

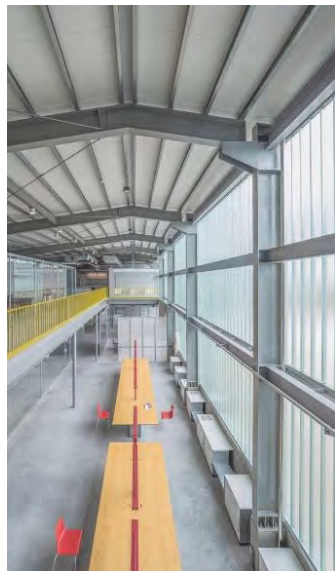
URBAN DESIGN REPORT

2 BACHELL AVENUE LIDCOMBE

BACHELL AVENUE REDEVELOPMENT



1	INTRODUCTION	
1.1	EXECUTIVE SUMMARY	4
2	LOCATION	5
3	PLANNING FRAMEWORK	
3.1	AUBURN LEP 2010	6
	Heritage	7
	Floor Space,	8
	Acid Sulphate Soils, Flood Area	9
	Height of Buildings	10
	Land Zoning	11
	Foreshore Building Line	11
3.2	CUMBERLAND EMPLOYMENT AND	10
	INNIVATION LANDS STRATEGY 2019	
4	CONTEXTUAL ANALYSIS	
4.1	EXISTING CONTEXT & SURROUNDINGS	13
4.2	SITE CONNECTIONS	14
5	CONSTRAINTS & OPPORTUNITIES	
5.1	STORMWATER CHANNEL & CONSTRAINT ON	15
	EXISTING DEVELOPMENT	
5.2	STORMWATER CHANNEL & CONSTRAINT ON	15
	PROPOSED DEVELOPMENT	
6	CONTEXTUAL ANALYSIS	
6.1	SITE ANALYSIS AND PUBLIC INTERFACE	16
6.2	CONTEXTUAL ANALYSIS	20
6.3	VISUAL ANALYSIS	23
6.3	STREETSCAPE SECTIONS	24
6.4	LOCAL DEVELOPMENTS	26
7	BUILDING FORM	
	MASSING DRAWINGS	27-32
8	LANDSCAPE PLANS	
	PLANS AND DETAILS	33-36
9	BUILDING PLANS	
	COVER	38
	SITE PLAN	39
	BASEMENT LEVEL 2 PLAN	40
	BASEMENT LEVEL 1 PLAN	41
	GROUND FLOOR PLAN	42
	LEVEL 1 PLAN	43
	LEVEL 2 PLAN	44
	LEVEL 3 PLAN	45
	LEVEL 4-7 PLAN	46
	SHADOW DIAGRAMS	47
10	SURVEY PLAN	48
11	CONCLUSIONS AND RECOMMENDATIONS	49
12	ANNEXURE 'A' DRAFT SITE SPECIFIC DCP PLAN	50
13	ANNEXURE 'B' RESPONSE TO ECONOMIC ASSESMENT REPORT	52



1.1 EXECUTIVE SUMMARY

This Revised Urban Design Report has been prepared in conjunction with other technical documentation in response to the Gateway determination (PP_2019_CUMBE_003_00) issued on 16 December 2019 as a result of the Planning Proposal progressed to the Minister by Cumberland Council.

The Report in consideration of the gateway conditions applies further urban design study to that previously advanced and notified to the community. It considers the existing site conditions, the key development controls and the strategic planning framework, which have informed the desired development outcome.

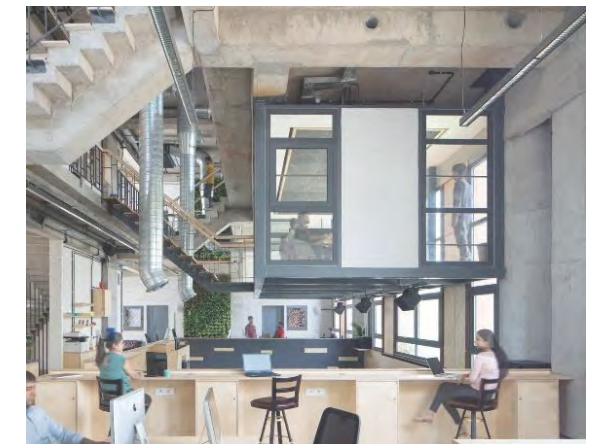
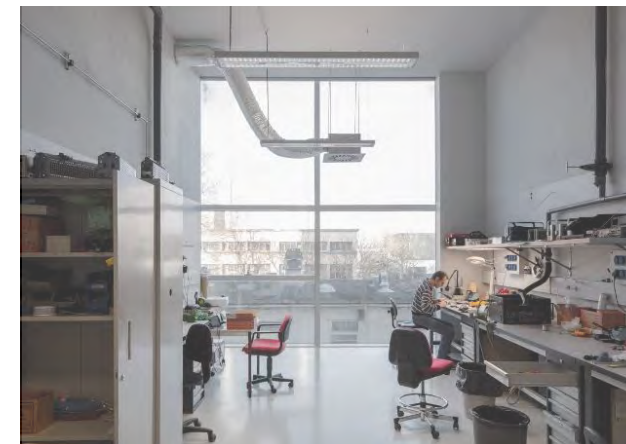
The site is currently zoned IN1 General Industrial and the Gateway supports a change of use and zoning to B5 Business Development to enhance the investment potential and increase the supply of employment and urban services to the Cumberland community. The site is a large awkwardly shaped industrial lot dissected by a drainage channel. There is limited redevelopment potential under the existing zone. The site is located in the suburb of Lidcombe, minutes away from Lidcombe Station, the local town centre, Parramatta Road and Sydney Olympic Park with easy access to the M4 & M5 Motorways.

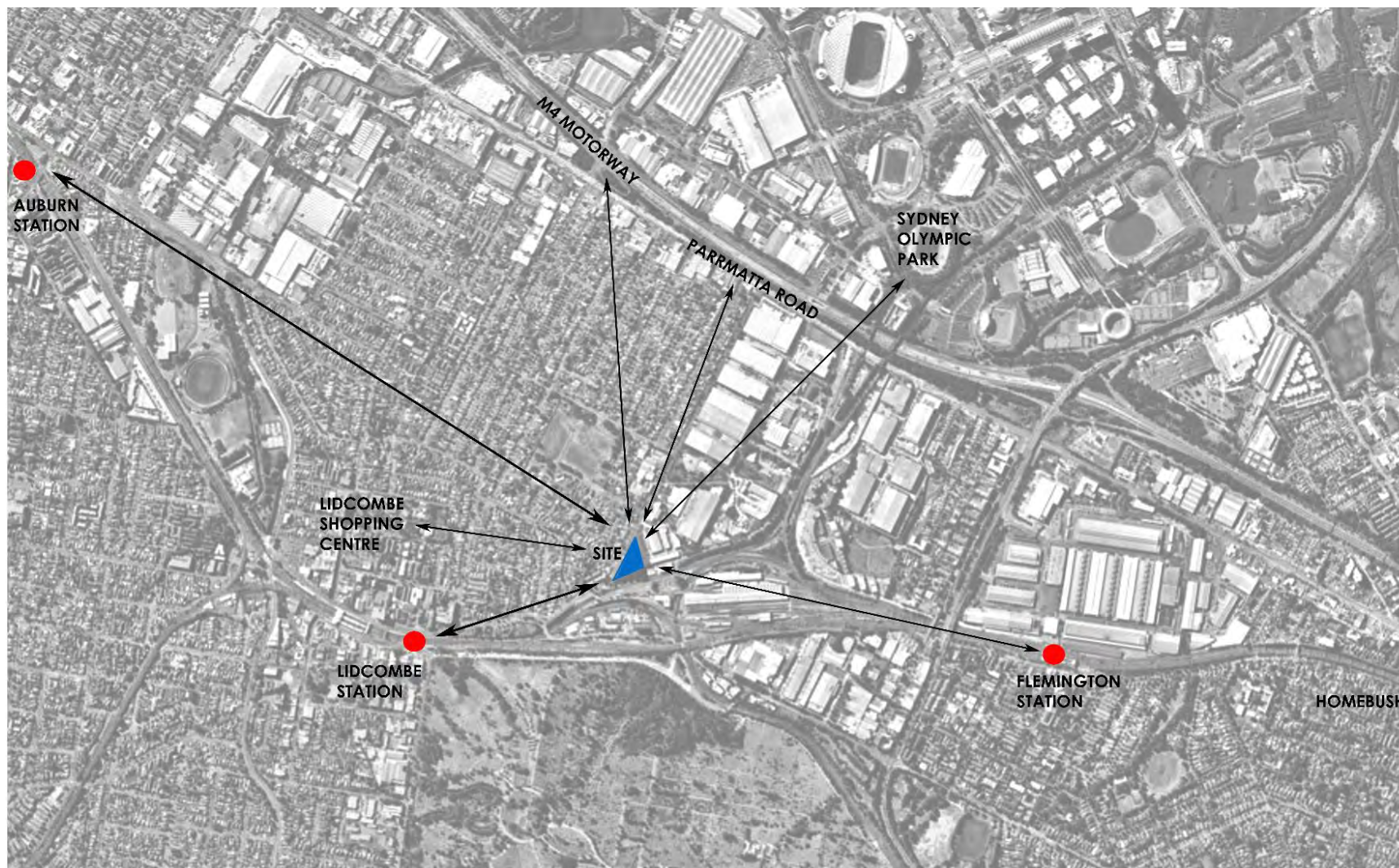
This study considers alternate land use controls to the previously tested densities. Previous density of FSR 3:1, has been lowered to an FSR of 2.5:1. In context with the gateway conditions study has been reviewed on the appropriate height limits to deliver the scheme in a quality and well considered urban scheme. The revised scheme allocates heights of part 14m at the front and part 29.9m at the rear of the site. This maintains general alignment with the original reference scheme which sees the tallest portion of the development reaching 7 storeys where the high-tech employment space is proposed to be located but proposes a slightly adjusted maximum height from 27m to 29.9m to accommodate site level conditions and space for appropriate building services infrastructure. The remainder of the development is generally no greater than 3-4 storeys.

Further to the above, the site in its present state is subject to flooding with an open stormwater drainage channel running in a South to North-West direction through the site. Part of the channel currently has an industrial warehouse built over it. The development outcome necessitates the diversion and enclosure of the channel. This facilitates the ability of the site to be redeveloped in a logical sustainable manner, while improving the flooding situation in the area.

This updated report presents further analysis of the street level building form and interface with adjoining uses. Detailed consideration of the interface to residential uses has been studied with design and landscaping changes implemented. Recommendations are also provided as to the appropriate location of the future uses in the scheme to ensure amenity.

This study seeks to inform the community during the exhibition process and provide clear direction of the intended investment outcome and urban design that will be facilitated by a redevelopment of the site in a future Development Application process.





2 Bachell Avenue is a large industrial site, located on the eastern side of Bachell Avenue at the southern end of the street across from Rawson Street.

The site is within proximity to Parramatta Road, Lidcombe railway station, Lidcombe shopping centre, the local town centre, and the M4 motorway.

Lidcombe is a suburb within the Cumberland Local Government Area and is located 8.7km east of the Parramatta Central Business District (CBD) and 16.8km west of the Sydney CBD.

Lidcombe benefits from direct transport links to the Parramatta and Sydney CBD's via railway, motorways and primary road networks.

Lidcombe is also home to a number of major community facilities such as Rookwood Cemetery, Railway Hotel, Lidcombe Hotel, Royal Oak Hotel, and The Gables function centre, Lidcombe Hospital, Lidcombe Public School, Marist Brothers Monastery, and St Andrews Ukrainian Catholic Church. Lidcombe is also close to Sydney Olympic Park and Flemington Markets.

Lidcombe has a mixture of residential, commercial and industrial developments.

A small shopping centre is located close to Lidcombe railway station.

Commercial and industrial developments are located along Parramatta Road and surrounding areas.

Lidcombe provides varying densities within close proximity and a reasonable walking distance to infrastructure services, including public transport, schools, civic, retail and health facilities.

The site consists of a freestanding warehouse with a footprint area of approximately 2,300m². The warehouse was constructed in 1972 and was utilised as a printing factory. The warehouse is situated in the middle of the site with vacant land on the eastern and western sides of the site encompassing the warehouse.

Today, the warehouse is utilised for the purposes of a dry cleaners.

There is a stormwater drainage channel running in a South to North-West direction through the site. Part of the channel currently has the industrial warehouse built over it, with the remaining parts uncovered. The site is subject to flood planning.

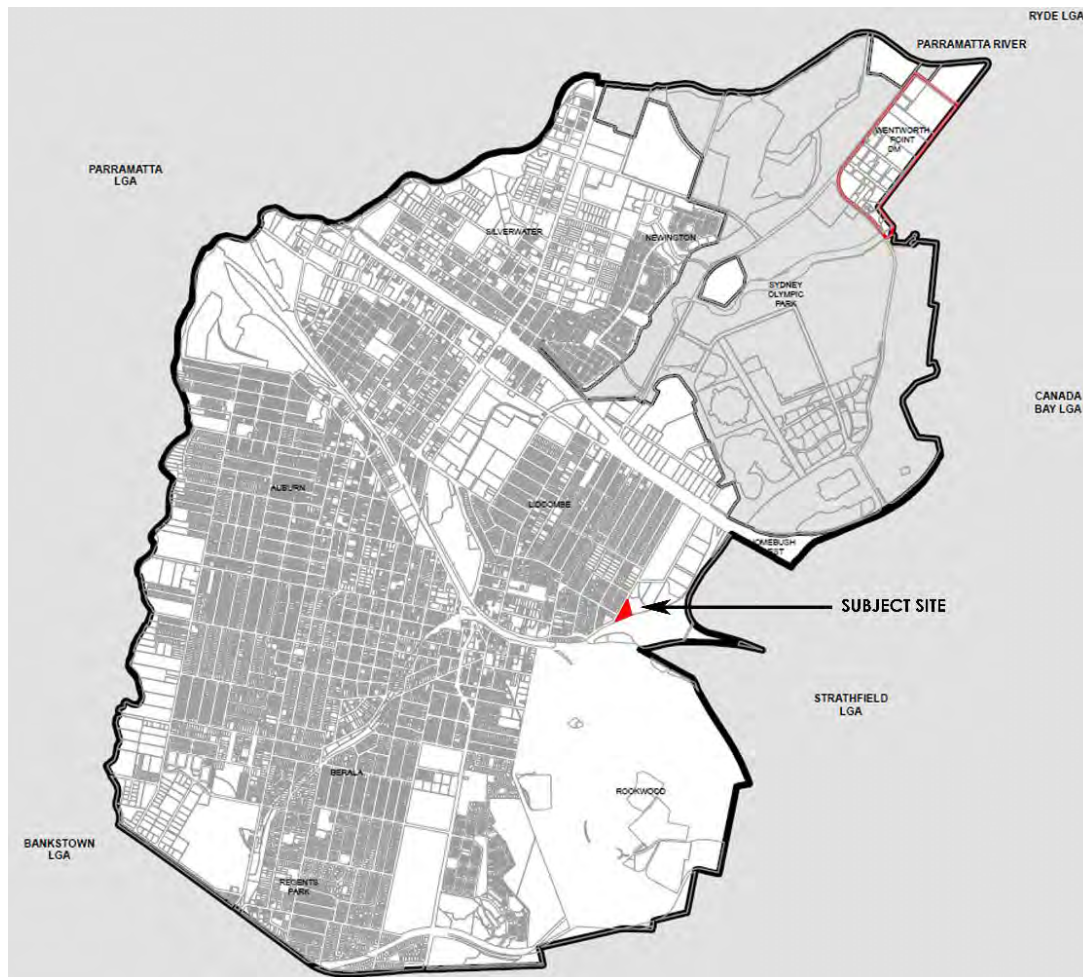
The site has an area of approximately 8,738m² and is of an irregular triangular shape approximately 124m in length along the eastern boundary, 147m in length along the southern, and 204m in length along the western boundary. Access to the site is from Bachell Avenue.

Auburn LEP 2010

The Auburn Local Environmental Plan (LEP) 2010 is the principal planning instrument that relates to the subject land.

Key controls that affect development on the site are detailed below and describe on the following pages:

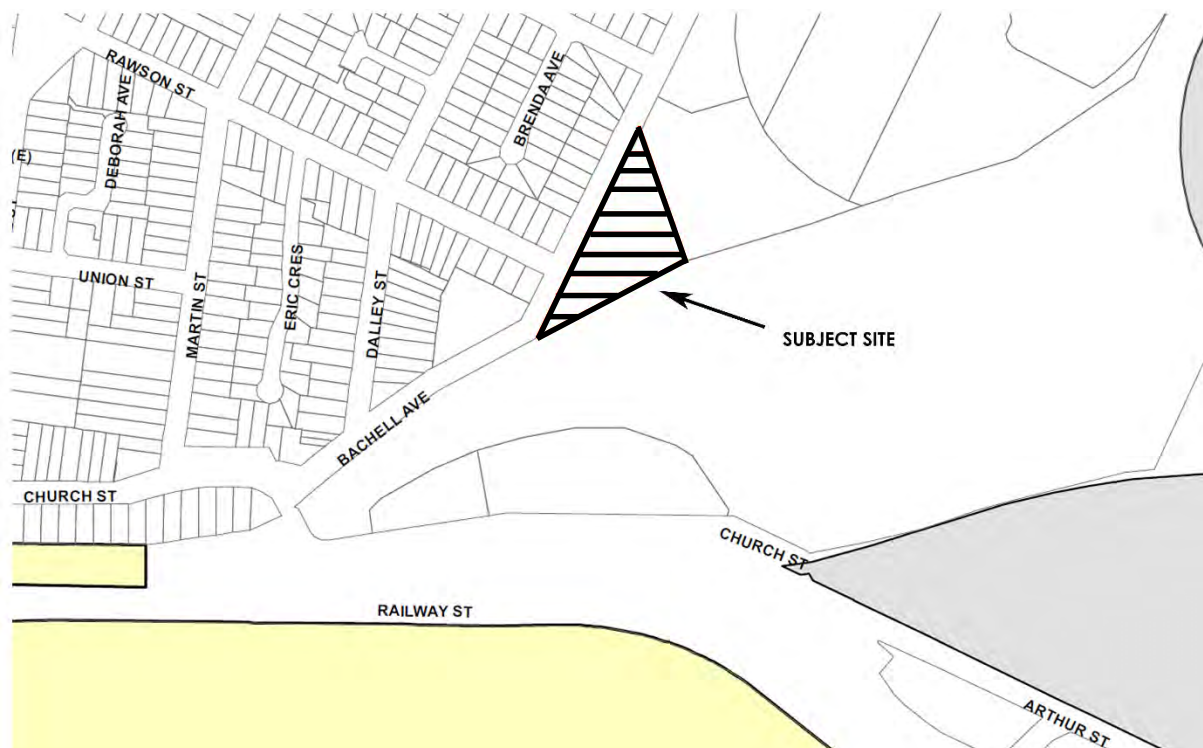
6. Heritage
7. Floor space ratio
8. Flood area
8. Acid sulphate soils
9. Height of building
10. Land zoning
11. Foreshore building line



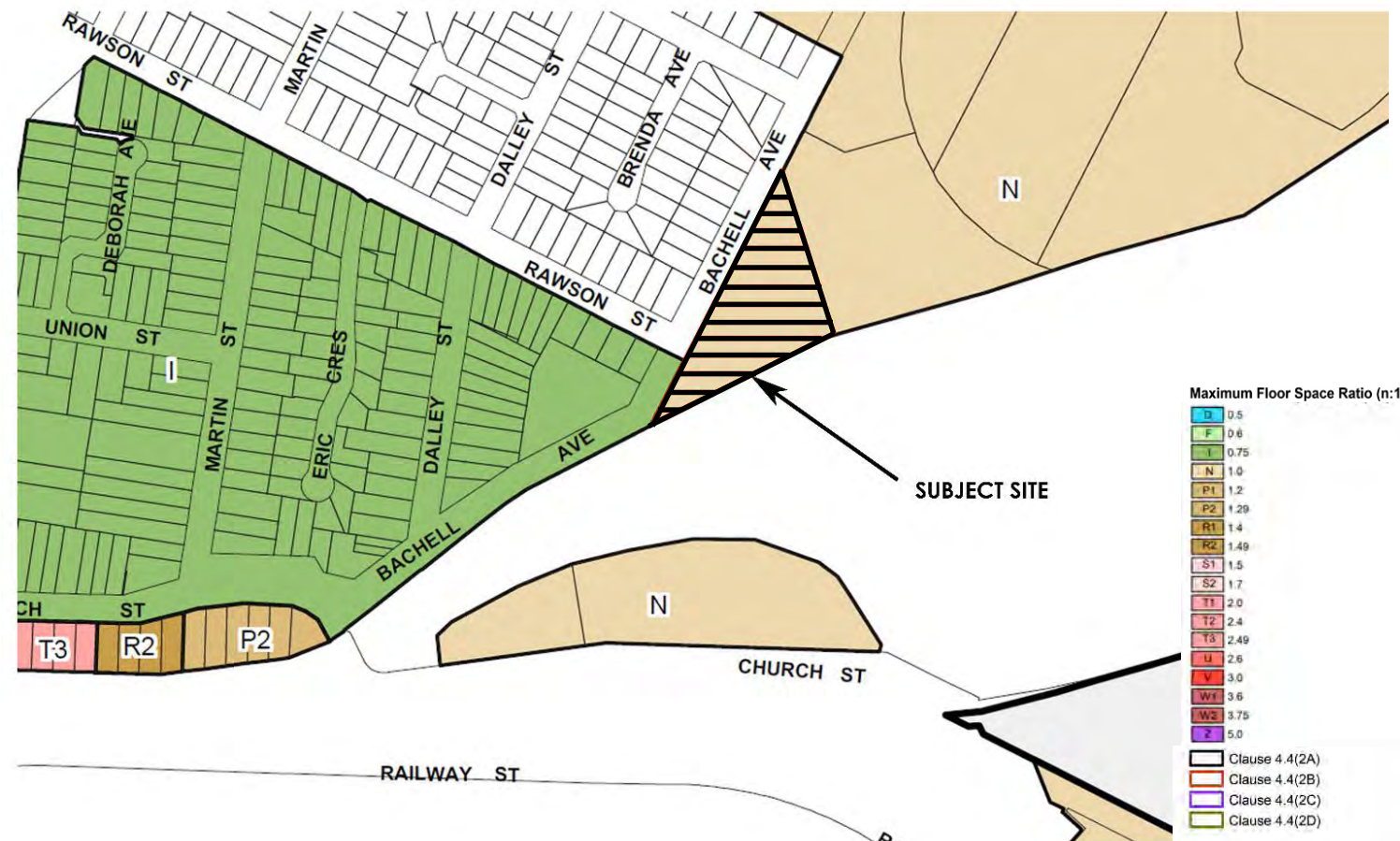
Auburn LEP 2010

Heritage

The site is not identified as containing a heritage item and is not within a heritage conservation area. Furthermore, there are no heritage items within the proximity of the site of state or local significance.

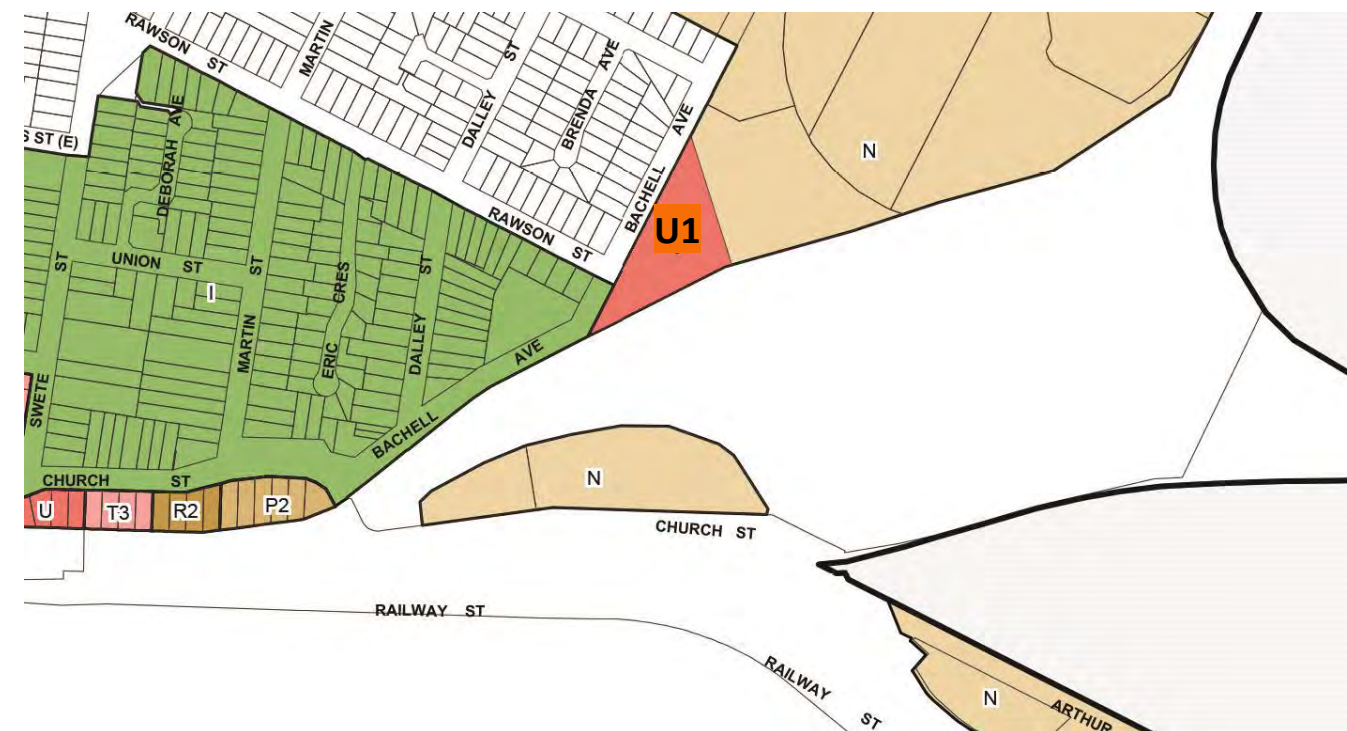


-  Conservation area - General
-  Item - General
-  Item - Archaeological
-  Item - Landscape

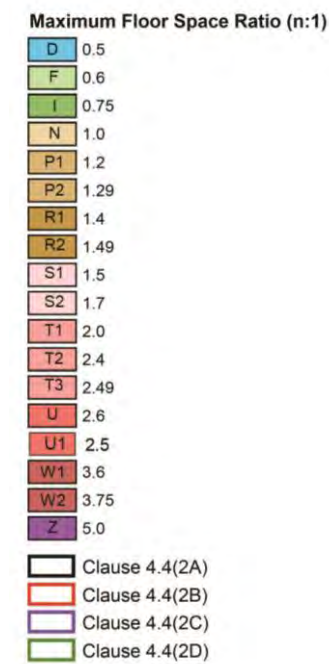


Auburn LEP 2010 CURRENT - Floor Space Ratio

This site has a permitted floor space ratio of 1:1.
With a site area of 8,738m² the maximum floor space currently permitted is 8,738m².
There is no FSR nominated for the sites north-west, zoned R2 - Low Density Residential.
Properties to the north and north-east, zoned IN1 – General Industrial have a FSR of 1:1.
South of the site is the Lidcombe railway corridor.
Properties to the south-west, with a smaller portion facing the site are zoned R3 – Medium Density Residential and have an FSR of 0.75:1.
The location of 2 Bachell Avenue and its relatively to the neighbouring properties and the railway corridor allows for an increase in FSR and this increase will have a minimal effect on its surroundings.
The design itself takes into account the varying zones in its surrounds and strategically locates commercial and retail usage relative to these areas to create an undisturbed flow on affect which would benefit the community.



