

# PLANNING PROPOSAL

## 2 - 6 PILGRIM AVENUE, 11-13 ALBERT ROAD & 9 ALBERT ROAD STRATHFIELD





planning proposal

This document has been prepared by Kennedy Associates Architects and JBA Planning in support of the Planning Proposal for the urban block bounded by Pilgrim Avenue, Albert Road, Raw Square and the railway corridor at Strathfield, Sydney.

The block consists of two ‘sites’ being:

Site 1 – the amalgamation of 2-6 Pilgrim Avenue and 11-13 Albert Road Strathfield, currently occupied by single dwellings and residential flat buildings  
Site 2 – 9 Albert Road, Strathfield, currently occupied by a service station

Site 1 is currently occupied by single dwellings and residential flat buildings, whilst Site 2 is currently occupied by a service station.

Site 1 has an area of approximately 2868m2 whilst Site 2 has a total area of 2017m2. The total urban block has an area of approximately 4885m2.

Whilst this planning proposal is primarily focused on the future redevelopment of Site 1 it has been prepared in a manner that shows the long term development potential of the entire site.

The site is located immediately adjacent to Strathfield Town Centre and Strathfield Station. It is separated from the 'Strathfield Triangle' precinct by the railway corridor.

This places the site in the heart of the zone of redevelopment currently taking place across Strathfield and Canada Bay Council areas, focused on the significant strategic and urban planning opportunities offered by Strathfield Station and Strathfield Town Centre.

The need for higher density development to address Sydney’s significant housing requirements is now well documented and, as this document identifies, there is a major shift in the approach to urban development around major transport corridors and urban hubs currently taking place across the entire city.

Densities, building heights, building form and building typologies are all being re-evaluated and key business and transport centres, such as Parramatta, St Leonards, Burwood and Rockdale are undergoing significant changes to address not only the new demographic and infrastructure pressures but also the change in thinking about what is the appropriate urban character and scale for the future of Greater Metropolitan Sydney.

data

site data:

Site 1:	4 & 6 Pilgrim Avenue and 11 & 13 Albert Road, Strathfield
Site 2:	9 Albert Road, Strathfield
Site areas:	[Site 1] 2868m2 [Site 2] 2017m2 Total Area = 4885m2
Site Frontages:	90m to Pilgrim Avenue 32m to Albert Road

Building heights of 70m - 80 m & 20-25 storeys are becoming the new ‘average’ in urban town centres (with 40 storeys and even 60 storeys being adopted), as centres address their future needs and compete for both public and private investment.

In this context the subject site, occupying a substantial amalgamated parcel of land located approximately 200m from one of Australia’s major rail stations and 400m from the start of a major national motorway, with only one neighbour sharing a common boundary and adjoining an already existing context of up to 20 storeys in height, is ideally placed to adopt this new urban approach. The free standing nature of the subject site allows it to be seen, with its ‘other half’, as a ‘stand alone’ entity.

The subject site is, in fact, critically located in that it adjoins and forms part of the gateway to the principal points of entry to Strathfield Town Centre from both the west and north.

That is, it offers a strategically important opportunity in terms of the future character of Strathfield.

This document, identifies the regional and contextual opportunities for the site and proposes a development that delivers a group of buildings varying in height between 11 and 16 storeys (37m – 54m).

This places the proposed development firmly within the already anticipated context of the area and the lower end of the currently accepted range for high density developments being proposed across Sydney.

This Planning Proposal shows how the subject site can be successfully developed to achieve a mixed use development that will deliver a high standard of amenity to its occupants and strengthen the urban character of Strathfield Town Centre.

proposed development:

Massing		perimeter block massing consisting of a series of interconnected buildings facing Pilgrim Avenue Albert Road & Raw Square Strathfield
Use:		Ground Floor      Commercial Upper Floors      Residential
Height		[Site 1] 11 - 13 Storeys [Site 2] 11 - 16 Storeys
Yield:	approx	[Site 1] 155 - 175 apartments [Site 2] 100 - 120 apartments
GFA	approx	[Site 1] 14,340 m2 [Site 2] 10,085 m2
FSR	approx	[Site 1] 5:1 [Site 2] 5:1
Parking	approx	[Site 1] 351 spaces [Site 2] 228 spaces

drawing schedule

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data

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

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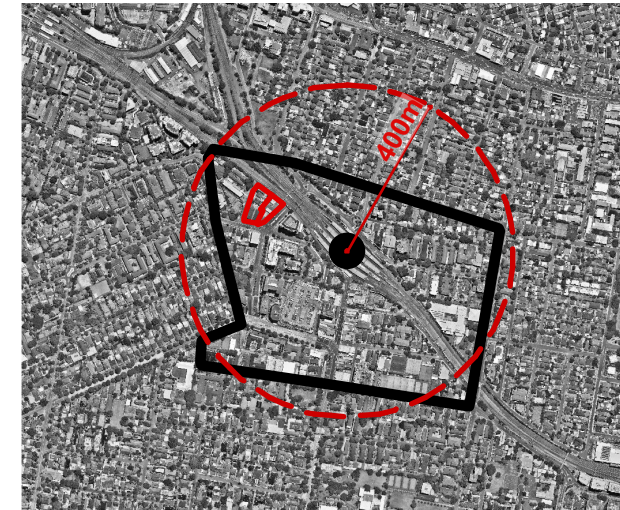


existing

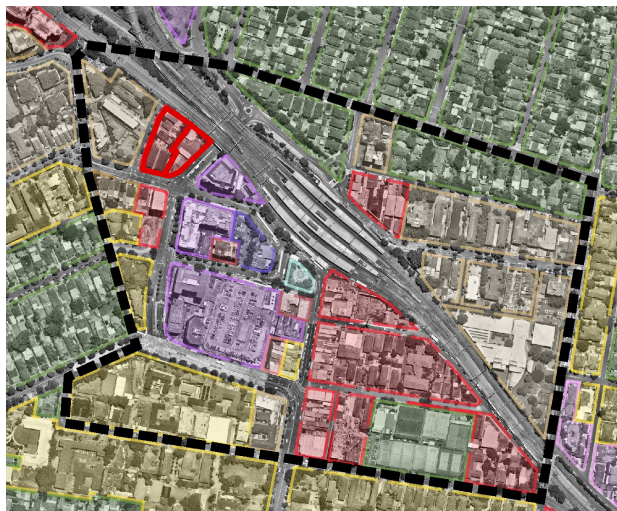
### A town centre



recognise strathfield 'town centre' as extending beyond currently identified boundaries

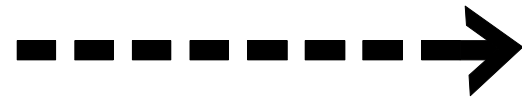


proposed



existing

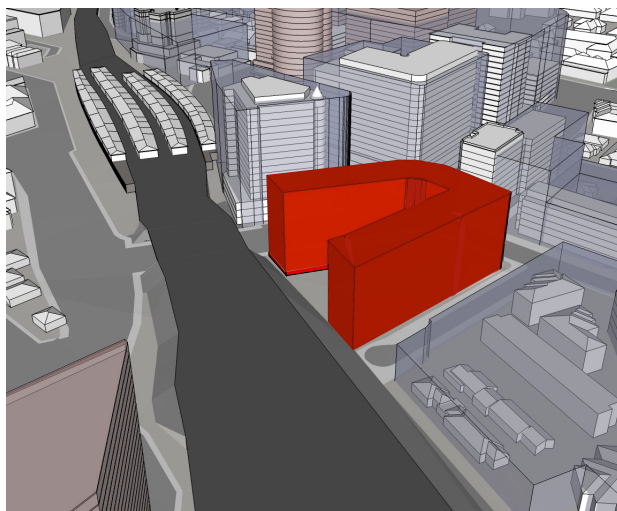
### B building heights



establish zoning & building heights within town centre that reflect significance of strathfield as major transport hub & urban centre, and are consistent with zoning & heights in adjoining areas

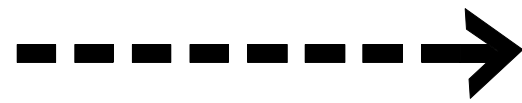


proposed

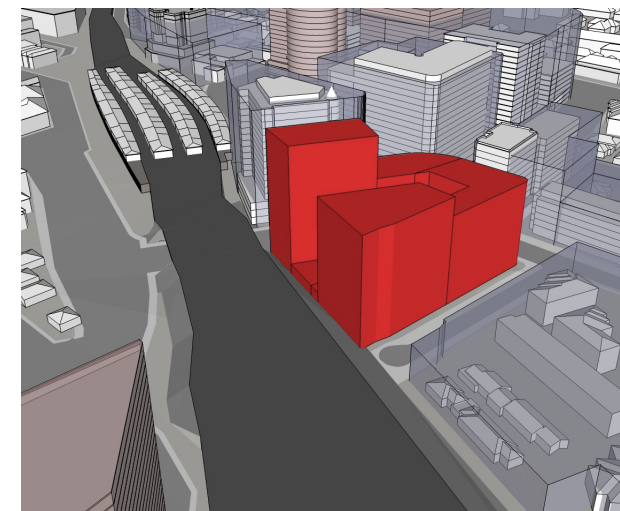


existing

### C subject site



identify subject site as key site within town centre  
permit buildings commensurate with long term strategy & location



proposed

## summary

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

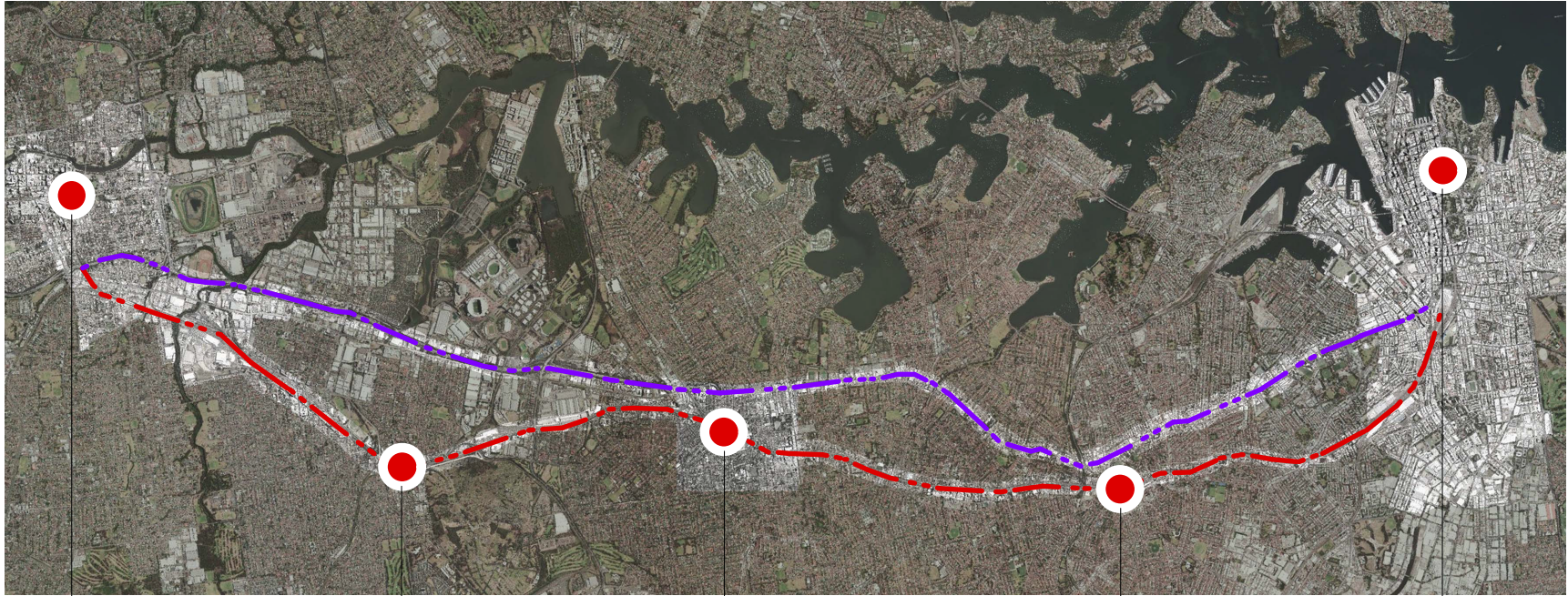
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

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**CONTEXT**





parramatta

lidcombe

strathfield

taverns hill

CBD

strathfield historically formed midpoint in sydney - paramatta urban corridor

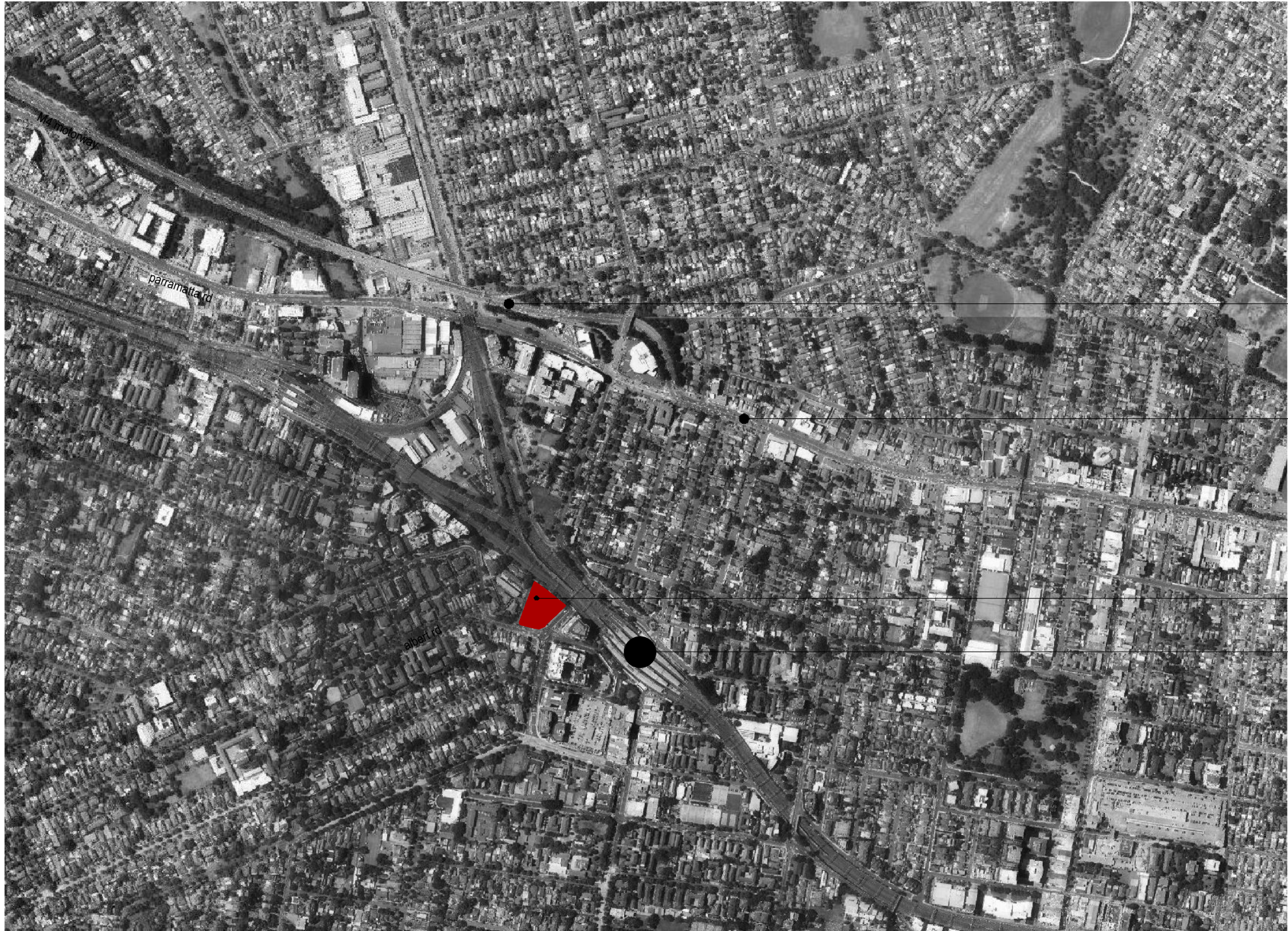
greater sydney

proposed mixed use development @

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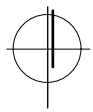


M4 motorway

parramatta road

subject site

strathfield railway station



aerial photo

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

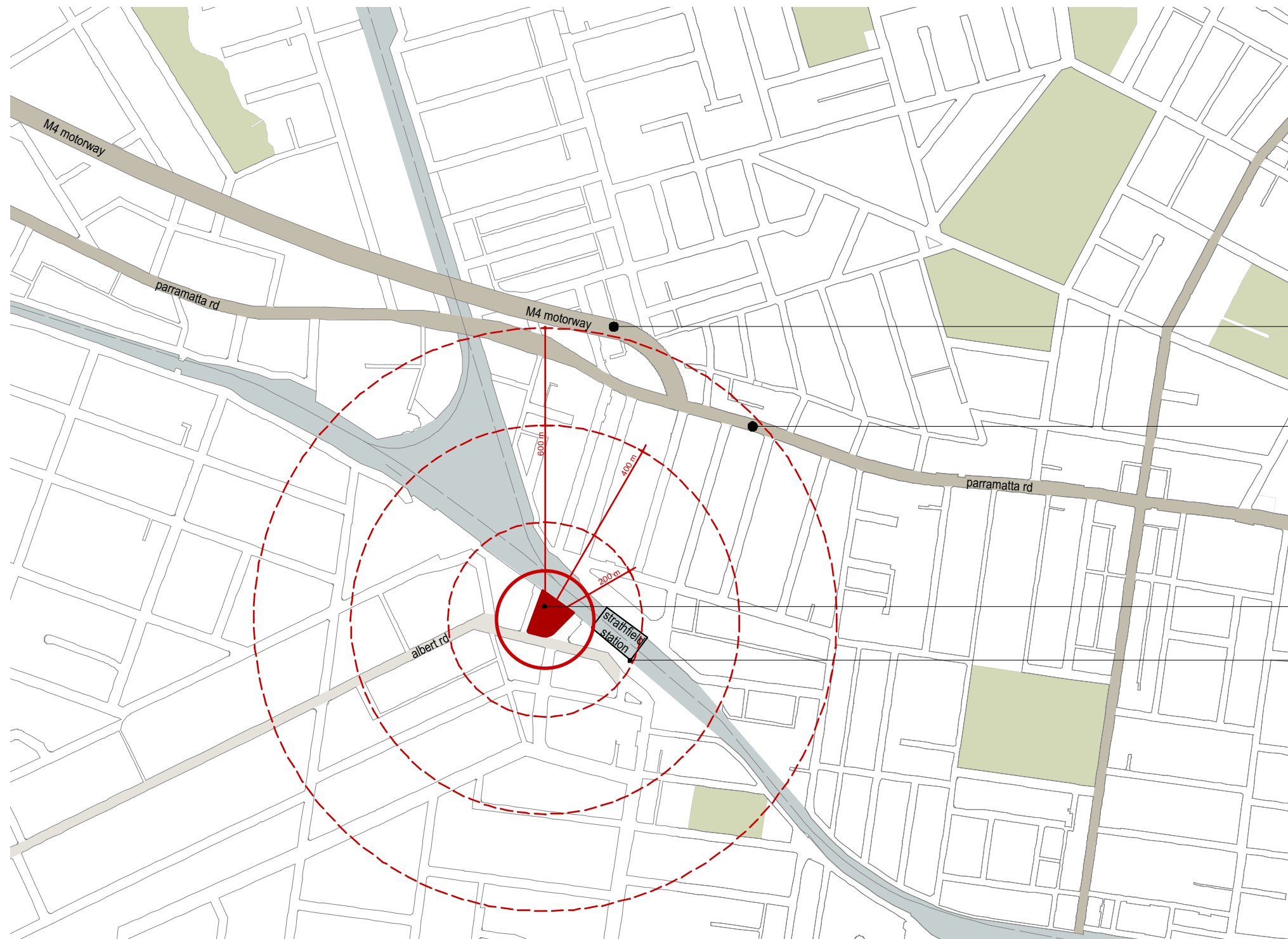
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

0 80 160 400m

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M4 motorway

parramatta road

subject site

strathfield railway station



locality A

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

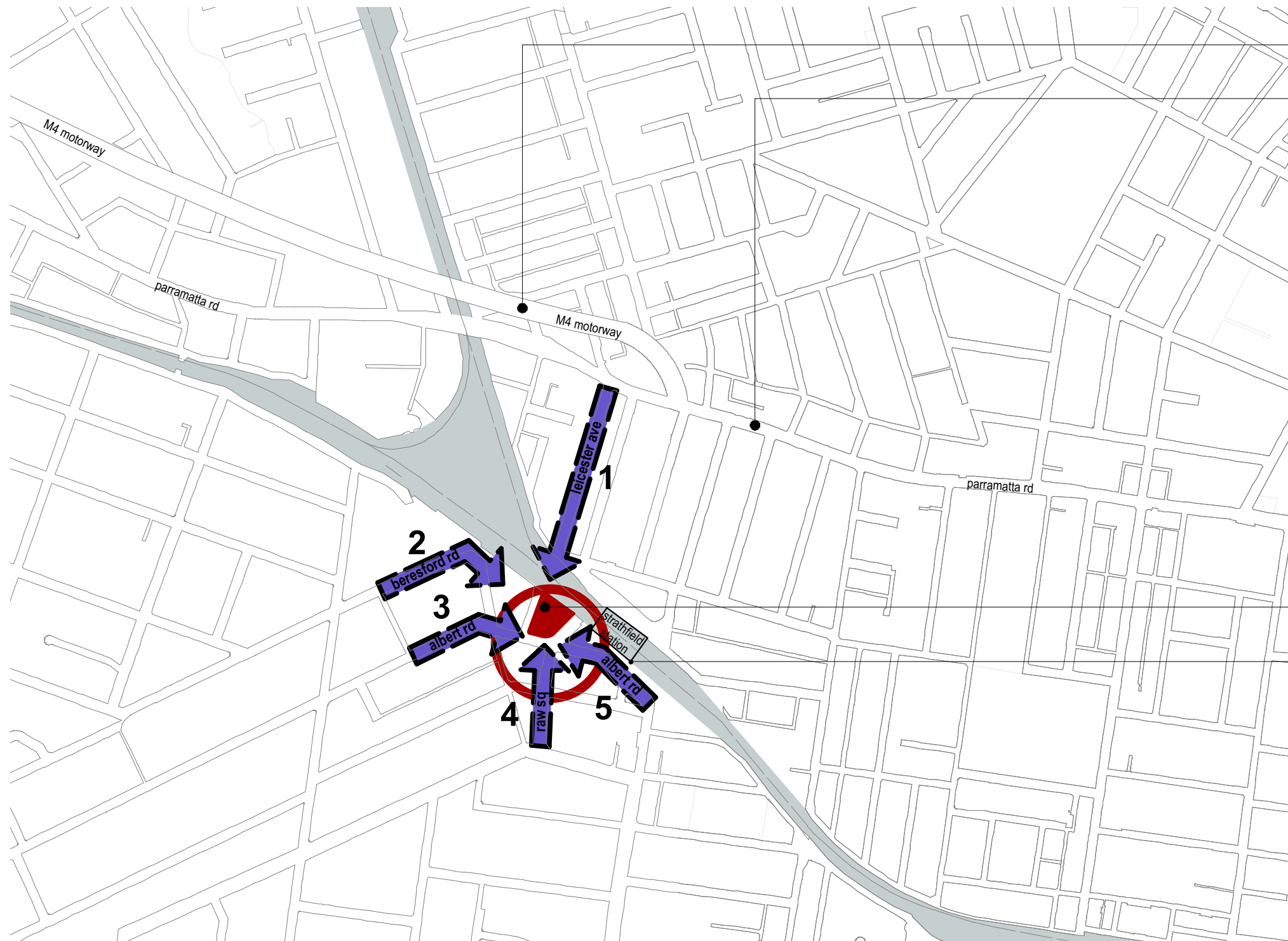
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M4 motorway

parramatta road

#### principal view lines to site

**1 - leicester avenue**  
north west corner forms key view line for traffic approaching from north Parramatta Road.

**3 - beresford road / elva street**  
south west corner forms key viewpoint for traffic approaching from west along Albert Road.

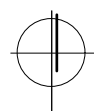
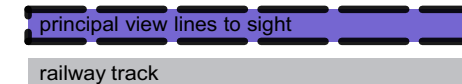
**3 - albert road**  
south west corner forms key viewpoint for traffic approaching from west along Albert Road.

**4 - raw square**  
south east corner forms key viewpoint for traffic approaching from south along Raw Square.

**5 - albert road**  
south east corner forms key viewpoint for traffic approaching from east along Raw Square.

subject site

strathfield railway station



#### locality B - key view lines

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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0 80 160 400m

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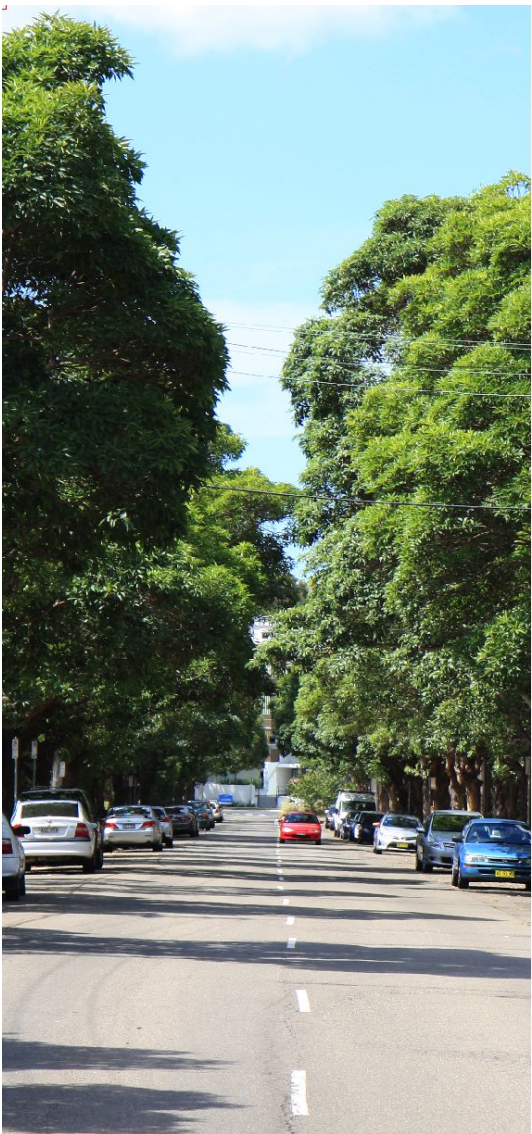




**1**  
**leicester avenue**  
north west corner forms key view line for traffic approaching from north Parramatta Road.



**2**  
**beresford road / elva street**  
south west corner forms key viewpoint for traffic approaching from west along Albert Road.



**3**  
**albert road**  
south west corner forms key viewpoint for traffic approaching from west along Albert Road.



**4**  
**raw square**  
south east corner forms key viewpoint for traffic approaching from south along Raw Square.



**5**  
**albert road**  
south east corner forms key viewpoint for traffic approaching from east along Raw Square.

context photos

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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M4 motorway

parramatta road

subject site

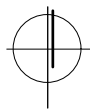
**raw square**  
pivot to chain of  
intensive development  
along railway corridor

**comment**

strathfield forms a nodal point within the '**chain of development**' of high density urban renewal projects within the parramatta road and railway corridors

the intersection of raw square and albert road is located at the key '**pivot point**' in the chain

subject site forms one side of raw square



chain of development

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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0 20 40 100m

1:2000 @ A3

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**strathfield triangle**  
proposed 16 - 18 storey  
buildings

petrol station

low density housing

low & medium density housing

subject site

strathfield railway station

**nodal point**  
intersection of raw square and  
albert road is a key nodal point  
in strathfield town centre

17 storey building

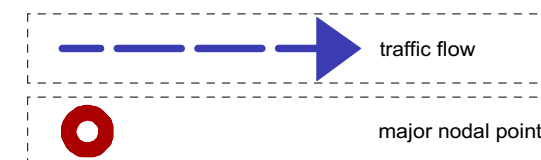
10-11 storey buildings

17 & 18 storey buildings

strathfield town centre

commercial & residential

low & medium density housing



Locality C

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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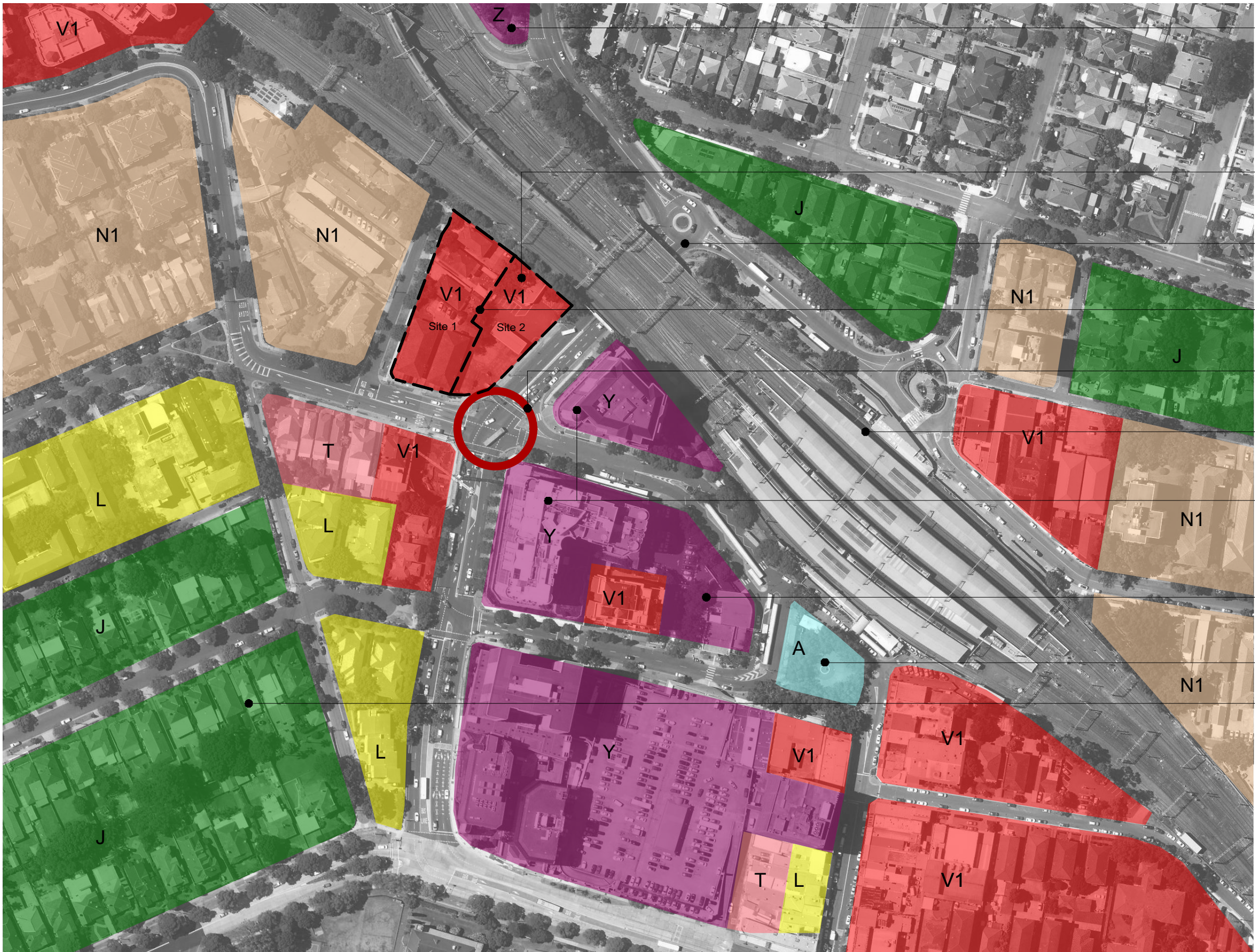
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strathfield triangle  
proposed 16 - 18 storey  
buildings

petrol station adjacent to site 1

chain of intensive development

subject site

intersection of raw square  
and albert road

strathfield railway station

17 storey residential buildings

strathfield town centre

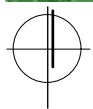
proposed public space

single residential lots

**Strathfield Local  
Environmental  
Plan 2012**

**Maximum Building Height (m)**

A	0	Q	20
J	9.5	R1	21
L	11	R2	22
M	12	T	26
N1	13	V1	35
N2	14	V2	38
O	16	W	42
P	17	Y	54



existing height controls

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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**city block:** the block defined by raw sq, albert rd and pilgrim ave is to be divided into two separate parcels:

**site 1** subject site: 11 & 13 albert rd + 2,4 & 6 pilgrim ave **2868 sqm**

**site 2** 09 albert rd **2017 sqm**

**total city block including subject & adjoining sites** **4885 sqm**

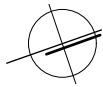
**Site 1:** the subject site is an amalgamation of five sites located at the corner of albert rd and pilgrim ave:

SITE A	2 pilgrim avenue	500 sqm
SITE B	4 pilgrim avenue	472 sqm
SITE C	6 pilgrim avenue	433 sqm
SITE E	11 albert road	748 sqm
SITE D	13 albert road	715 sqm

**total site area** **2868 sqm**

**Site 2:** forming approximately half of urban block bounded by pilgrim ave, albert rd and raw square currently contains shell petrol station

**no 5-7 & 20-34 albert road:** 17 storey buildings

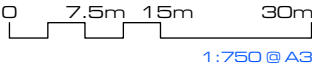


subject site

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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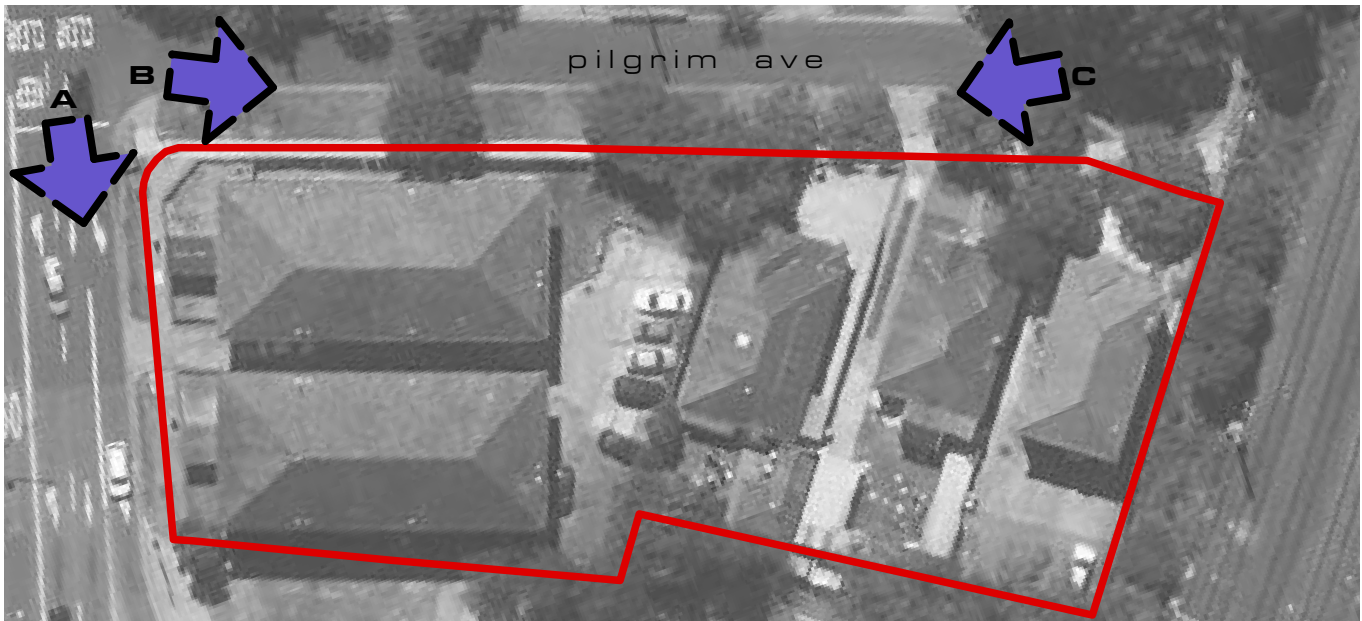
A



B



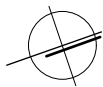
C



A - view east along pilgrim avenue

B - view north along pilgrim avenue

C - view south along pilgrim avenue



site photos

proposed mixed use development @

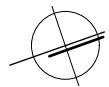
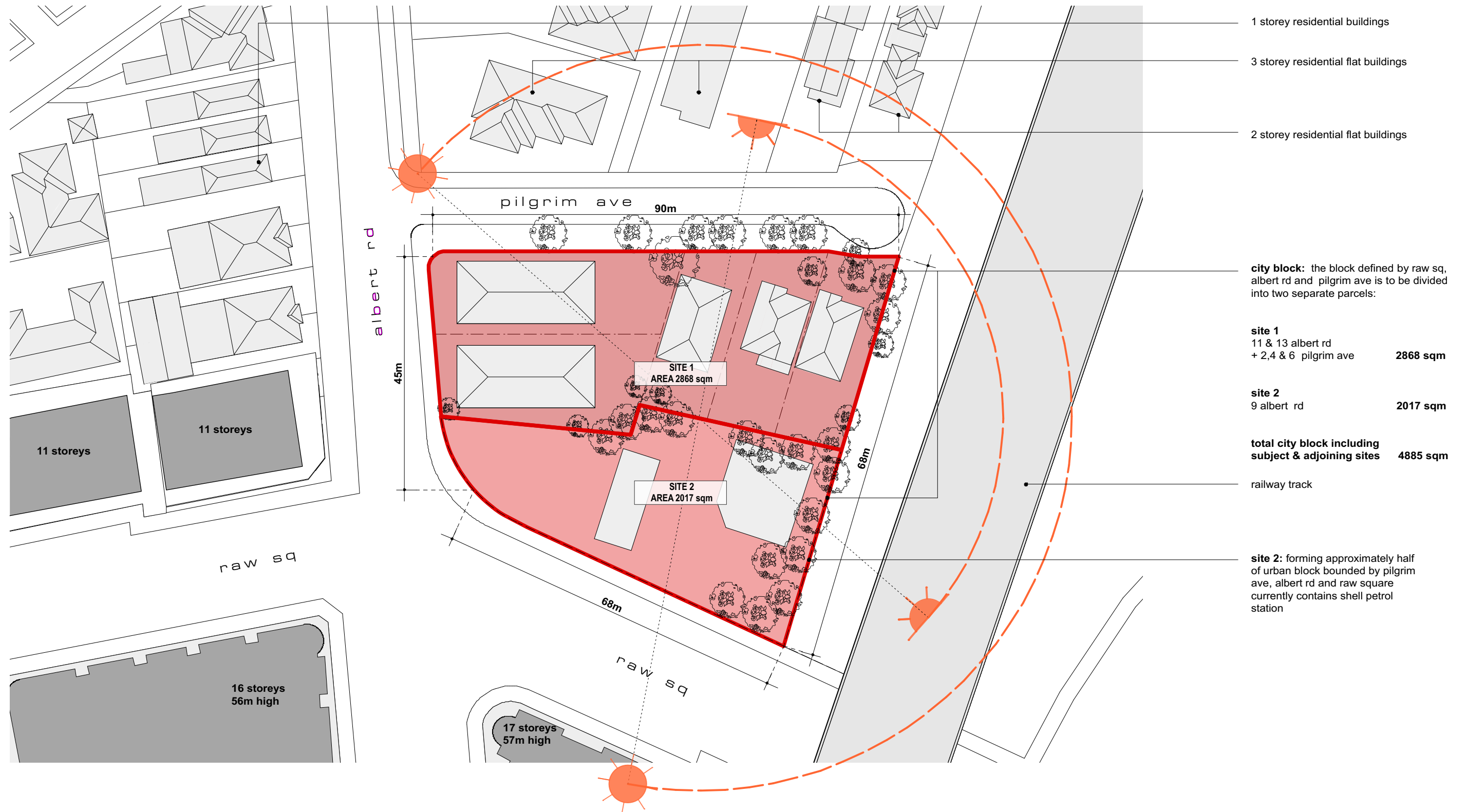
2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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site plan A - existing context

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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0 5 10 25m

1:500 @ A3

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albert road  
TOTAL FRONTAGE 32 m

pilgrim ave

existing trees

TOTAL FRONTAGE 90 m

frontage 49.5m

frontage 13.5m

frontage 13.5m

frontage 13.5m

SITE D  
748 sqm

SITE C  
433 sqm

SITE B  
472 sqm

SITE A  
500 sqm

SITE 1  
TOTAL AREA 2868 sqm

SITE 2  
TOTAL AREA 2017 sqm

SITE E  
715 sqm

boundary 39m

boundary 40m

boundary 37m

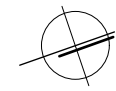
existing 2 storey  
residential flat  
building

existing 1 storey  
residential flat  
buildings

existing 2 storey  
residential flat  
buildings

railway track

embankment to  
railway track



site plan B - site 1

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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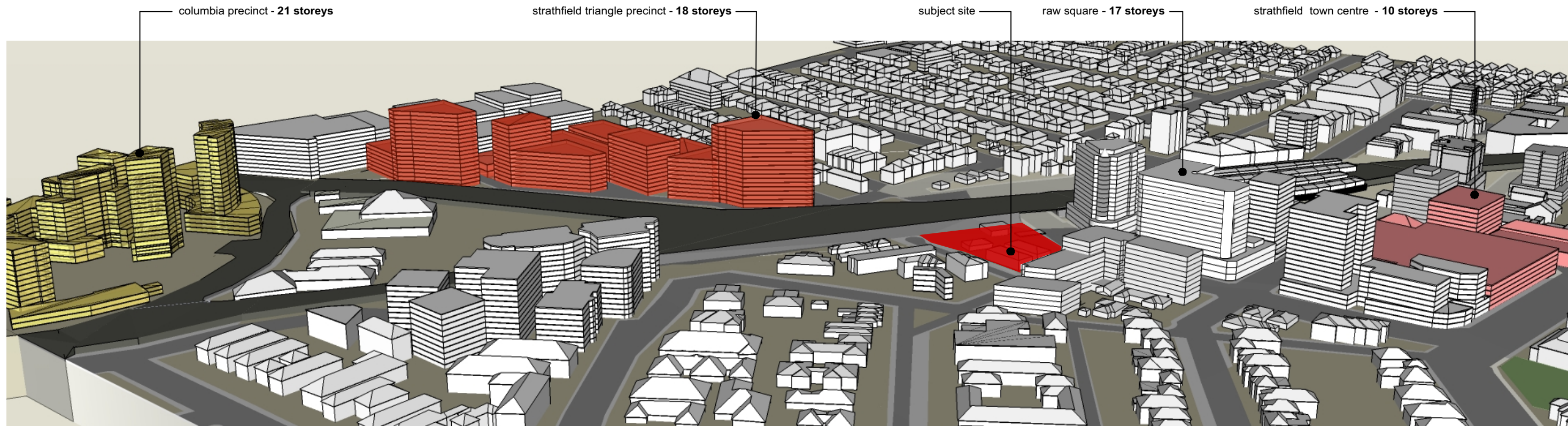
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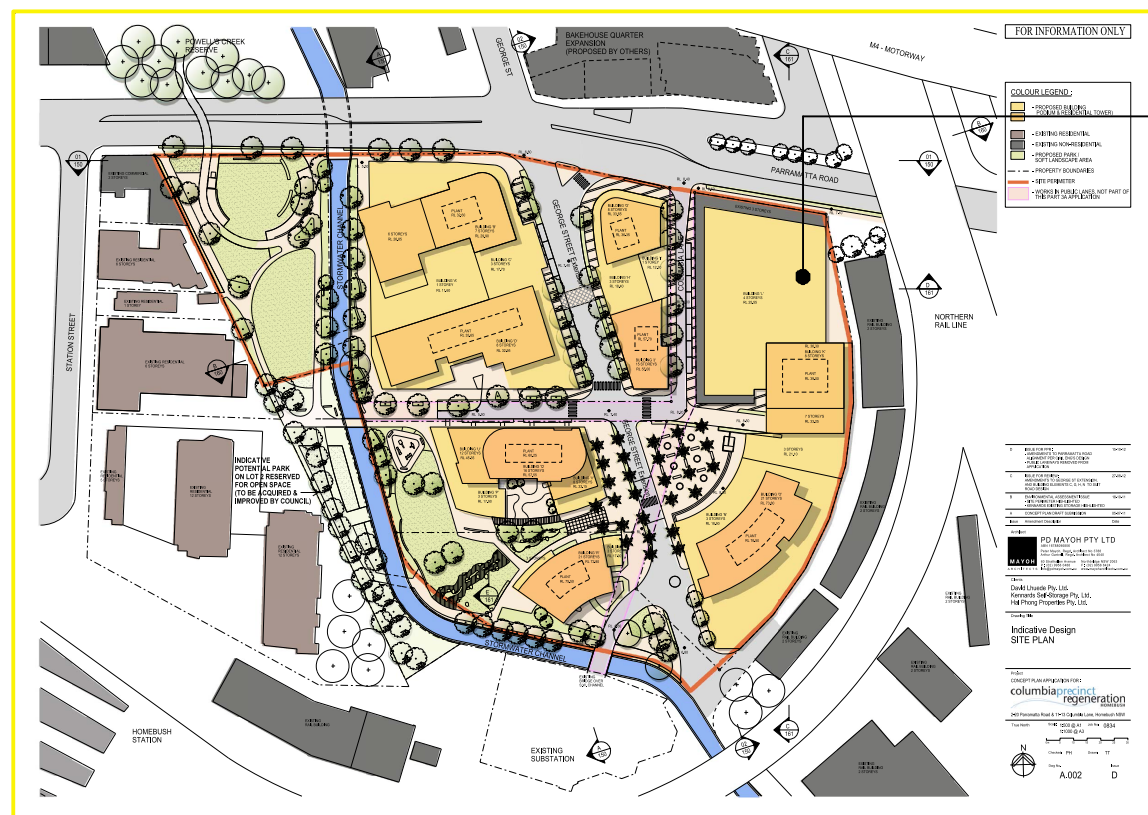
**SITE ANALYSIS A**

TOWN CENTRE





council master plans in relation to LEP heights



columbia precinct



strathfield triangle

columbia precinct  
21 storeys

strathfield triangle  
18 storeys

columbia precinct regeneration

strathfield triangle regeneration

strathfield town centre - existing

source: canada bay and strathfield council websites

renewal precincts - existing urban renewal precincts

proposed mixed use development @

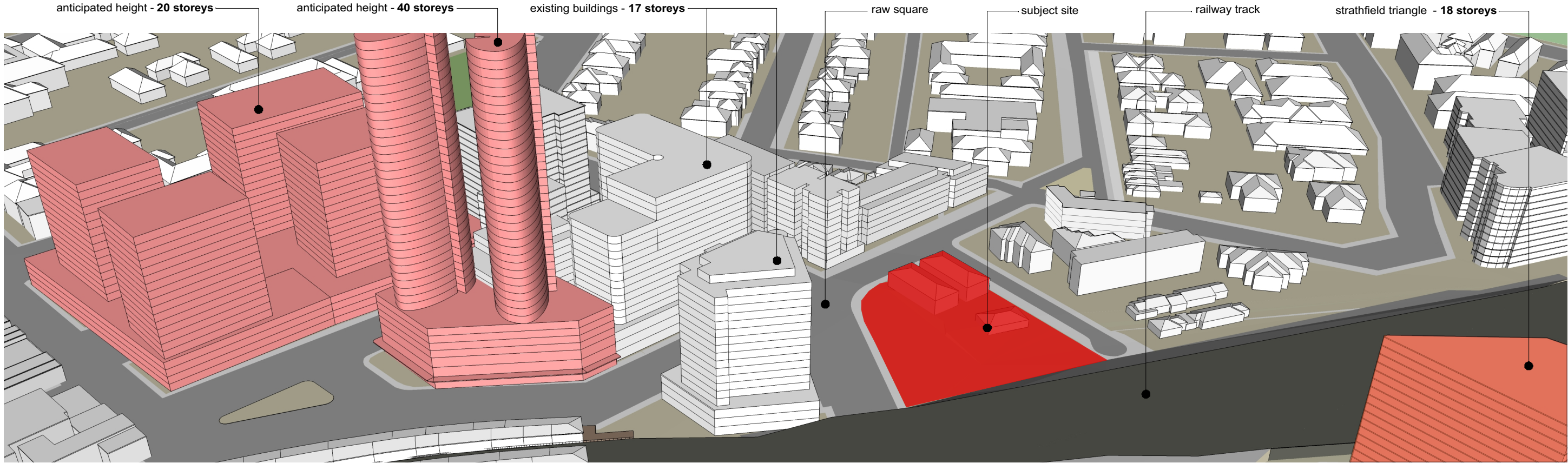
2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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view from north east

# CONCEPT MASTERPLAN

FINAL DRAFT FOR PUBLIC EXHIBITION

This project is about STRATHFIELD, a place for the people of Strathfield, a place to meet, and a place in which the life of the Municipality can occur. People have many reasons to come here or pass through here. Any place has many different aspects to it during different times of the day. So it is with Strathfield.

