

Planning Proposal Urban Design Report

15-23 Hunter Street
& 105-107 Pitt Street

Milligan Group
Planning Proposal Urban Design Report
May 2022

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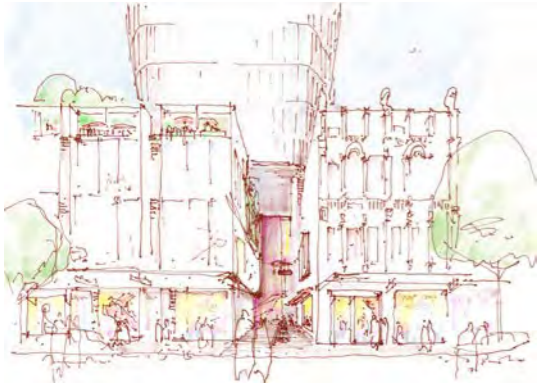
Structure TTW

Project Number 12353

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1.0

Introduction

This document forms part of a planning proposal prepared by Bates Smart for and on behalf of Milligan Group for the site at 15-23 Hunter Street and 105-107 Pitt Street. It describes a planning and massing strategy for a new mixed-use podium and a commercial tower at the corner of Hunter Street & Pitt Street in the centre of Sydney's CBD.

DEVELOPMENT SUMMARY

Site Area	2,108 m ²
Podium Retail GFA	5,465 m ²
Rooftop Bar / Restaurant GFA	2,390 m ²
Commercial GFA	43,300 m ²
Articulation & Facade Zone Allowance	
Percentage of Envelope	15%+
Total GFA	51,150 m ²
Proposed Above Ground FSR	22.26 : 1
Proposed Below Ground FSR	2.00 : 1
Maximum Height	RL 222.5m 52 Levels



