



Opportunities

4.5 Design Principles and Master Plan Options

Based on the constraints and opportunities and the analysis for the Scottish Hospital site the following design principles and design actions have been developed for the site. These principles and the suggested Master Plan Options have been tested and discussed at length with the community and through that process have been further refined. This is discussed in later sections. The design principles originally were:

1. Locate building form and massing to minimize its visual impact to the public domain and distance views –
 - a. Buildings should sit within the existing tree canopy with no building to exceed the current maximum canopy height for northern trees on the site
 - b. Locate taller development to the south of the site within the existing gullies to minimise its height to the surrounding streets
2. Maintain and enhance the landscape and topographic character of the site –
 - a. Retain all healthy heritage trees and significant other trees on the site
 - b. Retain as many other trees as possible particularly to the site edges and to the north adjacent to Dillon Street Reserve
 - c. Reveal the topography of the site through building design transitioning from the higher land form of Cooper Street to the lower lying land at Dillon Street Reserve
3. Minimise impacts of new buildings on the landscape and heritage character of the site –
 - a. Position new built form in similar locations to existing buildings or to minimize impact on the existing heritage trees, landscape elements and heritage buildings
 - b. Provide a low scale built form and fine grain design for any new buildings located to the north of the site with frontage to public open space or Stephen Street (past Glen Street) to respond to the existing narrow lot character
4. Respect the original view from the heritage landscape terraces of the hospital –
 - a. Reinterpret the heritage view from the landscape terraces to the north by maintaining a viewing corridor between the landscape terraces and Dillon Street Reserve
5. Maximise the public open space for the community –

- a. Concentrate building massing to the south of the site where possible set amongst the larger trees to enable dedication of the northern heavily treed portion of the site as an expansion of Dillon Street Reserve
6. Celebrate the heritage significance of the site –
 - a. Adaptively reuse the heritage buildings on site for residential uses and ensure any new development along Cooper Street responds to the scale and grain of the heritage buildings
7. Achieve design excellence
8. Achieve a high quality public and private domain that is safe and active –
 - a. Provide entries to new buildings straight from surrounding streets wherever possible
 - b. Design buildings to provide passive surveillance to the streets and the Dillon Street Reserve
9. Minimise vehicle impacts on the surrounding street system –
 - a. Reuse existing vehicle entry points into the site particularly the original gateway to Brown Street
 - b. Minimise the impact of vehicle driveways on the landscaped area of the site
 - c. Sleeve any private car parking within building forms

These principles and actions have been interpreted into a number of design outcomes as part of an envelope study which is illustrated below. Two options have been developed with common elements. The two options investigate differences in height for the taller elements and the extent of built form to Stephen Street as there is concern regarding height within the community. These two approaches were tested with the community through consultation.

The options presented did not investigate other locations of built form on the site as the original DA had really considered the only other sensible position of buildings to be close to Dillon Reserve. The location of massing in the DA was not supported by the analysis as it detracted from the visual setting of the Reserve and potentially compromised the heritage trees by locating built form close to the root zones.

The analysis demonstrates that the options for the location of built form are very constrained if they are to be sensitive to the setting of the existing heritage items including the trees and

to mitigate the impact of built form on the streetscape. At the same time the positioning of built form also needs to allow for a reasonable development potential to ensure the long term preservation of these important heritage items whilst achieving a communal benefit through the ongoing provision of high quality care for seniors in the Paddington community.

Therefore both options are driven by the principles above to minimize massing impact i.e. to ensure that the building height does not exceed the top of the tree canopy to the south of the site.

The differences between the two are that one option provides a lower height to the south of the site (amongst the tree canopy) with massing along the edge of Stephen Street. The other option is one storey taller to the south amongst the trees and allows for the expansion of Dillon Reserve to the south through a UPA including the retention of all the major existing trees.

4.5.1 Urban Design Layout Option 1

The urban design layout for Option 1 seeks to provide the maximum opportunity to expand the Dillon Street Reserve as a land dedication for public use (subject to a Voluntary Planning Agreement with Council or provision of the land as privately owned but publicly accessible by the Presbyterian Church). The built form would be located as far to the south of the site as possible whilst still respecting the other design principles. This approach locates the significant building massing to the south which responds to the change in built form seen in the existing area – greater built form and more apartment development with larger building footprints to the south.

If a land dedication is pursued through a VPA, this delivers a generous public open space that has only the main entry driveway for the Scottish Hospital development adjacent to Brown Street within it. This approach will approximately double the size of the Dillon Street Reserve and will capture the majority of the large existing trees within that new public land dedication for enjoyment and use by the local residents. This approach maintains the northern portion of the site where the finer grain and lower scale development exists surrounding the site as a 'green landscaped space' actually making this portion of the site permanently public if agreement can be reached with Council. This response is sensitive to the change in scale and grain and it ensures no negative impacts to the more 'delicate' built form character north of Glen Street.

The proposed maximum heights in RLs (raised levels above sea level) proposed for the site and storeys above street level are shown on the plan. It can be seen that the tallest massing is positioned in amongst the trees, setback roughly a similar distance to the existing nursing home block. A small lower scale portion of the built form could extend towards Brown Street to provide some much needed surveillance of the street and allow some activity through an entry point to the site in this location. This built form would be

set in amongst the trees and would not exceed the current tree canopy height to ensure it did not detract from the silhouette of the area.

The building footprints are located from the mid portion of the site to the south, positioning built form generally where the existing operating theatre building is located and where the existing aged care building is currently situated with some additional building potential between the large figs to link to Brown Street at grade. The master plan seeks to adaptively reuse the existing heritage building for residential aged care uses and to provide for a finer grain 'gate house' type building adjacent to the existing hospital to the west which will allow for a pedestrian connection into the development and its communal open space from Cooper Street.

There is an opportunity to create a new public space node on the corner of Brown and Cooper Streets which could include a small shelter for residents waiting for the community bus and a sitting area looking out over the gully and tree canopy on the site. To Stephen Street the height of any new development would be generally equivalent to the height of the existing operating theatre block, stepping down to the north. This form would be setback from Stephen Street to allow some street tree planting but will still be visible to the street as is the current operating theatre. The new development should offer an interesting and well designed building form rather than the existing unsightly void and blank walls of the operating theatre.

To Dillon Street Reserve and the potential new public land dedication the development would present a low scale edge with a maximum of 3 storeys to the park and a maximum of 5 storeys immediately behind. The development scale will then respond to the topography and step up the slope to the south towards the heritage hospital building.

