

9 May 2019  
5638

Mr Daniel Thorpe  
City of Sydney Council  
Town Hall House  
Sydney NSW 2000

Dear Mr Thorpe,

**RE: 72-84 Foveaux Street – Planning Proposal - Request for additional information**

We write on behalf of Stasia Holdings Pty Ltd, owners of the property at 72-84 Foveaux Street, Surry Hills and in response to a request for additional information from Council dated 23 April 2019 in relation to the above noted Planning Proposal Application.

Council have requested additional information in relation to items as follow:

1. Overshadowing diagrams;
2. Envelope drawings;
3. Existing built form drawings;
4. Public Art opportunities;
5. Façade encroachment over the site boundary;
6. Waterloo Street façade articulation;
7. ESD Requirements;
8. End of Journey facilities;
9. Site servicing and waste collection;
10. Street trees and landscaping

**1. Overshadowing diagrams**

Please find attached with this correspondence an updated Architectural Design Concept Report (Issue B) dated 9.05.2019. The Architectural Design report has been updated to include Views from the Sun diagrams and detailed analysis for the existing building and proposed envelope (Studies 11 & 12). The shadow diagrams (Study 10) have also been updated in the Report to include the position of True North.

The detailed analysis of impacts, in accordance with the relevant overshadowing controls of the Sydney DCP 2012 (Section 4.1.3 and 4.2.3), included in the updated report confirm minor additional overshadowing impacts due to the proposed development. However, the analysis confirms compliance with the relevant DCP clauses, as all neighbouring residential properties will receive a minimum of 2 hours of solar access to living rooms and private open space between 9am – 3pm on June 21st.

**2. Envelope drawings**

Envelope drawings indicating the proposed 3d massing envelop and Foveaux Street massing elevation were issued to Council on April 3<sup>rd</sup> 2019. We understand that this previously issued information has satisfied the request for additional information for this item.

**3. Existing built form drawings**

The existing built form drawings for 72-84 Foveaux Street, comprising of existing floor plans for all levels and roof, two sections through the existing building and all elevations were re-issued to Council on April 3<sup>rd</sup> 2019. We understand that this previously issued information has satisfied the request for additional information for this item.

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#### **4. Public Art opportunities**

We have reviewed opportunities for incorporating public art treatments into the blank walls on the site boundaries wrapping around the rear of properties located at 41-45 Corben Street and 86 Foveaux Street as well as the wall on the site boundary with the property located at 6 Waterloo Street.

The current public art strategy has identified the Foveaux Street elevation as the principle and most visible façade to the development. This location is therefore proposed for the public artwork, which will provide the greatest benefit to the public experience of the development and add significantly to the experience of the urban streetscape. As noted under our response to 'Item 6' below, we now propose to extend the public art treatment onto the Waterloo Street elevation at the corner with Foveaux Street.

In relation to the walls adjacent to the Corben Street / Foveaux Street properties, it is currently proposed to retain the existing walls with minimal work to the external faces. Gaining access to this retained façade to undertake work will require access to the rear yards of properties located at 41-45 Corben Street and 86 Foveaux Street.

Implementing a public art strategy on the northern wall adjacent to 6 Waterloo Street similarly may rely on gaining access to the lightweight metal sheet roof of the neighbouring warehouse building.

Given the potential constraints regarding gaining access to adjacent properties, it is proposed to maintain the current public art strategy which has identified the principle façade to the development as the location for the public art. The prominence and visibility of this façade demonstrates the high public art value of the strategy, and is further enhanced by the proposal to extend this treatment to the Waterloo Street façade.

#### **5. Façade encroachment over the site boundary**

The updated Architectural Design Concept Report as issued with this correspondence has been amended to remove all encroachment beyond the site boundary in the Indicative Design scheme.

#### **6. Waterloo Street façade articulation**

We are in agreement with comments from Council regarding reviewing the Waterloo Street façade to respond to the adjacent fine grain development. We are also in agreement regarding the request to consider extending the public art treatment onto the Waterloo Street façade at the corner with Foveaux Street, where it will be visible from Central Station.