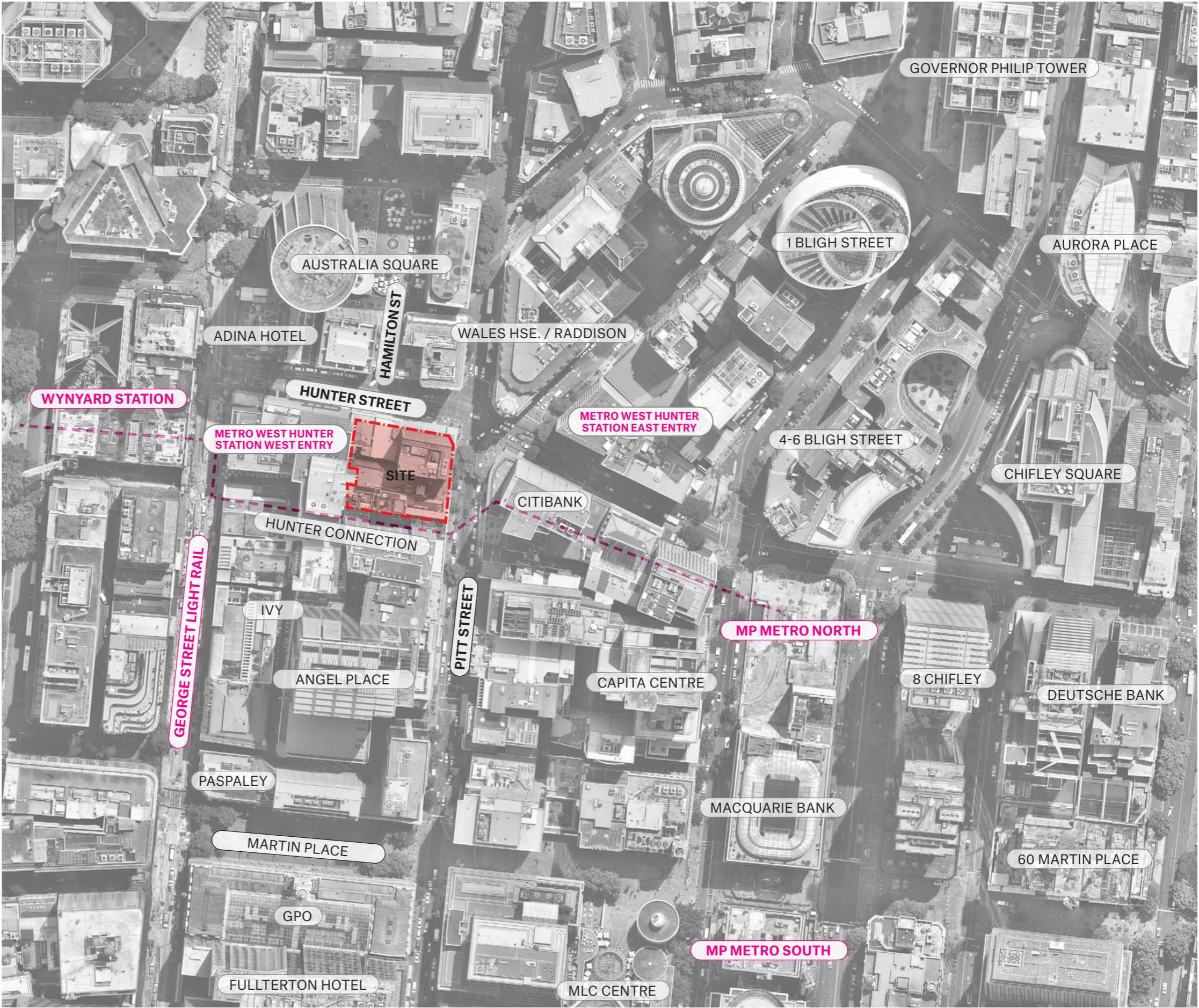
1.1 Site Location

The site is located on the corner of Hunter and Pitt Street in the central zone of the CBD. It is in close proximity to Wynyard Station, George Street Light Rail, and the Northern Entrance to the Martin Place Metro.



Image: Bates Smart / Base photography by Mark Merton of Sydney Images and commissioned by Milligan Group

The site is well positioned in the heart of the CBD, with Australia Square to the North and Martin Place to the South.



1.2 Site Amalgamation

The site is comprised of:

- / 15-17 Hunter Street (City Lodge)
- / 19-21 Hunter Street
- / 23-25 Hunter Street (Currency House)
- / 107 Pitt Street
- / 109 Pitt Street

Combined Site Area: 2,108 m²
Hunter Street Frontage: 48.2 m
Pitt Street Frontage: 39.2 m

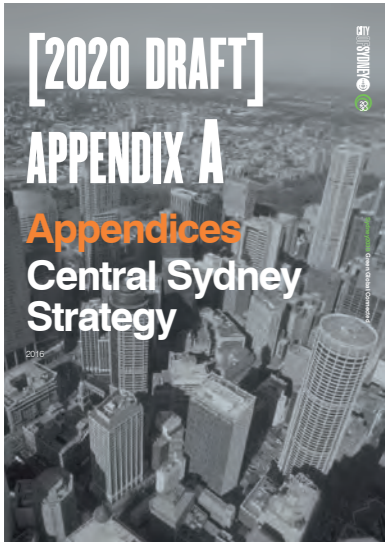


The proposed site amalgamates the following isolated sites, as defined by the City of Sydney's Central Sydney Planning Strategy

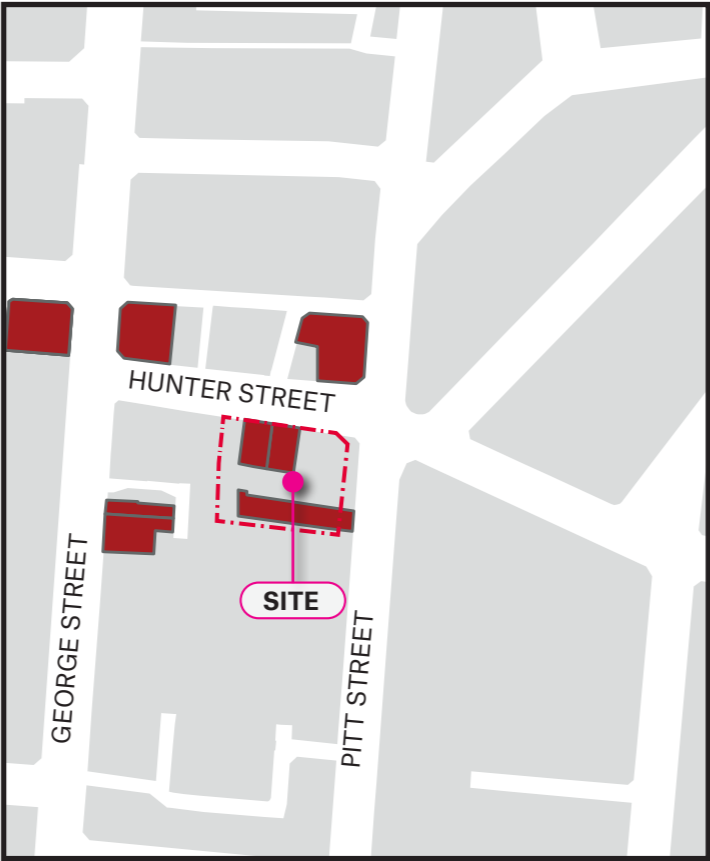
15-17 Hunter Street,
19-21 Hunter Street, and
107 Pitt Street

Isolated sites

Under the planning controls sites smaller than 800 square metres are limited to 55 metres in height to ensure a good urban design outcome. This means those sites need to amalgamate with other sites to achieve the maximum floor space. Sites smaller than 800 square metres and isolated by other excluded properties have been excluded as it is unlikely under existing planning controls that they will amalgamate and achieve their full capacity. Isolated sites are shown on Figure A_08 Isolated sites.



