



# 338 PITT STREET PROJECT



## **DESCRIPTION OF THE PROJECT**

- USD \$15 BILLION CONSTRUCTION COST**
- INCLUDES DINING DISTRICT, HIGH END SHOPPING, HOTEL & SERVICED APARTMENTS.**
- ON COMPLETION VALUE USD \$20 BILLION**
- DA APPROVED, READY TO START CIVIL & CONSTRUCTION**



An aerial photograph of a city street, likely in Sydney, Australia. A large, modern building with a curved facade and many windows is the central focus. The building is surrounded by other city buildings and a road with cars. The image is used as a background for the text overlay.

## **STAGE 1 DEVELOPMENT APPLICATION (DA)**

**BUILDING APPROVAL FOR 338 PITT ST HAS BEEN SOUGHT IN THREE PHASES.**

**THE STAGE 1 DA SET OUT THE CONCEPT OF THE PROPOSAL AND SOUGHT APPROVAL FOR A BUILDING ENVELOPE PRIOR TO SUBMITTING THE DETAILED DESIGN.**

**IN 2016 THE STAGE 1 DEVELOPMENT APPLICATION WAS SUBMITTED TO THE CITY OF SYDNEY COUNCIL SEEKING APPROVAL FOR:**

- A 67 STORY MIXED USE DEVELOPMENT**
- FOUR BASEMENT CAR PARKING LEVELS**
- A TOWER ACCOMMODATING 58 STOREYS OF RESIDENTIAL APARTMENTS**
- A MIX RETAIL, COMMERCIAL, HOTEL AND RESIDENTIAL USE**

**THE DA WAS PUBLICLY EXHIBITED FOR 31 DAYS BETWEEN 14 NOVEMBER 2016 – 14 DECEMBER 2016. IN FEBRUARY 2018 THE CITY OF SYDNEY COUNCIL APPROVED THE STAGE 1 DA.**



An architectural rendering of a modern urban street scene. In the background, several tall, modern skyscrapers with glass facades rise into the sky. In the foreground, there are trees, a sidewalk with pedestrians, and a road with cars. The scene is set during the day with soft lighting.

### **. Stage 2 State Significant Development Application (SSDA)**

**The Stage 2 SSDA is the final application required to gain approval for construction and will seek consent for the detailed development, based on the winning design scheme by FJMT, comprising:**

- Demolition of existing structures;**
- The construction and use of a mixed-use development with an iconic two-tower 258m built form above new podium with internal courtyard;**
- Four basement levels and a lower ground level accommodating residential, retail and hotel car parking, motorcycle parking, bicycle parking, loading dock, hotel bus drop off zone, storage and relevant building services;**
- A total GFA of 84,922m<sup>2</sup>, comprising:**
  - 19,942m<sup>2</sup> hotel GFA, providing 163 rooms;**
  - 61,746m<sup>2</sup> residential GFA containing 654 apartments;**
  - 3,234m<sup>2</sup> retail GFA; and**
- Landscaping and associated services upgrade works.**





**The future vision for this project is to create a rich network of public spaces and sustainably designed slim towers that gives daylight and sky view to the streets and public domain.**

**The approach is driven by these aspirations.**

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- **Enhanced connectivity through generous connections in multiple directions;**
- **Extended public domain with great, vibrant retail and dining areas**
- **An urban courtyard garden as seen in New York, to create intensive activity by offering seating, dining and cafes with ordered landscape, public art and water features**
- **Reinvigorated laneways and create a place for small scale affordable tenancies for retail, food and beverage and street vendors**
- **Public Art to enhance the human experience with permanent and temporary art with event programming and placemaking activities to create seasonal and permanent attractions**
- **Vegetated Rooftops as the roof terraces and communal gardens offer and unifying and connecting theme between buildings as the city becomes denser**