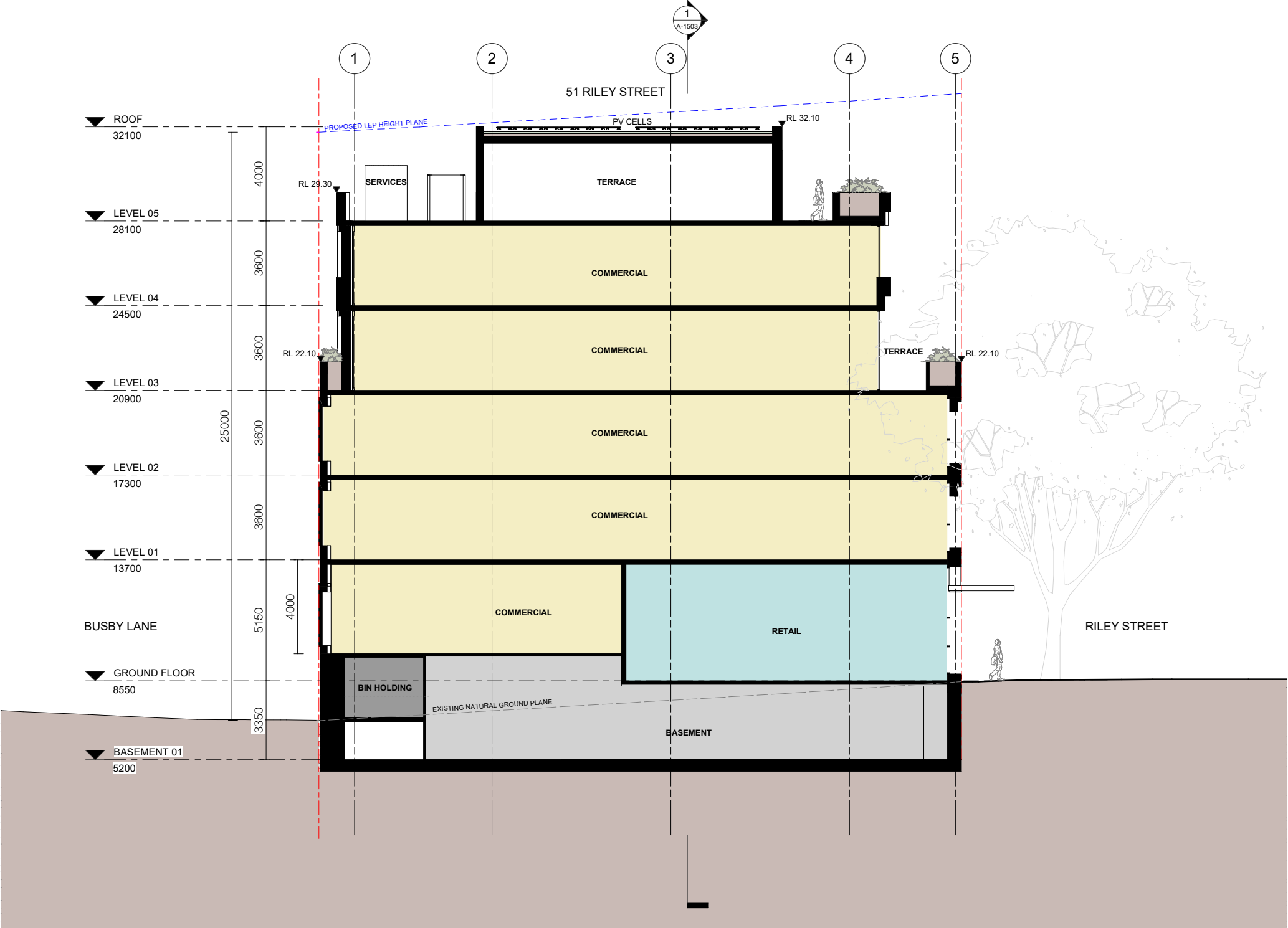


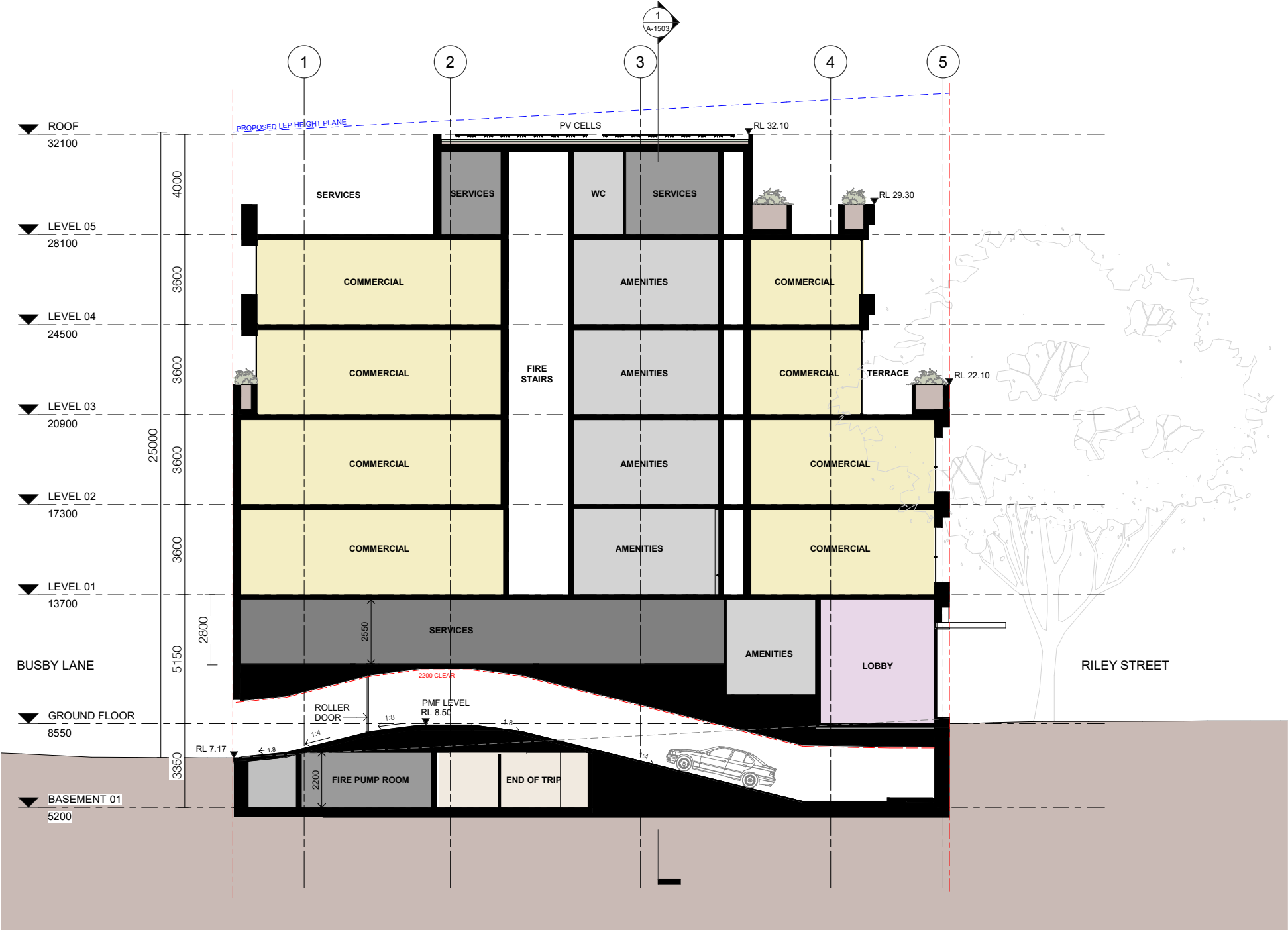
Attachment A4

Urban Design Report - Part 3

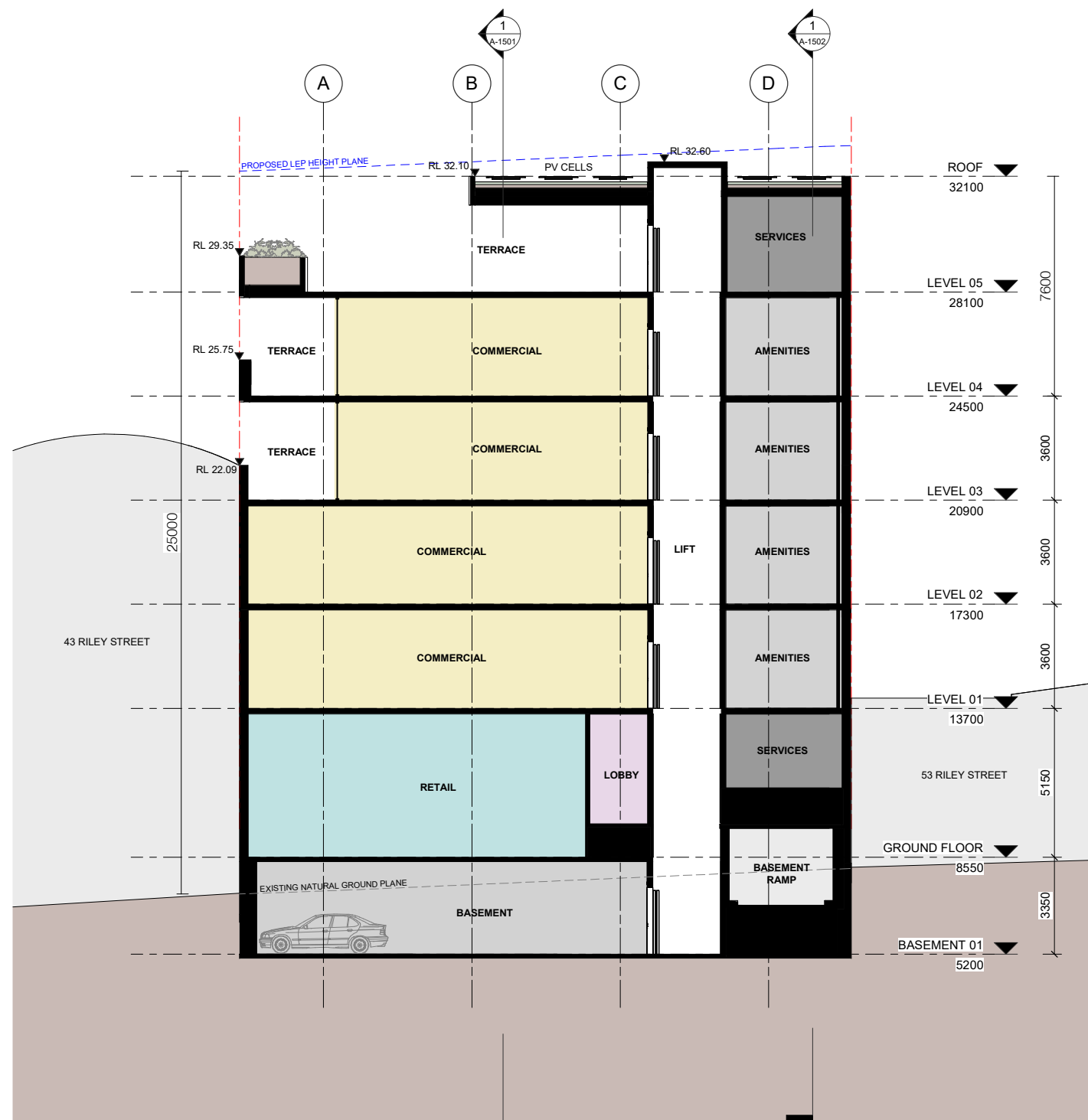
Section A



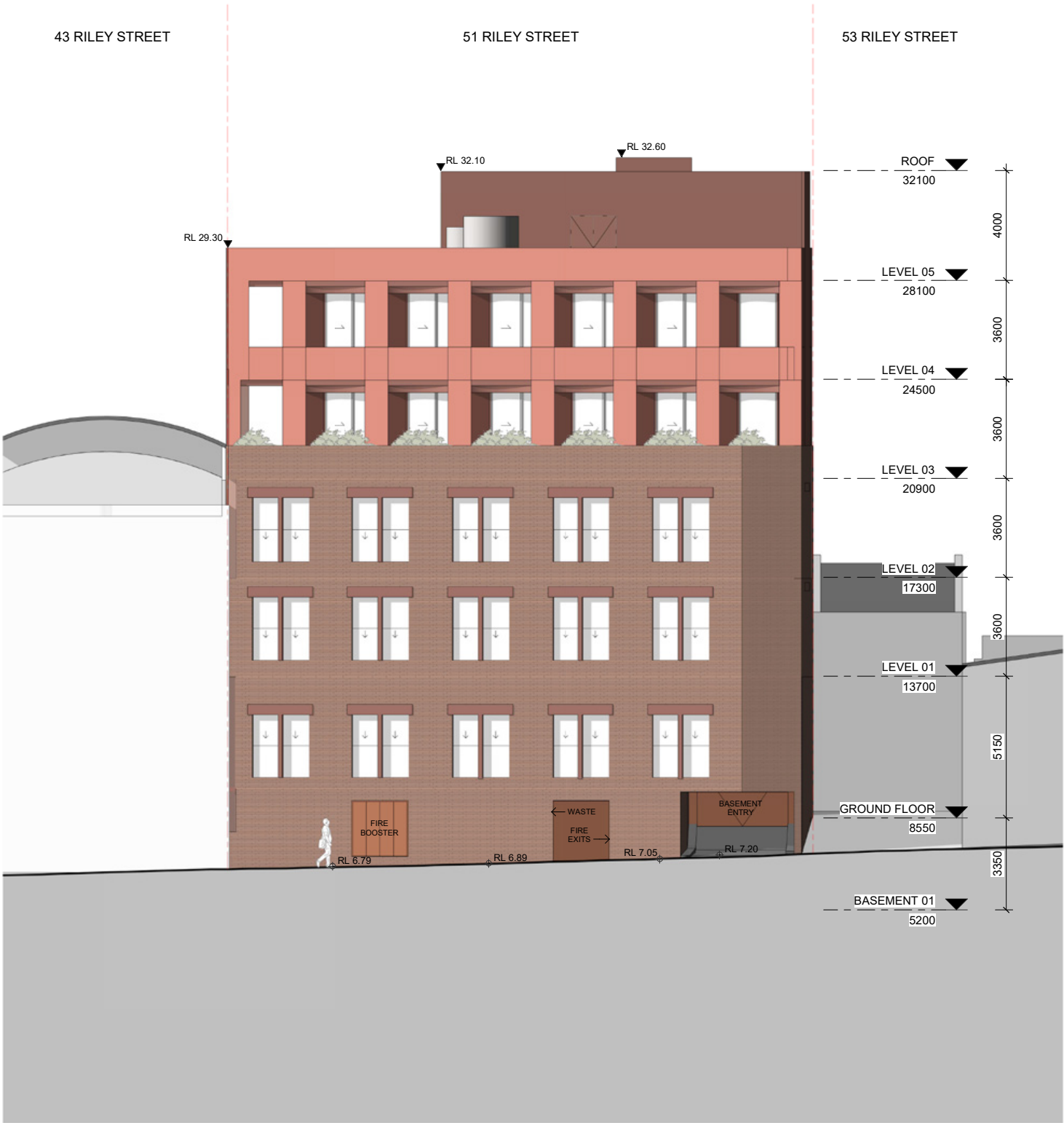
Section B

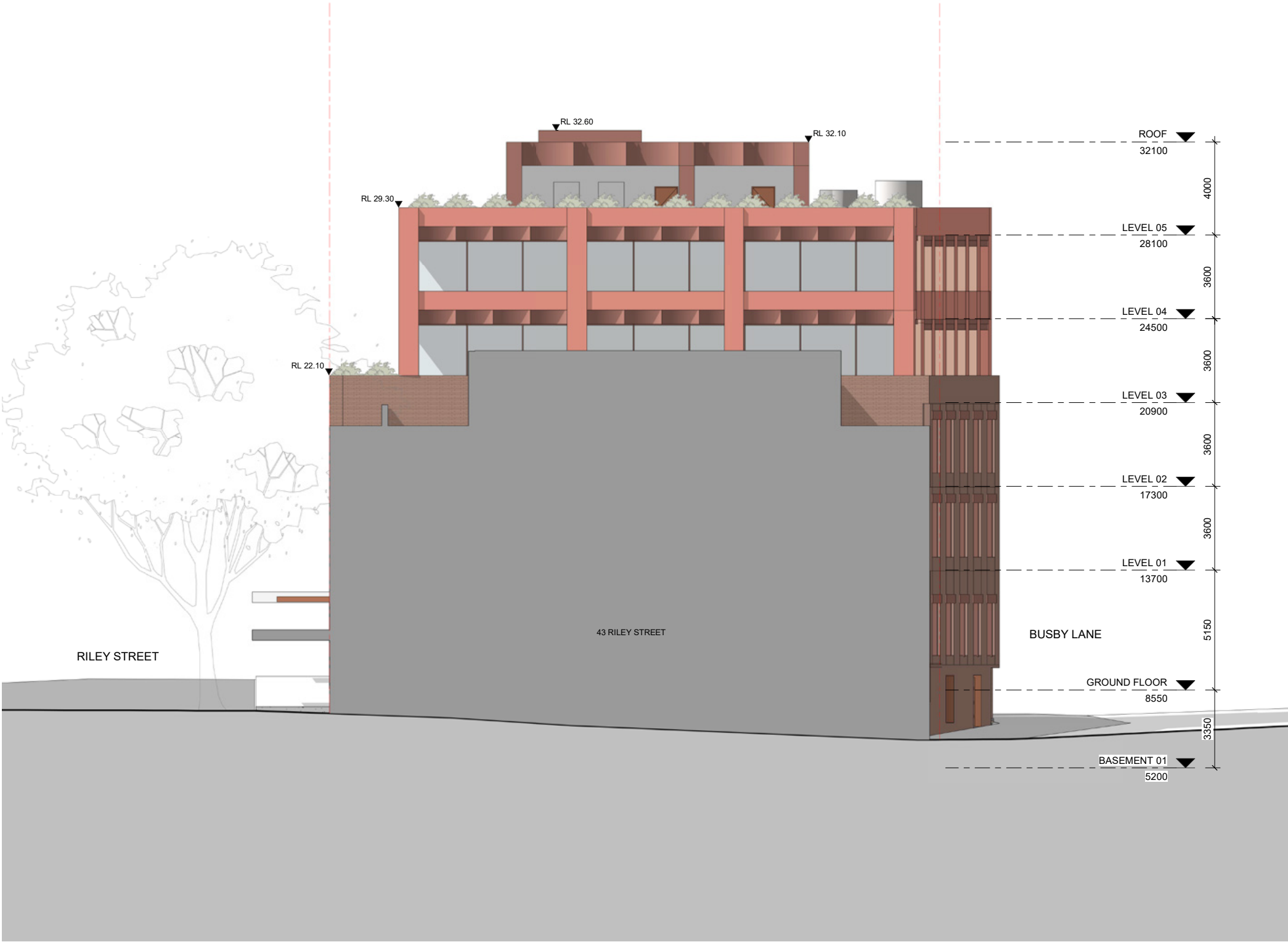


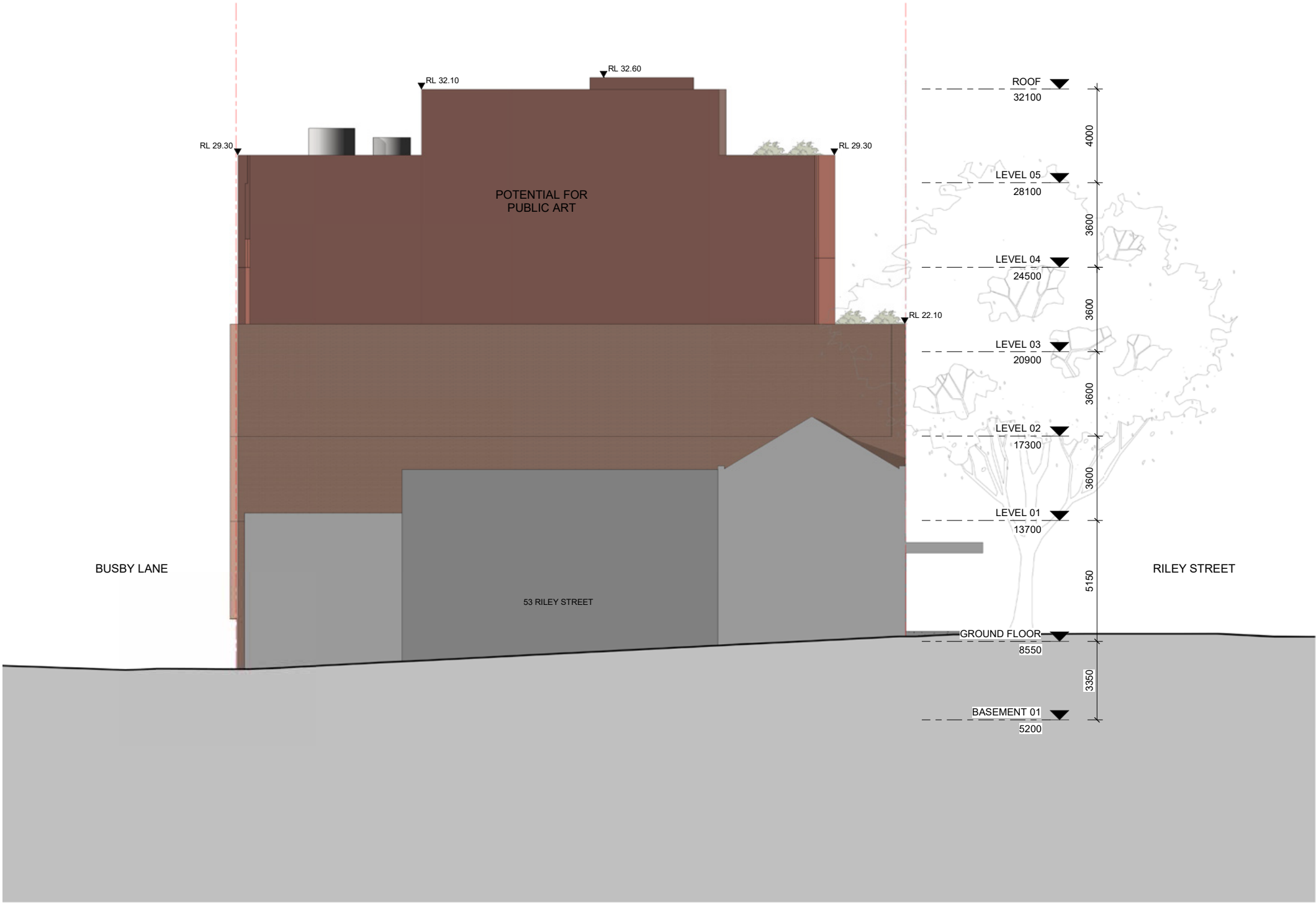
Section B











Views



Riley Street, looking south towards William Street



Riley Street elevation view

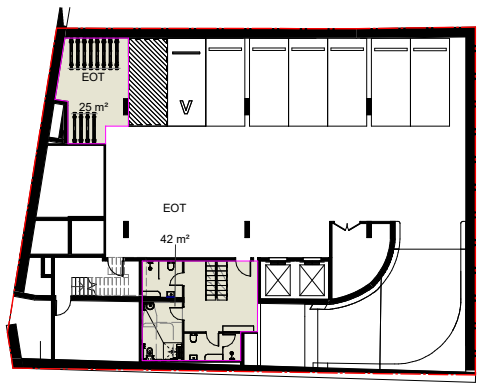


Riley Street, looking north toward Riley Street



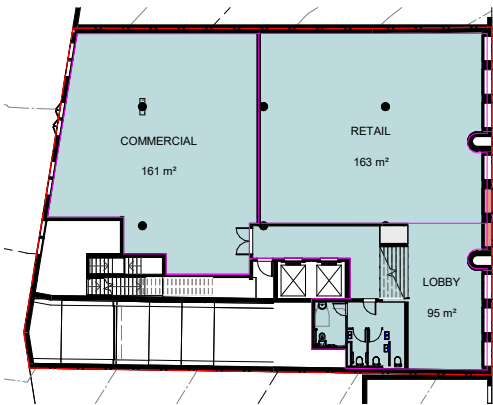
Busby Lane, looking at western elevation

GFA Plans



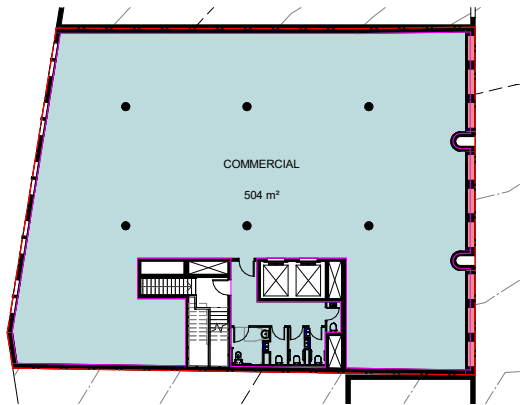
PLAN
BASEMENT 01

SCALE 1 : 200



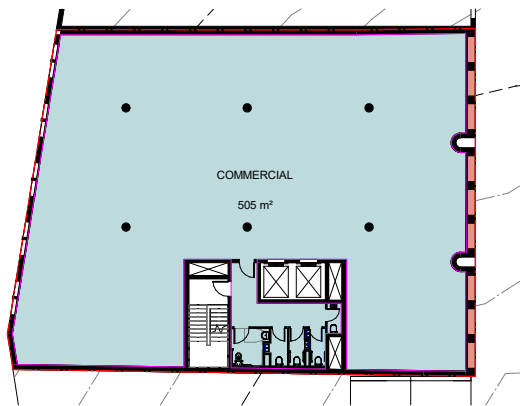
PLAN
GROUND FLOOR

SCALE 1 : 200



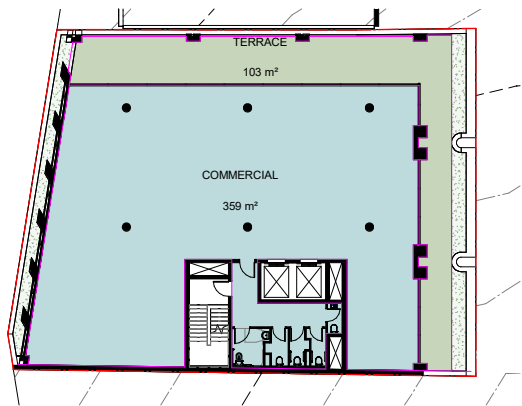
