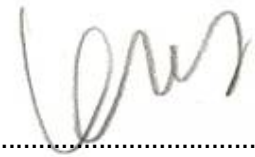


architects+ partners

The Village Coogee

Urban Design Statement

Author



Signed*

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22/11/10 | Issue C | PEA submission

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The Village Coogee

Preamble:

The 'Village Coogee' is intended to create a high quality, vibrant, sustainable, public place for Coogee. The urban design philosophy is built upon historic character, sustainability and community aspirations to leave a sustainable legacy for the future of the Coogee Bay town centre.

The success of a place is about how it works, not just how it looks. To create places that will be successful and sustainable in the long term requires an integrated approach.

Urban design can bring together solutions to wide-ranging issues, such as environmental performance, use of resources, stability of communities and economic viability.

This submission has been prepared to provide a qualitative assessment of how the concept performs in terms of urban design objectives, and allowing characteristics of the site to be assessed in terms of constraints, opportunities and capacity for development based on its environmental performance.

In response to the Expert Review prepared by the Government Architect's Office dated 20th October 2010, the original design has been reviewed to thoroughly address the comments made, with modulated built forms of appropriate height, scale and proportion, resulting in a cohesive and integrated urban design outcome.

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Expert Review's Summary:

The Government Architect's Office was engaged by the NSW Department of Planning on 5th August 2010 to undertake an expert review of the Preliminary Environmental Assessment submitted for the redevelopment of the Coogee Bay Hotel Site and to provide a written assessment of the reasonableness of the proposals.

The proposals have been reviewed and design principles and indicative acceptable massing options are provided as commentary to their reasonableness as urban propositions for the redevelopment of the site.

The guiding principles established for the site have been summarised as follows:

- Built form should reinforce the valley and its topography;
- Development should not intrude into important views or vistas from public places;
- Low buildings in the valley floor allow view sharing;
- Height should be consistent with the prevailing built form;
- Buildings should be built to the street or continue the established street wall pattern;
- The heritage 'pub' and beer garden should be retained on Arden Street;
- Mixed uses are appropriate for the site;
- Retail activity should be encouraged along Coogee Bay Road;
- Internal public spaces should be activated by commercial uses;
- Corners should be reinforced by buildings;
- Openings between buildings should be placed mid block, not on street corners.

Urban Design Guiding Principles:

The following Guiding Principles have been adopted in the development of the concept for the redevelopment of the Coogee Bay Hotel site:

- *Ensure an economically viable proposal when compared to the sites current use as a hotel and pub*
- *Address and improve the local context*
- *Provide Design Excellence*
- *Maximise the Environmental Sustainability of the proposal*
- *Maximise the public benefits associated with the proposal*
- *Minimise impacts on surrounding residents*
- *Minimise traffic and transport impacts*
- *Retain heritage fabric*
- *Provide focal point for the Coogee town centre*

Part 1 - Site Analysis

The site is known as 5-7, 15a Vicar Street, 212 Arden Street and 227-233 Coogee Bay Road and Coogee Bay Hotel, comprising of four adjoining allotments located on the southern side of Coogee Bay Road, at its junction with Arden Street. To the east of Arden Street is Coogee Beach, with panoramic views to the Pacific Ocean. The site encompasses a total area of approximately 8,270m².

The existing Coogee Bay Hotel has a retail frontage along Coogee Bay Road of approximately 100 metres, which is equivalent to 23% of the Coogee Bay Road existing retail frontage. Current uses of the site comprises licensed premises for up to 3250 people, a hotel of 7248m² with 74 hotel rooms plus approval for an additional 44 hotel rooms, 9 bars, 7 retail shops, 28 apartments, 1 drive through bottle shop, and a basement carpark of 81 carparking spaces.

The nearby built form of the local Business/retail centre and residential flat buildings, ranges from 9/10 storey buildings (from the south) to 4/5 storey buildings (to the north). Visual analysis reveals that the current height control of 12 metres for the current business/retail centre would permit a lower density and scale of building compared with the existing established built forms and existing approvals on the site.



Part 2 - Contextual land uses and densities

The density surrounding the sites is characterised by an FSR range of 2.32 : 1 to 4 : 1. Notwithstanding the proposed density for the development exceeds the current FSR control, it is important to note that the proposed total density fits well in the existing built environment & densities.

There are many examples where Council's height development standards have been exceeded by surrounding development. Developments surrounding the subject site, which exceed height controls, generally have heights ranging from 12.41metres to 37.02 metres. This is well in excess of Council's development standards for the area.

The mix of the proposed land uses is appropriate when compared with existing land uses, which are predominantly distributed as carparking, back of house and loading services. The concept enhances the focus of pedestrian movement and cultural activity by creating active public open spaces and laneways, which promotes connectivity and permeability, animates the public realm and provides passive surveillance. The existing pub and beer garden, retail, function centre, hotel and residential provide an appropriately varied mix for the site, and enhance the vitality of the beachfront.

(Refer to the Contextual Land Uses Diagram in Appendix B to show the contextual land uses around the site.)



site photo from north east

FSR & Height Study

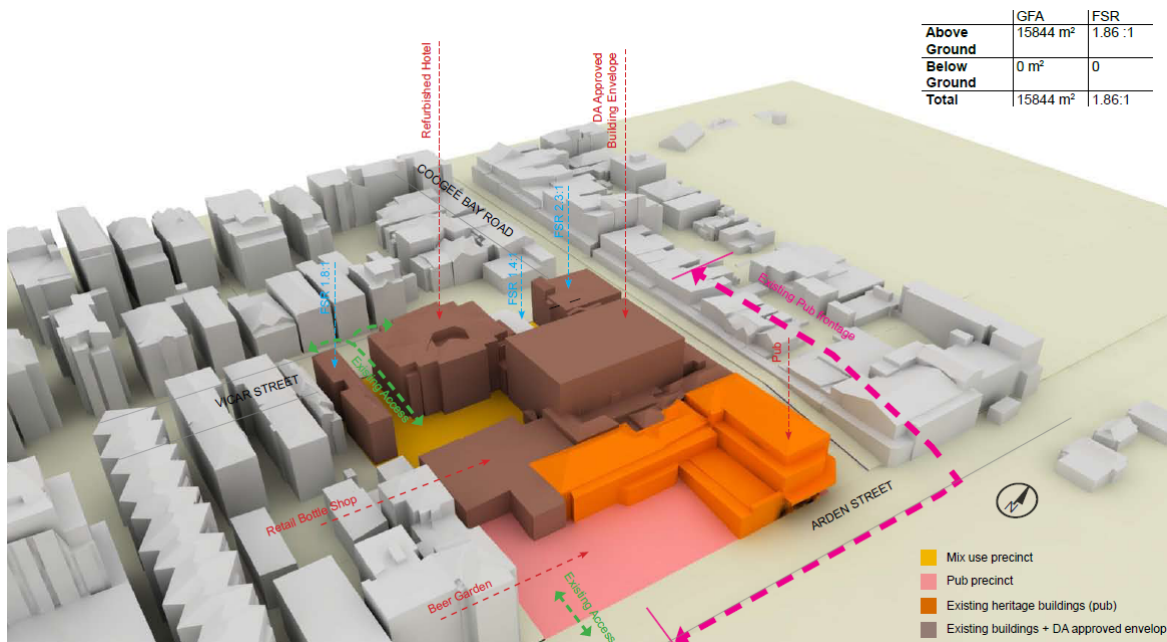
	No	street/road	FSR	Height
A	161-167	Dolphin	2.96:1	16.38m top vent 20.35m
B	186-188	Arden	4.00:1	17.16m
C	200-210	Arden	2.00:1	13.9m
D	212	Arden	1.84:1	
E	227-233	Coogee Bay	2.32:1	
F	5-7	Vicar	1.18:1	
G	15a	Vicar	1.80:1	
H	242	Arden	4.00:1	37.02m (low side) 33.84m (high side)
I	56	Carr	3.80:1	26.28m (low side) 20.62m (high side)
J	50	Carr	2.61:1	12.41m (low side) 11.59m (high side)
K	102-104	Brook	3.00:1	16.3m



