



**NSW Government
Family & Community Services**

Design Report

**Glebe Mid-Rise Project
LAHC 2019/128 - BGW9F**

15th May 2020

**JPW
JOHNSON PILTON WALKER**

ARCHITECTURE
LANDSCAPE
INTERIORS
MASTERPLANNING
EXHIBITIONS

Contents

Site Analysis	03
Form & Material	06
Planning & Organisation	08
Trees & Setbacks	16
View Analysis	18
Solar Access	20
Amenity Diagrams	26
Development Outcomes Data	29
LEP & DCP Controls	30



Site Context

Street Network and Activation

This part of Glebe has a fine-grain network of streets and lanes that radiate out from what was once the original edge of Blackwattle Swamp towards Glebe Point Road along the ridge-line to the south-west.

Much of the neighbourhood is characterised by single storey terraces.

The streets are relatively narrow, with many street trees.

Access to Public Transport

Both Sites are close to Light Rail and Sydney Buses routes:

- 5 minutes walk to bus services along Glebe Point Road
- Less than 10 minutes walk to Glebe and Wentworth Park Light Rail stations

Glebe is well connected to Sydney's broader cycle network, with many local roads and cycle pathways nearby, including off road shared pathways through Wentworth Park.

Site Orientation

Cowper Street is 16° off north.

Solar Access to Neighbours

Detailed studies of midwinter solar access to surrounding properties have informed the maximum building envelope.

Views

Site B enjoys excellent views to Doherty Reserve and beyond to the west. The North Site enjoys views across Wentworth Park and to the west.

The most desirable outlook for both sites is west and north, away from the buildings on Cowper Street.

Access to Public Open Space

Both Sites are close to many parks and public open spaces.

Street Trees

There are significant street trees (mixed species) along Cowper Street and Wentworth Park Road. Some are evergreen, although most around the edges of Doherty Reserve are deciduous.

Distance to Neighbours

Eastern Side

Cowper Street is approximately 10m wide, with pavements on both sides, making separation between site boundaries approximately 15m.

The upper part of the Mezzo development is residential, with most of the west facing façades having screening to control views to Wentworth Park.

Western Side

Mitchell Lane East is 4m wide.

Park Lane

Park Lane is 5m wide.

Southern Side

Wentworth Street is 8m wide.

Site Services

From investigations by the services team it has been ascertained that there are no critical services within the site boundaries that cannot be moved.

Flooding

The two sites are flood affected, with Mitchell Lane being an overland flow path from the higher ground to the south west towards Wentworth Park.

Advice from the flood engineer states that habitable space at ground level should be 500mm above the 1 in 100 year ARI flood level.

This corresponds to an FFL of RL 3.85 for the North Site and RL 4.30 for the South Site.





The existing carpark entrance rises before falling to achieve the required freeboard above the flood levels.

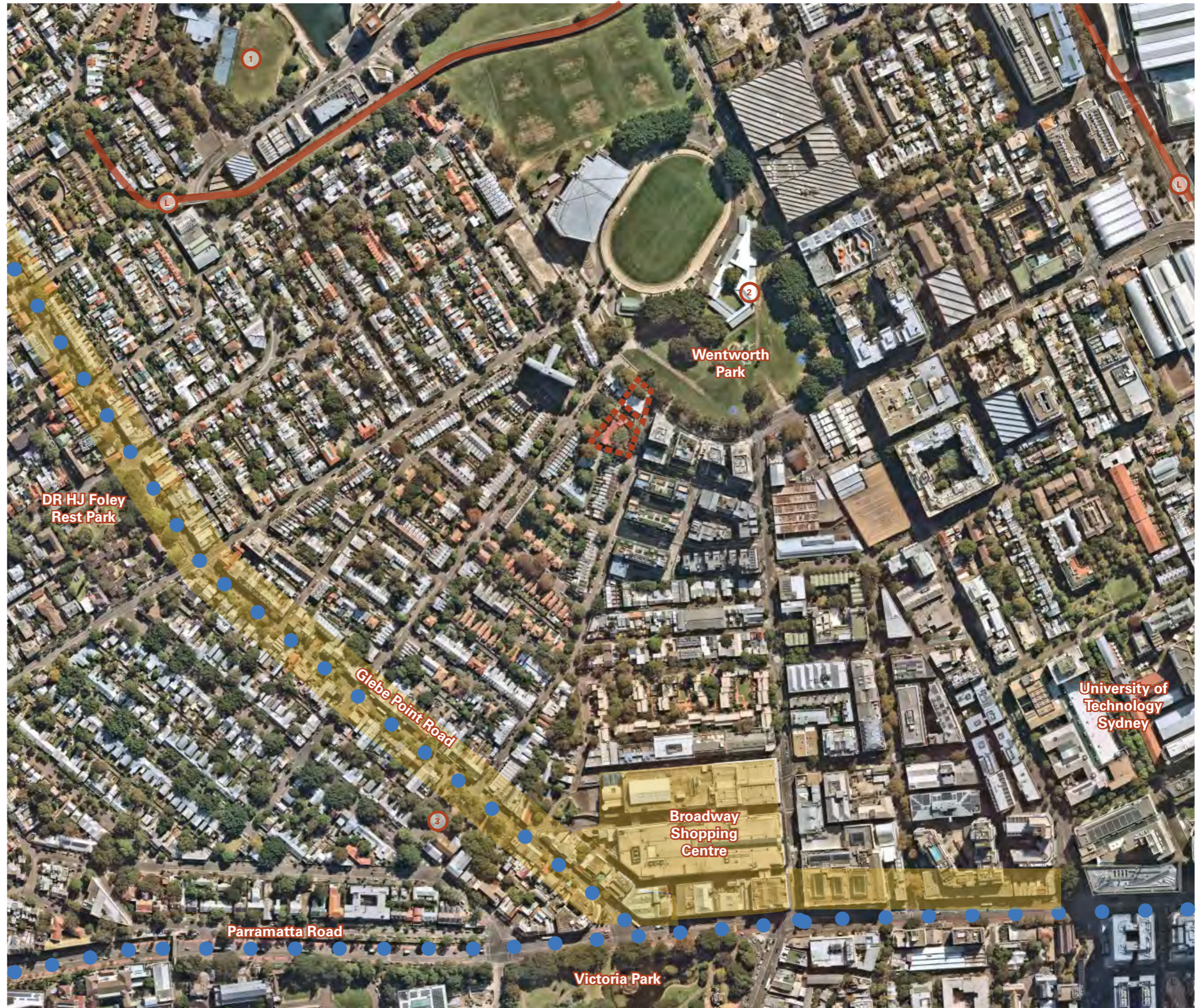
Both sites have unique attributes and opportunities that can make a positive contribution to place, and enrich the neighbourhood's vitality.

Note

The following abbreviations are used in this report:
North Site: 2A-2D Wentworth Park Road
South Site: 17-31 Copwer Street

Context Plan NTS @ A3
Key

- 1 Sydney Secondary College
- 2 Ultimo Public School (temporary)
- 3 Glebe Public School
-  Light Rail Station
-  Main Roads & Bus Links
-  Shopping / Retail areas
-  Site Boundary





**Site Plan NTS @ A3
Key**

- 1 13 storey residential building to the west
- 2 New residential buildings, up to 12 storeys
- 3 Two storey terraces
- 4 Single storey terraces
- 5 New residential buildings, up to 8 storeys

Form & Materials

Building form and material palette is inspired by the local setting.

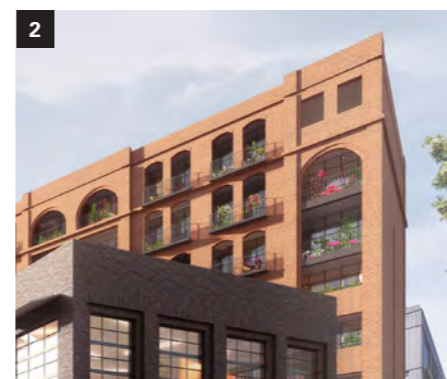
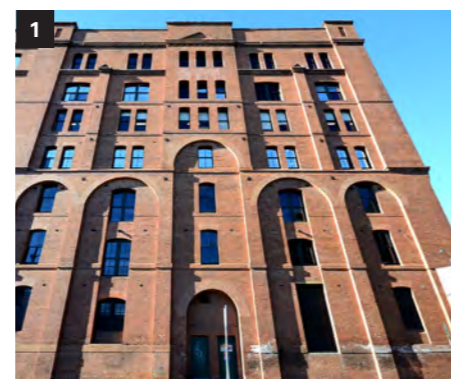
Two key local typologies have been identified for use in the urban composition:

- 1 Woolstore (Large)
- 2 Terrace (Small)

Each has a "traditional" identity when seen alongside the recently constructed neighbouring buildings.

Materials that are hard wearing, easy to maintain and that age gracefully have been preferred.

Indicative Building Typologies



Woolstore Building

Principal Elevations & Balconies

- Face brick with standard (flush) and expressed (rolled) joints - we would explore opportunities to use standard and low profile bricks across the Cowper Street buildings
- Painted edges to tiled balconies
- Painted steel balustrades with deep balusters for visual privacy

Ground Level Openings

- Expressed brick with inset steel window framing with opening panes

Carpark Access & Loading Areas

- Painted roller shutter

Terraces

- Metal roofing with low reflectivity
- Painted masonry elevations to the street, with expressed reveals and sills to reference the detailing and finishes of nearby terraces

Material Examples

- 1 Brick woolstore in Ultimo with variable patterning of windows and expressed and engaged columns
- 2 Varied openings in Cowper Street woolstores relate to Pyrmont and Ultimo woolstores, with red brick façades (similar to Bowral dry pressed bricks, Renovation Gertrudus Brown)
- 3 Rendered terraces in Glebe
- 4 Rendered terraces with dormer windows to top level bedrooms

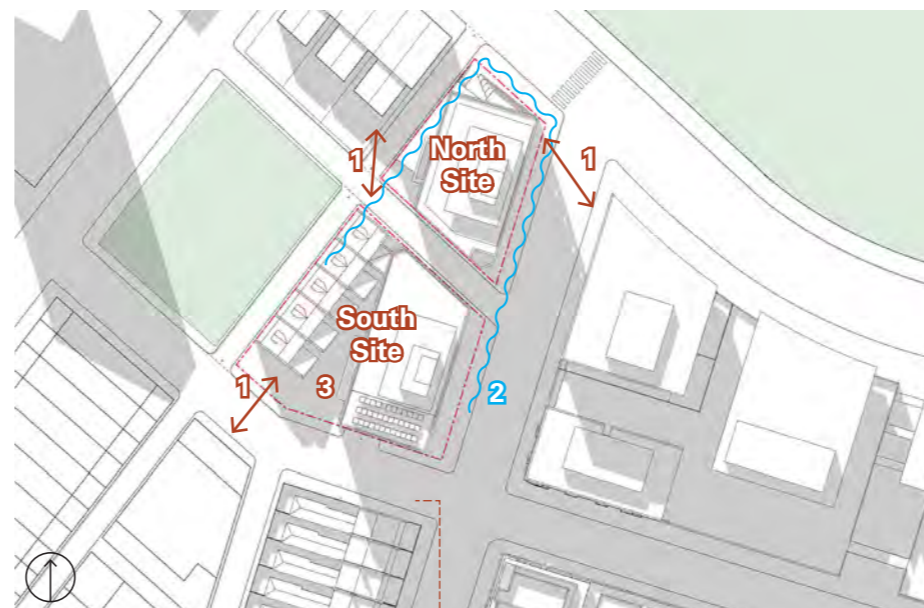
Summary



Respectful Neighbour

The sites' orientation relative to north, and the form and scale of the buildings to the east, west and south sides of the site, results in building forms that are approx. 16m deep, with living spaces oriented principally to the west.

