



15-19 Hughes Avenue and 655 Victoria Road, Ermington ■ PRELIMINARY PLANNING PROPOSAL (Revised Concept)

September 2016 ■ 15199

additional information submitted to Parramatta City Council on behalf of The Ermington Gospel Trust





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The purpose of this document is to provide planning justification on the strategic merit of the proposal.

Note that the 3D visualization on the front cover page of this report is a representation of a possible built form scenario on the Gospel Trust site, which is set within the context of proposed building forms and heights identified in Council's planning proposal which sought to rezone the adjacent site to B4 Mixed Use.

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1.0 Introduction

This report forms an addendum to the Preliminary Planning Proposal for 15-19 Hughes Avenue and 655 Victoria Road, Ermington (the Site), and lodged with Parramatta City Council in April 2016. It provides further detail regarding the development capacity of the Site and addresses concerns raised by Council in email dated 23 May 2016, in relation to the proposal. In particular, the report includes a more detailed master plan concept which provides more detail regarding the built form, setbacks, density and scale.

The master plan concept represents a solution for the Site which is responsive to its broader context and which is set within a landscaped setting with green links and public domain connections. It promotes a variety of heights which respond to the broader urban structure proposed by the Melrose Park Northern Structure Plan and which allow for a variety of architectural expression in a coherent form.

The proposal results in a mix of building heights ranging between 4 to 10 storeys. Heights transition down from 9 storeys at the corner of Victoria Road and Hughes Avenue in the north, down to 4 storeys along the Hughes Avenue frontage in the south. The tallest building on the Site is 10 storeys and is located on the eastern boundary adjacent the Payce site where building heights up to 15 storeys are proposed. The heights respond to the topography of the land and the existing and proposed future character of the Precinct including proposed new street layouts and the system of public open space and green connections beneath the electricity easement.

Generous setbacks have been provided on the site including:

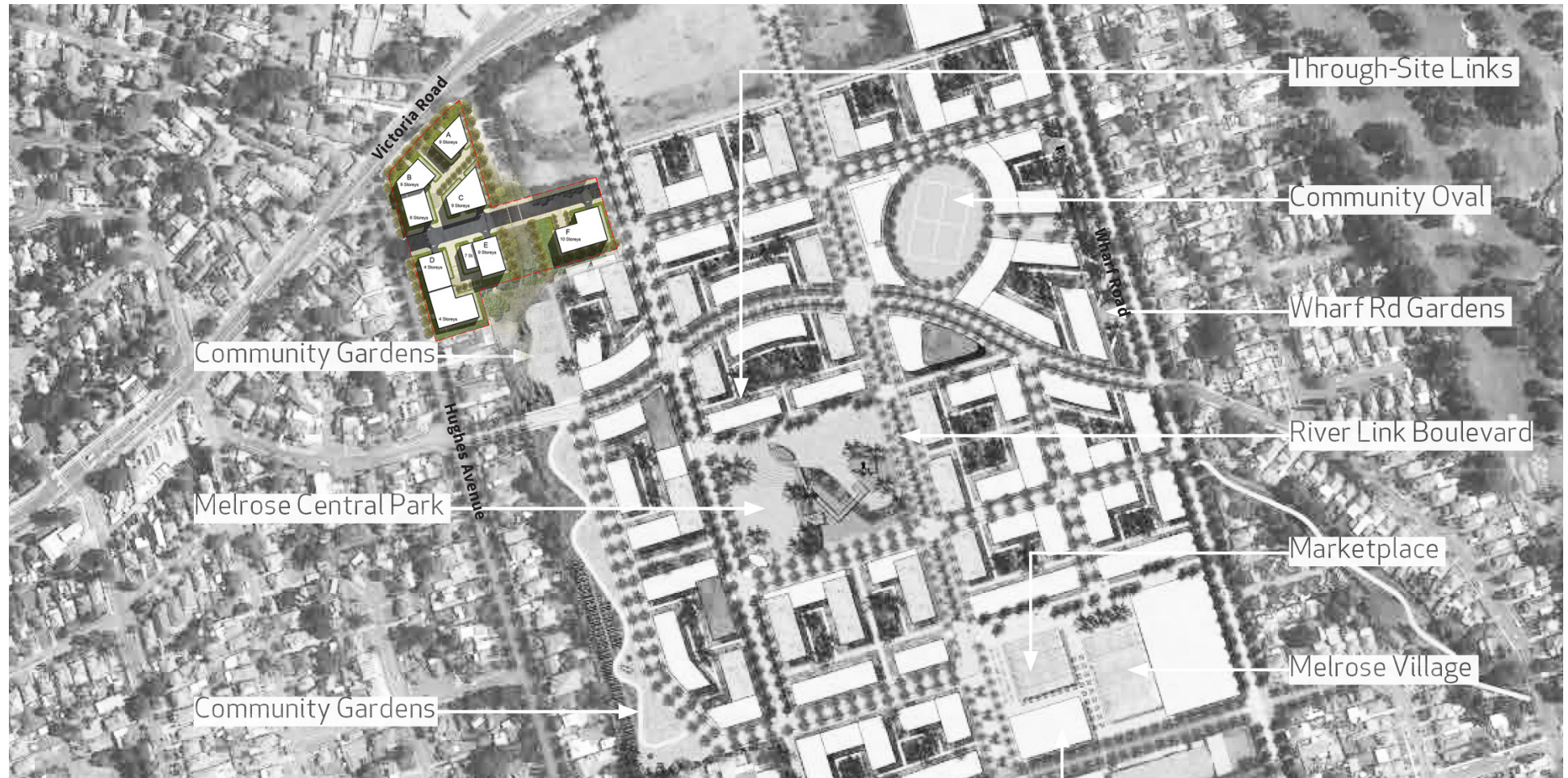
- 10.5m from the Victoria Road street frontage to allow for road widening and improved amenity;
- minimum 15m setback from the power lines (consistent with adjoining development);
- 9m from adjoining development to the south; and,
- 3m front setback from the new internal road.

The resultant FSR of 1.84:1 is reflective of a design which is able to meet the requirements of SEPP 65 and the Apartment Design Guide (ADG), including building separation, solar access, communal open space, amenity and cross-ventilation.

It is considered that the proposed concept for the Site is just one solution for developing new typologies and higher densities at this key corner location. This considered built form outcome demonstrates the development potential of the Site taking into consideration its unique characteristics and constraints, including the Site's ability to support buildings that are wholly compliant with the Apartment Design Guide, which are considerate of existing lower density development and which contribute to sustainable urban renewal envisioned by the Melrose Park Northern Structure Plan.

2.0 Context

The illustration below shows the development concept proposed for the Site within the context of the broader Melrose Park Northern Structure Plan. The Site forms an important corner presenting to Victoria Road at the intersection with Hughes Avenue, where sensitive transitions and a mix of typologies and forms will mark a revitalised urban renewal precinct. The proposed structure for the Site continues the north-south green corridor along the transmission easement and has regard to the likely new road structure proposed for the Precinct. The pattern and distribution of buildings within a landscaped setting is consistent with providing density adjacent amenity including public domain improvements and a mix of housing typologies.



NOT TO SCALE Subject site outlined in red

Figure 1: The proposed development concept within the larger Melrose Park Northern Structure Plan

3.0 Master Plan

The below master plan for the Gospel Trust's site shows a mix of building heights and typologies which maximise solar access and create opportunities for through-site links and connections to broader open space and public domain networks. Most importantly the development concept responds to the surrounding context providing transition to the existing and future contexts, including lower density residential development to the west and higher density residential development to the east.