Contextual FSR & Height Study

Disclaimer: FSR calculation is a representation of the perceived building envelope in numerical terms. This survey is based on Simmersion contextual computer generated survey model and estimates taken from aerial images on Google Earth Pro. The resulting building envelope FSR does not necessarily represent the actual approved FSR under Council's definition.

Part 3 - Identifying Constraints and Opportunities



Existing Bulk & Scale Study (future planning envelope)

Constraints

The village centre has very limited active public spaces and laneways.

The current Coogee Bay centre is limited in terms of the variety and diversity of retail facilities being offered, exacerbated by an insecure night time environment created by a lack of overlooking, and poor public realm management. These factors create a very poor pedestrian environment along Coogee Bay Road at night, contributing to social consequences in the area .

Opportunities

The Coogee Bay Hotel is the largest privately owned beachfront parcel of land at 8270m² in the region. It has the capacity to provide an urban outcome which creates places people will value for generations – a place that will meet the needs of those who live, work and play in Coogee for many years to come. A summary of opportunities are listed below:

- To create a sustainable community – opportunities exist to allow carefully controlled development to take place which introduces high quality design and mixed uses.

- Opportunities exist to extend pedestrian activity, enhancing the environment, and making new connections to Coogee Bay Road, through the existing corner block.
- Opportunities exist to address the lack of retail facilities for local residents.
- To establish a new street signalled by new materials, forms and heights which are visible from focal locations in the heart of Coogee Bay.
- To recognise the importance of the site in terms of visual and pedestrian amenity.
- To create permeable links into the public open space.
- To re-create and re-develop licensed premises to a more contemporary food and beverage family friendly concept.

Part 4 – Concept Description

Development Concept Intent

The design intent is to create a 'Village Coogee' that:

- Provides design excellence of an international standard and improved public domain
- Provides a high quality public domain with the aim of creating a village environment
- Retains and refurbishes existing heritage buildings
- Retains but a scaled down pub which improves current social issues associated with the Coogee Bay Hotel
- Provides much needed retail in the Coogee town centre
- Provides high quality residential in an area of high public transport accessibility

Project Description

The development consists of a 7 level residential building, 3 levels of hotel over 2 levels of retail and a 4 level function and conference facility. The existing heritage building is to be retained and refurbished.



Proposed Concept (Refer to Concept Floor Plans in Appendix A)

Land Uses

- Private open space which promotes connectivity and permeability, animates the public realm and provides passive surveillance
- Existing pub and beer garden to be retained
- Increased retail frontage to Coogee Bay Road
- Function centre
- High quality hotel and residential
- Carparking

Area Breakdown

Proposed Use	GFA (sq.m)	%
Retail/commercial (above ground)	4,600 m2	18%
Retail (below ground)	4,025 m2	15%
Function Centre (above ground)	1,670 m2	6%
Residential	8,515 m2	32%
Heritage	2,530 m2	10%
Hotel/Residential	4,910 m2	19%
Total GFA	26,250 m2	100%

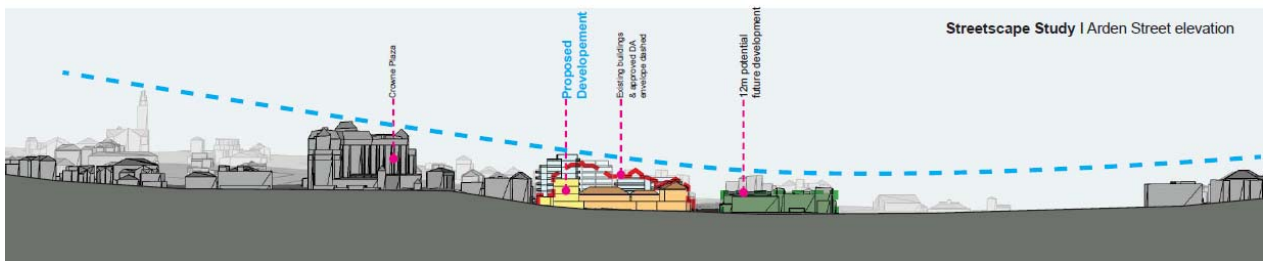
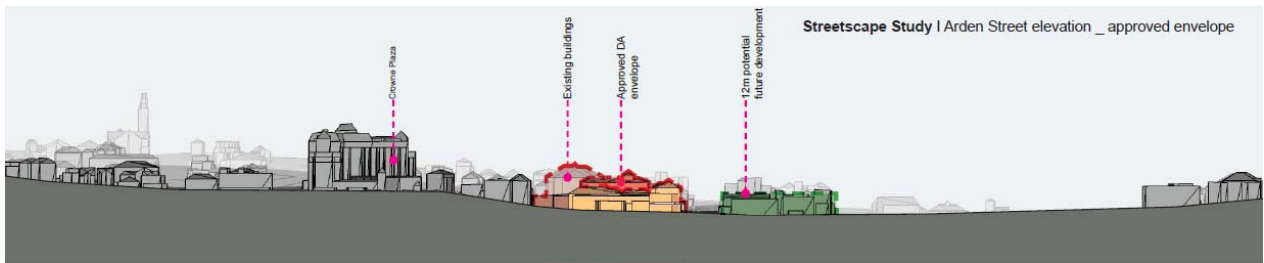
Refer to Concept Floor Plans in Appendix A.

