



View from Castlereagh Street looking north



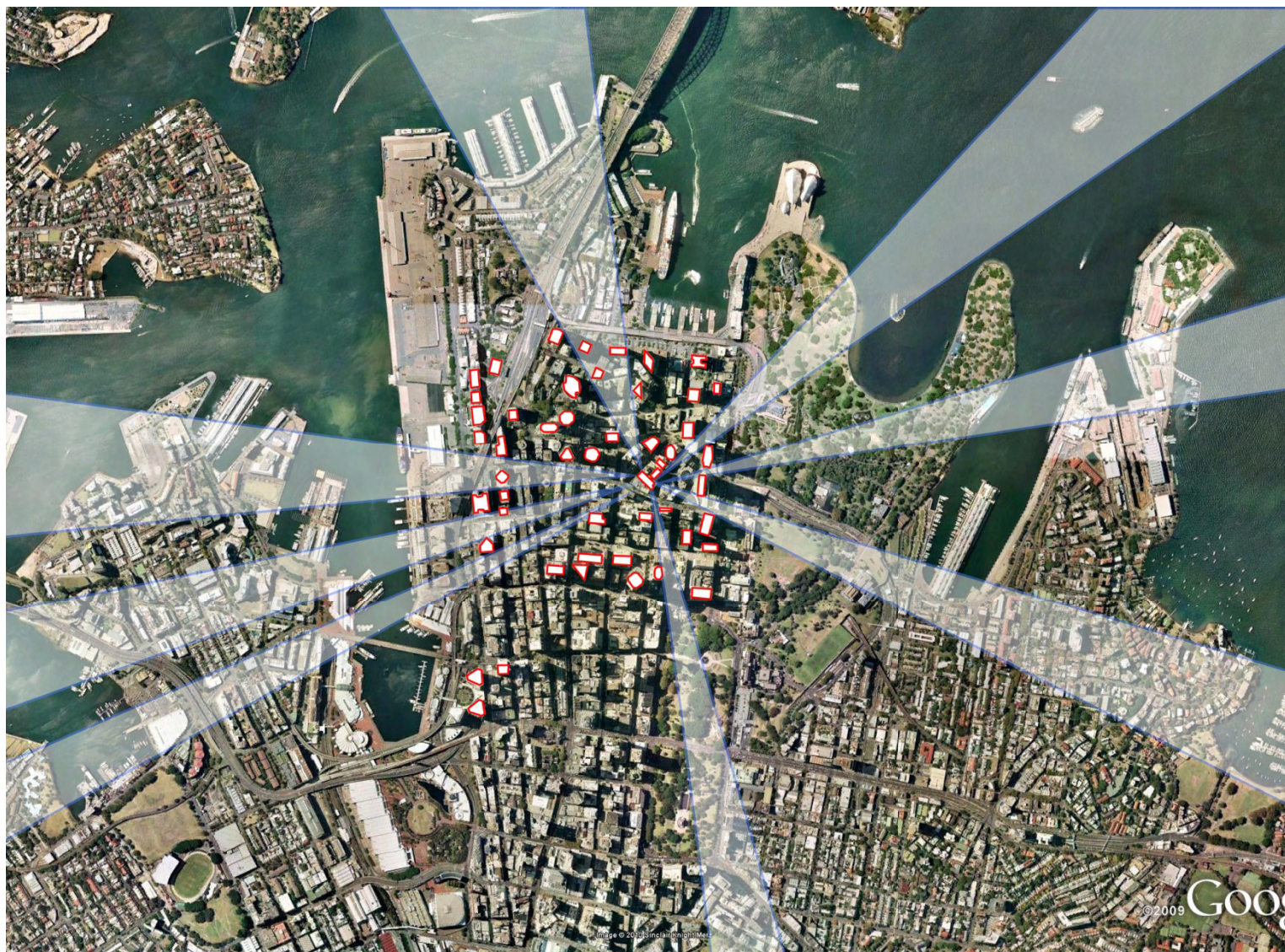
Building frontage in O'Connell Street



O'Connell street frontage of the existing building



View looking south-west down Bligh Street



Views analysis diagram

2. SITE ANALYSIS

2.3 Visibility

The building has a prominent street address on Bligh Street due to the open configuration of the junction of Bligh and Hunter Street created by Richard Johnson Square and the relatively low scale of the adjoining heritage item to the north.

