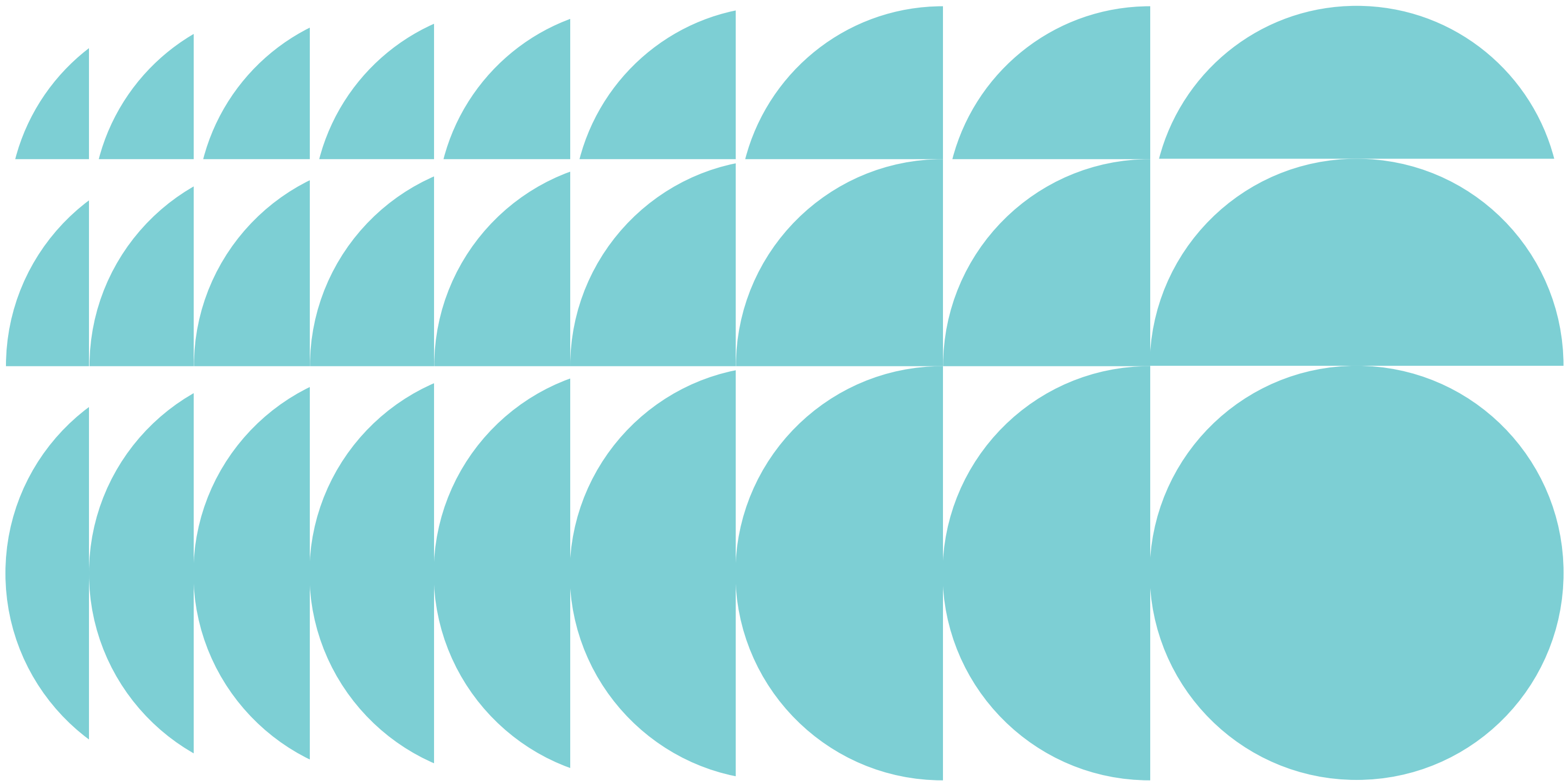


ETHOS
URBAN

72-84 Foveaux Street

Urban Design Report
March — 2019

Issue E — 218889



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This document has been reviewed by:

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Sarah Meyer15/03/2019

The information contained in this document is for submission to City of Sydney. The client shall make its own enquiries analysis and calculations and form its own views in relation to the use or development of the property including the application of local government and statutory controls. It is assumed that the client will rely on its own expertise in considering the information.

ACN 615 087 931 Pty Ltd operates under a Quality Management System that has been certified as complying with ISO 9001:2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed above, it is a preliminary draft.

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Executive Summary

This Urban Design Report for 72-84 Foveaux Street has been prepared by Ethos Urban on behalf of Stasia Holdings based on Architectural Plans provided by Candalepas Associates.

The site was previously approved in July 2014 for the conversion of the existing commercial building on site to multi-residential use with an approved GFA of around 2,600sqm and FSR of almost 3:1. An additional level was approved in the above consent and this contained two three bedroom apartments on top of the existing building with the total height reaching approximately 24m as measured to the top of the lift over-run.

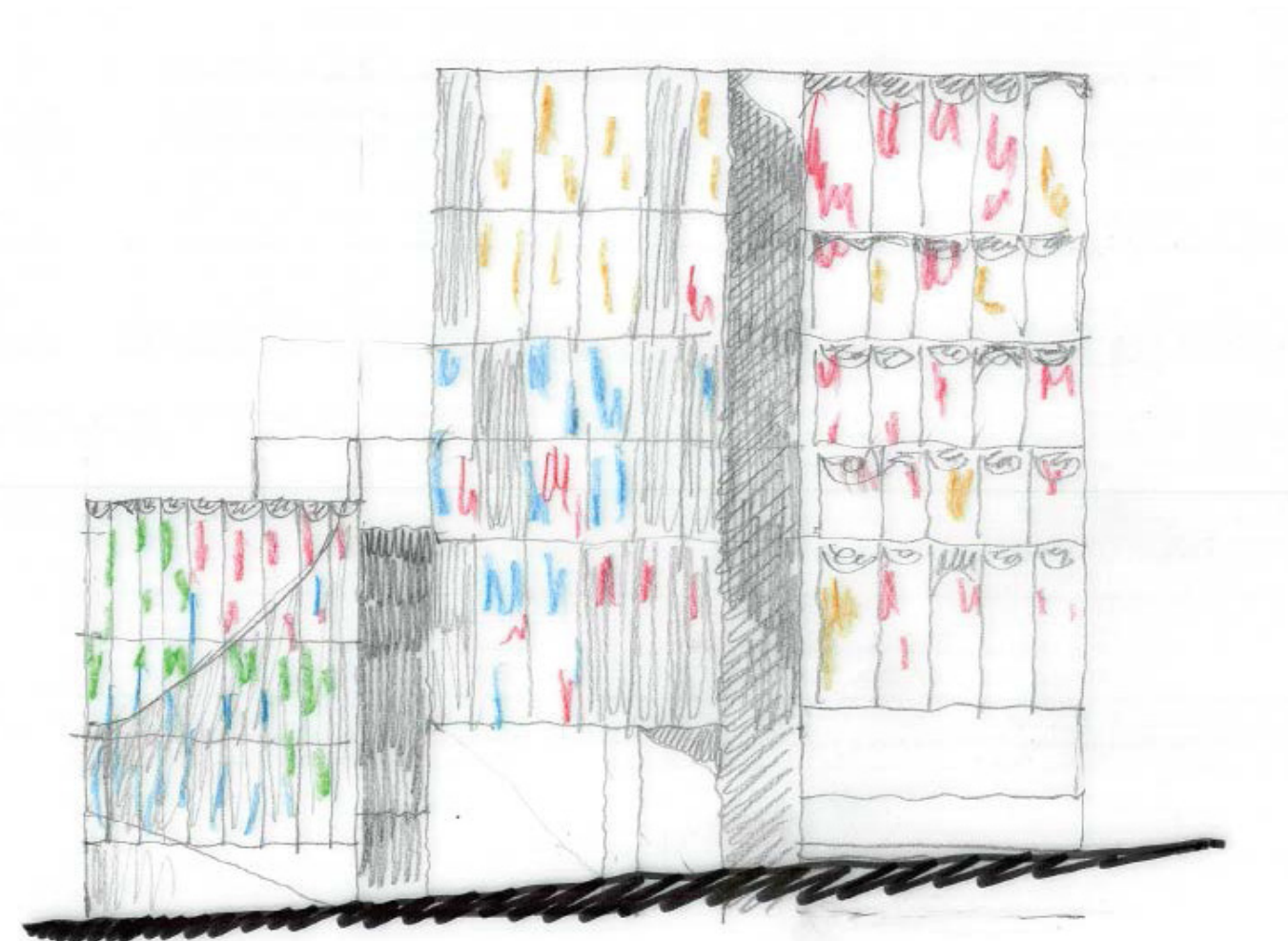
Following from the approved DA for re-modelling of the existing commercial building on Site into a residential flat building, Stasia Holdings has engaged with a technology operator SafetyCulture to enable the maintenance of the building as commercial use with SafetyCulture as the sole tenant. SafetyCulture is a software solution company currently operating out of two separate buildings on Foveaux Street.

The proposed design maintains the existing general approved bulk but with an inclusion of a large void and "heart" in the planning of the floor plates. This has been a key element in the design of the new office for SafetyCulture and is envisioned as a contemporary and vibrant workspace. Cores for vertical circulation are proposed to be shifted to the perimeter of the floor plan to maximise the efficiency of floor plan layout and to give it longevity as a sustainable commercial floor plate for contemporary uses. A number of "campus style" amenities were designed specifically for the needs and requirements of SafetyCulture as the sole tenant of the building.

The earlier approved DA maintains the underground car park from existing development which were not covered as GFA in the approved DA. The current proposal seeks to remove the lower ground and basement car park and replace them with staff amenities; hence the increase in overall GFA and FSR of proposed development. The repurpose of two car parking levels in proposed development allows for purpose built facilities designed specifically with SafetyCulture in mind. This conversion of car parking space contains the majority of the impact of additional GFA.

Additionally, staff breakout space, canteen and function area are also proposed on the existing underutilised open space on ground level located under the proposed large void at the corner of Foveaux Street and Waterloo Street. As a result of increased amenities within the proposed design, there is an increase in GFA and FSR to around 4:1 (approximately 4.2:1 including 0.3:1 for end of trip facilities).

This report demonstrates that the proposed commercial development is designed specifically for SafetyCulture as future tenant and the additional GFA and increase in FSR does not further increase the bulk of the building as previously approved in July 2014 (DA Consent Number D/2013/1933/A). The articulation of built form and facade responds to the existing character and streetscape of Foveaux Street while maintaining commercial use for the retention of creative office space in Surry Hills.



01 Sketch Elevation along Foveaux Street
Source: Candalepas Associates

1.0 A sophisticated workplace for SafetyCulture



02 SafetyCulture Values
Source: SafetyCulture

Luke Anear founded SafetyCulture in 2004 in Townsville, Queensland, to provide safety documents for the Australian construction industry. Today, SafetyCulture is a tech company that is driven to empower workers to make safety and quality a priority and better understand and run their businesses. SafetyCulture created the world's most used checklist app - iAuditor - which is used by over 20,000 companies globally across most industries for a variety of use cases.

Headquartered in Surry Hills, SafetyCulture employs over 300 staff globally with offices in Sydney, Townsville, Manchester, Kansas City and Manila. The Surry Hills office is home to over 150 employees currently and accounts for over 90% of all product development, with the remainder built out of the Townsville office.

Earlier this year, SafetyCulture closed their third major funding round, amassing a total of AU\$98 million capital raised since 2014. This Series C funding round of AU\$60 million was led by New York investment firm Tiger Global Management, with previous investors including Blackbird Ventures, Index Ventures and Atlassian co-founder Scott Farquhar. Today, their flagship product, iAuditor is used to conduct 400 million safety and quality checks in workplaces across the globe and their next major investment is focused on developing their Internet of Things sensor offering, automating the collection and analysis of critical workplace data. Customers using SafetyCulture's IoT technology today include Qantas parts storage, Dell Data Centres and Coles.

With staff currently located across two buildings in Surry Hills, SafetyCulture is looking to create a home for their growing team in one location. Committed to developing the Australian, specifically Sydney, tech community, SafetyCulture have no intentions to move their product build capabilities offshore. Their presence participates and enhances the startup evolving precinct of Surry Hills. With neighbours like Propeller Aero, Canva, Legal Vision, Woolworth and private investment office of Mike Cannon-Brookes, the innovative vibe of the area makes Surry Hills a natural home for SafetyCulture.

SafetyCulture has developed a vision for their new home:

- End of trip facilities to encourage use of public transport and other modes of transport that reduce traffic congestion
- The proposed event space would be utilised as a learning and networking space providing the ability to continue invigorate the Sydney startup ecosystem through collaboration and shared learning. We intend to provide access to this event space for both internal staff events, but also in support of industry specific functions. These would be provided as a free resource to enhance the local tech & startup community.
- Atrium to enhance the workplace environment and provide visual connectivity across the floor plates, allowing for utilisation of maximum levels of natural light, and providing permeability from the street to add to the Foveaux St streetscape.
- Rooftop breakout for additional work zones outside of the office



03 View from Foveaux Street
Source: Candalepas Associates

2.0 Surry Hills across the Ages

2.1 From Sandhills to a Creative Precinct

In 1787, Surry Hills was first recognised by Australia's first governor, First Fleet Commander Arthur Phillip, as "a kind of heath – poor, sandy, and full of swamps". The fish, eel and birds that inhabit the region made it an important food source for the local Indigenous population, the Gadigal people.

Captain Joseph Foveaux (namesake of Foveaux St) is granted 105 acres in 1793, his property, known as 'Surrey Hills Farm' covers most of the area.

Farms are created in the early 1800s around the Surry Hills area. Large homesteads and breweries are erected, followed by the encouragement to set up stone quarries, woodcutters and industries. Numerous new owners and abrupt division of land contributes to the shambolic development of the suburb in addition to streets being laid and relaid in haphazard, overlapping and counter-intuitive networks.

Subdivisions of large estates and proximity to Sydney Town prompts terrace houses to spring up en masse to meet the new demand. The social mix of the area begins to change as mechanics, skilled artisans and shopkeepers increase with nearly 5,300 terrace dwellings holding almost 30,000 residents by the 1890s.

Plague is declared in Sydney in 1900, its effects exacerbated in Surry Hills due to poor living conditions. Private owners and developers build without regulation, regardless of street alignments, drainage patterns, housing quality or public health.

Sydney Municipal Council go on to replace hundreds of workers' dwellings in early 1900s, and replace them with inner city warehouses, factories and shops and Central Railway Station opened in 1906.

During the two World Wars and the Great Depression, Surry Hills transgressed into poverty and became well known for its criminal activities.

Surry Hills terraces, viewed as 'slums', began to be targeted for demolition during the 1950s and 60s, to be replaced with large public housing blocks or factories. This move dismantles many of the old social networks that have sustained generations of residents. A post-war influx of migrants boosts the dwindling Surry Hills population, and saves Surry Hills from encroaching industrial warehouses, ensuring its future as a residential area.

The gentrification process begins, as students and young professionals flock to the area, its proximity to the city a desirable alternative to suburban living. Many contemporary apartment buildings are added to the streetscape of historic terraces during the 1990s.

The 21st century defines Surry Hills as a coveted residential area for the upper middle classes, a professional hub for media and design industries and a cultural hotspot of restaurants, galleries, clothing stores and historical pubs.

Source: A historical timeline of Surry Hills (Sydney Theatre Company)



05 Source: NSW State Library Collection



04 Source: NSW State Library Collection



1819

Sydney from the windswept
sandhills of Surry Hills, by
Joseph Lycett

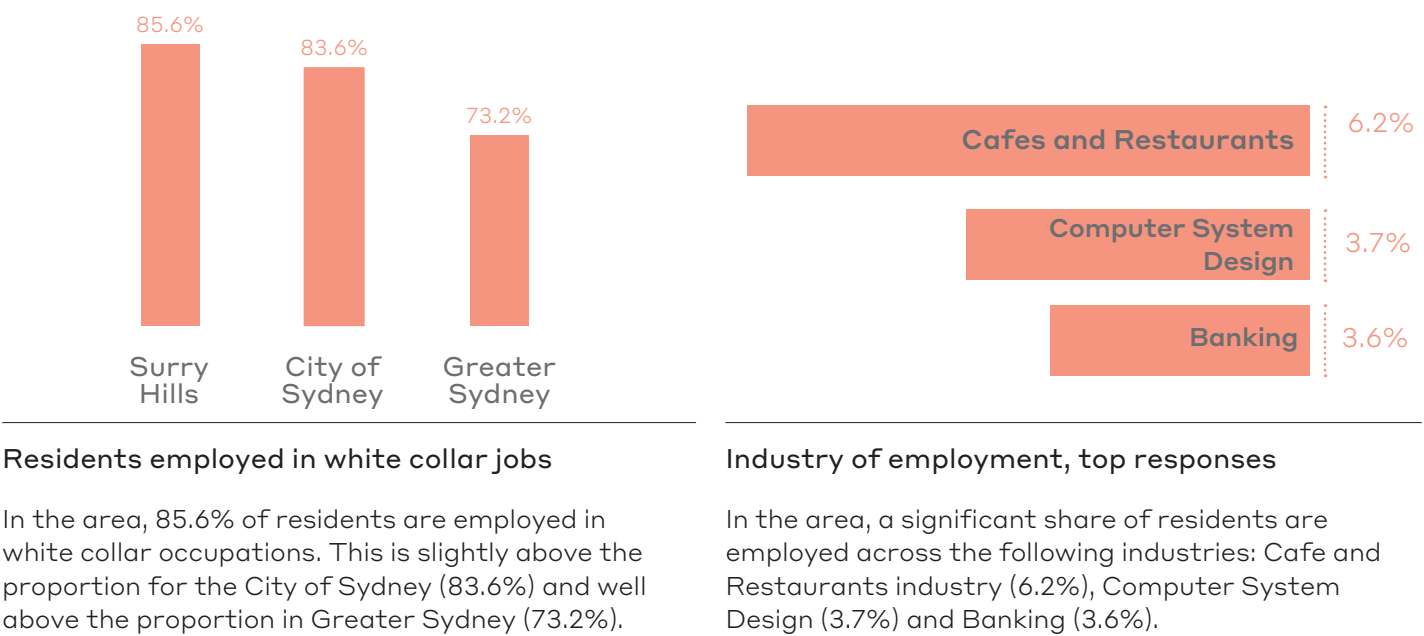
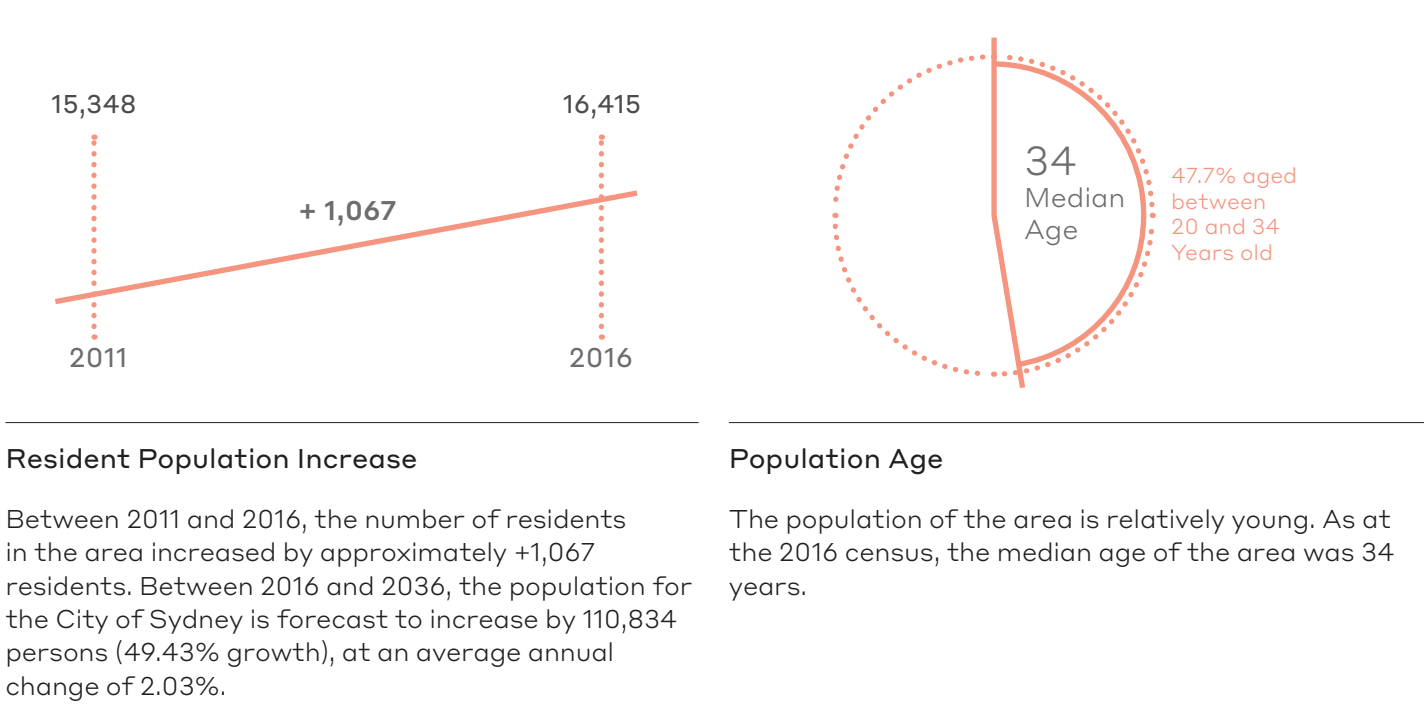
1913

Children outside Foveaux
Street terraces due to be
demolished

Today

Crown Street,
Surry Hills

2.2 Who lives and works in Surry Hills?



06 Source: ABS, 2016 census data.

In summary, the socio-economic profile of Surry Hills is characterised by a relatively young and highly educated population with a high share of people working in Computer System Design.

