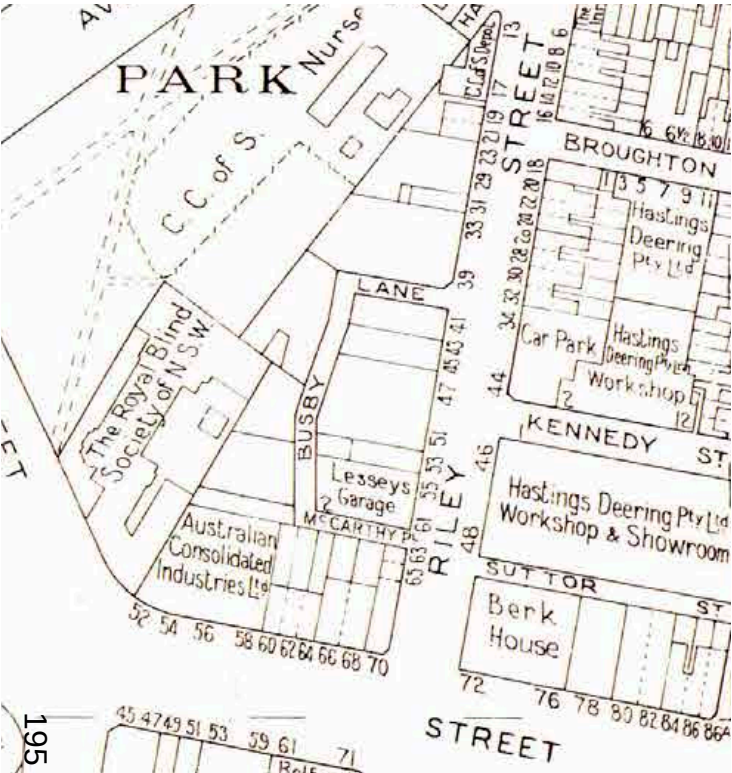


Attachment A4

Urban Design Report - Part 2



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)



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)



Aerial, 1978 (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 Woolloomooloo.

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

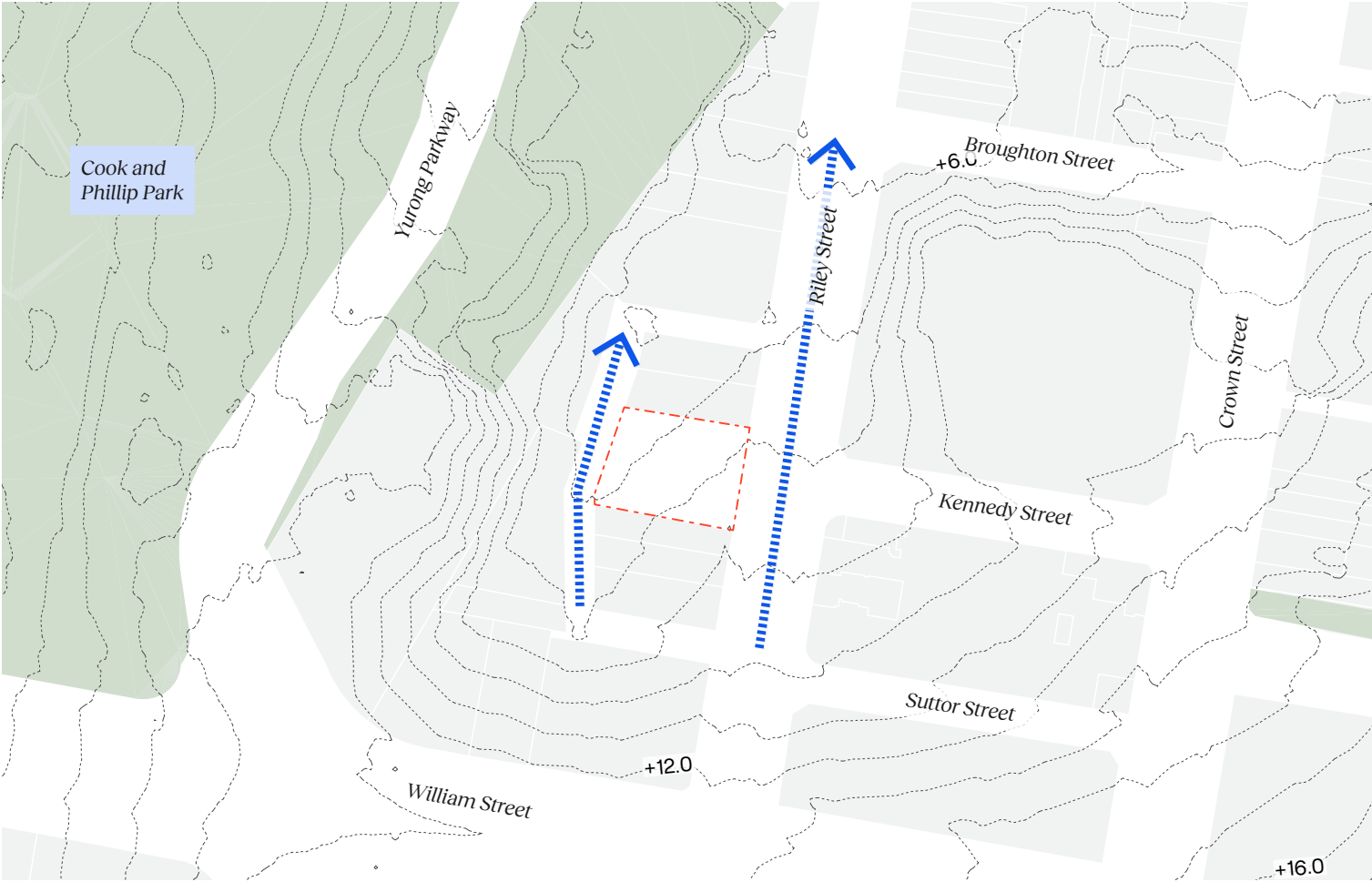
Mixed use

Commercial/retail

Civic/community

Open space

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.

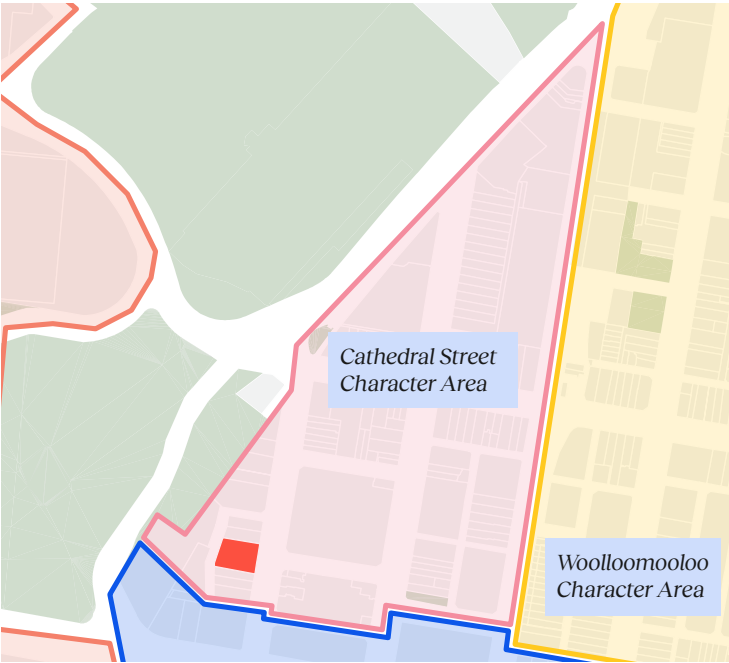
This area is a low scale mixed-use area. The low scale built form maintains views over the precinct from surrounding parkland of Cook and Phillip Park and the Domain. High quality building design on the western corner of Riley and Cathedral Streets is to develop an improved entry to the parklands. A 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