Auburn LEP 2010 PROPOSED - Floor Space Ratio





Auburn LEP 2010

Flood Area

The majority of the site is designated as being in a flood zone, together with adjoining properties to the North-West.


There is a stormwater channel running from the south towards the North-West within the site.

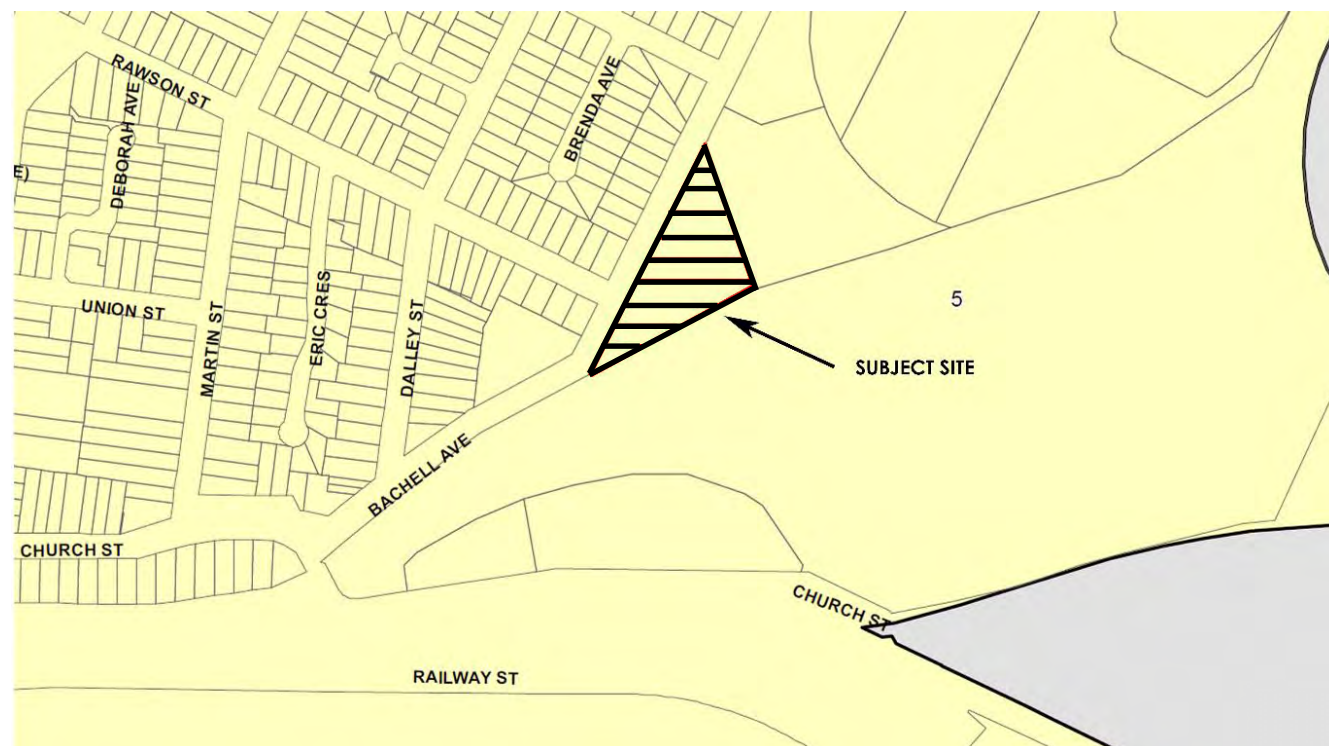
Currently the stormwater channel is partly open and this proposal seeks to divert and enclose the stormwater channel.

Royal Haskoning DHV an engineering consulting company specialising in flood modeling and assessment have been engaged to provide a flood report assessment of the proposal. Royal Haskoning DHV have previously been engaged by the former Auburn Council to model the entire catchment.

Royal Haskoning DHV have modelled the proposed development and guided the development of the proposed scheme. During their engagement, advice was provided to the effect that the channel can be diverted and covered and a freeboard of 500mm be applied.

This advice was supported by meetings held with both Sydney Water and the former Auburn Council flooding Engineer. Both advised that they had no objections.

 Flood Planning Area



Acid Sulfate Soils

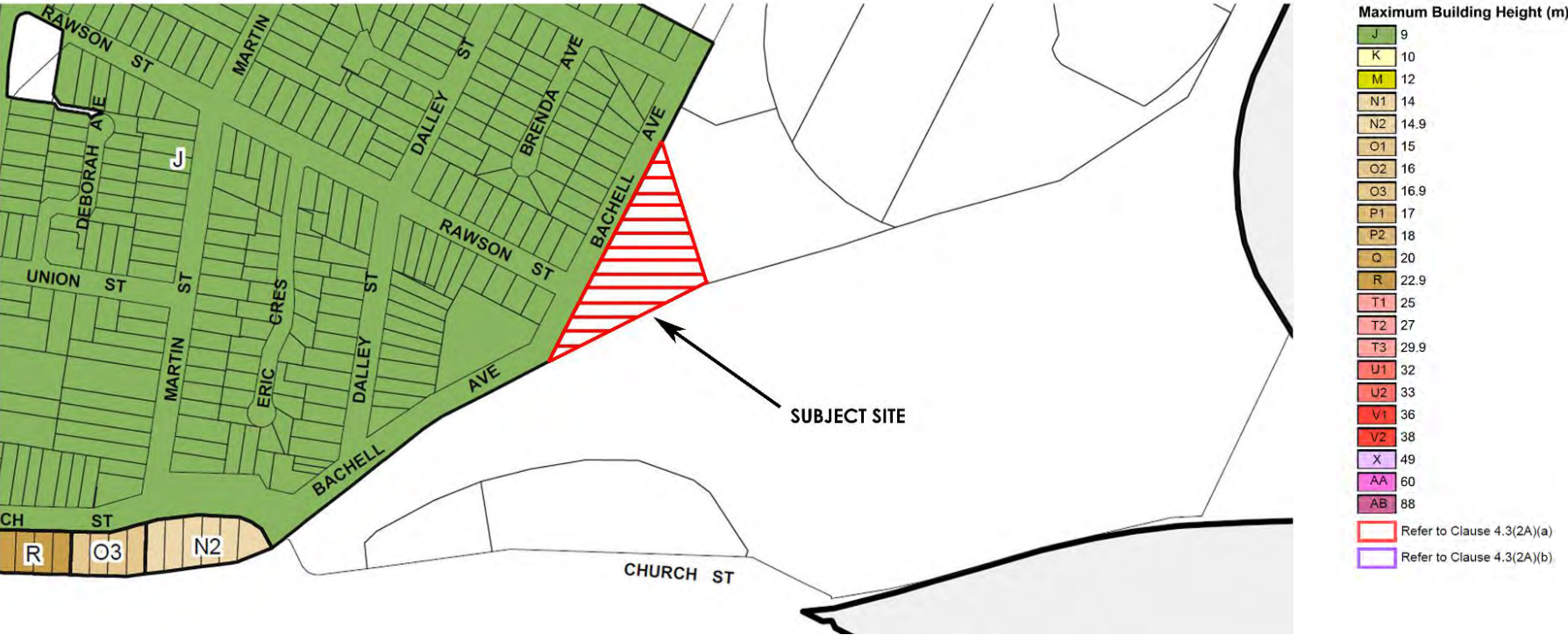
The site is designated as a class 5 acid sulfate soil area, consistent with all the adjacent properties.

This class 5 classification means that the water table is likely to be 1M lower than the Australian height Datum of the natural ground level.

An acid sulfate soils management plan can be submitted with future development applications.

-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5

Current Height



The site does not have a maximum permitted height limit. However buildings within this locality are up to 3 storeys above Bachell Avenue.

Properties to the north, east, and south of the site also do not have a maximum permitted height limit.

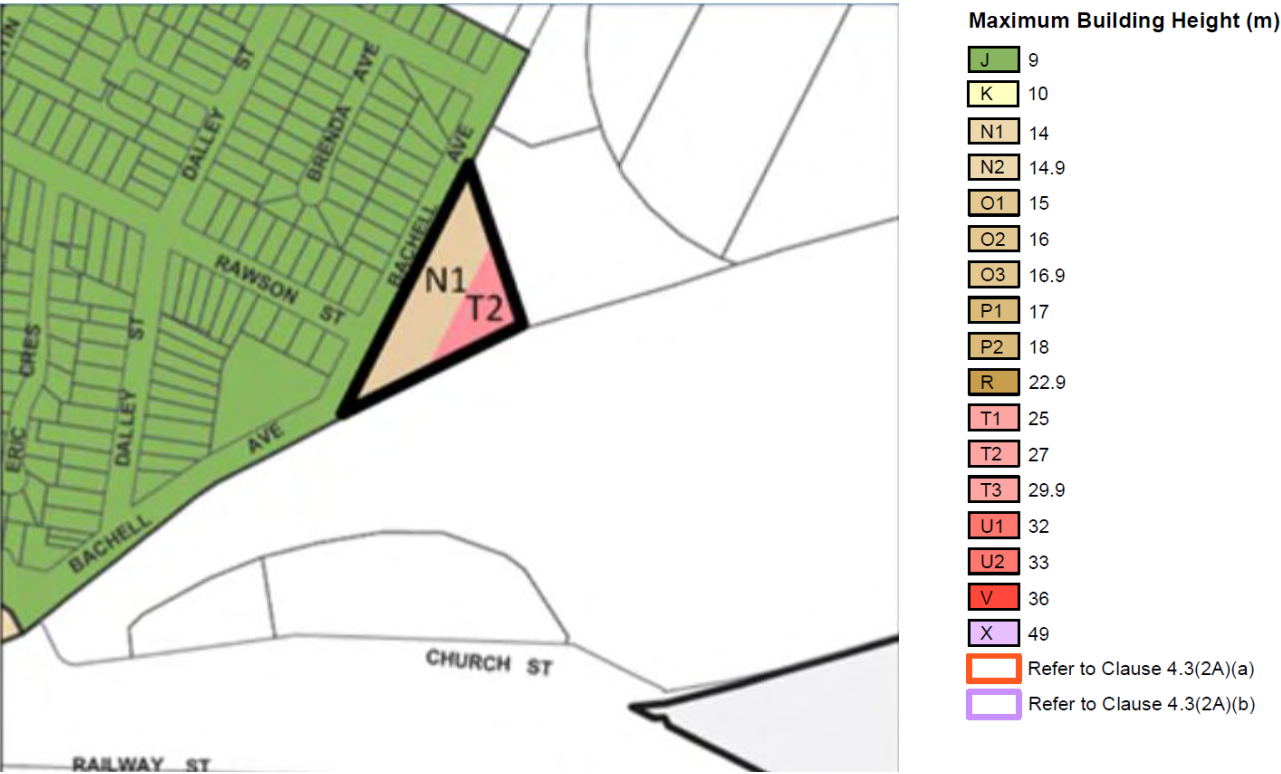
Properties to the west of 2 Bachell Ave have a maximum building height of 9m. These properties are across the road from the property and a higher height limit at our proposed site would not affect these dwellings with respects to overshadowing and privacy.

Gateway determination (PP_2019_ CUMBE_003_00) provided a 14m height limit at the front of the property, and 27m at the rear.

This amended Urban Design Report upon further analysis of the interface with Bachell Avenue proposes a 14m height limit to the immediate frontage with Bachell Avenue, an 18m height limit as a transition and a 29.9m maximum height limit for the remainder of the site to allow for the development of the design. Council may determine that the an appropriate control would be the application of a 29.9m height limit across the site with the interface with Bachell avenue controlled via Development Control Plan.

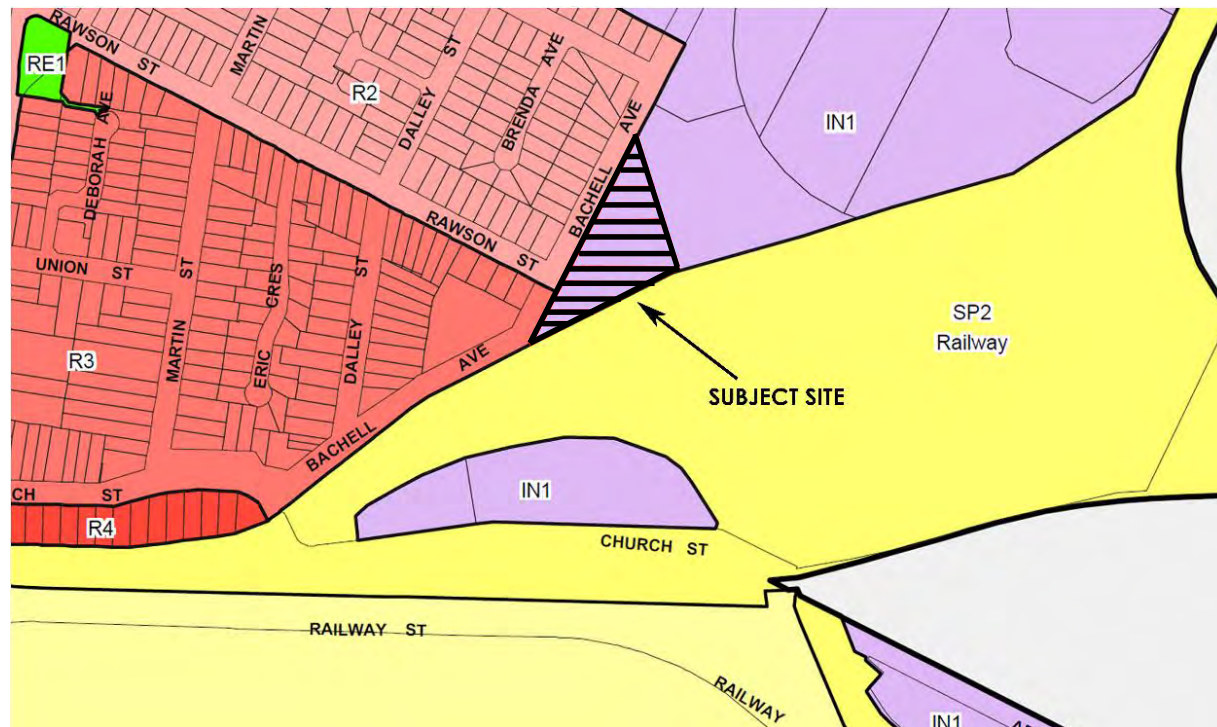
Annexure 'A' contains a proposed site specific DCP plan.

COUNCIL PROPOSED HEIGHT



PROPONENT REFERENCE SCHEME HEIGHT





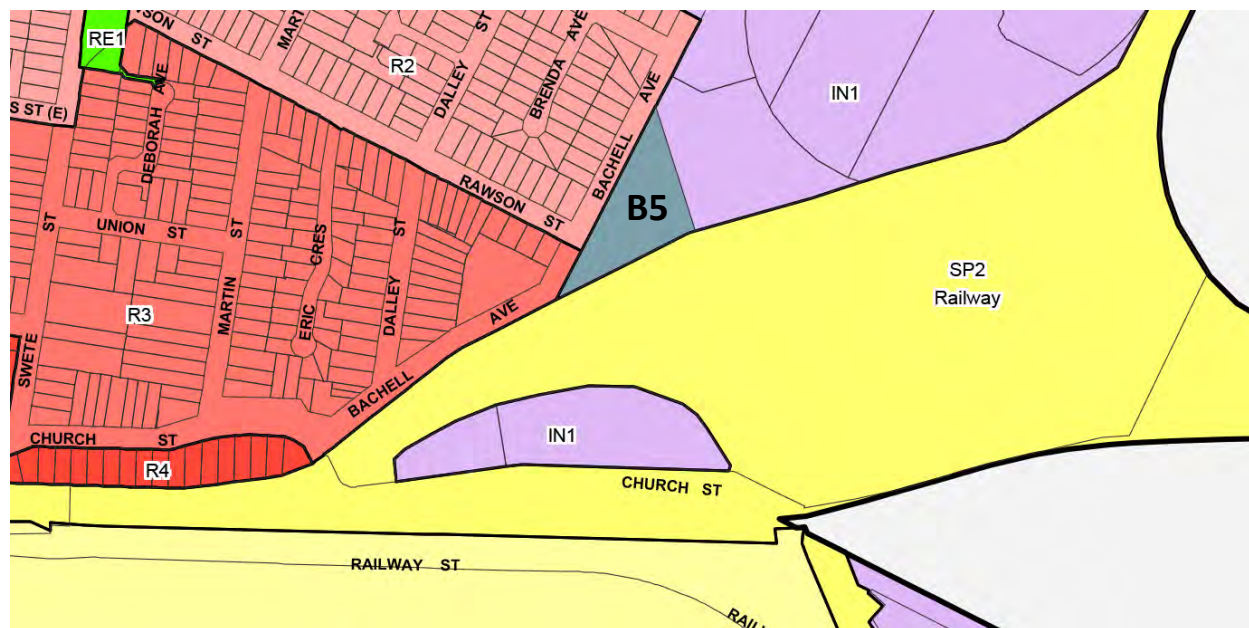
CURRENT - Land Zoning

The site is zoned IN1 - General Industrial and forms part of an IN1 zoned cluster known as "Eastern Gateway" (Lidcombe East) under the Cumberland Employment and Innovation Lands Strategy 2019.

Land to the west of 2 Bachell Ave is zoned R2 - Low Density Residential and R3 - Medium Density Residential.

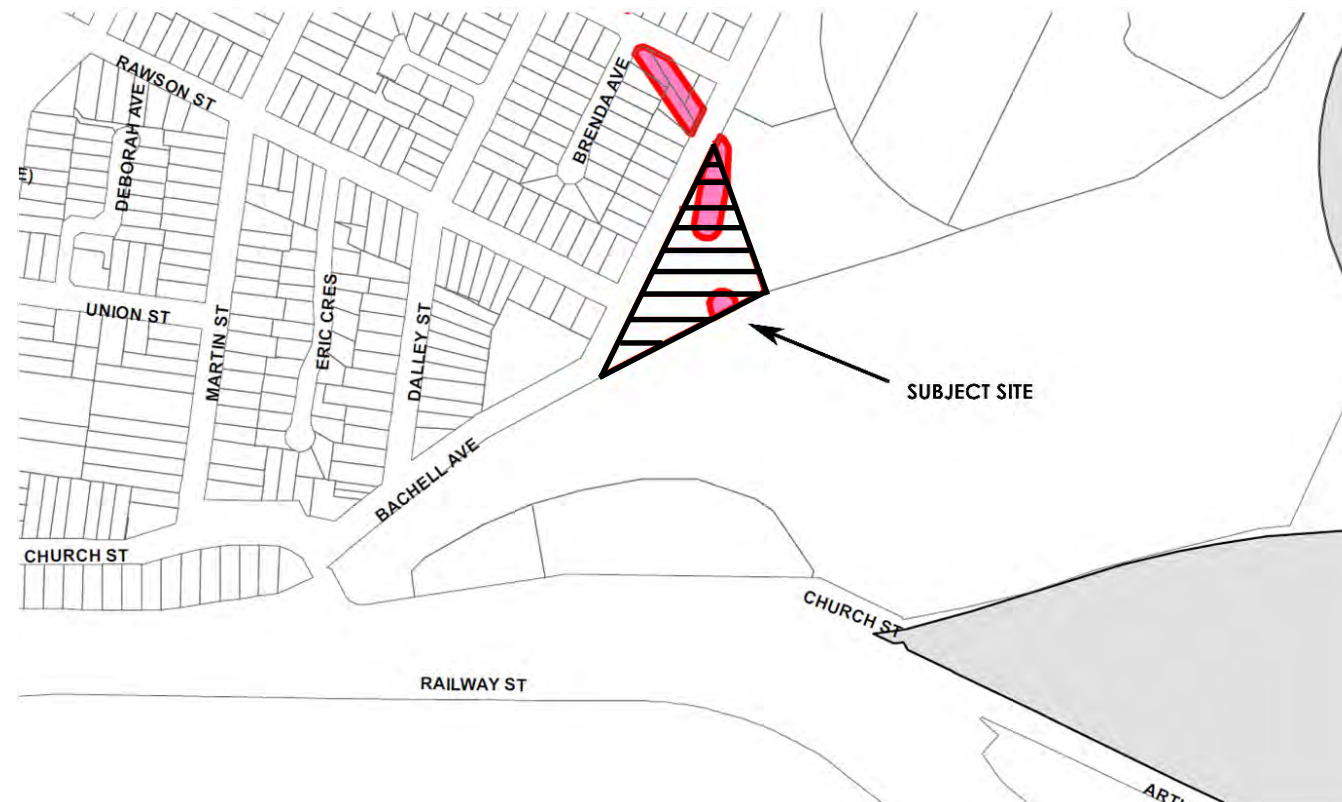
South of the site is the Lidcombe railway corridor and is zoned SP2 - Infrastructure.

SUBJECT SITE	
Zone	
B1	Neighbourhood Centre
B2	Local Centre
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
W1	Natural Waterways
DM	Deferred Matters
MD	SEPP (Major Development Project) 2005



PROPOSED- Land Zoning

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
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
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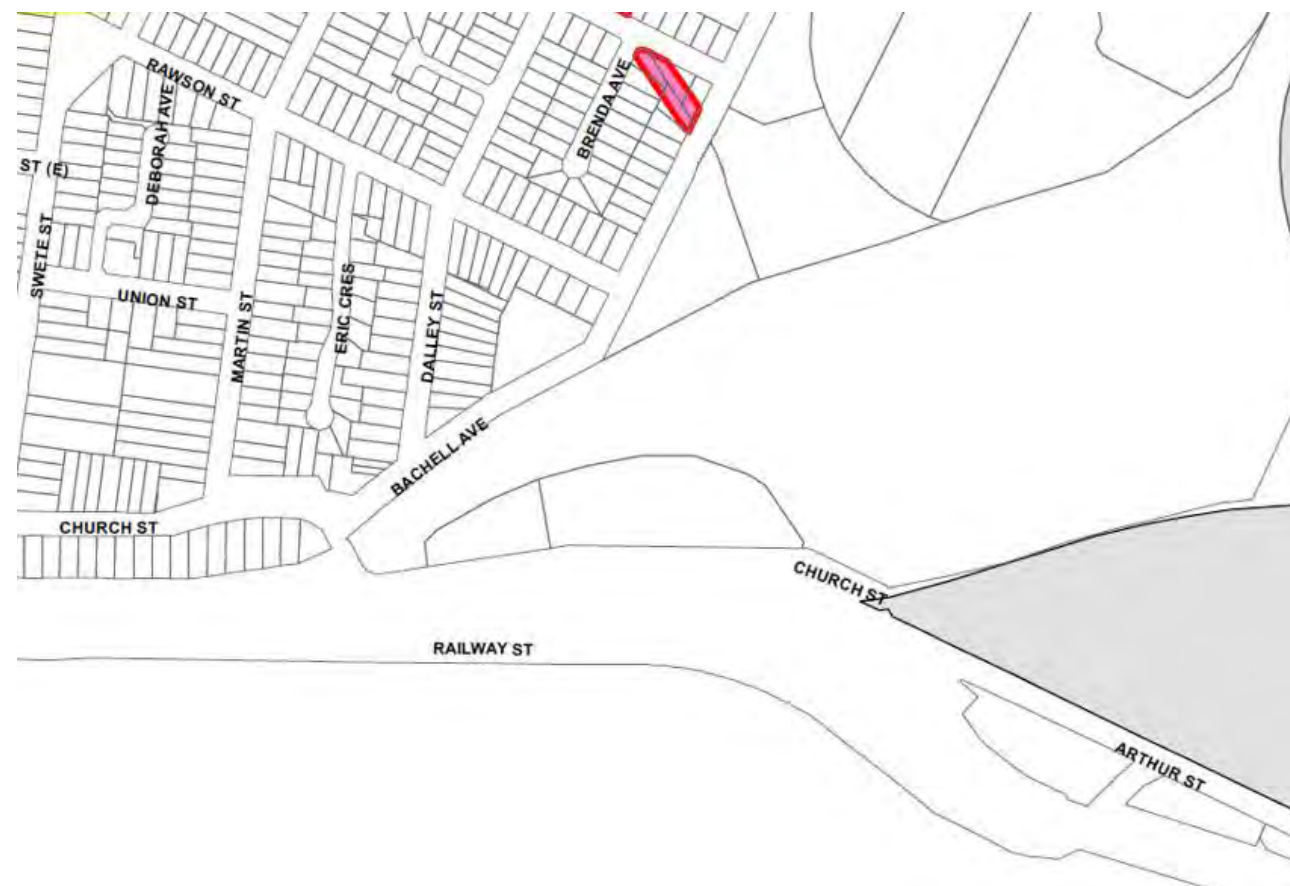


Current Foreshore Building Line

Due to the existing open drainage channel, parts of the site are subject to a 10m foreshore building line.

