

Appendix C1: Urban Design Report

Surry Hills Shopping Village Planning Proposal

2-38 Baptist Street
Surry Hills

23 December 2015 | Design Report

Project

Surry Hills Shopping Village Planning Proposal
2-38 Baptist Street
Surry Hills
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In collaboration with



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Introduction

Introduction

1

1.1 Overview

This report has been prepared by SUB Architects in collaboration with Bates Smart and Oculus, and on behalf of The TOGA Group to support a Planning Proposal for the site for a mixed use development.

Outlined in this report is the exploration of built form options based on detailed analysis of the site's immediate and broader urban contexts, various land use typologies, new connections and urban structure, best practice design principles that relate to mixed-use development, and the testing of design concepts against Council's current controls and the Apartment Design Guide.

This rigorous design process has led to the identification of a preferred design concept for the site that will form the basis of the Planning Proposal to amend the Height of Buildings Map, Sydney Local Environmental Plan, 2012.

Pending approval of the Planning Proposal, an architectural competition will be undertaken to inform a Stage 2 Development Application.



Introduction

1

1.2 City of Sydney

Located within the City of Sydney local government area (LGA), the site was previously part of the City of South Sydney Council, prior to the amalgamation in 2003-04.

The LGA extends north to the harbour foreshore, which is lined by the suburbs of Pyrmont, Woolloomooloo and the Sydney CBD. The western edge of the LGA is defined by Glebe, Sydney University and Sydney Park, while the eastern edge is defined by South Dowling Street and Moore Park. Gardeners Road forms the southern boundary of the LGA.

The site is located at the centre of the Surry Hills and Redfern neighbourhood of the city on the corner of Cleveland and Baptist Street. Cleveland Street is a key east-west spine connecting the site to major arterial roads to the east and Sydney University to the west.

The site is identified as a key site within the Sydney LGA and is the subject of a site specific Development Control Plan.



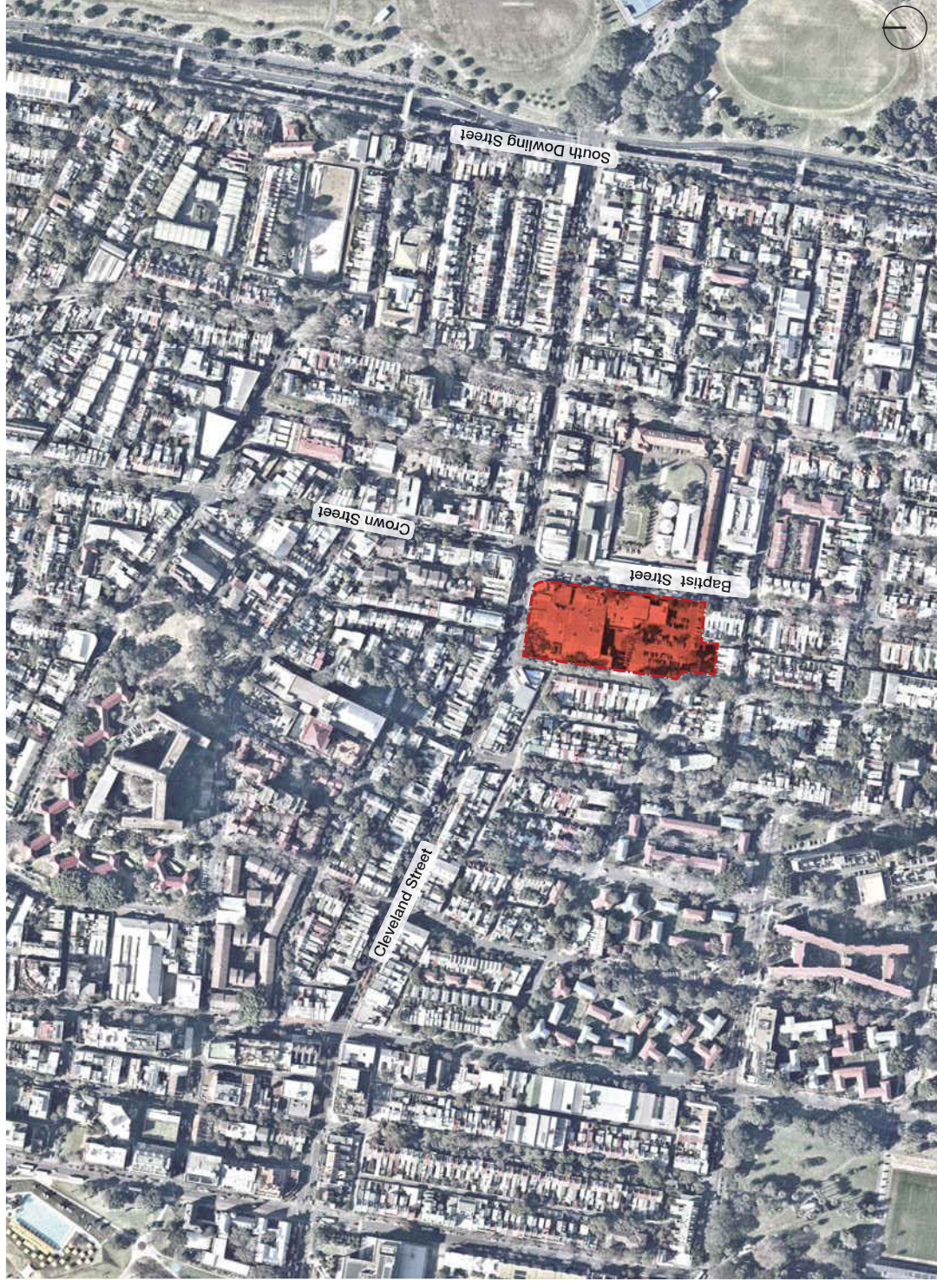
02 City of Sydney Aerial

Introduction

1

1.3 Cleveland Street

- Cleveland Street is a major east-west traffic route connecting the inner west with eastern suburbs.
- Key built form attributes of Cleveland Street include existing corner commercial buildings, older warehouses and consistent terrace rows.
- The street features a number of identifiable nodes of activity that break down the traffic barrier between Surry Hills and Redfern.



■ Subject Site

SJB Architects

7

1.4 The Site



01. View looking south down Baptist Street



02. Corner of Crown Street and Cleveland Street



03. View looking south down Baptist Street



04. Existing vegetation along Cleveland Street



05. Car park entrance off Baptist Street



06. Entrance to the Police Stables on Baptist Street



07. Marriott Street frontage



08. Corner of Cooper and Marriott Streets



09. Baptist Street frontage

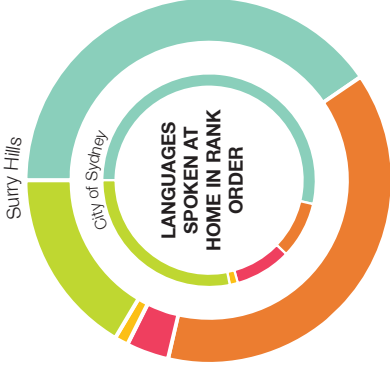
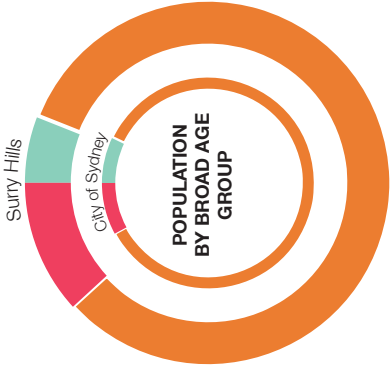


10. Southern end of the car park and adjoining terrace housing



11. Corner of Cooper and Marriott Streets

1.5 Key Demographics



Surry Hills	City of Sydney
82.2% Working Age 15-64 Years	85% Working Age 15-64 Years

Surry Hills	City of Sydney
54.9% Australia	50.9% Australia

Surry Hills	City of Sydney
71.1% English	65.6% English

Surry Hills	City of Sydney
93.9% Employed	94.1% Employed

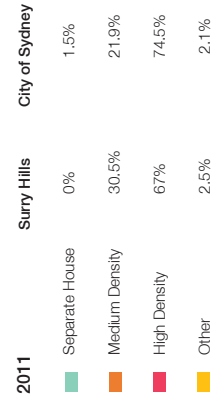
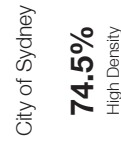
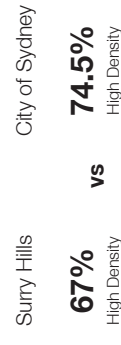
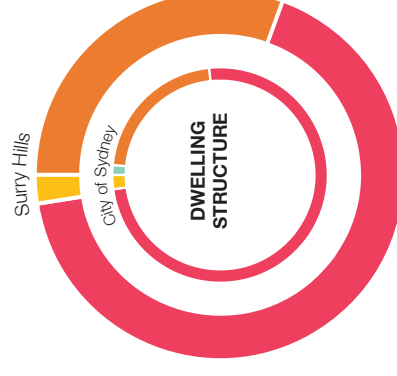
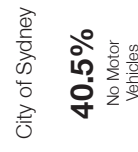
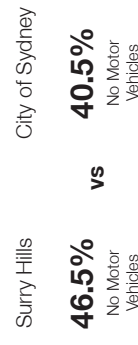
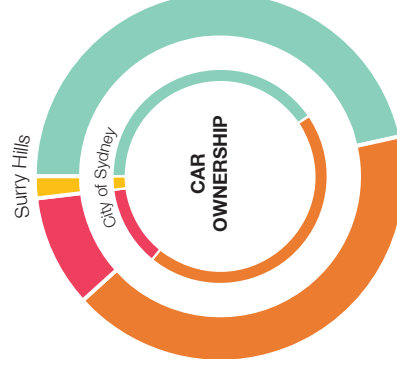
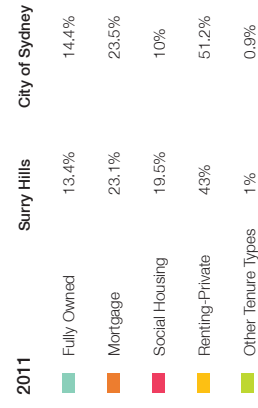
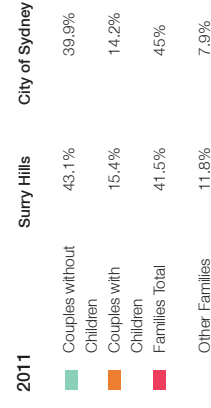
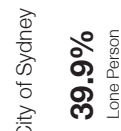
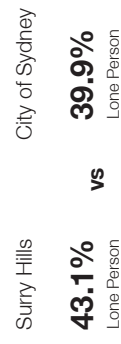
2011	Surry Hills	City of Sydney
Children, 0-14 Years	6%	7.1%
Working Age, 15-64 Years	82.2%	85%
Retirement Age, 65+ Years	11.8%	7.9%