We have updated render images of the Indicative Design in the Architectural Design Concept Report to include the proposed public art treatment to the corner of the western façade on Waterloo Street.

We propose to consider the Waterloo Street façade in greater detail to respond in a more considered way to Council comments regarding the façade in a subsequent development application to Council once the Planning Proposal has been approved.

#### **7. ESD Requirements**

An updated ESD report as prepared by ADP Consulting Engineers is issued with this correspondence. The updated report confirms ability for the design to achieve a NABERS rating of 5.5 stars in accordance with Council's DCP 2012 requirements. It is proposed to identify the requirements to achieve a 6 star rating during the detailed design development subsequent to a DA approval.

The updated report confirms that natural cross ventilation can be achieved through the incorporation of operable windows, and the implementation of a PV system on the roof has been considered.

A rainwater reuse has also been considered for the proposed development.

It is noted that the use of gas for heating of water is still proposed in order to limit the maximum demand for the site and not invoke a requirement for a substation.

#### **8. End of Journey facilities**

We have attached diagrams appended to this correspondence clarifying two possible paths of travel via entries from Foveaux Street and Waterloo Street to end of journey (EOJ) facilities located on basement level 1. Access to end of journey facilities is via a dedicated lift (Lift 1) which serves the ground, lower ground and basement 1 levels only. The primary access to EOJ facilities will be from the Foveaux Street main building entry, with a secondary access from Waterloo Street into the lower ground level lecture theatre space.

Increasing the width of adjacent fire stairs to utilise these required fire egress passages for access to EOJ facilities will result in a corresponding loss of width to the egress stair and may cause for congestion within the required fire egress passages.

We therefore propose to maintain the two current paths of travel to EOJ facilities as clarified in the appended diagrams.

#### **9. Site servicing and waste collection**

Following further exploration of on-site servicing, waste collection and loading, an updated Waste Management Plan as prepared by 'Elephants Foot' has been issued with this correspondence. The updated report confirms modifications to the proposed waste management strategy in order to facilitate waste collection via Waterloo Street, rather than at the corner and Corben and Foveaux Street's as originally proposed. The waste collection from Waterloo Street is facilitated by a proposed waste bin hoist to the internal stair up to Waterloo Street from the lecture theatre space.

This strategy may be considered in further detail as required in a subsequent Development Application once the Planning Proposal has been approved for the subject site.

#### **10. Street trees and landscaping**

An updated arborists report has been issued with this correspondence to address Council's request for additional information.

In relation to options for additional tree planting, we note that it is proposed to extend the public art treatment around the south west corner of the site and onto the Waterloo Street façade. Providing additional tree planting in this location will obscure the public art treatment. It is proposed to retain and re-use the existing structure, and providing the required soil depth to the roof for planting of additional trees in this location therefore may not be possible.

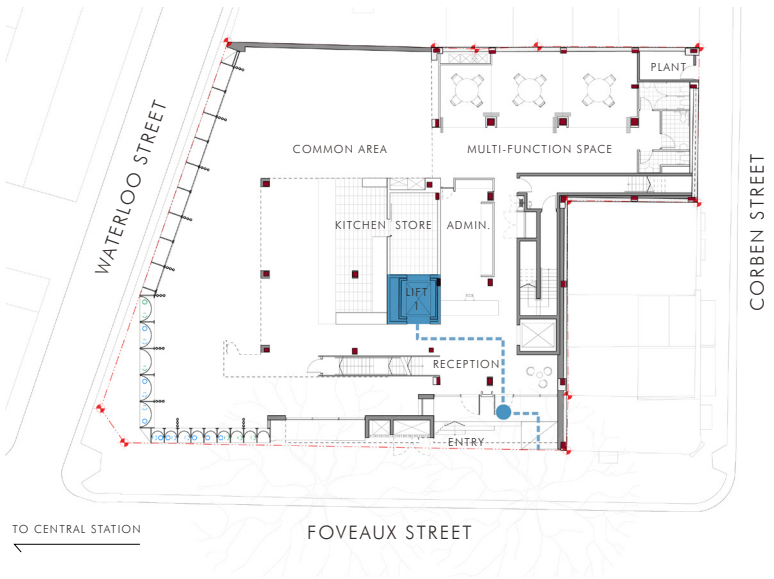
We trust that the enclosed and this letter addresses issues identified by Council and request that should you require any further information you contact the undersigned without hesitation.

