

Appendix C2: Urban Design Report



Vision & Design Principles

Laneway



Activation



Heritage



Residential



Public Art



5.1 Street Character



1. Built-to-edge street walls varying from 2-3 storeys. Built form features original heritage buildings and those that have been adaptively re-used, and infill developments from the later half of the century
2. Low-density residential housing, including 1-2 storey Victorian terrace housing
3. NSW Mounted Police Stables opposite the site features a dominant 2-storey perimeter brick wall

Cleveland Street - Heavy traffic harsh environment
 Baptist/ Crown Street - Mixed use high street
 Cooper/ Marriott Street - Low scale residential

5.2 Movement & Connections



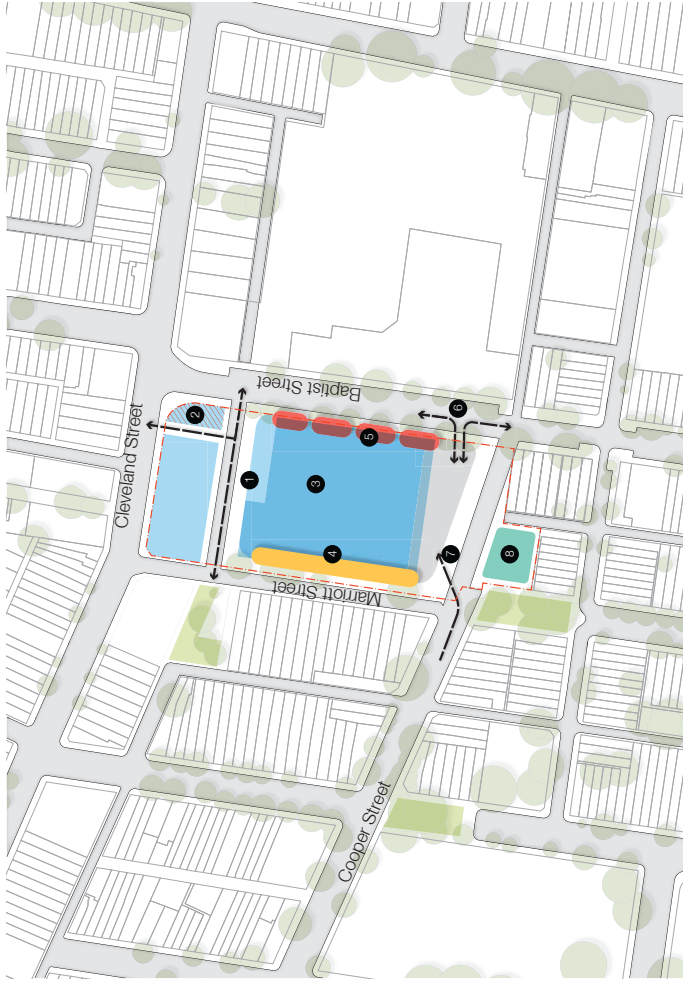
1. Provide connections through the site that are activated with proposed uses and extending the broader existing movement network.

5.3 Edges



1. Setback development along Marriot Street to improve interface with existing terrace housing and allow for deep-soil planting
2. Baptist Street edge with a mix of commercial and retail transition from north to south
3. Propose through retail tenancies that activate both Cleveland Street and the internal retail lane

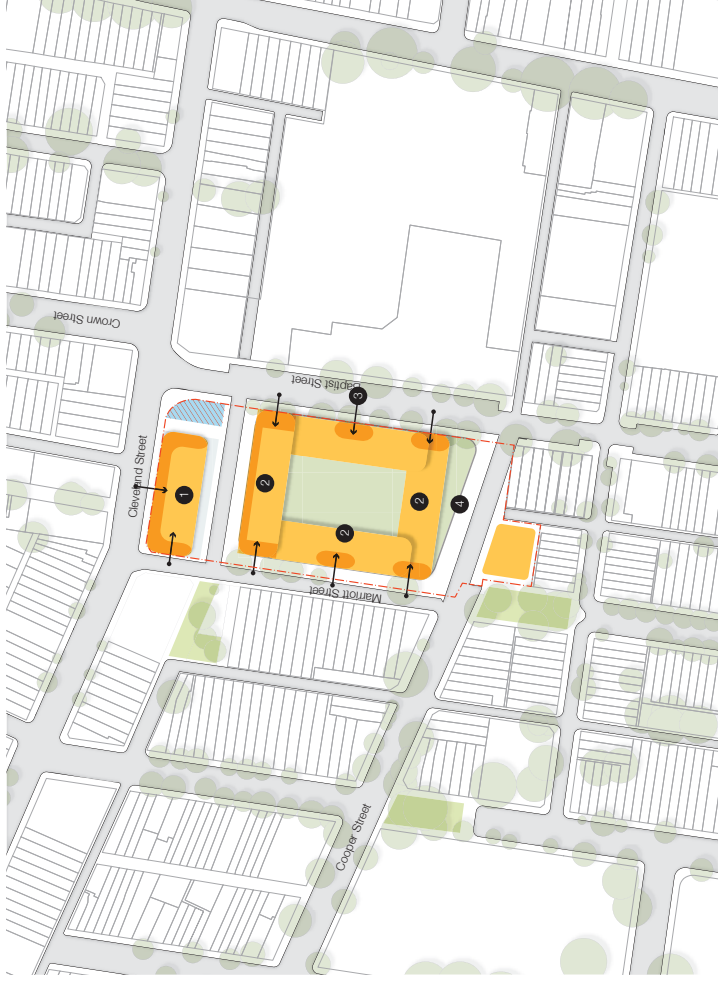
5.4 Ground Floor Environment



1. The laneway connecting Marriot Street and Baptist Street creates the opportunity for a retail arcade fronted by specialty retail and restaurants
2. New connections allows the heritage building to be independent but integrated with the development
3. Supermarket located within the heart of the site, screened by passive and active land uses
4. Residential land uses addressing Marriot Street
5. Mix of retail and residential fronting Baptist Street
6. Servicing and loading located off Baptist Street
7. Residential basement entry off Cooper Street.
8. Community facilities to the south of the lane way

- Mix of Uses
- Retail
 - Residential
 - Community Facility
 - Site Boundary
 - Heritage Building

5.5 Above Podium Massing



1. New development along Cleveland Street to incorporate retail and residential uses
2. Orientate built form along the east-west access, allowing the short edge to present to Marriott and Baptist Streets
3. Access to residential buildings will occur at street level
4. Podium allows for separation and noise attenuation between servicing at ground and the residential development above

5.6 Height Articulation and Transition

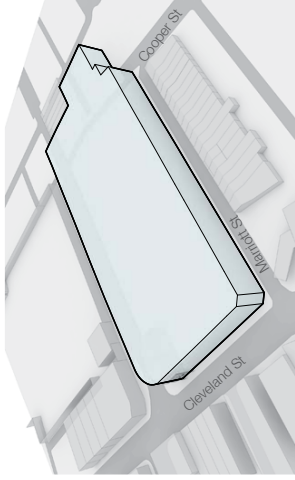


1. Building fronting Cleveland Street to sensitively respond to the scale and form of the former NSW Bank Building at the corner of Cleveland and Baptist Streets
2. Building height to be setback from Cleveland Street, but addressing the new east-west connection
3. Transitioning height down to the residential to the south along the Baptist and Marriott Street frontages, and
4. Transitioning height from Baptist Street down to the existing terraces along the western frontage of Marriott Street

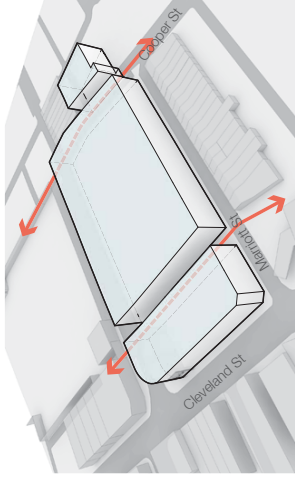


Option Testing

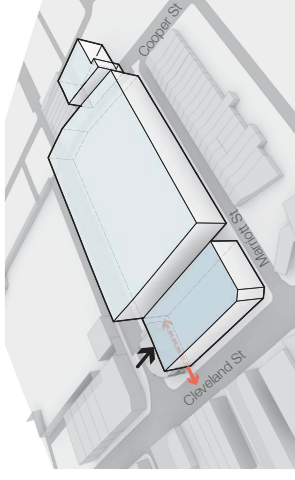
6.1 Design Concepts



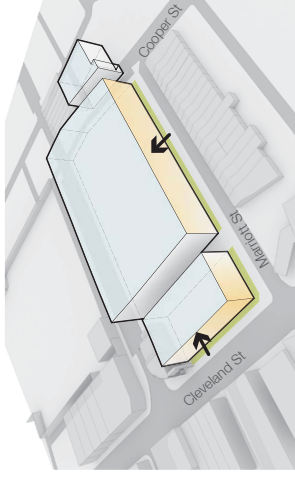
15m height limit volume



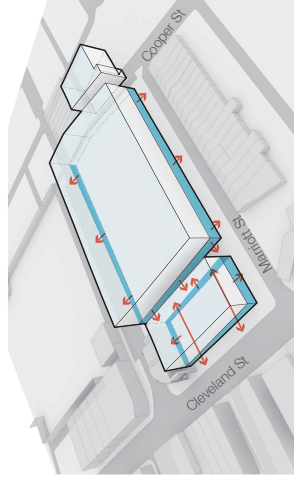
Create connections through the site



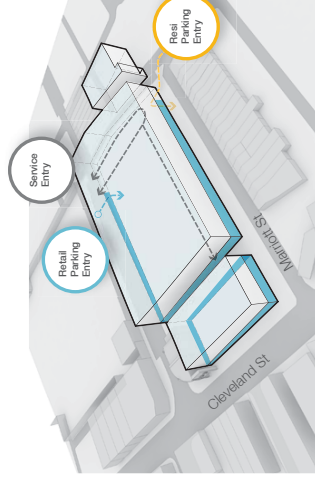
Respect the former Bank of NSW building



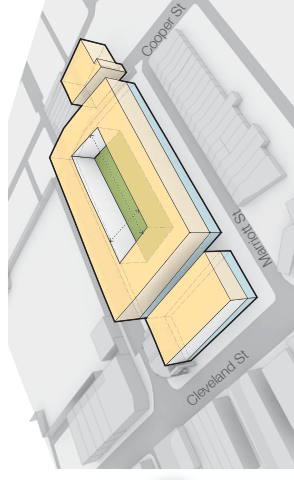
Setback development from Cleveland and Marriott Streets



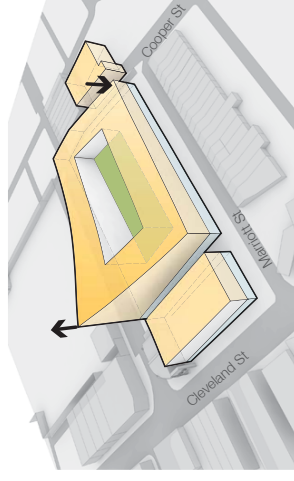
Activate ground plane with retail, commercial and residential uses



Servicing and commercial parking accessed off Baptist Street, and residential parking off the share way



Create a space at the roof plane to provide amenity for the residential levels



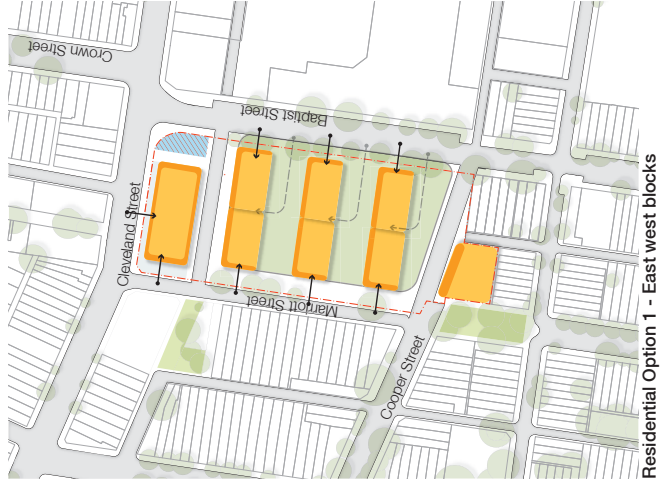
Transition height towards the neighbouring development

Option Testing

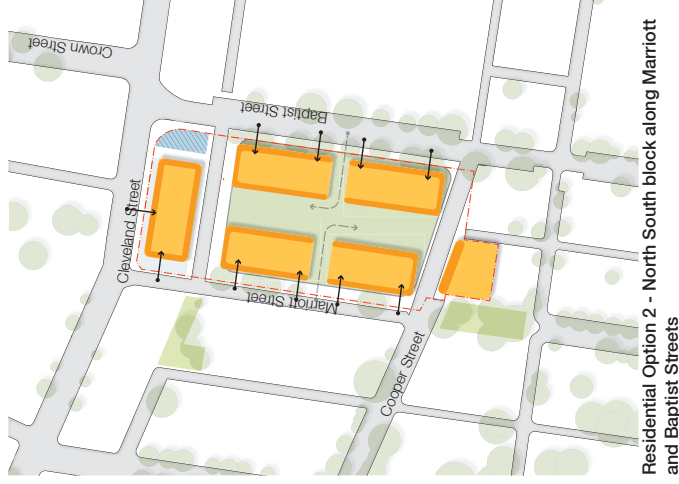
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6.2 Residential Concepts

The vision for the site is to create a vibrant mixed-use environment that activates and connects to the surrounding area. As part of the initial testing four residential configurations were prepared that focused on the massing above podium level in order to determine the most appropriate built form where residential amenity can be maximised and impacts on the surrounding context, mitigated. Solar access, overshadowing and view impact have been tested for each option.



