

PLANNING PROPOSAL DESIGN REPORT

1512 10 FEBRUARY 2016
APARTMENT & COMMERCIAL DEVELOPMENT
VICTORIA ROAD, DAY STREET, FORMOSA STREET, THORNLEY STREET, DRUMMOYNE

BONUS + ASSOCIATES



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INTRODUCTION



WIDER CONTEXT PLAN



FIGURE GROUND STUDY



AERIAL PHOTOGRAPH

BONUS + ASSOCIATES

1 → = AERIAL PERSPECTIVE

1 → = SITE PHOTOGRAPH



VICTORIA ROAD



CORNER VICTORIA ROAD / THORNLEY STREET



THORNLEY STREET



CORNER THORNLEY STREET / FORMOSA STREET



FORMOSA STREET



CORNER FORMOSA STREET / DAY STREET



DAY STREET

AERIAL PERSPECTIVES



CORNER DAY STREET / VICTORIA ROAD

BONUS + ASSOCIATES



V I C T O R I A R O A D



T H O R N L E Y S T R E E T



CORNER FORMOSA STREET / THORNLEY STREET



CORNER DAY STREET / FORMOSA STREET



F O R M O S A S T R E E T

SITE PHOTOS

BONUS + ASSOCIATES



CORNER DAY STREET / FORMOSA STREET



D A Y S T R E E T



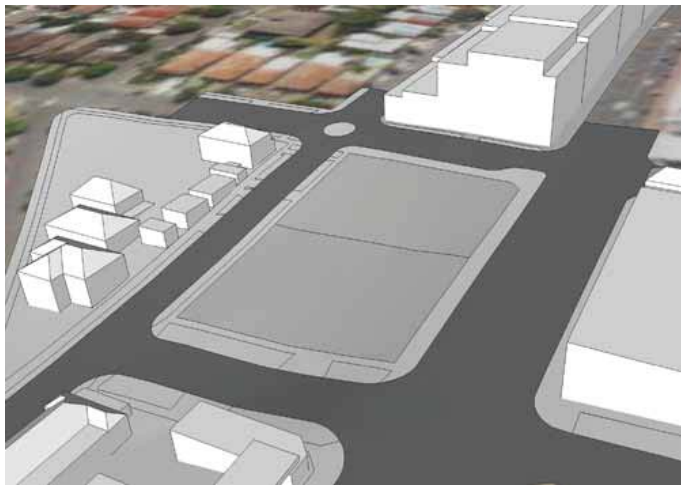
CORNER DAY STREET / VICTORIA ROAD

SITE PHOTOS

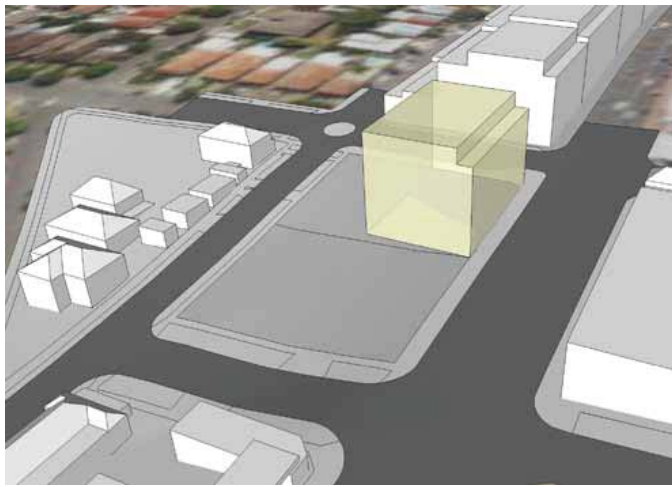
SITE ANALYSIS



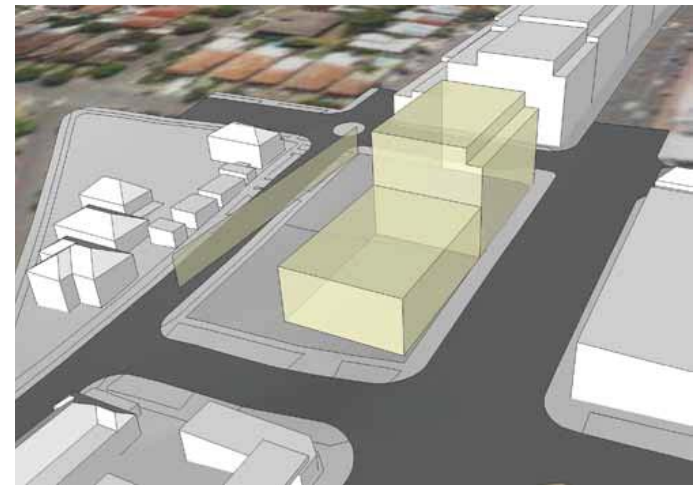
DESIGN PROPOSAL



ENVELOPE 1



ENVELOPE 2



ENVELOPE 3



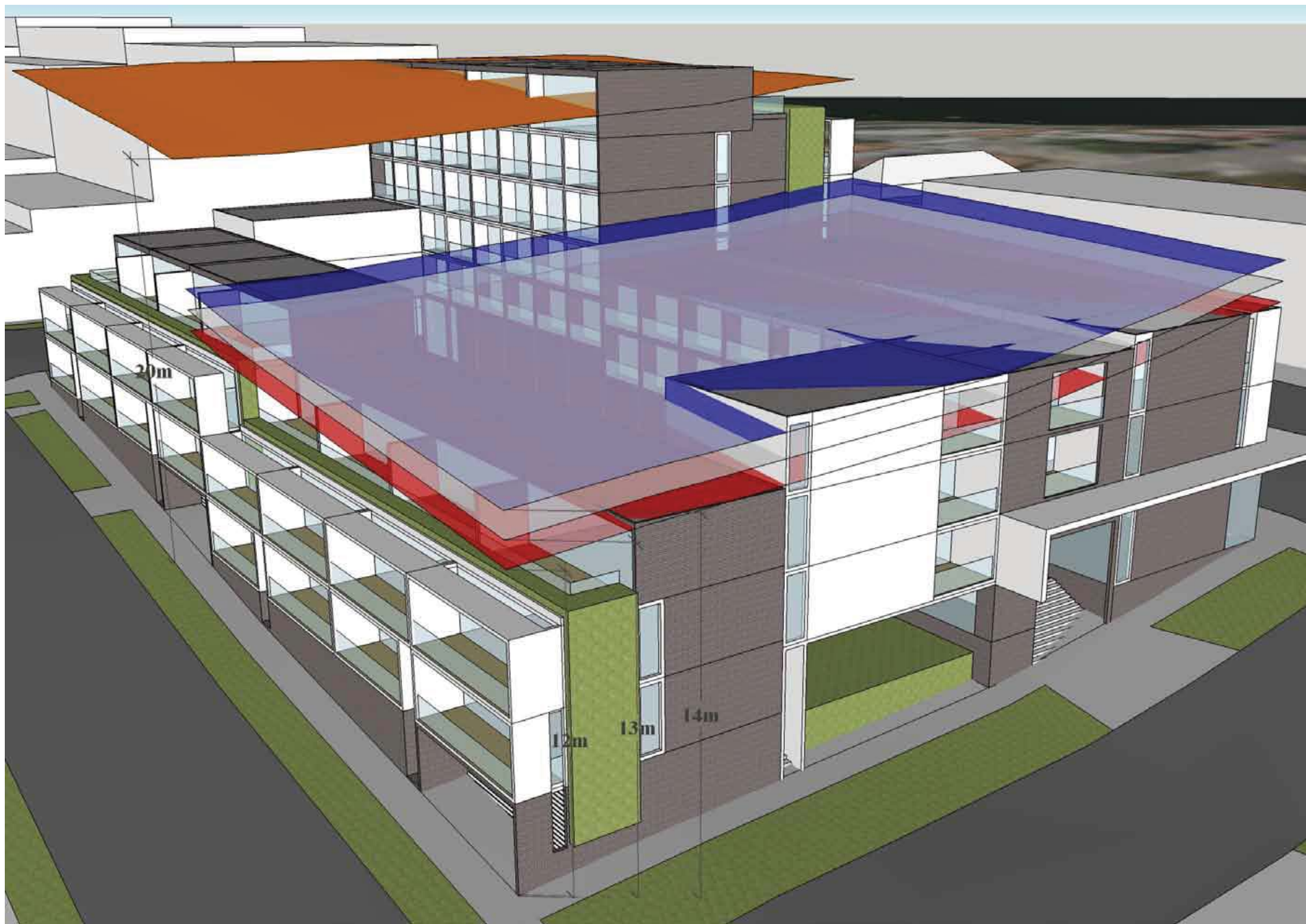
ENVELOPE 4



ENVELOPE 5



ENVELOPE 6



HEIGHT LIMIT OPTIONS



9 AM EXISTING



9 AM PROPOSED



10 AM EXISTING
SHADOW DIAGRAM



10 AM PROPOSED



11 AM EXISTING



11 AM PROPOSED



12 PM EXISTING
SHADOW DIAGRAM



12 PM PROPOSED



1 PM EXISTING



1 PM PROPOSED



2 PM EXISTING
SHADOW DIAGRAM



2 PM PROPOSED



3 PM EXISTING



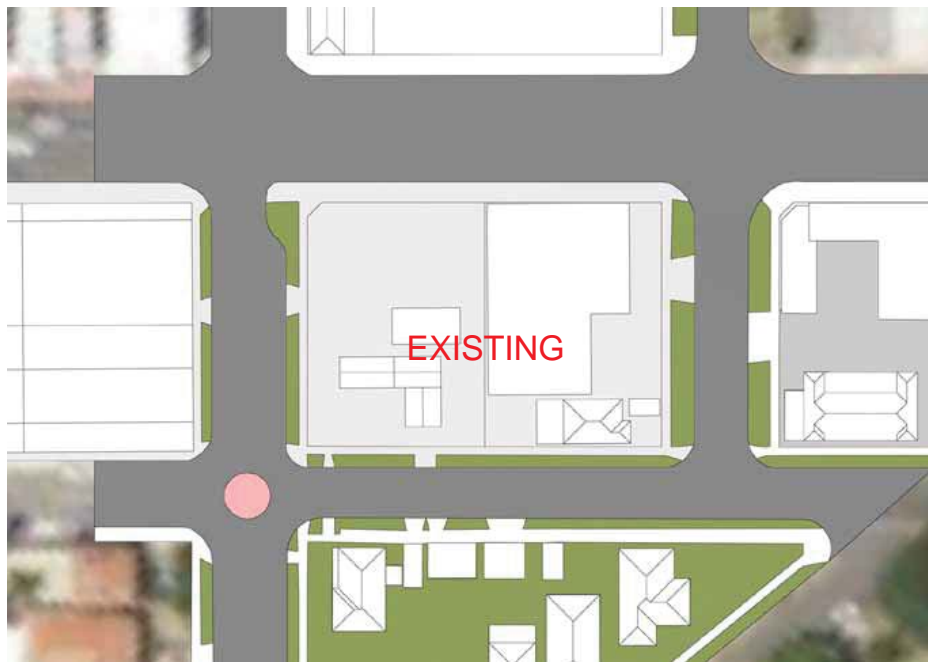
3 PM PROPOSED



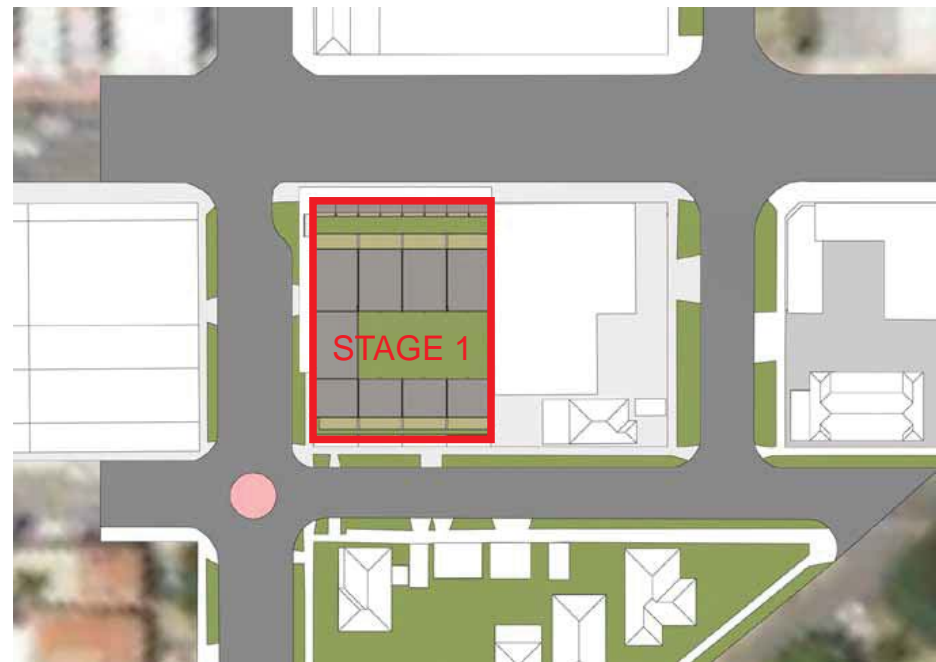
4 PM EXISTING
