



# URBAN DESIGN REPORT

Gladesville Shopping Village, Gladesville

Prepared on behalf of GSV Developments Pty Ltd.

15 JANUARY 2016

ROBERTSON + MARKS  
EST. 1892

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# EXECUTIVE SUMMARY

**Robertson and Marks Architects & DFP Planning have been engaged by GSV Developments P/L to investigate the potential for an amendment to the planning controls to allow for increased height and FSR at the Gladesville Shopping Village site.**

The study will investigate the potential of the site and the opportunities presented. It will review the implications of the existing controls and give context to the process by which a preferred building envelope was developed.

The development potential of the site has been considered within the context of metropolitan, regional and local planning frameworks, recent development trends for taller buildings as well as the site's local context within the Gladesville Village Centre.

This Urban Design report will form part of the supporting documentation included as part of a Planning Proposal for the site.

## MEETINGS AND FEEBACK FROM HUNTERS HILL COUNCIL & INDEPENDENT ASSESSOR

The report also takes into consideration key recommendations that Architectus provided after an extended process of Council discussion & review and community consultations of initial conceptual options. Refer to the Planning Proposal document prepared by DFP Planning Consultants for more background history.

Key Recommendations by Architectus are:

- Building Height & Floor space ratio (FSR) - Proposed maximum height no higher than 50% of the maximum permitted under the current controls. Below ground GFA to be discounted from determining the FSR.
- Public Open Space - For increased visibility and public accessibility from surrounding adjacent streets & suitability to accommodate medium to large scale trees.
- Tower Form - Preference for 3 tower forms (Option 1) that taper up to the middle from the street edge.
- 10 Cowell Street Options - Recommends options to incorporate the building's significant heritage fabric, such as pressed metal ceilings, into a contemporary structure that forms part of the public open space.
- Overshadowing - To have similar shadows, to that of a Complying Development scheme, of at least 3 hours of solar access maintained to surrounding residential properties private open space and living rooms between 9am-3pm on 21 June.
- Community Engagement - Community consultation & feedback taken on board before submission of the Planning Proposal.

## PREFERRED OPTION

The site has been identified by Hunters Hill Council as a Key Site. This and its proximity to a major transport artery suggests the site's full potential should be utilised.

The preferred option offers significant benefits including:

- Strong activation of Cowell Street, Flagstaff Street and the shareway can be achieved, contributing to the urban vitality of Gladesville Village Centre.
- The closure of Flagstaff Street at Massey Street to ordinary traffic will restrict 'rat running' between Victoria Road and Massey Street and encourage better pedestrian access across the public podium.
- Closure of Cowell St (east) at Flagstaff Street will restrict 'rat running' between Venus Street and Victoria Road.
- The public amenity of the site is enhanced by narrow building footprints consolidated along the western edge of the site.
- It will enhance the quality of the public domain and improve integration with existing pedestrian links from Victoria Road through an upgrade / extension of the material palette and public domain treatments to the site.
- Landscaped public plaza on the podium with opportunities for a variety of functions like weekends markets, outdoor performances, private functions, contemplation and dining.
- Facilitates activation of the public plaza by means of multiple pedestrian links between off-site operations and retail, commercial, residential, public and community activities on-site.
- Redevelopment of the site will have broader social, cultural and economic benefits for Gladesville.

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**PART ONE**

**CONTEXTUAL ANALYSIS**

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# INTRODUCTION

# 01



## 1.2 BRIEF:

DFP Planning Consultants and Robertson + Marks (R+M) have been engaged by GSV Developments to undertake a planning and urban design analysis of Gladesville Shopping Centre, Gladesville.

The site is located just off Victoria Road and is bounded by Massey Street to the north, Flagstaff Street to the East, Cowell Street to the South and a Right of Way / Share-way to the West.

GSV Developments is seeking to redevelop the site. The mixed use proposal includes residential buildings on a low podium housing a major supermarket and speciality retail. The podium top is generally given over to commercial office space with potential for community uses and a new landscaped community access garden / village green. Parking for residents, retail and commercial is housed in basements below.

This planning and urban design study considers the metropolitan and local planning frameworks that establish the strategic context for urban renewal.

The purpose of this analysis is to provide Hunters Hill Council with an overview of a potential development concept for the site and consider key site issues and seek to amend the existing development controls that apply to the site through a Planning Proposal.

The objective of the study is to:

- Understand the latent development potential and constraints of the Gladesville Shopping Centre site,
- to provide Hunters Hill Council with an overview of a potential development concept for the site,
- to establish a logic for a review of the current planning controls informed by an appropriate building envelope for the site with regard to its physical and contextual location, and
- to provide supporting documentation to be included in the Planning Proposal for the site.

## 1.2 METHODOLOGY:

In undertaking this study, Robertson + Marks (R+M) conducted a desk top review of applicable and draft controls as well as a comprehensive site visit and photographic documentation of the site and its immediate surroundings. A comprehensive site analysis informed the documentation of opportunities and constraints diagrams for the site which in turn informed the proposed redevelopment of the site.

The report includes analysis and modelling of the existing and allowable heights in the Gladesville Village Centre, and the proposed height of recent DA proposals in the area. This process provided a context by which appropriate height increases for the subject site could be assessed.

Other key issues to be considered in relation to the development of high rise residential on site were identified:

- Building amenity including daylight access and ventilation.
- Impacts on solar access to existing residential and proposed public domain.
- Visual impact of the development
- Impact on local character
- Site permeability and accessibility of the site to the public

Based on these criteria, a number of building envelopes were tested against the existing and projected heights in the Village Centre. R+M also conducted detailed testing of a range of built form options for the residential component of the proposal.

Testing included the formulation of typical floor plate layouts to understand likely vertical and horizontal access arrangements and unit distribution, general separation distances, outlook and amenity.

Applicable considerations from parts 1-3 of the ADG have been reviewed and that analysis is included here.

Extensive sun shadow studies were carried out for the options explored for winter solstice and equinoxes. Shadow analysis for the preferred option is included in this report and appendices.

In February and June 2015 the redevelopment proposals were presented to Hunters Hill Council and Architectus and the feedback from those meetings has been incorporated into the preferred option. A summary of the earlier presentations is included in this report.

The value of keeping the podium plaza level low was identified early and this was confirmed at the above presentations.

The analysis stage and testing of built form options for the site have informed the proposed amended height and FSR controls for the site.

## SITE ANALYSIS

# 02

2.1.1 The Regional Context

- The site is approximately midway between the Sydney and Parramatta CBDs. It is approximately 8km from Sydney CBD.
- It is nearby to Victoria Road, a major transport artery that links the two centres.

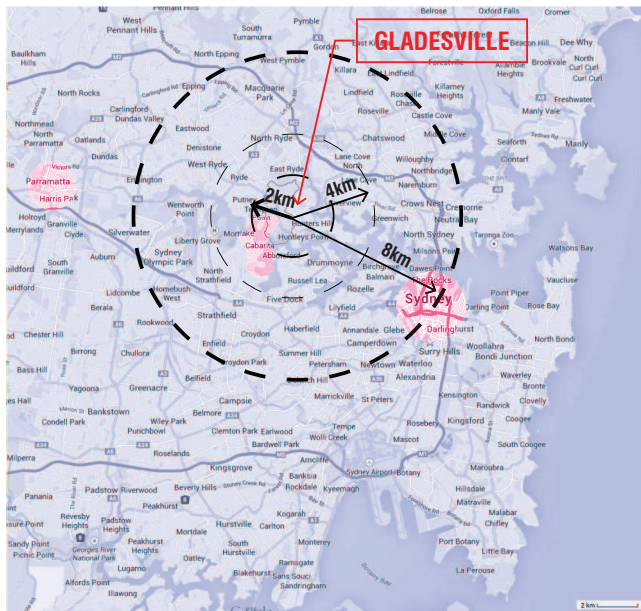


Figure 1  
The aerial image shows Gladesville in the context of Sydney and surrounds.

2.1.2 Community Facilities & Services

- Similar mixed use developments in the neighbouring suburbs include: Top Ryde City Living, Rhodes Shopping Centre, and West Ryde
- Number of similar services and community facilities in the area that could cater to a concentrated growth in residential population in the Gladesville village centre.

LEGEND:

- SHOPPING CENTRES
- SHOPPING - SUPERMARKETS, CAFES, RETAIL
- LIBRARY
- COMMUNITY VENUES - RSL CLUB, WEDDING VENUES, AQUATIC CENTRE ETC.
- EDUCATION FACILITIES - SCHOOLS / PRE-SCHOOLS
- CHILD CARE CENTRES

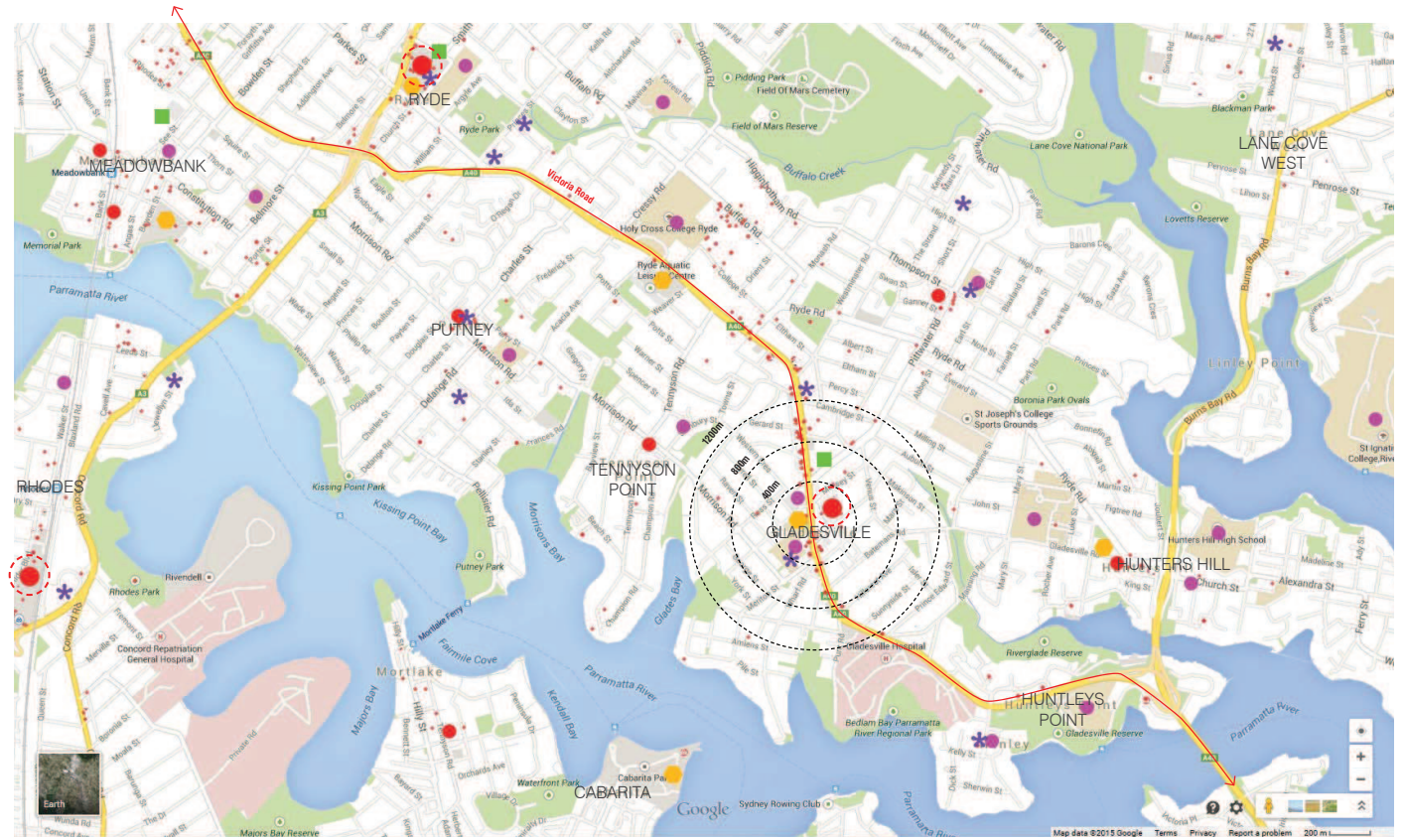


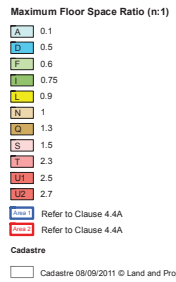
Figure 1  
Location of Community facilities and services.  
(source: Google Maps 2015)

