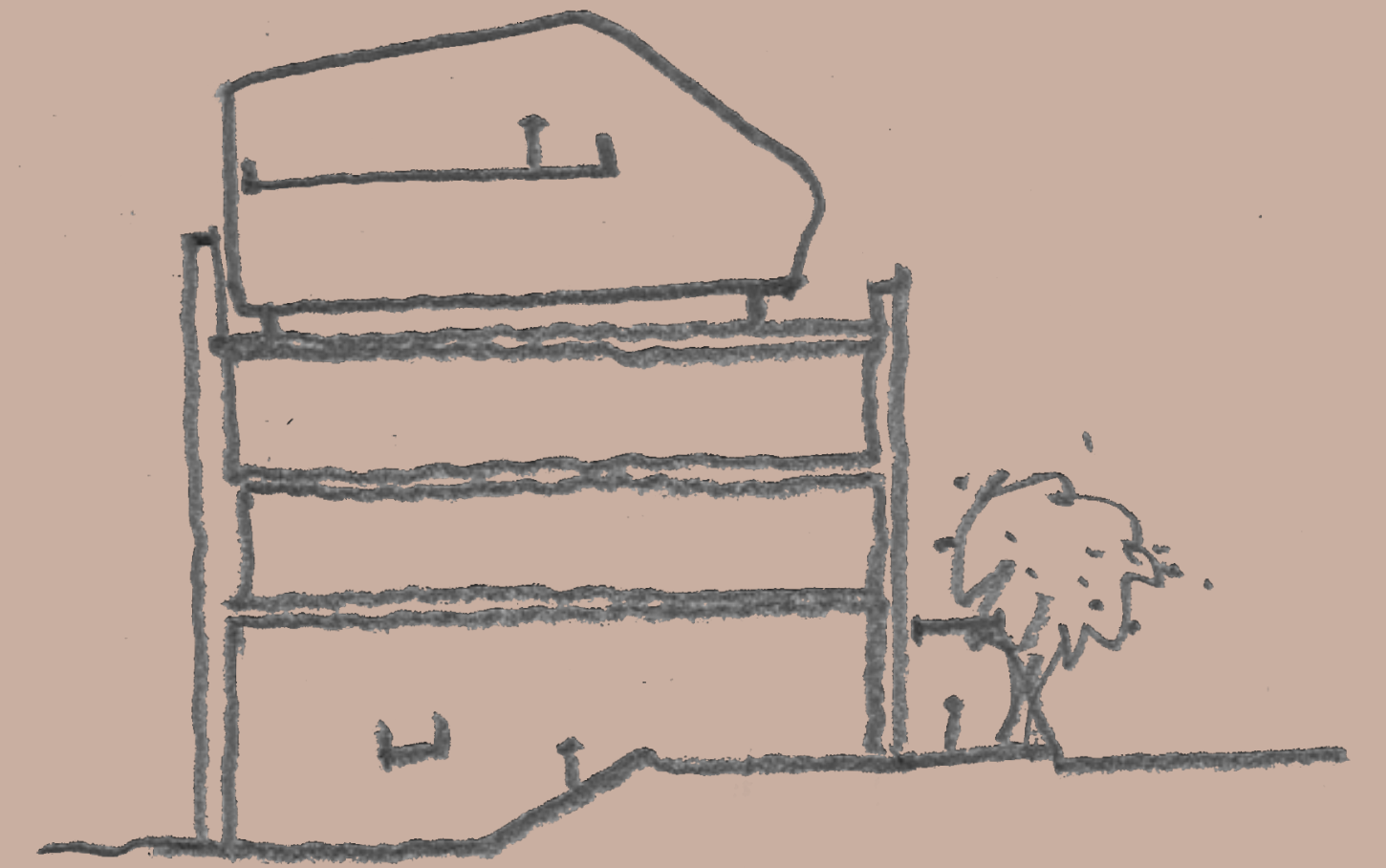


Attachment I

Design Report



Darlinghurst Collection - DA Amendment

Summary of Changes — 19/11/21

Contents

Regarding updated DA documentation issued on 21/10/21 for:

58-76 and 82-106 Oxford Street, Darlinghurst - D/2020/1071, and

Development Application: 110-122 Oxford Street, Darlinghurst - D/2020/1072

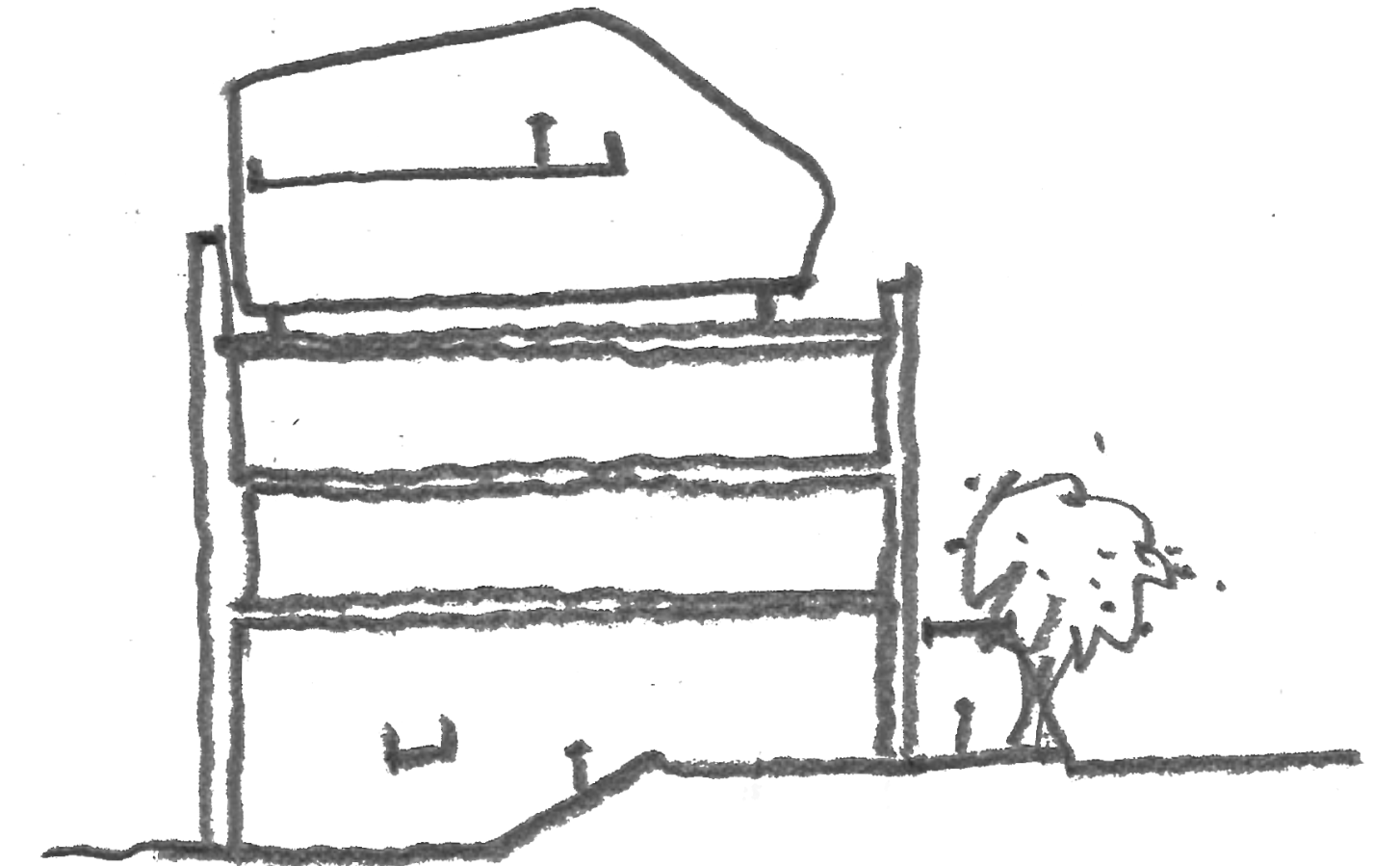
The amended documents include changes that respond to the resolution of the Local Planning Panel from meeting held 22/09/21. The Panel raised the following main issues to be addressed through this amended documentation:

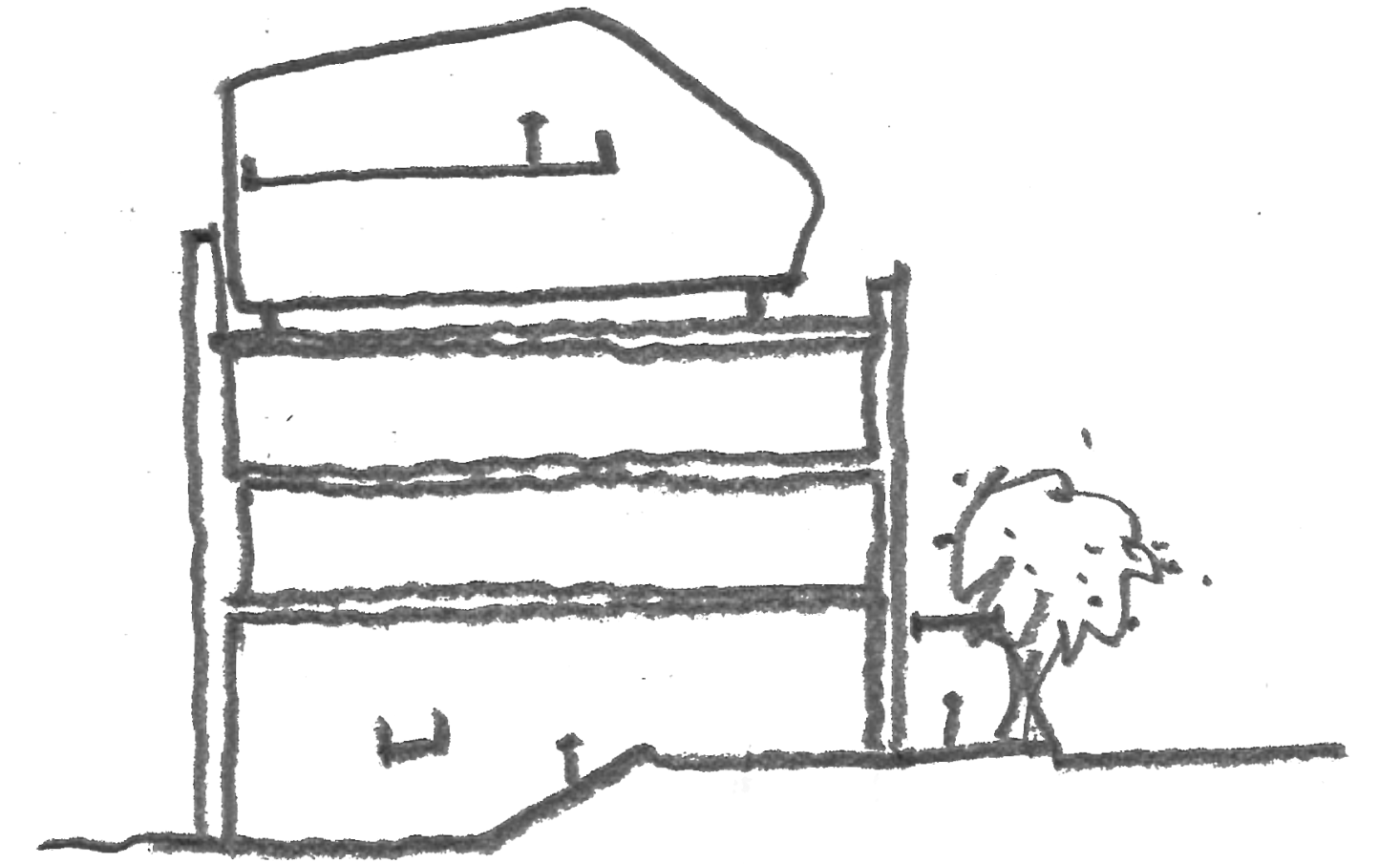
LPP Issues

- Setbacks
- Roof Form
- Environmental
- Privacy/Outlook

"The Panel deferred consideration of Development Application No. D/2020/1071 and Development Application No. D/2020/1072 until a subsequent meeting of the Local Planning Panel to enable further consideration of issues raised by the Design Advisory Panel and the Heritage Committee, particularly in relation to variety of roof forms, streetscape, setbacks in particular the benefit of observing a 3m setback behind the Oxford Street parapets, amenity, privacy, outlook, and environmental performance."

This report provides additional material that summarises these changes, in the same format as presented in consultation with the City of Sydney on 8/10/21.





fjmt have reviewed building setbacks across the three groups, with reference to the draft planning controls for Oxford Street.

/Excerpt From Draft LEP

5.X.5.3 Building alignment, setbacks and street frontage heights

Oxford Street is characterised by a predominantly low scale built form, with a consistent building alignment and strong street edge. Street frontage heights will create the scale and type of built form required to maintain light to the street and manage its character and amenity.

Upper storey additions should be recessive, secondary forms which protect the heritage character of the precinct and reinforce the vista from Taylor Square to Hyde Park. Upper level setbacks will ensure that traditional parapet walls, often ornately detailed and an important heritage element, are protected and retained. They will ensure that new built form provides adequate solar access to neighbouring properties.

Objectives

- (a) Establish an appropriate scale, massing and modulation for new development which respects and responds to the architectural character, rhythm and grain of the existing built fabric of the high street.
- (b) Achieve a street wall height that reinforces the human scale in the public domain and protects the view corridor along Oxford Street towards Hyde Park and the City skyline.
- (c) Reduce the visual dominance of upper storey additions and protect the integrity of traditional parapets.
- (d) Ensure any upper storey additions which seek a reduced setback display exceptional design quality which results in a complementary relationship with the architectural language of the existing building.
- (e) Protect solar access in neighbouring residential properties with appropriate building setbacks from all boundaries.

Provisions

- (1) Street frontage heights are not to exceed the maximum height on the Street Frontage Height maps. Above the street wall, additional storeys on heritage listed and contributory buildings are to be set back a minimum of 3 metres (Figure 5). Note that the maximum number of storeys shown on Map XX: Height in storeys includes attics and mezzanines.
- (2) A greater minimum setback than that detailed in 5.X.4.3(1) may be required if identified as part of a Conservation Management Plan or Statement of Heritage Principles.
- (3) A reduced setback, which may include a nil setback on heritage listed and contributory buildings facing the squares referred to in 5.X.3, noted in Objectives (a) may only be considered where the Consent Authority is satisfied that the design outcome will be of the highest standard in the following areas:
 - (a) the relationship between the architectural language of the existing building and the addition, which is to be complementary and enhance and emphasize the qualities of both the existing and new parts of the building;
 - (b) the design and construction quality of the façades, including exposed side walls and expression of the roof.
- (4) Development is to reinforce the significant view corridor along Oxford Street and views to buildings framing street intersections and define corner sites through appropriate massing and façade design.
- (5) Subject to appropriate design which protects the integrity of the parapet, the 3 metre upper front setback of a building with frontages onto Oxford Street may be used to provide rooftop balcony space.
- (6) Above the street wall on the southern side of Foley Street, additional storeys are not required to be setback from the street frontage (Figure 6).
- (7) Notwithstanding any other provision in this section, building massing to side and rear boundaries is to ensure solar access to the windows of any dwelling, including ground floor habitable rooms, in accordance with the requirements of this DCP (Figure 7).

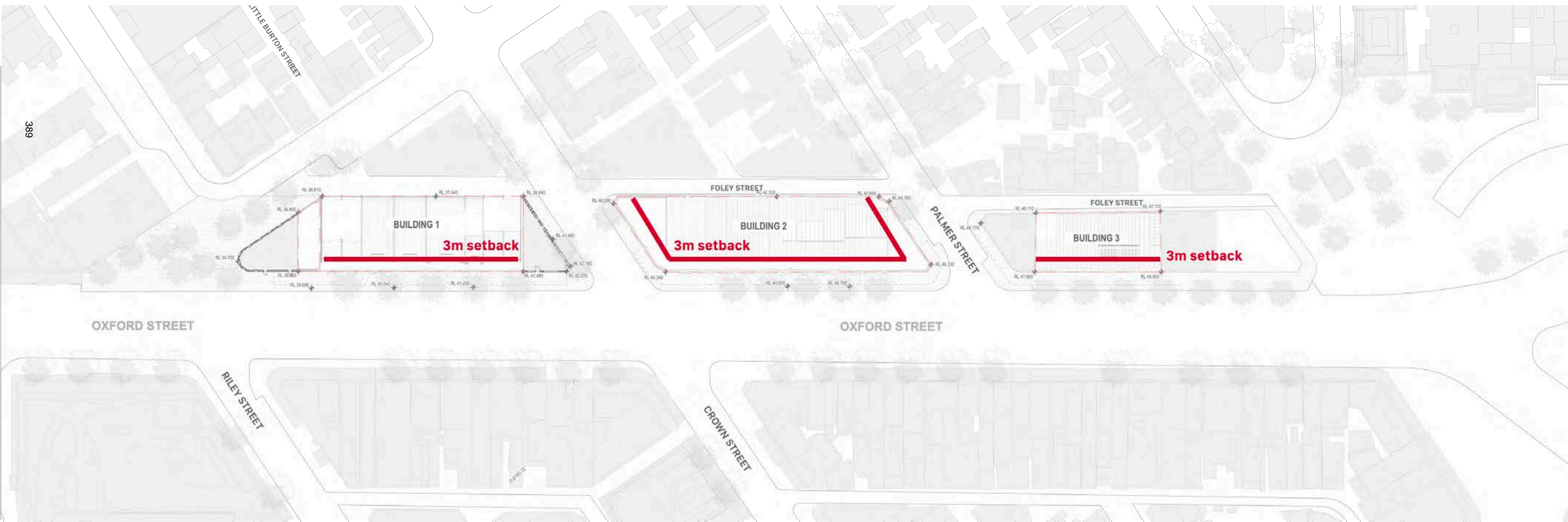
SETBACKS

/Setbacks - Compliance With Draft LEP

The urban design strategy for these buildings is to minimise visibility at prominent street corners, by increasing the setback at the corners (in combination with providing an open terrace at the ends of building 2, to further reinforce this strategy), while setbacks are reduced in the centre of the building, where view impact is less sensitive.

The amended proposal includes increased setbacks for Building 1 and 2, where the combined setback across each building now averages 3m.

Due to the reduced width of the Building 3 block, and proposed functionality as a hotel, the 3m setback to Oxford Street is not achievable for Building 3, without compromising its feasibility as a hotel. However, we believe this building has a reduced visual impact in comparison to the allowable envelope, due to the reduced building height and profiled roof.



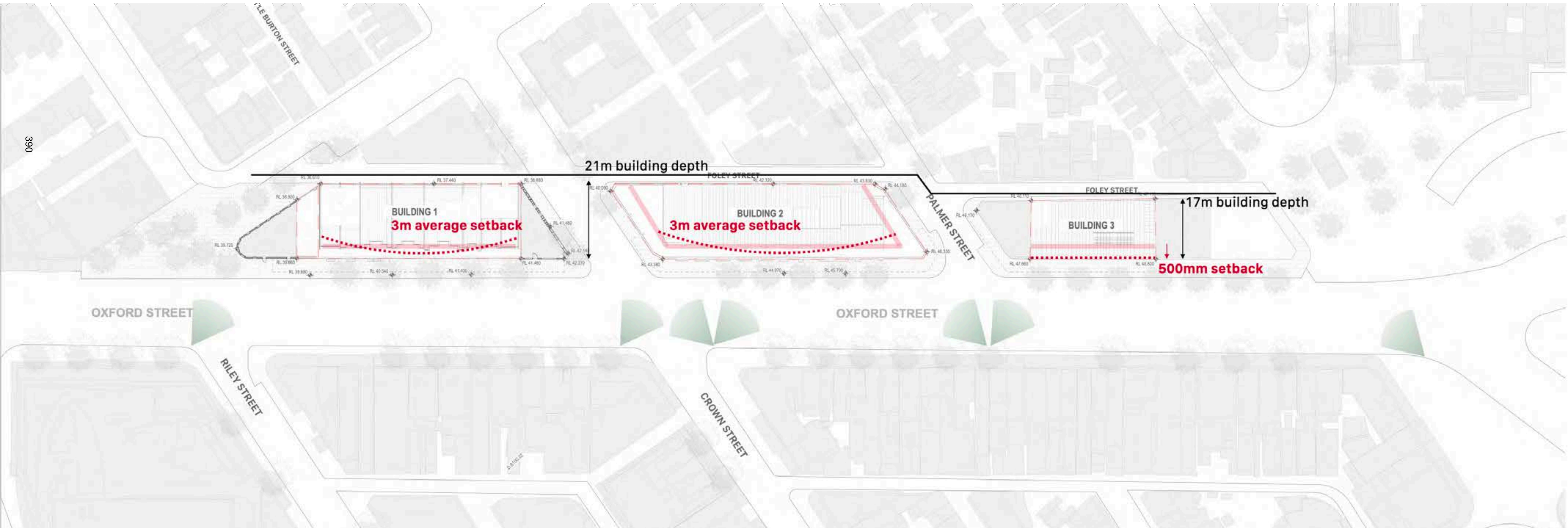
SETBACKS

/Setbacks - Proposed Concept

The urban design strategy for these buildings is to minimise visibility at prominent street corners, by increasing the setback at the corners (in combination with providing an open terrace at the ends of building 2, to further reinforce this strategy), while setbacks are reduced in the centre of the building, where view impact is less sensitive.

The amended proposal includes increased setbacks for Building 1 and 2, where the combined setback across each building now averages 3m.

