

Attachment A2

**Urban Design Report - Bates Smart - 15-25
Hunter and 105-107 Pitt Street, Sydney -
Part 1**

Planning Proposal Urban Design Report

15-23 Hunter Street
& 105-107 Pitt Street

Milligan Group

Planning Proposal Urban Design Report

JUNE 2022

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Structure TTW

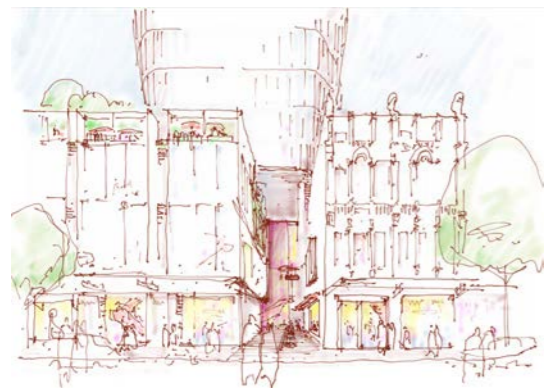
Project Number 12353

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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



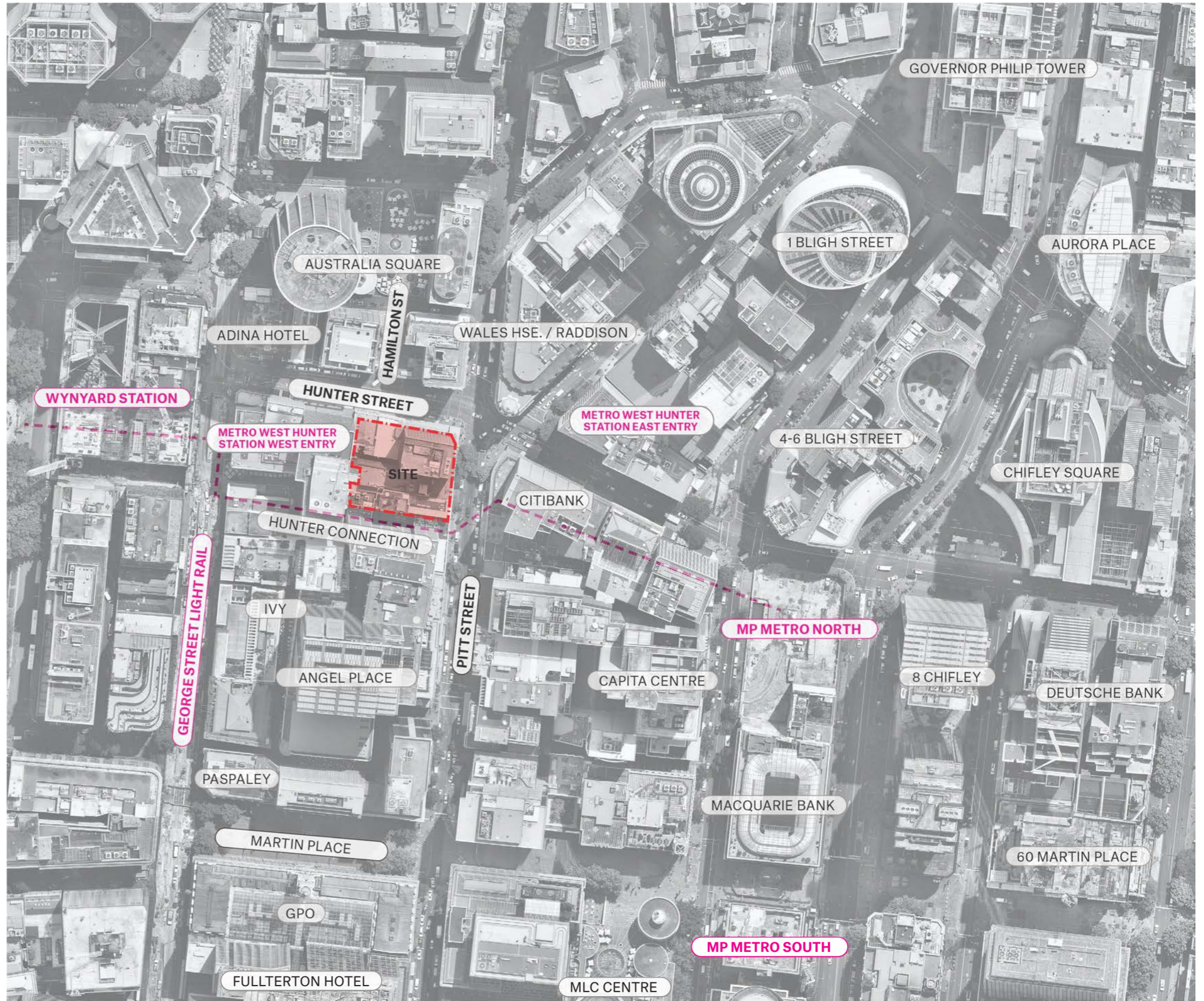
1.1 Site Location

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.

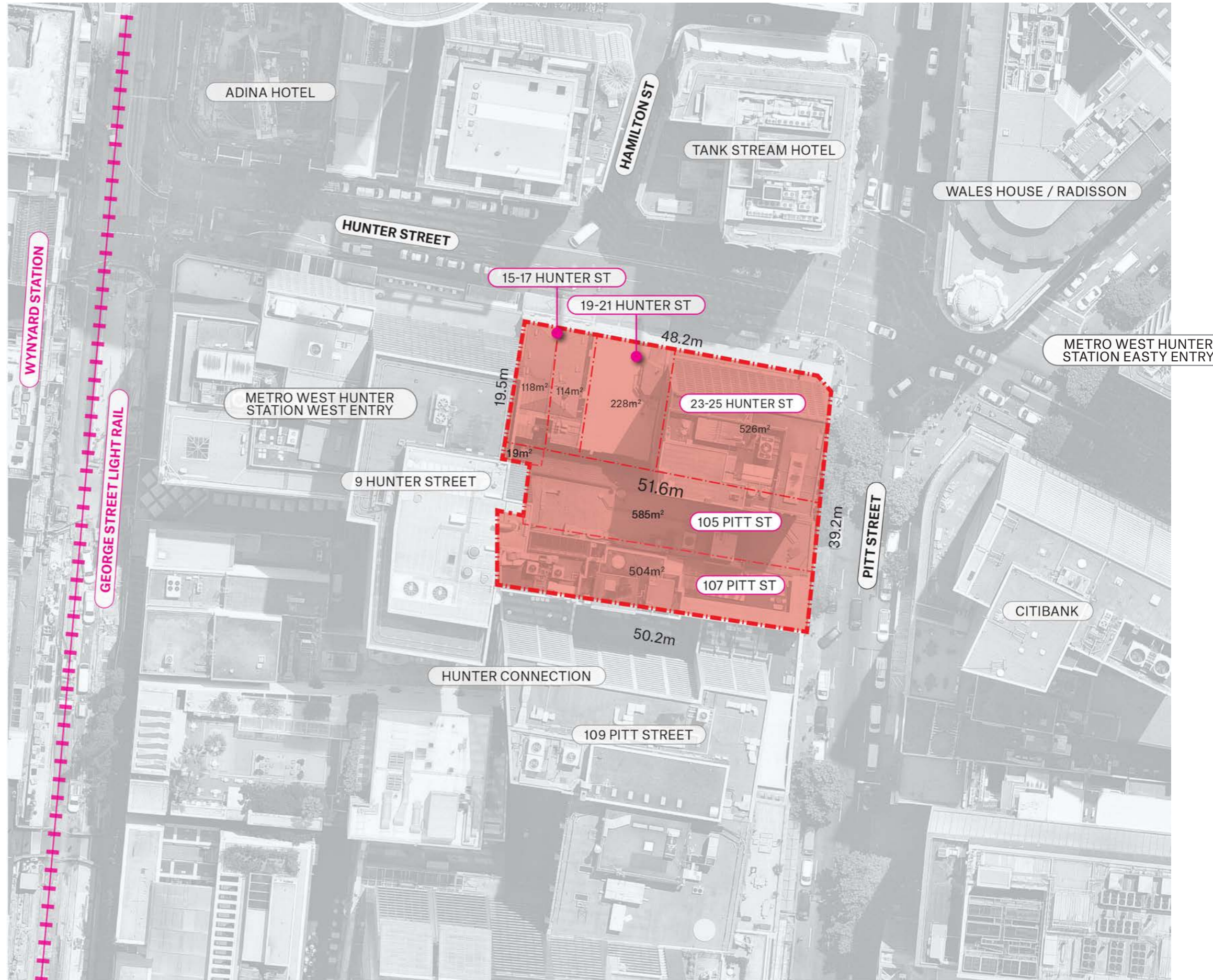


1.2 Site Amalgamation

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



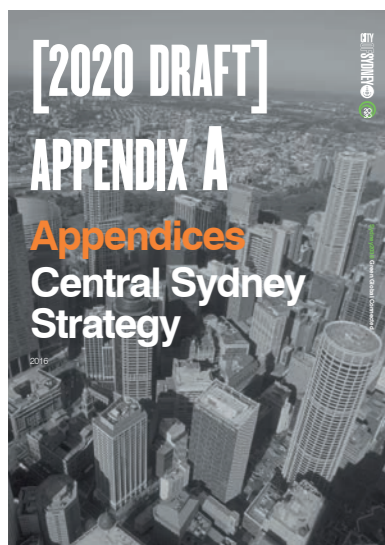
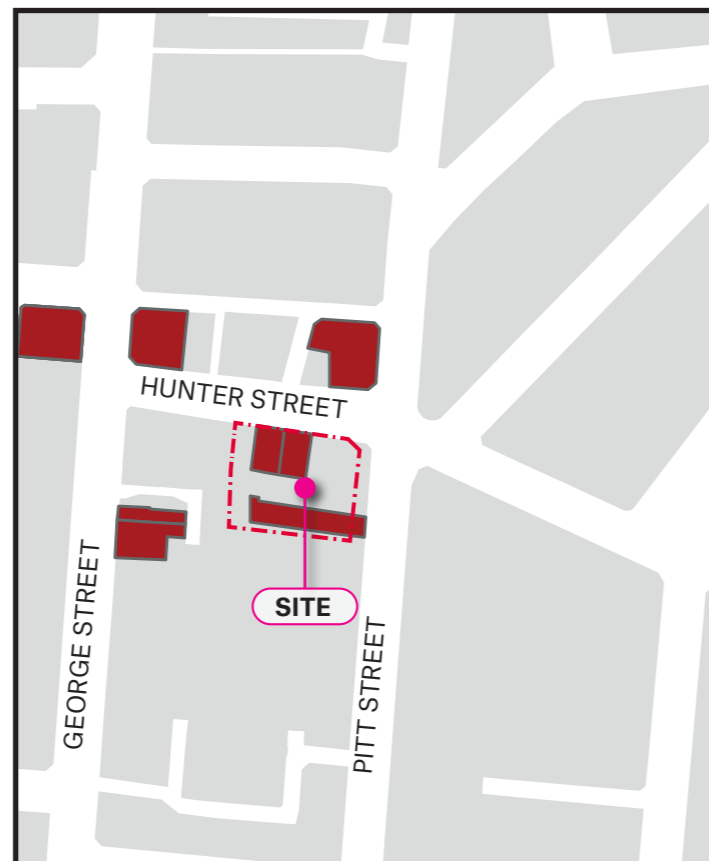
The proposed site amalgamates the following isolated sites, as defined by the City of Sydney's Central Sydney Planning Strategy

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.

