

FIFECAPITAL

IN
COLLABORATION
WITH



BUREAU
BUREAU OF URBAN ARCHITECTURE



55-59 KIRBY STREET, RYDALMERE
URBAN DESIGN + ARCHITECTURE REPORT

PARRAMATTA CITY COUNCIL PP SUBMISSION (REVISED ADDENDUM)



PREPARED BY BUREAU OF URBAN ARCHITECTURE
ON BEHALF OF: FIFE CAPITAL

11 SEPTEMBER 2018

DOCUMENT URBAN DESIGN + ARCHITECTURE REPORT

PROJECT 55-59 Kirby Street,
Rydalmere, NSW 2116

CLIENT **FIFE CAPITAL**
A: Level 12, 89 York Street, Sydney NSW 2000
T: (02) 9251 2777

CONTACT

Ben Fife
T: +61 2 9251 2777
M: +61 408 541 474
E: ben.fife@fifecapital.com.au

PROJECT TEAM **PLANNING**
MECONE



A: Suite 12.04B
Level 12
179 Elizabeth Street
Sydney NSW 2000
T: +61 2 8667 8668
E: info@mecone.com.au



ARCHITECTURE + URBAN DESIGN
BUREAU OF URBAN ARCHITECTURE

A: 290 Victoria Street Darlinghurst NSW 2010
PA: PO Box A2243 Sydney South NSW 1235
T: 1300 123 404
E: info@bureau-ua.com

CONTACT

Richard Huxley
Managing Director + Principal Architect
Nominated Responsible Architect under NSW
Architect Act 2003
B.Arch (Hons) M.Arch RAlA Chartered
Architect NSW Registration No. 5711
T: (02) 9199 8621
M: 0431 814 529
E: richard.huxley@bureau-ua.com

ASSUMPTIONS

All scales are at A3 size unless noted otherwise.
All drawings are not to scale unless noted otherwise.
All images are by Bureau unless noted otherwise.

Note:

This report is to be read in conjunction with the following Mecone and Bureau of Urban Architecture reports;

1. Mecone PP Submission (Dec 2016)
2. Mecone PP Addendum (Mar 2018)
3. Bureau Structure Plan (Dec 2016)
4. Bureau Urban Design Report (Dec 2016)
5. Bureau Architecture Report (Dec 2016)
6. Bureau Urban Design/Architecture Report (Mar 2018)



