2.7
Mapping the Existing Height of Buildings

A 3D model of the existing city form was acquired. Using GIS, the model was analysed to produce maps describing existing built form heights in Central Sydney (refer to C_21).

Existing Height of Buildings

The existing as built height of buildings reflects the efficacy of built form controls.

There is a strong street wall building and podium component (refer to C_22), with towers of various heights located towards the north and south end of Central Sydney (refer to C_23).

The mapping indicates that there is a strong relationship between site size and height of building.

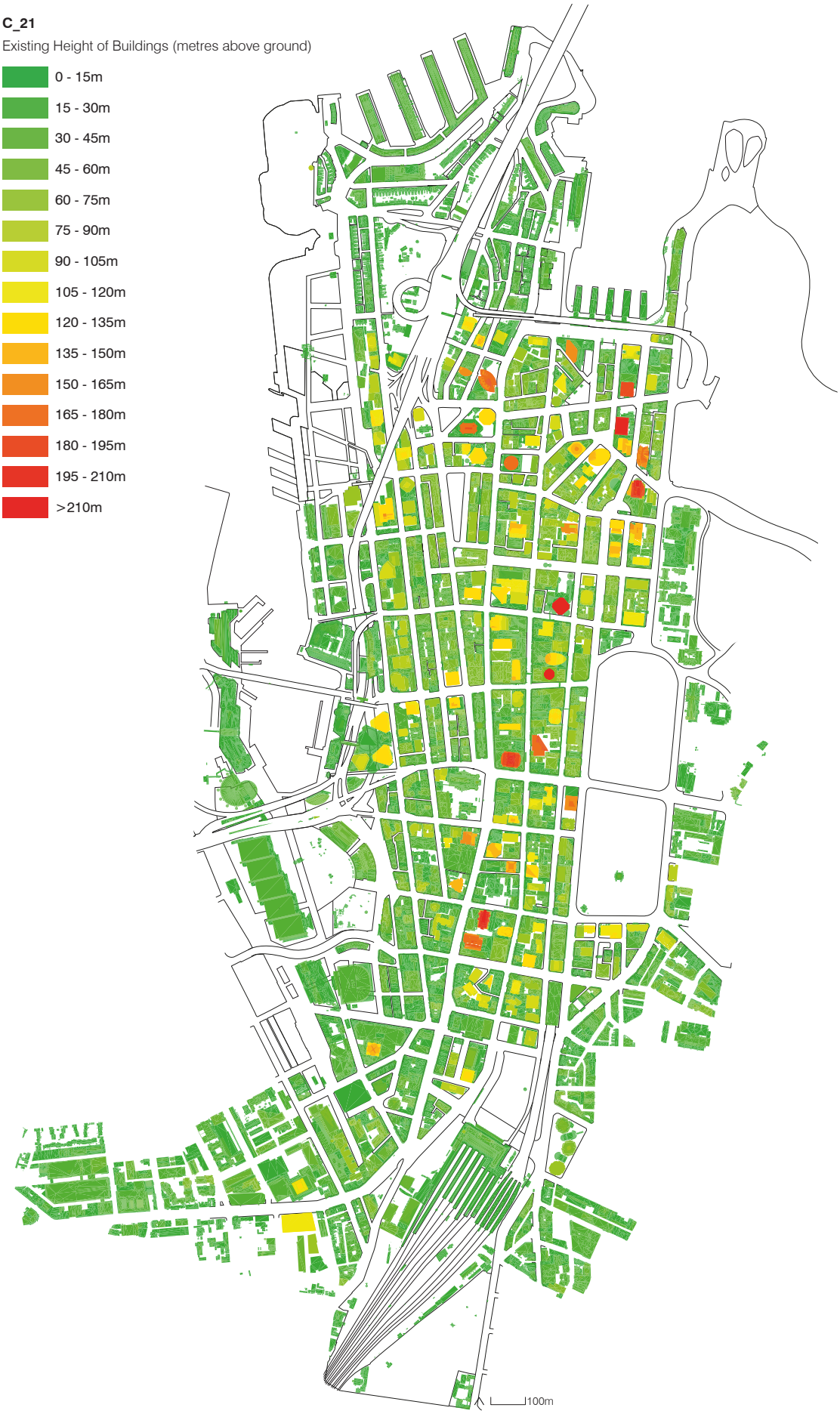
A very distinct pattern of towers occurring between heritage items is evident (refer to C_24).

