

51 Riley Street

Urban Design Report

Prepared for
Rose Group

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SJB acknowledge the Traditional Custodians of the land on which we live, practice, and visit, and pay our respects to Elders past, present, and emerging. We recognise the continuous engagement and caring of the lands, waters, and skies by First Nations peoples for time immemorial.

We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people toward a better future.

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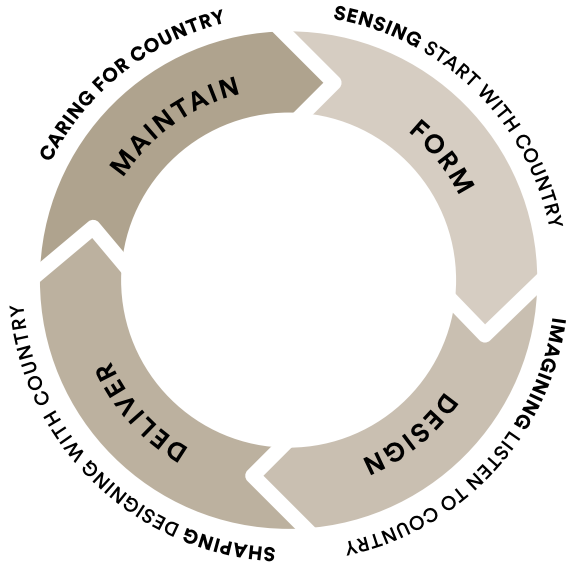
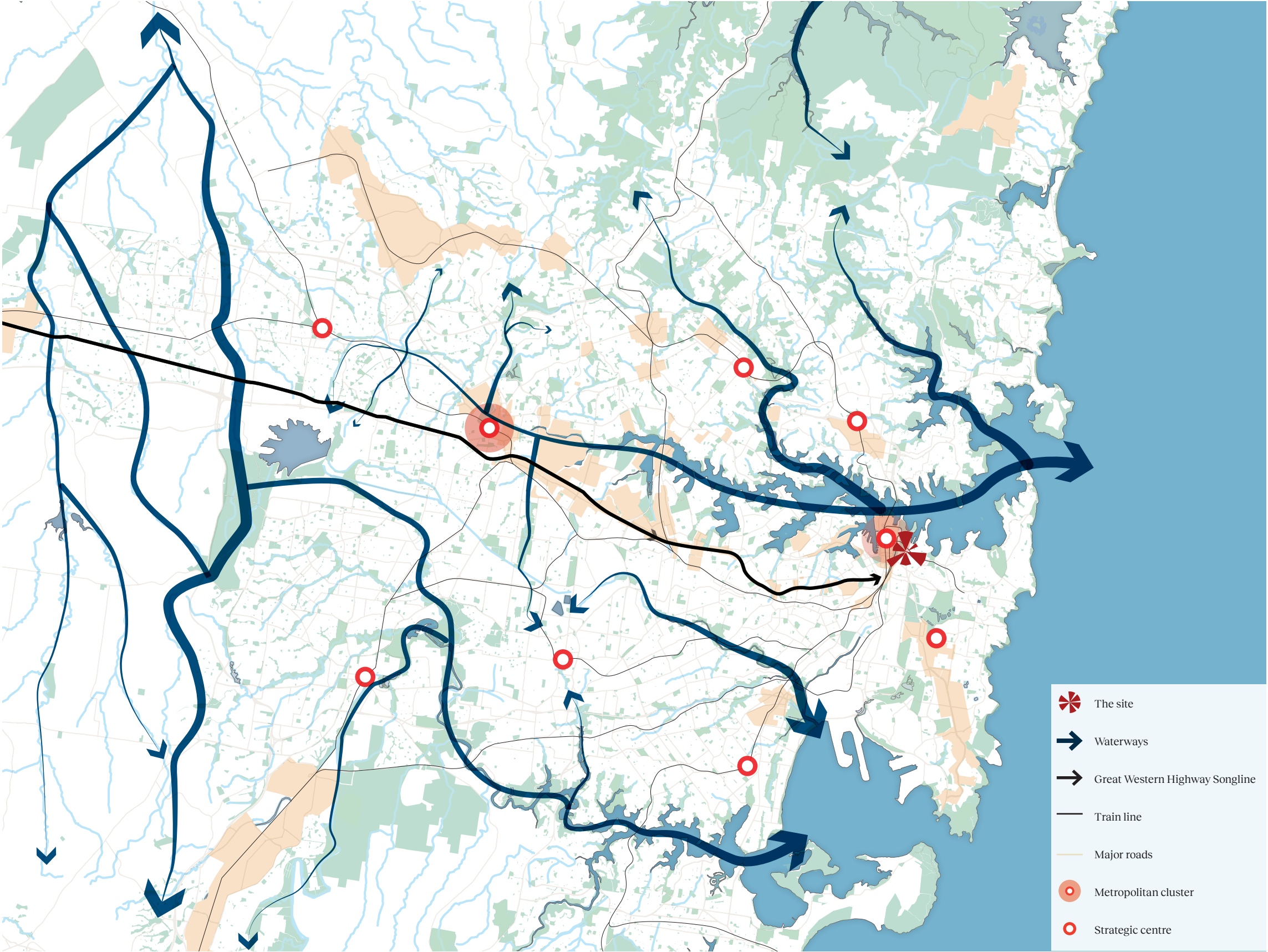
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Final	25.03.2024

Acknowledging Country

Woolloomooloo is located on Gadigal Country. Country can inform the design of spaces through understanding and responding to the tangible and intangible aspects of Country.

Designing with Country is a NSW Government Architect (GANSW) program that asks built environment professionals to work together with First Peoples to respect and protect sensitive sites of Country and to strengthen culture. Professionals working in the built environment need to have their own relationship with Country in order to respond to it in a respectful manner, and to ensure Country is cared for long into the future. GANSW’s Connecting with Country Framework provides guidance on how First Peoples’ knowledges can be used in the design and planning of places. The framework stresses that “good design” in Australia be informed by Aboriginal ways of understanding Country through connections to Country and co-design practices. It recommends project life cycles be considered through four steps: Sensing, Imagining, Shaping and Caring for Country.

While the scope and program of this project does not provide appropriate time to collaborate with Traditional Custodians, future stages should seek to engage with First Peoples and embed their knowledge of Country in the project.



Project lifecycles through an Indigenous perspective, GANSW Draft Connecting with Country framework, p.27

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Executive summary

Executive summary

This urban design report has been prepared by SJB on behalf of Rose Group in support of the Planning Proposal seeking amendments to the current LEP and DCP controls. Outlined in this report is the design rationale that underpins the built form and street character.

The subject site is currently occupied by a 2 storey commercial office building. The site is located in the Woolloomooloo Heritage Conservation Area, but the building is not heritage listed and is noted as ‘detracting’ in the Building Contributions map in the DCP.

A specialist consultant team has been brought together by Rose Group to provide technical expertise for the design solution and specialist reports supporting the Planning Proposal that includes: architecture and urban design by SJB, town planning by FPD Planning, heritage advice by NBRS, traffic, flooding and archaeology.

The appropriate information to support the planning proposal is contained in this report, and includes the following:

- An introduction to the site, its context and the strategic drivers in the local area
- A thorough understanding of the local context and analysis of the design implications, summarised in an opportunities and constraints diagram
- Key design principles that will inform the future character, quality of the proposed development and underpin the building design
- A reference scheme the demonstrates what a building may look like under the proposed new controls.



Artists impression of the reference scheme from Riley Street

The site

The site is located on the western edge of Woolloomooloo. It has a dual frontage with the primary address on Riley Street and current servicing and car access from Busby Lane. There is a fall in topography along Riley Street to the north, as it falls towards Woolloomooloo Bay.

The site is located in a block of five properties that have a fine grain quality of mixed architectural styles and land uses. This ranges from a typical Victorian terrace shop-top, a three storey 1904 warehouse which has been converted into commercial suites and a five storey mixed use building with basement parking.

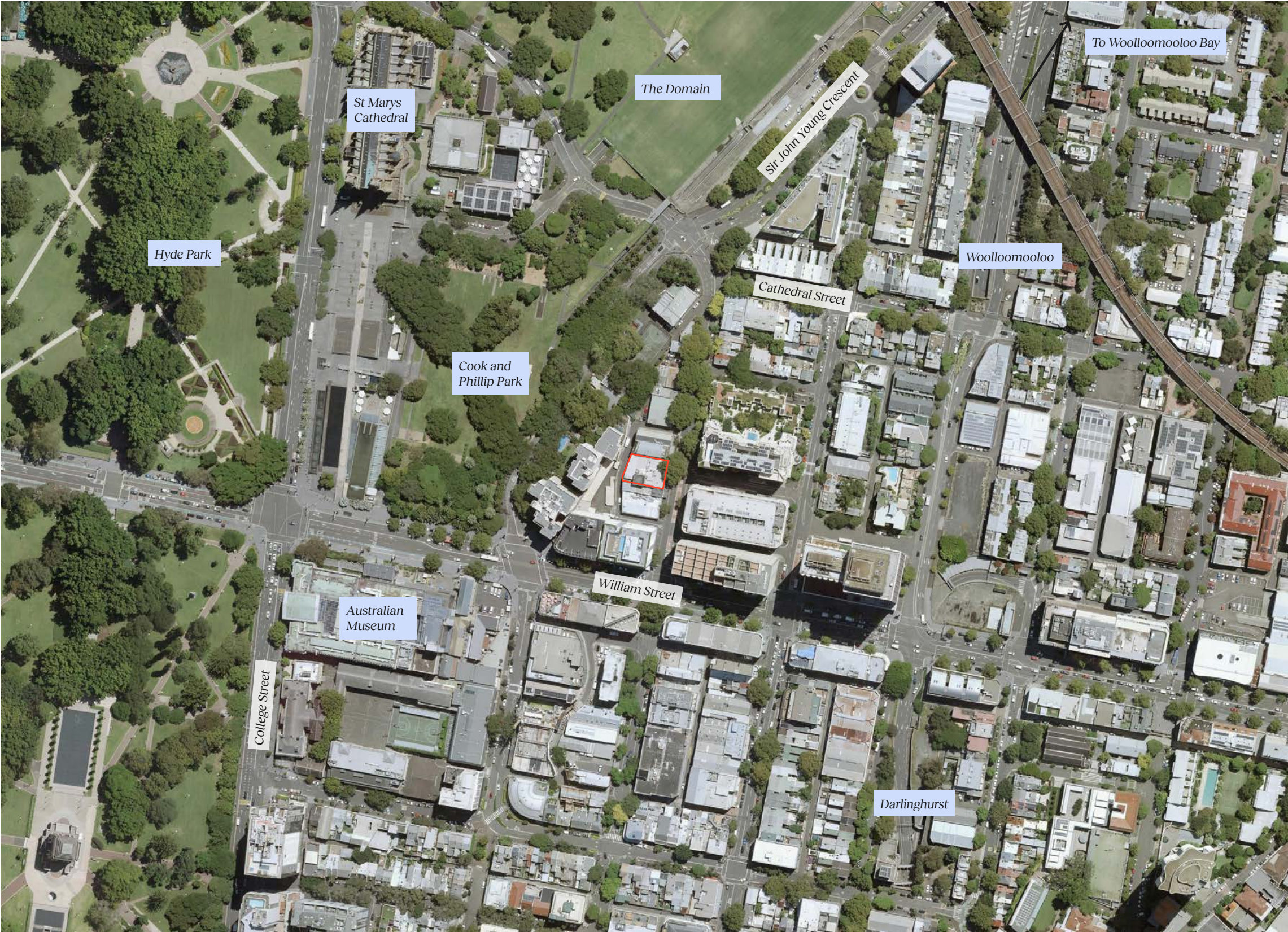
To the south and west of the site are high rise residential and commercial towers addressing William Street which utilise Busby Lane for servicing and basement access.

To the east of the site is the City Ford building, which is currently a mixed use development and to the north-east is a large residential development.

The area is rich with heritage fabric and items. The site is located in the Woolloomooloo Heritage Conservation Area and there are two heritage items which bookend the site’s block.

Key

— Site

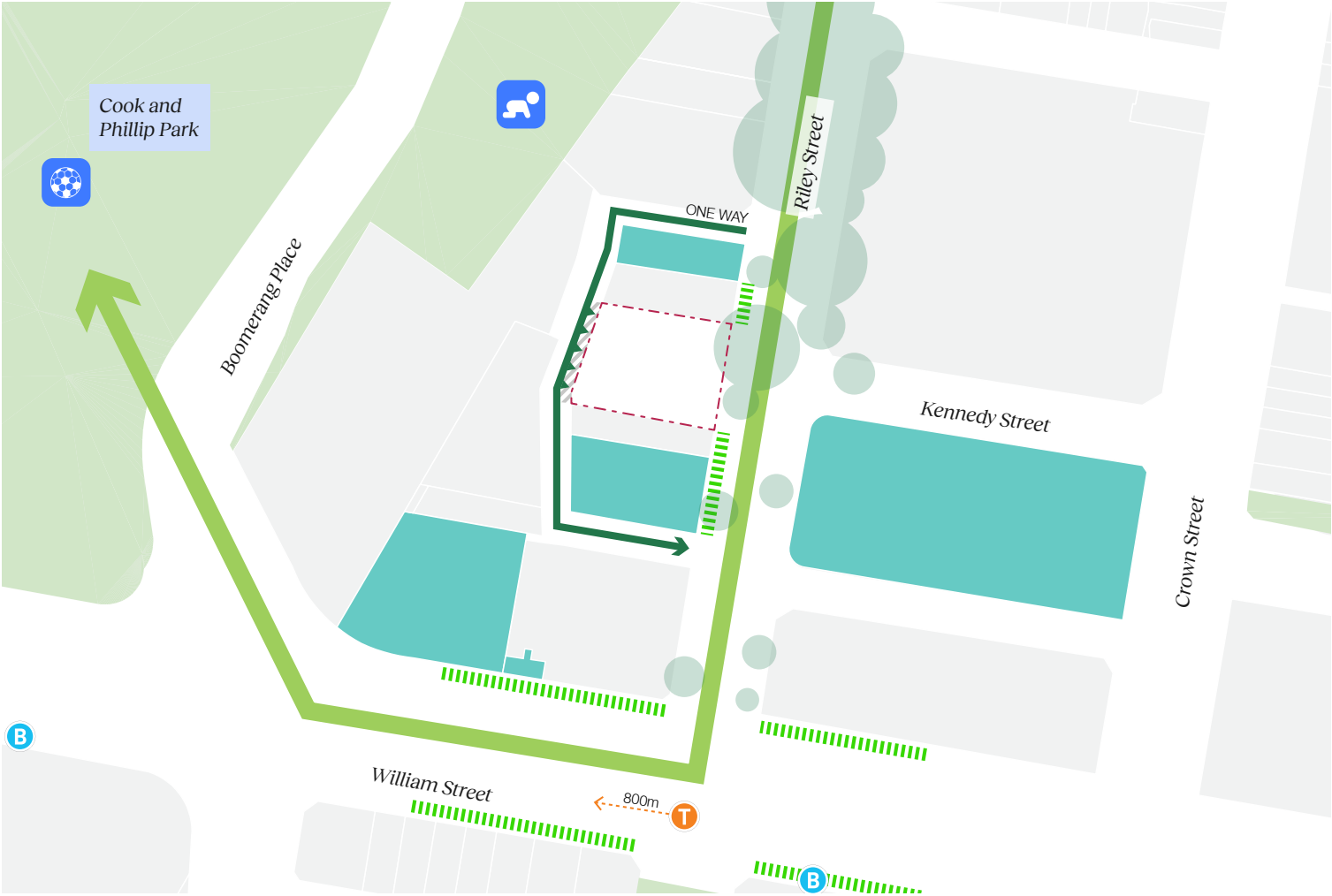


Site context map

51 Riley Street



Opportunities and constraints










Opportunities

The site is located in a complex, mixed use and fine grain part of Woolloomooloo. It is located in the Woolloomooloo Conservation Area and is surrounded by multiple heritage items including two on its block. The site is well-served by amenity and public transport, with active frontage on either side of the site. Potential impact of development on neighbouring properties requires a sensitive approach. A range of opportunities and constraints have been outlined in the diagrams above.

These have informed the development of design principles, proposed planning envelope and the reference scheme included in this report.

Refer to Chapter 3 for more detailed analysis.











Key

- | | |
|--|---|
|  Heritage |  Bus Stop |
|  Active Frontage |  Train Station |
|  Tree Canopy | |
|  Laneway Activation | |
|  Access | |



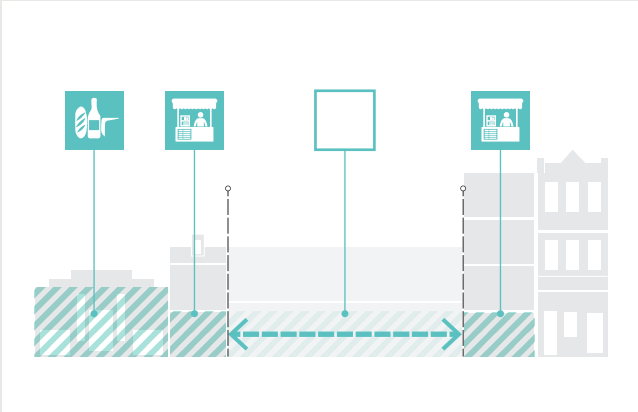
Constraints

Key

- | | |
|--|---|
|  2 Storey |  Noise |
|  3 Storey |  Busy Main Road |
|  6 Storey |  Overshadowing |
|  12 Storey |  Inactive Frontage |
|  >15 Storey |  Sensitive views |
| |  Rear Laneway |

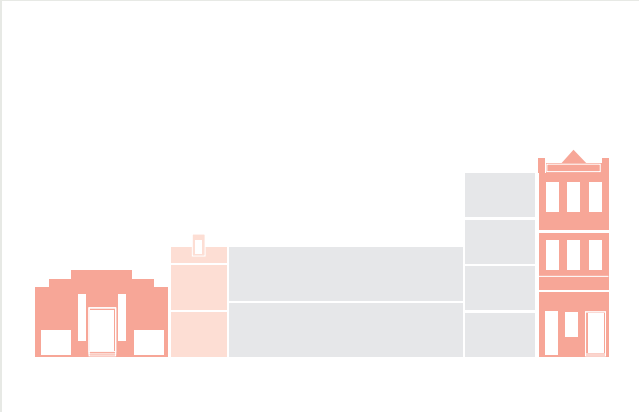
Design principles

The complexity of the site is addressed through the application of six design principles. These principles are informed by social, environmental and economic considerations and support opportunities for a place-based response.



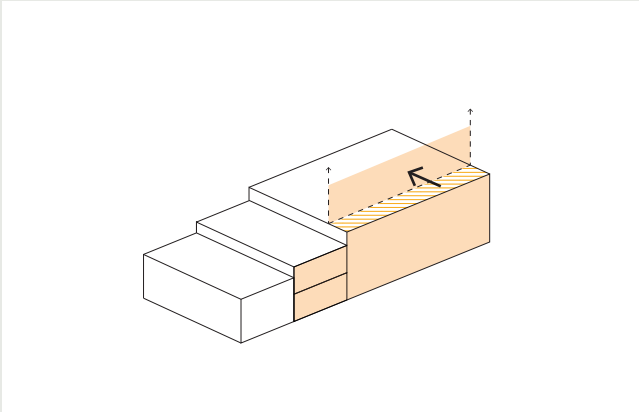
Link active frontage

This site sits amongst a row of fine grain restaurants and shop fronts. The site presents an opportunity to provide a link by extending the active frontage on Riley Street.



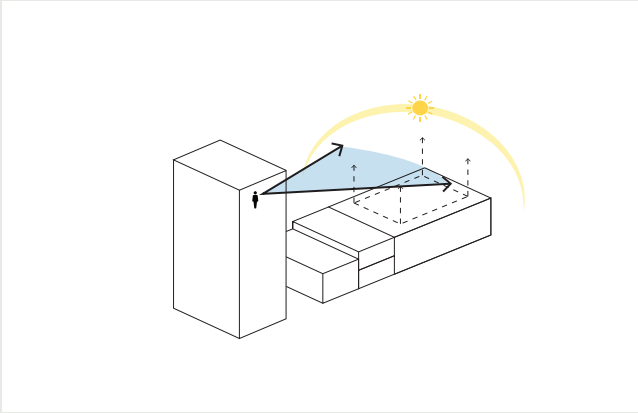
Respect heritage

The block is bookended by heritage items which show the diversity in heritage of the area. It is important to celebrate the unique identity of the area.



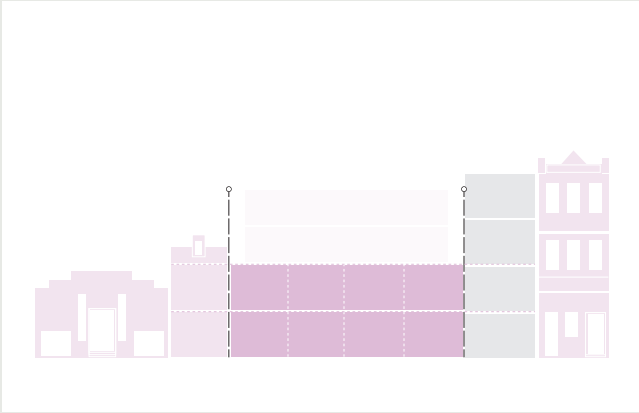
Transition height

The street wall of the block increases as it moves north, creating opportunity for the site to plug in as a continuation of that transition. Careful consideration of setbacks is critical to reduce bulk and scale.



Minimise impact to neighbours

Residential development to the south may be impacted by new development on the site. Minimising this impact to both views and solar must be prioritised to ensure good outcomes for all.



Positive contribution

The current building on the site is considered detracting by the City of Sydney, amongst a block of otherwise contributing or neutral items. This presents an opportunity to create a positive contribution to the city through a sensitive redevelopment.

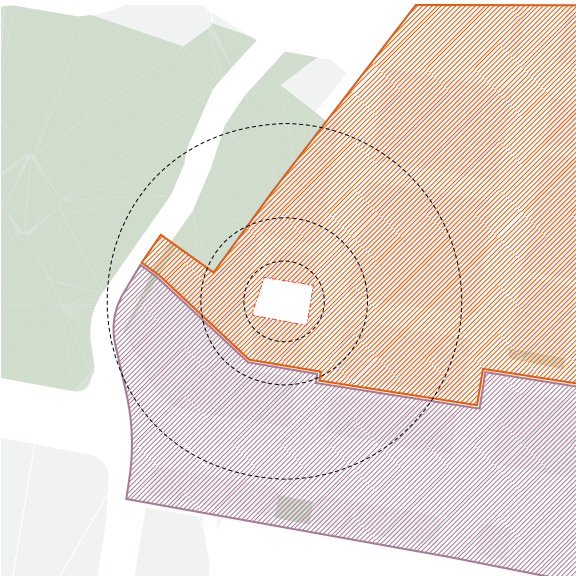


Sense of place

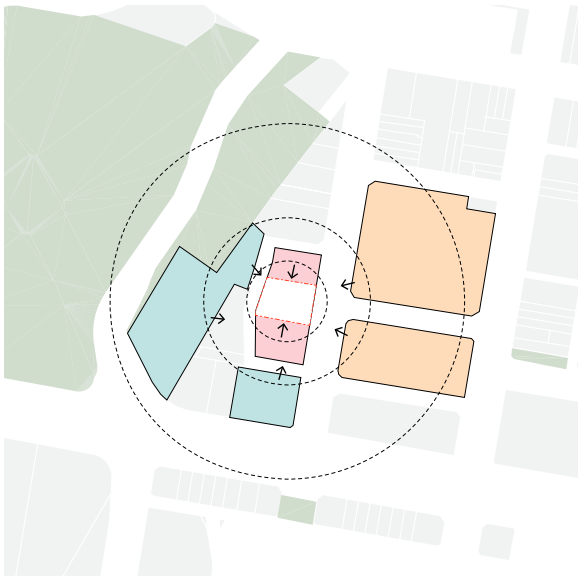
Redevelopment of the site creates an opportunity to contribute to the sense of place that exists on Riley Street, this could include the mixture of activities, events, people on the street and energy that creates an successful urban street.

Design development

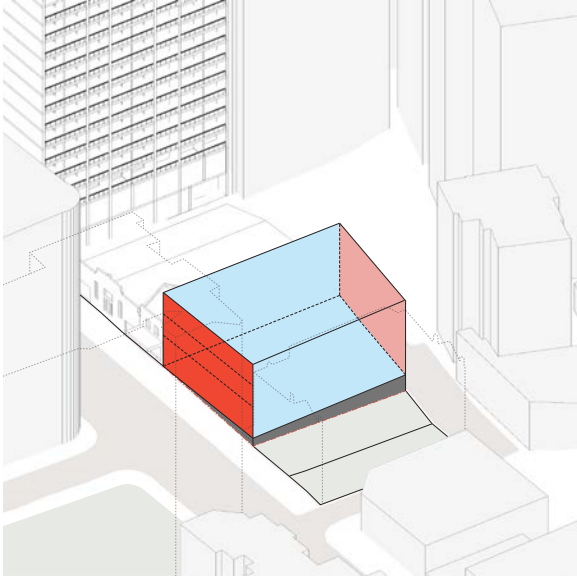
The proposed planning envelope outlined within this report is the result of a place-based response to the site and its context. It embeds consideration of interfaces, street walls, transition, land use and solar impact. Refer to Chapter 5 for more detailed analysis.



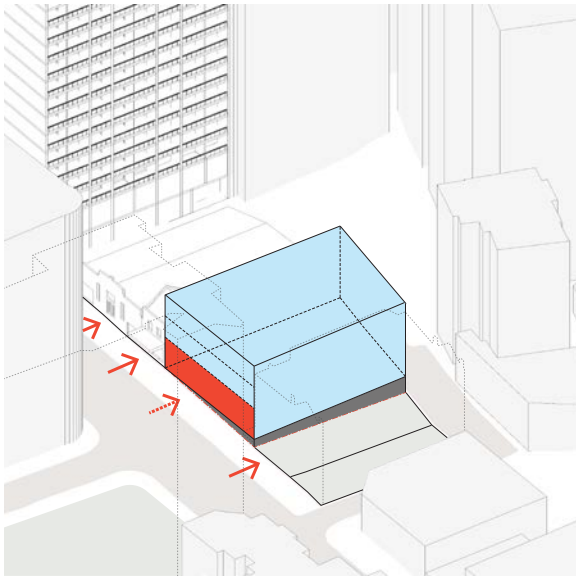
Character



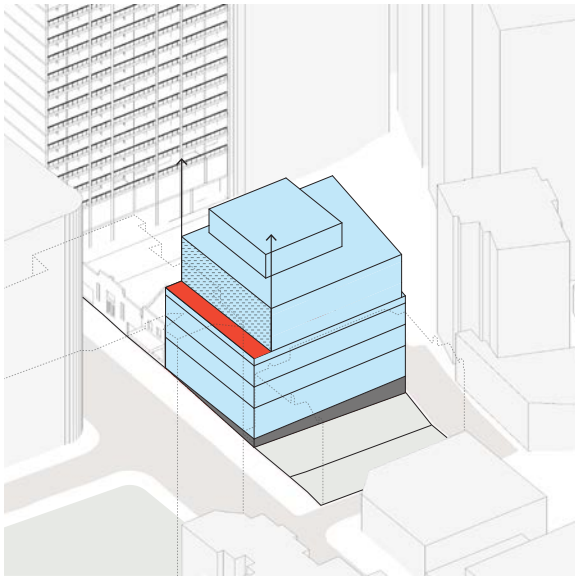
Relationships



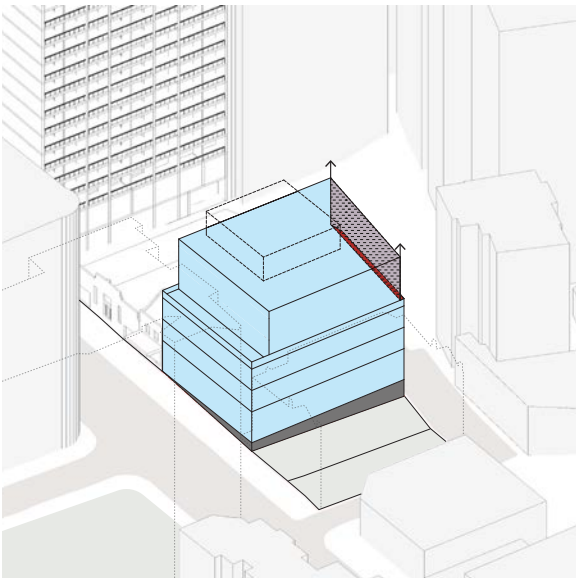
Street walls



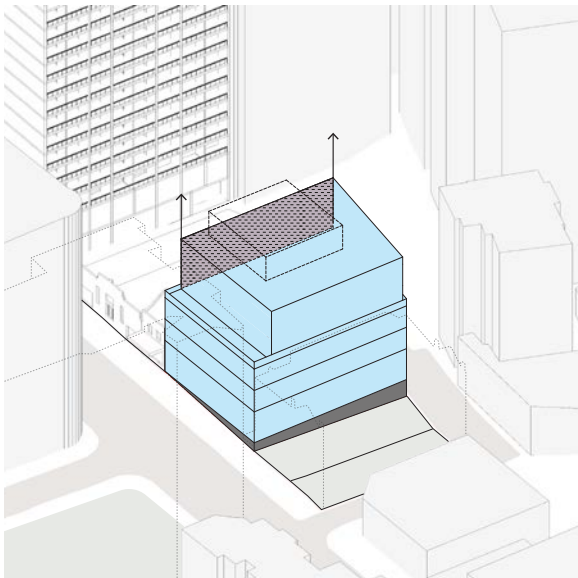
Ground floor activation



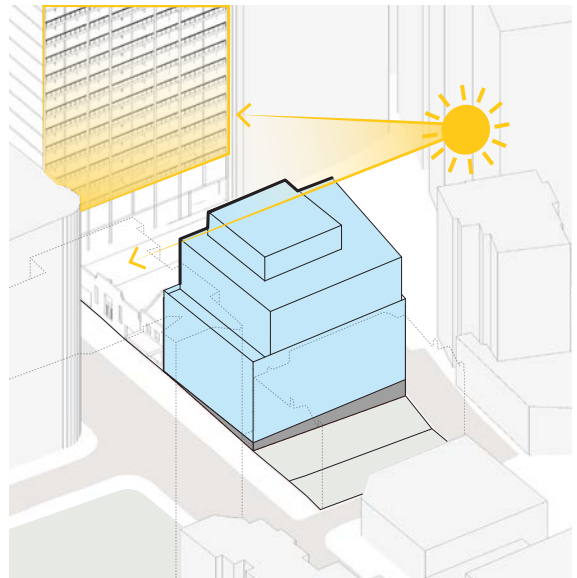
Riley Street setback



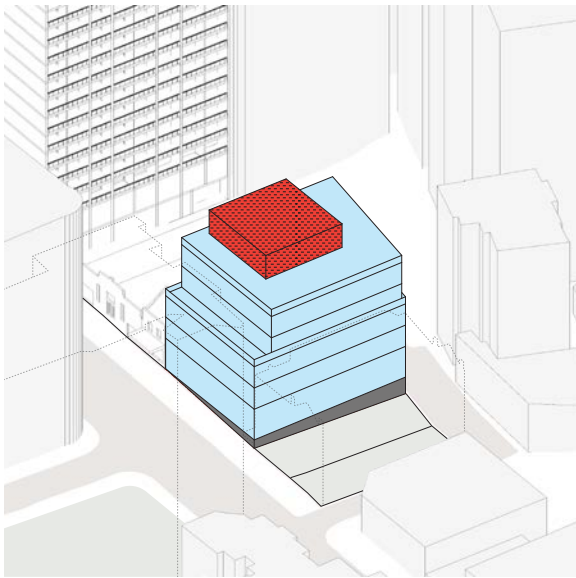
Busby Lane setback



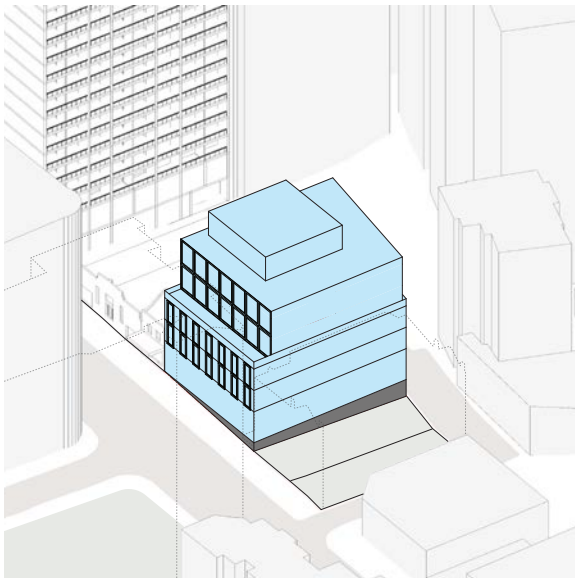
Southern elevation



Solar amenity



Rooftop flexibility

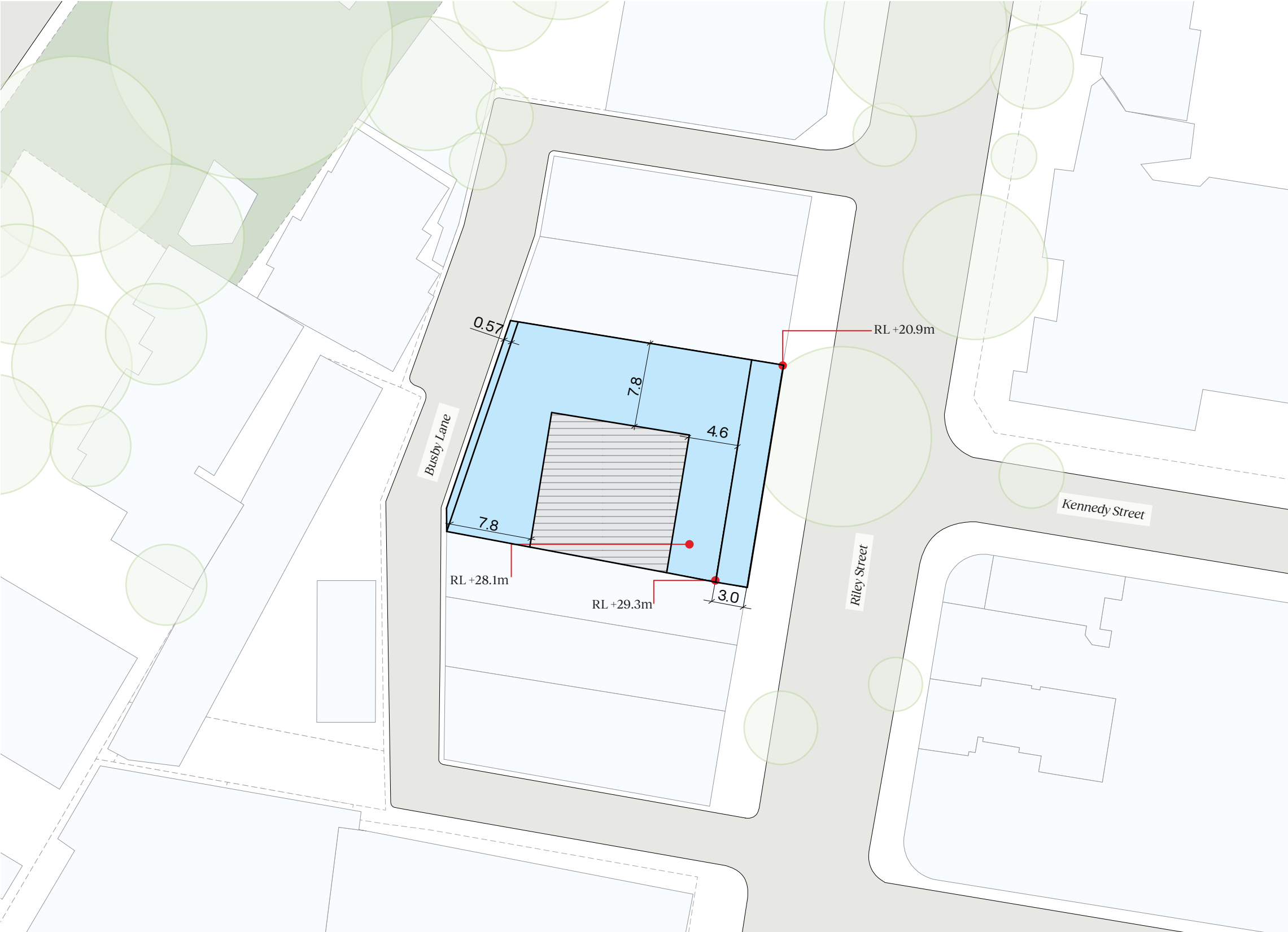
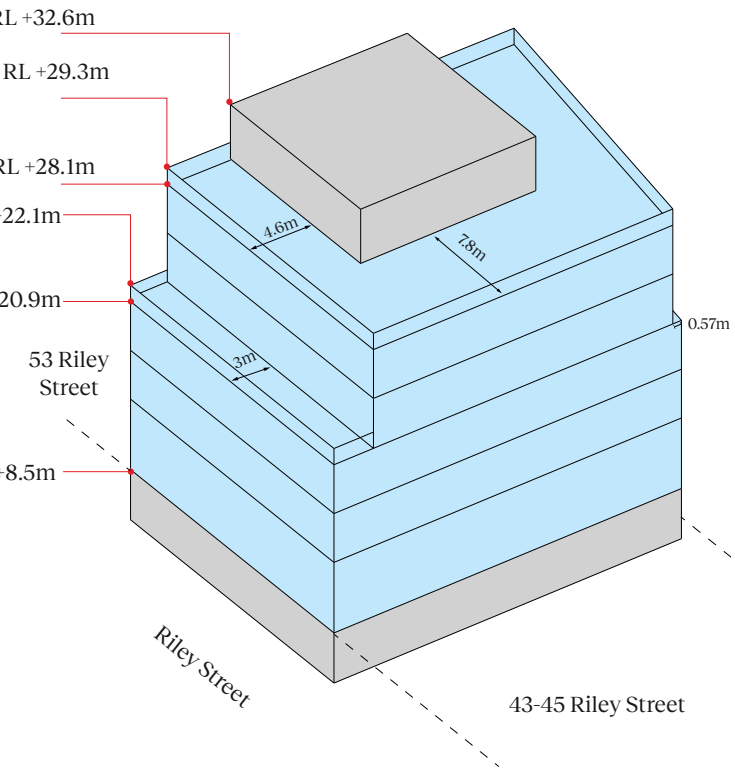


Openings

Proposed planning envelope

The potential planning envelope produced as a result of a place-based design response to the site, is shown to the right. This demonstrates the preferred built form controls for the site including minimum upper level setbacks, street wall heights and building height. It is assumed that multiple built form options could be delivered within this envelope.

While this addresses a number of considerations, a future detailed building design and DA process will provide opportunities for a more specific approach.



Reference scheme

A reference scheme has been included within this report to illustrate a potential design response within the proposed planning envelope. This reference design incorporates an approach to building articulation and materiality which takes into consideration the surrounding context, the project vision and design principles outlined within this document. This reference design only demonstrates one potential approach to the site.

Future planning controls applied to the site through amendments to the LEP and a site-specific DCP will provide opportunities to lock-in the extents and key considerations to be incorporated as part of a future design process. Future Development Applications will be the subject of a design excellence process under the existing requirements of the LEP.

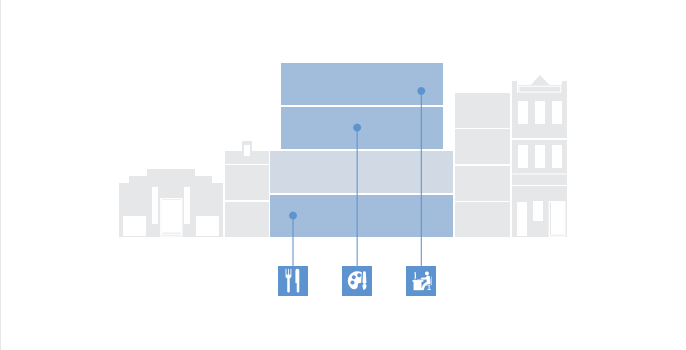


Artists impression looking southwards toward William Street

Project parameters

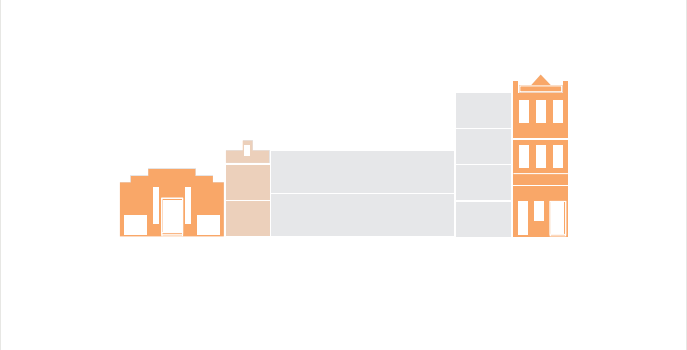
Following preliminary advice from the City of Sydney and our site analysis we have identified the following key opportunities which have shaped the Planning Proposal.

Strategic areas identified for jobs growth



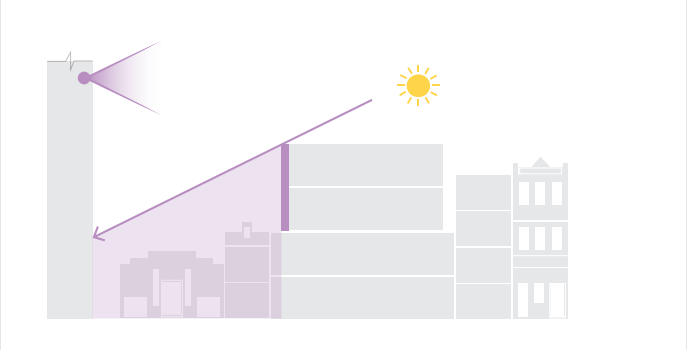
Changes to planning controls should be considered in accordance with the priorities and actions of the City Plan 2036 and other strategic documents.

