

**Design Excellence Panel Discussion**  
**253-267 Pacific Highway, North Sydney**  
12 October 2021

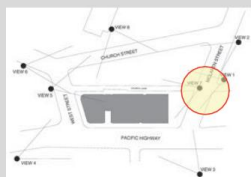


View from McLaren Street



#### COMPARISON OF THE TWO SCENARIOS

- The reduced streetwall height and the transitional form delivers built form relief to the southern end of the site. The reduction in visual bulk is most evident to the rear of No 6 Mdaren St at the corner of Mdaren St and Pacific Hwy.
- The additional 2m tower setback does not alter the composition of the view or the scale relationship in terms of the contemporary taller tower forms presenting as a visual backdrop to the lower scale dwellings further east.
- A very minor change to the view is associated with the additional tower setback but it does not alter that character of the view and is considered unlikely to be perceived by common man.





View from McLaren Street

— AK Planning form  
— Revised proposal



**REVISED PROPOSAL - ARTICULATED TWO-STOREY SOUTHERN PODIUM & RETAIN PLANNING PROPOSAL TOWER SETBACK OUTCOMES**



- Significant positive impact of articulated and reduced southern podium height
- The reduced street-wall height and the articulated podium form delivers built form relief at the southern end of the laneway
- No noticeable impact on 'visual amenity' between AK Planning building tower form and the proposed tower form set back to church lane
- Improved building footprint options for amenity, apartment mix and utilities by retaining planning proposal setback

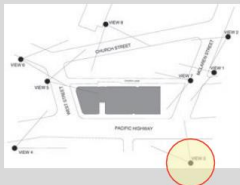
View from Pacific Highway



— Planning Proposal form  
— AK Planning form

#### COMPARISON OF THE TWO SCENARIOS

- The reduced street wall scale responds to the stepped topography.
- The varied street wall height accentuates a finer grain to Pacific Hwy to ensure the visual presence of the podium form is reduced against the detailed contributory fabric. This is enhanced by the slender vertical proportions of the transitional form which is recessed from the front alignment of the podium.
- The increased tower setback is hardly visible in this view and is unlikely to be perceived from pedestrian or vehicular views



View from Pacific Highway

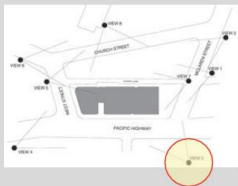
— AK Planning form  
— Revised proposal



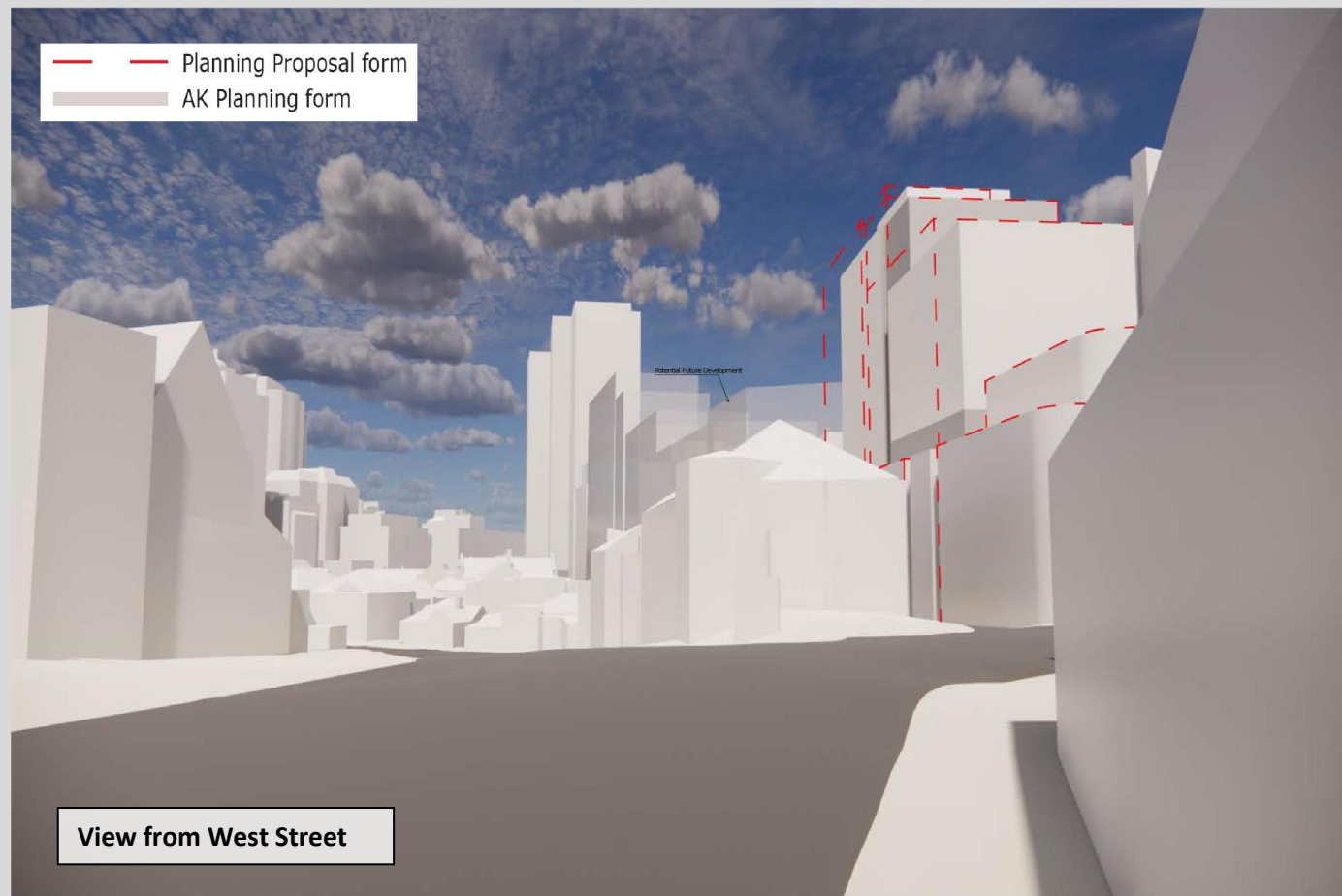
**REVISED PROPOSAL-** ARTICULATED TWO-STOREY SOUTHERN PODIUM & PLANNING PROPOSAL TOWER SETBACK RETAINED

