants responsibility into provide Design Excellence measured against a num-ber of factors including a high standard of architectural design, enhancement of the public domain, sustainability and the quality of space and environment. The manner in which this excellence is achieved is described throughout this Design Report.

1.2

Project Description

The proposed development comprises the construction of an 80-storey mixed-use development, including:

- Demolition of the existing structures at 233-249 Castlereagh Street, 332-348 Pitt Street and 126 - 130 Liverpool Street.
- Construction of a new 5 Level basement including hotel drop off, shared loading facilites for the 338 Pitt Street development and the neighbour-ing Telstra building at 320 Pitt Street, bicycle parking, hotel facilities, plant, residential storage and car parking for retail, hotel, residential uses plus car parking for the neighbouring 'Telstra' buiding.
- A new Public Domain and associated high quality Landscoae design in-cluding through site links, arcades and a new Urban Courtyard. The Public domain is predominantly at Pitt Street level and connects Castltreagh, Pitt and Liverpool Streets and Dungate Lane.
- 6 Podium buildings designed by 4 Architectural practices containing Retail and Hotel uses.
- 2 slender towers which are predominatly residential use with hotel uses up to level 17 of the south tower.
- A mid level bridge connection between the towers with two double height levels. One level contains restaurant and bar faciities for use by the hotel and the general public. Public passenger lifts serve this level n additon to the hotel lifts. The other level contains the hotel and residential swimming pools and wellness facailites, The se facilities are segregated by enjoy similar amenity.

1.3

Development Snapshot

Site Area	6,091m²
Building Levels	80
Basement Levels	5
Total Gross Floor Area	Retail GFA 5,123m²
	Hotel GFA 17,633m²
	Residential GFA 61,961m²
Maximum Building Height	257m
Building Maximum RL to AHD	277.5 AHD
Total Apartments	592
Adaptable Apartments	61
Car Parking	460
Loading Dock Service Vehicle Bays	11
Bicycle Parking Internal	652Res + 72Ret + 12Hotel



1.4 Team Structure and Collaboration

The Concept for the 338 Pitt Street project revolves around City Making, Fine Grain Urbanism and Richness.

In line with this Concept, the Design Team has been assembled from a number of architects and design firms who have collaborated to provide a variety of high quality individual streetscape buildings and collaborated on a cohesive public domain masterplan.

Lead architect	fjmt studio
249 Castlereagh Street	T R I A S
241 Castlereagh Street	polly harbison design
Pitt Street Hotel	AILEEN SAGE ARCHITECTS
Public Domain	Martha Schwartz Partners fjmt Landscape
Retail	Jerde

In addition to the Architecture and Design Firms the design has been assembled in close collaboraton with an extensive group of technical consultants including:

Structure:	Arup
Sustainability:	Arup
Building Services:	Arup
Facade:	Arup
Cost:	MBM
Urban Planner:	Ethos Urban
Civil:	TTW
Traffic & Transport:	GTA Consulting
Wind and Reflectivity:	CPP



1.5 Design Excellence and Jury Recommendations

The proposal for the 338 Pitt Street site was the successful outcome of an Architectural Design Competition held between June and August 2018.

The Jury stated the reasons for the selection of the winning scheme as follows:

"...the permeability of the ground plane, the flexibility of the podium levels and the opportunity that the two tower form presents to reduce the overall visual bulk and overshadowing of the nearby parks and the public domain, as well as providing superior residential amenity. The Jury also commended the collaborative work of the team and authentic diversity achieved for the podium levels by having individual practices work on their particular buildings, while together with the landscape architect collaborating on the overall design of the public realm. It is critical to the outcome this collaboration continues throughout the project."

The Jury recommended the following issues be the subject of further design refinement and resolution prior to the submission of the Development Application:

1. Refinement of the form and location of the Sky Terraces linking the two towers including the height, the detail of the interface with the tower forms, and the relationship with the location of two vertical components of the towers. This will include consideration of suitable uses for the floors in the south tower, immediately below the Sky Terraces.

The design of the Sky Terrace has been further refined. The height has been considered in relation to structural, building servicing, outlook and visual proportions. The geometry has been related back to the tower forms through primary coupling trusses which connect the cores and provide stability to the towers. The Sky Terrace alignments then offset from this geometry and are tangential to the tower facade.

Plant spaces have been relocated from the Sky Terrace to the spaces immediately below to both locate appropriate uses in these spaces and take better advantage of the Sky Terrace use for Public | Hotel and Resident use.

For further details refer to Section 9 The Sky Terraces.

2. Review of the detailed form and geometry giving the extent of differing expression for lower and upper elements of the towers in conjunction with their vertical location as referred to above.

The design of the towers forms are modulate through the height of the Sky Terraces and the form and height of the tower tops. These elements are located at a series of datums which relate back to the City scales. The Sky Terraces relate to the mid century tower scale of 110m and the transition in tower form occurs at the more recent city tower scale of 180m. The tower tops are a softer, lighter coloured form which articulates these elements from the city forms and relates them to the sky.