Heritage



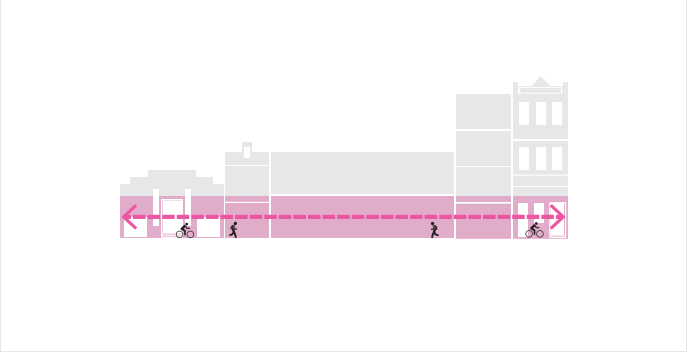
Changes to the planning controls should be consistent with the heritage objectives and values of the Woolloomooloo Conservation Area (C71).

Residential privacy and other impacts




Careful consideration is required to ensure privacy, solar access and other impacts are minimised for surrounding residential development.

Revitalise Riley St



Stitch together the fine-grain shopfronts that provide active frontages to Riley Street and contribute to the sense of place.

Sustainability

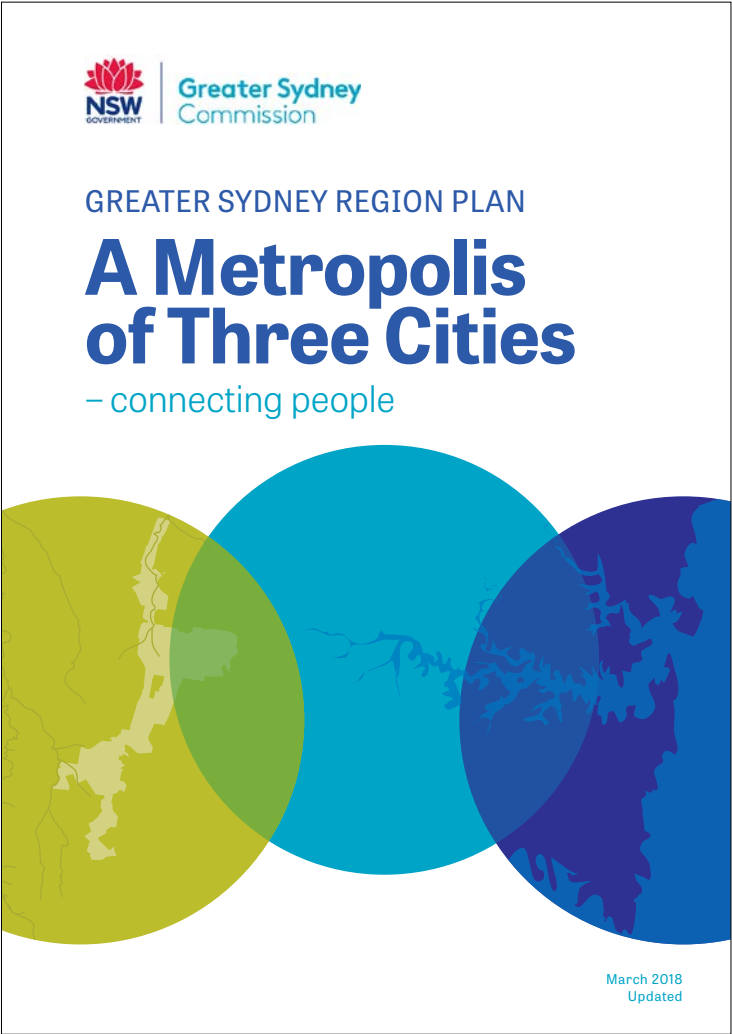


The client's aspiration for a sustainable development aligns with the City's sustainability policy including Sustainable Sydney 2030.

Case for change

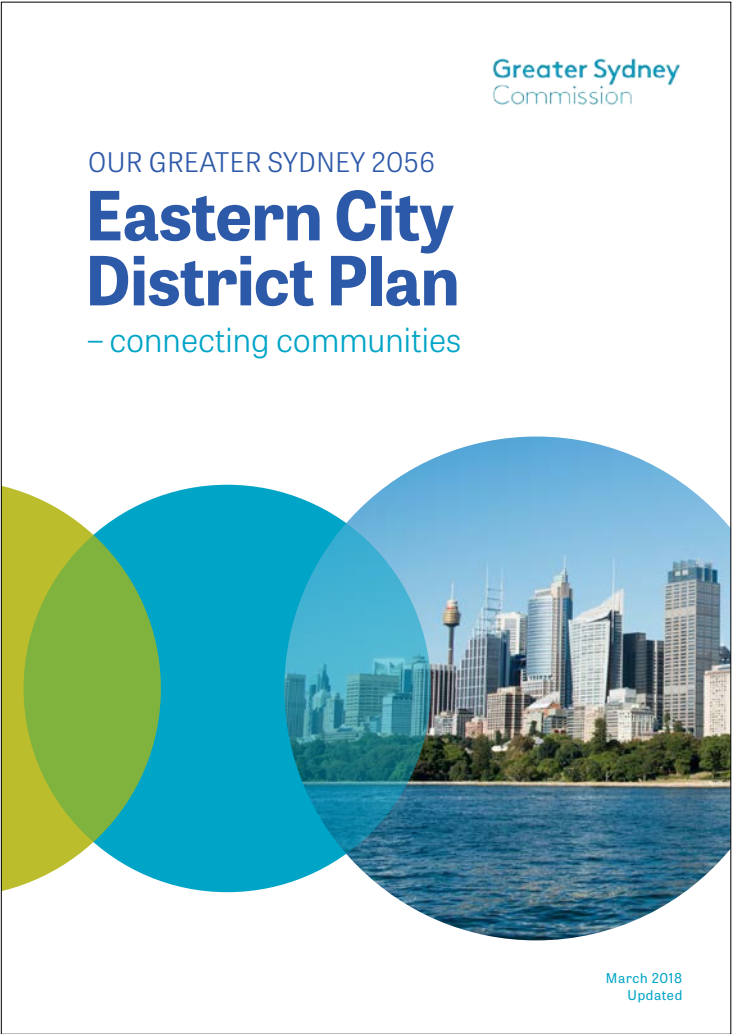
- 1. The City Plan 2036 identifies the City Fringe as an important strategic area for developing innovative and diverse business clusters. A key action of that is to ‘Deliver diverse, suitable and well-designed spaces and places to support City Fringe’s contribution to the city’s and the District’s economic diversity, affordability and resilience with a focus on knowledge-intensive sectors.’
- 2. As part of the City’s Vision for 2030-2050, one of the ten Strategic Directions is ‘Design excellence and sustainable development’. High quality design outcomes for new development aligns with the City’s vision and reflect the City’s aspirations as a global competitor.
- 3. In a post-Covid world, smaller floor plates with high amenity and sustainability credentials attract a greater range of tenants. This provides diversity in the commercial market and creates flexibility for offices transitioning back into the City Fringe.
- 4. The site is currently located within the Woolloomooloo Conservation Area and a number of local heritage items are located nearby. The site is identified as detracting from the heritage values of the conservation area. The City of Sydney is also progressing a Planning Proposal which seeks to remove the site and surrounding context from the Heritage Conservation Area. Notwithstanding, there is an opportunity to make a positive contribution through redevelopment of the site that is sensitive to the heritage character of Woolloomooloo.
- 5. Riley Street has a highly mixed character with some small shop fronts, office buildings and fine grain terraces. There are also stretches with blank high fences and empty lots which detract from the vibrancy of the street. Redevelopment will be able to stitch together a block which already has existing activation embedded in it.
- 6. Redevelopment of the site must be sensitive to the environmental impacts that change will place on neighbouring properties. This is particularly crucial for surrounding residential. Solar impacts and key views towards Woolloomooloo Bay and the city skyline will be minimised.





Greater Sydney Region Plan

- The plan aims for three cities within Greater Sydney which allow for most residents to have access to employment, education, health facilities and services within 30 minutes of their home.
- The aim of the Eastern Harbour City is to build on its recognised economic strength and address liveability and sustainability.
- Objective 18, 'Harbour CBD is stronger and more competitive' includes Sydney East and mentions the high demand for premium-grade office space within the area.



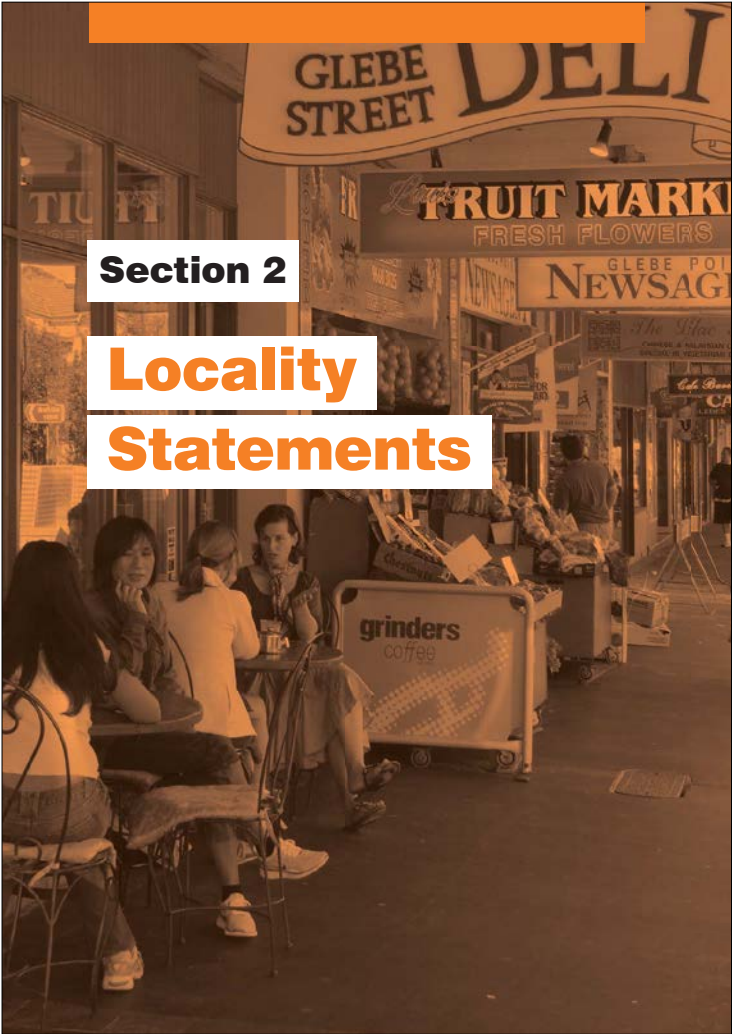
Eastern City District Plan

- The City Plan expands on the Region Plan with Planning Priority E7 'Growing a stronger and more competitive Harbour CBD'. The Plan highlights the challenges of providing sufficient commercial office space in the CBD and the need for planning controls to support commercial developments.
- Another relevant planning priority is E19 'Reducing carbon emissions and managing energy, water and waste efficiently' as part of the direction to be an efficient city.



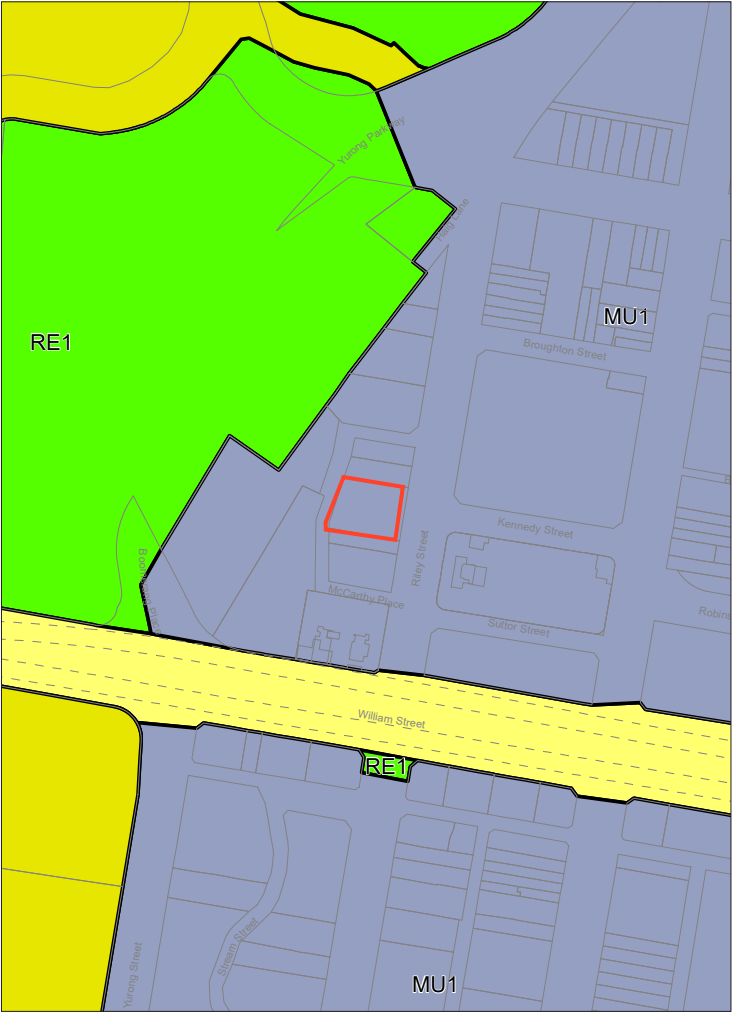
City of Sydney Local Strategic Planning Statement

- The LSPS sets out the 20 year vision for land use planning in the city and the planning priorities and actions needed to achieve the vision.
- The site is located on the 'City Fringe' within the Macleay Street and Woolloomooloo village.
- Planning priority P2 'Developing innovative and diverse business clusters in City Fringe' is relevant to this proposal.
- Planning priority S2, 'Creating better buildings and places to reduce emissions and waste and use water efficiently' is also a priority of this proposal.



City of Sydney DCP Locality Statements

- The City of Sydney Locality Statements outline the supporting principles for development within all areas of the city. The site is located in Cathedral Street area.
- Relevant principles include:
 - Development is to respond to and complement heritage items and contributory buildings.
 - Encourage a 3 storey street wall along Riley Street to define the streetscape and provide a transition to taller development along William Street.
 - Encourage the development of the neighbourhood as a small business, gallery and cafe precinct.

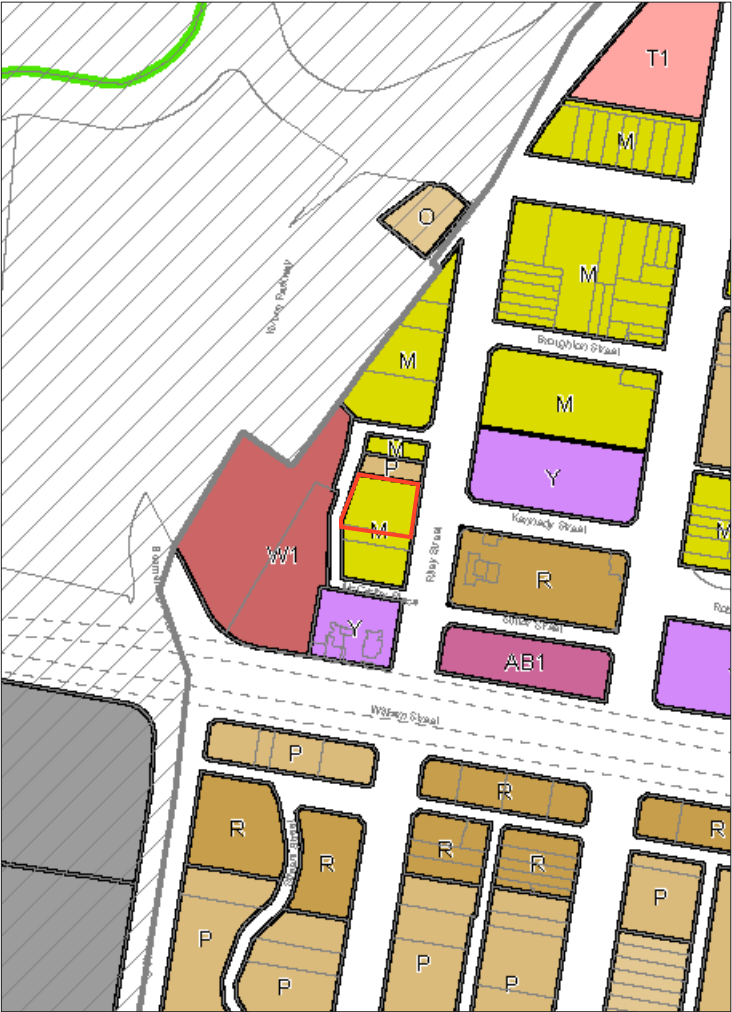


LEP Land Zoning

- The site is located in a MU1 Mixed Use which includes most of Woolloomooloo and East Sydney.
- RE1 land includes both the Domain and Cook and Phillip Park.
- William Street is a classified road.

Key

- B4 Mixed Use
- RE1 Recreation
- SP2 Infrastructure
- B8 Metropolitan Centre



LEP Height of Buildings

- The site is currently zoned for a height of 12m.
- The site immediately north is zoned for 18m and the site across the street is zoned 22m.
- Surrounding the site is a mixture of height zones with a capacity for height in central and south Riley Street than north Riley Street

Key

- M - 12m
- O - 15m
- P - 18m
- R - 22m
- T1 - 23m
- W1 - 40m
- Y - 50m
- AB1 - 80m

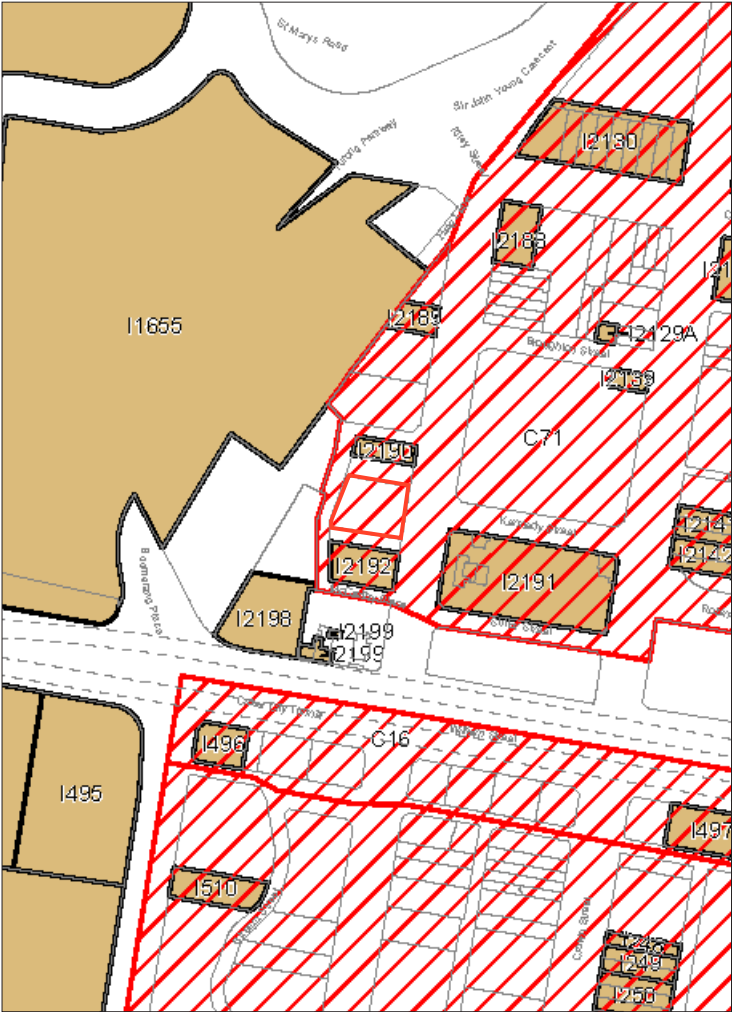


LEP Floor Space Ratio

- The site is currently zoned for an FSR of 2:1.
- The site immediately to the north is zoned for 3:1.
- Surrounding FSR zoning is mixed between 2:1, 3:1, 4:1 and up to 5:1.

Key

- T - 2:1
- U1 - 2.5:1
- V1 - 3:1
- X - 4:1
- Z - 5:1



LEP Heritage

- Heritage item north of the site is a surviving intact Federation Freestyle warehouse. It was known as both Brandt Bros and Julip House.
- Heritage item south of the site is Lessey's Garage and is an example of an inter-war Art Deco garage.
- The site is located in the Woolloomooloo local conservation area.
- The City of Sydney is advancing a proposal to remove the site from the Heritage Conservation Area

Key

- Heritage item
- Conservation area



DCP Height in Storeys

- The site is currently nominated as 3 storeys as is the majority of the block.
- Heights increase towards William Street with sites 12 storeys and above.
- The eastern side of Riley Street contains taller buildings with a mixture of 3, 6 and over 15 storey sites.

Key

2 storeys

3 storeys

5 storeys

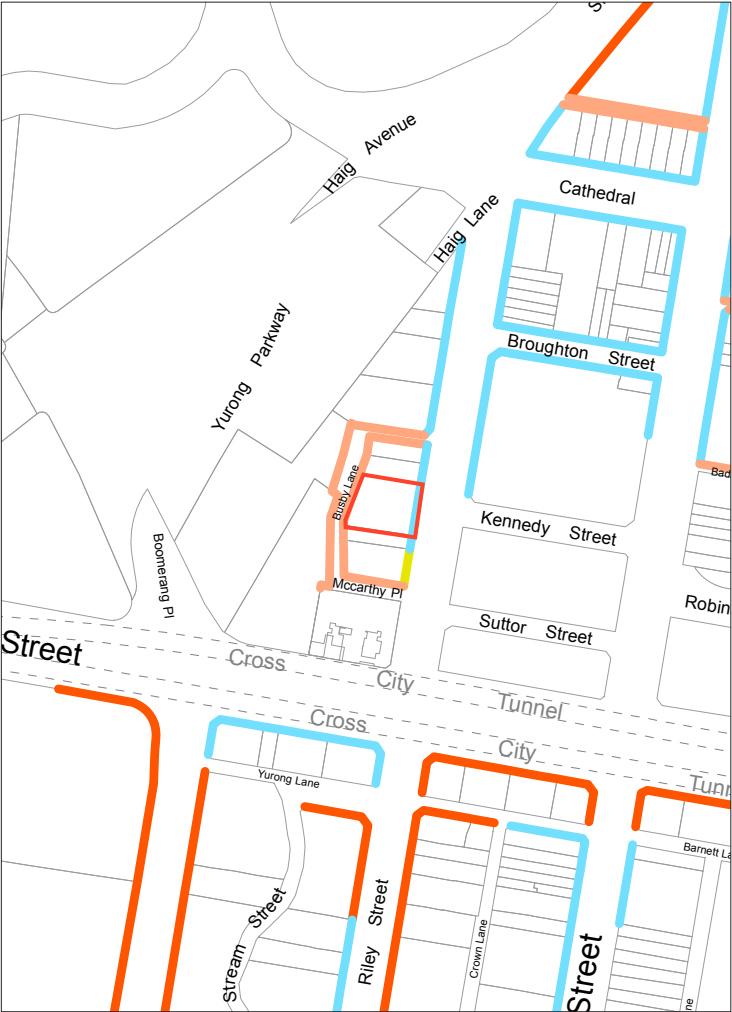
6 storeys

7 storeys

9 storeys

12 storeys

>15 storeys



DCP Building Street Frontage Height in Storeys

- The street frontage along Riley Street boundary is nominated as 3 storeys, which is continuous north of the site.
- Busby Lane has a 2 storey street wall frontage.

Key

1 storeys

2 storeys

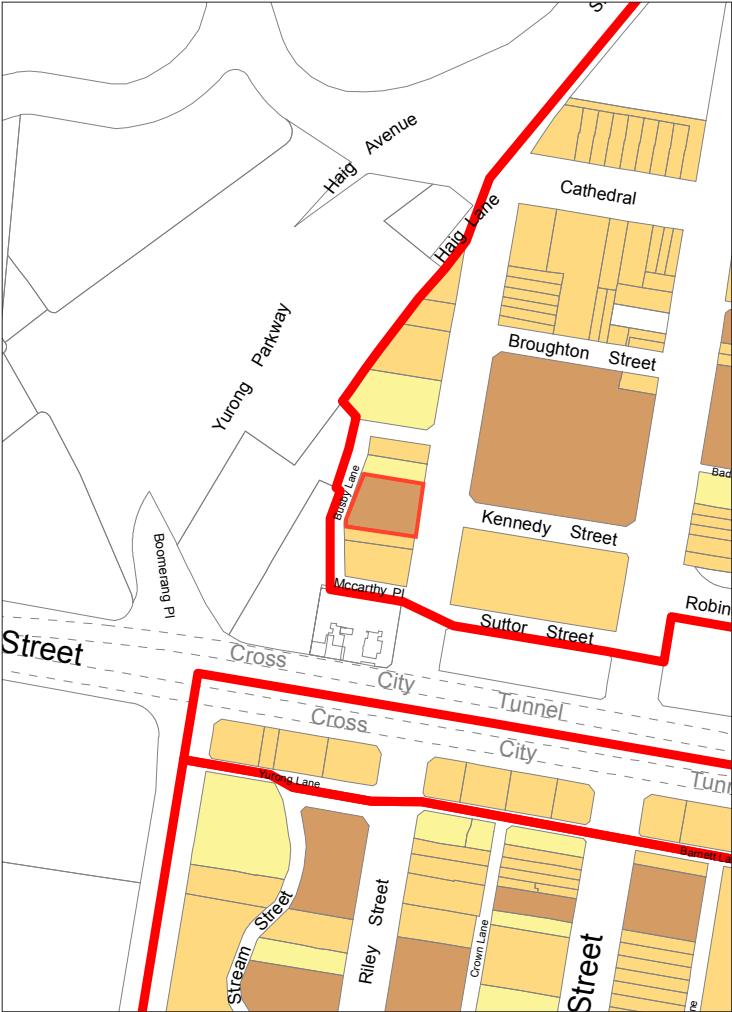
3 storeys

4 storeys

Contributing

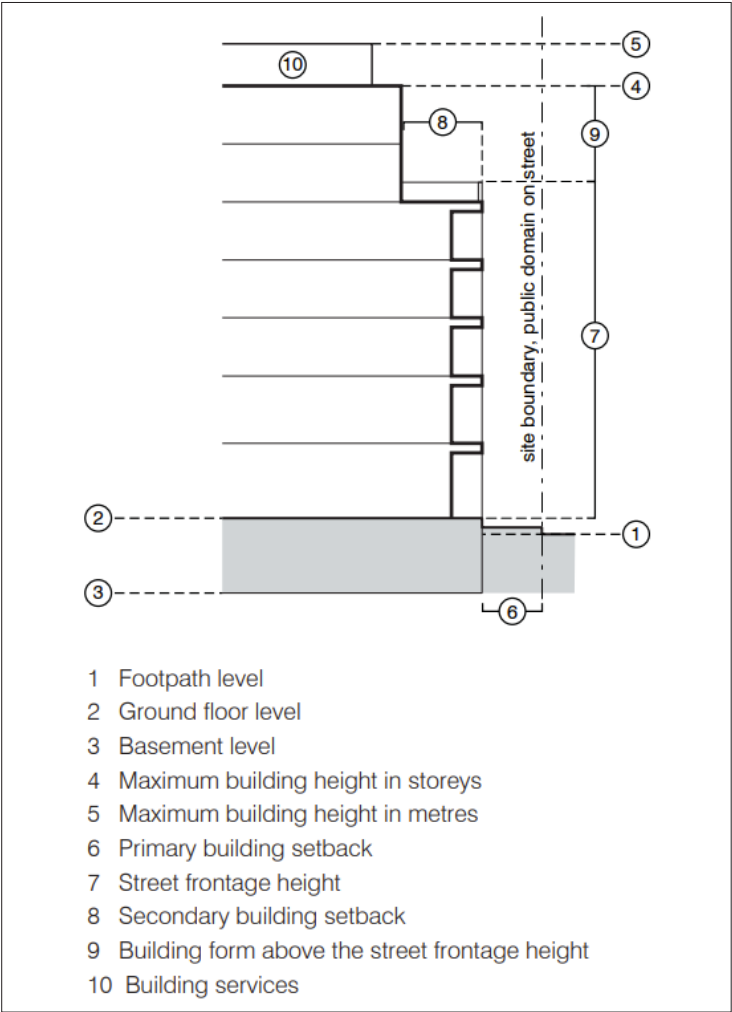
Detracting

Neutral



DCP Building Contributions

- The site is nominated as a detracting building within a block that is otherwise neutral or contributing.
- The eastern side of Riley Street has a large development which is detracting as well as many contributing buildings.



Section 4.2 Development Types

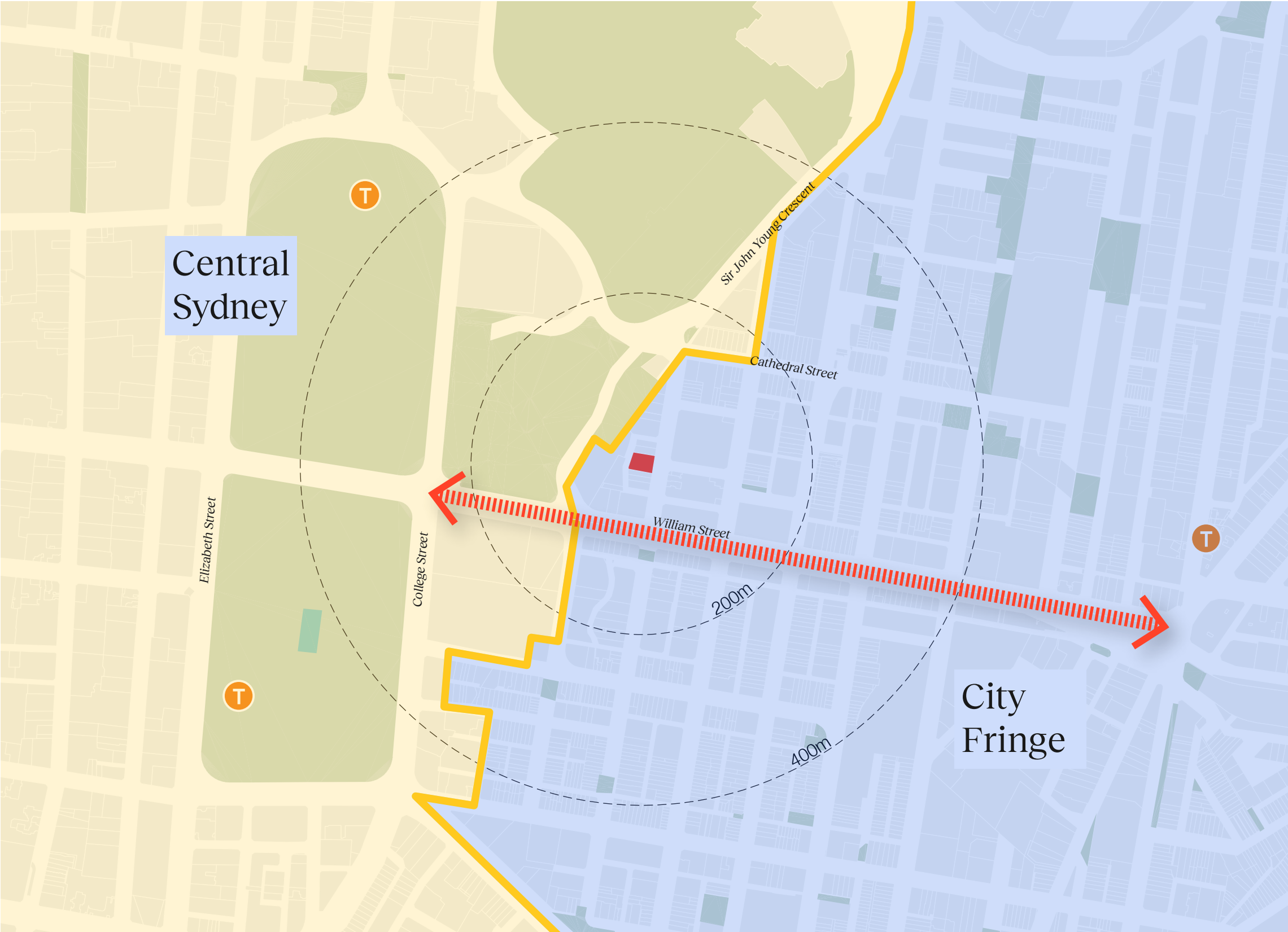
- 4.2.1.2 Buildings with a commercial or retail use are to have a minimum floor to floor height of 4.5m on the ground floor and 3.6m on the first commercial floor and any commercial floor above.
- 4.2.3.1 New development must not create any additional overshadowing onto a neighbouring dwelling where that dwelling currently receives less than 2 hours direct sunlight to habitable rooms and 50% of the private open space between 9am and 3pm on 21 June.

City Fringe

The City of Sydney City Plan 2036 identifies an area called the City Fringe. This area wraps around Central Sydney and includes suburbs such as Woolloomooloo, Surry Hills, Chippendale and Pyrmont. It plays a critical part in Council’s vision for Sydney, particularly in productivity.

Planning priority P2 states, ‘Developing innovative and diverse business clusters in City Fringe’. The Plan also recognises that the City Fringe accommodates approximately 127,000 workers and over 7,500 businesses largely driven by knowledge-intensive industries. By 2036, there will be an additional 200,000 people working in the City of Sydney and additional floor space will be a priority.

William Street plays an important role in connecting the eastern City Fringe with Central Sydney. The adjacency of the site to William Street and the public transport and amenities it offers creates a unique proposition for additional commercial floor space in this part of Sydney.



Key

■ Site

City Fringe map

51 Riley Street

3

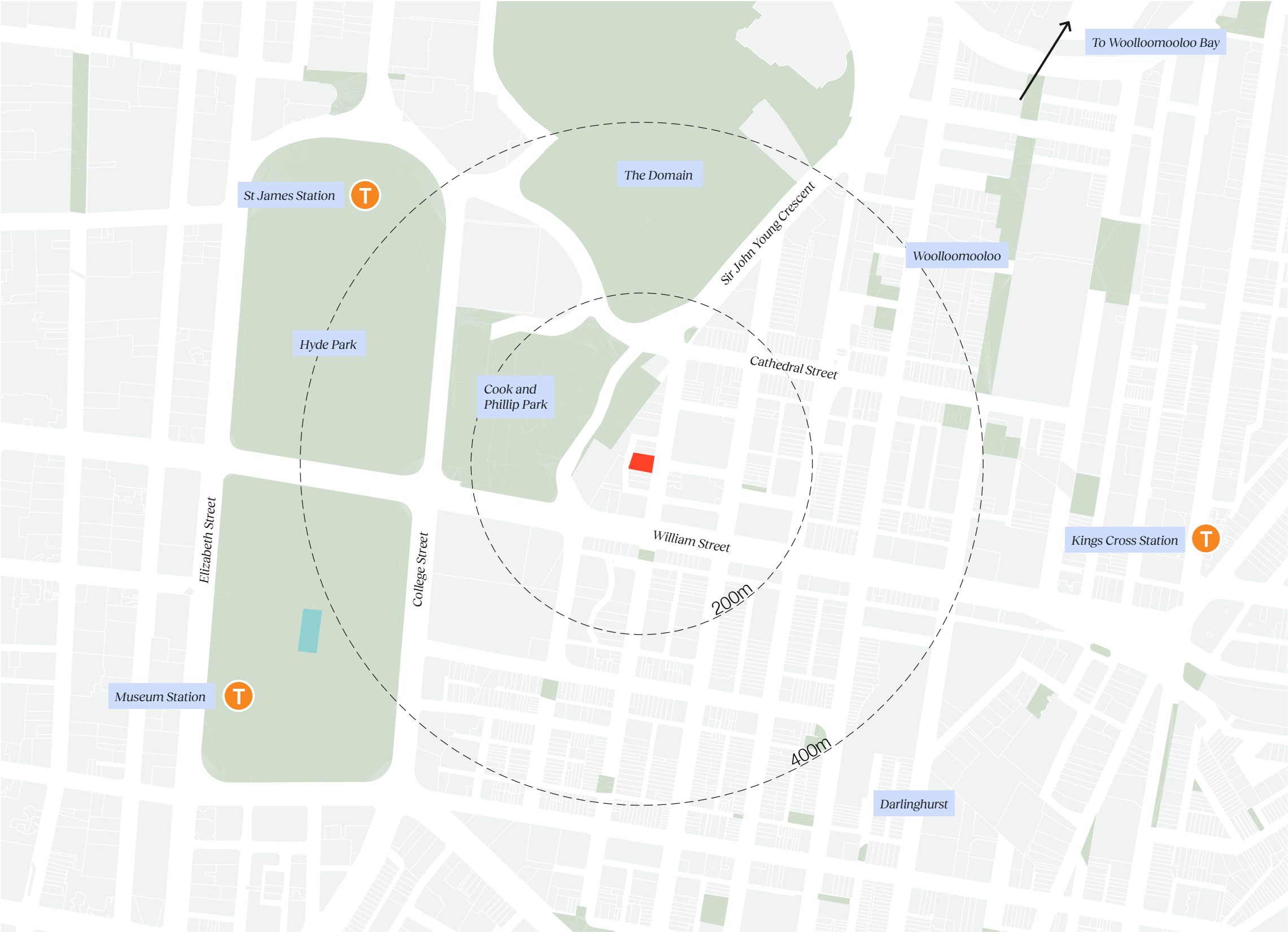
Site context and analysis

Urban context

The site is located on the western edge of Woolloomooloo, approximately 800 metres east of the Sydney CBD. The suburb of Woolloomooloo is located in a valley that sits behind Woolloomooloo Bay, one of a series of bays which define the southern side of Sydney Harbour.

The Domain parklands define the eastern edge and the suburban neighbours of Darlinghurst and Potts Point sit to the south and east with William Street providing a key connection between the CBD and eastern suburbs.

Woolloomooloo is one of the oldest terrace neighbourhoods of Sydney and is characterised by low rise, fine grain streets of terraces punctuated by refurbished warehouses, 20th century and contemporary apartment blocks, and large infrastructure including the eastern suburbs rail viaduct and the eastern distributor.



Key

Site

Urban context map

51 Riley Street

Scale 1:5000@A3 0 50 100 150 200 250

Connecting to Country

Reading Country

Woolloomooloo has been a place of Aboriginal significance for the Gadigal People of the Eora Nation for thousands of years. Today the place sits within the Sydney Metropolitan Aboriginal Land Council although the boundary with the La Perouse Land Council defines the eastern edge of Woolloomooloo. Colonial records of Indigenous practices sourced from the City of Sydney Barani website help to explain how the site was once used and inhabited.

Woolloomooloo is the name given to the Yurong Creek valley located immediately east of Sydney Town and the Domain, which later became Sydney’s first suburb. In 1793, when Commissary General John Palmer was granted 100 acres at Woolloomooloo, extending from Woolloomooloo Bay to Oxford Street, he also acknowledged this by naming his house Woollamoola after its Aboriginal name (also recorded as Waalamool, Walla-mool and Wallamoula). This later resulted in the suburb and bay being named Woolloomooloo.

Woolloomooloo holds importance to the Gadigal people as a traditional hunting ground and sedentary residential space. Aboriginal people frequented the estate to camp, fish, hunt and conduct ceremony.

1. The place where John Palmer built on is thought to have been a significant Aboriginal ceremony ground. The area was used as a place for indigenous people to come together, interact and celebrate culture. The space fostered inherent connections to the bay and nature. Cultivating a strong sense of identity and place for the Gadigal people.

2. Woolloomooloo was the scene of Aboriginal ceremonies until at least the 1830s, with the land between Woollomoola House and the bay being a favourite camping ground for Aboriginal people accessing the resources of the bay, with 200 to 300 First Nations people camping out about the bay during ceremonies.

3. The Woolloomooloo Bay traditionally provided essential resources for Indigenous people. It became a centre for livelihood and recreation, that was an integral aspect of Indigenous community.

4. The creekline runs through our site on Riley Street and correlates to the formation of today’s Busby Lane.

5. Fig Tree Baths, a natural sheltered swimming and bathing place on the North side of the bay, adjacent to the Domain was a place that is believed to be used by the local Gadigal people for centuries as a place of leisure and relaxation. Also believed to be shared with the early settlers.



Reading Country diagram

Source: Paul Irish, Sydney Barani, City of Sydney

Historical development

Early settlement - 19th Century

Woolloomooloo is the name given to the valley immediately to the east of the original settlement of Sydney Town. As visible in the map, the settlement was supplied fresh water by Yurong Creek which drained into Woolloomooloo Bay. This creek line is visible in the map (1.) and forms today’s Busby Lane at the rear of the site.

In 1793, the colony’s commissary-general, John Palmer, was granted a large parcel of land that extended from Woolloomooloo to what is now called East Sydney and Darlinghurst. He constructed Woollamoola house as his residence close to the shoreline (2.) In 1822, Palmer sold the land to Edward Riley who created a large estate from Woolloomooloo to Surry Hills.

The lower part of the estate was subdivided in the 1840s as indicated in the map. This established the road layout which is still in place today with most street names remaining unchanged.

Source: Shirley Fitzgerald, Dictionary of Sydney

Key

— Site



Riley Estate: Woolloomooloo, Darlinghurst and Surry Hills, 1844 (Source: City of Sydney Archives)

20th Century

Between 1911 and 1915, the Sydney Harbour Trust constructed the finger wharf at Woolloomooloo. At a similar time, Garden Island was handed over to the newly formed Australian navy. The character of the waterfront changed to an industrial and naval use which created economic activity in this working-class area.

Woolloomooloo was punctuated with larger industrial warehouses supporting the foreshore which is evident in the aerial image from 1949. Many of the fine grain terraces from the late 19th century and the original street grid from 1844 are largely in tact.

By the middle of the century, there were many motor vehicle showrooms and mechanics supporting the new automobile industry. This is evident in the heritage buildings surrounding the site today including the Ford Building and Riley St Garage.

Key

— Site



Aerial Photographic Survey, 1949 (Source: City of Sydney Archives)

Plans to redevelop Woolloomooloo in 1967 by the State Planning Authority as a high-rise extension of the CBD were thwarted by resident action groups working alongside the Builders Labourers Federation to place ‘green bans’ on developments.

At the end of 1972 the campaign to ‘Save the ‘Loo’ became an election campaign promise of the Whitlam government but much of the suburb was already in significant population decline. In 1975 an agreement was reached by the three tiers of government to provide medium-density public housing. Over the next two decades, abandoned terrace housing was restored and infill development was constructed.