NOT TO SCALE Subject site outlined in red

Figure 2: This illustration shows the proposed building envelopes and heights within the context of the Melrose Park Northern Structure Plan

4.0 Development Option

The building footprints below show the proposed location of buildings and their heights and setbacks. A 9 storey tower is proposed at the intersection of Hughes Avenue and Victoria Road which marks the entry to the Precinct and the highest point of the land. Heights transition down from the corner to 6 storeys and 4 storeys along the Hughes Avenue frontage before transitioning up to 10 storeys on the eastern boundary adjacent to the Payce site. Where possible, taller elements are orientated north-south to maximise solar access and adequate building separation ensures solar access to communal open space areas. Pedestrian links and public space are connected through the Site, linking with broader open space and landscaping.

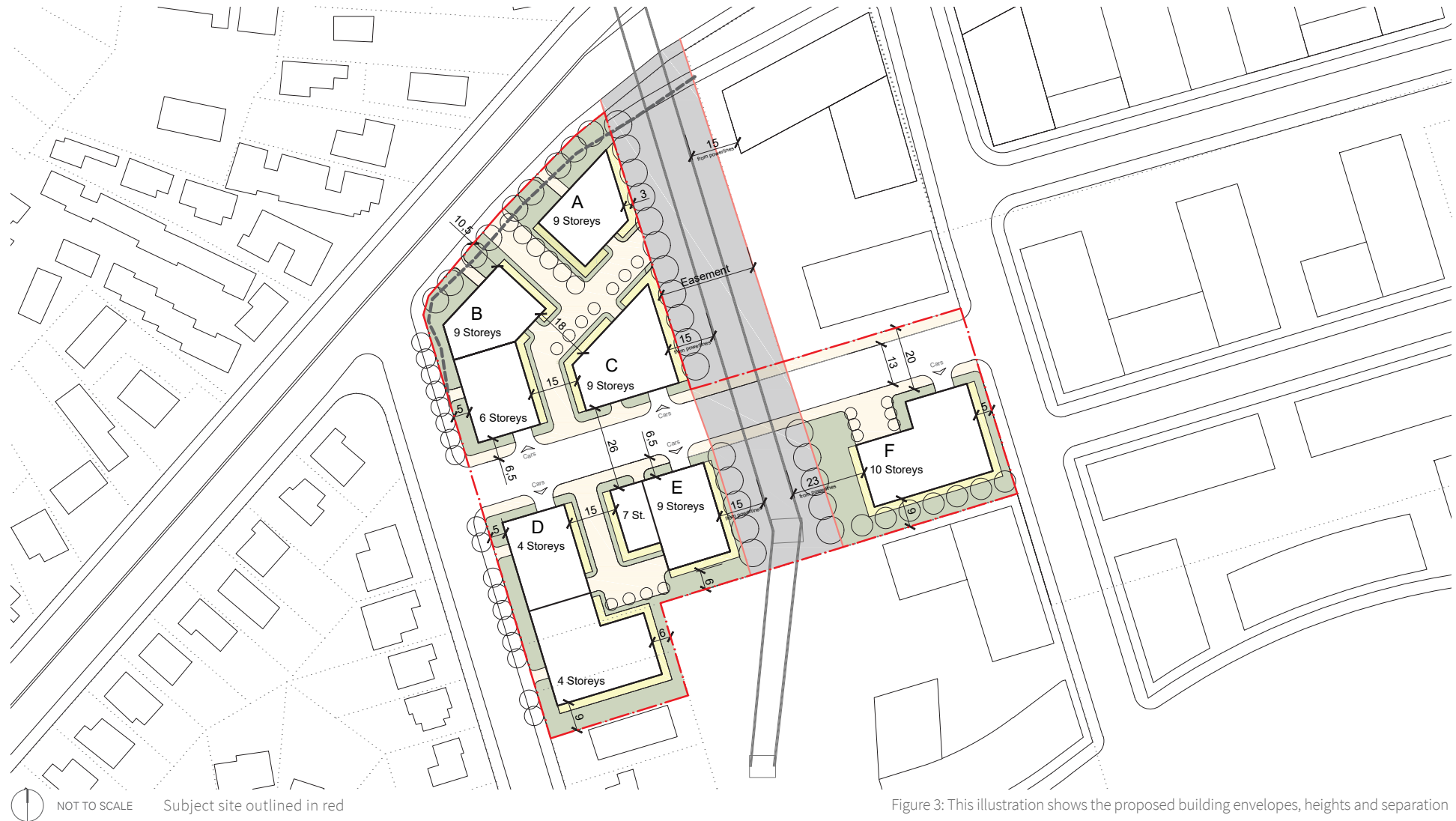


Figure 3: This illustration shows the proposed building envelopes, heights and separation

5.0 Net Density

