

VOLUME 2
ARCHITECTURAL DESIGN REPORT FOR
A MIXED USE DEVELOPMENT
ROZELLE VILLAGE
VICTORIA ROAD, DARLING STREET +
WATERLOO STREET, ROZELLE
FOR ROZELLE VILLAGE PTY LIMITED
FEBRUARY 2012



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01 INTRODUCTION



01 INTRODUCTION

INTRODUCTION

This Architectural Design Report has been prepared by STANISIC ASSOCIATES with selected information provided by PTW Architects is Volume 2 of the Part 3A Environmental Assessment submission to the NSW Department of Planning and Infrastructure on behalf of Rozelle Village Pty. Ltd. for their site, the Rozelle Village, located at Victoria Road, Darling Street and Waterloo Street, Rozelle NSW. This report is to be read in conjunction with Volumes 1 + 3 of the Part 3A Environmental Assessment.

The aim of this report is to consolidate the key observations, the analysis of the location, streetscape and site and the design principles that support the architectural design of the development.

ARCHITECTURAL INTENT

The architectural proposal for this hybrid development has emerged from a close and detailed interrogation of this unique Rozelle site, in relation to the streetscape, adjoining built form and environmental impacts. Our design objective has been to create an environment with 5-star Custom Green Star Rating or 'Australian Excellence' with an aspiration to 6-star or 'World Leadership' and to define a distinctive and memorable architecture.

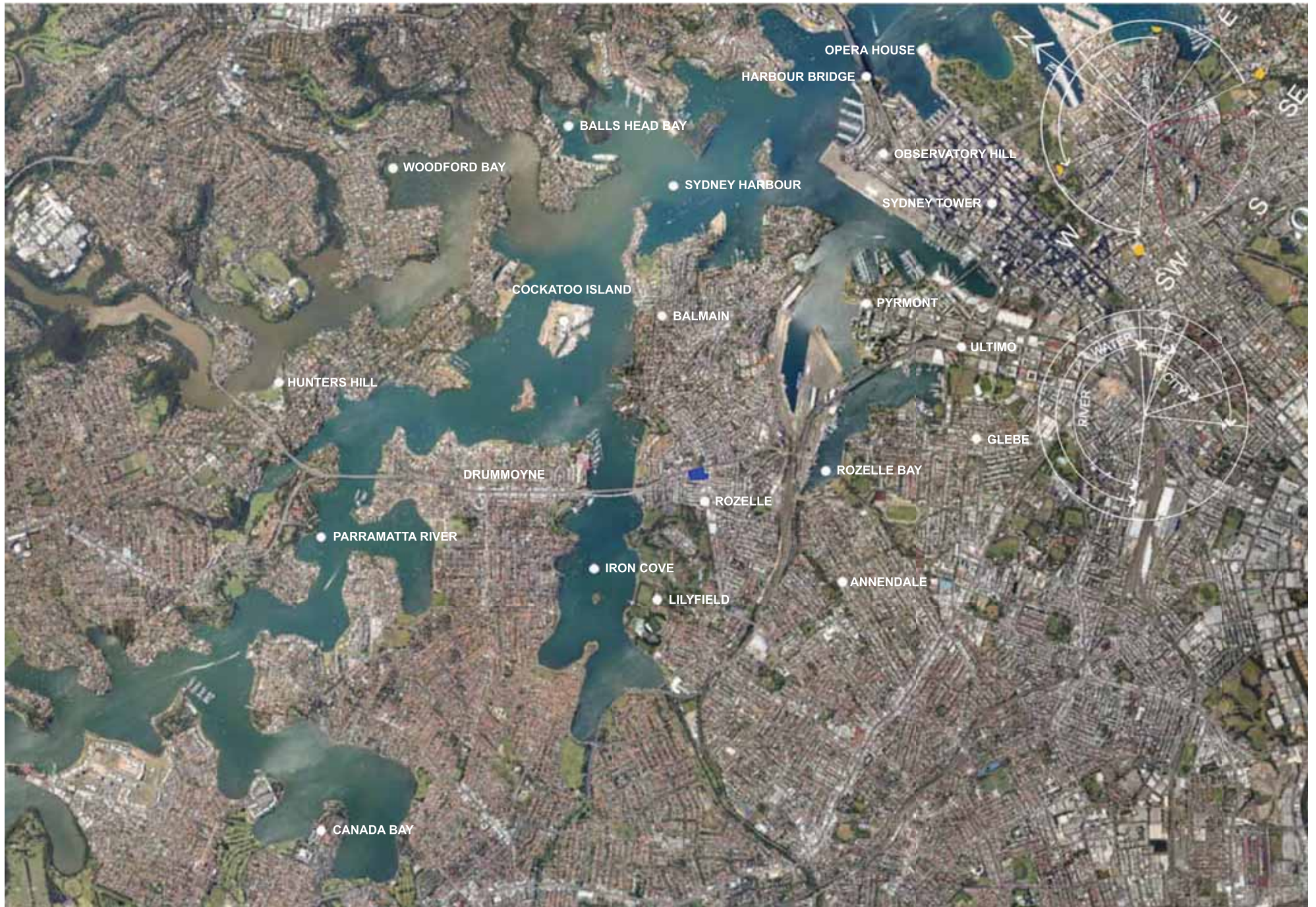
The ground plane is a permeable pedestrian environment that connects the mixed uses with the surrounding streets. It is a space for social networking and exchange, supported by a food court, specialty retail, gymnasium, restaurants, child care centre and community room for community interaction. Significantly, the Balmain Leagues Club returns to the site with a new bar/bistro, gaming facility, Club store and 'walk of fame'.

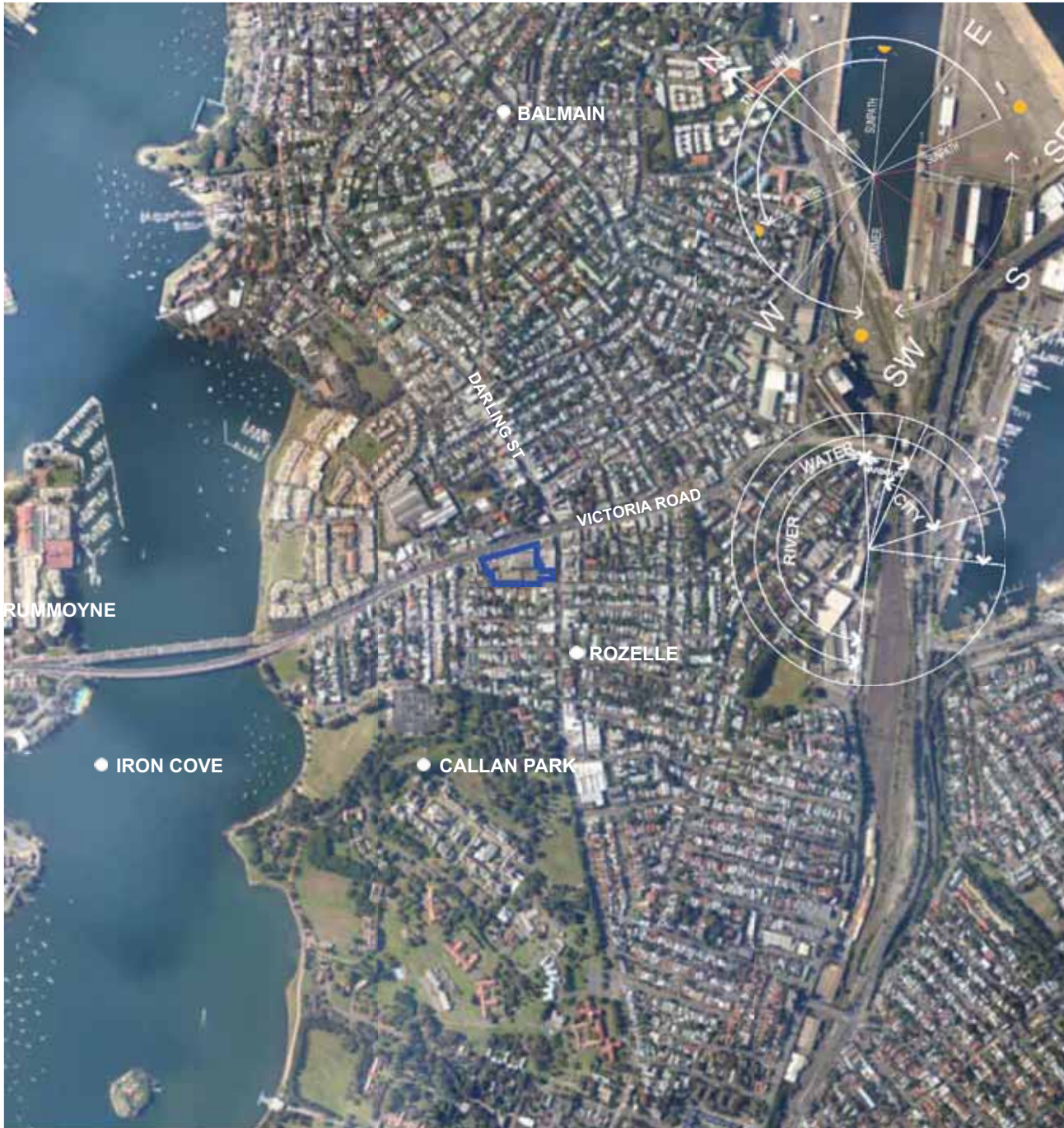
A finely tuned podium aligns with the existing streets to create a human scale to Waterloo Street, Darling Street and Victoria Road with the residential towers set back and rotated from the street alignment. The lower (stepped podium) element responds to the site falls, outlook and opportunity for communal open space for residents.

The higher (tower) elements above the podium have been carefully proportioned into slim blocks to create an 'ensemble' of forms to the Rozelle skyline. The position and heights of the residential towers have been determined by parameters relating to solar access, view, building separation, setbacks, sun access planes and overshadowing to ensure that amenity to the existing houses is maintained and amenity to the new dwellings is optimised.

The project is one of Australia's first fully integrated, hybrid environment which couples passive environmental systems with high performance technology and materials. An innovative biofiltration system utilising bio-walls and evaporative cooling in the two storey tower lobbies is proposed to improve the comfort of residents and reduce operational carbon footprint. The project is equipped with innovative green infrastructure, such as gas fired micro co-generation and black water recycling which elevates its environmental response, and improves the comfort and well being of its occupants.

The podium 'belongs to the neighbourhood' and the towers 'belong to the city and harbour' resulting in contrasting expression of glass and solid facades that give the architecture of the building a distinctive and unique expression. Care and attention is paid to each element of the architecture and pedestrian environment such as the 24/7 through site link, centre court, lightwell and passages. The project has an integrated art strategy focused on the pedestrian passages and light courts.





02 LOCATION

SITE

The Rozelle Village site is located on the former Balmain Leagues Club site which is large amalgamated parcel of land between Victoria Road, Darling Street and Waterloo Street, Rozelle. This site is located at the prominent intersection with Darling Street and Victoria Road within the Leichhardt Council LGA at the centre of the Rozelle Commercial Neighbourhood. The site is 4km from the Sydney CBD.

The site was formerly occupied by the Balmain Leagues Club and associated parking as well as surrounding low-rise retail buildings and dwelling houses. The site has an excellent orientation with north-eastern frontage is to Victoria Road and the south-western frontage is to Waterloo Street. The site also has a smaller frontage to Darling Street. The site is adjacent to public transport, shops, parks and the foreshore.

The site area is approximately 8190 sqm.

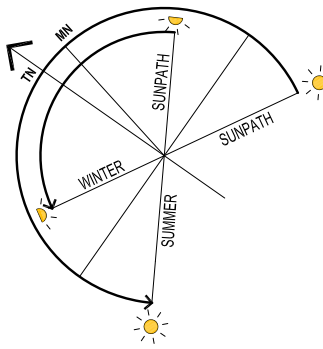
To the south-east of the site, there are a number of attached commercial premises varying by 2-3 storeys in height, with Darling Lane (heritage lane) providing access to the rear. Pedestrian access between Victoria Road and Waterloo Street is provided, by an 'ant track' along Darling Lane and through the existing carpark on the site.

The Darling Street frontage comprises a number of driveway crossings that provide access to the existing multi-storey carpark and at grade carpark. Sites to the west of Waterloo Street generally comprise 1-2 storey residential dwellings and there are two sites adjacent to Darling Street that have existing commercial uses.

To the north-west of the site, there are six 1-2 storey residential dwellings and a petrol station. The Victoria Road frontage comprises a driveway crossing from the multi-storey carpark, the entry and main frontage to the former Balmain Leagues Club.