CONTENTS

1.0	INTRODUCTION	4	4.0	'BUILDING BLOCK' - TYPICAL CORNER BUILDING PLANS	36
	1.1 OVERVIEW	4		4.1 INDICATIVE BUILDING 3 GROUND LEVEL	37
	1.2 BACKGROUND	4		4.2 INDICATIVE BUILDING 3 LEVEL 01	37
	1.3 PURPOSE OF THIS REPORT	4		4.3 INDICATIVE BUILDING 3 LEVEL 02	38
	1.4 LOCAL CONTEXT	5		4.4 INDICATIVE BUILDING 3 LEVEL 03	38
	1.5 AERIAL PHOTOS	6		4.5 INDICATIVE BUILDING 3 LEVEL 04	39
	1.6 STREET PHOTOS	7		4.6 INDICATIVE BUILDING 3 LEVEL 05	39
	1.7 SITE PHOTOS	8		4.7 INDICATIVE BUILDING 3 LEVEL 06	40
	1.8 SITE CONSTRAINTS DIAGRAM	9		4.8 INDICATIVE BUILDING 3 LEVEL 07	40
	1.9 PLANNING PROPOSAL PROCESS AND BACKGROUND	10	5.0	SCHEDULE OF USES	41
	1.10 VISION STATEMENT SCHEME – SCHEME 1	11	6.0	SHADOW ANALYSIS	43
	1.11 ORIGINAL PP SCHEME – SCHEME 2	12		6.1 OVERSHADOWING	44
	1.12 AMENDED PP SCHEME – SCHEME 3	13		6.2 SHADOW ANALYSIS JUNE 9AM	44
	1.13 REVISED AMENDED PP SCHEME – SCHEME 4 (FSR 1.5:1)	14		6.3 SHADOW ANALYSIS JUNE 10AM	45
2.0	DESIGN PRINCIPLES DIAGRAMS	15		6.5 SHADOW ANALYSIS JUNE 12PM	45
	2.1 EXISTING BUILDINGS	16		6.4 SHADOW ANALYSIS JUNE 11AM	45
	2.2 PROPOSED BOUNDARY LANDSCAPING	16		6.6 SHADOW ANALYSIS JUNE 1PM	45
	2.3 SITE	17		6.7 SHADOW ANALYSIS JUNE 2PM	46
	2.5 PARK, CREEK, LOOP ROADS AND ROUNDABOUTS	17		6.8 SHADOW ANALYSIS JUNE 3PM	46
	2.4 TOPOGRAPHY	17	7.0	APARTMENT DESIGN GUIDE COMPLIANCE	47
	2.6 SEMI - PRIVATE GREEN SPACES	18		7.1 ADG SITE SUMMARY	48
	2.7 APARTMENT TYPOLOGY	18		7.2 ADG SUMMARY - 'BUILDING 3'	48
	2.8 LOBBY SOLAR ACCESS AND VENTILATION	19		7.3 ADG SUMMARY - EXTRAPOLATED - BUILDINGS 2-8	48
	2.9 STAIR SOLAR ACCESS	19		7.4 VENTILATION + SOLAR STUDIES	49
	2.10 SETBACKS + SEPARATION	20		7.5 VENTILATION + SOLAR STUDIES	50
	2.11 OPEN SPACES AND SITE COVERAGE	20	8.0	PRECEDENTS	51
	2.12 CONNECTED PUBLIC AND COMMUNAL OPEN SPACES	21	9.0	STREET PHOTOMONTAGES	54
	2.13 DEEP SOIL	21		9.1 KIRBY STREET - LOOKING NORTH PHOTOMONTAGE	55
	2.14 PROPOSED ROAD NETWORK	22		9.2 UPJOHN PARK PHOTOMONTAGE	55
	2.15 BUILDING STEPPING	23		9.3 ECCLES PARK PHOTOMONTAGE	56
	2.16 SECTION 1 - INTERNAL STREET CONDITION	23		9.4 PEARCE STREET BRIDGE PHOTOMONTAGE	56
	2.17 SECTION 2 - INTERNAL PUBLIC SPACES CONDITION	24		9.5 PATTERSON STREET UNDERPASS CONNECTION PHOTOMONTAGE	57
	2.18 SECTION 3 - UPJOHN PARK CONDITION	24		9.6 ULM+ BATTEN STREET MONTAGE	57
	2.19 SECTION 4 - SUBIACO CREEK CONDITION	25		9.7 PATTERSON + GAMMELL STREET PHOTOMONTAGE	58
	2.20 SECTION 5 - SOUTH ULM STREET CONDITION	25			
	2.21 SECTION 6 - WEST ULM STREET CONDITION	26			
	2.22 SECTION 7 - KIRBY STREET CONDITION	26			
	2.23 SPORTING / COMMUNITY BENEFIT	27			
	2.24 PAVILION / HERITAGE PRECINCT	28			
3.0	PROPOSED MASTERPLAN	29			
	3.1 MASTERPLAN	30			
	3.2 MASTERPLAN DESIGN STATEMENT	31			
	3.3 SITE SECTIONS	32			
	3.4 BUILDING HEIGHTS	33			
	3.5 GROUND PLANE + LOBBY LOCATIONS	34			
	3.6 MASTERPLAN SNAPSHOT	35			

1.0 INTRODUCTION

1.1 OVERVIEW

The site is located at 55-59 Kirby Street, on the Eastern boundary of Rydalmere, one of the key residential precincts of Parramatta. The subject site is bound by Upjohn Park to the North, Silverwater Road to the East, Subiaco Creek to the South and Kirby Street to the West. The site is industrial zoned which is incompatible with the surrounding residential and open space uses. After a significant period of discussion with Parramatta City Council it has been agreed that this site be rezoned for residential use. This addendum report to the originally submitted Planning Proposal seeks to determine the most appropriate future masterplan and planning controls for the site and proposes a revised masterplan vision for the site responding to the consultation and feedback from Council officers. This report is to be read in conjunction with the Planning Proposal reports submitted by Bureau of Urban Architecture dated December 2016.