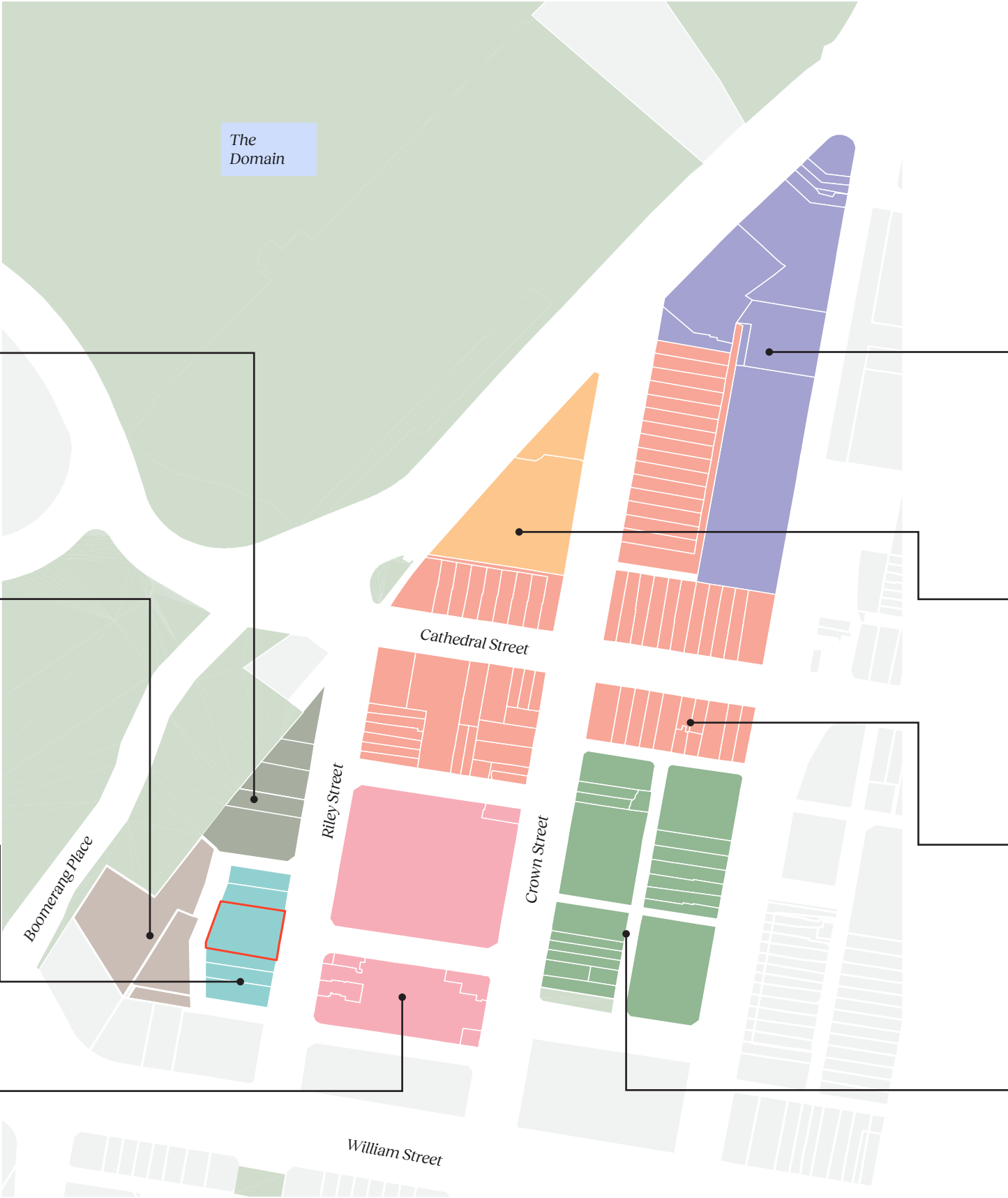


Fine grain mixed use with heritage



High density urban mixed use

SJB



51 Riley Street



Challenging interfaces with infrastructure



Higher density fronting The Domain



Fine grain residential and shop top



In transition with new developments

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

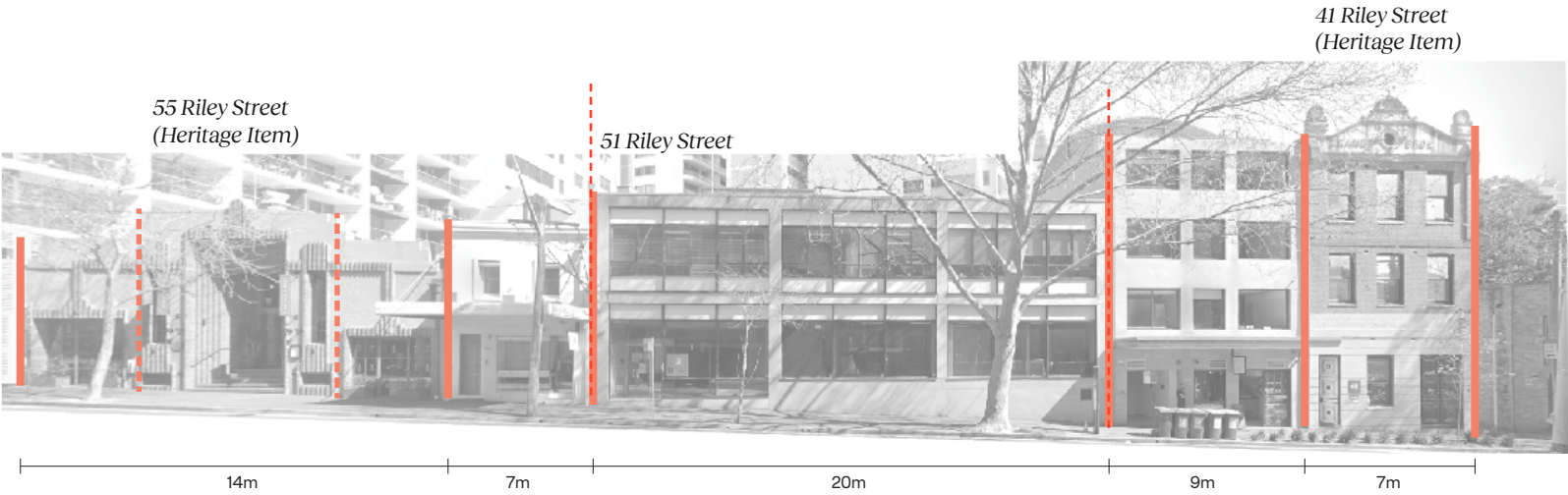
This section of Riley Street includes the site and is anchored by two heritage items. The following analysis of the street elevation will assist in informing an urban and architectural response to street wall, grain and articulation.

- 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.

203

Key

2 Storey

3 Storey

6 Storey

12 Storey

>15 Storey

Noise

Busy Main Road

Overshadowing

Inactive Frontage

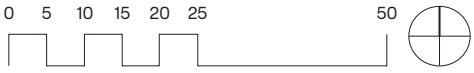
Invasive Views

Rear Laneway



51 Riley Street

Scale
1:1000@A3



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.

204

Key

Heritage

Active Frontage

Tree Canopy

Laneway Activation

Access

B

Bus Stop

T

Train Station



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

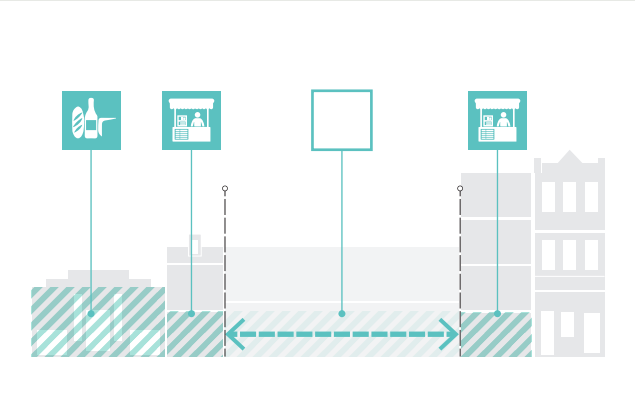


Casba, Danks Street Waterloo

Design principles

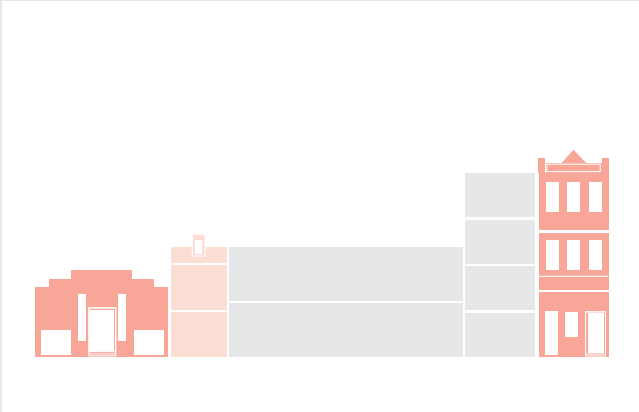
The complexity of the site is addressed through the application of the adjacent six design principles. These principles are informed by social, environmental and economic considerations and support opportunities for a place-based response.

207



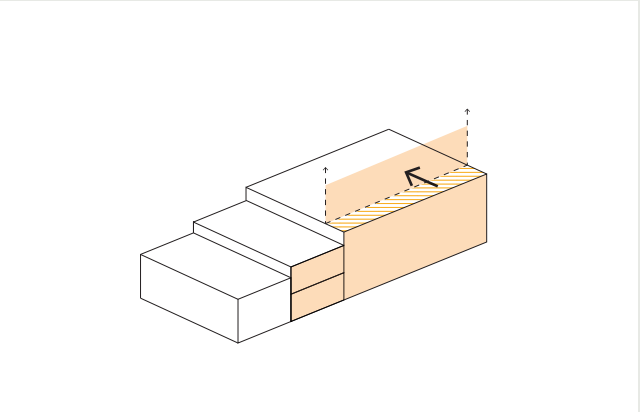
Link active frontage

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.



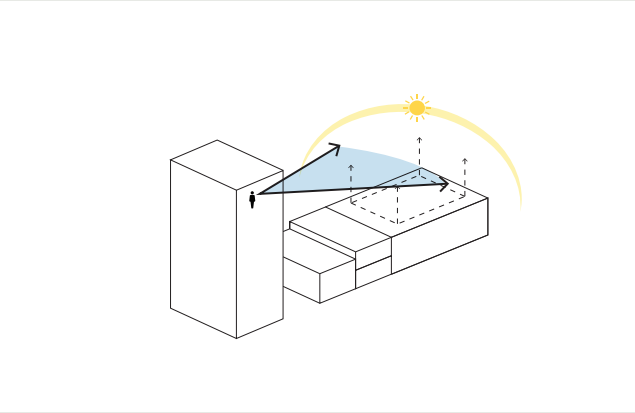
Respect heritage

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.



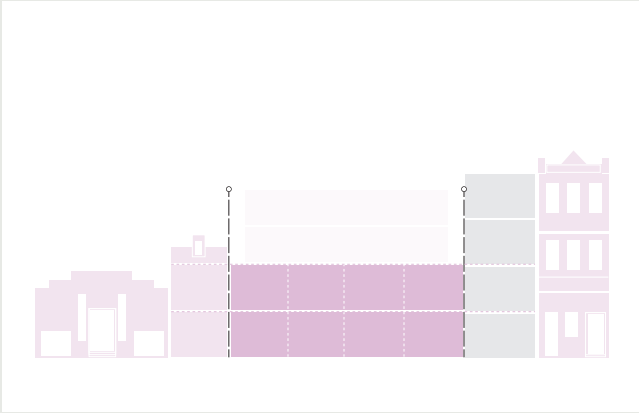
Strengthen street wall

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.



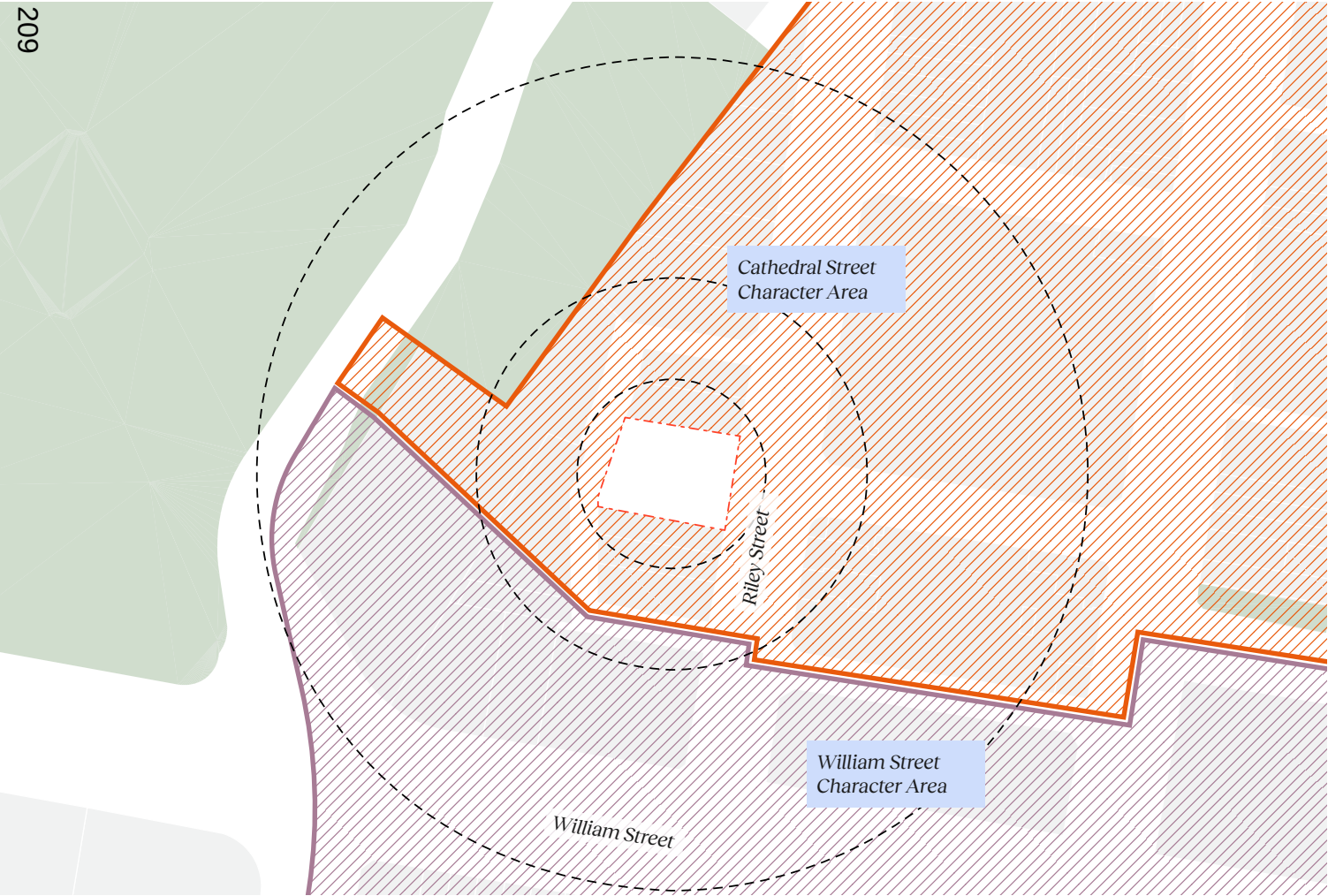
Sense of place

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.