2011	Surry Hills	City of Sydney
Australia	54.9%	50.9%
'Other Asia'	10.5%	14.7%
United Kingdom	7.3%	6.6%
China	5%	7.5%
Others	22.3%	20.3%

2011	Surry Hills	City of Sydney
English,	71.1%	65.6%
'Other Asian Languages'	6.7%	10.5%
Chinese Languages	6.6%	10.4%
Greek	2.1%	1.5%
Non-English Total	28.9%	34.4%

2011	Surry Hills	City of Sydney
Employed	93.9%	94.1%
Unemployed	6.1%	5.9%

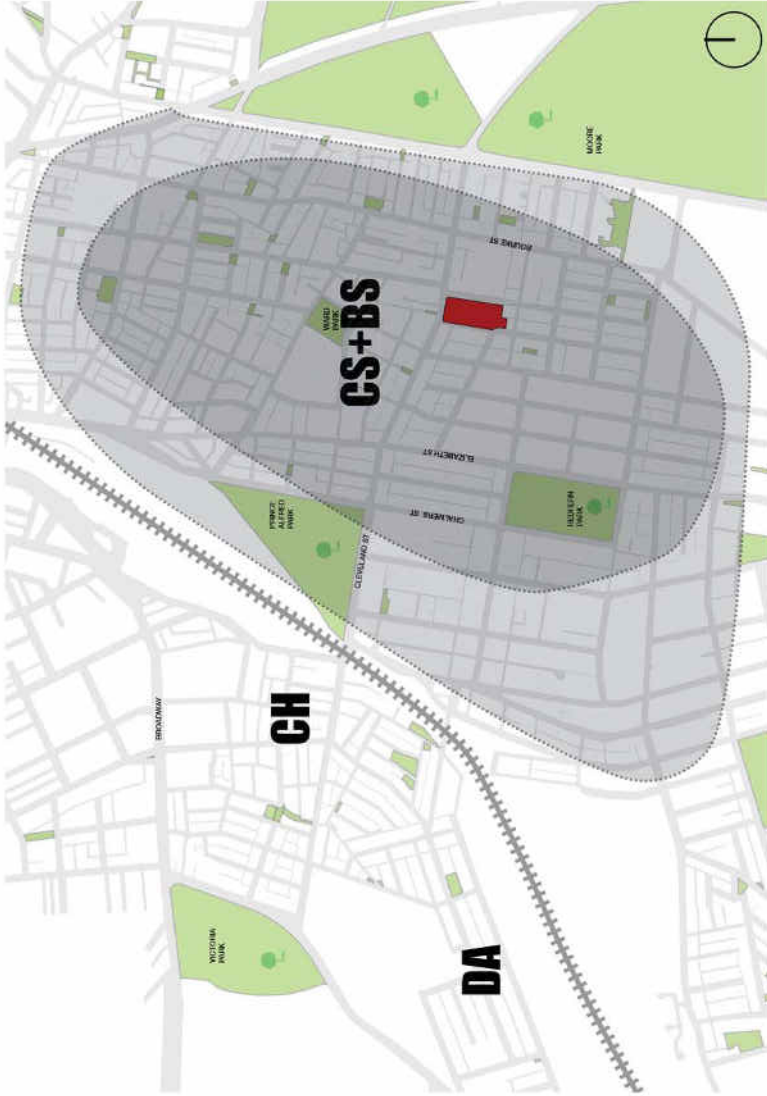
1.6 Key Demographics





Urban Context

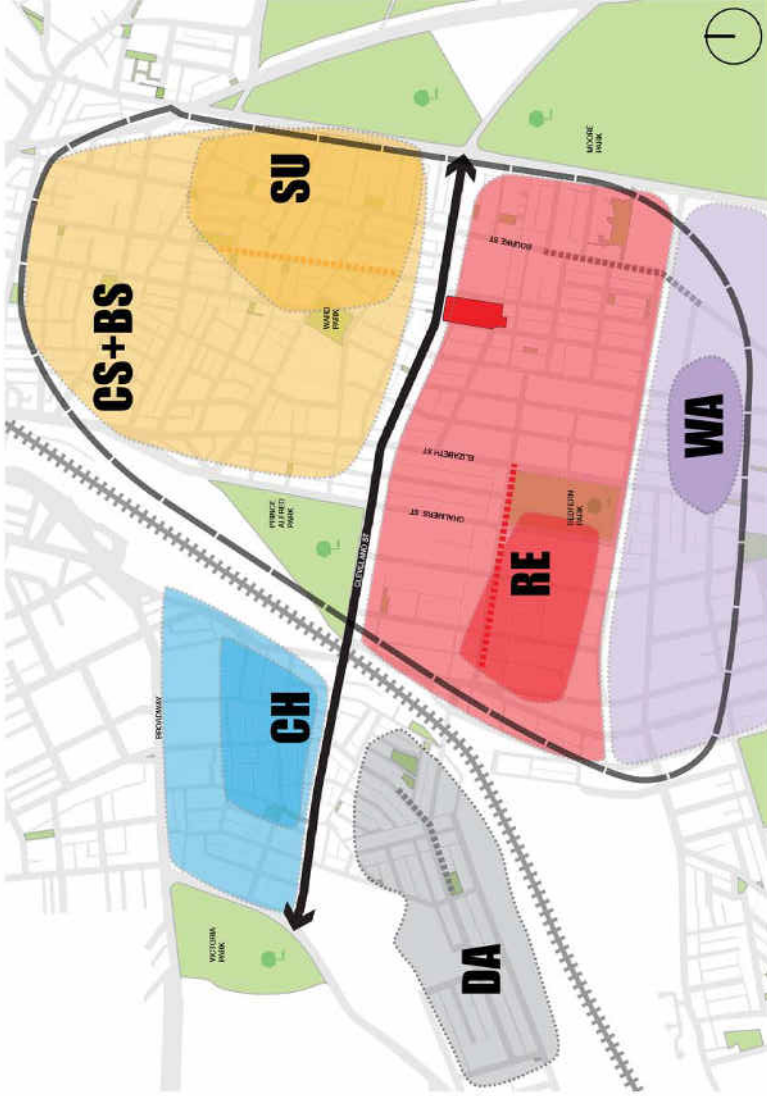
2.1 Crown Street & Baptist Street Village



South Sydney is typified by a collection of strong, unique villages divided by Cleveland Street.

- Subject Site
- Railway Line
- Green Open Space
- Village

2.2 Sub Villages Divided by Cleveland Street



Each village sustains both local and visitor communities, adding value to the depth and texture of Sydney.

- Subject Site
- Cleveland Street
- Darlington
- Redfern
- Chippendale
- Surry Hills
- Waterloo

2.3 Surry Hills and Redfern



2.4 Built form Context - South of Cleveland

The Baptist Street residential precinct is defined by small scale, predominantly residential terrace housing. Located between Phillip, Cleveland, South Dowling and Young Streets, the area is defined by well connected streets which are permeable and easily accessible.

The area features a number of small commercial and retail premises scattered amongst runs of residential development. The destination retail includes furniture showrooms, cafés and barbers.

A number of larger developments also influence the grain and character of the precinct, including the Sydney Mounted Police Stables, and more recent developments such as Moore Park Gardens and the adjoining older public housing.

On the whole the larger sites have been well integrated into the overall urban fabric, providing a diversity of housing choice and options amongst a predominately torrens title single dwelling subdivision pattern. Whilst there are no large single public outdoor spaces within the precinct, it is punctuated by a number of small and discrete pocket parks.



Figure 6 - Bourke Street



Figure 7 - Baptist Street



Figure 8 - Baptist Street



Figure 9 - Baptist Street



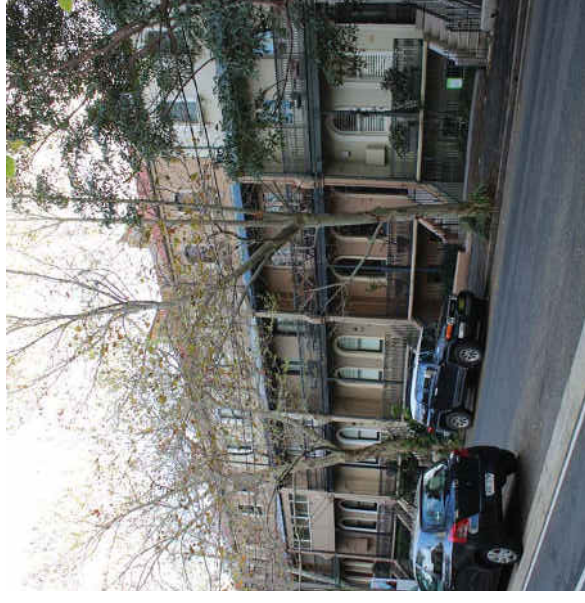
Figure 10 - Moore Park Gardens

2.5 Built form Context - North of Cleveland

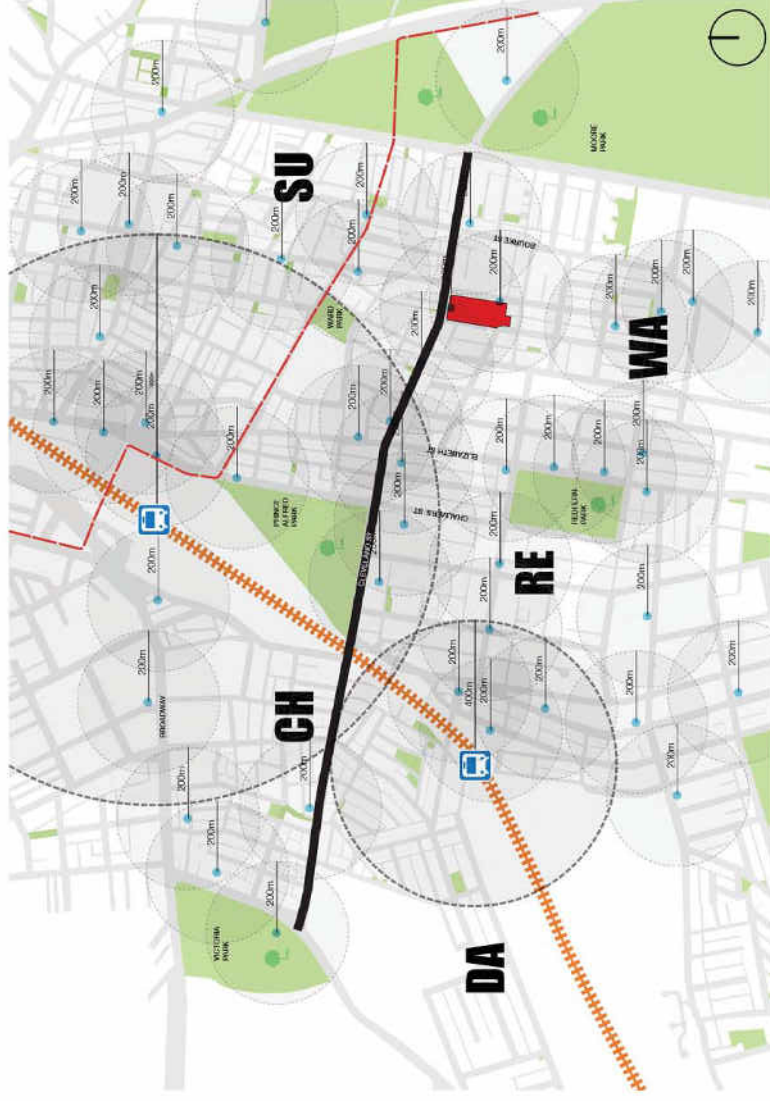
The area north of Cleveland Street, between Devonshire, South Dowling and Marlborough Streets, often referred to as the southern end of Crown Street, features a greater density of retail, commercial and residential development compared to the Baptist Street precinct.

