

INTRODUCTION
72-84 FOVEAUX STREET

Design Report:
72-84 Foveaux Street,
Surry Hills, Sydney

Summary

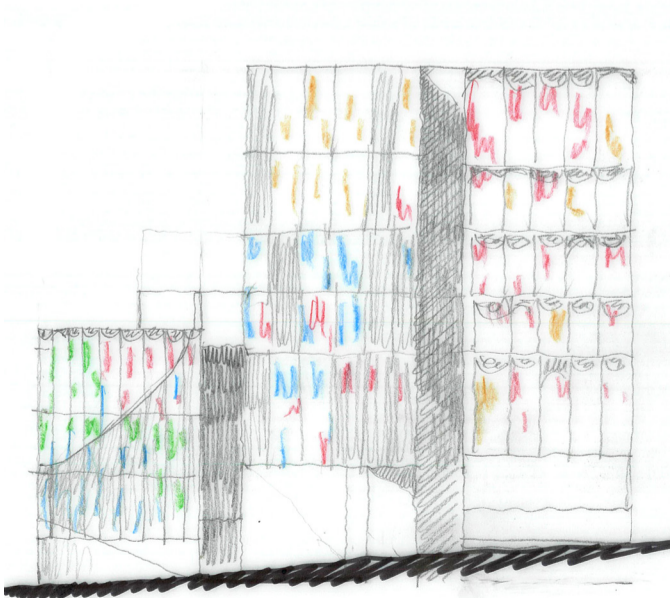
The design proposes to retain the existing structure, a six-storey brick office and retail building, and adapt it into a refurbished office space for use by a single tenant. The existing building is occupied by multiple commercial tenants with two levels of basement car parking.

The proposal seeks to utilise underused parking areas that are not included as GFA. The site already sits in an anomaly as to GFA, and the present course of adding usable space to the underground areas would exacerbate the numerical anomaly. The proposal, however is in line with a sensitive approach to planning in that it removes cars from a site located close to public transport and reduces the built impact of the previously approved DA in terms of urban design form.

The typical floor plans are proposed to be re-planned, with the existing lift and stair core demolished to provide an open and more sustainable commercial fit-out.

The ground floor is to be reconfigured to provide a new building entry, meeting rooms, staff canteen and kitchen for preparation of daily communal lunches for approximately 200 staff. The existing lower ground level which is accessed via Waterloo Street is to be converted into a lecture theatre space with capacity and seating for events, talks and presentations. The existing basement level is to be converted into end of trip facilities.

The street is activated through the conversion of existing parking into usable floorspace to accommodate the functional requirements of a single IT tenant. It is proposed that the retention of the commercial use and significant redesign and upgrading of the existing structure will result in a positive outcome for the local Surry Hills context, and is an improvement on the currently approved DA (D/2013/1933/A).

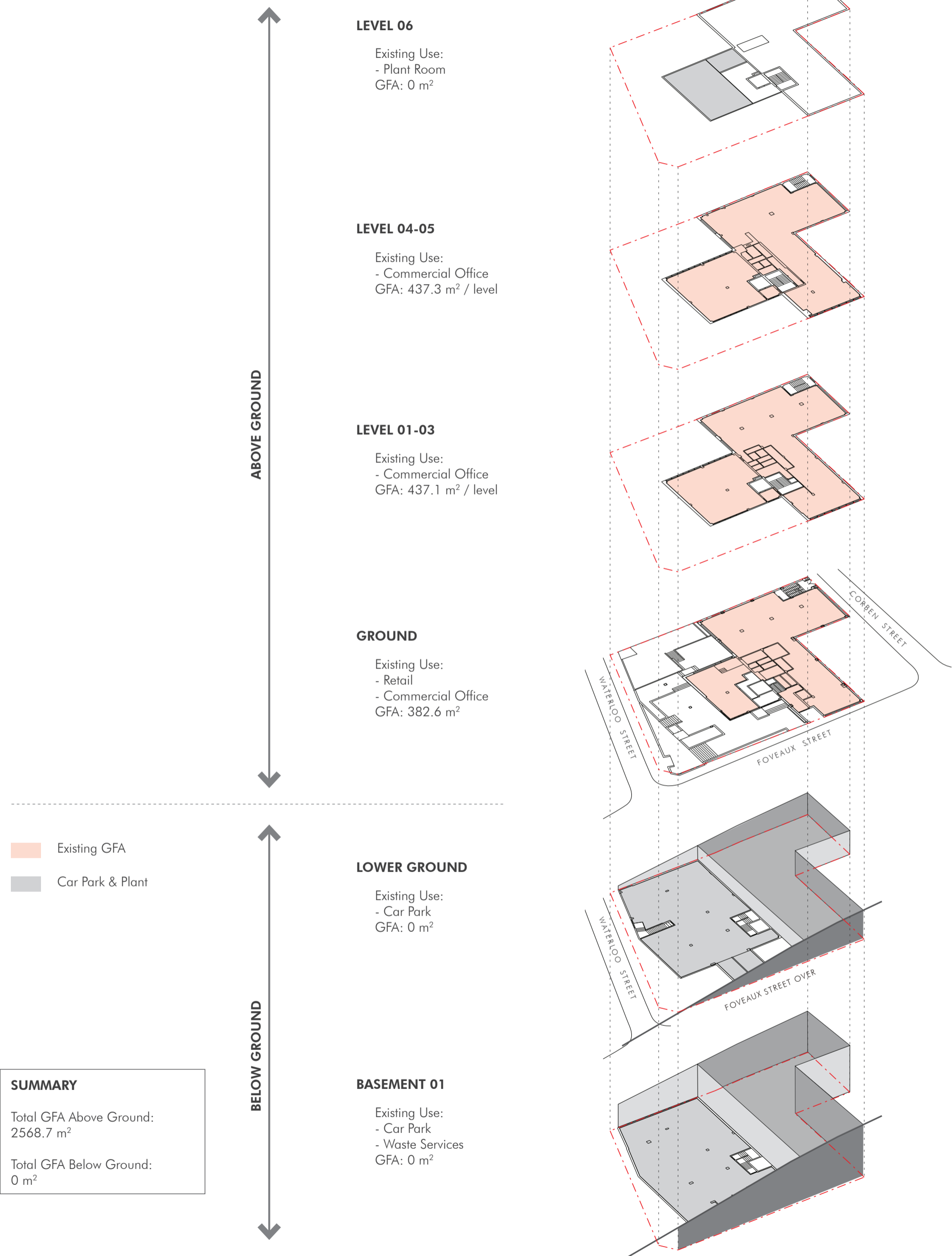


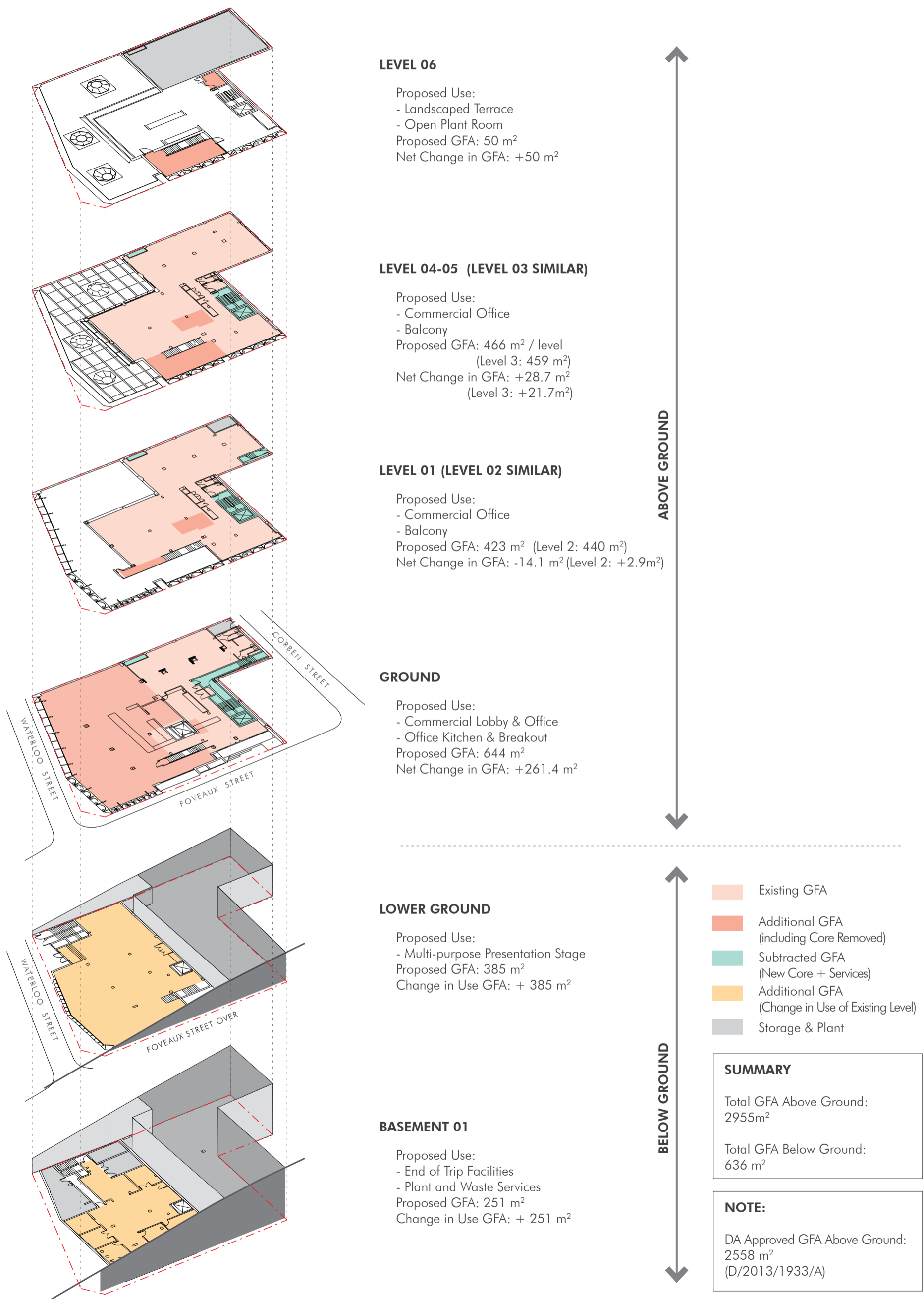


Sectional Perspective from Foveaux Street



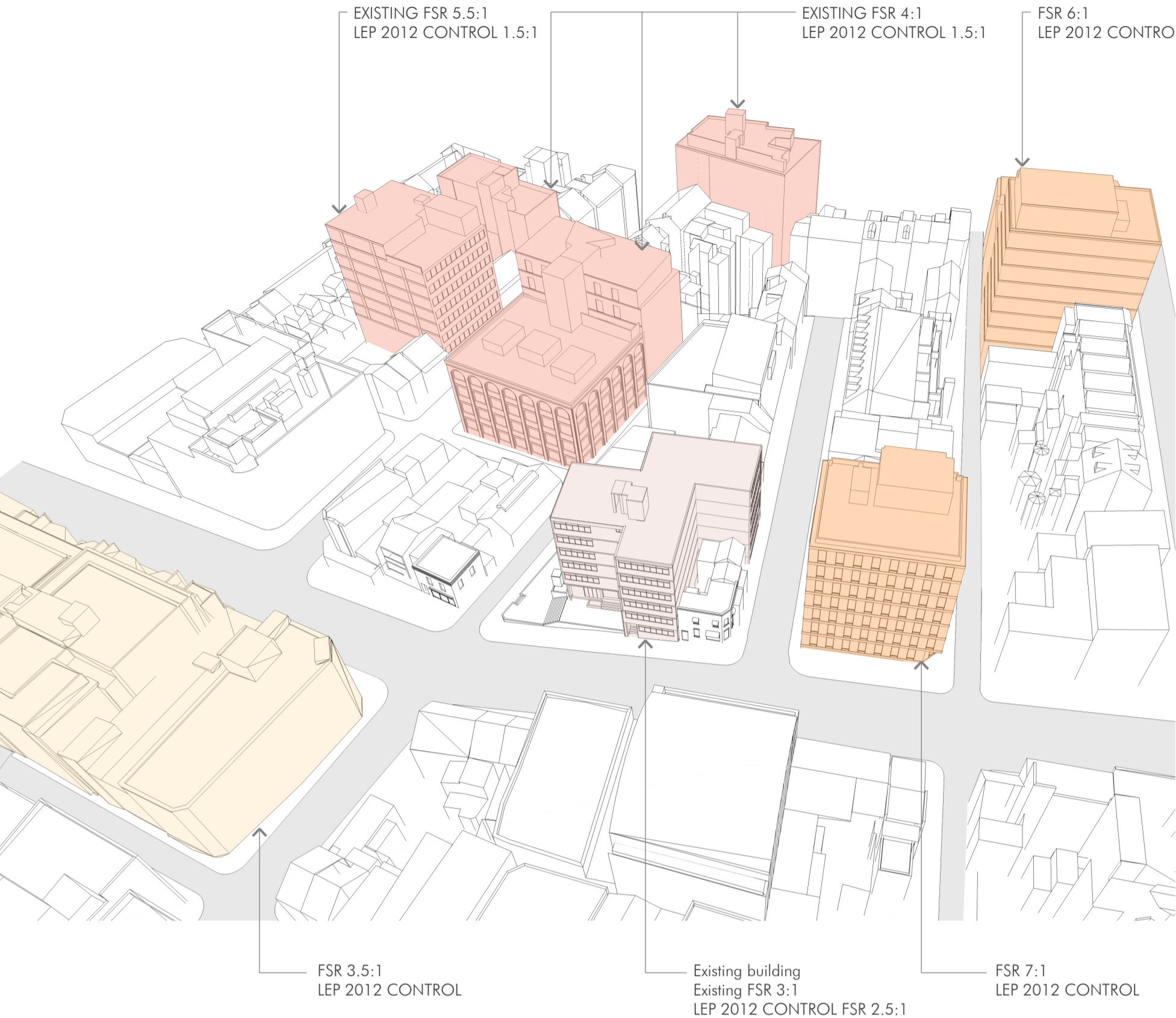
STUDY 01:
GFA - EXISTING





STUDY 02: URBAN CONTEXT STUDY

FSR OF SURROUNDING BUILDINGS



- Existing building at 72-84 Foveaux street
- Buildings excess current LEP FSR Control
- LEP FSR 3.5:1
- LEP FSR 6:1 / 7:1