Source: Shirley Fitzgerald, Dictionary of Sydney



Building Surveyor's Detail Sheets, 1949-1972 (City of Sydney)



41-45 Riley Street, c.1970-1979 (City of Sydney)



Cnr Riley & Cathedral Streets, c.1970-79 (City of Sydney)



Aerial, 1978 (City of Sydney)



City Ford 46-48 Riley Street, c.1970-79 (City of Sydney)



6-10 Riley Street, c.1970-79 (City of Sydney)



Cnr Riley & Cathedral Streets, c.1970-79 (City of Sydney)

Riley Street today

Riley Street today still retains many of the characteristics of the area which were established in the 19th and 20th centuries. The street grid remains unchanged with Riley Street operating as a local street with minimal traffic and Busby Lane providing service and parking access for the site and other neighbours.

Development along William Street and Boomerang Place demonstrate the greatest change in scale with new commercial and residential towers 50-40m tall changing the character of William Street.

Directly north of the site is infill development which has replaced a former garage, raising the height of the street wall to match the former Bandt Bros warehouse on the corner.

Riley Street has scattered established trees that help to soften the highly urban streetscape and some new planting has been established on the footpaths.



Riley Street, looking north



Riley street, looking south



Kennedy Street, looking east from Riley Street



Busby Lane, looking west from Riley Street



Busby Lane, looking north at rear of site



Riley Street, looking northeast towards Ford building

Movement and access



Movement and access diagram

The site is located on Riley Street, a quiet local street which connects to the north with Sir John Young Crescent and to the south with William Street. The blocks on Riley Street have a mixture of orientations with some facing Riley Street and others facing Crown and William Streets with service access on Riley Street.

Busby Lane to the rear of the site is used as a service lane with carparking and basement access to the surrounding sites, it has no primary addresses.

Pedestrian movement along Riley Street is mainly people accessing the shopfronts or moving between The Domain and William Street.

Key

- Main road
- Main street
- Local street
- Service streets
- Pedestrian movement
- Vehicle access

Height and built form



Existing building heights and active frontages diagram

Height is concentrated along William Street and Boomerang Place with another taller residential tower on the cnr of Riley and Kennedy Streets. Building heights are reduced to the north towards the centre of the heritage conservation area and away from William Street.

Frontage is highly mixed on Riley Street with some active frontage located on the site's block but with the majority of Riley Street having inactive frontage, blank walls or tall fences. Active frontage is evident along William Street close to Riley Street.

There are two on grade parking lots located close to the site, one servicing residential on Boomerang Place and another adjacent to a Mechanic. Historically, there were many car yards and parking lots in this part of Woollahroomooloo.

Key

- 80m HOB
- 40-50m HOB
- 18-22m HOB
- 12m HOB
- Active frontage
- Inactive frontage
- On grade car park
- Height in storeys

Land use and amenity



Land use and local amenity diagram

There is ample local amenity close to the site due to its location in the City Fringe. Small shopfronts including restaurants and a bakery are adjacent to the site, with a supermarket across the street. On William Street there are many restaurants and cafes which services the greater East Sydney area.

Community facilities including KU Phillip Park Children’s Centre, City of Sydney PCYC and the Cook and Phillip Park Pool are within 200m.

There is residential located to the east, south and west of the site which may require a sensitive approach. Impacts to views and solar access will form part of the assessment.

Key

Residential

Mixed use

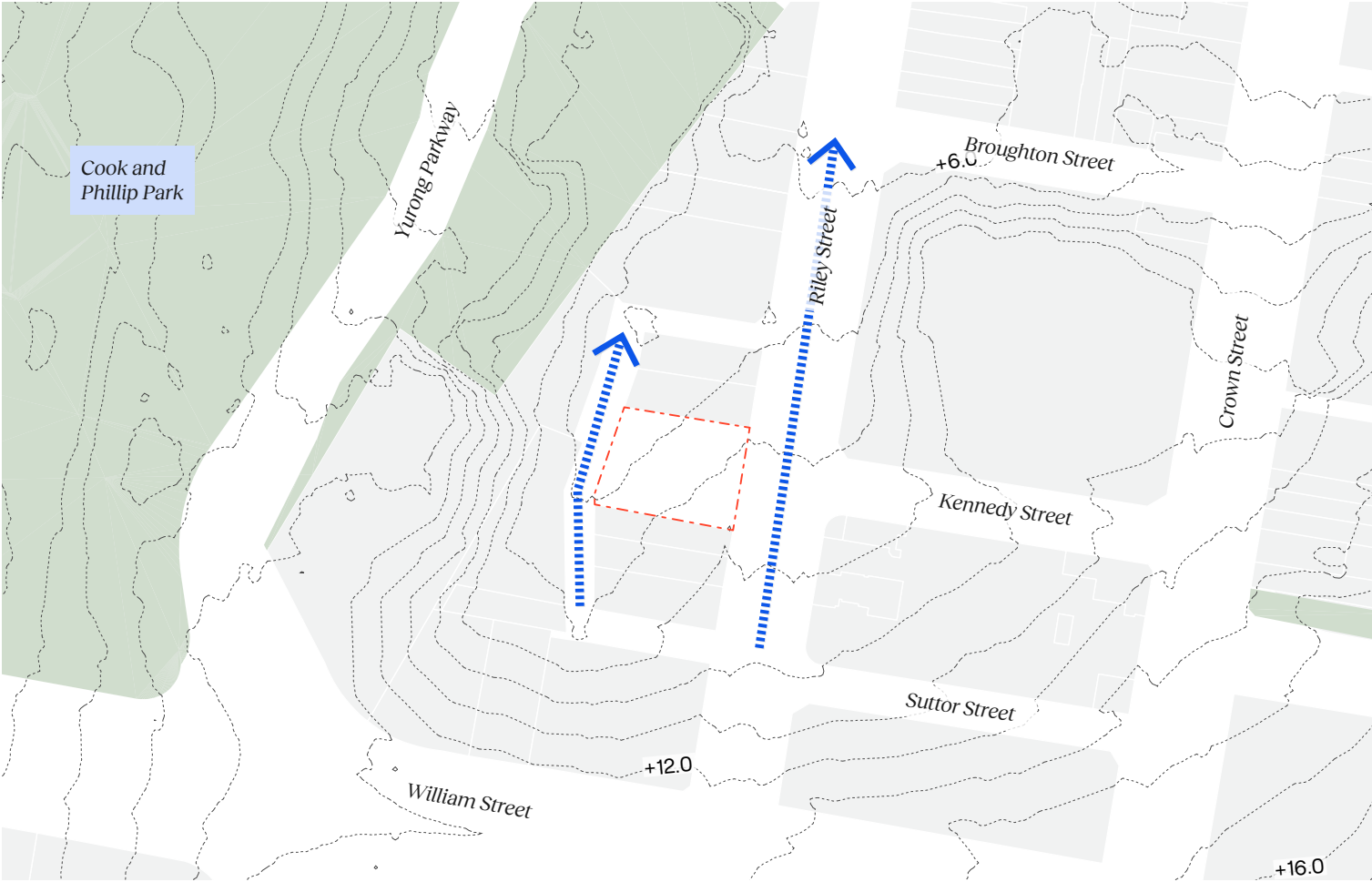
Commercial/retail

Civic/community

Open space

51 Riley Street

Topography and flooding



Topography and flooding diagram

The topography of Woolloomooloo is a basin, with ridgelines along William Street, The Domain and Potts Point. The ridgeline along William Street is close to the site with Riley Street sloping down towards Woolloomooloo Bay.

Historical analysis indicates that there was an original creek line running along Busby Lane at the rear of the site.

Refer to Flood Impact Assessment for detailed analysis.

Key

Overland flow direction

Character analysis

Locality

The site is located in the Cathedral Street locality, as defined by the City. The locality is framed by Palmer Street to the east, Sir John Young Crescent to the west and Suttor Street/Robinson Street to the south.

Locality statement:

This locality is bounded by the elevated edge of the Domain parklands and carpark to the west, Palmer Street to the east and the rear of William Street lots to the north.

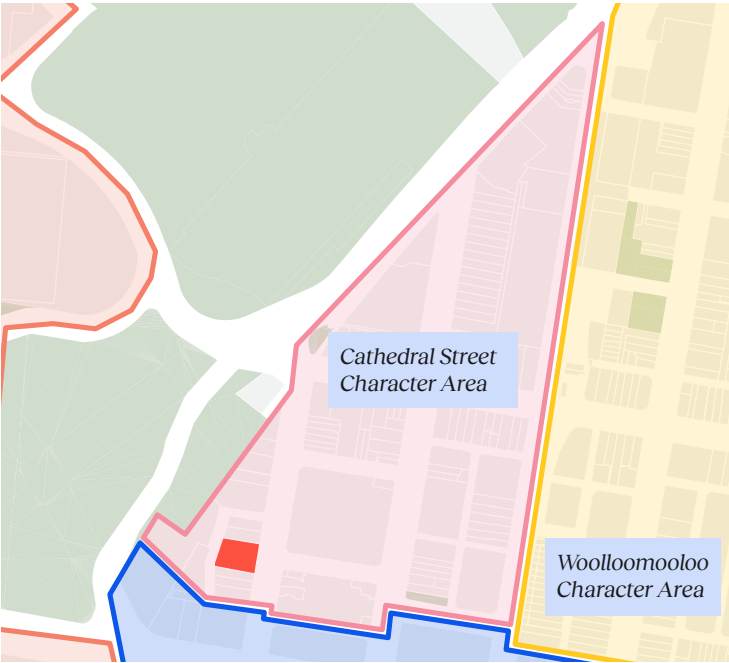
This area is a low scale mixed-use area. The low scale built form maintains views over the precinct from surrounding parkland of Cook and Phillip Park and the Domain. High quality building design on the western corner of Riley and Cathedral Streets is to develop an improved entry to the parklands. A strong 6 storey built edge is encouraged along the Palmer Street edge in response to the Eastern Distributor tunnel. The area transitions in building height from low to medium scale along Riley Street to taller development along William Street.














The area's heritage items, corner pubs and galleries along Cathedral Street contribute to the character. Crown Street can provide an axis of active street frontages to reinforce the Cathedral Street centre. The growth of an arts precinct in the neighbourhood centre is encouraged.

Residential uses are encouraged above ground level, with commercial and retail on the ground level to promote the casual surveillance of streets and open space.

Locality statement principles

The locality statement identifies 17 key principles in the Cathedral Street Precinct. Some of them are more relevant to the site than others but they all shape a clear character identity of the precinct.



- 
 1. Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- 
 2. Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes.
- 
 3. Protect the view to St Mary's Cathedral along Cathedral Street.
- 
 4. Maintain sky views over treetops from Cook and Philip Park.
- 
 5. Residential development is encouraged above commercial uses to provide night time activity and a broad market for neighbourhood centre shops.
- 
 6. Encourage the redevelopment of vacant sites along Palmer Street and the Eastern Distributor to shape this as an important vehicular entry into eastern Sydney.
- 
 7. Maintain the small lot subdivision and built form along Cathedral Street and the north-east side of Crown Street.
- 
 8. Maintain the low scale of development within the centre of the locality and taller buildings located along William Street.
- 
 9. Encourage a 3 storey street wall along Riley Street to define the streetscape and provide a transition to taller development along William Street.
- 
 10. Ensure that buildings on the western corner of Riley Street and Cathedral Streets address the pocket plaza and respect the scale and articulation of buildings on the corner of Cathedral Street.
- 
 11. Encourage the development of the neighbourhood as a small business, gallery and cafe precinct.
- 
 12. Encourage a small arts precinct with the growth of galleries along Cathedral Street.
- 
 13. Ensure all development responds to, and complements heritage items and conservation areas.

Locality character areas

The Cathedral Street locality has been divided into eight sub-localities based on the existing character and site analysis. These sub-localities demonstrate the diversity of character, use and scale within the character area.



Remnant 20th century infill development



Servicing William Street

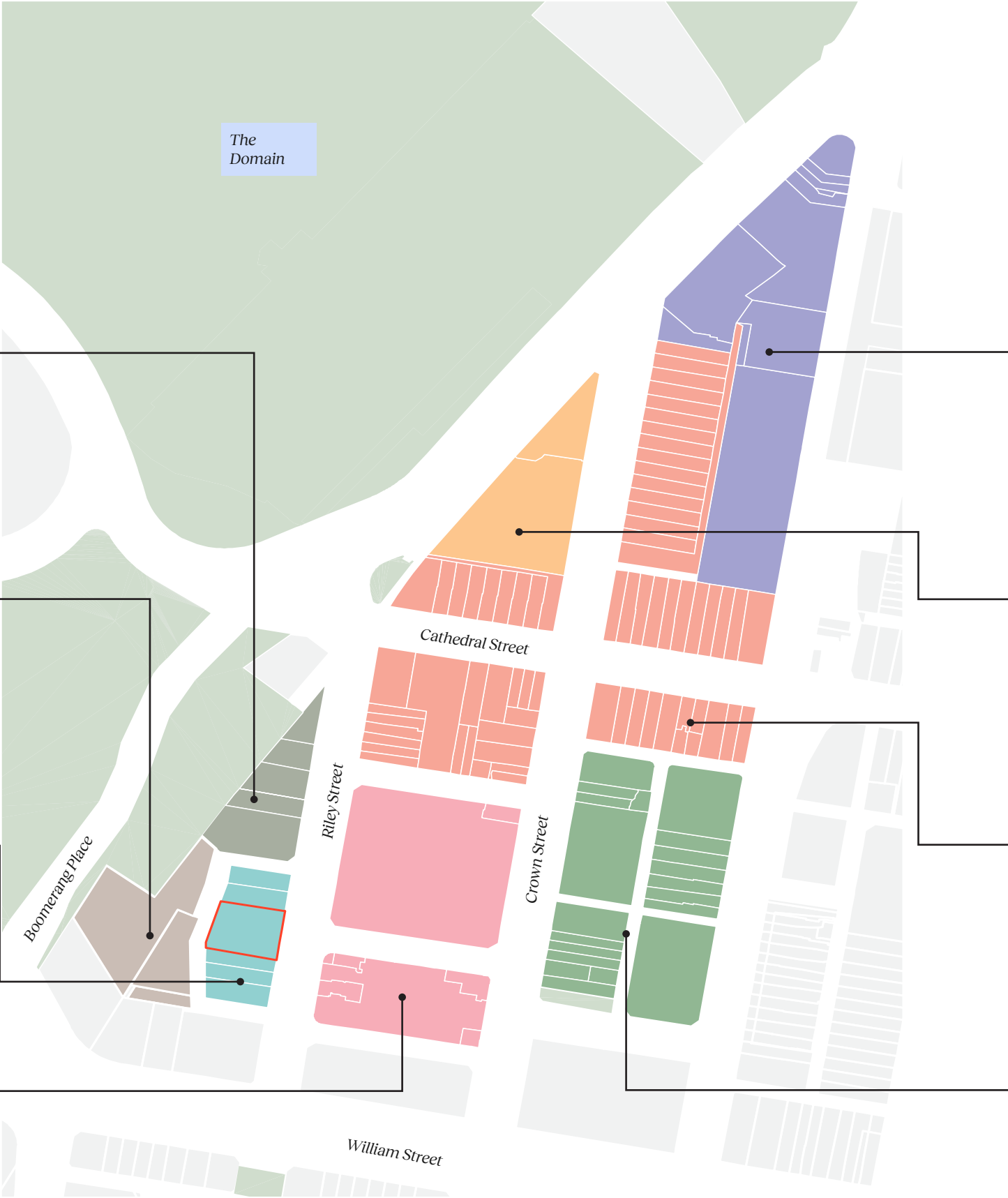


Fine grain mixed use with heritage



High density urban mixed use

SJB



Challenging interfaces with infrastructure



Higher density fronting The Domain



Fine grain residential and shop top



In transition with new developments

51 Riley Street

Streetscape conditions

Street character

The streets in and around the site have distinct characters and functions.

William Street is a key connector between the CBD and eastern suburbs providing access to the Cross City Tunnel and the eastern distributor. The north side of William Street has an activated frontage punctuated with lobbies to access the commercial and residential towers. Service access to these buildings are from lanes behind William Street including Busby Lane.

Riley Street extends from William Street to Cathedral Street.

Cathedral Street is a local street in Woolloomooloo with historic significance as prior to the development of the eastern distributor it provided direct access to St Marys Cathedral. It has many buildings of high quality with active frontages and residential on upper levels. It also has many established street trees which provide good canopy coverage.



Brick detailing on facade of 55 Riley Street



Shopfront of 53 Riley Street



Parapet and upper level windows of 41 Riley Street



Riley Street facade of 60-70 William Street



Shopfront of 45 Riley Street and entrance to 41 Riley Street residential



Brick facade of 33-39 Riley Street

Street elevation analysis

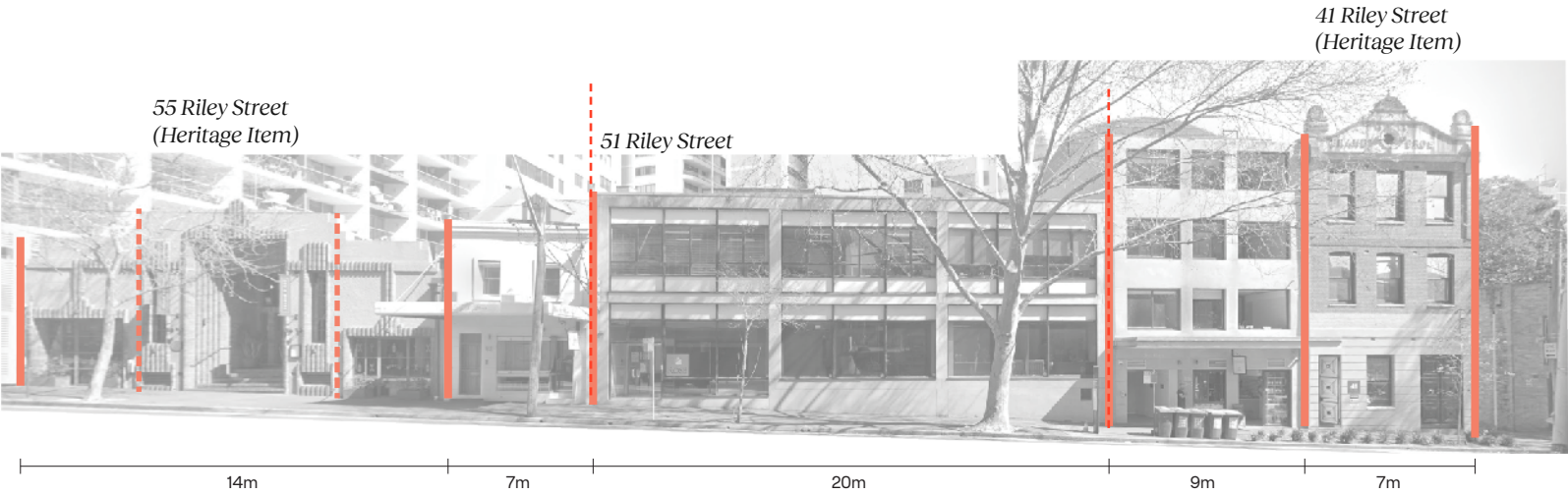
This section of Riley Street includes the site and is anchored by two heritage items. The following analysis of the street elevation will assist in informing an urban and architectural response to street wall, grain and articulation.

- Street wall height increases from south to north with the first two buildings having a two storey street wall and the building to the north of the site having a four storey street wall.
- Building grain is relatively fine grain varying from 7-14m with exception of the site which has a frontage of 20m. Riley Street Garage is 14m with a finer articulation in the facade to break up the grain.
- Building articulation is evident with parapets on most buildings including decorative parapets on the two heritage items. There are awnings on buildings both north and south of the site. Smaller and regular window openings are evident and a result of the brick construction of the three 20th century buildings.

Building height



Building grain



Building articulation



Constraints

- Noise and congestion on William Street particularly at peak hour could have impacts on access to the site as well as acoustic impacts to future development.
- Busby Lane has minimal passive surveillance and can be dark at night. This reduces safety for pedestrians.
- Large lengths of Riley Street have inactive frontage or blank walls including the subject site, this reduces activation and passive surveillance of the street.
- Views across the site should not be adversely impacted by the proposed building envelope, particularly to key local views such as The Domain and Woolloomooloo Bay.
- Impacts of the proposed building envelope to solar access of neighbouring residential should be carefully considered.



Key

2 Storey	Noise
3 Storey	Busy Main Road
6 Storey	Overshadowing
12 Storey	Inactive Frontage
>15 Storey	Invasive Views
	Rear Laneway

Opportunities

- Active frontage on either side of the site create activation on the block and create both a night and day time economy.
- Heritage items surrounding the site create a unique character and identity for the precinct.
- Busby Lane allows for discreet servicing and basement access that enables Riley Street to retain its role as a primary pedestrian entrance.
- Established street trees provide a leafy canopy to the street and improve the microclimate.
- Local community facilities including proximity to Cook and Phillip Park, the City of Sydney PCYC and KU Phillip Park Child Care Centre support both local residents and workers.
- Public transport is easily accessible with bus stops within 150m of the site and four station stations located within 800m, servicing multiple train lines.

Key

Heritage

Active Frontage

Tree Canopy

Laneway Activation

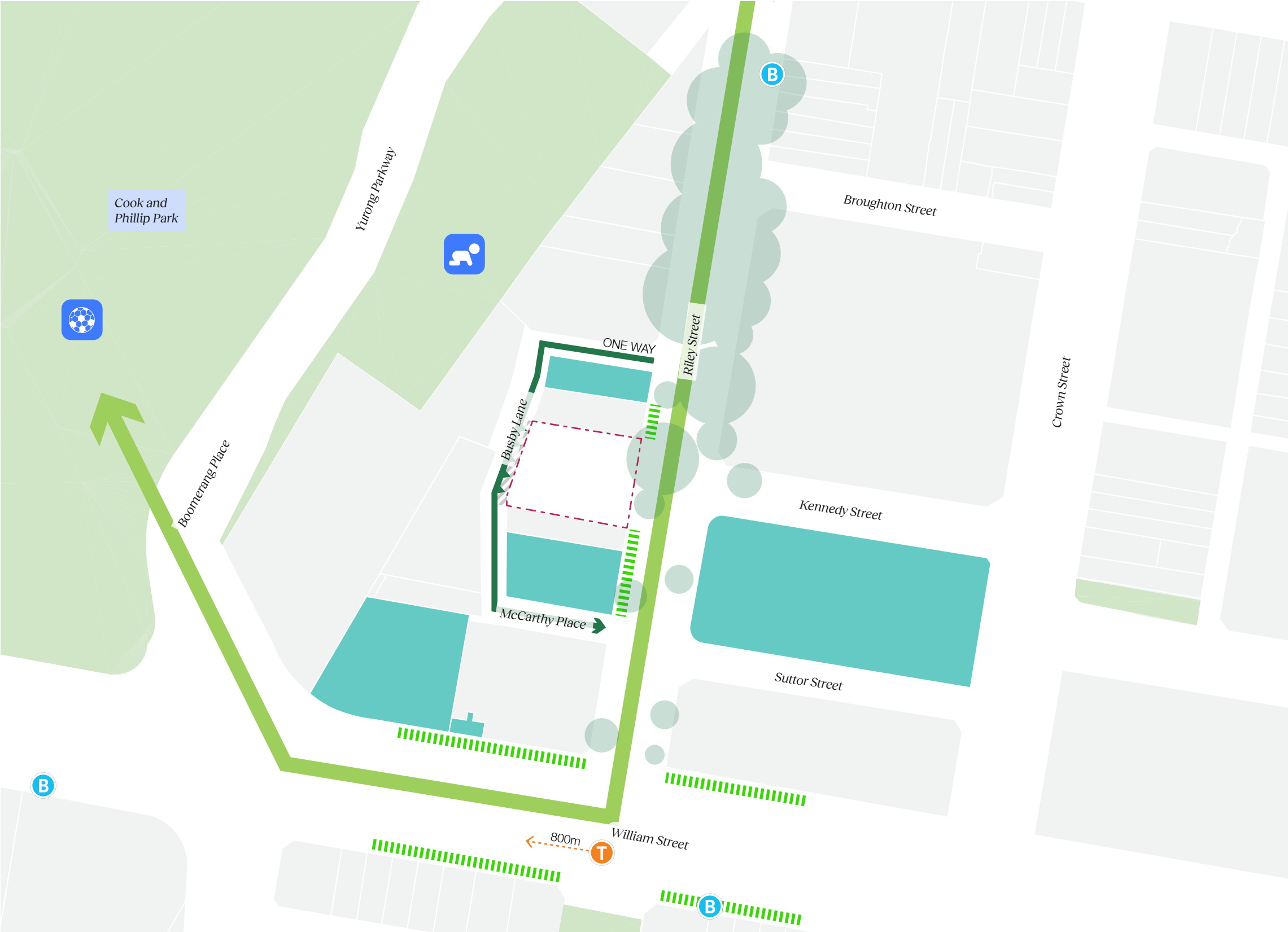
Access

B

Bus Stop

T

Train Station



4

Vision and principles

Vision

The site provides an opportunity to develop boutique commercial office space on the City Fringe which carefully responds to the unique grain and character of west Woolloomooloo. It seeks to stitch together the shopfronts that exist on the block and contribute to the sense of place in this highly diverse, historic and dynamic part of Sydney.

The adjacent images show examples of other infill commercial development by SJB in the City of Sydney



Oculus, Crown Street Surry Hills



52 Reservoir Street, Surry Hills



Oculus, Crown Street Surry Hills

SJB



52 Reservoir Street, Surry Hills

51 Riley Street



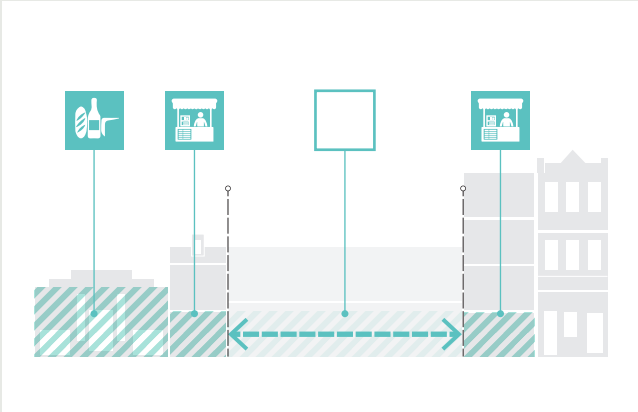
52 Reservoir Street, Surry Hills



Casba, Danks Street Waterloo

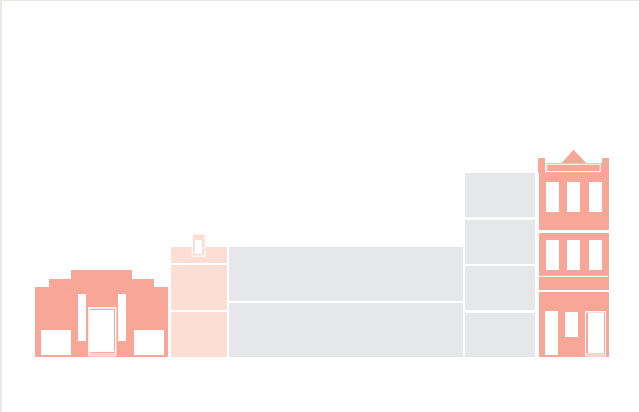
Design principles

The complexity of the site is addressed through the application of the adjacent six design principles. These principles are informed by social, environmental and economic considerations and support opportunities for a place-based response.



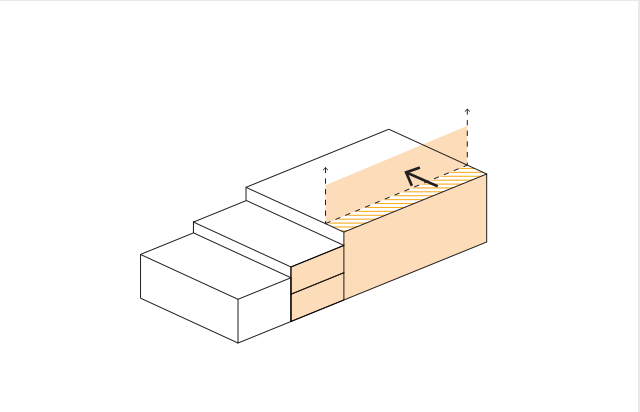
Link active frontage

This site sits amongst a row of fine grain restaurants and shop fronts. This presents an opportunity to provide a link by extending the active frontage on Riley Street.



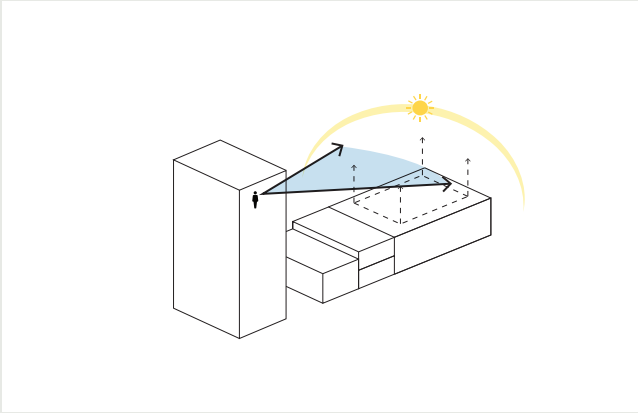
Respect heritage

The block is bookended by heritage items which show the diversity in heritage of the area. It is important to celebrate the unique identity of the area.



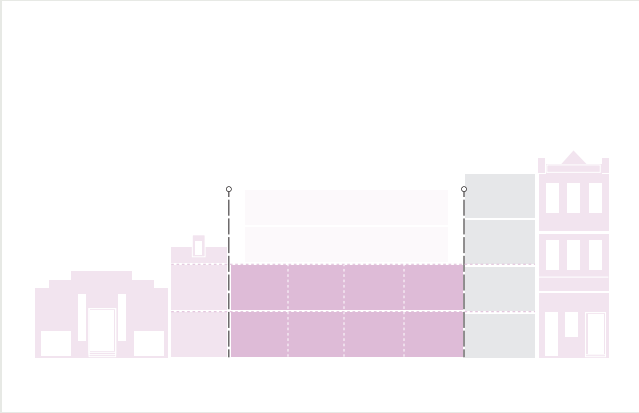
Strengthen street wall

The street wall of the block increases as it moves north, creating opportunity for the site to plug in as a continuation of that transition. Careful consideration of setbacks is critical to reduce bulk and scale.



Minimise impact to neighbours

Residential development to the south may be impacted by new development on the site. Minimising this impact to both views and solar must be prioritised to ensure good outcomes for all.



Positive contribution

The current building on the site is considered detracting by the city, amongst a block of otherwise contributing or neutral items. This presents an opportunity to create a positive contribution to the city through a sensitive redevelopment.



Sense of place

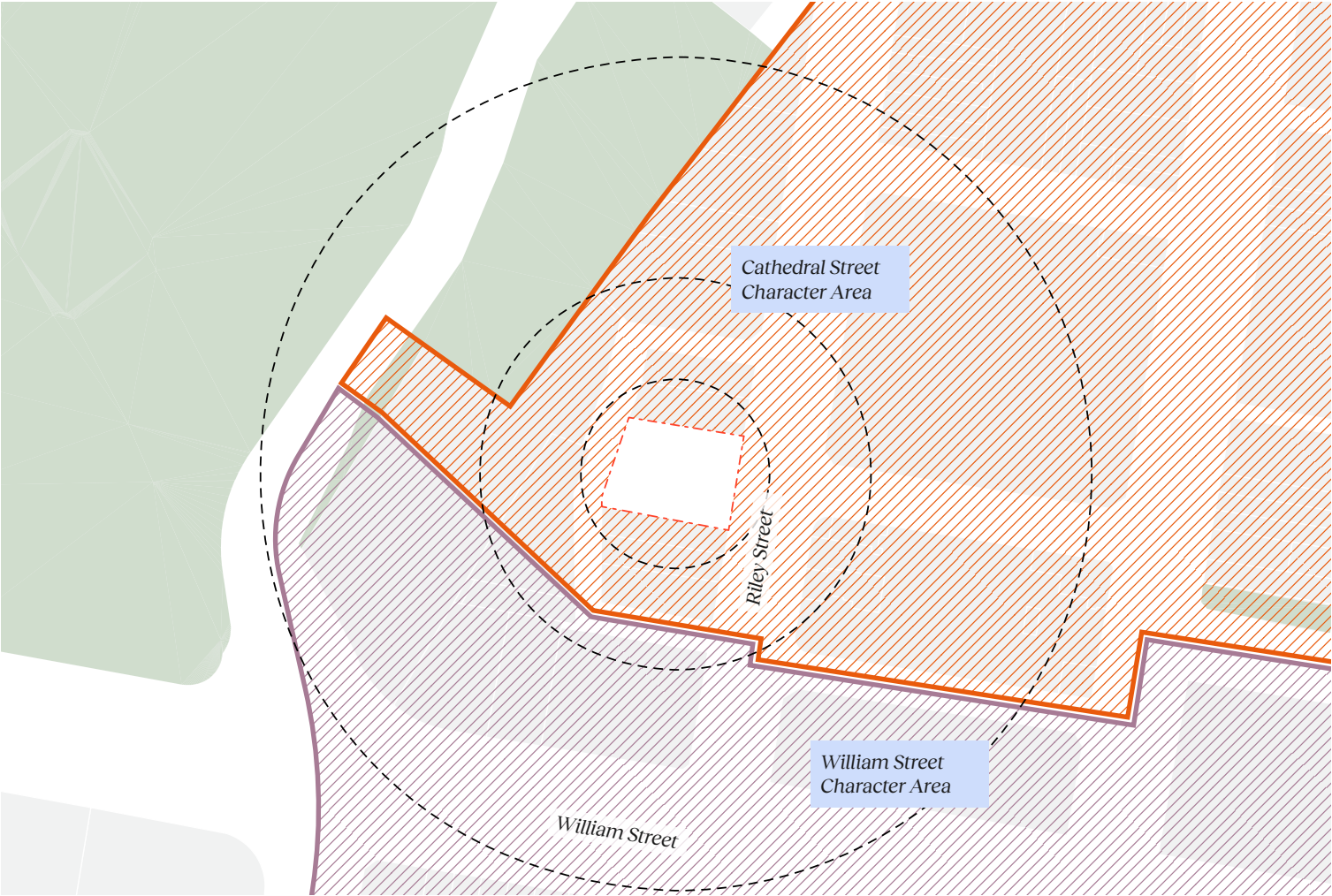
Redevelopment of the site creates an opportunity to contribute to the sense of place that exists on Riley Street, this could include the mixture of activities, events, people on the street and energy that creates an successful urban street.

Design development

This section of the report uses the synthesis of the analysis, vision and principles to formulate a planning envelope grounded on a place-based approach.

Character

The site is located on Riley Street on the western edge of the Woolloomooloo Conservation Area which extends towards Potts Point and Woolloomooloo Bay. It is also within the Cathedral Street Precinct of the City of Sydney character areas, bordered by William Street Precinct which has a significant change in scale and density.



Cathedral Street Character Area, terraces on Riley Street



Cathedral Street Character Area, cnr Cathedral and Riley St



Cathedral Street Character Area, cnr Cathedral and Crown St



Cathedral Street Character Area, Crown Street looking south



William Street Character Area, cnr William and Crown St



William Street Character Area, cnr William St and Boomerang Pl

Relationships

Development on the site should present a balanced response to the three different types of relationships it has with surrounding built form.

- 1. The immediate block the site sits within has a mixture of heritage and infill development with a distinctive street wall. The mix of architectural styles and their unique ornamentation establish a high quality character.
- 2. High density development along William Street from the 1990s and early 2000s requires careful consideration of impacts
- 3. The 'City Ford Building' is mixed use and has both loading and BOH interfaces on ground level with upper level apartments that have views towards the cathedral. This is compounded by the residential building to the north which has a large fence with no address to the street.



City Ford Building, Riley Street



Busby Lane, looking west towards car park of residential development



Basement access of 60-70 William Street



Riley Street Garage and terrace, south of site



Converted warehouse and infill development, north of site



63-65 Crown Street residential development, Riley Street interface

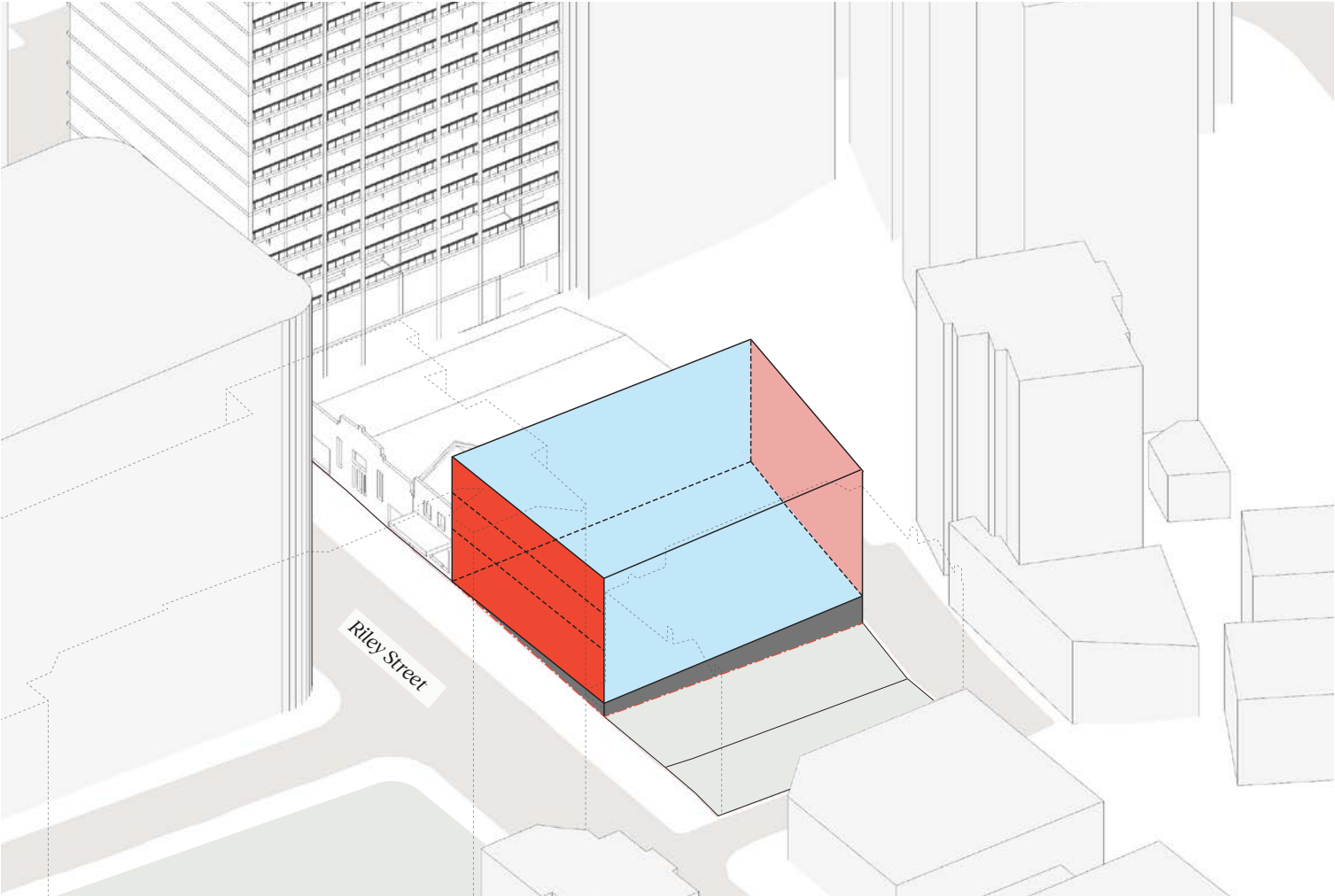
Street walls

The zero setback nature of the site is established by both planning controls and its neighbours. This is typical of development in Woolloomooloo which is highly urban with a heritage overlay.

The DCP identifies a three storey street wall for Riley Street that is also continued around on Busby Lane. On Riley Street, this aligns with the surrounding development and will reduce the impact of additional height above the street wall to create a human scale street interface.

The street wall on Busby Lane reflects the existing built form condition. Buildings to the north transition up to a three and four storey street wall. Across the lane is an at grade car park.

Other development on Riley Street is not in keeping with the DCP such as 63-65 Crown Street which has a tower coming to ground on the corner of Riley and Kennedy Streets.



4 storey street wall infill development, 78 Campbell Street Surry Hills



3 storey street wall infill development, Cathedral Street Woolloomooloo



6 storey street wall, 52 Reservoir Street Surry Hills



3 storey street wall, Cathedral Street Woolloomooloo

Ground floor activation

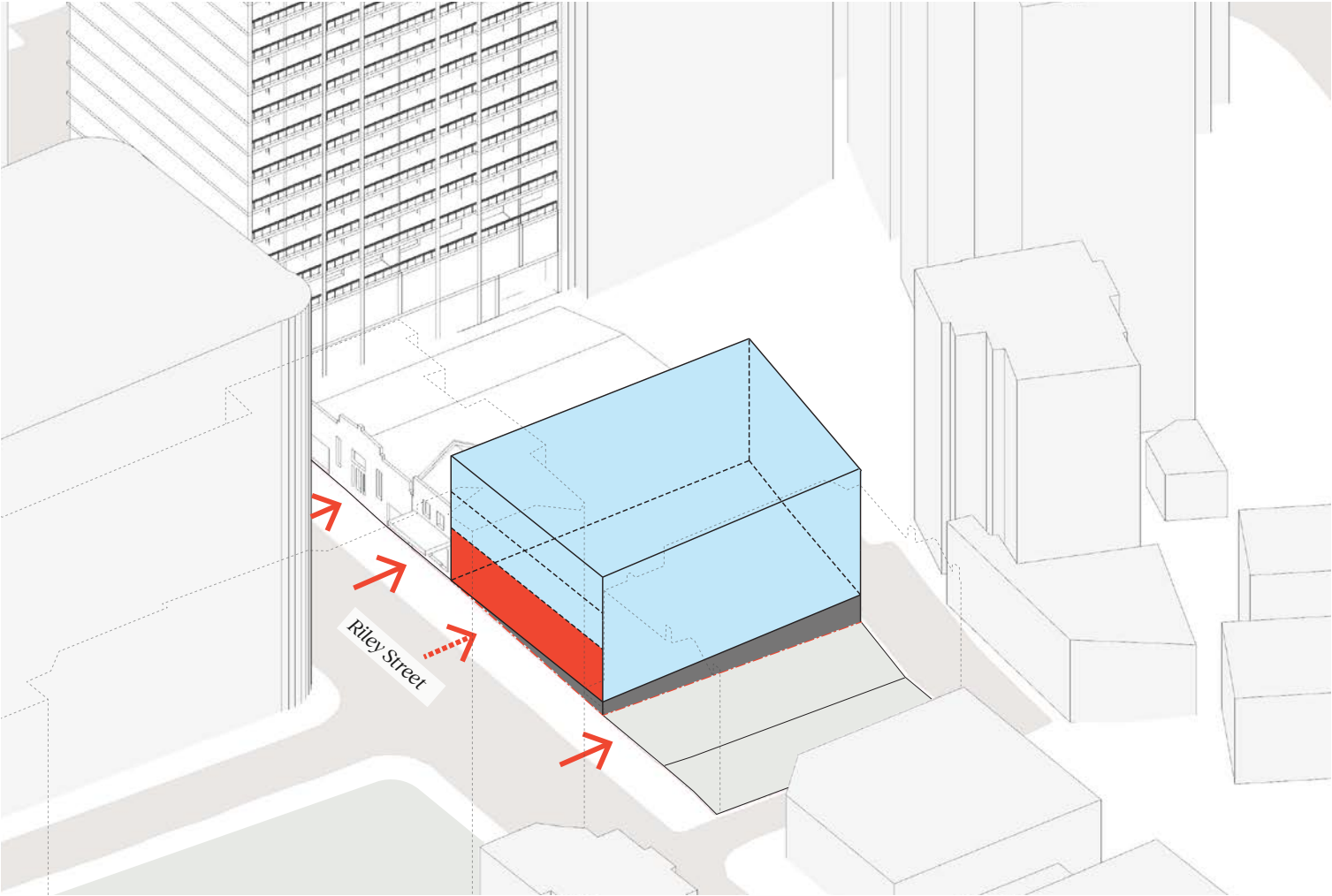
Ground floor activation is not currently provided on the site. The activation on both the north and south creates an opportunity for the site to restitch together this streetscape and connect the other uses.



