

# St Andrew's House Blue Sky Project

JULY 2019



## INITIAL OFFICE TOWER INVESTIGATIONS – CONSULTANT INPUT

Architect	Allen Jack & Cottier	John Whittingham
Heritage Architects	Paul Davies & Associates	Paul Davies
Town Planning	Ethos Urban	Michael Rowe
Structural Engineering	BGE Engineering	Robert Kosh
Quantity Surveyor	Altus Group	Anthea Chan
Valuer	JLL	Richard Laurie
BCA	Blackett Maguire & Goldsmith	Brian Maquire

# THE TASK AT HAND

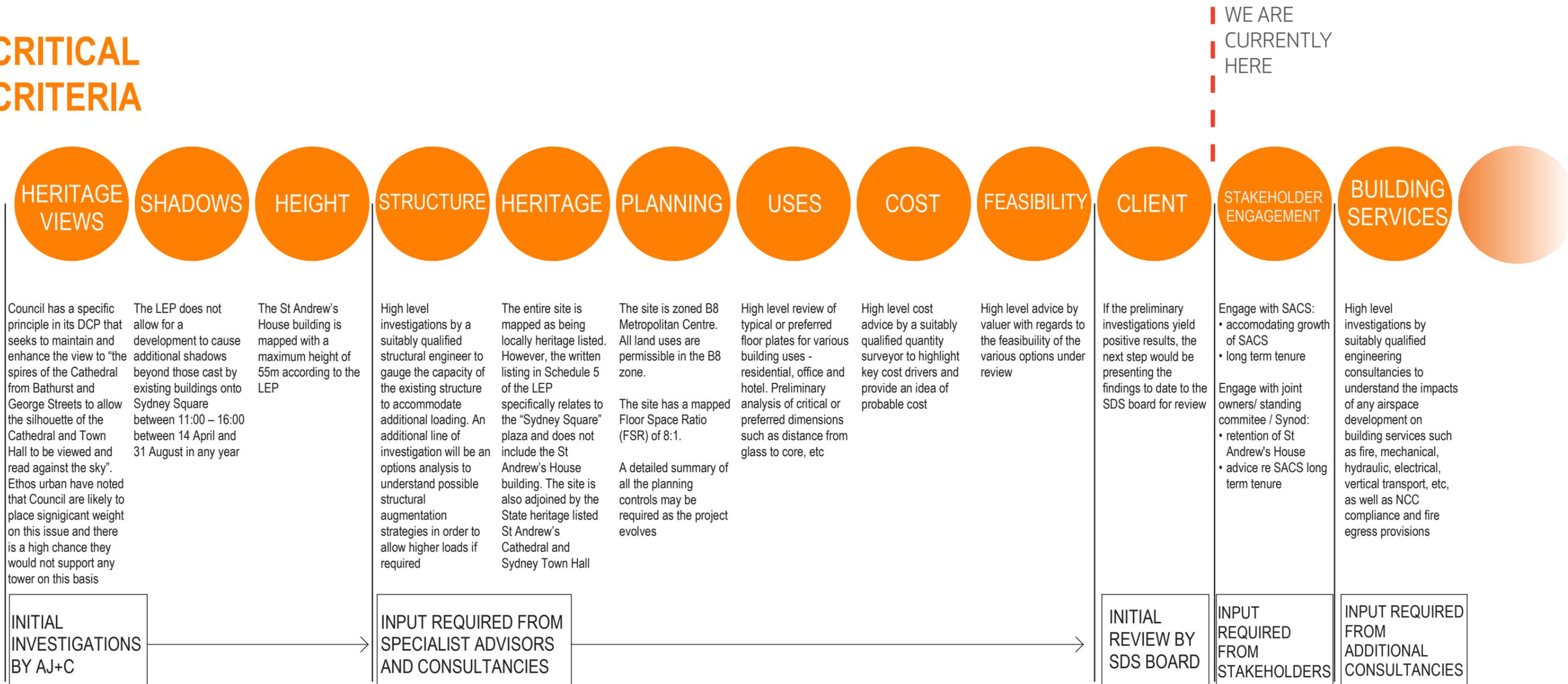
This concept report has been prepared by Allen Jack+Cottier Architects on behalf of the St Andrew's House Corporation and SAHC in relation to St Andrew's House. It specifically considers:

- The site's planning development potential under the existing planning framework
- The potential development outcome for a scheme that departed from the existing planning framework

This concept report is to be read in conjunction with the letter of advice prepared by Ethos Urban and dated 22 August 2017

The purpose of this report is to provide early high level advice and highlight critical criteria prior to SDS approaching the City of Sydney Council in relation to any development potential on the site

