

**ATTACHMENT B:  
SUPPLEMENTARY INFORMATION FOR SITE  
SPECIFIC MERIT MATTERS**

**PLANNING PROPOSAL AT 44-78 ROSEHILL ST, REDFERN**

OCTOBER 2018

# SITE SPECIFIC MERIT TESTS

## SITE SPECIFIC TEST 1

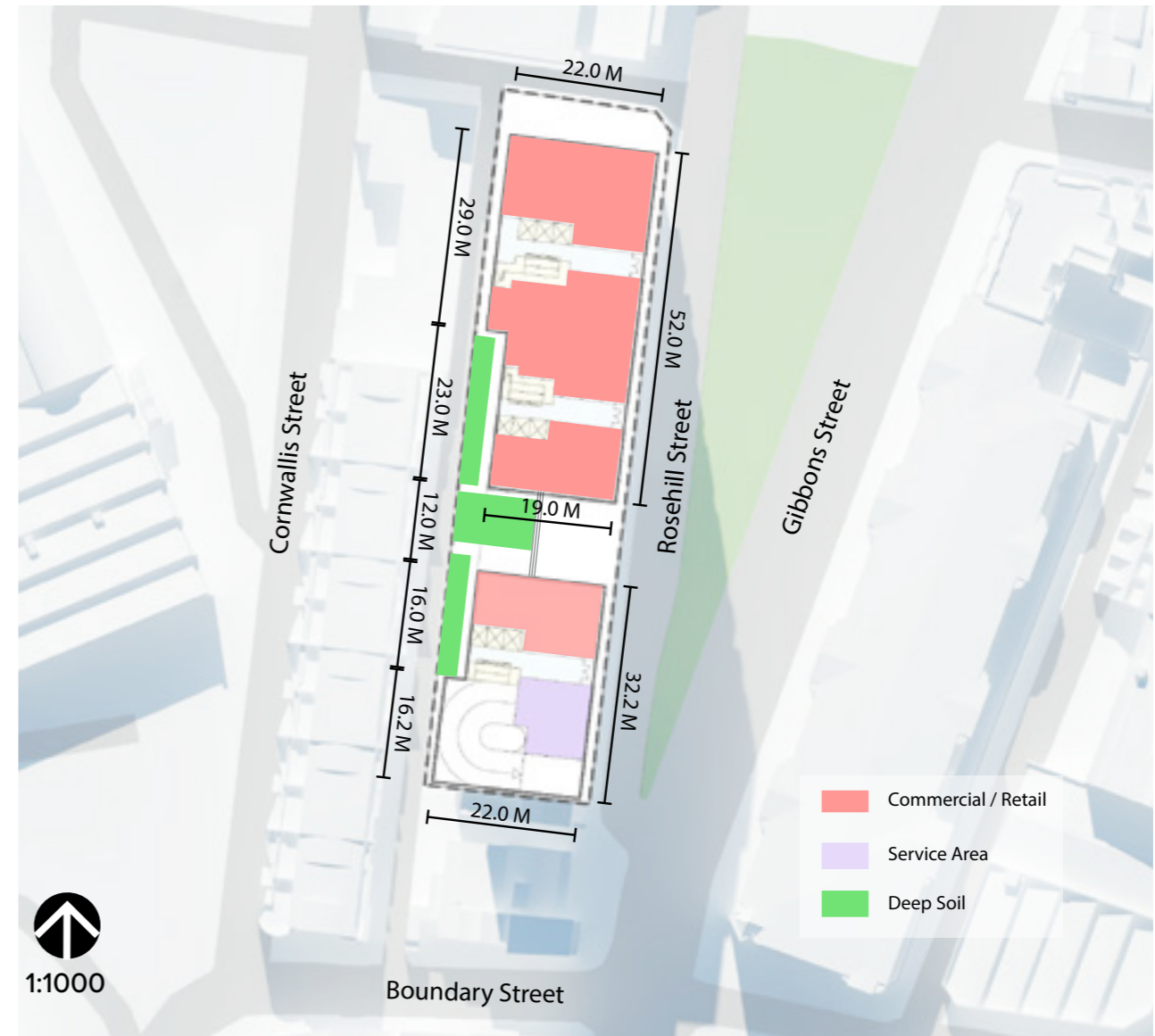
### DEEP SOIL

#### Council Comment:

As no deep soil areas are provided at street level the proposal will need to rely on alternative measures for stormwater management on the site. Given that the proposal includes a 4.5 storey basement carpark, meeting these requirements will pose a significant challenge.

#### Response:

*The Proposal provides 7.1% of the site area (180m<sup>2</sup>) as deep soil. The minimum requirement under the ADG 7%. This could be increased to 11% with minor adjustments to the basement carpark.*



The indicative floor plan shown above shows an example floor layout which would support commercial and retail space interfaced with the plaza, rear laneway, Roshehill Street and Margaret Street. The location and orientation of these spaces are key in working with or translating to the desired urban design and activated streetscape outcome.

#### FEATURES

- DEEP SOIL : 180 SQM ( 7.1%)

# SITE SPECIFIC MERIT TESTS

## SITE SPECIFIC TEST 2

### BUILDING SEPARATION - Terraces on Rosehill Street

#### Council Comment:

The site shares a block with five terraces, located immediately to the south. If the site were to be developed according to the planning proposal request, the height transition to these terraces would be an exceptionally poor urban design outcome, with significant amenity impacts. The transition (or “stepping down”) of a 30 storey tower and then to the existing 2 storey terraces would not effectively ameliorate the enormous height difference across the single block.

#### Response:

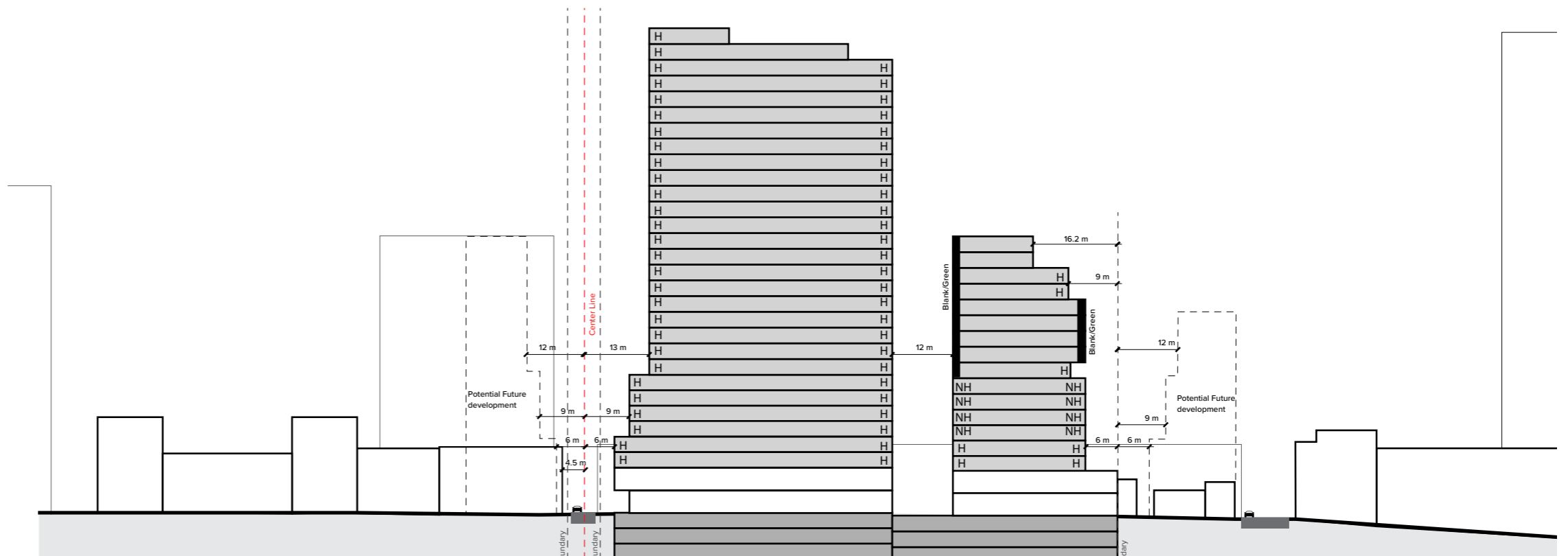
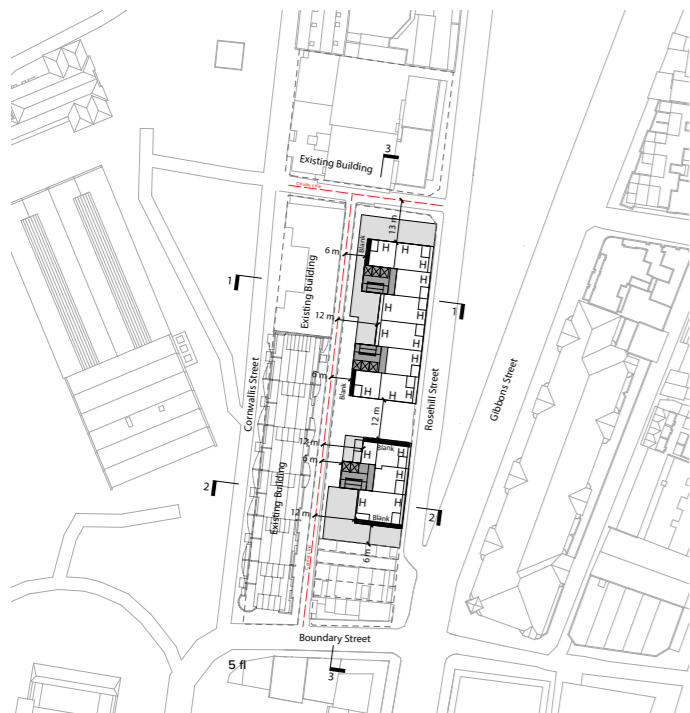
The transition between the Proposal and terraces provides a high quality urban design outcome where a juxtaposition between building heights, age and materiality contributes to a sense of place.