PLAN
LEVEL 01

SCALE 1 : 200



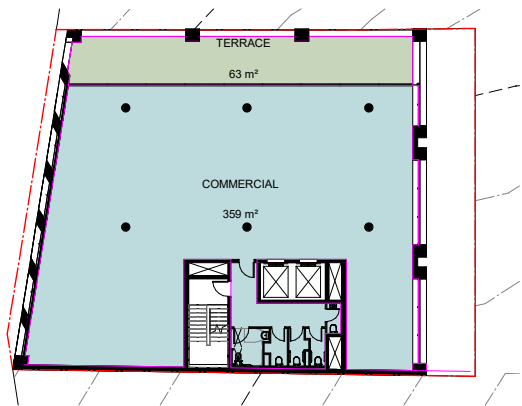
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LEVEL 02

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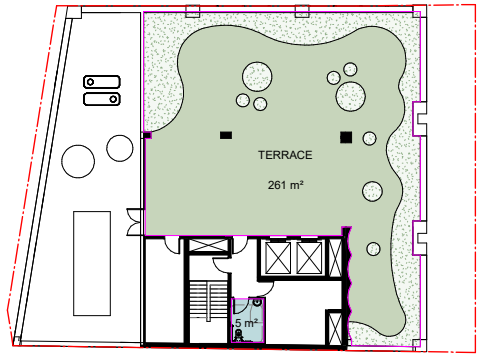
PLAN
LEVEL 03

SCALE 1 : 200



PLAN
LEVEL 04

SCALE 1 : 200



PLAN
ROOF PLAN

SCALE 1 : 200

Area Schedule (GFA)		
Level	Name	Area
GROUND FLOOR	LOBBY	95 m²
GROUND FLOOR	COMMERCIAL	161 m²
GROUND FLOOR	RETAIL	163 m²
LEVEL 01	COMMERCIAL	504 m²
LEVEL 02	COMMERCIAL	505 m²
LEVEL 03	COMMERCIAL	359 m²
LEVEL 04	COMMERCIAL	359 m²
LEVEL 05	COMMERCIAL	5 m²
		2152 m²

SITE AREA:	579m²
FSR PROPOSED:	3.8 : 1
ROOFTOP TERRACE	261m²
PROPOSED FIXED PLANTING	79m²

Area Schedule (Terraces)		
Level	Name	Area
LEVEL 03	TERRACE	103 m²
LEVEL 04	TERRACE	63 m²
LEVEL 05	TERRACE	261 m²
		427 m²