**BETTER TAXI STANDS**

- Improved Location for Taxis
- Adding for a Taxi to pick up outside the west Station entrance
- Partial Taxi Stand on north side of the station

**MARKETS**

- A Market for Markets
- Any/Cafe/Terrace/ Organic Food Markets and all happen
- Permanent retail spaces/ market stalls along the railway line
- Stalls in the Public Square that can be used for other things
- Markets could also happen in the Town Square and the Spine
- Markets in the Broadlands

**COUNCIL SITE PLUS**

- Major improvement over the existing Council site
- Major Civic Plaza
- Automated request community facilities:
- major meeting/consult hall
- meeting/conference rooms
- council facility/meet library
- space for community groups & small-scale organisations
- Wid to Square is an Open/Work/Play for children, creative displays, as well as community space for events from the square
- Buildings over accommodate offices, apartments, retail, etc
- Services and parking areas via road under the building

**BUS INTERCHANGE**

- Underground bus interchange replaces surface bus stops
- Integrated with the major redevelopment, the Town Square and the Railway Station
- Underground Pedestrian concourse separates and allows safe movement between the Bus Lane (one level down) and the Station (above ground)
- Naturally it is a 3-level

**TRAFFIC MANAGEMENT**

- Through traffic under new building
- Slow through traffic, bus & cycle, will be through square in future land use

**BETTER PARKING**

- Increased local parking under the new major project area
- No more parking in the street

**BETTER WASTE MGMT**

- New initiatives for recycling waste reduction
- A new approach to waste collection

**STREET UPGRADES**

- To all Streets in the area
- Streetscape - Tree Planting
- Barrier Free
- Lighting Improvements
- Active Frontages to Develop/encourage local people to walk and cycle
- Active Frontages to Develop/encourage local people to walk and cycle
- Active Frontages to Develop/encourage local people to walk and cycle
- Active Frontages to Develop/encourage local people to walk and cycle

**CHURCH RAW/REDMYRE**

- Centre redevelopment
- Coordinated with new traffic lights at a new Redmyre Road
- With active frontages that provide positive surveillance and sense of security to the area
- Active Frontages to Develop/encourage local people to walk and cycle
- Active Frontages to Develop/encourage local people to walk and cycle

**SOUTHERN BUS ENTRY**

- Bus Entry Tunnel
- Coordinated with new traffic lights at a new Redmyre Road
- With active frontages that provide positive surveillance and sense of security to the area
- Active Frontages to Develop/encourage local people to walk and cycle
- Active Frontages to Develop/encourage local people to walk and cycle

**BEAR LANE**

- Redevelopment Link through Plaza into new Town Square
- Redevelopment Link through Plaza into new Town Square
- Redevelopment Link through Plaza into new Town Square
- Redevelopment Link through Plaza into new Town Square

**ENERGY EFFICIENCY**

- All developments energy efficient
- Solar, Wind/Water Wind Turbines, Geothermal, Biomass will provide a significant % of energy needs
- Active Frontages to Develop/encourage local people to walk and cycle
- Active Frontages to Develop/encourage local people to walk and cycle

## STRATHFIELD TOWN CENTRE

# CONCEPT MASTERPLAN

WHAT THE TOWN CENTRE COULD LOOK LIKE

**THE UNDERGROUND BUS INTERCHANGE WILL HAVE NATURAL LIGHT, BE SAFE AND SECURE AND WILL BE STATE OF THE ART IN BUS MANAGEMENT**

**STOPS FOR SITTING WITH TREES**

**OPENING FACADE SPACES & SCREENS**

**A SQUARE FOR SITTING IN THE SUN**

**FIXED AND MOVABLE SEATS**

**TRAFFIC INTEGRATED INTO THE SQUARE**

**WATER CAN BE USED CREATIVELY**

**THE SQUARE WILL BE USED AS A POINT THROUGH THE CENTRAL LIFE OF THE TOWN**

**THE NEW LANDMARK WILL BE AN ACTIVE LINKING SPACE**

**WATER CAN BE USED CREATIVELY**

## STRATHFIELD TOWN CENTRE

# STRATHFIELD TOWN CENTRE

THE NEW TOWN CENTRE: STAGED IMPLEMENTATION

This project represents the next step in the way forward for STRATHFIELD Town Centre.

It has been developed following extensive consultation, and testing.

The ideas in the Concept Master Plan are from the people of Strathfield as well as Stakeholders who contributed ideas as part of a series of workshops.

It has drawn from the set of options that were publicly exhibited, and the community's comments on these.

The outcome was that those who contributed wanted to see a transformed Strathfield.

The Community would like to see the Town Centre transformed into a real centre for the local community. To achieve this, development is needed that will facilitate the following:

**STAGE 1: COUNCIL SITE**

- Better transport interchange facilities are needed to:
- allow people to interchange more efficiently
- remove conflict (and congestion) between buses, cars and pedestrians
- allow buses to get to Strathfield Station more efficiently and
- allow buses to reach the regional centre of Burwood faster

Placing this facility underground enables the Square to be enlarged and landscaped with a quality public space.

The Bus interchange in this stage will have buses entering from Albert Road and leaving via Churchill Avenue.

Also in this stage will be the new Community building with possible Ofc, Residences or Senior Living above.

**STAGE 2: PLAZA SITE**

Strathfield Plaza could be redeveloped and bus access improved further.

- A bus tunnel to the south linking to Redmyre Road
- A bus tunnel to the north linking to Redmyre Road
- The Plaza development will include a modular green roof park with a restaurant/cafe strip overlooking this
- Other developments in this stage include a 'Melbourne' style lane from Redmyre to the new Square, and
- Other sites in this street block redeveloped.

**POSSIBLE FUTURE STAGES**

**IN THE FUTURE, IT MAY BE POSSIBLE TO:**

- Extend the Town Square into the north end of The Broadlands, creating an even larger public space
- Create a small public space on the north side of the Railway Station
- Link north & south via an attractive overhead bridge, east of the Station
- Develop key sites further around the Station, for higher density development - residential and mixed use, but these will need to be sustainable - and water efficient and having great amenity.
- Have the Town Centre Carbon, Energy and Water Neutral, and
- Further improve Public Transport Access and Pedestrian and Cycle Access.

## CONCEPT MASTERPLAN



strathfield town centre - anticipated future massing for town centre based on council documents

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

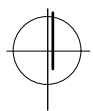




**strathfield town centre**  
existing town centre located at intersection of strathfield, burwood and canada bay council areas

existing town centre only identified and defined by strathfield council

existing town centre identified as areas with B3 & B4 zoning



council areas

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

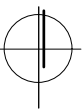
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

0 80 160 400m

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council areas - zoning

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



**Strathfield Local Environmental Plan 2012**

Land Zoning Map - Sheet LZN\_005

Zone

B1

Neighbourhood Centre

B2

Local Centre

B3

Commercial Core

B4

Mixed Use

B6

Enterprise Corridor

B7

Business Park

E2

Environmental Conservation

IN1

General Industrial

IN2

Light Industrial

R2

Low Density Residential

R3

Medium Density Residential

R4

High Density Residential

RE1

Public Recreation

RE2

Private Recreation

SP1

Special Activities

SP2

Infrastructure

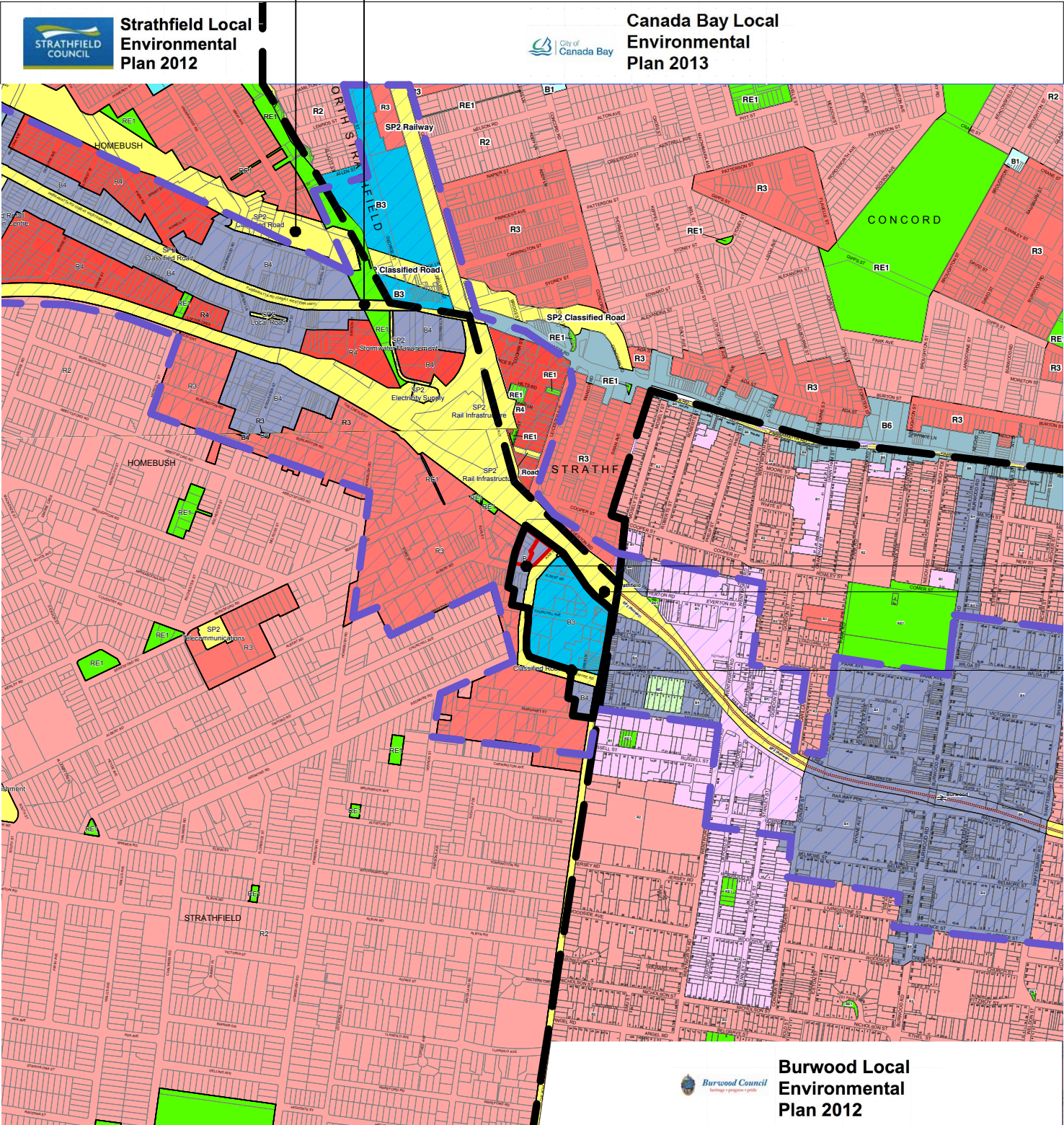
comment

landuse pattern reflects intensification of development along railway corridor and major roads

no clear identification of significance of strathfield railway station as major transport hub in zoning pattern

zoning varies between councils

no consistant approach to zoning / development around station



M4 motorway

parramatta road



**Canada Bay Local Environmental Plan 2013**

Land Zoning Map Sheet LZN\_002

Zone

B1

Neighbourhood Centre

B3

Commercial Core

B4

Mixed Use

B6

Enterprise Corridor

B7

Business Park

E2

Environmental Conservation

IN1

General Industrial

R1

General Residential

R2

Low Density Residential

R3

Medium Density Residential

R4

High Density Residential

RE1

Public Recreation

RE2

Private Recreation

SP2

Infrastructure

SEPP

SEPP (Major Development) 2005


DM

Deferred Matter

subject site

strathfield railway station

strathfield town centre



**Burwood Local Environmental Plan 2012**

Land Zoning Map - Sheet LZN\_001

Zone

B1

Neighbourhood Centre

B2

Local Centre

B4

Mixed Use

B6

Enterprise Corridor

IN2

Light Industrial

R1

General Residential

R2

Low Density Residential

R3

Medium Density Residential

RE1

Public Recreation

RE2

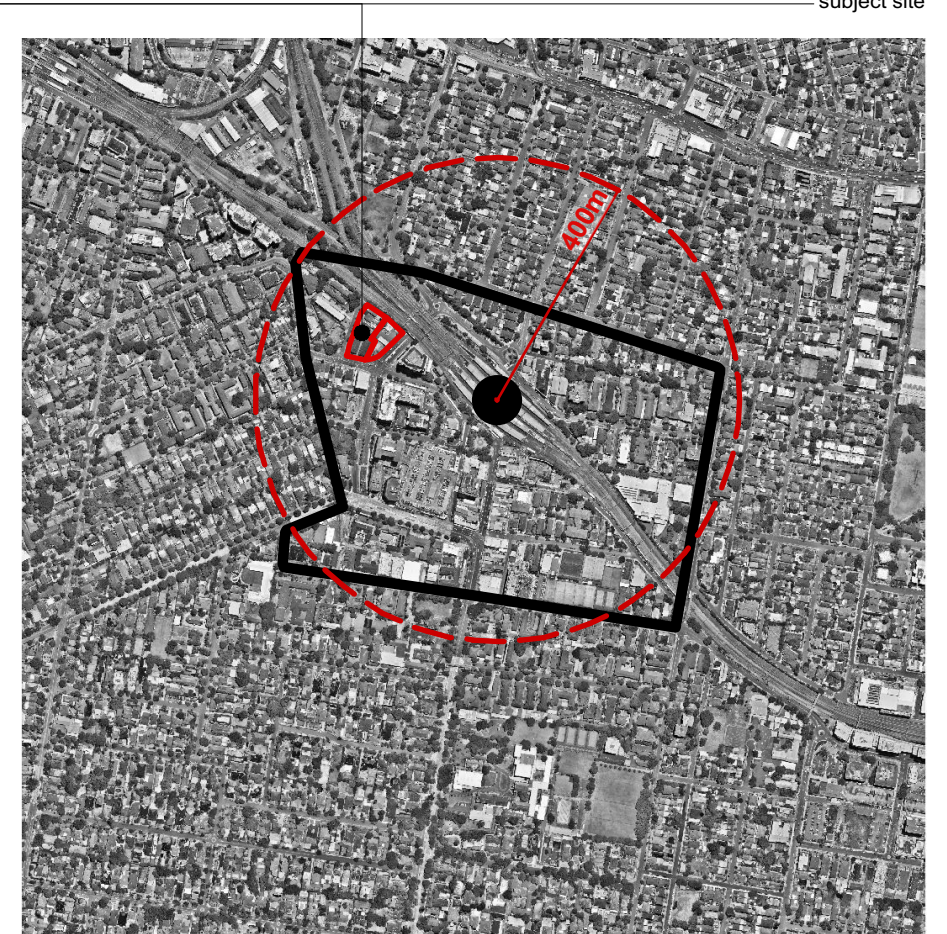
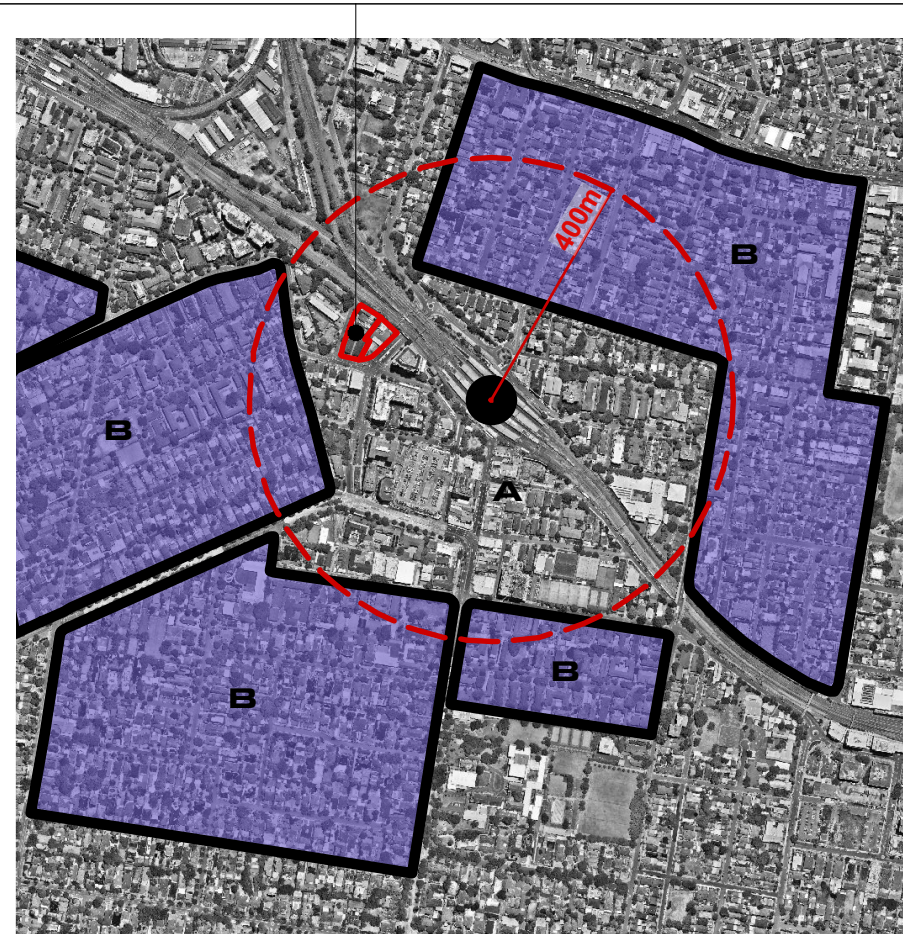
Private Recreation

SP2

Infrastructure

  
area currently zoned for intensive development





**A**  
town centre as identified in strathfield DCP  
'town centre' comprises B2,B3 & B4 zones  
town centre constrained by council boundaries & does not reflect actual urban form

strathfield urban form

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

**B**  
existing development patterns identify actual town centre  
existing patterns identify strathfield town centre as extending beyond council boundaries  
and area designated in strathfield planning controls  
town centre incorporates both sides of railway line & broader mix of activities and building types

**C**  
proposed 'town centre' reflects existing urban form  
inner area around strathfield station contains mix of development types and uses with no clear unifying typology or pattern  
areas framing inner area signified by consistent & unified urban form including low scale development

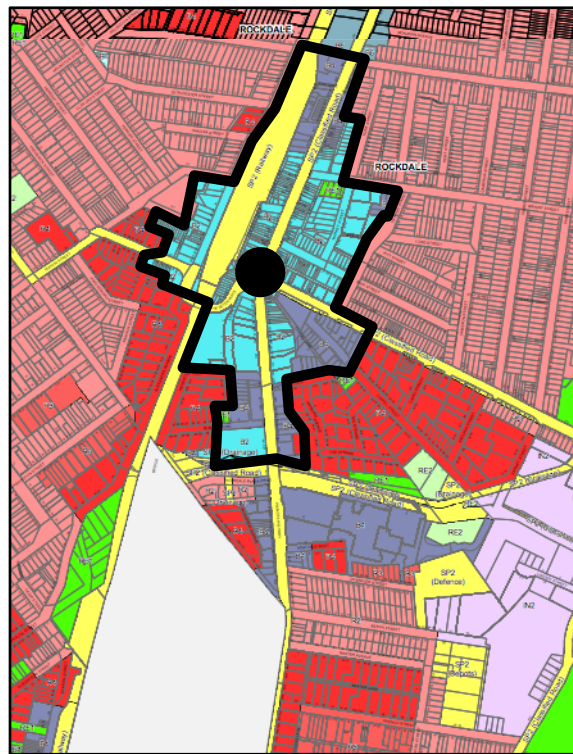
0 25 50 125m

1: 2500 @ A3

A 21/4/17 Updated Planning Proposal

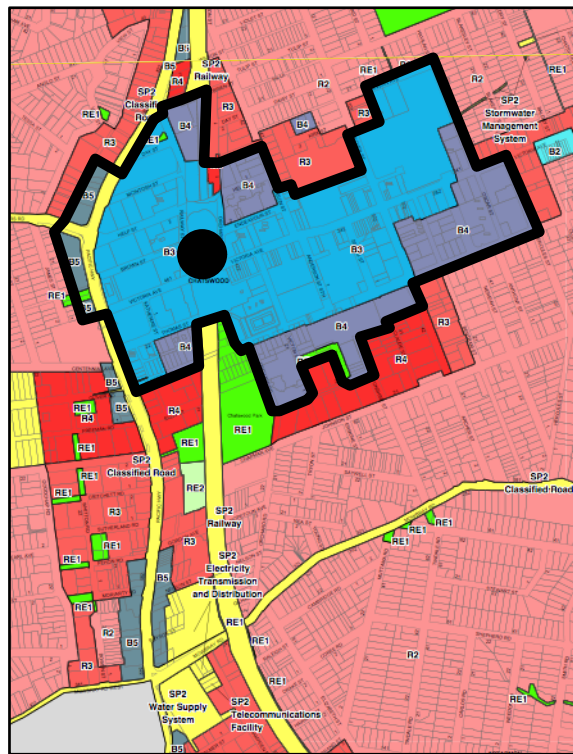
1361 - PP 21 A





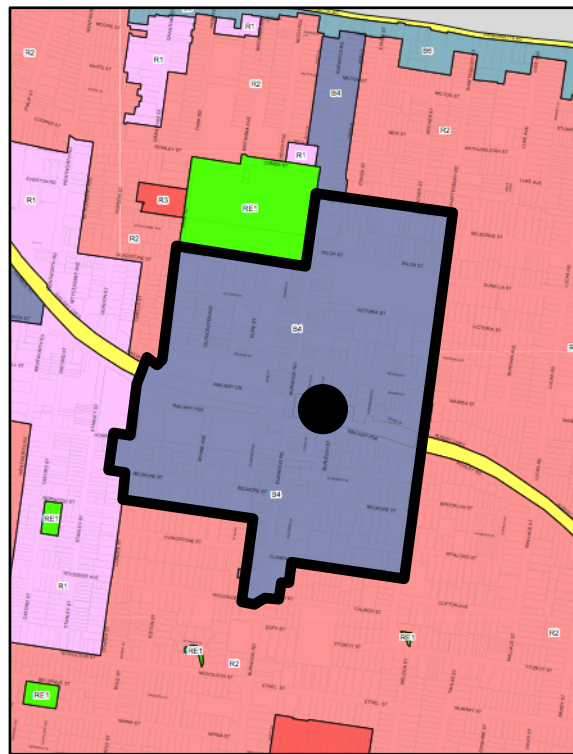
**A** source: rockdale council LEP

rockdale  
town centre = 472,000 sqm



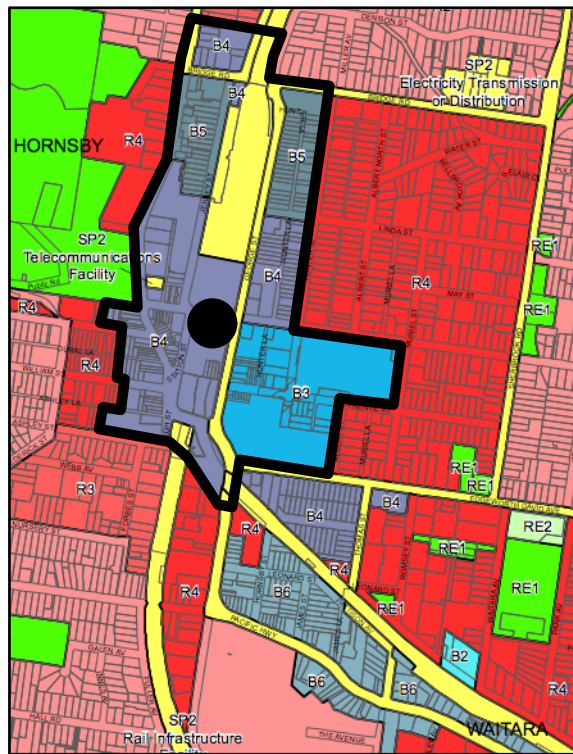
**B** source: willoughby council LEP

chatswood  
town centre = 470,600 sqm



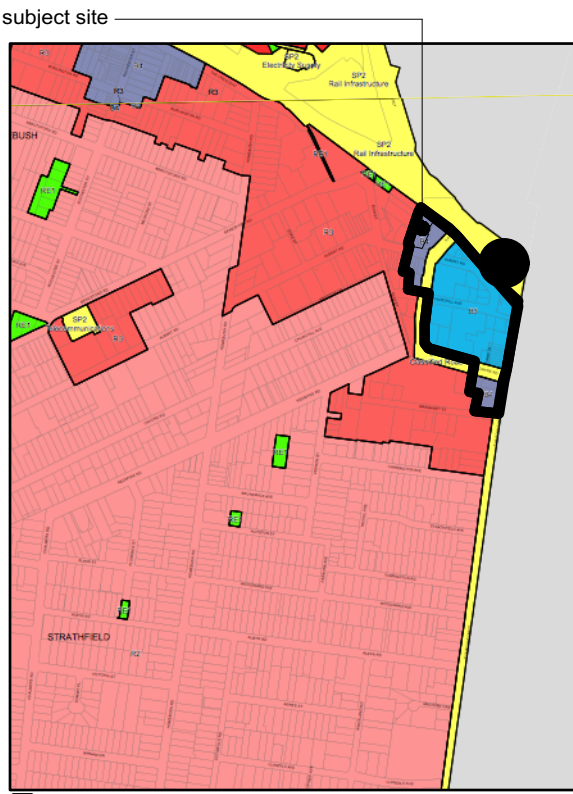
**C** source: burwood council LEP

burwood  
town centre = 486,700 sqm



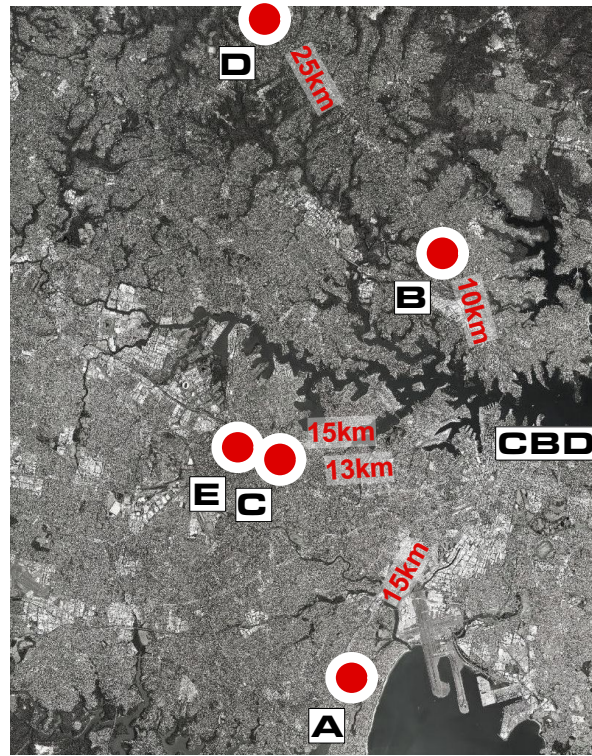
**D** source: hornsby council LEP

hornsby  
town centre = 421,500 sqm

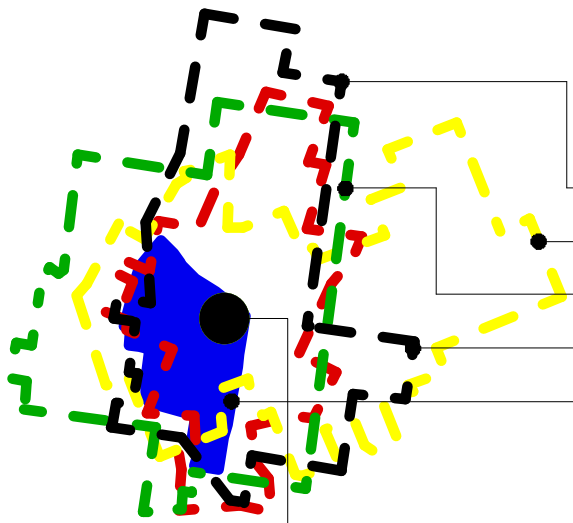


**E** source: strathfield council LEP

strathfield  
town centre = 64,400 sqm



location plan



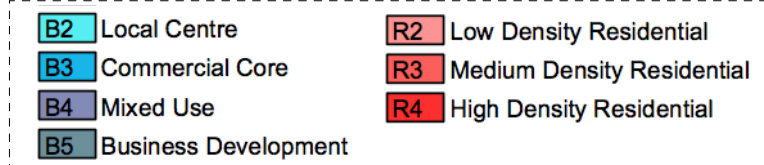
black circle  
indicates location  
of train station to  
each town centre

town centres overlay

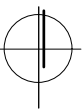
showing footprint of town centres overlaid on strathfield town centre

	major railway hub	size (town centre only)	scale to strathfield
<b>A</b>	rockdale	282,900 sqm	<b>4.4</b>
<b>B</b>	chatswood	472,000 sqm	<b>7.3</b>
<b>C</b>	burwood	486,700 sqm	<b>7.6</b>
<b>D</b>	hornsby	421,500 sqm	<b>6.6</b>
<b>E</b>	strathfield	64,400 sqm	<b>1.0</b>

table D  
showing area of town centres & scale in proportion to strathfield town centre



town centre includes B2,B3,B4 & B5 zones centred on railway stations



## town centre comparisons - area zoning

proposed mixed use development @

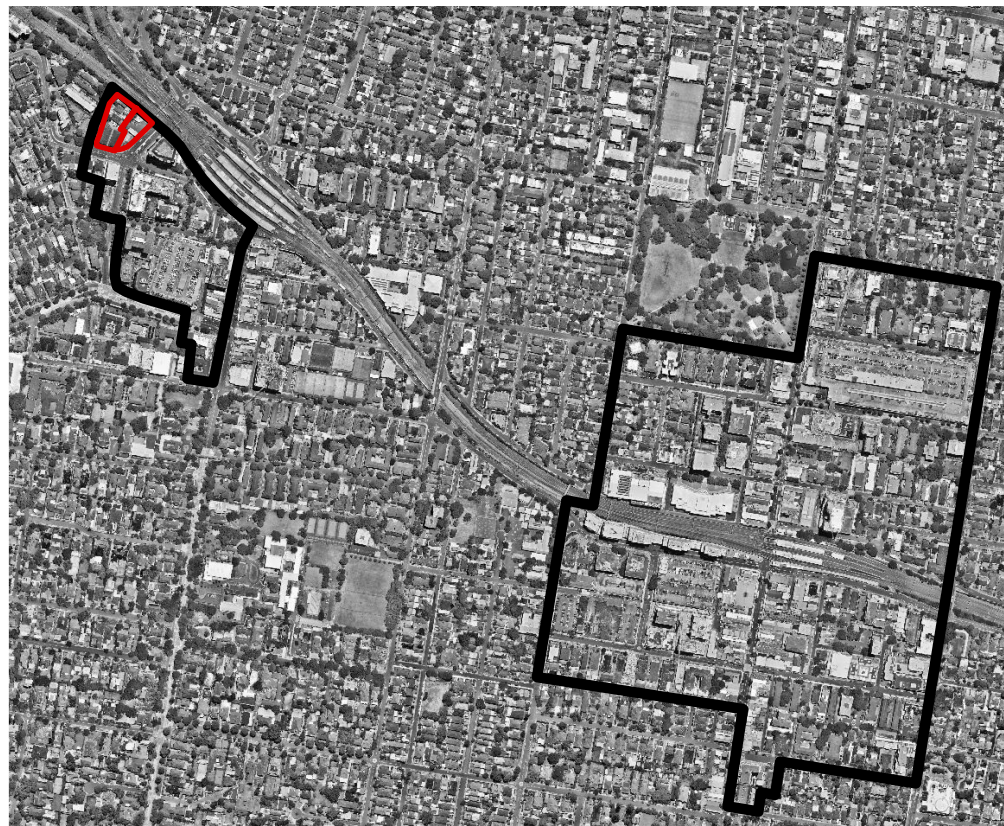
2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

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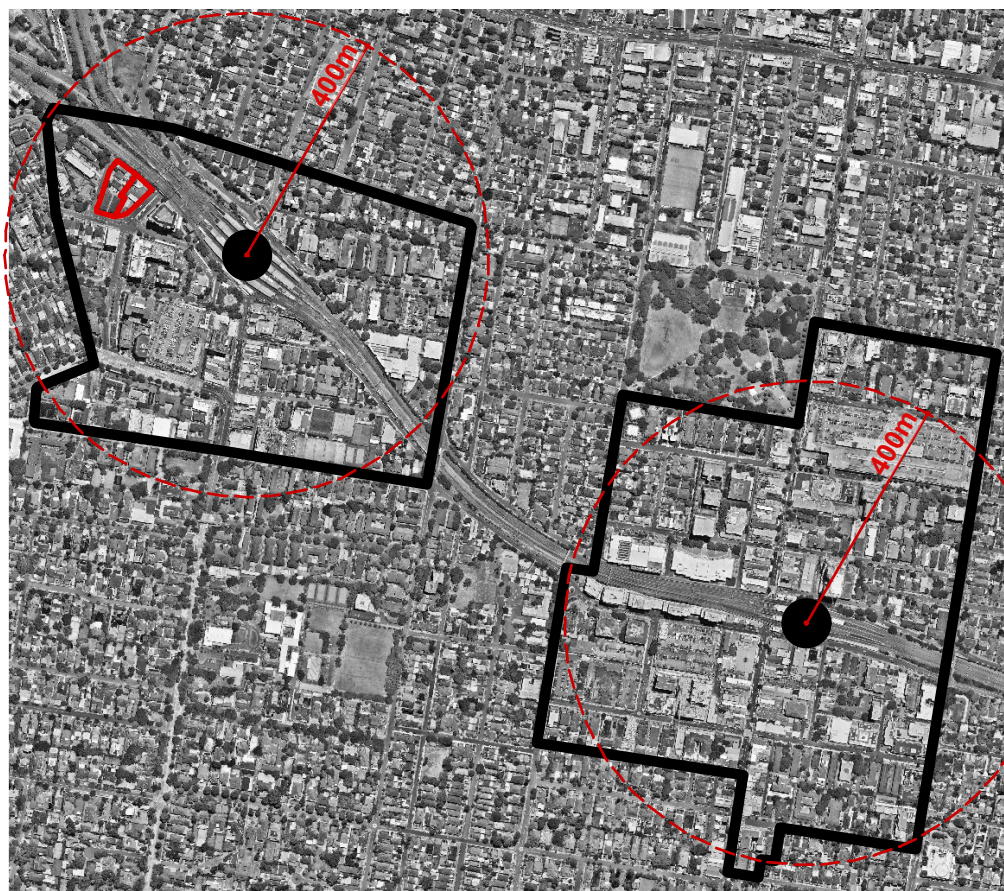




**A existing**



**existing**



**B proposed**



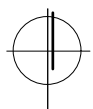
**proposed**

**comment**

proposal enlarges strathfield town centre to incorporate both sides of railway line and to reflect existing urban form

proposed strathfield town centre = 316,800 sqm

proposal gives strathfield a town centre commensurate with equivalent localities such as burwood town centre



burwood & strathfield town centres

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

0 25 50 125m

1 : 2500 @ A3

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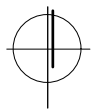
proposed town centre

**comment**

proposed town centre bonded by cooper street, wentworth road, morwick, margaret and elva streets

town centre uses key streets to define differentiation between high density urban core and low density suburban context.

town centre provides area for future intensification of development around railway station without impacting on key low density residential and heritage areas

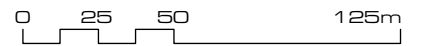


proposed town centre

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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1 : 2500 @ A3