1.2 BACKGROUND

The original planning proposal was lodged in December 2016, seeking to:

- Rezone the site from IN1 General Industrial to R4 High Density Residential;
- Amend the Schedule 1 additional permitted uses to incorporate a café-restaurant and function centre for the site;
- Increase the site's maximum height of building from 12m to between 14m and 40m; and
- Increase the site's maximum FSR from 1:1 to 2.1:1.

Since lodgment, several meetings have been held with Council, including multiple design workshops with Council's urban design and strategic planning staff. In addition, multiple discussions and meetings have been undertaken with Roads and Maritime Services (RMS) and Transport for NSW (TfNSW) to ensure traffic and transport matters could be resolved, prior to the submission of a revised scheme. These discussions provided valuable input to the proposal and culminated in an addendum to the planning proposal lodged in March 2018.

1.3 PURPOSE OF THIS REPORT

Bureau of Urban Architecture has been engaged by the Fife Capital to prepare an Urban Design and Architecture Report to test, review and consider:

- Whether the site has capacity for increased height and development yield, without negatively impacting on the neighbouring area.
- The existing and likely future opportunities for development and improving public space amenity and connectivity within this part of Rydalmere.
- An appropriate revised masterplan vision for the site.

This report tests a detailed analysis and assessment of the site, including a response to site constraints and opportunities, the maximum height potential without negatively impacting on the neighbouring area and identify urban design opportunities which improve the area and the public realm. Bureau's revised scheme is the result of this detailed urban design analysis and an iterative design process involving Council's urban design and strategic planning staff. The scheme responds to the unique garden-like setting and caters to families and other demographics who desire both the affordability and convenience of apartment living, as well as open space, peaceful locality and amenity afforded by the surrounding low to medium residential suburb. The development is permeable and well connected to the surrounding street network but removed from busy surrounding road network of Silverwater Road and Victoria Road.

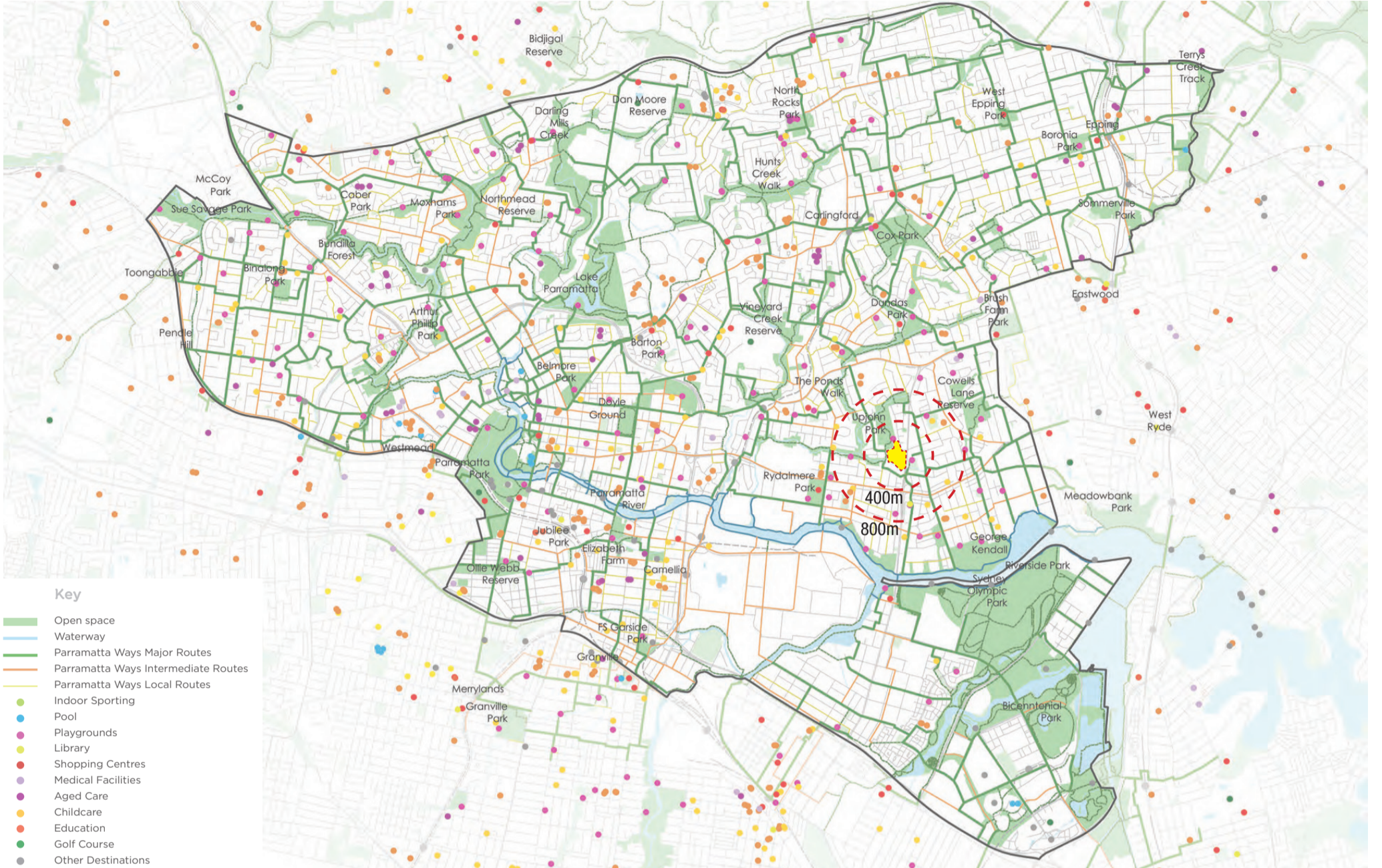
Key features of the revised scheme include:

- A "U" and "L" shape building typology that maximises residential amenity and offers design flexibility;
- A maximum height across the site limited to 31 m above ground level, which minimises visual impacts while allowing for appropriate densities;
- A maximum FSR of 1.5:1;
- Three large areas of public open space (in the north, centre and south) connected by a network of green spaces;
- A building and road arrangement with a relationship to Subiaco Creek including 10m riparian corridor, 11m asset protection zone and average of 20m building set back from the APZ;
- A building arrangement that provides view lines between the creek and Upjohn House; and
- A street address for all buildings.

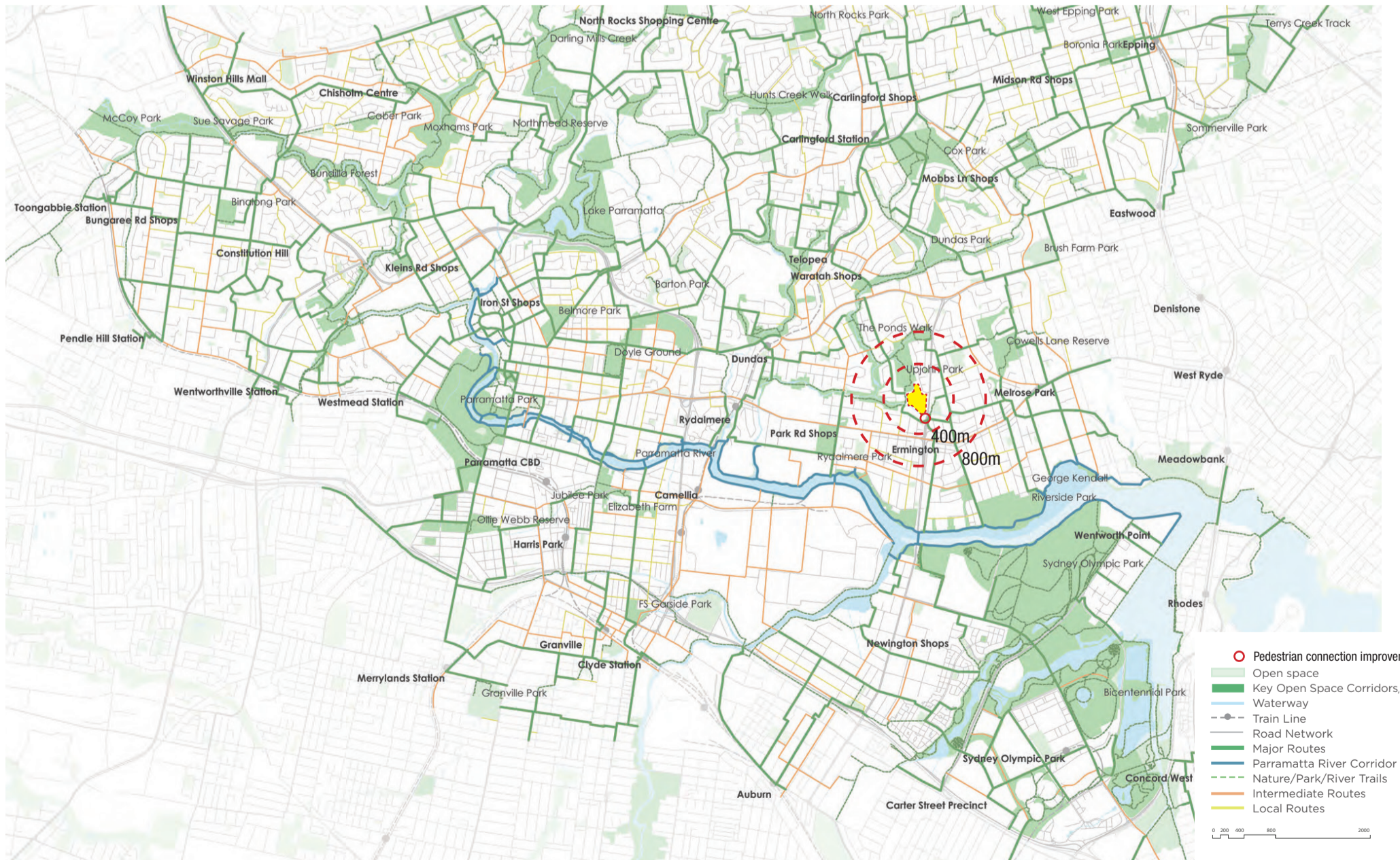
The evolution from the courtyard building typology to "U" and "L" shapes has been adopted following feedback received from Council. All parties agreed that the proposed forms are able to provide a very efficient built form, which significantly increases the area of open space and deep soil on the site, further enforcing the relationship with Upjohn Park in the north and Subiaco Creek to the South.

1.4 LOCAL CONTEXT

(Extracted from Parramatta Ways - Implementing Sydney's Green Grid)



ACTIVE CENTRES



CORRIDORS

1.5 AERIAL PHOTOS

The below aerial views highlight the extensive buffering of large mature trees along the entire perimeter of the site.



AERIAL VIEW LOOKING SOUTH TO SUBIACO CREEK



AERIAL VIEW LOOKING EAST WITH CBD IN THE DISTANCE

1.6 STREET PHOTOS

The site is unique within the Rydalmere area as it only has one boundary fronting a street and is buffered by large, mature trees along the perimeter of the entire site, allowing the site to be ideally suited for a higher density residential than its surrounding context.



