

Attachment A2

Urban Design Report

Canva

Planning Proposal / Urban Design Report
8-24 Kippax Street



PROJECT INFORMATION

Discipline	Representation
Client	Canva
Architect	COX Architecture
Interior	COX Architecture
Project Manager	Generate Property Group
PCA	McKenzie Group
Town Planner	Ethos Urban
Structural Engineer	Meinhardt
Civil Engineer	Enstruct
Fire Engineer	E-Lab Consulting
Services Engineer	ADP Consulting
Environmentally Sustainable Design ESD	E-Lab Consulting
BCA	Jensen Hughes
Waste	MRA Consulting Group
Surveyor	C & A Surveyors
Vertical Transportation	Norman Disney & Young
Geotechnical Engineer	Douglas Partners
Quantity Surveyor	MBM
Traffic Consultant	TTPA
Public Art Consultant	UAP
First Nations Consultant	Yerrabingin
Landscape Architect	Arcadia

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DOCUMENT REGISTER

ISSUE	AMENDMENT	DATE	CHECKED
Planning Proposal	V2	08/12/2023	RB
Planning Proposal	V3	04/04/2024	RB

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Executive Summary

Purpose of this Report

This Urban Design Report is to support the Planning Proposal submission to increase the height and FSR for the purpose of an adaptive reuse of a commercial property located 8-24 Kippax Street, Surry Hills.

8-24 Kippax Street shows Canva's long term commitment to the City of Sydney and Surry Hills, expanding the footprint of their Campus with great respect for connection to the city scape and the surrounding community.

132 8-24 Kippax Street, located just off Elizabeth Street and only a two minute walk from Central Station will firmly place Canva at the heart of the newly emerging technology precinct Tech Central. Additionally, the site's location places Canva in close proximity to the Central Precinct surrounding Central Station.

In keeping with Canva's aspirations of being a "Force for Good", and the principle to "do more with less", the proposed rooftop additions maintain as much of the existing building and only makes pragmatic interventions where it improves functional planning or sustainability initiatives, such as introducing natural light. The proposed additions will offer a benchmark model in

the re-use and rejuvenation of an existing tired commercial building.

The addition of 2 partial levels, one for meeting spaces and one for plant and access to a roof terrace, will offer Canva the opportunity to gather, connect and celebrate their unique 'vibe' with employees, collaborators and guests.

Innovation and creativity are at the heart of Canva's DNA – it's something they've always championed when empowering their team to do the best work of their lives. This DNA has translated into their current workplace winning them the coveted prize of Best Workplace for Innovators on the Fast Company's 2023 list.

This global best accolade is the benchmark for their project at 8-24 Kippax Street. It will be a workplace imbued with the good vibes of Canva. The conceptual narrative for the building is to create a place that fosters a virtuous cycle of growth and culture. The culture will inform the place and the place will support the culture.

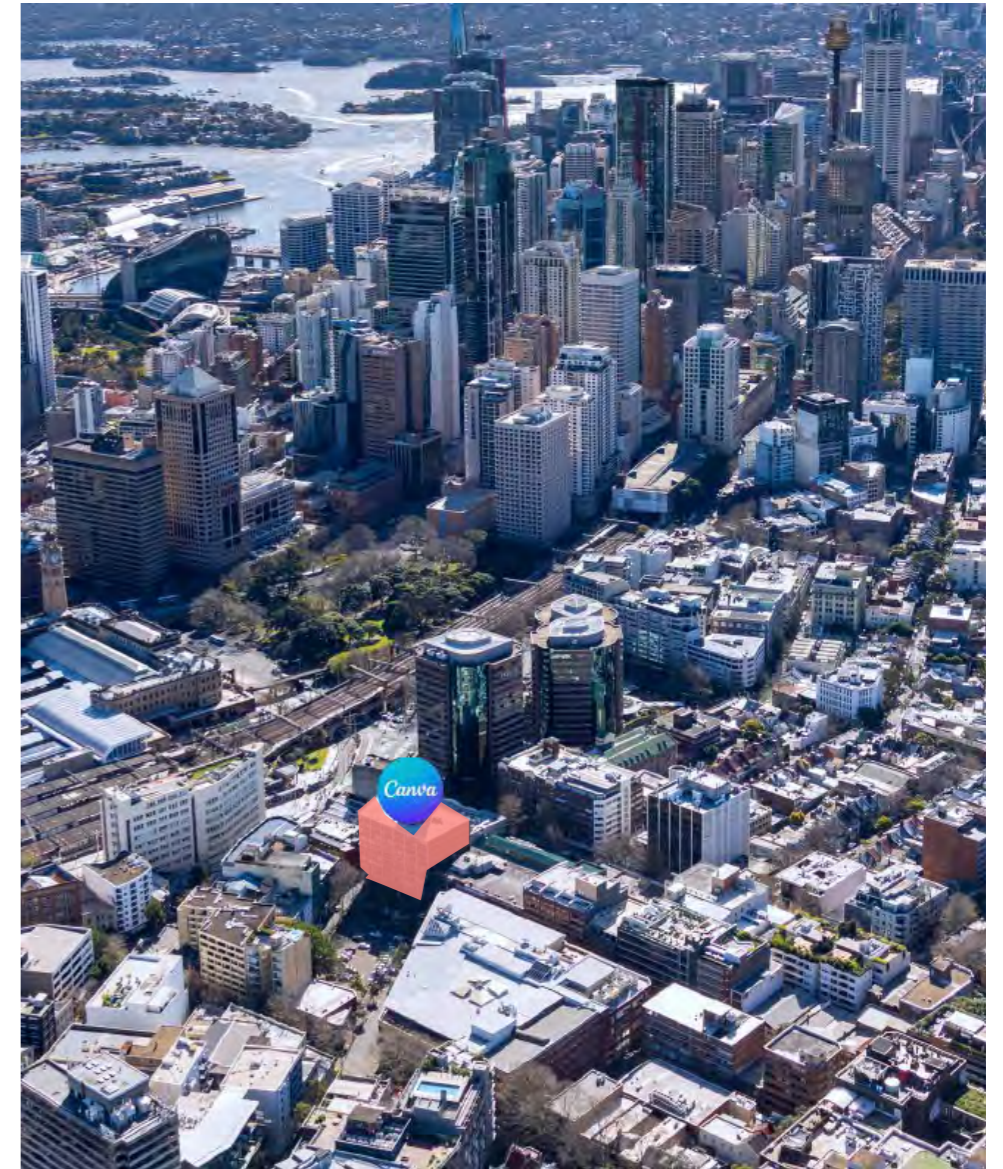
Strategic Context

The subject site is situated in a predominantly commercial district of Surry Hills and is located at 8-24 Kippax Street. The site is within 150 meters of Central Train Station, The Sydney Light rail and commuter bus stops.

The site is 1031.58 sqm in size and bounded by Sophia Street to the north, Terry Street to the west and Kippax Street to the south. Along the eastern boundary, the existing building shares a party-wall with 26 Kippax Street, up to 6 stories. The site has approximately a 4 meter level difference between Kippax and Sophia Streets, sloping from the south eastern corner of the site towards the north western corner of Sophia and Terry Streets.

The boundary along Kippax Street is 37.89m and is the main entry facade. The Sophia Street boundary is 25.86m and the site depth between Kippax and Sophia Street is 24.96m. Vehicular access to the existing basement is from Sophia Street, as is an existing Substation.

The City of Sydney LEP zones the site MU1, Mixed Use with a maximum building height of 22m.



Aerial Landscape photo looking north west from Surry Hills

LEGEND

■ Site

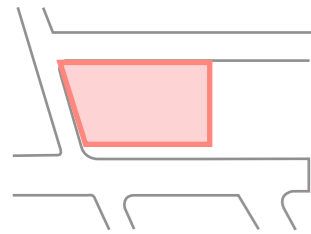
Executive Summary

The elevations shown on site right identifies the differing City of Sydney LEP 2012 height limits along Kippax Street. The Aurora Hotel at 324 Elizabeth Street has a Maximum height limit of 27m, the subject site and 26 Kippax street have a maximum height limit of 22m while 46 Kippax Street has a maximum building height limit of 30m.

However the existing building currently exceeds the LEP height limit of 22m with the existing street facade height at 30m with an additional 9.5m of plant above this.

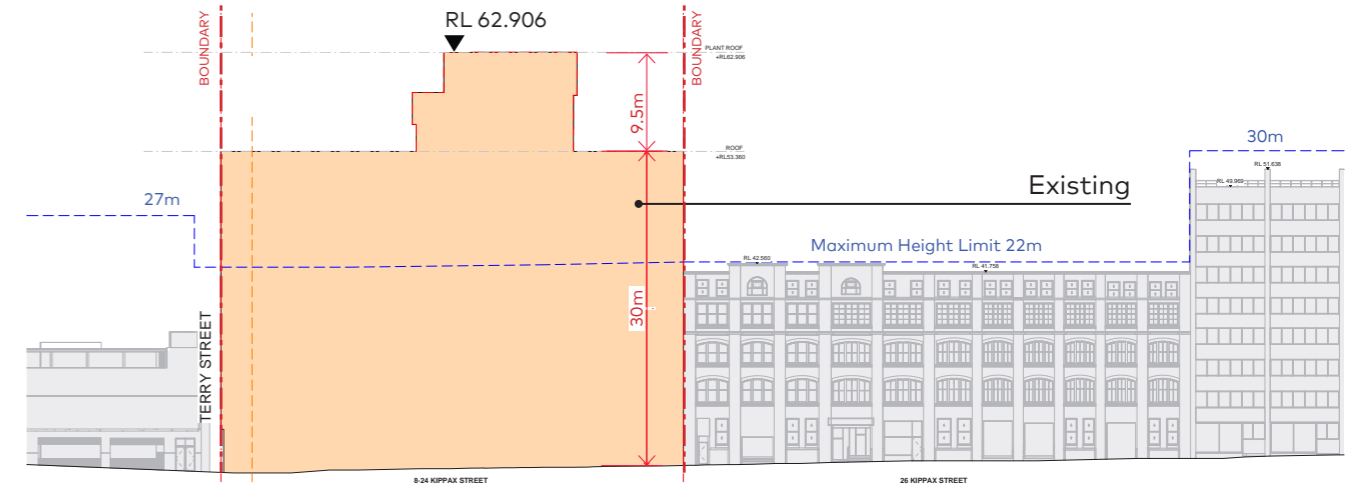
Canva have also lodged a DA for the removal of the existing plant and its replacement with updated plant and roof access.

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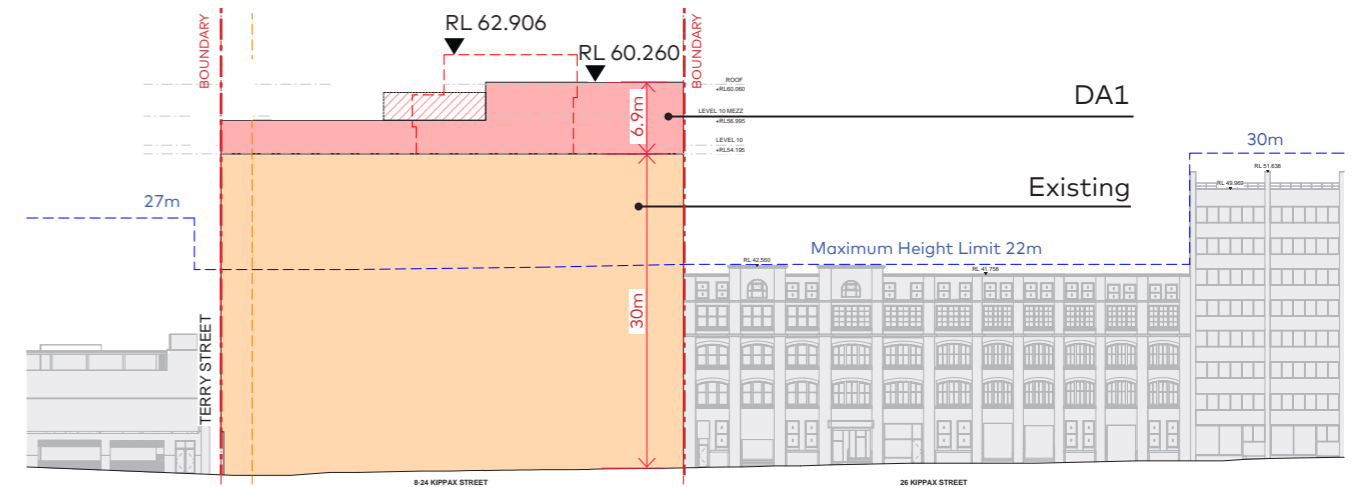


LEGEND

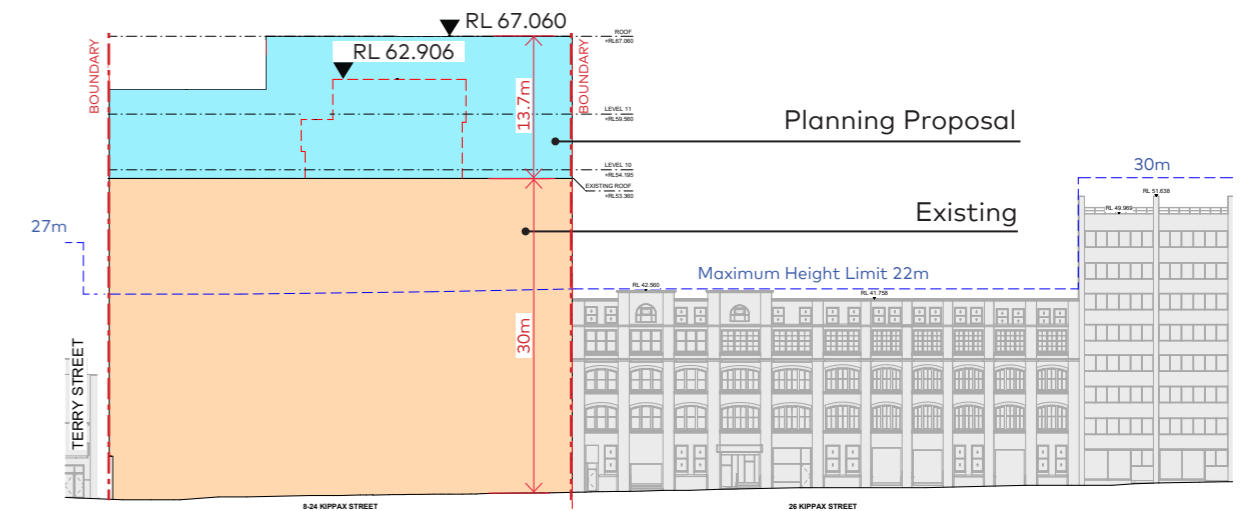
-  View
-  Site
-  Planning Proposal
-  DA1
-  Canopy Extent - DA1
-  Existing Building
-  Building height
-  Boundary
-  Outline of existing plant



Existing Southern (Kippax Street) Elevation



DA Southern (Kippax Street) Elevation



Planning Proposal Southern (Kippax Street) Elevation

Project Introduction

The proposed Concept Design for the Planning Proposal utilises the existing 9 storey building facade with 2 additional storeys incorporating a new function/meeting level and terrace access with associated upgraded plant rooms. Both function/meeting level and roof terrace are for the use of Canva's employees and invited guests only..

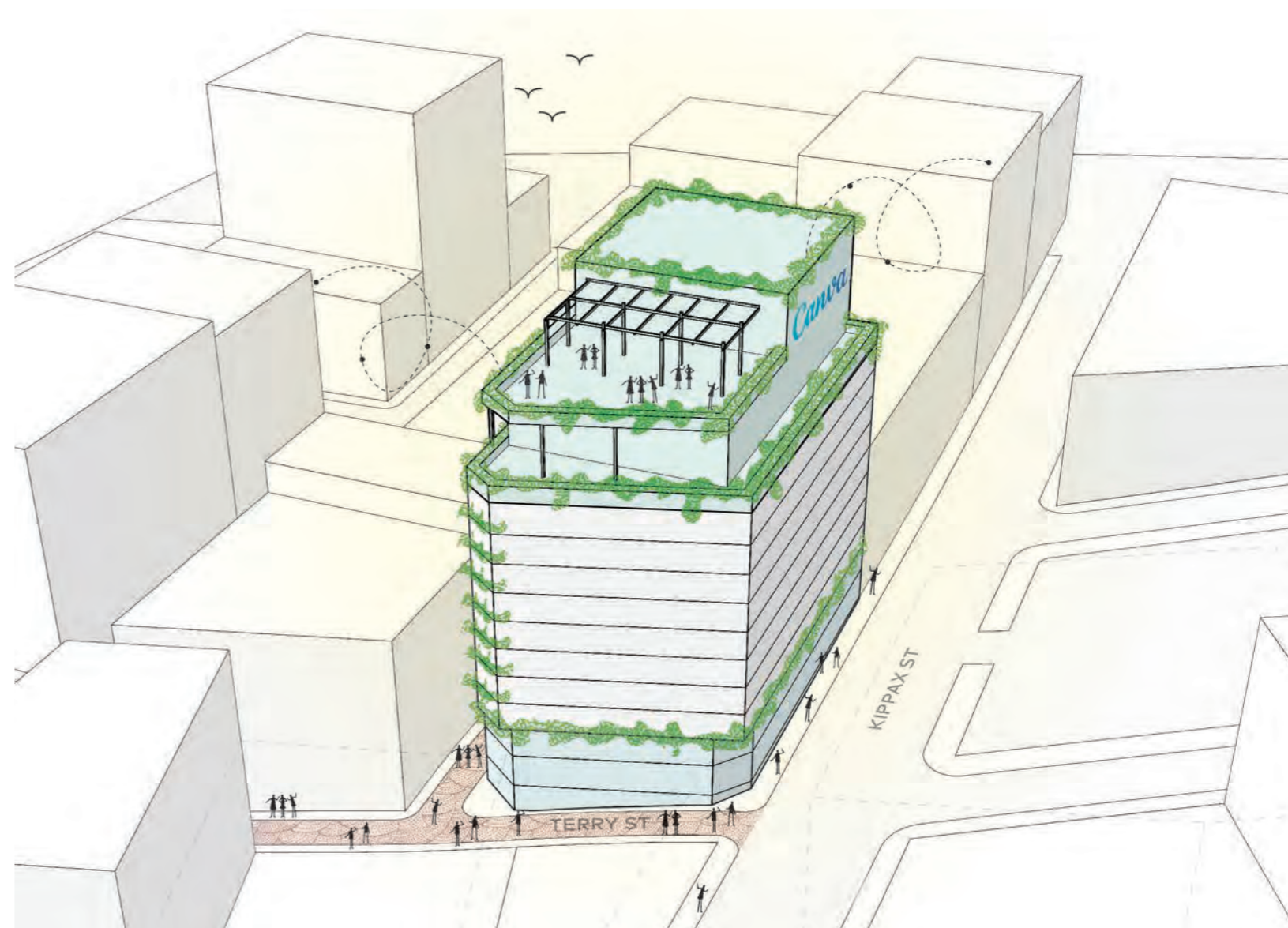
The ground level, accessed from Kippax Street will connect to the lower ground Level along Sophia Street, visually linking the two streets.

The public domain around the site consists mainly of narrow streets with limited pedestrian access due to narrow footpaths. This is currently being addressed by the City of Sydney through their proposed Shared Zone along Terry Street, between Foveaux and Kippax Streets.

The proposed Concept Design offers opportunity to deliver a good working

environment to Canva's employees and will encourage the use of public transport due to the site's prime location.

The addition of a function room level and terrace will provide opportunity to invigorate the currently under-utilised rooftop space through outdoor, undercover seating areas with views towards the Sydney CBD and surrounds.



C O X

Introduction to Canva

Canva's Mission

8-24 Kippax Street offers a unique opportunity for Canva to improve their presence and commitment of giving back to community within the suburb of Surry Hills. Although currently occupying several properties in the area, Canva now aims to consolidate their office spaces to one main office building specifically designed to suit their requirements.

The site is 1031.58 sqm in size and bounded by Sophia Street to the north, Terry Street to the west and Kippax Street to the south. Along the eastern boundary, the existing building shares a party-wall with 26 Kippax Street, up to 6 stories. The site has approximately a 4-meters level difference between Kippax and Sophia Streets, sloping from the south eastern corner of the site towards the north western corner of Sophia and Terry Streets.

In keeping with Canva's aspirations of being a "Force for Good", and the principle

to "do more with less", the proposal retains as much of the existing building and facade as possible with minor rooftop addition to accommodate an upgraded lift and necessary services, plant, solar panels, green roof and access to a rooftop terrace.

The Ground Level, accessed from Kippax Street will connect to the Lower Ground Level along Sophia Street, visually linking the two streets. The public domain around the site consists mainly of narrow streets with limited pedestrian access due to narrow footpaths. This is currently being addressed by the City of Sydney through their proposed Shared Zone along Terry Street, between Foveaux and Kippax Streets.

The proposed Concept Design offers opportunity to deliver a good working environment to Canva's employees as well activating the ground plane for community engagement, including a public café.



Be a Good Human

Value good communication. Be open, honest and constructive with yourself, with your team, with the company, and with the world.



Pursue Excellence

Maintain a high bar for ourselves and the people we work with. Continuous growth and development. Lead by example.



Set Crazy Big Goals

Set ambitious goals, prioritise, hustle to execute and celebrate success!



A force for Good

Making the world a better place through positive actions, inclusion and diversity



Make Complex things Simple

Always aim for the most simple, pragmatic and effective solution to any problem. Think of the user.



Empower Others

Empowering others to achieve their goals, both globally and within Canva.

Community Benefits

Canva is a committed member of the Surry Hills community, occupying a number of buildings along Kippax Street and in its immediate vicinity.

Canva's investment in 8-24 Kippax Street will rejuvenate a tired and underutilised commercial asset. The expansion of Canva's Surry Hills footprint will enable it to expand its community offerings, enabling it to be "a force for good" in this precinct of Sydney.

In addition to its ongoing community offerings the following benefits will also be a direct result of the 8-24 Kippax Street upgrade.

- Improvement of Terry and Sophia Street through Community Cafe/restaurant partnering with non for profits, creatives and Canva collaborators funded by the Canva Foundation
- A public art strategy with art opportunities on the eastern and northern facade
- ESD commitments
- All car parking bays have been removed, to promote the use of public transport and bicycles and reduce the impact of vehicles to the congested city roads.

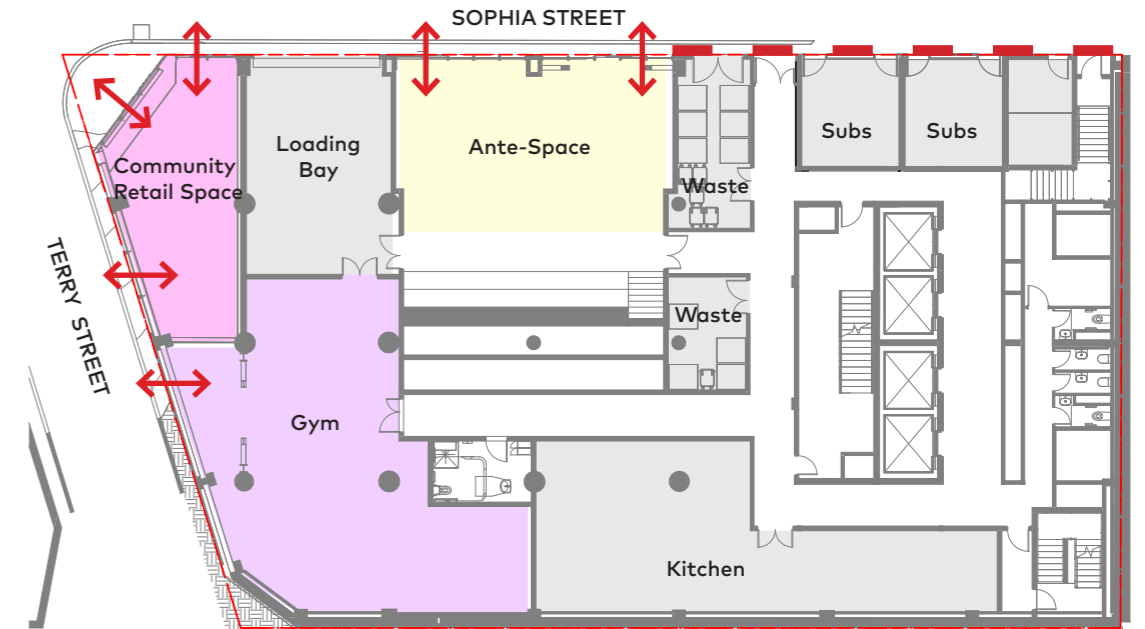
137



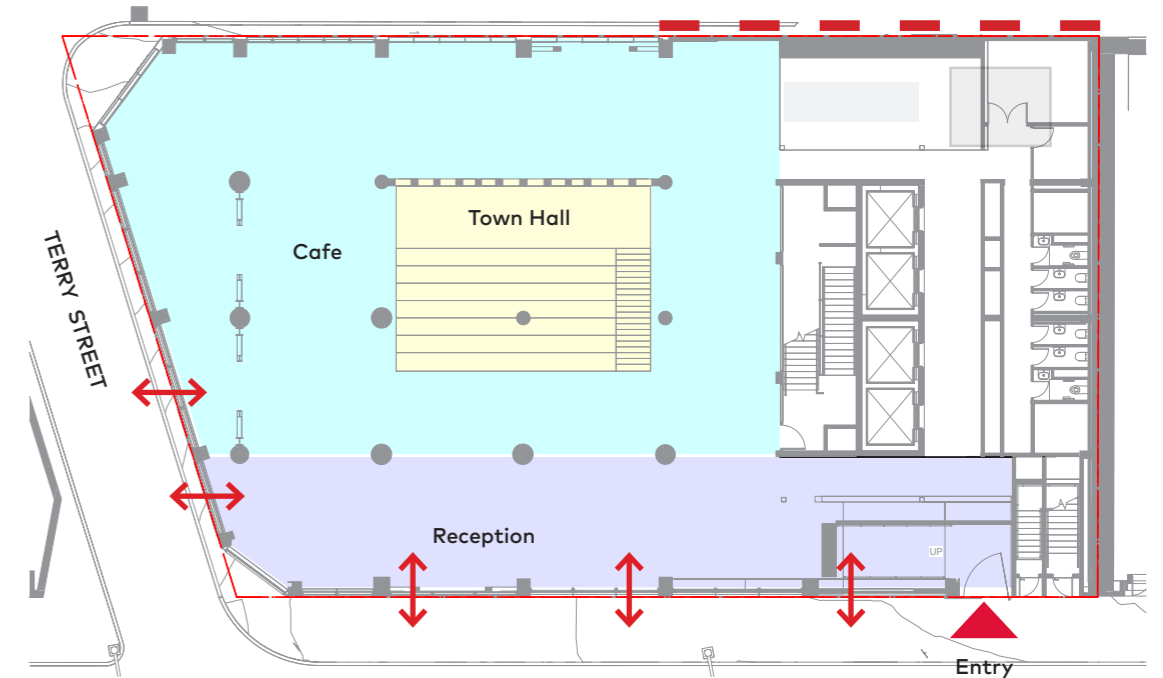
Artwall on eastern facade (Indicative only)



View looking towards Indicative Community Retail space



Indicative Lower Ground Plan



Indicative Ground Floor Plan

LEGEND

- Art Wall Location
- Visual Connection to Street

Community Benefits

Community benefits could include:

- New Community Cafe/Space will activate Terry and Sophia Street, improving street activation and creating a safer environment for pedestrians.
- New curated Art Wall will create visual interest and be a draw for pedestrians in addition to the extended shareway.



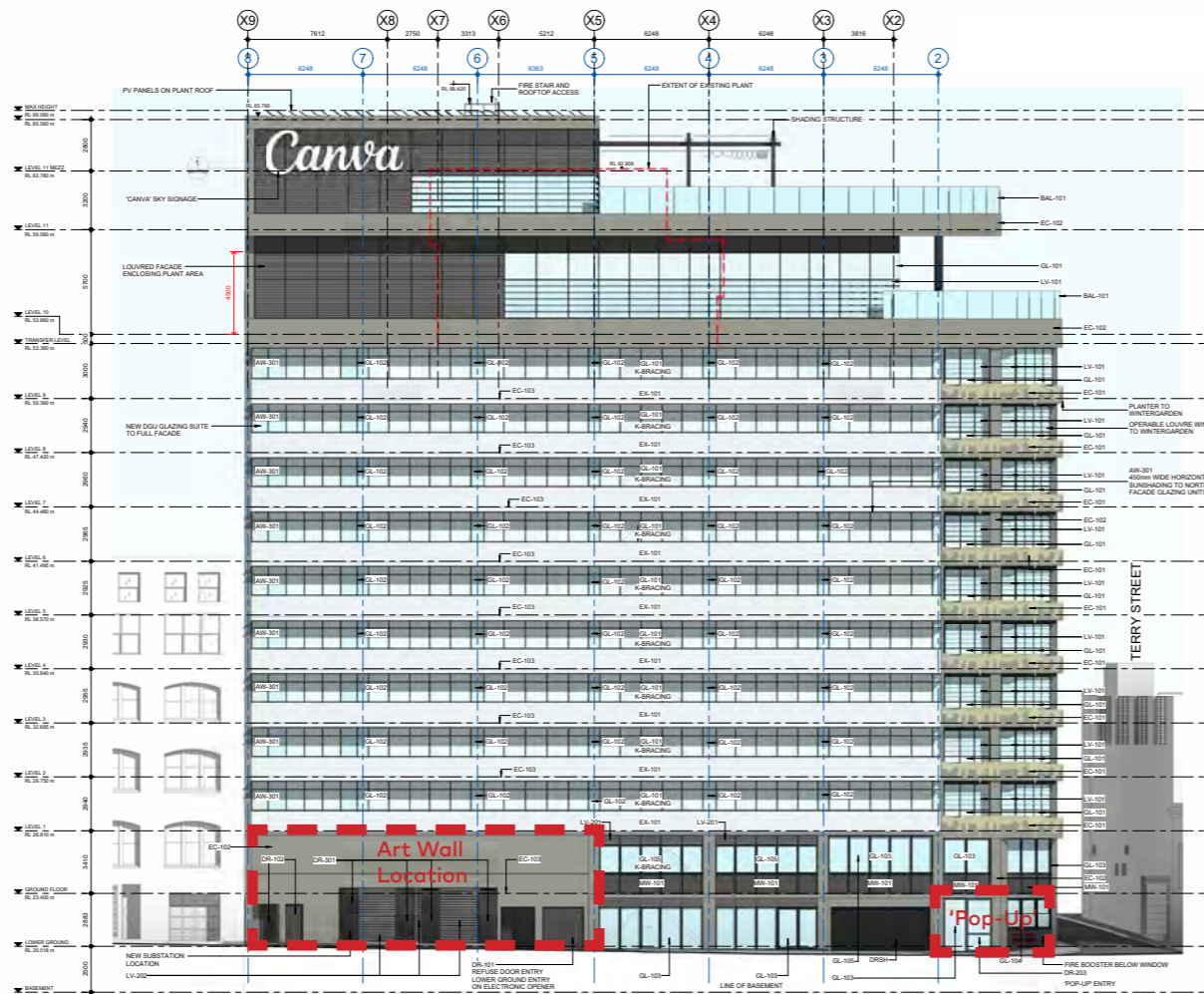
1. View looking south along Terry Street



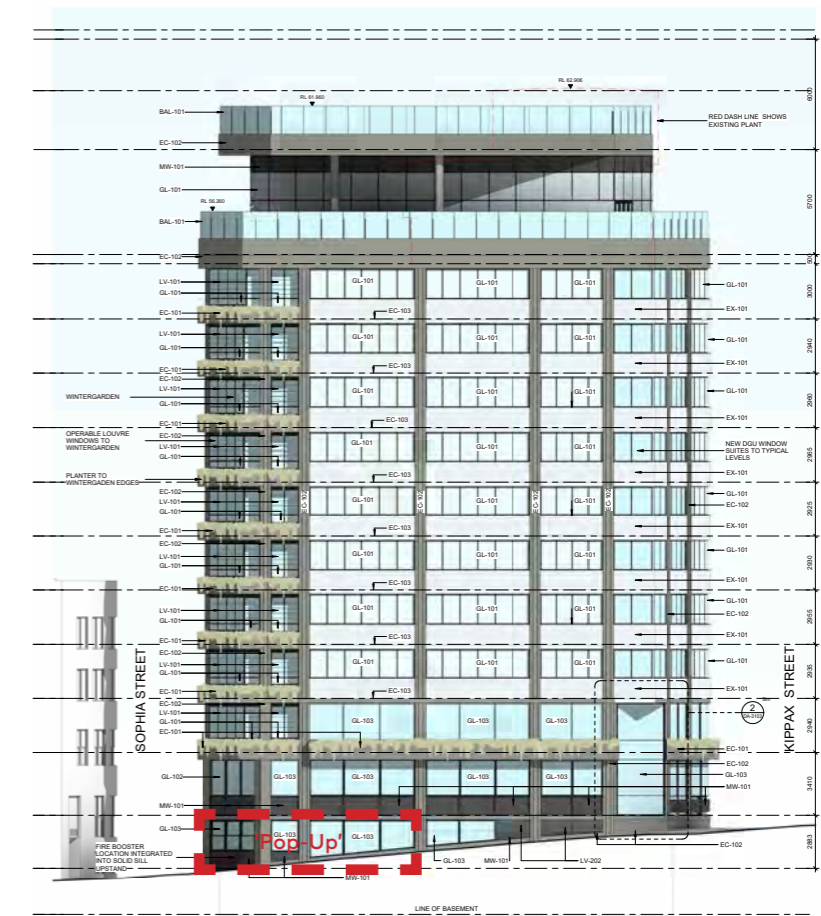
2. View looking east along Sophia Street



3. Art Wall Sophia Street

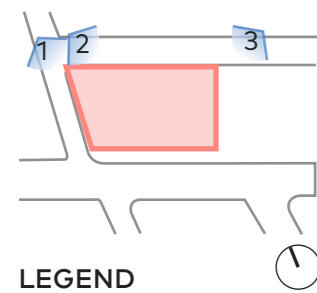


Indicative North (Sophia Street) Elevation



Indicative West (Terry Street) Elevation

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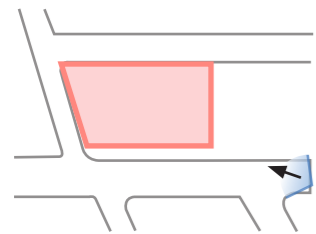
- LEGEND**
- 1 View
 - Site
 - Community Benefit Locations

Community Benefits

Community benefits could include:

- New art wall showcasing emerging Australian artists this would build on the existing rich history of art and murals in Surry Hills streets.

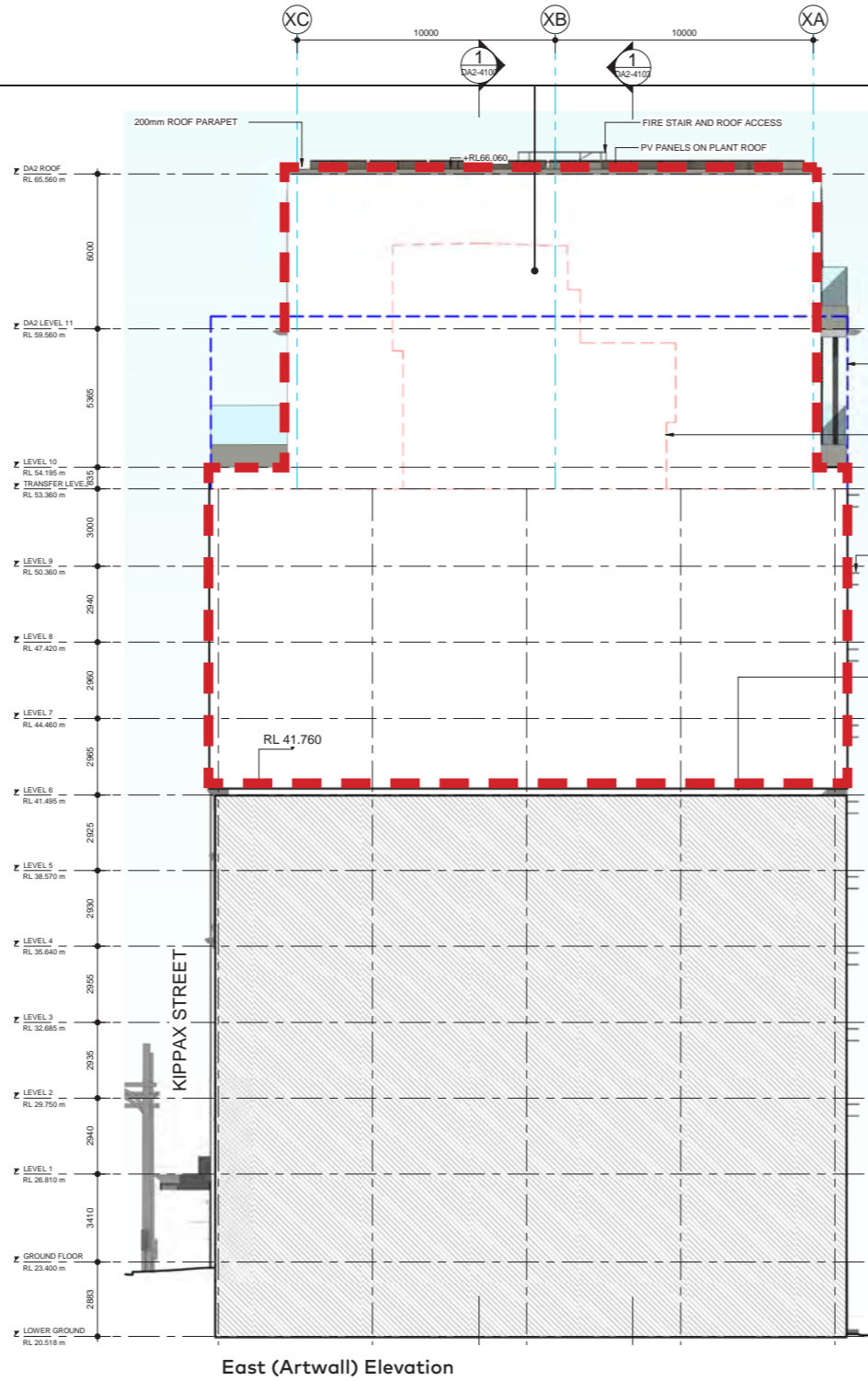
139



LEGEND

 Art Wall Location

Artwall Location



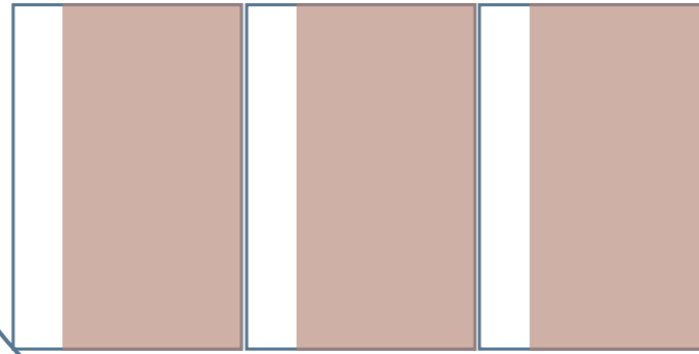
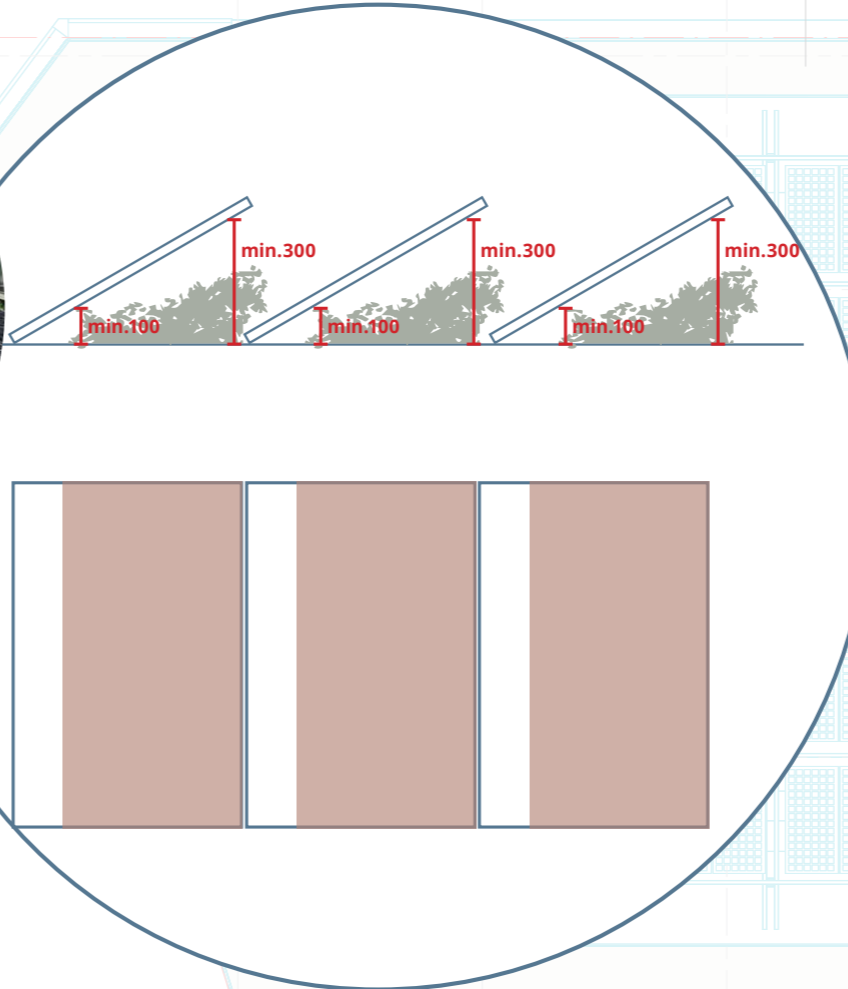
East (Artwall) - Kippax Street

Community Benefits

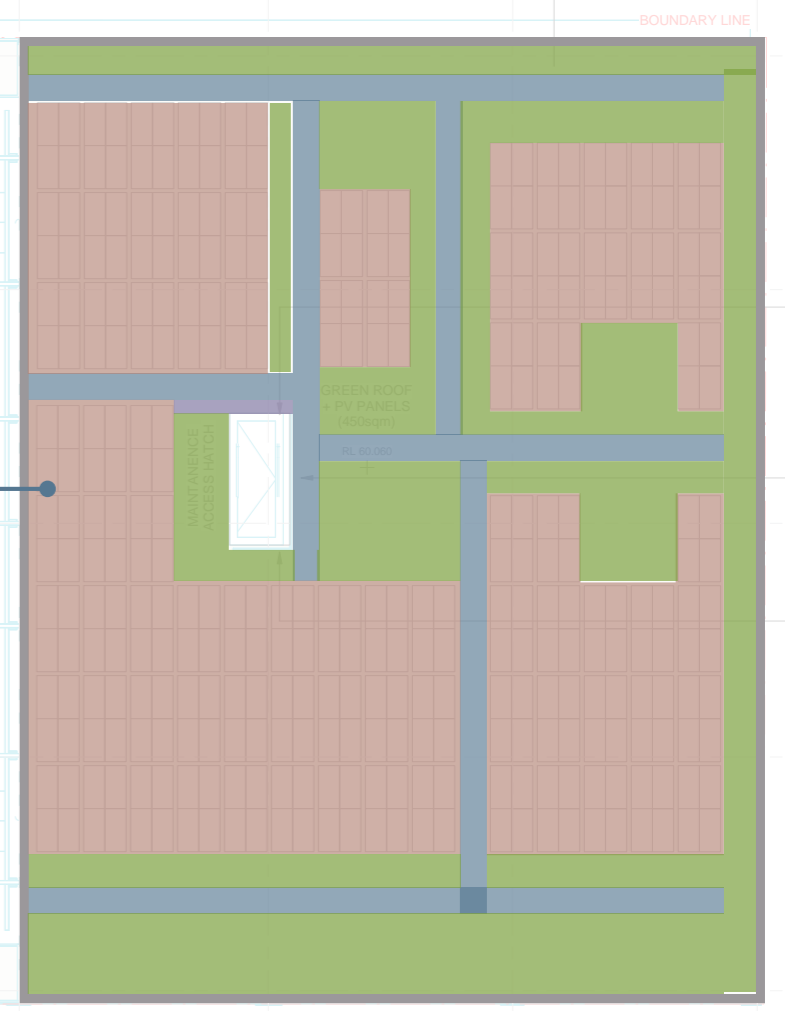
Community benefits could include:

- The introduction of a planted roof terrace and an integrated green roof & PV approach, will increase the tree canopy and number of green roofs in the city. It will create a micro climate helping to reduce heat island effect and increase biodiversity, while improving the visual outlook of surrounding building with views over 8-24 Kippax Street.
- Planting palette incorporates a variety of native vegetation to meet sustainability initiatives. Please refer to landscape report for further detail.