Area Schedule (End of Trip)		
Level	Name	Area
BASEMENT 01	EOT	25 m²
BASEMENT 01	EOT	42 m²
		66 m²

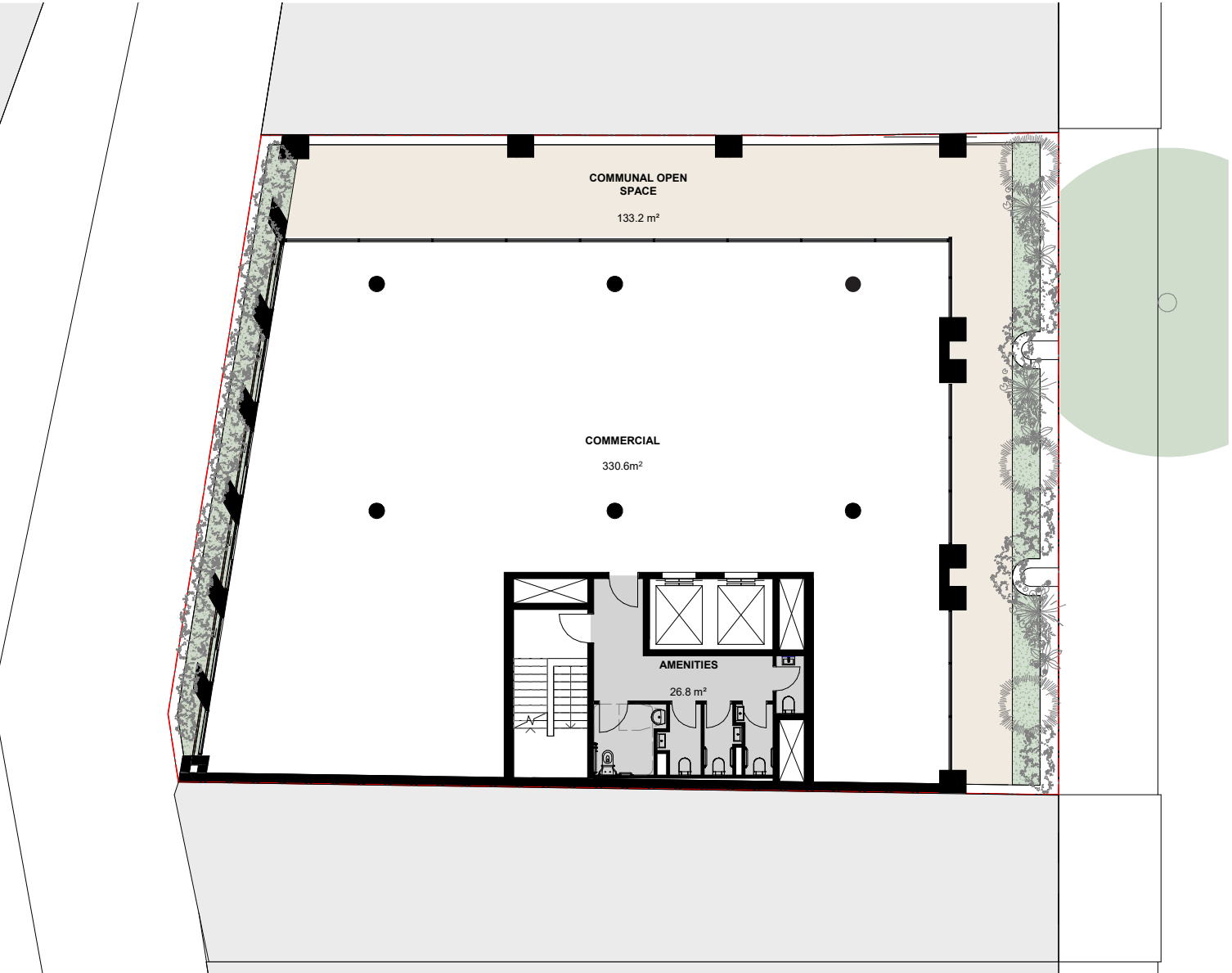
SITE AREA:	579m²
EOT BONUS:	0.3 : 1
EOT PROPOSED:	0.1 : 1

Reference scheme

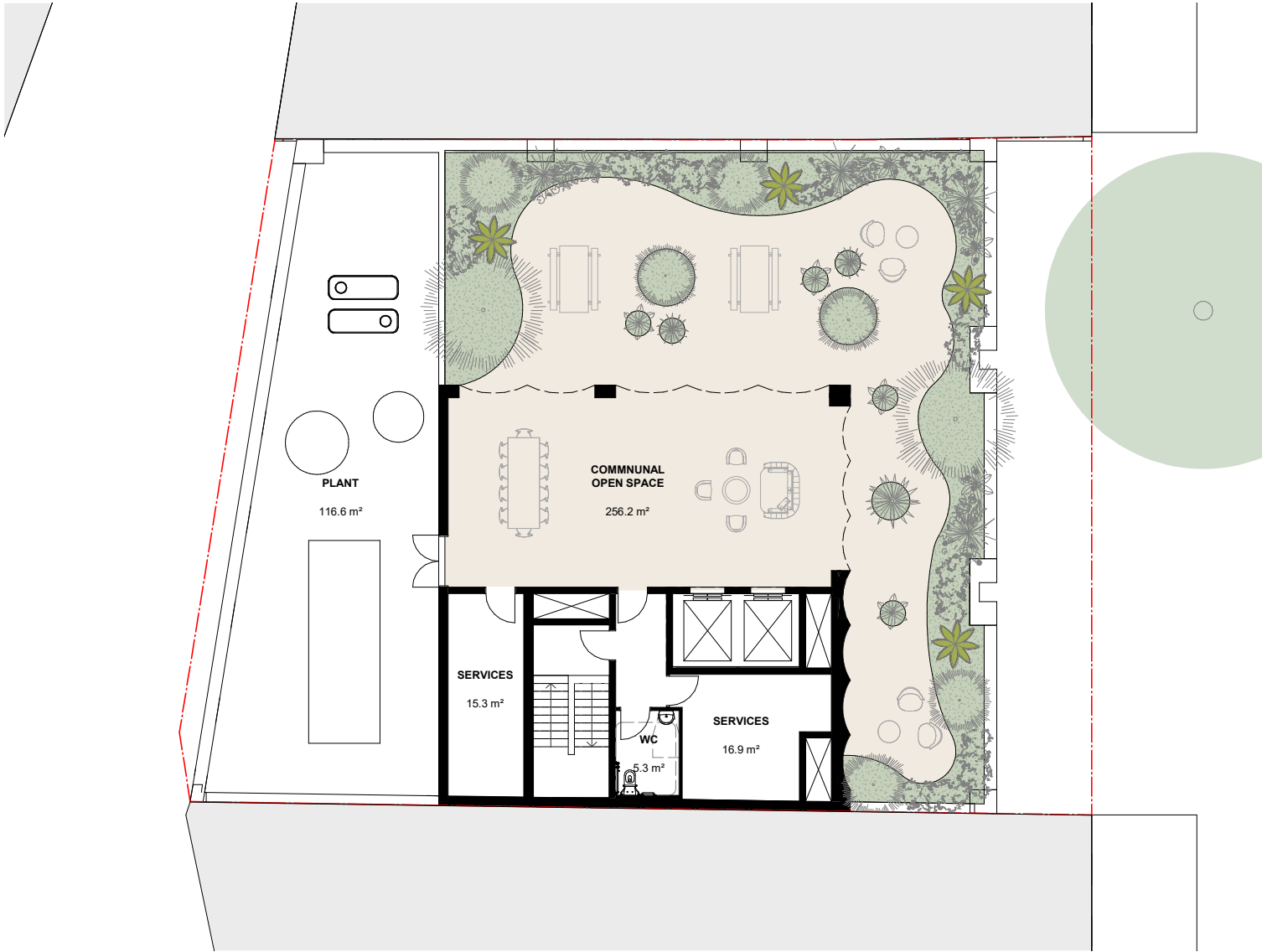
Concept landscape plans

The landscape plans indicate planting located on the perimeter of the building to soften the facade while internalised planters create the break up of the accessible space and provide green seating pockets for the buildings users.

The roof is intended to be accessed for both users and allow access to servicing. The landscaping provides urban greening and improves outlook for neighbours that will have views across the rooftop.



Level 3 landscape plan



Roof concept landscape plan



Artists impression looking northwards down Riley Street

Assessment

This section of the report assesses the reference scheme against the principles established in policy.

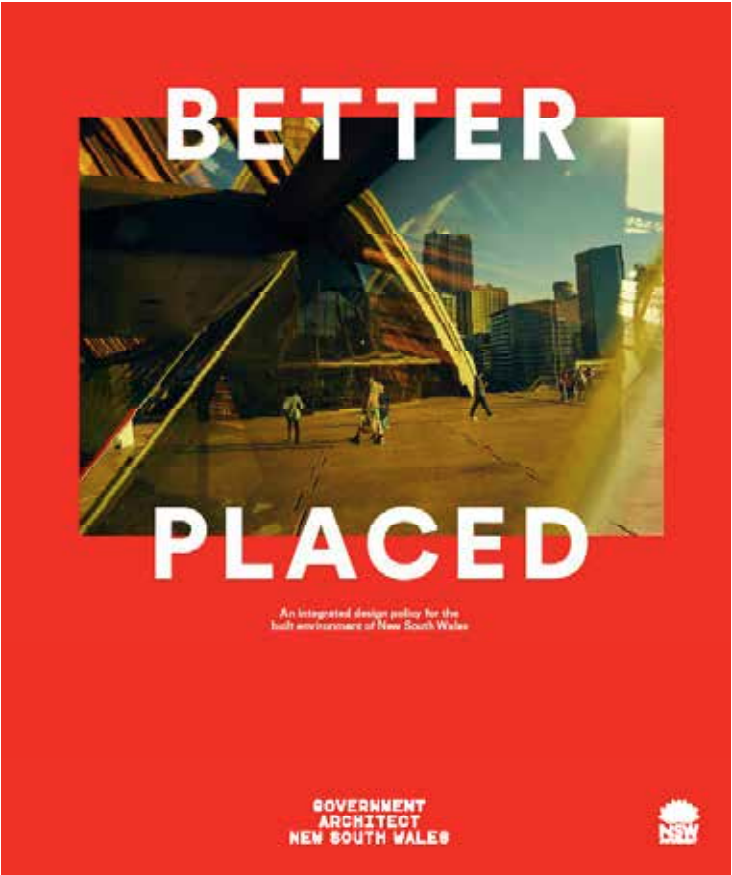
Design principle alignment

The proposed planning envelope has been drafted as a result of a place-based response that begins to address the design principles outlined earlier in this document. This commentary highlights the way in which the proposed planning envelope addresses the design principles.

It is noted that while many of the principles can be addressed, the proposed planning envelope is a high-level volume within which a future building may be located. Future detailed design is required to address these principles in more detail.

Design principle	Commentary
Link active frontage	<ul style="list-style-type: none">— The proposed planning envelope supports the opportunity for an active ground floor tenancy which is directly accessed from Riley Street. This will link the active frontages that are on either side of the site.— This will be subject to future detailed design.
Respect heritage	<ul style="list-style-type: none">— The street wall height has been set at three storeys to align with the locality statement principles concerning the conservation area and to provide a transition between heritage items on the street block.— The 3 metre setback above the street wall reinforces the heritage character and allows upper levels to recede.
Strengthen street wall	<ul style="list-style-type: none">— The setback above podium responds to the street wall that exists on Riley Street. The height at three storeys reinforces the transition from a two storey street wall immediately to the south and a four storey street wall immediately to the north.
Minimise impact to neighbours	<ul style="list-style-type: none">— Careful analysis of the impacts to surrounding buildings, particularly solar amenity and view impacts have been considered as part of the proposal planning envelope.— Further analysis and design outcomes will be pursued in detailed design to minimise impacts to neighbours.
Positive contribution	<ul style="list-style-type: none">— The existing building is considered detracting within the Woolloomooloo Conservation Area, the redevelopment creates an opportunity for a redevelopment that makes a positive contribution to this neighbourhood.
Sense of place	<ul style="list-style-type: none">— The proposed planning envelope supports an opportunity for the redevelopment to contribute to Riley Street’s Sense of Place, through revitalising the building and providing opportunity for an active ground floor tenancy.

Alignment with Better Placed principles



The GANSW has developed a number of policies and guidelines to further design excellence within NSW and help in the assessment of development proposals. The assessment on this page demonstrates how the proposal aligns with the core principles of the Better Placed Framework.



Better Fit

contextual, local and of its place

- The proposal has carefully considered the surrounding context in determining street wall and overall building heights.
- The three storey street wall aligns with the local character and creates a human scale pedestrian experience.
- The building has a setback above podium which reduces visual impact from the street.



Better Performance

sustainable, adaptable and durable

- Urban greening on the podium level and roof contribute to both the quality of amenity for uses and improve the visual impact of the building.
- Rooftop flexibility including opportunity for solar panels as shown in the reference scheme improve energy efficiency and reduce environmental impact
- More detailed investigations will need to be undertaken at a future stage.



Better for Community

inclusive, connected and diverse

- The proposal shows an activated retail tenancy with direct access to Riley Street, this stitches together an existing row of retail tenancies improving the quality of Riley Street for the local community.



Better for People

safe, comfortable and liveable

- The proposal includes end of trip facilities which support active transport to and from the site.
- The provision of a new retail tenancy allows for improved activation of the street which contributes to a sense of safety.



Better Value

creating and adding value

- The revitalisation of the existing site will provide benefits to the community and provide a higher quality built outcome.



Better Working

functional, efficient and fit for purpose

- The separation of vehicular access on Busby Lane from pedestrian access on Riley Street reduces conflict and improves safety.
- The provision of off street parking within the proposal reduces the negative impacts of additional parking requirements on the street.