Along Crown Street the frontage of Victorian-era two and three storey shop-top housing is occasionally punctuated with more contemporary infill mixed-use developments from the 1960s-90s. A consistent awning along both street frontages provides weather protection and delineates land uses; ground floor retail and residential at the upper floors. Recent streetscape upgrades have increased the width and quality of the pedestrian spaces and introduced more landscaped area.

To the east and west of Crown Street the streets feature predominately two-storey Victorian era terrace housing, with a range of commercial and community heritage buildings scattered throughout, including the Bourke Street Primary School and former woolstore adaptively reused as commercial offices, Marlborough House. The established landscape character along Bourke Street is defined by plane trees, whilst along Marlborough Street a range of native species line the street frontages.



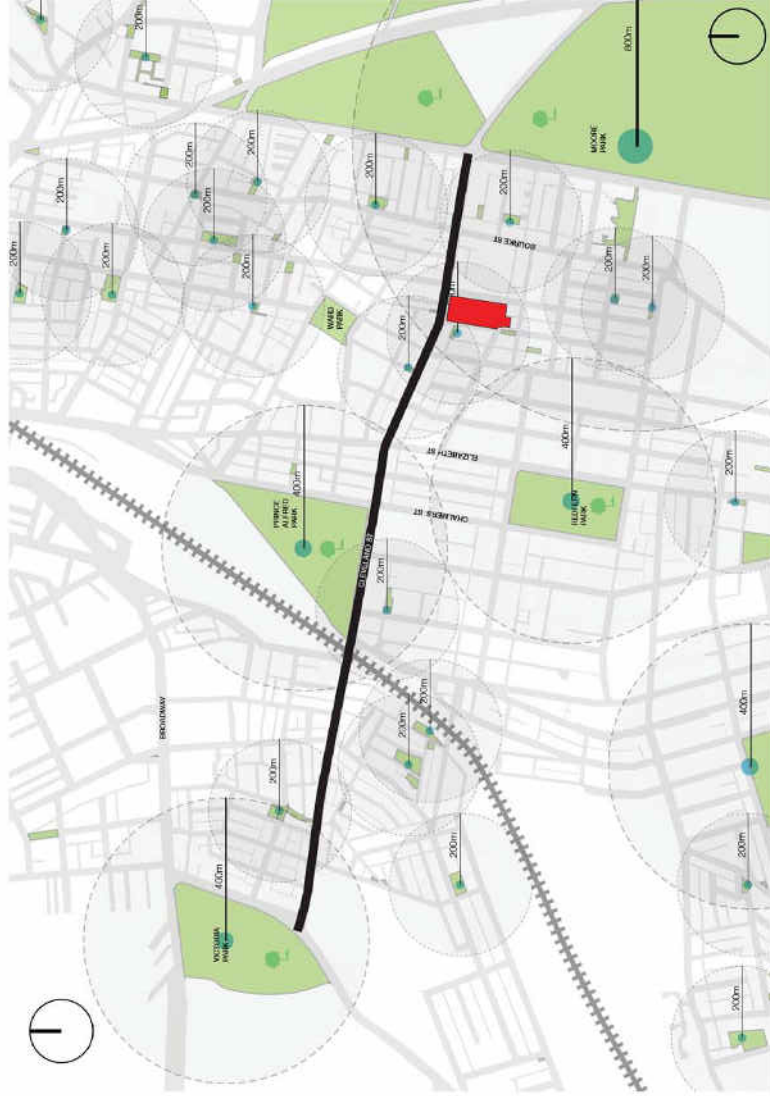
2.6 Transport



The site is well serviced by public transport, with access to key bus routes along both the Cleveland and Baptist Streets/Crown Street corridors. The site is located with a 1km walk from Central Station, and in the future will also be serviced by the Light Rail, which will run along Devonshire Street.

- Train Station
- Subject Site
- Bus Stop
- Sphere of Influence
- CBD and South East Light Rail
- Railway Line
- Green Open Space

2.7 Open Space



There are a number of local pocket parks and larger regional spaces within a short walk of the site. These include Moore Park to the east, Redfern Park in the south and Prince Alfred Park to the west.

There are two smaller reserves located directly adjacent to the site, Marriot Street Reserve to the south, and James Street Reserve, which features a community garden.

- Subject Site
- Cleveland Street
- Railway Line
- Green Open Space

2.8 Civic & Community

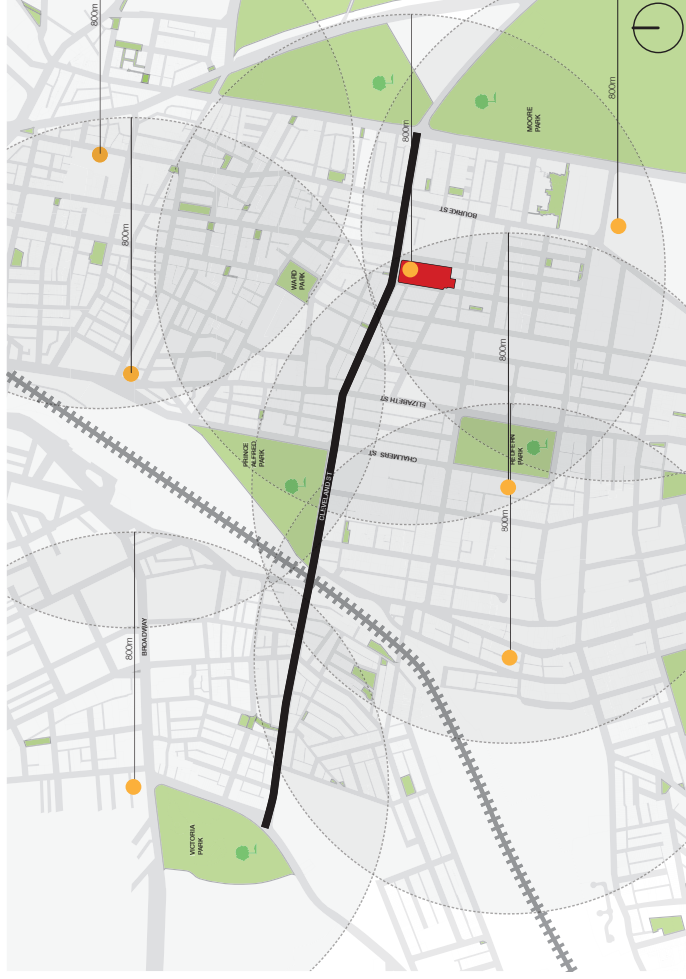


Walking distance from the site are a number of community and civic uses, including Bourke Street Primary School to the north-east, Surry Hills Library to the north, and a number of services on Redfern Street to the south-west.

The UTS and Sydney University campuses are located further to the west, whilst St Vincent's Hospital is the same distance to the north on Oxford Street.

- Subject Site
- Cleveland Street
- Community Centres
- Hospitals
- Schools
- Railways/Libraries/Universities/Defence
- Railway Line
- Green Open Space

2.9 Supermarkets



The Surry Hills / Redfern neighbourhood is well served by supermarkets, including the Coles at Surry Hills Shopping Village, which is a key retail destination and the second largest supermarket in the area, providing full line of products and serviced by at-grade parking

- Subject Site
- Supermarket
- Walking Catchment
- Cleveland Street
- Railway Line
- Green Open Space

2.10 Major Roads



The major roads surrounding the site feature;

- Key traffic spine on the east west axis
- Cleveland Street intersects with important north-south movement corridors that provide connection to the CBD and access to major road corridors to the south
- There are a number of intersections that begin to break down the barrier between Surry Hills and Redfern, they include Bourke Street, Cleveland and Baptist, Elizabeth and Abercrombie Streets.

- Subject Site
- Railway Line
- Green Open Space

2.11 Laneways



The characteristics of the local laneway network include;

- Series of secondary streets and lanes that provide greater connectivity through the area that does not focus on vehicular movement
- James Street is an east-west connection that provides opportunity for slow movement that runs parallel to Cleveland Street
- The contiguous nature of James Street has been broken at two points, to the west at the Australia Post development at the corner of Cleveland and Chalmers Street and the subject site

