

6.0 Streetscape and Street Level Buildings

6.1 Pitt Street

Pitt Street is a busy retail precinct stretching from the Thai precinct near the Capitol Theatre, World Square, the Korean precinct near 338 Pitt Street through to the connections to the Cinema precinct and Pitt Street mall including the planned pedestrianisation extensions north and south to Martin place and Park Street respectively.

The Pitt Street metro will add to the energy and diversity of this important city street and pedestrian connections both north-south, east west and mid blocks are important for the future character and operation of the city.

Pitt Street in the immediate vicinity is characterised by fine grain retail, hotel, residential and serviced apartments with a mix of building heights, styles and setbacks. A continuous awning is required under the DCP.

Liverpool Street is one of the primary east-west links in the southern portion of the CBD, connecting Oxford Street and Surry Hills, through the CBD, to Darling Harbour and the Sydney International Convention Centre, Exhibition Centre and Entertainment Centre precinct

Liverpool Street is characterised by a street wall height of approximately 35 metres, set by the presence of a number of heritage buildings along the street. High-rise buildings generally incorporate a setback above this level to maintain a consistent street wall height, with a continuous awning provided over the footpath on the surrounding blocks.

Nearby on Liverpool Street includes the State-heritage listed building, 'Mark Foy's Emporium', known as the Downing Centre Court, the locally-listed heritage building 'Snow's Emporium' and the State Heritage listed Sydney Central Local Court.

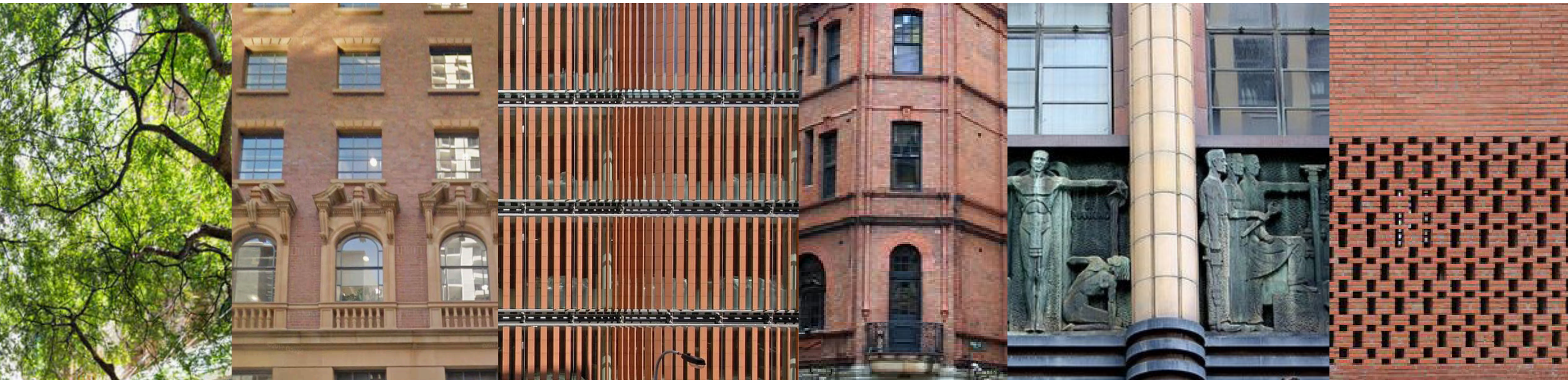
Diagonally opposite the site on Liverpool Street is the World Square Shopping Centre and to the east Museum Station with will be key local pedestrian drivers. A dedicated cycle way passes the site on Liverpool Street which can provide direct access for cyclists.

The proposed streetscape on Pitt and Liverpool Streets is fine-grained and varied. Street wall heights are kept toward the low end of the permissible spectrum in order to admit additional natural light to the street. Three separate buildings by three separate architects are separated by through site connections to a mid block public square and Dungate Lane. These internal connections and spaces provide respite from the potentially intense pedestrian, bicycle and traffic environment on Pitt and Liverpool Streets.