Better Look and Feel

engaging, inviting and attractive

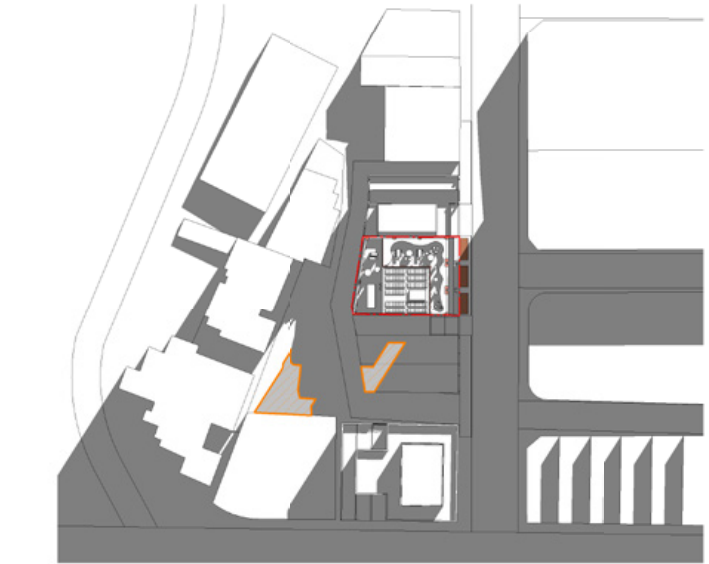
- The aesthetics of the building have been well considered and attention has been paid to the detailing of the architecture and the developments relationship to its surrounding context.
- The development sets a high standard for future revitalisation of Woolloomooloo.

Shadow diagrams

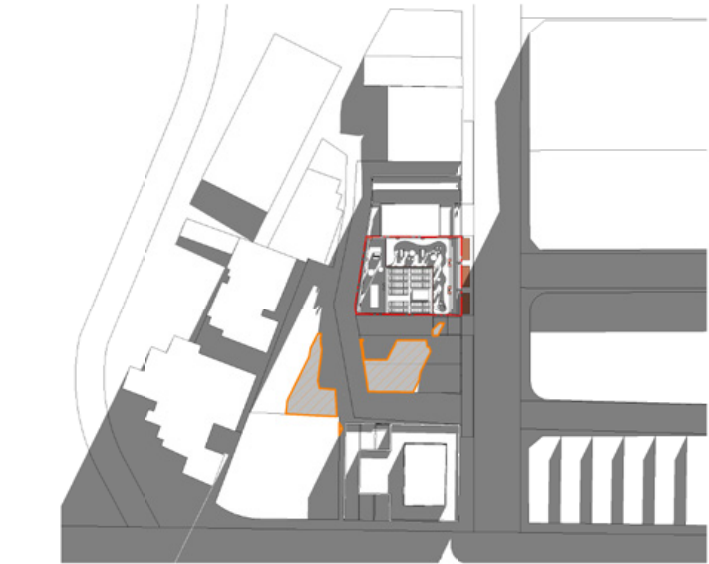
Shadow diagrams are taken every 30 minutes from 9am-3pm on the 21st June.

Key

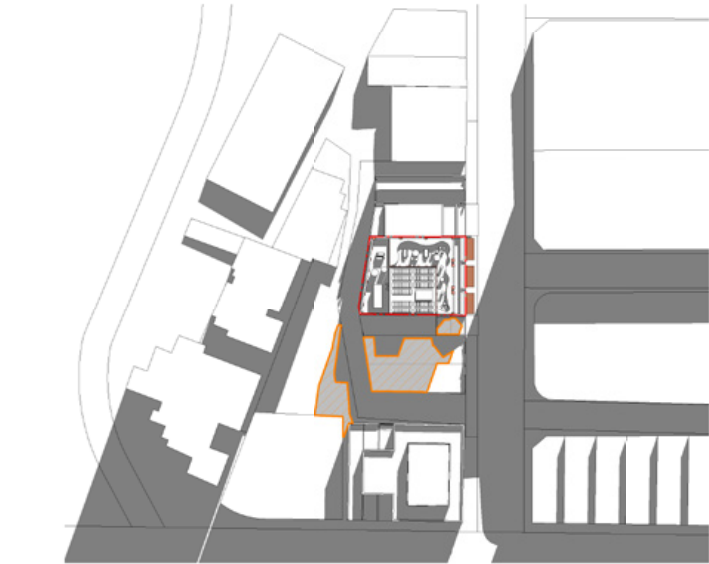
Additional impact



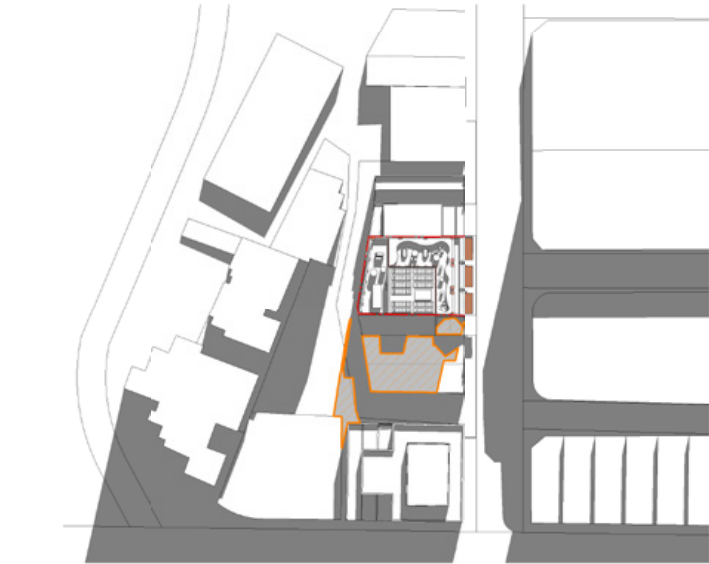
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SCALE 1:1000



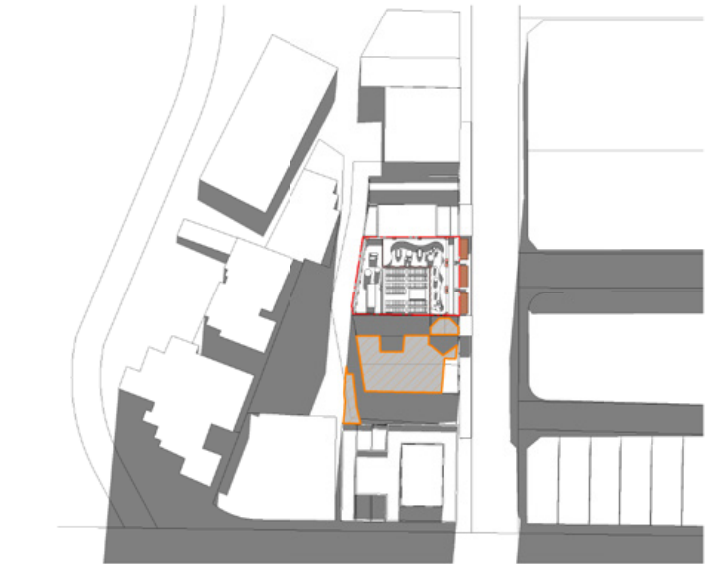
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SHADOW PLAN - 21/06/2022-9.30
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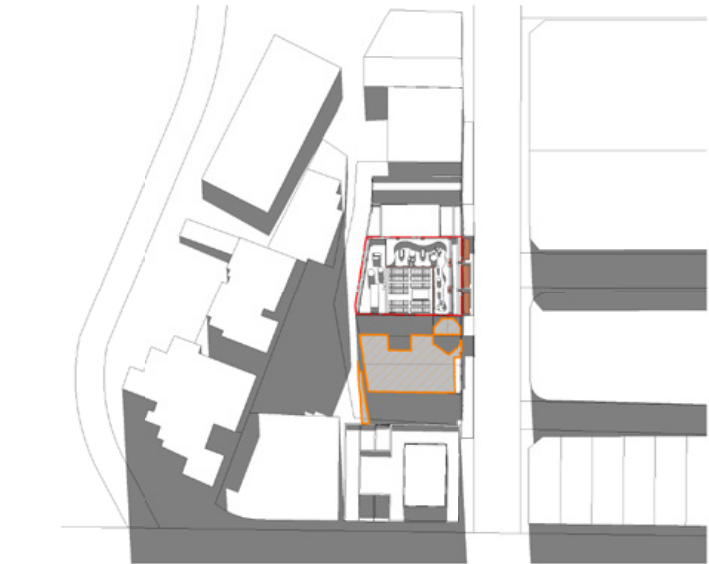
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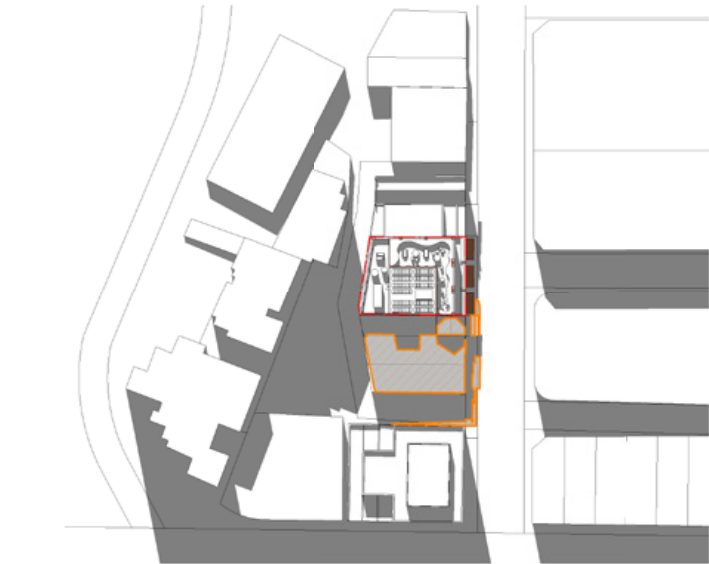
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SHADOW PLAN - 21/06/2022-10.30
SCALE 1:1000



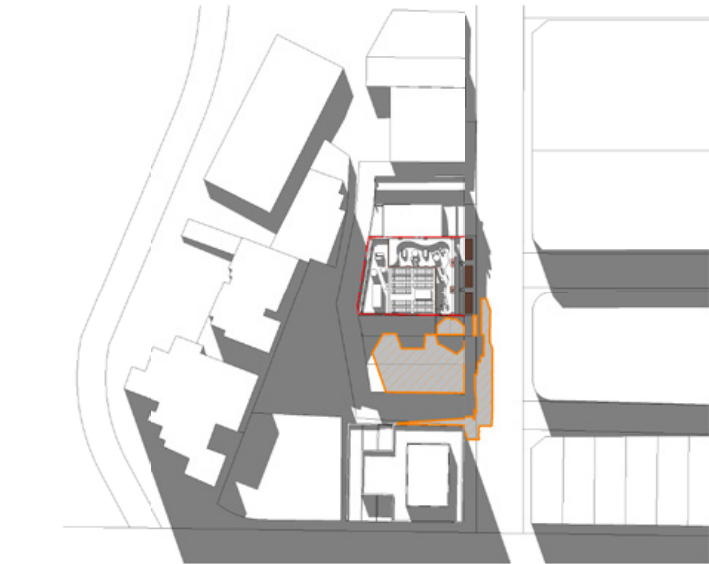
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SCALE 1:1000



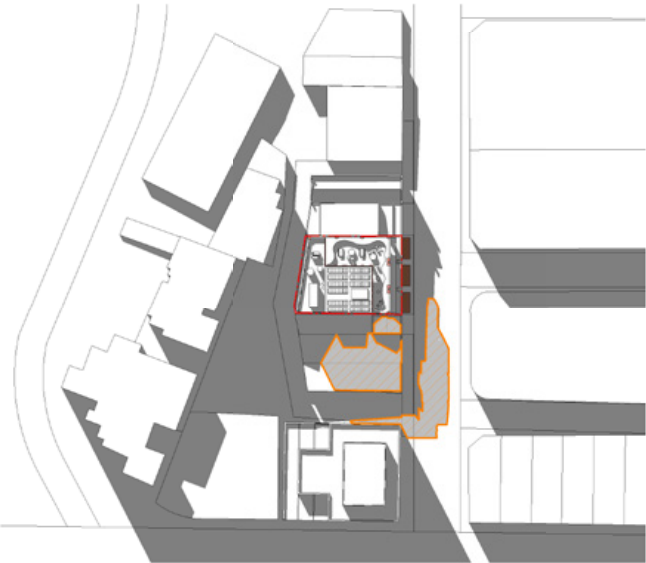
6 PLAN
SHADOW PLAN - 21/06/2022-11.30
SCALE 1:1000



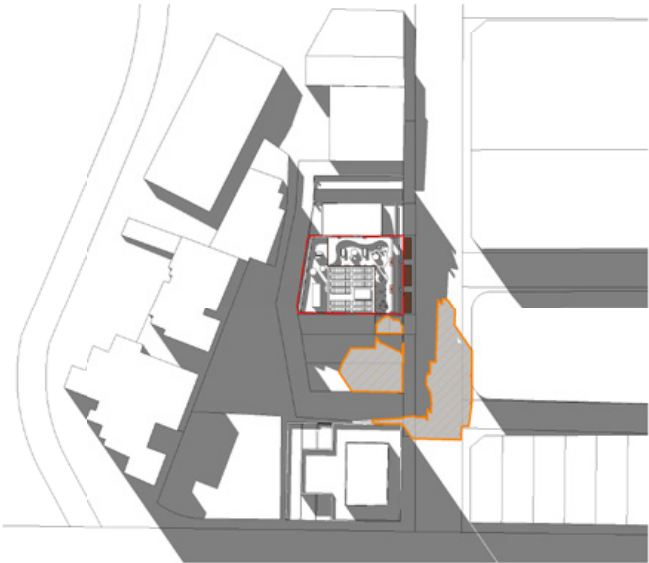
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SCALE 1:1000