SHADOW DIAGRAM



4 PM PROPOSED



EXISTING



STAGE 1



STAGE 2
STAGES



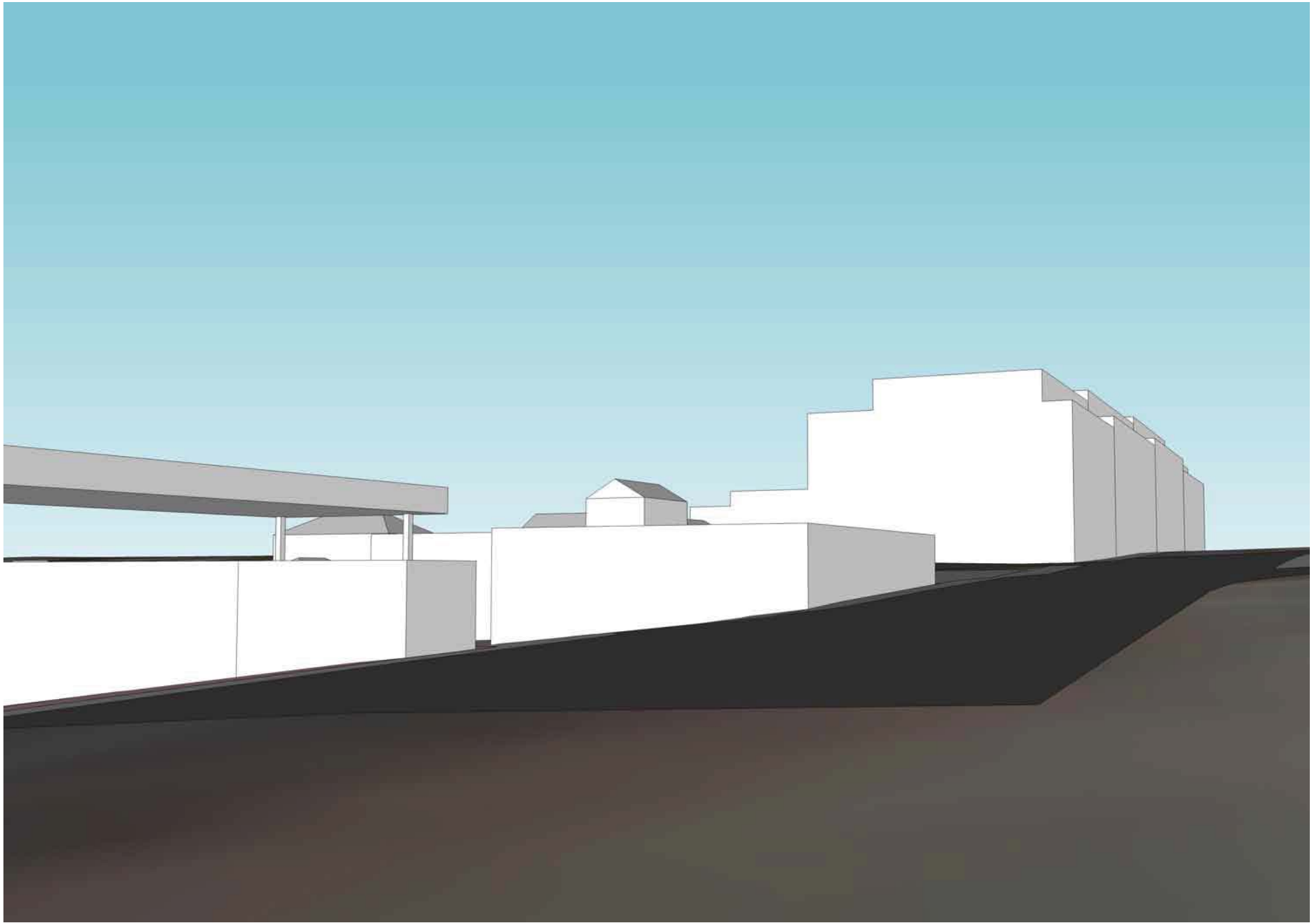
PERSPECTIVE 1_EXISTING



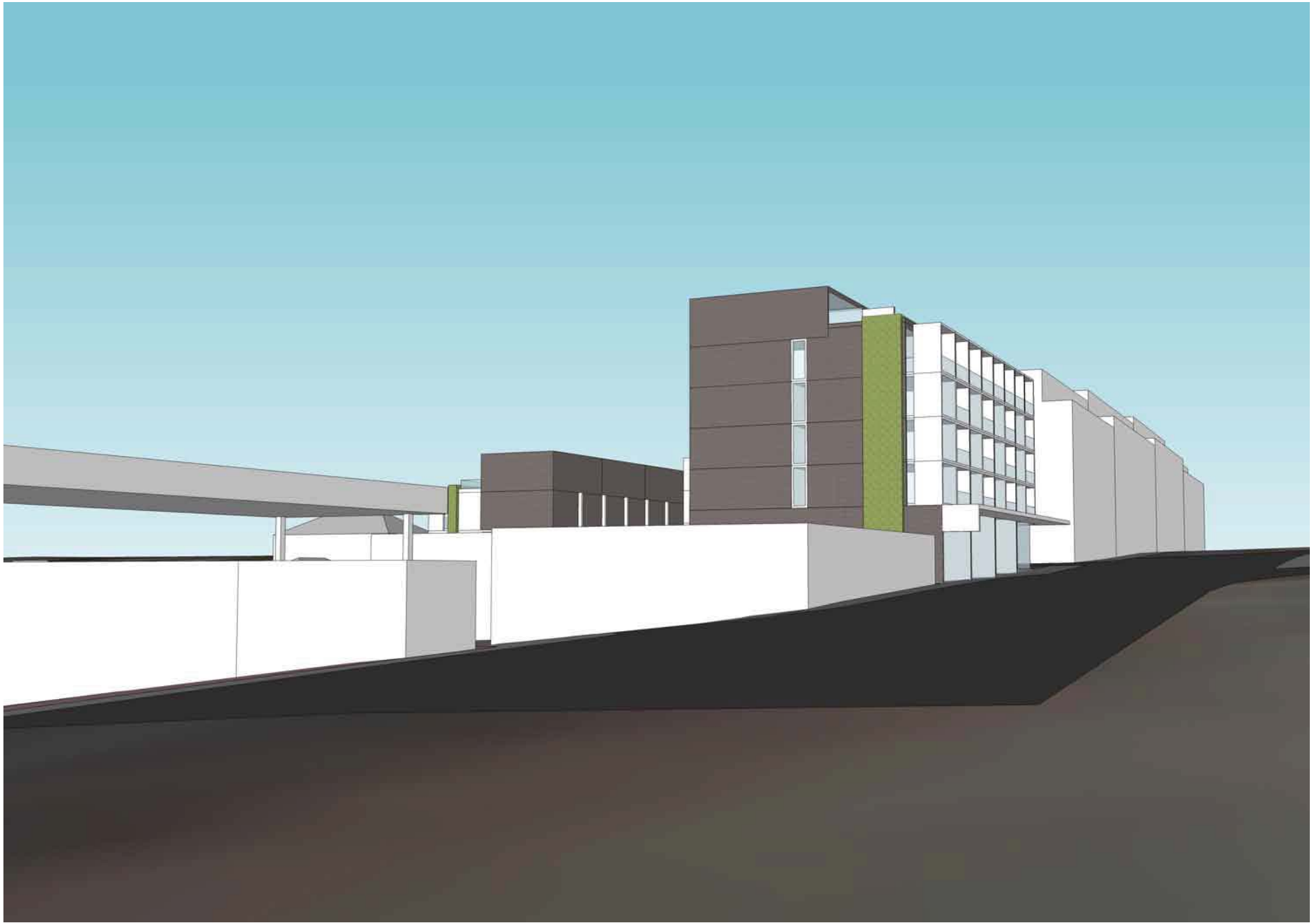
PERSPECTIVE 2_PROPOSED STAGE 1



PERSPECTIVE 3_PROPOSED STAGE 1 + 2



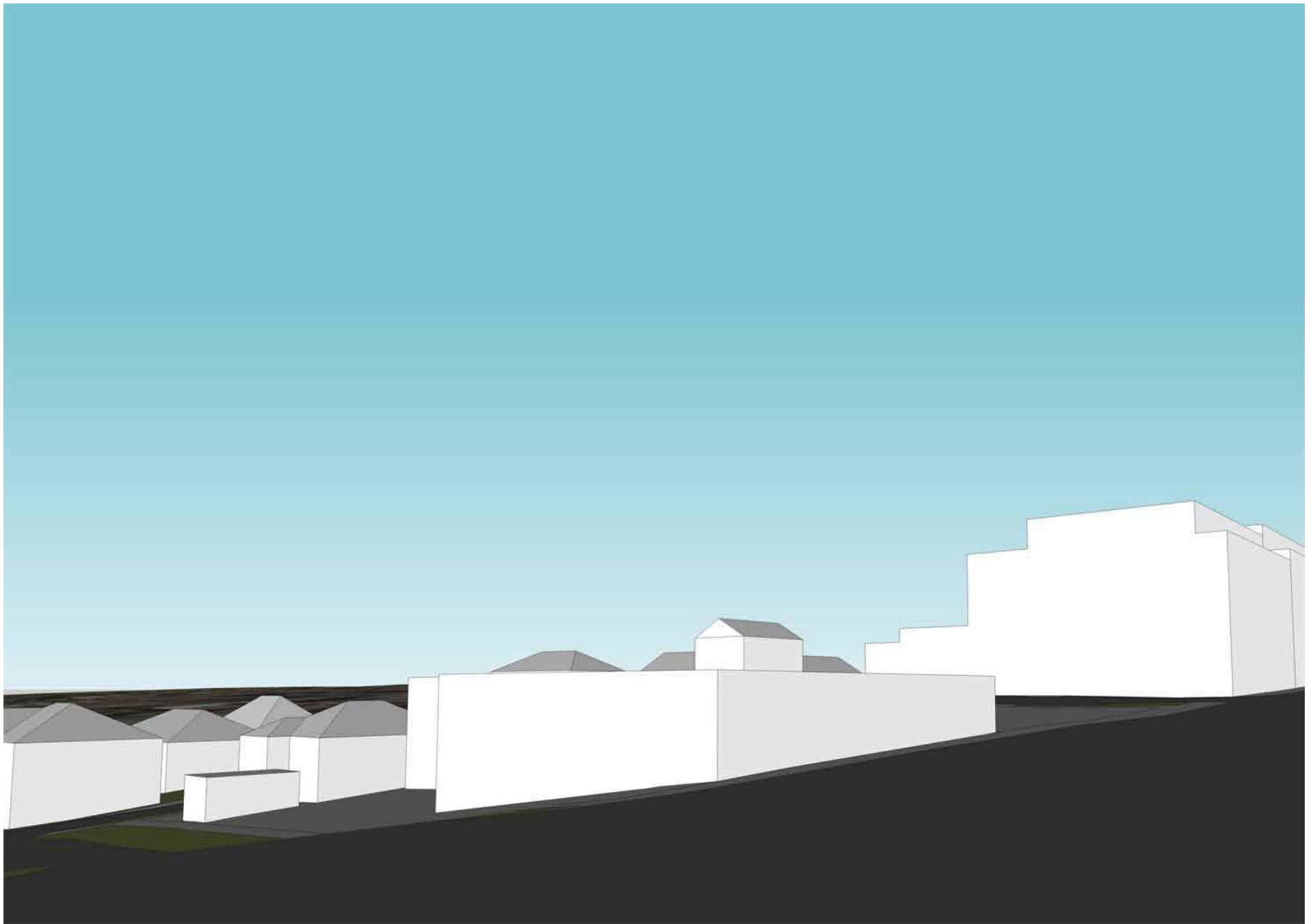
PERSPECTIVE 4_EXISTING



PERSPECTIVE 5_PROPOSED STAGE 1



PERSPECTIVE 6_PROPOSED STAGE 1 + 2



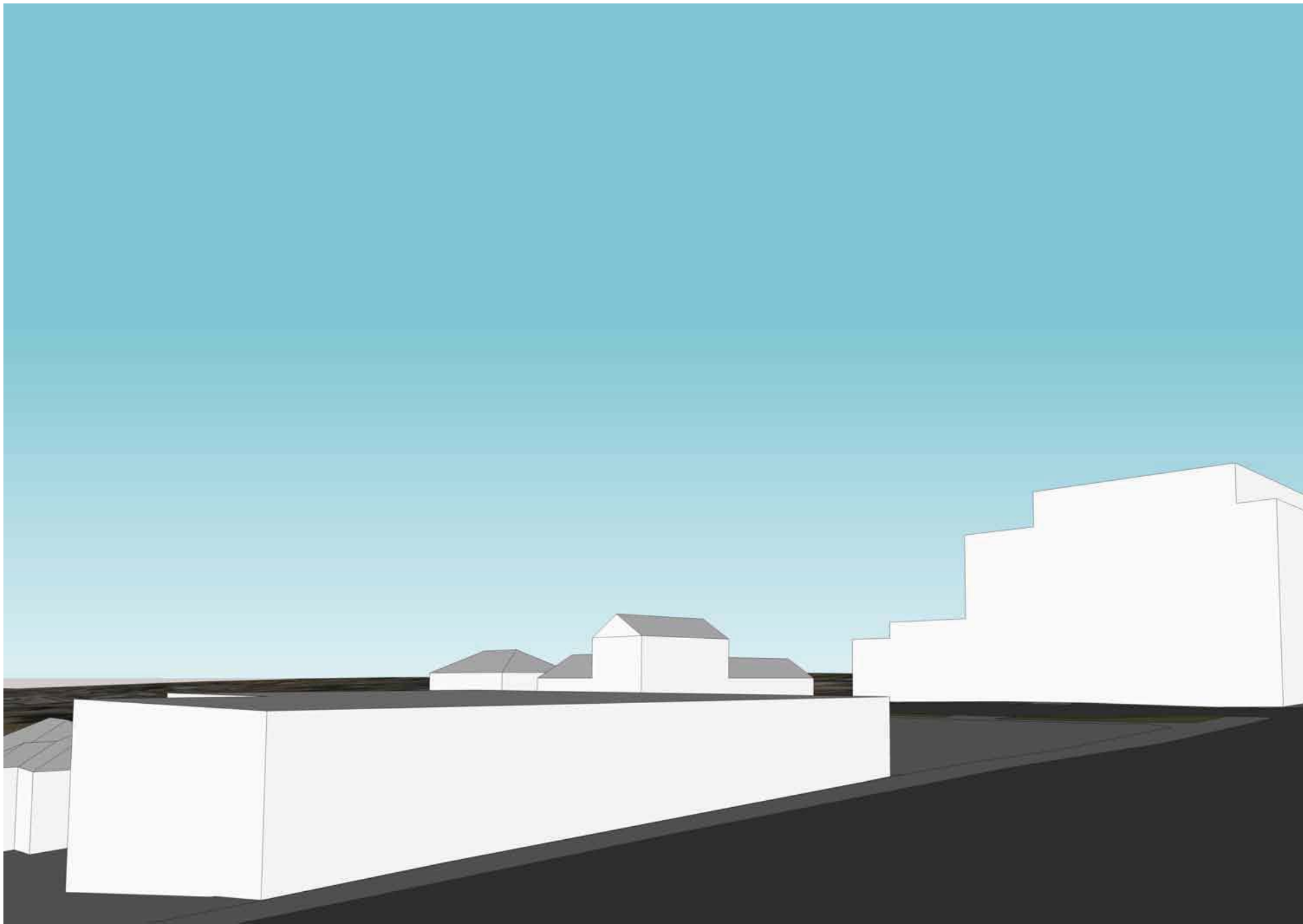
PERSPECTIVE 7_EXISTING



PERSPECTIVE 8_PROPOSED STAGE 1



PERSPECTIVE 9_PROPOSED STAGE 1 + 2



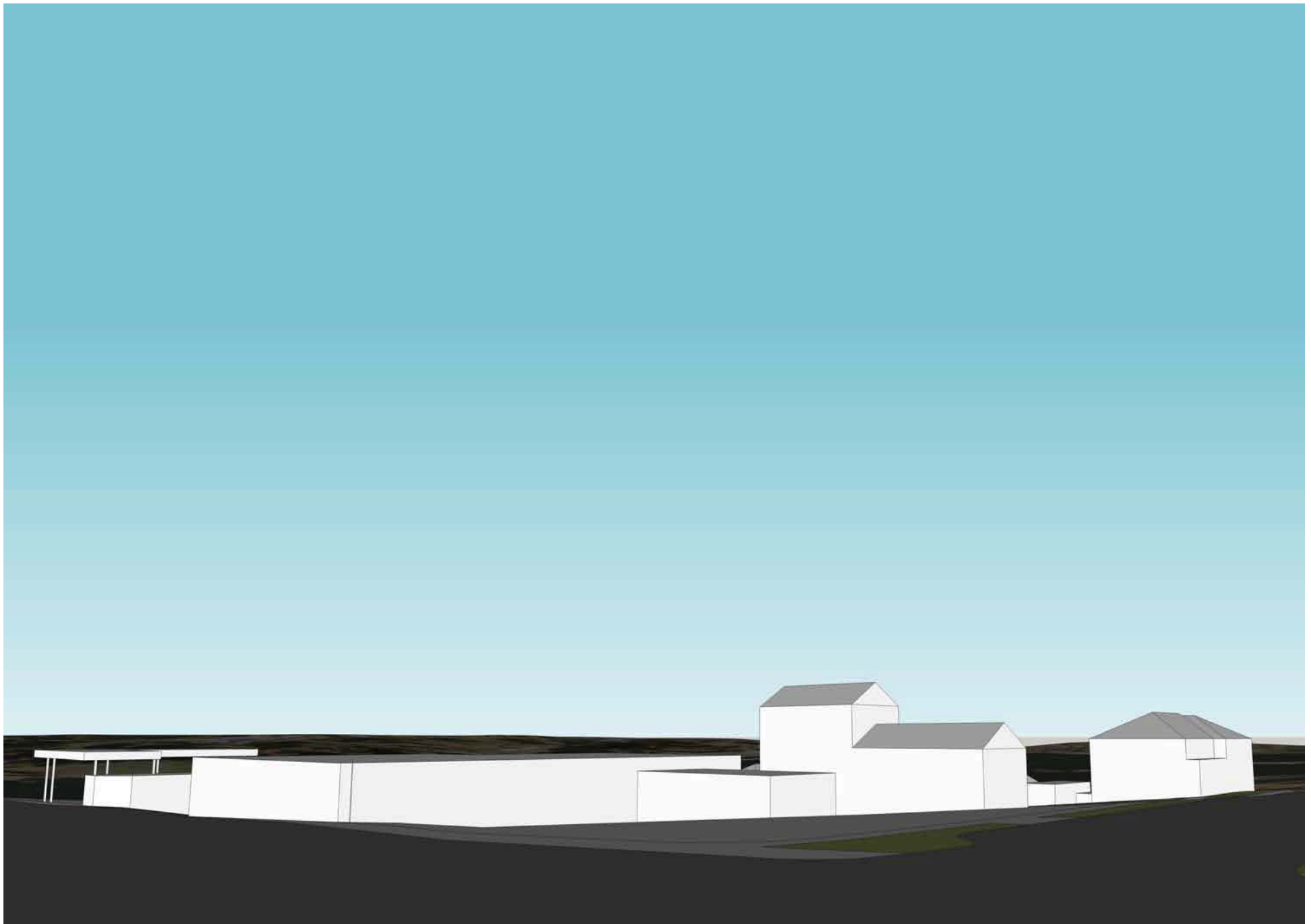
PERSPECTIVE 10_EXISTING



PERSPECTIVE 11_ PROPOSED STAGE 1



PERSPECTIVE 12_ PROPOSED STAGE 1 + 2



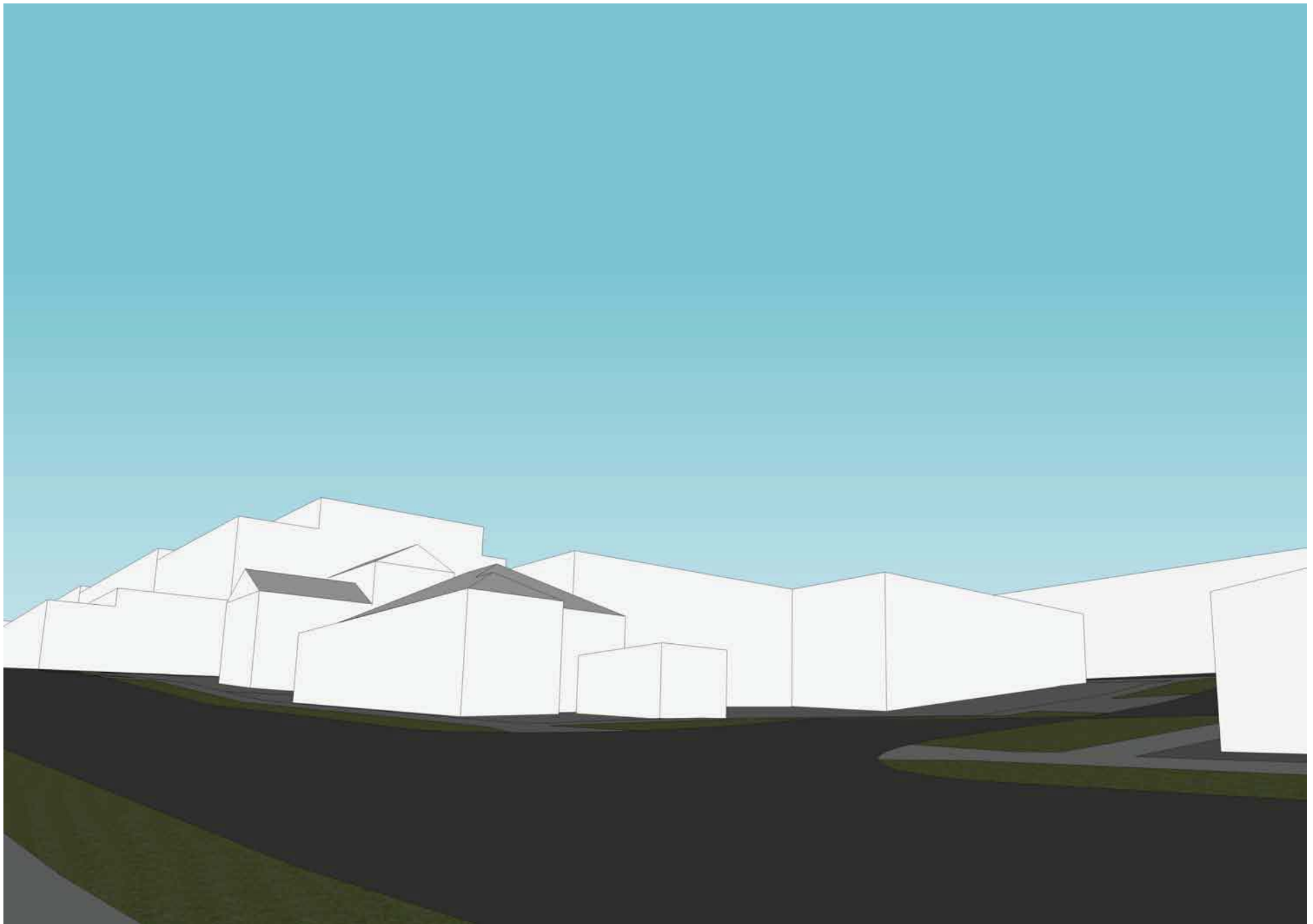
PERSPECTIVE 13_EXISTING



PERSPECTIVE 14_PROPOSED STAGE 1



PERSPECTIVE 15_STAGE 1 + 2



PERSPECTIVE 16_EXISTING