Residential Option 1 - East west blocks



Residential Option 2 - North South block along Marriott and Baptist Streets



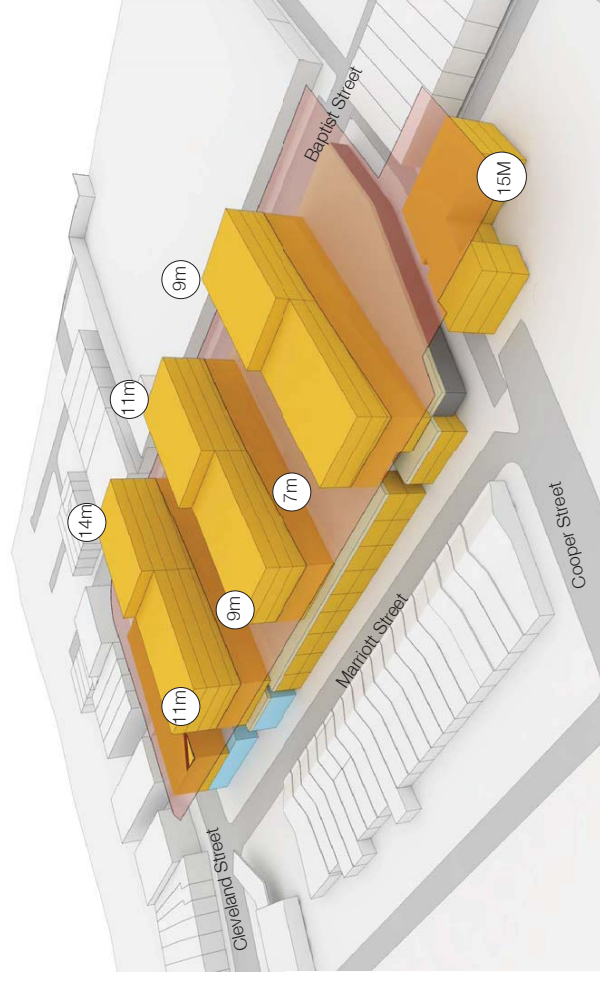
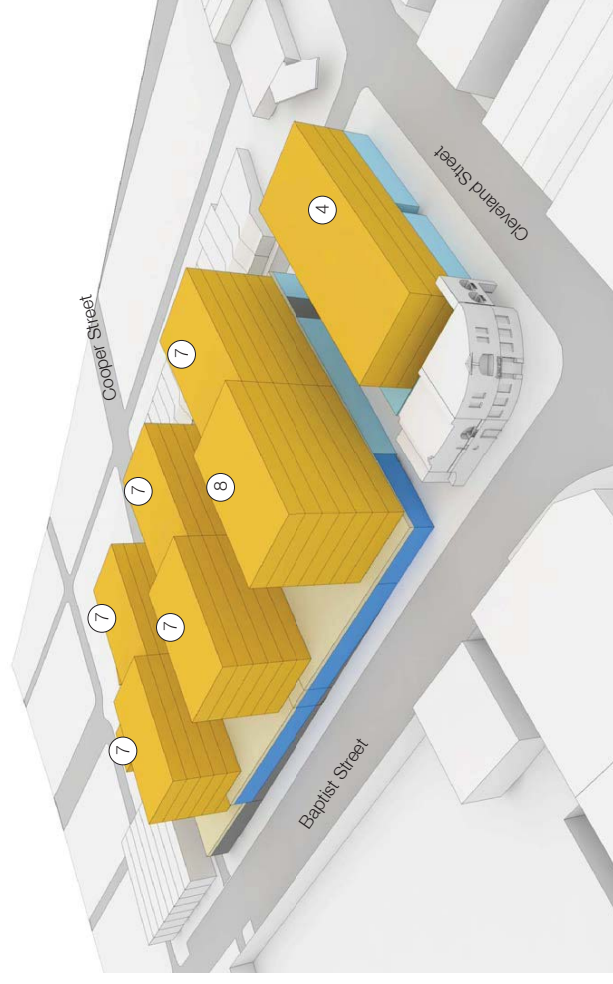
Residential Option 3 - Perimeter block above podium



Residential Option 4 - Tower form on Baptist Street with substantial public benefit on the roof deck

- Podium
- Above Podium Development
- Site Boundary
- Heritage Building

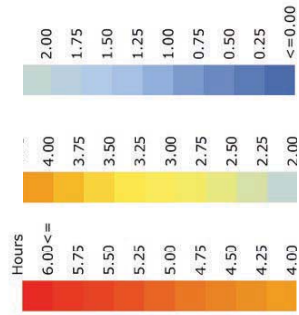
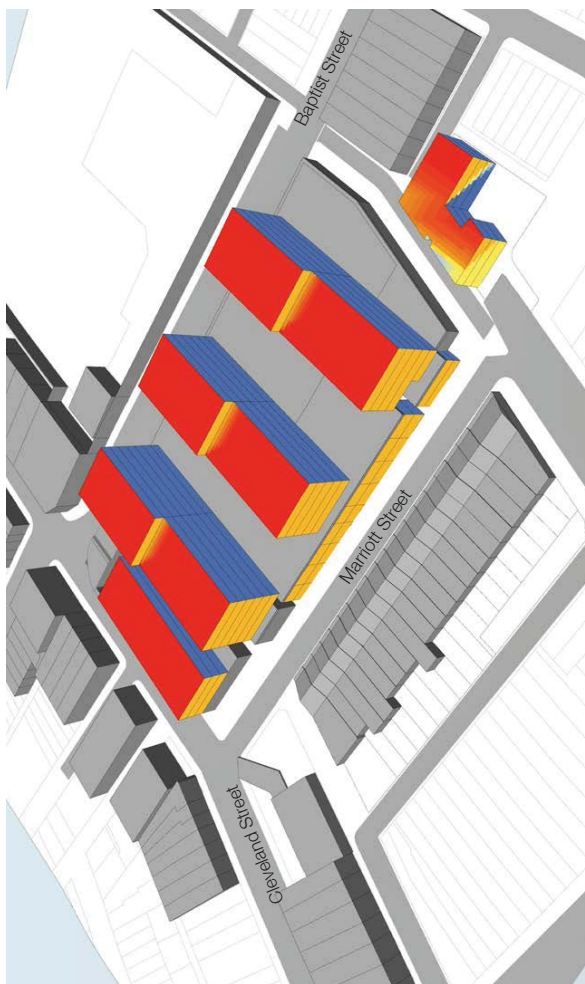
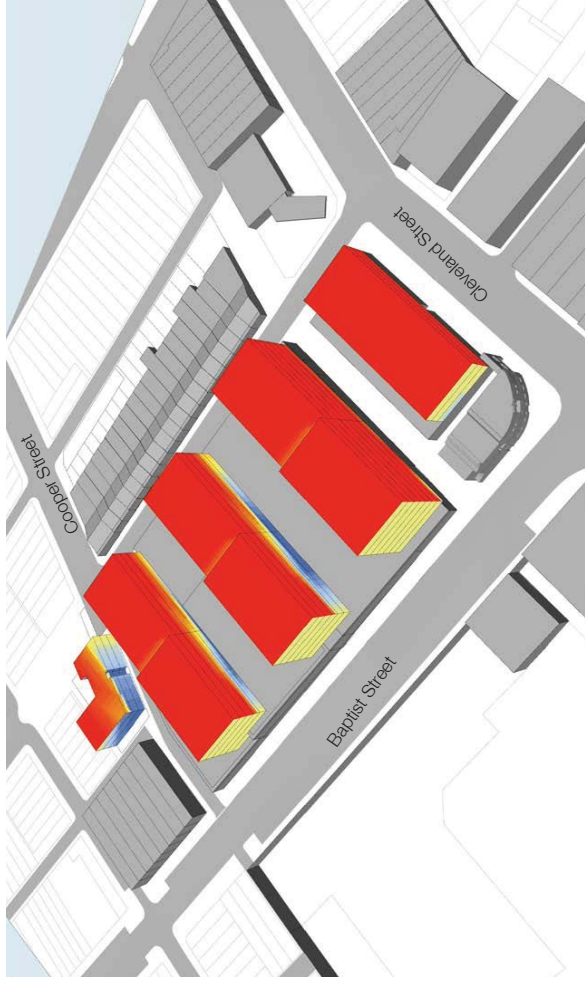
6.3 Residential Option 1



Supermarket GFA Specialty Retail GFA Residential GFA



6.4 Solar Access_Residential Option 1

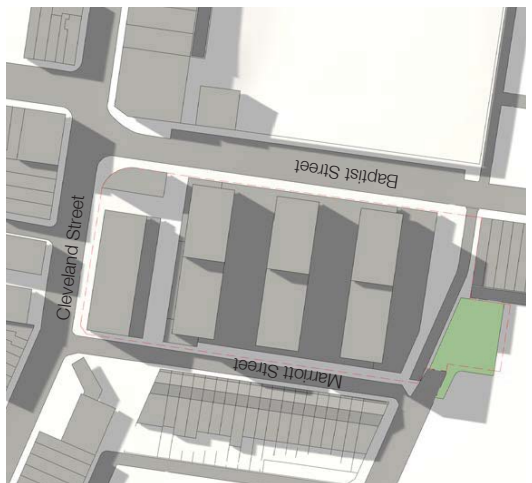


Option Testing

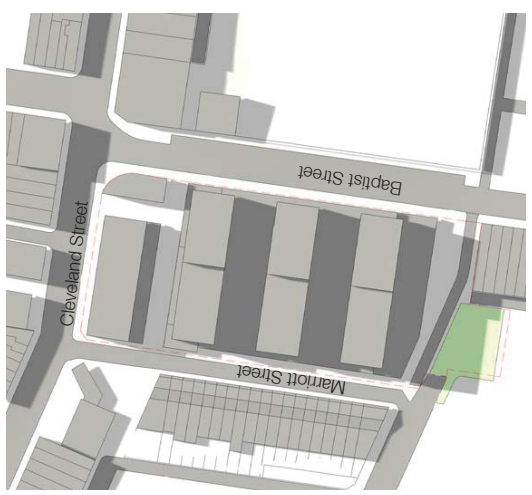
6.5 Option 1 Shadow Analysis



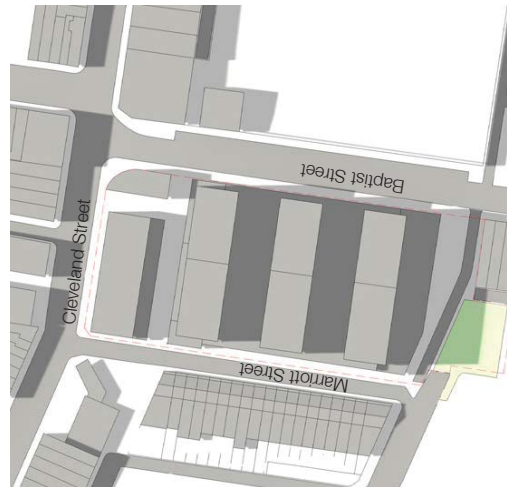
Winter Solstice 9am



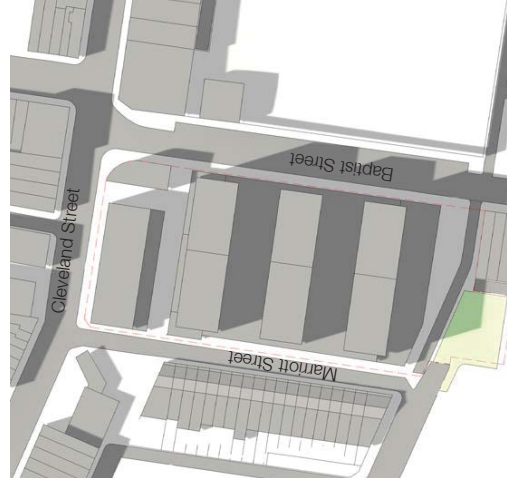
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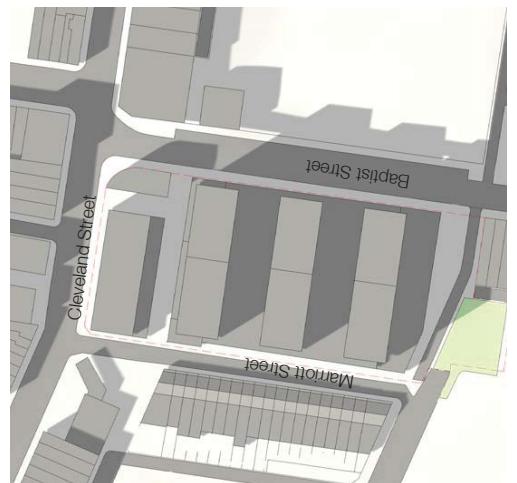
Winter Solstice 11am



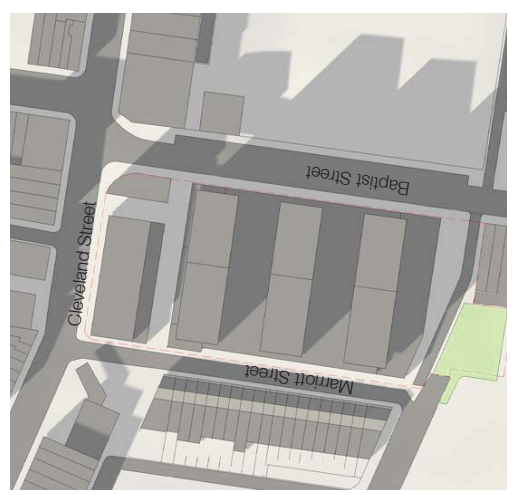
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Winter Solstice 1pm



Winter Solstice 2pm

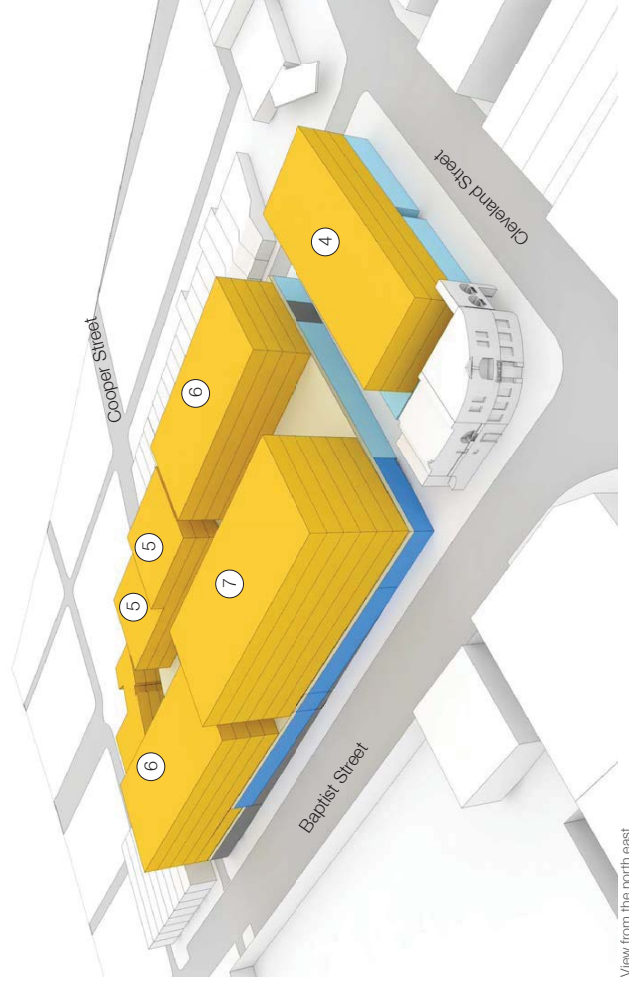


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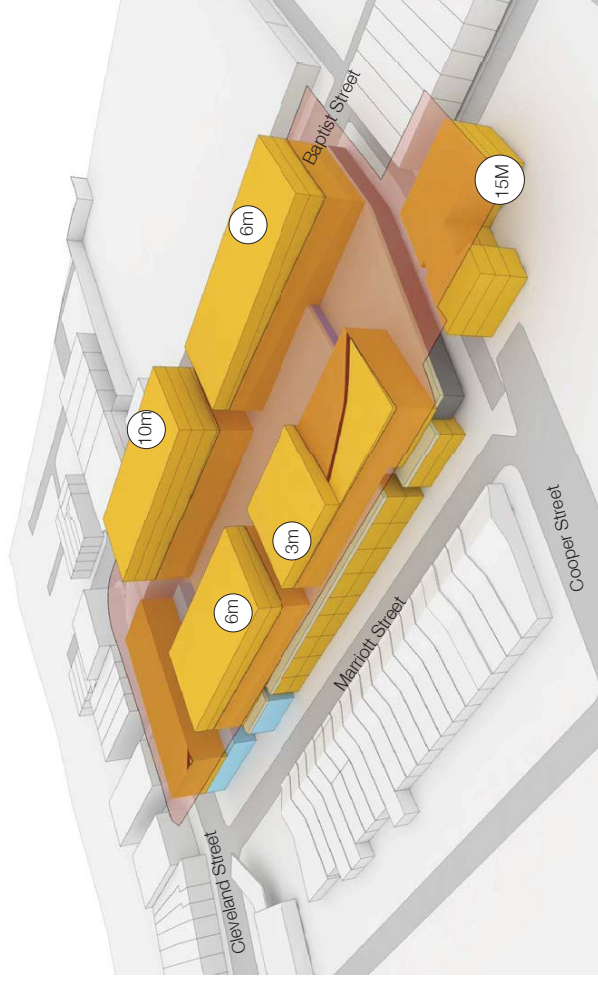
6.6 View Analysis_Residential Option 1