#### OUTCOMES

- The reduced streetwall scale delivers a stepped street wall profile, transitioning to No 6 Mdaren St interfacing the southern site edge.
- No noticeable impact on 'visual amenity' between AK Planning building tower form and the proposed tower form set back to church lane
- Improved building footprint options for amenity, apartment mix and utilities by retaining planning proposal setback

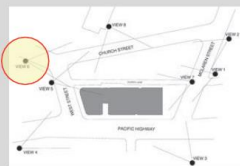


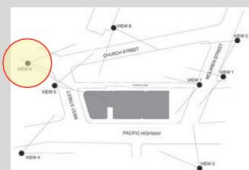




#### COMPARISON OF THE TWO SCENARIOS

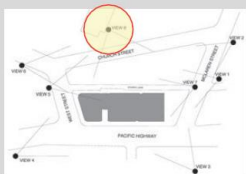
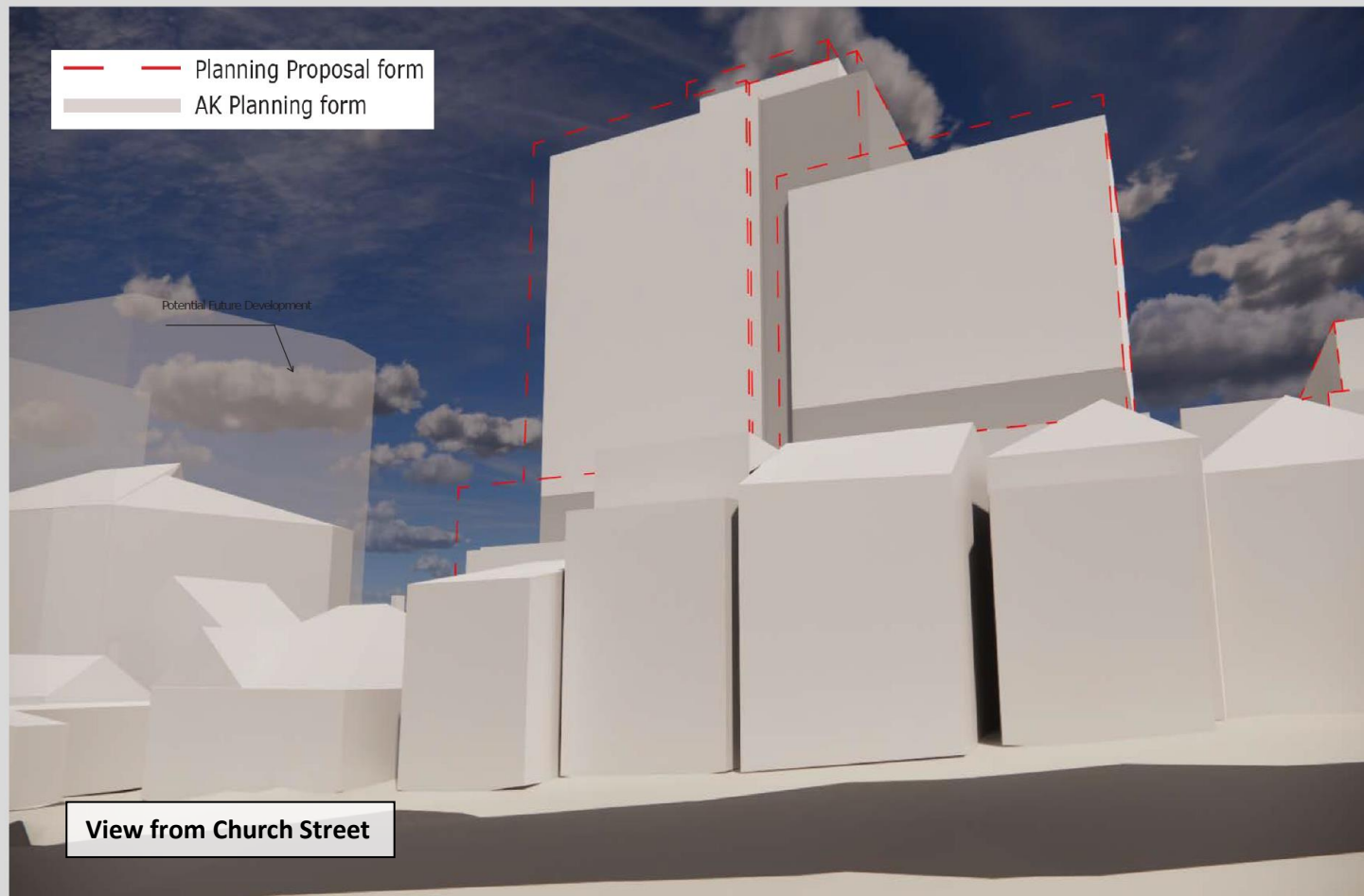
- The new built form is seen in the distance. The site forms part of a wider cityscape backdrop against which, the conservation area and St Thomas Church is seen. The additional tower setback does not alter the scale relationship between the lower scale development and the new built form fronting the highway.
- The reduced streetwall scale is not perceived in this view.





**REVISED PROPOSAL - ARTICULATED TWO-STOREY SOUTHERN PODIUM & PLANNING PROPOSAL TOWER SETBACK RETAINED OUTCOMES**

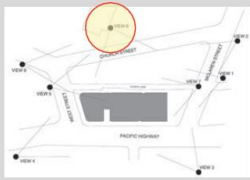
- No noticeable impact on 'visual amenity' between AK Planning building tower form and the proposed tower form set back to church lane
- Improved building footprint options for amenity, apartment mix and utilities by retaining planning proposal setback



#### COMPARISON OF THE TWO SCENARIOS

- The change associated with the increased tower setback is negligible and would not be perceived. Pedestrians would continue to view the new taller built form as the backdrop against which the conservation area is seen.
- The reduced street wall scale is perceived at the southern end of the site whereby the podium form is largely obstructed by the dwellings fronting Church St.





**REVISED PROPOSAL - ARTICULATED TWO-STOREY SOUTHERN PODIUM & PLANNING PROPOSAL TOWER SETBACK RETAINED OUTCOMES**

- As a result of the podium height reduction on the southern end its now hardly visible - resulting in enhanced visual amenity along Church Lane and Church Street
- The increased tower setback results in a minor change and importantly does not alter the perceived scale relationship between the new built form and the dwellings along Church st .

## Conclusion

The comparative analysis demonstrates that a reduced street wall scale for the southern part of the site results in several positive outcomes for the design solution as follows:

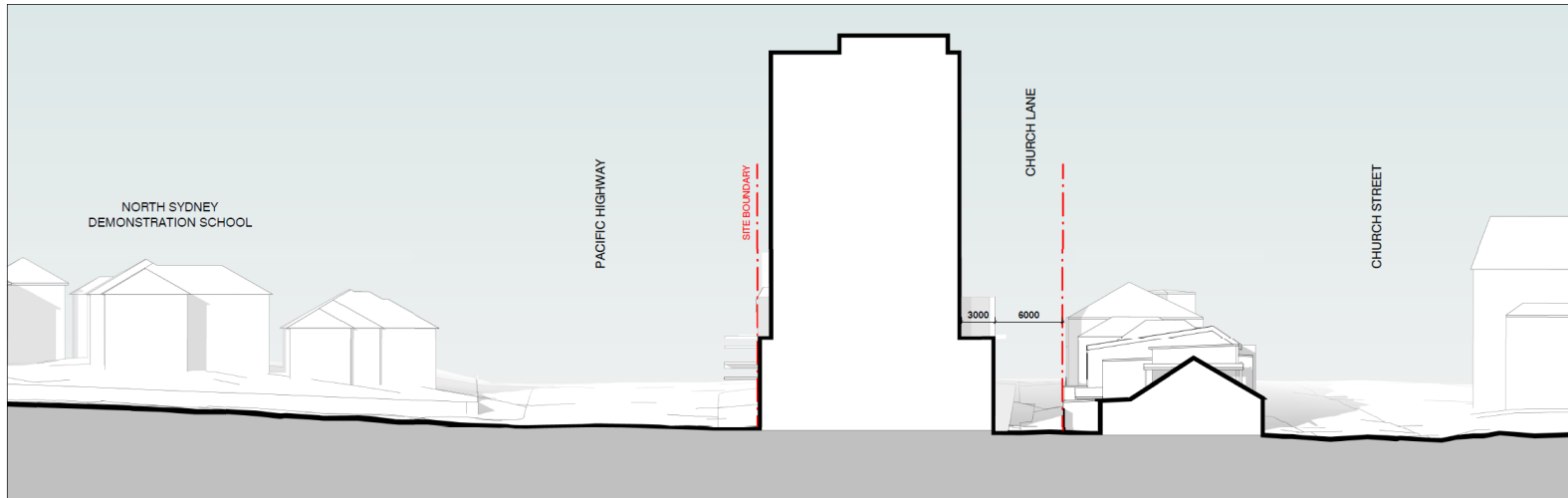
- Reduced visual bulk and improved transition to the southern and eastern site edges.
- A stepped street wall profile to Pacific Hwy and Church Ln in response to the sloping topography.
- Enhanced fine grain proportions to the human scale environment along Pacific Hwy.
- A slender transitional form along the southern site edge to break up the continuous podium frontage and celebrate the interface between the contemporary and existing fabric.
- Reduced sense of enclosure to the laneway.

Therefore, the reduced street wall scale should be incorporated into the updated scheme.

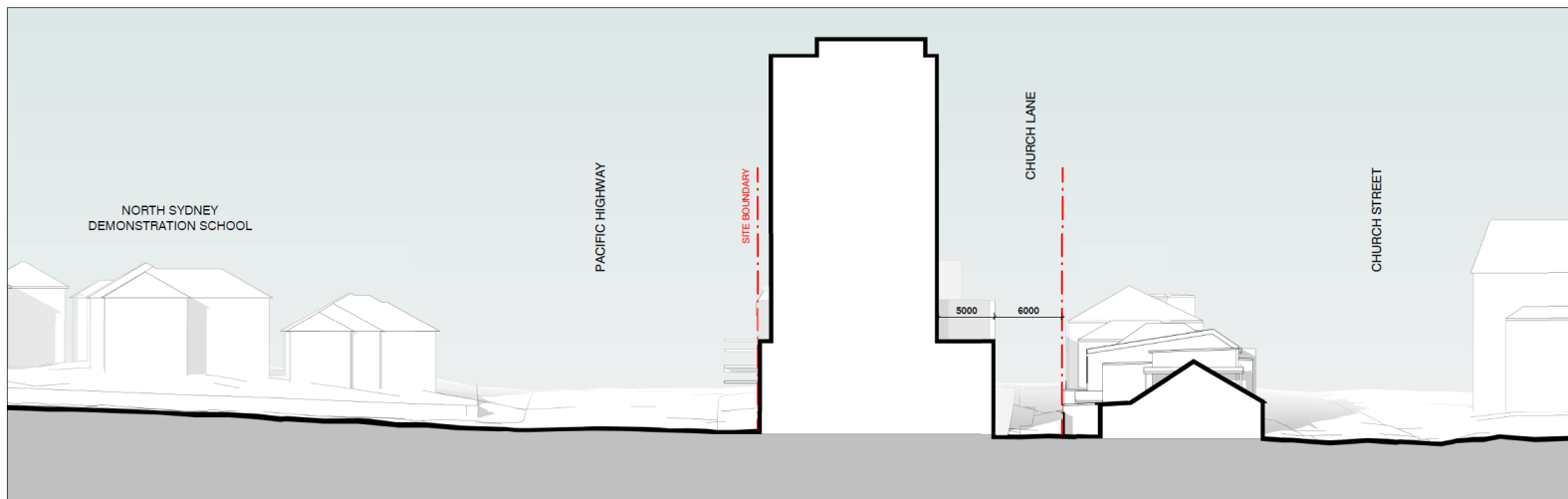
- The increased tower setback will result in only very minor or negligible changes to pedestrian views which is unlikely to result in any real impact to the built form proportions as perceived by the casual observer, which is the test against which these proposed changes should be considered.
- The increased tower setback will substantially compromise the dimensions of a workable/viable tower footprint and with no perceivable visual bulk benefits demonstrated through the comparative analysis.