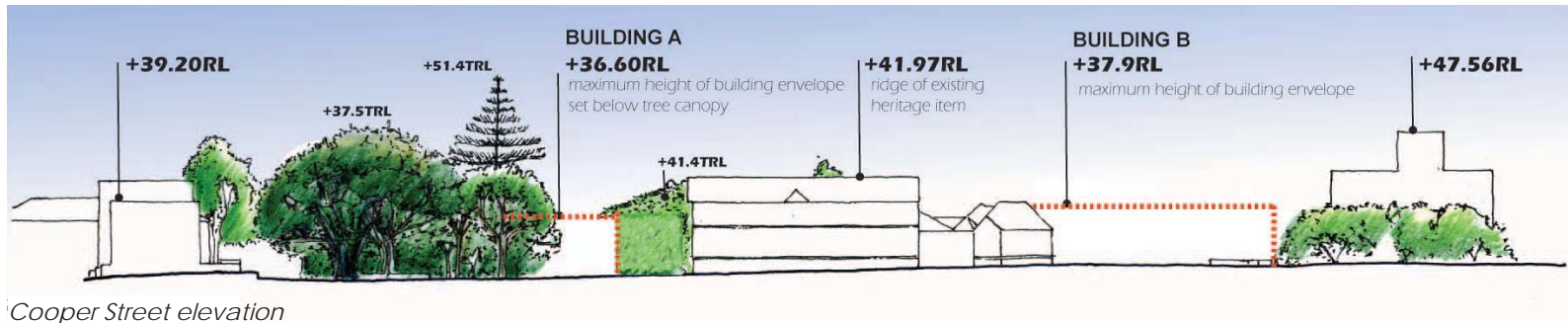
The central portion of the site will be a landscaped space that reinterprets and reinstates the heritage landscape terraces with a central communal open space that creates and maintains the heritage vista to the north. This space will cascade down to the north to link with the new park dedication and create a green corridor through the site.

All heritage trees will be retained with as many other existing trees as possible. The elevation drawings shown below indicate through the coloured dotted lines the maximum height of the building forms under this option. Note the Brown and Stephen Streets elevations do not show street and edge trees where the buildings are potentially located so that the maximum height can be easily understood relative to the existing street level.

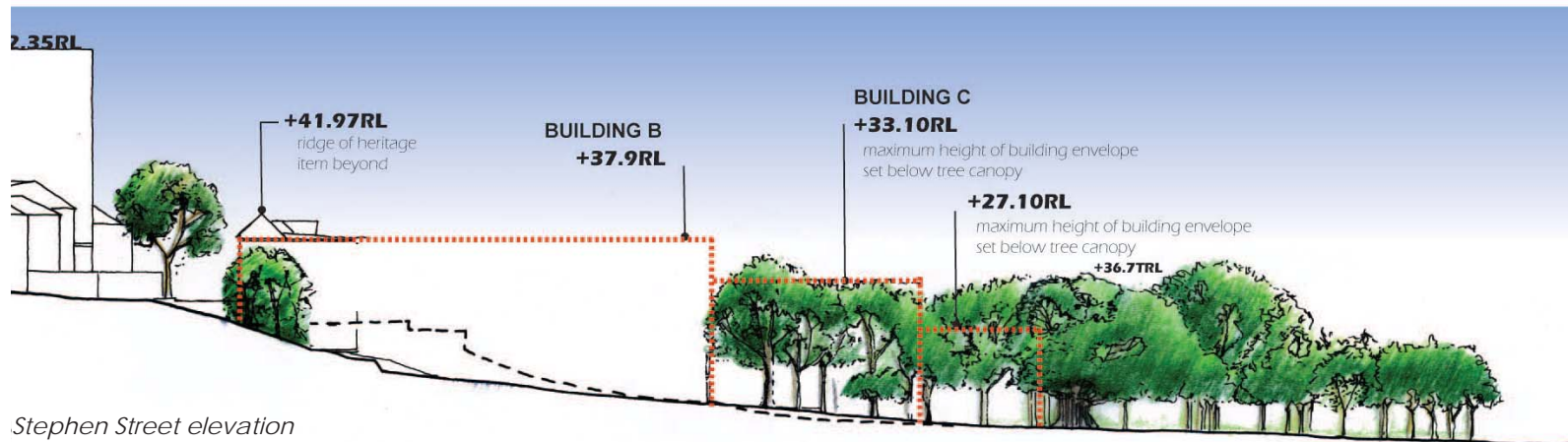


OPTION 1

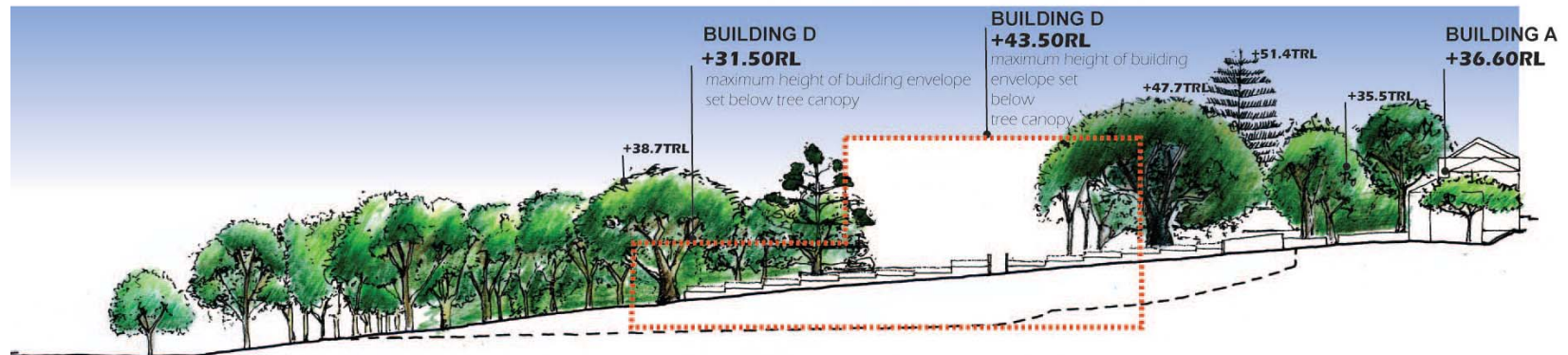




Cooper Street elevation



Stephen Street elevation



Brown Street elevation

4.5.2 Urban Design Layout Option 2

Option 2 layout investigates a lower height for the site by reducing the tallest massing by roughly one storey of height and introducing a greater stepping in the massing with smaller building footprints at upper levels. The difference with the first option is that the massing is relocated to the edge of Stephen Street towards the east boundary and would be provided as lower scale – 2 - 3 storey forms that edge the street and would be designed to respond to the fine grain narrow lot character evident in the northern part of Stephen Street.