## CRITICAL CRITERIA



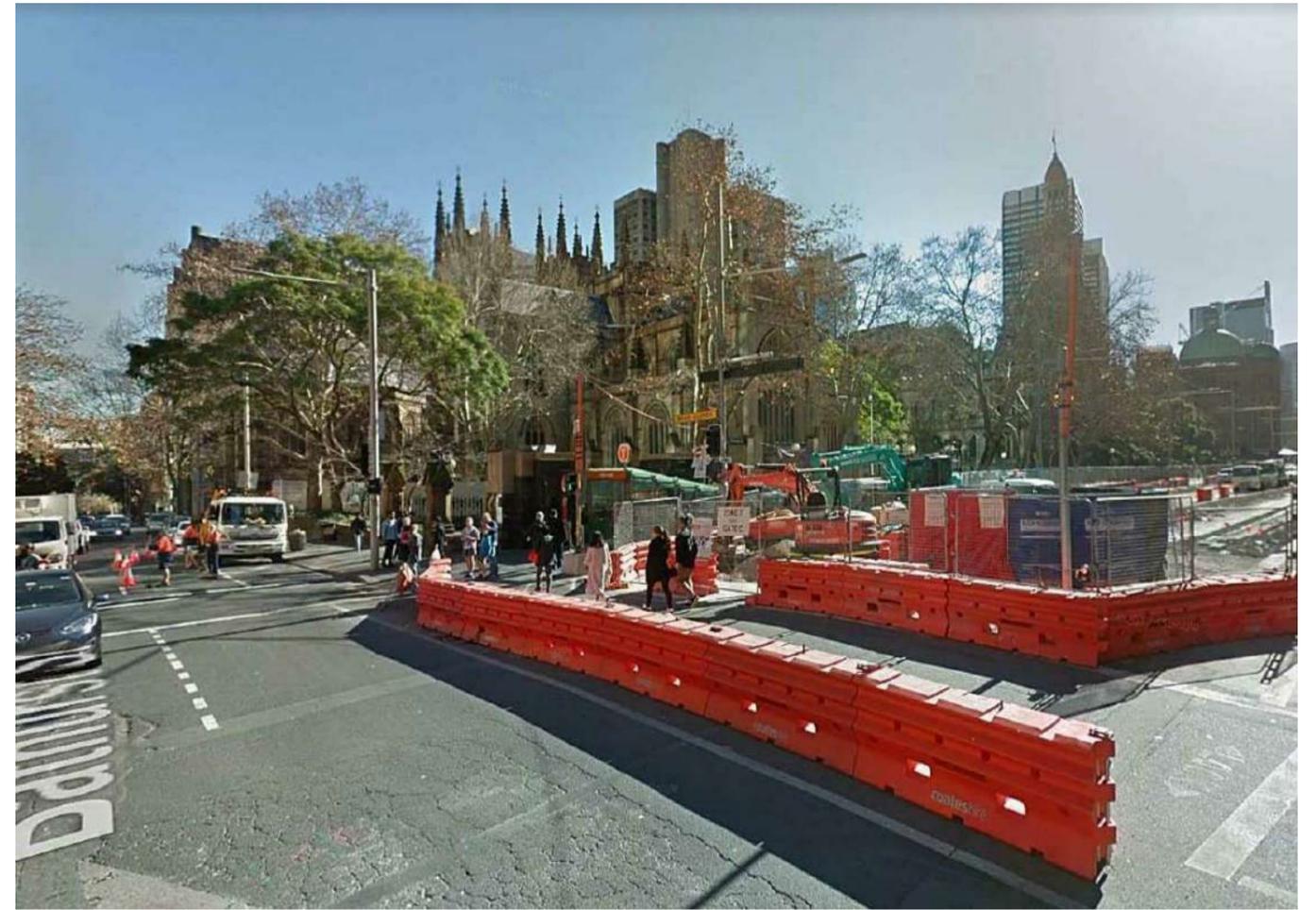
# 01 CONTEXT

## HERITAGE CONSIDERATIONS

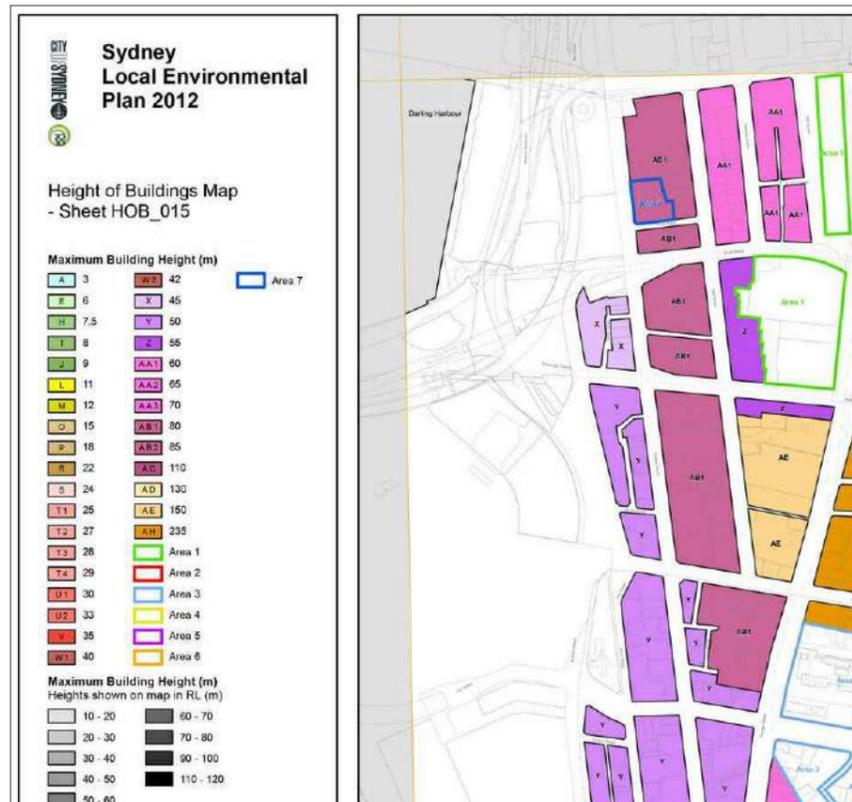
Photos taken from Google StreetView May 2018



George Street in front of Town Hall



Corner of George Street and Bathurst Street looking towards St Andrew's Cathedral



HEIGHT OF BUILDINGS CONTROL - 55m FROM STREET

**Sydney Local Environmental Plan 2012**  
 Current version for 22 December 2017 to date (accessed 28 March 2018 at 12:26)  
 Part 6 Division 3 Clause 6.19

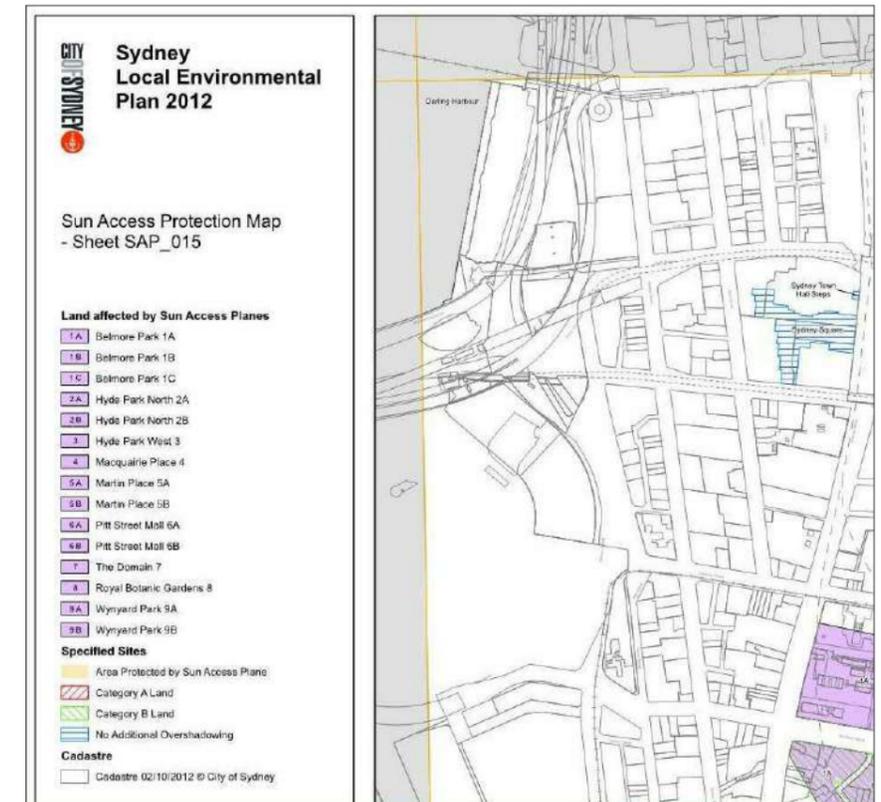
**6.19 Overshadowing of certain public places**

(1) Despite clause 4.3, development consent must not be granted to development that results in any part of a building causing additional overshadowing, at any time between 14 April and 31 August in any year, of any of the following locations (as shown with blue hatching on the Sun Access Protection Map) during the times specified in relation to those locations:

- (a) Australia Square Plaza—between 12.00–14.00,
- (b) Chifley Square—between 12.00–14.00,
- (c) First Government House Place—between 12.00–14.00,
- (d) Lang Park—between 12.00–14.00,
- (e) Macquarie Place (beyond the shadow that would be cast by a wall with a 35 metre street frontage height on the eastern alignment of Loftus Street)—between 10.00–14.00,
- (f) Martin Place (between Pitt Street and George Street)—between 12.00–14.00,
- (g) Pitt Street Mall (beyond the shadow that would be cast by a wall with a 20 metre street frontage height on the eastern and western alignments of the Mall)—between 10.00–14.00,
- (h) Prince Alfred Park (beyond the shadow that would be cast by a wall with a 20 metre frontage height on the boundary between the park and the railway land)—between 12.00–14.00,
- (i) Sydney Town Hall steps—between 10.30–16.00,
- (j) Sydney Square—between 11.00–16.00.

(2) Development results in a building causing additional overshadowing if the total overshadowing of the relevant location during the specified times would be greater after the development is carried out than the overshadowing of that location during the specified times caused by buildings existing on the commencement of this Plan.

