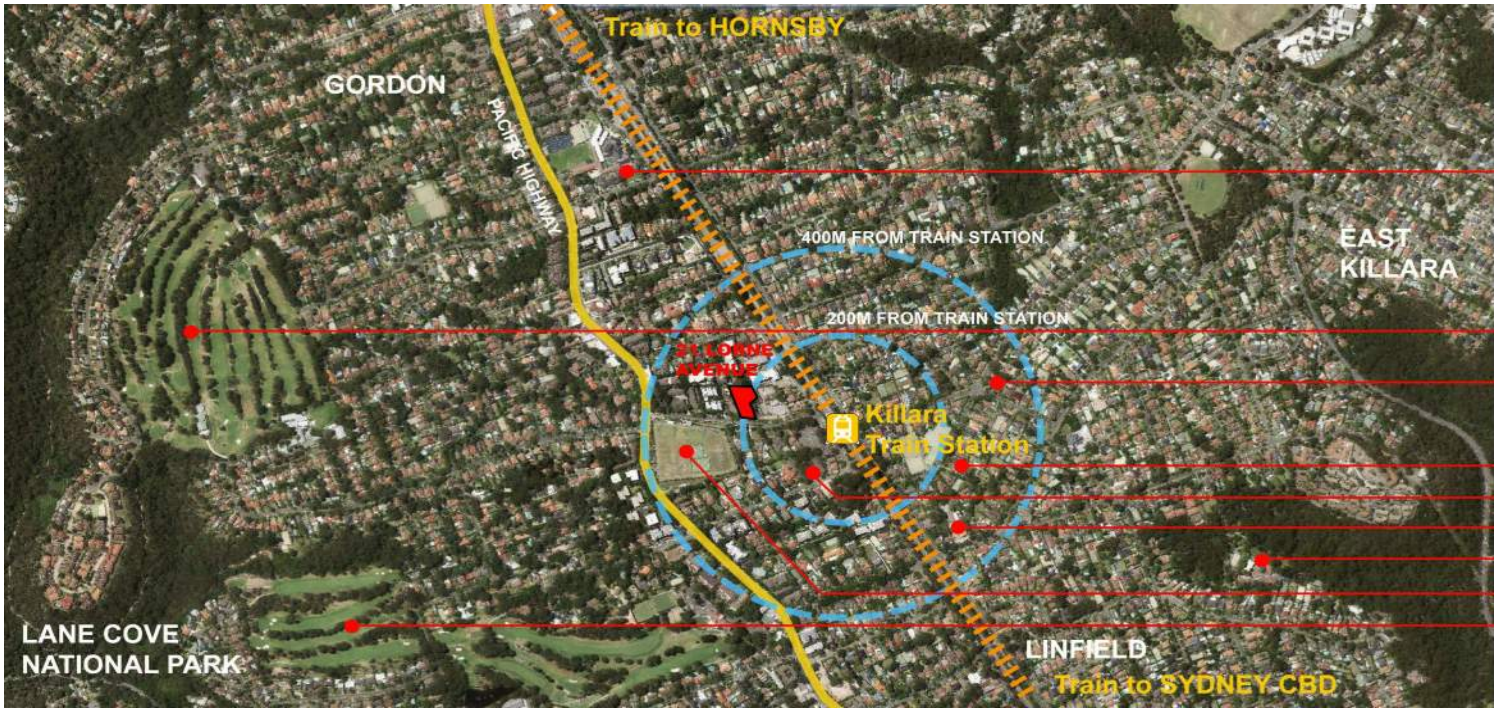
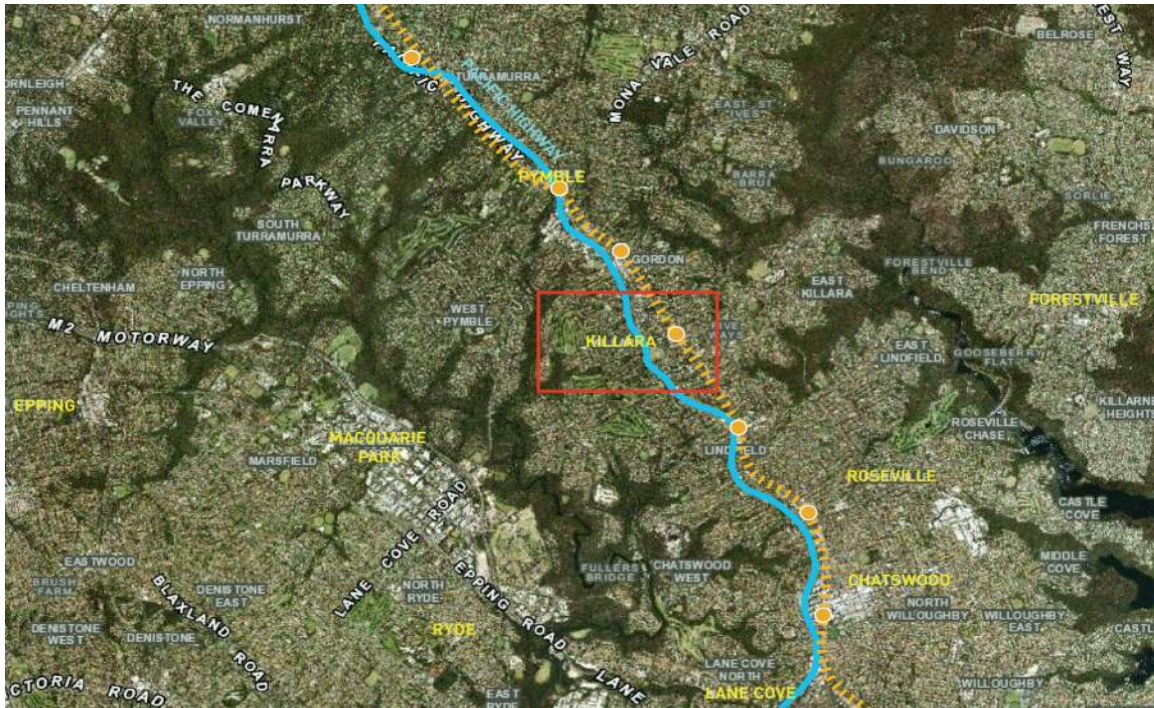
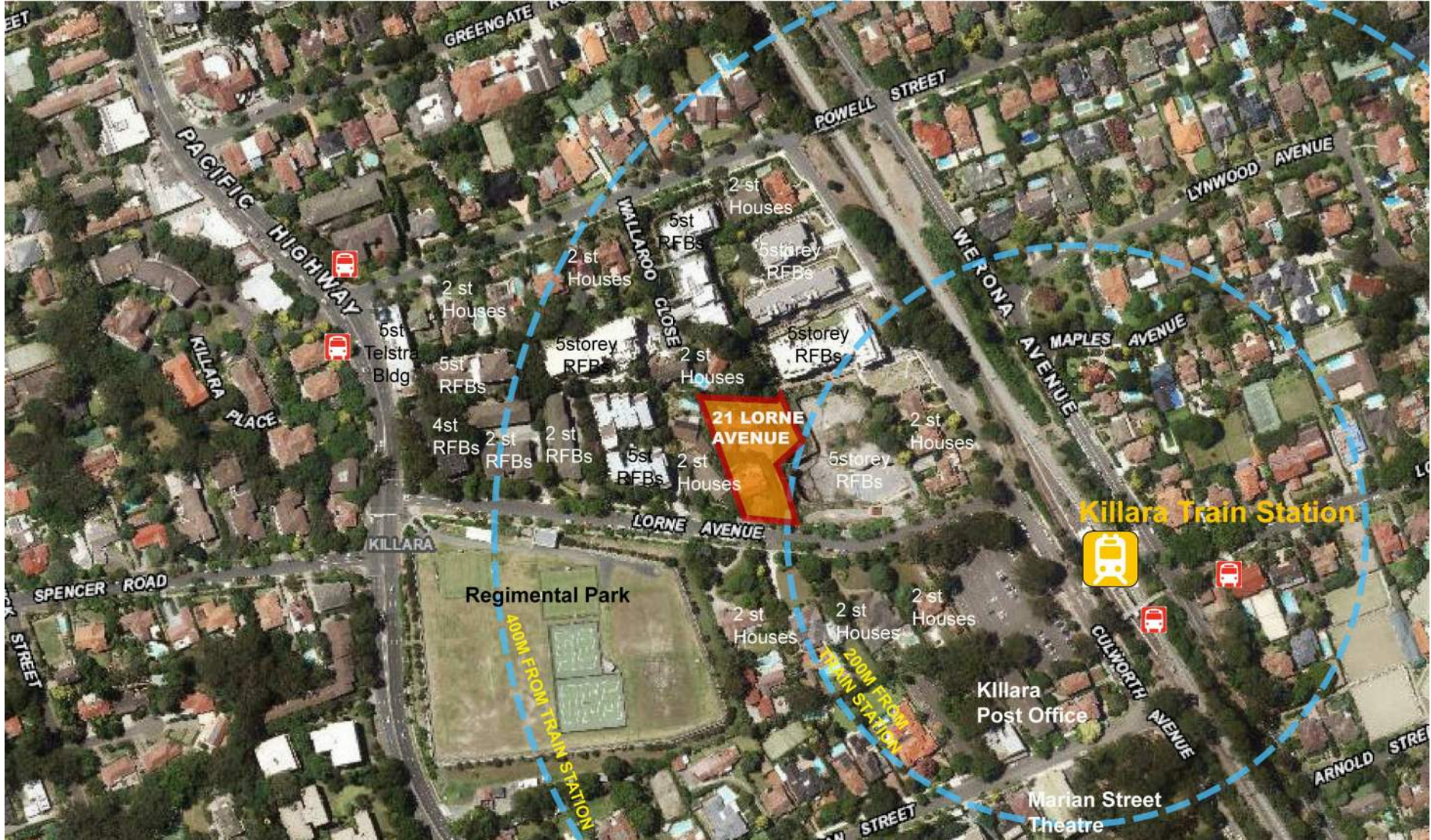