- Subject Site
- Railway Line
- Laneways
- Potential Connections

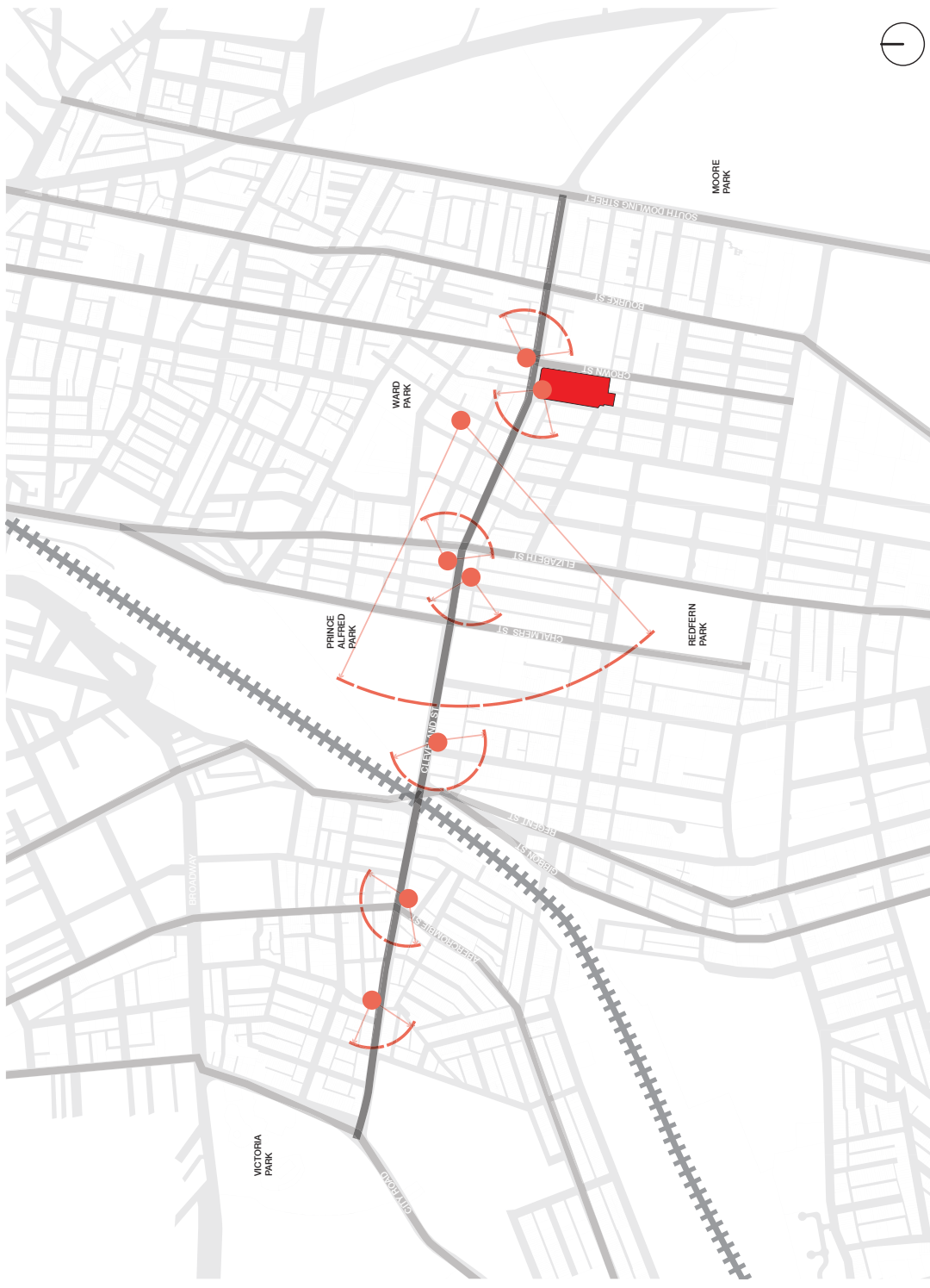
2.12 Key Markers

A unique characteristic of the Cleveland Street corridor is the location and prominence of urban markers.

- A number of urban markers hold the edge of key intersections along Cleveland Street
- These markers are typically 2-4 storey commercial buildings, warehouses or heritage items only visible from a short distance
- The tallest built forms are setback from the intersections, rather than being located at the corners

The key urban markers along this corridor include;

1. 92-120 Cleveland Street - Warehouse conversion
2. 136-159 Cleveland Street - Urban Nest Adaptive reuse
3. 191 Cleveland Street - Charles Parsons & Co building
4. 267-271 Damco Building
5. 563 Elizabeth Street Abdul's Restaurant
6. 47-97 Marlborough House
7. 2-38 Baptist Street Surry Hills Shopping Village
8. 589 Crown Street - Crown Hotel Surry Hills



● Key Marker

◁ Marker Catchment

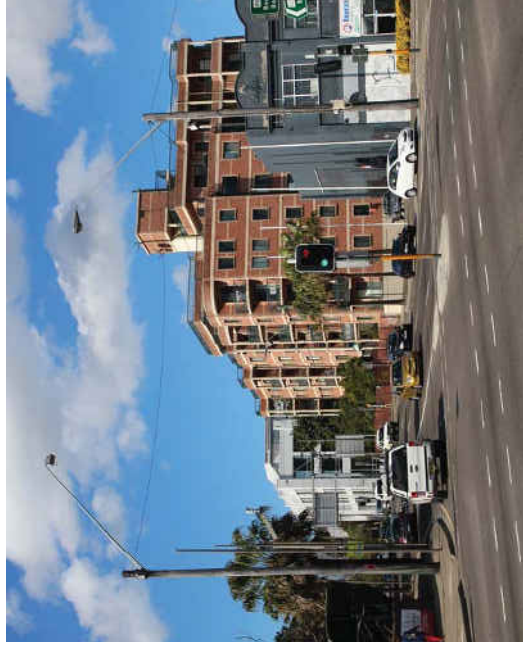
2.13 Key Markers_Cleveland Street



01 92-120 Cleveland Street



02 157-159 Cleveland Street



03 187-189 Cleveland Street



04 191 Cleveland Street



05 219-241 Cleveland Street



06 188-208 Cleveland Street

2.14 Key Markers_Cleveland Street



01 273 Cleveland Street



02 View north along Marlborough Street



03 375 Cleveland Street



04 399 Cleveland Street



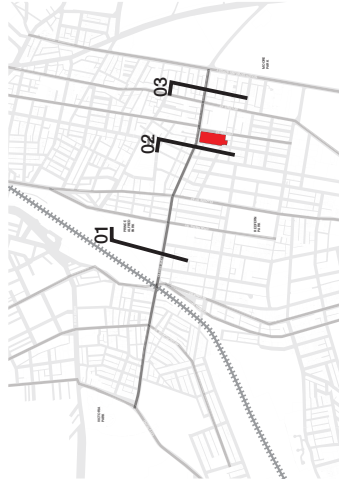
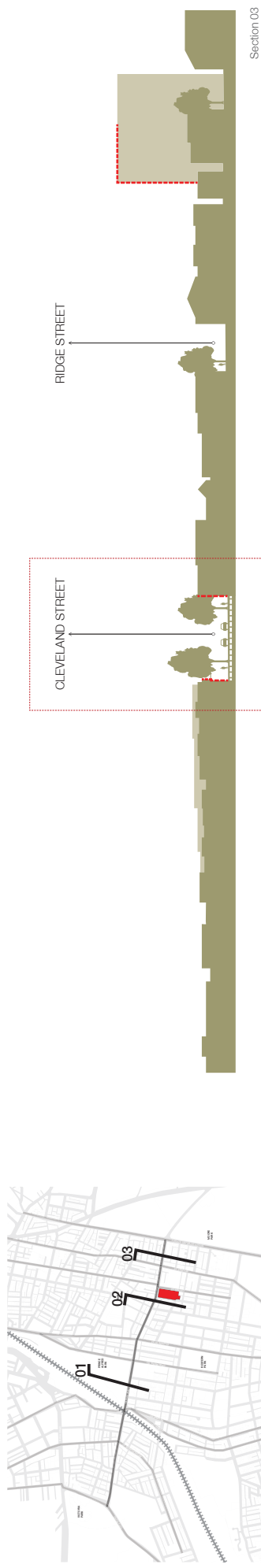
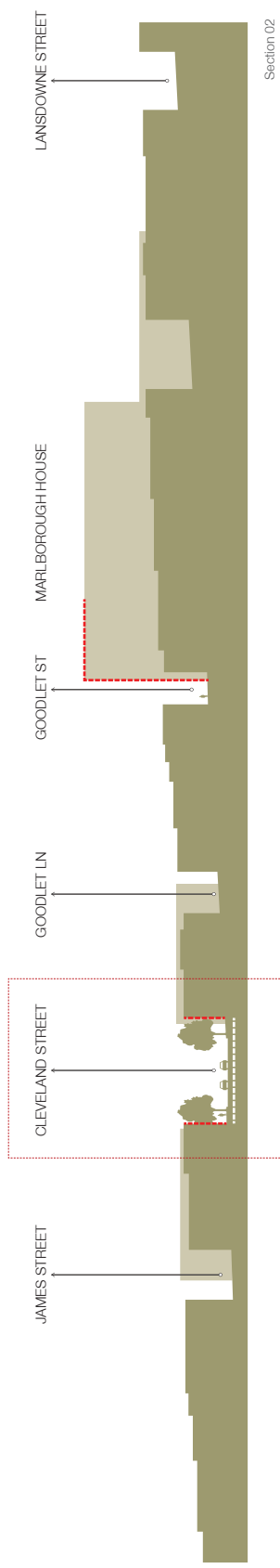
05 589 Cleveland Street