The 3D model has also been used to record sections through each of the city streets, showing elevational information of built form to either side of the street alignment. The elevational information indicates built form to a depth of view equivalent to one street block. The sections are contained within Appendix G.

C_21

Existing Height of Buildings (metres above ground)

- 0 - 15m
- 15 - 30m
- 30 - 45m
- 45 - 60m
- 60 - 75m
- 75 - 90m
- 90 - 105m
- 105 - 120m
- 120 - 135m
- 135 - 150m
- 150 - 165m
- 165 - 180m
- 180 - 195m
- 195 - 210m
- >210m

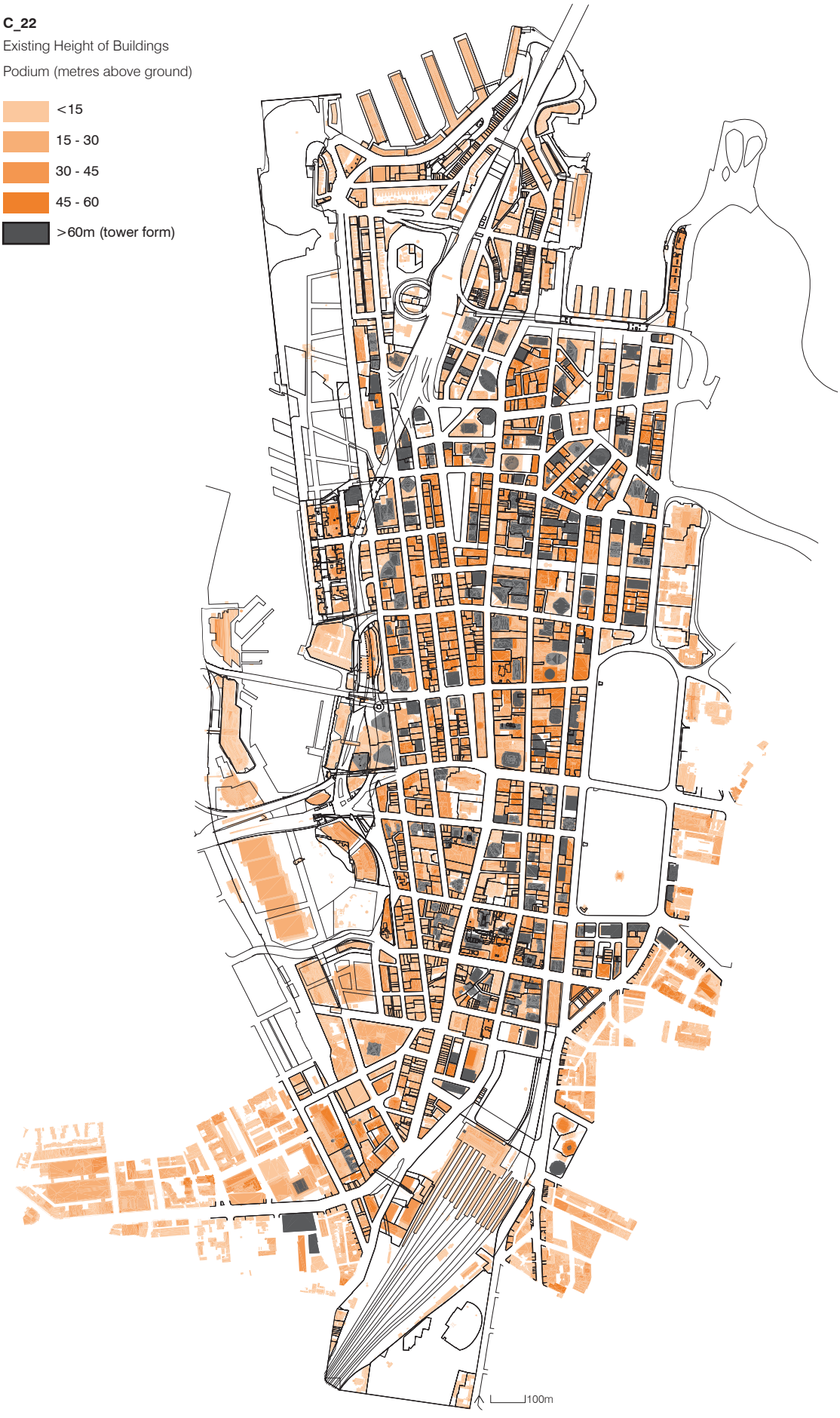


C_22

Existing Height of Buildings

Podium (metres above ground)