Therefore, the increased tower set back should not be adopted as part of the updated envelope.

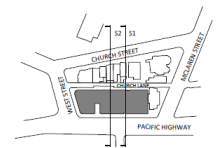
## SECTION 1 - 10ST



PLANNING PROPOSAL TOWER SETBACK

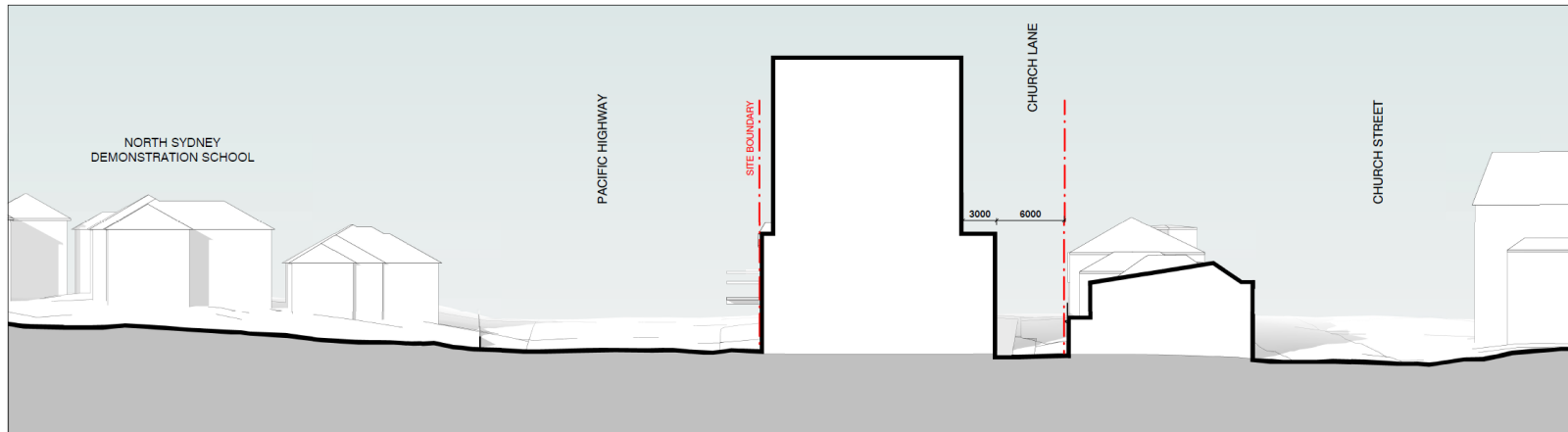


AK PLANNING ADDITIONAL 2m TOWER SETBACK (5m)