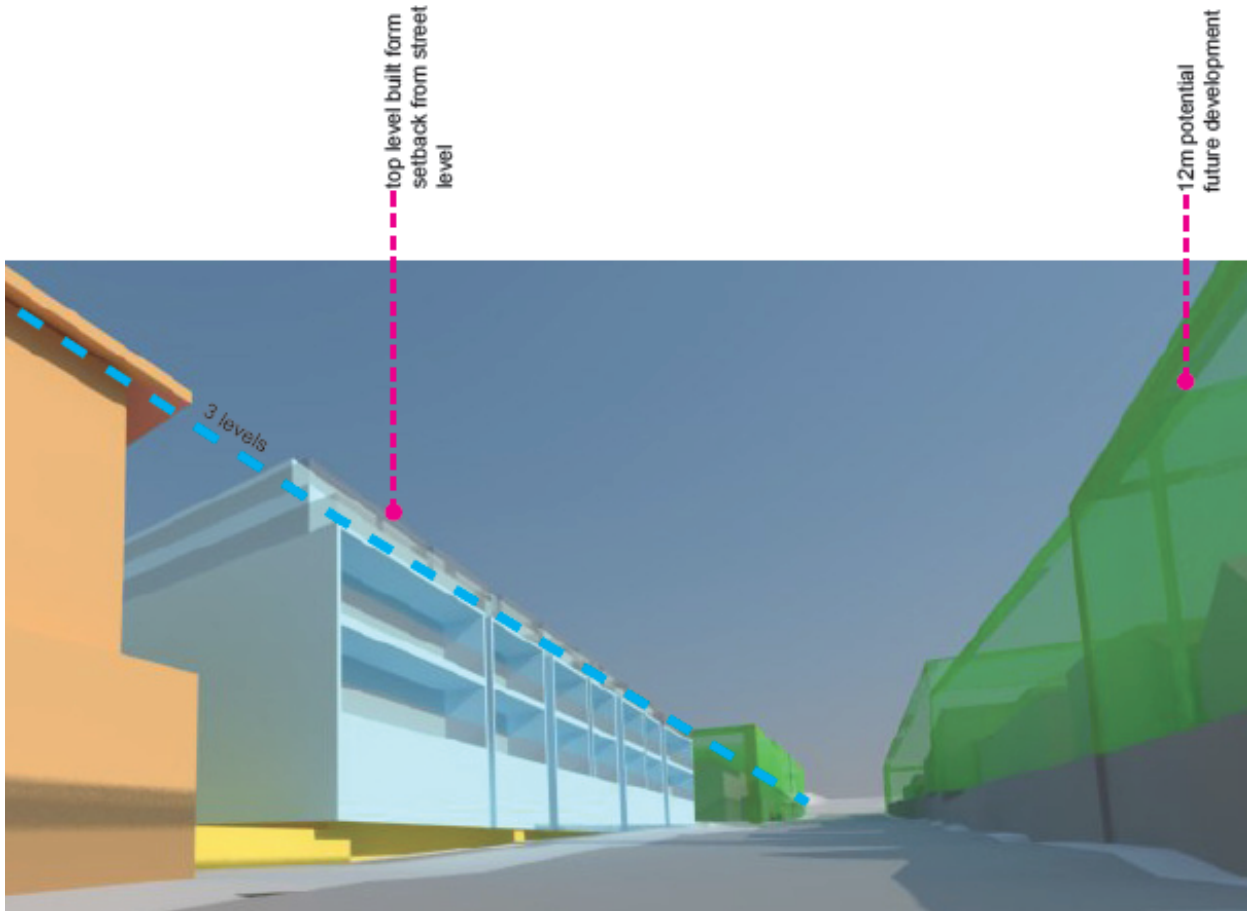
Part 5 – Scale

The scale, massing and height of the proposed concept design has been carefully considered with 3 levels built to Coogee Bay Road, continuing the established street wall pattern, and 5 levels along Vicar Street with a through site link into the public open space. Top level setbacks are designed to relate to the adjoining buildings, to reduce the perceived bulk of the building whilst minimising overshadowing to neighbouring properties and the public open space. The proposed development fits within the topographical form of a valley and current subdivision patterns along Arden Street, complementing the vertical rhythm of the streetscape. The preservation of the heritage 'pub' and beer garden and continued use not only contributes to the character of the town centre but adds to the life and amenity of the surrounding locality.

The character of the 'Village Coogee' is informed by its topography, built form and distribution of open space. The proposed built forms integrate with its neighbours through reinforcing the valley condition with lower buildings in the valley floor and higher buildings toward the south from the Coogee town centre.

The proposed building depth of 18 metres satisfies the requirements of SEPP 65, with perimeter development built to continue the established street wall pattern to Coogee Bay Road and Vicar Street.





Coogee Bay Road – West View

The proposed built form integrates within the topographical form of a valley and current subdivision patterns along Coogee Bay Road, complementing the vertical rhythm of the streetscape. The concept has been carefully considered with 3 levels built to Coogee Bay Road, continuing the established street wall pattern. Top level setbacks are designed to relate to the prevailing built form, also reducing the perceived bulk of the building.

Part 6 - Built Form

The proposed concept achieves an appropriate built form in terms of building alignment, proportion and manipulation of building elements. The approach to the design proposal is to create simple, yet elegant built forms that sit harmoniously within the existing contextual environment. The intent is to create a well articulated facade to Coogee Bay Road and Arden Street, addressing the importance of the main retail street.

The concept enhances the focus of pedestrian movement and cultural activity by creating active public open spaces and laneways, which promotes connectivity and permeability, animates the public realm and provides passive surveillance. The modulation of different built forms enriches the quality of the existing urban places, the new proposed concept responds well and complements the settings. Built form reinforces the valley condition with lower buildings in the valley floor and higher buildings toward the south from the Coogee town centre.

The layout and massing of the concept has taken into account of local climatic conditions, including daylight sunlight, wind, and temperature. The micro-climate both influences and is influenced by the form of development, including the orientation of buildings and the level of enclosure of the public open space.

The built form reinforces the valley floor conditions and the land topography. Careful assessment has been undertaken to ensure that the proposed heights do not create additional overshadowing to neighbouring buildings and allow view sharing from behind, while also complying with solar amenity requirements of SEPP 65. The proposed built forms are modulated to complement the vertical rhythm of the current subdivision pattern. Horizontal mass is kept to a minimum with the street wall pattern retained along Vicar Street and Coogee Bay Road.



Aerial perspective- West View

The proposed built forms integrate with its neighbours through reinforcing the valley condition with lower buildings in the valley floor and higher buildings toward the south from the Coogee town centre. The preservation of the existing heritage 'pub' and beer garden within the redevelopment enhances the character of village square, contributing to the activity of the public open space and the laneways.