PERSPECTIVE 17_PROPOSED STAGE 1



PERSPECTIVE 18_PROPOSED STAGE 1 + 2



PERSPECTIVE 19_EXISTING



PERSPECTIVE 20_PROPOSED STAGE 1



PERSPECTIVE 21_PROPOSED STAGE 1 + 2

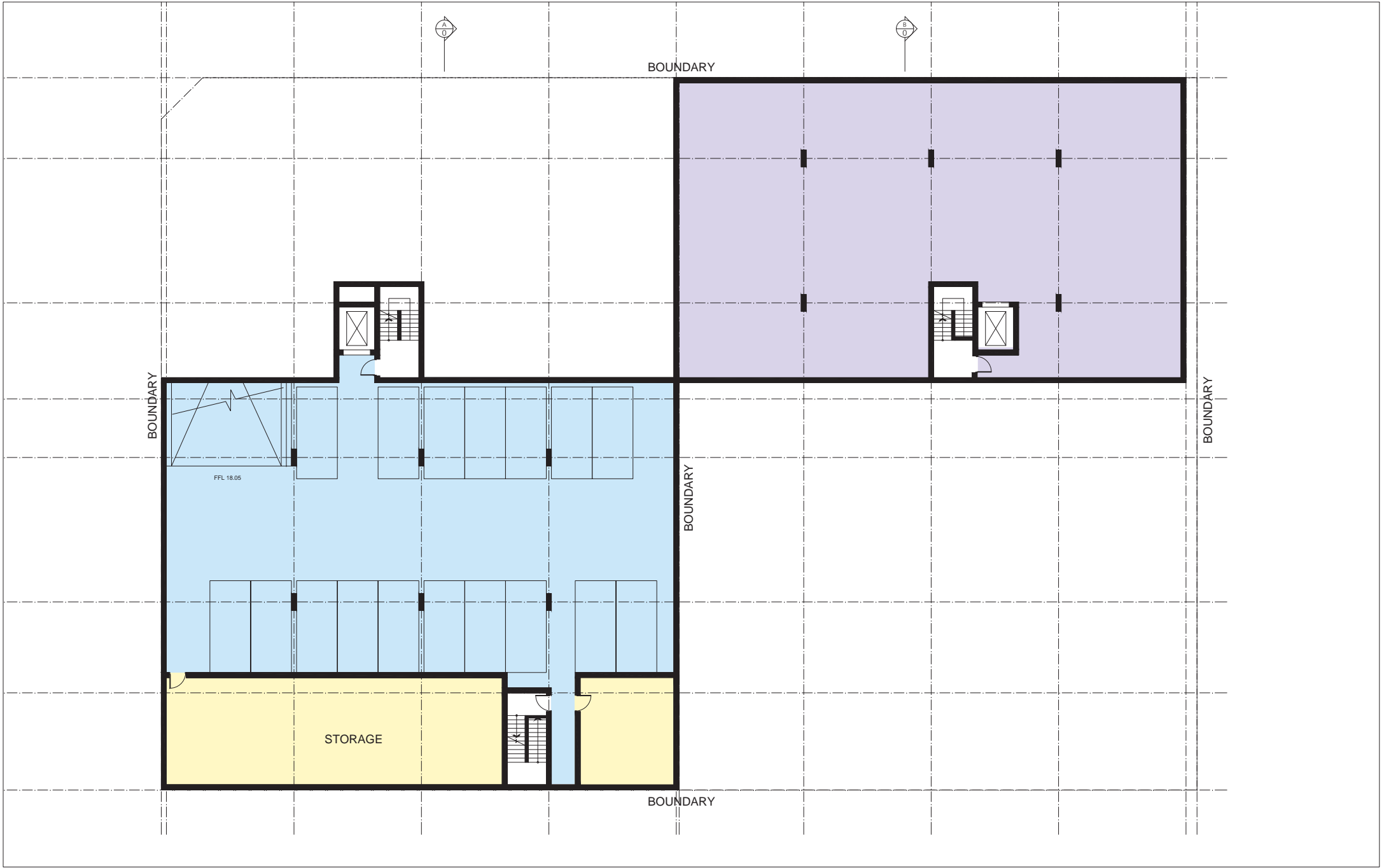


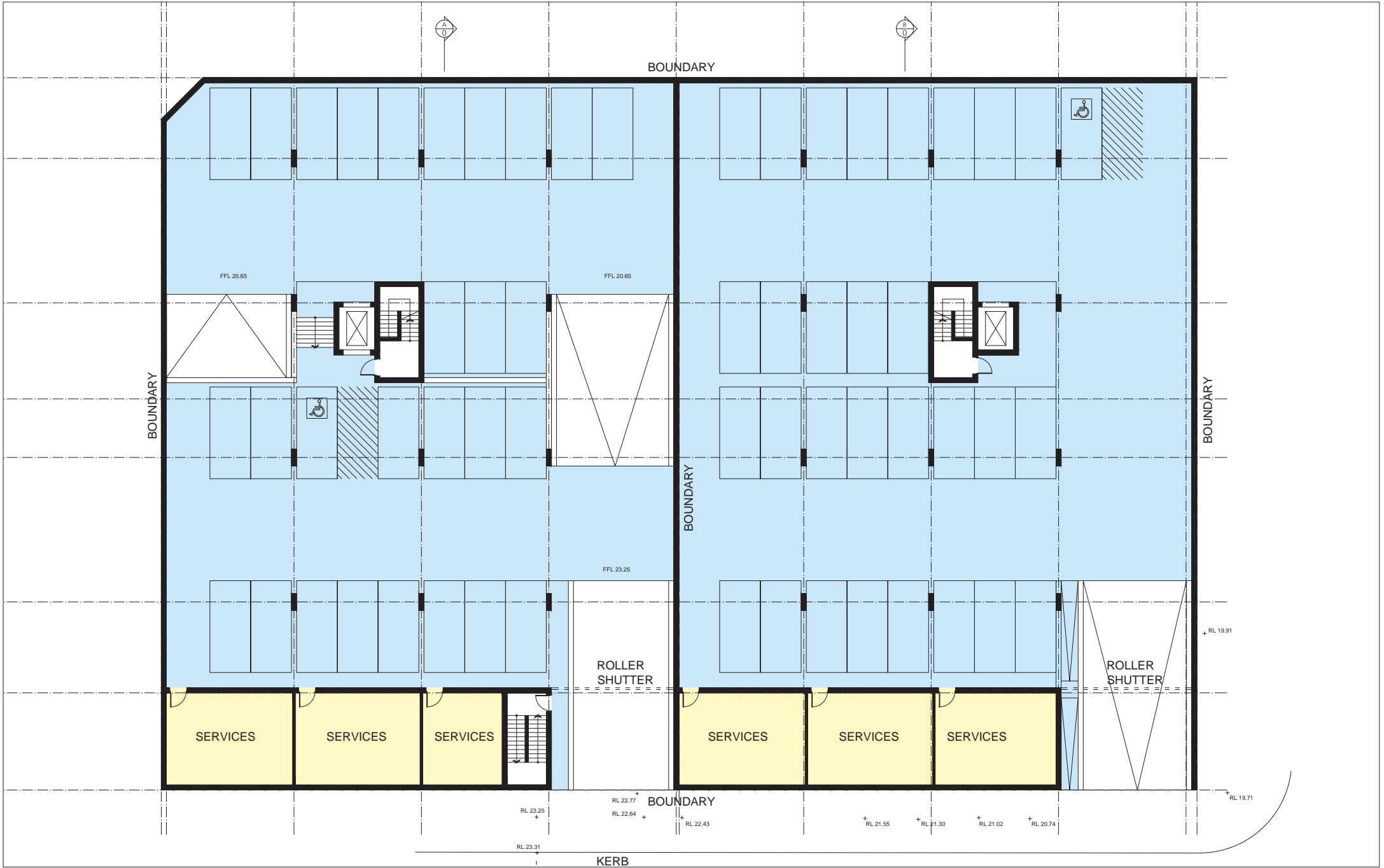
CORNER DAY STREET / FORMOSA STREET PHOTO MONTAGE

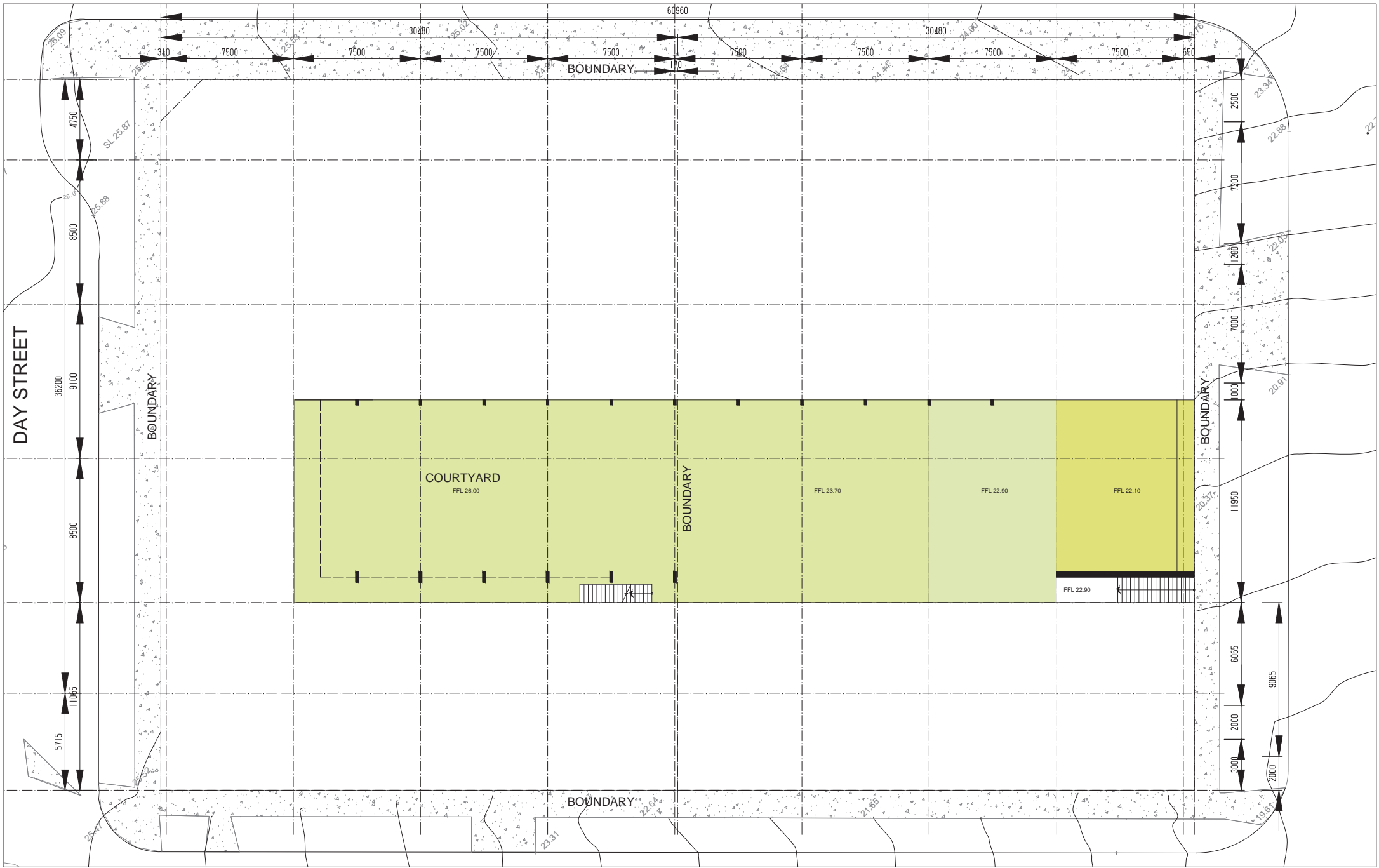


DAY STREET PHOTO MONTAGE

DRAWINGS

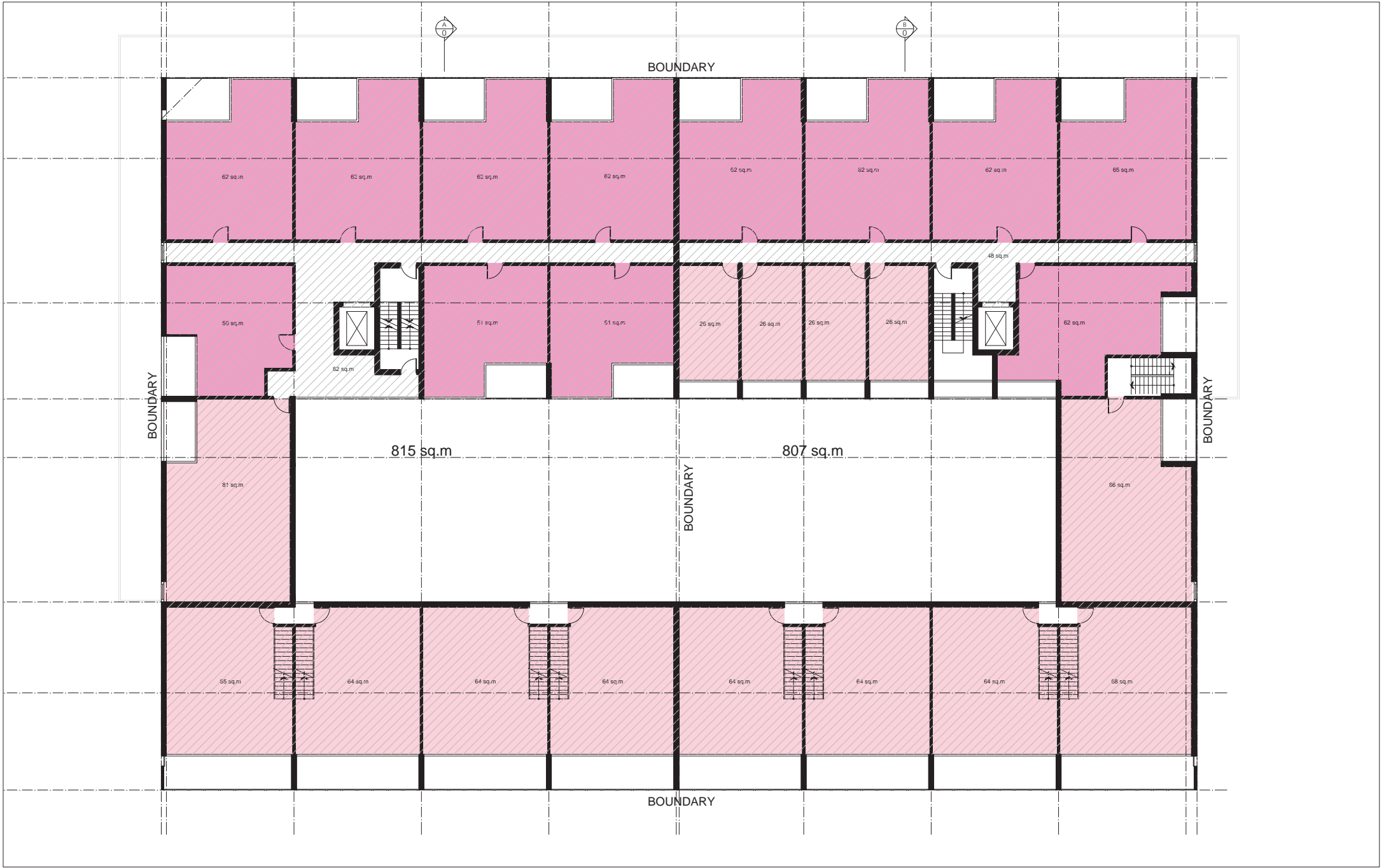


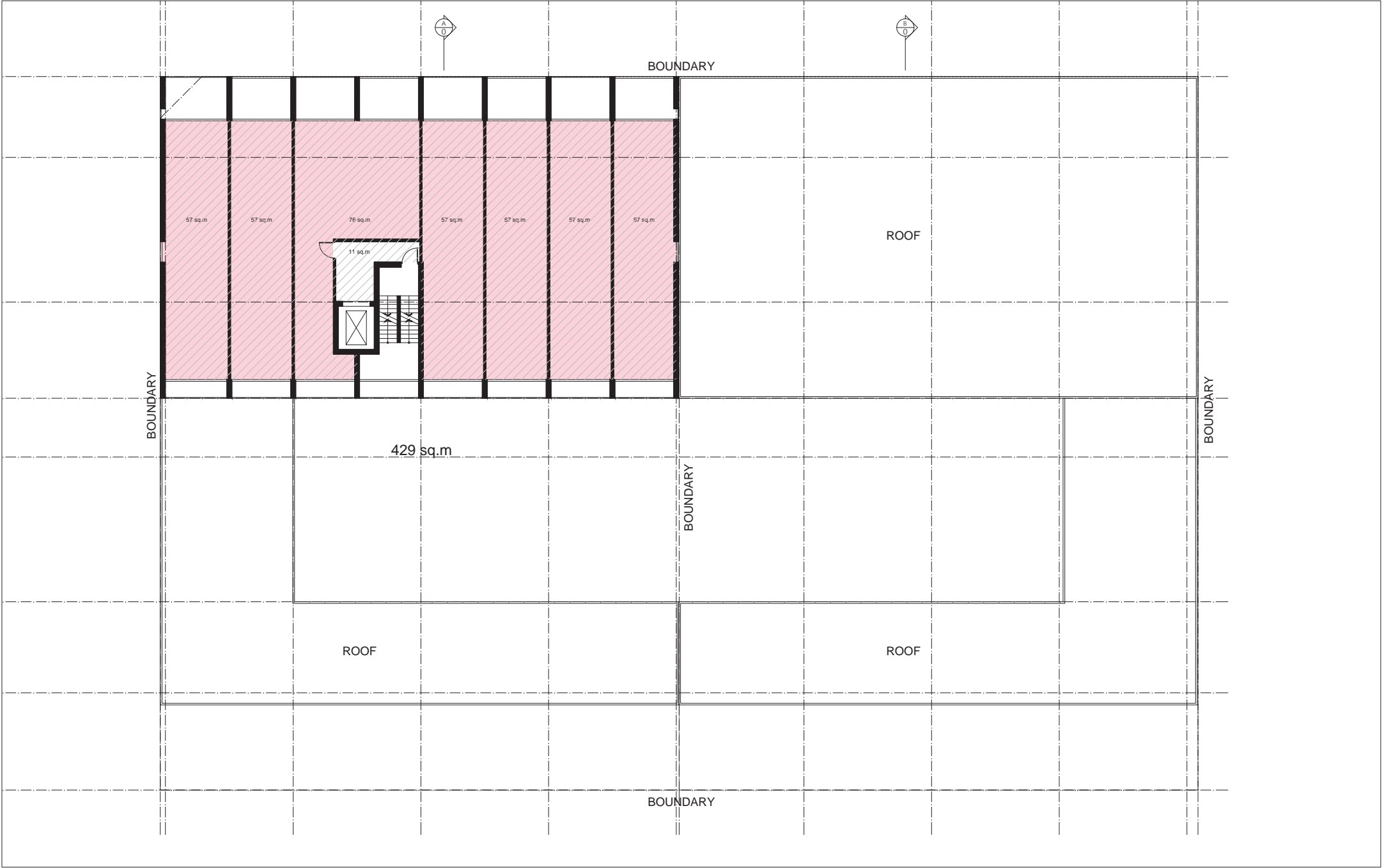


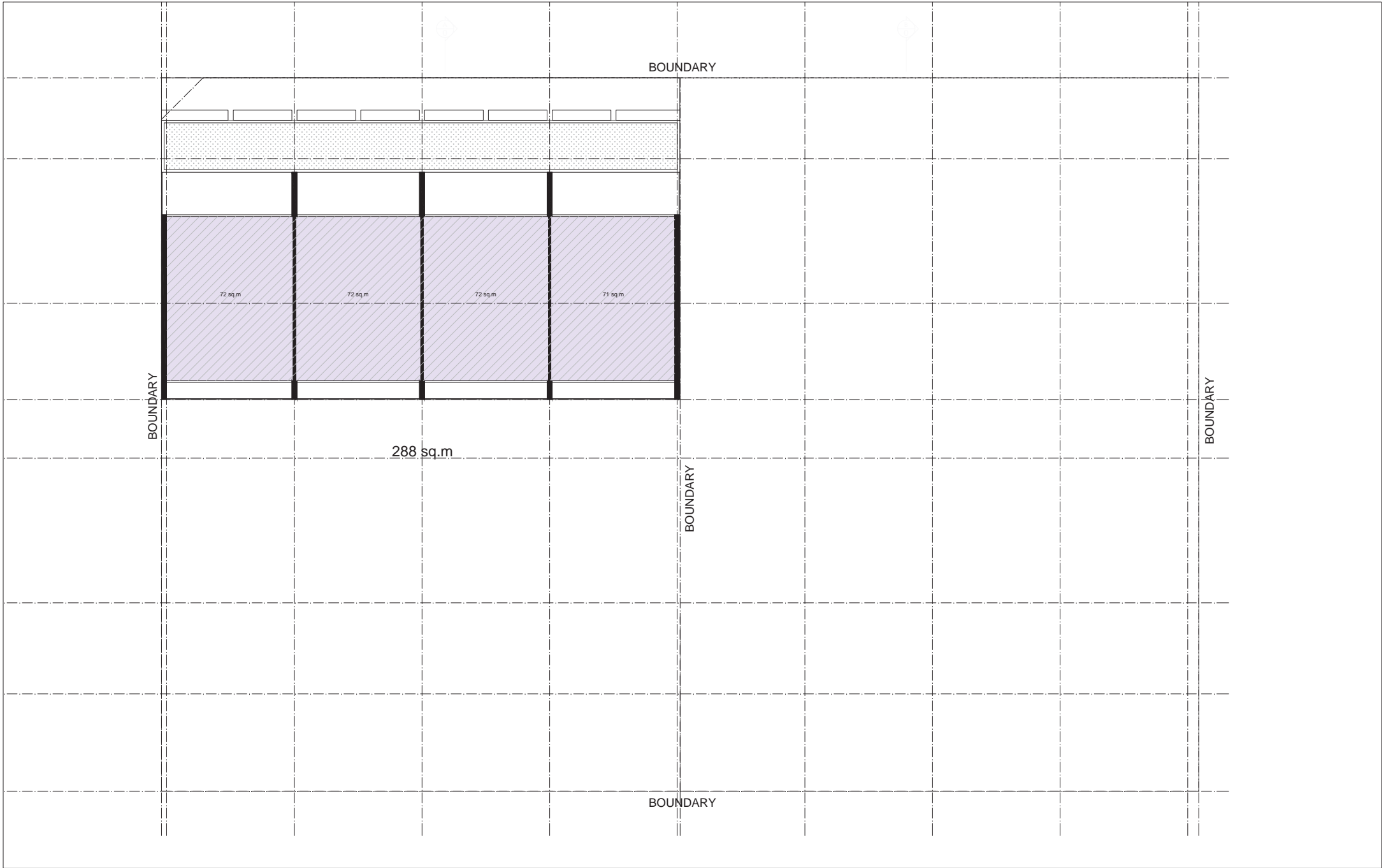


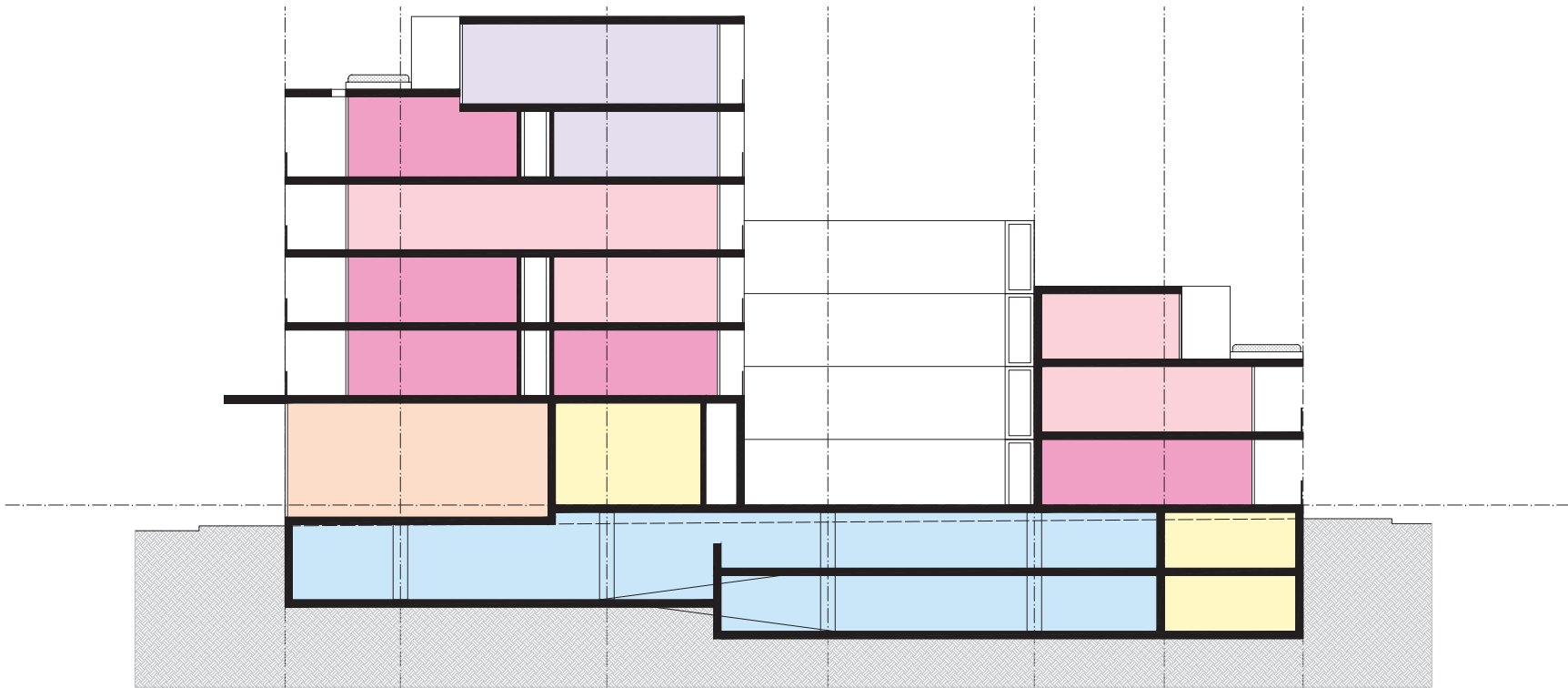
<div>3+A</div> <div>ARCHITECT BONUS + ASSOCIATES LEVEL 1 597 DARLING STREET ROCKFELL NSW 2059 T 02 9618 6188 F 02 9618 6288 E info@bonusarch.com ©2016 ARCHITECTS PTY LTD - ABN 22 086 762 070</div>	CLIENT DAY ST. N°1 PTY LTD	REV A	DATE 10.02.16	AMENDMENT ISSUE FOR PLANNING