Whilst it is likely that the Site would be developed as a single development parcel, potential development lots have been identified as requested by Council. These are based on assumptions as to how development might be staged across the Site. Net densities have been calculated for these potential developable lots, excluding land to be designated to Council.



6.0 Section

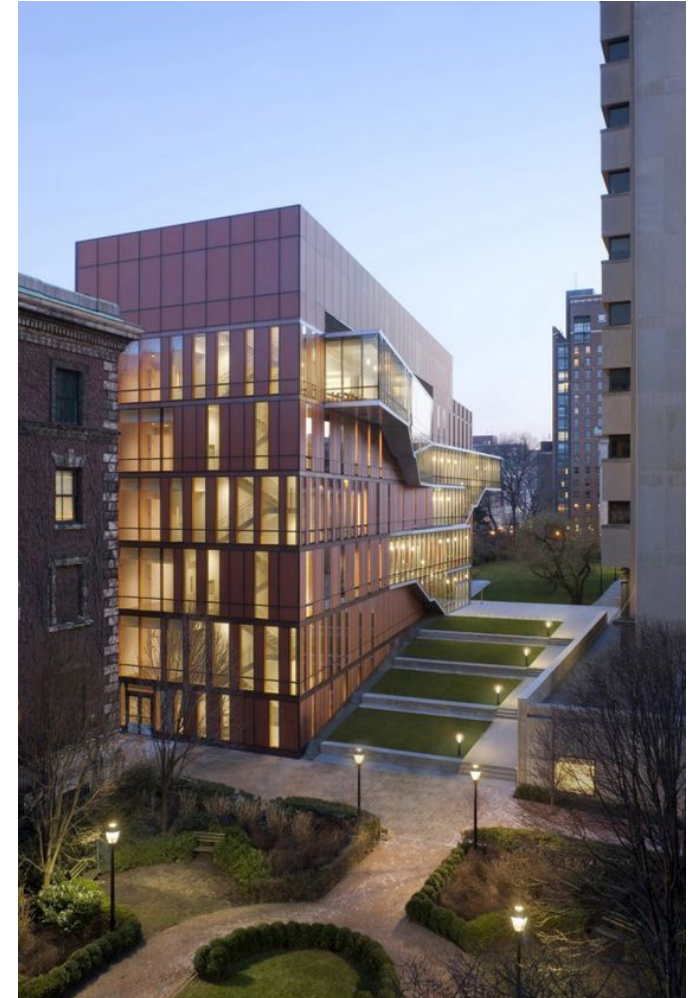
The section below shows building envelopes stepping down the Site from Victoria Road down Hughes Avenue, transitioning to lower density residential development to the south. Taller, future development can be seen to the east on the adjoining Payce site, within the Melrose Park Northern Structure Plan.



Figure 6: Street section looking east from Hughes Avenue

7.0 Precedent Images

A range of images below demonstrate the opportunities for mixing density adjacent public space (amenity) and the variety of different architectural expressions which could be achieved.



8.0 3D Visualisation



Figure 5: This illustration shows a 3D visualisation of the proposed concept including views of proposed development within the Melrose Park Northern Structure Plan. View is looking east from Hughes Avenue.