A_08
Isolated sites
Isolated Sites



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

1.3 Site Photographs

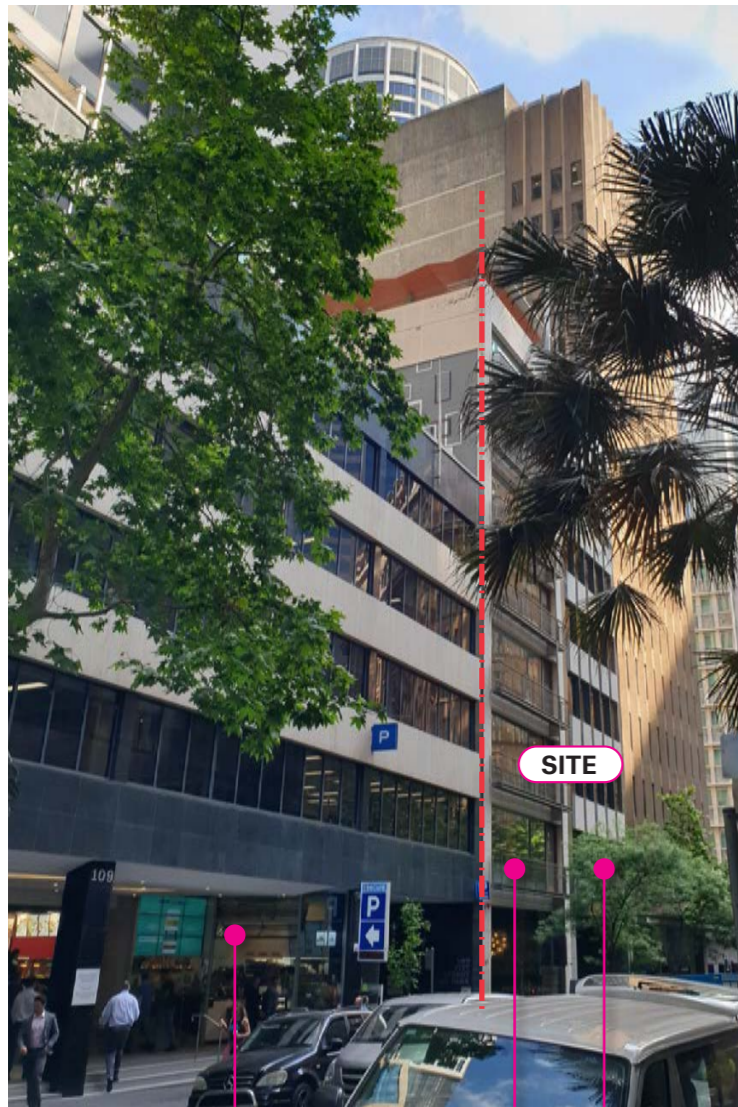
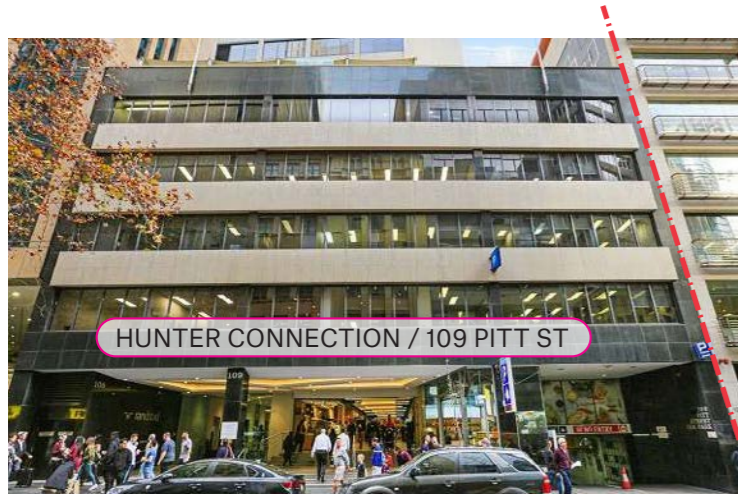


Image source: Bates Smart



Image source: supplied

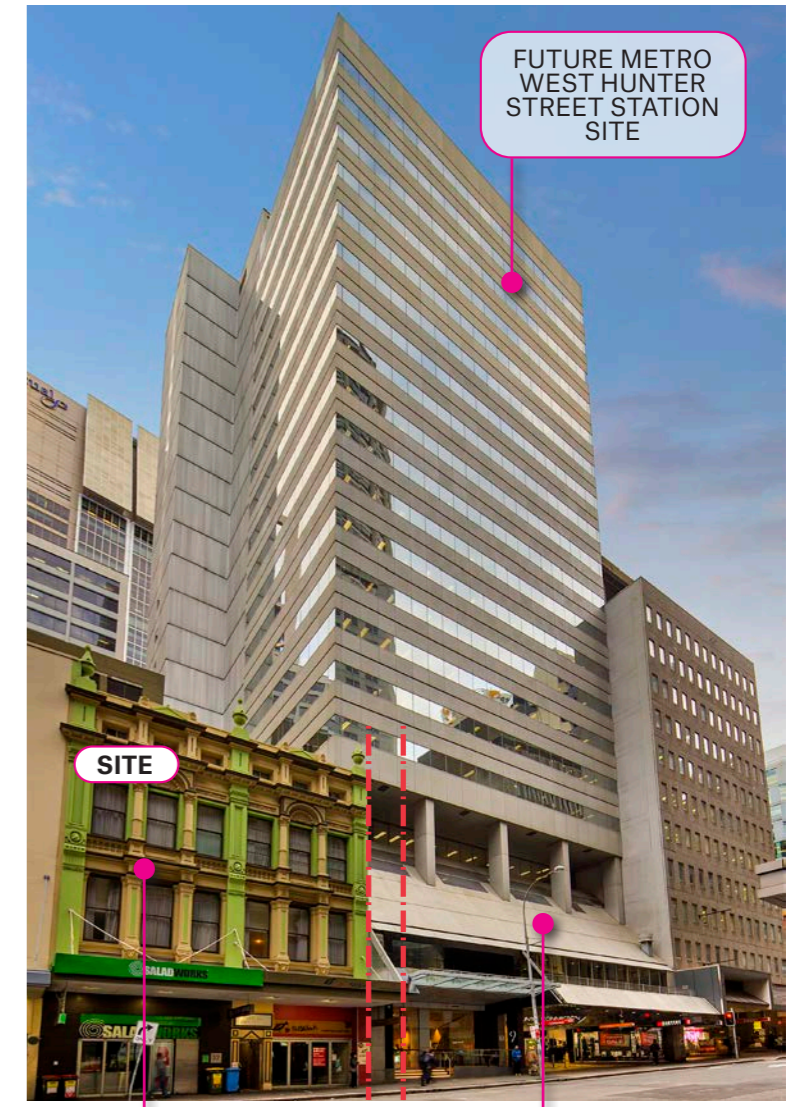
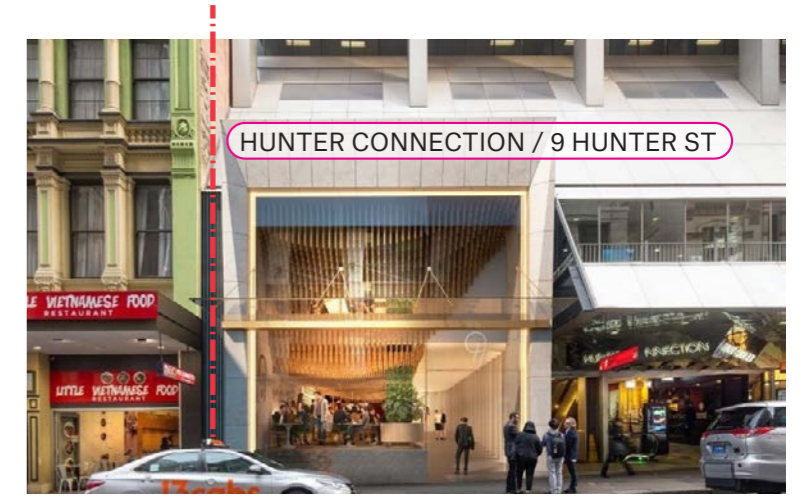


Image source: 9 Hunter Street Prospectus

2.0

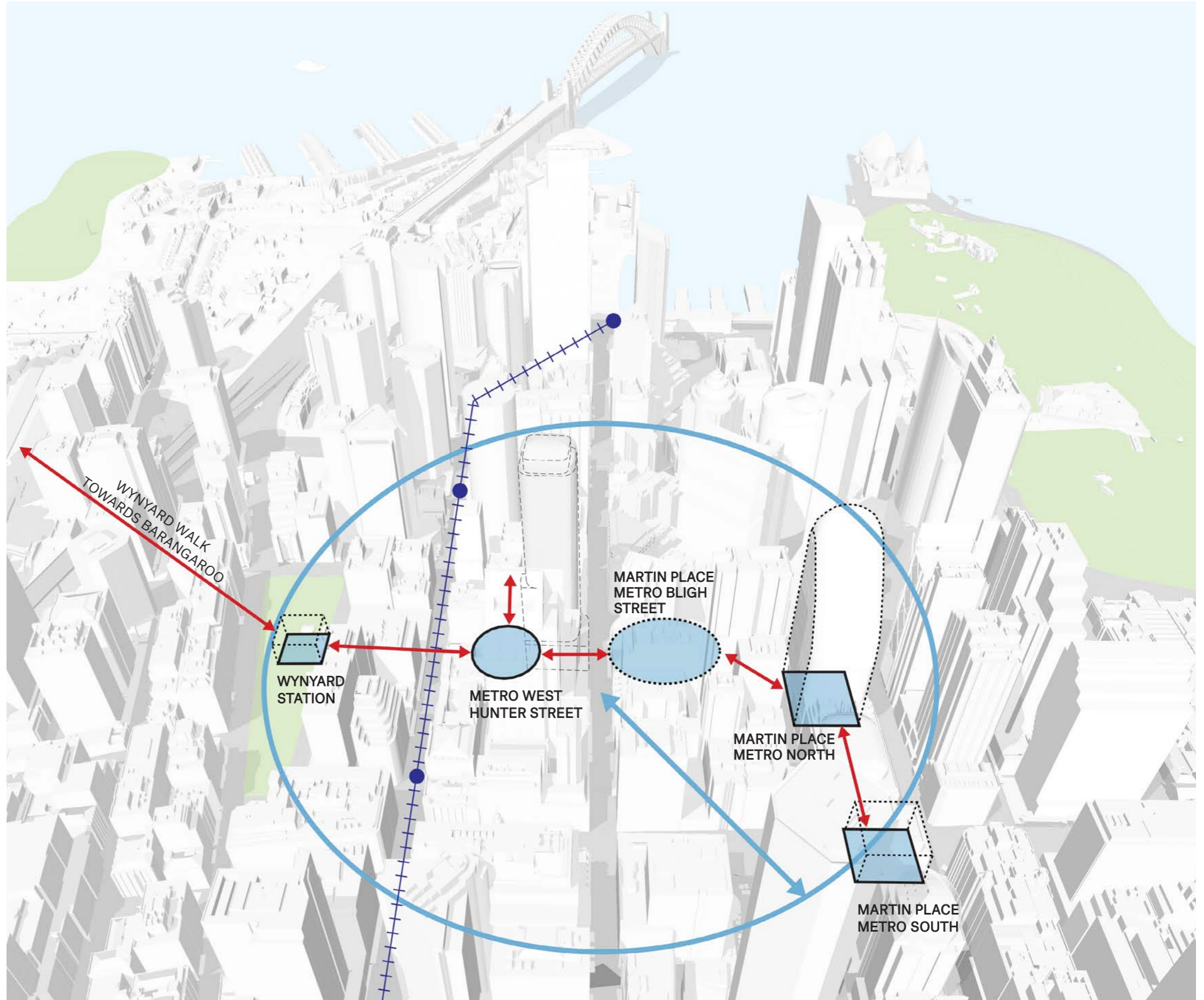
Site Context

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.



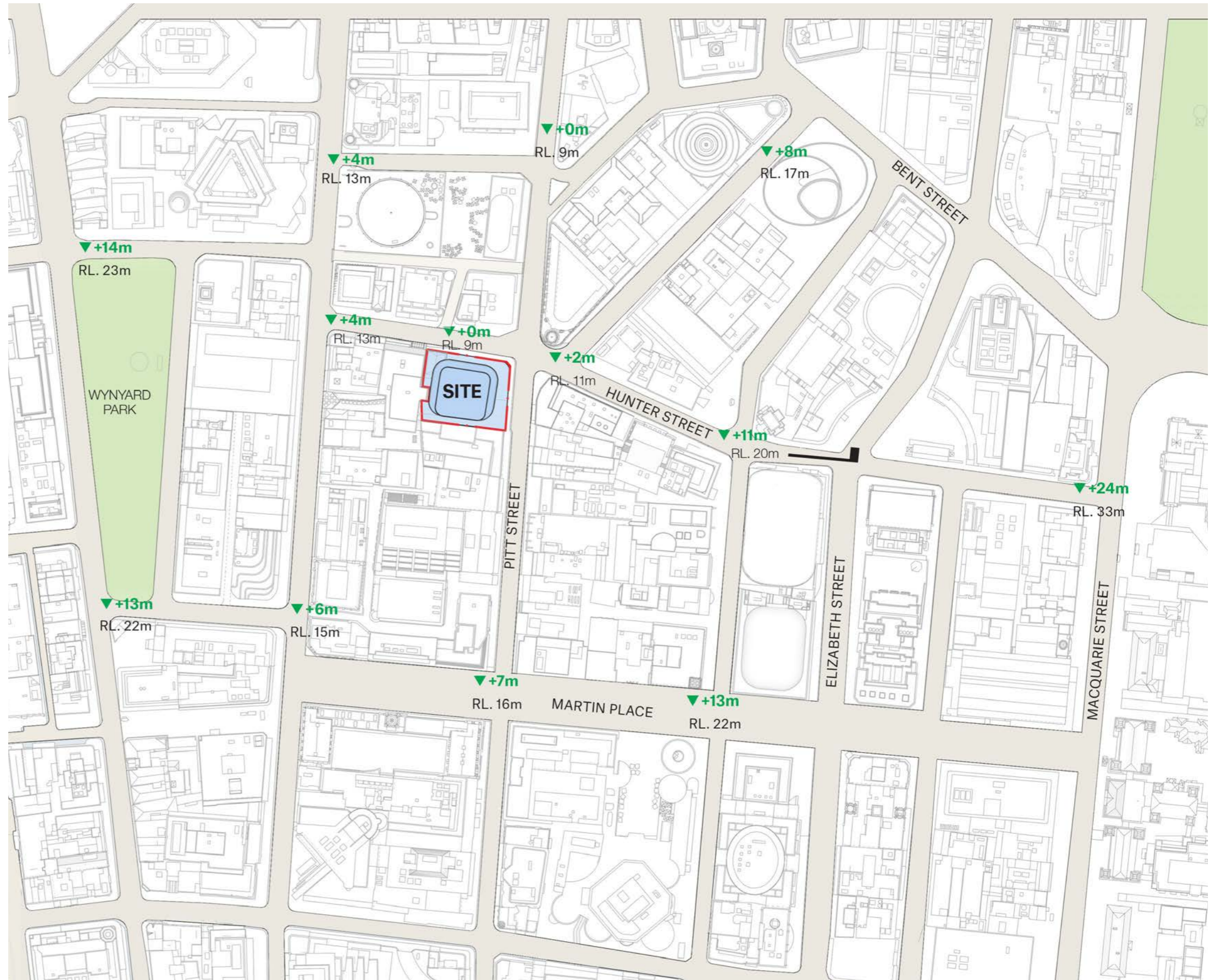
-  2m contours
-  Ridgeline
-  High point