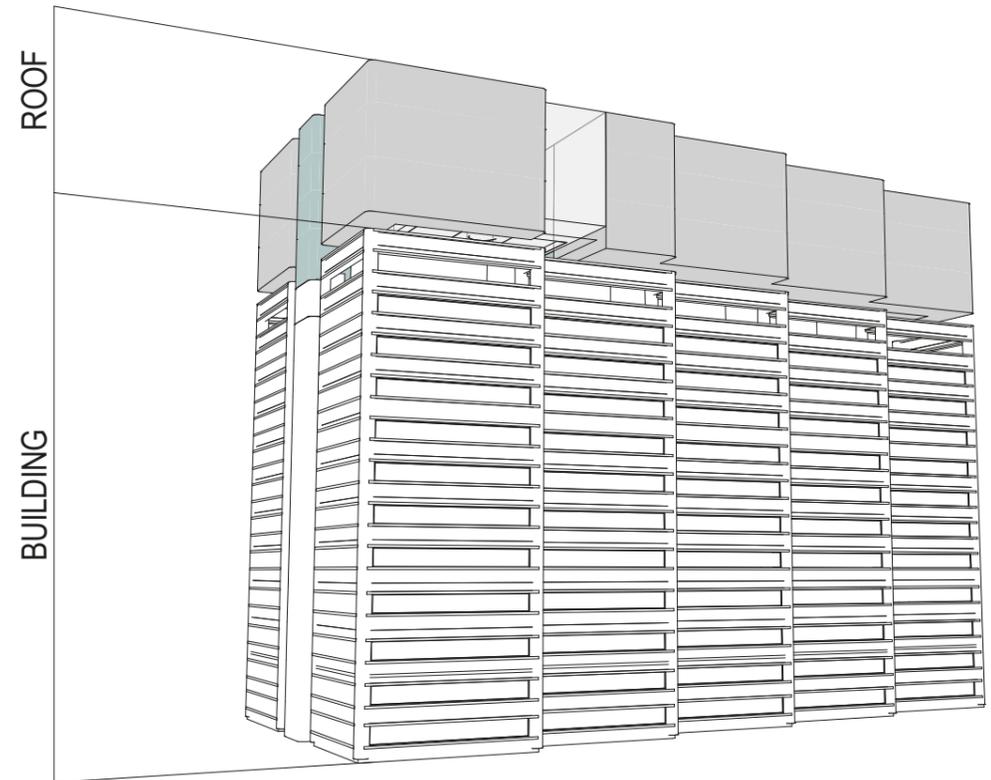
OVERSHADOWING CONTROL - SITE SPECIFIC CLAUSE



OVERSHADOWING CONTROL - MAP

# 02 CONCEPT

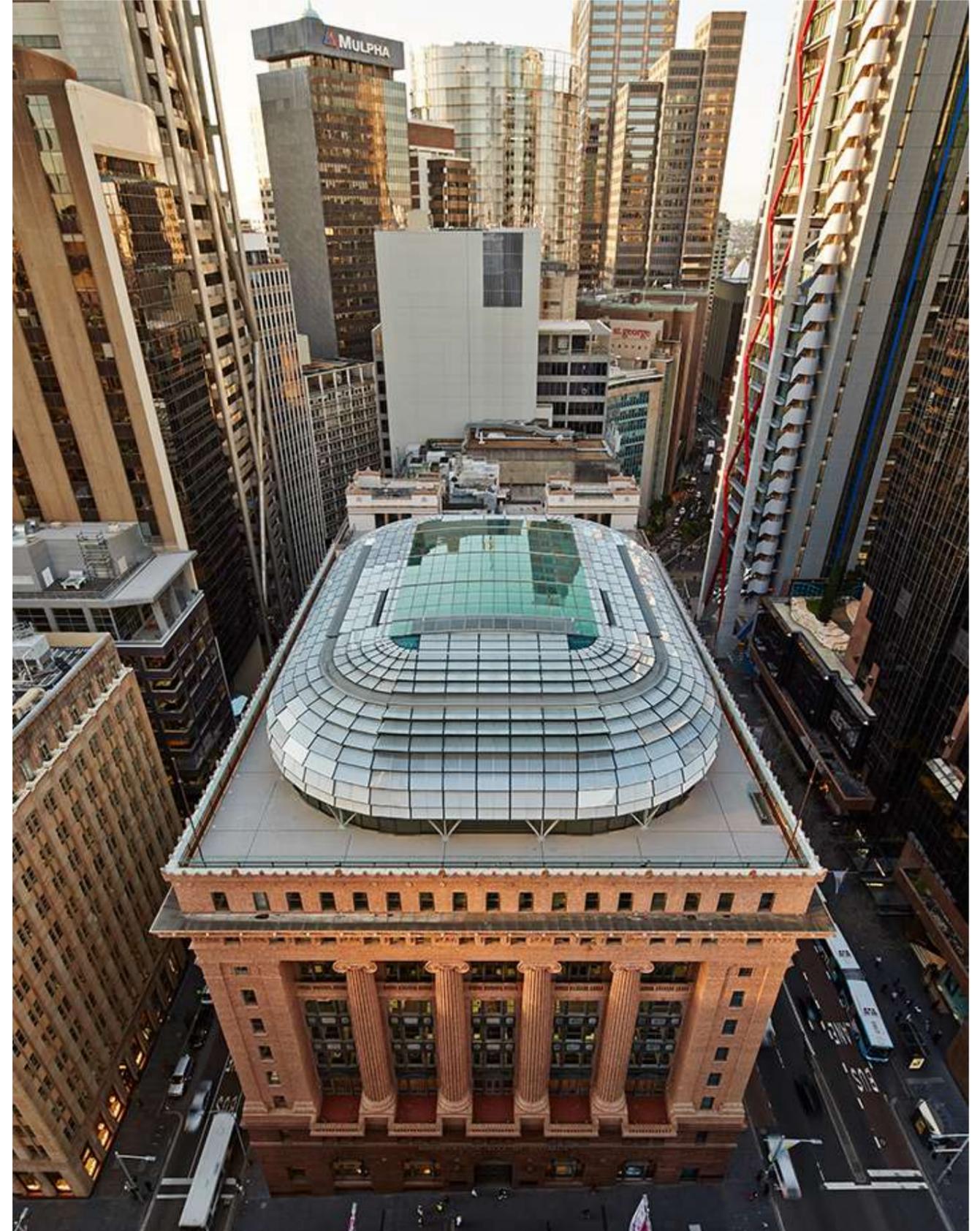
CONCEPT OF NEW ADDITION AS 'ROOF' ELEMENT TO EXISTING BUILDING



EXAMPLE OF ARCHITECTURAL ROOF ELEMENTS - QUEEN VICTORIA BUILDING



LOCAL EXAMPLE OF ARCHITECTURAL ROOFTOP EXTENSIONS - 50 MARTIN PLACE, SYDNEY BY JPW ARCHITECTS



## LOCAL EXAMPLE OF ARCHITECTURAL ROOFTOP EXTENSIONS - 171 COLLIN STREET, MELBOURNE BY BATESSMART

From the architect's website: <https://www.batesmart.com/bates-smart/projects/sectors/commercial/171-collins-street/>

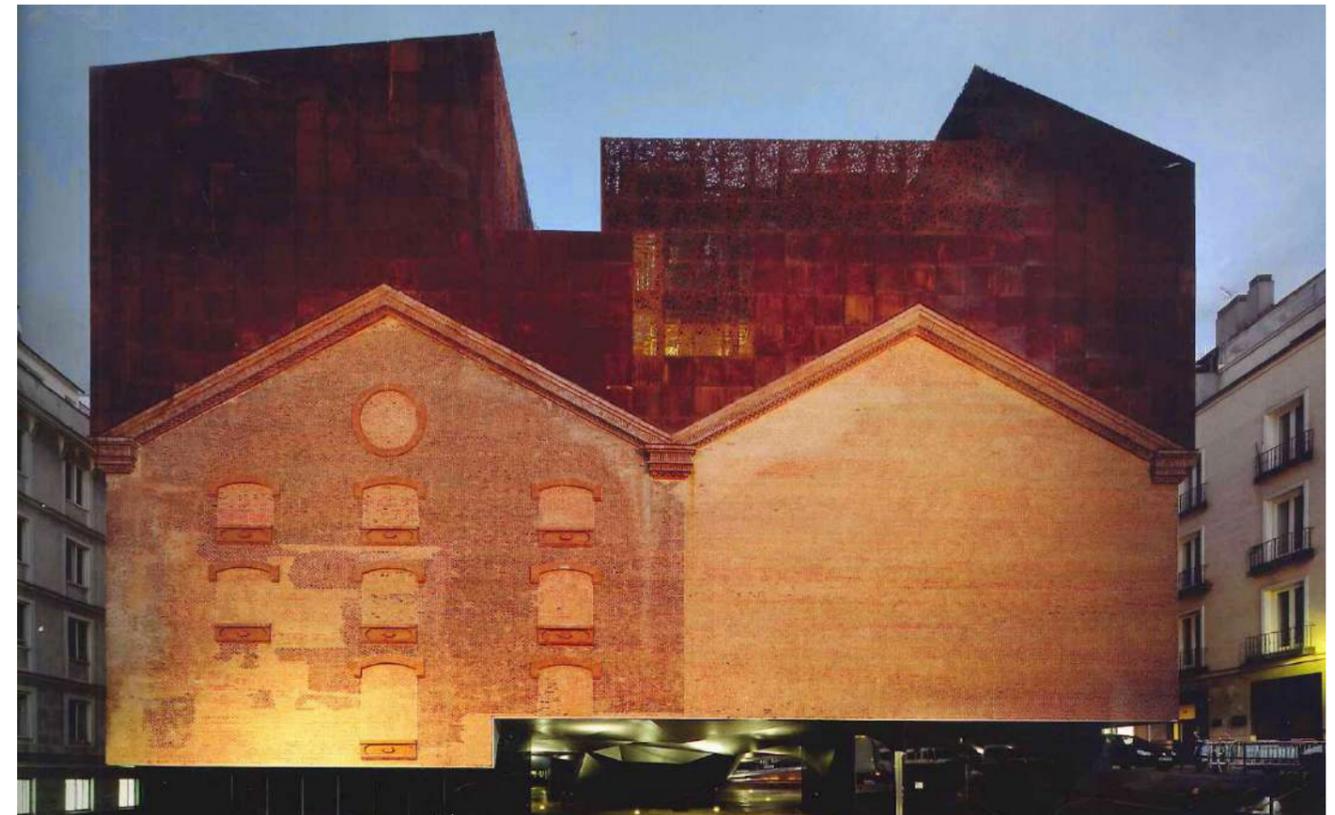
The design concept addresses the facade's relationship to St Paul's Cathedral spires, which sit directly in front of the building when seen from Southbank. Previously, the spires were visually lost among the mixed assembly of taller structures beyond. This new insertion provides a consistent backdrop, so that the Cathedral's fine architecture can be clearly discerned against the elegant white glass curtain of the building.