The Pitt and Liverpool Street Streetscape is finely designed and of masonry character with the façade composition responding to the nearby heritage items and to the predominant historic department store typology of the area. This typology is characterised by facades with strong visual depth, a high degree of architectural modelling and articulation, a complex hierarchy of vertical and horizontal proportions and changes in architectural treatment with height and level.

The north tower residential lobby is located on the Pitt Street

Vehicle Access has been consolidated to the northern end of the Pitt Street frontage with all loading and set down occurring in a below ground level porte cochere.



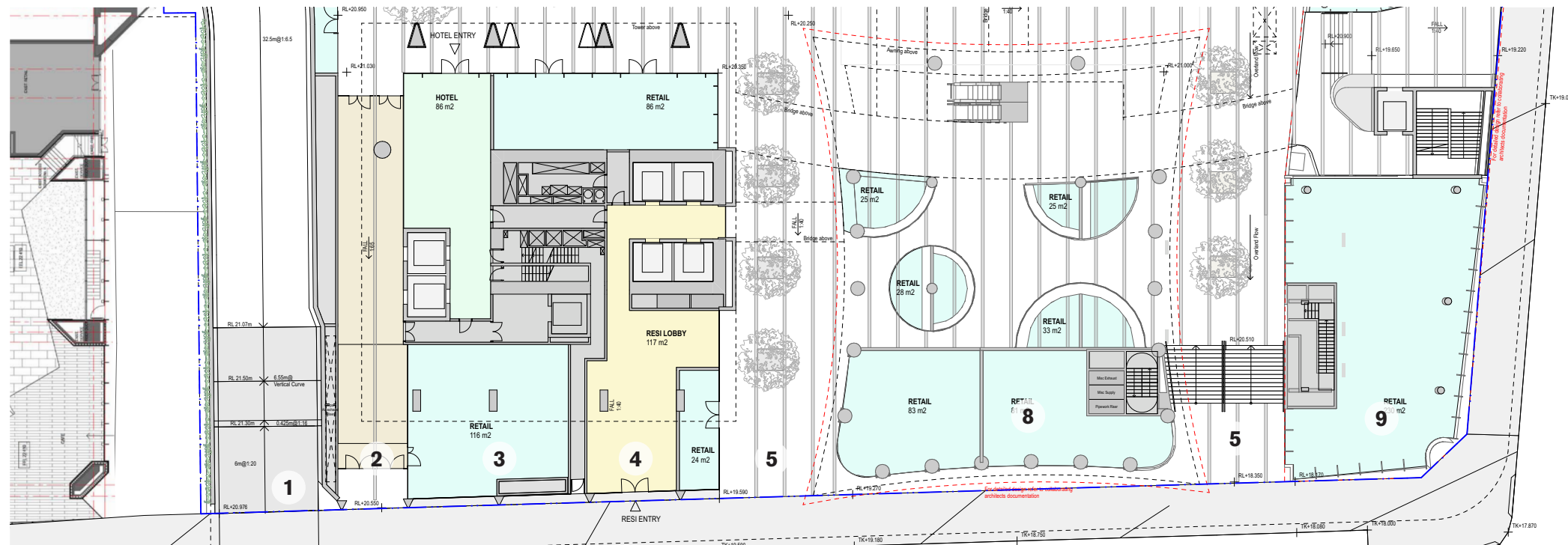


Legend

- 1 Driveway
- 2 Arcade Entry
- 3 Retail
- 4 Residential Entry
- 5 Through Site Link
- 6 Plant Beyond Screen
- 7 Residnetial Amenity _ Rooftop
- 8 Trias
- 9 Polly Harbison Design

Streetscape Elevation- Pitt Street 1:400

0 4 10 20m



Ground Level Plan 1:400