9.0 Yield Table

The tables below show the Gross Floor Areas (GFA), Net Saleable Areas (NSA), FSR and car parking achievable on the Site for each building. It includes 75% building efficiency for the residential components and a slightly lower efficiency on the ground floor to allow for lobbies, entries and circulation space.

| Building A | Level | Building Envelope (m2) | Use | % of Building Env. as GFA | GFA | NSA | Unit Type | | | |
|-----------------|--------|------------------------|-------------|---------------------------|--------------|--------------|-----------|-----------|-----------|-----------|
| | | | | | | | 1-Bed | 2-Bed | 3-Bed | total |
| | Ground | 507 | Residential | 70% | 355 | 302 | 1 | 2 | 1 | 4 |
| | 1 | 507 | Residential | 75% | 380 | 323 | 2 | 2 | 1 | 5 |
| | 2 | 507 | Residential | 75% | 380 | 323 | 2 | 2 | 1 | 5 |
| | 3 | 507 | Residential | 75% | 380 | 323 | 2 | 2 | 1 | 5 |
| | 4 | 507 | Residential | 75% | 380 | 323 | 2 | 2 | 1 | 5 |
| | 5 | 507 | Residential | 75% | 380 | 323 | 0 | 2 | 2 | 4 |
| | 6 | 507 | Residential | 75% | 380 | 323 | 0 | 2 | 2 | 4 |
| | 7 | 507 | Residential | 75% | 380 | 323 | 0 | 2 | 2 | 4 |
| | 8 | 507 | Residential | 75% | 380 | 323 | 0 | 2 | 2 | 4 |
| subtotal | | 4,563 | | | 3,397 | 2,887 | 9 | 18 | 13 | 40 |
| | | | | | | 85.0% | 22.5% | 45.0% | 32.5% | 100.0% |

| Building B | Level | Building Envelope (m2) | Use | % of Building Env. as GFA | GFA | NSA | Unit Type | | | |
|-----------------|--------|------------------------|-------------|---------------------------|--------------|--------------|-----------|-----------|-----------|-----------|
| | | | | | | | 1-Bed | 2-Bed | 3-Bed | total |
| | Ground | 1,050 | Residential | 70% | 735 | 625 | 3 | 5 | 1 | 9 |
| | 1 | 1,050 | Residential | 75% | 788 | 669 | 3 | 6 | 1 | 10 |
| | 2 | 1,050 | Residential | 75% | 788 | 669 | 3 | 6 | 1 | 10 |
| | 3 | 1,050 | Residential | 75% | 788 | 669 | 3 | 6 | 1 | 10 |
| | 4 | 1,050 | Residential | 75% | 788 | 669 | 3 | 6 | 1 | 10 |
| | 5 | 1,050 | Residential | 75% | 788 | 669 | 3 | 6 | 1 | 10 |
| | 6 | 510 | Residential | 75% | 383 | 325 | 0 | 2 | 2 | 4 |
| | 7 | 510 | Residential | 75% | 383 | 325 | 0 | 2 | 2 | 4 |
| | 8 | 510 | Residential | 75% | 383 | 325 | 0 | 2 | 2 | 4 |
| subtotal | | 4,200 | | | 5,820 | 4,947 | 18 | 41 | 12 | 71 |
| | | | | | | 85.0% | 25.4% | 57.7% | 16.9% | 100.0% |

