

# **Attachment E**

**Urban Design Analysis for  
24-44 Wentworth Avenue, Surry Hills**

# 24-44 Wentworth Avenue

## Urban Design Built Form - Street Wall

### Street Block Response 4-22 Wentworth Avenue

The tower building envelope at 4-8 Wentworth Avenue has an adjusted simplified cantilever form shown at (A) which responds in angle to the street block pattern between Wentworth Avenue (the primary street) and Wemyss Lane (the secondary laneway) which reference each other as parallel streetscape configurations.

The height of the tower building envelope is adjusted to create a pinnacle form shown at (B) accentuating the significant landscape change in ground slope between north Wemyss Lane RL 30.34 by 9 metres to the most adjacent surrounding street south at Goulburn Street RL21.49.

The RL50 podium height at properties 8-22 Wentworth Avenue reinforces the surrounding built form datum line at neighbouring heritage items south of the study area at 133 Goulburn Street and 69 Commonwealth Street, Surry Hills.

Zero setbacks to heritage buildings can provide a contemporary design opportunity to reference the proportion, detailing and articulation of the existing fabric. The zero podium setback to Wentworth Avenue is appropriate where the addition achieves design excellence and acknowledges the fine grain of the streetscape and achieves an acceptable bulk and form relationship with the host building.

Recent heritage adaption work at lot 74-76 Commonwealth Street, Surry Hills in the surrounding area has shown how a contemporary design response can give a clear reference to the heritage building and enhance the quality of the built form streetscape through material, proportion and clear articulation of the existing parapet line to the new addition.

### Street Block Response 24-44 Wentworth Avenue

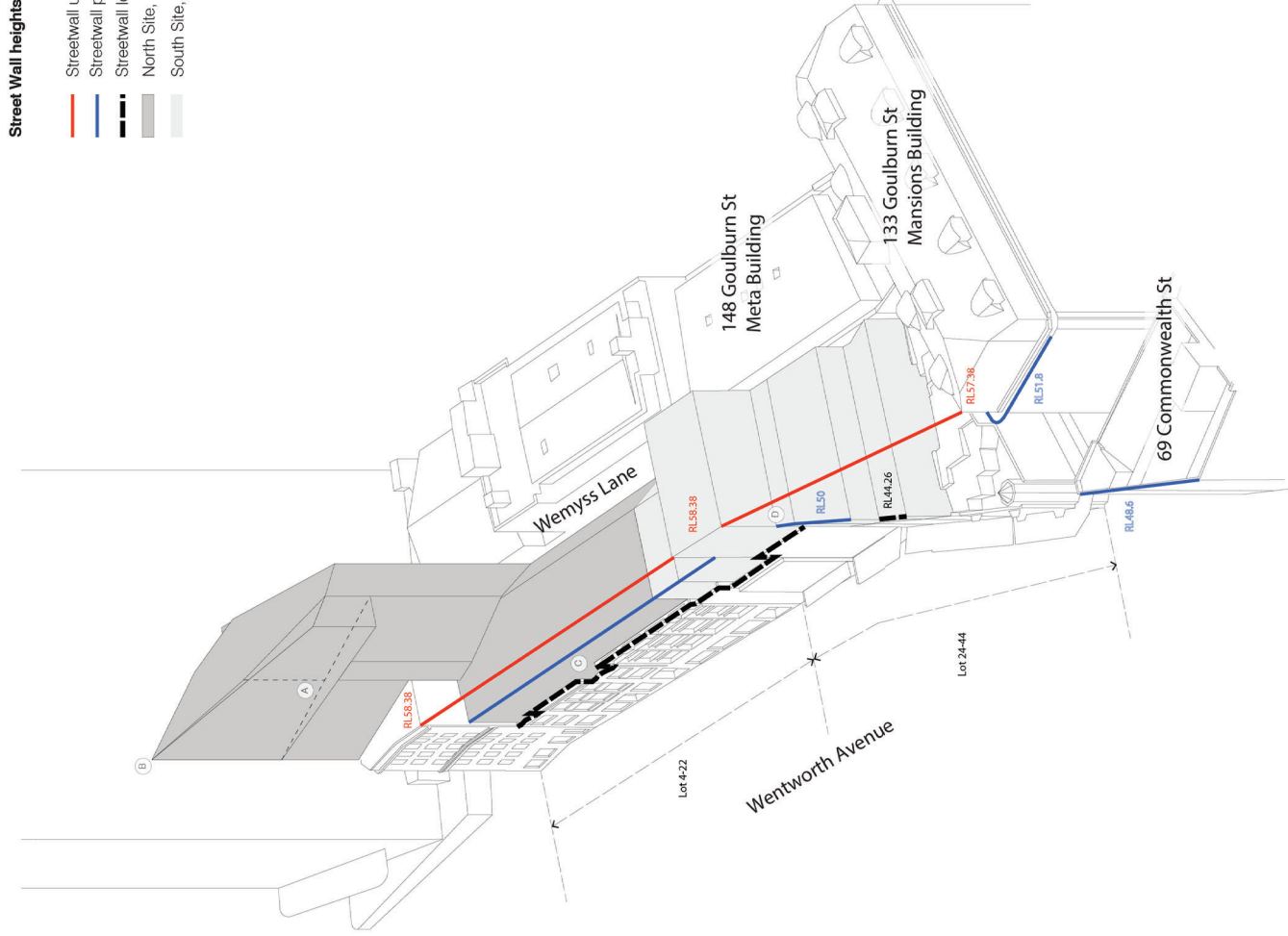
The primary street wall height for heritage facades between 4-44 Wentworth Avenue is at RL 44, this sets a lower scale built form pattern of buildings with most buildings being 3-4 storeys in height between north Wemyss Lane and Goulburn Street at the south.

The south end of the block is distinguished from the north by a change in number of building storeys at lots 30-32 Wentworth Avenue from 3-4 storeys to 5 storeys and the street alignment angling west away from Wemyss Lane shown at (D).

The built form steps with the fall of the land from the north to the south. A landmark change of 6 metres height difference of the built form massing between 30-32 Wentworth Avenue to 34-44 Wentworth Avenue shows a street wall modulation change shown at (D).

Retaining solar access to 133 Goulburn Street south of the street block and to 148 Goulburn Street east of the street block requires a separate stepping down transition for new built form height at 24-44 Wentworth Avenue.