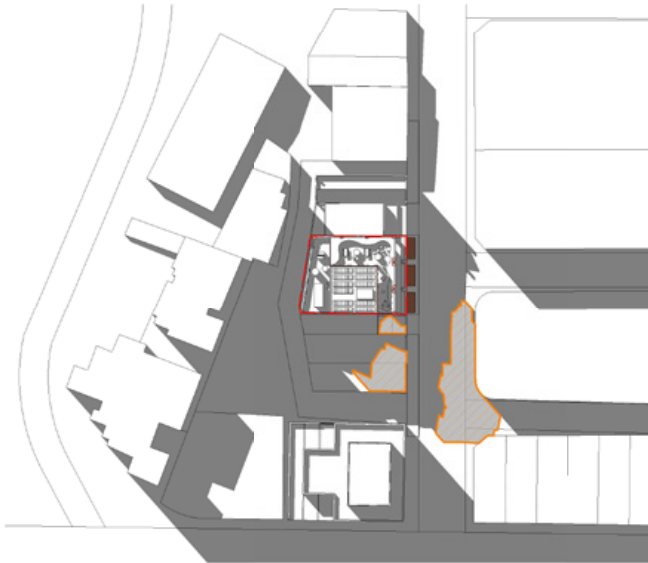
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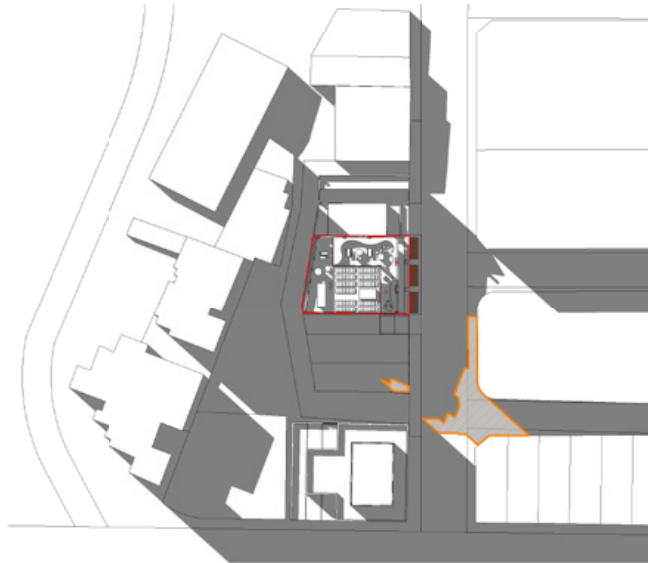
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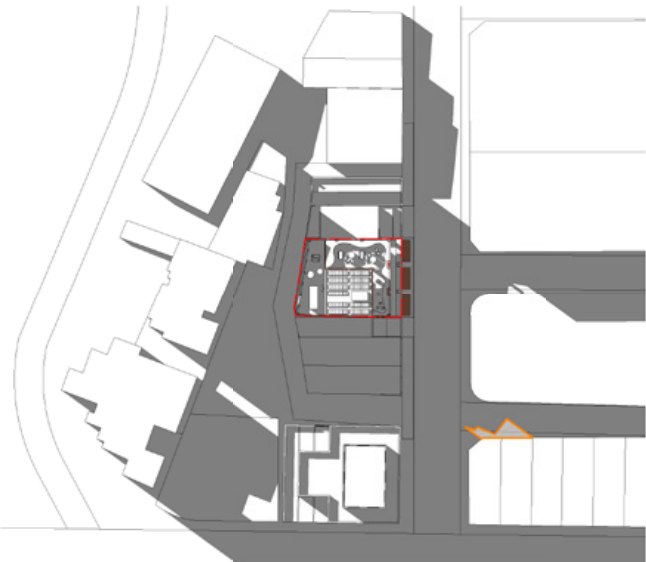
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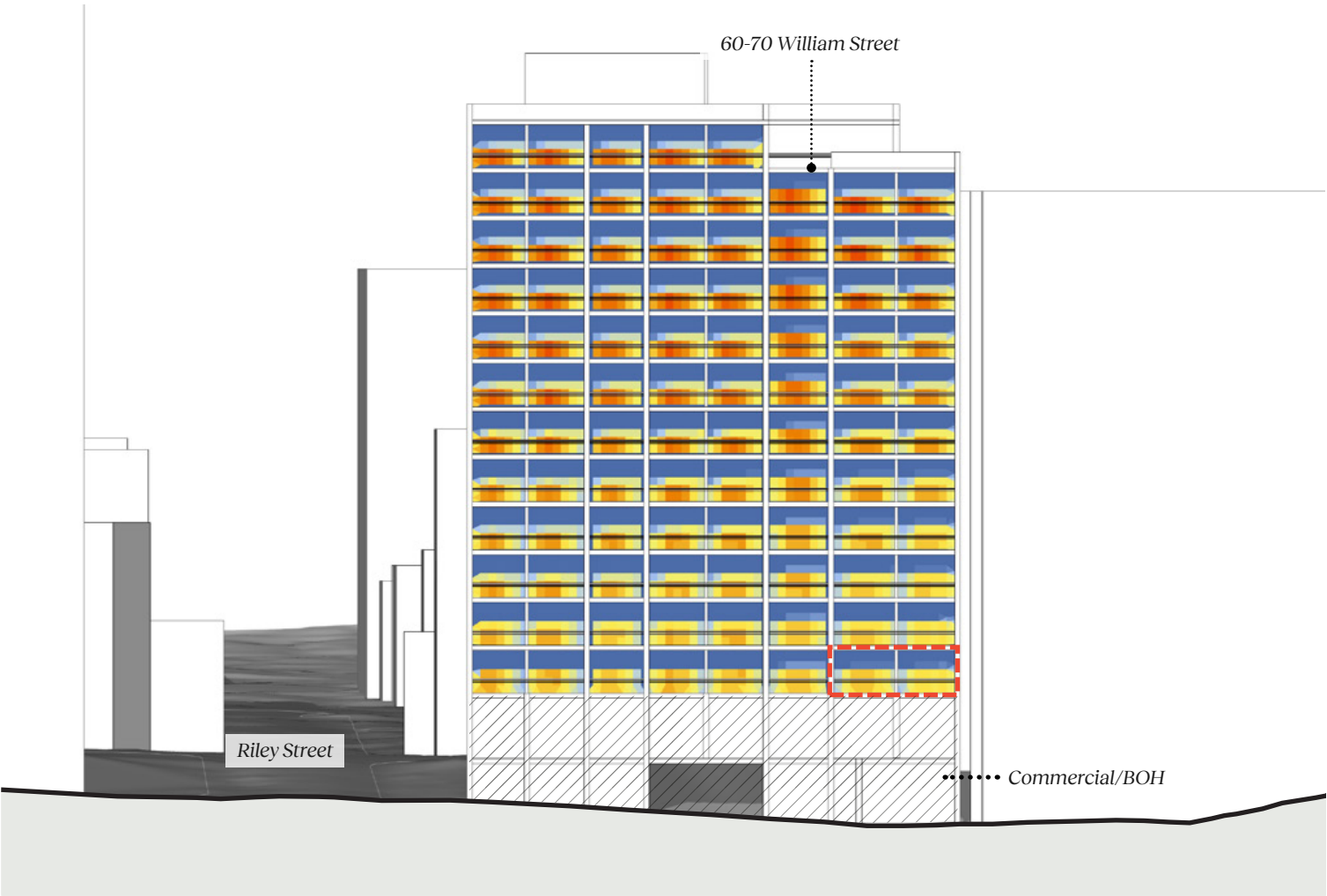
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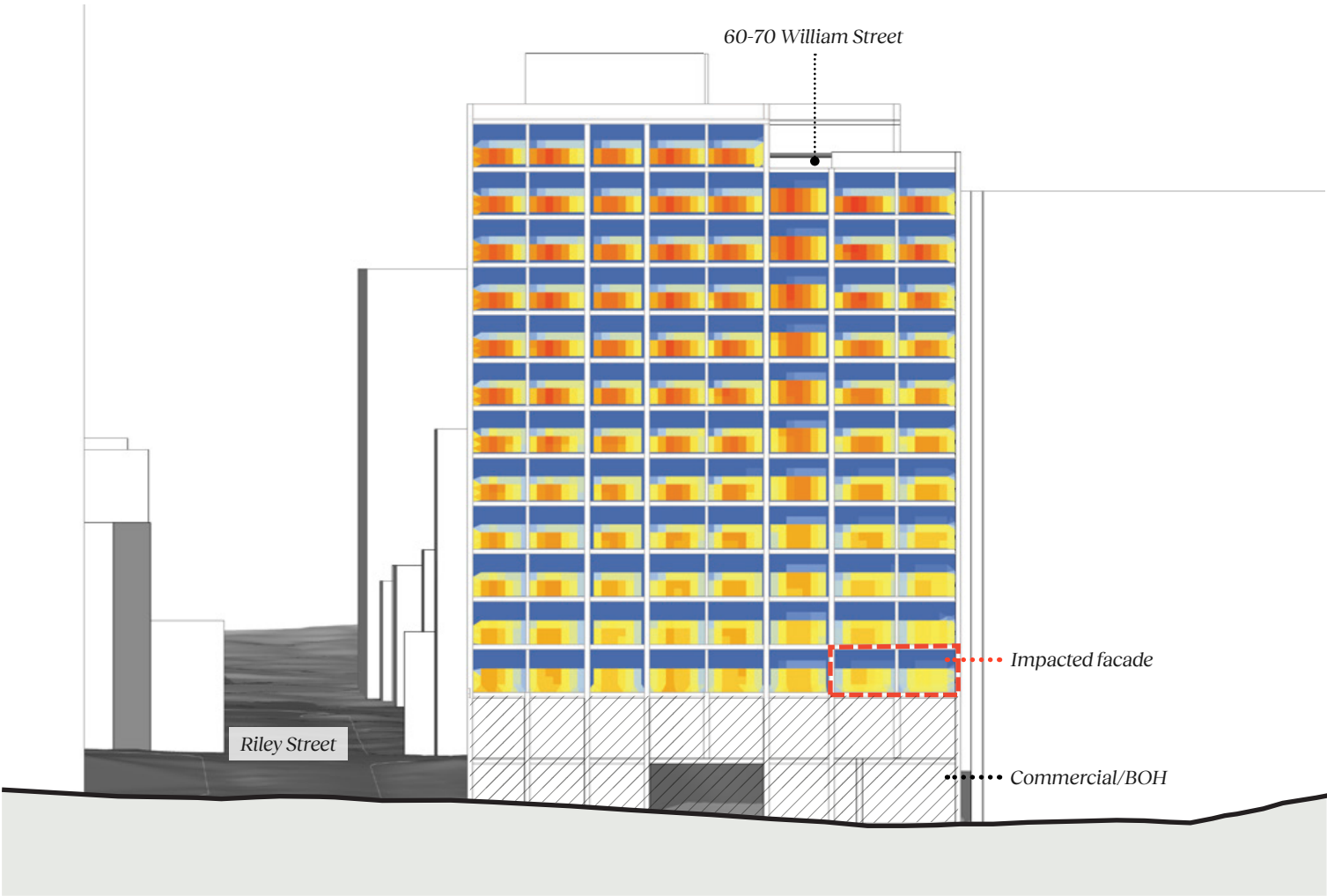
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5 PLAN
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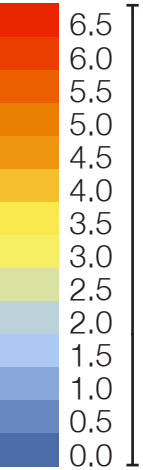
Solar amenity to 60-70 William Street, existing



Solar amenity to 60-70 William Street, proposed

Diagrams above highlight the minimal impact of the proposed planning envelope to 60-70 William Street.

Solar assessment	Existing	Proposed
All apartments achieve ADG solar requirements for 2 hours (mid-winter)	100%	100%
Additional impact to facade from proposed development	-	0.5%



Street views - Cnr Suttor and Riley, looking north

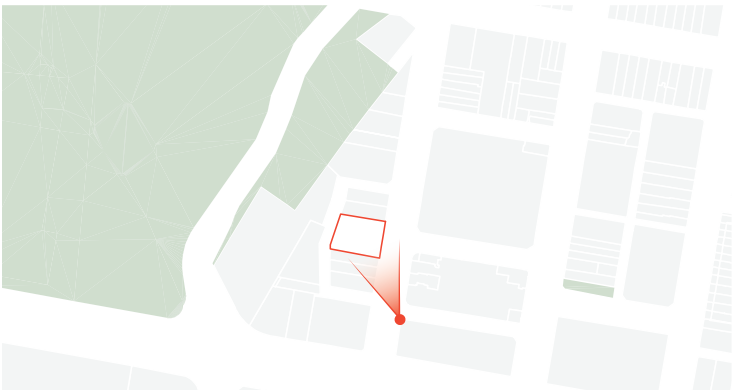


Existing



Proposed

Note: These views are indicative and provide a preliminary impression of building envelope on the subject site. These views are not survey accurate and should not be relied upon for a detailed view impact assessment.



Street views - Riley Street, looking south

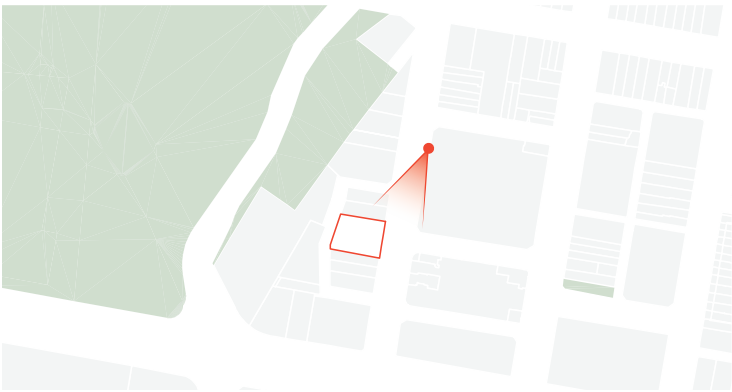


Existing



Proposed

Note: These views are indicative and provide a preliminary impression of building envelope on the subject site. These views are not survey accurate and should not be relied upon for a detailed view impact assessment.