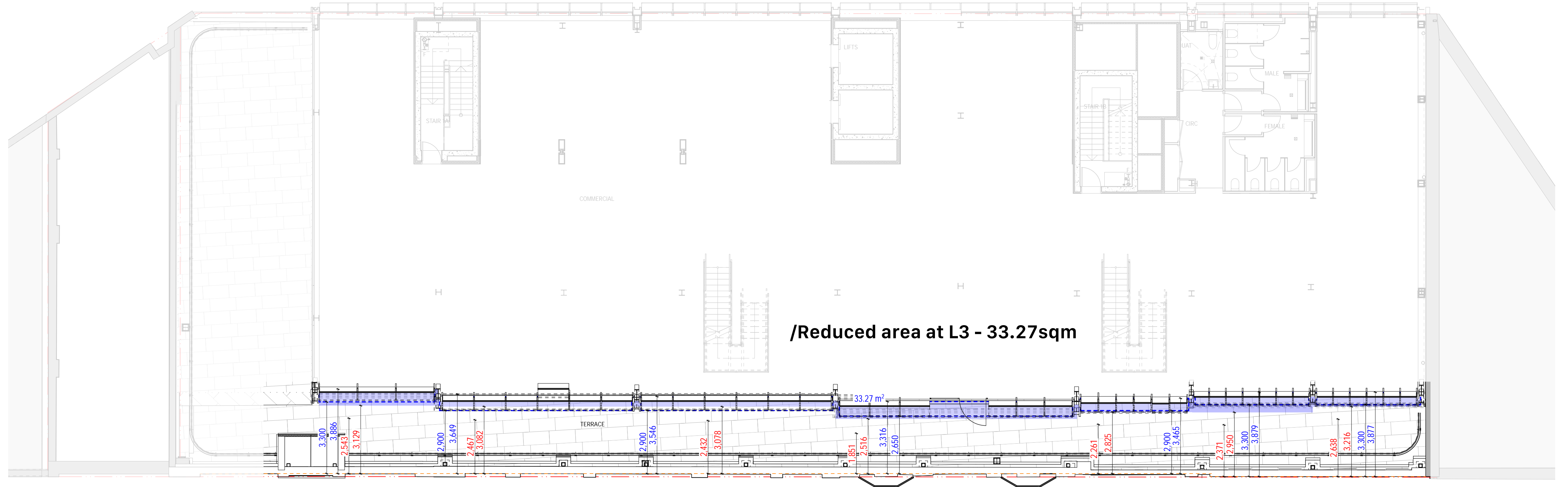
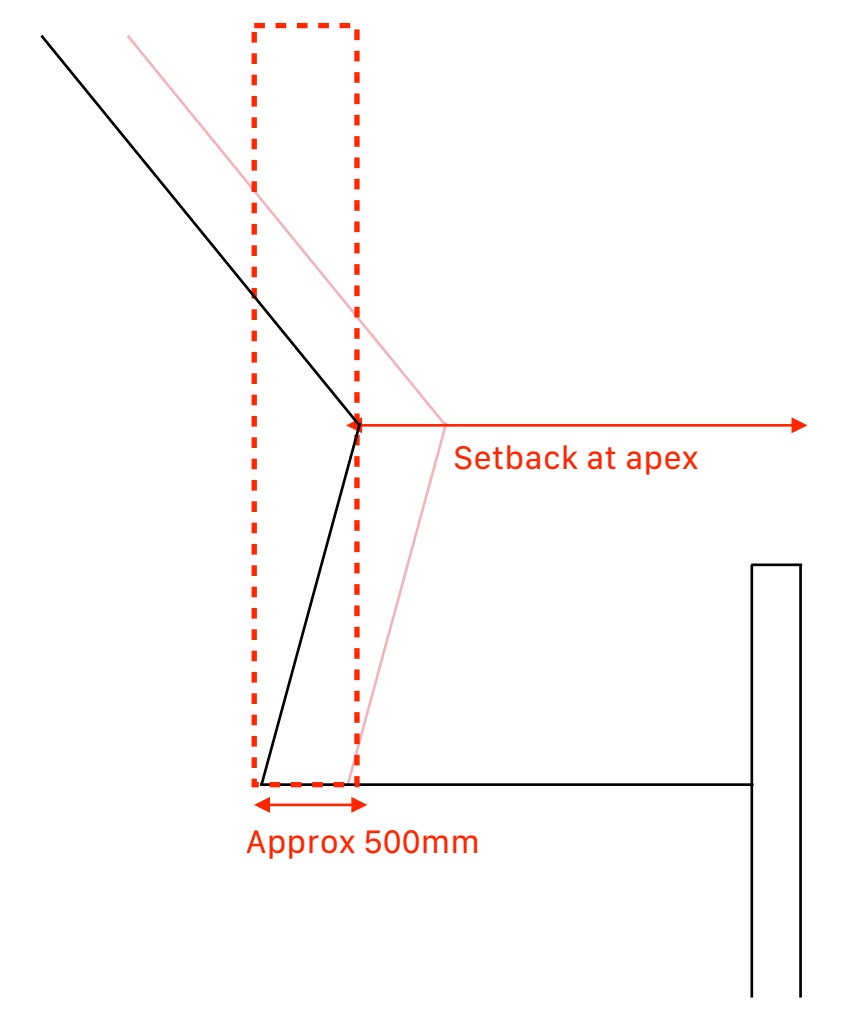
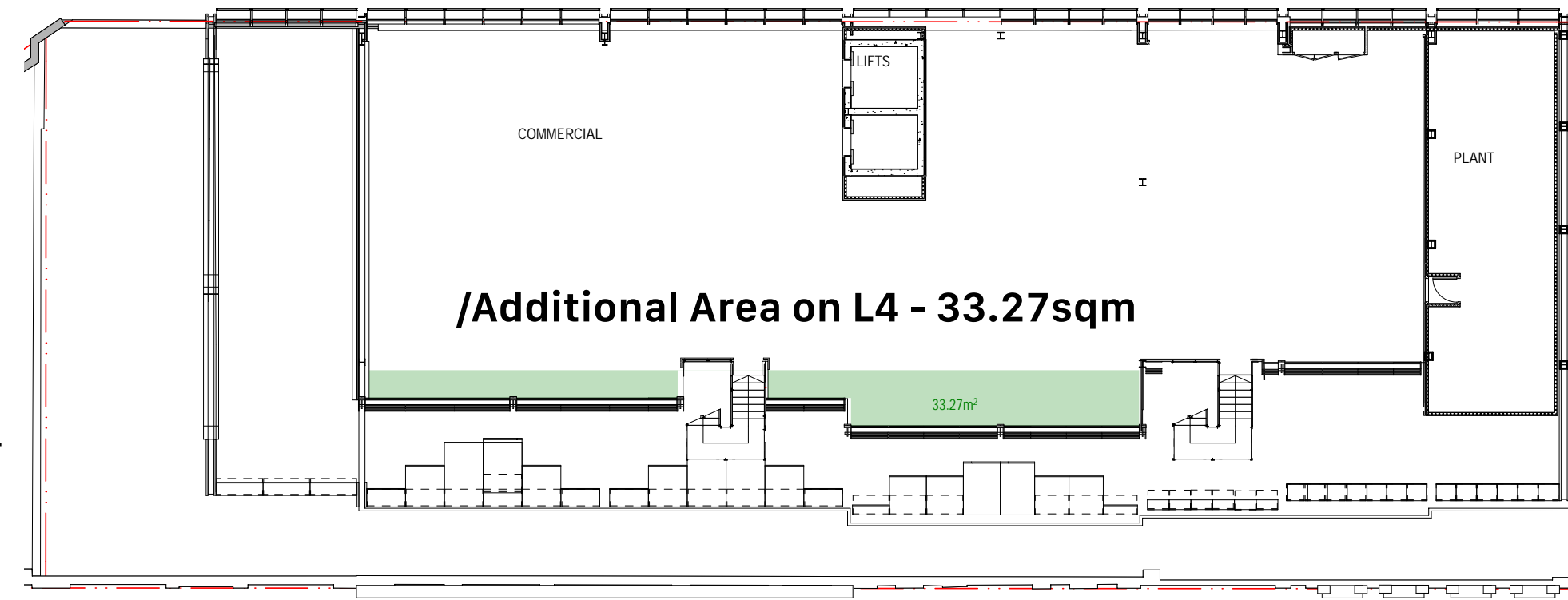
Due to the reduced width of the Building 3 block, and proposed functionality as a hotel, the 3m setback to Oxford Street is not achievable for Building 3, without compromising its feasibility as a hotel. However, we believe this building has a reduced visual impact in comparison to the allowable envelope, due to the reduced building height and profiled roof.



SETBACKS

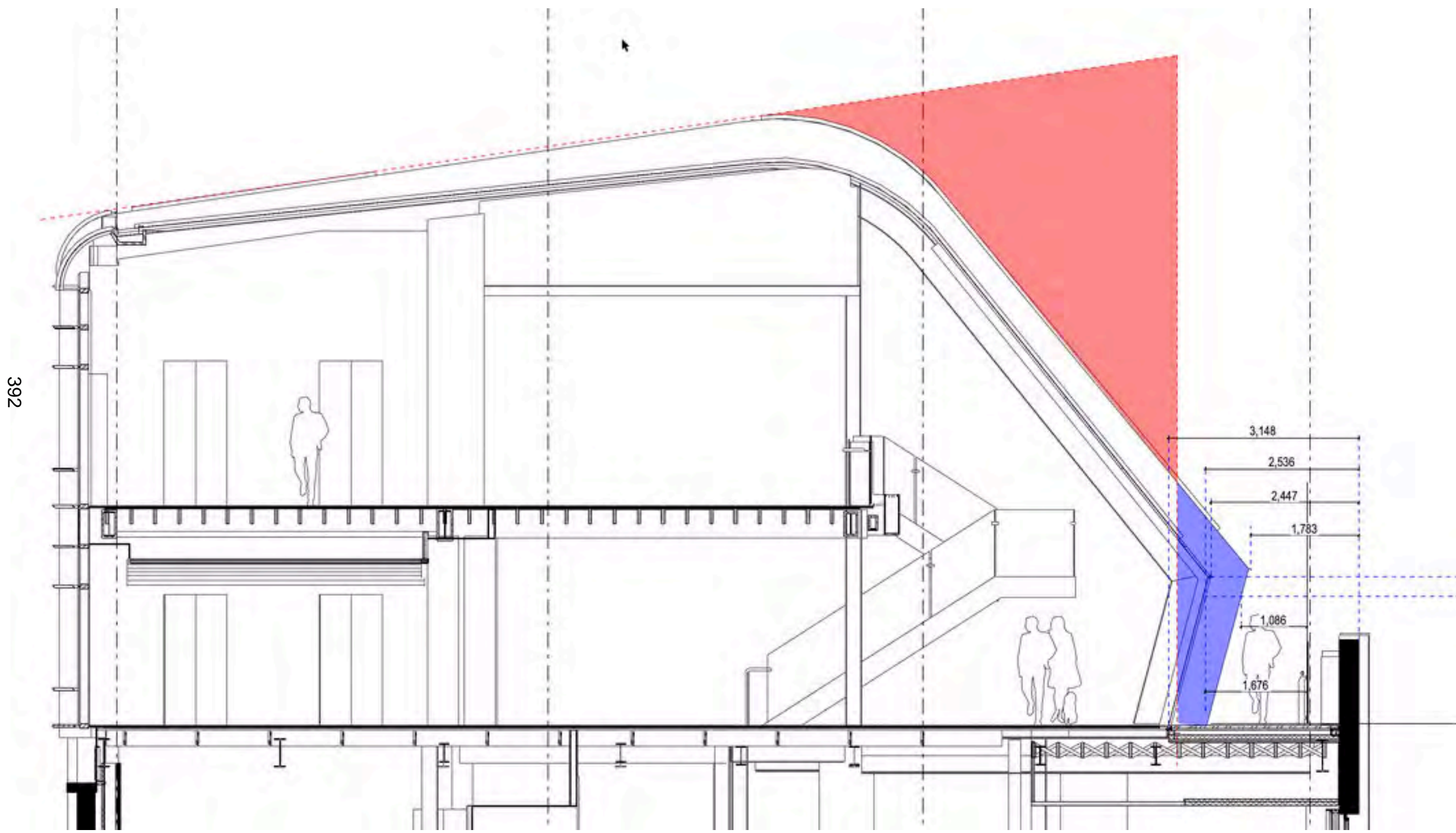
/Building 1 Oxford St Setback Proposal

Legend	Average setback at apex	Average setback at base of wall	Area lost on L3	Area reclaimed on L4
Original DA Setback	2343.64	2960.45	-	-
Amended DA: average setback of 3m at apex	3035.71	2675.43	33.27sqm	33.27sqm

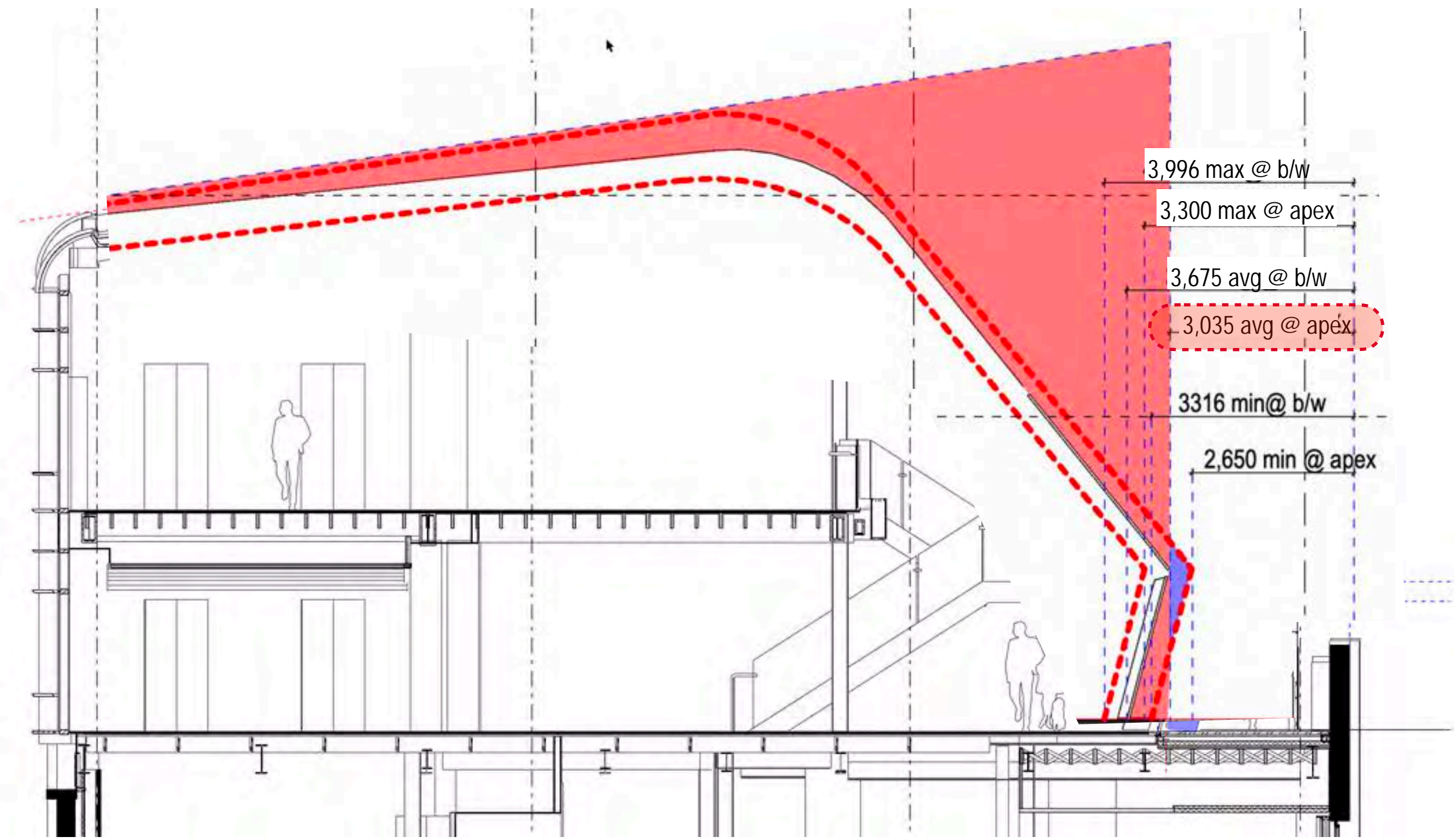


■ SETBACKS

/Building 1



Original DA design
/Typical scenario setback



Amended DA Design
/Average setback with variation shown dotted

■ SETBACKS

/Building 1

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)



393

■ SETBACKS

/Building 1

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)

3m setback



394

■ SETBACKS

/Building 1

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)

3m setback



395

■ SETBACKS

/Building 1

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)

3m setback



396

■ SETBACKS

Building encroaches on setback requirements

Allowable envelope

/Building 2



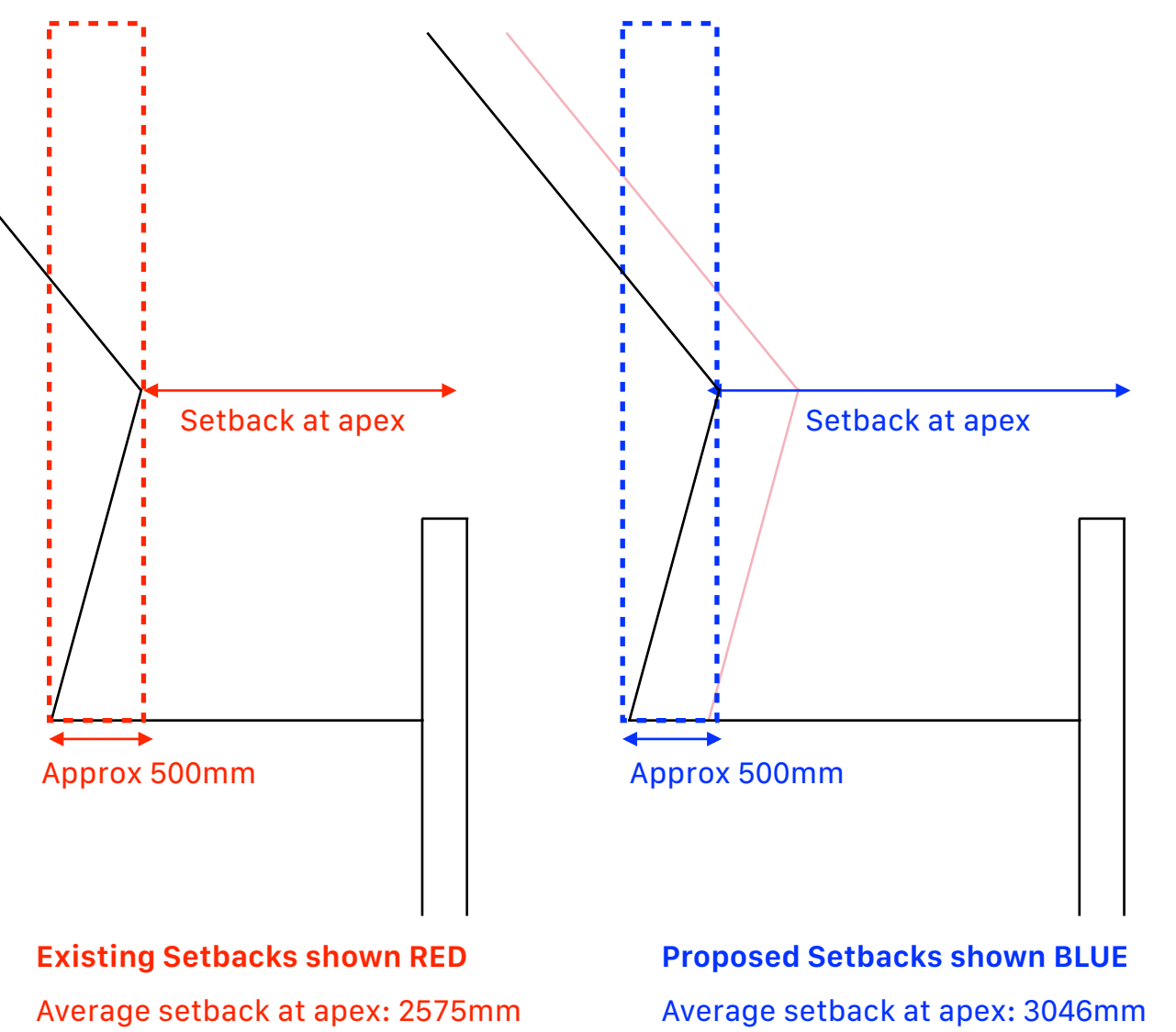
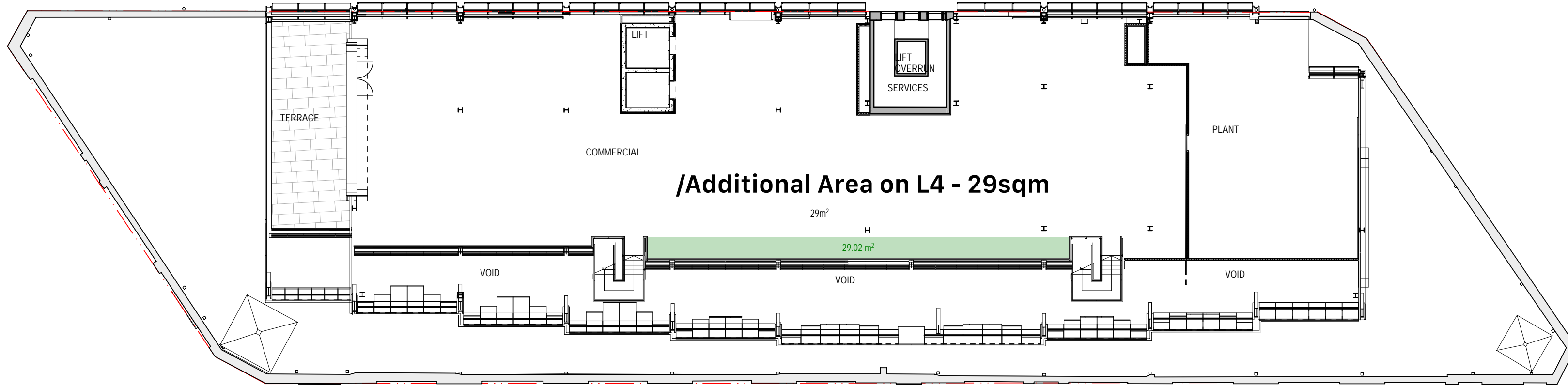
/Original DA Plan