Neighbourhood Speciality Coffee, Surry Hills



Jordan showroom, Rosebery

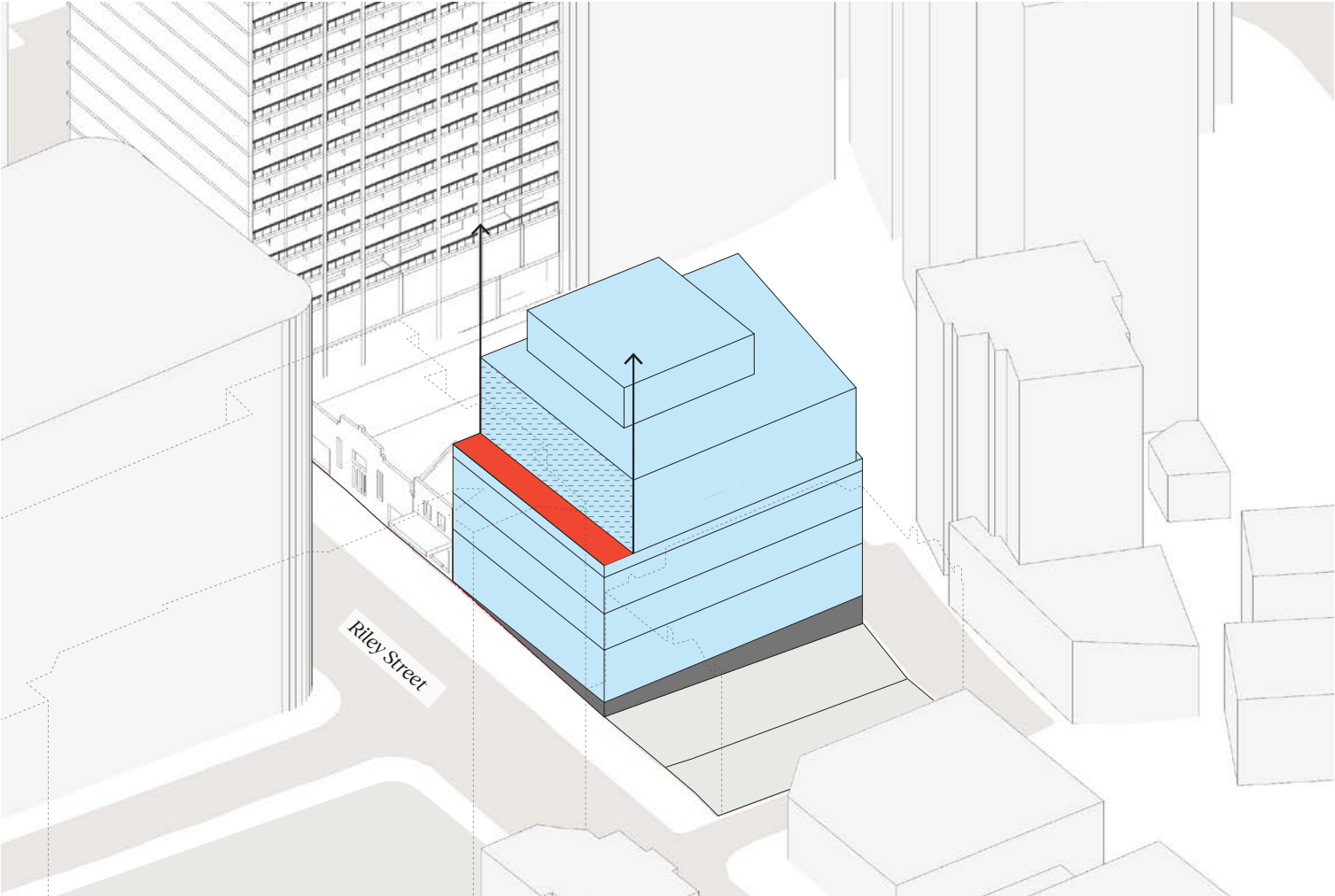


Petal Met Sugar, Florist and Bakery, Woolloomooloo

Riley Street setback

Understanding the significance of the Conservation Area and relationships with the other buildings in the block, reducing bulk and scale above the street wall is a key driver for the Riley Street setback.

The 3m setback is also included in the DCP and is maintained in this proposal. This allows storeys above the street wall to be read as a recessive element.



Setback behind heritage facade, Rio de Janeiro



Breese Street apartments, Melbourne

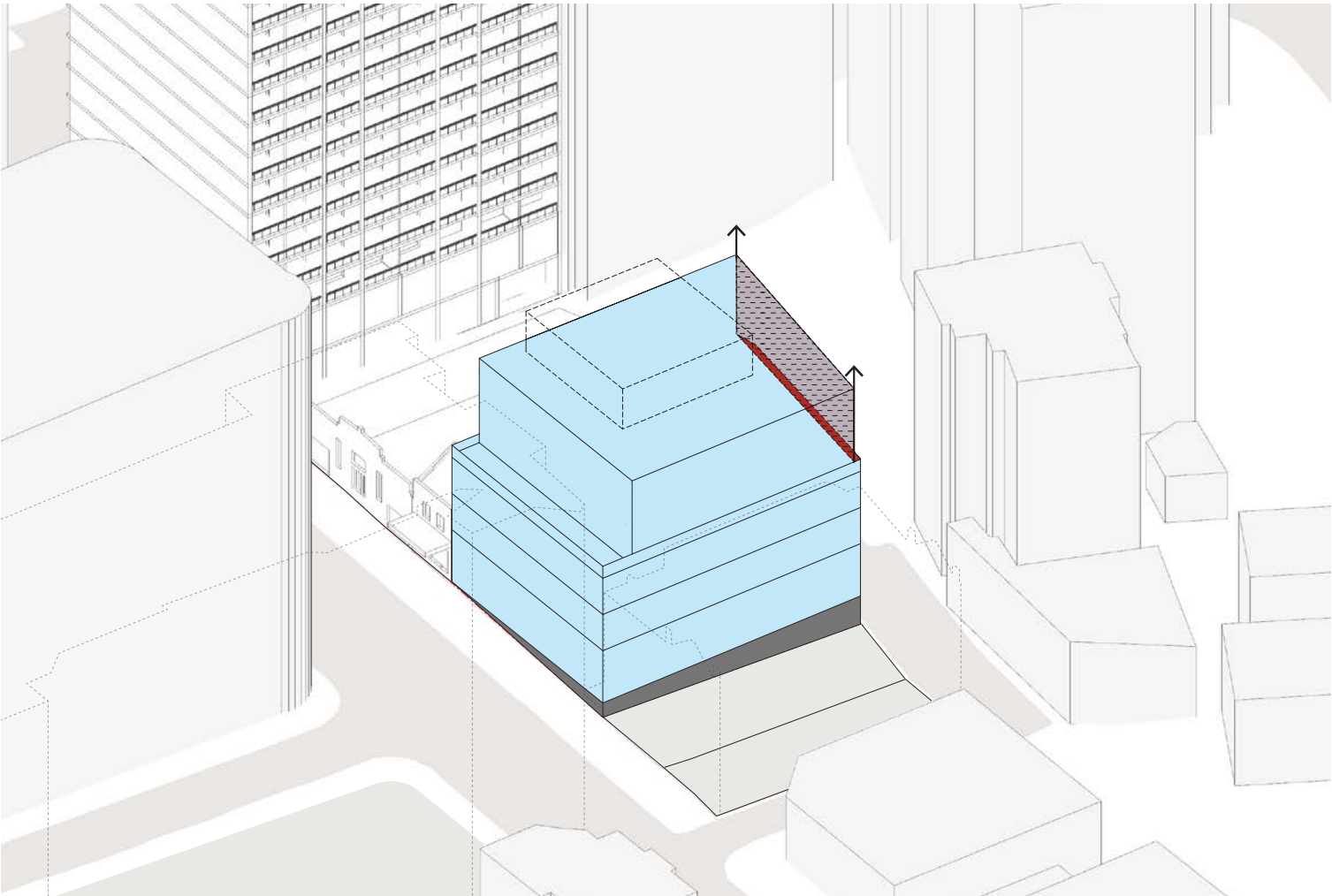


2 Kings Lane, Darlinghurst

Busby Lane setback

The proposal seeks to create a street wall at 3 storeys . The setback creates an opportunity to rationalise the facade and provides a break in the overall height of the building.

The reduced setback depth is proposed due to the role of Busby Lane as a service lane and the less sensitive context. It also assists in maximising the upper level floor plates whilst prioritising the setback on Riley Street.



Cargo Lane, Alexandria



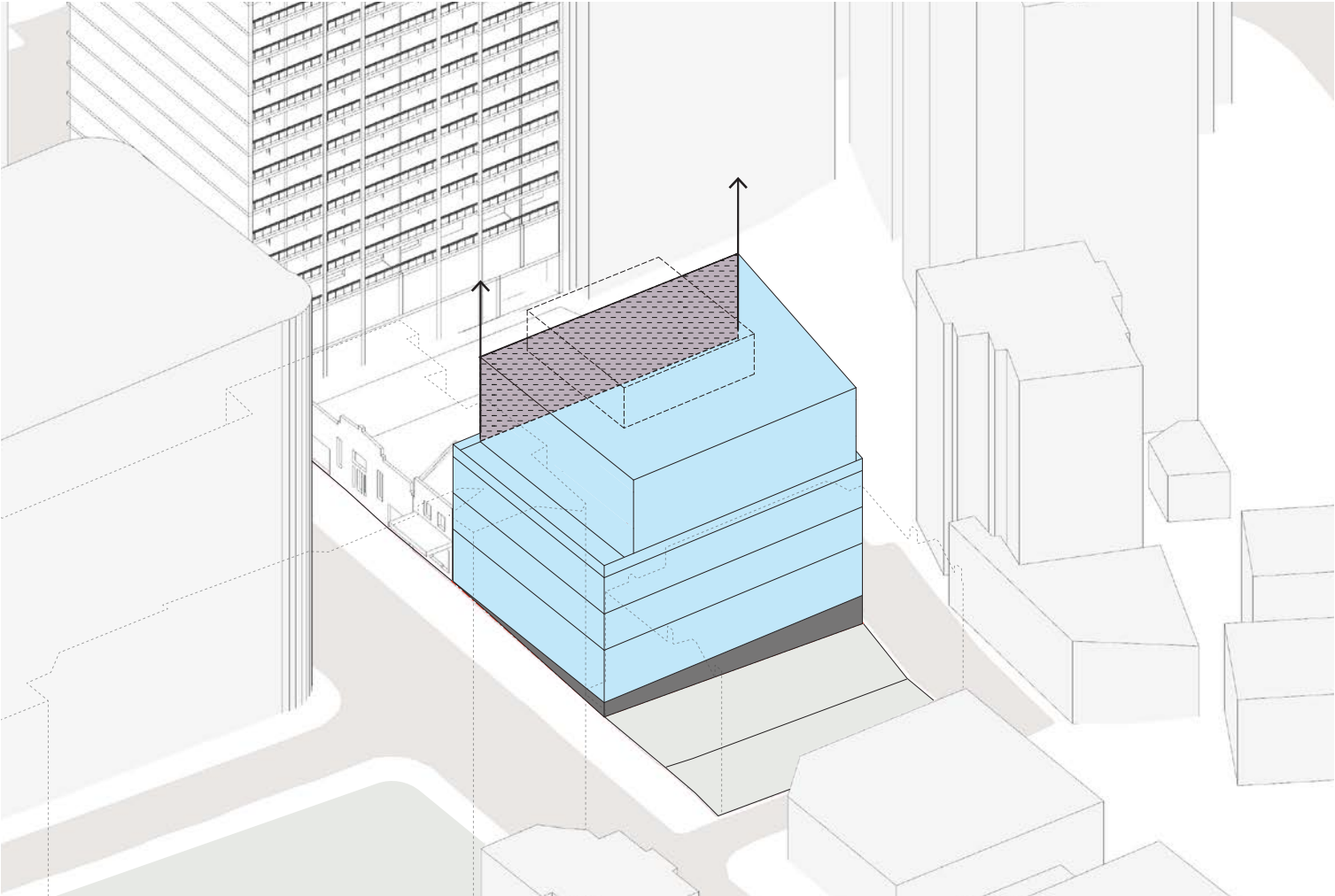
Nightingale 1, Breathe Architecture, Melbourne



Rear of Oculus, 253-255 Crown Street Surry Hills

Southern facade

The southern facade has zero setback from the boundary. It creates an opportunity for creative activation of the southern facade through architectural elements or public art.



Gadigal Mural, Barnett Lane



Alway Was Always Will Be, Oxford Street



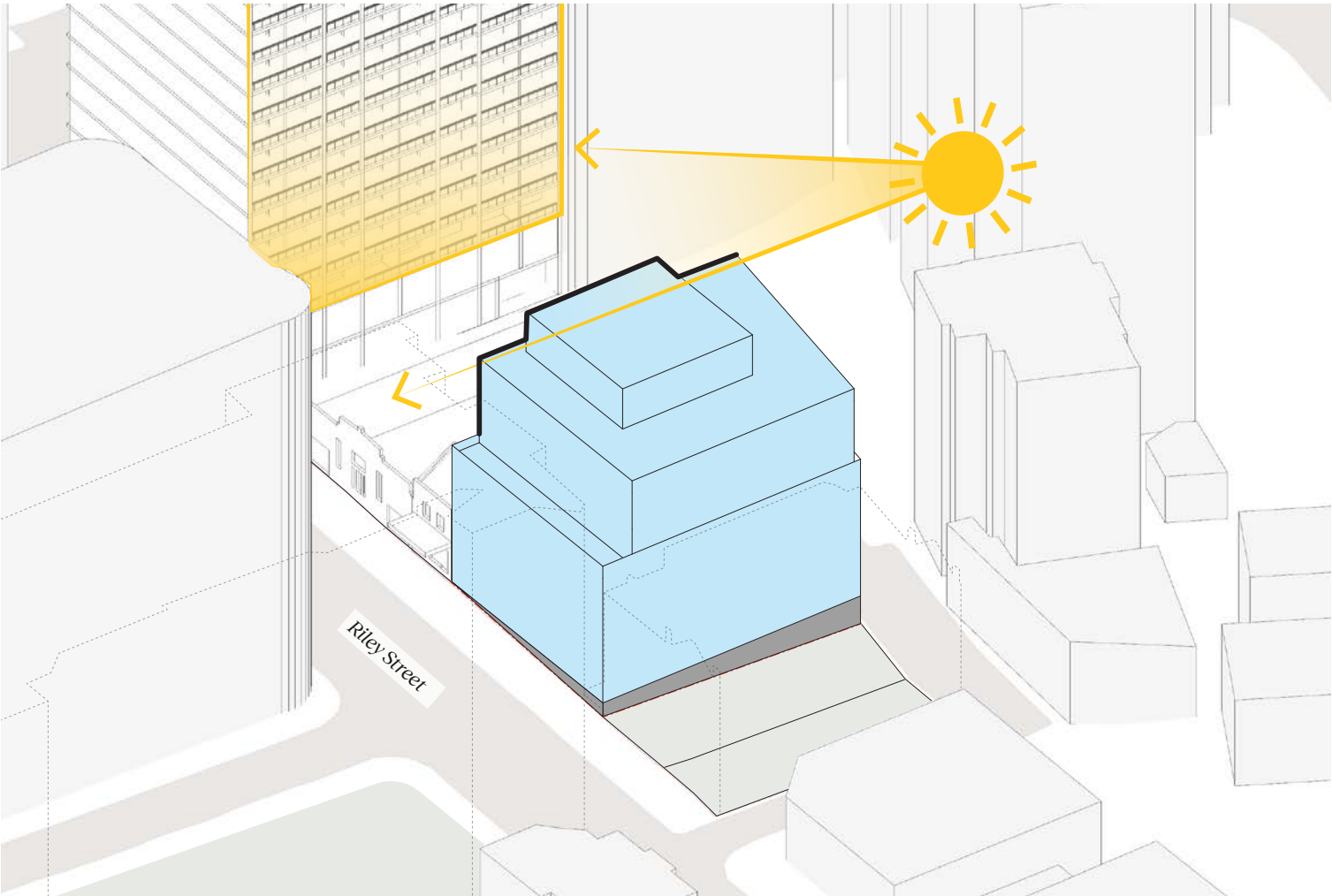
Junny Munro Mural, Harbour Street



Peace, Justice and Unity mural, Pilgrim House

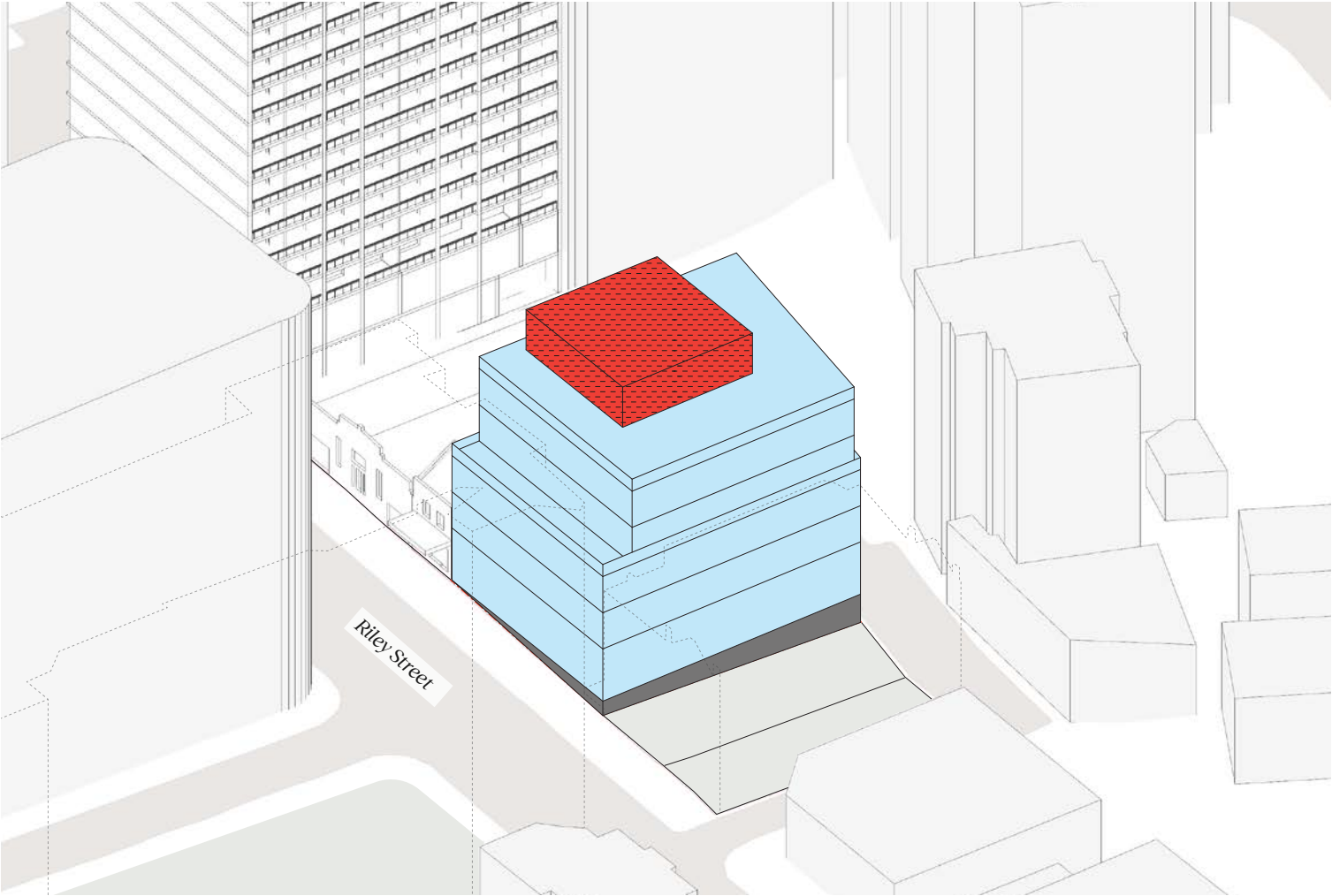
Solar access

Considering the potential impact of development to residential buildings south of the site, the development should seek to minimise impact and allow neighbours to achieve ADG solar requirements.



Rooftop flexibility

Rooftop space creates an opportunity for maximising sustainability initiatives such as solar capacity, urban greening and rain water capture.



Roof Top, Cleveland Street, Surry Hills



Green roof, Arkadia DKO

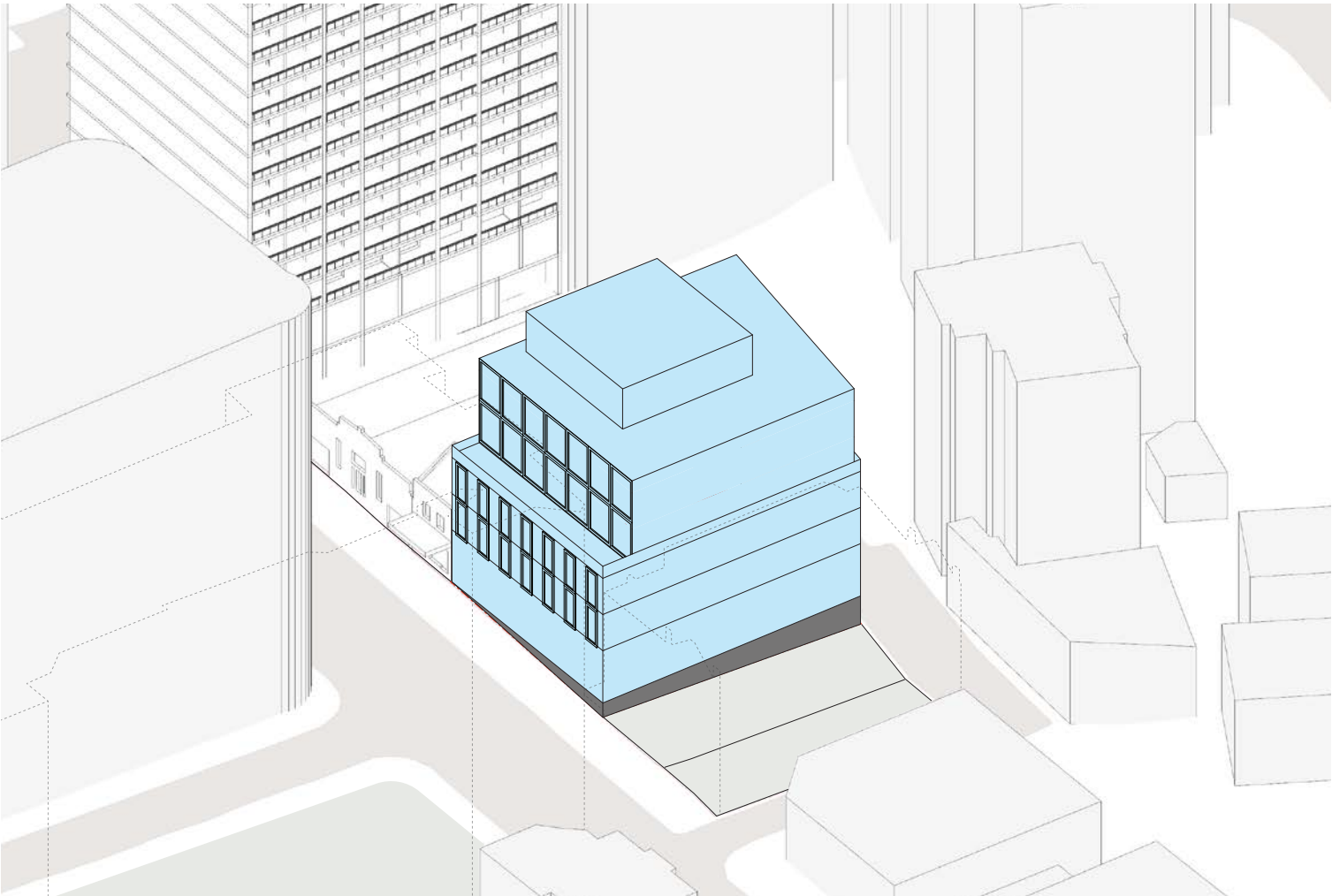


Rooftop, 81 Foveaux St, Surry Hills

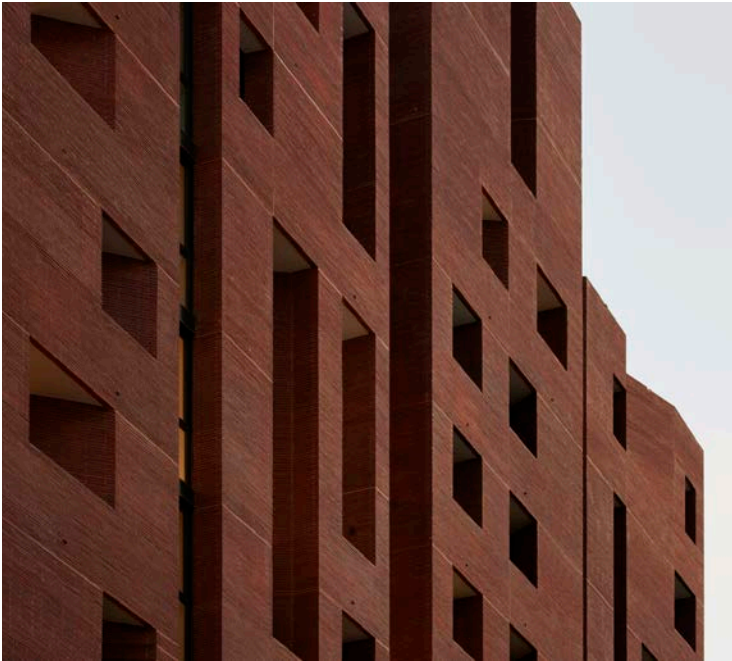
Openings

The architectural treatment of the facade will be important in making a positive contribution to the streetscape and can respond to the relationship to neighbours, view opportunities, solar impacts and surrounding heritage styles.

A different approach to openings on the podium is proposed in response to the lower rise heritage brick buildings on the block. The taller element above the brick base has larger opening that creating a lighter and more transparent built form.



SJB 51 Riley Street



9-15 Young Street, Sydney



Arc, Clarence Street Sydney

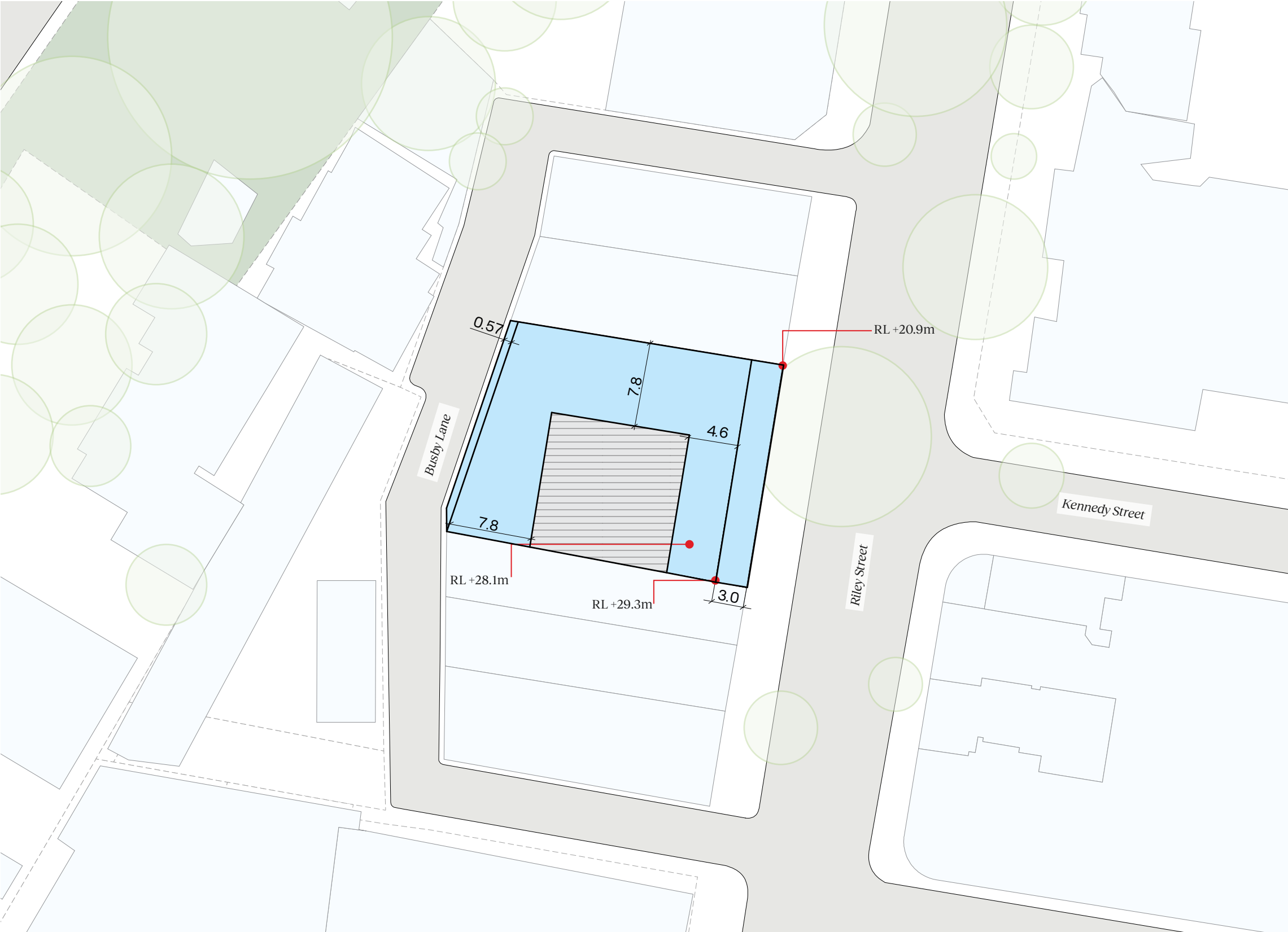


Commercial building, Joan Miro Spain

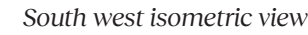
Proposed planning envelope

The planning envelope proposed is a result of a place-based design response to the site. This envelope provides for a level of flexibility in the design of the building at DA stage, but at the same time locks in certain elements to ensure good built form outcomes. The proposed building enveloped includes minimum upper level setbacks, street wall heights and building height.

While the building envelope addresses a number of considerations, a future detailed building design and DA process will provide opportunities for a more specific approach.

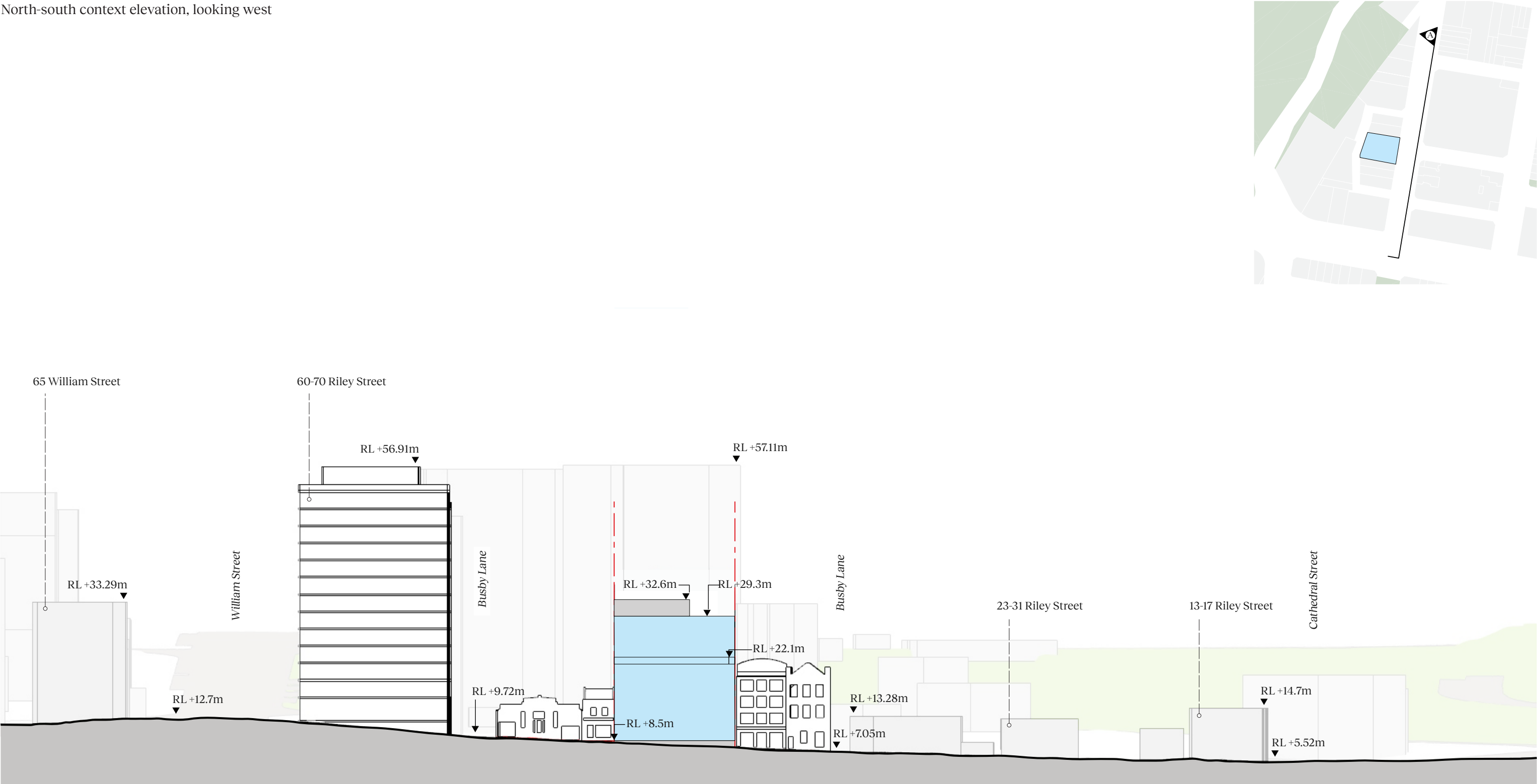


Site Plan

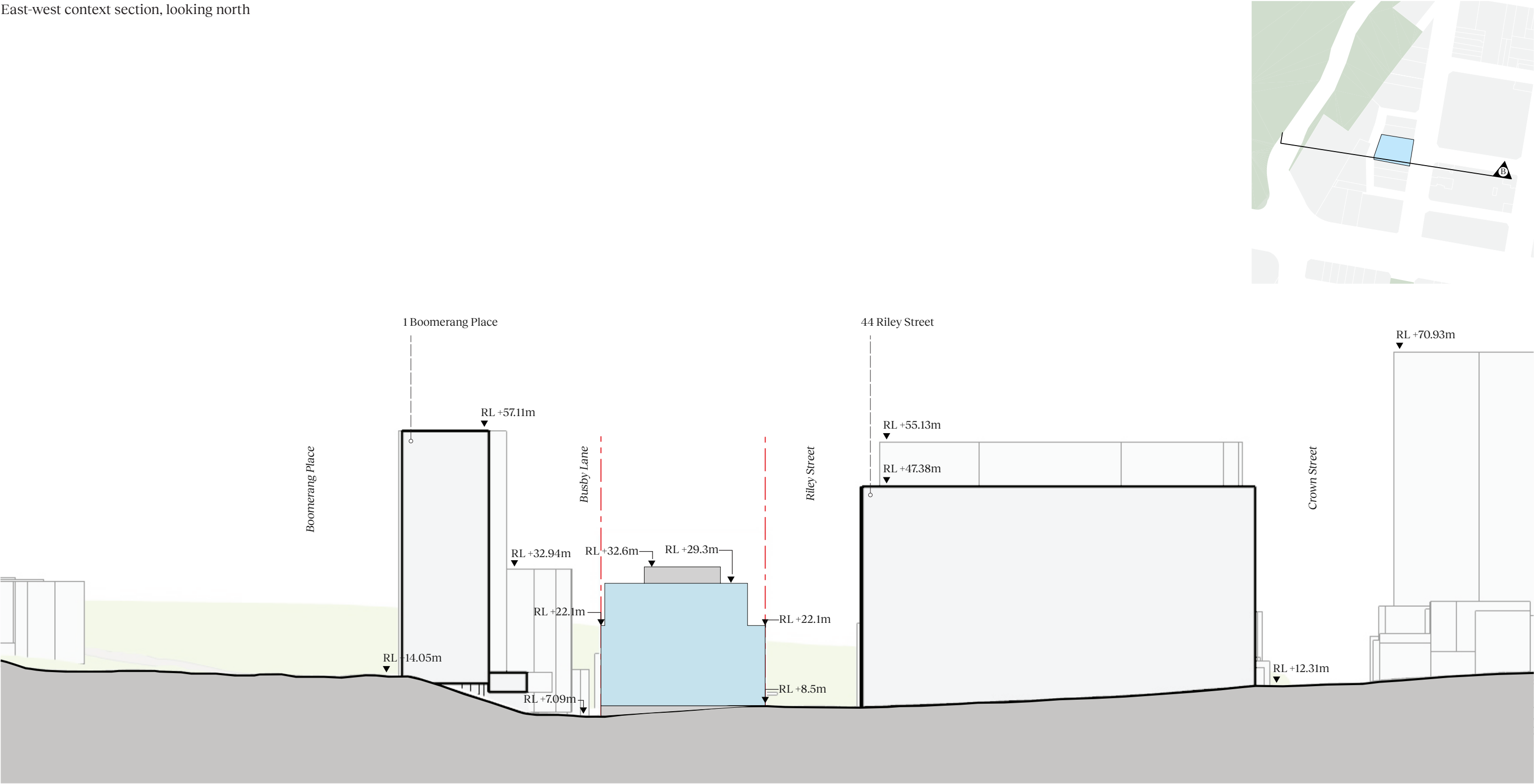


Context sections

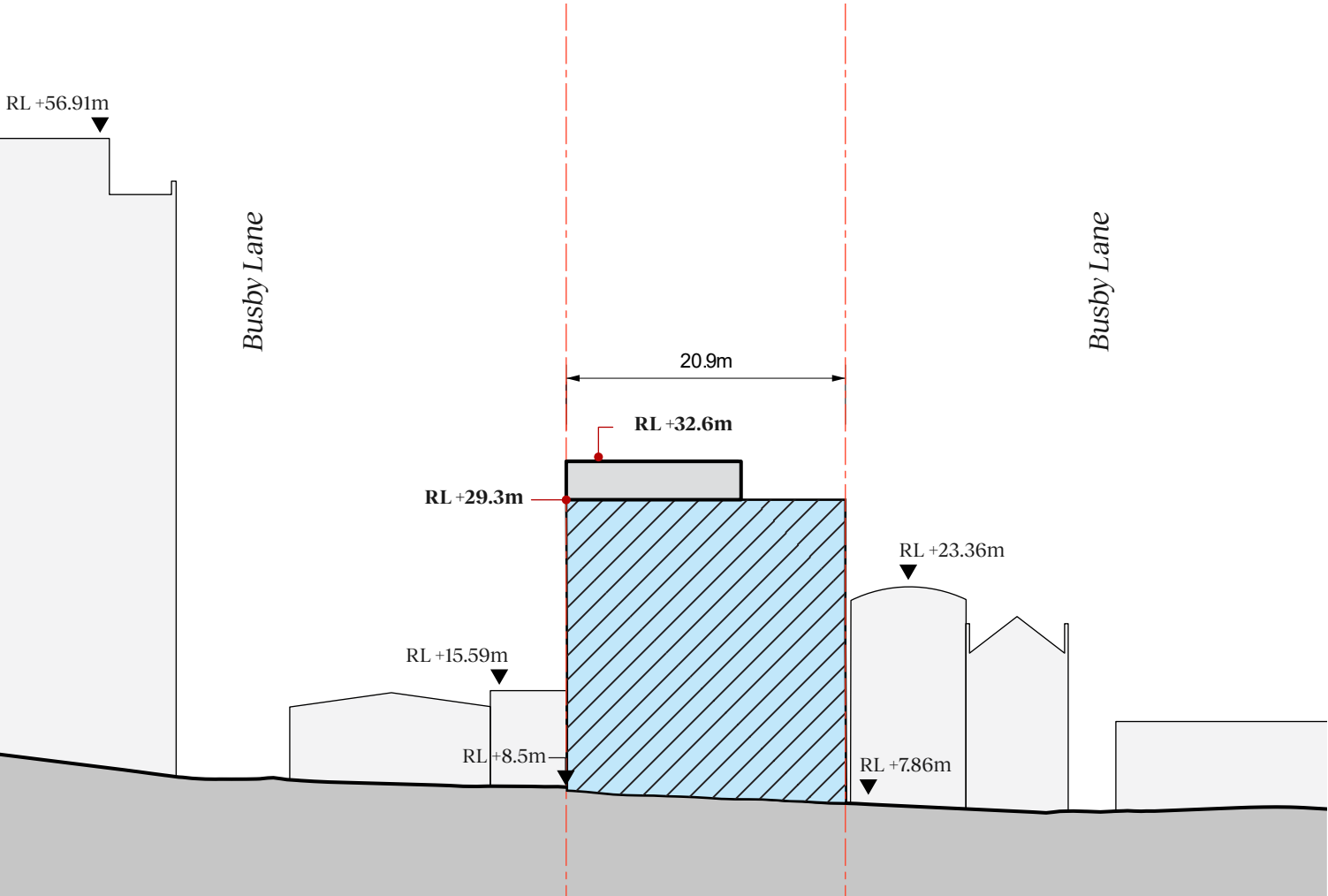
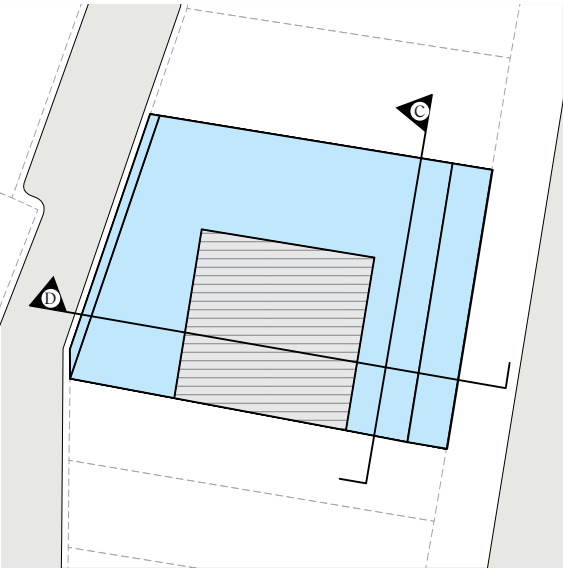
North-south context elevation, looking west