2.3 Current trends in Commercial Office Space Market

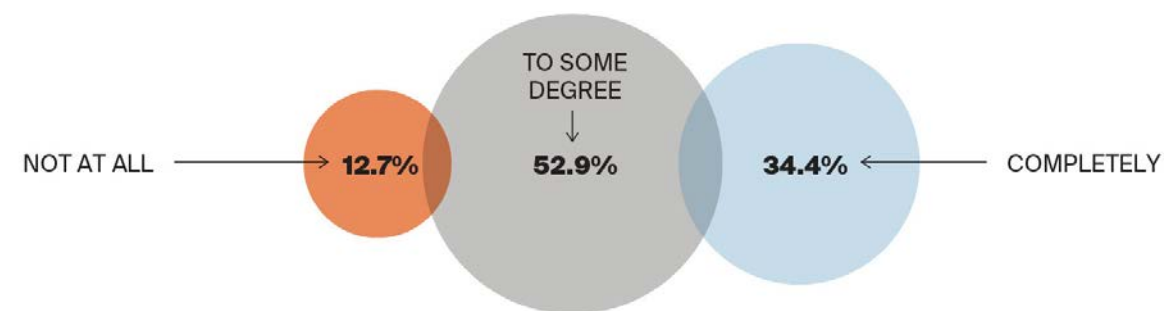
Advanced technology and social forces are transforming the way we work, and consequently how our workplaces look like. Companies are looking to make the work environment more flexible than ever, and acknowledge the value of smart office design.

Based on the Knight Frank's first edition of "Your Space", digital magazine which provides an insights from the global workplace, there are five themes that will shape the future occupational demand across global real estate markets:

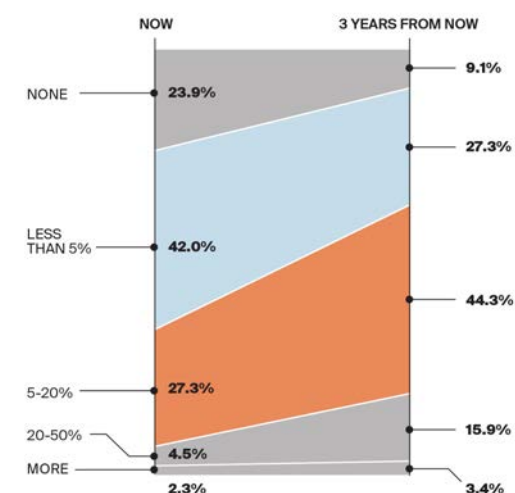
- **The productivity push**
The aim is to increase productivity by strengthening the interaction between people and property via the creation of a positive, services and well-supported workplace experience
- **Next wave technologies = new business model = new occupational demand**
This will change the future form, function and location of the workplace
- **Changing corporate constitutions**
This can strengthen the need for more flexible, collaborative workspace that improves interaction between staff.
- **"Space as a service" becomes the demand default**
The workplace is becoming a flexible business service that can actively support growth, rather than a fixed and often financially onerous physical product.
- **Mobility and mergers underpin occupier activity**
Conscious movement towards workplaces which have the amenity, service and infrastructure to assist in the retention of talent.

In summary, these five trends will determine the future what, where, how and why of the global workplace (Knight Frank, 2018)

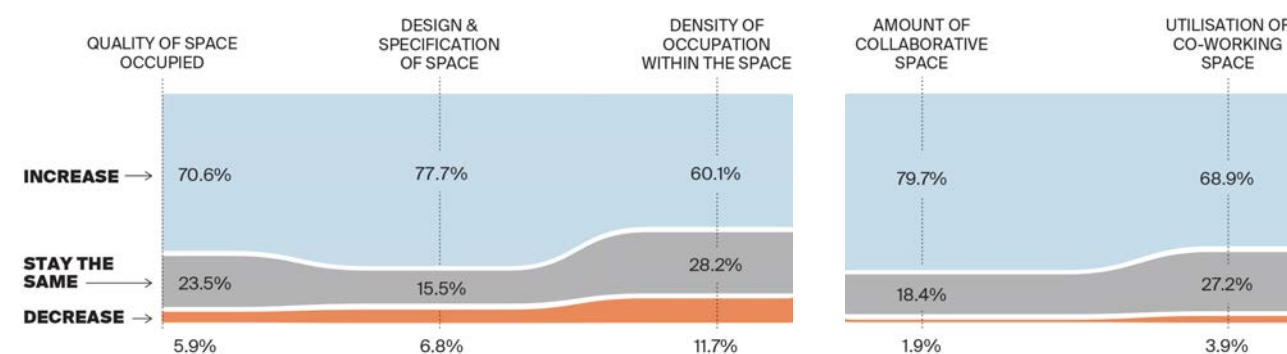
A summary of the key results from the Knight Frank Global Occupier Survey are shown in Figure 7-9. Collating the views of more than 100 global corporate real estate leaders, the survey highlights the key trends and perspectives shaping organisational strategies over the next three years.



07 To what extent is real estate regarded as a strategic device within your organisation?
Source: 2018 Knight Frank Global Occupier Survey



08 What proportion of your portfolio is serviced / flexible / co-working now and three years from now?
Source: 2018 Knight Frank Global Occupier Survey



09 Will the following portfolio and business features increase, decrease or stay the same over the next three years?
Source: 2018 Knight Frank Global Occupier Survey

Importance of Office Space

Figure 7 illustrates that more than 85% of global corporate real estate leaders agree that real estate has a direct impact to the organisation itself. Office spaces play a role in setting out the culture and identity of an organisation and is vital in presenting itself to potential future talents and clients.

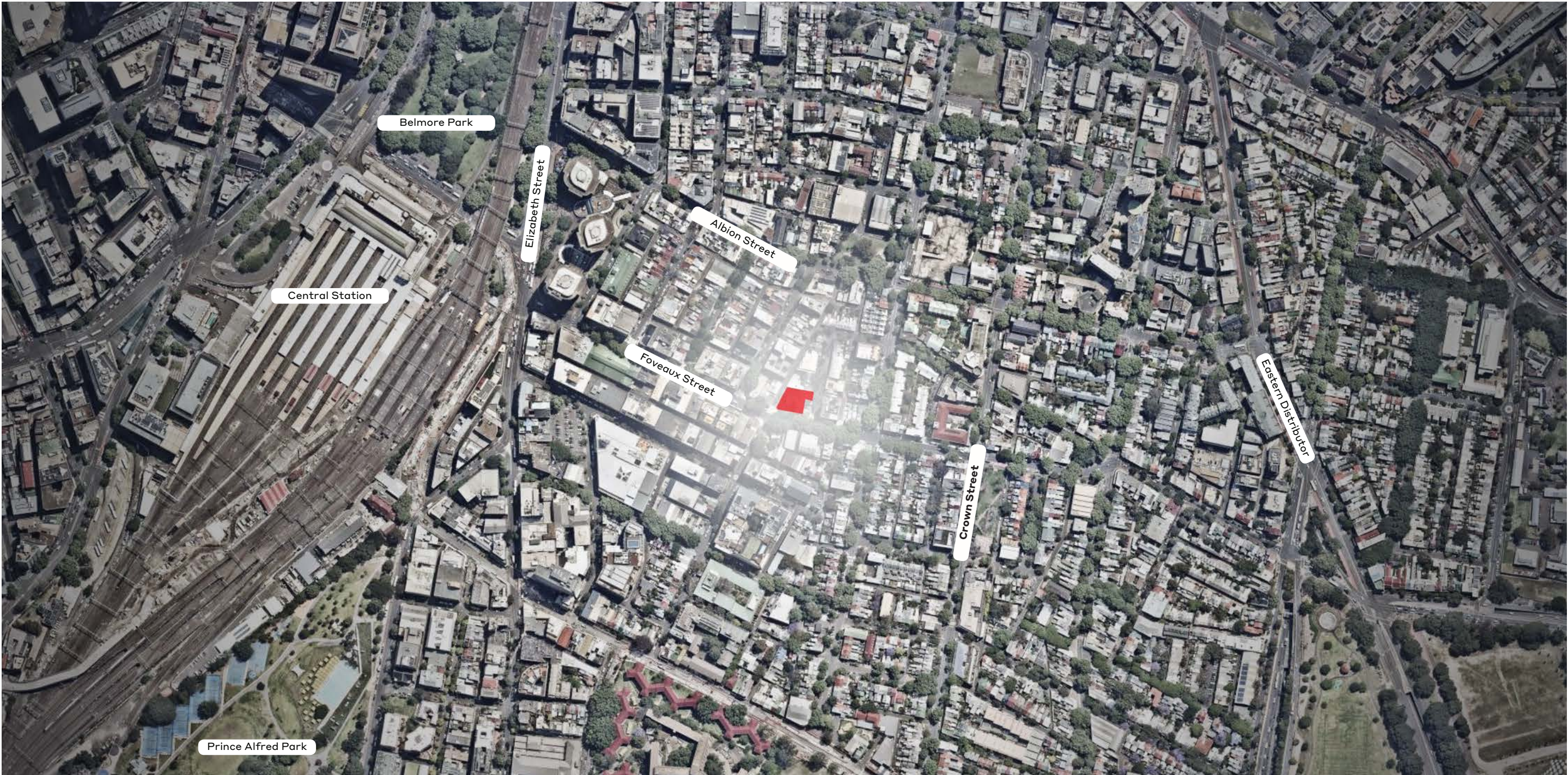
Shifting away from traditional office space

Figure 8 shows that there is a considerable shift from traditional commercial space towards a more collaborative and flexible workspace. This is especially true for creative industry such as tech industry. Such spaces would also allow for more chance encounters which contributes to unexpected collaboration and more socialising with colleagues.

Quality Space

Figure 9 shows that there is a significant rise in the demand for quality and purpose built space for organisations. Quality space improves the well-being of employees and promotes personal productivity and innovation. Study also shows that there will be an increase in collaborative and co-working space in the next three years and will soon become a basic element in a contemporary office.

3.0 Site Location and Settings



3.1 City Context Analysis

The subject site is located at the south-eastern edge of the Sydney CBD fringe, in the heart of Surry Hills. This area is characterised by buildings of varying scale and use. A large portion of this area is part of the Riley Precinct (City of Sydney DCP 2012) - described in section 3.3.

The evolving nature of the precinct and the close proximity to Central Station unlocks a huge development potential for the site:

- To the west, around Central Station commercial uses are predominant while mixed use make up the majority of buildings to the north, east and south.
- Elizabeth Street to the west is a major road which connects directly with the core of Sydney CBD
- Crown Street to the east refers to the low scale and fine grain of Surry Hills

Foveaux Street runs across the topography in a west-east direction towards the Allianz Stadium, with its highest point around the intersection of Crown Street and Foveaux Street. The site is located on the steep portion of Foveaux Street, there is a 2m fall across the site (refer to figure 11).

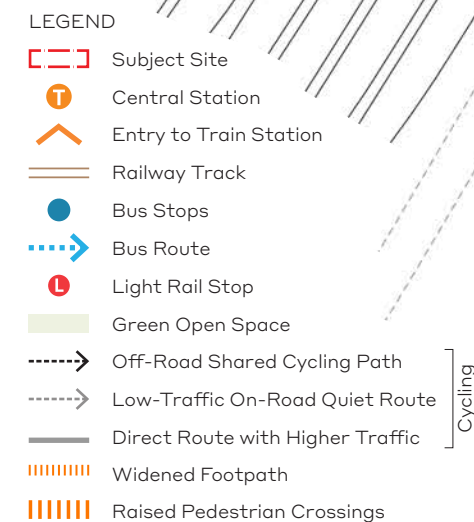


11 Site Topography and View Corridors

The Site is well serviced by public transport being located 350m away from Central Station and is in close proximity to the future light rail stop on Elizabeth Street. Numerous bus stops are located around the Site, with buses serving a variety of destinations including the City, the Eastern Suburbs, Marrickville and Taronga Zoo. Off road and low traffic cycle paths are located on main roads perpendicular to and parallel to Foveaux Street. A recent streetscape improvement creates a continuous raised footpath from the intersection of Little Riley Street through Commonwealth Street, encouraging pedestrian movement to and from the train station.

The Subject Site is surrounded by developments of variable height with the tallest developments of 7 storey and above located on the west of the Site. The height transitions east to 4-6 storey tall along Foveaux Street with a mix of low rise commercial buildings. The area north of the site is primarily 1-3 storey residential dwellings with a number of 4-6 storey developments along Bellevue Street.

Foveaux Street and the surrounding context are generally small lots under 800m². Only a small number of lots along Foveaux Street within the precinct has a lot size between 801 - 1500m². 3 lots north of the Subject Site has a lot size over 1,500m² which currently houses a Children's Court, a Substation and a green open space.



12 Movement Diagram



Only 2% of the sites in the Study Area are between 801m² and 1500m²



3.2 Riley Precinct

Locality Statement:

The existing mixed use character of the precinct will be maintained. New infill is to respond to the existing character and scale of development. Existing rows of consistency are to be maintained, such as intact terrace house streets and heritage street wall buildings. Development opportunities will be primarily located on larger lots and less consistent streets. Retail uses will be concentrated along Foveaux Street to enhance existing retail and assist in the retention of residential pockets.

Principles of the Precinct

- Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes.
- Maintain consistent rows of built form such as taller warehouse buildings on Foveaux Street and small lot terraces with a consistent scale and character north of Foveaux Street.
- Maintain the consistent heritage character of Albion Street. Future development along the street is to recreate the scale of these heritage items and adjacent contributory buildings.
- Maintain the tradition of 'rag trade' warehouses along Foveaux Street through the conservation of warehouse building types.
- Encourage active ground level uses along Foveaux and Albion streets.

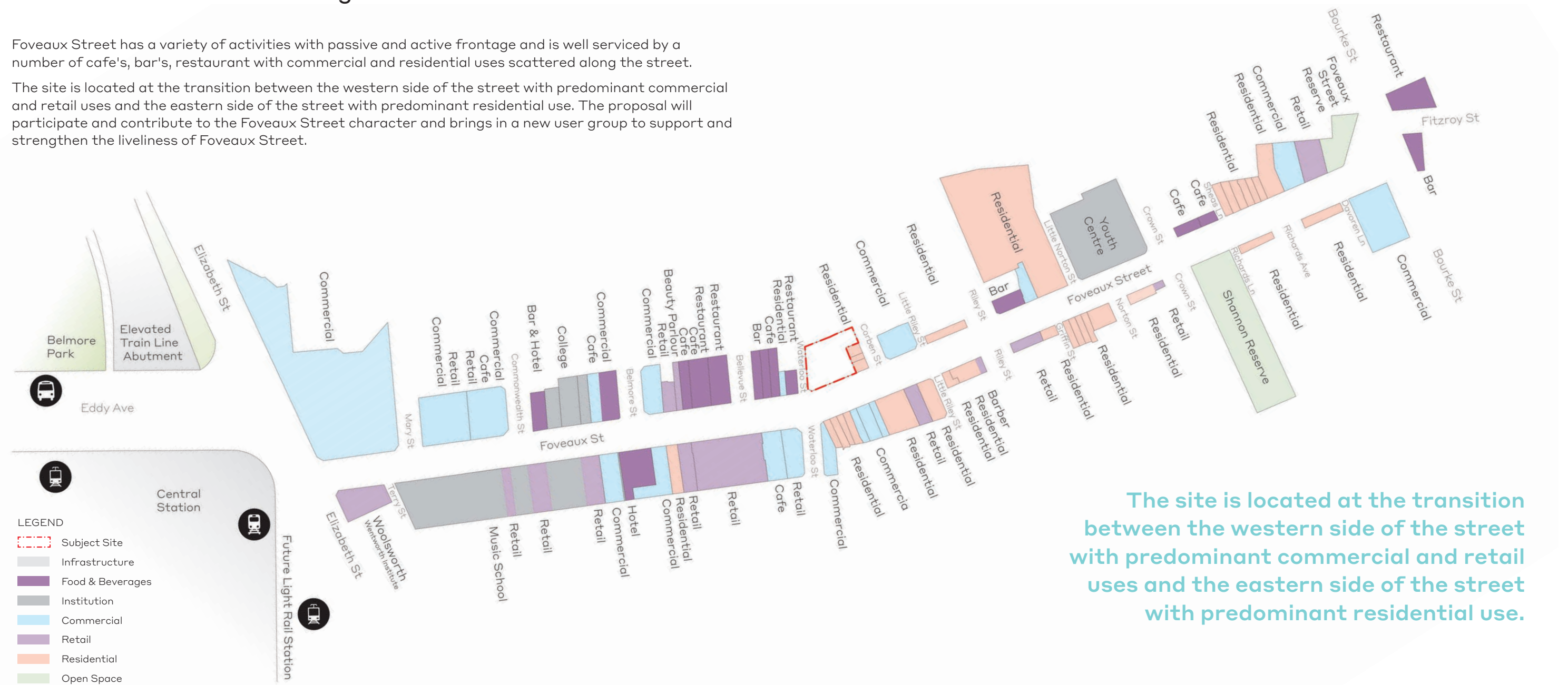


15 Illustration of Riley Precinct and its Relationship to Subject Site

3.3 Foveaux Street Existing Ground Floor Uses

Foveaux Street has a variety of activities with passive and active frontage and is well serviced by a number of cafe's, bar's, restaurant with commercial and residential uses scattered along the street.

The site is located at the transition between the western side of the street with predominant commercial and retail uses and the eastern side of the street with predominant residential use. The proposal will participate and contribute to the Foveaux Street character and brings in a new user group to support and strengthen the liveliness of Foveaux Street.



4.0 The Site

4.1 Subject Site

The Subject Site is located at 72-84 Foveaux Street with a Site area of 861.5m². It is situated around 400m from Central Station and is bordered by Foveaux Street, Corben Street and Waterloo Street. It is located within the LGA of the City of Sydney.