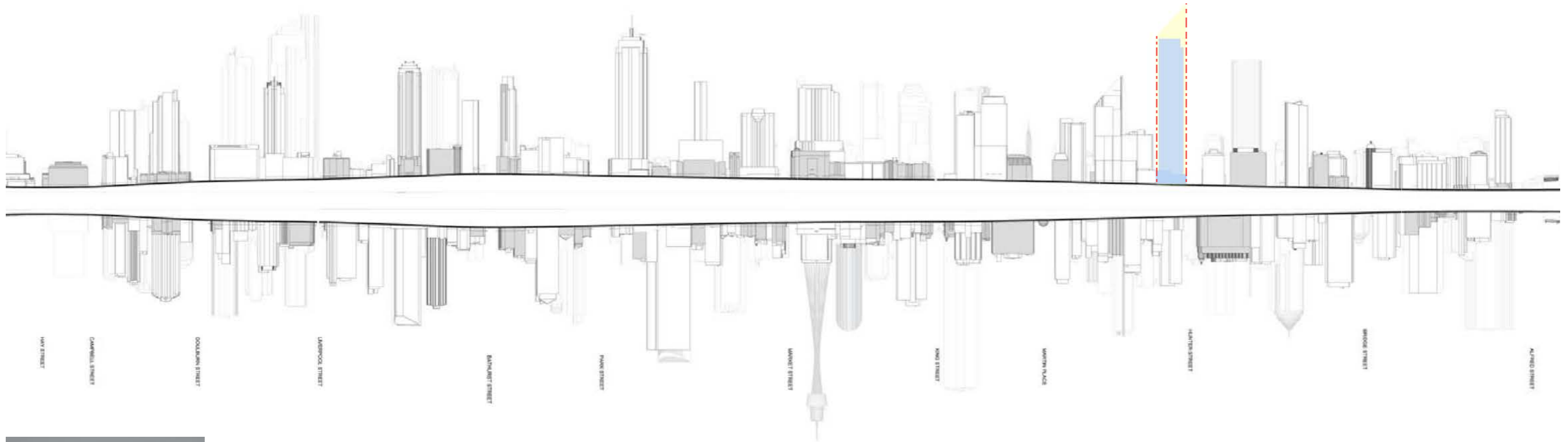


Image source: The City of Sydney's Central Sydney Planning Strategy

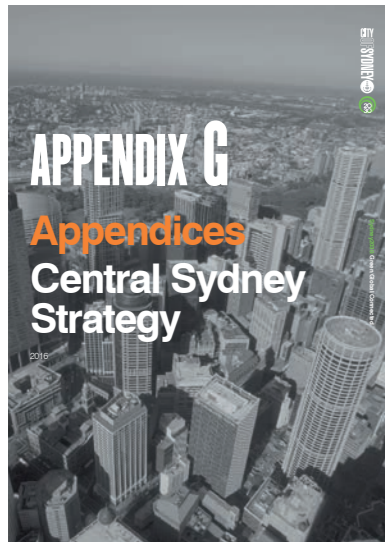
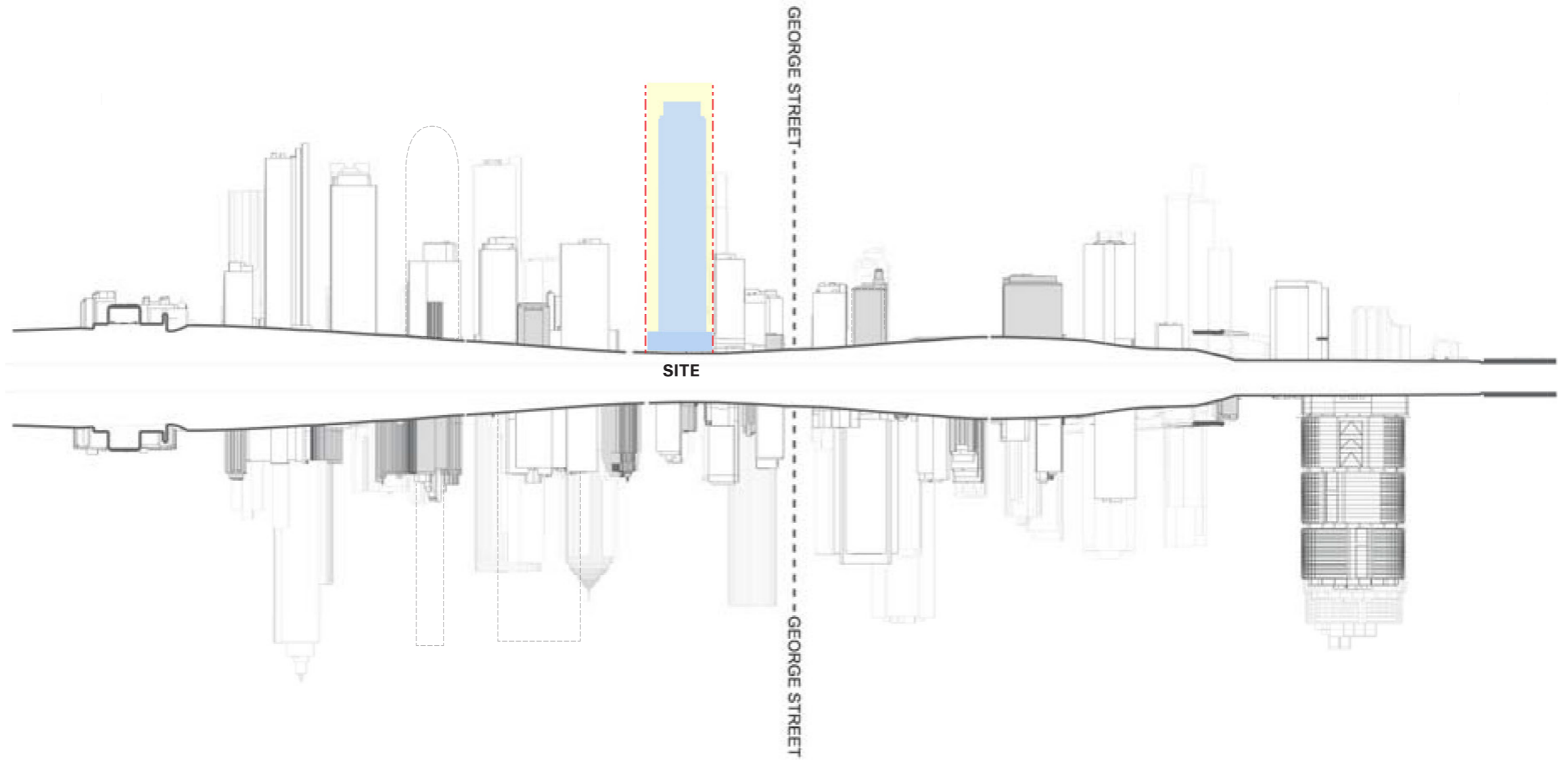


SITE (15-23 Hunter Street and 105-107 Pitt Street) = +0m = RL. 9m Image source: Bates Smart

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.

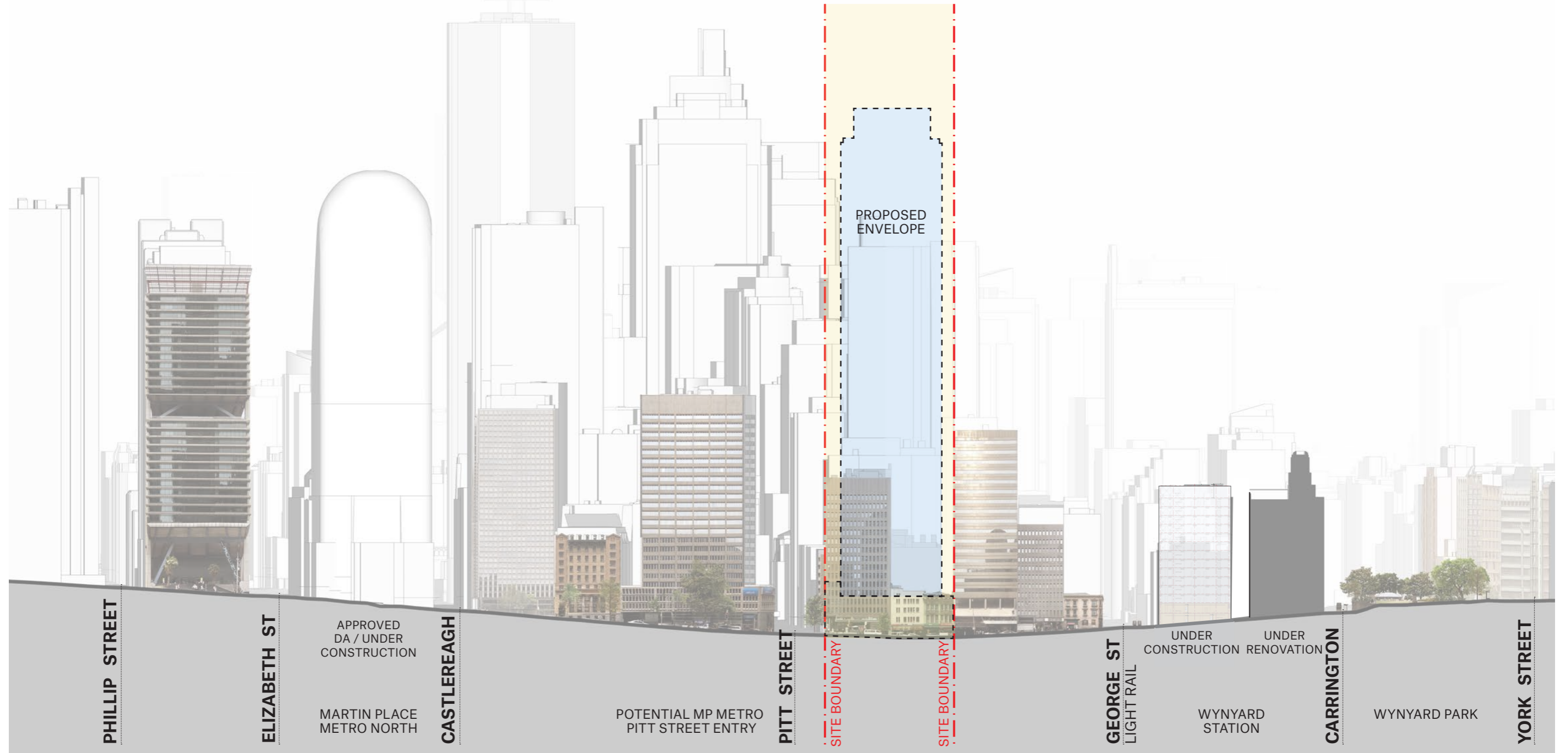


Image source: Bates Smart

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.