171 Collins St by Bates Smart viewed behind the cathedral spires.  
Source: <https://www.batesmart.com>



# INTERNATIONAL EXAMPLES OF ARCHITECTURAL ROOFTOP EXTENSIONS



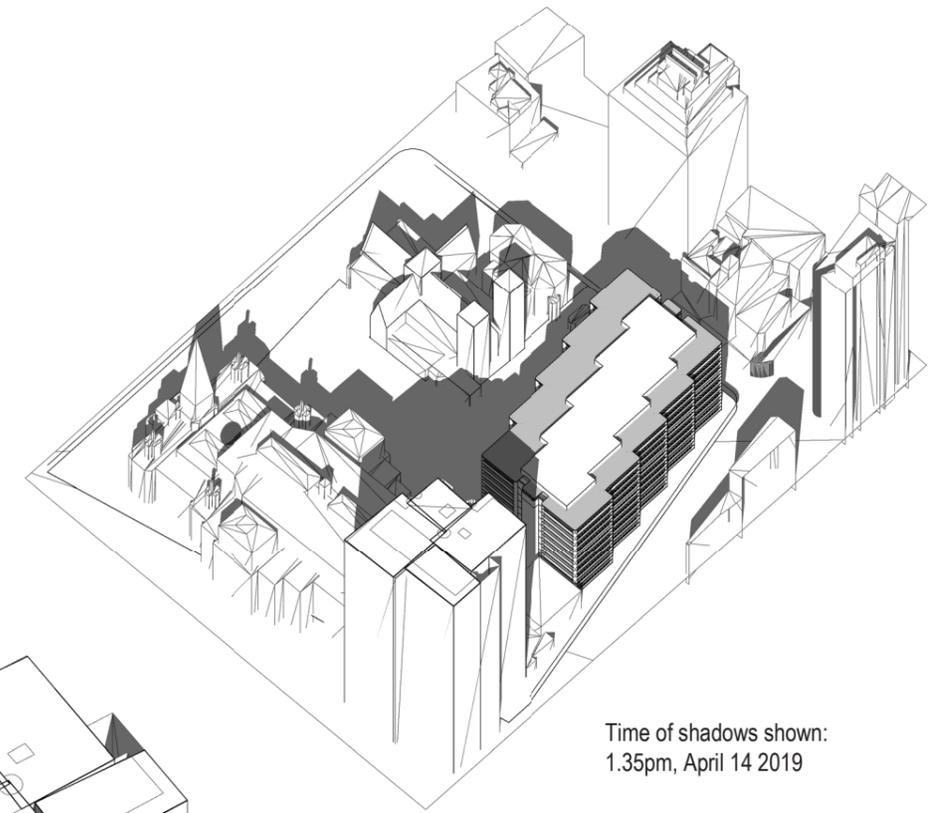
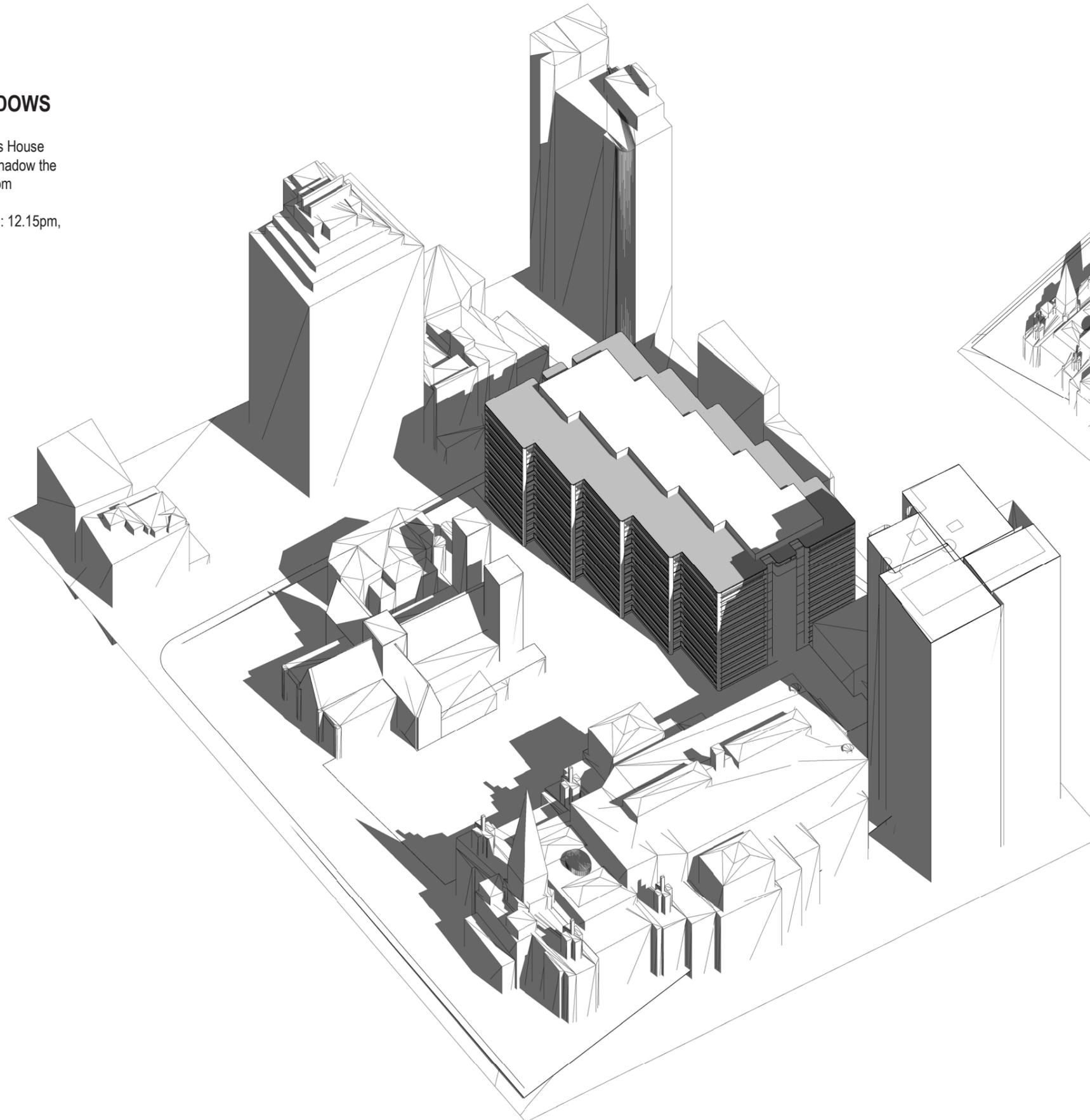
# 03 PROPOSED DESIGN

## EXISTING BUILDING

### CURRENT SHADOWS

The existing St Andrew's House building begins to overshadow the square at approx 12.15pm