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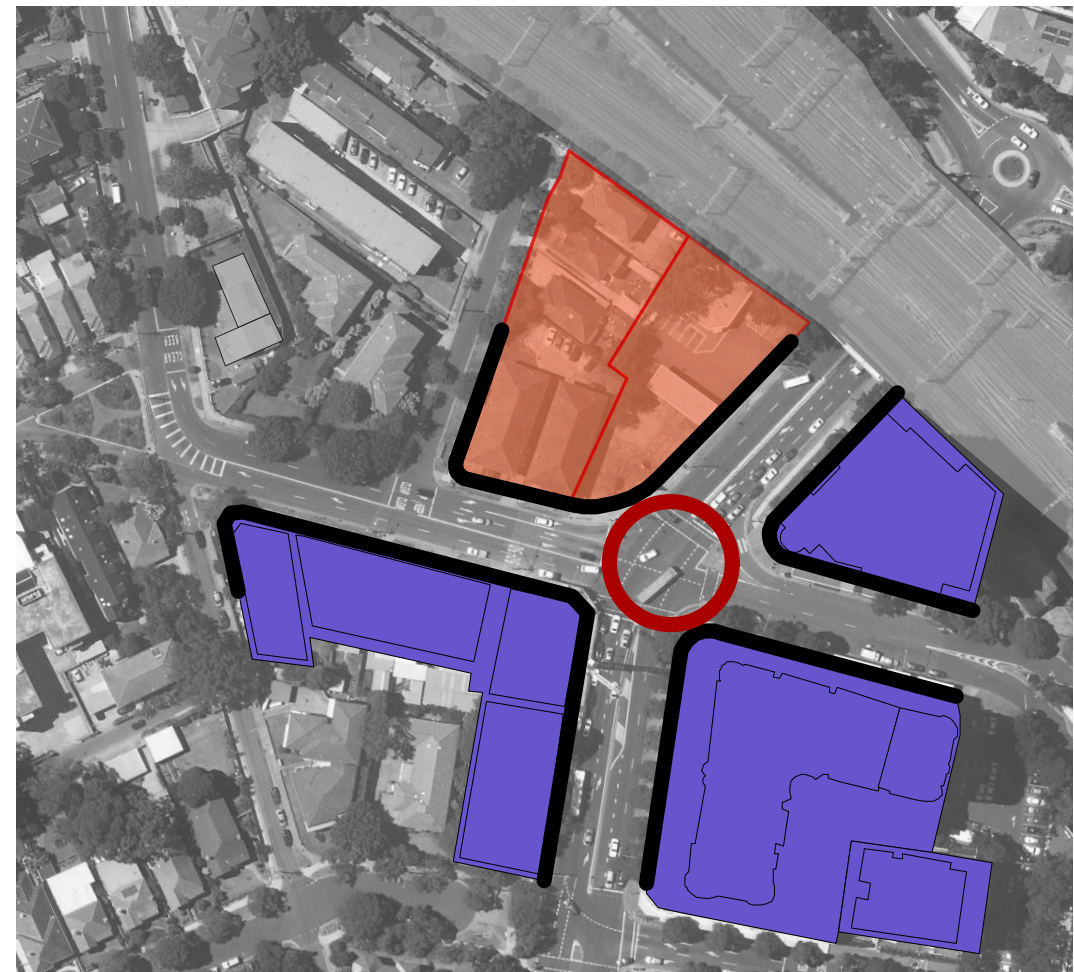


major nodal point

traffic converges at raw square  
key entry & exit point to town centre

#### comment

intersection of raw square and albert road key nodal point in town centre  
currently lacks physical and urban definition



major nodal point

town centre plan should recognise significance of nodal point to urban identity of strathfield

#### comment

building masses should define intersection of raw square and albert road equally to deliver clarity and strength of urban form & identity

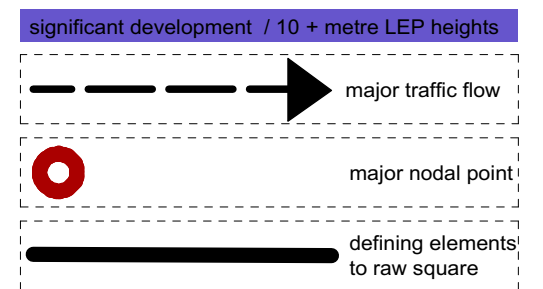


raw square

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



0 20 40 100m

1:2000 @ A3

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## SITE ANALYSIS B

HEIGHT / MASS

1361



comment

building heights in town centres across Sydney are rapidly increasing and will continue to do so in the coming years.

existing building heights within strathfield town centre substantially below that of comparable areas

strathfield town centre is competing with other centres for private investment as well as public investment in transport.

state investment in public transport is linked to increases in density.

examples:

- Parramatta 60+ storeys
- St Leonards 55 storeys
- Chatswood 45 storeys
- Macquarie Park 30+ storeys
- Rhodes 30 storeys
- Wentworth Point 25 storeys
- Burwood 25 storeys
- Epping 25 storeys



'Altitude' Parramatta



Parramatta City Council 2014 60 STORIES

Macquarie Park village

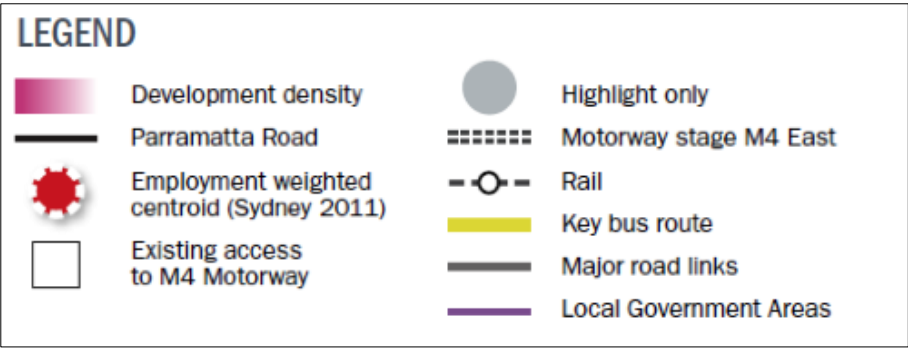
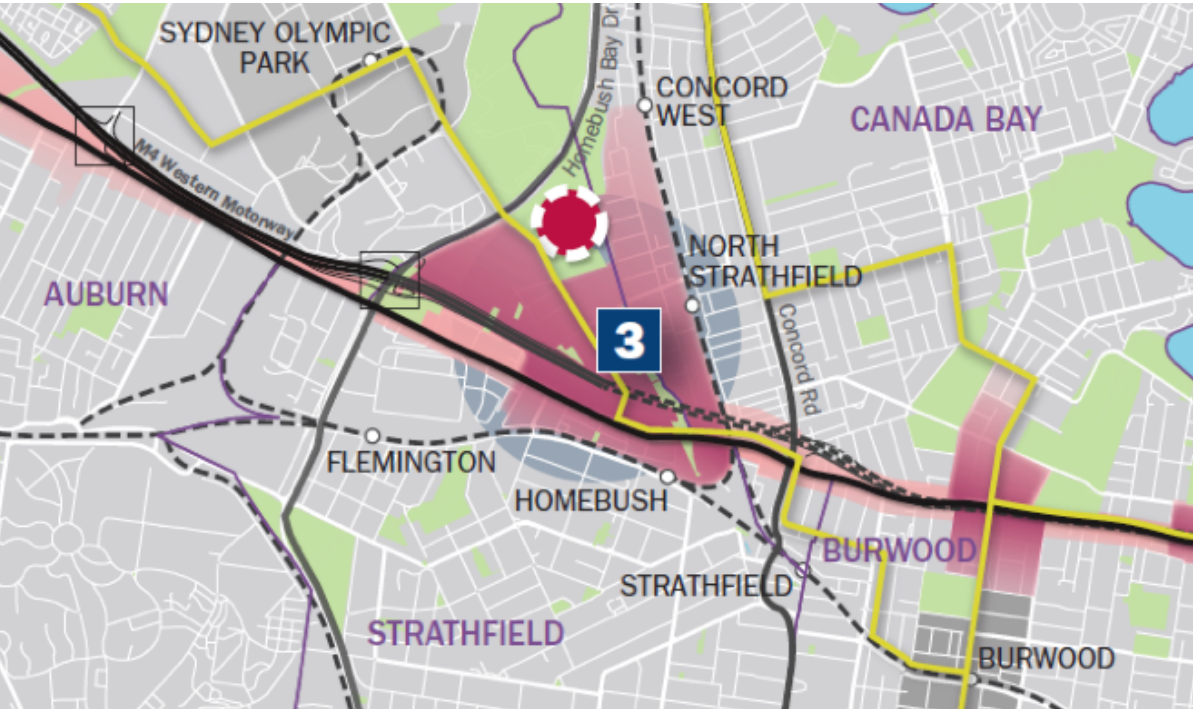


City of Ryde Council 2014 25 STORIES

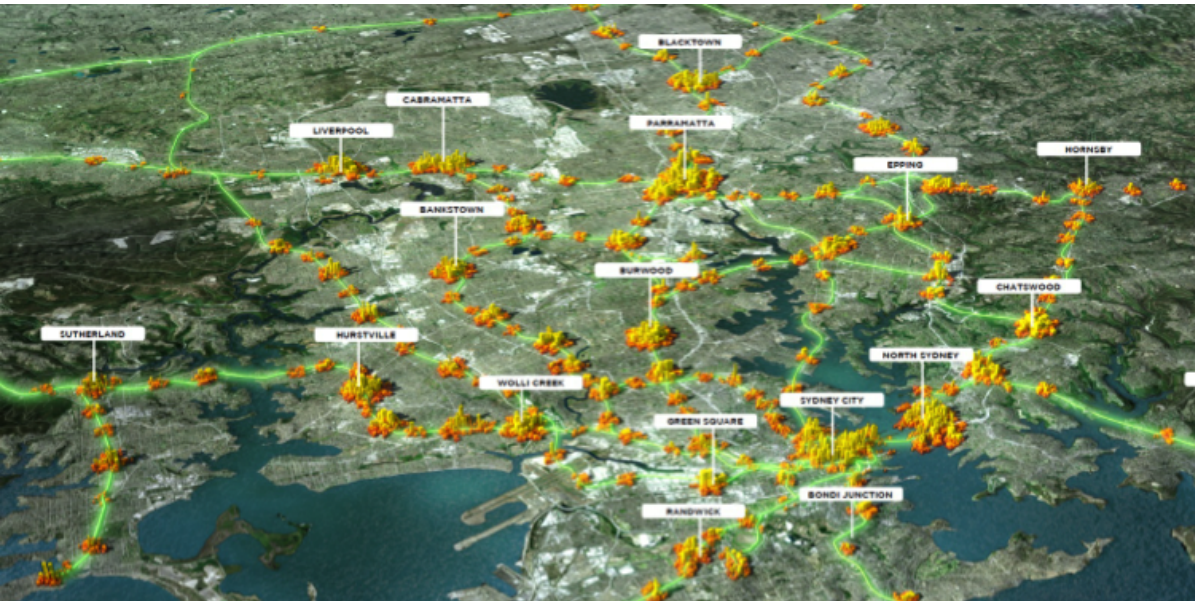
'Sirius' Wentworth Point



Auburn City Council 2014 25 STORIES



Draft Parramatta Road Urban Renewal Strategy



Urban Taskforce 2014

metropolitan building height precedents

proposed mixed use development @

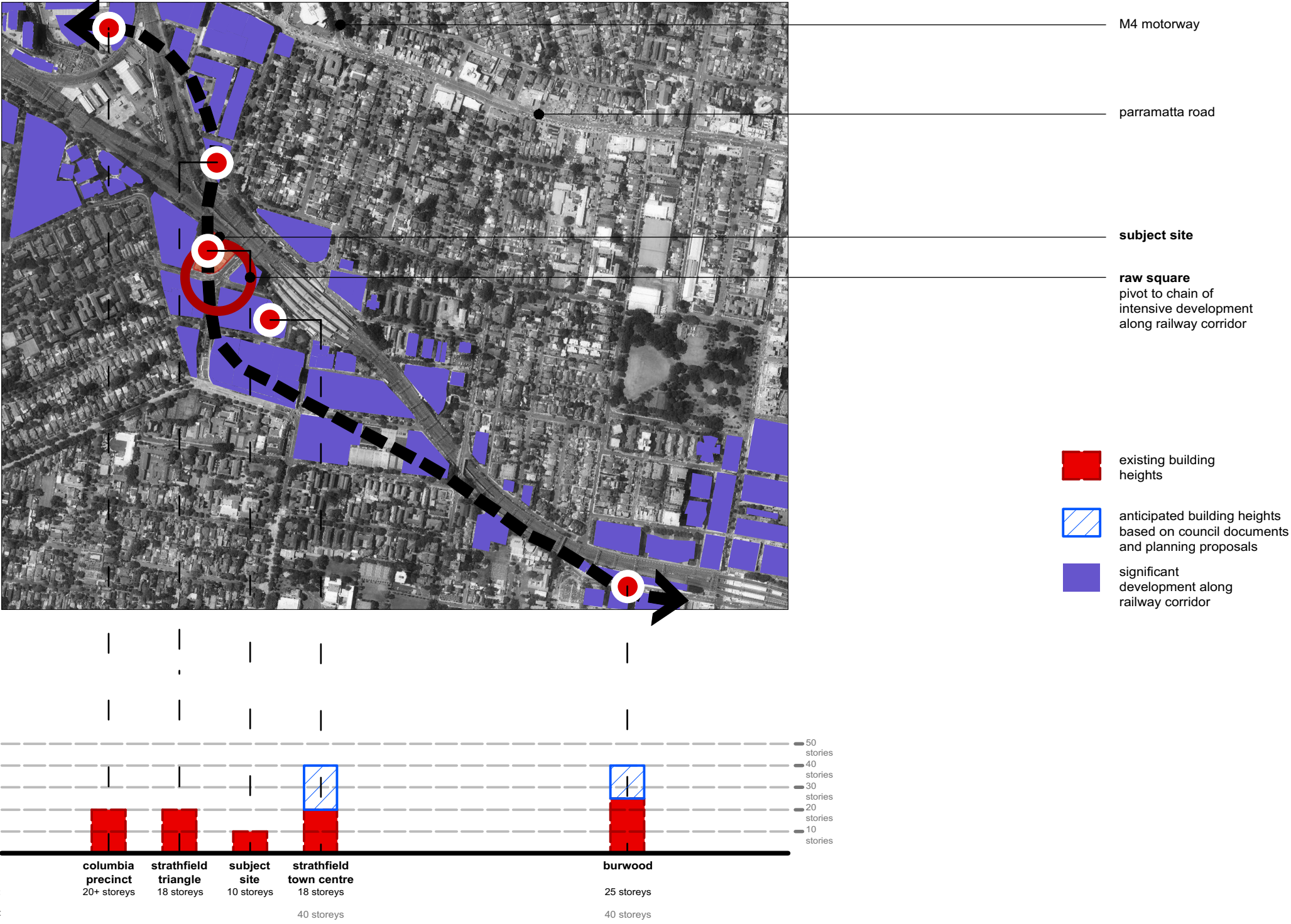
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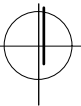


comment

strathfield forms a nodal point within the 'chain of development' of high density urban renewal projects within the parramatta road and railway corridors

the intersection of raw square and albert road is located at the key 'pivot point' in the chain

subject site forms one side of raw square

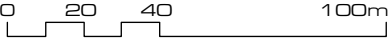


chain of development

proposed mixed use development @

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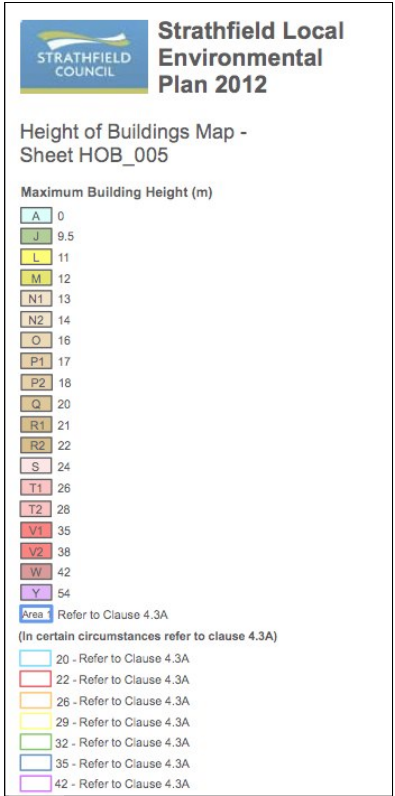


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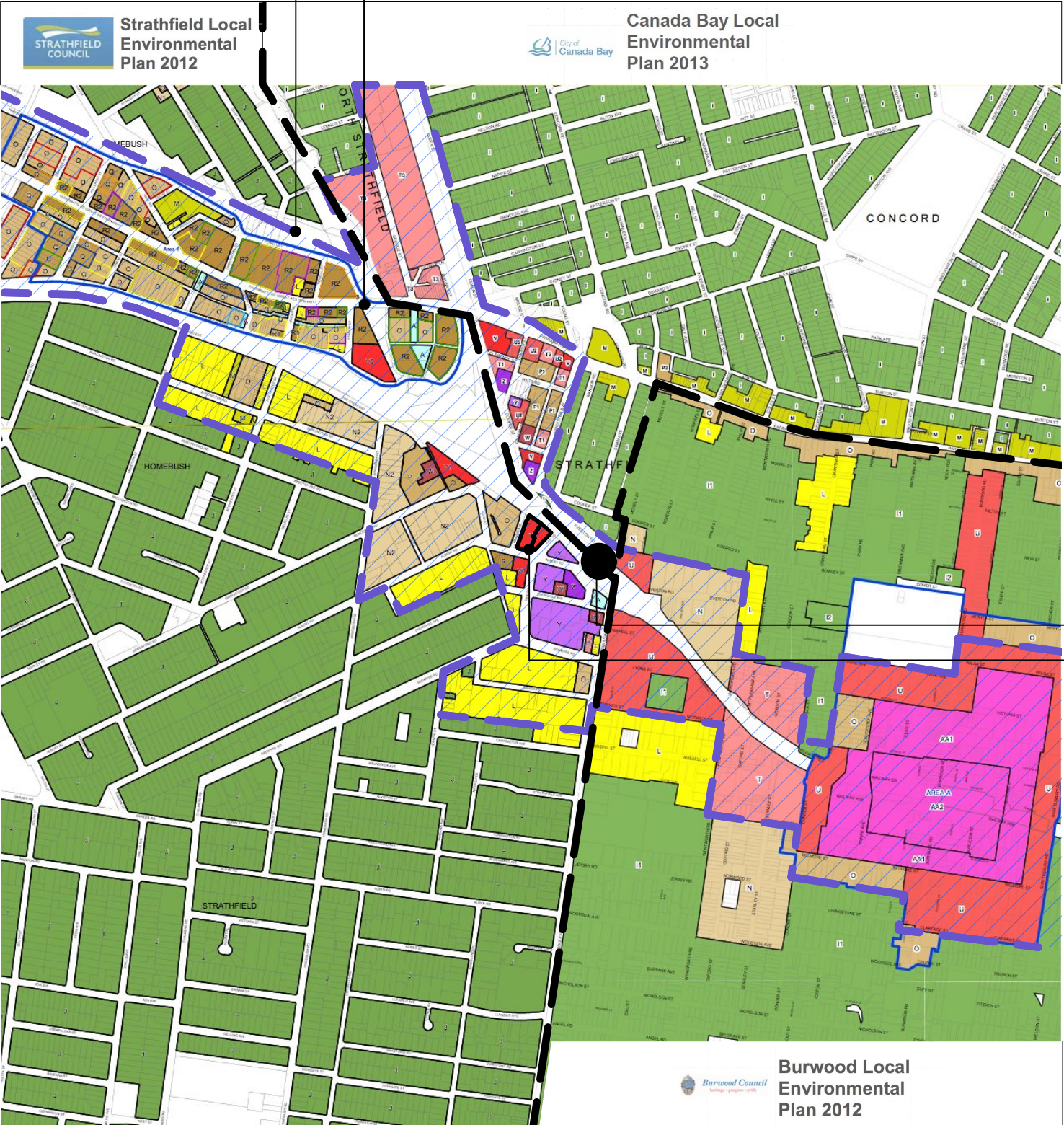




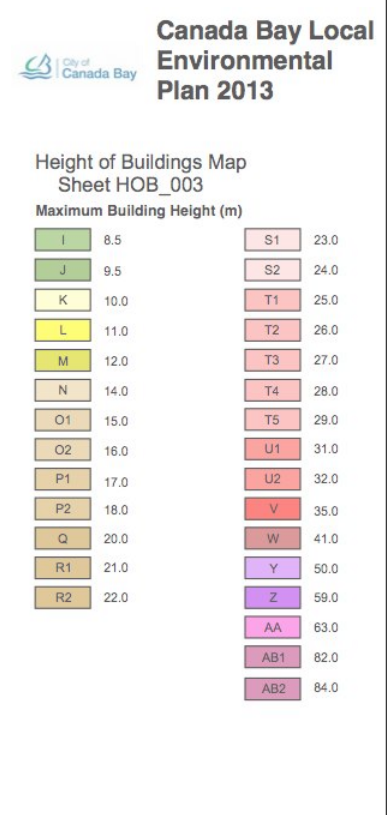
**comment**

significant variations in existing height controls between council areas

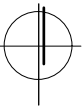
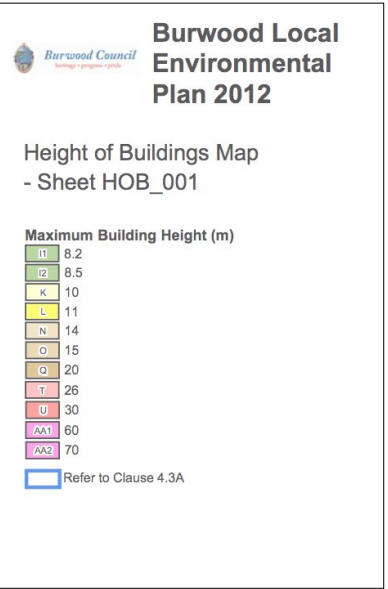
no clear pattern in controls to reflect significance of strathfield as urban centre and major transport hub



M4 motorway  
parramatta road



strathfield railway station  
subject site

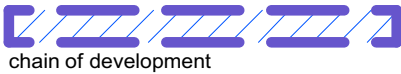


council areas - height

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

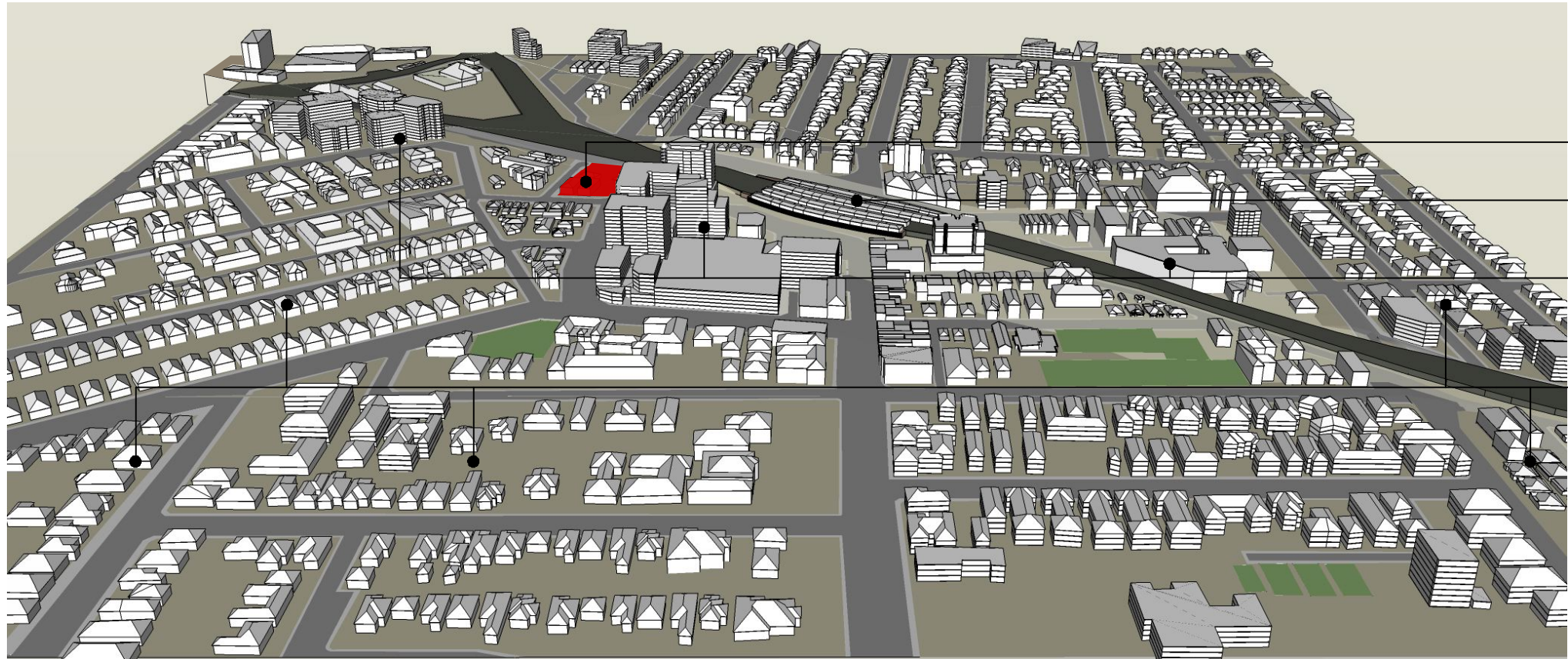
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



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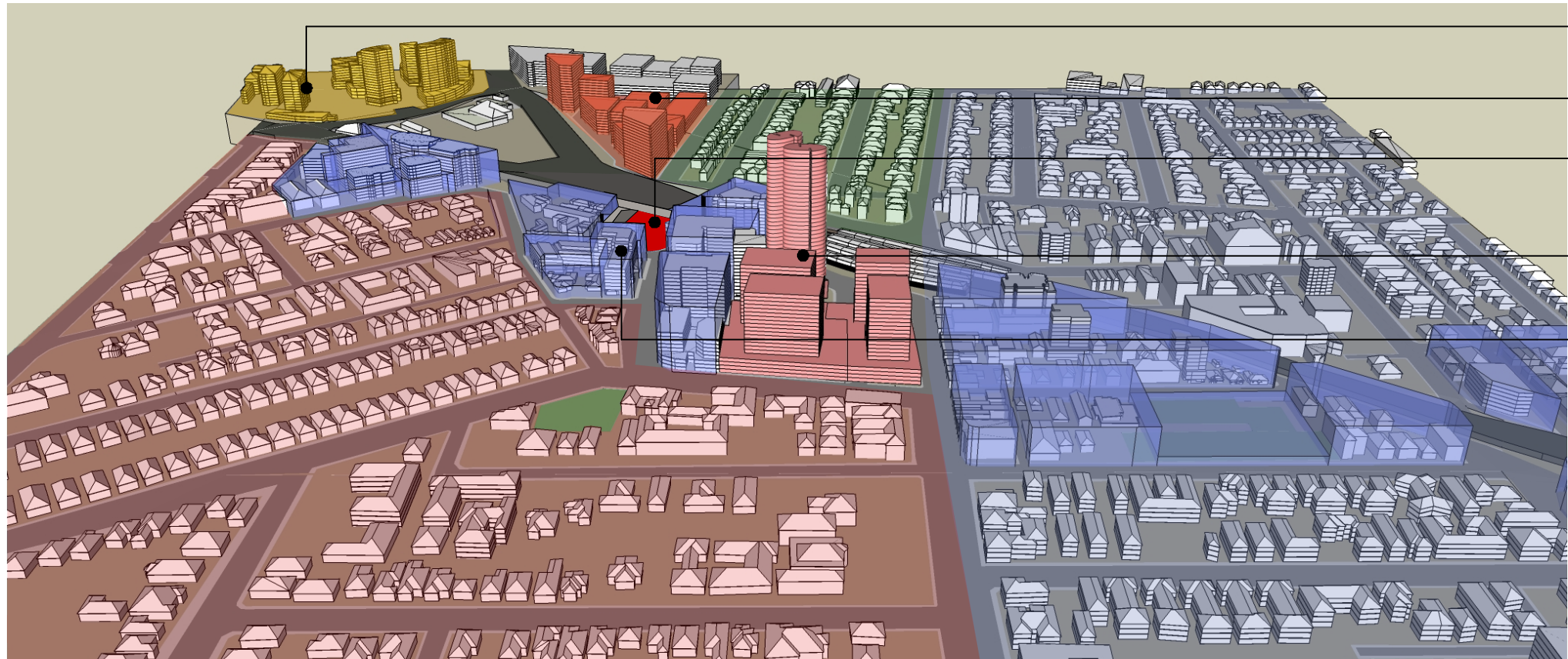
subject site

strathfield station

**higher density buildings**  
located along railway track

**lower density buildings**  
surrounding town centre

existing



**columbia precinct - 21 storeys**  
shown as yellow in model

**strathfield triangle - 18 storeys**  
shown as orange in model

subject site

**strathfield town centre**  
massing up to 40 storeys based on  
council documents, shown as pink in model

**23 - 25 churchill avenue &  
38 - 40 albert rd**  
new 11 storey developments under construction

Legend: council areas

canada bay council area

strathfield council area

burwood council area

proposed - incorporating existing controls, renewal precincts and currently proposed town centre

## wider strathfield - building heights

proposed mixed use development @

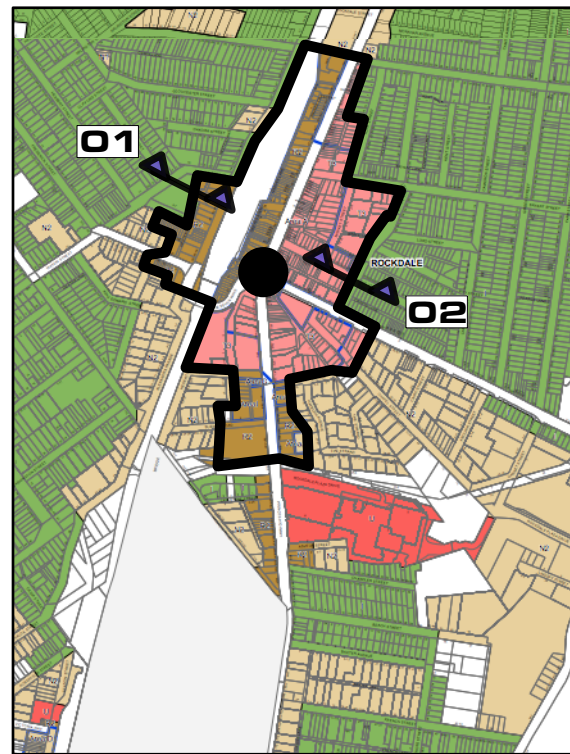
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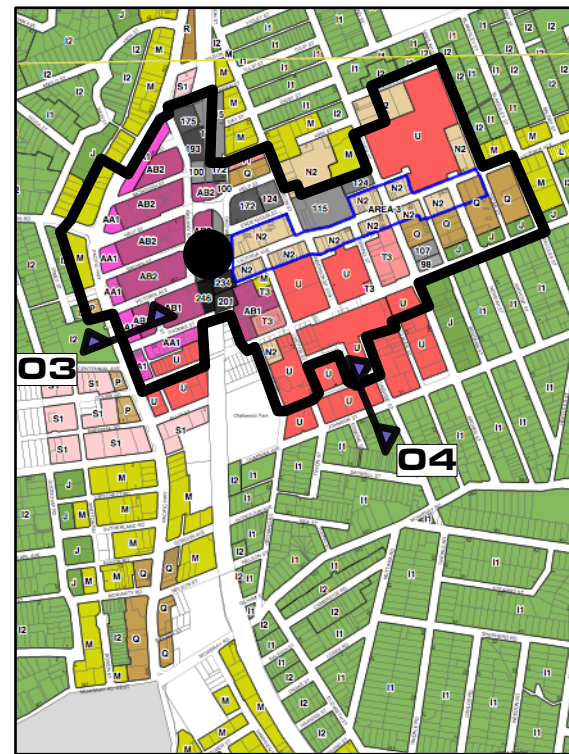
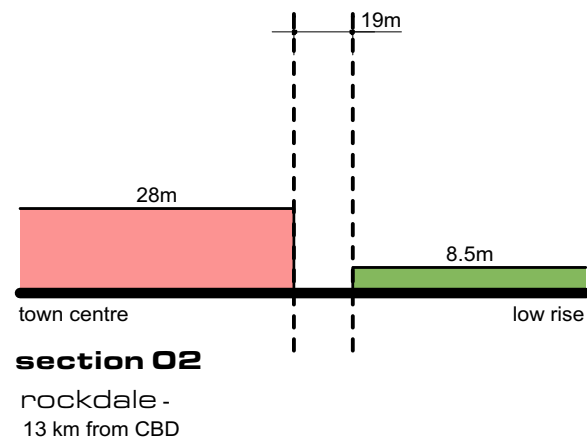
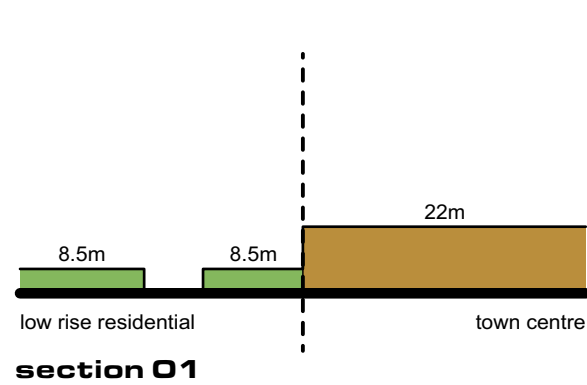
1361 - PP 30 A





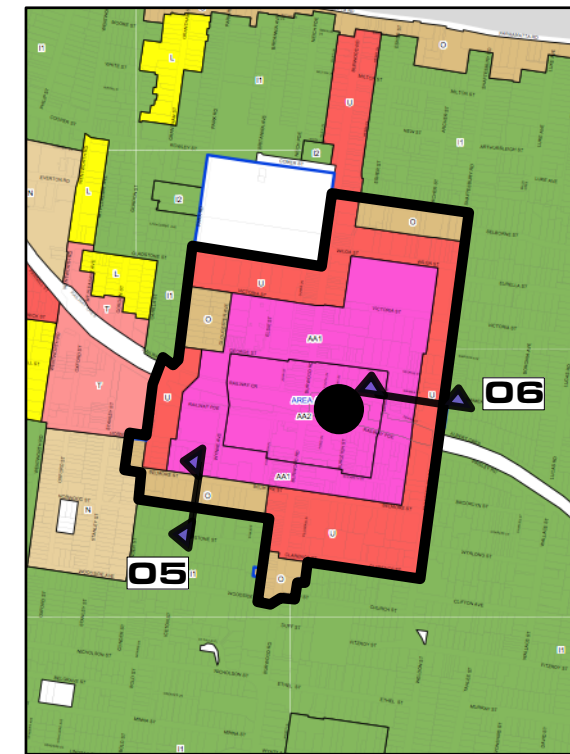
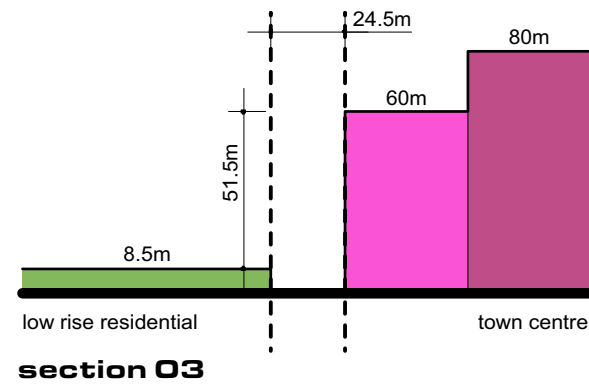
**A** source: rockdale council LEP

rockdale  
town centre = 472,000 sqm



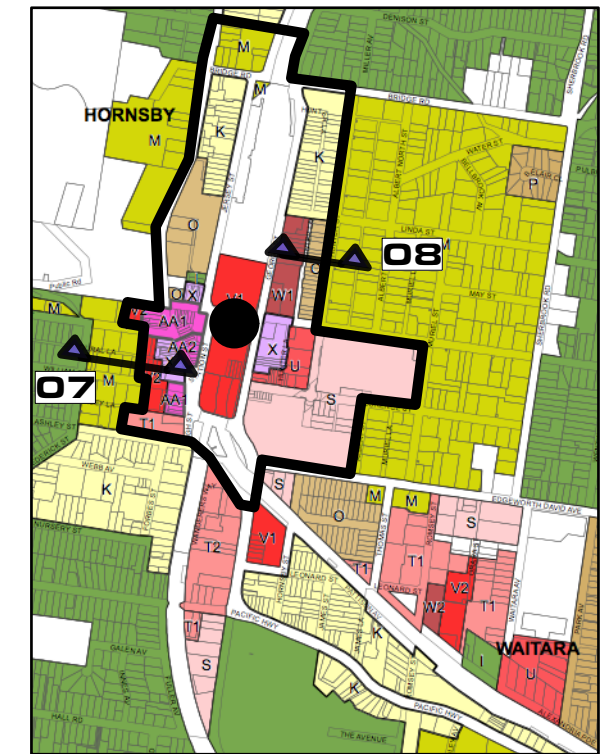
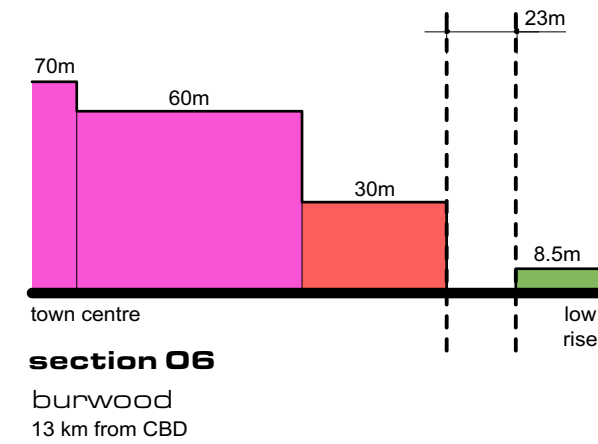
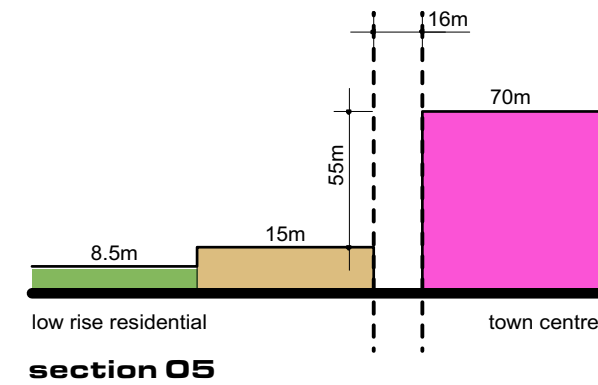
**B** source: willoughby council LEP

chatswood  
town centre = 470,600 sqm



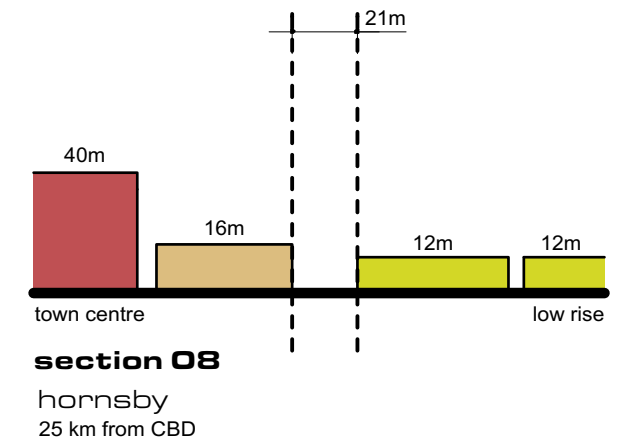
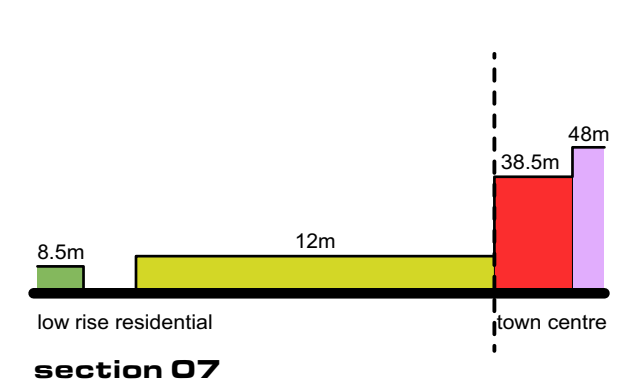
**C** source: burwood council LEP

burwood  
town centre = 486,700 sqm

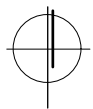


**D** source: hornsby council LEP

hornsby  
town centre = 421,500 sqm



0 175 350 875m  
1: 17500 @ A3



## town centre height comparisons

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

## comment

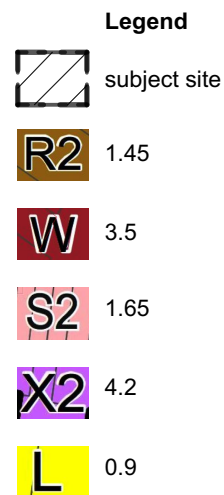
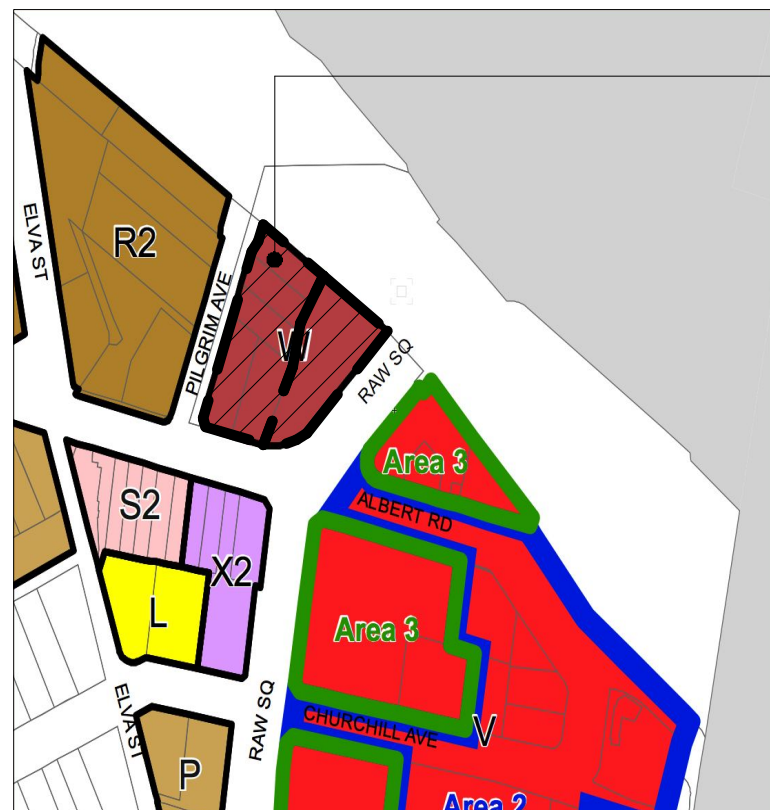
councils use road interface to facilitate significant height differences between buildings  
using road interface to establish changes in zoning enables rapid transition between typologies and heights