Site Attributes	
Locality	The City of Sydney Local Government Area (LGA)
Site Address	72-84 Foveaux Street, Surry Hills
Site Area	861.5 m ²
Approximate Ground RL	RL 29.08 at northwest corner RL 29.13 at southwest corner RL 31.83 at southeast corner RL 33.85 at northeast corner
Approximate Frontage	Approx. 10.6m along Corben Street Approx. 26.5m along Waterloo Street Approx. 33m along Foveaux Street
Existing GFA	2,568.7 m2
Existing FSR	2.98:1
Existing Height	Approx. 23.8m

- LEGEND
- Site Boundary
 - Context Building
 - Existing Trees



17 Illustration of Subject Site and its Surrounding Context

SCALE 1:1000 @ A3



18 72 - 84 Foveaux Street - Poor Street Activation and Street Wall decreases the accessibility to building entrance



19 Building adjacent to site on Waterloo Street



20 View along Waterloo Street



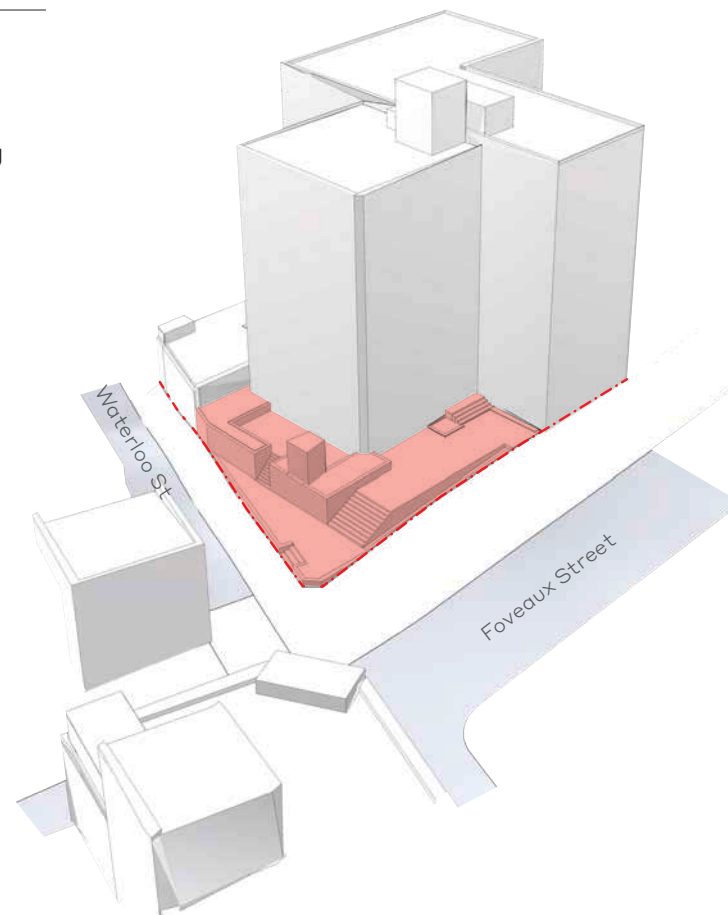
21 Underutilised corner of Foveaux and Waterloo Street



22 Aerial Perspective looking towards City centre in North and Northern Suburbs

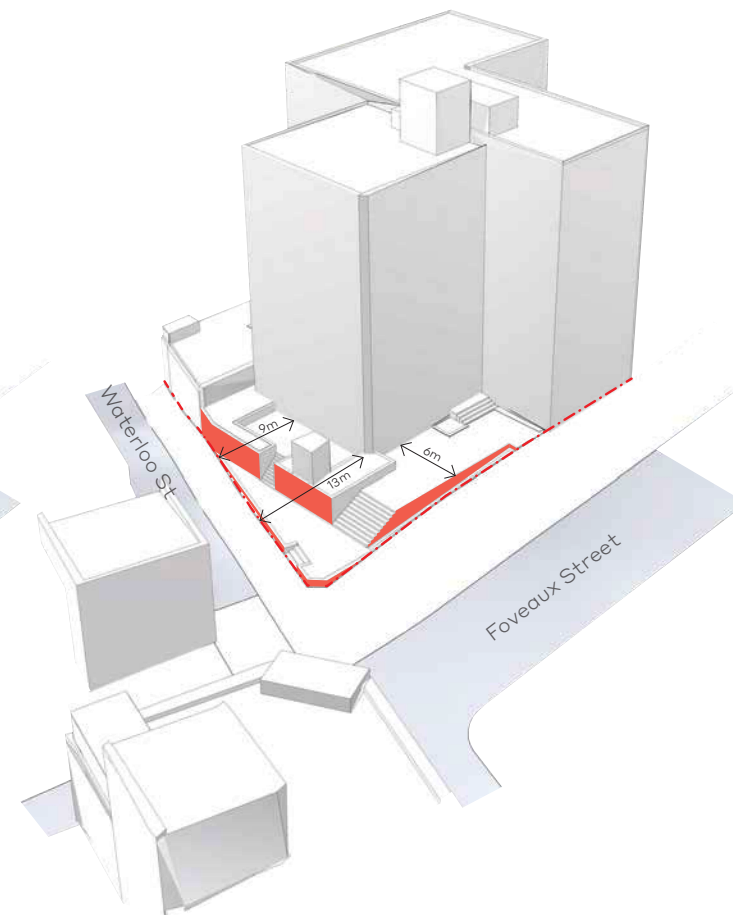
4.2 Issues Identified

We have identified urban design issues in the existing building as shown in the following diagrams.



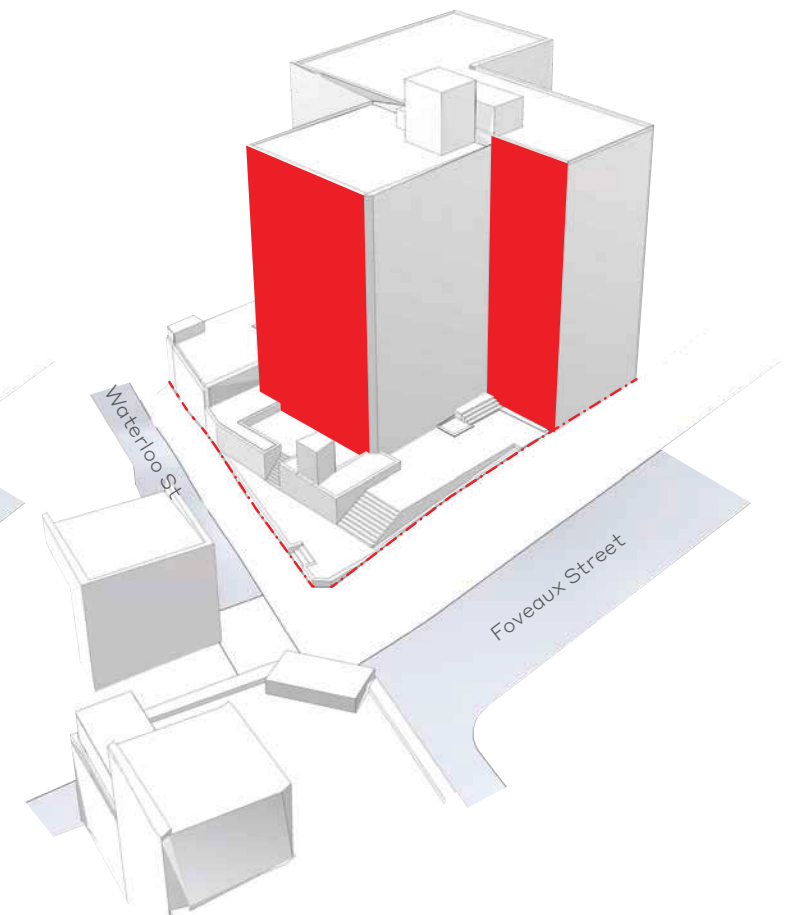
Underutilised Corner

The corner of Waterloo and Foveaux Street represents a great potential for the building. However, the space is currently underutilised and is occupied by planters, stairs and services.



Lack of Engagement

A deep setback of existing building from Waterloo and Foveaux Street disengages the building with the public domain. Lack of continuation between multiple open space with different RLs disengages the space from the public realm.



Blank West Wall

Blank western wall of existing building does not engage with the streetscape of Foveaux Street and Waterloo Street

4.3 Sydney LEP 2012

Subject Site is located within The City of Sydney LGA and is subject to Sydney Local Environment Plan 2012 (SLEP 2012). The relevant controls are listed in the table below.

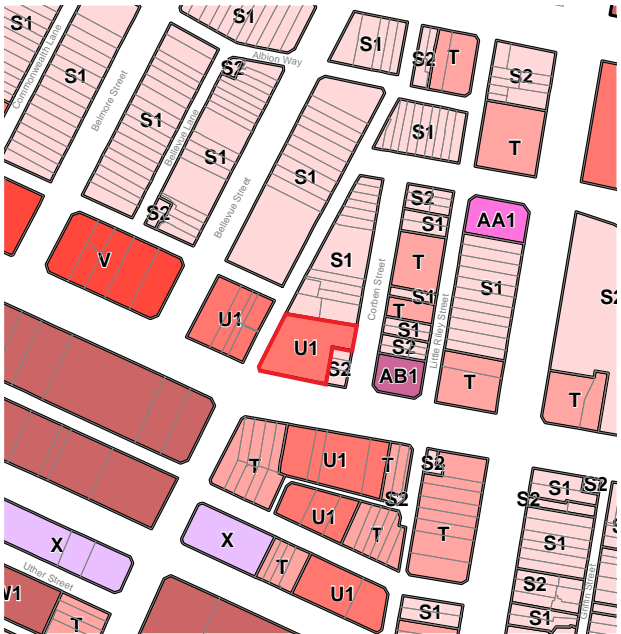
Reference	Relevant Controls
Sydney Local Environment Plan 2012	
Land Use Zone	B4 - Mixed Use
Height of Building	O - 15m
FSR	U1 - 2.5
Heritage	Within Heritage Conservation Area I1549 - Excelsior Hotel including interior I1614 - Former Mountview Hotel including interior I1611 - Terrace house facade



23 Height of Building Map

LEGEND			
E - 6m	P - 18m		
J - 9m	R - 22m		
M - 12m	S2 - 24m		
O - 15m			

- The Subject Site has a maximum building height of O - 15m
- The existing development at the subject site is at a current height of approx. 23.8m (southeast corner)



24 Floor Space Ratio Map

LEGEND			
S1 - 1.5	V - 3		
S2 - 1.75	W1 - 3.5		
T - 2	AA1 - 6		
U1 - 2.5	AB1 - 7		

- The Subject Site has an existing control FSR of U1 - 2.5



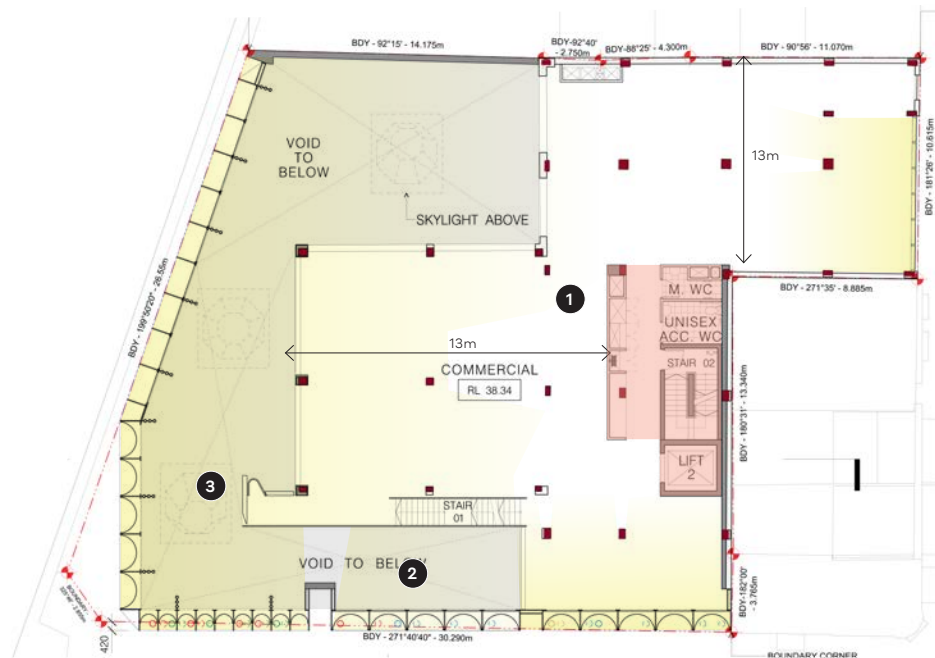
25 Heritage Map

LEGEND	
Conservation Area - General	
Item - General	

- The Subject Site is situated within a Conservation Area and in close proximity to a number of heritage items

5.0 Design Philosophy

5.1 Key Principles

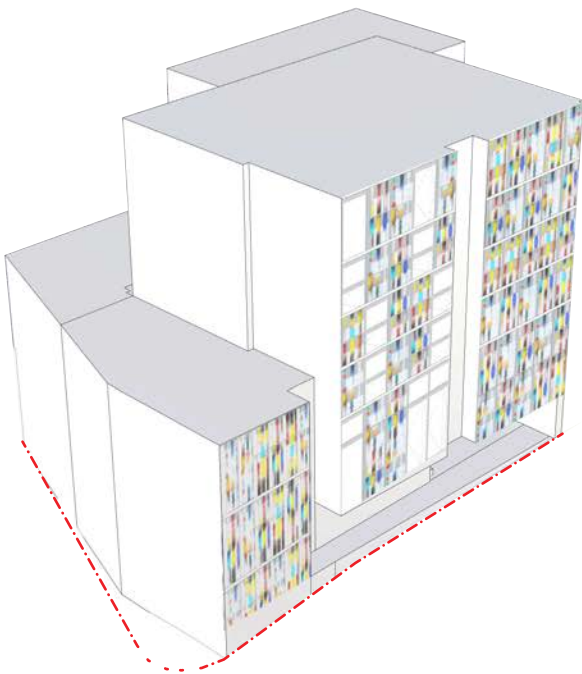


Workplace Experience

- 1 A design for SafetyCulture which provides ample sunlight to office space by shifting the amenities toward the eastern side of the building.
- 2 Large void along the western edge provides a sense of connection, transparency and community for the workplace

LEGEND

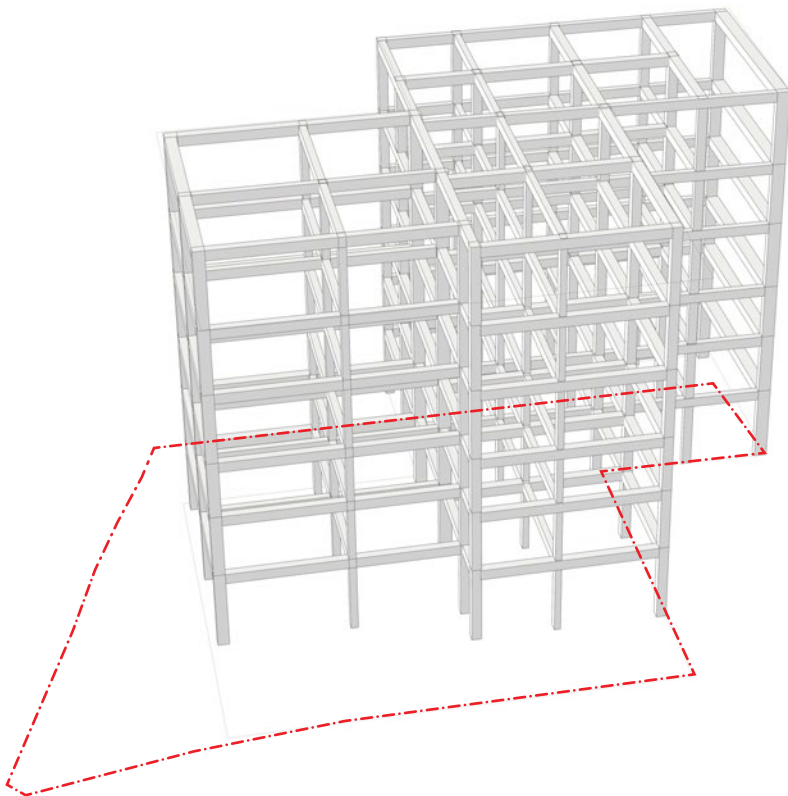
- Expected Sun Light Penetration
- Amenities



Architectural Expression

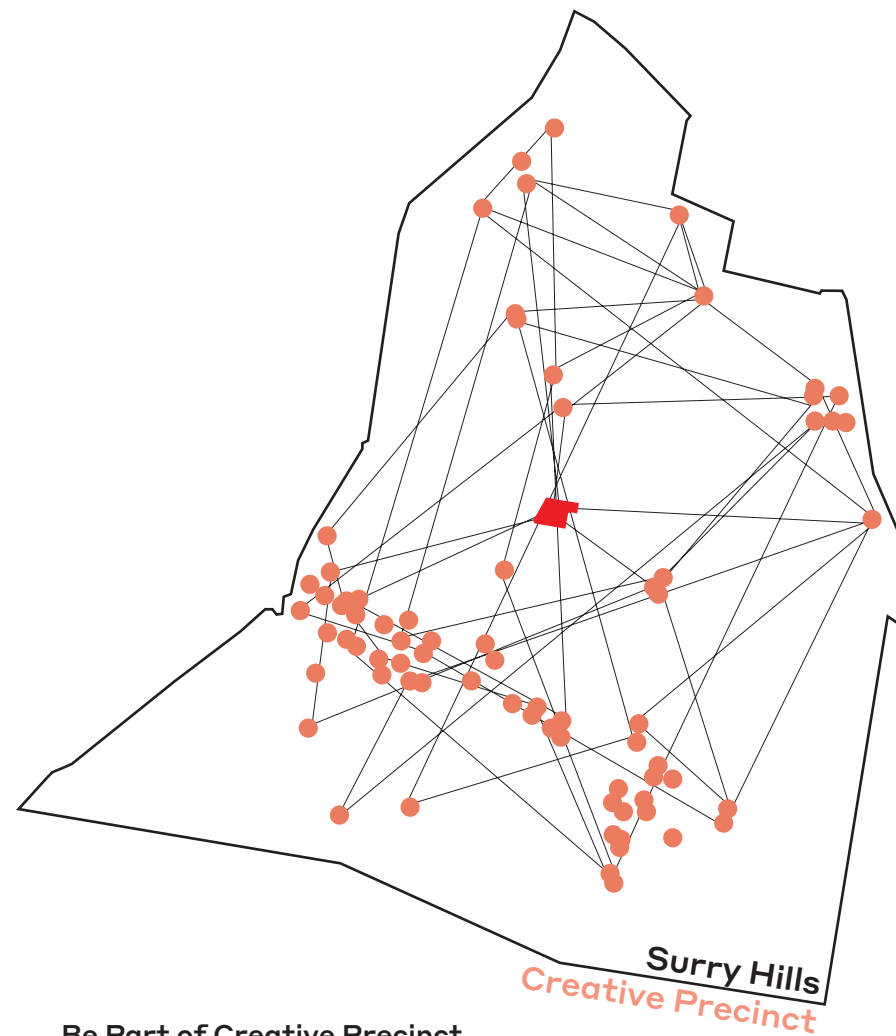
Strong definition of the built form at the corner of Waterloo Street and Foveaux Street.

Facade treatment along Foveaux Street creates a colourful and playful identity for SafetyCulture.



Retaining Existing Structure

The proposed design retains the structure of existing building

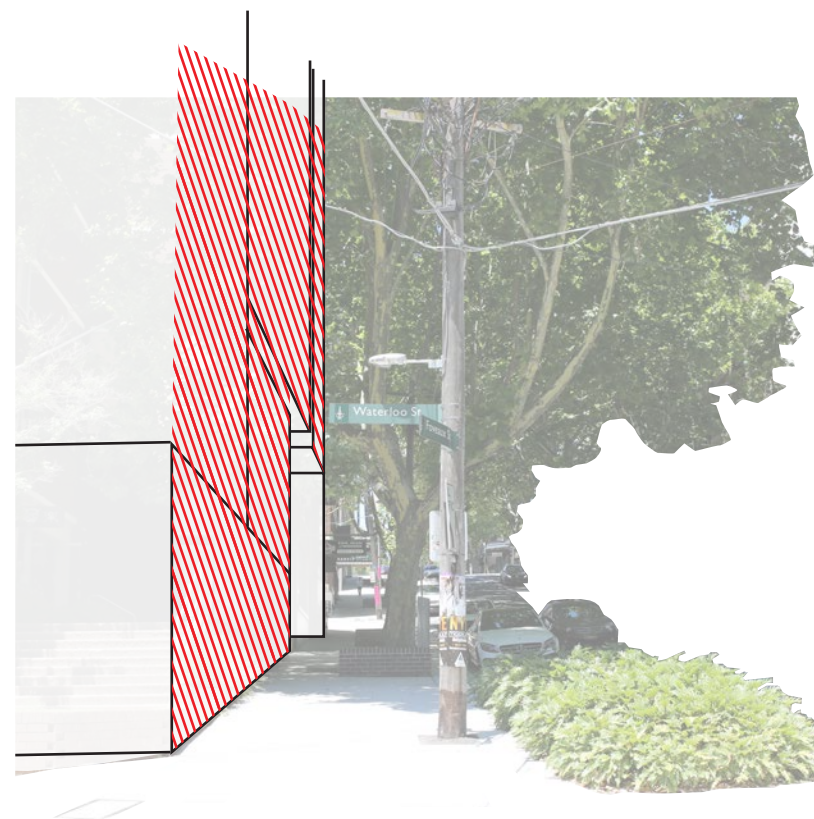


Be Part of Creative Precinct

Surry Hills Creative Precinct is composed of all sort of businesses from cafés to cinema and medical suites. SafetyCulture would benefit from a network of like-minded local businesses committed to seeing Surry Hills flourish and promoting the place as a creative cluster and cultural hub.