- / Soil depth requirement: 170mm (including mulch layer, media mix, geofabric, drainage cell)
- / Total saturation weight: 173kg/m²
- / Waterproofing required
- / Irrigation required
- / Drainage required



- KEY**
- MAINTENANCE PATH (600MM WIDE)
 - HOB TO ROOF EDGE (200MM THICK)
 - LOW GROUNDCOVER PLANTING UNDER PV PANELS
 - GRASSES PLANTING IN AMONGST PV PANELS



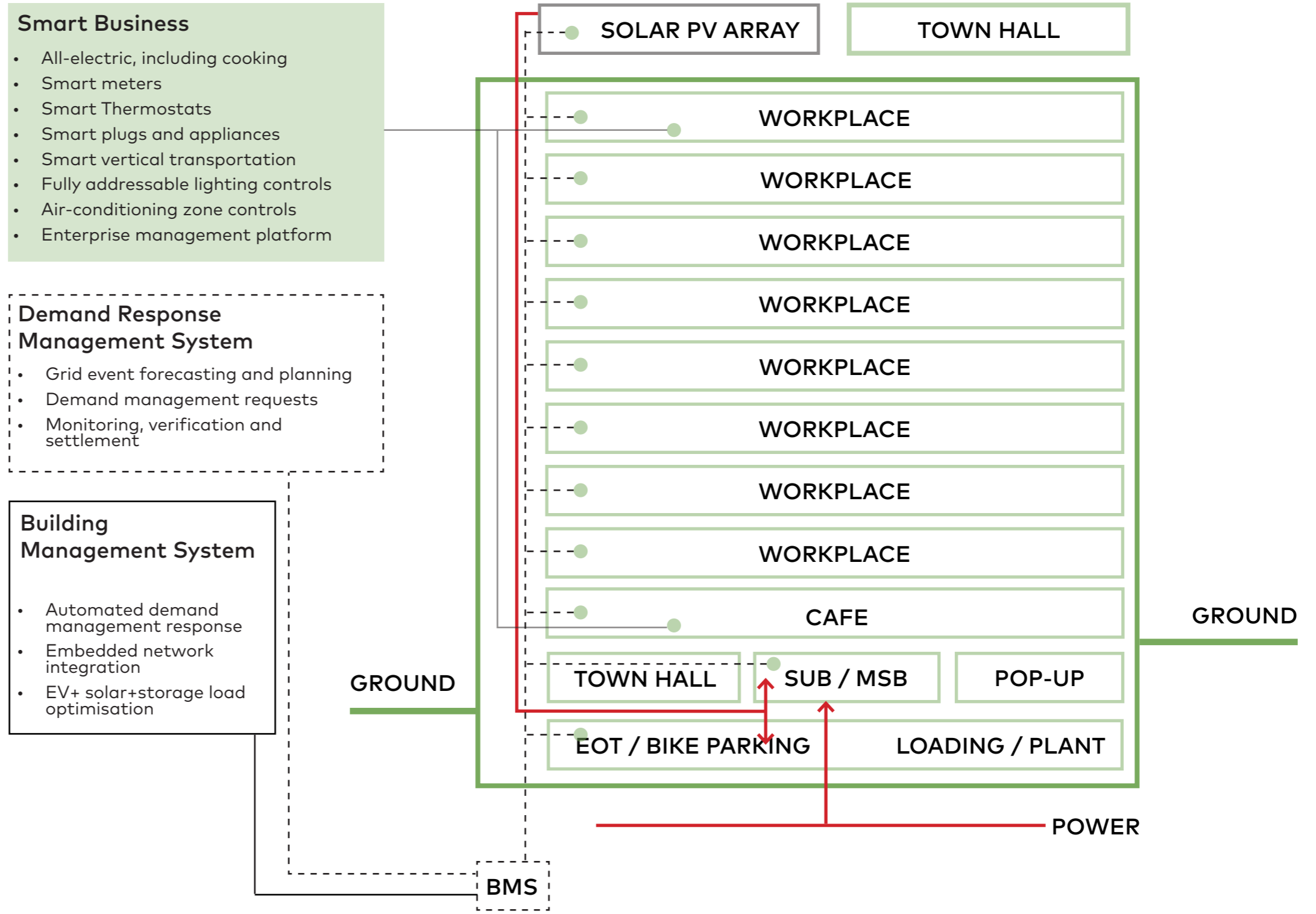
Indicative Roof Plan

* Information taken from Arcadia Landscape Approach pdf

Environmentally Sustainable Design (ESD)

Beyond Net Zero:

1. Building water use and wastewater treatment
2. Building operational waste (collection and treatment)
3. Refrigerant plant and equipment
4. Movement and transport of Canvancers, workers and visitors to support building/organisation operations



* Information taken from E-Lab Consulting Sustainability Strategy

C O X

Site Context

Site Location

The site is strategically located, close to local, regional and international transportation and Central Sydney Business District.

While Heritage Conservation Areas are in close proximity to the site, the site itself is not within a Heritage Conservation Area. The precinct is a commercial area with a mixture of converted terrace houses, 2-8 storey brick buildings and the 8 storey School of Dentistry.

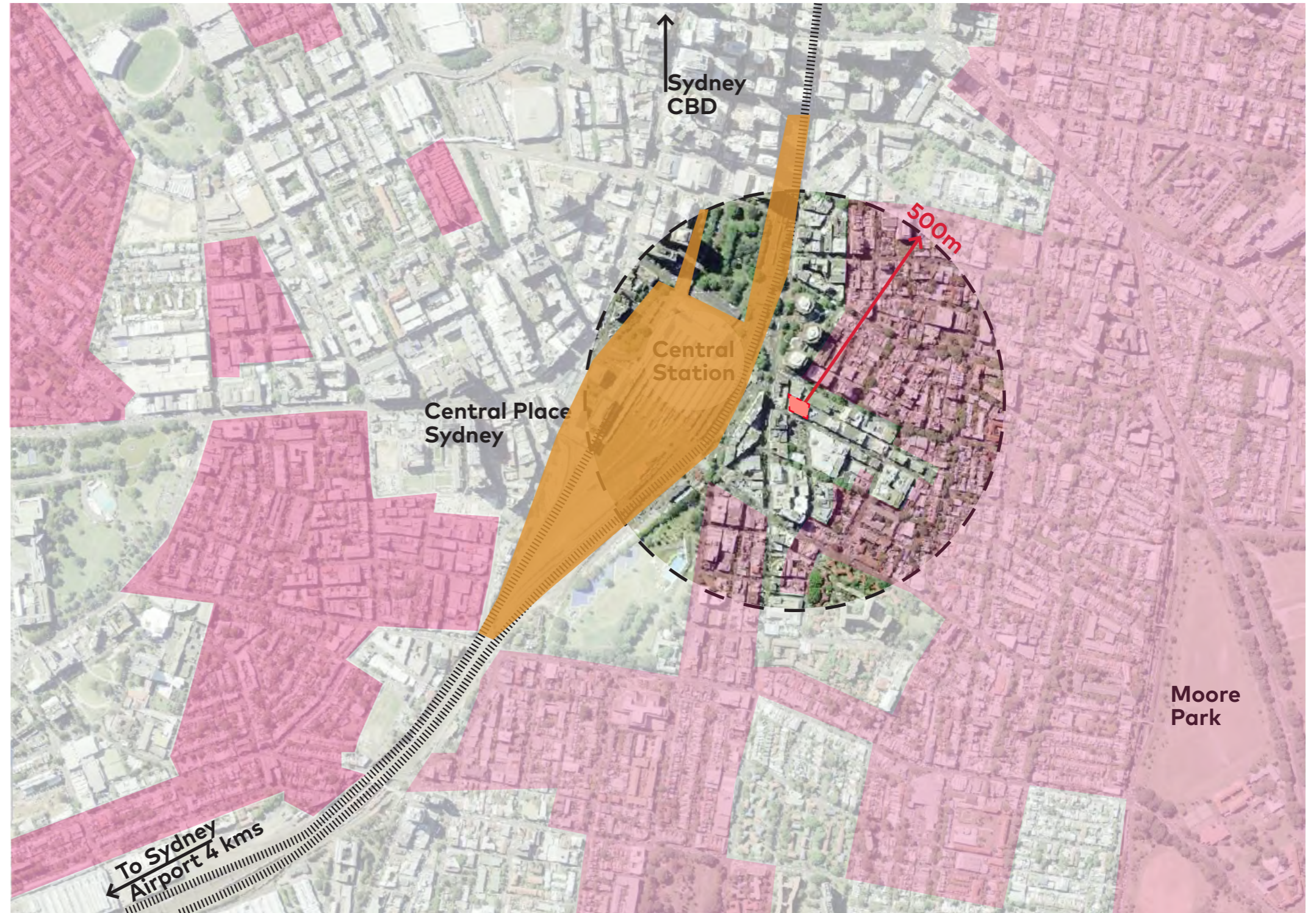
The areas to the south and east are characterised by residential terrace houses and multi-storey social housing developments.

143 A mixture of residential, commercial and retail lie to the north of the site.

Central Station lies to the west of the site and future high rise Central Place Sydney developments.

LEGEND

- Site
- Central Precinct
- Heritage Conservation Zones
- 500m from site



🕒 Site Location Plan

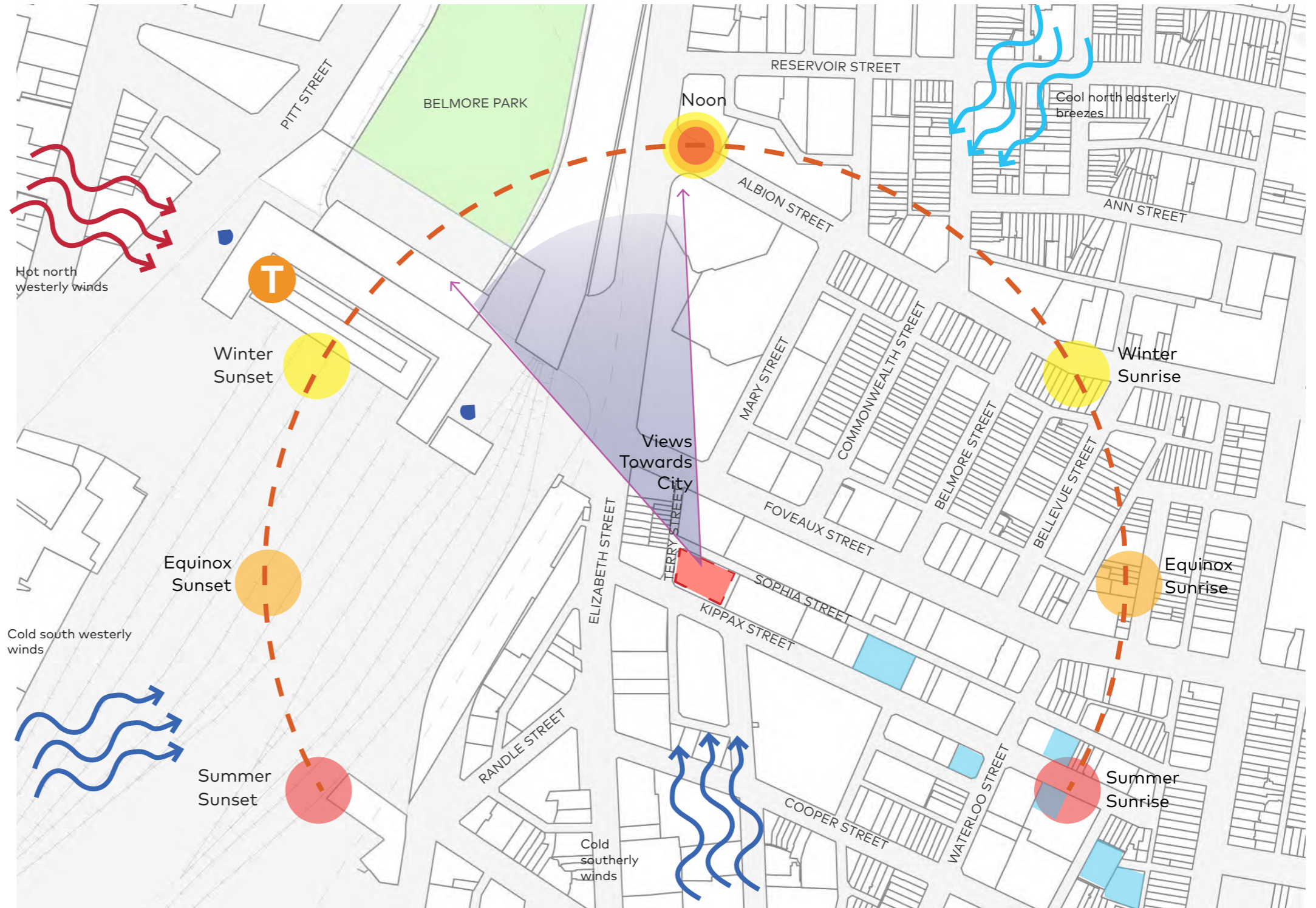
Image Source: SixMaps

Site Context Analysis

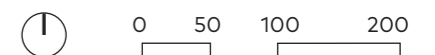
Located in close proximity to Elizabeth Street, in Surry Hills, the site is situated at the lower, western end of Kippax Street. The site is approximately 150m to Central Train Station.

Kippax, Terry and Sophia Streets

Kippax Street slopes in an east-west direction and intersects Elizabeth Street at the lower, western end. The upper, eastern end transitions from commercial brick buildings into residential terrace houses. The site is bounded by streets on three sides and shares a party wall with 26 Kippax Street along its eastern boundary. Along the Southern boundary is Kippax Street, Terry Street along the western boundary and Sophia Street along the northern boundary. There is a three meter difference in height between the highest Level on Kippax Street and the lowest Level on Sophia Street. Terry Street slopes from Kippax to Sophia Street. A carpark is accessed directly opposite the subject site on Kippax Street, while Terry and Sophia Streets are narrow, one way streets and function as laneways.



Context Analysis Plan



- LEGEND**
- Site
 - Summer Solstice
 - Equinox
 - Winter Solstice
 - - - Solar Path
 - T Central Train Station
 - ◆ Train Station Entry Point
 - Views From site
 - Existing Canva Offices

Tech Central

What is Tech Central?

"This Precinct is the NSW Government's commitment to creating the biggest technology hub of its kind in Australia. It is located in southern Central Sydney to capitalise on the existing rich heritage, culture, activity, innovation and technology, education and health institutions of the surrounding suburbs and the excellent transport links provided by Central and Redfern Station transport interchanges.

*The Innovation and Technology Precinct Panel Report identifies the goals of Tech Central. It will aim to create 250,000 square metres of net lettable floor space for technology companies, including affordable work space for start ups and early stage companies. It will also aim to create 25,000 new jobs, increased educational opportunities focused on Science, Technology, Education and Mathematics (STEM) and life sciences and increased technology exports".**

Ultimo, Haymarket, Surry Hills, Darlington North Eveleigh, South Eveleigh and Camperdown

LEGEND

- ① Atlassian Central
- ② Toga Central
- ③ Central Place North & South Towers
- Site
- Sydney Harbour
- Tech Central



*Map of Tech Central



1. Atlassian Central

2. Toga Central

3. Central Place North & South Towers



* Aerial view looking north west

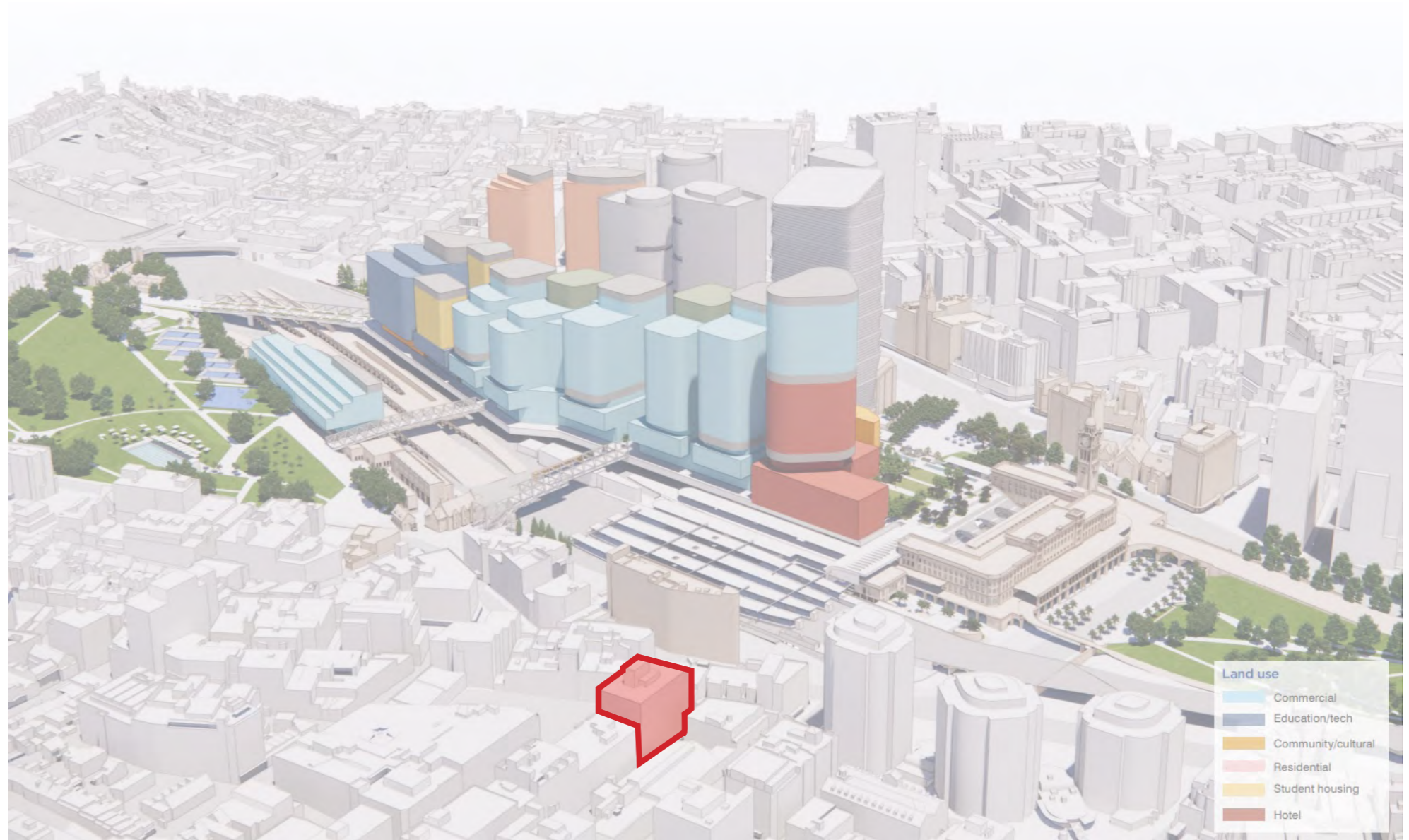
* Imagery and text sourced from report: Central Precinct - Urban Design Framework - Transport for NSW - July 2022

Central Precinct

Canva's new home is firmly located in the Surry Hills area where Canva occupy other buildings, however it is in close proximity to the new Central Precinct and as such the proposed development is not out of scale.

*"The Central Precinct Place Strategy establishes the structure plan which provides a robust framework to guide future renewal of Central Precinct. The renewal will provide an enhanced transport interchange experience, important space for jobs in innovation and technology, improved connections through the precinct and with surrounding areas, new and improved public spaces and social infrastructure to support the community". **

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Aerial view looking south west*

LEGEND

■ Site

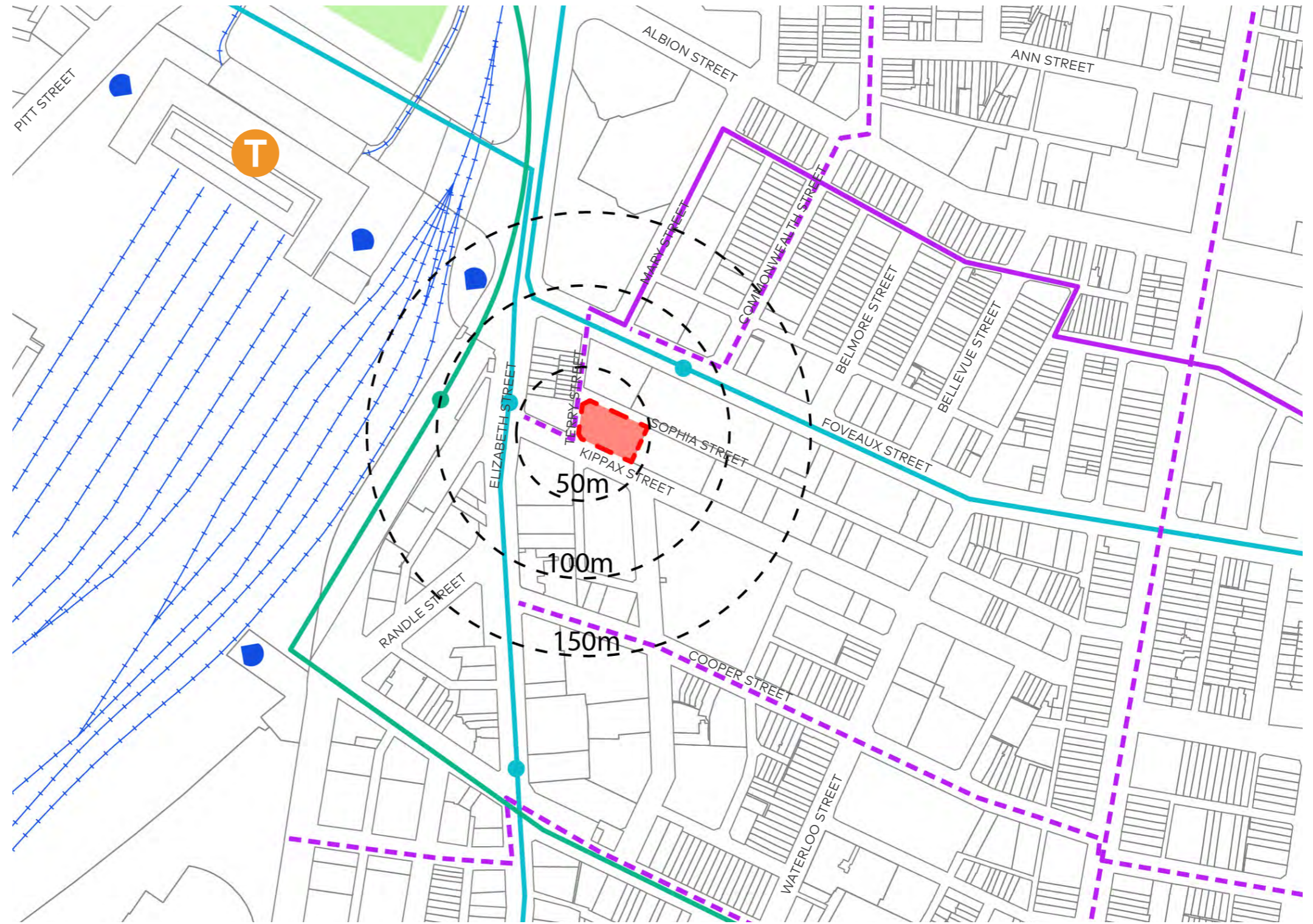
* Imagery and text sourced from report: Central Precinct - Urban Deign Framework - Transport for NSW - July 2022

Transport

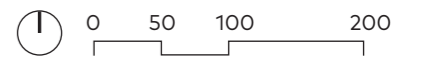
The site is well serviced by public transport including trains (both metro and regional) and metropolitan buses. The light rail is within walking distance and the site is on the bicycle routes provided by the City of Sydney. Additionally, the site is within 5kms of Sydney International Airport.

Trains are within 150 meters of the site. The light rail is within 100 meters of the site and buses are within 50 meters of the site. All modes of transport are easily accessible by foot.

The site has vehicular access though offers limited on-site parking. End of Trip facilities are to be provided by Canva to encourage cycling and walking.



Map of transport connections



LEGEND

- Site
- Bus Stop
- Bus Route
- Light Rail Station
- Light Rail Route
- T Train Station
- Train Route
- ◆ Train Station Entry Point
- Bicycle path - Separate
- - Bicycle path - On Road

Views towards Subject Site

Partial views of the existing building can be seen from Central Station and Elizabeth Street.



1. View towards site from Central Station Platform looking east



2. View towards site from Central Station Bridge looking south east



3. View towards site from Central Station Exit looking east



4. View towards site from Central Station entry looking east

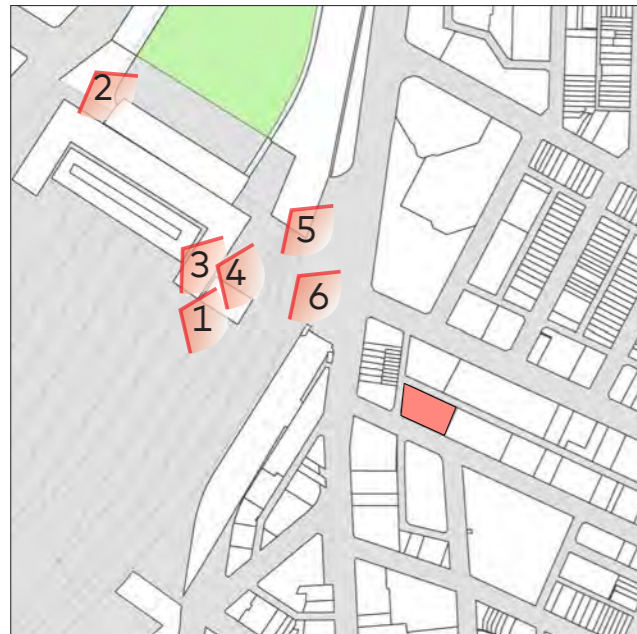


5. View towards site from Eddy Avenue tunnel looking south east



6. View towards site from intersection of Eddy Avenue and Elizabeth & Foveaux Streets looking south east

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LEGEND
■ Site
1 Camera view



Key Plan






Buildings with Rooftop Additions

An increasing number of buildings are improving the roof-scape of Surry Hills and utilising the space for residents, workers and their guests. The examples shown indicate the range of alterations and additions made to existing buildings, from rooftop extensions to whole new developments.

*6. 300 Elizabeth Street has submitted a DA for Alterations and Additions to create a breakout space on the rooftop of the existing building.

LEGEND

149

-  Site
-  Camera view
-  Indicating Rooftop Addition



Key Plan



1. 46 Foster Street, Surry Hills



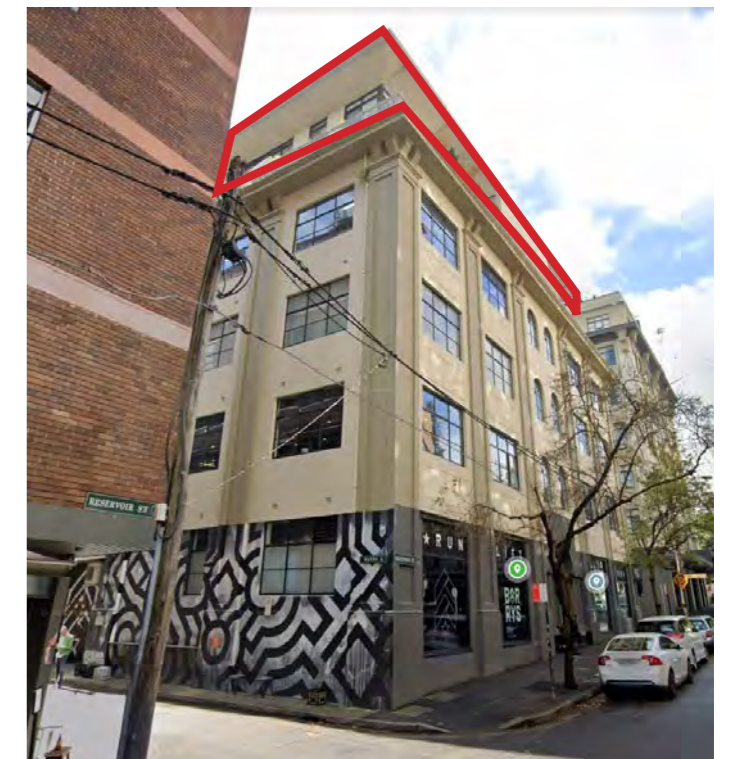
2. 15 Randle Street, Surry Hills



3. 121 Kippax Street, Surry Hills



4. 2 Holt Street Surry Hills



72 Reservoir Street, Surry Hills

Surrounding Ground Floor Uses

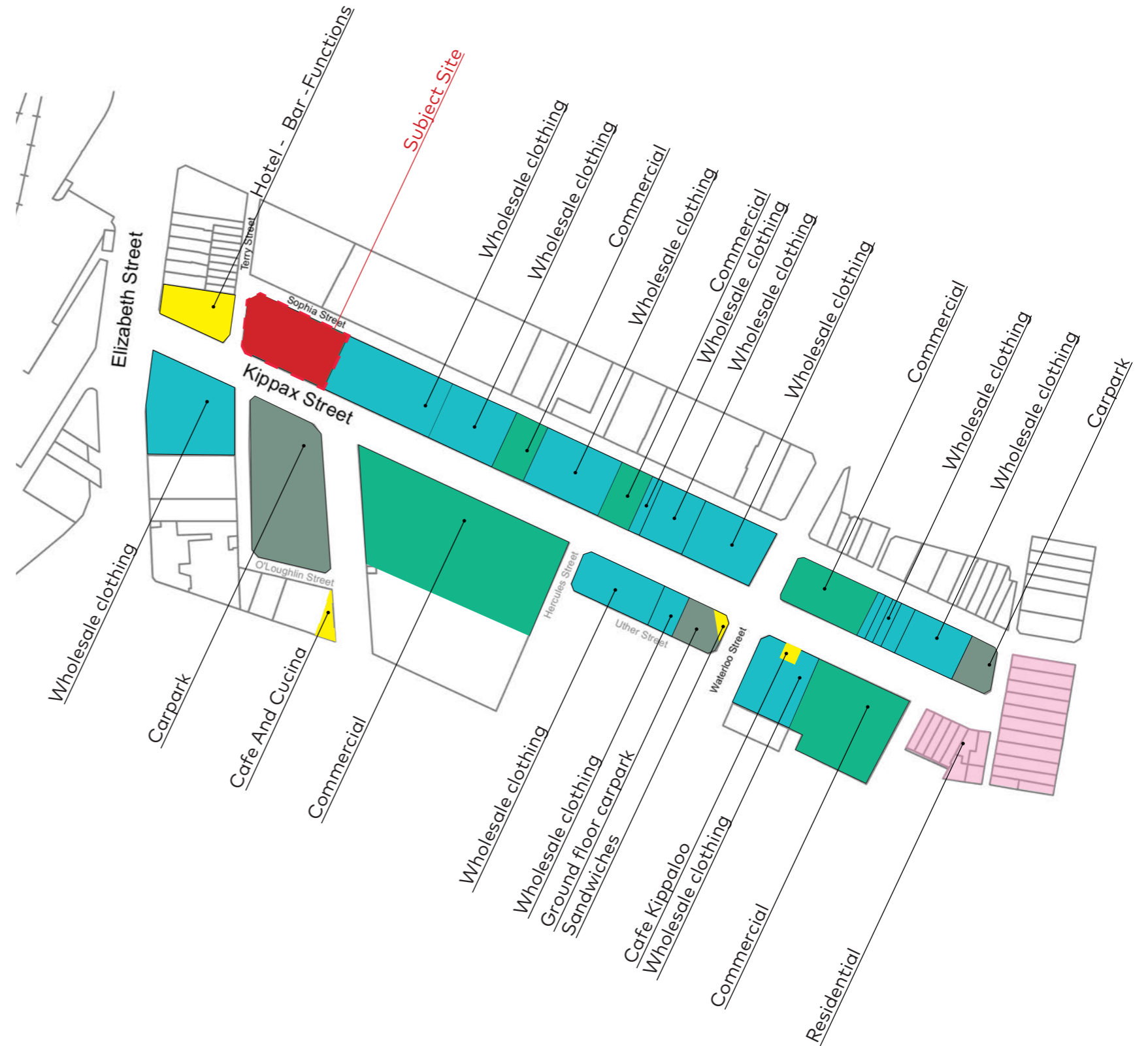
Kippax Street is predominantly activated by wholesale outlets and commercial premises. There are two Food and Beverage (F&B) operations, the Aurora Hotel and Roll in and Out sandwich shop. The Aurora Hotel, situated on the corner of Elizabeth and Kippax Streets, contains a bottle shop, bar and rooftop function room. The sandwich shop, Roll in and Out, is positioned on the corner of Kippax and Waterloo Streets and provides breakfast/lunch for local workers during weekdays only. The south eastern end of Kippax Street is bookended by residential terrace houses.

Additionally, at either end of Kippax Street are ground level carparks. The larger positioned directly opposite the subject site.

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LEGEND

- ▭ Site
- ▭ Food and Beverage
- ▭ Commercial
- ▭ Wholesale
- ▭ Retail
- ▭ Residential
- ▭ Car Park



Ground Plane Usage along Kippax Street

C O X

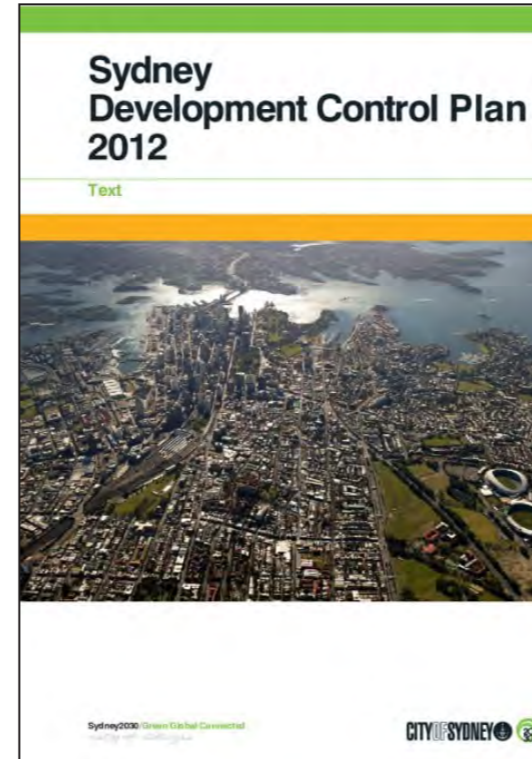
Planning Controls

Planning Controls

Documents referenced in the Planning Proposal for 8-24 Kippax Street.



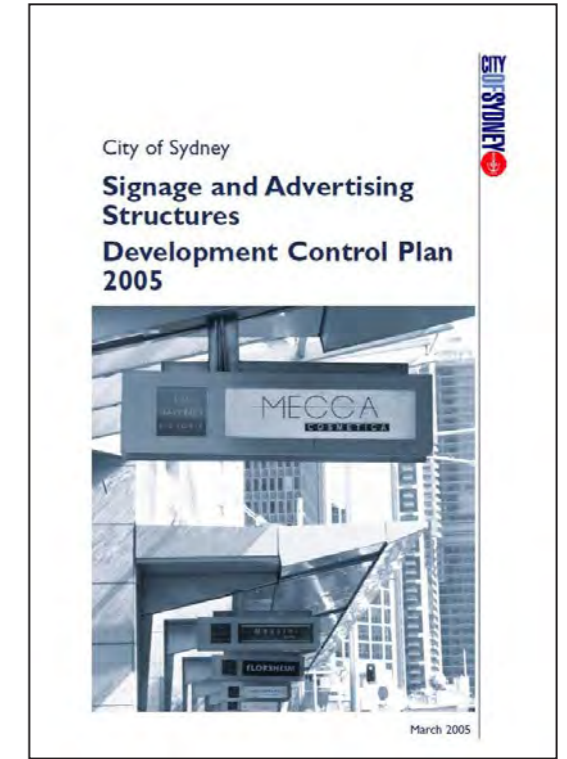
City of Sydney: Local Environmental Plan 2012



City of Sydney: Development Control Plan 2012



City of Sydney: City Plan 2036



City of Sydney: Development Control Plan 2005 - Signage and Advertising Structures

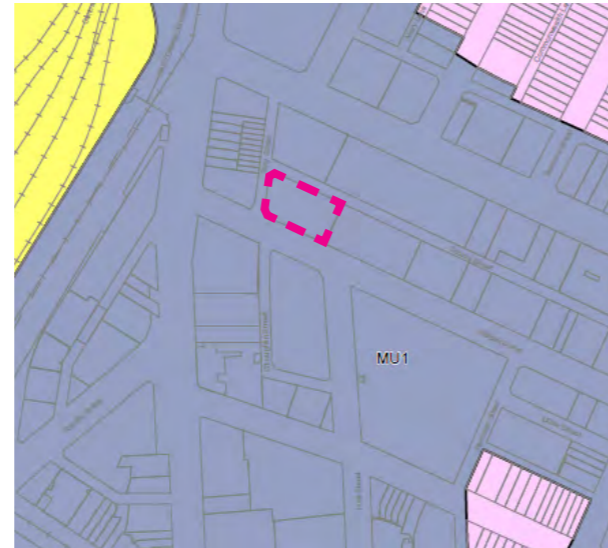
Sydney Land Environmental Plan 2012

Summary

Max FSR:	3.5
Max Height:	22m
Land Zoning:	MU1 Mixed Use

Site Calculations

Site Area (approx.)	1031.58 m ²
Total Allowable GFA	3610.53 m ²



LZN: Land Zoning
MU1 = Mixed Use



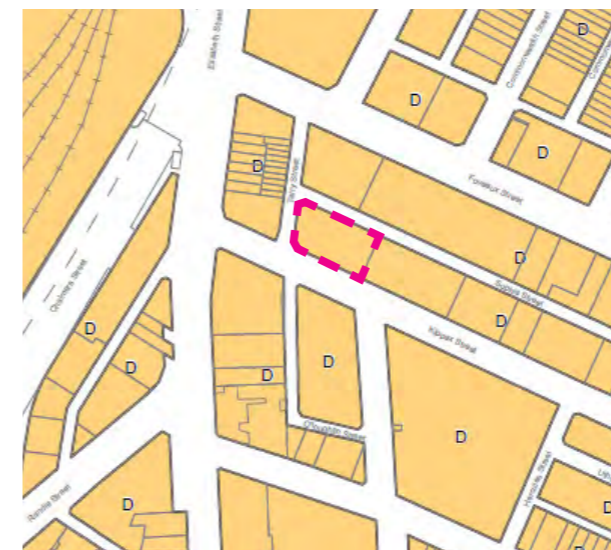
FSR: Floor Space Ratio
W1 = 3.5



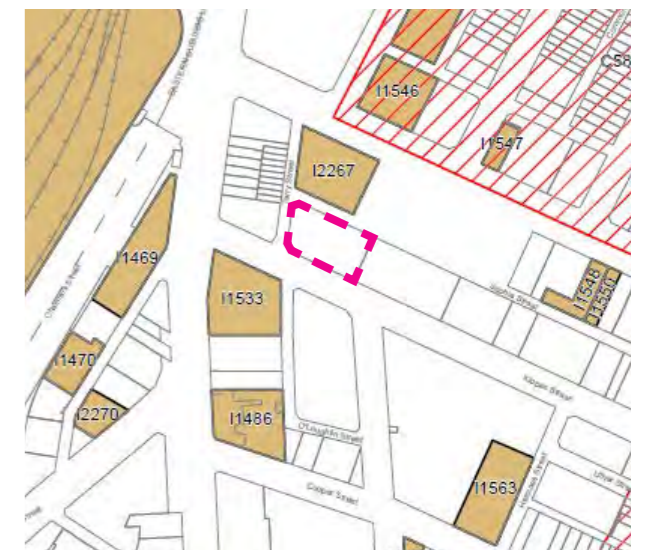
HOB: Maximum Building Height (m)
R = 22

Sydney Local Environmental Plan 2012
Part 7, Division 1
TAL*

7.6 Office premises and business premises
The maximum number of car parking spaces for a building used for the purposes of office premises or business premises is as follows—
(a) if the building is on land in category D and has a floor space ratio of no more than 3.5:1—1 space for each 175 square metres of gross floor area of the building used for those purposes,
(d) if the building is on land in category D, E or F and has a floor space ratio greater than that specified in paragraph (a), (b) or (c) respectively, the following formula is to be used:
 $M = (G \times A) / (50 \times T)$
where—
M is the maximum number of parking spaces, and
G is the gross floor area of all office premises and business premises in the building in square metres, and
A is the site area in square metres, and
T is the total gross floor area of all buildings on the site in square metres.



TAL: Public Transport Accessibility Level*
Category D



HER: Heritage Map
The subject site is not Heritage Listed

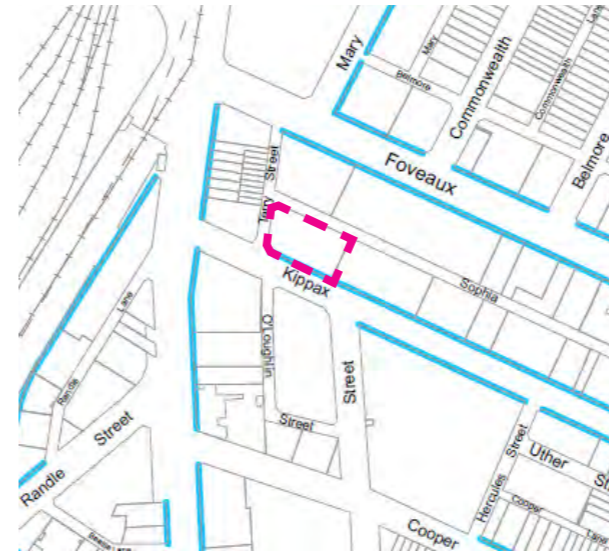
Sydney Development Control Plan 2012

Summary

Height in Storeys: 9
 Active Frontages: Kippax Street
 Through site link: Terry Street



Height In Storeys
6 Storeys



Active Frontages
Minimum 80% of each frontage / Provide awnings



Through Site Links
Existing through site link in Terry St



Building Contributions
N/A



Public Domain Setbacks
N/A

Better Streets and Spaces

Terry Street Shared Zone

* "Terry Street is located in the vicinity of Central Train Station, the Chalmers Street Light Rail Stop and the Surry Hills commercial precinct. Due to its proximity to cafes, restaurants, shopping centre, hotel, pub and public transport, Terry Street attracts a high volume of pedestrians to the area.

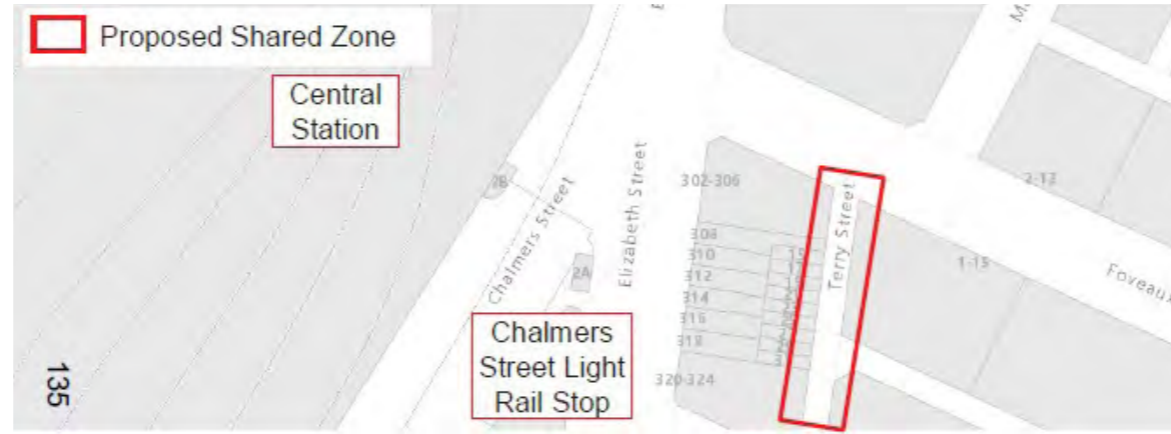
The proposed Shared Zone will create a pedestrian-friendly environment that allows pedestrians to walk safely and legally within the road carriageway. The appearance of the Shared Zone will be considerably different to nearby local streets to clearly communicate to road users that there is a change in the street environment and that pedestrians have priority.