2.1.3 Gladesville Village Centre controls

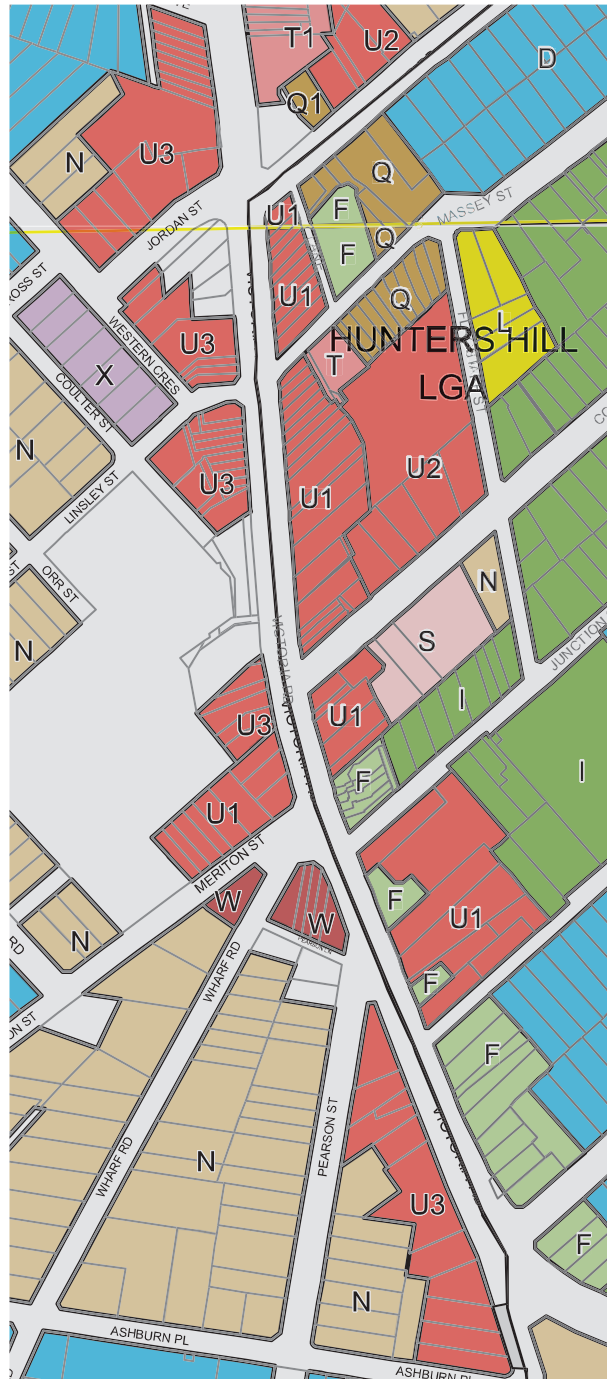
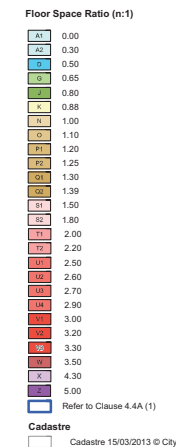
Floor Space Ratio:



Floor Space Ratio Map - Sheet FSR\_002



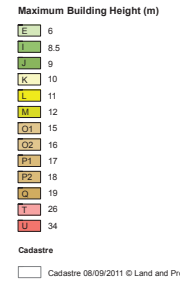
Floor Space Ratio Map Sheet FSR\_007



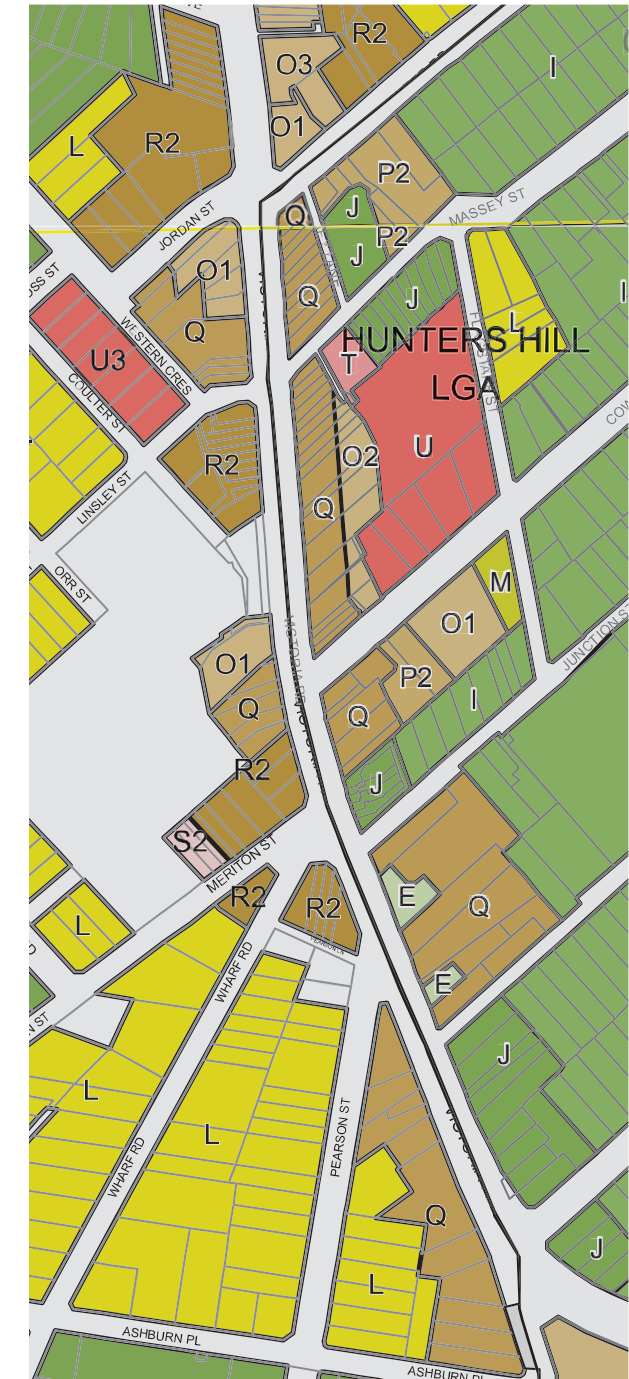
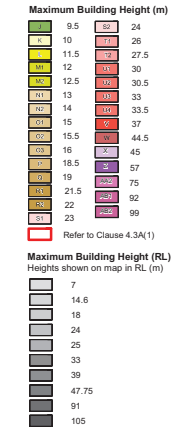
Height of Buildings:



Height of Buildings Map - Sheet HOB\_002



Height of Buildings Map Sheet HOB\_007



Heritage:



Hunters Hill Local Environmental Plan 2012

Heritage Map - Sheet HER\_002A

- Heritage**
- Conservation area - General
  - Conservation area - Landscape
  - Item - General

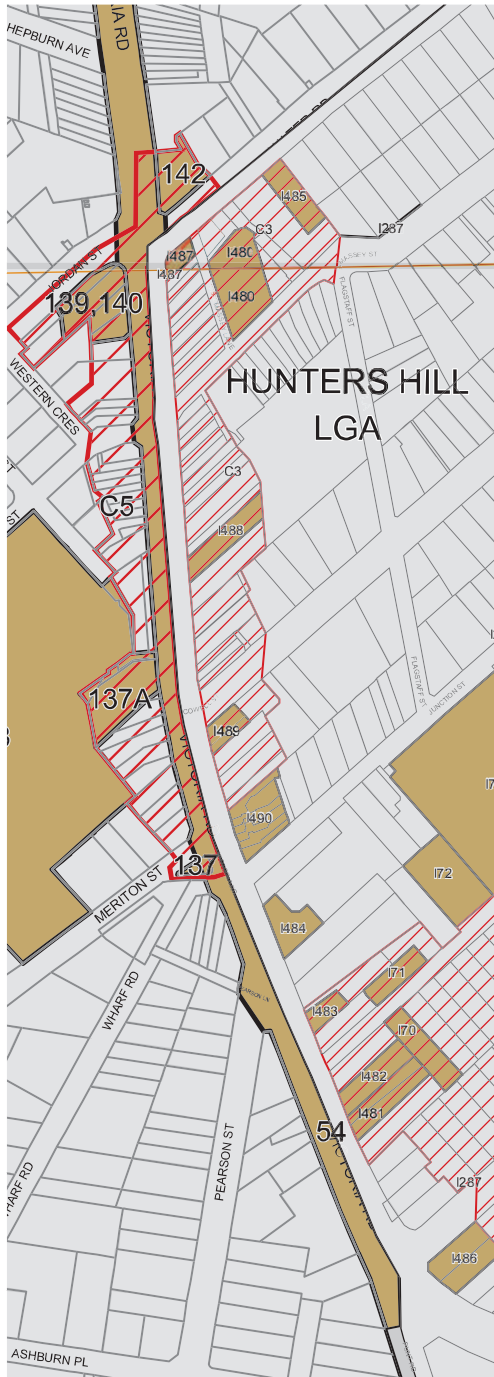
**Cadastral**  
 Cadastre 08/09/2011 © Land and Property Information (LPI)



Ryde Local Environmental Plan 2014

Heritage Map - Sheet HER\_007

- Heritage**
- Conservation Area - General
  - Item - General
  - Item - Archaeological



Land Zoning:



Hunters Hill Local Environmental Plan 2012

Land Zoning Map - Sheet LZN\_002

- Zone**
- B1 Neighbourhood Centre
  - B4 Mixed Use
  - E1 National Parks and Nature Reserves
  - E2 Environmental Conservation
  - W1 Working Waterfront
  - R2 Low Density Residential
  - R3 Medium Density Residential
  - RE1 Public Recreation
  - RE2 Private Recreation
  - SP1 Special Activities
  - SP2 Infrastructure

**Cadastral**  
 Cadastre 08/09/2011 © Land and Property Information (LPI)

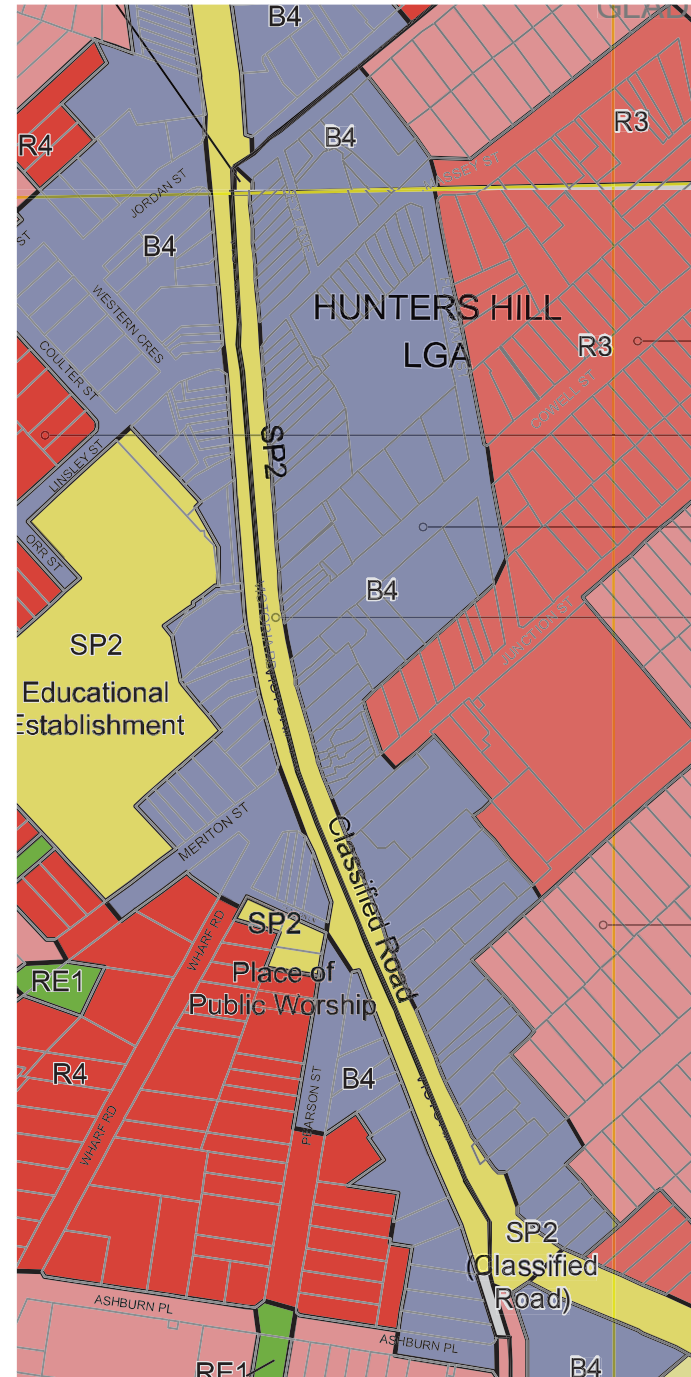


Ryde Local Environmental Plan 2014

Land Zoning Map Sheet LZN\_007

- Zone**
- B1 Neighbourhood Centre
  - B2 Commercial Core
  - B4 Mixed Use
  - B5 Business Development
  - B6 Enterprise Corridor
  - B7 Business Park
  - E1 National Parks and Nature Reserves
  - E2 Environmental Conservation
  - E3 Light Industrial
  - E4 Working Waterfront
  - E5 General Residential
  - R1 Low Density Residential
  - R2 Medium Density Residential
  - R3 High Density Residential
  - RE1 Public Recreation
  - RE2 Private Recreation
  - SP1 Special Activities
  - SP2 Infrastructure
  - DM Deferred Matter
  - MD SEPP (Major Development) (Macquarie University) 2009

**Cadastral**  
 Cadastre 15/03/2013 © City of Ryde



Medium density Living

High Density Living

Mixed Use - business, office, residential, retail & other development.