PROPOSAL	SKETCH 63-69 VICTORIA ROAD, 45 DAY STREET, DRUMMOYNE			JOB NO 1512 PROJECT ARCHITECT G. BONUS ARCH PROJ. 1014 DRAWN	DRAWING TITLE GROUND FLOOR PLAN SCALE 1:100 @A1 0 0.5 1 1.5 2 3 5 7.5 10m	DRAWING NO SK04 ISSUE A
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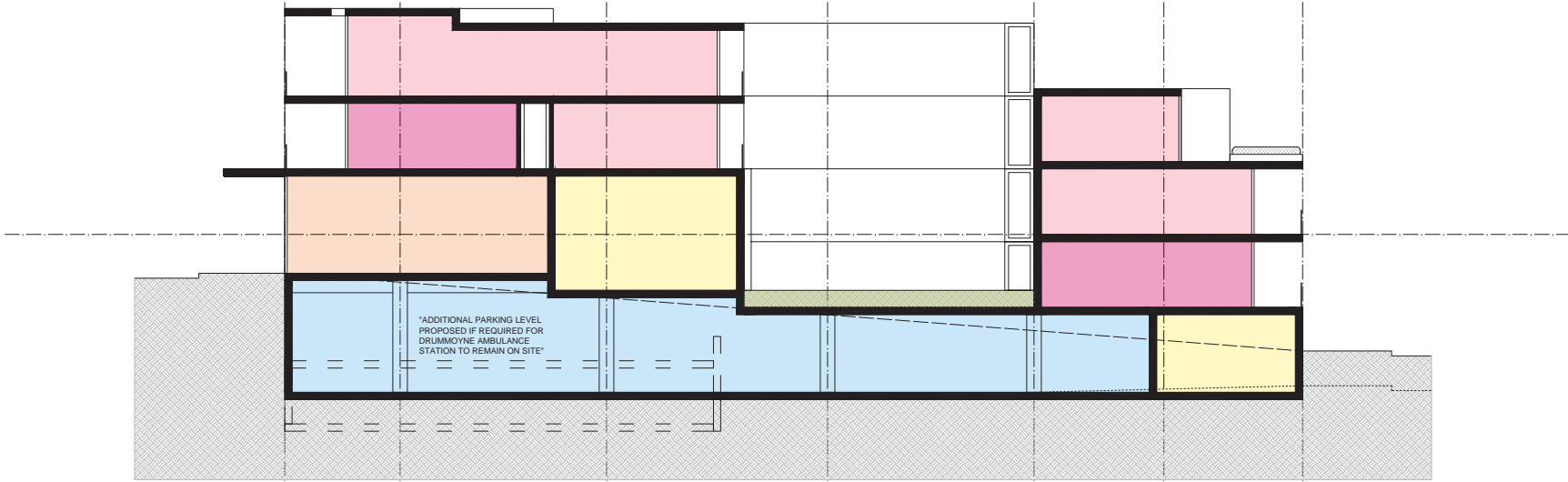








SECTION A



SECTION B

ARCHITECT BONUS + ASSOCIATES LEVEL 1 5/97 DARLING STREET ROSELLE NSW 2039 T: 02 9818 6188 F: 02 9818 6288 E: info@bonusarch.com <small>BONUS ARCHITECTS PTY LTD - ABN 22 086 702 870</small>	CLIENT DAY ST. N°1 PTY LTD	REV A	DATE 10.02.18	AMENDMENT ISSUE FOUR PLANNING PROPOSAL	SKETCH 63-69 VICTORIA ROAD, 45 DAY STREET, DRUMMOYNE			JOB NO 1512 PROJECT ARCHITECT G. BICHAUS <small>ARCHITECT 15124</small> DRAWN	DRAWING TITLE SECTIONS SCALE 1:100 @A1 1:200 @A3 0 0.5 1 1.5 2 3 5 7.5 10m	DRAWING NO. SK10 ISSUE A