Foot path widening

The footpath on the southern side of Foveaux Street, west of Terry Street is proposed to be widened and tied into the proposed continuous footpath treatment at Terry Street to help alleviate congestion on the footpaths leading to the Chalmers Street Light Rail stop and Central Station.

The footpath on the northern side of Kippax Street, at the intersection with Terry Street is also proposed to be widened and tied into the proposed continuous footpath treatment to further highlight pedestrian priority and control vehicle speeds. " *

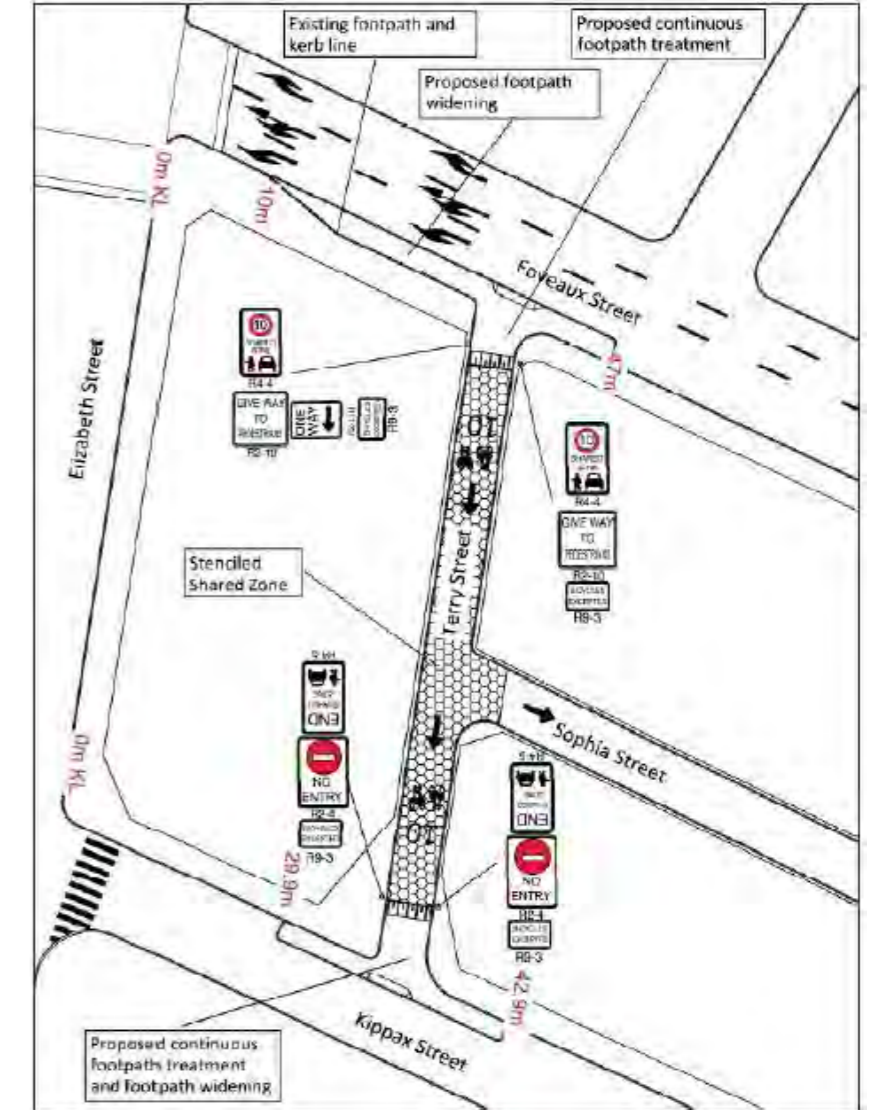
* Imagery and text sourced from City of Sydney Local Pedestrian, Cycling and Traffic Calming Committee Meeting 2019/165290 Item 41.



Locality Plan*



Typical Shared Zone*

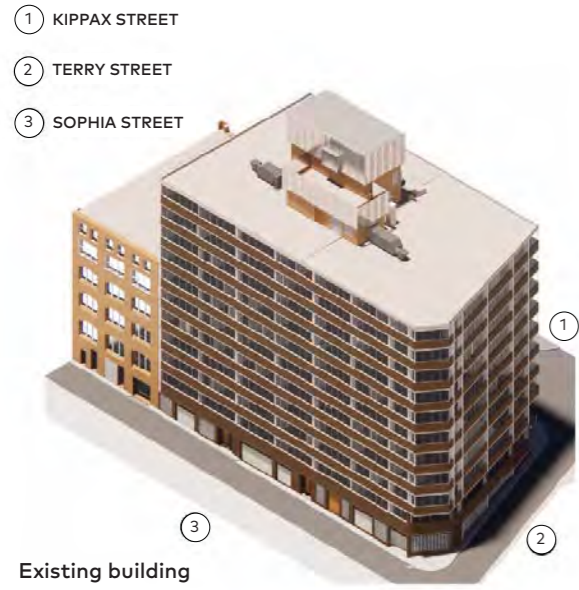


Concept Design - Shared Zone*

C O X

Site

Existing Building



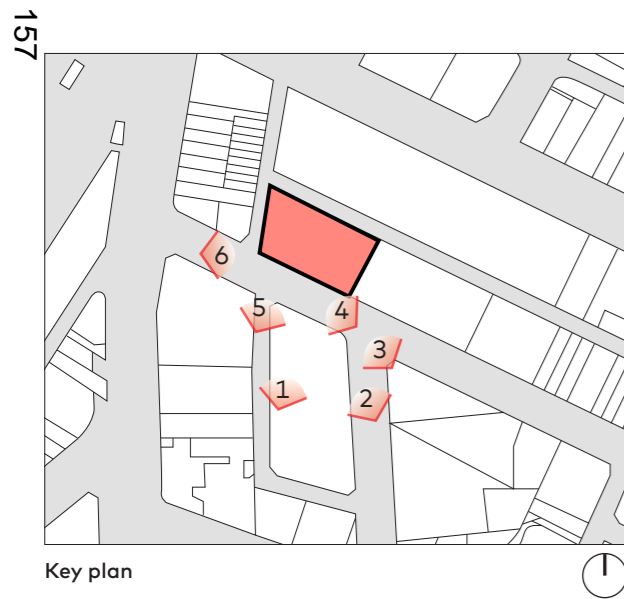
View 1. Looking North from existing carpark 19-31 Kippax Street



View 2. Looking north west from existing carpark 19-31 Kippax Street



View 3. Looking north west at corner of Holt and Kippax Street



View 4. Looking west along Kippax Street



View 5. Looking north east at corner of O'Loughlin and Kippax Street



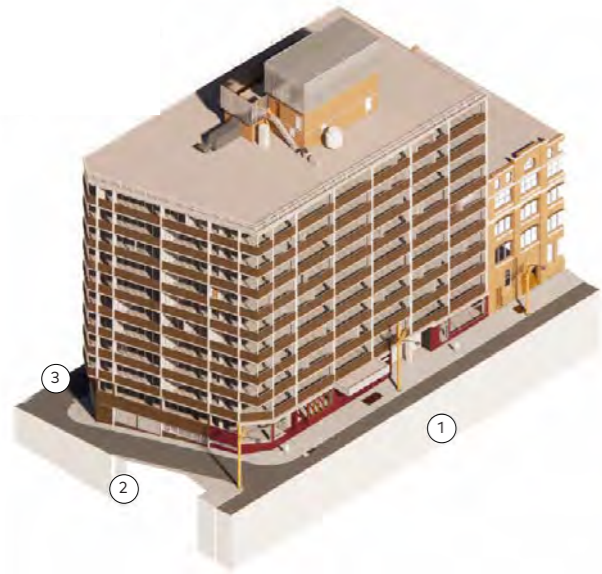
View 6. Looking east along Kippax Street

LEGEND

- Site
- ① Camera view

Existing Building

- ① KIPPAX STREET
- ② TERRY STREET
- ③ SOPHIA STREET



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Diagram - Existing- 3D



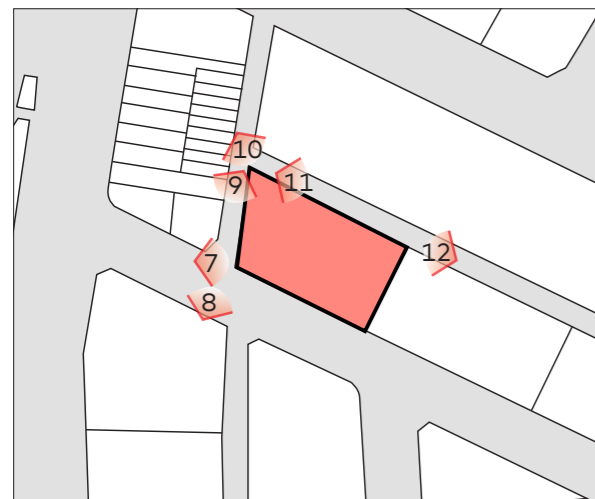
View 7. Looking south east at corner of Terry and Kippax Street



View 8. Looking north along Terry Street



View 9. Looking south along Terry Street



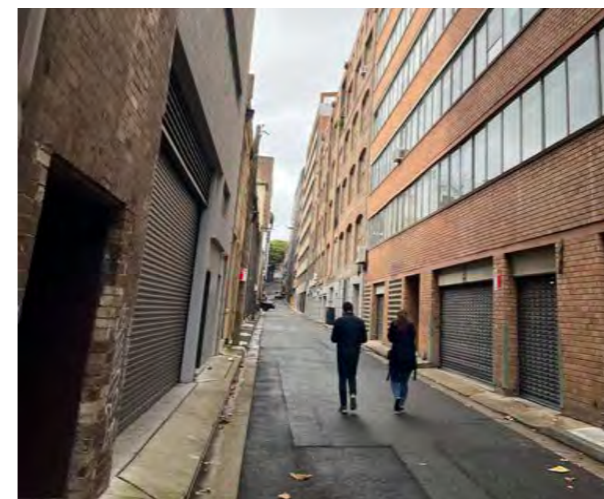
Keyplan

LEGEND

- Site
- 1 Camera view



View 10. Looking south east at corner of Terry and Sophia Street



View 11. Looking south east along Sophia Street



View 12. Looking north west along Sophia Street

Street Elevations

159

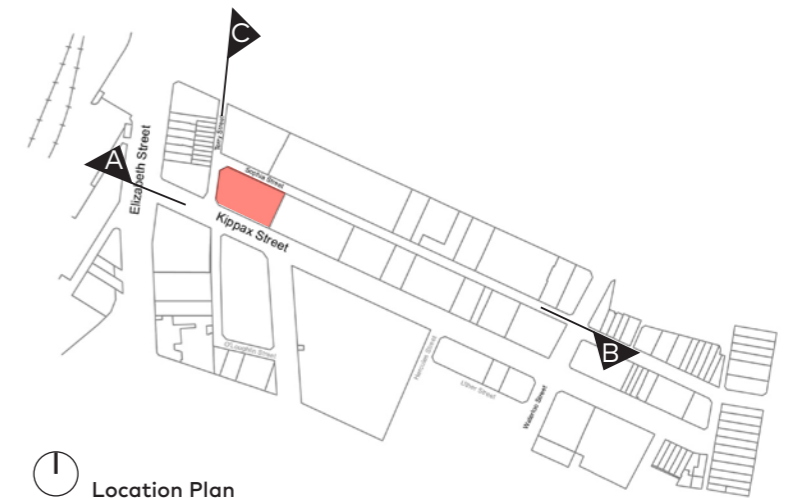


Street Elevation A - Photo montage Kippax Street

LEGEND

--- Height Plane Line

■ Site

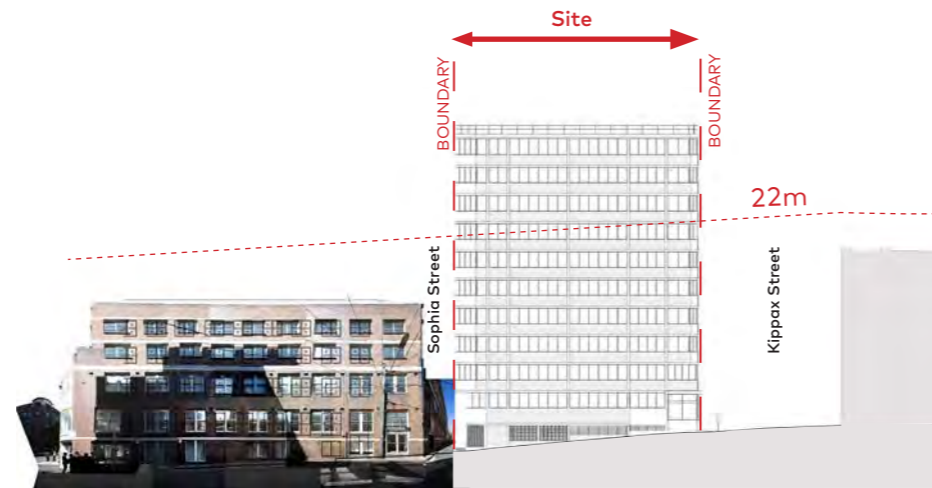


Location Plan

Street Elevations



Street Elevation B - Photo montage Sophia Street

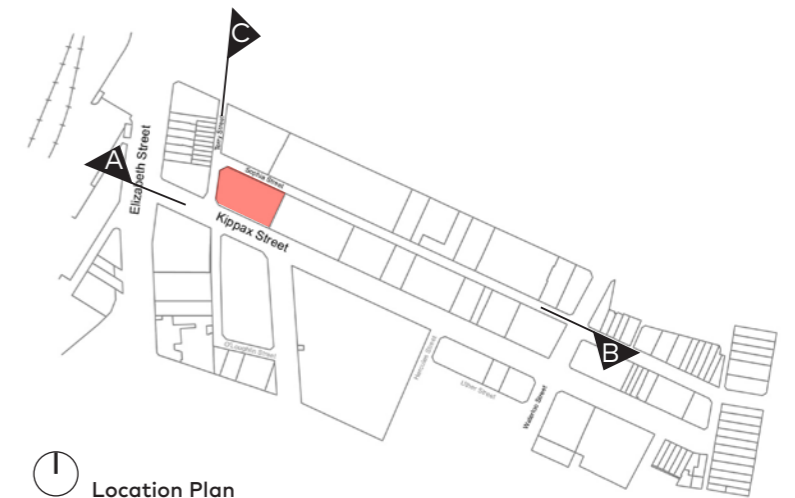


Street Elevation C - Photo montage Terry Street

LEGEND

--- Height Plane Line

■ Site

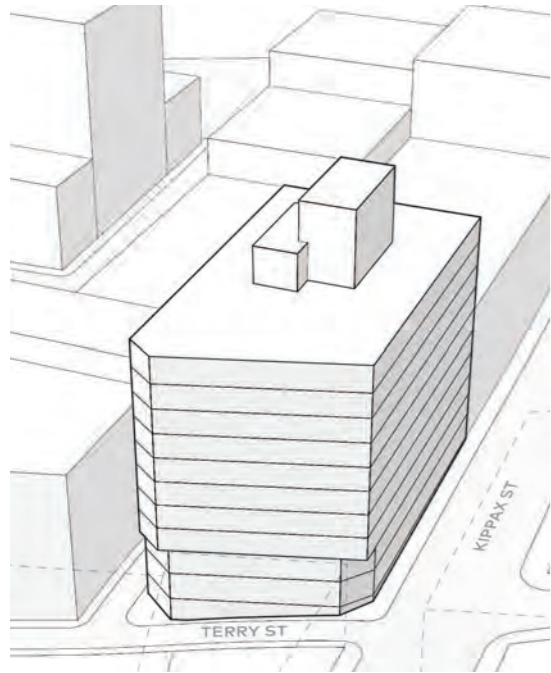


Location Plan

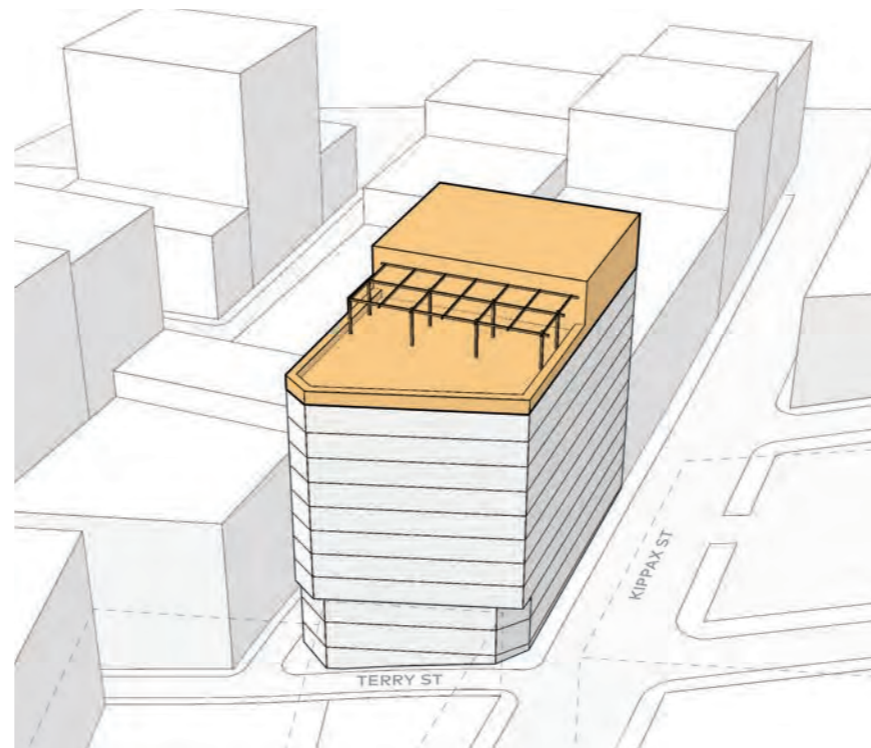
C O X

Design Principles

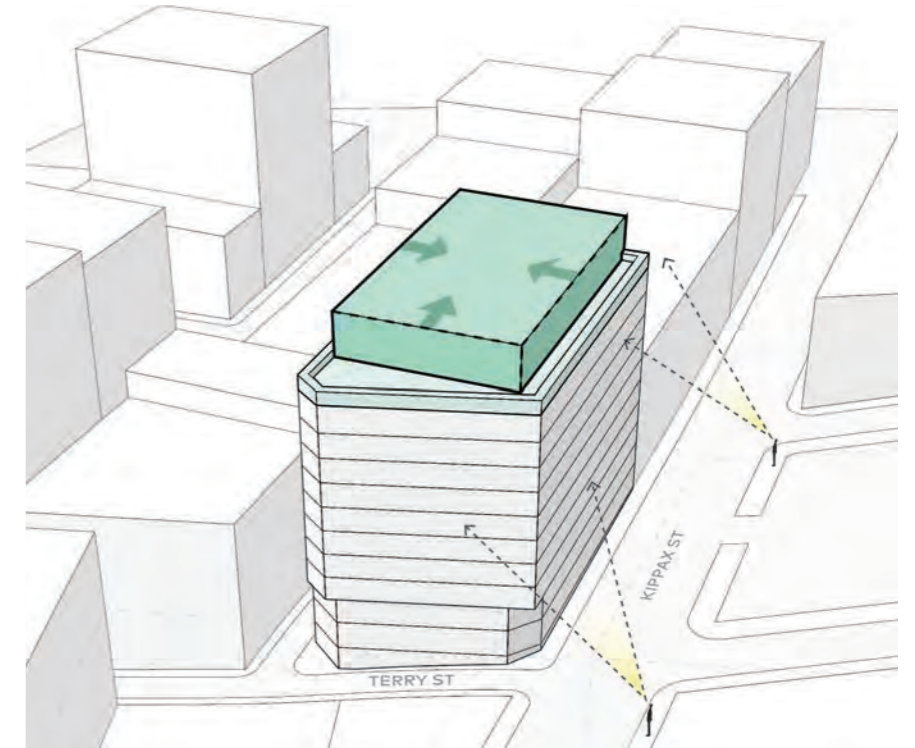
Planning Proposal Design Principles



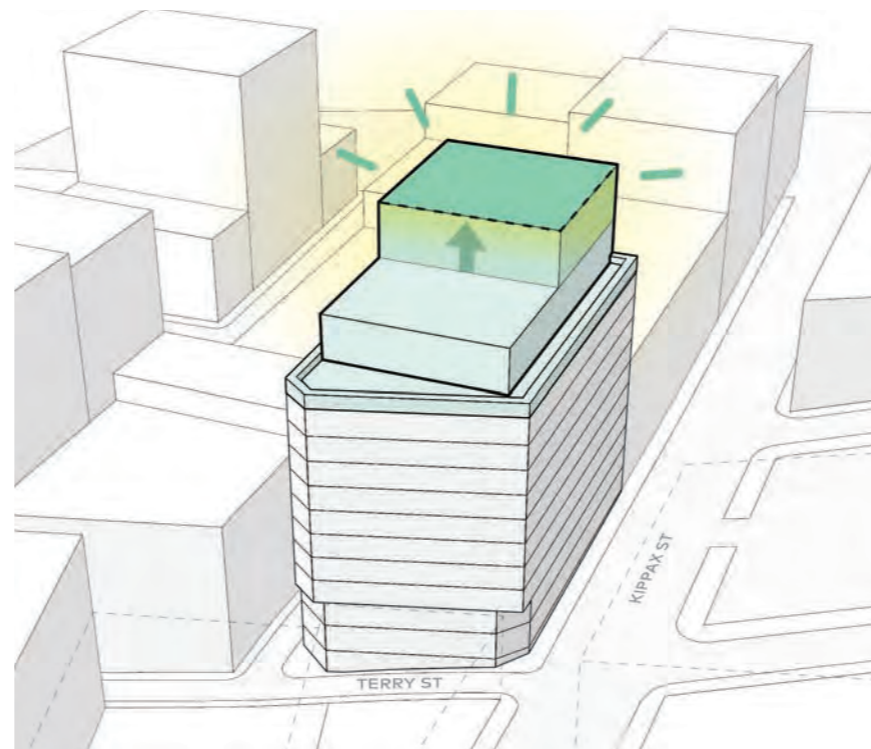
Existing envelope with rooftop plant



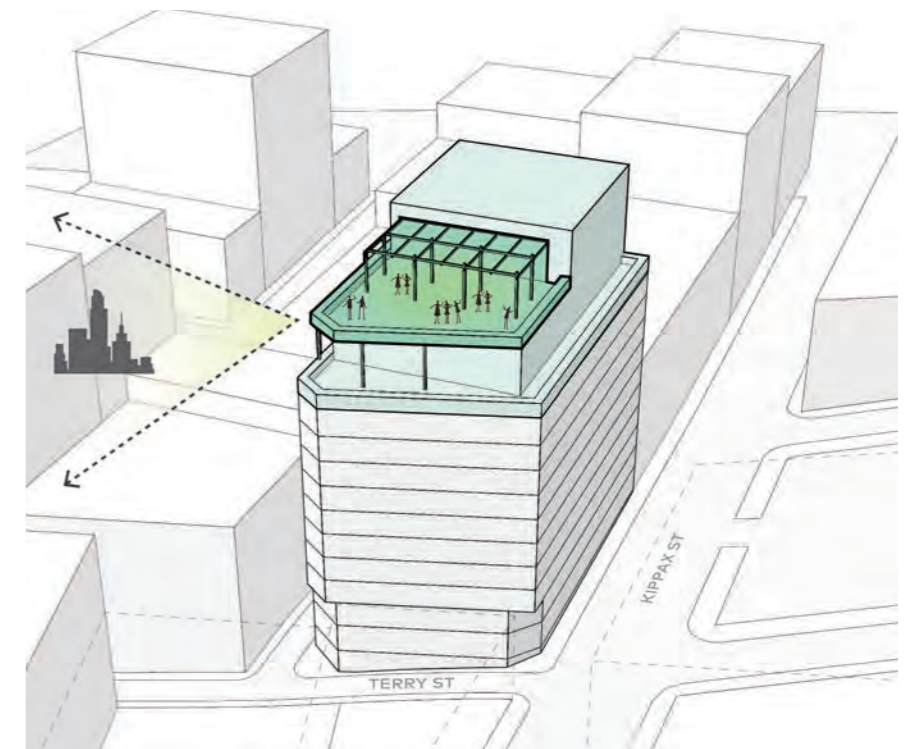
Massing (DA1)



Setback and reduce visual bulk



Touch the sky memorably



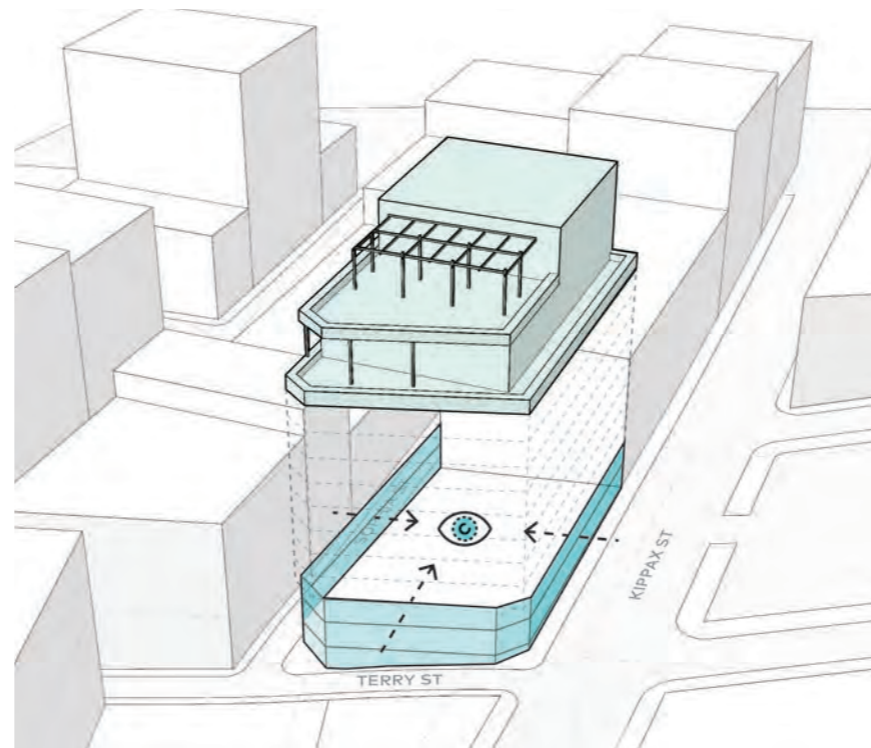
Reach out - Add roof terrace

LEGEND

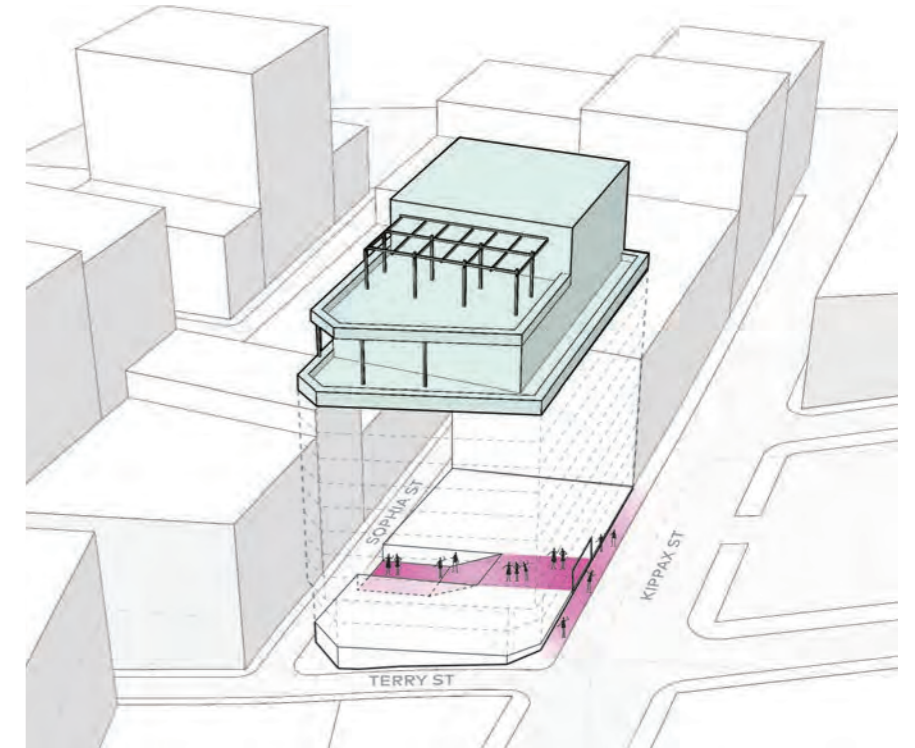
- DA1 Building Envelope
- Planning Proposal

Broad Design Principles from DA1

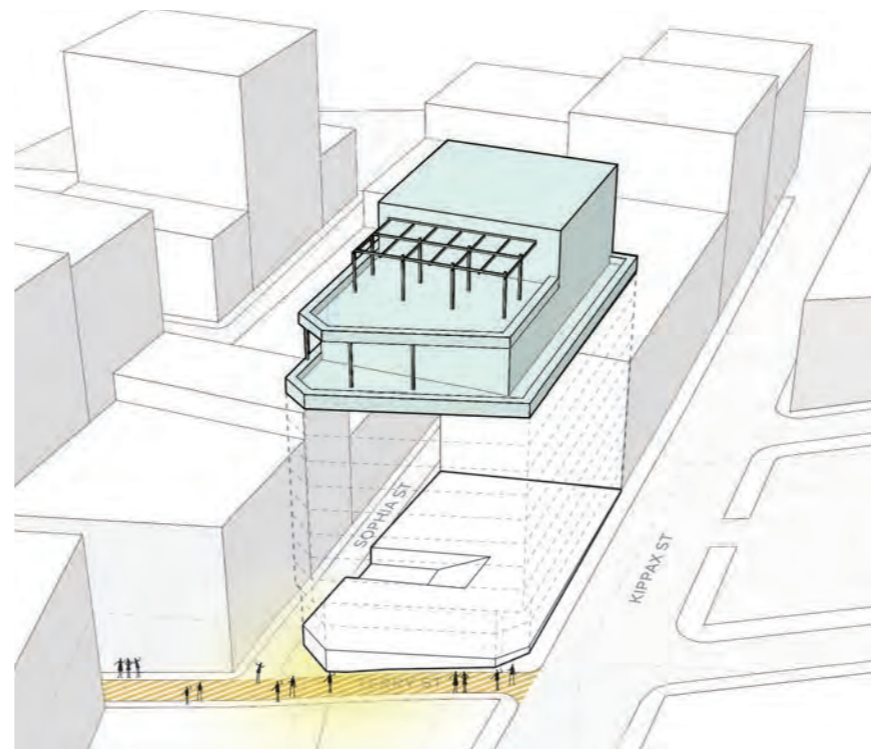
163



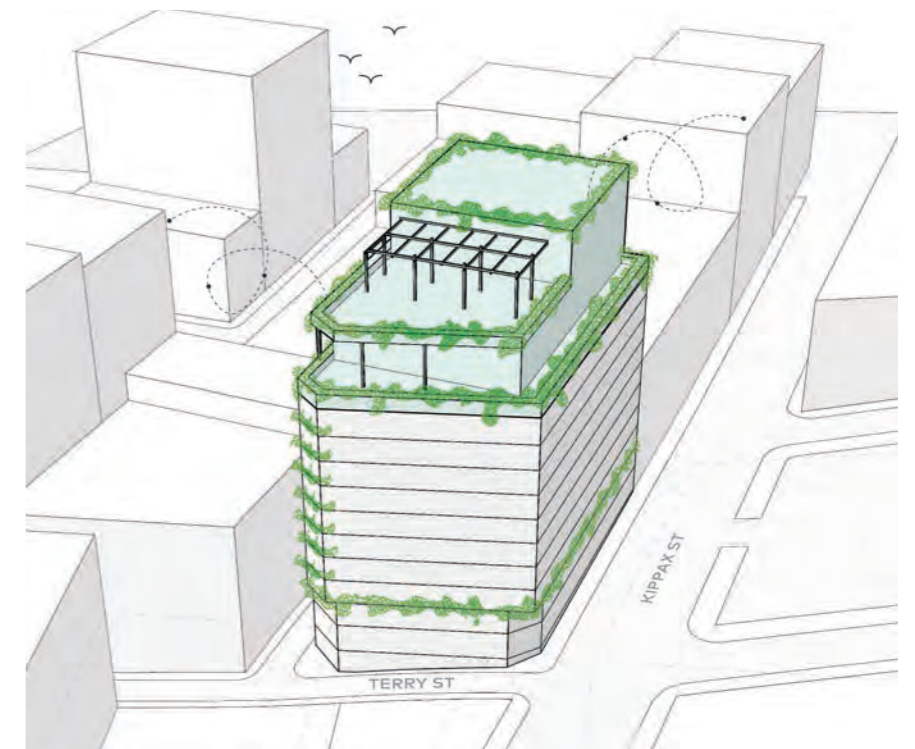
Transparency



Connect



Activate Public Domain



Green Up

LEGEND

- DA1 Building Envelope
- Planning Proposal

C O X

Proposed Envelope

Setback Diagram

Subject Site

Locality: City of Sydney

Address: 8-24 Kippax Street

Site Area: 1031.58m²

Approximate Ground RL

- RL @ North west corner: RL20.18
- RL @ North east corner: RL20.40
- RL @ South west corner: RL22.60
- RL @ South east corner: RL23.20

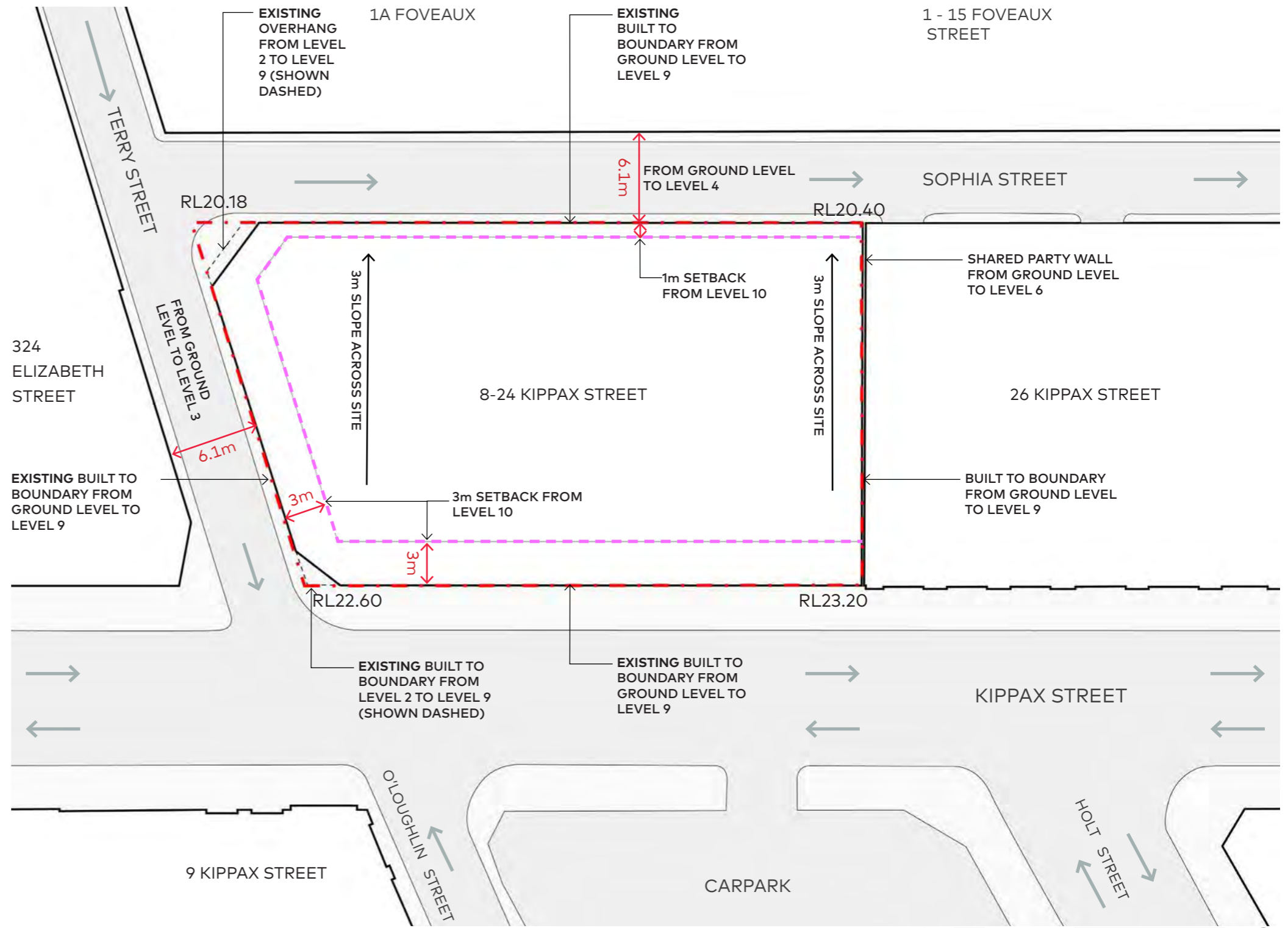
Approximate Frontage

- Approx. 37.89m Kippax Street
- Approx. 45.64m Terry Street
- Approx. 25.86m Sophia Street
- Approx 24.69m nth east Boundary line

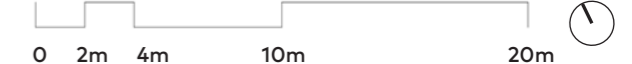
Existing GFA: 9374m²

Existing FSR: 9.1:1

Existing Height (inc. Plant): 39.4m



Ground Plane Plan



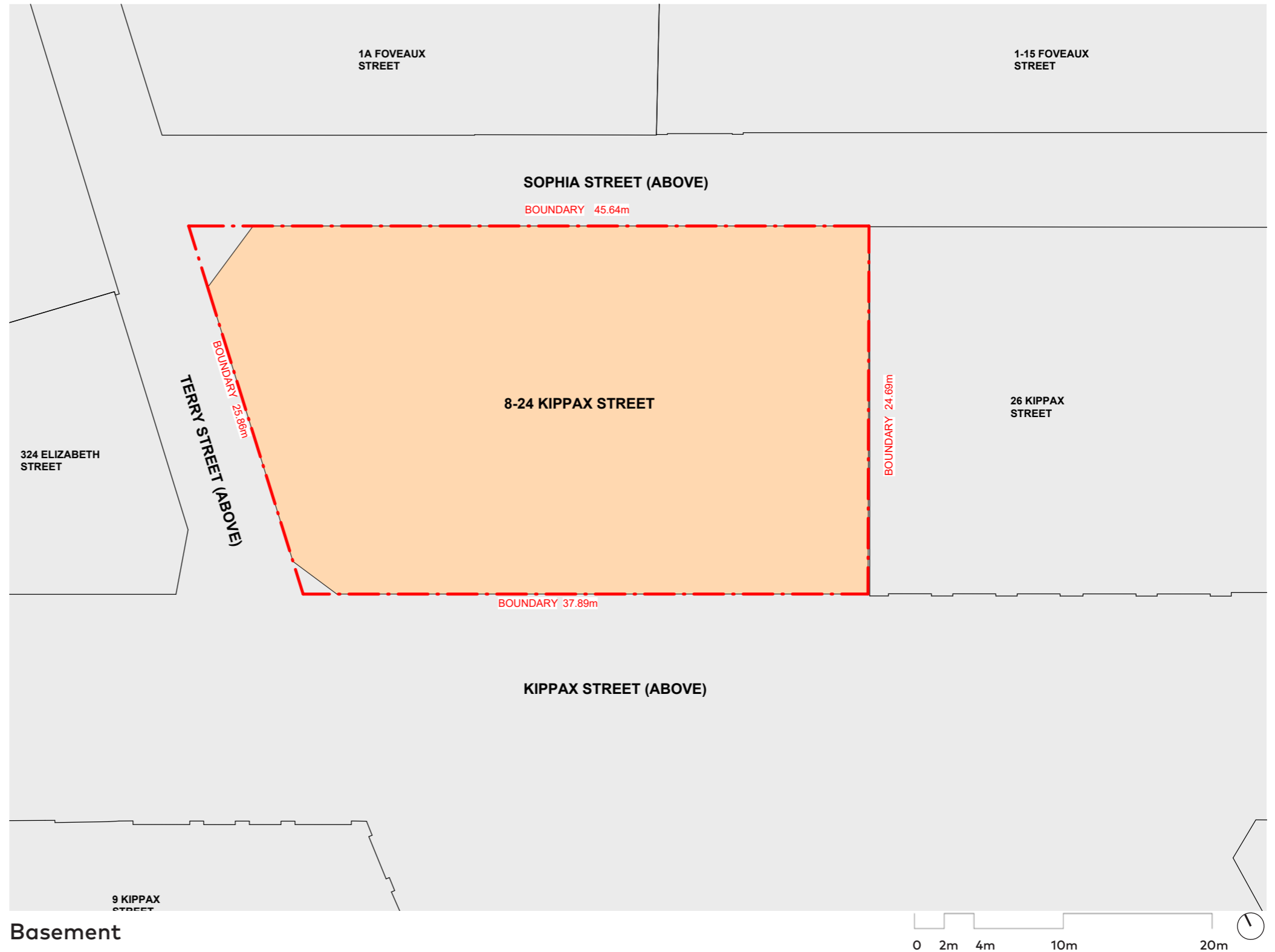
- LEGEND**
- Building Setback
 - Boundary