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

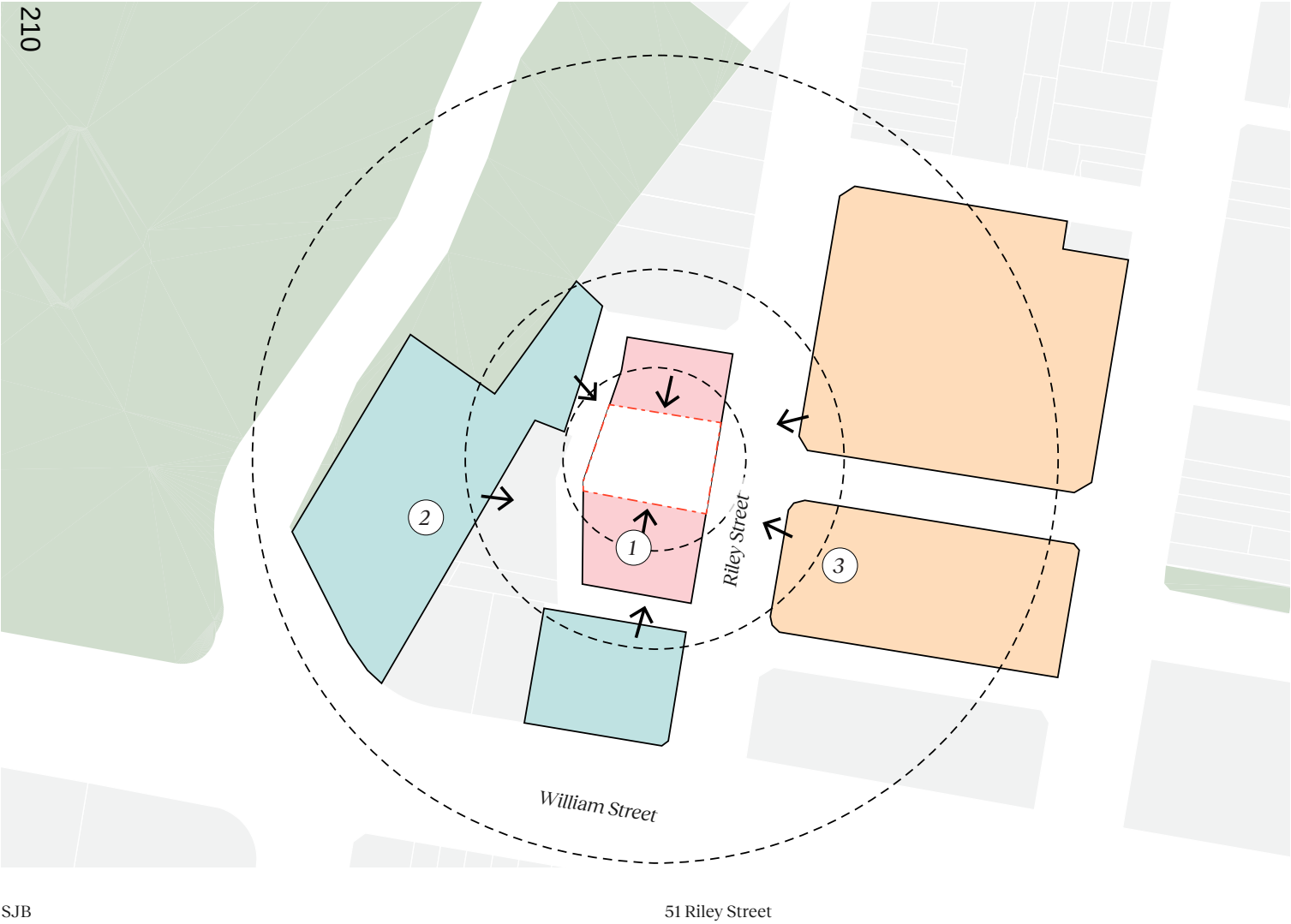


William Street Character Area, cnr William St and Boomerang Pl

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

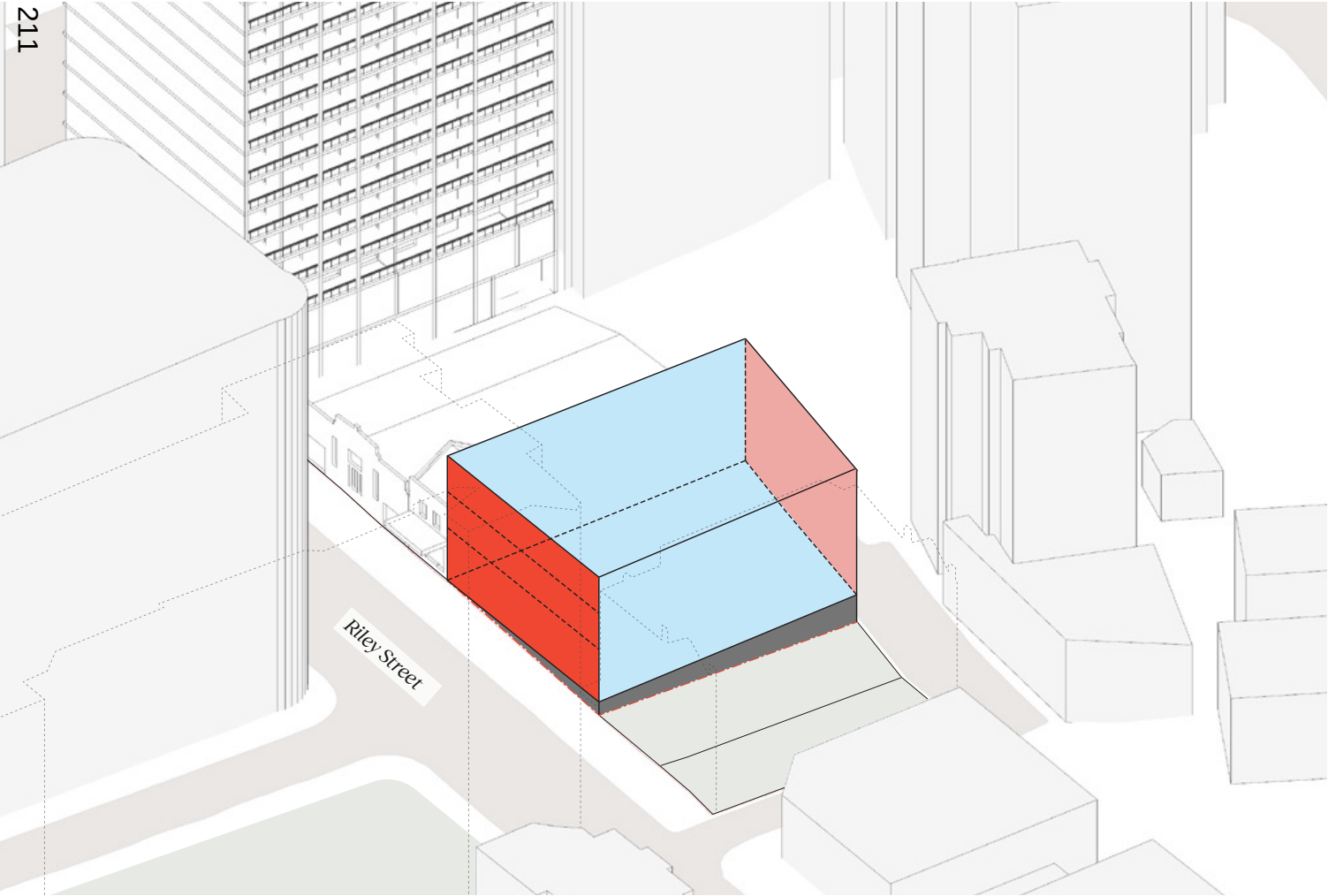
Street walls

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

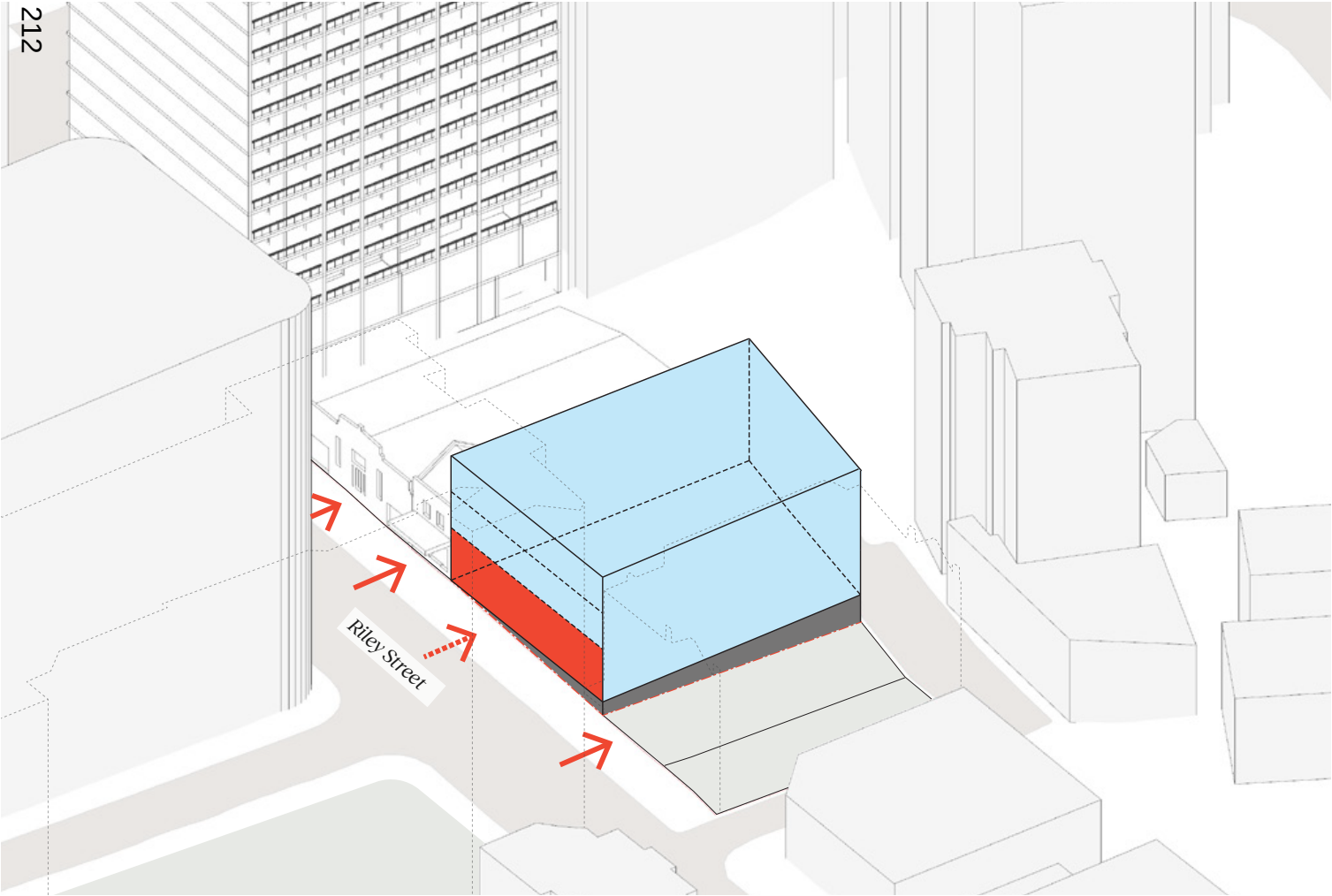
Ground floor activation is not currently provided on the site. The activation on both the north and south creates an opportunity for the site to restitch together this streetscape and connect the other uses.