02 LOCATION

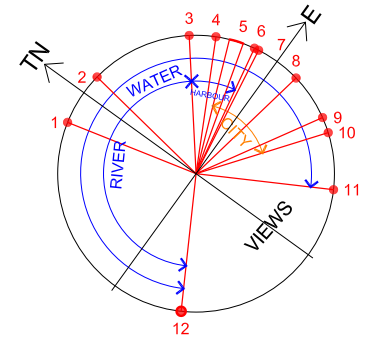
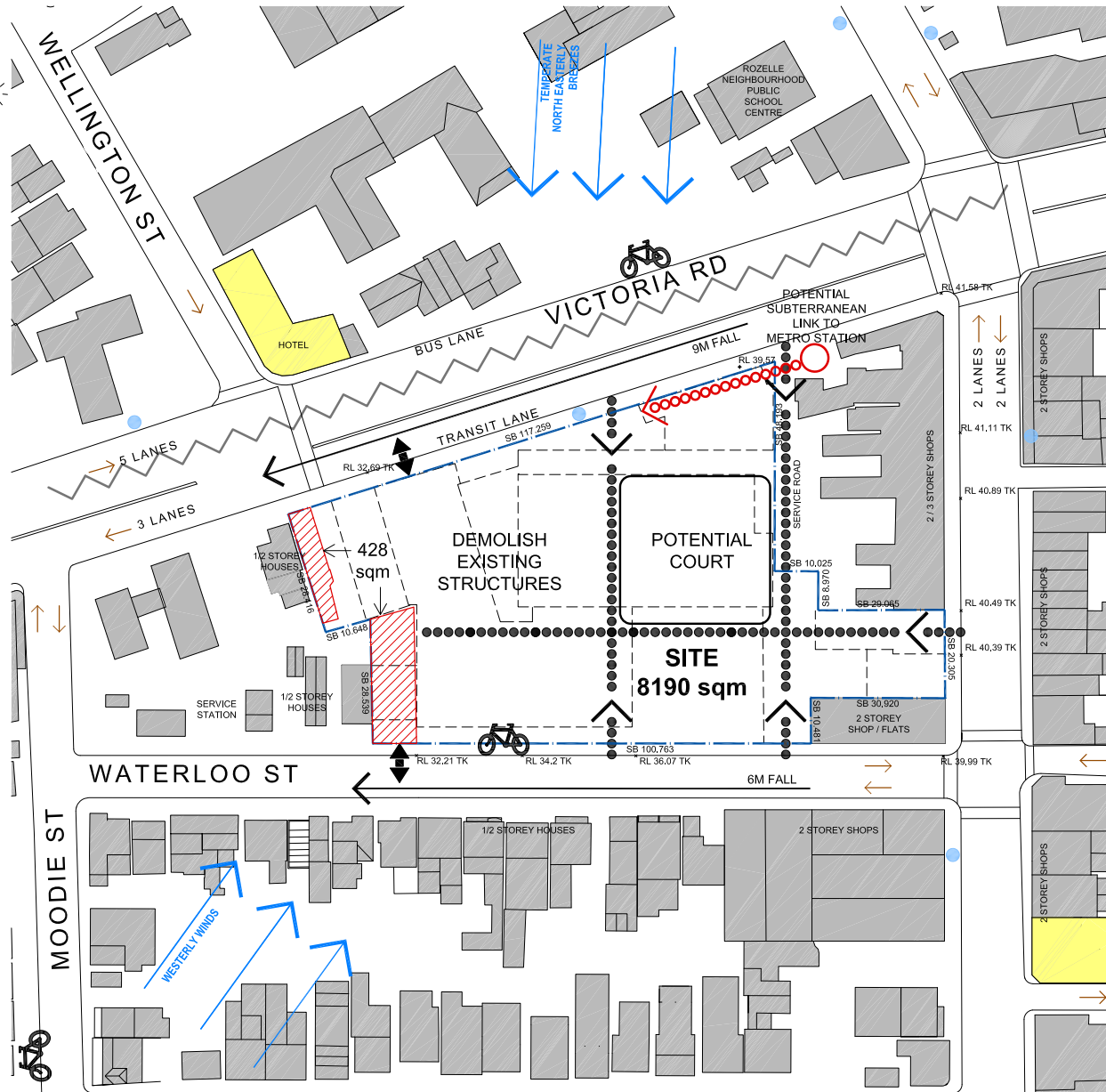




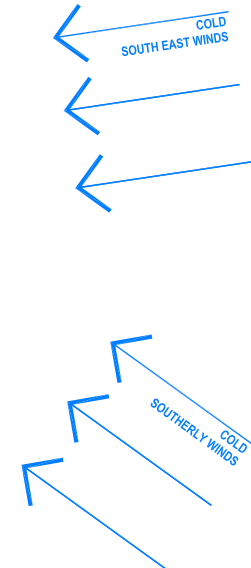
SUN

LEGEND

- SITE BOUNDARY
- LINE OF EXISTING BUILDINGS TO BE DEMOLISHED
- TRAFFIC NOISE
- DIRECTION
- PEDESTRIAN ACCESS
- POTENTIAL PEDESTRIAN PATHWAYS
- VEHICLE ACCESS
- VEHICLE MOVEMENT
- ADDITIONAL SITE (428 SQM)
- BUS STOP
- HOTEL
- BICYCLE ROUTE
- PEDESTRIAN TRAFFIC LIGHT CROSSING



- VIEWS LEGEND**
- 1 SNAPPER ISLAND
 - 2 COCKATOO ISLAND
 - 3 NORTH SYDNEY POST OFFICE
 - 4 GOAT ISLAND
 - 5 HARBOUR BRIDGE
 - 6 OPERA HOUSE
 - 7 SYDNEY OBSERVATORY
 - 8 SYDNEY TOWER
 - 9 CENTRAL STATION TOWER
 - 10 UTS TOWER
 - 11 EXTENT OF ROZELLE BAY
 - 12 EXTENT OF HEN + CHICKEN BAY



SITE ANALYSIS



121-125 Victoria Road
petrol station

Wellington Street

135 Victoria Road
bridge hotel

663 Darling Street
rozelle public school

VICTORIA ROAD EAST



Darling Street

675-677 Darling Street
retail

Darling Lane

138 Victoria Road
former balmain leagues club

VICTORIA ROAD WEST



663 Darling Street
rozelle public school

665 Darling Street
neighbourhood centre

669 Darling Street
retail

Darling Street

EXTENT OF ROZELLE VILLAGE SITE



154
workshop

DP 323480
workshop

168
workshop

170
house

170A
house

174
house

178-182 Victoria Road
petrol station



Moddie Street	178-182 Victoria Road petrol station	25 Waterloo Street house	23 house	21 house	19 house	17 house
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WATERLOO STREET EAST



Darling Street	707 Darling Street office	6-8 Waterloo Street workshop	12 house	14 house	16 house	18 house	20 house
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WATERLOO STREET WEST

EXTENT OF ROZELLE VILLAGE SITE



3-15 Waterloo Street
former balmain leagues club



1 Waterloo Street
retail

701-703 Darling Street
retail

Darling Street



22 house | 24 house | 26 house | 28 house | 30 house | 32 house | 34 house | 36 house | 38 house | 40 house | 42 house | 44 house | 46 house | 48 house | Moodie Street

EXTENT OF ROZELLE VILLAGE SITE



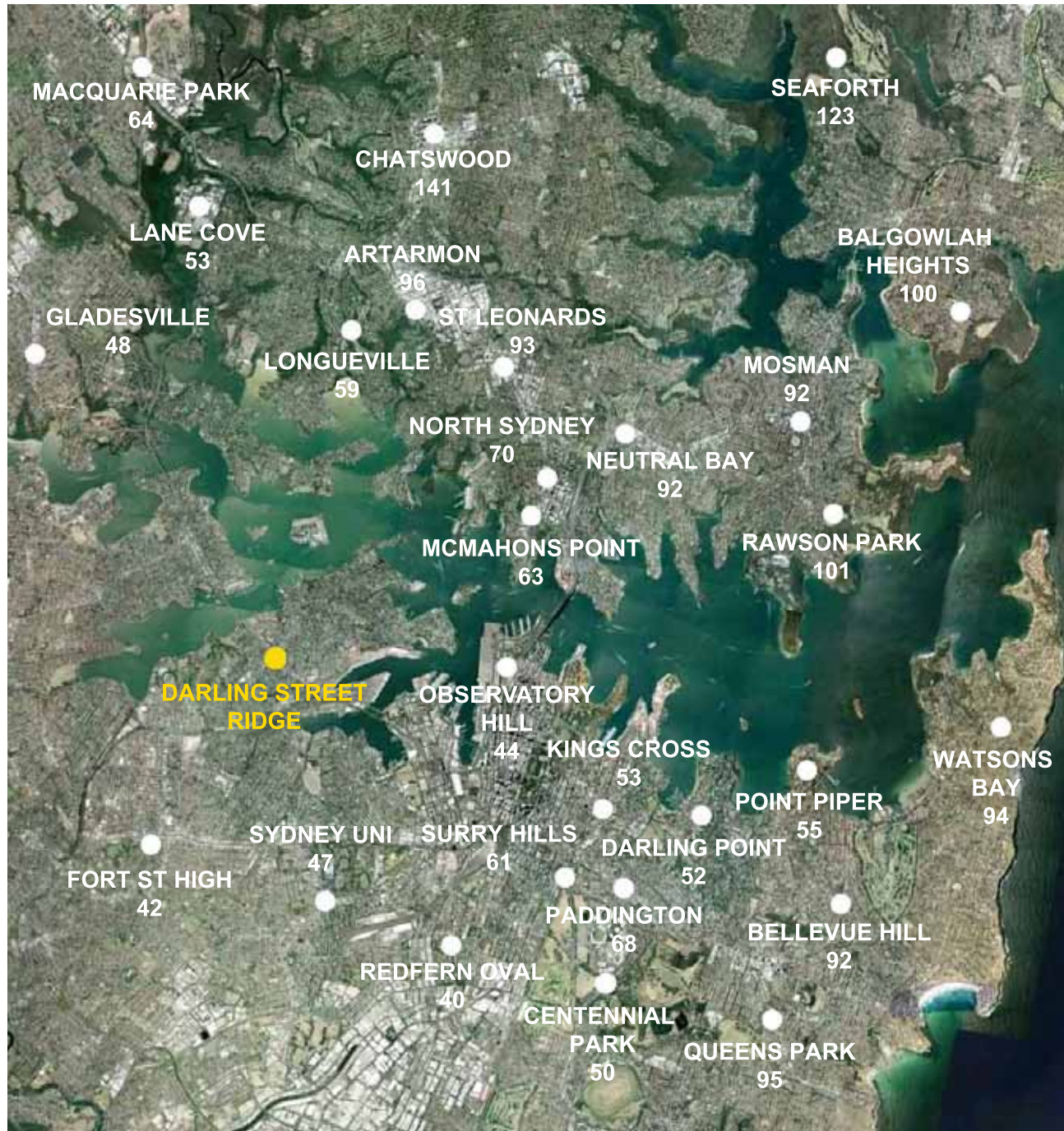
Waterloo Street	701-703 retail	699 retail	697 retail	695 retail	693 retail	691 retail	689 retail	687 retail	683-685 retail	681 retail	679 retail	675-677 mixed use	673 retail	671 retail	Victoria Road
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DARLING STREET NORTH



Victoria Road	678 retail	680 retail	682 retail	684 retail	686 retail	688 retail	Hancock Lane	690 retail	692 Retail	694 Retail	696 Retail	698 Retail	700 Retail	702 Retail	704 Retail	706 Retail	708 Retail	710 Retail	Belmore Street
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DARLING STREET SOUTH



04 URBAN ANALYSIS

HIGH POINTS

The Rozelle Village site is a unique site located on the Darling Street Ridge, which is the highest ground in a 3km radius of the inner west (RL 40.00). It is comparable in height to Observatory Hill (RL 44.00), Sydney University (RL 47.00) and Fort Street High (RL 42.00).

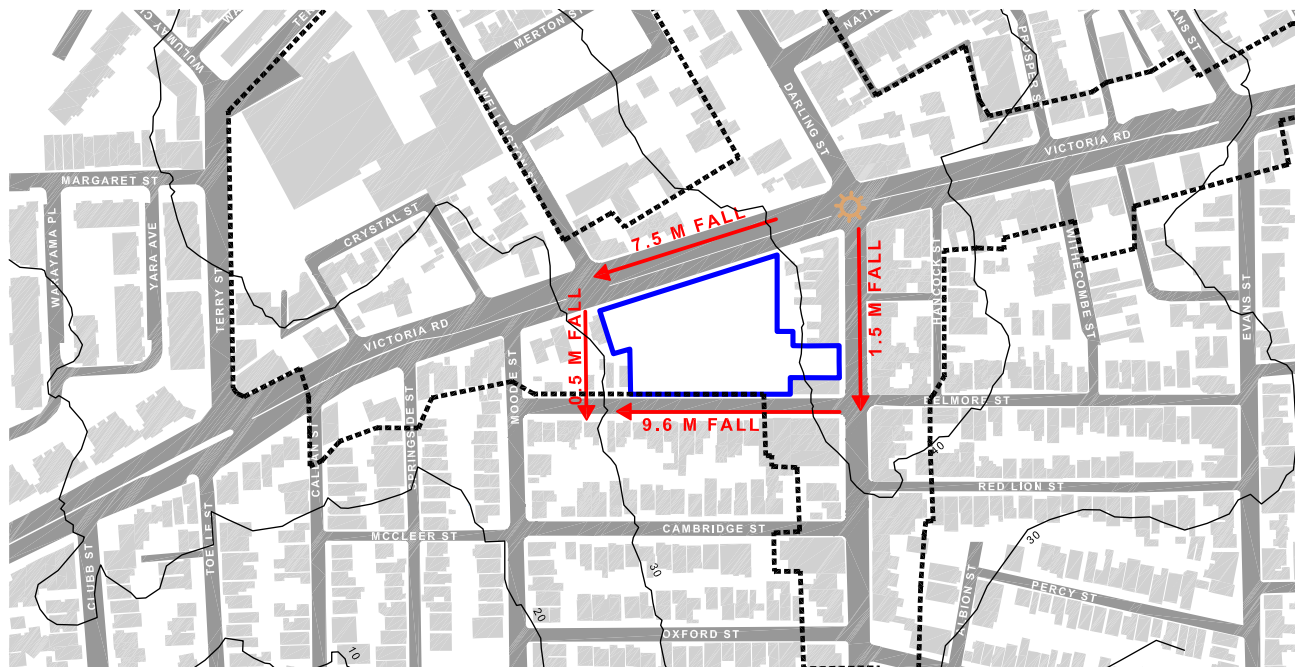
Areas to the north of the Harbour and Parramatta River have ground levels well above that of the site (Lane Cove RL 53.00 - Rawson Park RL 101) as well as areas to the east (Kings Cross RL 53.00 - Watsons Bay RL 94.00). It is common in Sydney for higher buildings to be located on high points and along Ridge Streets (Oxford Street, Darlinghurst Road / Macleay Street, Pacific Highway, Military Road) given that they are supported by transport, retail centres and support services.