6.7 Residential Option 2



View from the north east

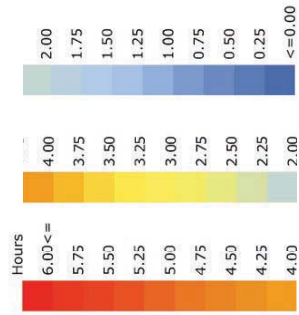
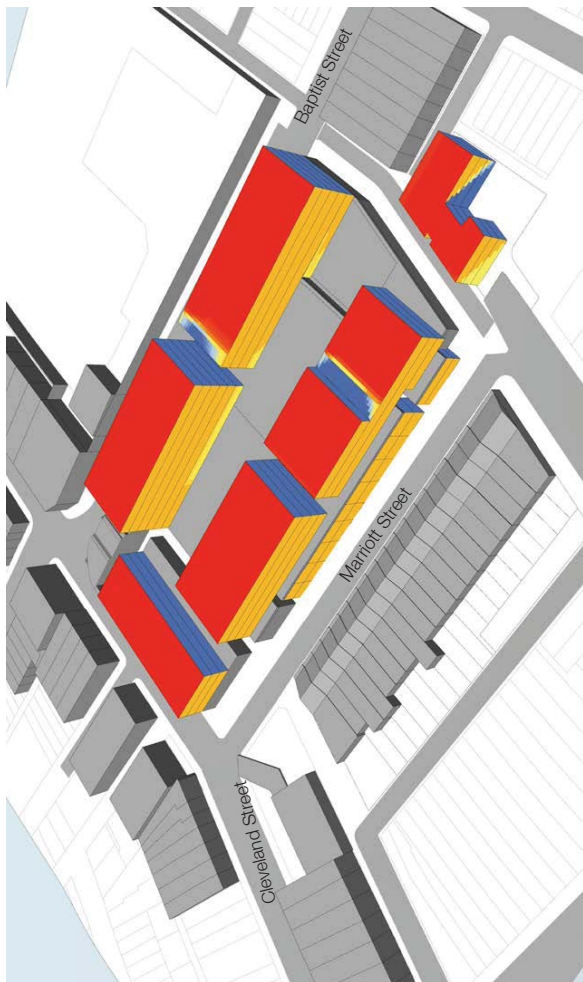
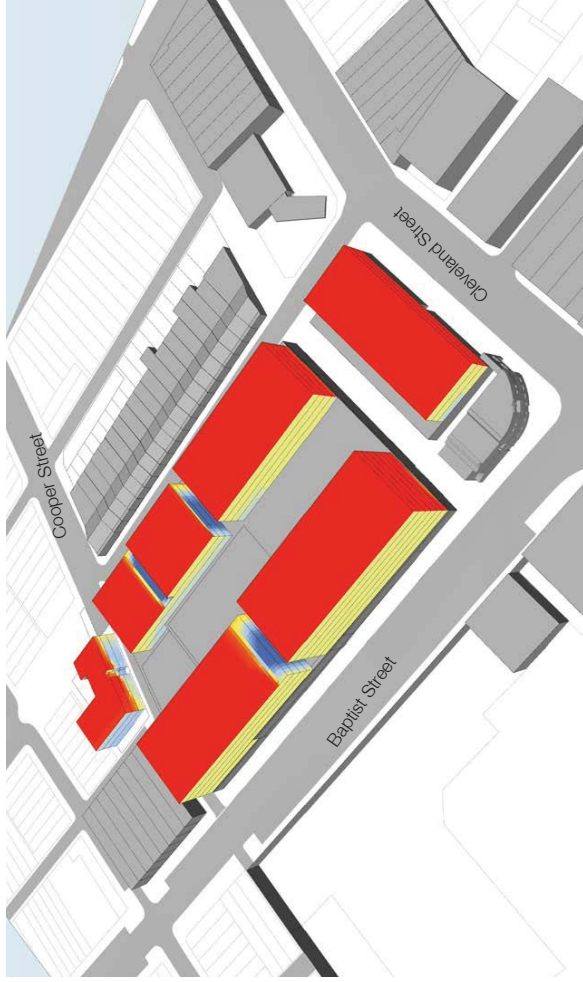


View from the south west

Supermarket GFA Specialty Retail GFA Residential GFA



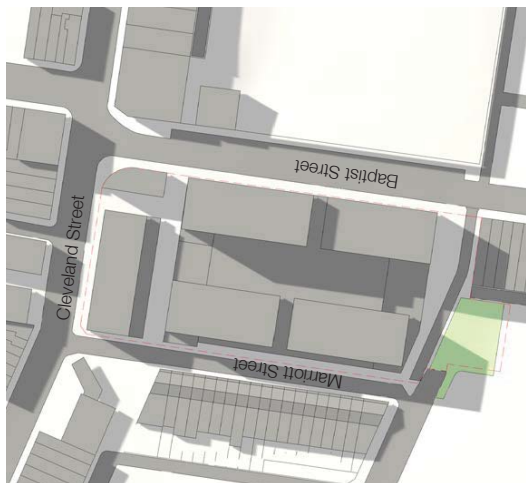
6.8 Solar Access_Residential Option 2



6.9 Option 2 Shadow Analysis



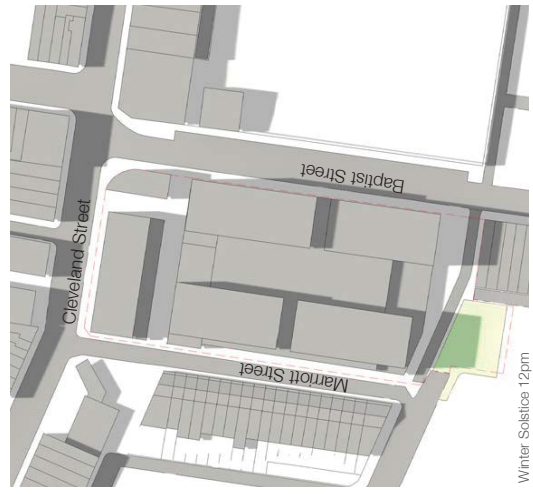
Winter Solstice 8am



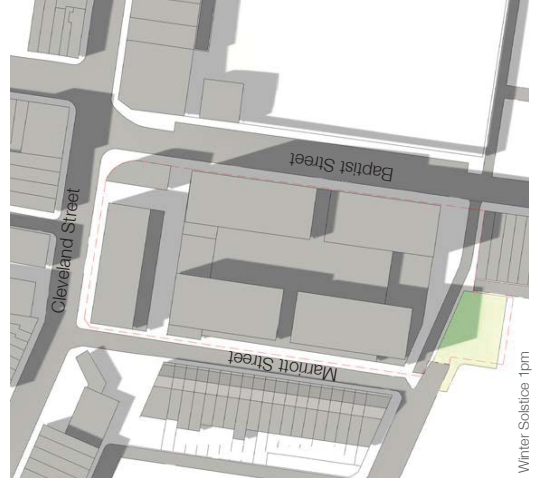
Winter Solstice 10am



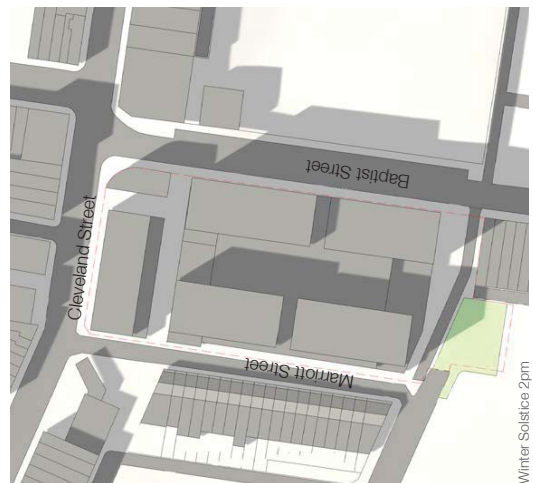
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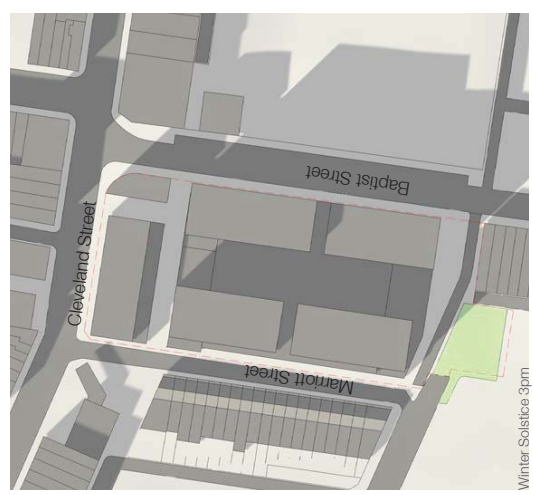
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Winter Solstice 1pm



Winter Solstice 2pm

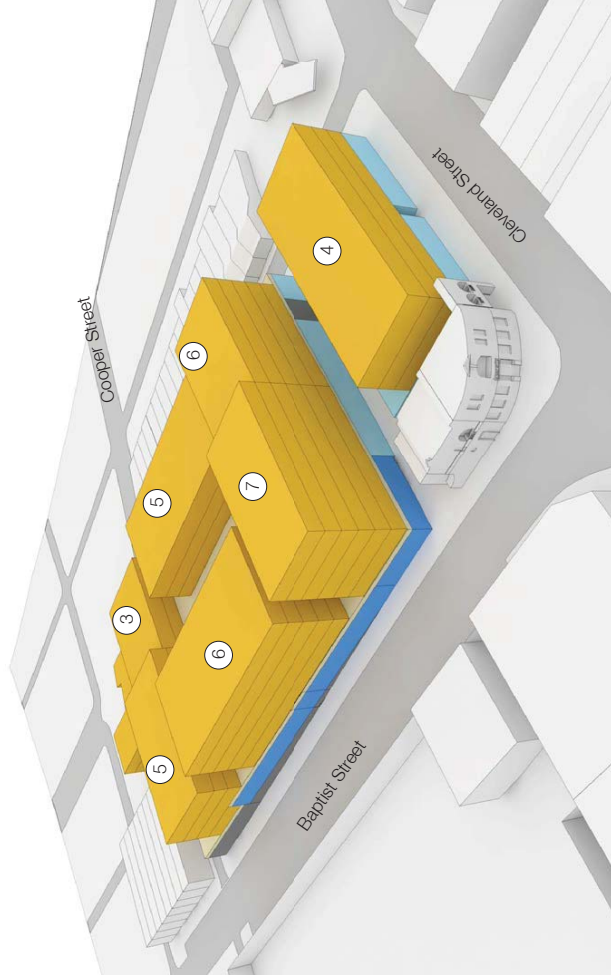


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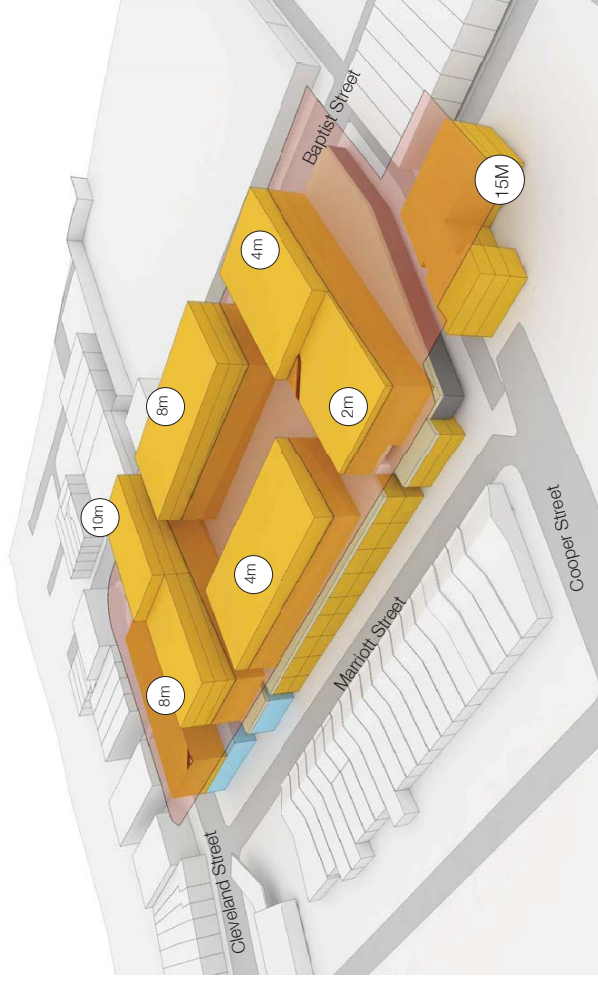
6.10 View Analysis_Residential Option 2