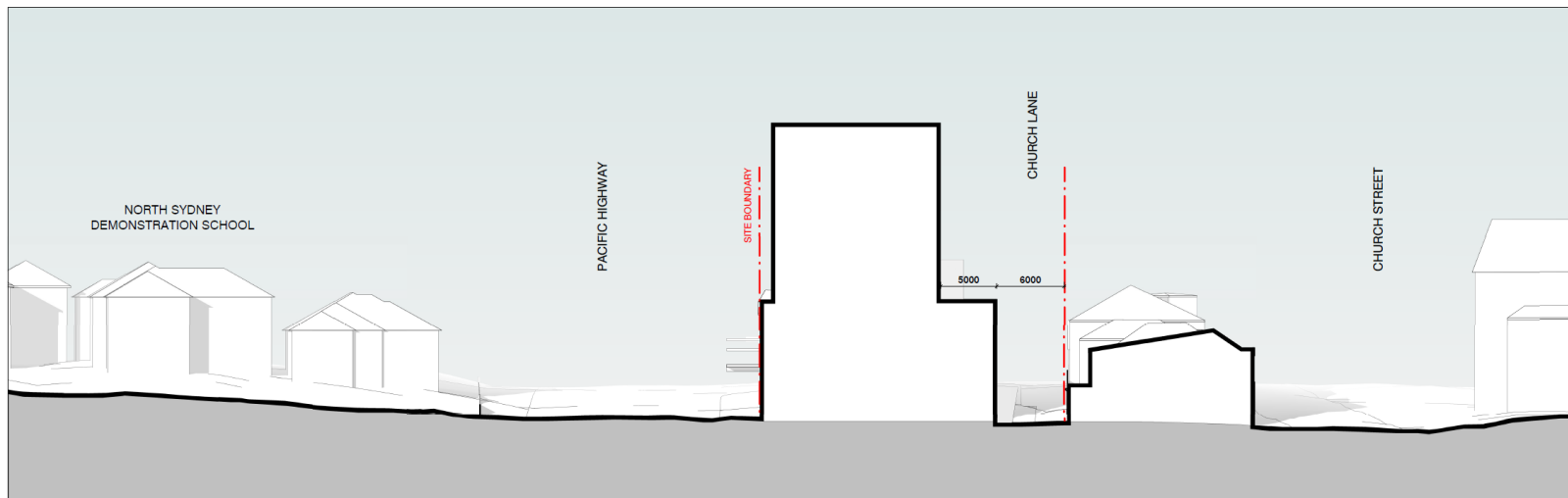


## SECTION 2 - 8st



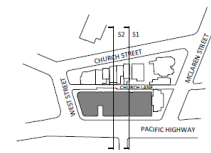
PLANNING PROPOSAL TOWER SETBACK (3m)

108	Rs	118.5735
107	Rs	115.4735
106	Rs	112.3735
105	Rs	109.2735
104	Rs	106.1735
103	Rs	103.0735
102	Rs	99.9735
101	Rs	96.8735
100	Rs	93.7735

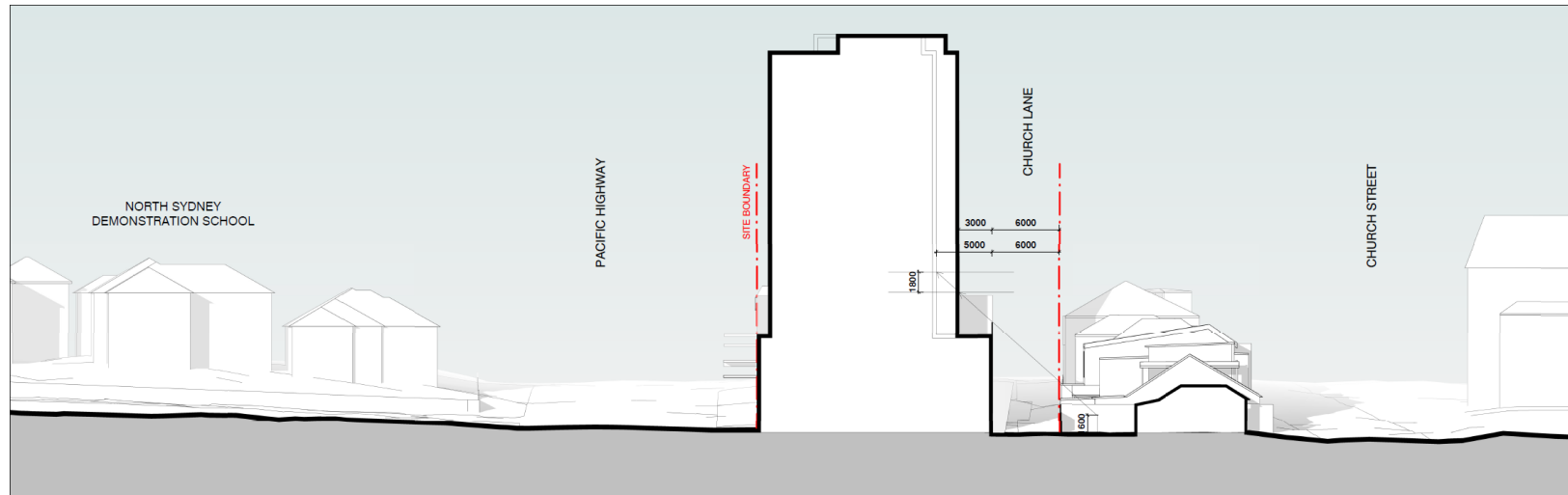


AK PLANNING ADDITIONAL 2m TOWER SETBACK (5m)

