

Analysis

Local Context

Surrounding Precincts

The site is bounded to the west and south by the Zetland Estate Conservation Area, to the east by the 'Emerald Park' development and to the north by the Lachlan Precinct.

Each area has unique characteristics, building types and scale.

Built Form

The height of buildings vary from 1 to 2 storeys in the conservation area to 21 storey towers in the Lachlan Precinct and 4 to 12 storeys in the Emerald Park Development.

Narrow and deep lots are typical of the conservation area while larger blocks with perimeter development characterise the recent developments.

Open Space

Mary O'Brien Reserve is located to the south of the site and Tote Park and Joynton Park are within walking distance in Victoria Park.

These parks provide a variety of facilities for the community, from passive recreation to sports facilities.

Uses

The area has a very strong residential component complemented with remnant industrial uses along O'Dea Avenue and Bourke Street.

Small corner shops and cafes have been as development has occurred in recent years.

The East Village shopping centre has recently opened in Victoria Park providing a variety of stores and a full line supermarket.



Figure 11 - Buildings facing Elizabeth Street within Zetland Estate conservation area



Figure 12 - Mary O'Brien Reserve



Figure 13 - Tote Park



Figure 14 - Emerald Park Development



Figure 10 - Existing industrial, corner of Bourke St & O'Dea Ave

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Figure 15 - Zetland Hotel, Bourke Street



Figure 16 - Eden Coffee House, Elizabeth Street



Figure 17 - Viking by Crown, O'Dea Avenue



Figure 18 - East Village Shopping Centre

Analysis

Access and Circulation

Street Network

The site is bounded by McPherson lane to the west and south and Bourke Street to the north.

The frontage to Bourke Street serves as the only existing access to the site.

Due to its topography the site does not have access to the surrounding lanes.

Surrounding lanes provide rear car access to dwellings facing Elizabeth Street and Bourke Street. These lanes are approximately 6m wide and footpaths are limited.

Permeability across the site is currently a major constraint.

Public Transport

The site is located within a walkable 400m from the Green Square Town Centre and train station and a number of buses run along O'Dea Avenue, Bourke Street and Elizabeth Street, connecting the site north to the CBD and south to Mascot.

Cycleways

A shared path for cyclists and pedestrians is identified in Sydney DCP 2012 along Bourke Street fronting the site.

Pedestrian Links

There is an existing through site link for pedestrians and cyclists connecting O'Dea Avenue with Mary O'Brien Reserve through Emerald Park.