- Ravenswood School for Girls
- Gordon Golf Club
- Killara Uniting Church
- St Martins Anglican Church
- Killara Post Office
- Dalcross Adventist Hospital
- Newington College
- Regimental Park
- Killara Golf Club



SUBJECT SITE
21 LORNE AVENUE

The proposed rezoning is for the site 21 Lorne Avenue, Killara (Lot 1 DP409107) of 1,005 sqm. The site, when rezoned, will form part of an amalgamated development parcel being Lots 21 + 9 (Lot2 DP526399) Lorne Avenue, with a combined area of 3,317 m2.

The site is currently occupied by a 2 storey brick residence and the adjoining battle axe lot 9 Lorne Avenue is occupied by a two storey brick residence. Surrounding sites are predominantly 5 storey residential flat buildings or could potentially be developed as such.

The site is the only allotment Zoned R2 within the street block, whilst the rest are zoned R4. 21 Lorne Avenue occupies the majority of street frontage of the proposed development and will provide the main address or street frontage of the proposed development. It is located within 400m from Killara Train Station + bus stops along the Pacific Highway. Other amenities, such as local parks, schools, churches are located within walking distance from the proposed development as depicted in the Context Map.

Adjoining site to east on 3-7 Lorne Avenue is a relatively new 5-6 storey Residential Flat Buildings. To its west are two 2-storey brick residences on battle axe allotments (address: 23 & 25 Lorne Avenue). The proposed rezoning and development doesn't isolate these allotments for future High density development, as the combined site area are greater than 2200 sqm, in line with development pattern along this side of the street.





