

PHILLIP STREET DOH SITE

This site has been identified in order to foreshadow possible future built form that can deliver high quality amenity outcomes for residents and can make a positive contribution to the public domain. The diagram is for part of the block bounded by Phillip Street, Pitt Street, Raglan Street and Cope Street, but the principles are applicable to many other of the sites that currently house high rise and walk up flat development. The existing built form (the towers and high rise buildings) have resulted in very low FSR and a very large area of open space on the site. The usability of the open space between the high rise buildings is compromised by the ambiguity of its function as either communal or public, and exacerbated by the closure of George Street to vehicular traffic, creating a 'superblock'.

Issues

- The projected life of the tower buildings is 30 years. Consideration was therefore given to a staged solution that could deliver new built form in the interim without taking away from the quantum of public housing
- There is a need to maintain / provide public open space within the site
- Building heights along the edge to Pitt Street should make a transition in scale to the lower residential neighbourhood

Future Desired Character

This site will be part of a high quality, medium density residential area, characterised by perimeter buildings and generous communal open spaces. A new public open space within the site will serve the local community and provide a focus to the neighbourhood. Building depths and building separation will be consistent with best practice to provide visual and acoustic privacy and allow for landscaped courtyards and garden areas. Setbacks will be generous to allow for landscaping, including planting of large trees, and street tree planting will support the 'green' character. Multiple entries to apartments, including separate entries for ground level units, will foster a

sense of 'place' and identity. In the long term, the tall high rise and tower buildings will be demolished and a new neighbourhood character will emerge.