Figure 19 - Looking South along McPherson Lane



Figure 20 - Looking East along McPherson Lane



Figure 21 - Pedestrian link through Emerald Park

Figure 22 - Streetscape study of McPherson Lane, GSA

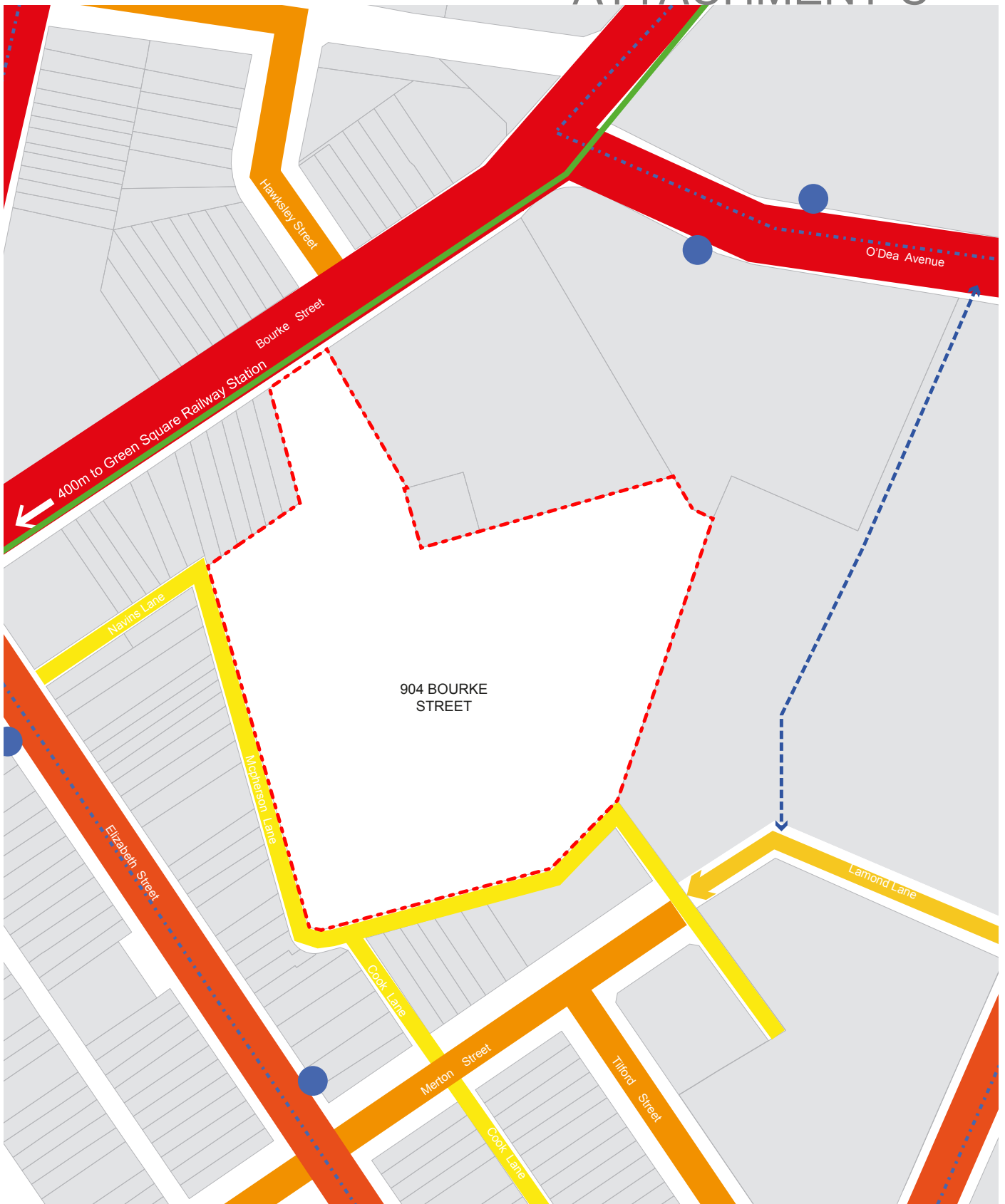


45m Secondary Frontage

35m Service Access

Cook Lane

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KEY

- | | | |
|--|--|---|
|  Primary Street |  Small Street - One way |  Bus Stops |
|  Secondary Street |  Lane |  Bus Routes |
|  Local Street |  Proposed Shared Path |  Pedestrian/Cyclist Connection |

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115m Service Access

Front Doors

Analysis Topography

The site has been excavated and is predominantly flat.

It has up to 4m retaining walls along the eastern, southern and parts of the western boundary.