Building Envelope Plans

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LEGEND

- Existing Building Envelope
- Planning Proposal Envelope
- Boundary



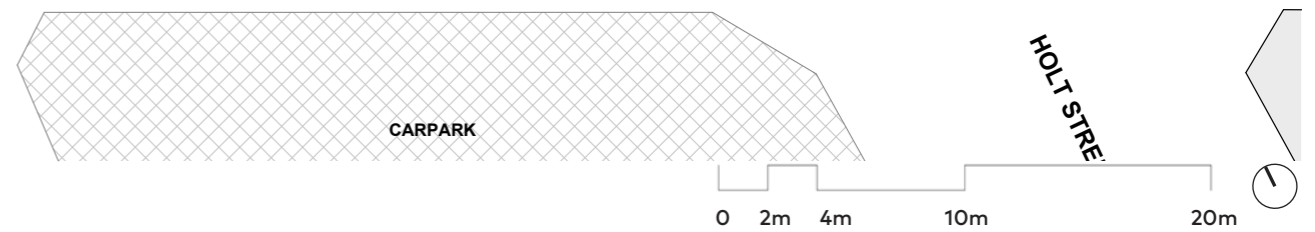
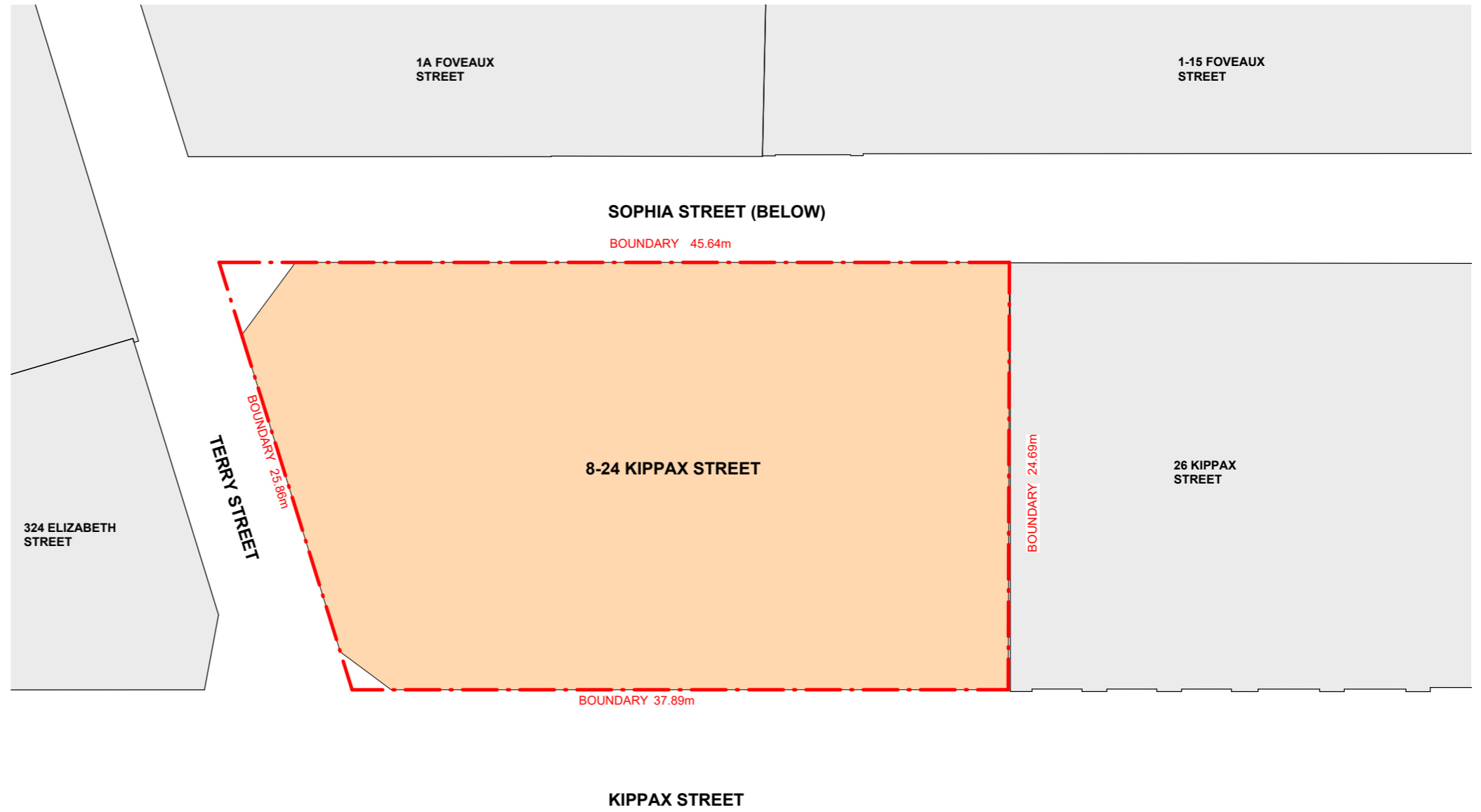
Building Envelope Plan

167



Building Envelope Plan

168



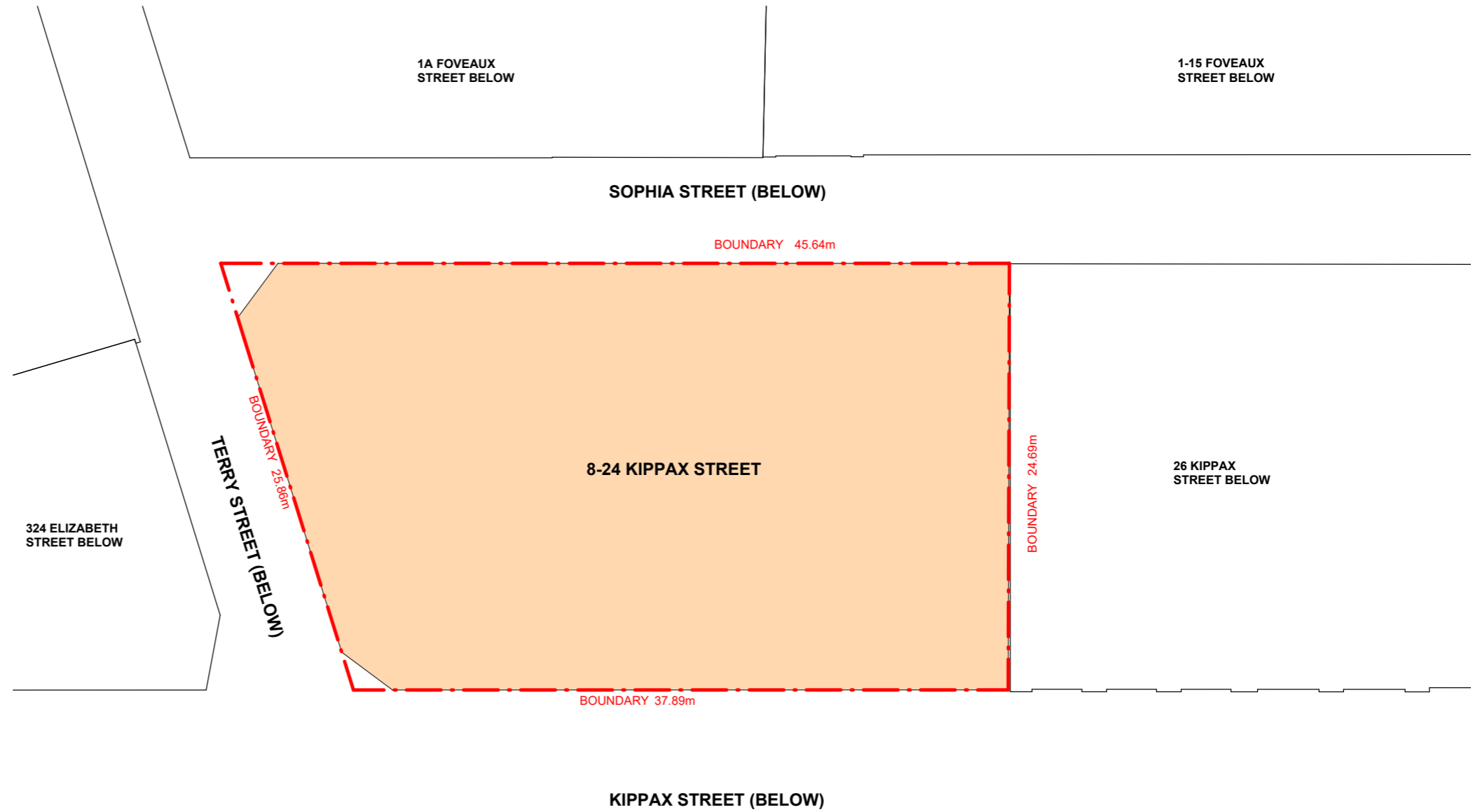
LEGEND

- Existing Building Envelope
- Planning Proposal Envelope
- Boundary

Ground Plan

Building Envelope Plan

169



- LEGEND**
- Existing Building Envelope
 - Planning Proposal Envelope
 - Boundary



Typical Plan

Building Envelope Plan

170

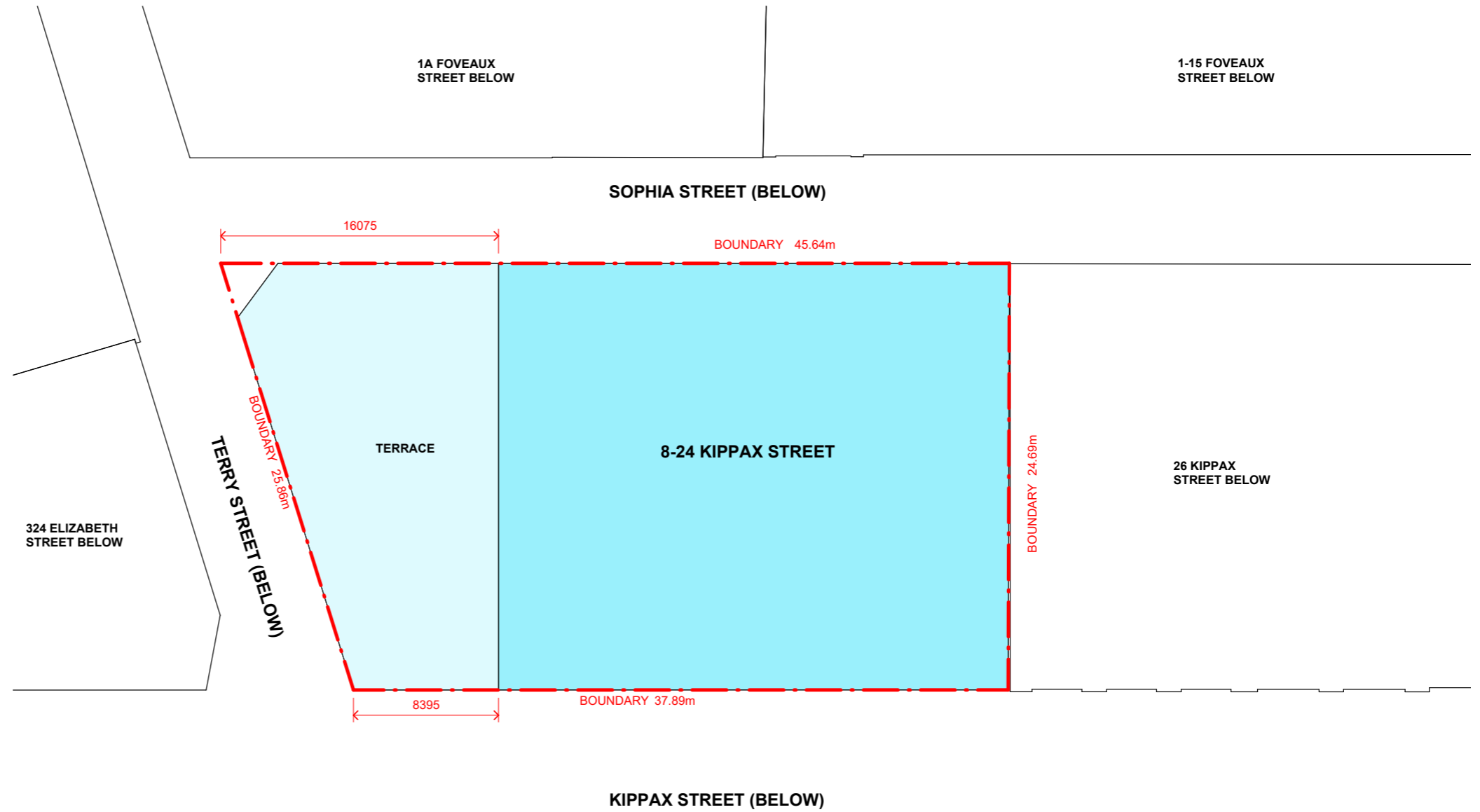


- LEGEND**
- Existing Building Envelope
 - Planning Proposal Envelope
 - Boundary

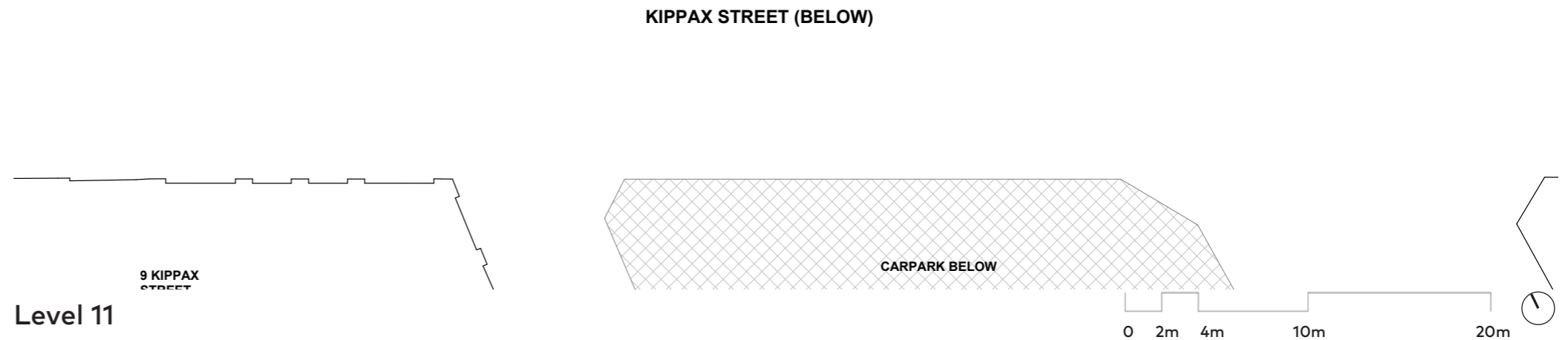


Building Envelope Plan

171

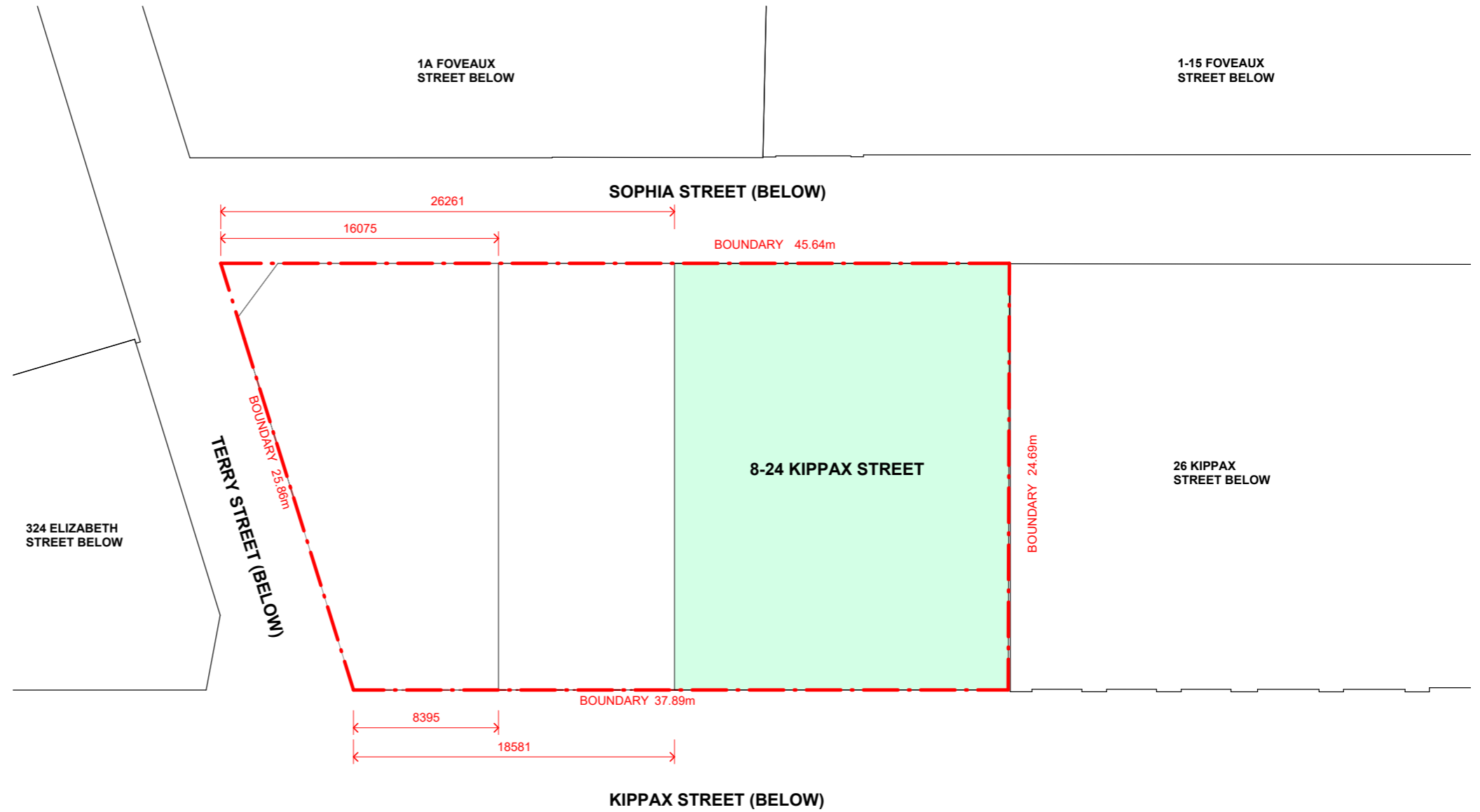


- LEGEND**
- Existing Building Envelope
 - Planning Proposal Envelope
 - Boundary



Building Envelope Plan

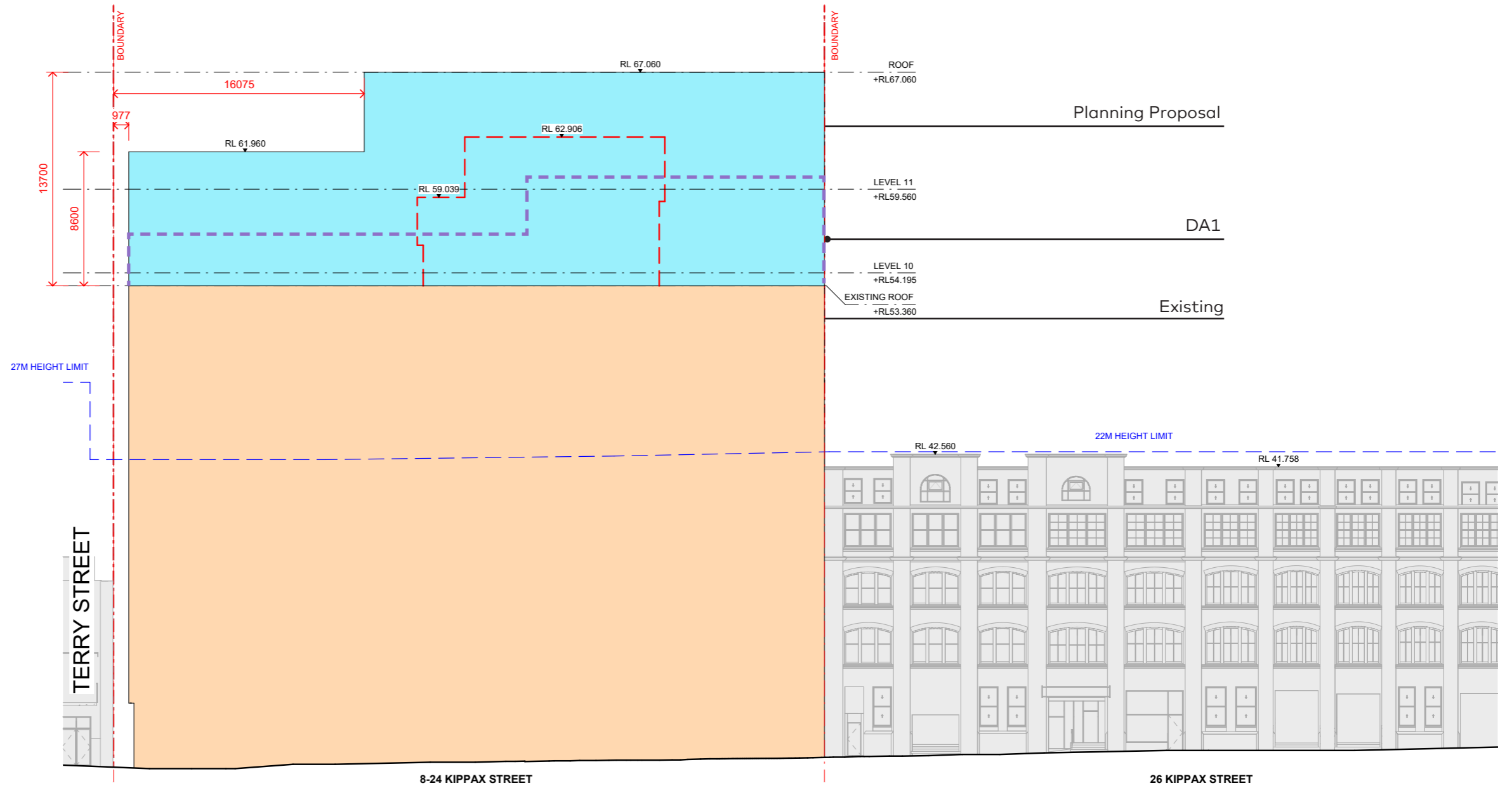
172



- LEGEND**
- Existing Building Envelope
 - Planning Proposal Envelope
 - Green Roof
 - Boundary









Building Envelope Elevation

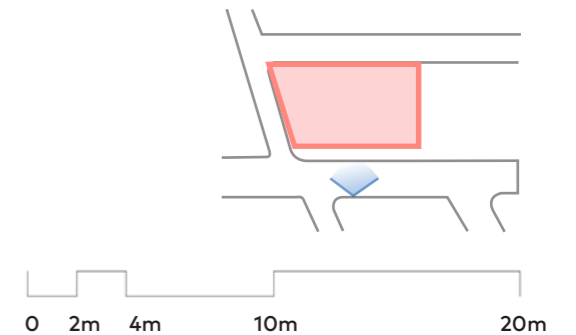
173



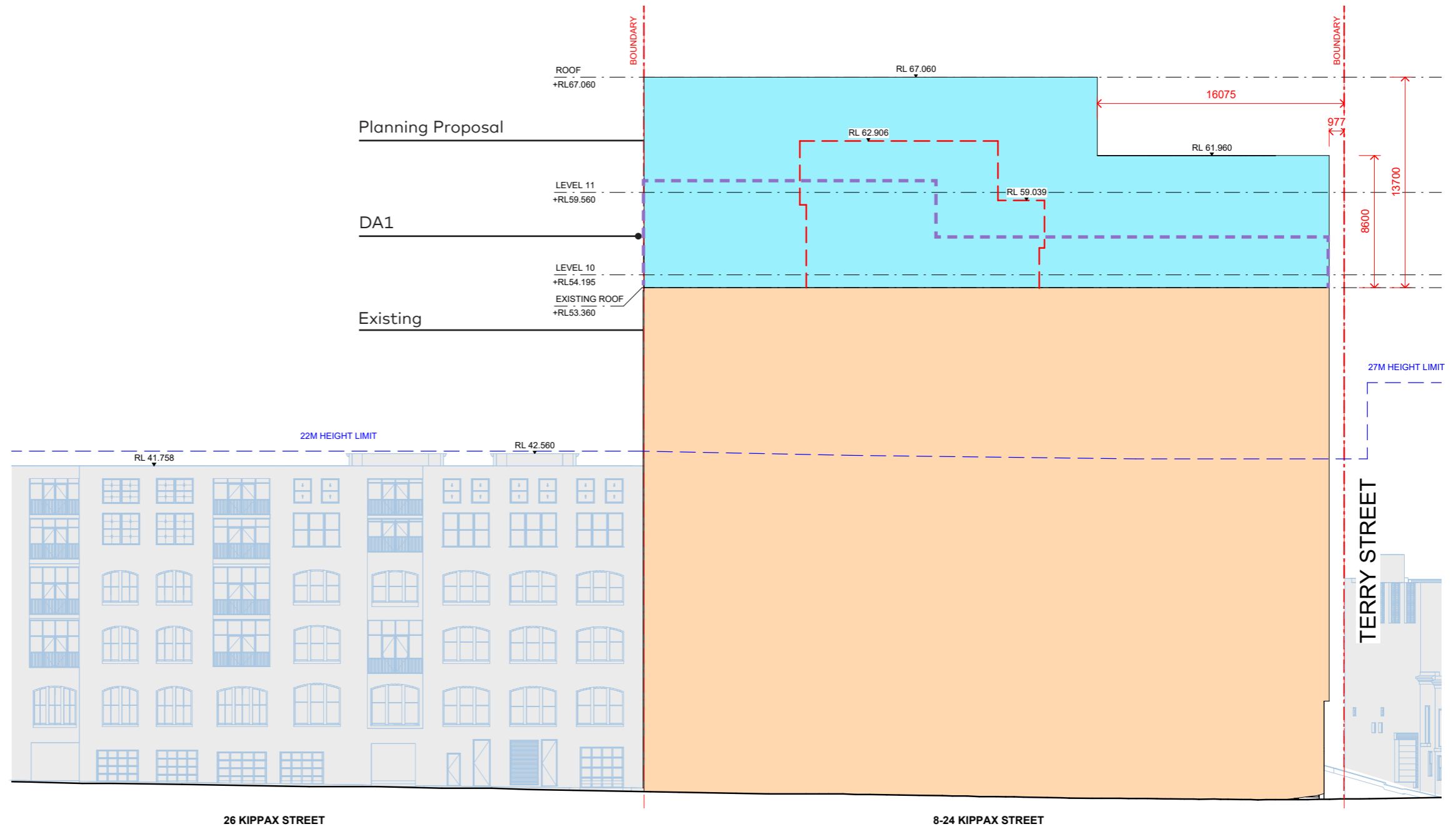
South (Kippax Street) Elevation

LEGEND

-  View
-  Site
-  Planning Proposal Envelope
-  DA 1 Outline
-  Existing Building Envelope
-  Building height
-  Boundary
-  Outline of existing plant



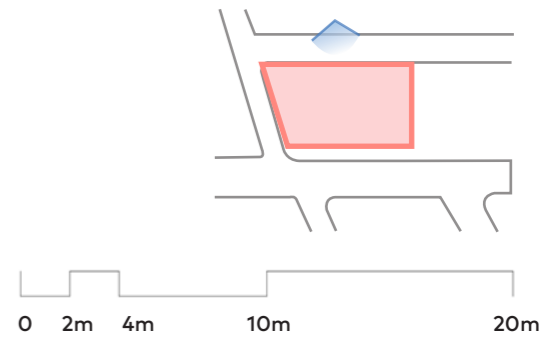
Building Envelope Elevation



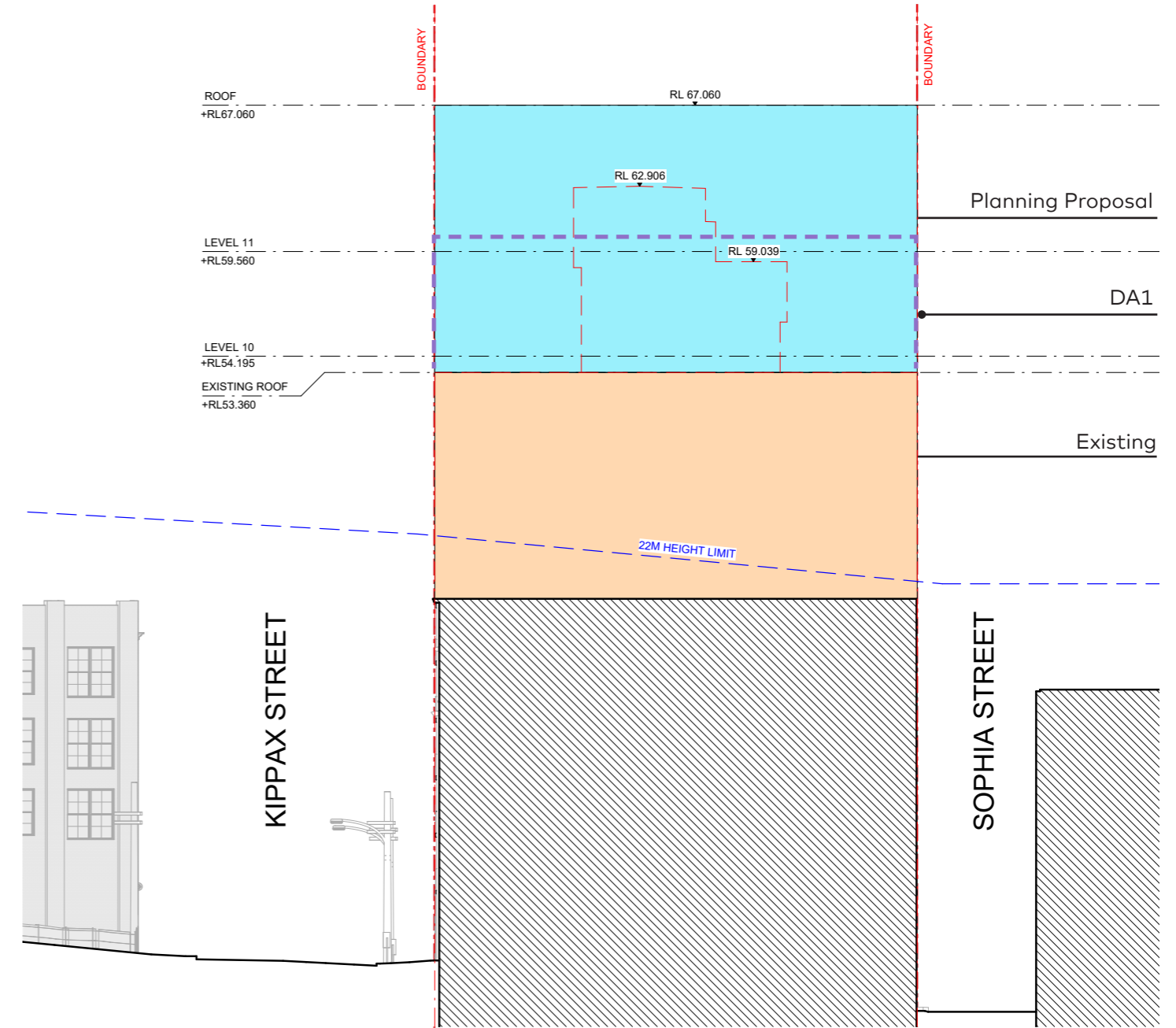
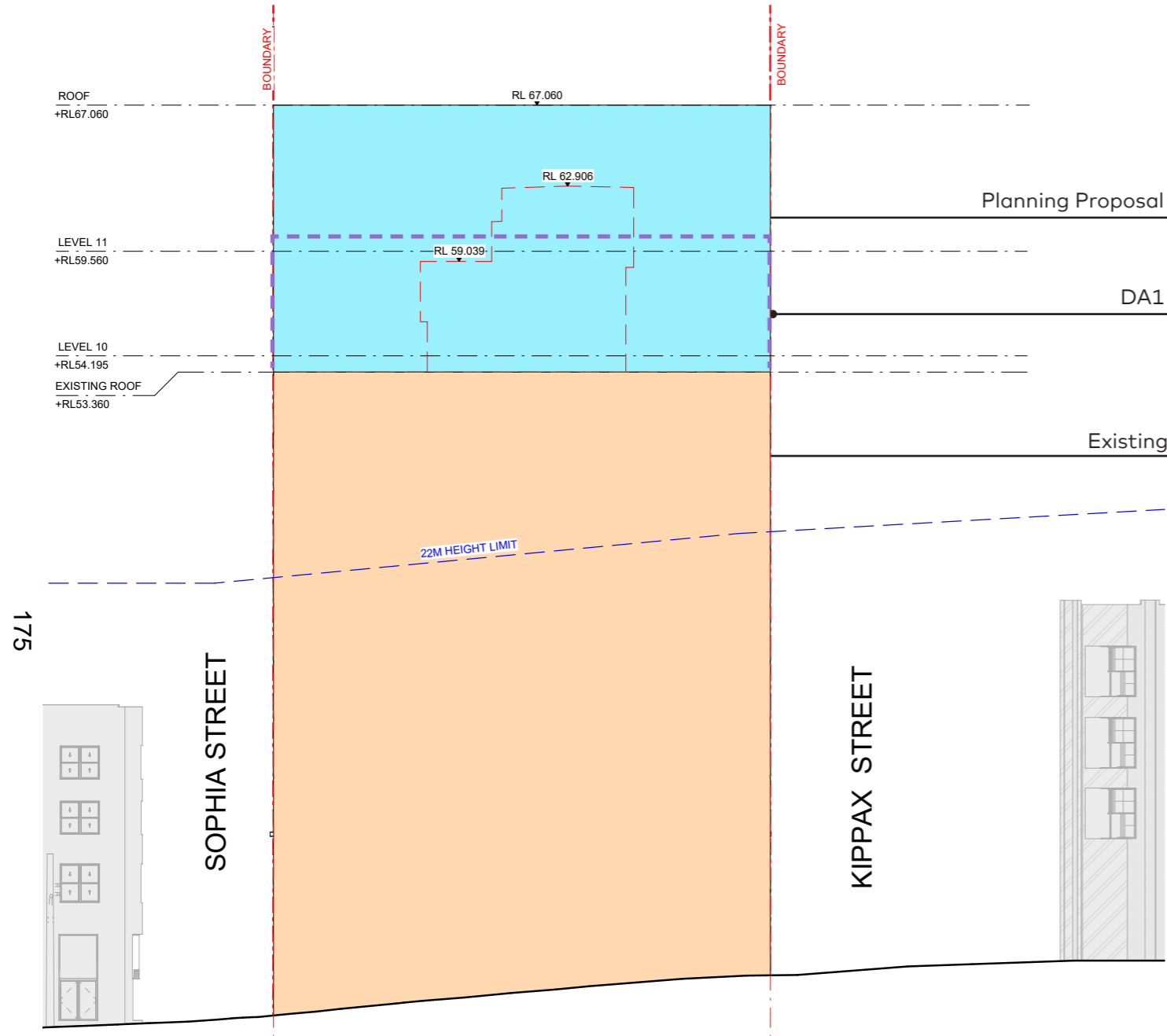
North (Sophia Street) Elevation

174

- LEGEND**
- View
 - Site
 - Planning Proposal Envelope
 - DA 1 Outline
 - Existing Building Envelope
 - Building height
 - Boundary
 - Outline of existing plant



Building Envelope Elevation

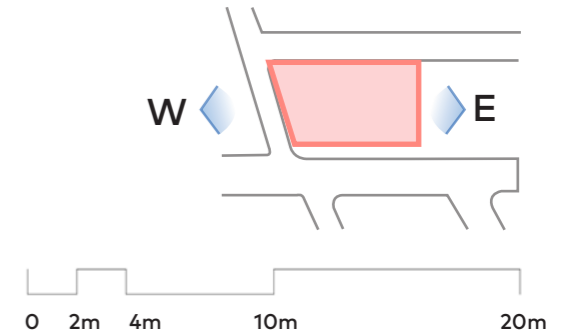


West (Terry Street) Elevation

East (Terry Street) Elevation

LEGEND



-  View
-  Site
-  Planning Proposal Envelope
-  DA 1 Outline
-  Existing Building Envelope
-  Building height
-  Boundary
-  Outline of existing plant

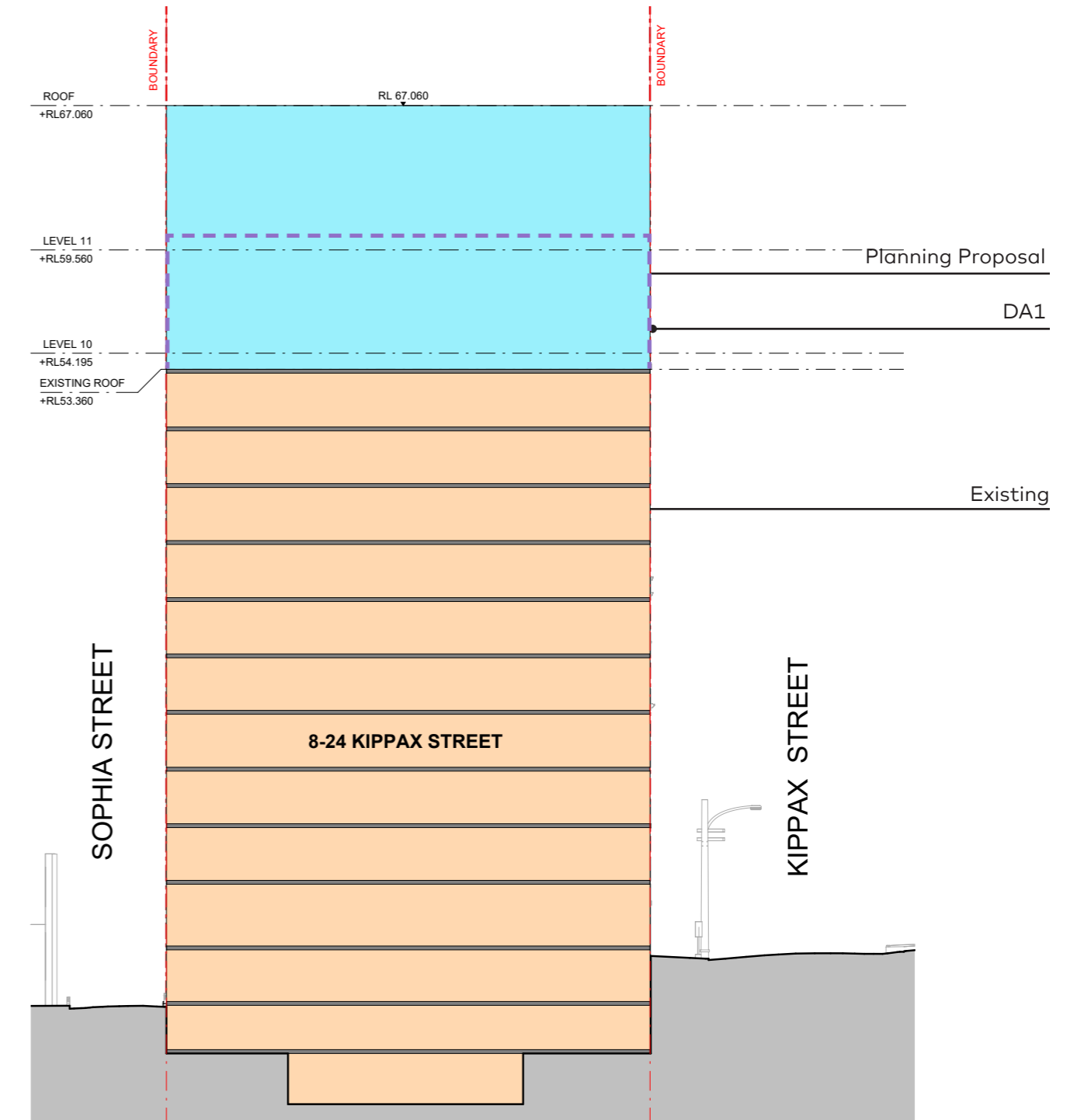


Building Envelope Section

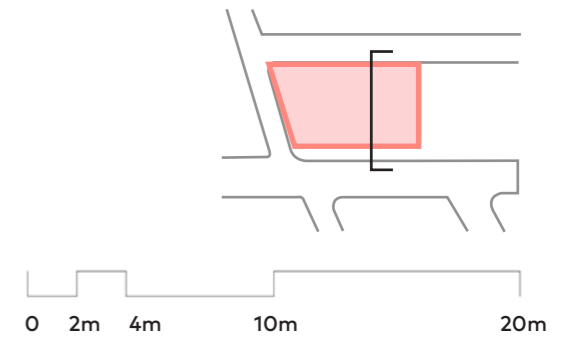
176

LEGEND

-  View
-  Site
-  Planning Proposal Envelope
-  DA 1 Outline
-  Existing Building Envelope
-  Building height
-  Boundary
-  Outline of existing plant



Section



Area Calculations

Subject Site

Locality: City of Sydney

Address: 8-24 Kippax Street, Surry Hills

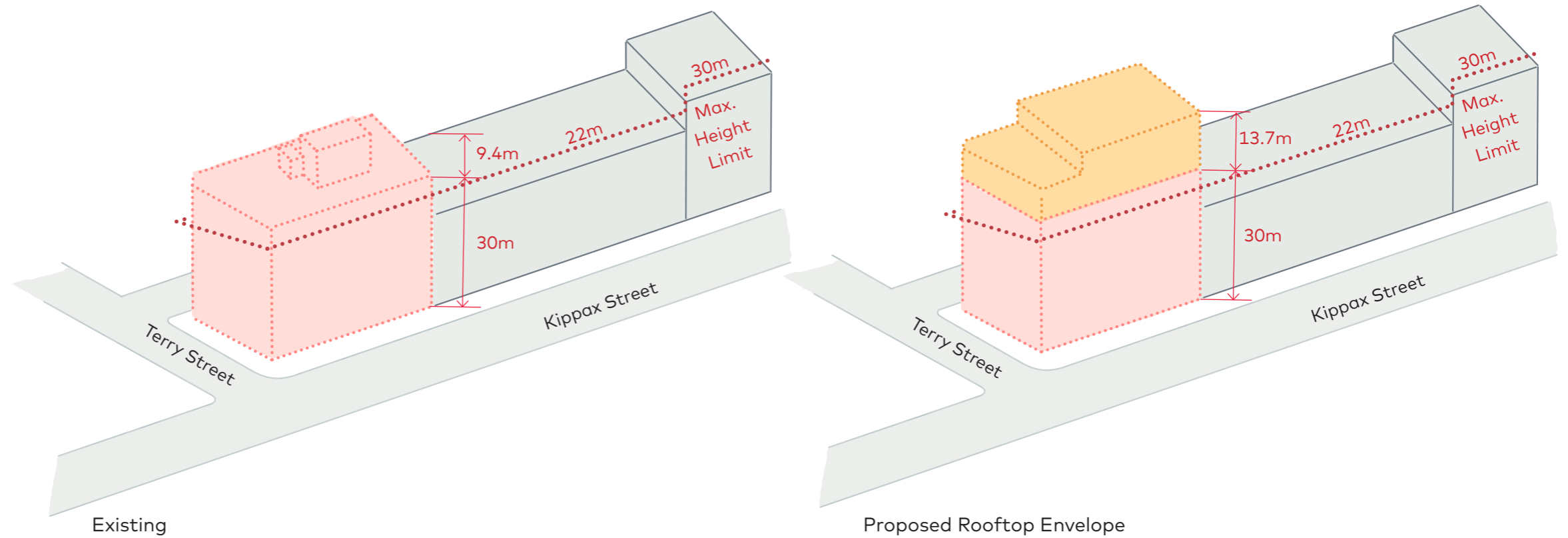
Site Area: 1031.58m²

Existing Height: 30m (Including Plant: 39.4m)

Land Zoning: MU1 Mixed Use

Development Summary			
Control	Existing	Permissible	Proposed
Building Height	30m + 9.5m plant	22m	43.7m
FSR	9.1:1	3.5:1	9.88:1
GFA	9,374 sqm	3610.53m ²	10,199m ²

177



C O X

Proposed Massing Analysis

Building Height

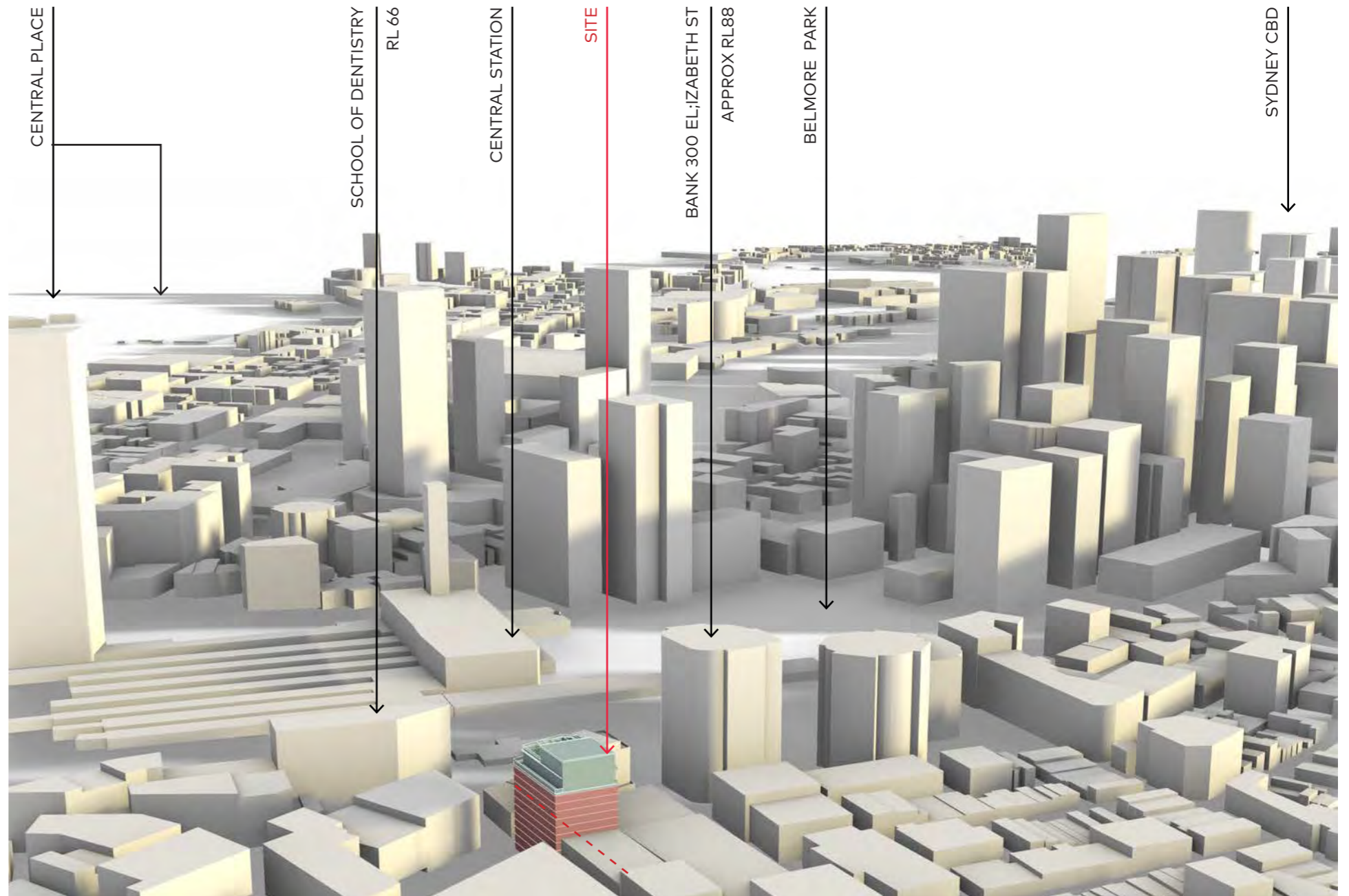
Context

Canva plays a significant part in the development of the Tech Central precinct within Sydney. The changing nature of the precincts' surrounding Central Station provides opportunity for Canva to establish a good central commercial premises for their employees within a sympathetic redevelopment of an existing building. The Canva proposal is sympathetic in height, scale and form to the surrounding precinct.