Part 7 - Shadow studies

An initial assessment of the shadow studies for Autumn, Winter, Spring and Summer have been undertaken as follows:



Autumn Shadow Study

The autumn shadow study of the proposed concept shows there is good sun penetration into the private open space throughout.

The private open space, on the contrary, is completely overshadowed by the existing 5 storey building in the afternoon at its current form. The proposed access point from Vicar Street also allows sun penetration in the afternoon.

The building setback from the southern boundary means that the adjoining building enjoys additional afternoon sun.

Top levels of the proposed built form are also setback from the street level to ensure that the proposed heights do not create additional overshadowing.



Winter Shadow Study

The winter shadow study of the proposed concept shows a majority of the private open space has good sun penetration.

The private open space, on the contrary, is predominantly overshadowed from 12pm by the existing 5 storey building at its current form.

The building setback from the southern boundary means that the adjoining building enjoys additional afternoon sun.

Top levels of the proposed built form are also setback from the street level to ensure that the proposed heights do not create additional overshadowing.



Spring Shadow Study

The spring shadow study of the proposed concept shows there is good sun penetration into the private open space throughout.

The private open space, on the contrary, is completely overshadowed by the existing 5 storey building in the afternoon at its current form. The proposed access point from Vicar Street also allows sun penetration in the afternoon.

Top levels of the proposed built form are also setback from the street level to ensure that the proposed heights do not create additional overshadowing.



Summer Shadow Study

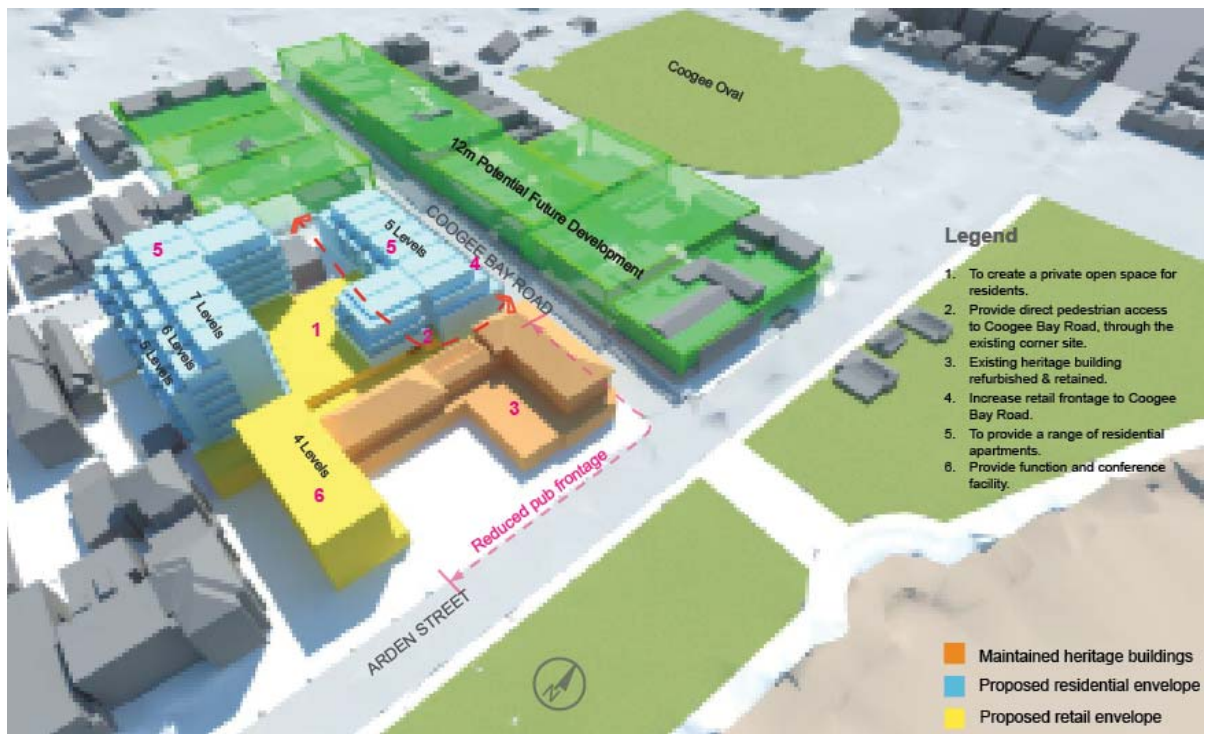
The autumn shadow study of the proposed concept shows there is excellent sun penetration into the private open space throughout.

The private open space, on the contrary, is predominantly overshadowed by the existing 5 storey building in the afternoon at its current form. The proposed access point from Vicar Street also allows sun penetration during the entire period.

The building setback from the southern boundary means that solar amenity has substantially improved to the adjoining building.

Top levels of the proposed built form are also setback from the street level to ensure that the proposed heights do not create additional overshadowing.

Part 8 - Public domain framework



Proposed Concept

Safety and Security

Safety and security have been considered within the design process of the proposal. The massing of the building means that there will be increased passive surveillance of the public open space and the laneways. Views from the public open space into the building give interest to passers-by and make the building's function apparent, while views out of the building facilitate overlooking, which contributes to safety.

Accessibility

The proposed concept enhances the existing pattern of the surrounding context by providing a clear hierarchy of routes and spaces, to ensure that adjacent buildings relate to one another, streets are connected and spaces complement one another.

Most importantly, the formation of the private open space connecting the main retail strip of Coogee, offers a wider range of retail amenity, creates a place that is safe, walkable, well connected with access to facilities and employment opportunities.

SEPP 65 compliance and analysis

The proposed modulation allows for a platform for a wide range of unit mix to comply with SEPP65 requirements. A summary of key compliance includes, Solar Access: 70%, Cross Ventilation: 60% and general Building Separations.

Place Making

The site provides high quality public domain with the aim of creating a village environment. Commercial and retail activity provided will supplement the activity generated by retail uses along Coogee Bay Road and enhance the quality of amenity to local residents and visitors alike. The site is well serviced by public transport and as a result of increased local density, would encourage potentially high numbers of walking customers. Increasing retail and commercial facilities would be an active response to the demand within the Coogee town centre. The inclusion of a supermarket within the precinct would not only supplement the growing needs but further generate activity to existing surrounding businesses.

The proposed built forms facilitate private open space, providing good amenity to the residential development. Public open spaces provide a good interface with the activity adjacent to Arden Street. Access points from surrounding streets to all internal public spaces within the site has been carefully planned and positioned away from the street corner. Pedestrian links and the public space within the site have clear sight lines from the surrounding streets and have active uses that animate the public realm and provide passive surveillance.

Part 9 – Summary of Response to Expert Review

Government Architect's Design Principles

The Government Architect has developed a number of urban design principles under the categories of height, bulk and scale, Coogee Beach Foreshore, Proposed Land uses, Open Space and Pedestrian Network.