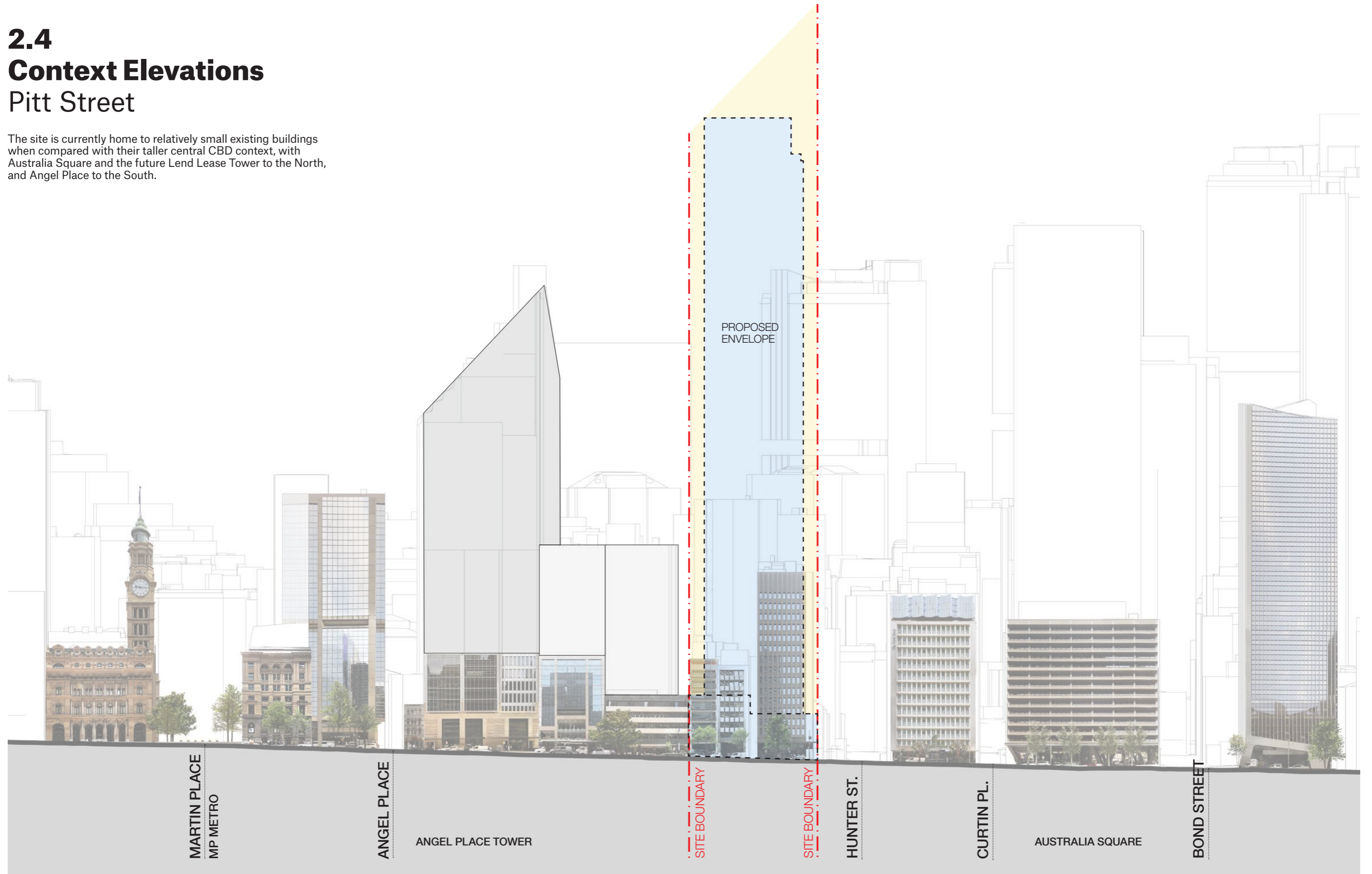


Image source: Bates Smart

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 - - - - -

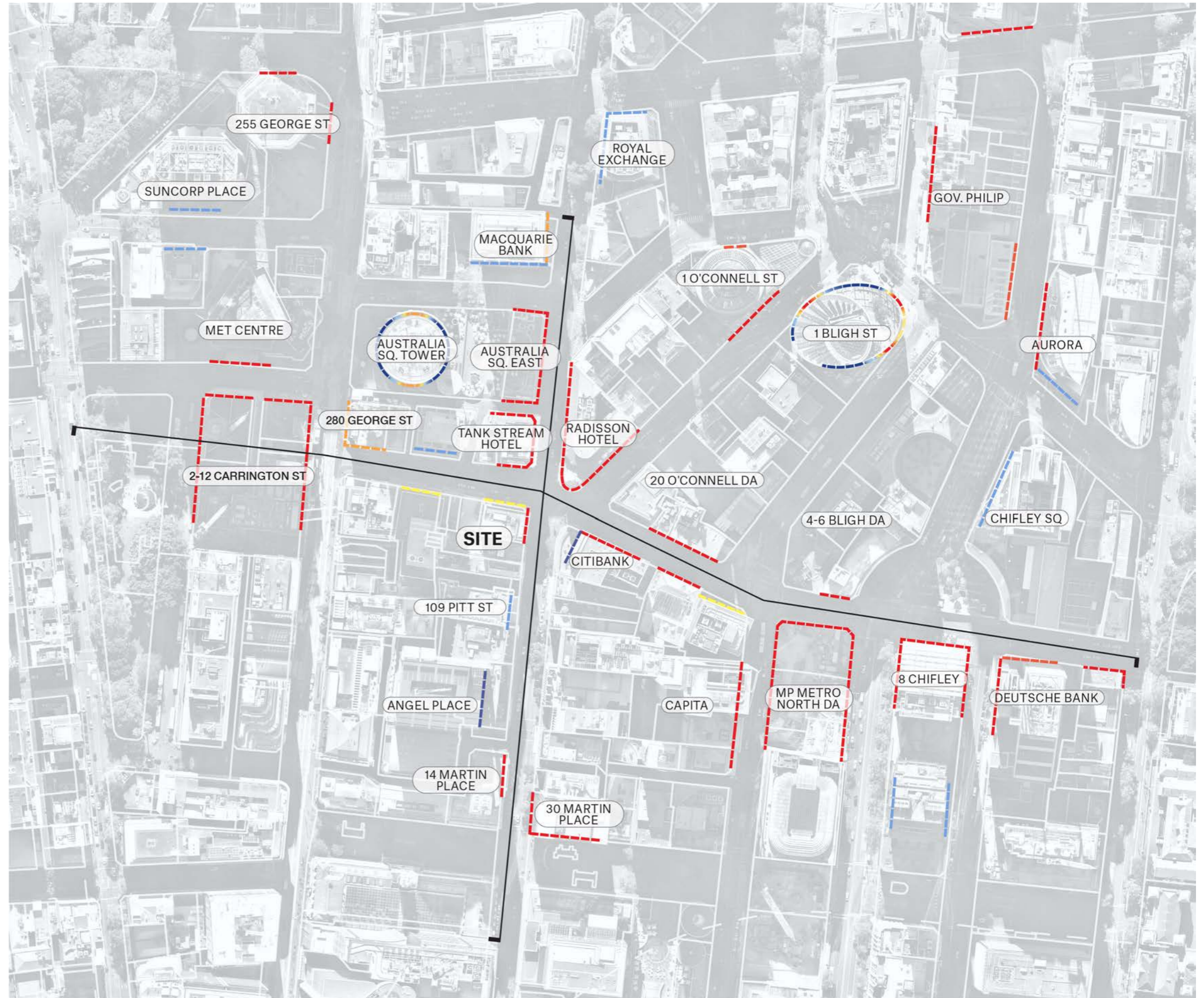
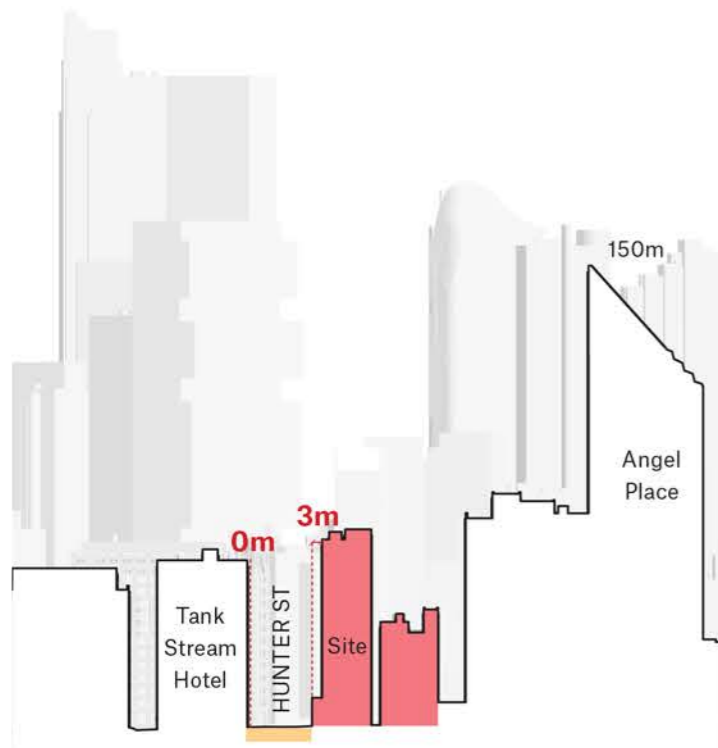
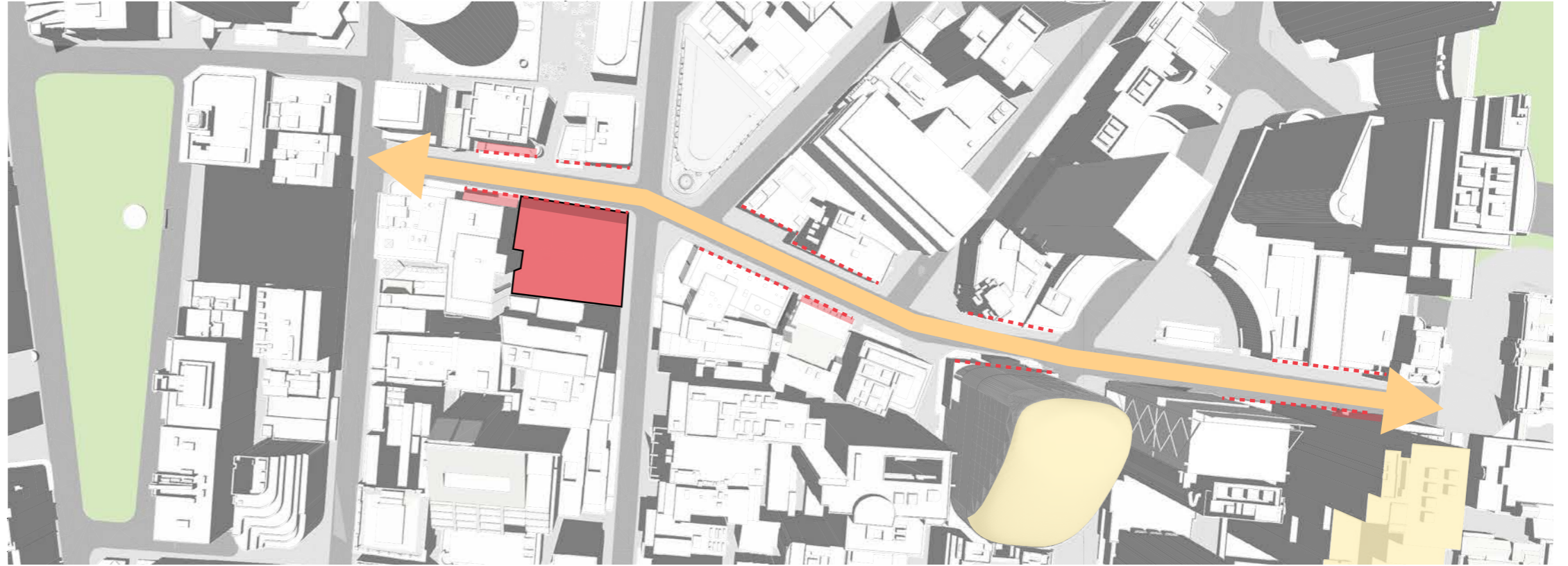


Image source: Bates Smart + Nearmap

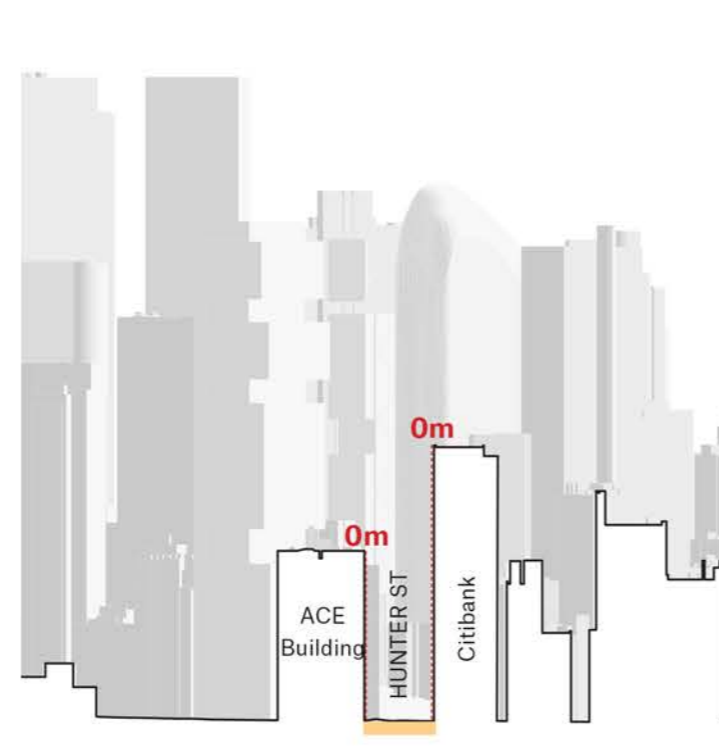
Hunter Street

Setbacks for towers on the southern side of Hunter Street are typically 0m.