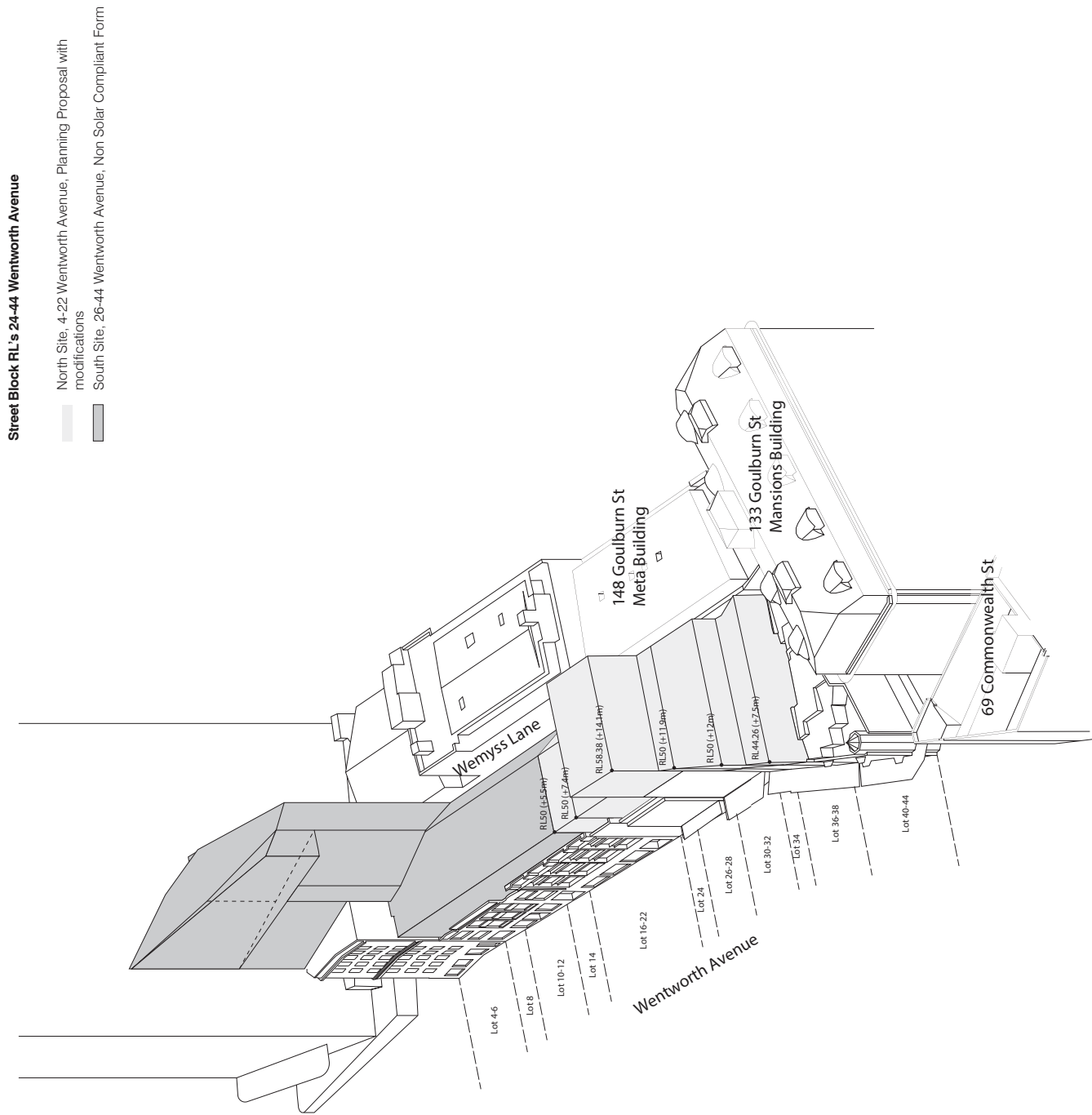
The proposed stepped built form massing meets the corner heritage building's parapet at 4-6 Wentworth Avenue at RL 58.38, the new podium height RL50 at 8-22 Wentworth Avenue aligns to surrounding heritage buildings 133 Goulburn Street (Mansions Building) and 69 Commonwealth Street (alignment shown in blue) intersection to Goulburn Street and Wentworth Avenue and the lowest step following the primary lower heritage facade street wall height At RL 44.26 between 8-38 Wentworth Avenue.