/Amended DA Plan

SETBACKS

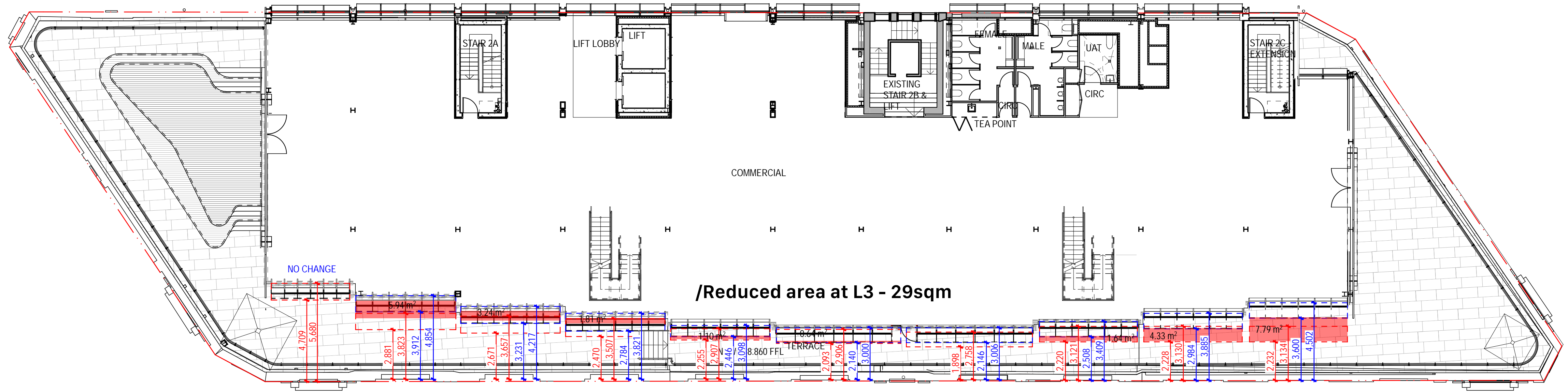
/Building 2 Oxford St - Setback Proposal



Existing Setbacks shown RED
Average setback at apex: 2575mm

Proposed Setbacks shown BLUE
Average setback at apex: 3046mm

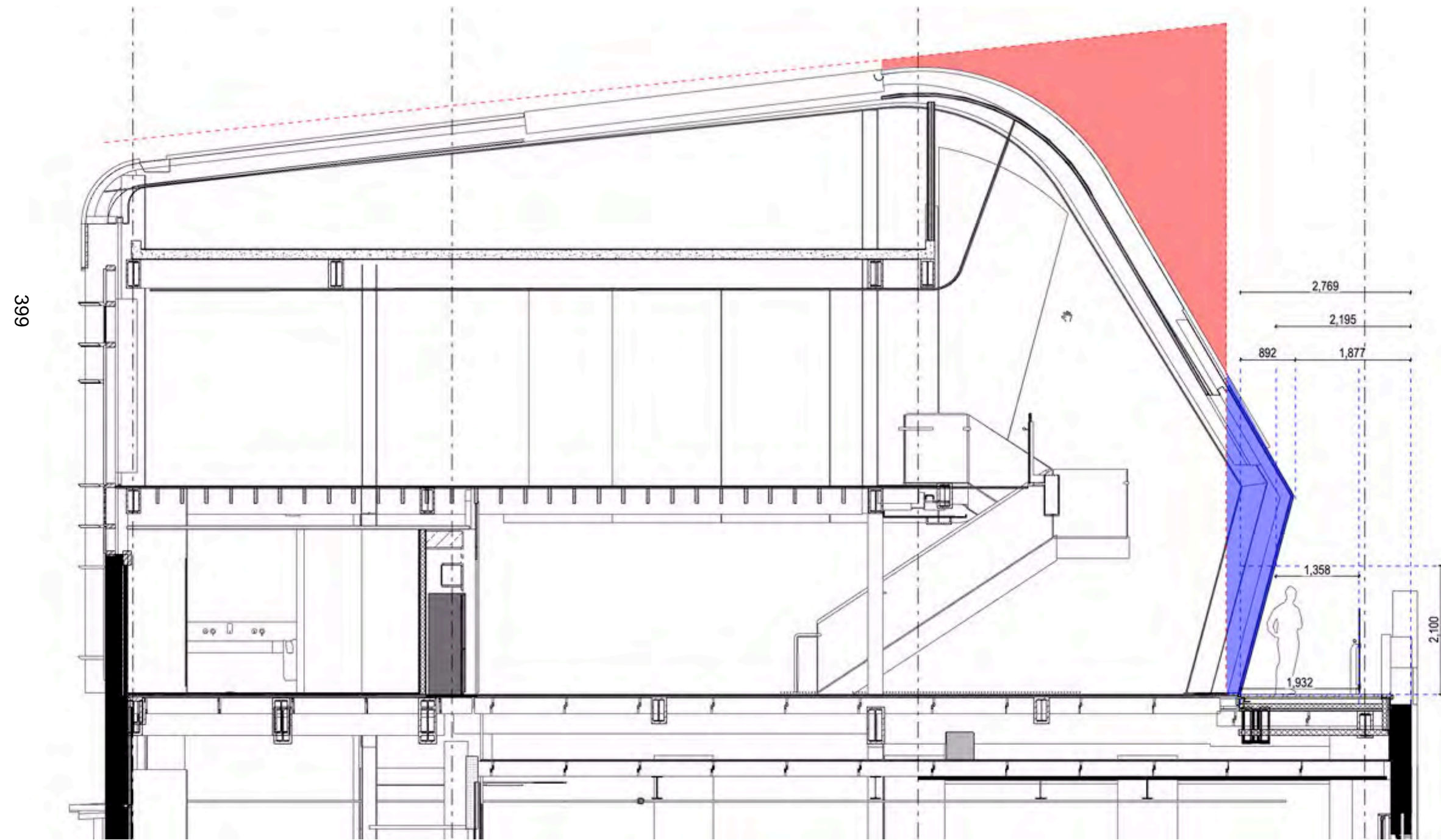
363



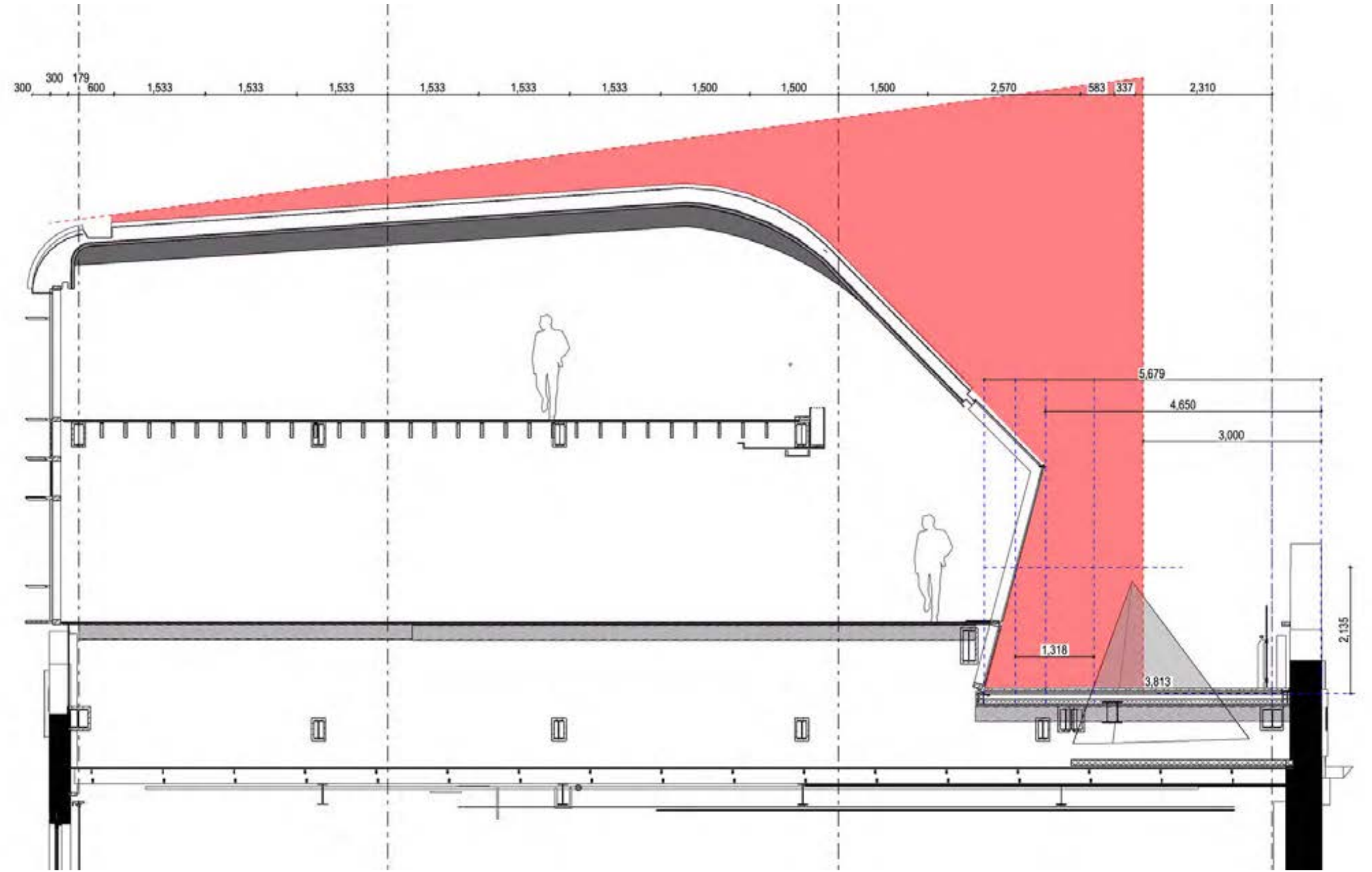
SETBACKS

/Building 2

- Review of DA Design



/Minimum setback of Original DA design

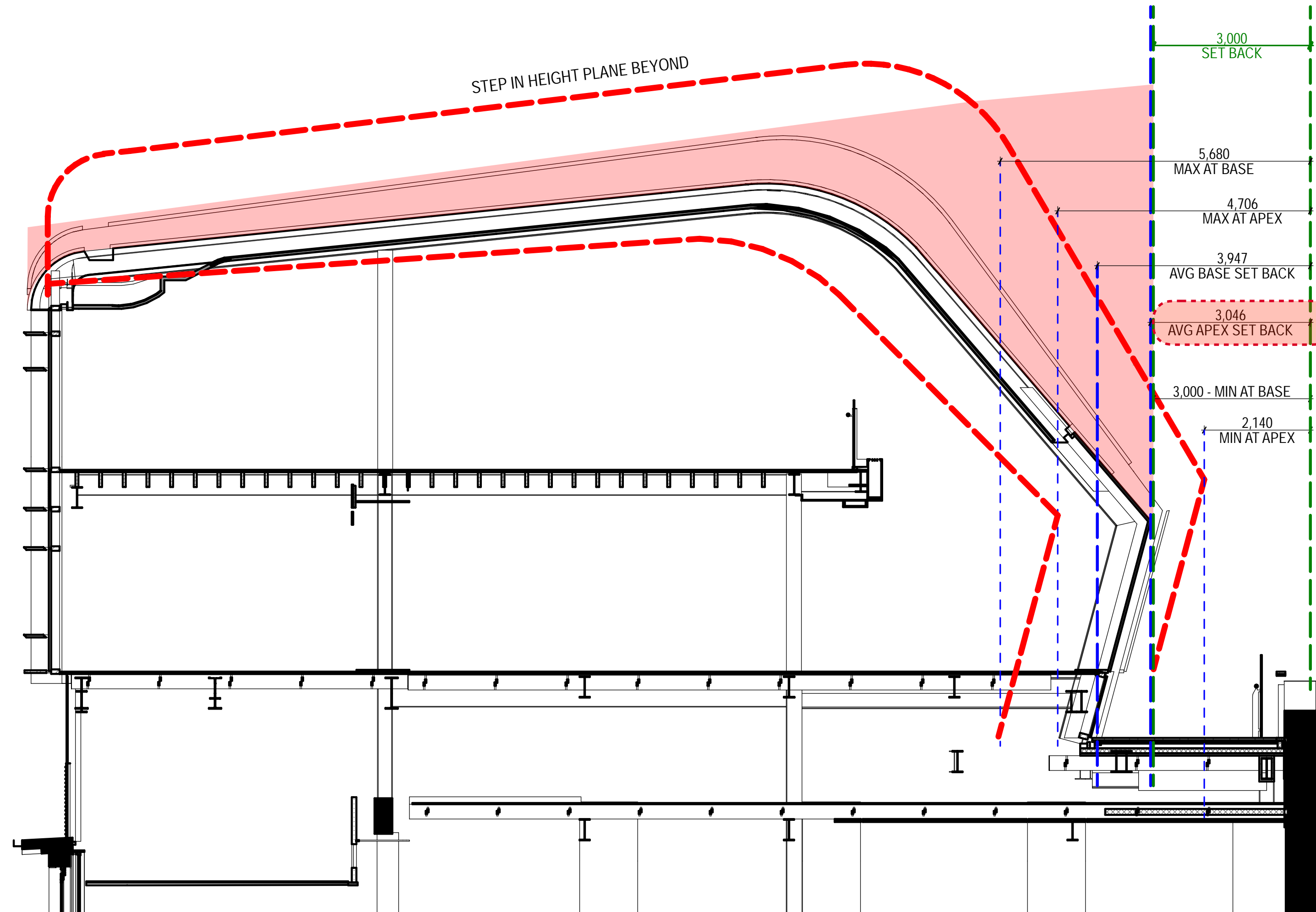


/Maximum setback of Original DA design

SETBACKS

/Building 2

- Proposed Minimum Setback comparison with Average shown dotted



400

■ SETBACKS

/Building 2

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)

3m setback

401



■ SETBACKS

/Building 2

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)

3m setback



ROOF FORM

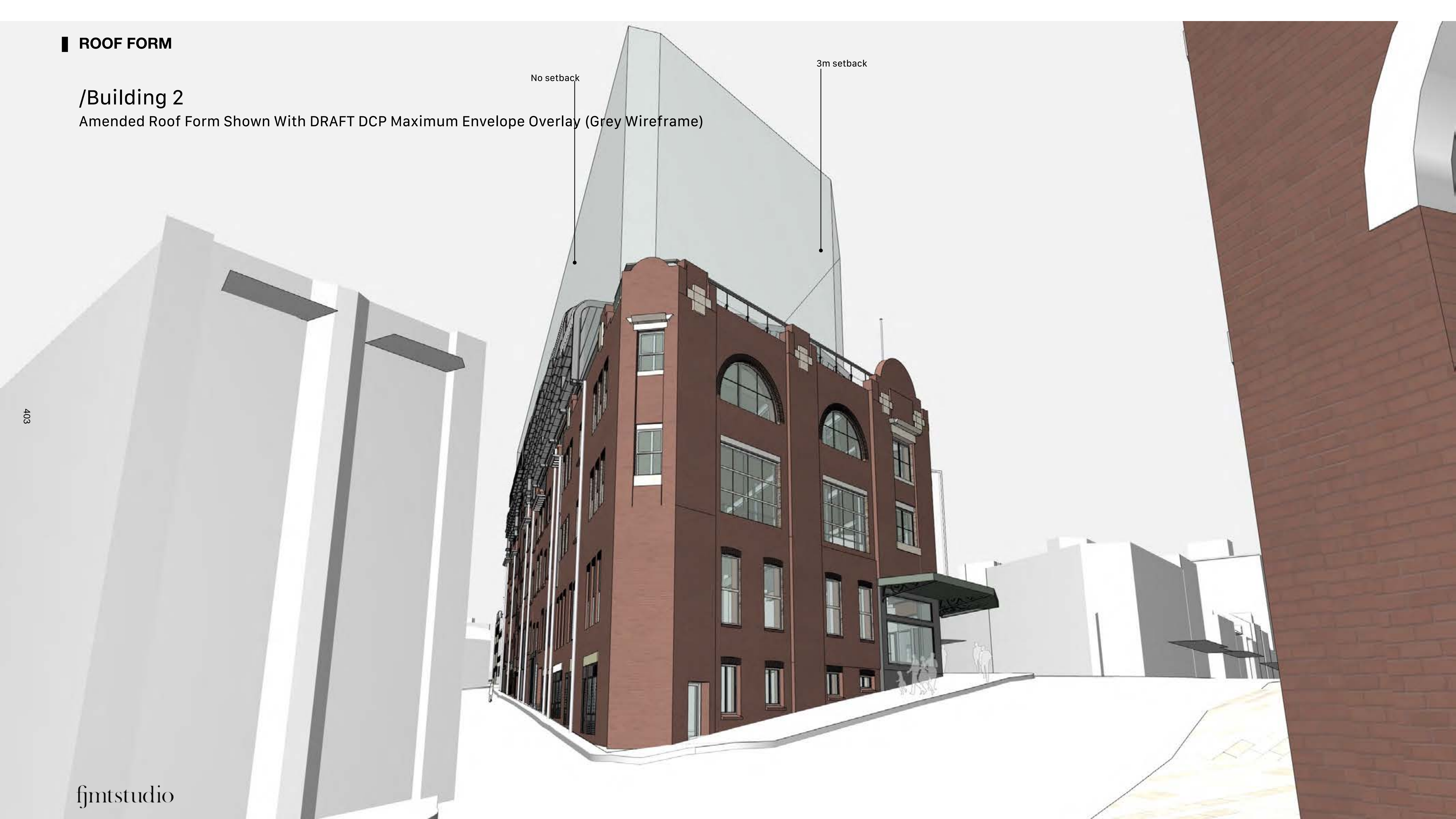
/Building 2

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)

No setback

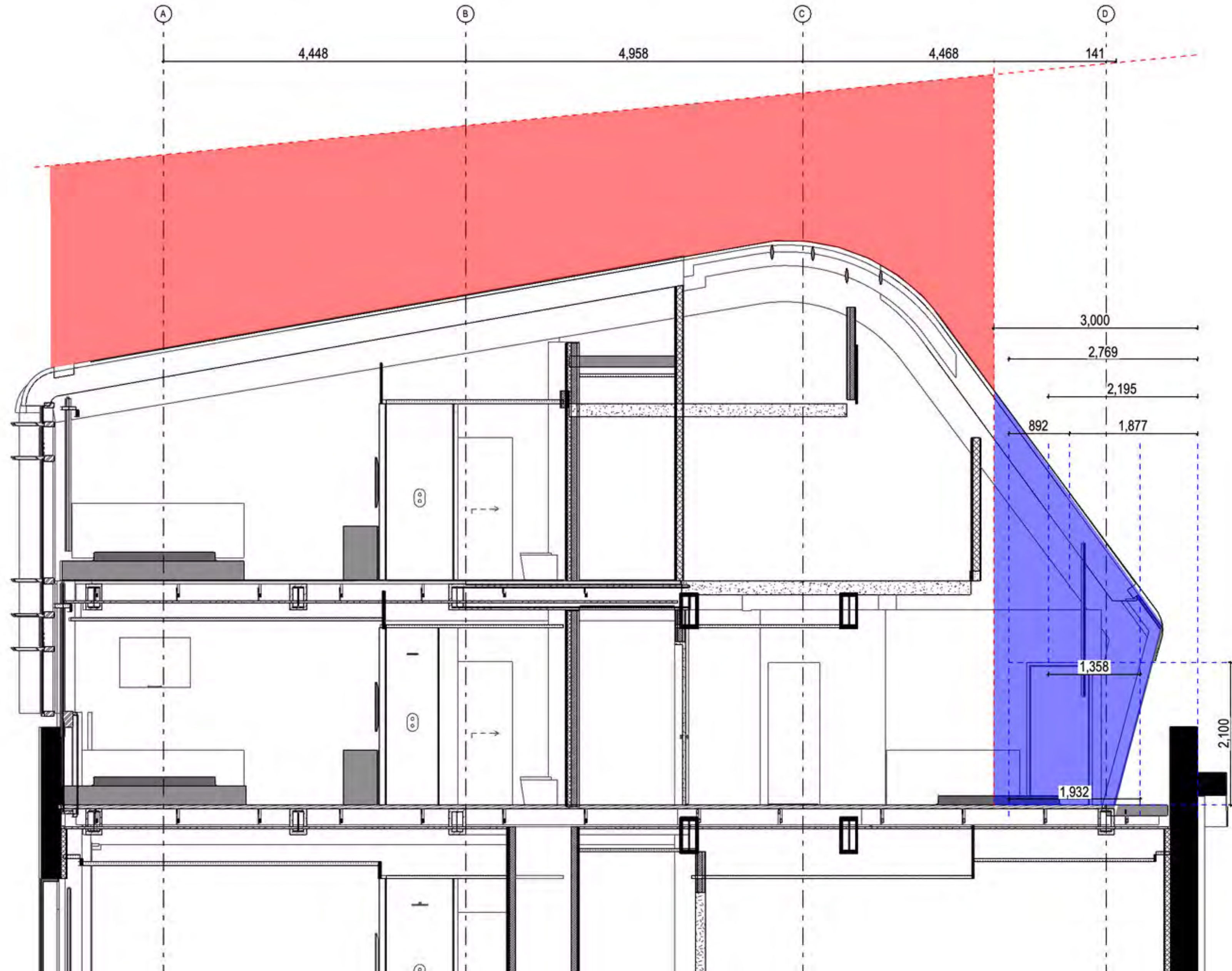
3m setback

403



■ SETBACKS

- /Building 3
- Typical setback



404

■ SETBACKS

/Building 3
Setback Analysis



405

/3m setback
Fire stair, aligned with heritage stair below, will not fit within setback.
/Current setback ~ 550mm