This requirement will no longer be relevant as it is proposed to fully enclose the drainage channel. The foreshore building line should be removed from the subject site.

- Land below foreshore building line
- Foreshore Building Line



Proposed Foreshore Building Line

3.2 Cumberland Employment and Innovation Lands Strategy 2019

The subject site is located at the southern end of the Lidcombe East Industrial Precinct (Precinct 10) and is identified in the recently adopted CEILS as the 'Eastern Gateway' precinct. The Lidcombe East Industrial Precinct borders Parramatta Road in the north and offers relatively new industrial/ warehouse accommodation. It is generally well occupied, incorporating the Lidcombe Business Park which is a modern industrial estate owned and managed by Goodman. The Lidcombe East industrial precinct (Precinct 10) is currently zoned IN1 General Industrial with an FSR of 1:1.

Occupiers in Precinct 10 include Fujitsu Australia, Booktopia, Holcim, AUSREO, Parmalat, Rentokil Initial, De Costi Seafoods, Synnex, Mwave.com.au, Brand Exclusive Vantage Automotive, Andrews Meat Industries, Admiral International, Neptune Bio-Innovations, James Glen, Thomas & Betts, Jonsa, Australia, Fresh Venture Group, Amgrow, Tente, Master Catering Services and Nottage International.

Employment and Business Activity

Businesses in the Lidcombe East and Church Street precincts employed approximately 1,900 employees in 2011 at a density of 57.7 employees per ha. The most prominent employment sectors in the precinct are manufacturing (18.4%) and financial and insurance services (18.0 %). The majority of workers (55.1%) are employed in white collar roles whilst a further 37.1% are employed in blue collar roles.

Competitive Features

Lidcombe East has an excellent position in the market, underpinned by the following factors:

- Direct access off Parramatta Road without having to traverse residential lands
- Investment grade stock offering quality accommodation
- Large lots, enabling potential subdivision or densification in the future

The central location of these precinct is a prime example that illustrates the desirability and popularity of the Inner/ Central West region.

Notwithstanding the recommendations of the previous Auburn Employment Land Strategy 2015 (AELS) and the current CEILS reports this particular site is not capable of traditional industrial development.

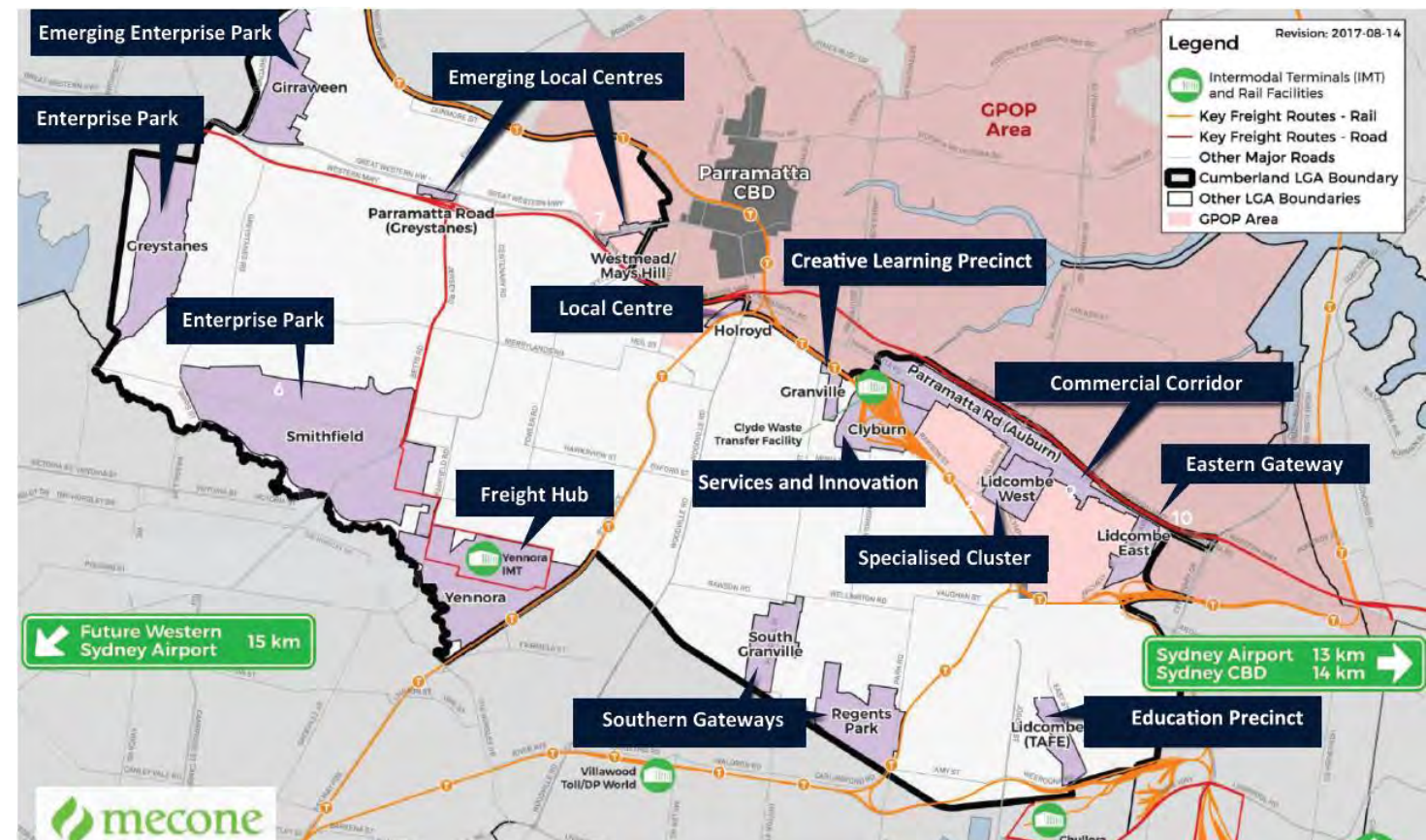
The characteristics of the site; the surrounding residential uses, the irregular triangular shape, the location and the manner in which the existing storm water channel has been aligned, along with compliance with foreshore building lines does not lend itself for a practical industrial design or to be subdivided into smaller industrial tenancies restricting heavy truck access and loading within the site..

Due to these lands use constraints and access and site-specific issues, industrial development in the future will not be feasible.

An Options Analysis for the site was prepared in June 2018 by PPM Consulting. The Analysis considered the types of uses appropriate for the site and secondly modelled the development scenarios to assist understand the viability of redevelopment of the site.

The Analysis found that consistent with the council's existing and draft strategic planning framework the site should be retained for employment generating uses, but that these uses be expanded from traditional industrial to ensure future development is viable and to align with the vision for the Lidcombe East Industrial Precinct. This includes increased employment and job opportunities associated with an increase in density.

The report found that subject to uses enabled the redevelopment of the site becomes viable where an FSR between 2.5:1 and 3:1 is achieved. This retains a portion of industrial up to 3,500sq.m (any greater compromises viability) with remaining floorspace utilised by additional land uses discussed above. Therefore, to achieve the vision for the Precinct under both the Auburn Employment Lands Strategy 2015 and the Cumberland Employment And Innovation Lands Strategy & Land Use Planning Framework 2019, it is proposed to rezone the site to an employment generating zone that will better capture existing and future employment growth and increase the maximum density of floorspace to stimulate investment and introduce a design and use allocation that is compatible with the urban location.



Map of Cumberland Employment and Innovation Lands Strategic Framework
Source: Cumberland Employment and Innovation Lands Strategy 2019

4.1 EXISTING CONTEXT AND SURROUNDINGS



1 – IMMEDIATE STREETScape OF THE SITE LOOKING NORTH.



4 – BACHELL AVE. LOOKING FURTHER NORTH AT THE INDUSTRIAL BUILDINGS.



7 – DETAIL SILOS.



2 – IMMEDIATE STREETScape OF THE SITE LOOKING SOUTH.



5 – BACHELL AVE. LOOKING NORTH AT THE EXISTING WAREHOUSE.



8 – ADJOINING TALLER SILO STRUCTURES TO THE NORTH. THE PROPOSED BUILDING HEIGHT WILL BE BELOW THIS DATUM



3 – VIEW OF THE EXISTING WAREHOUSE LOOKING SOUTH.



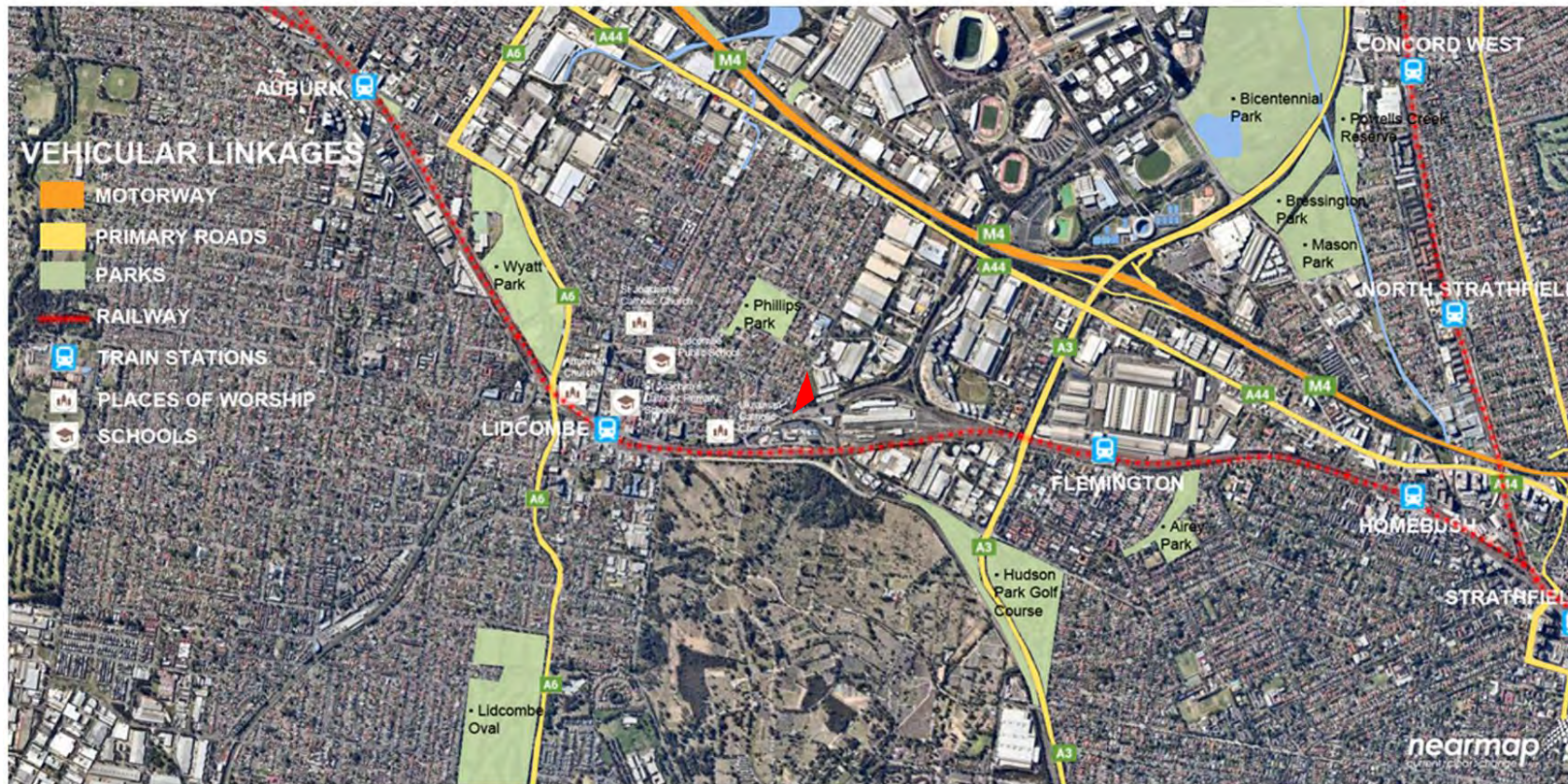
6 – THE SITE'S WESTERN BOUNDARY FACING BACHELL AVE.



9 – THE SITE'S ENTRY DRIVEWAY LOOKING INTO THE SITE.

