

Attachment A3

Urban Design Study – Part 2

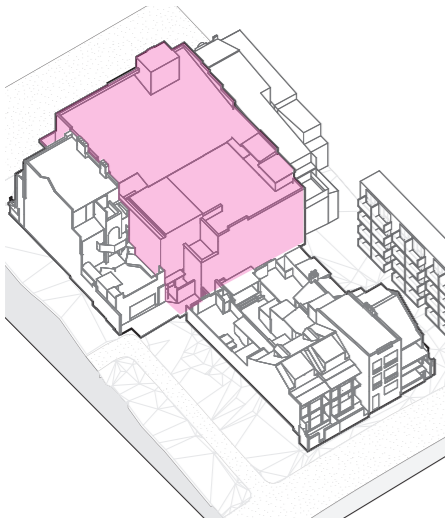
169 & 171-173 Victoria Street



169 & 171-173 Victoria Street

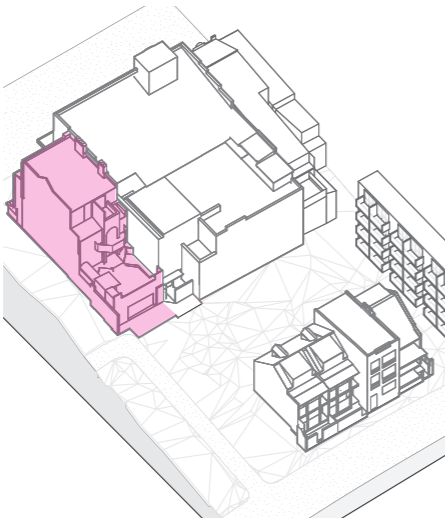
Works to facilitate hotel

69



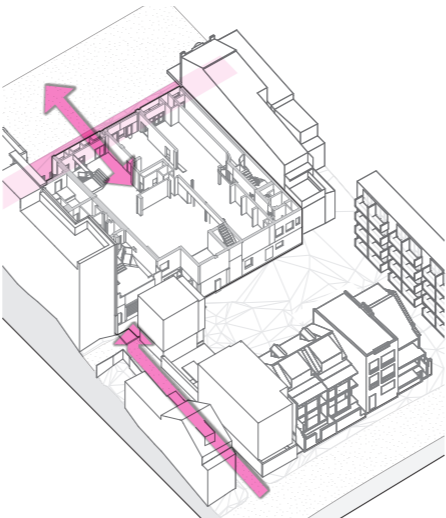
Use 171-173 Victoria Street

Restoration as F&B, venue and hotel accommodation
Within existing planning use control



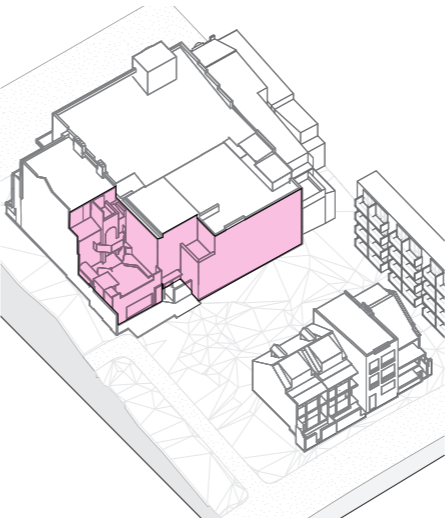
Use 169 Victoria Street

From brothel to hotel accommodation and F&B
Within existing planning use control



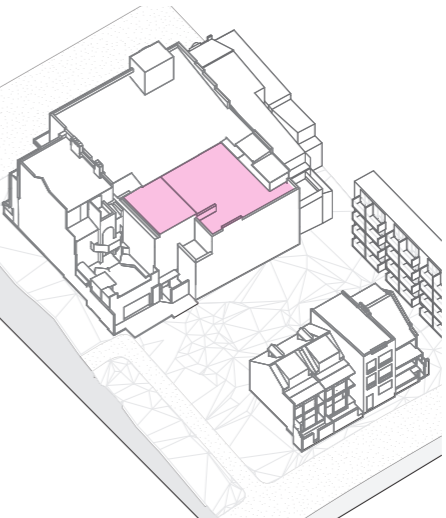
Street and servicing

Victoria Street activation with F&B
Victoria Street servicing of building
Hourigan Lane servicing of 171 and 169 patron access removed, and replaced with staff/ cycle entrance for consolidated site.



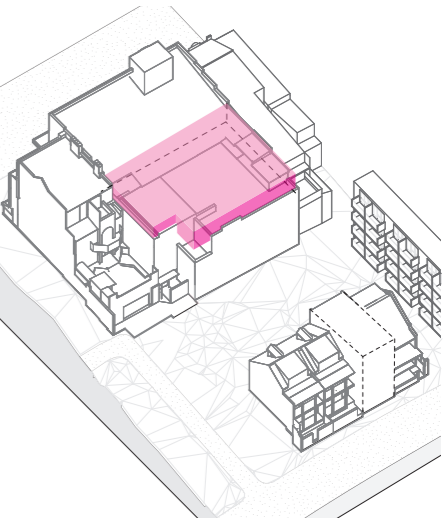
Building Fabric

Secure and restore envelope
- rear windows
- signage
- brickwork
- guttering
- cameras and electricals
- security grates



Roof Plant

Consolidated plant strategy for the future



Roof Top

Extended roof from existing that stays below the existing envelope



169 and 171- 173 Victoria Street

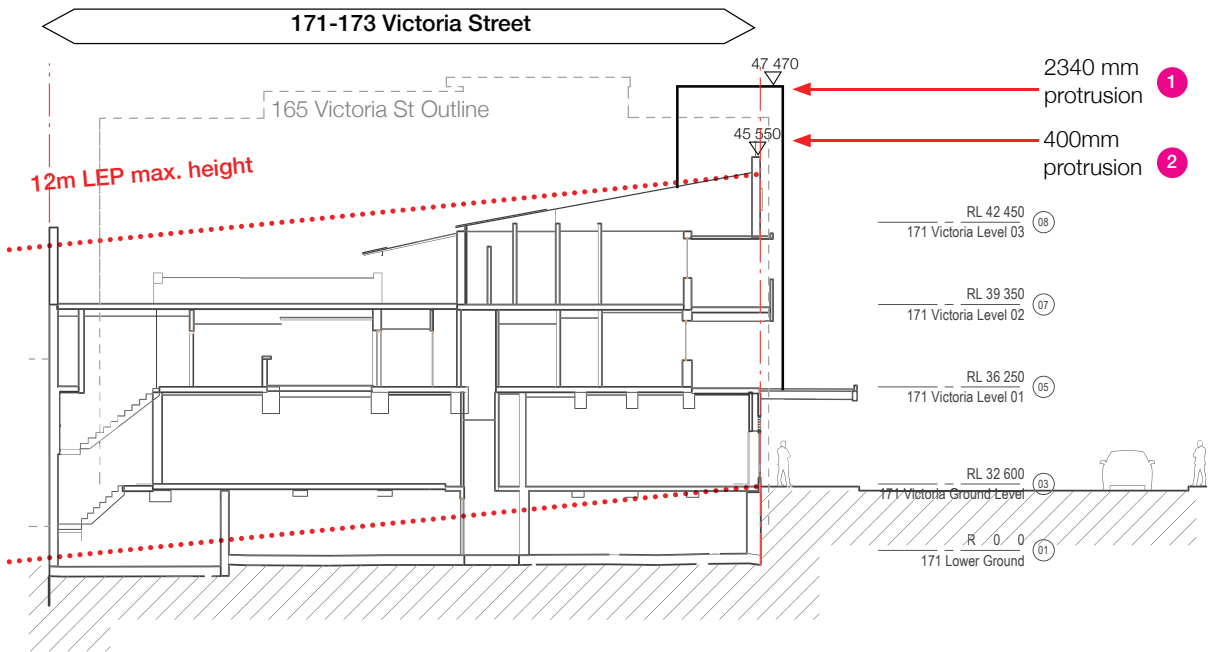
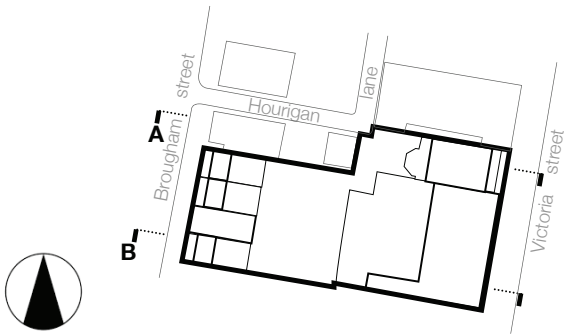
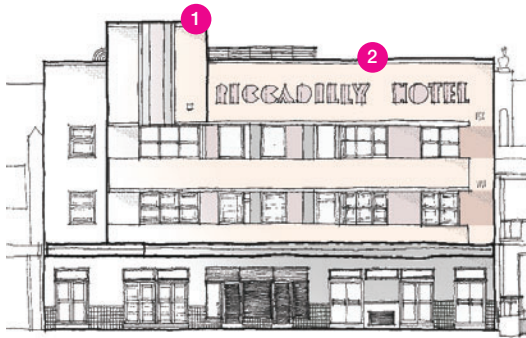
Roof Height

Section B-B 171-173 Victoria Street / 98 Brougham Street

The roof height and impact on surrounding context has been assessed in accordance with:

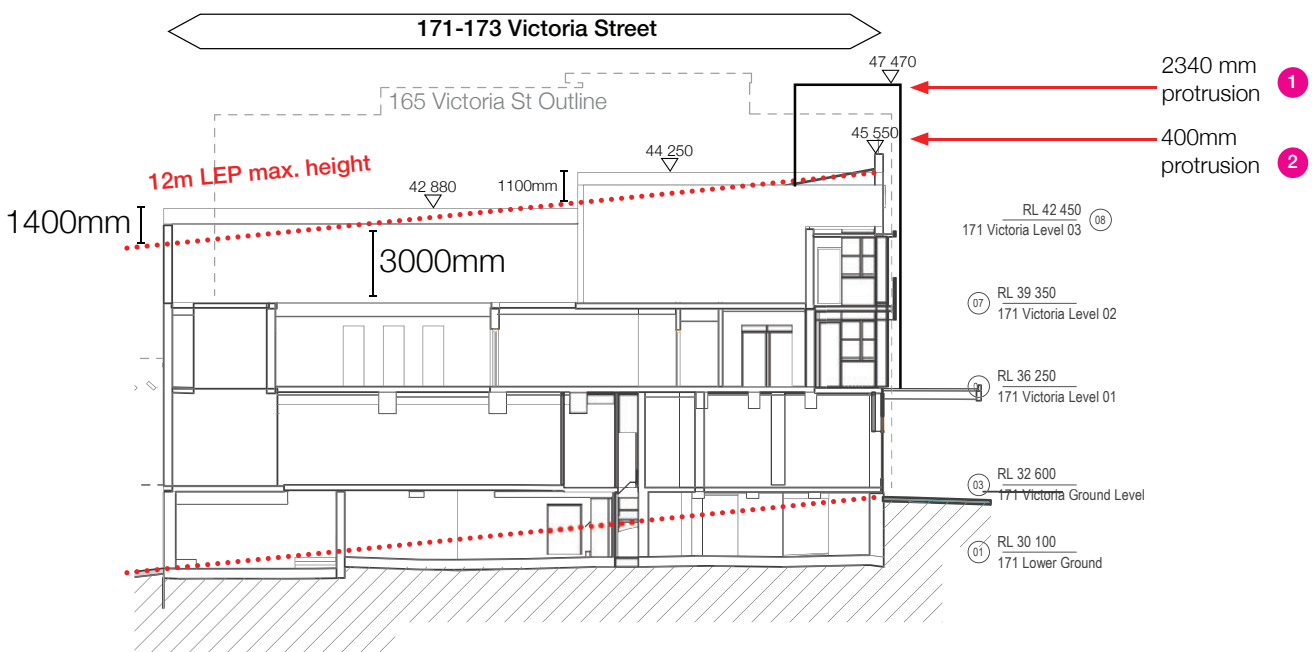
1. Iconic views
2. Street view impact
3. ADG compliant solar overshadowing

These are explored in the following pages.



Existing Section

Parapet (2) and Architectural feature (1) protrude site envelope



Indicative Roof

Proposed stepped roofing

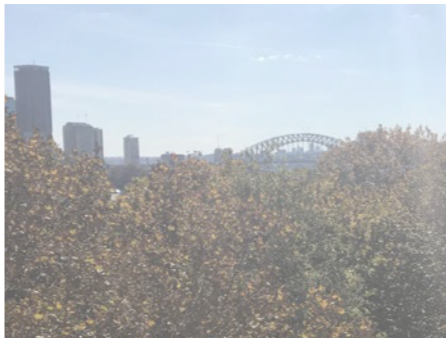
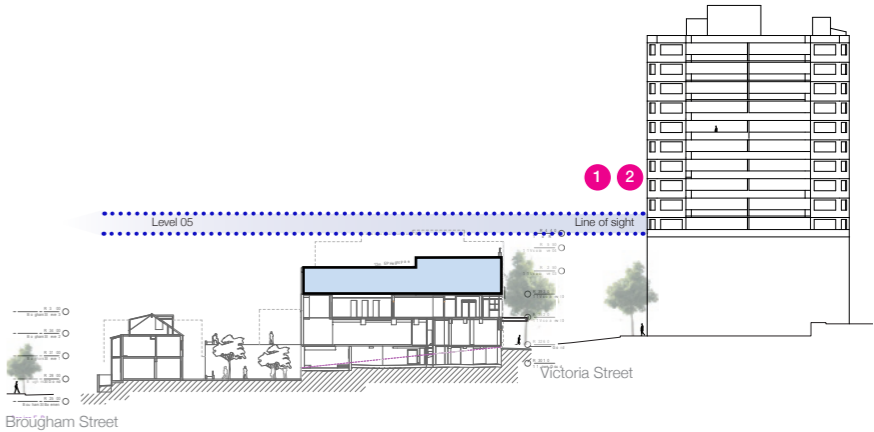
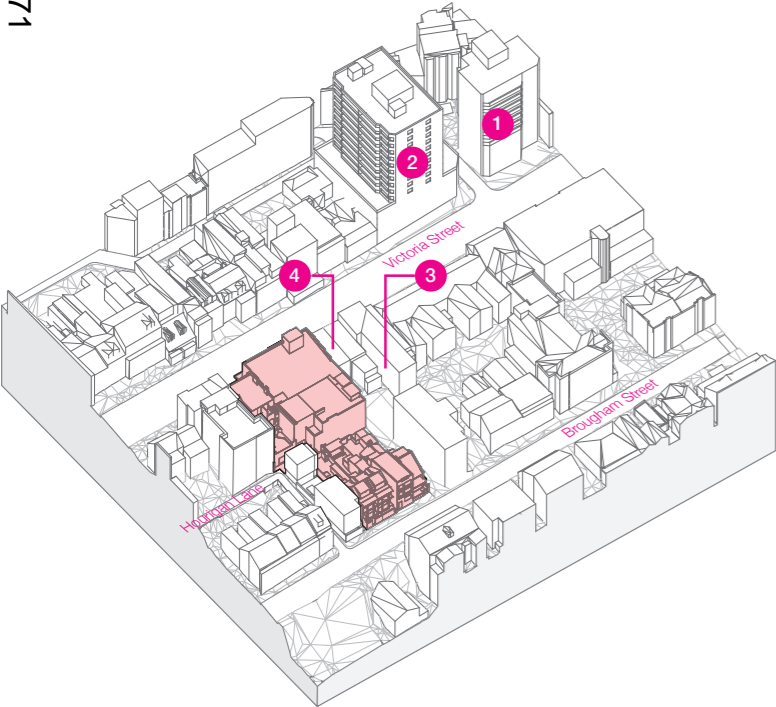
Iconic views

No Change

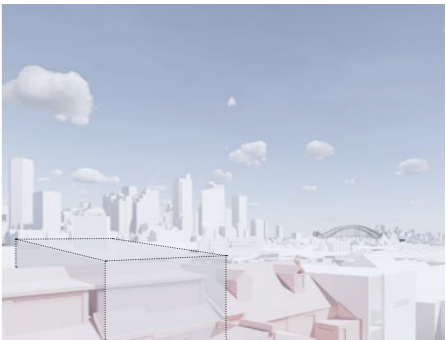
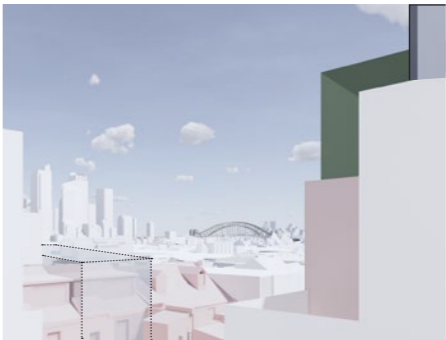
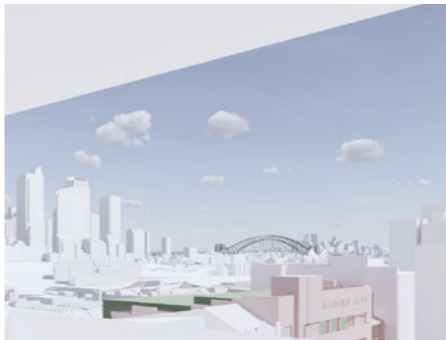
Methodology

- Brief**
- To maintain iconic views of the city for Potts Point residences.
- How**
- Construct a view plane at eye-height level that will not restrict neighbours' existing iconic views.
 - Any height or volume constraints are dictated by apartment views across on Victoria Street east, as their views project just above the Victoria Street treeline and the site.
 - View tests are verified by taking view points from apartments in 204, 220, 183 and 175 Victoria Street.
 - The view analysis shows that an envelope with its highest point at 14.8m above street level is successful in maintaining the iconic views across site.
- Conclusion**
- There are no obstructions to iconic views

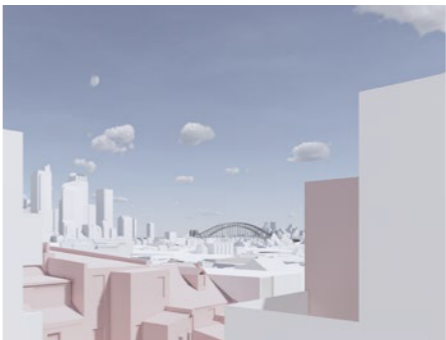
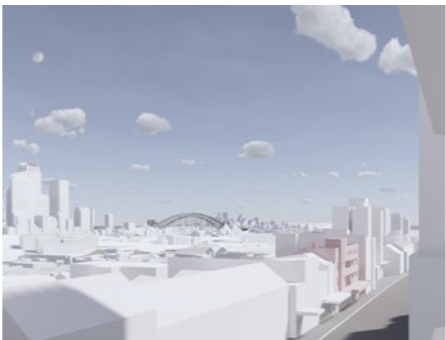
71



Proposed



Existing



- 1

220 Victoria Street

 - View taken from Level 05 of this building across Victoria Street. No impact to iconic view
- 2

204 Victoria Street

 - View taken from Level 05 of this building across Victoria Street. No impact to iconic view
- 3