LEGEND

- Surry Hills Suburb Boundary
- Existing Members of Surry Hills Creative Precinct

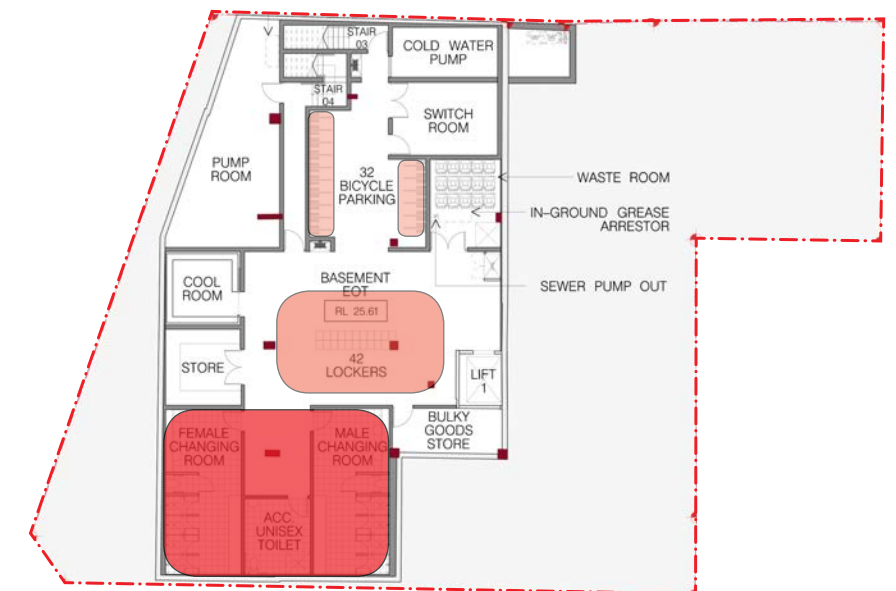


Reinforcing the “Avenue” Character

The proposed built form aligns with the footpath by building up to the boundary and further enhances and reinforces the avenue character of Foveaux Street

LEGEND

- Indicative Proposed Built Form



Promoting Active Transport

251 m² of End of Trip Facilities includes bicycle storage, lockers, male & female lockers room and shower facilities. The End of Trip facilities encourage and promote active transport as a way of daily commute.

LEGEND

- Bicycle Storage
- Lockers
- Male & Female Changing Room

End of Trip Facility

5.2 Development Calculation

The following exploded axonometric compares the existing and additional GFA of proposed development. The majority of additional GFA are placed on the lower ground and ground level with purpose built facilities for future tenants such as presentation stage, staff breakout space and a bar.

85% of the additional GFA is located on Lower Ground and Ground.

Additional GFA comprises of quality space and staff facilities including kitchens, a coolroom and bar, event space, staff breakout areas and an established reception area.

	Existing GFA	End of Trip GFA	Additional GFA	
B	0	251	+251	
			+251m²	

	Existing GFA	Proposed GFA	Additional GFA	
LG	0	385	+385	85% of Additional GFA
G	382.6	644	+261.4	
1	437.1	423	-14.1	
2	437.1	440	+2.9	
3	437.1	459	+21.9	
4	437.3	466	+28.7	
5	437.3	466	+28.7	
6	0	50	+50	
	2,568.5m²	3,333m²	+764.5m²	

Note:
*End of journey floor space (showers, change rooms, lockers, bicycle storage areas) excluded from GFA calculation in accordance with CoS LEP 2012 Clause 6.13
**There is a subtraction of 14.1m² GFA on Level 1 and an addition of 2.9m² of GFA on Level 2
*** There is only an additional of 21.9m² GFA on Level 3.

LEGEND

Site Boundary

Existing Building Footprint

Entry Point

Existing GFA

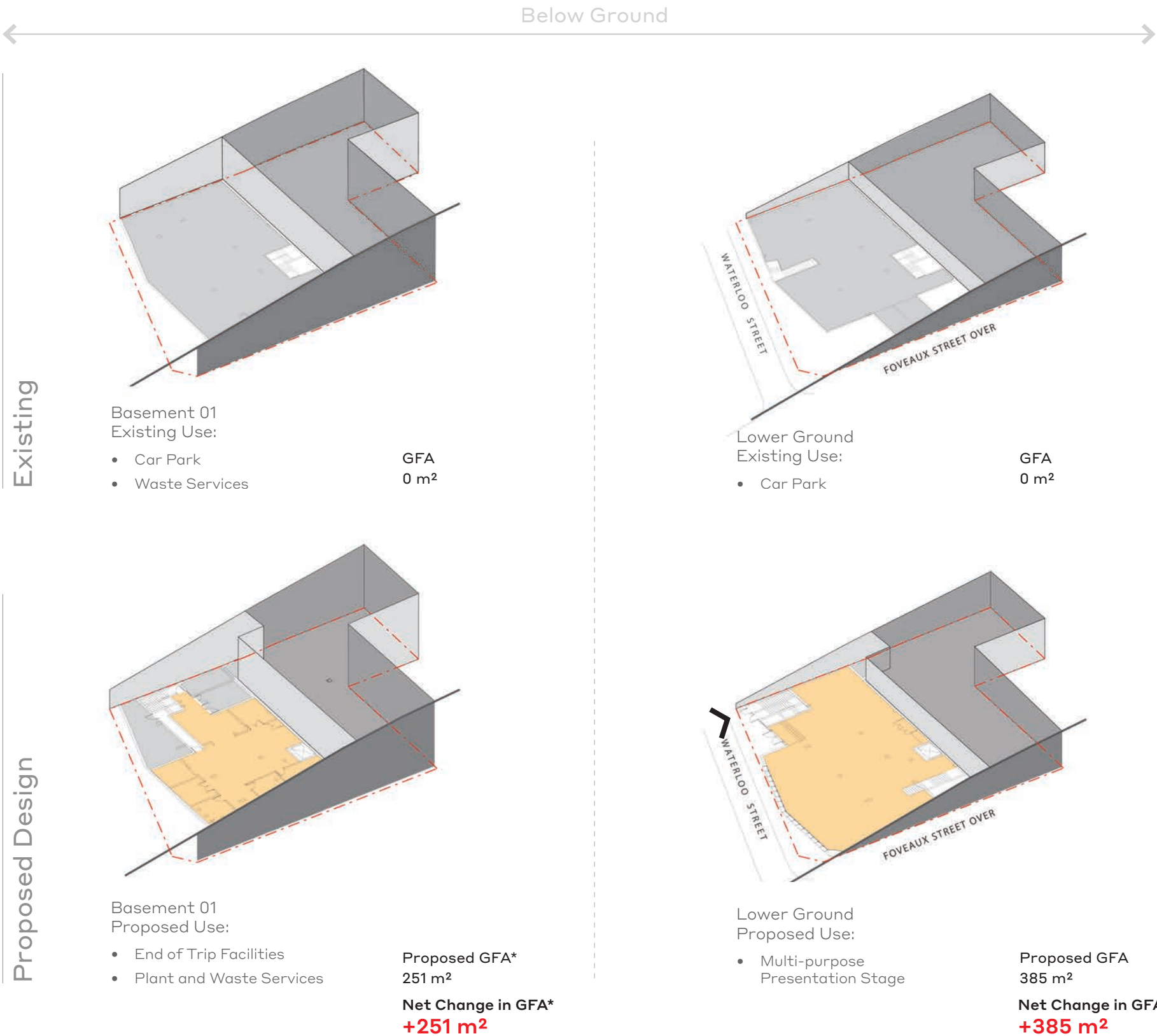
Additional GFA (including Core Removed)

Subtracted GFA

Additional GFA (Change in Use of Existing Level)

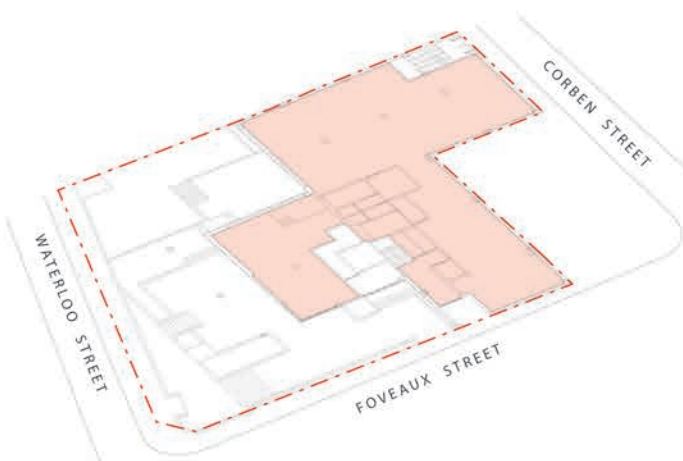
Storage & Plant

85% of the additional GFA is located on Lower Ground and Ground.



26 GFA Map of Existing and Proposed Development
Source: Candalepas Associates

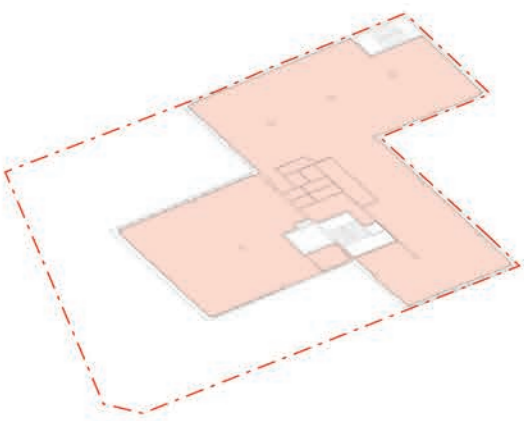
Above Ground



Ground
Existing Use:

- Retail
- Commercial Office

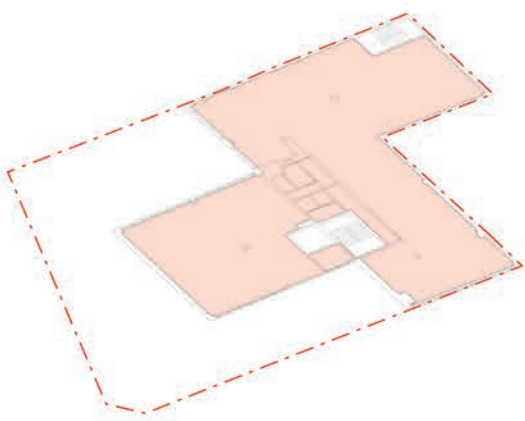
GFA
382.6 m²



Level 1 - 3
Existing Use:

- Commercial Office

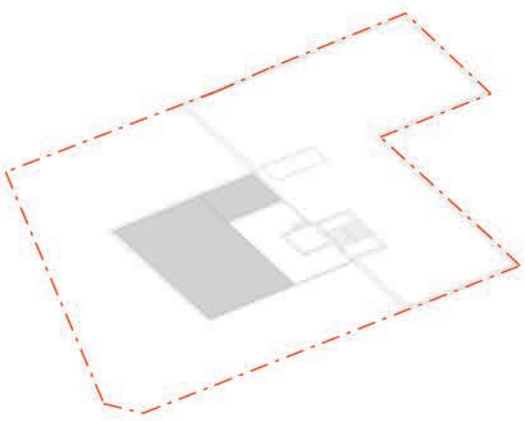
GFA
437.1 m²



Level 4 - 5
Existing Use:

- Commercial Office

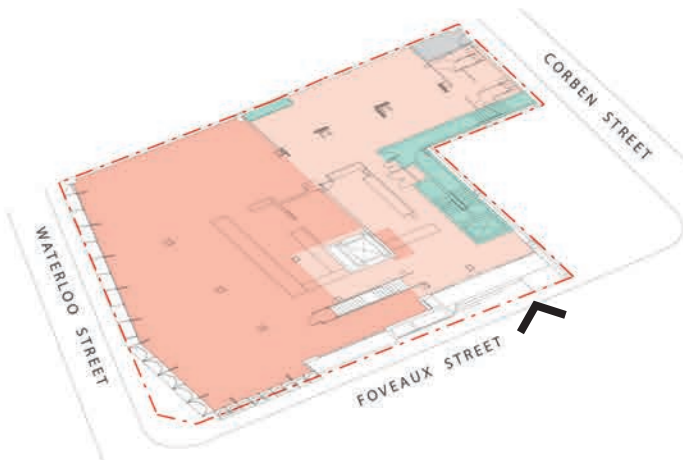
GFA
437.3 m²



Level 6
Existing Use:

- Plant Room

GFA
0 m²

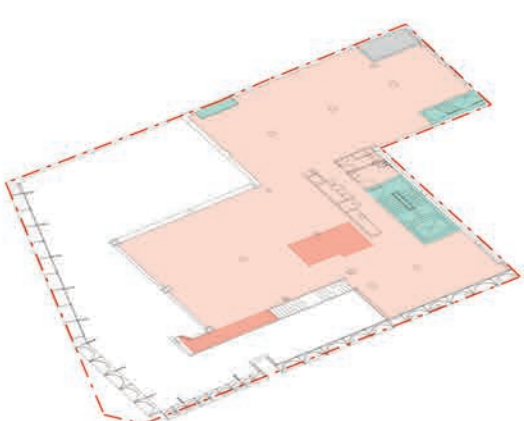


Ground
Proposed Use:

- Commercial Lobby & Office
- Office Kitchen & Breakout

Proposed GFA
644 m²

Net Change in GFA
+261.4 m²

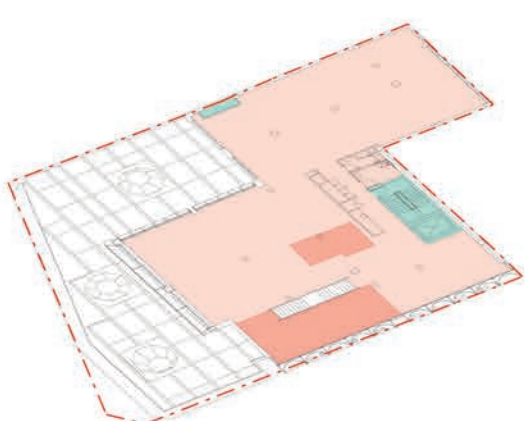


Level 1 - 2
Proposed Use:

- Commercial Office

Proposed GFA
423 m² (L2: 440 m²)

Net Change in GFA
-14.1 m² (L1)
+2.9 m² (L2)

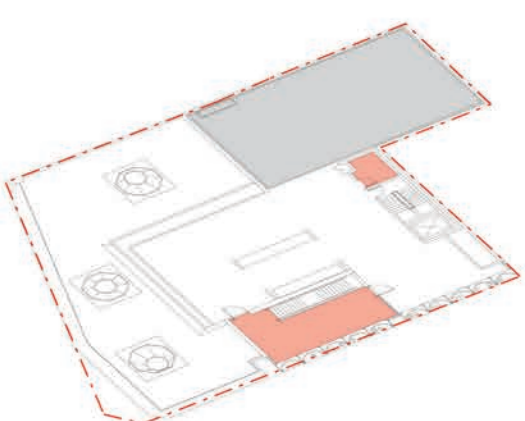


Level 3 - 5
Proposed Use:

- Commercial Office

Proposed GFA
466 m² (L3: 459 m²)

Net Change in GFA
+28.7 m² (L4-5)
+21.9 m² (L3)



Level 6
Proposed Use:

- Landscaped Terrace
- Open Plant Room

Proposed GFA
50 m²

Net Change in GFA
+50 m²

6.0 Built Form and Massing

6.1 Key Design Moves

Side Core

The placement of key circulation space along Foveaux Street exhibits the movement behind the facade with feature stairs along Foveaux Street up to Level 2. Visual Connection maintains passive surveillance.

Rooftop Activation

Activation of rooftop space with roof garden and communal space for the tenant. Screens on rooftop act as noise barrier to adjacent residential area.

Transition in Height

The proposed design creates a transition in height between greater building height to the east of Corben Street towards 2 Storey commercial building west of Subject Site.

Addressing Site Topography

The two different entry levels address the footpath ensuring accessibility, legibility and enhanced street treatment.

Opening of Western Facade

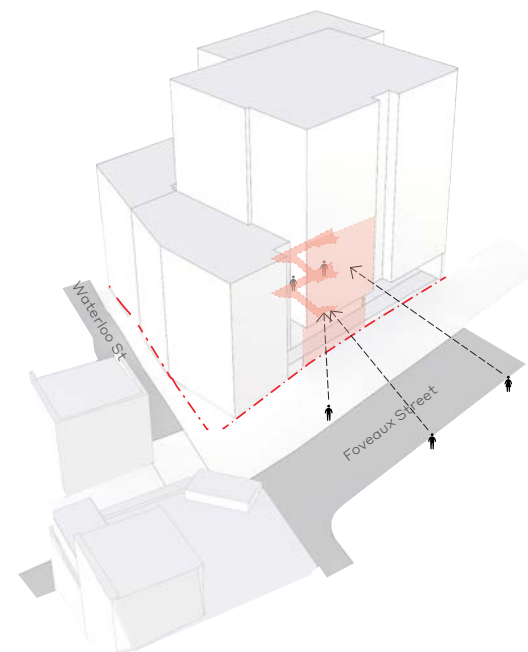
Architectural treatment along the western facade opens up the existing blank wall.

Better Material Palette for a Sustainable Office

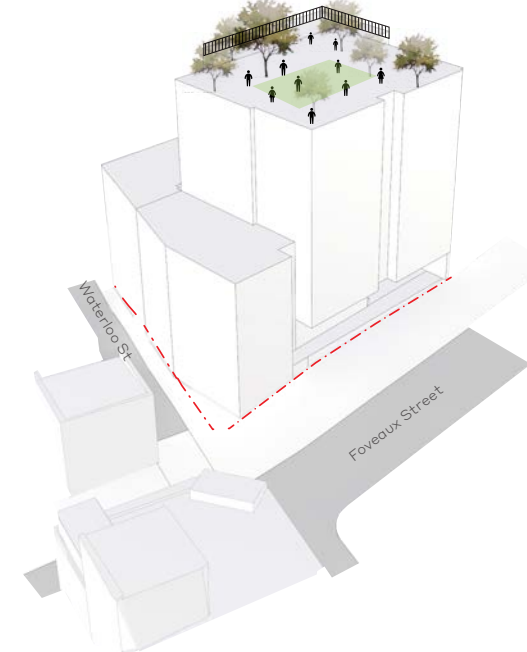
A great mix of material were proposed for the design as a way to celebrate diversity and to create a playful contemporary workspace. The use of curved glass along with coloured glass sculpture as facade creates an identity for the office and inject new life onto Foveaux Street.

Engage with "Avenue"

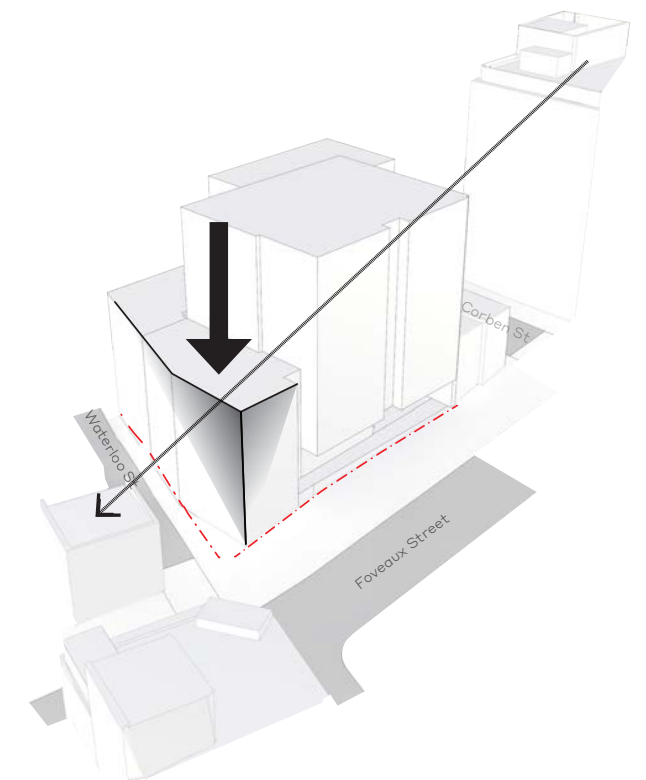
Proposed design build up to the site boundary to engage with the "Avenue" along Foveaux Street. Public domain also flows onto the main entrance of proposed design with visual connection along street level into the building.