| Building C | Level | Building Envelope (m2) | Use | % of Building Env. as GFA | GFA | NSA | Unit Type | | | |
|-----------------|--------|------------------------|-------------|---------------------------|--------------|--------------|-----------|-----------|-----------|-----------|
| | | | | | | | 1-Bed | 2-Bed | 3-Bed | total |
| | Ground | 710 | Residential | 70% | 497 | 422 | 2 | 3 | 1 | 6 |
| | 1 | 710 | Residential | 75% | 533 | 453 | 3 | 3 | 1 | 7 |
| | 2 | 710 | Residential | 75% | 533 | 453 | 3 | 3 | 1 | 7 |
| | 3 | 710 | Residential | 75% | 533 | 453 | 3 | 3 | 1 | 7 |
| | 4 | 710 | Residential | 75% | 533 | 453 | 3 | 3 | 1 | 7 |
| | 5 | 710 | Residential | 75% | 533 | 453 | 1 | 3 | 2 | 6 |
| | 6 | 710 | Residential | 75% | 533 | 453 | 1 | 3 | 2 | 6 |
| | 7 | 710 | Residential | 75% | 533 | 453 | 1 | 3 | 2 | 6 |
| | 8 | 710 | Residential | 75% | 533 | 453 | 1 | 3 | 2 | 6 |
| subtotal | | 6,390 | | | 4,757 | 4,043 | 18 | 27 | 13 | 58 |
| | | | | | | 85.0% | 31.0% | 46.6% | 22.4% | 100.0% |

Table 1: This table shows the potential yield generated by Revised Option - Building A, B, C

9.0 Yield Table

| Building D | Level | Building Envelope (m2) | Use | % of Building Env. as GFA | GFA | NSA | Unit Type | | | |
|------------|--------|------------------------|-------------|---------------------------|-------|-------|-----------|-------|-------|--------|
| | | | | | | | 1-Bed | 2-Bed | 3-Bed | total |
| | Ground | 1,471 | Residential | 70% | 1,030 | 875 | 4 | 7 | 2 | 13 |
| | 1 | 1,471 | Residential | 75% | 1,103 | 938 | 3 | 7 | 3 | 13 |
| | 2 | 1,471 | Residential | 75% | 1,103 | 938 | 3 | 7 | 3 | 13 |
| | 3 | 1,471 | Residential | 75% | 1,103 | 938 | 3 | 7 | 3 | 13 |
| subtotal | | 5,884 | | | 4,339 | 3,689 | 13 | 28 | 11 | 52 |
| | | | | | | 85.0% | 25.0% | 53.8% | 21.2% | 100.0% |

| Building E | Level | Building Envelope (m2) | Use | % of Building Env. as GFA | GFA | NSA | Unit Type | | | |
|------------|--------|------------------------|-------------|---------------------------|-------|-------|-----------|-------|-------|--------|
| | | | | | | | 1-Bed | 2-Bed | 3-Bed | total |
| | Ground | 788 | Residential | 70% | 552 | 469 | 2 | 4 | 1 | 7 |
| | 1 | 788 | Residential | 75% | 591 | 502 | 2 | 4 | 1 | 7 |
| | 2 | 788 | Residential | 75% | 591 | 502 | 2 | 4 | 1 | 7 |
| | 3 | 788 | Residential | 75% | 591 | 502 | 2 | 4 | 1 | 7 |
| | 4 | 788 | Residential | 75% | 591 | 502 | 2 | 4 | 1 | 7 |
| | 5 | 788 | Residential | 75% | 591 | 502 | 2 | 4 | 1 | 7 |
| | 6 | 788 | Residential | 75% | 591 | 502 | 2 | 4 | 1 | 7 |
| | 7 | 580 | Residential | 75% | 435 | 370 | 2 | 3 | 1 | 6 |
| | 8 | 580 | Residential | 75% | 435 | 370 | 2 | 3 | 1 | 6 |
| subtotal | | 6,676 | | | 4,968 | 4,222 | 18 | 34 | 9 | 61 |
| | | | | | | 85.0% | 29.5% | 55.7% | 14.8% | 100.0% |