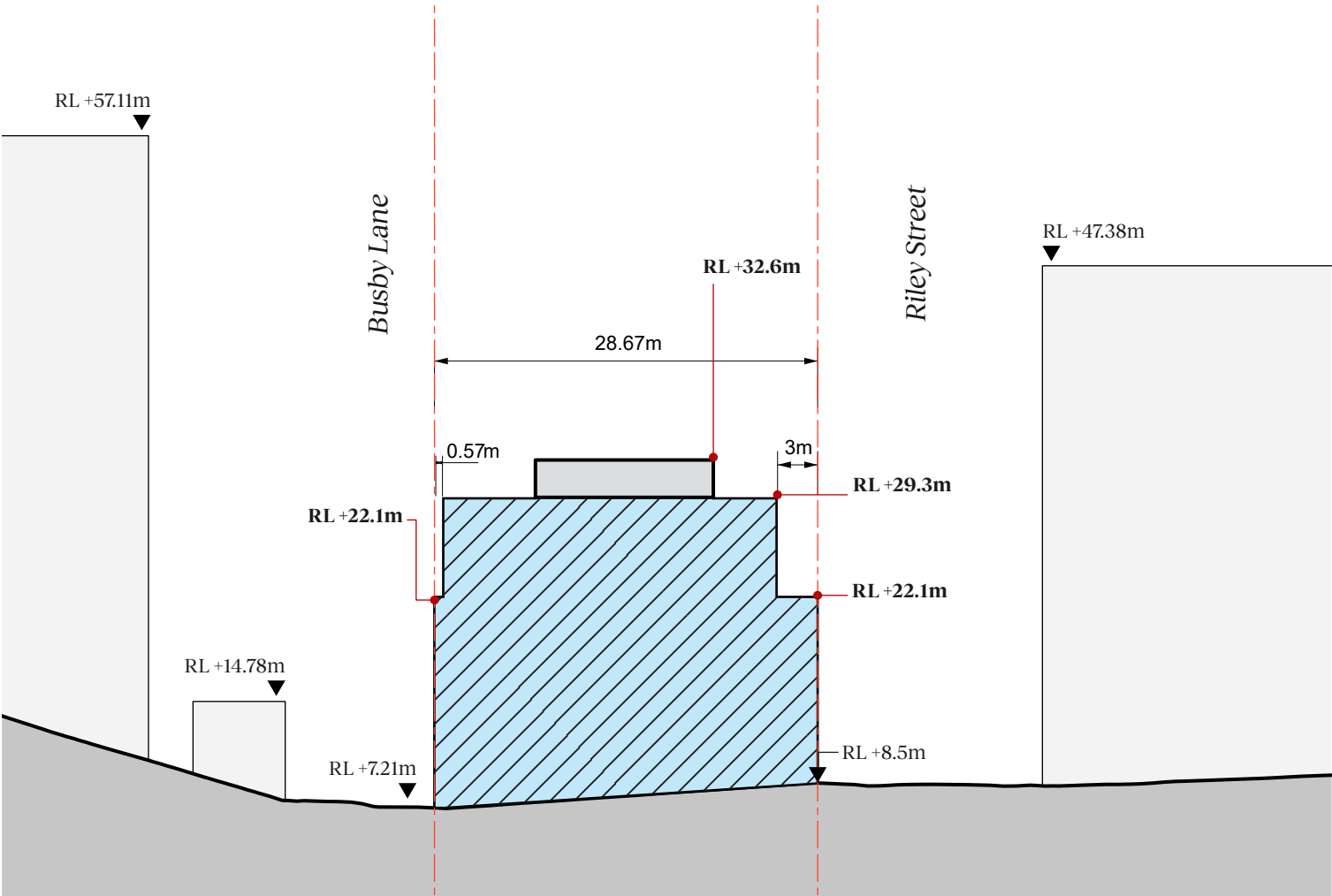
East-west context section, looking north



Sections



Section C
SJB
51 Riley Street

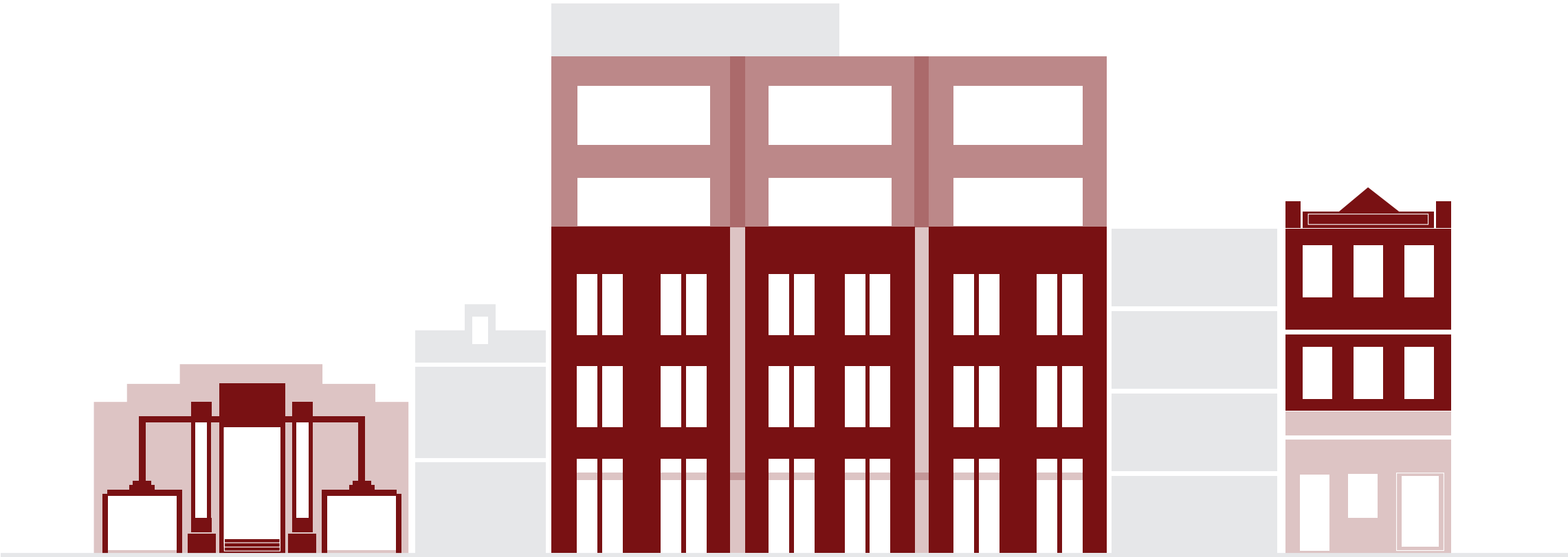


Section D

This section of the report presents a reference scheme that illustrates a future development option for the site that would be enabled by the Planning Proposal.

Overview

This reference scheme outlines one interpretation of the vision, principles and planning controls that work within the limitation of the proposed planning envelope.



55 Riley Street

53 Riley Street

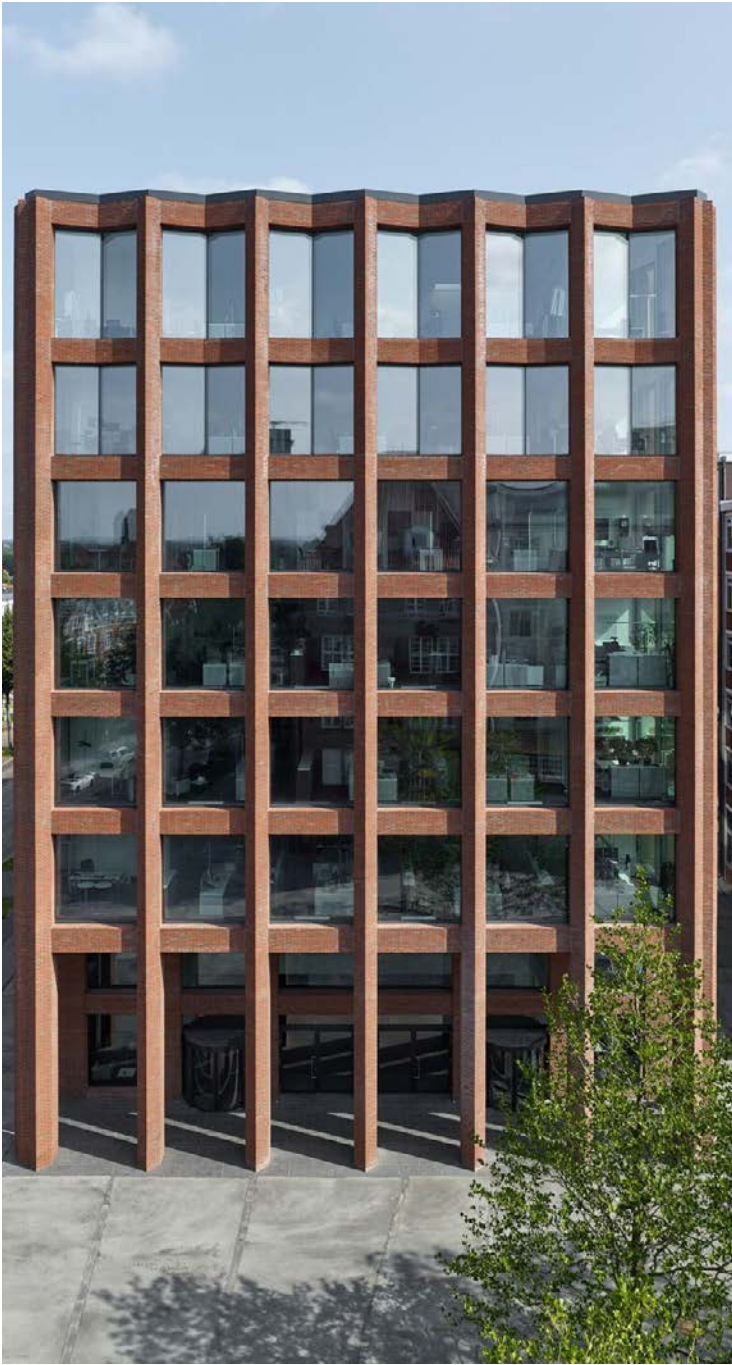
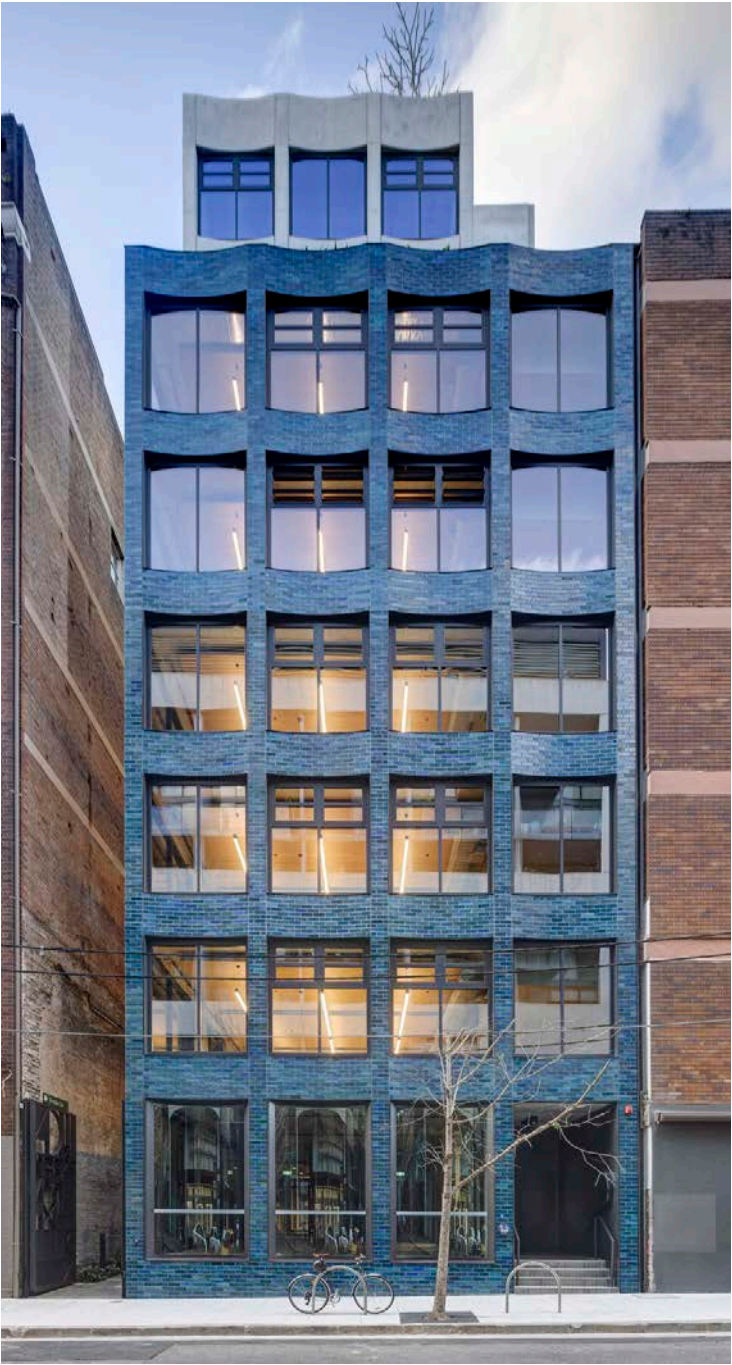
51 Riley Street

43-45 Riley Street

41 Riley Street

Building form

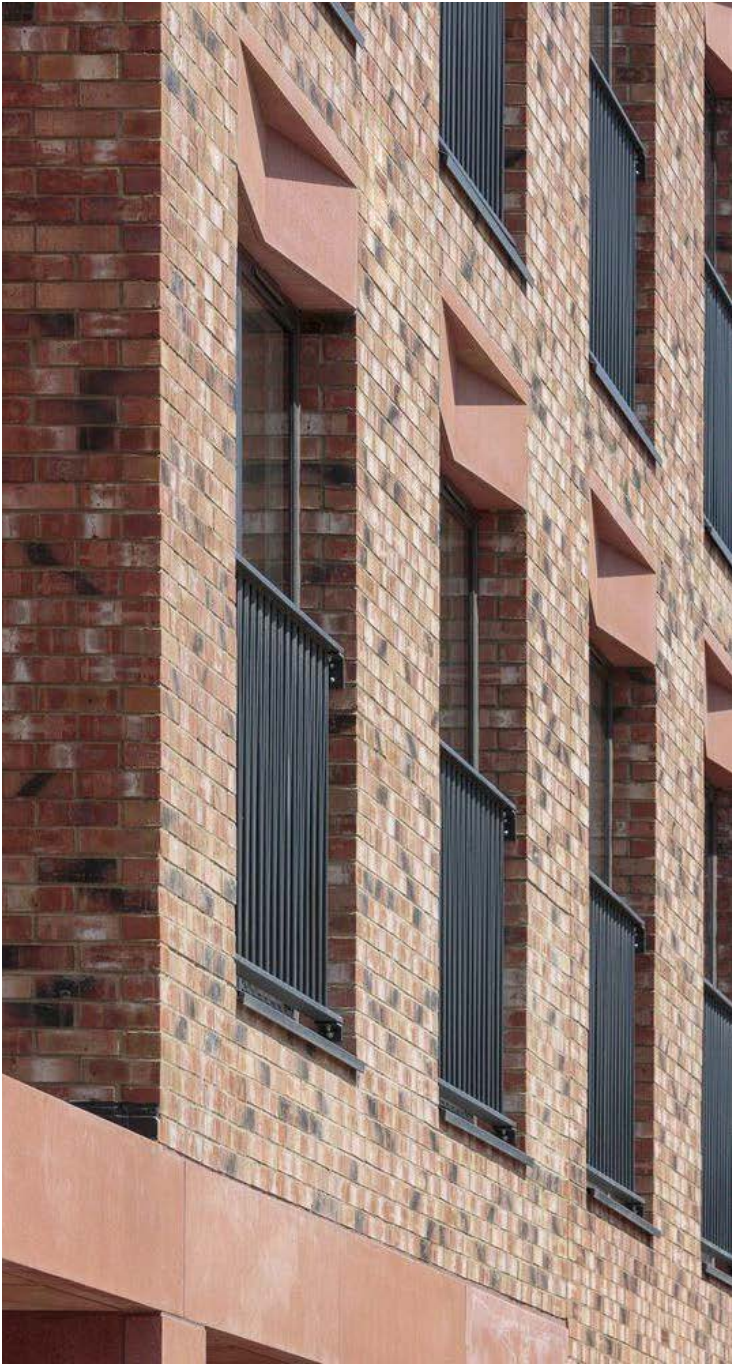
Built form has been influenced by the surrounding heritage buildings with masonry facades and punched window openings. Adjacent precedent imagery demonstrates different approaches to those two principles.



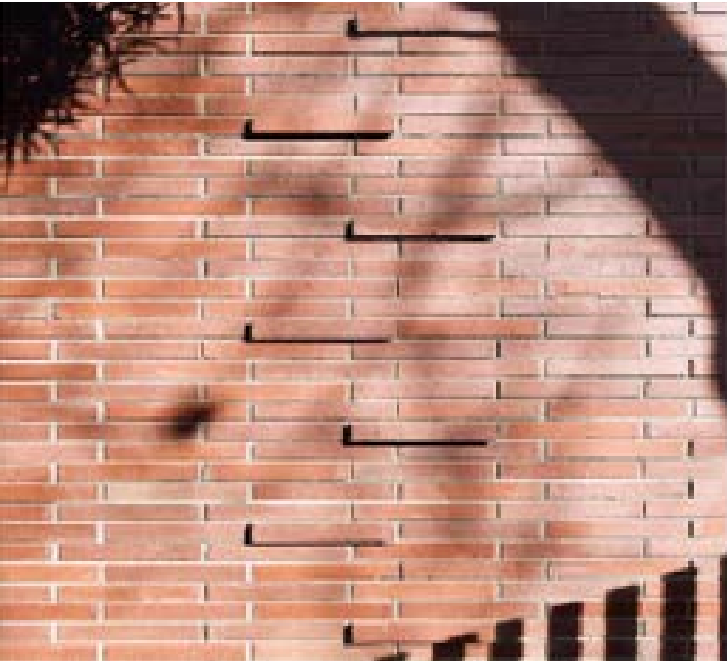
Reference scheme

Colour and details

Facade materiality, colour and detailing is reflective of the heritage character of the surrounding buildings. Simple detailing with the colour of the brick celebrated is a key concept in this reference scheme. Adjacent imagery demonstrates precedent imagery with a similar approach to detailing and materiality.



Materiality and textural exploration



BRICKS | Krause

Colour | Autumn

Mortar | Light red

Size | 300×50mm vertical stacked or custom 300mm radius curve

Location | Brickwork to facades horizontal banding and solid walls



BASE | Brickworks SK1N

Colour | Potenza

Mortar | None

Size | 500×210×18 - fixed to metal frame or vertical stacked

Location | Facade detailing



METAL | Powdercoat

Colour |

Feature elements perforated with round perforations as indicated

Feature elements with 300mm radius curve as indicated

Location | Windows, privacy screens to bathrooms, edge trims, balustrades



METAL | Powdercoat

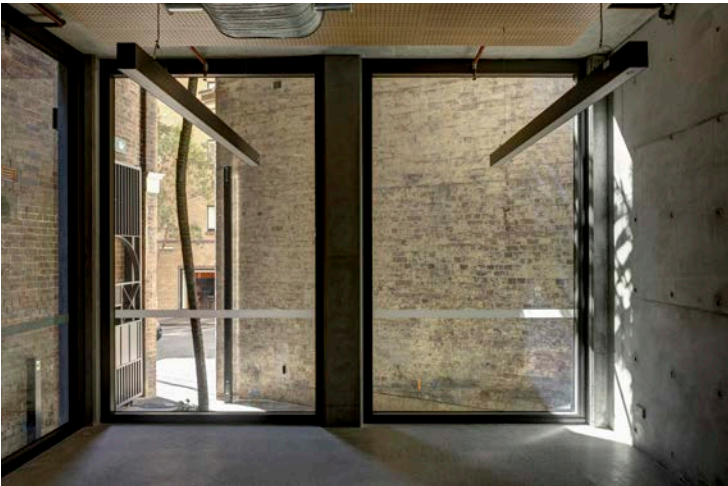
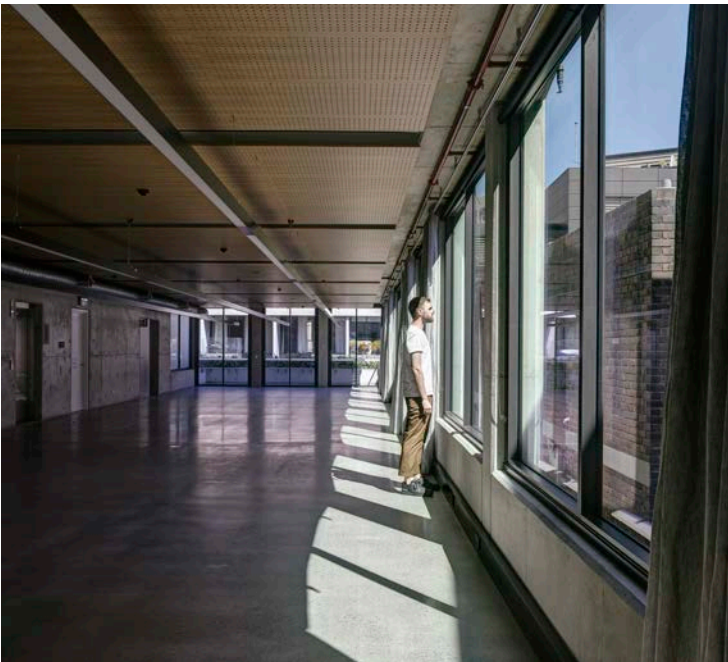
Colour |

Location | soffit ceilings, columns and lintels



Interiors

The core and services arrangement is organised to maximise flexibility on the floor plates. This will improve the amenity of the interiors including increasing access to light and natural ventilation.

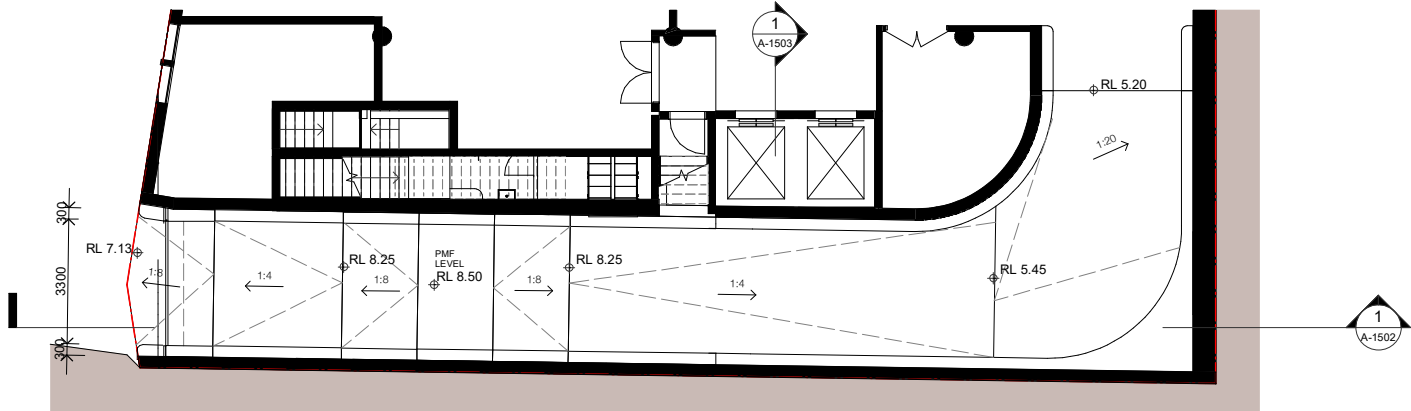


Capturing views

The setback above podium provides access to outdoor space which creates an opportunity for greening through planters and capturing views.