Time of shadows shown: 12.15pm,  
April 14 2019



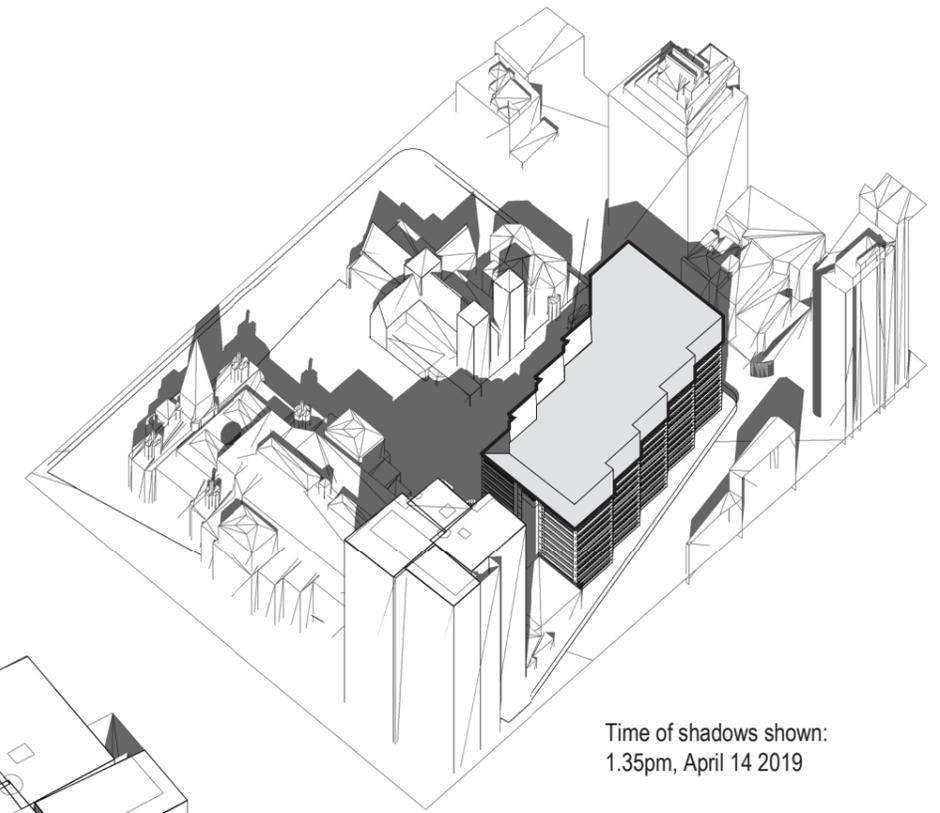
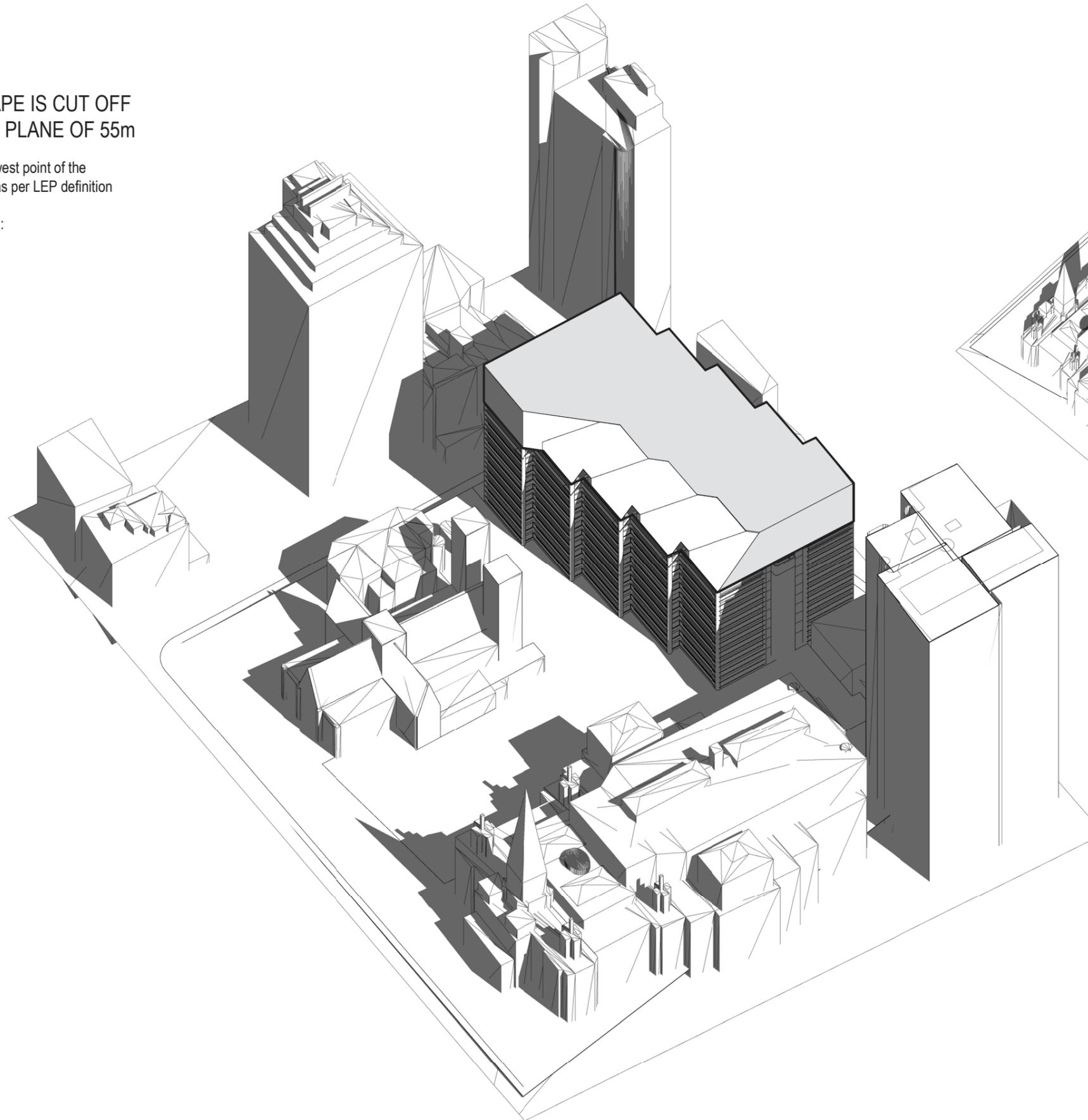
Time of shadows shown:  
1.35pm, April 14 2019

## PROPOSED EXTENSION

THE SOLID SHAPE IS CUT OFF  
BY LEP HEIGHT PLANE OF 55m

Measured above the lowest point of the  
building at street level, as per LEP definition

Time of shadows shown:  
12.15pm, April 14 2019



Time of shadows shown:  
1.35pm, April 14 2019

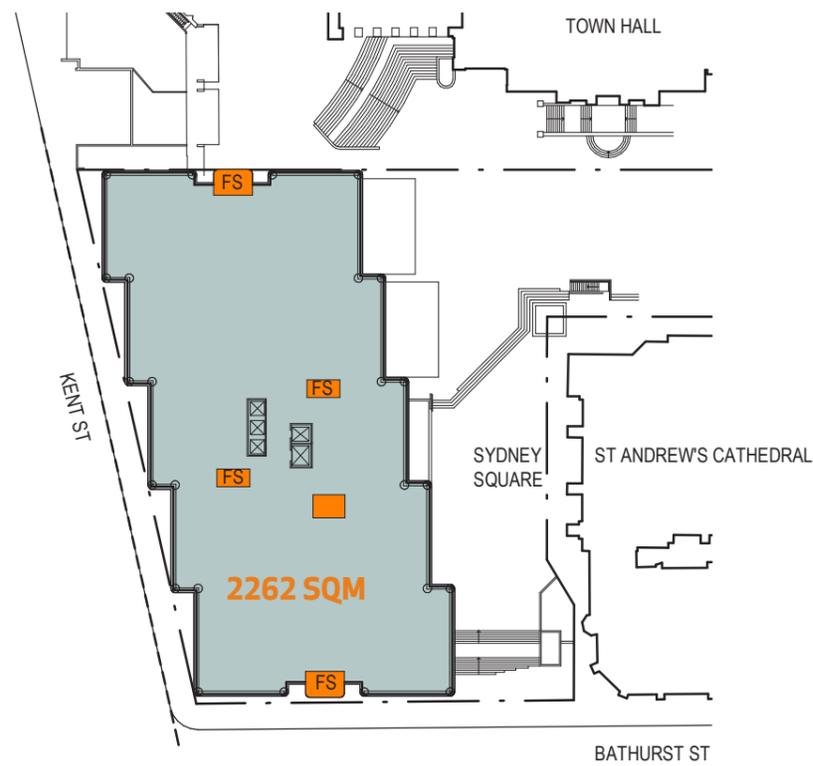
# INDICATIVE FLOOR PLANS

**TOTAL ADDITIONAL  
NLA - 8,754 SQM APPROX**

LEVEL	GBA (sqm)	EFFICIENCY	NLA (sqm)
9 (Ex. Lvl 9)	2662	85%	2262
10	2180	85%	1853
11	2180	85%	1853
12	2060	85%	1751
13	1218	85%	1035
			<b>8754</b>