Figure 23 - Existing retaining wall



Figure 24 - Looking South to existing retaining wall

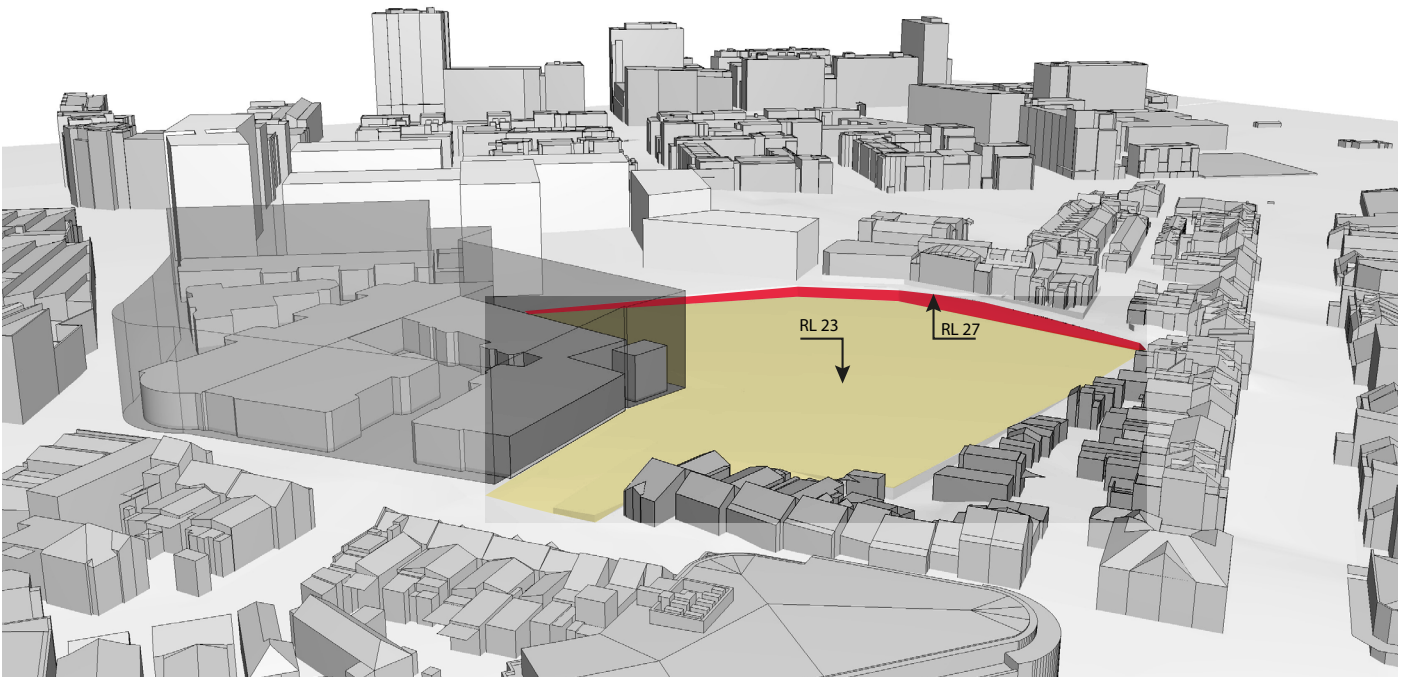


Figure 25 - Indicative existing levels

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KEY

-  Main Site Entry
-  Significant Level Change

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Analysis

Opportunities and Constraints

- Manage an existing significant level change to the south and west of the site.
- Respond to adjacent Heritage Conservation Area.
- Manage transition of scale between the site and existing conservation area to the west and south.
- Increase permeability through the site.
- Provide pedestrian and cyclist links between the site, Bourke Street and Mary O'Brien Reserve.
- Manage vehicular access to the site.
- Manage overshadowing impacts to private open spaces of neighbouring properties.
- Enhance amenity to existing lanes.
- Protect existing Moreton Bay fig tree.
- Integrate existing fig tree with future public open space.