It should be noted that both options allow for sufficient massing to allow the development to meet the needs of the Church in their ministry – providing low cost accommodation and nursing home beds to local residents.

This option cannot deliver the same amount of potential public open space dedication as seen in Option 1 due to the relocation of the massing to Stephen Street but it provides the remainder of the space to the west of the proposed low scale form as public park dedication.

As with Option 1 the remainder of the new buildings are similar and have been located as far to the south of the site as possible whilst still respecting the other design principles. The proposed maximum heights in RLs (raised levels above sea level) and storeys above street level are shown on the plan.

The majority of the building footprints are located from the mid portion of the site to the south, as with Option 1 the built form has been positioned generally where the existing operating theatre building is located and where the existing aged care building is currently situated with some additional building potential between the large figs to link to Brown Street at grade. This master plan option also seeks to adaptively reuse the existing heritage building for residential aged care uses and to provide for a fine grain 'gate house' type building adjacent to the existing hospital to the west which will allow for a pedestrian connection into the development and its communal open space from Cooper Street.

As with Option 1 there is an opportunity to create a new public space node on the corner of Brown and Cooper Streets which could include a small shelter for residents waiting for the community bus and a sitting area looking out over the gully and tree canopy on the site. Greatest height is still to be concentrated to the west and setback from both Brown and Cooper Streets a considerable distance and tucked within the western third of the site amongst the existing trees. The height of this taller portion will be in the order of a storey less than Option 1 and will sit further within the tree canopy around it to the west and south.

To Stephen Street the height of any new development would be generally equivalent to the height of the existing operating theatre block but it will extend to street level with

interesting and well design building form rather than the existing unsightly void and blank walls as with Option 1.

To Dillon Street Reserve and the new potential public land dedication the southern development would present a low scale edge with a maximum of 3 Storeys to the park and a maximum of 5 storeys behind. The development scale will then respond to the topography as with Option 1 and step up the slope to the south towards the heritage hospital.

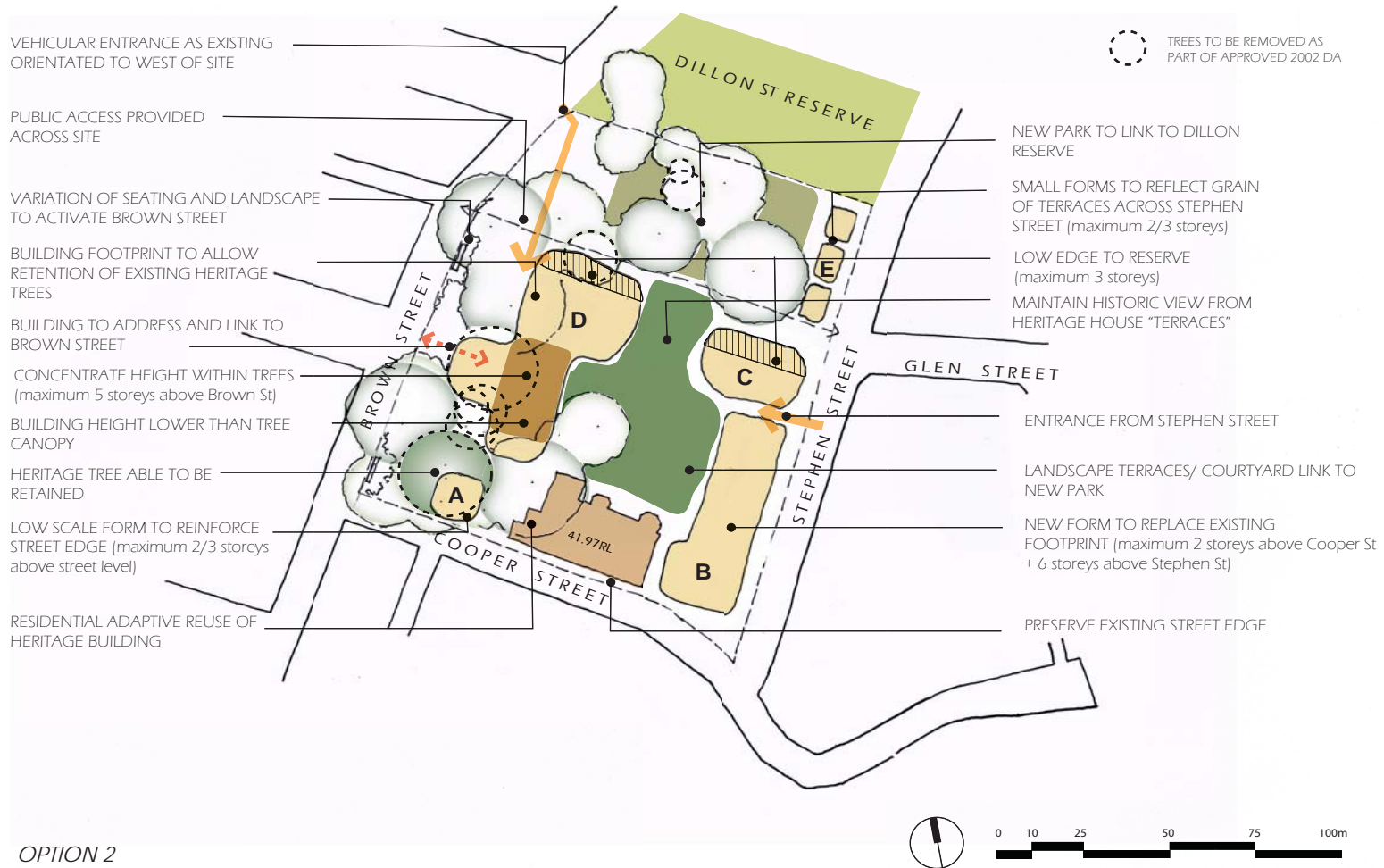
The central portion of the site will be a landscaped space that reinterprets and reinstates the heritage terraces with a central communal open space that creates and maintains the heritage vista to the north. This space will cascade down to the north to link with the new park dedication and create a green corridor through the site.

