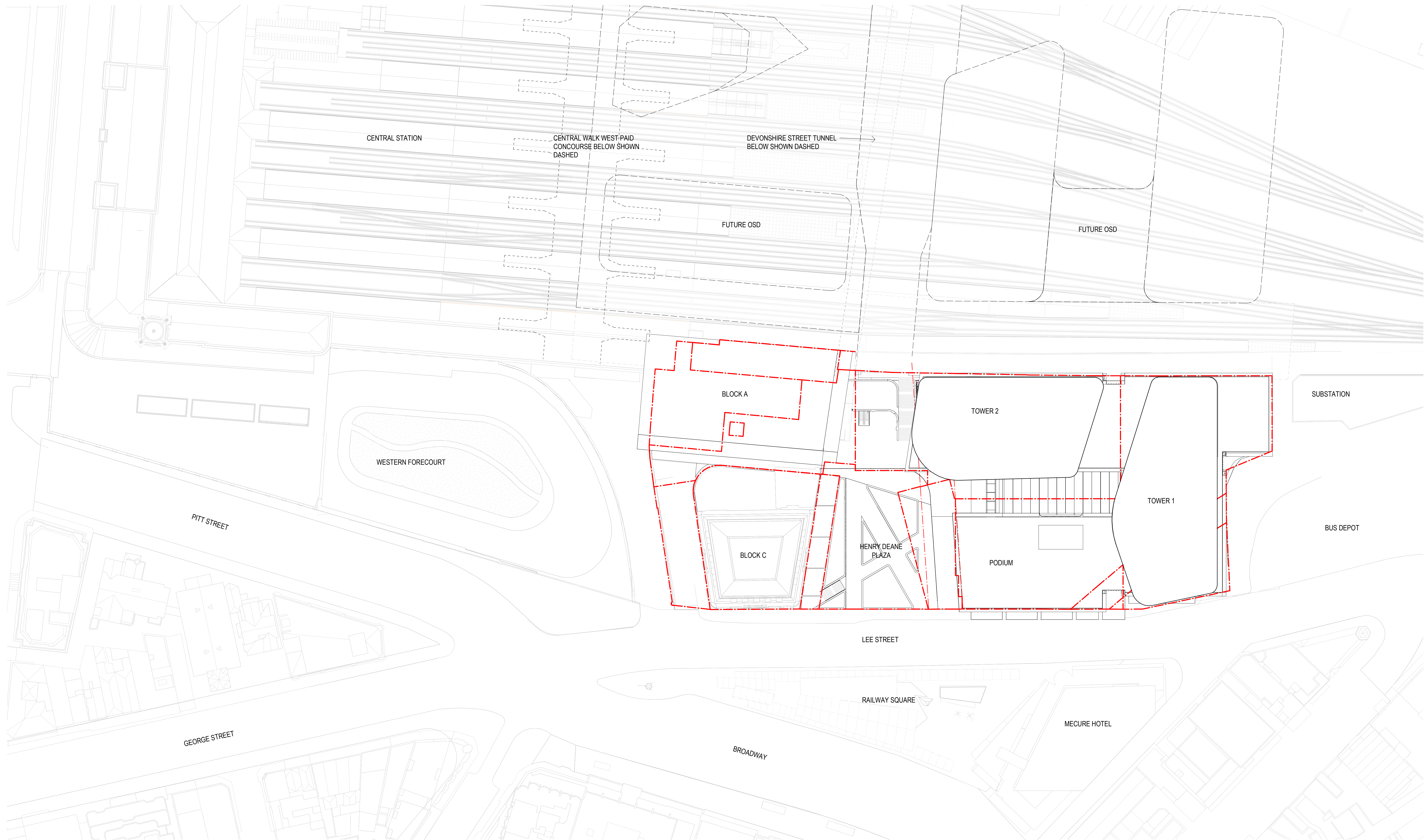


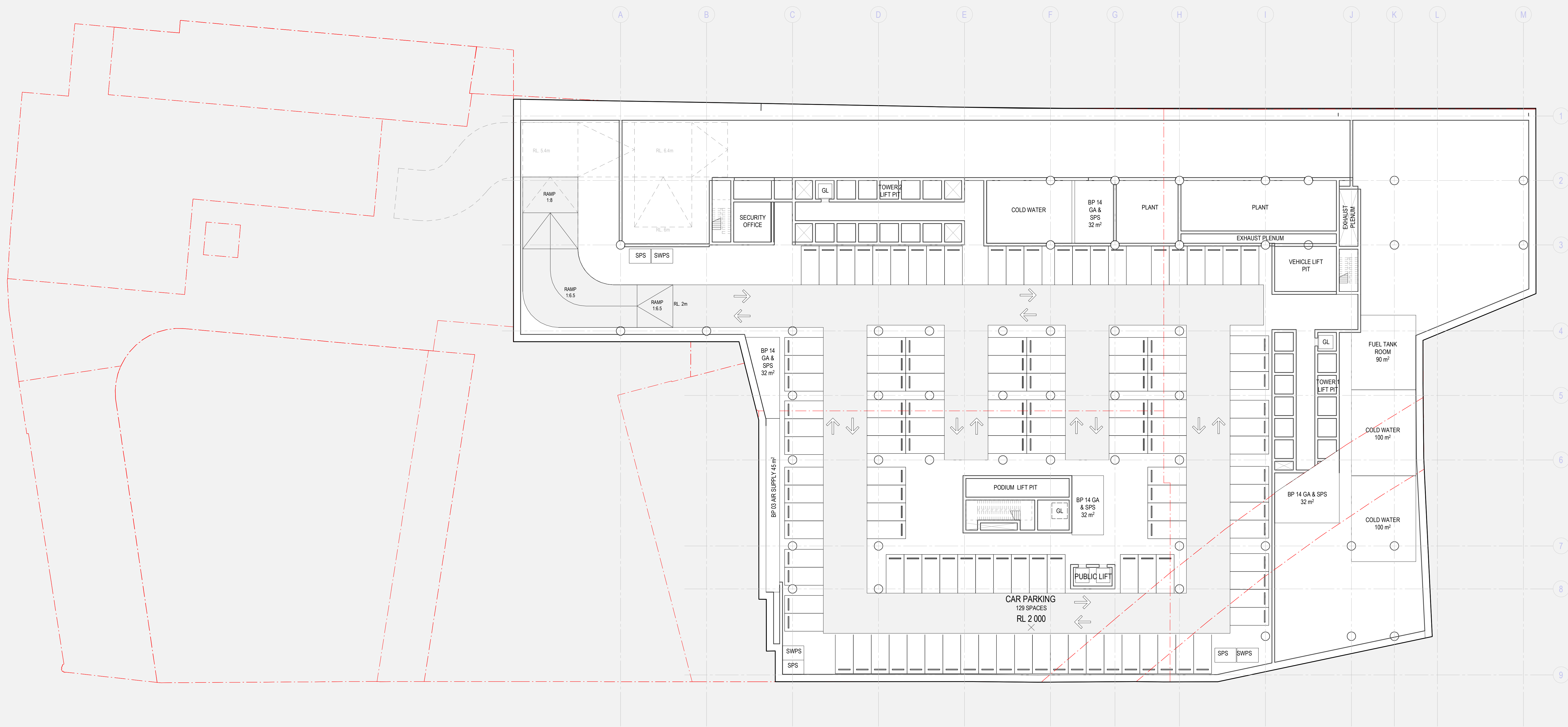


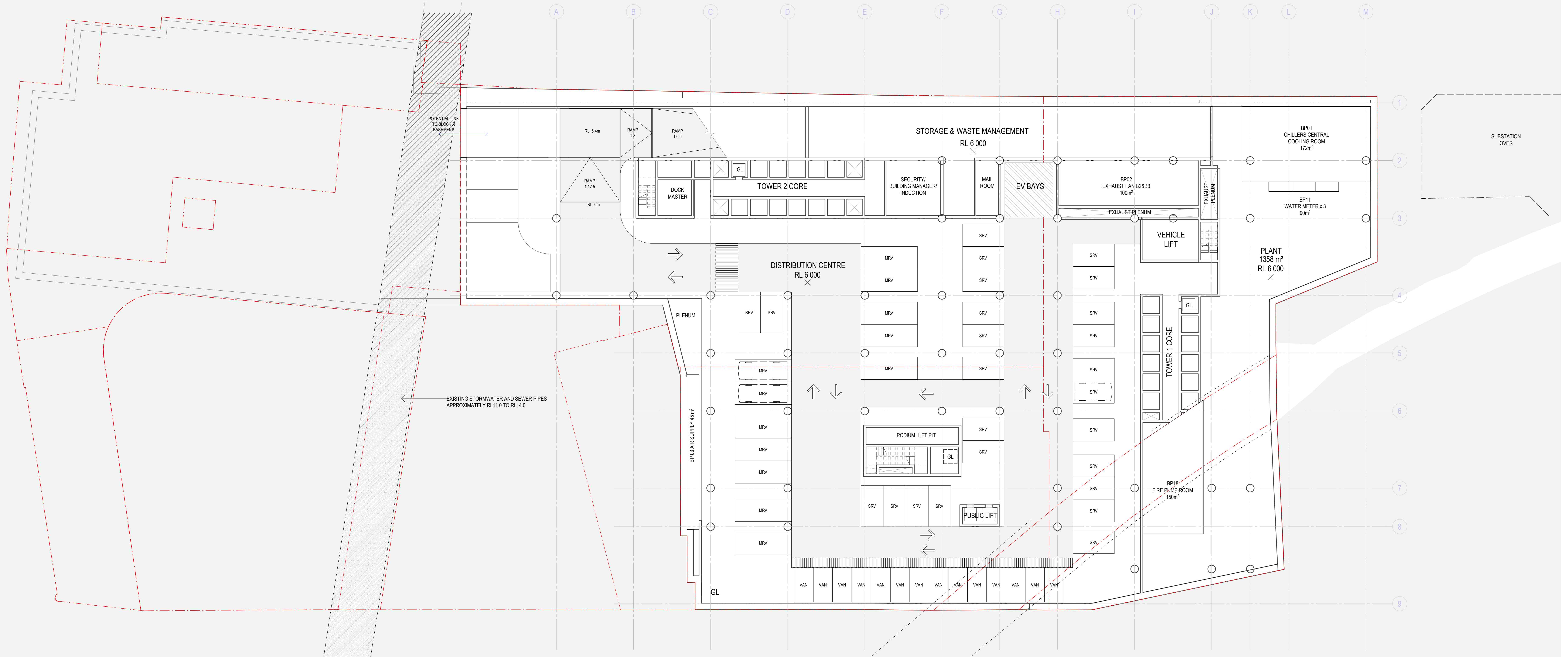
Plans + Elevations



	Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
	A 000000-1	Title Sheet / Drawing List	2	18.09.19	Planning Statement Indicative Scheme
	A 101001-1	Site Plan	4	18.09.19	Planning Statement Indicative Scheme
	A 22B01-1	Basement Level B01	12	18.09.19	Planning Statement Indicative Scheme
	A 22B02-1	Basement Level B02	21	18.09.19	Planning Statement Indicative Scheme
	A 22B03-1	Basement Level B03	12	18.09.19	Planning Statement Indicative Scheme
	A 220LG-1	Lower Ground Level	15	18.09.19	Planning Statement Indicative Scheme
	A 220UG-1	Upper Ground Level	15	18.09.19	Planning Statement Indicative Scheme
	A 22101-1	Podium Level P01	4	18.09.19	Planning Statement Indicative Scheme
	A 22102-1	Podium Level P02	11	18.09.19	Planning Statement Indicative Scheme
	A 22103-1	Podium Level P03	5	18.09.19	Planning Statement Indicative Scheme
	A 22104-1	Podium Level P04	5	18.09.19	Planning Statement Indicative Scheme
	A 22105-1	Podium Levels P05 - P10	14	18.09.19	Planning Statement Indicative Scheme
	A 22111-1	Podium Level 11	7	18.09.19	Planning Statement Indicative Scheme
	A 22201-1	Tower Level 01	3	18.09.19	Planning Statement Indicative Scheme
	A 22202-1	Tower Level 02	3	18.09.19	Planning Statement Indicative Scheme
	A 22203-1	Tower Level 03	3	18.09.19	Planning Statement Indicative Scheme
	A 22204-1	Tower Level 04	4	18.09.19	Planning Statement Indicative Scheme
	A 22205-1	Tower Level 05-11	3	18.09.19	Planning Statement Indicative Scheme
	A 22212-1	Tower Level 12	3	18.09.19	Planning Statement Indicative Scheme
	A 22213-1	Tower Level 13-21	5	18.09.19	Planning Statement Indicative Scheme
	A 22222-1	Tower Level 22	4	18.09.19	Planning Statement Indicative Scheme
	A 22223-1	Tower Level 23	4	18.09.19	Planning Statement Indicative Scheme
	A 22224-1	Tower Level 24	4	18.09.19	Planning Statement Indicative Scheme
	A 22225-1	Tower Level 25	4	18.09.19	Planning Statement Indicative Scheme
	A 22227-1	Tower Level 27	4	18.09.19	Planning Statement Indicative Scheme
	A 32001-1	Elevation West	9	18.09.19	Planning Statement Indicative Scheme
	A 32002-1	Elevation North	8	18.09.19	Planning Statement Indicative Scheme
	A 32003-1	Elevation South	8	18.09.19	Planning Statement Indicative Scheme
	A 32004-1	Elevation East	8	18.09.19	Planning Statement Indicative Scheme
	A 33001-1	Overall Section 01 (North-South facing East)	7	18.09.19	Planning Statement Indicative Scheme
	A 33002-1	Overall Section 02 (East-West facing North)	7	18.09.19	Planning Statement Indicative Scheme
	A 33003-1	Overall Section 03 (East-West facing North)	6	18.09.19	Planning Statement Indicative Scheme
	A 64001-1	Podium Area Plans	6	18.09.19	Planning Statement Indicative Scheme
	A 64002-1	Tower Area Plans	1	18.09.19	Planning Statement Indicative Scheme
	Grand total: 34				