Level 3

■ SETBACKS

/Building 3
Setback Analysis if
3m Setback Was
Provided

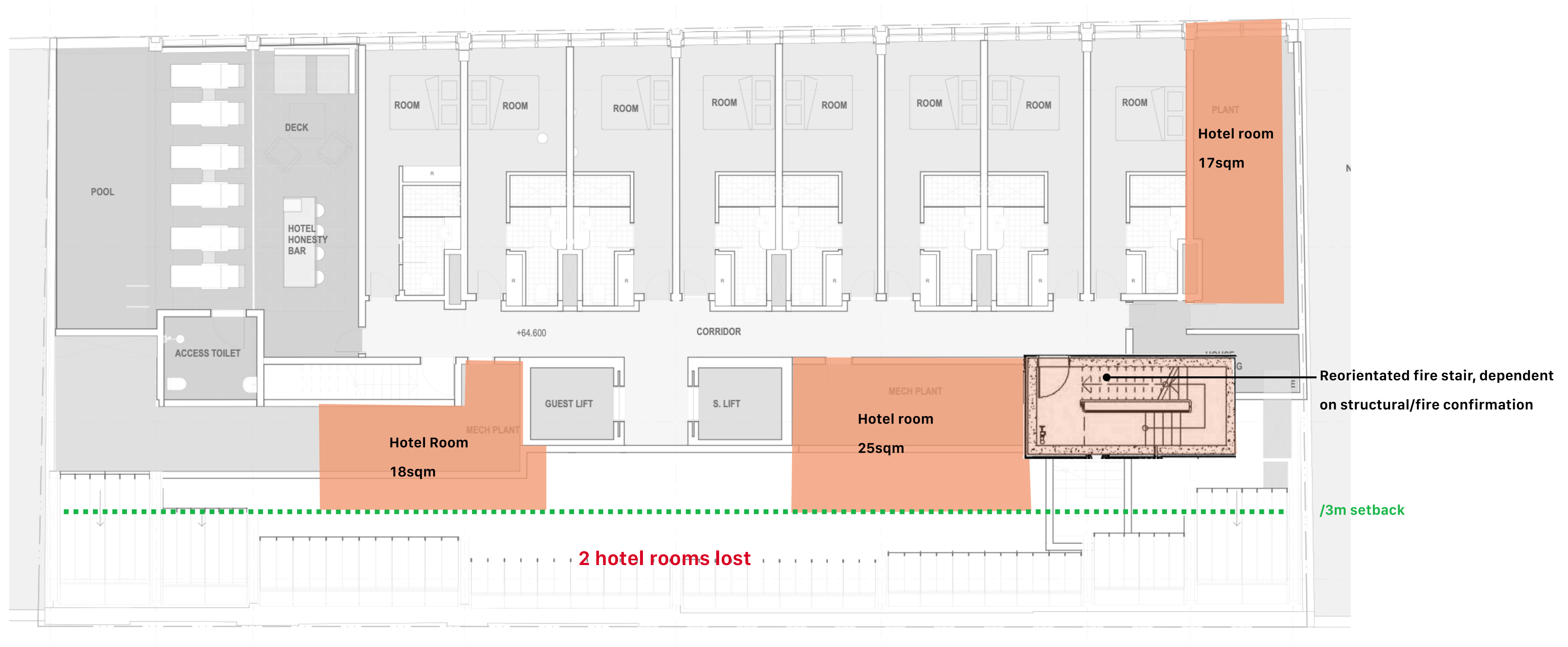


406

Level 3

■ SETBACKS

/Building 3
Setback Analysis if
3m Setback Was
Provided

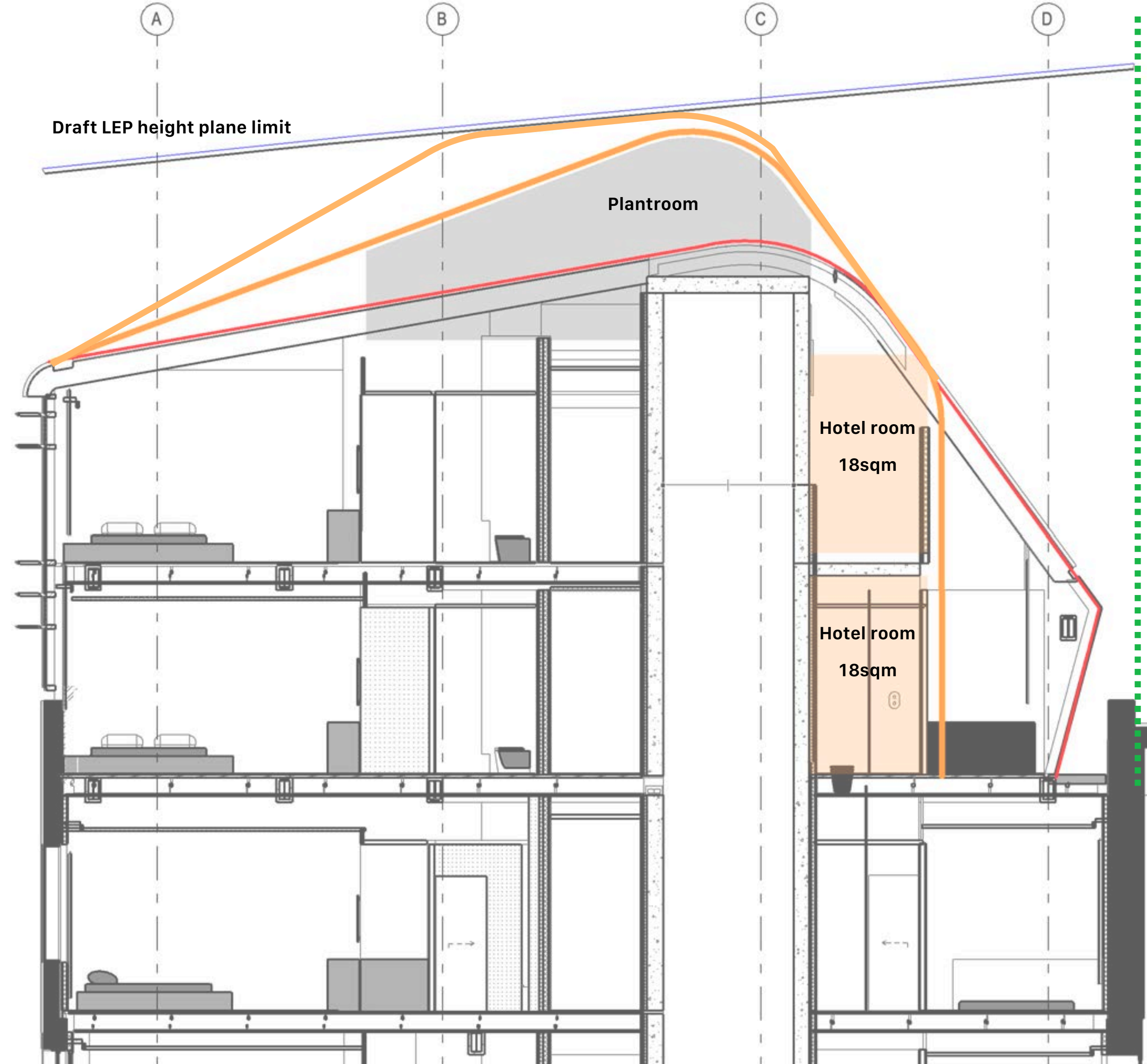


Level 4

■ SETBACKS

/Building 3
Setback Analysis if
3m Setback Was
Provided

2 hotel rooms lost



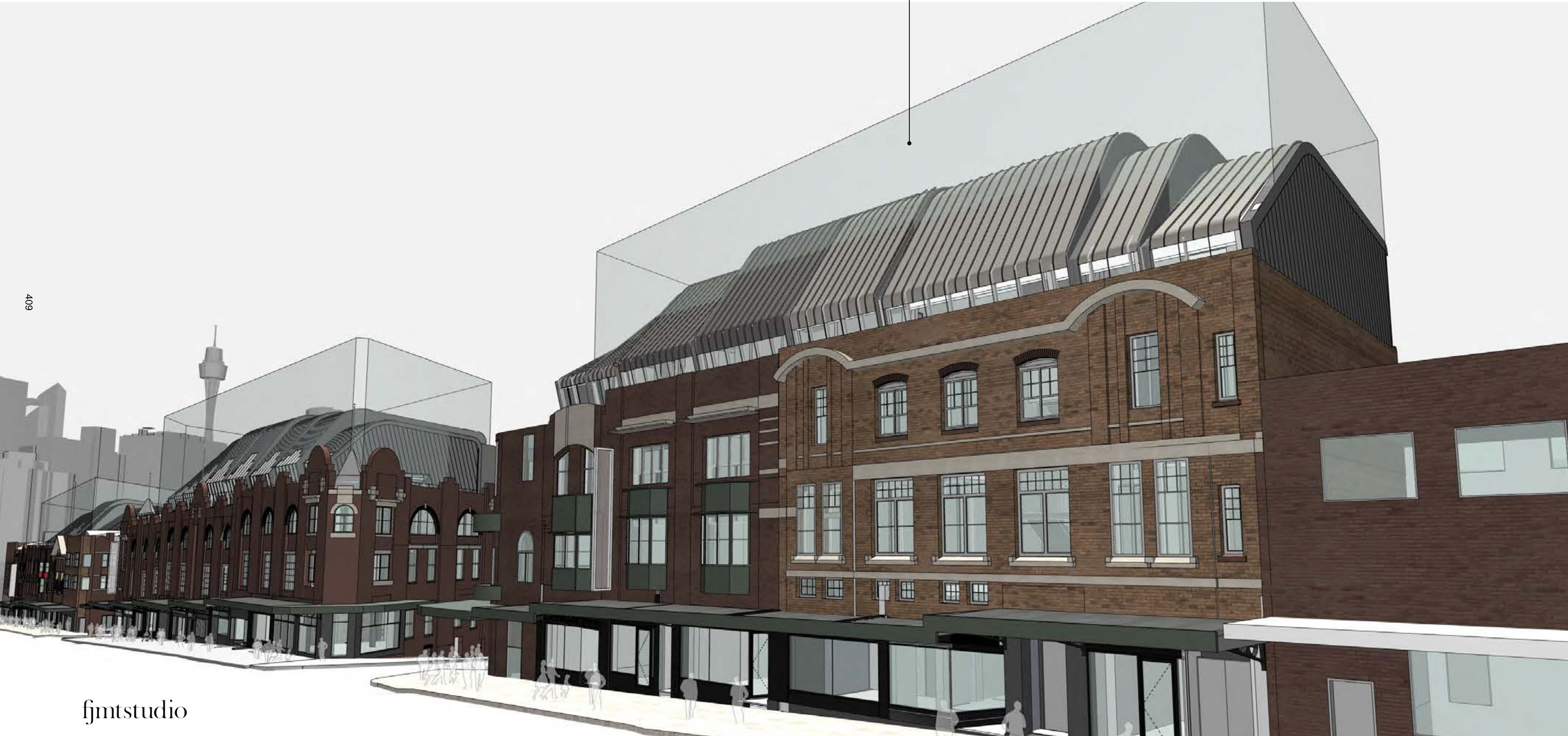
Level 5

ROOF FORM

/Building 3

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)

3m setback



409

ROOF FORM

/Building 3

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)

3m setback

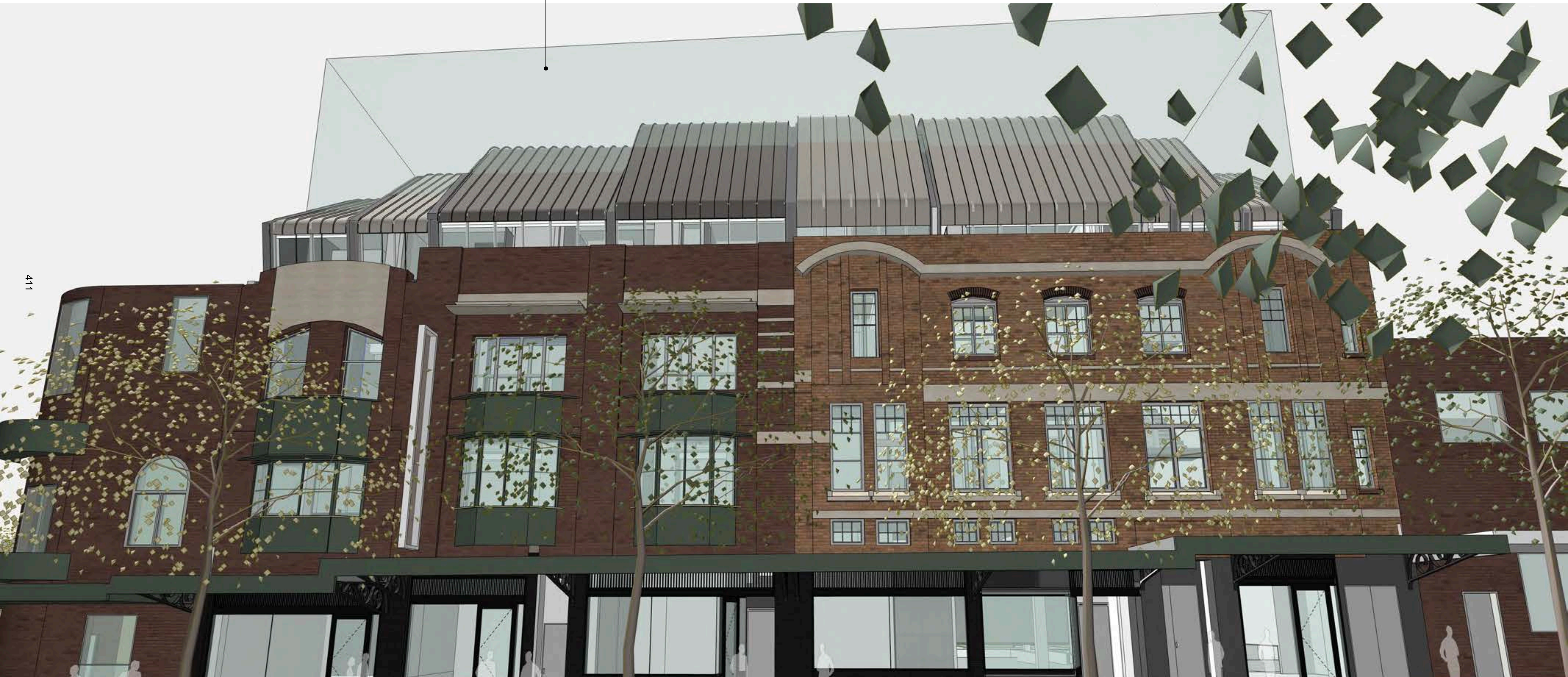


ROOF FORM

/Building 3

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)

3m setback



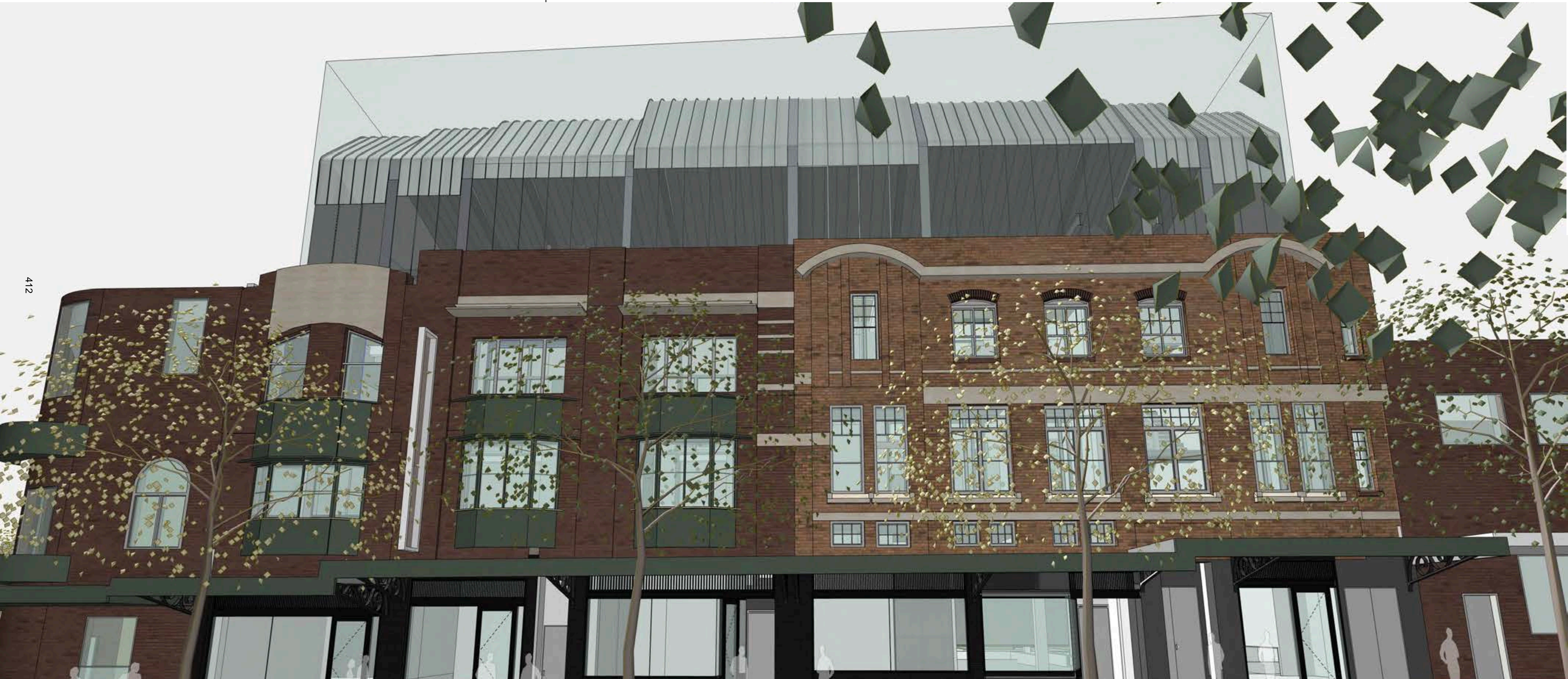
411

ROOF FORM

/Building 3

Amended Roof Form Shown With DRAFT DCP Maximum Envelope Overlay (Grey Wireframe)

3m setback



412

■ ROOF FORM

/Building 3

Amended Roof Form Shown With DRAFT
DCP Maximum Envelope Overlay

3m setback



413

ROOF FORM

/Building 3

Amended Roof Form Shown With DRAFT
DCP Maximum Envelope Overlay

3m setback



414

ROOF FORM

/Building 3

Amended Roof Form Shown With DRAFT
DCP Maximum Envelope Overlay

3m setback

415



ROOF FORM

/Building 3

Amended Roof Form Shown With DRAFT
DCP Maximum Envelope Overlay

3m setback



■ SETBACKS

Summary of Changes:

Building 1:

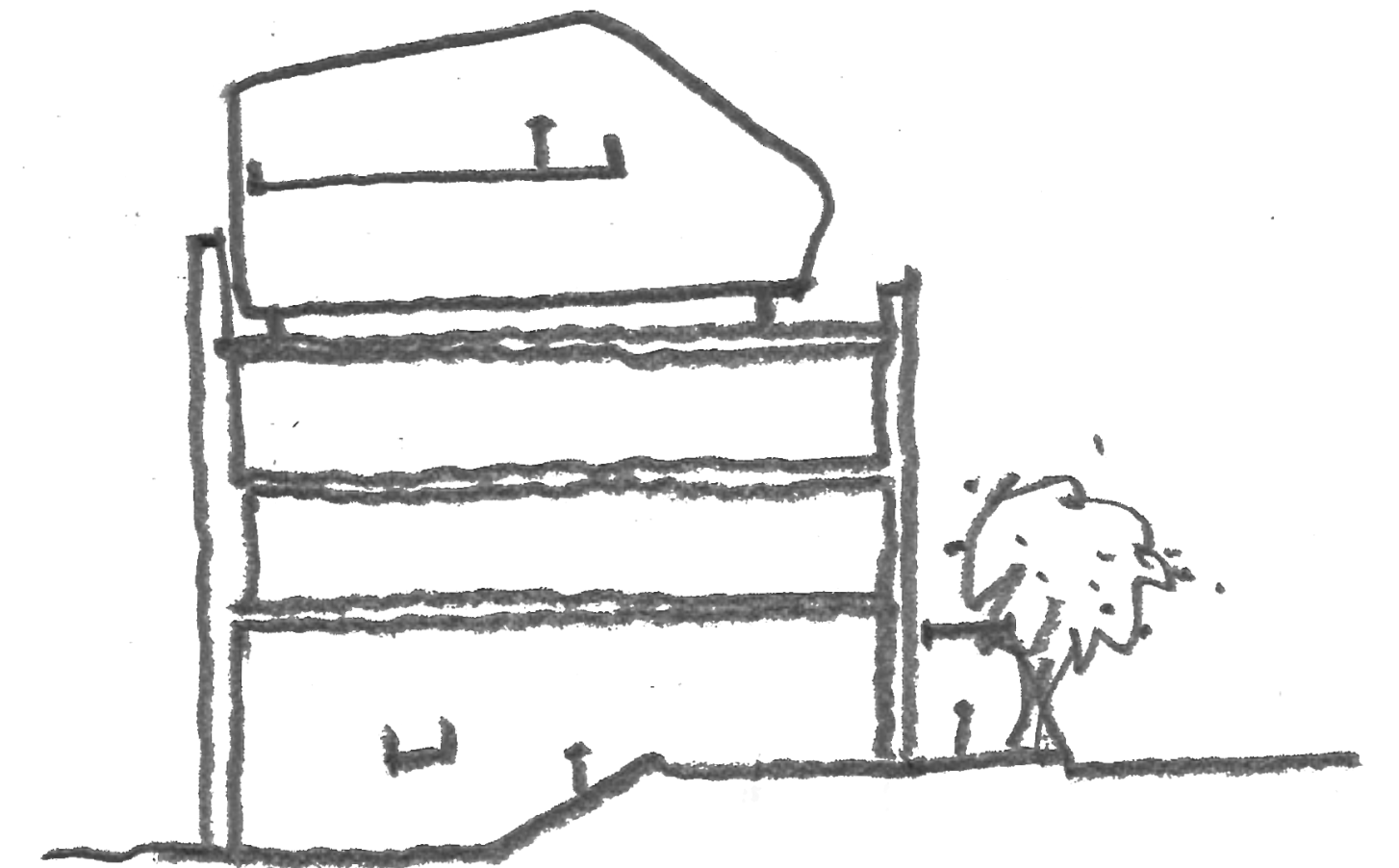
Average setback of 3m now provided

Building 2:

Average setback of 3m now provided

Building 3:

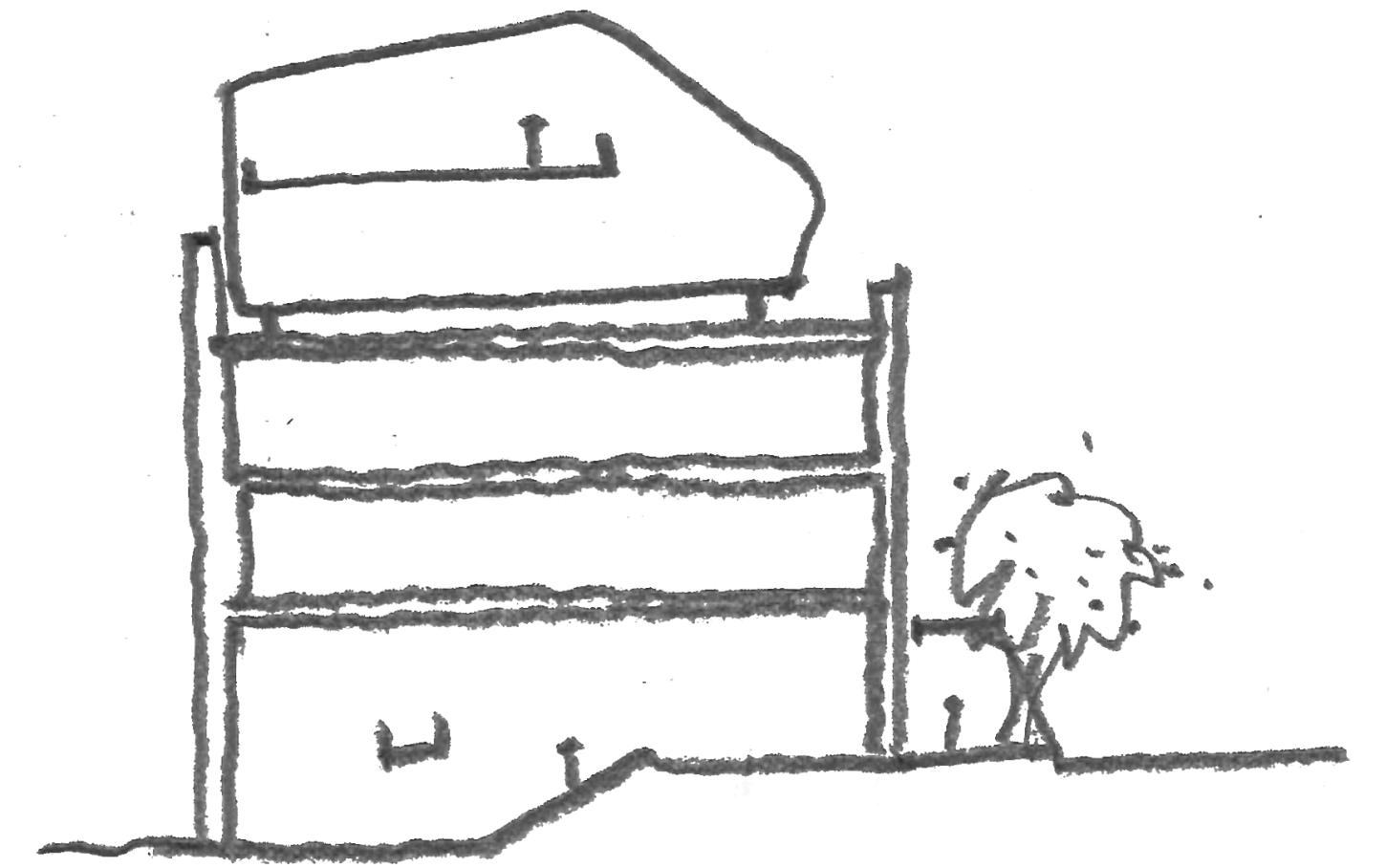
A reduced setback of 550mm setback is proposed. View analysis included showing the proposed massing is significantly smaller than the allowable envelope, and the sloped roof profile is carefully considered to minimise view impact from Oxford Street.