4.2 SITE CONNECTIONS

VEHICULAR LINKAGES

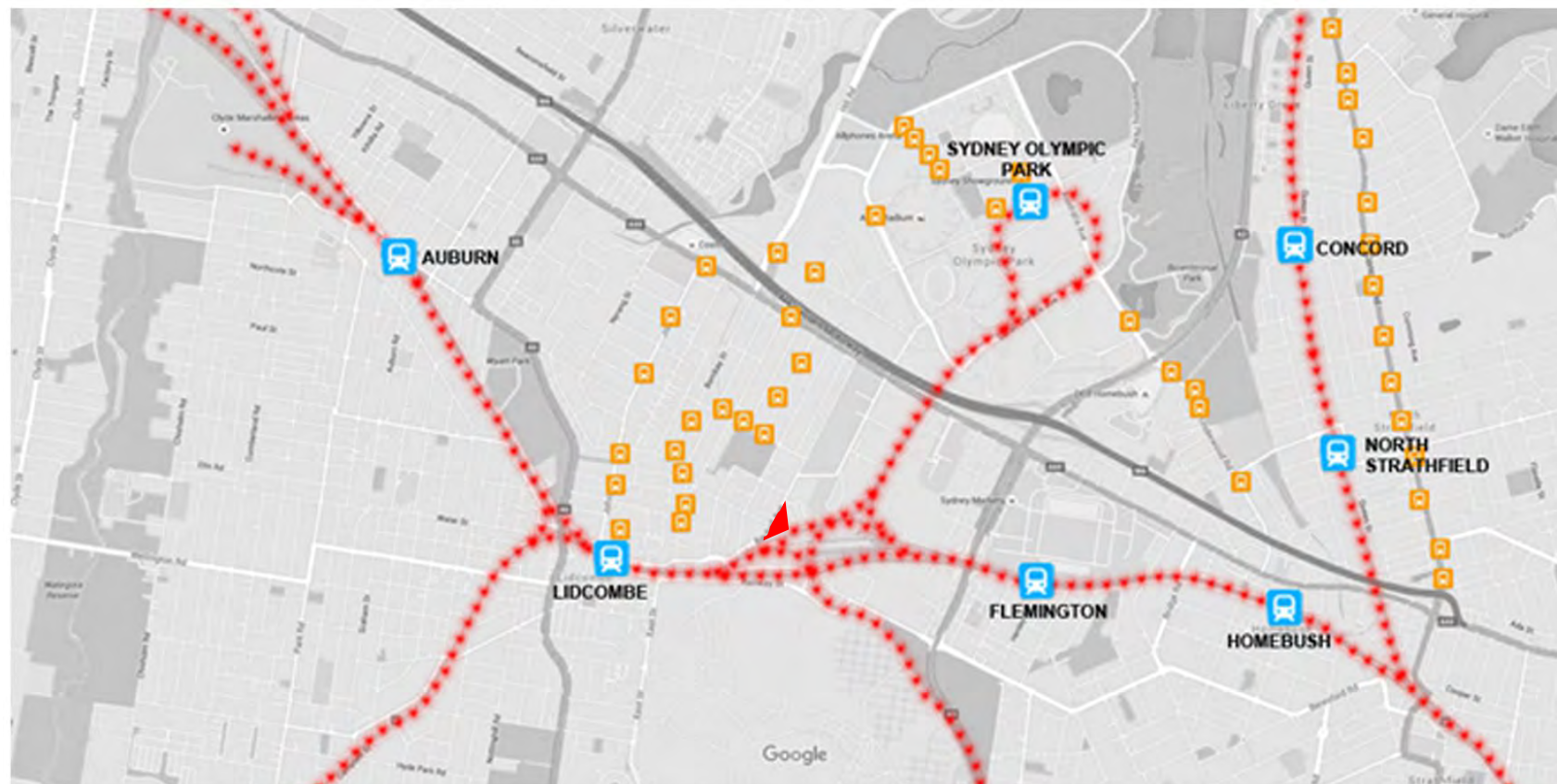


CONTEXTUAL ANALYSIS – 4.0

VEHICULAR MOVEMENT



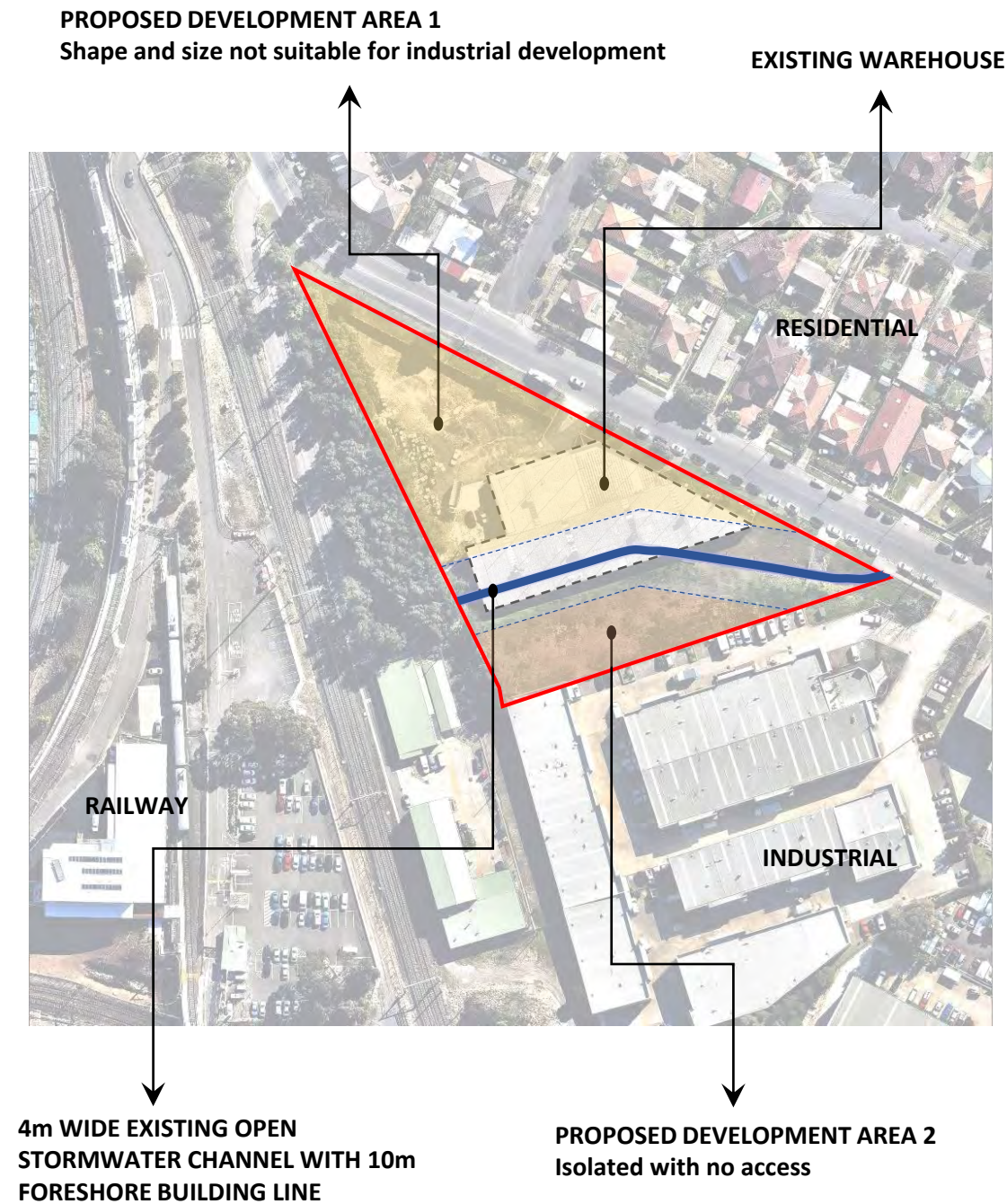
PUBLIC TRANSPORT



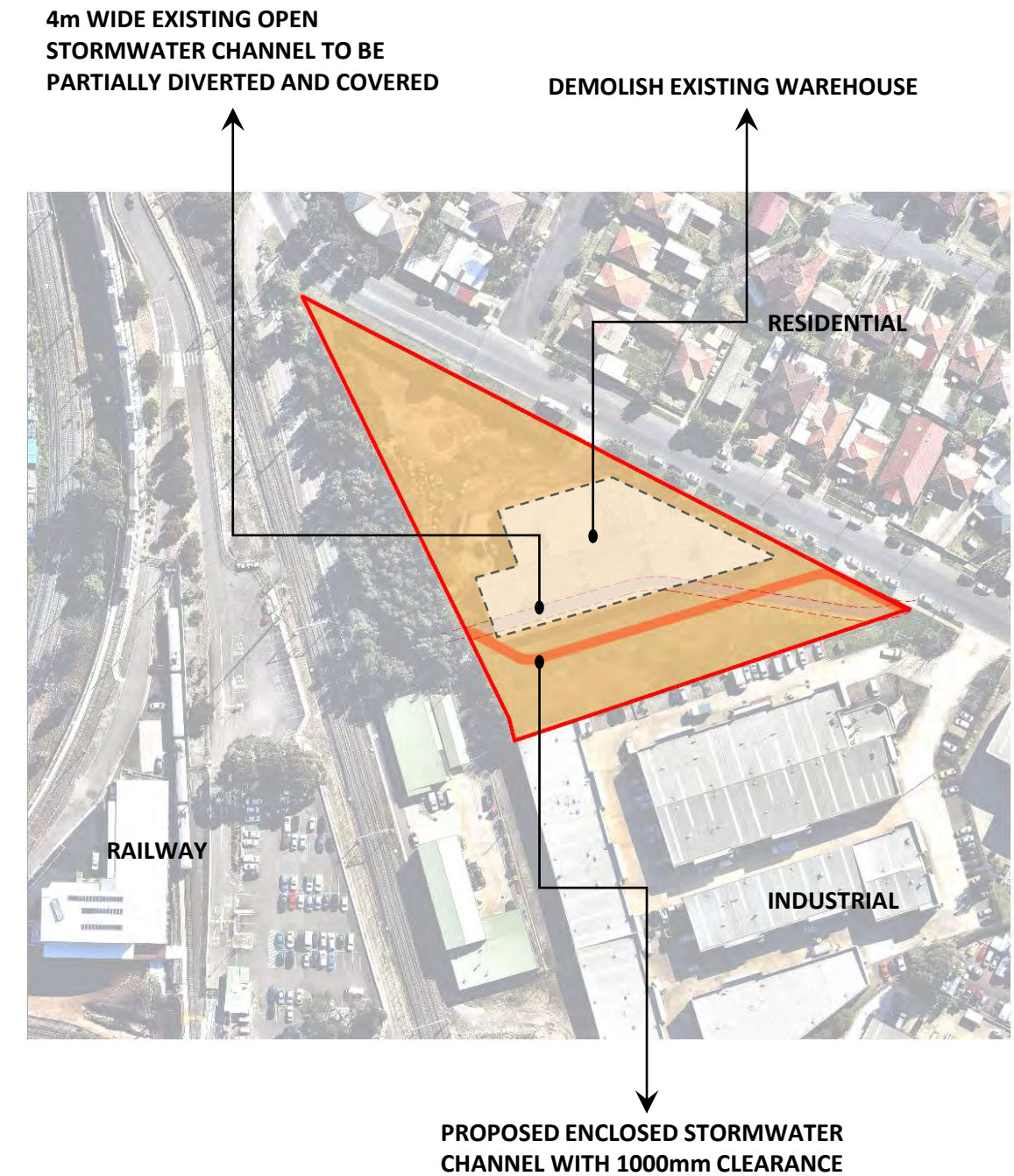
PEDESTRIAN LINKAGES



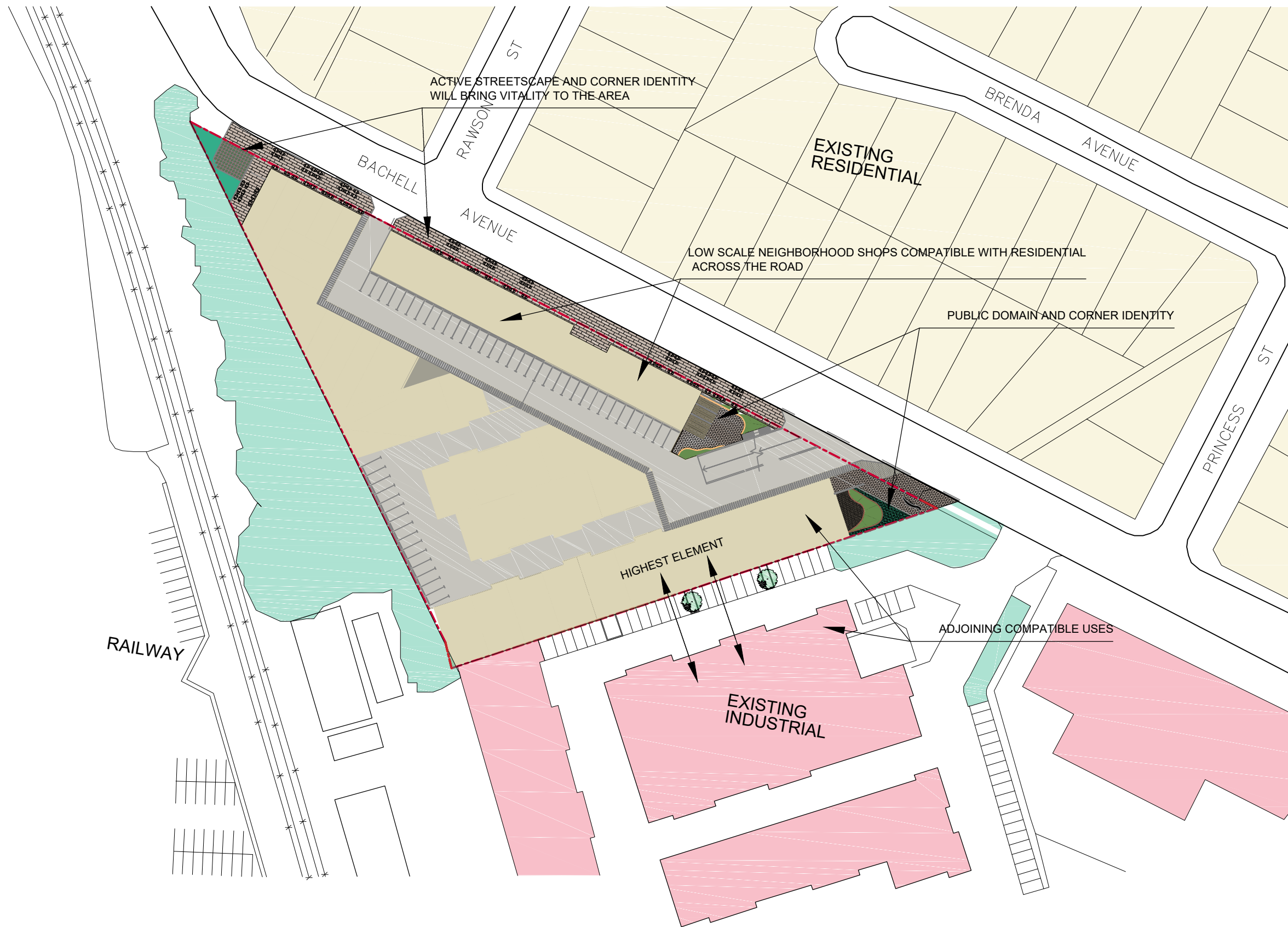
5.1 STORMWATER CHANNEL & CONSTRAINT ON EXISTING DEVELOPMENT



5.2 STORMWATER CHANNEL & CONSTRAINT ON DEVELOPMENT



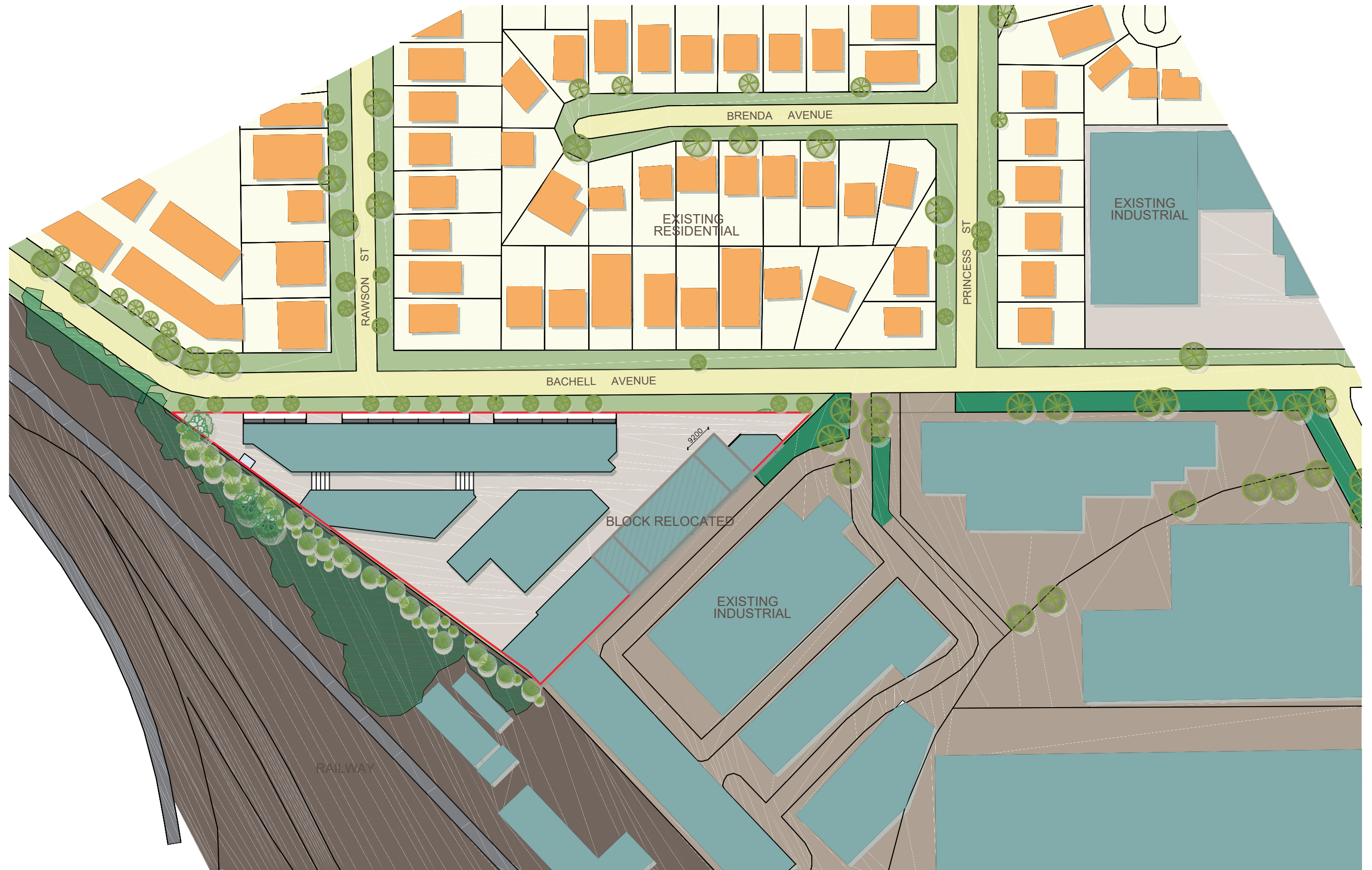
SITE ANALYSIS AND PUBLIC INTERFACE
CONTEXTUAL ANALYSIS
STREETSCAPE SECTIONS
VISUAL ANALYSIS
LOCAL DEVELOPMENTS



SITE ANALYSIS / PUBLIC INTERFACE

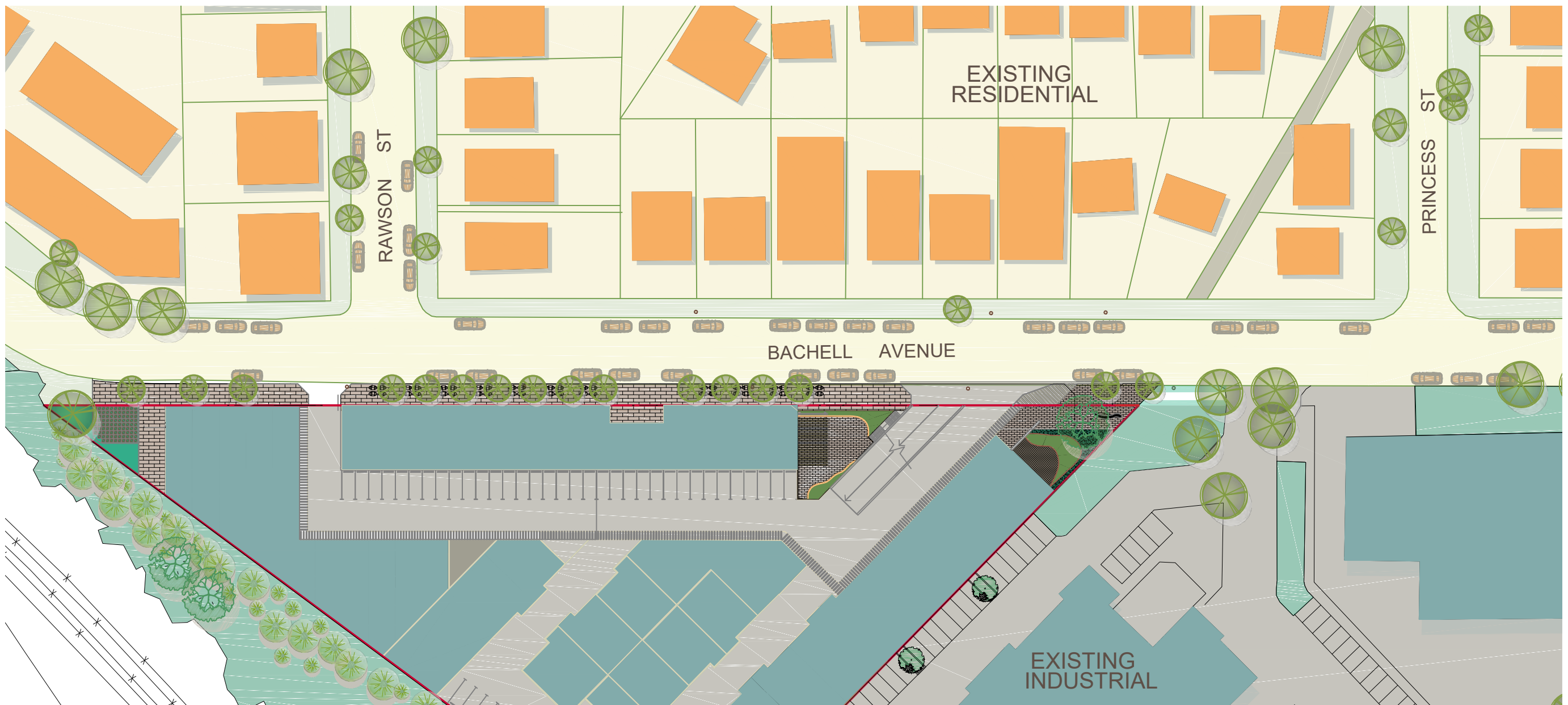
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SITE ANALYSIS / PUBLIC INTERFACE





SITE ANALYSIS / PUBLIC INTERFACE



6.2 Contextual Analysis

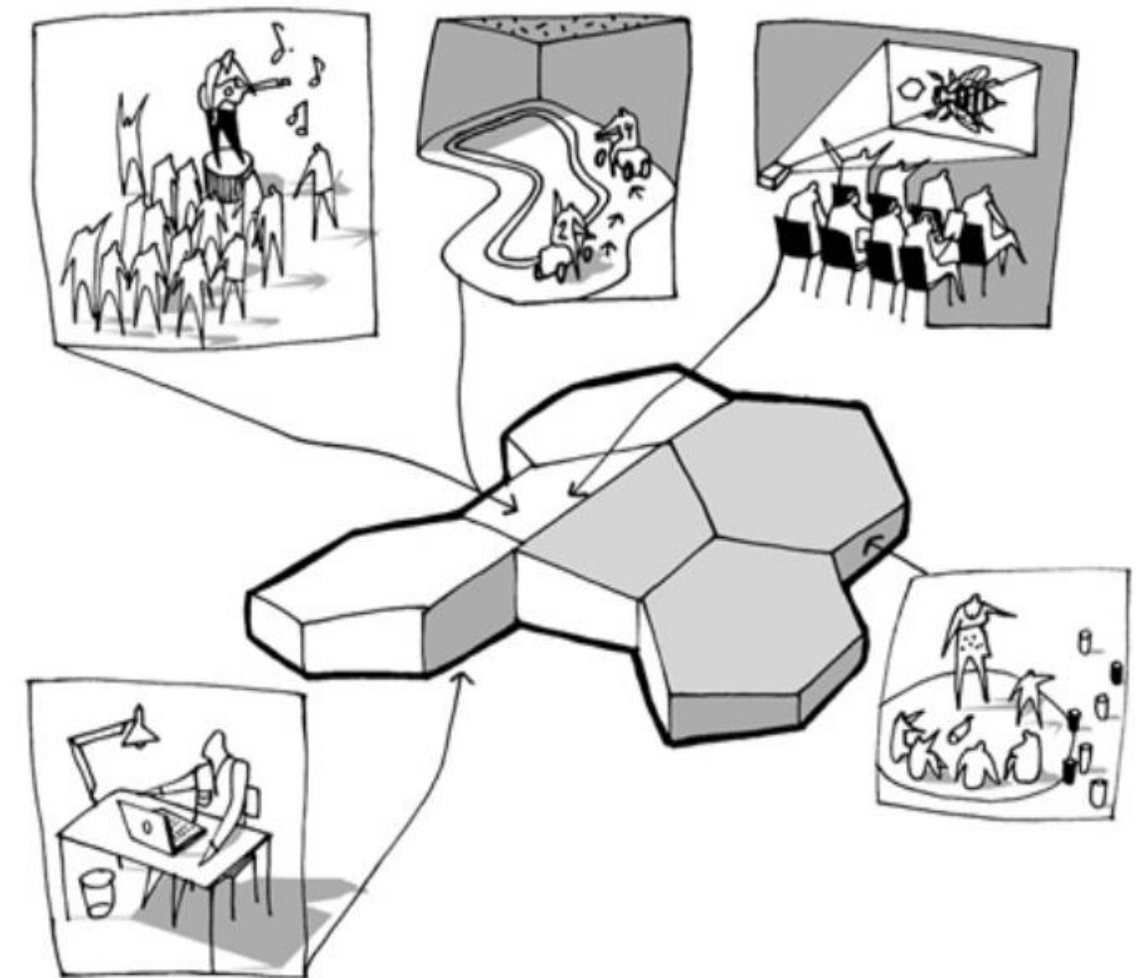
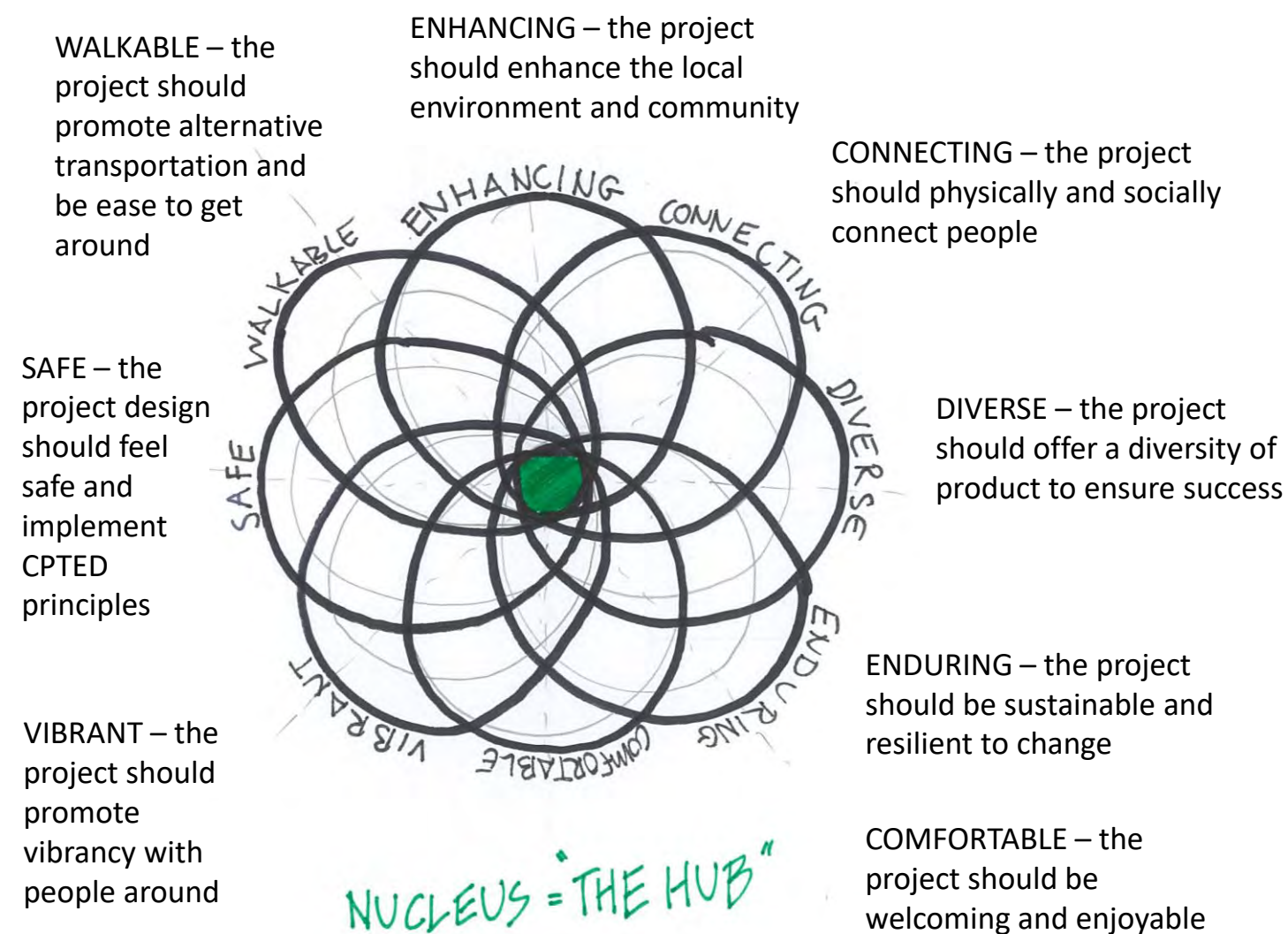
Traditional industrial development demands a product of certain characteristics. Current design sees 'sheds' reaching greater floor areas and greater heights, albeit with a reduced workforce due to automation. All this innovation stems from human ideas...

These ideas are generated by human beings and are fostered and cultivated in spaces which work for them not requiring the person to change to fit the space.

This project has sought to complement, enhance and lead the uses identified in this report and the greater overarching strategy of the CEILS and GSC.

Design, with input from human behaviour, can drive a positive outcome and promote innovation and collaboration. Digital connectivity has led to human beings working 'non-traditional' and longer hours. The uptake of co-working spaces over traditional large office spaces identifies a shift in mindset; human beings want the flexibility to work independently and to be able to collaborate when and as often as they see fit.

This project breaks down traditional business spaces by creating clusters. These clusters interconnect and create an employment and innovation hub which expand beyond the site boundaries and promotes synergies with the greater Lidcombe East – 'Eastern Gateway', Lidcombe West – 'Specialised Cluster' and Corridor West – 'Commercial Corridor' precincts.



Traditionally, industrial developments were designed with direct access to the roadway and dependant on the site area, parking and loading was provided forward of the building line. This in turn would present to the street a series of driveways, detracting from the streetscape and reducing the precincts walkability.

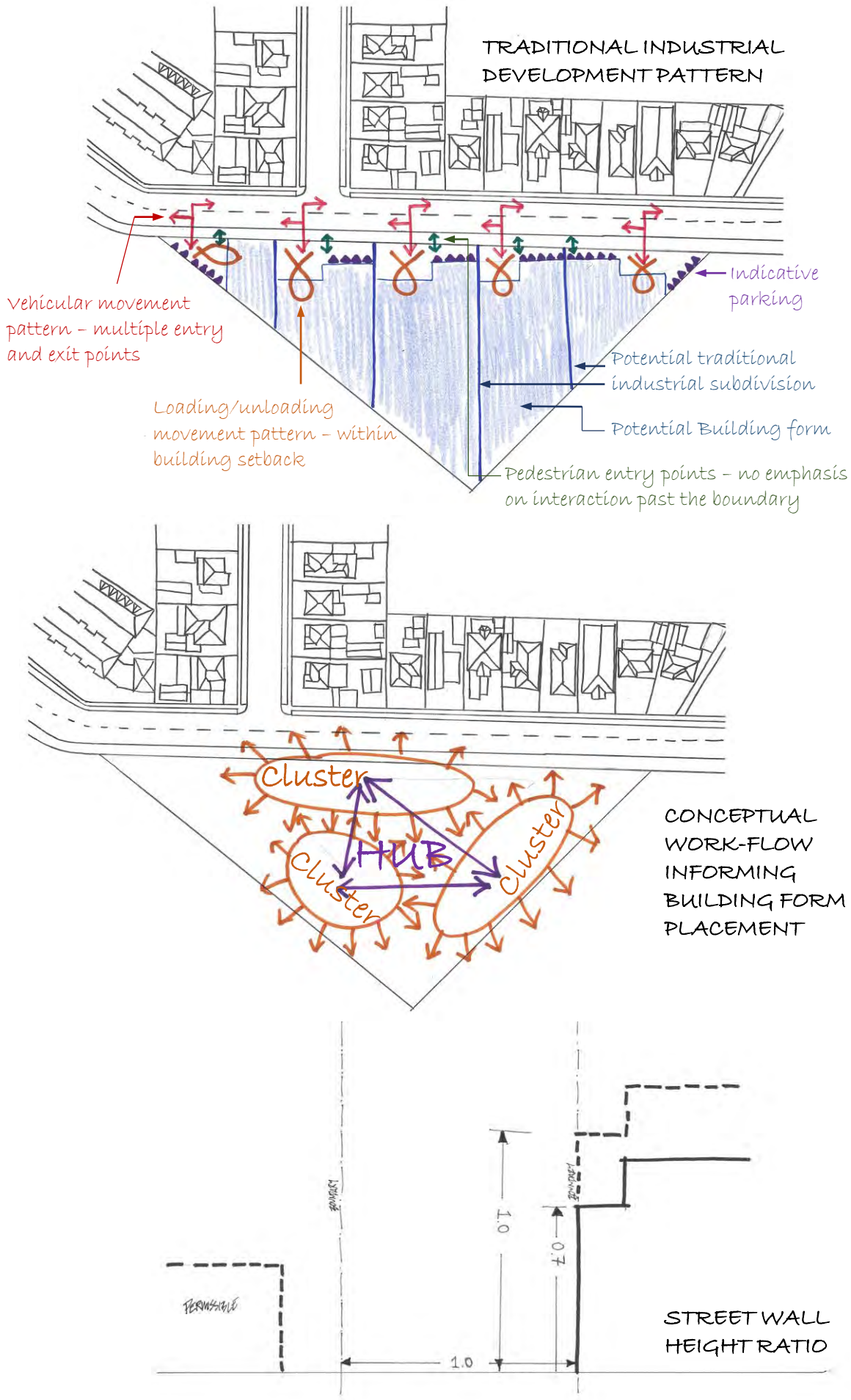
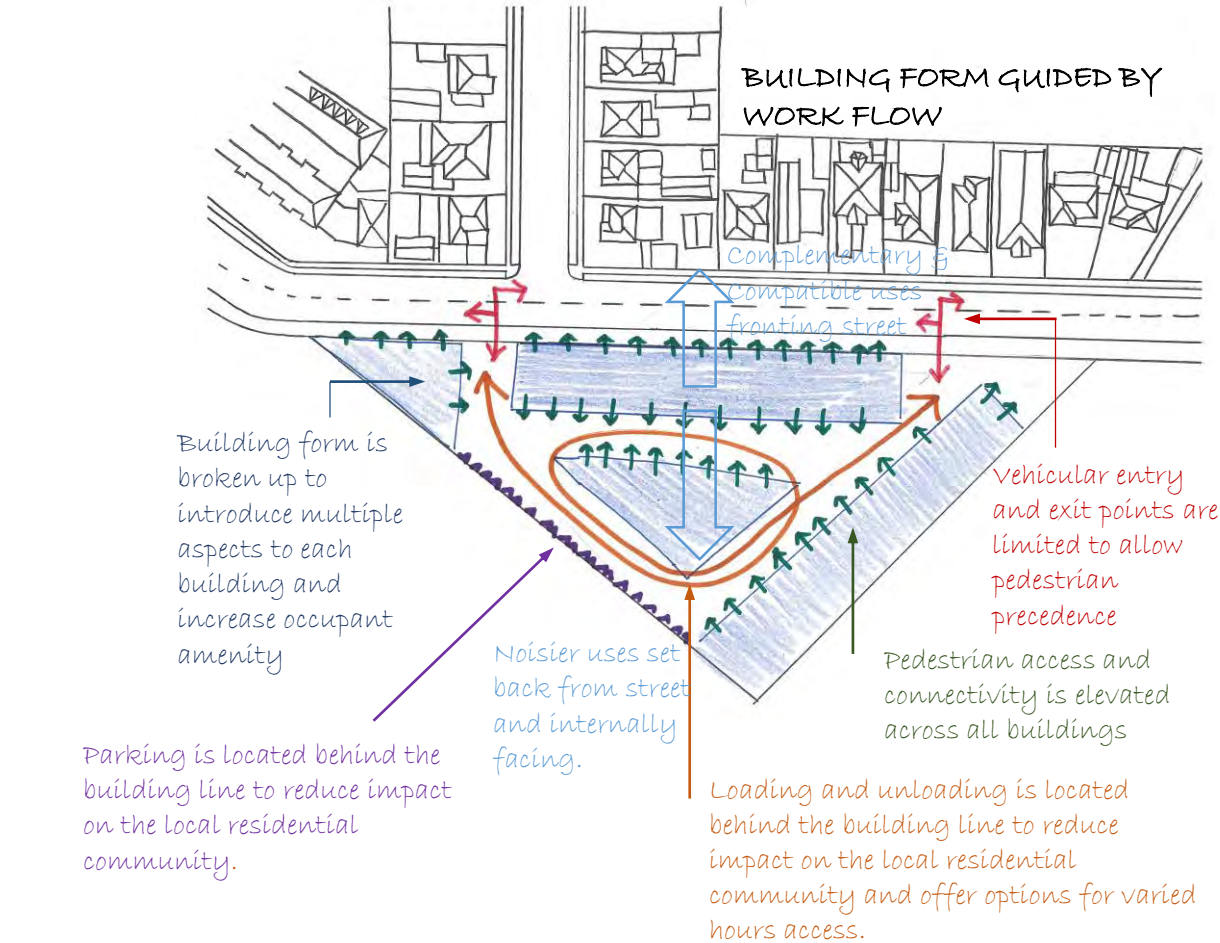
To enhance the streetscape and connect the site to the surrounding community whilst maintaining the diversity of offering, the proposed development was envisaged as a series of clusters to stimulate and promote inter and intra innovation and collaboration; ‘urban villages’. Between and connecting these clusters are passive, open and connecting spaces; series of open connections to promote businesses to relax, relate, integrate and discuss.

