



Built Form Analysis

80-88 Regent Street, Redfern

Built Form Analysis



Regent Street, Redfern

80-88 Regent Street
Redfern, NSW, 2016

Ref 5359
Date issued: 02.08/2016
Version: 2
Prepared by: NK
Checked by: SH

Contact Details

SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW 2010
Australia

T: 61 2 9380 9911
F: 61 2 9380 9922
Architects@sjb.com.au
www.sjb.com.au

1.1 Purpose of the Report

This Report has been prepared by SJB Architects on behalf of the owners of the site at 80-88 Regent Street, Redfern, NSW.

The report has been submitted as part of the development application for the above site, and as such should be considered alongside the other documents prepared by the applicant's team.

The purpose of this report is to outline and provide a comprehensive overview of design rationale and processes that were adopted to prepare the application scheme, including the contextual and planning parameters that influenced the shape and form and orientation of the design.

1.2 Design Process: Height, Bulk and Scale

The building volume, responds to and is driven by the Redfern-Waterloo Built Environment Plan 2006 (BEP), and SEPPMD(Major Development) and has included consideration of numerous built form options

The options considered in the design process included the following;

- A built form which was fully compliant with SEPP (Major Developments) and SEPP 65 but results in a non-developable floor-plate (figure 01);
- A built form which complied with SEPP (Major Developments) podium setbacks, but varied from SEPP 65 (figure 02);
- The DA as lodged, which comprised a built form which did not comply with either SEPP (Major Developments) of

SEPP 65 setbacks (figure 03) but was an initial attempt at responding to its context; and

- A built form which does not comply with either SEPP(Major developments) or SEPP 65 setbacks (figure 04) but is appropriate to the site conditions and context as it responds to the tower setbacks proposed by the approved development to the north, as well as to the west and ensures a more appropriate continuous 2 storey street-front along Regent street, and increased setback to Marian Street. (figure 04)

The final design was chosen for its ability to effectively enhance the public domain and maximise amenity whilst responding to the surrounding context and scale, as well as its ability to maintain the amenity of the adjoining development particularly in relation to privacy and view sharing

The characteristics of the site also played a major role. The height bulk and scale of the building was informed by prevailing winds, access to solar, noise sources, as well as privacy and view impacts on surrounding development.

The chosen proposal (figure 06) sits well within the overall 18 storey height control and is considerably lower than the previous proposal. The overall scale of the building is consistent with the scale envisaged for the precinct under the BEP and SEPPMD.

The podium height along Regent St responds to the 2 storey height limit, but provides for an increased height at the junction of these two streets to reinforce the corner. The mass of the podium has been clearly articulated so as to differentiate the public domain from the taller buildings above, reinstating the scale of the existing shopfronts, and providing

active surveillance through expressed punctuations in a solid facade.

The overall bulk of the residential tower is broken up by well articulated changes in materiality to the east (Regent Street), The coloured brick references the local vernacular, and is finished with black painted metal details, complimented further with hit and miss brickwork which adds texture, and pourousness to the corner site

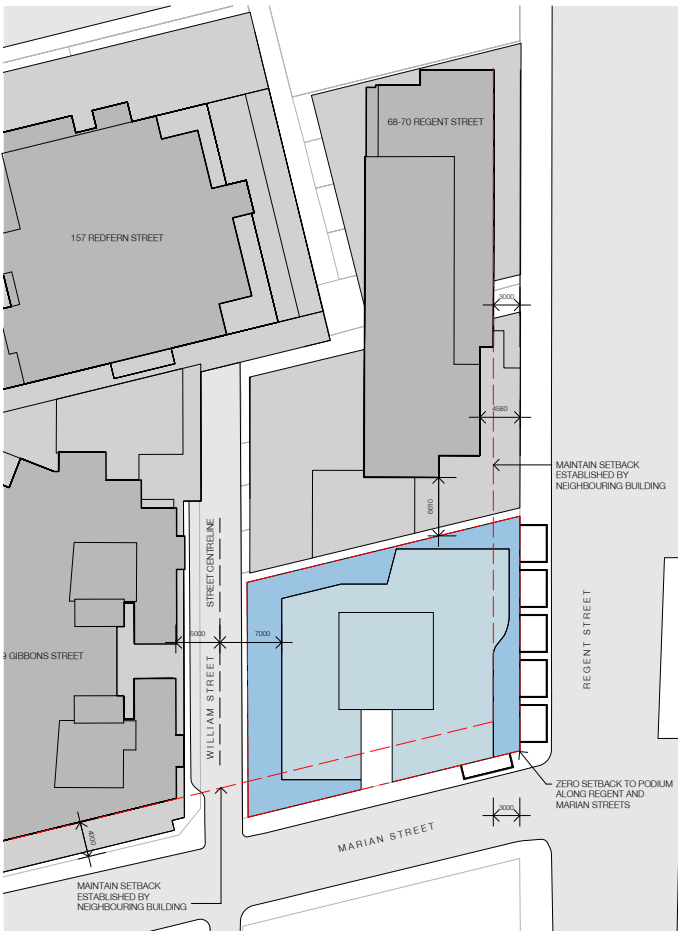
A vertical break created by a full height facade recess, helps reduce the bulk of the tower to the south (Marian Street)