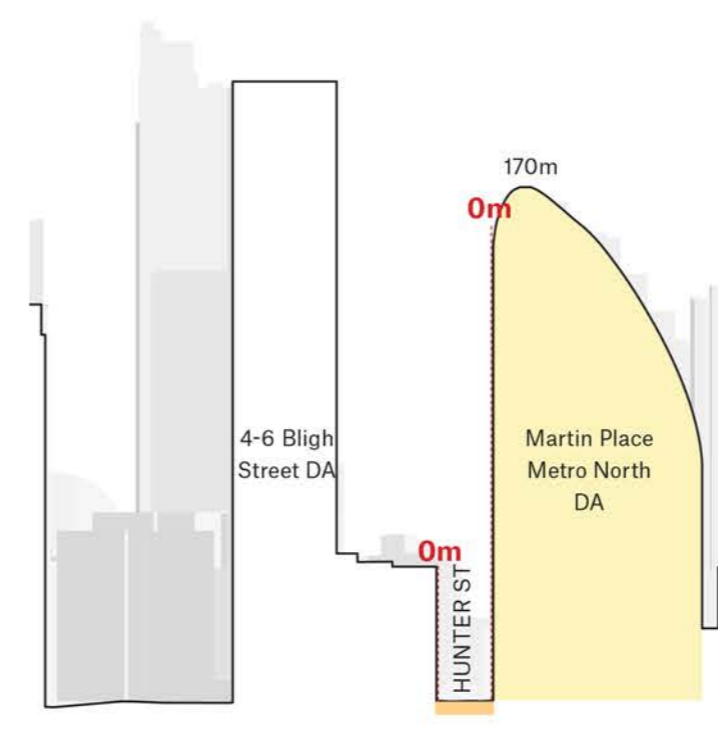


SECTION 1

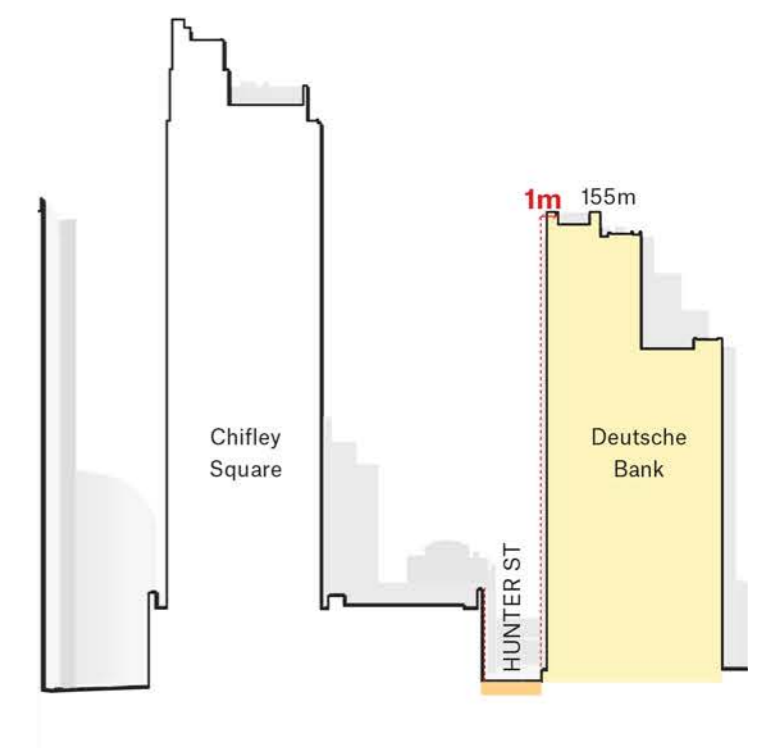
Image source: Bates Smart



SECTION 2



SECTION 3



SECTION 4

Pitt Street

Pitt Street has a collection of different setbacks. Typically taller towers are set back from the street whilst low scale buildings form a street wall.

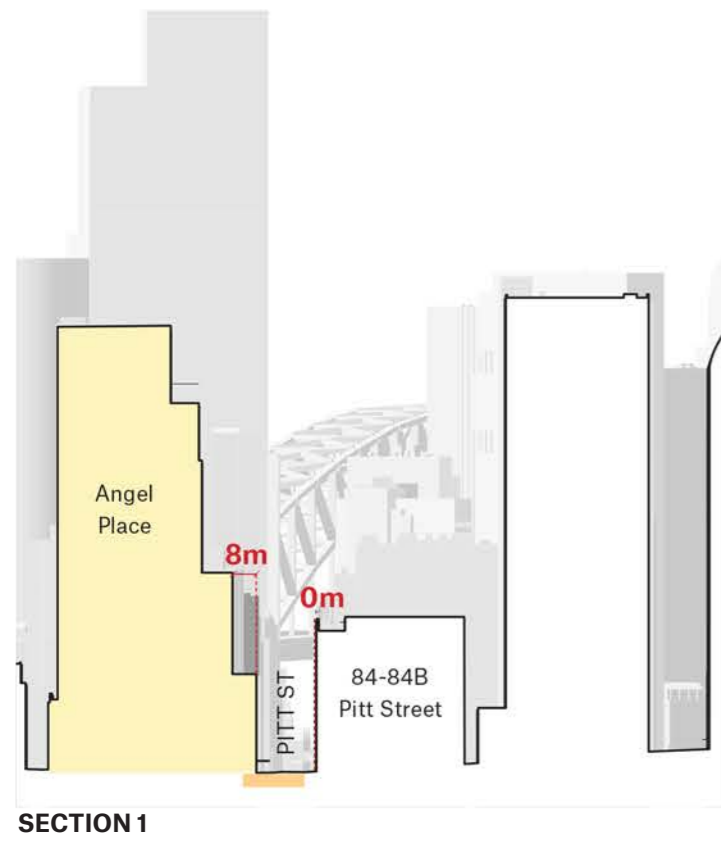
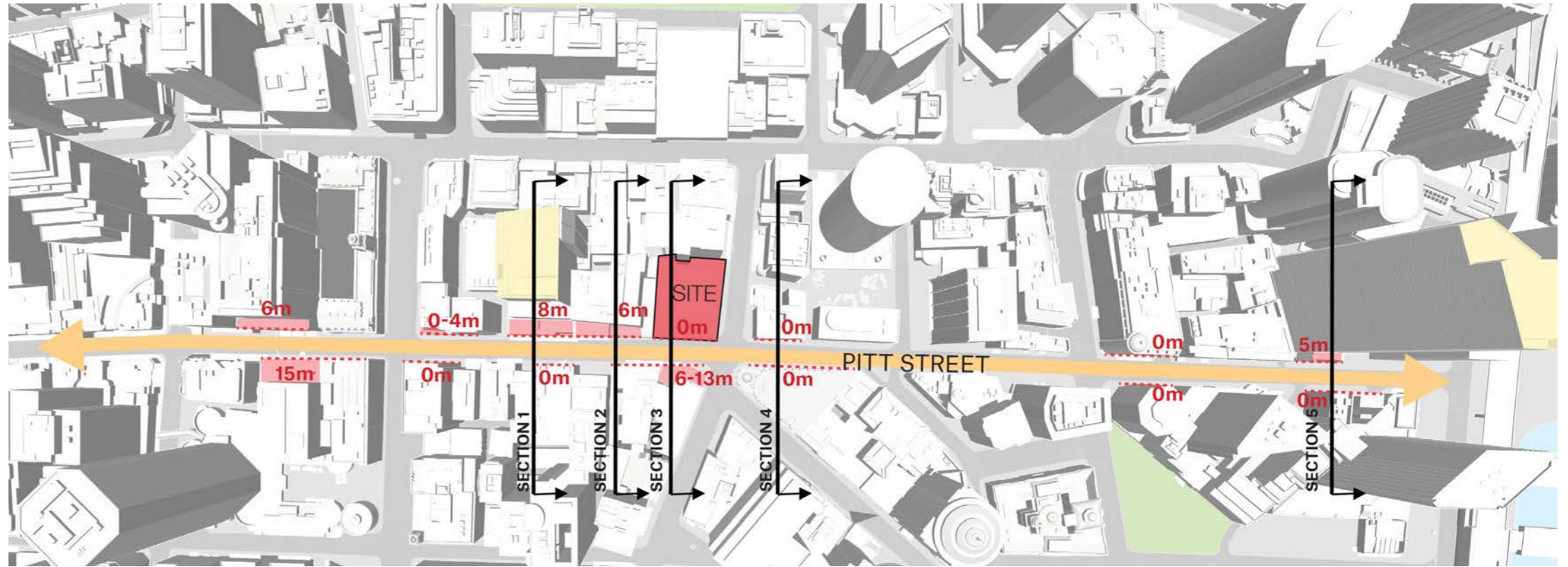
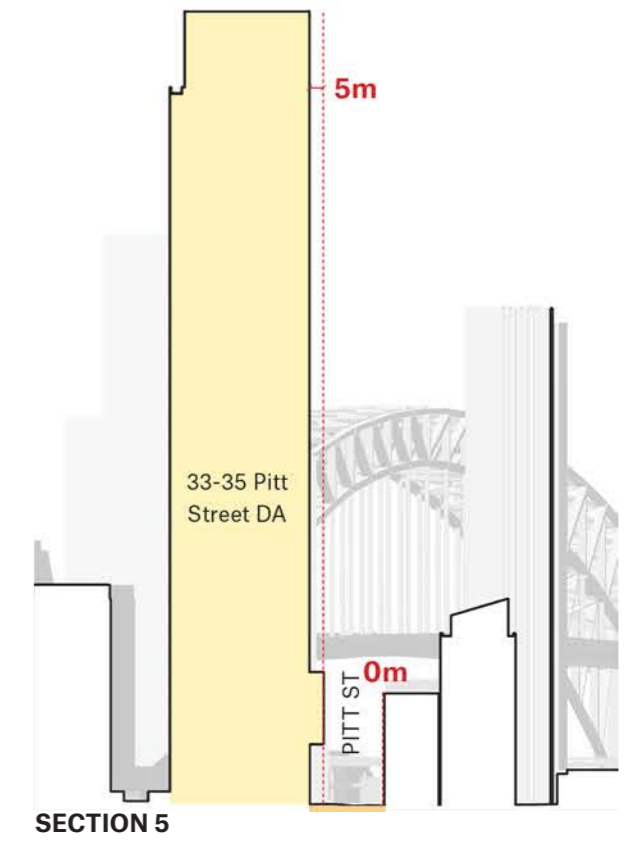
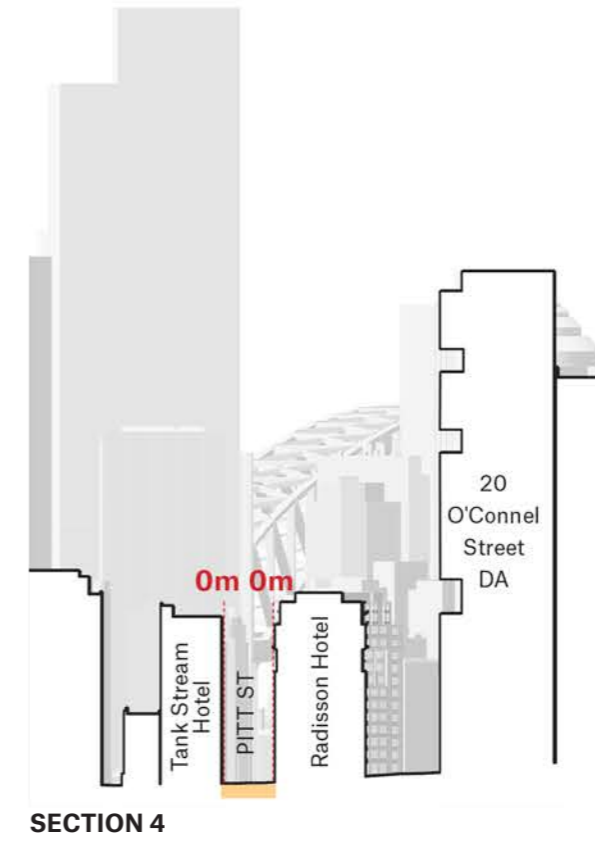
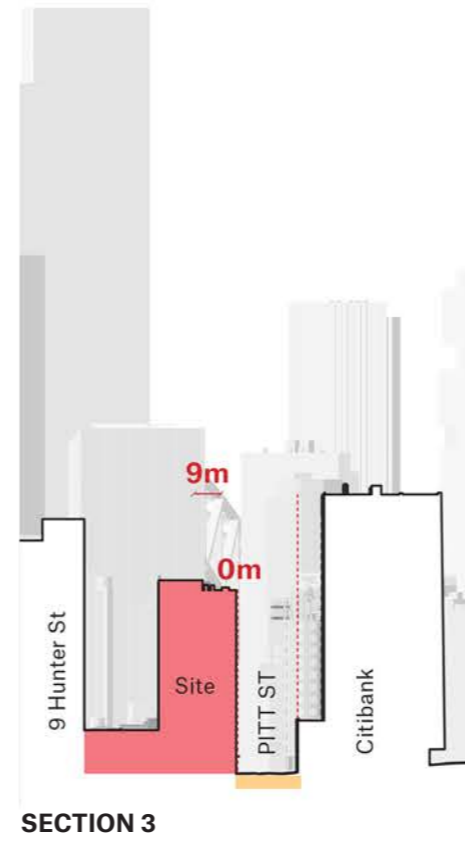
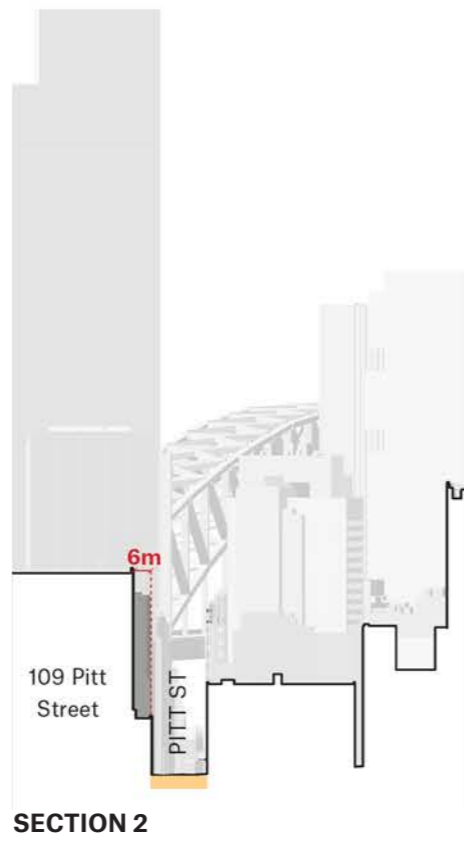


Image source: Bates Smart



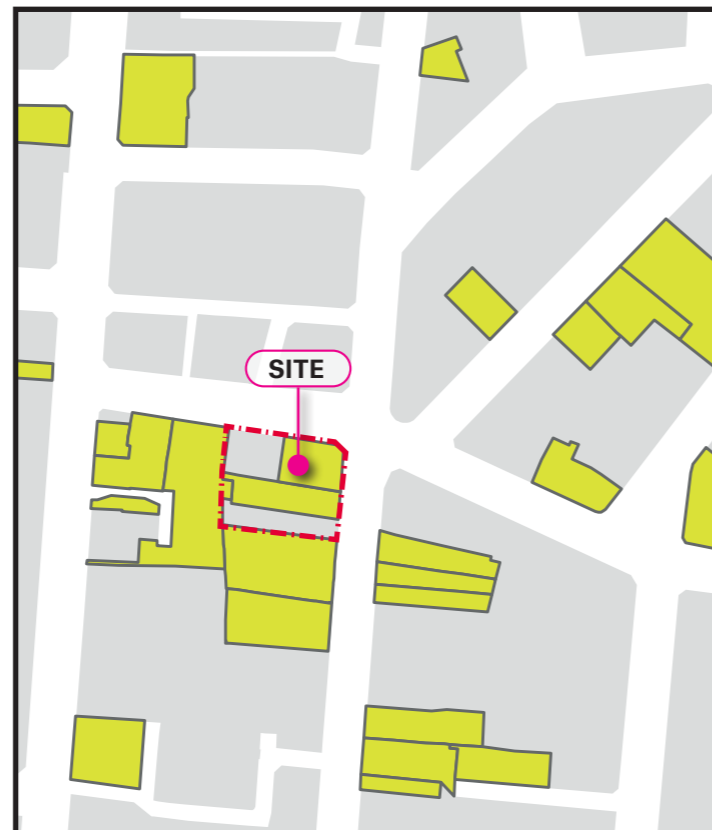
2.6 Surrounding Strata Titled Sites

Strata-titled sites are difficult to develop due to the number of independent owners.