3.1
FOVEAUX STREET PERSPECTIVE

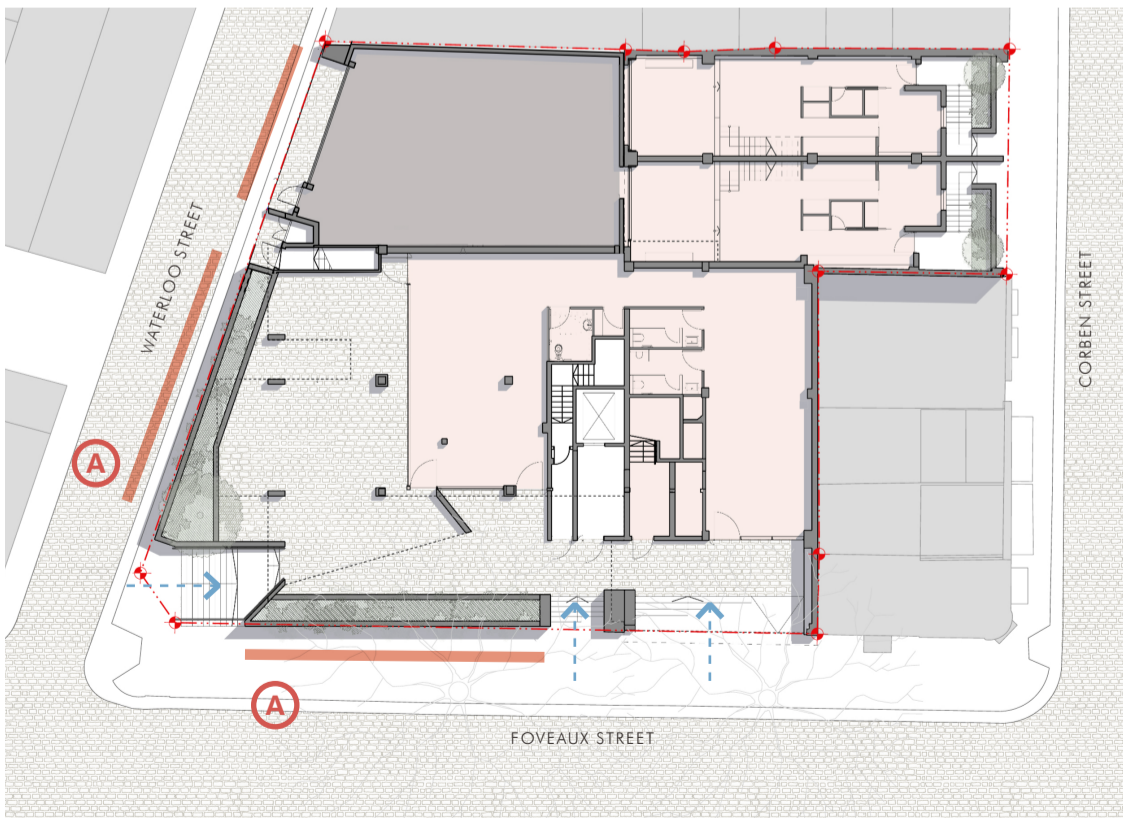
Approved DA (D/2013/1933/A)
Multi-Residential

South West Corner

3.2
GROUND FLOOR PLAN

Approved DA (D/2013/1933/A)
Multi Residential

-  Blocked by street wall
-  Access to Site
-  Concrete planters create a street barrier to pedestrians



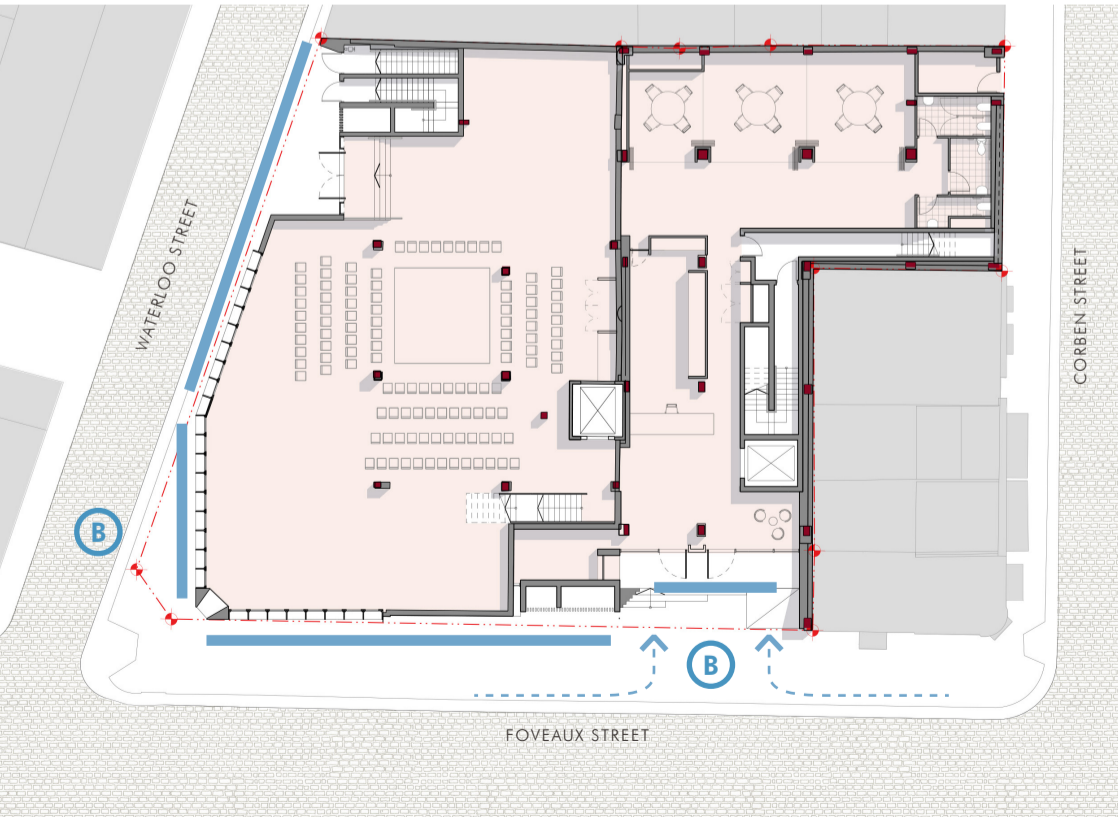
STUDY 03:
STREET ACTIVATION & FORM:
PROPOSED COMMERCIAL DEVELOPMENT



3.3
FOVEAUX STREET PERSPECTIVE




Proposed Development
(Commercial)

South West Corner

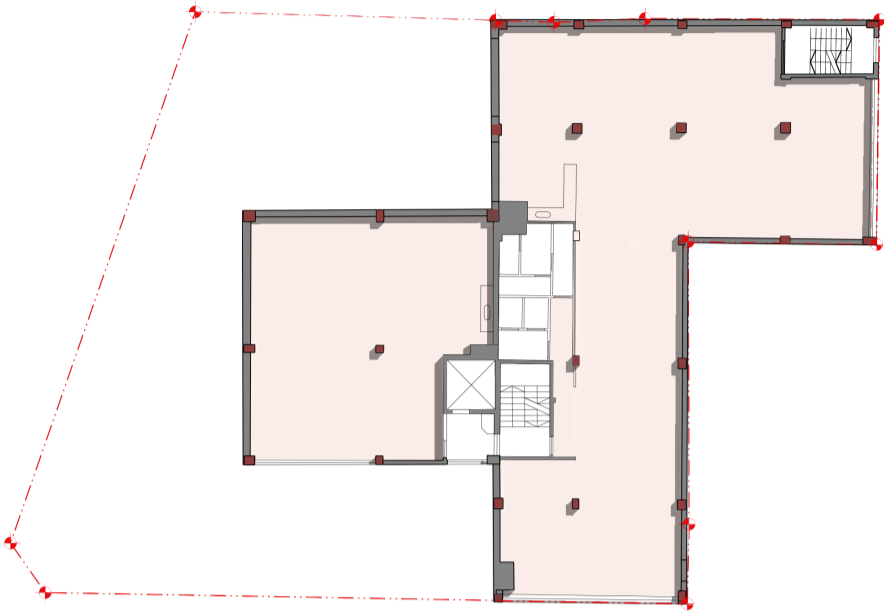


3.4
GROUND FLOOR PLAN

Proposed Development
Commercial

-  Active frontage / street window
-  Access to Site
-  Articulated glass corner creates inviting building address and vibrant streetscape

STUDY 04:
TYPICAL PLAN:
EXISTING BUILDING, APPROVED DA & PROPOSED

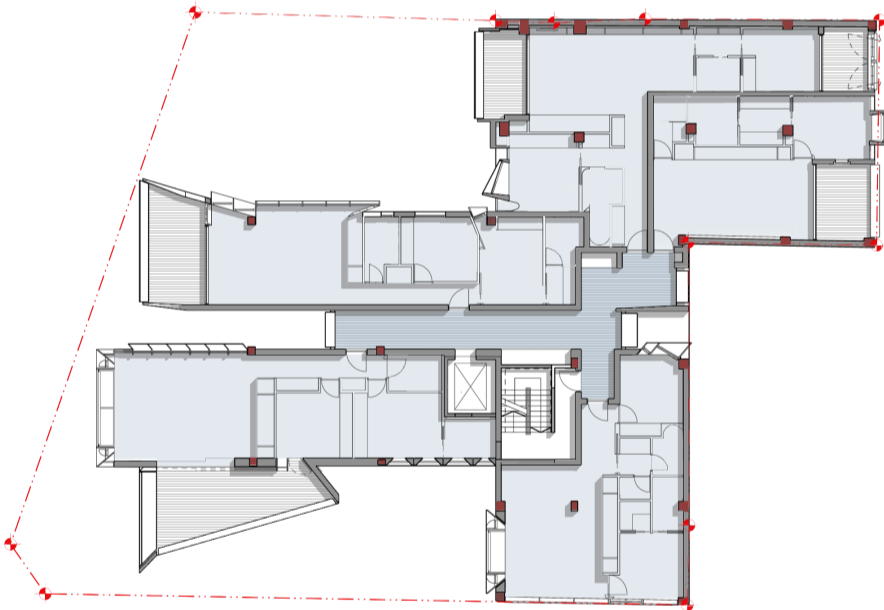


**4.1
EXISTING BUILDING
(COMMERCIAL)**

Typical Plan

GFA: 408 m2

Commercial Area

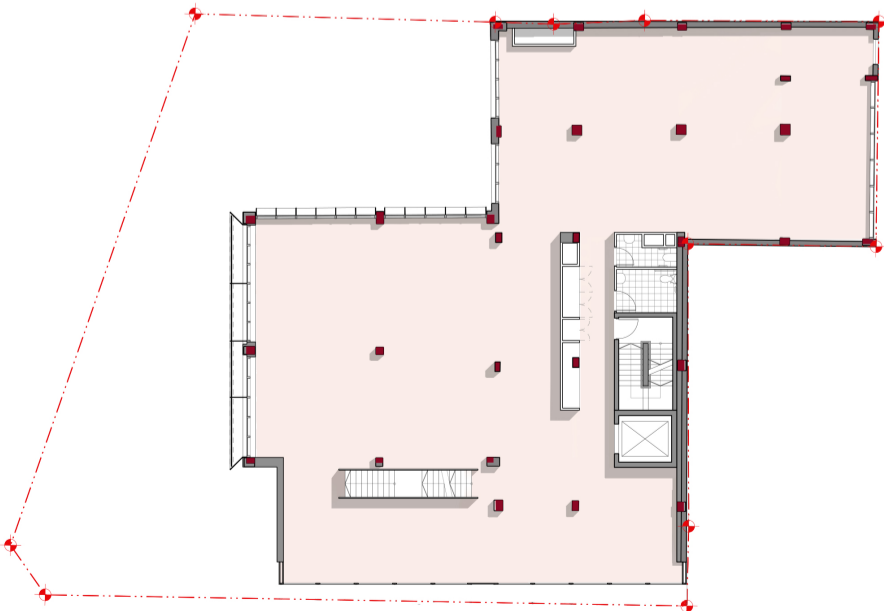


**4.2
APPROVED DA
(D/2013/1933/A)
MULTI-RESIDENTIAL**

Typical Plan

GFA: 404 m2

Residential Area



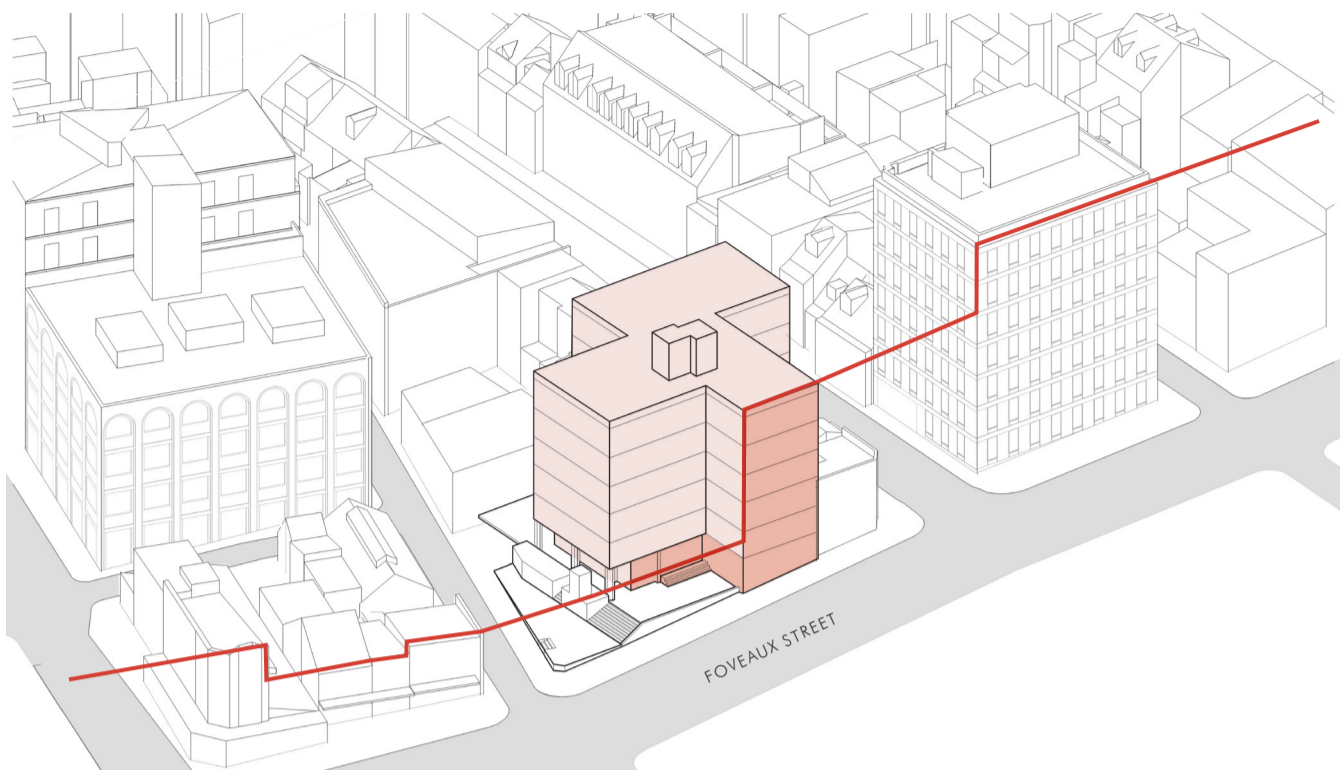
**4.3
PROPOSED DEVELOPMENT
(COMMERCIAL)**