3-7 LORNE AVENUE



3-7 LORNE AVENUE



17 POWELL STREET



21 LORNE AVENUE (SUBJECT SITE)



23 LORNE AVENUE



29 LORNE AVENUE



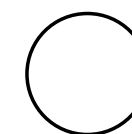
31 + 33 LORNE AVENUE



35 LORNE AVENUE



WALAROO CLOSE





BUILDING HEIGHT MAP

SOURCE: KU-RING-GAI COUNCIL LEP MAPS

- J2 9.5m
- L 11.5m
- N 14.5m
- P 17.5m



PLANNING ZONES MAP

SOURCE: KU-RING-GAI COUNCIL LEP MAPS

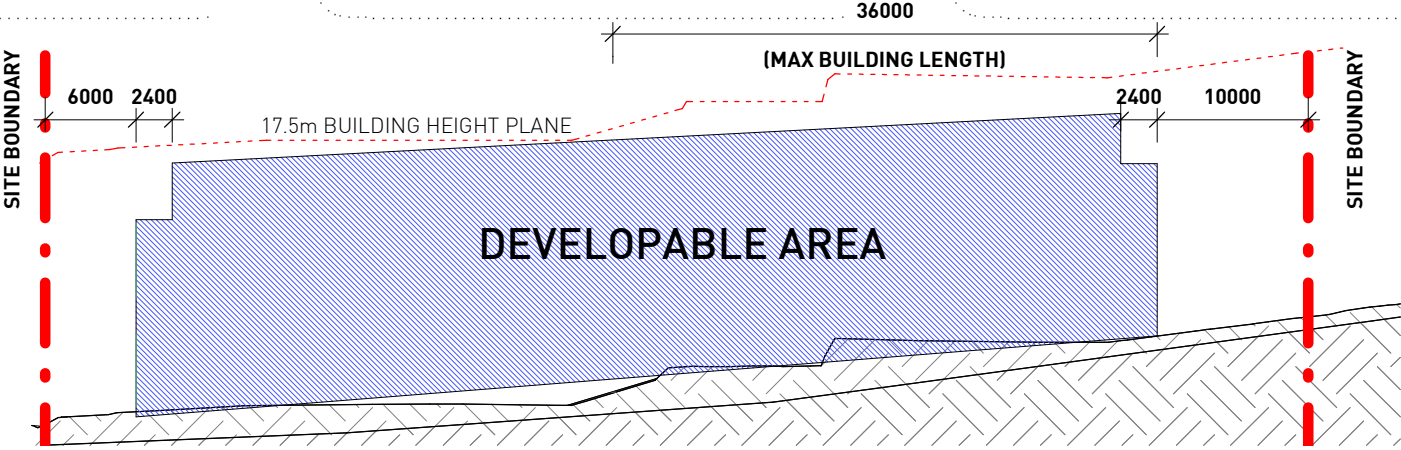
- B2 LOCAL CENTRE
- R2 LOW DENSITY RESIDENTIAL
- R4 HIGH DENSITY RESIDENTIAL
- SP2 INFRASTRUCTURE
- RE1 PUBLIC RECREATION



FSR CONTROL MAP

SOURCE: KU-RING-GAI COUNCIL LEP MAPS

- A3 0.3 : 1
- I 0.75 : 1
- J 0.8 : 1
- K 0.85 : 1
- N 1.0 : 1
- Q 1.3 : 1



SECTION DIAGRAM

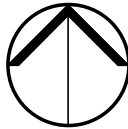
1 : 500

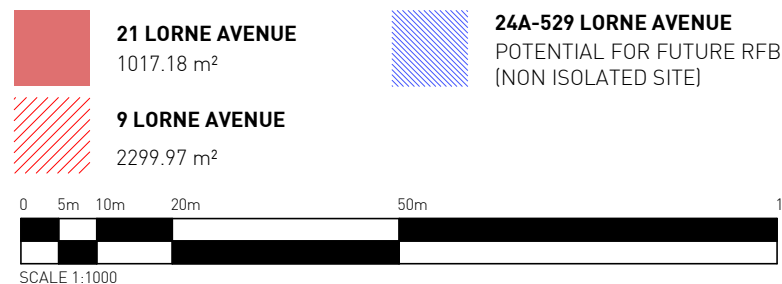
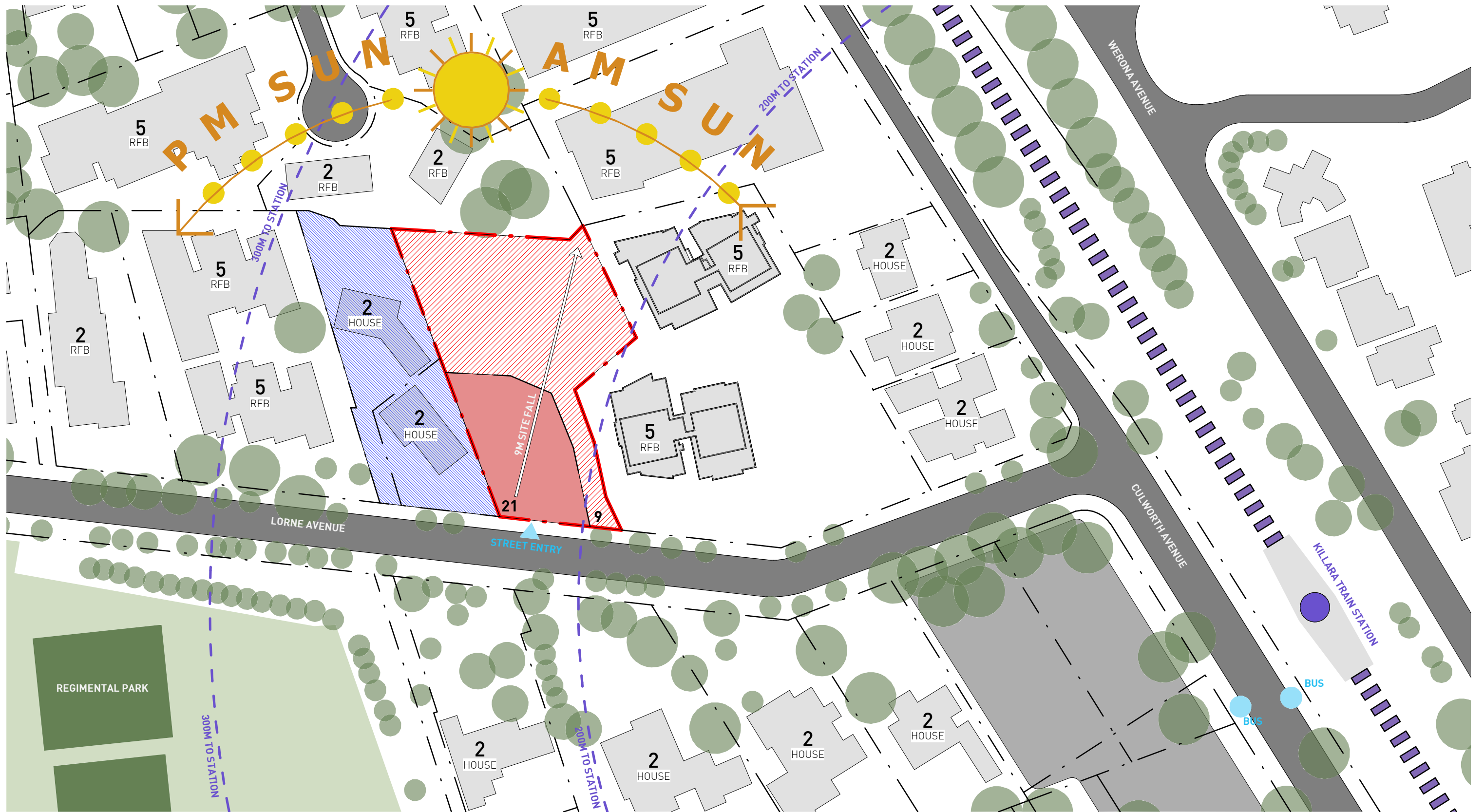