This form maintains a minimum of 2 hours solar access to the terraces on the southern side of Wentworth Street.



Site Analysis identified the following key design challenges for the form and massing:

1 Urban Design

The need to mediate between the low-rise terraces and recent medium rise development to the east and southeast, whilst maintaining solar access to neighbours.

2 Flood Levels

A major driver for ground level planning, so that activation and experience of place is not negatively impacted by ARI requirements.

3 Amenity

Balancing the desire for privacy and social engagement, with a variety of personal and communal spaces. Seeking to retain two well established street trees, as well as trees located within the sites, significantly contributing to the amenity enjoyed by residents.

Planning & Organisation

The Ground Plane layout creates clear addresses for all functions, and maximises activation across all frontages.

Active Ground Plane

Distinct Building Addresses

Separate addresses and secure lobbies for the each of the woolstore residential buildings face Cowper Street.

Each lobby is elevated to provide the flood freeboard required and windows provide daylight and passive surveillance of the street.

Secure mailboxes are located within each lobby.

Complementary Uses

We have explored opportunities to create a diverse range of spaces that can support youth-focused education and training programs and provide street activation to both sites.

North Site

Non-Residential Space - Ground Level

This space occupies a key address on Wentworth Park Road, with a visible presence on both Cowper Street and Mitchell Lane East.

The building is set back from Wentworth Park Road, allowing for a generous entry sequence, (shaded by an existing London Plane street tree) and an opportunity to significantly improve the public domain, provide seating, and a space in which people

can meet and gather before entering or after leaving the building.

There is also the opportunity to connect to a courtyard to the rear, on the corner of Park and Mitchell Lanes, allowing for cross ventilation through the Community Hub.

The ground level space can be configured to suit a diverse range of uses and programs.

South Site

Cowper Street Studio

At the junction of Wentworth Road and Cowper Street, the studio provides activation at this important corner, and could be put to a number of uses, as a commercial space, workshop, or artisan's studio.

Park Lane Room

A highly flexible communal space on Level 01 that could be configured in a number of ways, as exercise studio, music rooms, or event space to hire serving residents and the wider community.

This space can provide an important connection to the wider community and has the potential to activate the

building above ground plane at a prominent corner of the building.

Doherty Terraces

The three storey terrace dwellings fronting Mitchell Lane East and Doherty Reserve have entries off the lane.

Courtyard gardens provide private outdoor space at ground level at the rear, and daylight and natural ventilation to all levels.

Car Parking, Waste Management & Bicycle Facilities

On Street Parking

Existing on street parking is to be retained. There is an opportunity to provide ride share services such as Go Get for community use.

Basement Parking

The design locates the access ramp to the Site B basement off Wentworth Street, where flood risks are minimised and in a position that delivers a simple and efficient layout for car parking.

Waste Management

Timed access for garbage trucks to access waste management areas off Park Lane can minimise the extent

of inactive street frontages and maximise opportunities for activation along the lane way.

Both sites can accommodate waste management areas that are directly accessible from the lane way.

A passive flood barrier provides protection from stormwater to the garbage rooms during a flood event, whilst allowing for council collection at kerbside.

Each residential building has direct access to a garbage room located at ground level.

Bicycle Facilities

Bicycles are welcome, with storage at ground and basement levels across the two buildings.

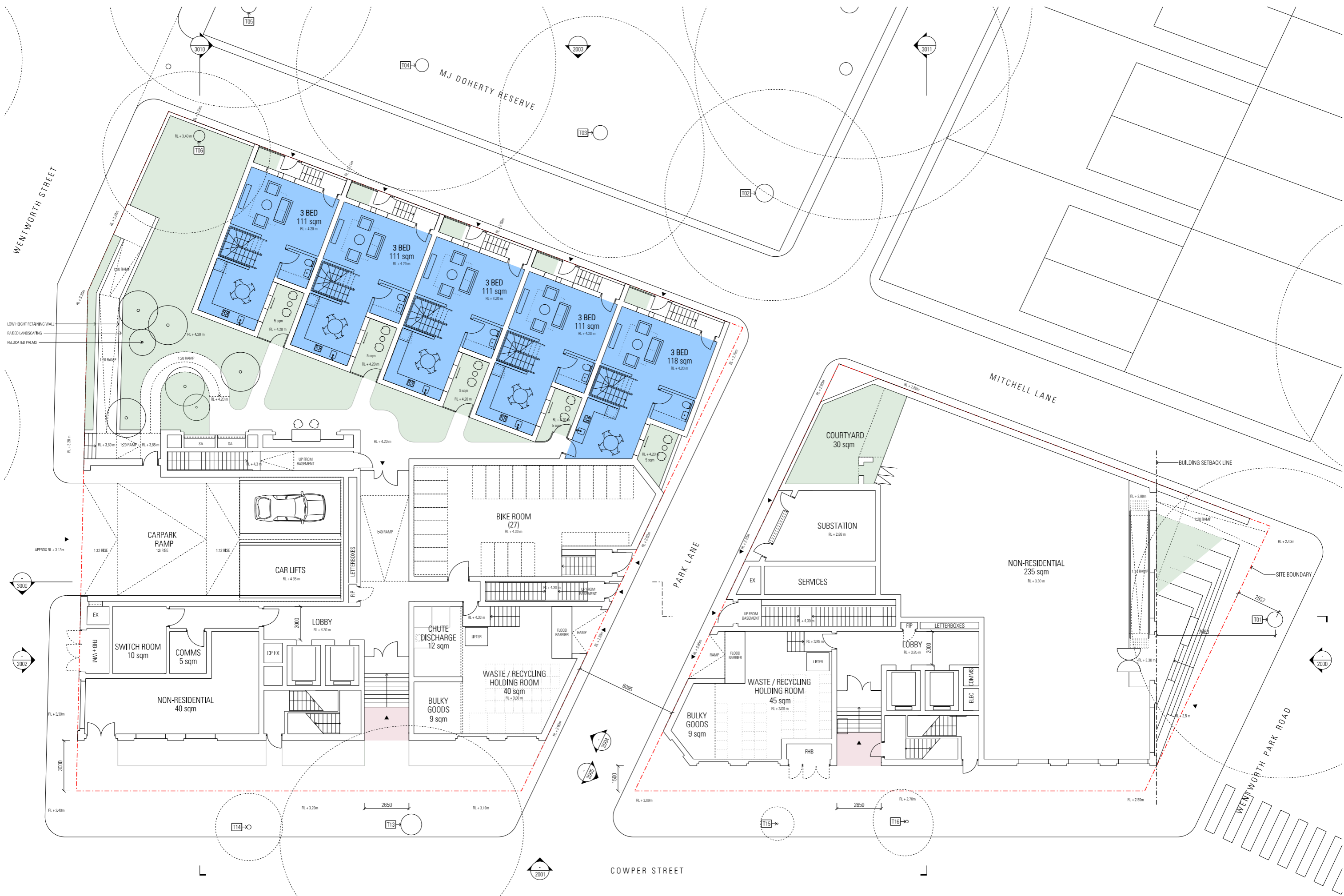
Secure bicycle parking for both sites is accessible off Park Lane with a secure link to each lobby..

Wind Impact

The proposed buildings on both sites are under 45m in height.

The buildings are not expected to significantly impact the environmental conditions at ground level.

Balconies are generally inset within the building envelope, maximising their usability and apartment amenity generally.



Ground Level Plan 1:200

9

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All dwellings enjoy excellent amenity, irrespective of tenure type, location or size.

Excellent Amenity for All

Woolstore Buildings

The woolstore buildings on both sites are organised around a single core, with the social housing component located on the North Site, and the market housing within the South Site.

A single naturally ventilated lobby links each of the 5 dwellings on each floor. This lobby is considered an extension of the public domain vertically through each building, and is treated as an external space. There is the potential for activation of these lobby spaces, achieving a strong connection with the public domain at ground level.

The planning of the woolstore residential buildings is simple, efficient and focused on maximising amenity and flexibility of use.

Bathrooms and kitchens are vertically stacked to simplify servicing and reduce cost.

Adaptable Dwellings

The dwelling layouts can be adapted as per the ADG requirements (Section 4Q - Universal Design).

Residential Amenity

Building Depth

The woolstore buildings have a typical building depth of 16.8m, allowing for optimal building planning and apartment layouts, while providing an excellent level of amenity, especially daylighting and natural ventilation.

Naturally Ventilated Lobbies

All lobby spaces have openings direct to the street and enjoy natural ventilation and daylighting.

Naturally Ventilated Dwellings

Due to the planning of the buildings, at least 80% of dwellings achieve cross ventilation requirements.

Apartment Outlook

Most dwellings have a westerly outlook over Doherty Reserve. Screens and performance glazing provide appropriate protection for west facing windows and balconies.

No living spaces look directly towards the adjoining building on Cowper Street, and bedrooms are appropriately screened for privacy.

Solar Access

At least 80% of dwellings receive a minimum of 2 hours solar access midwinter, between 9AM - 3PM.

Ceiling Heights

Floor to floor heights of 3.2m ensure that all dwellings will benefit from ceiling heights in excess of the ADG minimums.

Privacy

Privacy and overlooking between the terraces and apartments behind has been carefully considered. Building planning and window locations have been designed to eliminate the potential for overlooking between dwellings.

Private Open Space

All apartments have balconies that meet the ADG requirements. Private open space for the terraces is provided to the rear of the dwellings.