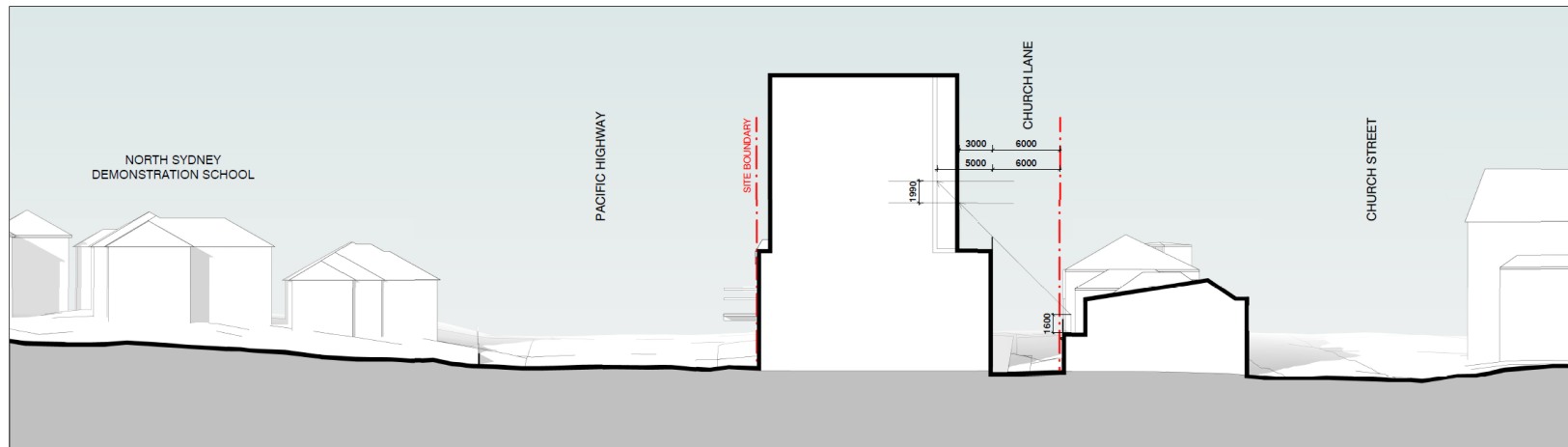
110	Rs	124.7735
109	Rs	121.6735
108	Rs	118.5735
107	Rs	115.4735
106	Rs	112.3735
105	Rs	109.2735
104	Rs	106.1735
103	Rs	103.0735
102	Rs	99.9735
101	Rs	96.8735
100	Rs	93.7735



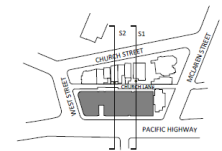
## View Line Analysis



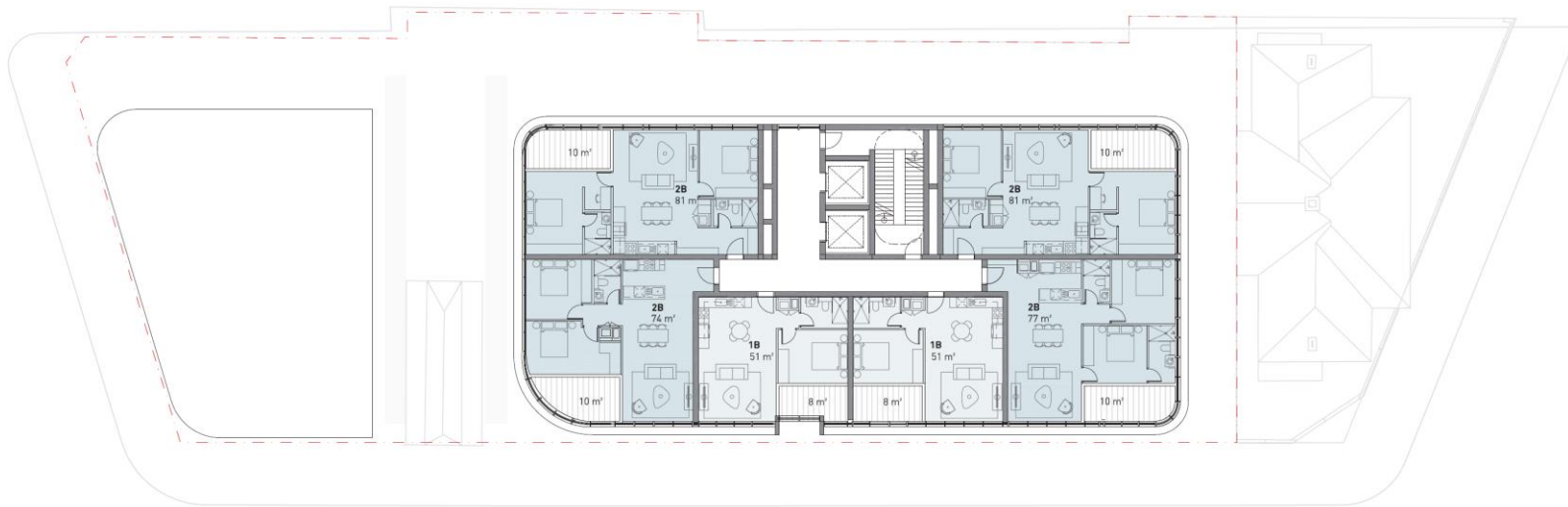
---	L10	RL	124.773V
---	L09	RL	121.873V
---	L08	RL	118.873V
---	L07	RL	115.473V
---	L06	RL	112.873V
---	L05	RL	109.273V
---	L04	RL	106.173V
---	L03	RL	103.873V
---	L02	RL	99.773V
---	L01	RL	96.273V
---	L00	RL	92.873V



