

2.4 Principle 1: Context and Neighbourhood Character



05 View north from Regent Street



Location Plan

2.5 Principle 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Due to the nature of the surrounding development, the massing and scale of the new structure has been carefully considered. A number of massing options were prepared, with the final proposal chosen due to its ability to effectively realize the development potential of the site, enhance the public domain and maximise internal amenity whilst responding to context and scale.

The building volume responds to the Redfern-Waterloo Built Environment Plan 2006 (BEP) and height controls in the SEPPMD (Major Developments) which require a 2 storey height to Regent St, 3 storey height to Marian St with a setback to the upper levels, and a maximum height of 18 storeys.

The podium and tower setbacks as per SEPP (Major Developments) and SEPP 65 result in a non-developable floor plate (figure 02). As a result the 8m tower setback to Regent St has been reduced. This design decision, alongside the continuous street-interface created by the podium reinstates the scale of the existing shop fronts. (figure 03 & 04)

The tower setback to Regent Street is dictated by the established 3m setback of the Iglu development adjacent. Along Marian street the existing 4m setback established by 7-9 Gibbons Street has been referenced and used as a plane for unobstructed sight lines.

The proposal sits within the maximum 18 storey height control and, the overall scale of the building is consistent with the scale envisaged for the overall precinct.

Moreover the podium level has been clearly articulated so as to differentiate the public domain from the taller buildings above.

The overall bulk of the residential tower is broken up by 2 evenly spaced horizontal facade breaks to the east (Regent Street) which also act as accessible outdoor terraces. A vertical break created by a full height facade recess, as well as horizontal banding helps reduce the bulk of the tower to the south (Marian Street) (figure 01).



Photomontage - Proposed development looking north on Regent St