Source: 2020 Draft of The Central Sydney Planning Strategy Document prepared by The City of Sydney



A_08
Isolated sites
Isolated Sites



1.3 Site Photographs

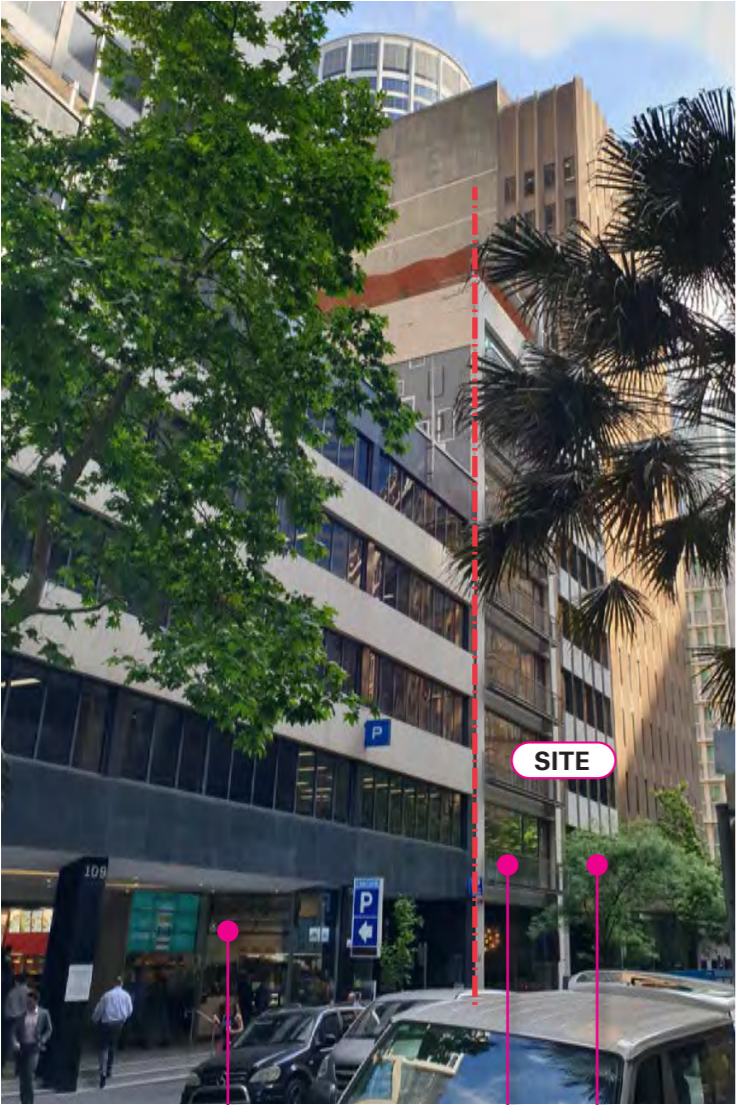
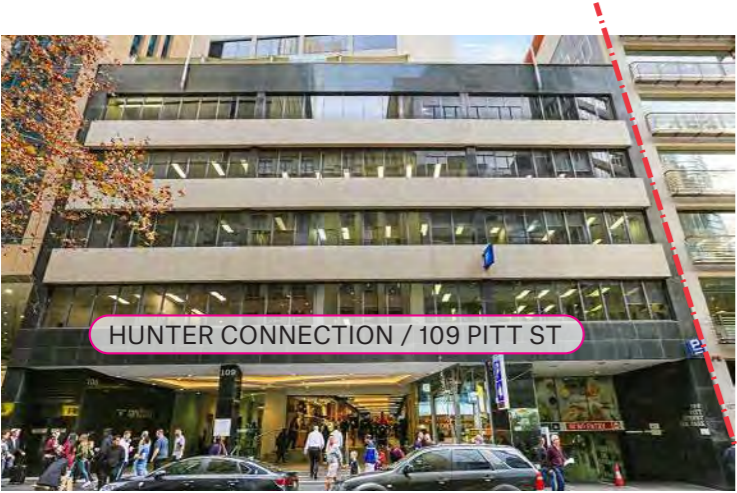