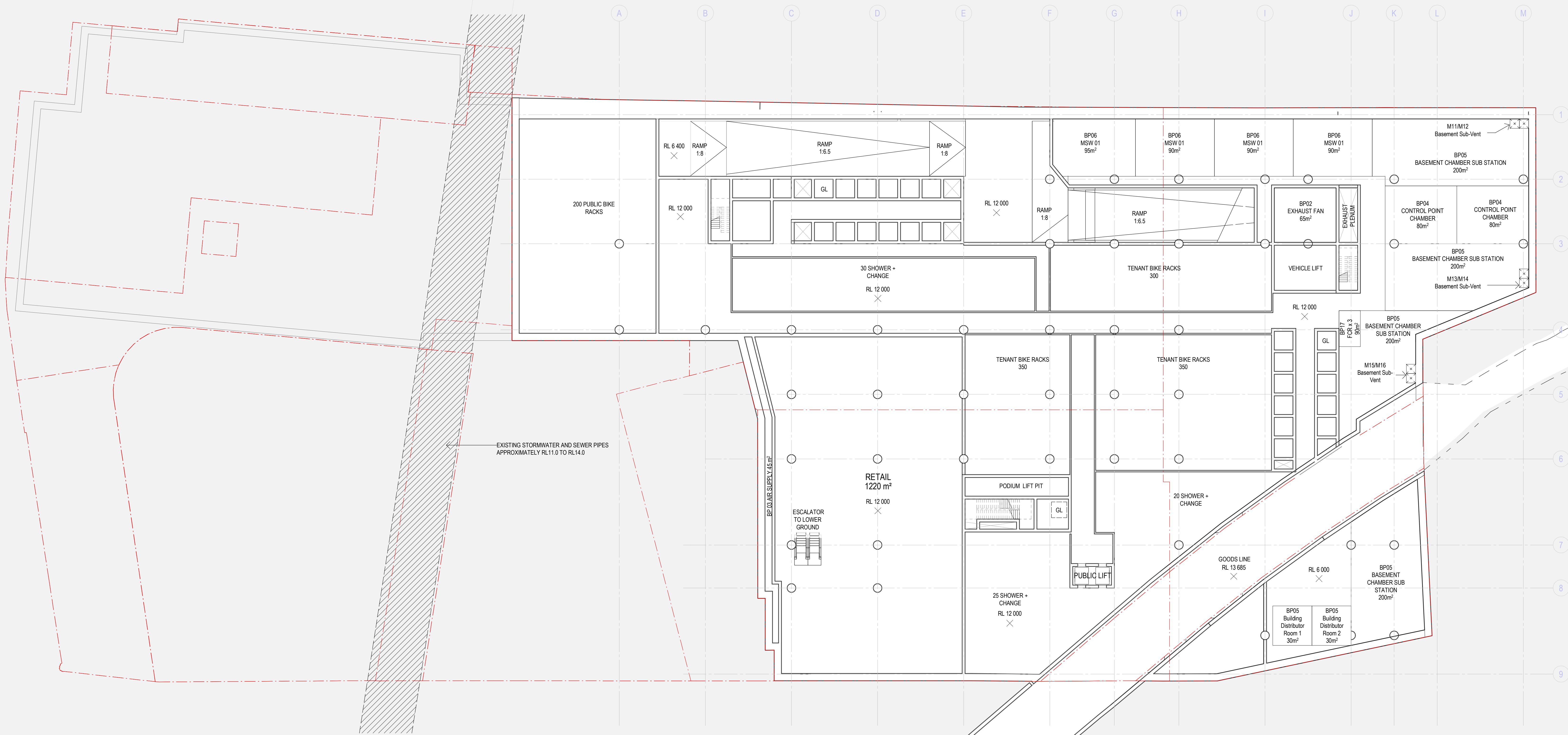


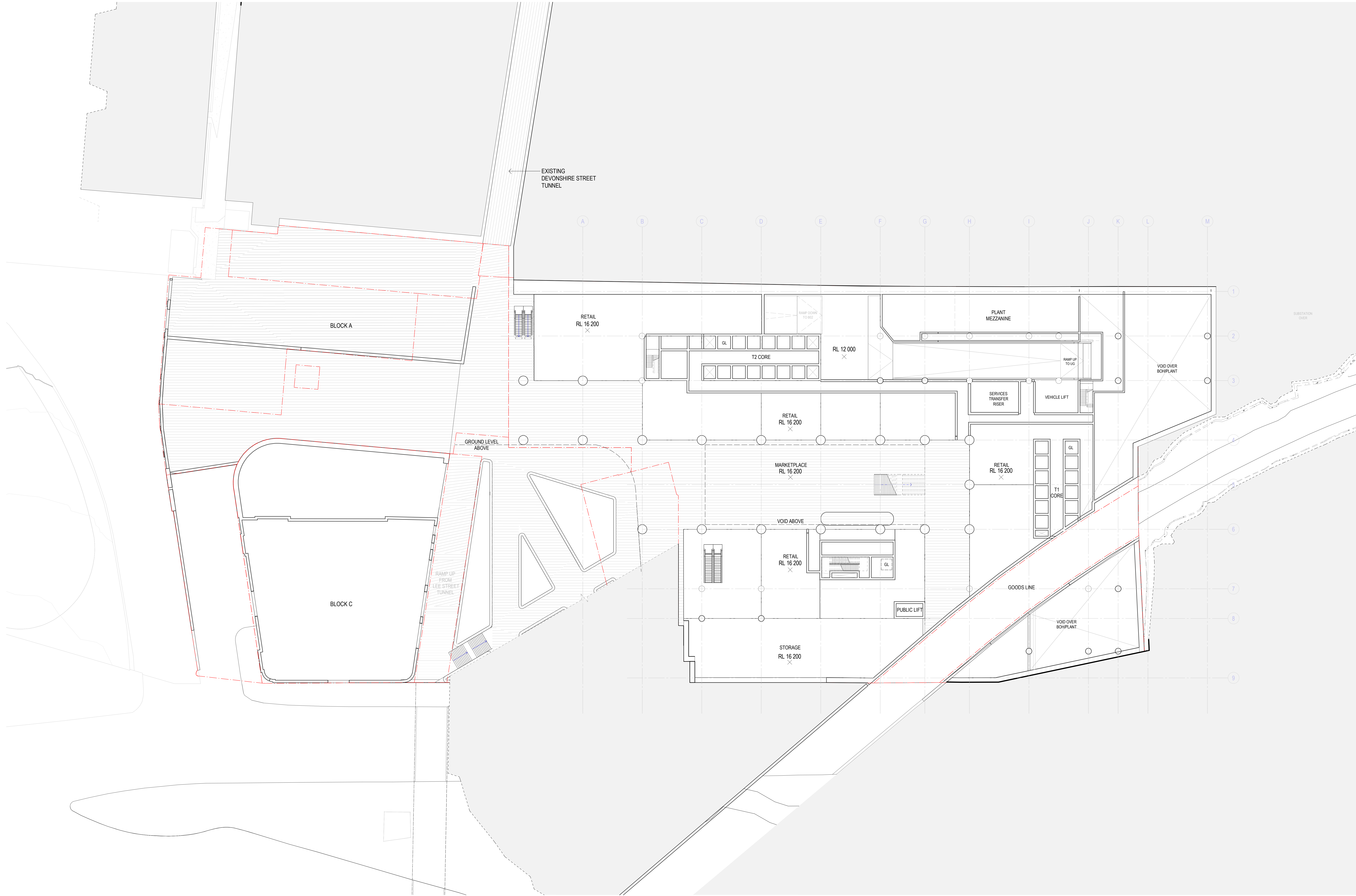


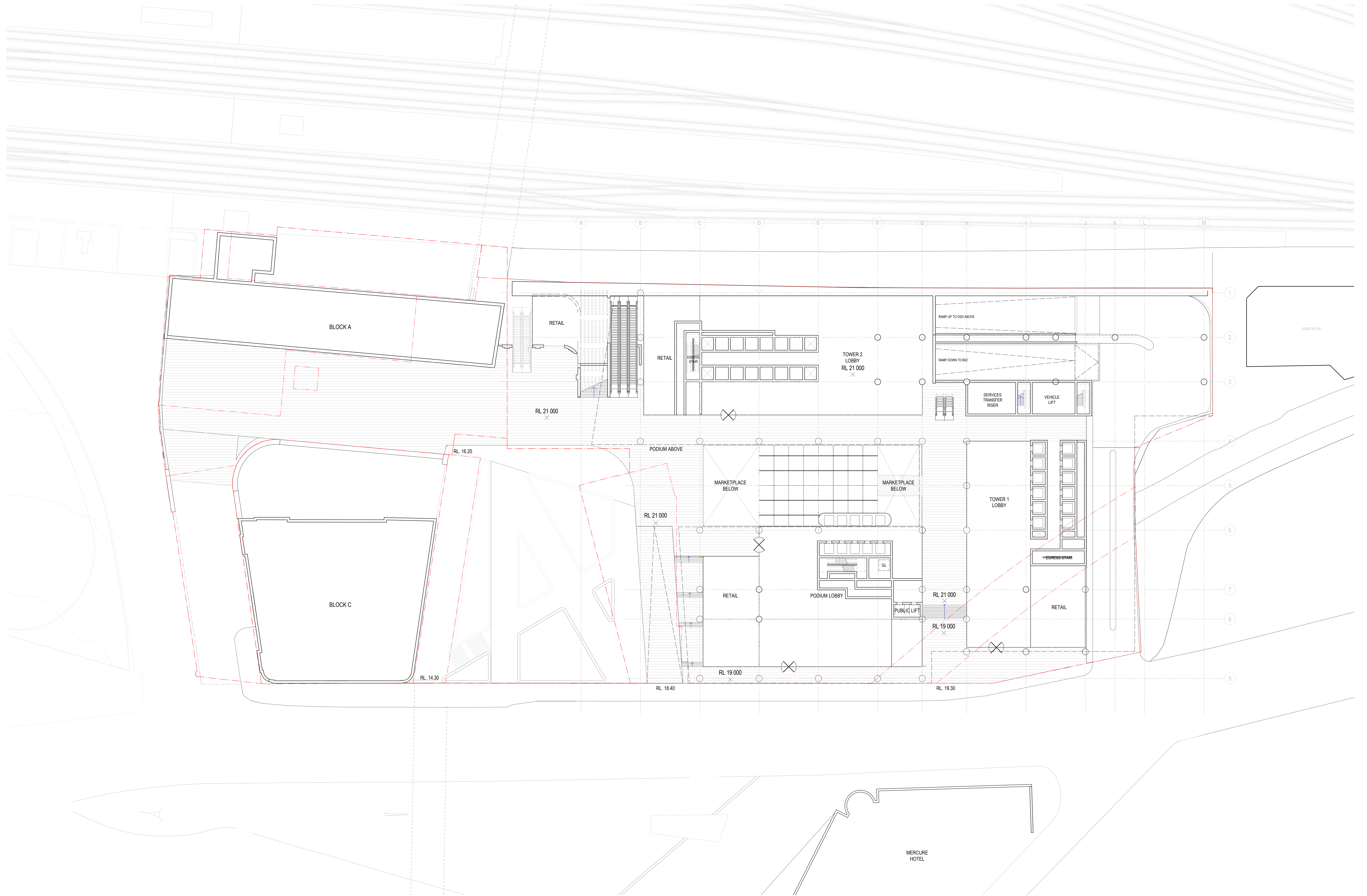


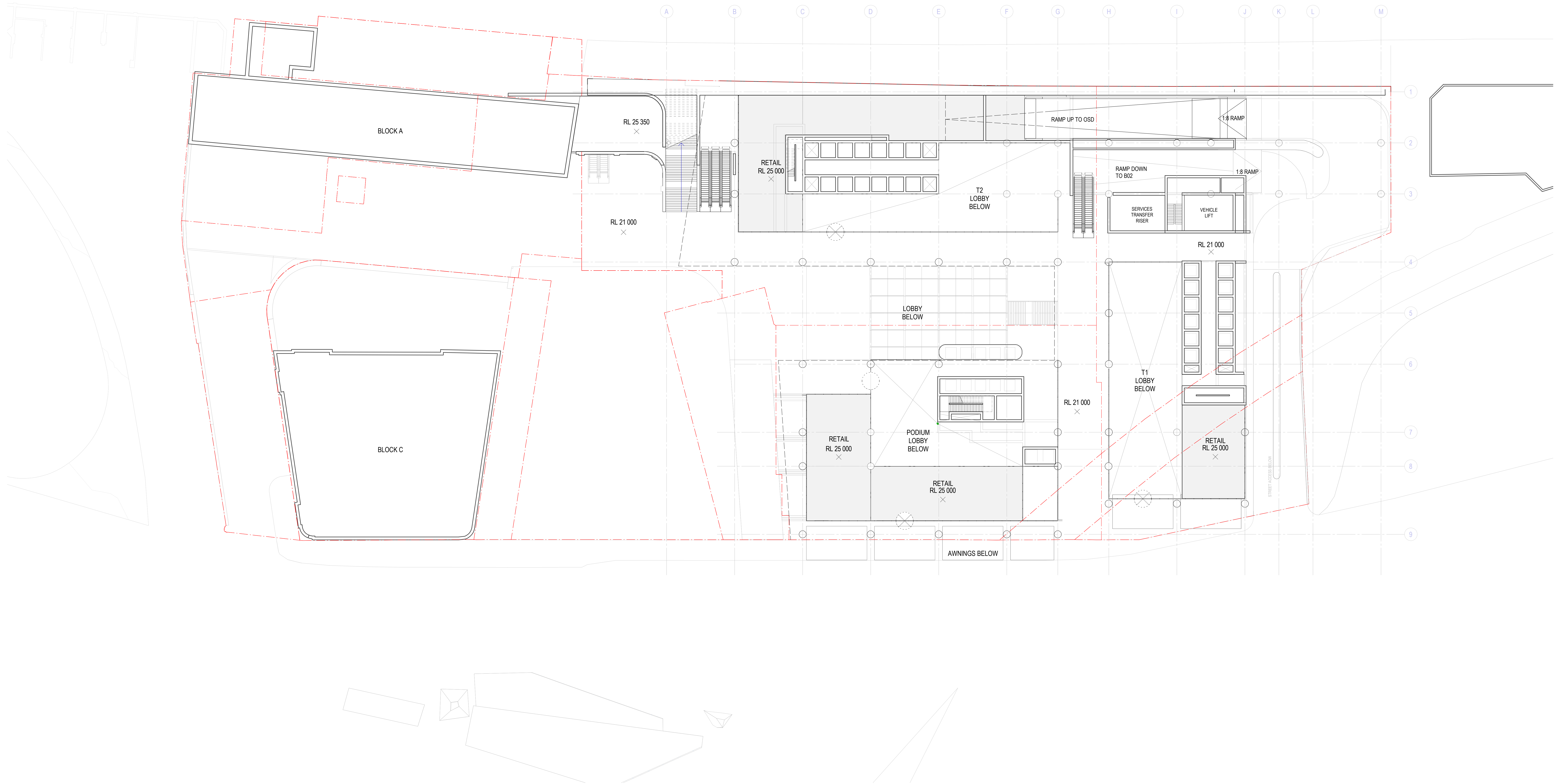
PARKING

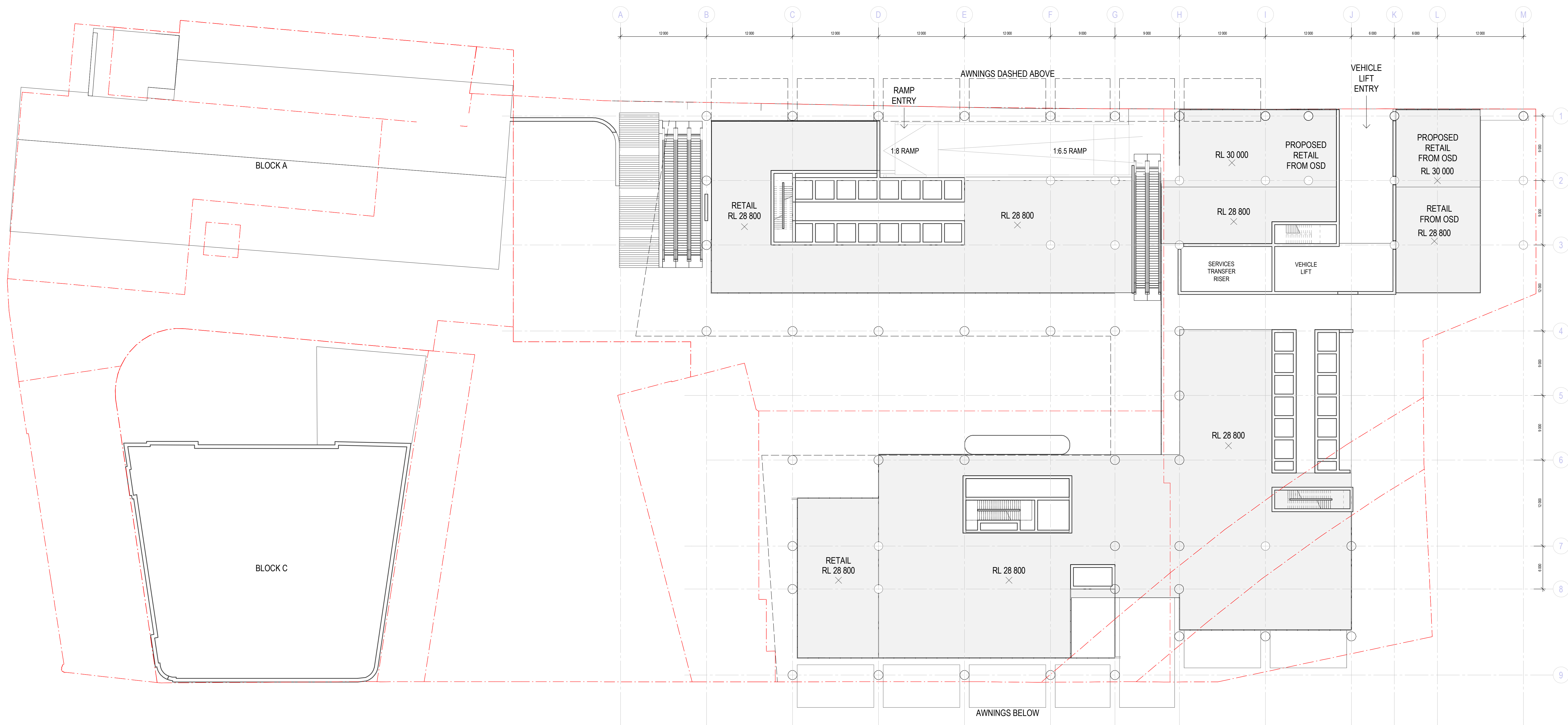
MRV (3500w x 9000d)	12
SRV (3500w x 6500d)	25
VAN (2500w x 5400d)	14
TOTAL	51