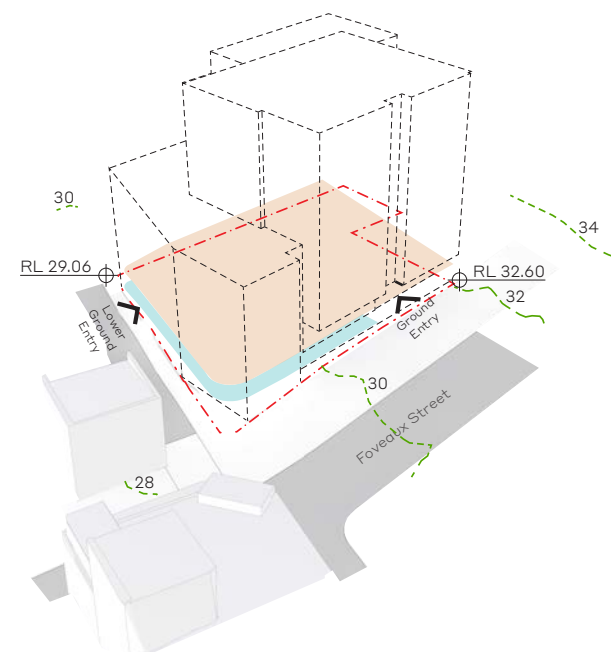
Side Core



Rooftop Activation



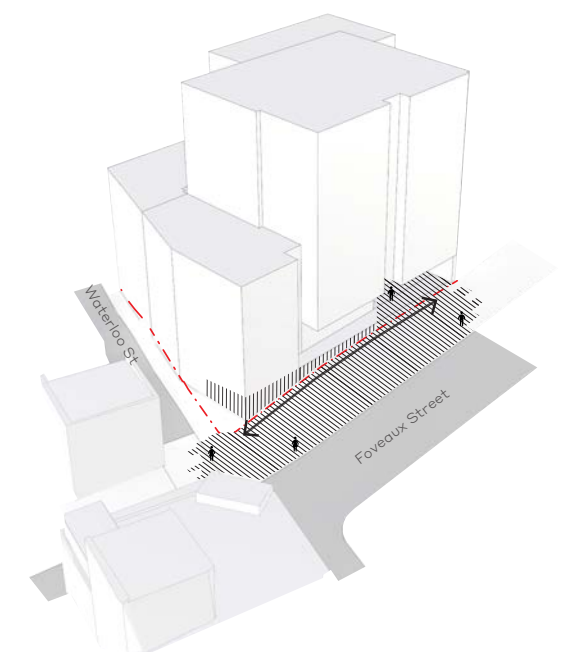
Transition in Height



Addressing Site Topography



Opening of Western Facade
Better Material Palette for a Sustainable Office



Engage with "Avenue"

6.0 Built Form and Massing

6.2 Before and After



27 Existing Building



28 Rendered view of Future Building
Source: Candalepas Associates

6.3 Street Elevation

The facade plays a key role in defining the bulk and scale of the new addition. The facade is articulated into three main elements and responds to the general streetscape of Foveaux Street.



29 Street Elevation along Foveaux Street



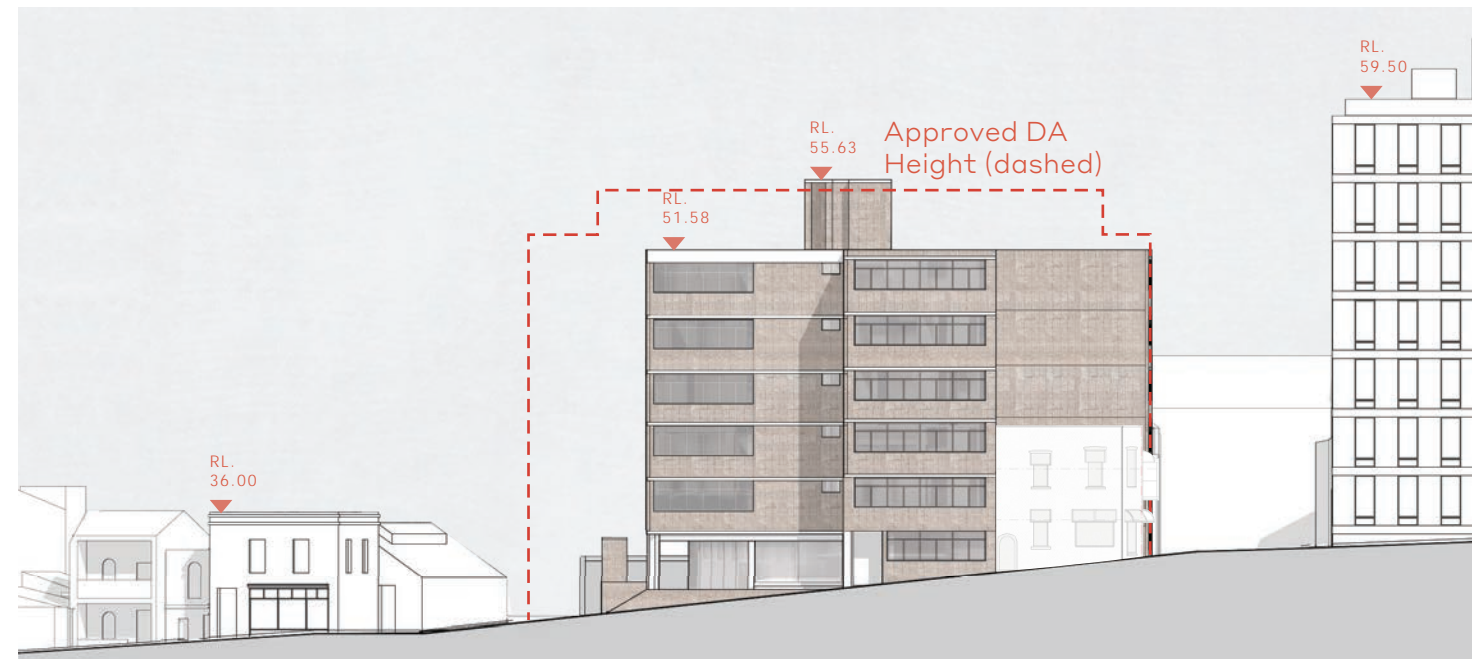
30 Street Elevation along Waterloo Street

6.4 Building Height

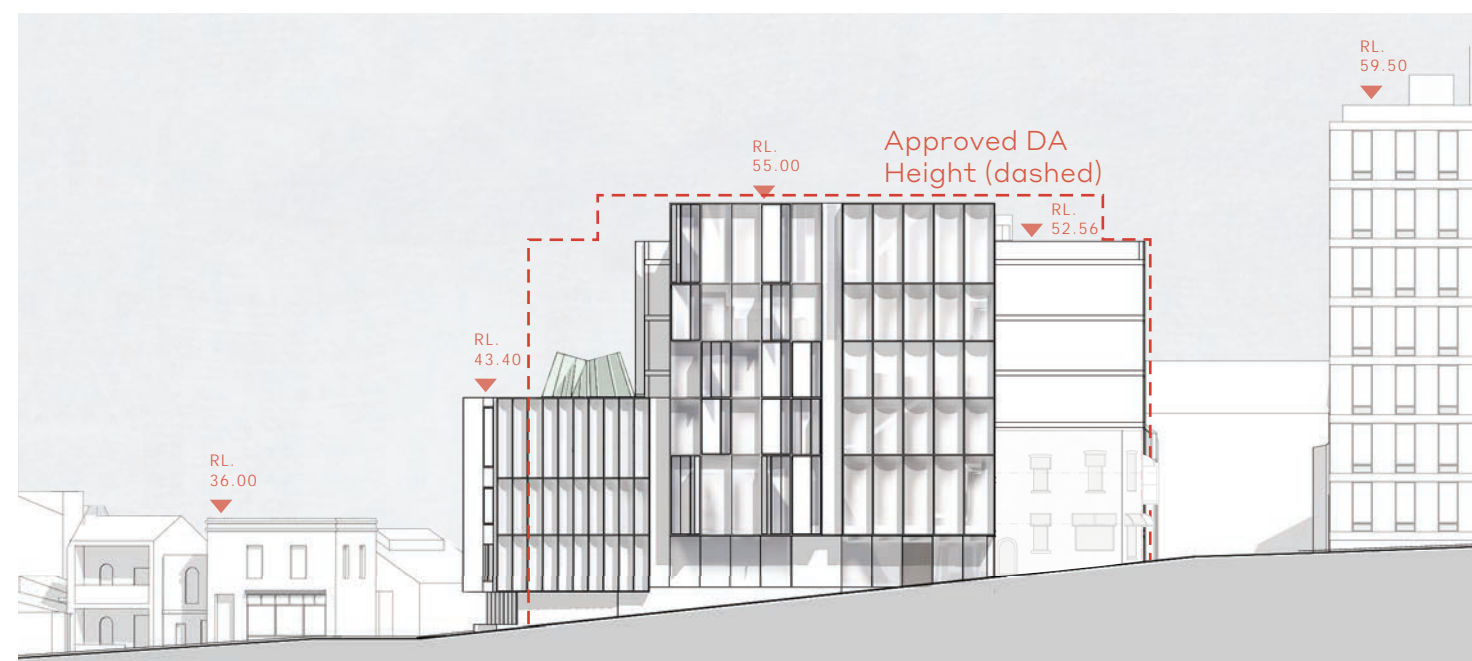
Figure 31 and 32 illustrates and compares the building height between existing building on site, approved DA residential flat building and the current proposed design. Previously approved DA building envelope height is marked in red dotted line.

The existing building on site has an overall height at RL 51.58 with lift overrun reaching RL 55.63. The building height of approved DA (D/2013/1933/A) residential building has an overall height of RL 54.95 with lift overrun reaching RL 55.63.

The current proposed design has the main building height reaching RL 55.00 with articulated building mass at a lower height (reaching RL 52.56 along Corben Street and RL 43.40 along Waterloo Street).



31 Existing Building Height and Overlay of Approve DA (D/2013/1933/A) Building Height
Source: Candalepas Associates

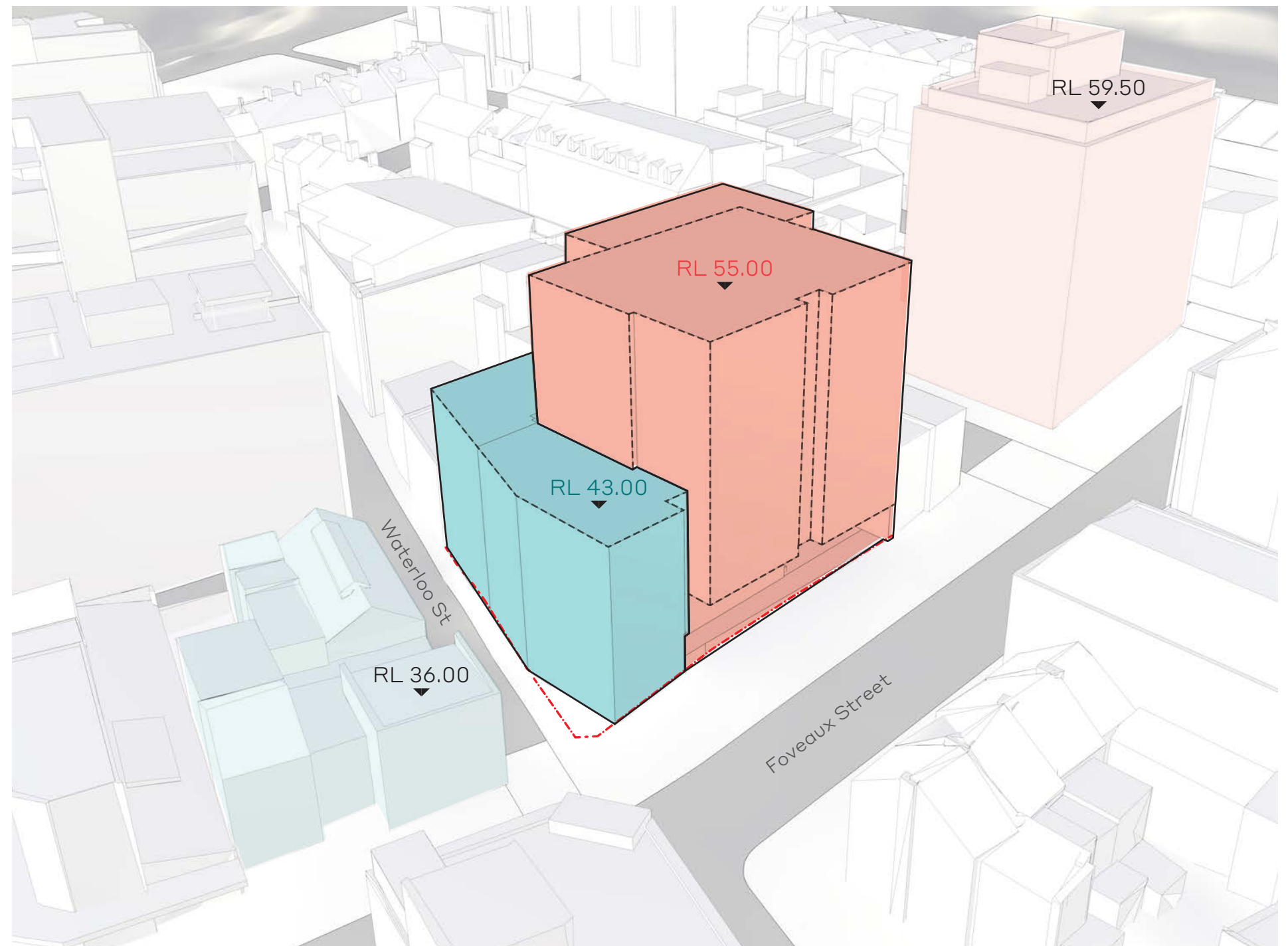


32 Proposed Building Height and Overlay of Approve DA (D/2013/1933/A) Building Height
Source: Candalepas Associates

6.5 Bulk and Scale

The proposed built form is consistent with the bulk and scale of adjacent buildings of similar type and use and responds to the existing context.

- The articulation of building mass responds to the natural landform and topography of the Site by introducing separate entrances and frontage on Ground and Lower Ground level.
- The stepping down of the building mass from east to west along Foveaux Street responds to the streetscape of Foveaux Street; higher commercial building to the east (RL 59.50) and lower 2 storey commercial buildings to the west (RL 36.00).
- Proposed built form retains the structure of existing building.
- The proposed additional building mass located at the corner of Waterloo Street and Foveaux Street is lower in height (RL 43.00) and addresses the streetscape of Waterloo Street,

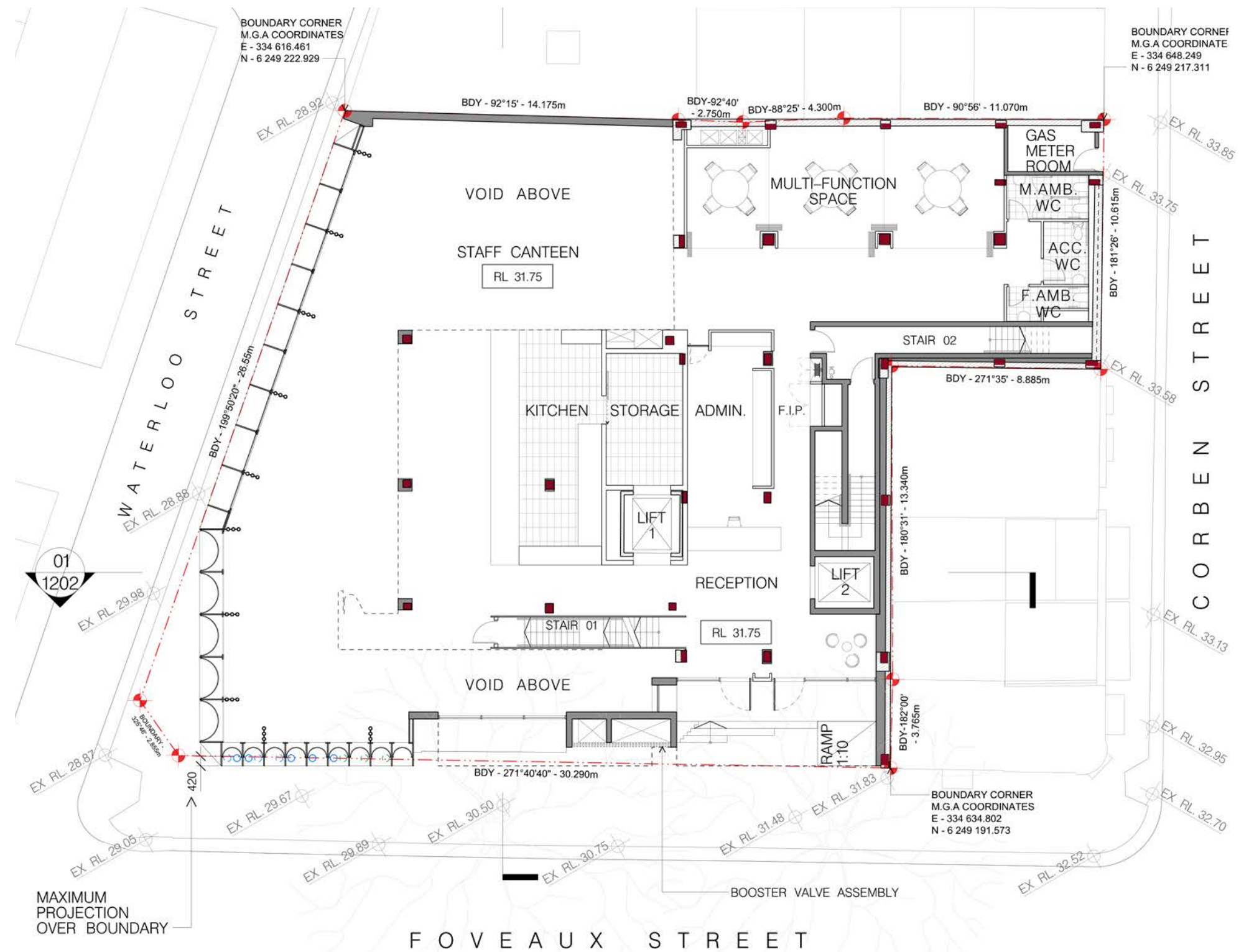


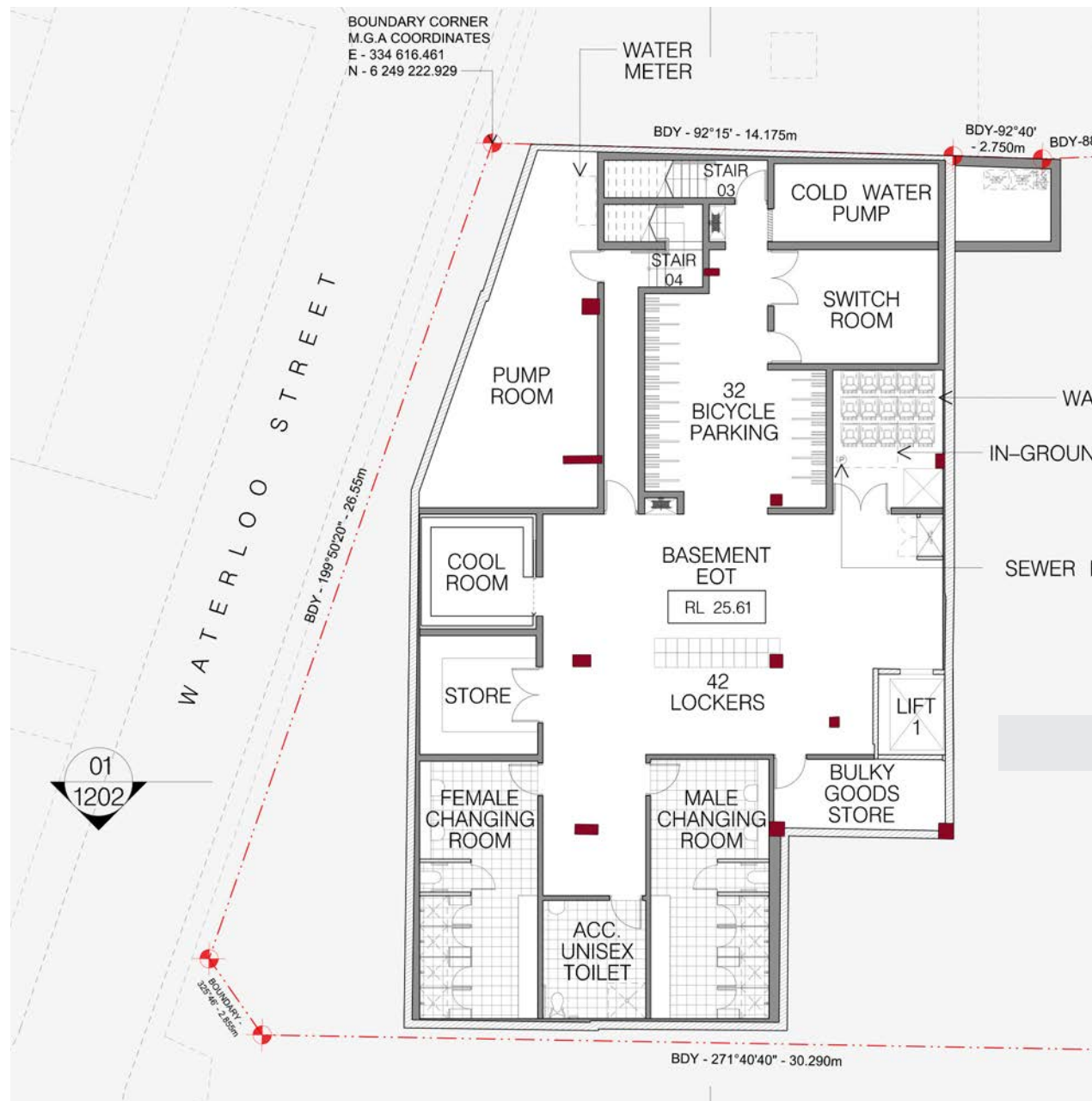
33 Proposed Building Height and Overlay of Approve DA (D/2013/1933/A) Building Height