6.11 Residential Option 3



View from the north east

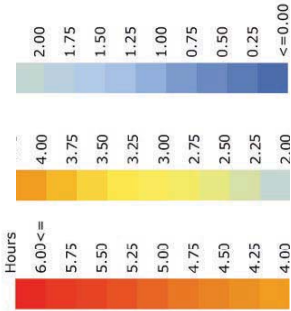
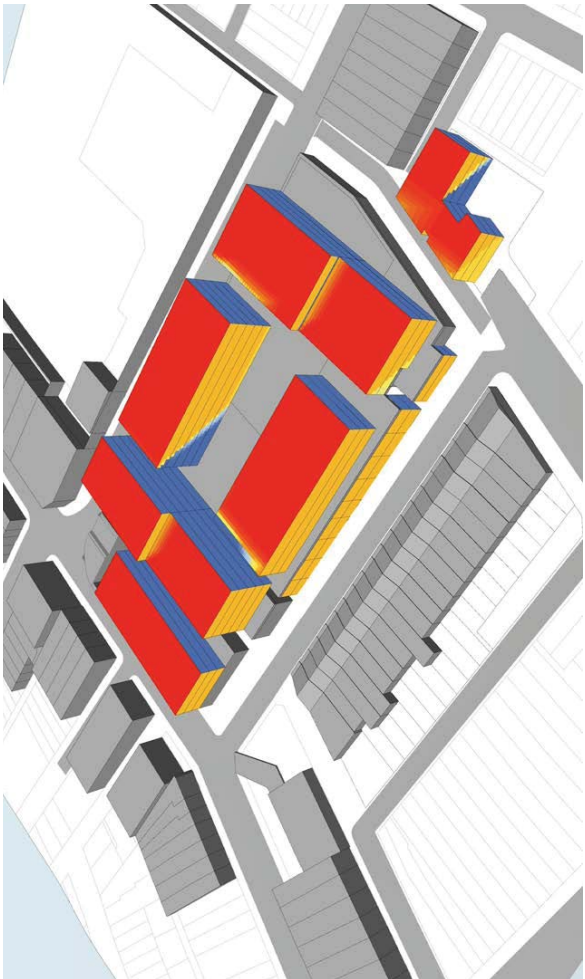
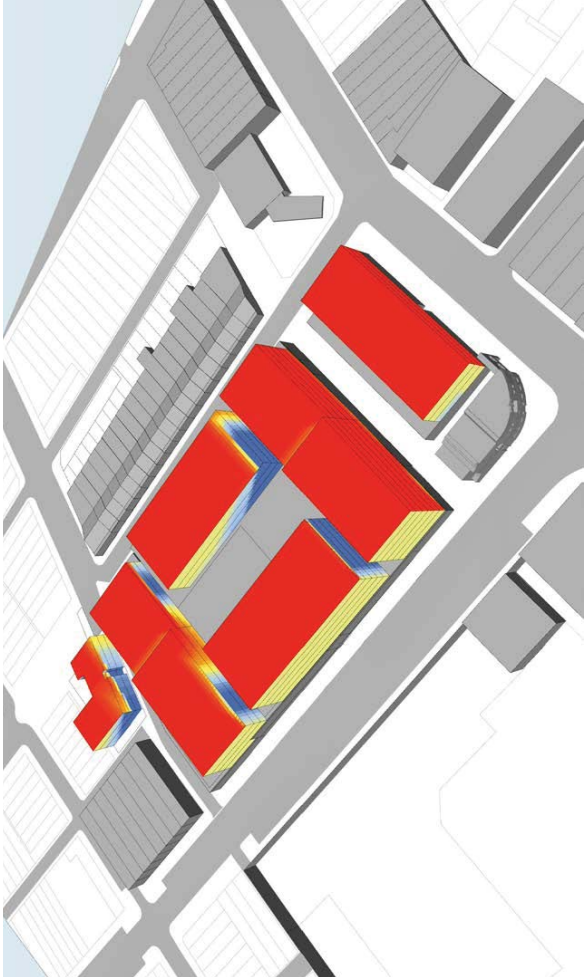


View from the south west

Supermarket GFA Specialty Retail GFA Residential GFA



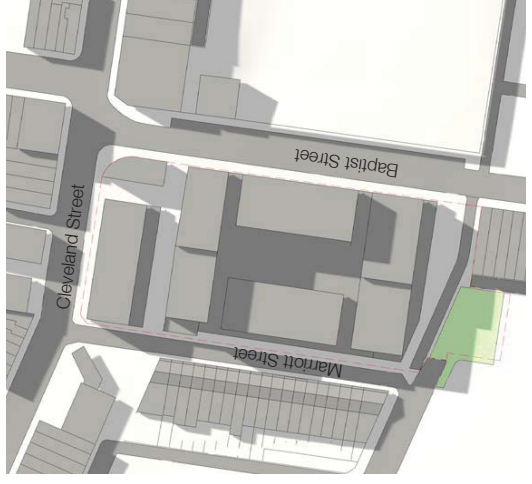
6.12 Solar Access_Residential Option 3



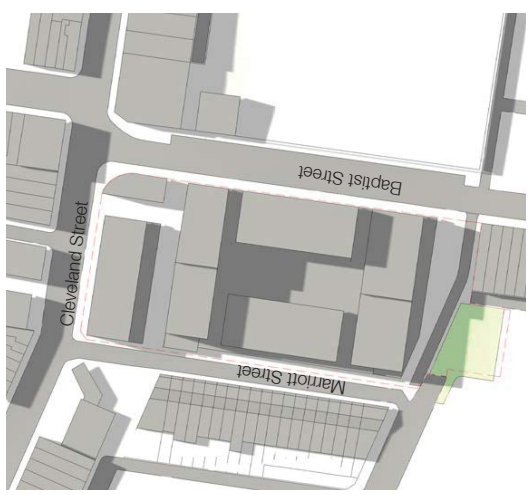
6.13 Option 3 Shadow Analysis



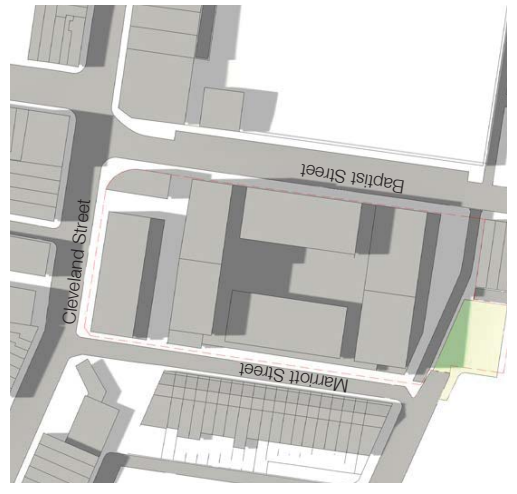
Winter Solstice 9am



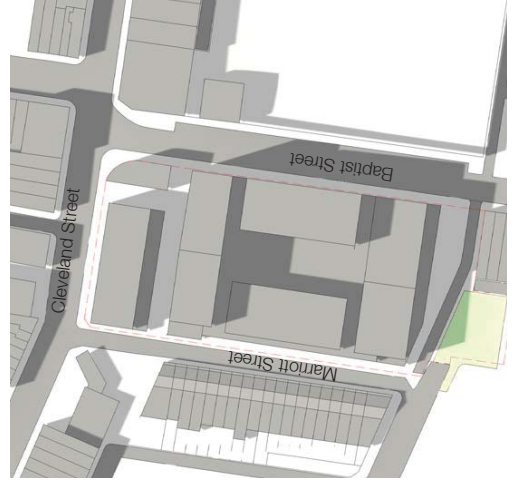
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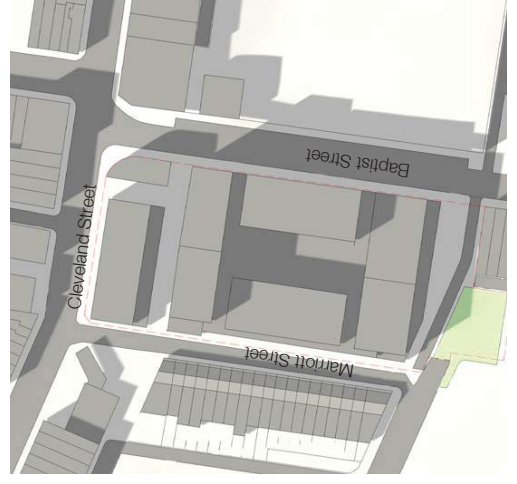
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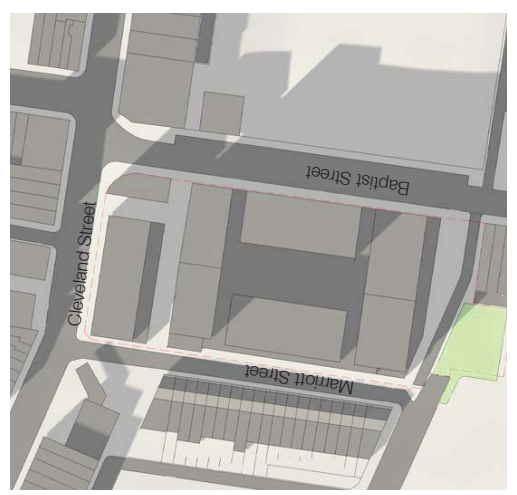
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Winter Solstice 1pm



Winter Solstice 2pm

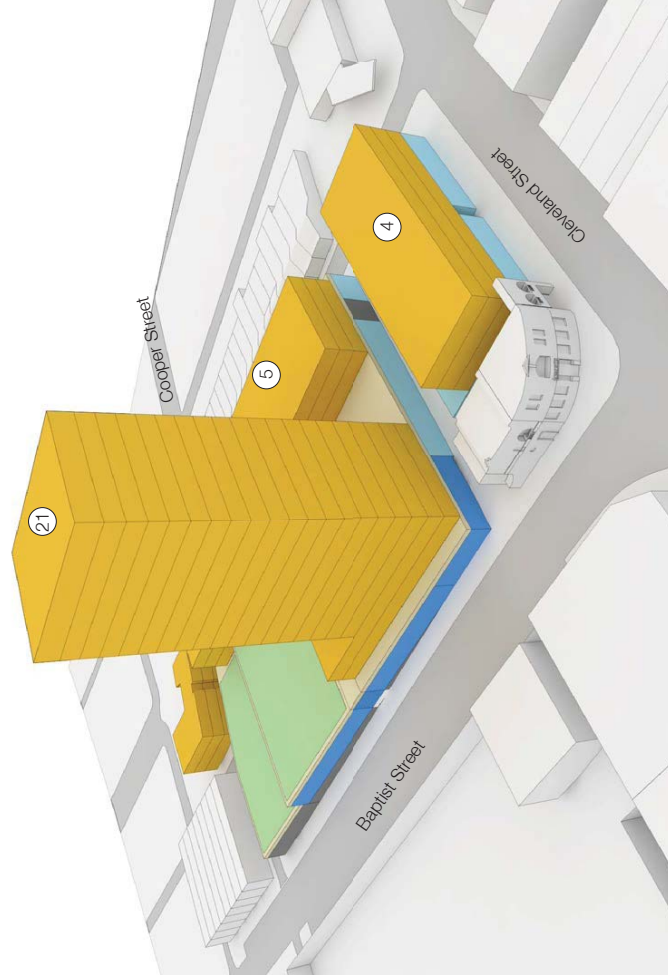


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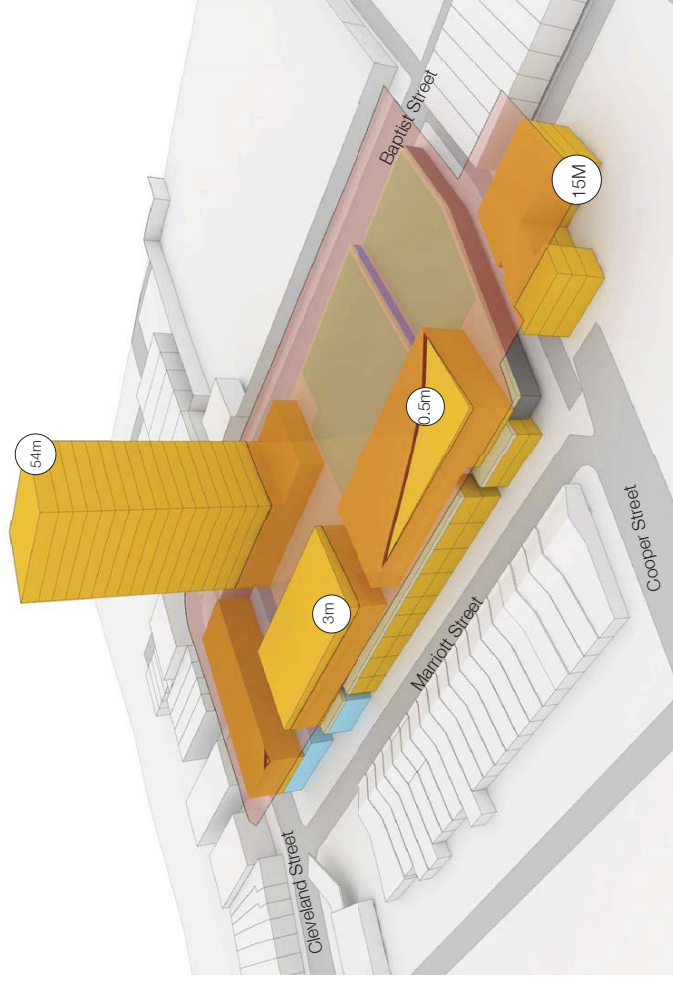
6.14 View Analysis_Residential Option 3



6.15 Residential Option 4



View from the north east

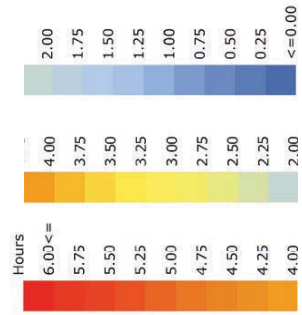
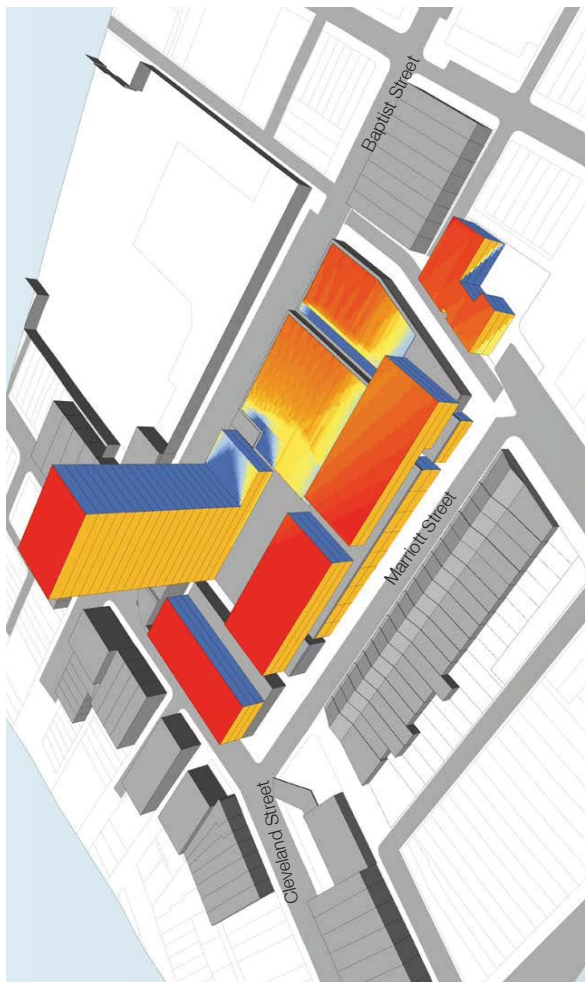
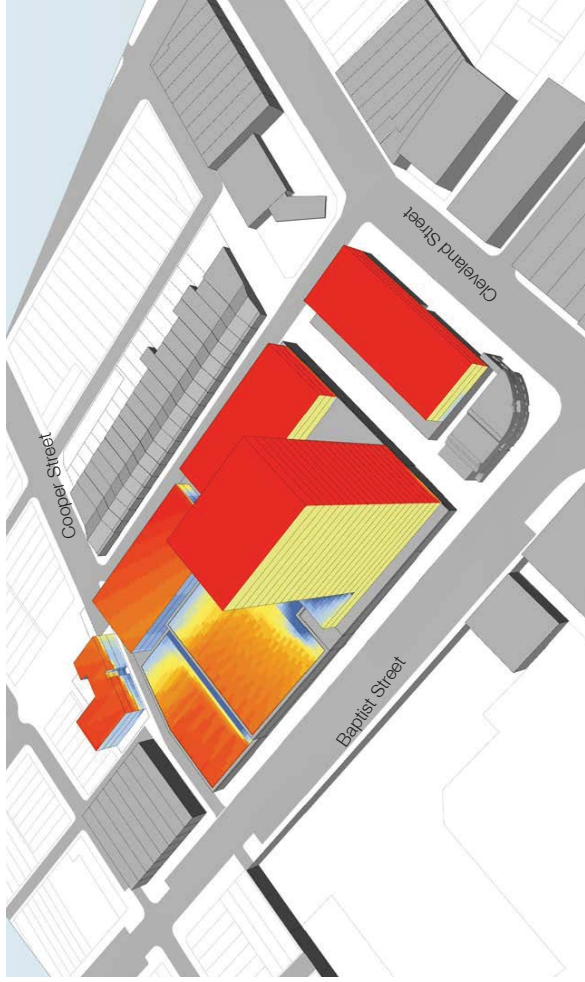


