

Attachment C2

**Urban Design Report (Part 1 of 2) – 85-93
Commonwealth Street, Surry Hills**

For Proposed Planning Proposal

85-93 Commonwealth St Urban Design Report

Prepared for Fink Group

25/10/2022

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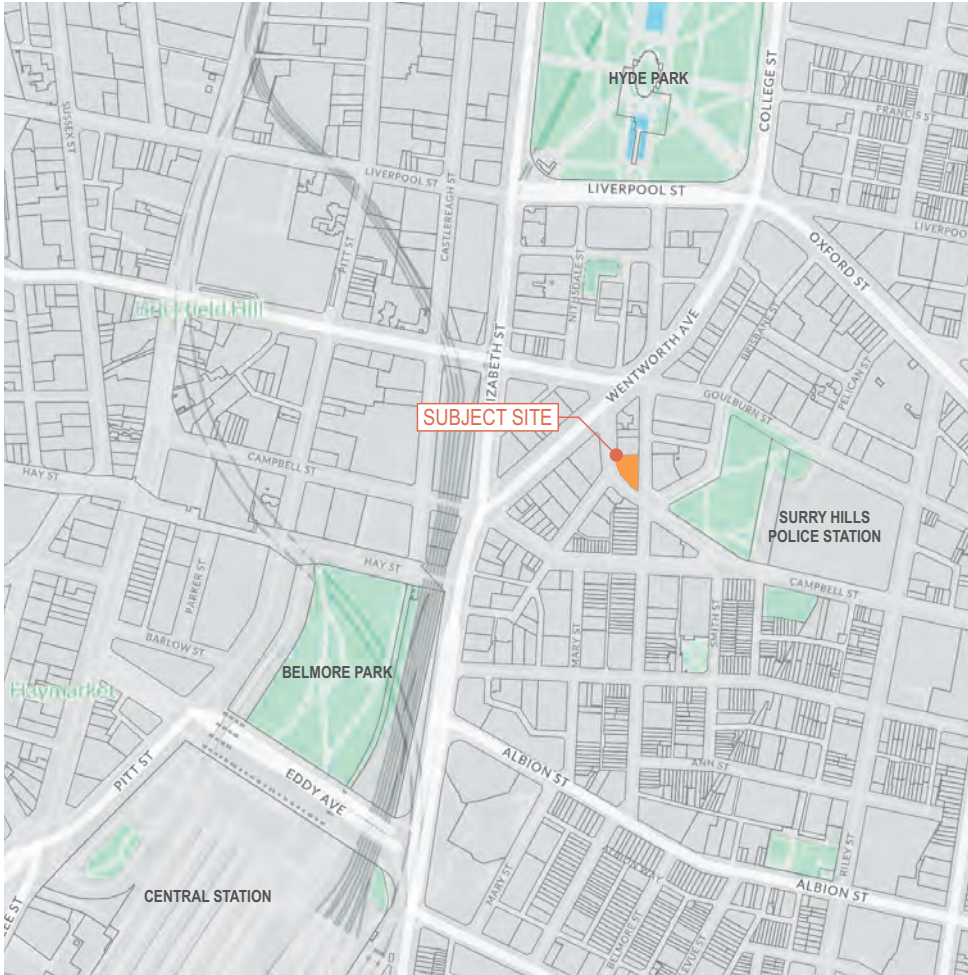
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1.0 Introduction



INTRODUCTION

REPORT STRUCTURE

This Urban Design Report has been prepared by Brian Zulaikha Architects to provide a comprehensive urban design analysis to support the Planning Proposal for the land at 85-93 Commonwealth Street, Surry Hills here-in referred to as the subject site. The purpose of the report is to investigate the site's development potential and potential contribution to the immediate surrounding urban context meeting commercial floor space demands at this edge of CBD location. Analysis of the opportunities and challenges of potential schemes were undertaken with an aim to determine the best development outcome for the subject site and its wider site context.

The report has been structured in two main sections. The first section looks at the layered and complex nature of the site and its immediate surrounds. The second section focuses on the opportunities for new built form within the site's immediate urban and planning context.

Each of these sections are explored in 3 parts:

Analysis - provides insight into broader city context through to the immediate site context

Challenges and opportunities - the analysis sets out the key challenges and potential opportunities within the urban and built form context

Concept and principles - a clear concept and set of design principles are defined to guide a proposed building envelope.

The two sections come together into a reference scheme which sets out the proposal in response to the urban analysis, principles and building envelope identified. The reference design is developed within the building envelope as a proof of concept to test the building envelope to ensure it can deliver a world class contribution

THE SITE

The location of 85-93 Commonwealth Street as per Figure 1 is on the fringe of Surry Hills and Central/Haymarket precincts allowing for an opportunity to engage with the diverse urban contexts of each precinct. The site itself is an irregular triangle in shape with a pronounced fall in levels from the Commonwealth Street frontage to the Hunt Street frontage. There is an existing four storey masonry building on the site sitting boundary to boundary, with a shared wall with its neighbour to the North.



INTRODUCTION

SETTING THE BRIEF

The brief identifies the complexity of the existing conditions surrounding the subject site especially from a public domain perspective. As part of the setting the brief, the project team has outlined a number of key directives and key initiatives specific to the development potential of the subject site.

SETTING THE BRIEF

- 1 Fink Group recognise the opportunity in transforming this property within an localised urban context defined by high quality retail, restaurant and commercial neighbours.
- 2 Having operated the property as a mixed used commercial/office space for a number of years, Fink group identified the growing pressures and demand for high quality office space. A number of existing tenants have requested additional space within the building to expand their employee base and business operations.
- 3 Recent developments at 79-83 and 69 (Griffiths Tea Building) Commonwealth Street, which are directly adjacent the subject site have been seen by Fink group as an appropriate and best use case and therefore have been used as a briefing guide.

THE PROPOSAL

The proposal for 85-93 Commonwealth Street is made possible by high quality recent developments at the neighbouring Paramount cafe and Hotel and Griffiths Tea Building which support the use case for additional office space to compliment the vibrant local streetscape. The proposal looks to align the scale and density of its localised city block and add to the desired mixed use balance of Surry Hills by providing additional office space.

2.0 Urban Analysis

ANALYSIS

URBAN CONTEXT

An analysis has been undertaken of the subject site within its current urban context and existing streetscape. The urban analysis looks at the context first from a broader city perspective and then from its more immediate context. The planning context is further explored and described in Section 5 Built Form Analysis later in the report. The urban contextual analysis informs the site opportunities and challenges for the public domain and proposed built form as outlined in Section 3 Challenges and Opportunities.

The Site Analysis includes:

CITY CONTEXT

- Public Open Space
- Key Connections - transport and pedestrian

SITE CONTEXT

- Site Topography
- Existing Street Character
- Vehicle and Pedestrian Routes
- Heritage
- Land Use
- Built Form
- Street wall heights
- Views
- Landscape