Image source: Bates Smart



Image source: supplied



Image source: 9 Hunter Street Prospectus

2.0

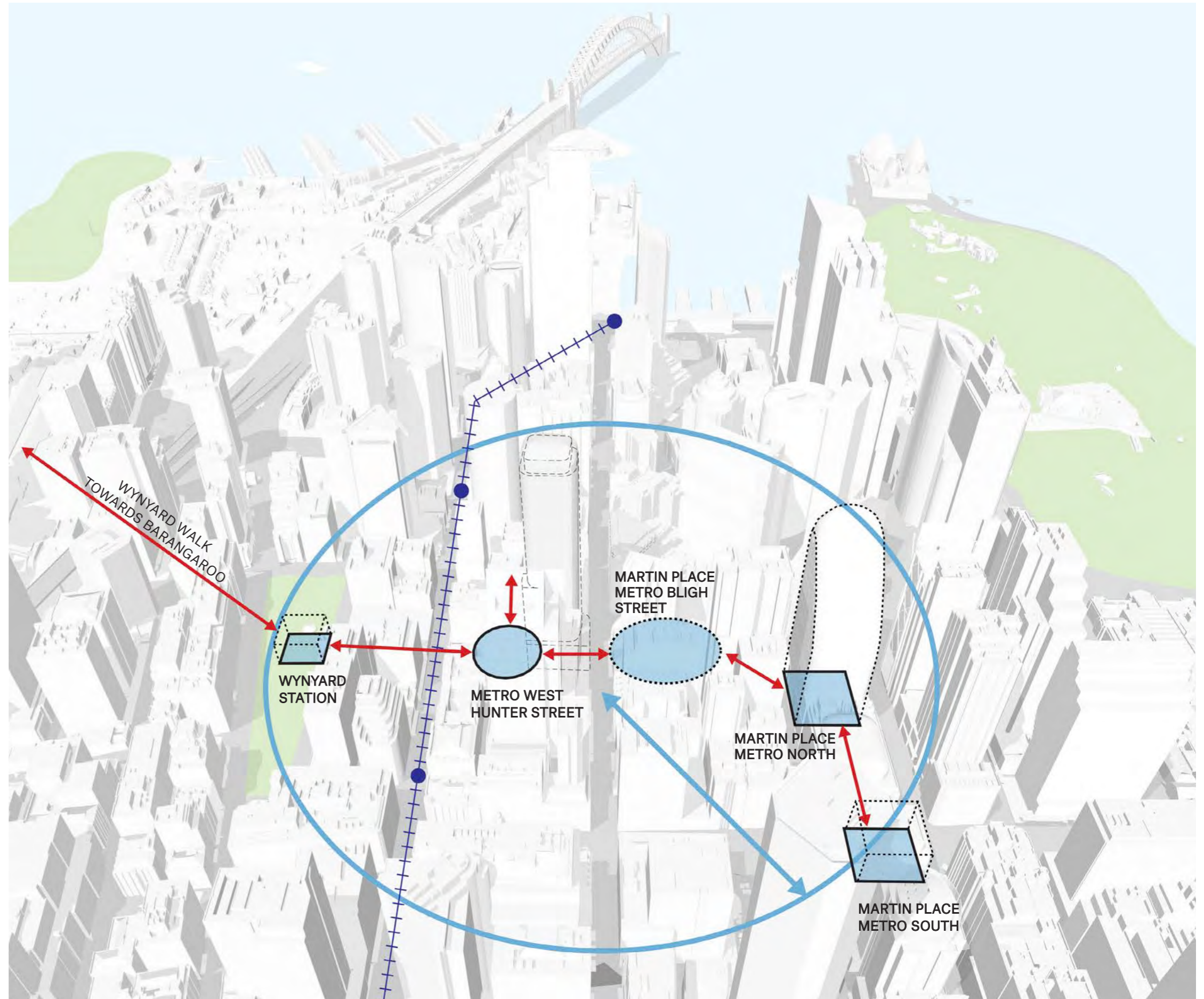
Site Context

15-23 Hunter Street and
105-107 Pitt Street Sydney



2.1 Transport Connections Current and Future

The site is exceptionally connected and is in a prime position to link to the Martin Place Metro Station's Bligh Street entrance, in addition to the future Metro West Hunter Street Station located next door.