Public park - The Domain, looking south

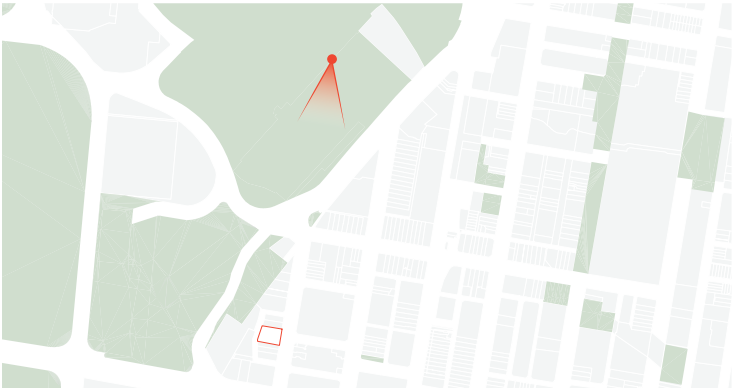


Existing



Proposed

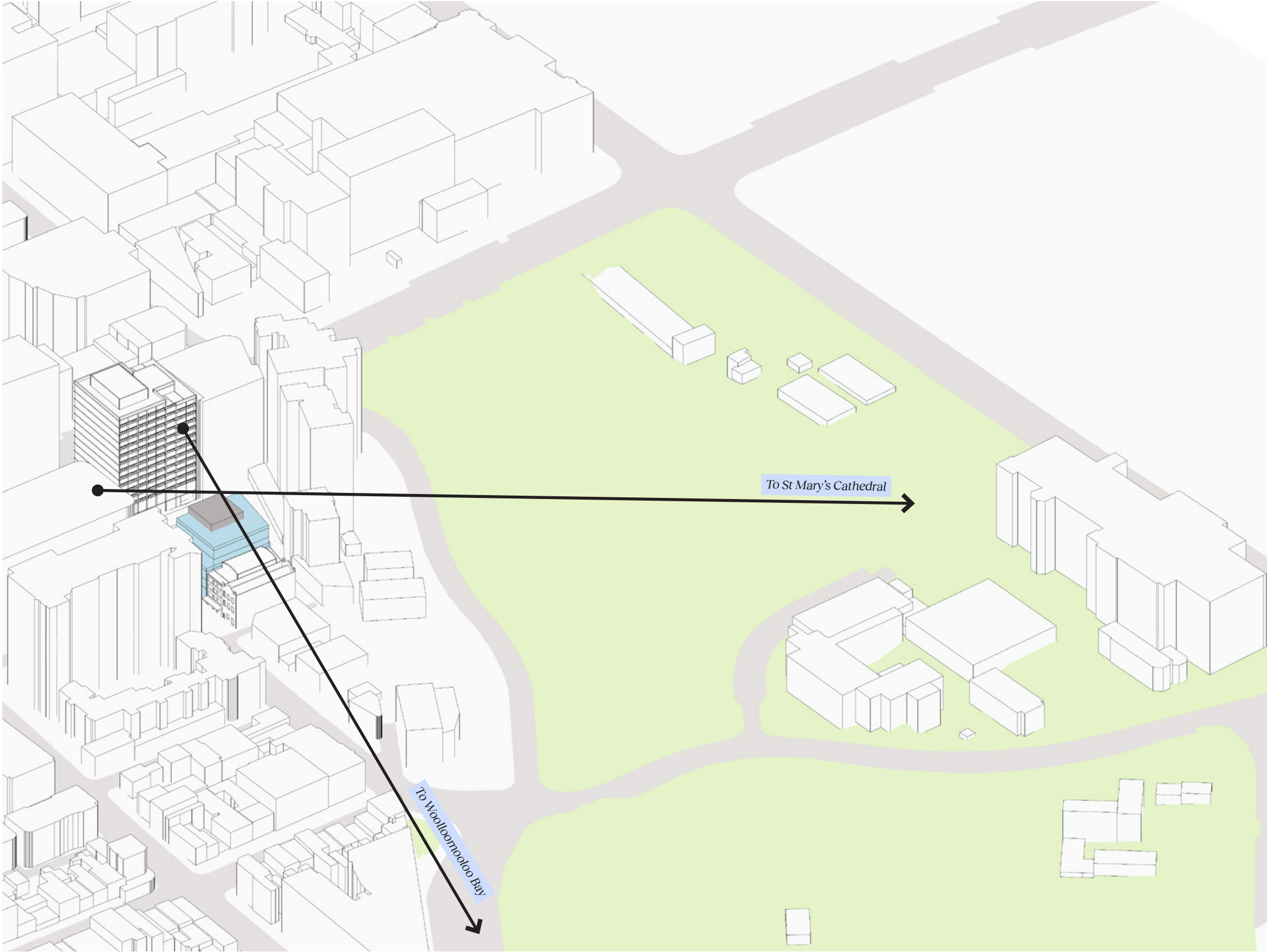
Note: These views are indicative and provide a preliminary impression of building envelope on the subject site. These views are not survey accurate and should not be relied upon for a detailed view impact assessment.



Sensitivities - View impact

The adjacent diagram highlights potential view impacts from surrounding residential development towards key local views. This includes:

- Woolloomooloo Bay
- St Marys Cathedral
- CBD Skyline
- The Domain
- Art Gallery of NSW
- Harbour Bridge
- The Finger Wharf



Neighbouring views - 46-47 Riley Street

46-48 Riley Street have views that extend across St Marys Cathedral and the CBD skyline. Analysis of the proposed planning envelope highlights that it sits within the surrounding built form and does not impact on prevailing views to those significant public assets.

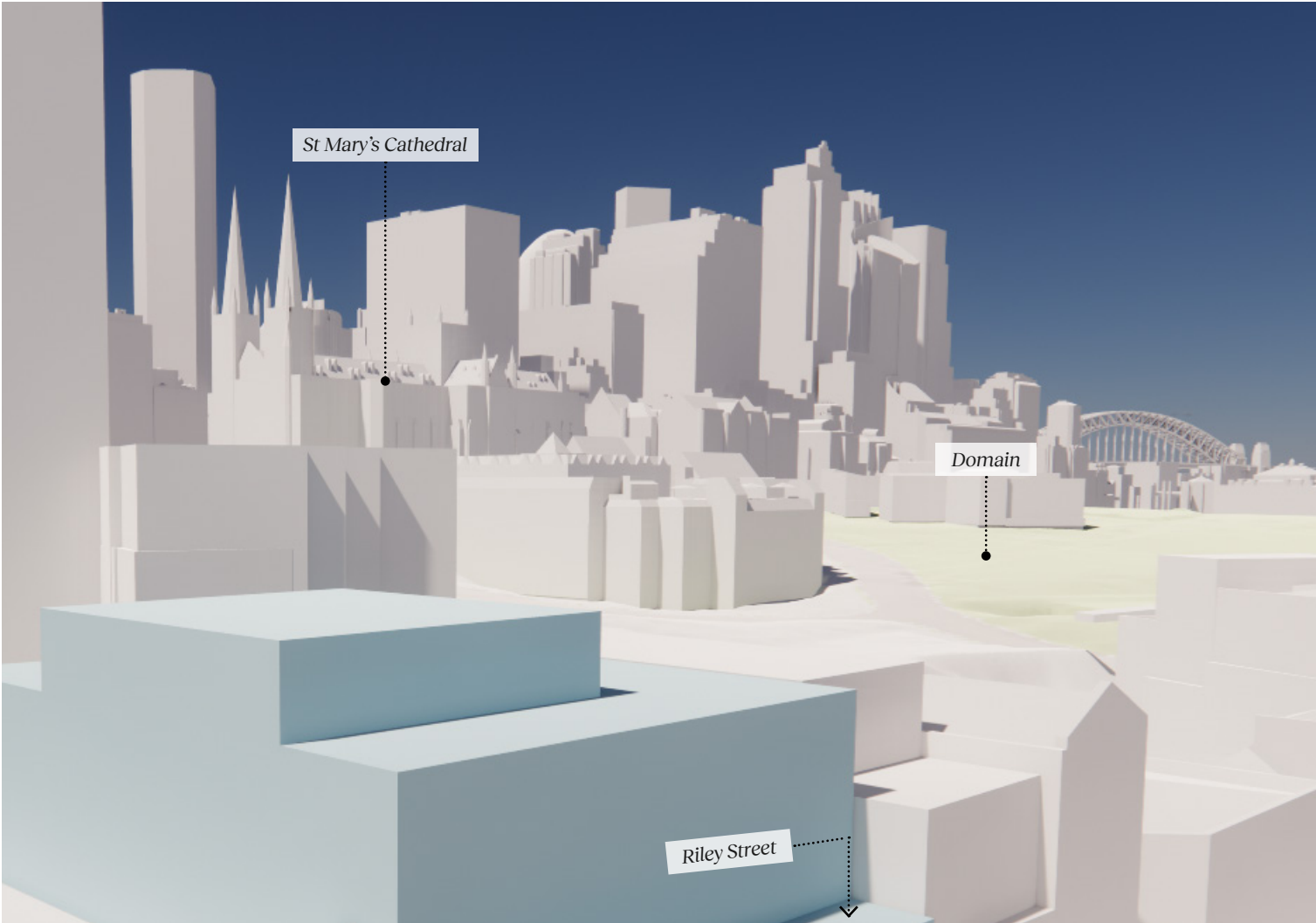
The image to the right highlights a potential view from 46-47 Riley Street with the proposed planning envelope.



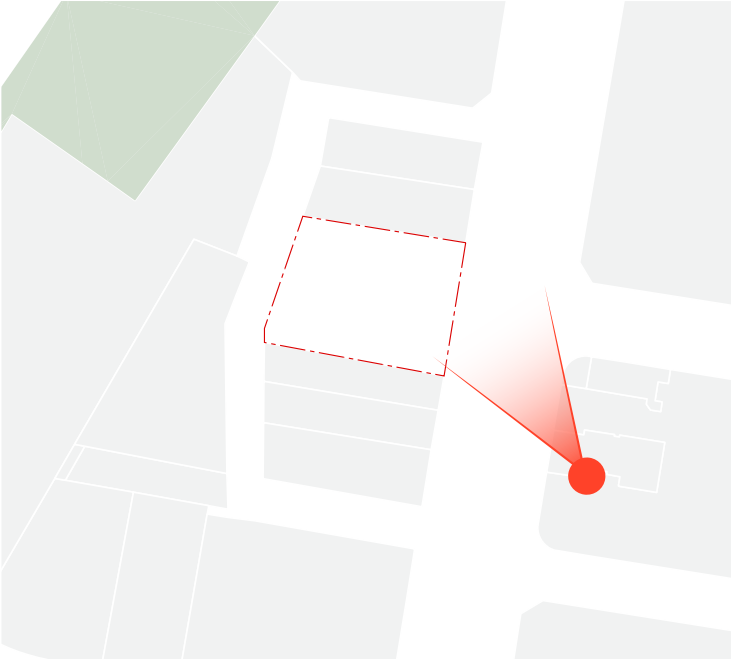
View from 603/46-48 Riley Street (Source: Domain)



603/46-48 Riley Street in relation to site



View impact on 603/46-48 Riley Street



Note: These views are indicative and provide a preliminary impression of building envelope on the subject site. These views are not survey accurate and should not be relied upon for a detailed view impact assessment.

Neighbouring views - 60-70 William Street

60-70 William Street have views that extend towards Woolloomooloo Bay and the Finger Wharf. Analysis of the proposed planning envelope highlights that it does not impact on prevailing views to those significant public assets.

The image to the right highlights a potential view from 46-47 Riley Street with the proposed planning envelope.



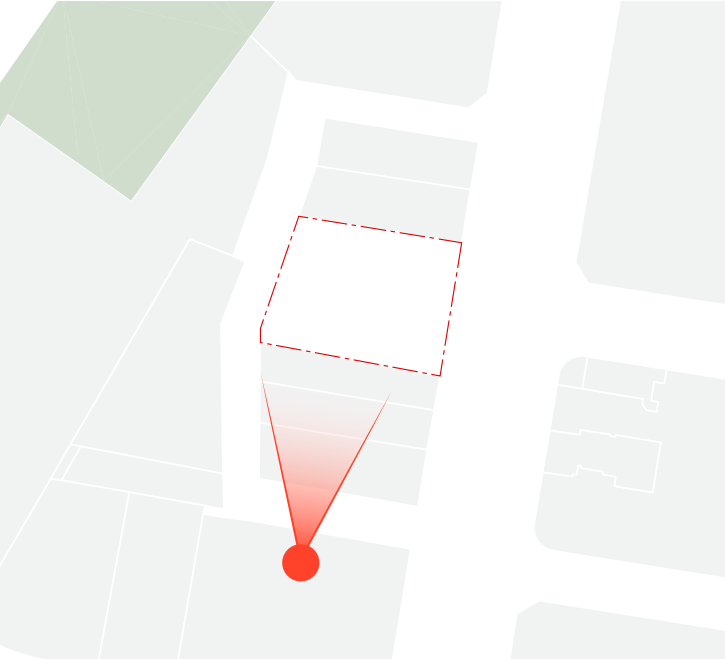
View from balcony of 72/60-70 William Street (Source: Domain)



72/60-70 William Street in relation to site



View impact on 72/60-70 William Street



Note: These views are indicative in nature and provide a preliminary impression of future development on the subject site. These views are not survey accurate and should not be relied upon for a detailed view impact assessment.

Conclusion

51 Riley Street sits on the eastern edge of Woolloomooloo and the redevelopment of the site offers an opportunity to make a positive economic and architectural contribution to the City Fringe. It is close to the CBD, local amenities and well serviced by public transport making it an ideal location for additional commercial floor space close to the CBD.

The built from envelope illustrated in this report requires amendments to the existing planning controls for development on the site to be realised. The refined proposal includes:

- An additional 2,145m² of high quality commercial floor space to the City Fringe.
- An additional retail tenancy to stitch together the active frontages along Riley Street.
- A sensitive approach to the heritage character of the area.
- A sensitive approach to built form articulation to minimise potential impacts.

In order to realise the project opportunities and deliver on the project vision, a the following changes existing LEP controls are required;

1. An increase in the permissible FSR for the subject site from 2:1 to 3.8:1.
2. An increase in permitted Height of Building from 12m to 25m.

The assessment of the reference scheme demonstrates that the proposal meets the Better Placed principles and the project principles. This proposal will be subject to further review and refinement prior to the submission of the Development Application.



Artists impression

Proposed amendments to the LEP Height of Buildings Map



Existing Height of Buildings Map (HOB)
The existing controls for the subject site are 12m.



Proposed Height of Buildings Map (HOB)
An increase in the permissible Height of Buildings for the site to 25m.

Key

12m	25m
15m	40m
18m	50m
22m	80m

Proposed amendments to the LEP Floor Space Ratio Map



Existing Floor Space Ratio Map (FSR)
The existing controls for the subject site are 2:1.



Proposed Floor Space Ratio Map (FSR)
An increase in the permissible FSR for the subject site from 1:1 to 3.8:1.