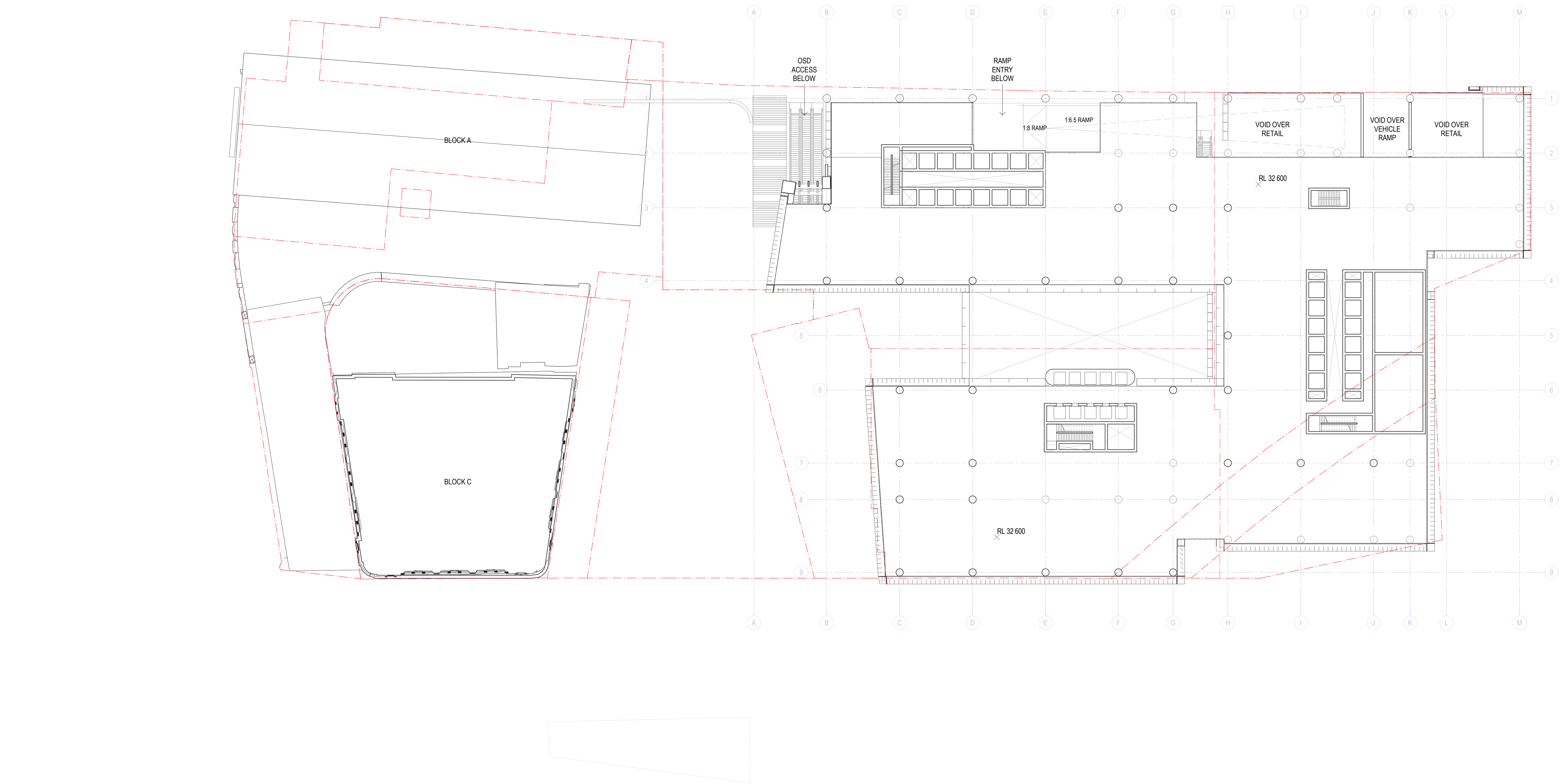


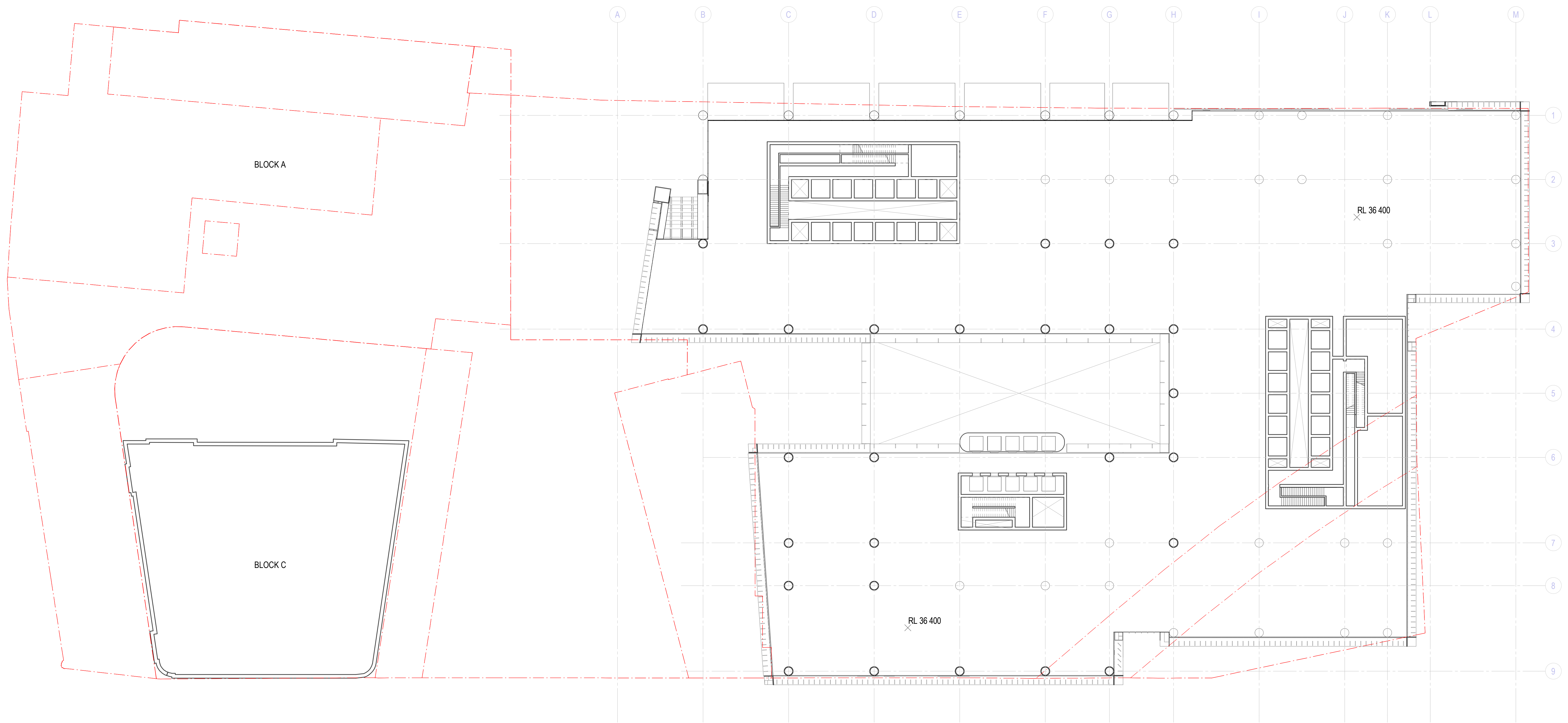


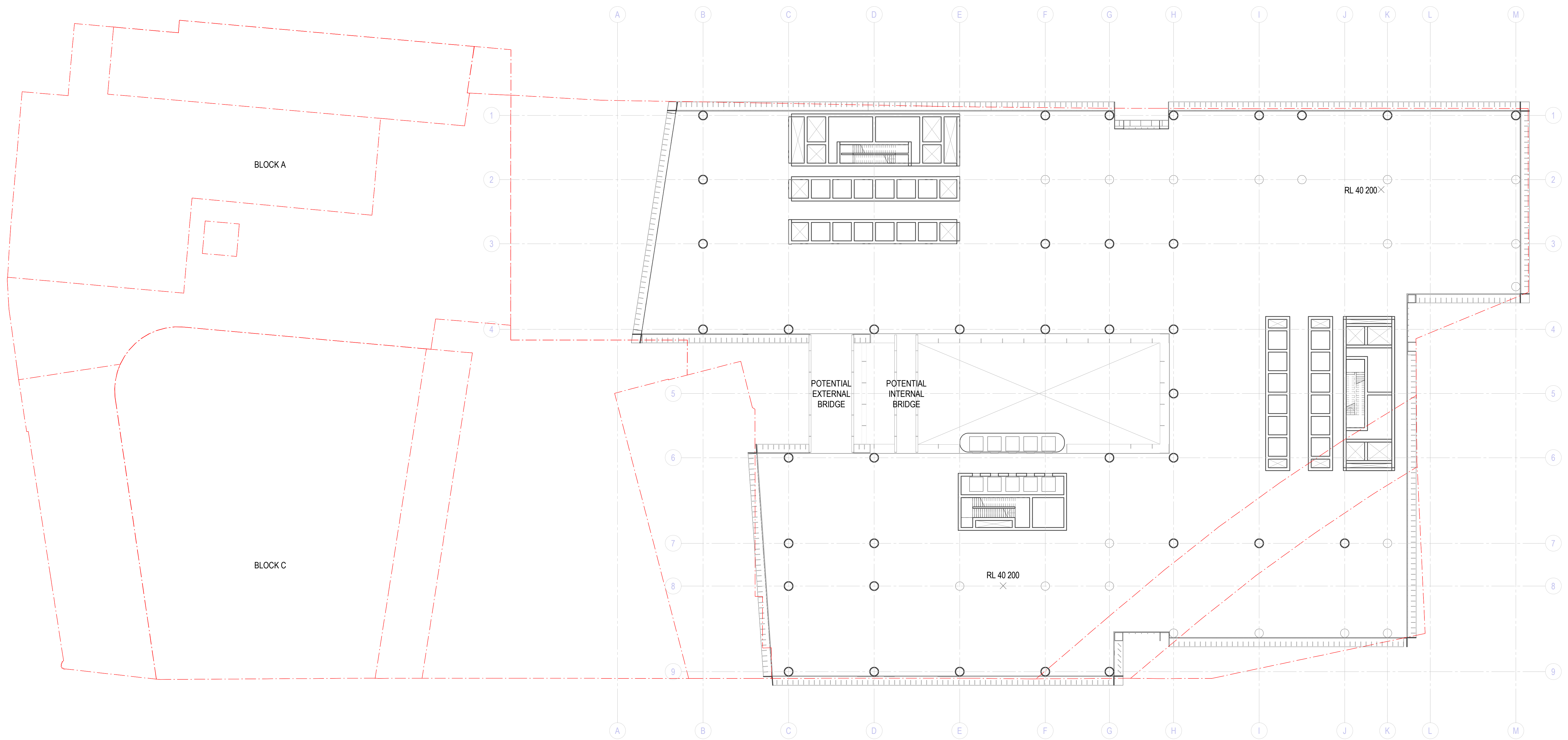


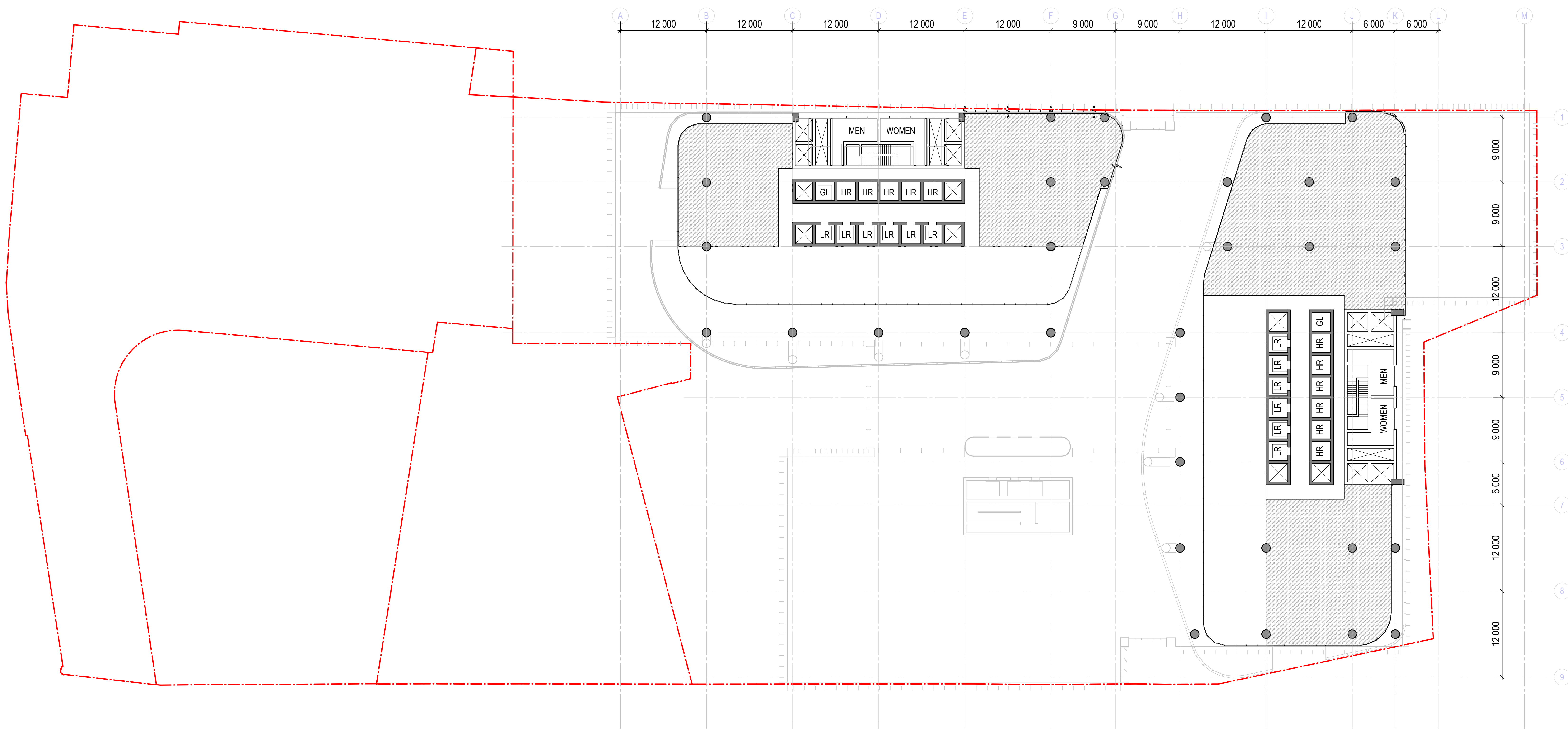


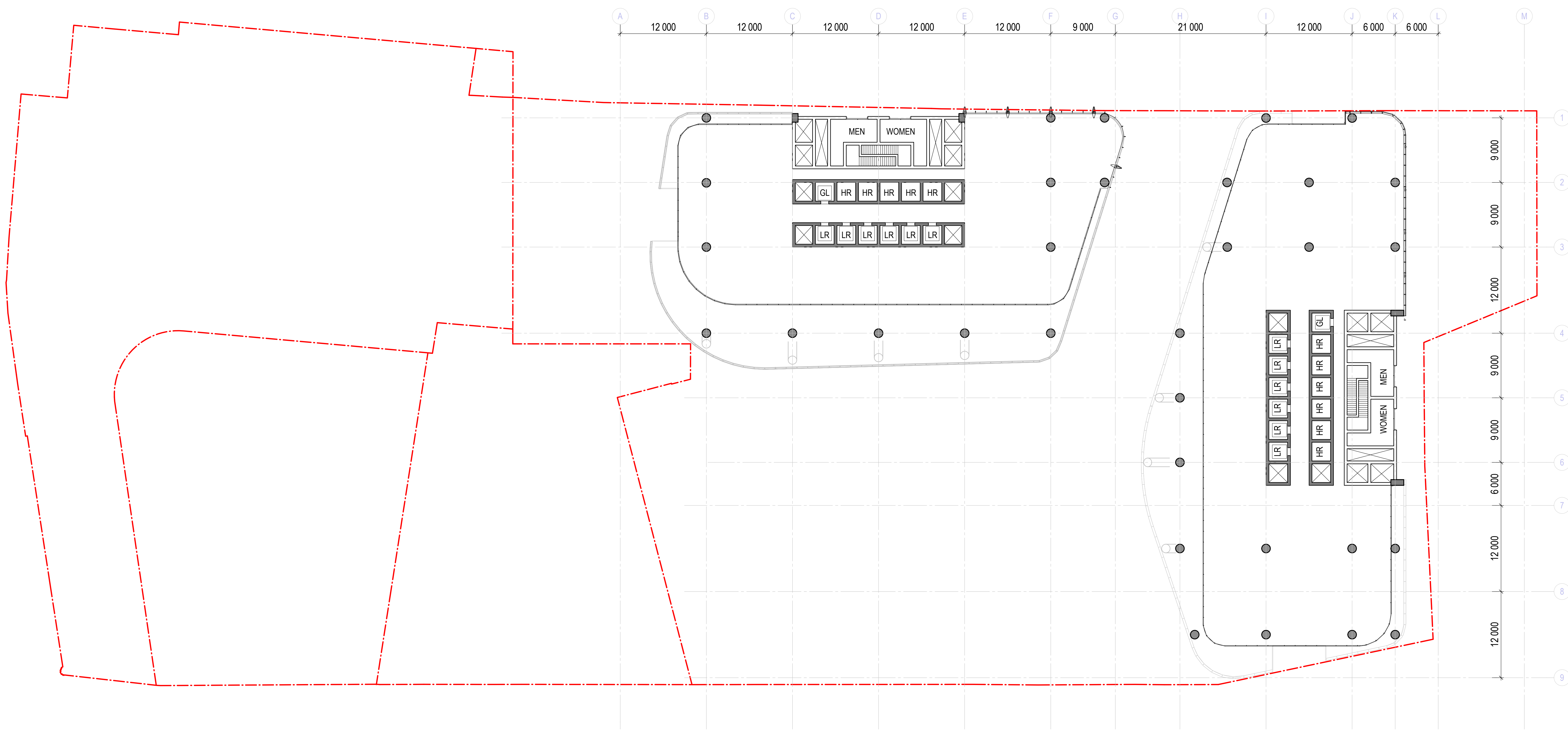


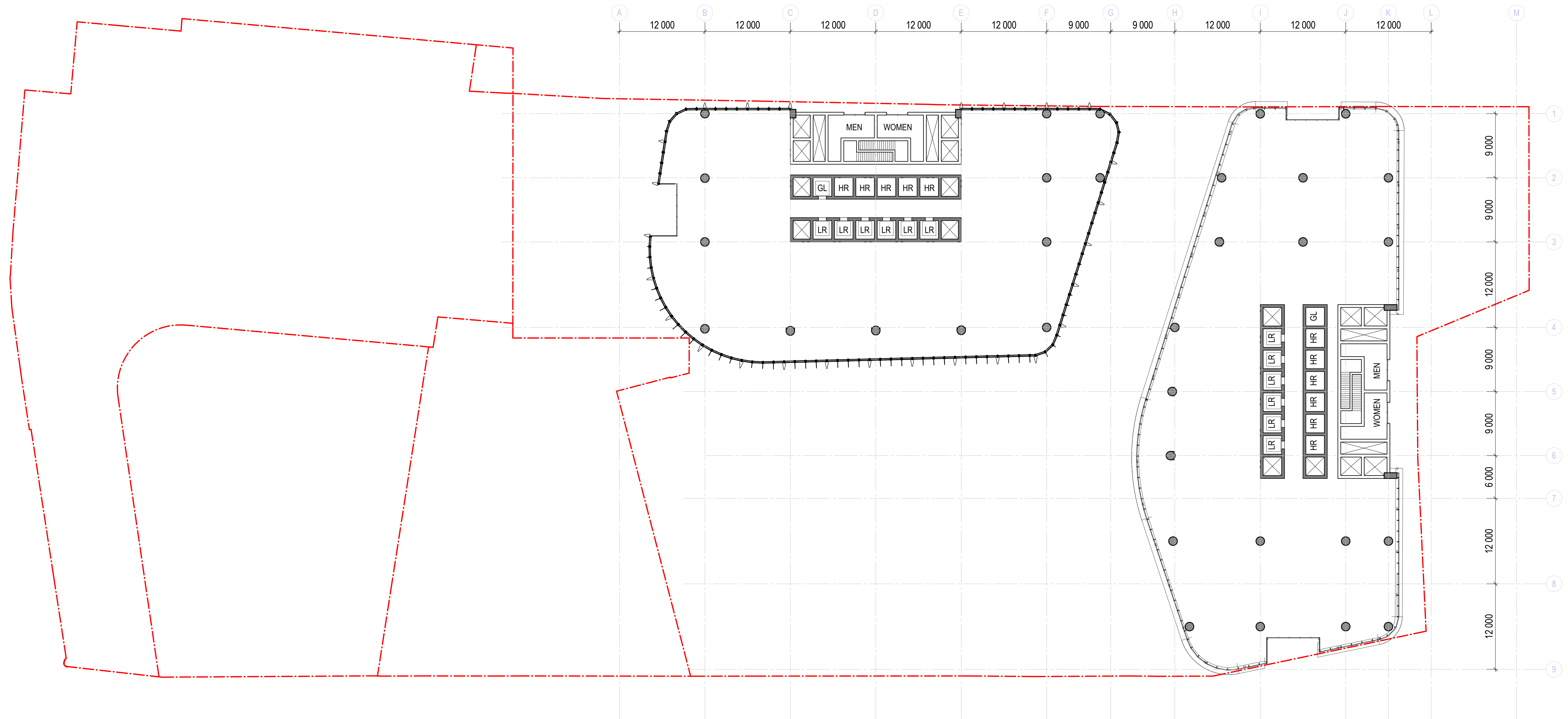


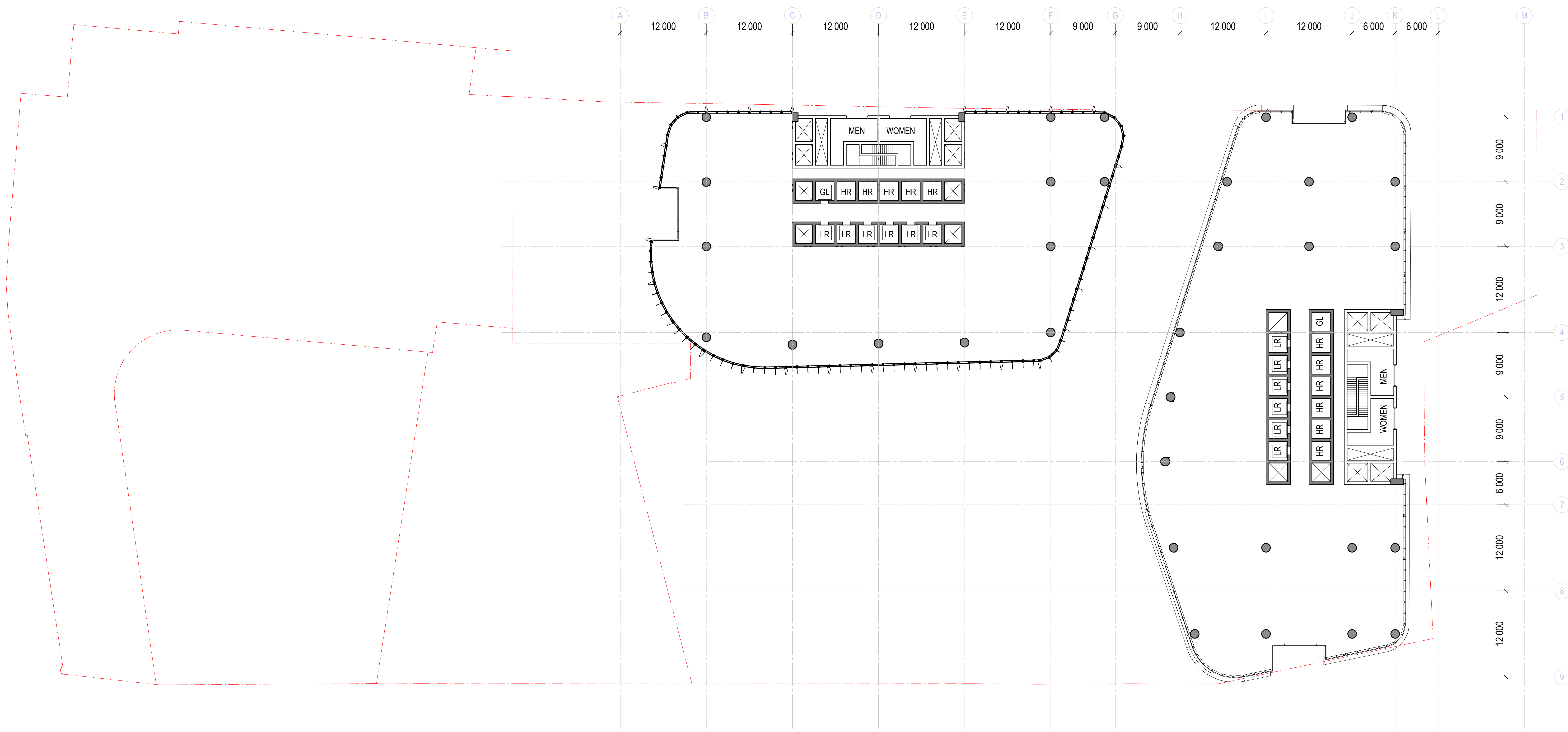


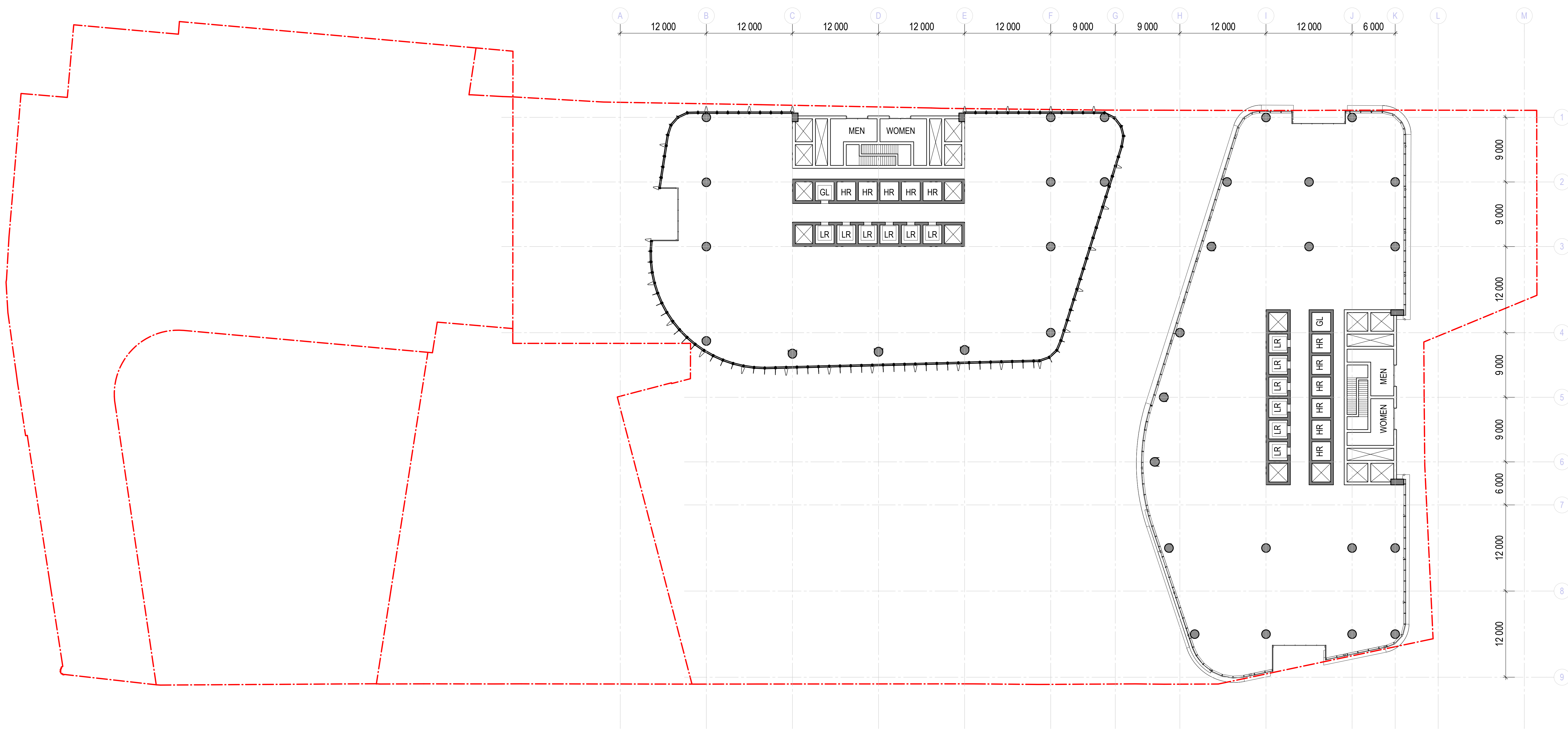


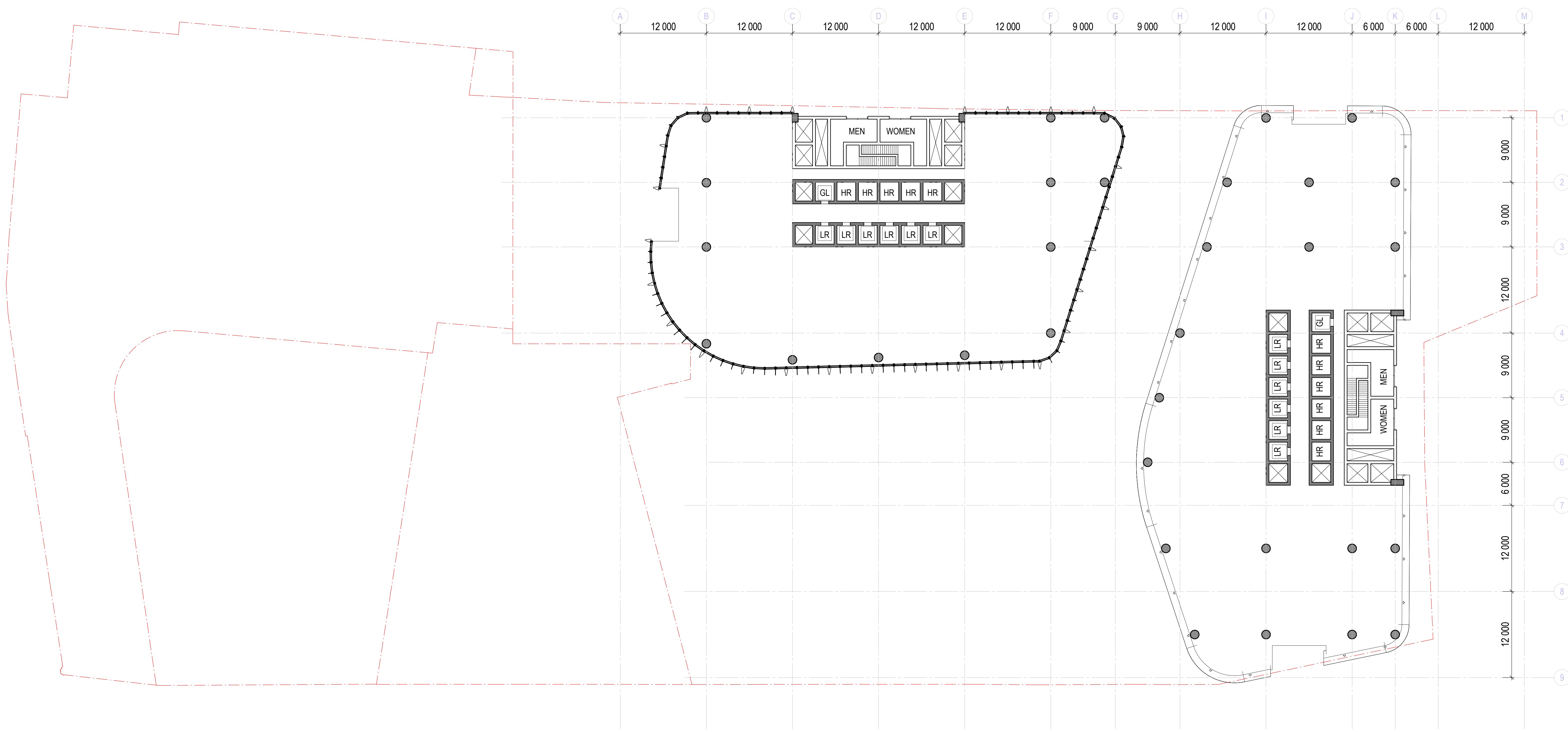


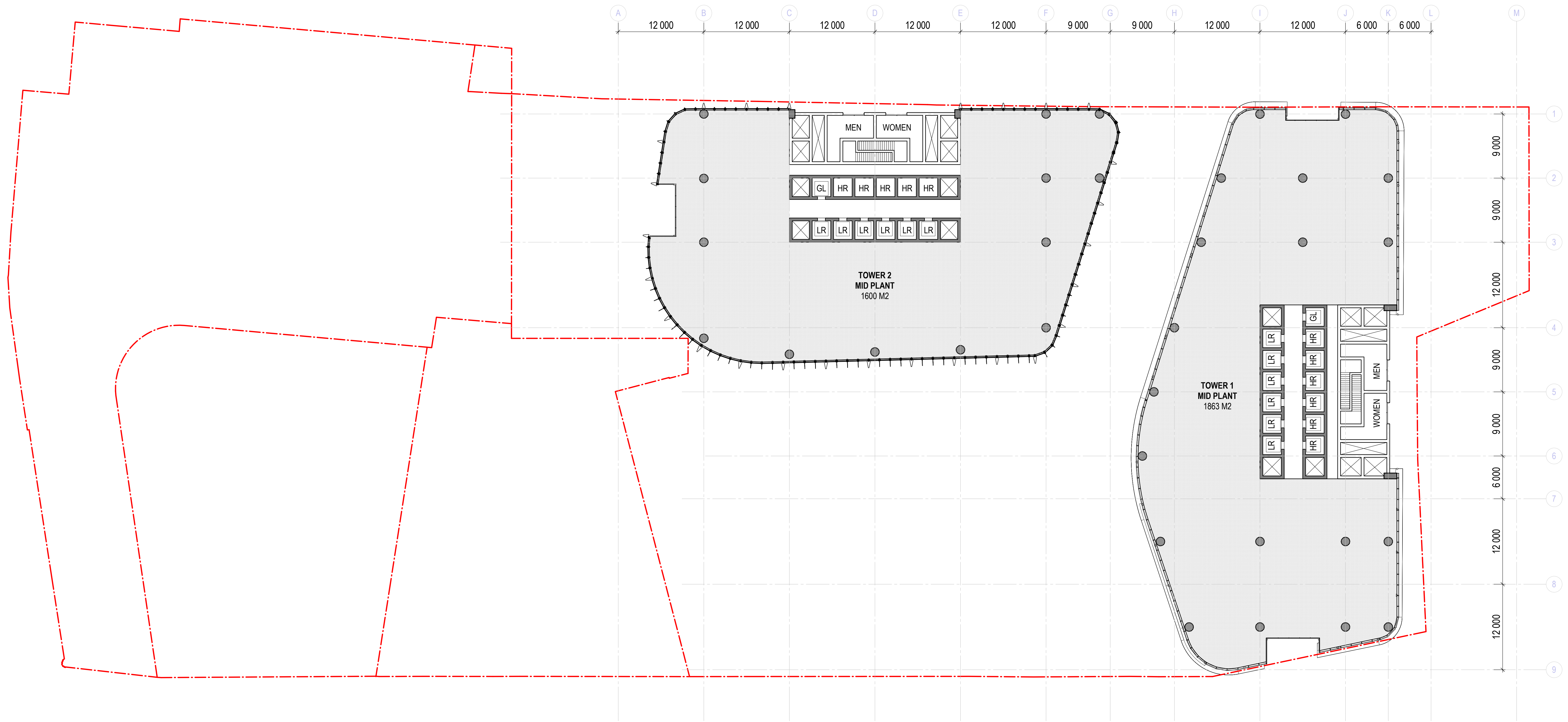