The Aerial view looking west towards Haymarket provides a good visualisation regarding scale and context.

179 The illustrated elevations on the following page demonstrate and compare the building heights between the existing building and the proposed additions.

The existing building roof height is RL53.36 and the Plant roof RL62.90. The building height limit @22m is indicated in a dashed red line.



Indicative scheme aerial view towards western Sydney from Surry Hills

LEGEND

- Site
- Height Limit

Building Height

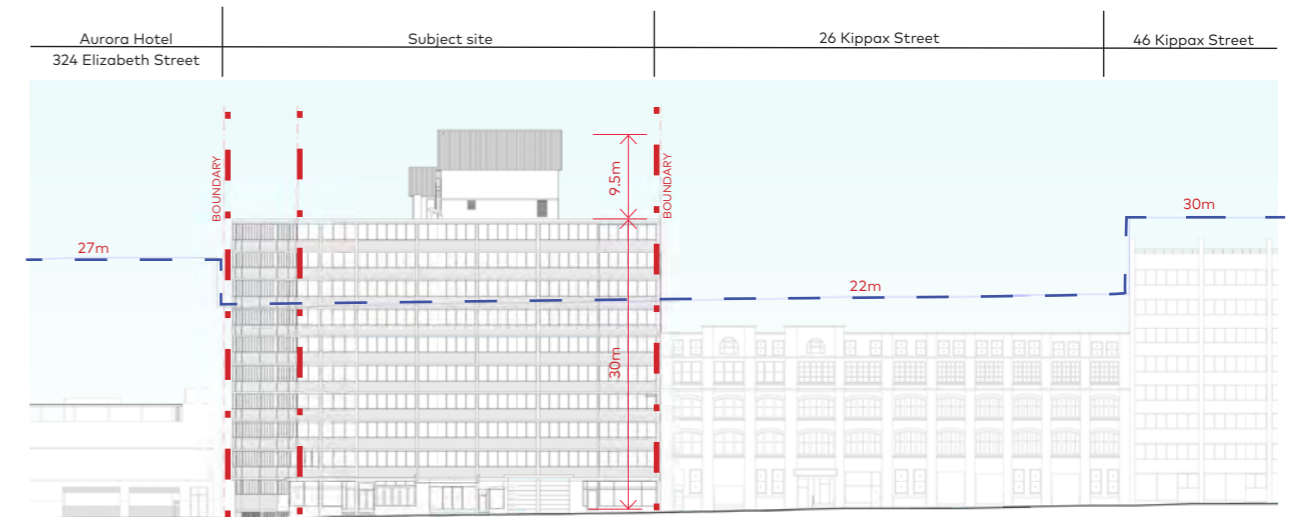
The Elevations shown right identify the differing City of Sydney LEP 2012 height limits along Kippax Street. The Aurora Hotel at 324 Elizabeth Street has a Maximum height limit of 27m, the subject site and 26 Kippax street have a maximum height limit of 22m while 46 Kippax Street has a maximum building height limit of 30m.

The existing building has a street facade height of 30m with the plant room an additional 9.5m above this.

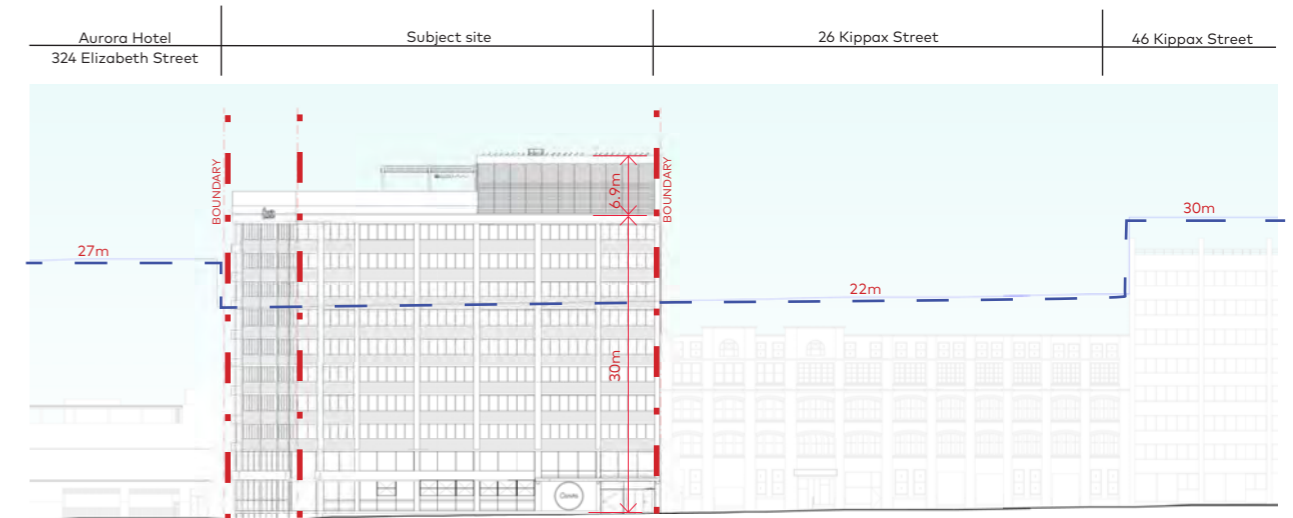
The Current DA application seeks to amend the existing plant room and provide roof access to a roof terrace. This reduces the overall building height by approx. 2.6m

18 This Planning Proposal would increase the overall height of the building by an additional 4.2m above the existing building plant, and an additional 6.8m above the current DA1 height.

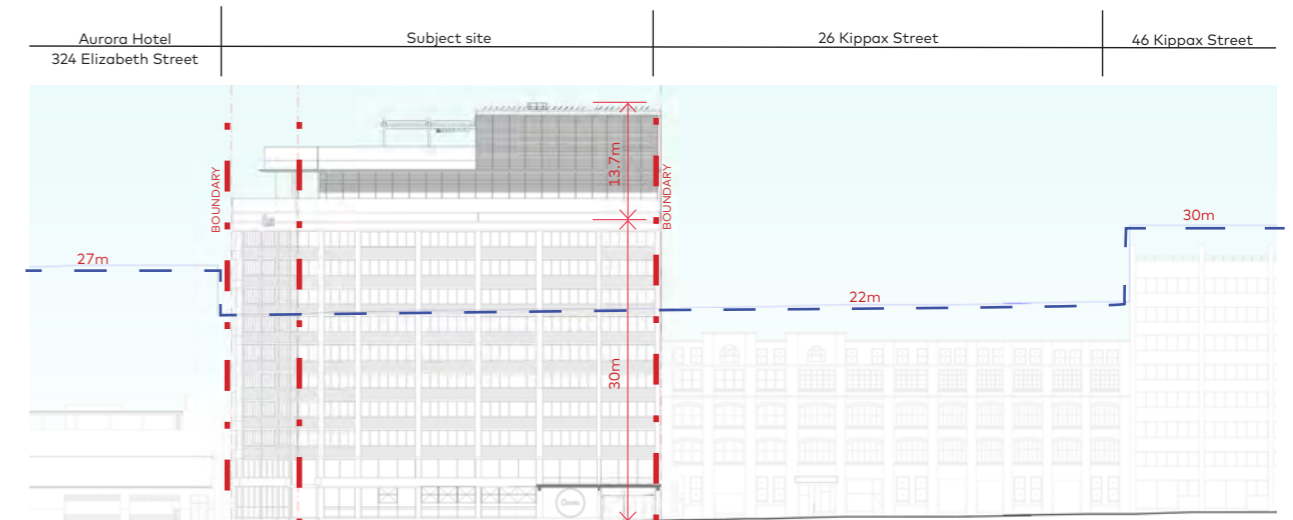
This is to accommodate a new function/ meeting level for Canva and access to a new roof terrace (in addition to the minimum plant requirements)



Existing Southern (Kippax Street) Elevation



DA1 Southern (Kippax Street) Elevation



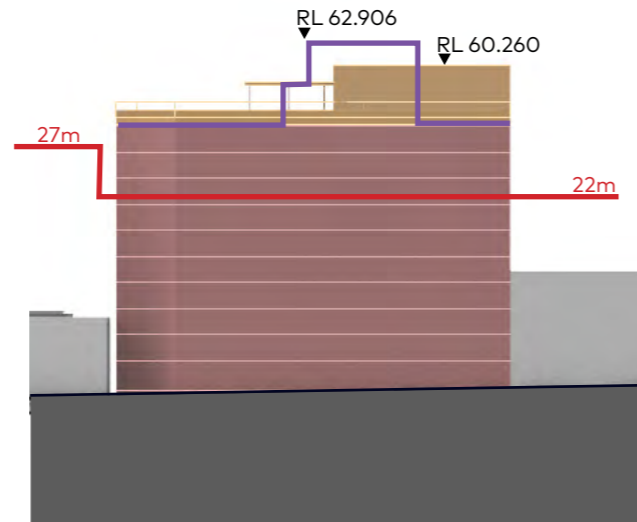
Proposed Southern (Kippax Street) Elevation

LEGEND

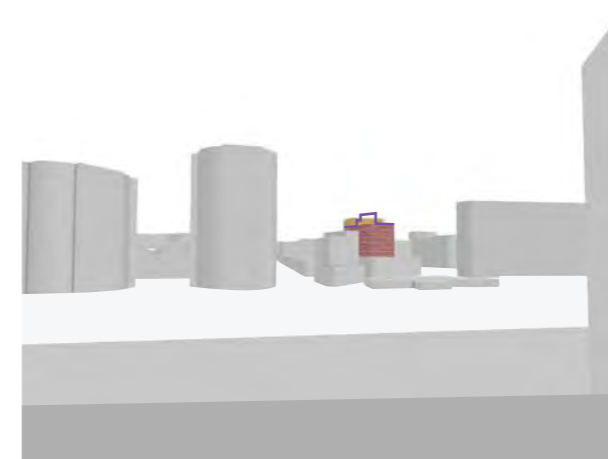
- ■ ■ Boundary
- — — Height Limit

Bulk and Scale

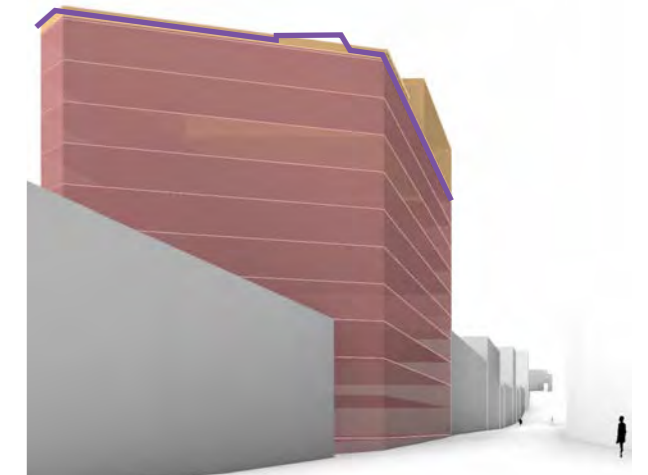
The following diagrams compare the proposed DA and Planning Proposal massing with the current building massing as seen from the public domain vantage points.



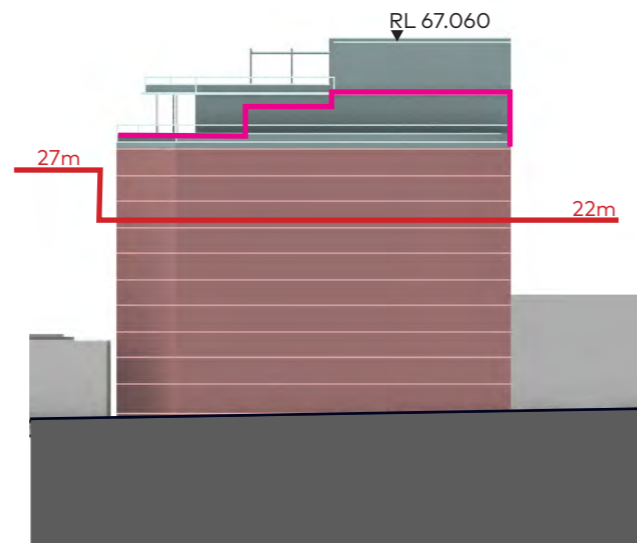
Elevation: Existing and DA1 - Kippax Street



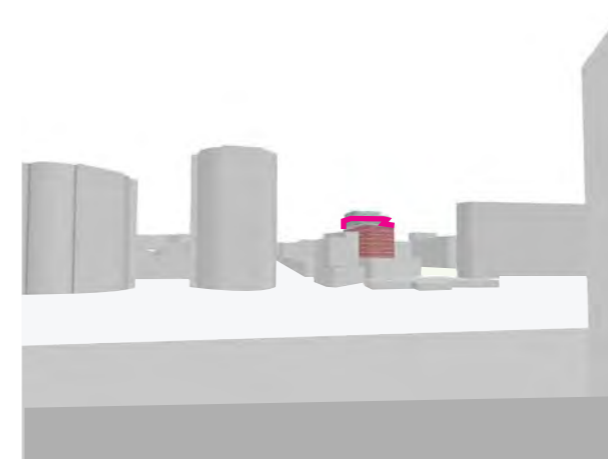
DA1 with Existing building outline overlaid in purple



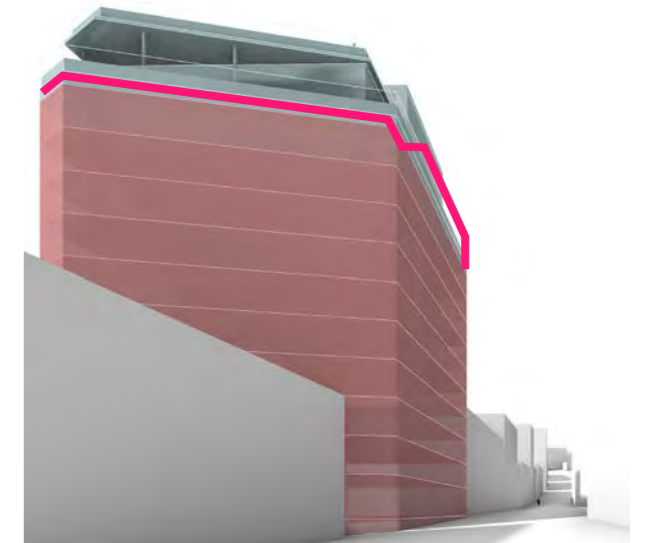
DA1 with Existing building outline overlaid in purple



Elevation: Indicative Planning Proposal with DA1 outline overlaid



Indicative Planning Proposal with DA1 outline overlaid in pink



Indicative Planning Proposal with DA1 outline overlaid in pink

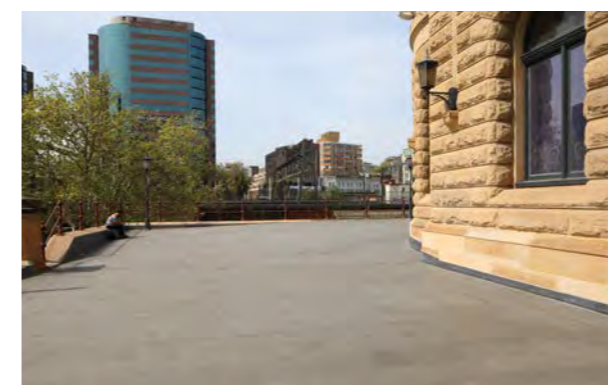
- LEGEND**
- Existing Building
 - DA1 Additions
 - Indicative Planning Proposal Additions
 - Existing height limit
 - Existing Roof line
 - DA1 Roofline
 - 1 Camera view
 - Site



Key plan



View 1. Looking north east at corner of O'Loughlin and Kippax Street

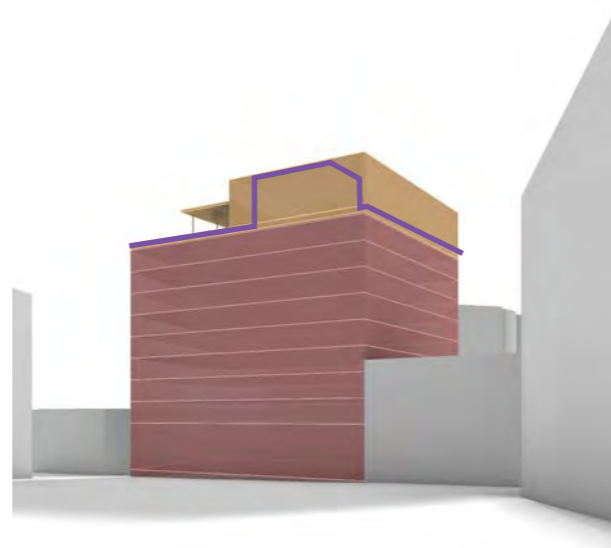


2. View towards site from Central Station Bridge looking south east

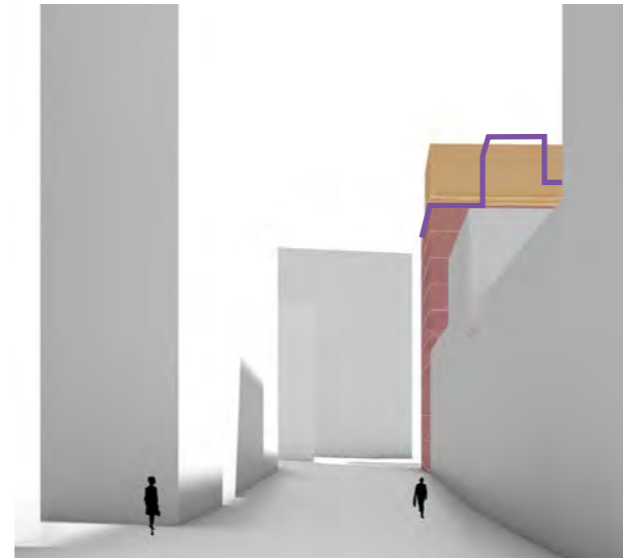


3. Bulk and Massing View from Elizabeth St

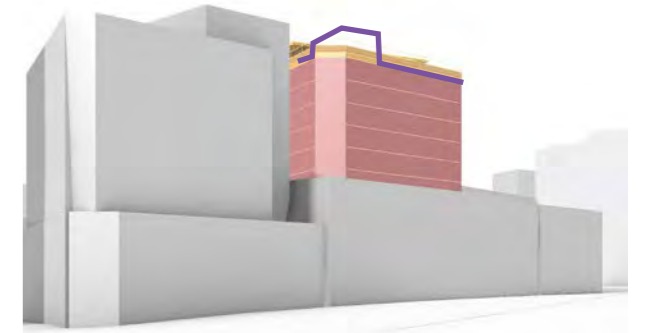
Bulk and Scale



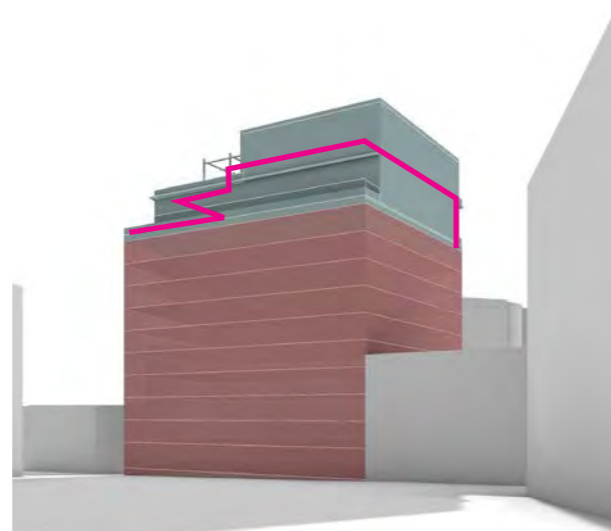
DA1 with Existing building outline overlaid in purple



DA1 with Existing building outline overlaid in purple



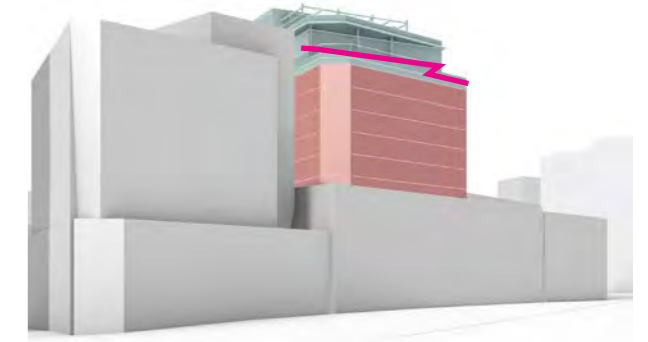
DA1 with Existing building outline overlaid in purple



Indicative Planning Proposal with DA1 outline overlaid in pink



Indicative Planning Proposal with DA1 outline overlaid in pink



Indicative Planning Proposal with DA1 outline overlaid in pink

- 182
- LEGEND**
- Existing Building
 - DA1 Additions
 - Indicative Planning Proposal Additions
 - Existing height limit
 - Existing Roof line
 - DA1 Roofline
 - Camera view
 - Site



Key plan



4. Bulk and Massing View from Holt St

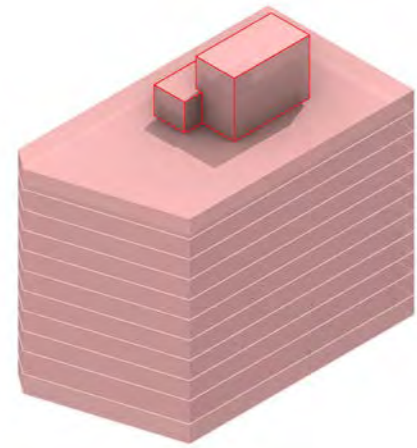


5. Bulk and Massing View from Kippax St

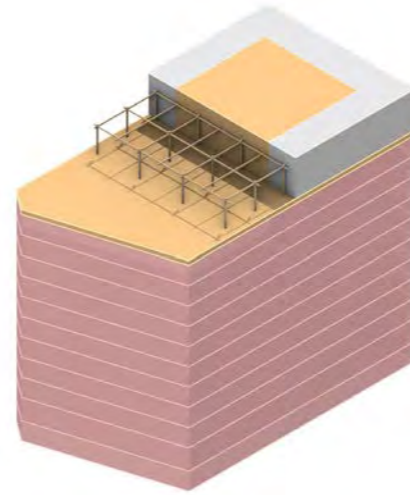


6. Bulk and Massing View from Elizabeth St

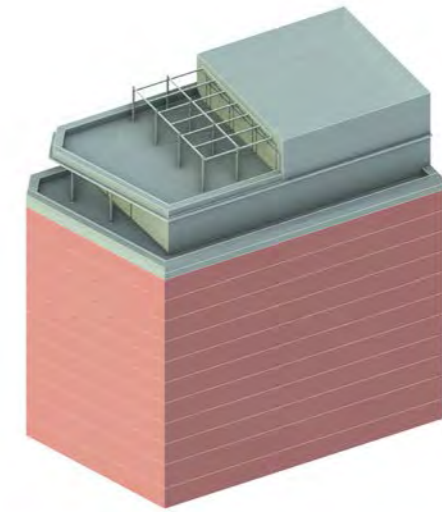
Solar Analysis Context



Existing Building



DA1 Massing

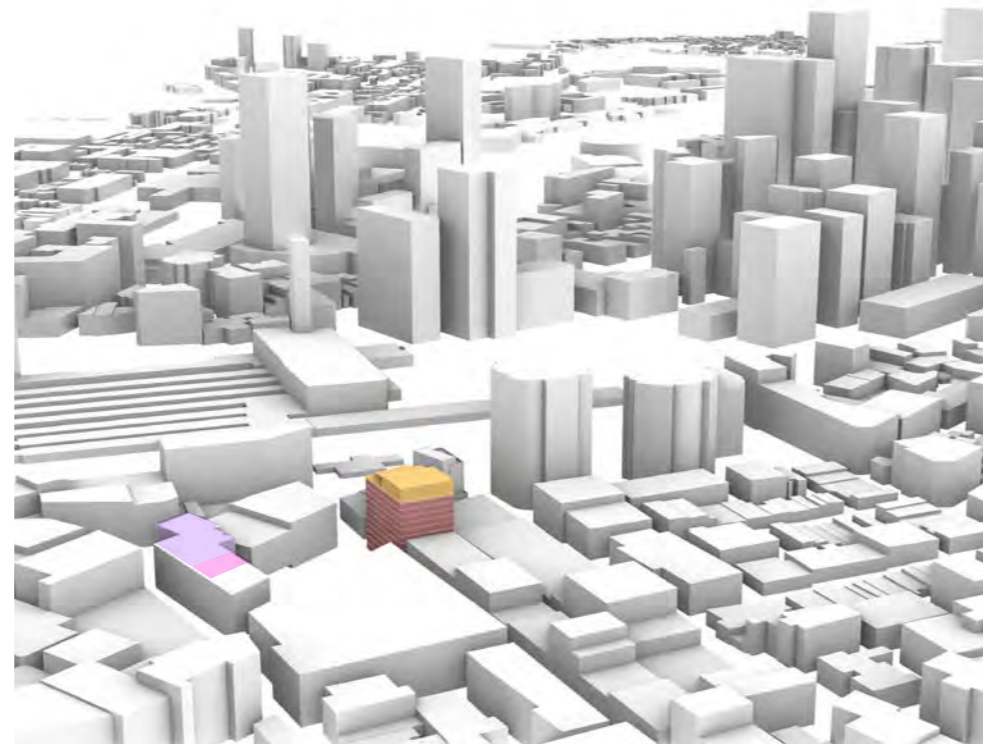


Planning Proposal Indicative Massing

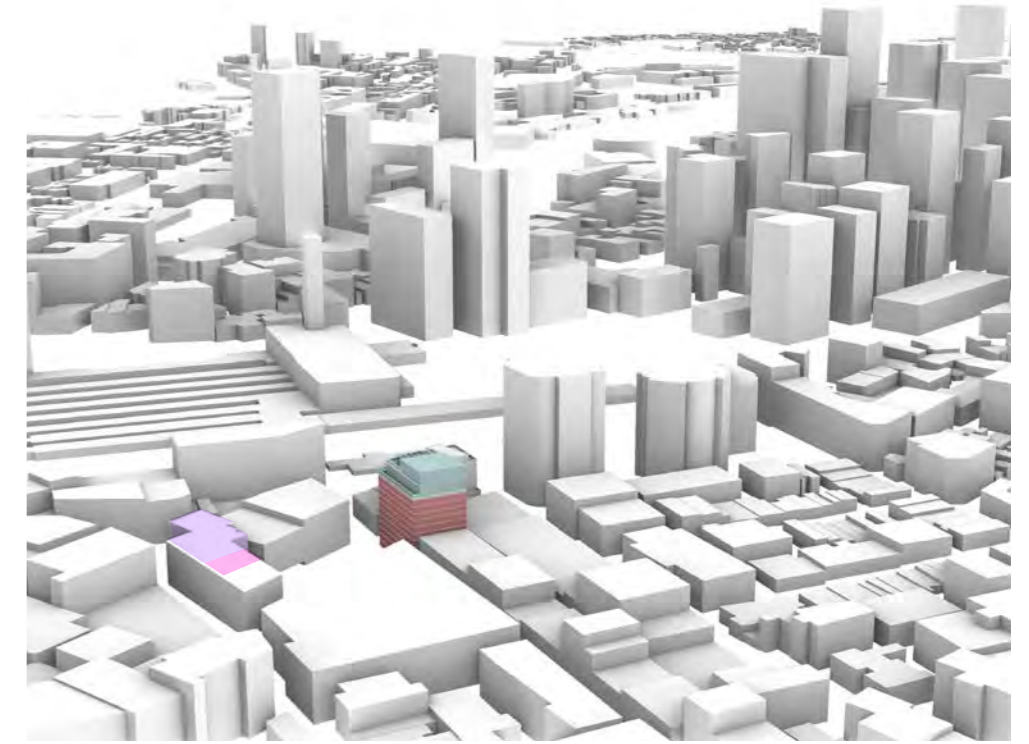
183

LEGEND

- Existing Building
- DA1 Addition
- PP Addition
- Neighbouring buildings:
See following page



Existing building in Context | Aerial view looking north west



Indicative Rooftop Additions in Context | Aerial view looking north west

Solar Analysis Context

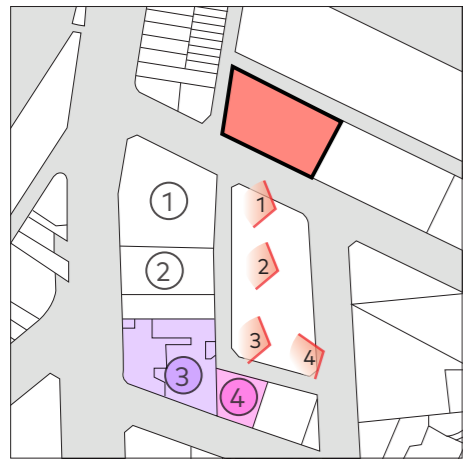
The surrounding development is comprised of predominantly commercial buildings, however there are a number of residential building to the south-west of Holt Street Carpark. The following shadow analysis compares the existing overshadowing with that of the proposed DA and Planning Proposal application.

It shows that neither the proposed DA or Planning Proposal application impact any residential units ability to comply with the ADG Solar Access requirement.

184

LEGEND

- Site
- 1 Camera view
- ① Commercial
- ② Commercial
- ③ Icon Apartments
- ④ Calibrae Apartments



Keyplan



4. Calibrae Apartments



3. Icon Apartments



2. 344-354 Elizabeth Street Commercial

1. 328-336 Elizabeth Street Commercial

Solar Analysis Plans

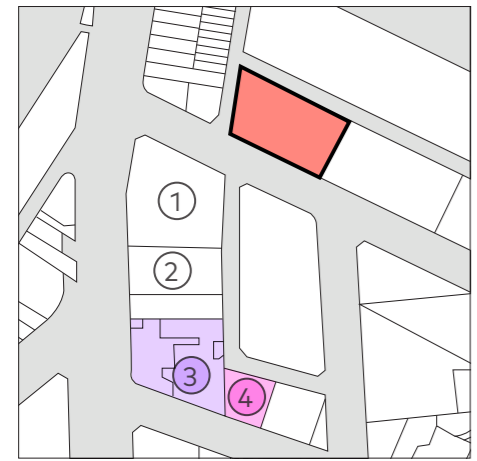
Shadow comparison of existing and proposed (DA1 & Planning Proposal) on the winter solstice (June 21) between 9am and 3pm.

The comparison of shadows between DA1 and the Planning Proposal highlights minimal change in overshadowing.

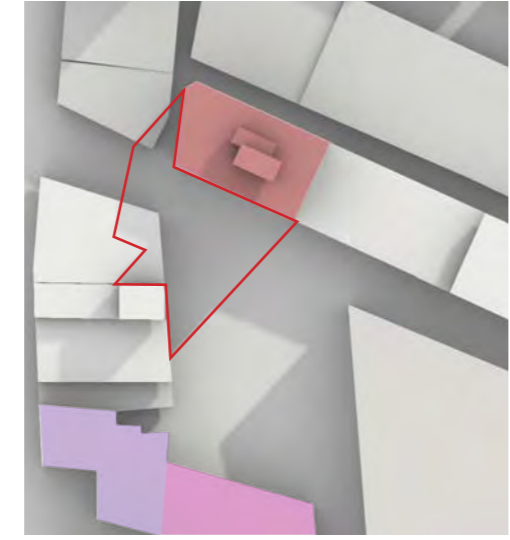
185

LEGEND

- Site
- ① Mixed use
- ② Crisis Accommodation
- ③ Icon Apartments
- ④ Calibrae Apartments
- DA1 Proposed
- Planning Proposal Proposed
- Existing Building Shadow Profile
- Additional Proposed Shadow Profile



Keyplan



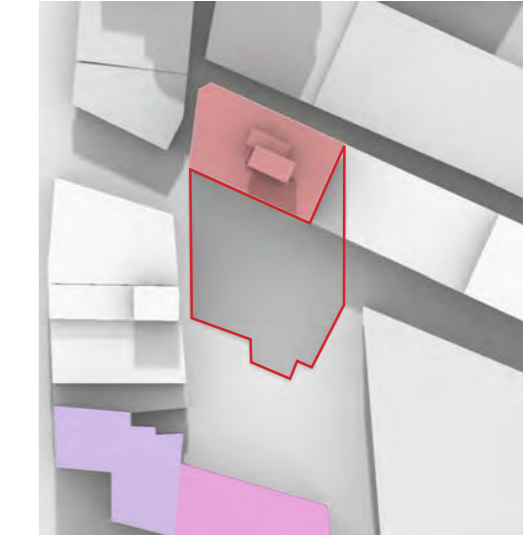
Existing | Winter Solstice @ 9am



Existing | Winter Solstice @ 10am



Existing | Winter Solstice @ 11am



Existing | Winter Solstice @ 12pm



DA1 | Winter Solstice @ 9am



DA1 | Winter Solstice @ 10am



DA1 | Winter Solstice @ 11am



DA1 | Winter Solstice @ 12pm



Planning Proposal | Winter Solstice @ 9am



Planning Proposal | Winter Solstice @ 10am



Planning Proposal | Winter Solstice @ 11am



Planning Proposal | Winter Solstice @ 12pm

Solar Analysis Plans

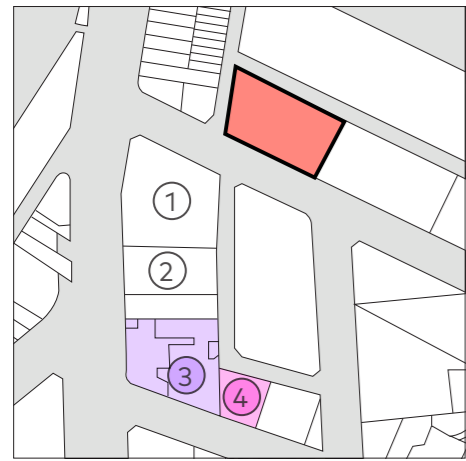
Shadow comparison of existing and proposed (DA1 & Planning Proposal) on the winter solstice (June 21) between 9am and 3pm.

The comparison of shadows between DA1 and the Planning Proposal highlights minimal change in overshadowing.

LEGEND

- Site
- ① Mixed use
- ② Crisis Accommodation
- ③ Icon Apartments
- ④ Calibrae Apartments
- DA1 Proposed
- Planning Proposal Proposed
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- Additional Proposed Shadow Profile

186



Keyplan



Existing | Winter Solstice @ 1pm



Existing | Winter Solstice @ 2pm



Existing | Winter Solstice @ 3pm



DA1 | Winter Solstice @ 1pm



DA1 | Winter Solstice @ 2pm



DA1 | Winter Solstice @ 3pm



Planning Proposal | Winter Solstice @ 1pm



Planning Proposal | Winter Solstice @ 2pm

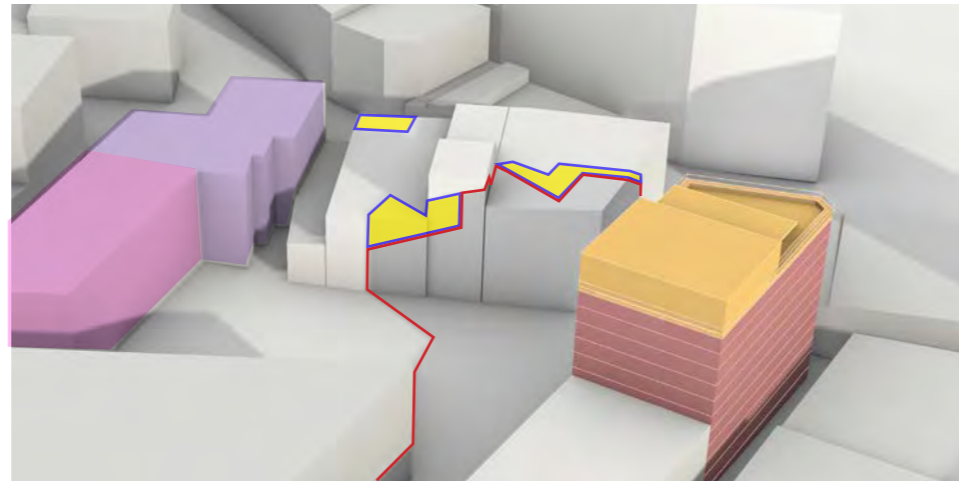


Planning Proposal | Winter Solstice @ 3pm

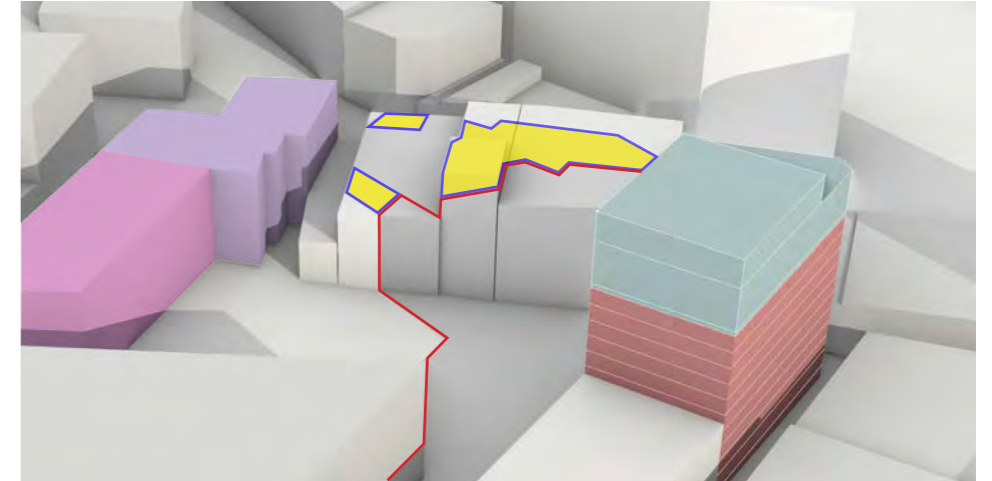
Solar Analysis Views

Shadow comparison of existing and proposed (DA1 & Planning Proposal) on the winter solstice (June 21) between 9am and 3pm.

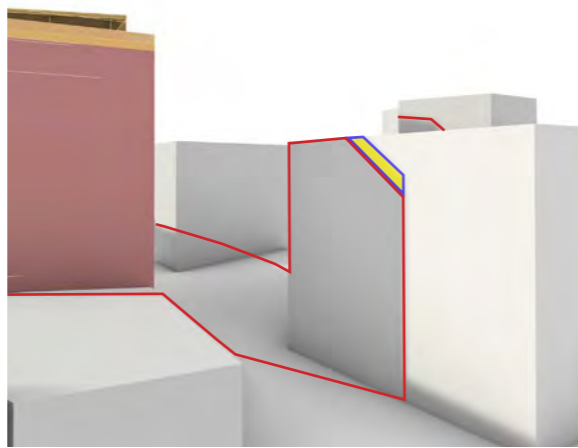
The comparison of shadows between DA1 and the Planning Proposal highlights minimal change in overshadowing.



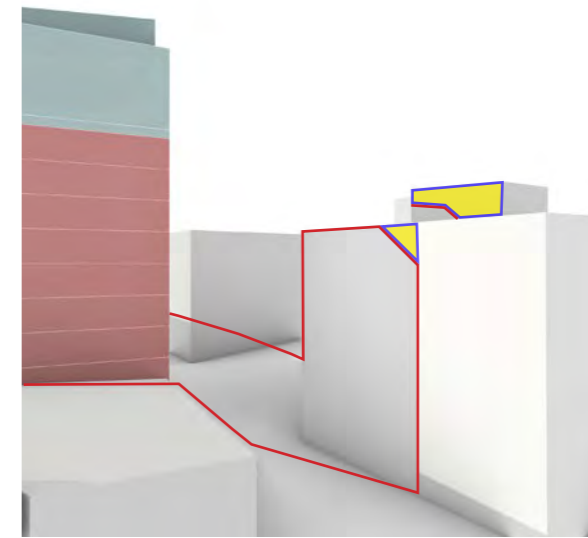
A. DA1 | Winter Solstice @ 9am



A. Planning Proposal | Winter Solstice @ 9am



B. DA1 | Winter Solstice @ 9am

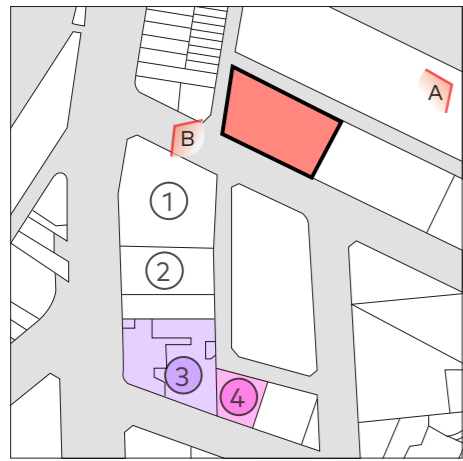


B. Planning Proposal | Winter Solstice @ 9am

LEGEND

- Site
- ① Mixed use
- ② Crisis Accommodation
- ③ Icon Apartments
- ④ Calibrae Apartments
- DA1 Proposed
- Planning Proposal Proposed
- Existing Building Shadow Profile
- Additional Proposed Shadow Profile

187

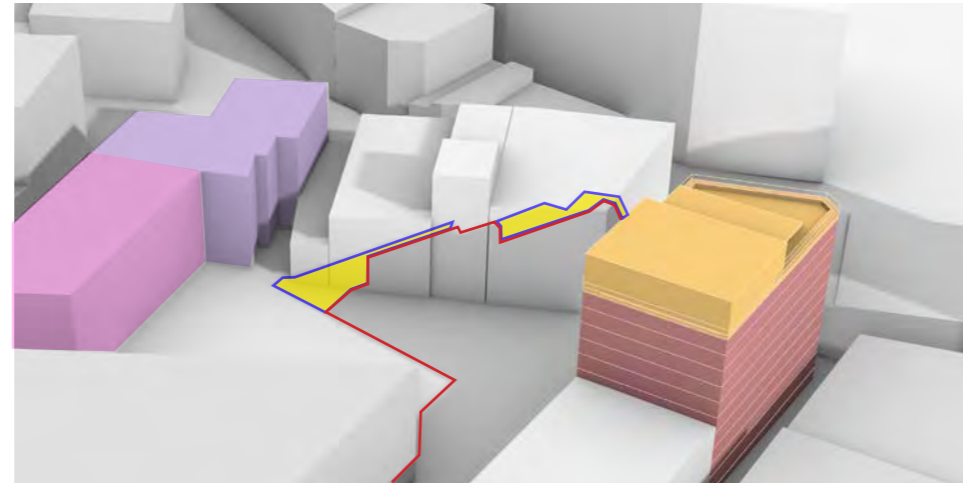


Keyplan

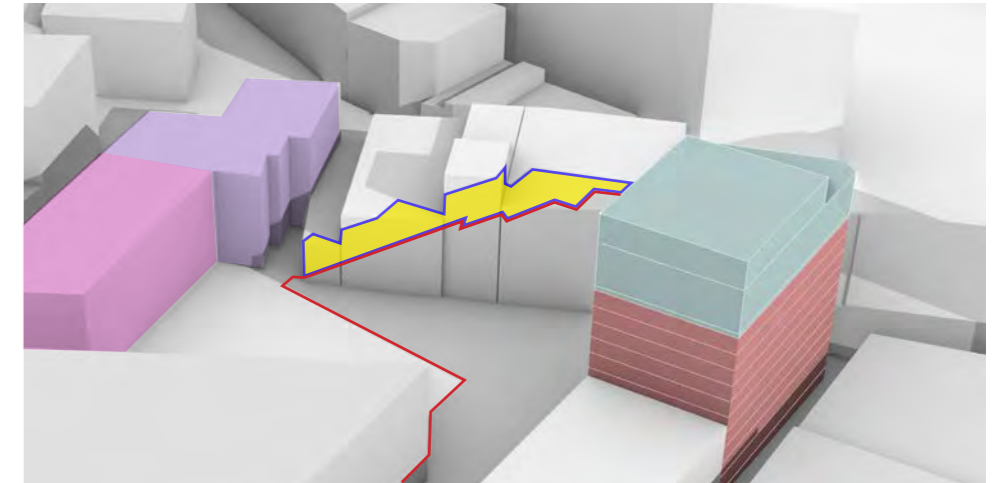
Solar Analysis Views

Shadow comparison of existing and proposed (DA1 & Planning Proposal) on the winter solstice (June 21) between 9am and 3pm.