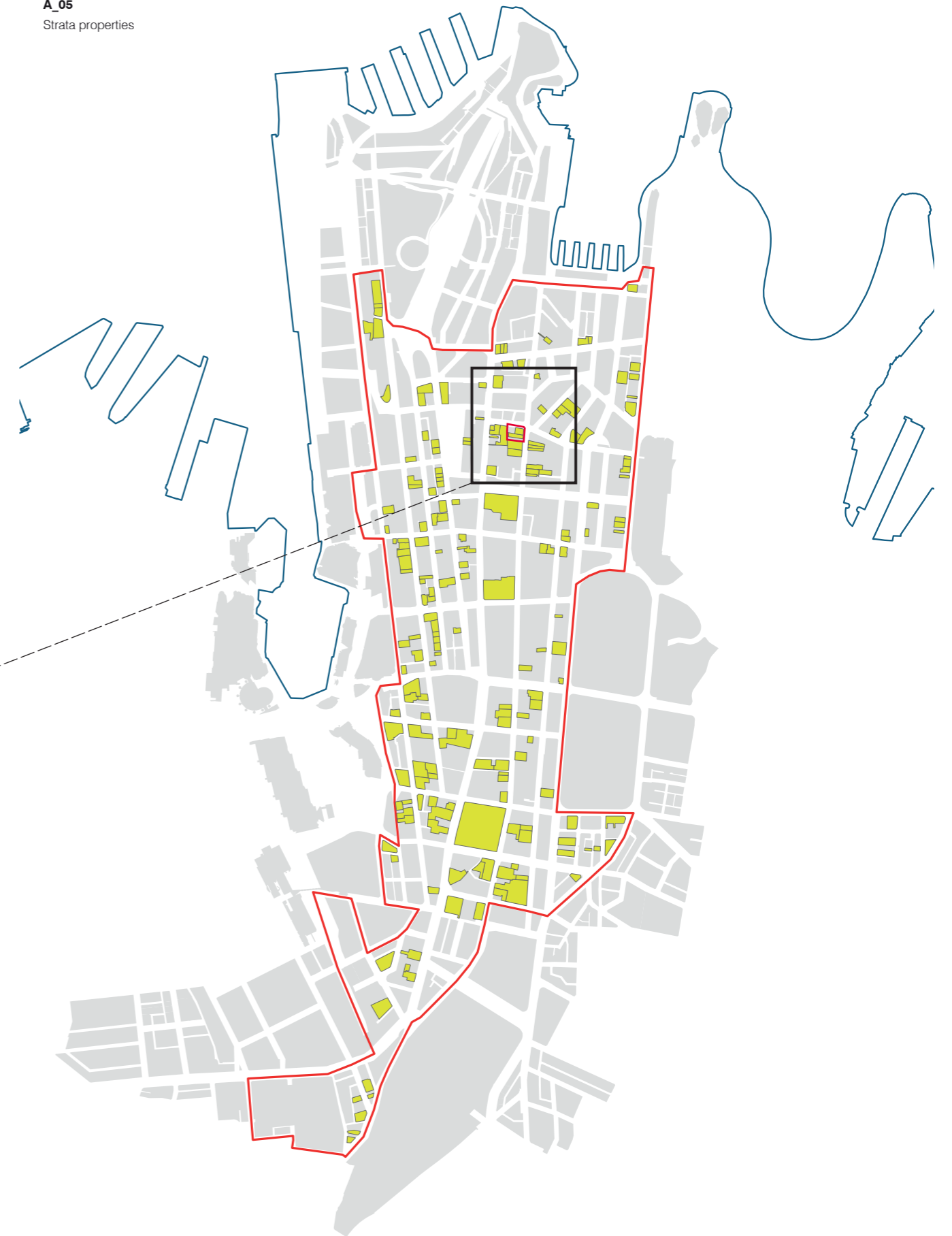
These sites are clearly constrained in the Central Sydney Planning Strategy for this reason.

Strata titled properties

All strata titled properties, commercial and residential, are excluded as they are difficult to redevelop under current NSW legislation. Procedures under the *Strata Schemes (Freehold Development) Act 1973* mean that all owners in the strata plan must agree to redevelop a property. Agreement is very difficult and not expected where there are many owners and interests. There are 195 strata properties in Central Sydney as shown in Figure A_05 Strata properties.



A_05
Strata properties



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

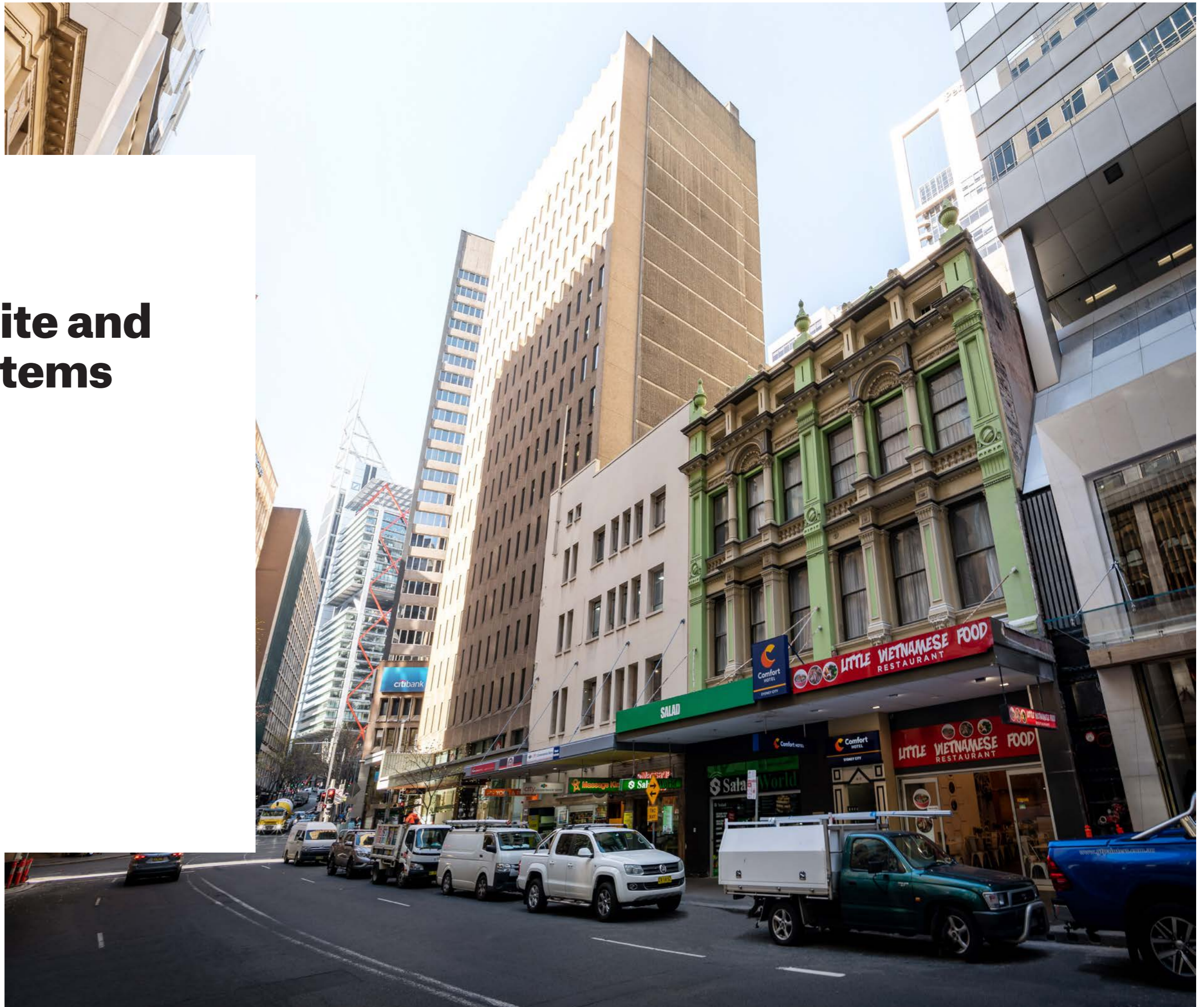
Image source: The City of Sydney's Central Sydney Planning Strategy

Method | 2

3.0

Existing Site and Heritage Items

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



3.1 Heritage Items

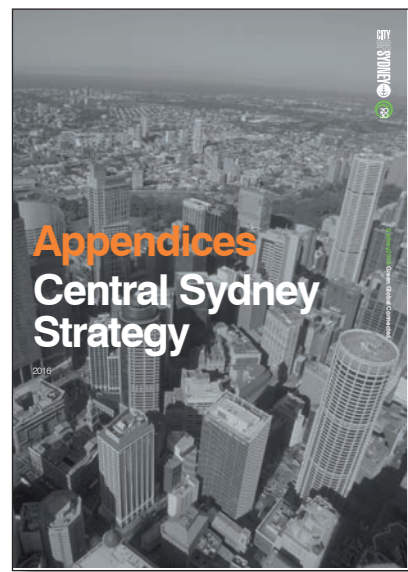
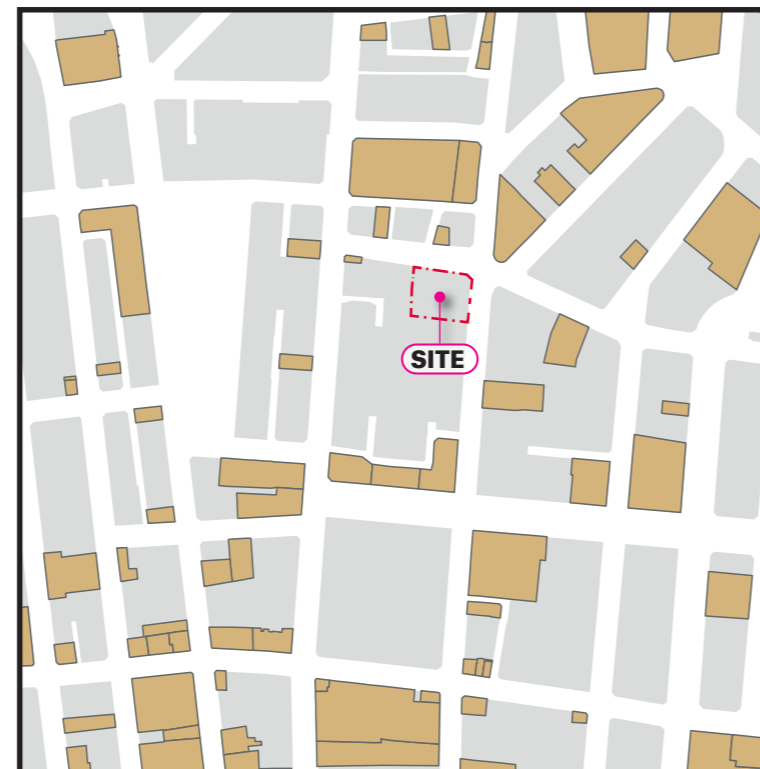
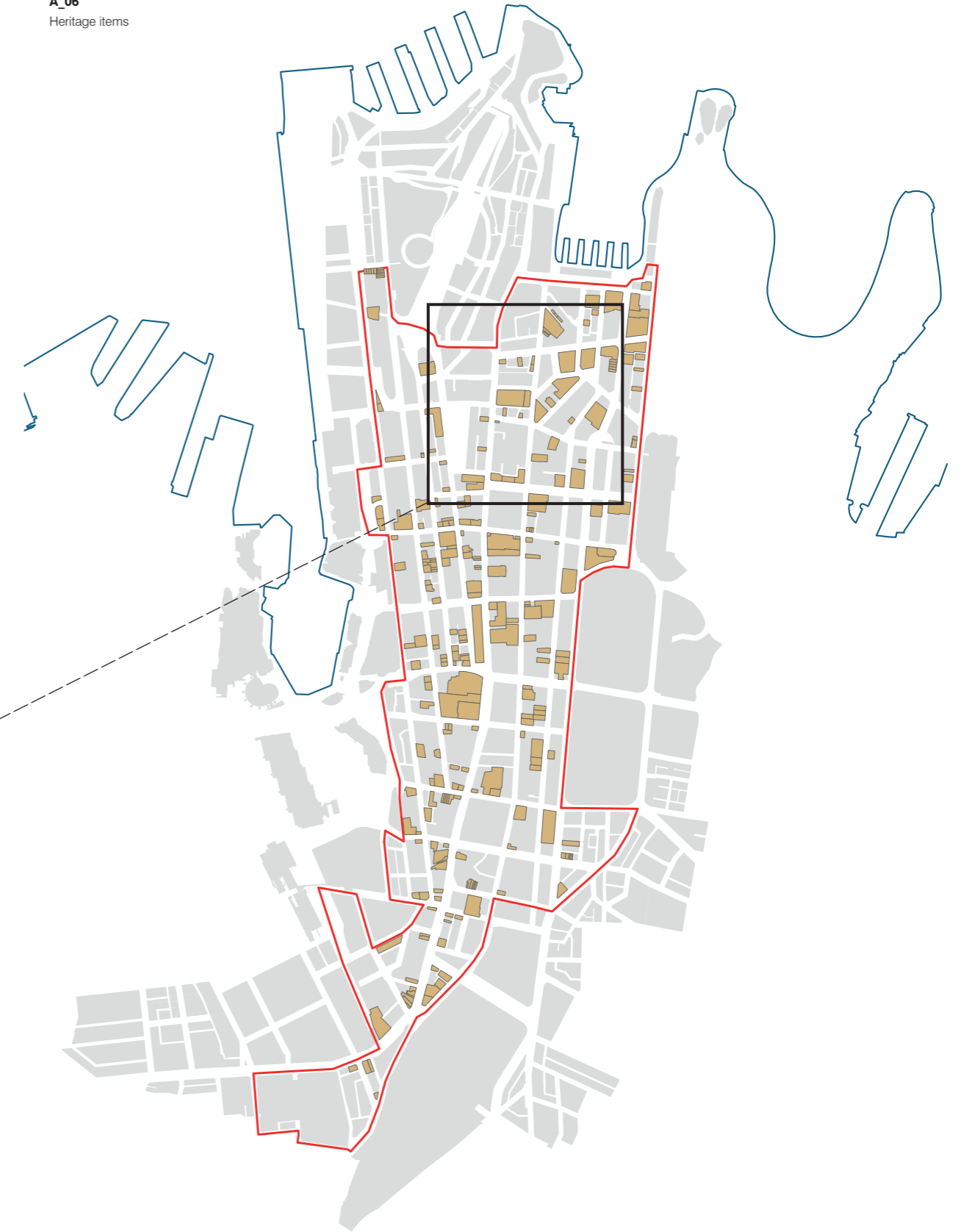
No part of the site is currently heritage listed, with the exception of The Tank Stream, which runs underneath the site's western edge.