HUNT STREET VIEW - WEST



HUNT STREET VIEW - EAST



FOSTER STREET VIEW



COMMONWEALTH STREET VIEW

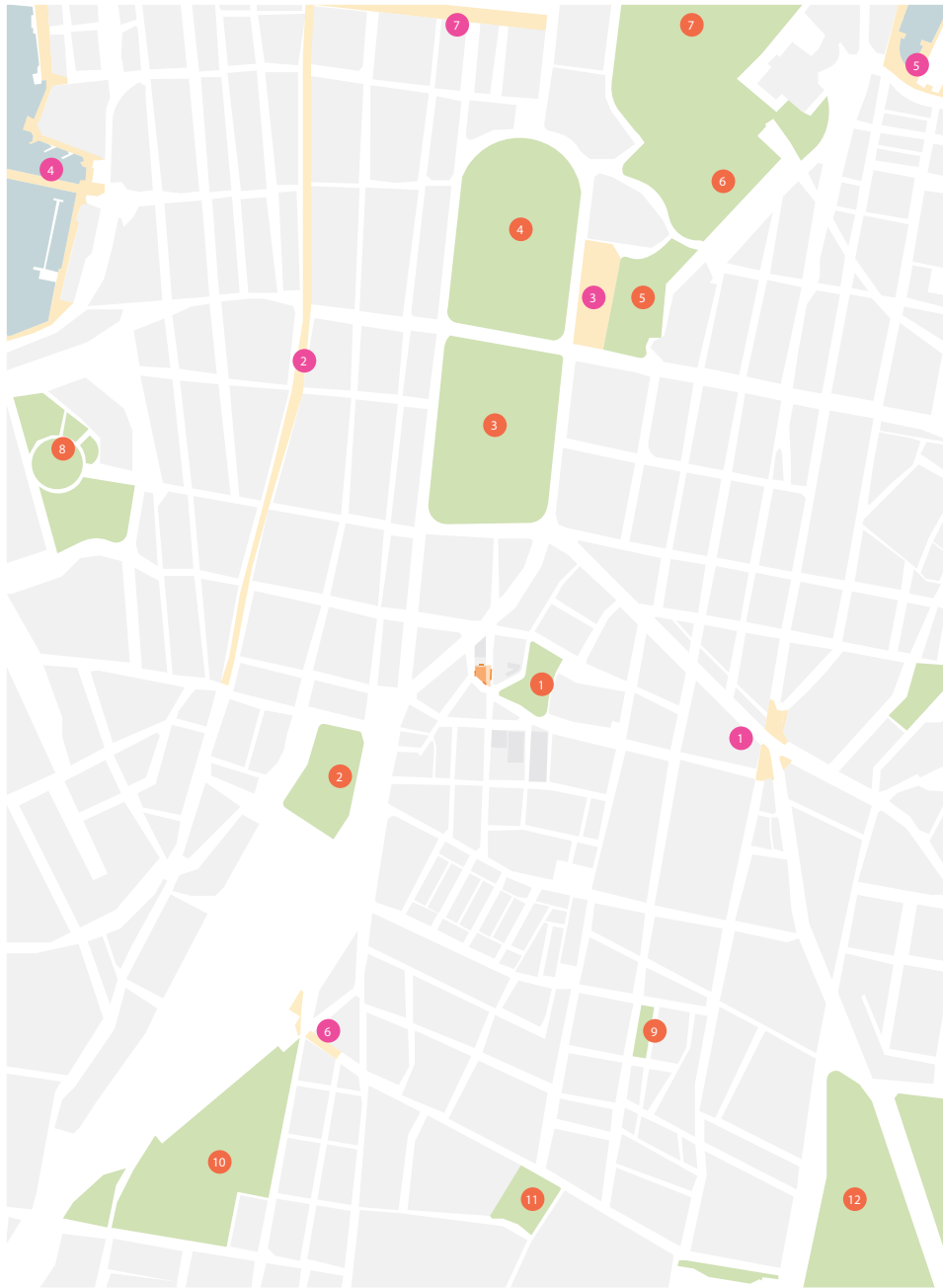


WENTWORTH AVE VIEW



HARMONY PARK VIEW





OPEN SPACE LEGEND
 Public open space - Green
 Public open space - Civic

ANALYSIS

CITY CONTEXT

PUBLIC OPEN SPACE

Viewed from the broader context of the city, the site study area is located on the southern edge of the CBD and the northern edge of Surry Hills. The Site is set back and visually disconnected from the busy Wentworth Avenue which connects Central Station with Hyde Park.

The subject site sits between Central station to the West and Oxford St to the East. The Griffiths Tea building and Ace hotel building are located on the Northern side of the site' and the Paramount hotel is located to the East. Harmony Park is the closest green open space to the subject site, While Hyde Park is almost equidistant to the North. To the South west the site connects into Foster and Campbell St which have a strong nightlife/restaurant scene.

Green Space

- 1 Harmony Park
- 2 Belmore Park
- 3 Hyde Park South
- 4 Hyde Park North
- 5 Cook and Phillip Park
- 6 The Domain
- 7 The Royal Botanic Gardens
- 8 Tumbalong Park
- 9 Shannon Reserve
- 10 Prince Alfred Park
- 11 Eddie Ward Park
- 12 Moore Park

Civic Space

- 1 Taylor Square
- 2 George St
- 3 St Mary's Cathedral
- 4 Darling Harbour
- 5 Circular Quay
- 6 Devonshire st
- 7 Martin Place

Subject Site

Figure 1: Public Open Space Diagram



Figure 1: Public Transport, Pedestrian, Cycling, Vehicular and Public Open Space diagram

ANALYSIS

CITY CONTEXT

Key Connections - Transport and Pedestrian

PEDESTRIAN

There are strong pedestrian connections along Oxford St to the north and east of the site as well as along Hunt and Campbell Streets. This flow of pedestrians is typically the result of desired connections between the City and Surry Hills but also because of the mixed commercial/retail/residential nature of Surry Hills where people walk short distances to connect with local amenities.

CYCLING

Key existing cycling routes run north-south along Bourke Street with low traffic street routes along Crown and Riley Streets running north-south as well. Key existing cycling routes run east-west along Fitzroy Street and nearby Campbell Street.

PUBLIC TRANSPORT

The diagram demonstrates excellent transport access across a number of modes to sites. Museum and Central Train Stations are located within 500m and accessed via Elizabeth Street to the west of the site. In addition to the above there are a high number of Bus stops within 500m of the site and the Central Station light rail stop is also within 500m of the site. The high quality transport infrastructure allows for the potential for increased commercial development and urban consolidation.

VEHICULAR

The site is set back from major arterial roads such as Oxford St and Wentworth Ave. Typical of Surry Hills, the site does not currently have on site parking facilities and the vast majority of occupants utilise the very strong public transport infrastructure to commute to and from work. Of the small number people who do use vehicles to come to work, there is a major long term car parking facility (Goulburn St Car Park) two streets west of the site.



Figure 1: Photo from Hunt Street showing immediate site context.

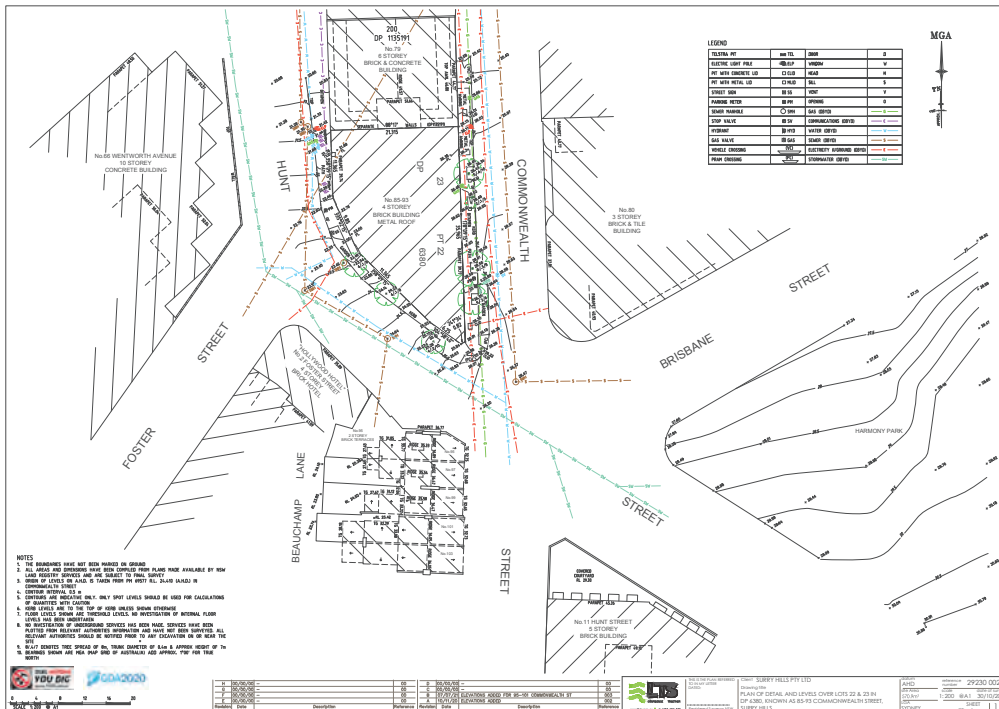


Figure 2: Survey Drawing prepared by Lockley Surveyors

ANALYSIS

SITE CONTEXT

IMMEDIATE CONTEXT - EXISTING CONDITIONS

SURROUNDS

The immediate context of the site is visually dominated by tall buildings on Wentworth Avenue and beyond. Its closest neighbours 69-79 Commonwealth Street including the Griffiths Tea Building are significantly taller - some three to four storeys.