183 Victoria Street

 - View taken from balcony. No impact to iconic view
- 4

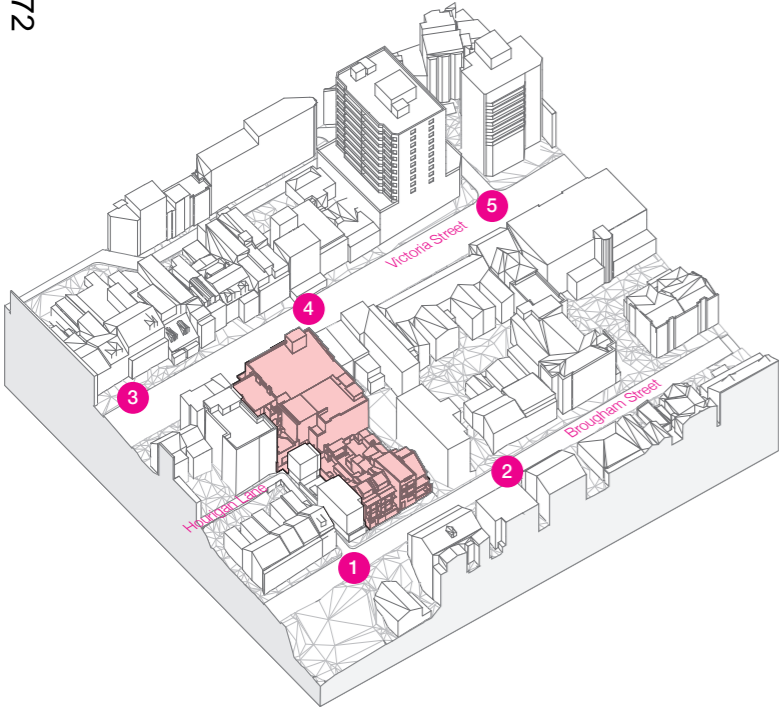
175 Victoria Street

 - View from building adjacent balcony. No impact to iconic view

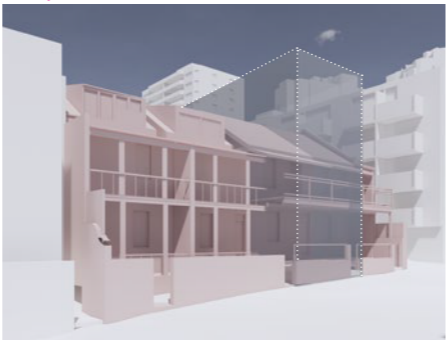
Street views - Brougham Street

Terrace Reinstated

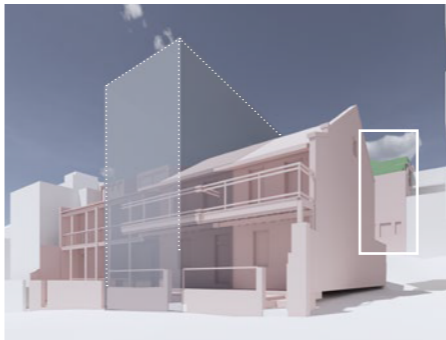
72



Proposed



Existing



- 1

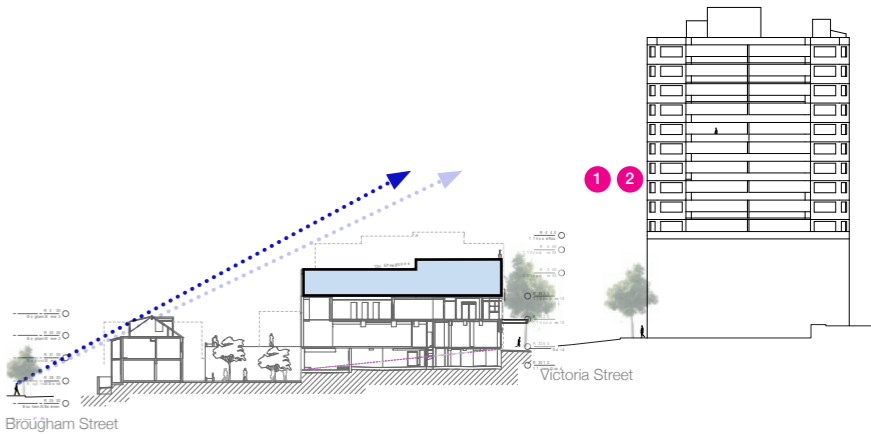
Brougham Street view (from north)

 - No change

- 2

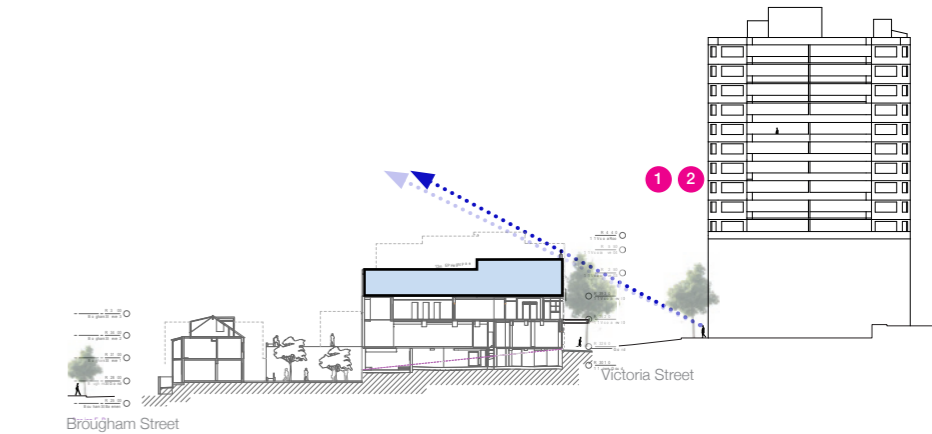
Brougham Street view (from south)

 - The mass is visible from this angle, due to a generous building separation between 98 and 100 Brougham Street.



Street views - Victoria Street

No Change - Proposals sit below existing parapet



Proposed



Victoria Street view (from north)

- No change

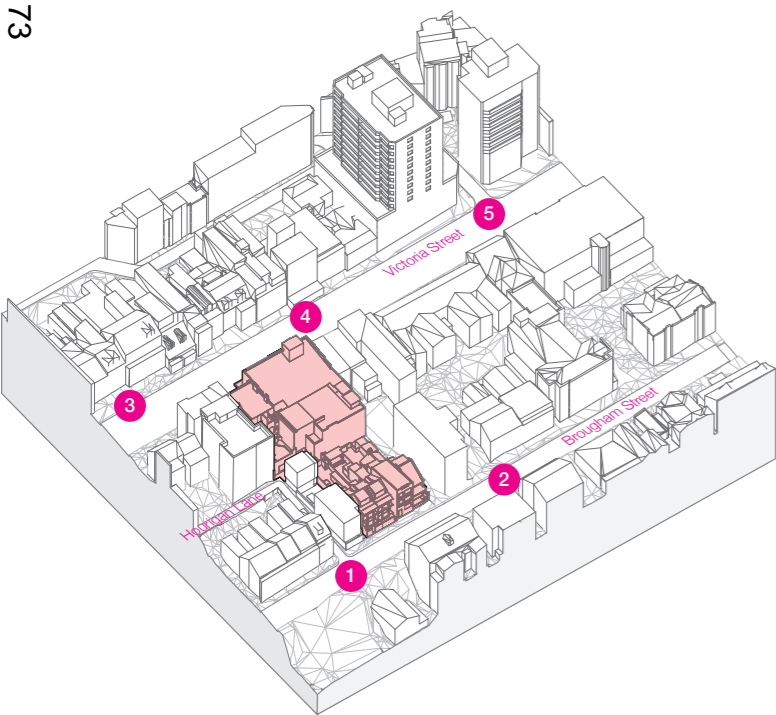
Victoria Street view (from north)

- No change



Victoria Street view (from south)

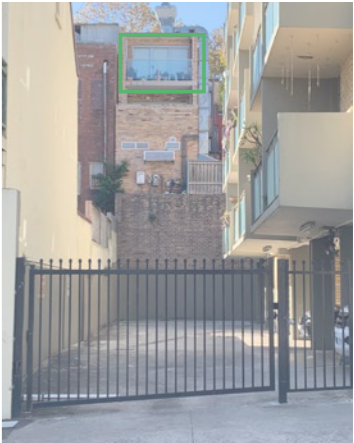
- No change



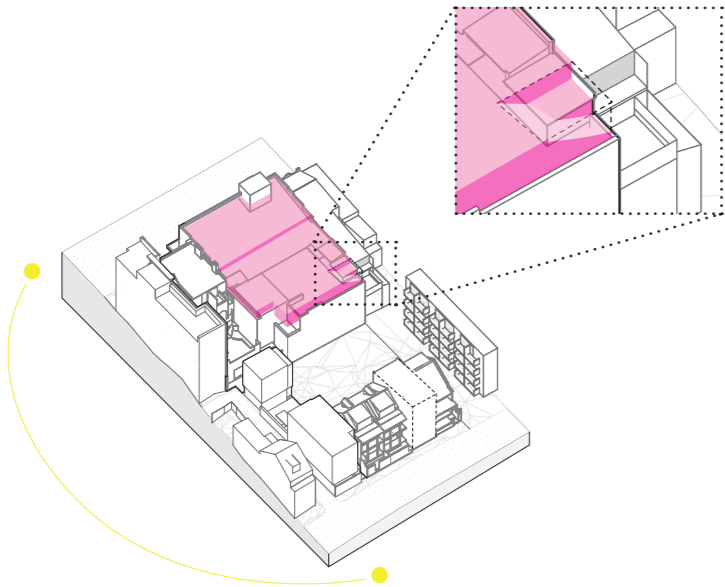
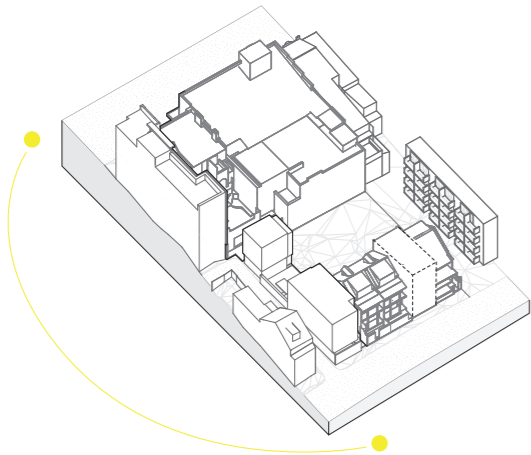
Solar Analysis