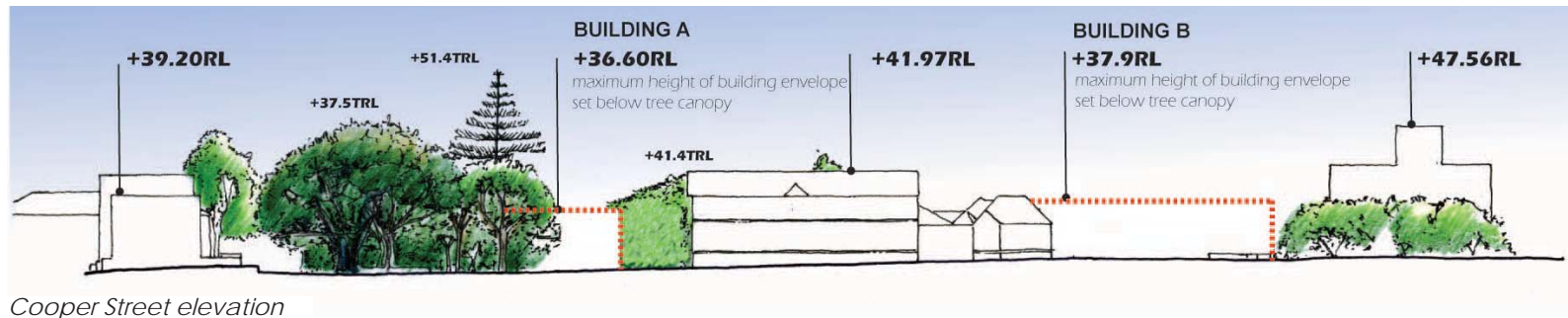
All heritage trees will be retained with as many other existing trees as possible. The elevations below indicate through the coloured dotted lines the maximum height of the building forms under this Option. Note the Brown and Stephen Streets elevations do not show street and edge trees where the buildings are potentially located so that the maximum height can be easily understood relative to the existing street level.

The key difference between Option 1 and Option 2 is that Option 1 seeks to add value to the community by providing an opportunity for a larger land dedication through the location of part of the development as additional height on built form D. This is considered acceptable as the form is located within the existing tree canopy, is well setback from Brown Street and will have little visual impact on any nearby dwelling due to that separation and the height of the trees. The benefit of the larger public park is considerable in such a dense area. Option 2 keeps the proposed heights lower by extending the proposal along Stephen Street and closer to Dillon Reserve.

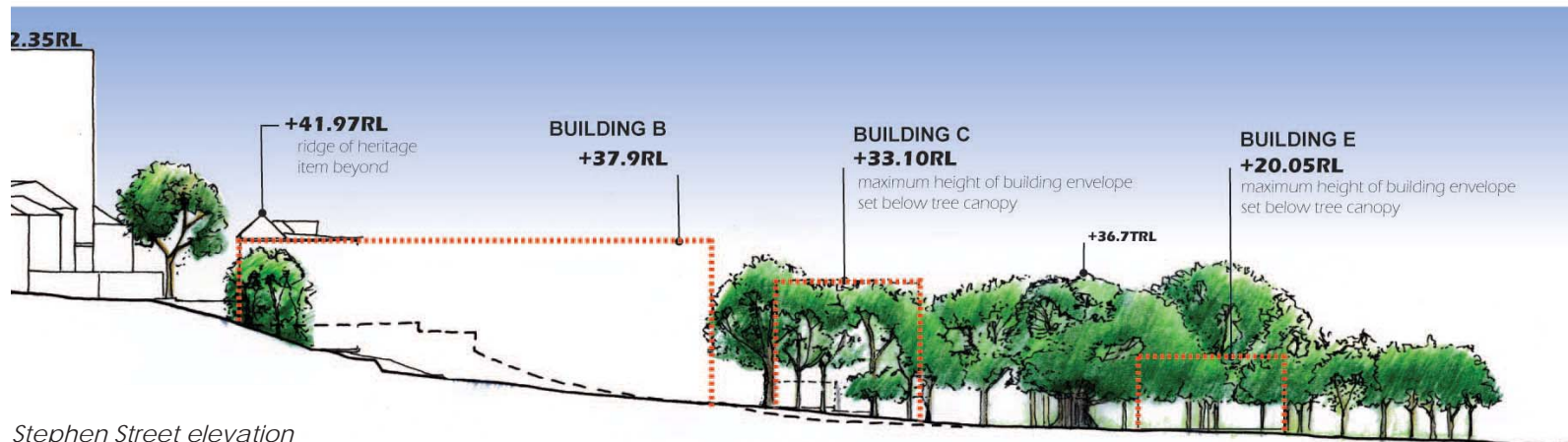
Both Options 1 and 2 were put forward for consideration to the community during the various community consultations events. The comments and suggestions received during these events helped inform the design team. These comments identified issues and benefits from both options but there was a slight preference for Option 1.

From this consultation the design principles and urban design layout were refined based on Option 1 to respond where possible to the community concerns and preferences. The amended master plan from here will be referred to as the Final Master plan and it is discussed in the following section.

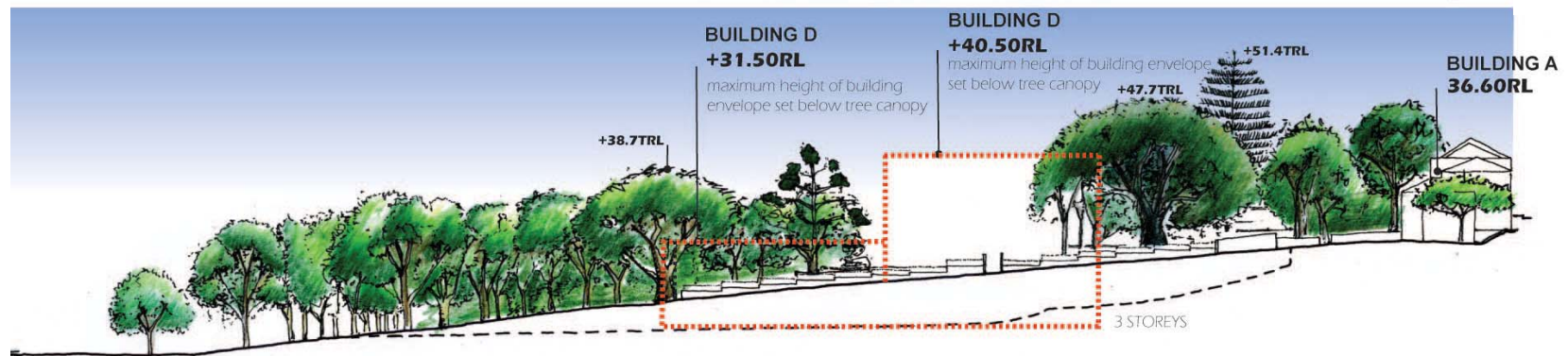




Cooper Street elevation



Stephen Street elevation



Brown Street elevation

5. AMENDMENTS TO URBAN DESIGN LAYOUT OPTIONS IN RESPONSE TO CONSULTATION

In response to the Stage 1 consultation process, the Final Master Plan for the site has been developed. Its outcomes are a direct response to the various comments received from the community which included a marked preference for a potentially larger land dedication to extend and form a link to Dillon Reserve. The Final Masterplan was largely based on the previous Option 1, but it was further modified to incorporate a better response to Brown, Stephen and Cooper Streets as well as a significant transformation to the proposed massing along Stephen Street.