0 25 50 125m  
1: 2500 @ A3

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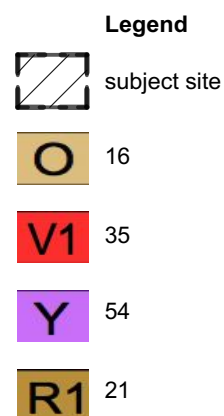
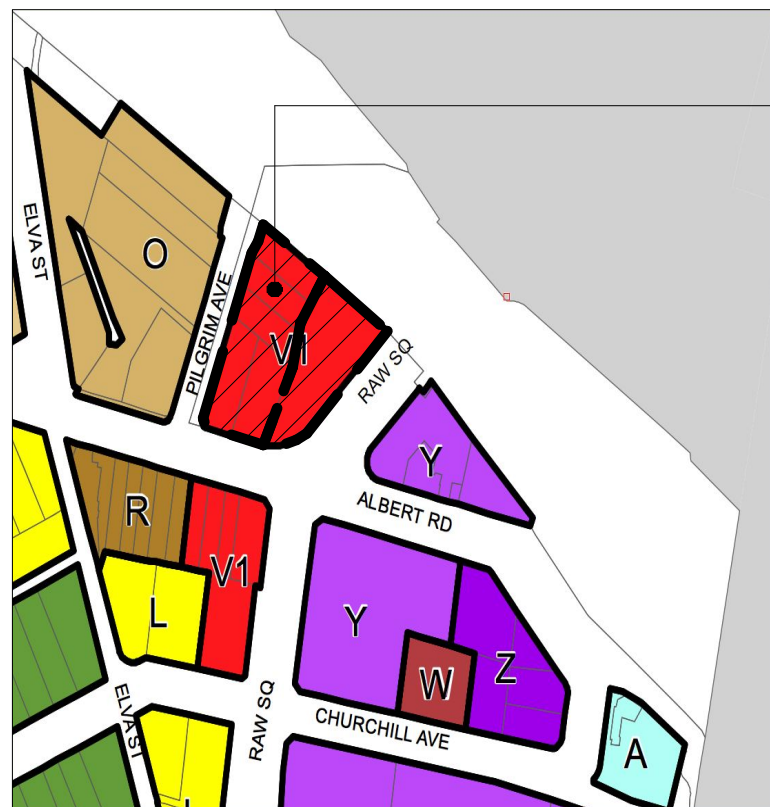
1361 - PP 31 A





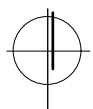
Current FSR

source: [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au)



Current Height Limits

source: [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au)

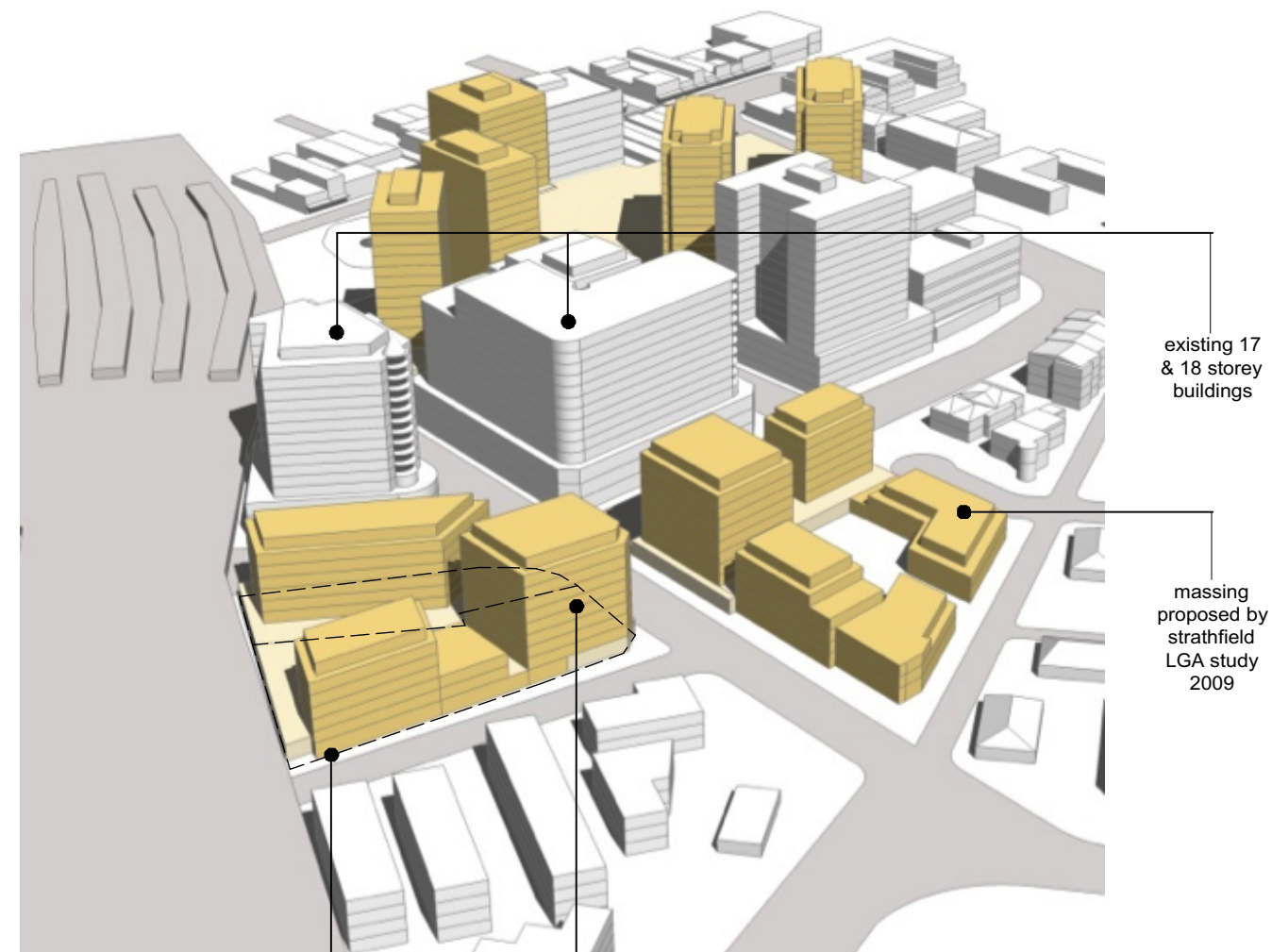


current controls

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



subject site

study proposed 10 storey building at corner of albert road & pilgrim avenue as high point gateway

#### Strathfield LGA Residential Study (2009)

strathfield LGA residential study (2009) proposed establishing building heights based on existing development in town centre, with existing buildings on the eastern side of raw square forming highest point and stepping down to perimeter

2009 study proposed buildings of up to 10 storeys & FSR of 3.5:1 on subject site, spread across the block with the majority of development located on pilgrim avenue

the proposed highest point was corner of albert road and pilgrim avenue

#### comment

study predates and does not reflect current program of redevelopment & urban intensification occurring throughout sydney in particular around transport hubs

massing and height controls were based on constrained footprint for town centre reflecting existing building heights and urban fabric at the time

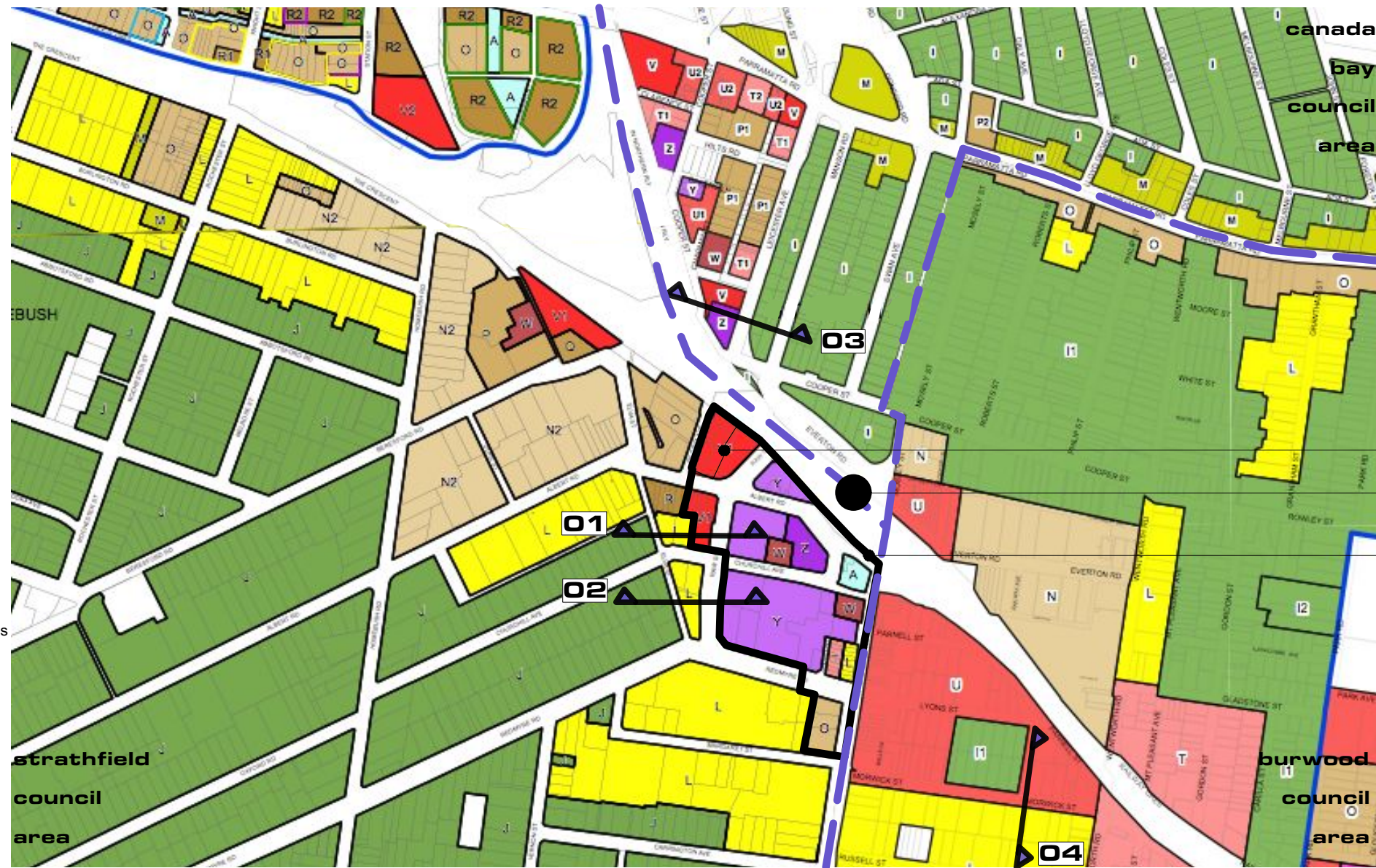
study anticipated that the existing buildings on eastern side of raw square were to remain highest buildings in strathfield in the long term

study predates strathfield town centre concept masterplan proposing buildings of up to 40 storeys within town centre

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#### comment

approach to height varies considerably between councils

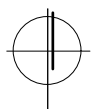
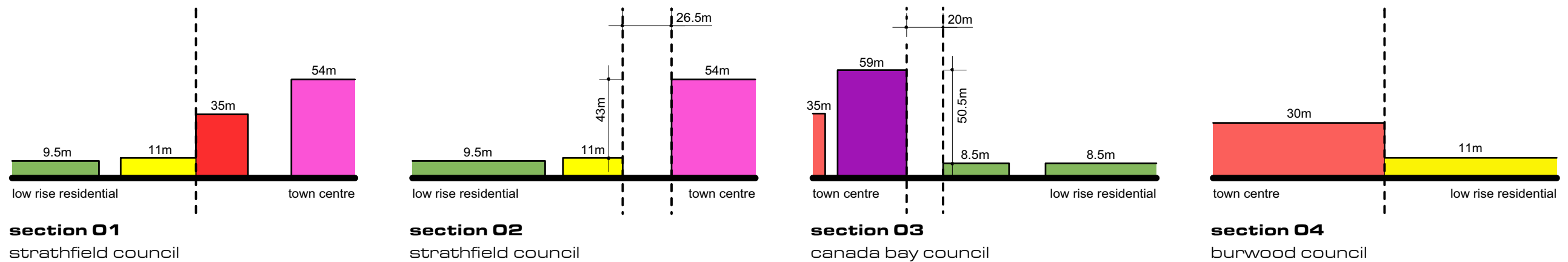
height controls vary between council areas with no clear pattern or logic

permissible height gradients between adjoining sites vary from 2m (strathfield) to 50m (canada bay)

strathfield currently utilises road interface to support significant height variations

strathfield town centre height controls - including canada bay, burwood and strathfield councils  
town centre = 64,400 sqm

source: canada bay, burwood & strathfield councils LEP maps

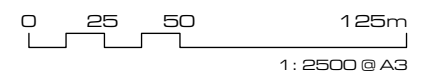


strathfield town centre - existing height controls

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



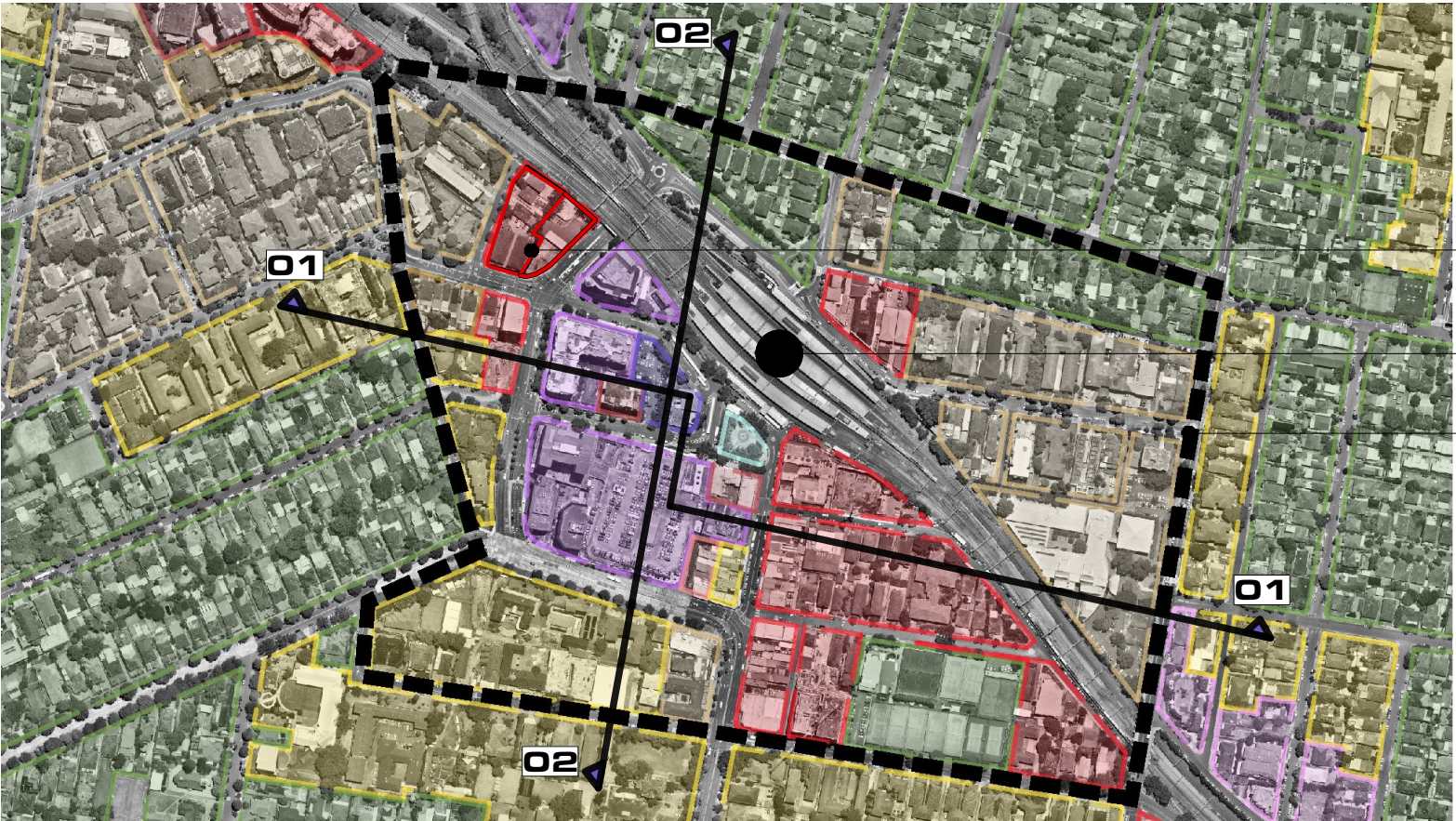
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comment

- lack of differentiation between town centre and adjoining areas
- lack of consistency in current height controls
- roads not used effectively to facilitate transition
- lack of space provided for taller buildings to enable suitable urban intensification
- lack of definition to raw square

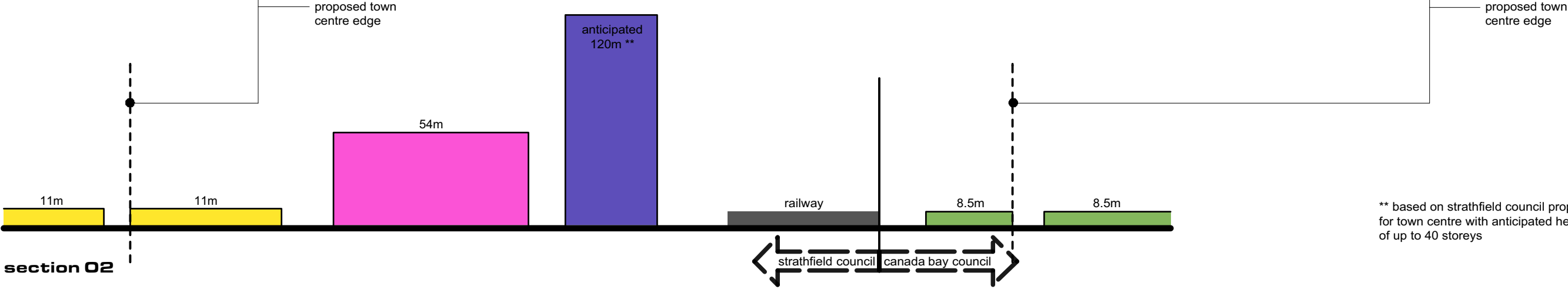


strathfield town centre - existing LEP heights

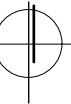
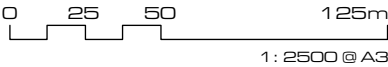
subject site

strathfield railway station

proposed strathfield town centre



\*\* based on strathfield council proposal for town centre with anticipated height of up to 40 storeys



proposed town centre - heights A - existing LEP

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

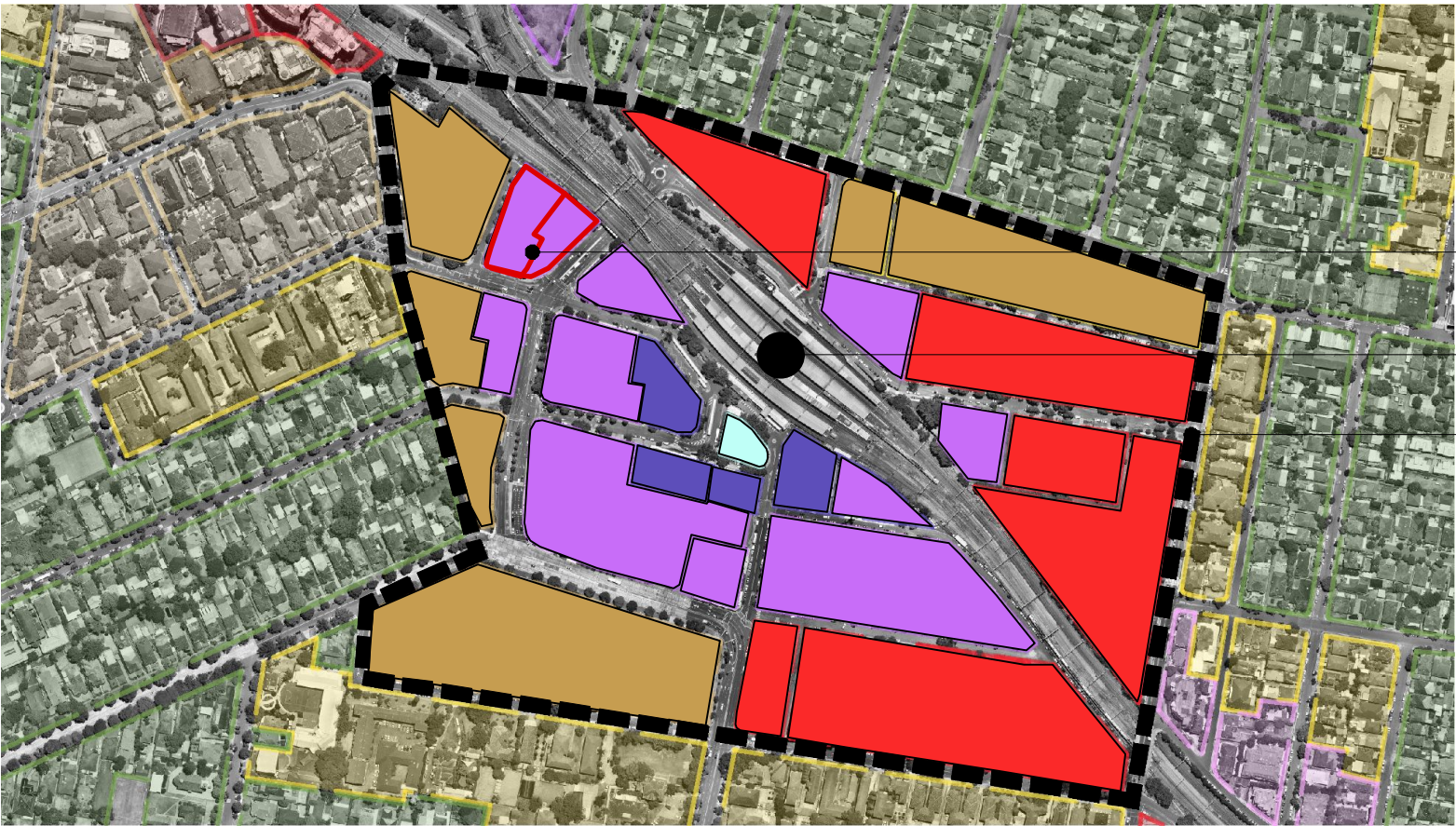
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

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comment

- provide clear differentiation between town centre & adjoining setbacks
- establish clear hierarchy of zones within town centre with highest point at station
- use road interface to facilitate changes in building heights
- establish height controls to reflect and match existing context outside town centre
- protect amenity of existing low scale development outside town centre
- maintain dominance of urban density on southern side of railway line
- integrate raw square within town centre



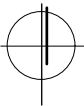
subject site

strathfield railway station

proposed strathfield town centre

strathfield town centre - proposed transitions

- 120m / towers of up to 40 storeys in inner core of town centre
- 55m / 13 - 20 storey developments surrounding inner core
- 35m / 10 - 12 storey developments at perimeter of town centre adjoining other transition zones
- 25m / 6 - 8 storey developments at perimeter of town centre adjoining existing low scale development
- 0m / proposed ground level plaza at station



proposed town centre - heights B - principles

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

0 60 120 300m

1 : 6000 @ A3

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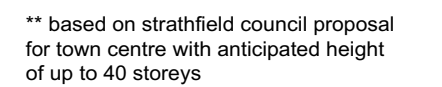
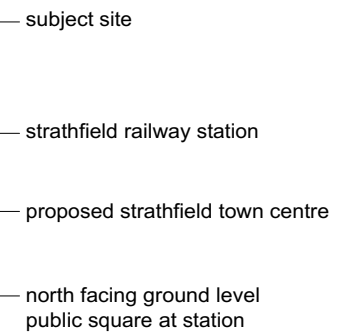


provides capacity for future growth within town centre reflecting significance of strathfield as urban centre

creates clear transition zones  
based on road interface

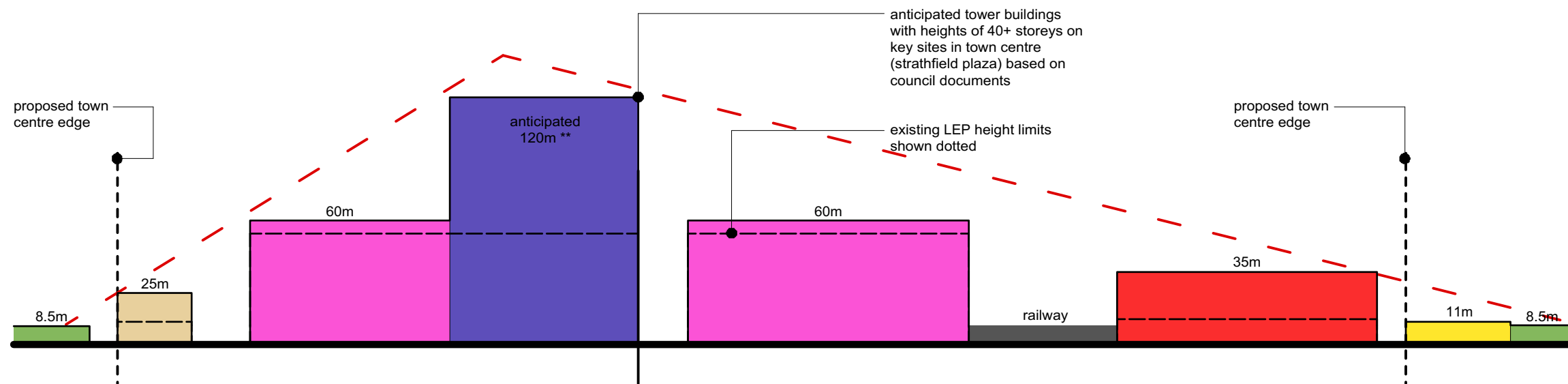
fully integrates raw square  
within town centre

maintain pyramid form to town  
centre

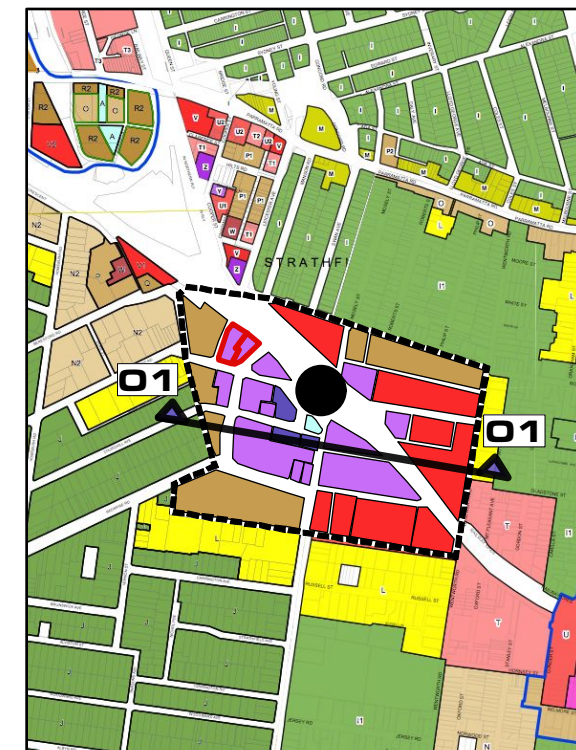


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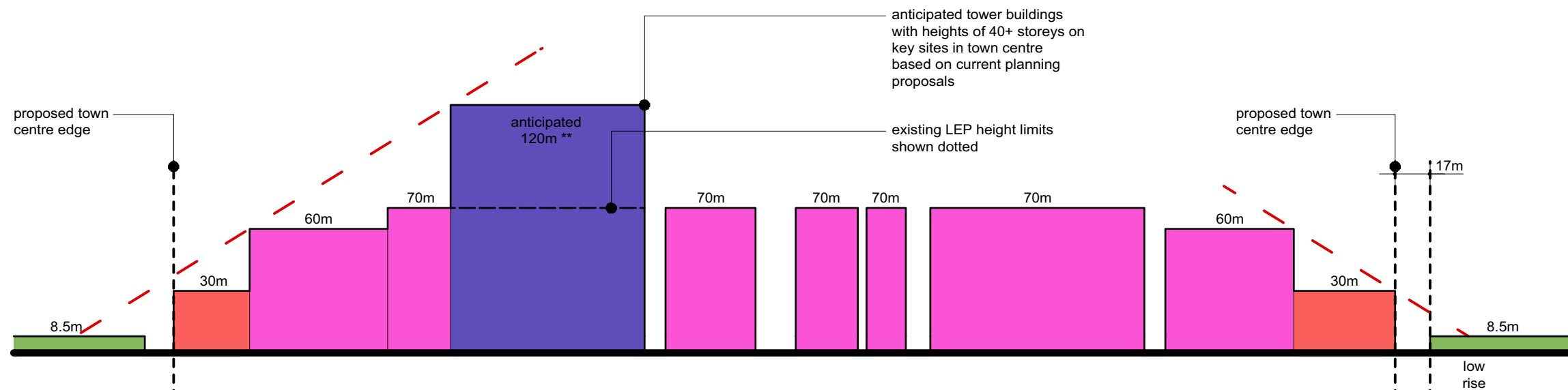




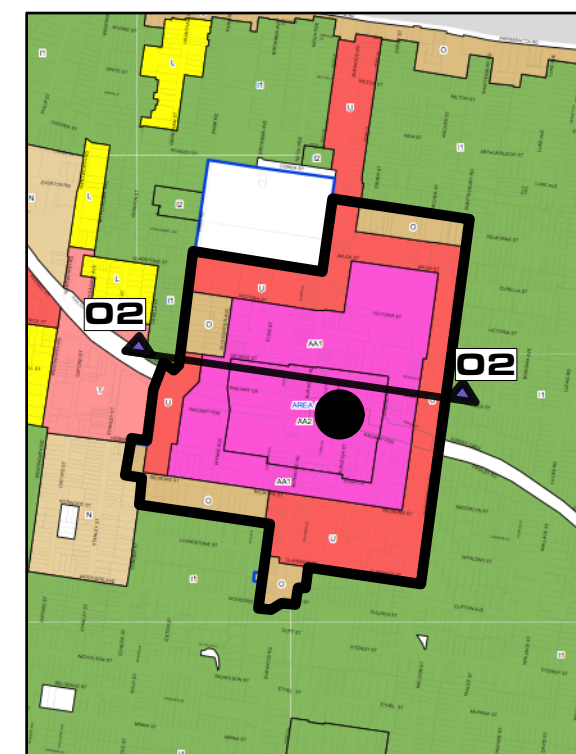
**section 01**  
strathfield proposed



strathfield proposed  
source: strathfield, burwood & canada bay councils LEP's



**section 06**  
burwood existing

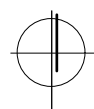


burwood existing  
source: burwood council LEP

#### comment

- proposed massing & heights for strathfield town centre reflect similar town centres including burwood
- proposed form & heights enable strathfield to achieve equivalence with burwood as urban centre
- proposed zoning & heights provide capacity for further development of strathfield as urban centre
- proposed heights maintain pyramid form to town centre & transition to adjoining low density areas

\*\* based on strathfield & burwood council proposal for town centre with anticipated height of up to 40 storeys



## burwood & strathfield town centres - height comparison

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

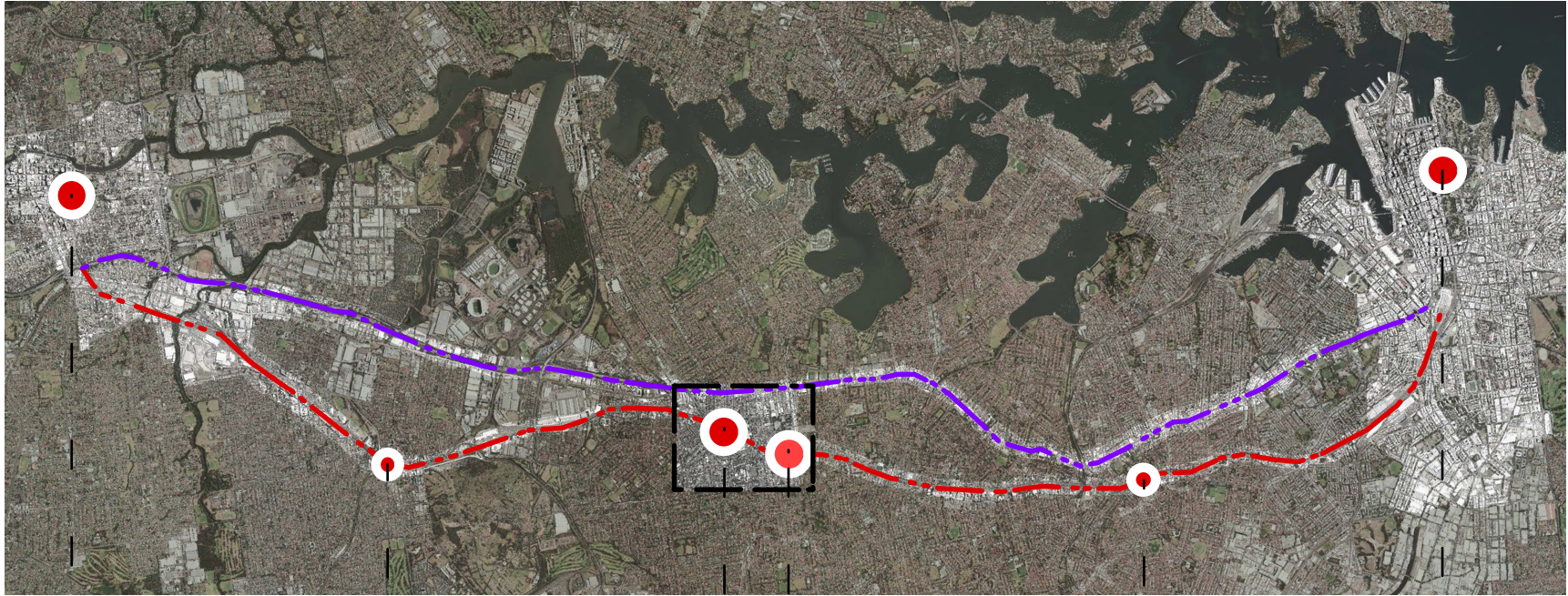
0 25 50 125m

1: 2500 @ A3

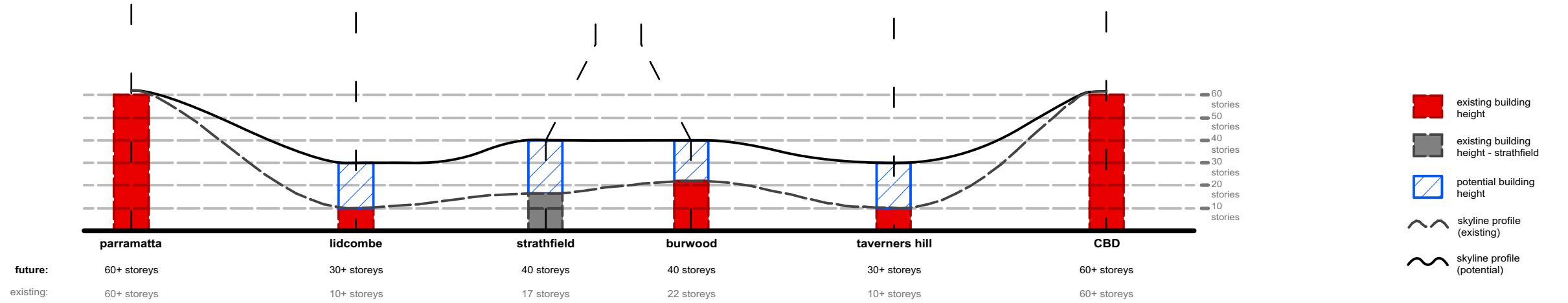
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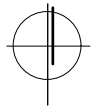
- railway urban centre
- railway major urban centre
- paramatta road
- railway line



- existing building height
- existing building height - strathfield
- potential building height
- skyline profile (existing)
- skyline profile (potential)

anticipated building heights

strathfield & burwood form new twin centre at midpoint in CBD - parramatta urban corridor



## railway corridor urban renewal strategy

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

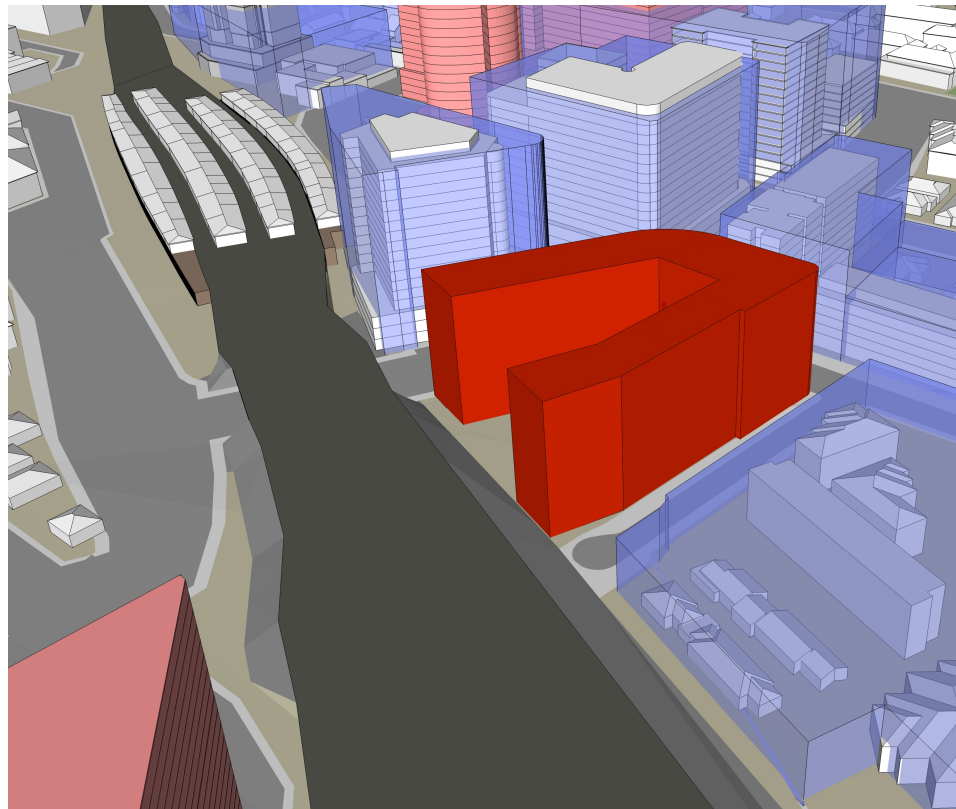
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**MASSING STUDIES**





**A**

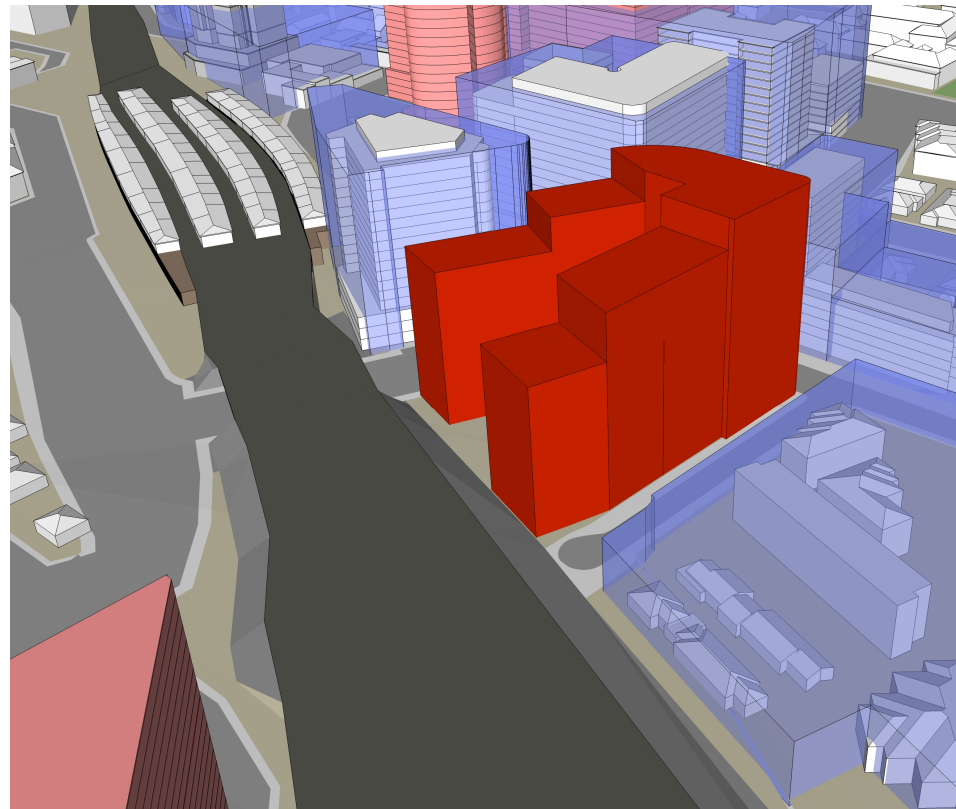
massing as permissible under current controls

uniform continuous perimeter block development

does not differentiate changes in context and orientation

creates closed internal courtyard facing railway line with potential noise issues from railway

massing does not deliver visual relief or specific opportunities for modeling and fenestration



**B**

massing steps away from railway line towards albert road

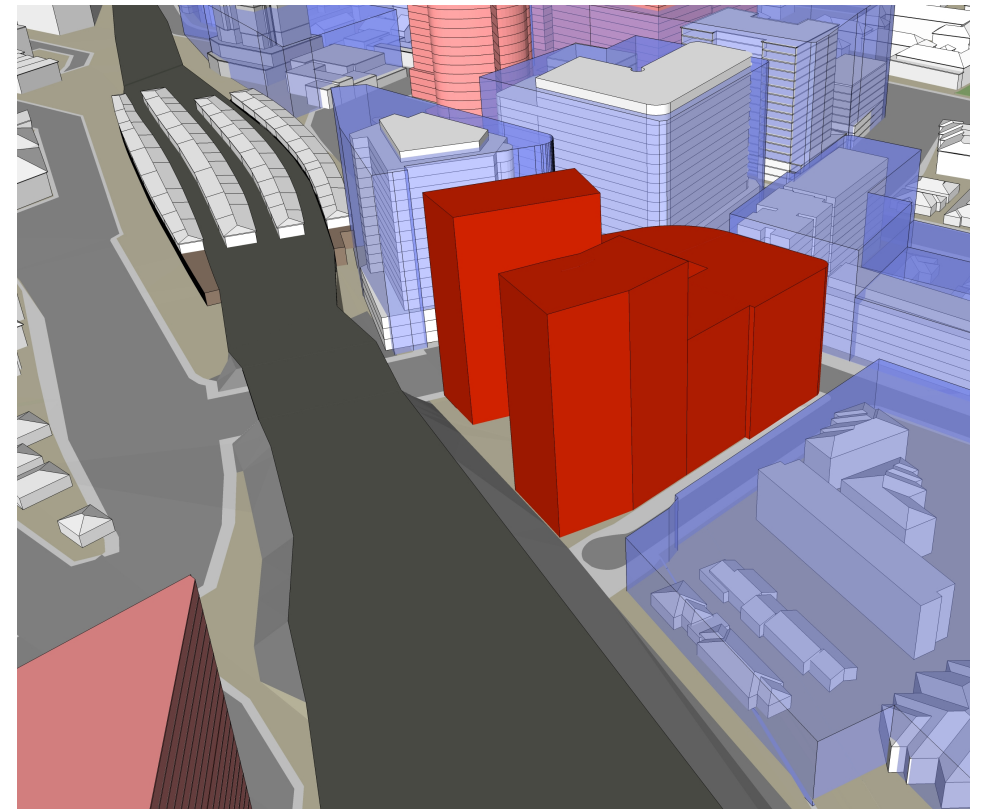
places tower on albert road

does not engage strongly with existing buildings in raw square

does provide focus to intersection of albert road and raw square

potential overshadowing of buildings on opposite side of albert road

overbearing to pilgrim avenue



**C**

maintain perimeter block typology

two towers facing railway line with perimeter block building to albert road

tallest building facing raw square

taller building heights adjacent to railway line

provides variation in scale and building form

minimises impacts on adjoining developments

## massing study A

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

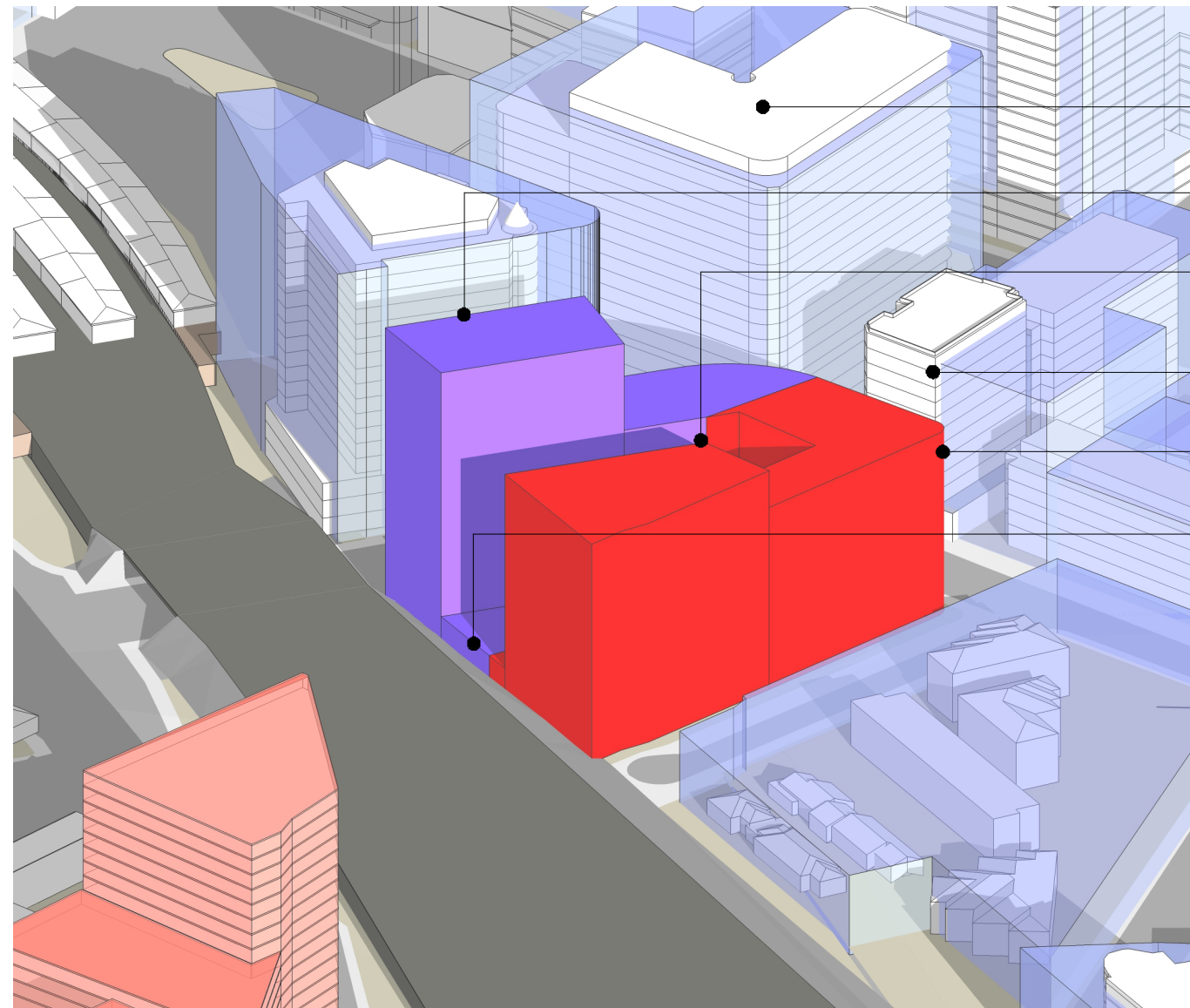
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

images show views of site from north west towards pilgrim avenue

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- existing buildings in town centre
- tallest building faces raw square and matches height of adjacent buildings in town centre
- massing places tallest buildings adjacent to railway and lower buildings nearer to adjoining residential development
- existing corner building at intersection of albert road and pilgrim avenue
- building facing albert road reflects height of recently completed development opposite
- buildings create north-east facing internal courtyard with ventilation and sunlight from breaks between buildings

proposed massing

### comment

proposed massing brings together strengths of studies and delivers strong rhythm and modulation addressing benefits of free standing island site with frontages to major intersections and streets of strathfield

clearly addresses corners & key view points

capable of being built in stages

good solar penetration

limits impacts on adjoining properties

## massing study B

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

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**PROPOSAL**





view A



view B



view C

**proposed development**

- provides 16 storey tower, 11 storey central block and 13 storey block at northern end on subject site
- provides north facing podium at first floor level
- facilitates future development on adjoining site (petrol station site)
- addresses variations in scale and height of existing context
- provides clear visual focus for key nodal point at intersection of albert road and raw square
- provides variations in scale to pilgrim avenue
- addresses broader context including development on northern side of railway line

proposed development - massing

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





massing - 2 towers

- building A - 13 storeys**  
provides visual link to strathfield triangle and framing of view line down leicester avenue from parramatta road.
- building B - 11 storeys**  
modulates scale to pilgrim avenue.  
references town centre buildings, provides corner element to site and provides a view line towards strathfield town centre along albert road.
- building C - 16 storeys**  
addresses town centre buildings opposite, frames entry to strathfield from 'north' and completes raw square.
- building D - 11 storeys**  
addresses view lines along raw square and provides a corner element on albert road and raw square.