Typical Plan

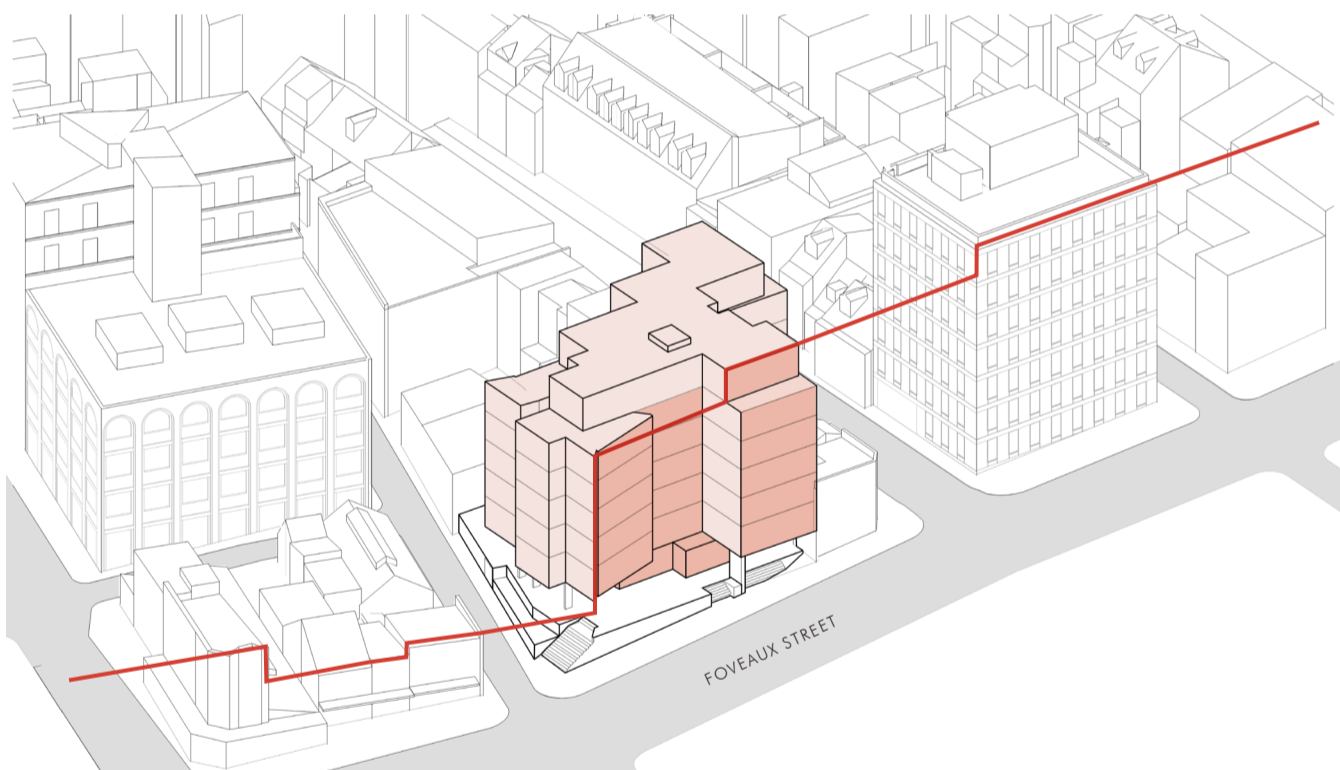
GFA: 466 m2

Commercial Area

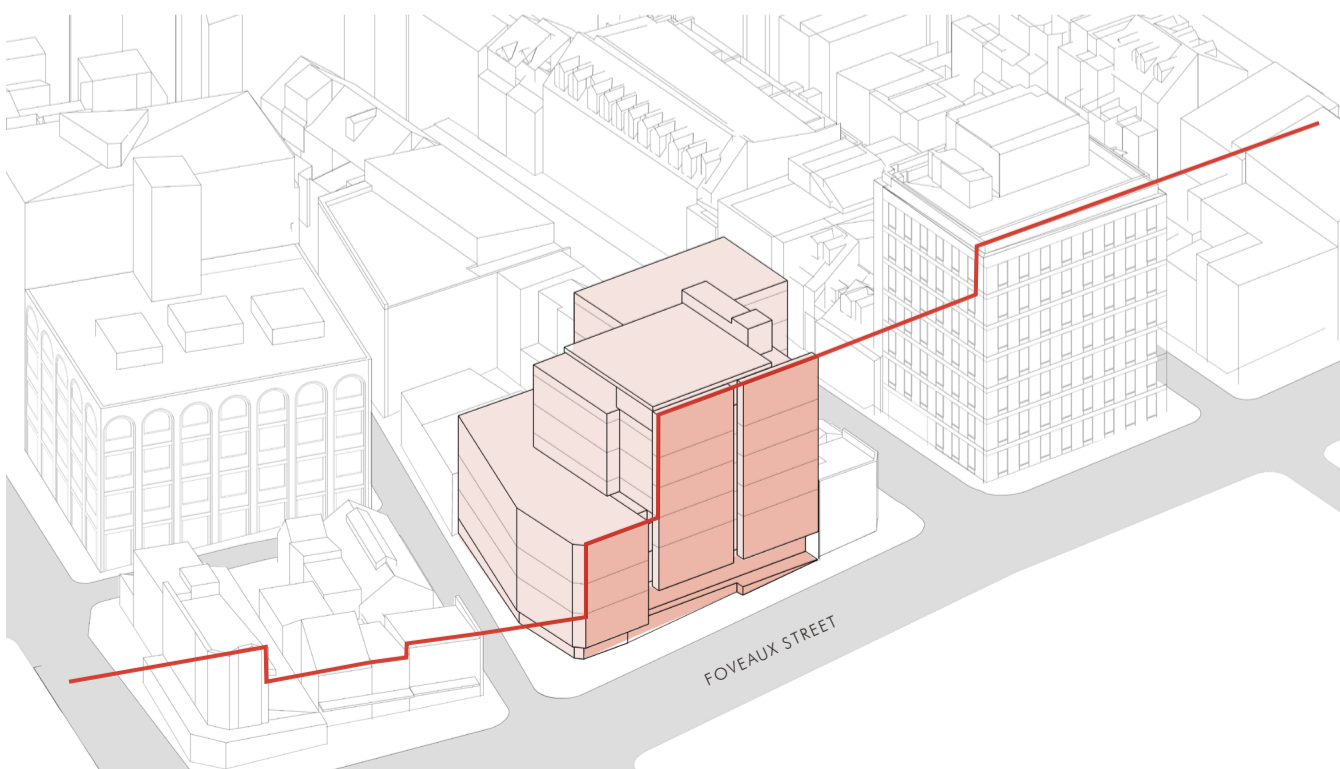
STUDY 05:
MASSING & STREETSCAPE:
EXISTING BUILDING, APPROVED DA & PROPOSED





**5.1
EXISTING BUILDING
(COMMERCIAL)**



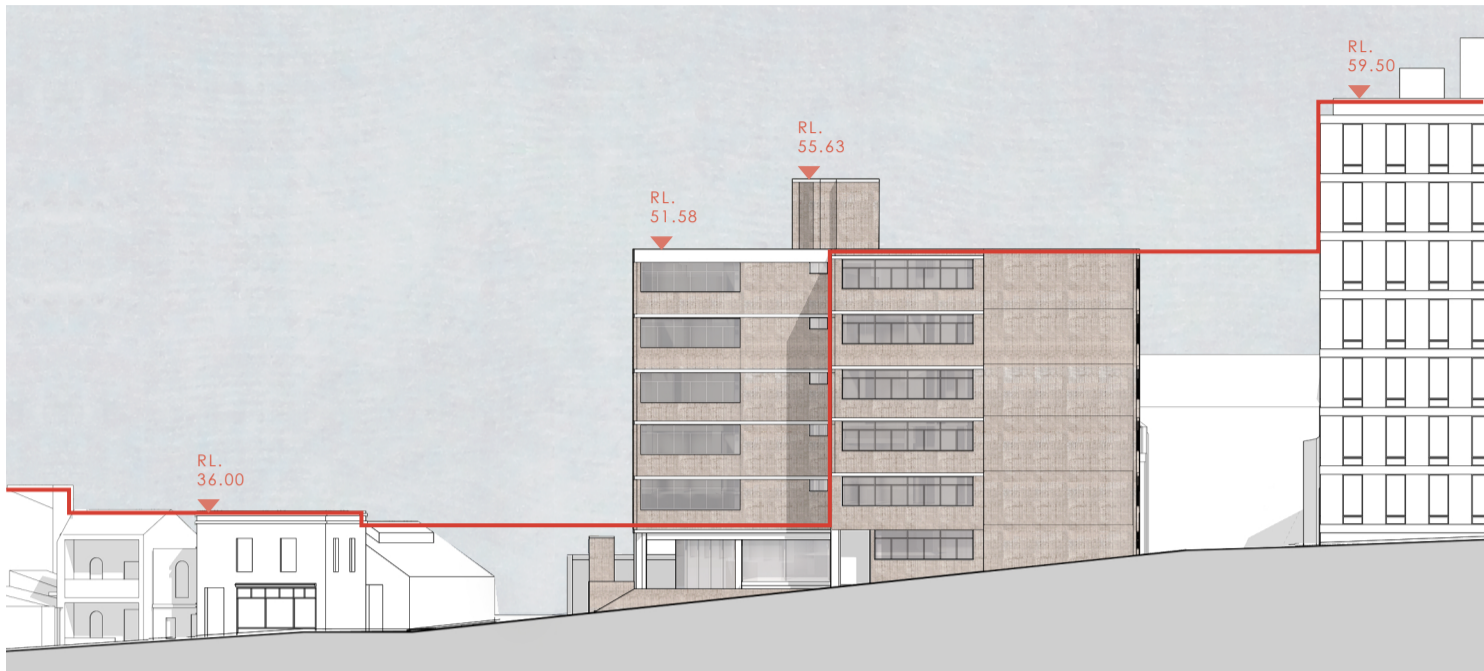
**5.2
APPROVED DA
(D/2013/1933/A)
MULTI-RESIDENTIAL**