| Building F | Level | Building Envelope (m2) | Use | % of Building Env. as GFA | GFA | NSA | Unit Type | | | |
|------------|--------|------------------------|-------------|---------------------------|-------|-------|-----------|-------|-------|--------|
| | | | | | | | 1-Bed | 2-Bed | 3-Bed | total |
| | Ground | 943 | Residential | 70% | 660 | 561 | 2 | 5 | 1 | 8 |
| | 1 | 943 | Residential | 75% | 707 | 601 | 3 | 5 | 1 | 9 |
| | 2 | 943 | Residential | 75% | 707 | 601 | 3 | 5 | 1 | 9 |
| | 3 | 943 | Residential | 75% | 707 | 601 | 3 | 5 | 1 | 9 |
| | 4 | 943 | Residential | 75% | 707 | 601 | 3 | 5 | 1 | 9 |
| | 5 | 943 | Residential | 75% | 707 | 601 | 3 | 5 | 1 | 9 |
| | 6 | 943 | Residential | 75% | 707 | 601 | 1 | 5 | 2 | 8 |
| | 7 | 943 | Residential | 75% | 707 | 601 | 1 | 5 | 2 | 8 |
| | 8 | 943 | Residential | 75% | 707 | 601 | 1 | 5 | 2 | 8 |
| | 9 | 943 | Residential | 75% | 707 | 601 | 1 | 5 | 2 | 8 |
| subtotal | | 9,430 | | | 7,025 | 5,972 | 21 | 50 | 14 | 85 |
| | | | | | | 85.0% | 24.7% | 58.8% | 16.5% | 100.0% |

Table 2: This table shows the potential yield generated by Revised Option - Building D, E, F

9.0 Yield Table

The summary yield table below shows the overall expected GFA and resultant FSR proposed by the development. It includes a breakdown of areas for each unit and the percentages achieved across the development as well as required car parking.

| | No. of units | GFA | NSA | Site (m2) | FSR |
|--------------|--------------|---------------|---------------|---------------|-------------|
| Building A | 40 | 3,397 | 2,887 | | |
| Building B | 71 | 5,820 | 4,947 | | |
| Building C | 58 | 4,757 | 4,043 | | |
| Building D | 52 | 4,339 | 3,689 | | |
| Building E | 61 | 4,968 | 4,222 | | |
| Building F | 85 | 7,025 | 5,972 | | |
| TOTAL | 367 | 30,306 | 25,760 | 16,457 | 1.84 |

| Parking | Area m2 | No. of units | % | Rate | Spaces | Area 30 m2/car |
|--------------|------------|--------------|-------|-----------|------------|-------------------|
| 1-Bed | 50 - 60 | 97 | 26.4% | 0.6 | 58 | |
| 2-Bed | 70 - 85 | 198 | 54.0% | 0.9 | 178 | |
| 3-Bed | 90 - 100 | 72 | 19.6% | 1.4 | 101 | |
| Visitor | | | | 1/5 units | 73 | |
| TOTAL | | 367 | | | 411 | 12,318 |

Table 3: This table shows the potential yield generated by the Revised Option - Summary

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ISSUE

| DATE | ISSUE | REVISION | DRAWN BY | CHECKED BY |
|----------|-------|----------|----------|------------|
| 15.07.16 | A | 01 | KH | KvdZ |



DRAWING

MASTER PLAN

| JOB NO | ISSUE | DRAWING NO. | SCALE |
|--------|-------|-------------|------------|
| 15199 | A | 01 | 1:1000 @A3 |

PROJECT

BUILDING ENVELOPE STUDY

15 - 19 Hughes Avenue and 655 Victoria Road,
Ermington NSW 2115
Prepared for **The Ermington Gospel Trust**

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ISSUE

| DATE | ISSUE | REVISION | DRAWN BY | CHECKED BY |
|----------|-------|----------|----------|------------|
| 22.09.16 | A | 01 | KH | KvdZ |



DRAWING

APARTMENT LAYOUT

| JOB NO | ISSUE | DRAWING NO. | SCALE |
|--------|-------|-------------|------------|
| 15199 | A | 02 | 1:1000 @A3 |

PROJECT

BUILDING ENVELOPE STUDY

15 - 19 Hughes Avenue and 655 Victoria Road,
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Prepared for **The Ermington Gospel Trust**

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