Similar and successful precedents in the City of Sydney include: Green Square’s Ovo Tower (28 storeys) adjoining 2 storey terraces on Portman Street; One Central Park’s Jean Nouvel Tower (30 storeys) adjoining three storey buildings; Redfern’s Igloo Tower (18 stories) adjoining two storey terraces; Potts Point’s Springfield Avenue Tower (14 storeys) adjoining three storey terraces; Potts Point’s Macleay Street Tower (20 storeys) adjoining 4 storey buildings; and Hyde Park Towers adjoining Darlinghurst 2 storey terraces.

In addition, the Proposal does not simply go from a 19 storey tower to the existing 2 storey terraces. Instead, a two storey podium base that aligns with the height of the terraces is provided with the tower itself setback 12m from the terraces. This approach is consistent with world’s best practice for tall buildings, such as Toronto’s Tall Building Guidelines.

Finally, given the broader urban renewal of the area, age, disrepair of existing terraces and fact they are not heritage items, in all likelihood they will be redeveloped over the medium term.

#### Plan View



Section 3

# SITE SPECIFIC MERIT TESTS

## SITE SPECIFIC TEST 2

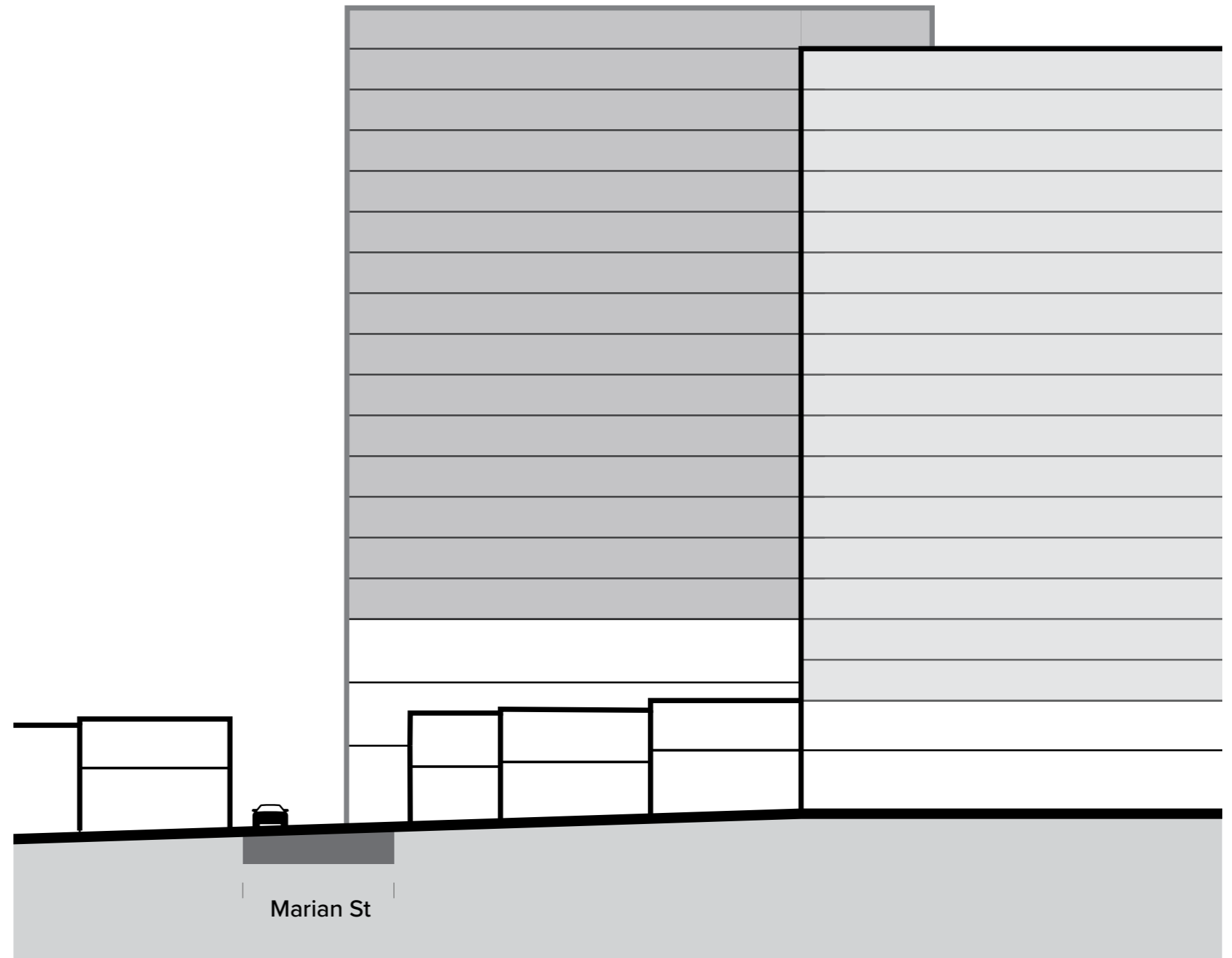
### PRECEDENT - Terraces on Regent Street, Redfern