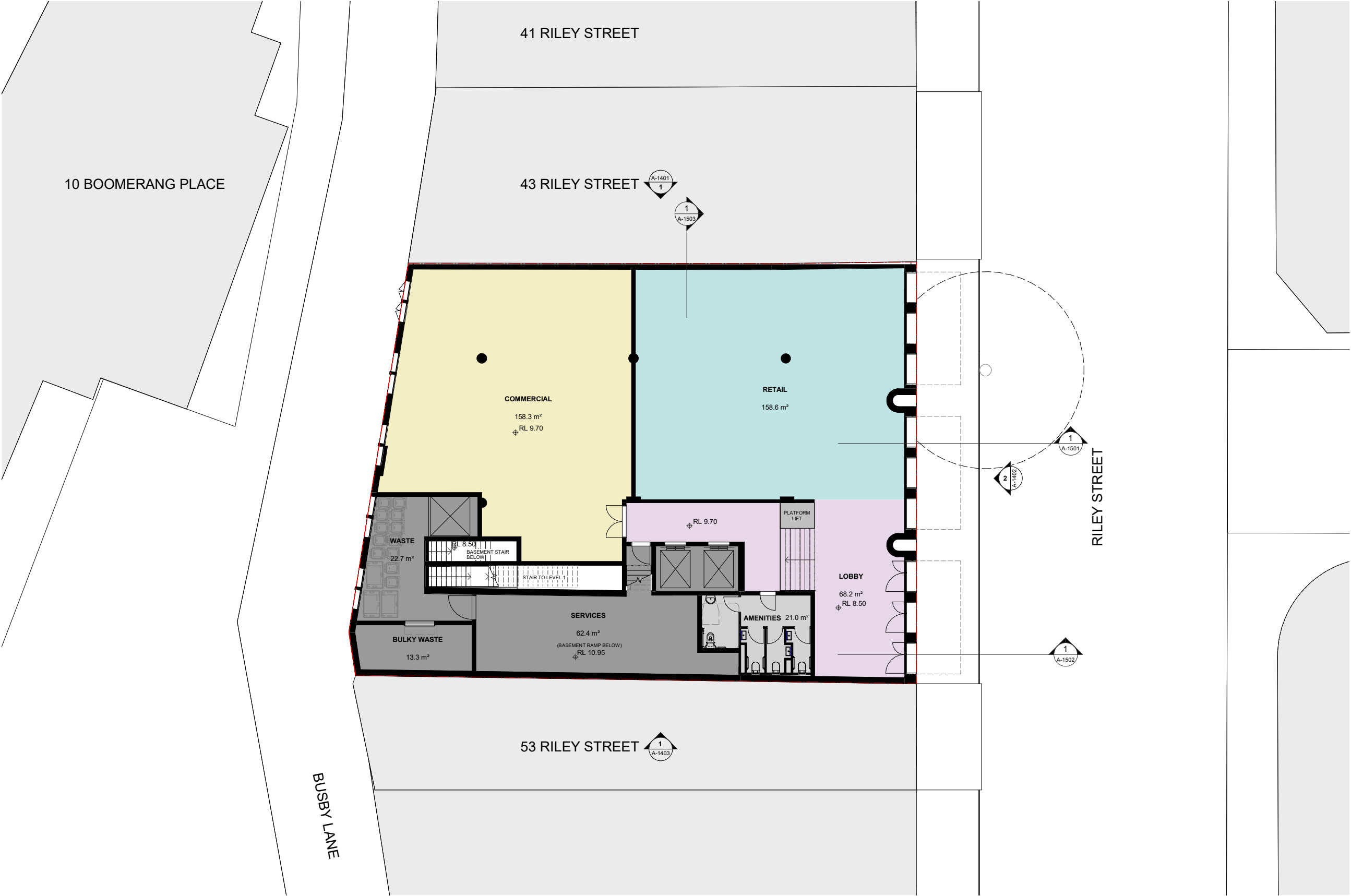


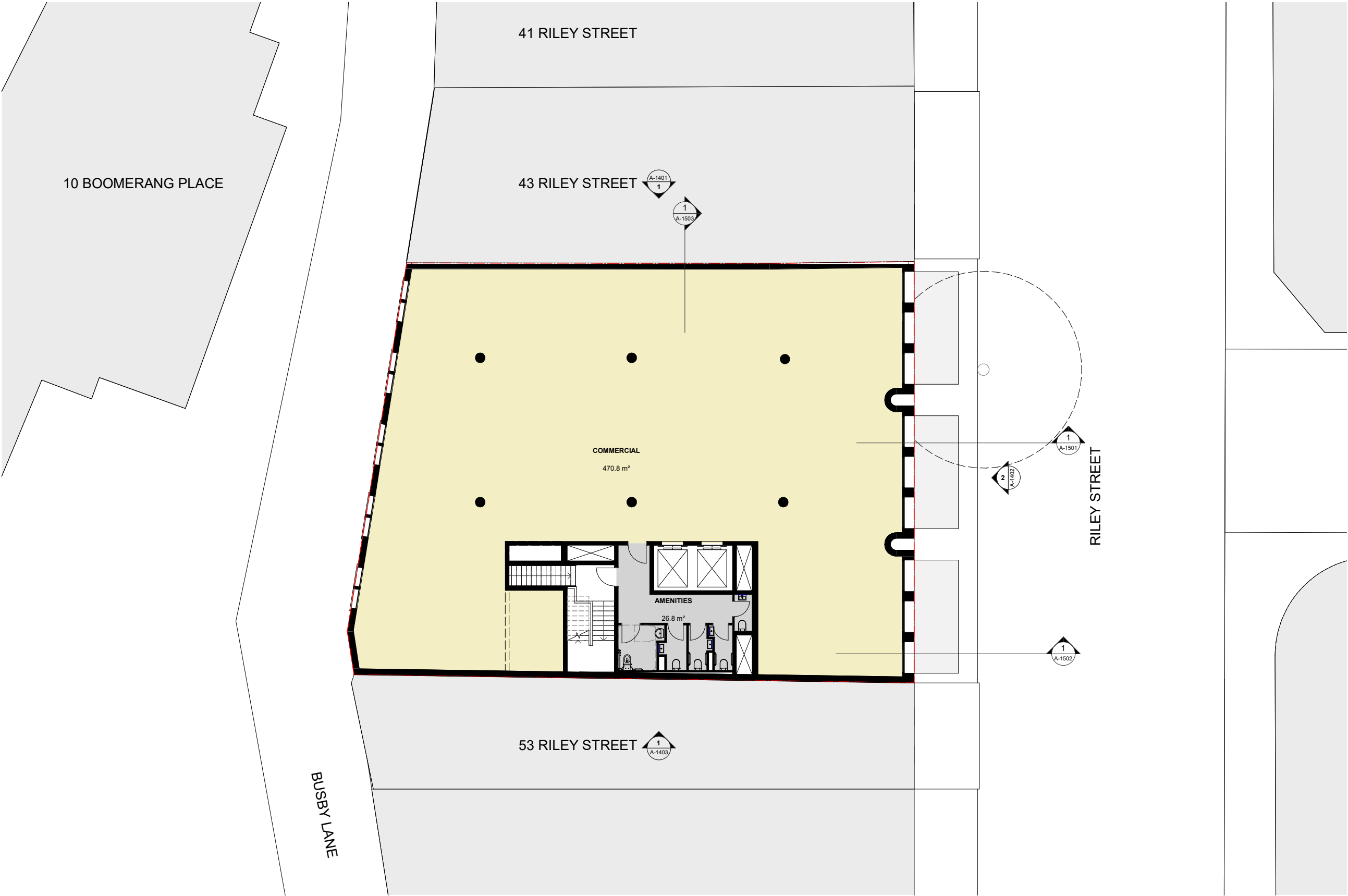
Plan - Basement 01

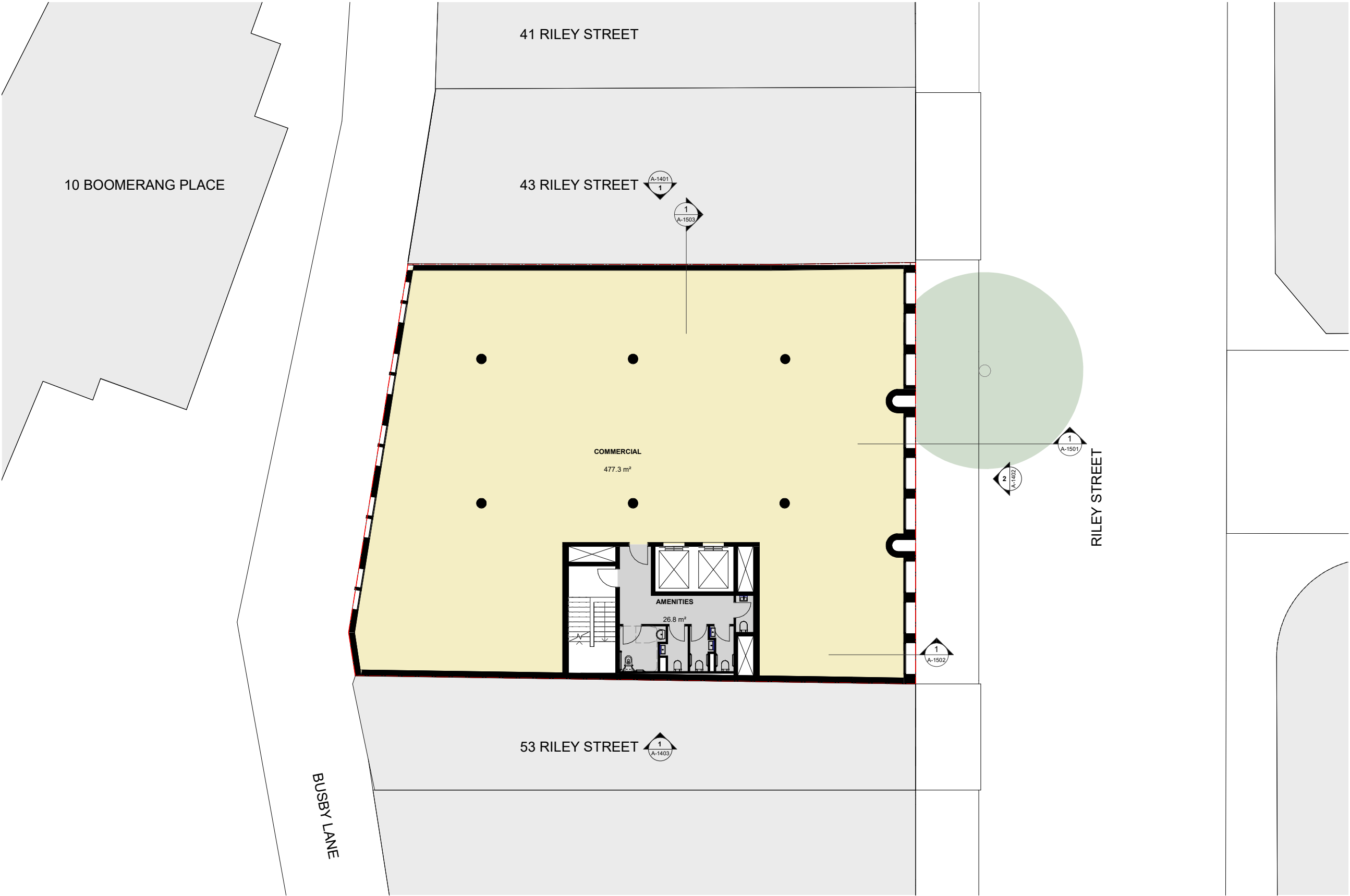


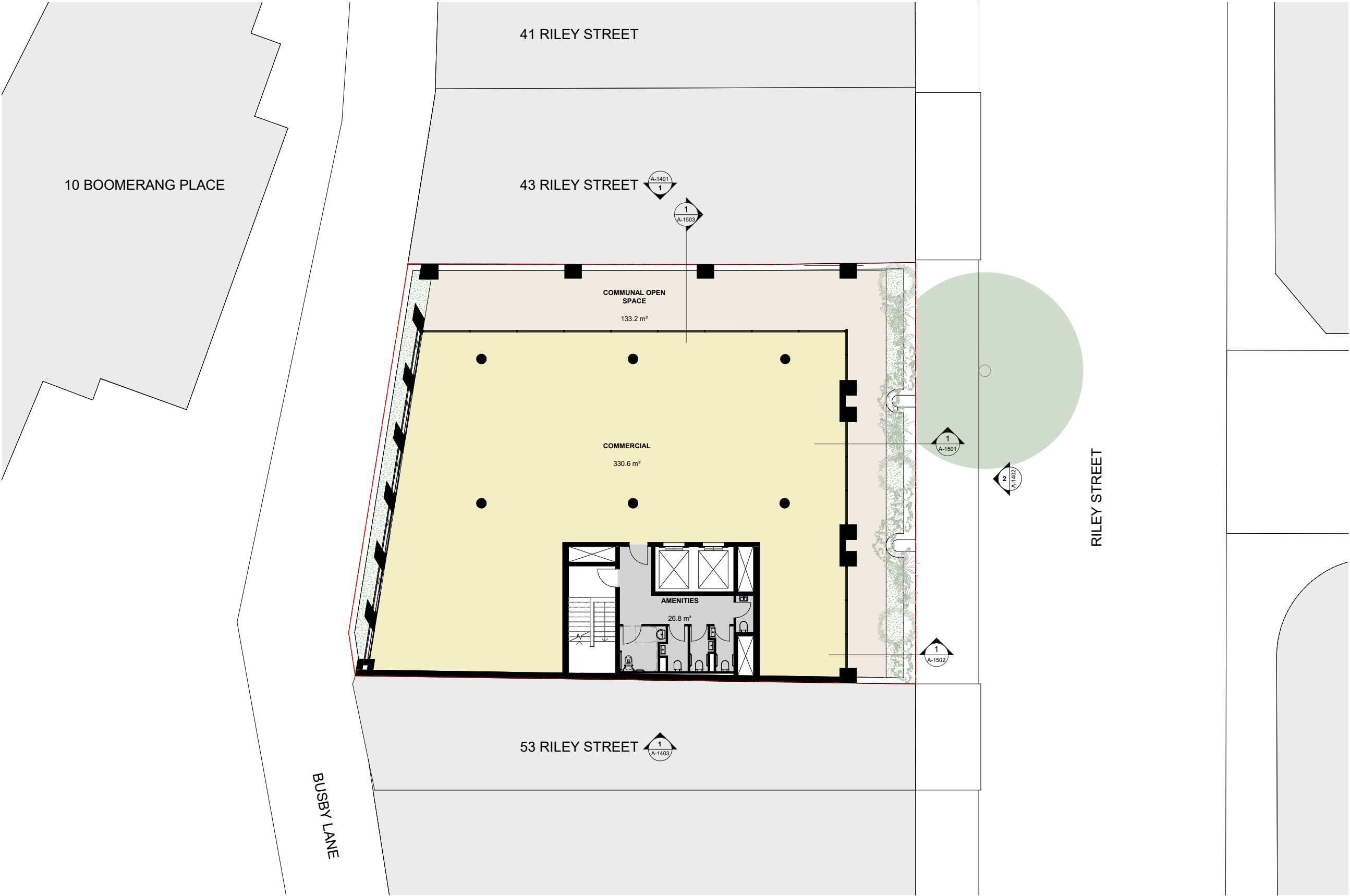
PI AN

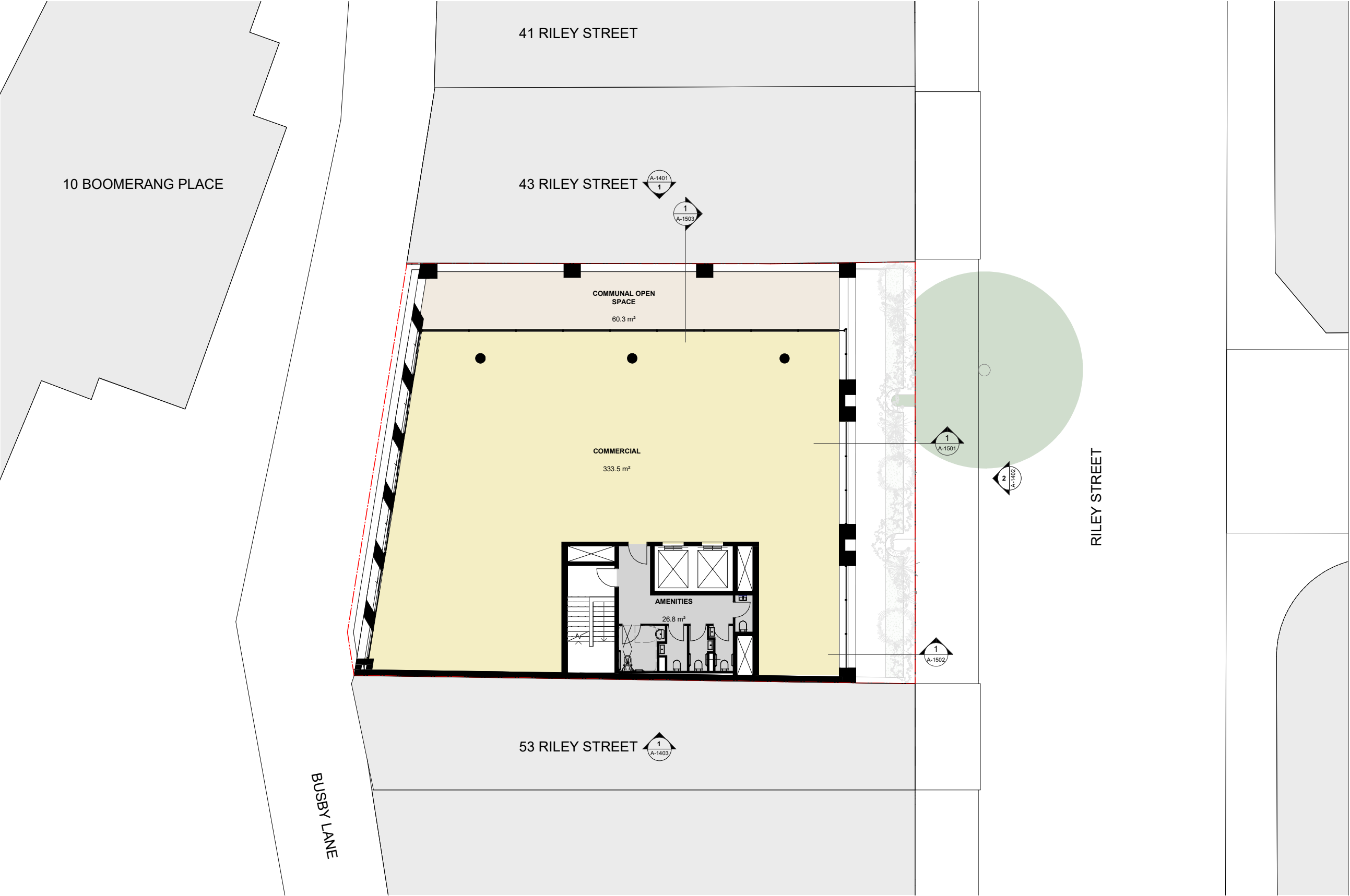
Plan - Ground Floor

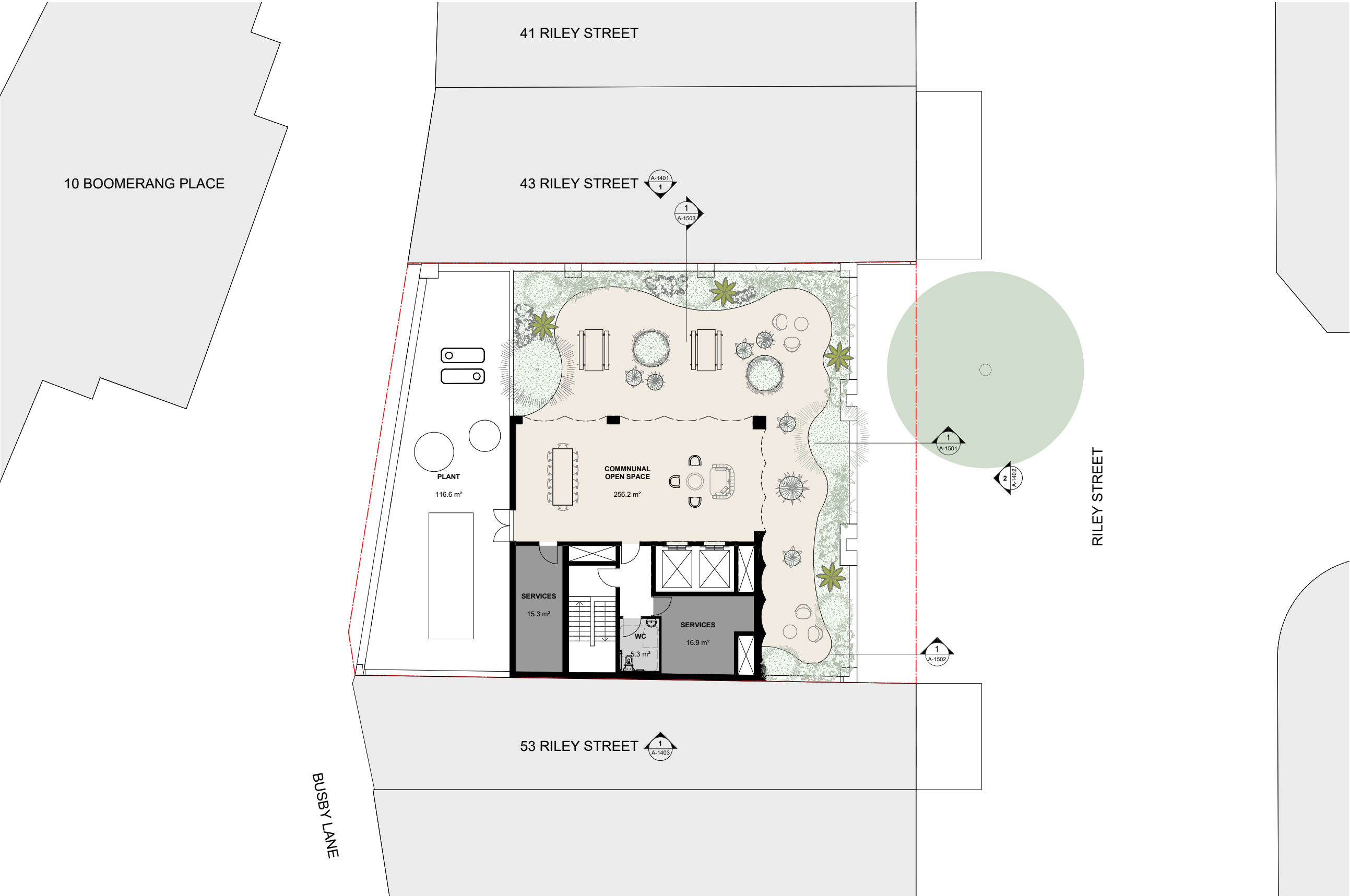


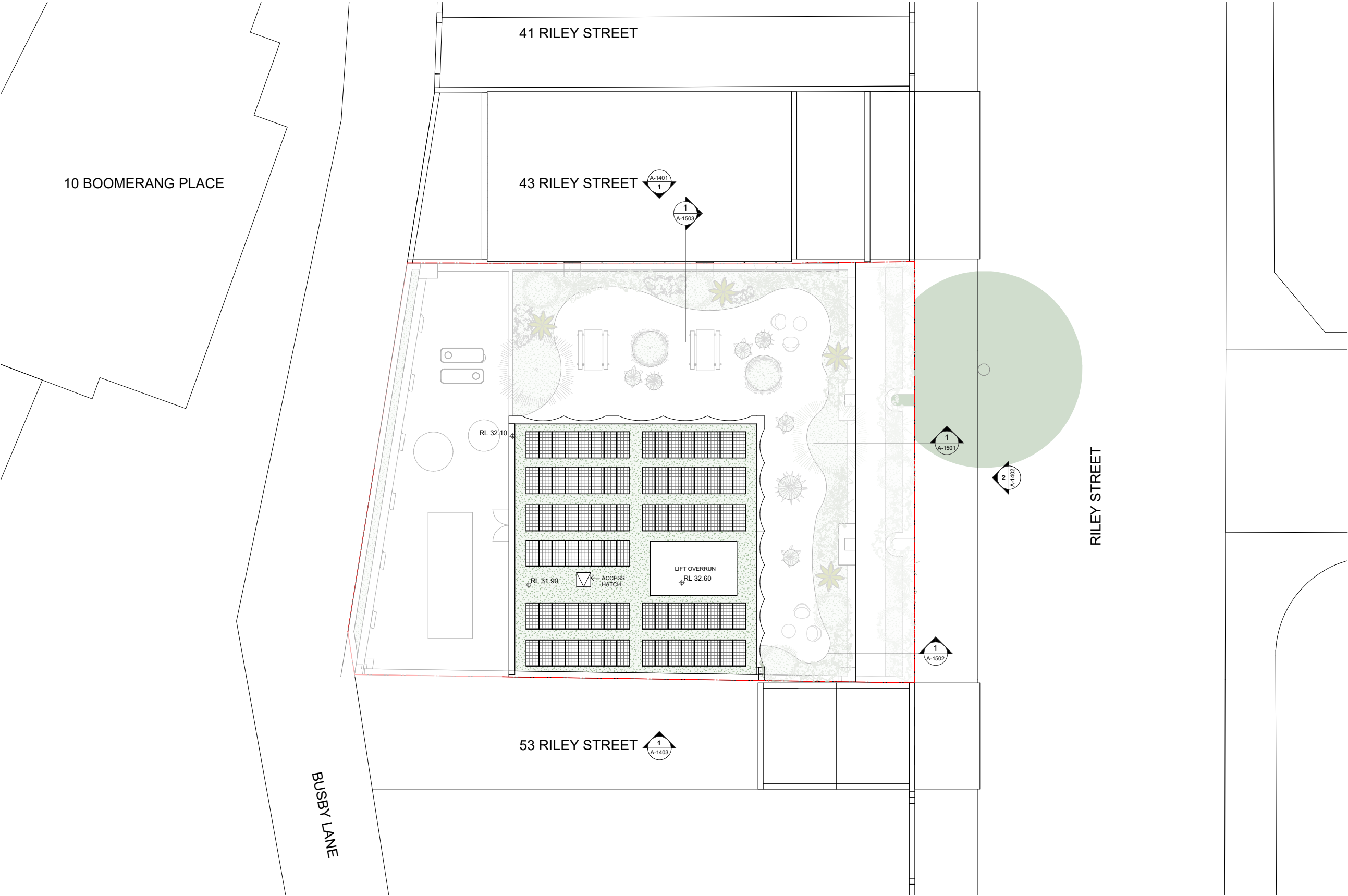




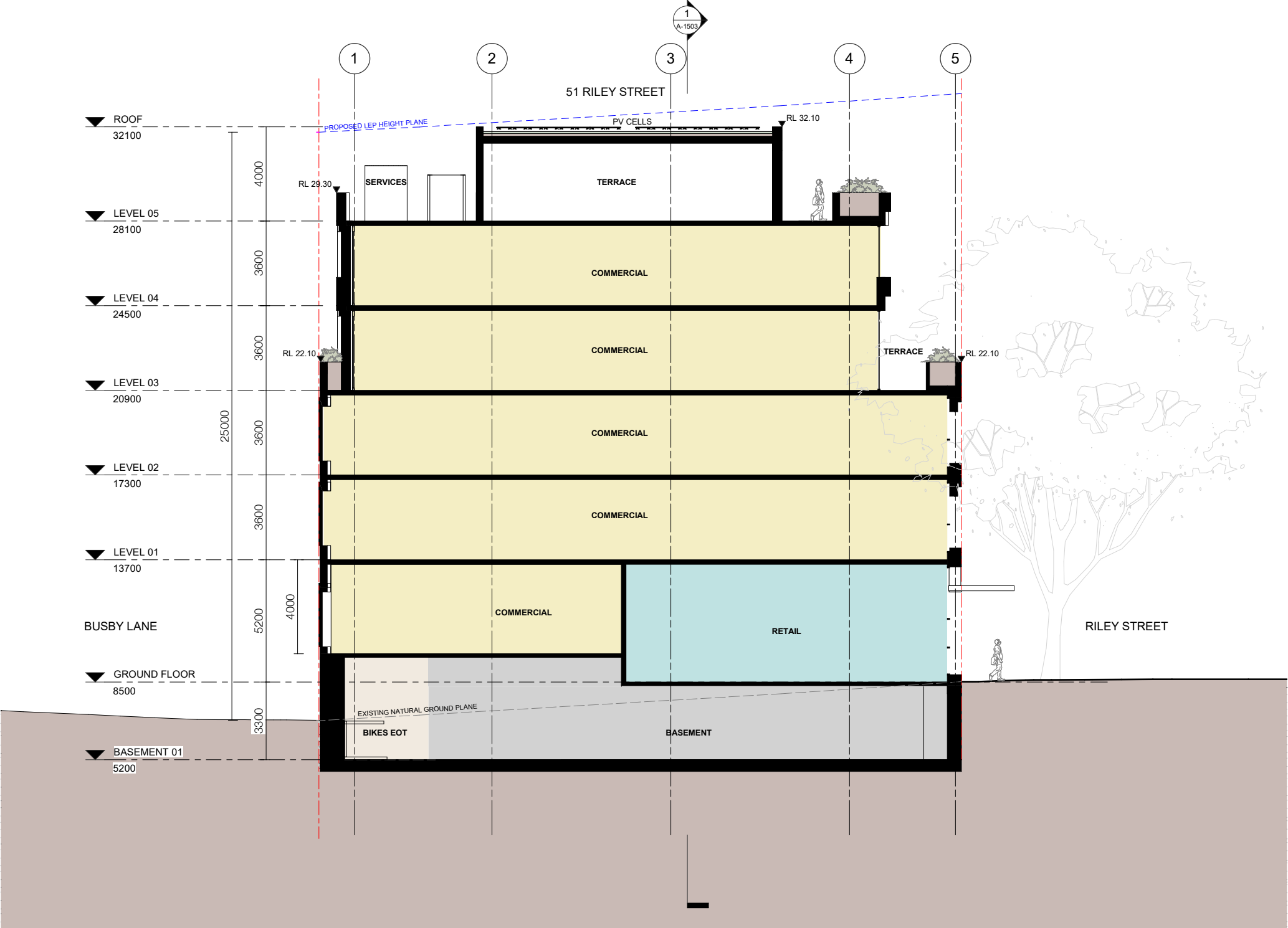




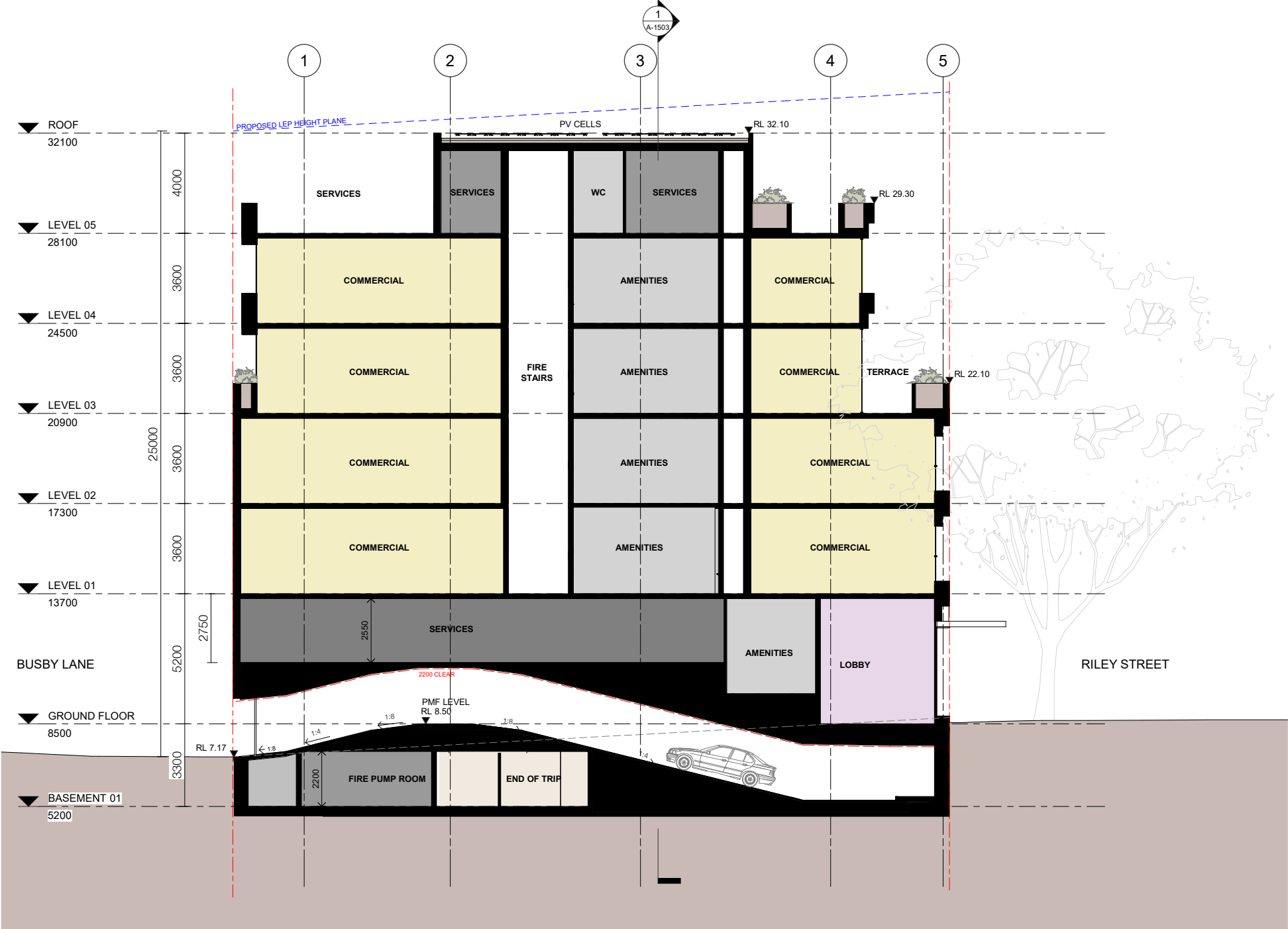




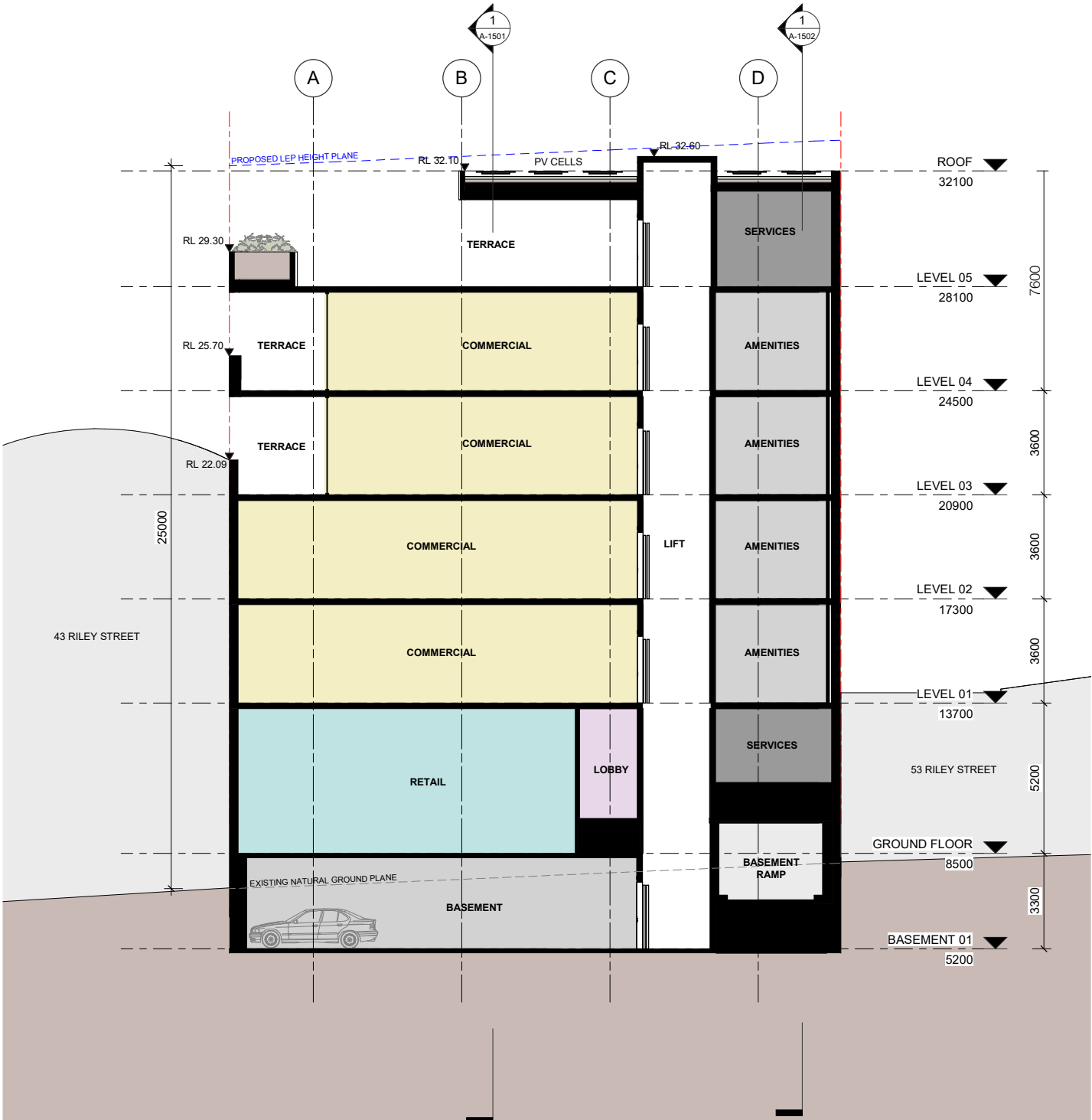
Section A



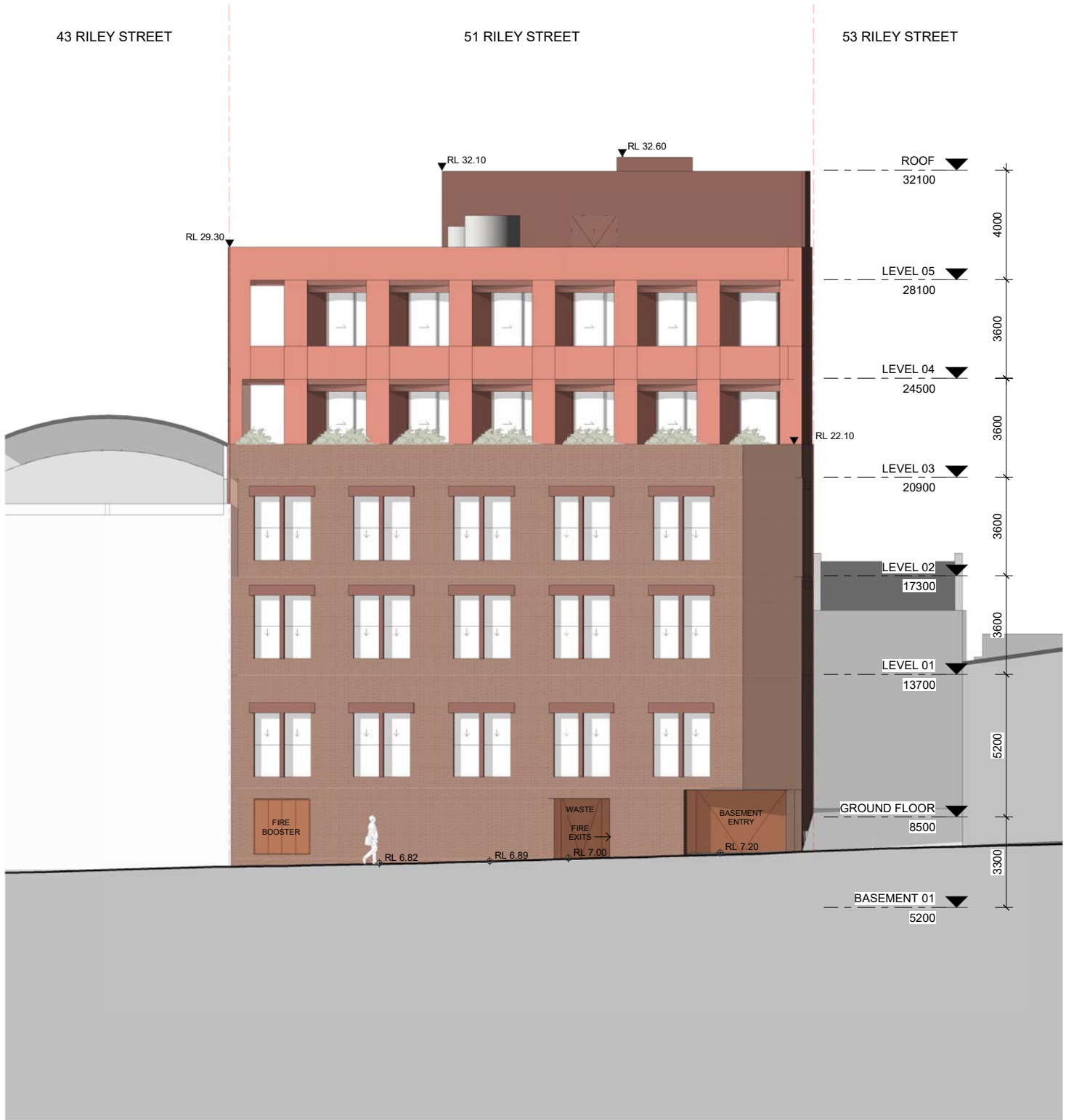
Section B

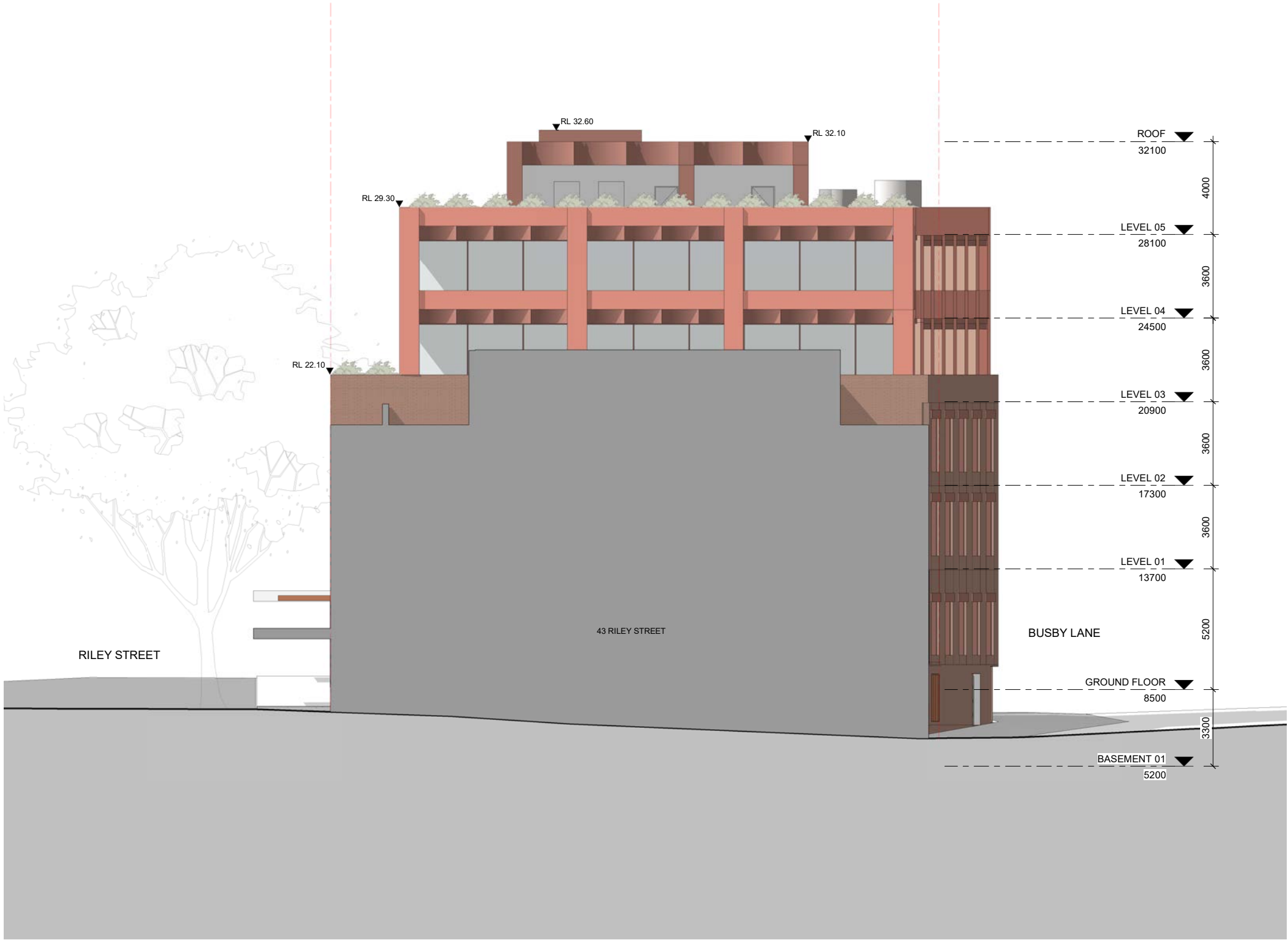


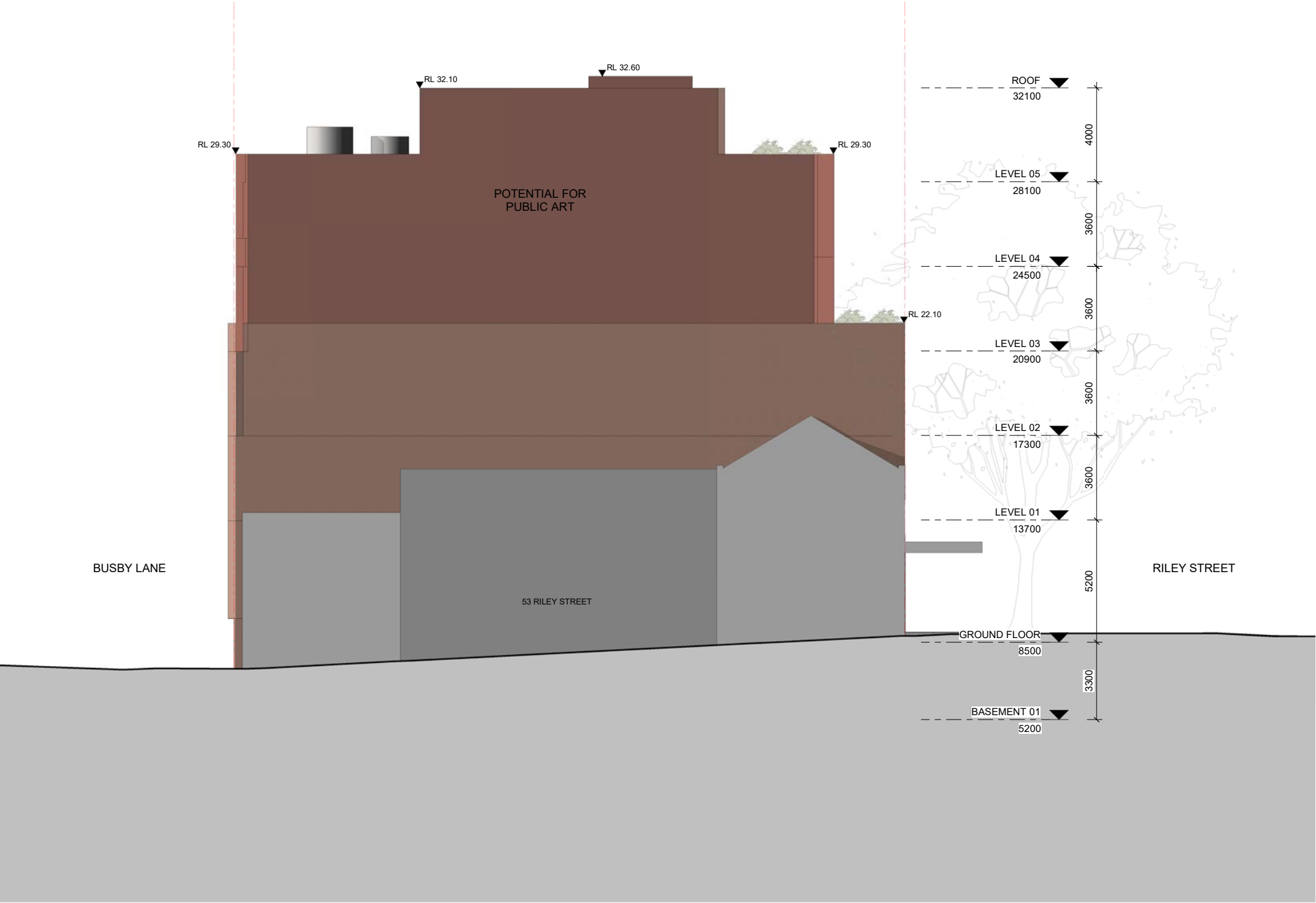
Section B











Views



Riley Street, looking south towards William Street



Riley Street elevation view

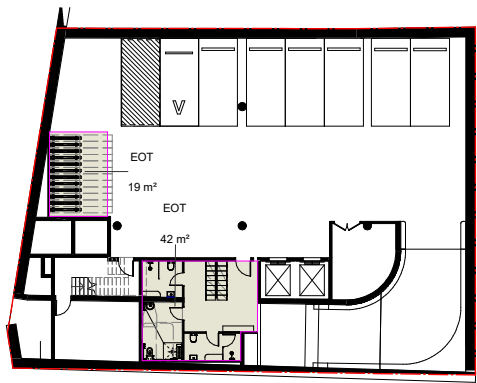


Riley Street, looking north toward Riley Street



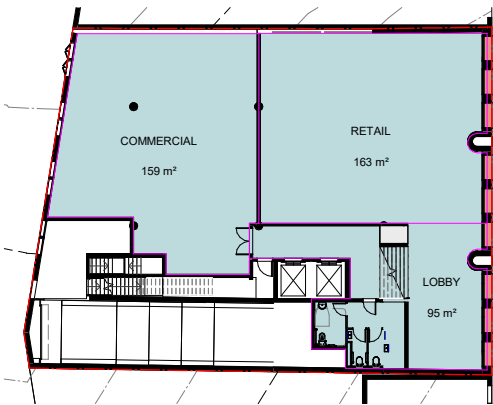
Busby Lane, looking at western elevation

GFA Plans



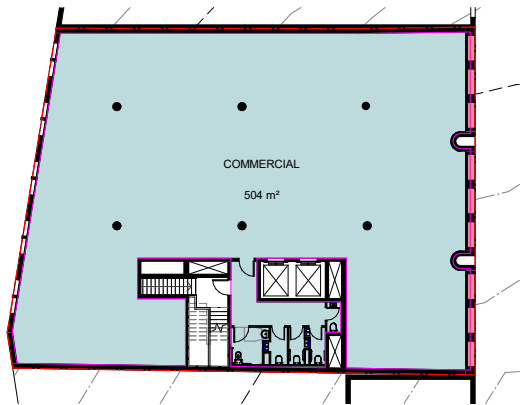
PLAN
BASEMENT 01

SCALE 1 : 200



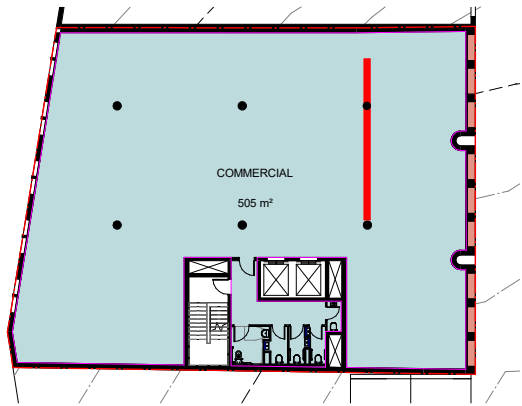
PLAN
GROUND FLOOR

SCALE 1 : 200



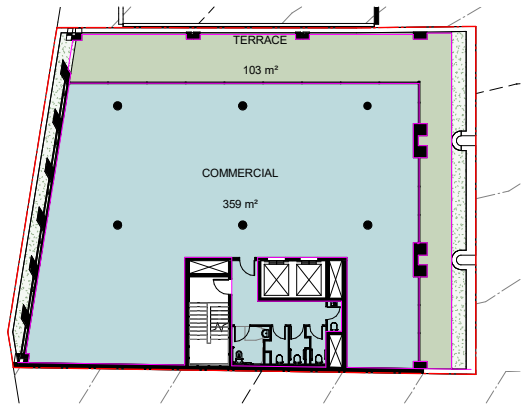
PLAN
LEVEL 01

SCALE 1 : 200



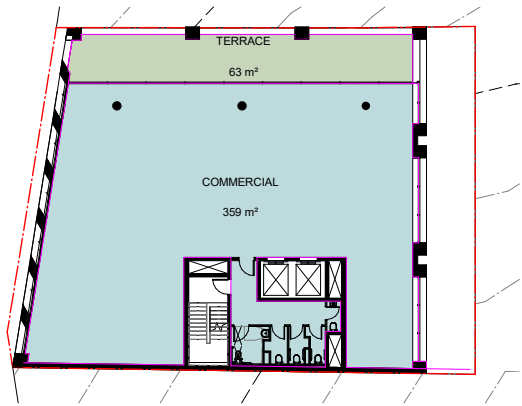
PLAN
LEVEL 02

SCALE 1 : 200



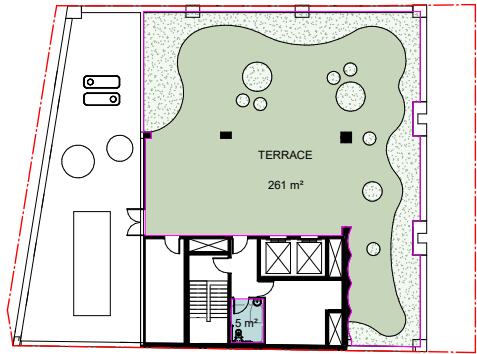
PLAN
LEVEL 03

SCALE 1 : 200



PLAN
LEVEL 04

SCALE 1 : 200



PLAN
ROOF PLAN

SCALE 1 : 200

Area Schedule (GFA)		
Level	Name	Area
GROUND FLOOR	LOBBY	95 m²
GROUND FLOOR	COMMERCIAL	159 m²
GROUND FLOOR	RETAIL	163 m²
LEVEL 01	COMMERCIAL	504 m²
LEVEL 02	COMMERCIAL	505 m²
LEVEL 03	COMMERCIAL	359 m²
LEVEL 04	COMMERCIAL	359 m²
LEVEL 05	COMMERCIAL	5 m²
		2150 m²

SITE AREA: 579m²
FSR PROPOSED: 3.8 : 1
ROOFTOP TERRACE
PROPOSED FIXED PLANTING 79m²

Area Schedule (Terraces)		
Level	Name	Area
LEVEL 03	TERRACE	103 m²
LEVEL 04	TERRACE	63 m²
LEVEL 05	TERRACE	261 m²
		427 m²

Area Schedule (End of Trip)		
Level	Name	Area
BASEMENT 01	EOT	19 m²
BASEMENT 01	EOT	42 m²
		60 m²

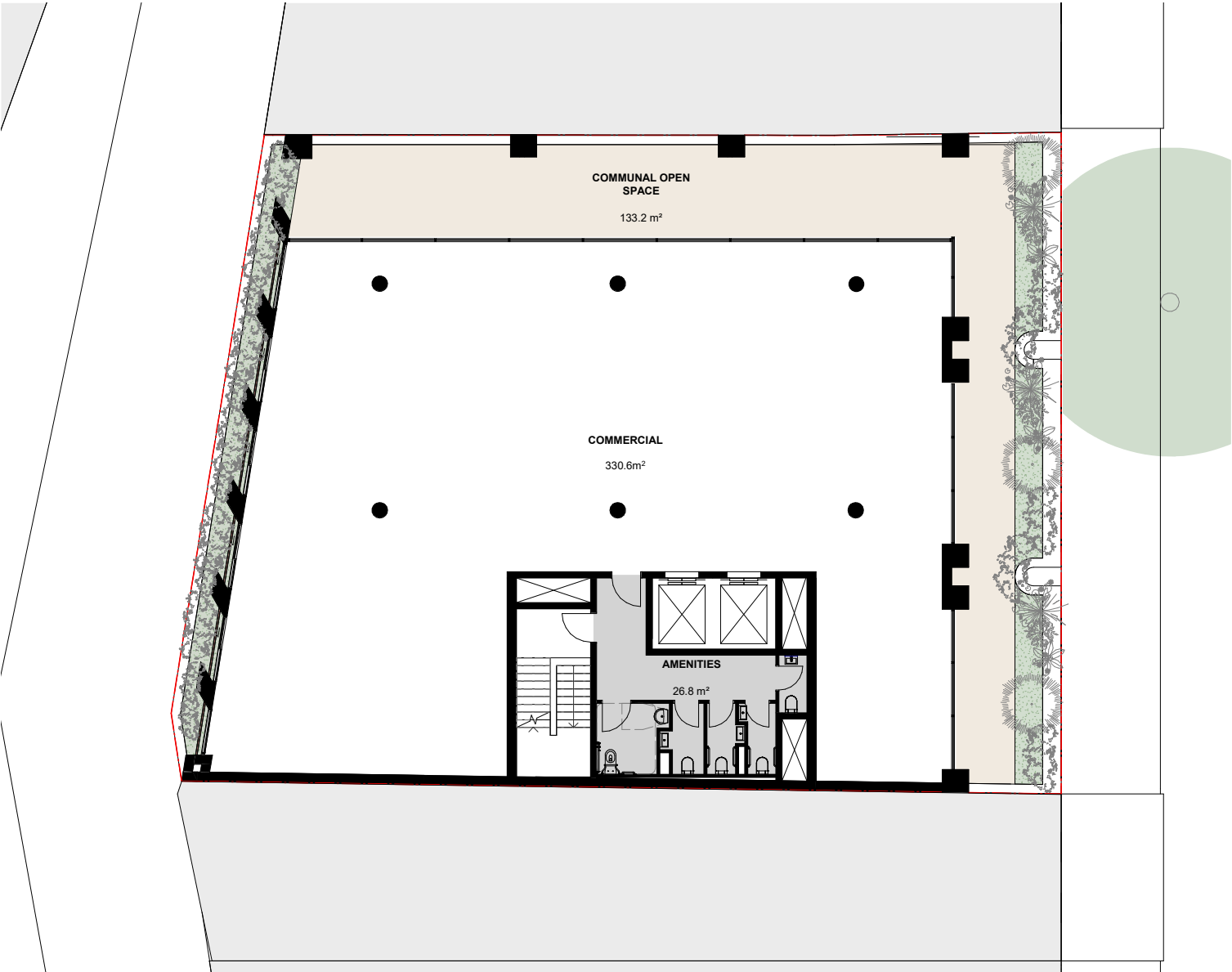
SITE AREA: 579m²
EOT BONUS: 0.3 : 1
EOT PROPOSED: 0.1 : 1

Reference scheme

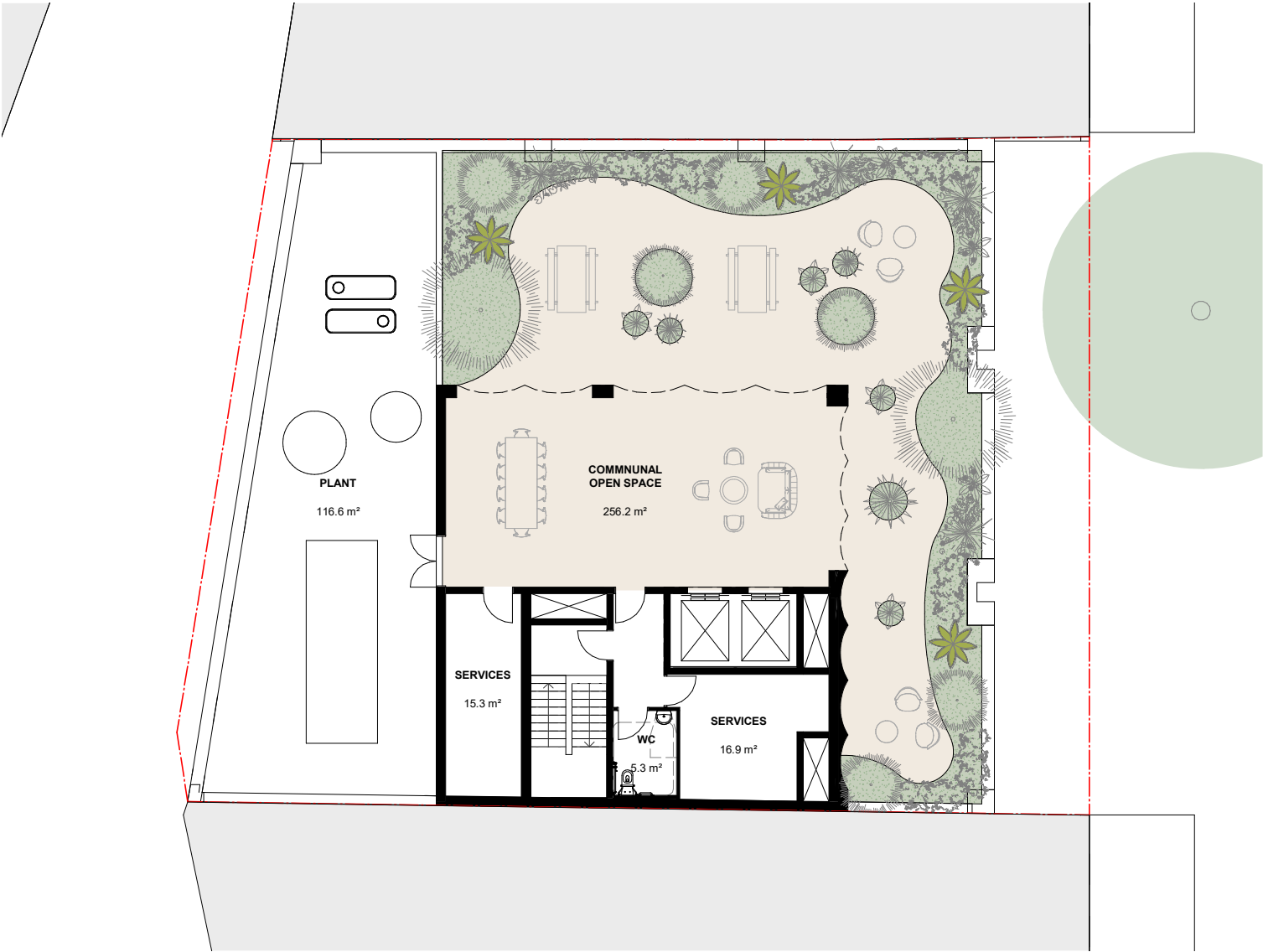
Concept landscape plans

The landscape plans indicate planting located on the perimeter of the building to soften the facade while internalised planters create the break up of the accessible space and provide green seating pockets for the buildings users.