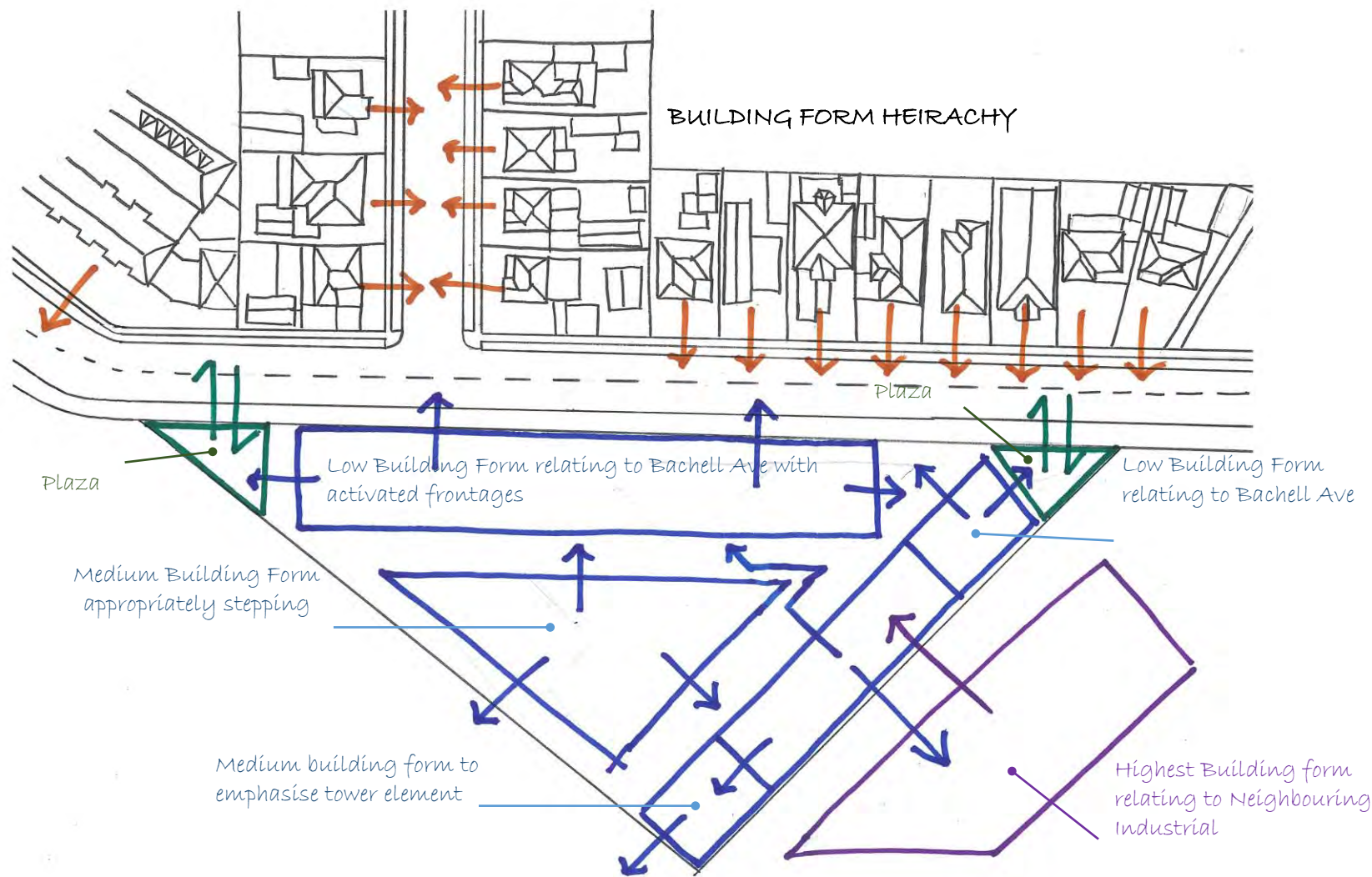
The building form is then dictated by these clusters, with movement paths setting the building form around them.

To present as a cohesive development, the forms are then stepped to relate to their surroundings. The building along Bachell Ave is promoted as dual aspect; zero boundary alignment emphasises the relationship with the street and the local surroundings; with terraces inviting not separating the community. This approach mirrors traditional high street orientations. The second aspect is internal, promoting a visual connection through the lower level and allowing flexibility of operation to ameliorate the effect of extended trading on the adjoining residential.

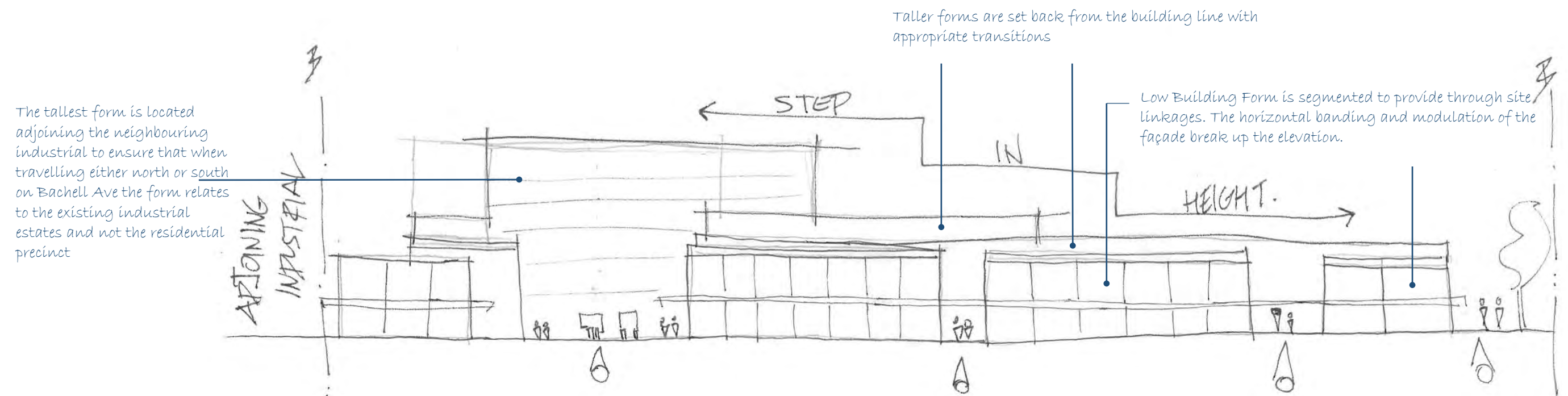
The adjoining residential opposing the site only partially relates to Bachell Avenue, with the balance relating to Martin Street and Bachell Avenue south of the site. Irrespective, the architectural expression of the façade presents as a series of modules, relating to the rhythm of the existing residential subdivision pattern. Additionally, clear openings have been provided as shallow open ‘plazas’ at either end of the site to relate to the residential opposite.

To maintain the ‘human scale’ and the suburban context, the building form presents to the street a street wall height lower than 1:1 this ratio being the street wall height to street width, in fact this ratio being only 0.7:1. It is considered that above this 1:1 ratio infers a more urban than suburban context. Stepping up the building form beyond the street wall is then considered appropriate with the highest forms located adjacent to the existing IN1 zoned land.

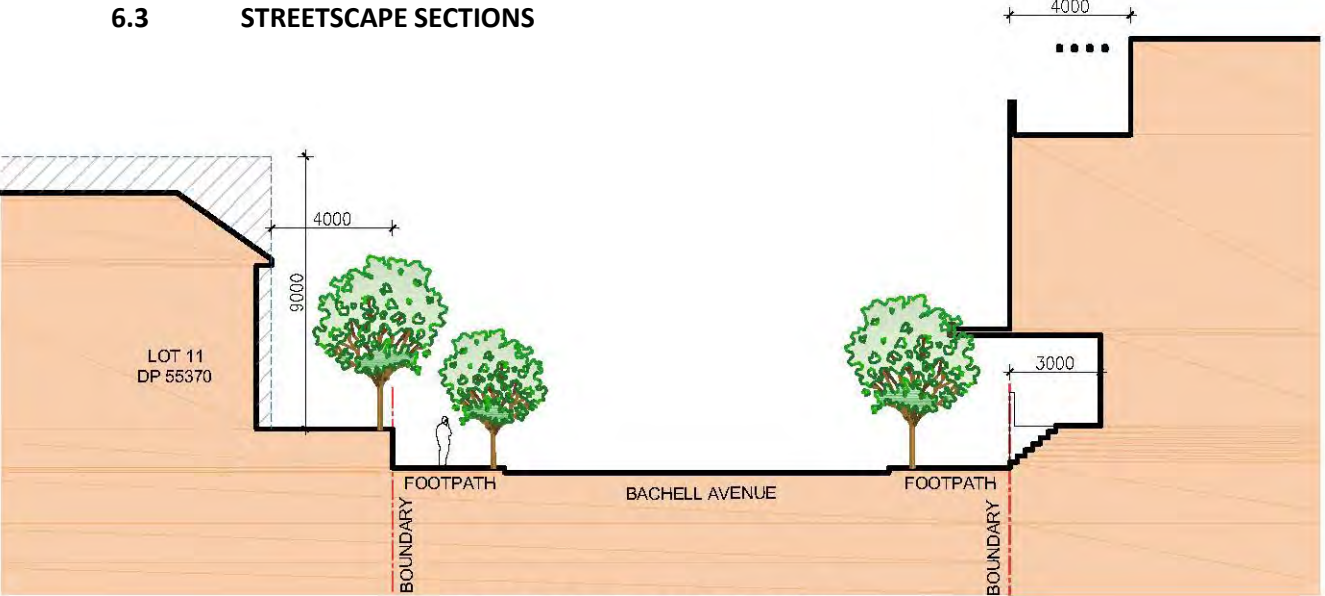




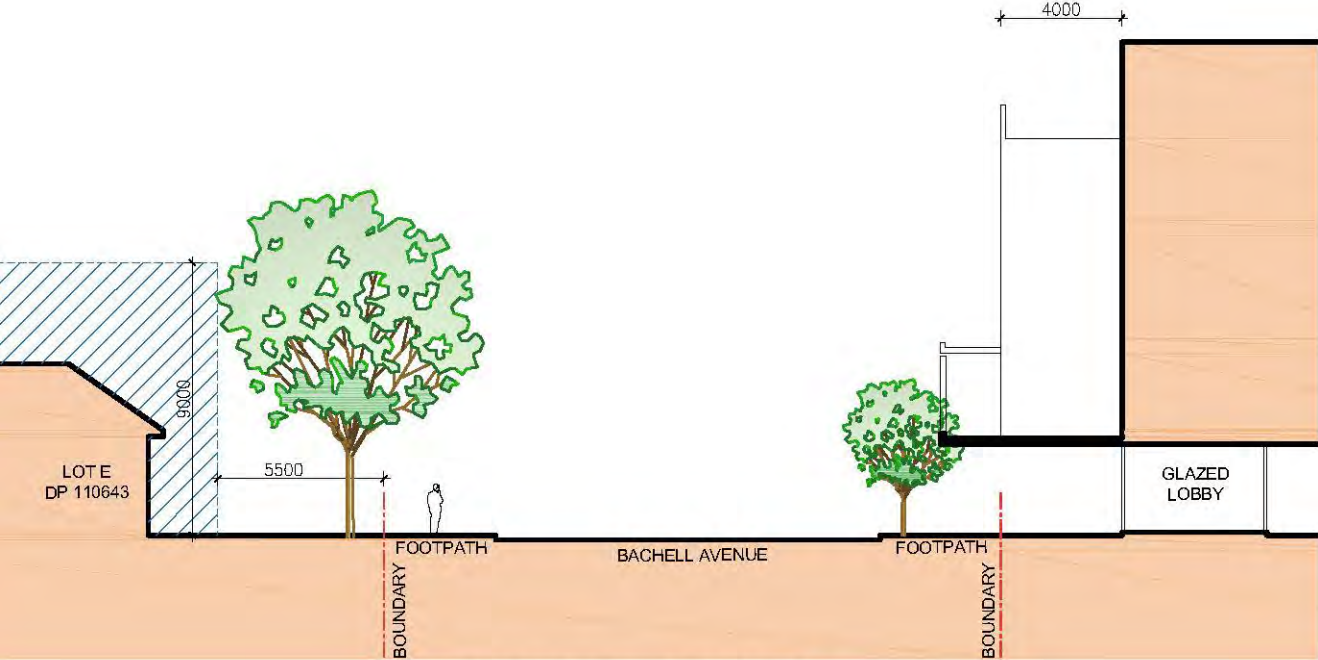
plaza



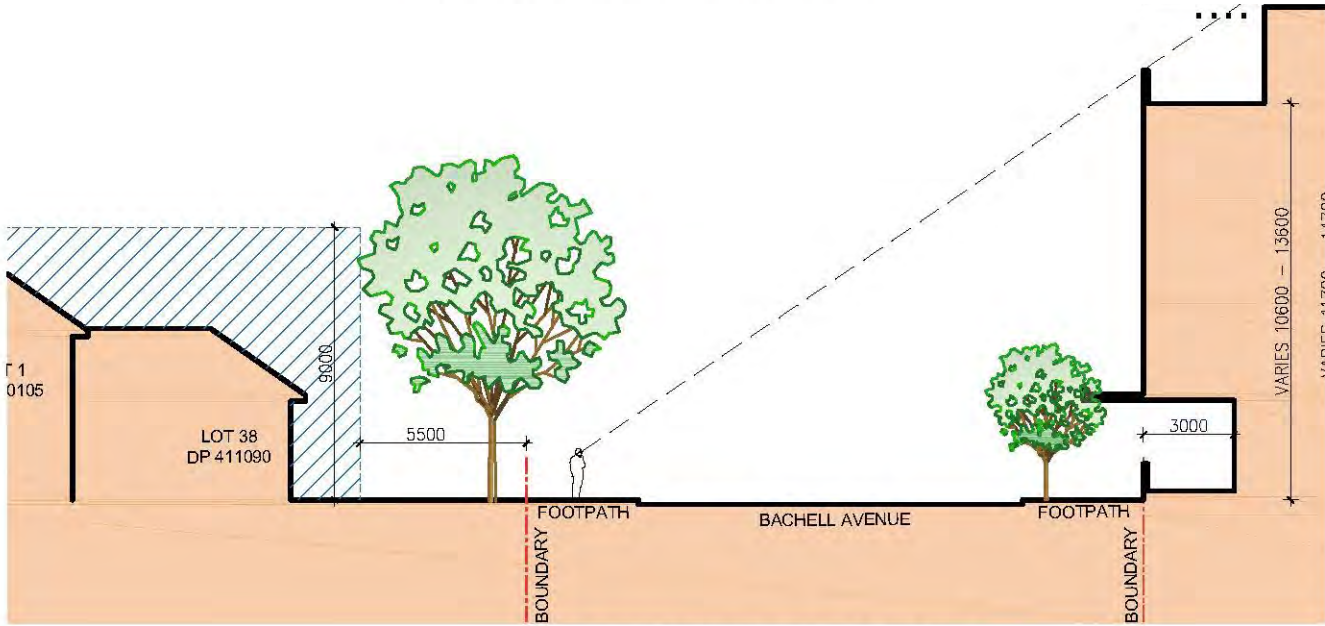
6.3 STREETScape SECTIONS



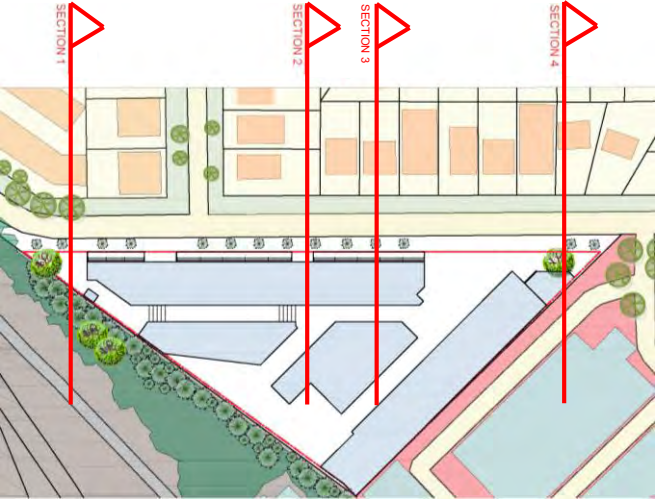
STREETSCAPE - SECTION 1



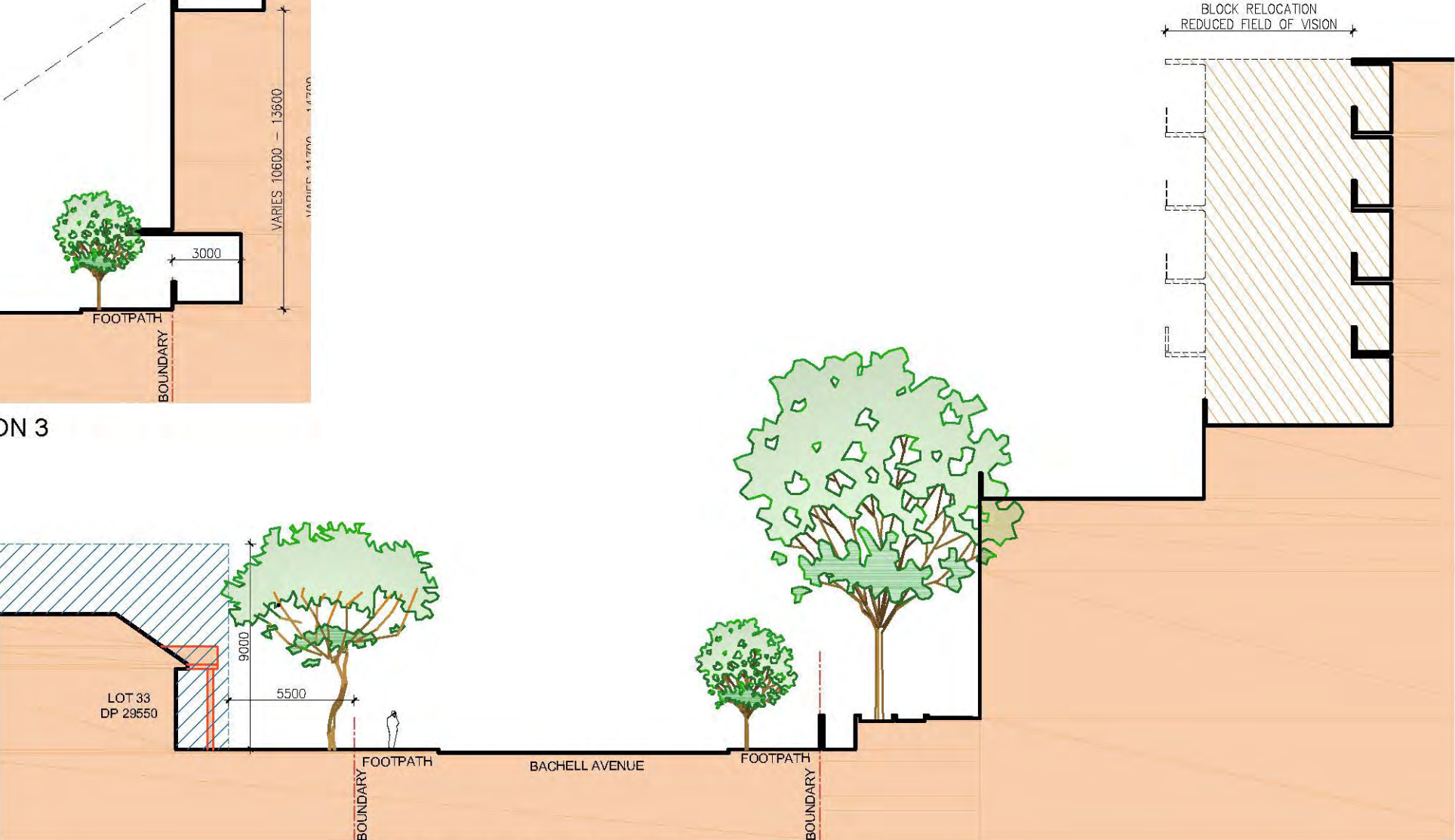
STREETSCAPE - SECTION 2



STREETSCAPE - SECTION 3



KEY PLAN



STREETSCAPE - SECTION 4

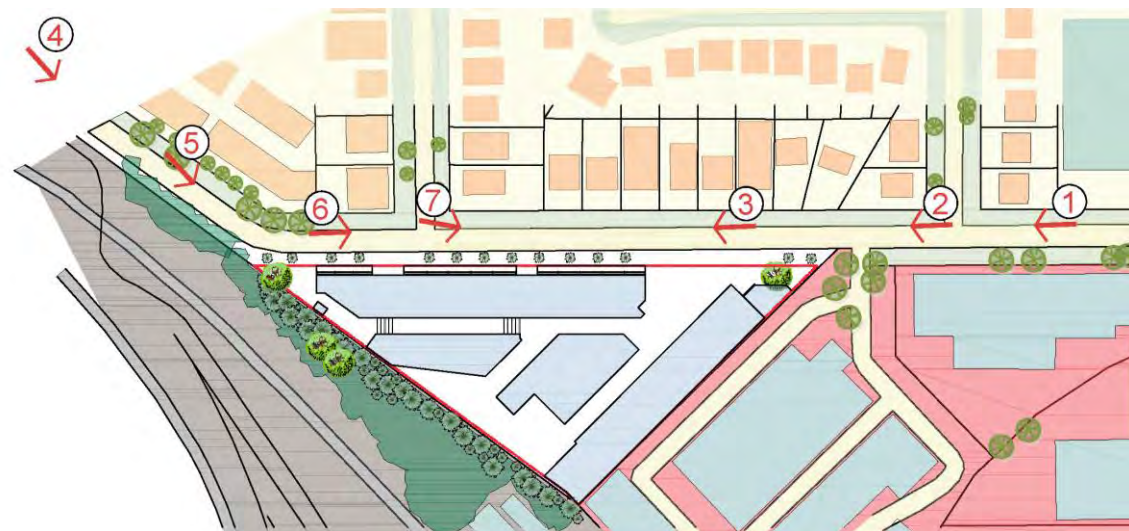
6.4 CONCEPT IMAGES - SOUTH APPROACH



STREET SCAPE
CONCEPT IMAGE 1



STREET SCAPE
CONCEPT IMAGE 2



KEY PLAN



STREET SCAPE
CONCEPT IMAGE 3

CONCEPT IMAGES - NORTH APPROACH



STREET SCAPE
CONCEPT IMAGE 4



STREET SCAPE
CONCEPT IMAGE 5



STREET SCAPE
CONCEPT IMAGE 6



STREET SCAPE
CONCEPT IMAGE 7



Marrickville
Lilydale st.



Leichhardt
George st.

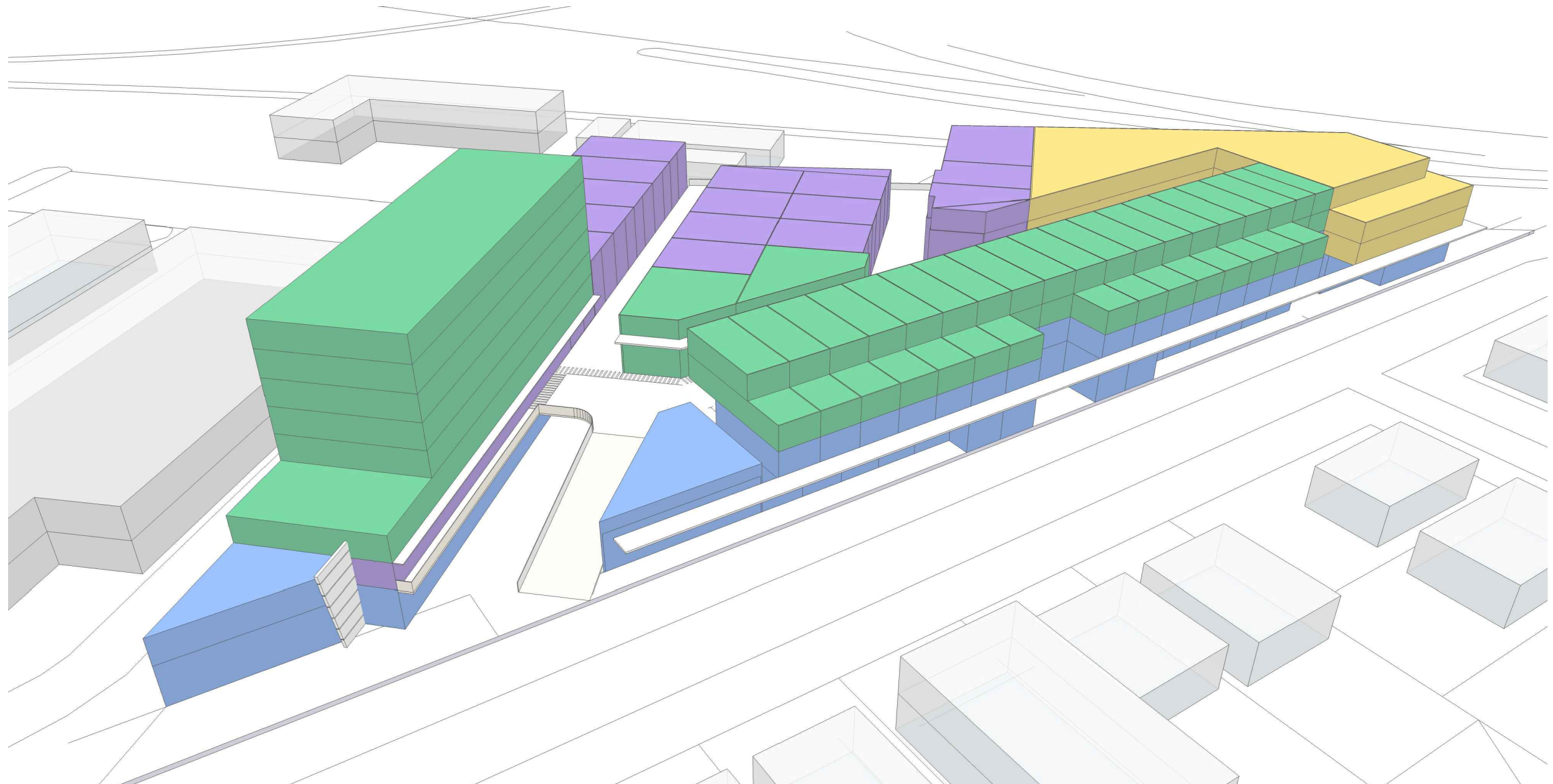


Harrys Park
Uno st.