06 View north along Bourke Street

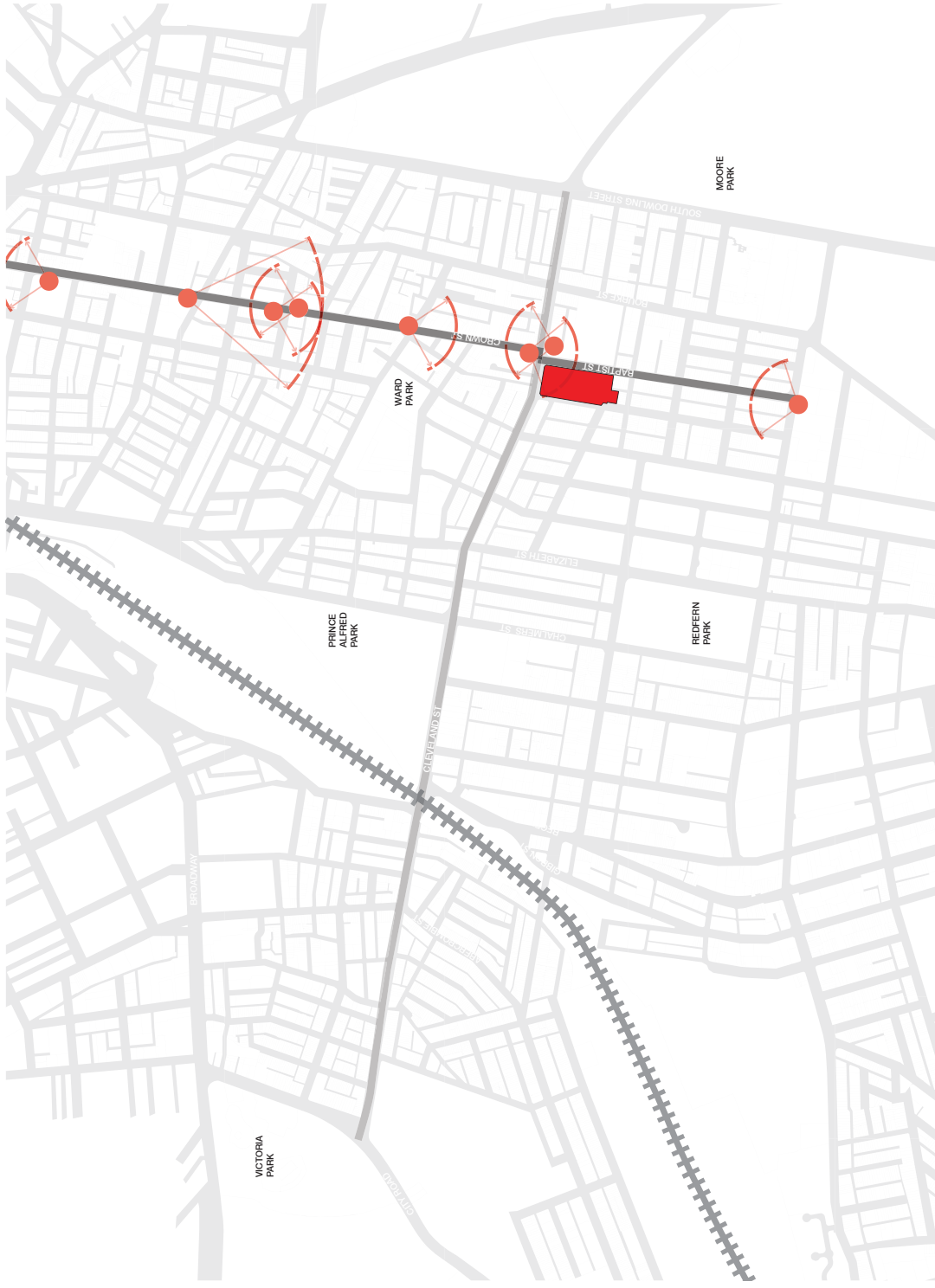
2.15 Cleveland Street Section Analysis

A sectional study of Cleveland Street reveals the two - four storey built edge that fronts the street and the taller elements setback from the corridor. The predominant height along Cleveland Street is typically defined by the key corner building of each block.



2.16 Key Markers - Crown & Baptist Street

Crown Street features a similar built form condition to Cleveland Street with corner blocks held by heritage items, and the key markers are typically located mid block. Examples of this condition include the Adina Hotel, Clock Hotel, and Surry Hills Library.

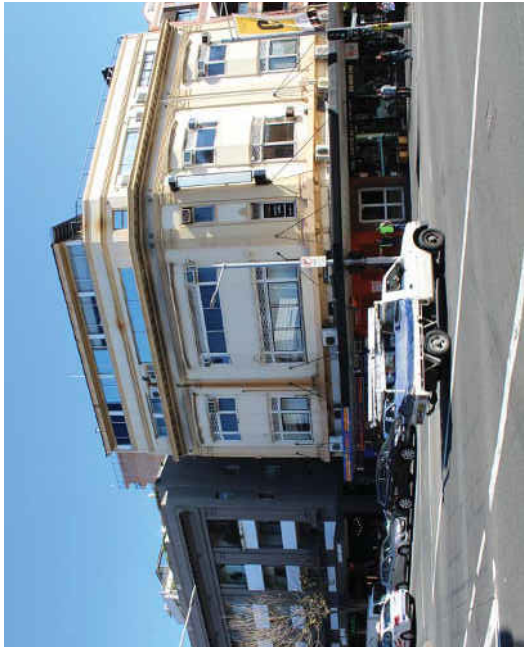


Key Marker



Marker Catchment

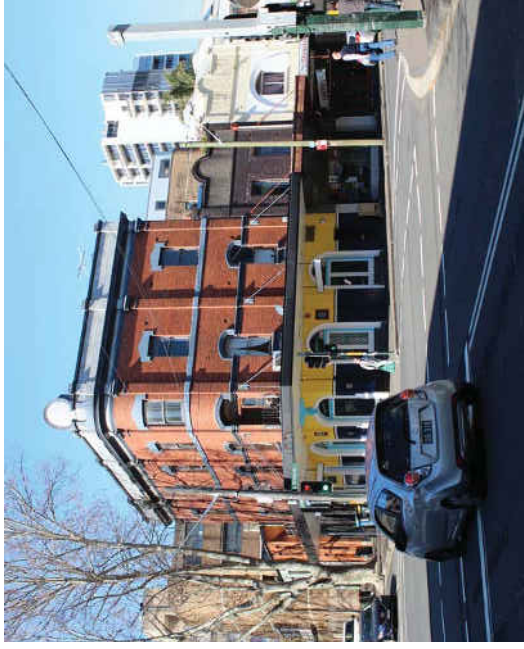
2.17 Key Markers_Crown Street



01 113 Oxford Street



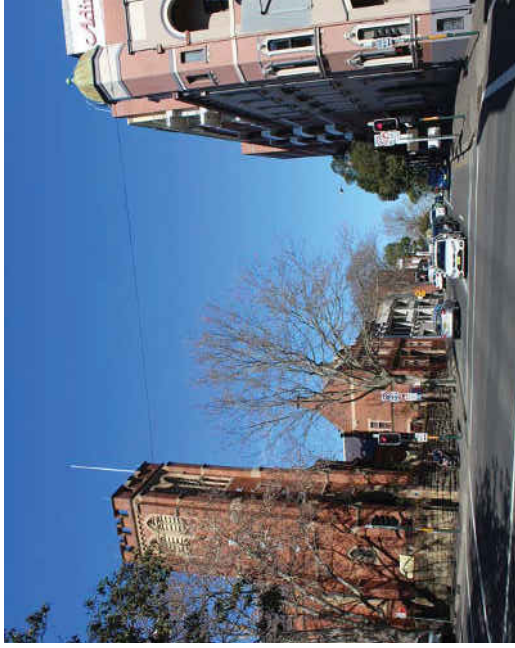
02 316-318 Crown Street



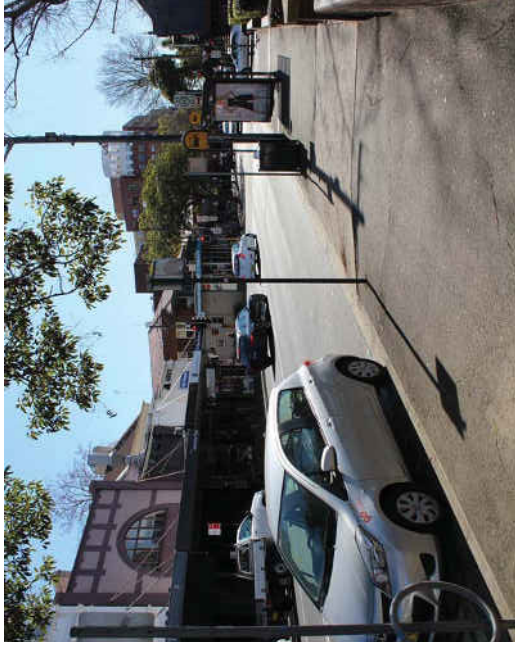
03 320 Crown Street



04 285 Crown Street



05 351 Crown Street



06 Junction of Foveaux and Crown Streets

2.18 Key Markers_Crown & Baptist Streets



01 560 Crown Street



02 401-407 Cleveland Street



03 7 Baptist Street



04 Typical Baptist Street terrace house

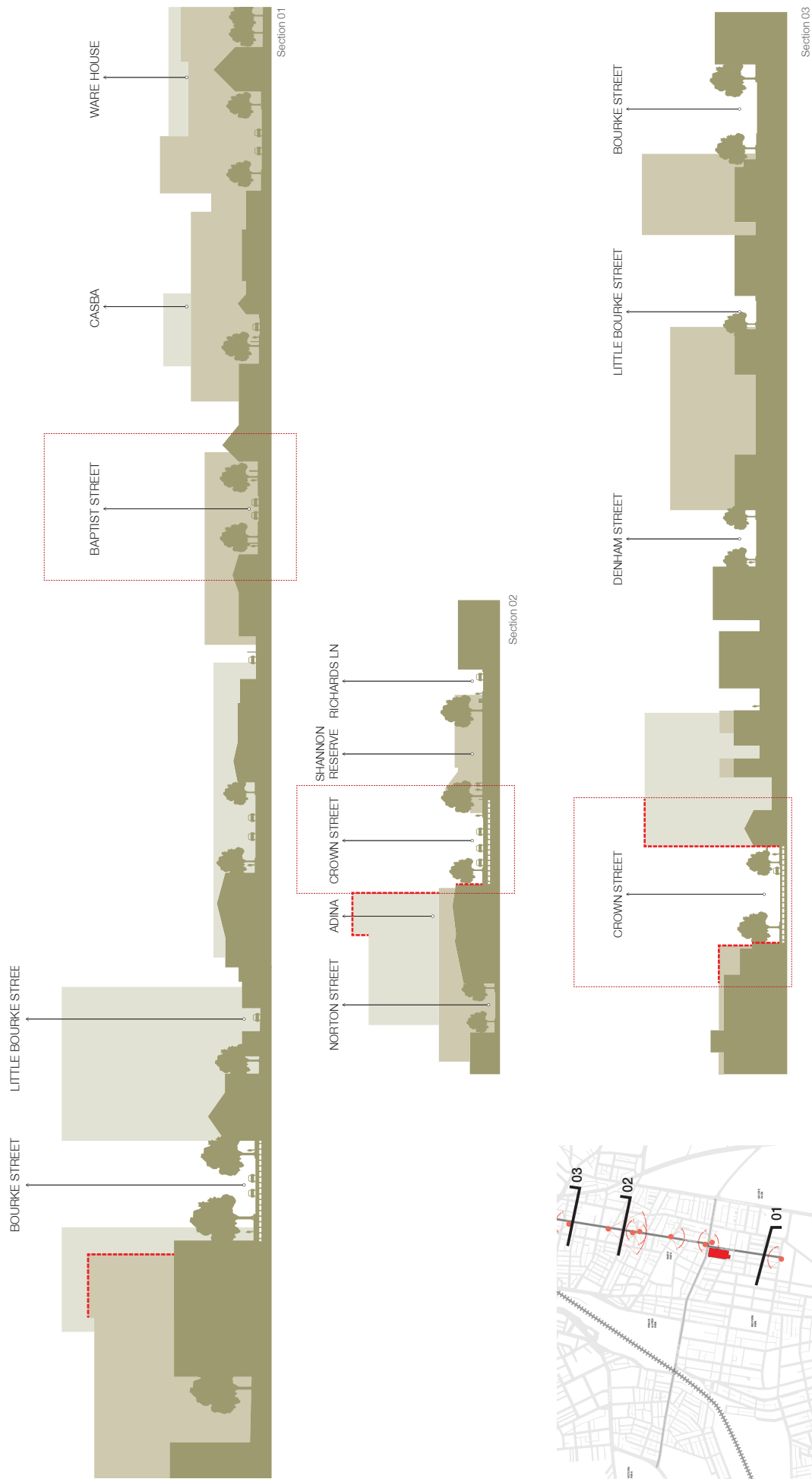


05 View along Baptist Street



06 Corner of Baptist and Philip Streets

2.19 Crown Street & Baptist Street Section Analysis



2.20 Traffic and Movement Analysis



Thursday - Pedestrian & Car Entry / hour

Pedestrians are primarily accessing the site from the north, gaining access off Cleveland Street
Car movement is evenly distributed through both exits along Baptist and Cooper Streets

Thursday - Traffic Count

1. 549 Pedestrian Entry/ Hour
2. 148 Pedestrian Entry/ Hour
3. 279 Car Entry/ Hour
4. 95 Car Entry/ Hour
5. 231 Car & Pedestrian Entry/ Hour



Sunday - Pedestrian & Car Entry / hour

On the weekend the amount of foot traffic drops from 549 pedestrians per hour to 418 with an increase of vehicular movement at both car park entries.