For further details refer to Section 8.1 Tower Form and Proportion.

3. Review of the lifting strategy for the towers to ensure adequate levels of service for residents.

As part of the more developed and detailed design of the towers, vertical transport has been closely analysed and the four residential lifts per tower now serve all residential floors provide an appropriate level of service.

For further details refer to the Vertical Transportation report prepared by Arup.

4. Review of the location and connection of public roof gardens to ensure effective circulation and safety. This would preferably involve elimination of some bridges over laneways.

The residential communal roof gardens have been consolidated along Pitt Street with direct access from residential lifts and Residential Communal facilities on Level 4.

The Hotel roof gardens are consolidated along Castlereagh Street with direct access from hotel lifts and garden spa facilities on Level 8.

The retail roof garden is located on standalone corner buildings along Liverpool Street.

For further details refer to Section 5 Landscape.

5. Refinement of the landscape design of the urban courtyard in relation to amenity, occupation and activation.

With the addition of Martha Schwartz and Partners to the team, detailed refinement has been undertaken on the Public Domain and landscape design with particular reference to amenity, occupation and activation. These refinements are described in detail in the Landscape in Section 4.2

6. Design development demonstrates the retention of quality of materials and level of detail within podium buildings, and in particular to ensure the Corner Building and 249 Castlereagh Street achieve the appropriate depth of authentic masonry expression.

The podium buildings have undergone significant design development. The hotel uses have been relocated to Castlereagh Street and provided with an appropriate deep masonry facade with sandstone and GRC elements to relate to the Castlereagh Street context.

Trias, Polly Harbison and Aileen Sage have been allocated buildings on the Pitt and Liverpool Street frontages. these combines with the Pitt Street frontage of the north tower building creates a variation in streetscape with a series of related but unique buildings characterising that frontage. Metal and masonry screens, sandstone and careful brick detailing characterise this family of buildings.

For further details refer to Section 7 Streetscape

7. The jury also acknowledges that the setback of the south tower from Dungate Lane is inconsistent with the Concept DA and approved building envelope.

Justification for the Dungate lane setback was included in the Architectural Design Competition submission as acknowledged by the Jury. When studying the setbacks further an improved outcome is possible by moving the south tower further toward Dungate lane. This outcome:

- Does not adversely impact the microclimate in Dungate Lane
- Does not impact the development potential of 255 Castlereagh Street
- Provides additional publicly accessible space in the new courtyard
- Provides increased tower separation

For further details refer to Section 10 Building Massing and Form

1.6 Better Placed

Design Objectives

The NSW Govenment's Better Placed document sets out seven distinct objectives have been created to define the key considerations in the design of the built environment. Achieving these objectives will ensure our cities and towns, our public realm, our landscapes, our buildings and our public domain will be healthy, responsive, integrated, equitable, and resilient.

The proposed design directly addresses the seven objectives through its fine grained urban response, sustainability, extensive, high quality and varied public domain and streetscape and high highly efficent and flexible built form with high leves of internal amenity.

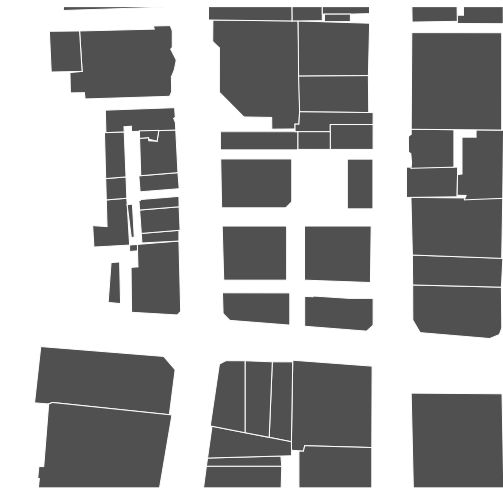
Objective 1.

Better fit

contextual, local and its place

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

The fundamental urban character of this site is the fine grain orthogonal structure of the public domain and streetscape. Traditionally this midtown site offered a rich variety buildings serviced by yards, courtyards and lanes. The proposed development can aspire to more than a 'mid block connection', offering generous on grade connections, expanded laneway frontages and multiple directions of travel through the site.



Proposed Site Grain

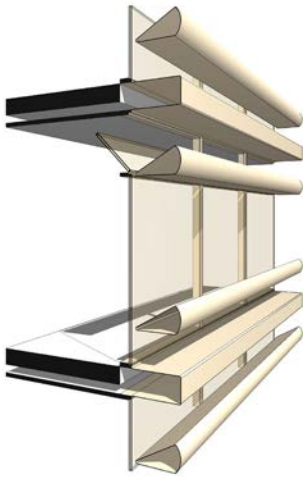
Objective 2.