The key features of the Final Masterplan are:

- The Final Master Plan seeks to provide the maximum opportunity to expand the Dillon Street Reserve as a potential land dedication for public use, delivering a generous public open space that opens up an improved visual and physical connection from Stephen Street to Brown Street. The Final Masterplan will significantly increase the size of the Dillon Street Reserve (subject to reaching agreement with Council) while ensuring the proposed maximum heights (Building D) stay within the existing tree canopy heights and provide a considerable setback from both Brown and Cooper Streets.
- The height of new development to Dillon Street Reserve and the potential land dedication presents a low scale edge with a maximum of 3 – 4 storeys with a maximum of 5 storeys immediately behind.
- Location of the built form generally close to the footprint of the existing Operating Theatre and the existing aged care buildings (note the building form is longer than the existing buildings to accommodate the requirements for the Church).
- The built form to replace the existing aged care facility (referred to as Building D) will have additional built form to transition down to streetscape and link to Brown Street to provide an address to that street.
- The proposed smaller and finer grain built form to Cooper Street has been repositioned to ensure a view line from the existing terrace housing to the heritage tree located near the existing heritage hospital,
- The Master Plan continues to adaptively reuse the existing heritage buildings for independent living units and all heritage trees will be retained (where recommended by the Arborist Report) with as many other existing trees as possible.
- The central portion of the site will be reinterpreted back to a landscaped space including the heritage landscaped terraces with a central communal open space

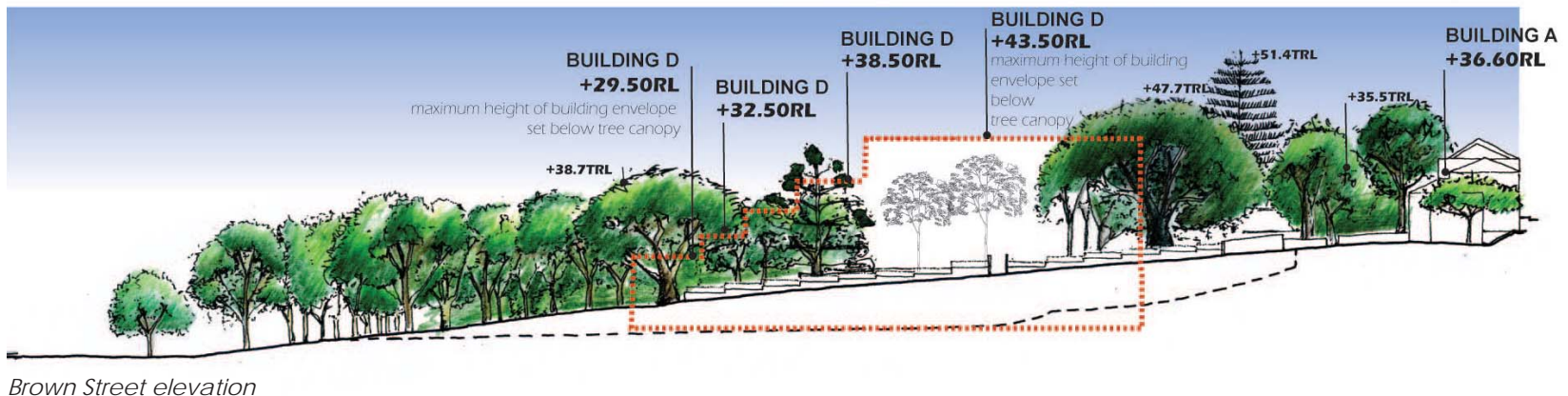
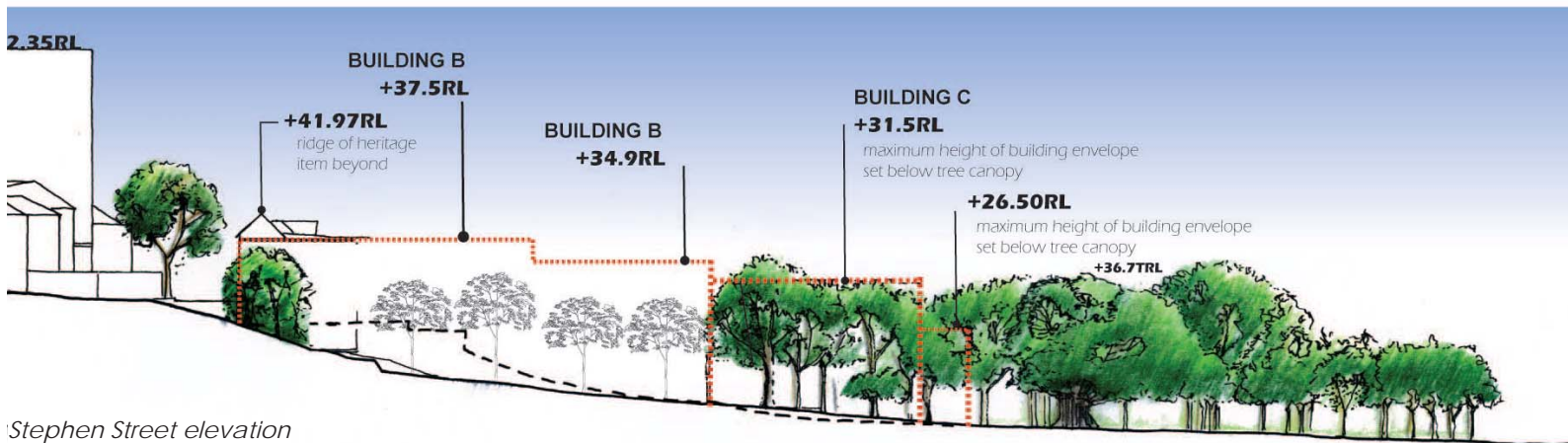
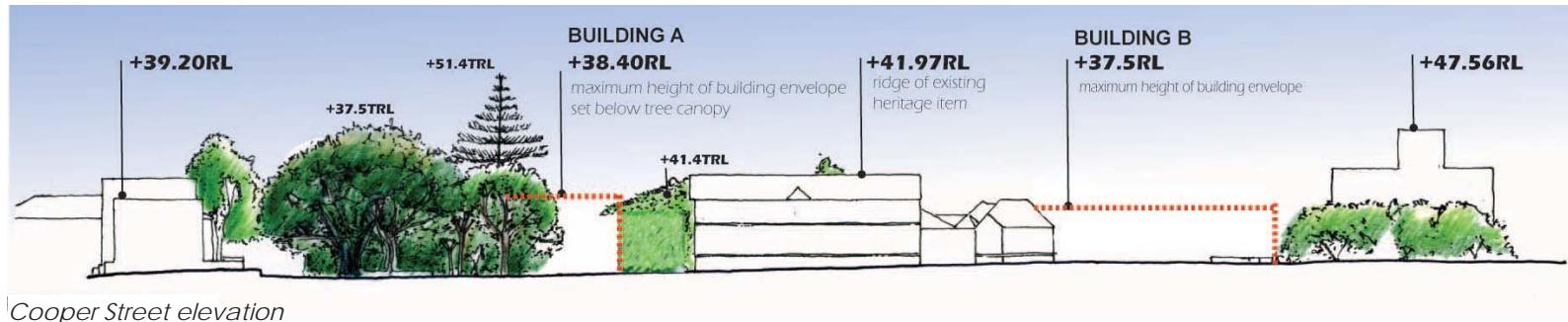
that creates and maintains the heritage vista to the north. This space will cascade down to the north to link with the potential new park dedication and create a green corridor through the site.