View from the south west

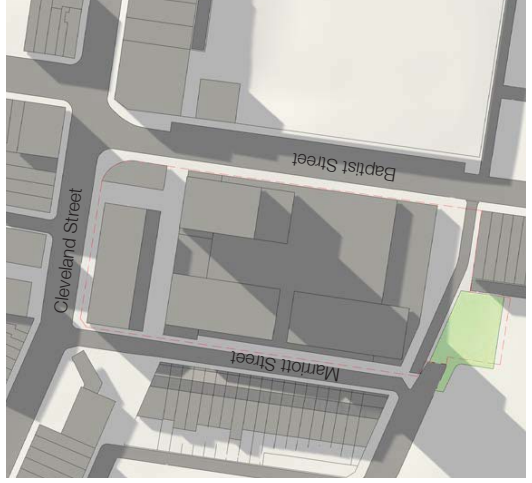
Supermarket GFA Specialty Retail GFA Residential GFA



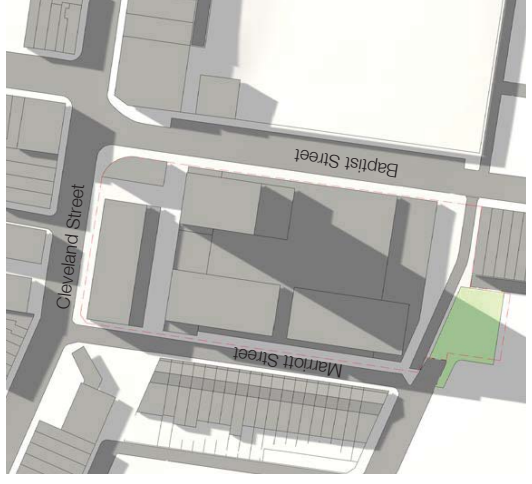
6.16 Solar Access_Residential Option 4



6.17 Option 4 Shadow Analysis



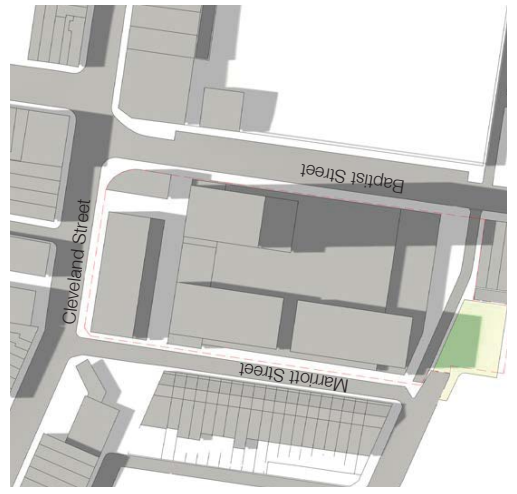
Winter Solstice 9am



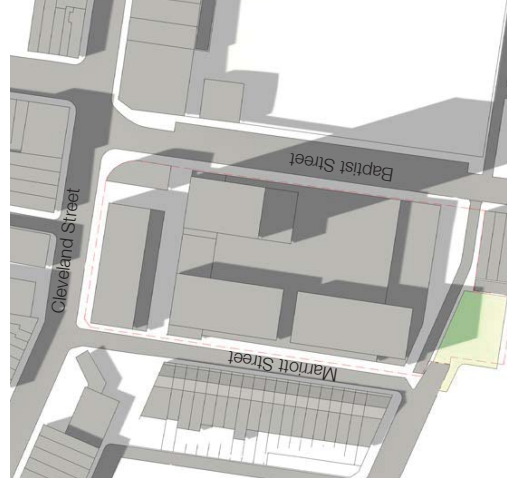
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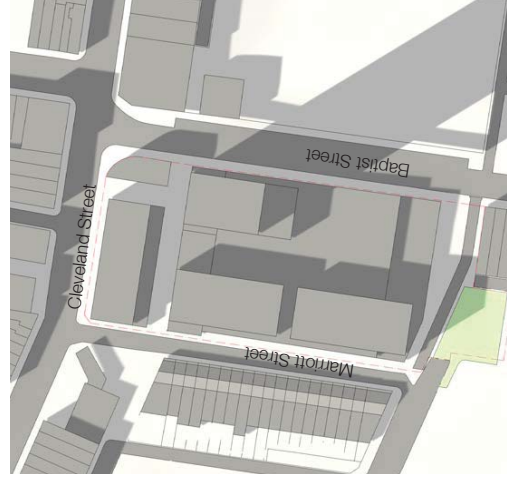
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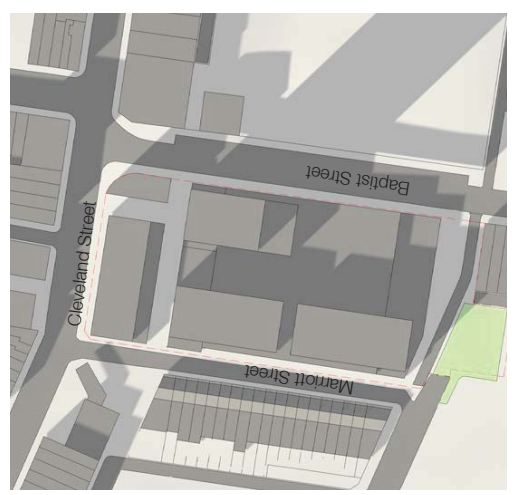
Winter Solstice 12pm



Winter Solstice 1pm



Winter Solstice 2pm



Winter Solstice 3pm

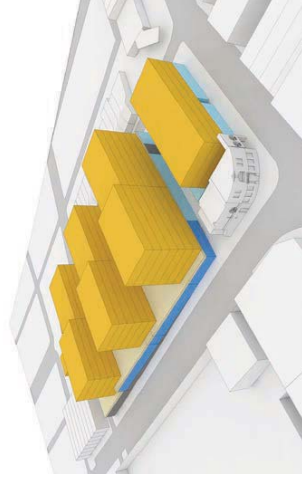
6.18 View Analysis_Residential Option 4



Option Testing

6.19 Residential Pros and Cons

Option 01



Pros:

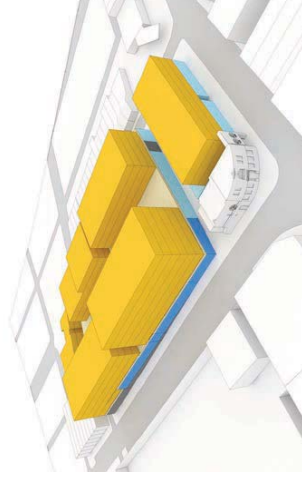
- The east-west orientation maximises the amount of apartments that achieve solar access in mid-winter
- Opportunity for terraces at podium level
- Residential mass along Baptist Street is reduced, as the slender edge of the building is presented to the street
- Built form is able to step from east to west in order to transition down to the residential terraces along Marriott Street

Cons

- Podium level outdoor space will be overshadowed
- Orientation of building will limit the building footprints, which will only accommodate single aspect units
- Residents will need to transfer at podium level to gain access to their apartments (to avoid lift cores running through the supermarket)
- Shallow building depths will require taller building heights to achieve the site's FSR
- Overshadowing of terraces on Marriott Street
- Reduced passive surveillance to the surrounding streets.



Option 02



Pros

- North-south orientation of massing maximises the number of apartments with solar access during mid-winter
- Opportunity for podium level open space with access to sunlight during the middle of the day
- Built form is able to step with the natural topography of the site.
- Massing is closest to the existing DCP
- Reduced Building heights along the western boundary minimise the shadow impact of the terraces along Marriott Street.
- Passive surveillance to Baptist and Marriott Street

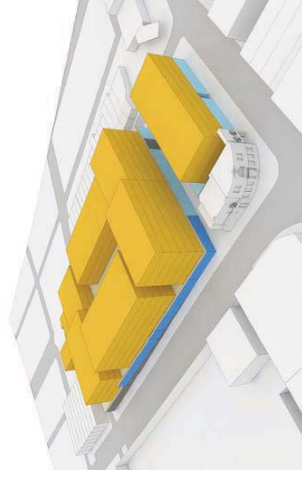
Cons

- Long continuous built form along Marriott Street and Baptist Street, which will need to be broken down through architectural design



Option is the preferred, as it achieves the best amenity and balances impact of the surrounding context

Option 03



Pros

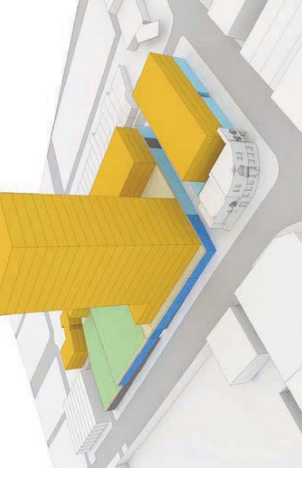
- Residential development address all surrounding streets, providing passive surveillance
- A combination of short and long edges of the built form is orientated towards Baptist and Marriott Street, providing variation in the built form
- Built form is able to step with topography
- Reduced building heights along the western boundary minimise the shadow impact to the terraces along Marriott Street.

Cons

- Difficult to achieve solar access requirements outlined in the Apartment Design Guide (ADG)
- Centralised open space is over-shadowed
- The southern block, north of the pedestrian link, will overshadow residential development to the south
- Potential noise conflict with residential apartments located above the retail lane way



Option 04



Pros

- Opportunity for substantial open space located at podium level
- Proposed tower reduces the heights of massing along Marriott street improving solar access to the residential to the west

Cons

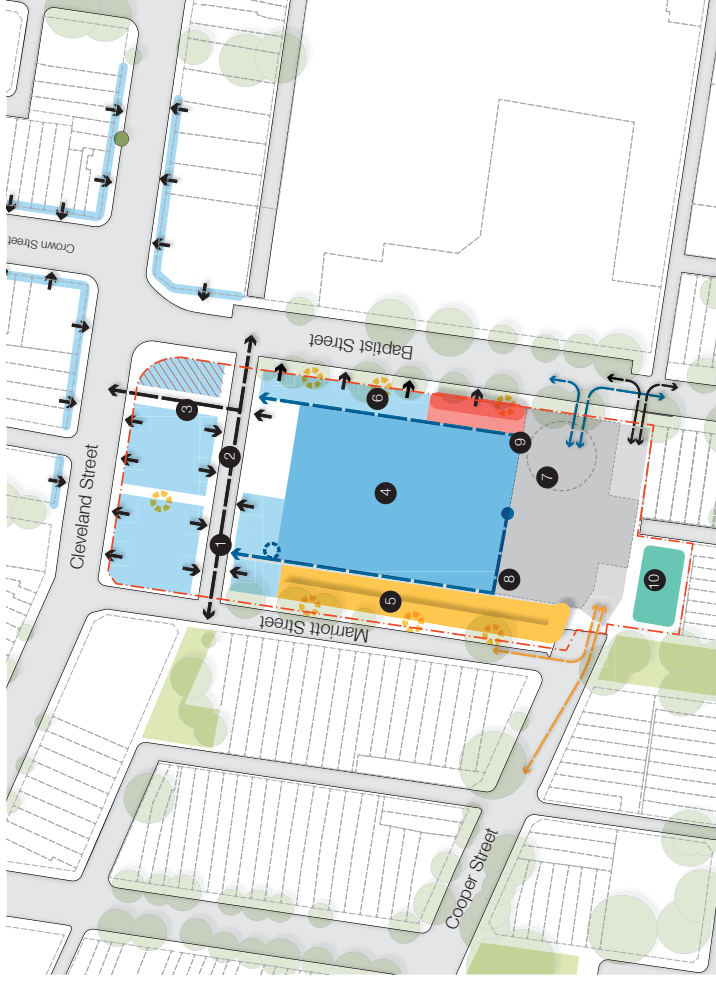
- The substantial open space is disconnected from the street level and unlikely to be accessed by the public
- A 20-storey tower is out of character with the surrounding context





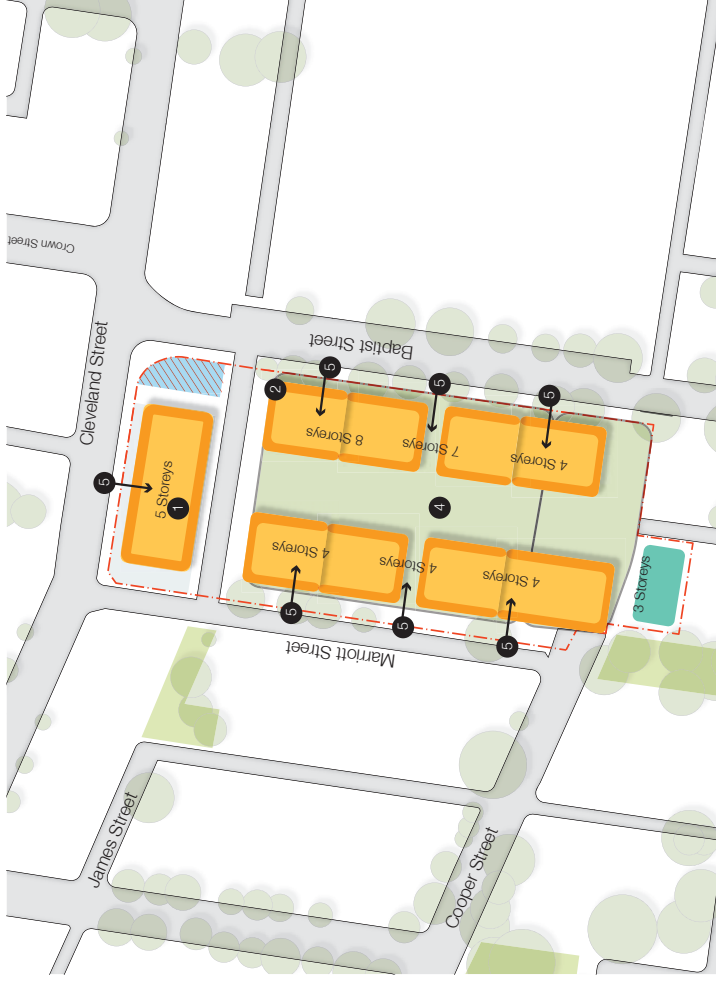
Preferred Option

7.1 Movement & Connections



1. The Cooper Street connection has been removed to prevent the lane from becoming a 'rat run' and the extension of James Street through the site remains as the primary east west connection through the site.
2. The proposed retail connection is split over two levels creating a new public space activated by retail frontages and the entrance to the supermarket at the lower level.
3. New connections from the retail lane to Cleveland Street allows the heritage building to be adaptively reused as a stand alone retail/commercial unit.
4. The supermarket is located at the centre of the site and is screened by passive and active land uses.
5. Two-storey residential terraces address Marriott Street.
6. Mix of retail and commercial tenancies continue the character of Crown Street over Cleveland Street along the activated Baptist Street frontage.
7. Retail and residential servicing located at the southern extent of the site, accessed off Baptist Street.
8. Residential basement entry gained from the share way.
9. Retail parking entry off Baptist Street with an exit ramp accessing Cooper Street.
10. Community Building proposed to the south of the site addressing Marriott Street Reserve.