Communal Open Space

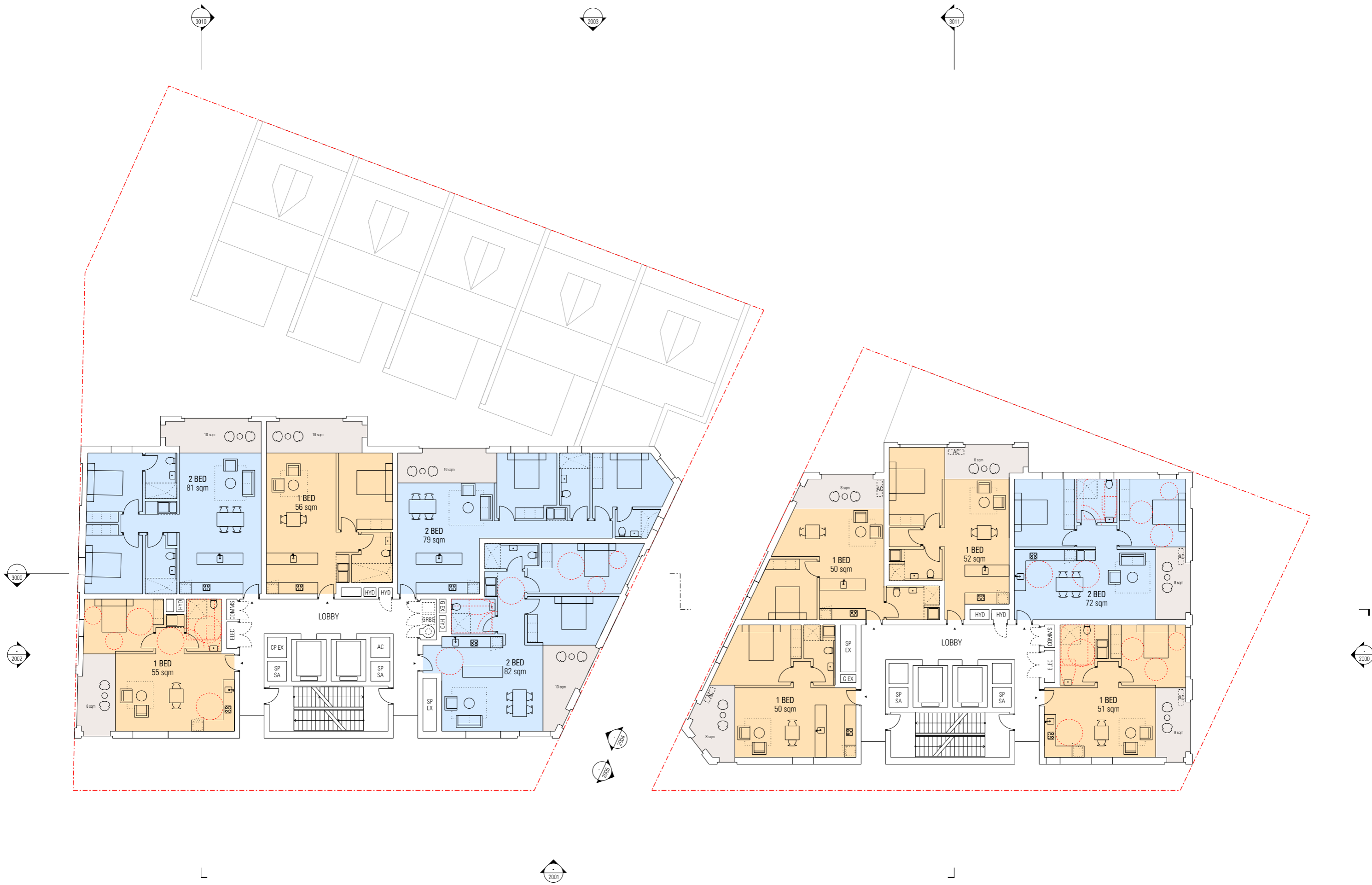
Communal open space is typically provided at roof level for both sites, with additional open space at ground level on the South Site.

The rooftop open space affords excellent solar access, opportunities for kitchen gardens and other greening, as well as views across the surrounding neighbourhood.

At least 35% of the site area has been allocated to Communal Open Space on both sites.

Deep Soil & Canopy Coverage

While both sites are significantly constrained, over 8% of the combined site area is dedicated deep soil zones. The proposed canopy coverage is over 18% of the site area. As discussed above there is opportunity to provide additional greening and other landscape amenity at roof level.



Level 4-5 Plan 1:200

The roof spaces complement Doherty Reserve and can support a range of uses for passive recreation to urban farming.

The integration of planting to the roofs and elevated terraces can help reduce the heat island effect and create more comfortable living spaces.

Public Domain & Communal Open Spaces

Pavements and Roadways

The pavement around the site is mostly bitumen, with concrete kerbs. Increased building setbacks along Cowper Street and Wentworth Park Road create an opportunity to substantially improve the public domain. Brick paving will be used to create variation in pavements.



External Lighting

Street lighting is currently provided along the eastern side of Cowper Street, the southern side of Wentworth Street and the northern side of Wentworth Park Road.

There is currently no external lighting along Park Lane, although there is a single street light at the corner of Park Lane and Mitchell Lane East, at the northeast corner of Doherty Reserve.

The design integrates external lighting, with no upward component, at each of the residential lobbies along Cowper Street, and along the laneways.



Kitchen Garden

The roof levels of both warehouse buildings can accommodate private outdoor space and support urban farming opportunities.





CPTED

Safe, Comfortable and Welcoming Spaces

A range of CPTED strategies and initiatives have been integrated into the design, including:

- Passive surveillance of low level communal open spaces with west-facing balconies and windows overlooking the open space areas
- Passive surveillance of Doherty Reserve from Terraces looking onto the public open space
- Good sight-lines across all communal spaces
- Good external lighting
- Legible pathways around the buildings, reinforcing public street pavements and access
- Rooftop areas would be subject to a Management Plan that limit activities that might be disruptive to other residents or neighbours
- Elevated outdoor communal areas overlook surrounding public open space but do not compromise privacy of neighbours
- Strong presence of Community Space at ground level, which can provide surveillance across extended hours (early morning to late evening, depending on uses)

Roof Plan

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Basement

Car Parking

30 car parking spaces are provided on Site B, across two basement levels, including 2 disabled spaces.

Due to the constrained nature of the site the car lifts are utilised for vehicular access.

Residential Storage

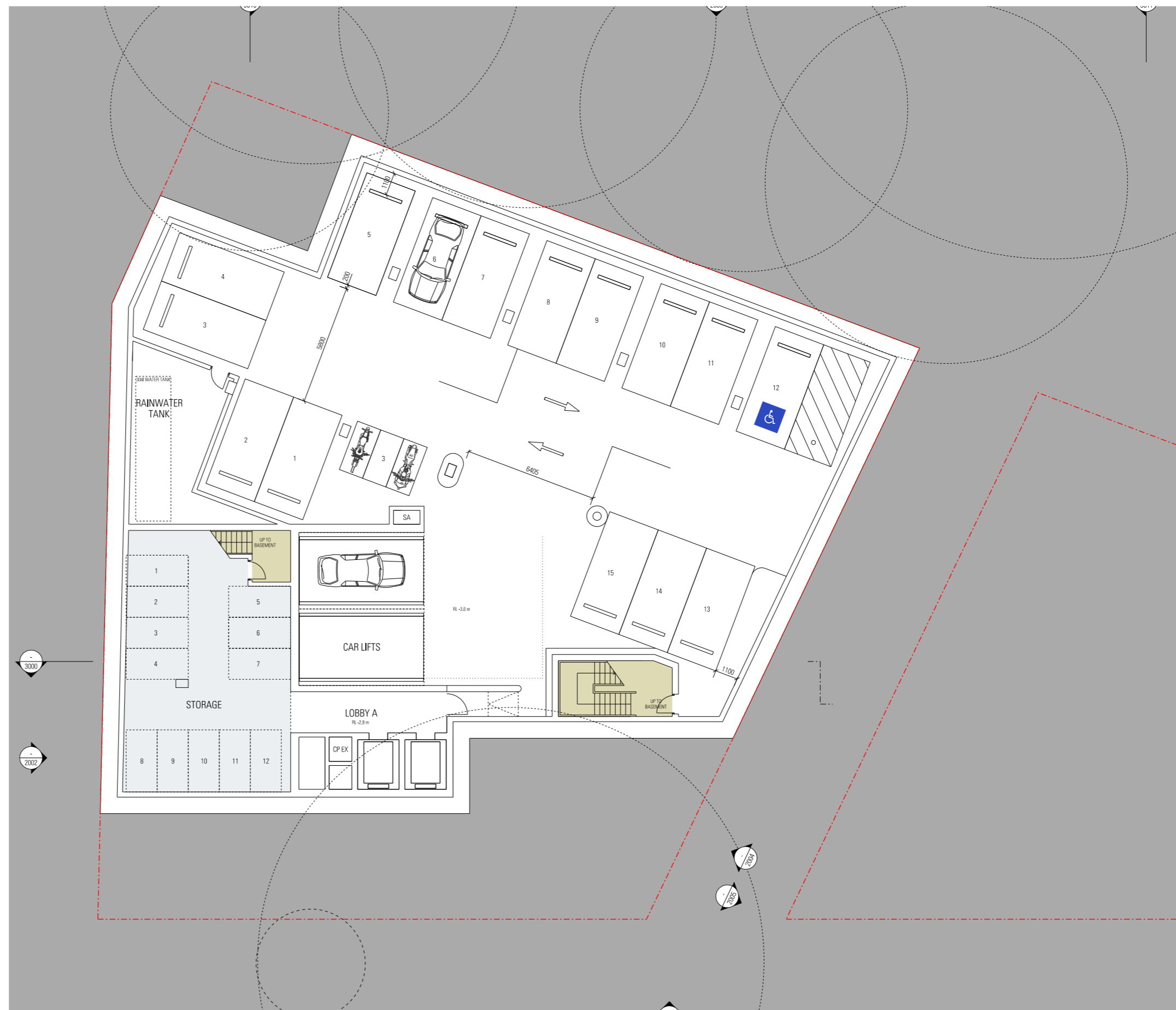
Storage areas can be provided in the basement. Both the Social and Market housing lifts link to the basement.

Plant & Equipment

Some service and plant areas are located in the basement.

Bicycle Parking

Bicycle parking has been provided at a rate of 1 per dwelling, in line with City of Sydney DCP 2012 (Section 3, Chapter 11).



Basement Plan - B2 - Site B Only 1:200



Basement Plan - B1 1:200

Trees & Setbacks

During February and March 2020 an in-depth and productive consultation process was undertaken with City of Sydney, primarily concerned with retention of existing trees, building massing and setback, and overshadowing to neighbouring properties.

Street trees around both sites are to be retained, with corresponding building setbacks where required. The following trees were identified as significantly contributing the outlook and amenity of both subject sites.

Existing Trees within Site

There are several large existing trees within the Site. It should be feasible to remove and replant the Kentia Palms (*Howea forsteriana*) located within the existing courtyard of Site B, either as part of the project, or elsewhere in the locality.

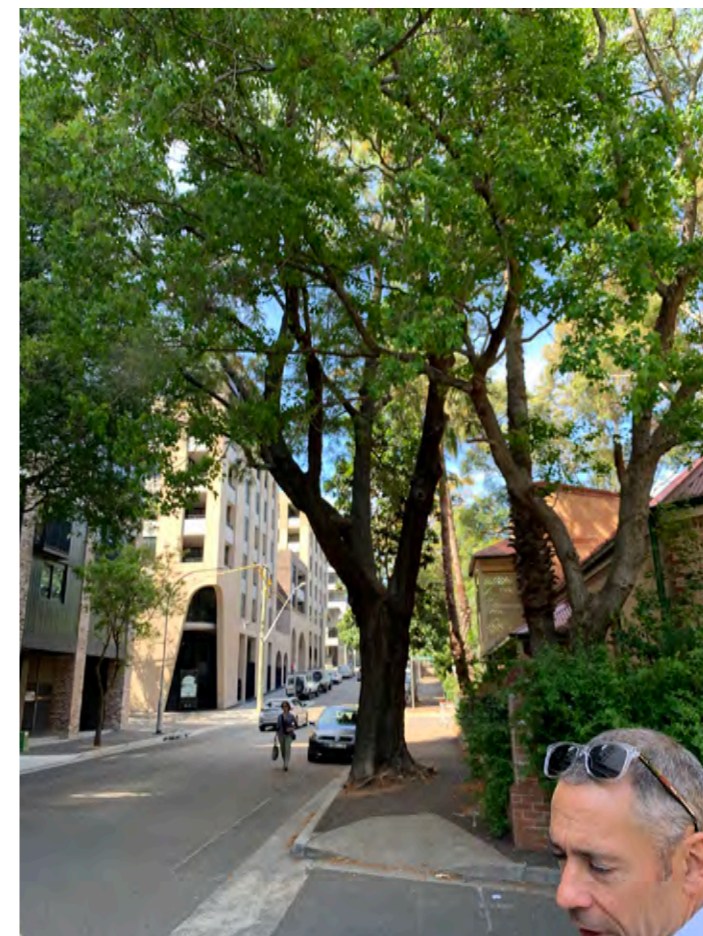
Other trees on the site are not well located to allow for their retention, and would be removed as part of the project, with the exception of Tree 06, Spotted Gum (*Corymbia maculata*), as discussed below.