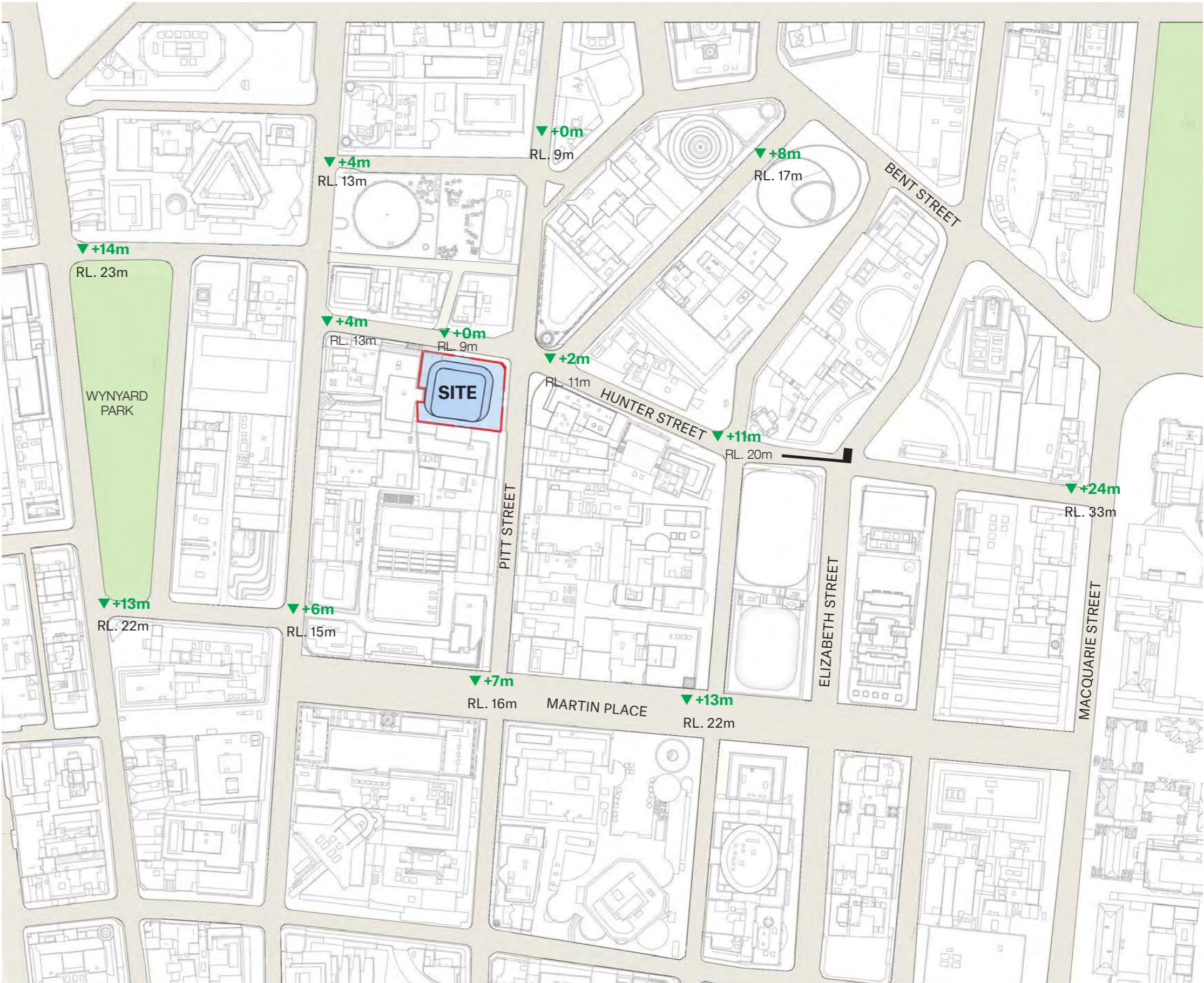
2.2 Topography

The Site is located at the base of several converging slopes. To the West the terrain rises towards Wynyard Park and to the East the terrain rises towards Shakespeare Place.