Neighbourhood Speciality Coffee, Surry Hills



Jordan showroom, Rosebery

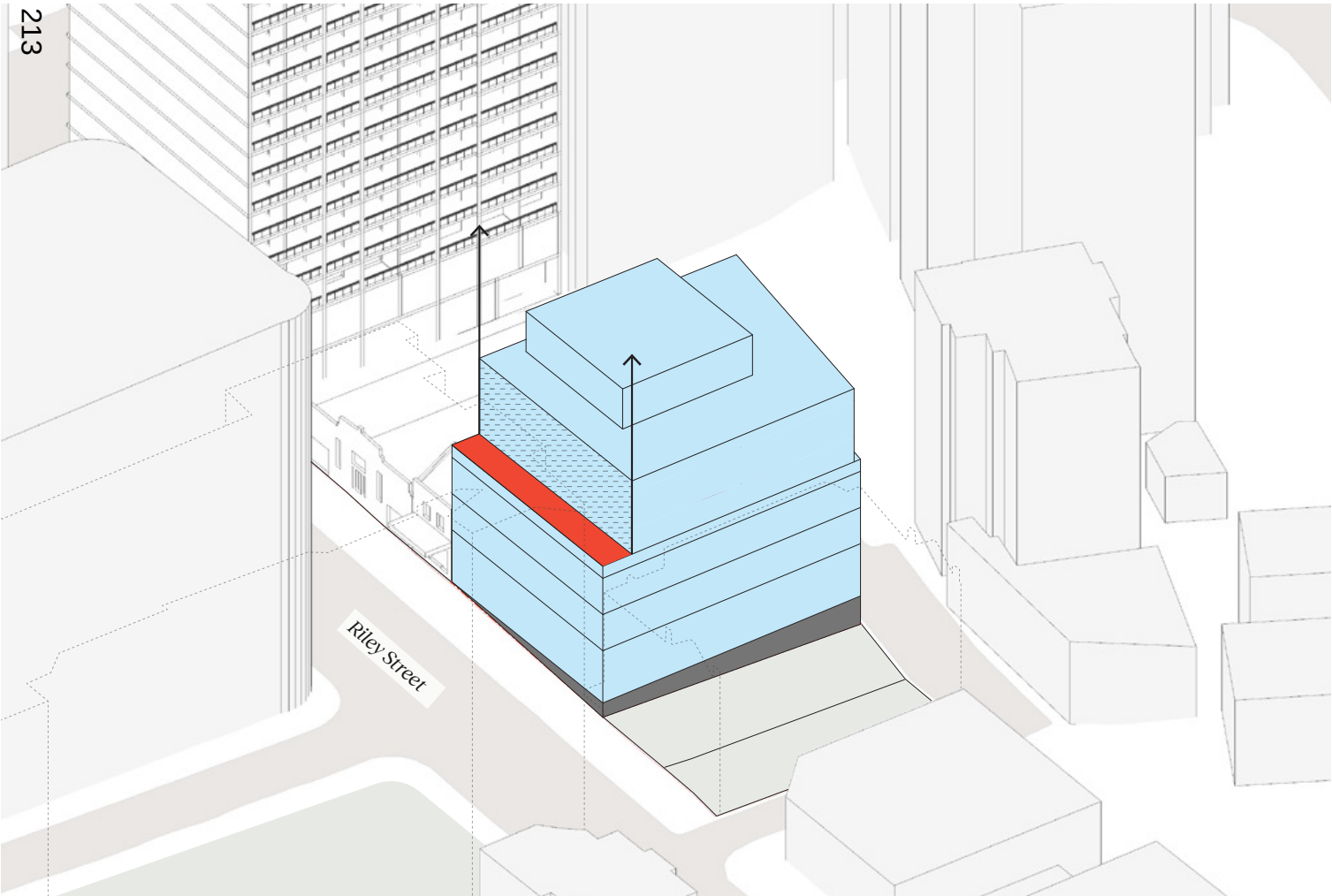


Petal Met Sugar, Florist and Bakery, Woolloomooloo

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

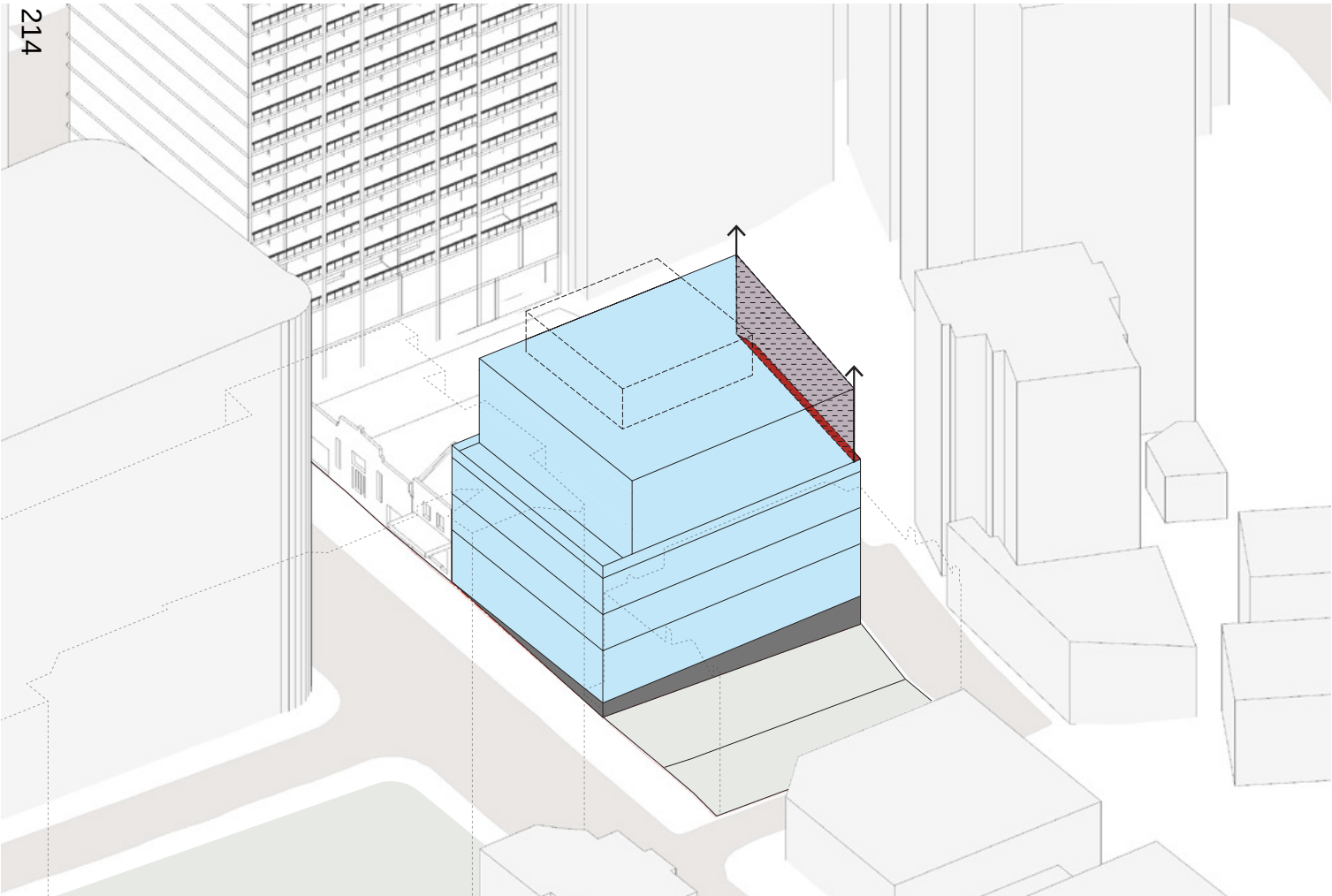


2 Kings Lane, Darlinghurst

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



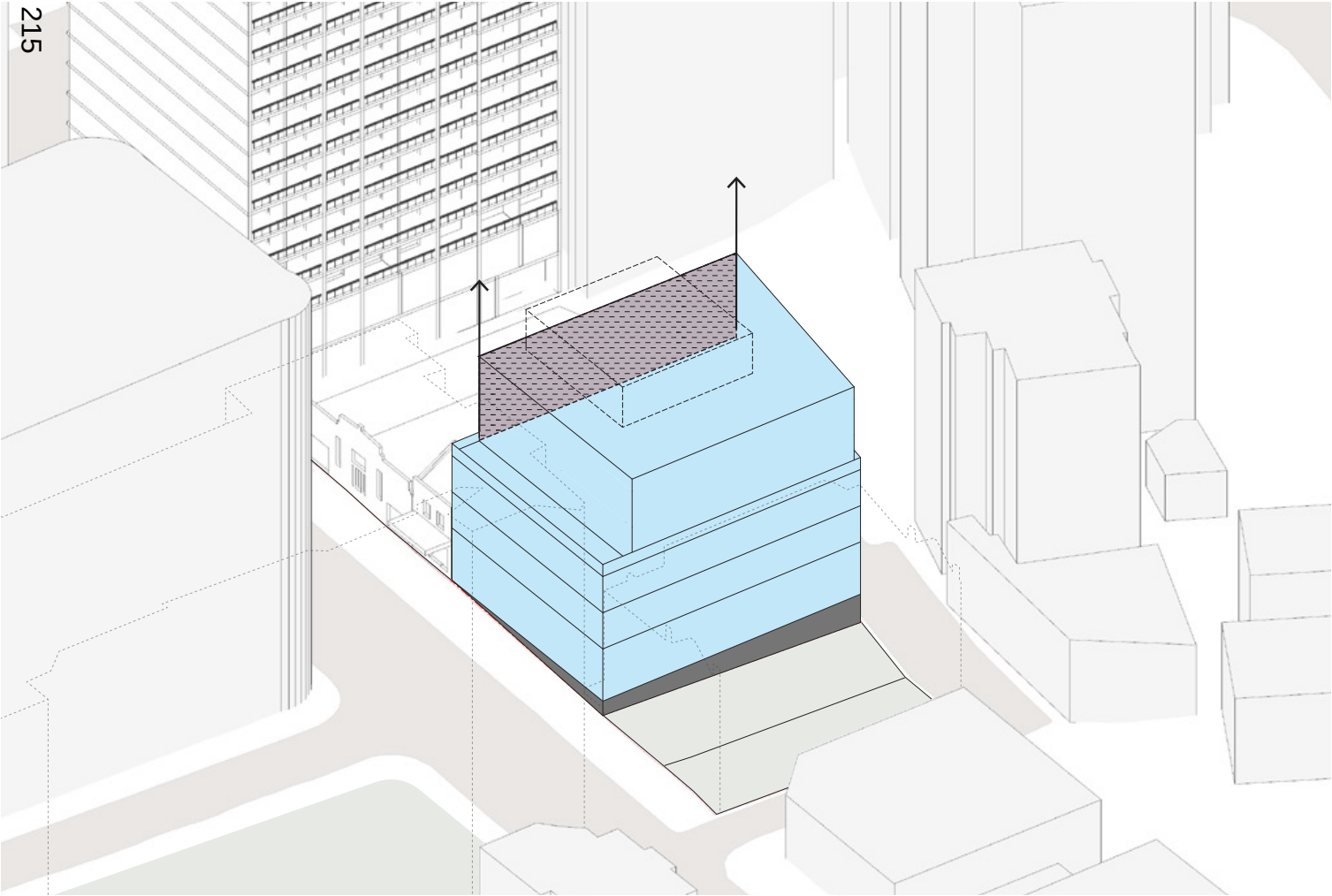
Nightingale 1, Breathe Architecture, Melbourne