STREET VIEW LOOKING NORTH FROM PATTERSON + GAMMEL INTERSECTION



VIEW FROM ECCLES PARK LOOKING EAST TOWARDS THE SITE



STREET VIEW LOOKING NORTH ALONG KIRBY STREET



STREET VIEW LOOKING SOUTH AT SITE AND ALONG KIRBY STREET



STREET VIEW LOOKING NORTH FROM PATTERSON STREET UNDERPASS



STREET VIEW LOOKING WEST FROM PEARCE STREET BRIDGE



STREET VIEW LOOKING SOUTH FROM ULM + BATTEN CRES. INTERSECTION



VIEW FROM UPJOHN PARK LOOKING SOUTH TOWARDS THE SITE

1.7 SITE PHOTOS

4



UPJOHN HOUSE

5



UPJOHN HOUSE CARPARK

6



KIRBY STREET LOWER ENTRY

7



SUBIACO RETAINING WALL

8



SUBIACO CREEK

9



SIGNIFICANT TREE

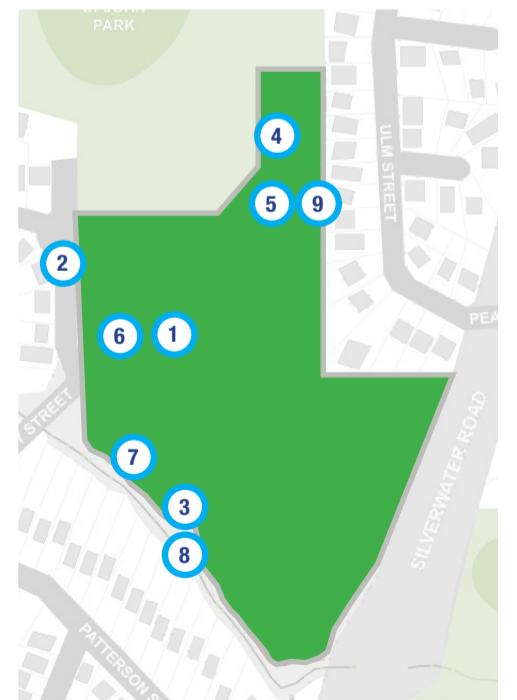
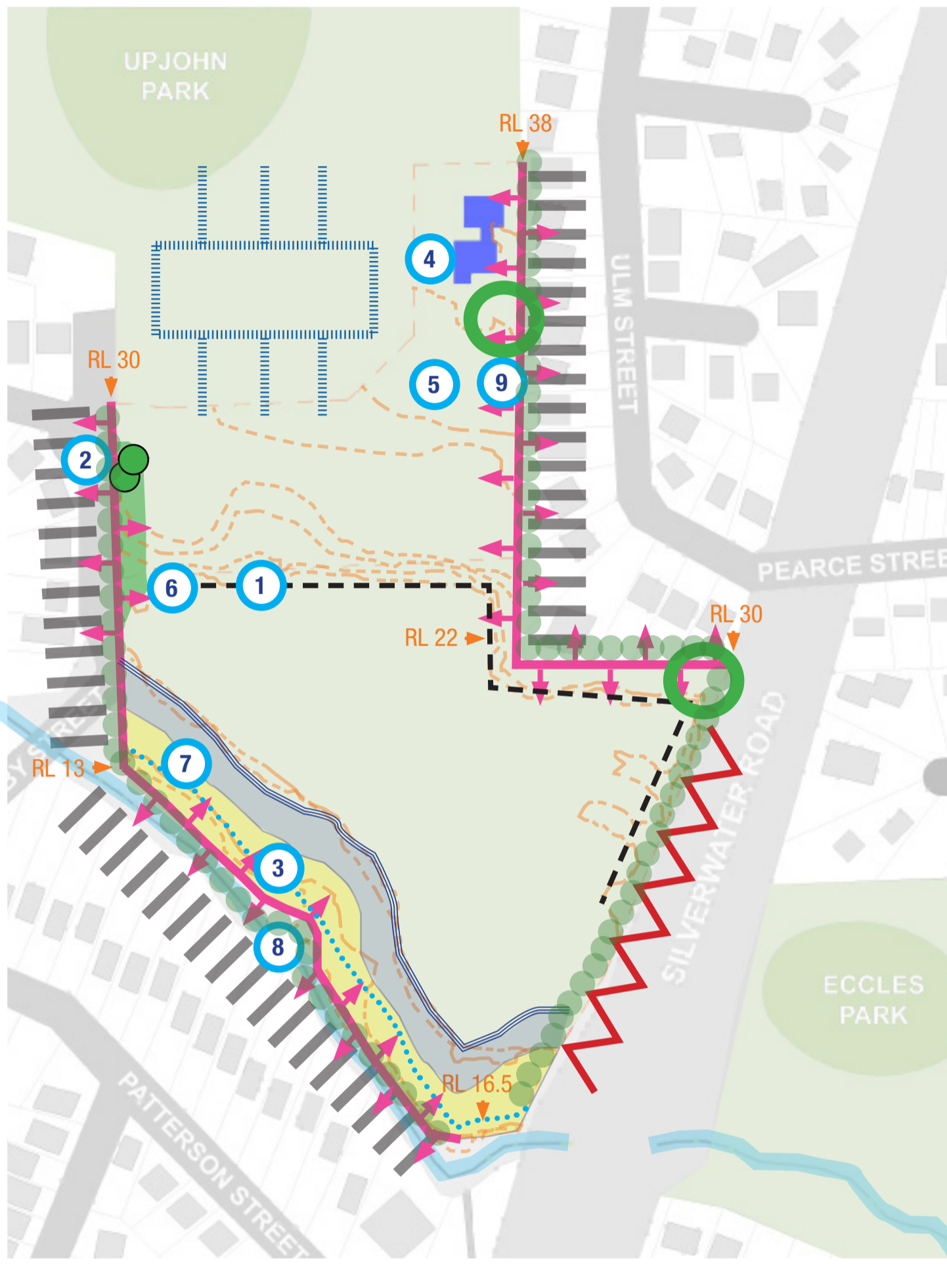