Figure 27 - McPherson Lane looking west with secondary frontages



Figure 28 - Rear of heritage items from McPherson Lane

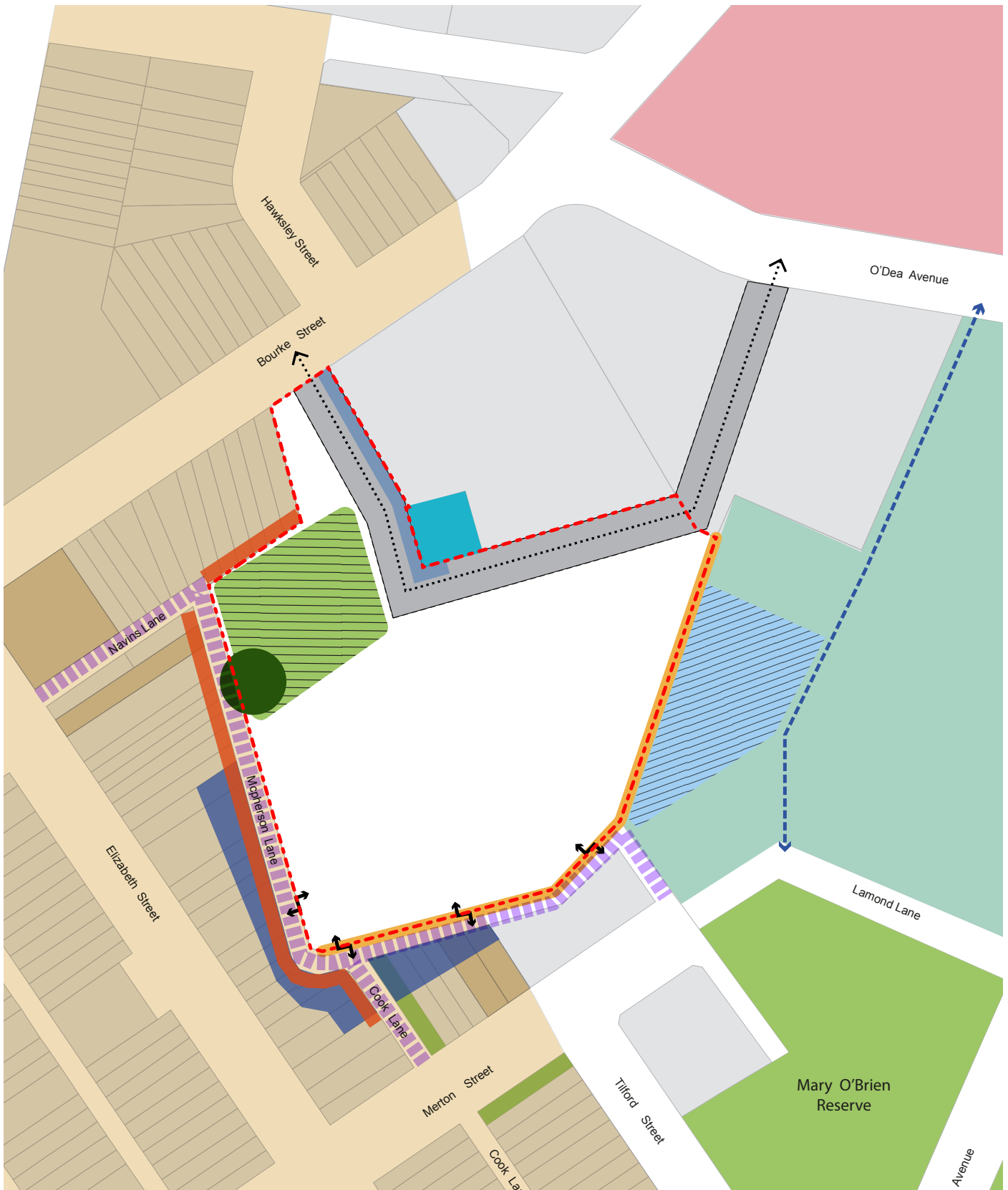


Figure 26 - View of Entry to Sydney Water building



Figure 29 - Southern Entry to McPherson Lane from Merton St

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KEY

	Potential overshadowing of rear yard		Future Street Location		Existing Moreton Bay Fig tree		Heritage Conservation Area
	Private open space		Sydney Water Easement		Existing through site links		Emerald Park Development
	Heritage Items		Low Building edge		4m Level Change		Lachlan Precinct
	Existing Parks		Narrow Lane		No Access to site		
	Sydney Water Site		Future Park Location				

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Evolution of ideas

Park and Street

The following is a summary of a number of options that were analysed to inform the best location for the park and the new street.

Park Location

The study undertook an analysis of a variety of options for the location of the park within the site.

In the Sydney DCP 2012 the park is defined as a linear park along the western edge of the site, adjacent to McPherson Lane.

The study explored the location of the park with respect to its relationship with other open spaces in the area, access from the street, function and solar access.

Street Location

The study undertook an analysis of a variety of options for the location of the street within the site.

In the Sydney DCP 2012 the street's location is defined as a north south connection with an east extension to O'Dea Avenue.