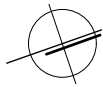
massing - interfaces

- 13 - 16 storey buildings at north corners
- 11 storey buildings at street corners
- commercial frontage
- north facing courtyard

**perimeter block**  
perimeter block development addresses context & streetscape and provides maximum street exposure for commercial and residential uses  
tower buildings at north corners, reflect scale and connect to adjoining development.  
11 storey buildings at street edges modulate scale and massing.

**courtyard**  
substantial north-east facing internal courtyard at podium level, located above railway line provides building separation and amenity to occupants.

building	height in storeys
A	13
B	11
C	16
D	11



proposed development- 2 towers

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

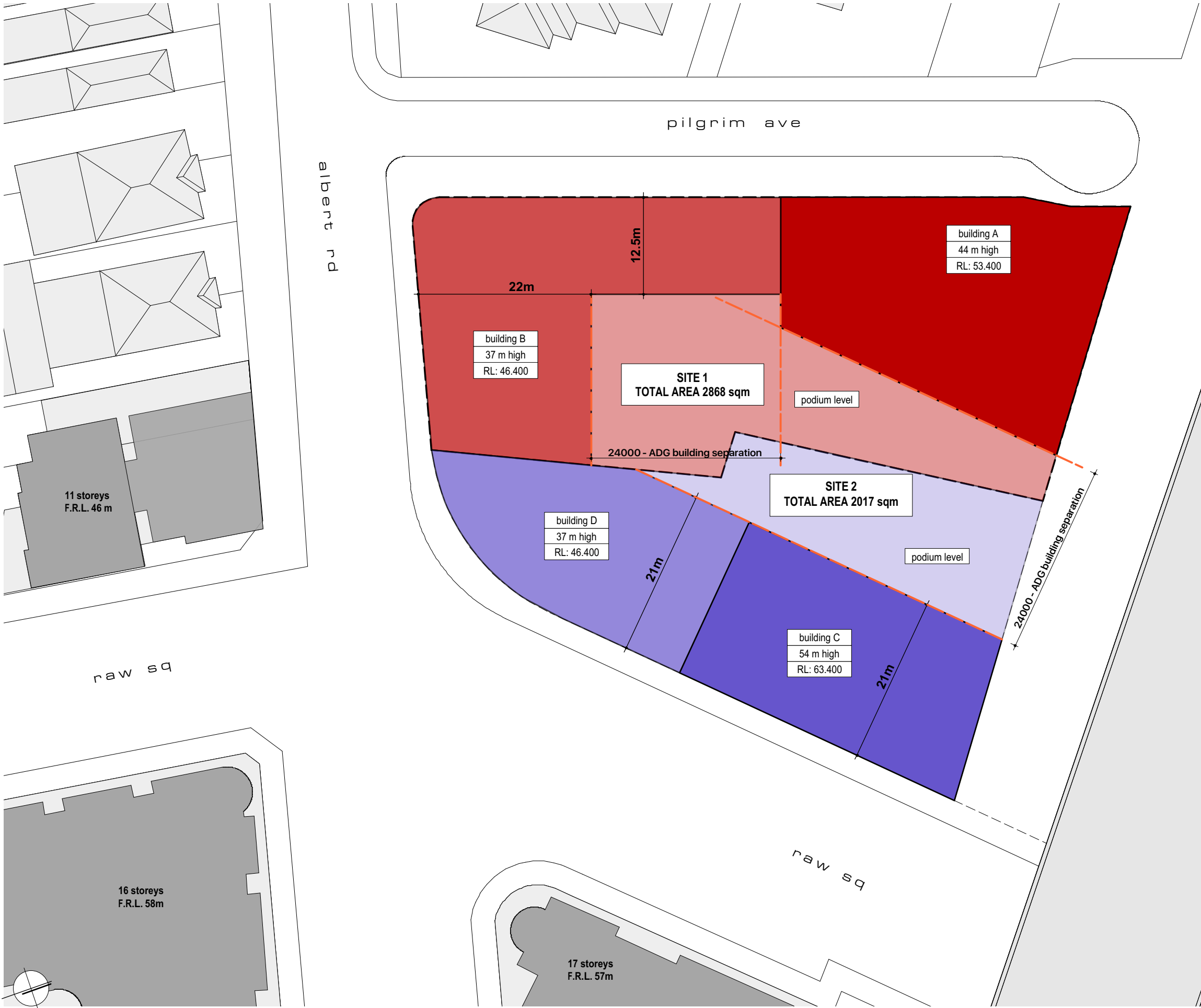
0 5 10 25m

1:500 @ A3

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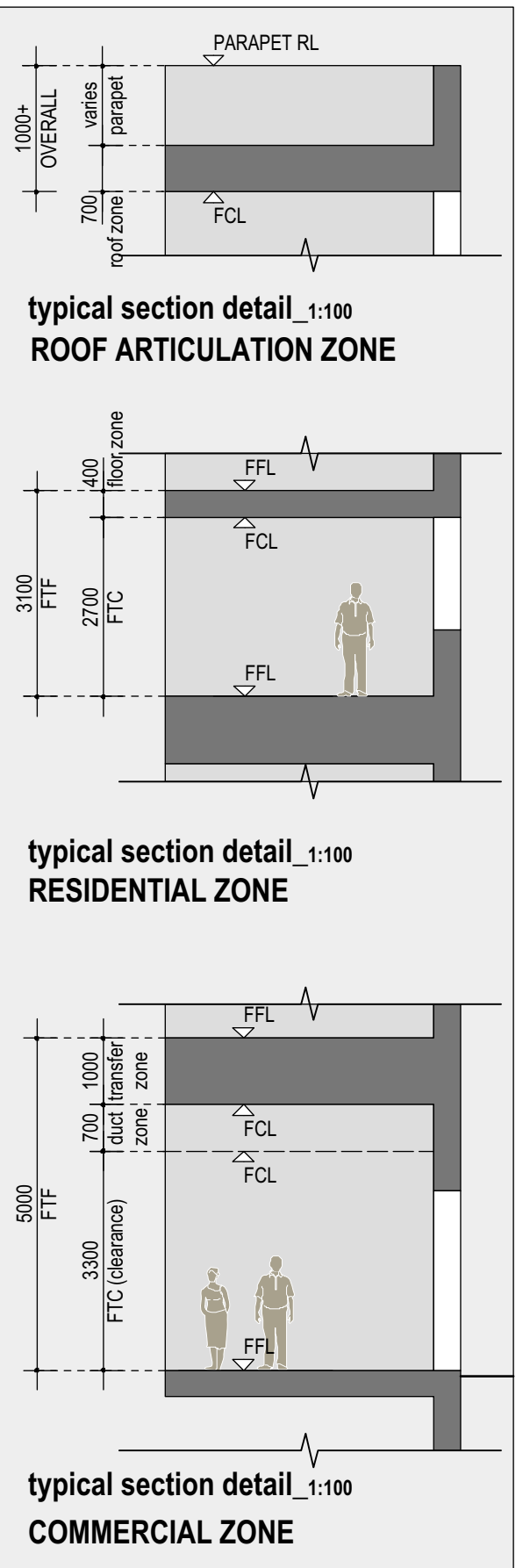
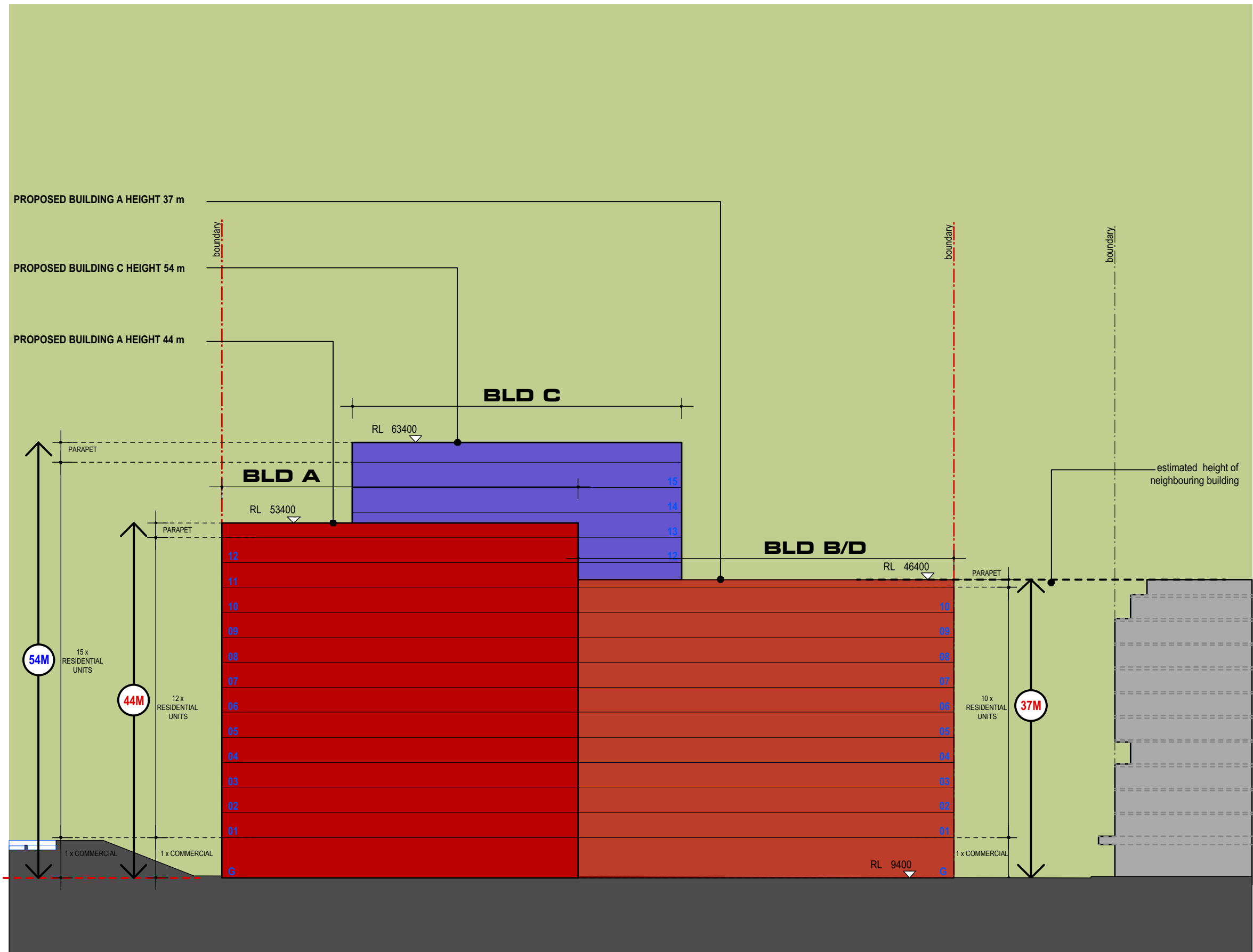


site 1: subject site FSR = 5:1		2868 sqm GFA = 14340 sqm	
building	height in storeys	GFA	UNITS
podium	1	888 sqm	commercial
A 555 sqm 7 units	12	13452 sqm	85
B 770 sqm 9 units	10		83
subject site total		14340 sqm	167
proposed residential FSR		13452 / 2868    =    4.70 : 1	
proposed commercial FSR		888 / 2868    =    0.30 : 1	
total proposed FSR		14340 / 2868    =    5.00 : 1	
unit mix		51 x 1B (30%)   99 x 2B (59%)   18 x 2B+S (11%)	
site 2: adjoining site FSR = 5:1		2017 sqm GFA = 10085 sqm	
building	height in storeys	GFA	UNITS
podium	1	471 sqm	commercial
C 430 sqm 5 units	15	9614sqm	75
D 340 sqm 4 units	10		38
subject site total		10085 sqm	113
proposed residential FSR		9570 / 2017    =    4.75 : 1	
proposed commercial FSR		471 / 2017    =    0.23 : 1	
total proposed FSR		10085 / 2017    =    5.00 : 1	
unit mix		113 x 2B	
Unit mix summary			
Site 01_subject site		168 (60%)	
Site 02		113 (40%)	
Total		280	

indicative development - plan

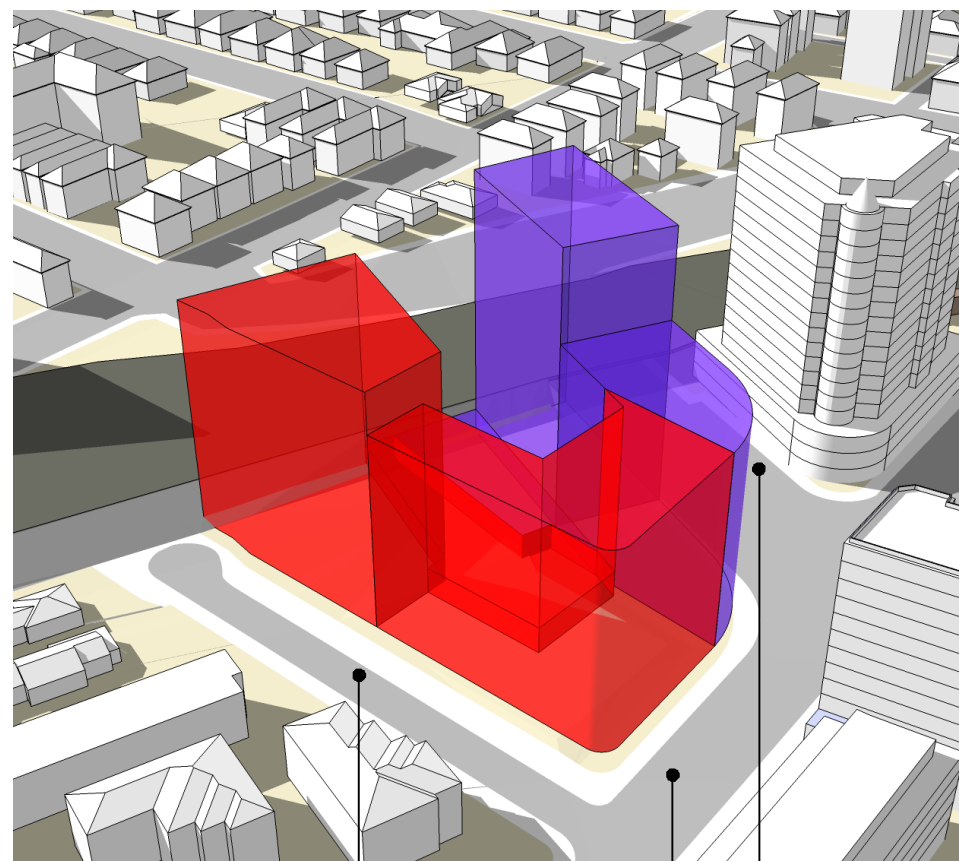






indicative development - pilgrim road elevation

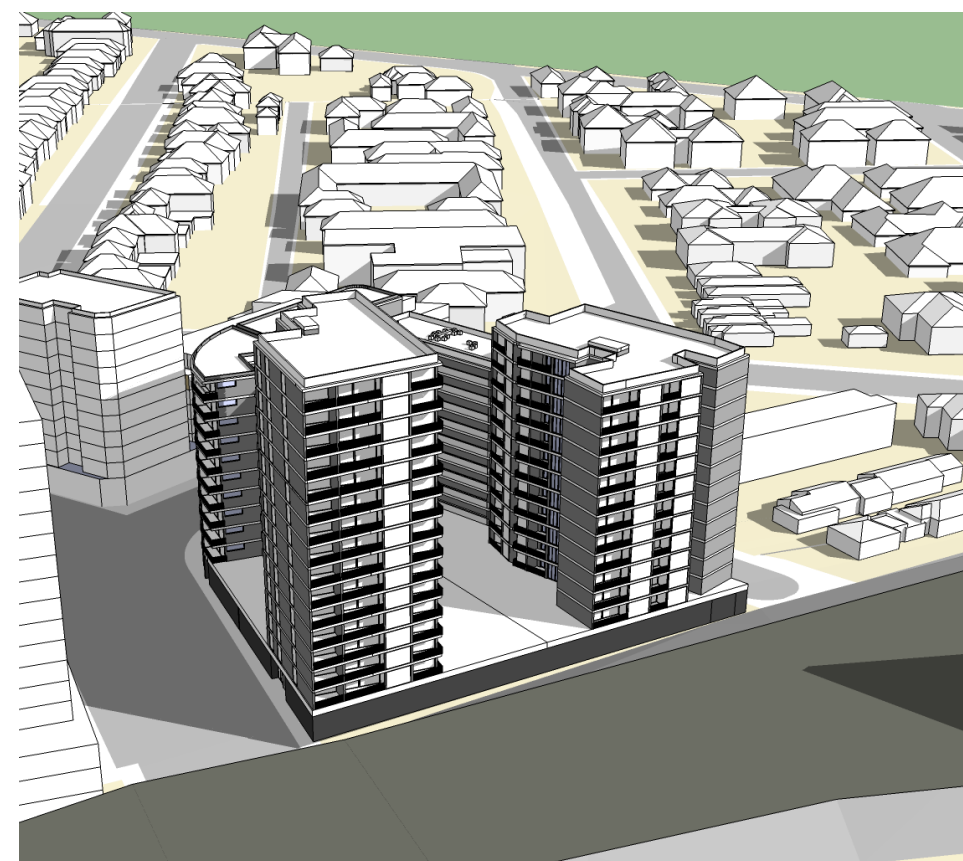
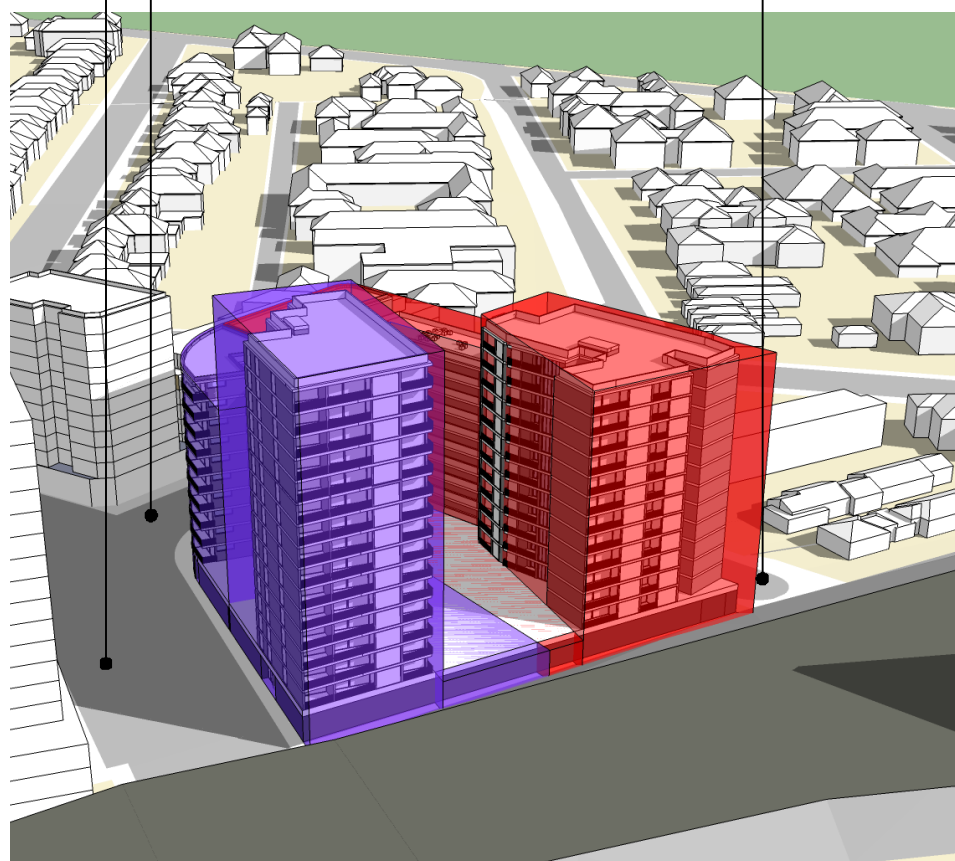
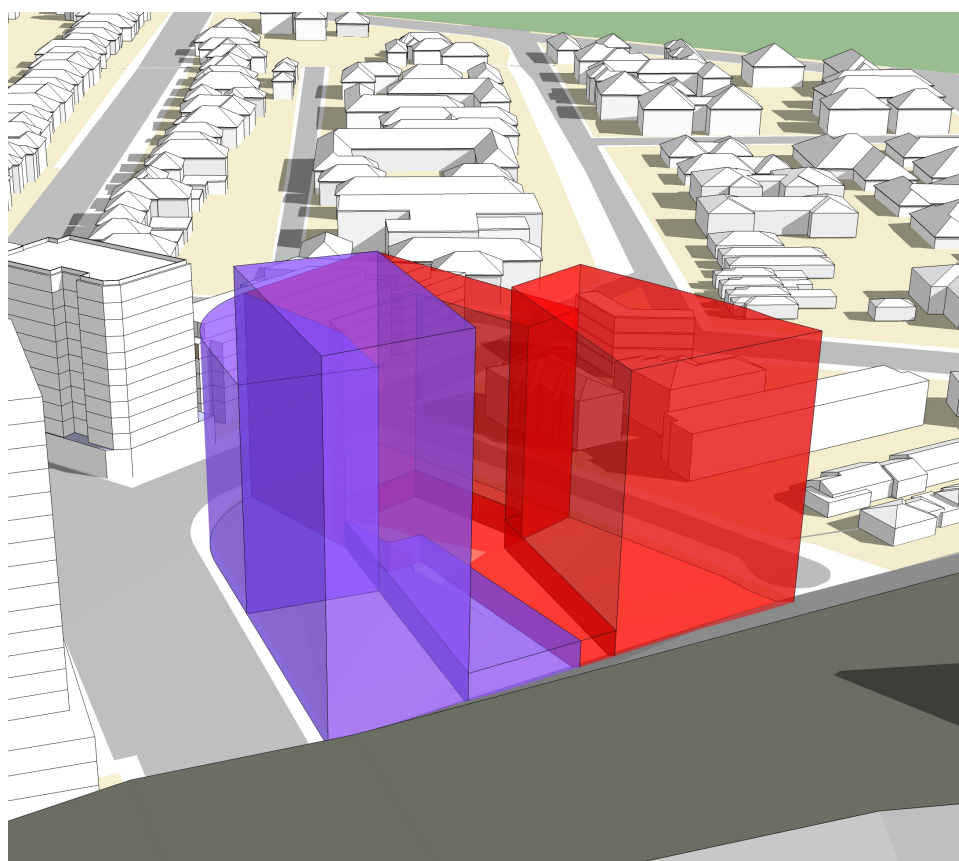




pilgrim ave      albert rd      raw sq



raw sq      albert rd      pilgrim ave



indicative development - 3d views

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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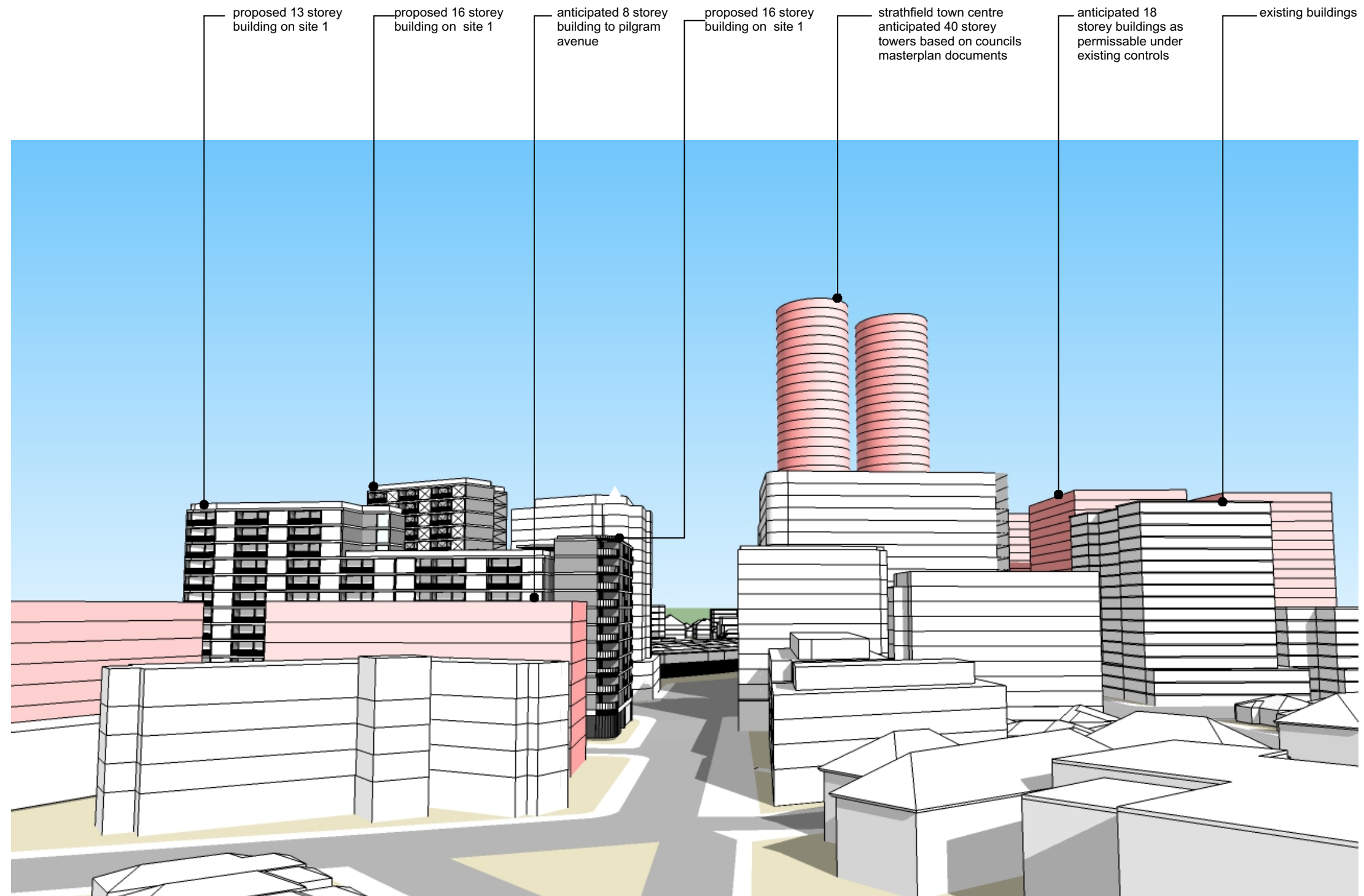
■ site 01 - buildings A and B  
■ site 02 - buildings C and D

for illustrative purpose only

B 6/12/17 Updated Planning Proposal

1361 - PP 48 B





view looking south east toards strathfield town centre

## proposed development - massing

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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**adjoining site**  
area bounded by elva st, albert rd  
& pilgrim ave - massing stepping  
down from town centre

**subject site**  
proposed development on subject  
site

**proposed development**  
elevations are intended to demonstrate the potential of  
the proposed development and are indicative only

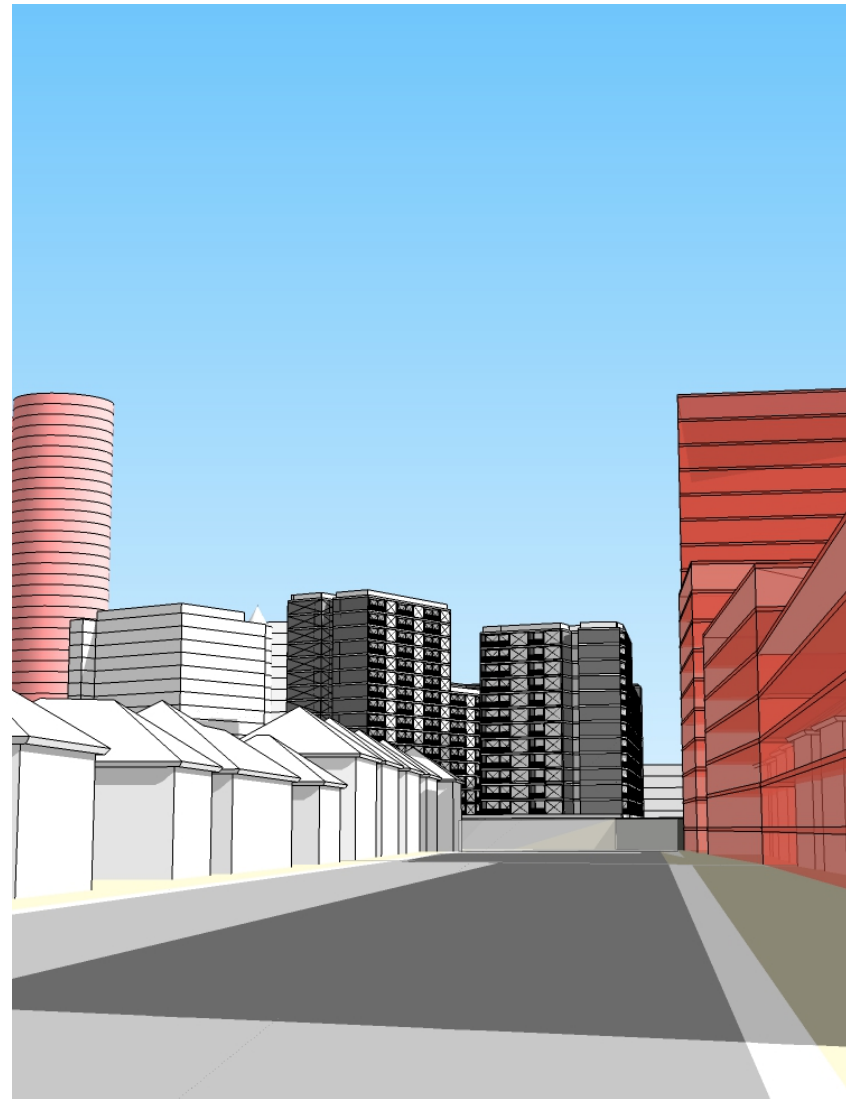
8 storey

5 storey

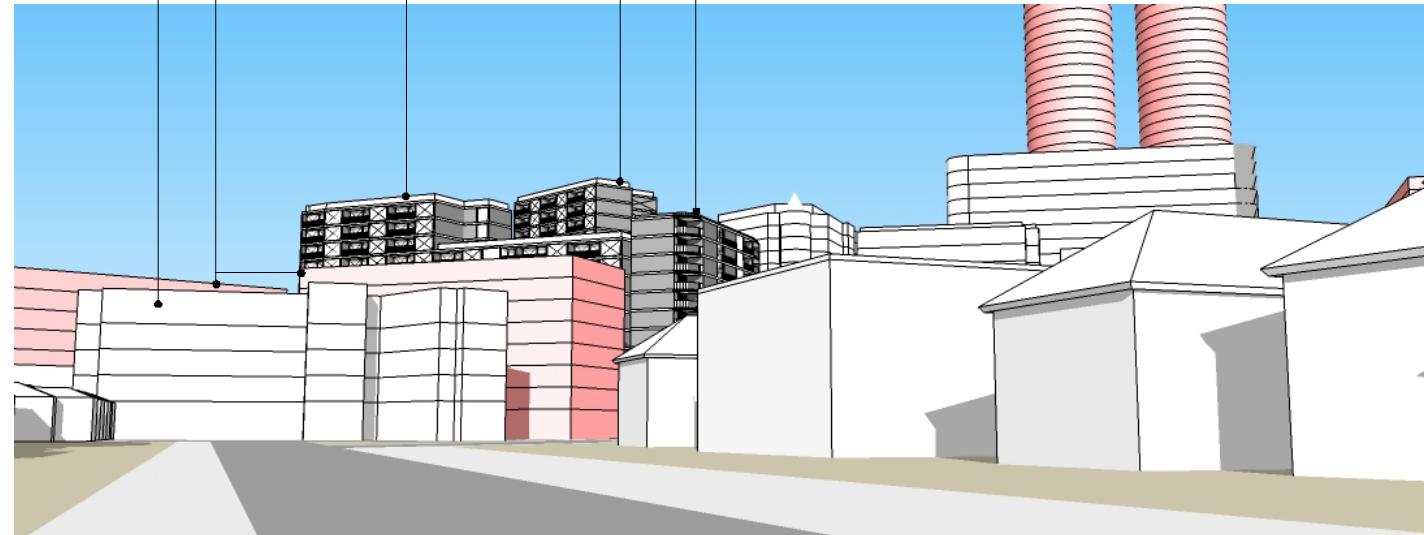
16 storey

13 storey

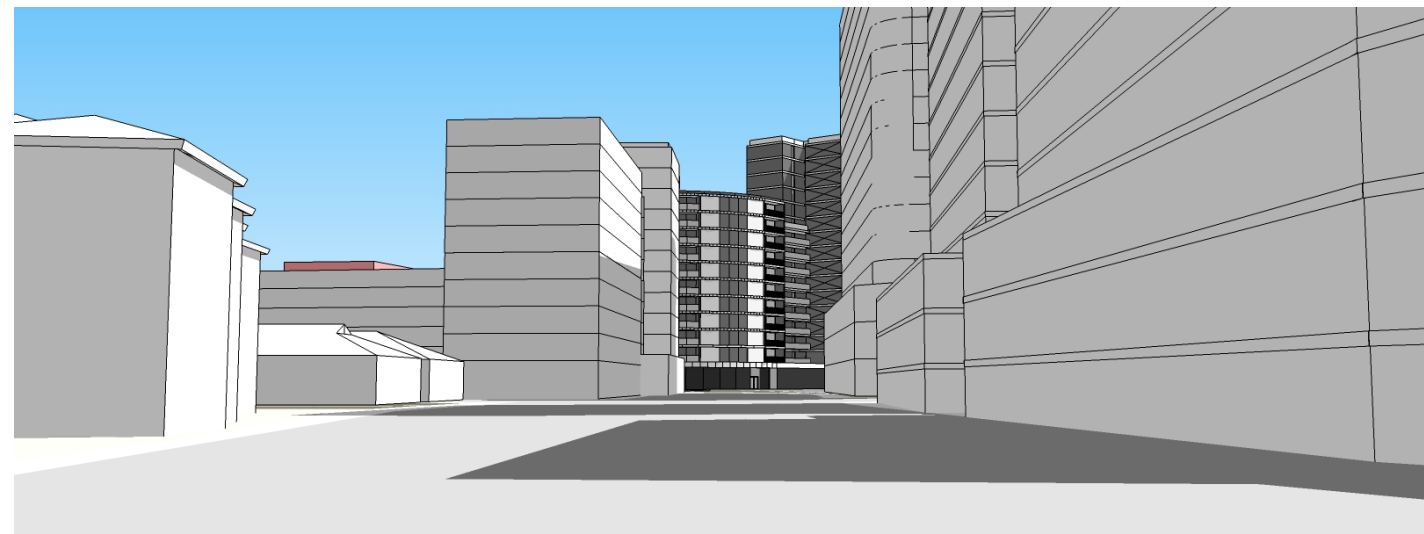
anticipated podium to tower buildings in town centre