The table below details how the proposal responds to these principles:

5.3 Height, Bulk & Scale	Response
Built form should reinforce the valley condition ie; low buildings in the valley floor, higher buildings on the surrounding slopes.	<p>The proposed concept achieves an overall reduction in bulk and scale. The proposed built forms integrate with its neighbours through reinforcing the valley condition with lower buildings in the valley floor and higher buildings toward the south from the Coogee town centre. It is considered that the revised concept has an improved urban streetscape and an overall reduced built form of appropriate height, scale and proportion.</p> <p>There are many examples where Council's height development standards have been exceeded by existing established forms and existing approvals on the site. Developments surrounding the subject site, which exceed height controls, generally have heights ranging from 12.41metres to 37.02 metres. This is well in excess of Council's development standards for the area.</p>
Development should not build into important vistas or views from public places.	The proposed built form reinforces the valley floor conditions and the land topography. Top level setbacks are designed to relate to the prevailing built form, also reducing the perceived bulk of the building. The proposed heights do not create additional overshadowing and allow view sharing from behind.
Low buildings in the valley floor will allow view sharing from behind.	The concept has been carefully considered with 3 levels built to Coogee Bay Road, and 5 levels along Vicar Street. The low buildings in the

	valley floor allow view sharing from behind.
Perimeter development built to continue the street wall pattern should be applied to Vicar Street and Coogee Bay Road	The concept has been carefully considered with 3 levels built to Coogee Bay Road, continuing the established street wall pattern, and 5 levels along Vicar Street with a through site link into the public open space.
Buildings along the street should be modulated to complement the vertical rhythm of the current subdivision pattern.	The proposed built forms have been broken up into smaller forms to reduce the perceived bulk of the buildings and also complementing the vertical rhythm of the current subdivision pattern. Horizontal mass is kept to a minimum with the street wall pattern retained along Vicar Street and Coogee Bay Road.
The buildings should continue to hold the street corners.	Street corners are reinforced by buildings. Access points from surrounding streets to all internal public spaces within the site has been carefully planned, and positioned away from street corners.
Any height above the existing 3 to 4 storey street wall should be set back from the street edge. This should be restricted to southern part of the site and limited to 5 storeys.	Top levels are setback to relate to the prevailing built form, also reducing the perceived bulk of the building.

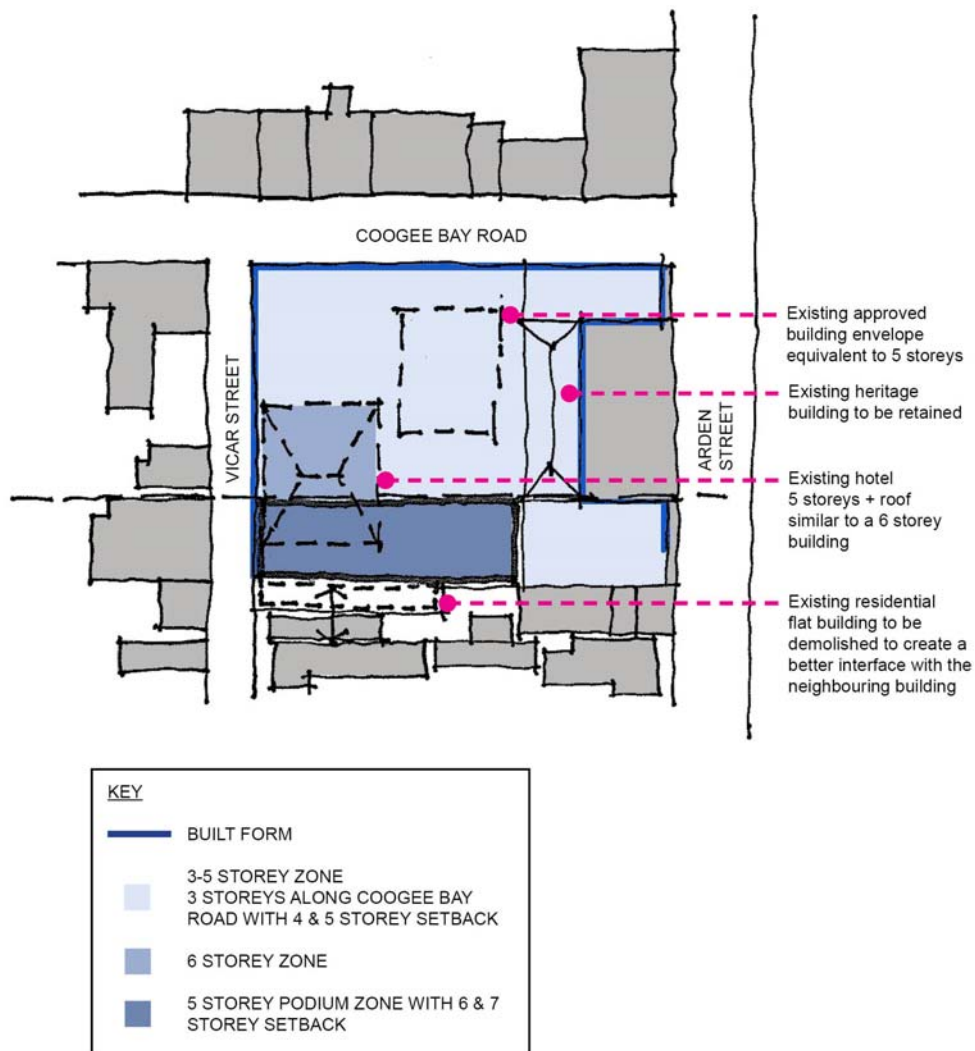
5.4 Coogee Beach Foreshore	Response
The 'beer garden' open space should be maintained.	The beer garden is retained, and its continued use not only contributes to the character of the town centre, but adds to the life and amenity of the surrounding locality. It is intended that single entity pub may be divided to separate food and dining outlets.
The heritage building (pub) should be maintained.	The pub is retained, and its continued use contributes to the character of the town centre, and also adds to the life and amenity of the surrounding locality.
Buildings of 3 storeys to the north and south of the beer garden help to define it and hold the corner.	A new 4 storey building is proposed to the south of the beer garden which is retained as is the 3 storey building on the north east corner.

5.5 Proposed Land Uses	Response
Mixed uses are appropriate for this site.	The offering of an array of mixed uses enables continuous growth and development to the Coogee town centre.
Retail activity should be encouraged along Coogee Bay Road.	Commercial and retail activity are provided to supplement the activity generated by retail uses along Coogee Bay Road and enhance the quality of amenity to local residents and visitors alike.
The site should not be limited to residential uses only.	An array of mixed uses is offered to enable continuous growth and development to the Coogee town centre.
Public open spaces within the site should be activated by commercial uses.	Commercial and retail activity are provided to supplement the activity generated by retail uses along Coogee Bay Road and enhance the quality of amenity to local residents and visitors alike.
The continued use of the pub is supported.	The pub is retained and re-developed in a more contemporary way, and its continued use contributes to the character of the town centre, and also adds to the life and amenity of the surrounding locality.