Some of the most significant changes generated in response to the consultation process which differ from Option 1 are:

- Changes to proposed built form B along Stephen Street which will step back gradually from the edge of the street to provide greater landscape buffer and reduce visual bulk.
- The height of the new development would be generally equivalent to the height of the existing operating theatre block but it will cascade down towards the open space and land dedication following the topography of the site.
- Deletion of the potential for a residential vehicle entrance from Stephen Street to serve only as service entry, reinstating the previous service use to Stephen Street.
- Inclusion of street widening to Stephen Street to allow for some additional on street parking interspersed with trees and easing of the tight dimensions to that portion of the street. This has occurred in response to community concerns with regards the existing constrained nature of the street when residents park on both sides of the street effectively creating a one way system for the street. This change would allow two way movements with parking for that part of the street north of Glen Street.
- The existing vehicular entrance from Brown Street is now proposed as the only main vehicular entrance for the whole of the site.
- As part of the consultation process the design team also reviewed the proposed design principles. Both the Council and the Paddington Society created their own sets of principles for the site as part of feedback to the consultation process. The design team reviewed both the Council's draft planning principles and the Paddington Society's principles, in an attempt to inform and rationalise the team's initial Design Principles.
- This review enabled the team to draw out the common issues between the three sets of principles and amend the Church's initial Design Principles to incorporate those which were considered to contribute to the planning analysis for the site.



Amended master plan in response to consultation



The combined design principles that apply to the final urban design layout for the site are:

► **Public Domain and Urban Context**

1. Connect the site visually and physically with the surrounding urban context
2. Recognise and resolve the multiple edge conditions that the site presents with regard to the surrounding built form and streetscapes
3. Maximise publicly accessible open space areas to complement and supplement existing open space in the locality
4. Achieve a high quality public and private domain that is safe and active

► **Built Form and Design Excellence**

5. Locate building form and massing to minimise its visual impact on the public domain and distance views
6. Achieve design excellence
7. Integrate new buildings within the landscape and heritage character of the site
8. Limit the impact of new development on the heritage landscape streetscapes of Brown Street and Dillon Reserve
9. Remove all existing intrusive non-heritage fabric from the site

► **Topography and Landscape**

10. Maintain, respond and enhance the landscape and topographic character of the site
11. Locate new buildings away from root zones or canopies of heritage listed trees
12. Preserve significant landscaping and heritage garden terraces as focal points

► **Views and Vistas**

13. Reinterpret and respond to the original view (now lost) from the heritage landscape terraces towards Dillon Street Reserve.
14. Preserve views deep into the gardens from Glenview Street, Dillon Street, Stephen Street and Glen Street

15. Maintain a visual connection to the restored heritage building from the surrounding public domain areas

► **Heritage**

16. Recognise and celebrate the heritage significance of the site
17. Limit the impact of the development on the heritage streetscape of Cooper Street

► **Vehicular Access and Parking**

18. Minimise vehicle impacts on the surrounding street system
19. Limit vehicular site access to the existing entry point to the site
20. Limit all construction access to the existing entry point to the site
21. Minimise the impact of vehicles within the site

► **Use and zoning**

22. Maintain a dominant health and aged care component to recognise the historically adaptive use and zoning of the land

Whilst the majority of the principles were incorporated, it is noted that some of the principles presented by both Council and the Paddington Society were either considered to be inappropriate as planning principles, or better addressed as work to be undertaken as part of the actual design of buildings. The suggestions that were considered to be more appropriate as future actions are as follows:

1. Identify solar access controls for public open space, private open space and neighbouring residential property
2. Identify proper built form controls for setbacks and heights set by surrounding heritage buildings and the existing tree canopies
3. Ensure SEPP 65 compliance with regard to solar access, amenity and separation
4. Identify appropriate controls for building materials and colours
5. Undertake a heritage vegetation management plan for the site to identify landscape design principles
6. Apply the Burra Chapter principles in the adaptive reuse of the Scottish Hospital
7. Prepare a Conservation Management Plan (CMP) to guide any design proposals
8. Evaluate vehicular and pedestrian traffic impacts on the local street network

6. RESPONSE TO COUNCIL'S DESIGN PRINCIPLES

Since the conclusion of the consultation process, Woollahra Council has undertaken further work on their Design Principles for the Scottish Hospital site. A 'Statement of Planning Principles' for the redevelopment of the Scottish Hospital site was adopted by Council on 11 October, 2010 (see Appendix 1).