The roof is intended to be accessed for both users and allow access to servicing. The landscaping provides urban greening and improves outlook for neighbours that will have views across the rooftop.



Level 3 landscape plan



Roof concept landscape plan



Artists impression looking northwards down Riley Street

Assessment

This section of the report assesses the reference scheme against the principles established in policy.

Design principle alignment

The proposed planning envelope has been drafted as a result of a place-based response that begins to address the design principles outlined earlier in this document. This commentary highlights the way in which the proposed planning envelope addresses the design principles.

It is noted that while many of the principles can be addressed, the proposed planning envelope is a high-level volume within which a future building may be located. Future detailed design is required to address these principles in more detail.

Design principle	Commentary
Link active frontage	<ul style="list-style-type: none">— The proposed planning envelope supports the opportunity for an active ground floor tenancy which is directly accessed from Riley Street. This will link the active frontages that are on either side of the site.— This will be subject to future detailed design.
Respect heritage	<ul style="list-style-type: none">— The street wall height has been set at three storeys to align with the locality statement principles concerning the conservation area and to provide a transition between heritage items on the street block.— The 3 metre setback above the street wall reinforces the heritage character and allows upper levels to recede.
Strengthen street wall	<ul style="list-style-type: none">— The setback above podium responds to the street wall that exists on Riley Street. The height at three storeys reinforces the transition from a two storey street wall immediately to the south and a four storey street wall immediately to the north.
Minimise impact to neighbours	<ul style="list-style-type: none">— Careful analysis of the impacts to surrounding buildings, particularly solar amenity and view impacts have been considered as part of the proposal planning envelope.— Further analysis and design outcomes will be pursued in detailed design to minimise impacts to neighbours.
Positive contribution	<ul style="list-style-type: none">— The existing building is considered detracting within the Woolloomooloo Conservation Area, the redevelopment creates an opportunity for a redevelopment that makes a positive contribution to this neighbourhood.
Sense of place	<ul style="list-style-type: none">— The proposed planning envelope supports an opportunity for the redevelopment to contribute to Riley Street’s Sense of Place, through revitalising the building and providing opportunity for an active ground floor tenancy.

Alignment with Better Placed principles



The GANSW has developed a number of policies and guidelines to further design excellence within NSW and help in the assessment of development proposals. The assessment on this page demonstrates how the proposal aligns with the core principles of the Better Placed Framework.



Better Fit

contextual, local and of its place

- The proposal has carefully considered the surrounding context in determining street wall and overall building heights.
- The three storey street wall aligns with the local character and creates a human scale pedestrian experience.
- The building has a setback above podium which reduces visual impact from the street.



Better for People

safe, comfortable and liveable

- The proposal includes end of trip facilities which support active transport to and from the site.
- The provision of a new retail tenancy allows for improved activation of the street which contributes to a sense of safety.



Better Look and Feel

engaging, inviting and attractive

- The aesthetics of the building have been well considered and attention has been paid to the detailing of the architecture and the developments relationship to its surrounding context.
- The development sets a high standard for future revitalisation of Woolloomooloo.



Better Performance

sustainable, adaptable and durable

- Urban greening on the podium level and roof contribute to both the quality of amenity for uses and improve the visual impact of the building.
- Rooftop flexibility including opportunity for solar panels as shown in the reference scheme improve energy efficiency and reduce environmental impact
- More detailed investigations will need to be undertaken at a future stage.



Better Value

creating and adding value

- The revitalisation of the existing site will provide benefits to the community and provide a higher quality built outcome.



Better for Community

inclusive, connected and diverse

- The proposal shows an activated retail tenancy with direct access to Riley Street, this stitches together an existing row of retail tenancies improving the quality of Riley Street for the local community.



Better Working

functional, efficient and fit for purpose

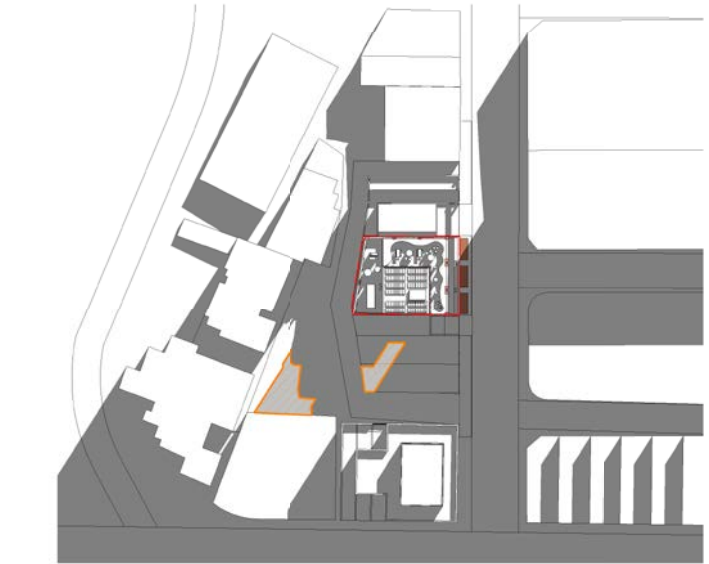
- The separation of vehicular access on Busby Lane from pedestrian access on Riley Street reduces conflict and improves safety.
- The provision of off street parking within the proposal reduces the negative impacts of additional parking requirements on the street.

Shadow diagrams

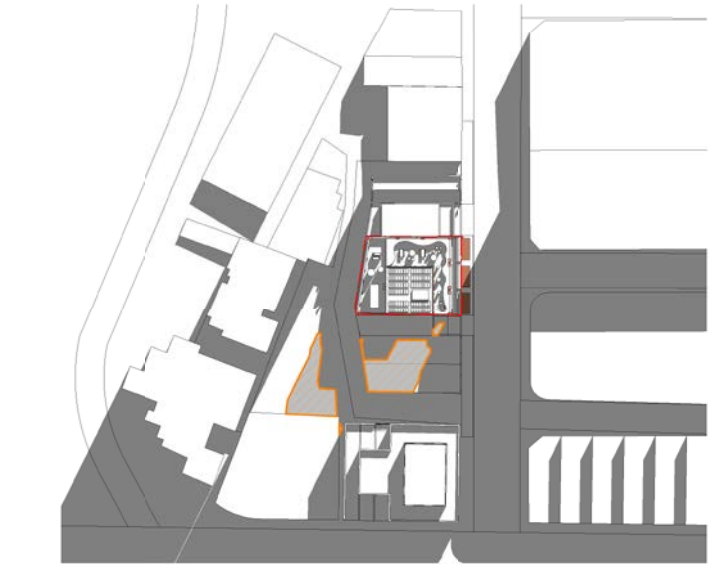
Shadow diagrams are taken every 30 minutes from 9am-3pm on the 21st June.

Key

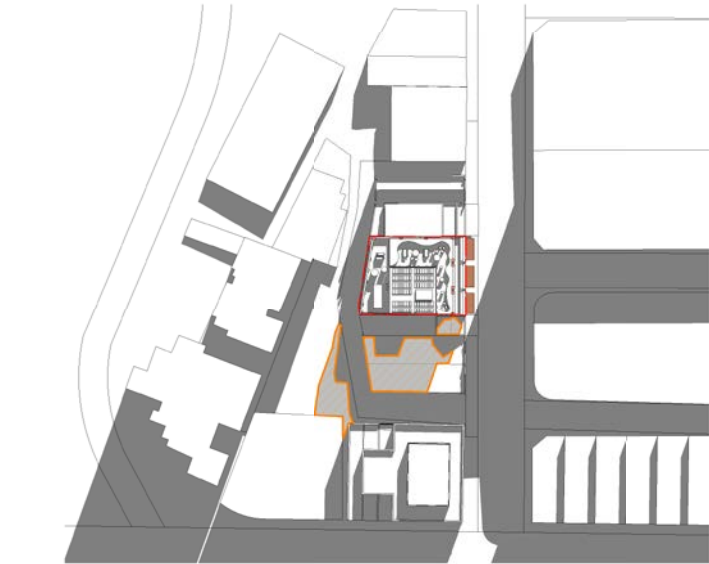
Additional impact



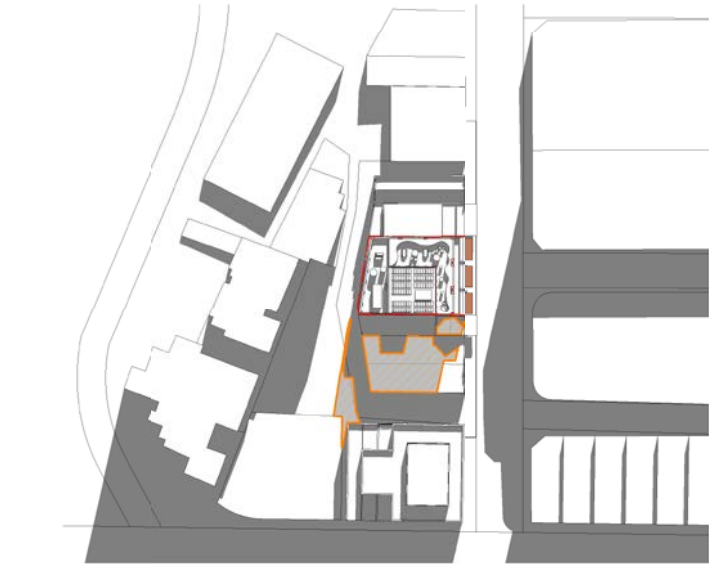
1 PLAN
SHADOW PLAN - 21/06/2022-9.00
SCALE 1 : 1000



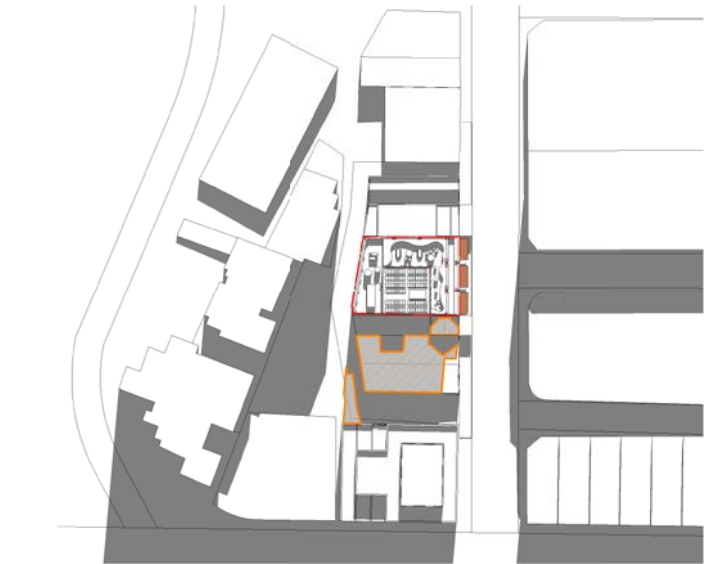
2 PLAN
SHADOW PLAN - 21/06/2022-9.30
SCALE 1 : 1000



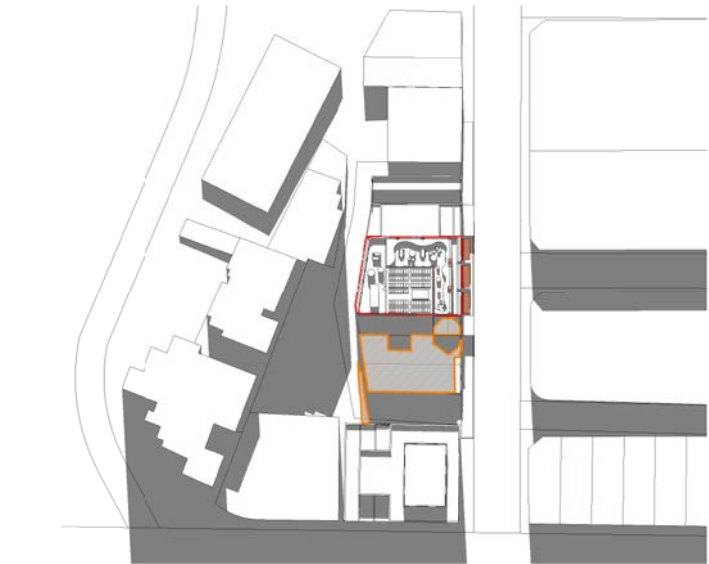
3 PLAN
SHADOW PLAN - 21/06/2022-10.00
SCALE 1 : 1000



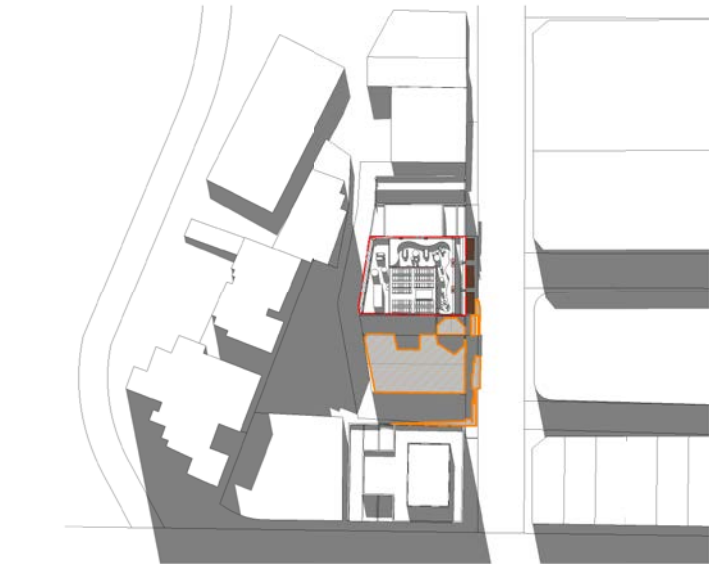
4 PLAN
SHADOW PLAN - 21/06/2022-10.30
SCALE 1 : 1000



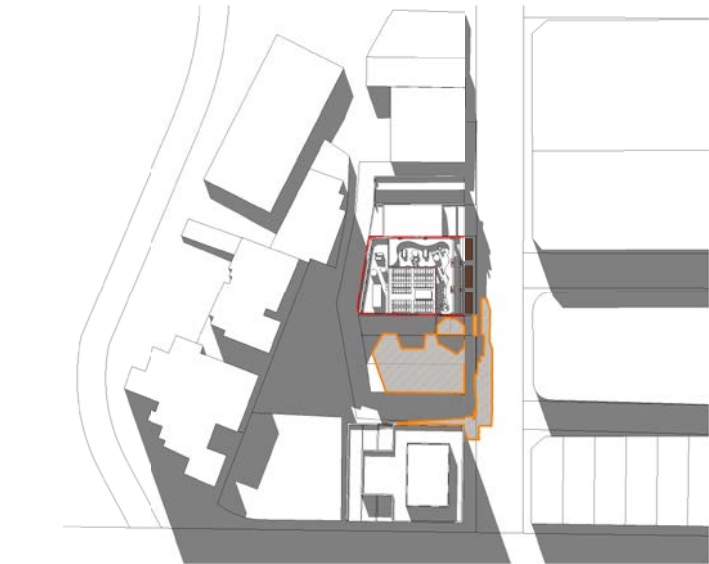
5 PLAN
SHADOW PLAN - 21/06/2022-11.00
SCALE 1 : 1000



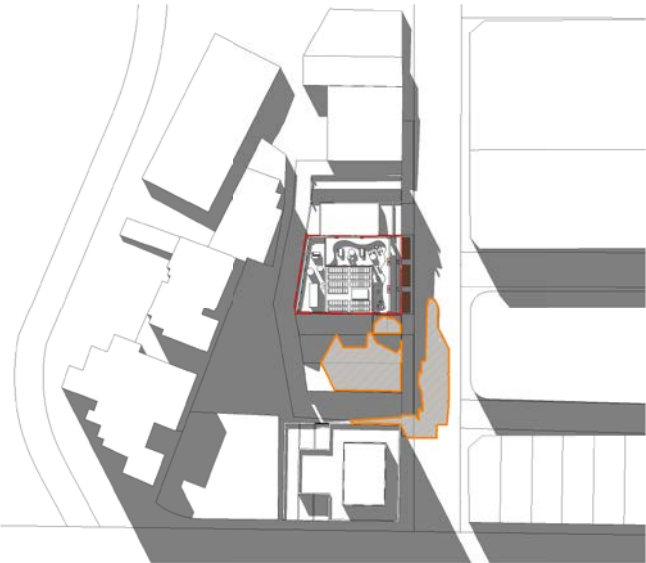
6 PLAN
SHADOW PLAN - 21/06/2022-11.30
SCALE 1 : 1000



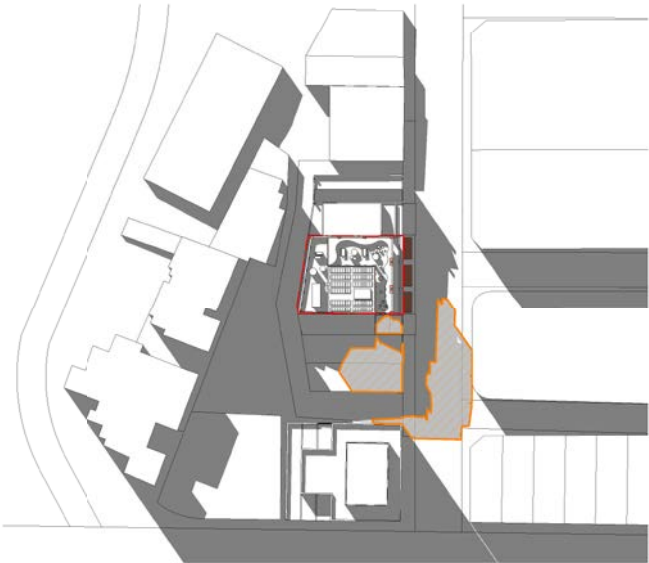
7 PLAN
SHADOW PLAN - 21/06/2022-12.00
SCALE 1 : 1000



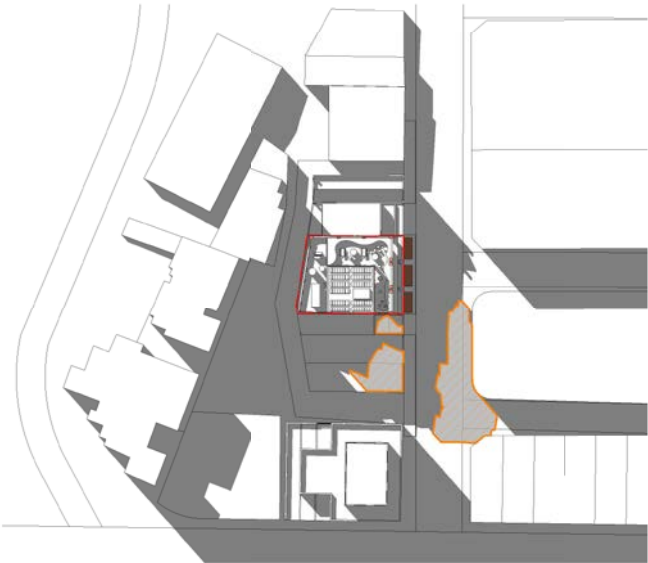
8 PLAN
SHADOW PLAN - 21/06/2022-12.30
SCALE 1 : 1000



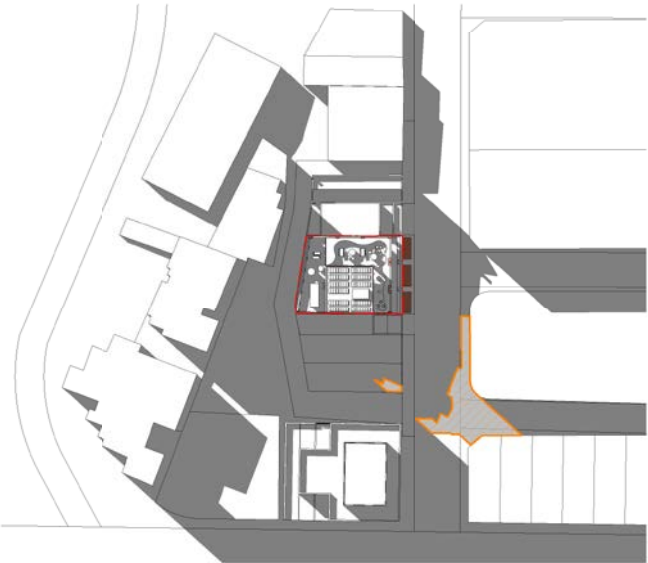
1 PLAN
SHADOW PLAN - 21/06/2022-13.00 SCALE 1 : 1000



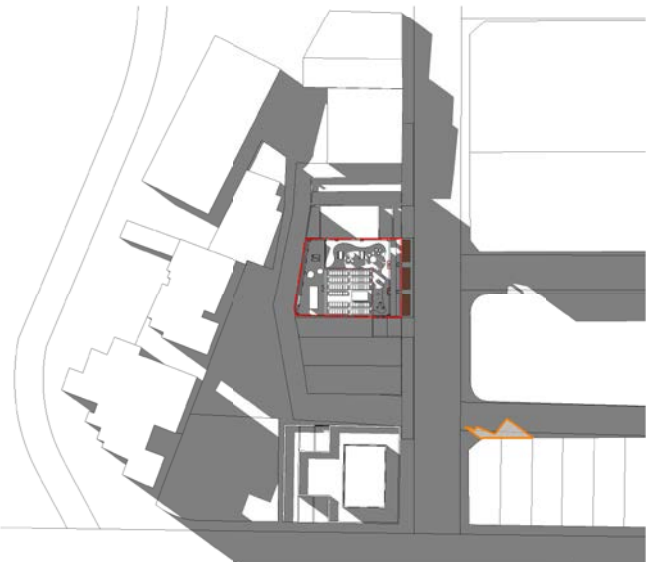
2 PLAN
SHADOW PLAN - 21/06/2022-13.30 SCALE 1 : 1000



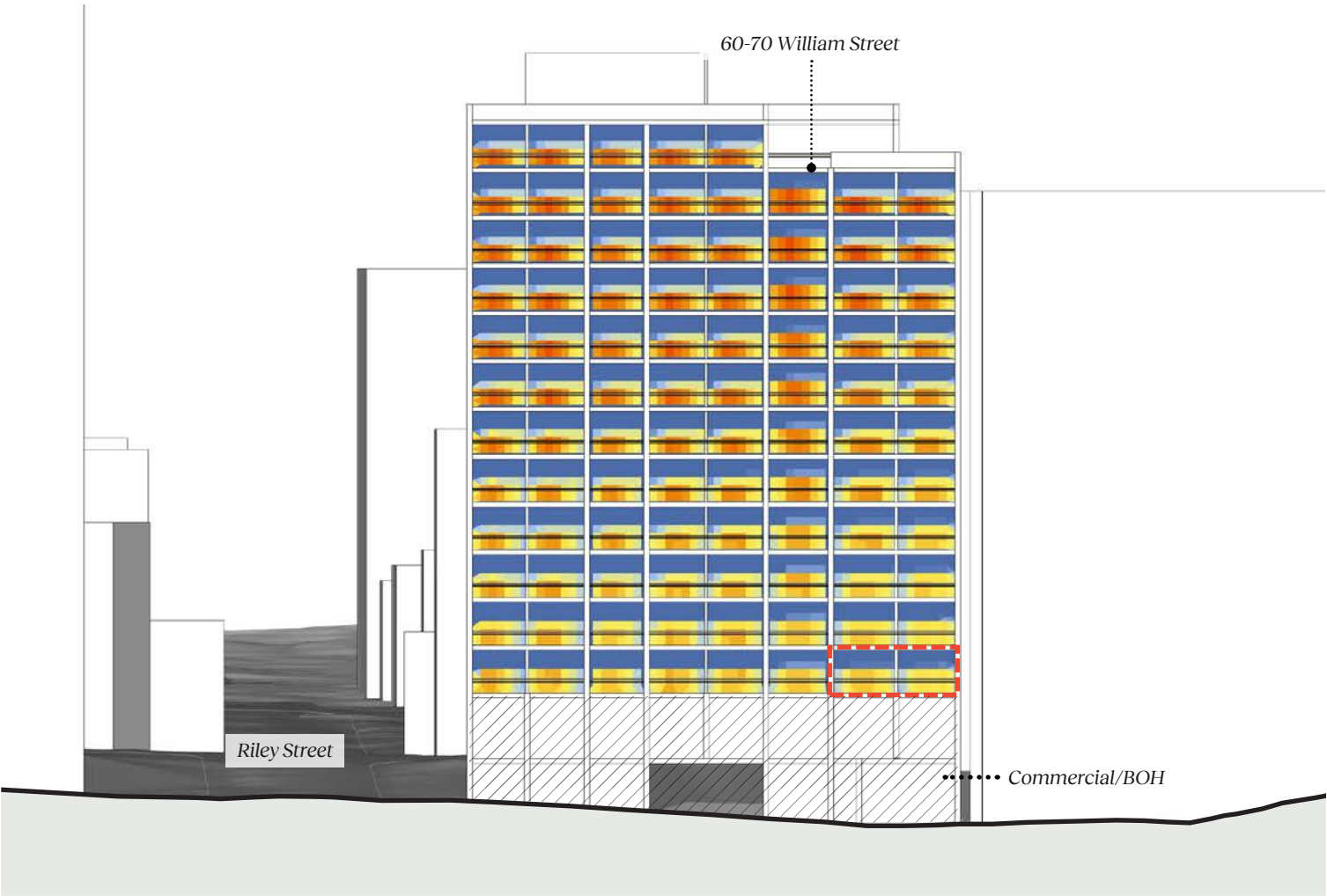
3 PLAN
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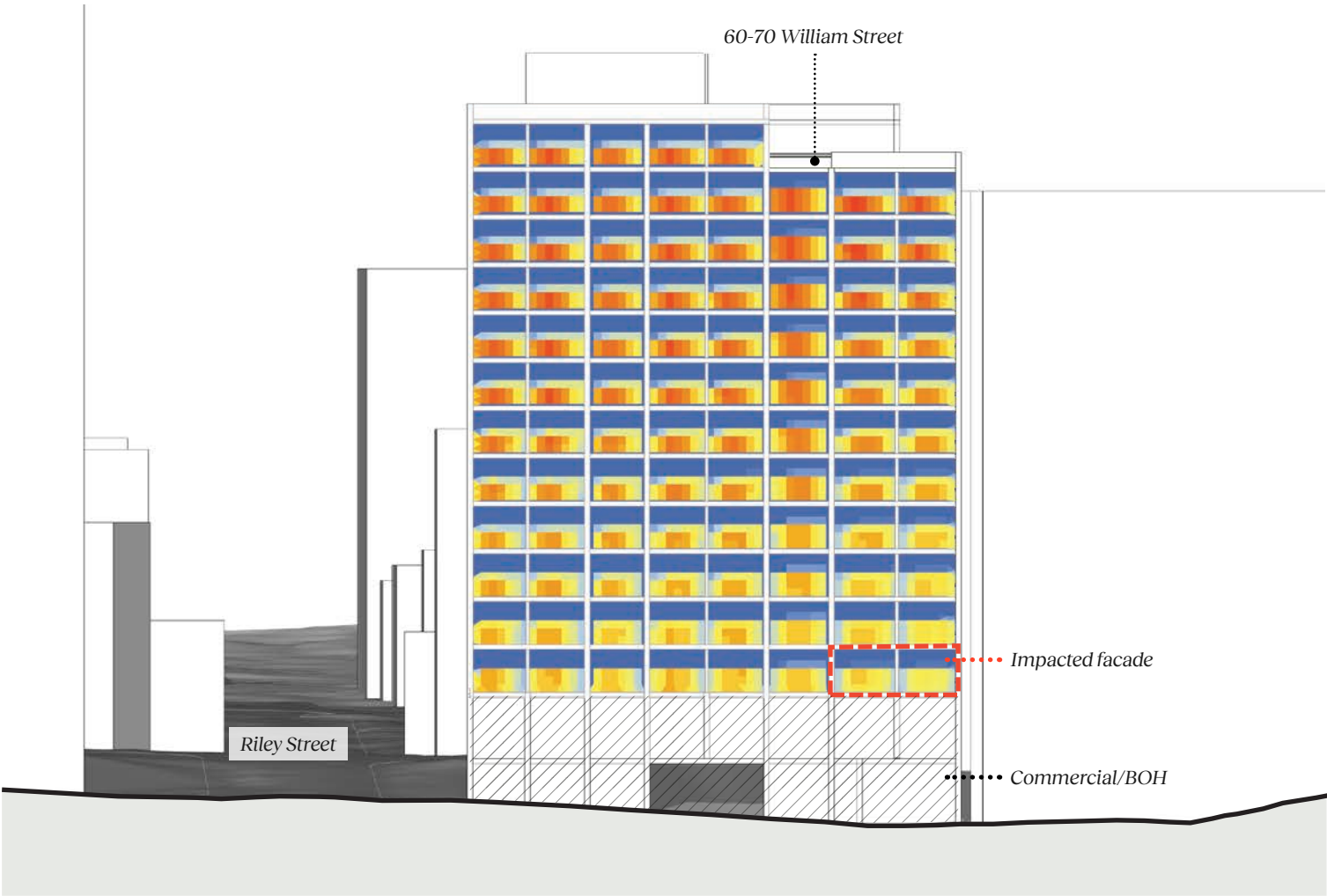
4 PLAN
SHADOW PLAN - 21/06/2022-14.30 SCALE 1 : 1000



5 PLAN
SHADOW PLAN - 21/06/2022-15.00 SCALE 1 : 1000



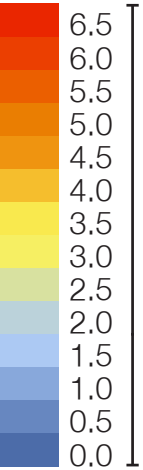
Solar amenity to 60-70 William Street, existing



Solar amenity to 60-70 William Street, proposed

Diagrams above highlight the minimal impact of the proposed planning envelope to 60-70 William Street.

Solar assessment	Existing	Proposed
All apartments achieve ADG solar requirements for 2 hours (mid-winter)	100%	100%
Additional impact to facade from proposed development	-	0.5%



Street views - Cnr Suttor and Riley, looking north

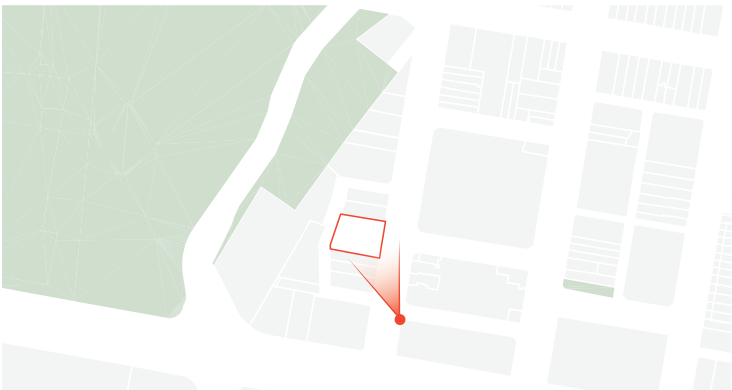


Existing



Proposed

Note: These views are indicative and provide a preliminary impression of building envelope on the subject site. These views are not survey accurate and should not be relied upon for a detailed view impact assessment.



Street views - Riley Street, looking south

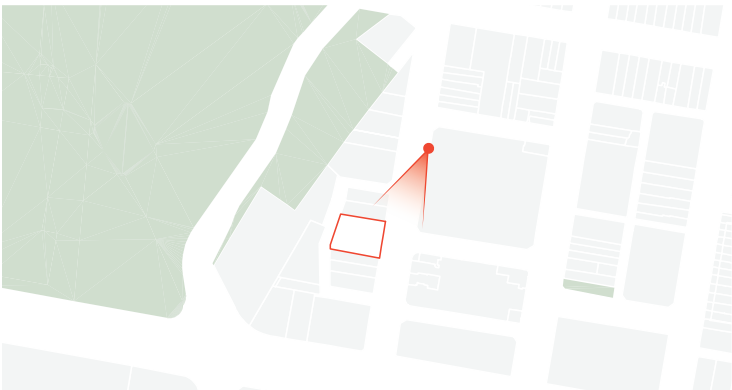


Existing



Proposed

Note: These views are indicative and provide a preliminary impression of building envelope on the subject site. These views are not survey accurate and should not be relied upon for a detailed view impact assessment.



Public park - The Domain, looking south

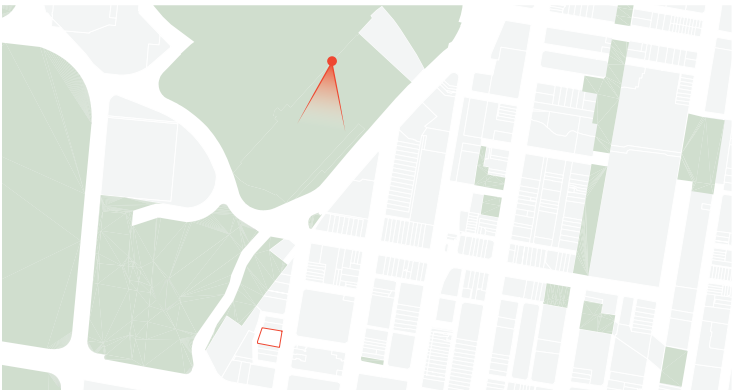


Existing



Proposed

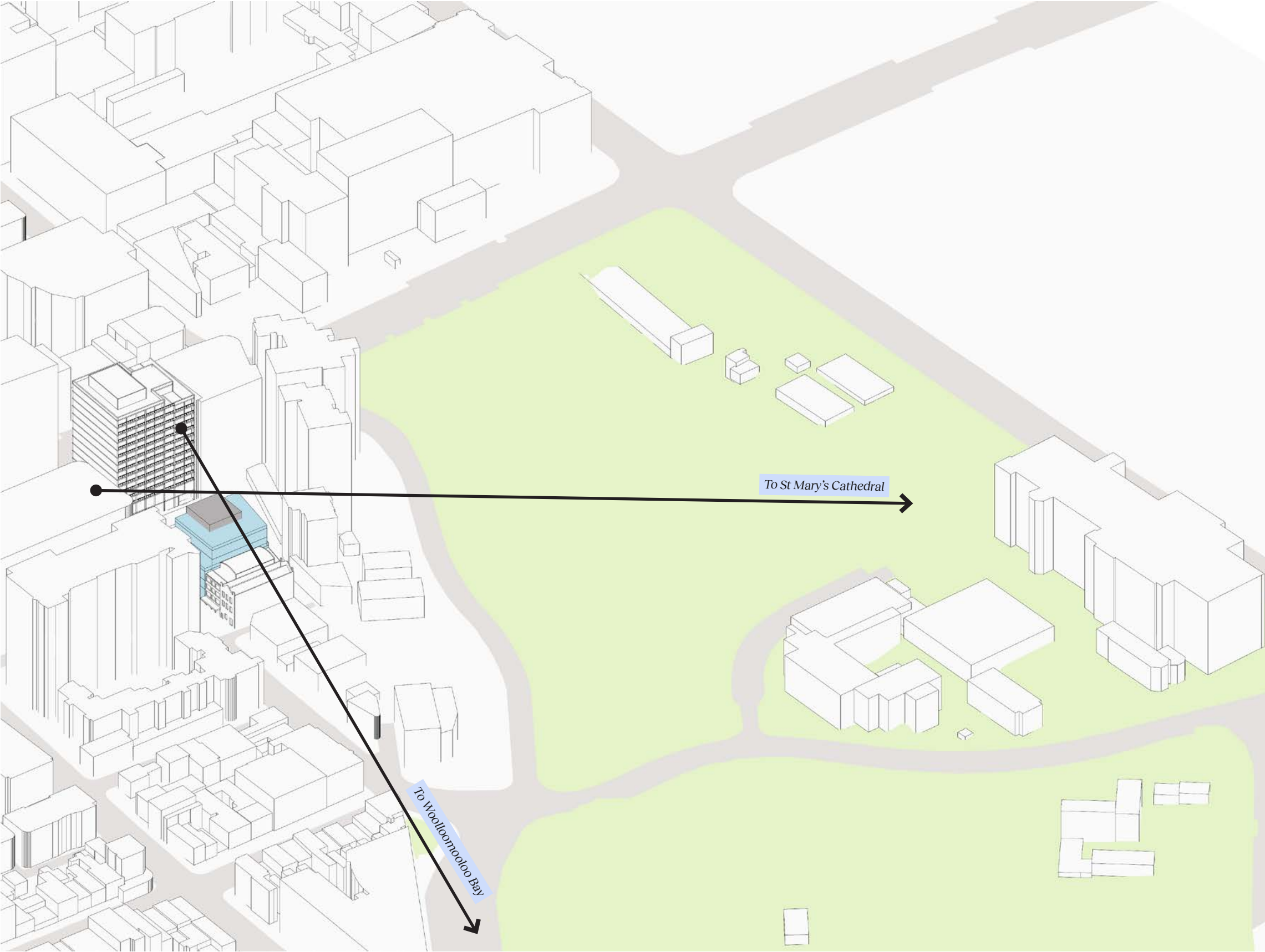
Note: These views are indicative and provide a preliminary impression of building envelope on the subject site. These views are not survey accurate and should not be relied upon for a detailed view impact assessment.



Sensitivities - View impact

The adjacent diagram highlights potential view impacts from surrounding residential development towards key local views. This includes:

- Woolloomooloo Bay
- St Marys Cathedral
- CBD Skyline
- The Domain
- Art Gallery of NSW
- Harbour Bridge
- The Finger Wharf



Neighbouring views - 46-47 Riley Street

46-48 Riley Street have views that extend across St Marys Cathedral and the CBD skyline. Analysis of the proposed planning envelope highlights that it sits within the surrounding built form and does not impact on prevailing views to those significant public assets.