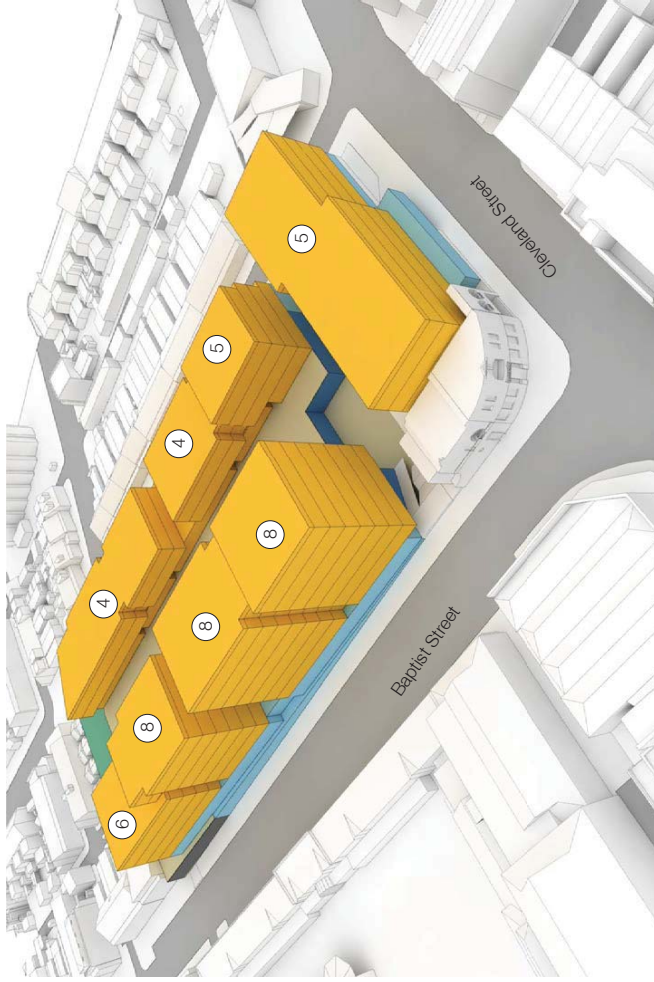
7.2 Ground Floor Environment



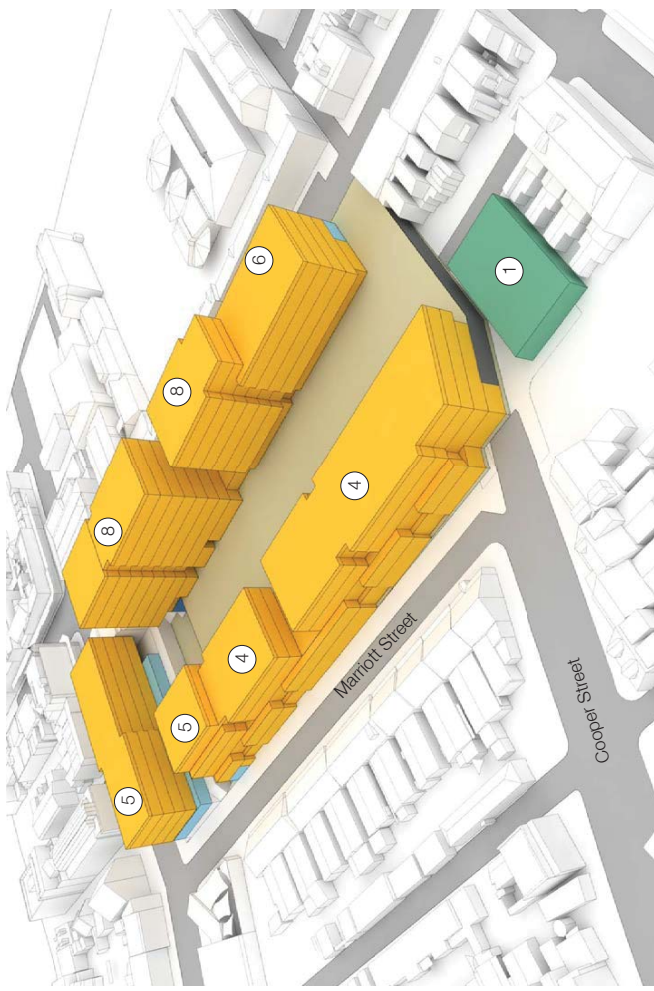
1. Residential building setback from Cleveland Street to improve residential amenity
2. Tallest development setback from Cleveland Street addressing the corner of Baptist Street and the extension of James Street
3. Building heights step from 8 storeys to 4 storeys from north to south, and east to west
4. Communal open space located on the roof terrace between the residential buildings
5. Residential lobbies are access from ground directly from street.

- Site Boundary
- Heritage Building
- Communal Open Space
- Commercial
- Retail
- Supermarket
- Residential
- Residential Lobby
- Active retail
- Service
- Retail Parking Entry
- Residential Parking Entry

7.3 Preferred Option Massing



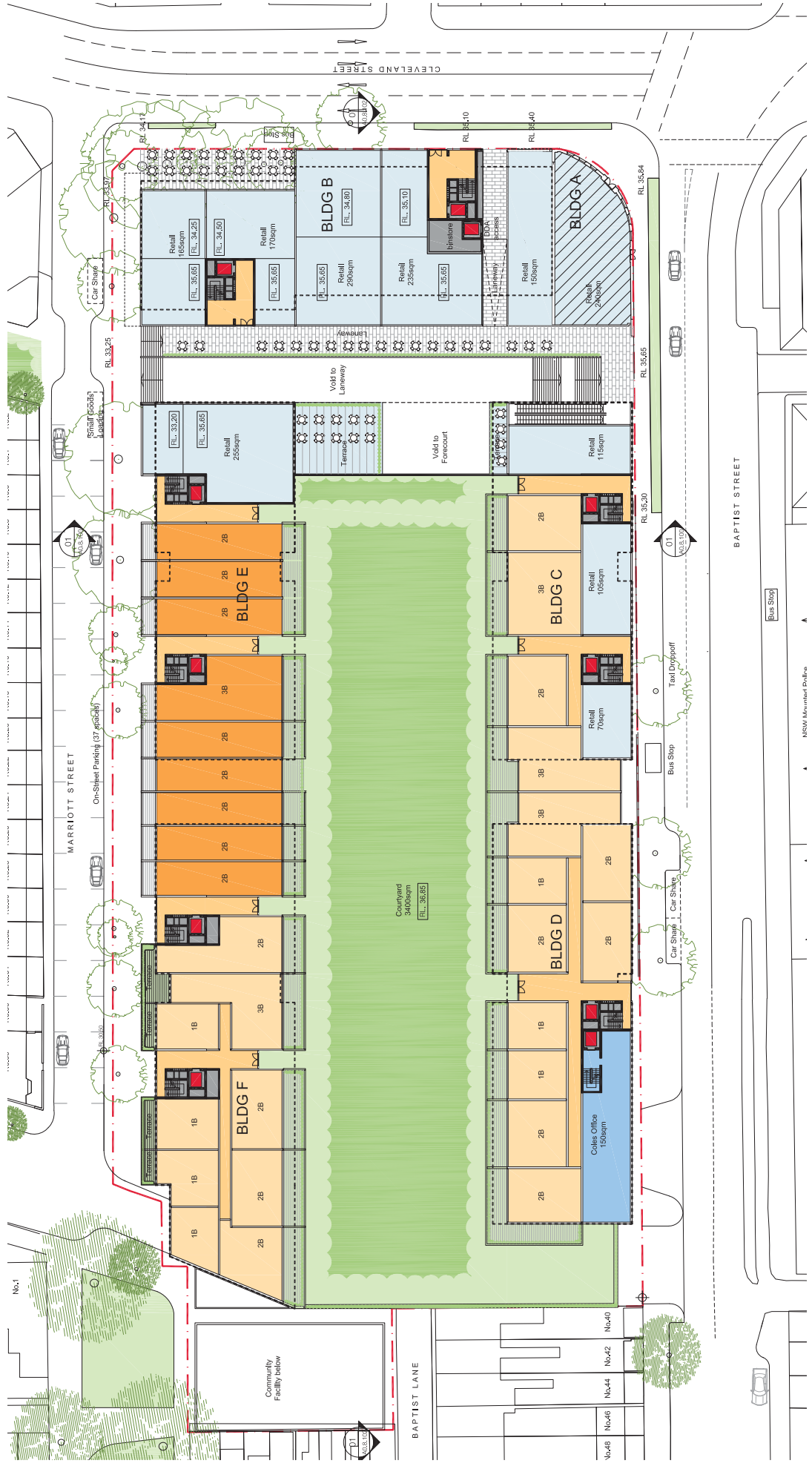
View from the north east



View from the south west

- Communal Open Space
- Community Facilities
- Retail/ Commercial
- Supermarket
- Residential