**5.3
PROPOSED DEVELOPMENT
(COMMERCIAL)**

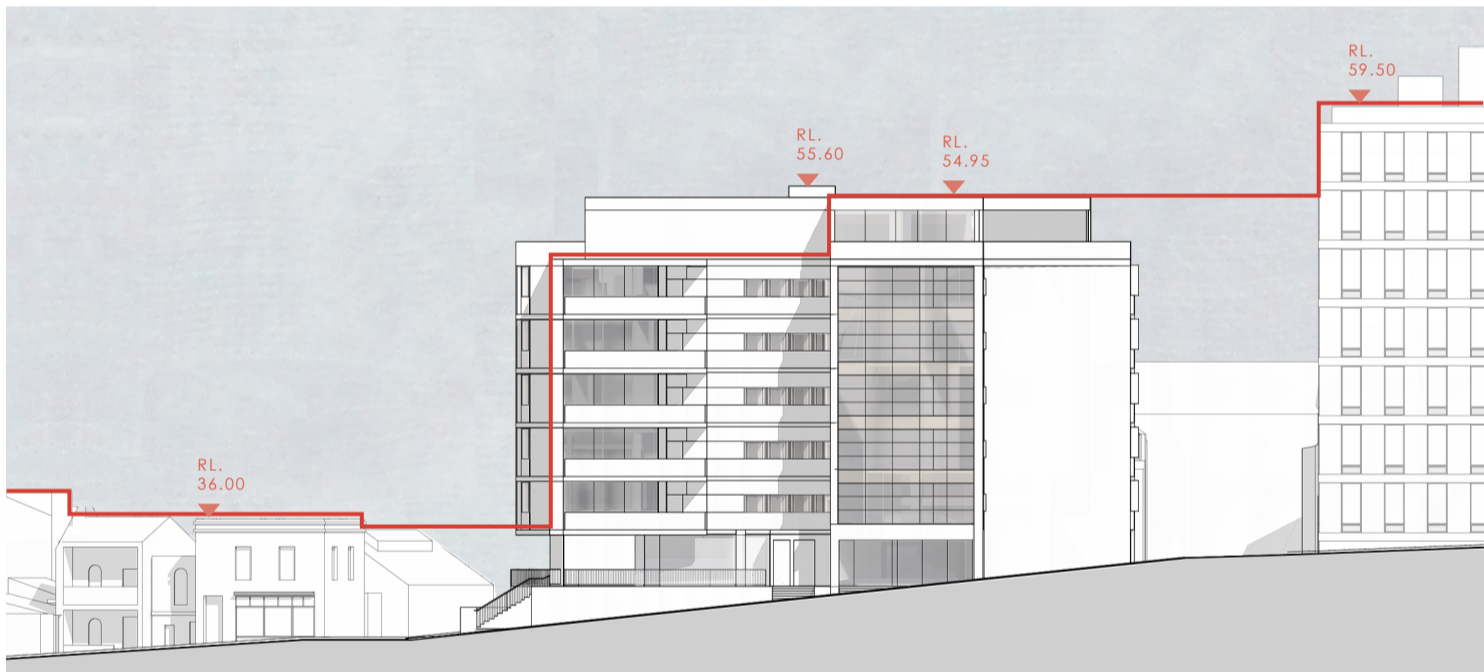
-  Building Volume
-  Street Wall

STUDY 06:
FOVEAUX STREET URBAN STUDIES:
EXISTING BUILDING, APPROVED DA & PROPOSED



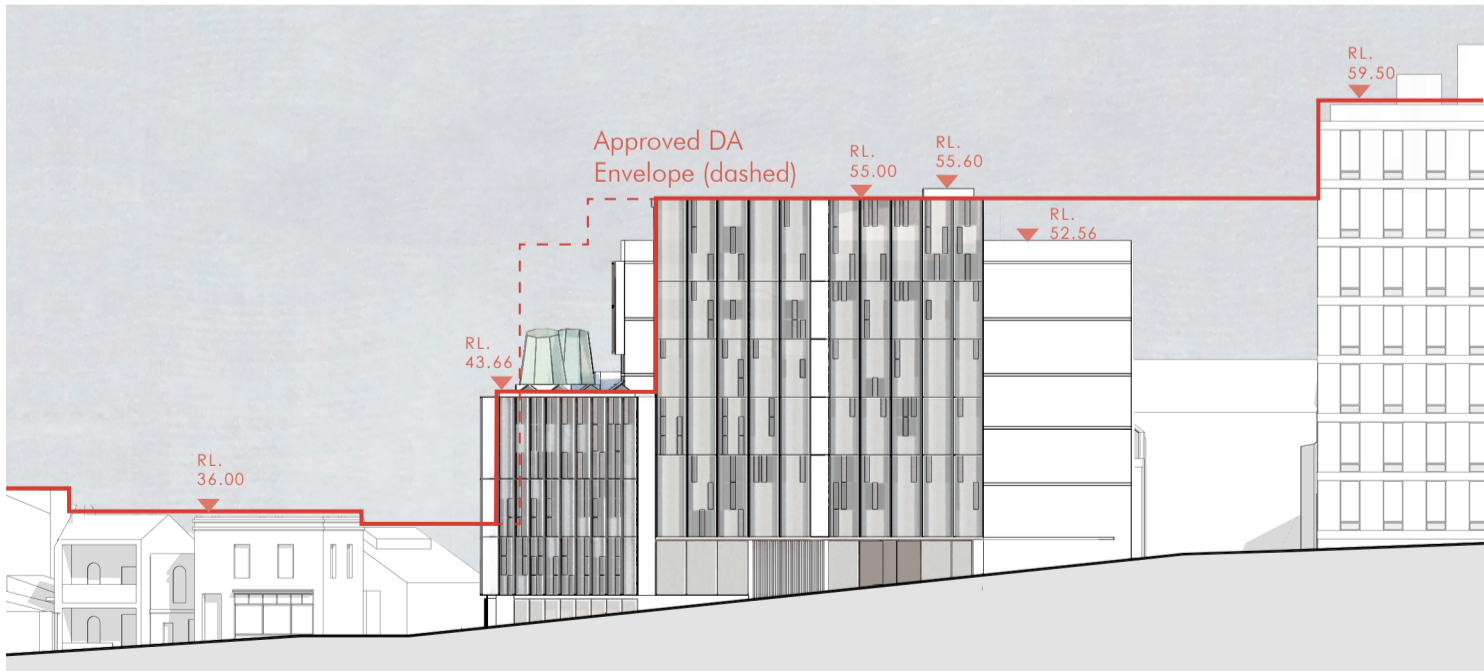
**6.1
EXISTING BUILDING
(COMMERCIAL)**
1:500 at A3