# 24-44 Wentworth Avenue

## Urban Design Built Form

### - Non Solar Compliant

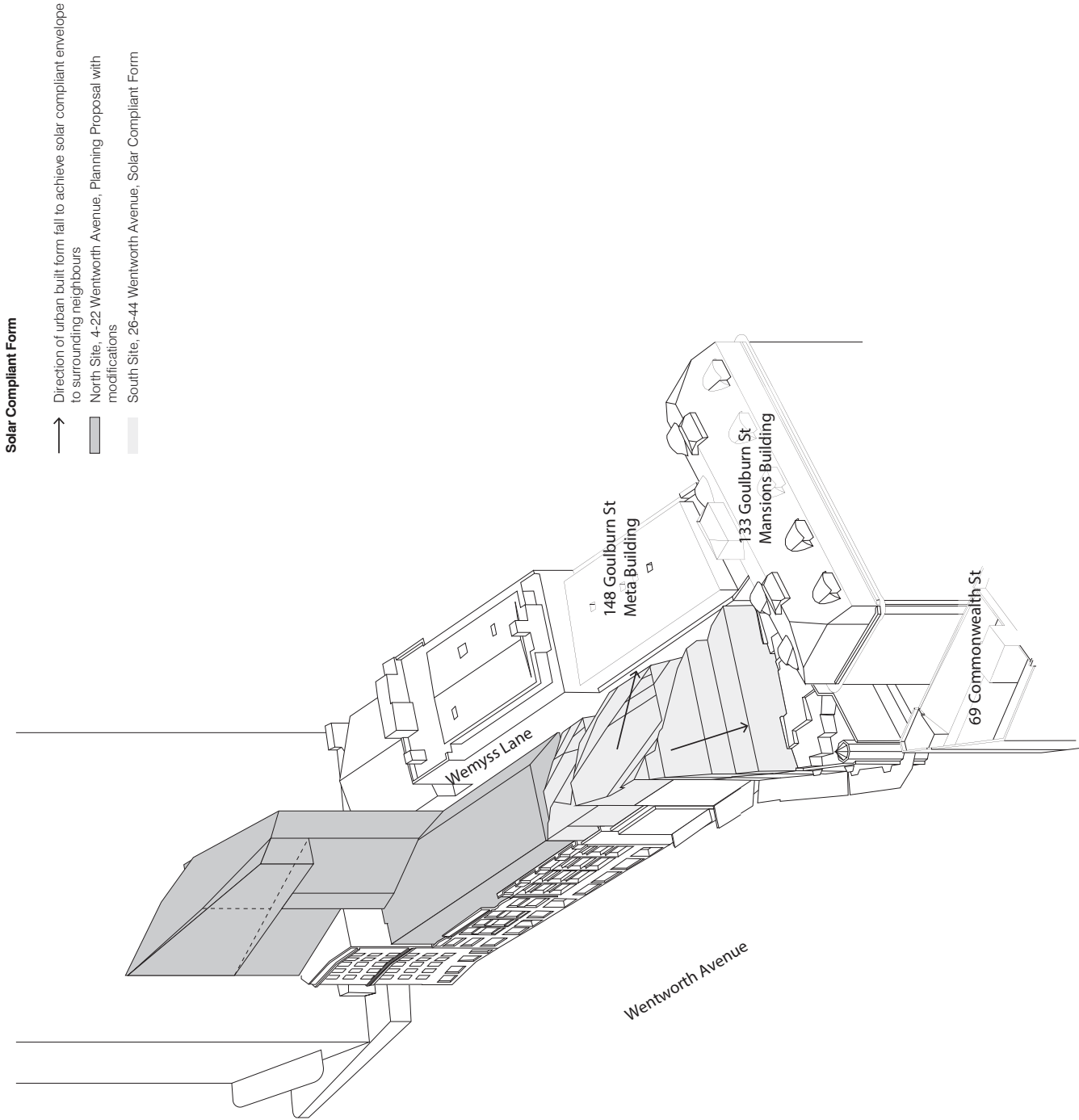


# 24-44 Wentworth Avenue

## Urban Design Built Form

### - Solar Compliant

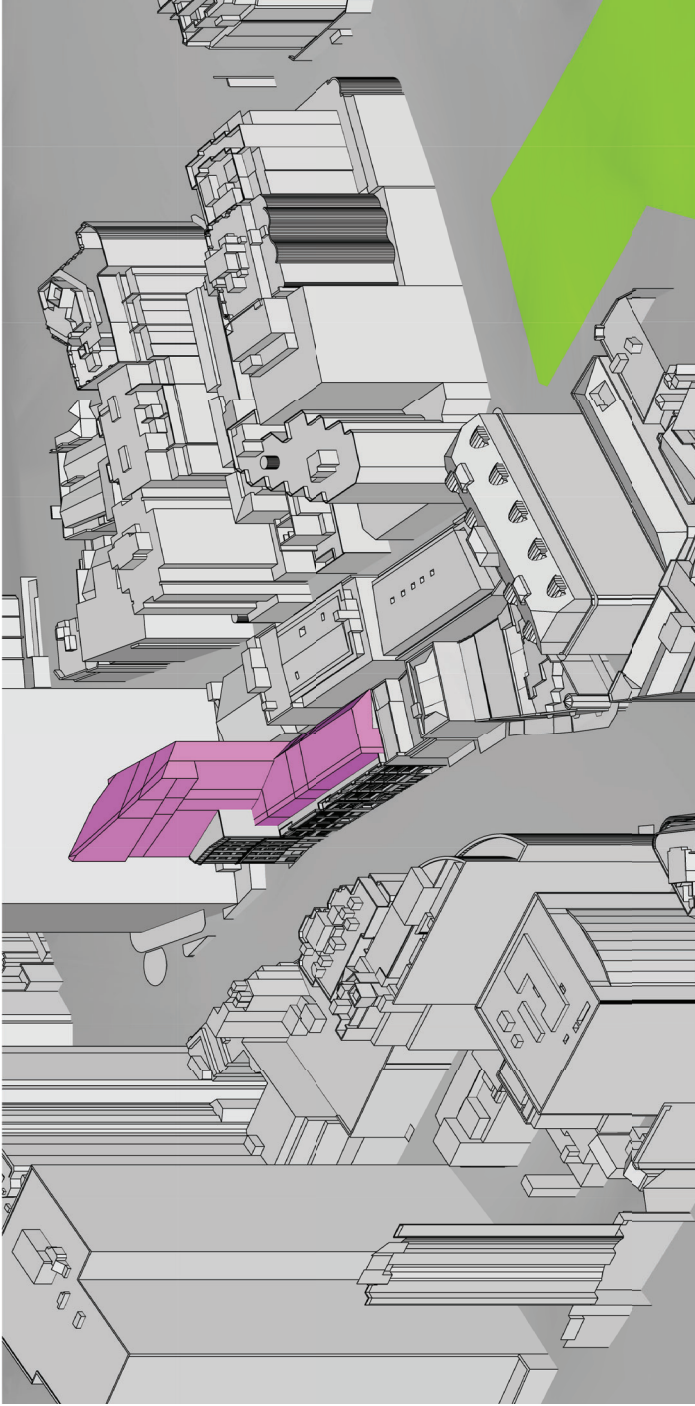
See solar testing to X and Y at Appendix 1