Given that the site is located on a high point, along the Victoria Road major transport corridor and at the centre of the Rozelle Commercial Neighbourhood, it is entirely consistent with the development evolution of Sydney for a higher development to be located on this site.

Rozelle Village

TOPOGRAPHY

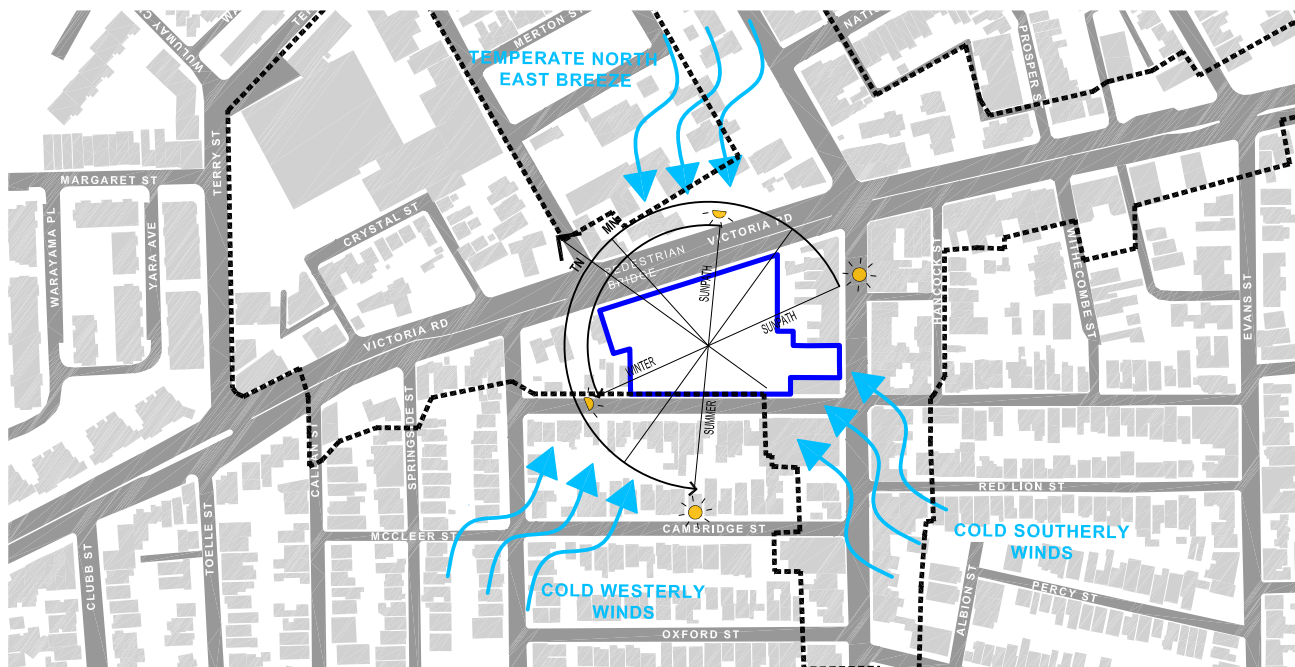
The site is located adjacent to the ridge along Darling Street and falls towards Iron Cove. There is a high point at the intersection of Victoria Road and Darling Street – the centre of the Rozelle Commercial Neighbourhood. The site falls approximately 7.5m (8%) along Victoria Road and 9.6m (12%) along Waterloo Street. There is a cross fall of approximately 0.5 – 1.5m (1%) between Victoria Road and Waterloo Street. The site itself is relatively flat, with a 3 level carpark to the north and at grade carpark to the south.

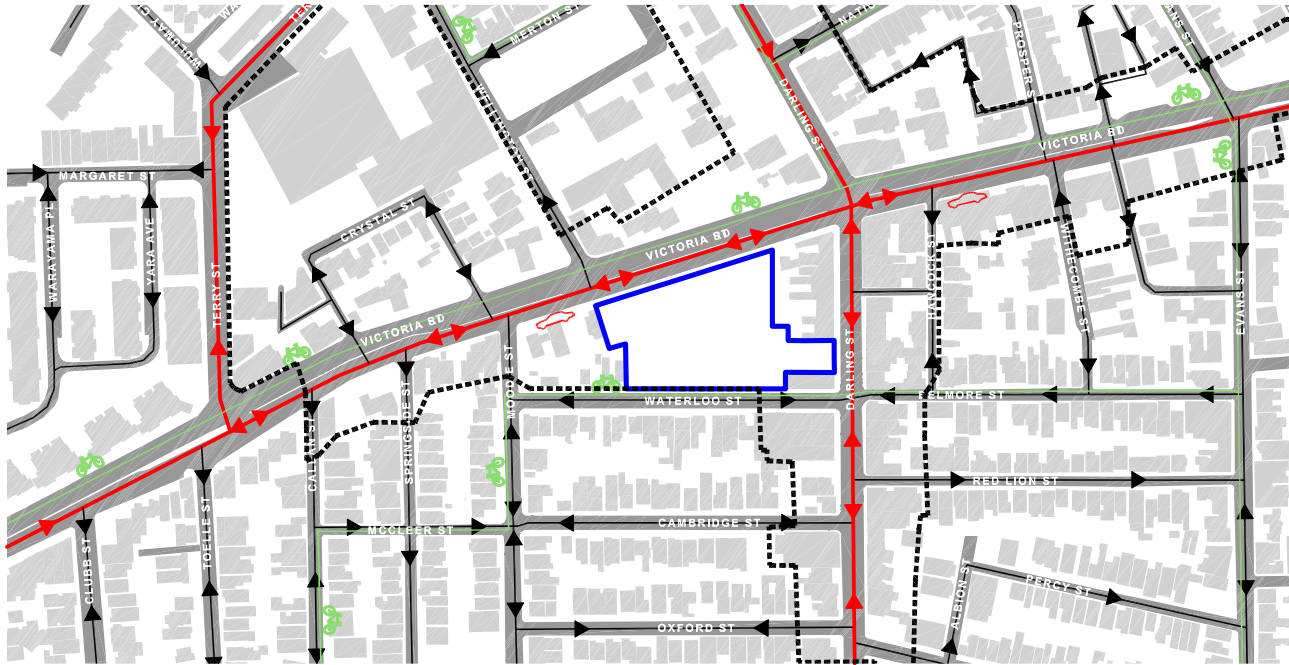


SUN + WIND

The long axis of the site is aligned north-west to south-east. The site has long boundaries to the east and west. The Victoria Road frontage is oriented to the sunny north-east, Rozelle Public School and the Rozelle Commercial Neighbourhood. The Waterloo Street frontage is oriented to the cooler south west, low rise housing and Callan Park. The site has a narrow southern frontage to Darling Street, but is generally bound by low-rise shops 2 storeys in height. The site's northern frontage is bound by low rise residential dwellings and a service station. The location of the site adjacent to the ridge and in a predominantly low-rise context will ensure the retention of solar access to the sites primary frontages.

The site is subject to an annual cycle of warm, temperate and cold winds, which swing from the north to the south direction. In summer, the site receives temperate, north-easterly breezes and in winter it receives cooler southerly winds from Rozelle Bay. Between winter and summer, the site is subject to south-westerly and north-westerly winds.

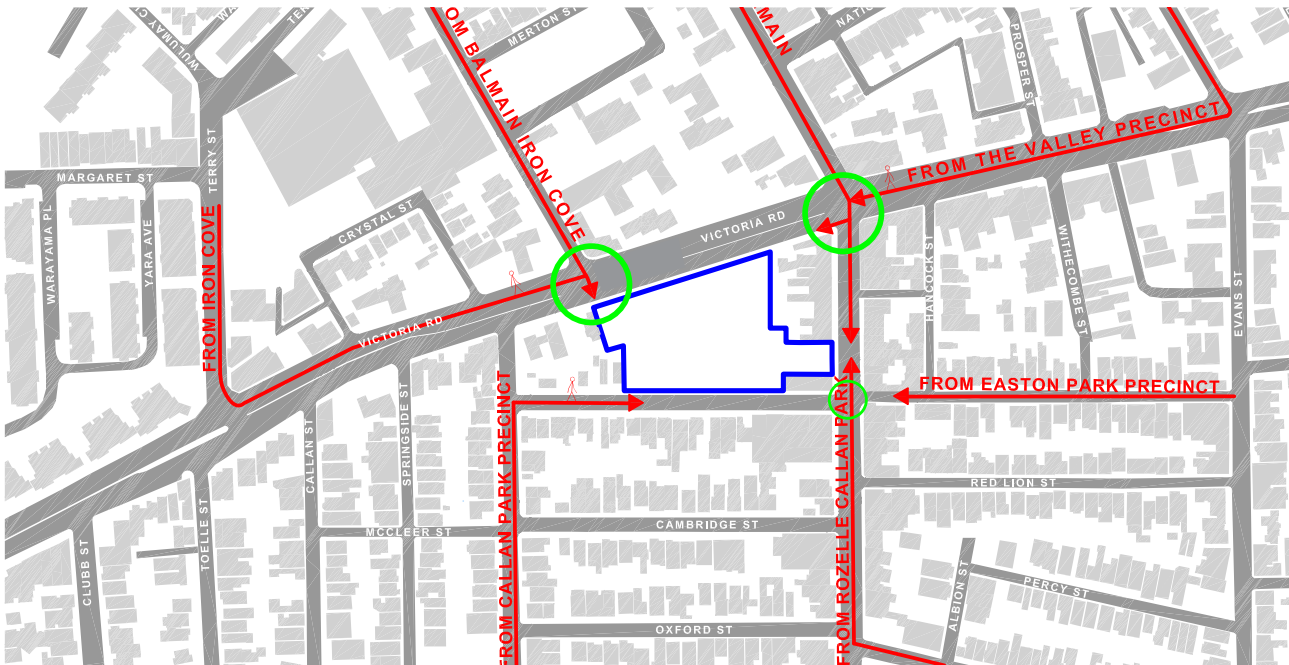




VEHICULAR MOVEMENT

The site is well-served by an extensive network of primary and secondary streets that provide efficient movement to and from the site and around the Rozelle Commercial Neighbourhood. The site is located at the major junction of Victoria Road and Darling Street. Darling Street is a primary street that runs along the ridge and connects Rozelle to Balmain. Victoria Road is a primary street and major arterial corridor that connects Northern Sydney to the City and Inner West as well as the ridges of Drummoyne, Huntleys Point and Gladesville.

The primary vehicle approaches to the site is along Victoria Road to the north east of the site. Waterloo Street is a residential and secondary street that bounds the south west of the site. These two frontages provide the site with a number of potential access points for vehicles. All streets that bound the site are two way. Victoria Road and Darling Street are well serviced by buses. There is an also an extensive network of bicycle routes surrounding the site.



PEDESTRIAN MOVEMENT

Victoria Road is a major arterial corridor that connects Northern Sydney with the City and Inner West and currently does not lend itself being a primary pedestrian pathway.

The primary pedestrian pathway is along the ridge at Darling Street, which is the commercial centre of Rozelle and the primary shopping strip. There are also pathways to the site from all directions, connecting residential areas surrounding the commercial centre.

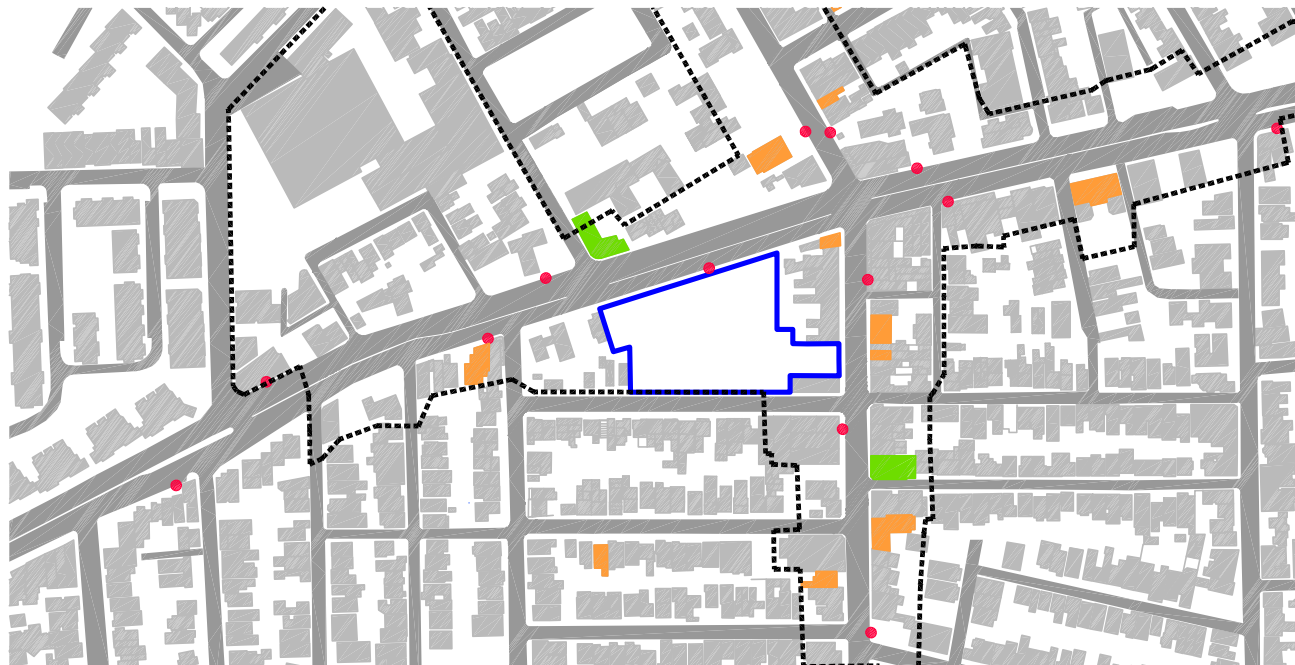


Rozelle Village

PROXIMITY

The site is located at the centre of the Rozelle Commercial Neighbourhood. It has easy access to Victoria Road and Darling Street, main street shopping, health, financial, entertainment and community services. There are numerous bus services directly adjacent to and surrounding the site, with high frequency services operating between Rozelle and the city as well as Balmain.