5 Storeys



**6.2
APPROVED DA
(D/2013/1933/A)
MULTI-RESIDENTIAL**
1:500 at A3

6 Storeys



**6.3
PROPOSED DEVELOPMENT
(COMMERCIAL)**
1:500 at A3

5 Storeys +
Landscaped Roof

- Street Wall
- - - Approved DA Envelope

STUDY 07:
VOLUMETRIC STUDY:
EXISTING BUILDING, APPROVED DA & PROPOSED



7.1
EXISTING BUILDING
(COMMERCIAL)

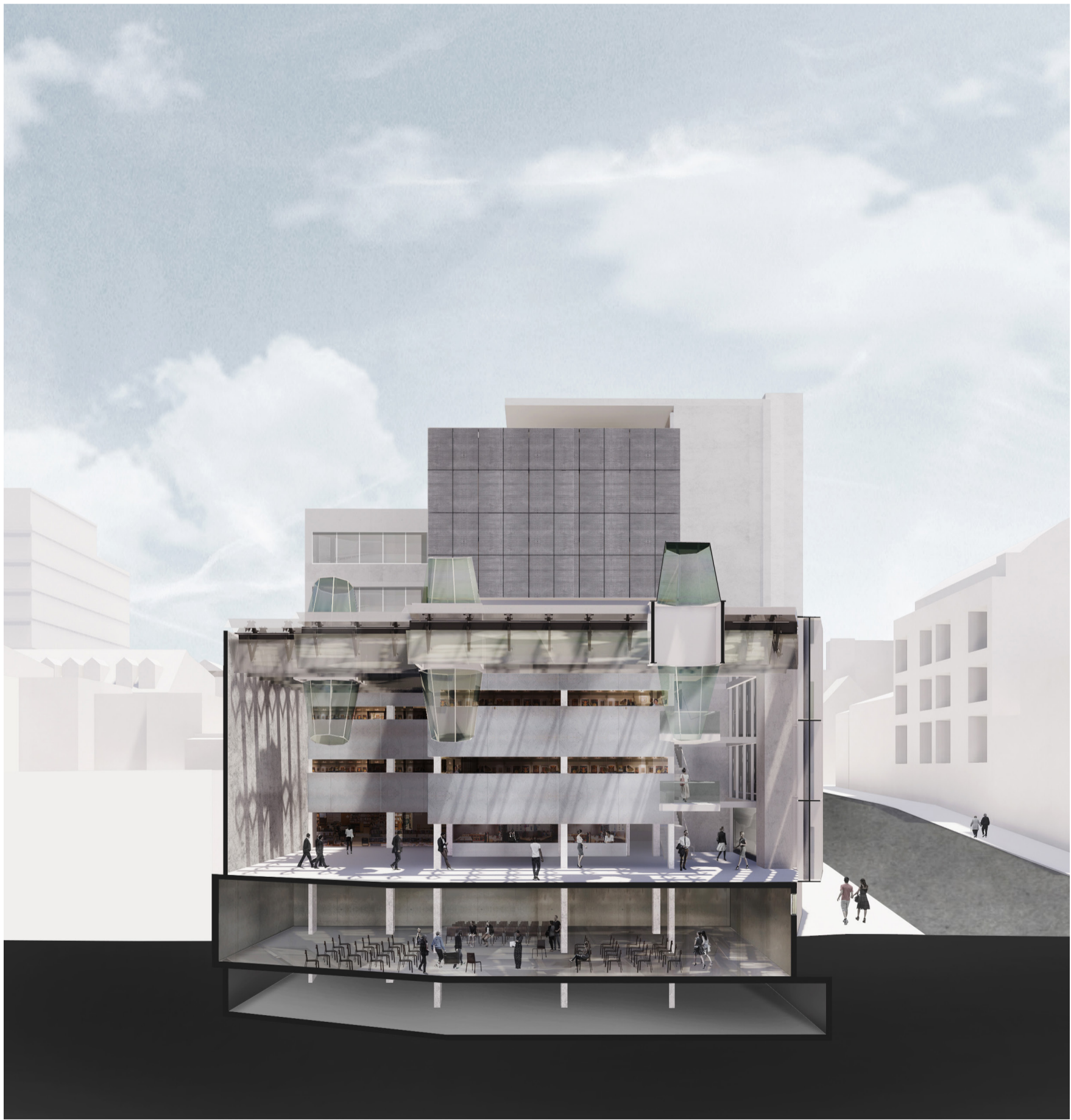


7.2
APPROVED DA
(D/2013/1933/A)
MULTI-RESIDENTIAL

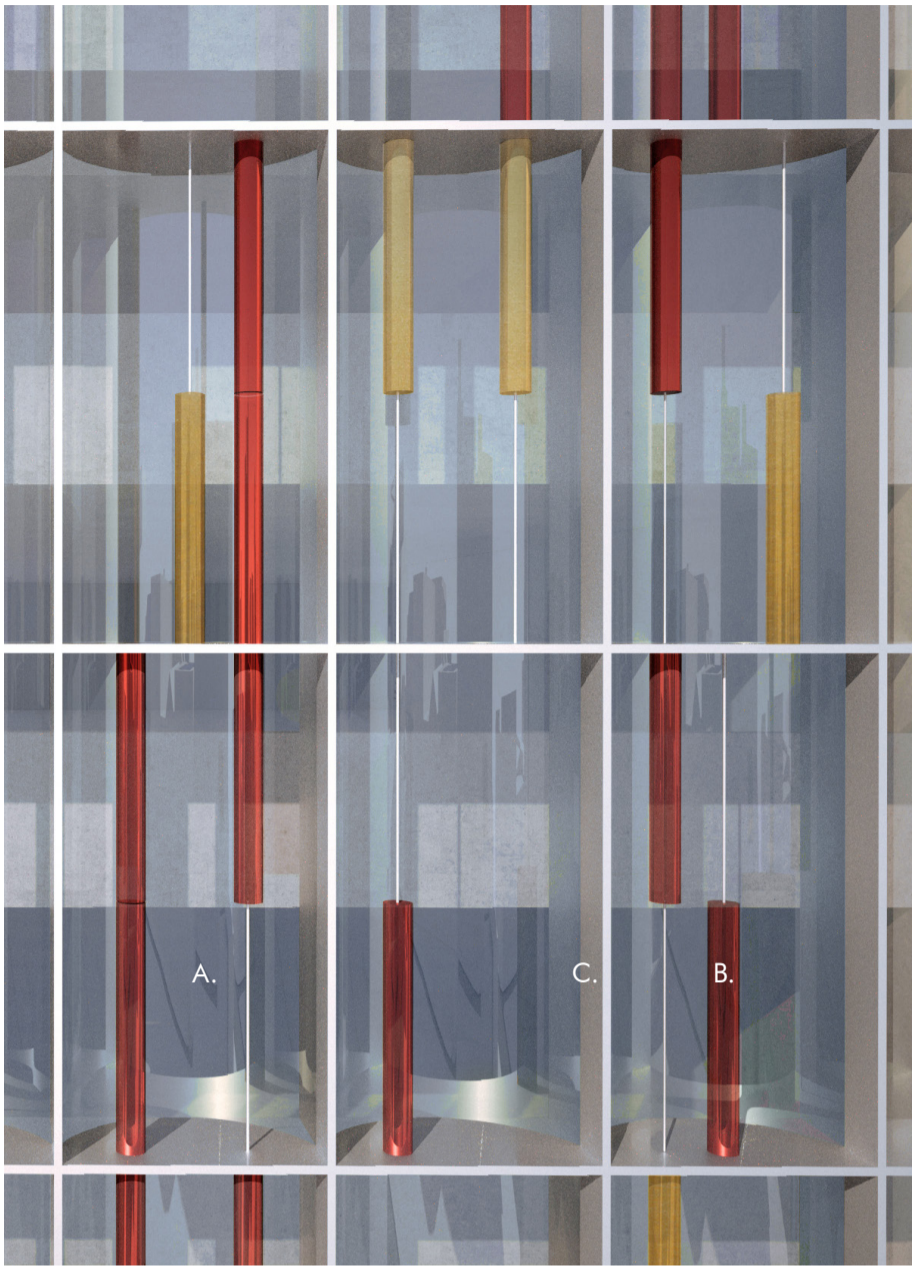


7.3
PROPOSED DEVELOPMENT
(COMMERCIAL)

STUDY 08:
ATRIUM



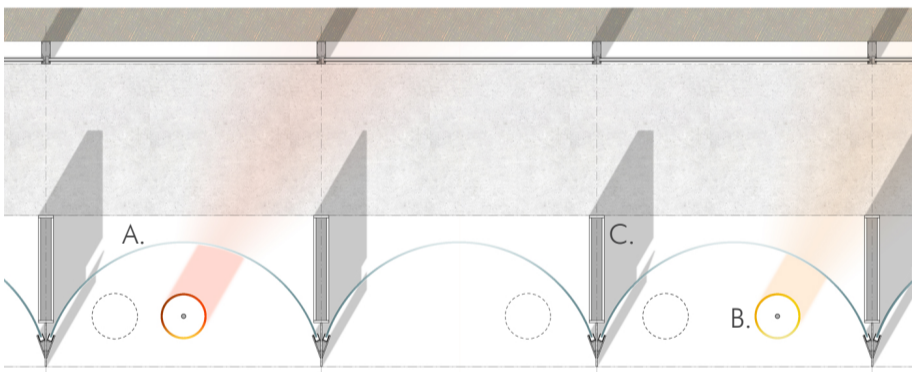
STUDY 09:
FACADE DETAIL



ELEVATION

South Elevation Detail

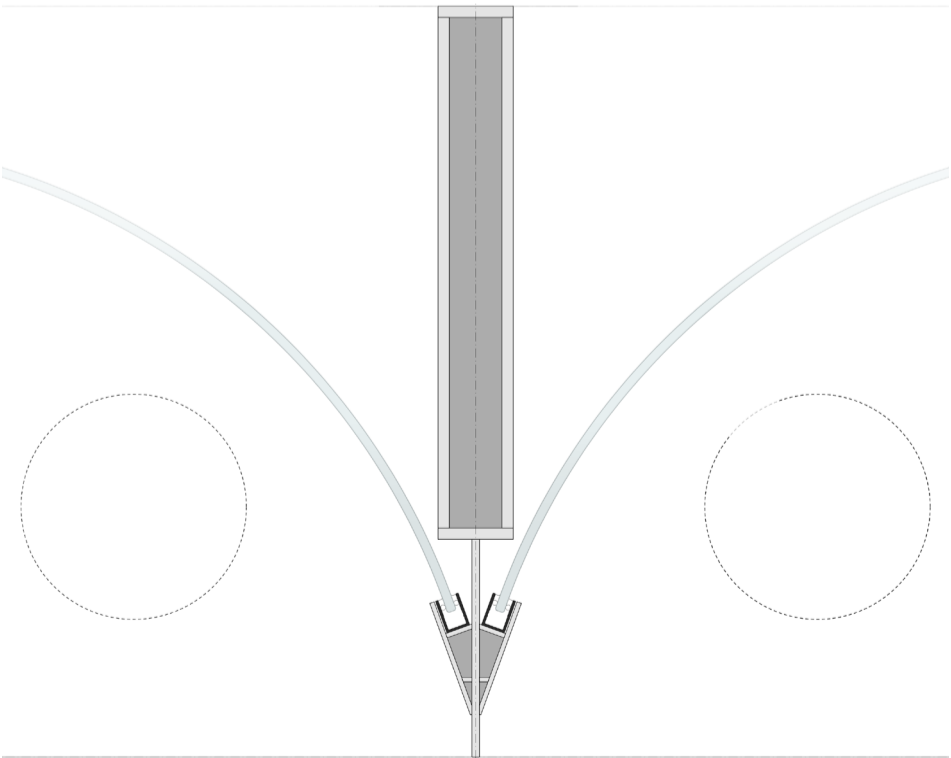
Scale 1 : 50



PLAN

Plan Detail

Scale 1 : 50



A.
Curved Glass Facade

B.
Coloured Glass Sculpture

C.
Steel Plate Box Frame

PLAN

Plan Detail

Scale 1 : 10

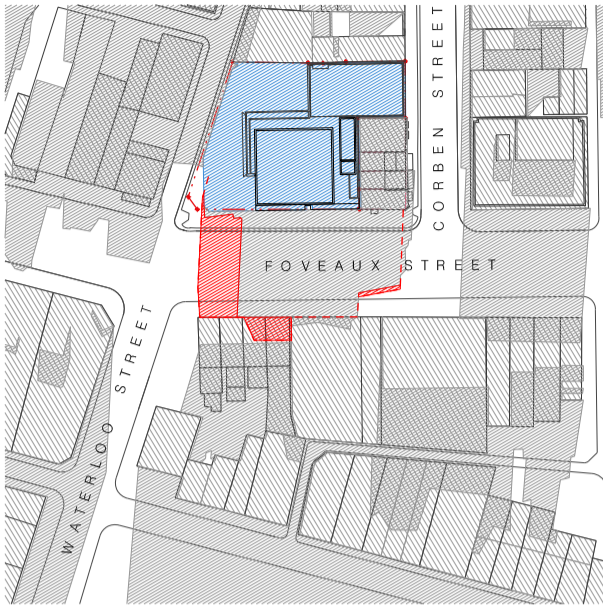
STUDY 10:
SHADOW DIAGRAM



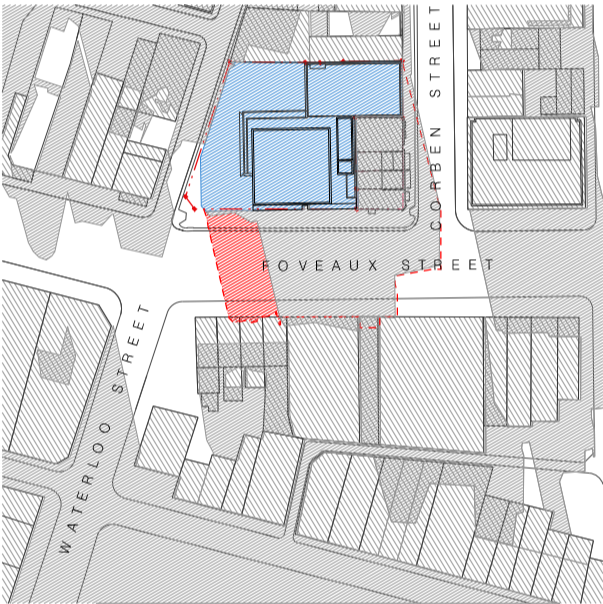
9AM JUNE 21



10AM JUNE 21



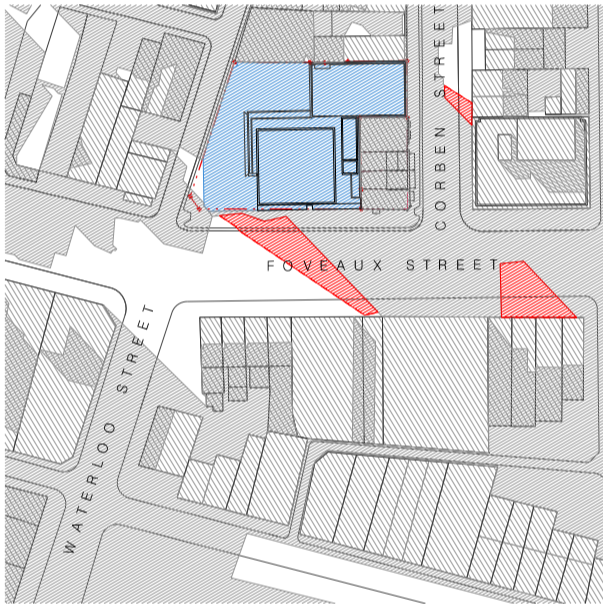
11PM JUNE 21



12PM JUNE 21



1PM JUNE 21

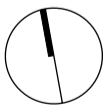


2PM JUNE 21

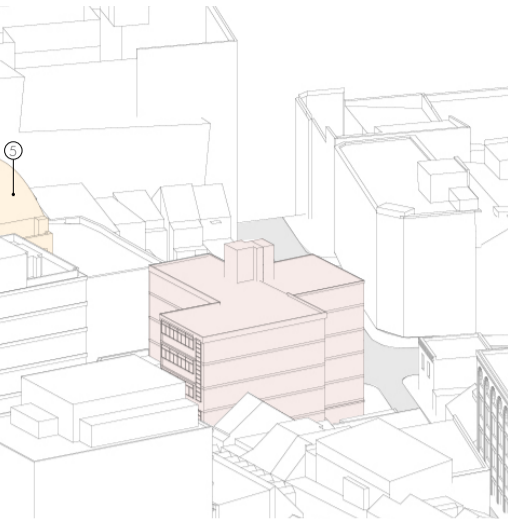


3PM JUNE 21

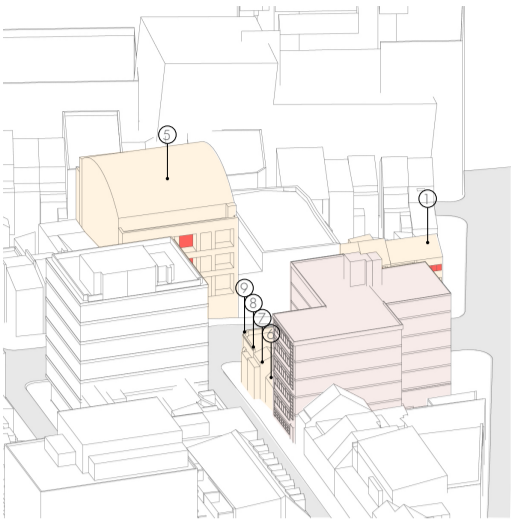
- PROPOSED BUILDING
- SHADOW CAST BY EXISTING BUILDING
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING



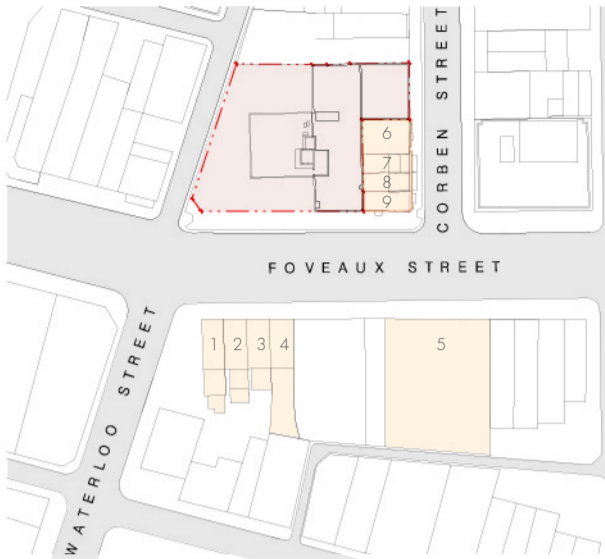
STUDY 11:
VIEWS FROM THE SUN - EXISTING BUILDING



EXISTING - 9AM JUNE 21

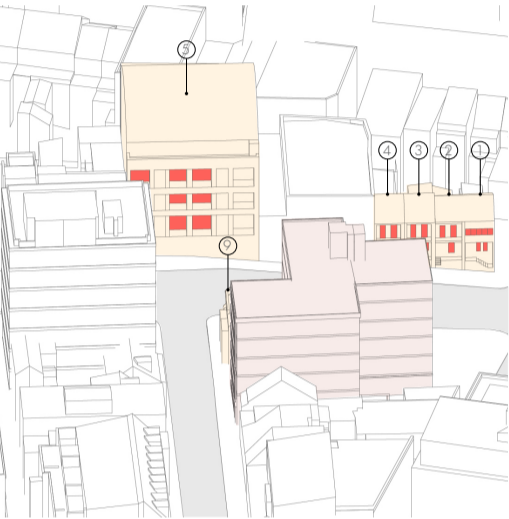


EXISTING - 10AM JUNE 21

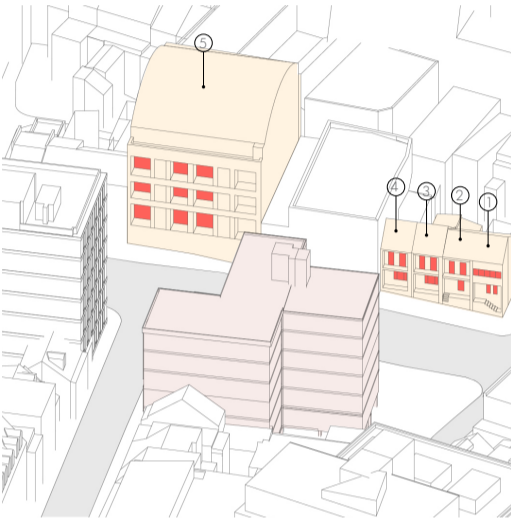


KEY PLAN:

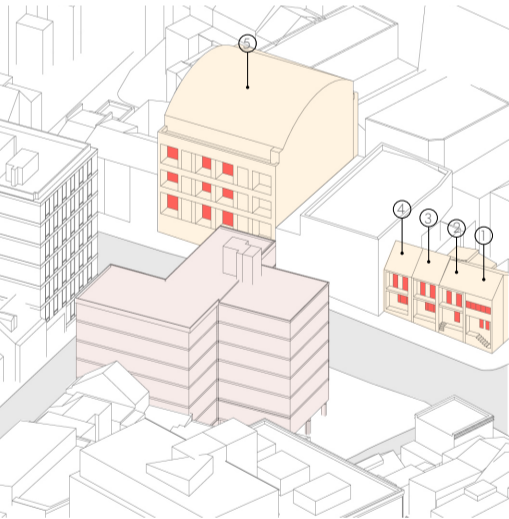
- | | |
|------------------------|----------------------|
| 1. 95 FOVEAUX ST. | 6. 45 CORBEN STREET |
| 2. 97 FOVEAUX ST. | 7. 43 CORBEN STREET |
| 3. 99 FOVEAUX ST. | 8. 41 CORBEN STREET |
| 4. 101 FOVEAUX ST. | 9. 86 FOVEAUX STREET |
| 5. 111-115 FOVEAUX ST. | |



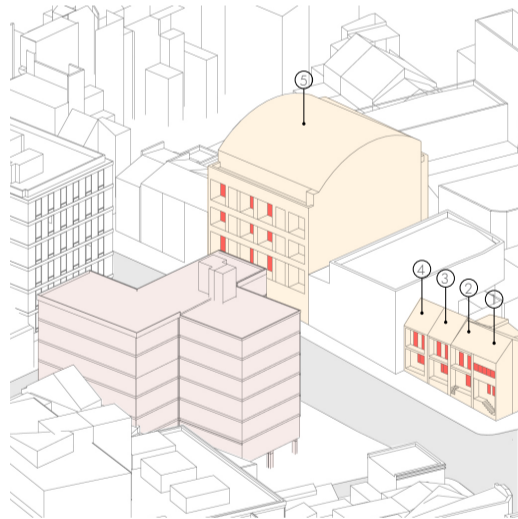
EXISTING - 11AM JUNE 21



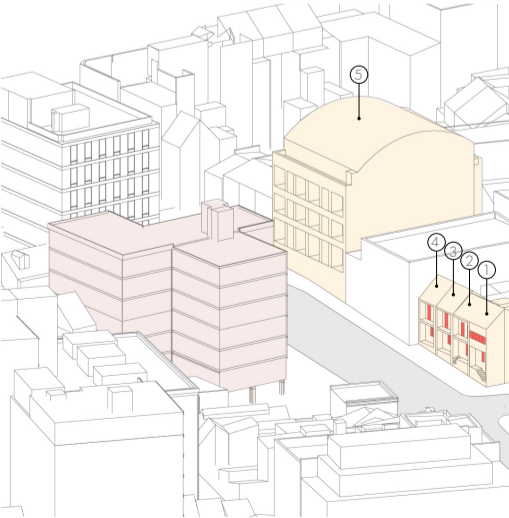
EXISTING - 12PM JUNE 21



EXISTING - 1PM JUNE 21



EXISTING - 2PM JUNE 21

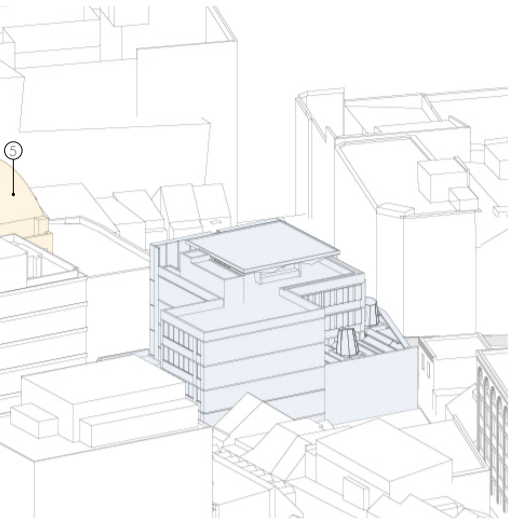


EXISTING - 3PM JUNE 21

LEGEND:

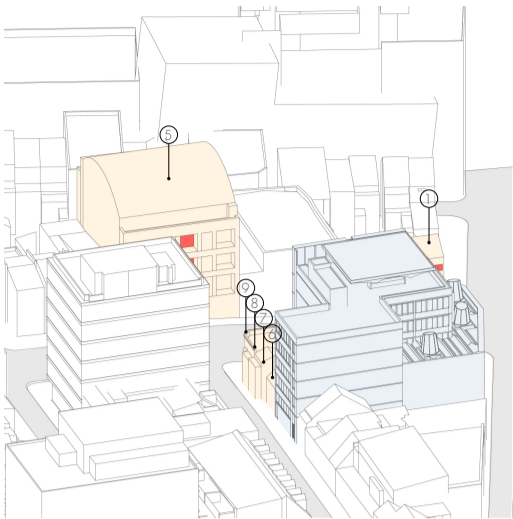
- PROPOSED BUILDING
- NEIGHBOURING RESIDENTIAL
- RESIDENTIAL LIVING ROOM WINDOWS OF NEIGHBOURING PROPERTIES

STUDY 12:
VIEWS FROM THE SUN - PROPOSED BUILDING



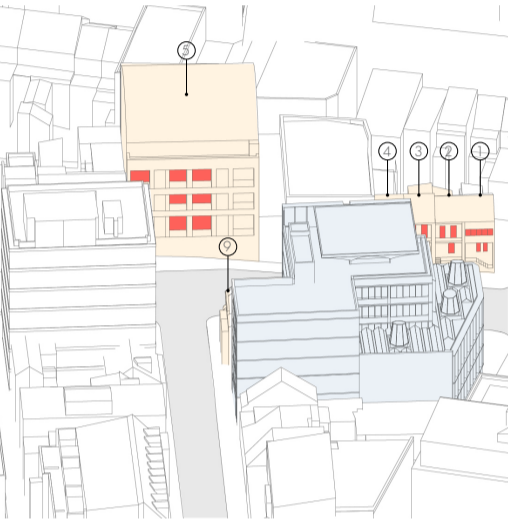
PROPOSED - 9AM JUNE 21

No additional overshadowing to living room windows of neighbouring residential properties



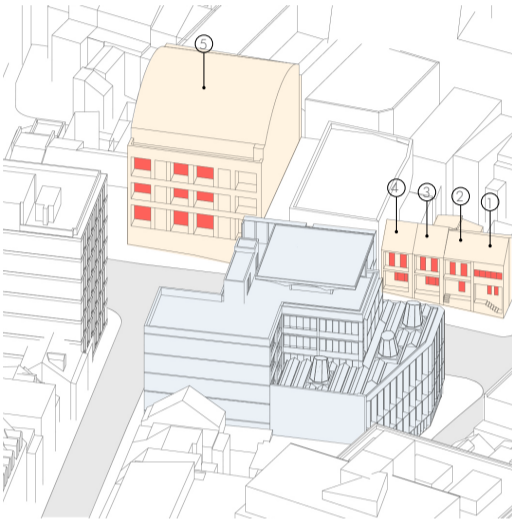
PROPOSED - 10AM JUNE 21

(No.2-4) 95-101 Foveaux St. - No additional overshadowing to living room windows
(No.6-9) 85 Foveaux & 41-45 Corben St - No additional overshadowing



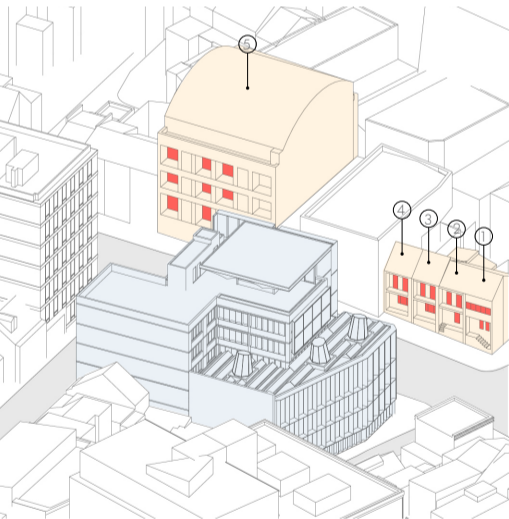
PROPOSED - 11AM JUNE 21

(No. 3-4) 99 & 101 Foveaux St - No additional overshadowing to living room windows (Additional overshadowing to upper level bedrooms)



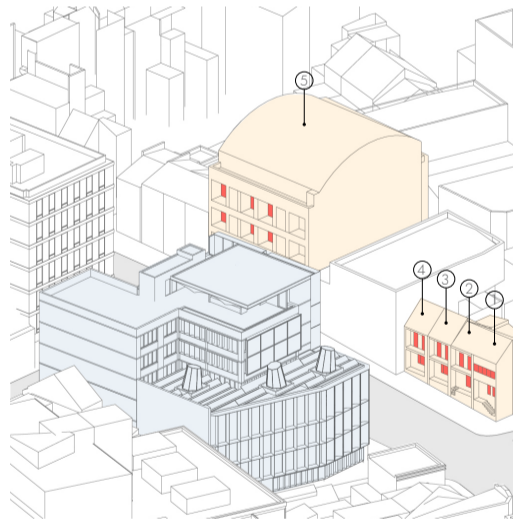
PROPOSED - 12PM JUNE 21

No additional overshadowing to living room windows of neighbouring residential properties



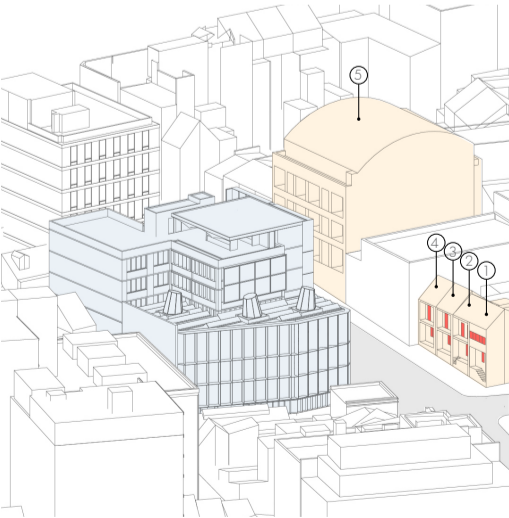
PROPOSED - 1PM JUNE 21

(No. 5) 111-115 Foveaux St - Lower storey subject to additional overshadowing



PROPOSED - 2PM JUNE 21

(No. 5) 111-115 Foveaux St - Lower storeys subject to additional overshadowing

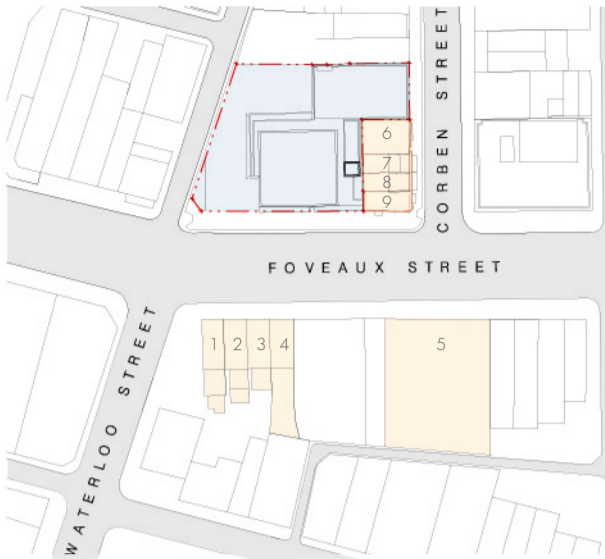


PROPOSED - 3PM JUNE 21

(No.5) 111-115 Foveaux St - Lower storeys subject to additional overshadowing

LEGEND:

- PROPOSED BUILDING
- NEIGHBOURING RESIDENTIAL
- RESIDENTIAL LIVING ROOM WINDOWS OF NEIGHBOURING PROPERTIES



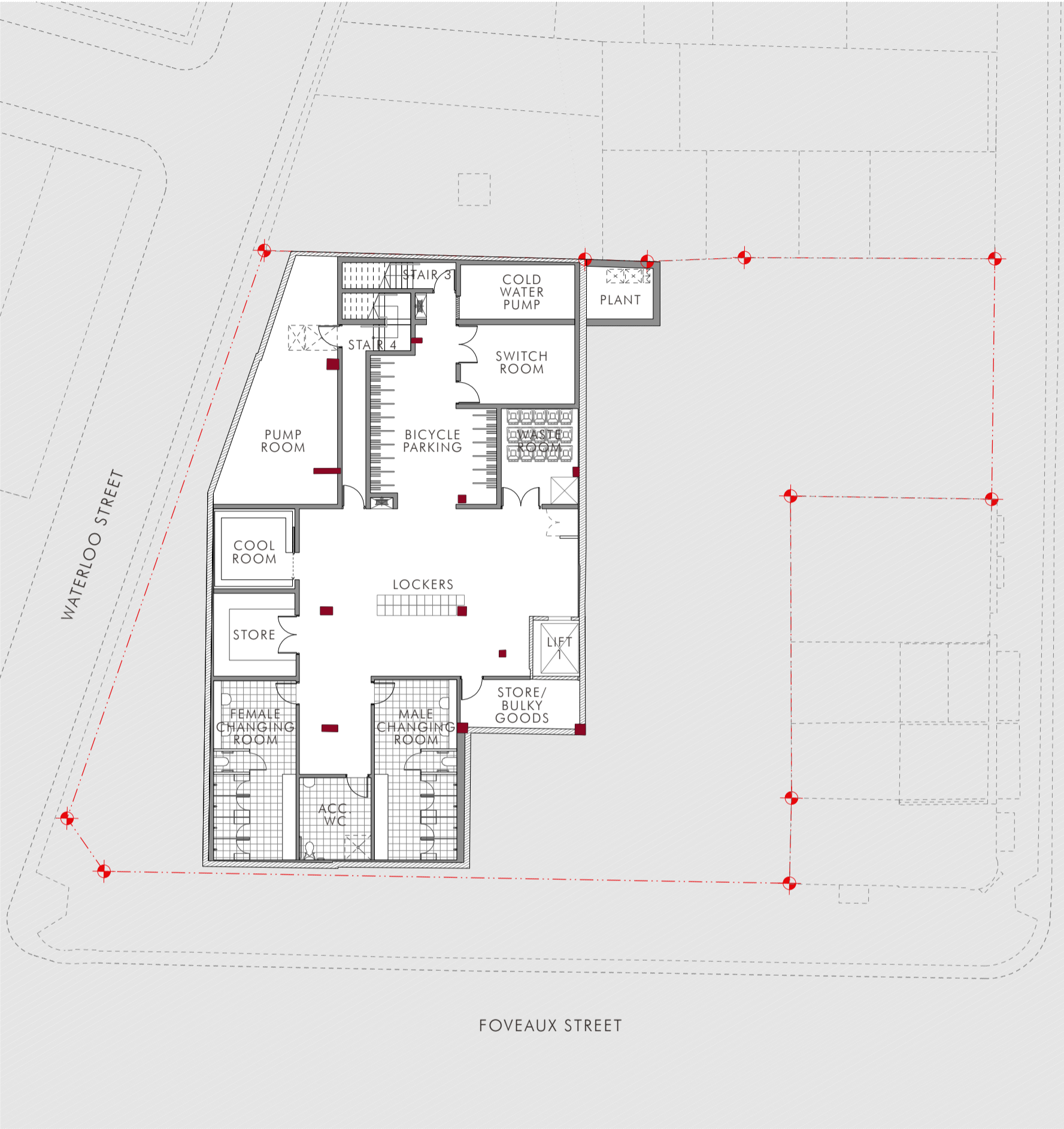
KEY PLAN:

- 1. 95 FOVEAUX ST.
- 2. 97 FOVEAUX ST.
- 3. 99 FOVEAUX ST.
- 4. 101 FOVEAUX ST.
- 5. 111-115 FOVEAUX ST.
- 6. 45 CORBEN STREET
- 7. 43 CORBEN STREET
- 8. 41 CORBEN STREET
- 9. 86 FOVEAUX STREET