5.6 Open Space & Pedestrian Network	Response
Pedestrian links through the site should respond to pedestrian desire lines and establish a secondary pedestrian network complementary to the street network.	The concept provides a clear hierarchy of routes and spaces, to ensure that adjacent buildings relate to one another, streets are connected and spaces complement one another.
All pedestrian links and the public space within the site should have clear sight lines from the surrounding streets.	Access points from surrounding streets to all internal public spaces within the site have been positioned away from street corners, with clear sight lines from the surrounding streets.
Public or private open space within the site should be secondary to the established street pattern.	The formation of the private open space connects the main retail strip of Coogee, offers a wider range of retail amenity.
Internal public space should be assessed mid block and not from the corners.	Access points from surrounding streets to all internal public spaces within the site have been positioned away from street corners.

Design Response to Government Architect's Design Principles

Following a detailed review of the Government Architect's design principles, we have refined the concept and the design principles diagram to develop an urban proposition to meet the intent of those principles established in the Expert Review. Refer diagram below for detail.



Design Principles Diagram derived from Government Architect's Expert Review

Part 10 - Conclusion

The 'Coogee Village' concept reinforces and builds upon the identity of Coogee. The proposed massing promotes public spaces and laneways that are attractive, safe, uncluttered and work effectively for all in the community.

It creates a place that is easy to get to and move through, promotes accessibility and local permeability by making places that connect with each other, putting people before traffic and integrating land uses and promote public transport.

The proposed concept provides a platform for a place that has a clear image and is easy to understand. It promotes legibility through development that provides recognisable routes and intersections to help people find their way around.

The retention of the existing heritage 'pub' and beer garden ensures the preservation of a historical landmark but conserves the character of the town centre. The public open space has the potential to provide amenity to both the development itself and the open space network of Coogee. Important views and vistas are retained with the proposed built form merging into the Coogee area topography. Pedestrian links through the site not only respond to but complement the existing street network. Visible routes and destinations will contribute to a safe yet active environment.

The offering of an array of mixed uses to this unique site gives the opportunity to provide a more contemporary food and beverage offering while also providing much needed mixed uses to Coogee. It promotes adaptability through development that can respond to changing social, technological and economic conditions.

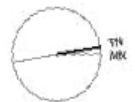
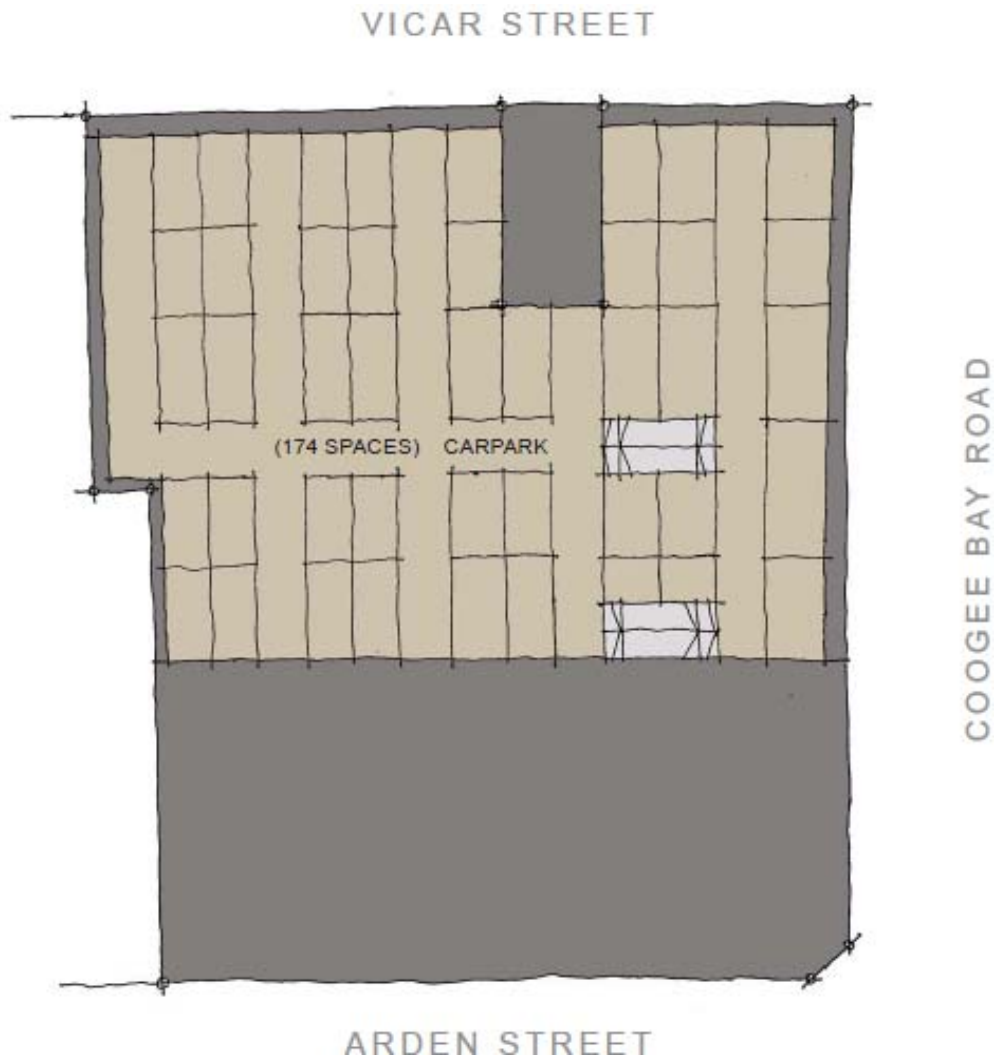
The introduction of the lower ground retail space offers diversity and choice. This works together with the development above ground to create viable spaces that responds to local needs.

Overall this concept provides a vision for Coogee, it contains the characteristics of a blueprint for a sustainable, viable future that caters for the needs and growth of Coogee Village.