- 2m contours
- Ridgeline
- High point

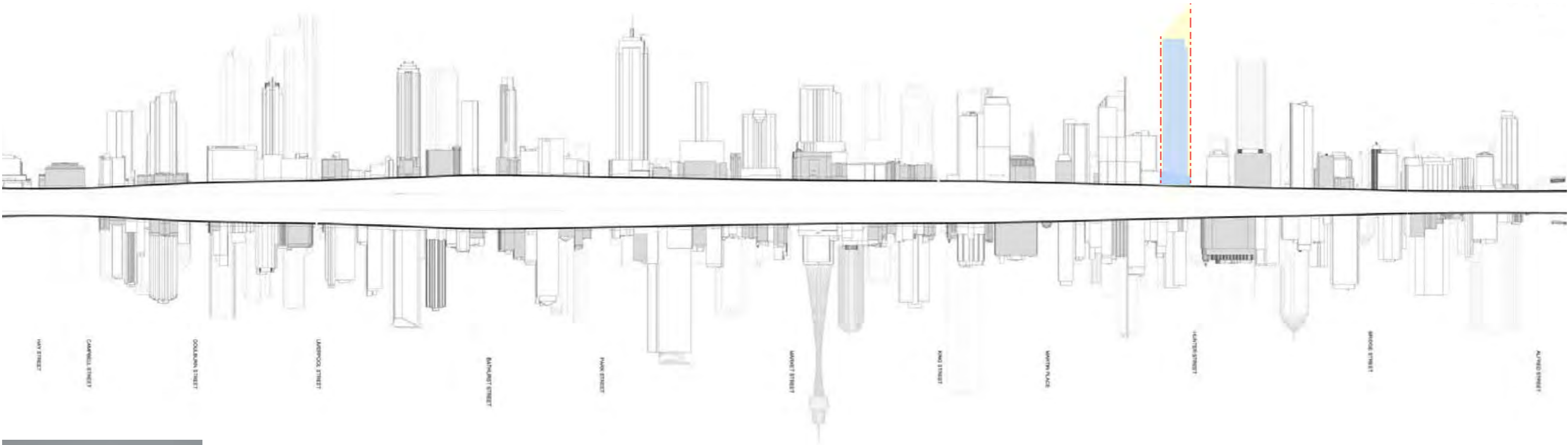


Image source: The City of Sydney's Central Sydney Planning Strategy

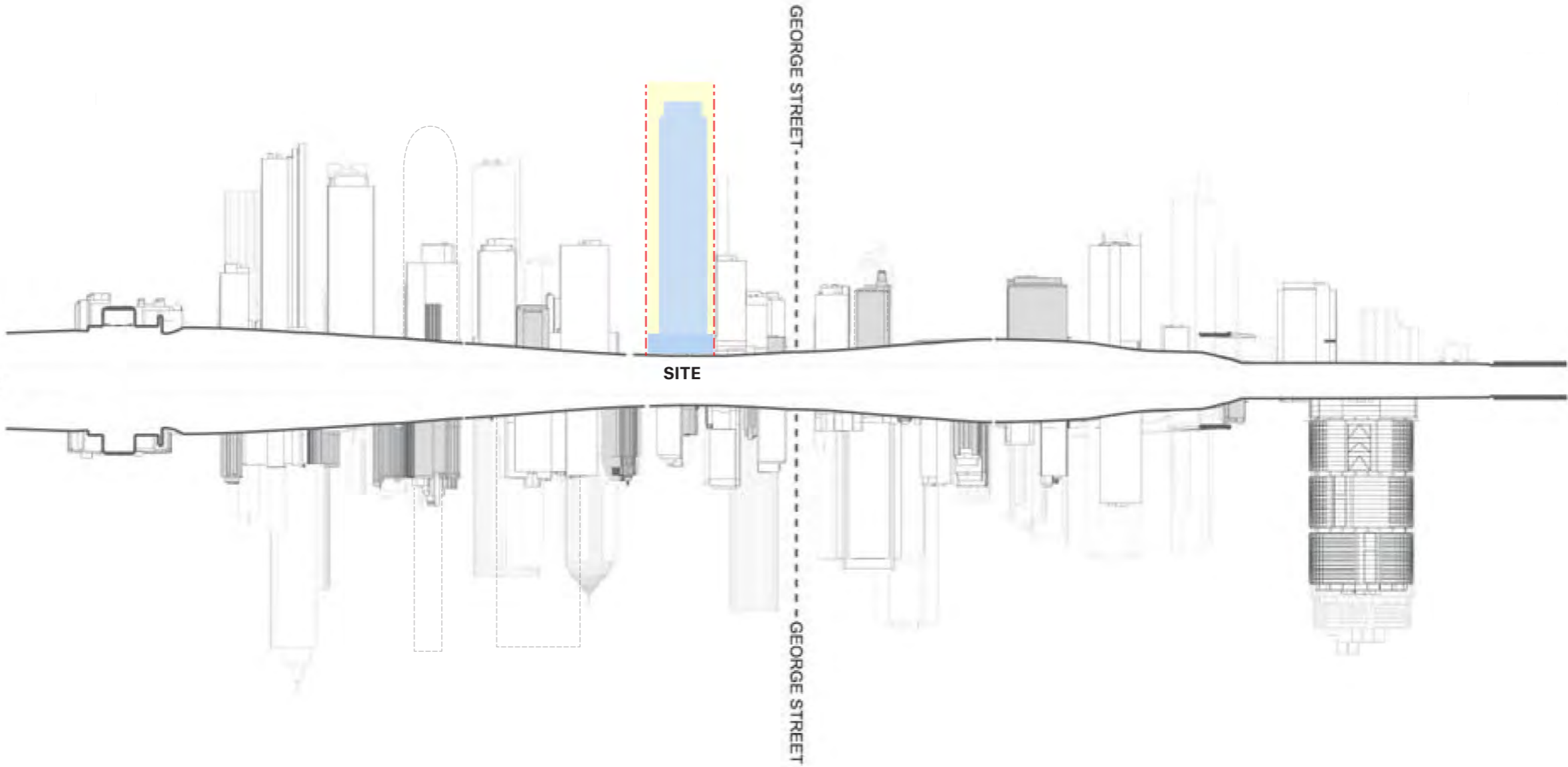
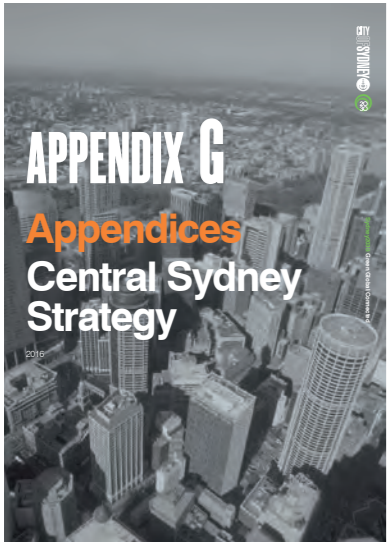