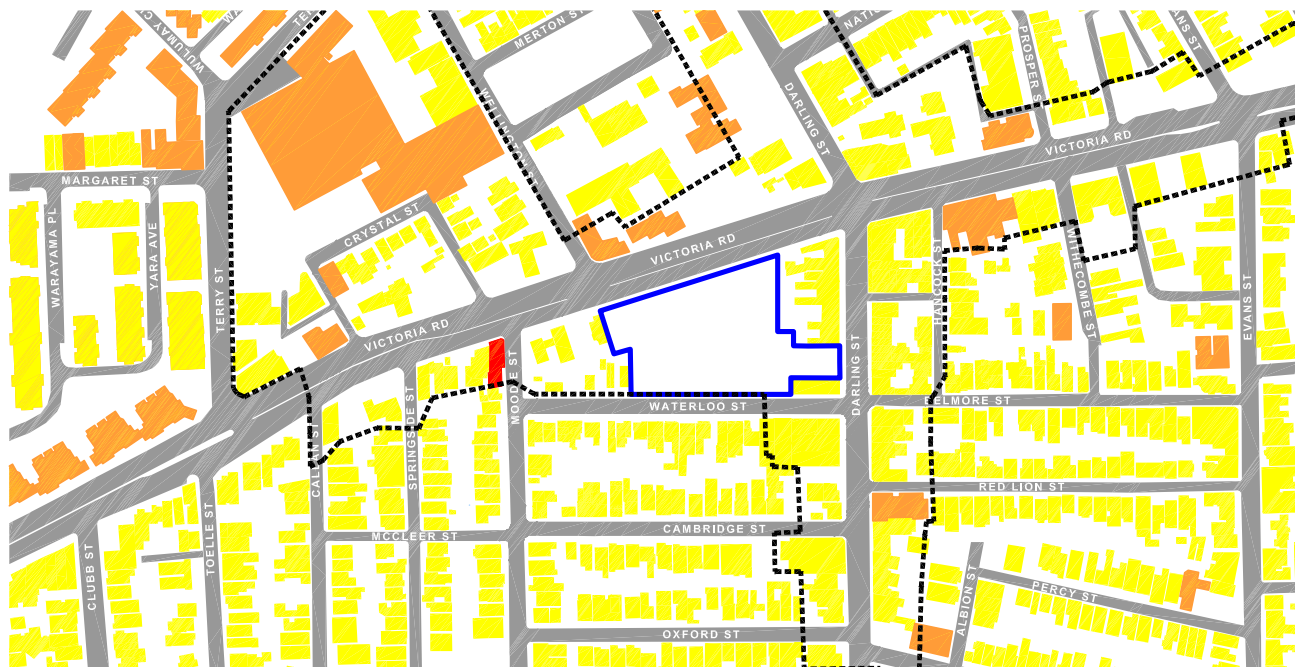
- HEALTH SERVICES
(MEDICAL CENTRES, PHARMACY, ALTERNATIVE HEALTH)
- FINANCIAL SERVICES
(BANKS)
- ENTERTAINMENT
(CLUBS, CINEMAS, PUBS)
- COMMUNITY SERVICES
(POOLS, FIFTH CENTRES)
- ROZELLE COMMERCIAL
NEIGHBOURHOOD
- BUS STOP
- SITE

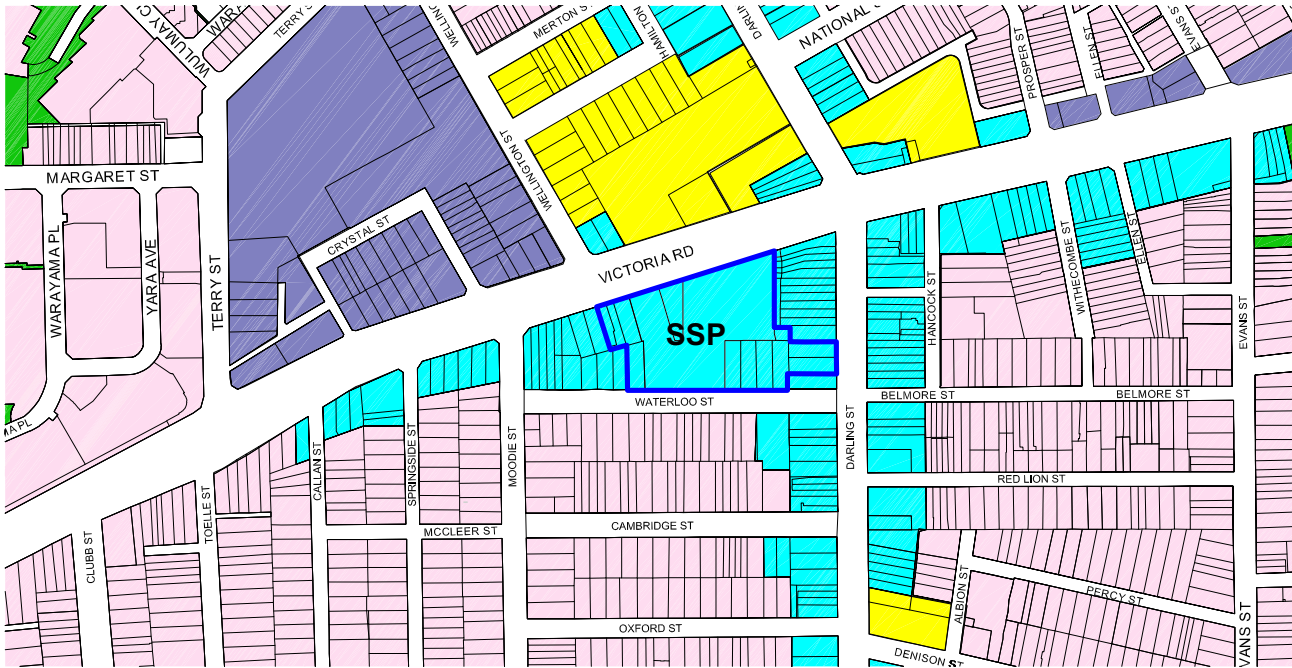


CONTEXT

The existing surrounding context can be grouped into low and medium rise development. The context is generally low rise development, with medium rise development concentrated on Darling Street and Victoria Road as well as the more recent developments in the Iron Cove Precinct to the north of the site. There is a large site to the north east of the site between Terry Street and Wellington Street that has potential for redevelopment, being one of the few remaining development sites in Rozelle.

- 1-2 ST
- 3-4 ST
- 5-6 ST
- 7-8 ST
- 9-12 ST
- SITE
- ROZELLE COMMERCIAL
NEIGHBOURHOOD



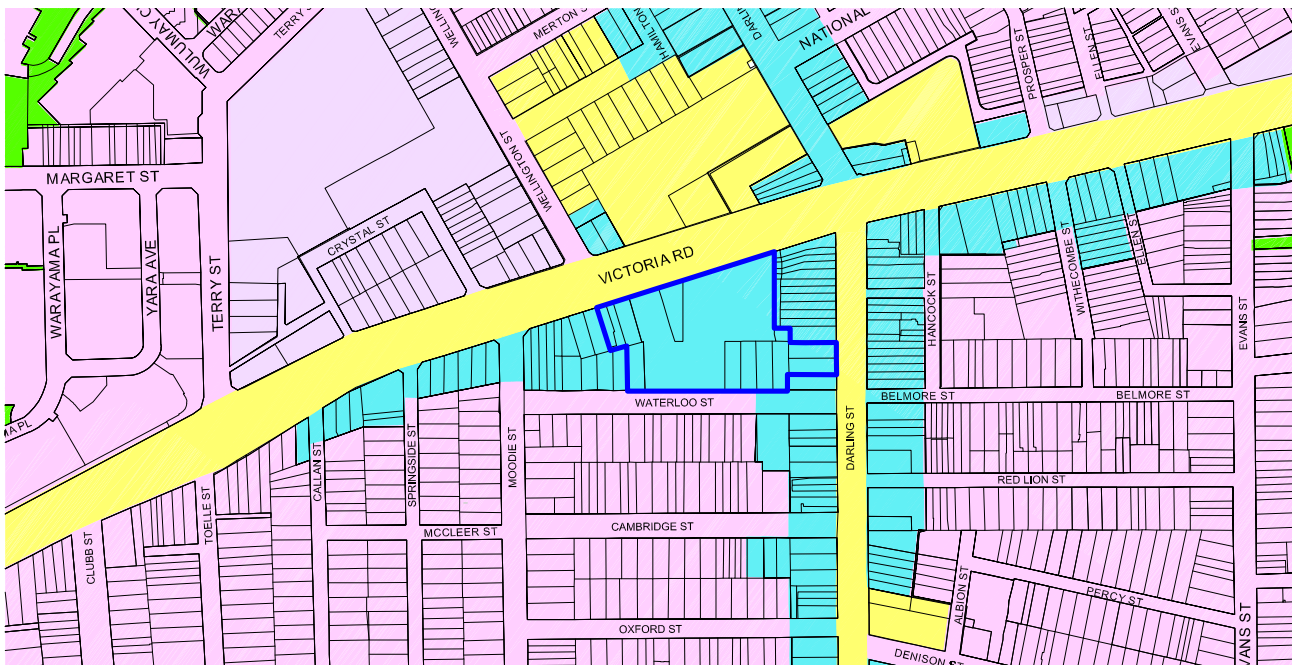
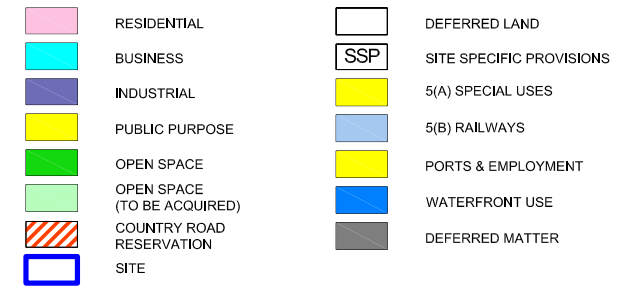


LEICHHARDT LEP 2000

ZONING

Leichhardt LEP 2000 identifies the site as being zoned Business as well as all other sites within the block, along Darling Street and 6-8 Waterloo Street. The Rozelle Public School is zoned Special Uses (5A).

The large potential development site located between Terry Street and Wellington Street is zoned Industrial. Sites to the west of Waterloo Street are zoned residential.



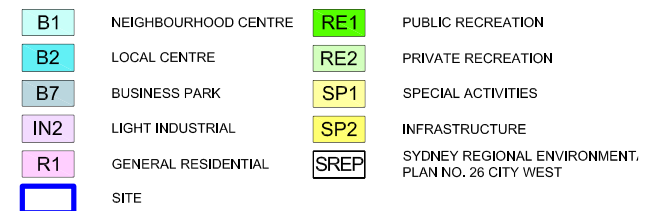
LEICHHARDT DRAFT LEP 2011

ZONING

Leichhardt Draft LEP 2011 translates the existing Leichhardt LEP 2000 into the standard template for zoning.

The site is identified as being located within the Local Centre (B2) zone.

LEGEND



Rozelle Village

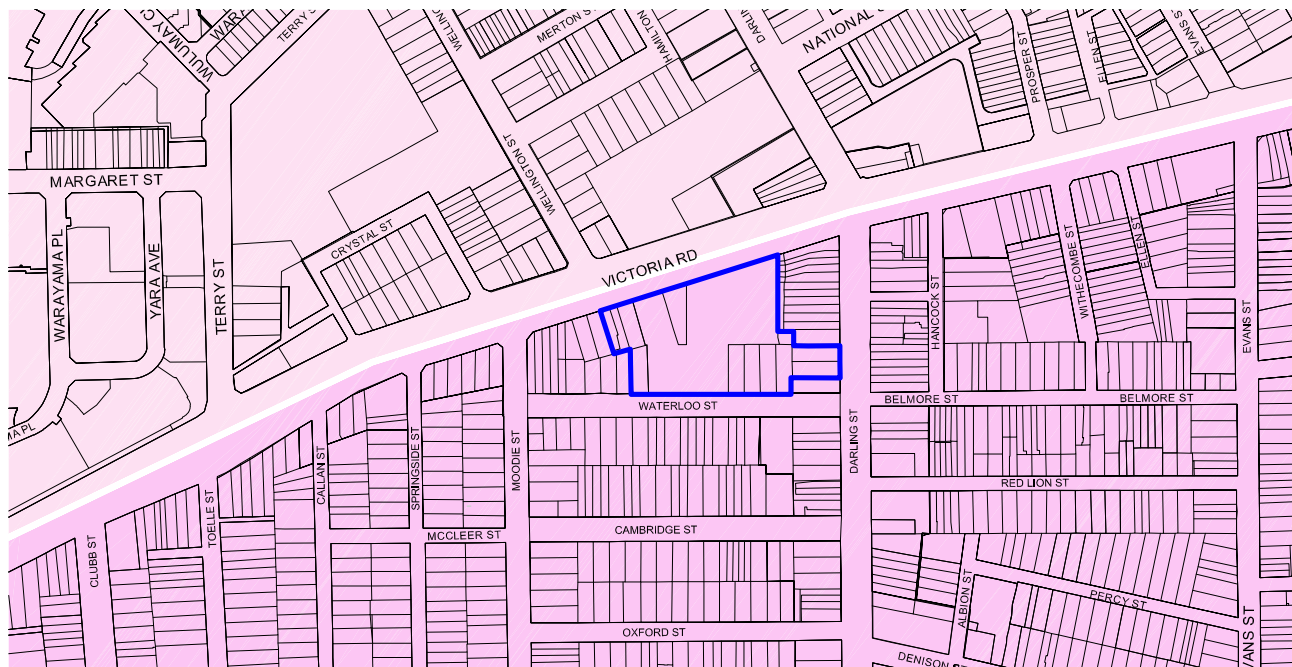
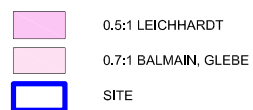
LEICHHARDT LEP 2000

FLOOR SPACE RATIO

Leichhardt LEP 2000 identifies the site as having a maximum FSR of 0.5:1 (Leichhardt). Sites to the north of Victoria Road have a maximum FSR of 0.7:1 (Balmain, Glebe).