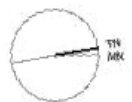
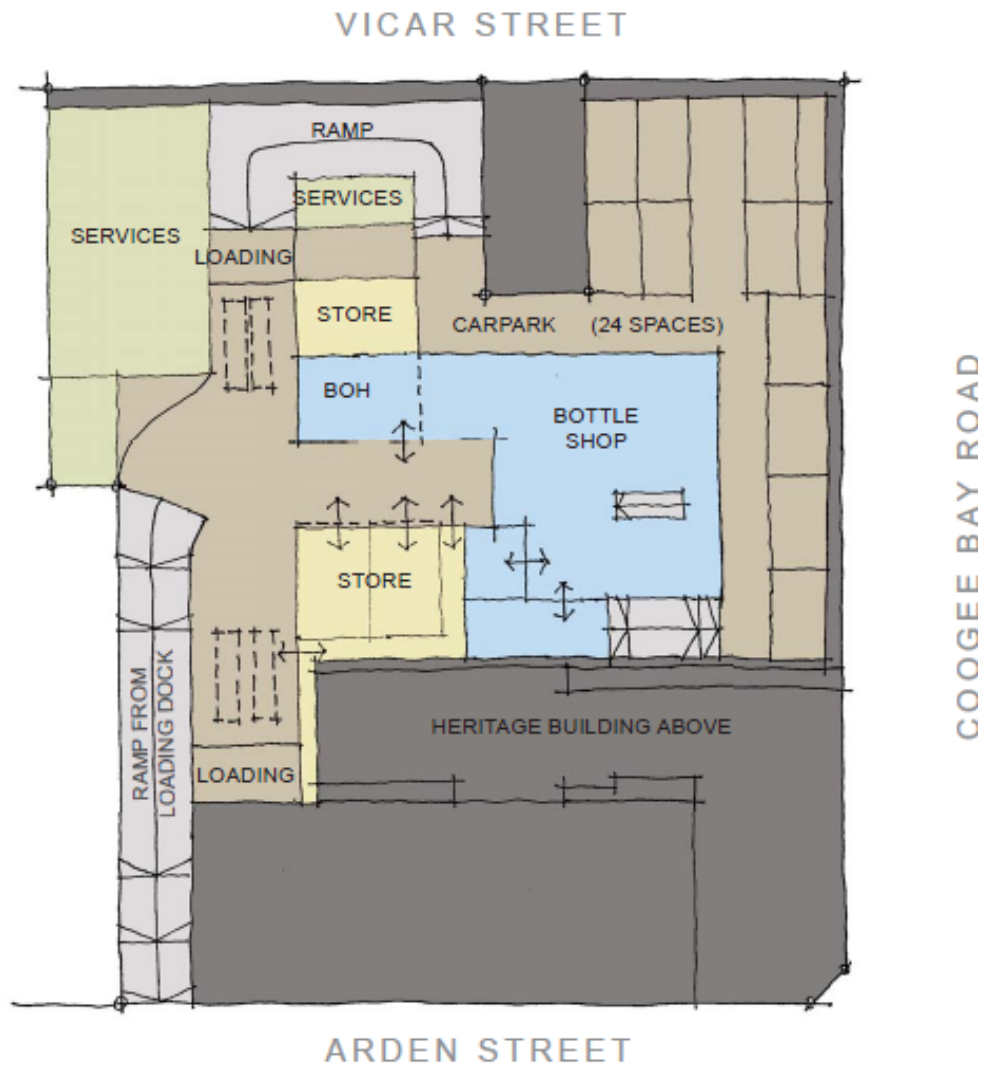


Appendix A : concept floor plans

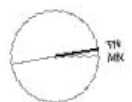
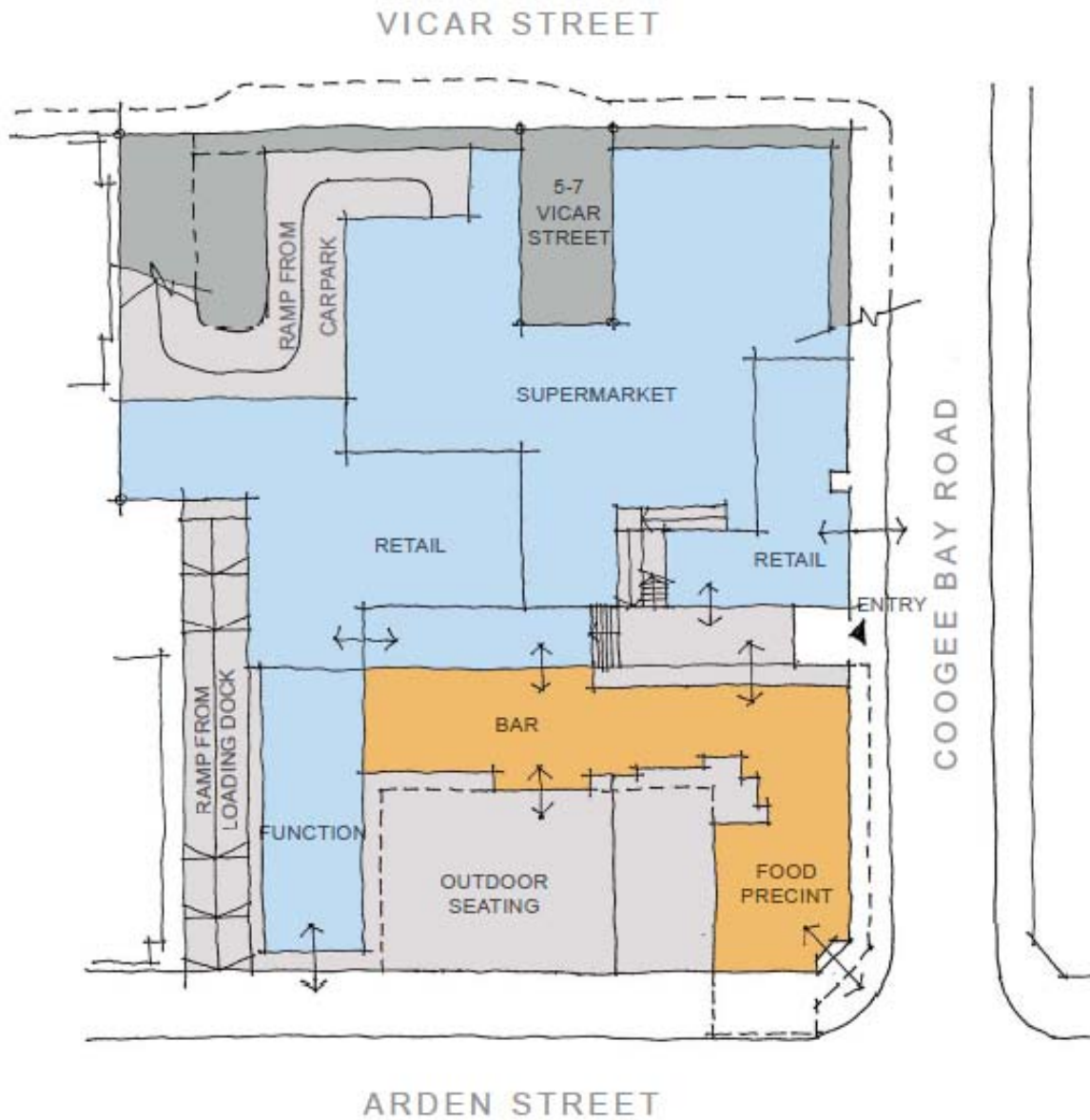
Basement 2, 3, 4 Plan