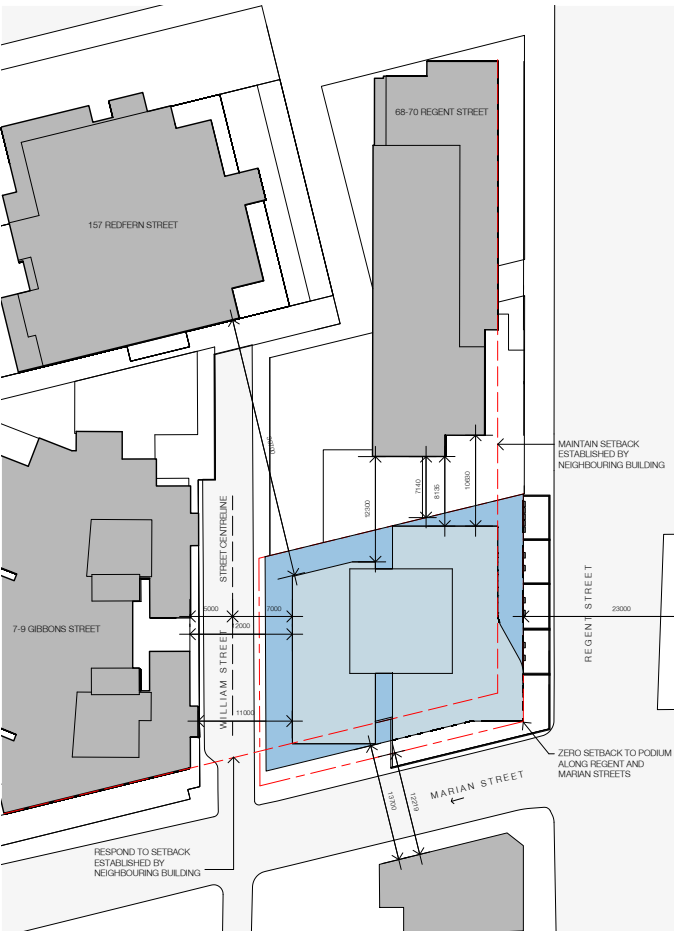
01. Podium and tower setbacks as per SEPP (Major Developments) and SEPP 65



02. Podium and tower setbacks as per SEPP (Major Developments)



03. Original (Exhibited) DA non-compliant tower and podium setbacks



04. Revised DA non-compliant tower and podium setbacks

1.3 Design Process: Height, Bulk and Scale

Text



05.Original (exhibited) DA scheme



06. Revised DA scheme

Due to the complex nature of the site the design outcome has undergone a number of changes since inception The current proposal;

- Does not retain the existing terrace shopfronts; and
- Does not adhere to setback controls at the corner of Regent and Marian Street.