Street View on Regent St, Redfern



Regent St, Redfern



Illustrative Section

# SITE SPECIFIC MERIT TESTS

## SITE SPECIFIC TEST 2

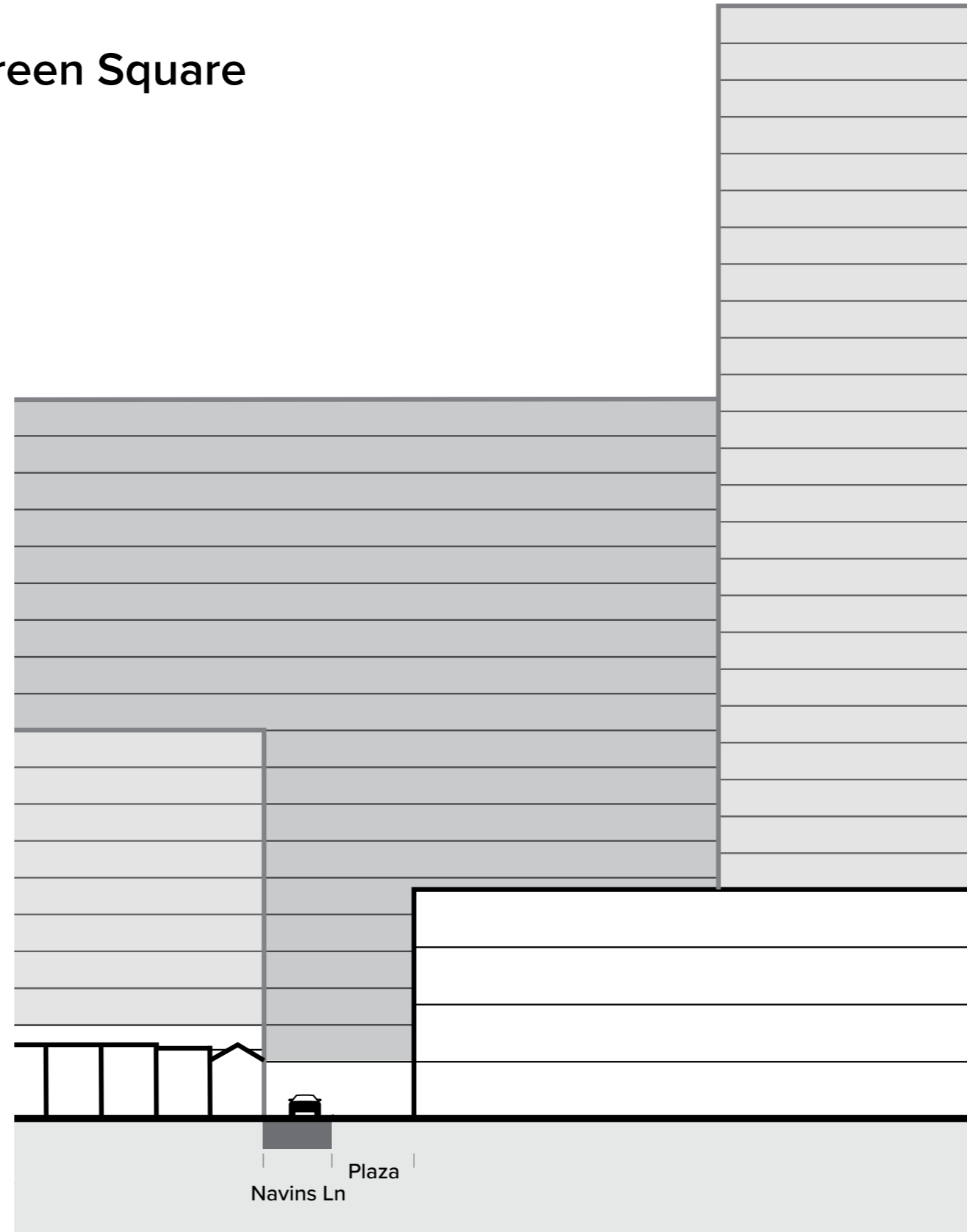
### PRECEDENT - Terraces on Portman St, Green Square



Street View on Portman St, Green Square



Portman St, Green Square



Illustrative Section

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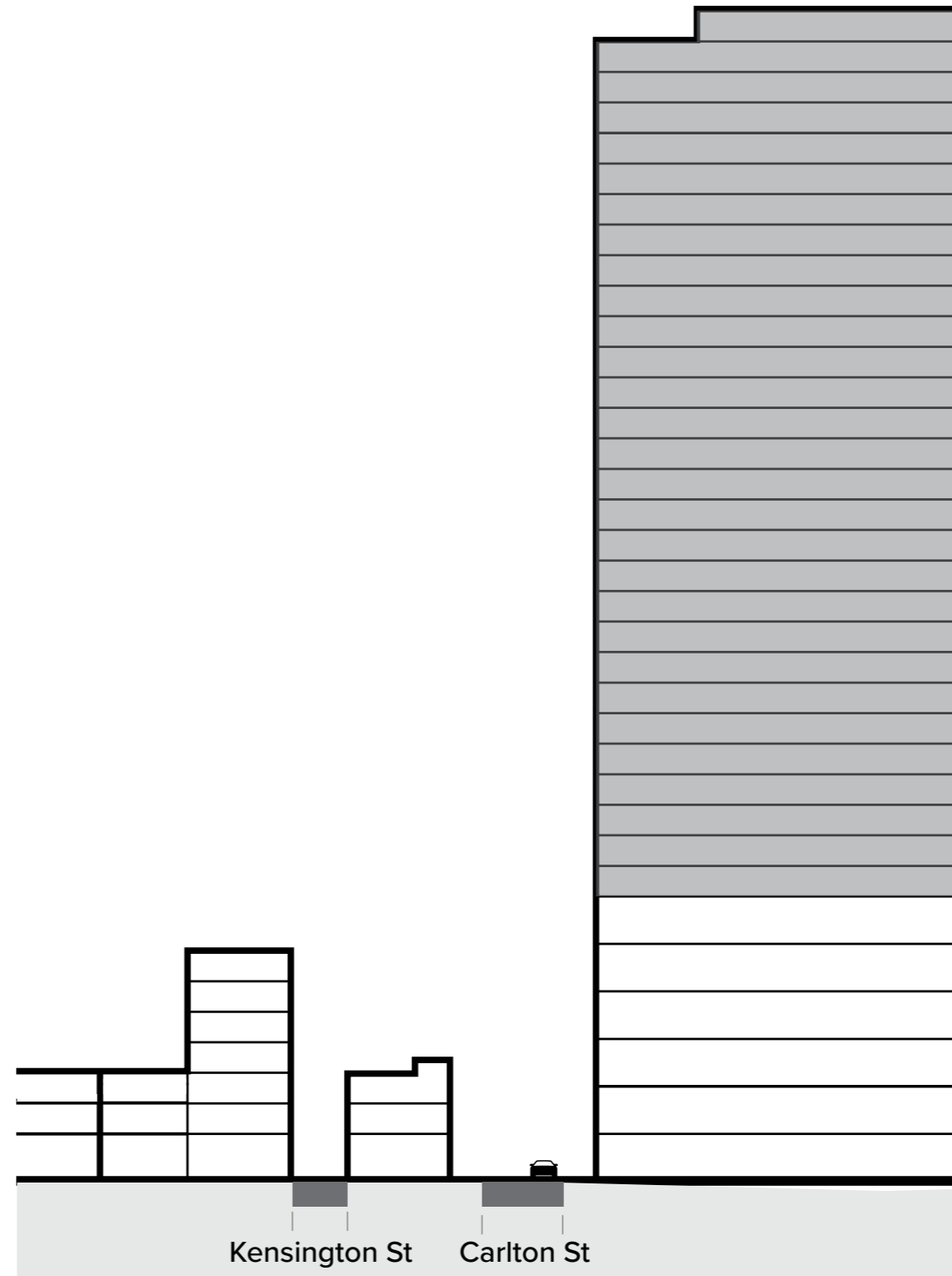
### PRECEDENT - Terraces on Broadway, Chippendale