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



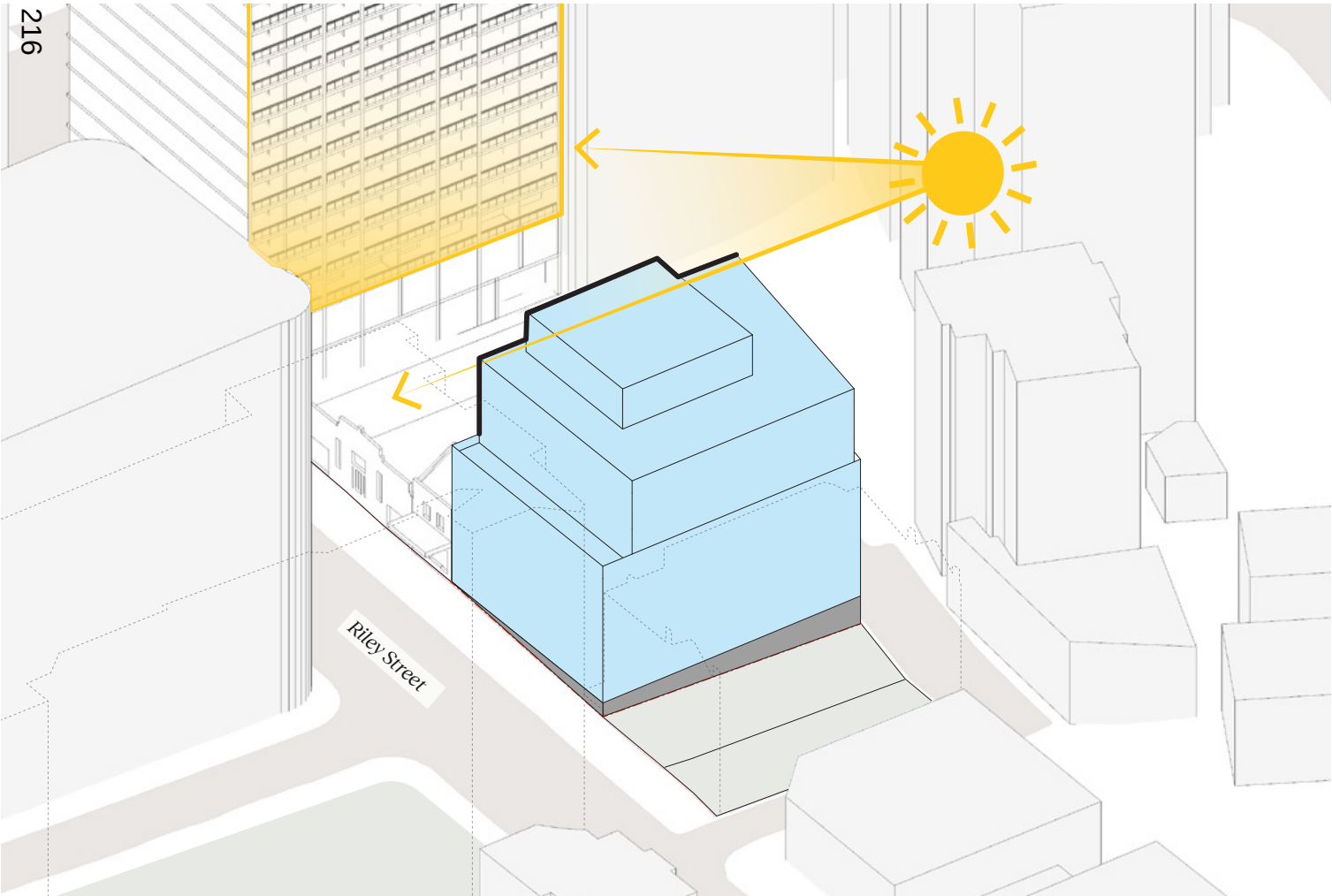
Junny Munro Mural, Harbour Street



Peace, Justice and Unity mural, Pilgrim House

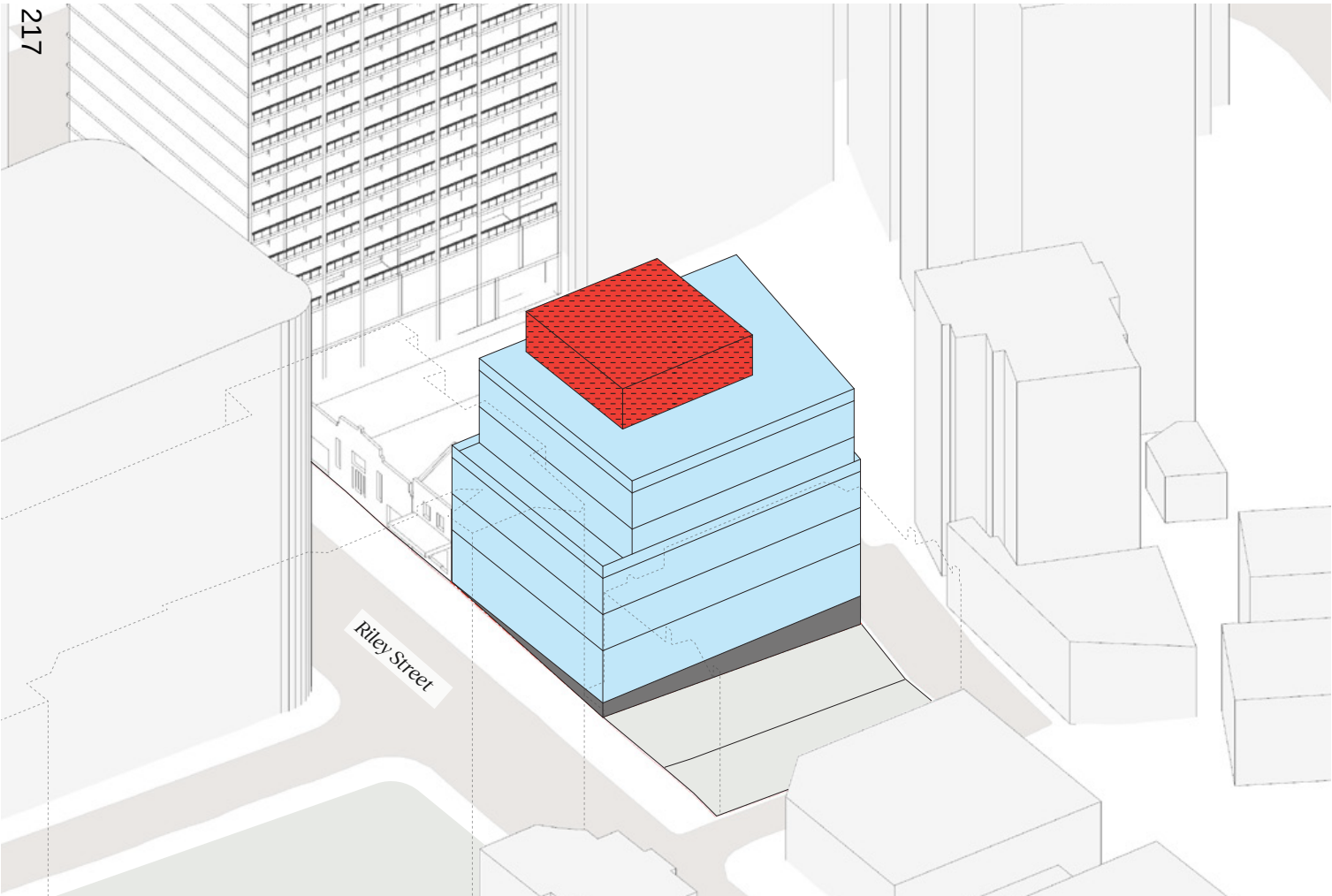
Solar access

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

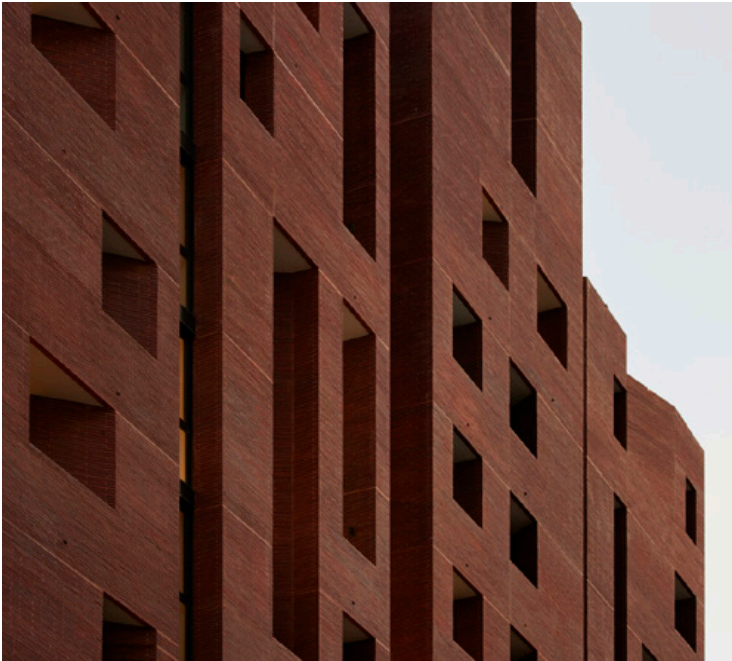
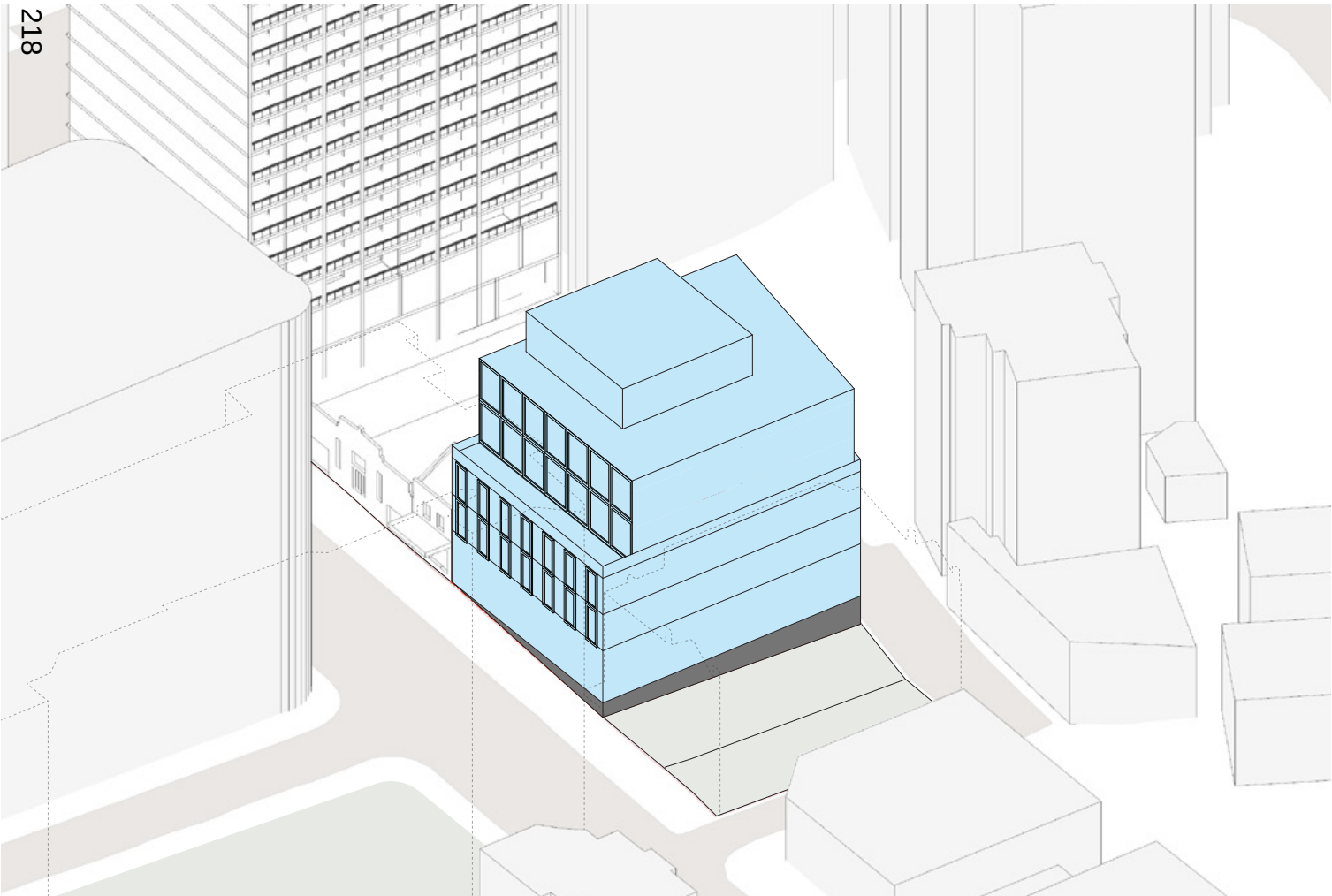


Rooftop, 81 Foveaux St, Surry Hills

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.



