Stage 1 Development Application 201 Elizabeth St, Sydney
Architectural Design Report and Drawings | Dexus
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Introduction

The development of the envelope for the 201 Elizabeth Street site has been driven by the desire to create the best possible outcome for the site within the regulatory and urban planning compliance framework.

A series of key urban design issues have been identified and addressed. The addressing of these issues forms the underlying principles for the development envelope.

Relevant principles include:

- Height limits
- Reduction in overshadowing of Hyde Park
- Floor space
- Streetscape and Urban Character
- Ground level experience and Public Domain
- Use Mix
- Residential amenity

This report addresses the above key issues with the exception of floor space which is addressed in the Environmental Impact Statement.
The redevelopment of 201 Elizabeth Street replaces an ageing commercial building, which no longer meets the needs of today’s workplaces, and is located on a key site within the centre of the City of Sydney. On the western edge of Hyde Park the site will be highly visible for the eastern approaches of William Street and Park Street and Oxford Street as well as having a significant presence on Hyde Park.

Overshadowing of Hyde Park is significant with the regulatory control requiring at least a 50% reduction of overshadowing when compared to the existing building.

The location on Park Street is in the new civic precinct within the city which will come to be defined by the new Town Hall Square, a pedestrianised George Street with light rail the new Pitt Street Metro station and the existing underground Town Hall and Museum Railway Stations.

The three street frontages are significant ones within the city where the site has the opportunity to reinforce a strong existing character.
Site Analysis

The site’s predominant street frontage is to Elizabeth Street, which is one of the CBD’s main arterial roads, running north-south linking the city through to Circular Quay and the harbour to the north.

Located at the middle of Sydney’s CBD, 201 Elizabeth Street is within walking distance to a diverse mix of commercial, cultural, retail, entertainment facilities and public open space. 201 Elizabeth Street will benefit from a well established system of pedestrian routes and transport infrastructure.

The immediate area is characterised by a mix of commercial office and hotel uses with some ground level retail, restaurant, cafe and bar and residential uses. The tallest buildings in Sydney’s CBD are clustered towards the northern and eastern areas of the city.

North
To the north west of the site is large shopping precinct along with Pitt Street Mall. The Pitt Street Mall offers a large paved pedestrian walkway along with the activated retail frontages, cultural and entertainment facilities.

Immediately north of the site, across Park Street is an eleven storey mid rise commercial office building at 60 Park Street.

East
To the far south east of the site (approx 400m) is the edge of the city and the start of Darlinghurst / East Sydney.

One of the unique characteristics of the site is the adjacency to the west edge of Hyde Park. The existing 201 Elizabeth Street tower on the subject site is visually dominant in the views from East Sydney, Park Street and Oxford Street.

Located with in Hyde Park is St James and Museum stations which are approximately 3 minutes walk from the site. Also several bus stops along the Elizabeth Street, Park Street and Castlereagh Street are available by less than 5 minutes walk.

South
South of the site heads towards Central Station. Currently the ‘Urban transformation and Transport program’ is planned by Urban Growth department of NSW for this precinct.

Eight to thirty stories building development will happen from South Eveleigh to Haymarket in the near future. The area is aiming to transform into Mid-town of the Sydney.

West
To the west of the site is Castlereagh Street. A metro network has been proposed to run along Castlereagh Street and Pitt Street. The future Pitt Street Metro station is planned at one block west of the site which is accessible within 3 minutes walk from the site.

The proposed Town Hall Square is located two blocks west of the site. It is introduced as an one of the three main square of the Sydney CBD in the “Sustainable Sydney 2030”.
Site Analysis
Sun Access Plan LEP 2012

SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

Clause 6.17 Sun access planes

(1) The objective of this clause are:

(a) to ensure that buildings maximise sunlight access to the public places set out in this clause, and

(b) to ensure sunlight access to the facades of sandstone buildings in special character areas to assist the conservation of the sandstone and to maintain the amenity of those areas.

(3) Each of subclauses (5)–(19) describes a different sun access plane that is taken to extend over land. The front of each plane is a line between two specified points (X and Y) and the sides of the plane extend back from those points along a specified horizontal bearing (B) and vertical angle (V).

(10) Hyde Park West

For the Hyde Park West 3 sun access plane:

(a) X is a point at 34384E, 50064N, 70RL, and

Note. Approximately 45 metres above the junction of the western alignment of Elizabeth Street and the northern alignment of Liverpool Street.

(b) Y is a point at 34458E, 50900N, 71RL, and

Note. Approximately 45 metres above the junction of the western alignment of Elizabeth Street and the southern alignment of King Street.