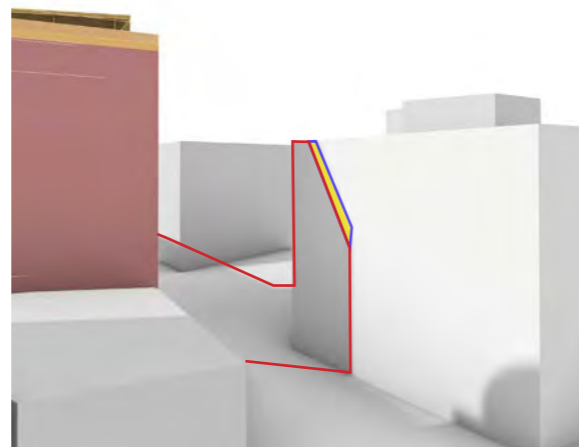
The comparison of shadows between DA1 and the Planning Proposal highlights minimal change in overshadowing.



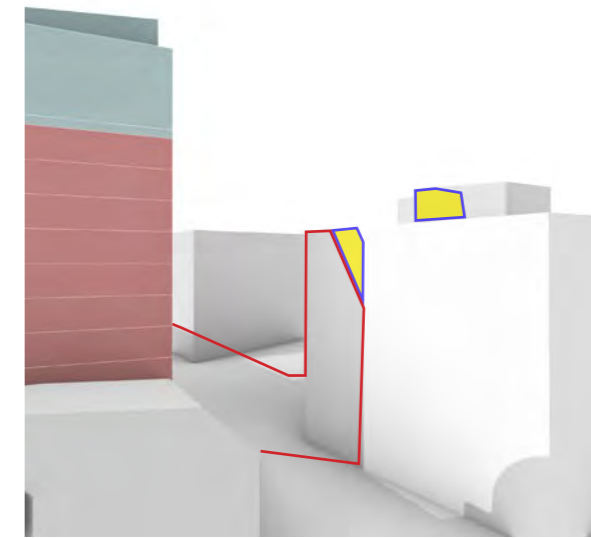
A. DA1 | Winter Solstice @ 10am



A. Planning Proposal | Winter Solstice @ 10am



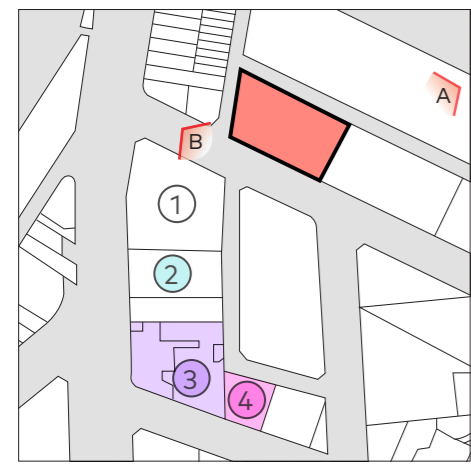
B. DA1 | Winter Solstice @ 10am



B. Planning Proposal | Winter Solstice @ 10am

LEGEND

- Site
- ① Mixed use
- ② Crisis Accommodation
- ③ Icon Apartments
- ④ Calibrae Apartments
- DA1 Proposed
- Planning Proposal Proposed
- Existing Building Shadow Profile
- Additional Proposed Shadow Profile



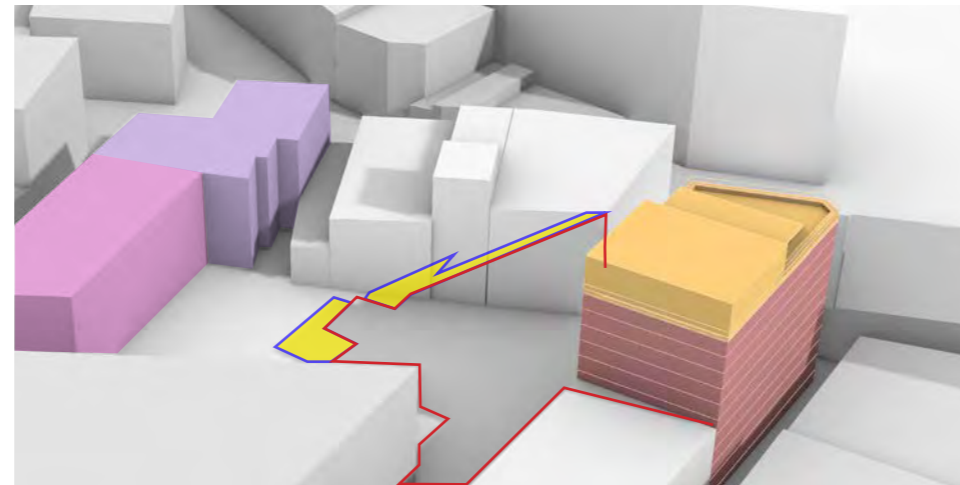
Keyplan

188

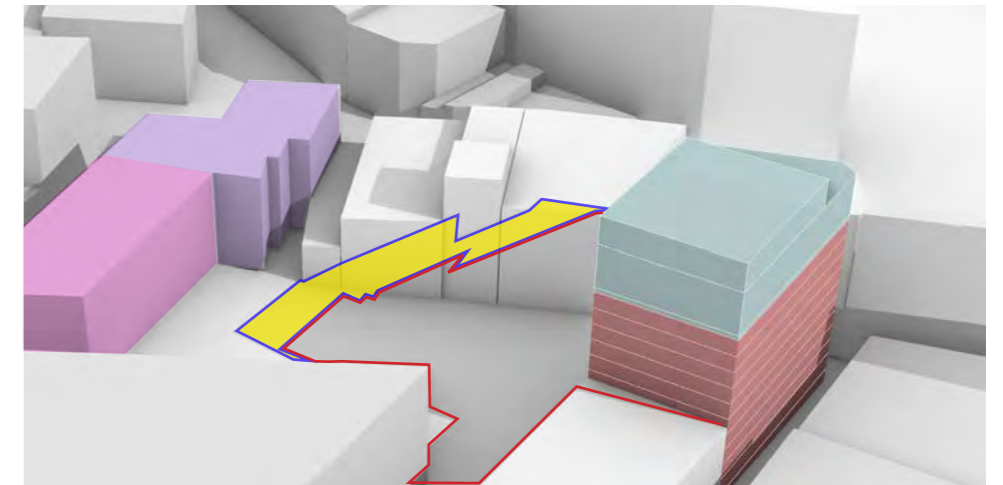
Solar Analysis Views

Shadow comparison of existing and proposed (DA1 & Planning Proposal) on the winter solstice (June 21) between 9am and 3pm.

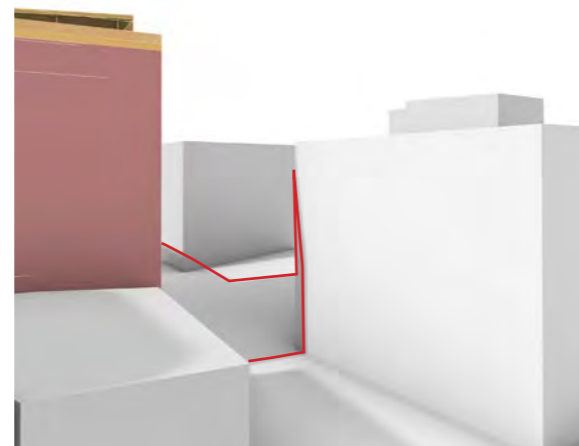
The comparison of shadows between DA1 and the Planning Proposal highlights minimal change in overshadowing.



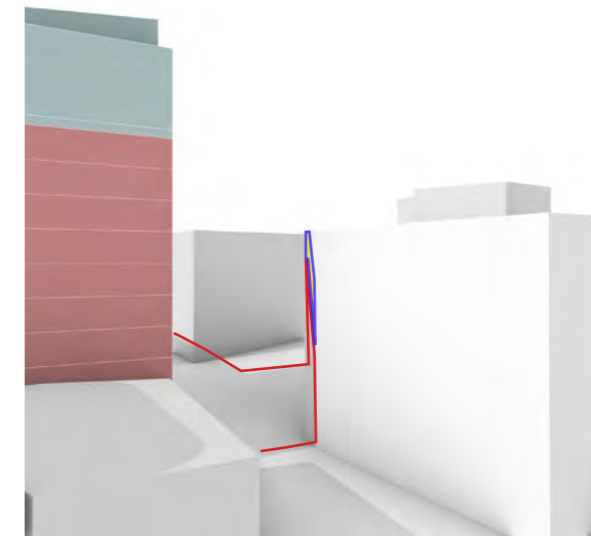
A. DA1 | Winter Solstice @ 11am



A. Planning Proposal | Winter Solstice @ 11am



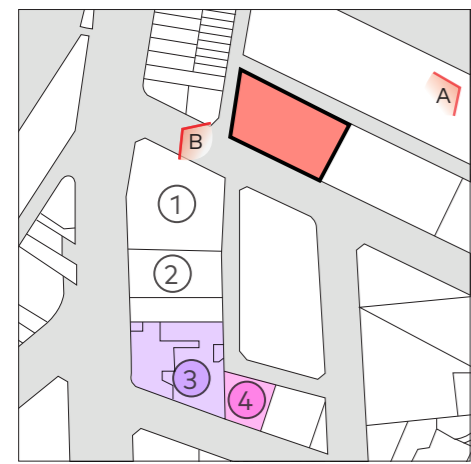
B. DA1 | Winter Solstice @ 11am



B. Planning Proposal | Winter Solstice @ 11am

LEGEND

- Site
- ① Mixed use
- ② Crisis Accommodation
- ③ Icon Apartments
- ④ Calibrae Apartments
- DA1 Proposed
- Planning Proposal Proposed
- Existing Building Shadow Profile
- Additional Proposed Shadow Profile



Keyplan

189

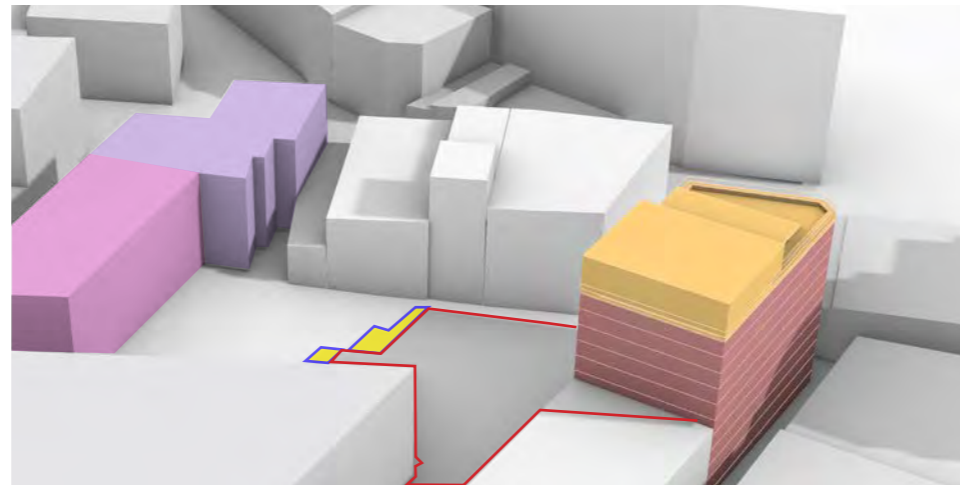
Solar Analysis Views

Shadow comparison of existing and proposed (DA1 & Planning Proposal) on the winter solstice (June 21) between 9am and 3pm.

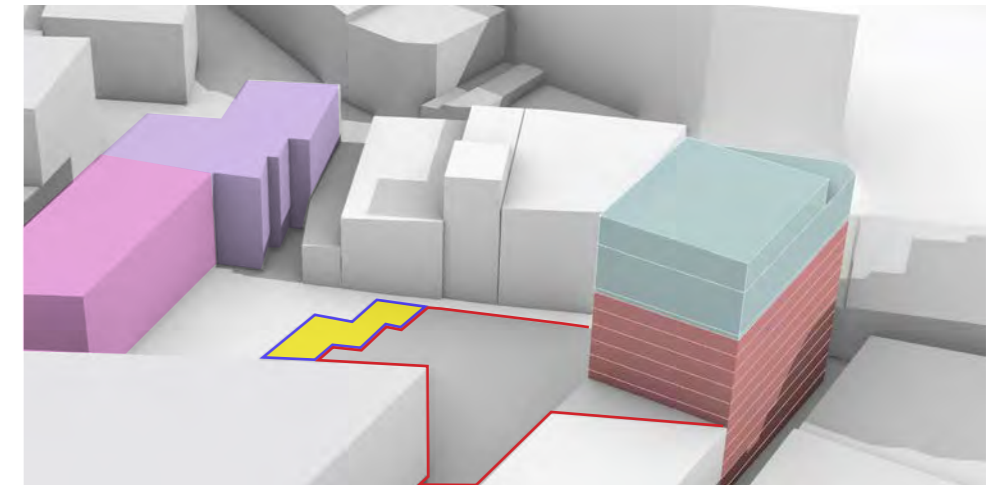
The comparison of shadows between DA1 and the Planning Proposal highlights minimal change in overshadowing.

LEGEND

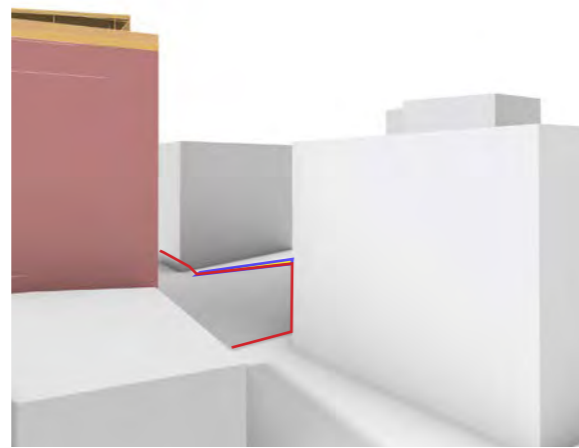
- Site
- ① Mixed use
- ② Crisis Accommodation
- ③ Icon Apartments
- ④ Calibrae Apartments
- DA1 Proposed
- Planning Proposal Proposed
- Existing Building Shadow Profile
- Additional Proposed Shadow Profile



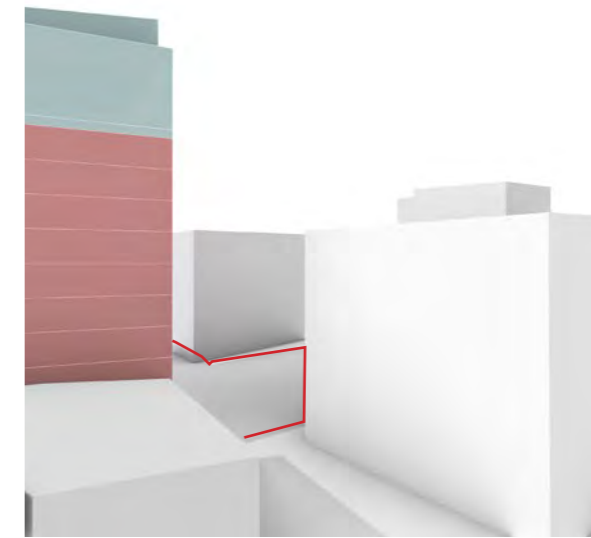
A. DA1 | Winter Solstice @ 12pm



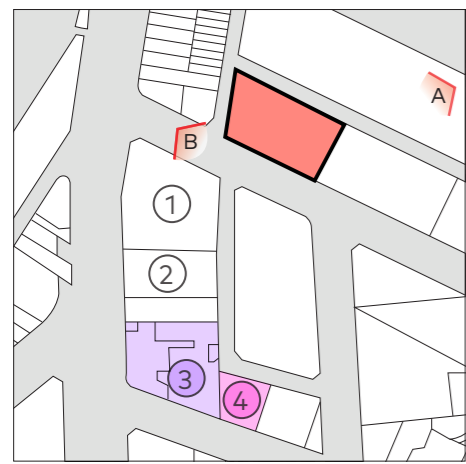
A. Planning Proposal | Winter Solstice @ 12pm



B. DA1 | Winter Solstice @ 12pm



B. Planning Proposal | Winter Solstice @ 12pm



Keyplan

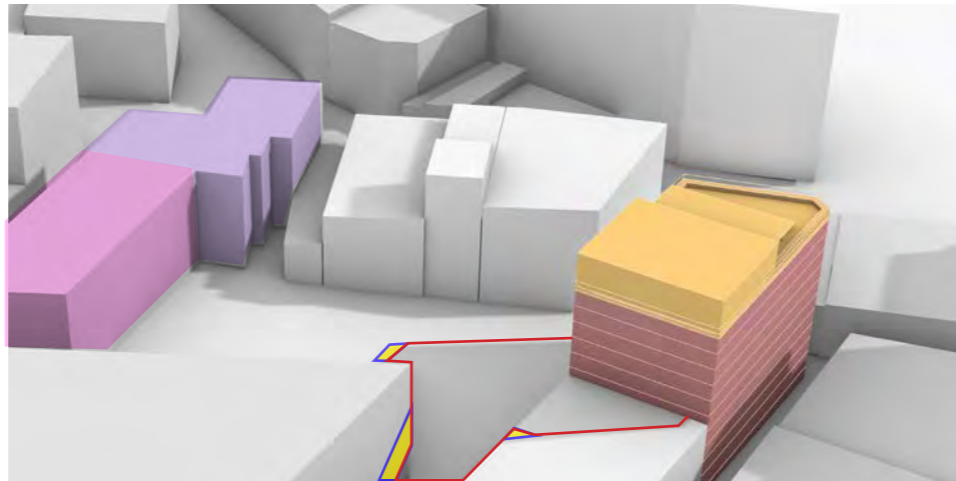
Solar Analysis Views

Shadow comparison of existing and proposed (DA1 & Planning Proposal) on the winter solstice (June 21) between 9am and 3pm.

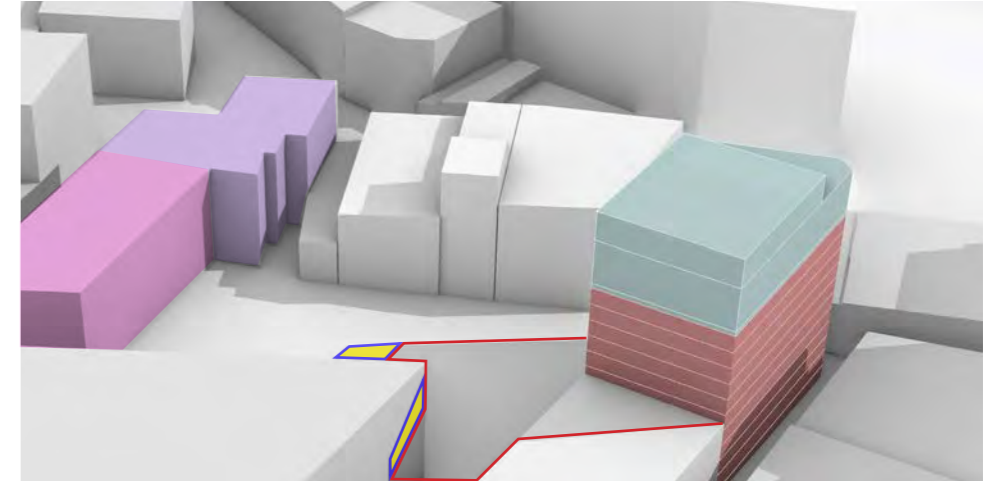
The comparison of shadows between DA1 and the Planning Proposal highlights minimal change in overshadowing.

LEGEND

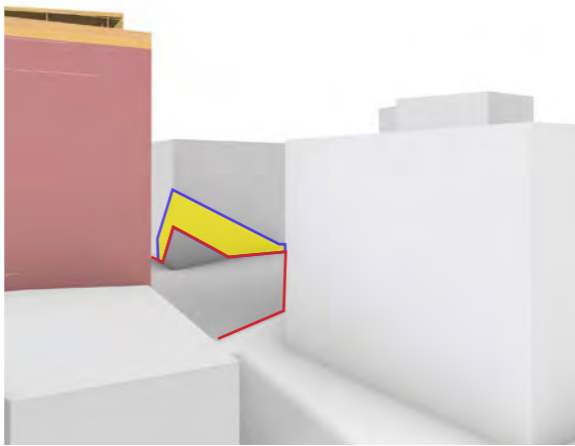
- Site
- ① Mixed use
- ② Crisis Accommodation
- ③ Icon Apartments
- ④ Calibrae Apartments
- DA1 Proposed
- Planning Proposal Proposed
- Existing Building Shadow Profile
- Additional Proposed Shadow Profile



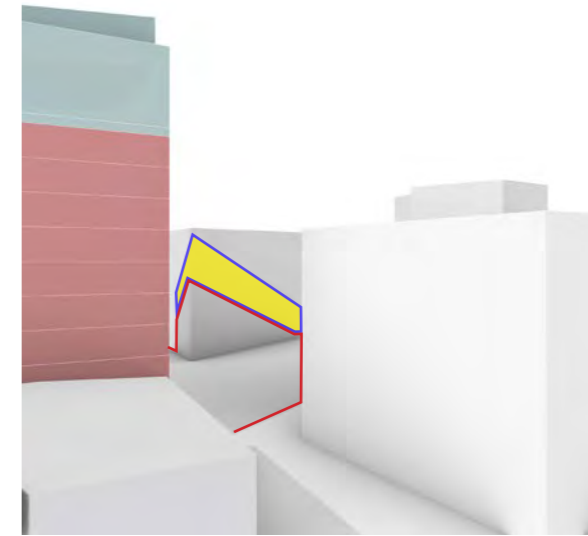
A. DA1 | Winter Solstice @ 1pm



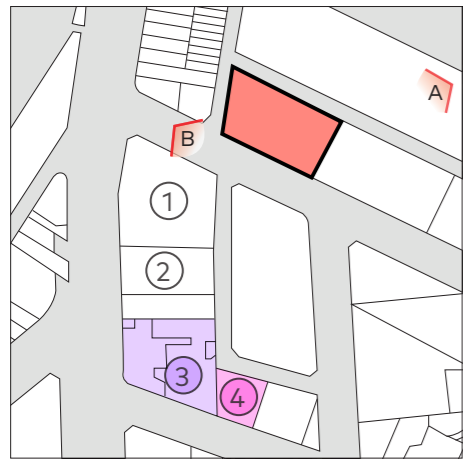
A. Planning Proposal | Winter Solstice @ 1pm



B. DA1 | Winter Solstice @ 1pm



B. Planning Proposal | Winter Solstice @ 1pm

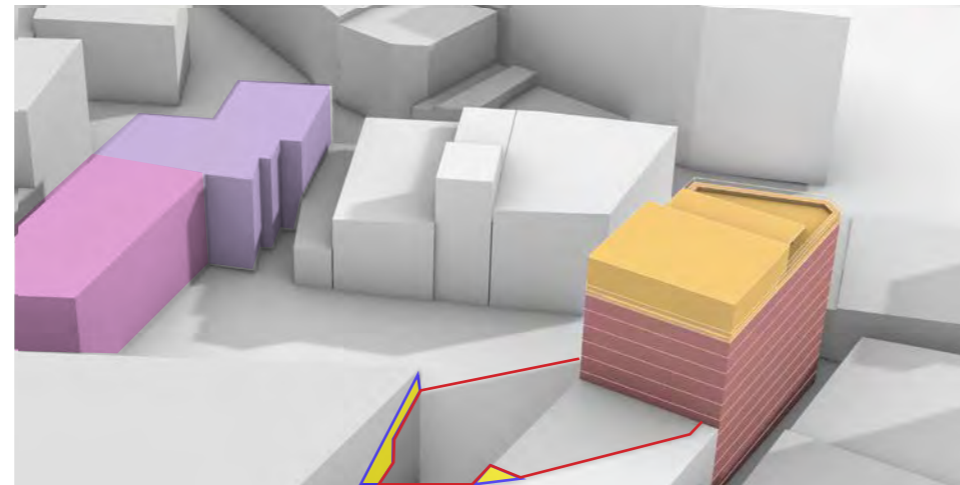


Keyplan

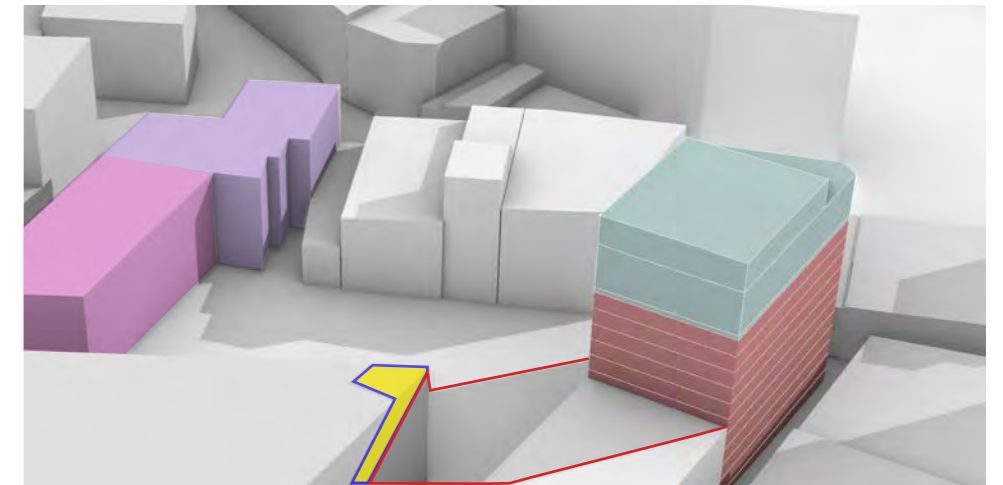
Solar Analysis Views

Shadow comparison of existing and proposed (DA1 & Planning Proposal) on the winter solstice (June 21) between 9am and 3pm.

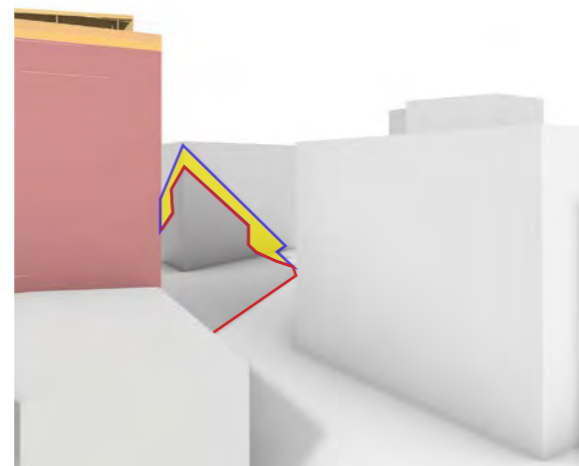
The comparison of shadows between DA1 and the Planning Proposal highlights minimal change in overshadowing.



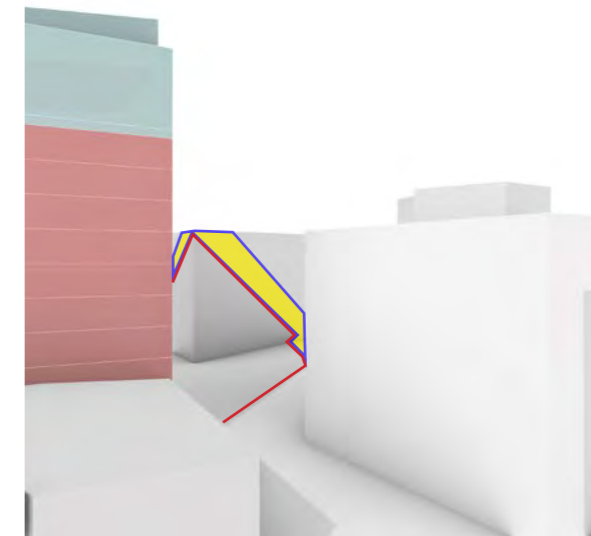
A. DA1 | Winter Solstice @ 2pm



A. Planning Proposal | Winter Solstice @ 2pm



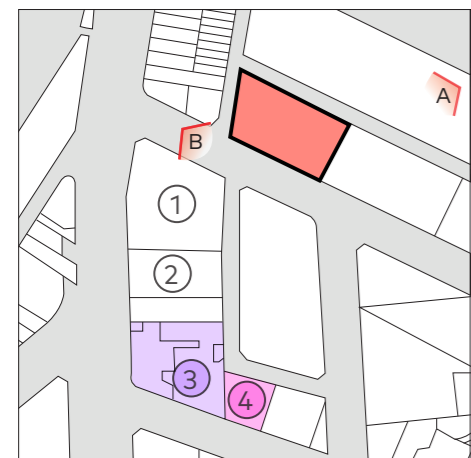
B. DA1 | Winter Solstice @ 2pm



B. Planning Proposal | Winter Solstice @ 2pm

LEGEND

- Site
- ① Mixed use
- ② Crisis Accommodation
- ③ Icon Apartments
- ④ Calibrae Apartments
- DA1 Proposed
- Planning Proposal Proposed
- Existing Building Shadow Profile
- Additional Proposed Shadow Profile

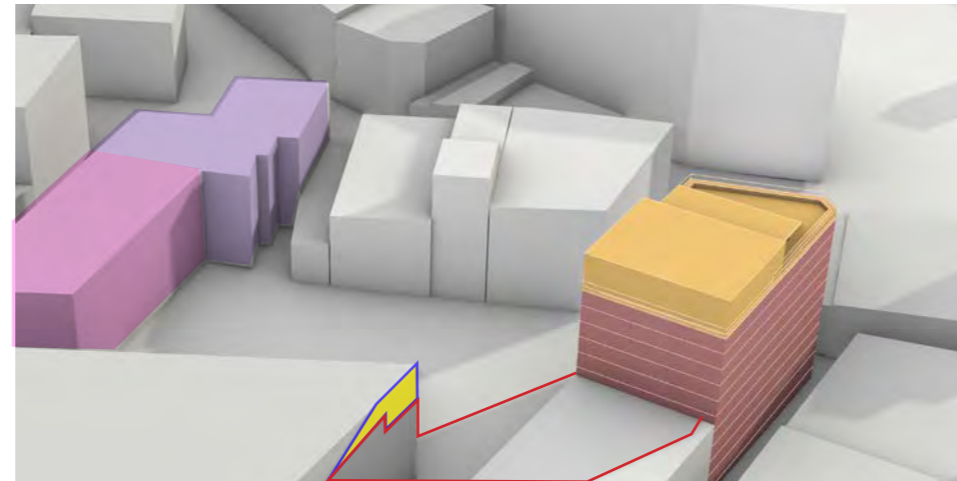


Keyplan

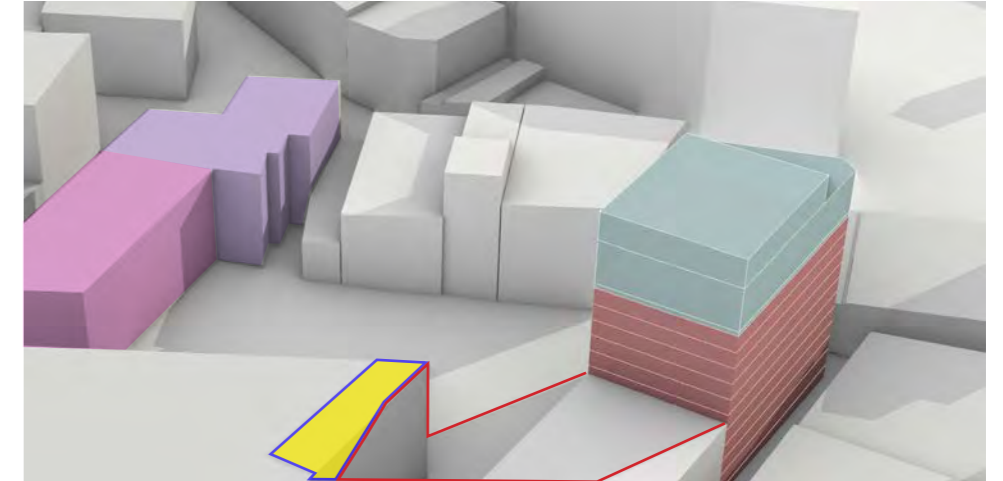
Solar Analysis Views

Shadow comparison of existing and proposed (DA1 & Planning Proposal) on the winter solstice (June 21) between 9am and 3pm.

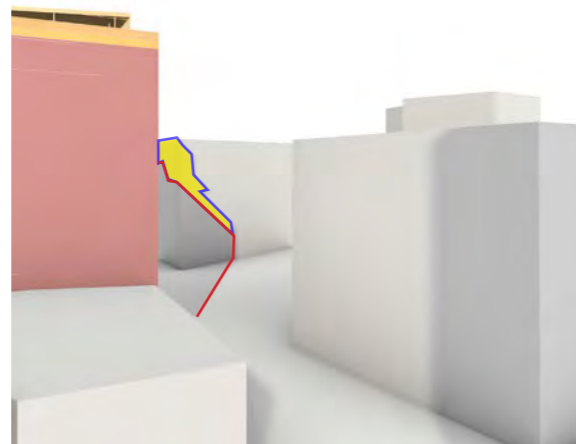
The comparison of shadows between DA1 and the Planning Proposal highlights minimal change in overshadowing.



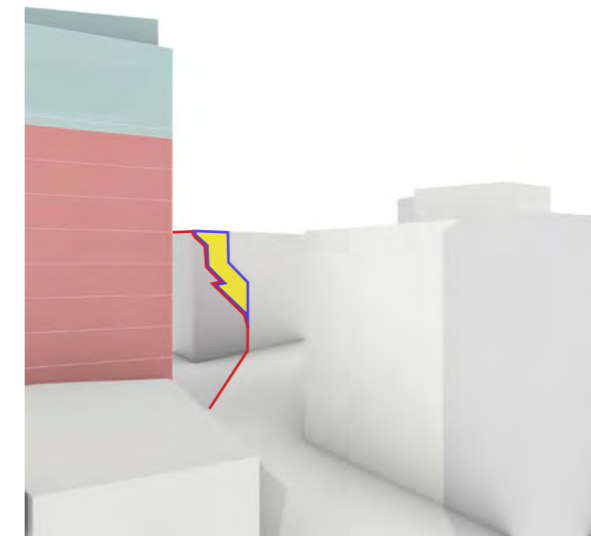
A. DA1 | Winter Solstice @ 3pm



A. Planning Proposal | Winter Solstice @ 3pm



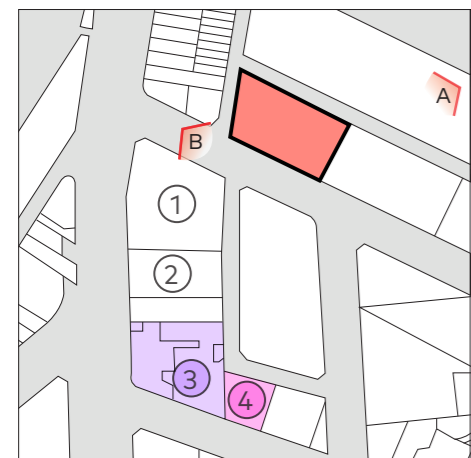
B. DA1 | Winter Solstice @ 3pm



B. Planning Proposal | Winter Solstice @ 3pm

LEGEND

- Site
- ① Mixed use
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- ③ Icon Apartments
- ④ Calibrae Apartments
- DA1 Proposed
- Planning Proposal Proposed
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- Additional Proposed Shadow Profile



Keyplan

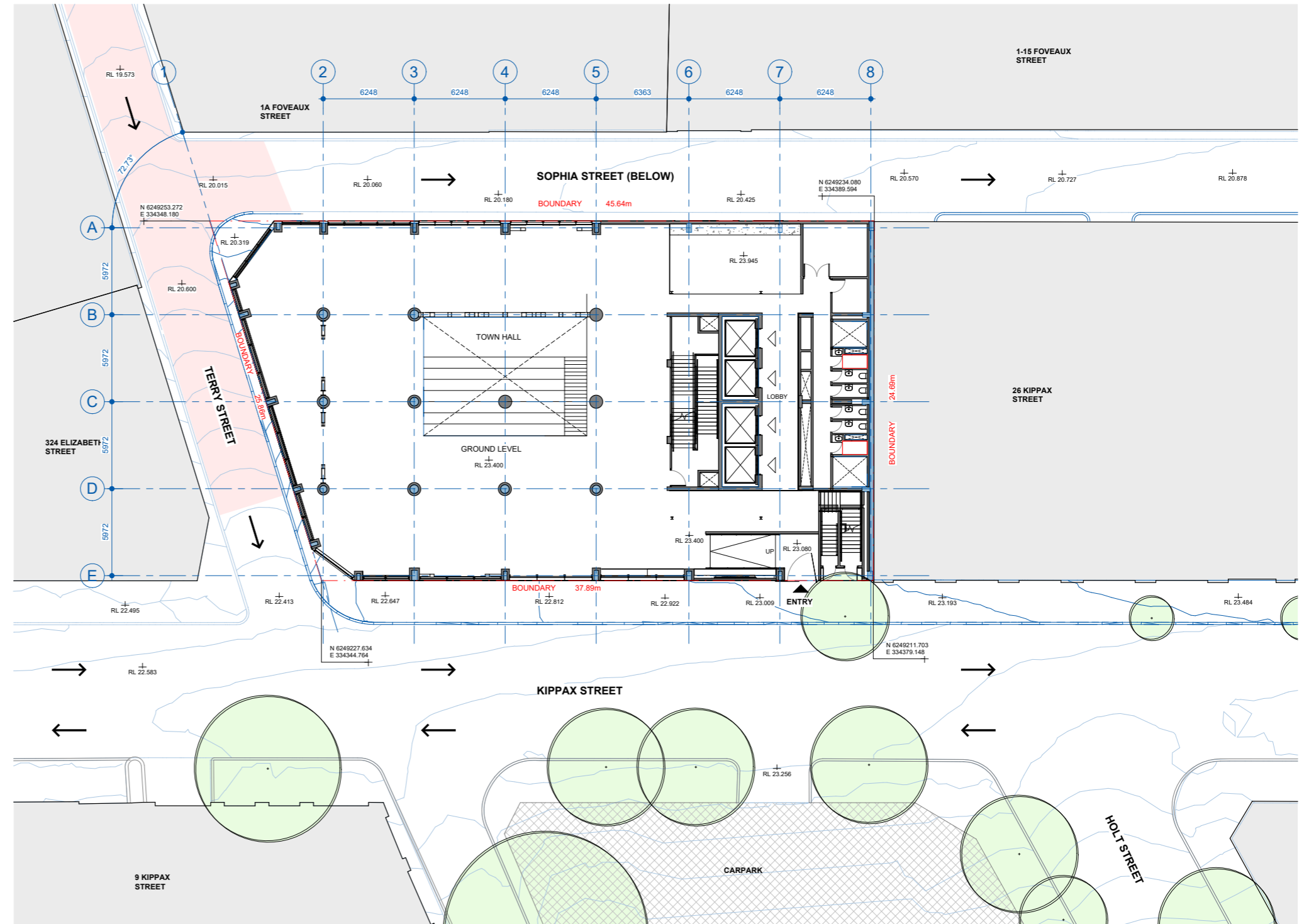
193

C O X

Reference Design

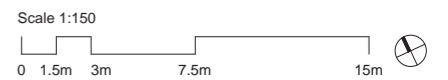
Site Plan

195



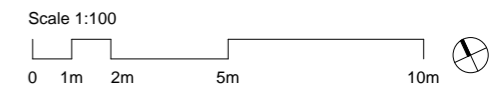
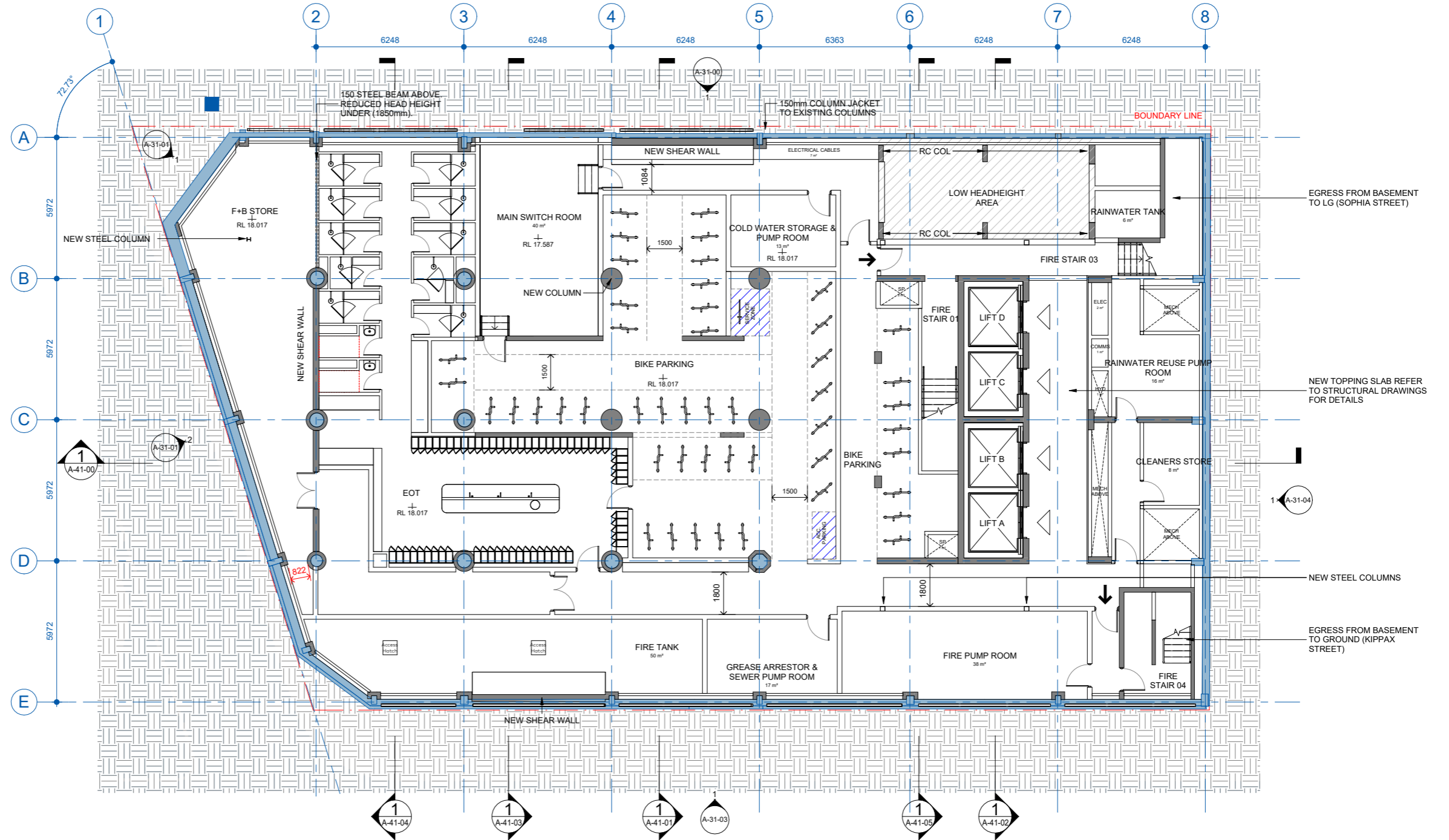
- LEGEND**
- Existing Elements
 - Trees
 - Shared Zone Terry St.
 - Road direction
 - Boundary