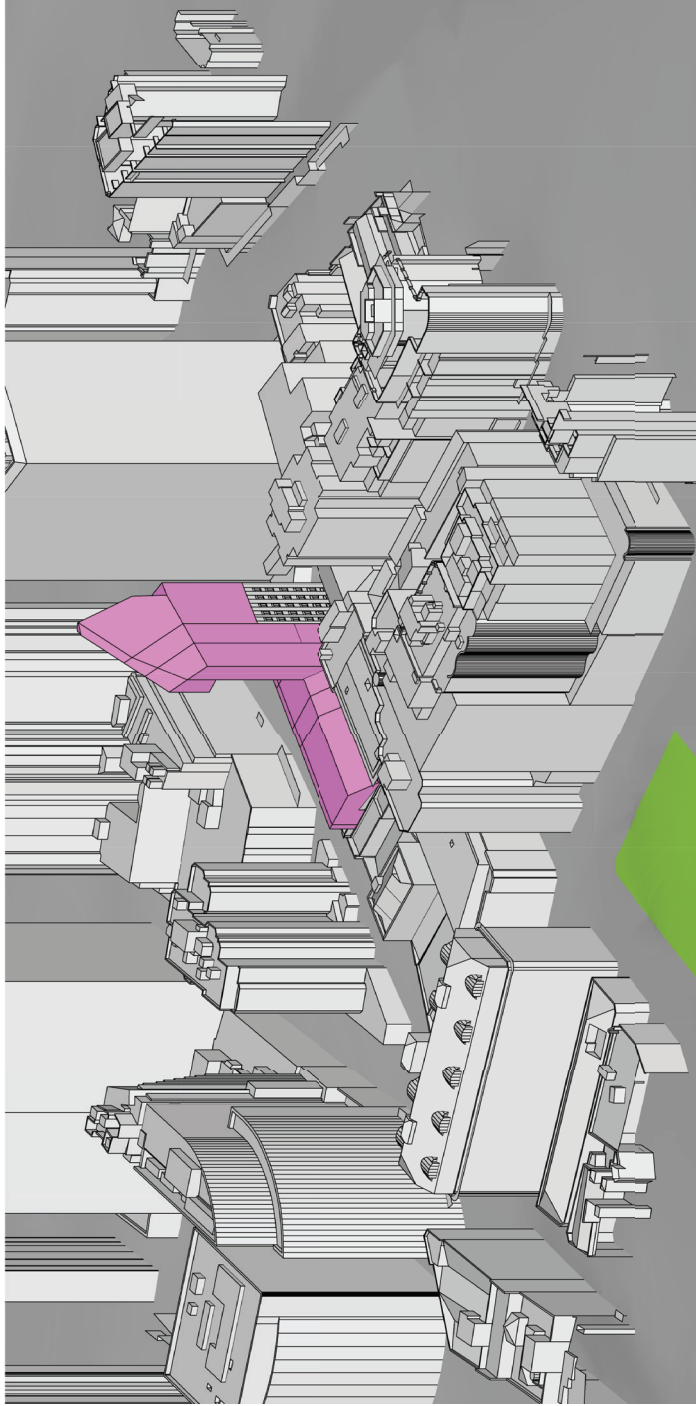


# 1. Planning Proposal

## 4 - 22 Wentworth Avenue



Wentworth Avenue view

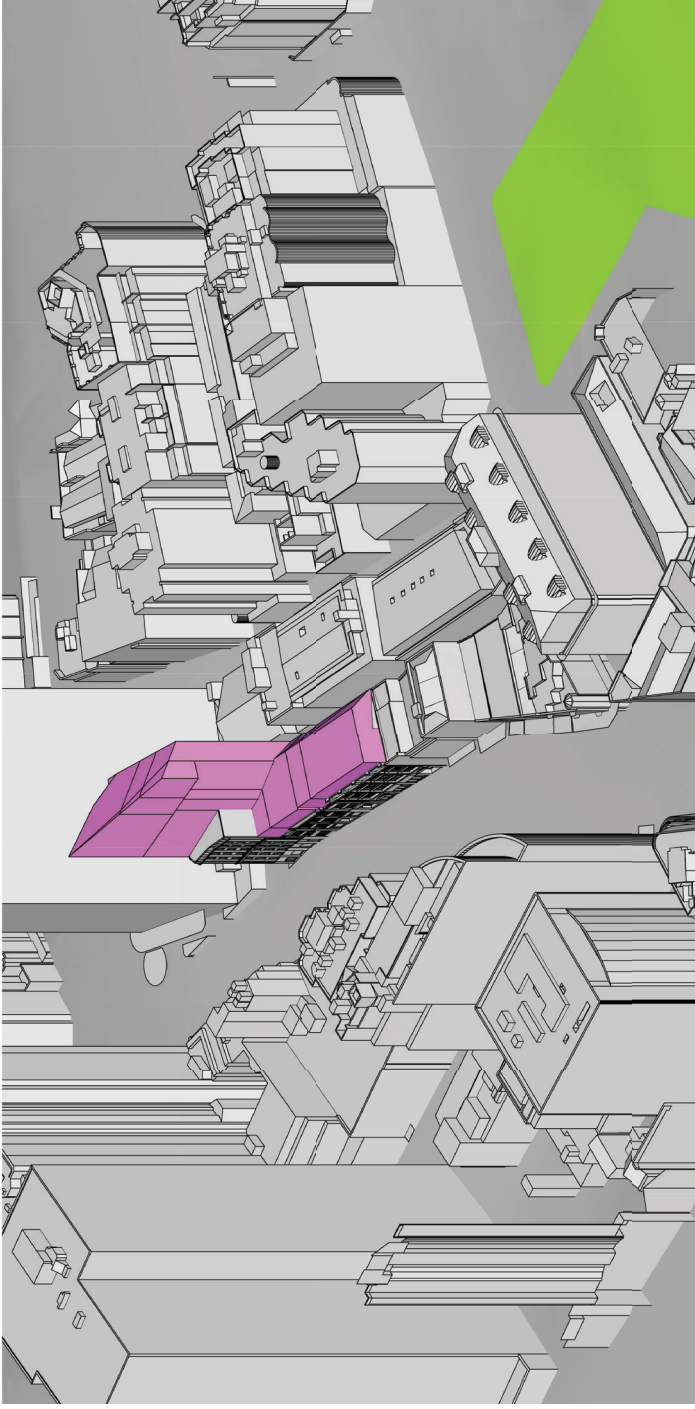


Wemyss Lane view

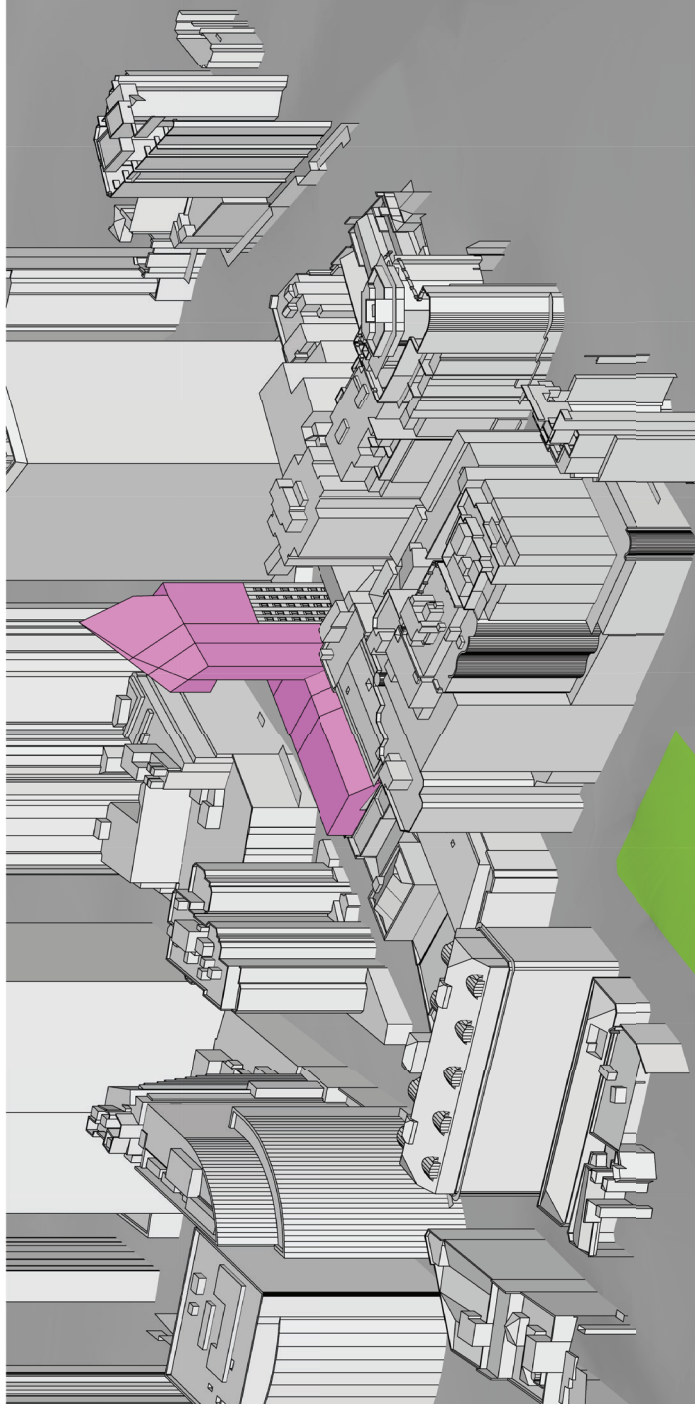
## 2. Planning Proposal 4 - 22 Wentworth Avenue with modifications

- (A) Removal of podium setback (+292sqm)
- (B) Simplified tower cantilever (-28sqm)
- (C) Retain lot alignment at 8-12 Wentworth  
(cutting back would result in a  
loss of 495sqm - not illustrated)