175 Victoria Street

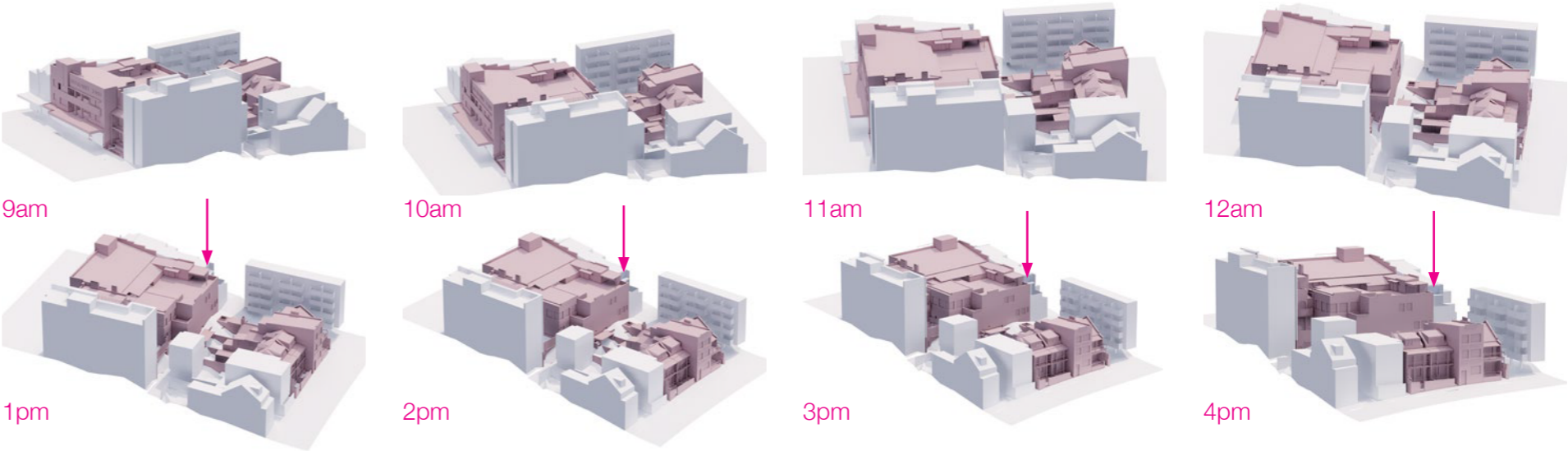
No Change - Proposed massing does not overshadow window



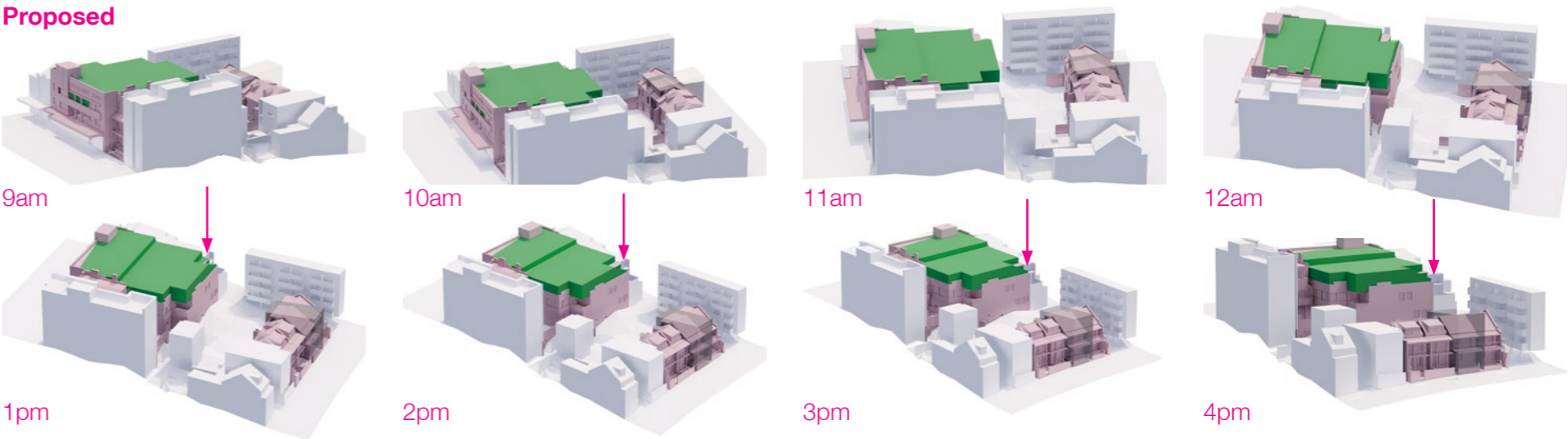
74



Winter - Mid-June
Existing



Proposed



Solar Analysis

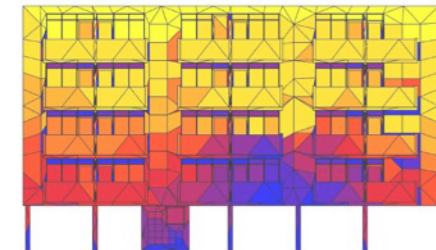
100 Brougham Street

Remains ADG Compliant

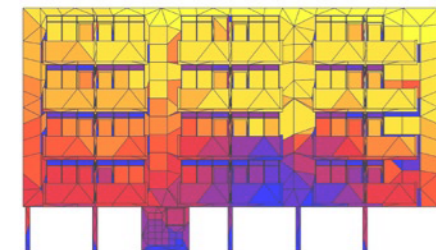
Number of total direct sunlight hours - 8am to 4pm

Winter - Mid-June

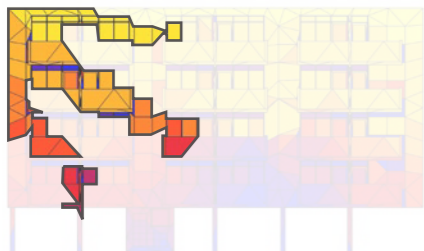
Existing



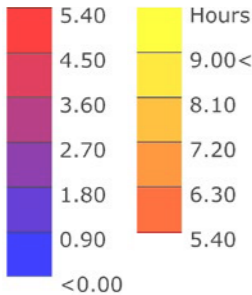
Proposed



Difference



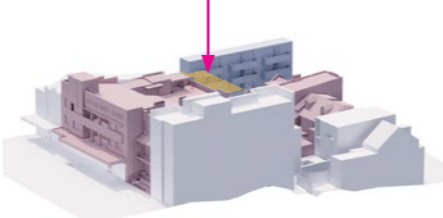
The diagram shows a 1 hour difference of overshadowing in the highlighted shape. The affected facades maintain atleast 3 hours of direct sunlight - the facade remains ADG Compliant.