Site Plan



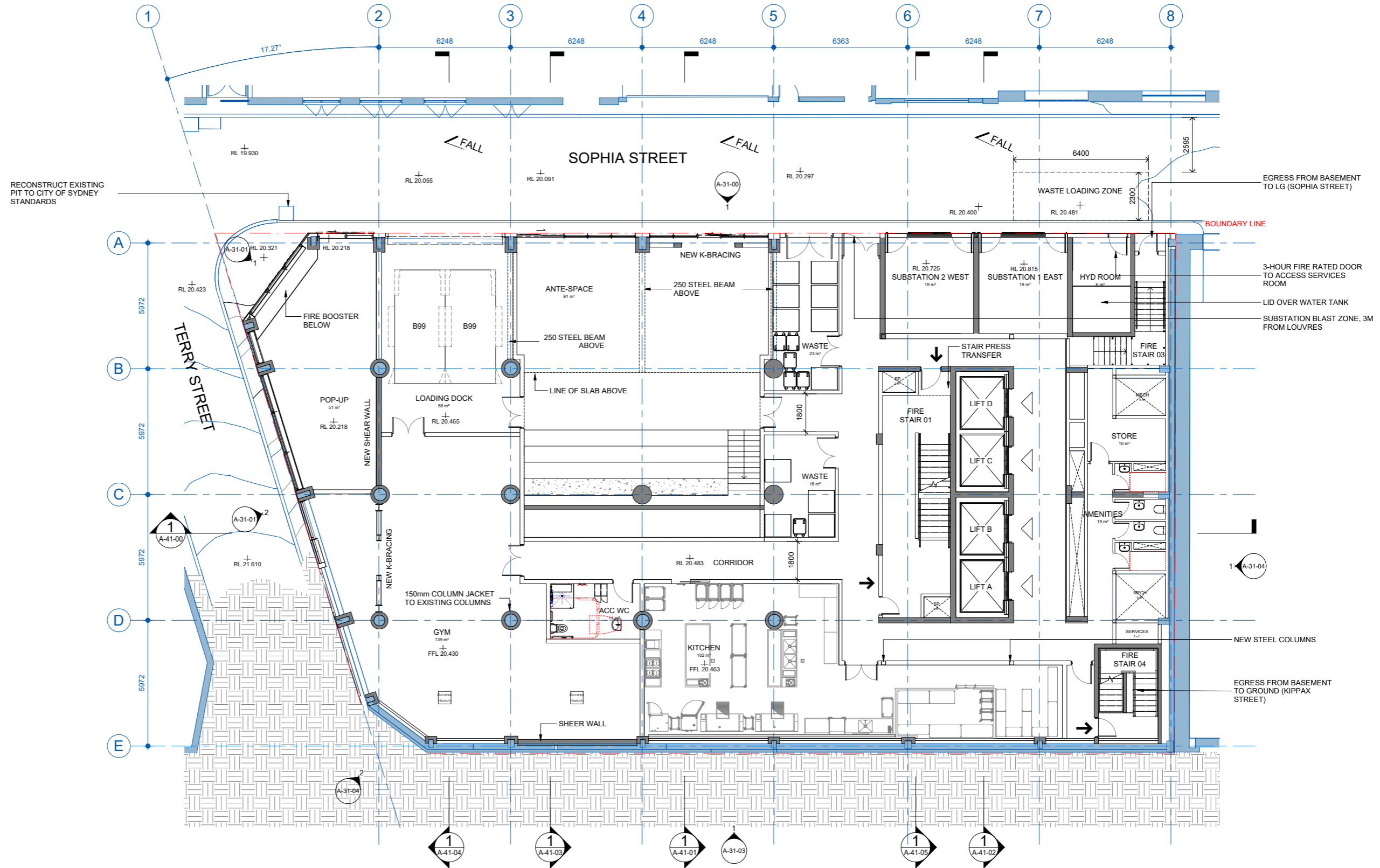
Indicative Layout

Basement Level Plan

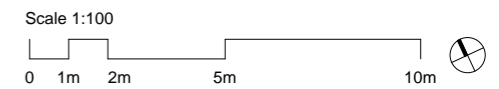


Indicative Layout

Lower Ground Level Plan

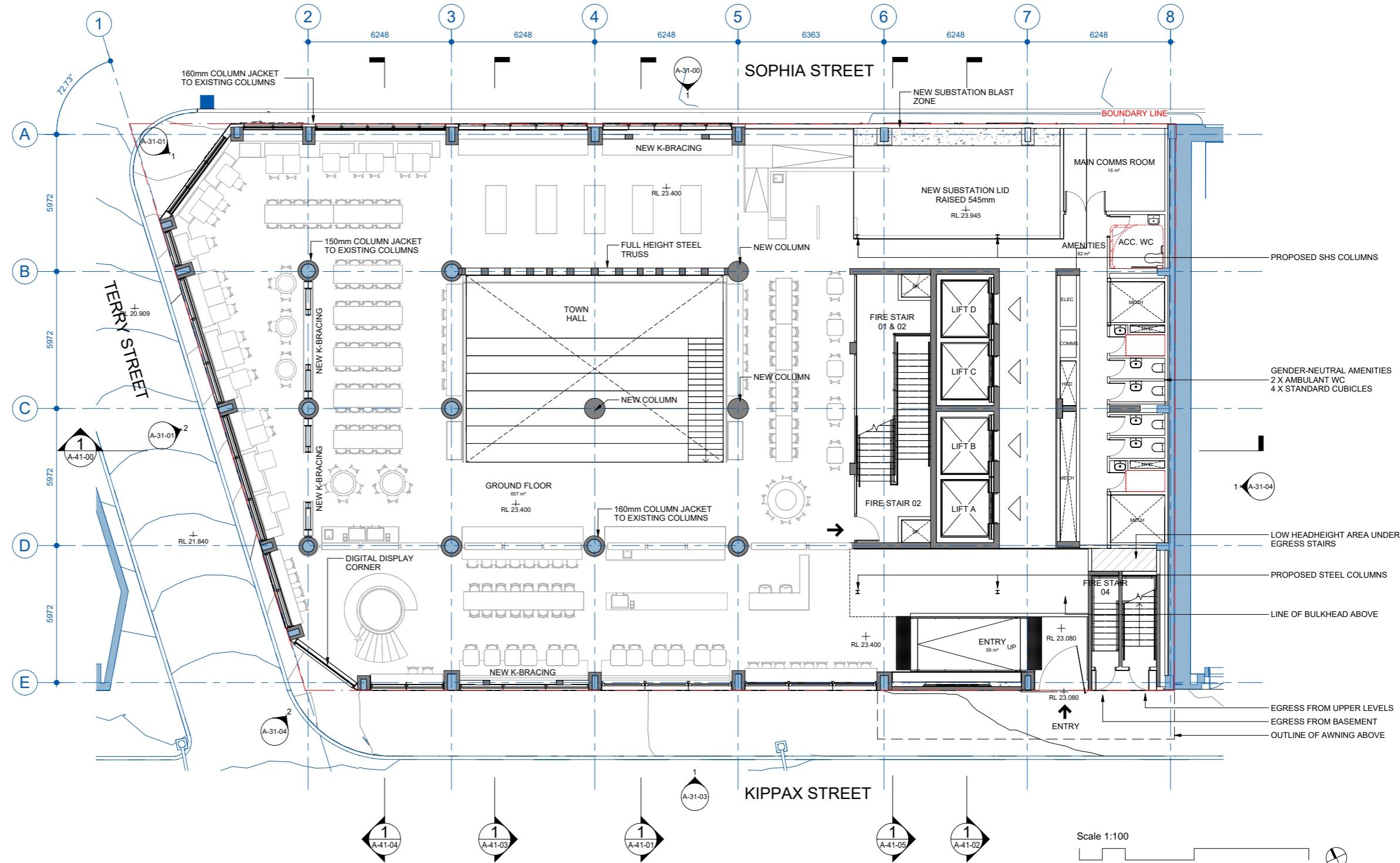


197



Indicative Layout

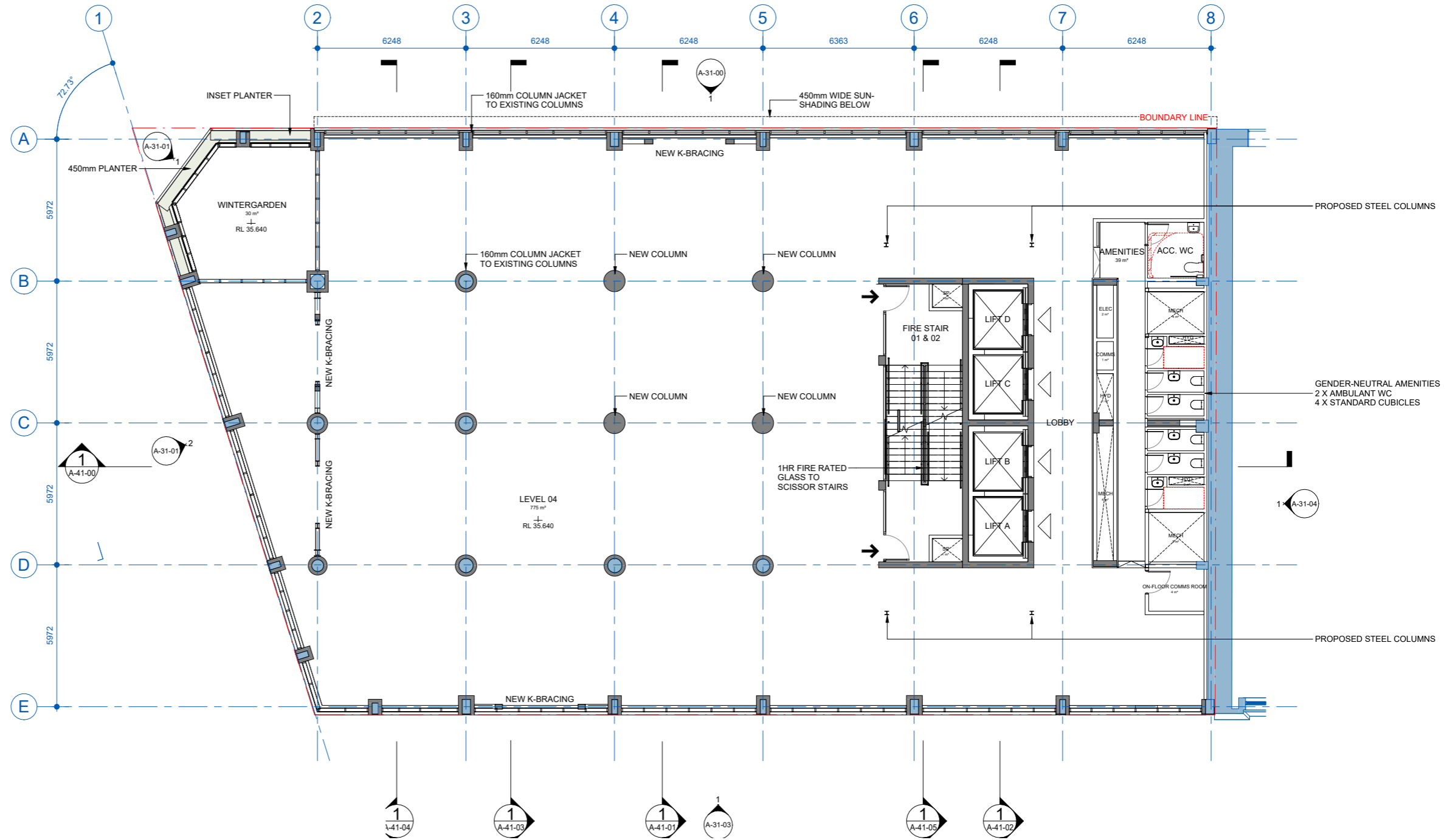
Ground Level Plan



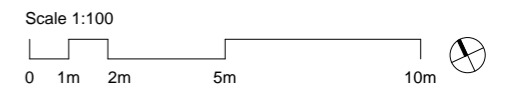
198

Indicative Layout

Typical Level

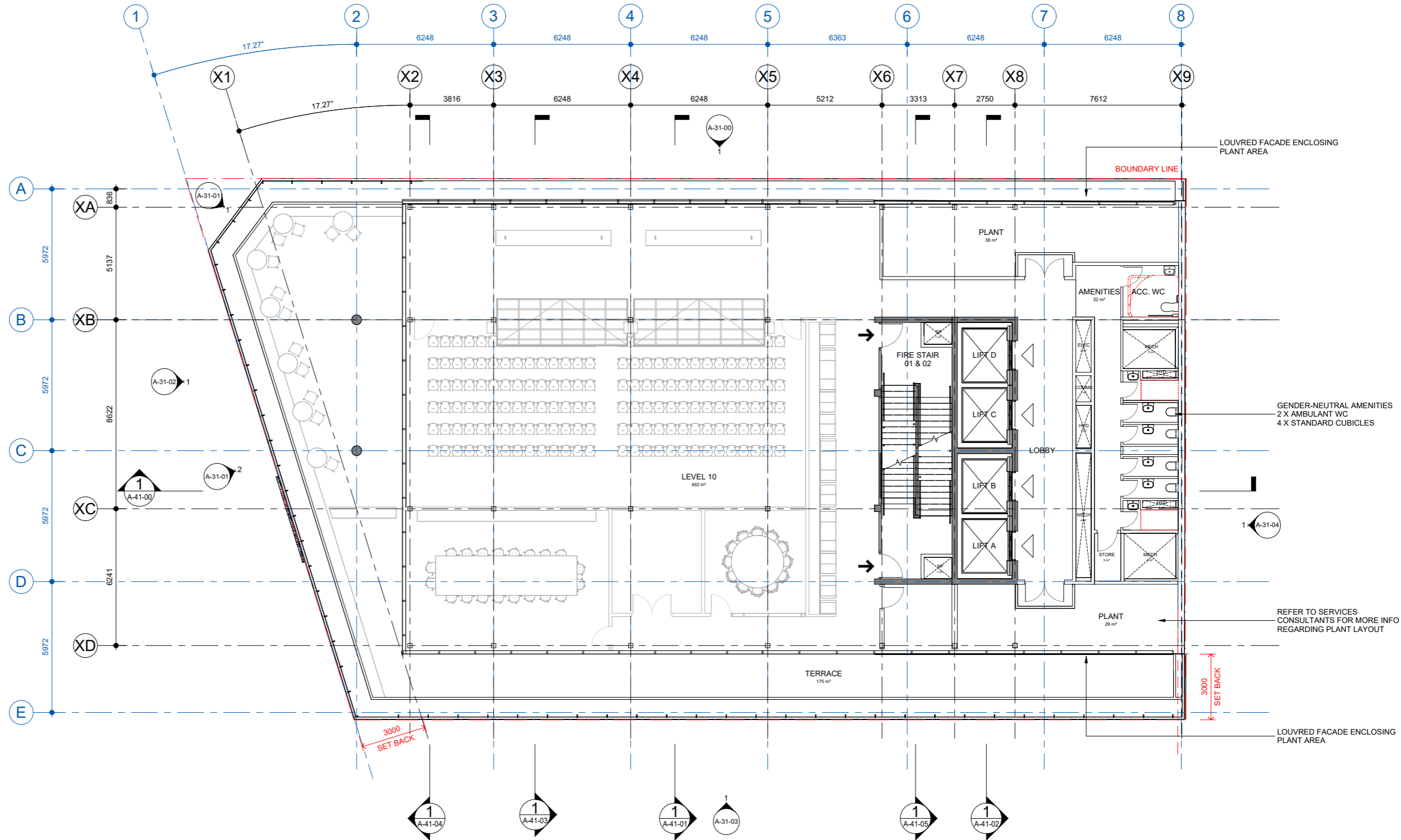


199

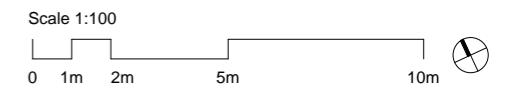


Indicative Layout

Level 10



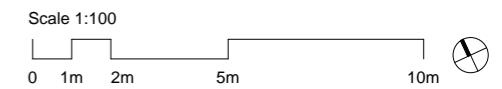
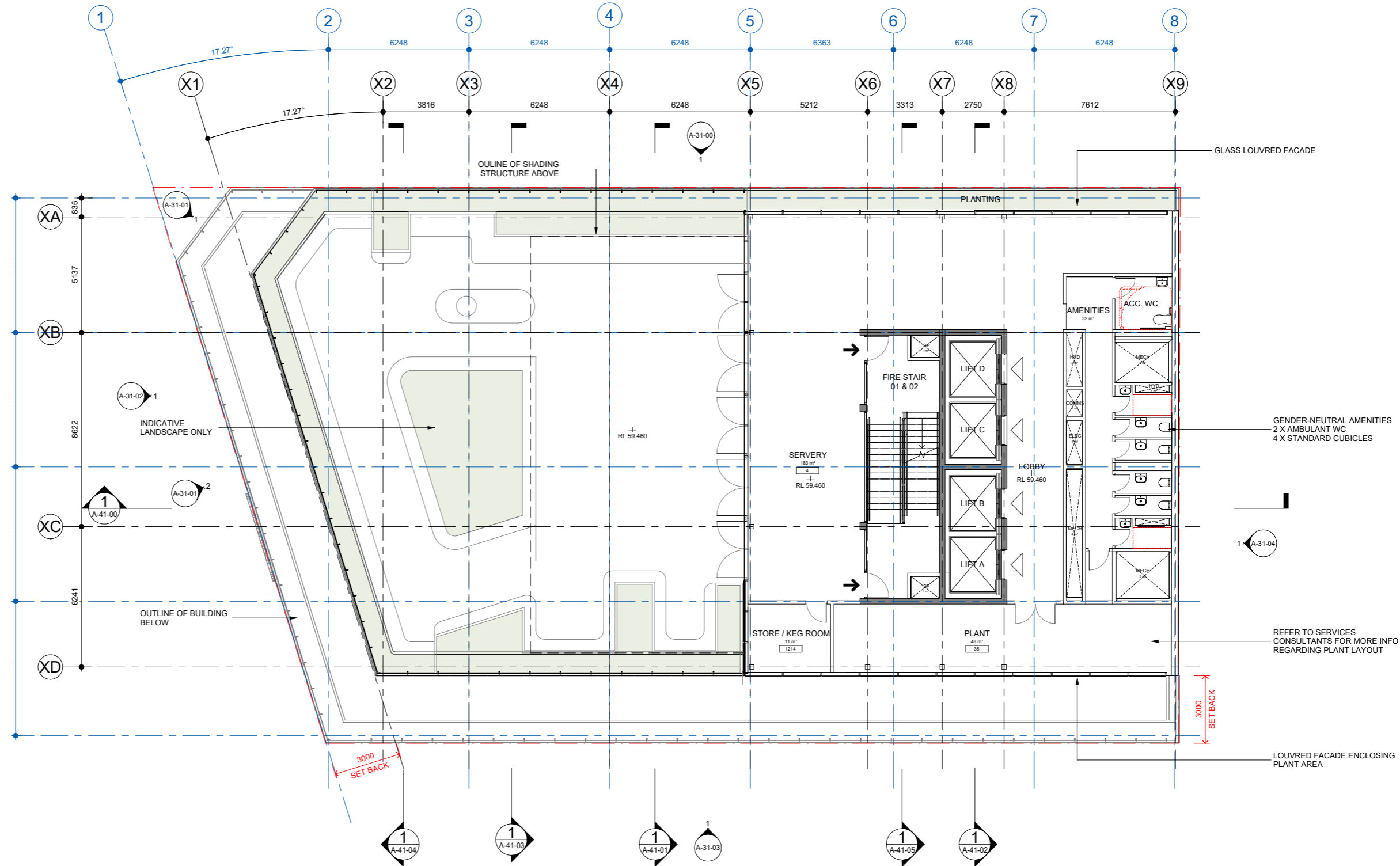
200



Indicative Layout

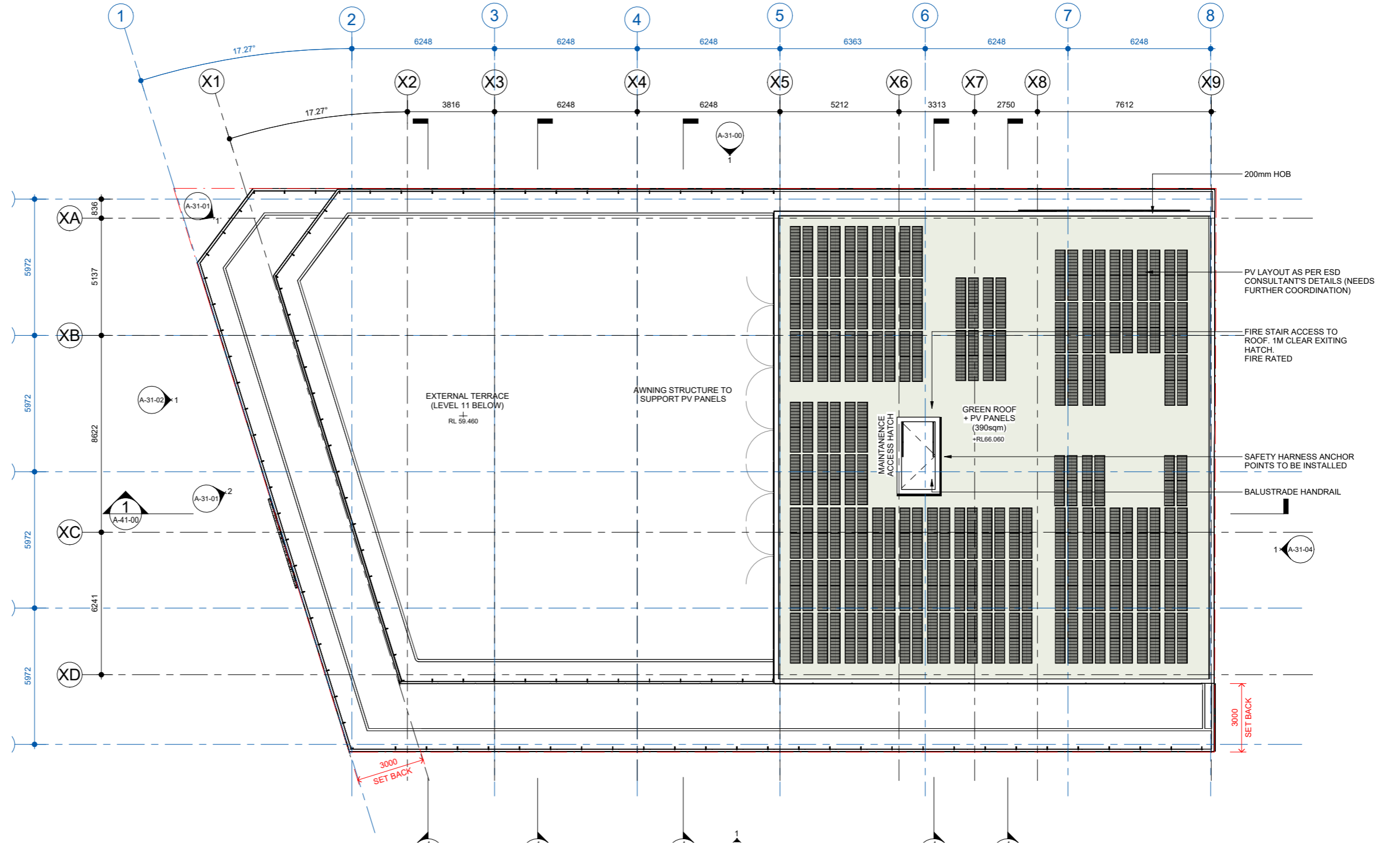
Level 11

201

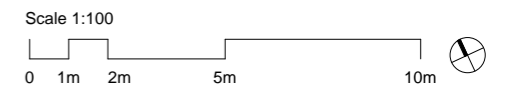


Indicative Plan

Level Roof



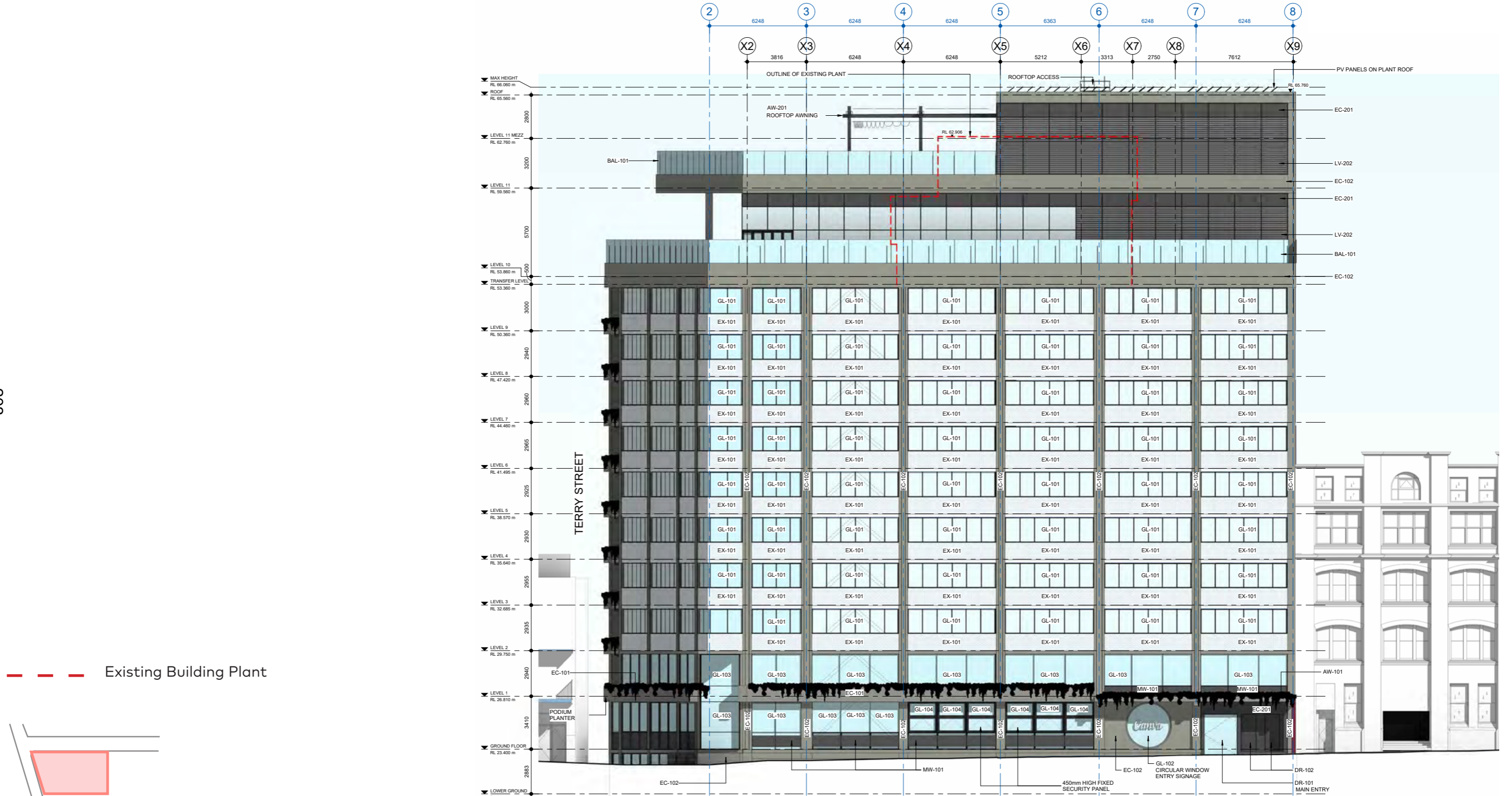
202



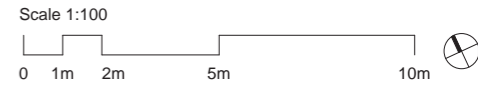
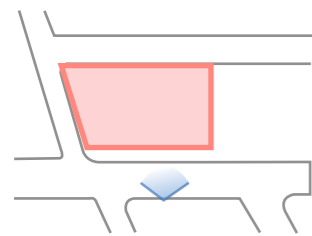
Indicative Elevation

Southern (Kippax Street) Elevation

203



Existing Building Plant



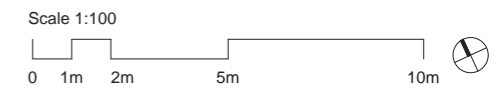
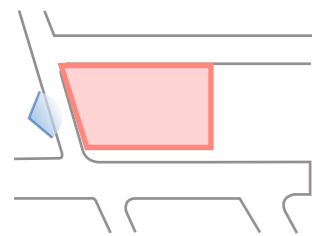
Indicative Elevation

Western (Terry Street) Elevation

205



Existing Building Plant

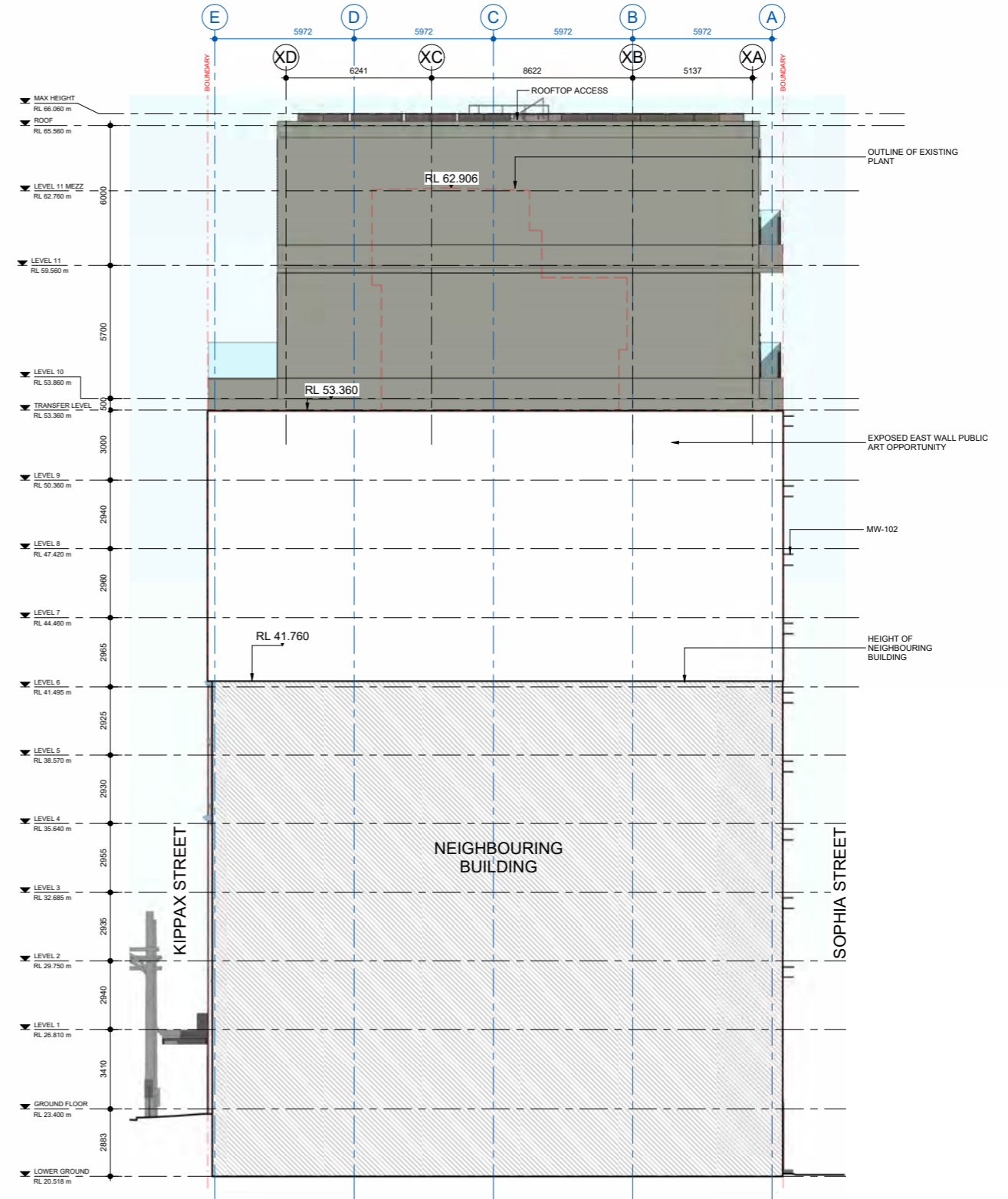
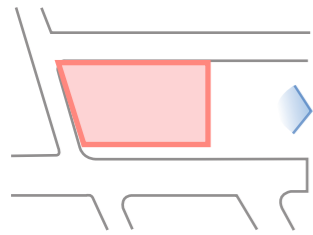


Indicative Elevation

Eastern (Party Wall) Elevation

206

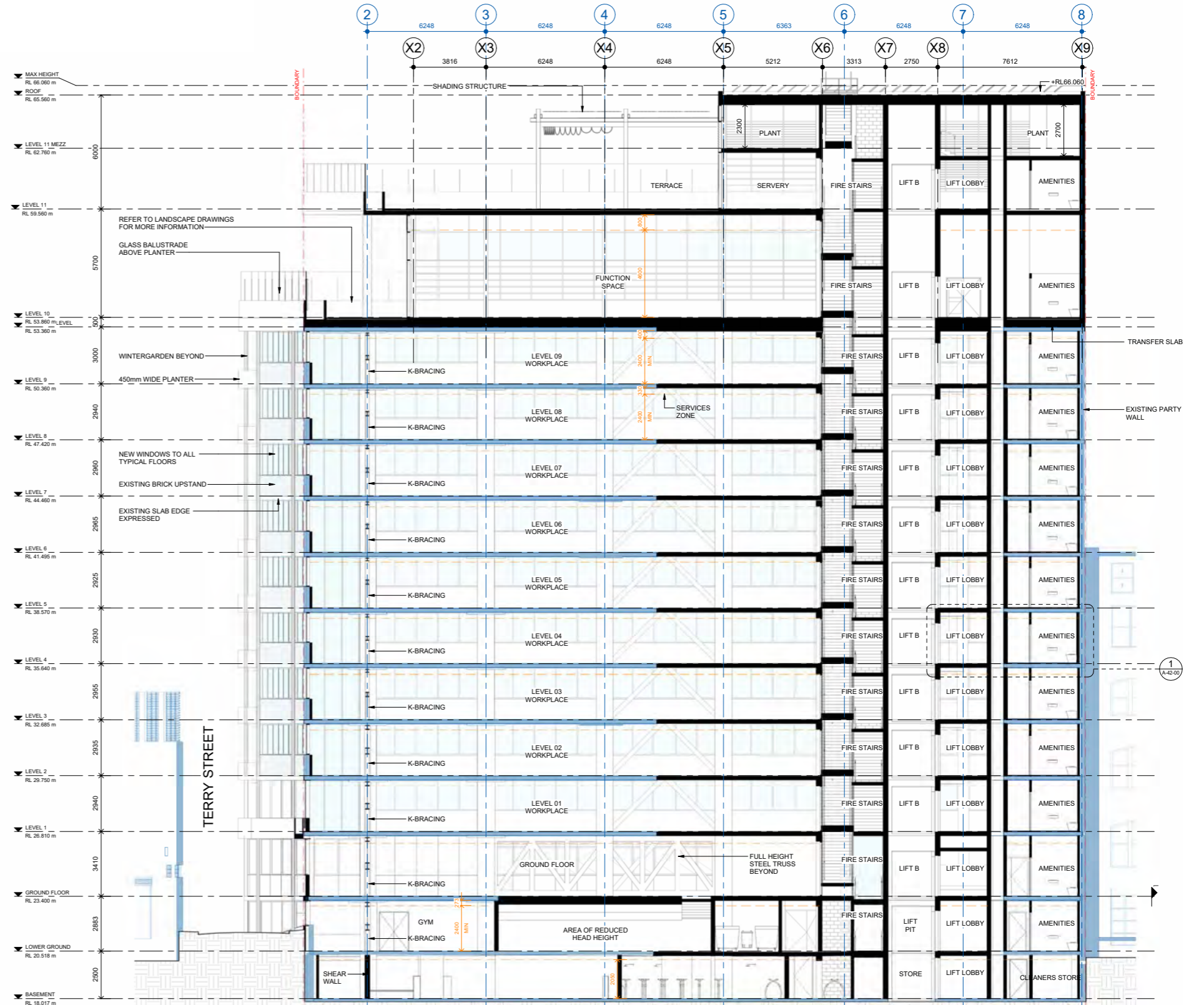
Existing Building Plant



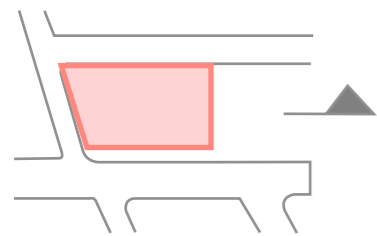
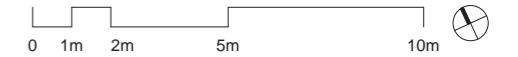
Indicative Section

Long Section (east-west)

207



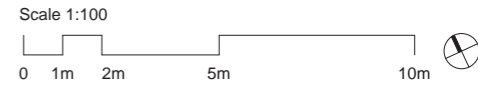
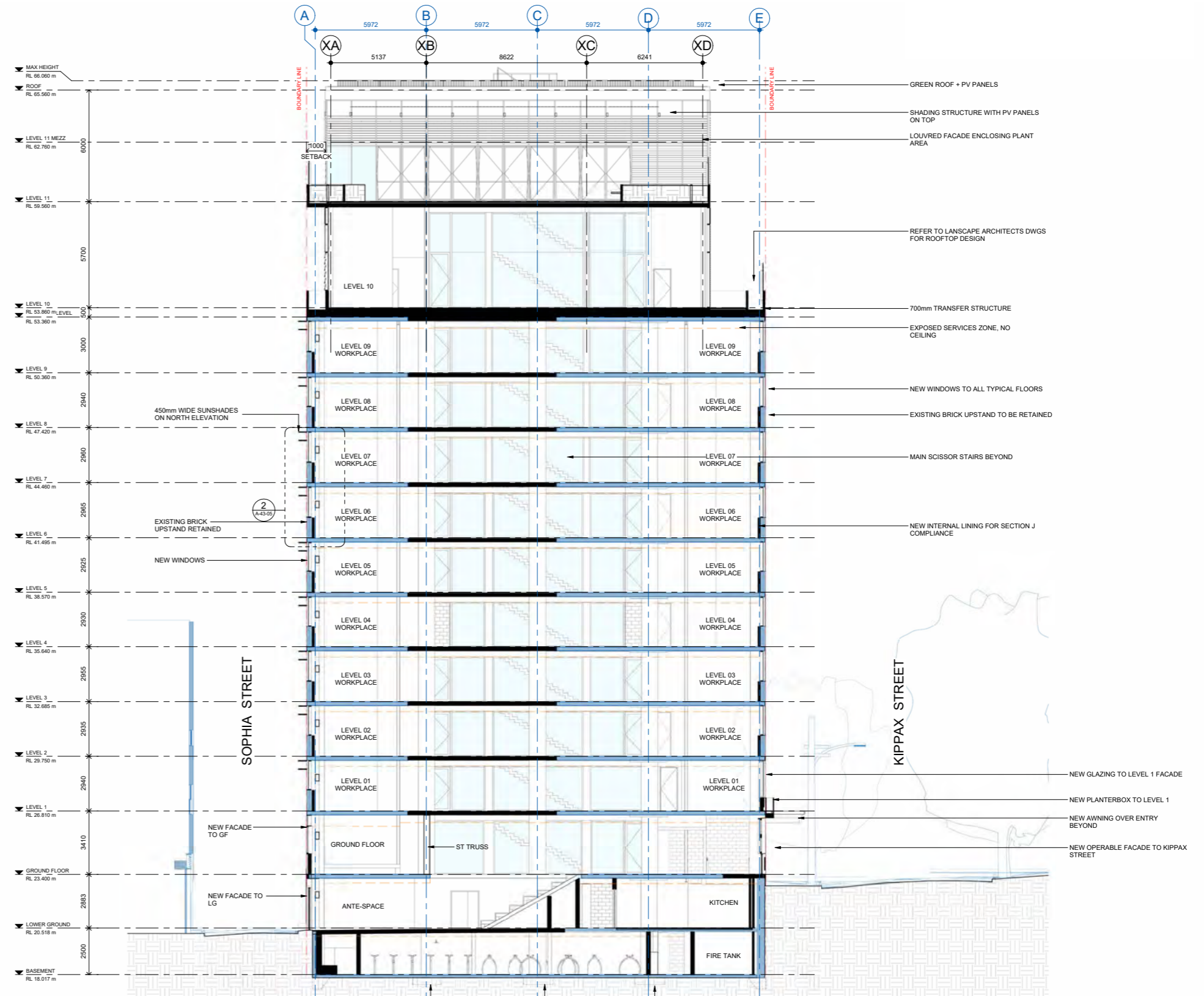
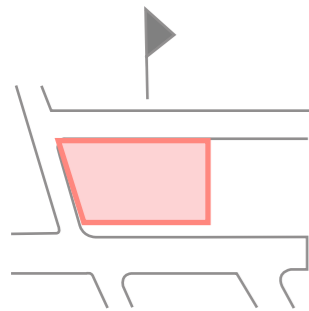
Scale 1:100



Indicative Section

Cross Section (north-south)