SITE (15-23 Hunter Street and 105-107 Pitt Street) = +0m = RL. 9m Image source: Bates Smart

2.3 Context Sections Pitt Street



2.3 Context Sections Hunter Street



2.4 Context Elevations Hunter Street

The site sits within the central zone of Sydney CBD, and is well sheltered from wind by current and future/approved buildings. It is well-connected to transport, including Wynyard, the George Street Light Rail, and the currently-under-construction Martin Place Metro.

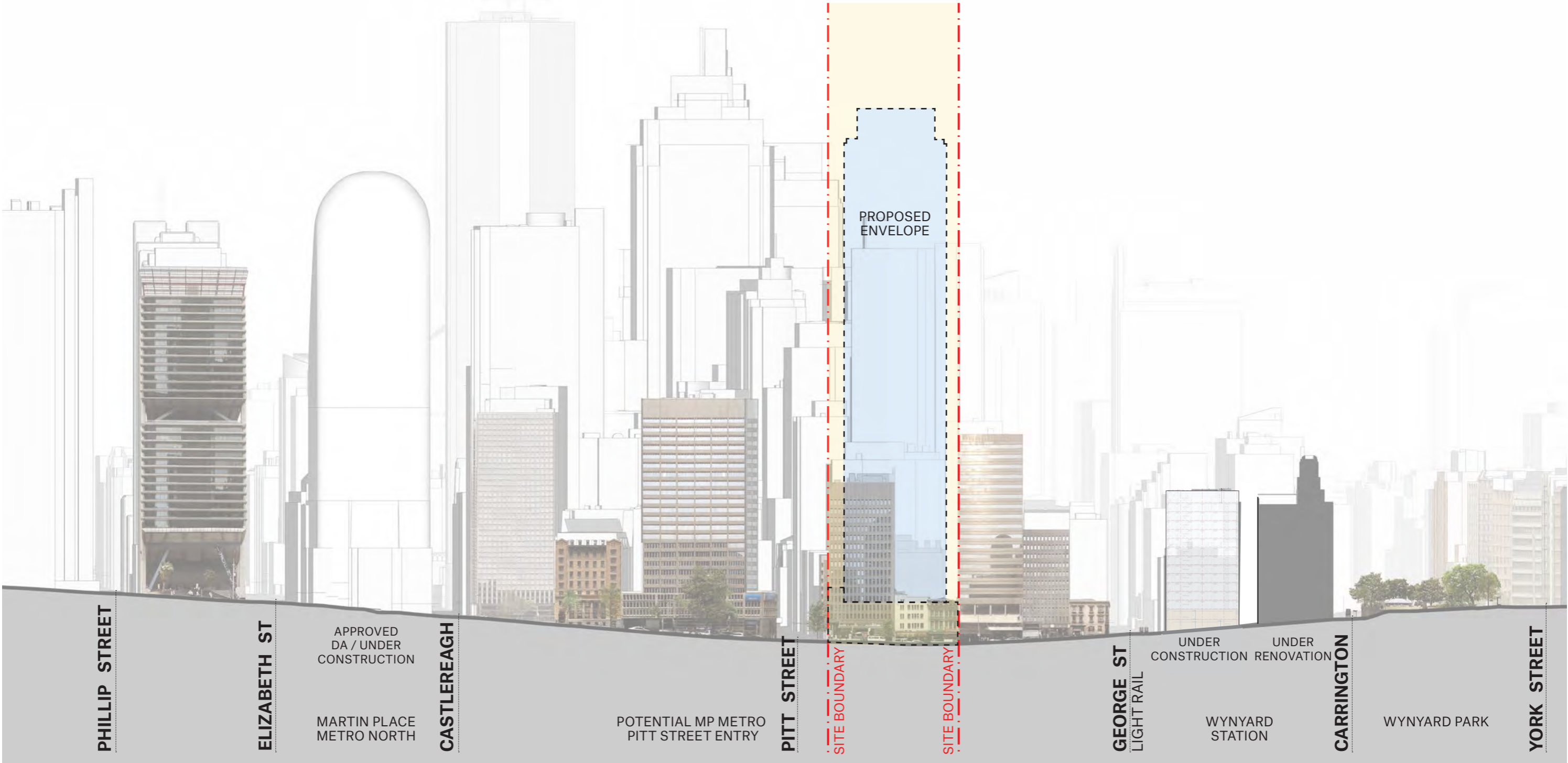


Image source: Bates Smart

2.4 Context Elevations Pitt Street

The site is currently home to relatively small existing buildings when compared with their taller central CBD context, with Australia Square and the future Lend Lease Tower to the North, and Angel Place to the South.