243



Wentworth Avenue view

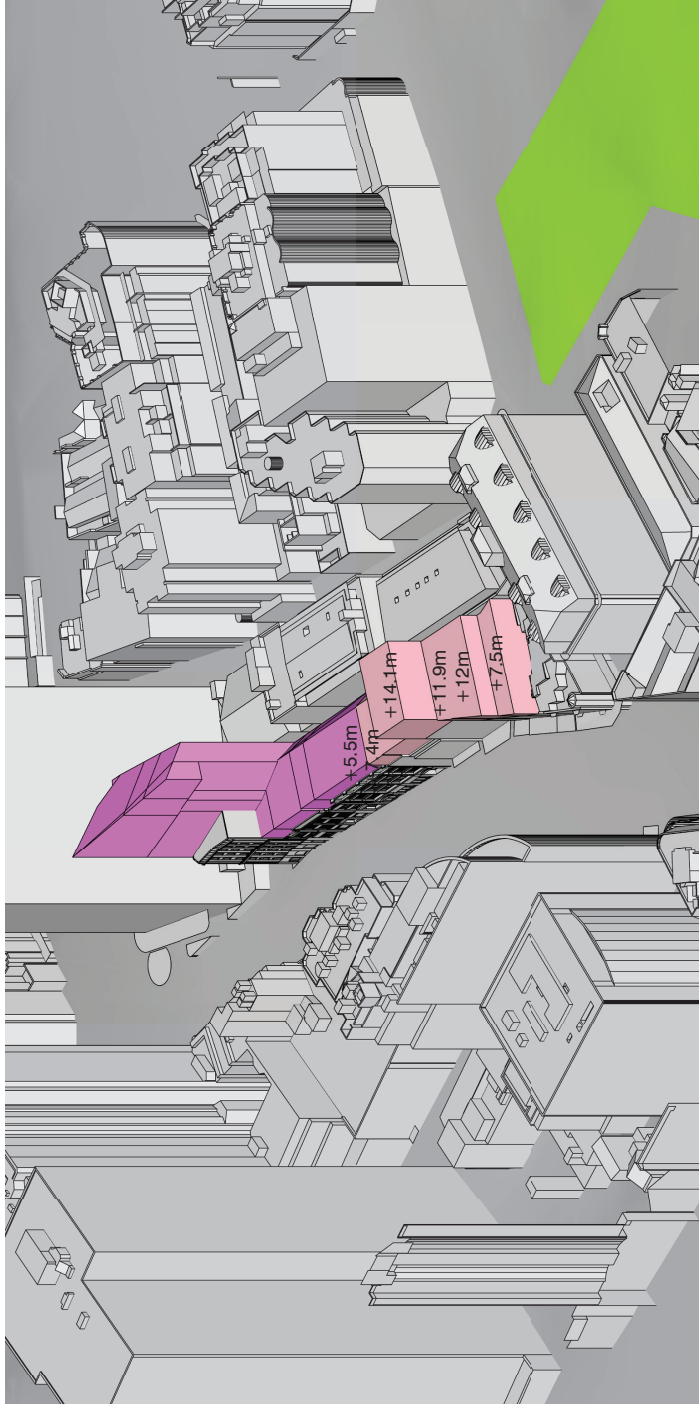


Wemyss Lane view

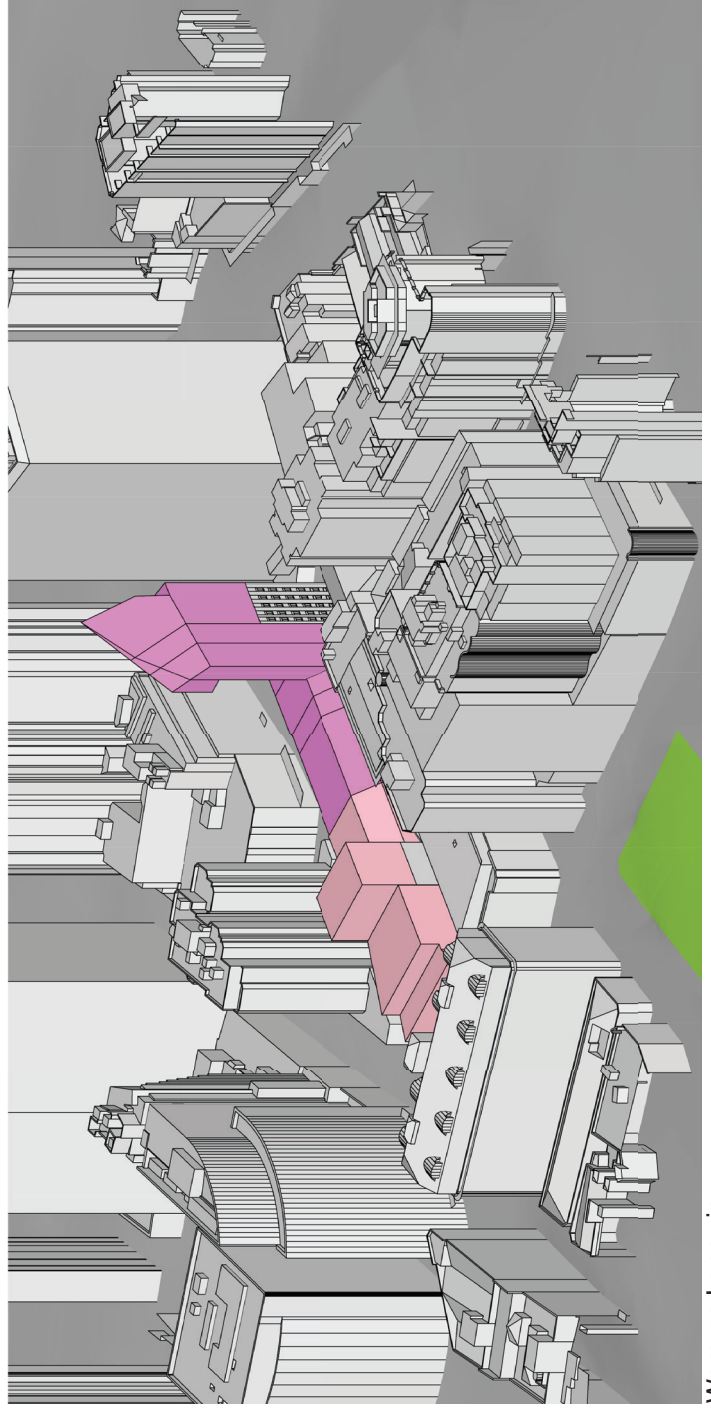
### 3. 24 - 44 Wentworth Avenue

#### Solar non-compliant

- 4 apartments impacted in Meta Building, east of study area
- Increased height at 24-44 Wentworth Avenue