208



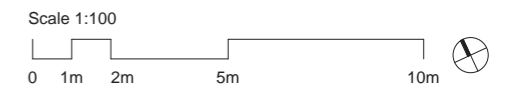
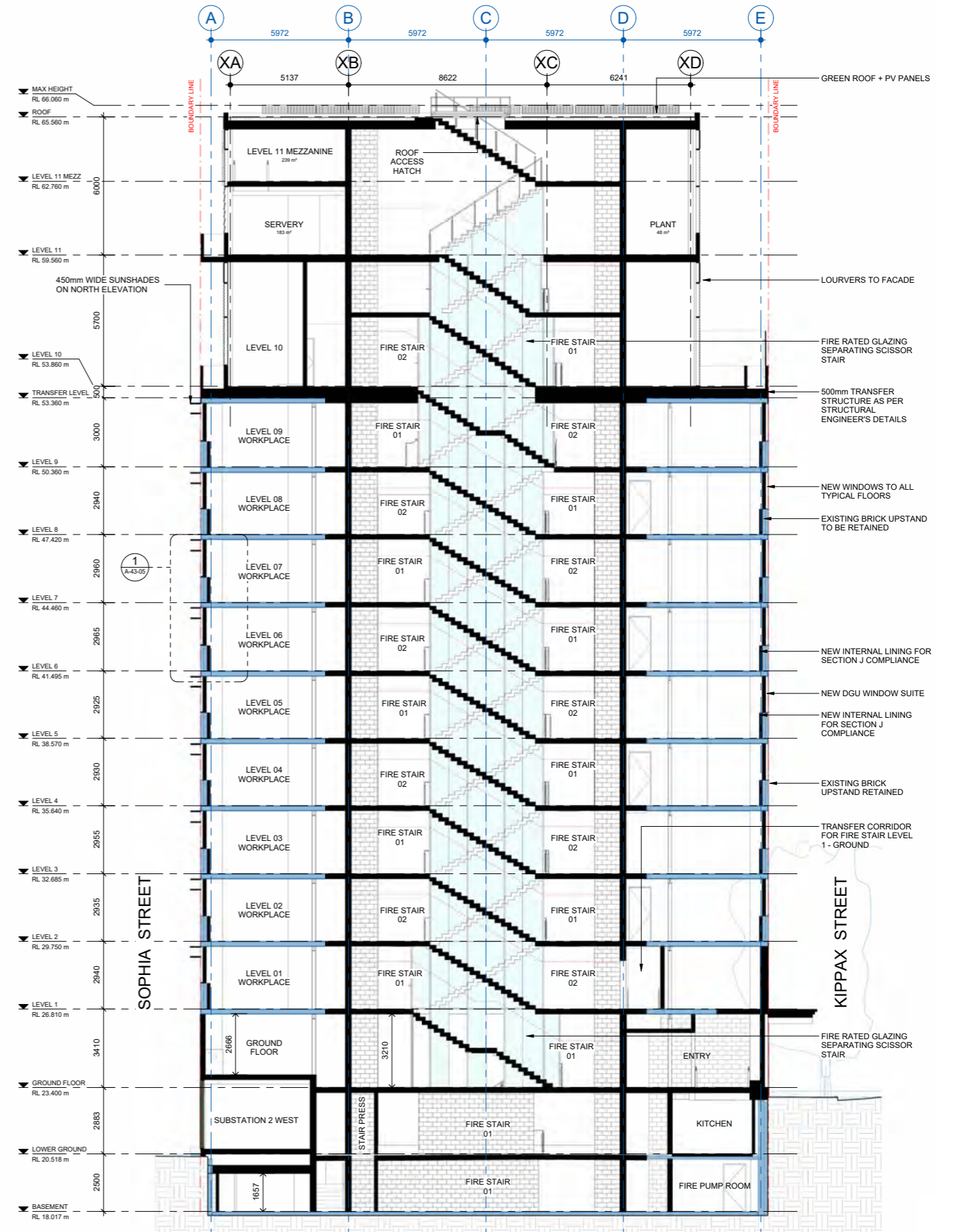
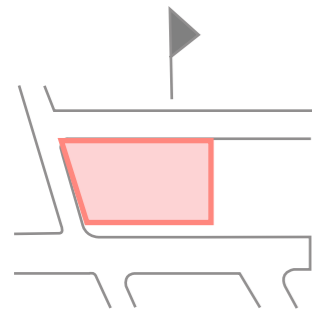
Indicative Section

Addition Height required to:

- Accommodate New Function Meeting Level
- Roof Access
- Lift Overrun
- Upgraded Plant

Cross Section (north-south)

209



Development Calculations

Existing GFA & FSR Information

- (Based on 3D Survey provided in June 2023)
- GFA = 9,374m²
- FSR = 9.1:1

DA1 GFA & FSR

- GFA = 9,900m² | FSR = 9.6:1
- EOT GFA = 315m²
- TOTAL GFA (-EOT) = 9,585m² | FSR = 9.3:1

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Planning Proposal GFA & FSR

(Based on Drawings provided on following page)

- GFA = **10,514m²** | FSR = 10.1:1
- EOT GFA = 315m²
- TOTAL GFA (- EOT) = 10,199m² | FSR = 9.88:1

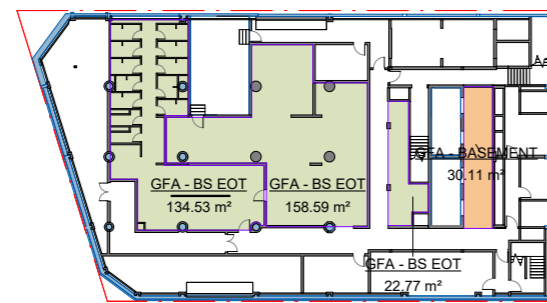
LEGEND

- DA1 GFA
- Planning Proposal GFA

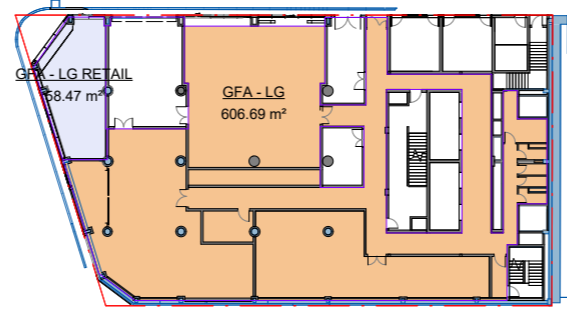
Area Schedule		
Level	Name	Planning Proposal Area (m ²)
Basement	GFA - Basement	30
Basement	GFA - EOT	160
Basement	GFA - EOT	135
Basement	GFA-EOT	23
Lower Ground	GFA - LG	607
Lower Ground	GFA - LG RETAIL	58
Ground Floor	GFA - GF	750
Level 1	GFA - L1	846
Level 2	GFA - L2	893
Level 3	GFA - L3	893
Level 4	GFA - L4	893
Level 5	GFA - L5	893
Level 6	GFA - L6	893
Level 7	GFA - L7	870
Level 8	GFA - L8	893
Level 9	GFA - L9	893
Level 10	GFA - L10	547
Level 11	GFA - L11	237
GFA Total		10,514m ²
Basement & Lower Ground	EOT Area	315
GFA Total (without EOT)		10,199m ²

GFA

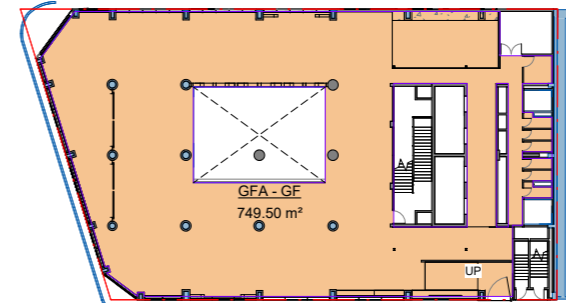
GFA Plans:
Levels Basement to Level 11



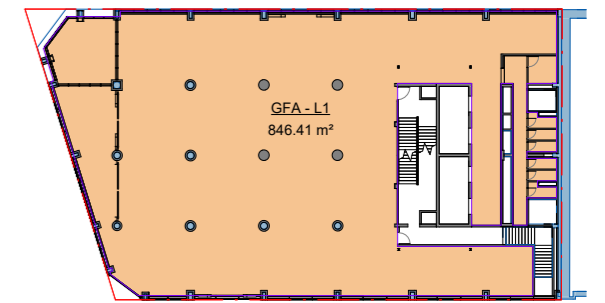
Basement
GFA: 348m2



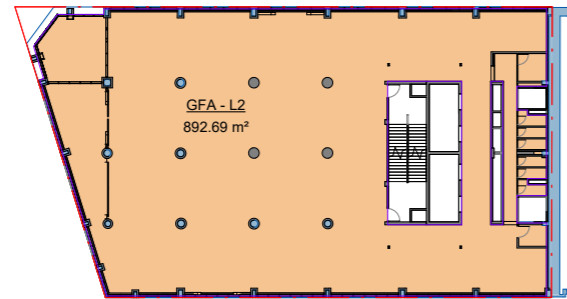
Lower Ground Floor
GFA: 665m2



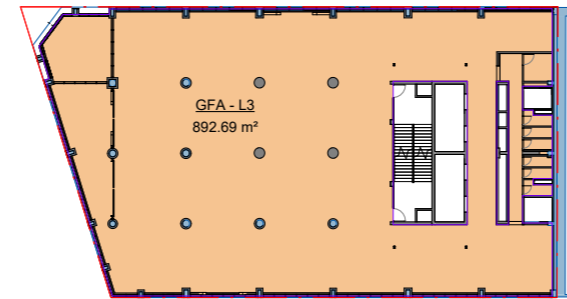
Ground Floor
GFA: 750m2



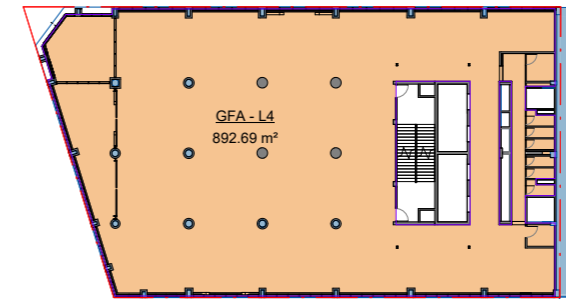
Level 1
GFA: 846



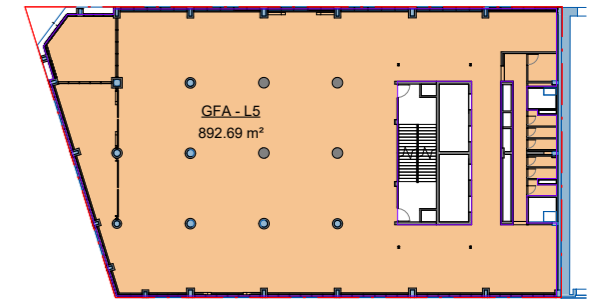
Level 2
GFA: 893m2



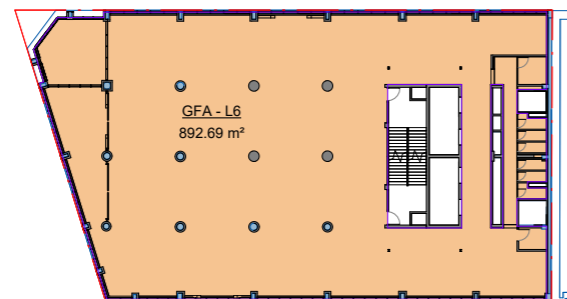
Level 3
GFA: 893m2



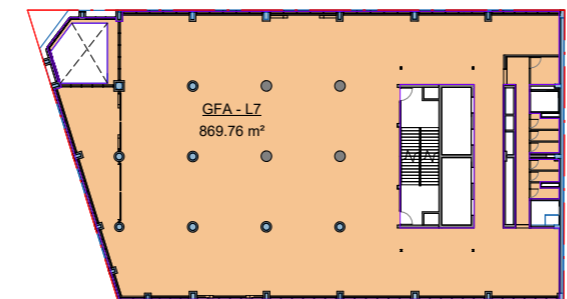
Level 4
GFA: 893m2



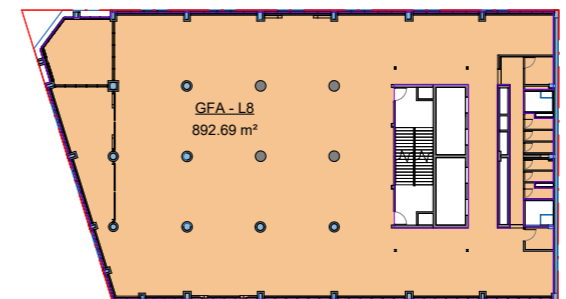
Level 5
GFA: 893m2



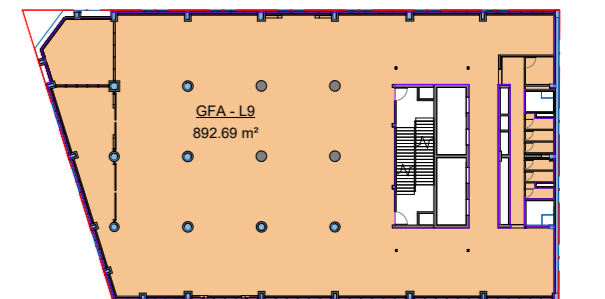
Level 6
GFA: 893m2



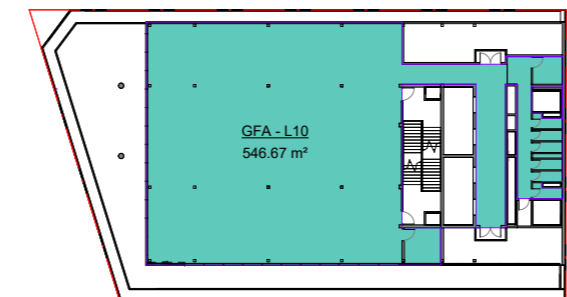
Level 7
GFA: 870m2



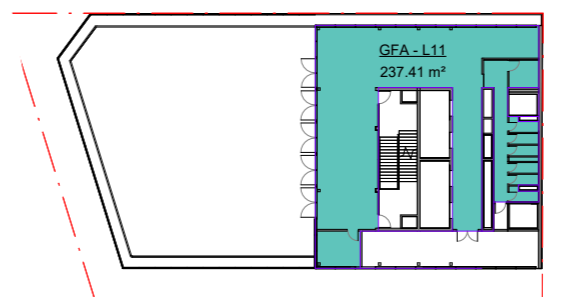
Level 8
GFA: 893m2



Level 9
GFA: 893m2



Level 10
GFA: 547m2



Level 11
GFA: 237m2

LEGEND

- DA1 GFA
- Planning Proposal GFA
- Boundary

C O X

Design Quality and Process

Design Quality and Process

Design Excellence

Design excellence is a key objective of 8-24 Kippax Street

The proposal exhibits design excellence having regard to those matters under Clause 6.21c(4) thus achieving the objective of the design excellence clause to deliver the highest standard of architecture. An assessment of the proposal's achievement of these principles is outlined in the following section.

COX Architecture are highly credited and awarded Australian architects with demonstrated capability of designing buildings of the highest calibre. COX Architecture has delivered a number of award winning projects including a number of adaptive reuse projects in the City Sydney.

Australian Museum Project Discovery

NSW Architecture Medallion, AIA NSW, 2021

Greenway Award, Heritage Architecture, AIA NSW, 2021

John Verge Award, Interior Architecture, AIA NSW, 2021

Shortlisted, Public Architecture, AIA 2021

High Commendation, Heritage, National Trust Awards 2021

70 George Street

Award, Interior Architecture, AIA NSW 2023

Commendation, Workplace Design, Australian Interior Design Awards, 2023

Merit Award, PLACE Category, Designers Australia Awards (DIA), 2023

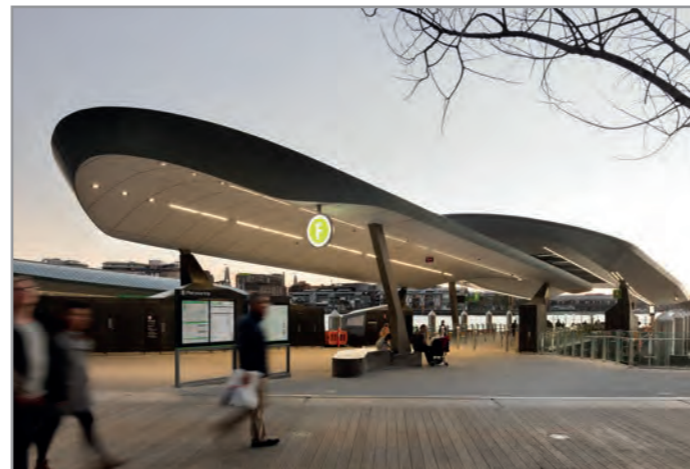
Barangaroo Ferry Wharf

City of Sydney Lord Mayor's Prize, AIA NSW 2018

Commendation, Public Architecture, AIA NSW 2018



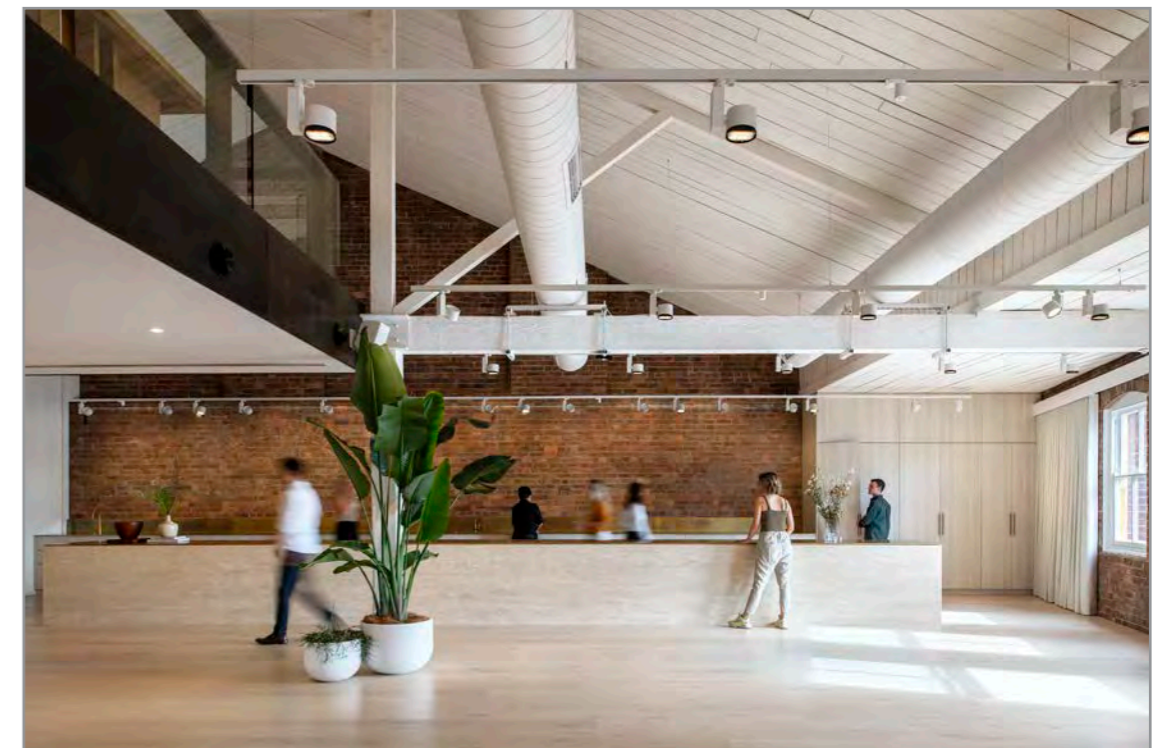
Australian Museum Project Discovery, Sydney



Barangaroo Ferry Wharf, Sydney



Wynyard Station Upgrade, Sydney



70 George Street, Sydney

Design Quality and Process

6.21C Design Excellence

2 a *Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved*

The proposed form and appearance of the new addition will have minimal impact on the existing building and provide a positive contribution to the public domain. It is appropriate in its context and is compatible with additions to existing buildings in the surrounding area.

214



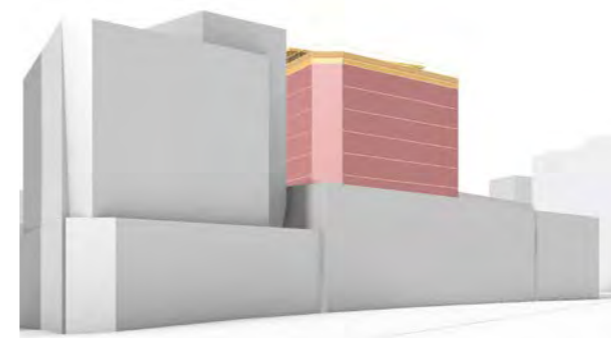
6.21C Design Excellence

2 b *Whether the form and external appearance of the proposed development will improve the quality of the amenity of the public domain*

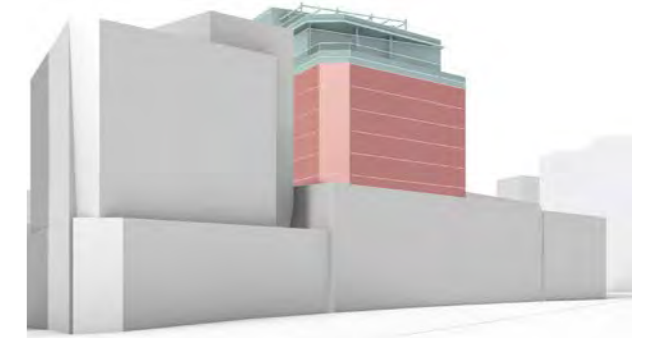
Although the proposed addition sits slightly higher than the current plant level (RL62.9 vs RL 66.06), the massing has been relocated to the eastern end of the site to minimise its visibility from the public domain. The proposal will not result in any significant detrimental impacts on any view corridor.

LEGEND

- Site
- Current DA
- Proposed Addition
- Existing Building Height



Existing Building and DA1



Proposed Indicative Addition

* Text taken from Sydney Local Environmental Plan 2012
Part 6, Division 4, Subdivision 2, Section 6.21C

Design Quality and Process

6.21C Design Excellence

2 d (i) the suitability of the land for development

The proposed adaptive reuse comprises commercial (office) premises, which is permitted in this area. The site is located adjacent major bus, light rail and rail connections and is ideally located to contribute to the cities employment targets.

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Public Transport Network

* Text taken from Sydney Local Environmental Plan 2012
Part 6, Division 4, Subdivision 2, Section 6.21C

6.21C Design Excellence

2 d (ii) the existing and proposed uses and use mix

The proposed use as an office for a Tech company (Canva), will not only add high-quality commercial space, but also reinforces this area of the city as an innovation and technology precinct.



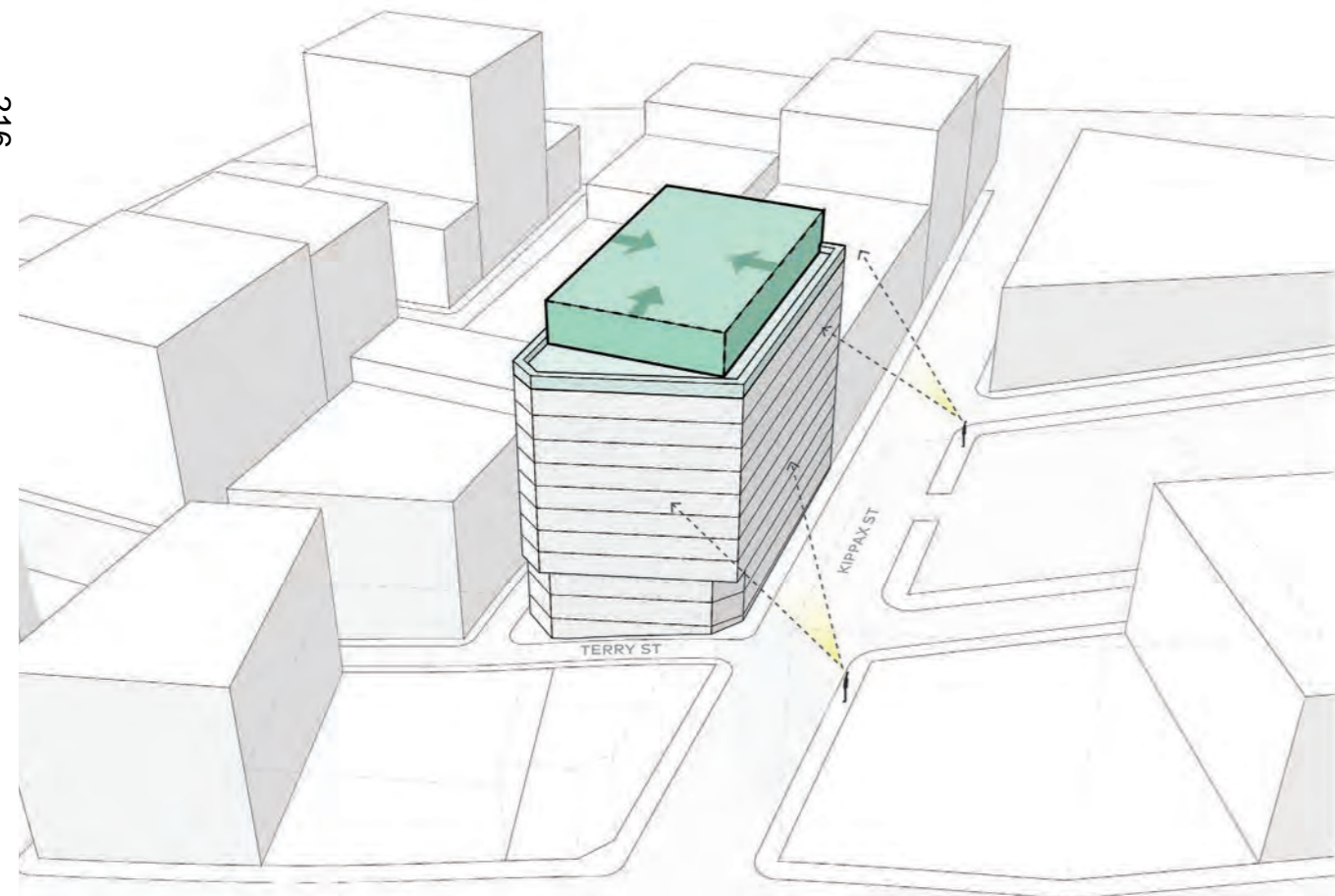
Tech Central

Design Quality and Process

6.21C Design Excellence

2 d (iii) any heritage issues and street scape constraints

The existing building is being retained with the addition of a set back above, as such the proposal is compatible with the existing street scape. The proposed addition is sympathetic to and compatible with the heritage items within the sites visual catchment.



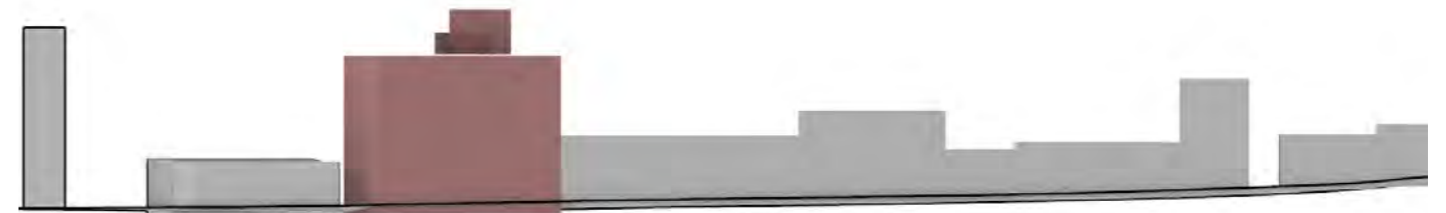
216

* Text taken from Sydney Local Environmental Plan 2012
Part 6, Division 4, Subdivision 2, Section 6.21C

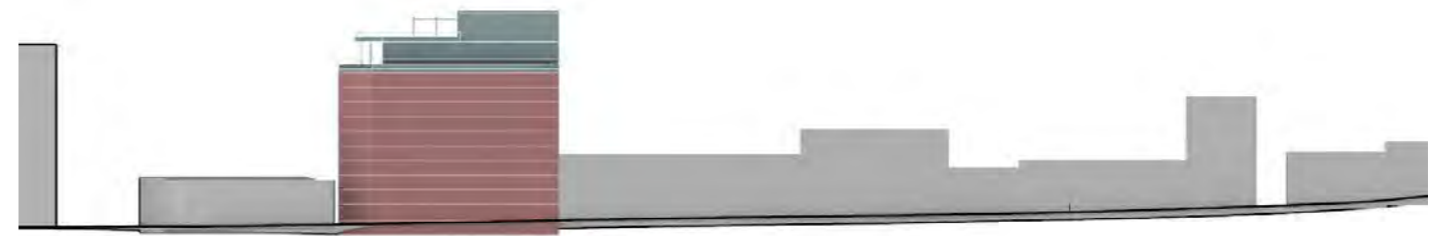
6.21C Design Excellence

2 d (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers, existing or proposed, on the same site on neighbouring sites in terms of separation, setbacks, amenity and urban form

No tower is proposed.



Current Building



Proposed Indicative Addition

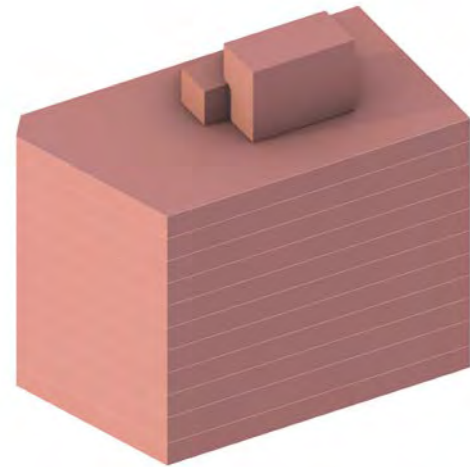
Design Quality and Process

6.21C Design Excellence

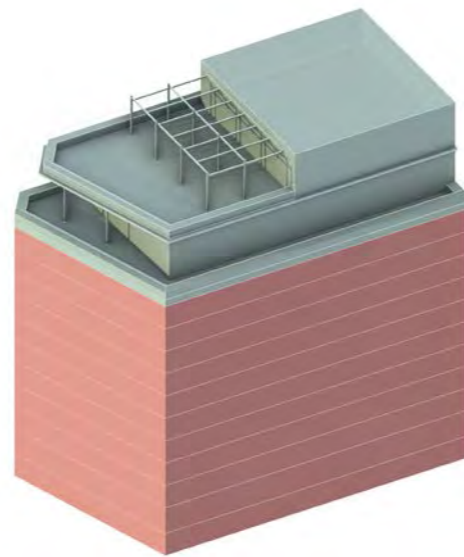
2 d (v) the bulk, massing and modulation of buildings

The proposed extension which minimally exceeds the height of the current plant room has been minimised in size to respond appropriately to the existing and adjoining development.

217



Existing Building



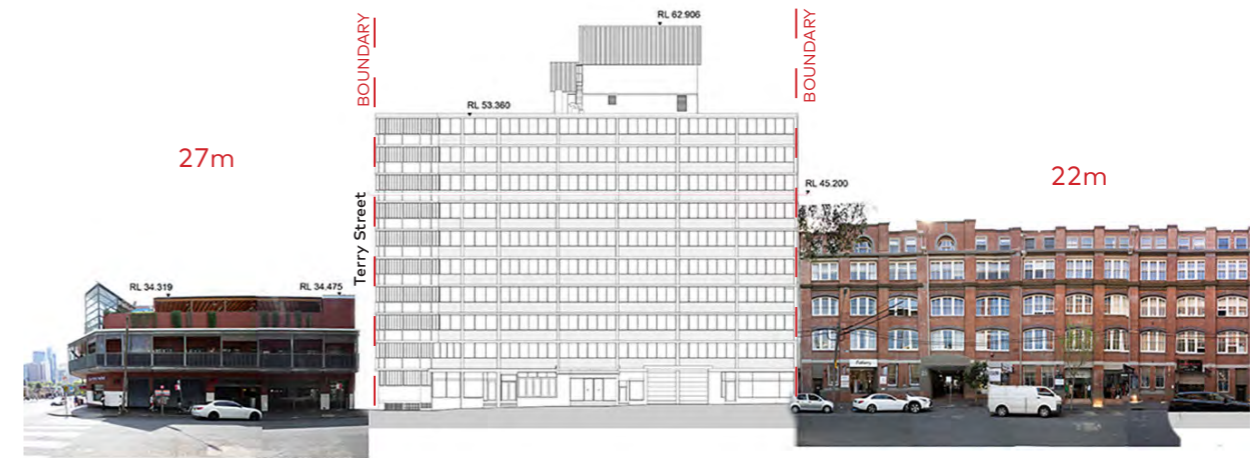
Proposed Indicative Massing

* Text taken from Sydney Local Environmental Plan 2012 Part 6, Division 4, Subdivision 2, Section 6.21C

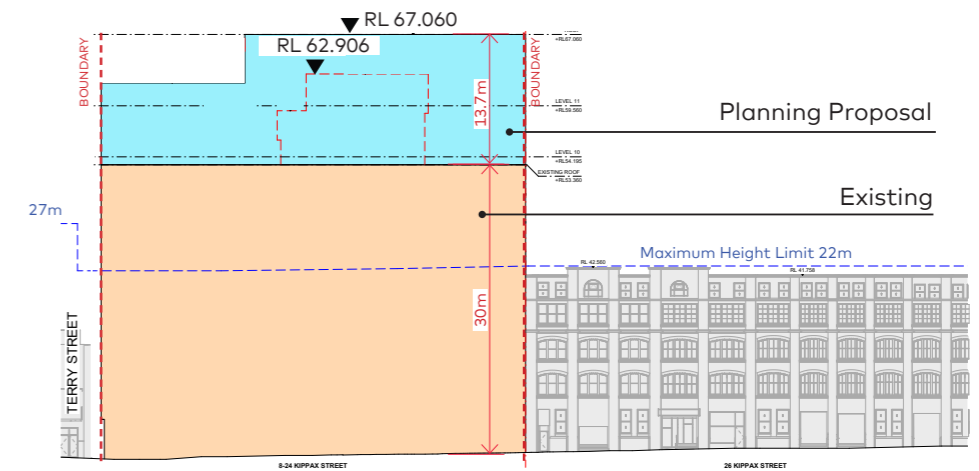
6.21C Design Excellence

2 d (vi) street frontage heights

The existing building currently exceeds the LEP height controls. The proposal maintains the current street frontage height to Kippax Street with the proposed additional massing setback approximately 3m from Kippax Street to minimise its visual impact and maintain the visual prominence of the existing facade.



Kippax Street Existing



Kippax Street Proposed

Design Quality and Process

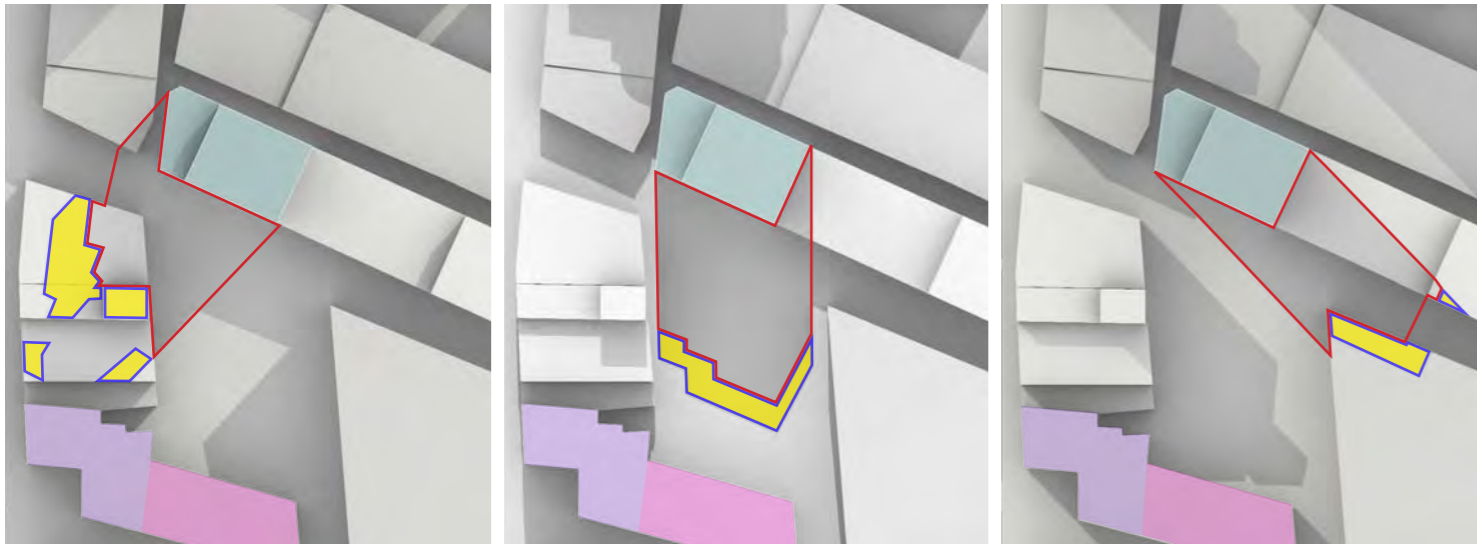
6.21C Design Excellence

2 d (vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity

The proposal will not have adverse environmental impacts by way of overshadowing, visual and acoustic privacy, noise wind and reflectivity.

Additional shadow cast beyond the extent of DA1.
Refer to full shadow analysis later in report

218



Proposed @ 9am June 21st

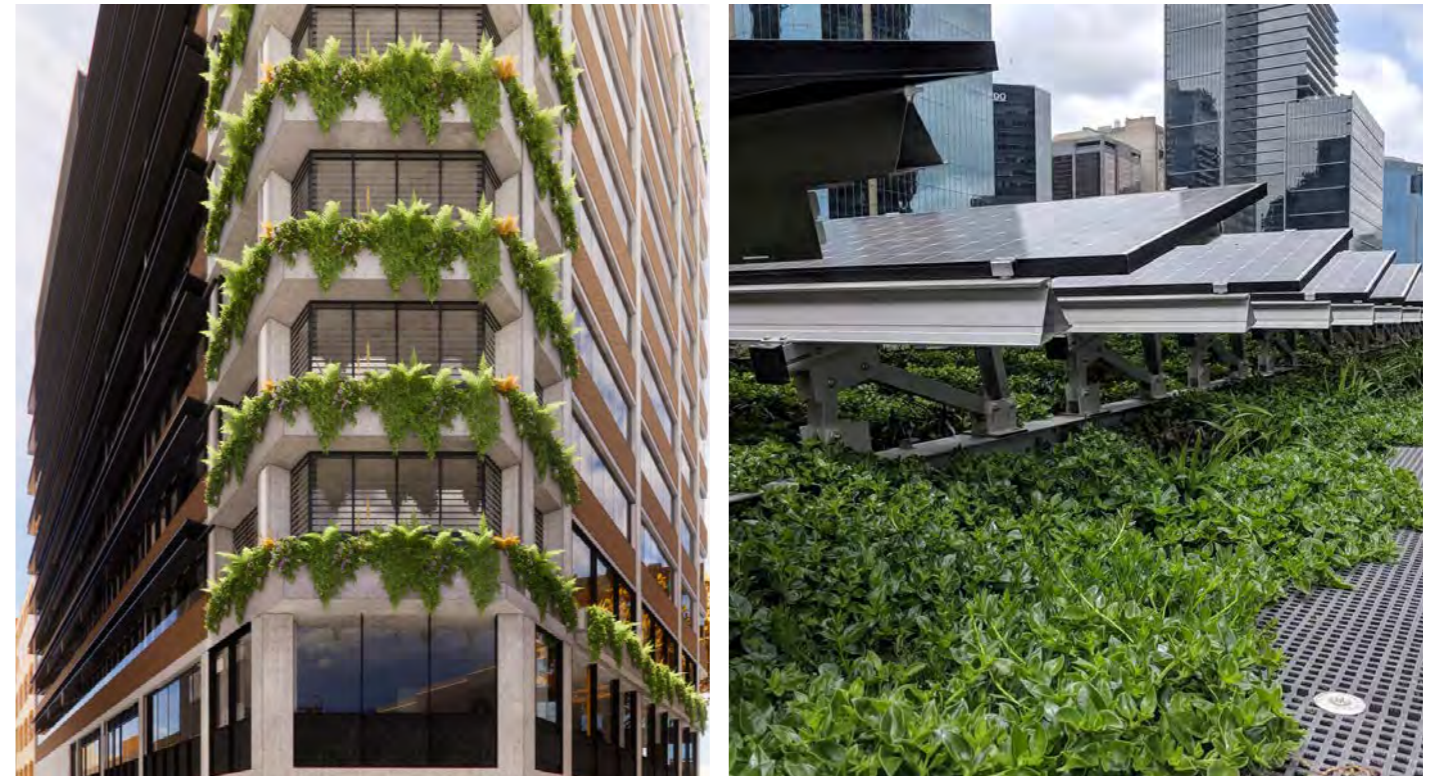
Proposed @ 12pm June 21st

Proposed @ 3pm June 21st

6.21C Design Excellence

2 d (viii) the achievement of the principles of ecologically sustainable development

The application is supported by an ESD report which identifies a number of sustainability measures to be incorporated in the development. The proposal is an environmental exemplar in the adaptive reuse of an older stock low scale commercial building.



* Text taken from Sydney Local Environmental Plan 2012
Part 6, Division 4, Subdivision 2, Section 6.21C

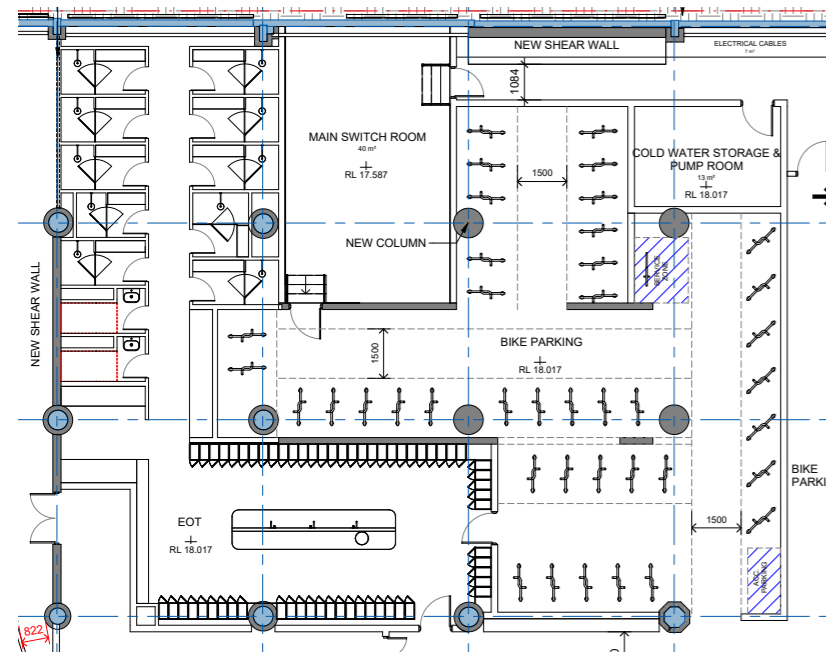
Design Quality and Process

6.21C Design Excellence

2 d (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network

The proposal removes existing on site car parking and replaces it with bike parking and end of trip facilities. Additional glazing to the ground floors of both Kippax and Sophia Street, additional community retail on the corner of Terry and Sophia Street and awnings to Kippax Street will improve the pedestrian experience.

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Indicative EOT Facilities



Indicative Community retail

* Text taken from Sydney Local Environmental Plan 2012 Part 6, Division 4, Subdivision 2, Section 6.21C

6.21C Design Excellence

2 d (x) the impact on, and any proposed improvements to, the public domain

The proposal will have a positive contribution to the public domain through visual interest, activation and public art.



Indicative Views of the Public Domain Interface



Design Quality and Process

6.21C Design Excellence

2 d (xiii) excellence and integration of landscape design

Although the existing building covers the site in its entirety the proposal aims to introduce a substantial landscape concept across numerous areas of the building. Planter boxes to Kippax and Terry Street transition into planted wintergardens up the north-western chamfered facade up to the planted terrace and green roof. The proposed landscaping will positively contribute to the precinct and provide visual amenity for neighbouring buildings with views of the site.

221



Planted Terraces and Green Roof



Planter Boxes



Planted Wintergardens

* Text taken from Sydney Local Environmental Plan 2012
Part 6, Division 4, Subdivision 2, Section 6.21C

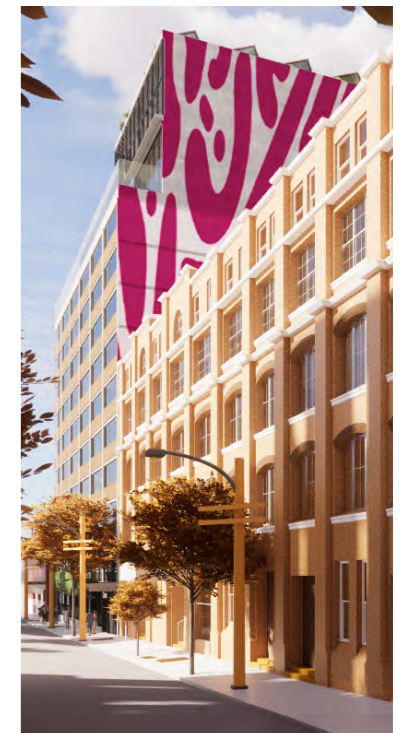
6.21C Design Excellence

2 d (xiv) the incorporation of high quality public art into the fabric of buildings in the public domain or in other areas to which the public have access

A preliminary Public Art Plan will be submitted as part of a detailed DA application. The site presents many opportunities for high quality public art.



Sophia Street Mural (indicative)



Eastern Wall Mural (indicative)



Indicative Massing View