Critical Mass amplified public transport corridor

Mid/Low density Living

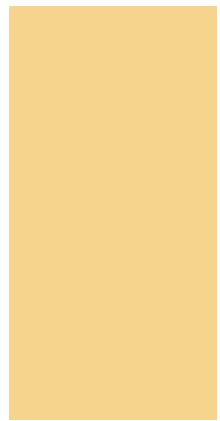
## 2.2 LOCAL CONTEXT

### 2.2.1 EXISTING LOCAL CHARACTER



- 01 View looking down Victoria Rd with Dan Murphy store in foreground. \*
- 02 View looking down Victoria Rd at the cnr of Gerard St \*
- 03 View looking down Victoria Rd at the cnr of Massey St. \*
- 04 View looking from Trim Place Park \*
- 05 View looking from east of Massey St towards subject site. \*
- 06 View looking from east of Cowell St towards subject site. \*
- 07 View looking up Victoria Rd at cnr of Cowell St. \*
- 08 View looking up Victoria Rd at cnr of Pearson lane. \*
- 09 View looking down Cowell Street \*
- 10 View looking up Flagstaff Street \*
- 11 View looking up Cowell Street \*
- 12 View looking down cnr of Flagstaff Street & Massey Street \*
- 13 Looking east across Victoria Road to the intersection with Massey Street
- 14 Looking east across Victoria Road to the intersection with Cowell Street
- 15 Looking north along Victoria Road from the footpath in front of Trim Place
- 16 View of 10 Cowell Street from Flagstaff Street
- 17 View toward the site including 10 Cowell Street from near the intersection of Cowell and Flagstaff Streets
- 18 View of the existing centre from Flagstaff Street
- 19 View looking south-east from the roof of the existing centre
- 20 View looking east from the roof of the existing centre

\* (source: Google Maps 2015)



## 2.2 LOCAL CONTEXT

### 2.2.1 EXISTING LOCAL CHARACTER



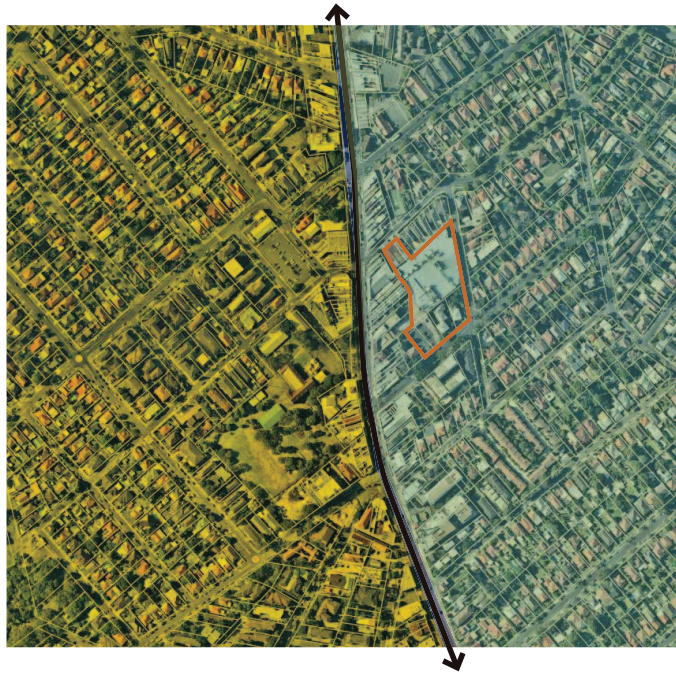
- 01 View looking at 3-4 storey residential apts along Cowell St opposite the subject site.
- 02 View looking at 3-4 storey residential apts along Cowell St opposite the subject site.
- 03 View looking at existing 1 storey commercial on site along Massey St.
- 04 View looking down the Right of Way from Massey St.
- 05 View looking up the Right of Way near the BWS liquor store loading dock / bay.
- 06 View looking at existing 1 storey comm/retail & entry to ROW along Massey St towards Victoria Rd.
- 07 View looking at surface level off street parking off Cowell Street.
- 08 View looking up ROW with commercial vehicles trying to manouvre in front of the existing Coles loading dock.
- 09 View looking at general loading bay off Flagstaff Street.
- 10 New 7 storey mixed use residential apartment building on Meriton Road.
- 11 New 7 storey mixed use residential apartment building on Meriton Road.
- 12 New 4 - 7 storey mixed use residential apartment building on 157 Victoria Road.
- 13 View looking at Trim Place park.
- 14 View looking at 5 storey mixed used residential building at cnr of Stansell St & Victoria Rd.
- 15 View looking at 6 storey mixed used residential building at cnr of Monash Rd & Victoria Rd. (No. 297-307 Victoria Rd)





## 2.2.2 EXISTING USES & BUILT FORMS

The site is situated in the Hunters Hill LGA and within the Gladesville Village Centre precinct. It lies to the east of the Victoria Road main transport arterial. The site is irregular in shape and has three street frontages: Cowell Street to the south, Flagstaff Street to the east, and Massey Street to the north. The site shares its western boundary with the properties facing Victoria Road between Cowell and Massey Streets. An existing Right of Way within the site runs alongside the western boundary and provides service access to the Victoria Road properties.



- LEGEND:**
- Subject Site
  - Gladesville Village Centre
- 
- LOCAL GOVERNMENT AREA BOUNDARIES**
- Ryde Council Local Government Area
  - Hunters Hill Local Government Area

## 2.2.3 LAND USE

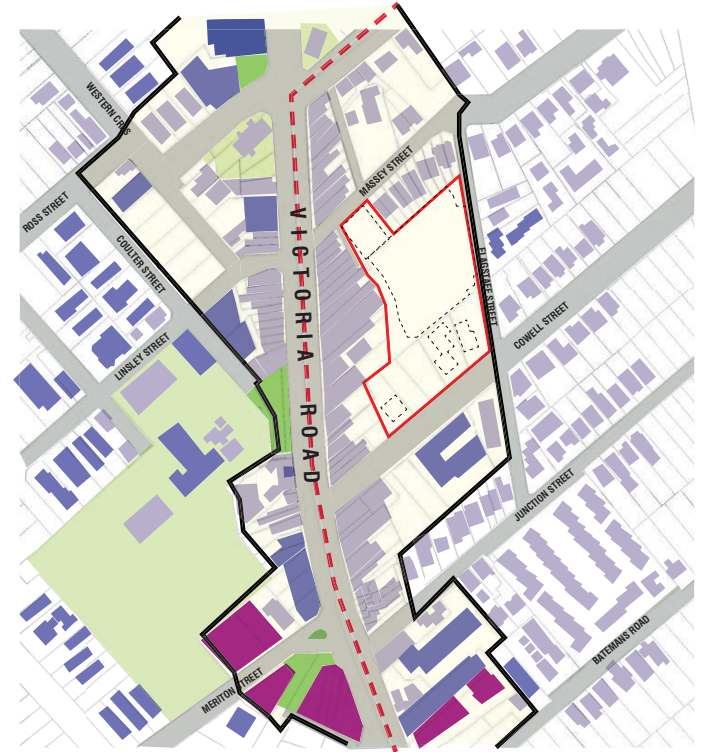
Existing land use context within the local precinct



- LEGEND:**
- Subject Site
  - Gladesville Village Centre
  - Retail / Commercial
  - Community - Schools / RSL Club / Religious
  - Medium Density Residential
  - Low Density Residential

## 2.2.4 BUILDING HEIGHT

Existing building height context within the local precinct.



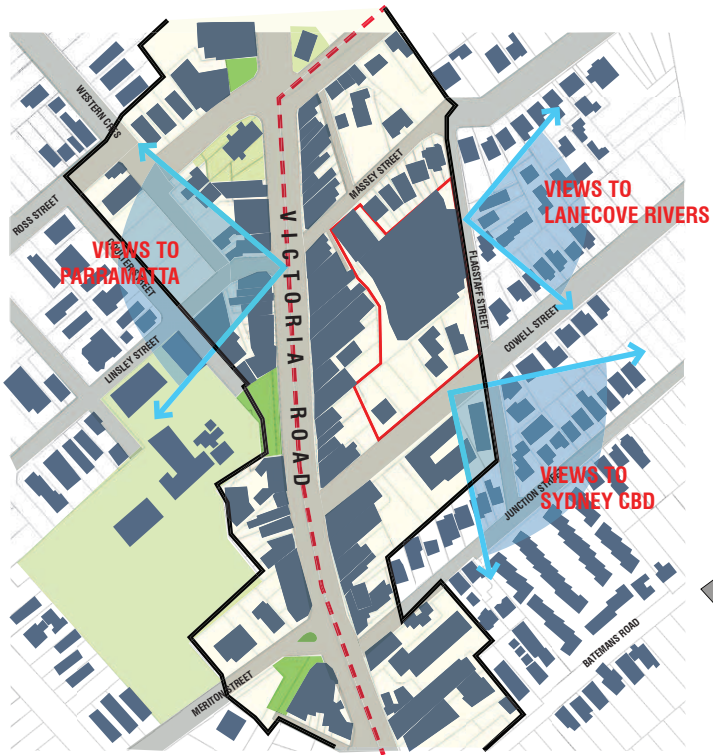
- LEGEND:**
- Subject Site
  - Gladesville Village Centre
  - Existing Buildings to change
  - 1- 2 Storeys
  - 3 - 4 Storeys
  - 5+ Storeys
  - 7 Storeys

2.2.5 SIGNIFICANT VIEWS

Opportunity to capitalize on significant views to surrounds.

2.2.6 SUN MOVEMENT & EXISTING VEGETATION

2.2.7 LANDFORM



**LEGEND:**

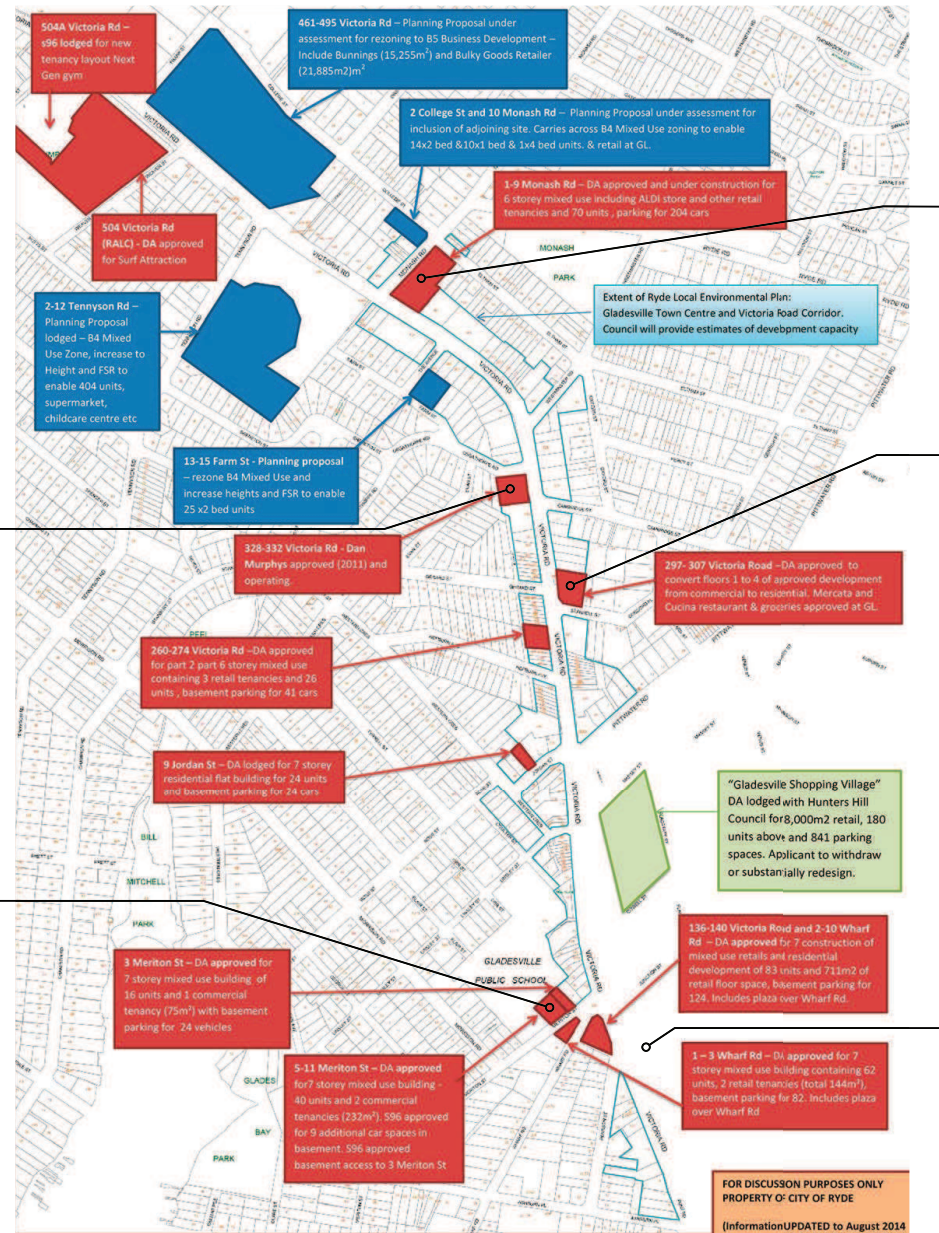
- Subject Site
- Gladesville Village Centre
- ↖ CONTEXT VIEWS

**LEGEND:**

- Subject Site
- Gladesville Village Centre
- ↖ Landfall

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2.2.8 PROPOSED/COMPLETED DAs NEAR SITE



4-7 storey mixed use residential building at 157 Victoria Road.