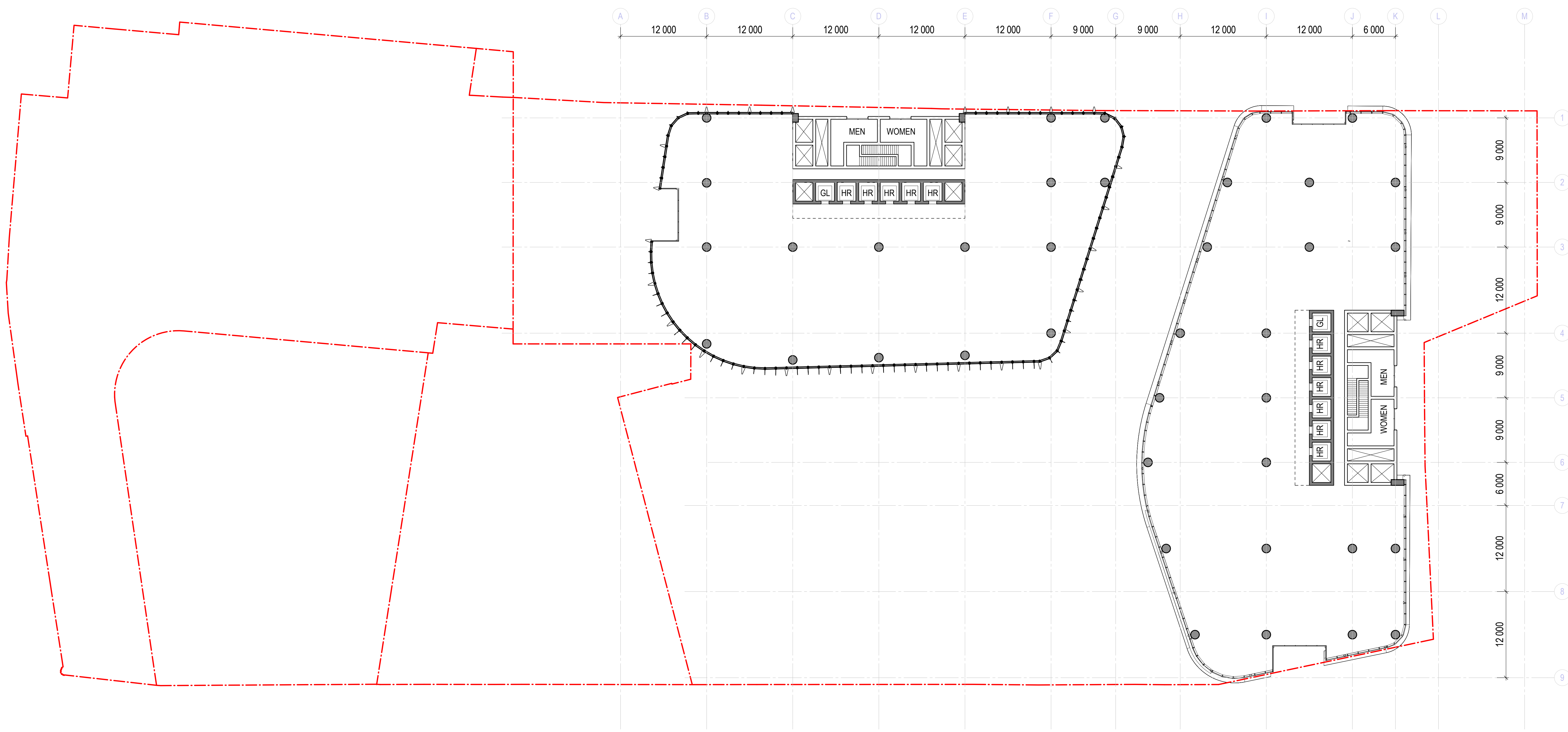


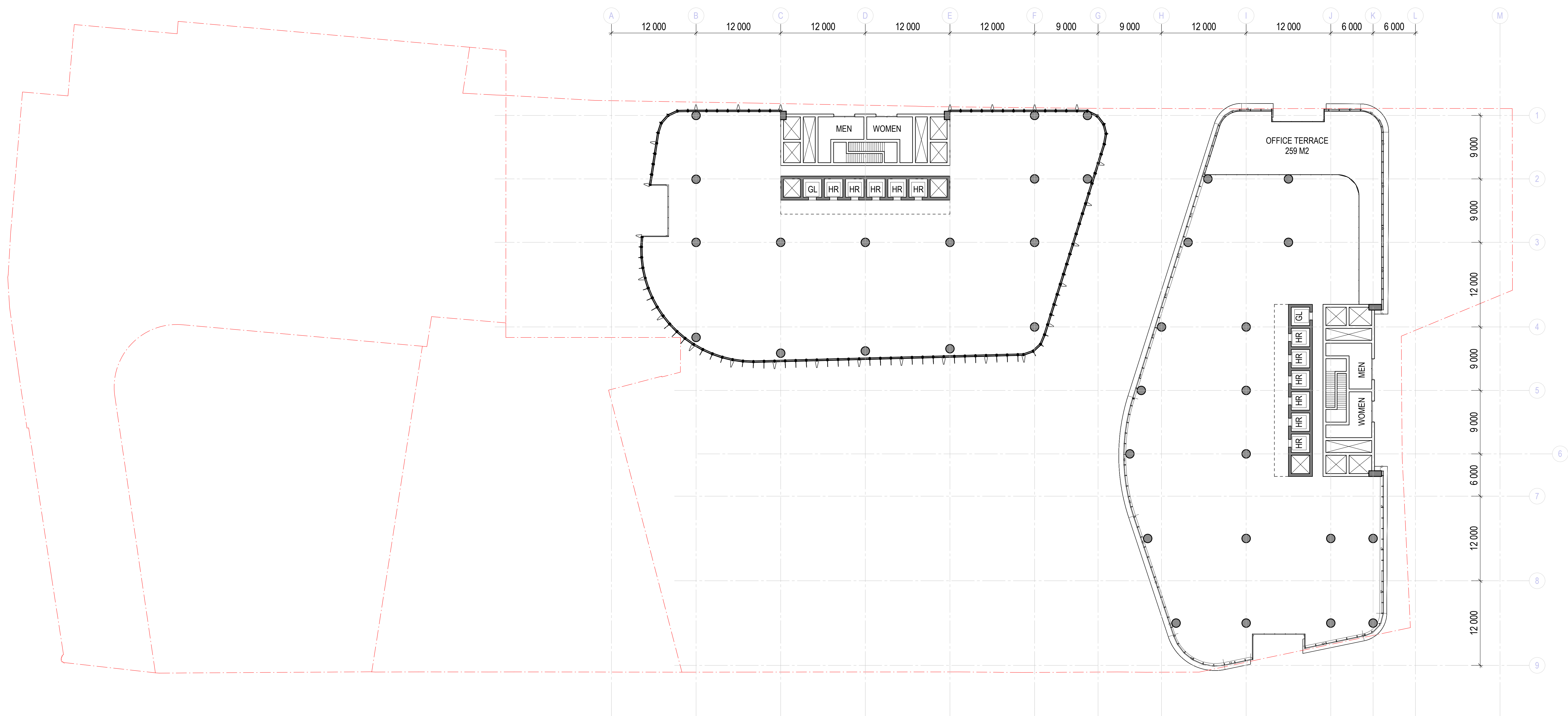


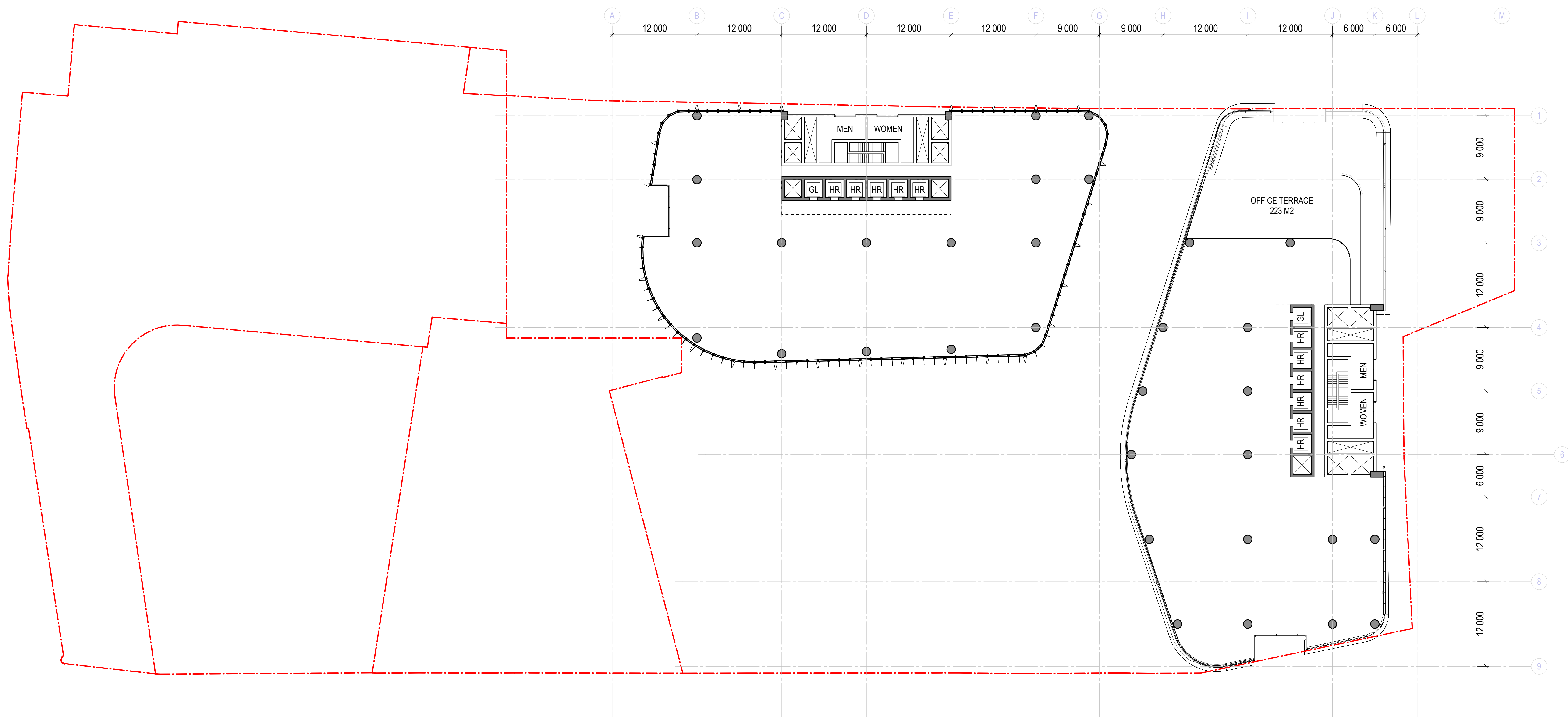


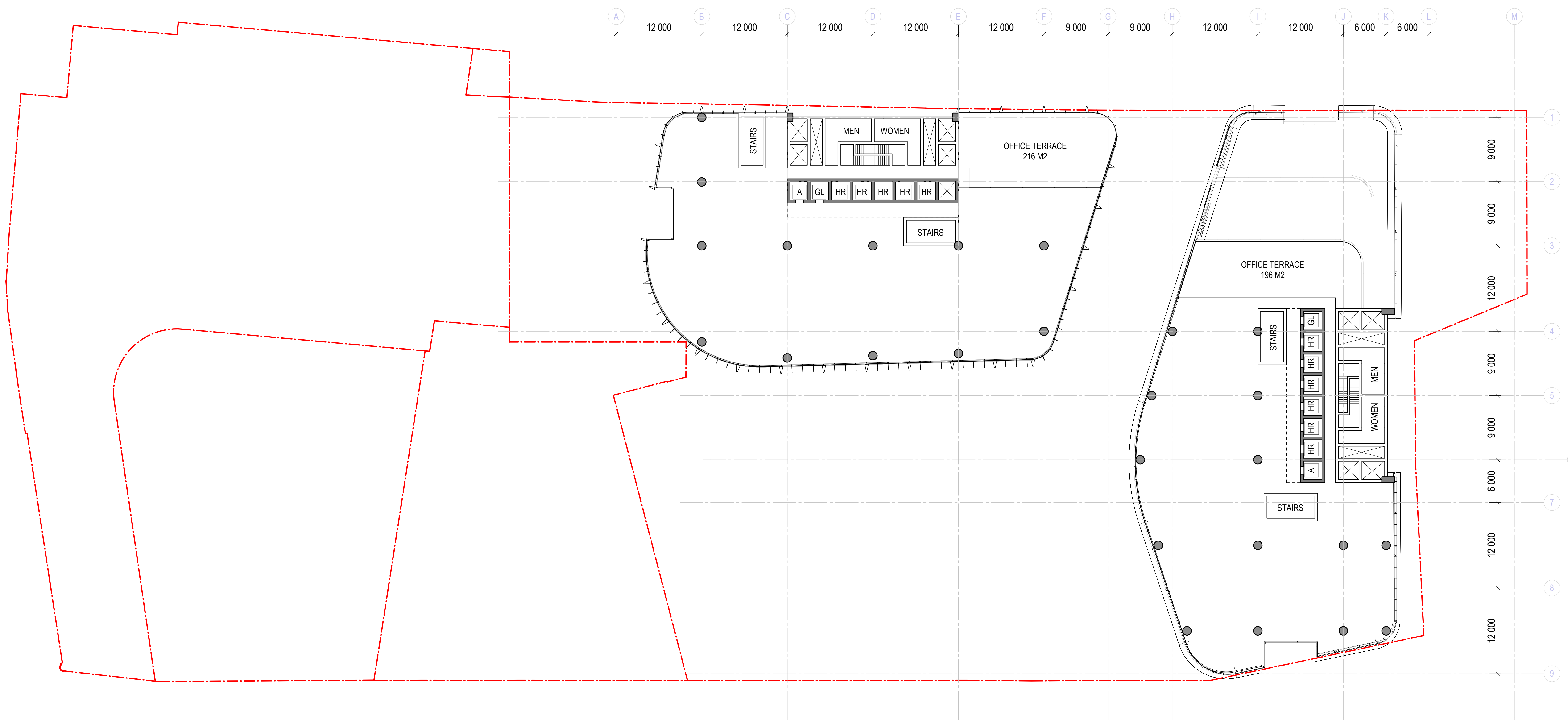


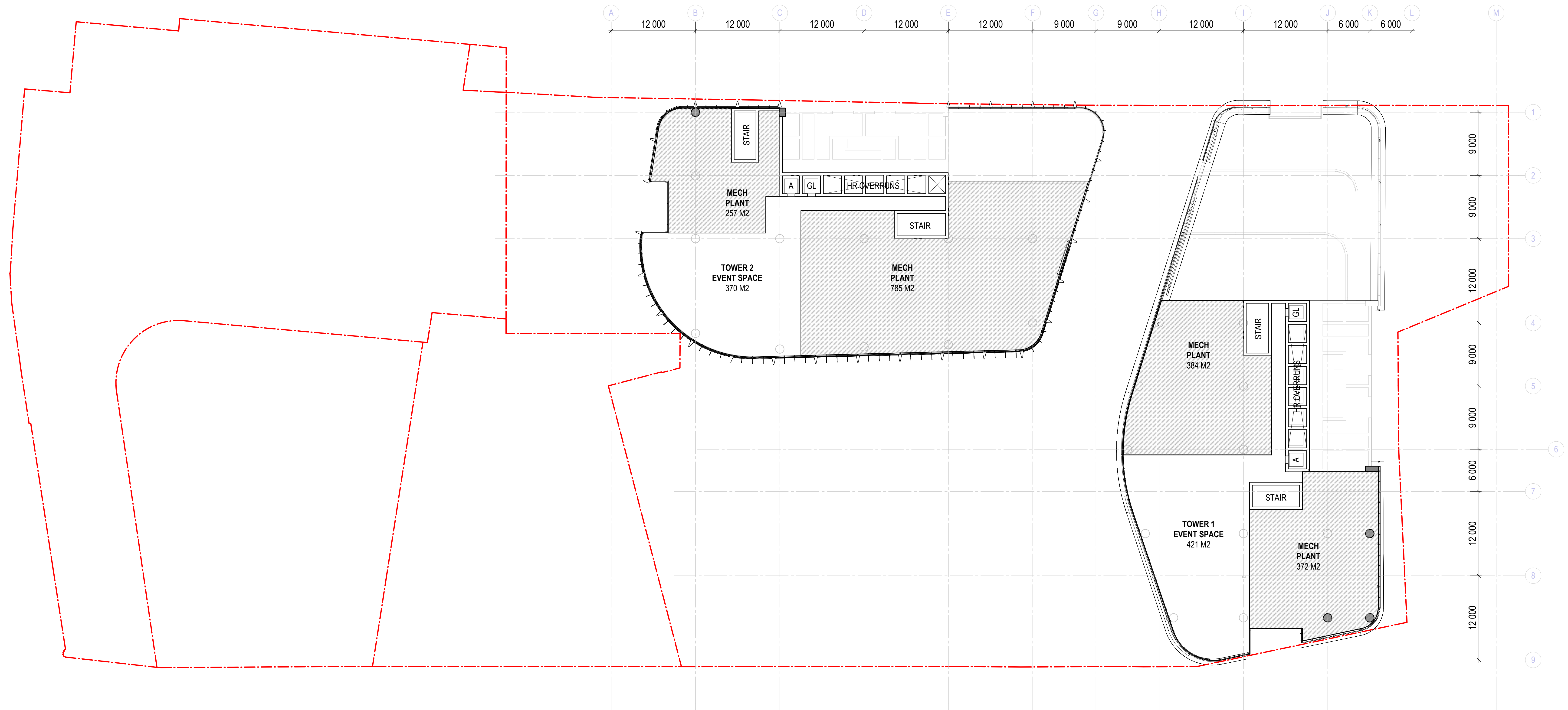


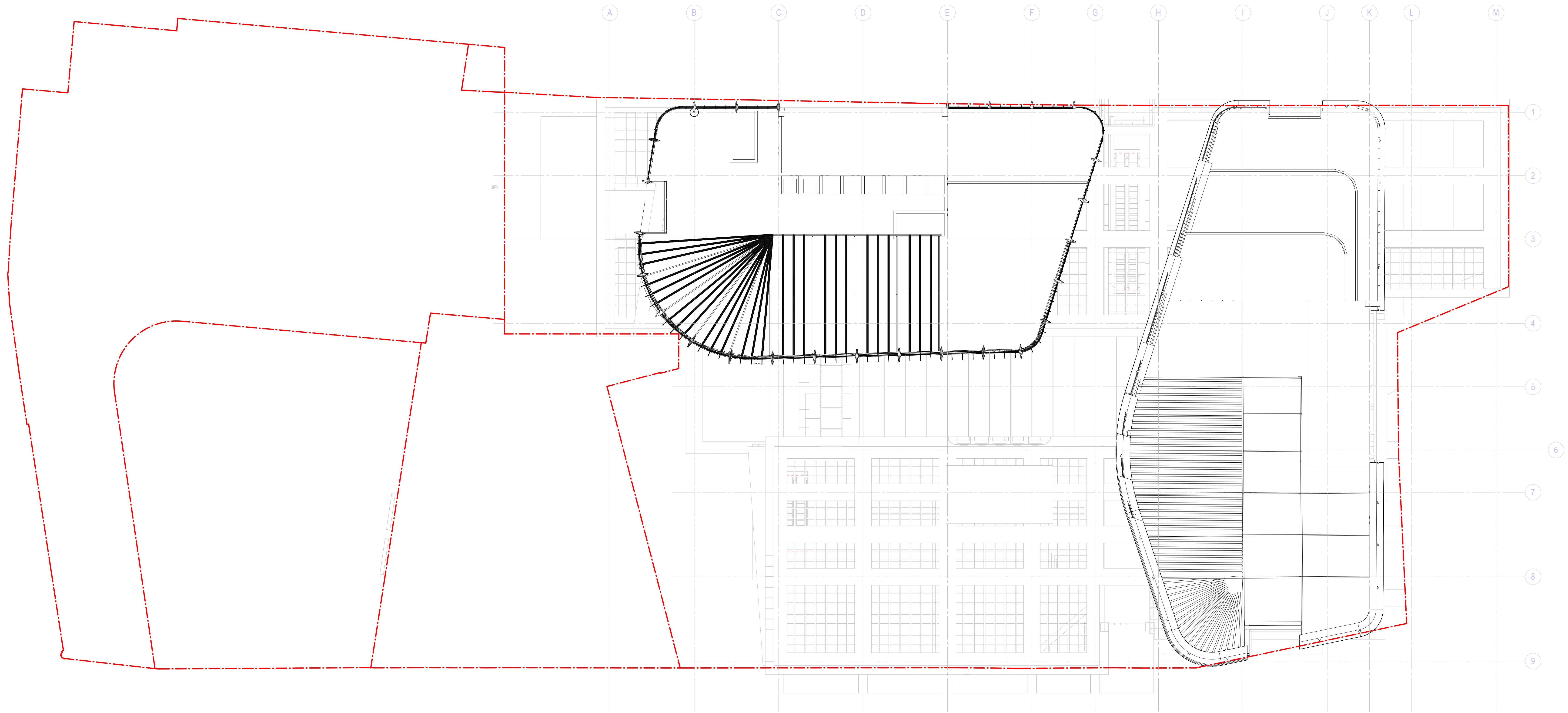


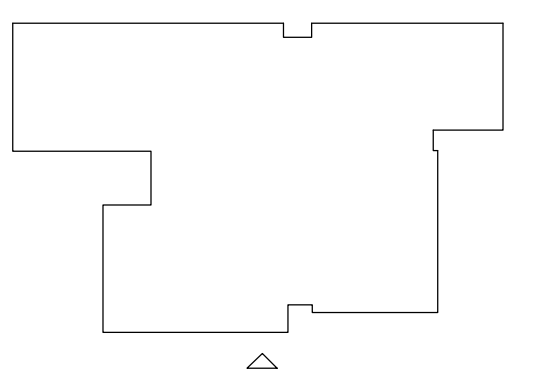
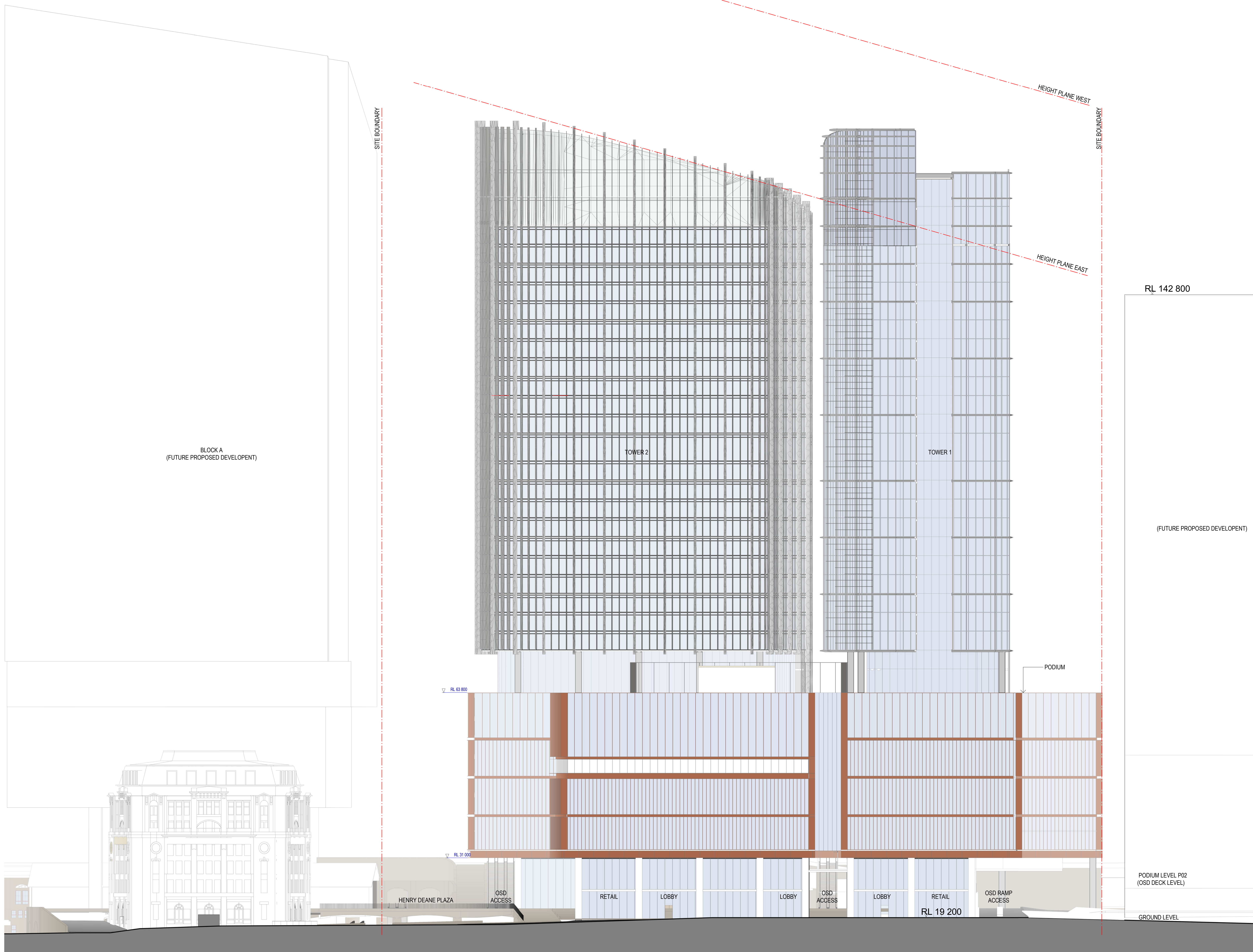


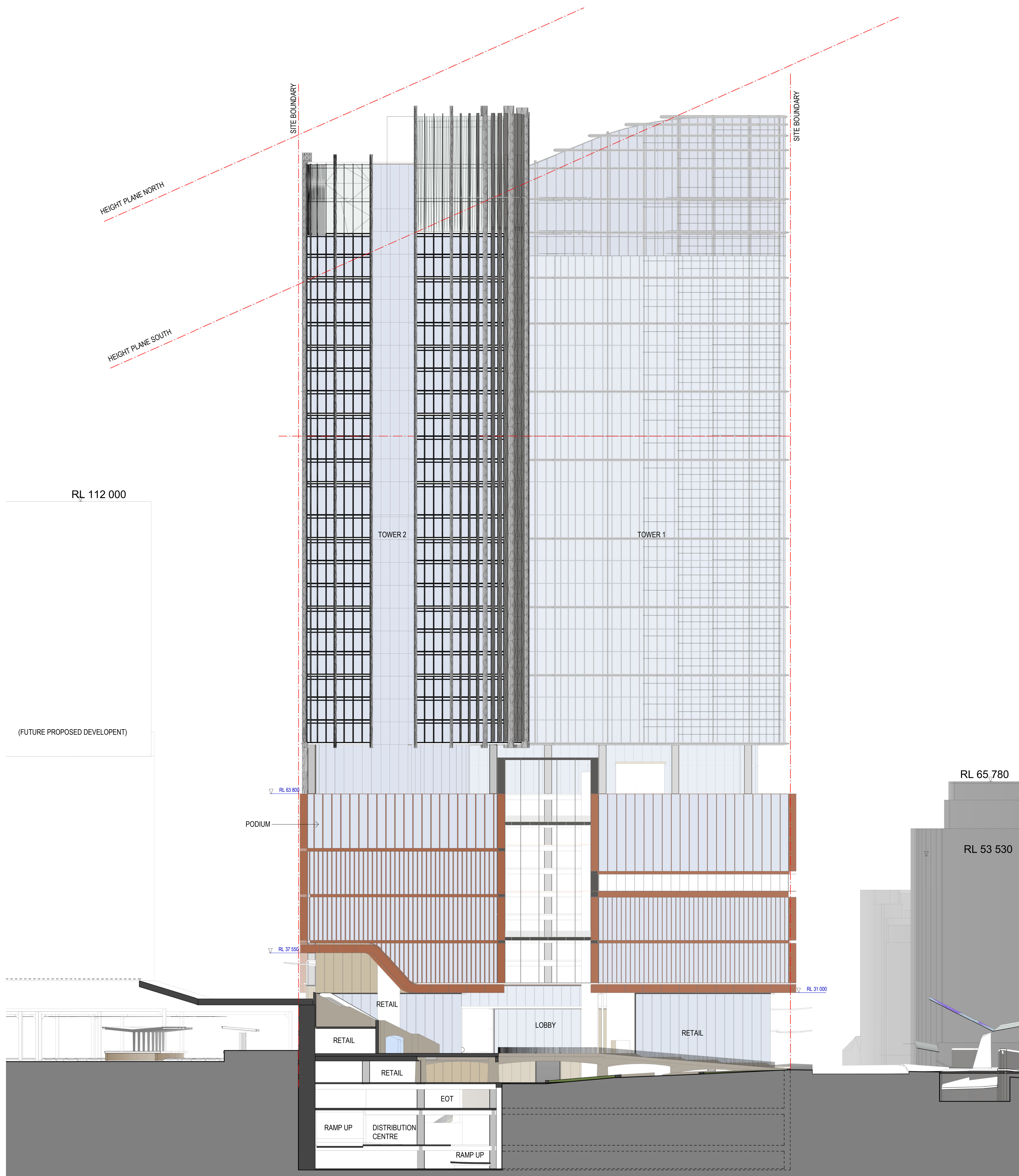


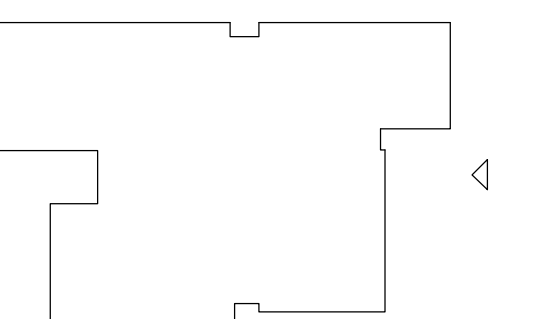
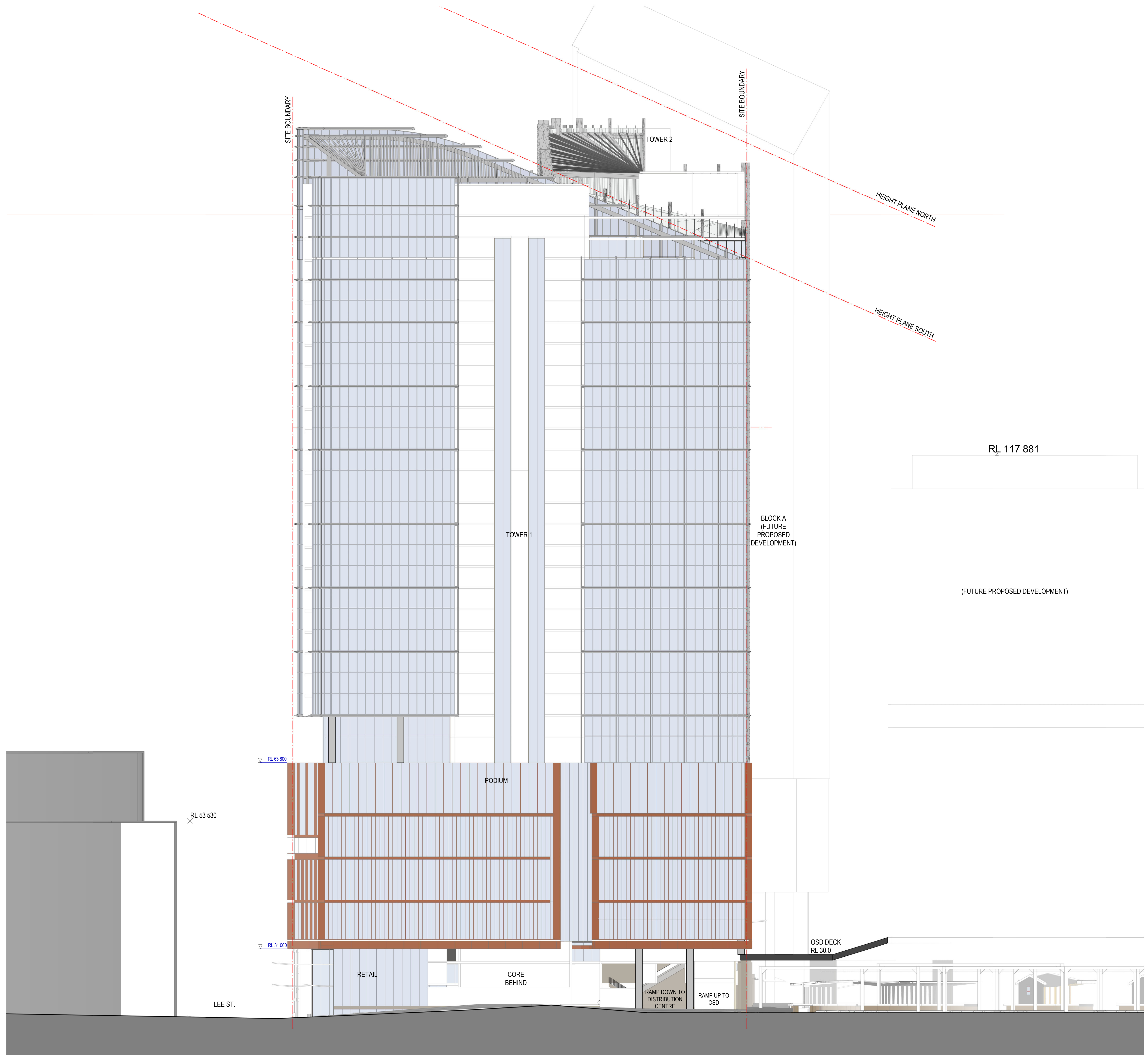