Winter - Mid-June

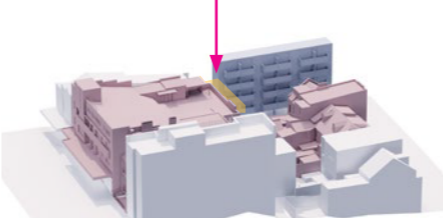
Existing

Overshadowing comparison

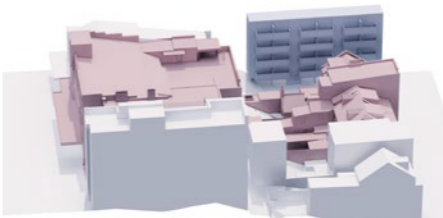


9am

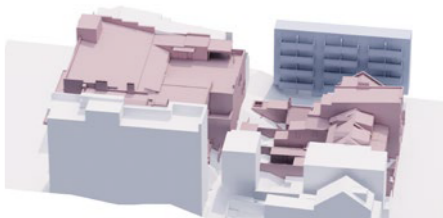
Overshadowing comparison



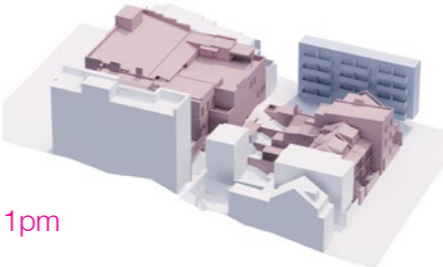
10am



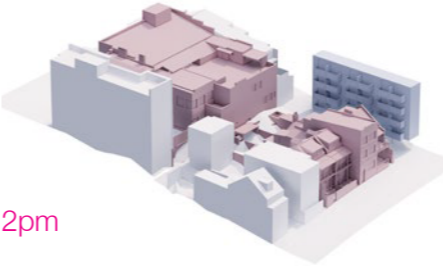
11am



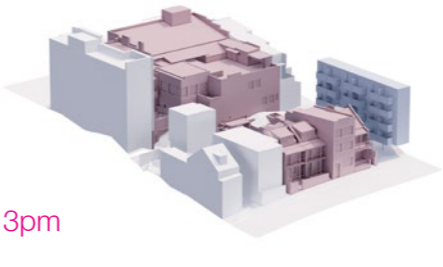
12am



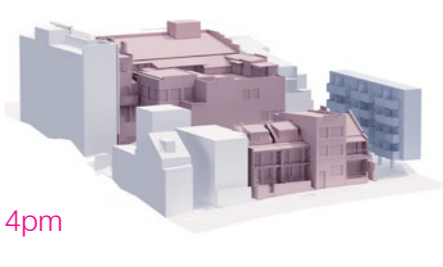
1pm



2pm

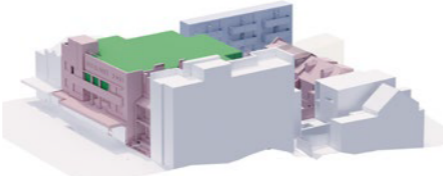


3pm



4pm

Proposed



9am



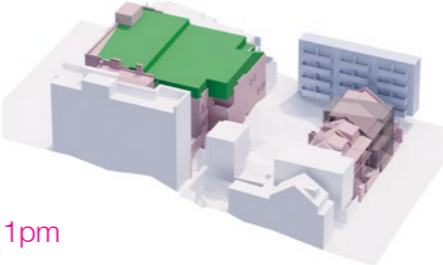
10am



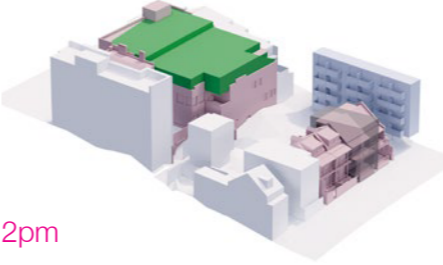
11am



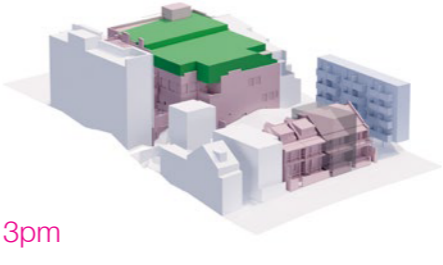
12am



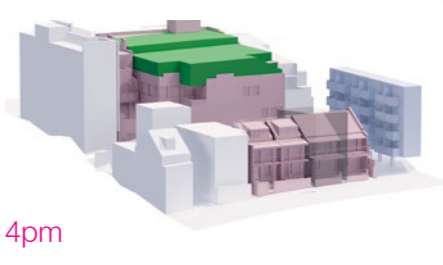
1pm



2pm



3pm



4pm

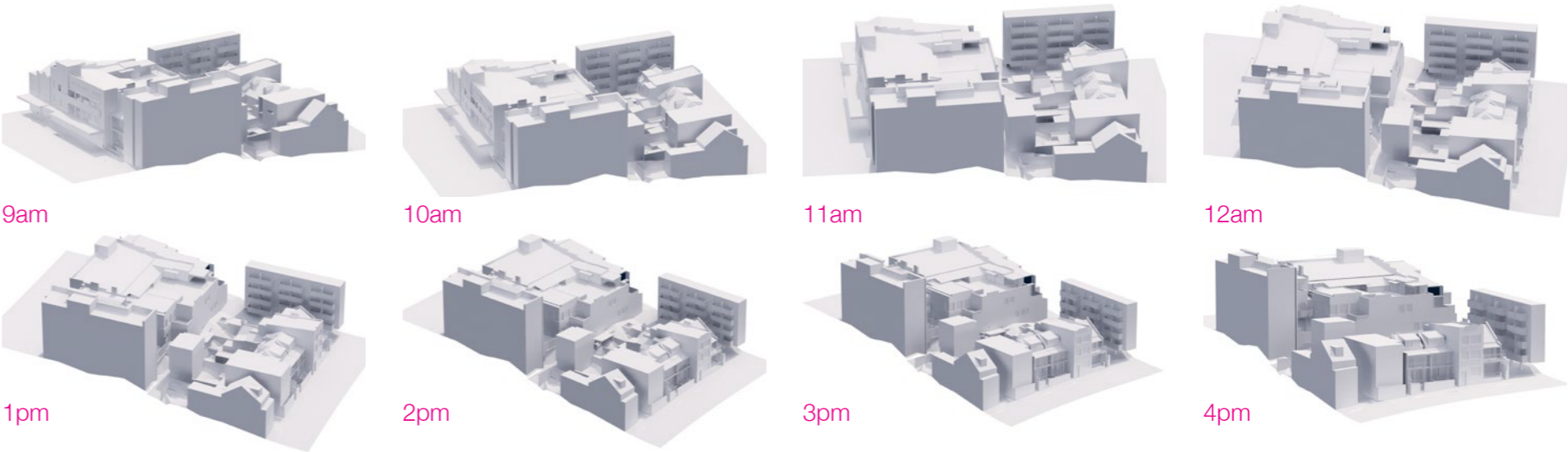
Solar Analysis

165 Victoria St

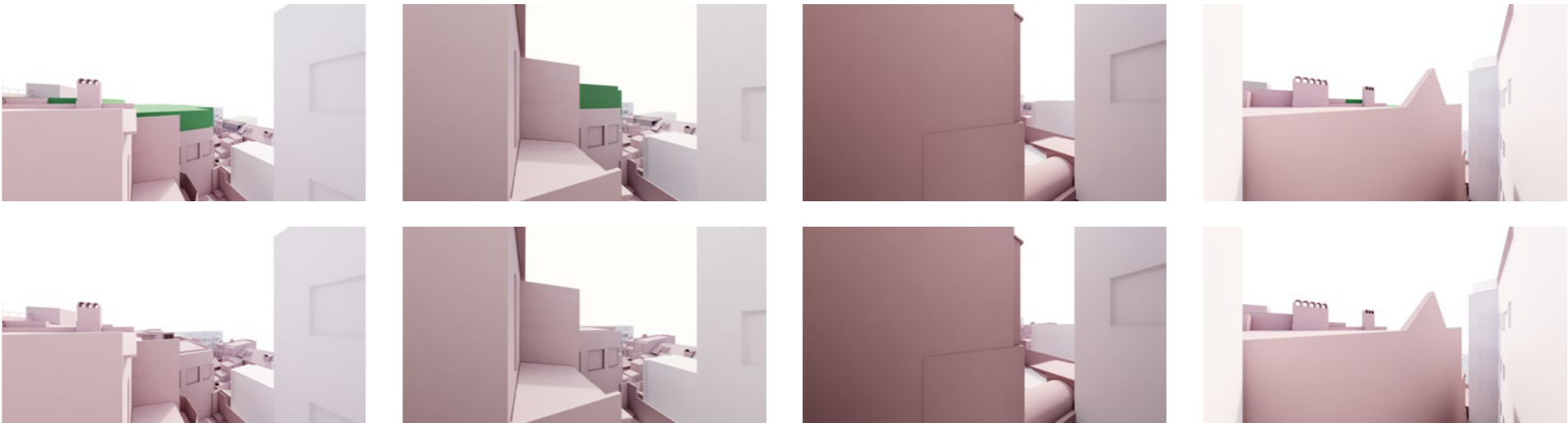
No Change



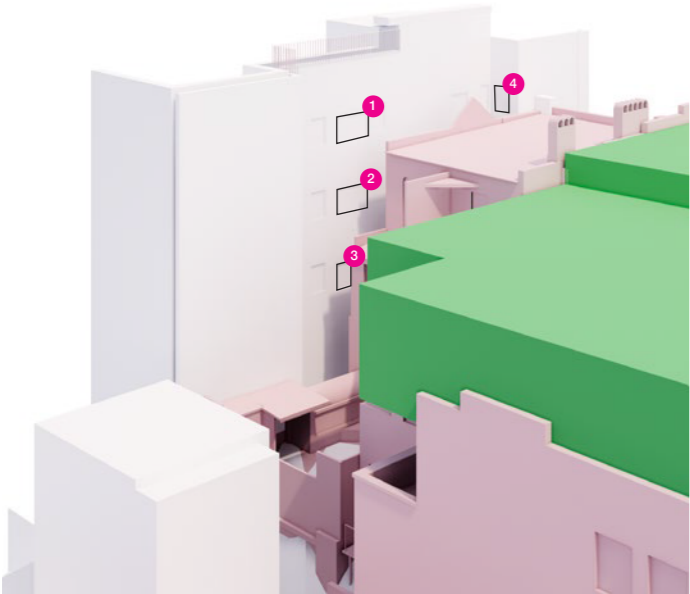
Winter - Mid-June
Existing - Sun



Proposed - Views Out



- 1 165 Victoria St Upper Window**
 - No additional overshadowing
- 2 165 Victoria St MidWindow**
 - No additional overshadowing
- 3 165 Victoria St Low Window**
 - No additional overshadowing
- 4 165 Victoria St Upper Window 02**
 - No additional overshadowing



Visual Impact

Roof Strategy

100 Brougham balcony view

- The diagrammatic view below is shown to indicate the improvement of view of surrounding buildings inward to the site. The visual impact of consolidated plant strategy is lessened.

77



Dotted line indicating massing on current site photo



Photomatch from model



Diagram overlay of indicative massing

92-98 Brougham Street Terraces

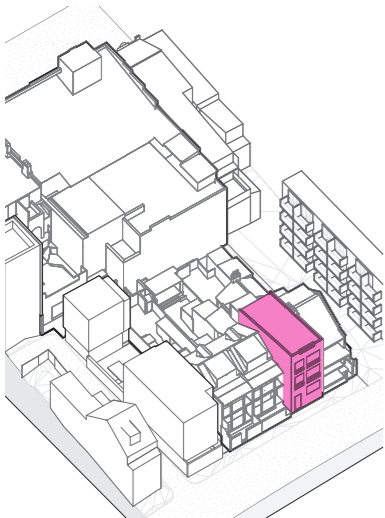
The planning proposal is to allow hotel accommodation at 92-98 Brougham Street, Potts Point as an additional permitted use in Sydney Local Environment Plan 2012 (Schedule 1).



92-98 Brougham Street

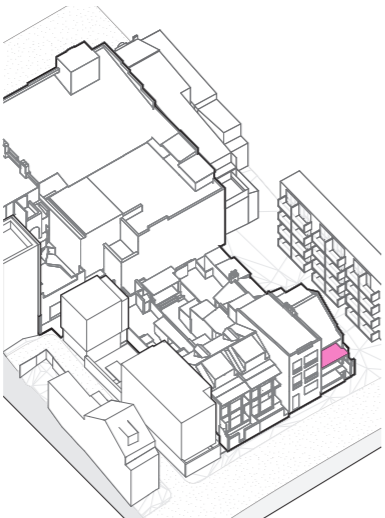
Works to facilitate hotel

79



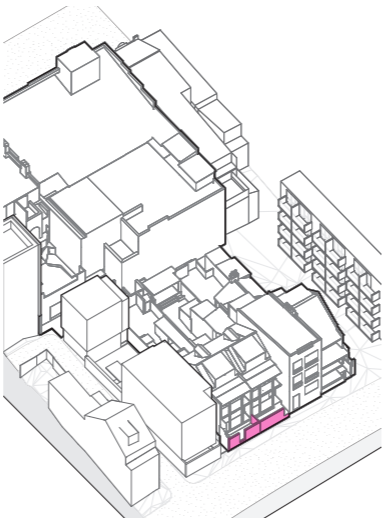
no. 96 Extension

Remove 1940's
- enclosure to original terrace +
reinstate unity of group



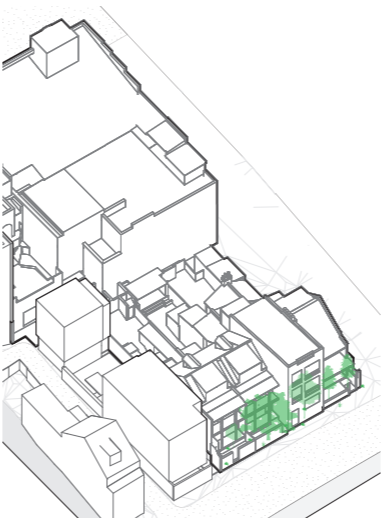
no. 98 Veranda

Remove larger 1st floor veranda and
restore to original no. 98



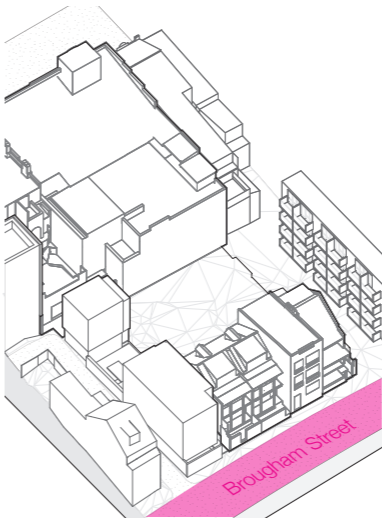
Perimeter

Detracting brick front walls to be
removed and palisade fencing
reinstated.