7.0 Best Commercial Floorplate for SafetyCulture

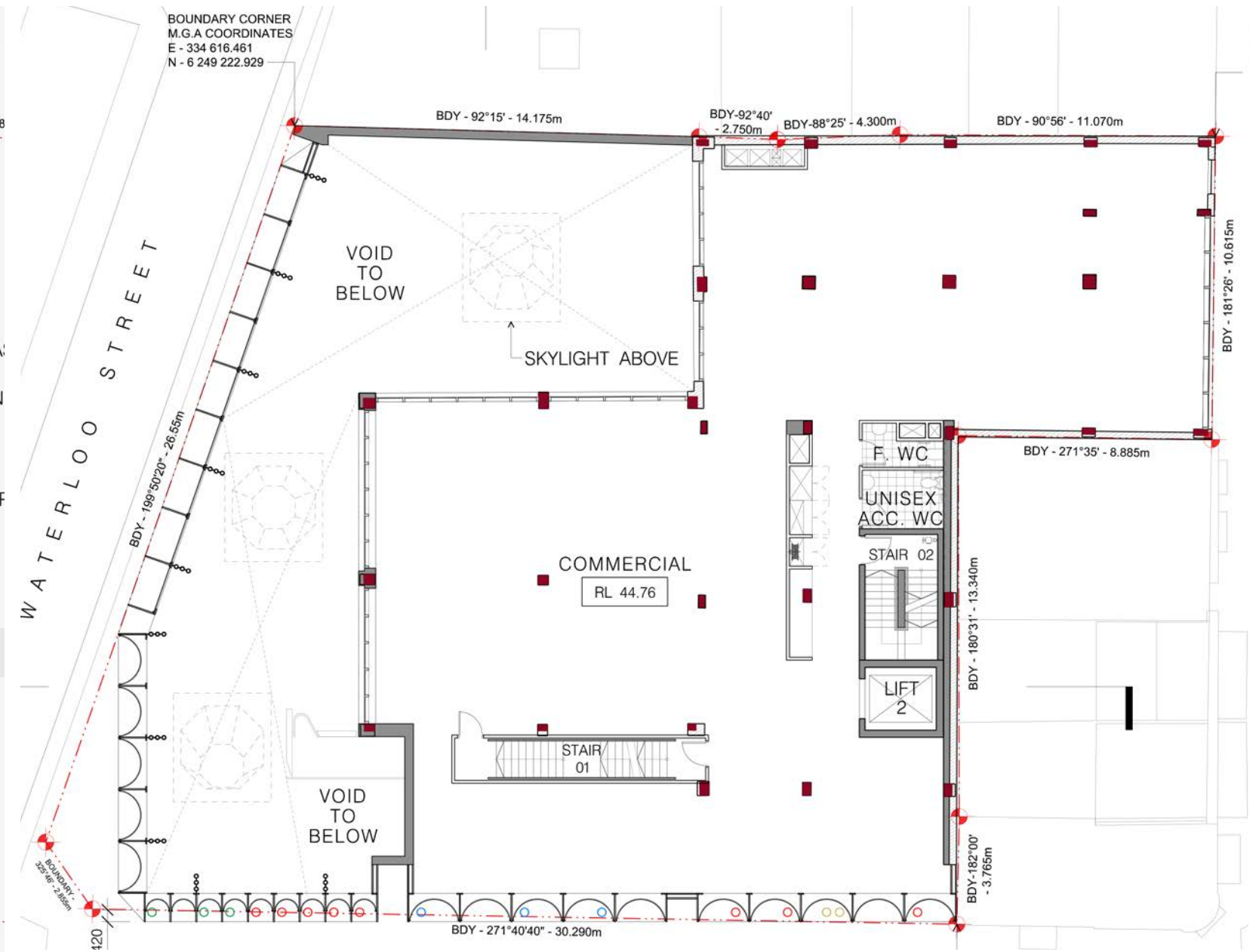
Summary

- Core for vertical circulation is placed along the perimeter to ensure maximum efficiency in office layout.
- Additional meeting places throughout the office increases interaction between staff and aids to create a more collaborative workspace.
- Views and natural light aid in the creation of a positive workspace environment and increased productivity experience amongst staff.
- The end of journey facilities create a more flexible business that supports growth and aims towards the provision of community and well-being, assuming a better expectation for 'work-life' outcome. This site is also close to an abundance of public transport. Cars are therefore no longer considered as a priority in the proposal and therefore the space may need to be used for other GFA-outcomes.
- The well serviced and central location of this development puts employment closer to the heart of the city, to public transport, to cultural and retail amenities, to clients and provides an improvement of quality.
- The development seamlessly integrates all of the components highlighted for best practice in creating a conscious space that has the amenity, service and infrastructure to assist in the retention of talent.





35 Concept Plan - Basement Floor Plan



36 Concept Plan - Level 3 Floor Plan

8.0 Potential Impact on the Existing Residential Use

8.1 Potential Impact

	Potential Impact
Noise	Screens on rooftop to act as noise barrier to adjacent residential area from noise generated as a result of rooftop activities.
Operating Hours	Same as most Foveaux Street Shops.
Privacy / Overlooking	<p>As illustrated in Figure 37, there are a minimum of 20m distance from the facade of proposed built form to adjacent existing residential buildings with the exception of 2 storey tall residential dwelling across Corben Street.</p> <p>The opening of western facade created potential overlooking issues towards the 2 storey buildings across Waterloo Street. However, as the buildings toward the west of Subject Site are of commercial uses, overlooking will not be an issue.</p>
Vehicular and Pedestrian Traffic	No car access. It is expected that the pedestrian traffic would increase from Central Station to Subject Site.
Vibration	n/a
Reflectivity	Refer to facade detail prepared by Architect.
Overshadowing	Refer to shadow diagram in Section 8.1

LEGEND

Proposed Envelope

Residential

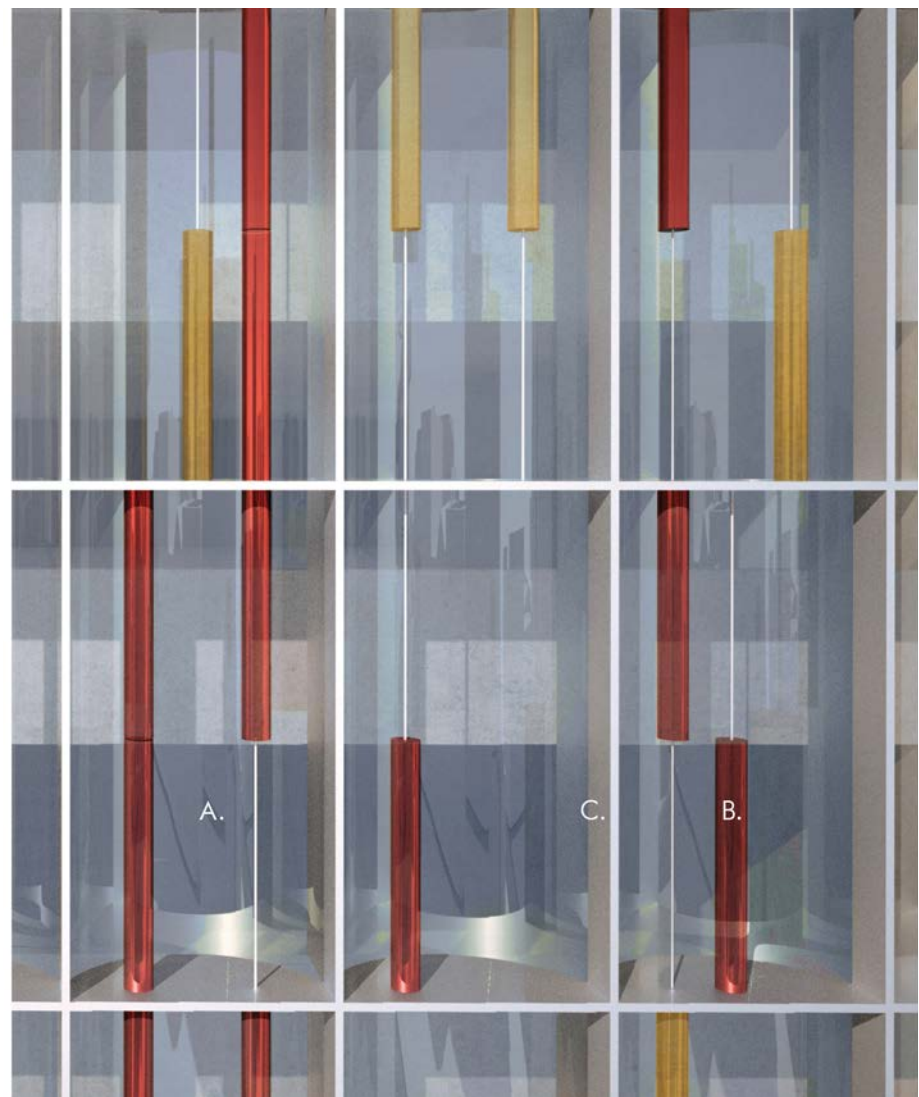
Commercial

Residential Interface



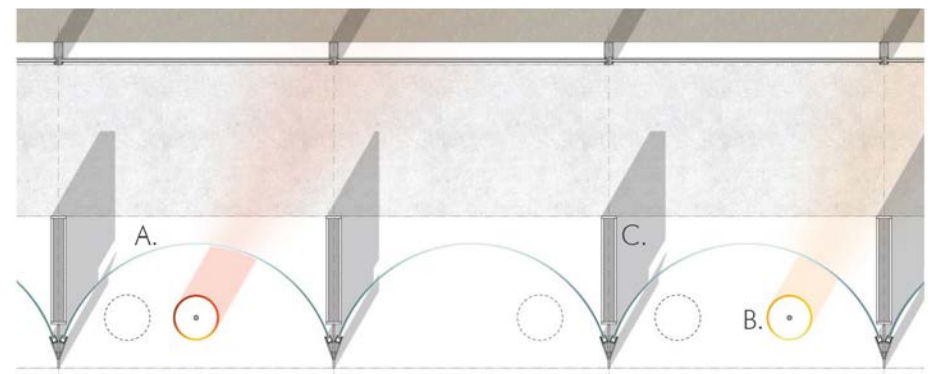
37 Proposed Building and its Distance from Adjacent Residential Facade

8.2 Facade Treatment and Details



38 South Elevation Detail
Source: Candalepas Associates

⌚ SCALE 1:50 @ A3



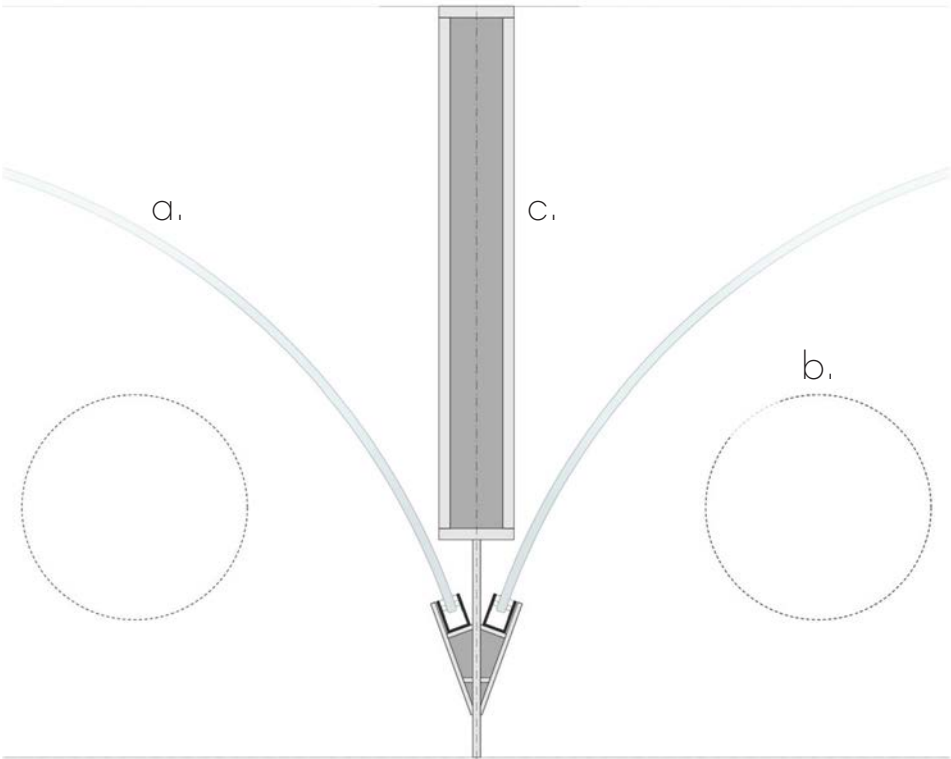
39 Plan Detail
Source: Candalepas Associates

⌚ SCALE 1:50 @ A3



40 Glass Sculptures by Ettore Sottsass
Source: Candalepas Associates

- a. Curved Glass Facade
- b. Coloured Glass Sculpture
- c. Steel Plate Box Frame



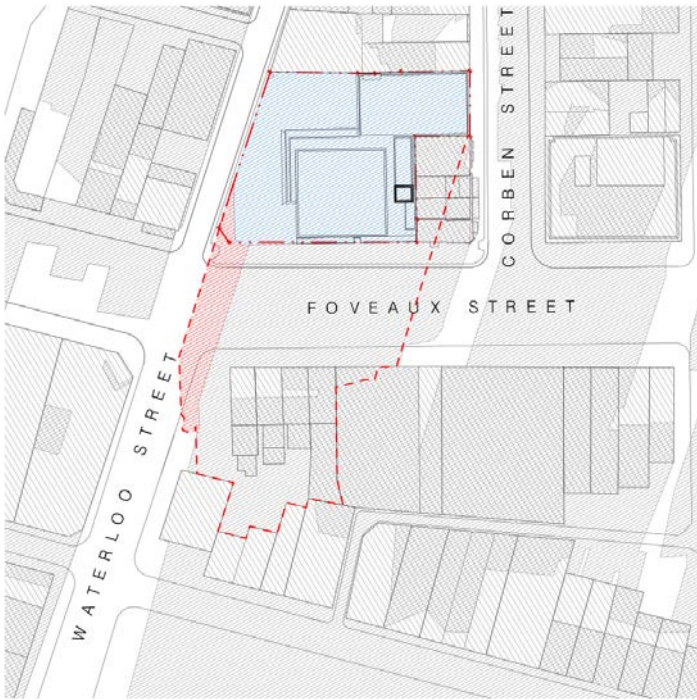
41 Plan Detail
Source: Candalepas Associates