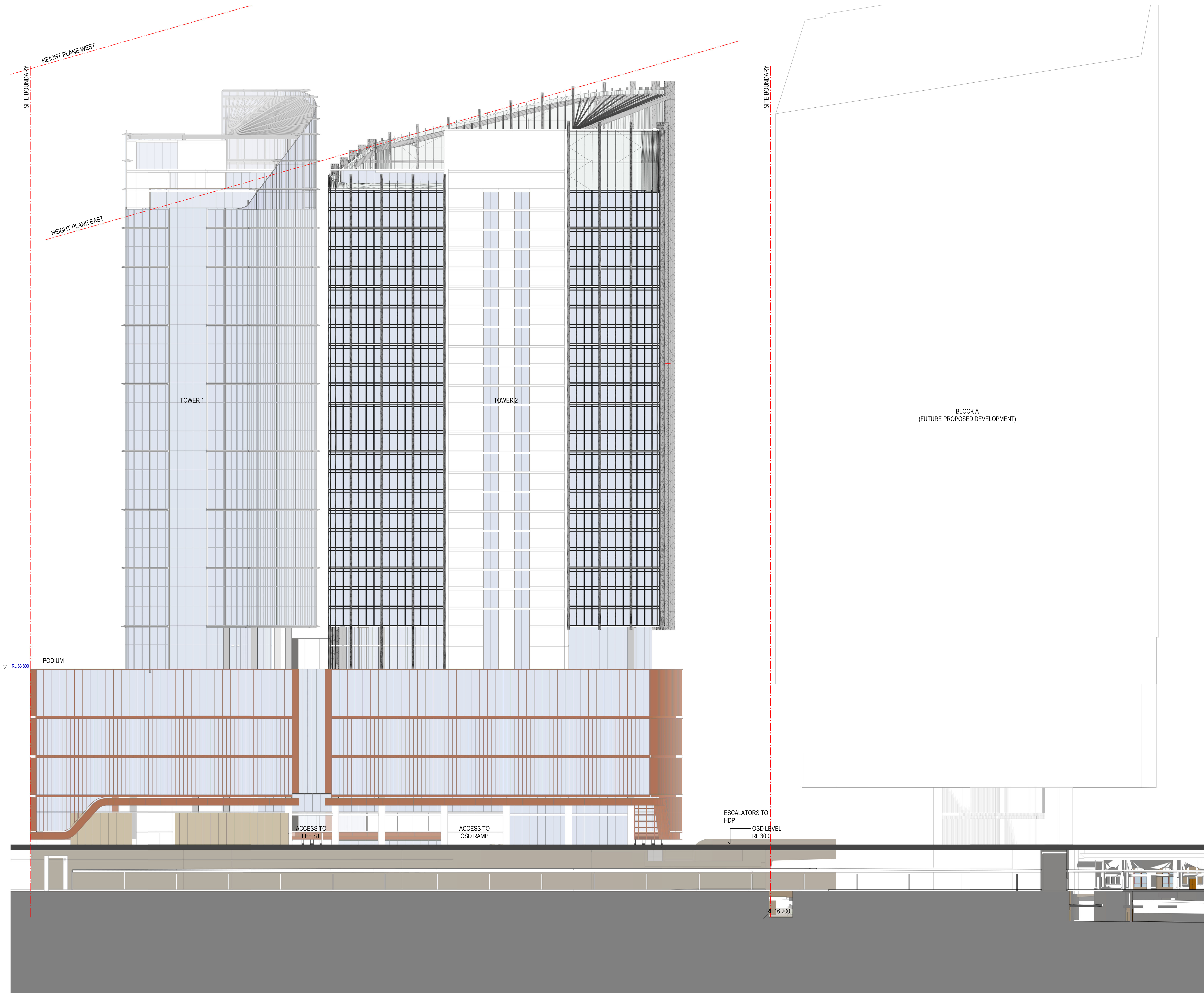


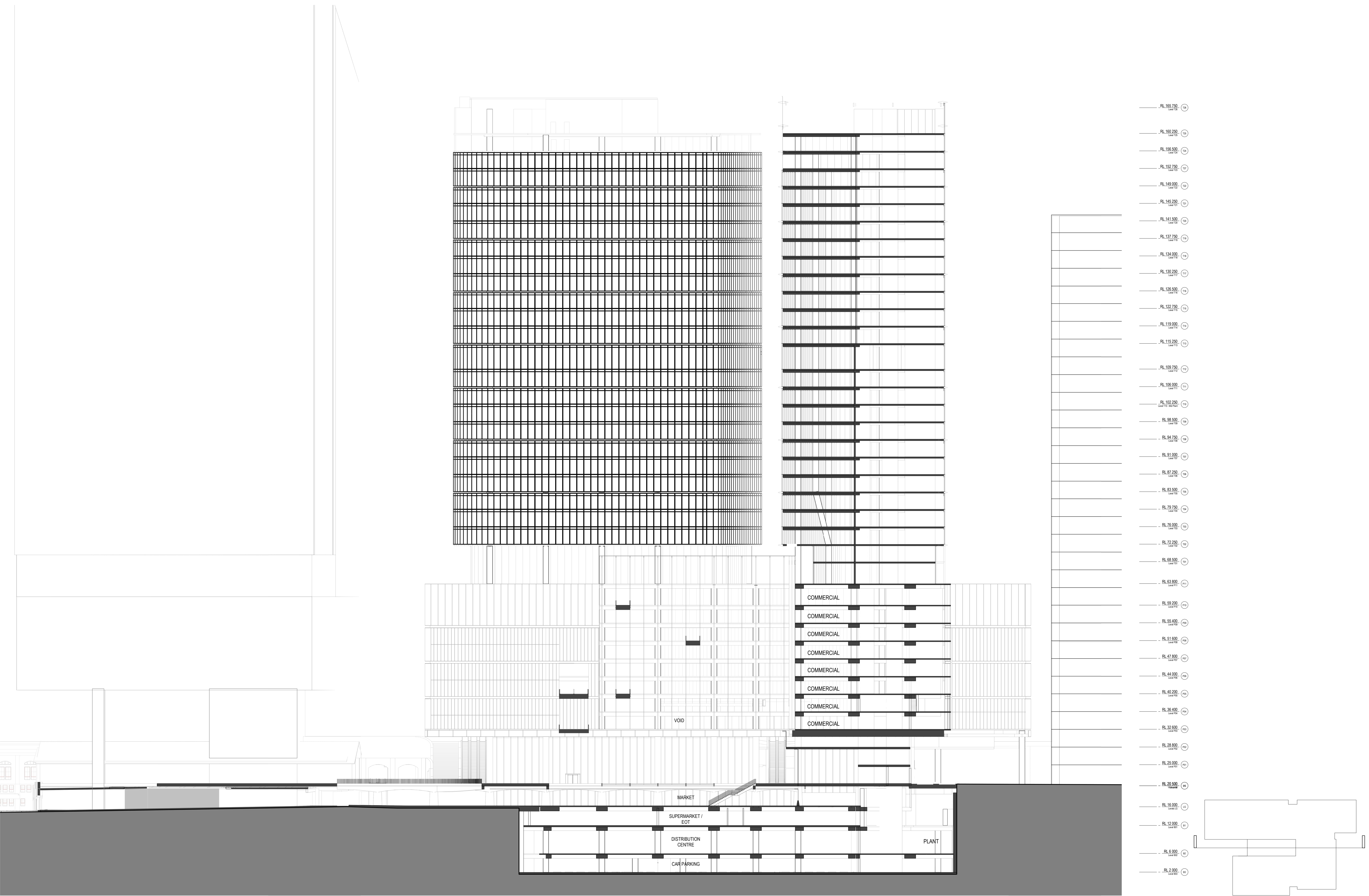


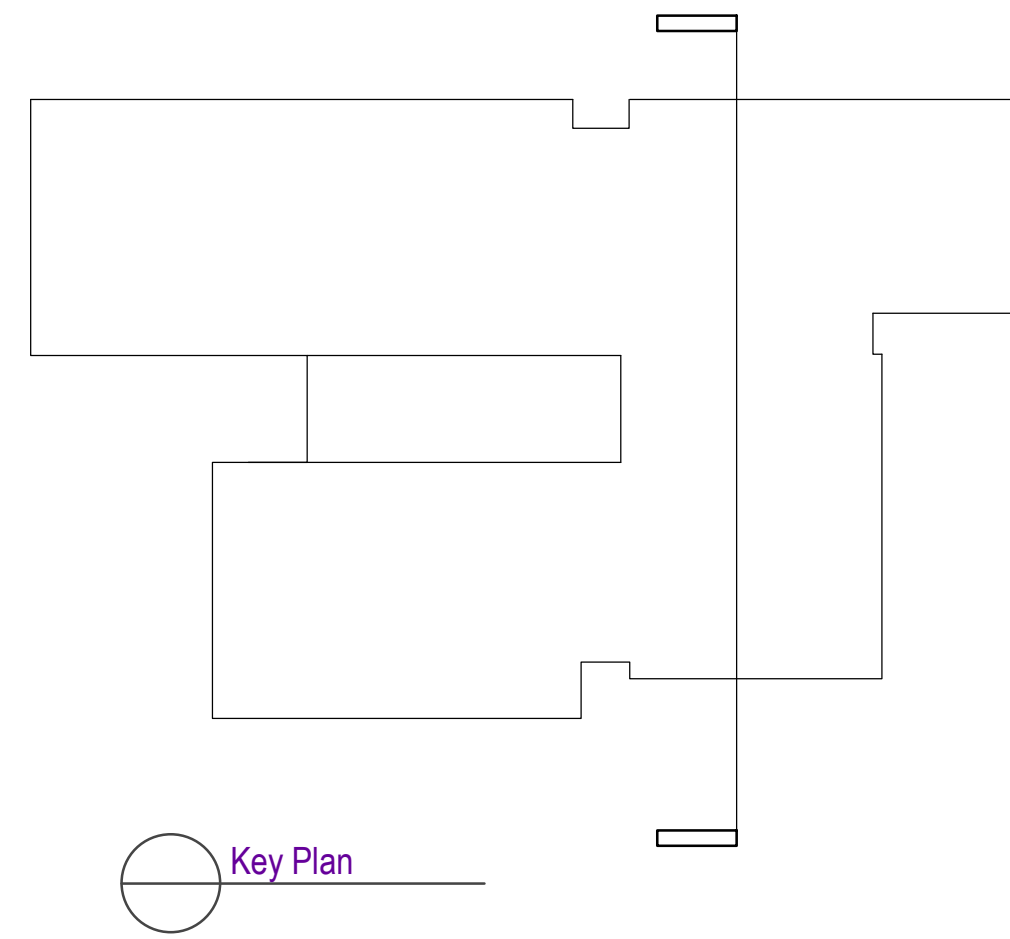
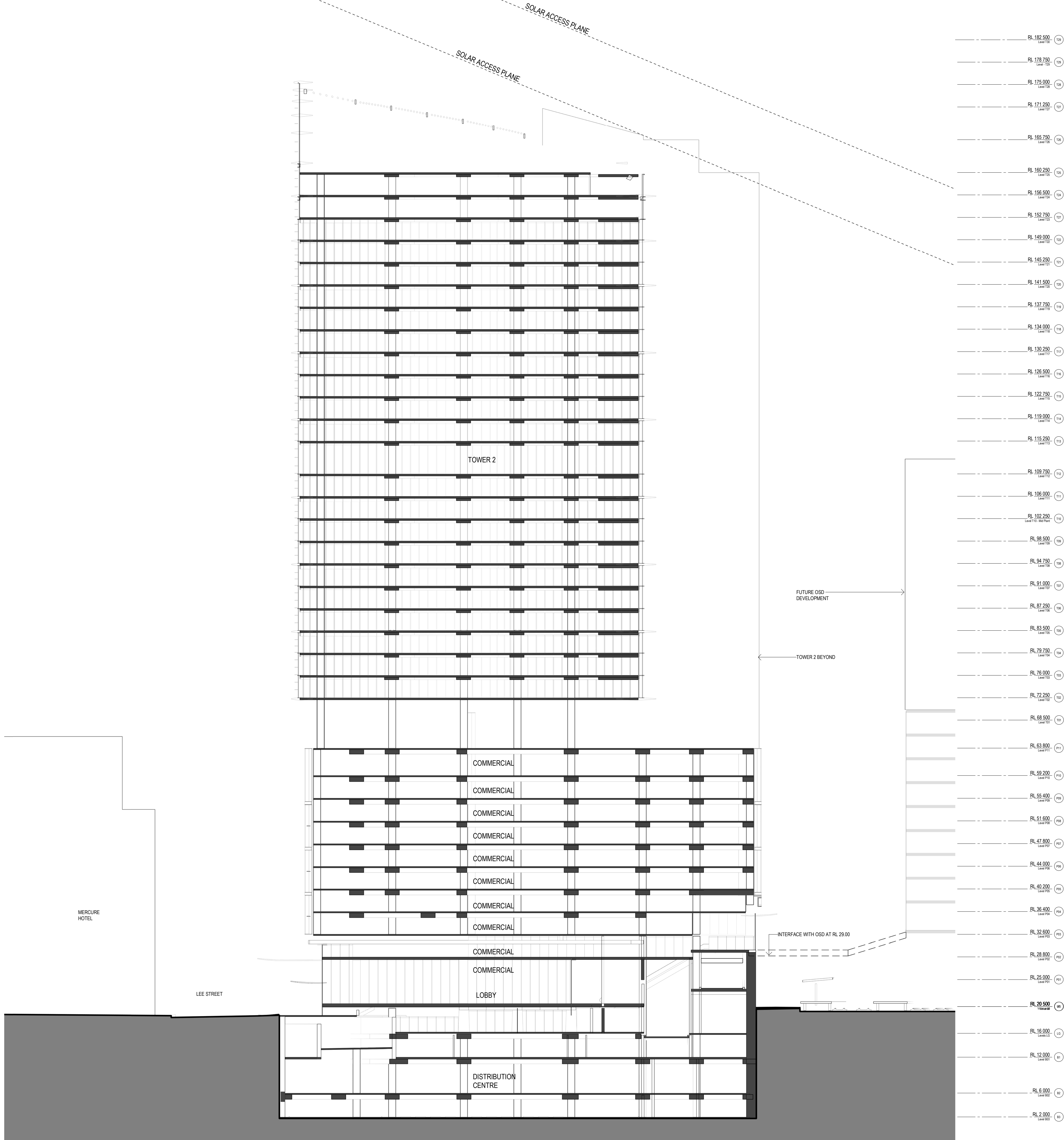


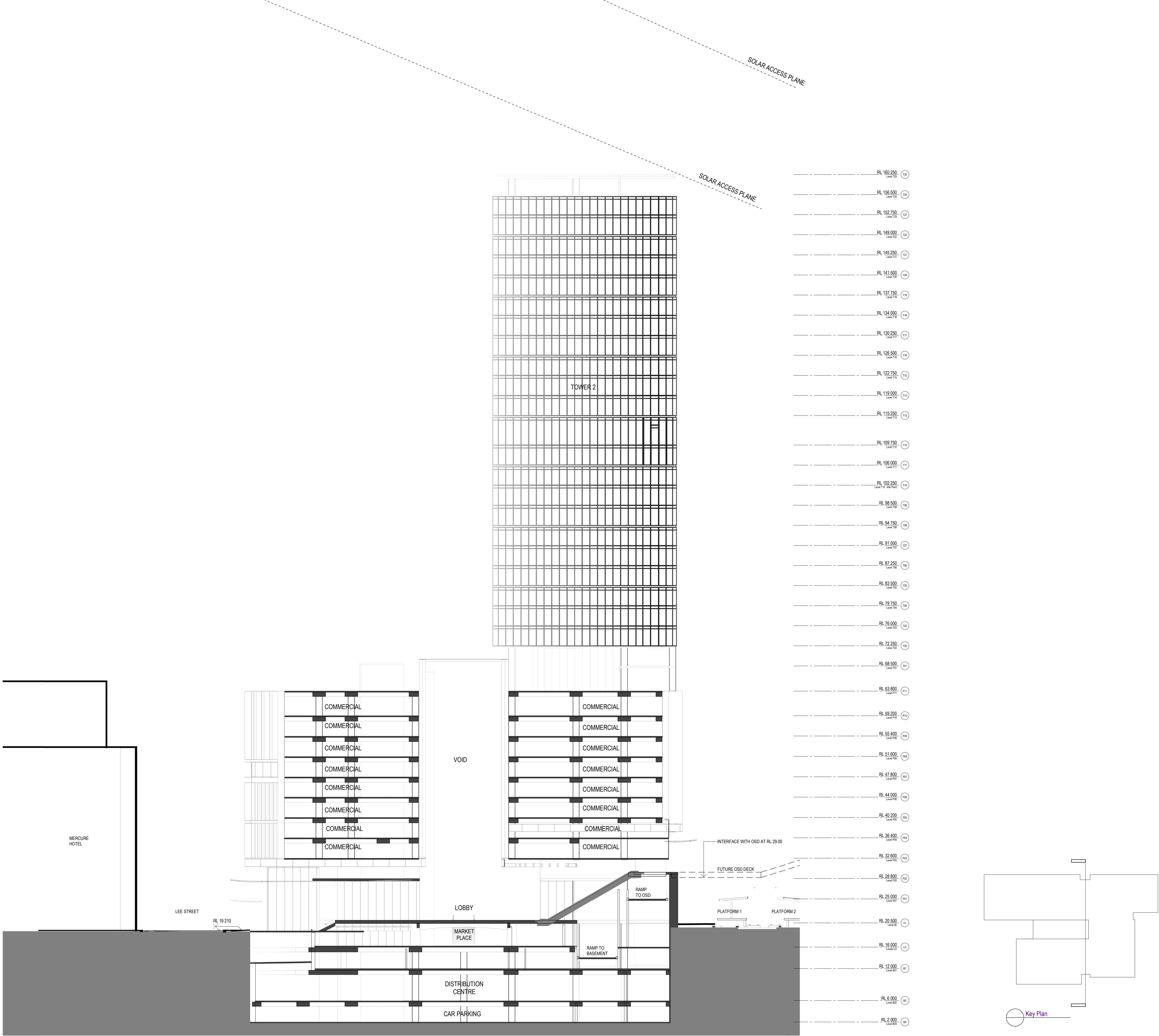












B

View Impact Study

B.01 Broadway view impact study



Broadway Development Envelope



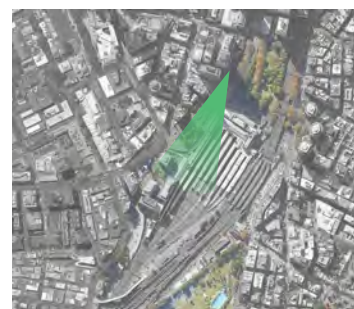
Broadway Indicative Scheme



B.02 Pitt Street view impact study



Pitt Street Development Envelope

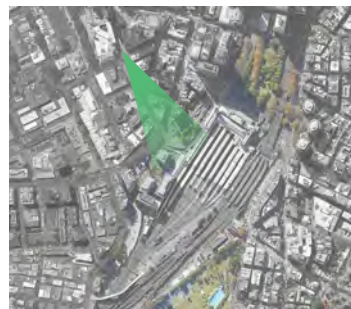


Pitt Street Indicative Scheme

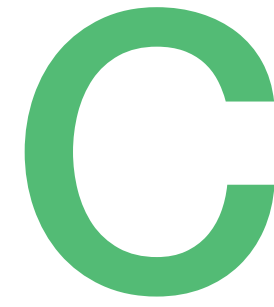
B.03 George Street view impact study



George Street Development Envelope



George Street Indicative Scheme



Solar Access Study

C Solar Access

The Sydney Local Environment Plan (LEP) 2012, (clause 6.19), states that no additional overshadowing to Prince Alfred Park from 14 April to 31 August (beyond shadow cast by 20 metre frontage height on boundary between park and railway land) between noon and 2pm. The City of Sydney's Central Sydney Planning Strategy Solar Access Contour Map defines a maximum solar plane as shown in the adjacent diagrams.

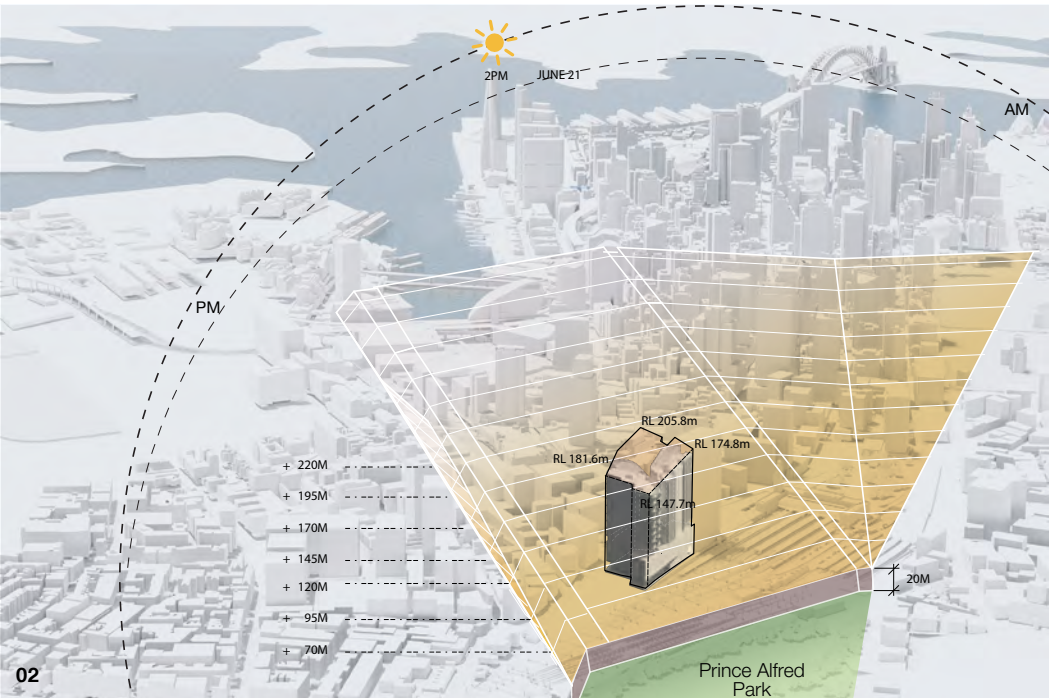
The indicative scheme conforms to both controls.