■ ROOF FORM

/Building 1

418



ROOF FORM

/Building 1



/DA Proposal

419



/Amended Proposal

■ ROOF FORM

/Building 1



/Building 1 Elevation

420



/58-60 Oxford Street

ROOF FORM

/Building 1



/Building 1 Elevation



421

/62-66 Oxford Street

■ ROOF FORM

/Building 1



/Building 1 Elevation



/68-70 Oxford Street

422

ROOF FORM

/Building 1



/Building 1 Elevation



/72 Oxford Street

423

ROOF FORM

/Building 1



/Building 1 Elevation



424

ROOF FORM

/Building 1

- Proposal: Coloured Zinc Materiality (varied grey tones)

The roof materiality has been changed to zinc, and the zinc finish is proposed to vary between each grouping of modules, so that the individual character of each 'building' in this group reads more strongly. Roof material and colours will be selected from the **VMzinc 'Pigmento' coloured zinc range** or equivalent.



425



Reference Image Material References: VMZinc 'Pigmento' Range

Reference Images/Coloured Zinc

ROOF FORM

/Building 1

- Example selection using the VMZinc Range or equivalent, final colours TBC

Example application of coloured modules across Building 1 using the VMZinc 'Pigmento' range* or equivalent

*Pending sample review on site following brick restoration and stripping to best select complementary colours to existing brickwork.

BLD1 Colours
CL02.A-E

All Building 1 colours will be selected from the following VMZinc colours or equivalent range:

- VM Zinc /Natural-Zinc
- VM Zinc /Azengar
- VM Zinc /Quartz-Zinc
- VM Zinc /Anthra-Zinc
- VM Zinc /Pigmento Blue

CL02.A

VM Zinc /Quartz-Zinc
Or alternative colour selection from the VM Zinc range or equivalent, pending review of brick following restoration/stripping

CL02.B

VM Zinc/Natural Zinc
Or alternative colour selection from the VM Zinc range or equivalent, pending review of brick following restoration/stripping

CL02.C

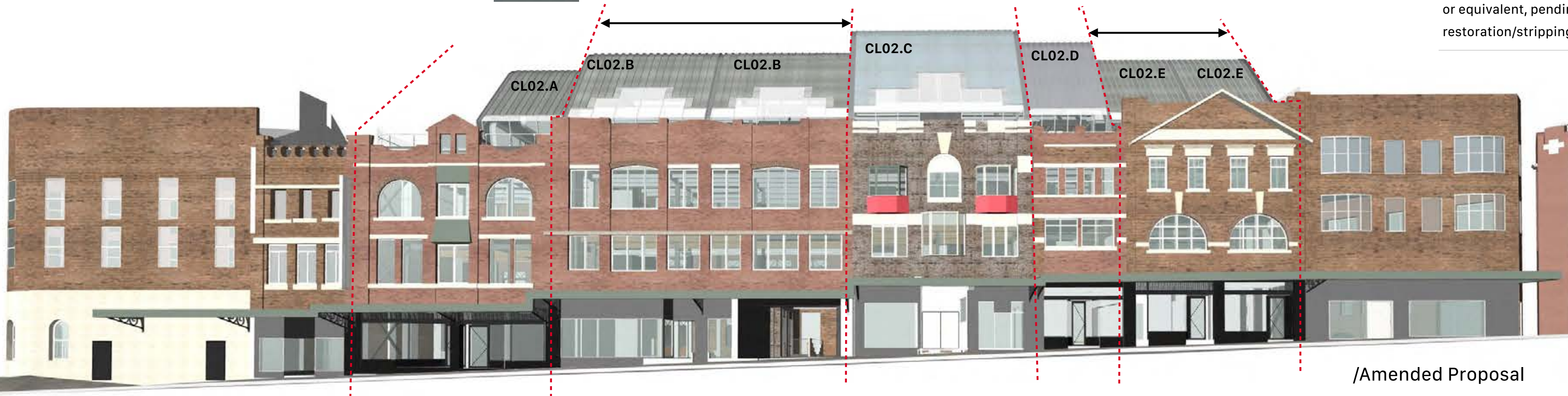
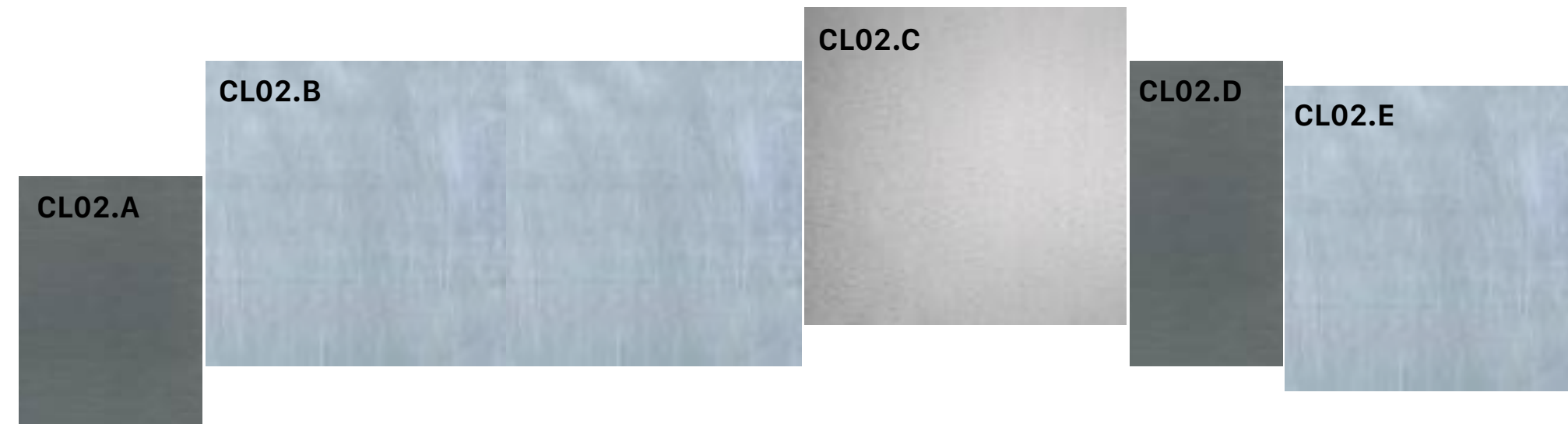
VM Zinc/Azengar
Or alternative colour selection from the VM Zinc range or equivalent, pending review of brick following restoration/stripping

CL02.D

VM Zinc /Quartz-Zinc
Or alternative colour selection from the VM Zinc range or equivalent, pending review of brick following restoration/stripping

CL02.E

VM Zinc/Natural Zinc
Or alternative colour selection from the VM Zinc range or equivalent, pending review of brick following restoration/stripping

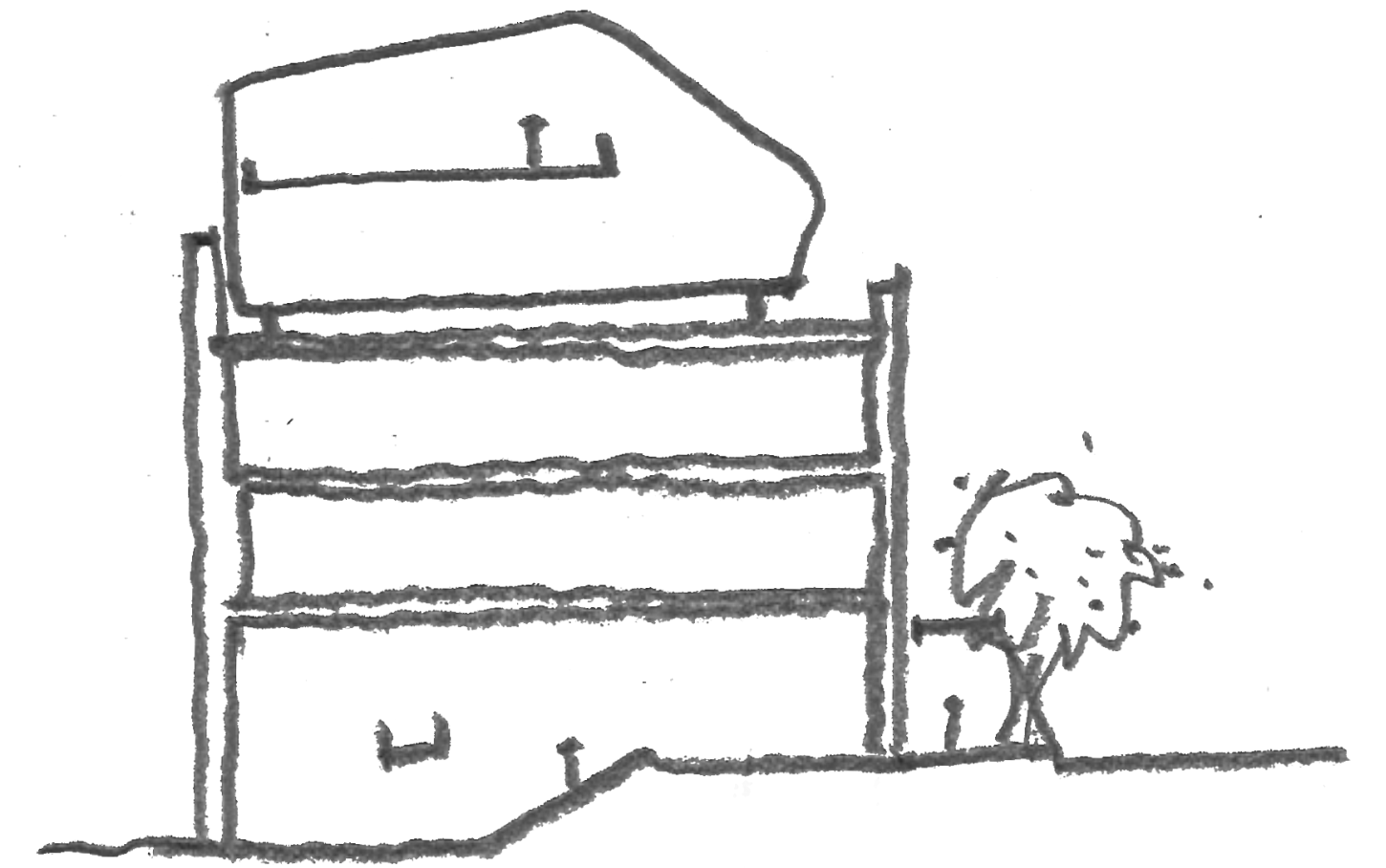


/Amended Proposal

■ ROOF FORM

/Building 2

427



ROOF FORM

/Building 2



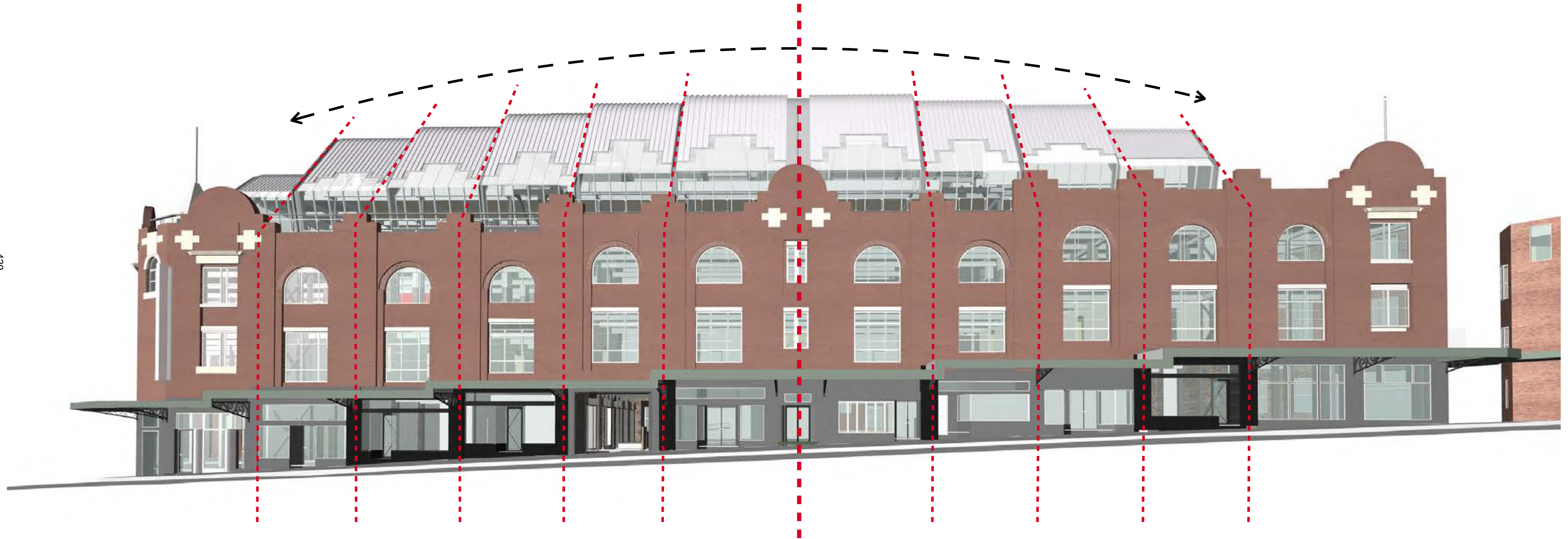
/DA-Proposal



/Amended Proposal

ROOF FORM

/Building 2
Oxford Street Character



429

fjmt's amended proposal introduces a break in the form at the building's centre, reinforcing the centrality of the heritage corridor and reinstated central flagpole. The door to the Level 3 terrace has been relocated to this central location, and the form now reinforces the symmetry of the Oxford Street elevation.

■ ROOF FORM

/Building 2
Oxford Street Character -
Parapet



The apex of the angled glass now steps in response to the stepping of the parapet.

ROOF FORM

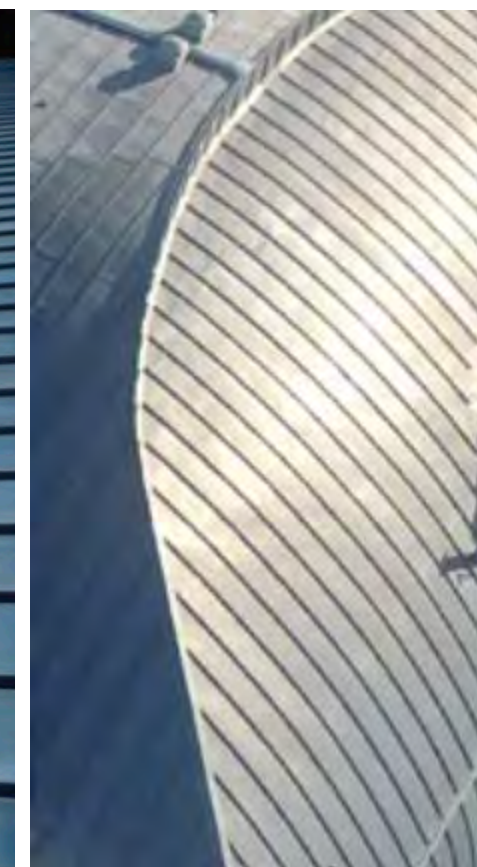
/Building 2

- Natural Zinc Materiality

The materiality of the roof extension for Building 2 will be natural zinc (for example, natural zinc supplied by VMZinc or equivalent) with a single continuous finish. The materiality will appear light and recessive, and be of a high quality finish.



431



/Material selection: **Natural Zinc with pre-oxidised finish**
(Supplied by VMZinc or equivalent)

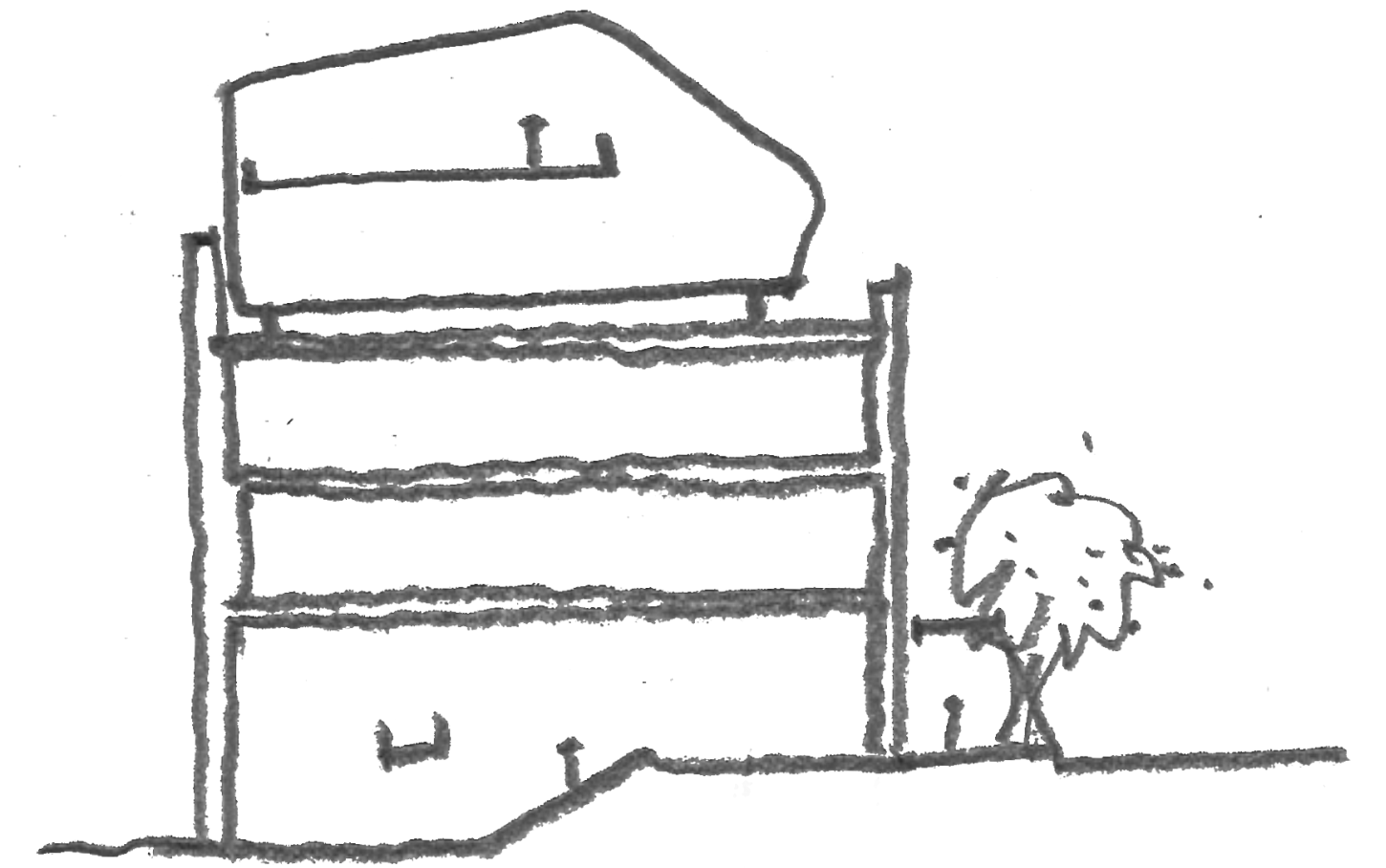


/Existing materiality reference: brickwork to be stripped

■ ROOF FORM

/Building 3

432



ROOF FORM

/Building 3

While Building 1 and 2 are commercial buildings and share an architectural expression reflective of their shared functionality, Building 3 is a hotel, and fjmt propose the building form should differ for this building, to reflect its differing use.

Building 3 does not have habitable spaces facing the Level 4 southern facade, and as such, does not incorporate the stepping skylights that feature in the other two buildings.

In the amended design, the glazing to the southern facade is further reduced by removing the glazed junction of angled glazing on the south facade, instead, the solid roofing panels wrap over a new curved profile of the southern facade.