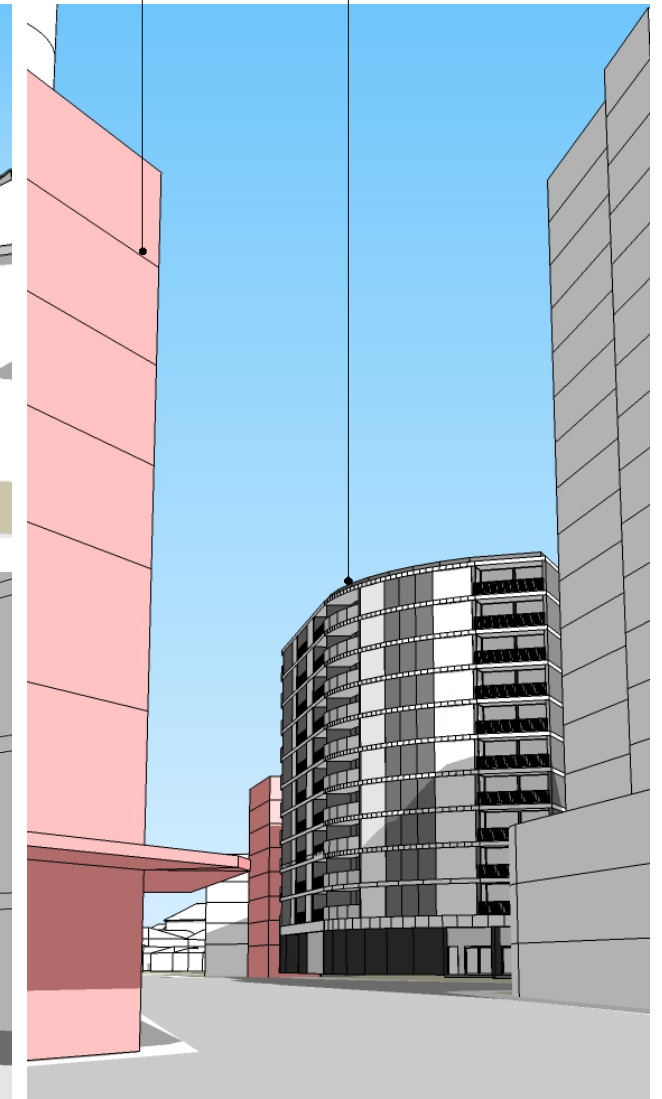
**A**



**B**

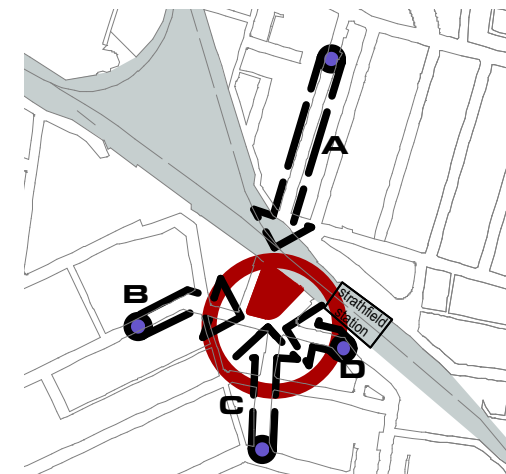


**C**



**D**

**viewpoint**  
All images taken at eye level (nom 1.5m) above ground level



**A** - view from leicester avenue looking south

**B** - view from albert road looking south east

**C** - view from raw square looking north

**D** - view from albert road looking north west

proposed development - massing

proposed mixed use development @

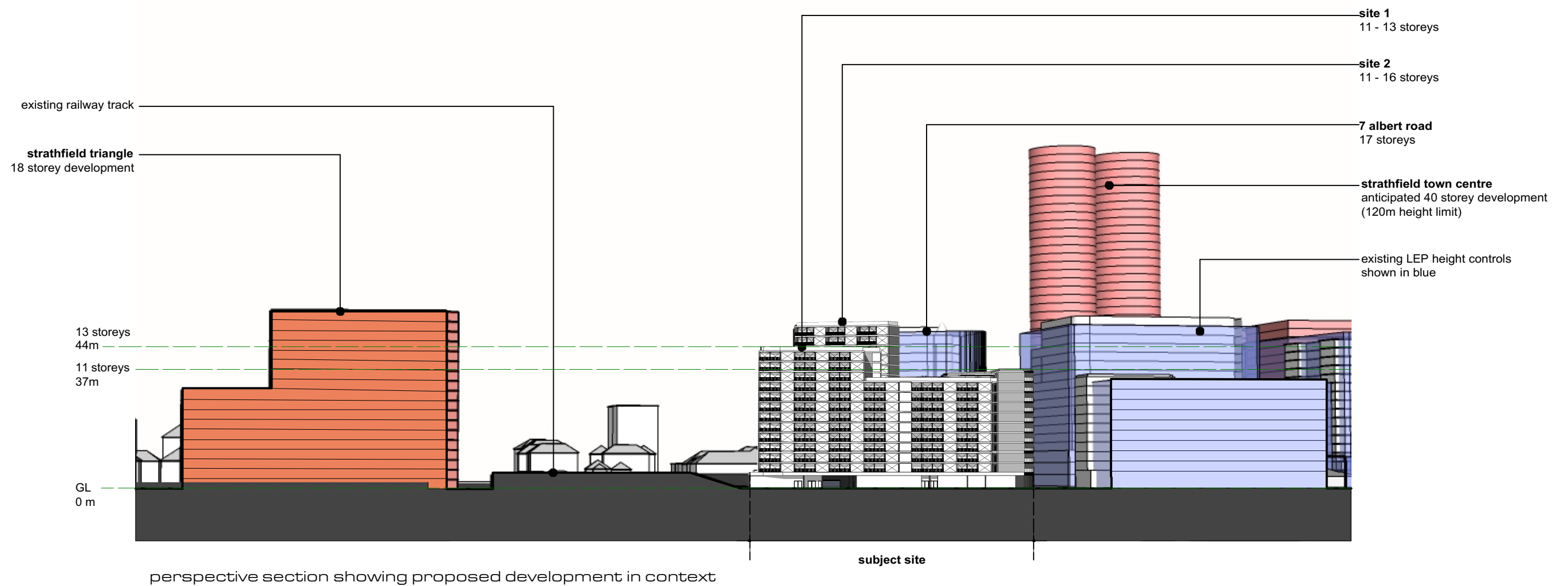
2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

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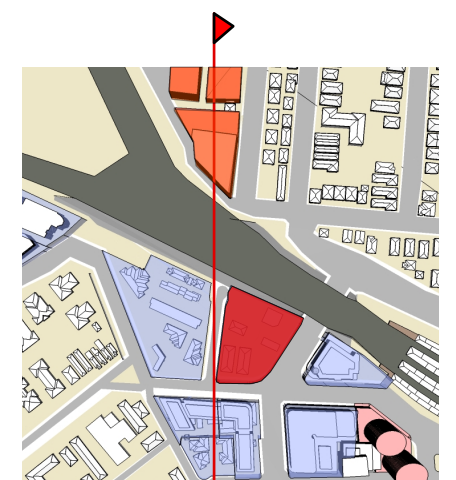


sectional perspective - proposed & anticipated developments in relation to LEP height limits

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



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**PROPOSAL**  
view analysis



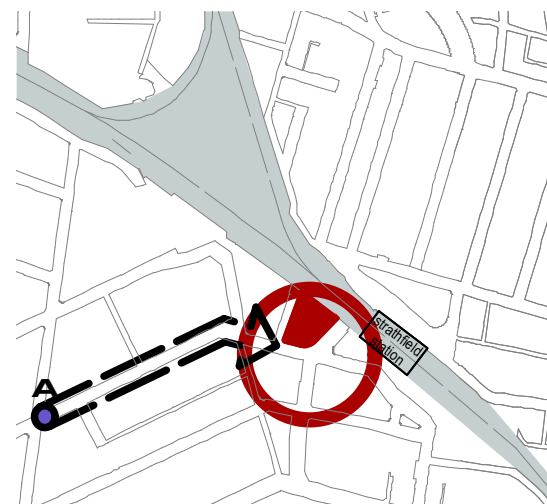
outline of proposed  
building shown  
dotted



**A1** - left footpath



**A2** - carriageway centre



albert road / homebush road  
intersection



**A3** - right footpath

view to site 01

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

1361 - PP 53 A



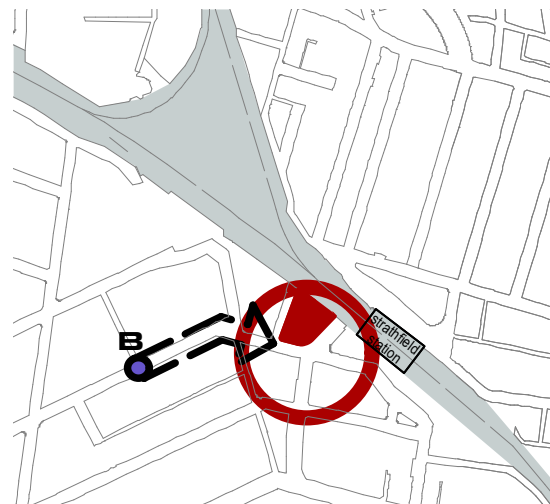
outline of proposed  
building shown  
dotted



**B1** - left footpath



**B2** - carriageway centre



albert road / duke street road  
intersection



**B3** - right footpath

view to site 02 - albert road / duke street junction

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

1361 - PP 54 A



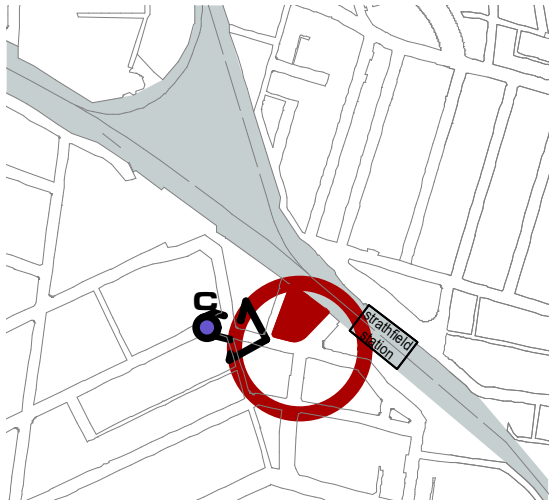
outline of proposed  
building shown  
dotted



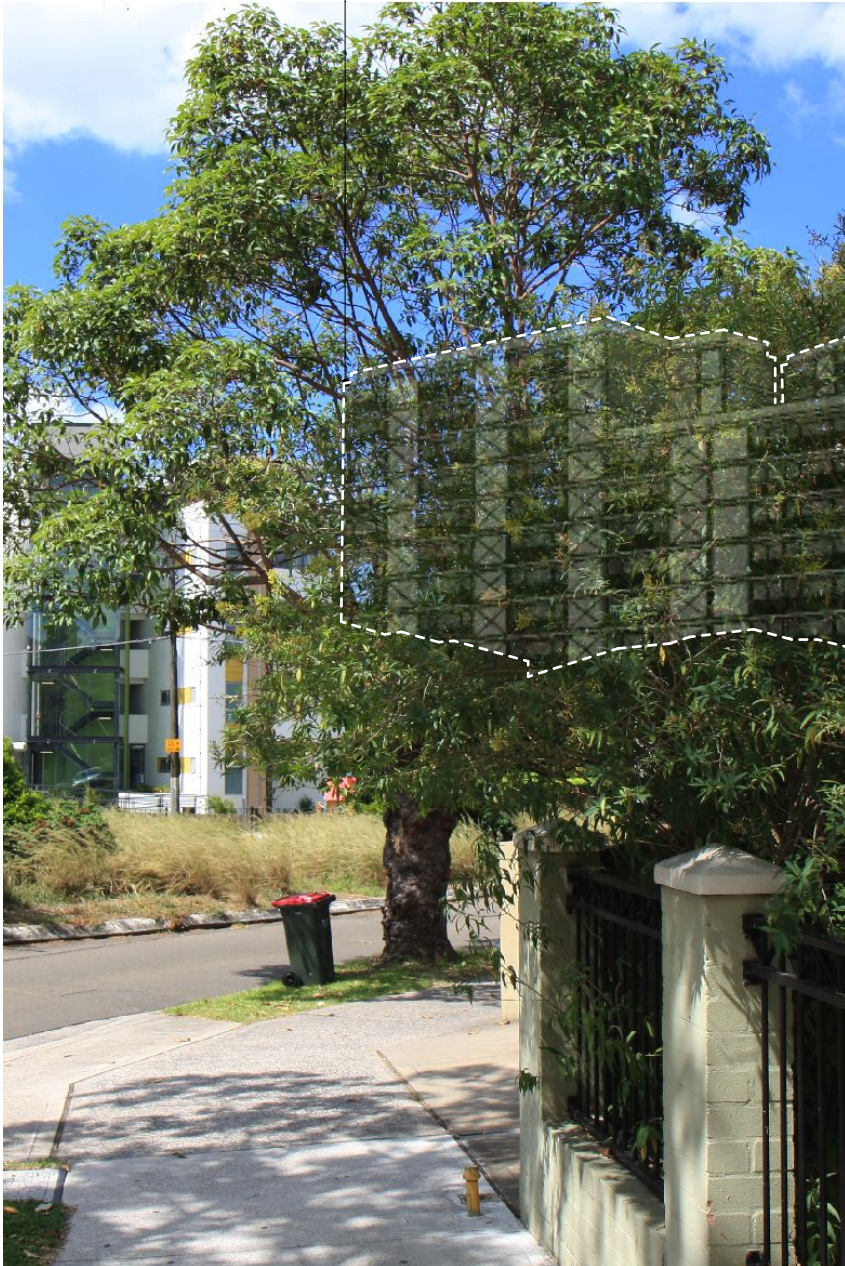
C1 - left footpath



C2 - carriageway centre



albert road / elva street  
intersection



C3 - right footpath

view to site 03 - albert road / elva street junction

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

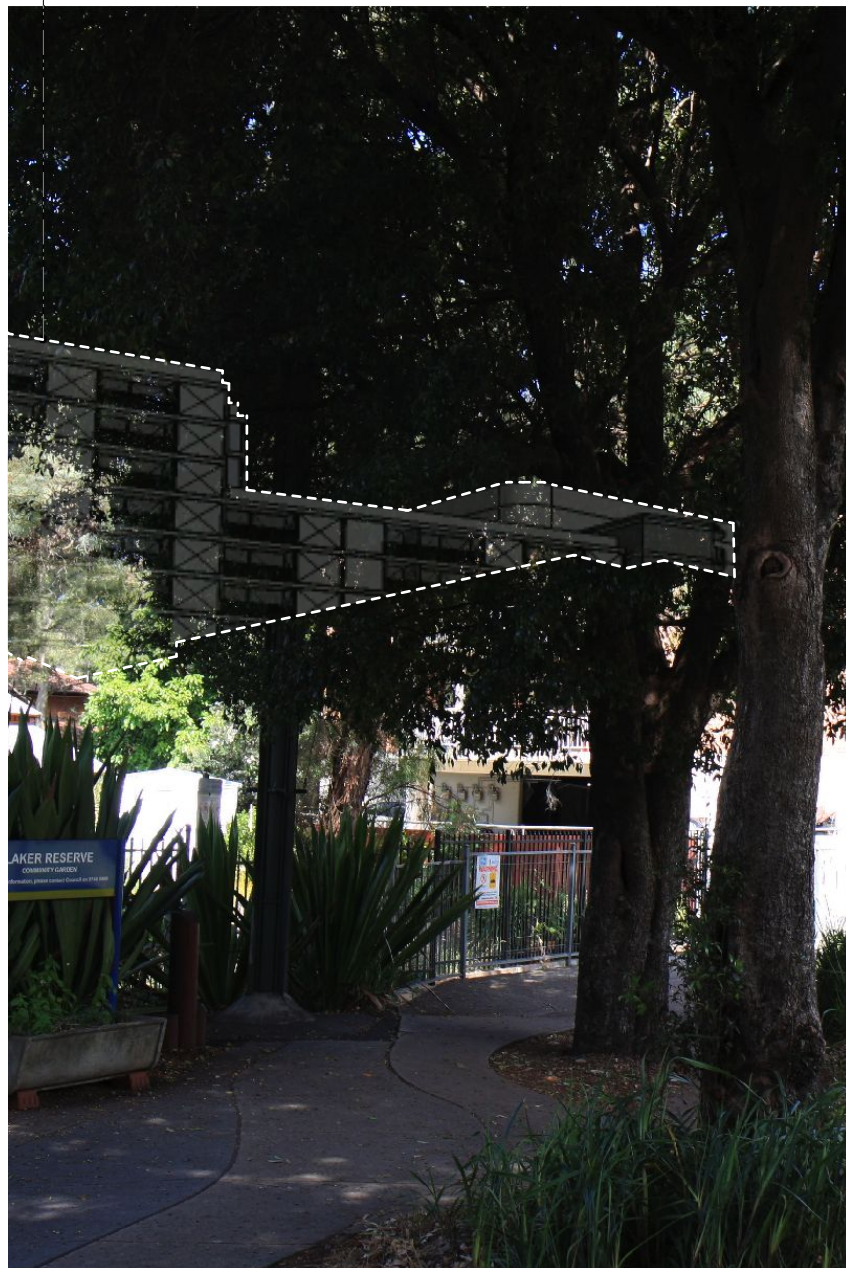
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

1361 - PP 55 A



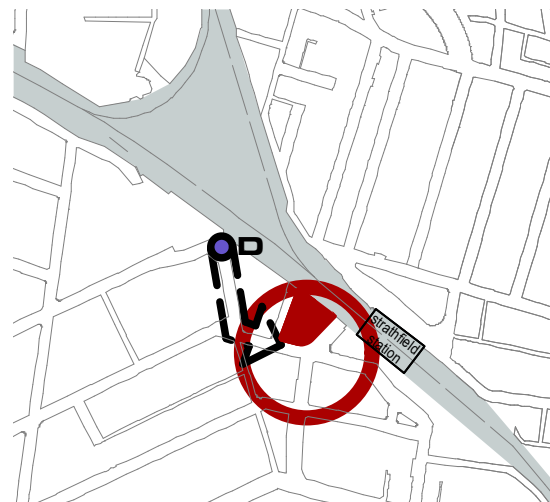
outline of proposed  
building shown  
dotted



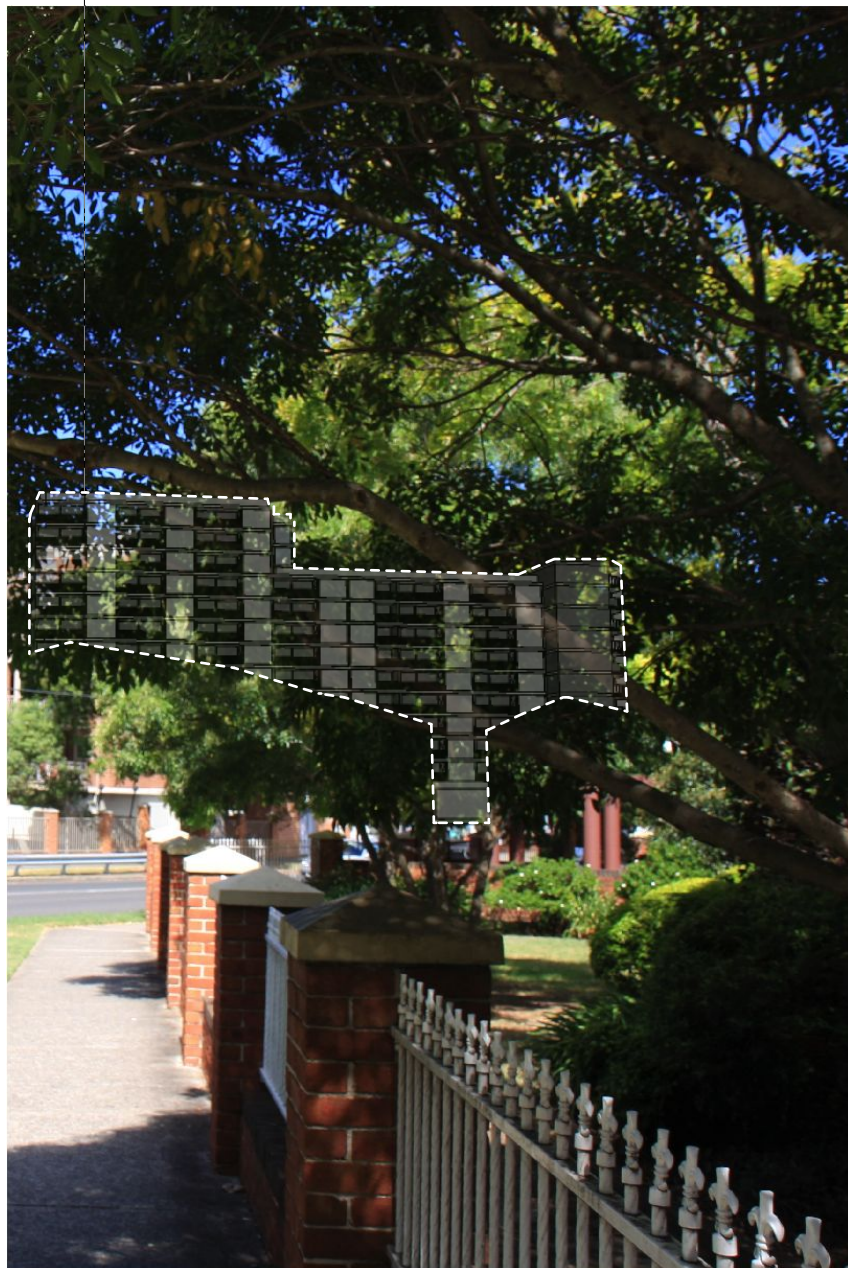
D1 - left footpath



D2 - carriageway centre



beresford road / elva street  
intersection



D3 - right footpath

view to site 04

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

1361 - PP 56 A



outline of proposed building shown dotted (white)



E1 - carriageway left



E2 - carriageway centre



F1 - carriageway centre



raw square / redmyre road intersection



raw square / churchil avenue intersection

view to site 05 - raw square / redmyre road junction

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

1361 - PP 57 A



outline of proposed  
building shown  
dotted



**G1** - left footpath



**G2** - carriageway centre



albert road bus interchange



**G3** - right footpath

view to site 06

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

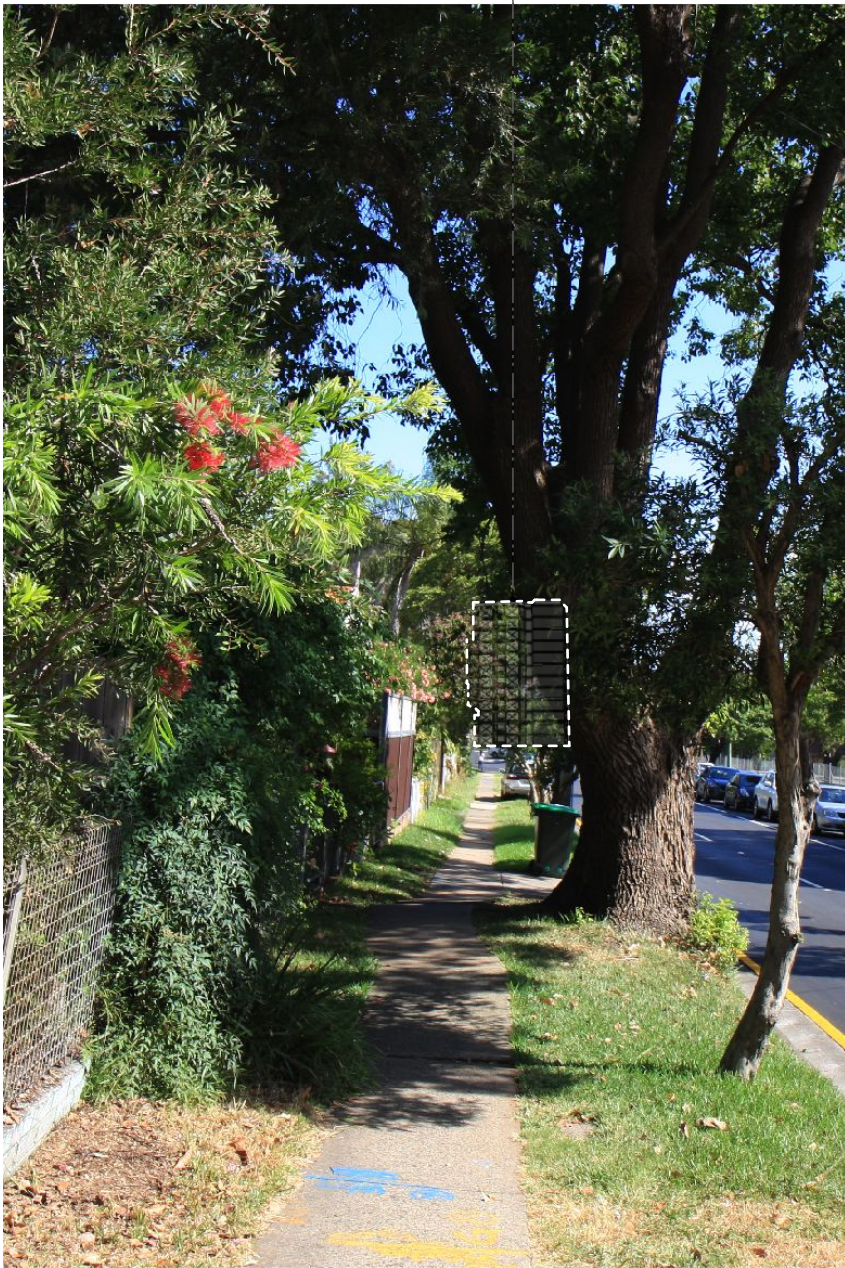
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

1361 - PP 58 A



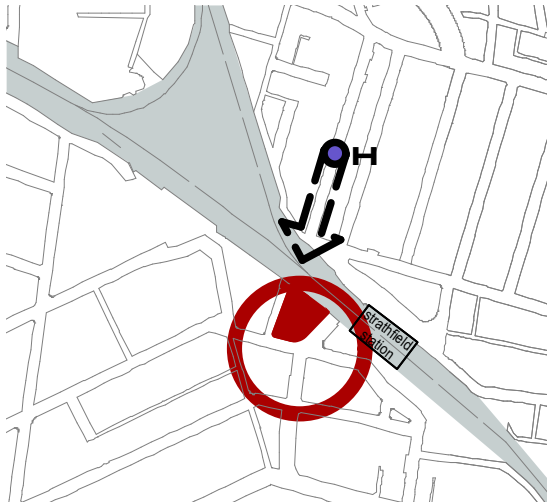
outline of proposed  
building shown  
dotted



H1 - left footpath



H2 - carriageway centre



leicester avenue - midpoint



H3 - right footpath

view to site 07

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

1361 - PP 59 A



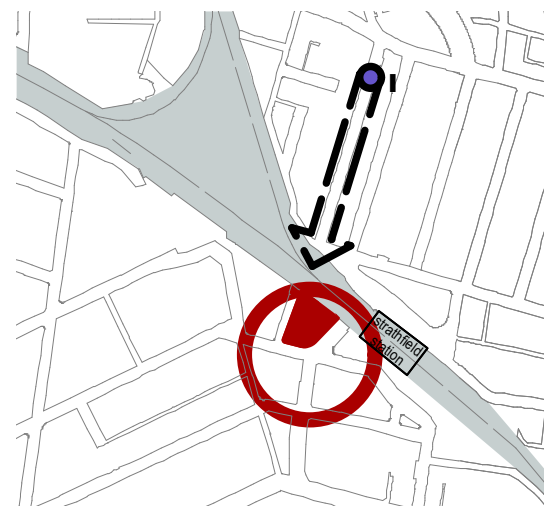
outline of proposed  
building shown  
dotted



11 - left footpath



12 - carriageway centre



leicester avenue - upper



13 - right footpath

view to site 08

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

1361 - PP 60 A



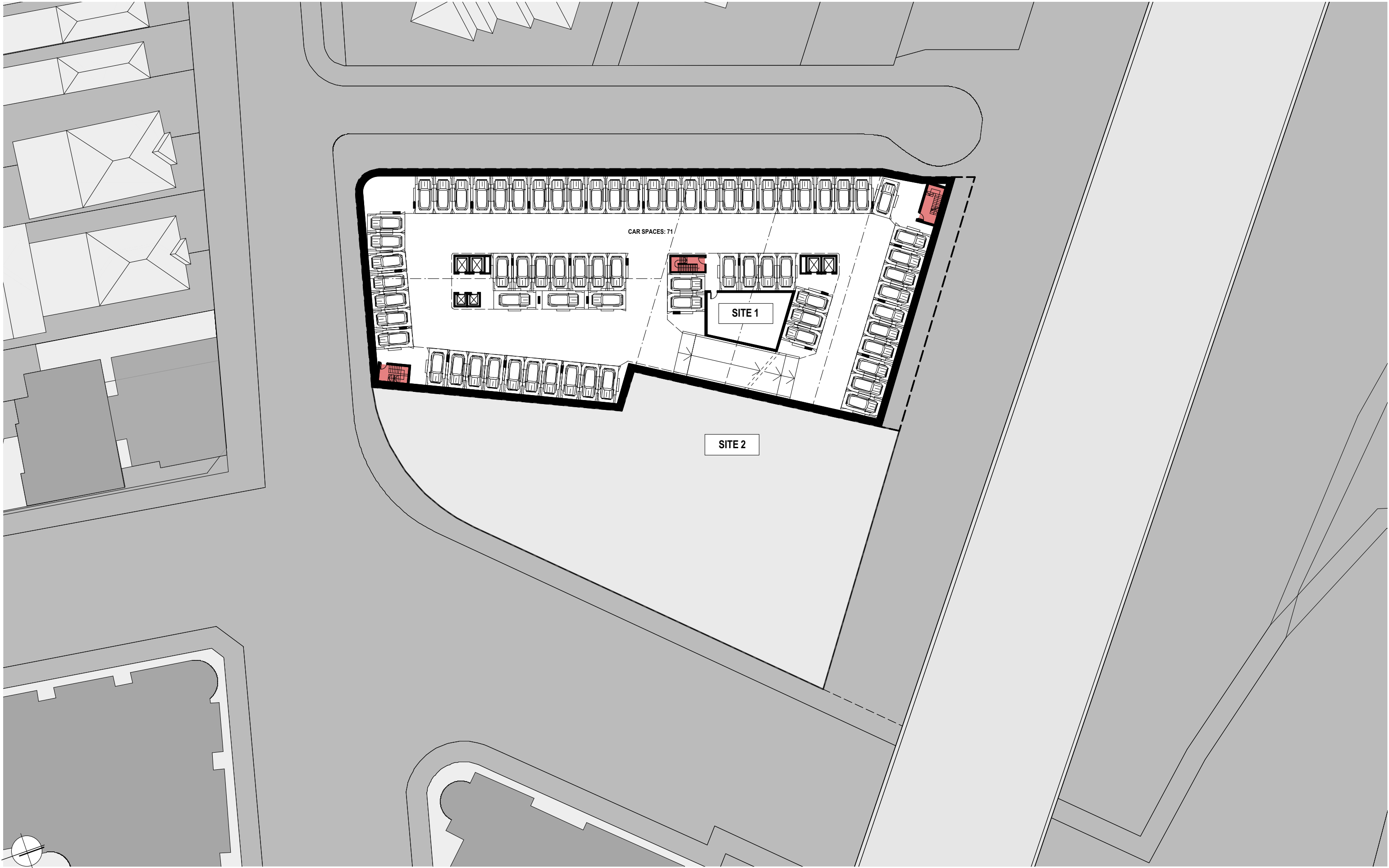
proposal

This section provides:

- indicative layouts of a possible development on the site compliant with this planning proposal
- detailed demonstration of the potential development of Site 1, including entry, egress, parking, communal open space and the like
- demonstration of how the indicative development would meet compliance with the Apartment Design Guide for solar access and cross ventilation
- demonstration of how a development on the site would achieve the recommended FSR of 5:1
- demonstration of how a development on the site would result in acceptable shadow impacts on adjoining properties

PROPOSAL  
plans, shadow analysis & solar analysis





indicative development - typical basement [site 1]

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

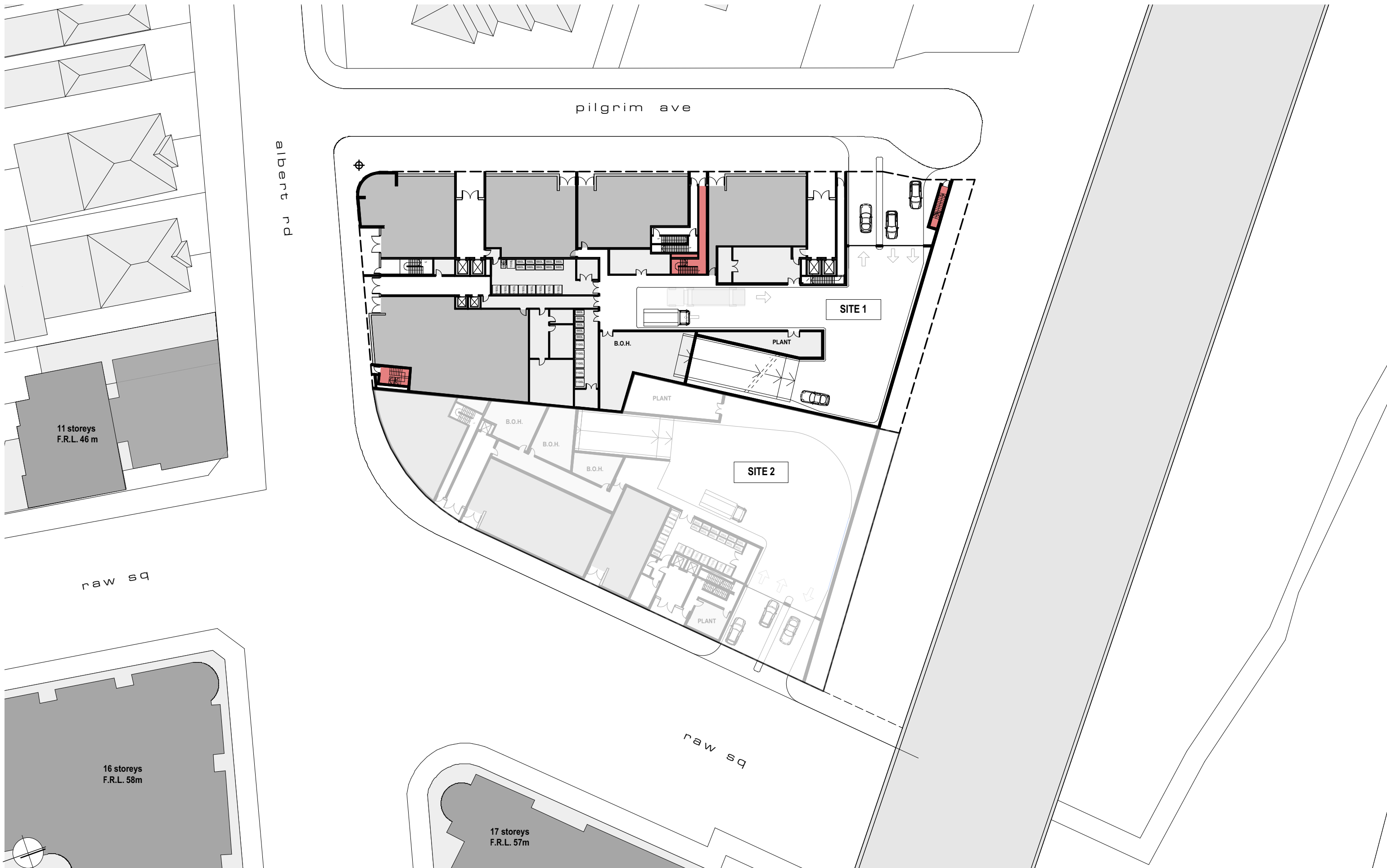
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

0 5 10 25m  
1:500 @ A3

1361 - PP 62 A





indicative development - level 00 - ground

all building height referenced to this point.

proposed mixed use development @

A 21/4/17 Updated Planning Proposal

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

0 5 10 25m  
1:500 @ A3

1361 - PP 63 A

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





indicative development - level 01 - podium

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

0 5 10 25m  
1:500 @ A3

1361 - PP 64 A





indicative development - level 09

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

0 5 10 25m  
1:500 @ A3

1361 -PP 65.1 A





indicative development - levels 02 - 08

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

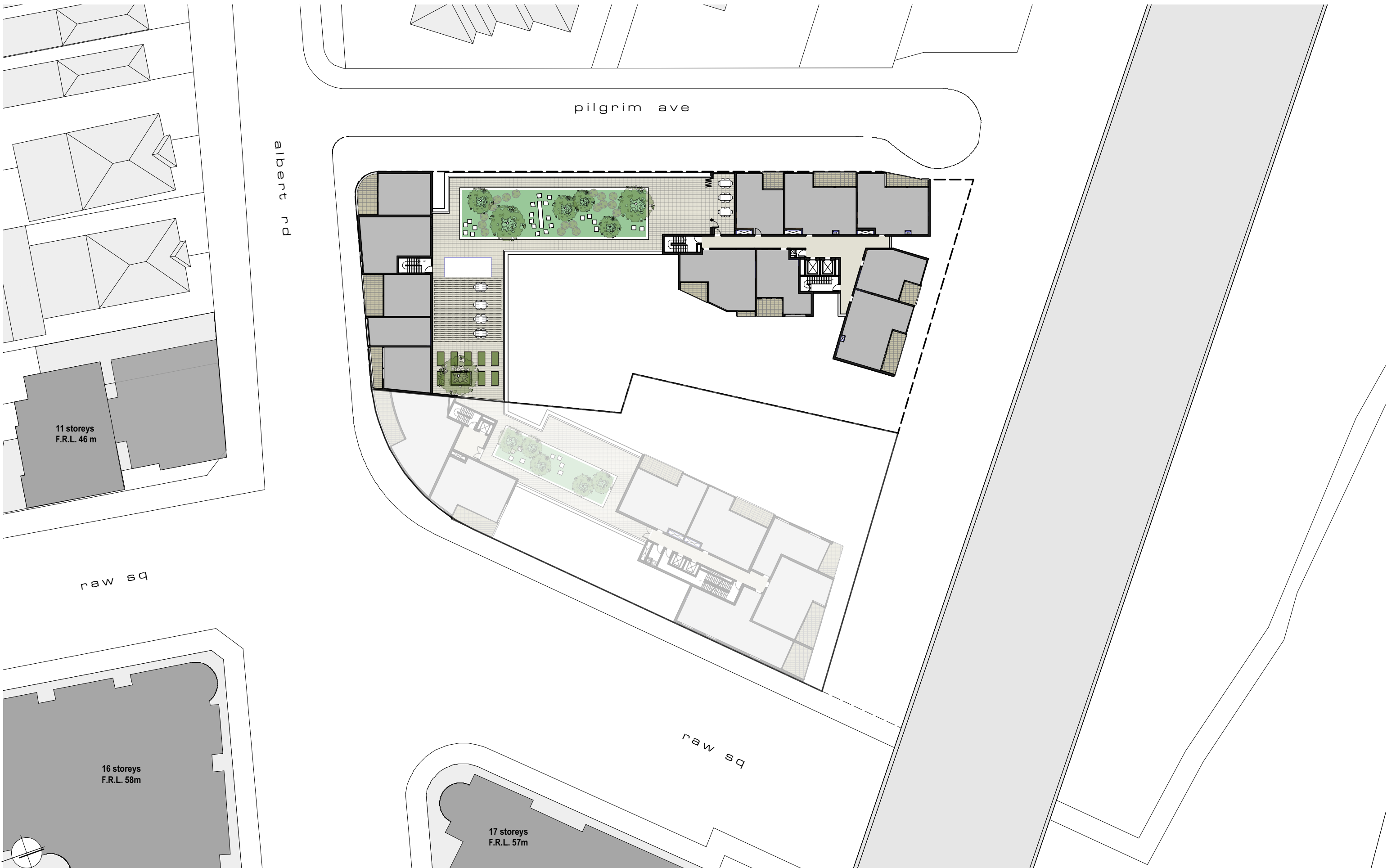
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal

0 5 10 25m  
1:500 @ A3

1361 - PP 65 A





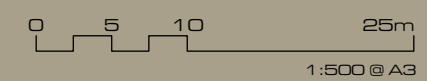
indicative development - level 10

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

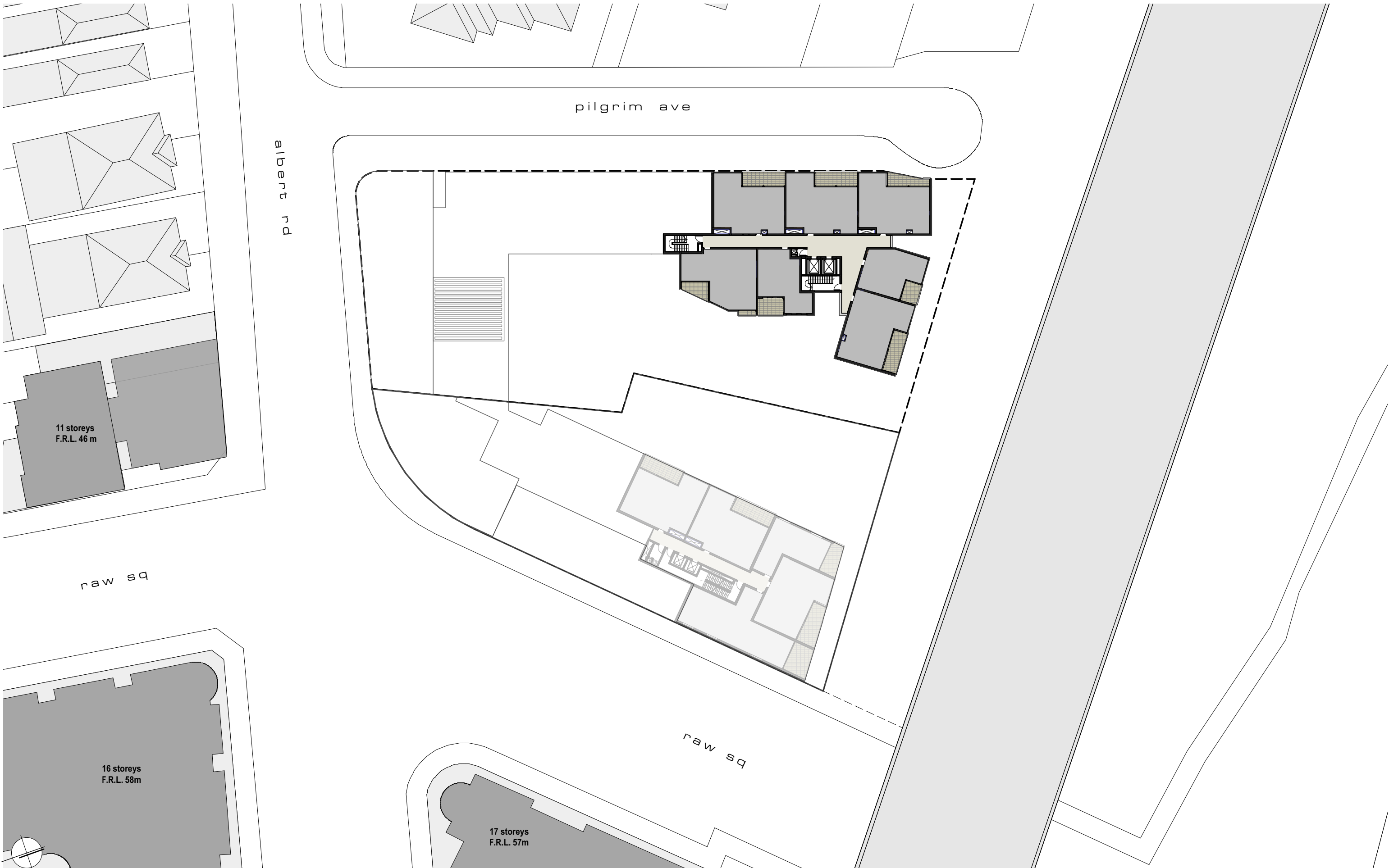
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