Wentworth Avenue view



Wemyss Lane view

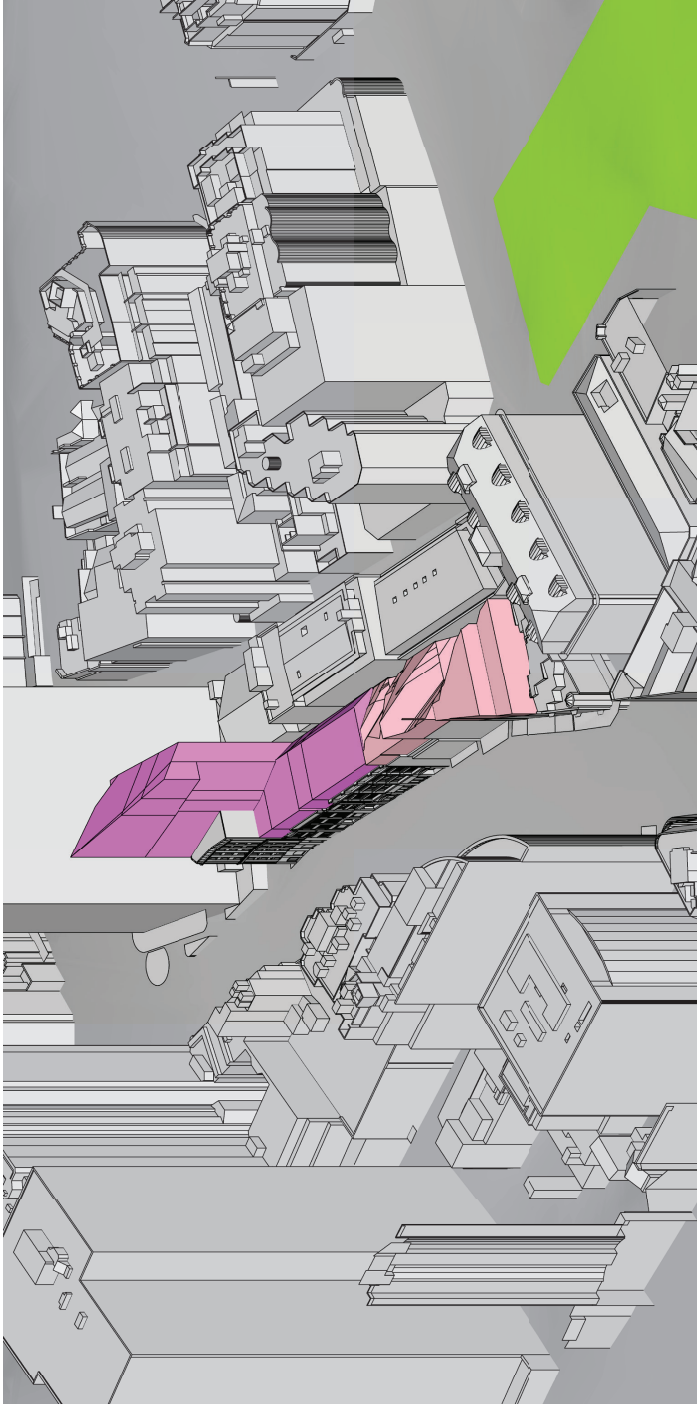


## 4. 24 - 44 Wentworth Avenue

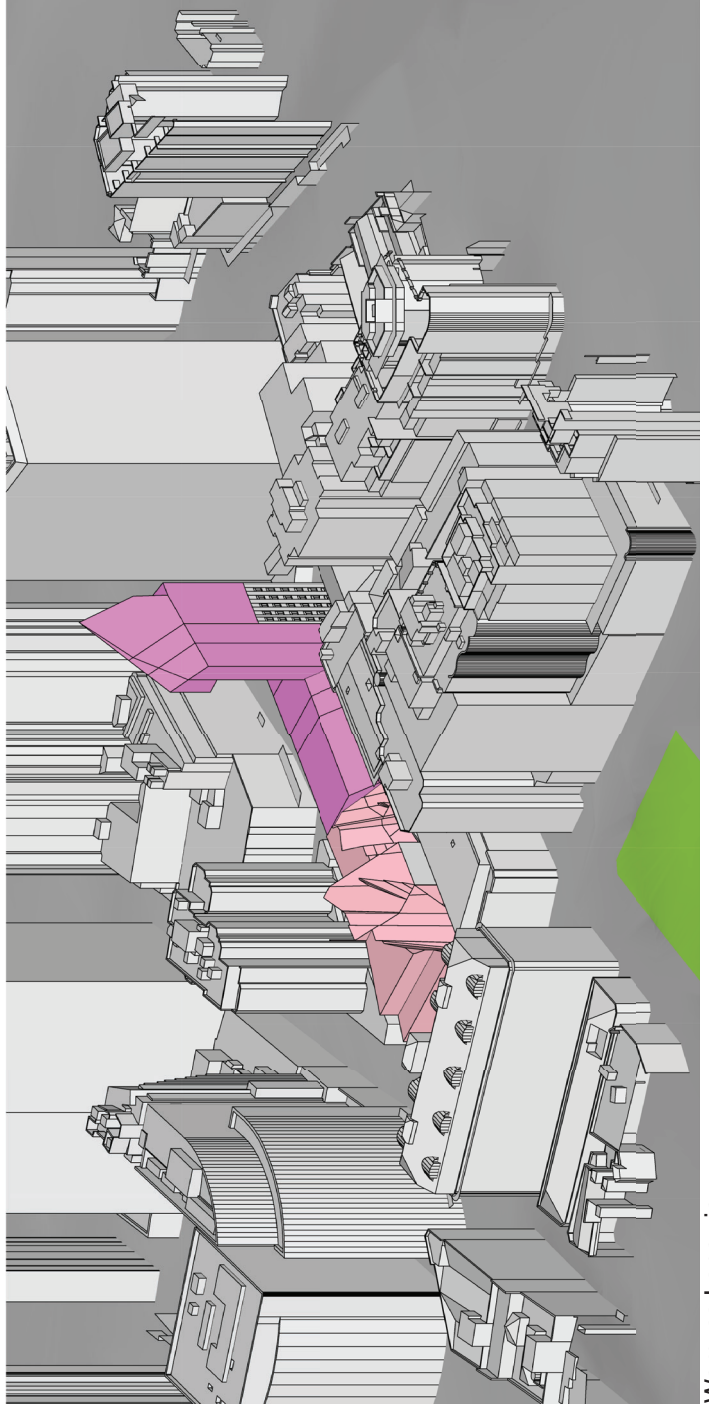
### Solar compliant

- Negligible overshadowing

245



Wentworth Avenue view



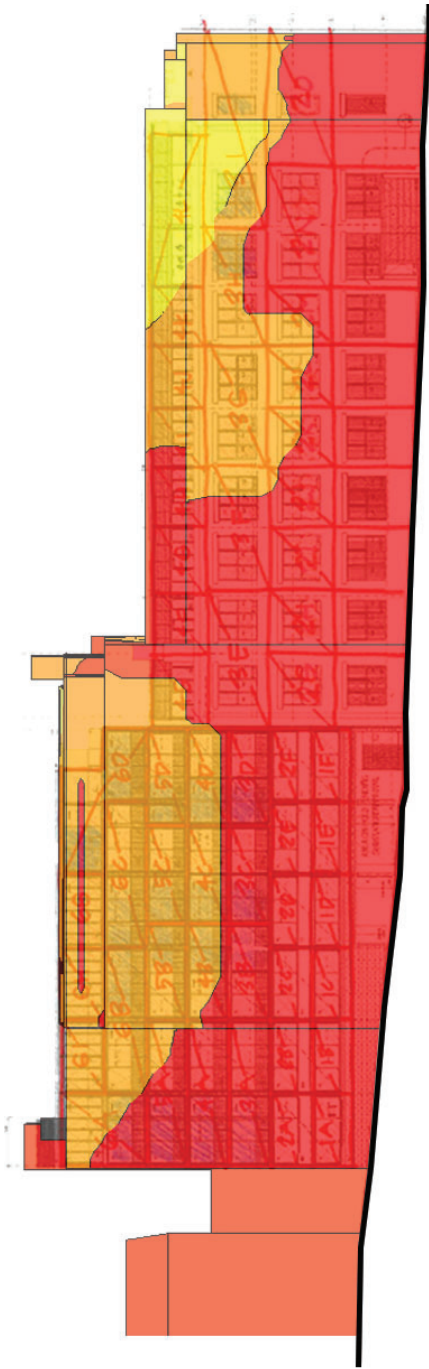
Wemyss Lane view

## **Appendix 1.**

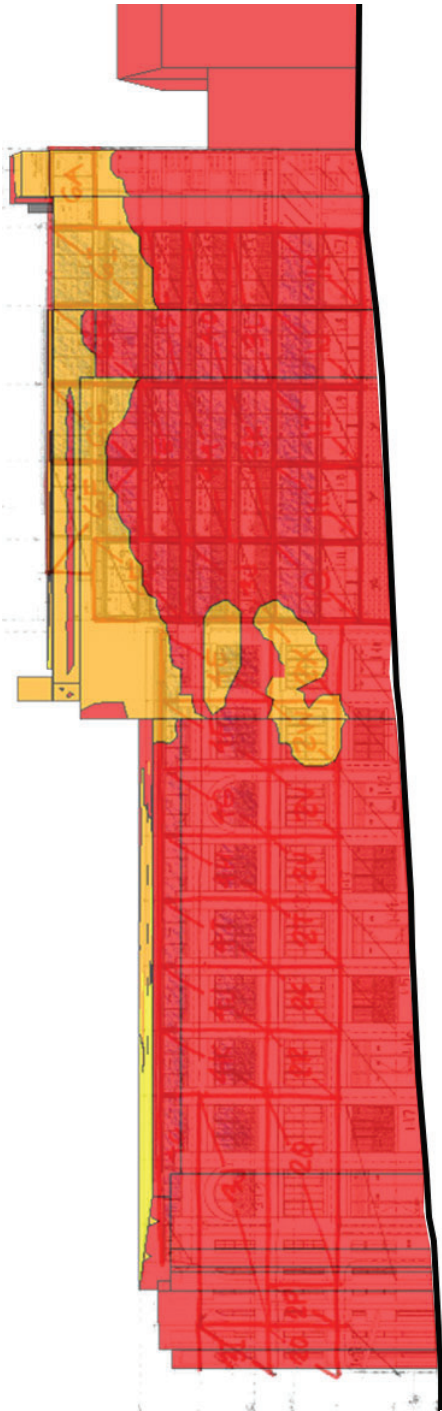
### **Solar testing to surrounding buildings**