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SEPP 65 DESIGN STATEMENT

1512 22 DECEMBER 2015
APARTMENT AND COMMERCIAL DEVELOPMENT
VICTORIA ROAD, DAY STREET, FORMOSA STREET, THORNLEY STREET, DRUMMOYNE

BONUS + ASSOCIATES



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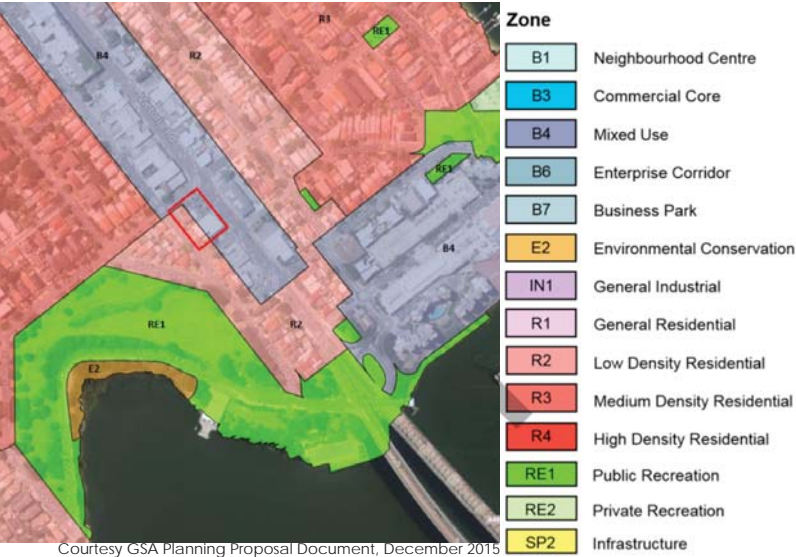
PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The existing context of the site consists of a range of building forms and heights spread across a varying topography. The proposal seeks to marry these contrasting forms by creating a stepped link between the proposed 22m building on Victoria Street to the North and the existing service station to the South with a gradual reduction in height serving to match the existing building height of the immediate context on all sides.