Sunday - Traffic Count

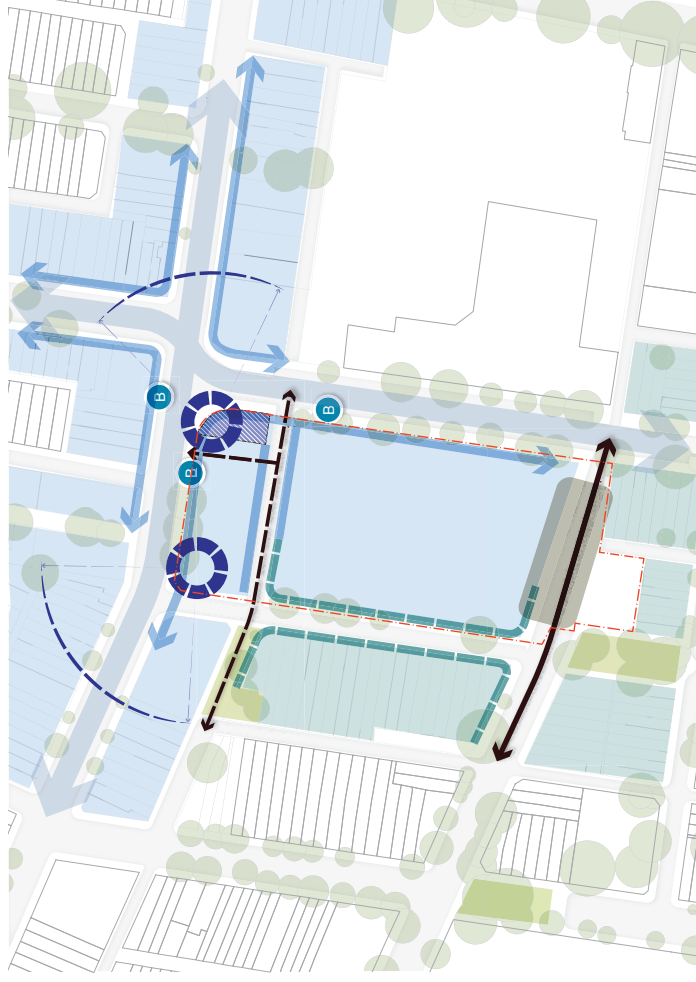
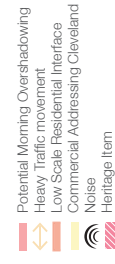
1. 418 Pedestrian Entry/ Hour
2. 189 Pedestrian Entry/ Hour
3. 334 Car Entry/ Hour
4. 70 Car & Pedestrian Entry/ Hour
5. 256 Car Entry/ Hour

2.21 Constraints & Opportunities



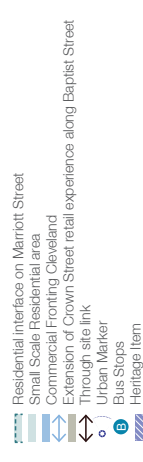
Constraints

1. High volume of traffic and associated noise along Cleveland and Baptist Streets
2. Interface with existing scale of residential terraces to the east and south of the site
3. Heritage item on the corner of Baptist and Cleveland Street will require a curtilage zone
4. Potential overshadowing of residential terraces to the east and south



Opportunities

1. Opportunity to extend the retail precinct from Crown Street along the Baptist Street frontage
2. Adaptive re-use of the heritage building at the corner of Baptist and Cleveland Streets
3. New east-west connections through the site.
4. Extend James Lane through the site to create an active retail thoroughfare, protected from the traffic and noise of Cleveland Street
5. Opportunity to create an urban marker along Cleveland Street.
6. Provide ground floor terraces along Marriott Street to respond to the existing scale of development to the west





Precedent Studies

This section explores examples of urban renewal within the broader context

3.1 Moore Park Gardens

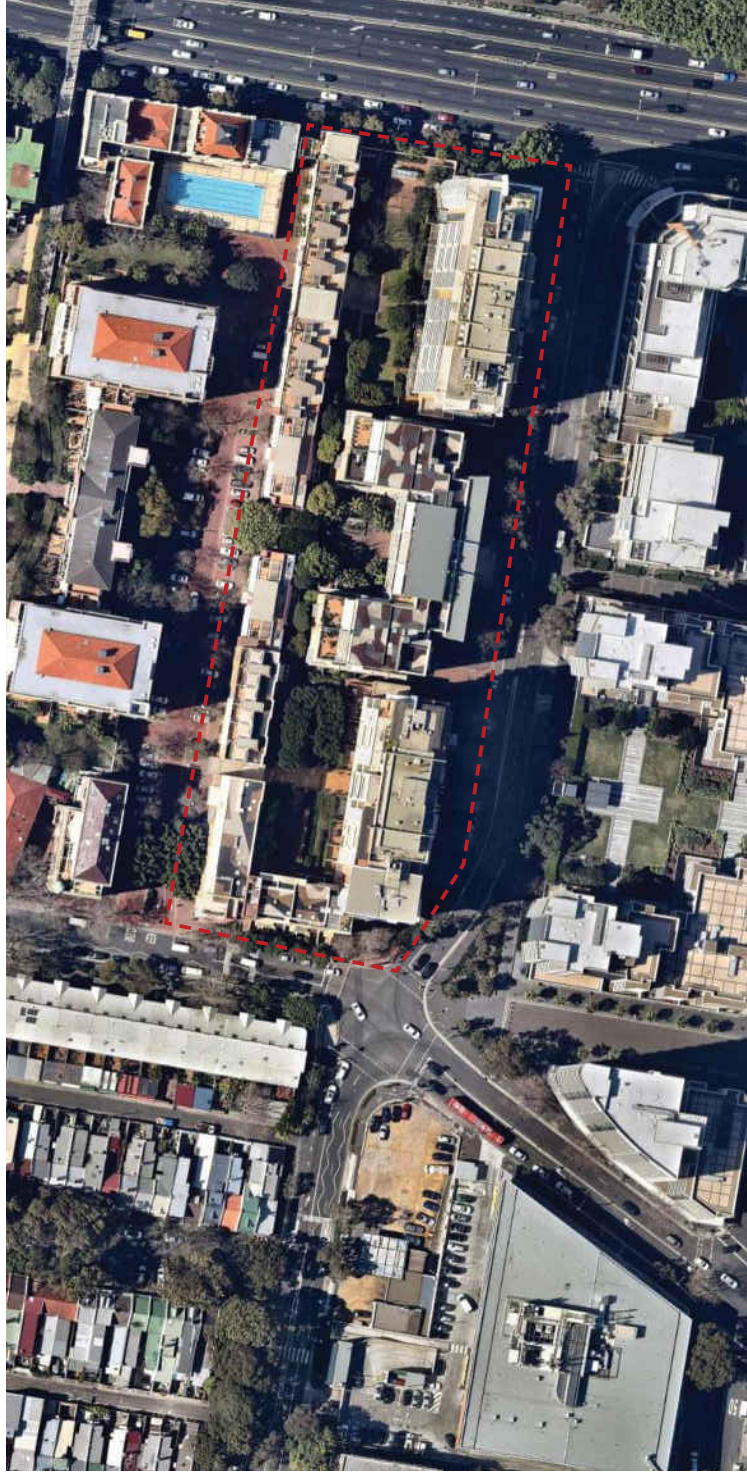
Key Facts:

Site Area: 2.66ha

Land Uses:

Residential: 560 apartments

Description: Moore Park Gardens utilises Environmentally Sustainable Design and is a residential and commercial development. It is located at the southern gateway of the CBD, and is just 3km from Central Railway Station, with tertiary educational facilities, health facilities and also regional parks being located within a close proximity. Facilities such as undercover parking, childcare, gym, 25m lap pool, meeting rooms and also specialty retail are situated within the precinct.