Site specific provisions introduced through LEP Amendment No. 16 apply to the site which increases the allowable maximum floor space for this site in any development subject to providing the desired uses as detailed below:

- FSR for the site as a whole that exceeds 3.9:1
- FSR for shops exceeds 1.3:1
- FSR for commercial premises exceeds 0.2:1
- FSR for clubs exceeds 0.5:1
- FSR for residential development exceeds 1.9:1

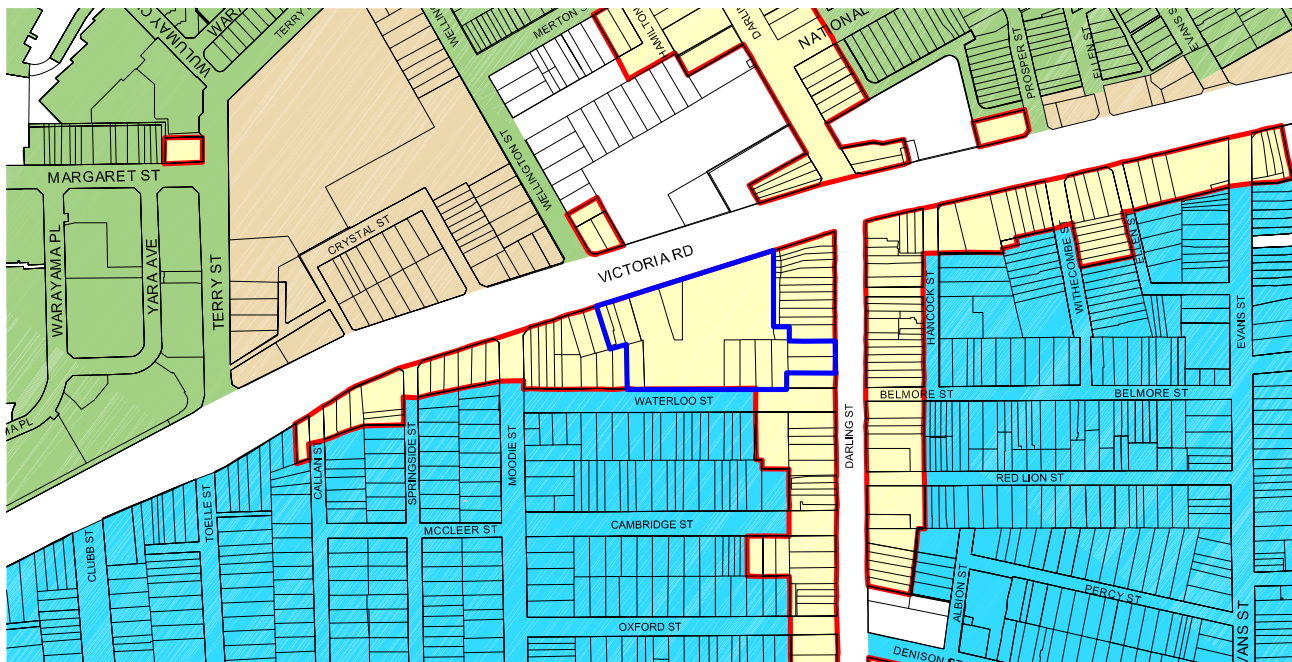
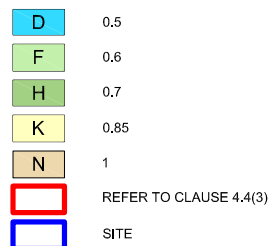


LEICHHARDT DRAFT LEP 2011

FLOOR SPACE RATIO

Leichhardt Draft LEP 2011 modifies the existing maximum FSR for the site and surrounding areas. The site has a maximum FSR of 0.85:1, which is 3.05:1 less than what is currently permitted under the existing LEP 2000 (3.9:1). This FSR is also applicable to other sites identified within the Local Centre (B2) zone. The potential development site located between Terry Street and Wellington Street has been increased to 1:1 from 0.7:1. Sites zoned General Residential (R1) remain unchanged at 0.5:1 to the west and 0.7:1 to the east of Victoria Road.

LEGEND



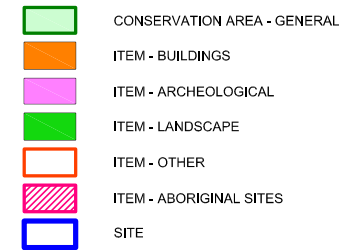


LEICHHARDT LEP 2000

HERITAGE

Leichhardt LEP 2000 identifies the site as being partly within a conservation area - general for sites adjacent to Darling Street. There are four heritage items - buildings located adjacent to the site including:

- Rozelle Public School
- St Thomas Anglican Church (670 Darling Street)
- York Building (Cnr Darling Street + Victoria Road)
- Cnr Darling Street + Waterloo Street (707 Darling Street)



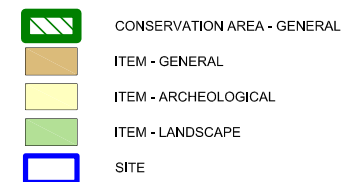
LEICHHARDT DRAFT LEP 2011

HERITAGE

Leichhardt Draft LEP 2011 translates the existing Leichhardt LEP 2000 into the standard template for heritage.

With the new definition, Heritage Items - Buildings are classified as Heritage Items - General.

LEGEND



Rozelle Village

ROZELLE SUBURB PROFILE

The Leichhardt DCP No. 6 Part A - 10.5 Suburb Profile divides the suburb of Rozelle into six (6) distinctive neighbourhoods:

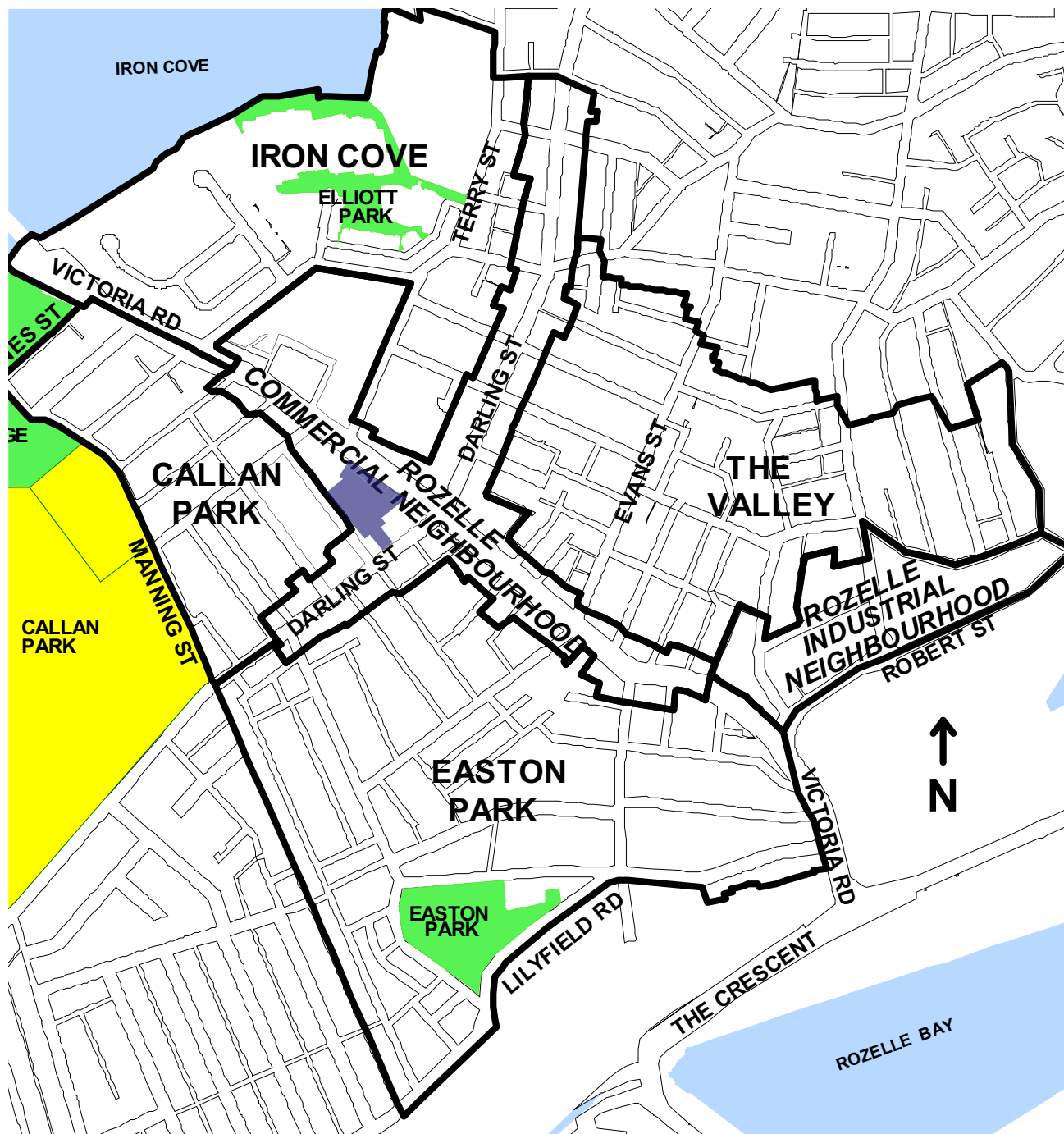
- The Valley
- Easton Park
- Callan Park
- Iron Cove
- Rozelle Commercial Neighbourhood
- Robert Street Industrial Neighbourhood

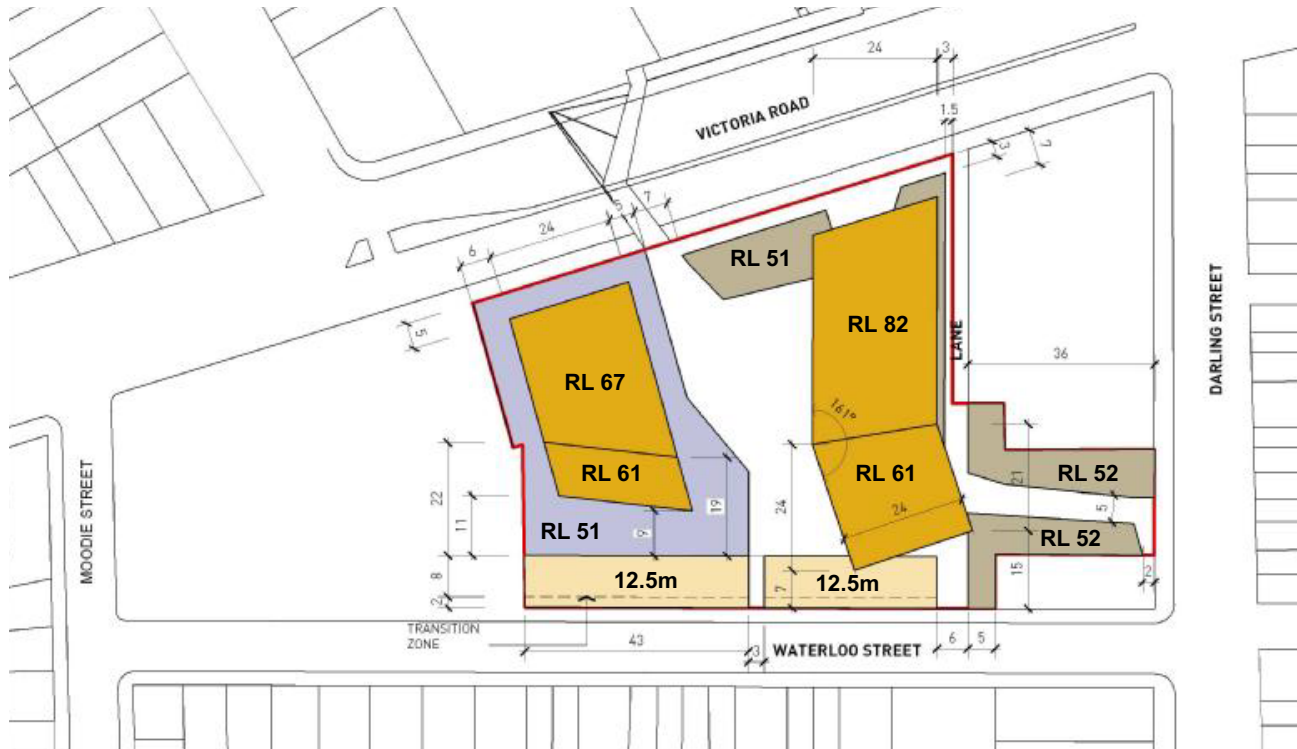
The site is identified as being located at the centre of the Rozelle Commercial Neighbourhood.