To the south there is a mix of terrace residential building and a five storey tower at 90 Hunt Street. The Hollywood Hotel is located directly to the west of the site and paramount hotel and cafe to the east.

Hunt and Commonwealth Streets are busy through connections between Surry Hills and the city.

Harmony Park is located south-east of the site and is popular among working professionals in the area.

THE SITE

The location of 85-93 Commonwealth Street is on the fringe of Surry Hills and Central/Haymarket precincts allowing for an opportunity to engage with the diverse urban contexts of each precinct.

The site itself is an irregular triangle in shape with a pronounced fall in levels from the Commonwealth Street frontage to the Hunt Street frontage. The site is approximately 36m in length and 21m with width. There is an existing four storey masonry building on the site sitting boundary to boundary, with a shared wall with its neighbour to the North.

SITE CONTEXT

IMMEDIATE CONTEXT - EXISTING CONDITIONS

HERITAGE

The site is not a heritage item nor does it fall within a heritage conservation area. The Golden Age Cinema building at no. 84 Commonwealth street, opposite the site, is the closest local heritage item (item no. I1484). The Hollywood Hotel Building opposite to the South-West is also has a local heritage listing, (item no. I1484).



Figure 1: Heritage Overlay by City of Sydney

ANALYSIS

SITE CONTEXT

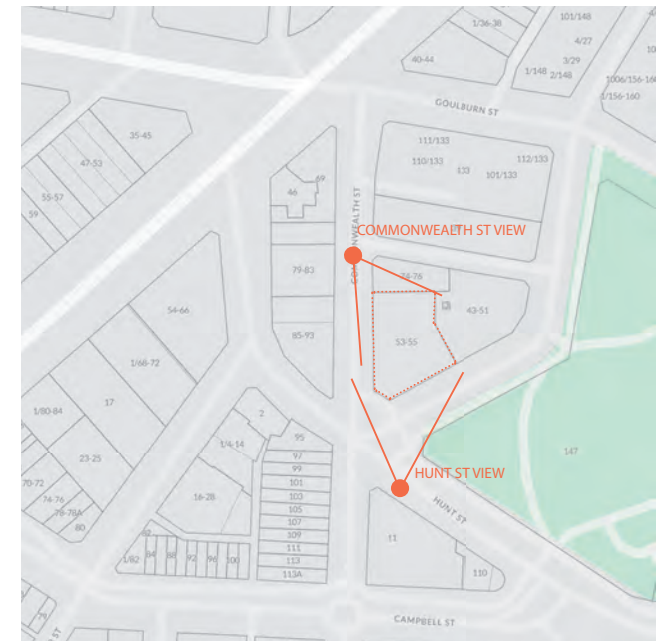
GOLDEN AGE CINEMA BUILDING



Figure 1: Photo from Hunt Street



Figure 2: Photo from Commonwealth Street



ANALYSIS

SITE CONTEXT

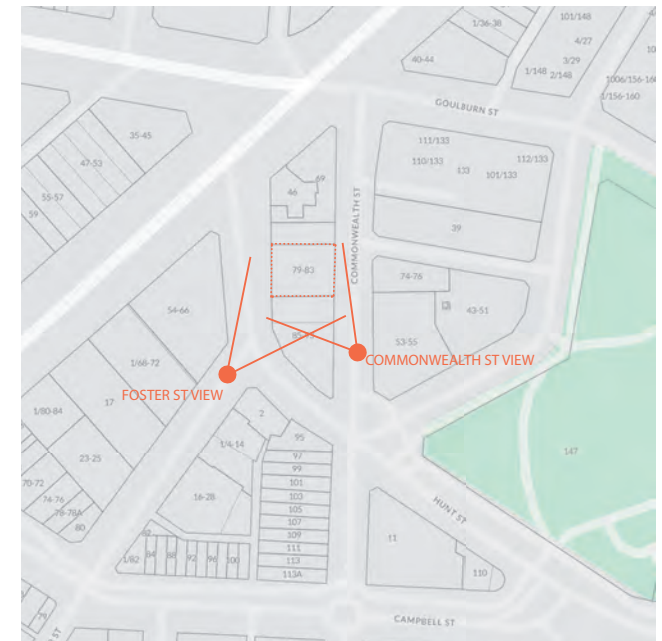
79-83 COMMONWEALTH STREET



Figure 1: Photo from Foster Street



Figure 2: Photo from Commonwealth Street



ANALYSIS

SITE CONTEXT

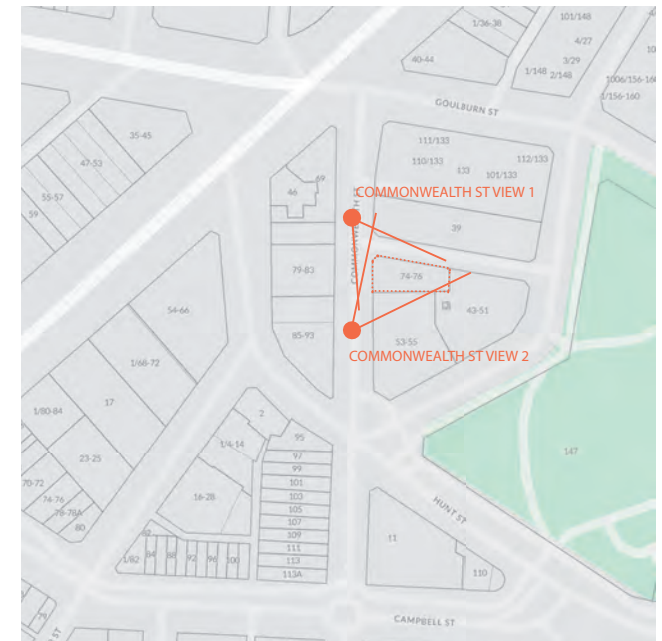
PARAMOUNT HOTEL BUILDING



Figure 1: Photo from Commonwealth Street, 1



Figure 2: Photo from Commonwealth Street, 2



ANALYSIS

SITE CONTEXT

64-66 WENTWORTH AVE



Figure 1: Photo from Wentworth Ave



Figure 2: Photo from Hunt Street



ANALYSIS

SITE CONTEXT

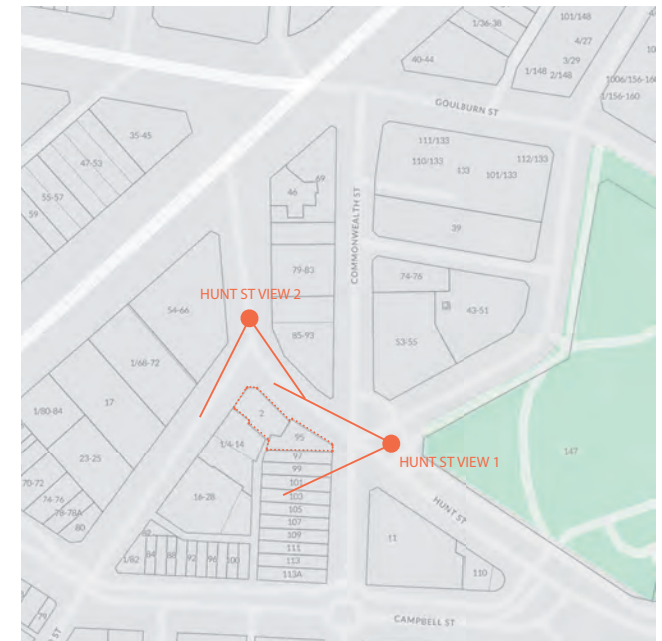
HOLLYWOOD HOTEL AND 95 COMMONWEALTH ST



Figure 1: Photo from Wentworth Ave



Figure 2: Photo from Hunt Street



ANALYSIS

SITE CONTEXT

90 COMMONWEALTH STREET



Figure 1: Photo from Wentworth Ave



Figure 2: Photo from Hunt Street



3.0 Challenges and Opportunities

OVERVIEW

This section identifies a series of public domain challenges and then proposes new opportunities. These can be summarised under three main headings: Local Entertainment Precinct, Recent keystone development and City Connections.