OVERSHADOWING IMPACT ANALYSIS

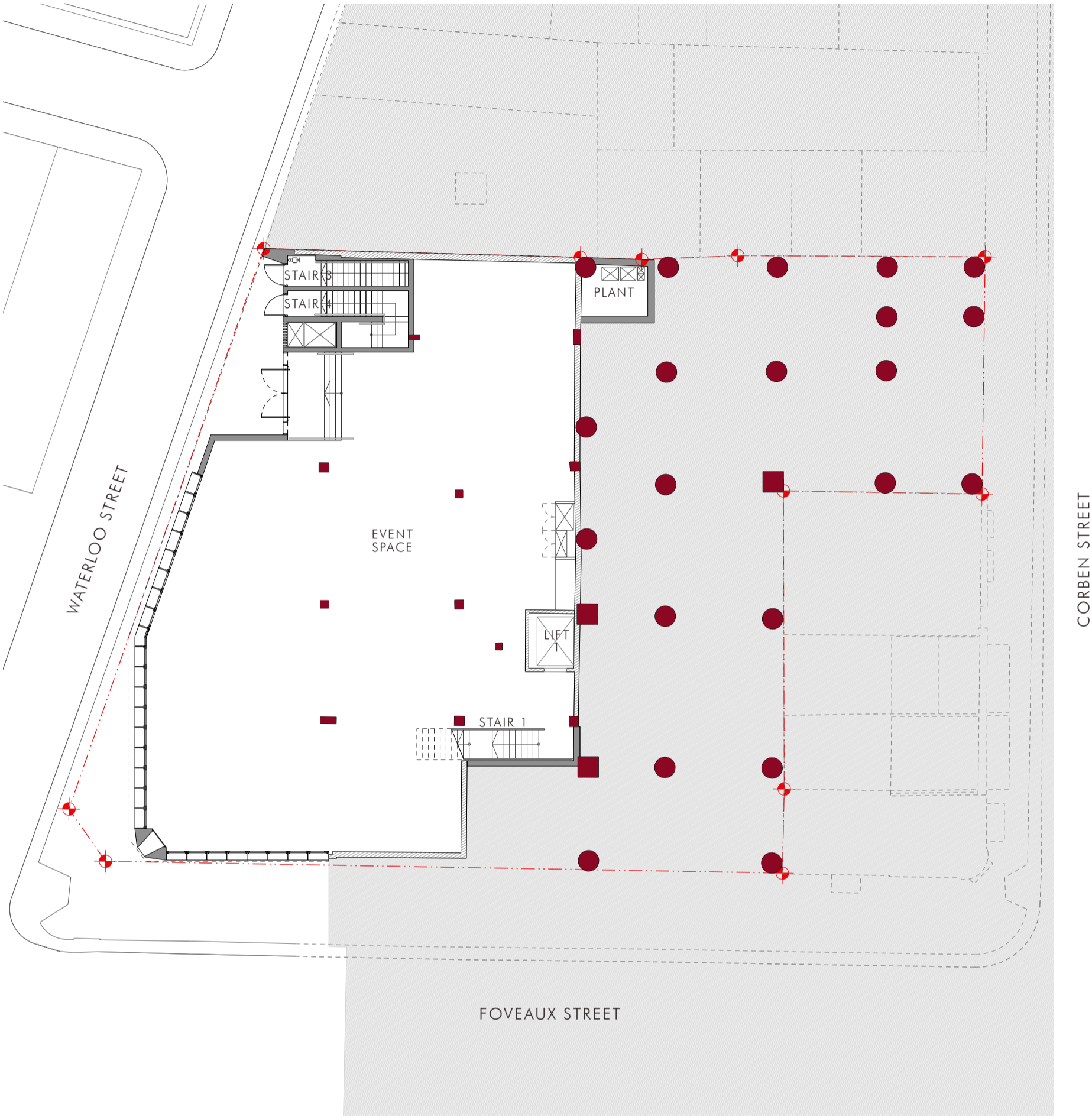
- 1. 95 FOVEAUX STREET**
 - No additional overshadowing to living room windows
 - Minimum 5 hours solar access to living room windows between 9am-3pm
 - Complies with City of Sydney DCP 2012 Clauses 4.1.3 and 4.2.3
- 2. 97 FOVEAUX STREET**
 - No additional overshadowing to living room windows
 - Minimum 5 hours solar access to living room windows between 9am-3pm
 - Complies with City of Sydney DCP 2012 Clauses 4.1.3 and 4.2.3
- 3. 99 FOVEAUX STREET**
 - No additional overshadowing to living room windows
 - Minimum 4 hours solar access to living room windows between 9am-3pm
 - Complies with City of Sydney DCP 2012 Clauses 4.1.3 and 4.2.3
- 4. 101 FOVEAUX STREET**
 - No additional overshadowing to living room windows
 - Minimum 3 hours solar access to living room windows between 9am-3pm
 - Complies with City of Sydney DCP 2012 Clauses 4.1.3 and 4.2.3
- 5. 111-115 FOVEAUX STREET**
 - Additional overshadowing to living room windows of three level 1 units
 - A minimum of 2 hours solar access to all living room windows of all units within the development is maintained between 9am and 3pm.
 - Complies with City of Sydney DCP 2012 Clauses 4.1.3 and 4.2.3
- 6. 45 CORBEN STREET**
 - No additional overshadowing to living room windows
 - Does not currently achieve a minimum of 2 hours solar access to living room windows between 9am-3pm. Proposal has no additional overshadowing.
 - Complies with City of Sydney DCP 2012 Clauses 4.1.3 and 4.2.3
- 7. 43 CORBEN STREET**
 - No additional overshadowing to living room windows
 - Does not currently achieve a minimum of 2 hours solar access to living room windows between 9am-3pm. Proposal has no additional overshadowing.
 - Complies with City of Sydney DCP 2012 Clauses 4.1.3 and 4.2.3
- 8. 41 CORBEN STREET**
 - No additional overshadowing to living room windows
 - Does not currently achieve a minimum of 2 hours solar access to living room windows between 9am-3pm. Proposal has no additional overshadowing.
 - Complies with City of Sydney DCP 2012 Clauses 4.1.3 and 4.2.3
- 9. 86 FOVEAUX STREET**
 - No additional overshadowing to living room windows
 - Does not currently achieve a minimum of 2 hours solar access to living room windows between 9am-3pm. Proposal has no additional overshadowing.
 - Complies with City of Sydney DCP 2012 Clauses 4.1.3 and 4.2.3