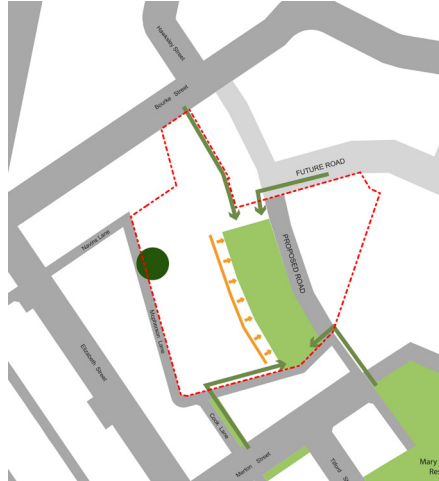
The study explored the location of the street with respect to access to the development, the constraints of the existing road network, the ability to connect to other streets and how the street can define development blocks within the site and provide an increased amount of frontage to dwellings.

Park Location



DCP PARK LOCATION

- Isolated
- Rear of properties addressing the park
- No main street visibility
- Poor amenity



CENTRALISED PARK

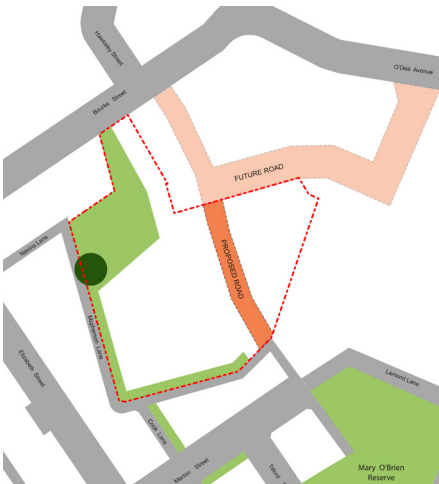
- Not incorporating the fig tree
- Building mass pushed towards surrounding neighbours
- No green buffer to McPherson Lane
- Internalised park within the development and no clear definition of public or private space



PROPOSED PARK LOCATION

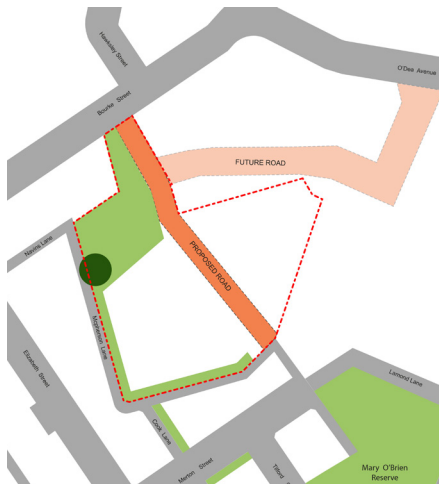
- Access and address to Bourke Street
- Physical and visual connection to Bourke Street
- Better park dimension
- Better solar aspect
- Green buffer to McPherson Lane

Street Location



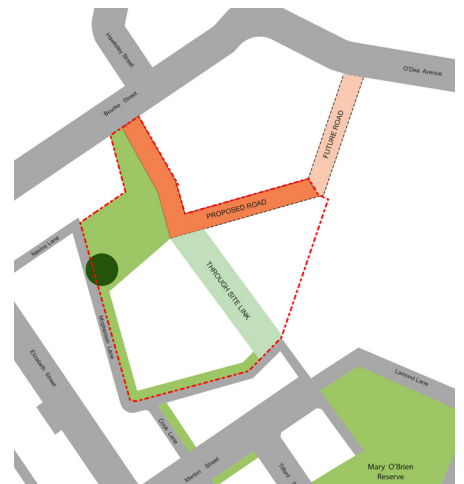
DCP STREET LOCATION

- South access to McPherson lane not suitable for primary access
- Multiple entries to Bourke Street required due to existing Sydney Water easement
- Limited access to new park



POTENTIAL STREET

- Poor traffic outcome on lane to the east
- alignment leaves unusable space on adjacent northern site



PROPOSED STREET

- Access to three development sites
- Defines edge of park with street
- works as a street until extension completed in the future.
- Utilises Sydney Water easement
- Allows for a pedestrian cyclist extension through the site from Bourke Street to Mary O'Brien Reserve

Proposal

Principles - Public Domain

Connectivity

Connect the site to the surrounding area by providing a number of pedestrians and cyclists links.

