



03 OSD render - Source: Sydney Metro



# 4.0 Design Strategy

## 4.1 Building Envelope - Design Narrative

### 4.1.1 Options Summary - Proposed envelope

The following diagrams illustrate three options considered by Sydney Metro during the design process. They show consideration of various concepts for the site. The last two options (option 2 and 3) were developed following pre-SEARs community engagement where concepts below 27 storeys in height were considered for the site.

All three options exceed the height limits applying to all three sites under NSLEP 2013. Further, all options propose some variations to the NSDCP setback controls, though it is noted that DCP provisions do not strictly apply to SSDA applications.

Option 1 was considered and responds to community consultation undertaken that identified that Willoughby Road needs to be further protected from an amenity perspective. The taller buildings were capable of complying with most controls and capitalised on a highly strategic location above the station. The sun access plane to Willoughby Road illustrated in each option is not the result of a planning control but a design decision in retaining the existing character of Willoughby Road as an activity centre.

Option 2 and 3 propose a maximum RL on Site A, excluding lift overruns and building plant, of RL 183 (or the equivalent of 27 storeys) and a maximum RL on Site B of RL 155 (or the equivalent of 17 storeys). The podium height in both options varies.

Site C envelope is similar for all options with the RL of 121 (equivalent of 8 storeys).

Option 3 is the preferred option with buildings on Site A proposed to be maximum of RL 183 (27 Levels) and Building B at RL 155 (17 Levels). The height is defined by sun access plane towards Willoughby Road for minimal overshadowing towards public spaces and residential area. Building envelope includes 5 metres building services zone for building A and C, and 3 metres building services zone for building B. Podium height is reduced to RL 110 on Site A (4 Storey). Podium envelope on Site B is aligned with the building above.

LEGEND

Proposed OSD Building Envelope

Proposed OSD Podium Envelope

Metro station

Sun Access Plane

Proposed Building Envelope



45 Illustration of Option 3 within the existing context  
Source: Sydney Metro