Glebe
Cowper st.

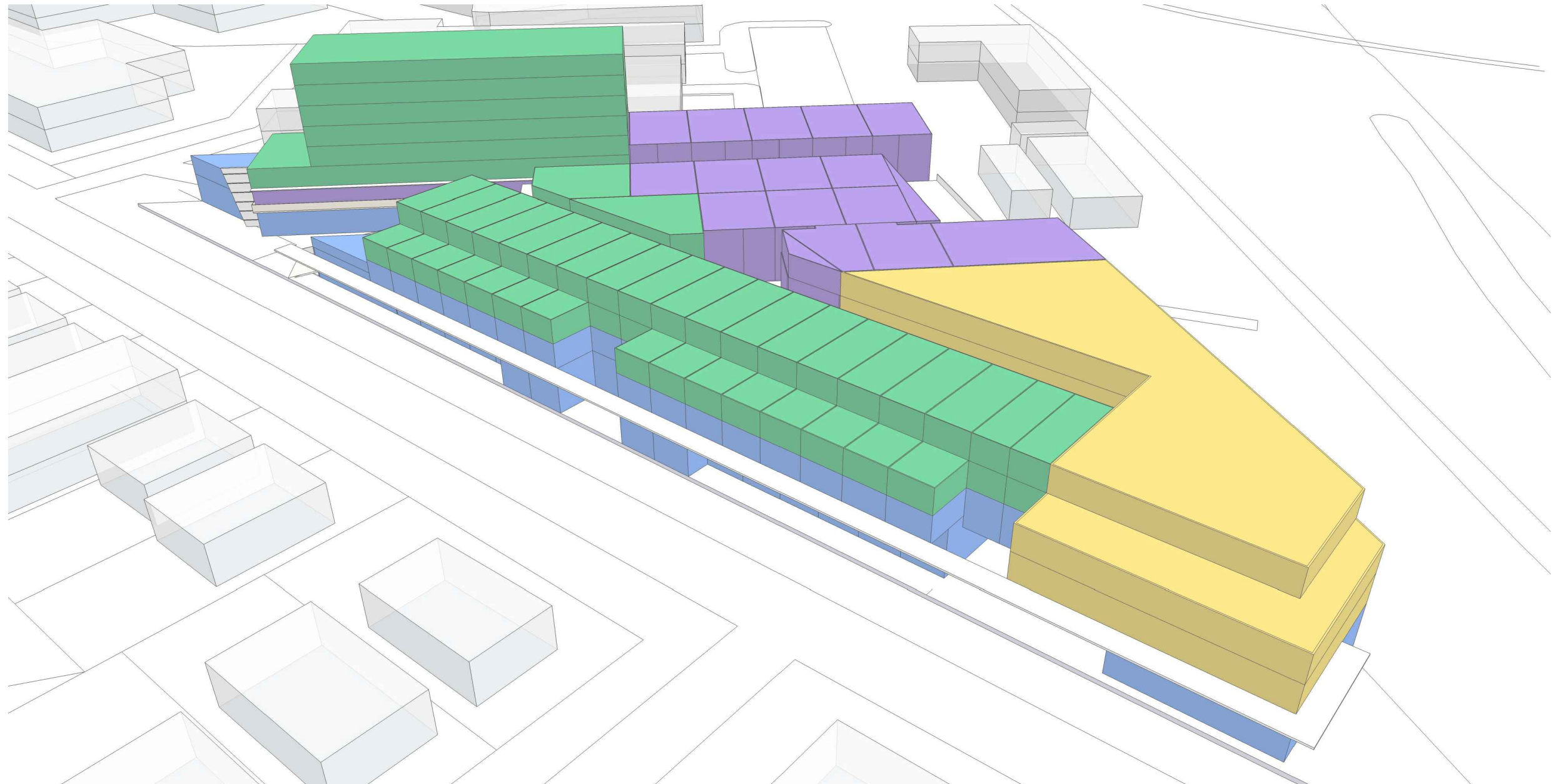
CONCEPT DESIGN
MASSING DRAWINGS



MASSING MODEL
VIEW 1

LEGEND

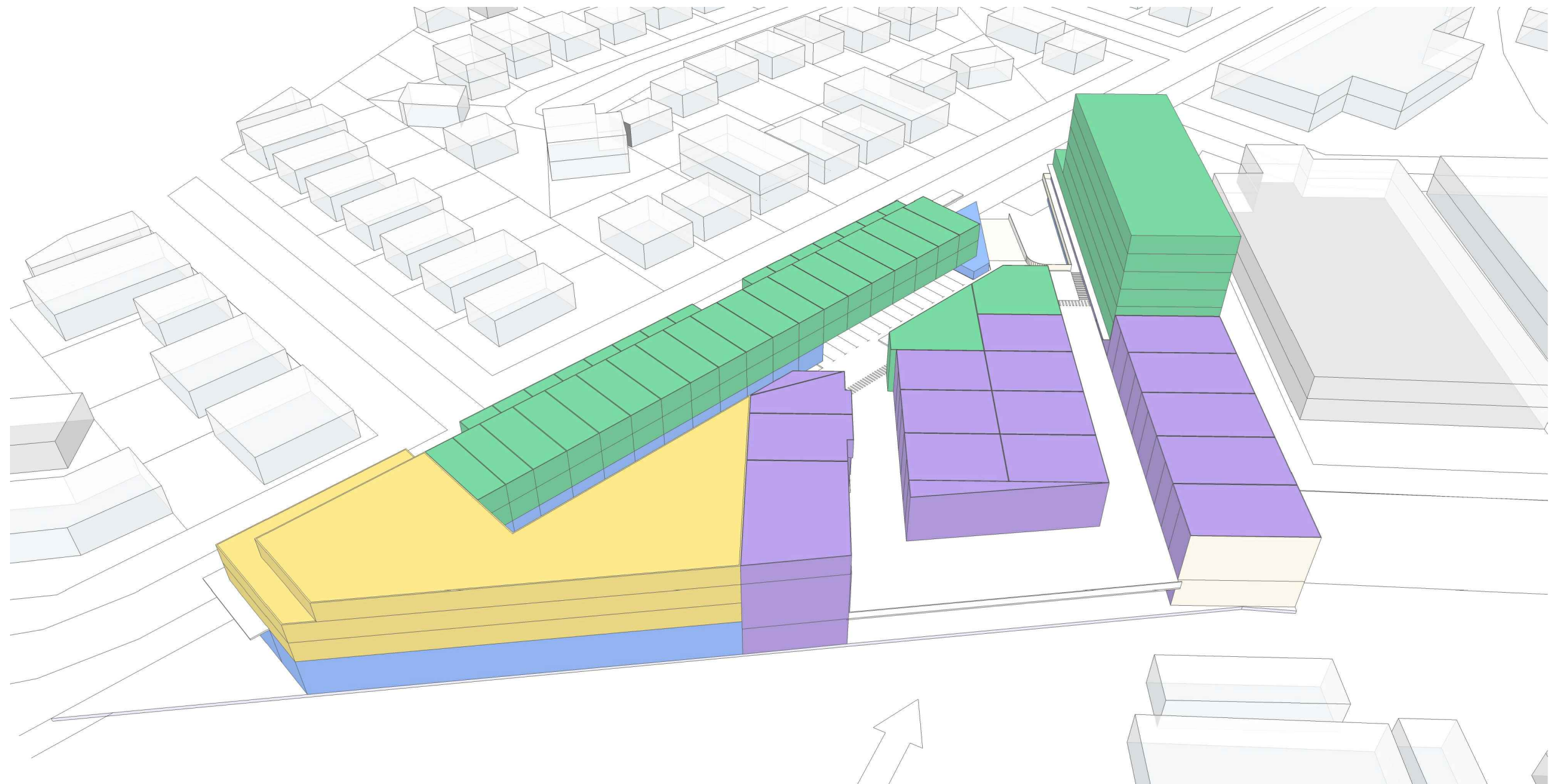
- FOOD AND DRINK PREMISES
NEIGHBOURHOOD SHOPS
RECREATION FACILITY (INDOOR)
- LIGHT INDUSTRIES
INDUSTRIAL RETAIL OUTLETS
HARDWARE BUILDING SUPPLIERS
- HIGH TECHNOLOGY INDUSTRY
DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES
- WAREHOUSE AND DISTRIBUTION
STORAGE FACILITIES
WHOLESALE SUPPLIERS
- RELOCATED AND CAPPED
STORM-WATER CULVERT



MASSING MODEL
VIEW 2

LEGEND

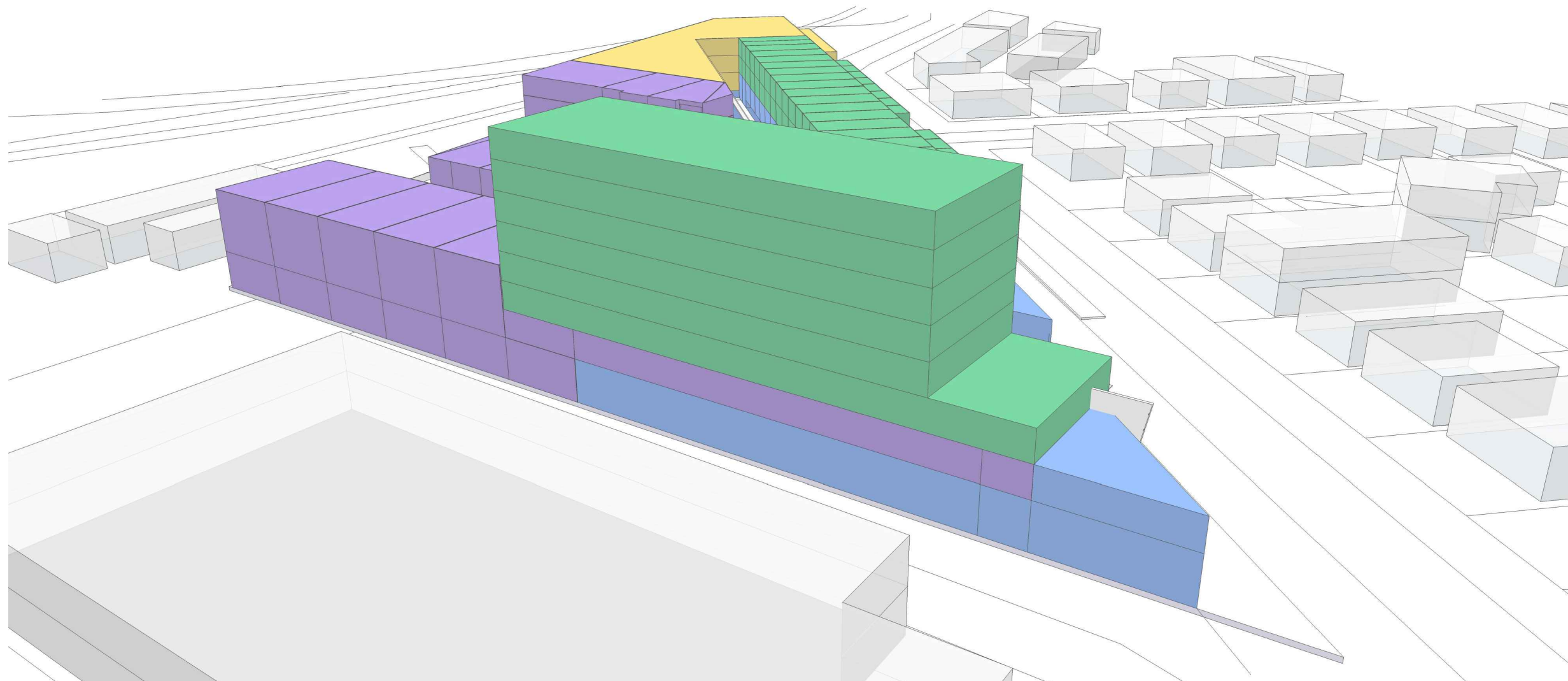
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NEIGHBOURHOOD SHOPS
RECREATION FACILITY (INDOOR)
- LIGHT INDUSTRIES
INDUSTRIAL RETAIL OUTLETS
HARDWARE BUILDING SUPPLIERS
- HIGH TECHNOLOGY INDUSTRY
DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES
- WAREHOUSE AND DISTRIBUTION
STORAGE FACILITIES
WHOLESALE SUPPLIERS
- RELOCATED AND CAPPED
STORM-WATER CULVERT



MASSING MODEL
VIEW 3

LEGEND

- FOOD AND DRINK PREMISES
NEIGHBOURHOOD SHOPS
RECREATION FACILITY (INDOOR)
- LIGHT INDUSTRIES
INDUSTRIAL RETAIL OUTLETS
HARDWARE BUILDING SUPPLIERS
- HIGH TECHNOLOGY INDUSTRY
DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES
- WAREHOUSE AND DISTRIBUTION
STORAGE FACILITIES
WHOLESALE SUPPLIERS
- RELOCATED AND CAPPED
STORM-WATER CULVERT



MASSING MODEL
VIEW 4

LEGEND

	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS
	HIGH TECHNOLOGY INDUSTRY DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS
	RELOCATED AND CAPPED STORM-WATER CULVERT

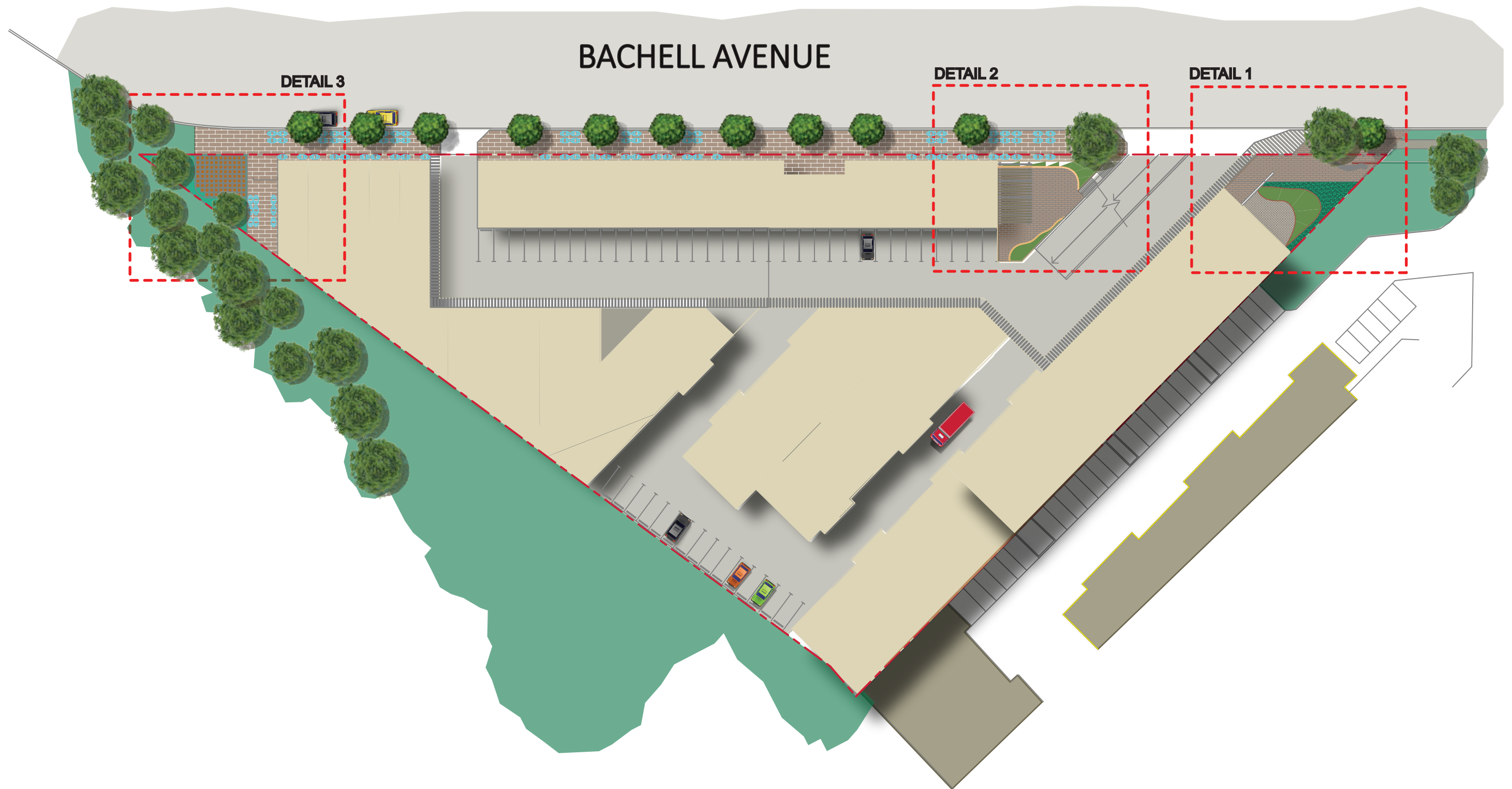


MASSING MODEL
VIEW 5

LEGEND

- FOOD AND DRINK PREMISES
NEIGHBOURHOOD SHOPS
RECREATION FACILITY (INDOOR)
- LIGHT INDUSTRIES
INDUSTRIAL RETAIL OUTLETS
HARDWARE BUILDING SUPPLIERS
- HIGH TECHNOLOGY INDUSTRY
DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES
- WAREHOUSE AND DISTRIBUTION
STORAGE FACILITIES
WHOLESALE SUPPLIERS
- RELOCATED AND CAPPED
STORM-WATER CULVERT

