

2.0 Site Analysis

2.1 Site

338 Pitt Street is located at the south east edge of Sydney CBD and currently consists of 8 properties. The total development site area is 6,091m² as surveyed.

The site's predominant street frontage is to Pitt 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. The site also has a frontage to Castlereagh Street (north-south) and Liverpool Street (east-west).

The site slopes 2m down from north to south along with Pitt Street and Castlereagh Street, and 3.5m down from east to west along with Liverpool Street.

338 Pitt Street is within walking distance to a diverse mix of commercial, cultural, retail, entertainment facilities and public open space. 338 Pitt 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 north-eastern areas of the city.

North

To the north west of the site is the large shopping precinct around Pitt Street Mall.

The Pitt Street Mall offers a large paved pedestrian walkway along with activated retail frontages, cultural and entertainment facilities.

Immediately north of the site is a 30 storey commercial office building.

East

To the south east of the site is the edge of the CBD and the start of Darlinghurst / East Sydney.

One of the unique characteristics of the site is close proximity to Hyde Park. The proposed tower on the subject site will be visually dominant in the views from East Sydney, Liverpool Street and Oxford Street.

Located within Hyde Park is Museum Station which is approximately 5 minutes walk from the site. Also several bus stops along the Pitt Street, Castlereagh Street, Liv-

erpool Street and Elizabeth Street are available within less than 5 minutes walk.

South

South of the site is Central Station. Currently the Central to Eveleigh Urban Transformation Strategy is being planned by Infrastructure NSW for this precinct.

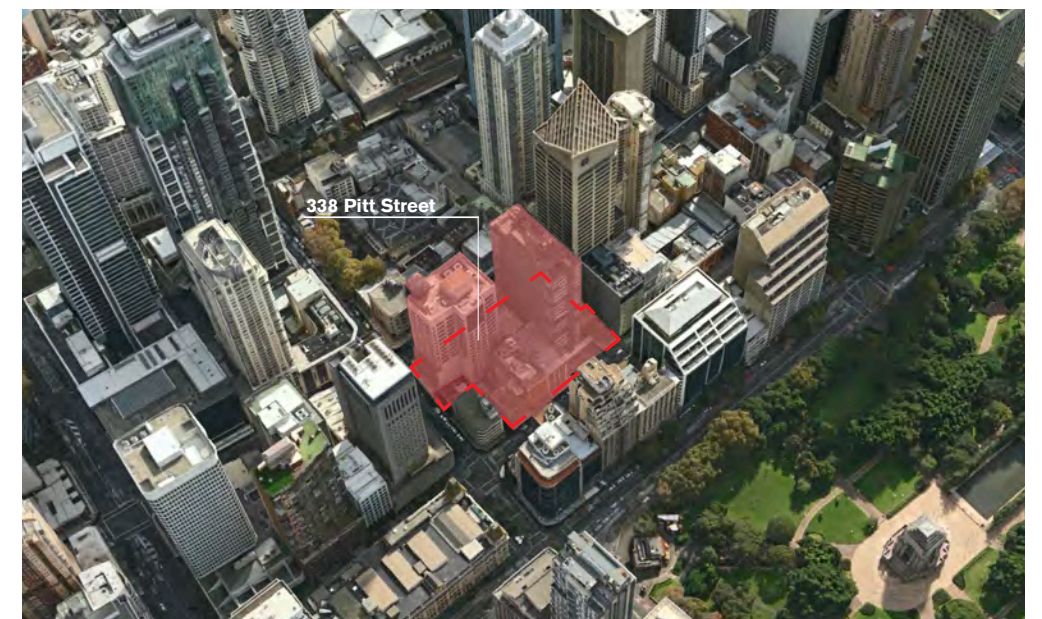
Middle-rise and high-rise developments will be introduced from South Eveleigh to Haymarket along the rail corridor over the next 30 years.

West

To the west of the site is Pitt Street.

A metro network has been proposed to run along Castlereagh Street and Pitt Street. The future Pitt Street Metro station is planned for the north-west corner of the same block which is accessible within 3 minutes walk from the site.

The recently pedestrianised George Street with light rail is located one block west of the site.





2.2 Traffic, access and transport

Pedestrian Connectivity

The location of the site provides direct pedestrian access to Mid Town district and Hyde Park, located one block to the east. There is clear and easy pedestrian access to major bus routes along Elizabeth Street, the train station at Museum Station and a short walk down Liverpool Street to Darling Harbour via the George Street Cinema Precinct.