/Original DA Proposal



/Amended DA Proposal

■ ROOF FORM

/Building 3



/Building 3 Elevation



/110 Oxford Street

434

■ ROOF FORM

/Building 3



/Building 3 Elevation



/112-114 Oxford Street

435

■ ROOF FORM

/Building 3



/Building 3 Elevation



/116-122 Oxford Street

436

ROOF FORM

/Building 3

- Proposal: Coloured Zinc Materiality (varied copper tones)

Building 3 will have use high quality zinc materials, but have a distinctive copper-toned colour, differing from the grey zinc materiality of buildings 1 & 2.

Roof material and colours will be selected from the **VMzinc 'Pigmento' coloured zinc range** or equivalent.



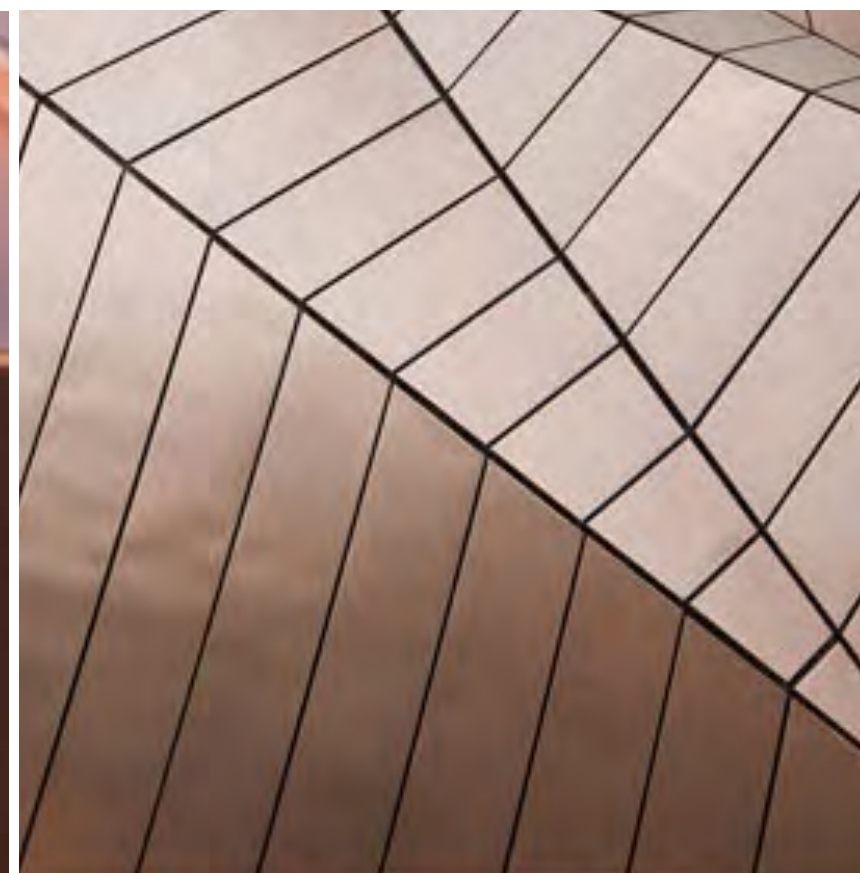
Reference Image: Existing Materiality



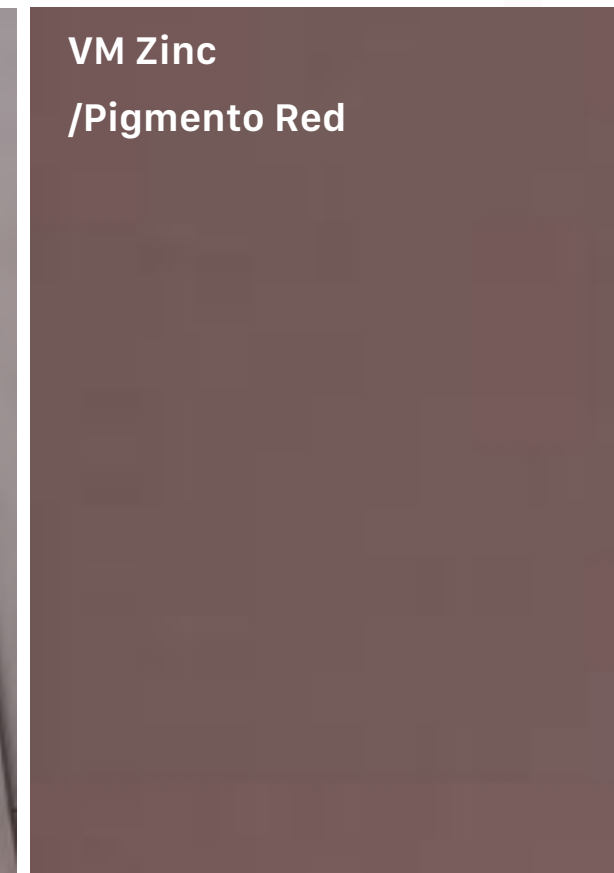
Proposed Design, Showing Varying Tones of Roofing Colours



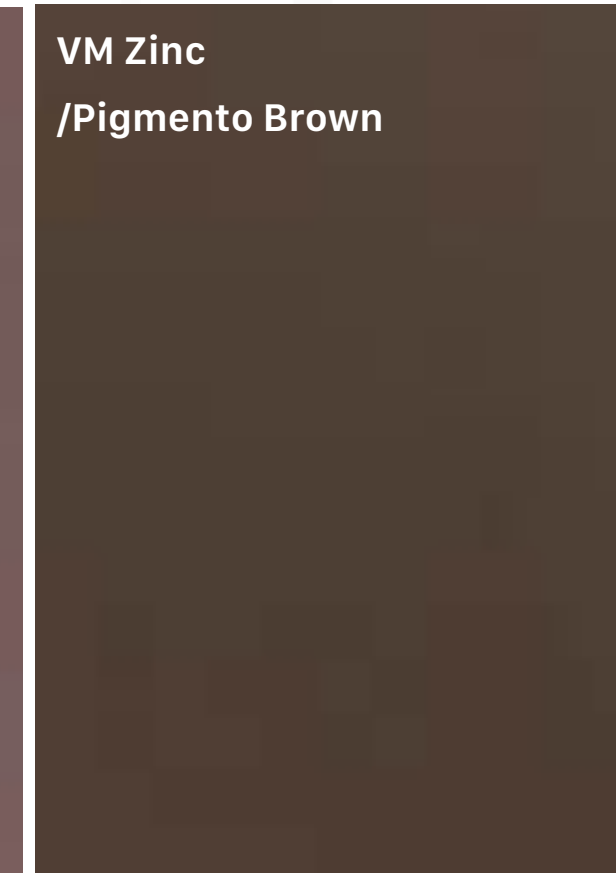
Reference Image



Reference Image



VM Zinc
/Pigmento Red



VM Zinc
/Pigmento Brown

Material References: VMZinc 'Pigmento' Range



Reference Image of Pigmento Product



ROOF FORM

/Building 3

- Example selection using the VMZinc Range or equivalent, final colours TBC

Example application of coloured modules across Building 3 using the VMZinc 'Pigmento' range or equivalent

*Pending sample review on site following brick restoration and stripping to best select complementary colours to existing brickwork.

**BLD3 Colours
CL05.A-C**

All Building 3 colours will be selected from the following VMZinc colours or equivalent range:
VMZinc/Pigmento Red
VMZinc/Pigmento Brown

CL02.A

VMZinc/ Pigmento Red
Or alternative colour selection from VM Zinc range or equivalent, pending review of brick following restoration/stripping

CL02.B

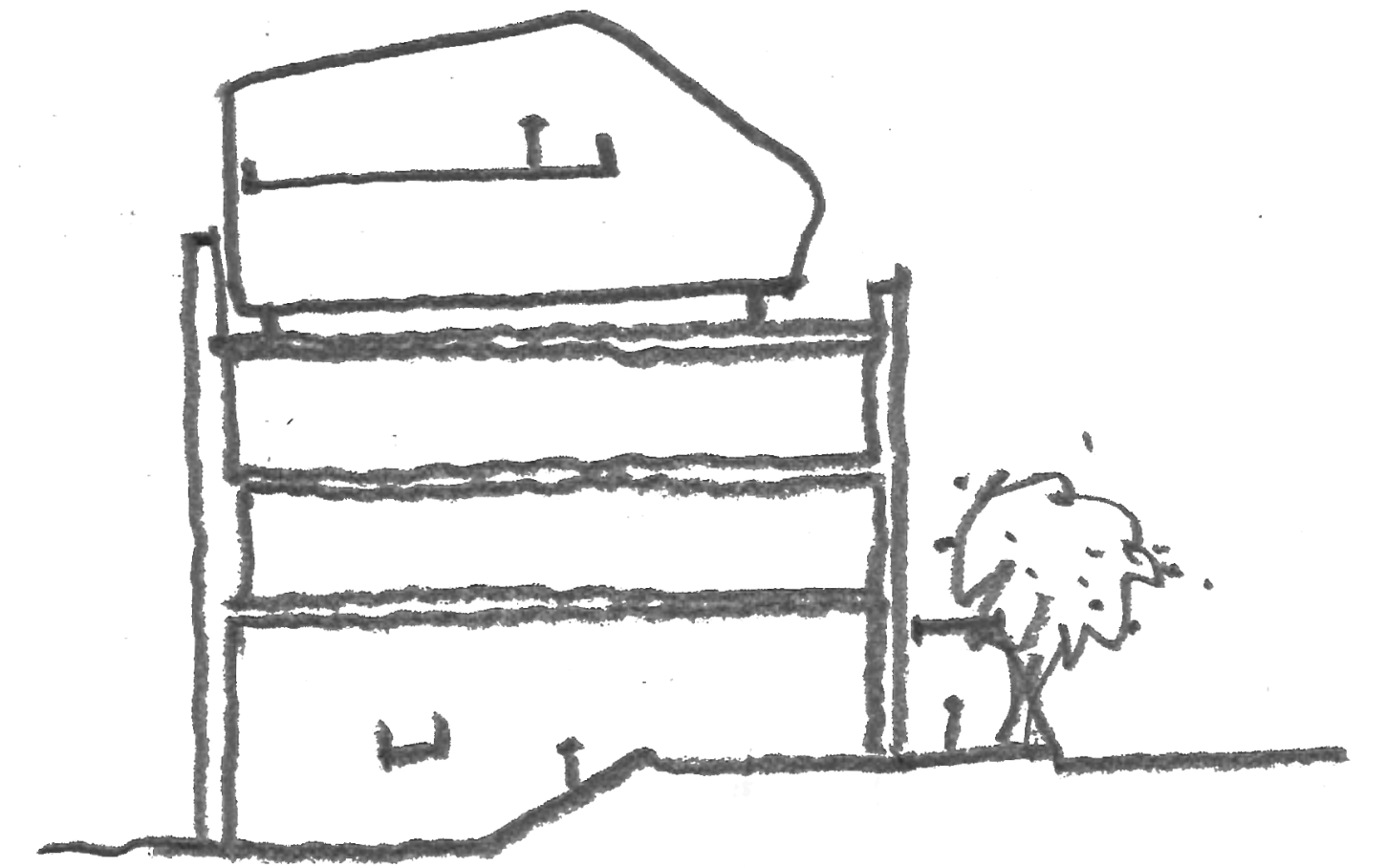
VMZinc/ Pigmento Brown
Or alternative colour selection from VM Zinc range or equivalent, pending review of brick following restoration/stripping

CL02.C

VMZinc/ Pigmento Red
Or alternative colour selection from VM Zinc range or equivalent, pending review of brick following restoration/stripping



/Amended Proposal



ENVIRONMENTAL

/Summary of Environmental Changes

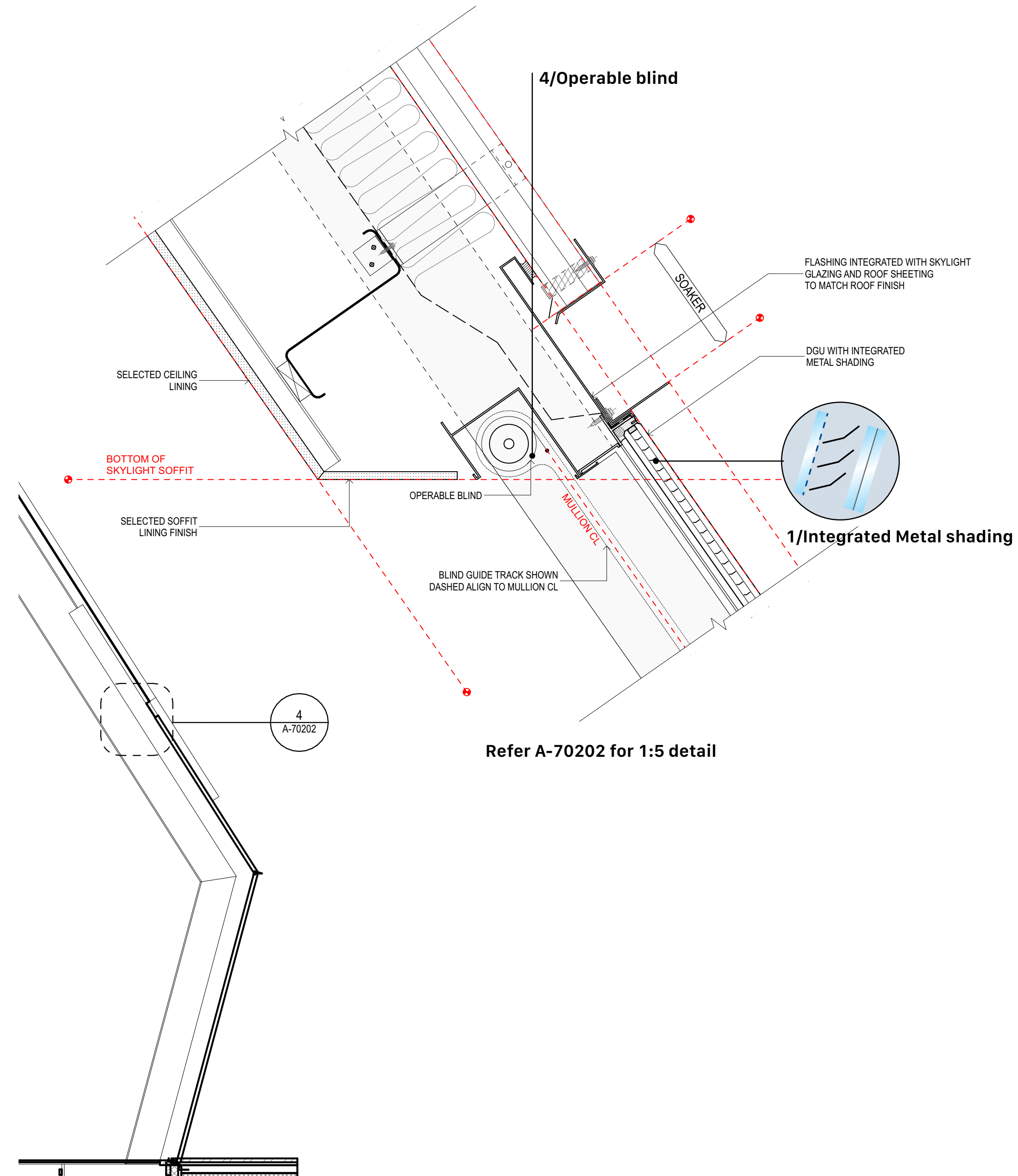
1/ The materiality of the raked skylights on the South-West facade (building 1 & 2) has been changed from fritted glass to a glazing system with integrated metal shading screens.

2/ Reduced skylight sizes across all buildings. Building 1 and 2 have maximum skylight height of 2m above Level 4 mezzanine floor level (building 1). (See following slides)

3/ Increased louvre depth on northern facade for additional shading (see following slides)

4/ Operable blinds are integrated to all south-west facing angled facades.

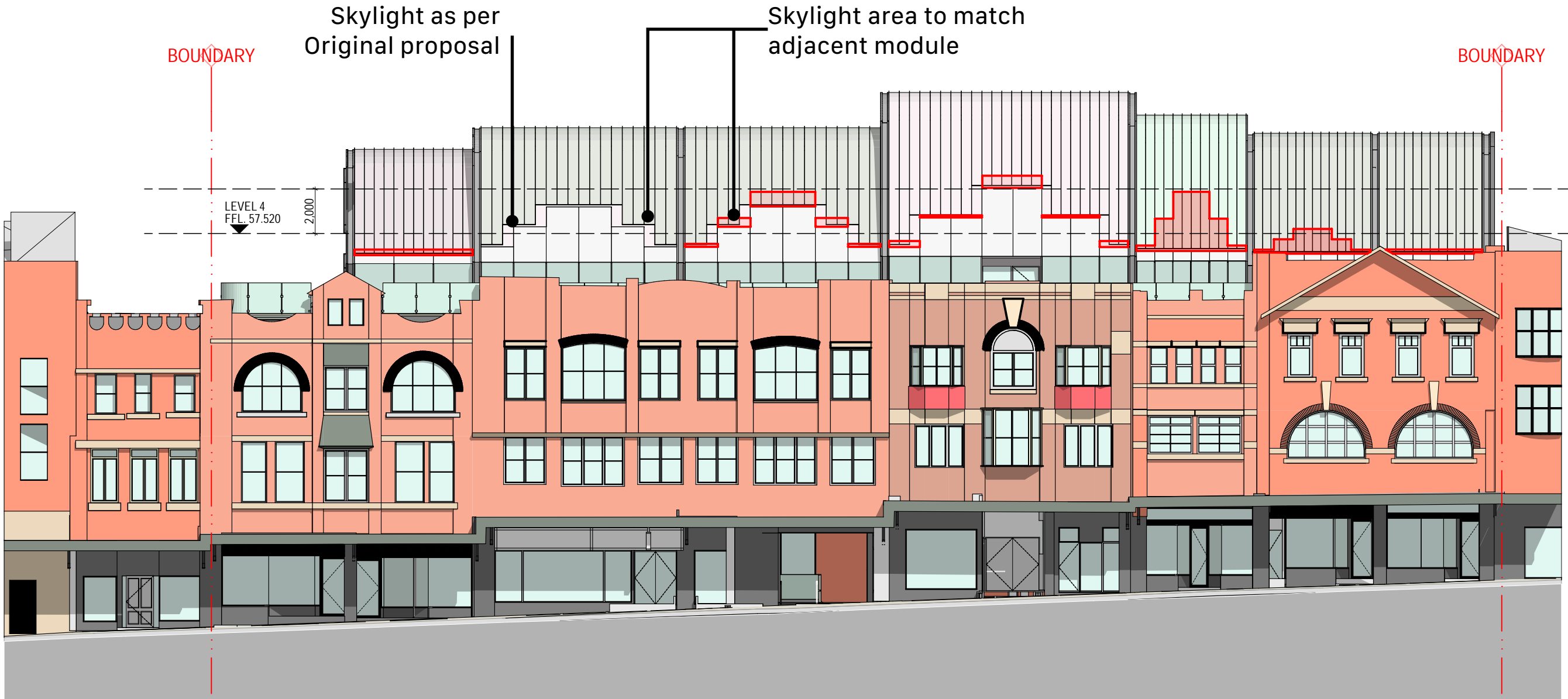
5/ Increased stepping between modules due to setback changes provide additional self shading of facade through increased vertical solid elements in facade.