Key

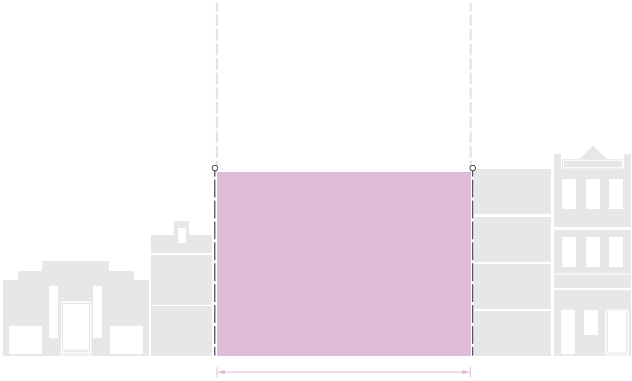
- | | |
|-------|-------|
| 2:1 | 5:1 |
| 2.5:1 | 5.2:1 |
| 3:1 | |
| 3.8:1 | |

Appendix 1 - Options testing

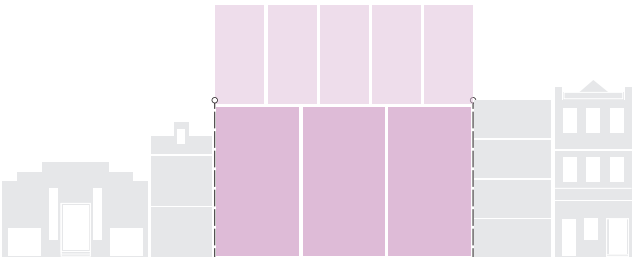
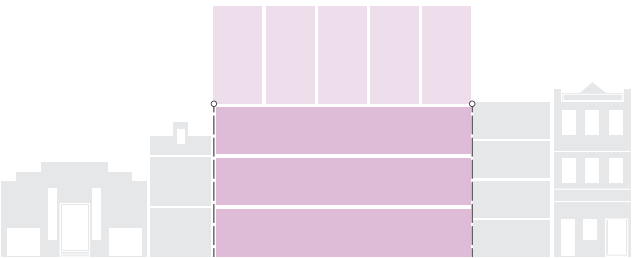
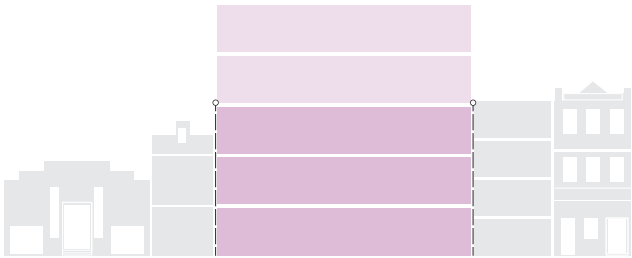
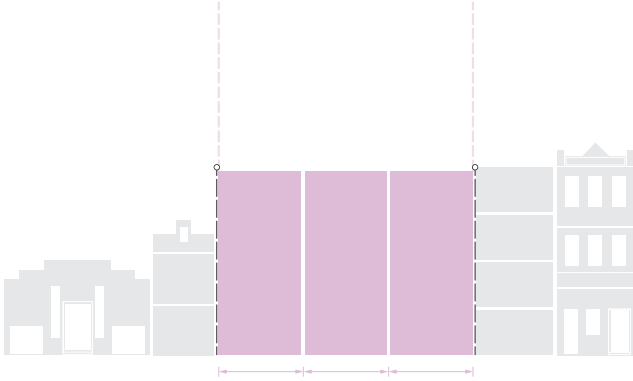
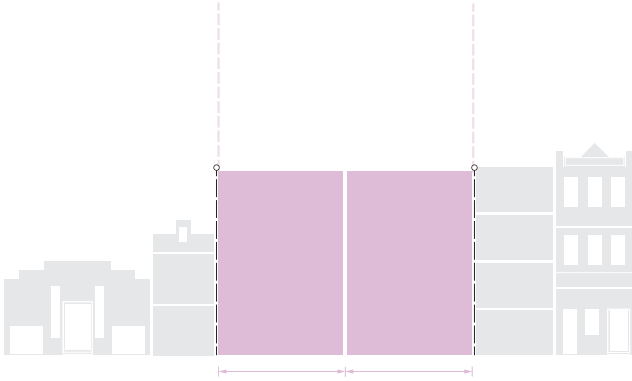
Options testing interrogates the capacity of the proposed planning envelope to support a variety of built form approaches to the site.

The concept diagrams indicate variations to building height, grain and articulation that relate to surrounding context and will fit within the proposed planning envelope.

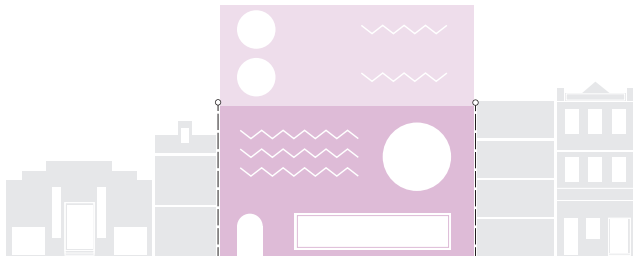
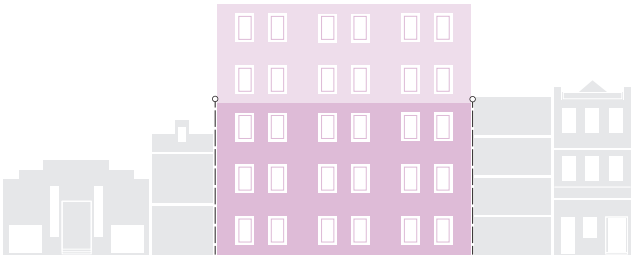
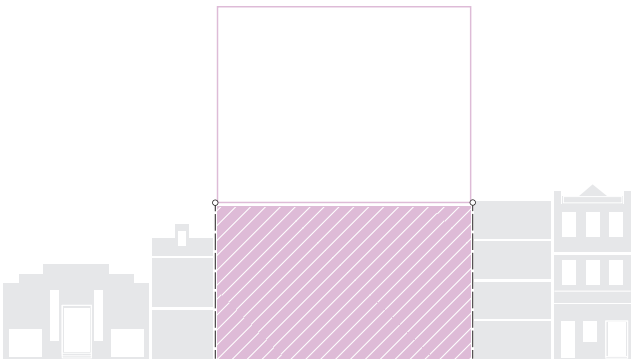
The following pages outline in greater detail four architectural approaches that fit within the proposed planning envelope. Option D has been explored in more detail as a reference scheme.



Building grain



Building expression

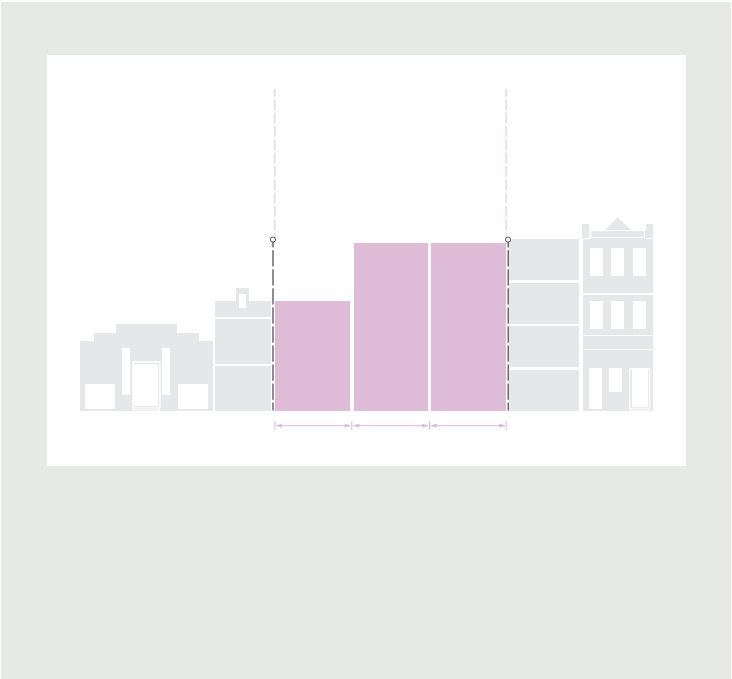


Building articulation

Option A - Transitioning height on podium

The approach to Option A was to provide a transition in the podium which provided a link between the street wall on either side of the site. The upper levels are set back and read as one block. The facade follows the existing building grain of 7m allowing for a consistent visual break up of street frontages on Riley Street.

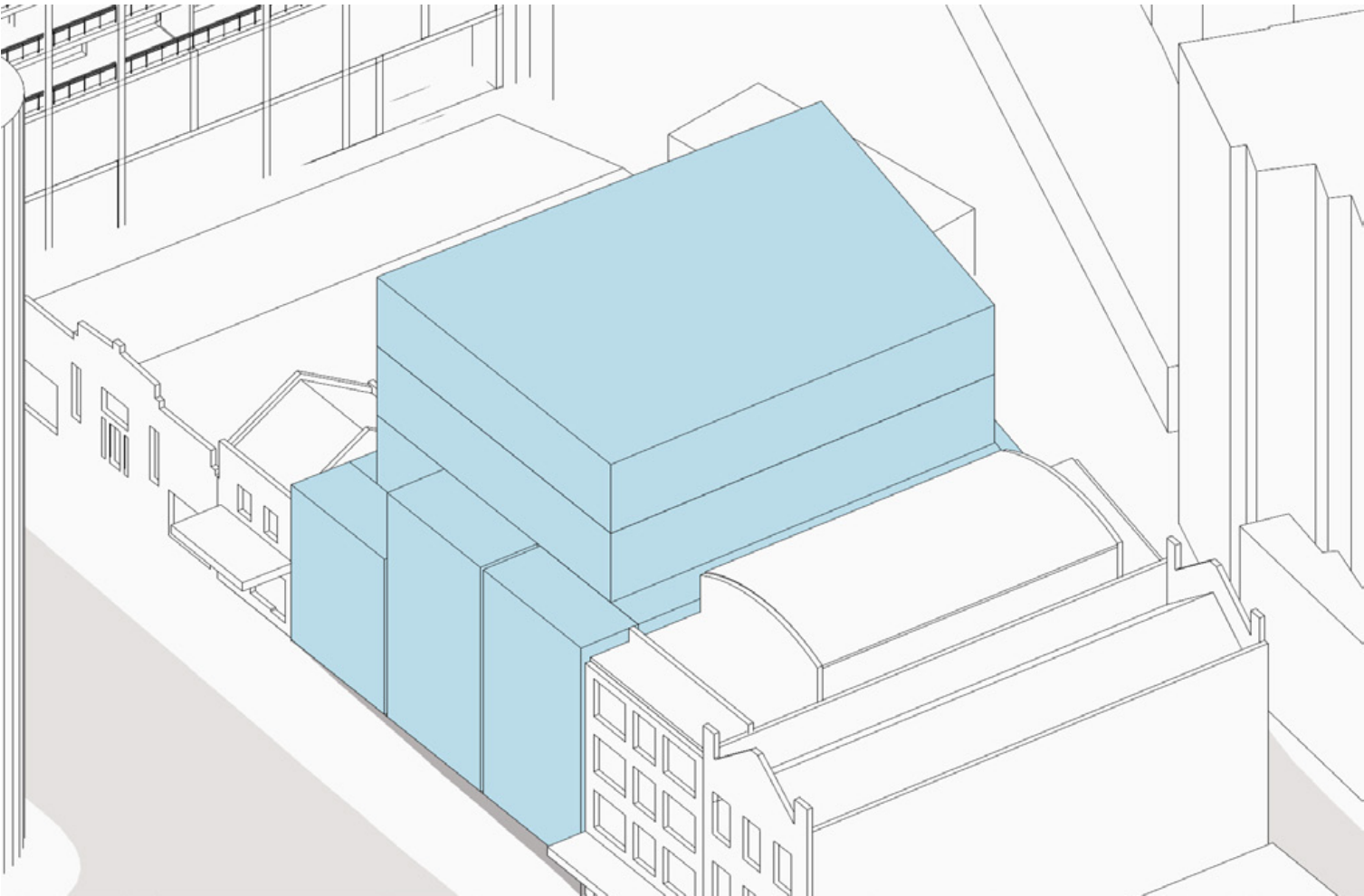
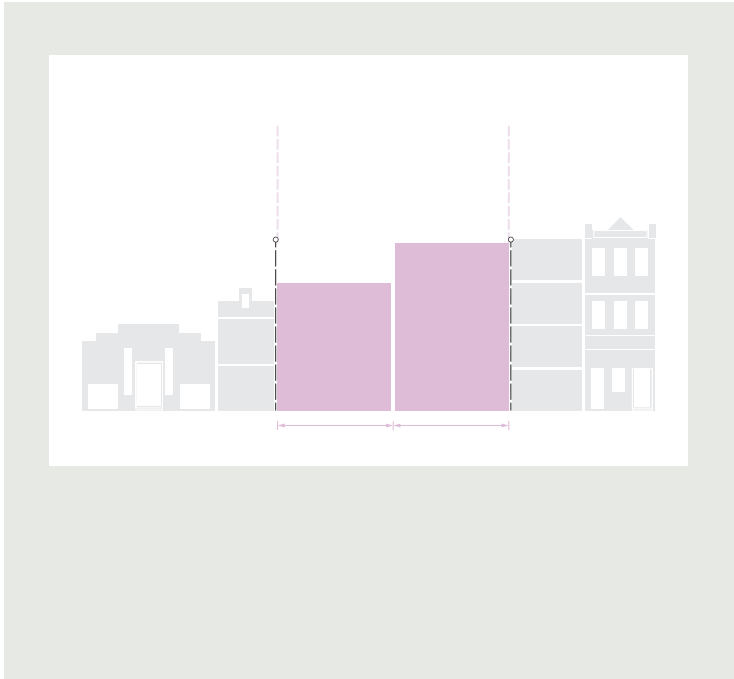
This option does not allow the podium to read as one element and the stepped podium form detracts from the strength of a single architectural form.