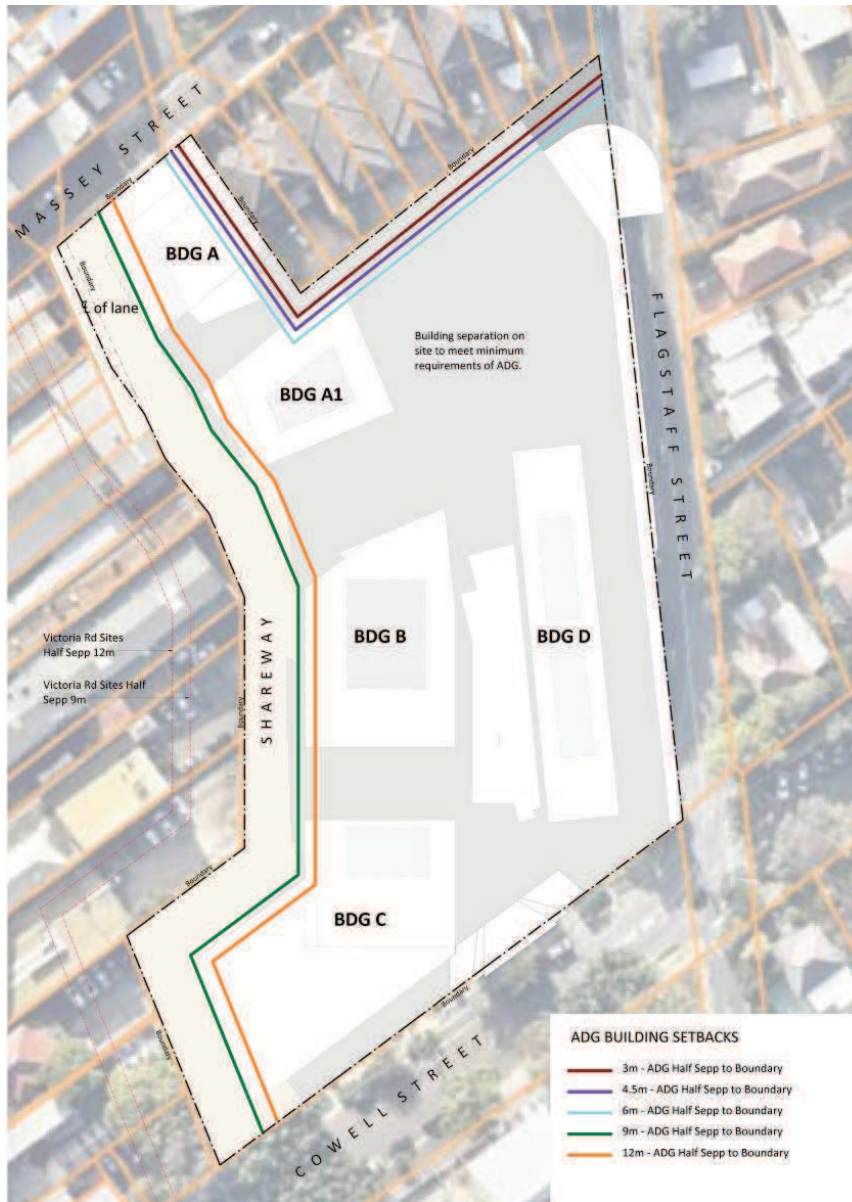
SITE OPPORTUNITIES &  
CONSTRAINTS

03

# 3.1 SITE CONTROLS & OPPORTUNITIES

## 3.1.1 SETBACK CONTROLS ON SITE







Applicable Controls:  
 - Hunters Hill Consolidated DCP 2013 including Chapter 4.4 draft for public exhibition July 2015  
 - Hunters Hill LEP 2012  
 - NSW Dept of Planning Sepp 65/ Apartment Design Guide

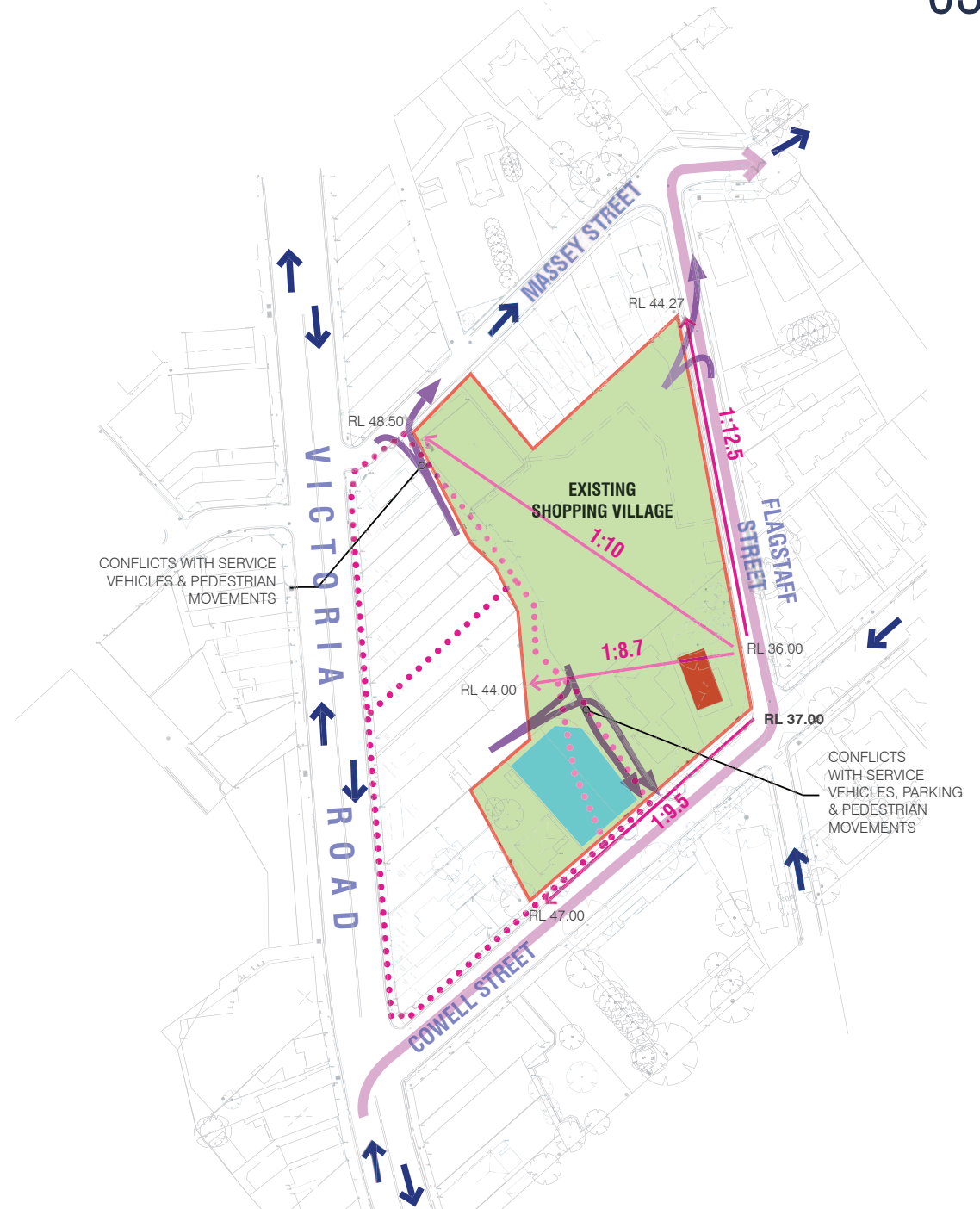


## 3.1.2 SITE CONSTRAINTS

- Steep site with a maximum slope of 1:8.7
- Limited suitable frontage for vehicular access without conflicting with predominant pedestrian flow.
- Right of Way has poor pedestrian access to Shopping Village. Dominated by surface car park and trucks accessing in and out of loading bay.
- Indirect frontage / access off Victoria Road.
- Right of Way access to be maintained for existing adjacent lots on Victoria Road.
- 10 Cowell Street listed with a local heritage significance.
- General heritage conservation zone to existing lots fronting Victoria Road.
- Interface with residential properties on Massey Street and surrounding residential areas.
- Scale of surrounding buildings are of low to medium density due to the smaller lot sizes.
- Traffic networks & rat runs.

**LEGEND**

-  EXISTING VEHICULAR TRAFFIC FLOW
-  EXISTING VEHICULAR RAT RUN OFF VICTORIA RD TO PITTWATER RD VIA MASSEY ST
-  EXISTING SERVICE VEHICLE MANOUVRE & ACCESS TO LOADING BAY / DOCK
-  EXISTING PEDESTRIAN FROM VICTORIA ROAD TO EXISTING SHOPPING VILLAGE
-  EXISTING OFFSTREET SURFACE PARKING
-  10 COWELL ST - LISTED AS WITH LOCAL HERITAGE SIGNIFICANCE













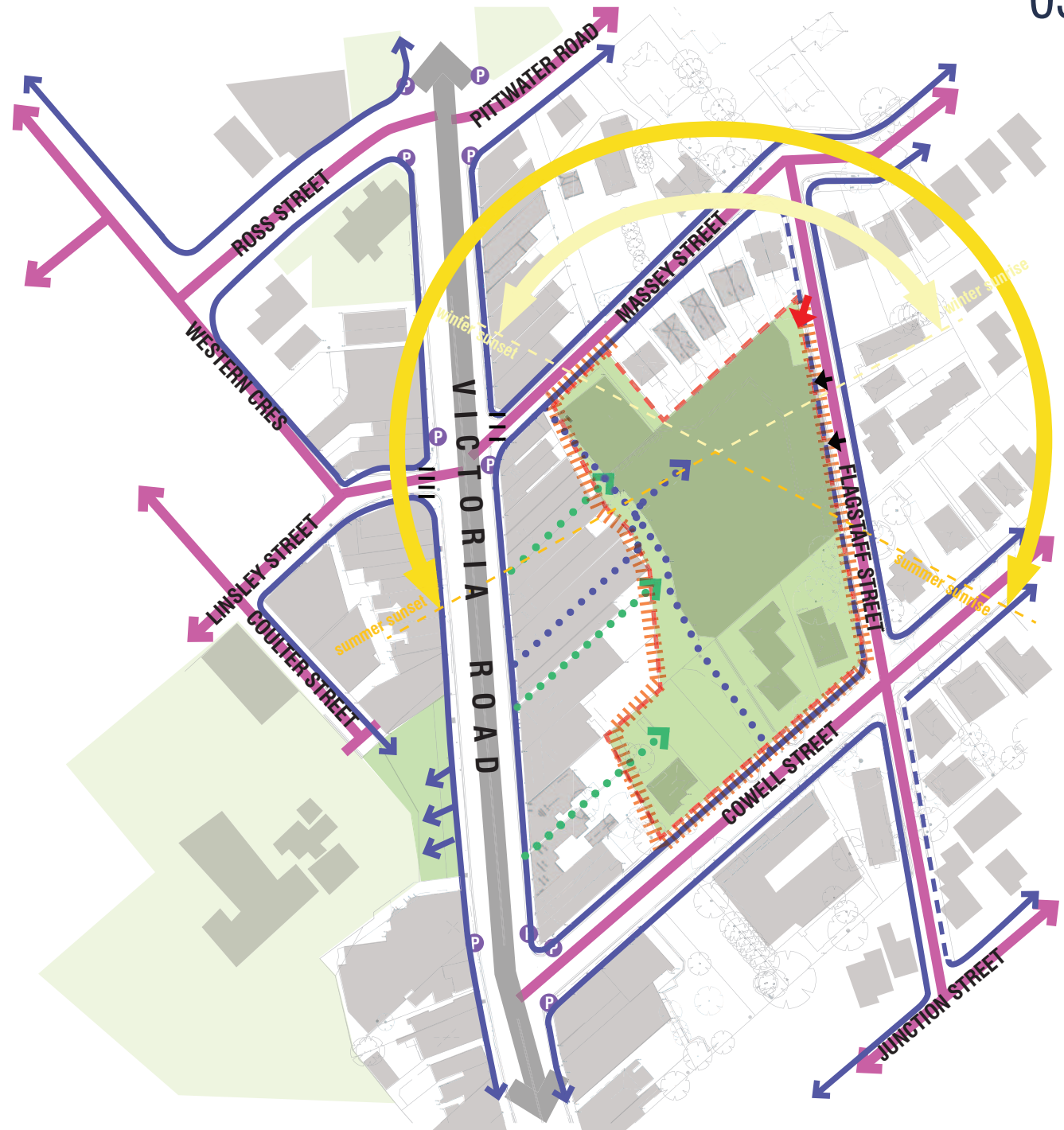


## 3.1.3 SITE OPPORTUNITIES

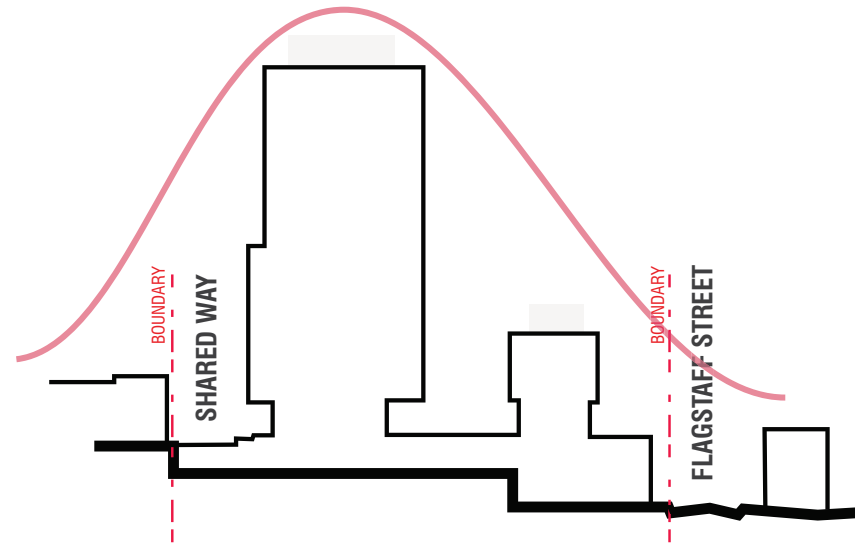
- Largest amalgamated site in Hunters Hill with a site area of 10,800m<sup>2</sup>
- Activation of street frontages on Cowell, Flagstaff, Massey Streets and the shareway.
- Improvements to amenity and safety on Flagstaff Street.
- Provision of a shareway at the Right of Way to encourage pedestrian movement around the site and between Victoria Road and the site.
- Provision of a large sunny public access landscaped plaza or village green by consolidating buildings on the plaza level
- Space for civic, community or administrative uses and the possibility of a village centre and community focus within the Gladesville Village Centre precinct.
- Possibility of developing a symbiotic solution where retail, commercial, residential, community and recreational uses combine to activate the retail-commercial centre and village green. Uses that can encourage pedestrian movement and invigorate the centre might include: residential foyers, retail entries, destination retail, community activities and uses, commercial spaces, lifestyle retail and green space.
- Provision of coherent wayfinding including clearly defined residential address and entry points from the public domain including safe and secure public and private access to, from and around the site
- Improvements to the local traffic network.