01 CSPA - Appendix M: Solar Access
Sun Access Plan Control for Prince Alfred Park

02 Solar building height control Axonometric

03 Prince Alfred Park



C Solar Access

Solar Analysis: Winter

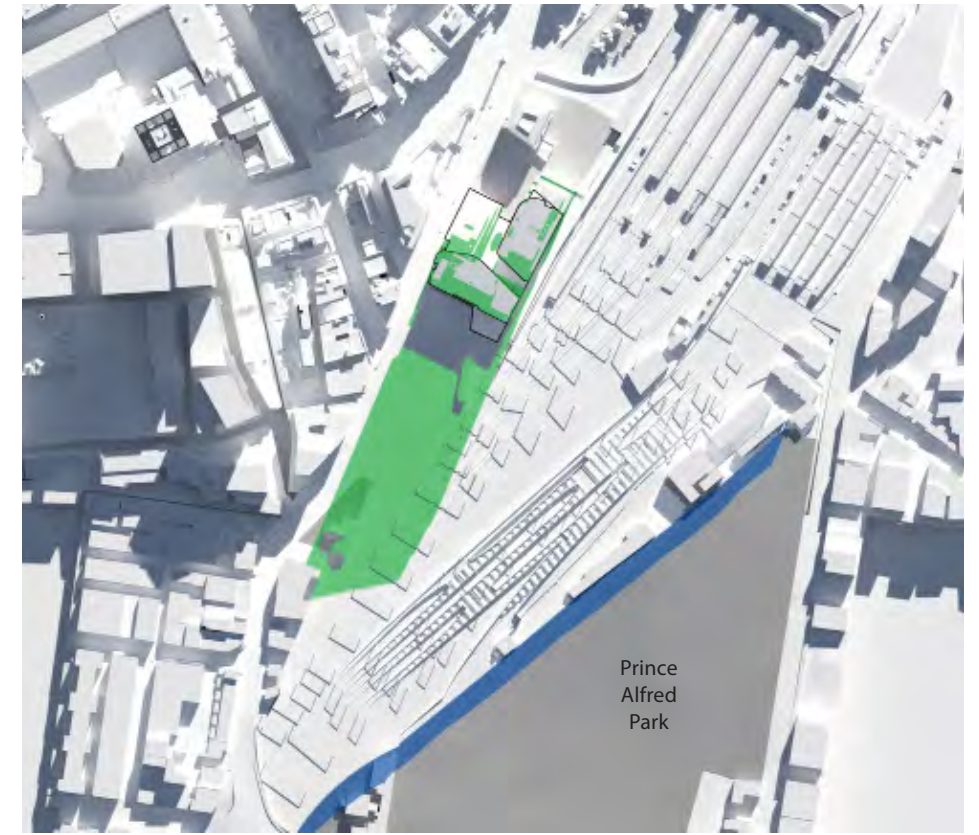
June 21st Winter Solstice

The Proposed Building Massing complies with both the Sydney Local Environment Plan (LEP) 2012, 6.18 and 6.19(h), as well as the City of Sydney's Draft Central Sydney Planning Strategy: Solar Access Height Contours Map.

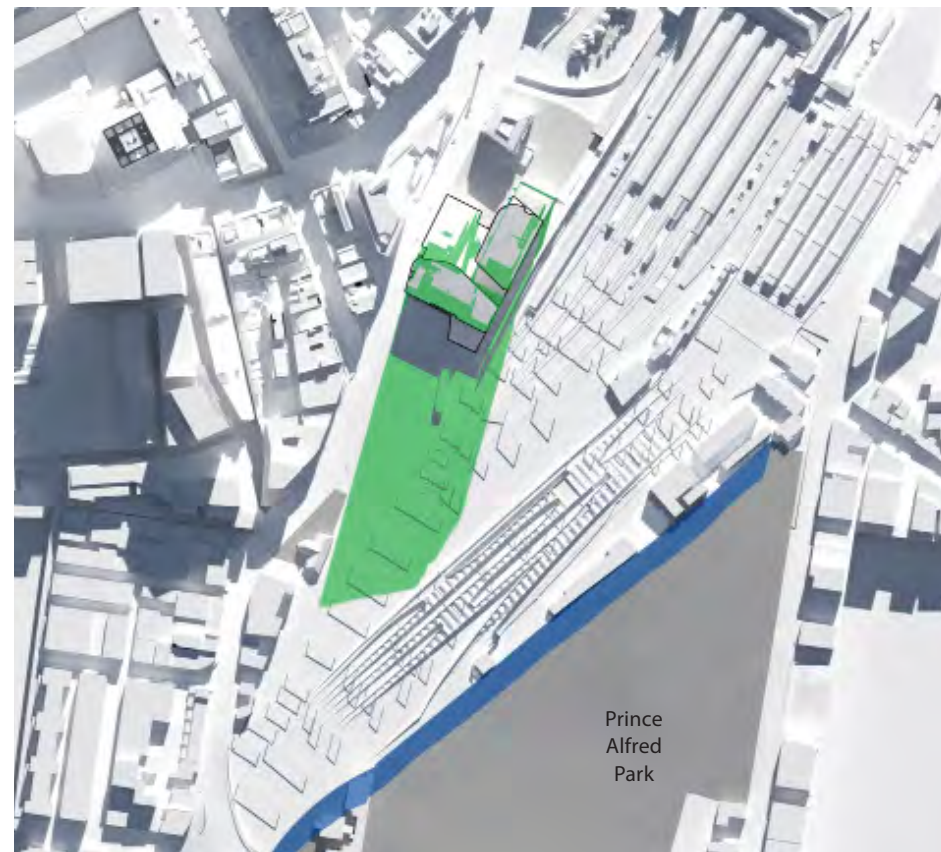
During the year, the building massing will only cast shadow on the park between 10am to 2pm on the date from May 15th to July 21st. The shadow cast by the Building massing not beyond the shadow cast by 20 metre frontage height on boundary between park and railway land. Which complies with the requirement of LEP 2012.



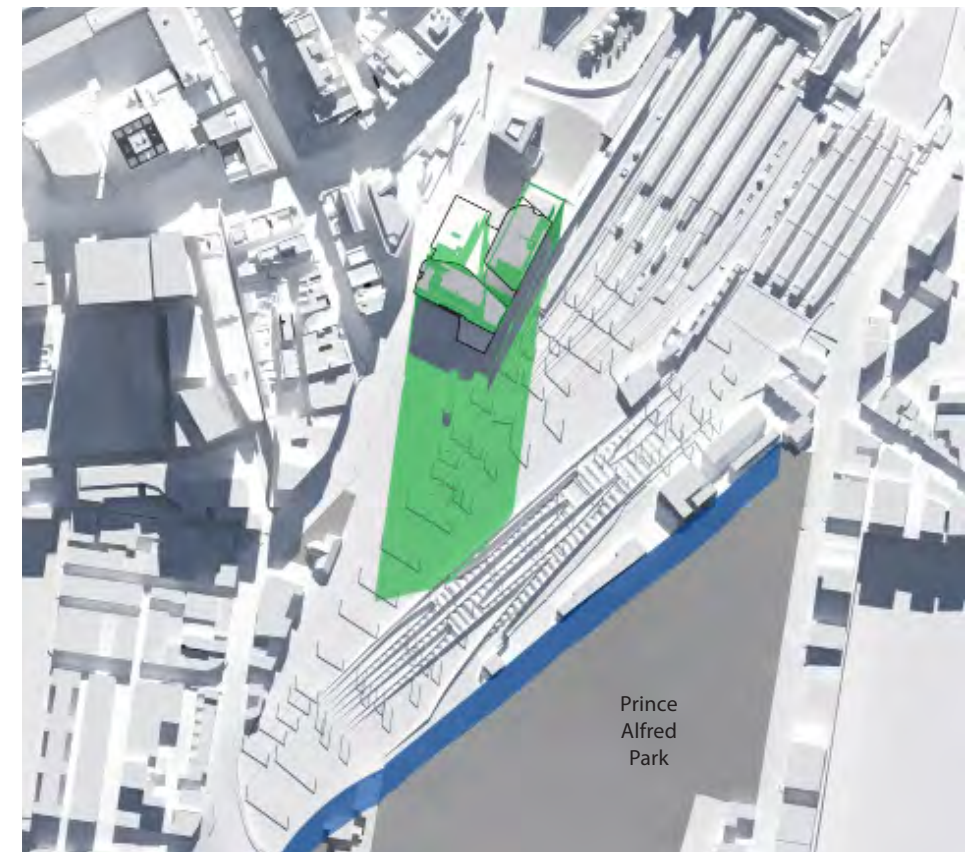
10:00 am



10:30 am



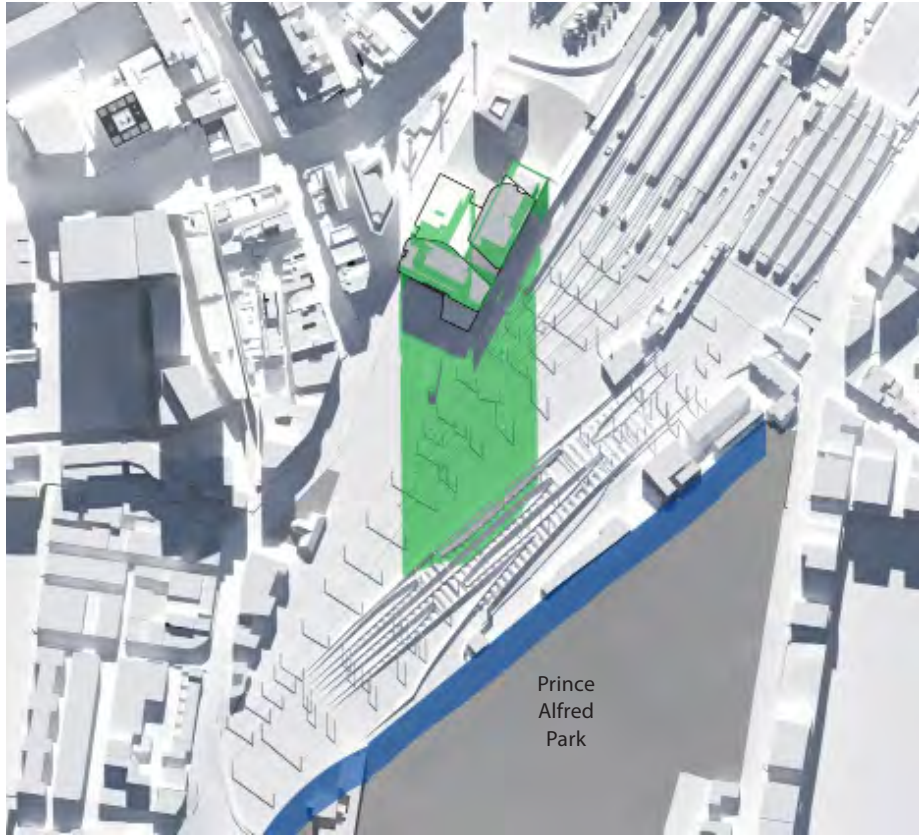
11:00 am



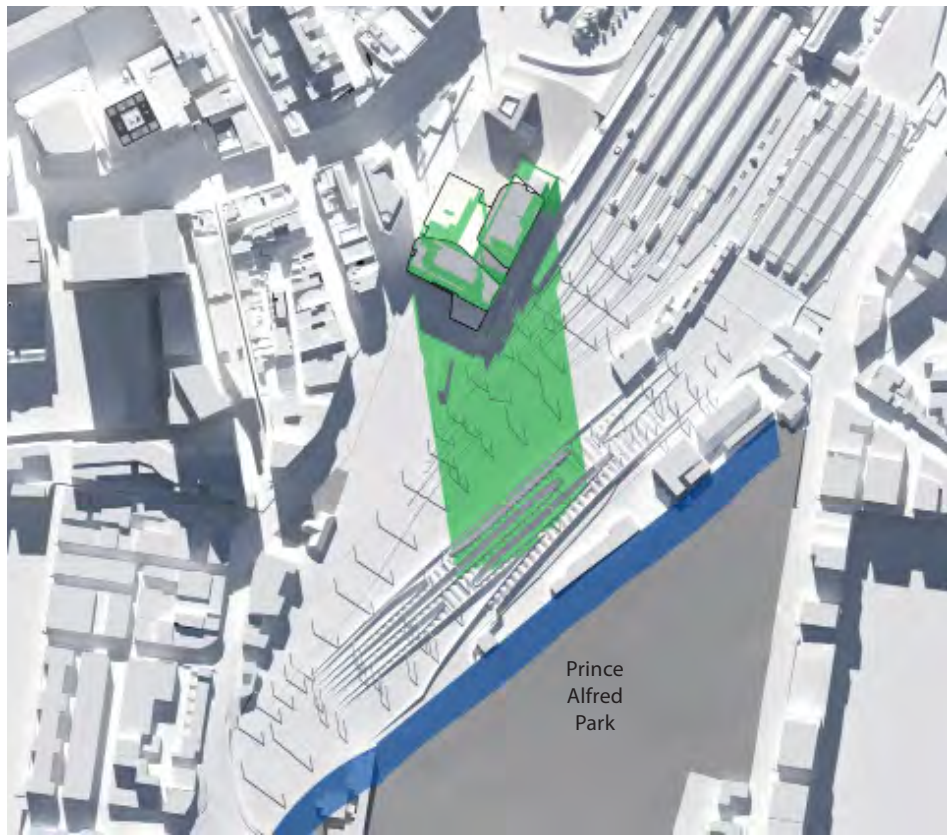
11:30 am

Existing Surrounding Shadow
Proposed Building Shadow
Prince Alfred Park 20m Wall Shadow

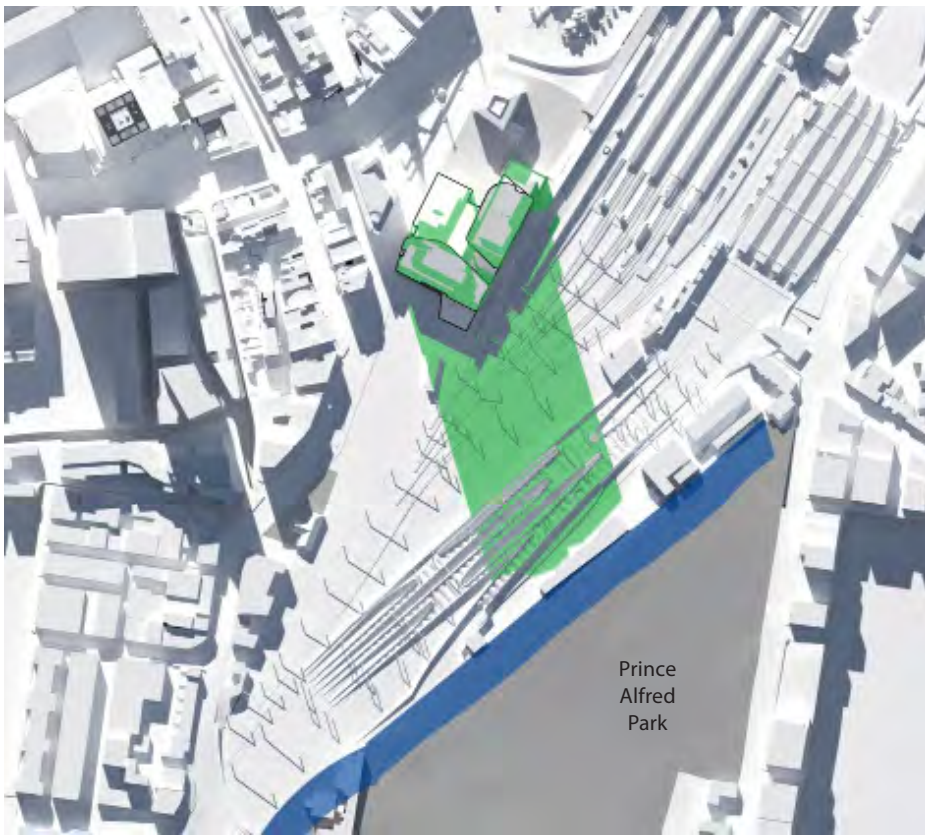




12:00 pm



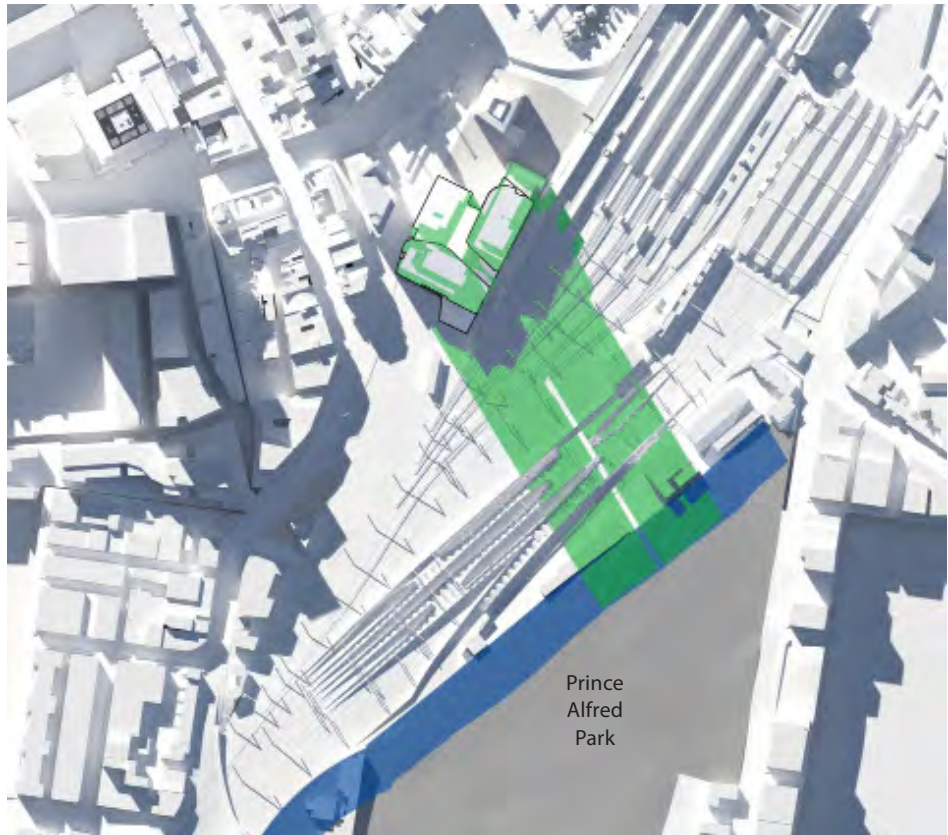
12:30 pm



1:00 pm



1:30 pm



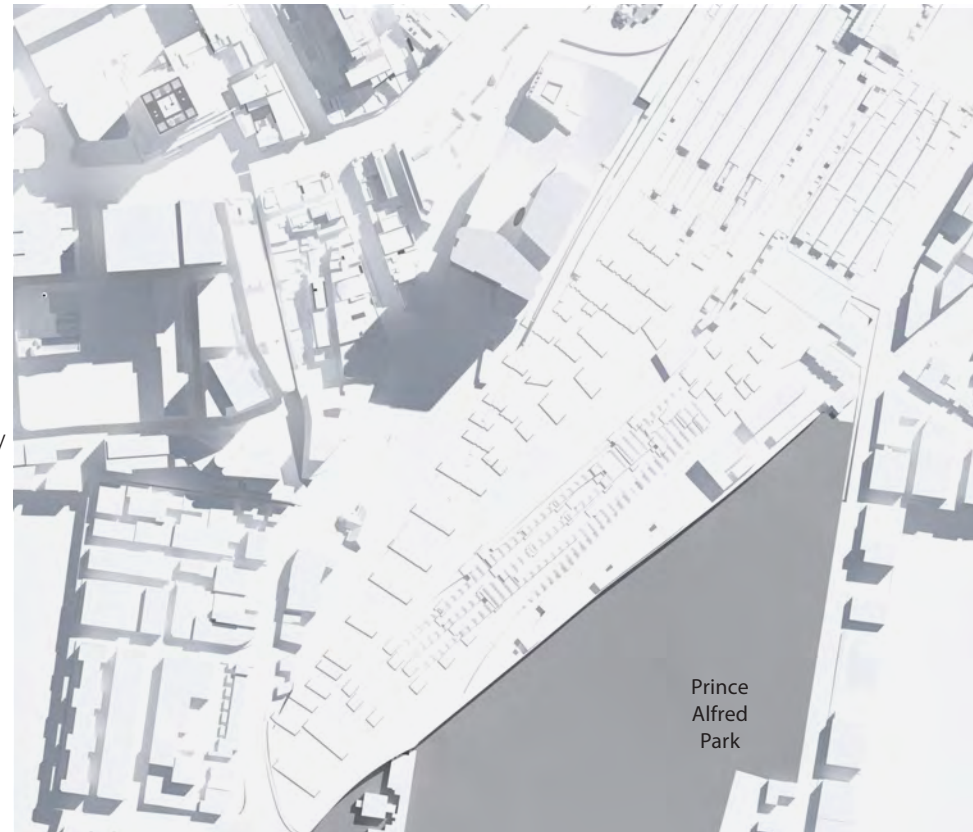
2:00 pm

C Solar Access

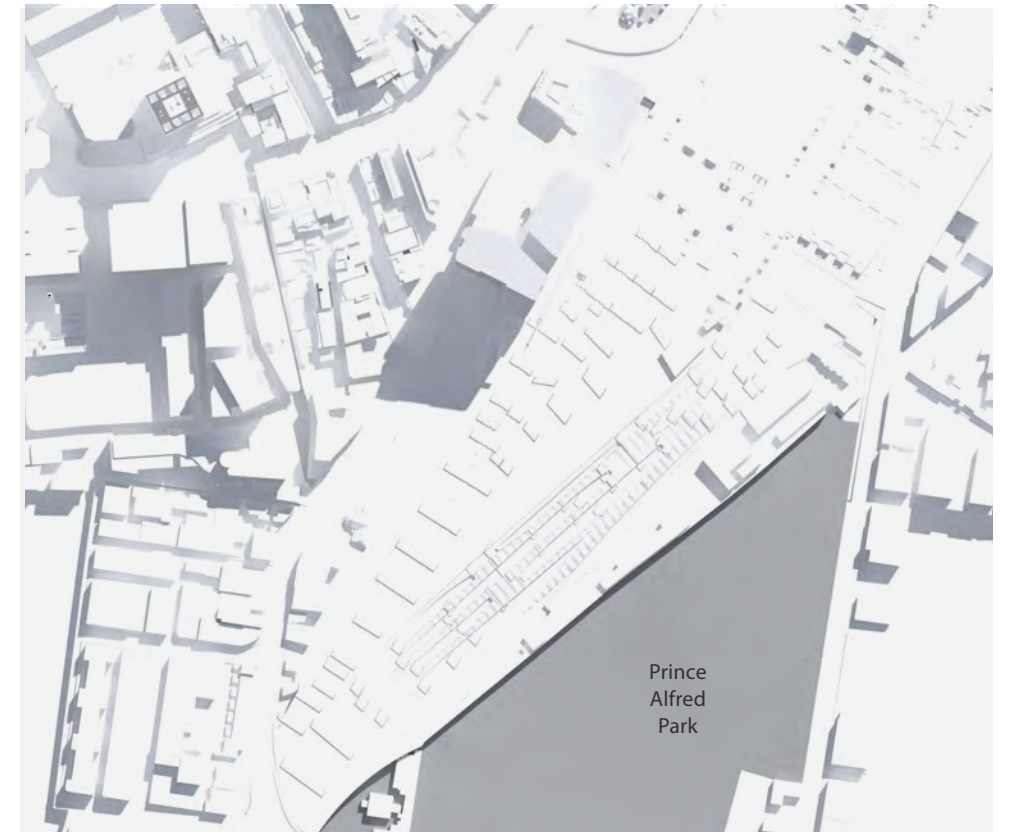
Solar Analysis: Spring

September 23rd Spring Equinox

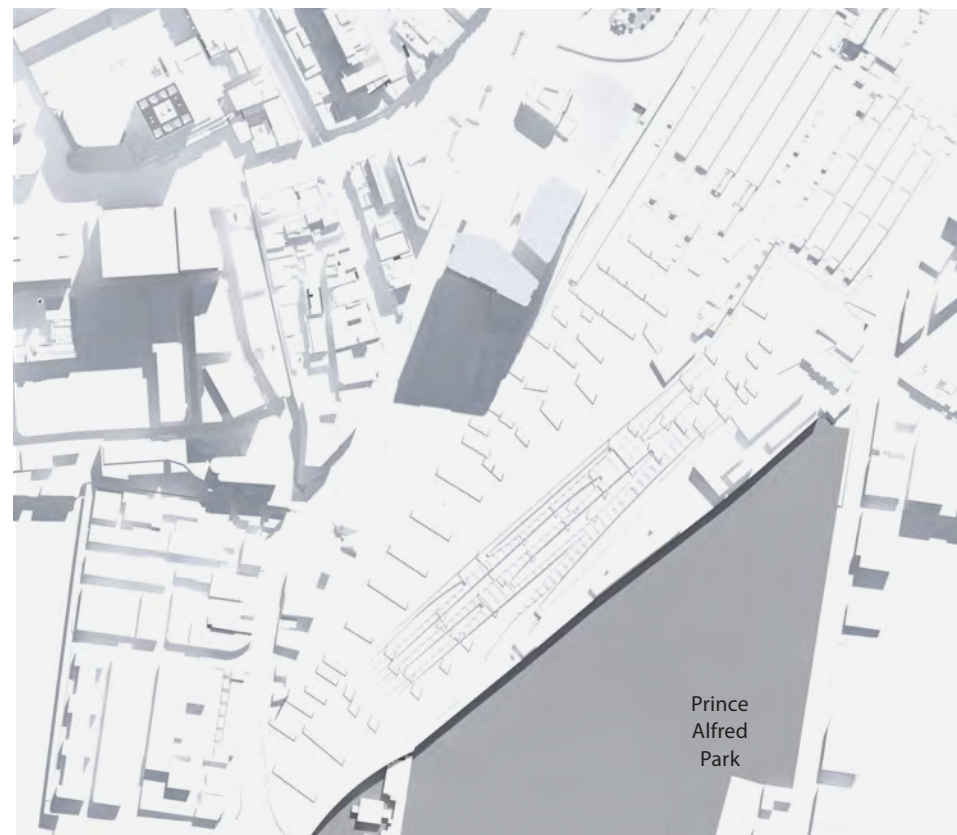
For the majority of the year, the shadow cast by the building massing is significantly distant from Prince Alfred Park, and does not overshadow the park at any hour.