Street View on Broadway, Chippendale



Broadway, Chippendale



Illustrative Section

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## SITE SPECIFIC TEST 2

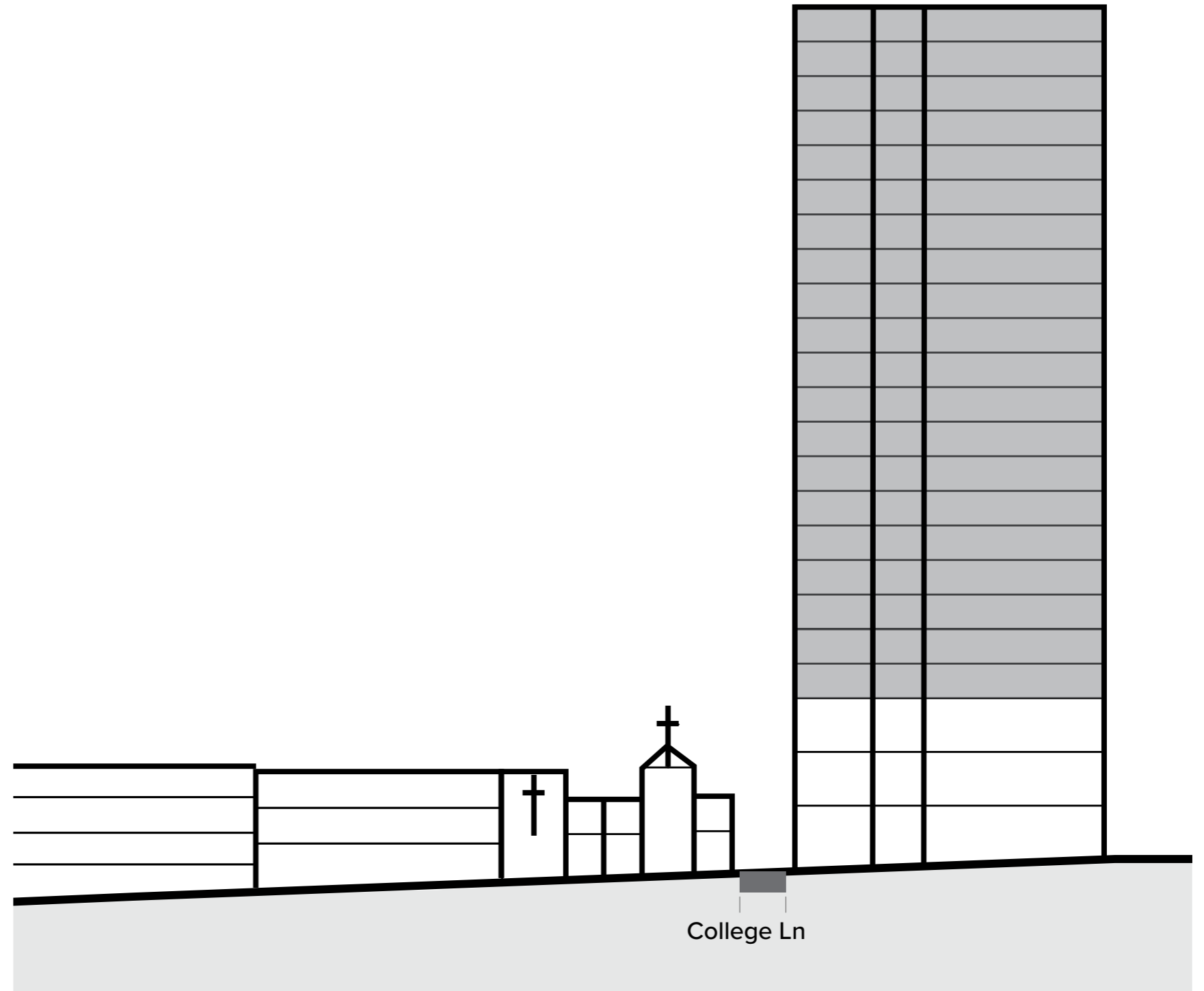
### PRECEDENT - Terraces on Stanley St, Darlinghurst



Street View on Stanley St, Darlinghurst



Stanley St, Darlinghurst



Illustrative Section

# SITE SPECIFIC MERIT TESTS

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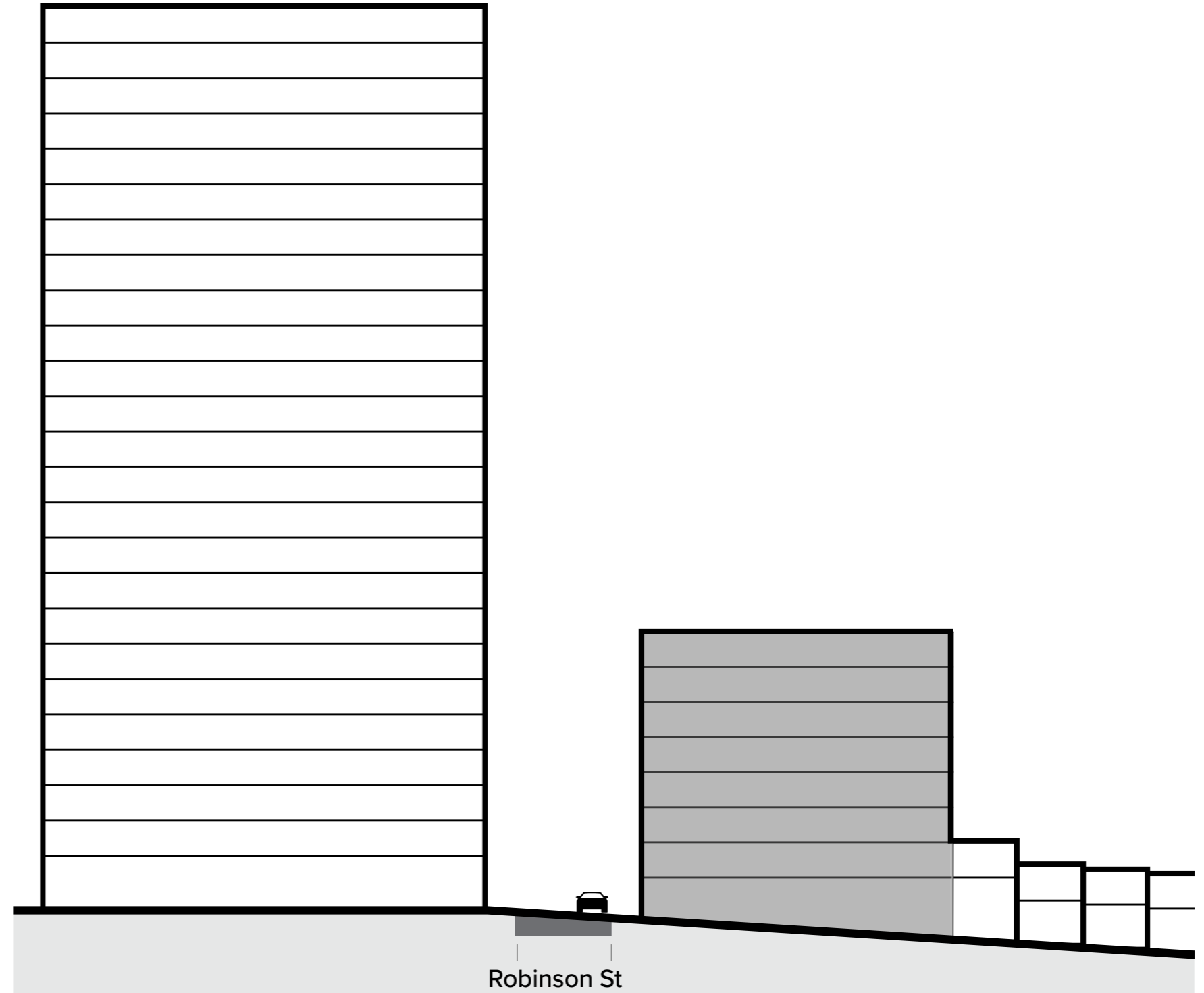
### PRECEDENT - Terraces on Palmer St, Woolloomooloo