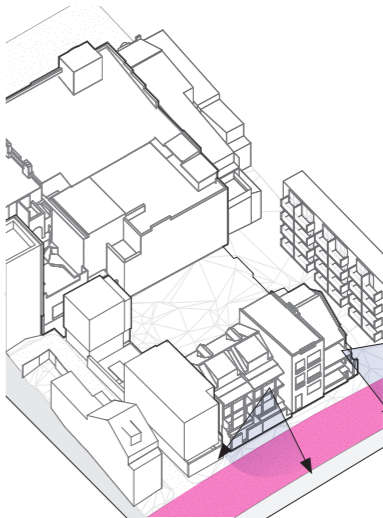
Landscaping

Each building to have a different
landscape design to ensure
personality of 4 plots is retained



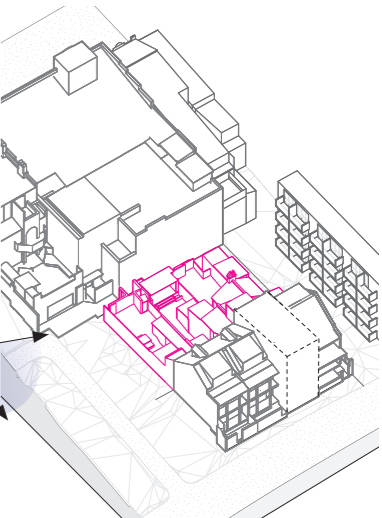
Parking

Demand for on-street parking
removed



Passive Surveillance

Occupation of terraces improves
and retains passive surveillance to
street



Out Buildings

Later and on-going out-buildings
removed.

- replaced with terraces and
gardens, broken visually into
structures that reflect plot division



92-98 Brougham Street

Additional Permitted Use

Current - with Existing Permitted Use

Keys: 31

	Deliveries, Refuse and Linen	Bicycle Storage	Car Parking on Brougham
Facilities	Yes	Yes	Yes
	Housekeeping	F&B Service and Management	
Staff	Yes	Yes	

Room Count	Brougham Street Rooms	Victoria Street Rooms
Level 02	0	14
Level 01	0	15
Ground	0	2
Sub Total	-	31

Proposed - with Additional Permitted Use

Keys: 43

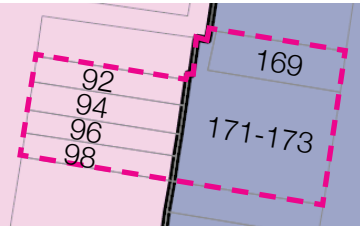
Overview Impact of additional 12 rooms

	Deliveries, Refuse and Linen	Bicycle Storage	Car Parking on Brougham
Facilities	No Change	2 spots extra	Removed
	Housekeeping	F&B Service and Management	
Staff	1/2 extra	No Change	

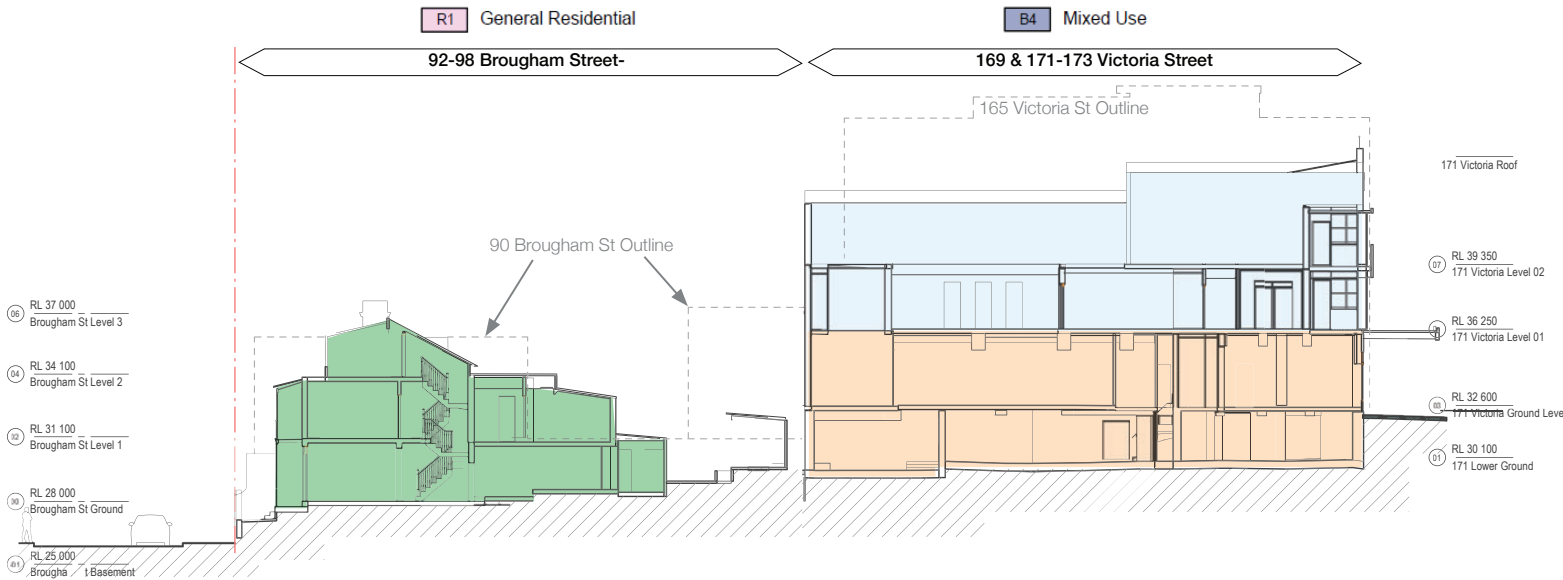
Room Count	Brougham Street Rooms	Victoria Street Rooms
Level 02	4	14
Level 01	4	15
Ground	4	2
Sub Total	12	31

- No change to vehicle service movements by adding 12 rooms
- No increase in food and beverage services.
- Enhanced urban and street outcome for Brougham Street
- Garden between two buildings to be protected and design to retain residential amenity

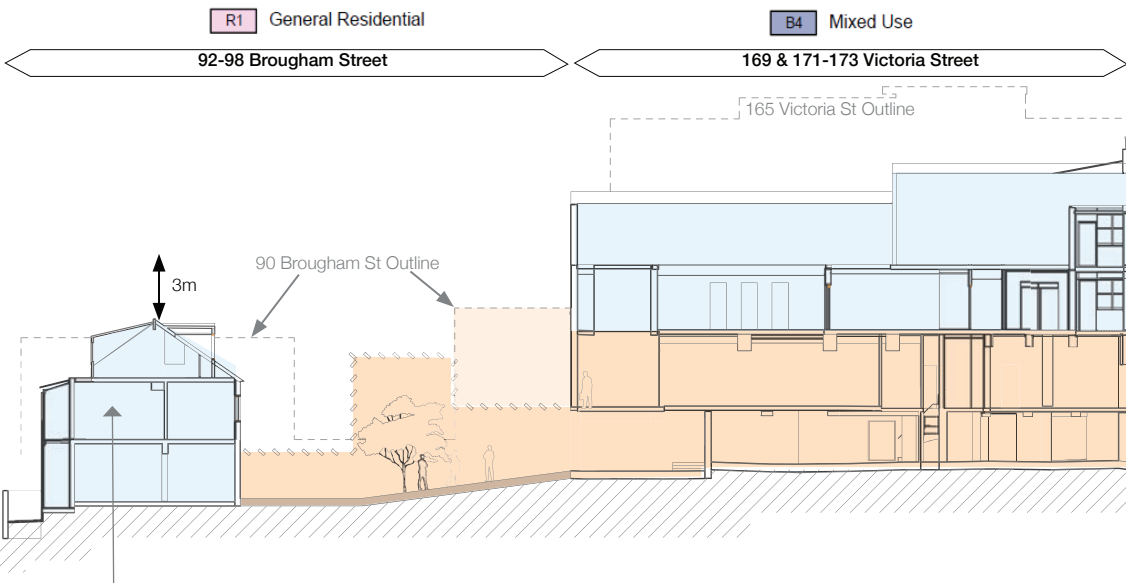
- F&B / Hotel Lobby
- Hotel Rooms
- Residential