LOCAL ENTERTAINMENT PRECINCT CHALLENGES

- Limited diversity of use in the precinct which is dominated by hotel and restaurant/retail uses.
- Varied scale of buildings in the local area due to recent developments.



OPPORTUNITIES

- Add a complimentary office space/ business uses to the local precinct.
- Re-scale the site to reference and compliment recent large developments in the area.

RECENT KEYSTONE DEVELOPMENT CHALLENGES

- Significant increase in floor space dedicated to hotel, and restaurant uses in the precinct
- Increased height of neighbouring buildings



OPPORTUNITIES

- Improve the composition of heights in the local area. Presenting the precinct as a destination location.
- Add a complimentary office space/ business uses to the local precinct.

CITY CONNECTIONS CHALLENGES

- The site has a prominent position on the corner of Hunt and Commonwealth Streets, both major connections between Surry Hills and Haymarket.
- Difficult level changes either side of subject property.



OPPORTUNITIES

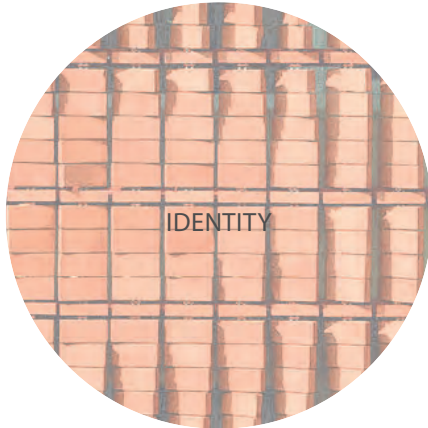
- The site could be presented as a prominent 'gateway building' between Surry Hills and the city given its prominent position on Hunt and Commonwealth Streets.

4.0 'Urban Design' Principles

URBAN DESIGN PRINCIPLES

OVERVIEW

Three overarching Urban Design principles - Identity, Contextuality and complimentary uses - have been established as the key drivers for the proposals approach to urban design.



IDENTITY

The proposal represents an opportunity to provide a high quality architectural solution for the community and city.

With the site's existing masonry warehouse style building there is an opportunity to create a site specific identity which aids in the building's legibility within a fine-grain urban fabric.

This identity should reference the heritage value of the site while talking to the buildings ability to landmark the area - providing visual interest that compliments an already articulated and varied building typology and fabric.

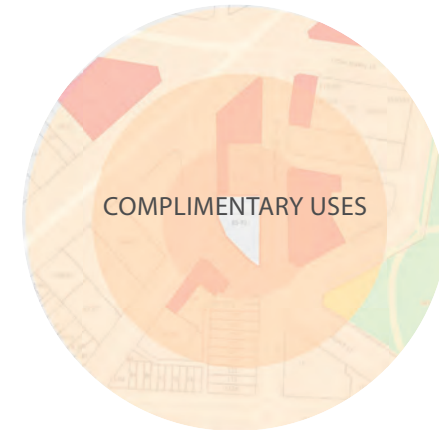


CONTEXTUALITY

The proposal seeks to create a Relationship and 'conversation' with other buildings in the immediate area - taking guidance from recent development (Griffith's Tea and Paramount Hotel).

This starts with an appreciation of matters such as scale and proportions as well as relationships to other buildings in the street, including street widths and set backs at upper levels.

In terms of materiality and architectural devices, it is important that the proposal references the early 20th Century masonry buildings within the area while differentiating between existing and new building fabric in a playful way.



COMPLIMENTARY USES

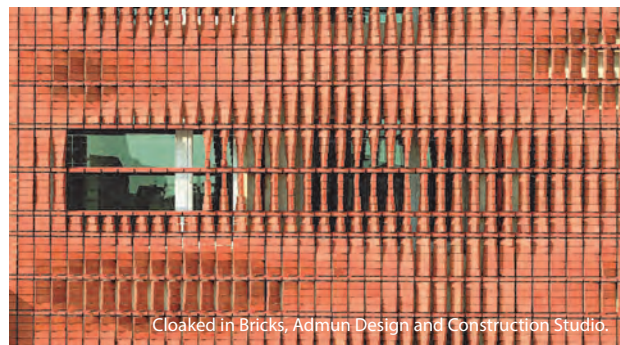
Surry Hills is an inner Sydney suburb with diverse uses from residential homes to commercial uses such as pubs/ clubs, retail and office space.

The subject site sits within an area of Surry Hills which has seen a number of recent developments to increase the short term accommodation stock namely the Ace and Paramount Hotels. There are also a number of food and beverage premises within 50m of the site, including but not limited to the Hollywood Hotel, Poly restaurant and the Golden Age Cinema.

This proposal provides an opportunity to rebalance the local precinct with additional office space which is currently in short supply. Increased commercial office space represents a complimentary use for the area, increasing the potential patrons for the retail/ hospitality venues but also providing local office space to people living in Surry hills.

URBAN DESIGN RESPONSE

IDENTITY, CONTEXTURALITY, TIMELESSNESS



IDENTITY

- Additions to the built environment should have an identity which creates a readability and consistency.
- Identity should address the local context and existing building.
- Materiality
- Patternation and screening

CONTEXTURALITY

- The proposal should address the local context and existing building typologies.
- Reference existing set backs and building lines.
- Colour and materiality

TIMELESSNESS

- The proposal should look to the future and see itself as a development that will be still an important part of Surry Hills for 50+ years.
- Detailing and material choices should be designed to last and weather gracefully.
- Exoskeleton structure and screening will allow flexibility behind the facade without significantly changing the architecture should future owners wish to make changes.

5.0 Planning Analysis

PLANNING CONTEXT

IMMEDIATE CONTEXT - EXISTING CONDITIONS

The immediate planning context of the site is illustrated below. The neighbouring buildings to the subject site are in general zoned for higher FSR ratios and building heights. Further to this, recent development has realised this zoning framework in built form.