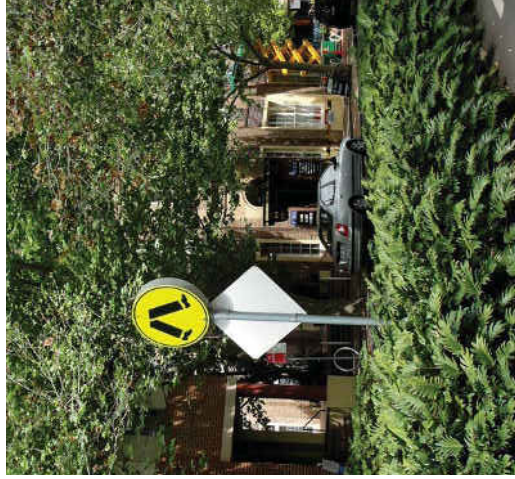


01 Location Plan

3.1 Moore Park Gardens



03 Landscaped breezeway



04 Street vegetation



05 Residential units relationship to surrounding civic space



06 Semi-private space overlooked from adjacent units

Precedents

3

3.2 ICI Site

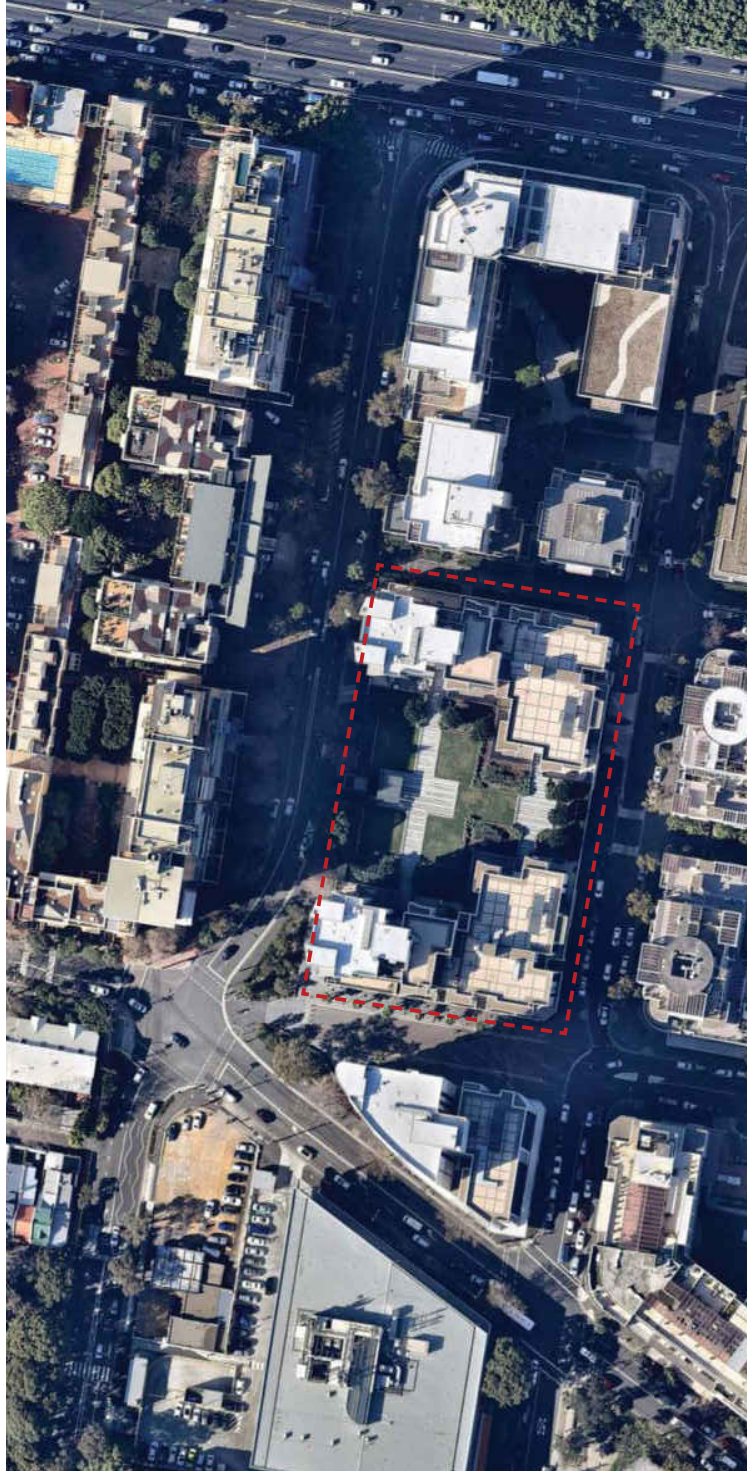
Key Facts:

Site Area: 6,851m²
 Land Uses:
 Mixed Use and Public Square
 Residential
 Retail: Retail units including 1x Supermarket
 Parking

Description: The former ICI glass factory precinct bound by Bourke, Crescent, South Dowling and Lachlan Streets is dominated by large high density residential apartment buildings. While the road network is not as permeable as the Baptist Street Residential Precinct there has been an attempt to ensure pedestrian permeability across and through the site via connected streets and through site links. While there are a number of low scale heritage buildings, the new buildings generally range from 9 to 13 levels. These new buildings are aggregated around a single large landscaped open space and the ground level of the site is activated by a variety of retail offerings from small 'high street' shops to a new large supermarket. The precinct offers a great range of affordable housing options with a variety of unit sizes. There are no single dwellings across the site.



01 Location Plan



BOURKE STREET

PEDESTRIANISED WALK



3.2 ICI Site, Waterloo



3.3 St Margaret's

Key Facts:

Site Area: 7,500m²

Land Uses:

Mixed Use and Public Square

Residential: 210 Apartments

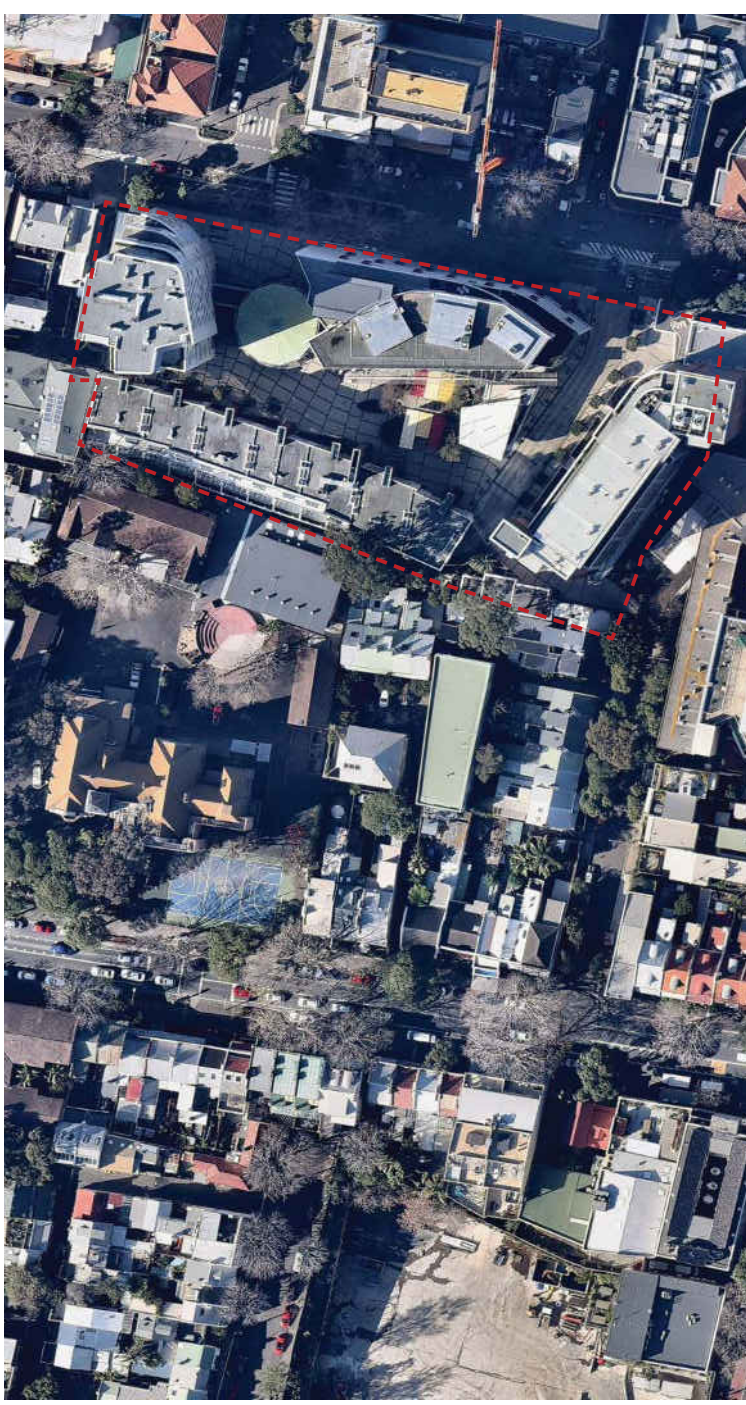
Retail: 9 retail units, including 1x Supermarket

Parking: 400 spaces in basement

Description: St Margaret's is a redevelopment of a decommissioned hospital, with 5 separate buildings being positioned around a central European style piazza. 40% of the site is public domain, with a variety of specialty shops being located on the ground floor level of the precinct ultimately activating the central courtyard and establishing pedestrian links to the surrounding urban fabric.



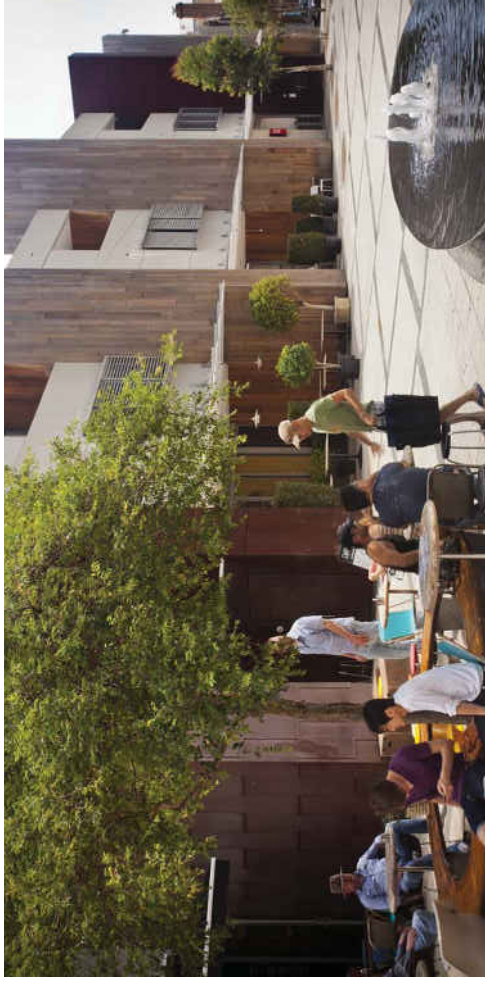
01 Location Plan



CROWN STREET

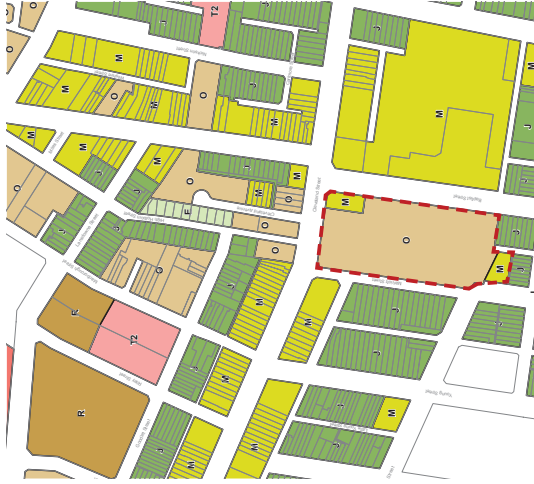
BOURKE STREET

3.3 St Margaret's, Surry Hills



Planning Context

4.1 LEP Maps



Maximum Building Height (m)

A	3	W1	40
E	6	W2	42
H	7.5	X	45
I	8	Y	50
J	9	Z	55
L	11	AA1	60
M	12	AA2	65
O	15	AA3	70
P	16	AB1	80
R	22	AB2	85
S	25	AC	110
T1	27	AD	130
T2	28	AE	150
T3	29	AH	235
T4	30		Area 1
U1	31		Area 2
U2	32		Area 3
V	35		Area 4