The current DCP proposes a massing and FSR which would result in a more drastic design, less appropriate to the surrounding form and context.

The existing ambulance station on the site can be considered for retention or inclusion with the new proposal.



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DRUMMOYNE
CONTEXT AND CHARACTER

PRINCIPLE 2: BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Extensive testing has been carried out to determine the most suitable built form and scale for the site. Existing and proposed-future maximum height limits were considered, and priority was given to the existing site topography and immediate neighbouring buildings.

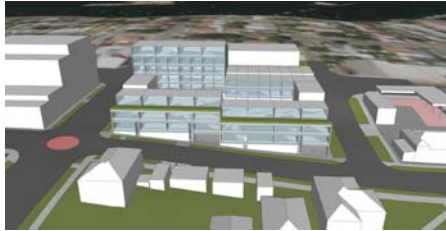
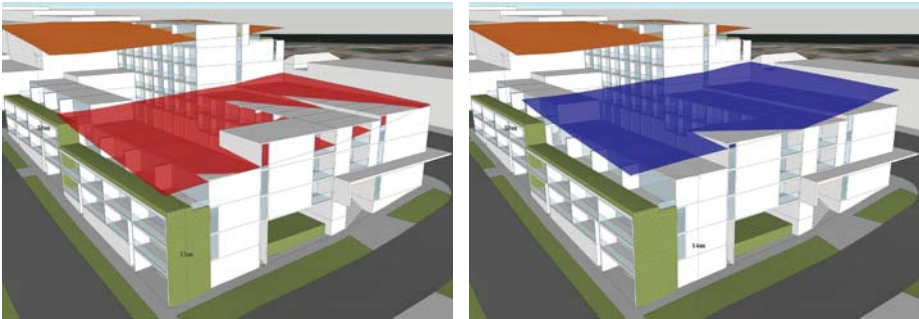
The result is a series of changing levels, and articulated built forms, stepping down to respond to and match with existing architectural scale.

The site is well located, with good public transport infrastructure along Victoria Road to the North, and excellent amenity - particularly Brett Park and Sisters Bay to the South.

The proposed ground level public domain is porous, with through-site links connecting these important contextual elements and activating the commercial street edge.

The orientation and depth of the building elements have been carefully considered to minimise shadowcasting and prevent any overlooking or privacy issues.

A 12m wide courtyard in the centre of the development provides separation between the proposed perimeter buildings.



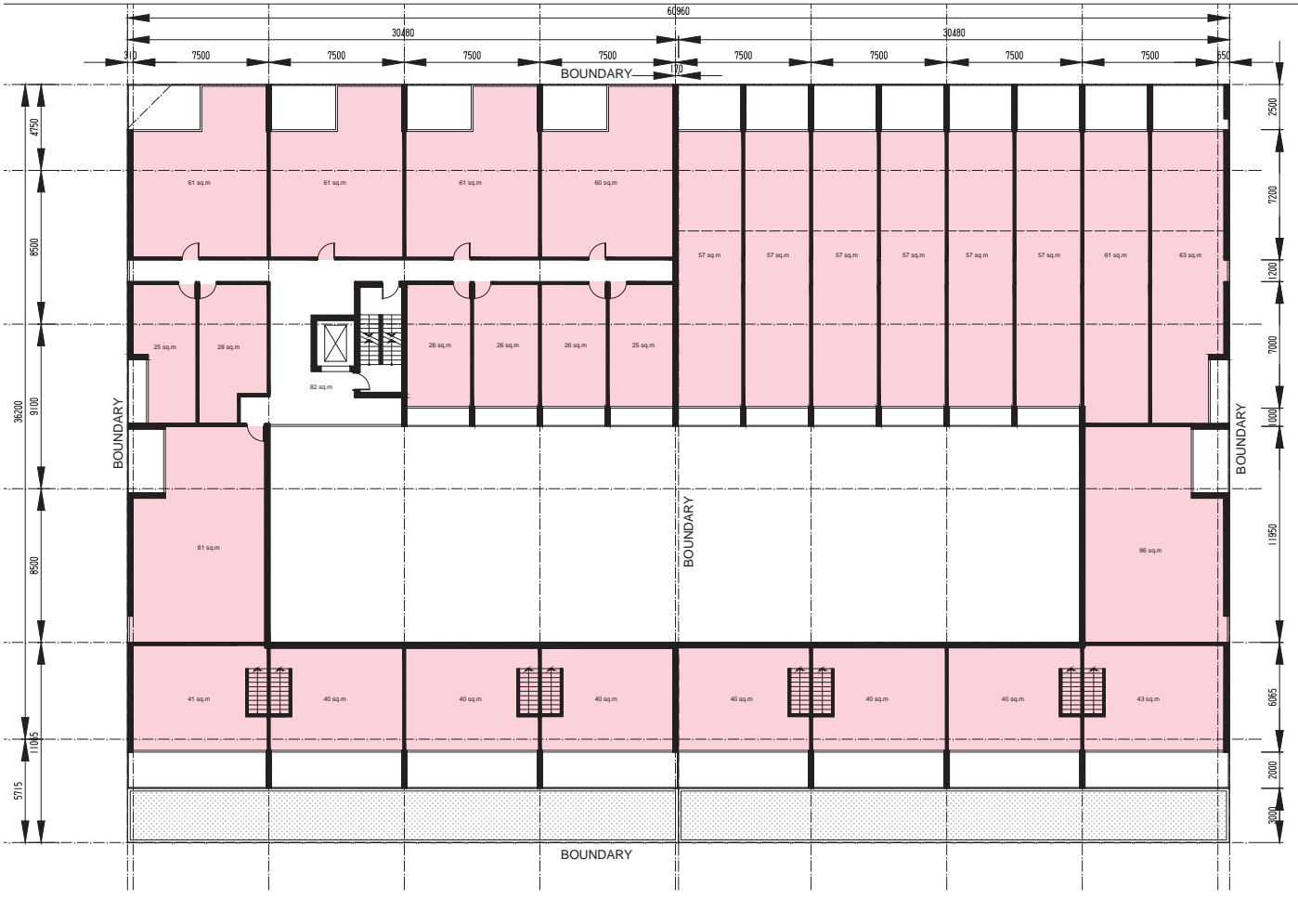
PRINCIPLE 3: DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Proposed changes to Permissible Floor Space Ration and Maximum Height Limit would allow for a more appropriate development in response to the existing context.

A proposed FSR of 2:1 is deemed most appropriate for this site, as the area already benefits from good transport infrastructure, shops and public amenity spaces.



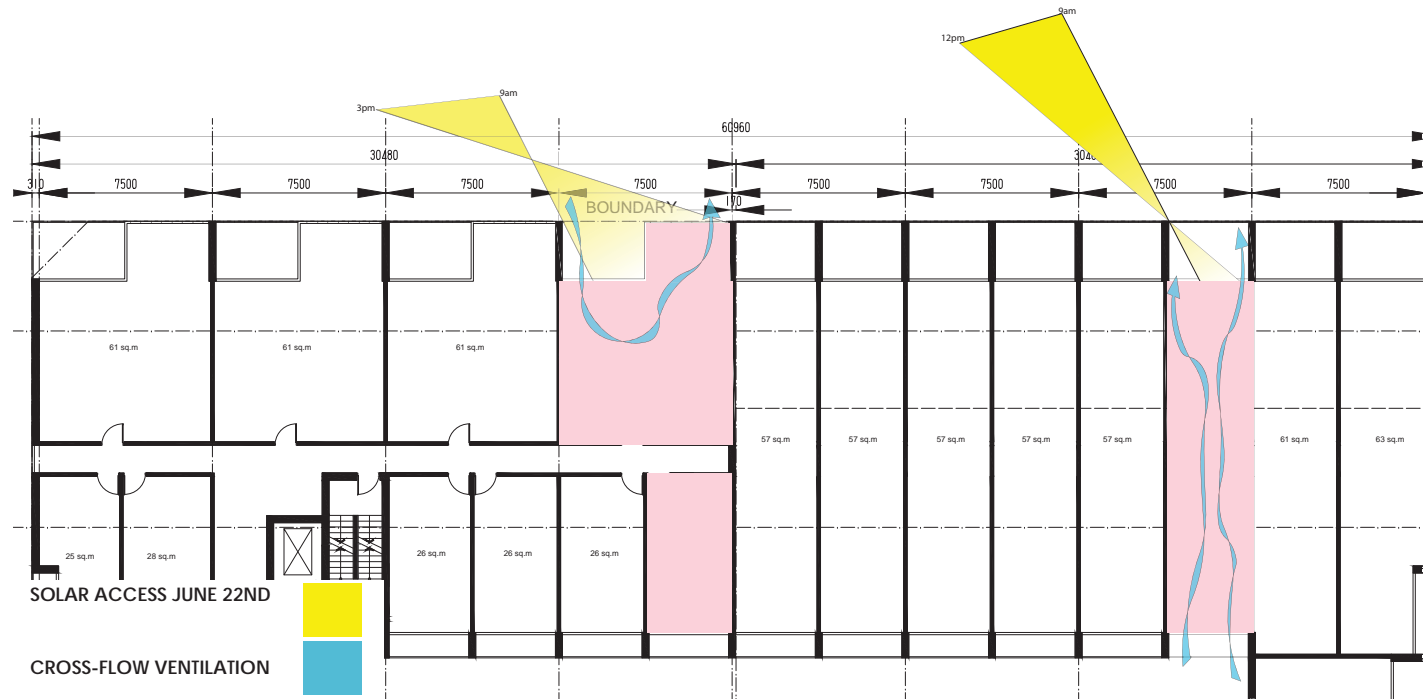
PRINCIPLE 4: SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

The orientation and depth of the buildings as well as the perimeter forms create apartments with excellent opportunity for cross ventilation and solar access.

The public courtyard in the centre of the site provides the opportunity for a deep soil zone - enabling ground water recharge and vegetation. This could be considered further through a detailed landscaping consultation.