The allowable FSR for the subject site is 'V1' - 3:1

The Maximum Building height for the subject site is 'P' - 18m

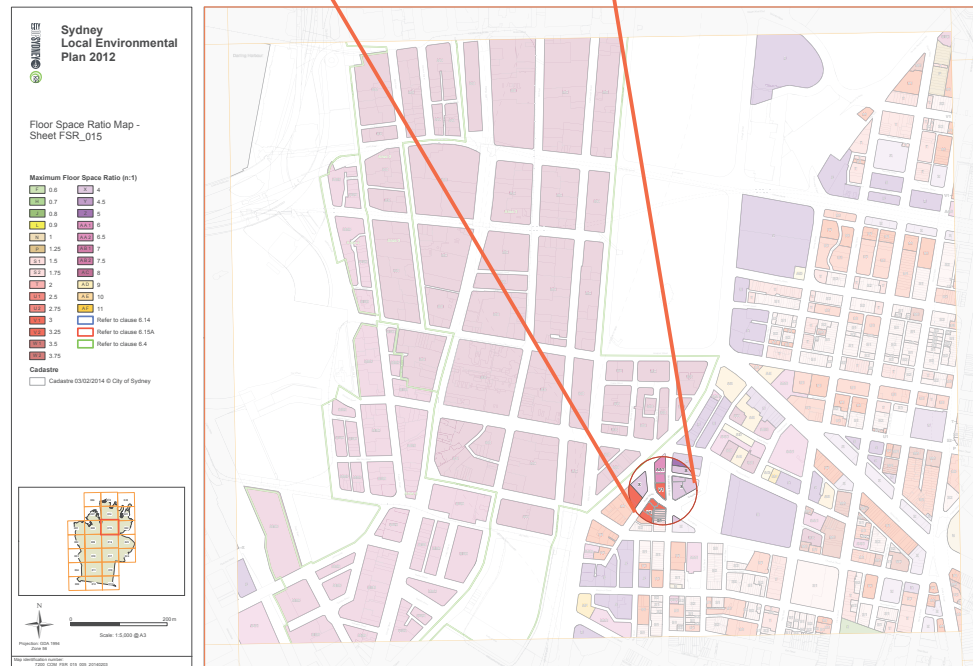
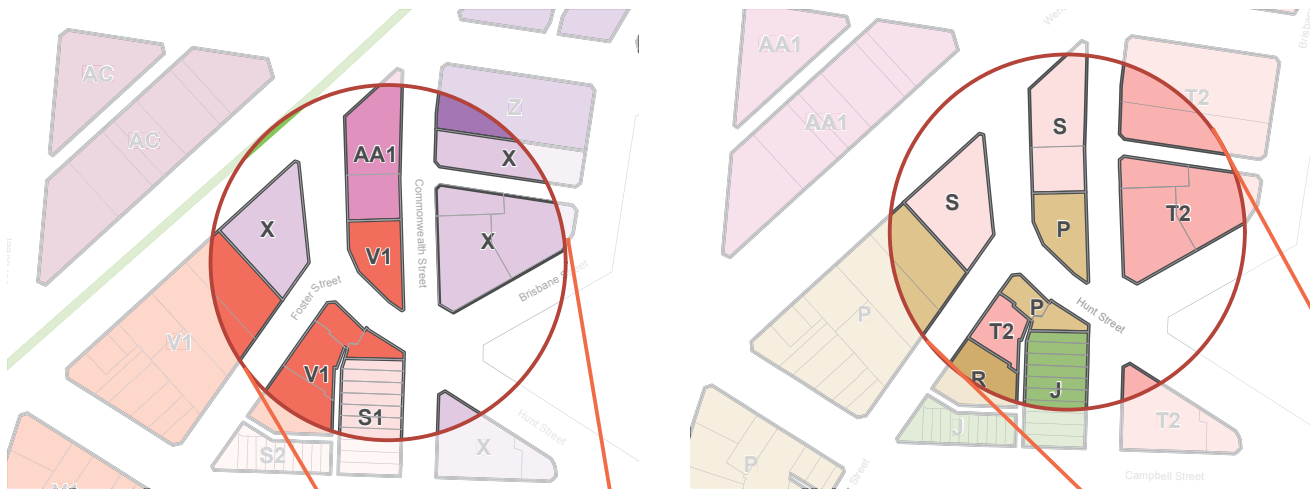


Figure 1: Illustration showing current FSR zoning

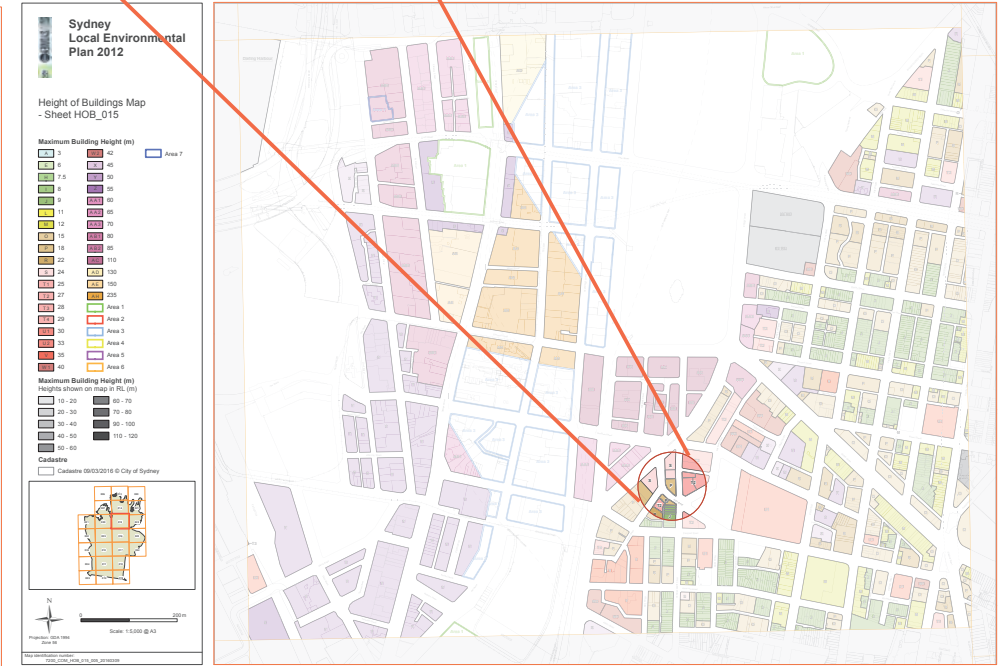


Figure 2: Illustration showing current Maximum Height zoning

PLANNING CONTEXT

IMMEDIATE CONTEXT - EXISTING CONDITIONS

These diagrams render a 3d representation of the maximum building heights of the immediate context.

The Maximum Building height for the subject site is 'P' - 18m

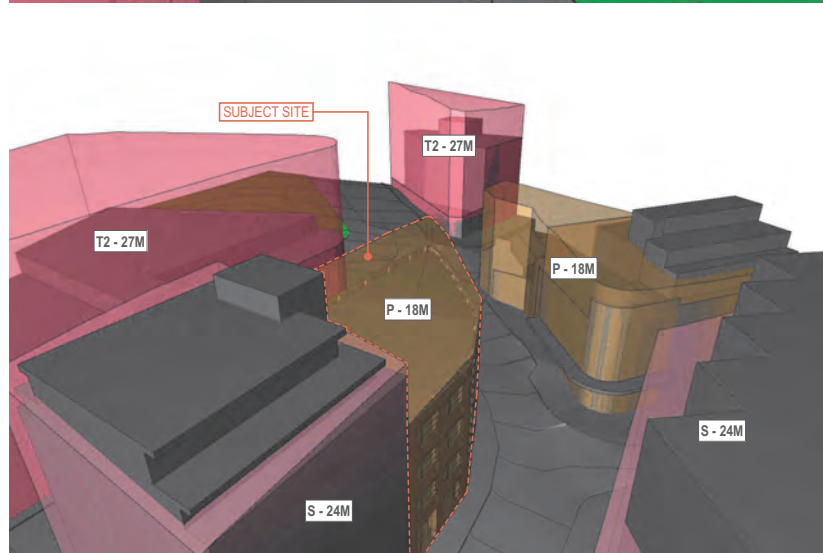
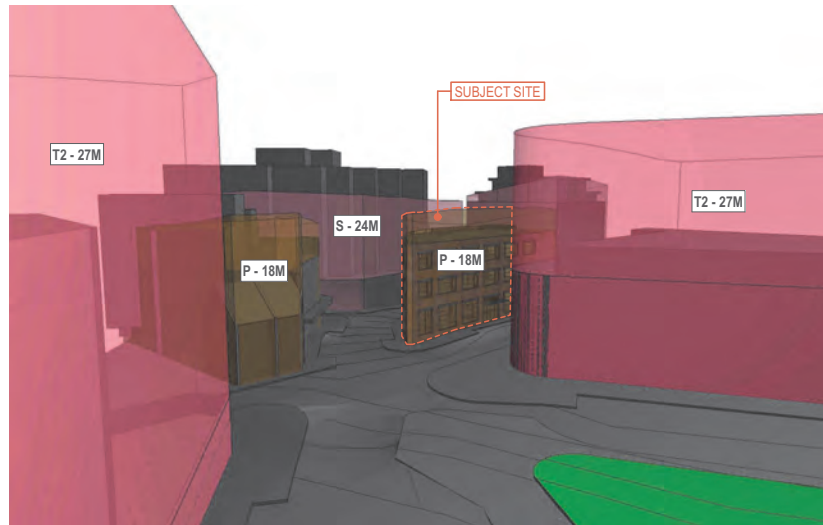
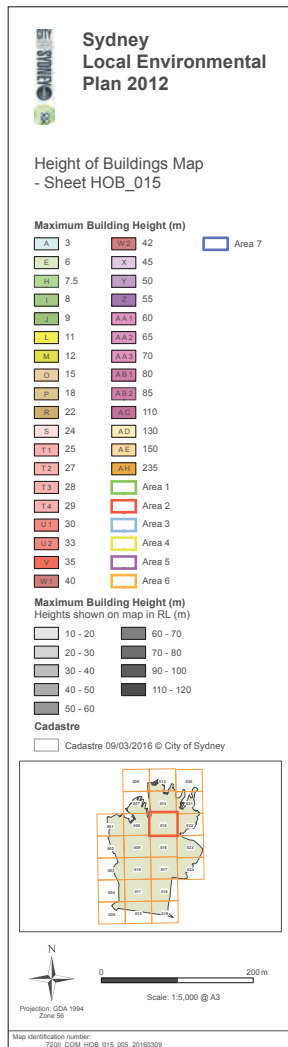