**LEGEND**

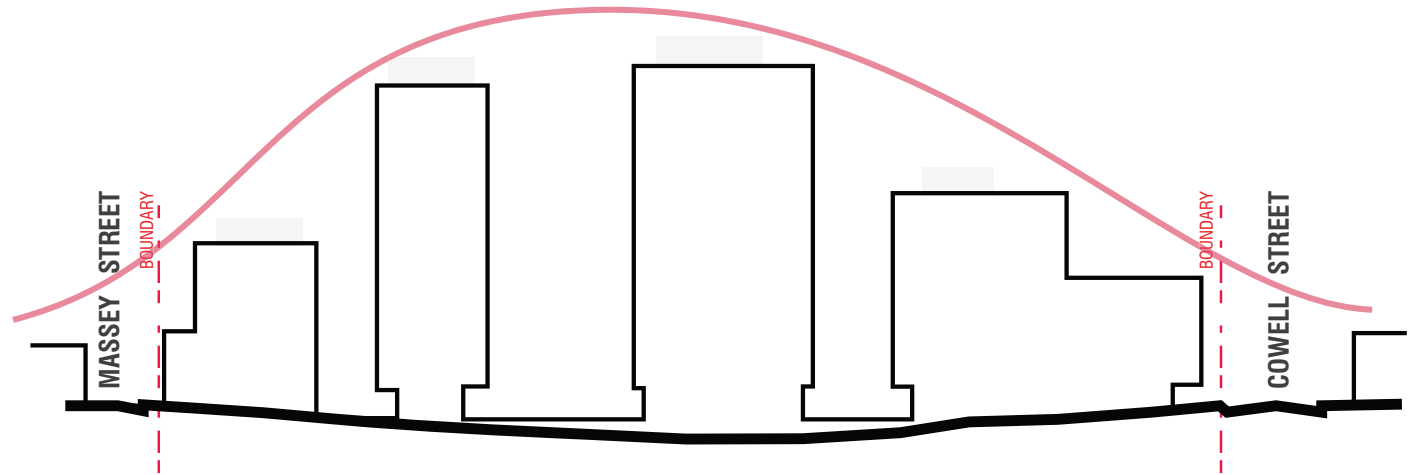
-  MAIN ARTERIAL ROAD
-  SECONDARY / LOCAL ROADS
-  PEDESTRIAN CROSSING
-  WIDE FOOTPATH
-  NARROW OR NO FOOTPATH
-  EXISTING VEHICULAR ENTRY/ EXIT/ LOADING BAY
-  EXISTING PEDESTRIAN LINK TO GLADESVILLE SHOPPING VILLAGE (through existing arcade on neighbouring site)
-  POTENTIAL PEDESTRIAN / VIEW LINKS TO GLADESVILLE SHOPPING VILLAGE
-  POTENTIAL ACTIVE STREET FRONTAGES
-  POTENTIAL PUBLICLY ACCESSIBLE LANDSCAPED PODIUM



3.1.4 SITE SKYLINE STUDY



TYPICAL SECTION ALONG EAST-WEST:



TYPICAL SECTION ALONG NORTH-SOUTH:

**PART TWO**

**DESIGN RESPONSES**

---

PREVIOUS DESIGN  
OPTIONS

04

FEBRUARY 2015  
OPTIONS

**4.1.1 KEY ISSUES:**

- Building amenity including daylight access and ventilation.
- Impacts on solar access to existing residential and proposed public domain.
- Visual impact of the development
- Impact on local character
- Site permeability and accessibility of the site to the public

**4.1.2 DESIGN PRINCIPLES**

- Reduced Height of Podium minimising scale and impact on neighbouring sites in Flagstaff, Cowell and Massey Streets,
- Activated street frontages on Cowell and Flagstaff Streets and the Right of Way along with articulated and glazed facades
- A large sunny public access park with opportunity for community facilities and/or lifestyle retail (eg. restaurants, cafes). The park offers high quality and generous amenity to residents and the wider public.
- Large public open space adjacent to Massey St residential properties to achieve outlook.
- Residential foyers along with a diverse range of lifestyle retail, commercial and community activities have been identified for the podium. It is envisaged that the podium will work together with the retail below to draw the public and make this precinct a vibrant local social focus point.
- Good pedestrian links and permeability across the site including the arcade from Victoria Road.
- Improved pedestrian circulation around the site including a generous tree lined footpath on Flagstaff Street
- Clear residential address and entry points off the plaza or walkway and Right of way
- An active interface with the shareway and pedestrian links to Victoria Road
- Improvements to the local traffic network.
- Landscape - Extensive landscaped space available for community use with extensive consideration given to safety and security and the integration of landscape with built form.
- Space made available to Council for civic, community or administrative use
- Generous setbacks from streets reducing scale at street edge

**4.1.3 DESIGN RESPONSES**

Three options were considered in the context of the key issues.

1. A low height monolithic development
2. Three discrete towers with two significant gaps.
3. A Tapered form articulated with gaps and double storey entry portals.

All options were FSR 4.0 within a north-south oriented linear envelope aligned to the right of way with a smaller north-south envelope aligned to Flagstaff St. All had a consistent built form and height facing Massey, Flagstaff & Cowell Streets.

Height and articulation varied to the middle and west of the site adjacent to the right of way. The smaller envelope aligned to Flagstaff street was a consistent form and height in all three options.

Residential envelopes were nominally 25m – taking into account residential corridor widths and retail/residential services.

Street, side and rear setbacks were in accordance with DCP controls.

Building separation was in accordance with SEPP 65 (ADG).

A landscaped podium was introduced increasing amenity, creating pedestrian links across the site and activating the proposed shareway.

The podium was kept low to facilitate pedestrian links to and across the site. Retail was organised to maximise opportunities for activated street frontages.

Each option was also considered in terms of its development feasibility.

At the time of the February meeting with HHC and community consultations the project team considered Option 2 would deliver the best outcome:

- The highest residential envelope was in the order of 25 storeys above podium.
- FSR was 4:1.
- it offered a publicly accessible podium with multiple through public pedestrian connections.
  1. Existing access routes from Victoria Road
  2. North end via Massey Street
  3. In the middle via the covered existing arcade through to the right of way entry
  4. South end via Cowell Street
  5. New entry from Cowell Street
  6. Potential additional routes from Victoria Road, as identified in site opportunities plan, subject to council legislation & future site amalgamations & development.
- The podium was proposed at a relative level that facilitated pedestrian access from Cowell Street, Massey Street and the proposed shareway. This was achieved by lowering retail and the basements and locating the supermarket at the rear of the development.
- This arrangement also enabled the activation of Cowell St., Massey St., the Shareway, part of Flagstaff St, and the podium itself.
- ADG Compliance
- Opportunities for public benefits beyond the site would be increased due to increased development feasibility as a result of additional height.
- Equinox overshadowing impacts were significantly reduced.

The greater articulation and slenderness of the Option 2 envelope performed well in terms of visual impact and sepp 65 compliance.

4.1.4 OPTION 1 - FSR 4:1

- Compact stepping form with minimal variation in height throughout the envelope.
- Buildings abut and present a continuous built form.
- Height of the building gradually increasing towards the middle of the site.
- Minimal articulation.
- Tallest tower of approximately 21 storeys above podium.
- Approx. 300 apartments,
- Provision of a single layer of publicly accessible space on top of the podium.

Advantages

- Lower height than other options.
- Opportunity to use stepped rooftops for landscaped communal open space

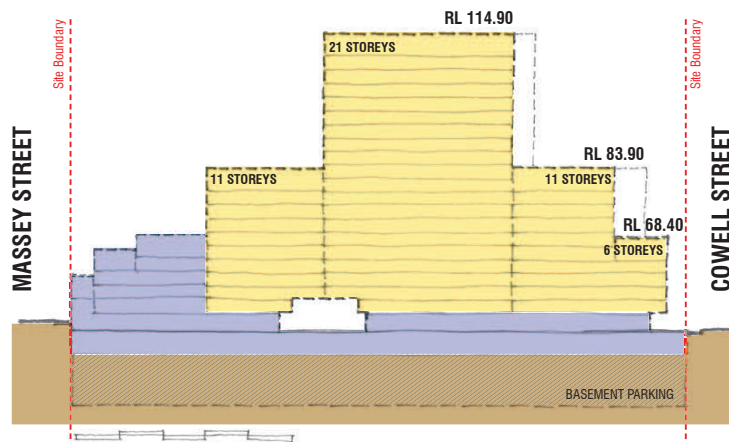
Disadvantages

- Long unbroken facade
- Bulk and scale of the envelope is exaggerated by the continuous, non-articulated form
- Obstructs potential views through/across the site from significant locations such as Trim place on Victoria Road.
- Does not perform as well as more articulated options for Sepp 65 compliance (natural ventilation, aparts. per core, general amenity)
- Less opportunity for through site links.
- Continous shadow.

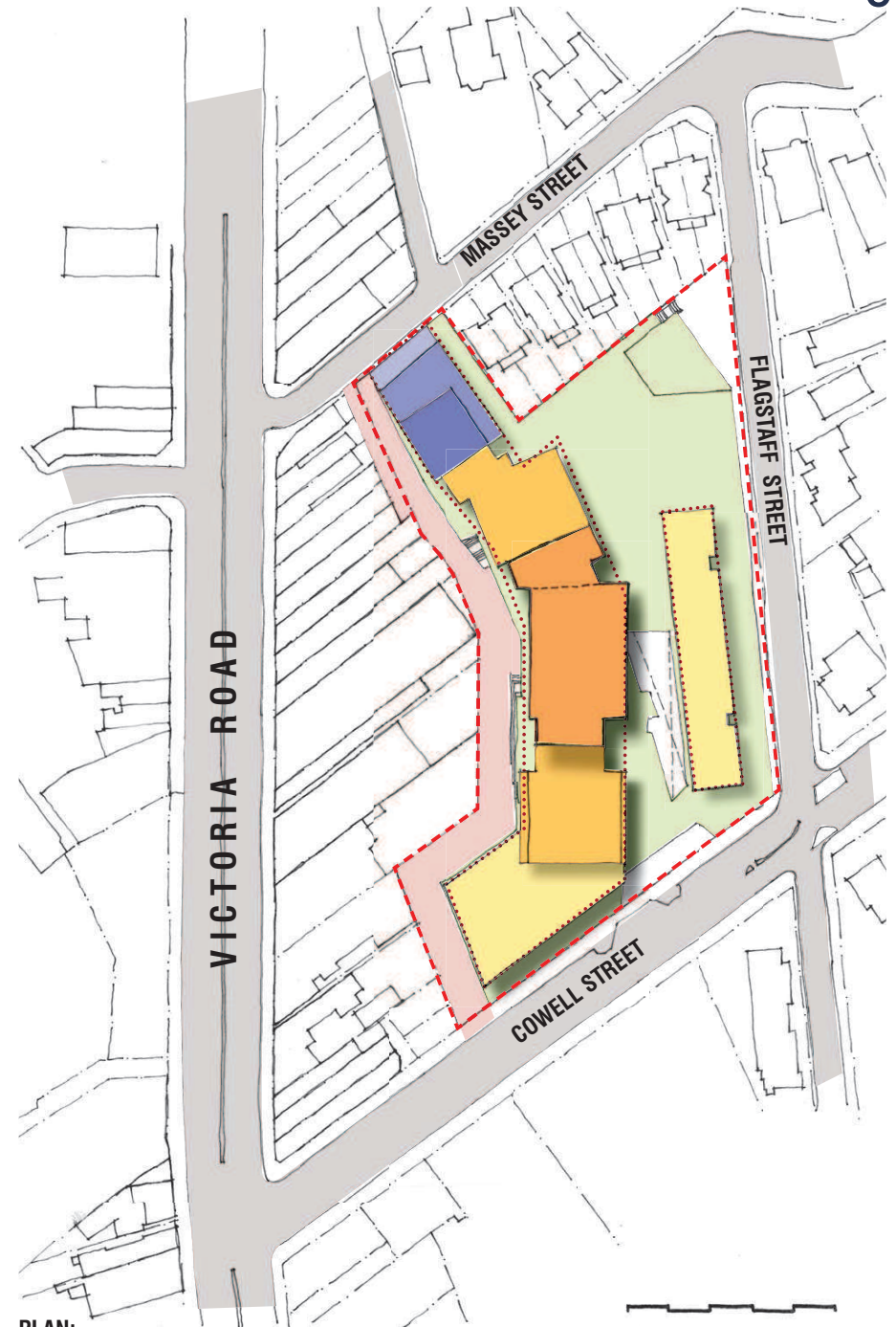
KEY:

- SUBJECT SITE
- BUILDING ENVELOPE
- RESIDENTIAL LEVELS
- RETAIL/COMMERCIAL LEVELS
- LANDSCAPED PODIUM LEVEL

NOTE: NO. OF STOREYS INCLUSIVE OF PODIUM LEVEL



SECTION:



PLAN:



4.1.5 OPTION 2 - FSR 4:1

- Main envelope fully divided into 3 discrete towers rising from the podium.
- Tallest tower of approximately 25 storeys above podium.
- Approx. 300 apartments,
- Provision of a single layer of publicly accessible forecourt on top of the podium.

Advantages

- Length of Facade broken down
- Facade articulation reads near to and at a distance from the podium
- Articulation reduces perception of bulk and scale
- Articulation introduces view corridors from significant locations including Trim Place on Victoria Road
- Compositionally better
- Good ADG outcomes including: natural ventilation, no. of apart. per core, natural lit and ventilated corridors, better acoustic and visual privacy, building separation is ADG compliant.
- Permeability.
- Solar access through breaks in buildings.