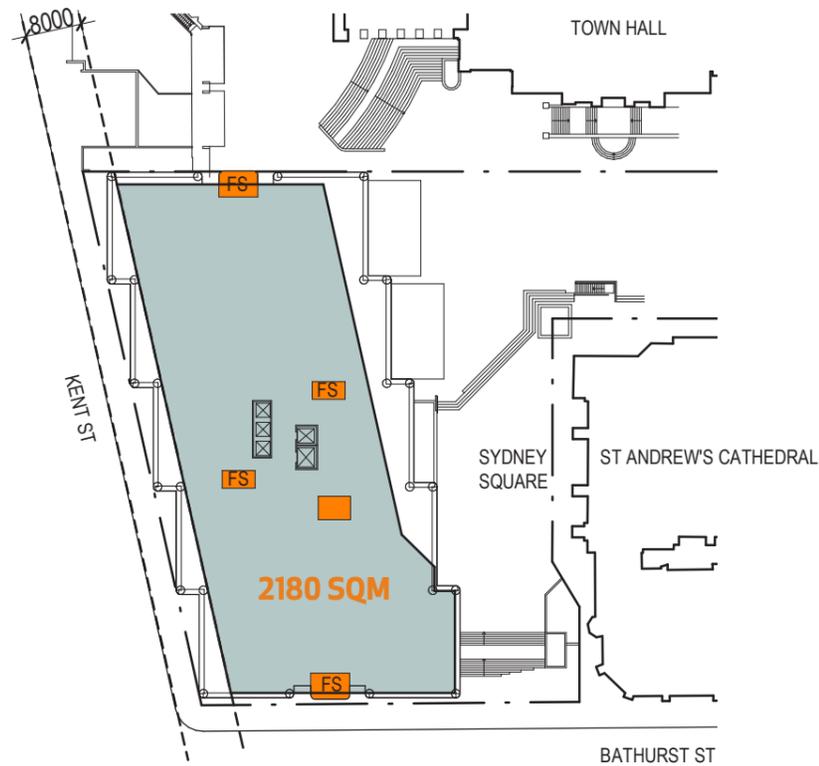
OUTDOOR PLAYGROUND

1574



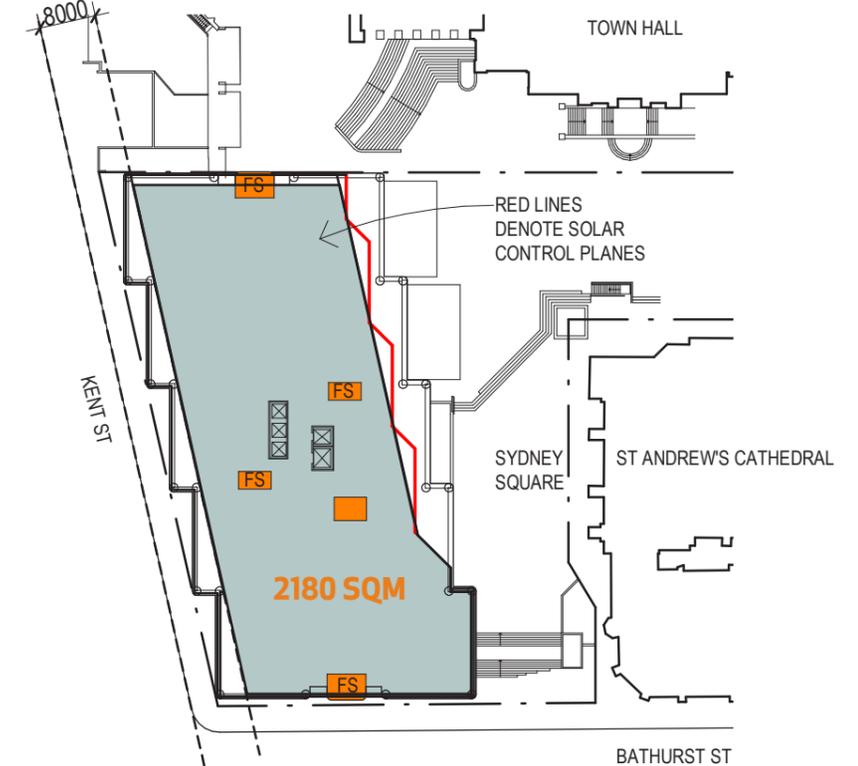
SMALL OPTION LEVEL 9

1:1000



SMALL OPTION LEVEL 10

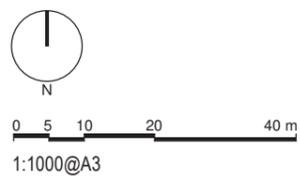
1:1000



SMALL OPTION LEVEL 11

1:1000

Note this is a high level study and all figures are approximate



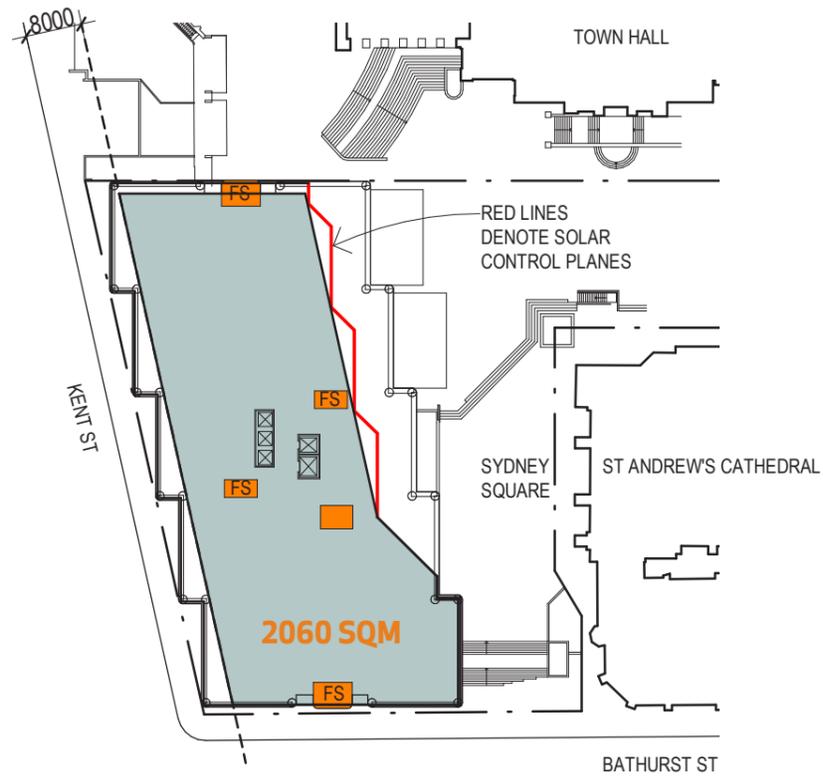
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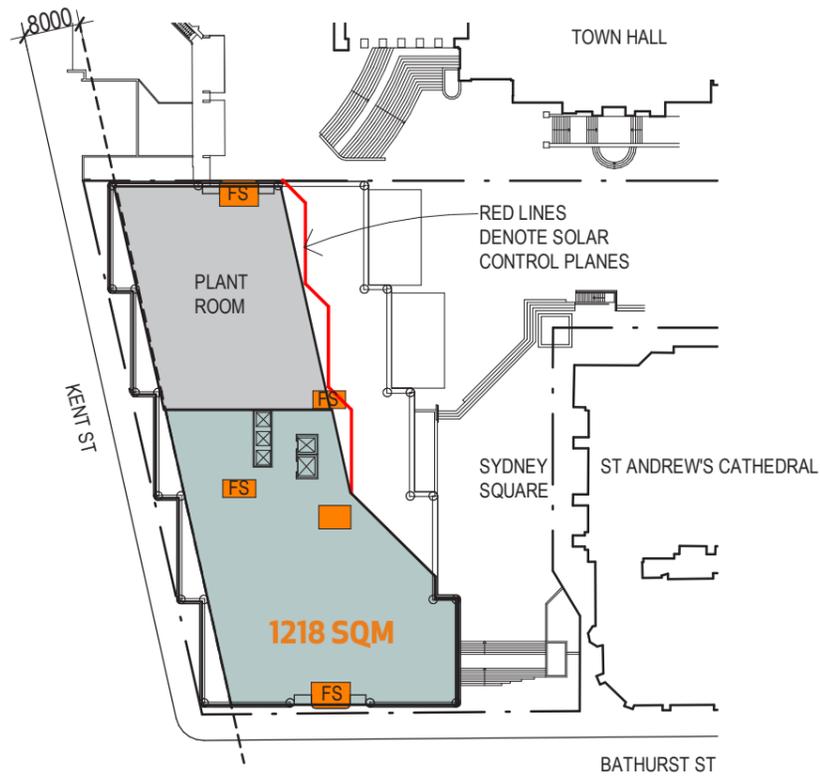
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OUTDOOR PLAYGROUND