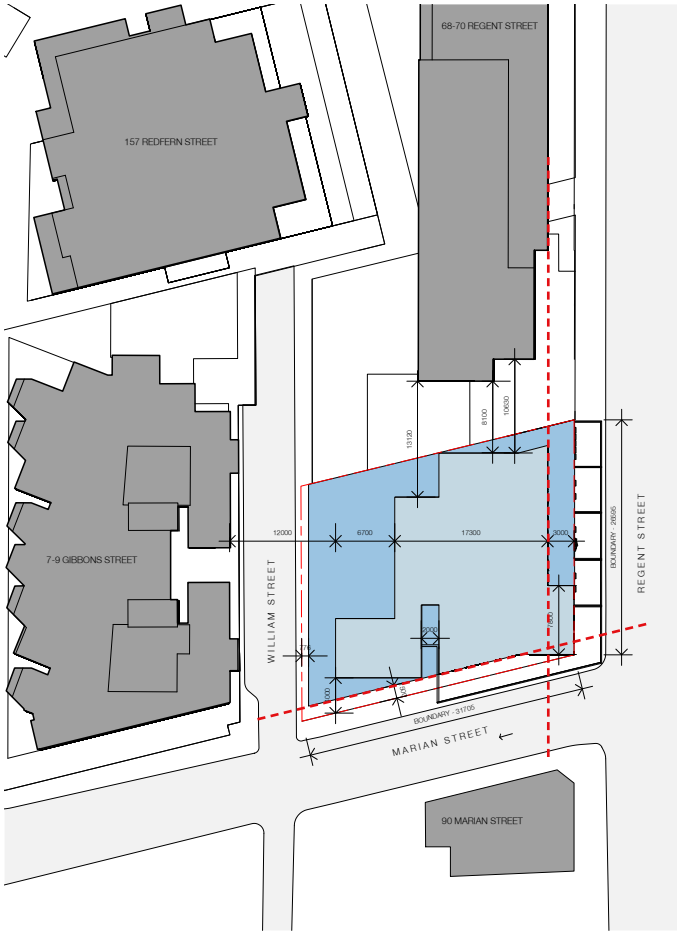
The significance of the existing shopfronts was deemed to be minor within the scope of the overall development, and came at the risk of creating a pastiche with the implication of architecture without real merit. Rather, opportunities to reference the original buildings through corresponding datum lines, careful detailing and articulation of the glazing were maximised.

Moreover the corner-block location presented a real opportunity to create a strong street presence through a prominent interface with the public domain.

The diagrams below demonstrate and justify the proposed Setbacks from Regent and Marian Street, and demonstrate how the mass responds as the tower height increases.

The tower setback to Regent Street is dictated by the established 3m setback of the Iglu development adjacent.

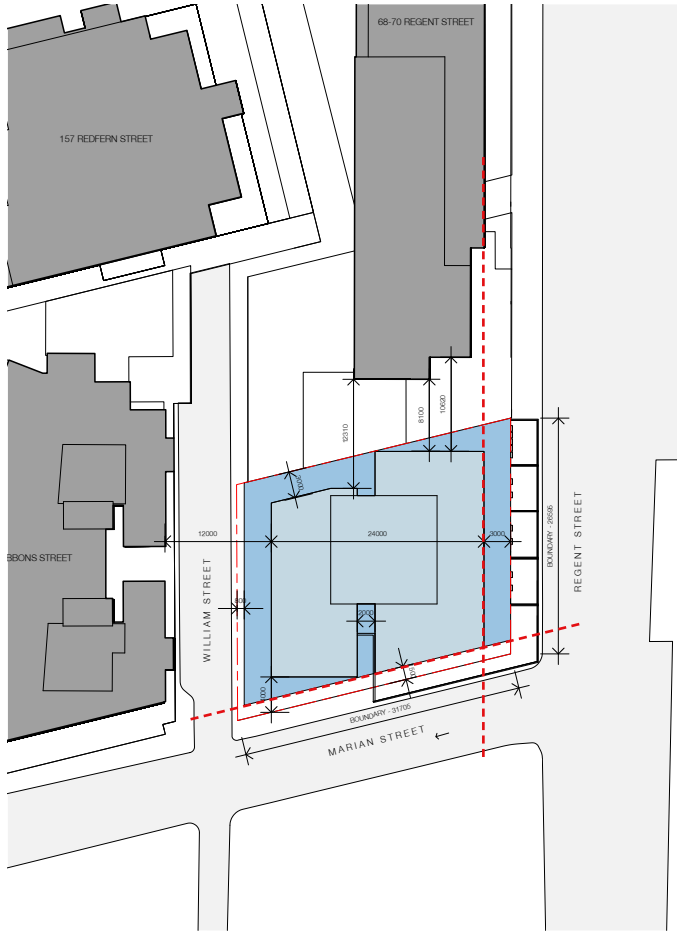
Along Marian street the existing 4m setback established by 7-9 Gibbons Street has been referenced and a corresponding 1.5m setback has been used as a plane for unobstructed sight lines.



08. Proposed tower separation_L02



10. Proposed tower separation_L03-09



09. Proposed tower separation_L10-17

SJB Architects



Contact Details

SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW 2010
Australia

T: 61 2 9380 9911
F: 61 2 9380 9922
Architects@sjb.com.au
www.sjb.com.au