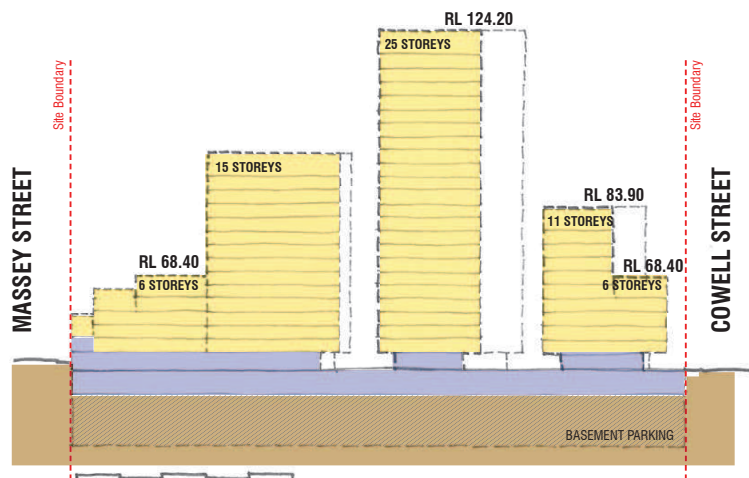
Disadvantages

- Height - this is the tallest option
- Reduced opportunity to use rooftops for communal outdoor space.

KEY:

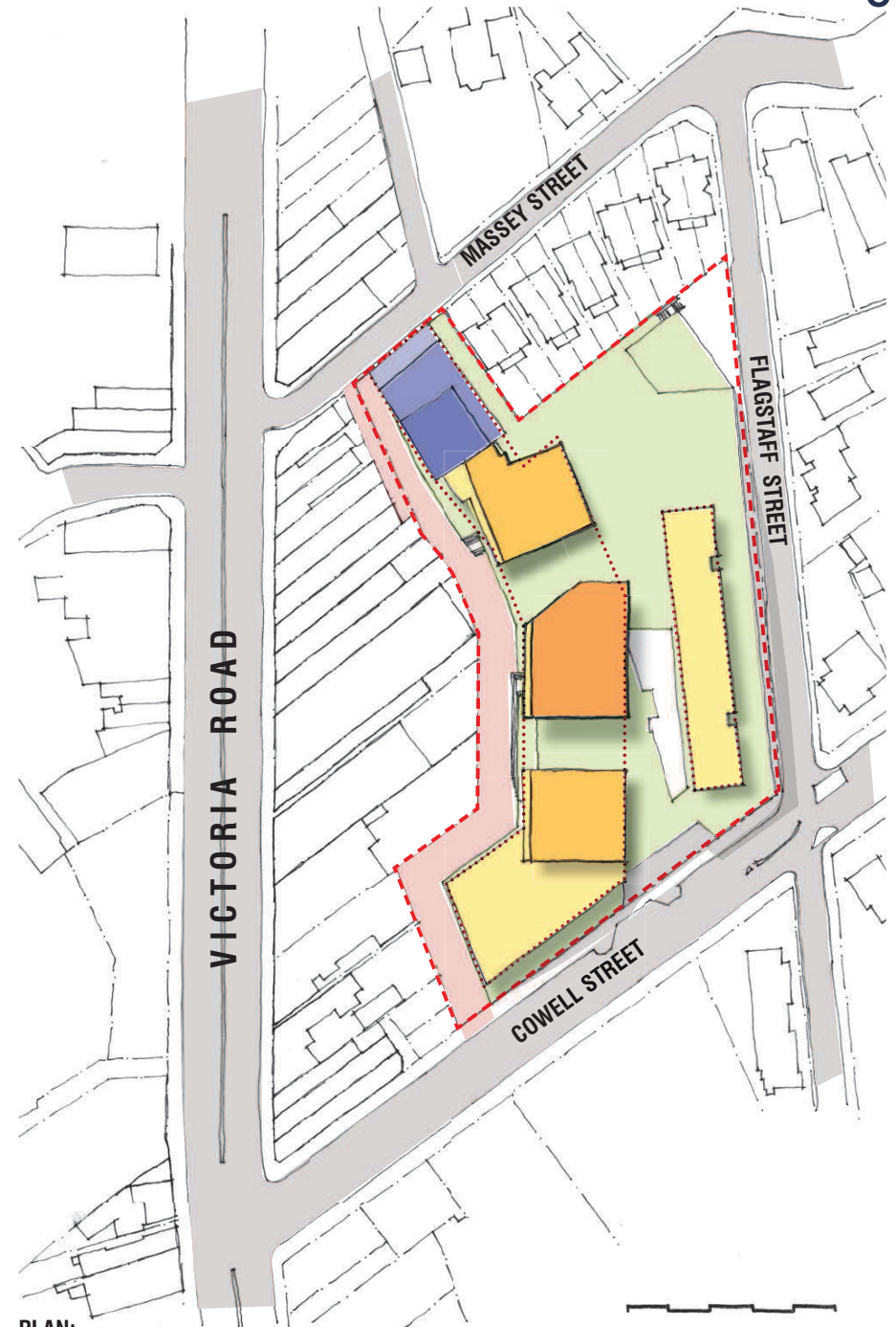
- SUBJECT SITE
- BUILDING ENVELOPE
- RESIDENTIAL LEVELS
- RETAIL/COMMERCIAL LEVELS
- LANDSCAPED PODIUM LEVEL

NOTE: NO. OF STOREYS INCLUSIVE OF PODIUM LEVEL



SECTION:

ROBERTSON + MARKS



PLAN:

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4.1.6 Option 3 - FSR 4:1

- Main envelope partially divided into 3 discrete towers.
- Tallest tower of approximately 23 storeys above podium.
- Approx. 300 apartments,
- Provision of a single layer of publicly accessible forecourt on top of the podium.

Advantages

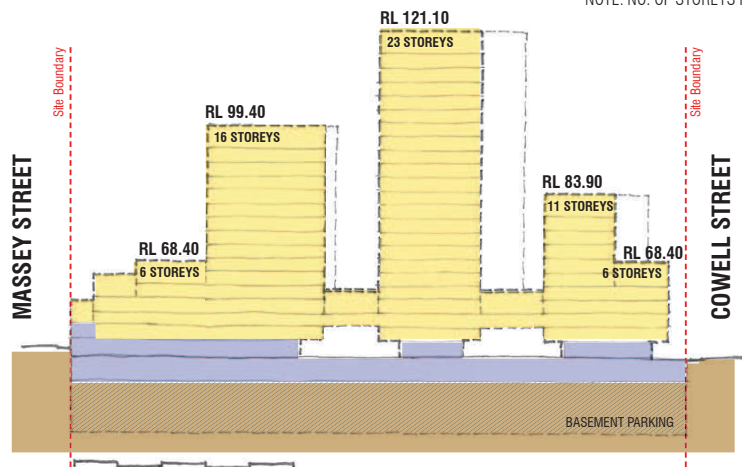
- Articulated facade similar to option 2, Articulation reduces perception of bulk and scale
- Articulation introduces view corridors from significant locations including Trim Place on Victoria Road
- Reads similar to Option 2 from surrounding streets
- Offers potential continuous lower scale built edge with portals on the podium
- Potential to create landscaped communal space on the roof tops of intermediate links between the main envelopes.
- Compositionally better than Option 1
- Not as tall as Option 2
- Good ADG outcomes including: natural ventilation, no. of apart. per core, natural lit and ventilated corridors, better acoustic and visual privacy, building separation is ADG compliant

Disadvantages

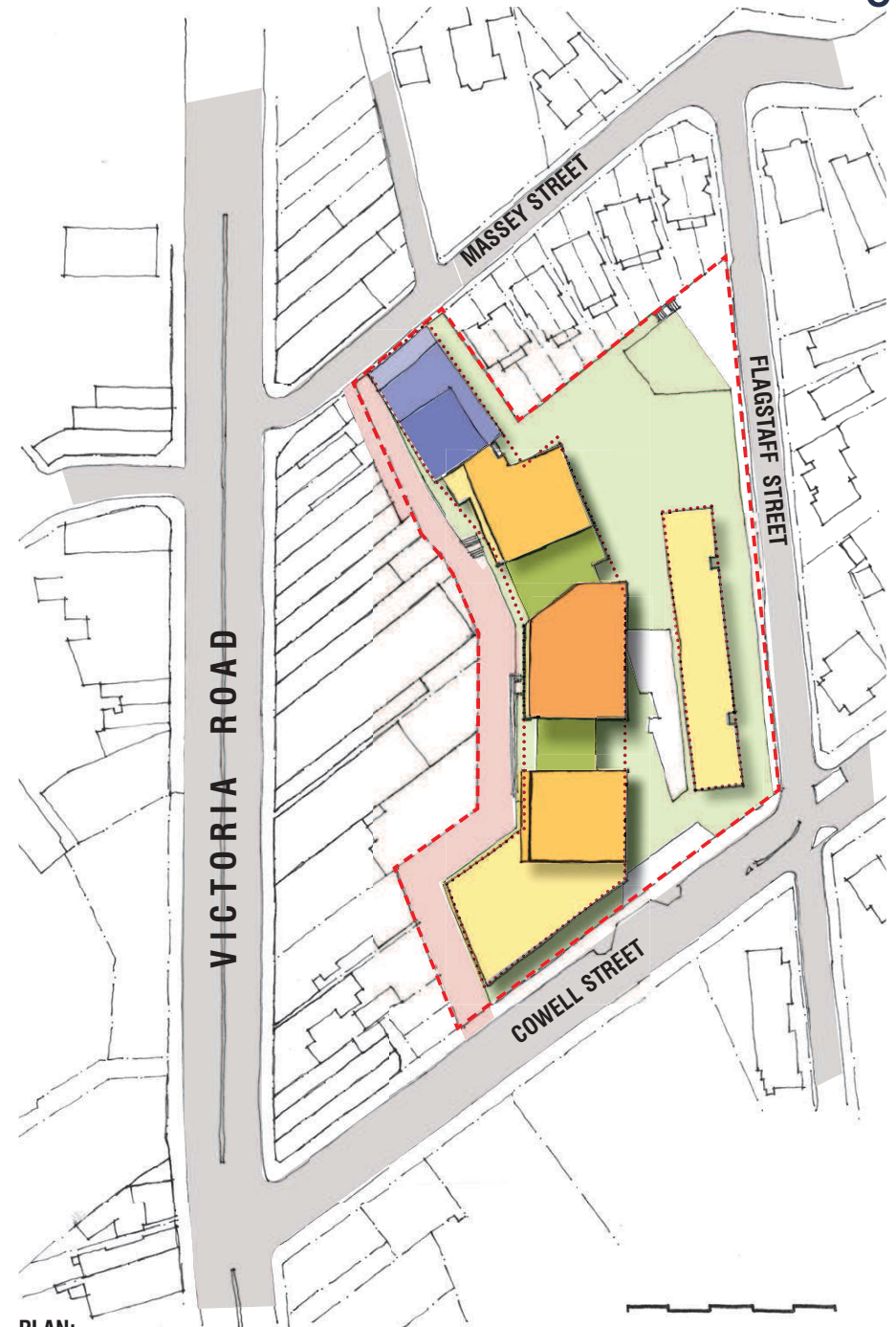
- Height - not much shorter than option 2
- Does not perform as well as Option 2 for ADG outcomes

KEY:

- SUBJECT SITE
  - BUILDING ENVELOPE
  - RESIDENTIAL LEVELS
  - RETAIL/COMMERCIAL LEVELS
  - LANDSCAPED PODIUM LEVEL
  - LANDSCAPED ROOFS
- NOTE: NO. OF STOREYS INCLUSIVE OF PODIUM LEVEL



SECTION:  
ROBERTSON + MARKS



PLAN:

# JUNE 2015 OPTIONS

Based on feedback from the February meeting with HHC/Architectus and Community Consultation new options were considered.

Concerns had been raised about the height of the proposed towers. The project team had also been made aware that HHC intended to have 10 Cowell Street listed as a heritage item.

On that basis two options were developed to look at tower envelopes and another two options explored reconfiguring below podium functions whereby the 10 Cowell St site could be excised from the Key site.

#### TOWER OPTIONS

##### Option 1

Residential buildings in discrete towers FSR 3.85:1

##### Option 2

Lower contiguous and compressed form FSR 3.85:1

#### OPTIONS THAT RETAIN 10 COWELL STREET IN ITS CURRENT LOCATION

##### Option 3

10 Cowell St retained in its current location and the general loading dock is relocated to the Shareway

##### Option 4

10 Cowell St. is retained in its current location and the entry to the retail carpark is relocated to the Shareway

Options 3 & 4 are compatible with both tower options except that building D would need to be relocated.

#### 4.2.1 About the Options

All options are FSR 3.85:1 within a north-south oriented linear envelope aligned to the right of way with a smaller north-south envelope aligned to Flagstaff St.

All have a consistent built form and height facing Massey & Cowell Streets.

Height and articulation varies to the middle and west of the site adjacent to the right of way.

The building D envelope aligned to Flagstaff street is consistent in form and height in all options except it is shifted northward into the plaza space in options 3&4.

Street, side and rear setbacks are in accordance with DCP controls.

Building separation is in accordance with Apartment Design Guide.

At the time of the June meeting with HHC/Architectus the project team considered option 1 to be the best performing of the 4 options.

4.2.2 OPTION 1 – FSR 3.85:1 – DISCRETE TOWERS

ENVELOPE FULLY ARTICULATED INTO 3 DISCRETE TOWERS

- Building envelope distributed predominantly along the western edge of the site
- Tallest tower located at middle of site
- 24 floors at the middle of the site (above RoW),
- Approx 81m above the shareway at highest point
- 10 Cowell Street relocated to the podium.