Heritage items

Heritage items listed in the planning controls are excluded because the maximum potential floor space may not be able to be achieved due to the significance of the item. There are 270 heritage items in Central Sydney as shown in Figure A_06 Heritage items.

The City's heritage floor space scheme enables some of the capacity to be on-sold to other development sites. This floor space is captured in the total capacity for other sites as its purchase is a requirement of the 'accommodation floor space' bonus. Therefore the transfer of heritage floor space is not counted in this study.

A_06
Heritage items



Source: The City of Sydney's Central Sydney Planning Strategy

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

3.2 Tank Stream

The tank stream is a former fresh water tributary of Sydney Cove, and is now a heritage listed tunnel structure running underneath much of Sydney's CBD.

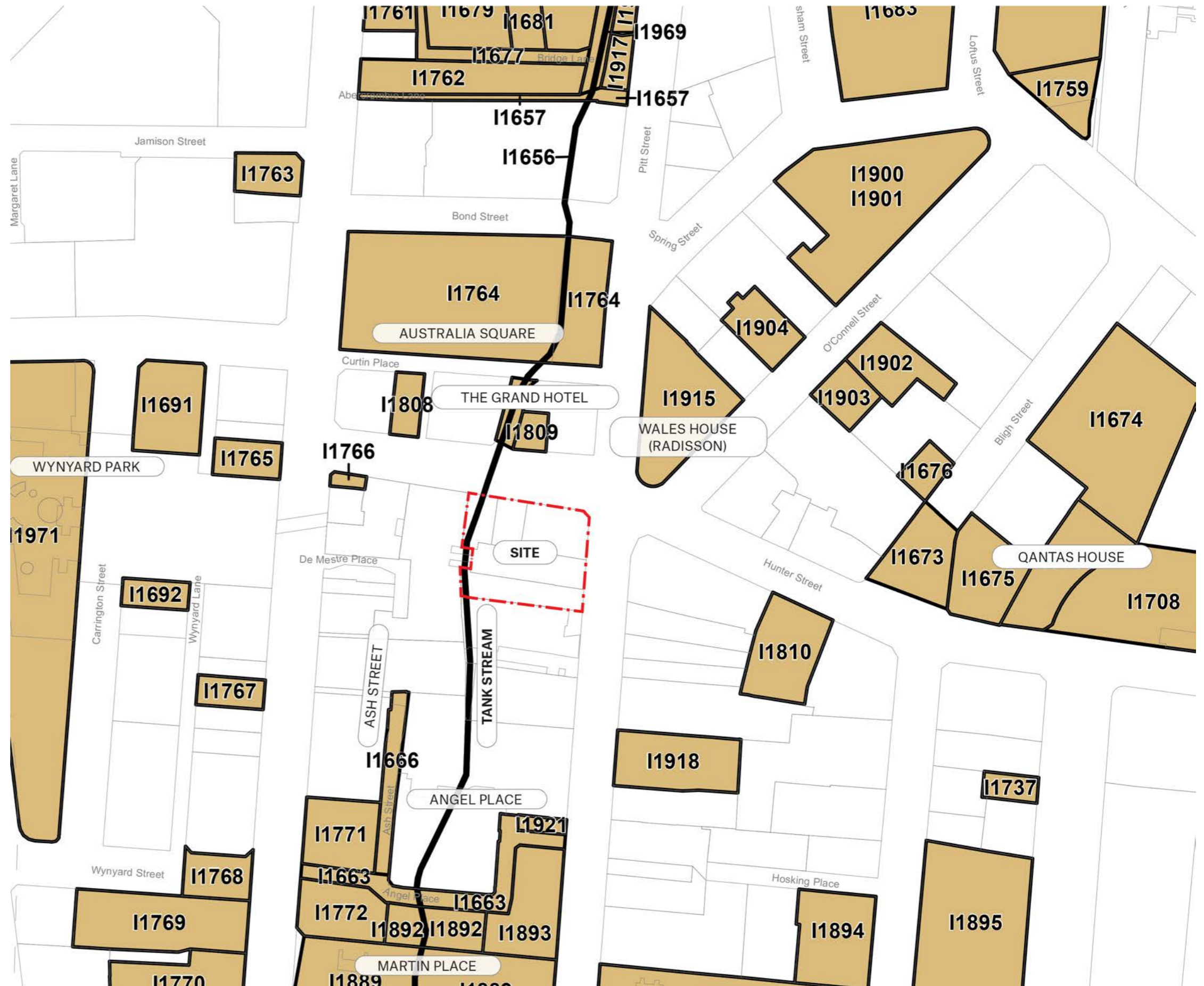


Image source: City of Sydney LEP Maps

City of Sydney
Sydney Local Environmental Plan 2012

Heritage Map - Sheet HER_014

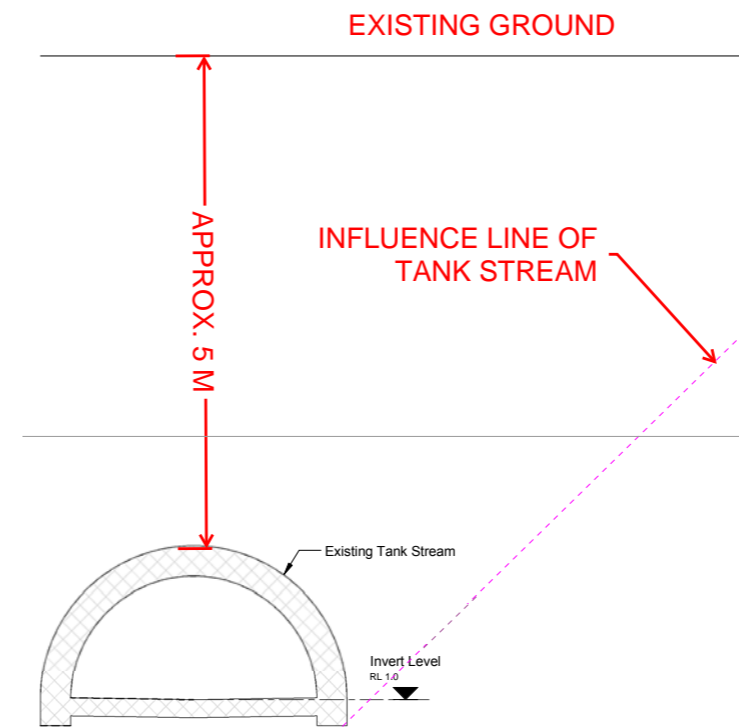
Heritage
 Item - General

Cadastre
 Cadastre 03/12/2015 © City of Sydney

A report by Acor consultants for an earlier approved DA on the subject site (D/2006/2107), suggests the location of the tunnel is roughly 5m below the existing ground line, and that the location corresponds with that shown in the City of Sydney LEP Maps.



HERITAGE MAP - SHEET HER_014



SECTION BY ACOR CONSULTANTS FOR DA FOR NO. 19-21 HUNTER STREET



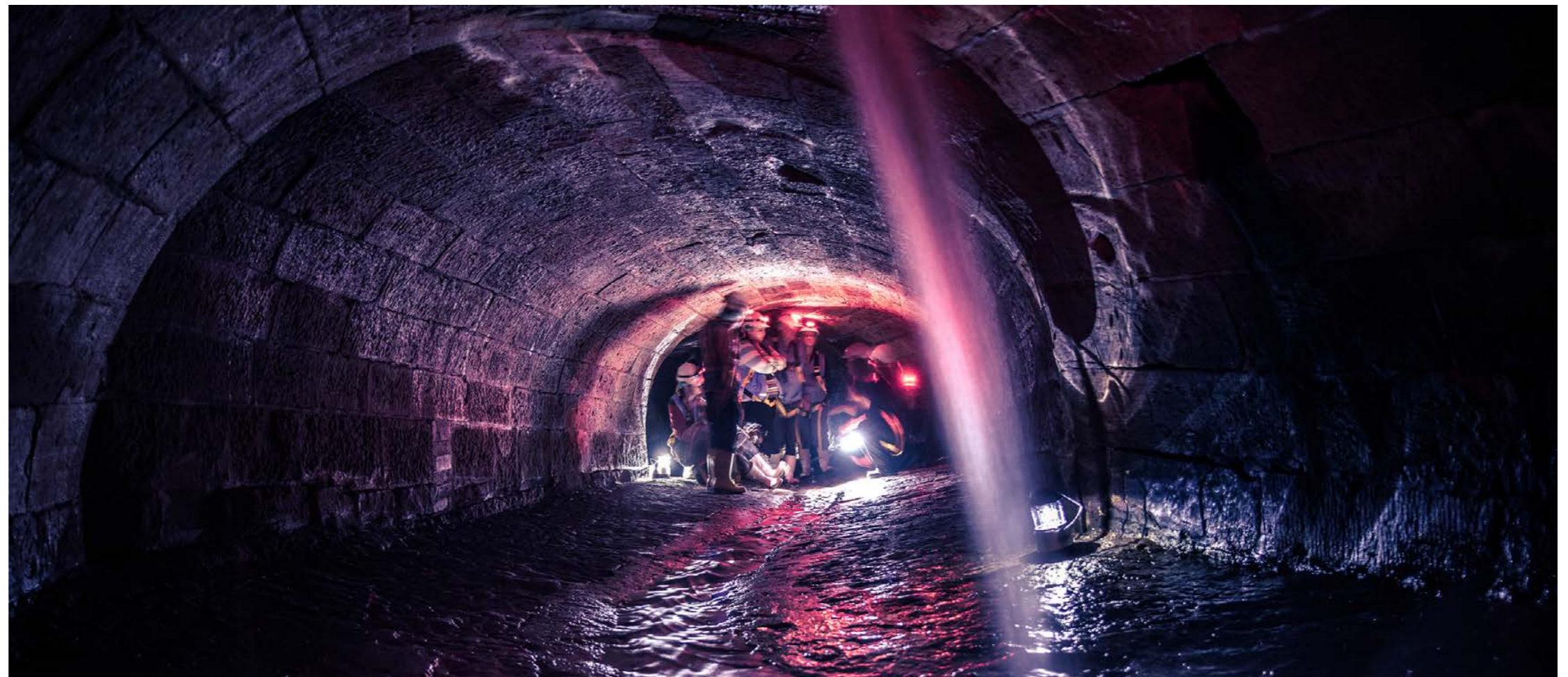
CREDIT: SYDNEYGPOURHERITAGE.COM/TANK-STREAM

THE TANK STREAM

"The surviving fabric of the Tank Stream extends from King St through to Circular Quay in Sydney's CBD. Throughout its history it has served a number of purposes and has undergone a number of alterations. The Tank Stream is classified as having state significant heritage listing. We understand from a review of the available survey and authority's information that The Tank Stream extends below the existing building at No.15-17 Hunter St. It is understood that the crown of the Tank Stream structure is likely at RL3m which is approximately 5m below Hunter St."