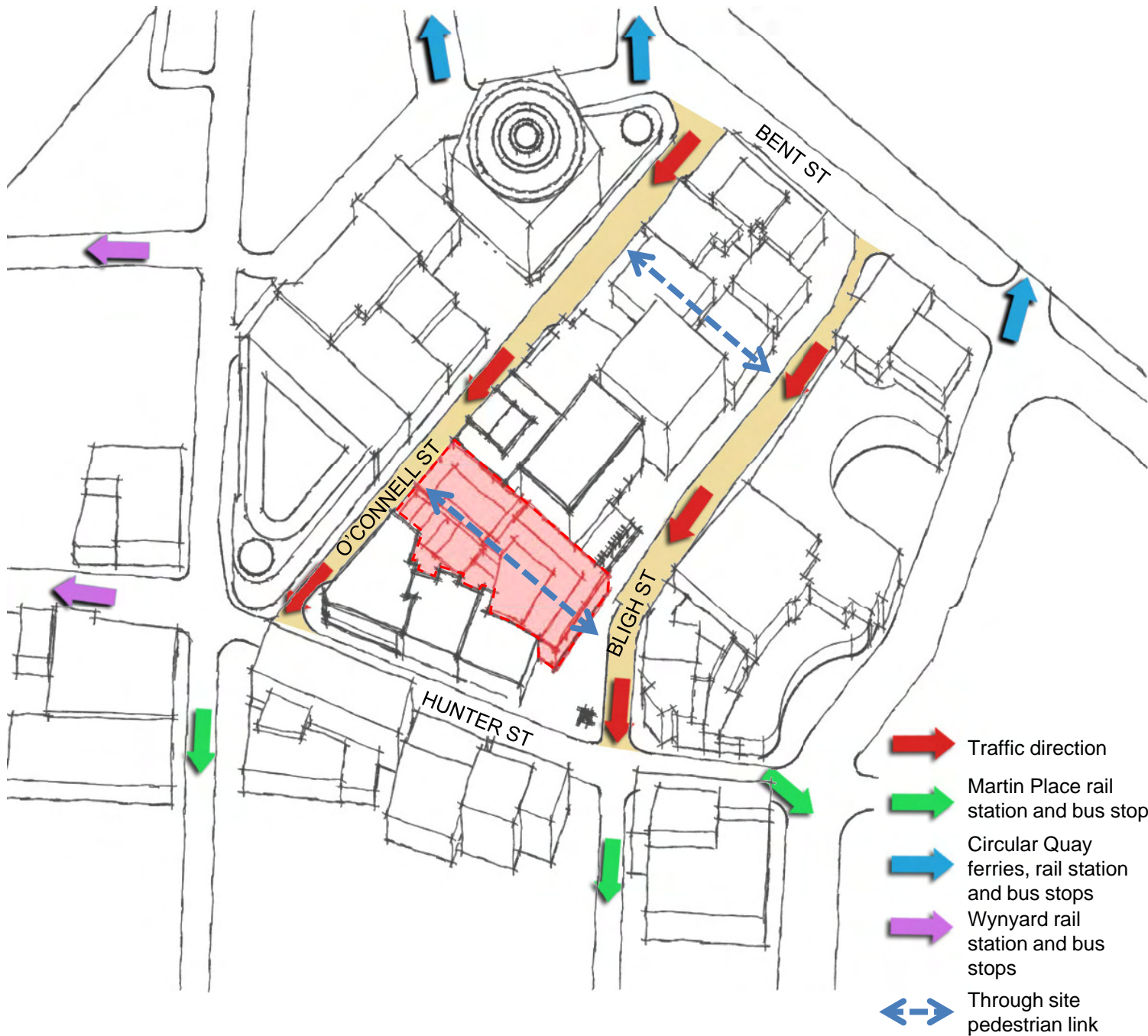
On O'Connell Street the building is less dominant as it forms part of a streetscape of existing buildings built to the street alignment.

2.4 Views

The site is located in an area of the CBD characterised by tall office buildings. As a result the majority of view from and to the building are at a higher level. These views are indicated in the plan opposite.

2.5 Solar Access & Natural Light

The Solar Analysis in Appendix A indicates the level of overshadowing experienced by the site. Generally the site experiences good levels of solar access and natural light above the podium levels of the surrounding buildings.



2. SITE ANALYSIS

2.6 Pedestrian & Vehicular Access

The site has two street frontages:

Bligh Street to the east of the site is one way vehicles only in a southbound direction connecting to Hunter Street.

O'Connell Street to the west which is also one way only in a southbound direction also connecting to Hunter Street and the wider CBD road network.

The site is well serviced by public transport modes. These include main bus routes on George Street and Wynyard rail station which is located 280 m to the south-west of the site, Martin Place rail station and bus routes located 250 m to the south and Circular Quay ferry train and bus terminal located approximately 500 m to the north.

Both streets include typical CBD footpaths with tree planting. There are two building through site links in this city block. The existing through site link 6 O'Connell Street in the middle of the block linking up with through site connections in the Wentworth and CGU House and the through site link in Kindersley House (the subject Site).

2.7 Planning Context: LEP

The City of Sydney LEP 2005 permits a building height of 235 metres above street. A maximum FSR of 12.5:1 is permitted for a commercial development of the site with a potential 10% increase to 13.7:1 subject to approval.