In addition to the proposed courtyard - a series of green walls are planned for the site. This will serve to soften the side walls which will be exposed temporarily due to staged construction, and will also provide an additional opportunity for vegetation and the encouragement of local fauna.



SHADOW DIAGRAMS USED WHILE DETERMINING BUILDING ORIENTATION

PRINCIPLE 5: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management.

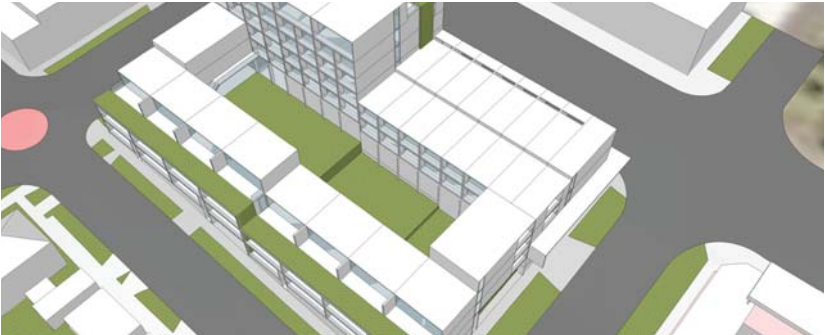
The proposed design incorporates an internal courtyard with a series of green walls to create a ‘green ribbon’ over the perimeter site. This would provide opportunities for recreation and social interaction as well as ground water retention and ecological diversity.

The inclusion of green spaces together with the creation of a porous ground level with public through-site links will serve to connect the site to existing parkland and public landscaped areas - particularly Brett Park and Sisters Bay to the South.

The site would therefore become one part of a larger contextual matrix, encouraging rejuvenation at several scales across the Canada Bay area.



Courtesy GSA Planning Proposal Document, December 2015



Courtesy EUAC <http://www.eauc.org.uk/>

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LANDSCAPE

PRINCIPLE 6: AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

The design proposes the following measures to ensure good amenity for all residents and other users of the site:

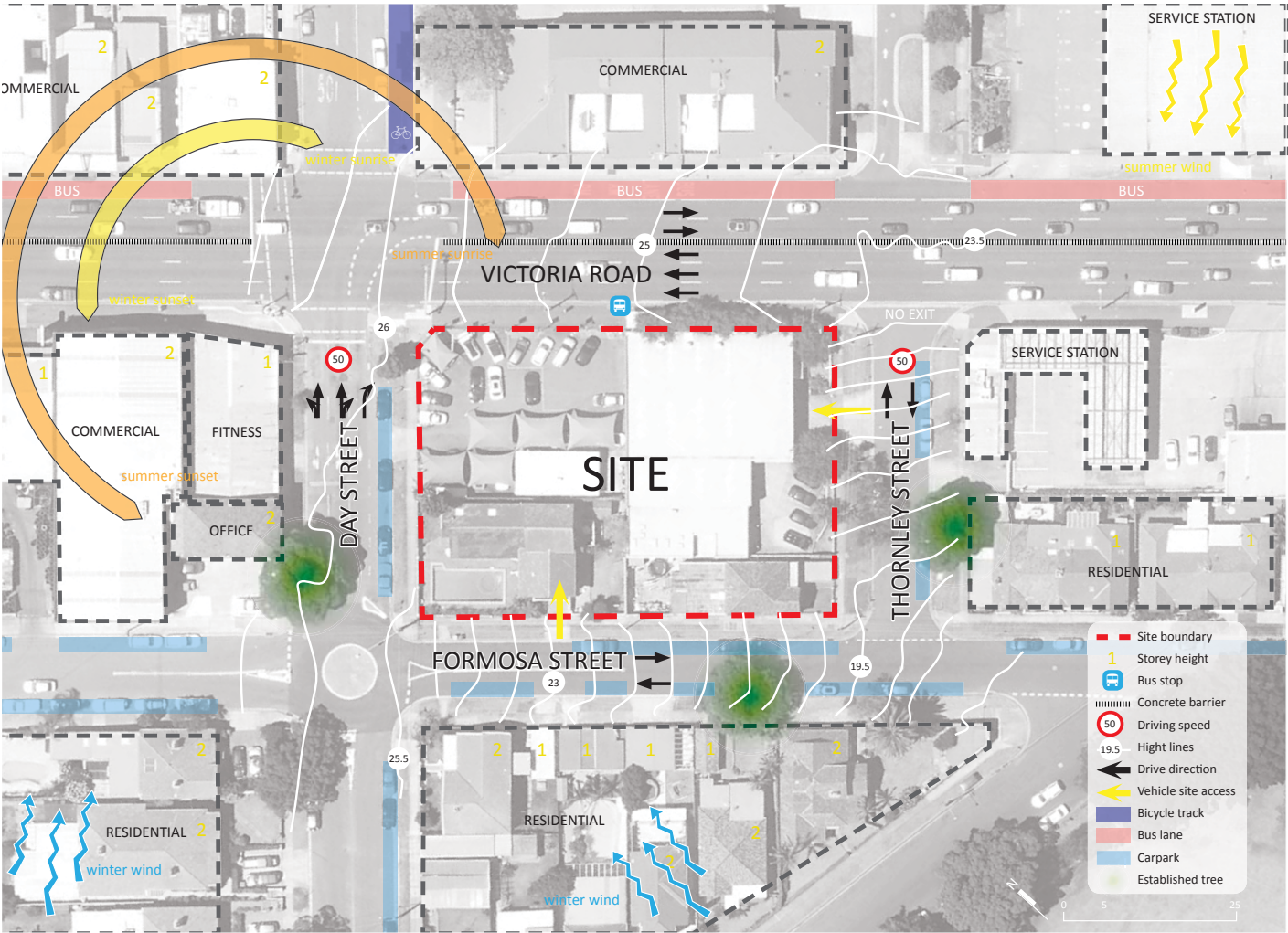
Majority of the apartments will be cross ventilated

Careful consideration of solar access has influenced the design

Perimeter development means appropriate depth to apartments with internal communal space.

Internal Courtyard provides opportunities for social interaction.

Permeable ground level activates the street edge and creates a continuous ribbon of commercial amenity around the perimeter of the site. This provides retail opportunities and links through the site to the wider context and local amenities.



PRINCIPLE 7: SAFETY

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The design proposes the following security measures to control communal access around the proposal:

The principle pedestrian entrance and covered car-park entrance will be significantly marked and have suitable lighting.

Car parking is designed to minimise opportunities for alcoves.

Direct access from the basement level car park to the residential levels is available, including disabled access.

Ground level commercial use will contribute to passive surveillance of the public domain.

Any waste storage areas and plant areas will be appropriately controlled

Security cameras will be provided along the public domain where appropriate.



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SAFETY

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

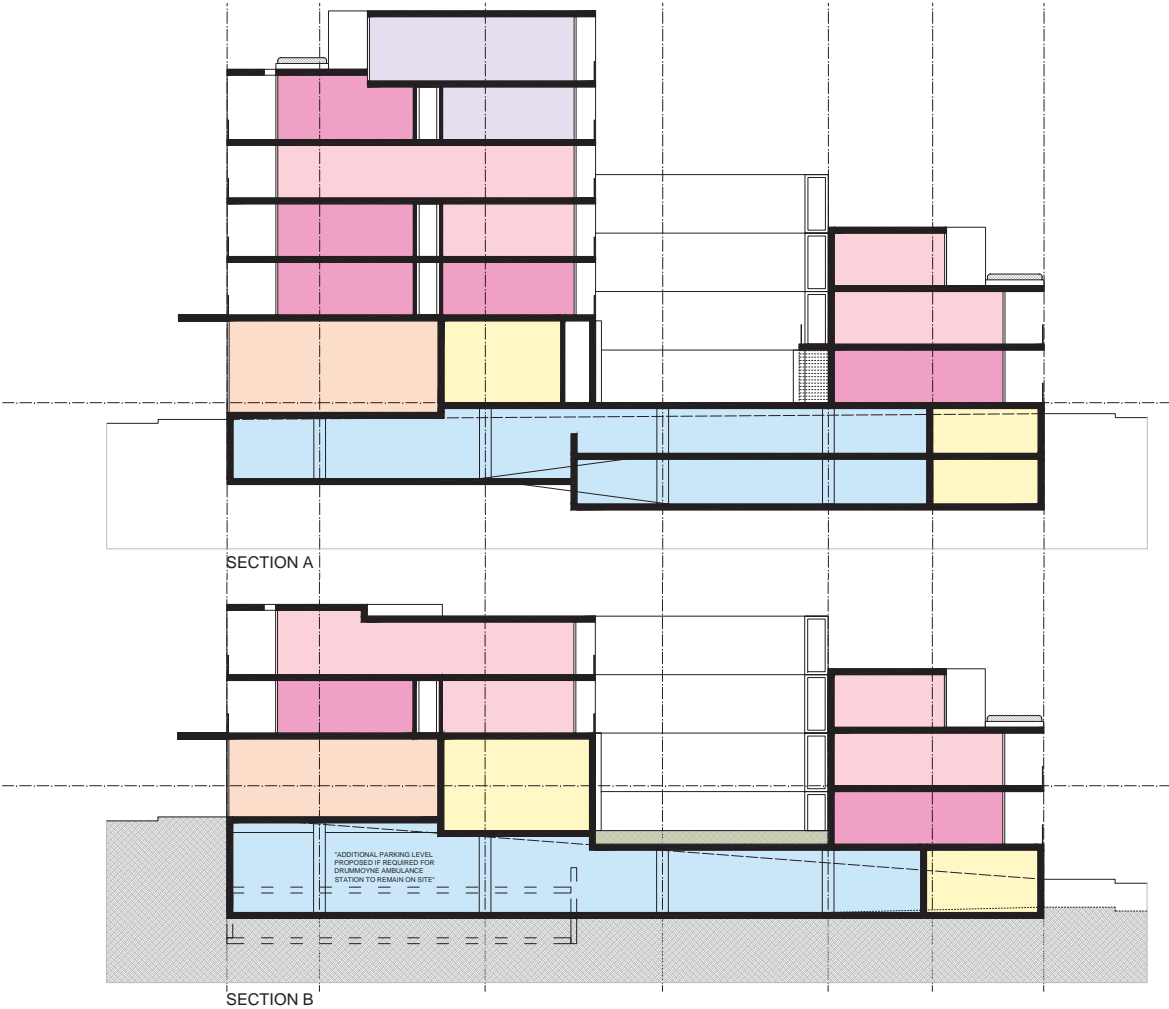
Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

The proposed apartment typologies will be a response to the existing context.

A robust infrastructure already exists to support this scale and type of development, including excellent transport network, a number of shops and services, and a variety of open spaces. Victoria road will be enhanced by our proposed porous street level commercial space with through-site links.

Our proposed design includes communal spaces which will ensure amenity for a broad range of people and will encourage social interaction between residents.

The design would provide for 10% adaptable apartments.



PRINCIPLE 9: AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The material considerations of the proposal - like the massing - have been chosen for their ability to complement the existing built form.

Rows of balconies create a grid which breaks the massing of the perimeter into articulated segments. Together with the careful **consideration of building heights**, this serves to fit the proposal into the existing context in a suitable way.

Expressive white concrete blade walls give the design a contemporary feel appropriate for a development of this quality.

Dark facing brick at lower levels creates a feeling of appropriate scale and urban grain and compliment the materiality of the surrounding buildings.

Green walls are proposed along temporary blank walls which will arise as a result of a staged development. These will be relocated to another part of the site upon completion of further phases of building.



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AESTHETICS