9-15 Young Street, Sydney



Arc, Clarence Street Sydney

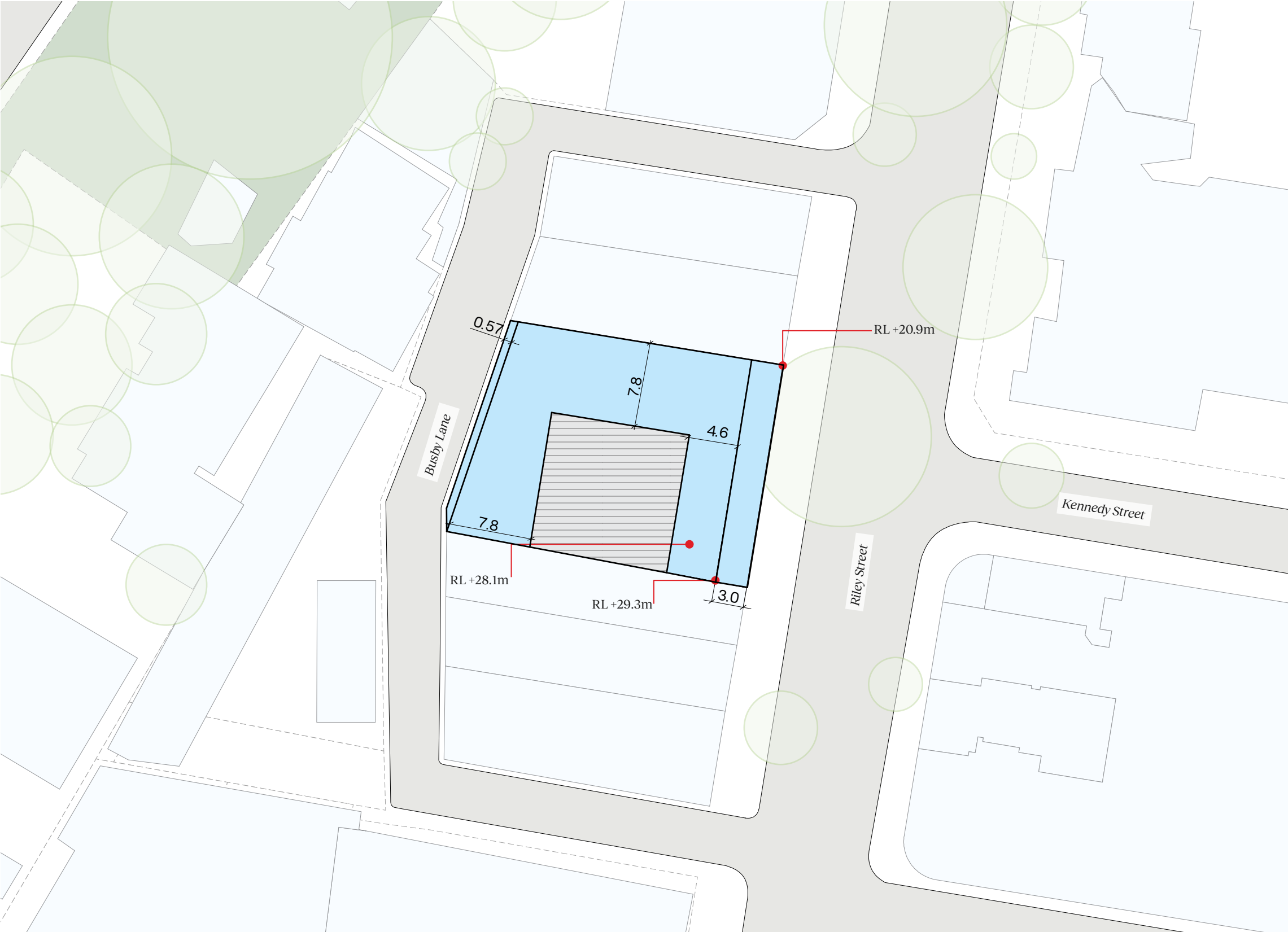


Commercial building, Joan Miro Spain

Proposed planning envelope

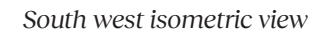
The planning envelope proposed is a result of a place-based design response to the site. This envelope provides for a level of flexibility in the design of the building at DA stage, but at the same time locks in certain elements to ensure good built form outcomes. The proposed building enveloped includes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



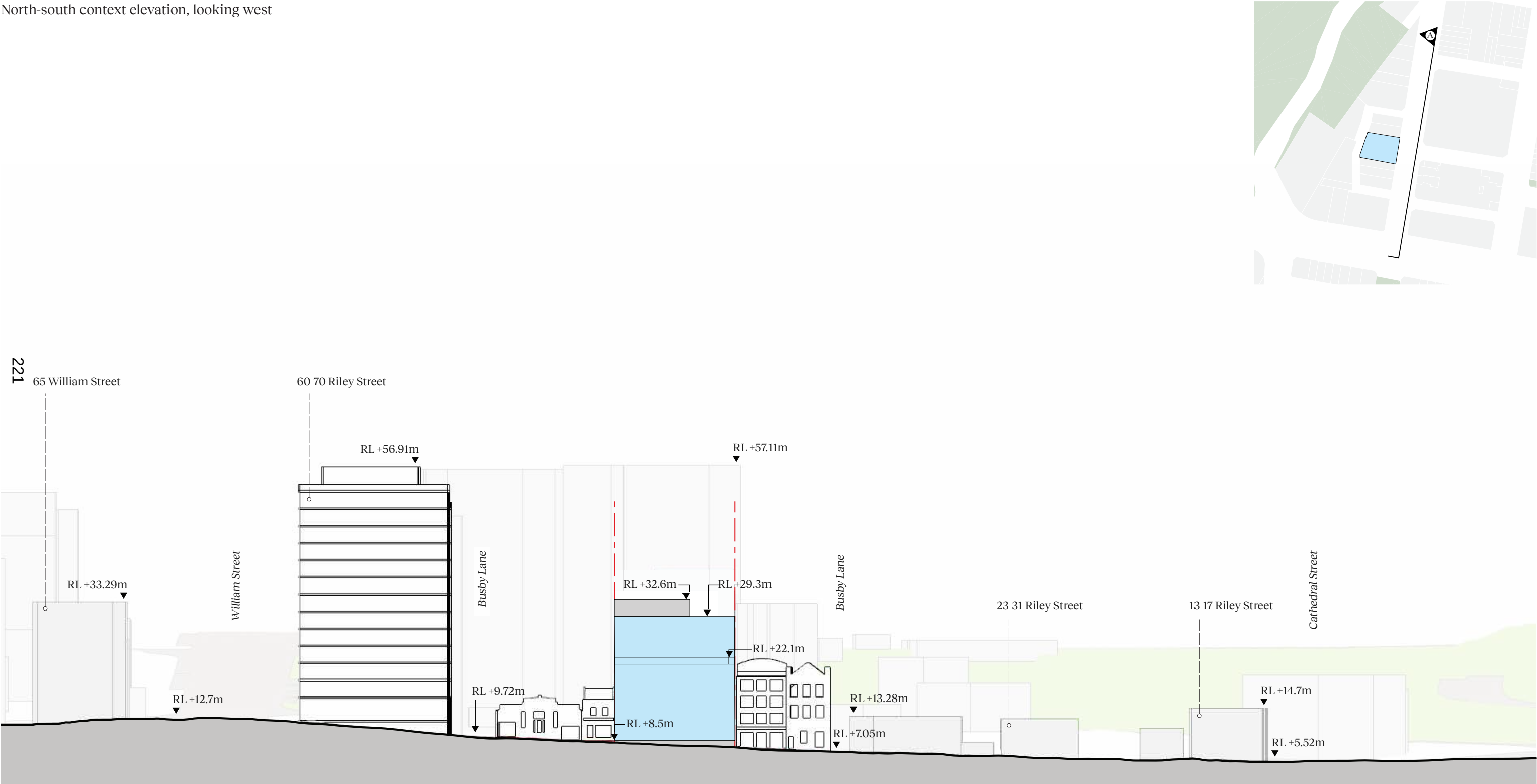
Site Plan

51 Riley Street

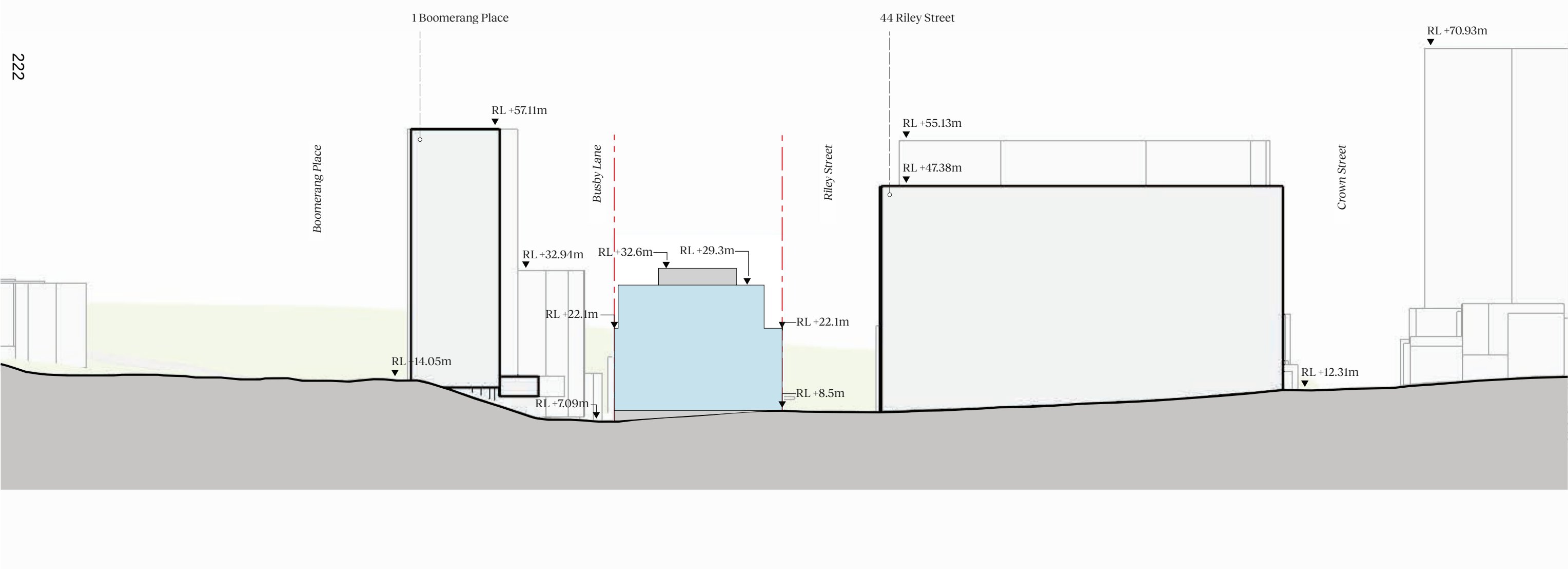
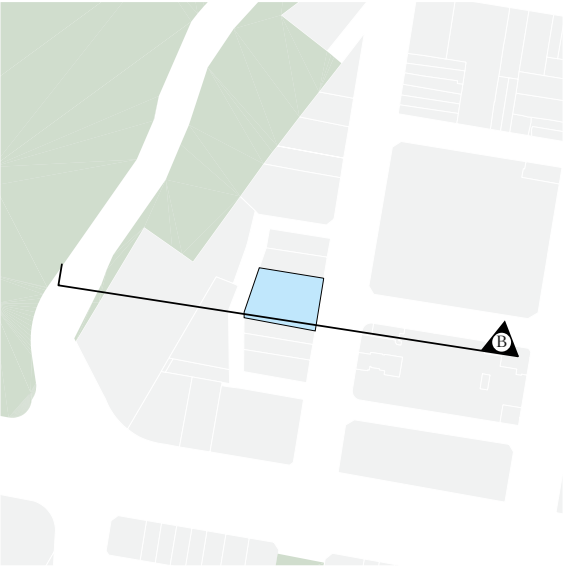