- B4 Mixed Use
- R1 General Residential



* with Additional Permitted Use



Additional rooms - 4 per floor

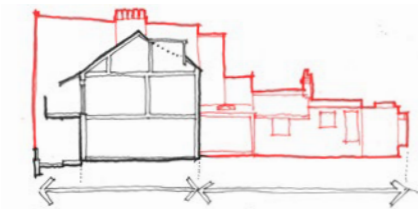
92-98 Brougham Street

Garden Additions

81



Add-on dwellings



11.4m Original construction
18.8m Later additions

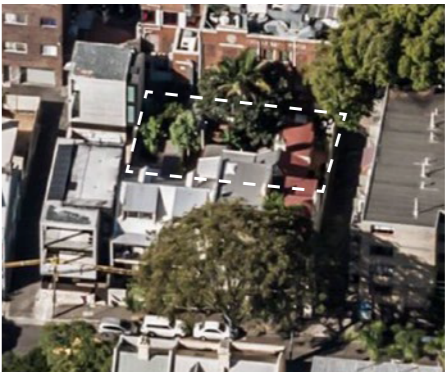
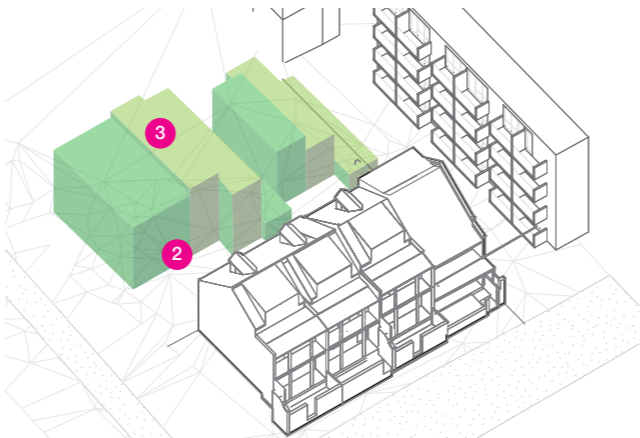
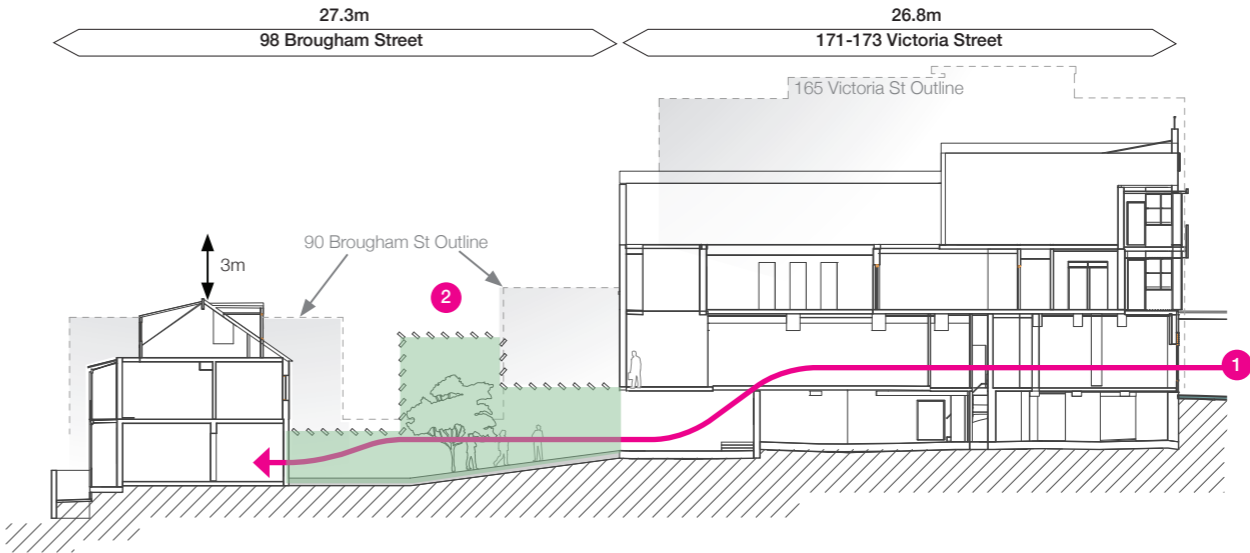
Piccadilly Hotel



Gardens

Proposal

- 1. Access to rear terraces from Victoria Street
- 2. Garden enclosure improved connection to Piccadilly and terraces
- 3. Fine grain nature of the site to remains evident



Current situation

Access and Servicing

■ F&B only
■ Residential

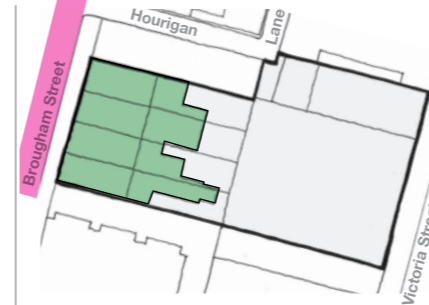
92-98 Brougham Street
 171-173 Victoria Street
 169 Victoria Street



- Terraces - street access



- Terraces - passive surveillance of street



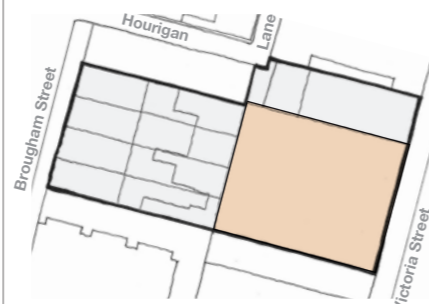
- Terraces - on street parking



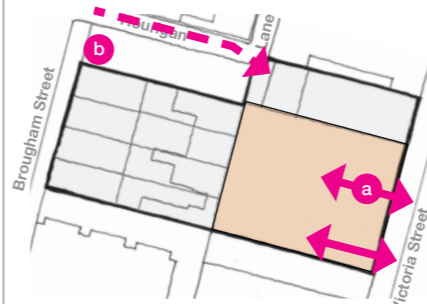
- Terraces - egress to street



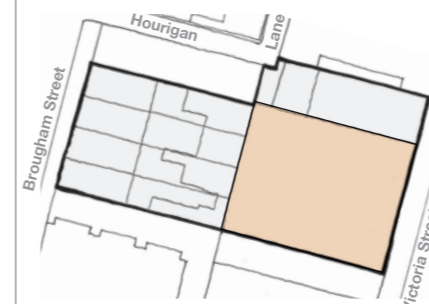
- Soho - 24hr access for patrons, large influx at peak times



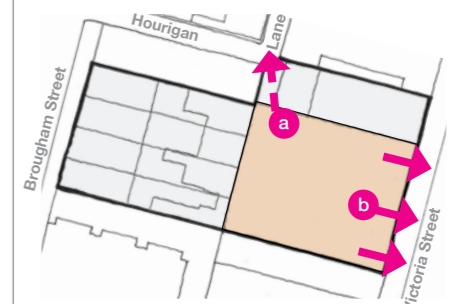
- Soho - no street activation (closed windows)



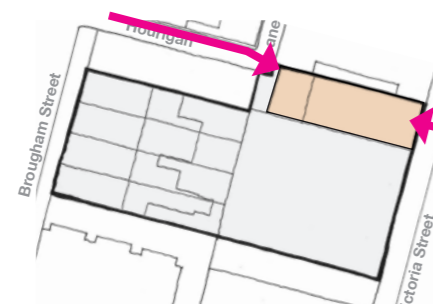
- Soho - Service access
a. Brewery shutes
b. Hourigan Lane refuse



- Victoria Street - no street parking



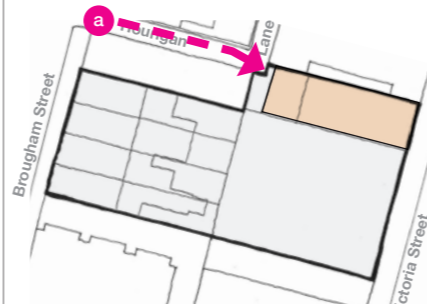
- a. Basement egress
• b. Ground egress



- Golden Apple - Brothel current use.
Hourigan Lane - guest access



- Golden Apple - no street activation (closed windows)



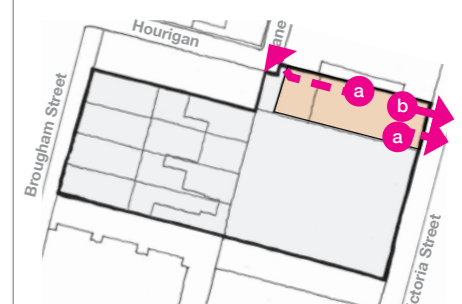
- Golden Apple- Hourigan Lane
a. used for refuse vehicles
- nuisance to neighbours