- <15
- 15 - 30
- 30 - 45
- 45 - 60
- >60m (tower form)

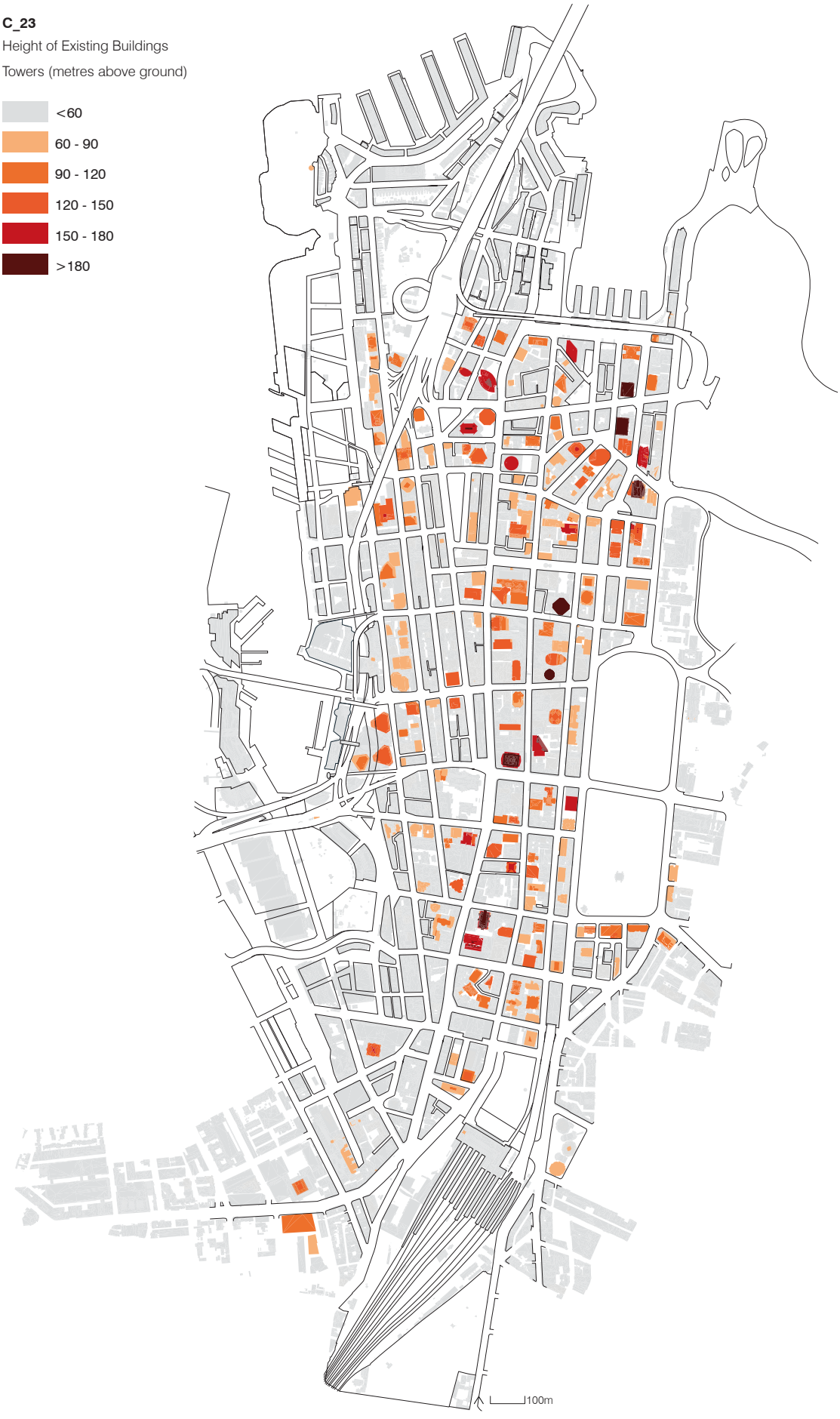


C_23

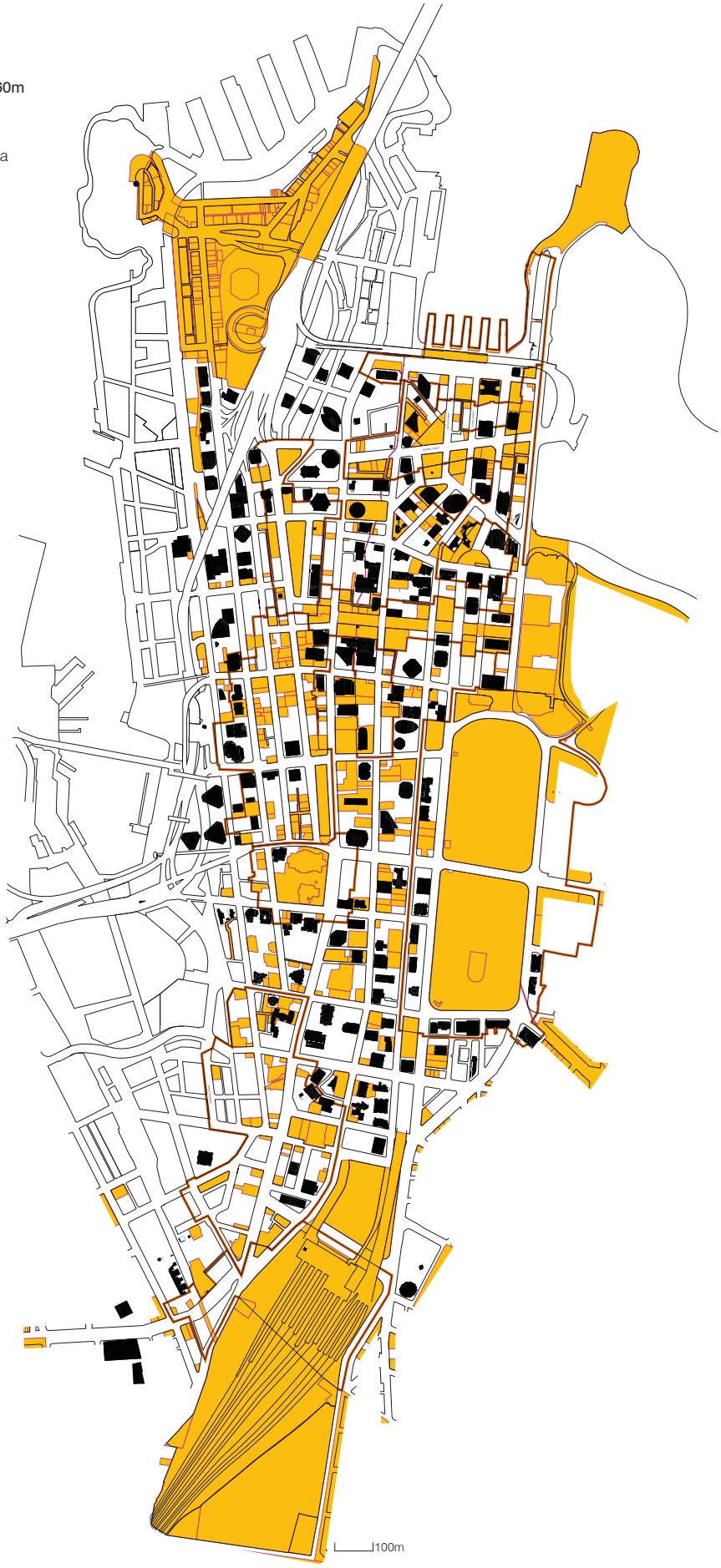
Height of Existing Buildings

Towers (metres above ground)

- <60
- 60 - 90
- 90 - 120
- 120 - 150
- 150 - 180
- >180



C_24

Tall Buildings and Heritage

- Existing Buildings >60m
- Heritage Item
- Special Character Area