A 21/4/17 Updated Planning Proposal



1361 - PP 66 A





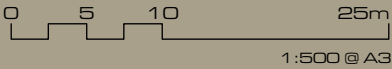
indicative development - level 11-12

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

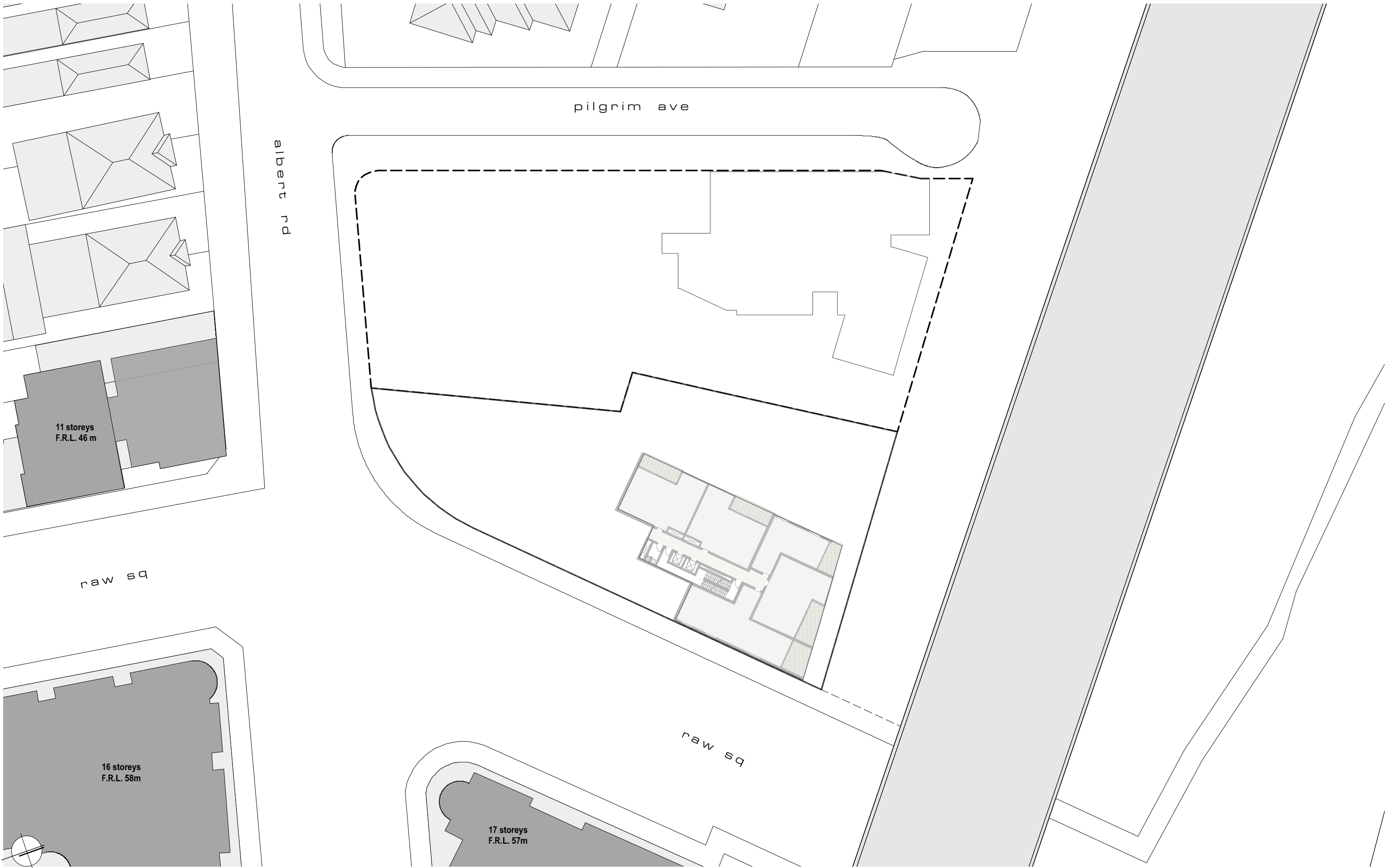
A 21/4/17 Updated Planning Proposal



1:500 @ A3

1361 - PP 67 A





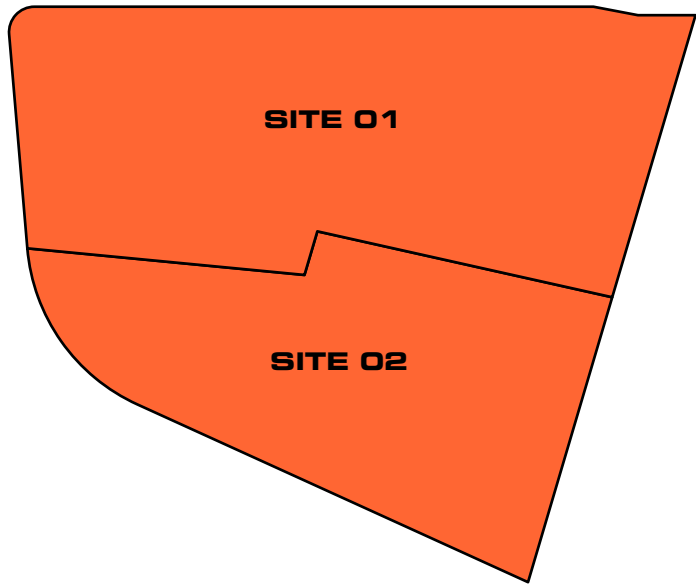
indicative development - level 13-16

proposed mixed use development @

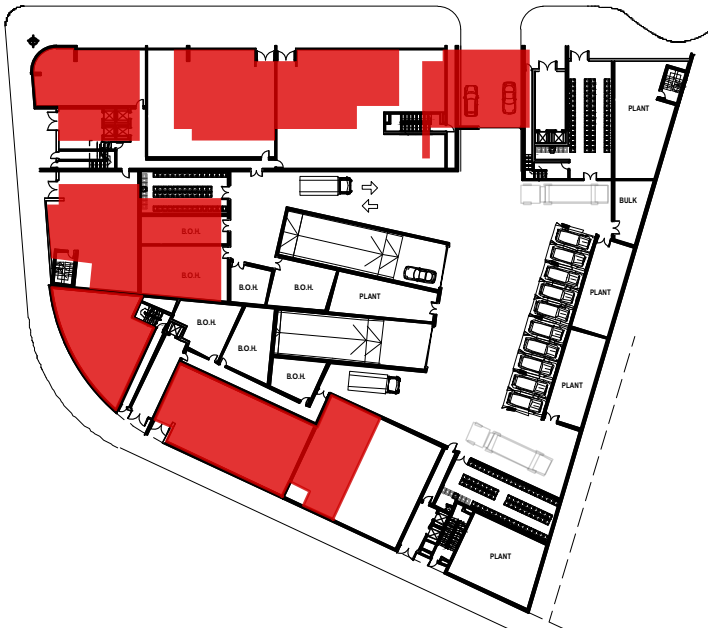
2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





SITE AREA



FSR - LEVEL 00 - GROUND



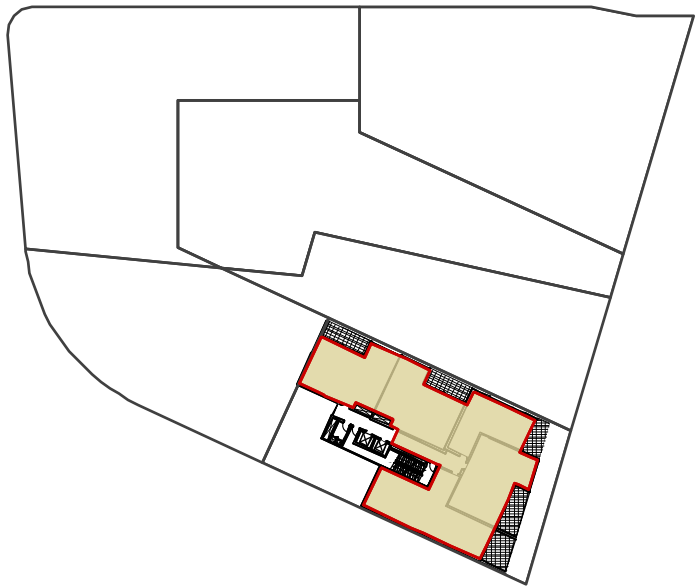
FSR - LEVEL 01-9



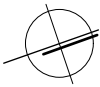
FSR - LEVEL 10



FSR - LEVEL 11-12



FSR - LEVEL 13-15



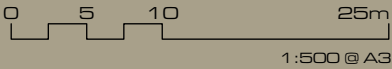
indicative development - GFA summary

proposed mixed use development @

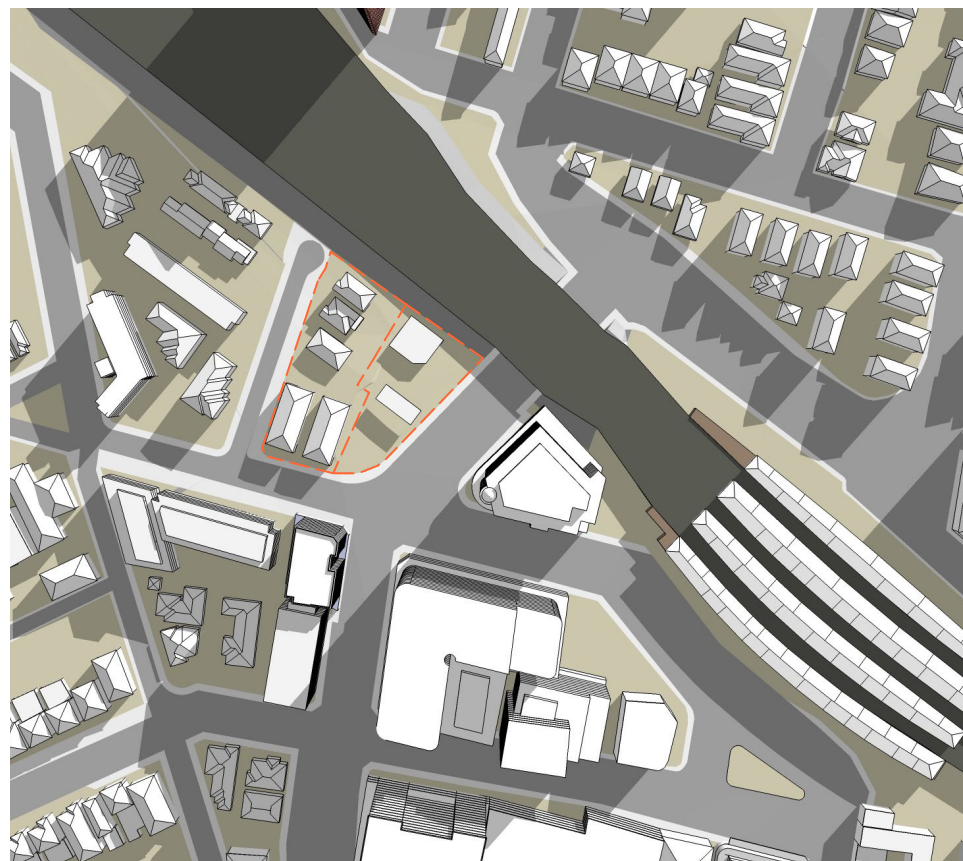
2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

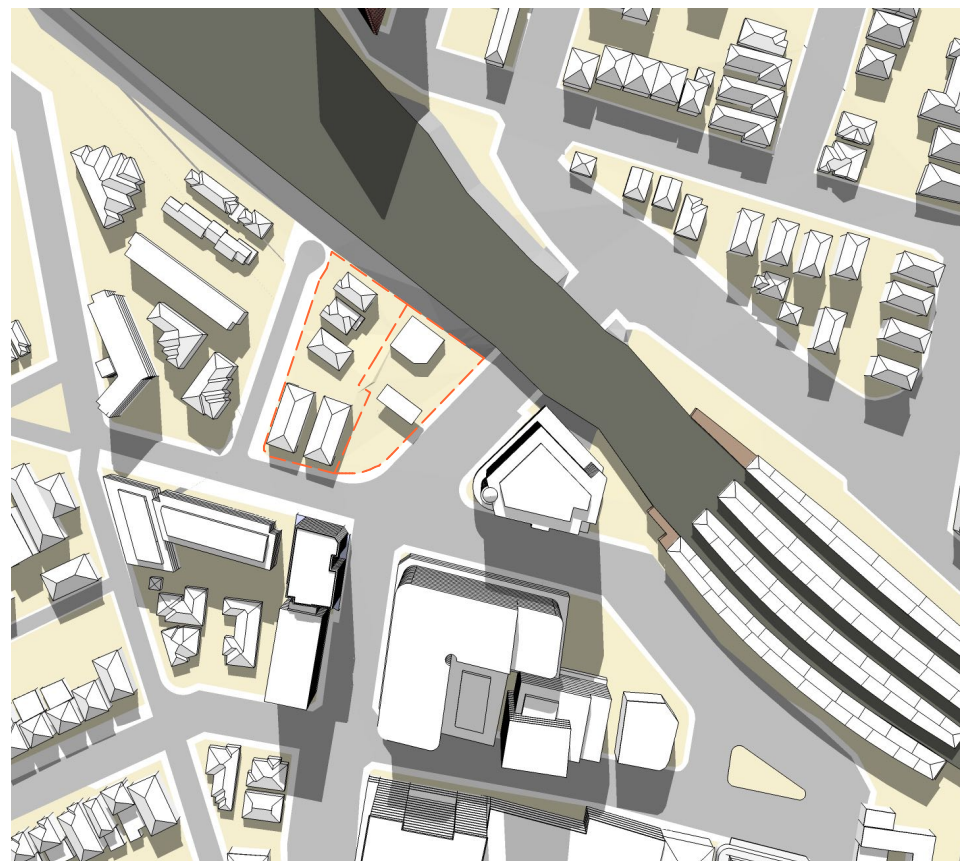
		Allowable		Proposed		Complies
SITE 01						
Site Area	28286sq m					
Gross Floor Area TOTAL		14336 sq m	FSR = 5.0	14256 sq m	FSR = 4.95.00	YES
Gross Floor Area RESIDENTIAL				13368 sq m		
Gross Floor Area COMMERCIAL				888 sq m		
SITE 02						
Site Area	2017 sq m					
Gross Floor Area TOTAL		10086 sq m	FSR = 5.0	9821 sq m	FSR = 4.85.00	YES
Gross Floor Area RESIDENTIAL				9398 sq m		
Gross Floor Area COMMERCIAL				423 sq m		
TOTAL						
Site Area	48488sq m		FSR = 5.0			
Gross Floor Area TOTAL		24421 sq m	FSR = 5.0	24077 sq m	FSR = 4.95.00	YES
Gross Floor Area RESIDENTIAL				22766 sq m		
Gross Floor Area COMMERCIAL				1311 sq m		



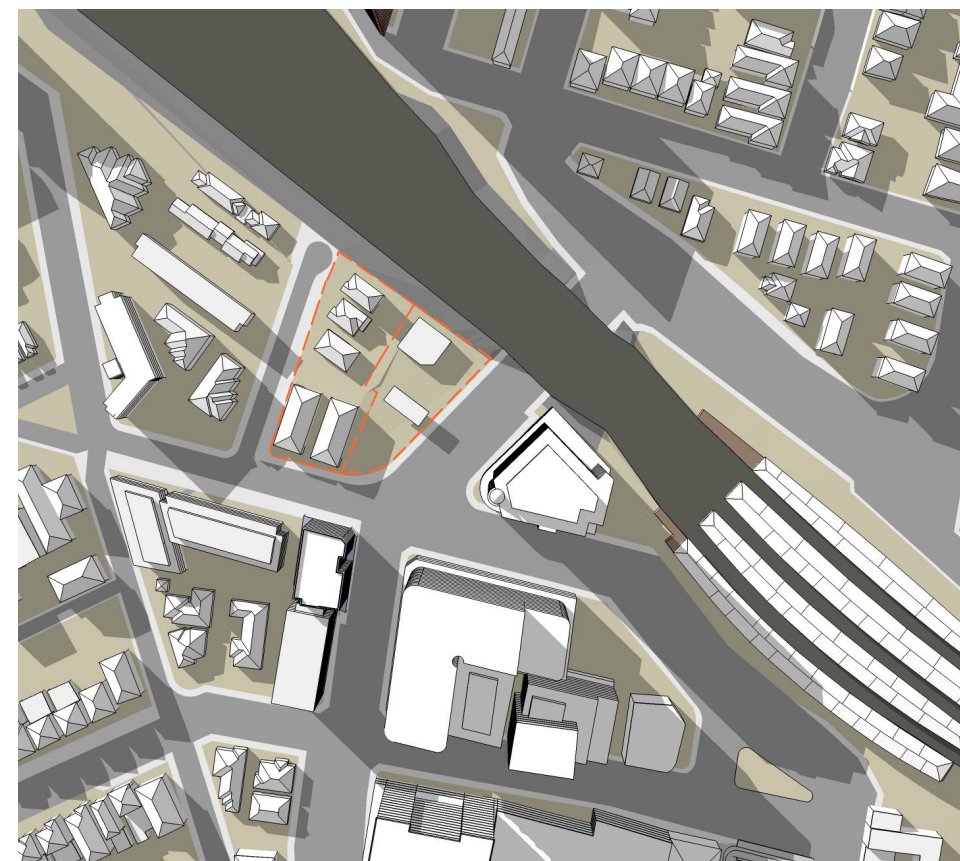




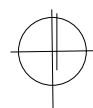
9am



12pm



3pm



shadow analysis - existing

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

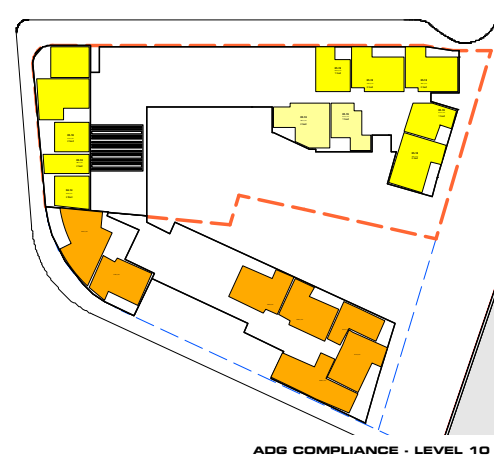
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

**NOTE:** Existing neighbouring buildings do not have overshadowing impacts on subject site

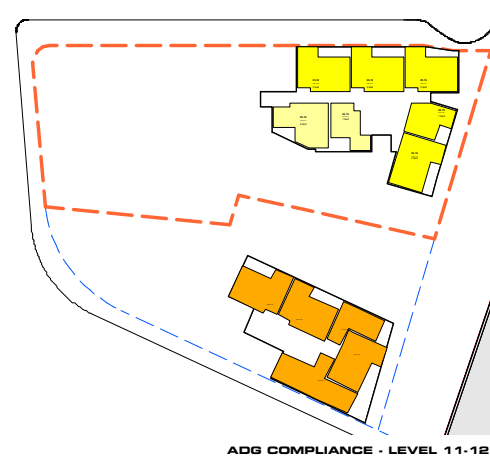
A 21/4/17 Updated Planning Proposal

1361 -PP 70.1 A

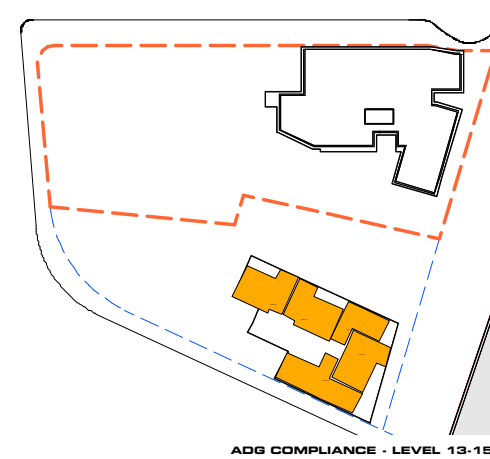




ADG COMPLIANCE - LEVEL 10



ADG COMPLIANCE - LEVEL 11-12



ADG COMPLIANCE - LEVEL 13-15



ADG COMPLIANCE - LEVEL 06-07



ADG COMPLIANCE - LEVEL 08



ADG COMPLIANCE - LEVEL 09



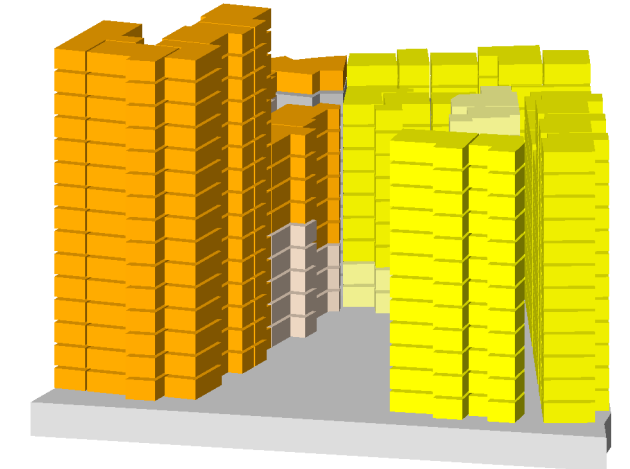
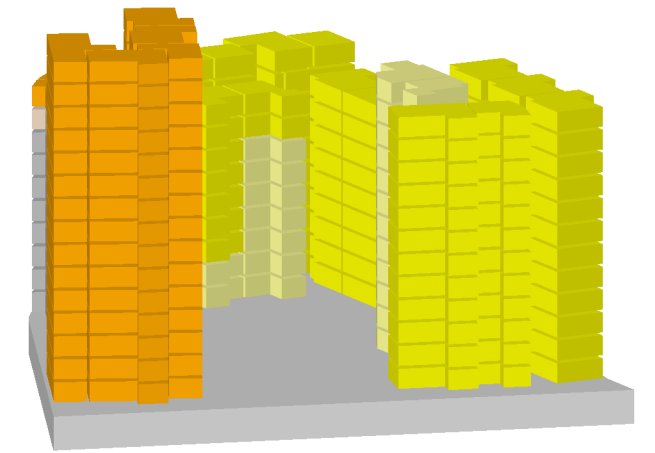
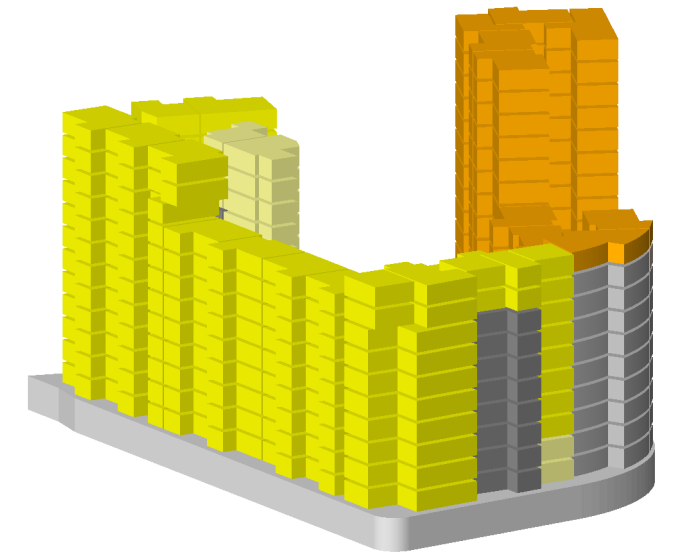
ADG COMPLIANCE - LEVEL 01-02



ADG COMPLIANCE - LEVEL 03



ADG COMPLIANCE - LEVEL 04-05



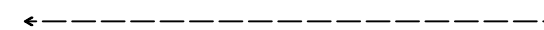
### SITE 1 - Solar access

- 124 units out of 167 can achieve at least 2 hours of direct sun light [74.2%]
- 26 units out of 167 can achieve at least 15 minutes of direct sun light [15.6%]
- 17 units out of 167 may not receive direct sun light [10.2%]

### SITE 1 - Cross ventilation

[only first nine storeys]

80 units out of 128 can achieve cross ventilation [62.5%]



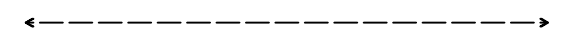
### SITE 2 - Solar access

- 87 units out of 113 can achieve at least 2 hours of direct sun light [77%]
- 9 units out of 113 can achieve at least 15 minutes of direct sun light [8%]
- 17 units out of 113 may not receive direct sun light [15%]

### SITE 2 - Cross ventilation

[only first nine storeys]

48 units out of 72 can achieve cross ventilation [66.6%]



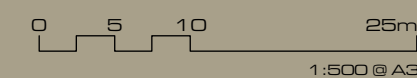
indicative development - ADG compliance

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

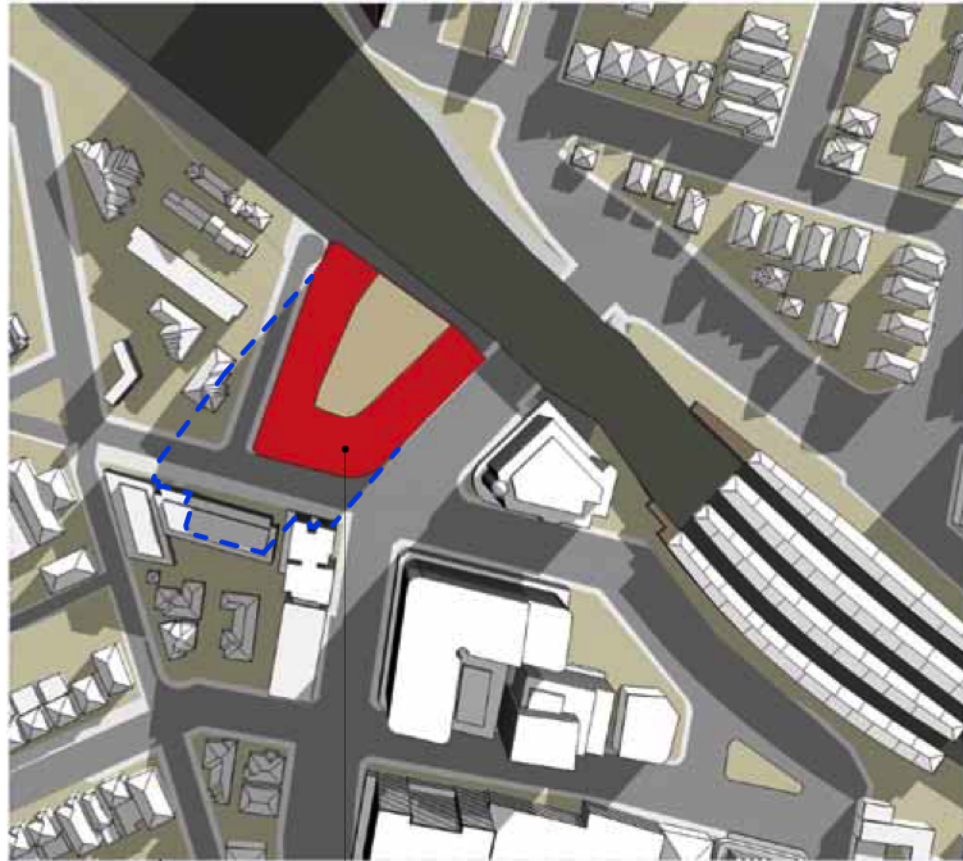
A 21/4/17 Updated Planning Proposal



1361 - PP 70 A

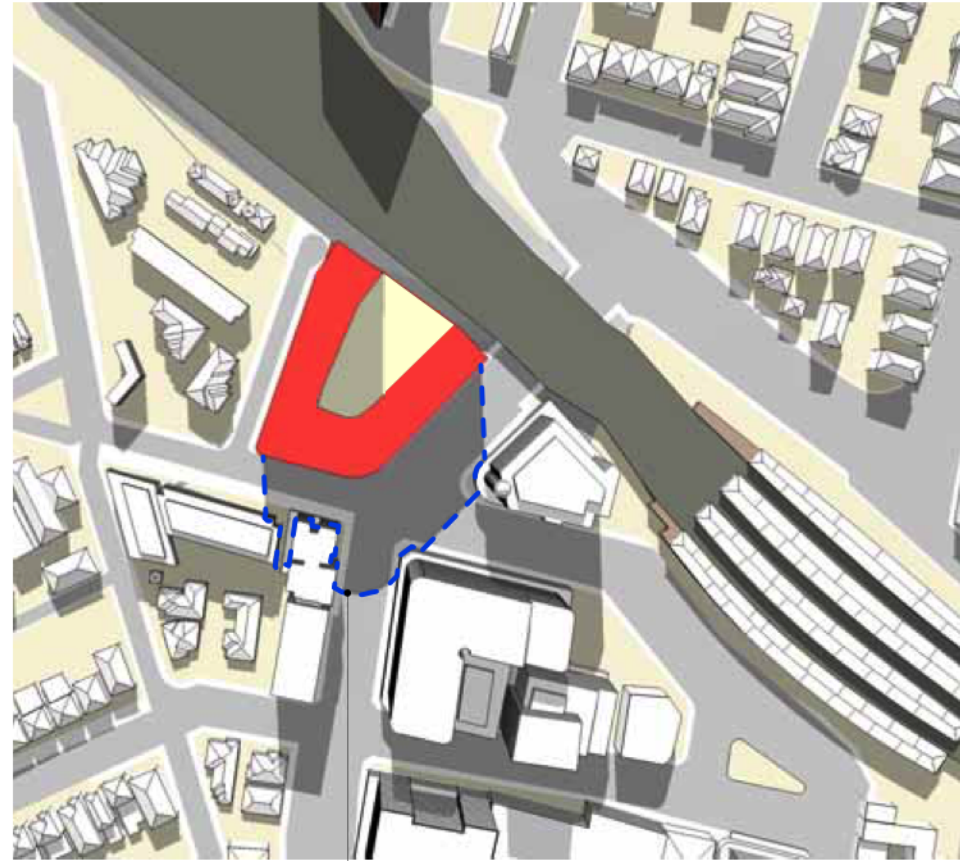
1:500 @ A3





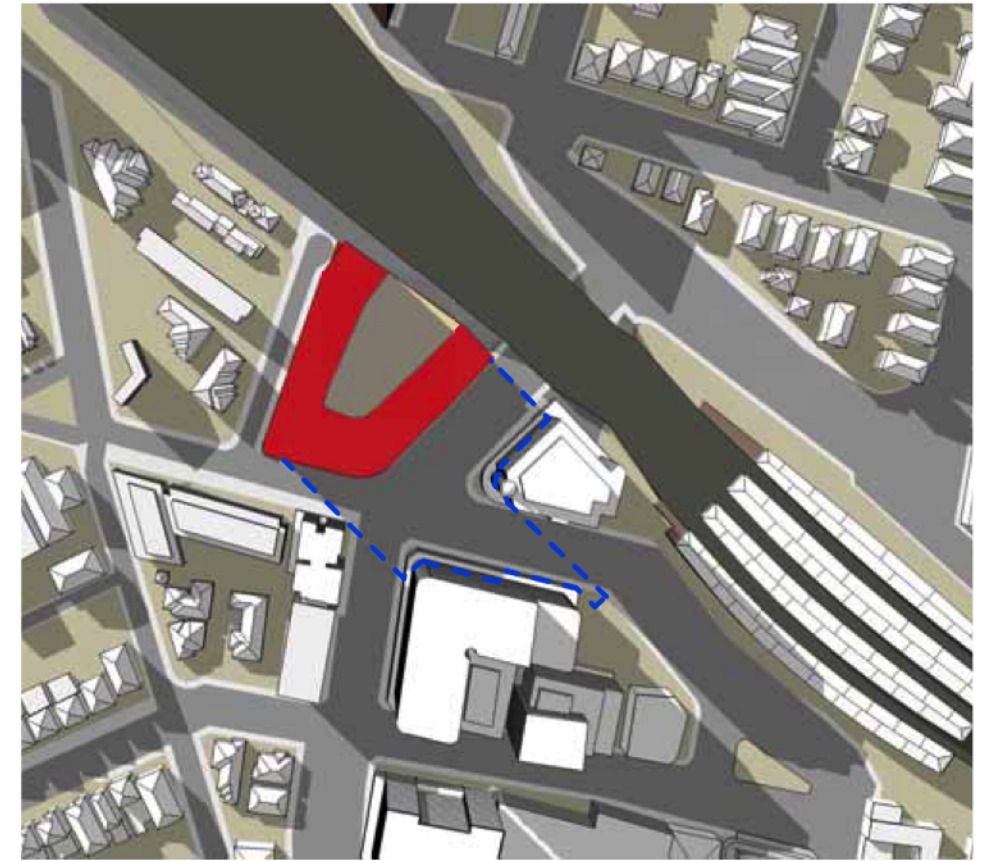
current lep  
massing as permissible  
under slep 2013

9am

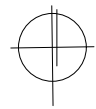


proposed shadows  
shown dotted blue in each diagram

12pm



3pm



shadow analysis A - shadows cast by 10 storey development as permissible under current planning controls (perspective view)

proposed mixed use development @

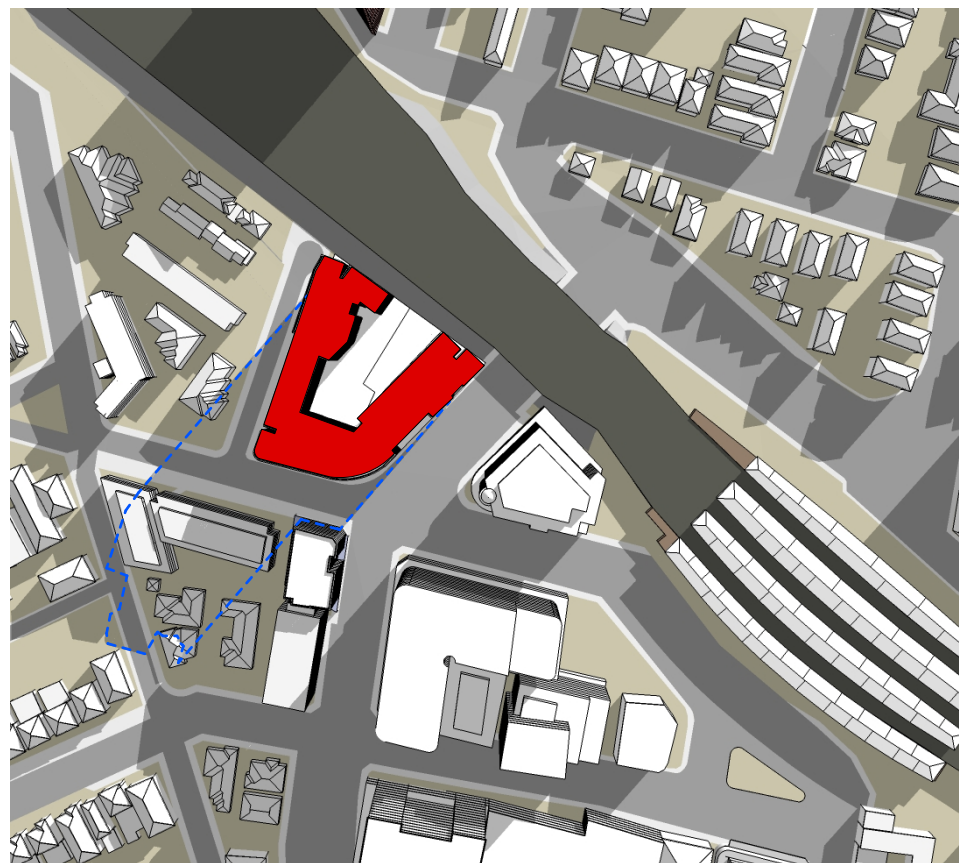
2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