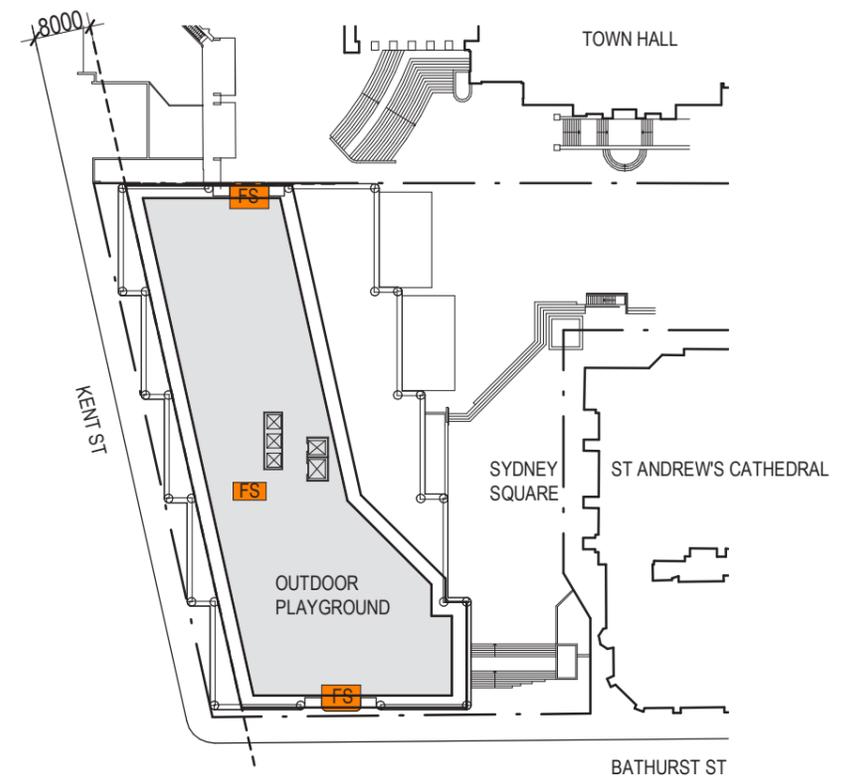
1574



**SMALL OPTION LEVEL 12**  
1 : 1000

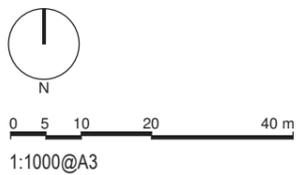


**SMALL OPTION LEVEL 13**  
1 : 1000



**SMALL OPTION ROOF**  
1 : 1000

Note this is a high level study and all figures are approximate



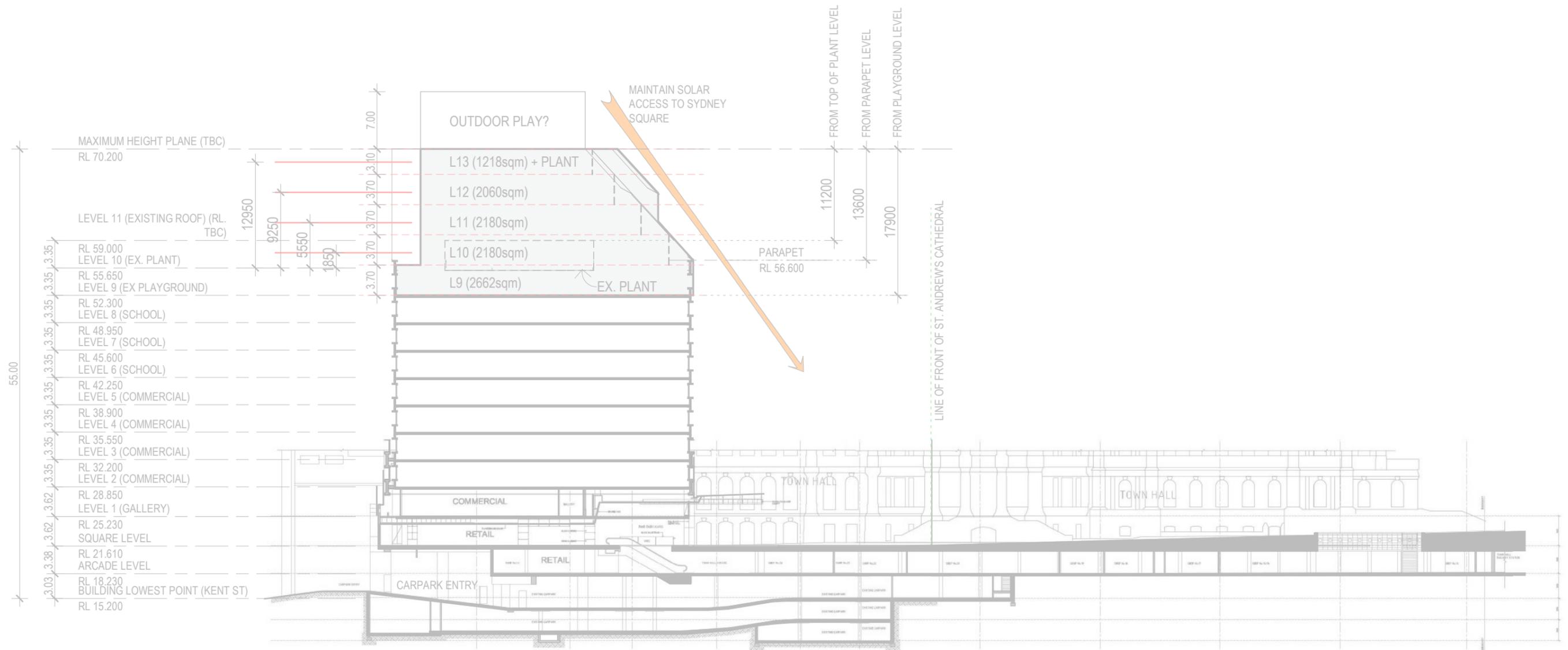


# BUILDING SECTION

TOTAL ADDITIONAL  
NLA - 8,754 SQM APPROX

NOTE: ENTIRE EXISTING BUILDING FOOTPRINT = 2700 SQM

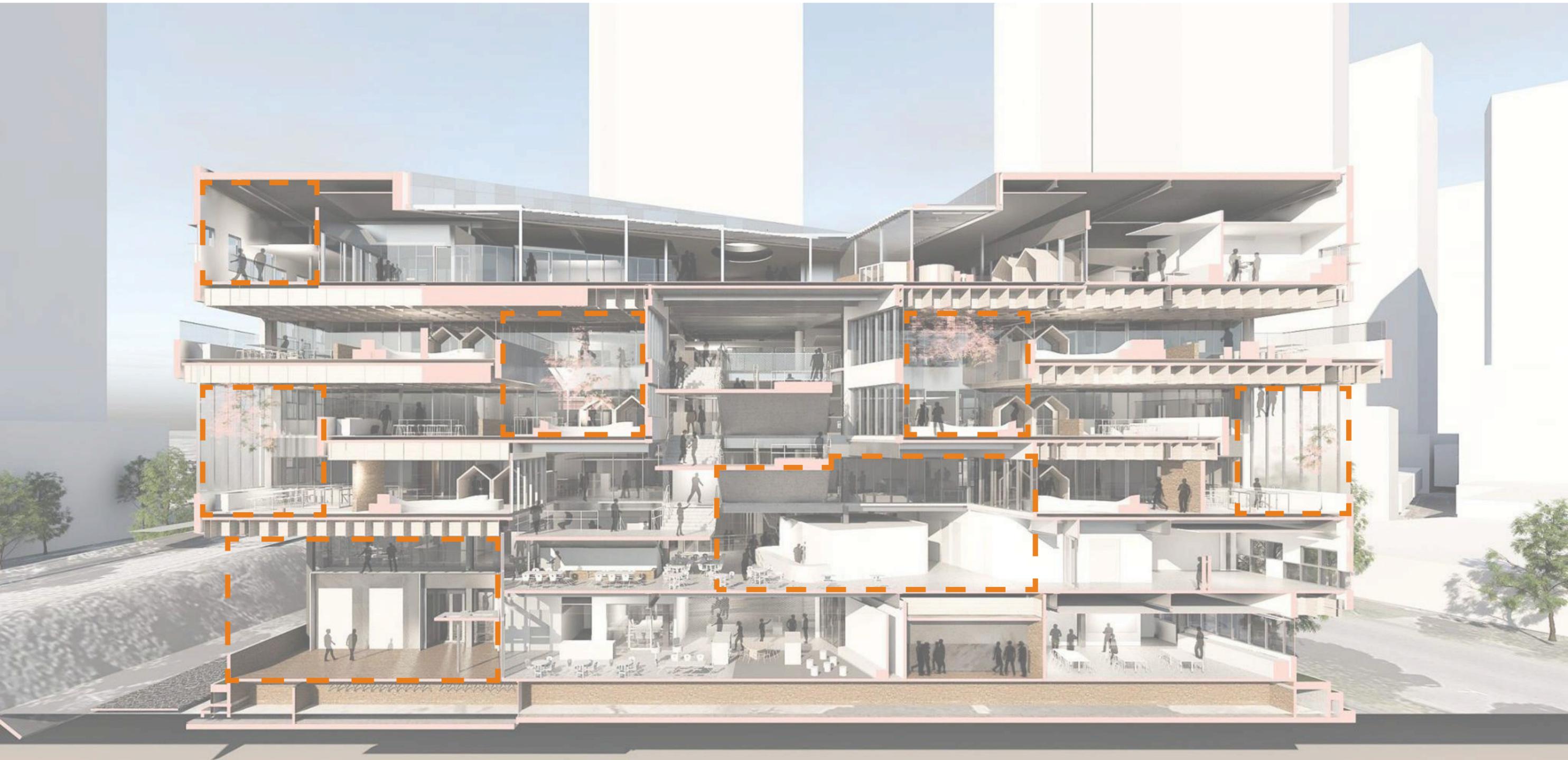
- Additional 5 floors (including conversion of existing L9 outdoor play area)
- Relocate current outdoor play area to new roof top



# 04 PRECEDENT



**BUILDING SECTION - INDOOR + OUTDOOR DOUBLE HEIGHT SPACES**





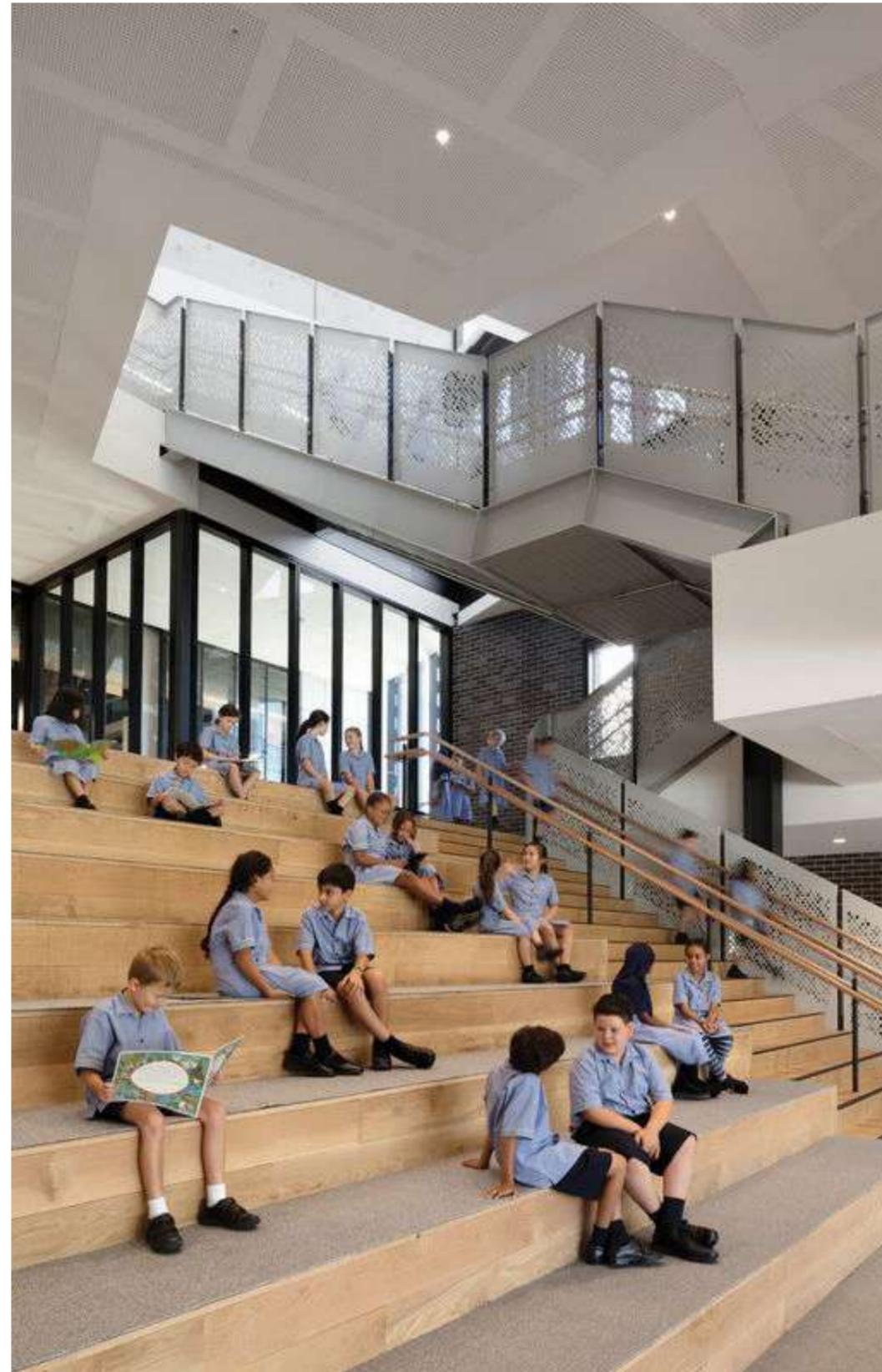
## OUTDOOR SPACES



## INTERNAL DOUBLE HEIGHT SPACES



## INTERNAL DOUBLE HEIGHT SPACES



# 05 HIGH LEVEL PROPOSAL

- SAHC/SACS Joint venture development
- SACS end taker for additional new purpose built space at top of building
- SACS consider consolidation to top of building and relinquish space surplus to needs, if any
- SACS long term tenure over all SACS occupied space achieved by new long term lease or stratum subdivision
- SAHC receive lump sum payment(s) from SACS for new space and existing leased space converted to long term tenure

- SACS long held ambitions are realized
  - ✓ New purpose built school space to allow for long term growth
  - ✓ Long term security of tenure
- SAHC (and joint owners) receives lump sum payments:
  - ✓ For new space created (including share of development profit)
  - ✓ For conversion of existing leases to long term tenure (if existing lease space is retained)
  - ✓ Capitalise on medium term development potential
  - ✓ Can diversify investment risk by reinvesting proceeds of 'sale' in other assets.

- SAHC / Joint owners consent to progress the proposal
- Project funding/borrowing – access to both SACS and SAHC balance sheets
- Long term SACS funding – to 'take out' new space and existing space converted to long term tenure
- Resolve SAHC borrowing constraints - put option and third party consents
- Satisfactory MOU - SAHC/SACS and board approvals
- Satisfactory due diligence
- Satisfactory market conditions
- Approval of standing committee / Synod

- SACS consider 'in principle' response to SAHC proposal
- If "yes" in principle,
  - SACS develop detailed questions
  - SAHC develop draft MOU
  - SAHC obtain approval of Joint Owners to continue non-binding discussions with SACS

**QUESTIONS?**