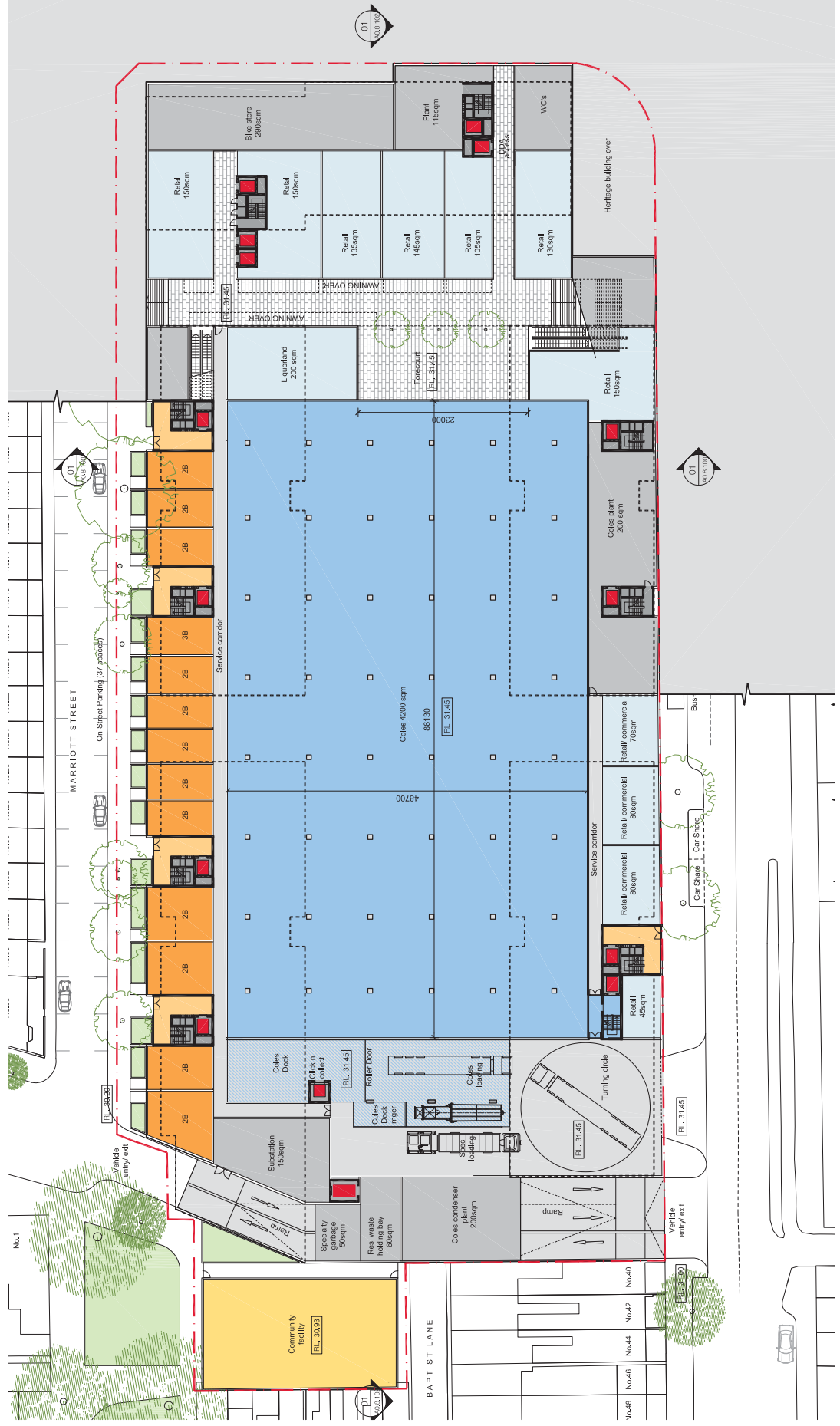
7.4 Ground Floor Plan



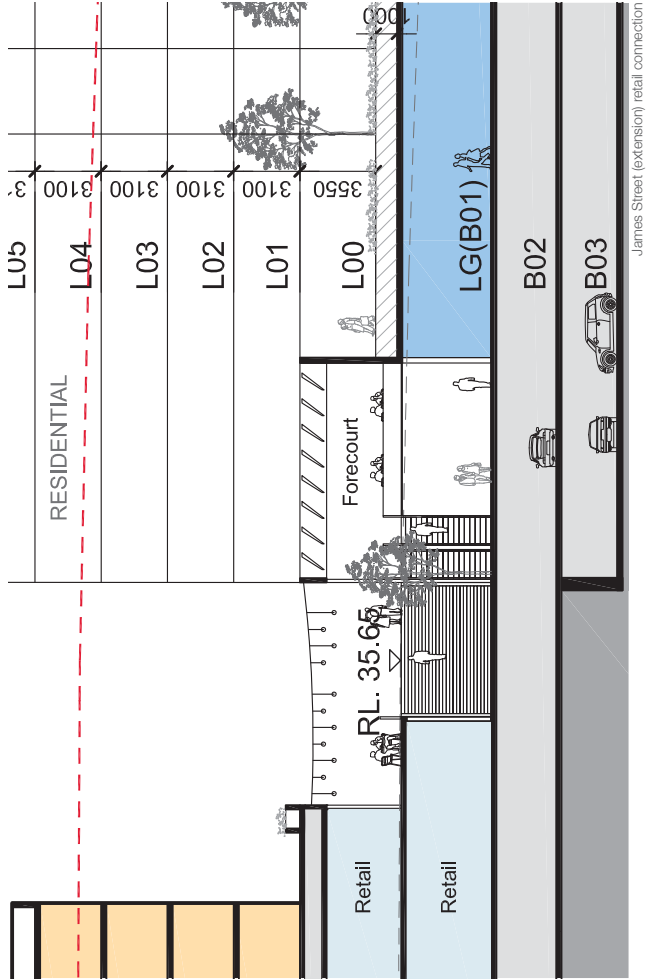
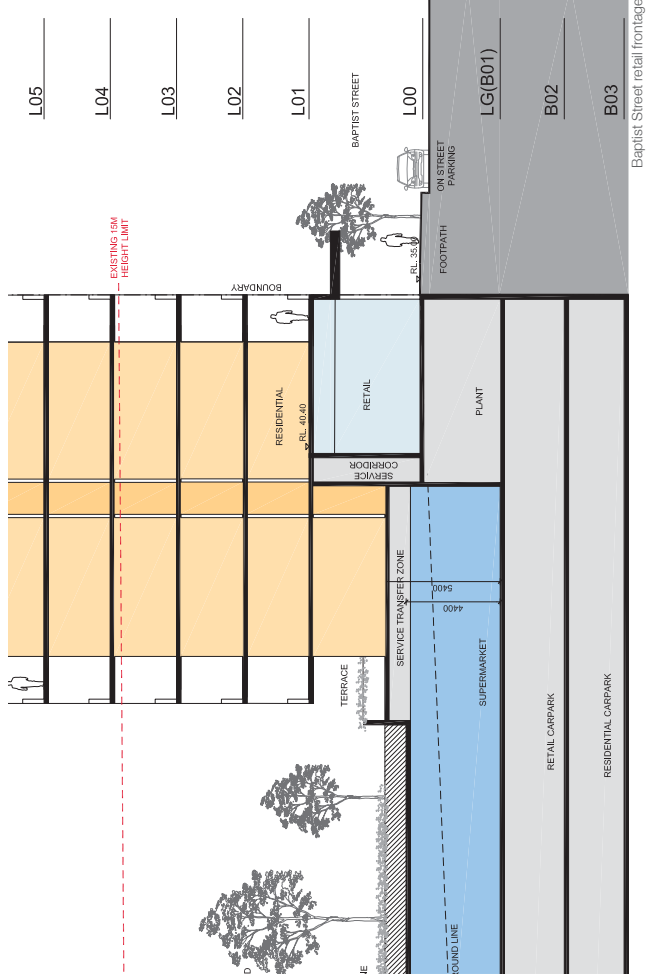
7.5 Landscape Plan



7.6 Lower Ground Floor Plan



7.7 Ground and Lower Ground Retail



retail character



7.8 Visualisation_Retail Lane

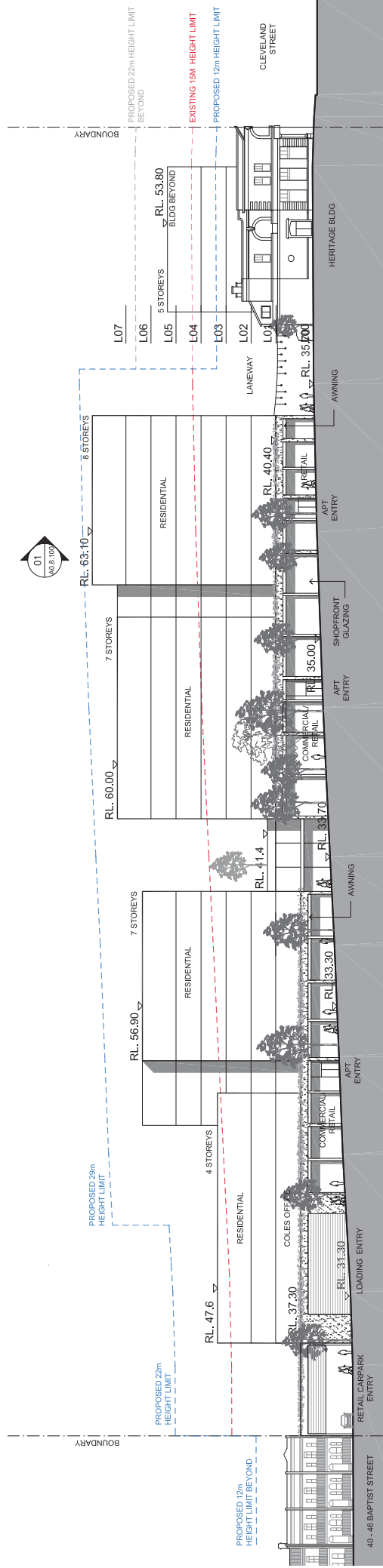


View along the new Retail Lane
towards Baptist Street

7.9 Typical Residential Level_Above Podium



7.10 Baptist Street Elevation 1:400 @A3

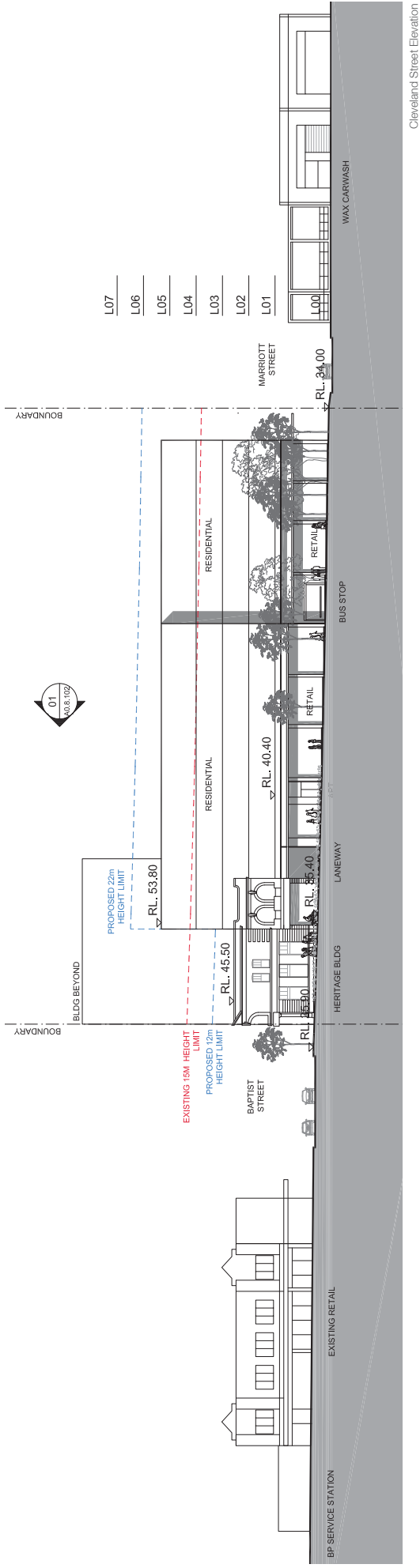


Baptist Street Elevation

residential over retail typology

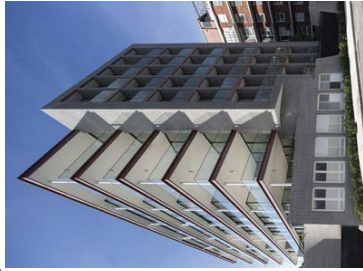


7.11 Cleveland Street Elevation 1:400 @A3



Cleveland Street Elevation

residential over retail typology

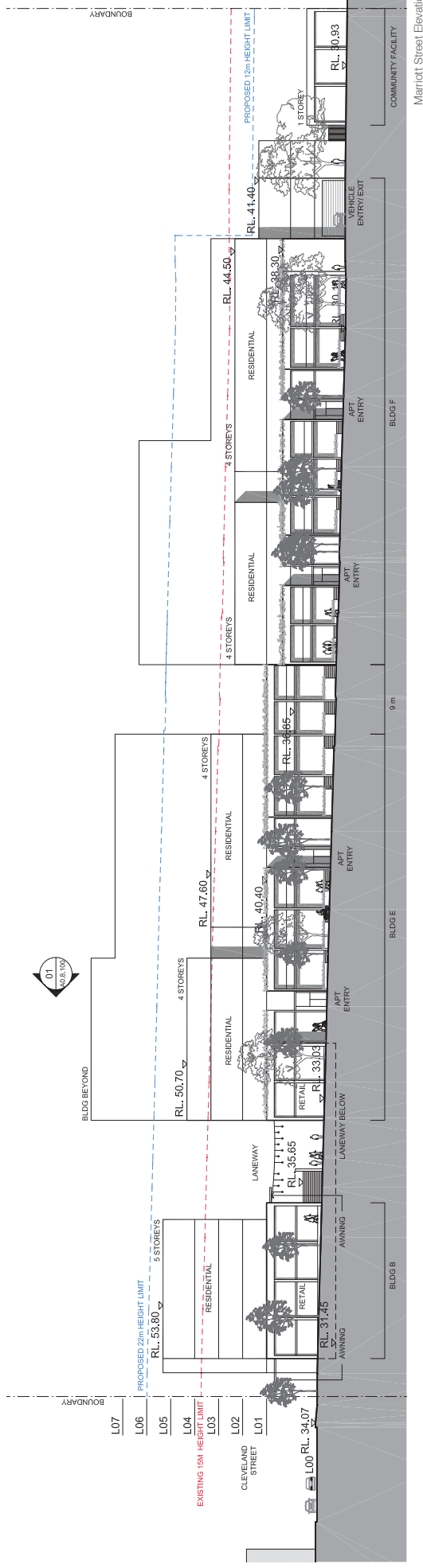


7.12 Visualisation_Baptist Street



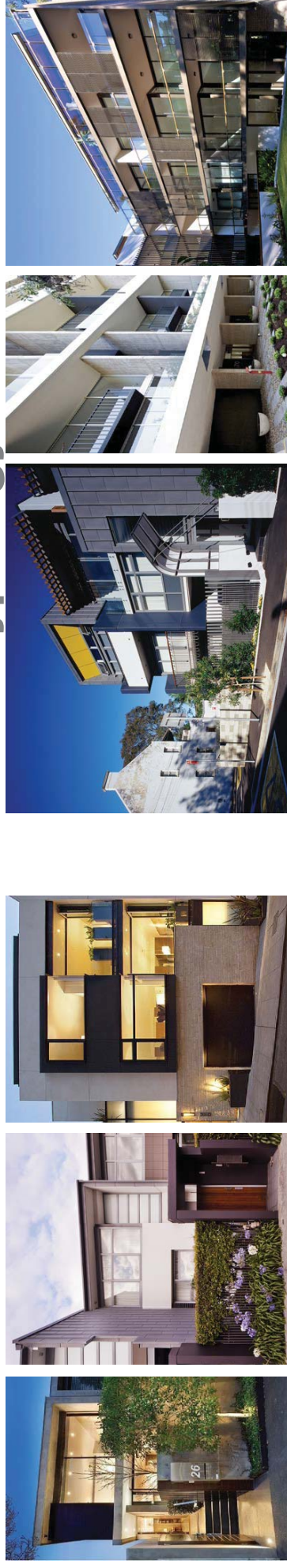
View towards the Baptist Street entrance to the Retail Lane

7.13 Marriott Street Elevation 1:400 @A3



Marriott Street Elevation

town house & multi-unit residential typology

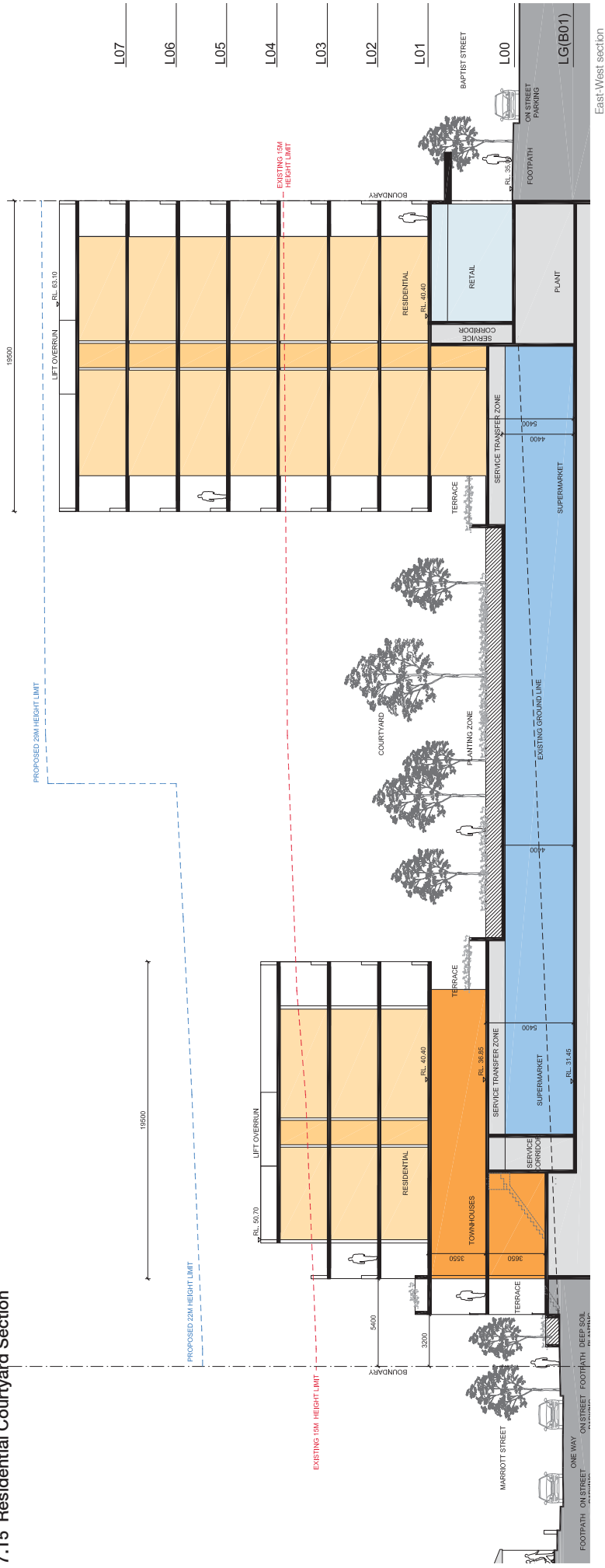


7.14 Visualisation_Marriott Street

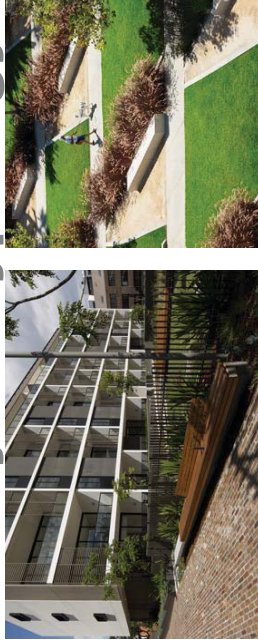


View along the Marriott Street
residential frontage

7.15 Residential Courtyard Section



courtyard typology



7.16 Public Art Strategy



Virginia Wilson Art

Surry Hills Shopping Village Public Art Strategy

The public art component of the new Surry Hills Shopping Village is an opportunity to anchor the new development in the local community and showcase the work of an artist or artists who may not otherwise be visible to the average visitor to the area.