Advantages

- Presents a slim envelope from the north and south
- Presents from east and west as a composition of three towers stepping higher toward the middle of the site
- Pronounced stepping of the envelope toward the perimeter.
- Building heights at the perimeter under LEP height
- ADG separation between the buildings allows for view corridors in the east west
- Good ADG outcomes
- Large setbacks from perimeter roads including Victoria Road
- 10 Cowell Street building retained in recreated context

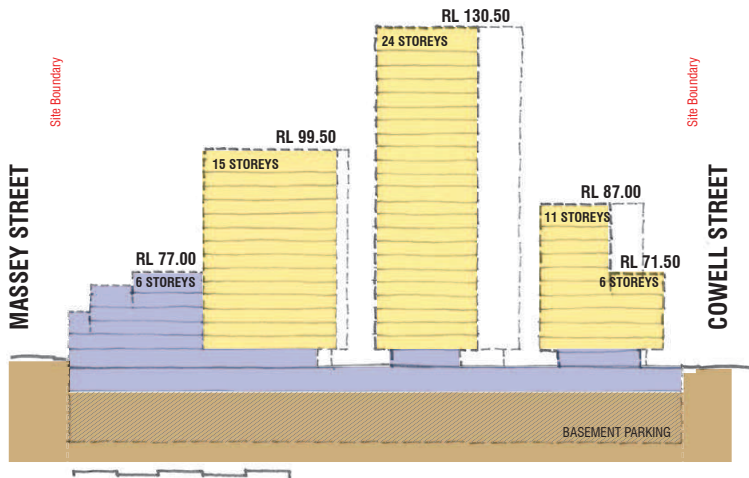
Disadvantages

- Two floors lower than previous fully articulated option but still the tallest.
- 

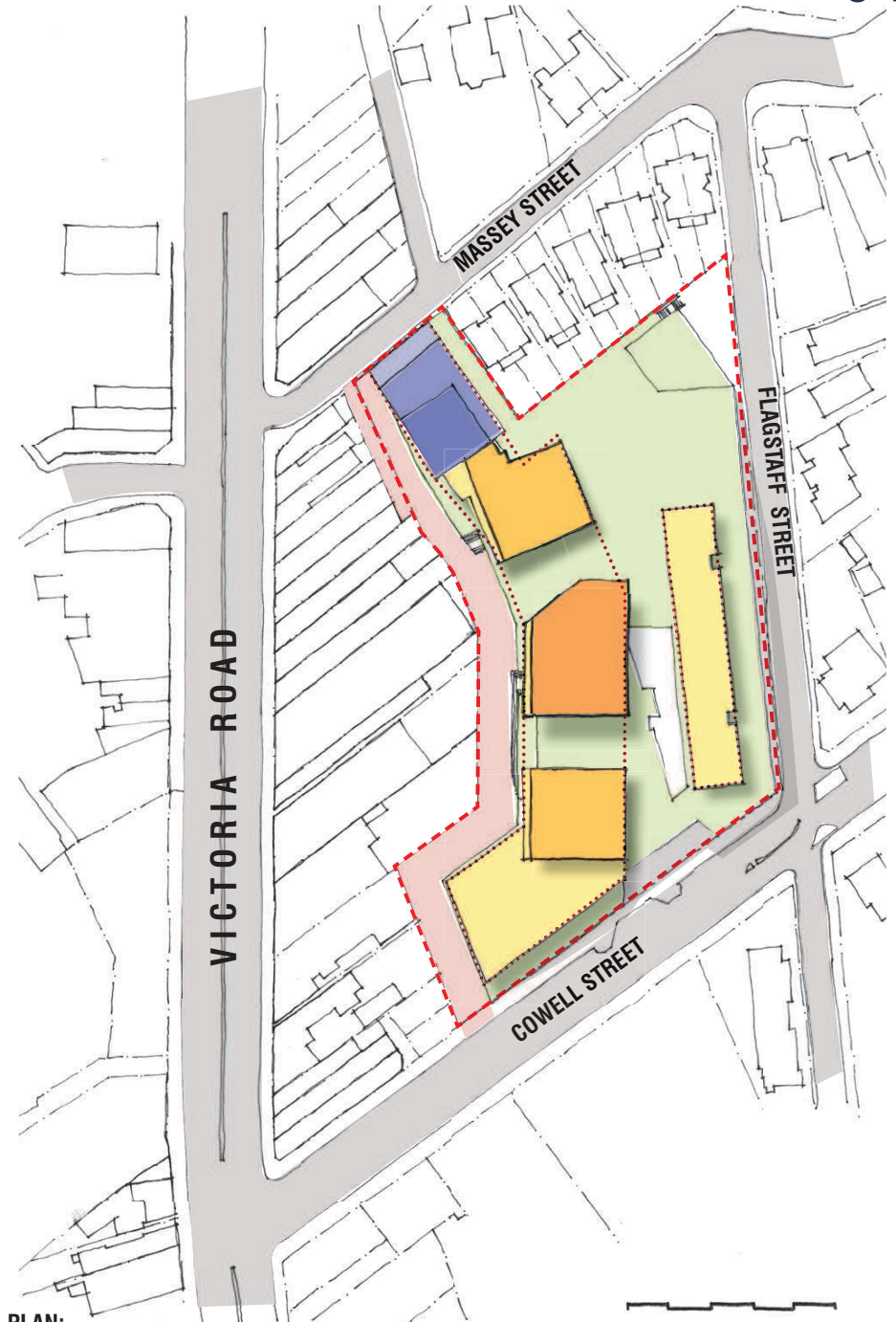
KEY:

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- BUILDING ENVELOPE
- RESIDENTIAL LEVELS
- RETAIL/COMMERCIAL LEVELS
- LANDSCAPED PODIUM LEVEL

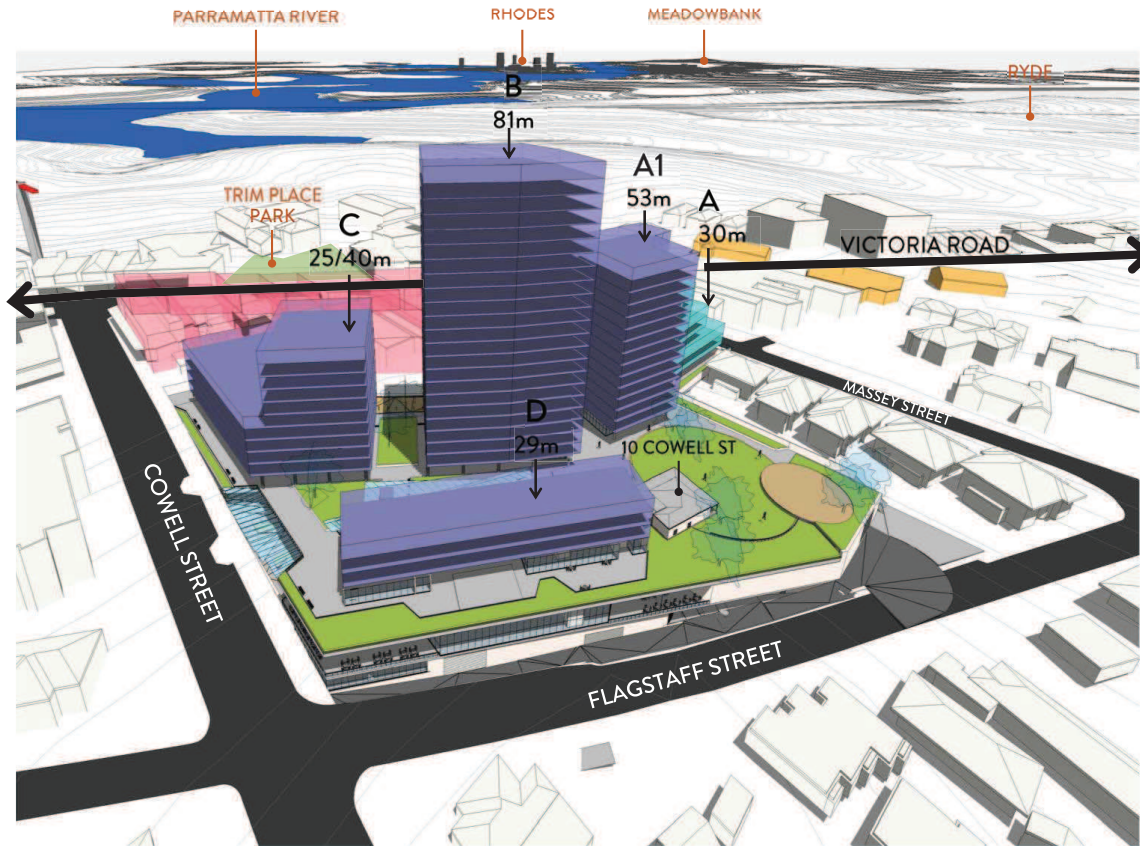
NOTE: NO. OF STOREYS ABOVE PODIUM PLATFORM



SECTION:

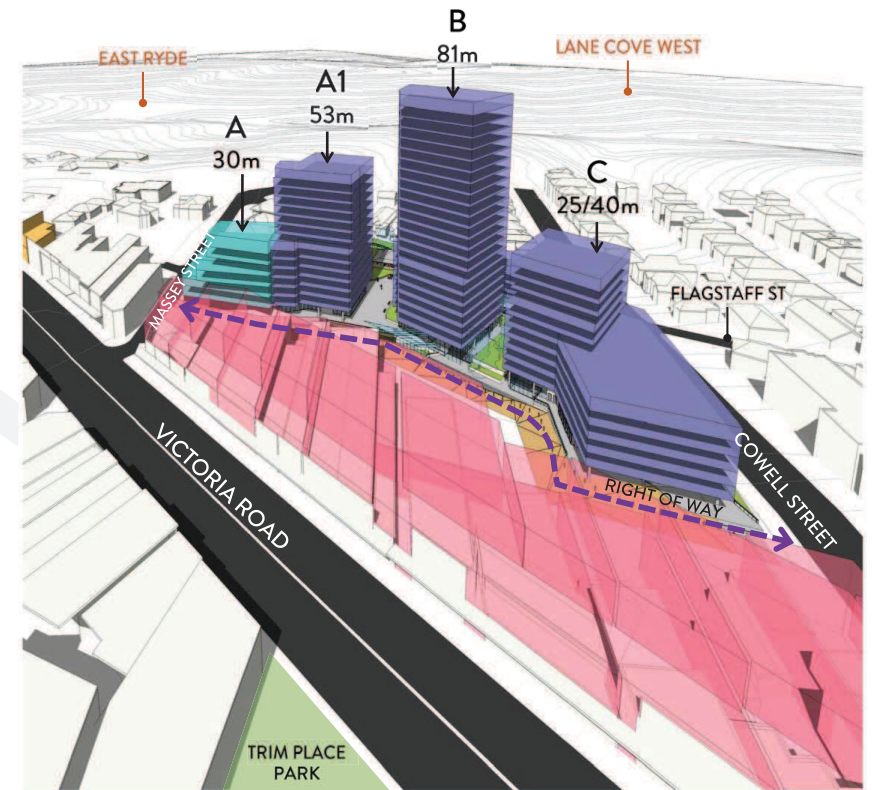


PLAN:



VIEW FROM SOUTH EAST:

- NOTE:
- BUILDING A HEIGHT ABOVE MASSEY STREET
  - BUILDING A1 & B HEIGHT ABOVE RIGHT OF WAY / SHARED WAY
  - BUILDING C HEIGHT ABOVE COWELL STREET
  - BUILDING D HEIGHT ABOVE FLAGSTAFF STREET



VIEW FROM SOUTH WEST:

4.2.3 OPTION 2 - COMPACT TOWER FORM - FSR 3.85:1

CONTIGUOUS COMPACT ENVELOPE

- Building envelope distributed predominantly along the western edge of the site
- Stepping form with minimum variation in height across the envelope
- Tallest tower located at the middle of the site
- 18 floors at the middle of the site (above shareway),
- Approx 65m above the ROW at highest point
- The towers are less perceptible from the existing housing to the east.
- 10 Cowell St. relocated to the podium.