CONCEPT DESIGN
LANDSCAPE PLANS



LANDSCAPE PLAN

0 2 5 10 20
SCALE (m) 1:500 @ A3





CIVIC PLAZA AND RETAIL AREAS



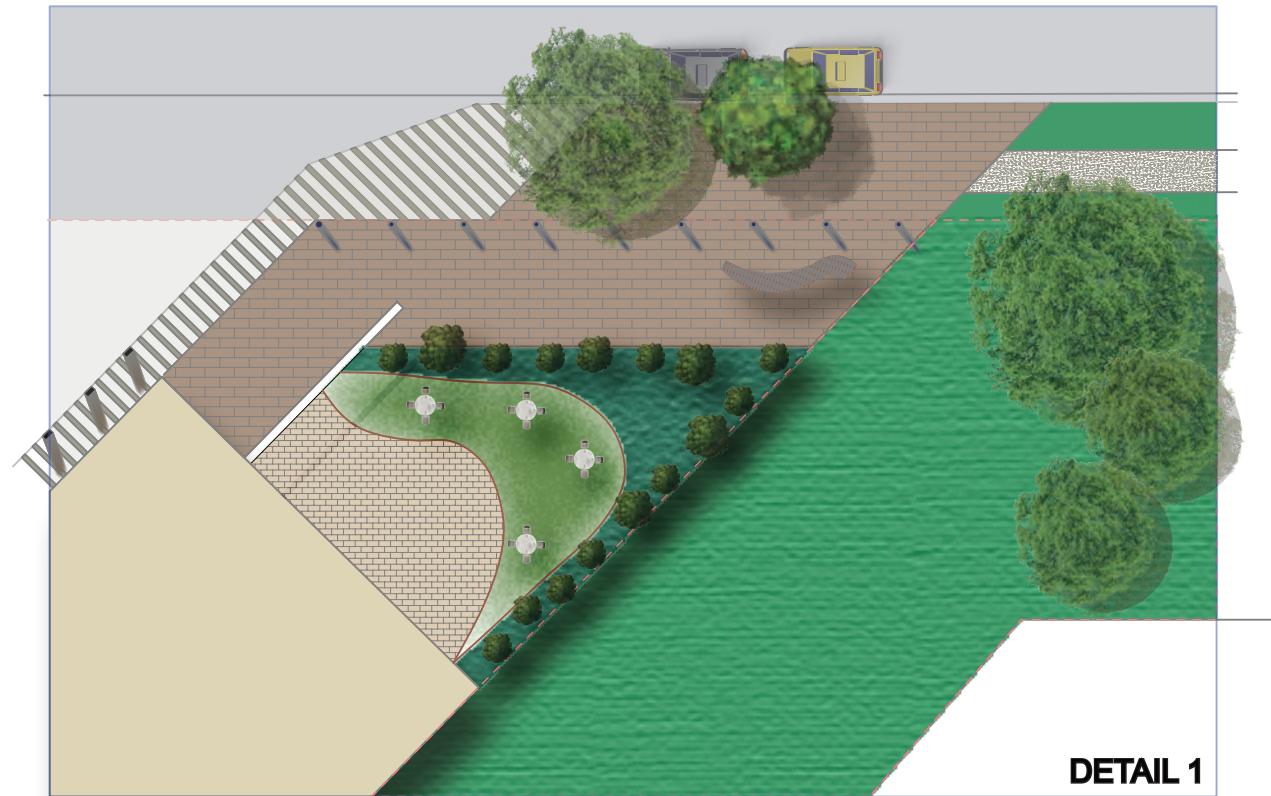
ENTRY SIGNAGE AND PROJECT IDENTITY



TERRACE PERGOLA IDEA



PAVING VARIATION TO PROVIDE A VISUAL INTEREST



HIGH QUALITY TO COMPLIMENT RETAIL FRONTAGES



TREE PLANTING AT SHOP FRONTAGES



OUTDOOR SEATING



RETAIL FRONTAGES CREATE AN ACTIVE FACADE

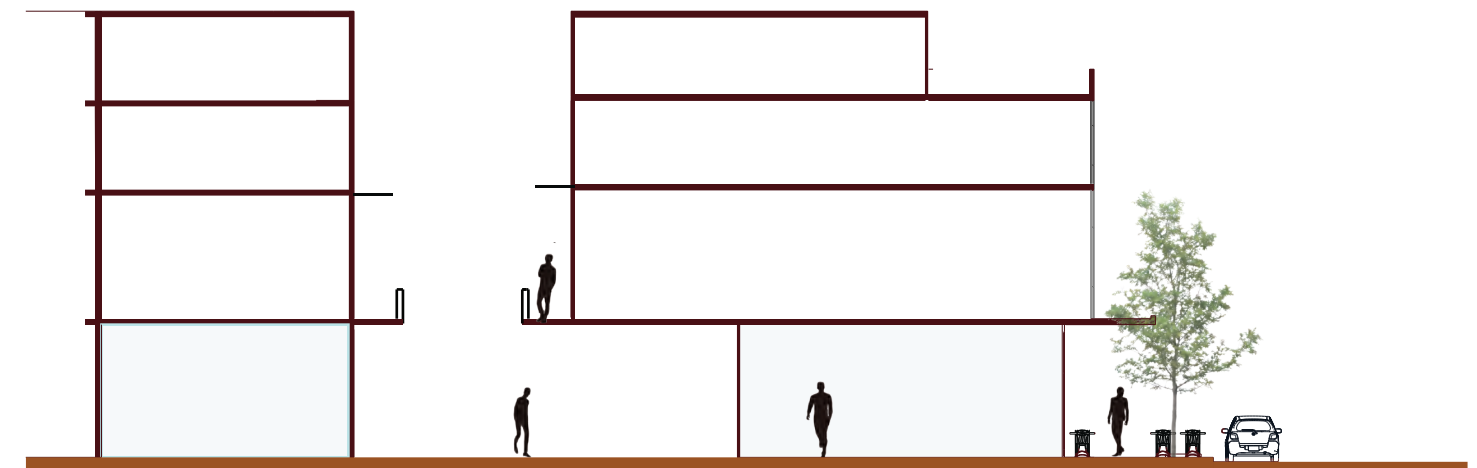
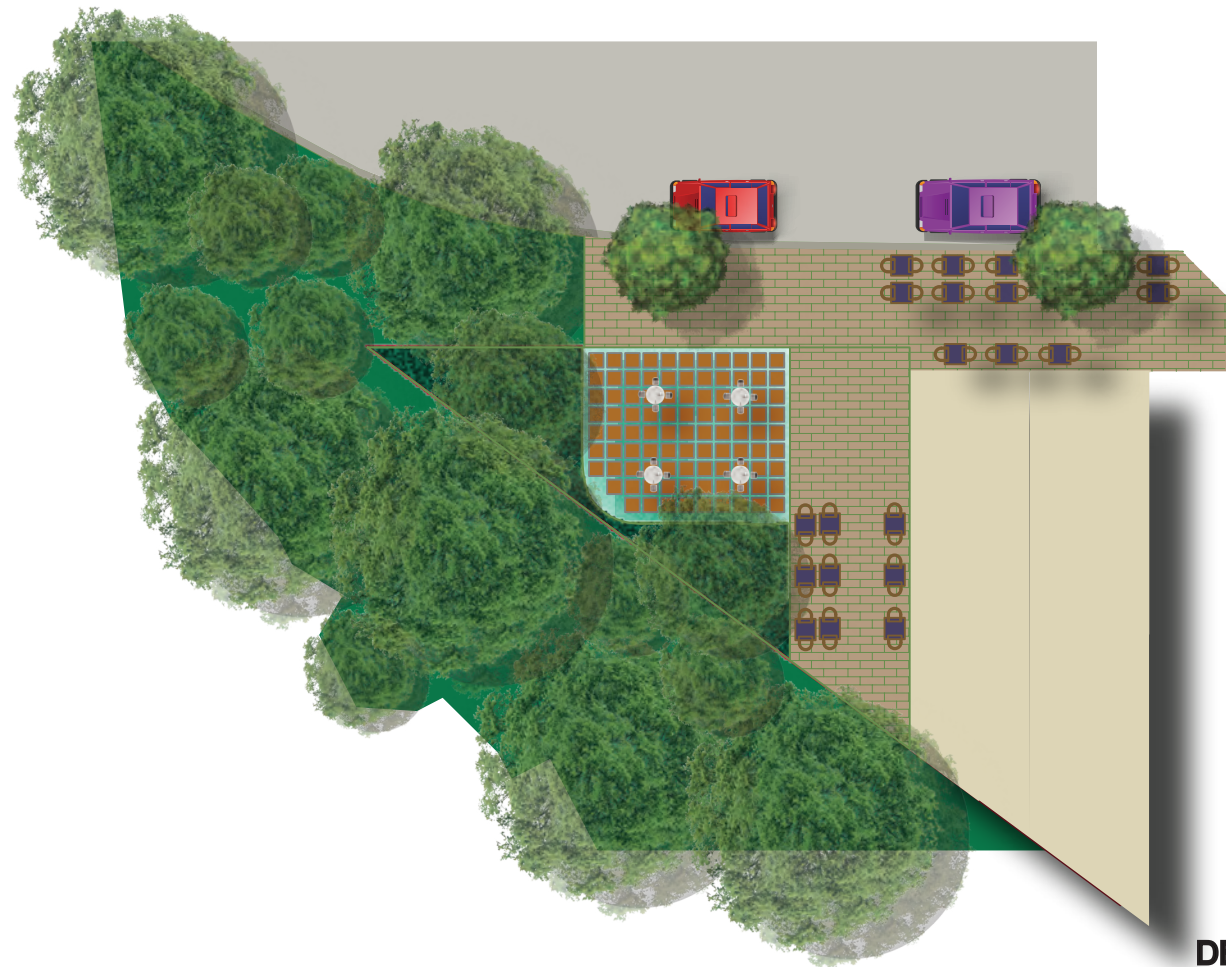
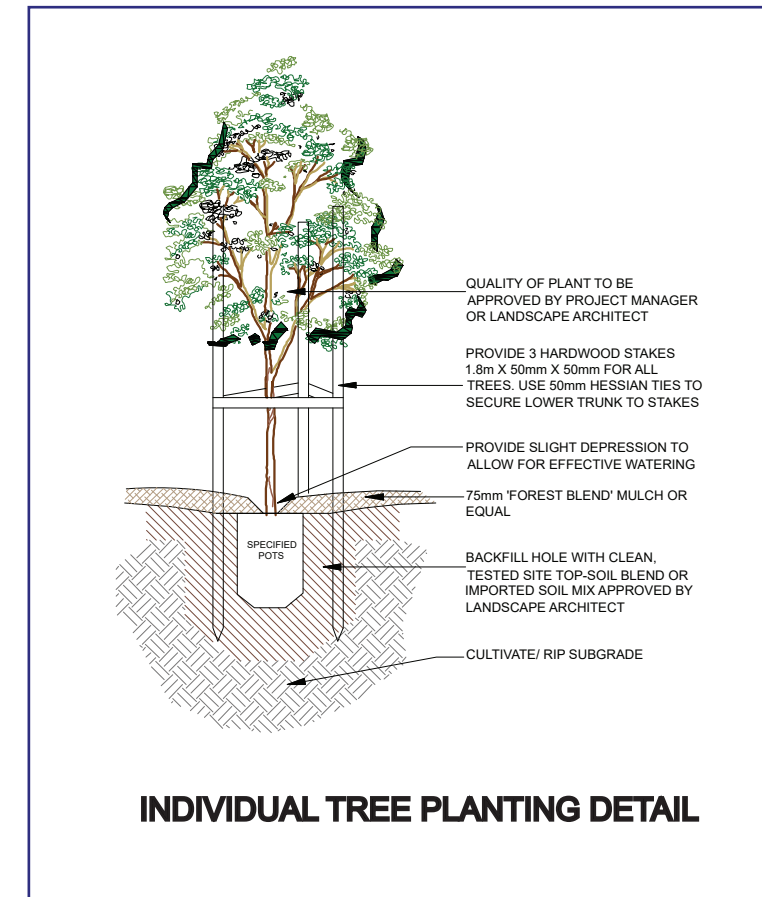




CORNER EXPRESSION OF PUBLIC RETAIL IDENTITY



ACTIVATION OF THE FRONTAGES



LANDSCAPE PLAN DETAILS 3



CONCEPT DESIGN
BUILDING PLANS

DRAWING LIST

COVER PAGE / 3D

SITE PLAN
GROUND FLOOR
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4-7
BASEMENT LEVEL 1
BASEMENT LEVEL 2

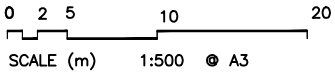
SHADOW DIAGRAMS

MASSING 3D - VIEW 1
MASSING 3D - VIEW 2
MASSING 3D - VIEW 3
MASSING 3D - VIEW 4
MASSING 3D - VIEW 5

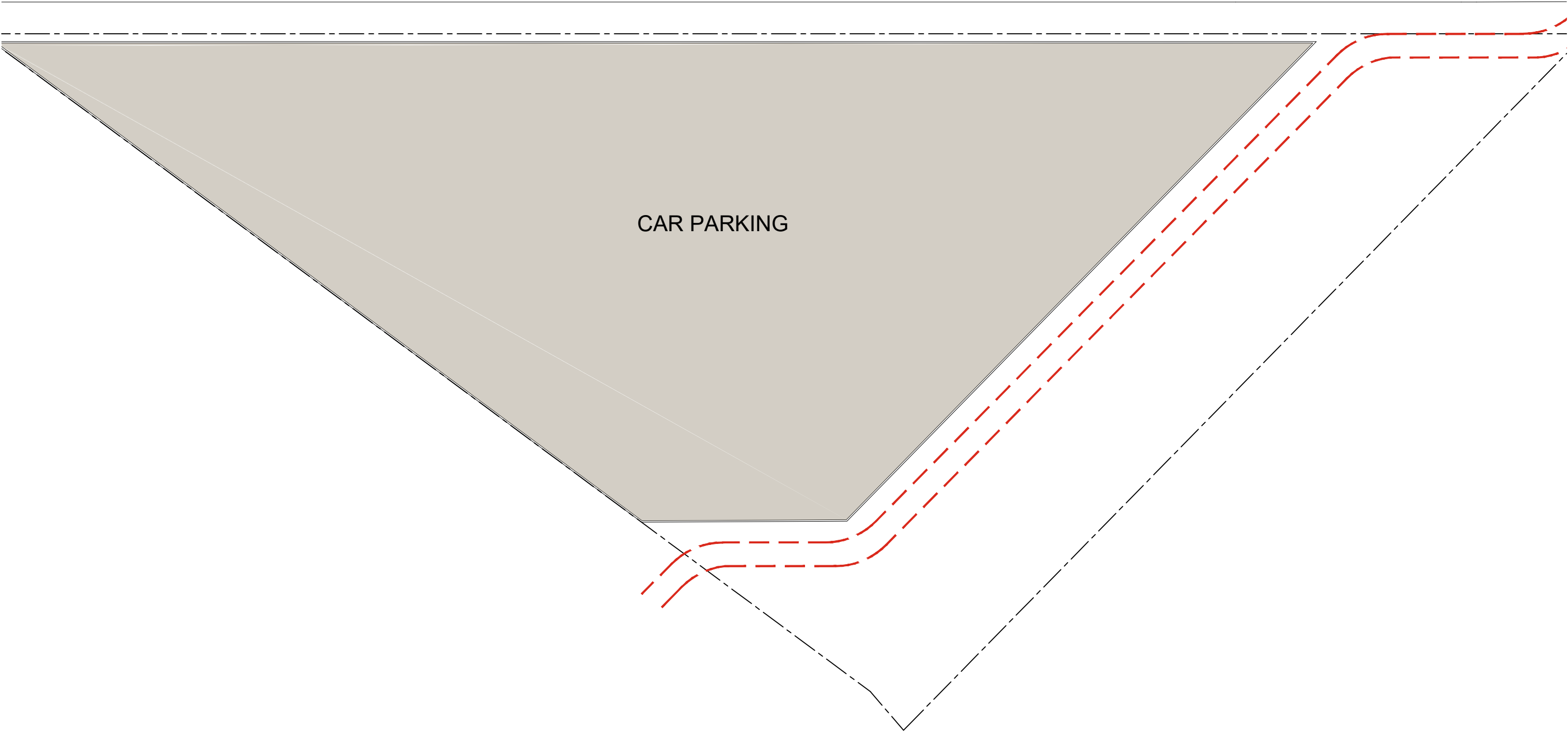




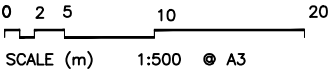
SITE PLAN



BACHELL AVENUE









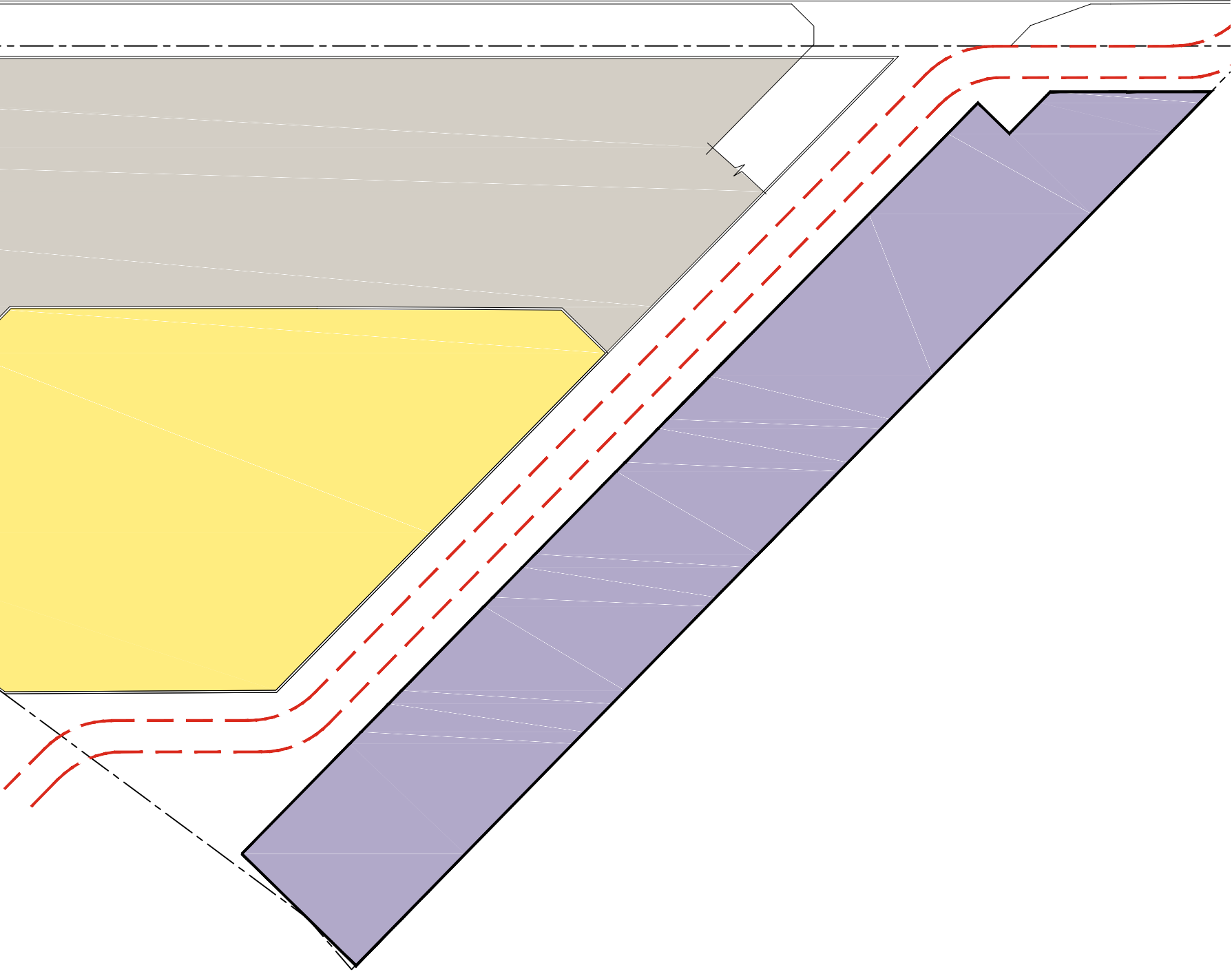
BASEMENT LEVEL 2



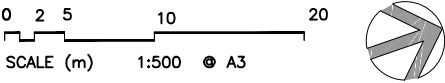
BACHELL AVENUE

CAR PARKING

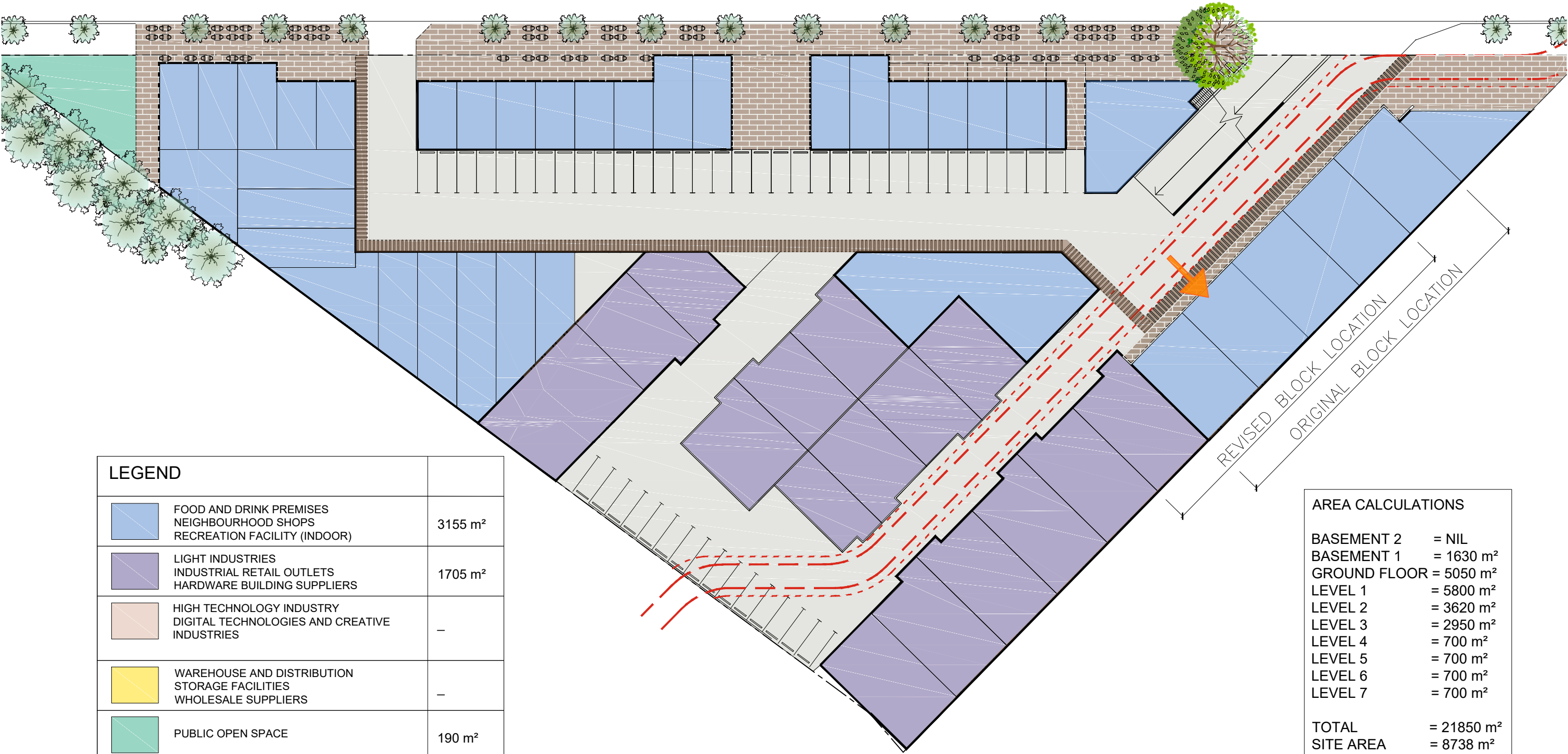
LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	—
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	1230 m ²
	HIGH TECHNOLOGY INDUSTRY DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	—
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	400 m ²
	PUBLIC OPEN SPACE	—
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	



BASEMENT LEVEL 1



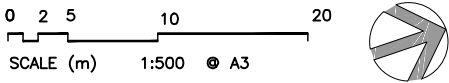
BACHELL AVENUE



LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	3155 m ²
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	1705 m ²
	HIGH TECHNOLOGY INDUSTRY DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	—
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	—
	PUBLIC OPEN SPACE	190 m ²
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	







AREA CALCULATIONS	
BASEMENT 2	= NIL
BASEMENT 1	= 1630 m ²
GROUND FLOOR	= 5050 m ²
LEVEL 1	= 5800 m ²
LEVEL 2	= 3620 m ²
LEVEL 3	= 2950 m ²
LEVEL 4	= 700 m ²
LEVEL 5	= 700 m ²
LEVEL 6	= 700 m ²
LEVEL 7	= 700 m ²
TOTAL	= 21850 m ²
SITE AREA	= 8738 m ²
FSR	= 2.5:1

GROUND FLOOR

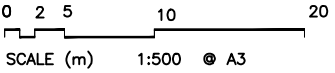


BACHELL AVENUE



LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	1856 m ²
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	2658 m ²
	HIGH TECHNOLOGY INDUSTRY DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	—
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	1086 m ²
	PUBLIC OPEN SPACE	200 m ²
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	

LEVEL 1

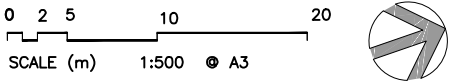


BACHELL AVENUE

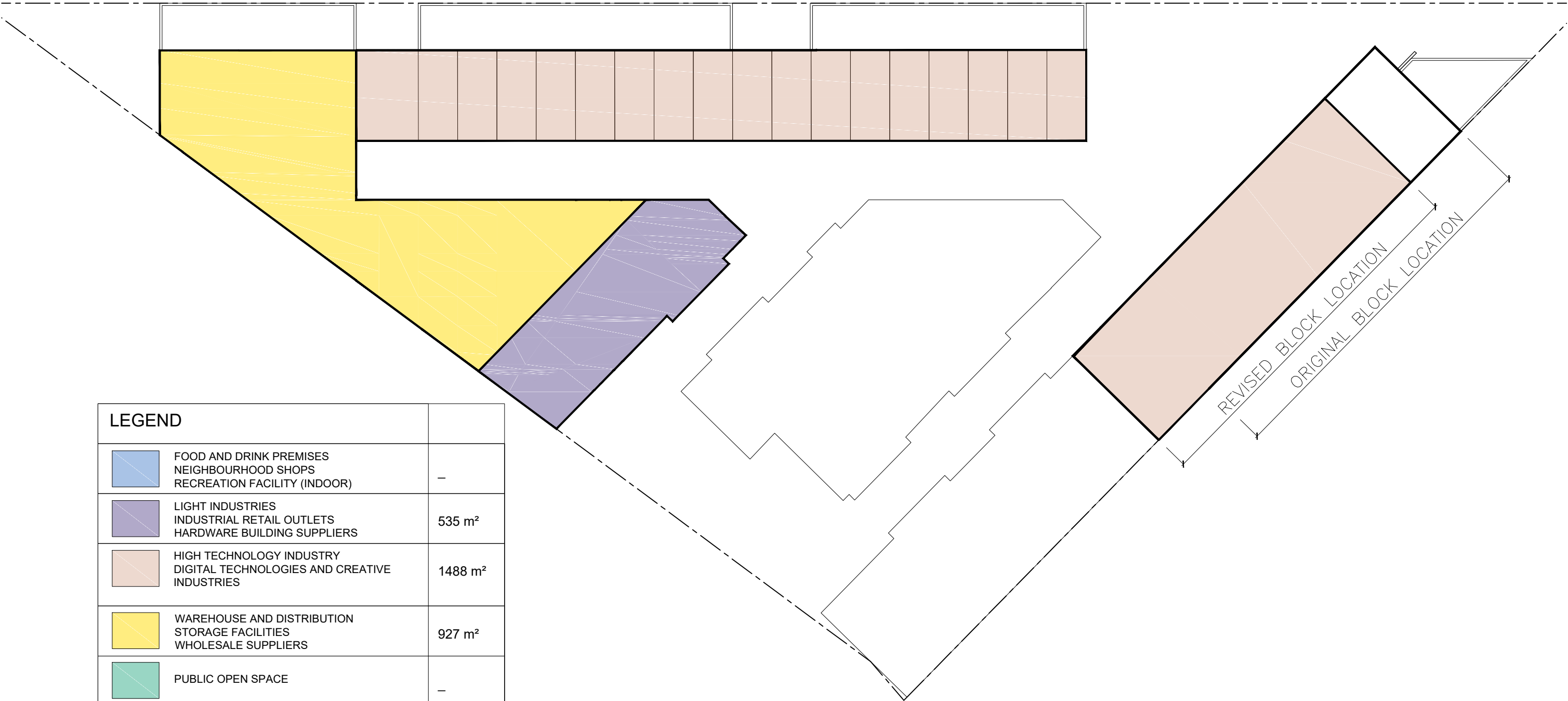








LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	—
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	551 m²
	HIGH TECHNOLOGY INDUSTRY DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	2025 m²
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	934 m²
	PUBLIC OPEN SPACE	110 m²
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	

LEVEL 2

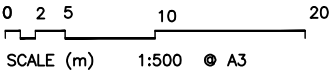


BACHELL AVENUE

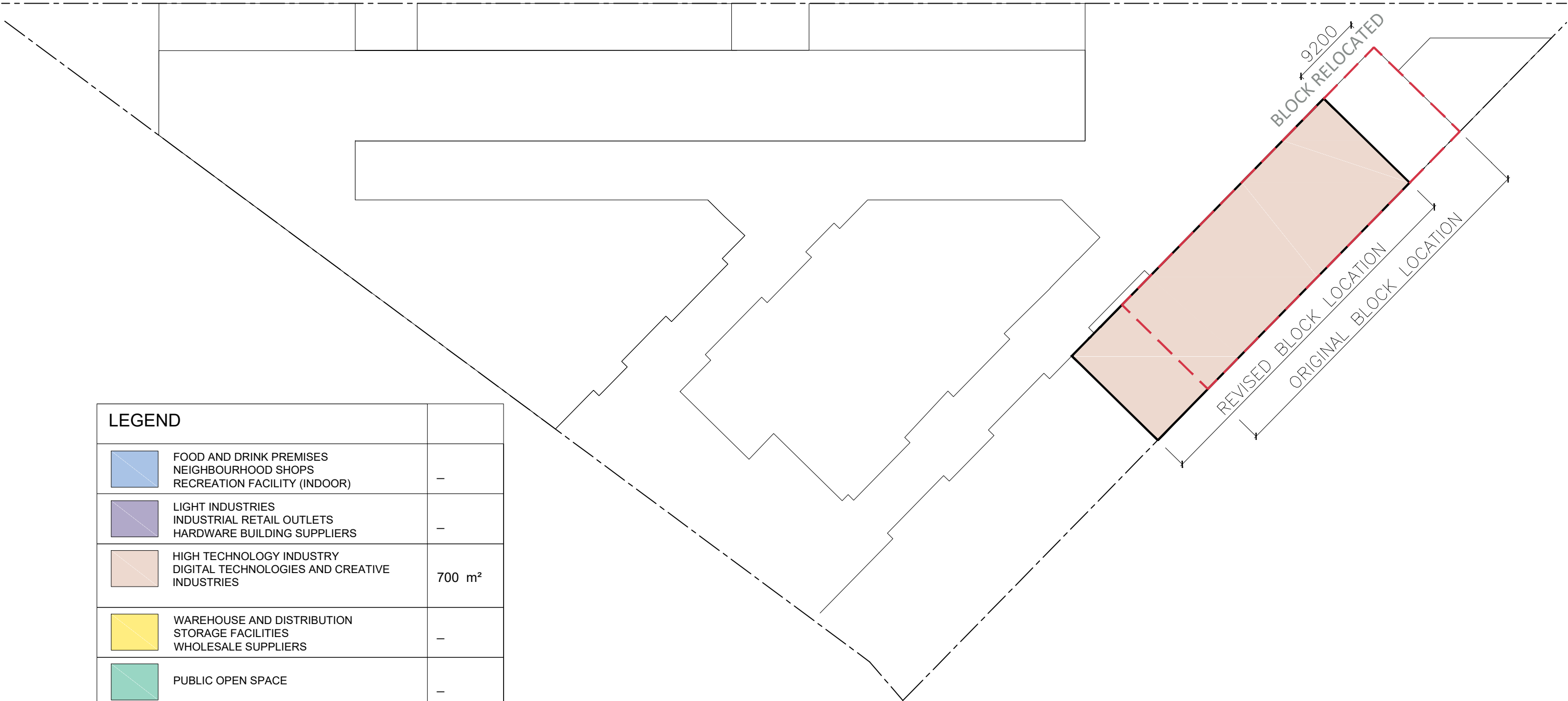








LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	—
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	535 m²
	HIGH TECHNOLOGY INDUSTRY DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	1488 m²
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	927 m²
	PUBLIC OPEN SPACE	—
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	