Street View on Palmer St, Woolloomooloo



Palmer St, Woolloomooloo



Illustrative Section



# SITE SPECIFIC MERIT TESTS

## SITE SPECIFIC TEST 2

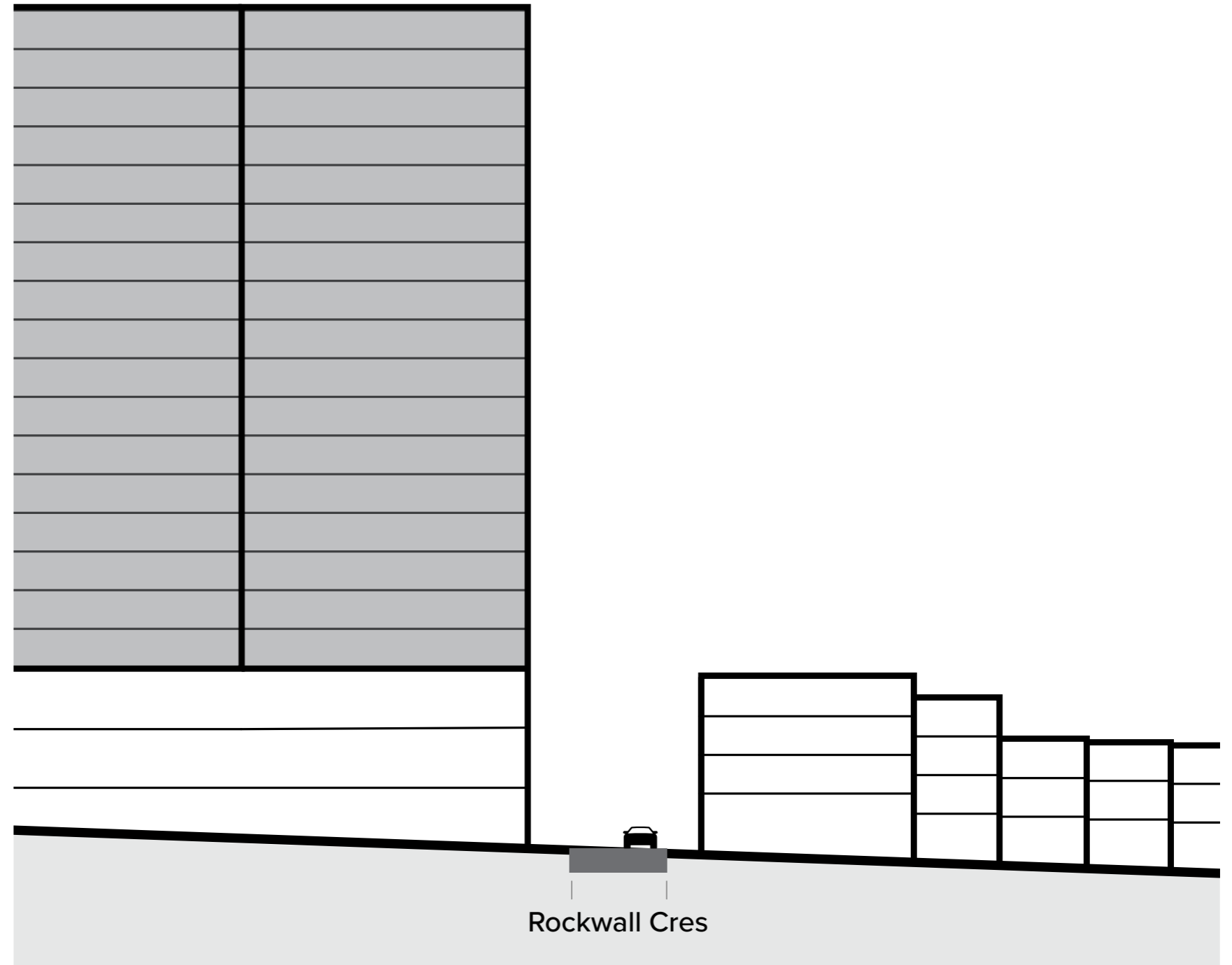
### PRECEDENT - Terraces on Macleay St, Potts Point



Street View on Macleay St, Potts Point



Macleay St, Potts Point



Illustrative Section

# SITE SPECIFIC MERIT TESTS

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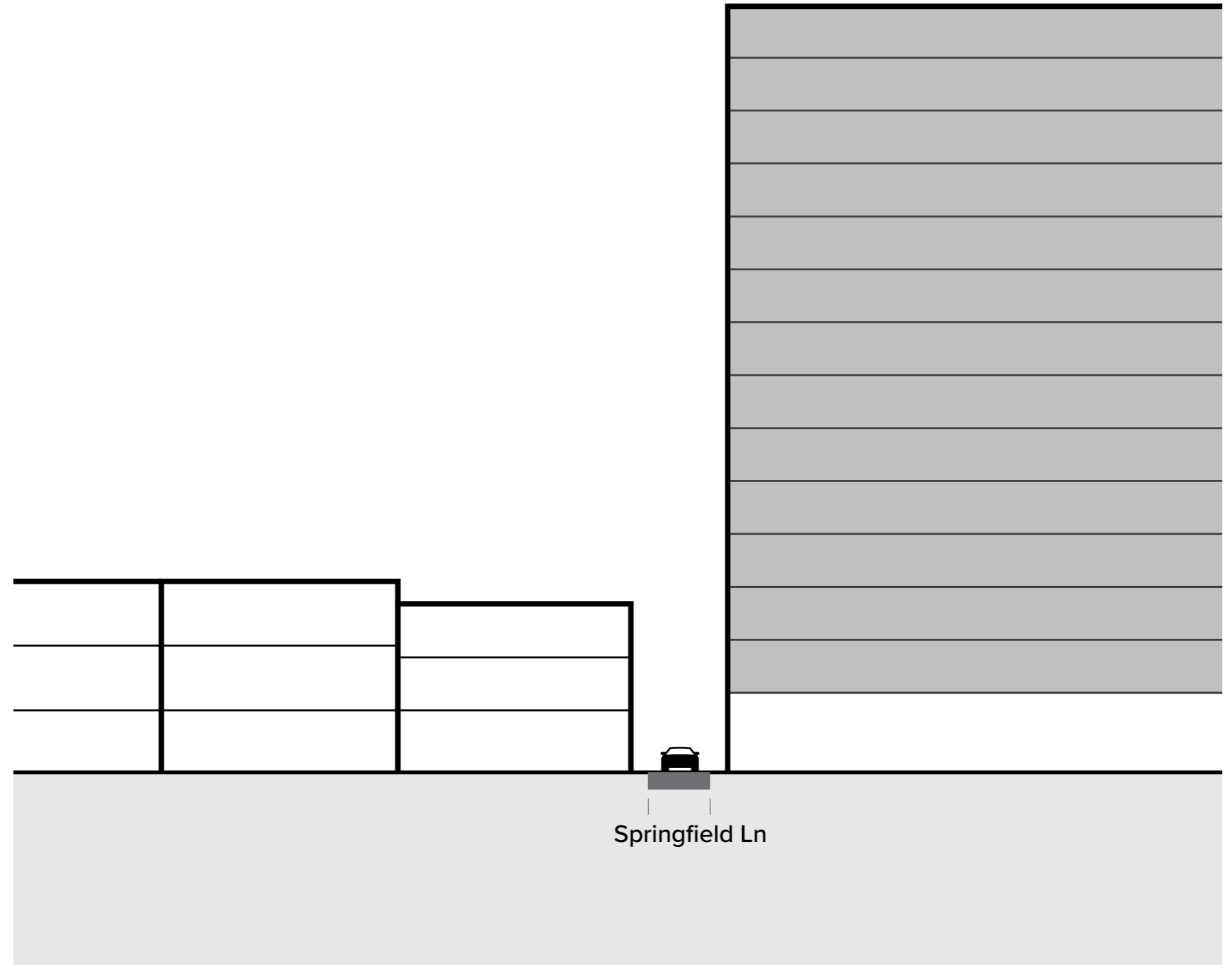
### PRECEDENT - Terraces on Springfield Ave, Potts Point