Yours faithfully,  
CANDALEPAS ASSOCIATES



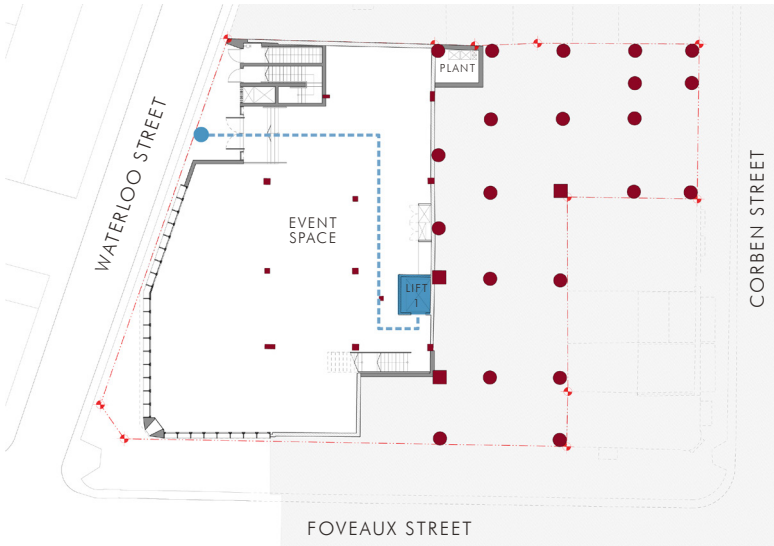
Adrian Curtin

# END OF JOURNEY FACILITIES ACCESS DIAGRAMS



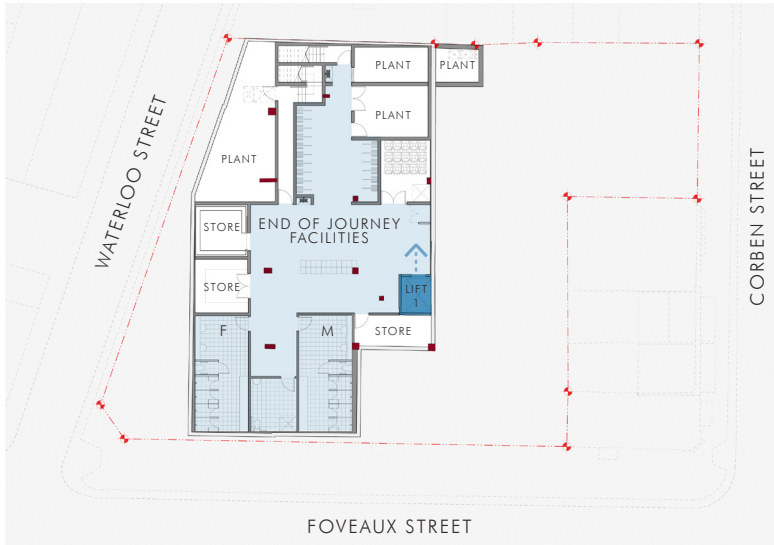
**GROUND FLOOR PLAN**  
EOJ FACILITIES ACCESS  
DIAGRAM

Path of travel from main entry off  
Foveaux Street



**LOWER GROUND FLOOR  
PLAN**  
EOJ FACILITIES ACCESS  
DIAGRAM

Path of travel from secondary entry off  
Waterloo Street



**BASEMENT FLOOR PLAN**  
EOJ FACILITIES ACCESS  
DIAGRAM

Bicycle Parking and End of Journey  
Facilities accessed via Lift 1

- LEGEND**
- Bicycle path of travel
  - End of Journey Facilities
  - Lift
  - Entry