⌚ SCALE 1:10 @ A3

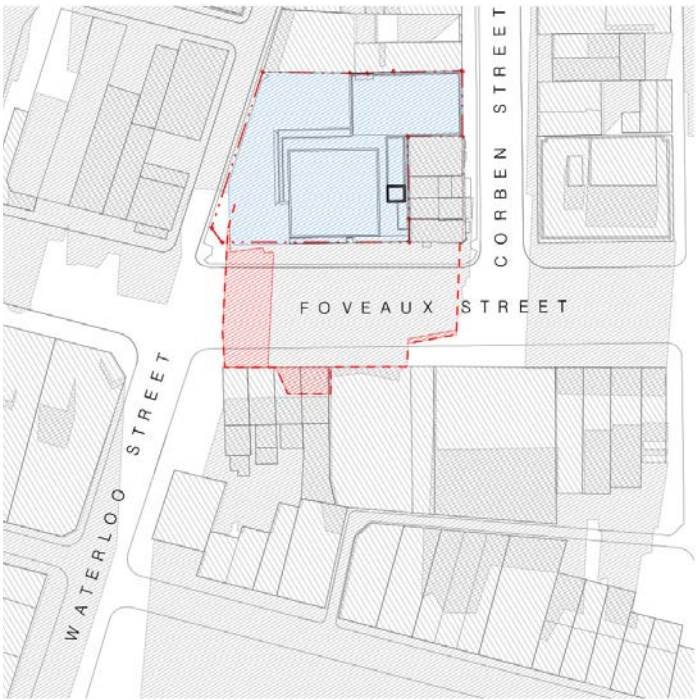
8.3 Shadow Analysis



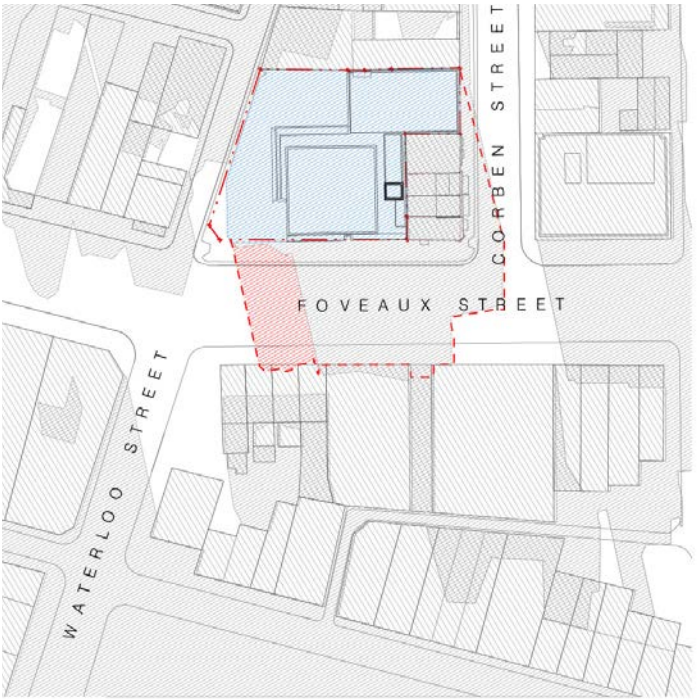
42 June 21st 9am



43 June 21st 10am

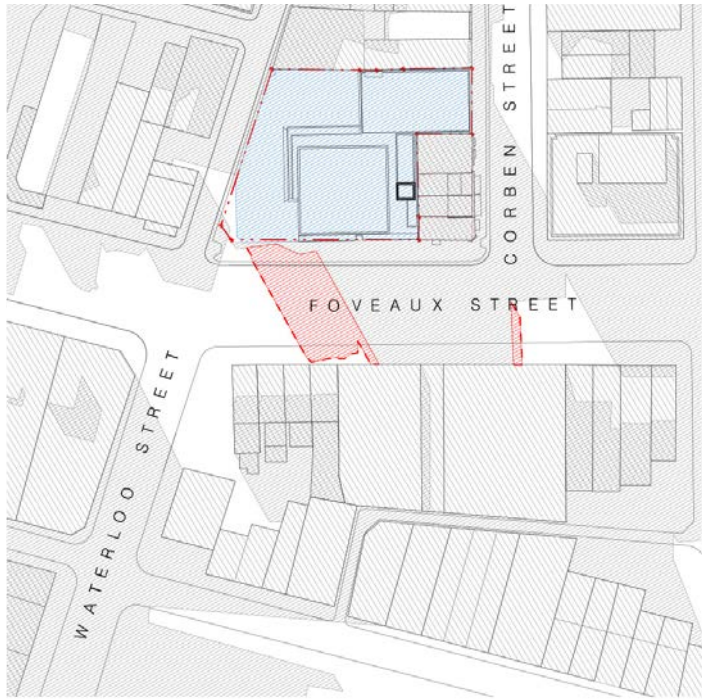


44 June 21st 11am

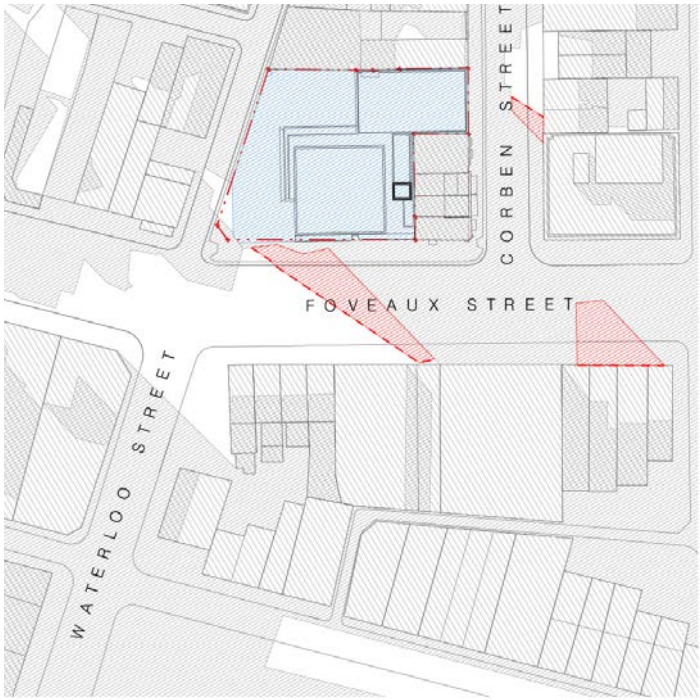


45 June 21st 12pm

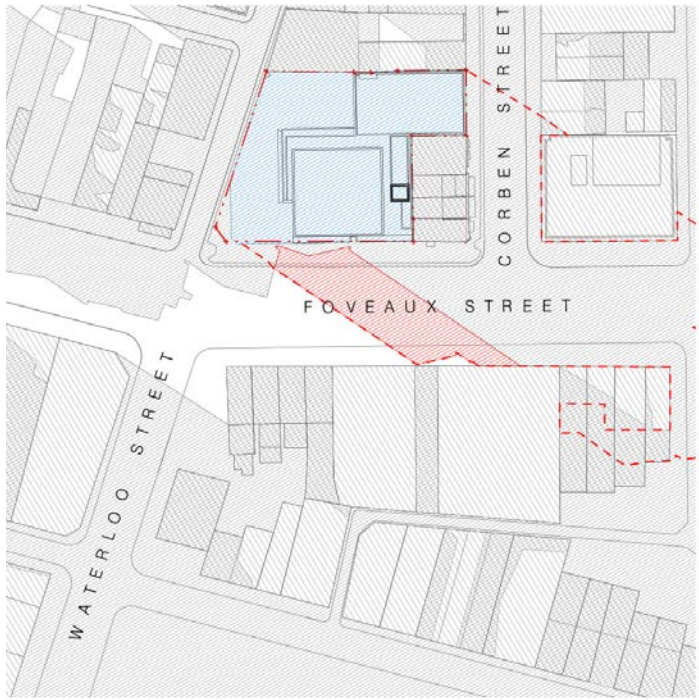
- LEGEND
- Proposed Building
 - Shadow Cast by Existing Building
 - Additional Shadow Cast by Proposed Building



46 June 21st 1pm



47 June 21st 2pm

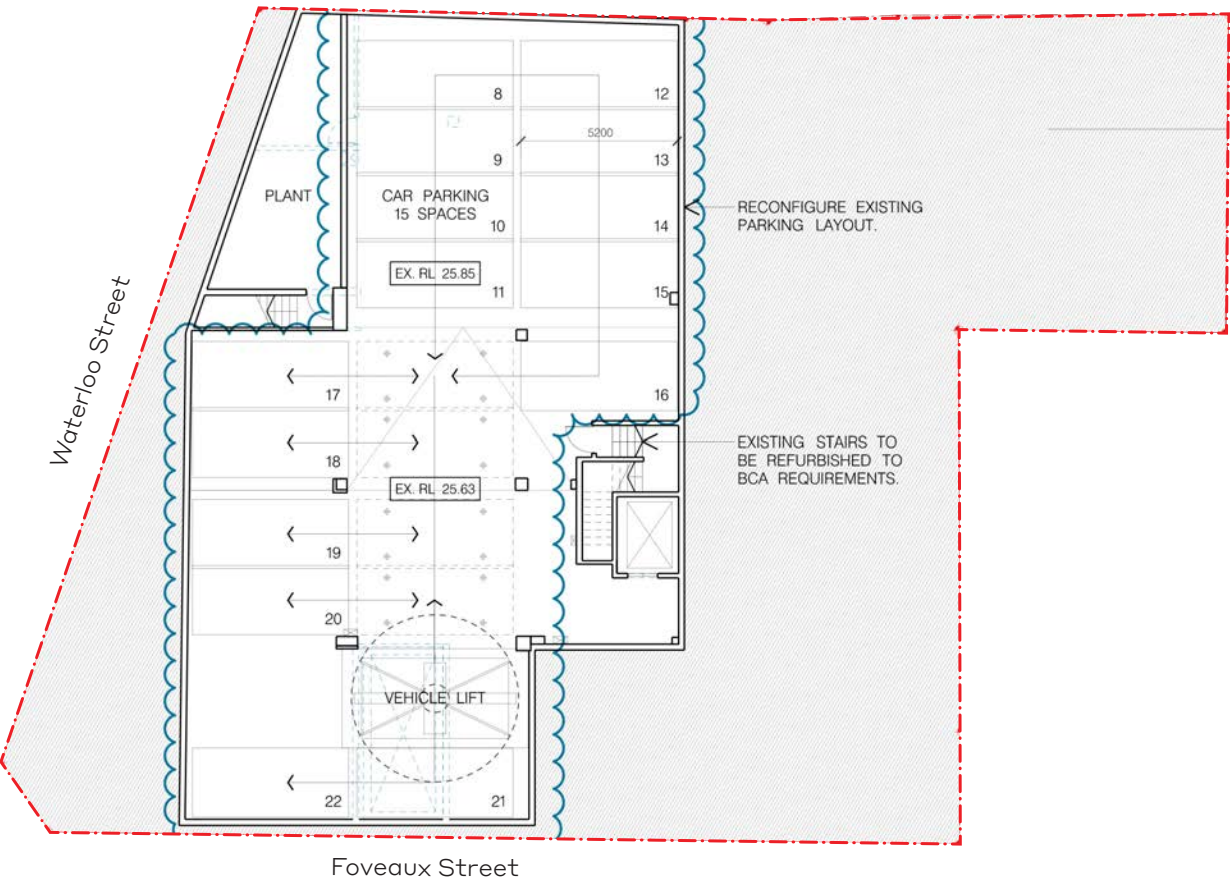


48 June 21st 3pm

9.0 Current DA Approval and Proposed DA

The following architectural plans compare the previously approved DA in July 2014 for the conversion of the existing commercial building to a multi-residential use and the proposed DA for the retention of existing building as commercial use.