Figure 1: Illustration showing immediate site context and current zoning in 3D

6.0 Built Form Analysis

MASSING OPTION 1 - 3 Storeys

This option includes the addition of three additional floors to the existing four storey building. The ridge RL of +50,450 matches the highest point of the adjacent property at 79 Commonwealth Street.

This option would provide for a significant increase in commercial floor space, and provide a best commercial use case for the site. While the scale is consistent with the buildings to its north, especially that of 66 Wentworth Avenue, when tested it was shown that this option would cast shadows on its residential neighbours to the south. Therefore this option is not deemed appropriate.



Figure 1: View from Hunt Street

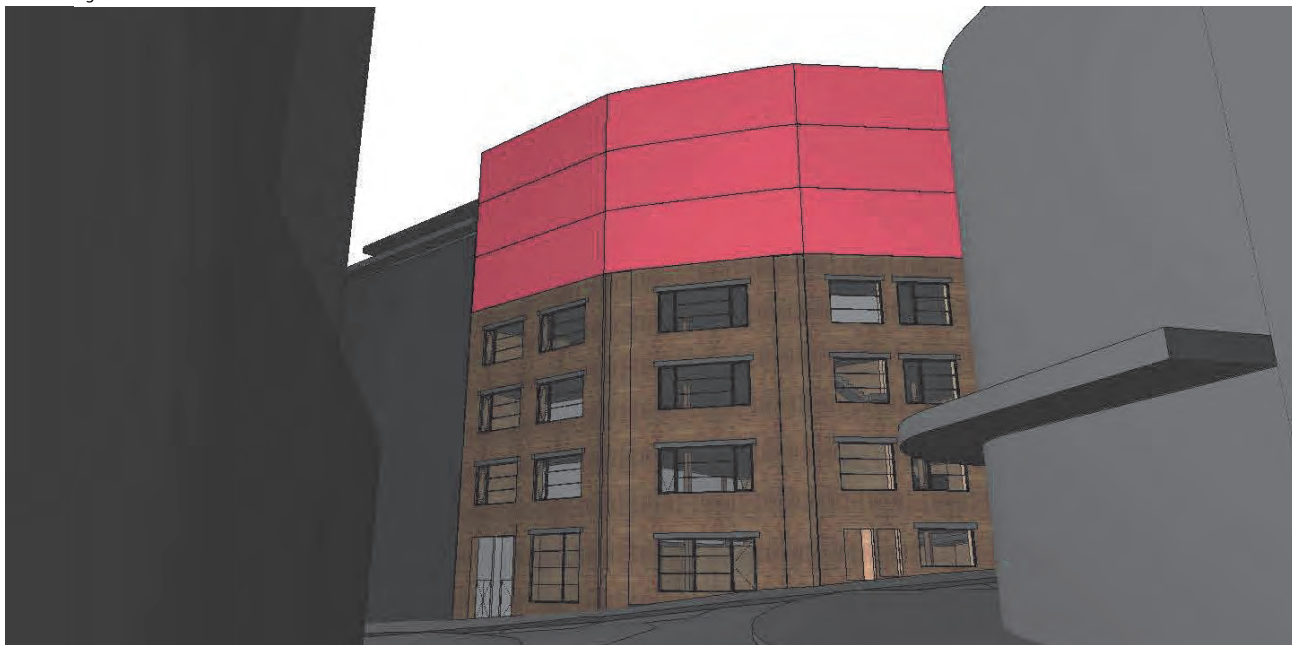
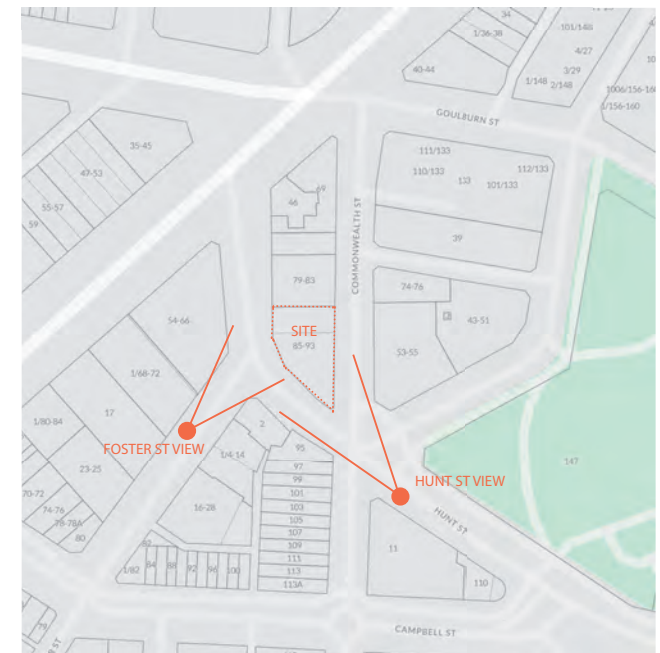


Figure 2: View from Foster Street



MASSING OPTION 2 - Three Storeys Tiered

This option includes the addition of three additional floors to the existing four storey building. The ridge RL of +50,450 matches the highest point of the adjacent property at 79 Commonwealth Street. Given the shadows cast in the previous option, this option seeks to address this by setting each level back from the other in a tiered wedding cake style.

This option would provide a large increase in useable space providing a very positive use case for the site. The scale is appropriate to the buildings to its north, especially that of 66 Wentworth Avenue, when tested it was shown that this option casts less shadows on its residential neighbours than option 1. It was deemed that this option could be a workable solution given further design resolution. The scheme also provides added benefits by providing rooftop/balcony space that can be used as communal open space for tenants.

The 'wedding cake' style shape and form would provide a backdrop to other forms and building shapes. This could create opportunities for diversity in shape and form of the building and surrounding buildings, as well as activation and greening at this upper level.