SITE PLAN

1 : 500

- SITE AREA**
3317.1m²
- COMMUNAL OPEN SPACE**
REQUIRED - xxxx
PROVIDED - 25%
- DEEP SOIL**
REQUIRED - 1658.5m² (50%)
PROVIDED - 1668² (50.3%)
- FSR**
CURRENT - 0.3:1 (A3)
PROPOSED - 1.3:1 (A3)
- BUILDING HEIGHT**
CURRENT - 9.5m (J2)
PROPOSED - 17.5m (P)
- ZONING**
CURRENT - R2
PROPOSED - R4





The subject site is a part of a proposed development that plays an important in providing a street address for the development. Unless it is amalgamated and rezoned, the site will be isolated and becomes the only 2 storey residential building along the street frontage. This will also allow for one consolidated vehicular access into both allotments i.e. 9 & 21 Lorne Avenue and an easily identified entry point into the proposed development.

The combined site and rezoning allows for a higher density, located within close proximity of the train station. The slope of the combined site requires the building to be stepped down towards the rear (north). This will impact on the required length of the driveway access into the basement level. The wider allotment on the northern end provides the most efficient siting for the apartment building, as it provides for more north facing units. Development controls regarding maximum building length, depth of building and slope requires the building envelope to be broken up into 2 and stepped to follow the natural ground level. However, the space created between the 2 buildings will not receive an adequate amount sunlight during the winter solstice requiring the primary open space to be located as a roof terrace.

Overland flow and drainage are running towards the rear of site which connects to a natural water course. There are no significant trees affected and planting will be provided in accordance with DCP requirements with a strong landscape concept to tie the whole development together and to improve the amenity for the residents. There is potential to retain mature planting at the front of the site.

Level 8 263 Clarence Street SYDNEY 2000
PO Box Q291 Queen Victoria Building 1230
Giles Tribe Pty Ltd
Nominated Architects:

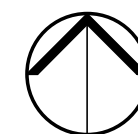
P 61 2 9264 5005 F 61 2 9264 9908
E gta@gilestribe.com.au
ABN 50 001259 507
Ian McCaig [4964] Mark G Broadley [5823] Stuart D Hill [6459]

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

Client:

Project:
REZONING PROPOSAL
21 LORNE AVENUE

KILLARA



Scale:
Date: 1.11.2016
Drawn: SM
Checker: SH
Job Ref:
16023

As indicated
SM
SH

@A3

OPPORTUNITIES + CONSTRAINTS

Drawing:

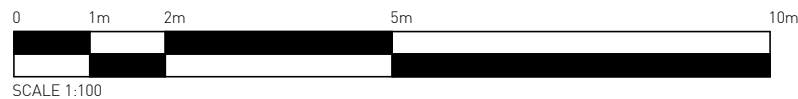
Drawing No:
SK103

K:\VR2016\16023\01_Current\Revit\2016_Killara.rvt



POTENTIAL BUILDING FOOTPRINT

1 : 500



SCALE 1:100

Level 8 263 Clarence Street SYDNEY 2000
PO Box Q291 Queen Victoria Building 1230
Giles Tribe Pty Ltd
Nominated Architects:

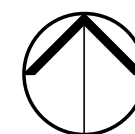
P 61 2 9264 5005 F 61 2 9264 9908
E gta@gilestribe.com.au
ABN 50 001259 507
Ian McCaig [4964] Mark G Broadley [5823] Stuart D Hill [6459]

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

Client:

Project:
**REZONING PROPOSAL
21 LORNE AVENUE**

KILLARA

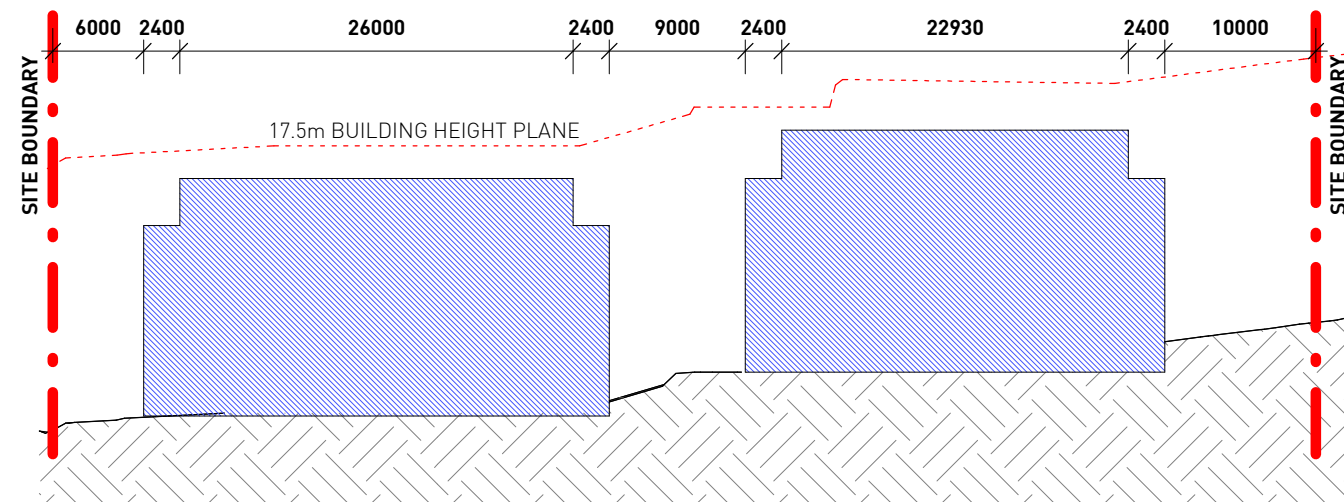


Scale: 1 : 500
Date: 1.11.2016
Drawn: SM
Checker: SH
Job Ref: **16023**

@A3

DEVELOPMENT POTENTIAL

Drawing No:
SK104



ENVELOPE CONTROLS

1 : 500

Two 5 storey residential apartment buildings with below grade basement parking are proposed at 9 + 21 Lorne Avenue. Building entrance and driveway access is off the second floor, level with the street. A level bridge connecting the front and the rear building runs along the first floor for equitable access to both parts of the development. This is similar to neighbouring developments.