Tree Retention



Tree 01 - London Plane

Street tree
The Northern Site building has been set back from Wentworth Park Road in order to retain tree.



Tree 13 - Silky Oak

Street tree.
Part of heritage listed group of trees along Cowper Street. A 3m setback to the Cowper Street facade of the building on Site B has been recommended by the Arborist in order to retain tree.

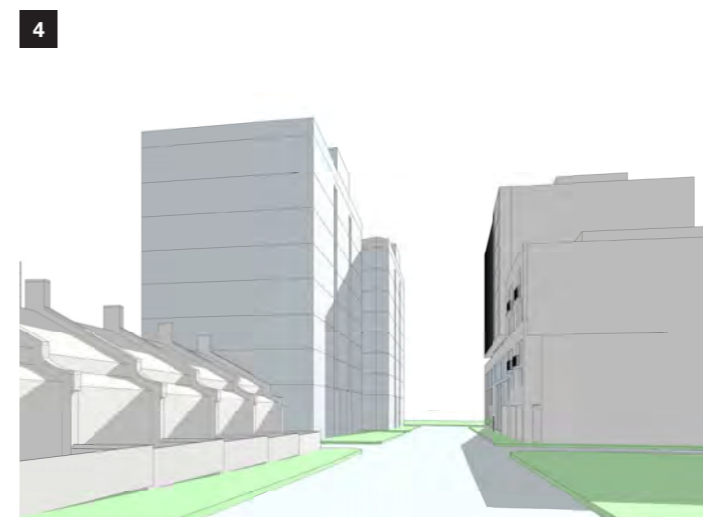
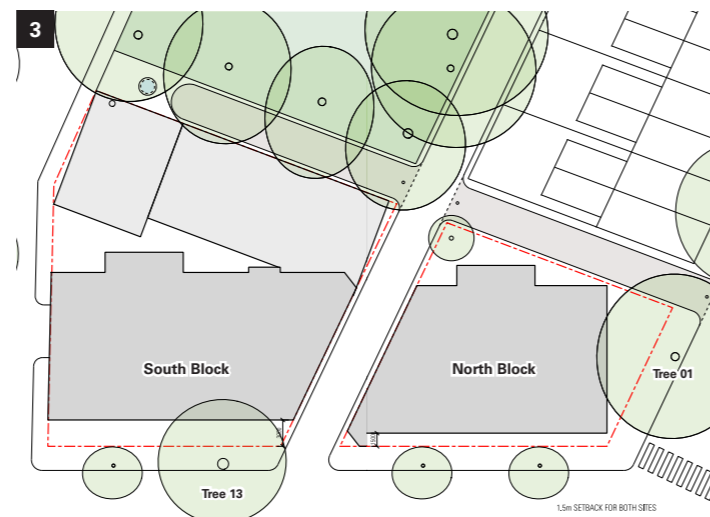
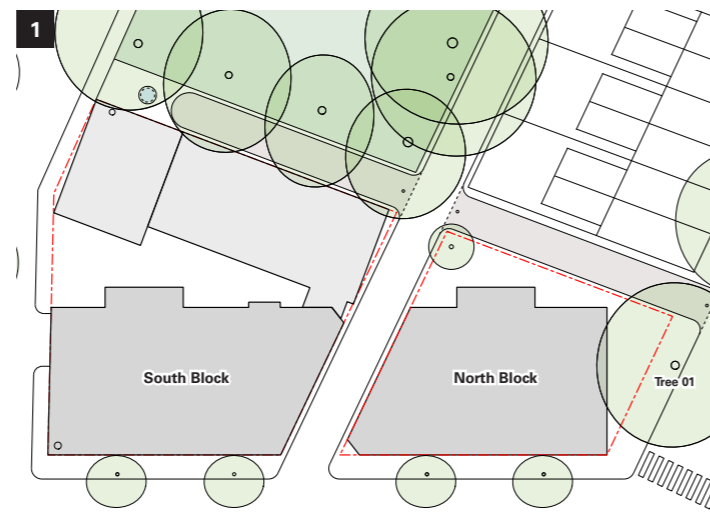


Tree 06 - Spotted Gum

Tree within Site B boundary.
Retained through consultation with City of Sydney. Tree viewed as significantly contributing to canopy coverage. The extent of Doherty Terraces has been reduced in order to retain tree.

Building Setbacks

- 1 Competition - 0 setback to Cowper Street
- 2 Competition - Massing View looking north down Cowper Street towards Wentworth Park
- 3 Proposed - 3m & 1.5m setbacks to Cowper Street
- 4 Proposed - Massing View looking north down Cowper Street towards Wentworth Park



The proposed buildings seek to improve the quality of the urban domain of Cowper street, improving streetscape and views to Wentworth Park, whilst being a good neighbour to the surrounding buildings.

Introducing setbacks along the Cowper Street boundaries to both the North and South Sites has several positive impacts:

- Improves streetscape and public domain. Existing footpath is narrow and ungenerous,
- Widening the footpath allows for the introduction of planting, informal seating, activation and a more sympathetic mediation between the building facade and ground plane,
- Allows for retention of Tree 13 Silky Oak street tree,
- Improved solar access to neighbouring properties.

View Analysis

Four key views have been considered from around the site to show the proposal in context and its response to:

- street scape,
- urban context and neighbouring buildings,
- scale
- open public spaces, and more intimate, privately scaled spaces,

Key Views



View from Wentworth Park looking south down Cowper Street



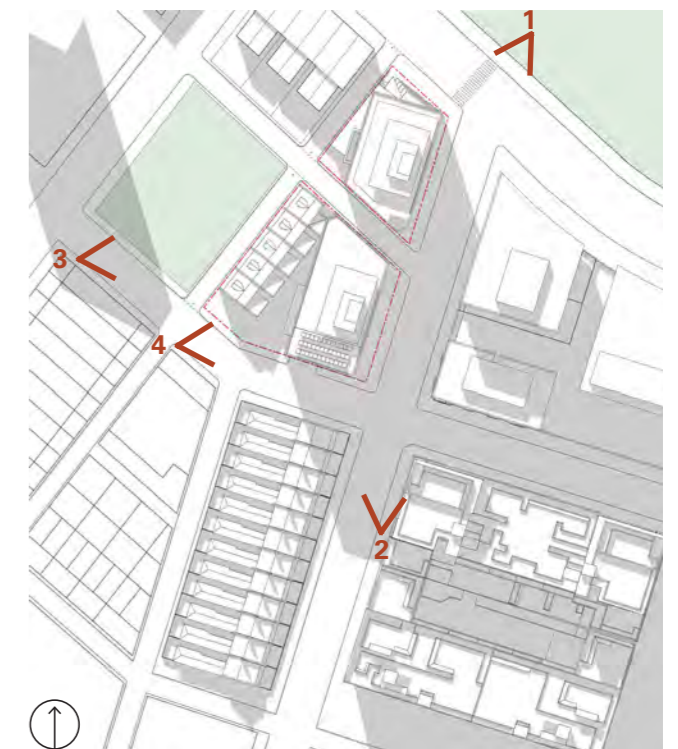
View from eastern pavement of Cowper Street looking north towards Wentworth Park



View from Wentworth Street looking east across Doherty Reserve



View from Wentworth Street looking east across Doherty Reserve



Key Plan

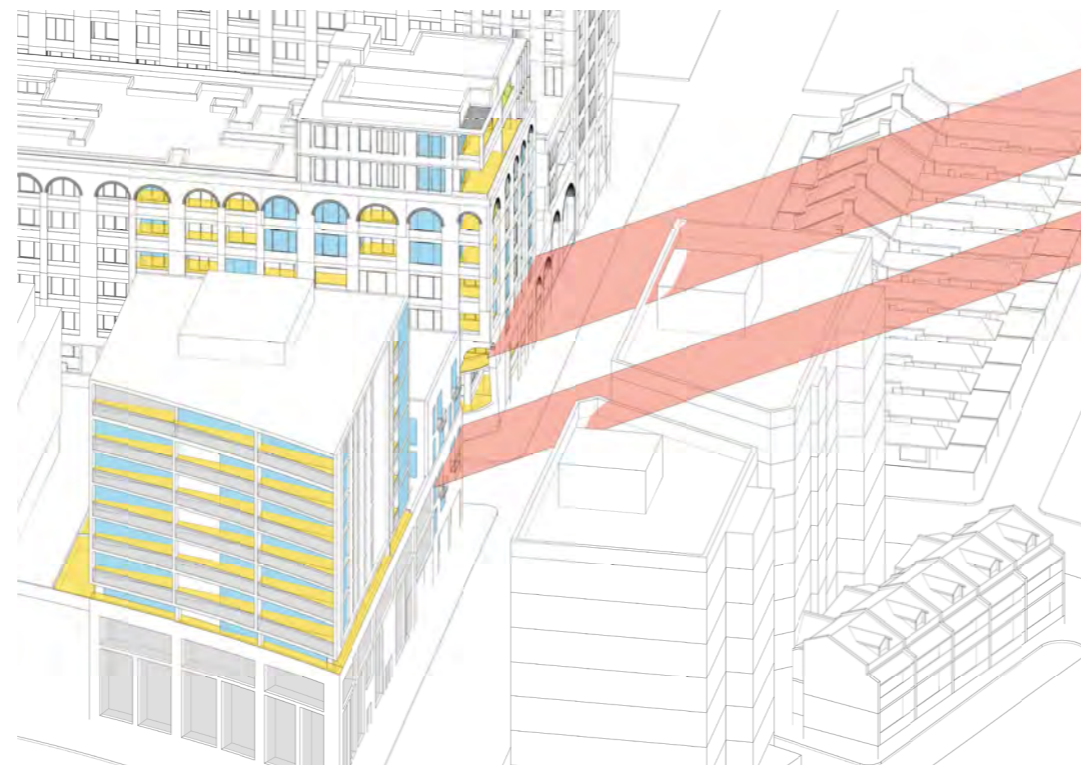
Solar Access

Detailed modelling and solar analysis has been undertaken to ensure there will be minimal impact on the existing properties caused by the proposal.

It is possible to demonstrate that all but one neighbouring apartment are unaffected by the proposal, and receive at least two hours solar access.

Detailed versions of these studies have been presented to council as part of the consultation process undertaken in February and March 2020.

Solar Analysis



1.00 PM - 21 June

Solar Planes

The above diagram illustrates the solar plane at 1.00PM required to provide 1qsm of direct sunlight to the windows of apartments A-102 and A-103 within 14-26 Cowper Street, and apartments 1.3.06 and 1.3.07 within the Mezzo Building.

Minor changes to the massing of the proposed buildings on both sites has been accommodated to address this.