The key desired built form controls for the Rozelle Commercial Neighbourhood defined in this DCP are to:

- maintain the predominant bulk, scale and siting of buildings consistent with adjoining development and the neighbourhood generally
- maintain 2 storey scale for residential development along Darling Street. Where sites are developed for mixed commercial/residential uses, a 7.2m building envelope is permissible
- maintain building envelopes of 7.2m along the western side of Darling Street up to Wisbeach Street.
- maintain a maximum building wall height of 10m, taken from the street frontage along Victoria Road.
- ensure buildings should cover the full width of the lots and should be built with a nil setback to Victoria Road.

Source: Leichhardt DCP No. 6 Part A - 10.5



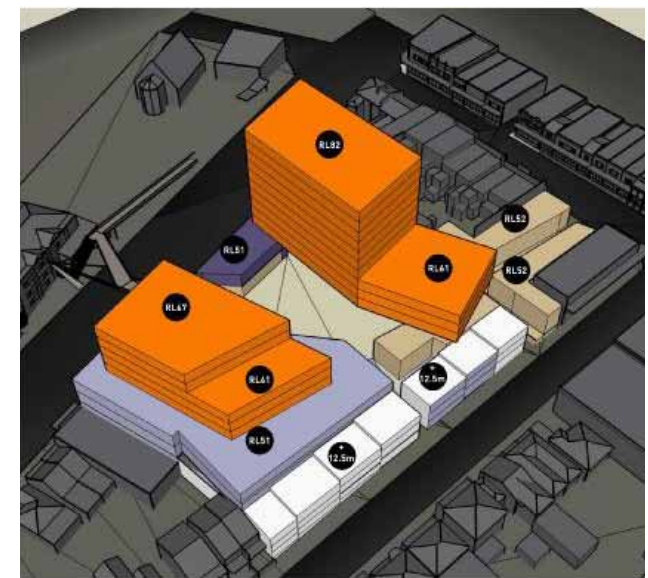
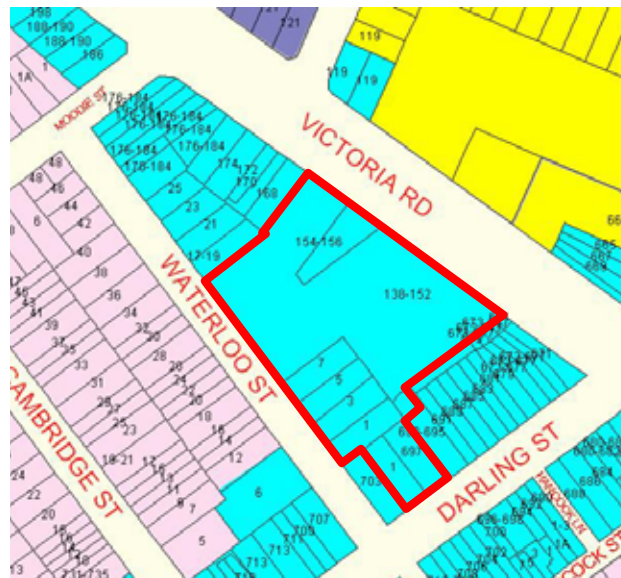


SITE SPECIFIC CONTROLS

The Leichhardt DCP No. 6 Part D - Site Specific Controls (Amendment No.15 Balmain Leagues Club Precinct) details a site specific building envelope over part of the site. It proposes two higher forms (RL 84.00 / RL 67.00) stepping to RL 61.00 in an east-west orientation across the site, a new public plaza and lower-scaled transitional buildings stepping down Waterloo Street. Pedestrian access is encouraged from Victoria Road, Waterloo Street and Waterloo Street.

The higher building envelope is setback 1.5m from Darling Lane (Heritage Lane) and approximately 6m from Waterloo Street.

Building footprints align with Victoria Road, Darling Lane and the northern boundary. Together with a very deep building footprint of 24m and a north-south orientation makes it very difficult to achieve SEPP 65 compliance with regard to solar access and cross ventilation.



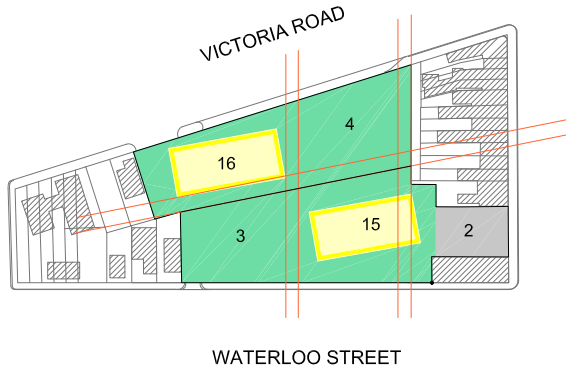
06 ENVELOPE + SITING

In order to achieve optimal design and amenity outcomes for the proposed development and the surrounding context, ten (10) envelope and siting options were developed and evaluated. Options included combinations of low, mid and high-rise forms. This process put aside all previous propositions for this site to assist in understanding how each option responds to the following key built form and urban design issues:

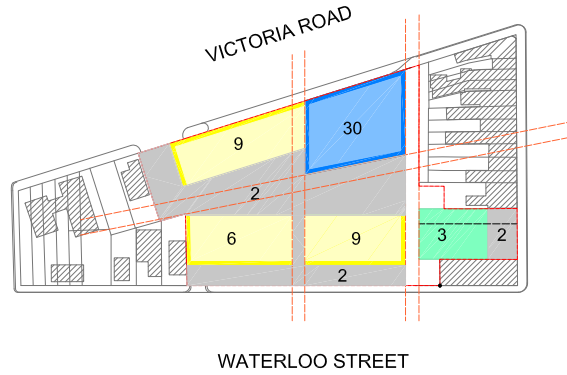
- height, bulk + scale
- orientation + layout
- impact on the adjoining properties
- separation between buildings on the site
- views to and from the site
- solar access to surrounding properties

Each option was evaluated in terms of public and private benefit criteria, with particular emphasis on the public benefit (metropolitan / local context), in order to identify the preferred option for the site. In addition, this process assisted in the formulation a series of key design principles that were used as the basis for the development of the design concept.

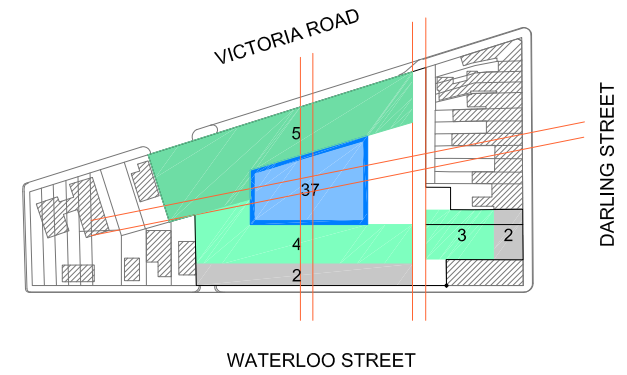
The following pages show options A-G + J and the preferred options K + L.



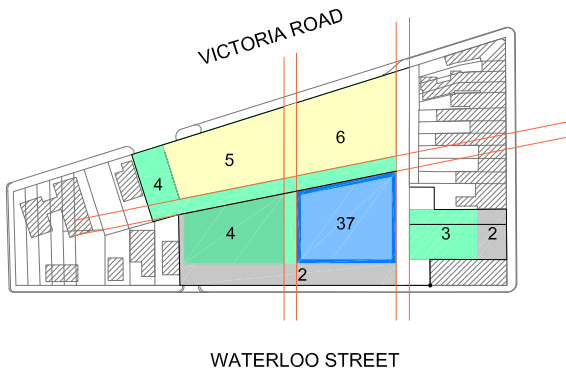
OPTION A



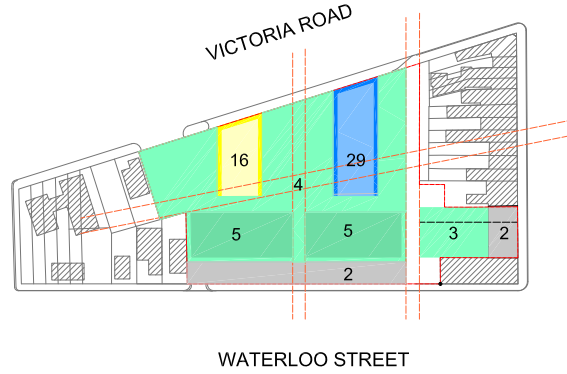
OPTION D



OPTION G

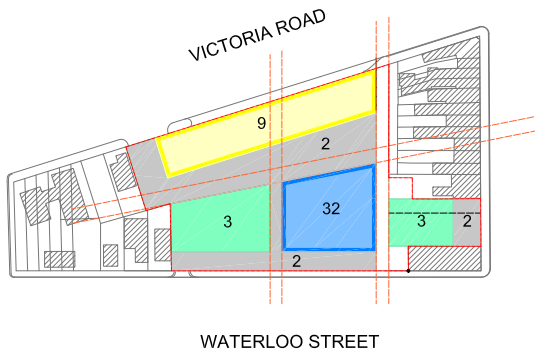


OPTION B

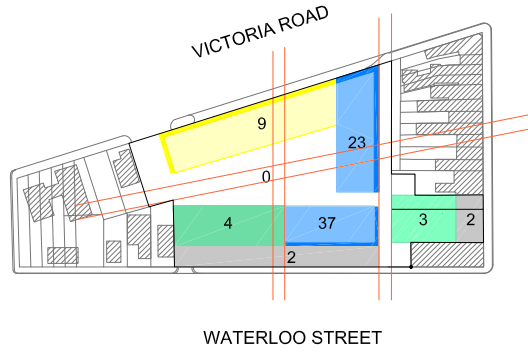


OPTION E

There is no Option H or I



OPTION C



OPTION F

ENVELOPE OPTIONS SUMMARY

DEVELOPMENT PARAMETERS

These ten (10) envelope and siting options investigated how to distribute 55,000sqm of gross floor space (6.7 - 7:1) and a diversity of uses on the site based upon the Development Capacity Study prepared by Inspire, submitted with the Preliminary Environmental Assessment Report to the Department of Planning and Infrastructure.

The following parameters were consistent in each option:

- pedestrian network on the ground plane providing pedestrian connections to and from the site
- low rise forms (2-4 storeys) along Waterloo Street
- low rise form (2-3 storeys) to Darling Street
- extension of Darling Lane (Heritage Lane)

PEER REVIEW PROCESS

An Architectural Design Review Panel (Panel) was established by Rozelle Village Pty Limited, in consultation with the Department of Planning and Infrastructure, as part of a Design Review Process. The role of the panel was to review the architectural proposal at various stages of the design process with particular attention to built form, urban design, residential amenity, SEPP 65, public domain and pedestrian environment related to the Director General's Requirements issued by the Department on 5th April 2011 for the development.

The Panel consisted of four eminent architects/urban designers - all with recognized high level skills and experienced in the field of architecture - nominated by Rozelle Village Pty Ltd. The Panel was specifically requested to 'comment on the appropriateness and design quality of the proposal and specific requirements for project variations.'

STANISIC ASSOCIATES, the project design Architect, met regularly with the Panel over a period of 3 months during the development of the design concept, the envelope and siting options, building form and the final preferred proposal. The final proposal was based on preferred envelope and siting options of the Panel and developed by STANISIC ASSOCIATES. It was presented to the Panel prior to lodgement of the Environmental Assessment. Refer to Section 18 - ADRP Report to see the Architectural Design Review Panel Report.

OPTION J



OPTION K



OPTION L



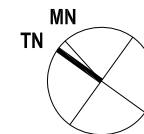
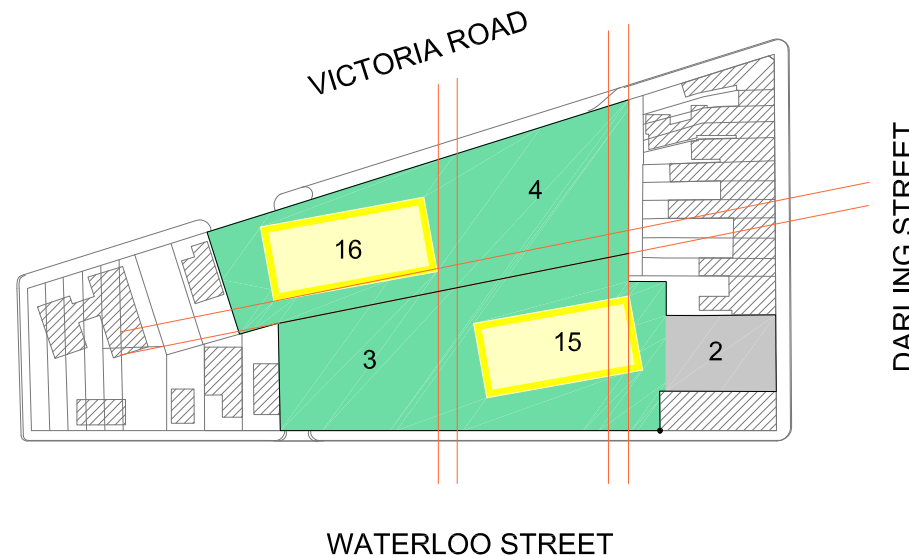
Rozelle Village

ENVELOPE STUDIES - OPTION A

Option A accompanied the Preliminary Environmental Assessment Report, submitted to the Department of Planning and Infrastructure which formed the basis of the declaration of this development as a major project. This option is flat top podium and two mid-rise forms. The two high rise forms of a similar height do not orientate to north, the view or street. The podium does not adjust to the surrounding residential context. The roof of the podium has the potential to be a green roof. There is a two storey transitional form to Darling Street.