(c) B is 328.6 degrees, and

(d) V is 25.6 degrees.
### Sun Access Protection Map | Category A Land

**SYDNEY LOCAL ENVIRONMENTAL PLAN 2012**

Clause 6.18 Exceptions to sun access planes

**(b)** the parts of the building that project higher than the sun access plane are on **category B land** that adjoins category A land and will **not exceed the height of an existing building** on the category A land,

**(c)** the parts of the building that project higher than the sun access plane are on **Category A land** and will result in at least a 50% reduction in the overshadowing on land at Belmore Park, Hyde Park or Wynyard Park (as shown on the Sun Access Protection Map) between 12.00 and 14.00 on 21 June in each year, caused by all buildings on the site of the proposed development.
Measurement methods of existing “overshadowing on land” for Clause 6.18(c)

Method 1:
Net existing 201 Elizabeth Street Tower shadow. Deducting shadows cast by neighbouring buildings.

Method 2:
Gross existing 201 Elizabeth Street Tower shadow. Subject shadow taken in isolation.

The more conservative Gross measure was adopted by Method 2.
50% Overshadowing Reduction - Hyde Park | Sydney LEP

In order to achieve the requirement of at least a 50% reduction in the overshadowing on land at Hyde Park between 12:00 and 14:00 on 21 June, 2 built form strategies have been investigated.

**Strategy 1: Reduce the height of the Tower.**

**Strategy 2: Reduce the width of the tower.**

Reducing the width of the tower, based on the position of the sun during the control period, produces less impact of the shadow on the land in Hyde Park and accordingly strategy 2 has been adopted in this proposal.

**Strategy 1: Full Category A Land footprint with reduced height**

The overshadowing is reduced by 50% by reducing the tower height. The resulting shadow covers a wider area, and as a result areas in shadow remain in shadow for longer than strategy 2.

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**REDUCTION CALCULATION METHOD 2**

**WITHOUT CONTEXT**

**AGGREGATE SHADOW REDUCTION**

**BETWEEN 12:00 and 14:00**

50%
50% Overshadowing reduction - Hyde Park | Sydney LEP

Analysis 2: Full Height with reduced footprint

The overshadowing is reduced 50% by reducing the tower width. The resulting shadow is longer but thinner meaning that areas in shadow are in shadow for a shorter period.

While both strategies comply with the overshadowing requirements, strategy 2 results in an improved qualitative outcome for Hyde Park.
Street Frontage Height

Sydney Development Control Plan 2012,
Section 5.1.3

Street frontage heights and setbacks for Special Character Areas

Sydney LEP 2012 identifies a number of special character areas that significantly contribute to the quality of the public domain and the distinctiveness of Central Sydney...

Table 5.1: Street frontage heights and front setbacks for Special Character Area

**College Street Hyde Park**

LEP map reference: D

Maximum street frontage height: 45m

Minimum street frontage height:

The street frontage height of the nearest heritage item within the same block and side of the street to the subject site. Except for the Great Synagogue at 187A Elizabeth Street which cannot be used as a minimum.
Street Frontage Height | Sydney DCP / LEP

Elizabeth Street Elevation

View Bathurst St intersection
View down north Elizabeth St
View down west Market St
View down north to Museum Station
Street Frontage Height | Sydney DCP / LEP

Park Street Elevation

View Hyde Park north
View Hyde Park south
View down east Park Street
View down west Park Street
Street Frontage Height | Sydney DCP / LEP

Castlereagh Street Elevation
Options Considered
Options Considered

Options considered

In addition to the two overshadowing reduction strategies outlined in the previous section, a range of options have been considered for potential building forms on the site.

Maintain existing tower
- Maintains existing overshadowing

Reduced Height tower
- Reduces overshadowing 50%
- Poor qualitative outcome in terms of overshadowing
- Poor view sharing

Slender tower central
- Reduces overshadowing 50%
- Improved qualitative outcome in terms of overshadowing
- Improved view sharing

Slender tower north
- Reduces overshadowing 50%
- Improved qualitative outcome in terms of overshadowing
- Improved overshadowing outcome compared to central tower as the tower is further from the park
- Improved view sharing
- Improved urban design outcome with a corner tower on Park Street
- Frees the southern portion of the site for podium level commercial uses

Slender tower south
- Reduces overshadowing 50%
- Sits outside of Category A or B land and as a result does not reduce overshadowing when considered in conjunction with existing development such as ANZ Tower
- Improved view sharing
Options Considered

View study from Oxford Street

The following artists impressions indicate the relative visual impact for three of the options: existing, central tower and north tower when viewed from Whitlam square. The north tower option sits within the profile of the ANZ tower behind and presents its slender elevation along the axis from Whitlam square and through the Anzac Memorial.
Options Considered

View study from Park Street

The following artists impressions indicate the relative visual impact for three of the options: existing, central tower and north tower when viewed from William street. The corner tower provides an improved urban design response to this significant gateway into the City.