1.00 PM - 21 June

Initial Massing

The above diagram illustrates the sun eye view at 1.00PM.

This initial massing model shows:

- North Site Building set back 1.5m from boundary
- South Site Building set back 3m from boundary



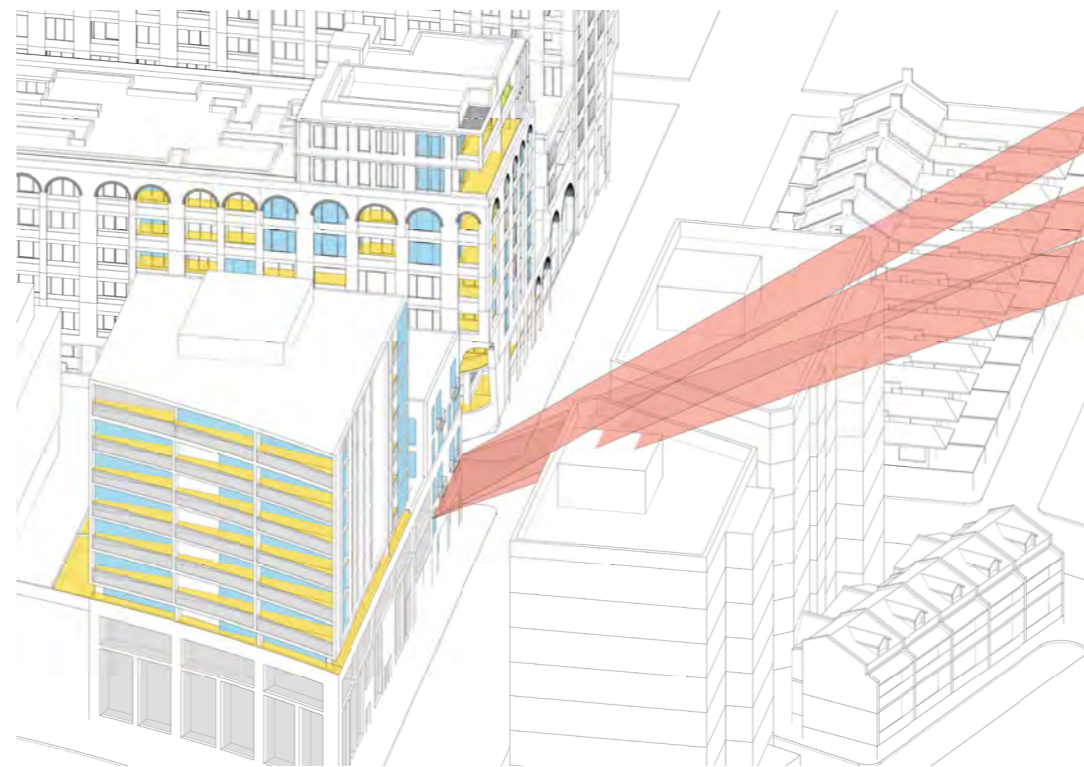
1.00 PM - 21 June

Revised Massing

Further modifications were made to reduce the overshadowing of neighbouring properties. This revised massing model shows:

- Lowered Parapet
- Lowered Stair Volume
- Portion of roof over balcony removed.

Floor - floor levels for both buildings are maintained, there is no reduction in quality of amenity for the proposed building. This option meant that only one neighbouring apartment (Mezzo apartment 1.2.10) is impacted by the proposal, to receive less than two hours solar access.



12.30, 12.45, & 1.00 PM - 21 June

Solar Planes

The above diagram illustrates the solar planes required to achieve 2 hours direct sunlight to Mezzo apartment 1.2.10.

In order to achieve two hours direct solar access to this apartment, two levels of apartments would have to be removed from the corner of the building on the North Site.

Overshadowing

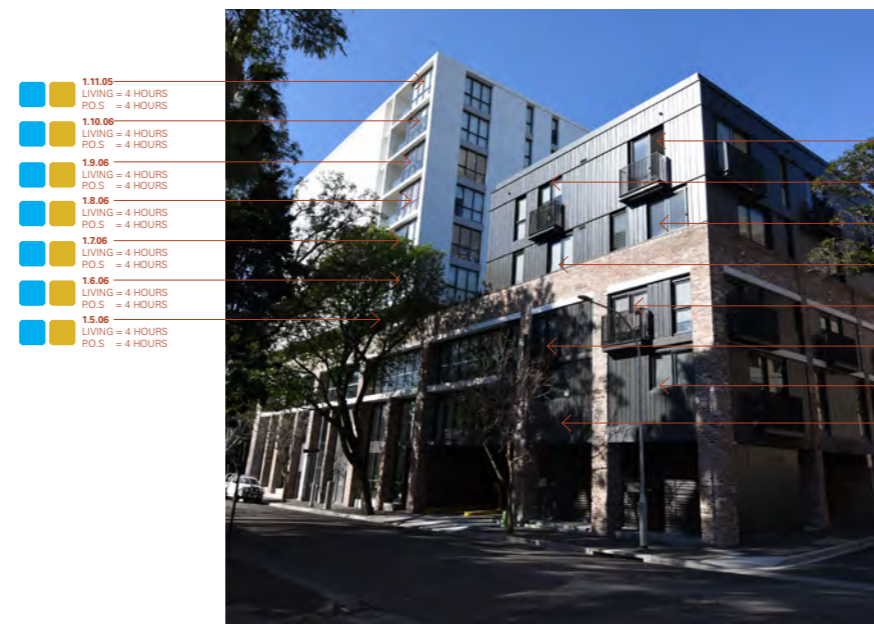
Mezzo - 87 Bay Street

All apartments within the Mezzo apartment building that currently receive two hours direct solar access will do as a result of the proposal, with the exception of Apartment 1.2.10

14-26 Cowper Street

All apartments within the 14-26 Cowper street apartment building that currently receive two hours direct solar access will do as a result of the proposal.

Note, two apartments on Ground Floor are self-shading and do not currently achieve two hours solar access, despite their westerly orientation.



Existing - Mezzo 87 Bay Street



Existing - 14-26 Cowper Street



Proposed - Mezzo 87 Bay Street



Proposed - 14-26 Cowper Street

Shadow Diagrams & Sun Eye Views

Midwinter - 21st June

At **9AM**, the majority of the eastern facade of Site B is shaded by the building on the eastern side of Cowper Street. The height of any building on the North Site impacts the northern facade of the Southern Site receiving direct sunlight in the morning. Doherty Reserve is essentially unshaded.

At **10AM**, the eastern facades of both north and south buildings start to receive sunlight. Doherty Reserve remains unshaded. The eastern windows of the terraces to the north receive sunlight.

At **11AM**, due to the orientation and narrowness of Cowper Street the eastern facade of both buildings are shaded. The buildings on the eastern side of the street start to receive sunlight.

At **12 Noon**, the western facades of both buildings enjoy solar access.

At **1PM**, the buildings on the Northern Site is shading only the commercial component (ground floor) of the Mezzo building to the east.

At **2PM**, both buildings begin to shade some of the apartments in the adjoining building.

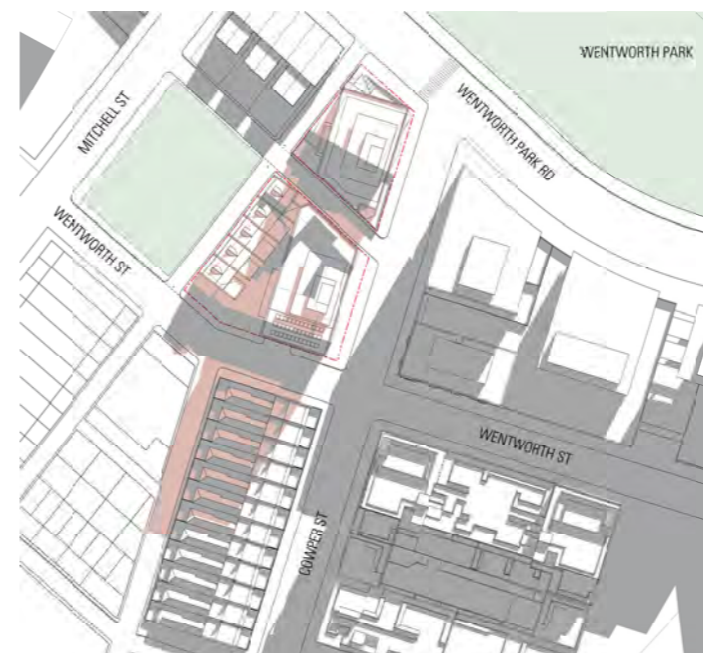
At **3PM**, the sun is parallel to Park Lane. Both buildings shade some of the apartments in the adjoining building.

Key:

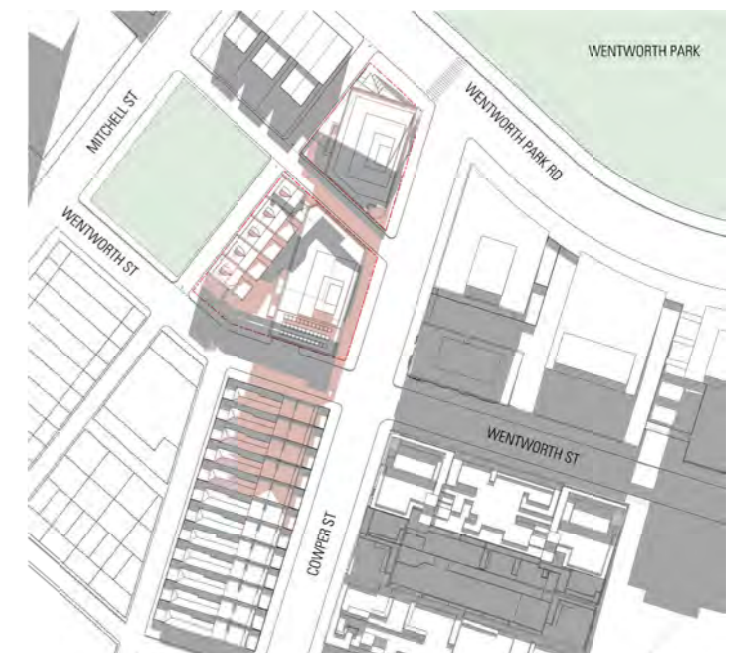
- Shadows cast by proposal
- Existing shadows