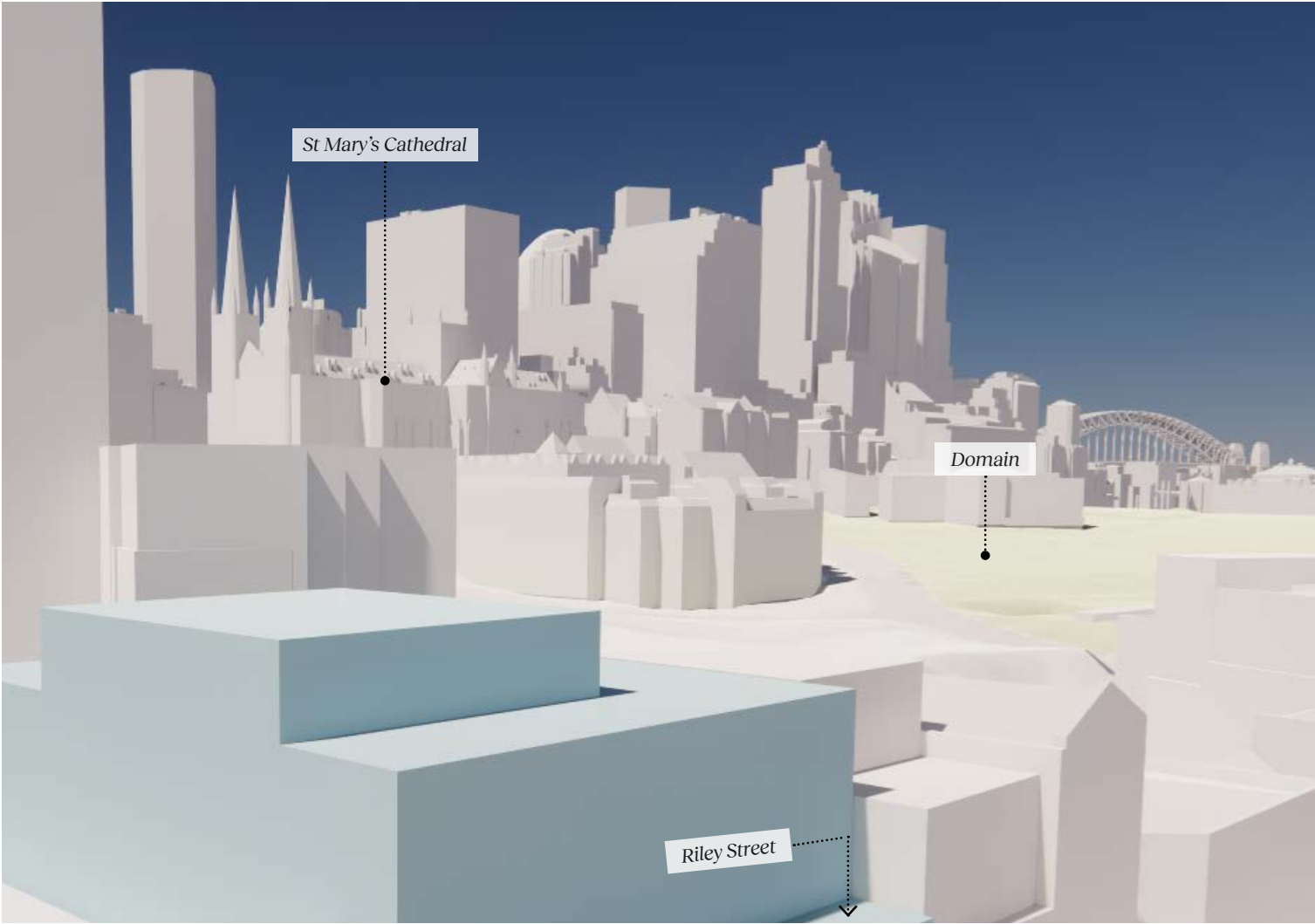
The image to the right highlights a potential view from 46-47 Riley Street with the proposed planning envelope.



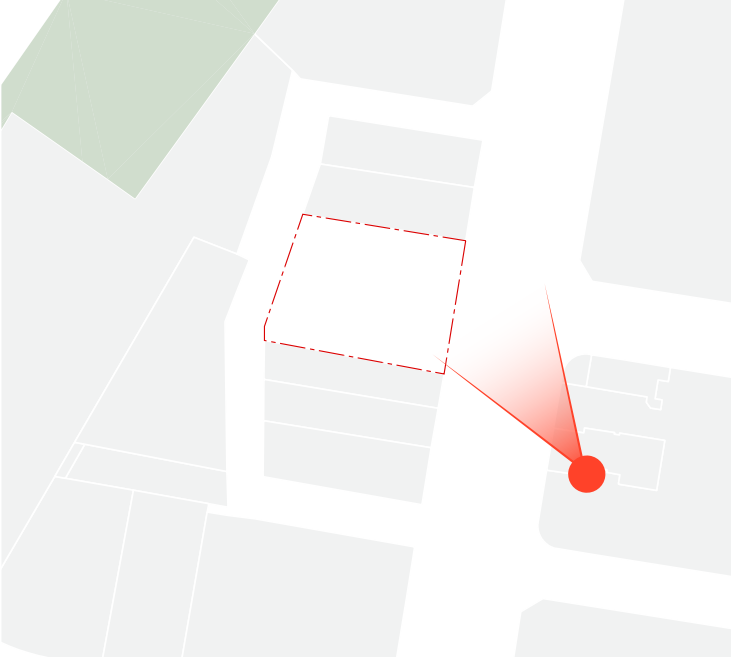
View from 603/46-48 Riley Street (Source: Domain)



603/46-48 Riley Street in relation to site



View impact on 603/46-48 Riley Street



Note: These views are indicative and provide a preliminary impression of building envelope on the subject site. These views are not survey accurate and should not be relied upon for a detailed view impact assessment.

Neighbouring views - 60-70 William Street

60-70 William Street have views that extend towards Woolloomooloo Bay and the Finger Wharf. Analysis of the proposed planning envelope highlights that it does not impact on prevailing views to those significant public assets.

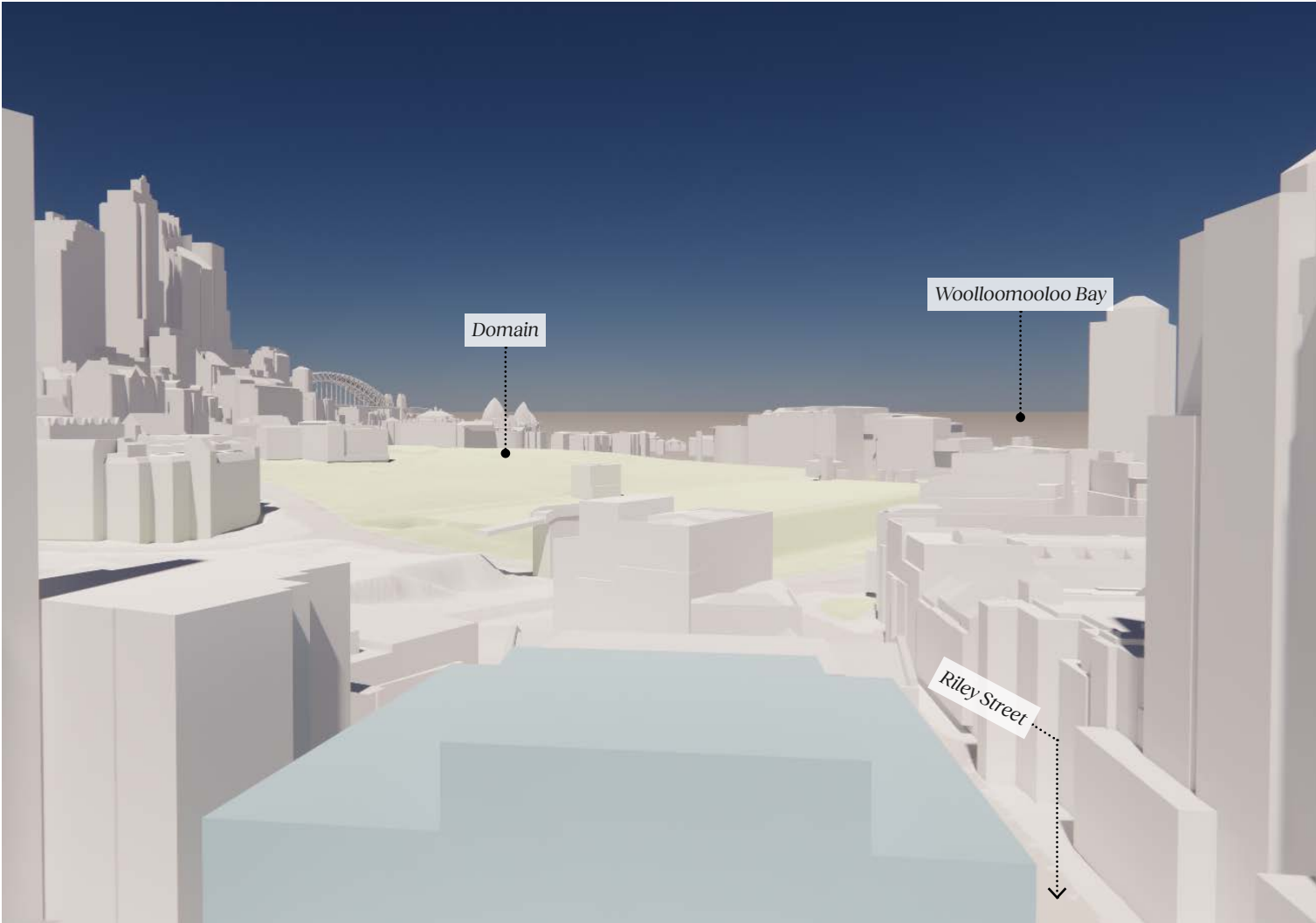
The image to the right highlights a potential view from 46-47 Riley Street with the proposed planning envelope.



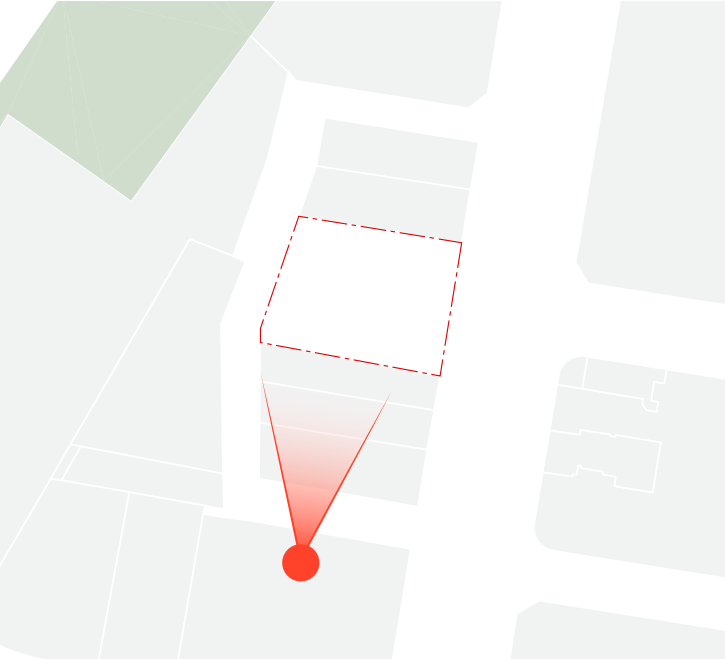
View from balcony of 72/60-70 William Street (Source: Domain)



72/60-70 William Street in relation to site



View impact on 72/60-70 William Street



Note: These views are indicative in nature and provide a preliminary impression of future development on the subject site. These views are not survey accurate and should not be relied upon for a detailed view impact assessment.

Conclusion

51 Riley Street sits on the eastern edge of Woolloomooloo and the redevelopment of the site offers an opportunity to make a positive economic and architectural contribution to the City Fringe. It is close to the CBD, local amenities and well serviced by public transport making it an ideal location for additional commercial floor space close to the CBD.

The built from envelope illustrated in this report requires amendments to the existing planning controls for development on the site to be realised. The refined proposal includes:

- An additional 2,145m² of high quality commercial floor space to the City Fringe.
- An additional retail tenancy to stitch together the active frontages along Riley Street.
- A sensitive approach to the heritage character of the area.
- A sensitive approach to built form articulation to minimise potential impacts.

In order to realise the project opportunities and deliver on the project vision, a the following changes existing LEP controls are required;

1. An increase in the permissible FSR for the subject site from 2:1 to 3.8:1.
2. An increase in permitted Height of Building from 12m to 25m.

The assessment of the reference scheme demonstrates that the proposal meets the Better Placed principles and the project principles. This proposal will be subject to further review and refinement prior to the submission of the Development Application.



Artists impression

Proposed amendments to the LEP Height of Buildings Map



Existing Height of Buildings Map (HOB)
The existing controls for the subject site are 12m.



Proposed Height of Buildings Map (HOB)
An increase in the permissible Height of Buildings for the site to 25m.

Key

12m	25m
15m	40m
18m	50m
22m	80m

Proposed amendments to the LEP Floor Space Ratio Map



Existing Floor Space Ratio Map (FSR)
The existing controls for the subject site are 2:1.



Proposed Floor Space Ratio Map (FSR)
An increase in the permissible FSR for the subject site from 1:1 to 3.8:1.

Key

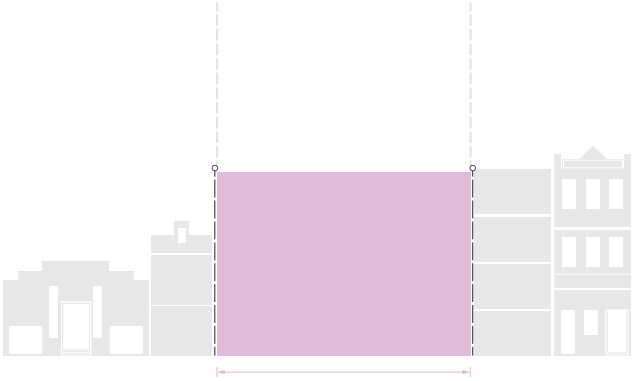
- | | |
|-------|-------|
| 2:1 | 5:1 |
| 2.5:1 | 5.2:1 |
| 3:1 | |
| 3.8:1 | |

Appendix 1 - Options testing

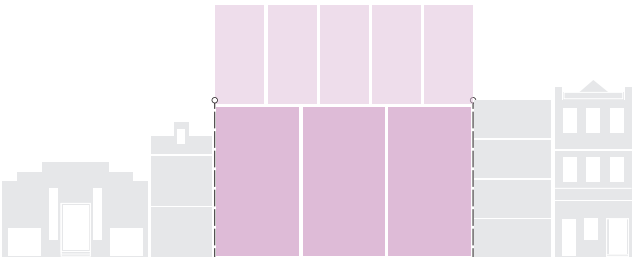
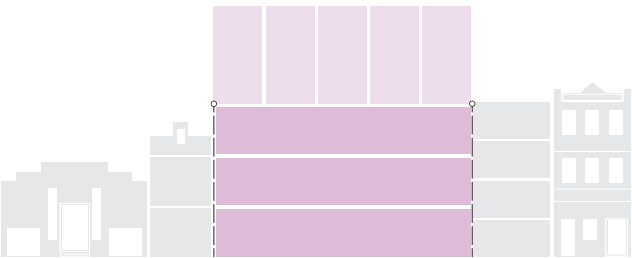
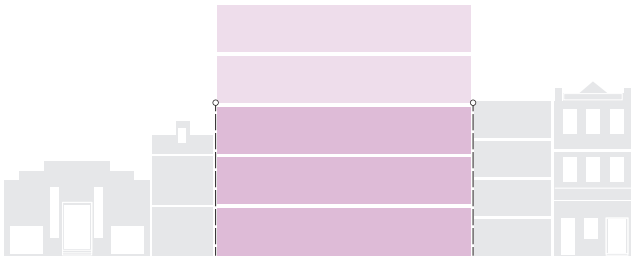
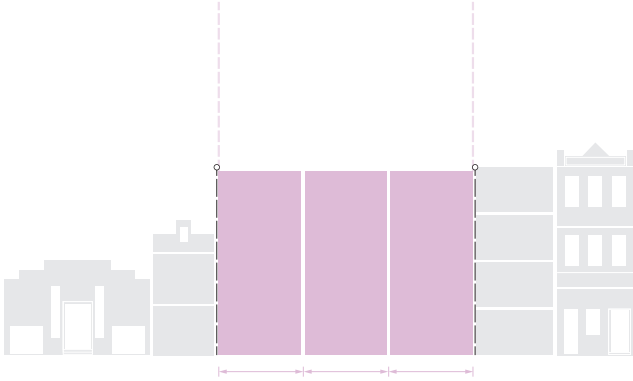
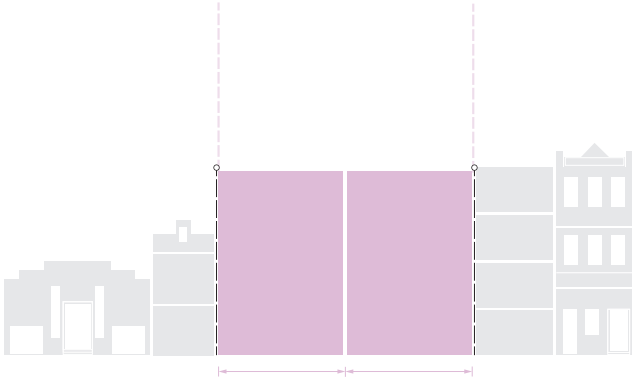
Options testing interrogates the capacity of the proposed planning envelope to support a variety of built form approaches to the site.

The concept diagrams indicate variations to building height, grain and articulation that relate to surrounding context and will fit within the proposed planning envelope.

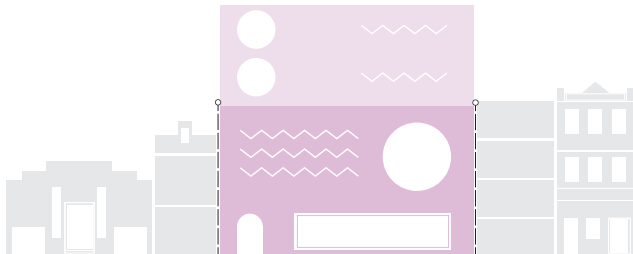
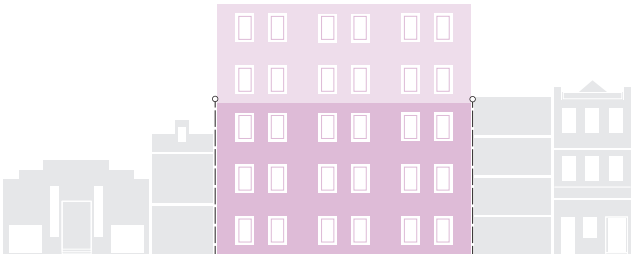
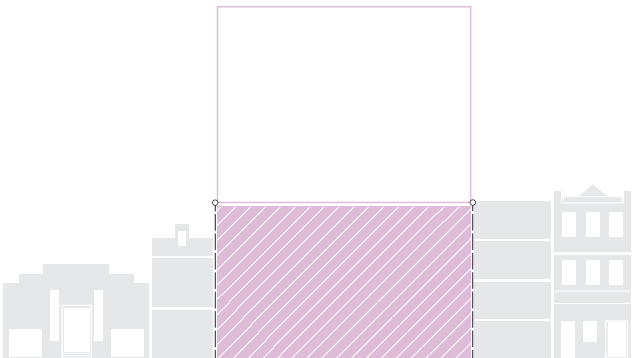
The following pages outline in greater detail four architectural approaches that fit within the proposed planning envelope. Option D has been explored in more detail as a reference scheme.



Building grain



Building expression

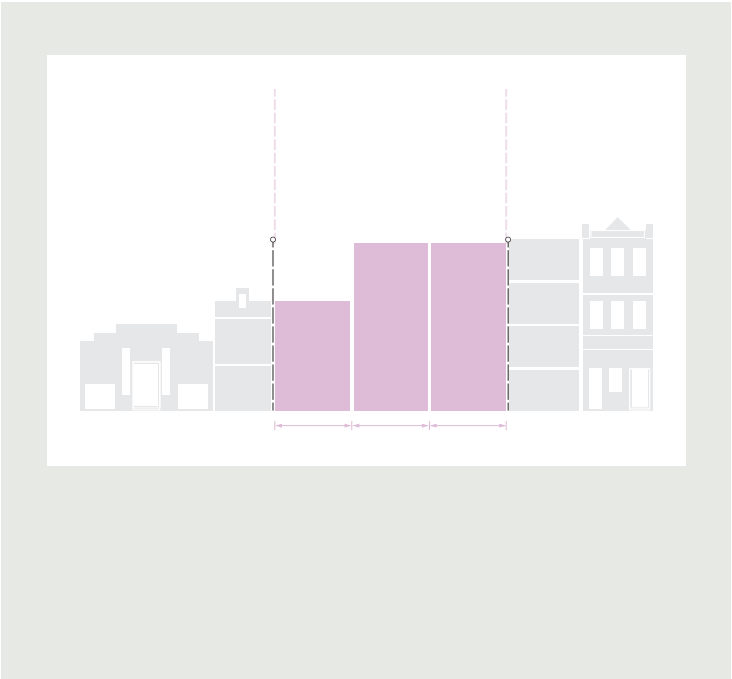


Building articulation

Option A - Transitioning height on podium

The approach to Option A was to provide a transition in the podium which provided a link between the street wall on either side of the site. The upper levels are set back and read as one block. The facade follows the existing building grain of 7m allowing for a consistent visual break up of street frontages on Riley Street.

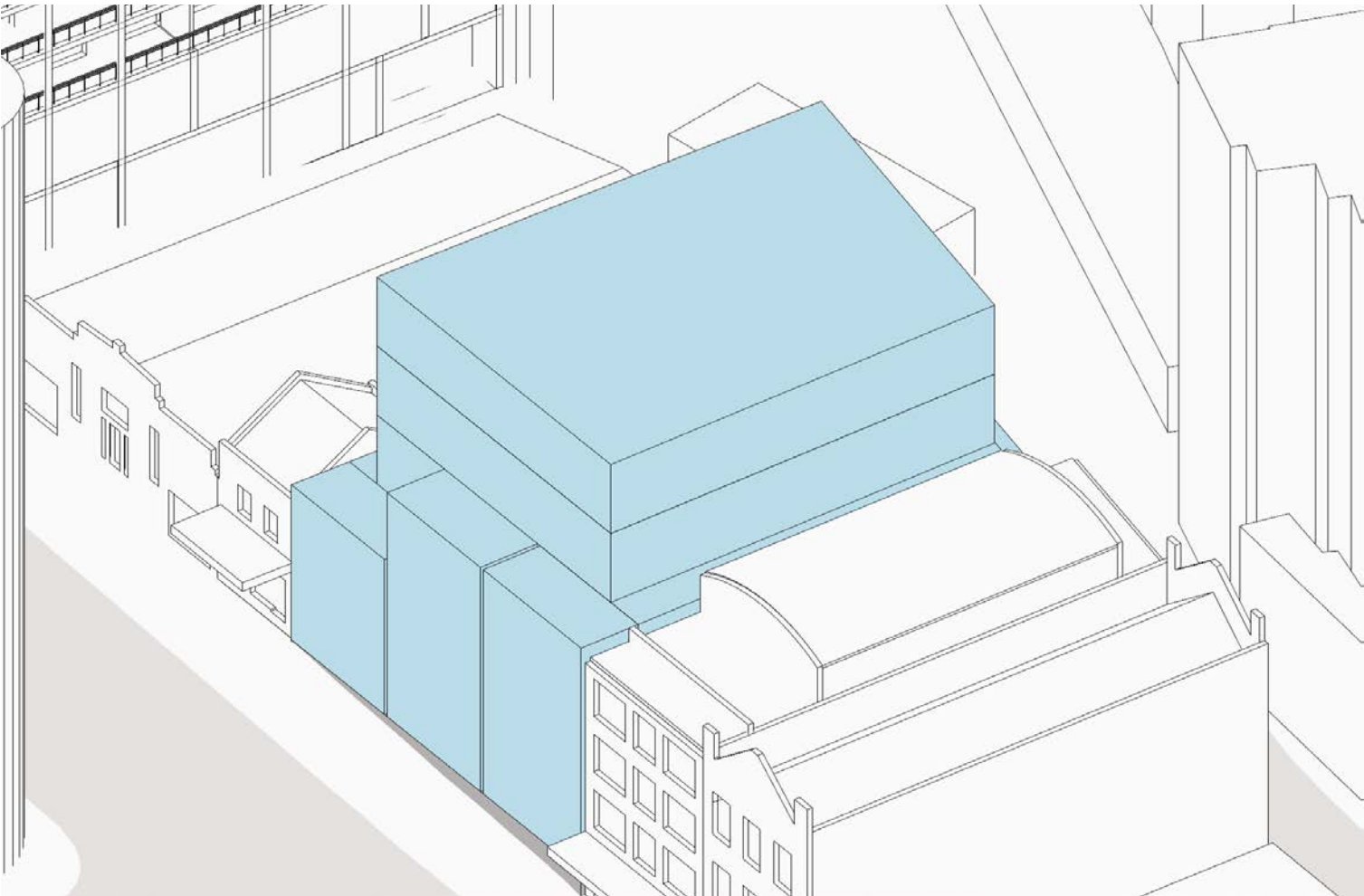
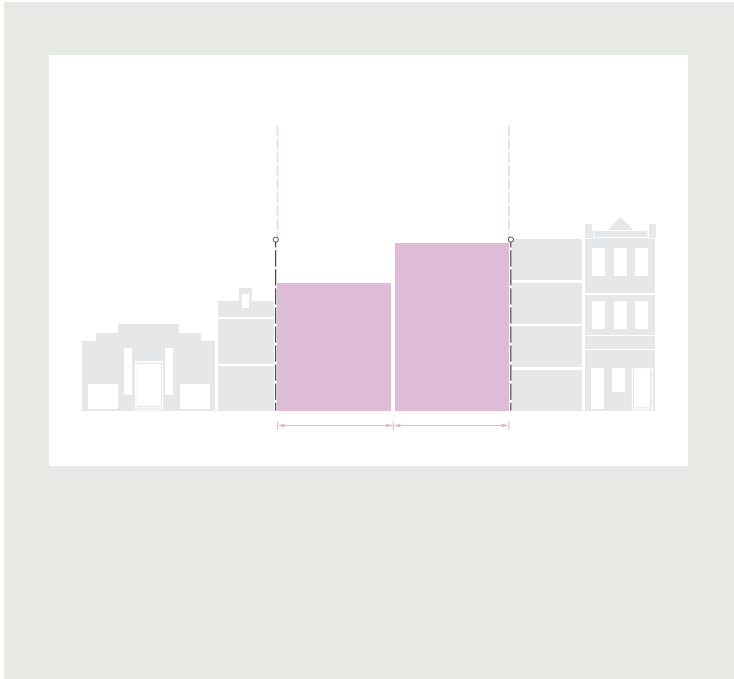
This option does not allow the podium to read as one element and the stepped podium form detracts from the strength of a single architectural form.



Option B - Stepping height at two levels

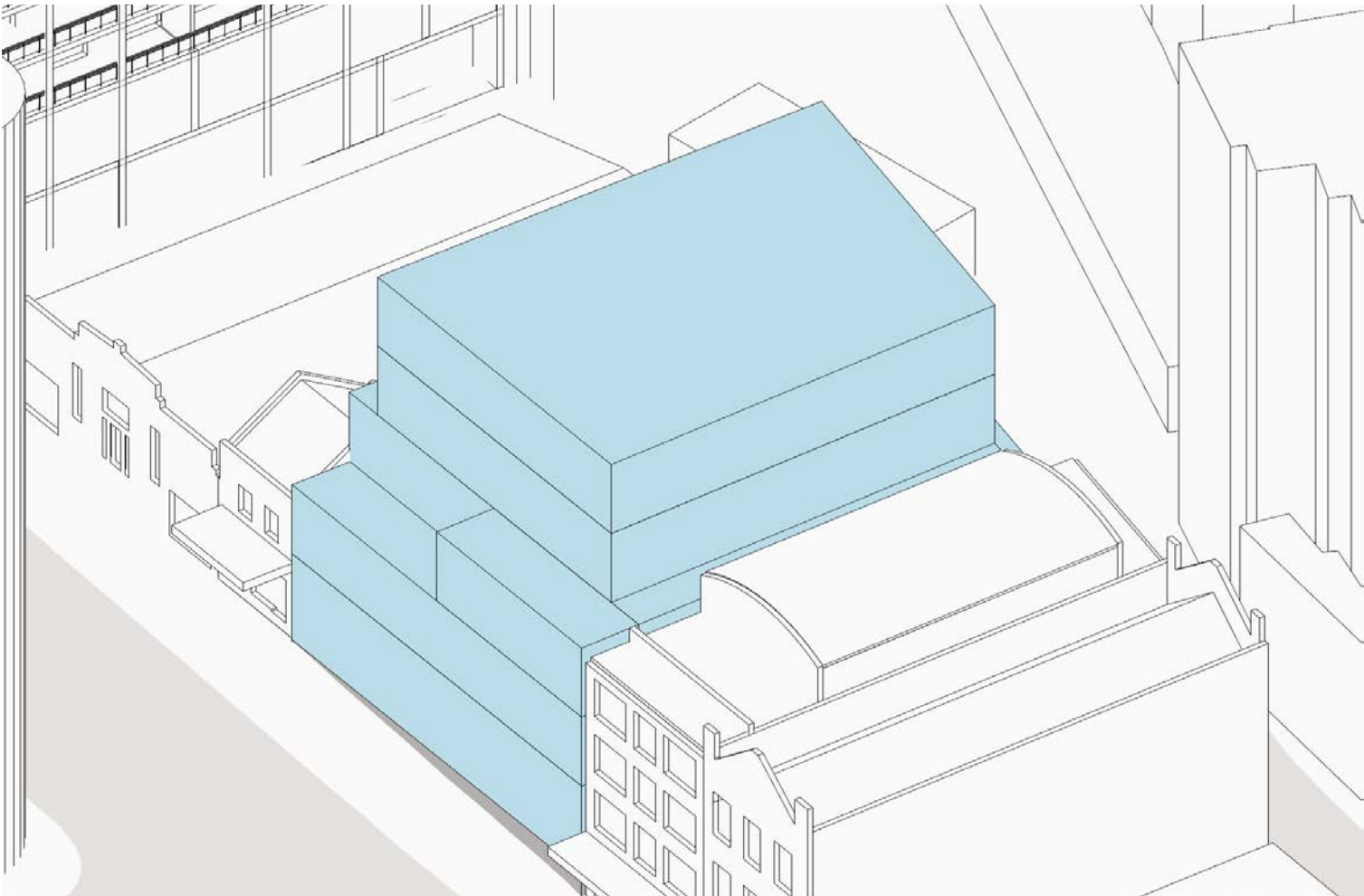
The approach to Option B was to provide a transition in both the podium and upper levels. At podium level this provided a link between the street wall on either side of the site. The upper levels are set back and also have a stepped form. This is primarily to minimise any impact to southern neighbours as well as remove bulk and scale away from neighbours.

This option prioritises reducing impact to neighbours but lacks the overall consistency of built form. It does not reflect the built form consistent within the heritage conservation area, particularly heritage warehouses and terraces.



Riley Street, isometric view
SJB

51 Riley Street

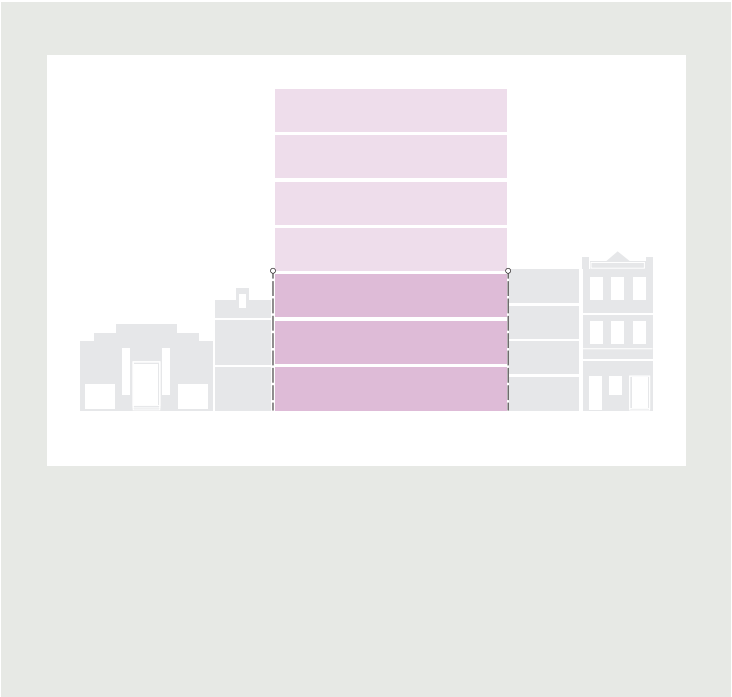


Riley Street, isometric view

Option C - Horizontal expression

The approach to Option C was to simplify the overall built form and to break up the form with horizontal expression. The upper levels are set back behind the street wall but the response to expression is consistent with the podium.

Whilst visually this draws the eye away from the overall height, it does not produce a street wall break up that reflects the streets fine grain character.

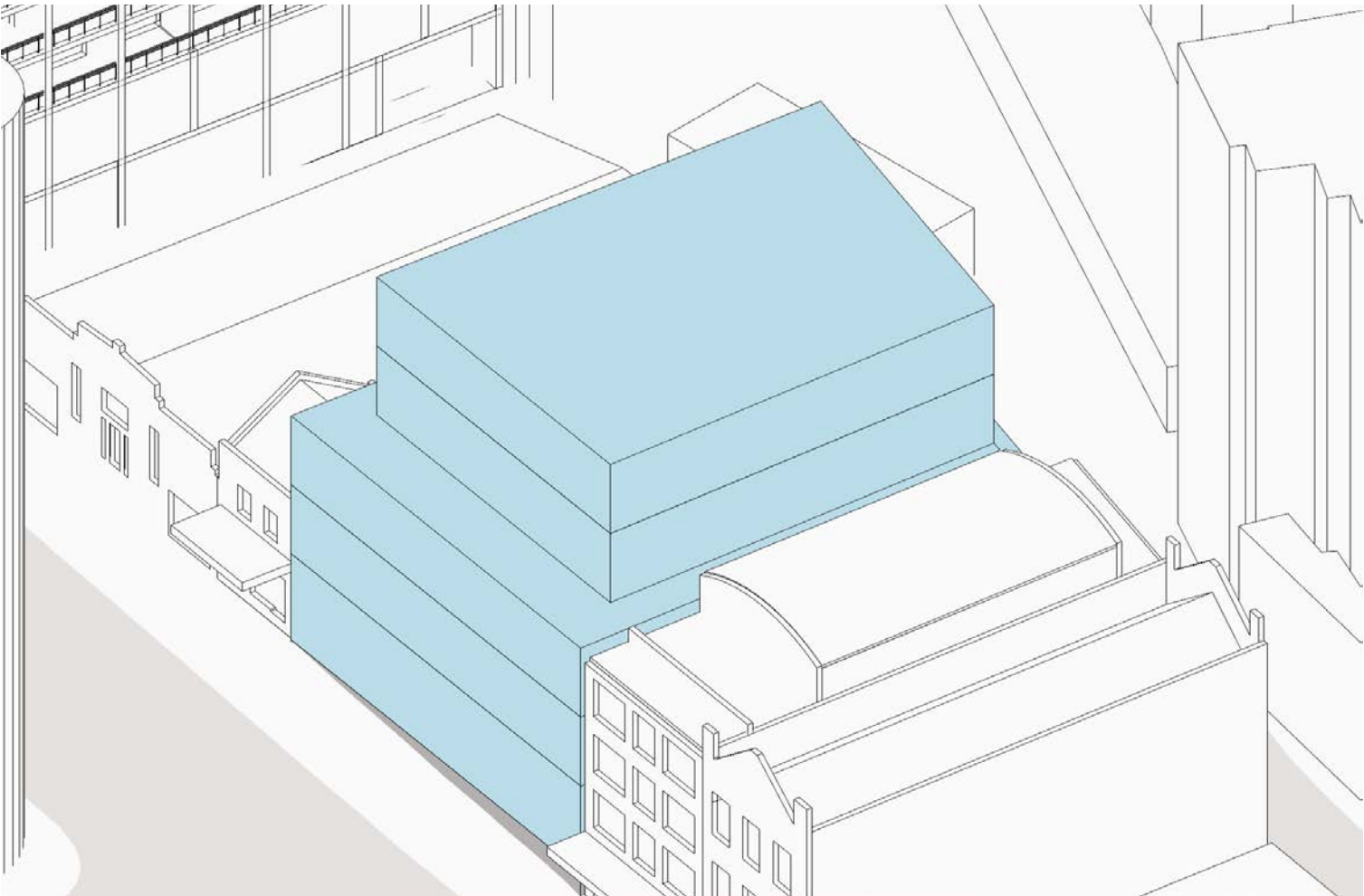
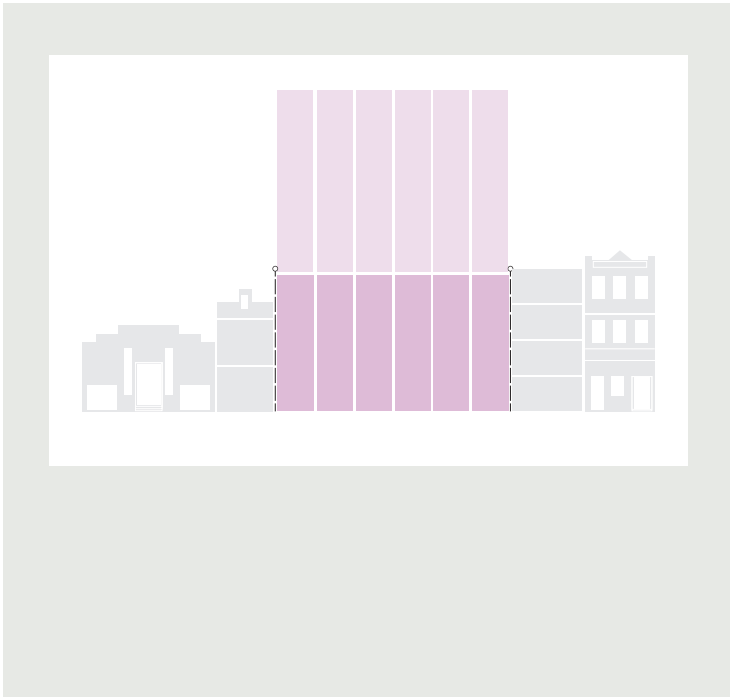


Option D - Vertical expression

The approach to Option D was to simplify the overall built form and to break up the form with vertical expression that align with the typical 7m terrace typology width within the conservation area. The upper levels are set back behind the street but the response to expression is consistent with the podium.

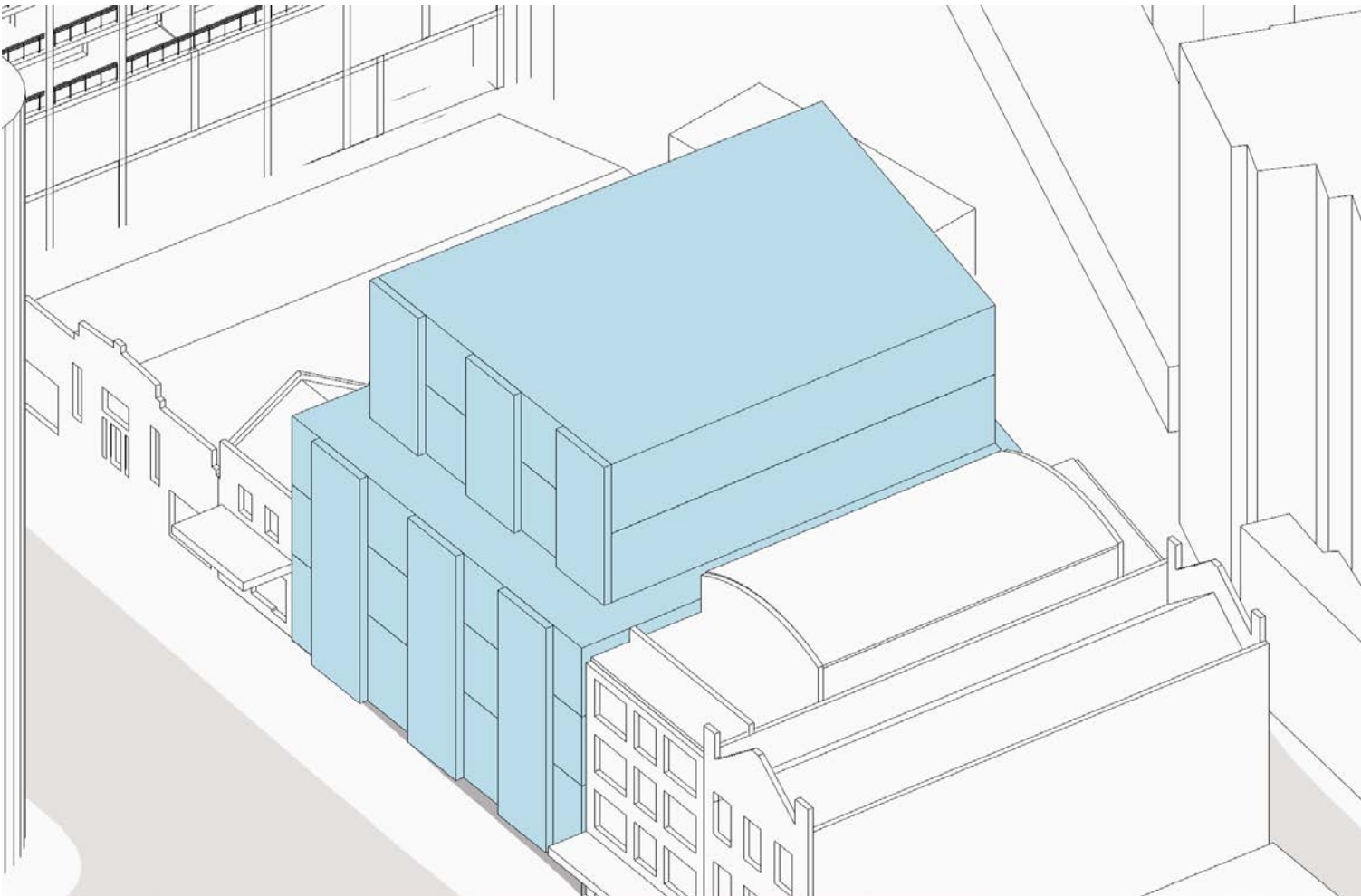
This options aims to produce a simpler approach to built form whilst carefully responding to surrounding heritage character and fine grain streetscape.

Option D has been explored in more detail as a reference scheme as shown in the following chapter.



Riley Street, isometric view
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51 Riley Street



Riley Street, isometric view

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



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