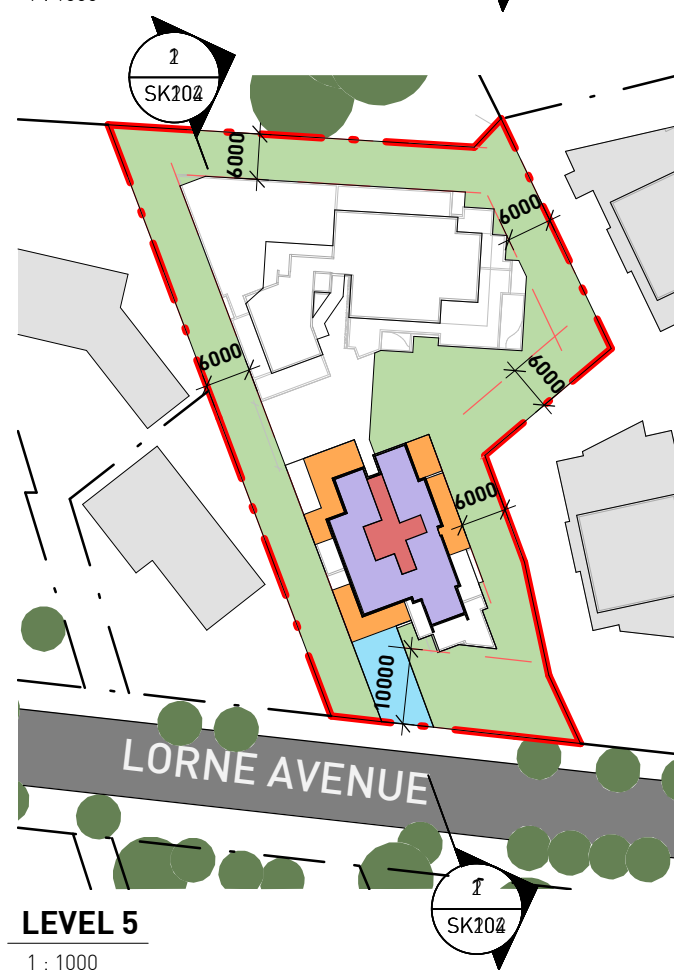
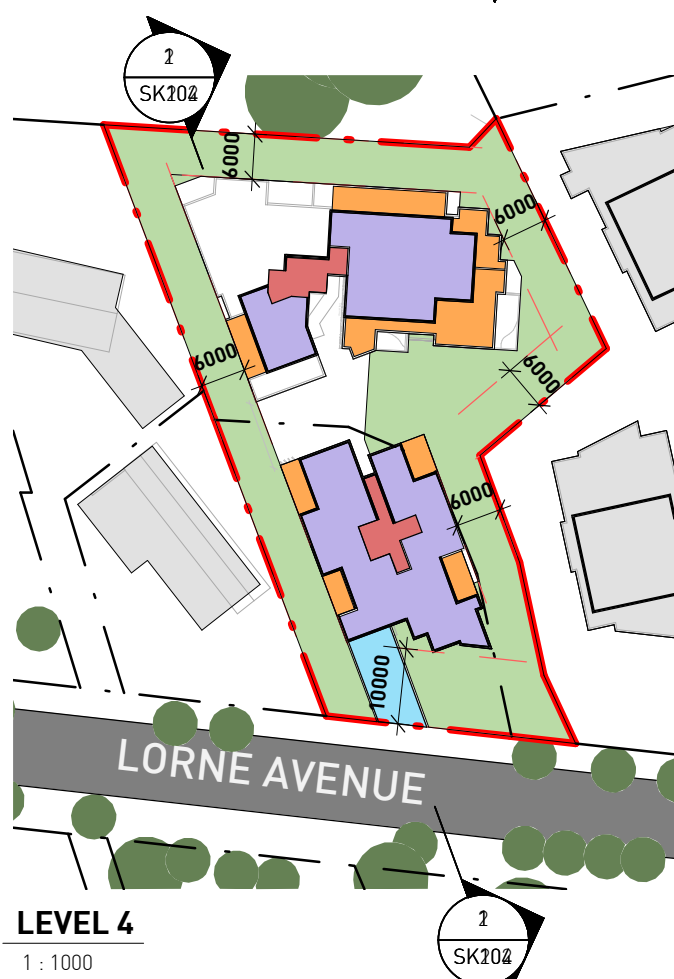
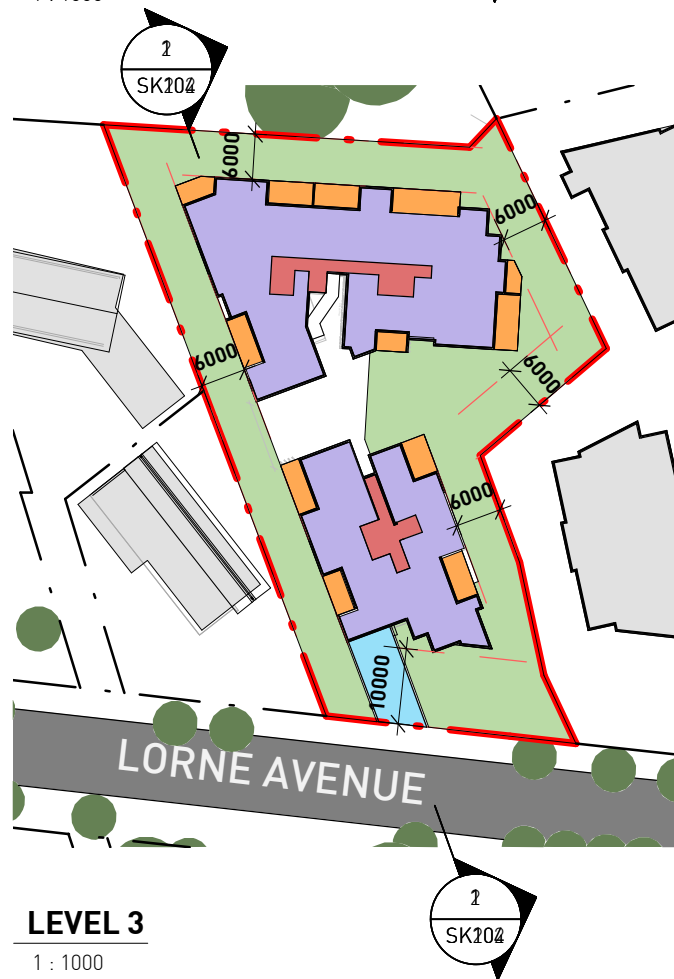
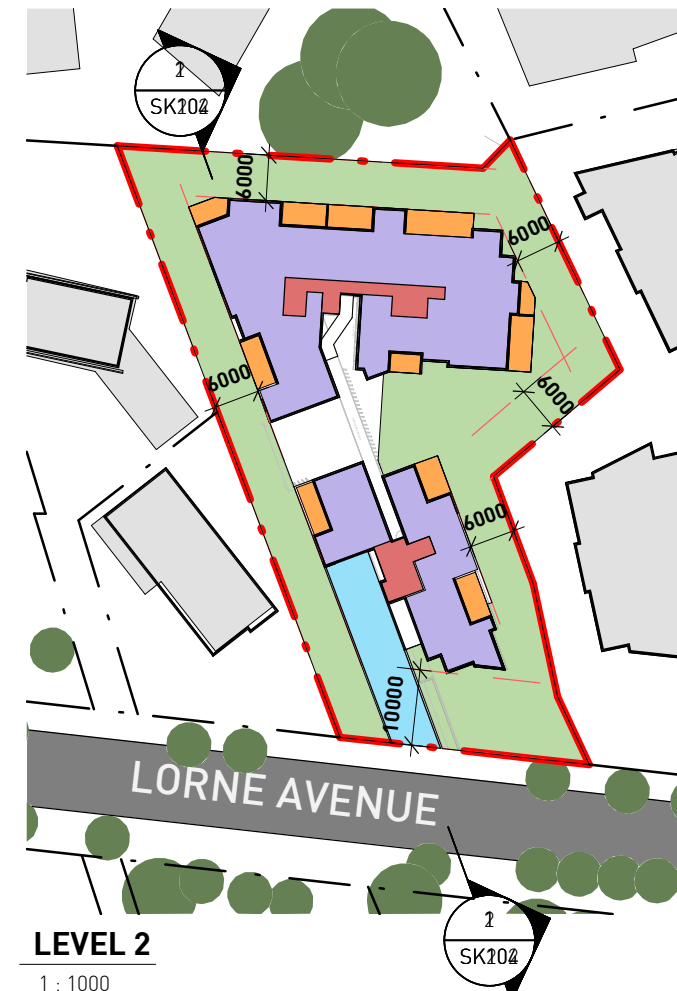
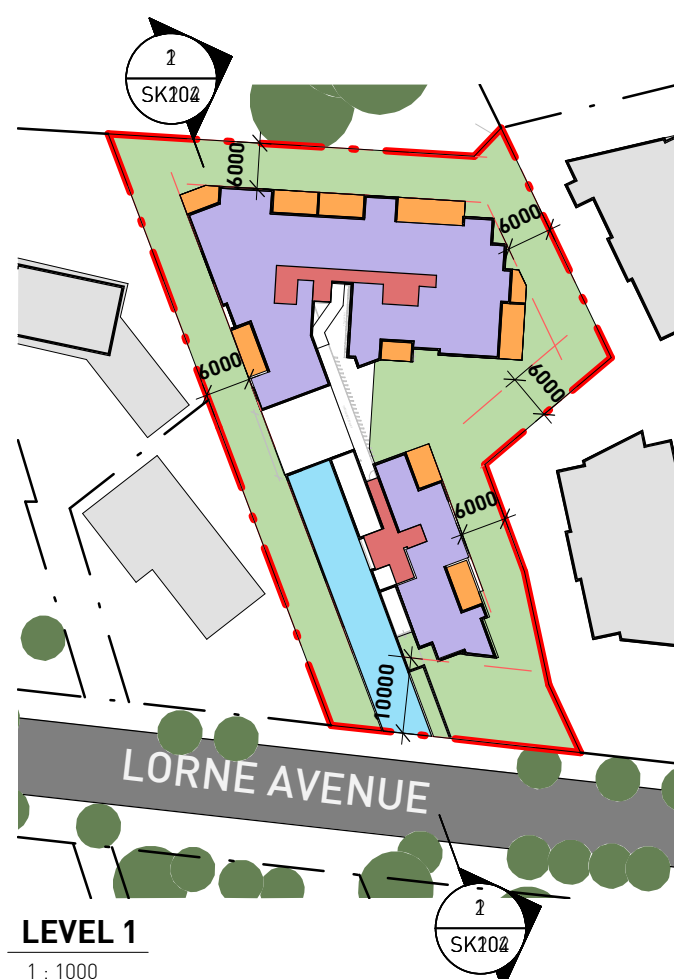
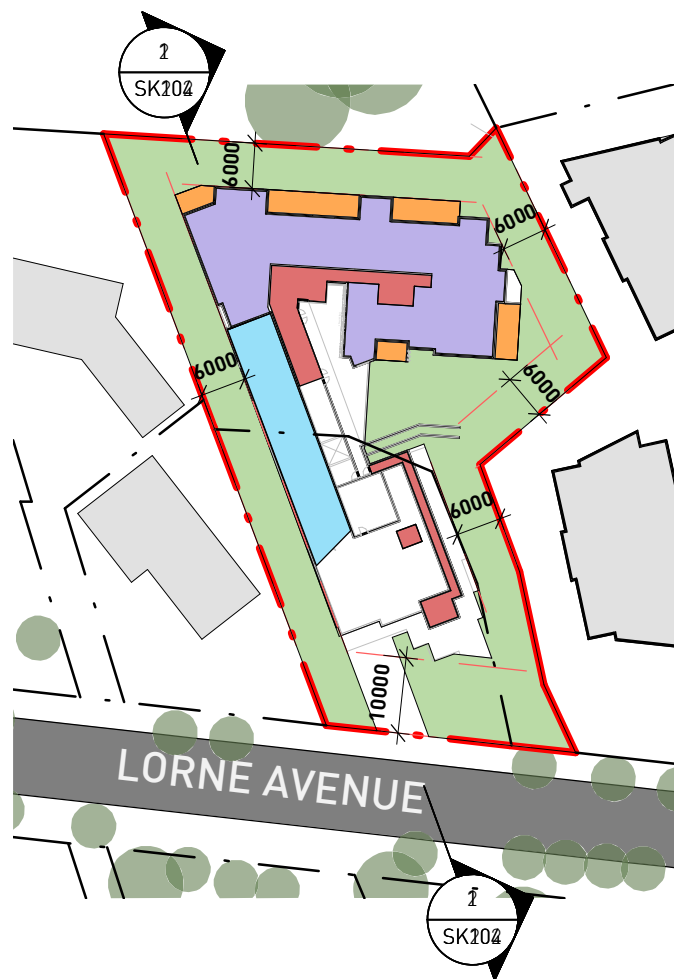
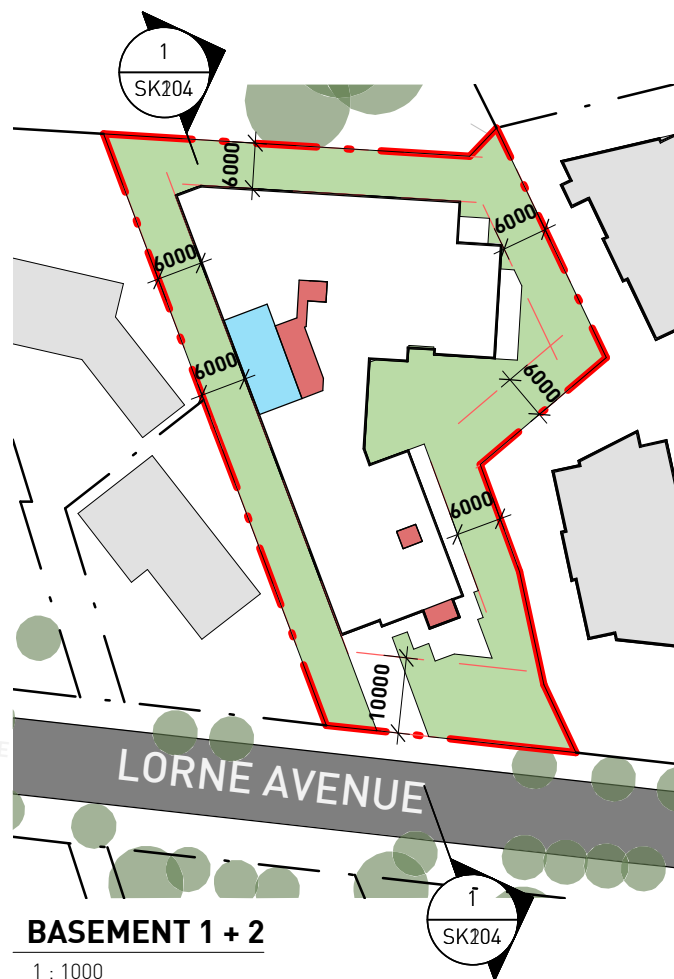
The two buildings are separated with a gap of min. 9 m between habitable and non-habitable rooms, and 12m gap between habitable areas. They sit over a 2 storey connected basement carpark. The front building sits a storey higher than the rear building following the natural ground level.