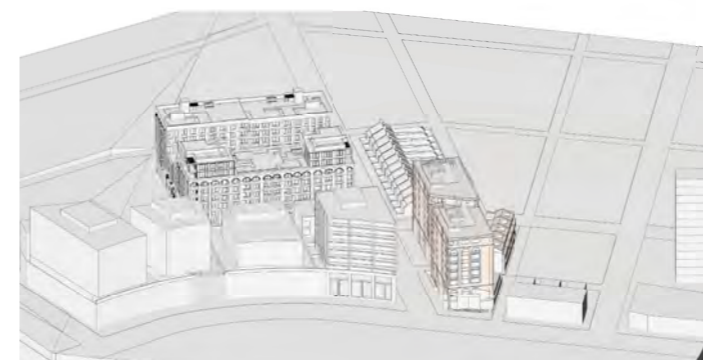
9AM Midwinter

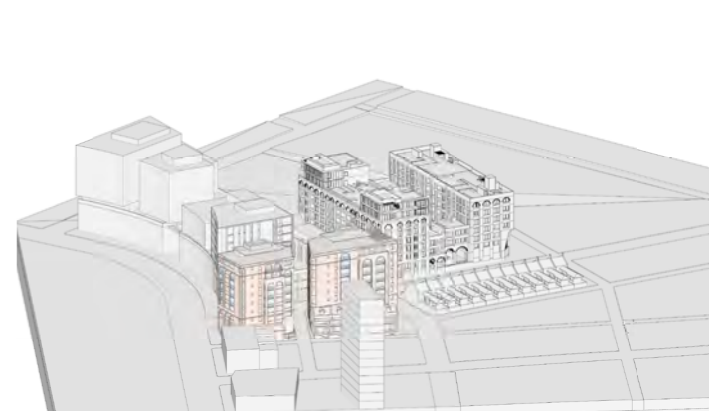
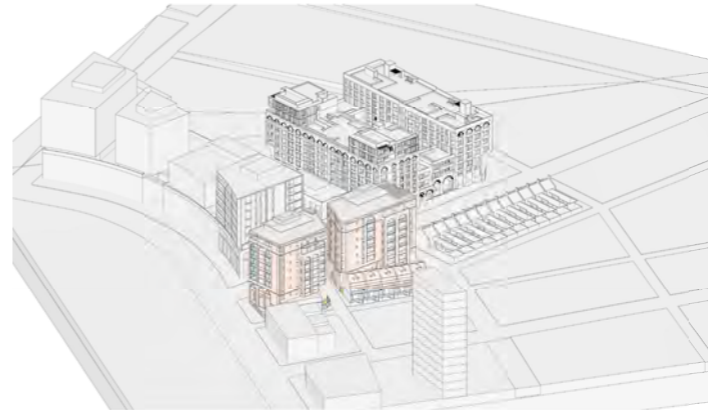
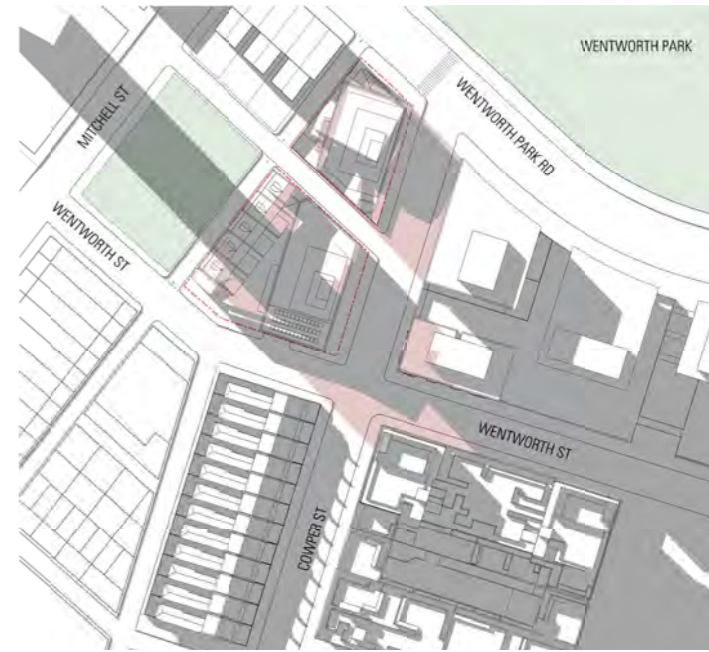
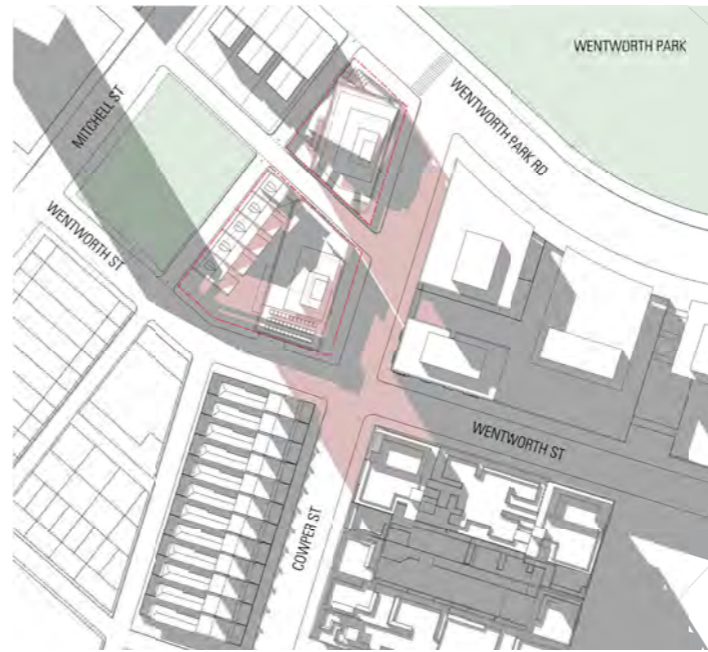
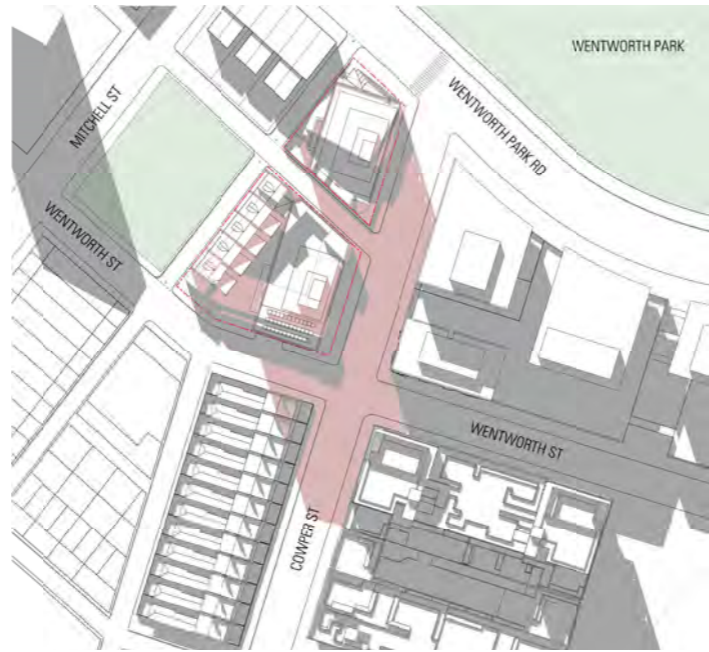
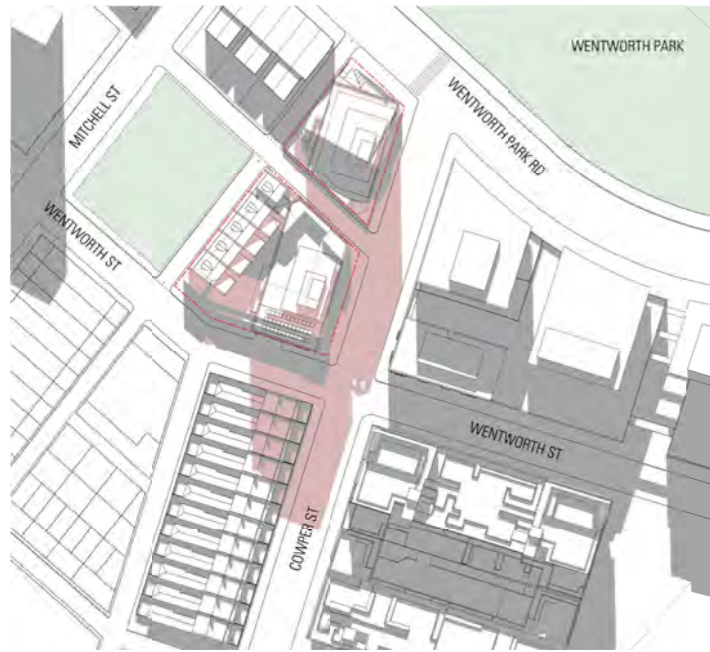


10AM Midwinter



11AM Midwinter





12 Noon Midwinter

1PM Midwinter

2PM Midwinter

3PM Midwinter

Amenity Diagrams

Solar Access Diagrams

Apartments on both sites, and the terraces, enjoy excellent amenity, with the ADG requirements for direct solar access exceeded on both sites.

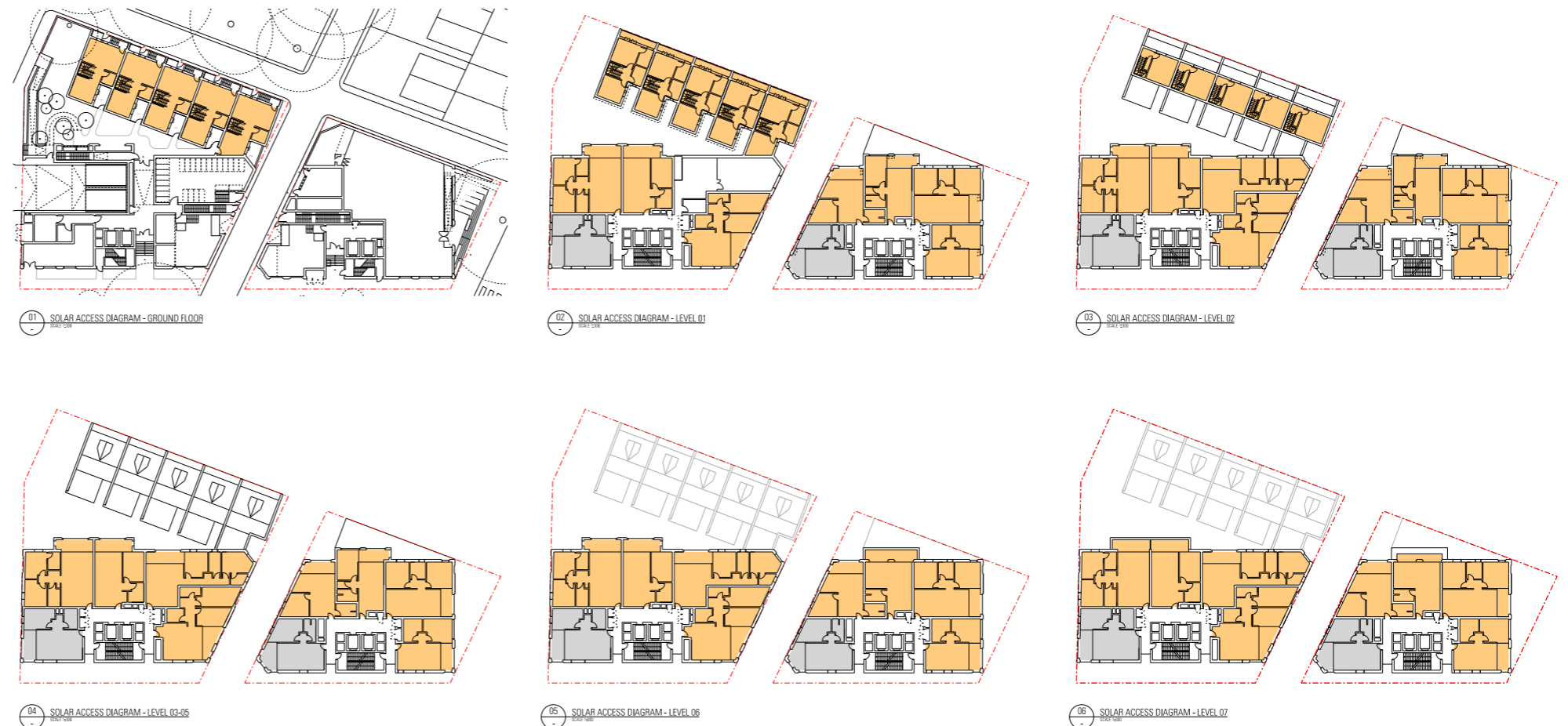
Totals

North Site

28 dwellings of 35 achieve >2 hours solar access
= 80%

South Site

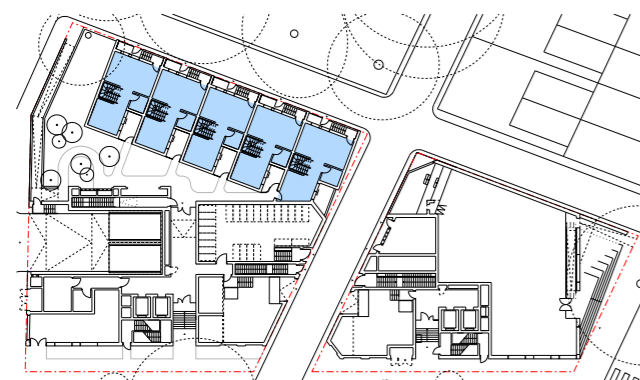
32 dwellings of 39 achieve >2 hours solar access
= 82%