The building footprints of the two towers are approximately 24m deep which limit light and ventilation to apartments. The mid-rise forms are offset to maximise visual and acoustic privacy between buildings and limit overshadowing of surrounding residential properties. The orientation of the mid-rise form adjacent to Waterloo Street still presents a wide face to south-west which has the potential to overshadow residential properties on Waterloo Street.

The two mid-rise forms have a residential address to the nearest adjacent street.



VIEW FROM WEST



VIEW FROM EAST

- EXISTING 1 - 2
- GROUND
- LOW RISE 1 - 2
- 3 - 5
- MID RISE 6 - 16
- HIGH RISE 17 +

SITE AREA 8197 sqm



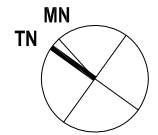
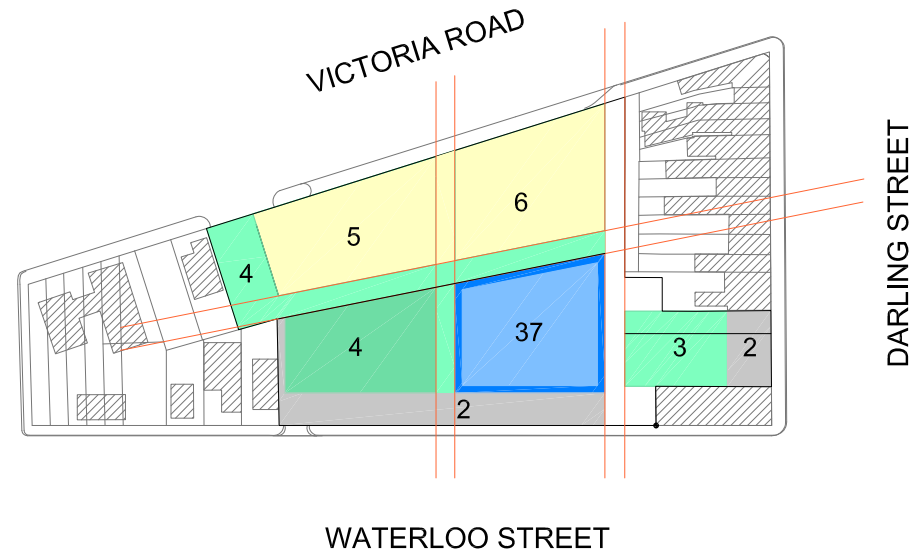
ENVELOPE STUDIES - OPTION B

Option B is a hybrid form comprising a stepped podium, a mid-rise street wall to Victoria Road and a high-rise tower adjacent to Waterloo Street / Darling Street. The pedestrian network divides the site into four quadrants and informs the location of the mid and high-rise forms. The high-rise form occupies the south-western quadrant and the mid-rise street edge form occupies the two north-eastern quadrants. The podium is stepped to adjust to the surrounding context and topography, with lower forms to the north-western boundary and Waterloo Street.

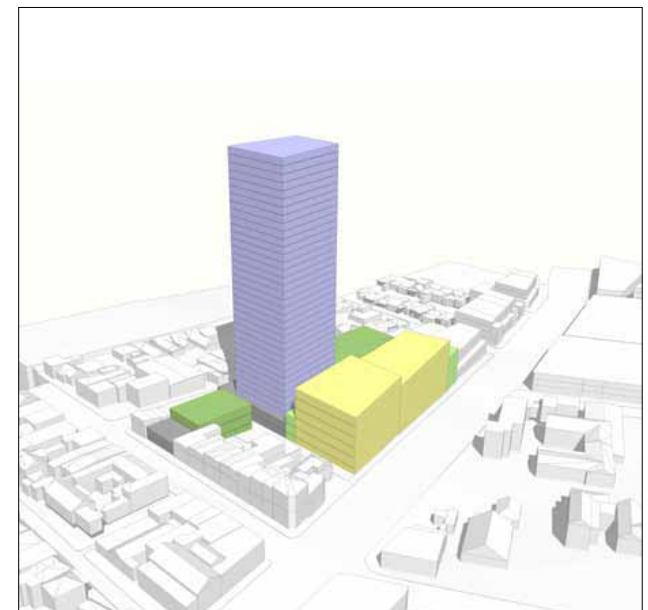
The high-rise form orientates to Darling Lane and Waterloo Street. It has a deep, square footprint that would require substantial articulation in order to maximise light and ventilation to apartments. The mid-rise form steps down with the topography along Victoria Road and forms a barrier to the green communal space that is located on the roof of the podium. This mid-rise form is too deep for residential uses.

A low-rise, two storey infill form is located along Darling Street, setting back to three storeys. This form is compatible with the existing building heights along Darling Street, which generally have very high parapets.

The high-rise form has a residential address to Waterloo Street.



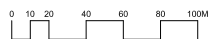
VIEW FROM WEST



VIEW FROM EAST

- EXISTING 1 - 2
- GROUND
- LOW RISE 1 - 2
- 3 - 5
- MID RISE 6 - 16
- HIGH RISE 17 +

SITE AREA 8197 sqm



Rozelle Village

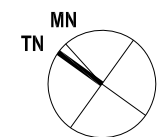
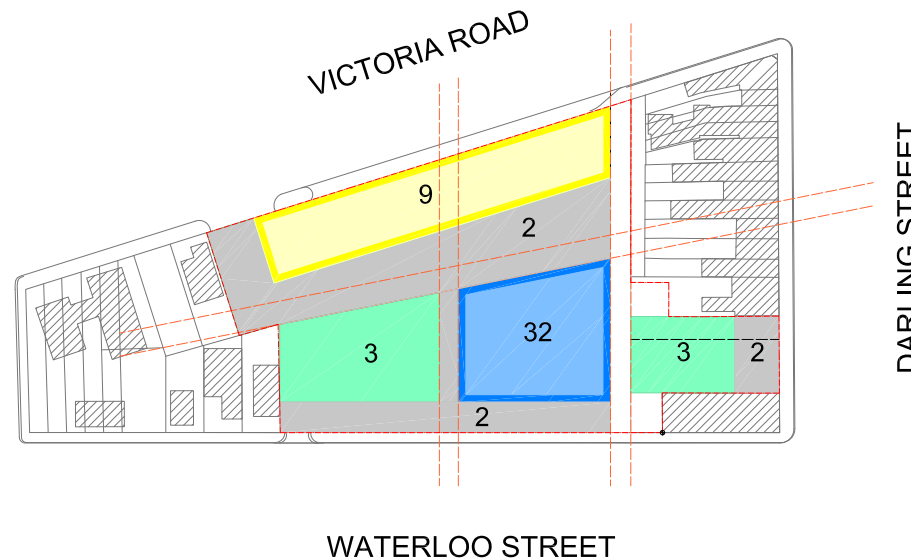
ENVELOPE STUDIES - OPTION C

Option C is a hybrid form comprising a stepped podium, a slender mid-rise street wall form to Victoria Road and a high-rise tower adjacent to Waterloo Street / Darling Street. The pedestrian network divides the site into four quadrants and informs the location of the mid and high-rise forms. The high-rise form occupies the south-western quadrant and the mid-rise street edge form occupies the two north-eastern quadrants. The podium is stepped to adjust to the surrounding context and topography, with lower forms to the north-western boundary and Waterloo Street.

The high-rise form orientates to Darling Lane and Waterloo Street. It has a deep, square footprint that would require substantial articulation in order to maximise light and ventilation to apartments. The mid-rise form presents a continuous street wall to Victoria Road, increasing in height as the topography falls towards Iron Cove. The slenderness of this mid-rise form makes it suitable for residential uses with an excellent northern orientation. It also forms a barrier to the green communal space that is located on the roof of the podium.

A low-rise, two storey infill form is located along Darling Street, setting back to three storeys. This form is compatible with the existing building heights along Darling Street, which generally have very high parapets.

The high-rise form has a residential address to Waterloo Street and the mid-rise form to Victoria Road.



VIEW FROM WEST



VIEW FROM EAST

- EXISTING 1 - 2
- GROUND
- LOW RISE 1 - 2
- MID RISE 6 - 16
- HIGH RISE 17 +

SITE AREA 8197 sqm



ENVELOPE STUDIES - OPTION D

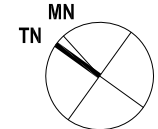
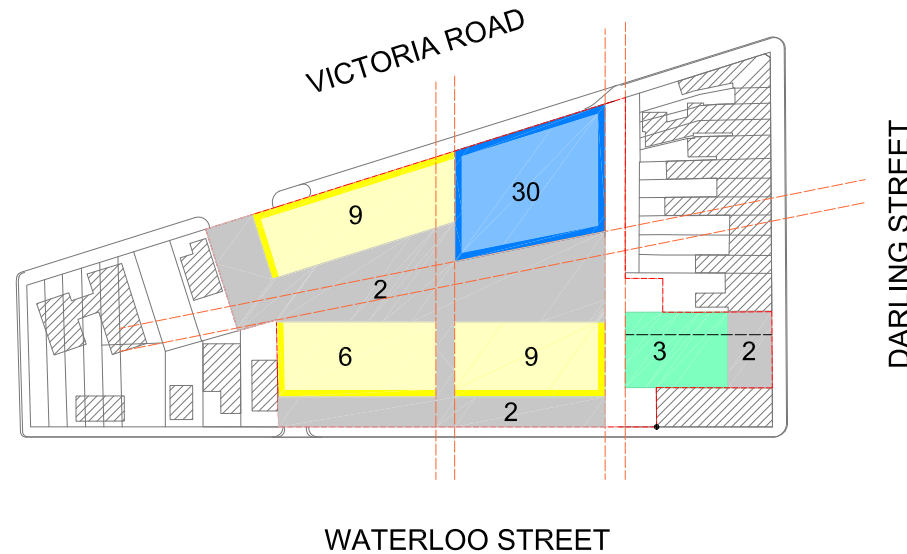
Option D is a hybrid perimeter form comprising a flat-top podium, part slender mid-rise street wall and high-rise form to Victoria Road and two mid-rise forms setback from Waterloo Street. The pedestrian network divides the site into four quadrants and informs the location of the mid and high-rise forms. The high-rise form occupies the south-eastern quadrant and the mid-rise forms occupy the remaining three quadrants. The low-rise podium has a height that is consistent with the surrounding context adjacent to the north-western boundary and Waterloo Street.

The high-rise form orientates to Victoria Road and Darling Lane. It has a deep, square footprint that would require substantial articulation in order to maximise light and ventilation to apartments. The mid-rise forms also orientate to the street.

The forms along Victoria Road form a strong street edge, with the form stepping down Victoria Road towards Iron Cove, the high-rise form a prominent marker along this Corridor. The perimeter form creates a large green communal courtyard on the roof of the podium.

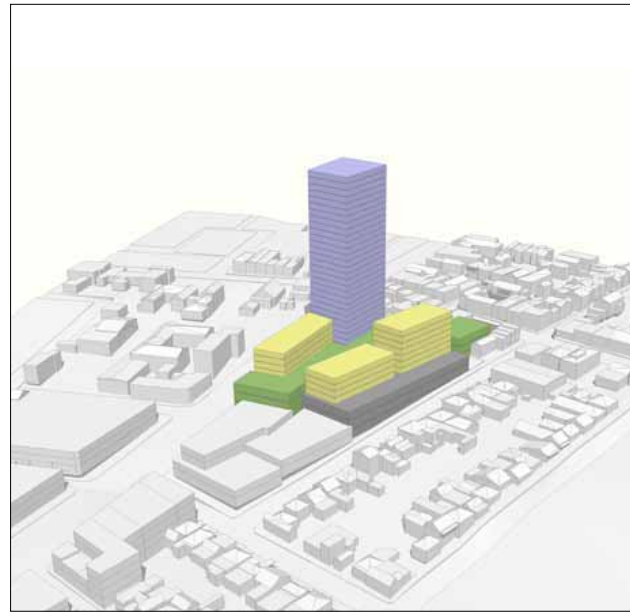
A low-rise, two storey infill form is located along Darling Street, setting back to three storeys. This form is compatible with the existing building heights along Darling Street, which generally have very high parapets.

The high-rise form has a residential address to Victoria Road and Darling Lane and the mid-rise forms to Victoria Road and Waterloo Street.



- EXISTING 1 - 2
- GROUND
- LOW RISE 1 - 2
- 3 - 5
- MID RISE 6 - 16
- HIGH RISE 17 +

SITE AREA 8197 sqm



VIEW FROM WEST



VIEW FROM EAST

Rozelle Village

ENVELOPE STUDIES - OPTION E

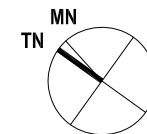
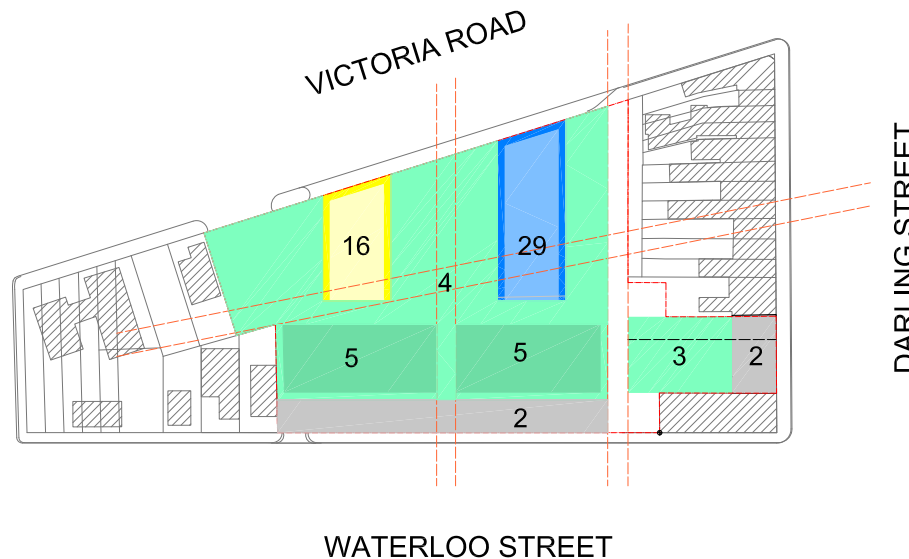
Option E is a hybrid form comprising a stepped podium, and slender mid-rise and high rise forms. The pedestrian network of passageways divides the site into four quadrants but the mid and high-rise forms are not informed by this structure. The high-rise form is located at the highest point of the site adjacent to Darling Lane. The low-rise podium steps down to two storeys at Waterloo Street consistent with the surrounding context.