Provide vehicular access to the site by a new local street that will link Bourke Street with O'Dea Avenue. (The full extent of the street will be delivered as neighbouring sites develop)

Enhance visual permeability from Emerald Park to Bourke Street.

Open Space

Provide a public open space to the north of the site to serve the recreational needs of the future and existing community.

Retain the existing Moreton Bay fig tree and integrate it with the design of the future public open space.

Provide generous landscape front setbacks to enhance the public domain and provide a soft edge to the existing properties along McPherson lane.

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KEY

-  Landscape Setback
-  Green Link
-  Pedestrian and Cycle through site link

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Evolution of ideas

Built Form

Location of Buildings

There were a variety of built form options that were explored throughout the study. The options shown were the final two that were tested in relation to built form, scale and the development's relationship to its context.

This test was to explore the implication of the location of the highest building on the surrounding local residences, particularly the heritage conservation area to the west.

The first option was a single tower that was located further east within the site.

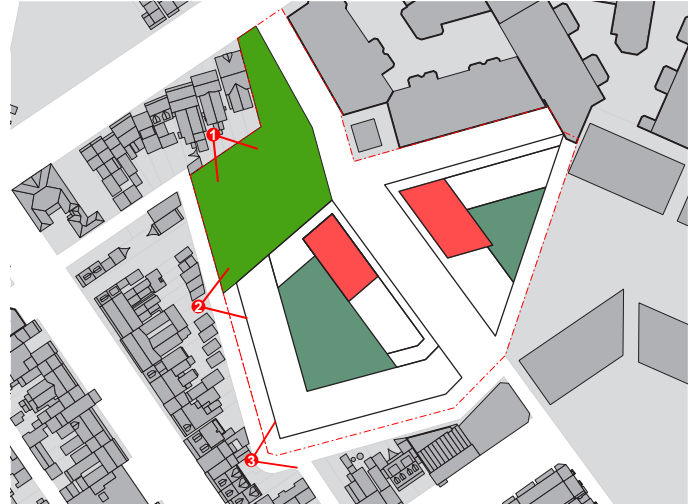
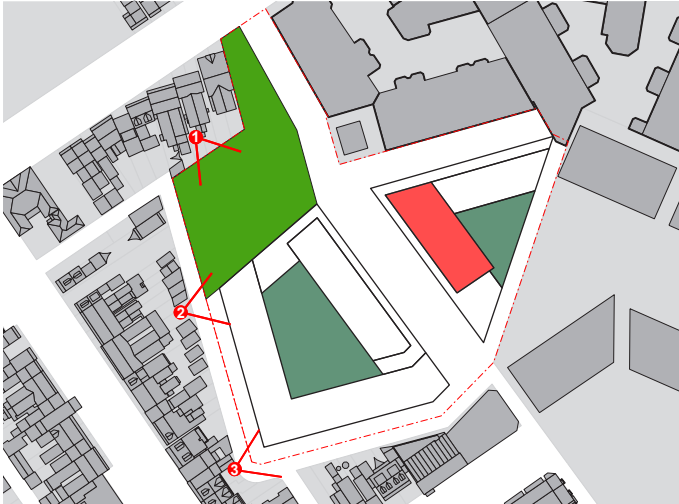
The second option was for two towers with lower height.

It was found that the singular tower had less of a visual impact than dual towers, as it was not visible from McPherson Lane and provided a better transition of scale. Therefore this was the proposed scheme.