Key:

- >2 Hours Direct Solar Access
- <2 Hours Direct Solar Access

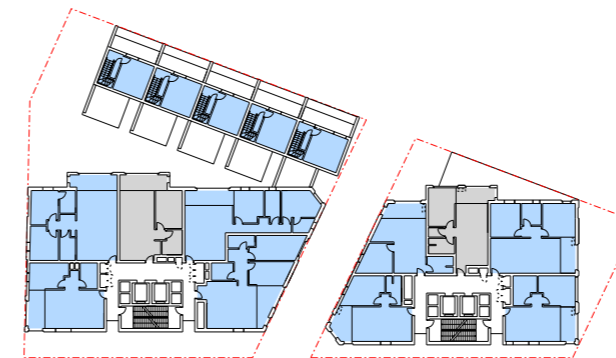
Cross Ventilation Diagrams



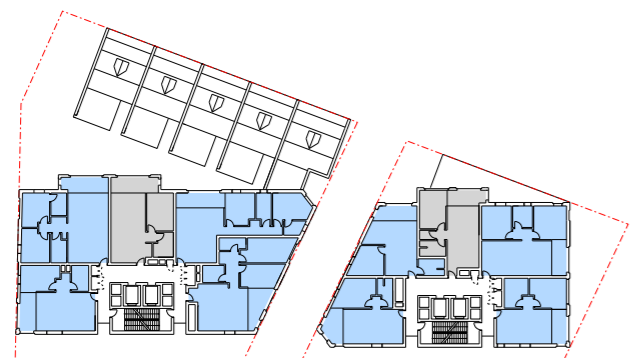
01 CROSS VENTILATION DIAGRAM - GROUND FLOOR



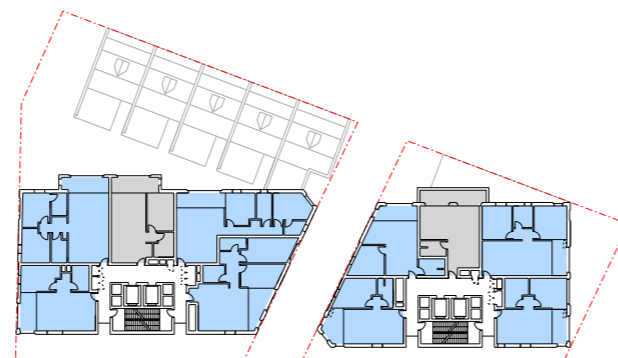
02 CROSS VENTILATION DIAGRAM - LEVEL 01



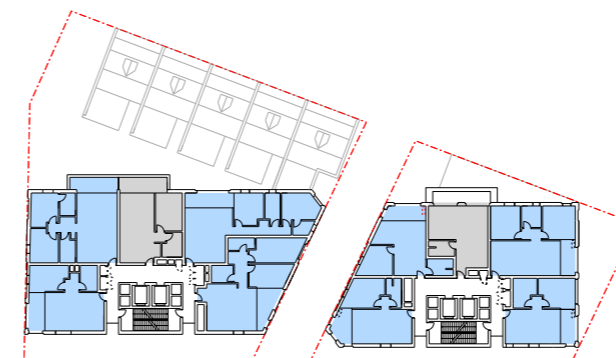
03 CROSS VENTILATION DIAGRAM - LEVEL 02



04 CROSS VENTILATION DIAGRAM - LEVEL 03-05



05 CROSS VENTILATION DIAGRAM - LEVEL 06



06 CROSS VENTILATION DIAGRAM - LEVEL 07

Key:

- Cross Ventilation Provided
- Cross Ventilation not Provided

The planning of the buildings around a central core means that the majority of apartments have access to two different building façades for natural ventilation.

Approximately 80% of apartments can take advantage of having access to two differently orientated buildings façades. Where the units do not there is still an opportunity to provide a level of cross ventilation above the entry door and the lobby (a naturally ventilated space).

Totals

North Site

28 dwellings of **35** achieve cross ventilation
= **80%**

South Site

32 dwellings of **39** achieve cross ventilation
= **82%**

Communal Open Space Diagrams

The rooftops of both the North and South Sites afford excellent opportunities for communal open space, with abundant solar access and views to the north and west.

North Site

Rooftop = 215m²

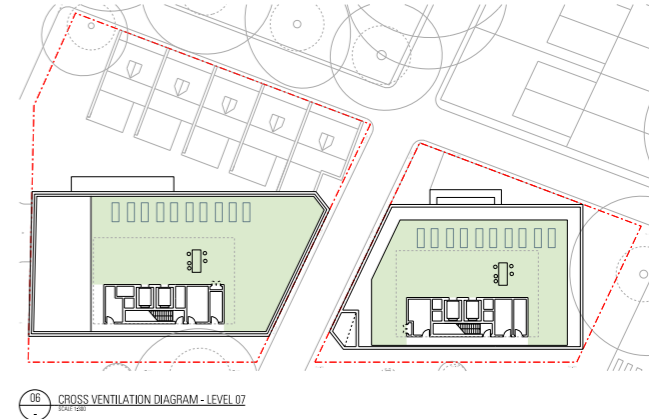
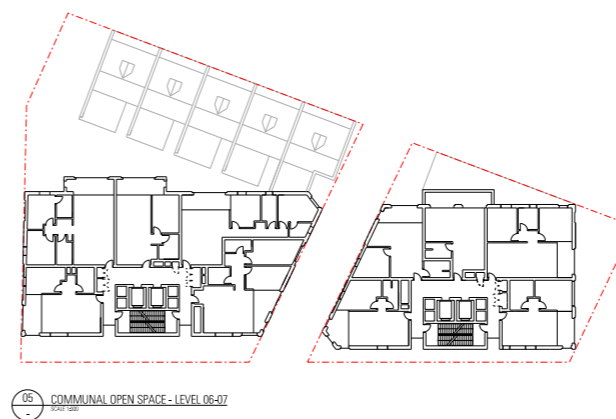
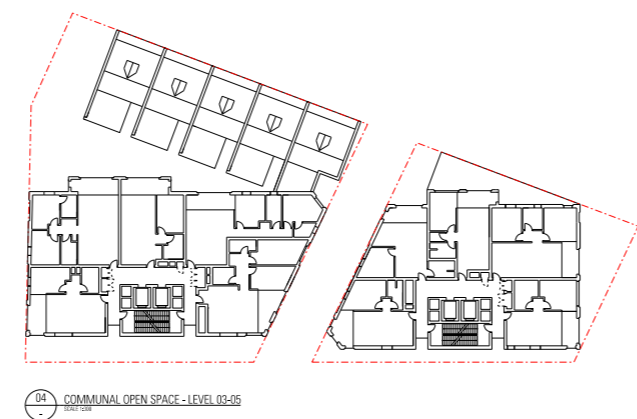
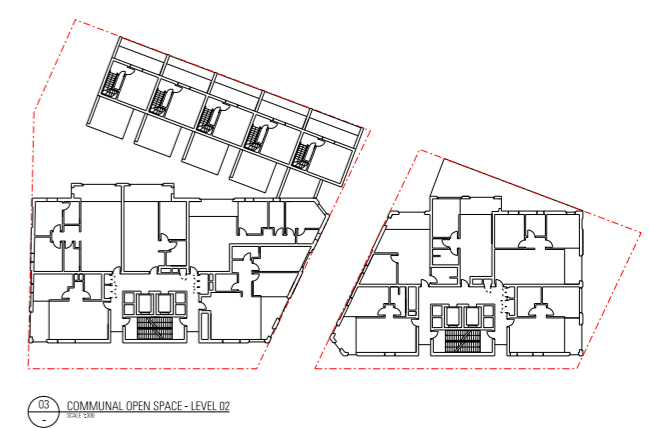
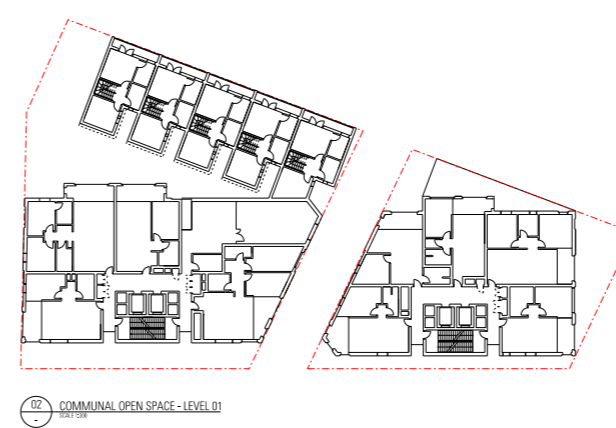
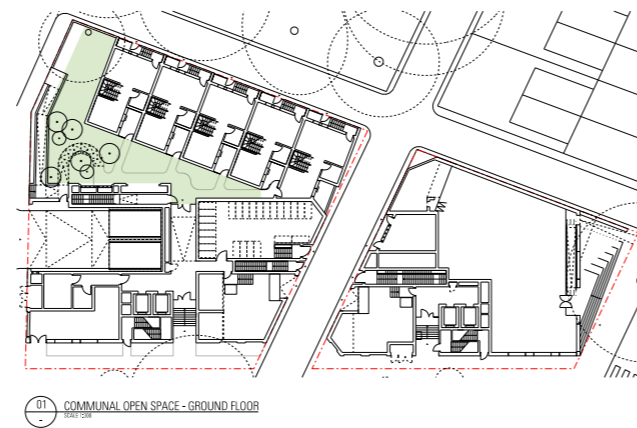
Total = 35% of site area

South Site

Ground Floor = 150m²

Rooftop = 260m²

Total = 35% of site area



Key:

Communal Open Space

Development Outcomes Data

Existing

Proposed

NORTH SITE: 2A-2D WENTWORTH PARK ROAD								
LEVEL	UNIT MIX				GFA m ² (CoS)	PARKING		
	STUDIO	1-BED	2-BED	3-BED		CAR	MOTORBIKE	BICYCLE
Level 1	-	-	-	-	245	-	-	-
Ground	-	-	-	4	235	4	-	-
SUBTOTAL	0	0	0	4				
TOTAL			4		480	4	0	0