Street View on Springfield Ave, Potts Point



Springfield Ave, Potts Point



Illustrative Section

# SITE SPECIFIC MERIT TESTS

## SITE SPECIFIC TEST 2

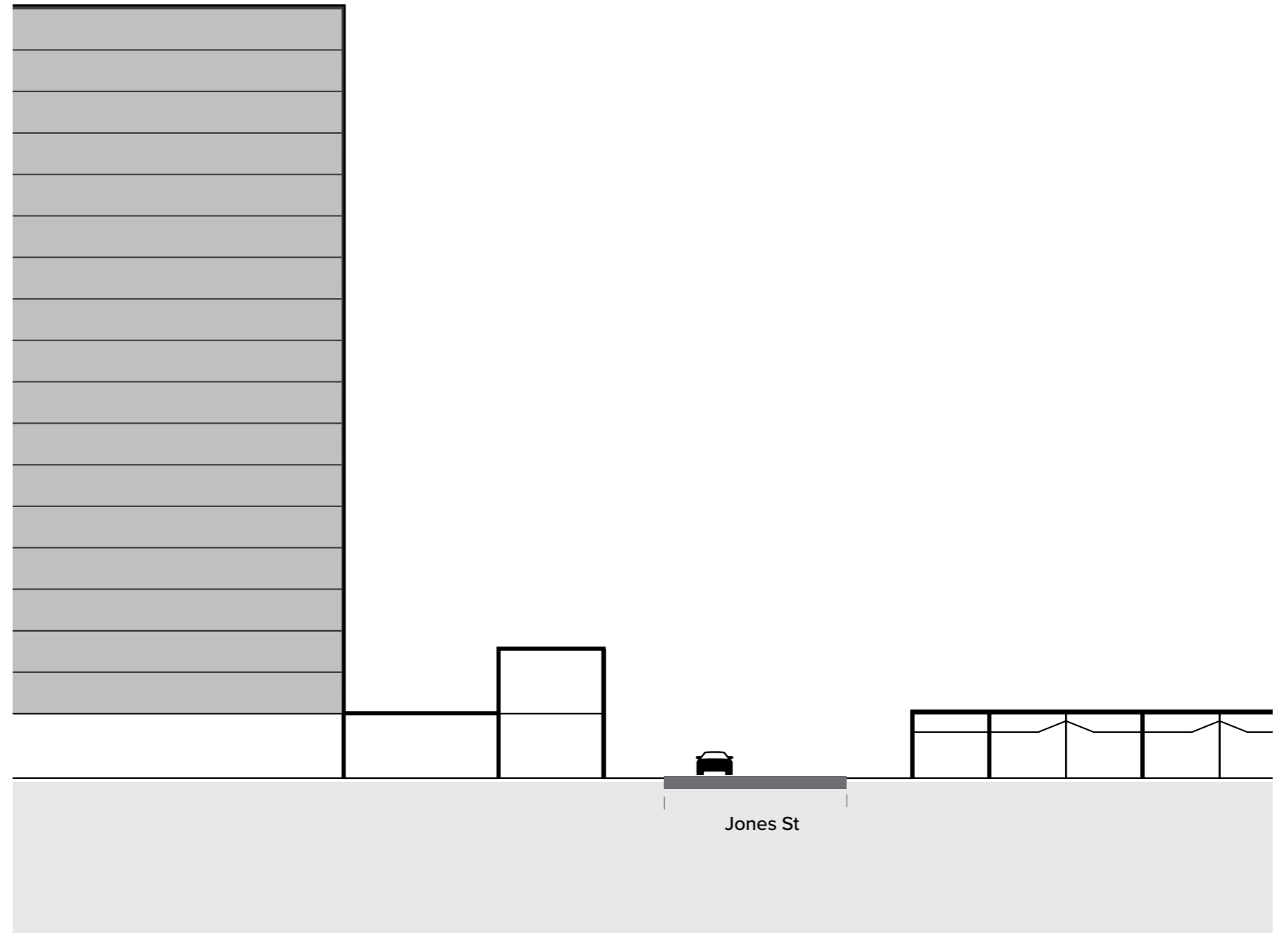
### PRECEDENT - Terraces on John St, Pyrmont



Street View on John St, Pyrmont



John St, Pyrmont



Illustrative Section

# SITE SPECIFIC MERIT TESTS

## SITE SPECIFIC TEST 2

### BUILDING SEPARATION -Cornwallis Lane

#### Council Comment:

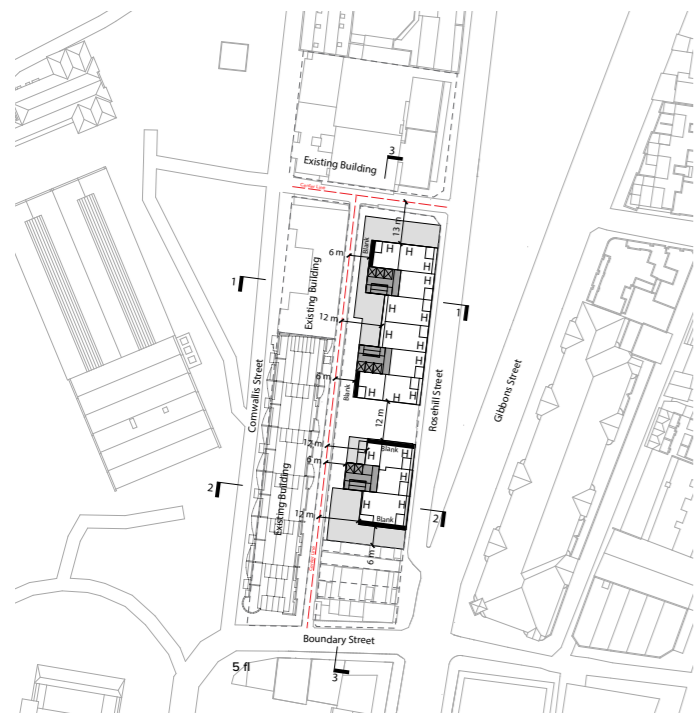
On the eastern side of Cornwallis Lane is a low rise apartment building. The planning proposal request incorrectly quotes the Apartment Design Guide in stating that 12m building separation between habitable residential spaces is adequate to satisfy ADG requirements and allow additional development on this site. The ADG requirements for separation between two habitable residential spaces for 8+ storey buildings is 24m, and 18m for habitable facing non-habitable residential spaces. Given the size of the blocks, and the narrow width of the laneway, setbacks to provide minimum required building separation for buildings over 8 storeys are not possible on either side of Cornwallis Lane.

#### Response:

The Proposal does comply with ADG requirements for building separation by applying the "How to measure building separation" (page 37) for adjoining sites, where half the minimum separation distance measured to the boundary is applied.