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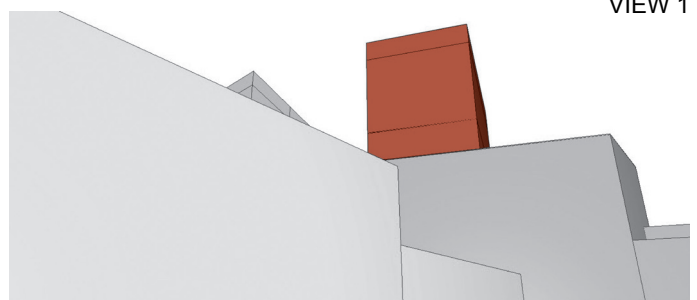
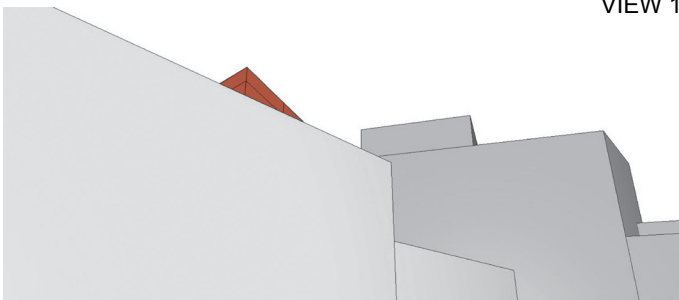
OPTION 1 - SINGLE TOWER (PROPOSED)

OPTION 2 - DUAL TOWERS (NOT PROPOSED)



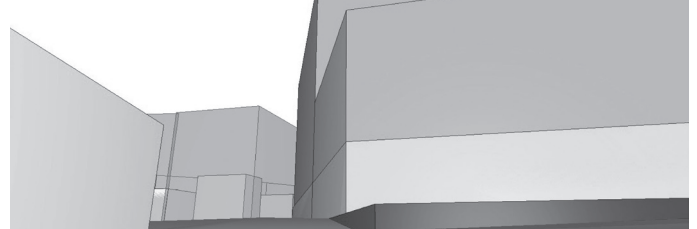
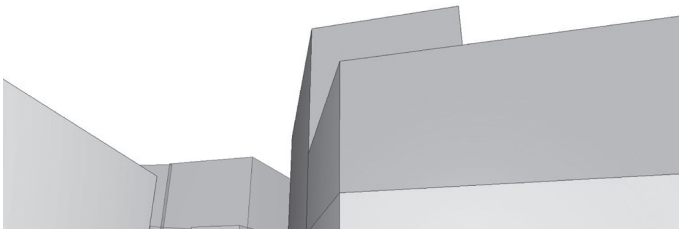
VIEW 1

VIEW 1



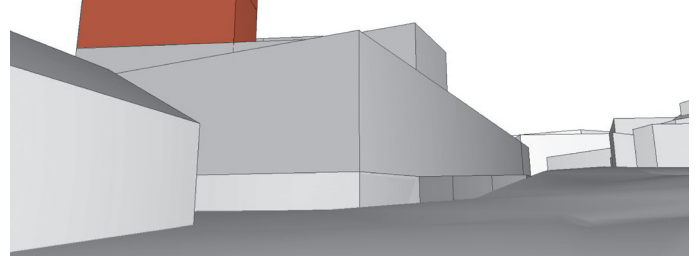
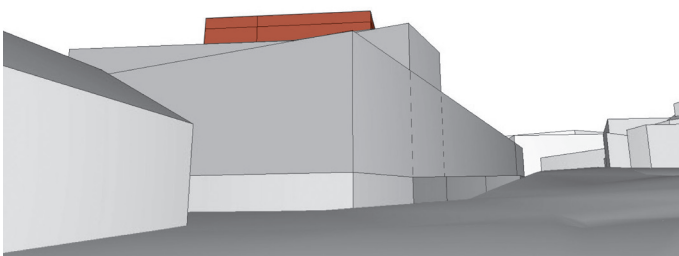
VIEW 2

VIEW 2



VIEW 3

VIEW 3



Proposal

Principles - Built Form

Scale

Provide a transition of heights, identifying a low edge along McPherson lane opposite to the existing conservation area and taller buildings to the centre of the site closer to the Emerald Park development.

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KEY

- Low Edge
- Medium Scale
- Tall Development

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