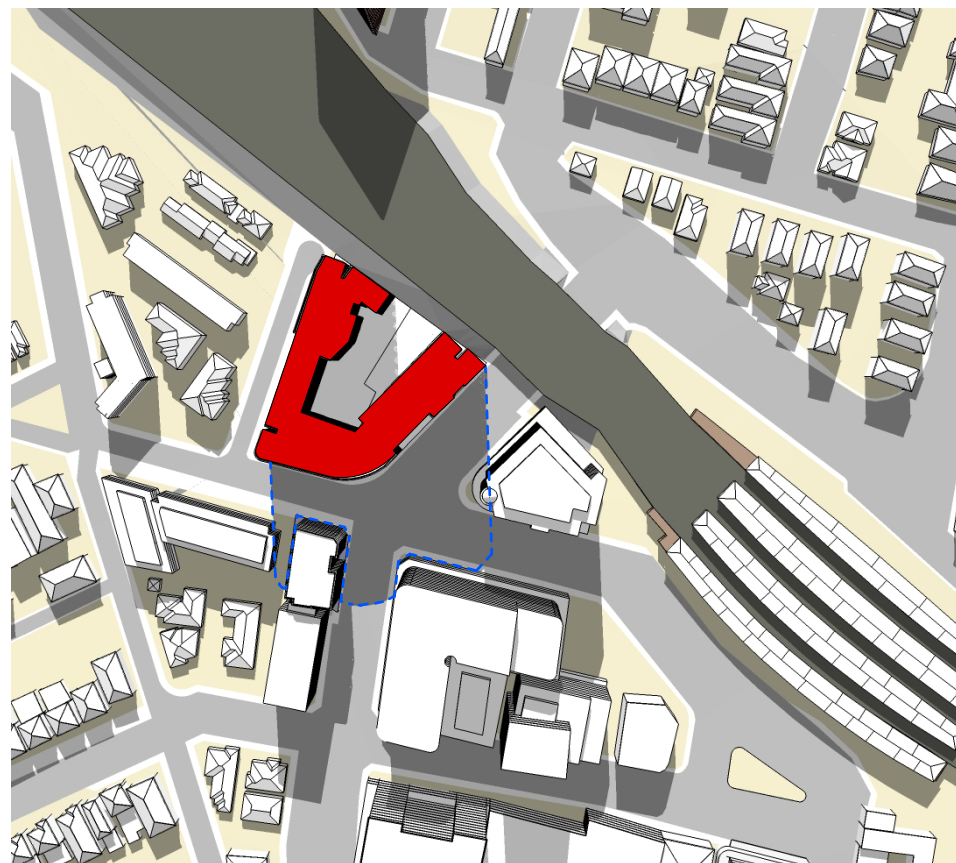
A 21/4/17 Updated Planning Proposal

1361 — PP 71 A

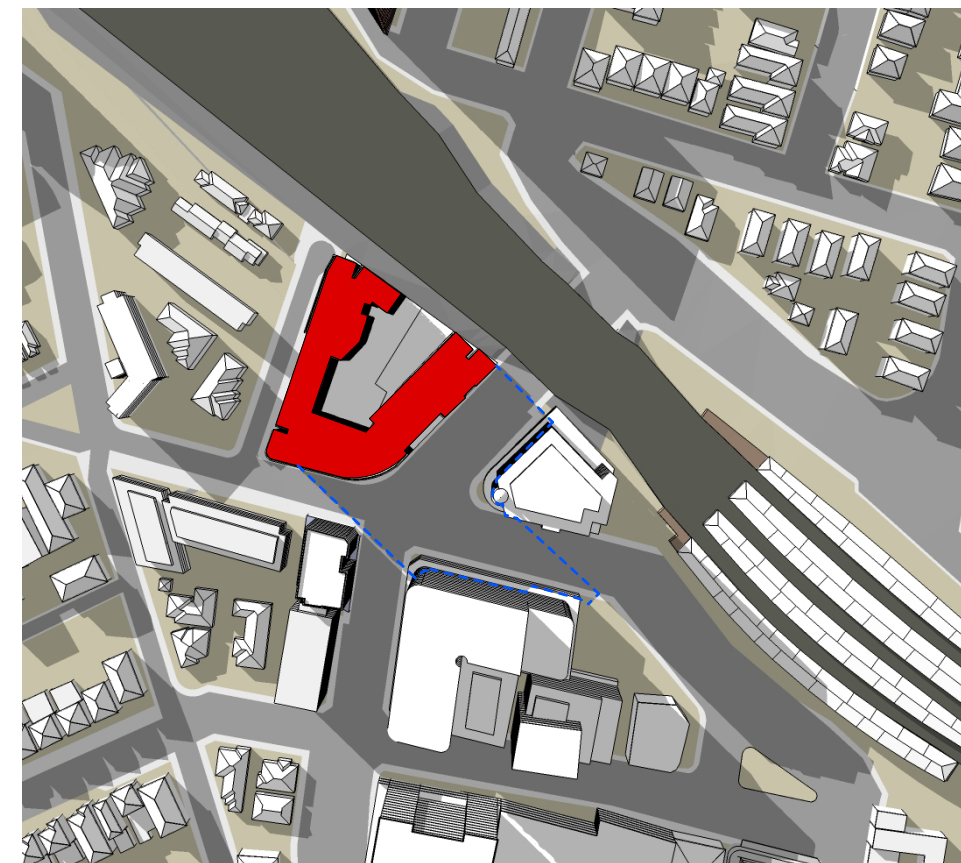




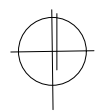
9am



12pm



3pm



shadow analysis B - shadows cast by proposed development

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

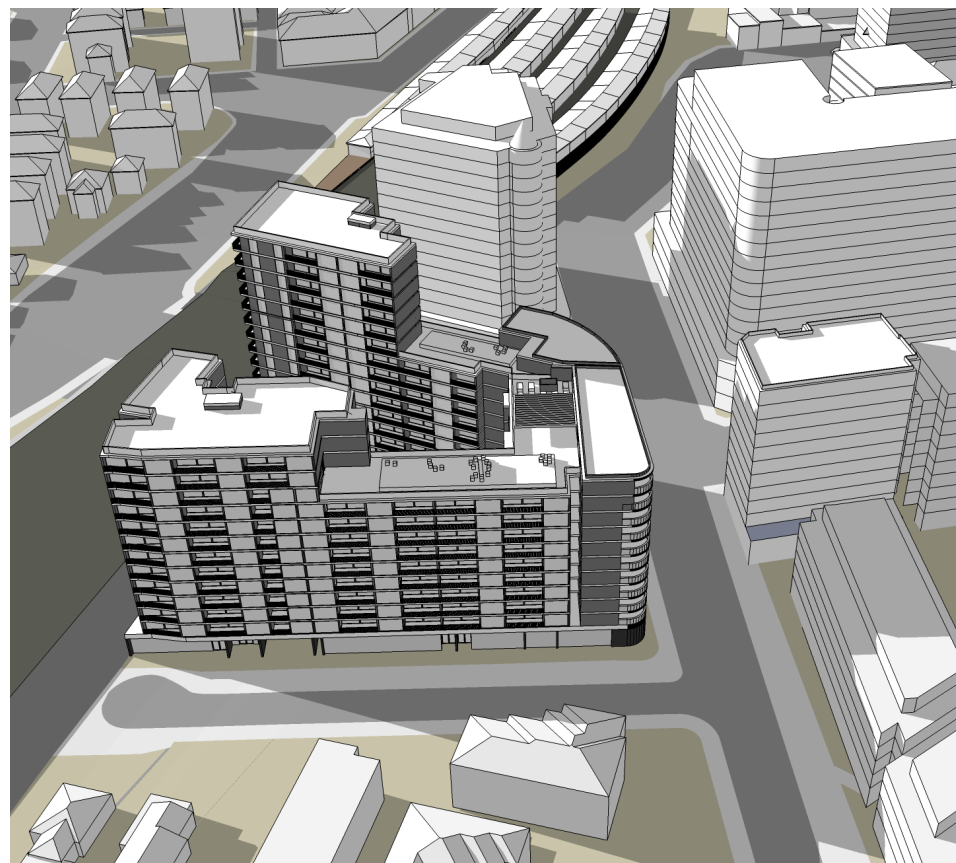
A 21/4/17 Updated Planning Proposal

1361 - PP 72 A





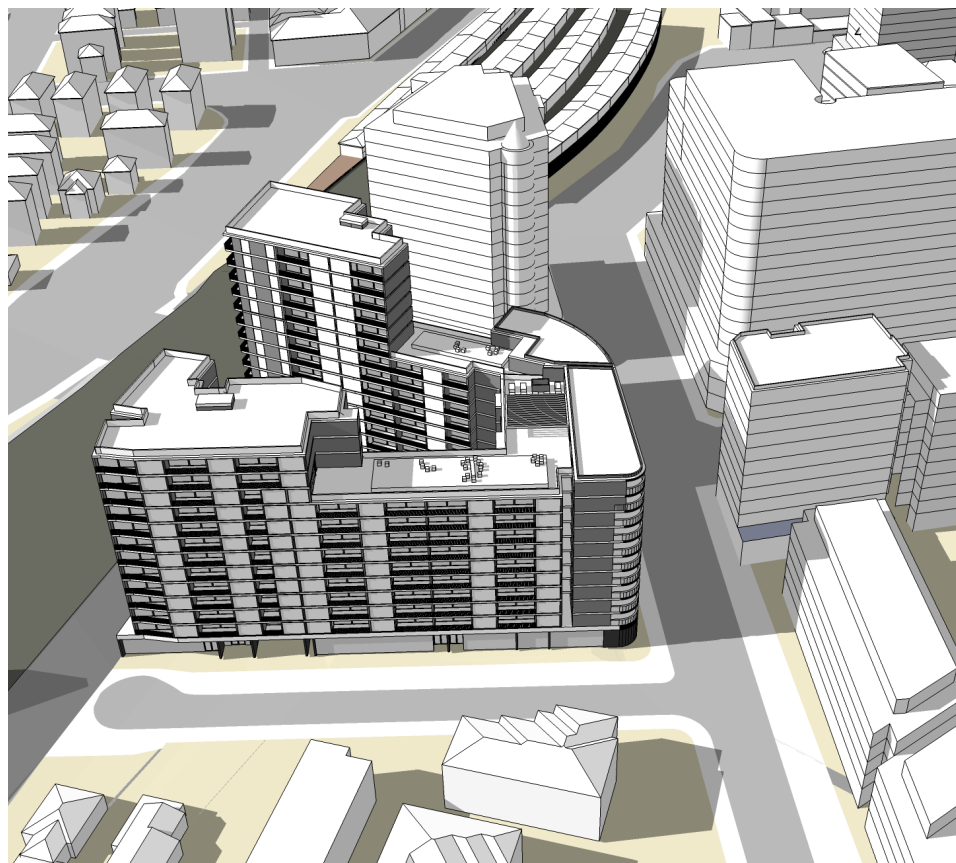
8am



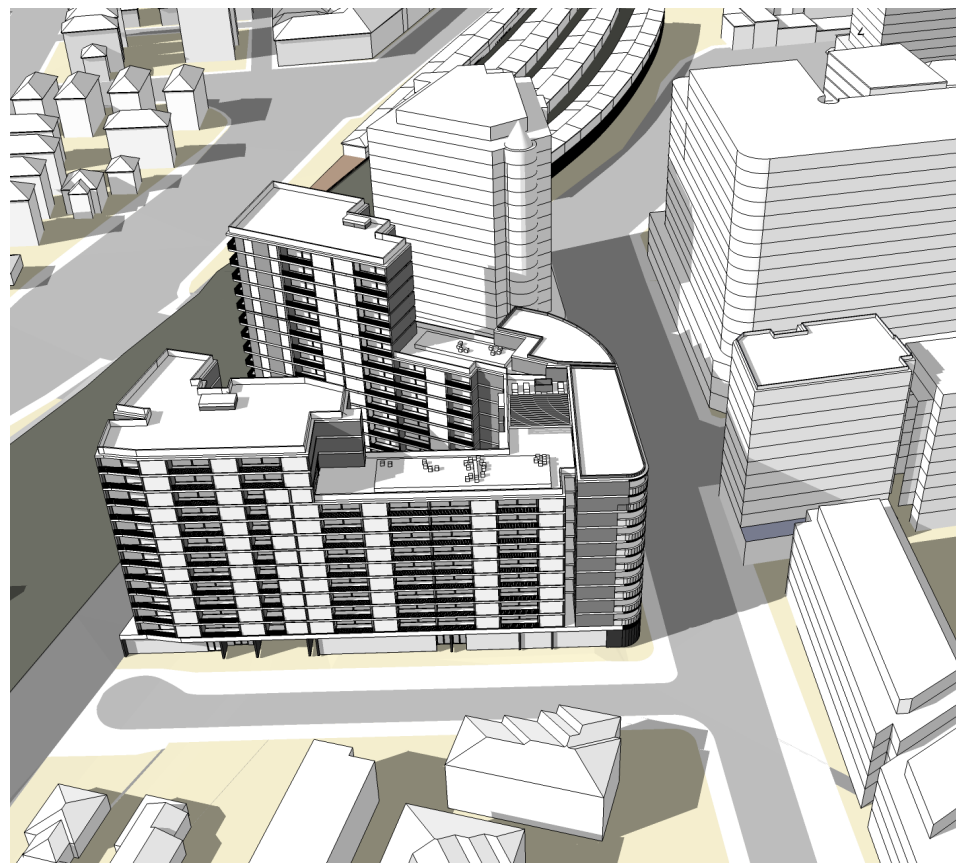
9am



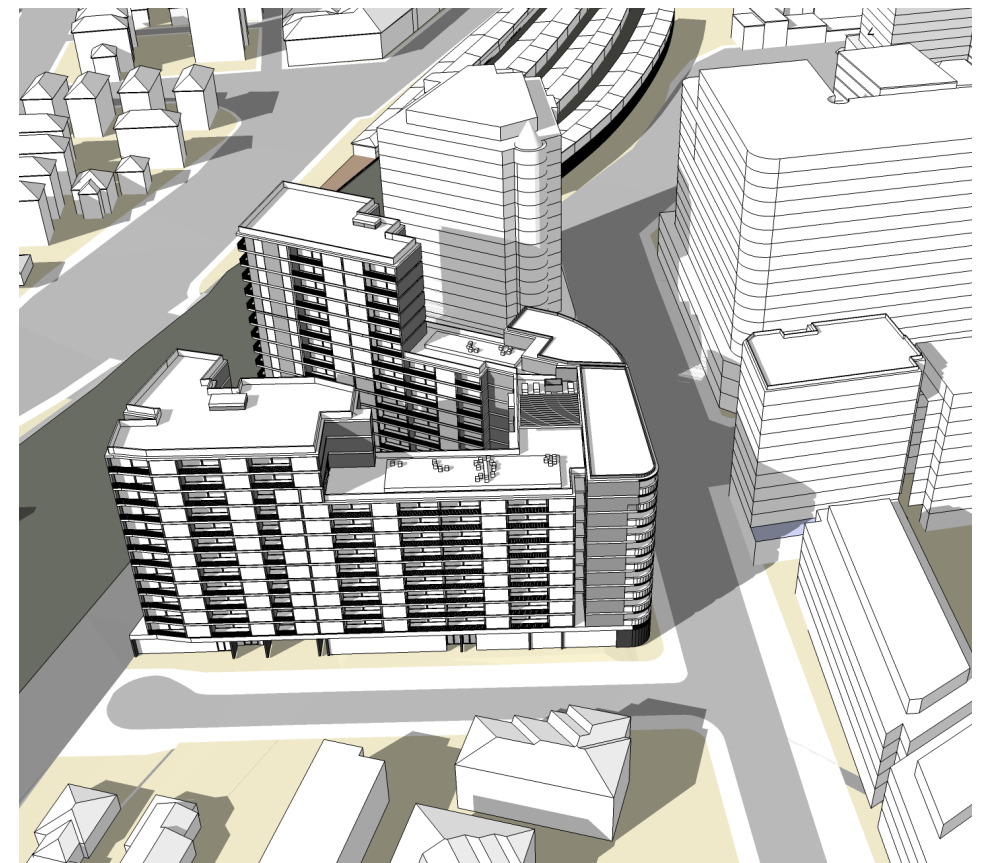
10am



11am



12pm



1pm

shadow analysis C - view from north west looking towards pilgrim avenue 8am - 1pm

proposed mixed use development @

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

B 6/12/17 Updated Planning Proposal

1361 - PP 73 B

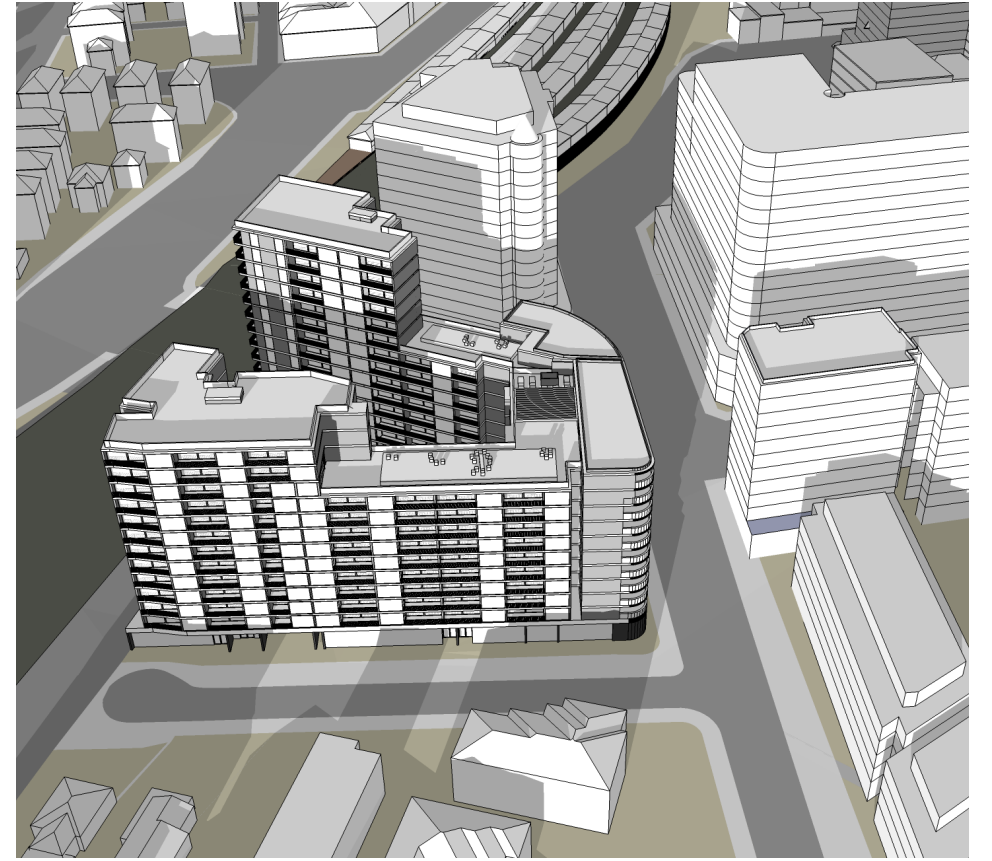




2pm



3pm



4pm

shadow analysis D - view from north west looking towards pilgrim avenue 2pm - 4pm

proposed mixed use development @

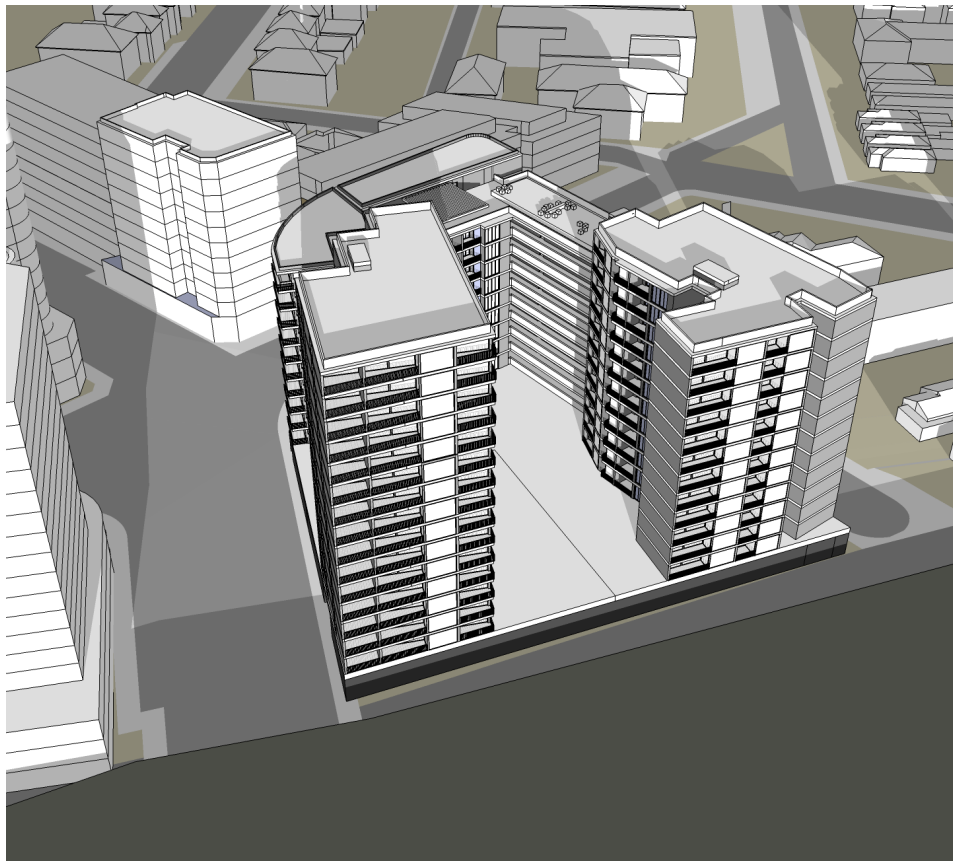
2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

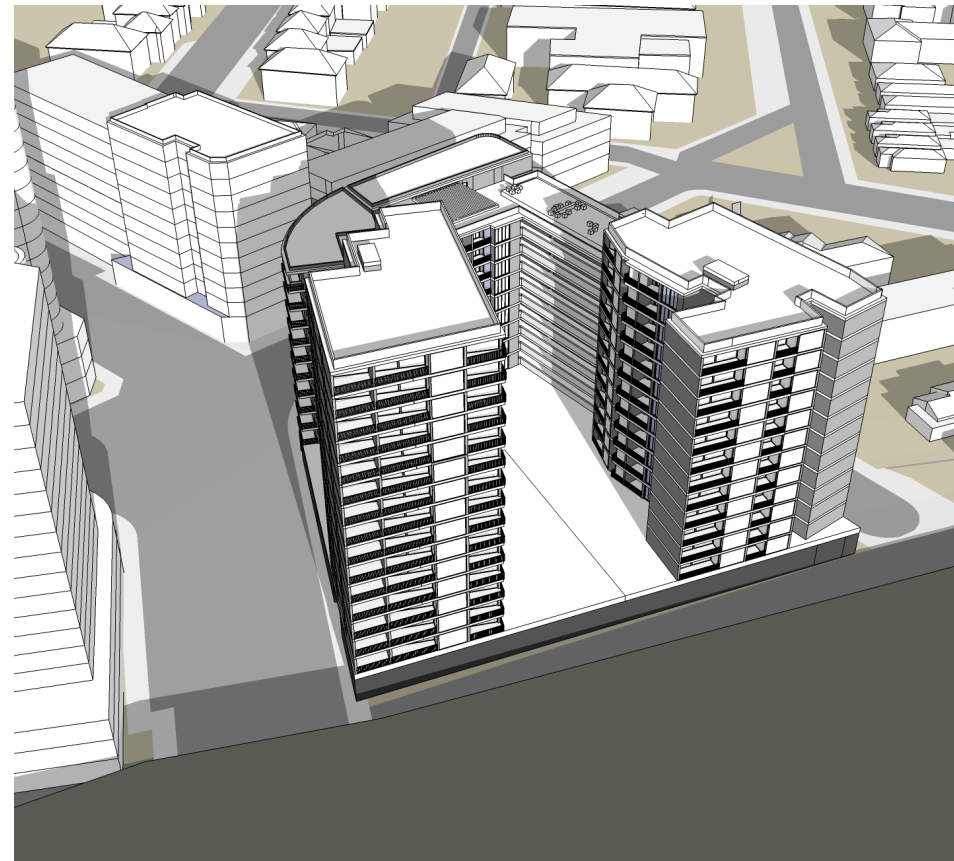
B 6/12/17 Updated Planning Proposal

1361 - PP 74 B





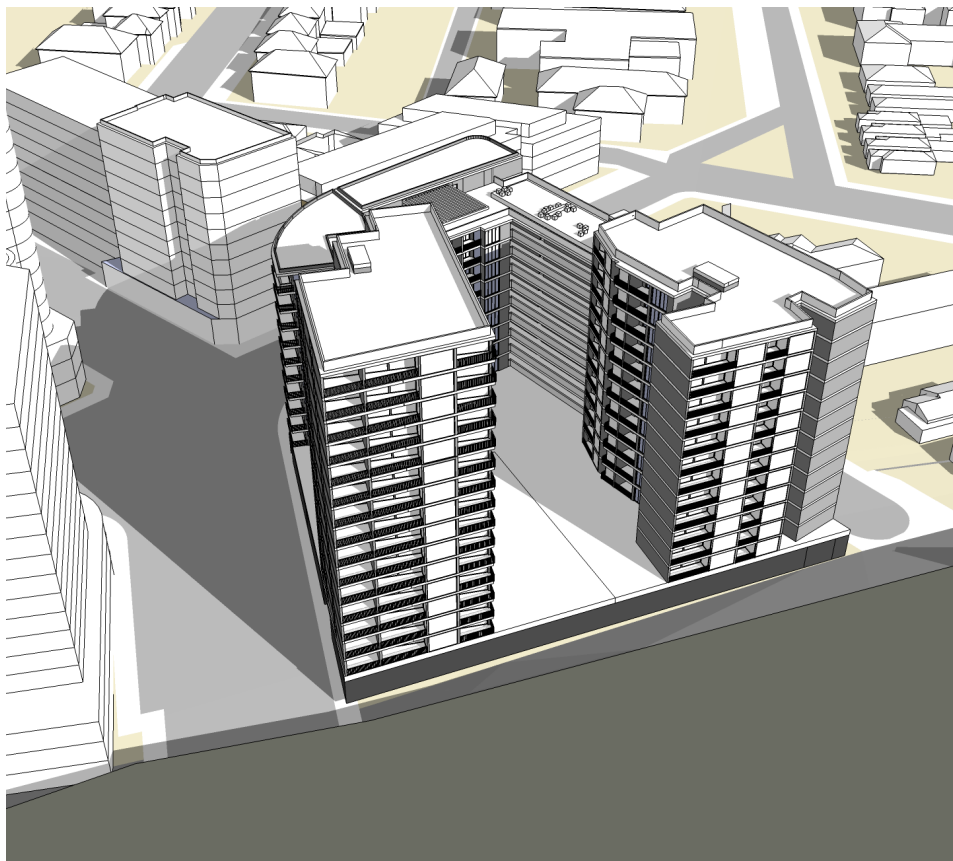
8am



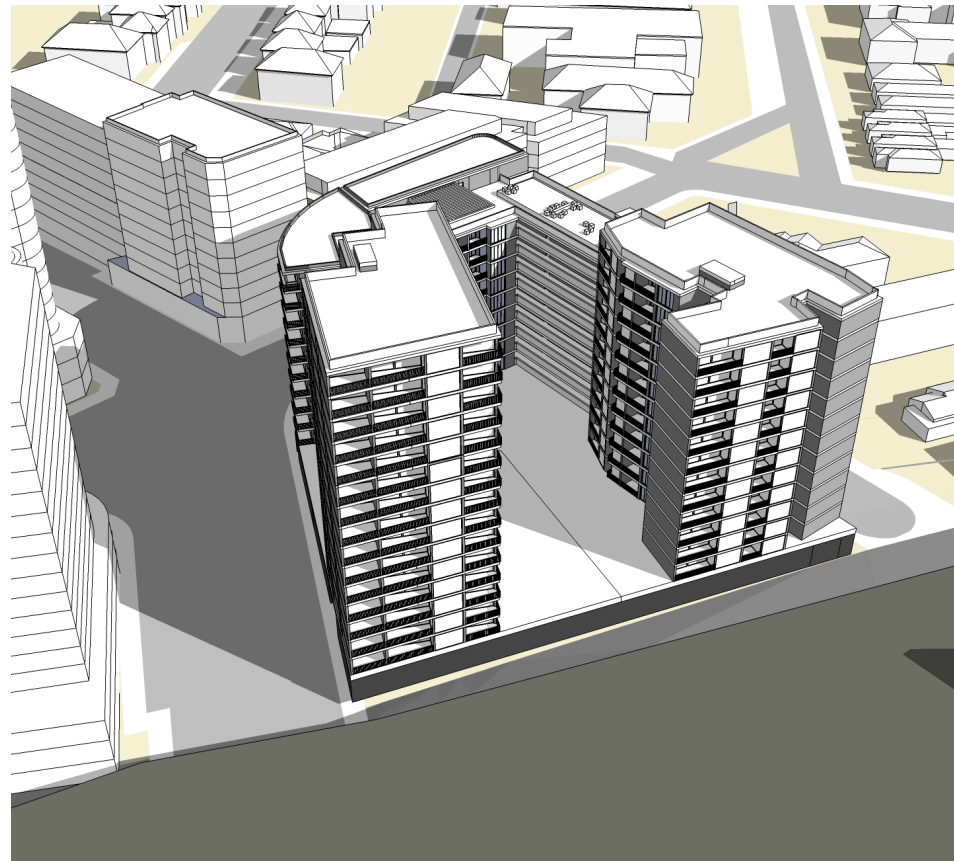
9am



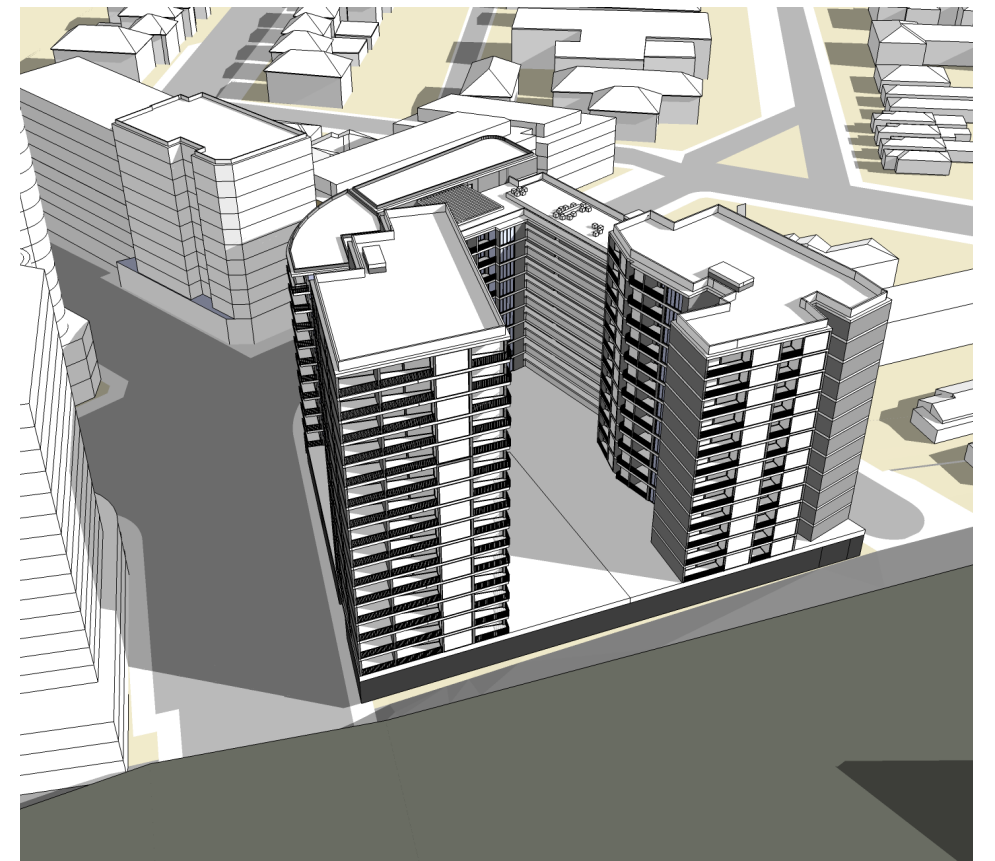
10am



11am



12pm



1pm

shadow analysis E - view from south east looking towards intersection of albert road & raw square 8am - 1pm

proposed mixed use development @

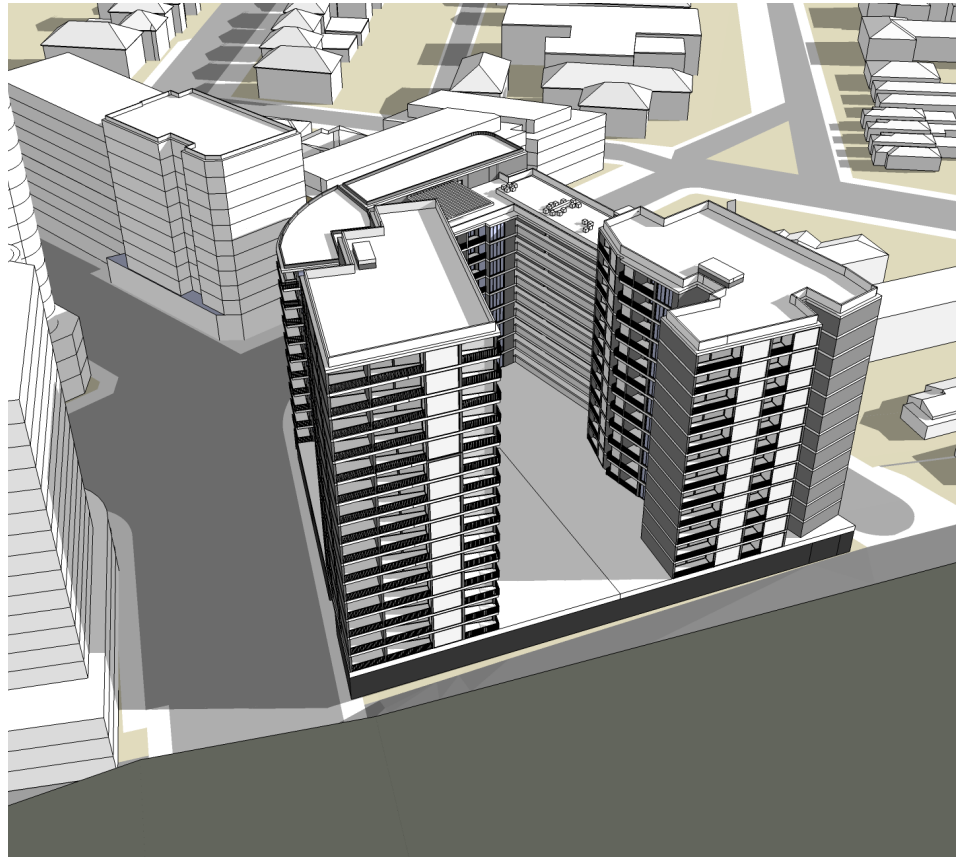
2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

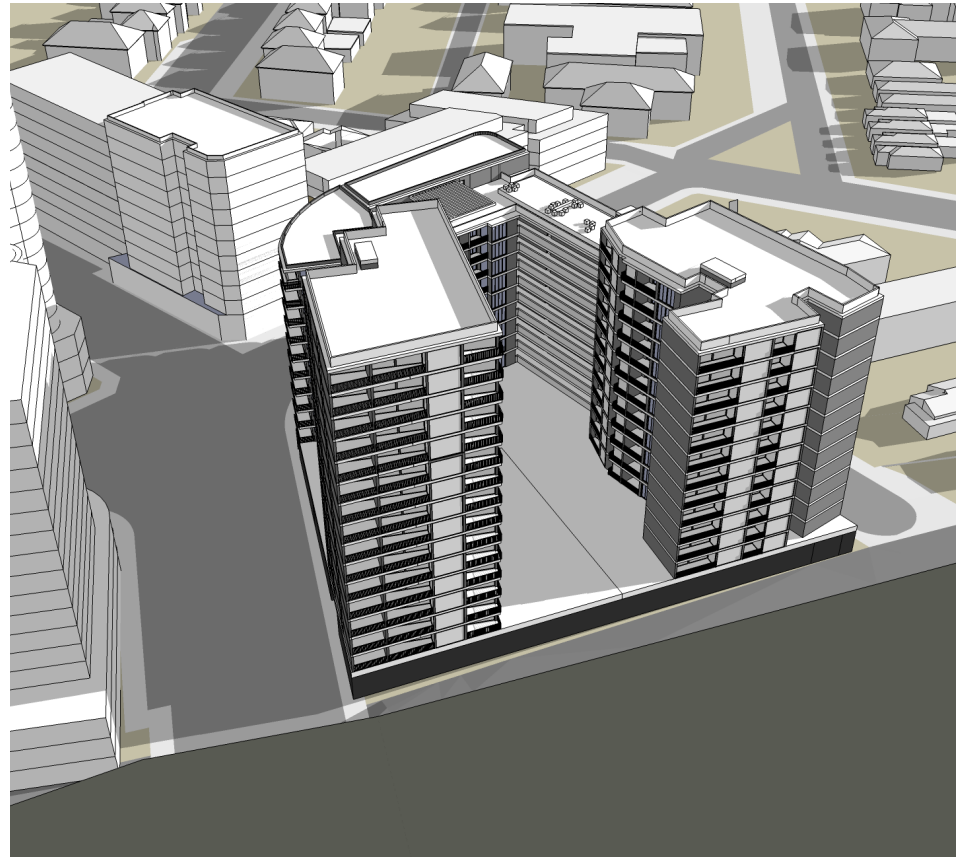
B 6/12/17 Updated Planning Proposal

1361 - PP 75 B

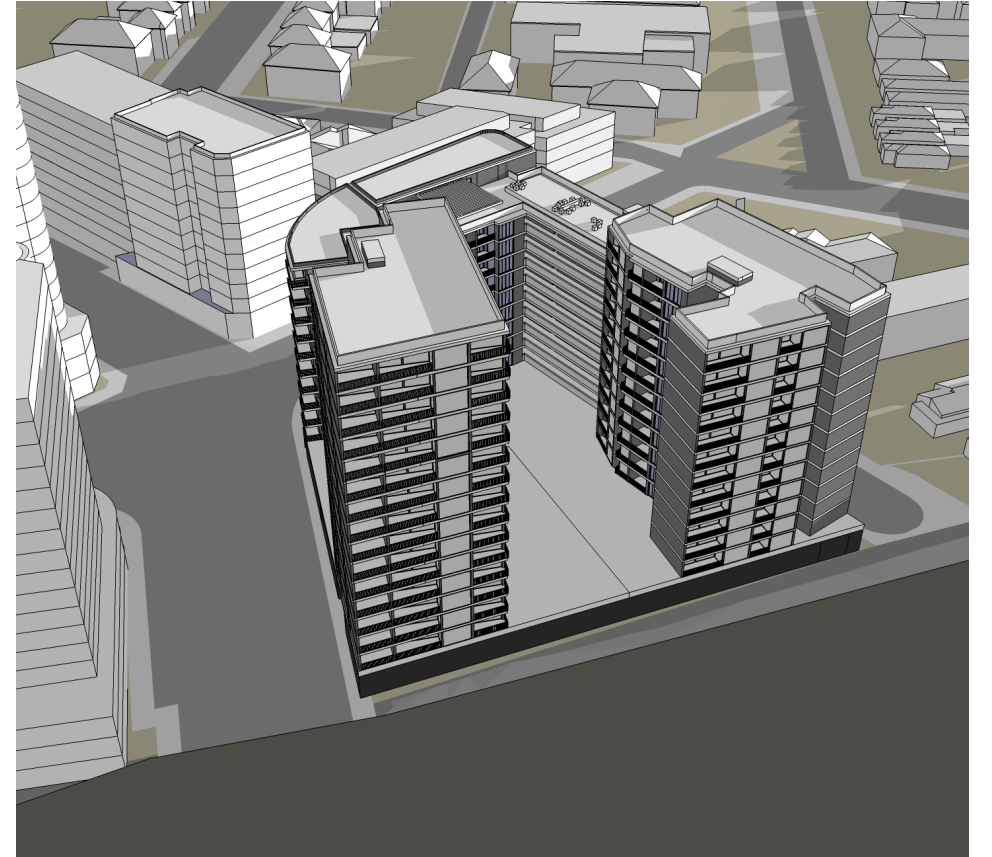




2pm



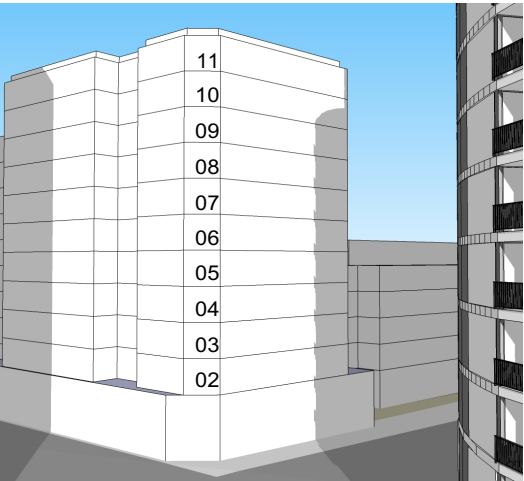
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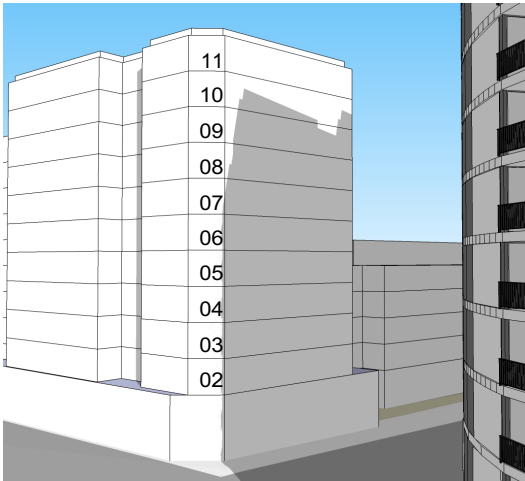
4pm

shadow analysis F - view from south east looking towards intersection of albert road & raw square 2pm - 4pm

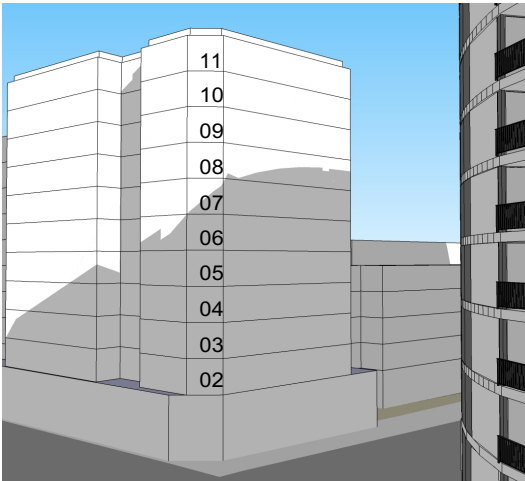




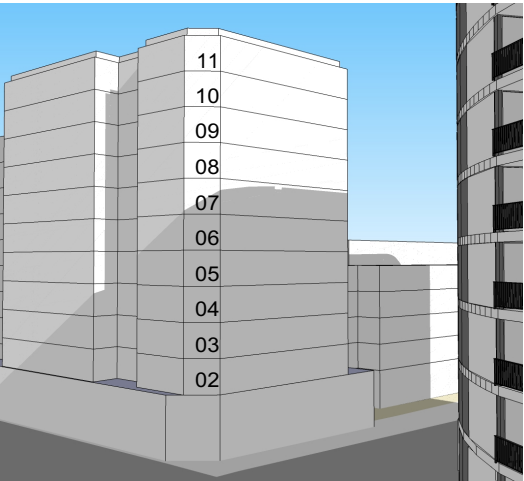
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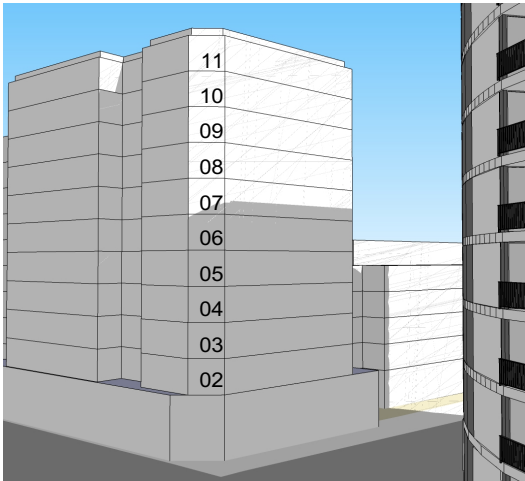
9:00am



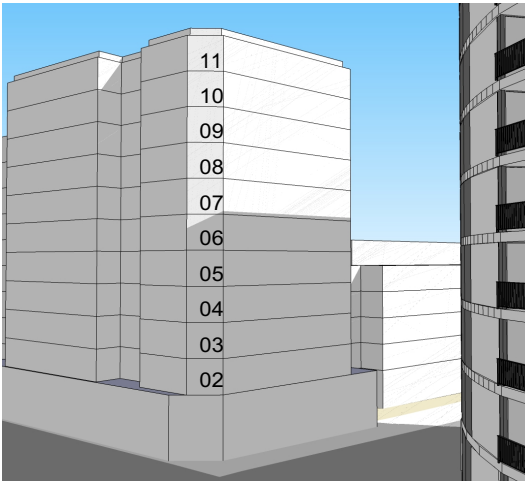
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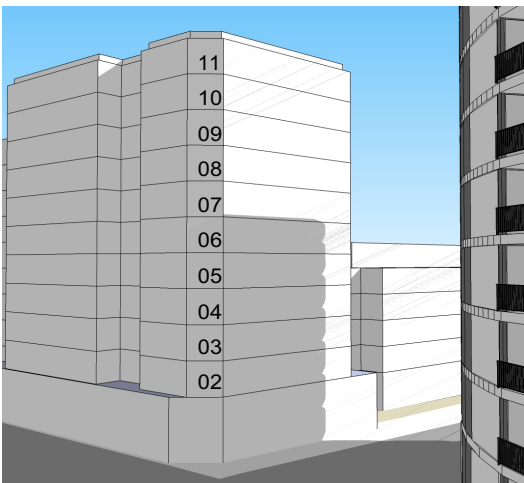
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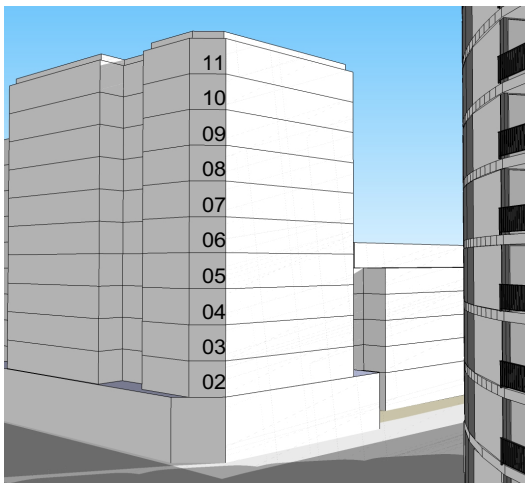
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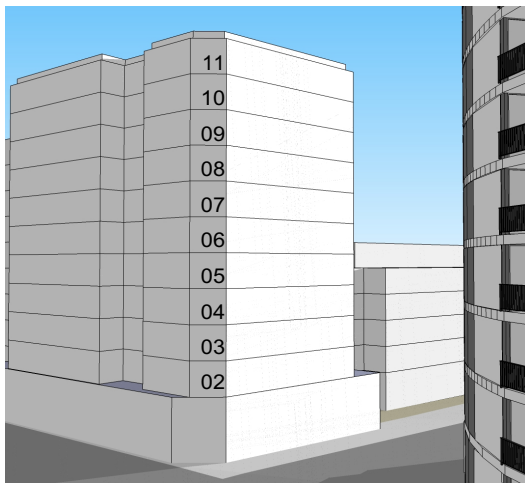
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2:00pm

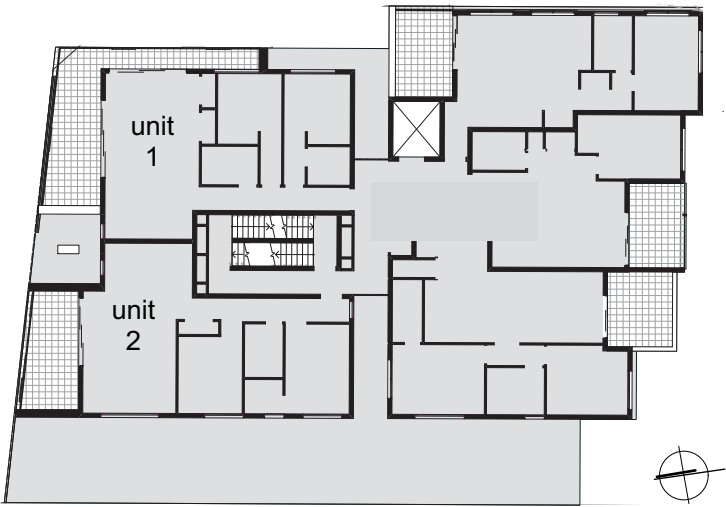


3:00pm



4:00pm

proposed solar diagrams 8am - 4pm



typical floor plan 36-40 albert rd

unit		8am - 9am	9am - 3pm	3pm - 4pm	TOTAL 9pm - 3pm	TOTAL 8pm - 4pm
level 2	unit 1	8.00 - 9.00	2.30 - 3.00	3.00 - 4.00	0.5	2.5
	unit 2	-	1.30 - 3.00	3.00 - 4.00	1.5	3.5
level 3	unit 1	8.00 - 9.00	2.30 - 3.00	3.00 - 4.00	0.5	2.5
	unit 2	-	1.30 - 3.00	3.00 - 4.00	1.5	2.5
level 4	unit 1	8.00 - 9.00	2.30 - 3.00	3.00 - 4.00	0.5	2.5
	unit 2	-	1.30 - 3.00	3.00 - 4.00	1.5	2.5
level 5	unit 1	8.00 - 9.00	2.30 - 3.00	3.00 - 4.00	0.5	2.5
	unit 2	-	1.30 - 3.00	3.00 - 4.00	1.5	2.5
level 6	unit 1	8.00 - 9.00	9.00 - 11.30 2.30 - 3.00	3.00 - 4.00	3.0	5.0
	unit 2	-	12.00 - 3.00	3.00 - 4.00	3.0	4.00
level 7	unit 1	8.00 - 9.00	9.00 - 11.00 12.00 - 3.00	3.00 - 4.00	5.0	7.0
	unit 2	-	12.00 - 3.00	3.00 - 4.00	3.0	4.0
level 8	unit 1	8.00 - 9.00	9.00 - 3.00	3.00 - 4.00	6.0	8.0
	unit 2	-	10.00 - 3.00	3.00 - 4.00	6.0	6.0
level 9	unit 1	8.00 - 9.00	9.00 - 3.00	3.00 - 4.00	6.0	8.0
	unit 2	-	9.30 - 3.00	3.00 - 4.00	6.0	6.5
level 10	unit 1	8.00 - 9.00	9.00 - 3.00	3.00 - 4.00	6.0	8.0
	unit 2	8.30 - 9.00	9.00 - 3.00	3.00 - 4.00	6.0	7.5
level 11	unit 1	8.00 - 9.00	9.00 - 3.00	3.00 - 4.00	6.0	8.0
	unit 2	8.00 - 9.00	9.00 - 3.00	3.00 - 4.00	6.0	8.0

table C  
hours of sunlight at winter solstice for 38 - 40 albert rd, strathfield allowing for overshadowing of proposed development at 11-13 albert road

shadow analysis G - shadows cast by proposed development & hours of sunlight for adjoining development at front of 36 - 40 albert road