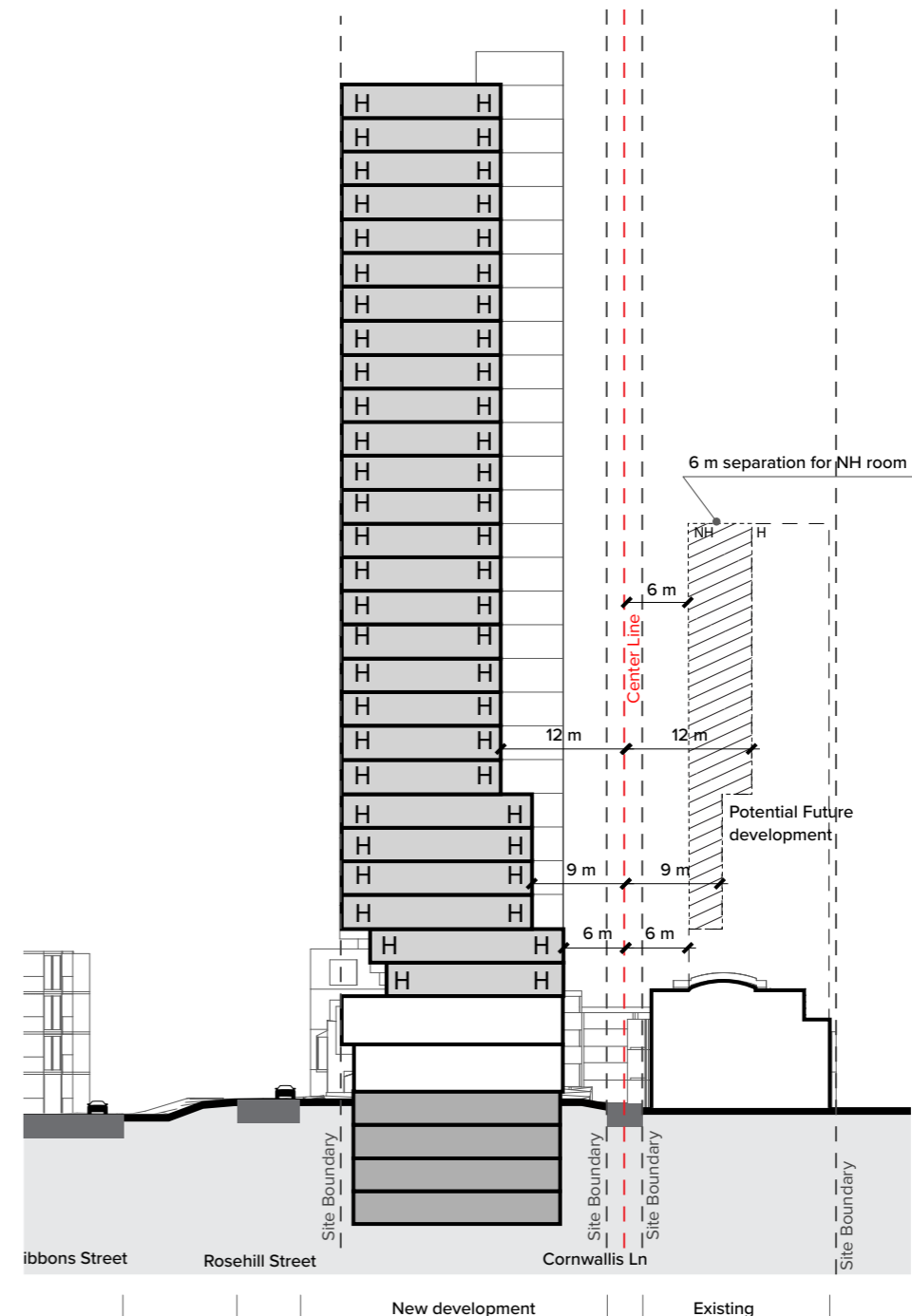
Given the narrow width of Cornwallis Lane, the sites are adjoining. As such, for the purpose of achieving the ADG separation requirements between building faces the centre line of Cornwallis Lane has been used.

#### Plan View



This approach demonstrates the concept complies with the following:

- Proposed Levels 1 and 2 are commercial and separation is not required;
- Proposed Levels 3 to 4 apply the above standard and provide 6m of building separation to the centre line of Cornwallis Lane. The potential redevelopment of the adjoining site for these levels is also able to apply 6m setback, providing a total of 12m separation;
- Proposed Levels 5 to 8 apply the above standard and provide 6m of building separation to the centre line of Cornwallis Lane. The potential redevelopment of the adjoining site for these levels is also able to apply 9m setback, providing a total of 18m separation. The adjoining site has the potential to reduce this setback if non-habitable is provided.
- Proposed Levels 9 to 30 apply the above standard and provide 12m of building separation to the centre line of Cornwallis Lane. The potential redevelopment of the adjoining site for these levels is also able to apply 12m setback, providing a total of 24m separation.



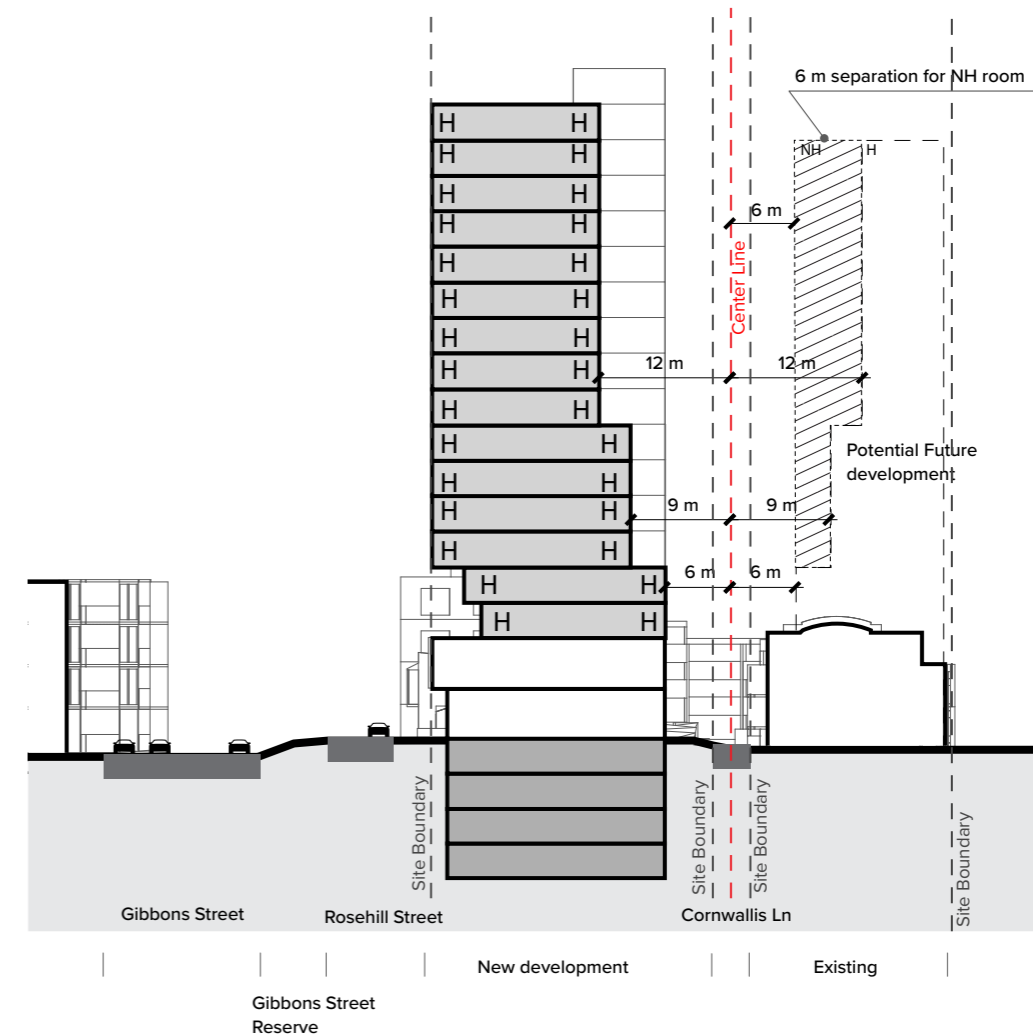
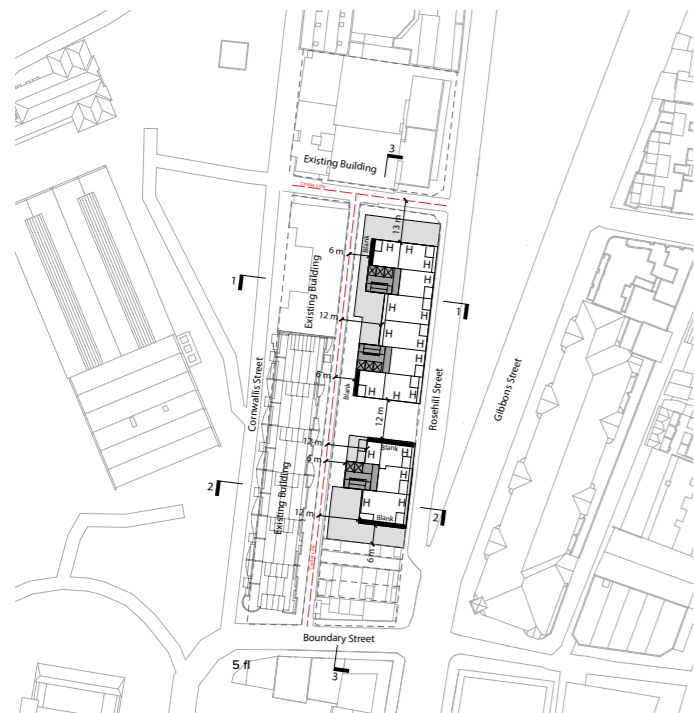
#### Section 1