# Urban Design Built Form Solar Testing

Existing Built Form Solar Simulation  
- 148 Goulburn Street, Meta Building



Wemyss Lane view

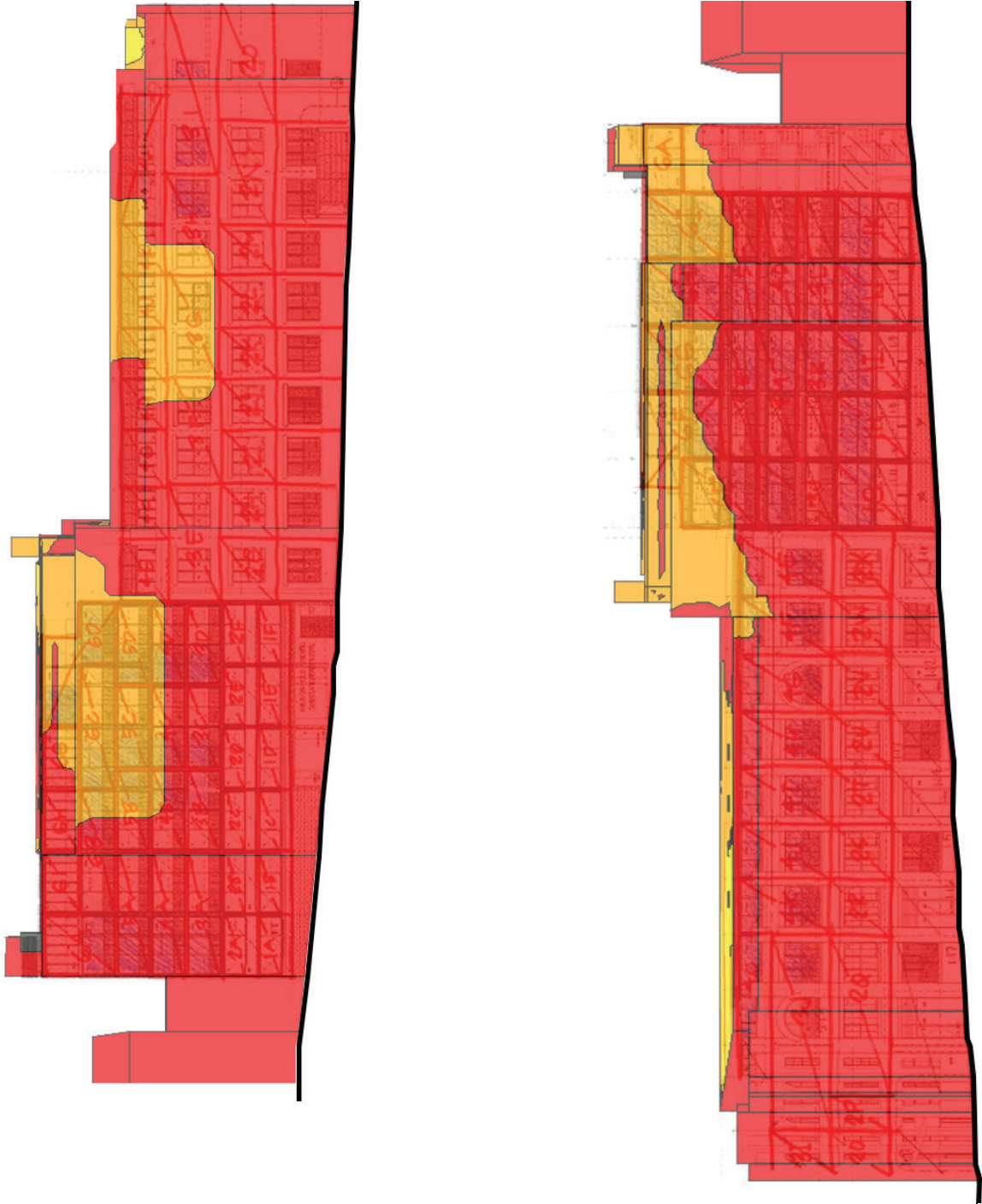


Brisbane Street view

# Urban Design Built Form

## Solar Testing

Adjusted study area 4-44 Wentworth Ave  
 Solar non-compliance  
 - 148 Goulburn Street, Meta Building

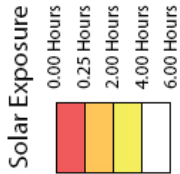
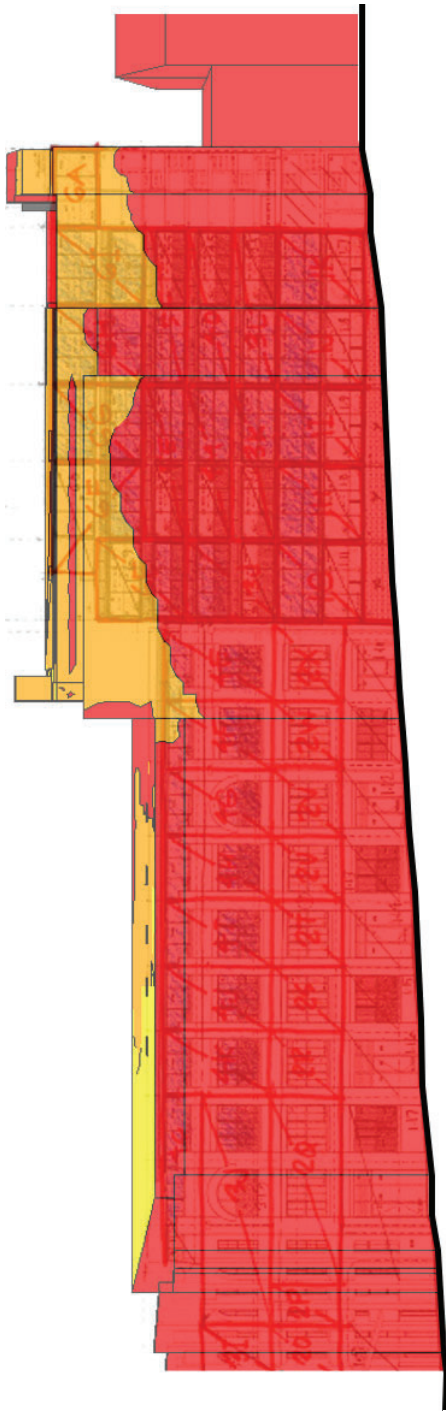