/Skylights - Building 1



/Original DA-Proposal



/Amended DA Proposal with Skylight Adjustments

/Skylights - Building 1



/Original DA-Proposal

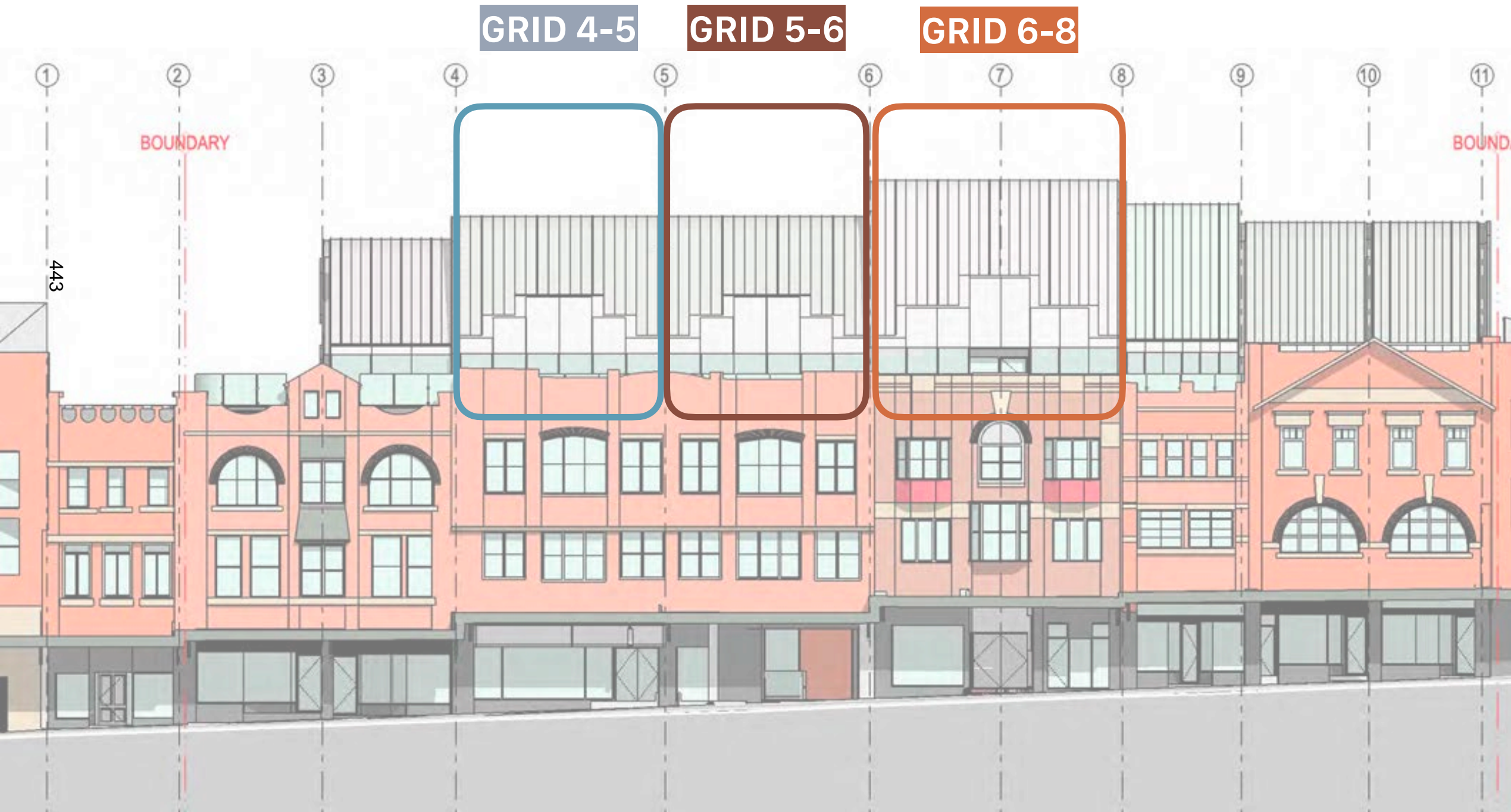


/Amended DA Proposal with Skylight Adjustments

Reduction in Skylight Glazing

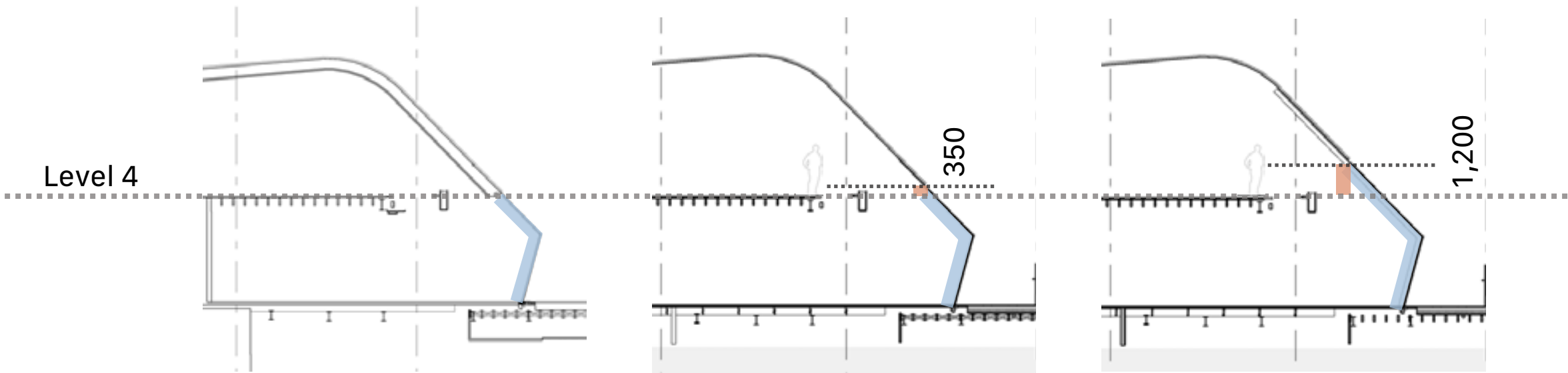
ENVIRONMENTAL

/Stepped Height to the Skylight

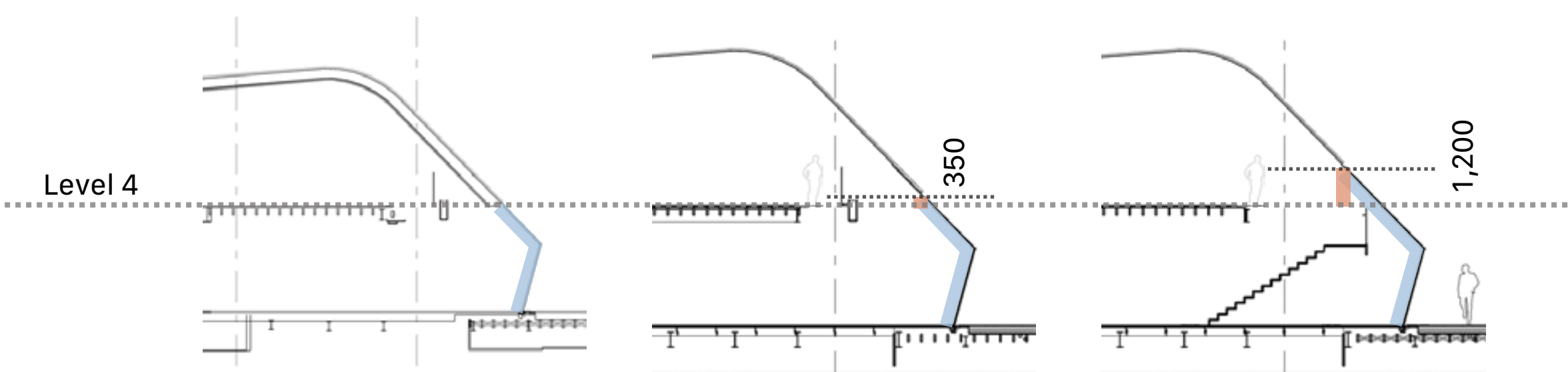


Group 1 Oxford Street Elevation

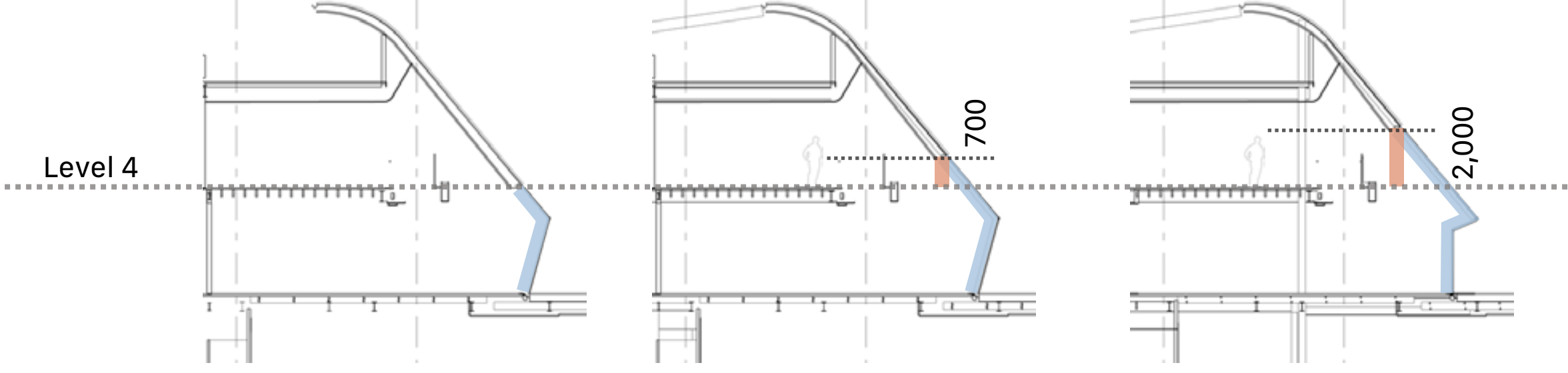
GRID 4-5



GRID 5-6



GRID 6-8



/Skylights - Building 2



/Original DA-Proposal



/Amended DA Proposal with Skylight Adjustments

/Skylights -
Building 2



/DA-Proposal



Reduction in
Skylight Glazing

/Amended Proposal with Skylight Adjustments

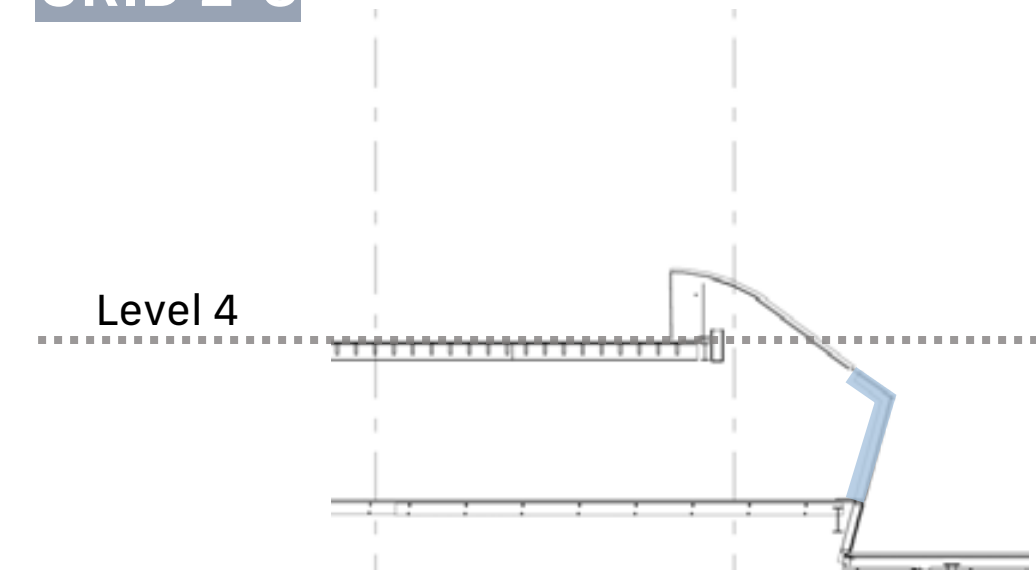
ENVIRONMENTAL

/Stepped Height to the Skylight

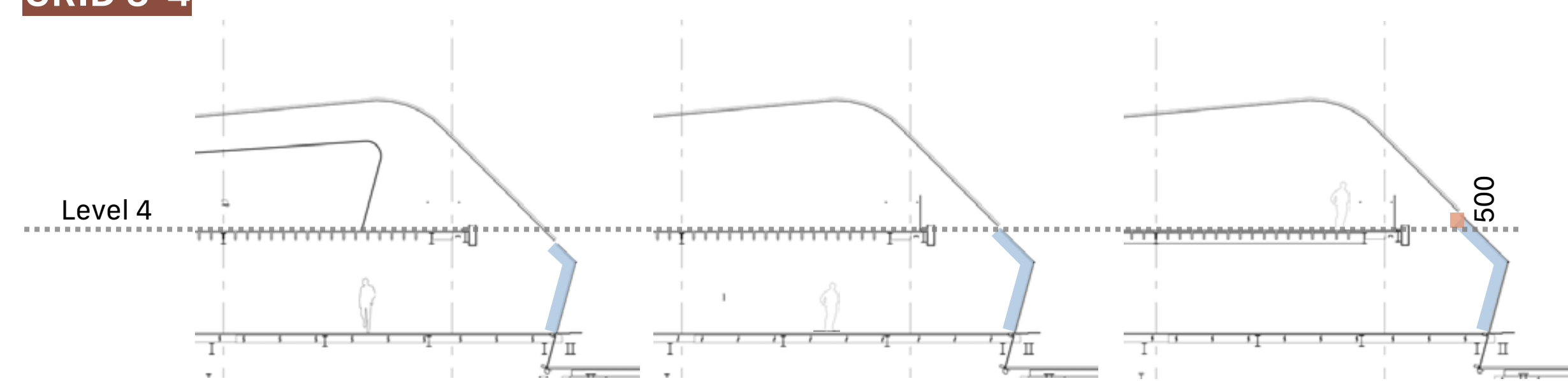


Group 2 Oxford Street Elevation

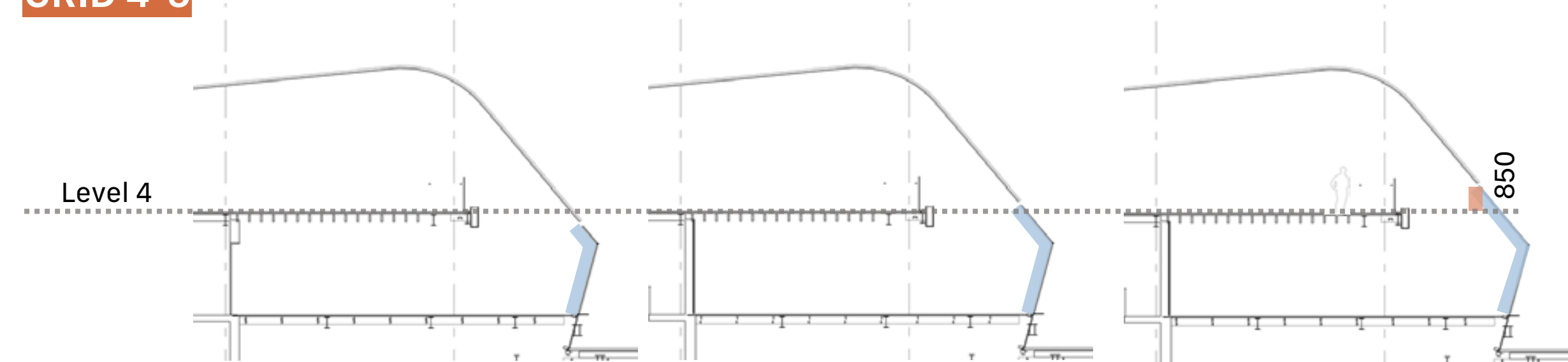
GRID 2-3



GRID 3-4



GRID 4-5



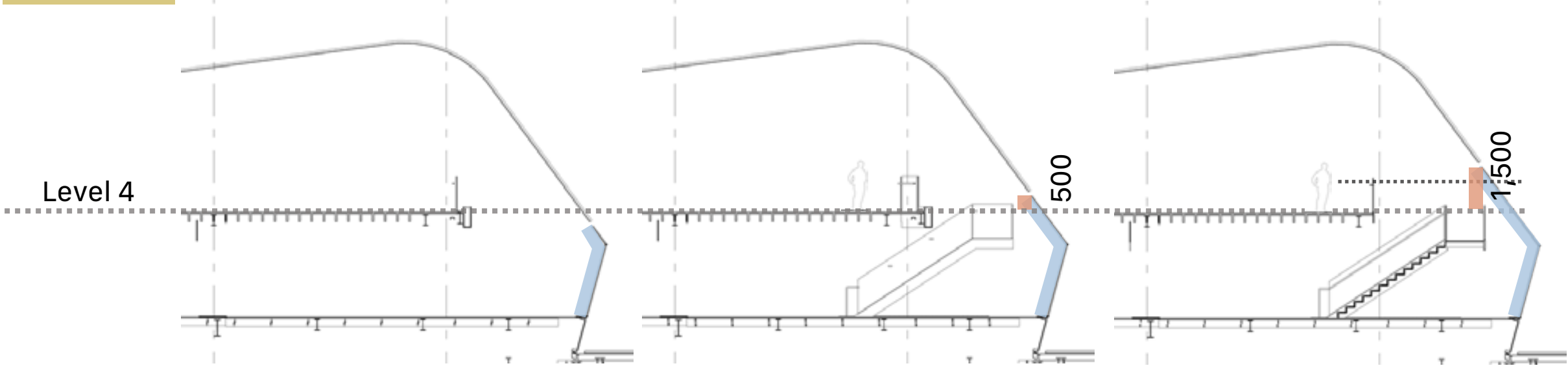
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/Stepped Height to the Skylight

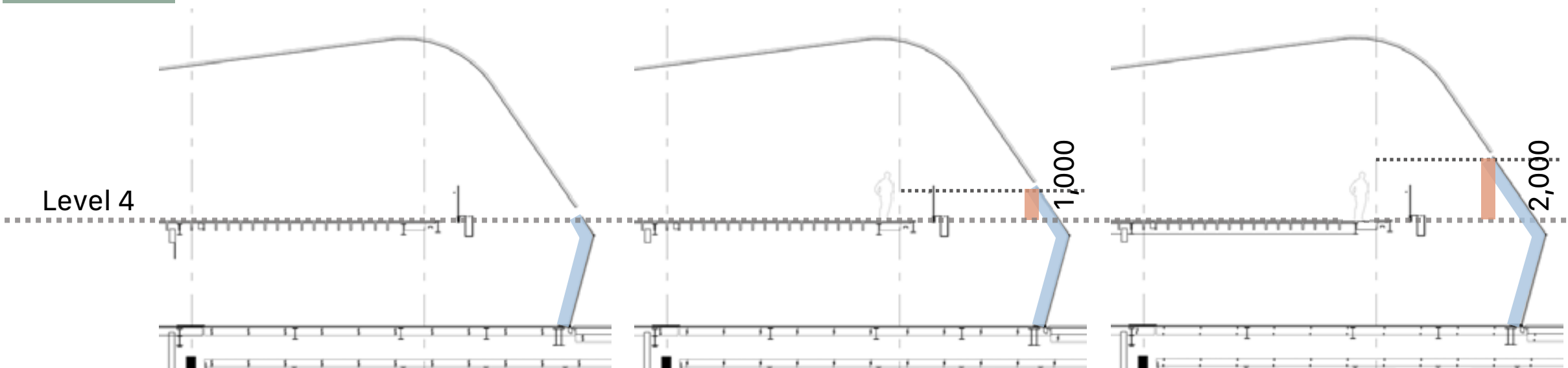


Group 2 Oxford Street Elevation

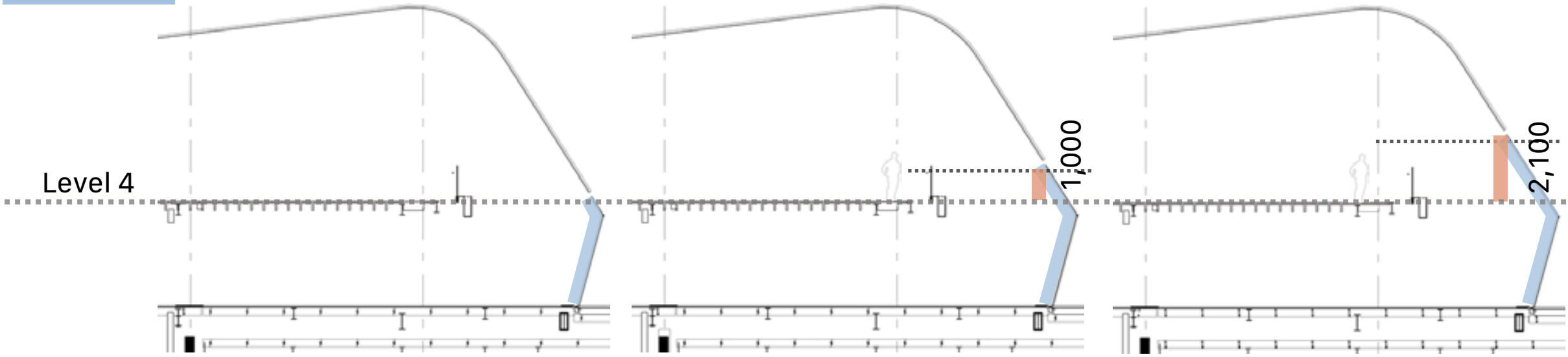
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GRID 6-7