The principles put forward to the Committee are listed below and discussed. Please note that the principles that are essentially already embodied in the principles proposed as part of the final urban design layout are shown in **bold**. Those not shown in bold are not currently included in the proposal's principles. A number of the principles as proposed are acceptable to the design team and can be included into the design principles – these are shown in *italics*. Those that are not in italics or bold are not supported and the reasons why are discussed below. The proposed principles are:

HERITAGE

1. **The heritage significance of the site, as recognised by its status as a heritage item and its location within the nationally significant Paddington Heritage Conservation Area, is to be conserved.**
2. **Subject to Planning Principle 4, the heritage significance of existing buildings, vegetation and landscaping, as established by a properly researched and prepared conservation management plan, is to be preserved, enhanced and managed.**
3. *The use of the property and building is to maintain a primary health care, including aged care, component to recognise its historically adaptive usage and land use zoning.*
4. *Non significant buildings being the operating theatre on the Stephen Street side of the property and the nursing home building on the Brown Street side of the property may be demolished or altered.*
5. **Restore and adaptively reuse the Scottish Hospital site using the principles established by the Burra Charter.**
6. *Maintain a visual connection to the restored 1848 heritage building from the surrounding public domain areas, in particular from Cooper Street and Dillon Reserve.*

VIEWS AND CONNECTIONS

7. *The boundaries of the land, which represent a remaining example of early land grants issued in the area, are not be changed so that:*

- *the proportions of the property, relative to the subdivision pattern of the area are maintained*
- *the heritage significance of the place may be properly managed*

[Note: this planning principle is not intended to prevent any change to the title of the land which may be necessary to facilitate the dedication of a portion of the land for public use.]

8. **Entry points to the site are to be based in an independent evaluation of vehicular and pedestrian traffic impacts on the local street network. Retention of the principle vehicular entry/exit at the existing location in Brown Street is favoured.**

9. **Buildings and street fence are to be designed to make the site more visually and physically connected with the surrounding urban context. Street fencing should be of a palisade style.**

10. *Retain existing views into and over the site.*

11. **Subject to section 94 of the Environmental Planning and Assessment Act 1979 (the Act) or to a Voluntary planning agreement under section 93F of the act, allow for a dedication of land for publicly accessible open space areas to complement existing open space in the locality.**

BUILT FORM AND LANDSCAPE

12. **New buildings are not to:**

- exceed the density and bulk of the previously approved buildings (refer to DA931/2001 as identified in Council's records) (This does not prevent the redistribution of building mass from its location in the original DA)
- **encroach upon root zones or tree canopies of heritage listed and significant trees**

- **encroach upon areas of significant landscaping and in particular the landscaped terraces so that heritage trees and heritage garden terraces on the site are focal points**

- involve excavation which extends beyond the footprint of proposed buildings or which results in adverse hydro geological impacts

New buildings are to respect the scale of adjoining heritage properties.

13. **Respond to the site's topography, and the dramatic change in level between the Cooper Street frontage and the Dillon Street Reserve, by designing new buildings that follow the existing topography and which enable the topography to be perceived.**

14. **Retain the significant landscape character of the site particularly as viewed from surrounding public areas.**

15. Landscaping is not to be used as a planning solution to justify additional building bulk.

16. *Provide a visual connection between the area which formed the terrace of the original estate and garden to the north.*

The proposed principles that are not supported propose to restrict the built form on the site to that established by a previously approved Project Application and through limiting the location of the excavation to under the buildings. These principles are not supported for the following reasons:

- The previous DA has no statutory weight and has lapsed. The Council at no time has sought to prepare a DCP or guidelines for the site that constrain the potential of the site to that of the previous DA.
- The developable area of the previous approval is not economic and would not allow the social and community benefits proposed by the Church as part of this development (refer to the planning report).
- Constraining the site to the arbitrary numbers in the previous DA is not necessary as an acceptable and quality outcome can be achieved for the site by following the principles and footprints developed as part of the urban design analysis.

- The previous DA did not offer any potential for additional open space and located massing very close to Dillon Reserve. The proposed layout keeps all the built form well back from the reserve to the portion of the site that is created by the gully and where it has no significant visual impact.
- The proposal to limit excavation does not take into account the need to shore up the existing retaining structure to Cooper Street or allow for a linked car park under the buildings to the northern end of the site. A linked car park actually reduces the extent of car park excavation required, reduces the number of vehicle entry points under buildings and minimises the visual impact of the car park entry points.
- The principle regarding landscape and building bulk is not justified. The site's landscape is the most prominent heritage and amenity element on this unique site. There is significant cost in reinstating and adapting the existing heritage items including the landscape terraces. This imperative combined with the community outcomes intended for this site for housing seniors and those less able to afford this accommodation requires a certain outcome for the site. Locating the built form between the trees to enable the maximum retention of vegetation is a positive outcome as it maintains the current landscape character around the site, mitigates the visual impact of any development and continues the visual and heritage contribution of the site to the surrounding area.

The Final Master Plan for the site which was informed by the consultation process and the Church's Final Design Principles was then subsequently developed into an architectural response and proposal for the site designed by JPR Architects. The proposal's architectural response to the Master Plan is briefly discussed in the following section with regards to its performance in terms of built form and scale against the principles set out in the Master Plan and their relation to the surrounding context.

6.1 Architectural response to Final Master Plan

The Final Master Plan (see page 35) proposes a low scale edge to Dillon Reserve and to the northern portion of Stephen Street. It also proposes for the built form replacing the existing operating theatre to transition down and gradually set back from the boundary to the park. In addition, it proposes a separation between the smaller Gate Keeper's Lodge and the existing Scottish Hospital building to respect the prominence of the heritage item and to promote views to the heritage Northfolk Pine. The Master Plan also proposes for the ILU building heights to stay within the tree canopy and to transition down to the Brown Street boundary and the park edge.

As shown on the Height Comparative Diagram on the following page, the maximum height for the proposed ILU building (as per the architect's response to the Master Plan) is RL 44.90. This is equivalent to 9 storeys but the portion of the building that reaches this height is well setback from the edges of the site and is nestled within the tree canopy. The bulk of the building sets back considerably from the street edges and the lower portion of the building that cascades down to Brown Street contains only 4 levels. This is perceived as a two and a half storey building when viewed from the street. It is important to have some built form closer to the street to provide passive surveillance to the street and allow some activity through the new building entry point. The building form relates to the built form across Brown Street which consists of fine grain terraces with maximum roof heights ranging from RL 32.00 up to RL 39.20.

The proposed Gate Keeper's Lodge to the western end of Cooper Street and the portion of the RACF at the eastern end, both present heights equivalent to 2 to 2.5 storeys (as seen from the street). This is well within the heights of the majority of fine grain buildings across Cooper Street, and is below the height of the heritage item and far below the height of the building located at 176 Glenmore Road (RL 62.35).