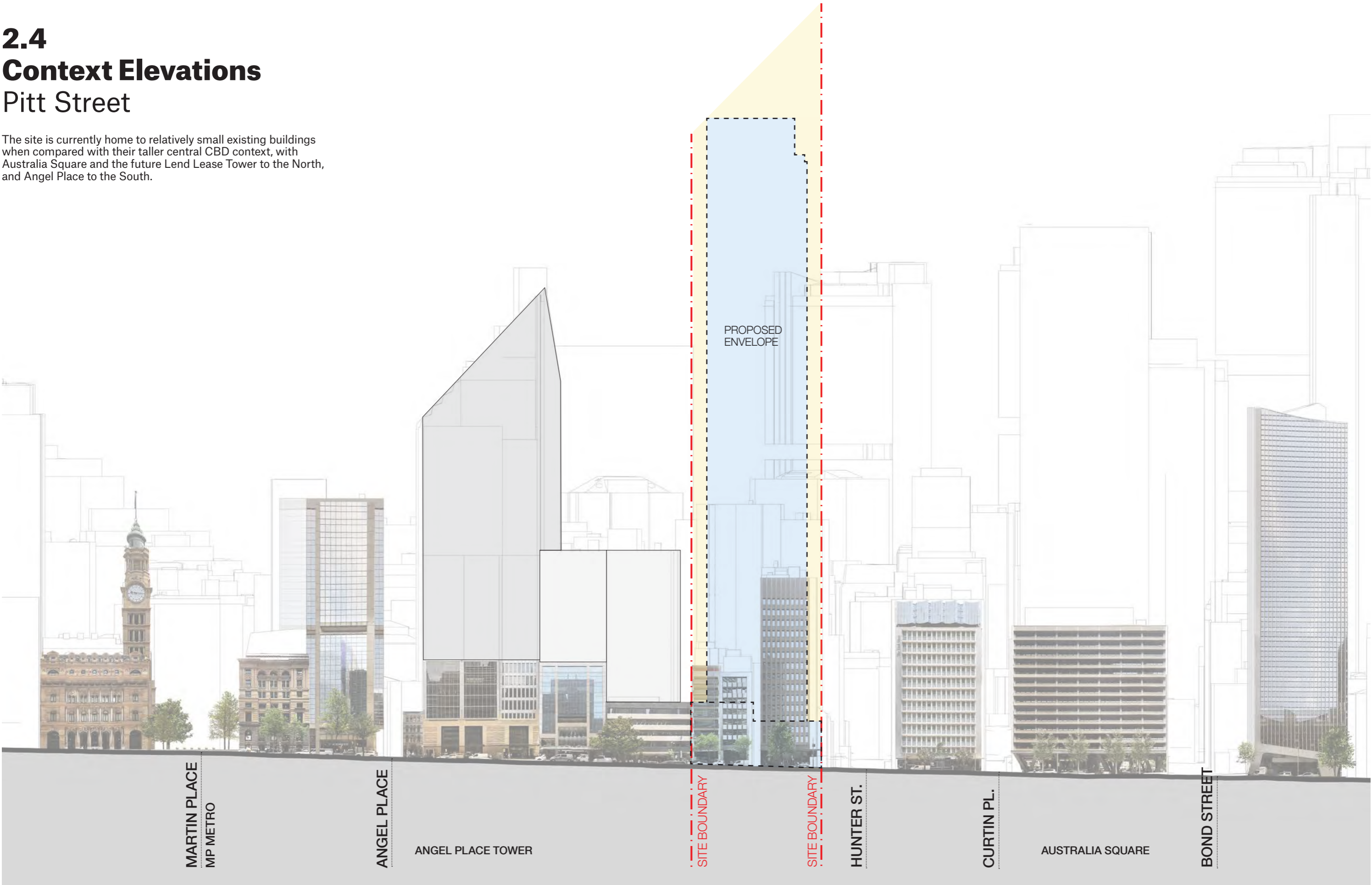


Image source: Bates Smart

2.5 Tower Setbacks

The local context constitutes towers with a range of setbacks, from 0m to 8m. Hunter Street in particular has a number of towers with minimal setbacks.

The proposed tower for this site generally has greater setbacks than others within the surrounding context. This helps reduce sky view impact and potential wind impacts.

EXISTING AND APPROVED BUILDINGS 50M AND OVER

- 0m Setbacks
- 1m Setbacks
- 2m Setbacks
- 3m Setbacks
- 4m Setbacks
- 5m-7m Setbacks
- 8m+ Setbacks

Image source: Bates Smart + Nearmap