# SITE SPECIFIC MERIT TESTS

## SITE SPECIFIC TEST 2

### BUILDING SEPARATION -Cornwallis Lane

Plan View



Section 2

# SITE SPECIFIC MERIT TESTS

## SITE SPECIFIC TEST 2

### BUILDING SEPARATION - Margaret Street

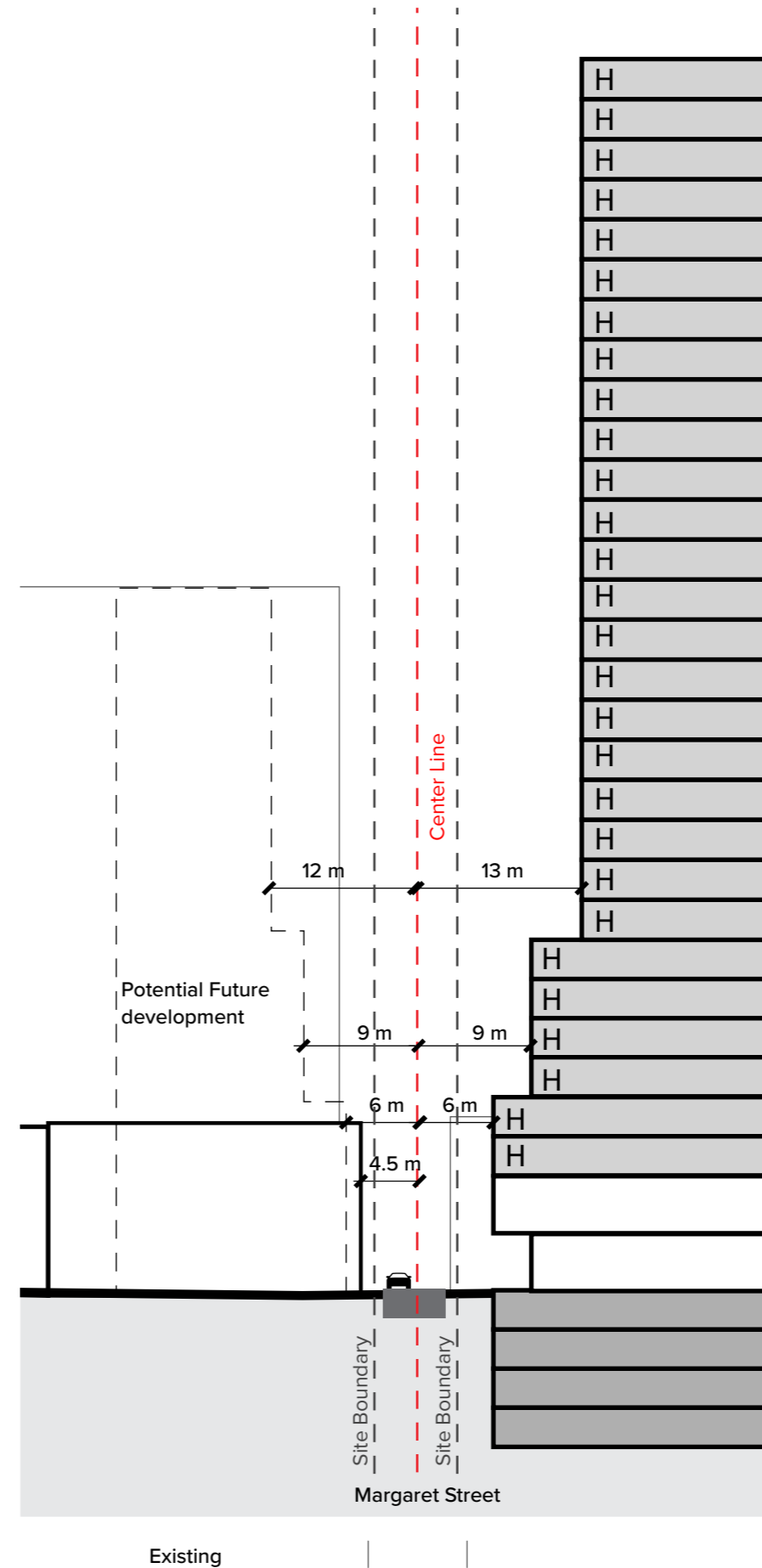
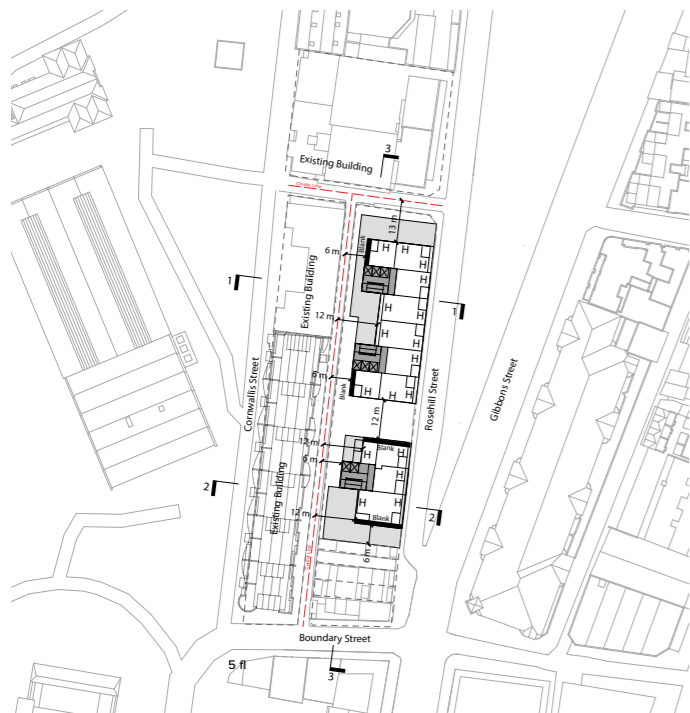
#### Council Comment:

On the northern side of Margaret Street is a medium rise apartment building. The planning proposal request also includes inadequate separation to this building. To meet ADG requirements, the northern edge of the subject site would either have to be set back 18m, which is not viable given the size of the block, or have a blank/inactive frontage, which would result in a poor urban design outcome.

#### Response:

A similar approach is undertaken on Margaret Street and the Proposal complies with ADG.

#### Plan View



Section 3