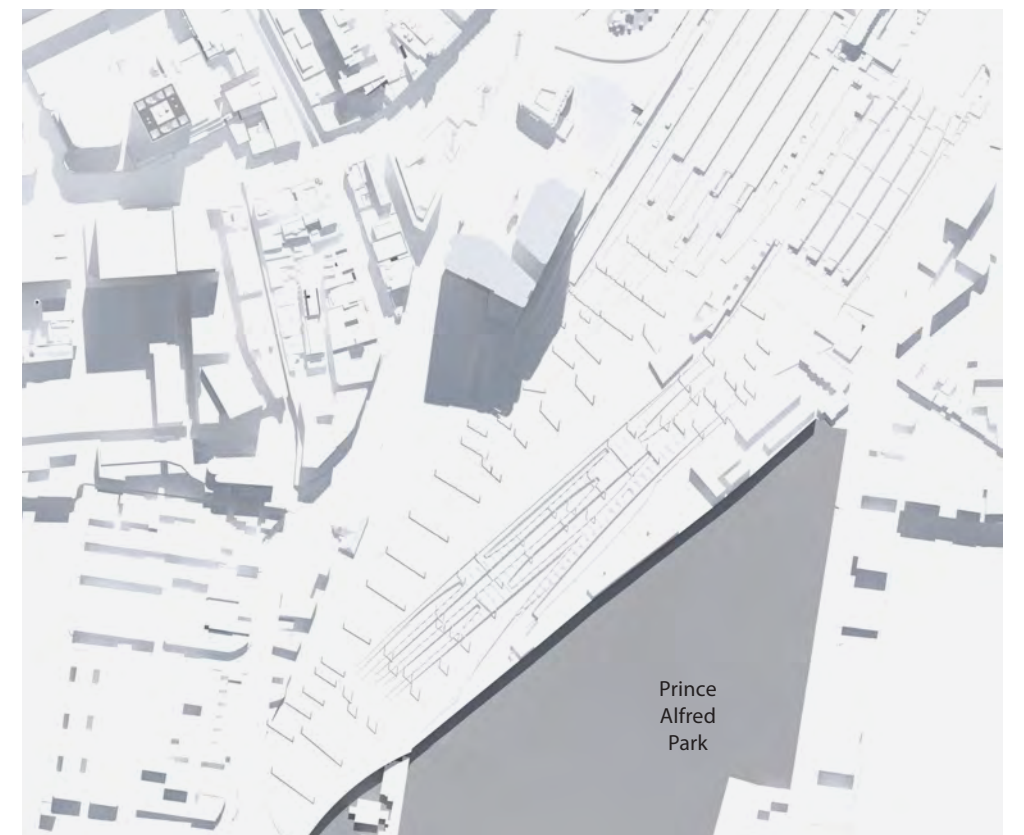
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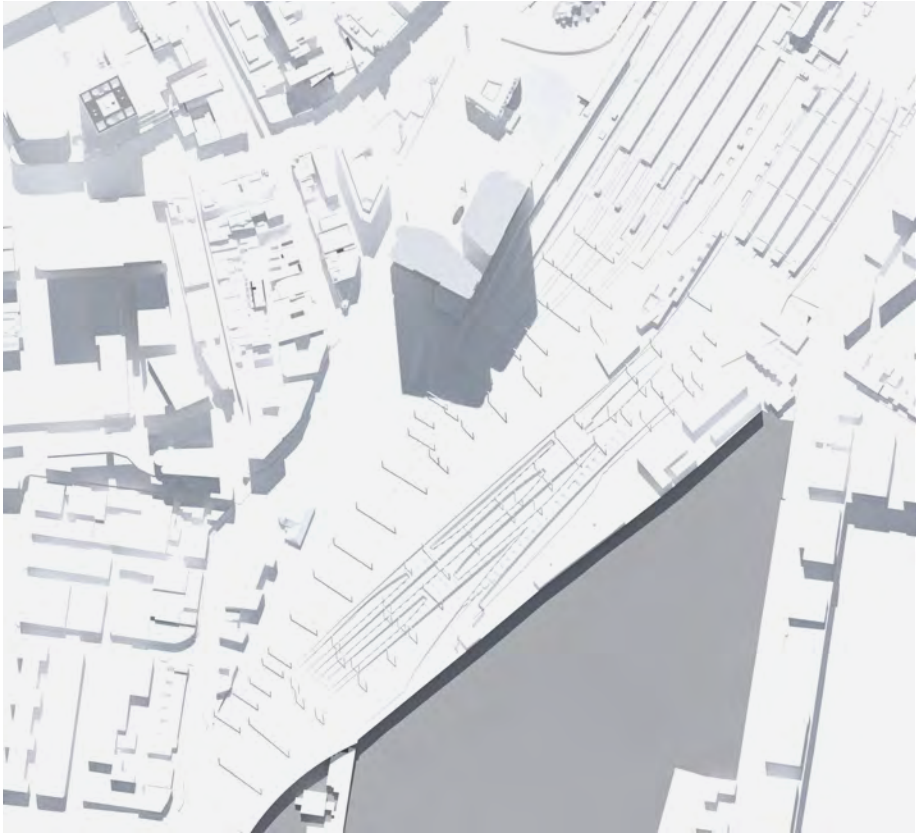
10:30 am



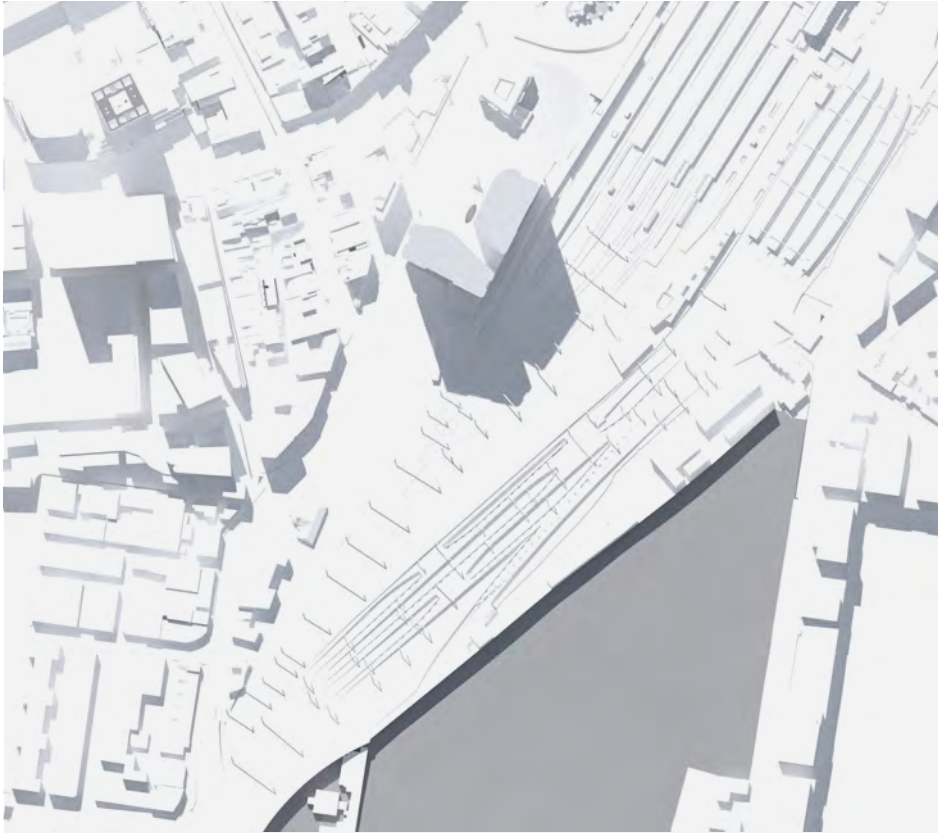
11:00 am



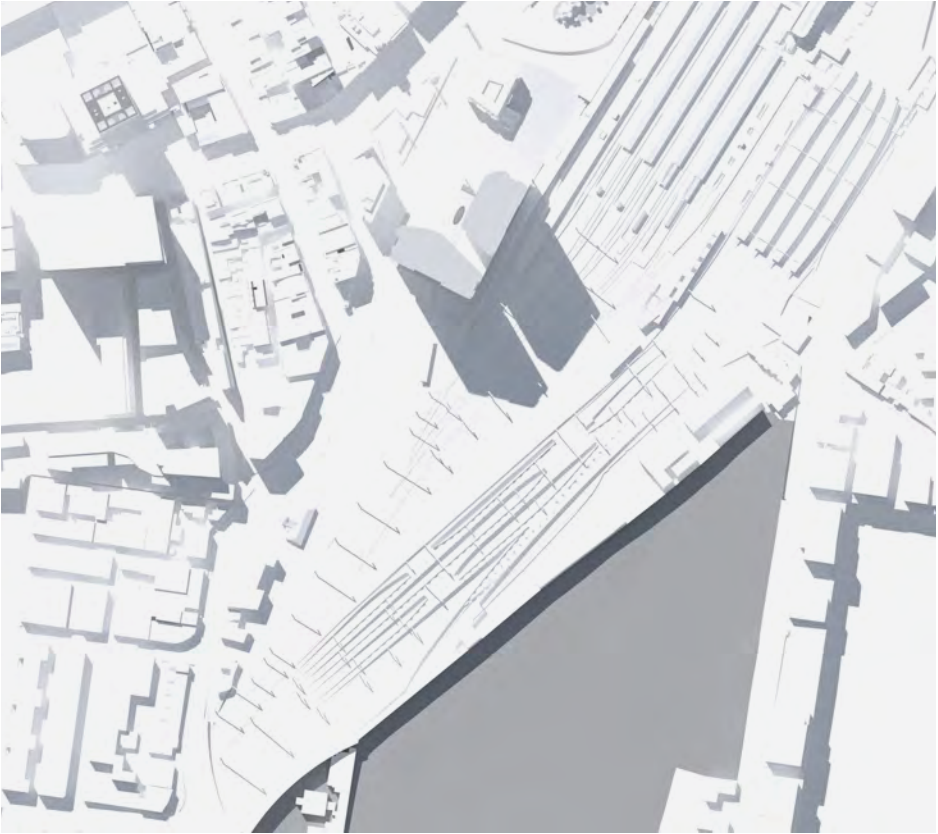
11:30 am



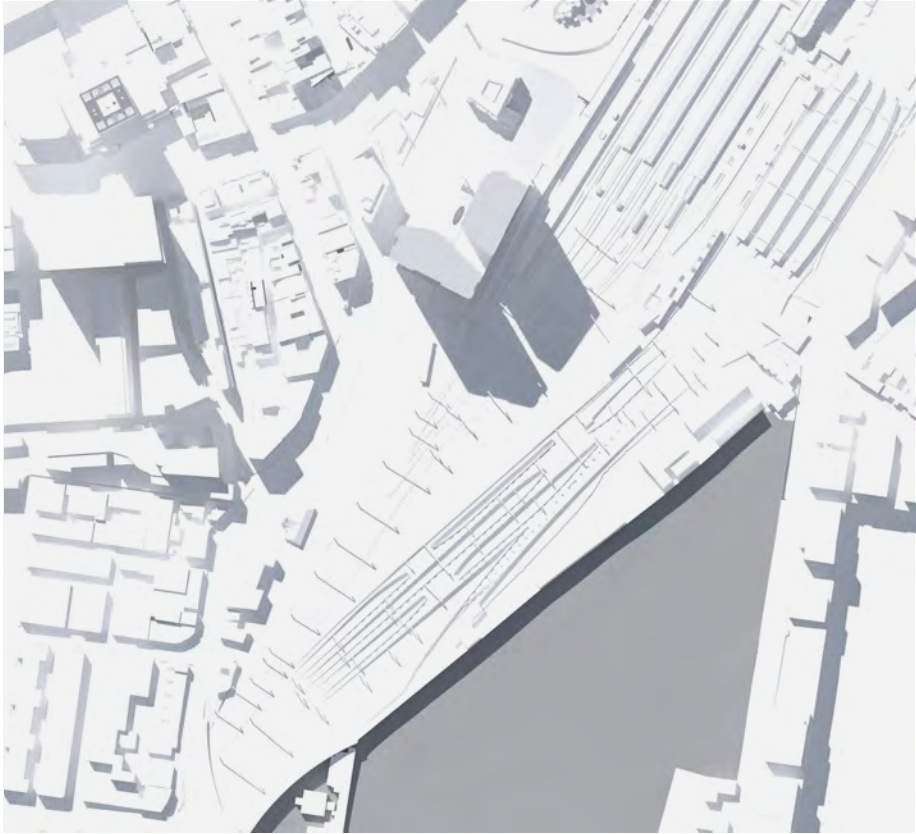
12:00 pm



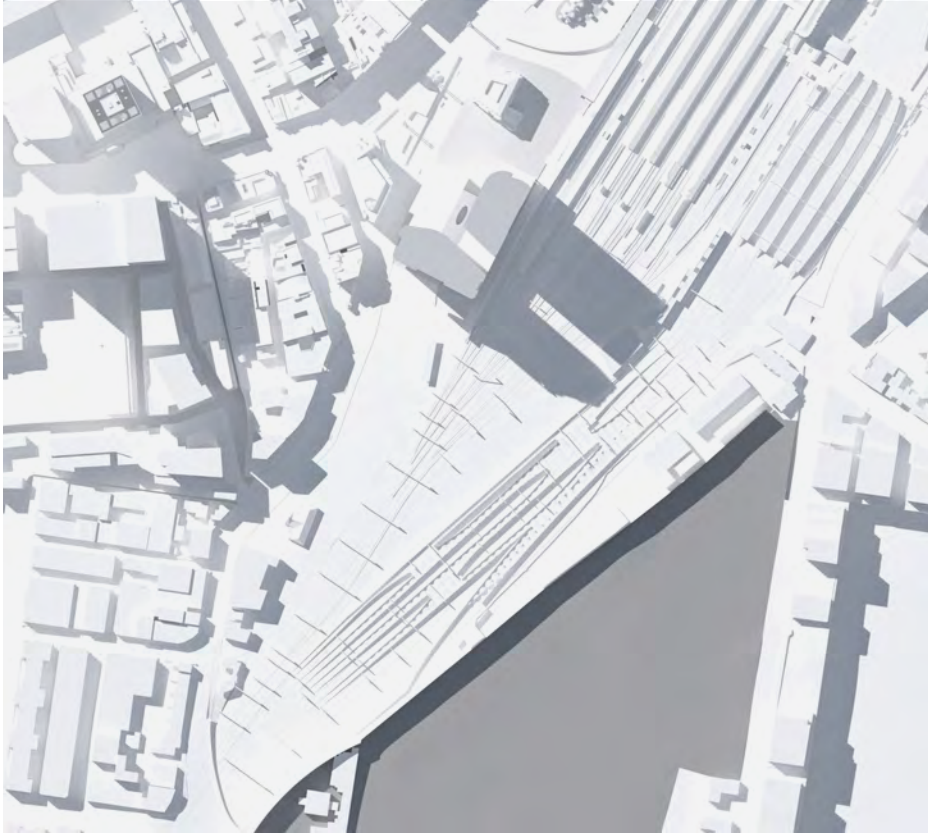
12:30 pm



1:00 pm



1:30 pm



2:00 pm

D

Area Schedule

E

Area Schedule

The increased density is consistent with the principles for built form outlined in the “Urban Design Report” prepared by Woods Bagot and SOM.

The distribution of Gross Floor Area within the envelopes is demonstrated in the following table.

Definitions

ITEM	DEFINITION
Maximum envelope area:	The maximum area, per floor, measured to the boundary of the planning envelope as per the diagrams in this Concept Design Report
Maximum GFA (@90%):	90% of the maximum envelope area with a 10% deduction representing an allowance for plant etc. to provide a theoretical maximum GFA for the site.
Indicative GFA:	The GFA based on the indicative scheme.
% of indicative scheme GFA to maximum GFA:	The percentage difference between the illustrative scheme GFA to the maximum scheme GFA.

Area Summary

SITE AREA	PROPOSED MAXIMUM GFA	INDICATIVE SCHEME GFA	APPROXIMATE FSR
9,632 m²	155,000 m²	154,994 m²	16.5 : 1

Floor level	Primary uses	Maximum envelope area	Maximum GFA (@90%)	Indicative scheme GFA		% of indicative scheme GFA to max GFA
				T1	T2	
T25	Plant					
T24	Office	8,287	7,458	1,426	1,655	41.3%
T23	Office	8,287	7,458	1,628	1,878	47.0%
T22	Office	8,287	7,458	1,849	1,878	50.0%
T21	Office	8,287	7,458	2,105	1,878	53.4%
T20	Office	8,287	7,458	2,105	1,878	53.4%
T19	Office	8,287	7,458	2,105	1,878	53.4%
T18	Office	8,287	7,458	2,105	1,878	53.4%
T17	Office	8,287	7,458	2,105	1,878	53.4%
T16	Office	8,287	7,458	2,105	1,878	53.4%
T15	Office	8,287	7,458	2,105	1,878	53.4%
T14	Office	8,287	7,458	2,105	1,878	53.4%
T13	Plant	8,287	7,458	2,105	1,878	53.4%
T12	Office	8,287	7,458	-	-	0.0%
T11	Office	8,287	7,458	2,059	1,832	52.2%
T10	Office	8,287	7,458	2,059	1,832	52.2%
T09	Office	8,287	7,458	2,059	1,832	52.2%
T08	Office	8,287	7,458	2,059	1,832	52.2%
T07	Office	8,287	7,458	2,059	1,832	52.2%
T06	Office	8,287	7,458	2,059	1,832	52.2%
T05	Office	8,287	7,458	2,059	1,832	52.2%
T04	Office	8,287	7,458	2,059	1,832	52.2%
T03	Office	8,287	7,458	2,059	1,832	52.2%
T02	Office	8,287	7,458	2,059	1,832	52.2%
T01	Office	8,287	7,458	1,648	1,351	40.2%
RF	Office	8,287	7,458	1,040		13.9%
P10	Office	8,287	7,458	6,355		85.2%
P09	Office	8,287	7,458	6,355		85.2%
P08	Office	8,287	7,458	6,355		85.2%
P07	Office	8,287	7,458	6,355		85.2%
P06	Office	8,287	7,458	6,355		85.2%
P05	Office	8,287	7,458	6,355		85.2%
P04	Office	8,287	7,458	5,940		79.6%
P03	Office	8,287	7,458	5,275		70.7%
P02	Office/Retail	8,287	7,458	3,247		43.5%
P01	Office/Retail	8,287	7,458	1,170		15.7%
UG	Office/Retail	8,287	7,458	3,163		42.4%
LG	Retail	8,287	7,458	4,282		57.4%
B01	Retail/EOT	8,287	7,458	4,527		60.7%
B02	Basement	8,287	7,458	125		1.7%
B03	Basement	8,287	7,458	25		0.3%
TOTAL		331,480	298,332	154,994		52.0%

E

Public Domain

Architecture
Interior Design
Landscape Architecture
Planning
Urban Design

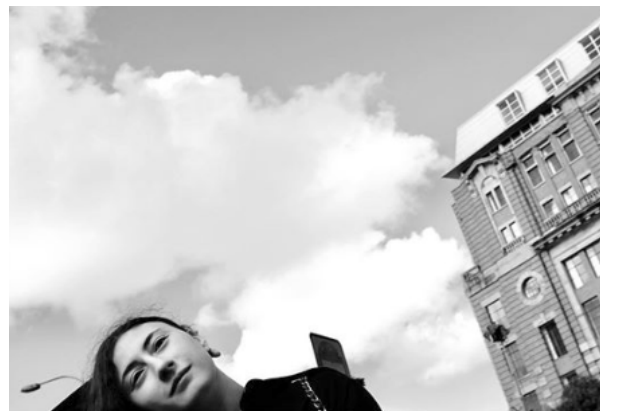
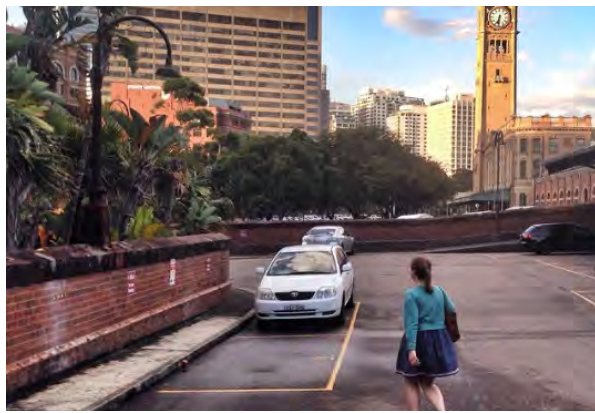
Australia
China
Hong Kong
Singapore
United Kingdom
United States of America

WESTERN GATEWAY SUB-PRECINCT PROPOSAL: BLOCK B 14-30 LEE ST, HAYMARKET PUBLIC DOMAIN CONCEPT

REVISION B

Prepared for DEXUS + Frasers
12 September 2019

HASSELL



Western Gateway ‘Block B’ is found in the sub-precinct of Sydney’s Central Station, a site identified for future transformation by the New South Wales Government. The vision for the precinct is for a collection of vibrant public spaces, an expanded commercial core, better connected communities and businesses, as well as a centre for technology and innovation.

The Public Domain Concept Design Report illustrates a future, integrated vision for Block B and the surrounding open space in Sydney’s Central Station Precinct, including Blocks A & C.

The revitalization of Henry Deane Plaza forming part of Block B & C is focused on creating a vibrant, pleasurable and uplifting experience for the many who move through it each day including public transport customers, residents, students, workers and visitors.

The design safeguards, improves and maintains the connectivity of Henry Deane Plaza, while transforming the space into a people-focused city garden where all visitors are invited to enjoy the daily respite of nature.