- Acor Consultants, 23rd Jan 2019

NOTE: It is possible that the concrete lift cores of the adjacent property, 9 Hunter Street, have truncated a portion of The Tank Stream, as they appear to sit over the top of it.



CREDIT" SYDNEY LIVING MUSEUMS - "Visitors on The Tank Stream Tour"

Historic Survey Map - 1865 City of Sydney

A historic map of Sydney's early CBD dating back to 1865 appears to validate the position of the tank stream as indicated in the Sydney LEP maps and by Acor Consultants.

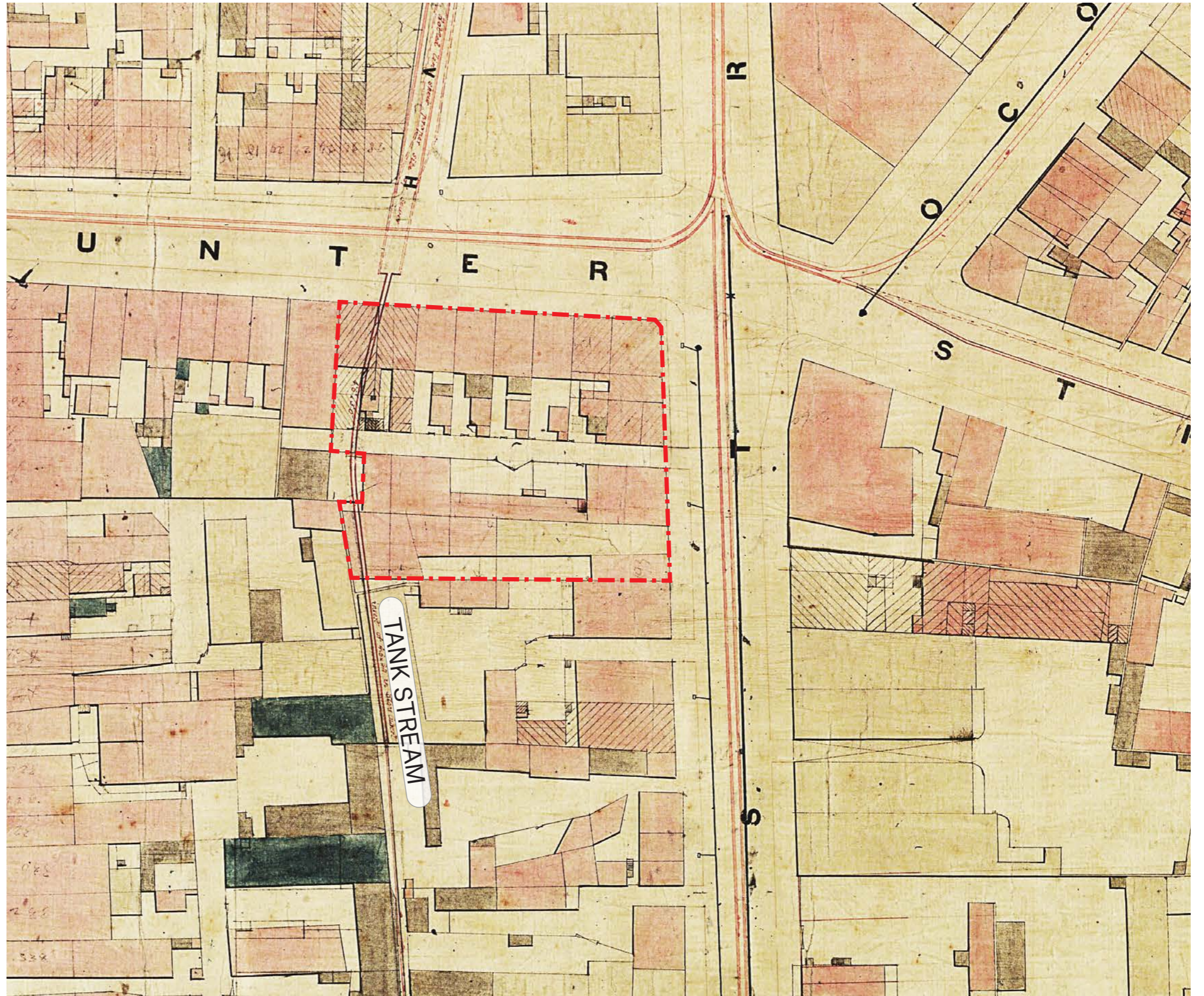


Image source: City of Sydney - Trigonometrical Survey, 1855-1865 series - City Surveyor's Department

3.3 Retention of Existing Building 15 - 17 Hunter Street

KEY NOTES

The existing building is four-storeys, six-bays, and is built in a Victorian Italianate style.

The building is not currently defined as a heritage item of the Local or State Heritage Registers or in the CSPS.

The interiors have been significantly altered with the removal of much of the original fabric and detail.

The proposal is to restore and largely retain the entire building whilst providing access points to connect with the activated podium.



Image source: Approved DA D/2006/2017

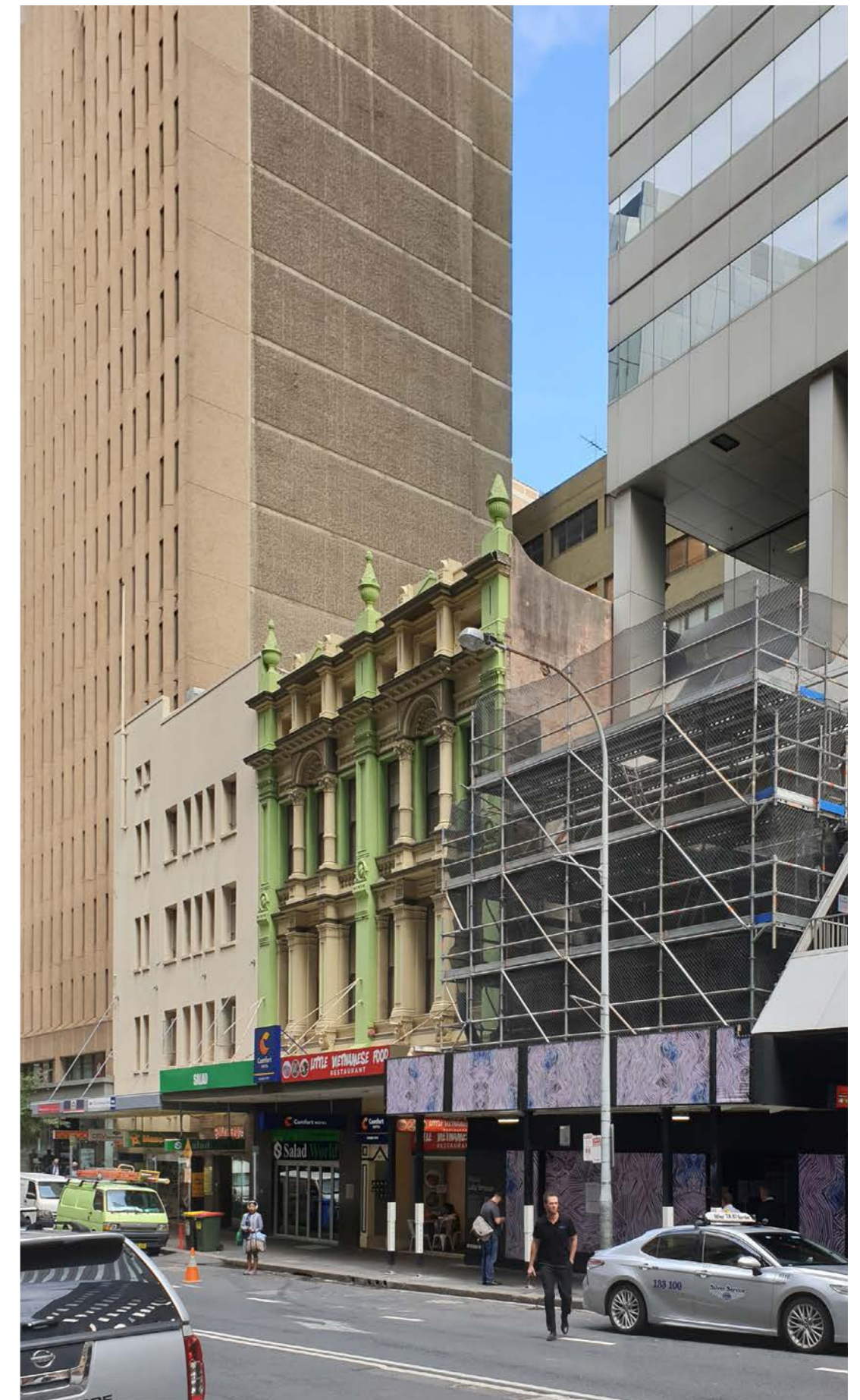


Image source: Bates Smart

3.4 Heritage Assessment of 15 - 17 Hunter St

The proposal retains the existing 15-17 Hunter Street building. The proponent views the existing structure as an asset and wishes to retain, restore, and celebrate the structure in the proposed development.



Source: October 2021 Heritage Impact Statement by Urbis

TEXT SOURCE: OCTOBER 2021 HERITAGE IMPACT STATEMENT BY URBIS:

"This proposal seeks to heritage list the 19th century commercial building at 15-17 Hunter St (also known as Former Pangas House). Former Pangas House is a four-storey, masonry building with a heavily modelled façade, it is an example of Late Victorian Italianate commercial architecture in the Sydney CBD. The original 3 stories were constructed in early to mid-1880, and an additional fourth story was later added c. 1896."

Front Façade Description

"The original façade (above the awning) is intact and illustrates the c1896 condition. The façade features two bays, each with three sets of windows flanked with ornate columns. Likewise, the windowsills and window arches also feature decorative moulding."



Image of 15-17 Hunter St Façade

"The first, second and third floors are occupied by the Comfort Hotel, the interiors were reportedly rebuilt in 1986 and then once again in 2007, during which period, the upper floors were converted into a hotel."



Image of Comfort Hotel interior



Image of Comfort Hotel interior

Ground Level & Awning Description

"After undergoing an extensive modification, the ground floor currently consists of two contemporary shopfronts and the entrance to the hotel lobby. Also featured is an awning that dates from the mid-20th century. The extent of alterations on the ground floor and its interior ensures that no features of the original structure remain on the ground floor and therefore the ground level of the building has been deemed historically insignificant."



Image of shop front on ground level of 15-17 Hunter St



Image of shop front on ground level of 15-17 Hunter St

Rear Empire Lane Façade Description

"The rear façade is located on Empire Lane. The rear façade is utilitarian in style and characteristic of commercial buildings of the period. Although the façade fenestrations has been modified, partly due to infill, remnants of the original rear loading bays (including original lifting beam and doors) remain."



Image of Rear Façade



Image of Current Empire Lane

Summary and Recommendations

"In February 2020, the City of Sydney were considering the heritage listing of the former Pangas House. Subsequently, Urbis was engaged by Milligan Group to assess the historical significance of 15-17 Hunter St via Heritage Assessment. The report concluded that the building does not meet criteria for inclusion as heritage item. Stating that,

"The former PangasHouse, 15-17 HunterStreet does not meet the criteria for heritage significance. The façade is a good example of the Victorian Italianate style as applied to commercial buildings and presents a well detailed façade, perhaps with the exception of the c.1896 third floor, which truncates the typical vertical proportions of the building. While it is acknowledged that the building façade above the awning is generally intact (to the c.1896 condition), and of some aesthetic and representative merit as a heavily moulded commercial building façade in the Victorian Italianate style, the interiors, ground floor and rear facades have been altered such that the collective value of the place is considered to be compromised. The Italianate style was common for buildings designed in the Victorian period and the building is not considered rare " (Feb 2020, pg 22).

"However, The City of Sydney has decided to proceed with heritage listing of the Former Pangas House (15-17 Hunter St). In support of this decision Milligan Group seeks the heritage listing of the site. Consequently, the proposed redevelopment of the site seeks to retain and celebrate the structure and by facilitating its conservation and improved presentation to Hunter Street. It is the only surviving example of 19th century architecture on the south side of Hunter St between George and Pitt St and is a remnant of the 19th century redevelopment of Hunter St."

"Supporting this position, a Heritage Impact Statement (Oct 2021, pg 31) prepared by Urbis argues that the former Pangas House, 'Is of heritage significance for its historic, aesthetic and representative values as a remnant of the 19th century commercial development of the CBD in the boom period of the 1880s.' and therefore advocates for the heritage listing of the former Pangas House and its inclusion on Schedule 5 of the Sydney Local Environmental Plan 2012 (SLEP 2012)."



Image of 19th Century Hunter St

"Subsequently, the Heritage Impact Statement (Oct 2021, pg 44) prepared by Urbis recommends that future development of 15-17 Hunter St should consider the following:

- Form scale, materiality, articulation and the façade treatment of the proposed podium to respond to the adjacent building at 15-17 Hunter St.
- Extent of evacuation and sub surface works to ensure that there are no impacts to the retained commercial building at 15-17 Hunter st.
- Opportunities for the conservation and reinterpretation of the retained Victorian Italianate buildings. "



Source: October 2021 Heritage Impact Statement by Urbis