Figure 1: View from Hunt Street

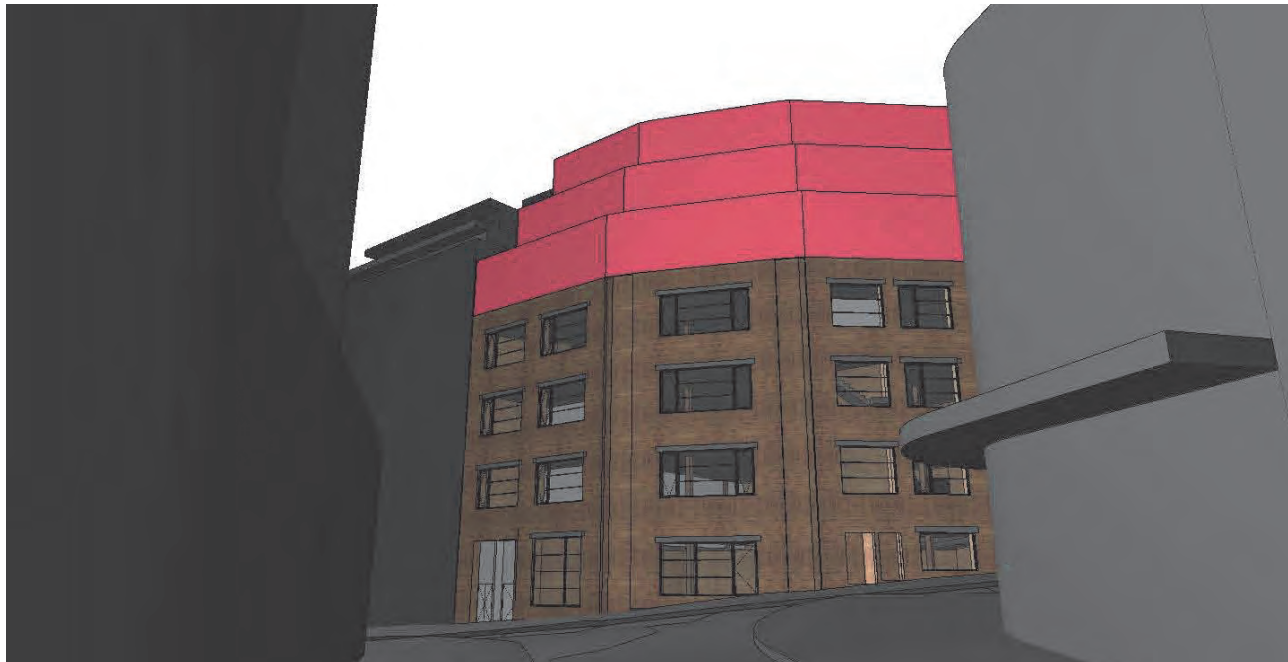
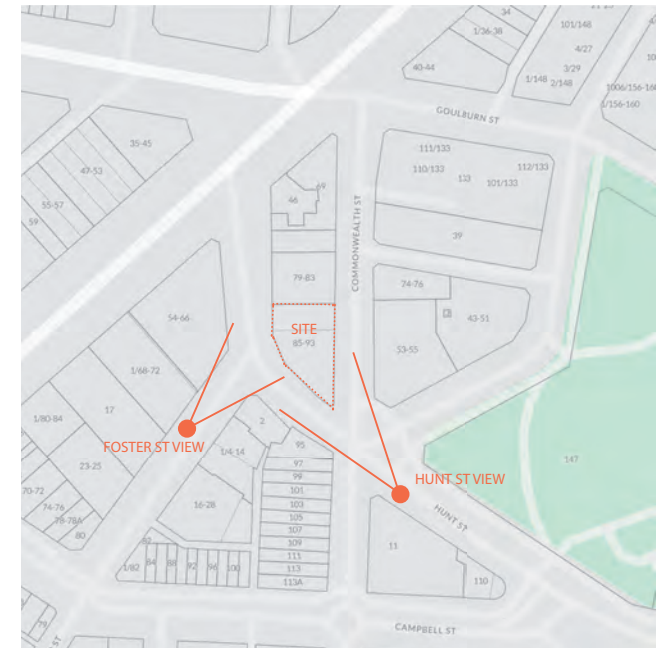


Figure 2: View from Foster Street



BUILT FORM ANALYSIS

MASSING OPTION 3 - 2 Storeys

This option includes the addition of two additional floors to the existing four storey building. The ridge RL of +46,900 references the floor level of the top storey of the adjacent property at 79 Commonwealth Street. Given the shadows cast by the previous two options, this option removes the third floor addition in favour of two full floor plates.

This option would provide a moderate increase in commercial space. The scale is consistent with the buildings to its north, especially that of 66 Wentworth Avenue and 79 Commonwealth St, when tested it was shown that this option does not cast additional shadows on the private open space of its residential neighbours to the south. It was deemed that this option could be a workable solution given further design resolution albeit there is a difficulty in making this commercially viable.