Context sections

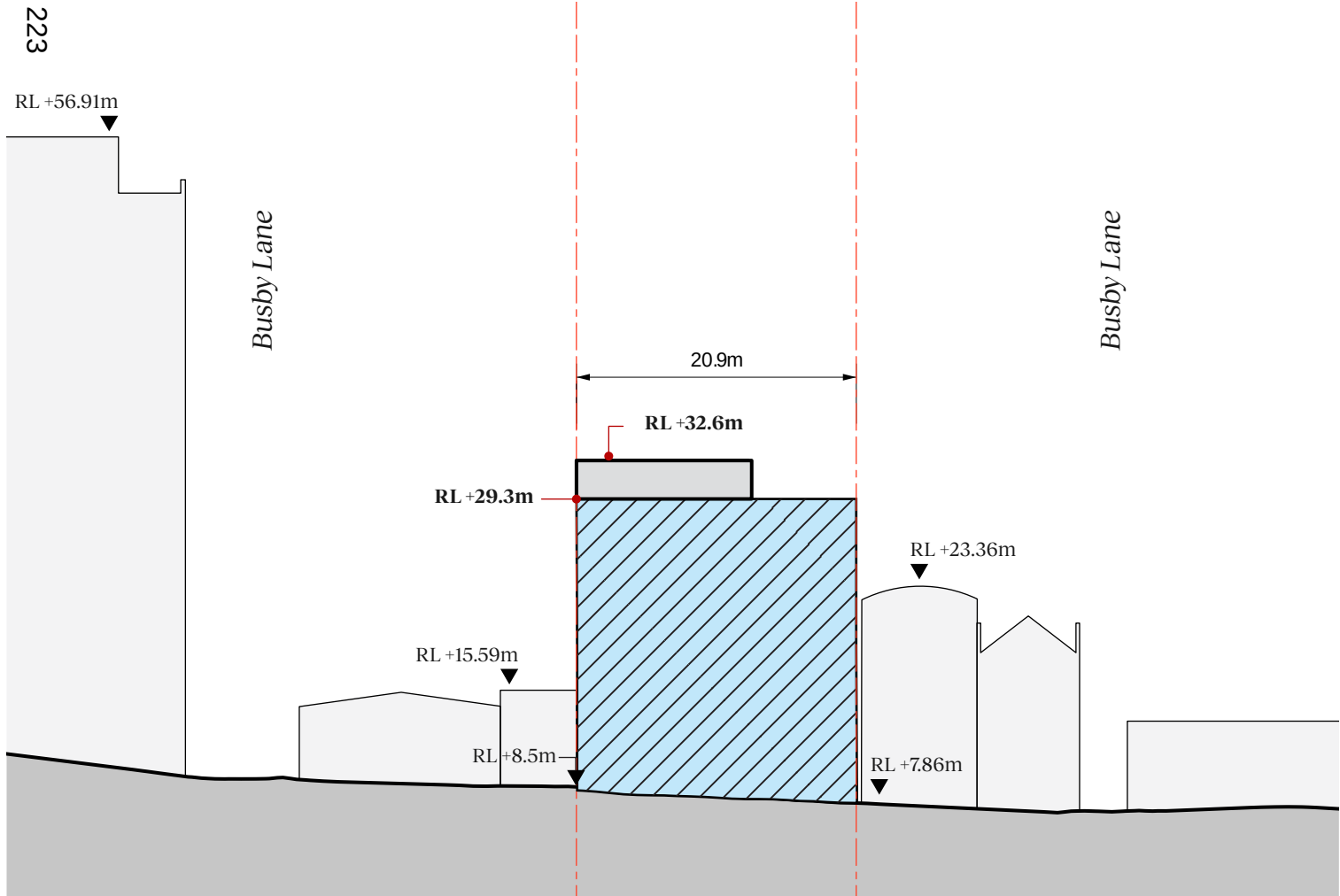
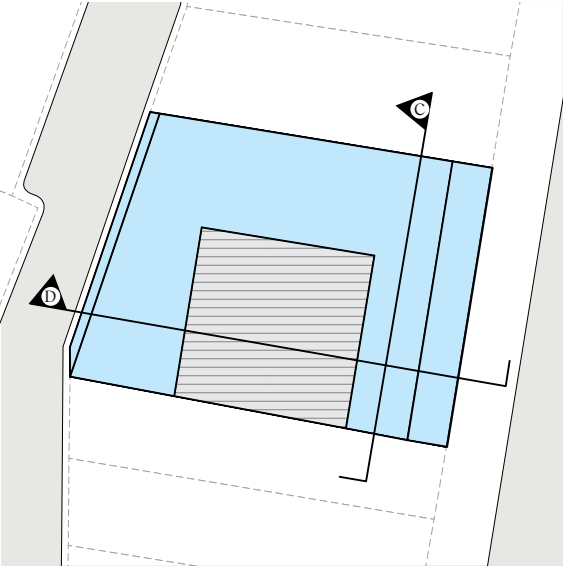
North-south context elevation, looking west