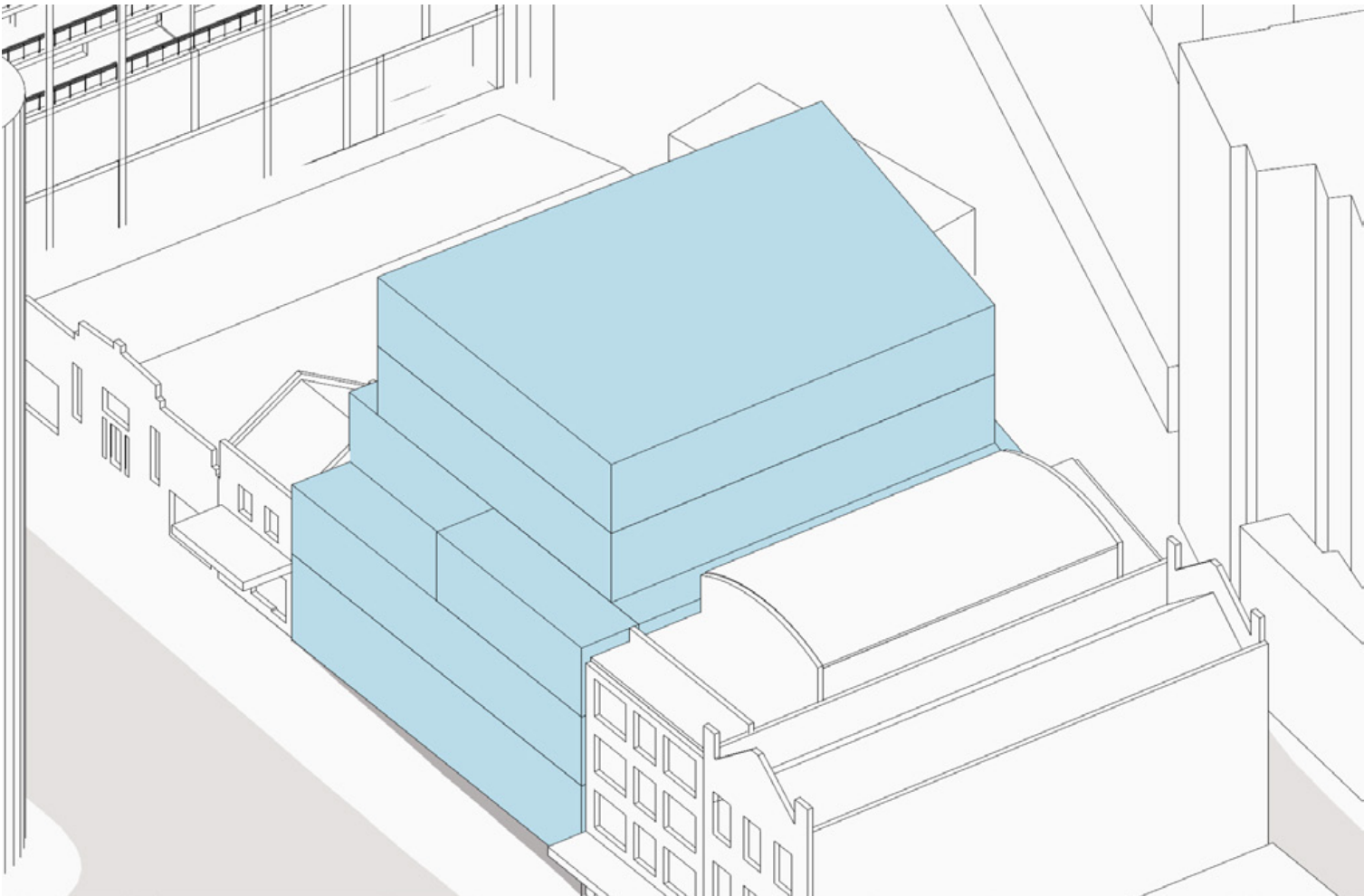
Option B - Stepping height at two levels

The approach to Option B was to provide a transition in both the podium and upper levels. At podium level this provided a link between the street wall on either side of the site. The upper levels are set back and also have a stepped form. This is primarily to minimise any impact to southern neighbours as well as remove bulk and scale away from neighbours.

This option prioritises reducing impact to neighbours but lacks the overall consistency of built form. It does not reflect the built form consistent within the heritage conservation area, particularly heritage warehouses and terraces.



Riley Street, isometric view
SJB

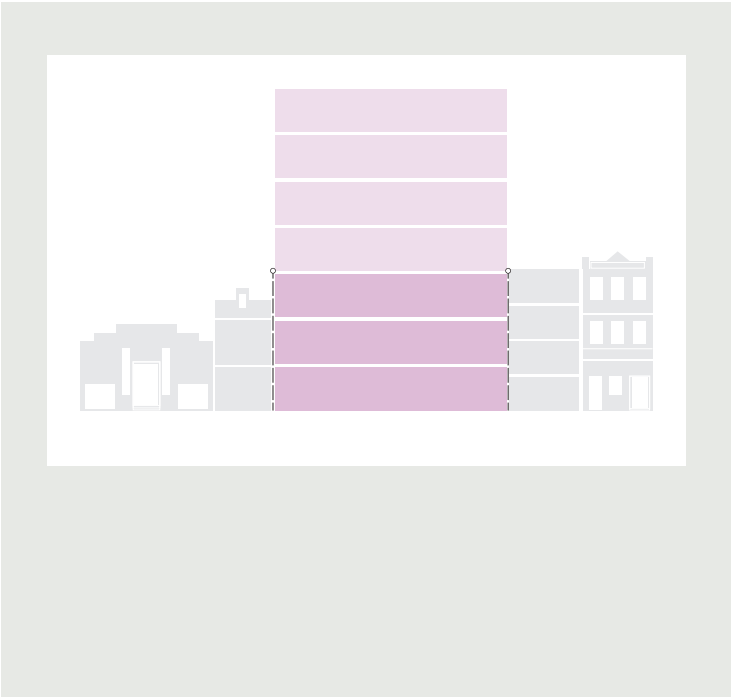


Riley Street, isometric view

Option C - Horizontal expression

The approach to Option C was to simplify the overall built form and to break up the form with horizontal expression. The upper levels are set back behind the street wall but the response to expression is consistent with the podium.

Whilst visually this draws the eye away from the overall height, it does not produce a street wall break up that reflects the streets fine grain character.

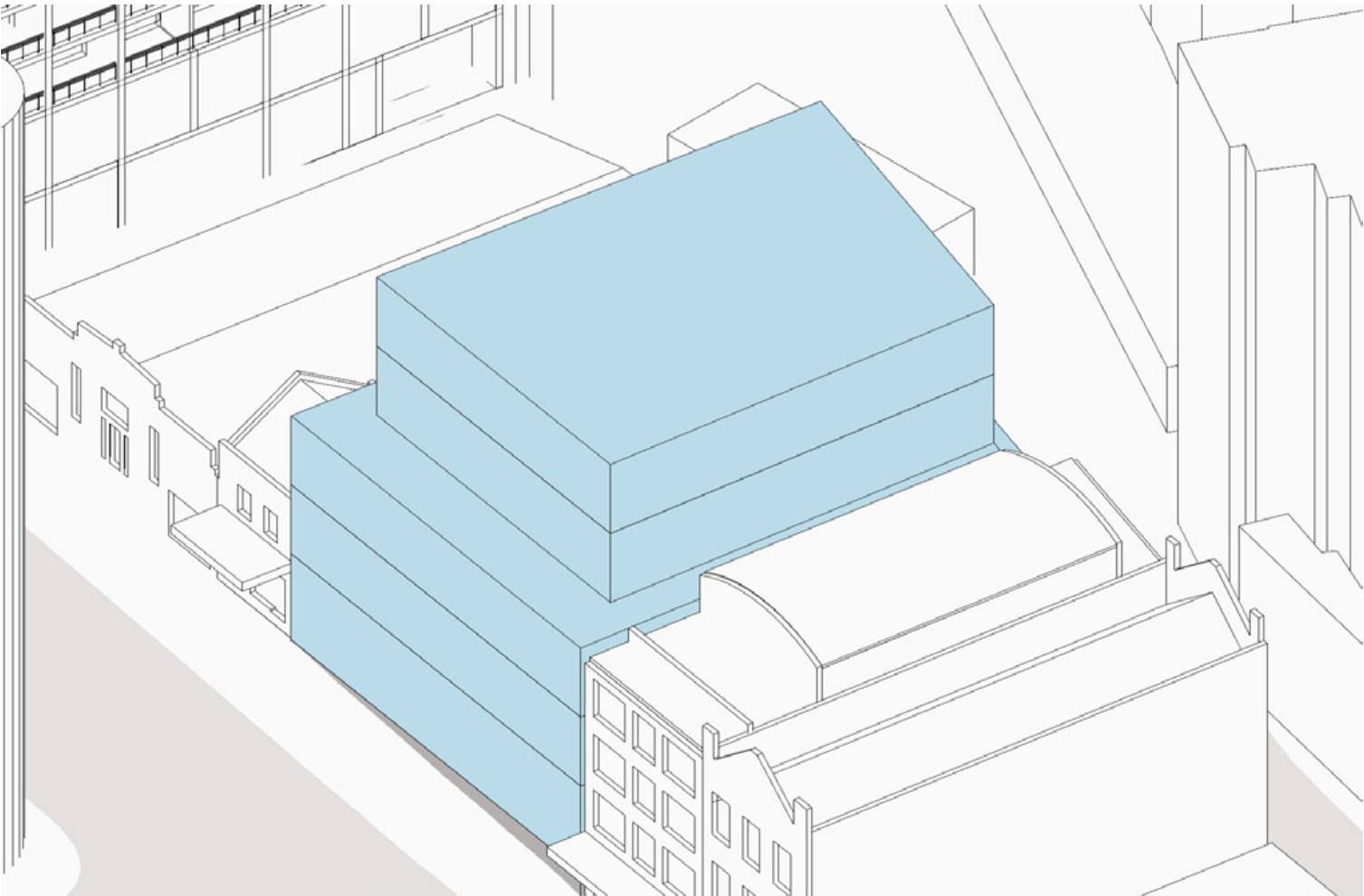
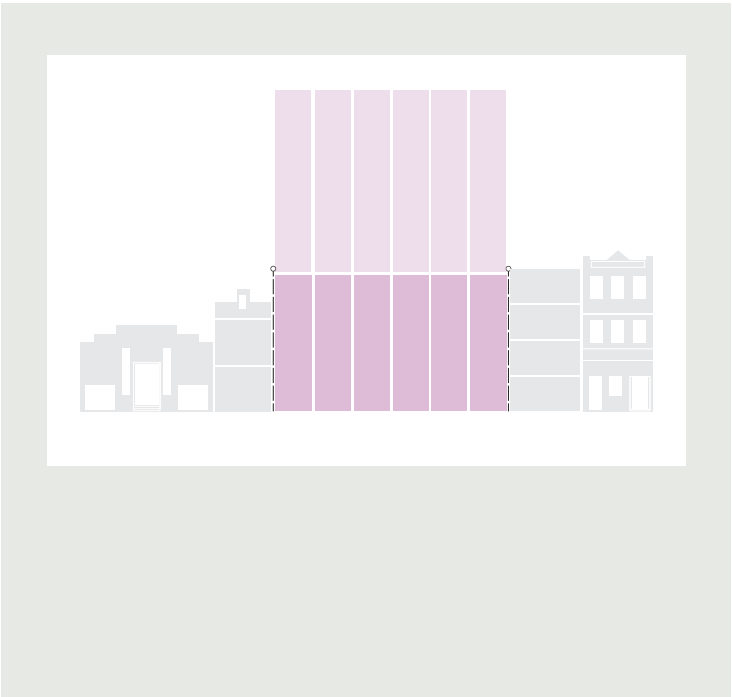


Option D - Vertical expression

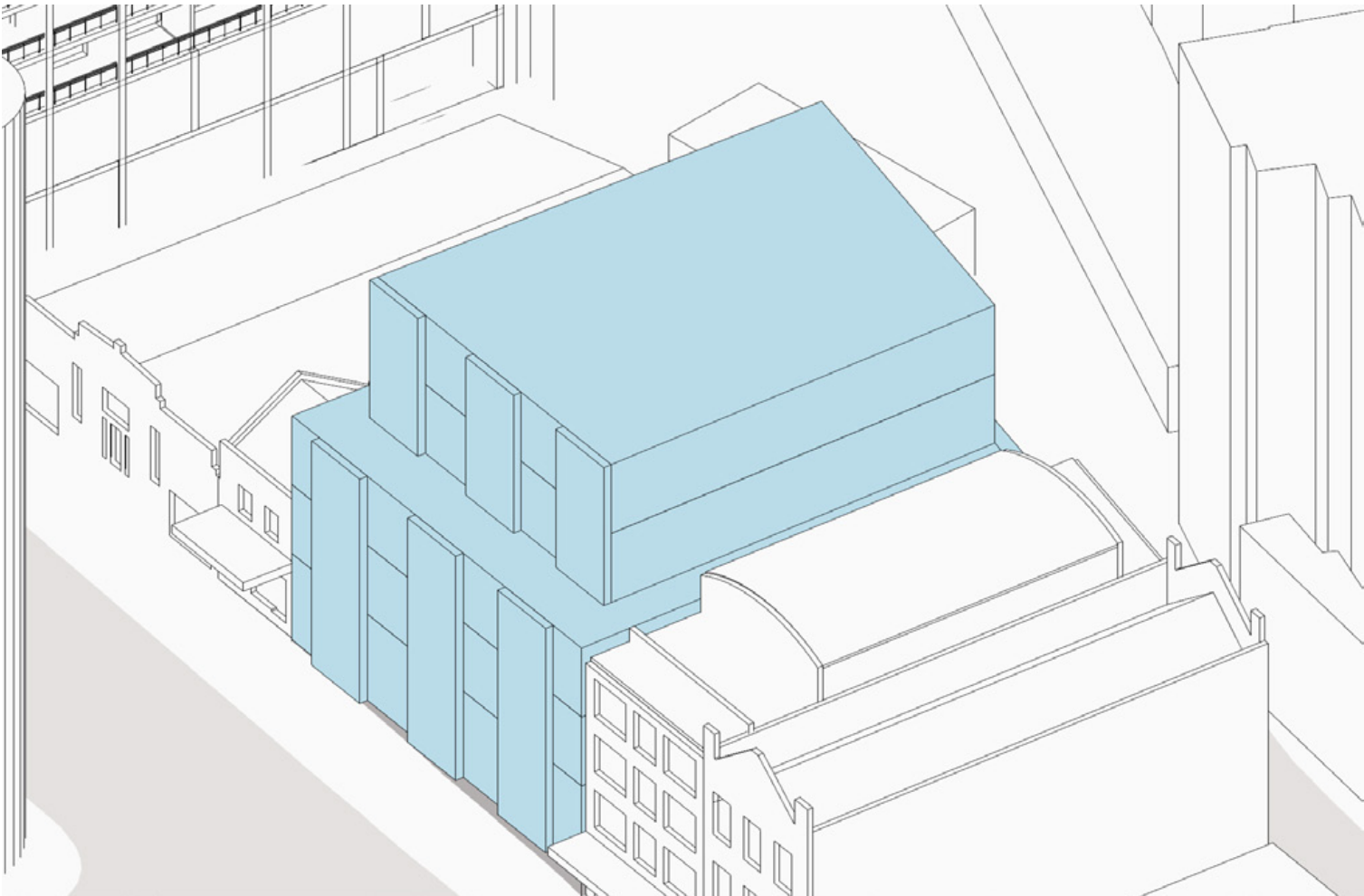
The approach to Option D was to simplify the overall built form and to break up the form with vertical expression that align with the typical 7m terrace typology width within the conservation area. The upper levels are set back behind the street but the response to expression is consistent with the podium.

This options aims to produce a simpler approach to built form whilst carefully responding to surrounding heritage character and fine grain streetscape.

Option D has been explored in more detail as a reference scheme as shown in the following chapter.



Riley Street, isometric view



Riley Street, isometric view

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



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