Deep soil zone is predominantly provided within the required setback areas and part of the gap between buildings. The required Communal Open Space is provided in the ground level and roof top. The Roof Top Communal Open Space on level 4 of the rear building serves as the Primary Communal Open Space receiving at least 2 hours of direct sunlight between 9am and 3pm during mid-winter to at least of 50% of the area. On ground level the communal open space is located between buildings and doesn't receive the required solar access, it comprises a central garden and a sports court.

Privacy can easily be achieved and meet the ADG requirement, screening plants and adequate separation will address these aspects of the development. Landscape plan will incorporate holistic and sustainable approach, for instance by implementing water sensitive urban design strategies to aid the overland flow and stormwater management and the use of native vegetation

The proposed development allows for future high density residential development on surrounding sites, given that it has sufficient setbacks to meet the DCP and ADG requirements.

K:\VR2016\16023\01_Current\Revit\2016_Killara.rvt

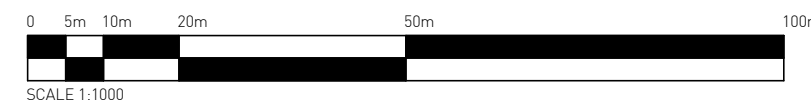


LEGEND

	SITE AREA 3317.1m ²		CORE + CIRCULATION
	DEEP SOIL 1678.7m ²		RESIDENTIAL UNITS
	DRIVEWAY		PRIVATE OPEN SPACE

SEPP 65 COMPLIANCE

SOLAR ACCESS (2 HRS)	71% (MIN 70%)
CROSS VENTILATION	91% (MIN 60%)
SINGLE ASPECT	8.4% (MAX 15%)
COMMUNAL OPEN SPACE	25% (MIN 25%)
DEEP SOIL ZONE	50.27% (MIN 7%)



Level 8 263 Clarence Street SYDNEY 2000
PO Box Q291 Queen Victoria Building 1230
Giles Tribe Pty Ltd
Nominated Architects:

P 61 2 9264 5005 F 61 2 9264 9908
E gta@gilestribe.com.au
ABN 50 001259 507
Ian McCaig [4964] Mark G Broadley [5823] Stuart D Hill [6459]

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

Client:

Project:
REZONING PROPOSAL
21 LORNE AVENUE

KILLARA

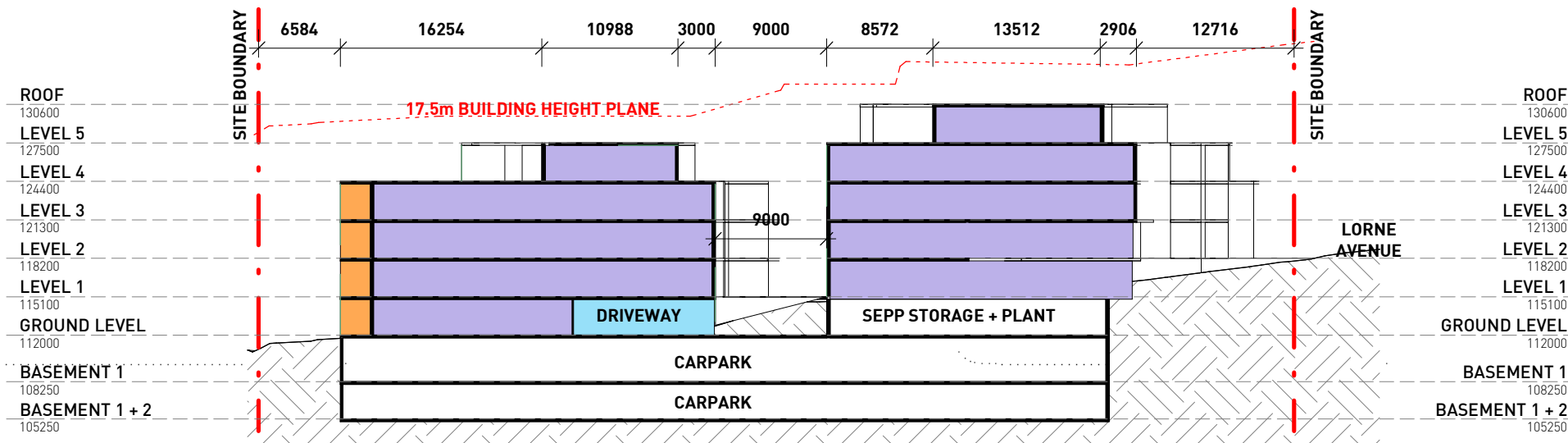


Scale: As indicated @A3
Date: 1.11.2016
Drawn: SM
Checker: SH
Job Ref: **16023**

FLOOR PLANS

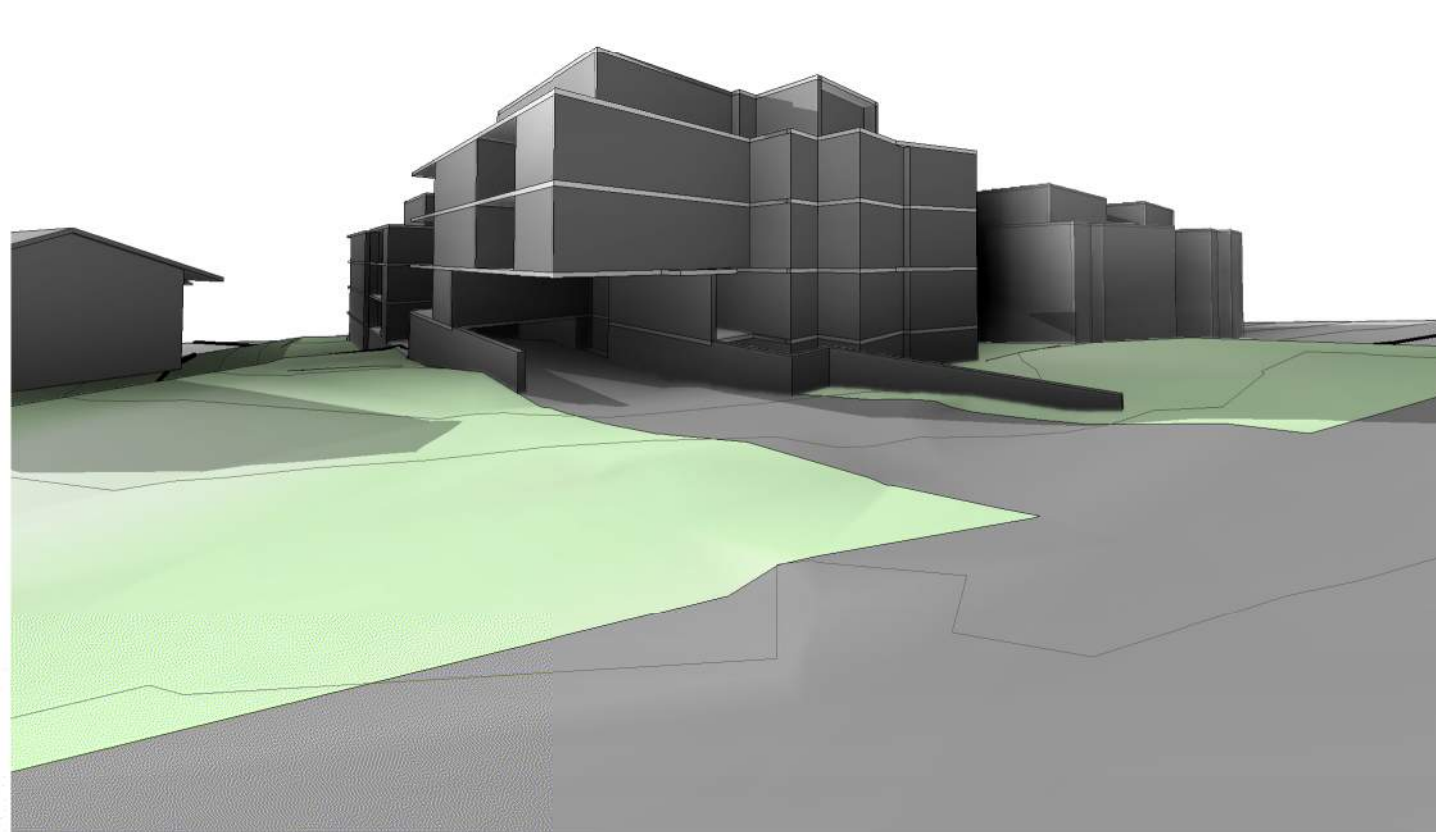
Drawing No:
SK202

K:\VR2016\16023\01_Current\Revit\2016_Killara.rvt



LEGEND

	SITE AREA 3317.1m ²		CORE + CIRCULATION
	DEEP SOIL 1678.7m ²		RESIDENTIAL UNITS
	DRIVEWAY		PRIVATE OPEN SPACE



STREET PERSPECTIVE



AERIAL