SITE AREA: 613 m²
FSR: 0.8:1

SOUTH SITE: 17-31 COWPER STREET								
LEVEL	UNIT MIX				GFA m ² (CoS)	PARKING		
	STUDIO	1-BED	2-BED	3-BED		CAR	MOTORBIKE	BICYCLE
Level 1	-	7	-	-	350	-	-	-
Ground	-	8	-	-	400	-	-	-
SUBTOTAL	0	15	0	0				
TOTAL			15		750	0	0	0

SITE AREA: 1171 m²
FSR: 0.65:1

NORTH SITE: 2A-2D WENTWORTH PARK ROAD (SOCIAL)								
LEVEL	UNIT MIX				GFA m ² (CoS)	PARKING		
	STUDIO	1-BED	2-BED	3-BED		CAR	MOTORBIKE	BICYCLE
ROOF	-	-	-	-	-	-	-	-
Level 7	1	3	1	-	322	-	-	-
Level 6	1	3	1	-	322	-	-	-
Level 5	-	4	1	-	328	-	-	-
Level 4	-	4	1	-	328	-	-	-
Level 3	-	4	1	-	328	-	-	-
Level 2	-	4	1	-	328	-	-	-
Level 1	-	4	1	-	328	-	-	-
Ground	-	-	-	-	263	-	-	-
Basement	-	-	-	-	-	-	-	36
SUBTOTAL	2	26	7	0				
TOTAL			35		2547	0	0	36

SITE AREA: 613 m²
FSR: 4.2:1

SOUTH SITE: 17-31 COWPER STREET (MARKET)								
LEVEL	UNIT MIX				GFA m ² (CoS)	PARKING		
	STUDIO	1-BED	2-BED	3-BED		CAR	MOTORBIKE	BICYCLE
ROOF	-	-	-	-	-	-	-	-
Level 7	-	2	3	-	402	-	-	-
Level 6	-	2	3	-	402	-	-	-
Level 5	-	2	3	-	402	-	-	-
Level 4	-	2	3	-	402	-	-	-
Level 3	-	2	3	-	402	-	-	-
Level 2	-	2	3	-	524	-	-	-
Level 1	-	2	2	-	644	-	-	-
Ground	-	-	-	5	325	-	-	27
Basement 1	-	-	-	-	-	15	1	-
Basement 2	-	-	-	-	-	15	3	12
SUBTOTAL	0	14	20	5				
TOTAL			39		3503	30	4	39

SITE AREA: 1171 m²
FSR: 3.0:1

Definitions:

Gross Floor Area (GFA)

GFA as defined by the Sydney LEP 2012

Floor Space Ratio (FSR)

FSR as defined by the Sydney LEP 2012

LEP Controls

A number of site-specific amendments to DCP and LEP controls are sought for both sites.

Height of Buildings

Currently the two sites are classified as having a permissible building height of 9m. An amendment is sought to allow buildings of a height up to RL36.0. Corresponding approximately to an 8 storey building.

Floor Space Ratio

Currently the two sites have an allowable FSR ratio of 1.25:1. An amendment is sought to allow FSRs of:
 North Site - 4.3:1
 South Site - 3.1:1

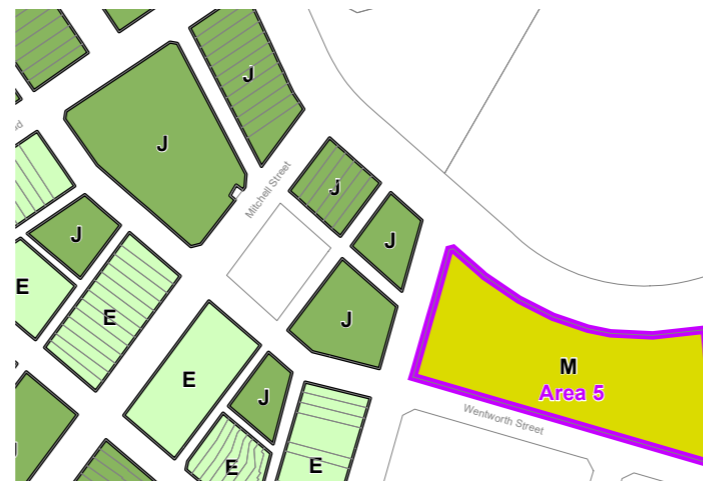
Heritage Conservation Area

Both sites are within the St Phillip Conservation Area. This proposal seeks to remove both sites from the conservation area. The general item relating to the street trees is not sought to be removed.

Height of Buildings



Proposed

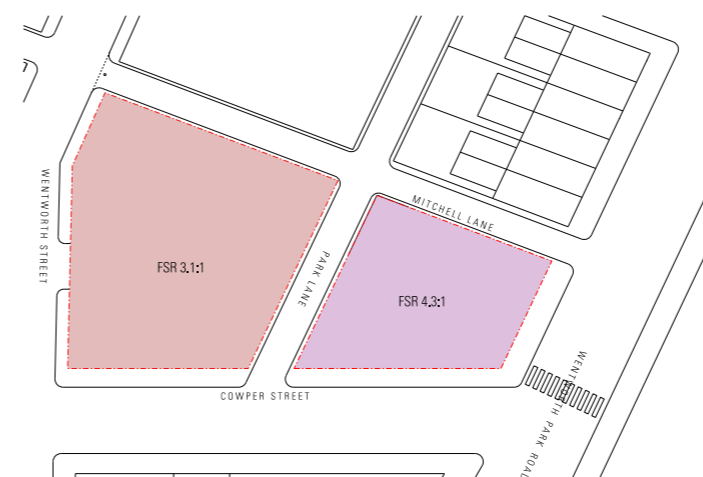


City of Sydney LEP Map

Key:

E	6m
J	9m
M	12m

Floor Space Ratio



Proposed

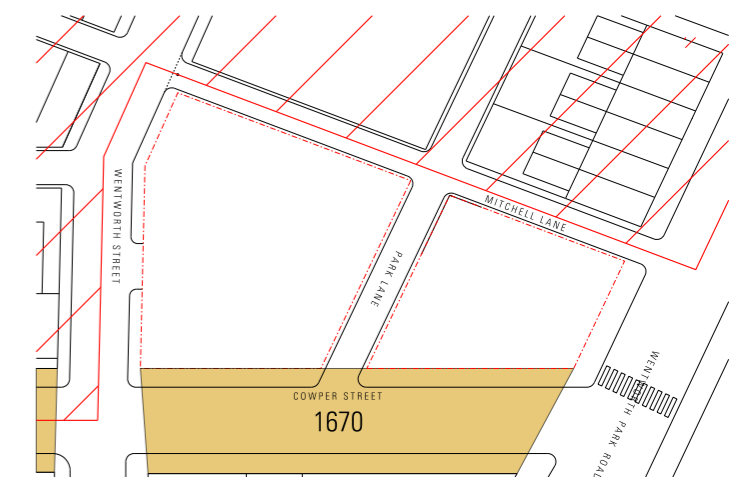


City of Sydney LEP Map

Key:

N	1:1
P	1.25:1
S1	1.5:1

Heritage Conservation Area



Proposed



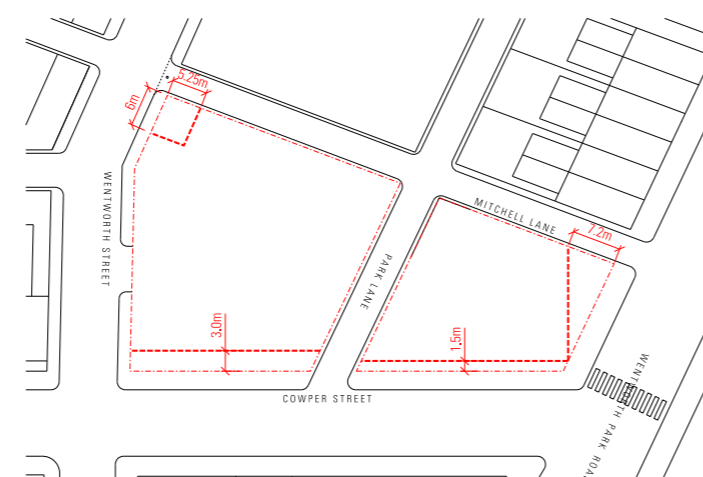
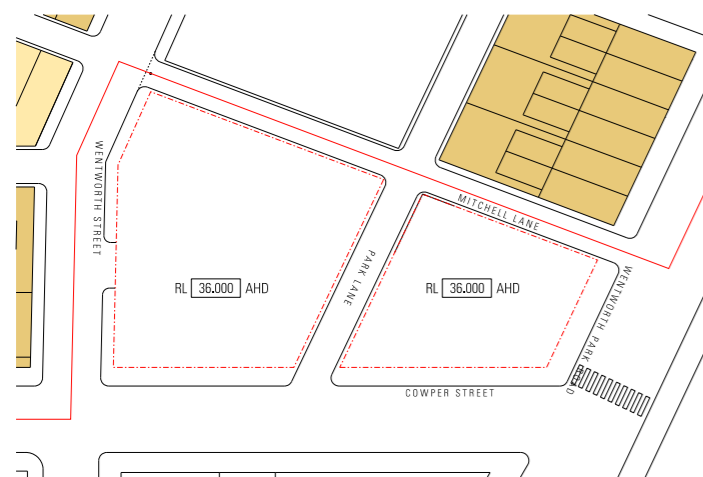
City of Sydney LEP Map

Key:

General Item	Yellow
Conservation Area	Red with diagonal lines

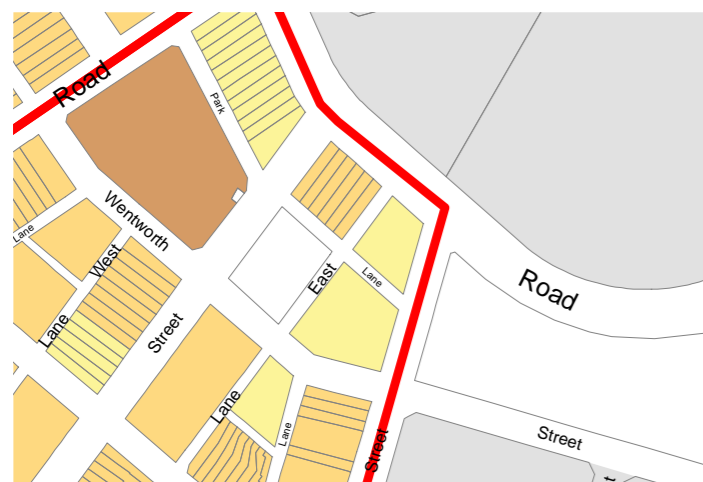
Building Contributions

Building Setbacks



Proposed

Proposed



City of Sydney DCP Map
Key:
 Contributing
 Detracting
 Neutral
 Conservation Area

Buildings Contribution Plan

Both the existing buildings on the North and South sites are classed as "neutral". This proposal seeks to remove both sites from the conservation area and the relevant buildings contribution classification.

Building Setbacks

This proposal seeks to establish setbacks for both sites that respond to, and allow the retention of, existing trees both within and adjacent to both site boundaries.

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