Advantages

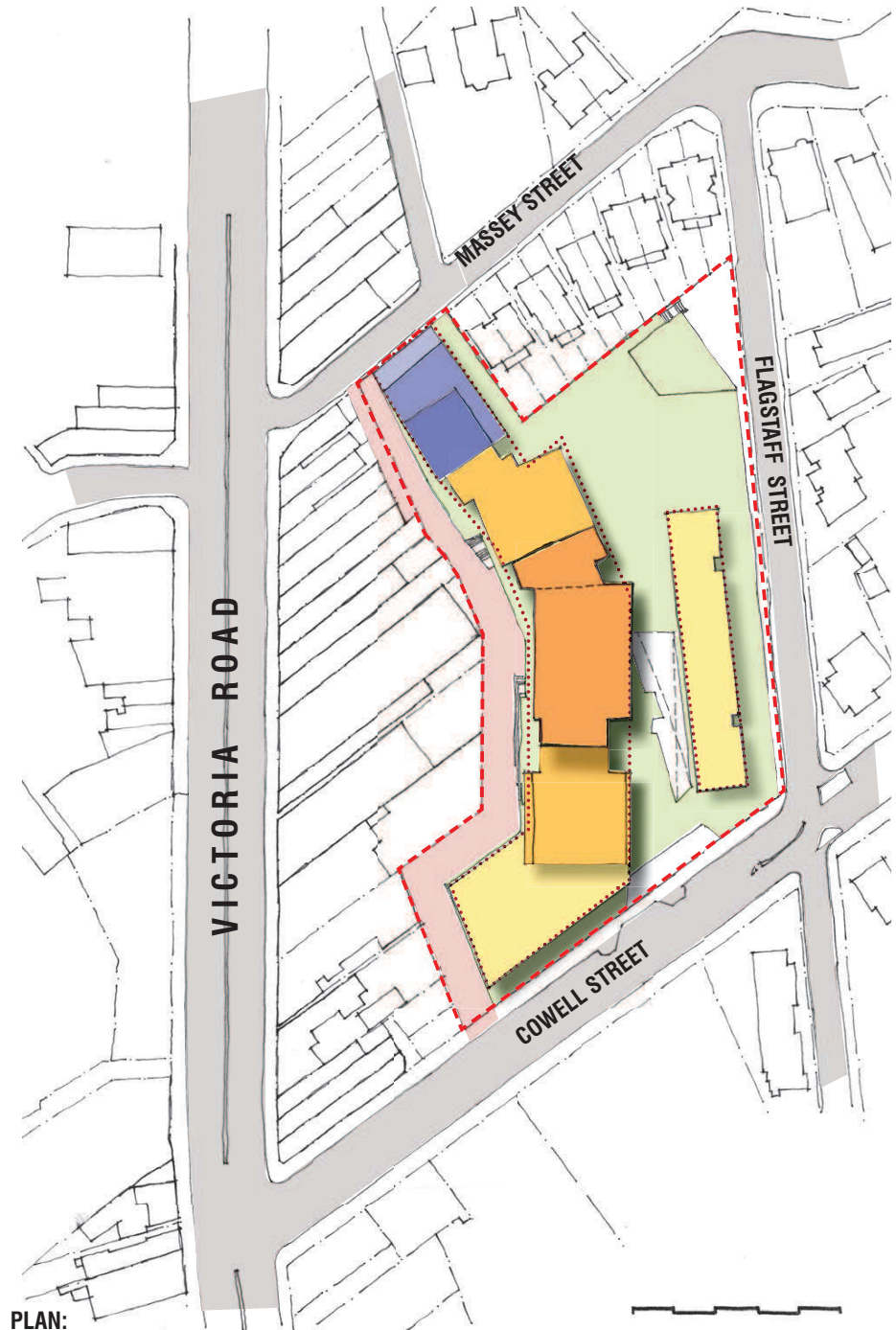
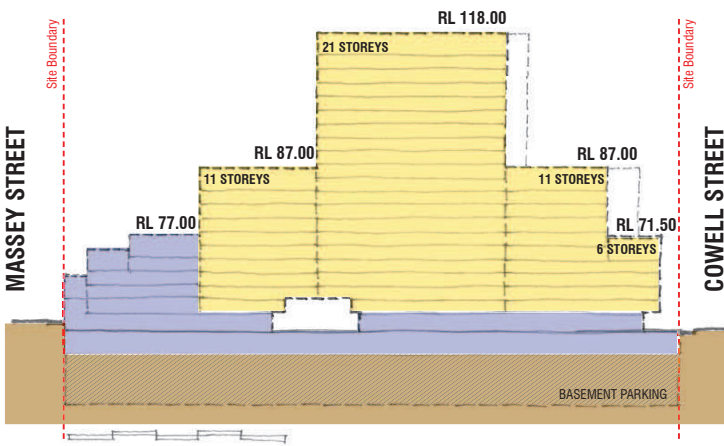
- Lower envelope
- Presents a slim envelope from the north and south
- Pronounced stepping of the envelope toward the perimeter.
- Building heights at the perimeter under LEP height
- Large setbacks from perimeter roads including Victoria Road
- 10 Cowell Street building retained in recreated context

Disadvantages

- Large and bulky form
- Lack of full or deep articulation
- No opportunities for view corridors
- Moderate performance for ADG outcomes
- Poor composition
- No break in shadows

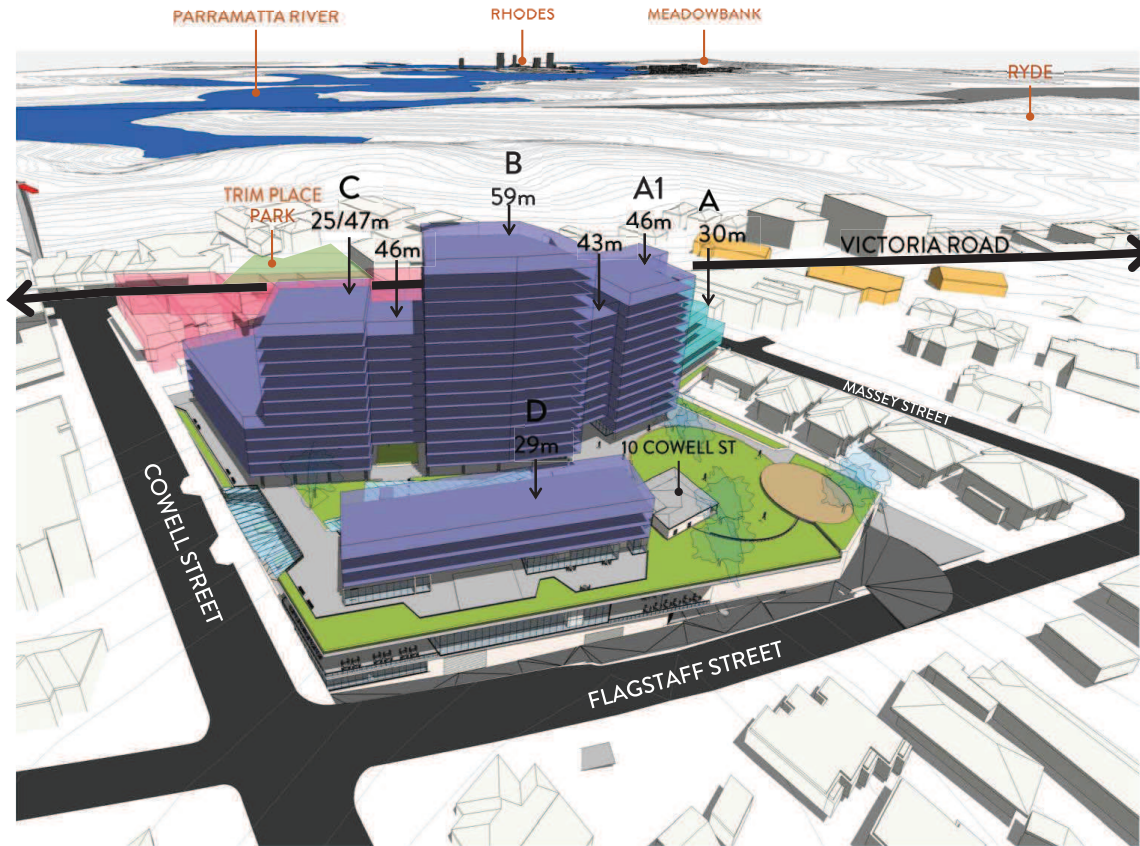
KEY:

-  SUBJECT SITE
  -  BUILDING ENVELOPE
  -  RESIDENTIAL LEVELS
  -  RETAIL/COMMERCIAL LEVELS
  -  LANDSCAPED PODIUM LEVEL
- NOTE: NO. OF STOREYS INCLUSIVE OF PODIUM LEVEL



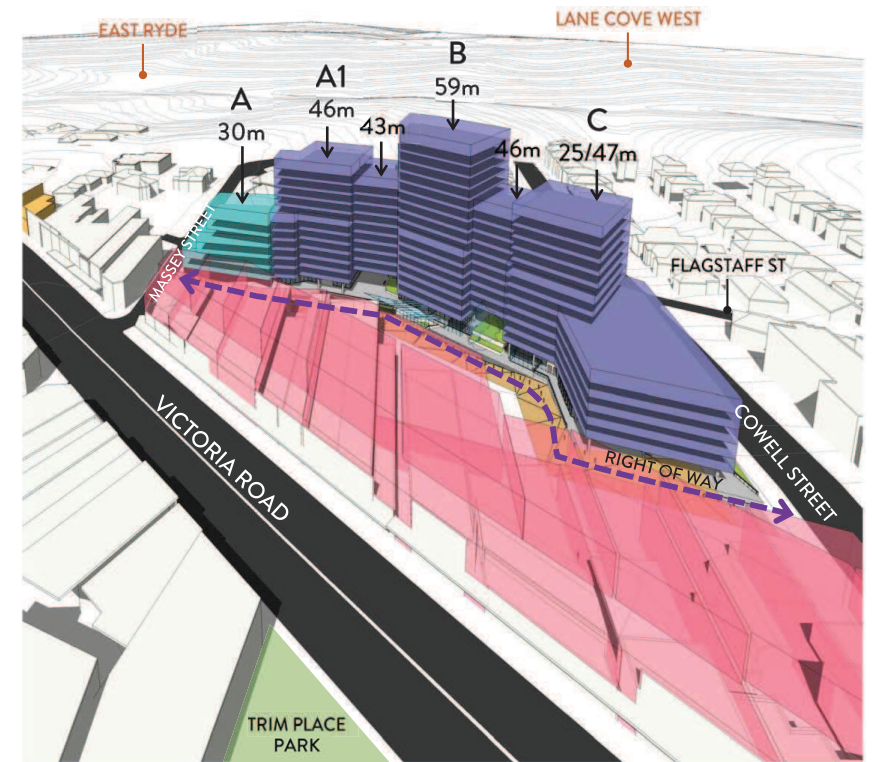
PLAN:





VIEW FROM SOUTH EAST:

- NOTE:
- BUILDING A HEIGHT ABOVE MASSEY STREET
  - BUILDING A1 & B HEIGHT ABOVE RIGHT OF WAY / SHARED WAY
  - BUILDING C HEIGHT ABOVE COWELL STREET
  - BUILDING D HEIGHT ABOVE FLAGSTAFF STREET



VIEW FROM SOUTH WEST:

**4.2.4 OPTION 3 - FSR 3.85:1**

10 COWELL RETAINED IN CURRENT LOCATION  
& GENERAL LOADING DOCK RELOCATED TO THE SHAREWAY

- Reduced length of facade on Flagstaff St. limits vehicular access opportunities. This option overcomes this by relocating the general loading dock to the shareway.
- Residential tower forms would be as for Option 1 except that Building D is repositioned northward on the podium.

**Advantages**

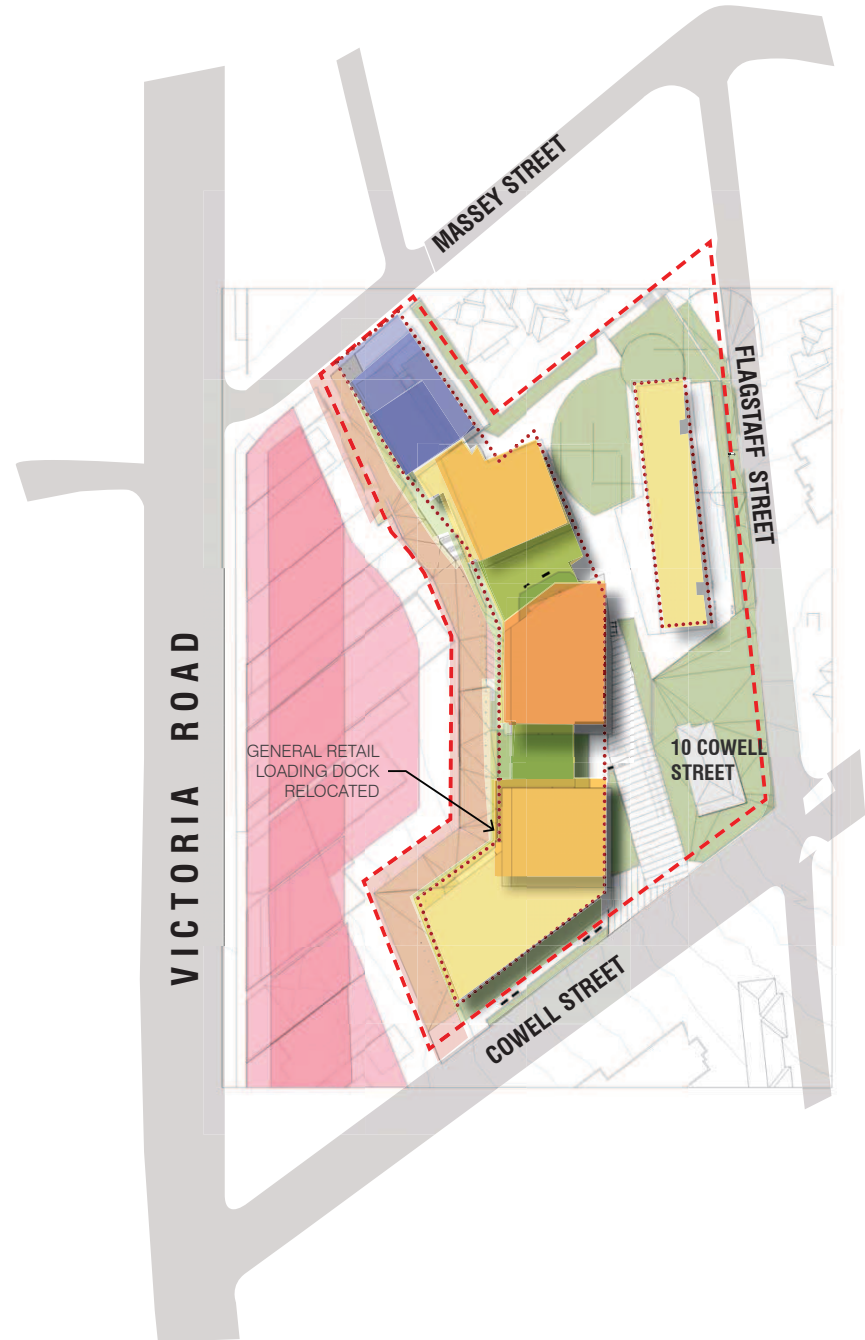
- 10 Cowell Street building retained

**Disadvantages**

- Shareway unworkable
- Pedestrian permeability at interface between Shareway and podium significantly reduced and compromised
- Reduced opportunities for active interface between Shareway and podium
- Conflicts with traffic rationale
- Increased service traffic manoeuvring in the Shareway
- Retail area substantially reduced with awkward configuration and questionable viability
- Efficiency of basement car parking reduced - additional level of parking required to meet carparking controls.
- Podium reduced in size and open space reduced
- Building D repositioned northward encroaches on plaza/village green space
- Irregular site shape is much less efficient
- 10 Cowell Street context completely changed

**KEY:**

- SUBJECT SITE
  - BUILDING ENVELOPE
  - RESIDENTIAL LEVELS
  - RETAIL/COMMERCIAL LEVELS
  - LANDSCAPED PODIUM LEVEL
  - LANDSCAPED ROOFS
- NOTE: NO. OF STOREYS INCLUSIVE OF PODIUM LEVEL



**PLAN:**