Design principles

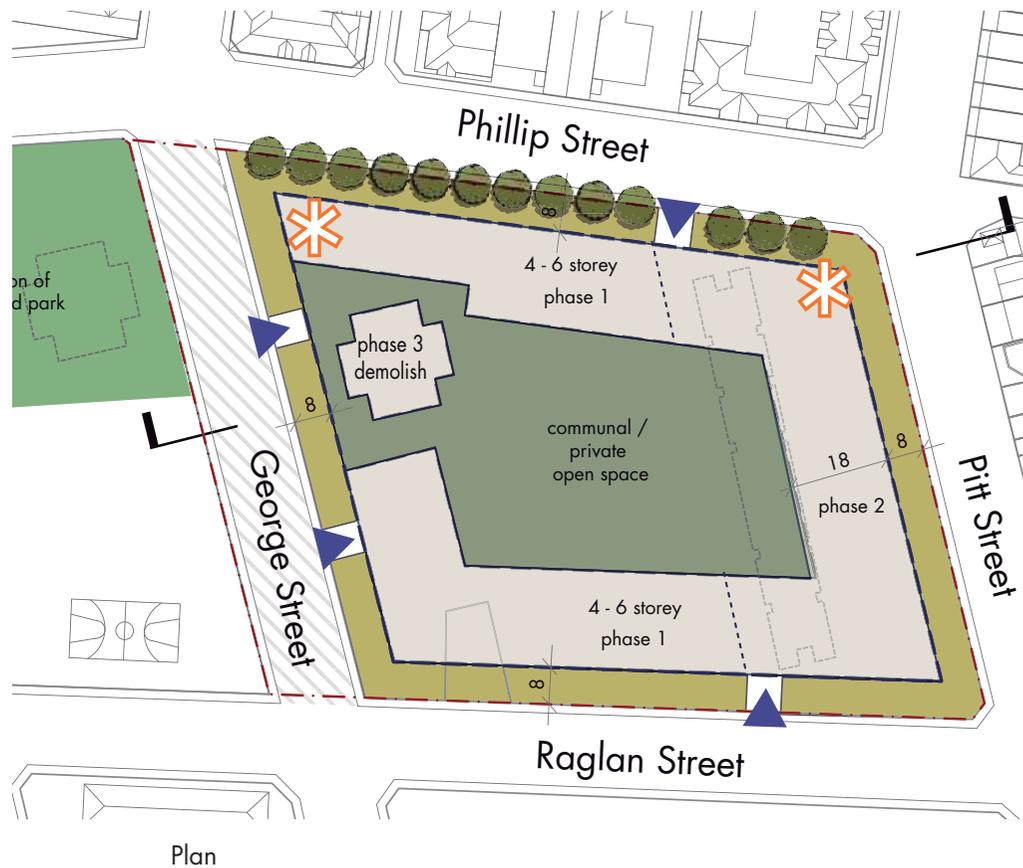
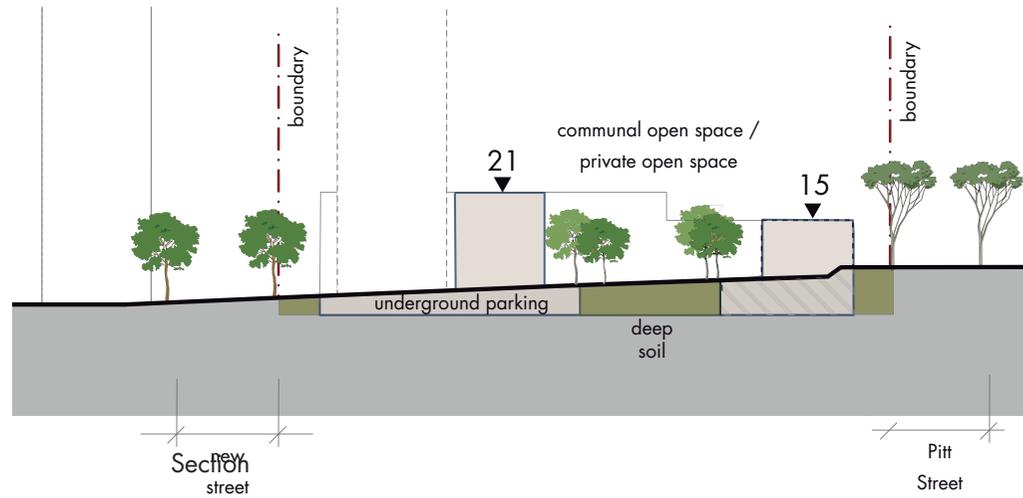
- Extend the street network to create a new public street reconnecting George Street
- Reconfigure the built form to create perimeter development to heights ranging from 4-6 storeys.
- Stage development as follows:
 - first stage includes buildings on Phillip and Raglan Streets while both existing buildings are retained
 - second stage involves demolishing the Pitt Street high rise and constructing a new apartment building
 - third stage involves demolishing the tower at the end of its life and replacing it with a building with a community focus, relating to the park across the (new) street.
- Provide for a new public open space that is edged by [the extension of] George Street, Phillip Street and Pitt Street
- Design residential apartment buildings to provide opportunities for passive surveillance of the public domain; design buildings to edge, overlook and open onto public streets and spaces
- Locate car parking underground, within the building envelope to ensure the retention of deep soil in the street setbacks to sustain large scale landscaping
- Create apartments with northern and eastern aspect where possible
- Focus views towards the CBD along George Street Pitt Street by aligning buildings with the street edge and enhancing street tree planting
- Enhance tree planting on Phillip Street
- Incorporate community uses within the site to support the local community focus.

- Ensure high quality design particularly for buildings or parts of buildings adjoining the public park and at highly visible intersections and the termination of important street vistas, notably the corner of Phillip and Pitt Street where the road 'kinks', and on the corner of Phillip Street and the new (extended) street where the building will be seen across the new proposed public space.



Recommendations

Refer to the diagrams below and to the recommended LEP control maps



- KEY**
- - - Site boundary
 - Build to line
 - Consistent street awning
 - ▨ New streets
 - Building envelope zone
 - ▨ Demolish existing building
 - Landscaped private / communal open space
 - Fenced landscaped private / communal open space
 - ▲ Vehicle access
 - ▨ Heritage item - retain
 - Contributory item
 - Existing park
 - ✳ View termination / prominent
 - One way street
 - Street trees