# Urban Design Built Form

## Solar Testing

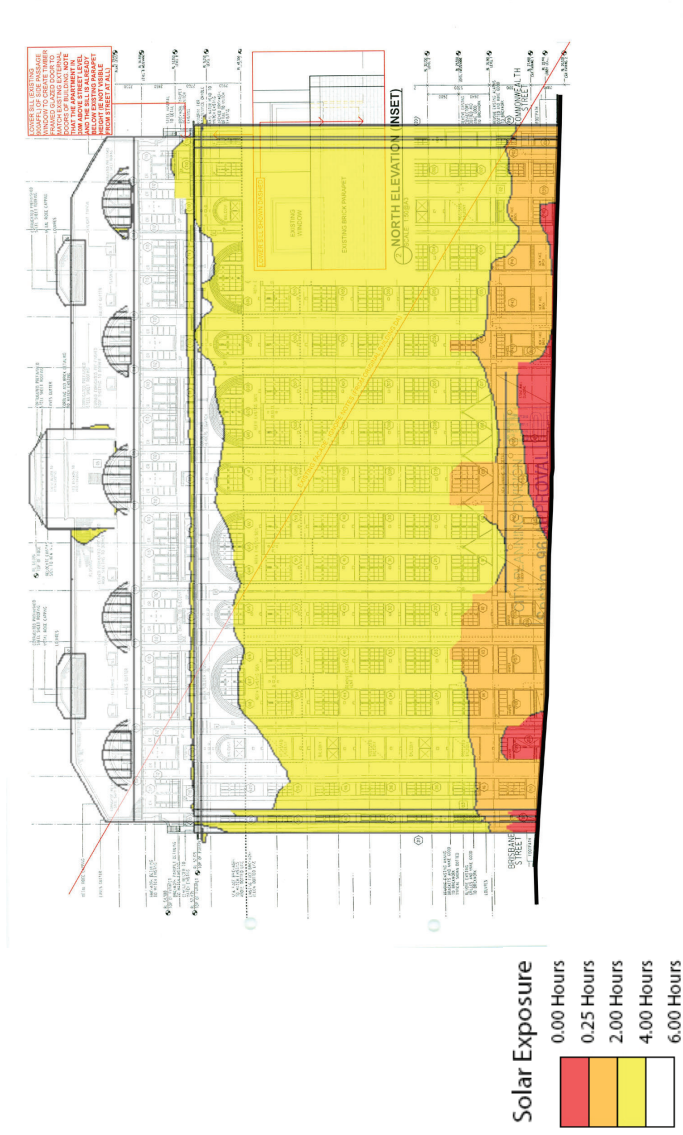
Adjusted study area 4-44 Wentworth Ave  
Solar compliant  
- 148 Goulburn Street, Meta Building





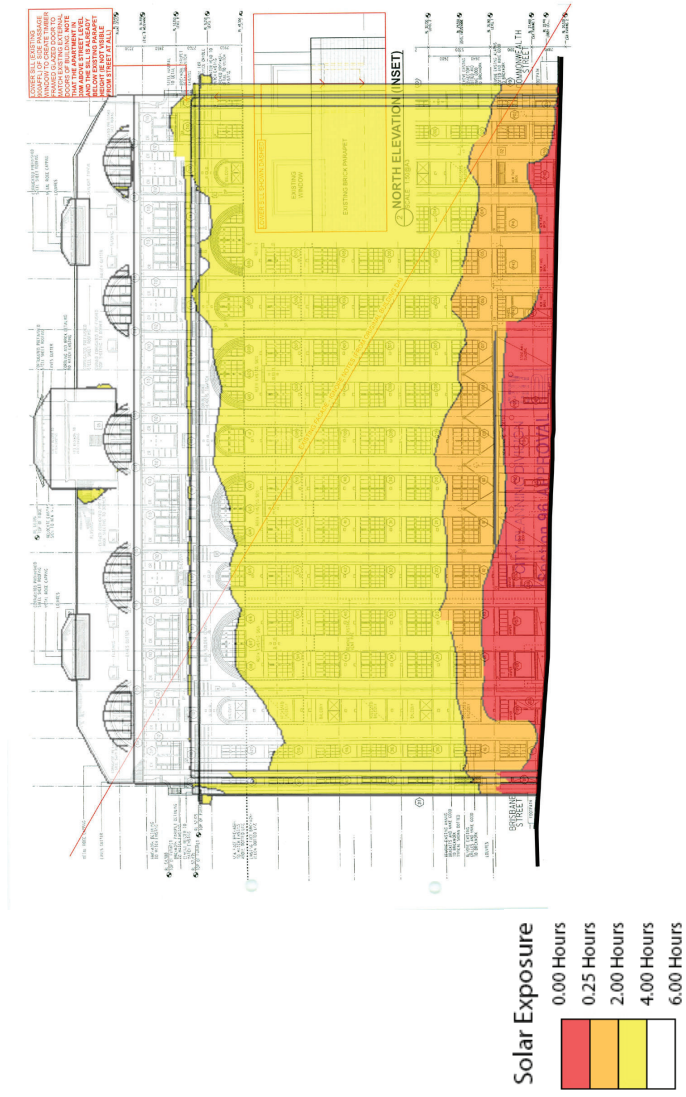
# Urban Design Built Form Solar Testing

Existing Built Form Solar Simulation  
- 133 Goulburn Street,  
Sydney Mansion



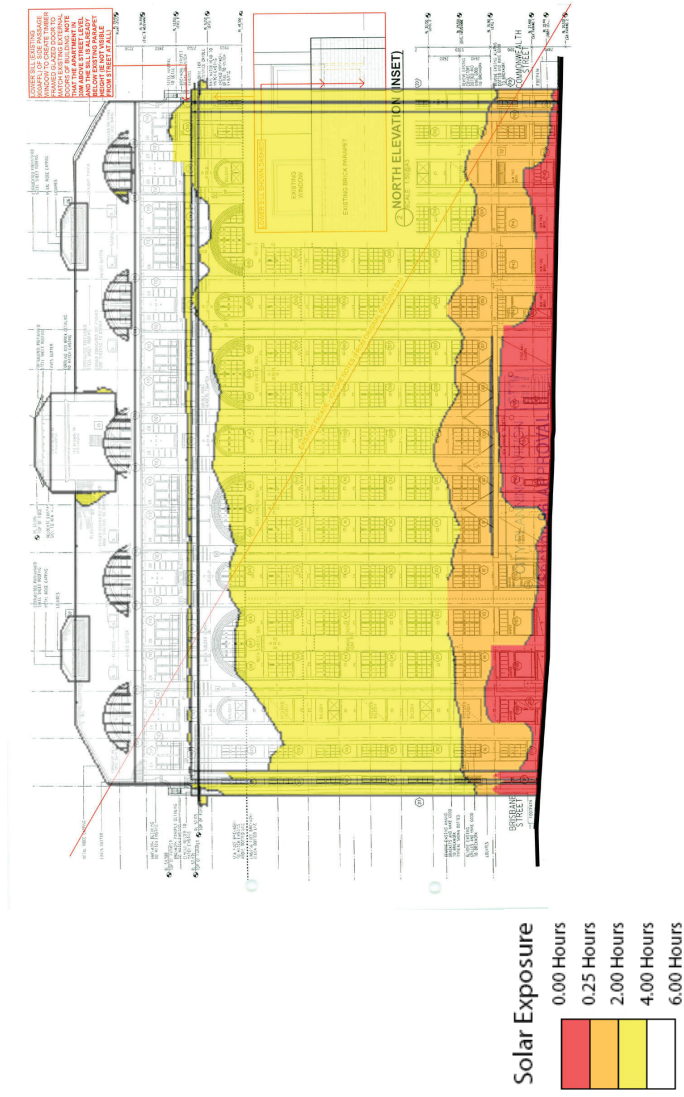
# Urban Design Built Form Solar Testing

Adjusted study area 4-44 Wentworth Ave  
Solar non-compliance  
- 133 Goulburn Street,  
Sydney Mansion



# Urban Design Built Form Solar Testing

Adjusted study area 4-44 Wentworth Ave  
Solar compliant  
- 133 Goulburn Street,  
Sydney Mansion



# Urban Design Built Form

## Solar Testing

- Testing undertaken at 15min blocks

