

Urban Design Analysis

Proposed Rezoning - 2 Factory Street, Granville NSW 2142



State Environmental Planning Policy No 65

Contents

Introduction

- Principle 1: Context
- Principle 2: Scale
- Principle 3: Built form
- Principle 4: Density
- Principle 5: Resource, energy and water efficiency
- Principle 6: Landscape
- Principle 7: Amenity
- Principle 8: Safety and security
- Principle 9: Social dimensions
- Principle 10: Aesthetics
- Conclusion

Introduction

MDM Pty Ltd as the owners of the above site are seeking a variation to the existing development guidelines as specified under the local planning policies (LEP).

This Urban Design Analysis sets out how this proposed development responds to the objectives and development requirements of the proposed rezoning, and why a variation to the LEP should be supported.

This proposal is in a mixed zone of industrial (Australia Post), commercial (Tabcorp – call centre), low rise and R4 high rise residential at the northern end of Factory Street.

The site is approximately 10,700 square meters in area (including the proposed 1,805 square metres of Dedication Land under a proposed Voluntary Planning Agreement). The scheme as proposed comprises 179 apartments in four predominant building forms with 27 x 1 bedroom apartments, 134 x 2 bedroom apartments, 18 x 3 bedroom apartments, 227 car parking spaces (including visitors) for the residential component with vehicular access from Factory Street.

This proposal presents a timely opportunity to create an environment that will provide an excellent lifestyle, will invigorate the surrounding area as it will replace the existing end of life warehouses with aesthetic green buildings.

The proposed development will also achieve the required SEPP 65 and BASIX targets.

Assessment against SEPP 65 Principles

Principle 1: Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Comment

This proposal responds to the surrounding context by contributing to the potential future character as proposed in the planning documentation prepared by Lockrey Planning and Development Solutions in that the existing buildings on the site are reaching the end of their functional and economic life and there is an opportunity to redevelop the site to provide new and improved residential land uses with ancillary community facilities.

The surrounding area has been zoned R4 along William Street and this site in its current form will provide a much valued residential boost to the area. The potential future character will benefit in lieu of the present industrial use. The proposed rezoning will consolidate the potential character and provide an active edge along Factory Street and Clyde railway station. The development will enhance and promote the area in that it will be transformed into a lifestyle environment with excellent direct access to transport amenities such as Clyde Railway station, bus/rail facilities at nearby Granville with shopping, coffee and food outlets just a short 5-10 minutes' walk from the site.

Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Comment

The scale of the proposed development is not considered bulky due to the separation of the buildings and the provision of a communal space at the convergence of the pedestrian avenues.

The proposed development consist of two five, one six and one seven level building located well within the boundaries of the site. The general layout results in a floor plate that is always less than the desirable 18 meters in depth.

Principle 3: Built form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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.

Comment

The street frontage to Factory Street and the separation between the buildings results in a landscaped avenue environment with lifestyle community activities taking place. The proportions of the buildings are predominately horizontal with the focus of the built form being contained within the site and without unduly affecting the street presence. The elevations have articulated elements thus creating visual interest whilst at the same time affording privacy for the residents.

The proposed development's built form from Factory Street is, as practically achievable, a response to the detailed review of the planning proposal from Parramatta Council dated 22nd November 2012 whilst taking into consideration the request for an additional 270 sqm of dedicated land.

Principle 4: Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Comment

This proposal seeks an FSR for the site of 1.9:1 for the proposed rezoning site and the remaining dedicated area of the site. The amended FSR control will continue to ensure the objectives of Clause 4.4 of LEP 2011 are met.

Principle 6: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

Comment

The landscape design for this development will result in an environment that will have its beginnings as a cleared site and will result in a mixture of setback screening up to 10 metres that will provide shade and allow filtered daylight to the advantage of the residents as well as providing an aesthetic frontispiece to the neighbours.

The internal avenues are traffic free with a mixture of soft and durable vegetation combined with sensitive, aesthetic and hard wearing paving for the residents. All residents will have access to the communal area with covered facilities for lifestyle enjoyment.

Principle 7: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development.

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

Comment

The proposed development offers an exceptional opportunity to provide a lifestyle amenity for its residents and visitors.

The proposed development affords the majority of the apartments with direct solar access with the majority of apartments having excellent views to the East, North and West. Direct solar access and natural cross ventilation is available to the majority of apartments between 8am and 3pm.

The setback between the development and site boundaries generally complies with the desired separation thus affording excellent levels of visual and ambient noise privacy.

The apartments to the south facing Australia Post will have double glazing plus moveable acoustic security screens to minimise any visual and noise intrusion as per the Acoustic Logic Report.

Disabled access has been provided from street level to all buildings and resident basement car parks with vehicular entry from Factory Street being separate from the pedestrian entry and complies with the relevant standards. Storage facilities are provided for residential use.

Principle 8: Safety and security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible area, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for diverse recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Comment

The proposed development will maintain excellent active and passive surveillance, both externally and internally. The basement car park will also have a security installation.

Principle 9: Social dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

Comment

The development provides for a variety of apartment types, floor areas and outlook. The Community Centre will also contribute to the social attraction for the local community.

Conclusion

The proposal will satisfy SEPP 65 principles at the Development Application submission and is consistent with the prescriptive items as well as the spirit and intent of SEPP 65.

UDAFS2/11/171/RZ/BRG/200513