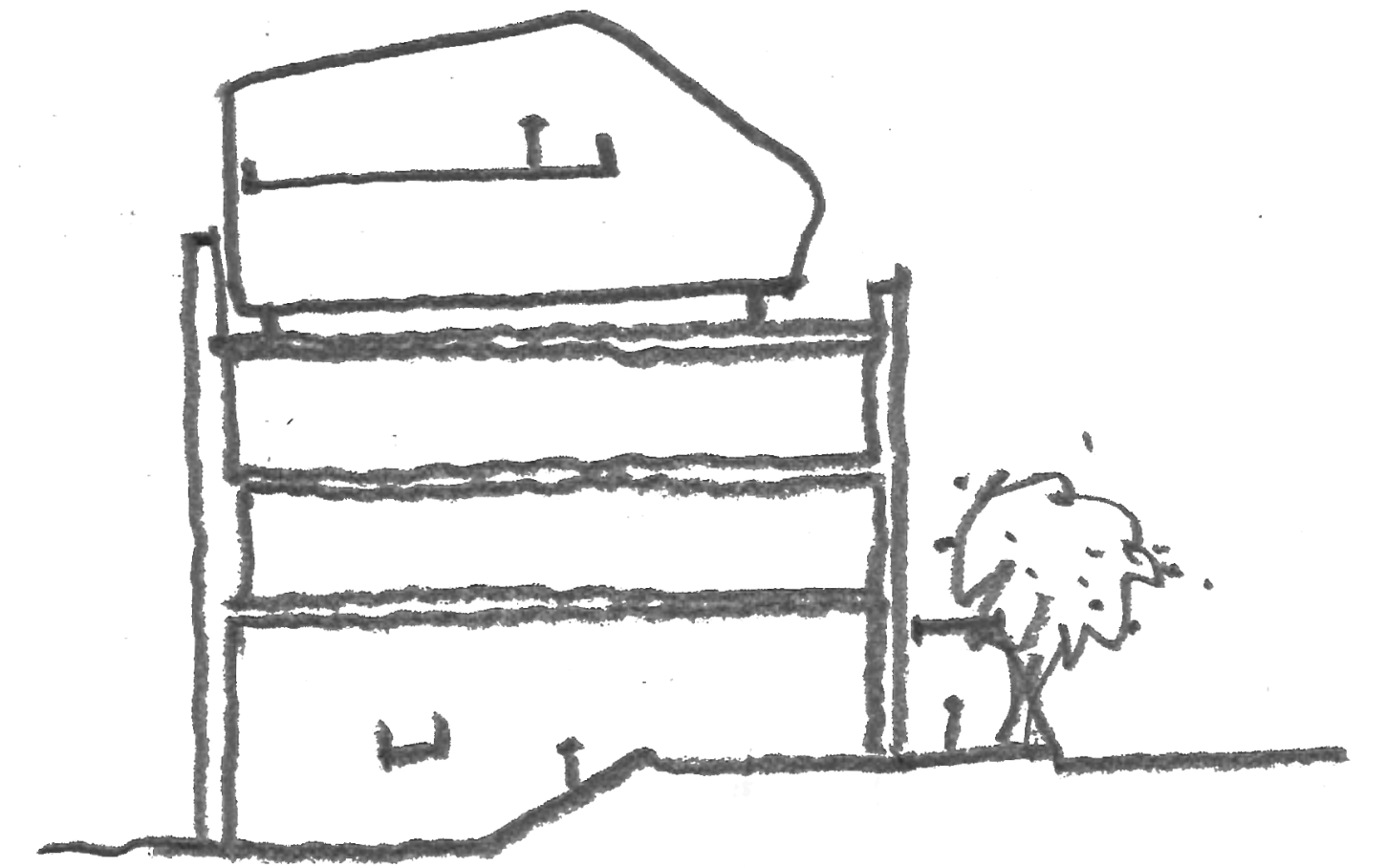


GRID 7-8



Privacy & Outlook

448



LOUVRES

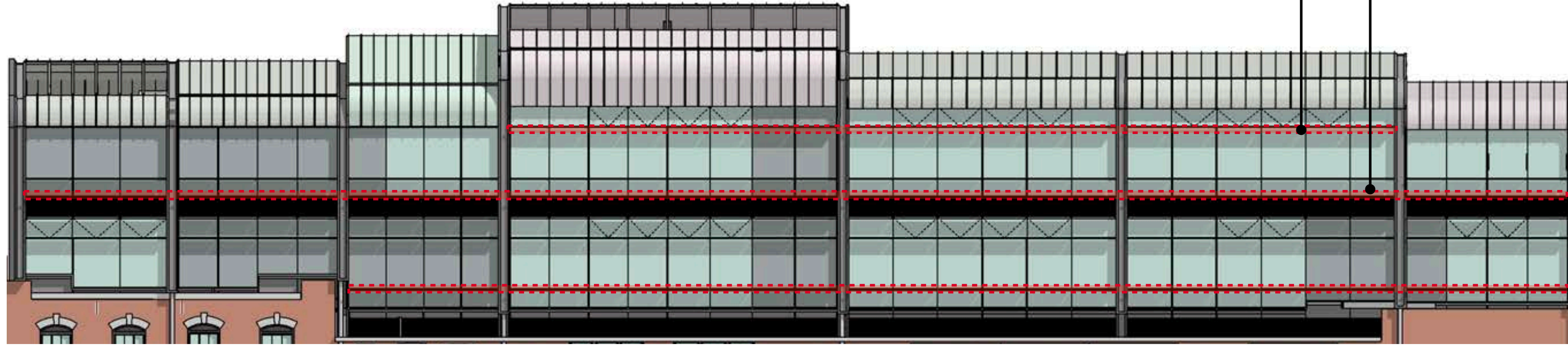
/Buildings 1_2_3

- 450 Louvre Projection for Solar Protection and Downward Privacy

450mm Horizontal Shade

300mm Horizontal Shade

- Building 1



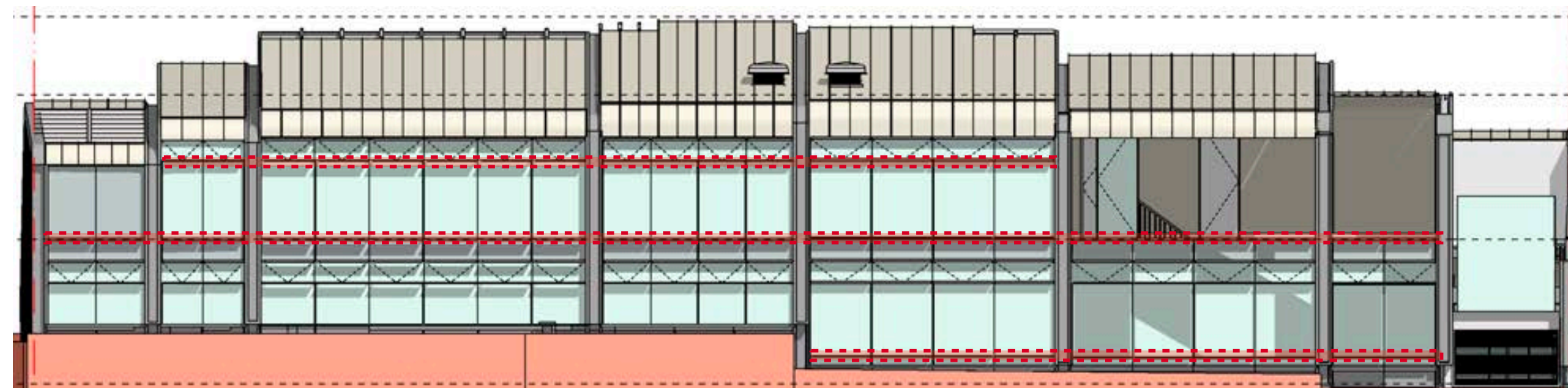
450mm Horizontal Shade

300mm Horizontal Shade

- Building 2



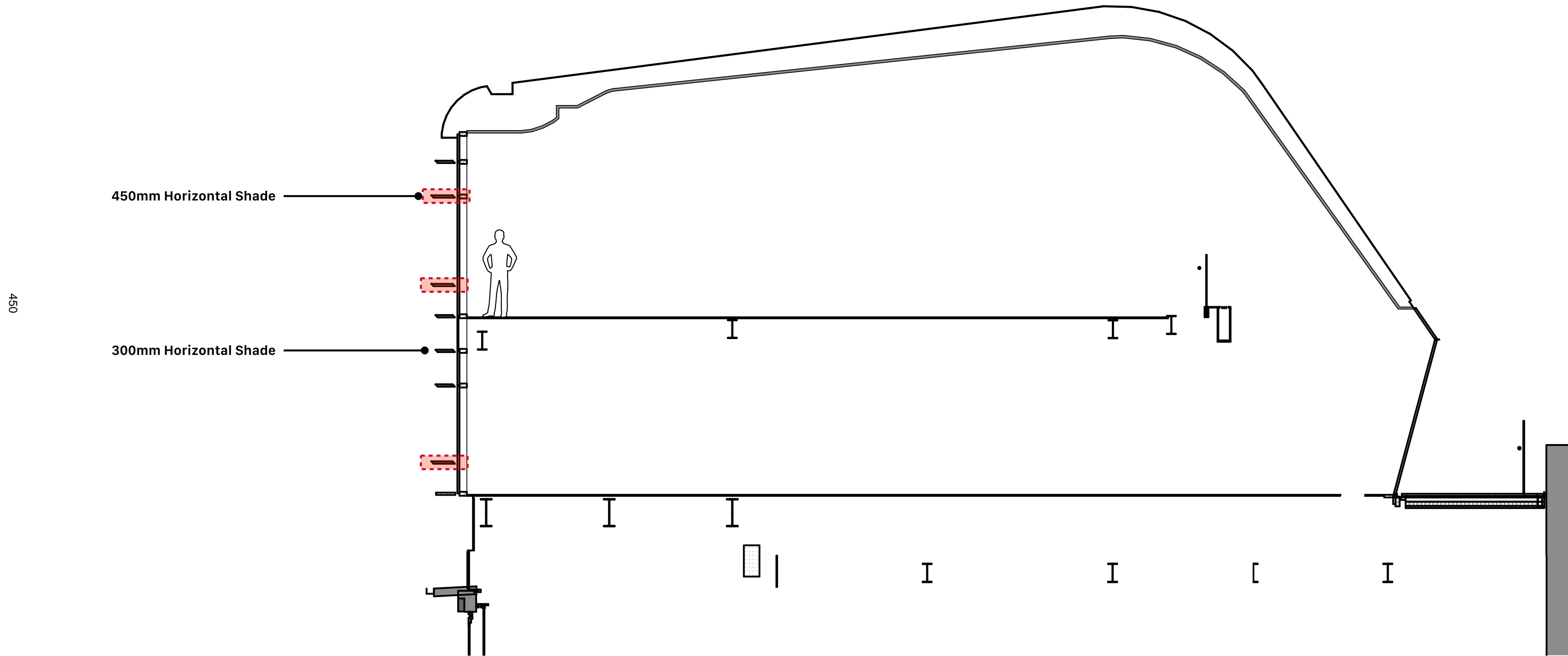
- Building 3



LOUVRES

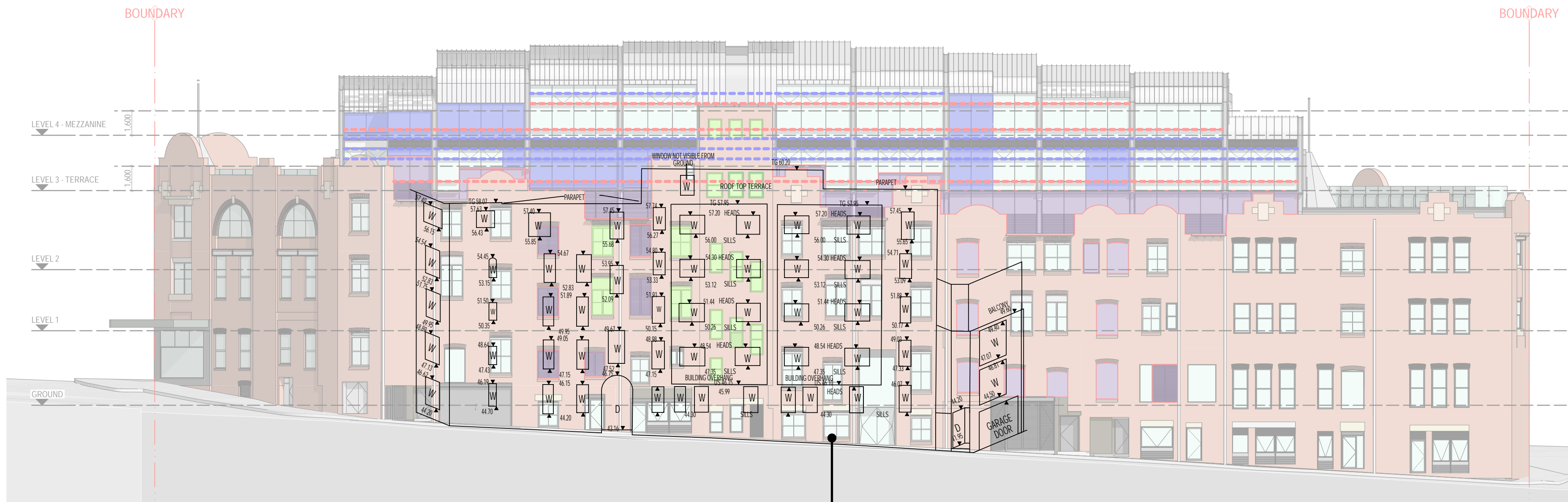
/Buildings 1_2_3

- 450 Louvre Projection for Solar Protection and Downward Privacy



PRIVACY

/Buildings 2 - Foley St Elevation & 265 Palmer St Study



Legend

- 450mm Louvre Projection
- 300mm Louvre Projection
- Solid Openings / Facade Elements (excluding spandrels)
- Opaque shadow box glazing to non-commercial & non-habitable spaces such as bathrooms, lift core & stair core
- Glazed openings to non-commercial & non-habitable spaces such as bathrooms, & stair core

*1600mm denotes average eye level

265 Palmer St Southern Elevation Along Foley St

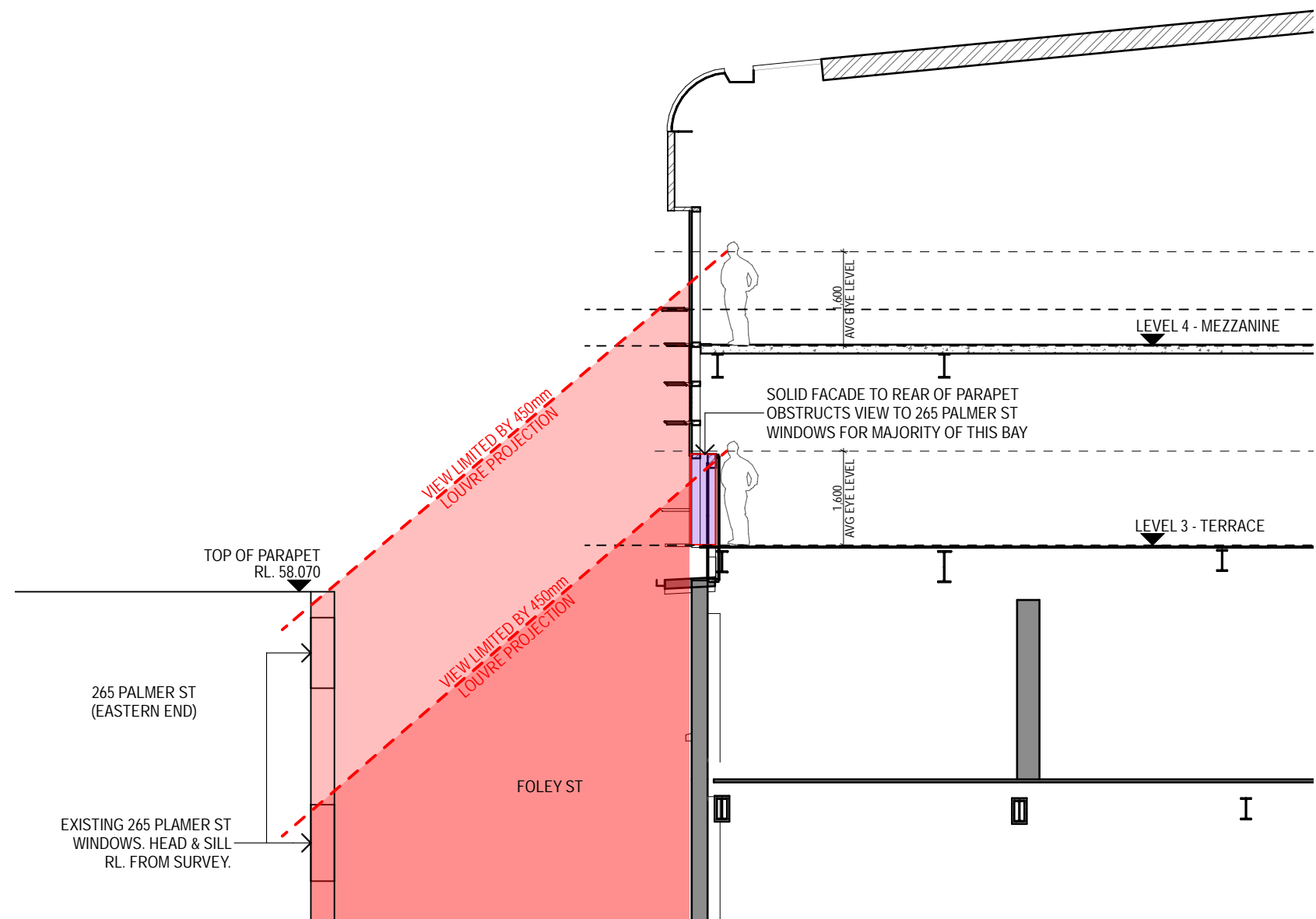
/Elevation Comparison

LOUVRES

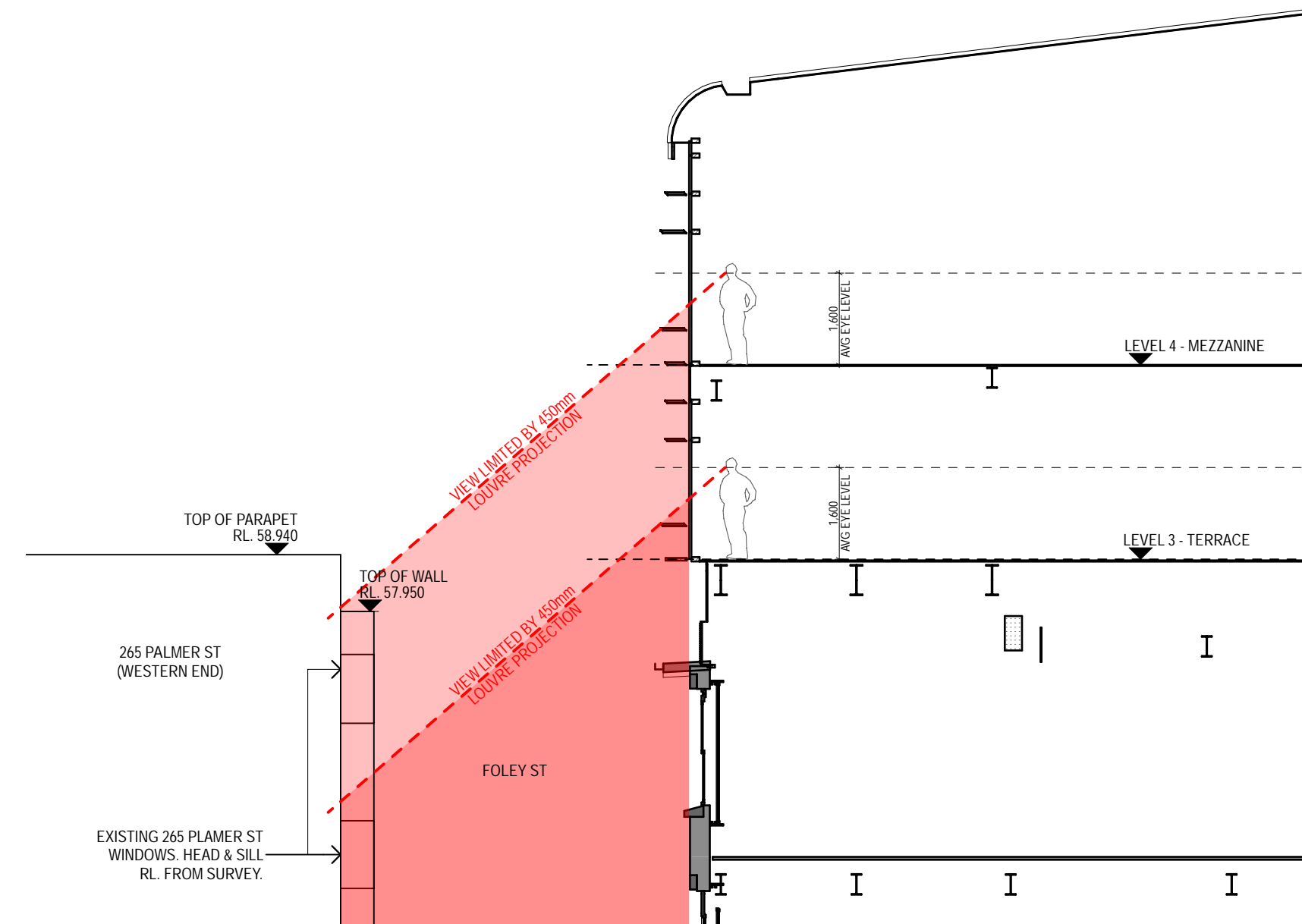
/Buildings 2 - Foley St Elevation & 265 Palmer St Study



/Key Section



/01 - Section_Eastern End of Foley St



/02 - Section_Western End of Foley St

PRIVACY

/Buildings 2 - Foley St Elevation



Legend

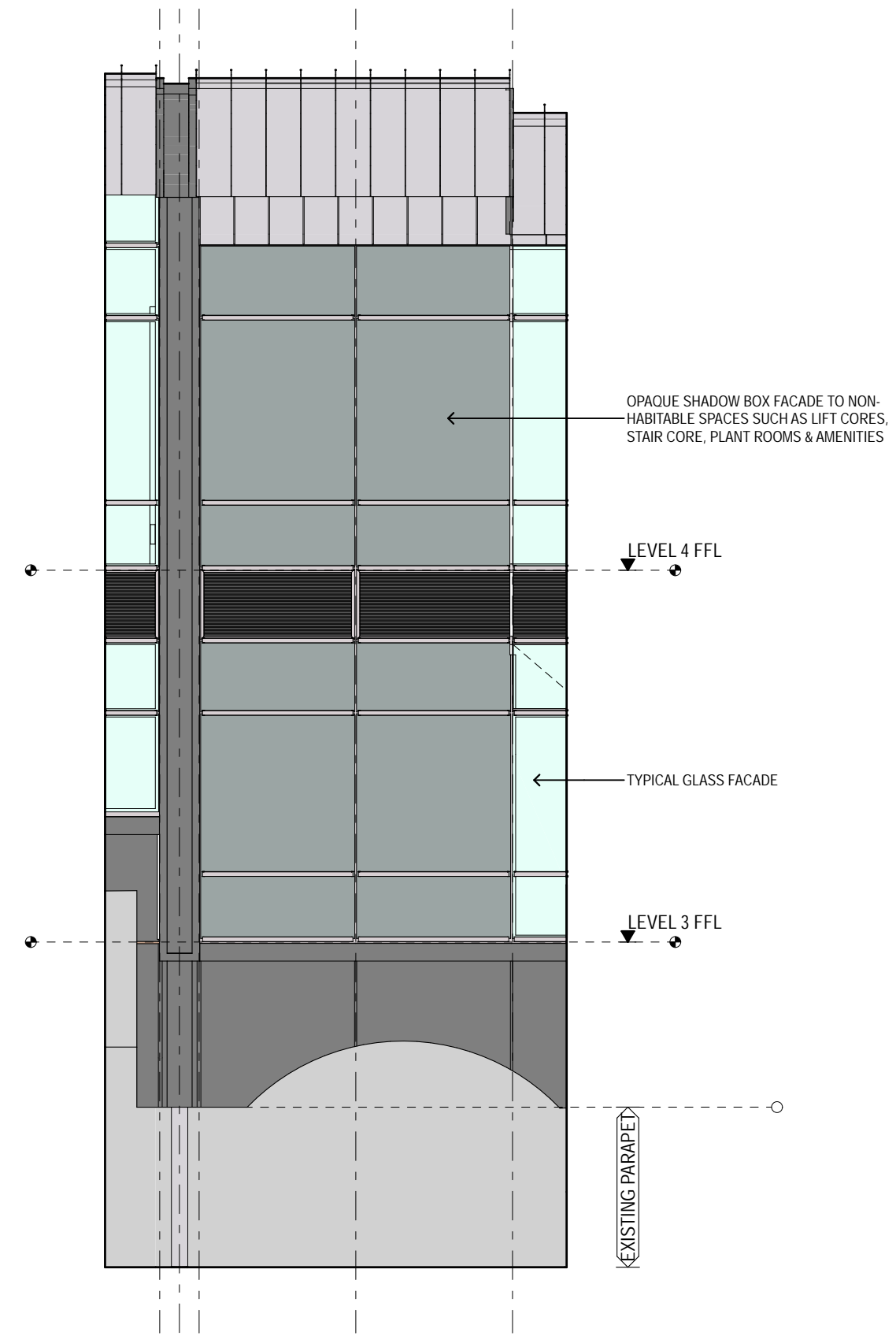
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- Opaque shadow box glazing to non-commercial & non-habitable spaces such as bathrooms, lift core & stair core
- Glazed openings to non-commercial & non-habitable spaces such as bathrooms, & stair core

*1600mm denotes average eye level

/Privacy Study

265 Palmer St Southern
Elevation Along Foley St

/Shadow Box Detail



The shadow box facade consists of a SGU with exterior glass to match adjacent facade panels, with a solid infill panel behind, which could consist of colourback glass, a solid metal panel, or similar.

The shadow box facade is opaque, allowing no views through the system, and is used to conceal non-habitable spaces on the facade including plant, services risers, cores and amenities

/Detailed Elevation