Maximum Floor Space Ratio (n:1)

F	0.6	X	4
H	0.7	Y	4.5
J	0.8	Z	5
L	0.9	AA1	6
N	1	AA2	6.5
P	1.25	AB1	7
S1	1.5	AB2	7.5
S2	1.75	AC	8
T	2	AD	9
U1	2.5	AE	10
U2	2.75	AF	11
V	3		Refer to clause 6.14
W1	3.5		Refer to clause 6.4
W2	3.75		

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
B8	Metropolitan Centre
N1	General Industrial
N2	Light Industrial
R1	General Residential
R2	Low Density Residential
REL	Public Recreation
SPT	Special Activities

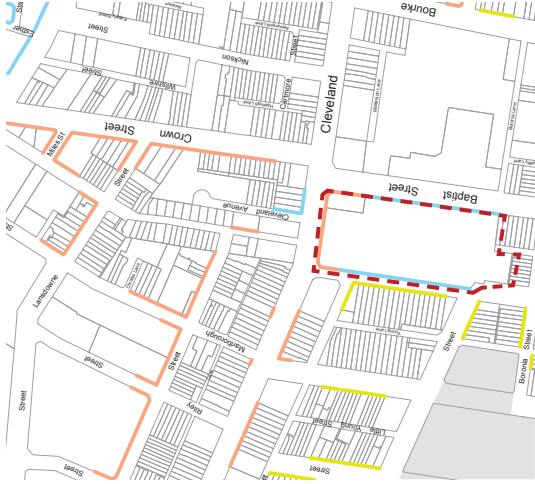
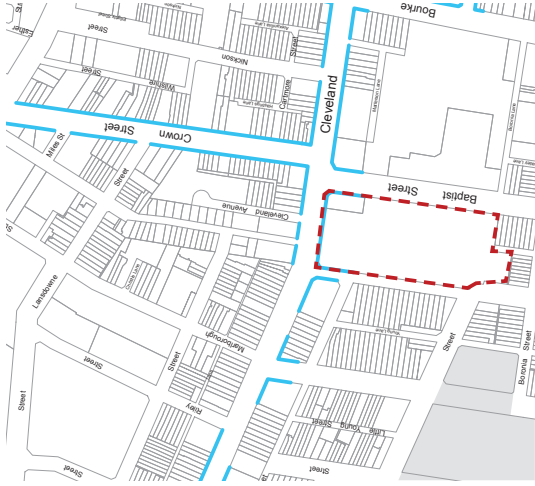
Heritage

Conservation Area - General

Cadastre

Item - General

4.2 DCP Maps



4.3 Opportunities & Constraints of the DCP

Site Constraints

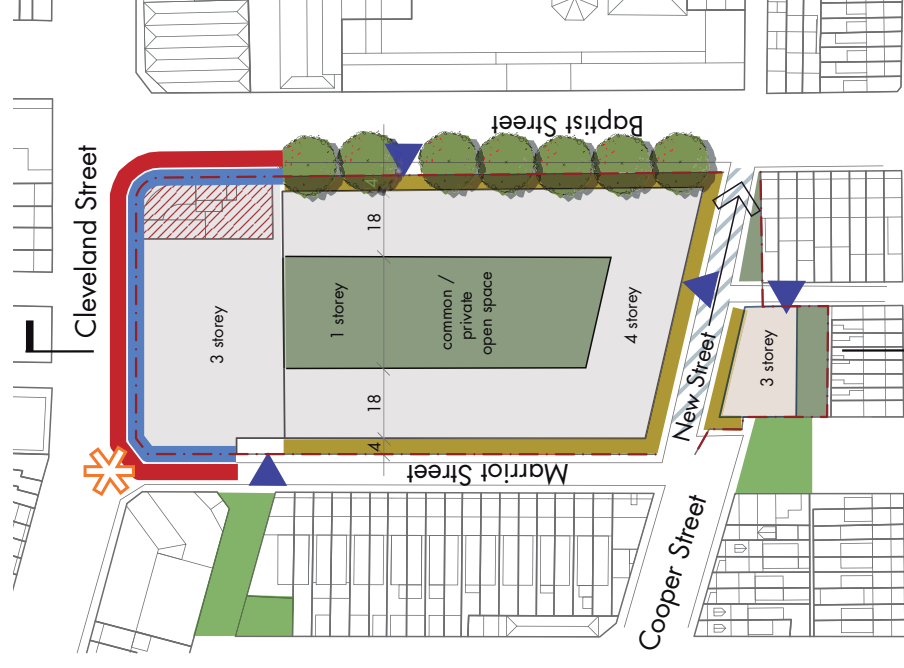
In establishing the site's development potential the following site constraints have been identified;

- Maximum 12m and 15m height of building controls as outlined in the LEP 2012;
- Existing low density residential development west of Marriott Street and south of the site;
- Ensuring the significance of the existing heritage item and integrity of the heritage conservation area is maintained; and
- Existing traffic volumes along Cleveland Street, which is recognised as a classified road in accordance with the State Environmental Planning Policy (Infrastructure) 2007.

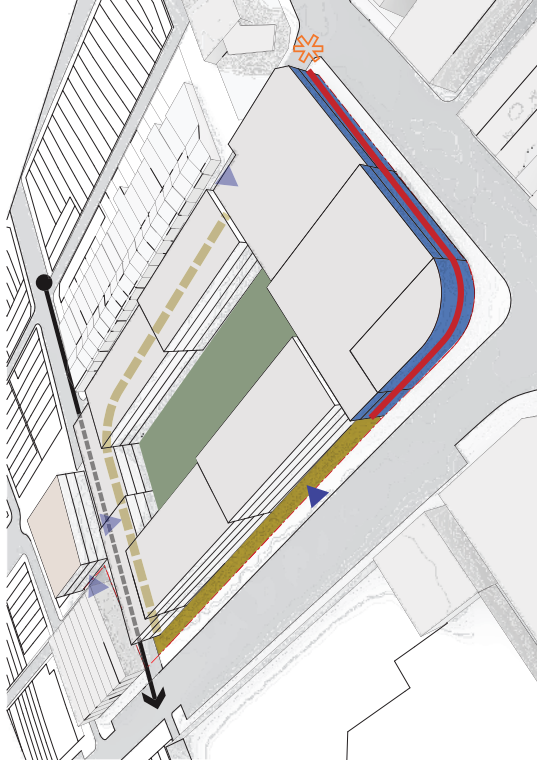
Scheme Investigations

A compliant scheme has been investigated, including the construction of a part-three and part-four storey development with commercial floor space located within the proposed lower/basement levels. This scheme generates adverse amenity impacts for both future occupants of the building (both commercial and residential) as well as existing occupants of the surrounding building. Specifically, the impacts include:

- Failure to provide an optimal outcome with respect to a commercial level with residential development fronting Marriott Street;
- A less than optimal pedestrian, vehicular and service access and circulation requirements, including the permeability of any pedestrian network;
- Lack of a strong interface at ground level with the proposed development and public domain; and
- A less than desirable outcome with respect to active street edges with the provision of ground floor commercial, retail and professional services to Baptist Street.



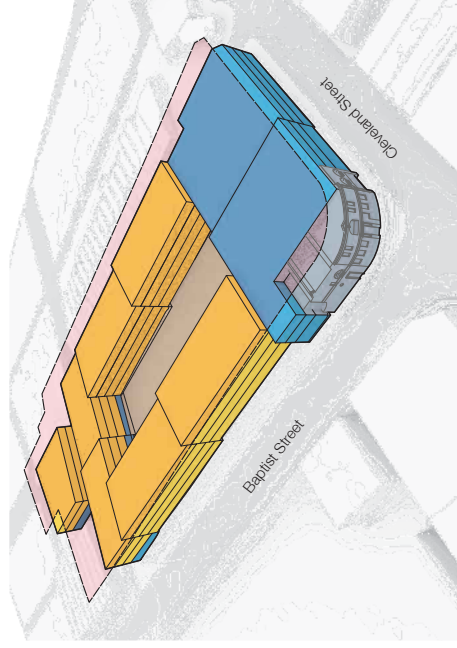
01 Excerpt from Council's DCP



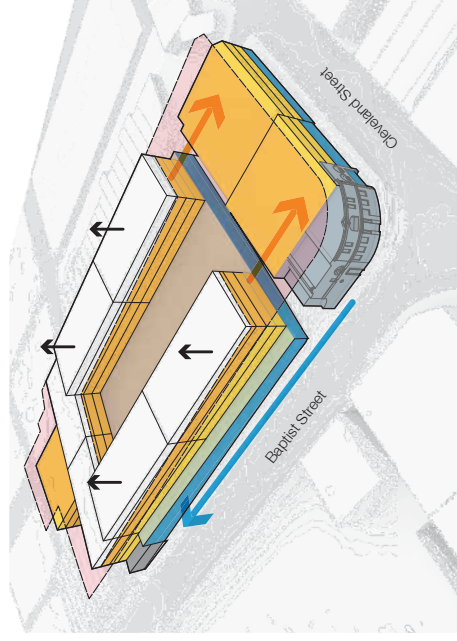
02 Missing Model of the DCP controls

4.4 Opportunities & Constrains of the DCP

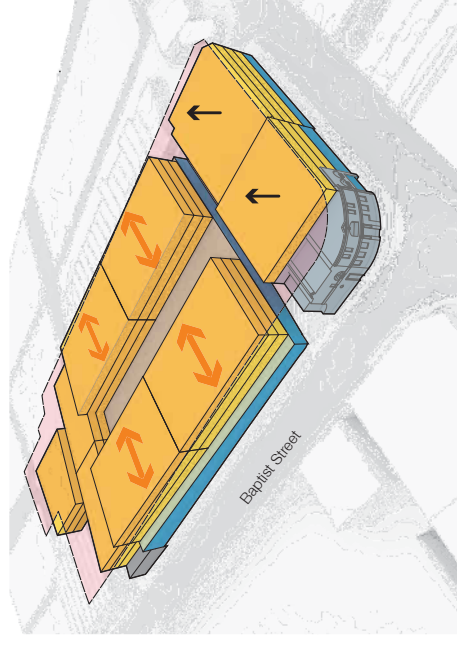
Interpretation of the DCP controls for the site into a massing diagram reveal that a number of key design manoeuvres can lead to an improved urban design and development outcome for the site. These include;



DCP focuses retail to the northern end of Cleveland Street.



The DCP massing does not account for a supermarket remaining on site and when introduced, will push the residential above the site's height limit.



The residential footprints will need to become deeper in order to fit within the height limit reducing the apartment amenity, and the heights along Cleveland Street will need to increase.