East-west context section, looking north



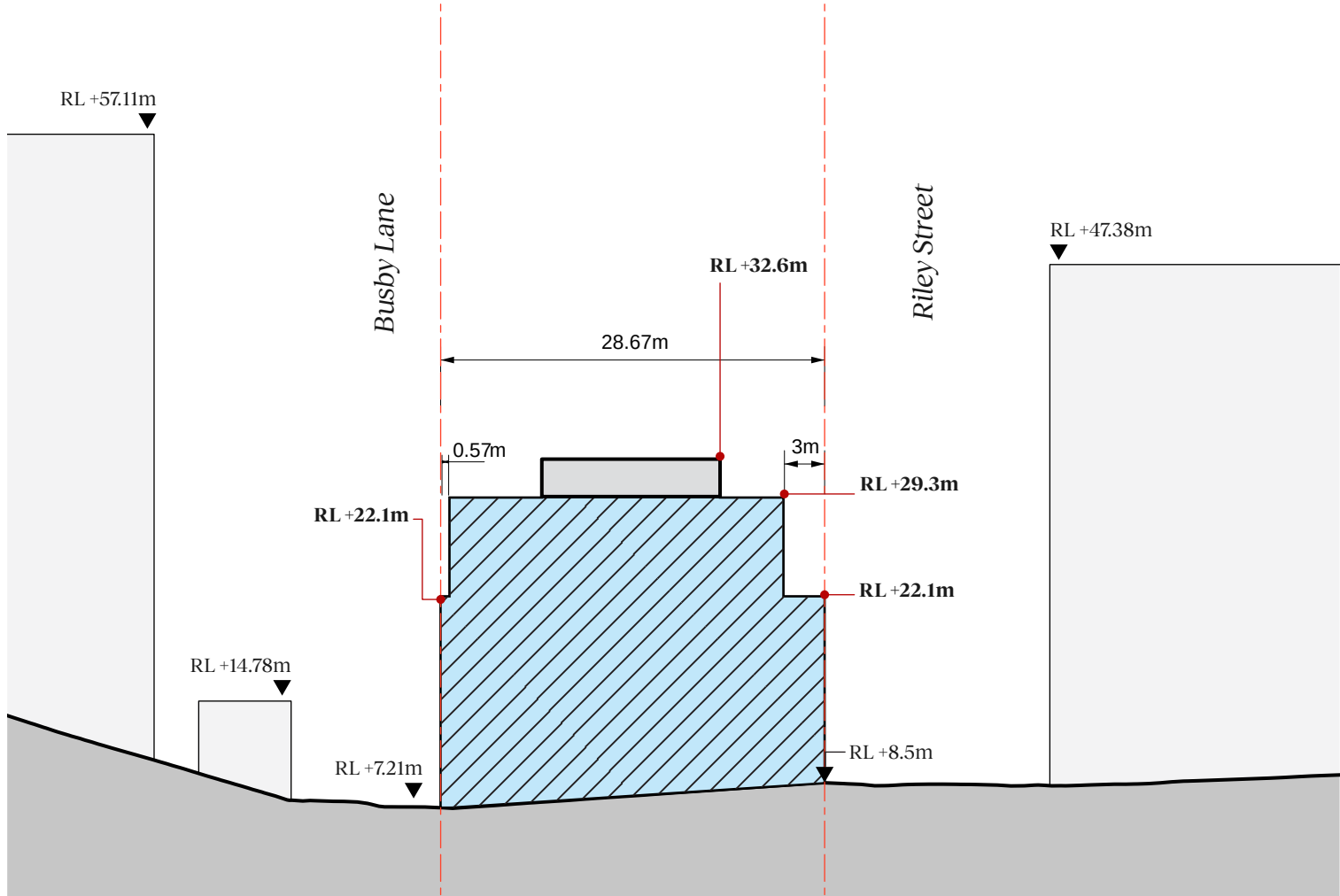
Sections



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

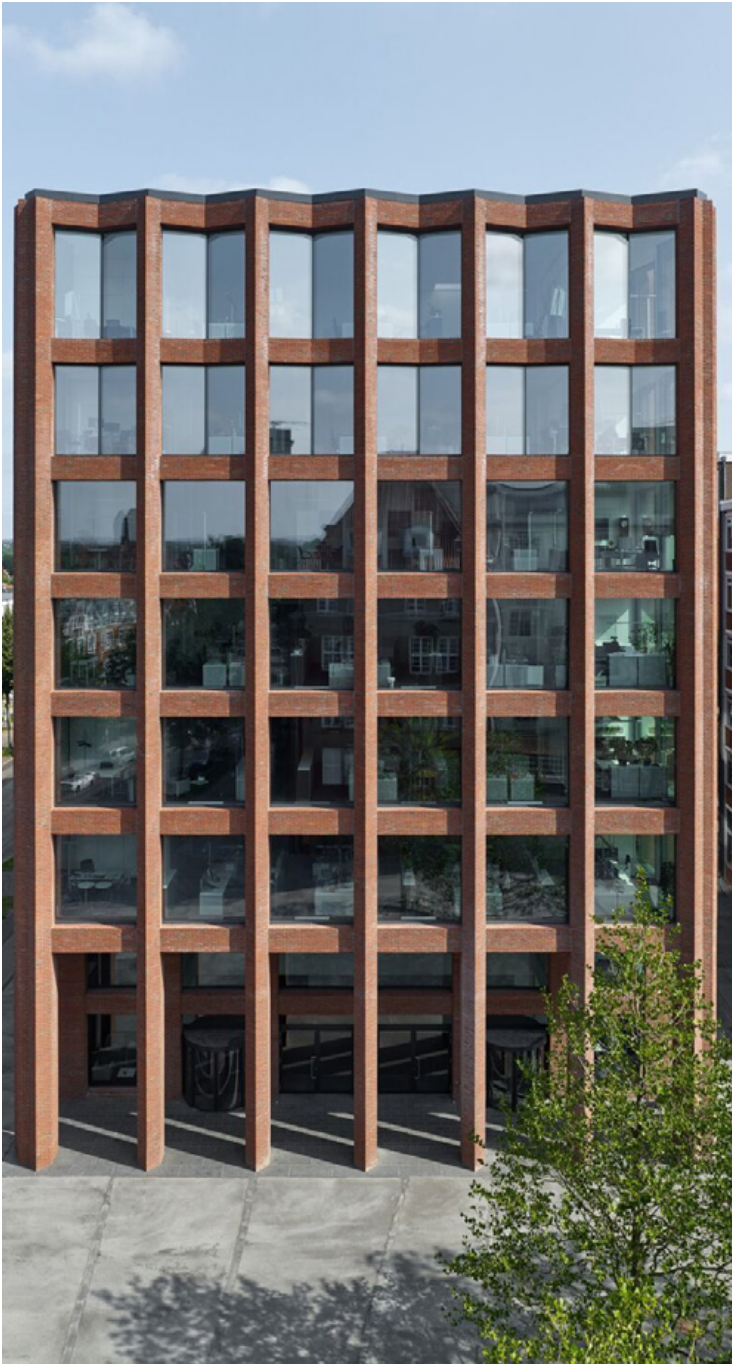
This reference scheme outlines one interpretation of the vision, principles and planning controls that work within the limitation of the proposed planning envelope.



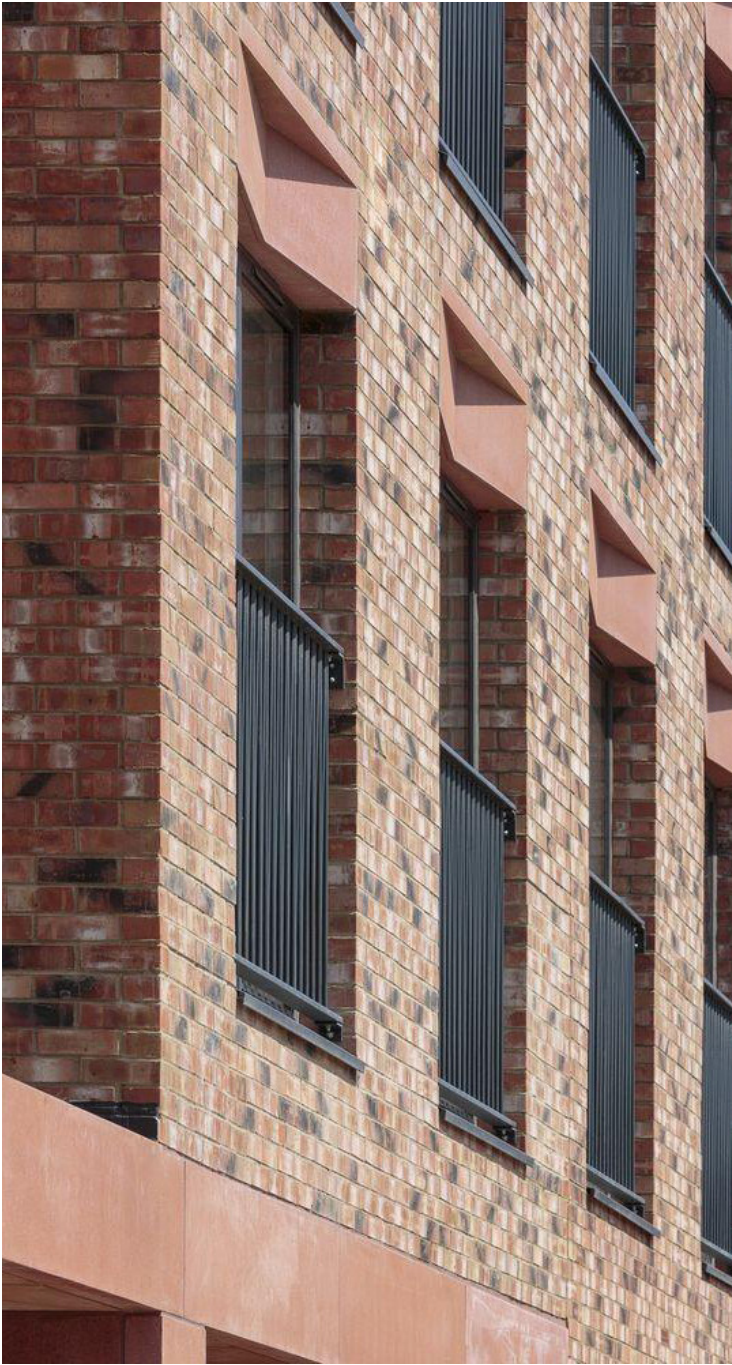
Building form

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.

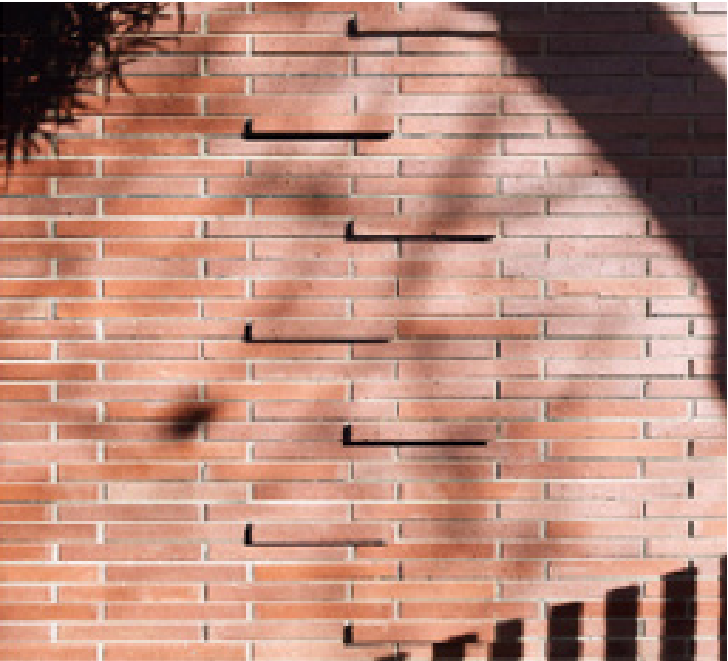
226



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



228
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



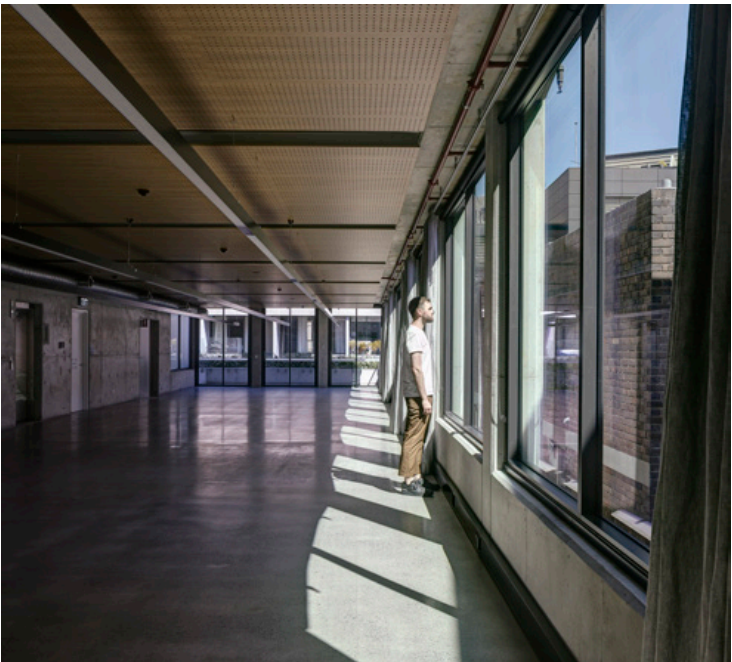
Interiors

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.

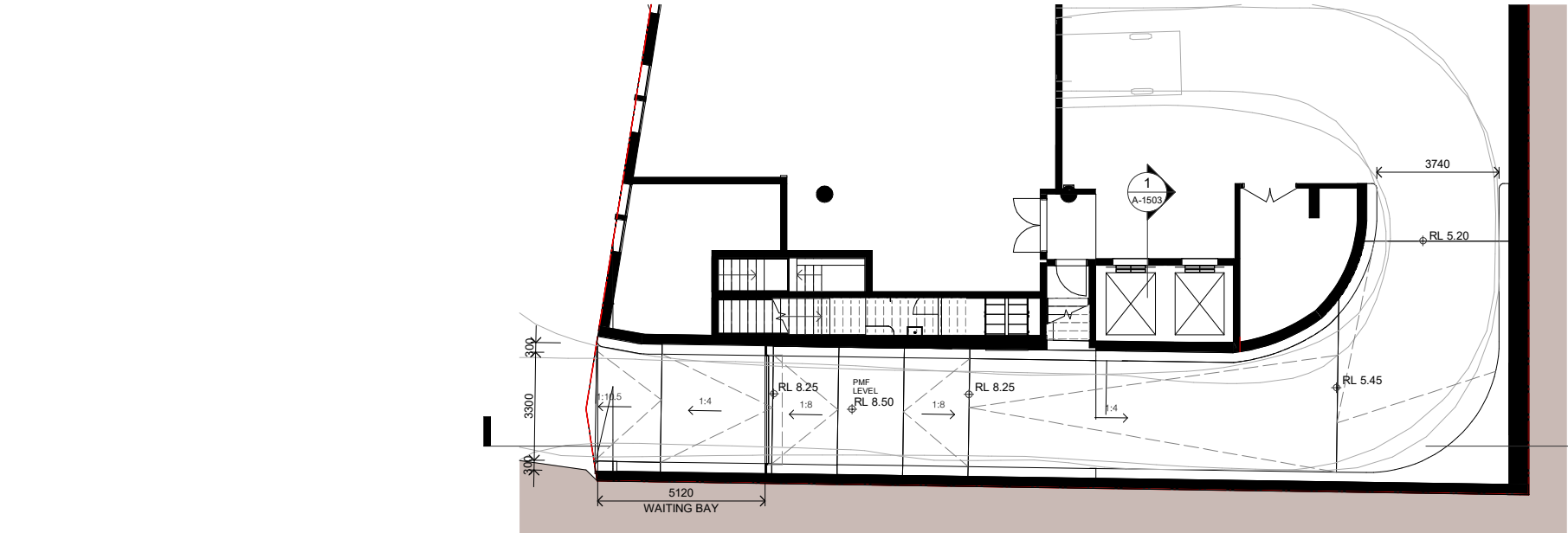


Capturing views

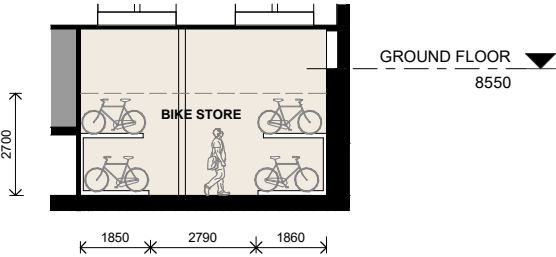
The setback above podium provides access to outdoor space which creates an opportunity for greening through planters and capturing views.



Plan - Basement 01



Basement Ramp - Plan



Bike Store - Section

Plan - Ground Floor