The mid and high-rise form orientate north-east / south-west, perpendicular to Waterloo Street and parallel to Darling Lane. These taller forms have a slender footprint that maximise light and ventilation to apartments. However, the mid-rise form will overshadow the high-rise form at lower levels.

The podium forms a strong edge to Victoria Road, with the taller elements stepping down Victoria Road towards Iron Cove. There is a green roof on top of the podium.

A low-rise, two storey infill form is located along Darling Street, setting back to three storeys. This form is compatible with the existing building heights along Darling Street, which generally have very high parapets.

The high-rise form has a residential address to Victoria Road and Darling Lane and the mid-rise form to Victoria Road.



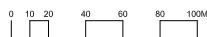
VIEW FROM WEST



VIEW FROM EAST

- EXISTING 1 - 2
- GROUND
- LOW RISE 1 - 2
- 3 - 5
- MID RISE 6-16
- HIGH RISE 17 +

SITE AREA 8197 sqm



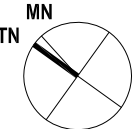
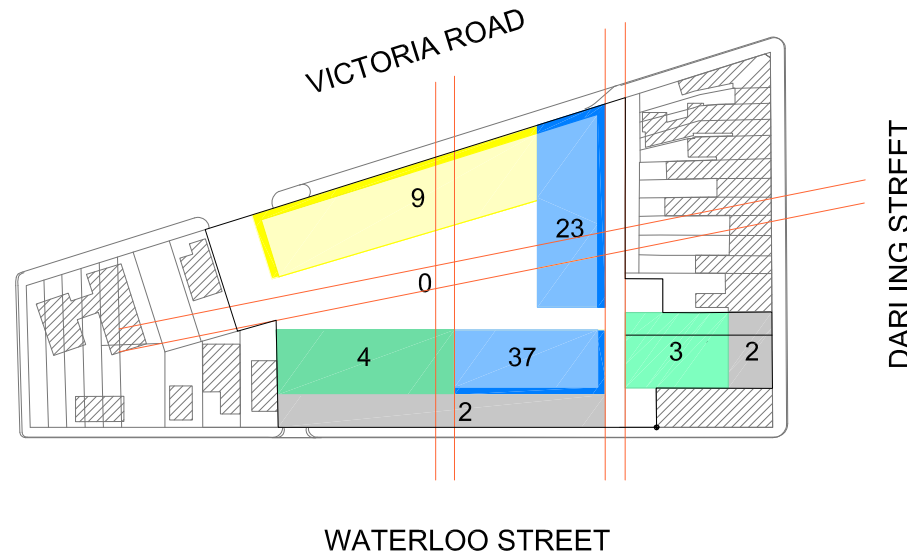
ENVELOPE STUDIES - OPTION F

Option F is a perimeter form comprising slender mid-rise and high rise forms around a central plaza. The two high-rise form are located at the highest point of the site and orientate to Darling Lane and Waterloo Street. There is a low-rise form adjacent to Waterloo Street and to the north of the site to respond to the surrounding context.

The mid-rise form creates a strong street edge to Victoria Road, increasing in height as the topography falls towards Iron Cove. All of the forms are slender which maximise light and ventilation to apartments. However, at the lower levels of the high-rise forms, any apartments will be overshadowed by the mid-rise form.

A low-rise, two storey infill form is located along Darling Street, setting back to three storeys. This form is compatible with the existing building heights along Darling Street, which generally have very high parapets.

The high-rise forms have a residential address to Waterloo Street and Darling Lane.



VIEW FROM WEST



VIEW FROM EAST

- EXISTING 1 - 2
- GROUND
- LOW RISE 1 - 2
- 3 - 5
- MID RISE 6 - 16
- HIGH RISE 17 +

SITE AREA 8197 sqm



Rozelle Village

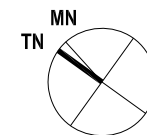
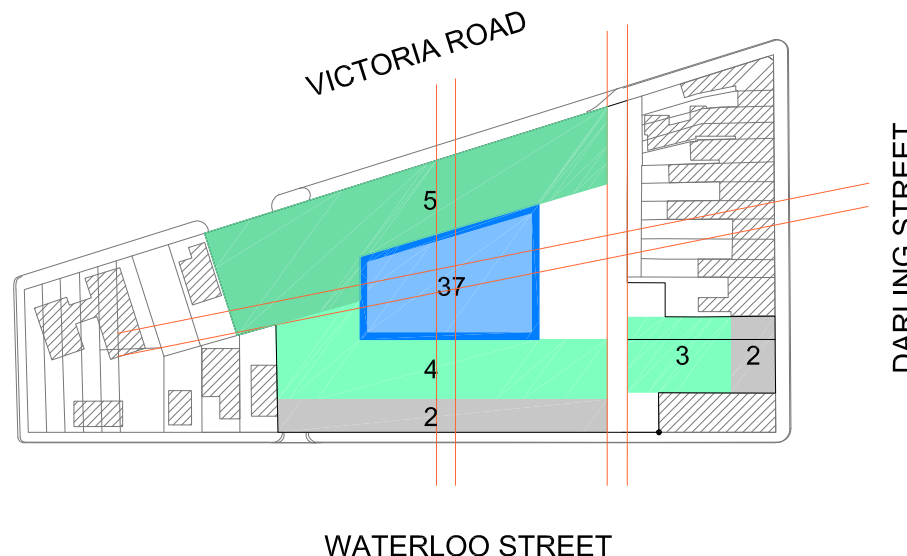
ENVELOPE STUDIES - OPTION G

Option F is a stepped podium and single tower with forecourt to Darling Lane. The single tower is located at the centre of the site independent of the pedestrian network to the podium.

The five storey podium forms an edge to Victoria Road, stepping down in height to two storeys at Waterloo Street to respond to the surrounding residential context.

The high-rise form has a deep, square footprint that would require substantial articulation in order to maximise light and ventilation to apartments. It has a residential address via the forecourt adjacent to Darling Lane, accessible from Victoria Road and Waterloo Street.

A low-rise, two storey infill form is located along Darling Street, setting back to three storeys. This form is compatible with the existing building heights along Darling Street, which generally have very high parapets.



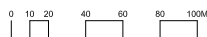
VIEW FROM WEST



VIEW FROM EAST

- EXISTING 1 - 2
- GROUND
- LOW RISE 1 - 2
- MID RISE 6 - 16
- HIGH RISE 17 +

SITE AREA 8197 sqm



ENVELOPE STUDIES - OPTION J

Option J is a stepped podium with two high-rise forms. The taller high-rise form orientates to Waterloo Street and the lower high-rise form to Victoria Road.

The pedestrian network divides the site into four quadrants and informs the location of the high-rise forms. The taller high-rise form is located at the highest point of the site, in the south-western quadrant, adjacent to Waterloo and Darling Streets. The lower high-rise form is located in the north-eastern quadrant.

The lower high-rise form is setback to maintain a low-rise scale to Victoria Road. The four storey podium adjusts to the surrounding context, stepping down in height to two storeys at Waterloo Street. Along Victoria Road, the podium increases in height as the topography falls towards Iron Cove.

A low-rise, two storey infill form is located along Darling Street, setting back to four storeys. This form is compatible with the existing building heights along Darling Street, which generally have very high parapets.

The taller high-rise form is split in two by a lobby, maximising light and ventilation to apartments. The high-rise forms are offset to maximise visual and acoustic privacy between buildings and limit overshadowing of surrounding residential properties. The orientation of the high-rised-rise form adjacent to Waterloo Street still presents a wide face to south-west which has the potential to overshadow some residential properties on Waterloo Street.

The taller high-rise form has a residential address to Waterloo Street and the lower high-rise form to Victoria Road.



06 ENVELOPE + SITING



VIEW FROM WEST



VIEW FROM EAST



Rozelle Village

ENVELOPE STUDIES - OPTION K (PREFERRED OPTION)

Option K is a stepped podium with two high-rise forms - a variant of Option J. In this option, the eastern wing of the taller high-rise form swings out to orientate towards the city, but the western wing maintains an address to Waterloo Street. The lower high-rise form is parallel with, but setback from Victoria Road. The four storey height of the podium adjusts in scale to the surrounding context, stepping down in height to two storeys at Waterloo Street.

The pedestrian network divides the site into four quadrants and informs the location of the high-rise forms. The taller high-rise form is located at the highest point of the site adjacent to Waterloo and Darling Streets, bridging over two quadrants to the south-east and north-west. The lower high-rise form is located in the north-eastern quadrant. The lower high-rise form is setback to maintain a low-rise scale to Victoria Road. The four storey podium adjusts to the surrounding context, stepping down in height to two storeys at Waterloo Street. Along Victoria Road, the podium increases in height as the topography falls towards Iron Cove.

A low-rise, two storey infill form is located along Darling Street, setting back to four storeys. This form is compatible with the existing building heights along Darling Street, which generally have very high parapets.

The taller high-rise form is split in two by a lobby, maximising light and ventilation to apartments. The high-rise forms are offset to maximise visual and acoustic privacy between buildings and limit overshadowing of surrounding residential properties. The orientation of the west wing of the taller high-rise form still presents a wide face to south-west which has the potential to overshadow some residential properties on Waterloo Street.

The taller high-rise form has a residential address to Waterloo Street and the lower high-rise form to Victoria Road.



VIEW FROM WEST



VIEW FROM EAST



ENVELOPE STUDIES - OPTION L
(PREFERRED OPTION)

Option L is a stepped podium with two high-rise forms - a variant of Option K. In this option, the eastern wing of the taller high-rise form swings out to orientate towards the city and the western wing also orientates to true north. The lower high-rise form is parallel with, but setback from Victoria Road. The four storey height of the podium adjusts in scale to the surrounding context, stepping down in height to two storeys at Waterloo Street.

The pedestrian network divides the site into four quadrants and informs the location of the high-rise forms. The taller high-rise form is located at the highest point of the site adjacent to Waterloo and Darling Streets, bridging over two quadrants to the south-east and north-west. The lower high-rise form is located in the north-eastern quadrant. The lower high-rise form is setback to maintain a low-rise scale to Victoria Road. The four storey podium adjusts to the surrounding context, stepping down in height to two storeys at Waterloo Street. Along Victoria Road, the podium increases in height as the topography falls towards Iron Cove.

A low-rise, two storey infill form is located along Darling Street, setting back to four storeys. This form is compatible with the existing building heights along Darling Street, which generally have very high parapets.

The taller high-rise form is split in two by a lobby, maximising light and ventilation to apartments. The high-rise forms are offset to maximise visual and acoustic privacy between buildings and limit overshadowing of surrounding residential properties. With an orientation to true north, the west wing minimises overshadowing to residential properties on Waterloo Street.

The taller high-rise form has a residential address to Waterloo Street and the lower high-rise form to Victoria Road. In the podium, the location of the core of the taller high-rise form reduces the clear floor plate available for a major supermarket.



06 ENVELOPE + SITING



VIEW FROM WEST



VIEW FROM EAST



Rozelle Village

EVALUATION CRITERIA

A matrix was developed that was used as the basis for an evaluation of the public and private benefits of each envelope and siting option. The public benefit considered both the proposed development in relation to the metropolitan and local context.

The evaluation illustrates options K and L are preferred, as they offer a better public benefit at a metropolitan and local scale. It also shows that there are some negative implications in relation to the private benefit including reduced efficiency of residential cores and impact on the loading dock functionality.

PUBLIC BENEFIT	A	B	C	D	E	F	G	J	K	L
METROPOLITAN CONTEXT										
• support strategic planning vision premised on ecological sustainability										
• support Sydney Metropolitan Plan 2036 and Inner West Subregional Strategy 2005										
• satisfy increased housing targets										
• realise greater intensity of development										
• satisfy increased community facilities and activities										
• develop a sustainable and liveable community										
• support and promote viable public transport systems										
• achieve SEPP 65 compliance for solar access, natural ventilation and south facing living areas										

LOCAL CONTEXT										
• minimise building bulk and mass on the skyline										
• minimise overshadowing of residential properties and public spaces										
• minimise traffic impacts on adjoining streets										
• provide appropriate public interface to Victoria Road, Waterloo Street and Darling Street to integrate forms with local environment										
• maintain pedestrian and visual permeability, spatial system and daylight to pedestrian environment										
• minimise impact of vehicular entry/exits on public domain										
• minimise view loss to adjoining properties from vantage points										
• minimise wind, noise and reflectivity impacts										

PRIVATE BENEFIT	A	B	C	D	E	F	G	J	K	L
• provide convenient address and entry lobby to residential										
• provide mixed use environment										
• maximise efficiency of residential core(s) – lifts, lobbies, egress stairs										
• minimise impact of cores on loading dock functionality										
• integrate passive design and green infrastructure										
• maintain views and outlook from buildings										
• no impact on aircraft movements										

POOR
SATISFACTORY
GOOD