Public Transport

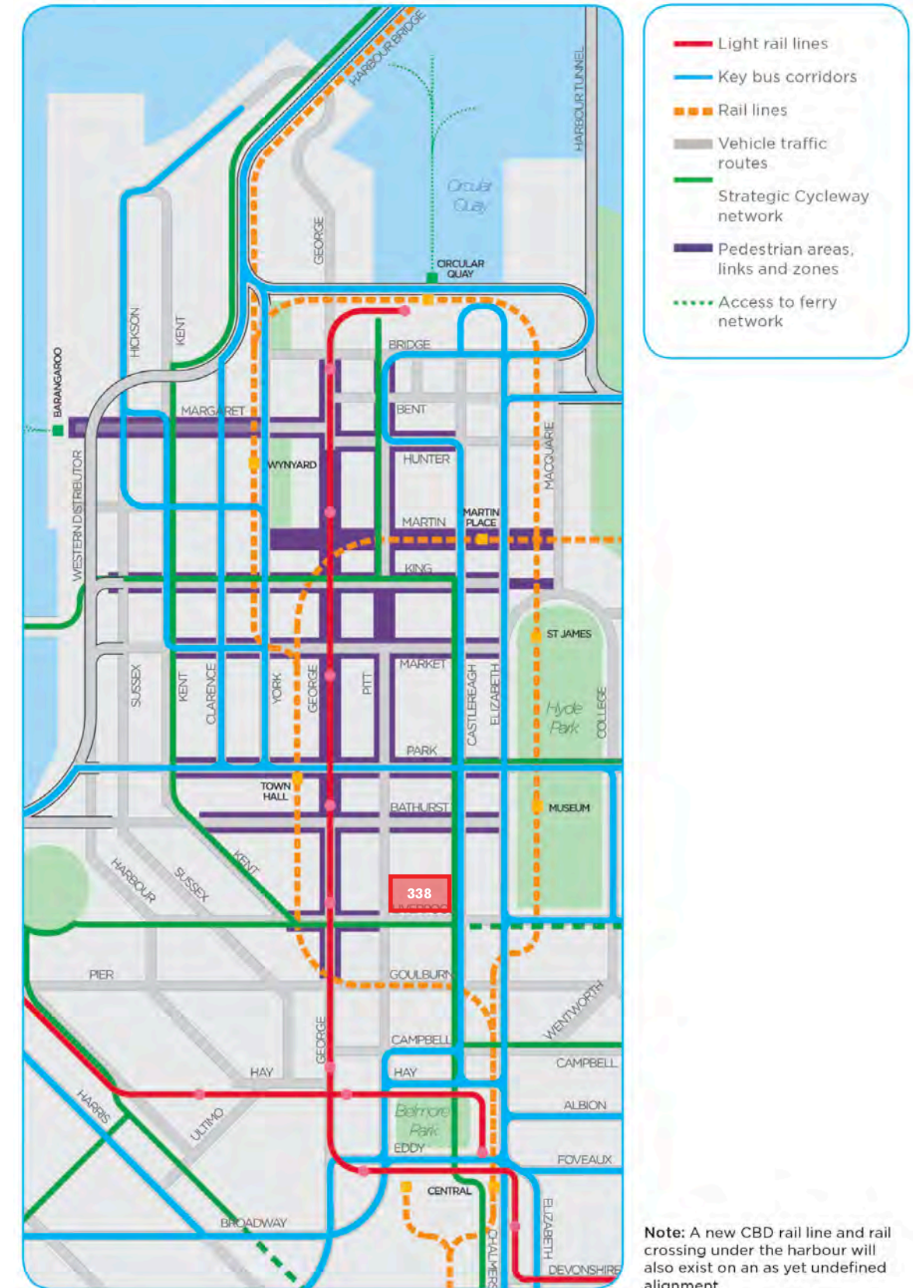
This site is positioned in the Mid-Town district and is very well connected to public transport. The closest station is Museum Station, one block to the east on the corner of Liverpool and Elizabeth Street with Elizabeth Street and Castlereagh Streets major north-south bus routes. The recently completed light rail is located one block to the west on George Street and the currently under construction Pitt Street South Metro station is at the north end of the block.

Vehicular

Vehicle access to the site is via the shared Pitt Street entry. This consolidated entry replaces a number of vehicle entry points along Pitt and Castlereagh Streets allowing for greater street activation and pedestrian amenity. This vehicular entry accommodates cars, service vehicles and hotel drop off. Pitt Street runs in a north-south direction and is one way north bound.

Bicycle

The City of Sydney cycle network defines a number of nearby streets as being 'bicycle friendly roads', including a proposed bicycle lane on Castlereagh Street and the existing Bicycle route on Liverpool, Street.



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Note: A new CBD rail line and rail crossing under the harbour will also exist on an as yet undefined alignment.