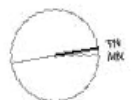
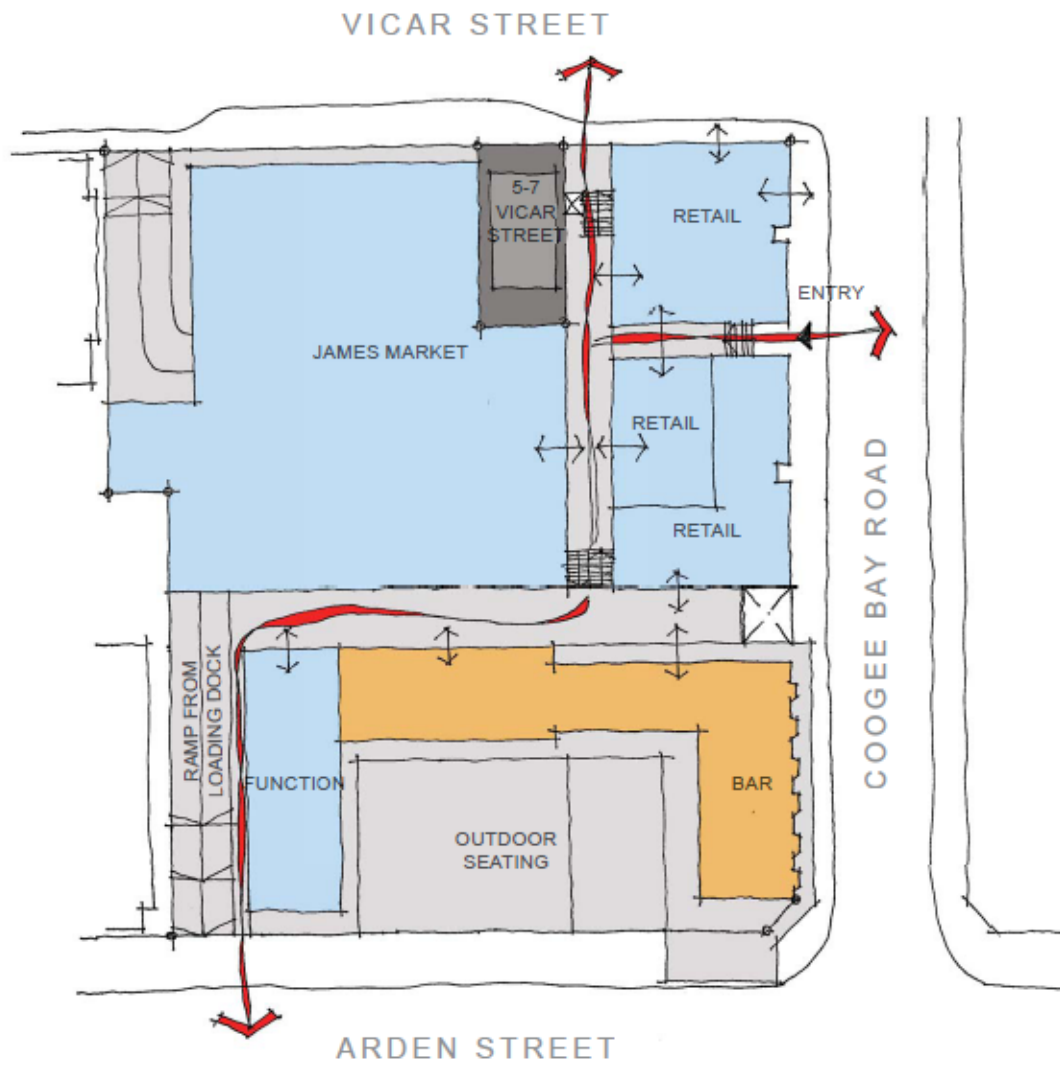
Basement 1 Plan



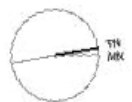
Lower Ground Plan



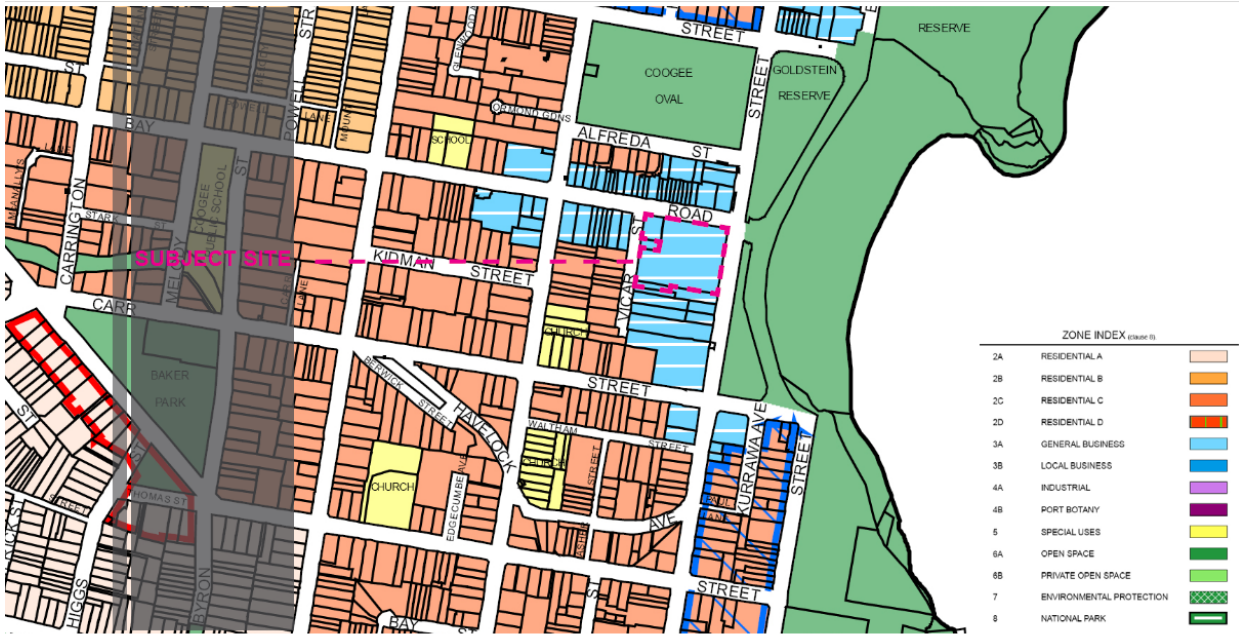
Upper Ground Plan



Typical Floor Plan



Appendix B : contextual lands use map



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