The developers, Toga, as evidenced by a visit to their corporate headquarters, is a company already invested in the Australian visual arts, with emphasis on indigenous art, and the company would like the redevelopment of the Surry Hills Shopping Village to take this interest to a grander scale by incorporating art across the pedestrian spaces around and through the site.

Toga envisages this development to be an opportunity for artists, established or emerging, who have not previously worked beyond a domestic scale. The aim isn't to simply scale up existing works to but to help artists realise works in a media they haven't tackled before and invest in developing new techniques to incorporate art works structurally into a building.

Toga will be encouraging public art concepts that make use of the space around and above the laneway through the retail area, especially if in conjunction with innovative facade treatments.

The resulting work/s will improve the experience for those passing or visiting the site and help the new development become a welcome addition to an area of Sydney with a rich and varied heritage.

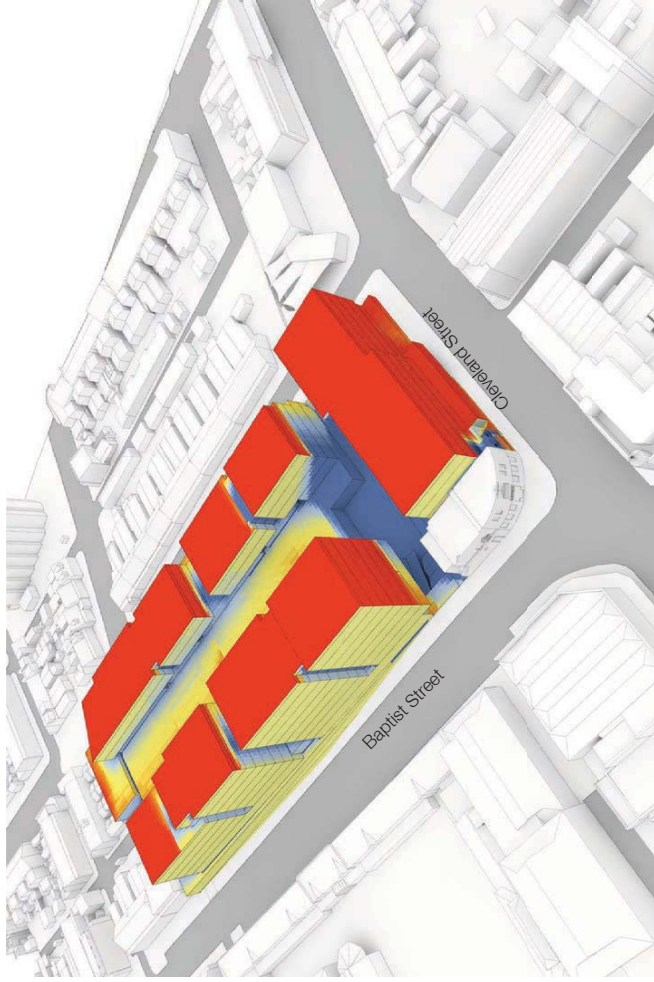
PO Box 566 Kings Cross NSW 1340
Sydney Australia
virginia@virginiawilsonart.com.au
virginia@virginiawilsonart.com.au
61 (0)418 485 720



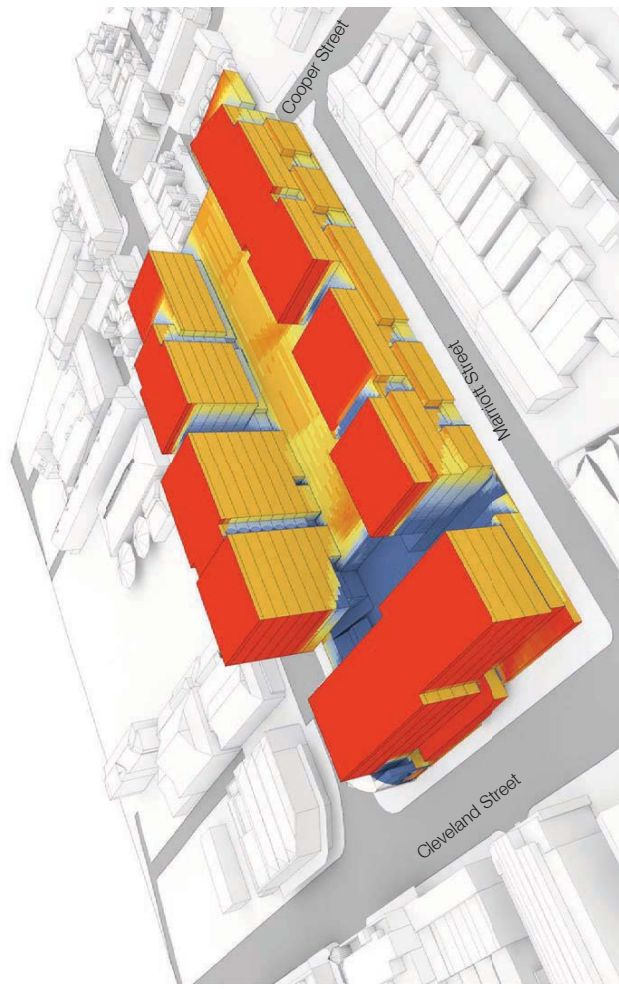
Indigenous Artist: Ash Keating



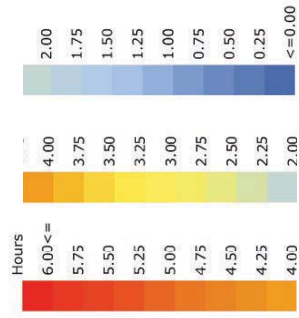
7.17 Solar Access



View from the north east



View from the south west



7.18 View Analysis



View from Crown Street



View from the corner of Crown and Cleveland Street



View from Cleveland Street looking east.

7.19 Shadow Studies



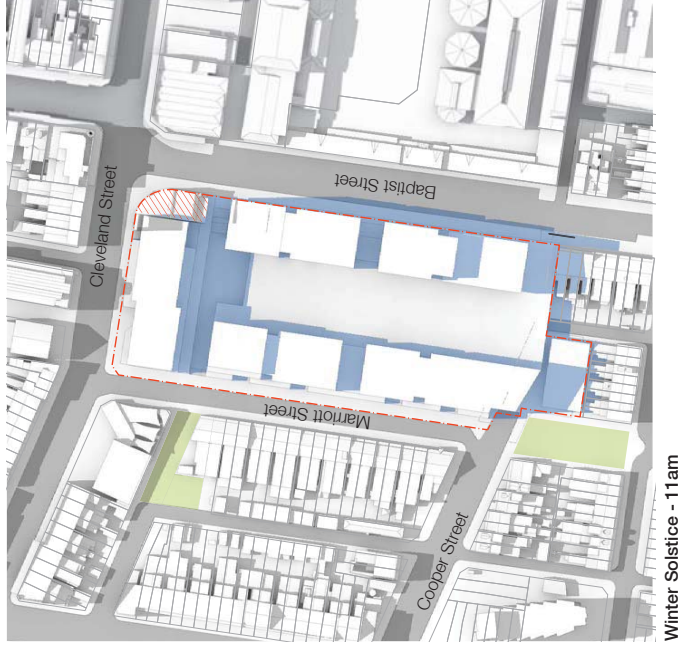
Winter Solstice - 9am

The proposed envelope overshadow the residential terraces to the west and south of the site, as well as Marriott Street Reserve. The impact of the shadow falls onto the front facade of the terraces along Marriott Street, not affecting the primary living and open spaces of these dwellings, which are located to the rear of the property.



Winter Solstice - 10am

The shadow of the proposed envelope move off the facade at 10am and only impact the carriage way of Marriott Street. A small proportion of Marriott Street Reserve is still in shadow at this time.



Winter Solstice - 11am

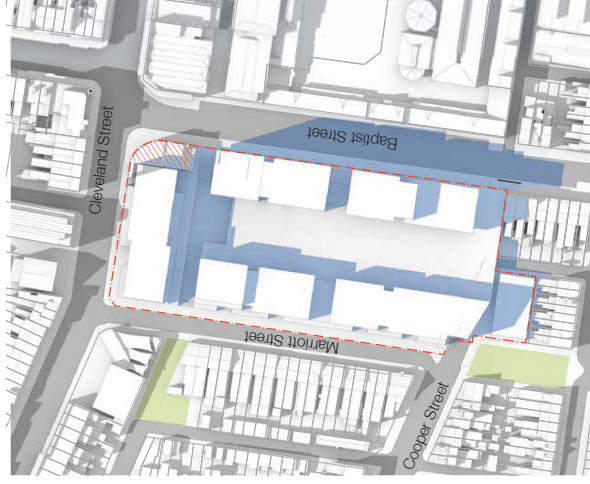
The proposed envelope overshadow the terraces to the south of the development.

7.20 Shadow Studies



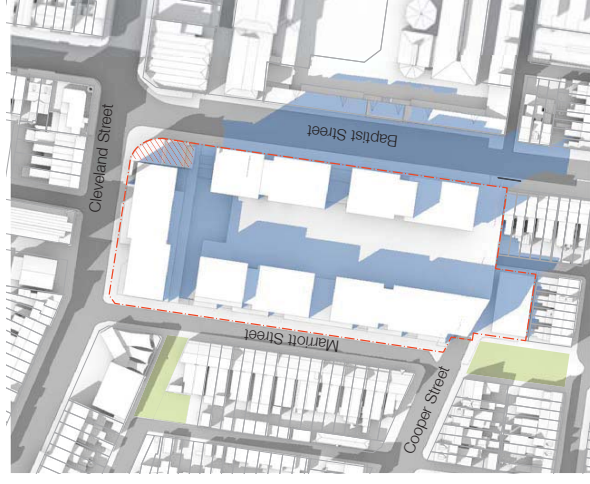
Winter Solstice - 12pm

The existing DCP and the proposed envelope overshadow the terraces to the south of the development.



Winter Solstice - 1pm

The existing DCP and the proposed envelope start to overshadow Baptist Street



Winter Solstice - 2pm

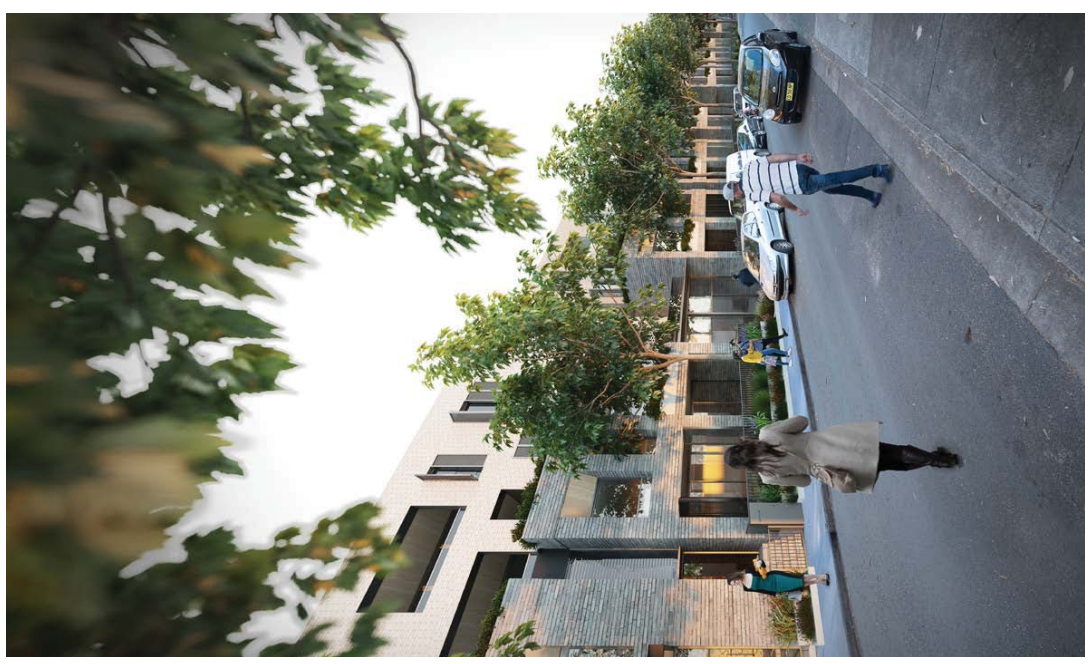
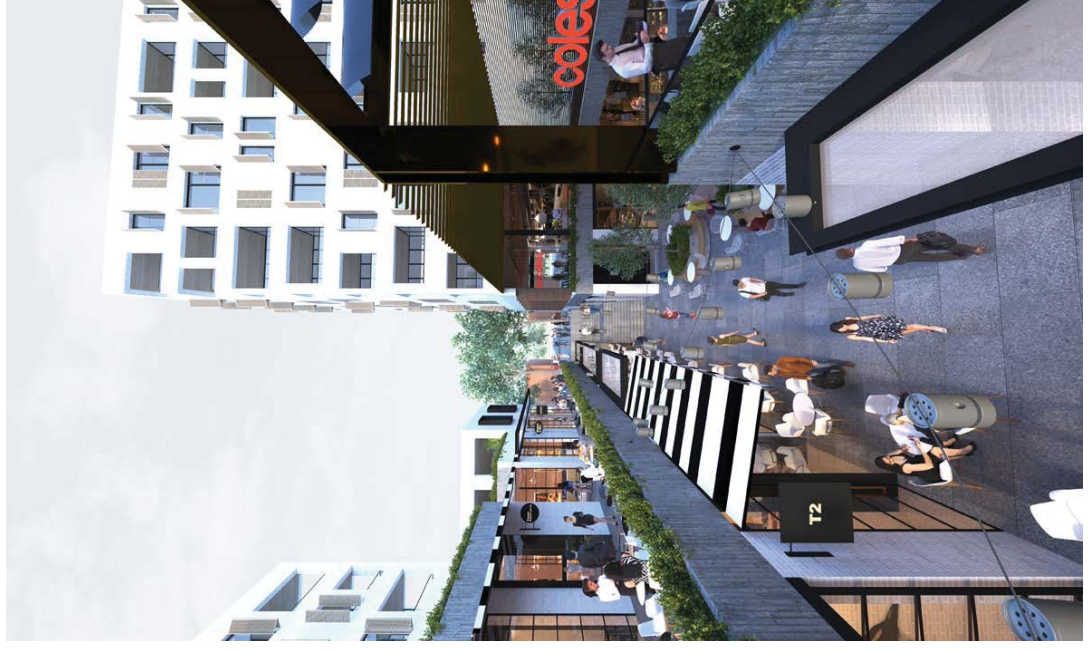
The existing DCP and the proposed envelope start to overshadow the Mounted Police Station



Winter Solstice - 3pm

The existing DCP and the proposed envelope is overshadowing the Mounted Police Station

7.21 Visualisations



SJB Architects

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