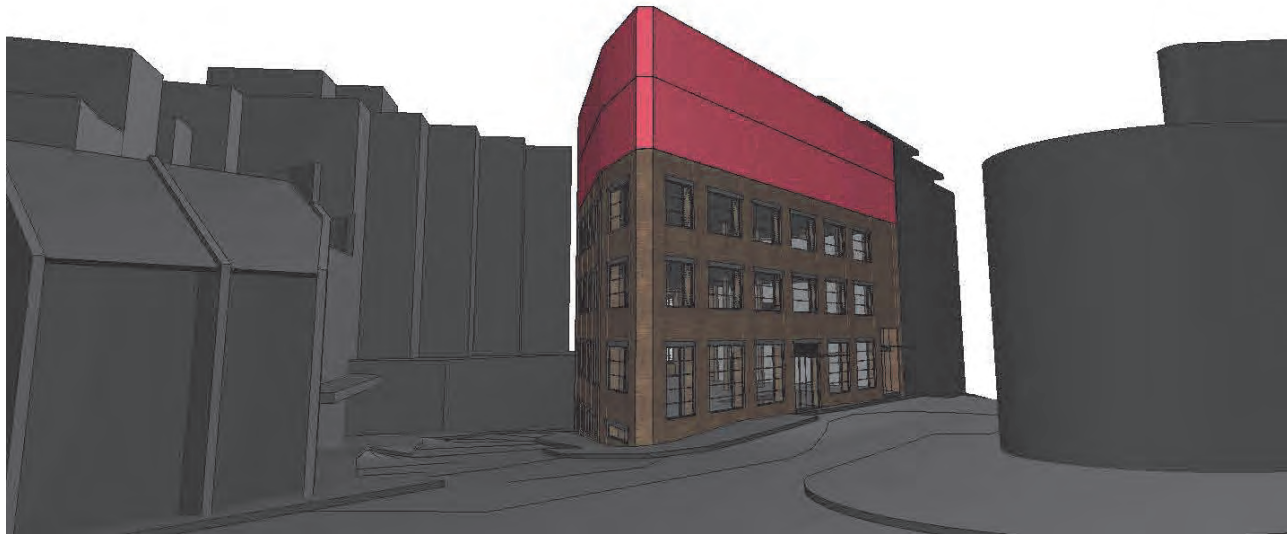


Figure 1: View from Hunt Street

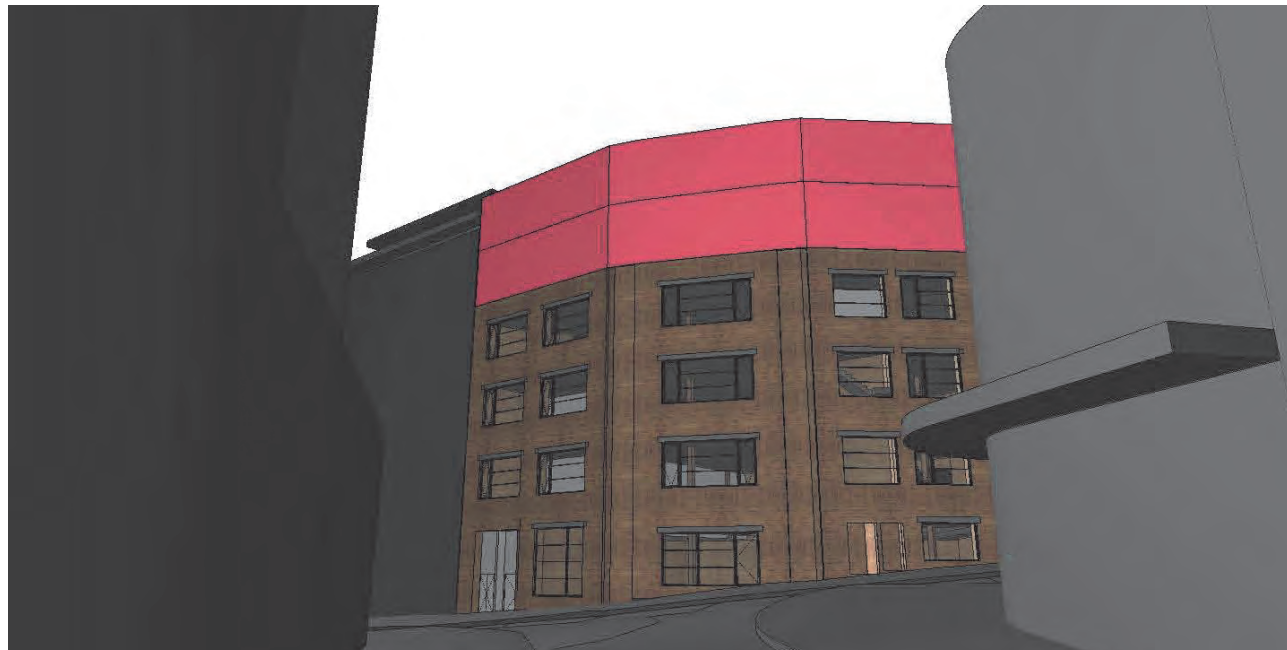
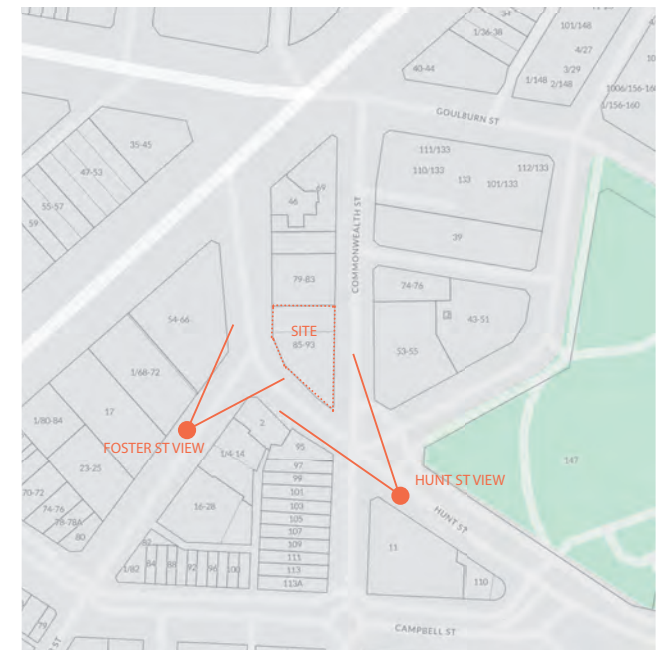


Figure 2: View from Foster Street



MASSING OPTION 4 - 2.5 Storeys

This option includes the addition of two and a half additional floors to the existing four storey building. The ridge RL references the ridge of the top storey of the adjacent property at 79 Commonwealth Street. Given the shadows cast by options 1 and 2, this option seeks to find the optimum positioning of a third additional storey such that no additional shadows are cast on the private open space of the site's neighbours to the south.

This option has a scale which is consistent with the buildings to its north, especially that of 66 Wentworth Avenue and 79 Commonwealth St, when tested it was shown that this option does not cast additional shadows on the private open space of its residential neighbours to the south. It was deemed that this option would be a workable solution given further design resolution as it balances commercially viability with the desire to minimise impact.

This scheme references the heights of its most direct neighbour at 79 Commonwealth Street and the stepped nature of the third storey addition allows for the new addition to be principally read as a two storey addition thus being subservient to the existing building form. The scheme also provides added benefits by providing rooftop space that can be used as communal open space for tenants.



Figure 1: View from Hunt Street

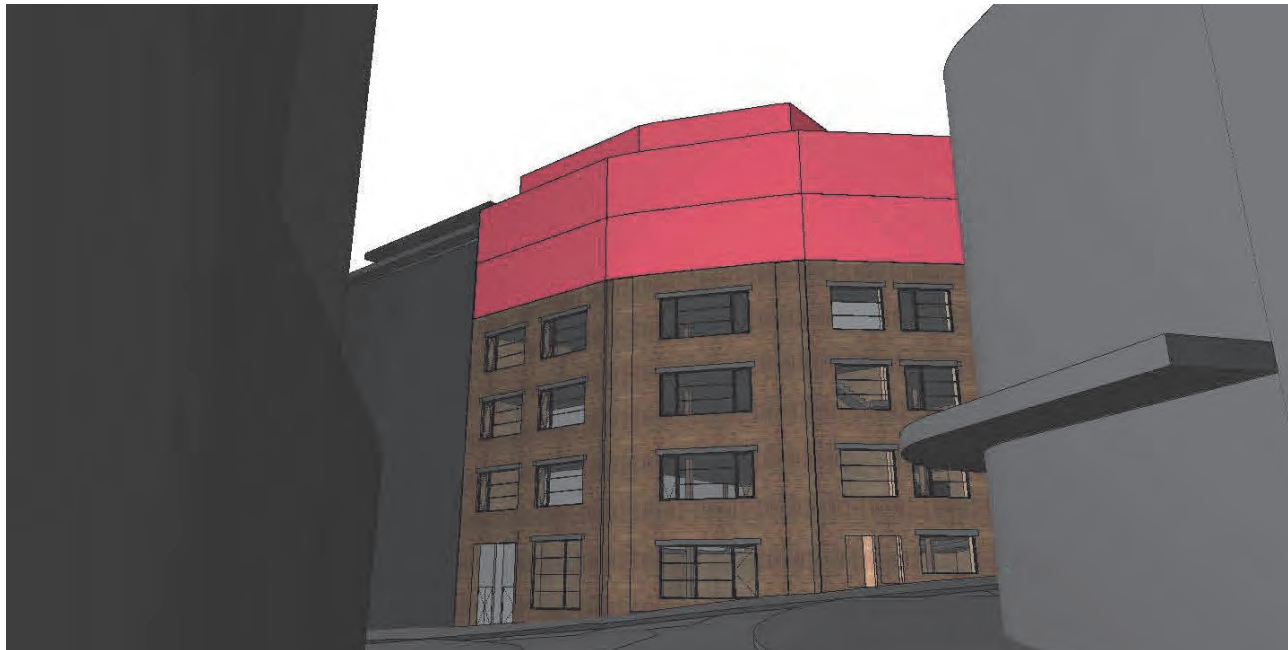
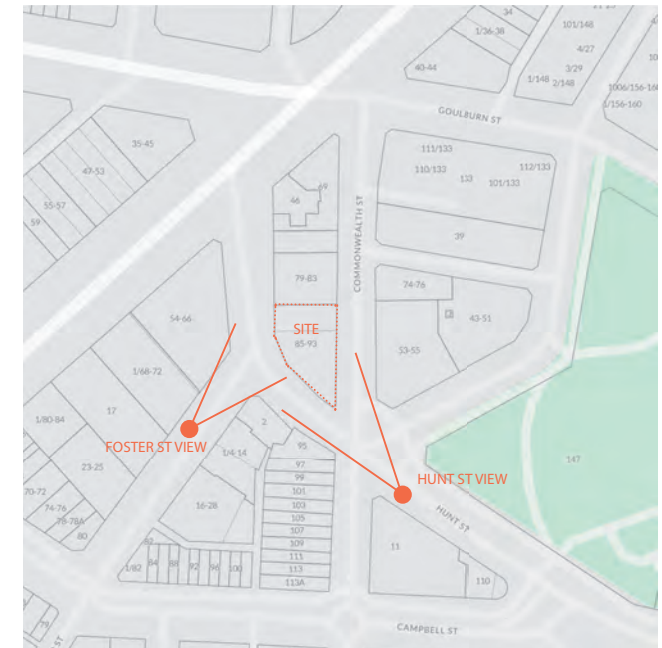


Figure 2: View from Foster Street



7.0 Reference Scheme

REFERENCE SCHEME

PROPOSED VIEW

VIEW FROM HUNT STREET





EXISTING



PROPOSED

8.0 “Better Placed” Objectives Review