INDICATIVE SCHEME - FLOOR PLAN



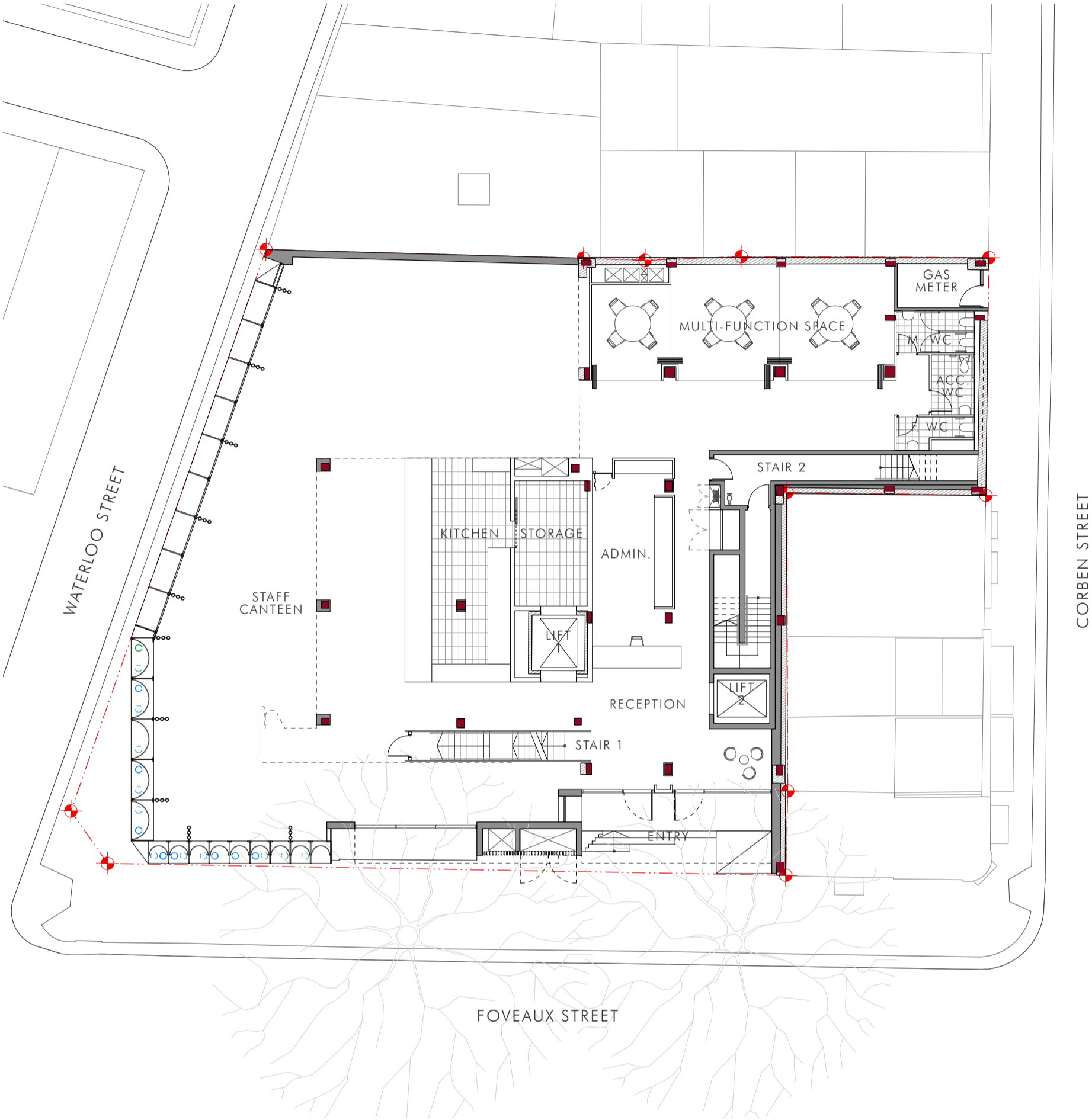
BASEMENT PLAN
SCALE 1:200 AT A3

INDICATIVE SCHEME - FLOOR PLAN



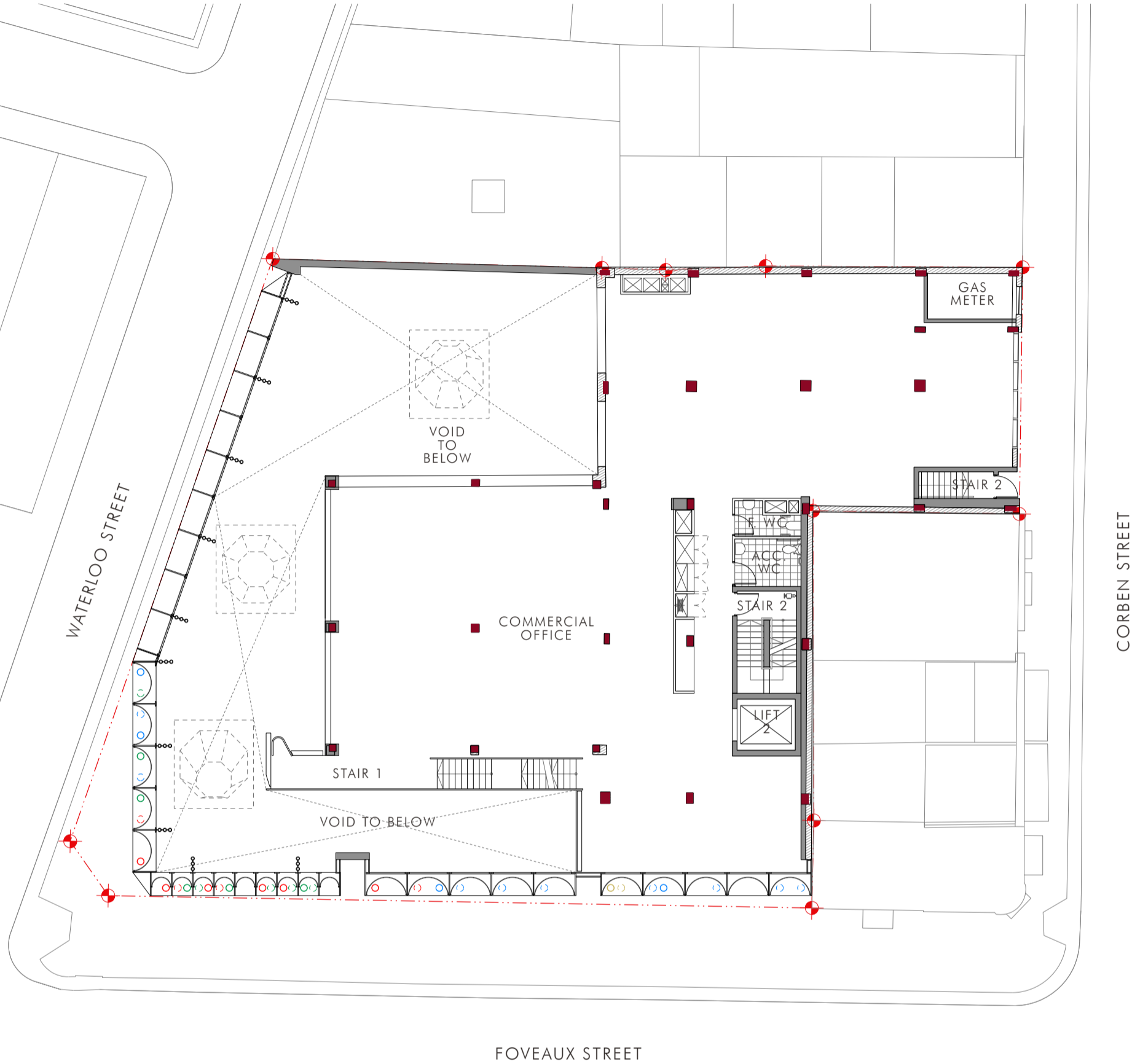
LOWER GROUND PLAN
SCALE 1:200 AT A3

INDICATIVE SCHEME - FLOOR PLAN



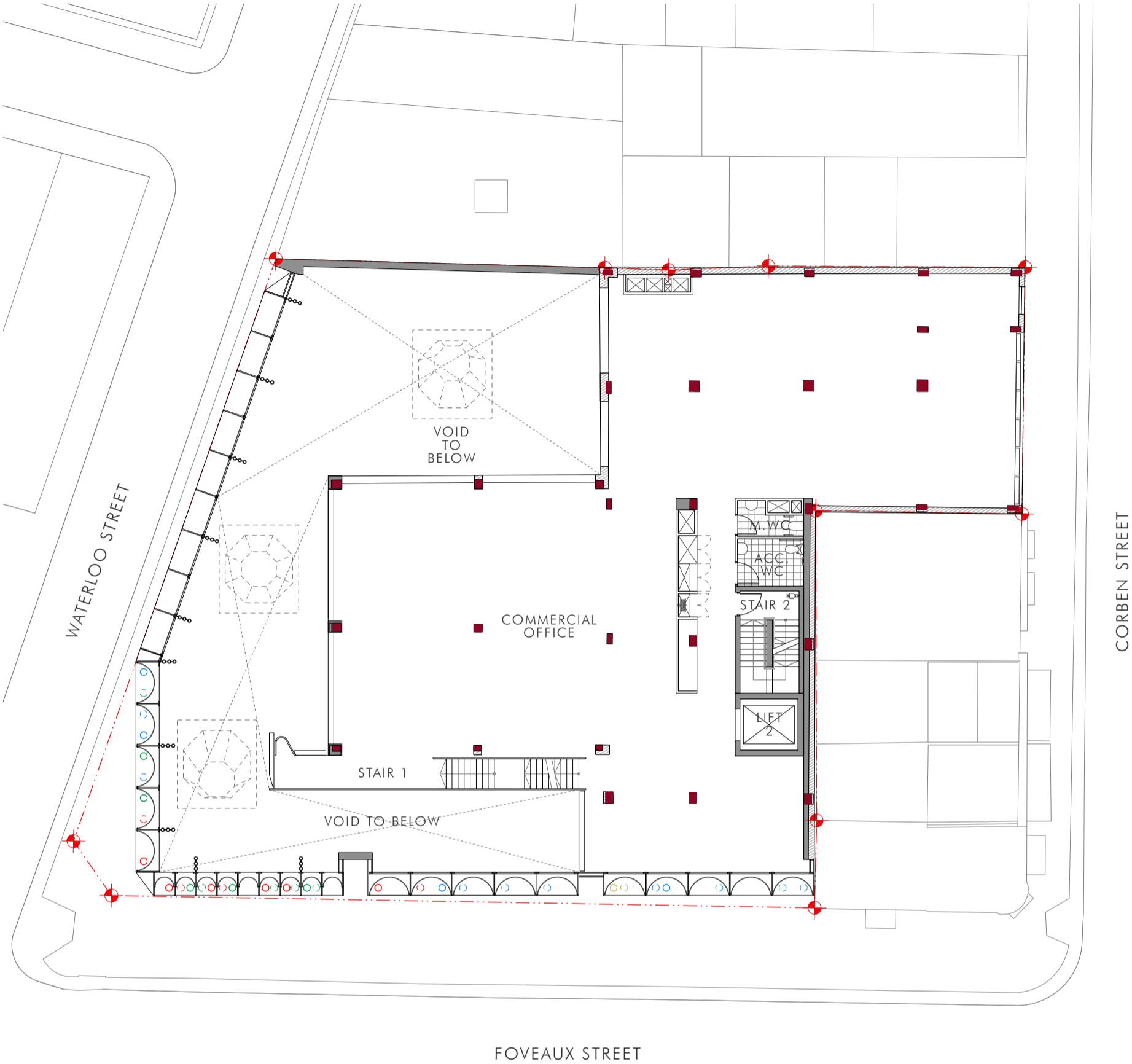
GROUND FLOOR PLAN
SCALE 1:200 AT A3

INDICATIVE SCHEME - FLOOR PLAN



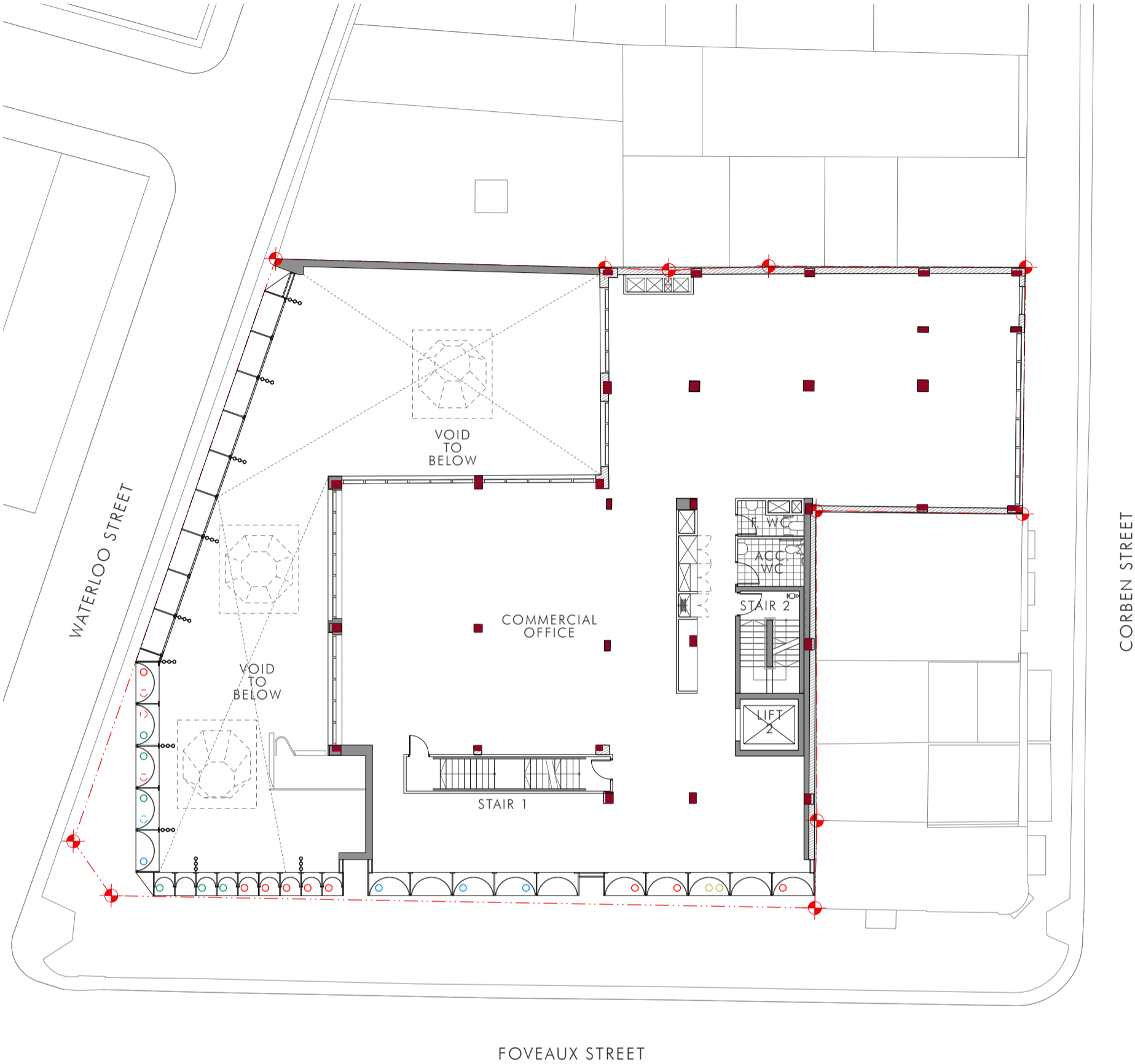
LEVEL 1 FLOOR PLAN
SCALE 1:200 AT A3

INDICATIVE SCHEME - FLOOR PLAN



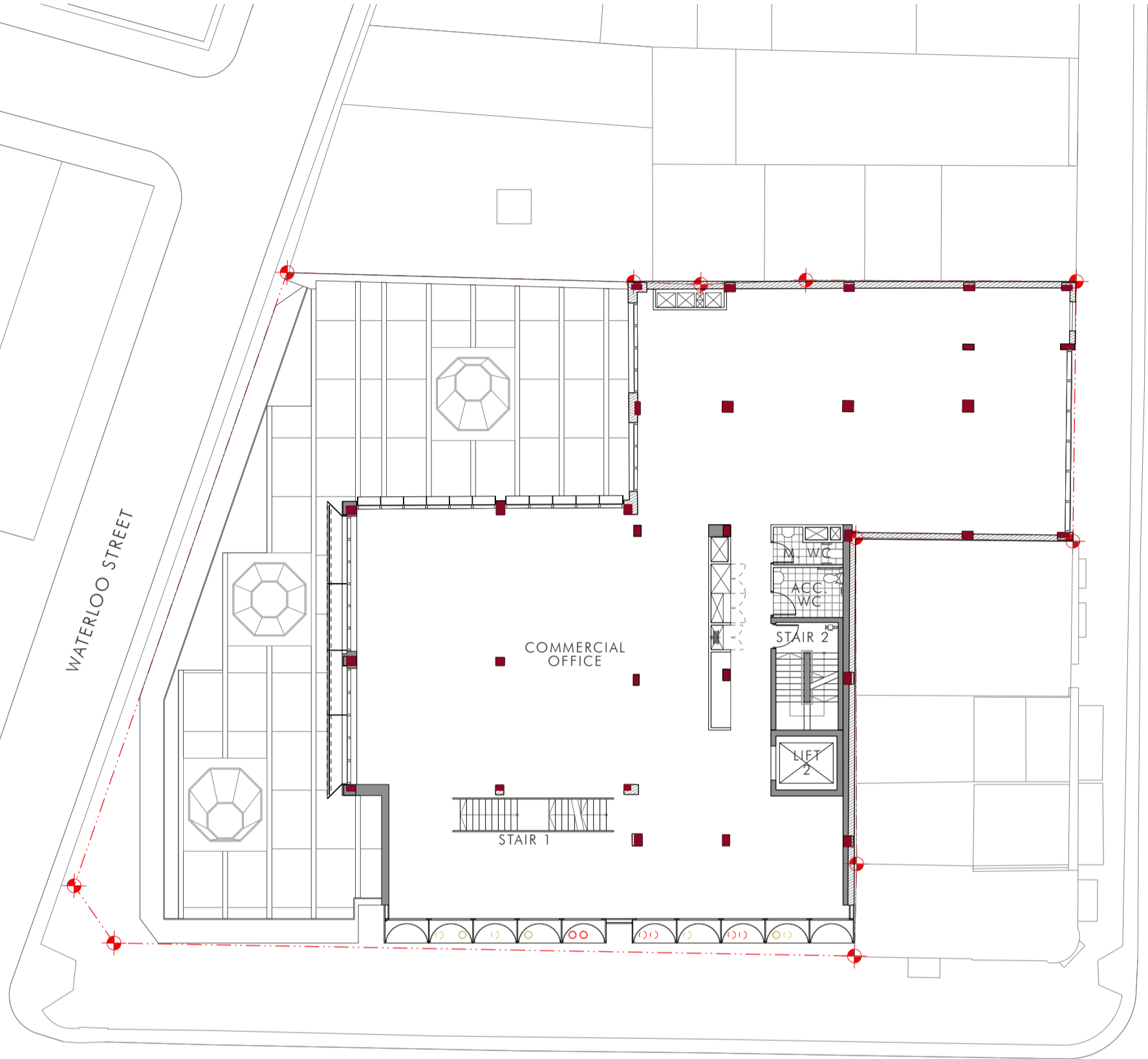
LEVEL 2 FLOOR PLAN
SCALE 1:200 AT A3

INDICATIVE SCHEME - FLOOR PLAN



LEVEL 3 FLOOR PLAN
SCALE 1:200 AT A3

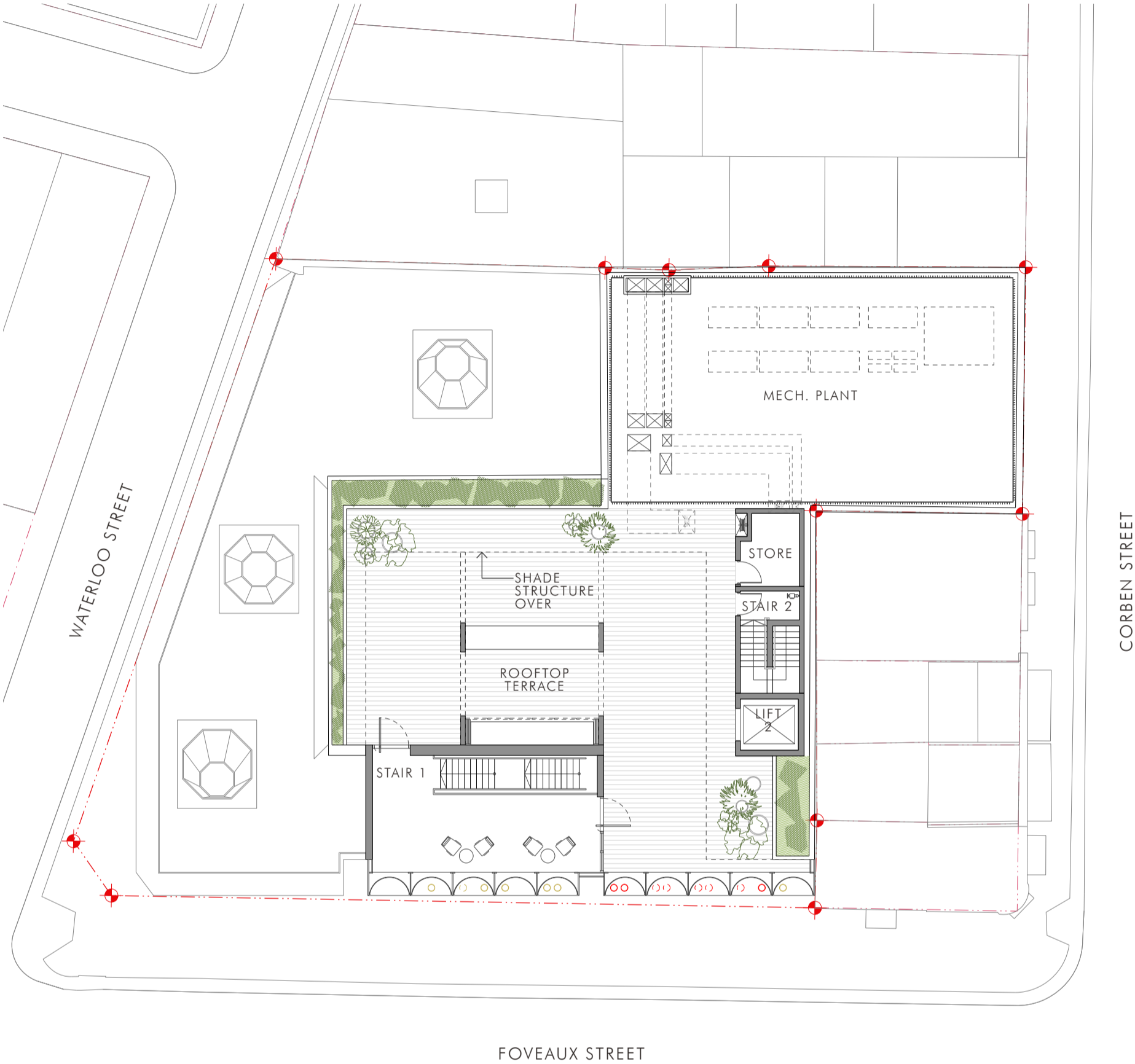
INDICATIVE SCHEME - FLOOR PLAN



FOVEAUX STREET

LEVEL 4-5 FLOOR PLAN
SCALE 1:200 AT A3

INDICATIVE SCHEME - FLOOR PLAN



LEVEL 6 FLOOR PLAN
SCALE 1:200 AT A3