LEVEL 3

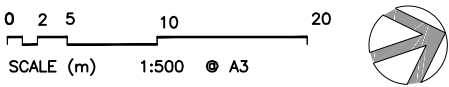


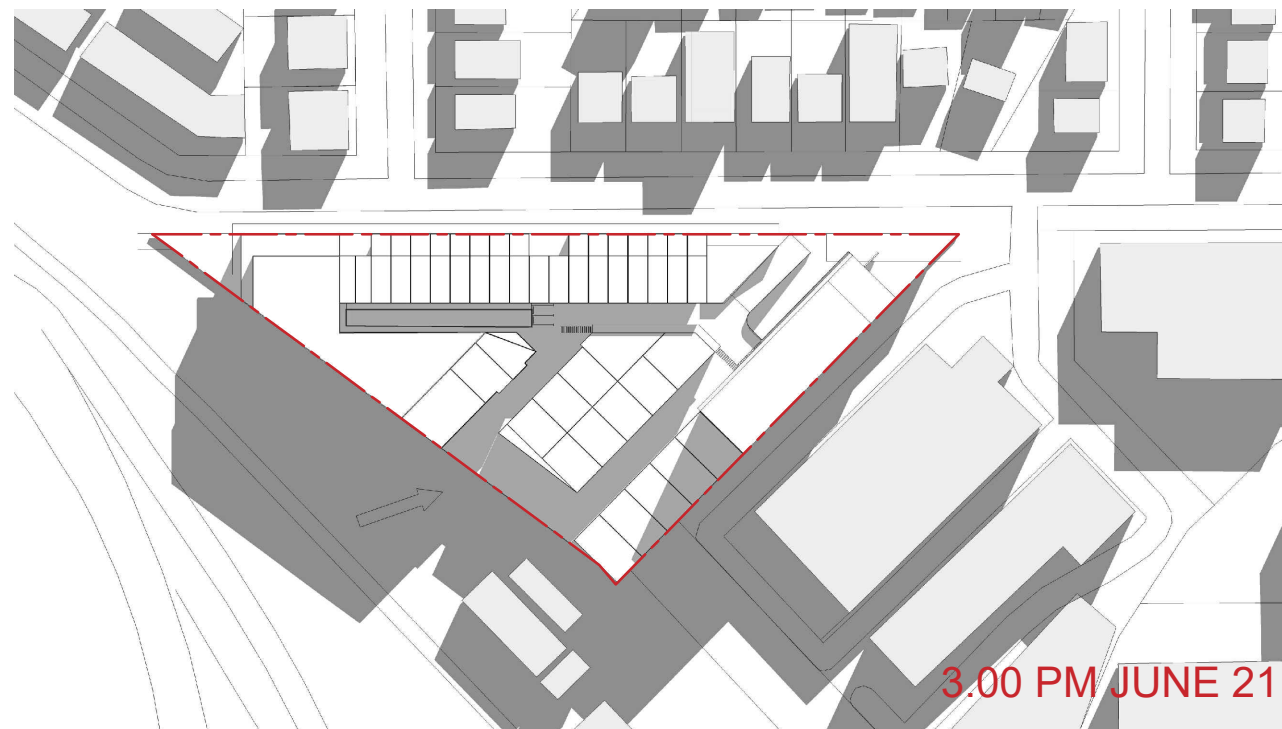
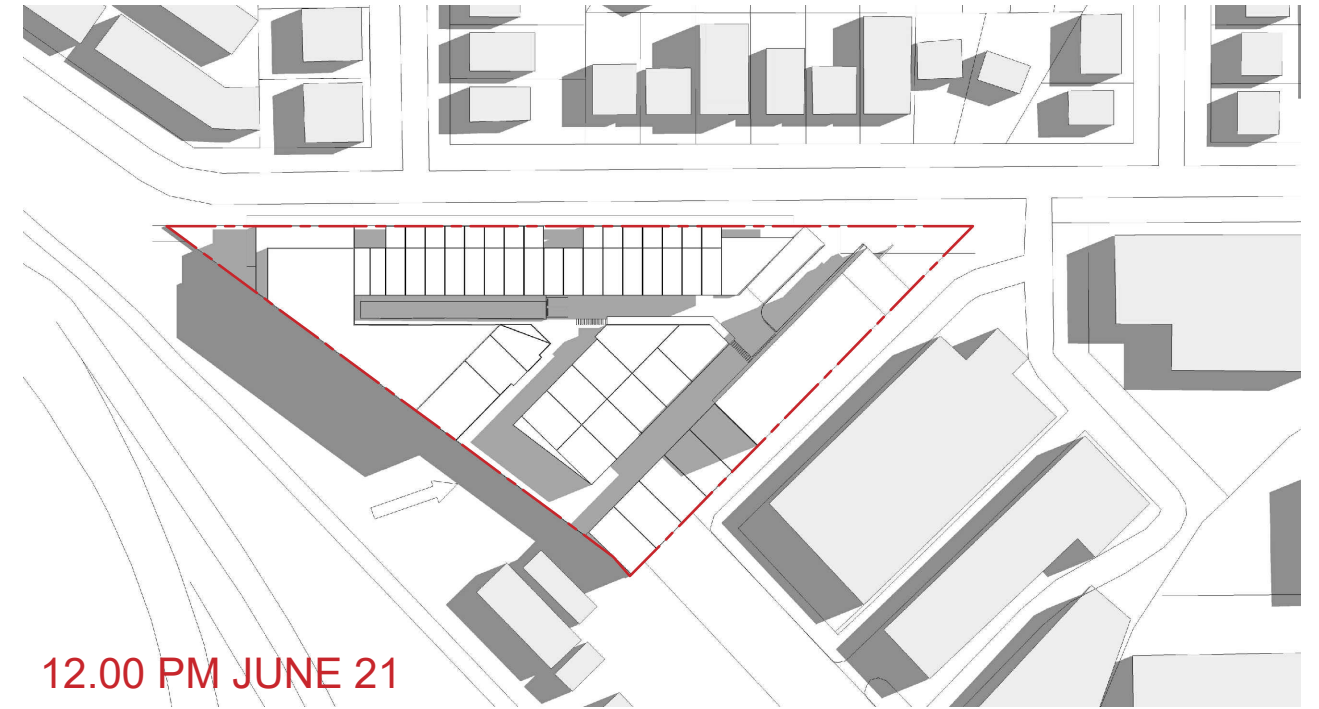
BACHELL AVENUE



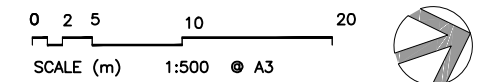
LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	—
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	—
	HIGH TECHNOLOGY INDUSTRY DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	700 m²
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	—
	PUBLIC OPEN SPACE	—
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	

LEVEL 4- LEVEL 7





SHADOW DIAGRAMS





9.1 CONCLUSION

This Urban Design Report has been updated in response to the Gateway Determination dated 16th December 2019. The Report considered the existing site conditions, the key development controls and the strategic planning framework, which have informed the desired development outcome.

The Urban Design Report informs the desired amendments and controls being sought through the Planning Proposal for the subject site. This will facilitate a mixed business and employment generating development, consistent with the future vision for the 'Eastern Gateway' Lidcombe East Industrial Precinct.

This urban design analysis has informed a proposed concept that includes the following mixture of land uses across 21,845sq.m of floorspace:

- Light Industries
- Industrial retail outlets
- Hardware building supplies
- digital Technology industries and creative industries
- Storage facilities
- Wholesale supplies
- Neighbourhood Shops and Food and drink premises

The concept also seeks to provide 500sq.m of open space for private and public use as part of the urban outcome.



The Urban Design Report has therefore informed the Planning Proposal in response to the Gateway conditions which recommends on condition an amendment from the Land Use Zone IN1 General Industrial to B5 Business Development and to increase the FSR from 1:1 to 2.5:1. The urban testing and location of uses in consideration of the Gateway conditions has also considered a refinement of the heights of buildings to ensure amenity and quality urban design built form outcomes. A maximum height of 29.9m scaling to 14m is referenced.

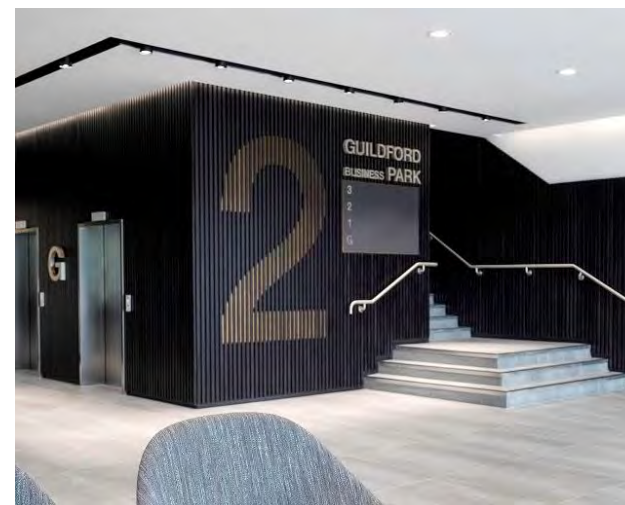
In summary, the urban design and development outcomes will achieve the following:

- The concept retains employment generating floorspace, but given the forecasted reduction in industrial floorspace demand, provides alternative forms of industrial that generally soak up more floorspace across more intensive commercial and retail employment uses.
- The Lidcombe East Industrial Precinct is fully developed, with the subject site the only site available for redevelopment in the immediate to short term. In doing so, the concept will provide alternative employment uses more aligned to the objectives for the Precinct under the 2019 Cumberland Employment and Innovation Lands Strategy & Land Use Planning Framework.
- The proposed built outcome provides a variety of forms, heights and floorplates. The High Technology uses are located in the highest built form of to 7 storeys on one refined section of the site. The remainder of built forms reach 3 to 4 storeys.
- The Bachell Street interface is activated with neighbourhood shops and food and drink premises, with new paving and landscape treatment, creating a softer edge and attractive streetscape.
- Heights along Bachell Avenue are three storeys with an additional storey setback to achieve transition to the street and the nearby low and medium density development.
- A total of 500sq.m of open space is proposed under the concept. This includes 190sq.m of publicly accessible open space on the ground floor, 200sq.m of publicly accessible space on the first floor fronting Bachell Avenue (north facing) to support the ground tenancies, workers and residents, and 110sq.m of private communal space on Level 2 accessible for employees within the development.
- Two basement levels of car parking to minimise street parking and negative impacts to the streetscape and nearby residents.
- The realignment of the drainage channel, and the improvement to the flood conditions in the area.

It is recommended that the concept plan is supported by Council due to its superior urban design, economic and environmental performance.

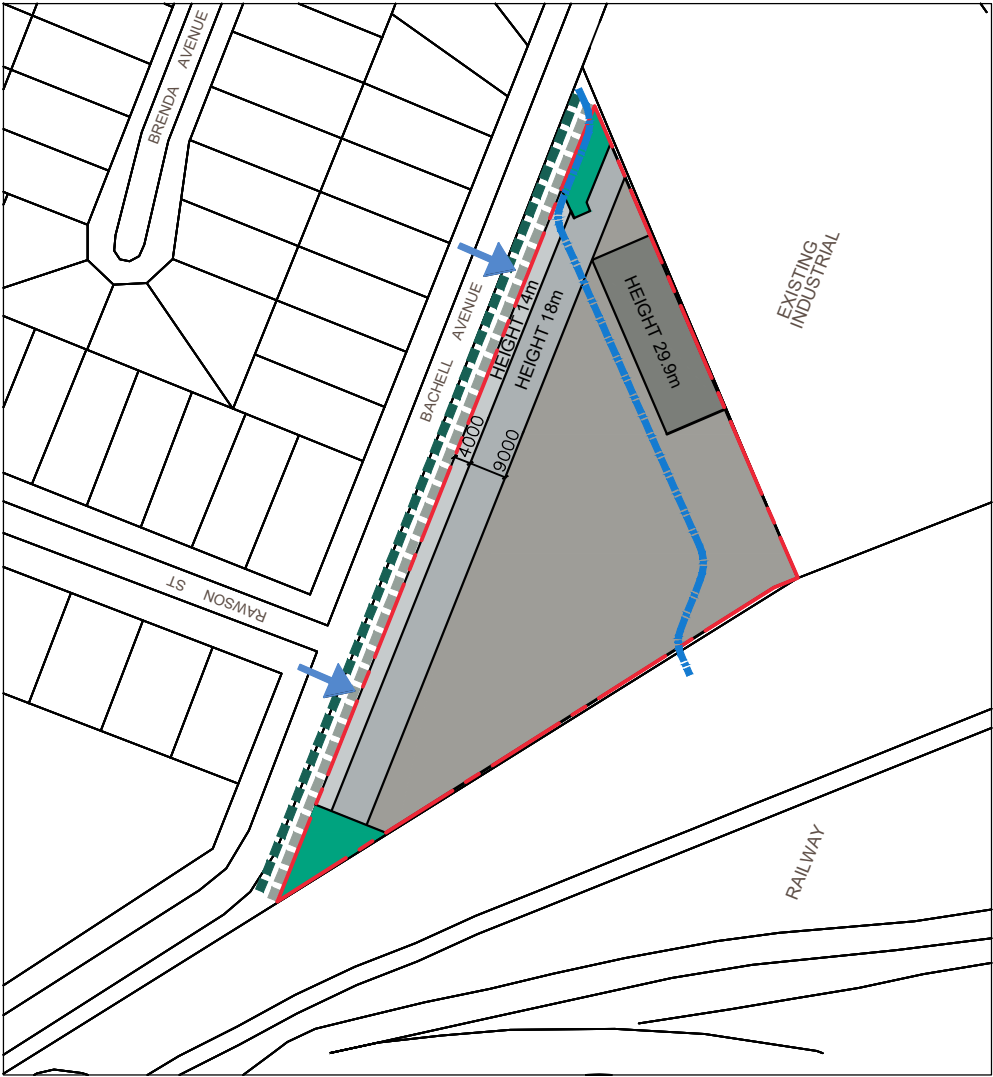
The proposed density of 2.5:1 will have no detriment effect on surrounding sites .

The context was carefully considered, and we conclude the increased density and zone change will result in an efficient use of the land and will promote a high quality development outcome in future Development Application assessment study. Pending the eco study.



ANNEXURE 'A'
DRAFT SITE SPECIFIC DCP PLAN

DRAFT CUMBERLAND DCP - PART F SITE SPECIFIC
2 BACHELL AVENUE, LIDCOMBE
LOT 2 DP 219413



- SITE BOUNDARY
- ACTIVE FRONTAGES
- OPEN SPACE
- STREET PLANTING
- ACCESS / EGRESS
- STORMWATER EASEMENT

ANNEXURE 'B'

RESPONSE TO ECONOMIC ASSESMENT REPORT

RESPONSE TO ECONOMIC ASSESMENT REPORT

This annexure has been provided as a response to the Supplementary Economic Analysis by PPM Consulting dated 18th February 2020, which in turn has been prepared in response to the Gateway determination (PP_2019_CUMBE_003_00) condition 1(c) which states:

1. Prior to Public exhibition Council is to:
 - c. Update the economic study to be consisted with the planning proposal;

Through detailed and rigorous analysis, the report concluded that due to a reduced FSR of 2.5:1 from 3:1 and through the removal of Office and Business Premises, the project is no longer viable.

The report further explored scenarios of various FSR controls, and the inclusion plus the exclusion of different business premises in respect to economic viability. It determined that the project is viable at an FSR of 3:1 and with the inclusion of Office and Business Premises as a permissible use with a specific cap of that floorspace use. This advice aligns with the supporting Economic Analysis of Development report dated 22nd January 2019 submitted to Council with the Planning Proposal.

It is understood that the discussion around the removal of Office and Business Premises as a permissible use is to ensure non-competitiveness with the Lidcombe Town Centre. To ensure that the quantum of Office and Business Premises complements the proposed redevelopment and to ensure that the proposed redevelopment delivers a mix of unit typologies for the variety of uses as envisaged in the Cumberland Employment and Innovation Lands Strategy 2019, the Supplementary Economic Analysis proposes a maximum Gross Floor Area of 7000sqm of Office and Business Premises to ensure project viability, and ensure that a future development application does not seek a 100% Office and Business Premises development that may have undesirable impacts on the Town Centre.

The additional use of Office and Business Premises in this location is not anticipated to undermine the Town Centre where within the same LGA (Auburn Local Environmental Plan 2010) B6 zoned land with an FSR of 1:1 is incentivised to provide Office Premises with an FSR of 3:1. Office and Business Premises are not only prohibited in 'out of Town Centre' locations, but encouraged.

Using the outcomes of the Economic report we have undertaken a massing analysis to investigate the incorporation of the additional 0.5:1 gross floor area. Additional floor space cannot increase the bulk of the proposal, and as a guiding principle the building form along the Bachell Avenue interface shall remain at the original height to ensure a thoughtful and response interface.

The building form along the northern boundary is extended two stories providing increased definition to the iconic and gateway building of the precinct, and the internal building form is extended three stories providing an appropriate transition from the gateway building to the street fronting lower forms.

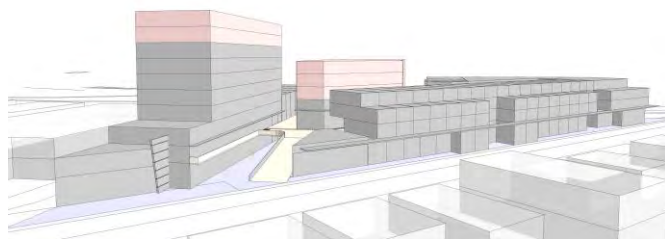


DIAGRAM 1

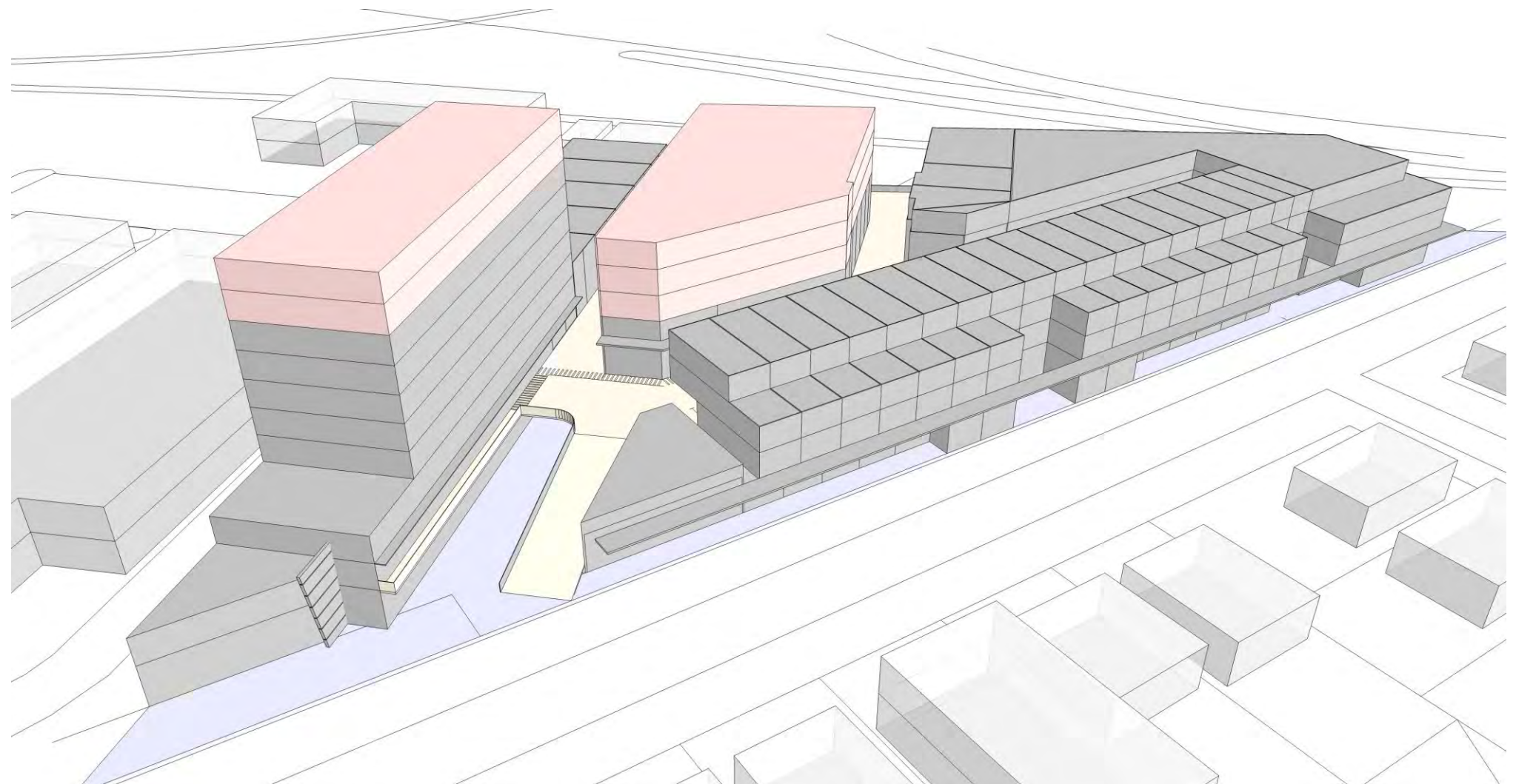


DIAGRAM 2

The staggering of building form across the site remains, ensuring visual interest is maintained. Furthermore, the separation between the building forms remains constant and ensuring the perception of additional bulk is minimised. Diagram 1 and Diagram 2 identify the additional form required to contain the additional 0.5:1 gross floor area, clearly demonstrating the negligible visual impact.

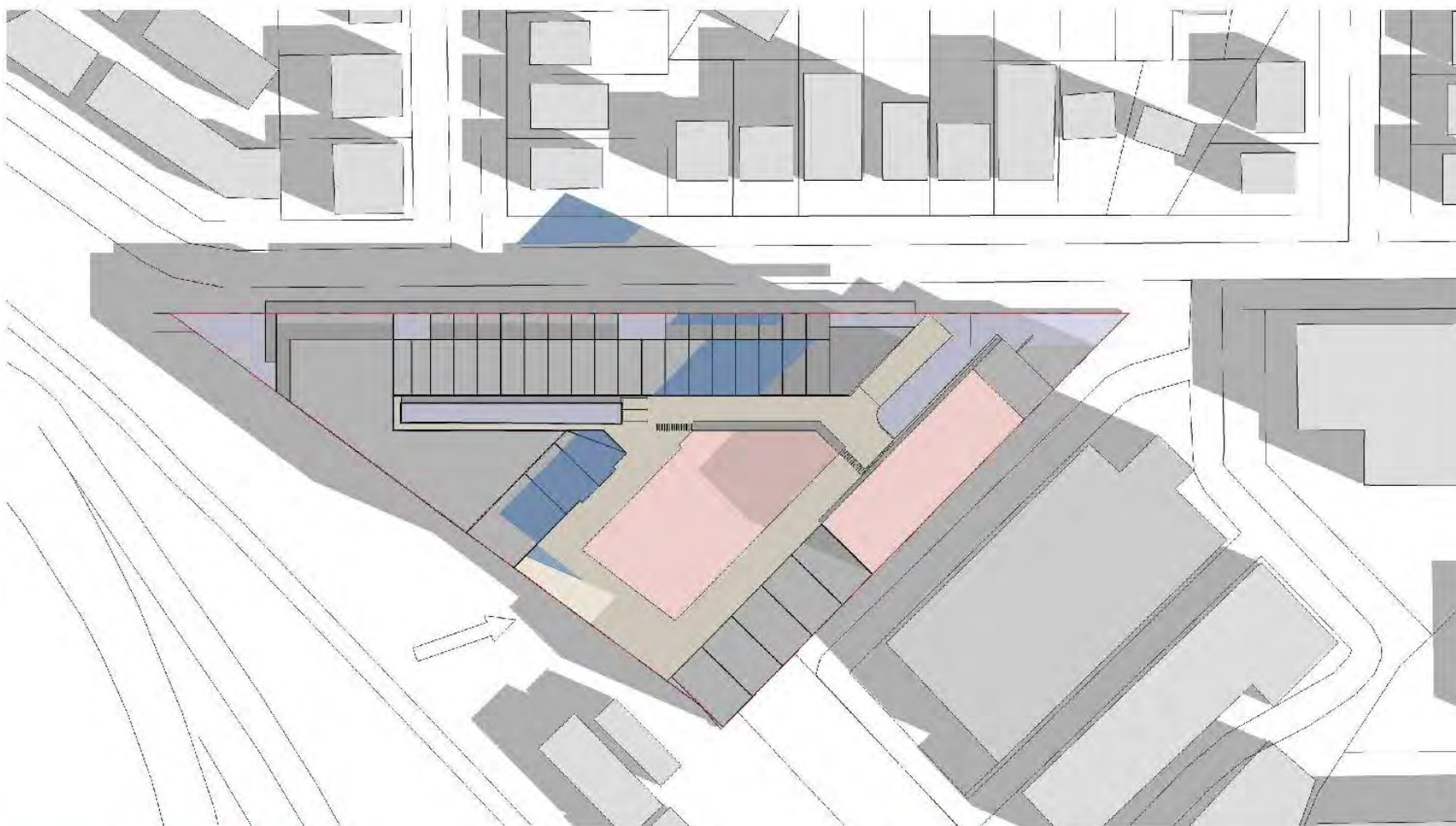
Diagram 3 confirms that any additional shadowing created by the additional height does not impact the residential properties to the west of Bachell Avenue.

It is understood that condition 1(d) of Gateway determination (PP_2019_CUMBE_003_00) states:

1. Prior to Public exhibition Council is to:
 - d. Update the planning proposal, if required, consistent with the outcomes of the studies referred to above.

Therefore, it is proposed that upon consideration of the Supplementary Economic Analysis report, and the incorporation of the density and use recommendations into an urban design analysis response, it is proposed that, Council consider the revision of the height map as shown in diagram 4, a maximum height of 38 metres, an FSR of 3:1 and the incorporation of a maximum permissible 7000sqm of office and business premises.

DIAGRAM 3



9.00 AM JUNE 21

EXTENT OF ADDITIONAL SHADOWING



DIAGRAM 4

Maximum Building Height (m)	
J	9
K	10
M	12
N1	14
N2	14.9
O1	15
O2	16
O3	16.9
P1	17
P2	18
Q	20
R	22.9
T1	25
T2	27
T3	29.9
U1	32
U2	33
V1	36
V2	38
X	49
AA	60
AB	88
Refer to Clause 4.3(2A)(a)	
Refer to Clause 4.3(2A)(b)	