The height of the new Residential Aged Care Facility (RACF) which generally replaces the footprint of the former operating theatre is equivalent to the height of the existing theatre block. It cascades down towards the open space and the potential land dedication following the topography of the site. This building in its tallest portion is equivalent to approximately 6 storeys (RL 37.80) which is an average height compared to the maximum heights of the buildings across Stephen Street. These range between RL 29.45 and RL 47.56. In addition, this building sets back from the edge of the boundary to allow some street tree planting which will reduce its bulk and scale as perceived from the street. The proposed heights of the buildings facing the potential land dedication next to Dillon Street Reserve present a low scale edge of 3-4 storeys with a maximum of 5 storeys immediately behind. This provides natural surveillance to an otherwise deep expanse of non surveilled park land.

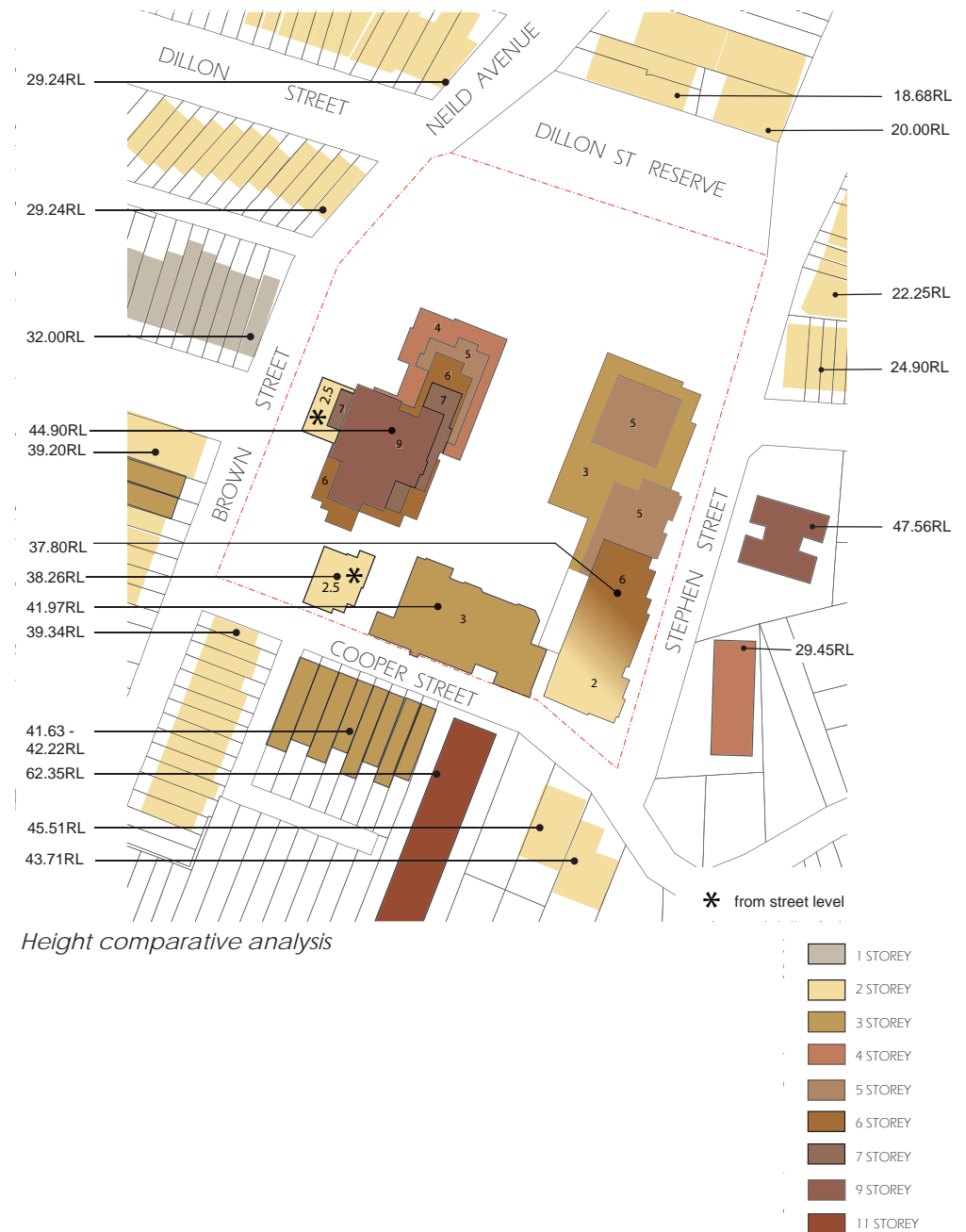
The proposed heights from the architect's response as described above follow closely those put forward by the Final Master Plan for the site. As shown on the Visual Comparative

Analysis Diagram on page 42, the proposed building heights along Cooper Street, shown by a purple line, are similar to those proposed by the Final Master Plan (which are shown by the dotted red line). The only difference that can be observed on this elevation is that the smaller and finer grain built form (Gate Keeper's Lodge) was proposed to be located to ensure a view line from the existing terrace housing to the heritage Norfolk Island Pine located next to the existing heritage hospital building but its final location was influenced by measures to protect the actual heritage tree as per the Arborist's tree protection zone requirements.

The Stephen Street elevation shows that the maximum height profile of the proposed RAFC building follows relatively closely that of the proposed building envelope in the Master Plan. Further, it provides an actual break and separation between the RAFC building and the ILU building located along Stephen Street which helps to reduce the length of the built form along this street.

The Brown Street elevation shows that the general location of the proposed ILU building facing Brown Street is similar to the Final Master Plan however some modifications have been made which reduce the overall length of the building in order to ensure the retention of trees and respect their tree protection zones. The height of the proposed building has increased by half-a-metre; this is to make sure that the building complies with the required 2.7m ceiling height requirement of the Residential Flat Design Code, in particular the levels where the building steps down where the floor to floor heights have increased to 3.1m (from 3m). However, this increase in height is concentrated on a small portion of the overall mass and when seen relative to the existing street level, they appear to be lower due to the siting of the building deep into the gully.

In conclusion, the architectural response addresses all the principles put forward by the Final Master Plan by maintaining the maximum heights within the tree canopy, transitioning down to the edge of the boundary and to Dillon Reserve and by creating appropriate relationships with the heritage item and the surrounding built form which are all positive outcomes for the site.



Height comparative analysis