Better Performance

suitable, adaptable and durable

Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

The proposed design concept focuses on creating a building with world leading environmental performance, which is highly energy efficient and designed accordance with Sydney's climatic conditions. These targets are directed at reducing environmental impacts for the whole life cycle of the building and providing a high level of indoor comfort for the end users. The building design will embrace the social and health enhancing role of sustainable design by demonstrating technology, nature and design initiatives to the larger public.



Typical High Rise Facade (Operable)

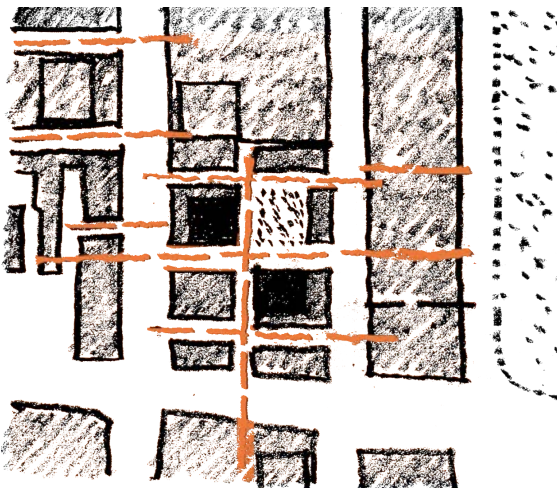
Objective 3.

Better for community

inclusive, connected and diverse

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

The small footprint tower forms nestle into a network of through site links and inmate public spaces addressed and activated by a variety of low scale buildings. Those fine grain building components support opening up the lane ways to the sky and give a directionality to the pedestrian activities.



Patterned site response in relation to city fabric

Objective 4.

Better for people

safe, comfortable and liveable

The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

The proposed network of public spaces provide permeability within the city block and contributes to the changing character of Sydney from a vehicle dominated to a pedestrian focused city. This network connects via gently graded ground levels: Pitt Street, Liverpool Street and Castlereagh Street and also utilises the street level differences to facailiate a pedestrian movement to multiple levels. People visiting the new public domain will find a variety of active, passive, public and private spaces and a refuge from the hustle and busltle of the busy city streets.



Proposed courtyard view (artist impression)

Objective 5.

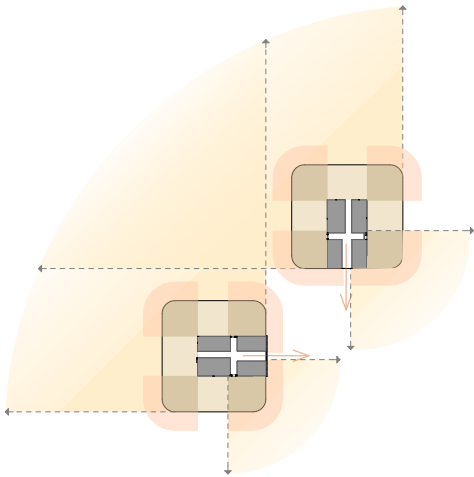
Better working

functional, efficient and fit for purpose

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.

The bulk of the new space occurs within the towers which house residential and hotel uses. The proposed two tower configuration allows highly efficient and flexible planning within the small tower footprint. The majority of apartments are dual aspect apartments, achieve broad views towards the harbour and the wider city district and good natural cross ventilation. The shallow apartment depth provides high levels of natural light access within all living and bedroom areas.

The design of the ground level buildings as discrete buildings permits long term flexibility for change of use



Dual aspect apartments diagram

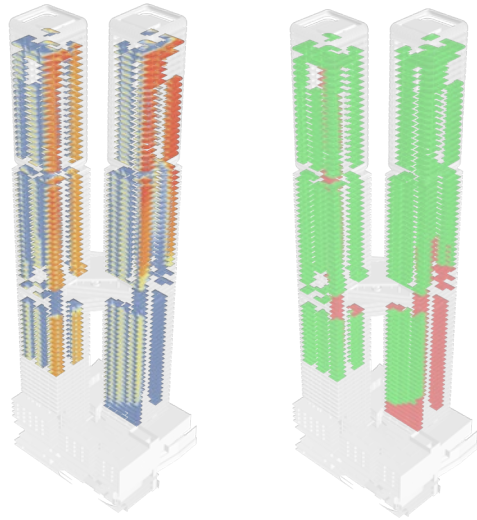
Objective 6.

Better value

creating and adding value

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

The high quality urban outcome achieved by slender tower forms, which improve in sky view factor to public spaces and reduction in shadow area in the public domains. The resulting increase in for the residential apartments through increased facade area with access to natural light and views.



Sun Access heat map diagram - Northeastern view

Objective 7.

Better look and feel

engaging, inviting and attractive

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

The future vision of the site is for a rich network of public spaces, sustainably designed, slim towers and varied street wall architecture that gives daylight and sky view to our streets and public places. Walkable diverse active urban environments essential for the informal connections of business and life and that foster innovation sociability community and culture in the city.



Streetscape public domain variety