- Victoria Street - no street parking



- No dedicated cycle parking



- a. Basement egress
• b. Ground egress

Pedestrian Entry

Passive Surveillance/
Street Activation

Servicing

Car Parking



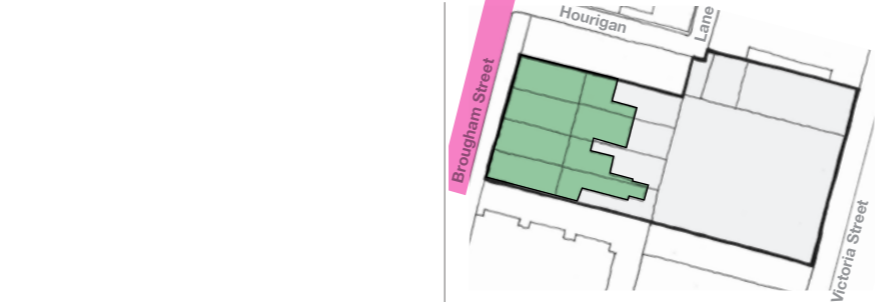



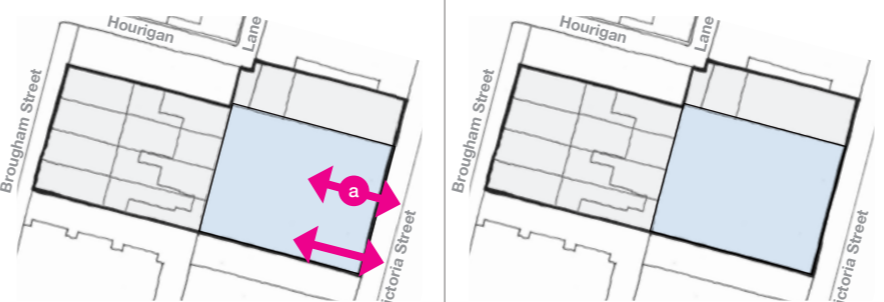

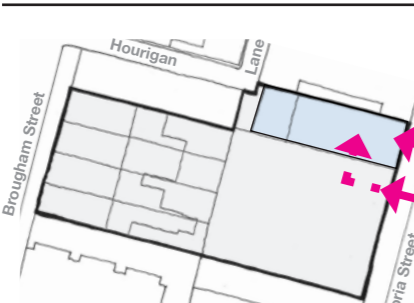
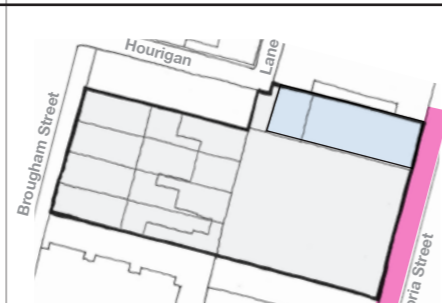
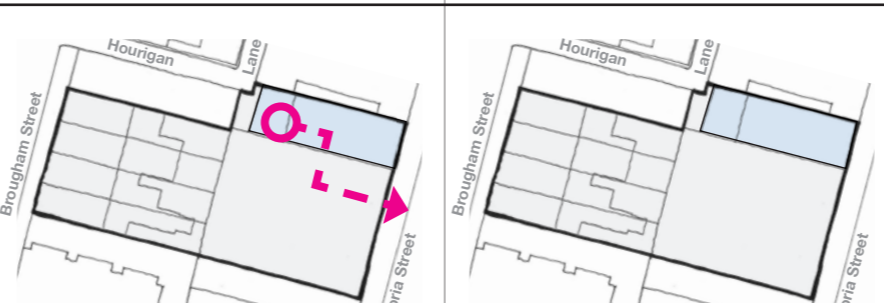
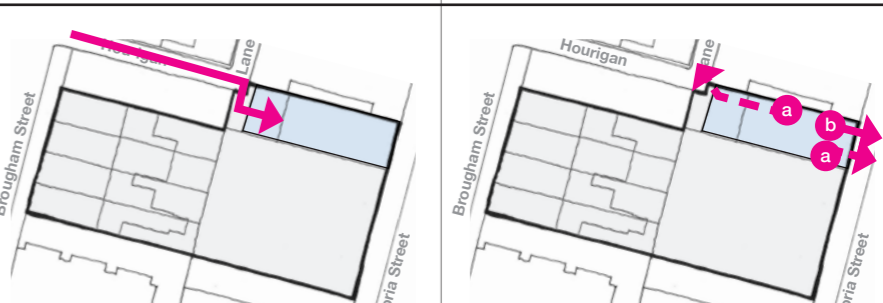
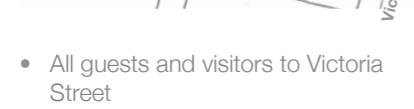
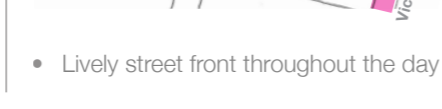
Cycles

Fire Egress

Victoria Street as Hotel

Access and Servicing

Hotel
Residential

 <ul style="list-style-type: none">• Terraces - street access	 <ul style="list-style-type: none">• Terraces - passive surveillance of street	 <ul style="list-style-type: none">• Terraces - on street parking	 <ul style="list-style-type: none">• Terraces - egress to street
 <ul style="list-style-type: none">• Number of patrons less than Soho Club	 <ul style="list-style-type: none">• Lively street front throughout the day• Less late night nuisance compared to Soho	 <ul style="list-style-type: none">• Service access a. Brewery shutes Servicing no longer from Hourigan Lane	 <ul style="list-style-type: none">• No associated parking off Victoria Street
 <ul style="list-style-type: none">• All guests and visitors to Victoria Street	 <ul style="list-style-type: none">• Lively street front throughout the day	 <ul style="list-style-type: none">• Utilise existing service from Victoria Street	 <ul style="list-style-type: none">• No associated parking off Victoria Street
 <ul style="list-style-type: none">• Cycles + ancillary service (not refuse) through hourigan lane	 <ul style="list-style-type: none">• a. Basement egress• b. Ground egress		

Pedestrian Entry

Passive Surveillance/
Street Activation

Servicing

Car Parking

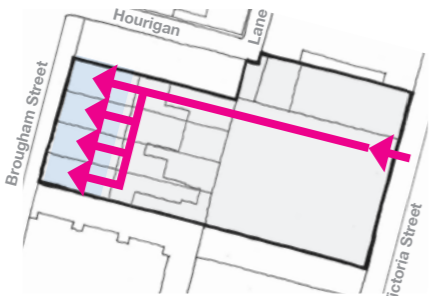

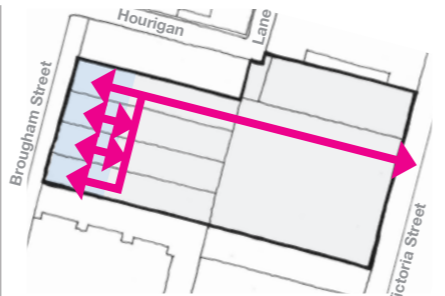


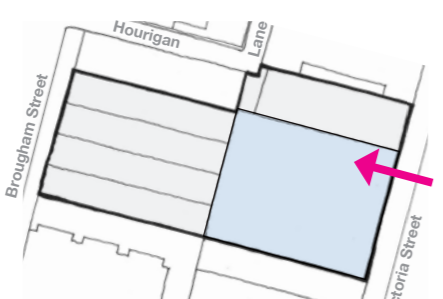

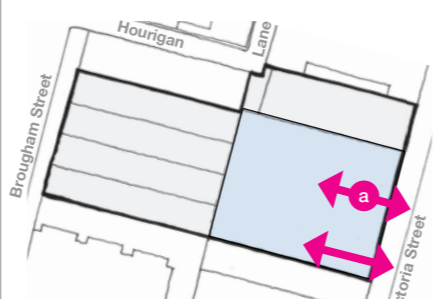


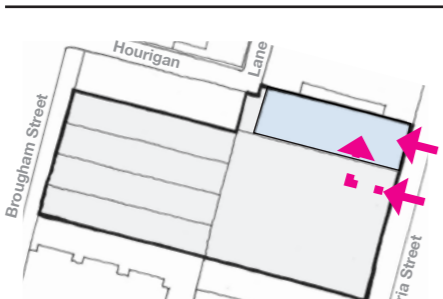
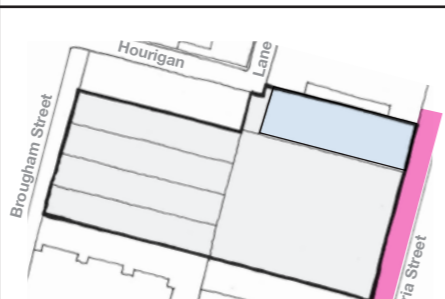
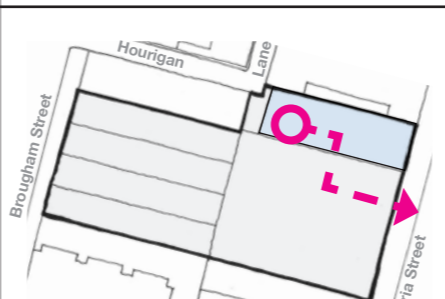
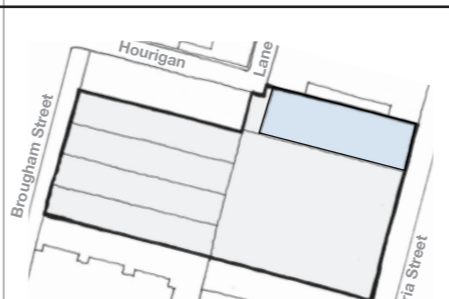
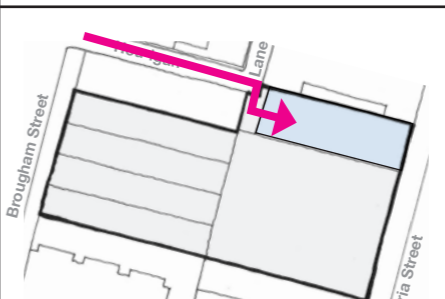
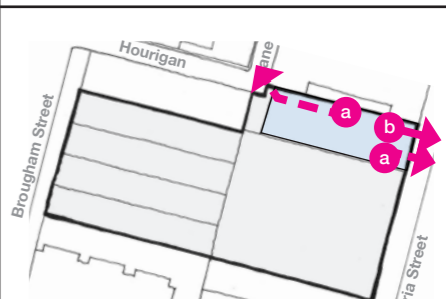
Cycles

Fire Egress

Entire site as Hotel

Access and Servicing

Hotel

 <ul style="list-style-type: none">• All guests and visitors to Victoria Street	 <ul style="list-style-type: none">• No access to rear hotel rooms of Brougham Street. Passive Surveillance increased	 <ul style="list-style-type: none">• All servicing to be done from Victoria Street	 <ul style="list-style-type: none">• No associated parking off Brougham Street	 <ul style="list-style-type: none">• Terraces - egress to street	
 <ul style="list-style-type: none">• Number of patrons less than Soho Club	 <ul style="list-style-type: none">• Lively street front throughout the day• Less late night nuisance compared to Soho	 <ul style="list-style-type: none">• Service access a. Brewery shutes Servicing no longer from Hourigan Lane	 <ul style="list-style-type: none">• No associated parking off Victoria Street	 <ul style="list-style-type: none">• a. Basement egress• b. Ground egress	
 <ul style="list-style-type: none">• All guests and visitors to Victoria Street	 <ul style="list-style-type: none">• Lively street front throughout the day	 <ul style="list-style-type: none">• Utilise existing service from Victoria Street	 <ul style="list-style-type: none">• No associated parking off Victoria Street	 <ul style="list-style-type: none">• Cycles + ancillary service (not refuse) through hourigan lane	 <ul style="list-style-type: none">• a. Basement egress• b. Ground egress

Pedestrian Entry

Passive Surveillance/
Street Activation

Servicing

Car Parking

Cycles

Fire Egress