Western Gateway Precinct

City Opportunities

The following diagrams outline four master plan opportunities for the Central Precinct transformation. They include;

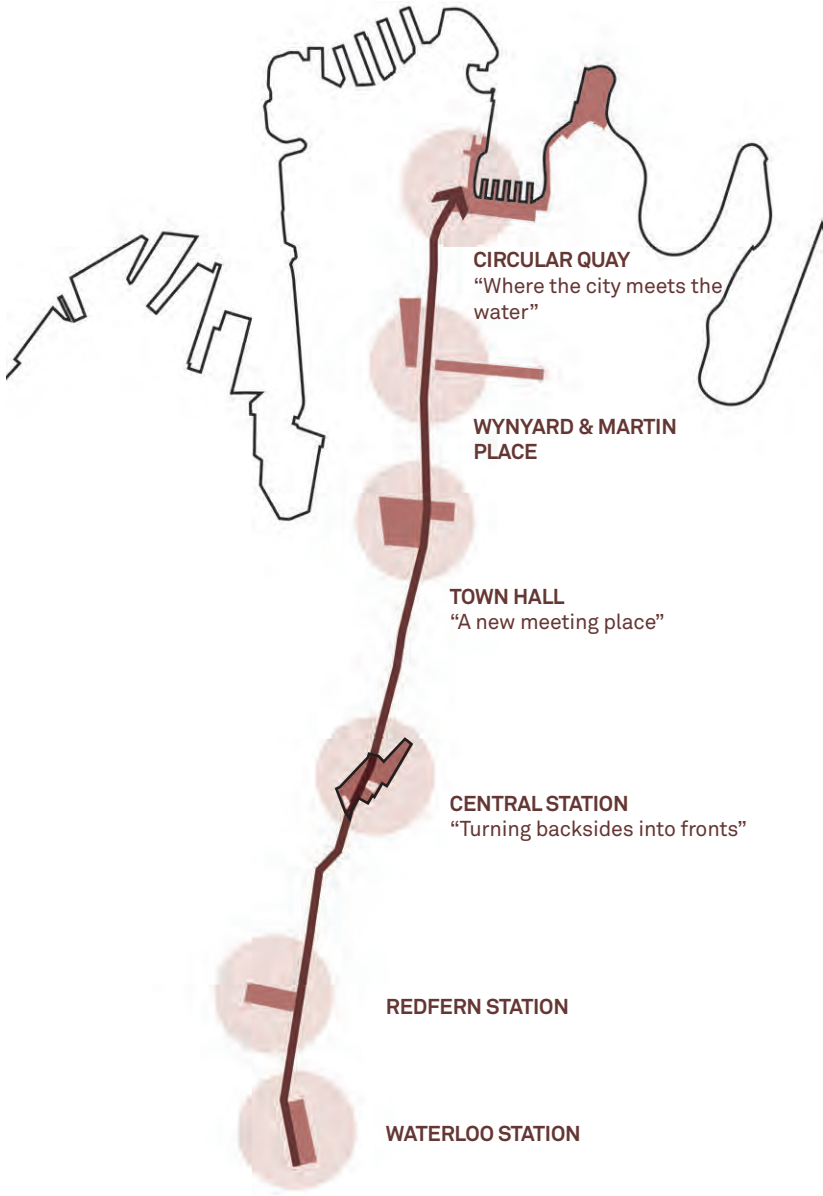
- _Extending Sydney’s civic spine
- _Expanding the city’s green boulevard
- _Stitching together local east-west links
- _Contributing to the rich constellation of spaces



01

Location

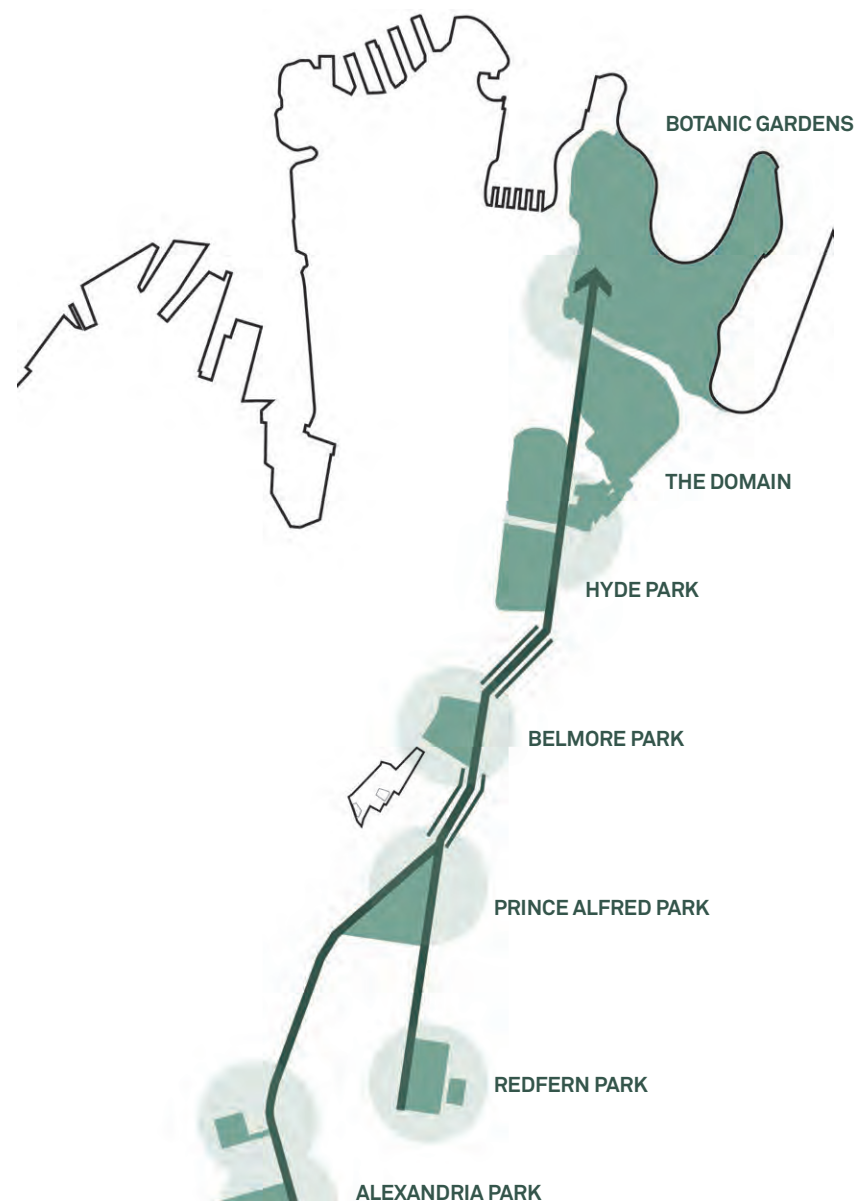
The Western Gateway Precinct lies on the western boundary of Central Station bounded by Broadway, Ultimo and Chippendale. To the east are the neighbourhoods of Strawberry Hills, Surry Hills and East Redfern - currently disconnected to the Central West precinct by rail infrastructure.



02

Extend Sydney’s civic spine

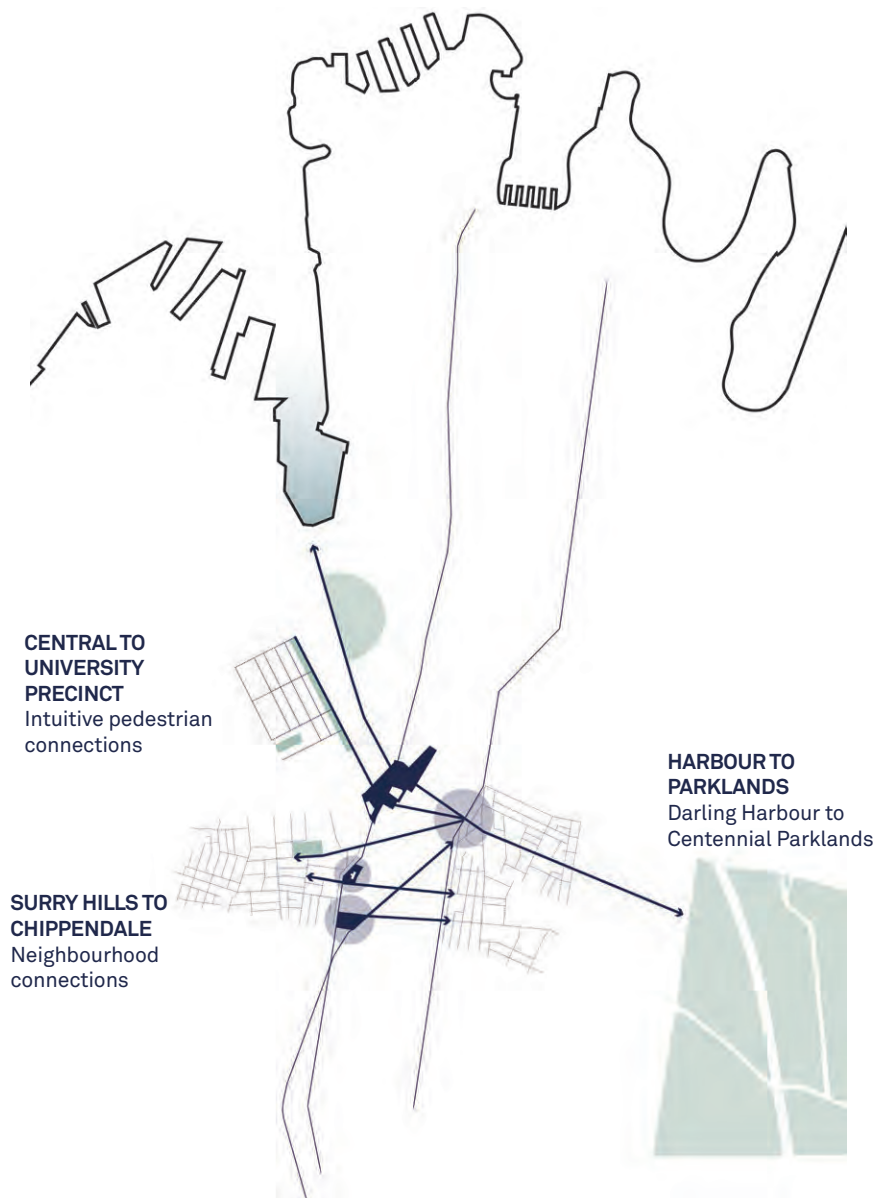
The Western Gateway Precinct transformation is an opportunity to connect Sydney’s civic spine, a connected series of square and plazas along George Street, to new and developing southern neighbourhood precincts.



03

Expand Sydney’s green boulevard

The Western Gateway Precinct transformation is an opportunity to reinforce and enhance Sydney’s green boulevard. The collection of open spaces linked by Elizabeth Street could be linked to key open spaces in the southern city precincts.



04

Stitching local east-west links

The Western Gateway Precinct transformation is an opportunity to stitch over, under and through Central Station from east to west, connecting neighbourhoods, key open spaces, destinations and amenities.



05

Constellation of spaces

The Western Gateway Precinct transformation is an opportunity to create a collection of open spaces which compliment the surrounding network of parks, plazas, courtyards, squares and local open spaces.

Western Gateway Precinct

Local Opportunities

The following diagrams outline four key precinct opportunities for the Western Gateway Precinct transformation. They include;

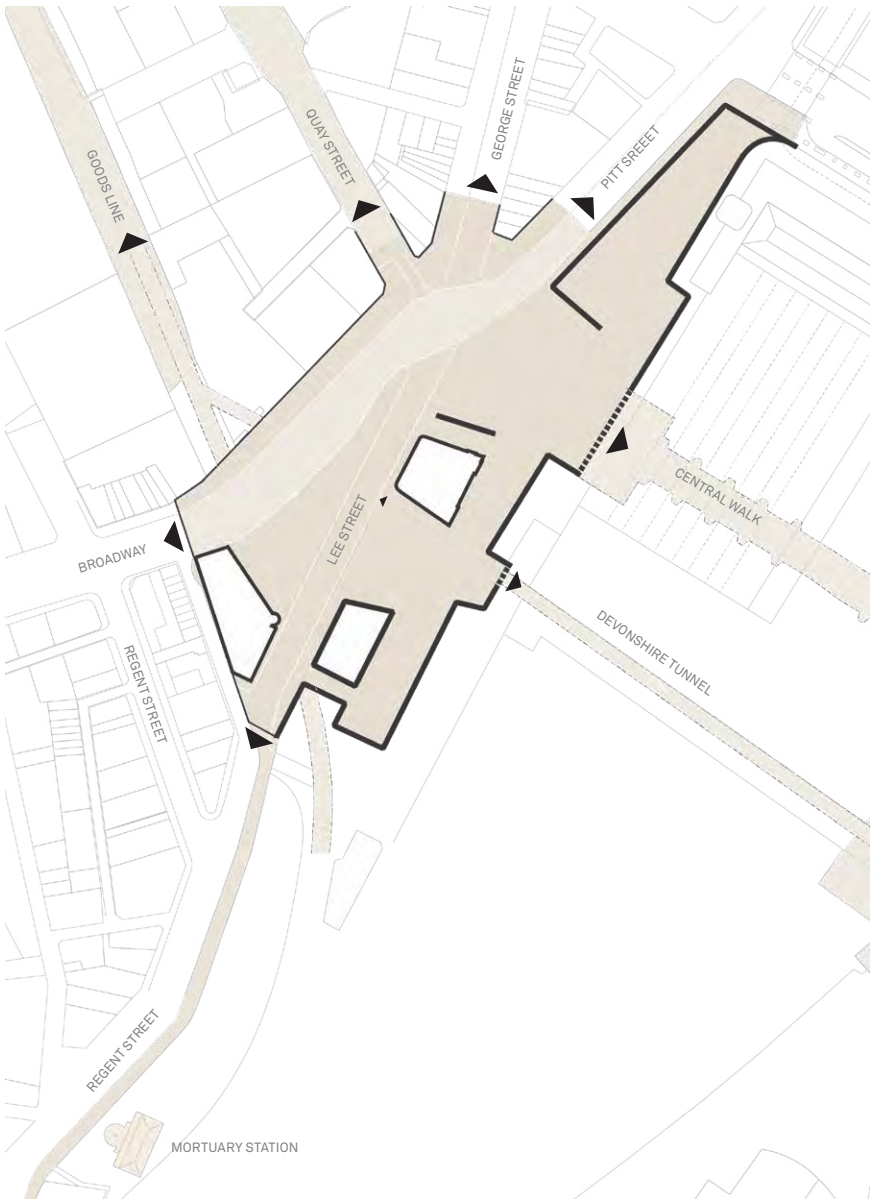
- _Creation of a singular groundplane
- _Creation of three new open spaces at ground level
- _Provision of an intuitive and convenient elevated north-south link
- _Creation of three vibrant, active and connected outlooks



01

Location & existing conditions

The Western Gateway Precinct both complex urban environments balancing congested pedestrian, vehicular and public transport circulation, heritage architecture and multiple level changes. The legibility and permeability of sites are complicated by the many walls, ramps and stairs.



02

One ground plane

A simplified, continuous groundplane (at RL 14-18) creates an accessible, permeable and legible place, connecting to Pitt, Quay and Lee Streets, Broadway, the Goods Line and Mortuary Station, Devonshire Street Tunnel and the Central Station concourse.

01 Landscape Scope & Objectives

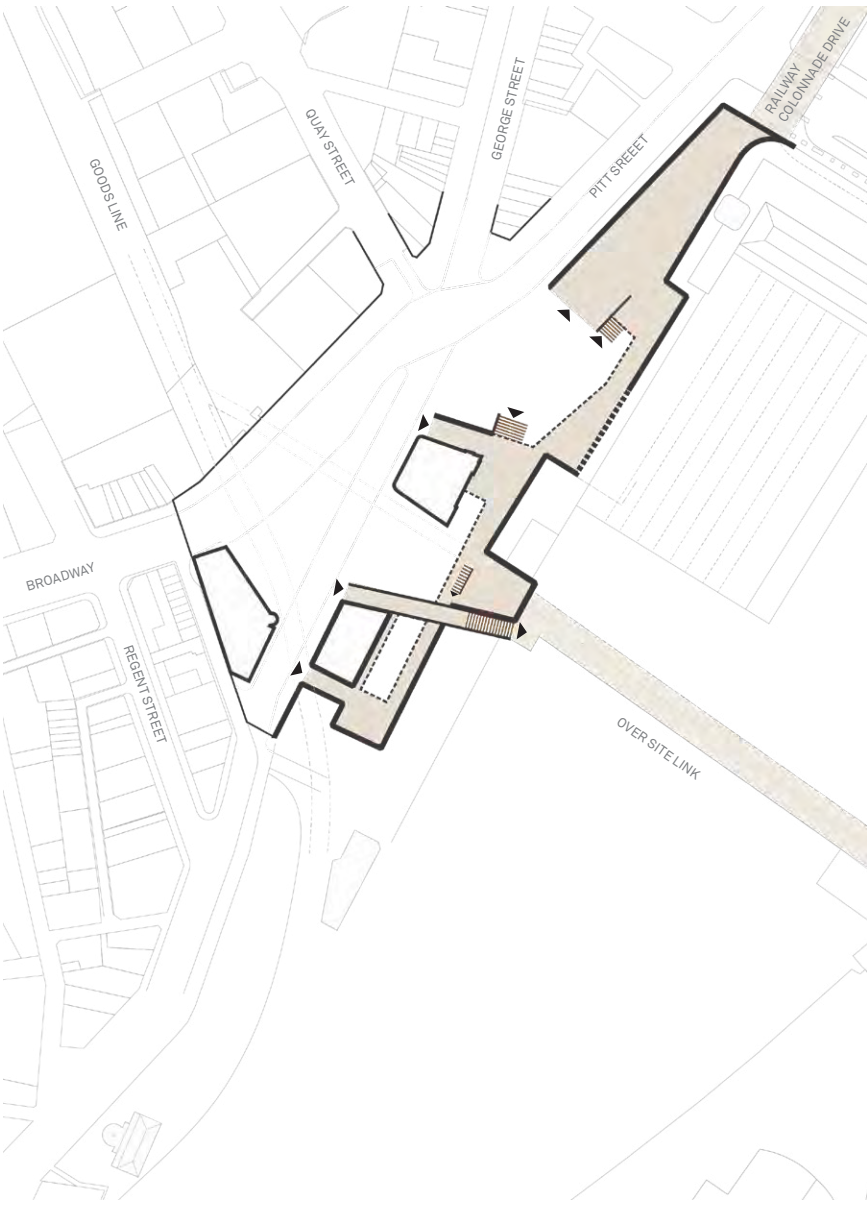
Site appreciation



03

A collection of ground level public places

Three major open spaces are proposed on the ground level of the western gateway precinct, they include a re-imagined heritage lawn at Belvedere Park, a large Central Square at the primary station concourse address and a garden at Henry Deane Plaza forming part of Blocks B & C.



04

Continuous north-south link

An elevated bridge link (at RL 21.5) provides an intuitive and efficient north-south connection from Central Station concourse to southern commercial hub sites and a connection to the future Over Station Development (RL30).

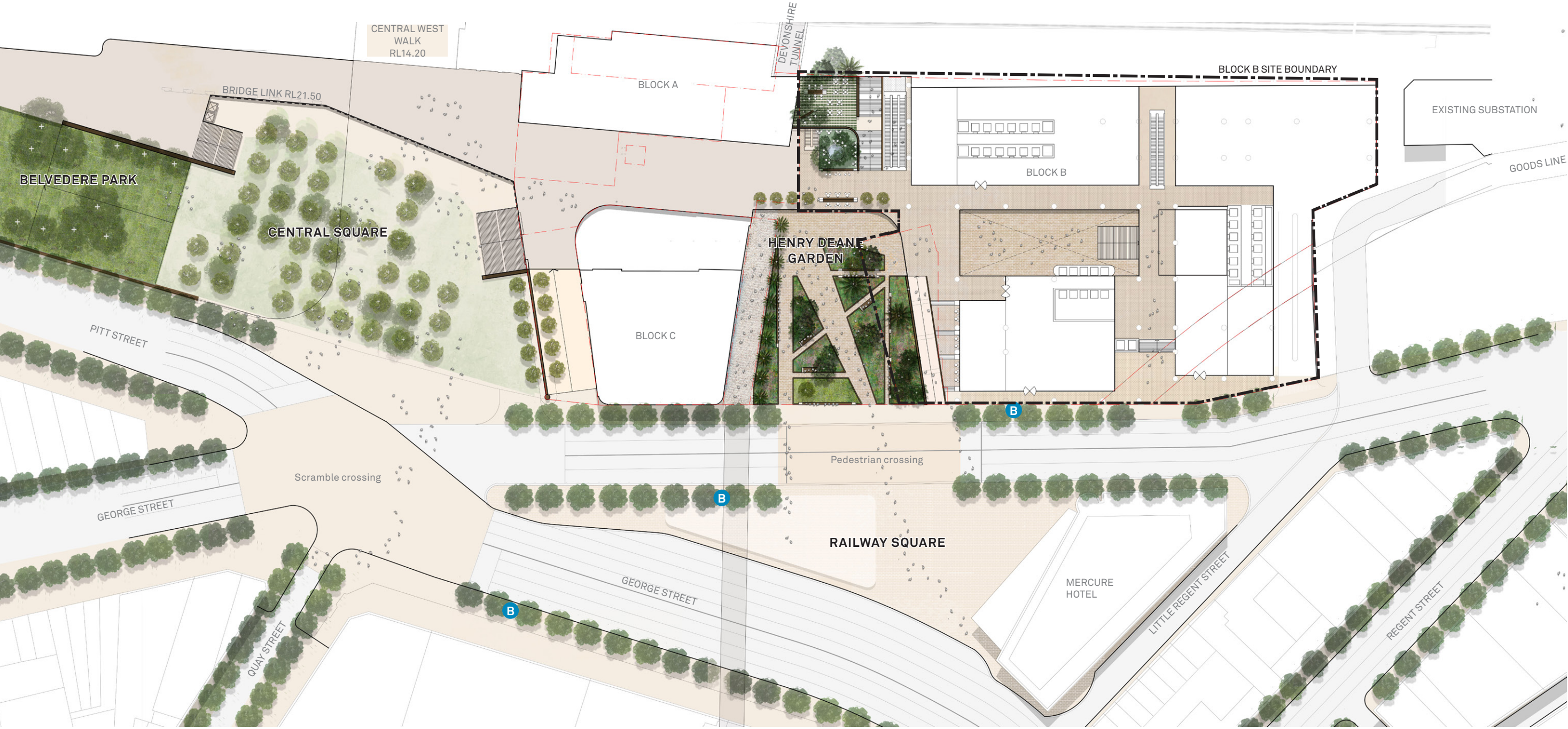


05

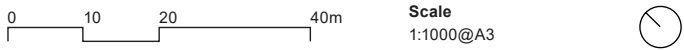
Vibrant, attractive connected outlooks

Along the north-south link are proposed a collection of smaller open spaces, designed for use by the local community including commercial hub employees. A civic terrace looks out across the Central Square, an intimate courtyard looks out across Railway Square while the Market Place is a civic-scale function space for a diversity of casual and programmed activities.

Western Gateway Precinct Plan



LOWER GROUND FLOOR PLAN



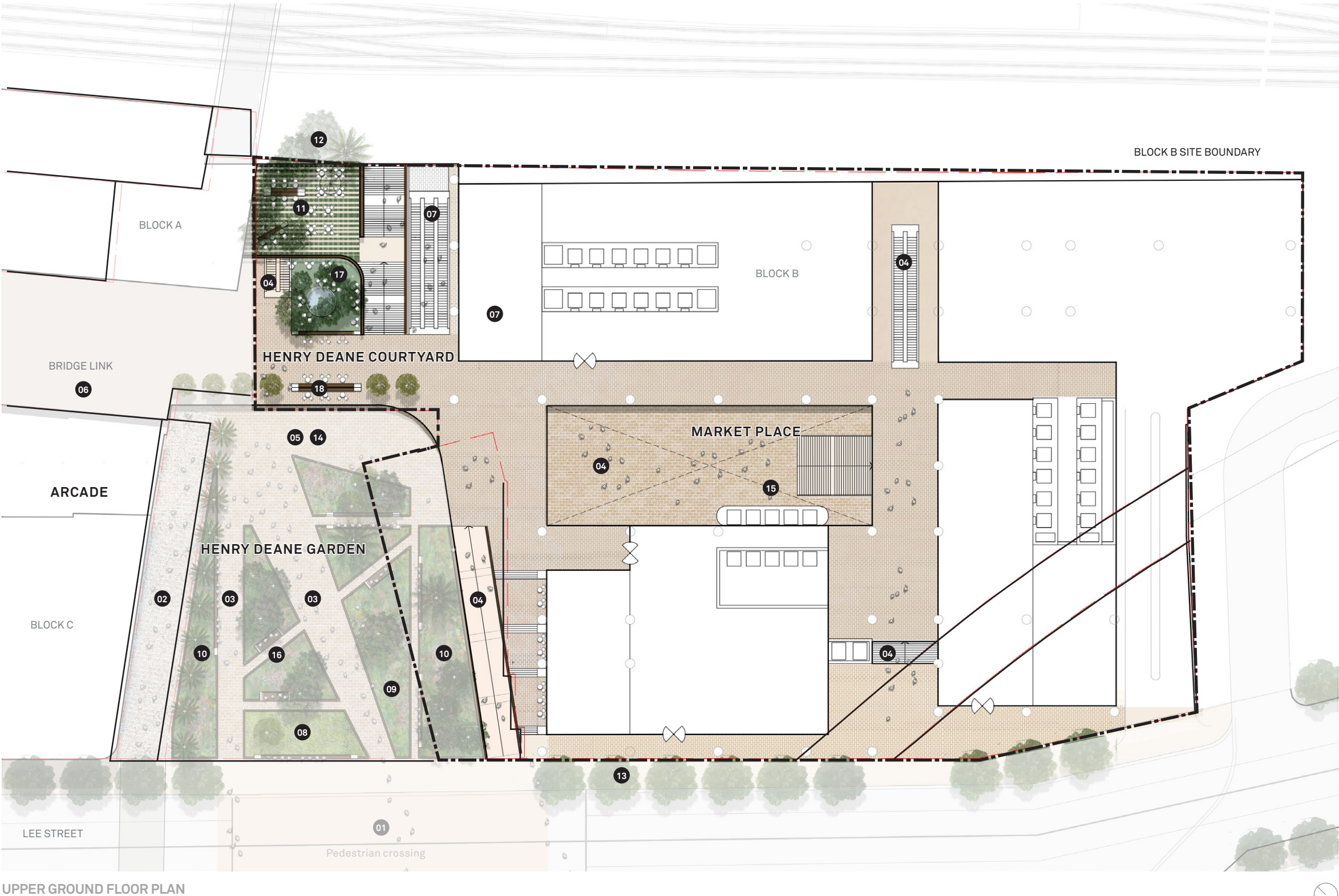
02 Western Gateway Precinct
Garden & Courtyard

Western Gateway Precinct
Concept Plan

- Aligned, integrated and connected**
- 1. Relocated and widened pedestrian crossing to Railway Square
 - 2. Realigned, accessible east-west link from Devonshire Street Tunnel to Lee Street Tunnel
 - 3. Accessible paths Lee Street to Central Walk West/ Market Place & Devonshire Street Tunnel
 - 4. Multiple points connection points to the future over site development from groundplane
 - 5. Accessible, uninterrupted connection north-south from Central Walk West to Market Place
 - 6. Elevated bridge link from RL21.5 to Block B site, also connecting with Block A and Block C sites
 - 7. Stair, escalator and lift connection to future over station development

- Collection of spaces**
- 8. Lee Street lawn and seating marks the arrival into the plaza and a inviting place to meet
 - 9. Henry Deane Garden is an inviting place to dwell in or pass through
 - 10. Verdant garden banks set an attractive backdrop to level changes
 - 11. Henry Deane Courtyard looks out across the garden and Railway Square activated by F&B retail
 - 12. Potential upper level deck open space
 - 13. Improved Lee Street including additional street trees and increased footpath widths

- Active and diverse**
- 14. Generous north-south link doubles as a weekend events space for performances, markets or displays
 - 15. Market Place is a space for a diversity of casual and programmed uses
 - 16. Immersive, intimate seating within the garden
 - 17. Courtyard suitable to host small outdoor events such as music performances
 - 18. Look-out seating at Henry Dean courtyard



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