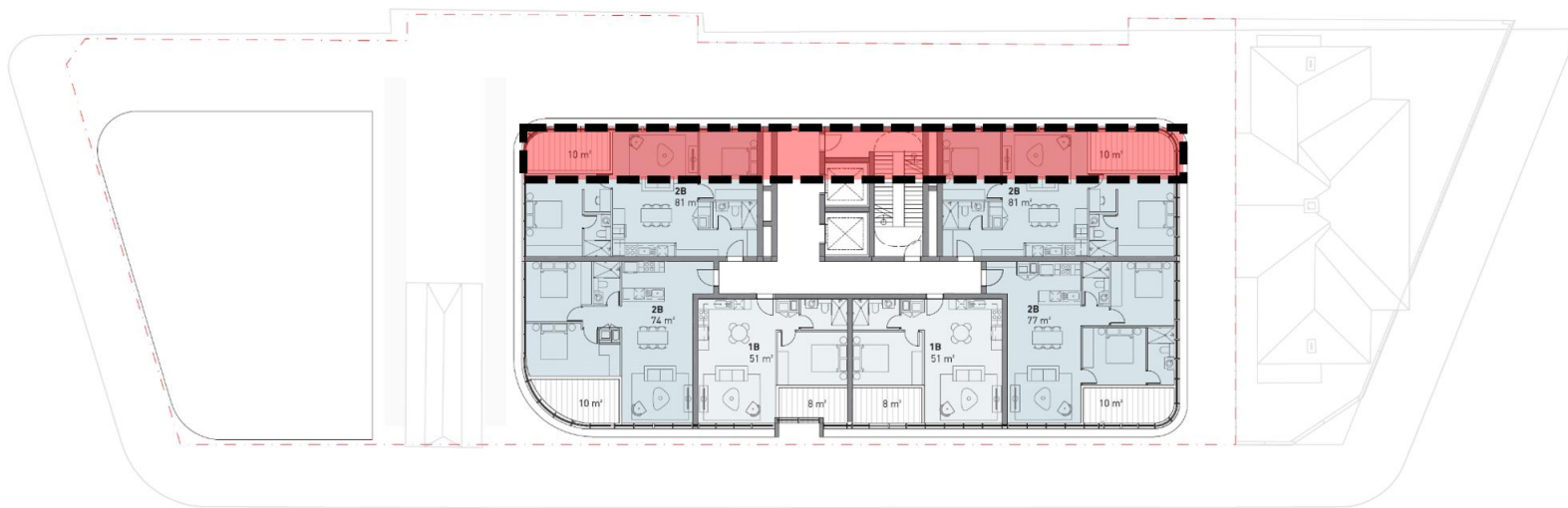
---	L08	RL	118.873V
---	L07	RL	115.473V
---	L06	RL	112.873V
---	L05	RL	109.273V
---	L04	RL	106.173V
---	L03	RL	103.873V
---	L02	RL	99.773V
---	L01	RL	96.273V
---	L00	RL	92.873V



**Draft Typical Floorplate based on Planning Proposal Envelope (3m tower setback from podium)**



**Impact of Additional 2m Tower Setback (5m total) on Floorplate and Core**





### Potential Solution

- Core location to remain at 3m setback from podium (articulation zone)
- Additional 1m setback to tower (4m total setback from podium)