2.8 Planning Context: DCP Height Control & Setbacks

The Central Sydney DCP 1996 requires buildings to be built to the street frontage with a minimum height of 20 metres to a maximum height of 45 metres. Above this height the building is required to setback an average setback of 8 metres (minimum 6 metres). Above 45 metres windows are required to be setback 3 metres from the southern side boundary.





View from Castlereagh Street looking north



Panoramic view from O'Connell Street



View from Richard Johnson Square looking northwest



Views of Richard Johnson Square from Bligh Street and Hunter Street

3. URBAN FORM ANALYSIS

3.1 Photo Survey

The site is located in a city block defined by O'Connell, Bligh, Hunter and Bent Street.

The site has street frontages to O'Connell Street on the west and Bligh Street on the east with existing buildings abutting the site to the south and north.

To the north

The northern boundary of the site includes three buildings:

- On the Bligh Street frontage is 31 Bligh Street the four storey former NSW Club House Building. The sandstone building is heritage listed on the NSW Register, now known as Lowy Institute.
- Set behind the heritage building, 31 Bligh Street has a frontage of Bligh and O'Connell Street. The building has an address of 25 Bligh Street it is 30 storeys in height and is known as the Mulpha Building.
- On the O'Connell Street frontage is 16-18 O'Connell Street known as AFT House, a heritage significant 12 storey brick and sandstone building. To the north of this building is 12-14 O'Connell Street which contains the Schedule 1 heritage building Manufacturing House.

To the south

The southern boundary of the site includes:

- On the corner of Bligh and Hunter Street facing Richard Johnson Square is the 13 storey 1970's concreted frame office building at 50-55 Hunter Street.
- To the west of this 44-48 Hunter Street which is a 13 storey brick office building.
- On the corner of O'Connell and Hunter Street is 40-42 Hunter Street known as Cigna House. Cigna House is a 15 storey office building with a glass façade and masonry elements.

To the east

To the east of the site is Richard Johnson Square, a paved area comprising a historic monument, seating and a small kiosk. Bligh Street is a one way street southbound comprising two traffic lanes and two parking lanes.

On the opposite side of Bligh Street is the 1930 heritage listed building at 60-66 Hunter Street known as the City Mutual life Assurance Society building. The Mutual Building is 13 storeys high.



3. URBAN FORM ANALYSIS

3.2 Bligh Street

The street wall along the western side of Bligh Street between Bent and Hunter Street has no consistent street wall (podium) or street alignment.

The lower scale buildings making upon the southern section of the street wall at 33-35 Bligh Street (Kindersley House) and 50-58 Hunter Street are both office buildings (at 17 storeys and 13 storeys respectively) with no podium. Kindersley House incorporates a colonnade element to shops at ground level and 50-58 Hunter Street has the main building setback behind a raised terraced retail area facing Richard Johnson Sq.

The middle section of the street is represented by the four storey former NSW Club heritage building at 31 Bligh Street. To the north of this building there is a courtyard entry to the 31 Storey Mulpha Building at 25 Bligh Street creating a negative element in the street alignment.

The middle northern element of the streetscape is formed by the 23 storey office building at 6 O'Connell Street known as Norwich House. This building incorporated a podium and tower building form with a three storey stone clad podium to the street alignment. This building runs across the city block with a frontage to O'Connell Street the building includes a through site pedestrian link.

The final building in the streetscape on the corner of Bligh and Bent Street which is an office building currently under construction.

Not to scale



Under construction

Existing building

Existing O'Connell Street streetscape

3. URBAN FORM ANALYSIS

3.3. O'Connell Street

The street wall on the eastern side of O'Connell Street between Bent and Hunter Street consists of a collection of buildings ranging from 1930's heritage office buildings to the new office building on the corner of O'Connell and Bent Street currently under construction.

As a result of this variation in building ages and styles there is no consistent street wall (podium) or building alignment at street level. In addition, the overall scale of buildings ranges from 10 to 27 levels, with the taller buildings in the northern half of the street.

The buildings that make up the streetscape in the southern portion of the streetscape consist of three 1970 office building (including the two buildings on the subject site). These buildings include setbacks at street level to the ground floor retail uses in the form of unconnected colonnades. The buildings are built to the street alignment.

The central portion of the streetscape is made up of two 1930's heritage listed office buildings (Bank of NSW and Manufacturing House) with the lower elements of the buildings defined by stonework and oversized entries. These buildings are highly articulated at street level but are generally built to the street alignment. These buildings are also built to the street alignment.

The two buildings that make up the northern portion of the streetscape are taller towers at 27 levels in height. Number 6 O'Connell Street includes a two to three level stone podium framed entry portal element defining the street with the tower setback behind. This structure continues the motif of large openings of the heritage buildings. The final building in the streetscape on the corner of Loftus and O'Connell Street is currently under construction designed as a round tower setback from the street.

Not to scale