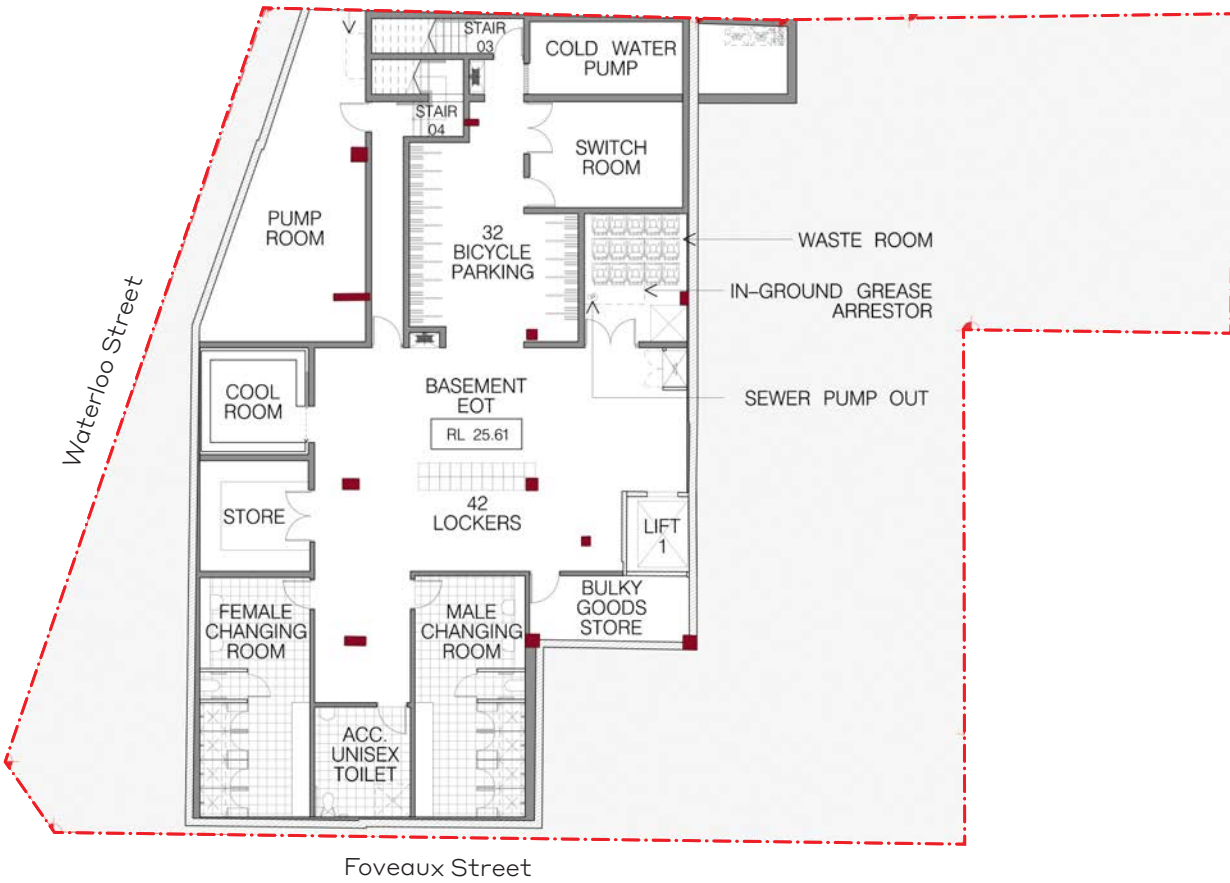
Current DA Approval
Basement 1



49 Current DA Approval - Basement 1

SCALE 1:250 @ A3

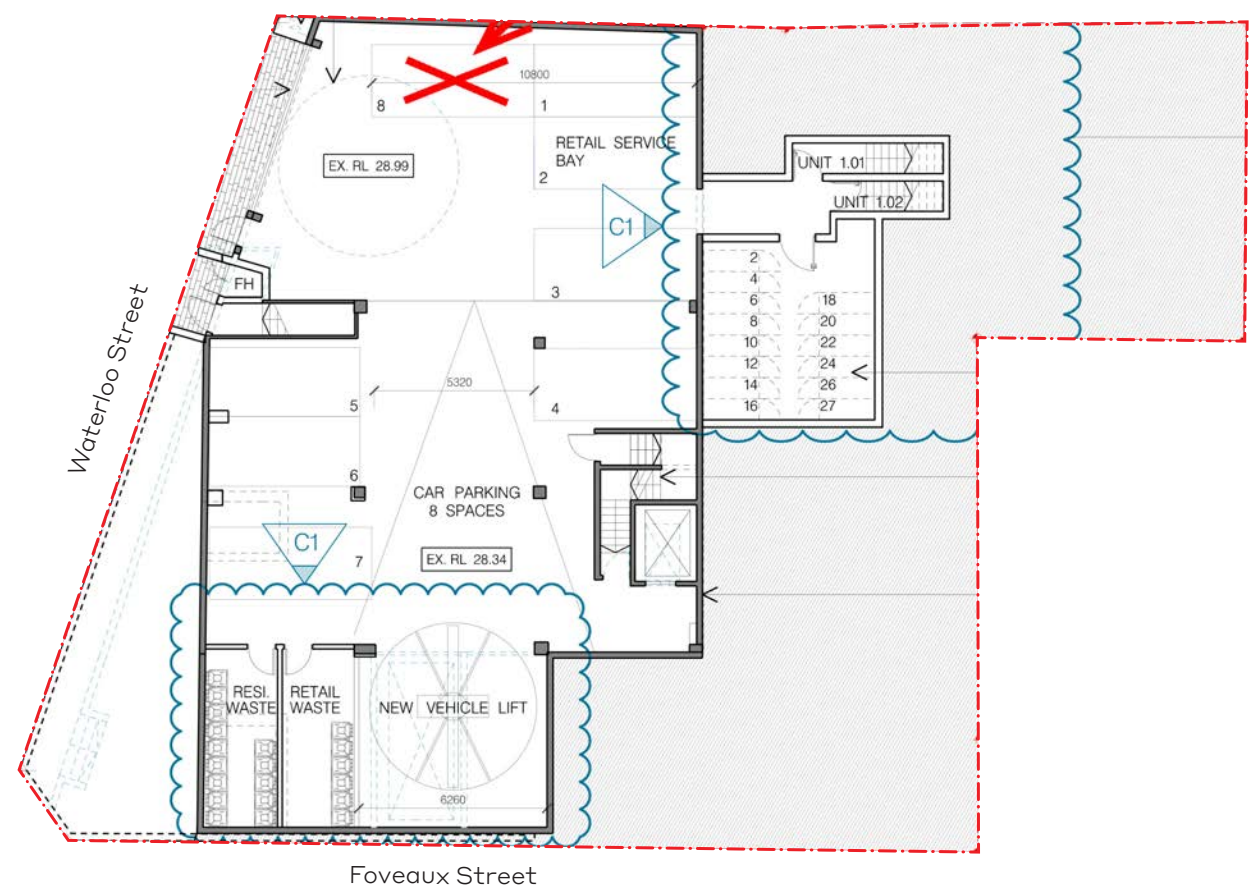
Proposed DA
Basement



50 Proposed DA - Basement

SCALE 1:250 @ A3

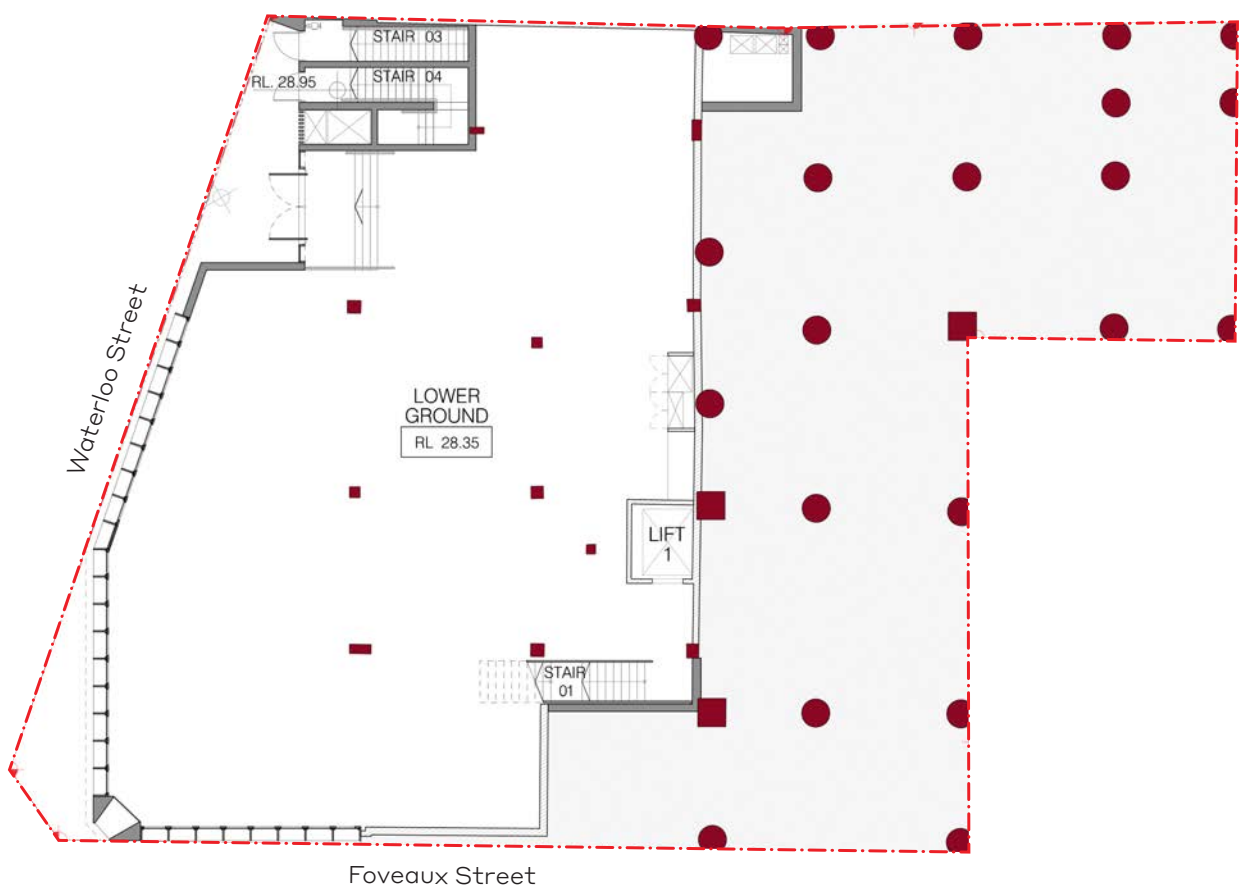
**Current DA Approval
Lower Ground**



51 Current DA Approval - Lower Ground

① SCALE 1:250 @ A3

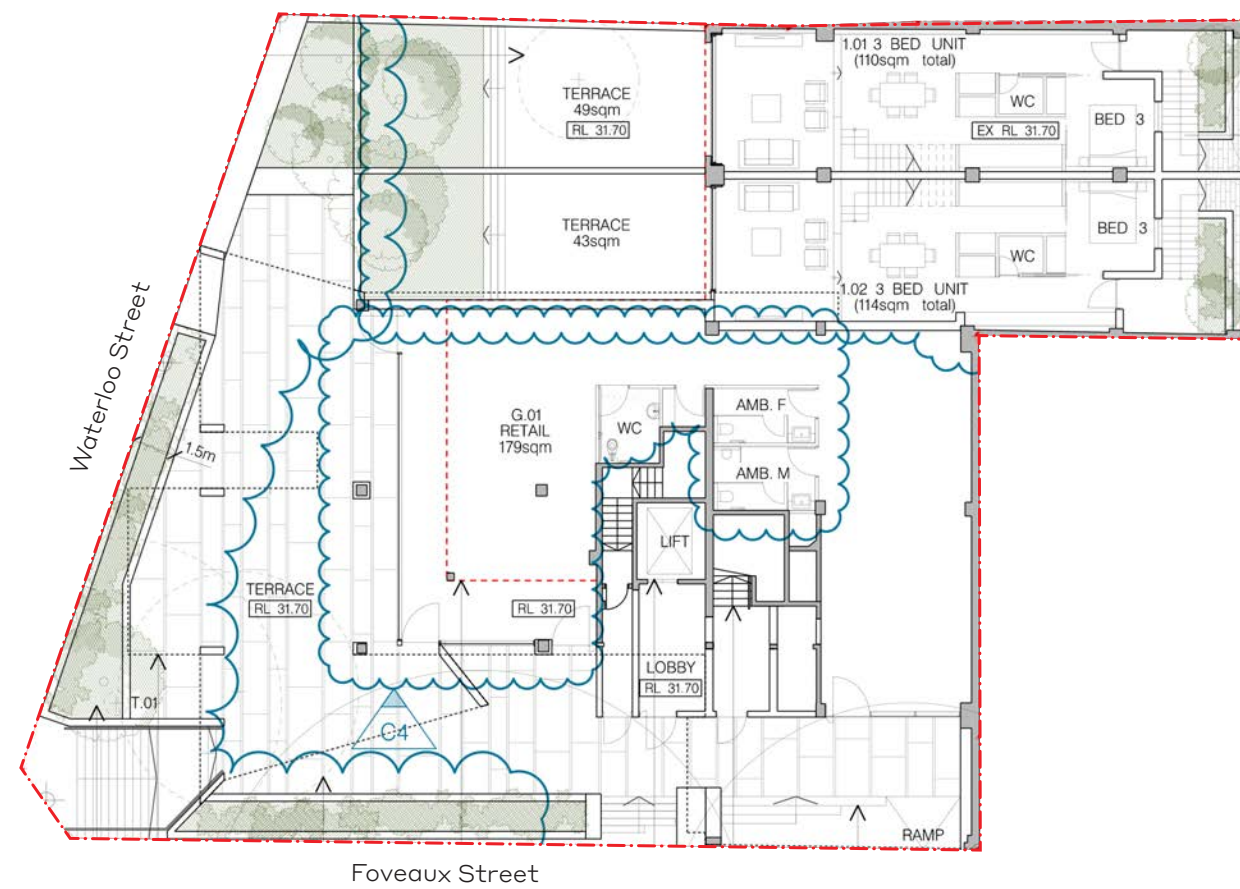
**Proposed DA
Lower Ground**



52 Proposed DA - Lower Ground

① SCALE 1:250 @ A3

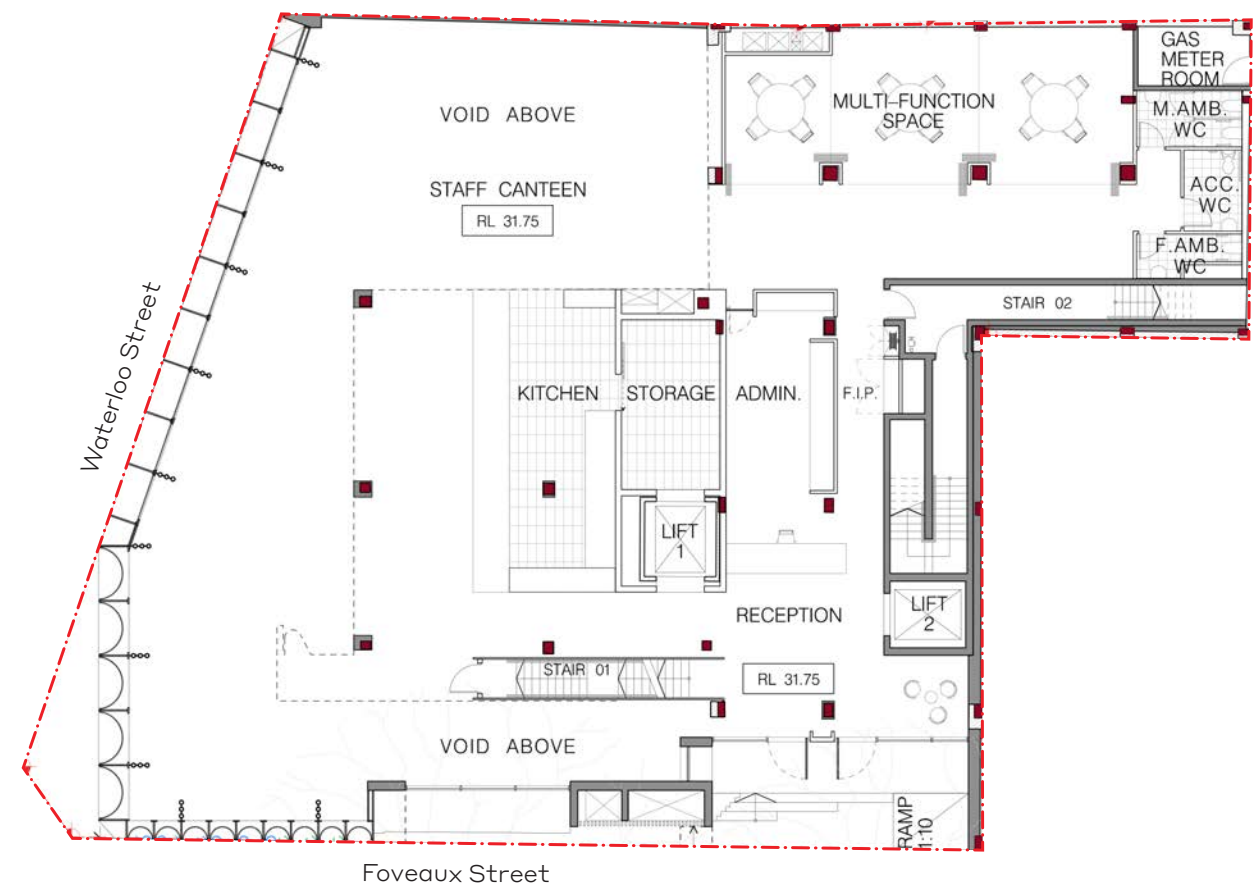
**Current DA Approval
Ground Floor**



53 Current DA Approval - Ground Floor

SCALE 1:250 @ A3

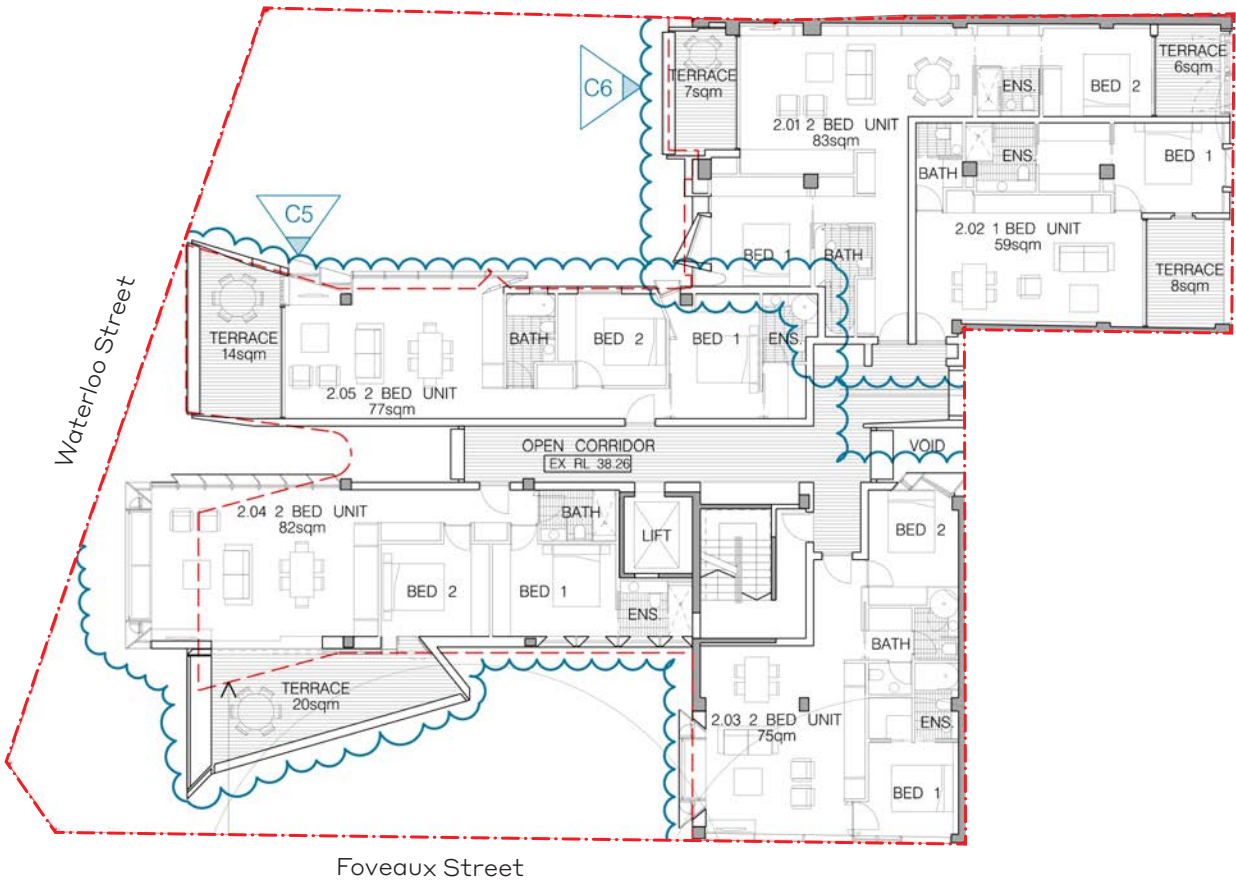
**Proposed DA
Ground Floor**



54 Proposed DA - Ground Floor

SCALE 1:250 @ A3

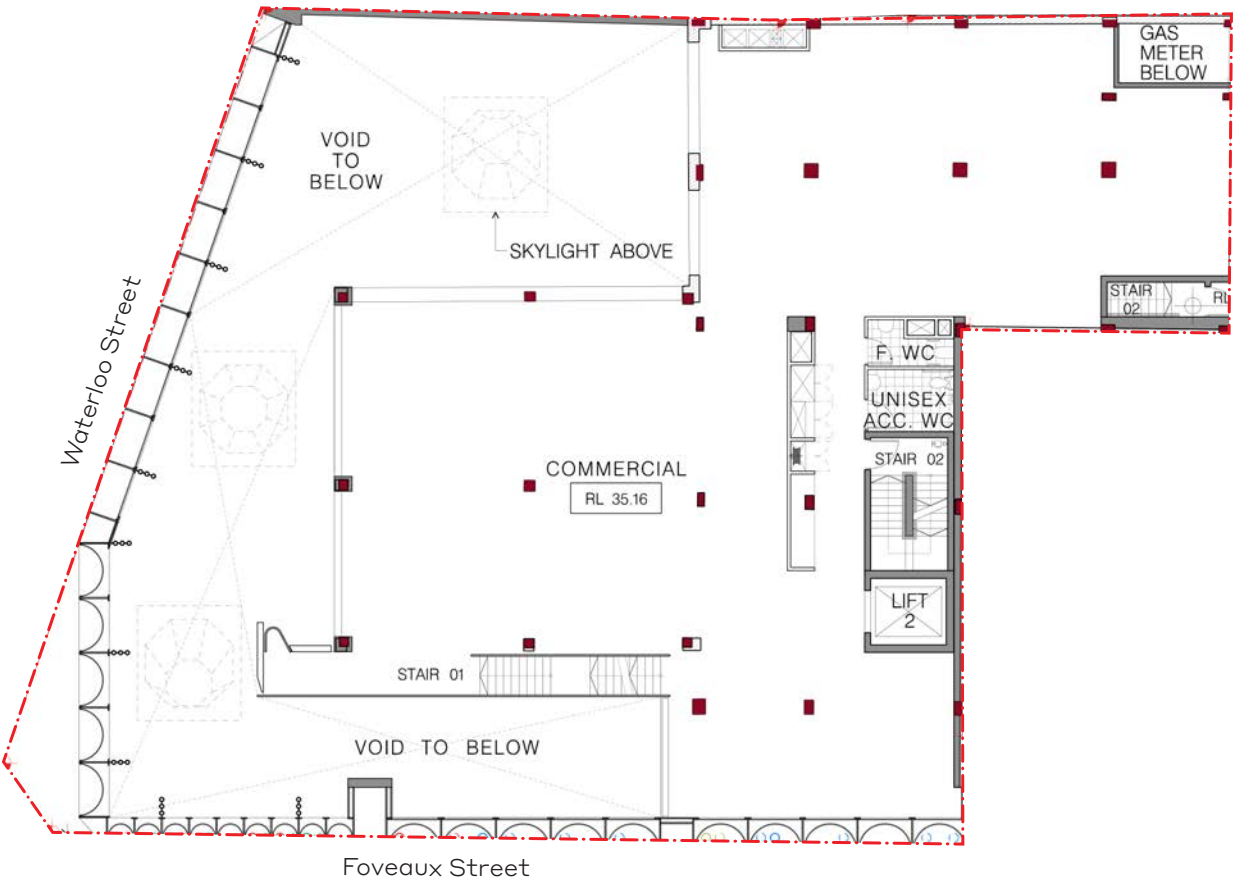
**Current DA Approval
Typical Level**



55 Current DA Approval - Typical Level

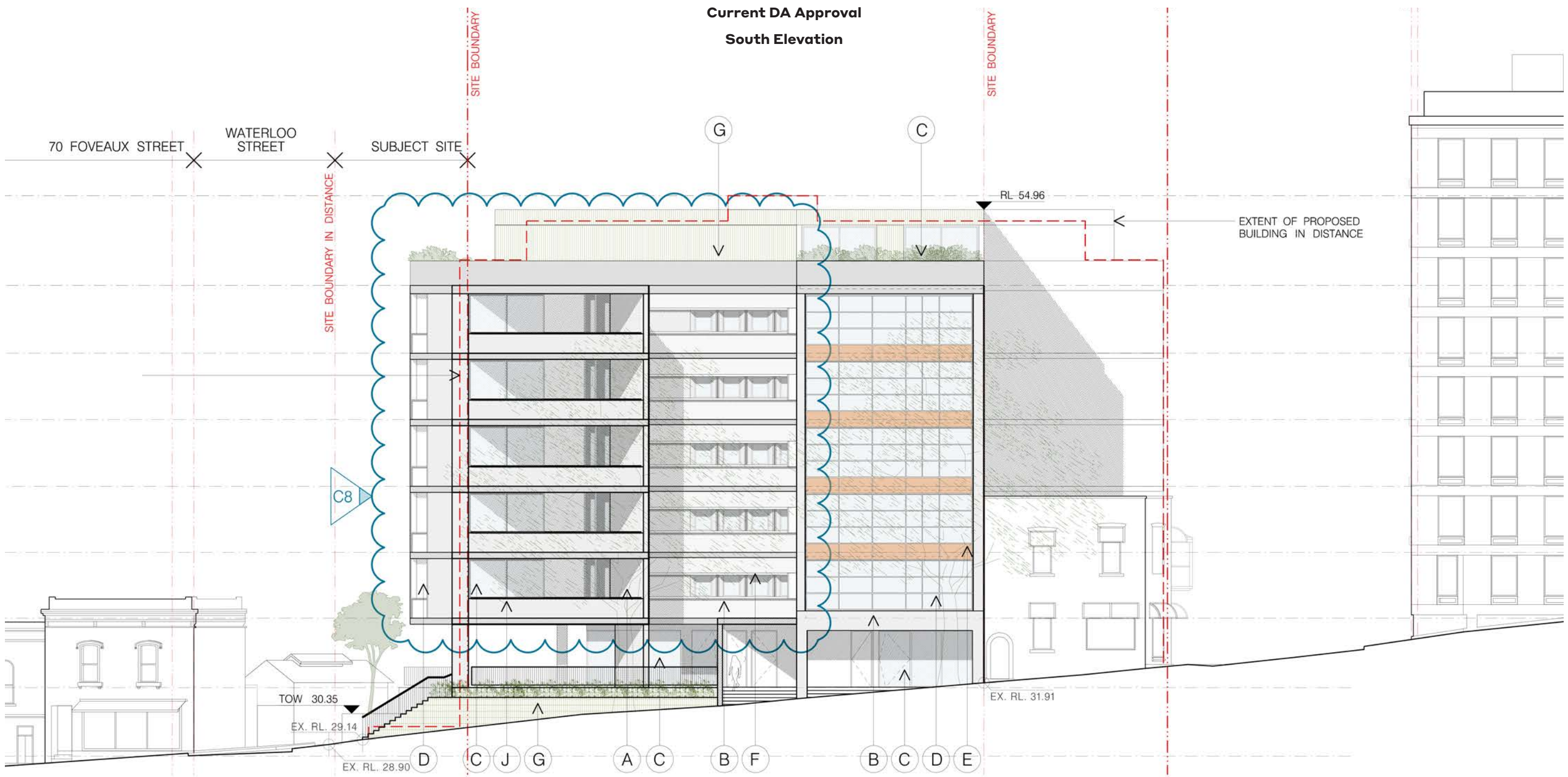
① SCALE 1:250 @ A3

**Proposed DA
Typical Level**



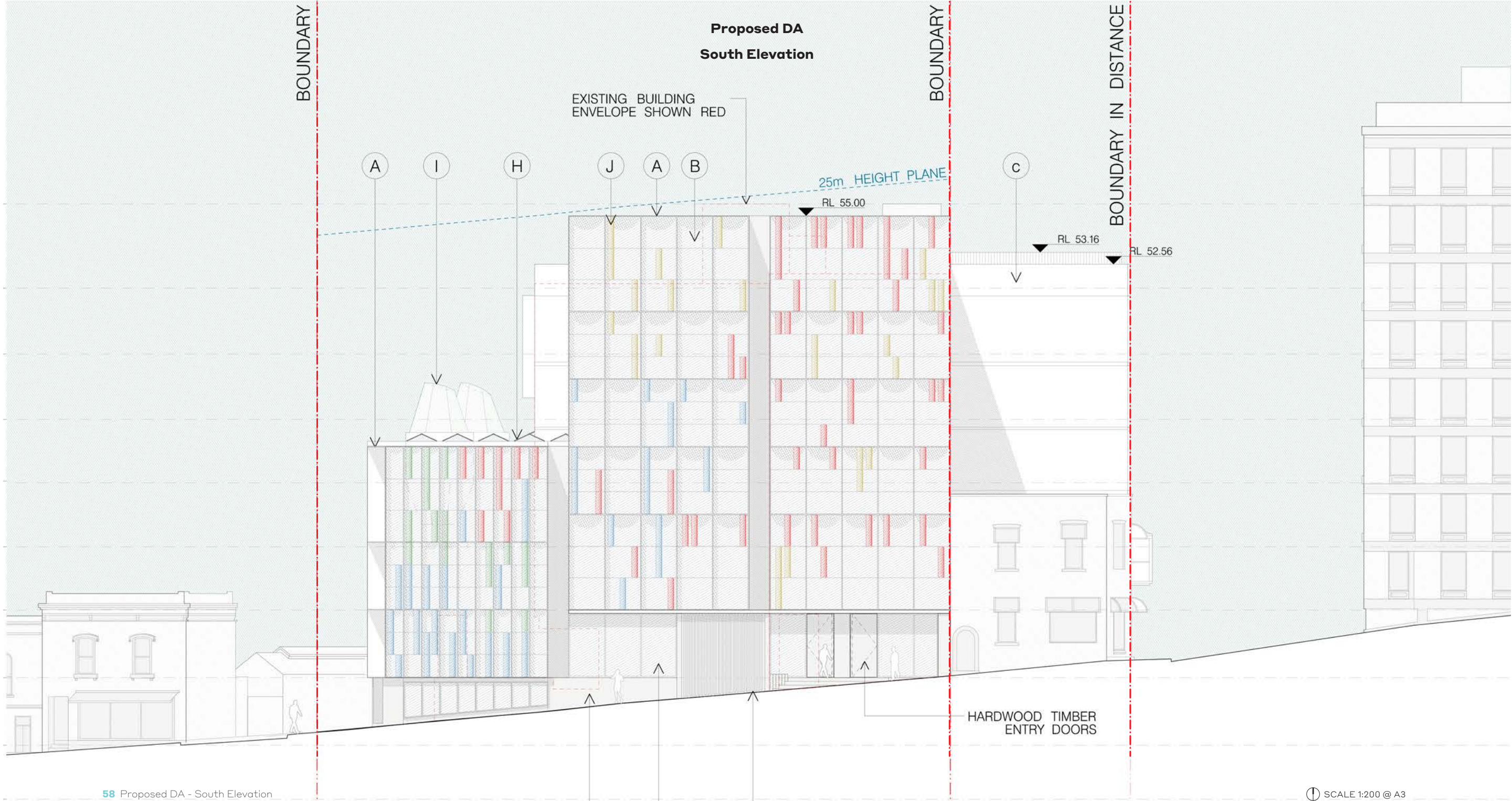
56 Proposed DA - Typical Level

① SCALE 1:250 @ A3



57 Current DA Approval - South Elevation

① SCALE 1:200 @ A3



ETHOS
URBAN