IMAGE KEY

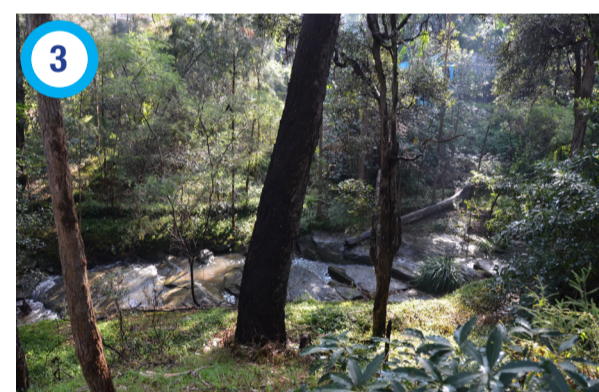
1.8 SITE CONSTRAINTS DIAGRAM



RETAINING WALL



ENVIRONMENT PROTECTION ZONE



SUBIACO RIPARIAN BUSH

KEY

- Site Boundary
- Contours 2m intervals
- Retaining Wall
- ↔ Interface with adjacent properties
- ⚡ Noise from Silverwater Road
- Site buffered by existing trees from adjacent streets and properties
- ||||| Potential overshadowing
- Heritage Item
- Planting Zone
- Endangered Tree
- ||||| Public/Private interface with carpark + Upjohn Park
- Established Trees
- Top of Bank (right side only)
- 10m riparian corridor
- ||||| Asset Protection Zone
- Site Photos Reference Point

1.9 PLANNING PROPOSAL PROCESS AND BACKGROUND

The design team has been actively and positively engaged for over 2.5 years with Parramatta City Council staff to find the most appropriate solution for the site from a Council and Client perspectives. In this time there has been numerous masterplan options and site planning strategies canvassed. This proposal presents Scheme 4 dated September 2018 in response to Council's comments on the Amended PP submission dated May 2018.

To provide context and background to the history of the project we provide the following overview of the 4 principle schemes that have been pursued to date.

Vision Statement – Scheme 1 (submitted January 2016)

The first scheme was the original Vision Statement scheme, also referred to as the “north-south finger scheme”. It had an overall emphasis on north south landscaped pedestrian corridors, a minimal road network and large amounts of open space. Apartment buildings range in height from 2 to 12 levels and provided an overall FSR of circa 2.5:1

Original PP – Scheme 2 (submitted December 2016)

The second scheme was the Original PP scheme lodged to Council. It had an overall emphasis on north-south landscaped pedestrian corridors and buildings that adjusted their orientation to address the creek reserve. It had a minimal road network, taller buildings in the centre, smaller buildings to the periphery adjacent Ulm and Kirby Street residential areas and more open space. It also proposed larger built form working together with the heritage item. Apartment buildings range in height from 2 to 12 levels and provided an overall FSR of 2.1:1

Amended PP – Scheme 3 (submitted March 2018)

The third scheme was the Amended PP scheme, also referred to as the “courtyard apartment scheme”, had an overall emphasis on creating building and open space precincts, an enhanced road network with a loop road running from park to creek edges. It had an overall lower building height, larger building footprints and a dominant courtyard building typology. It introduced a recessive 2 level extension to the north of the heritage building and identified a large heritage curtilage. Apartment buildings range in height from 2 to 10 levels with an FSR of 1.9:1

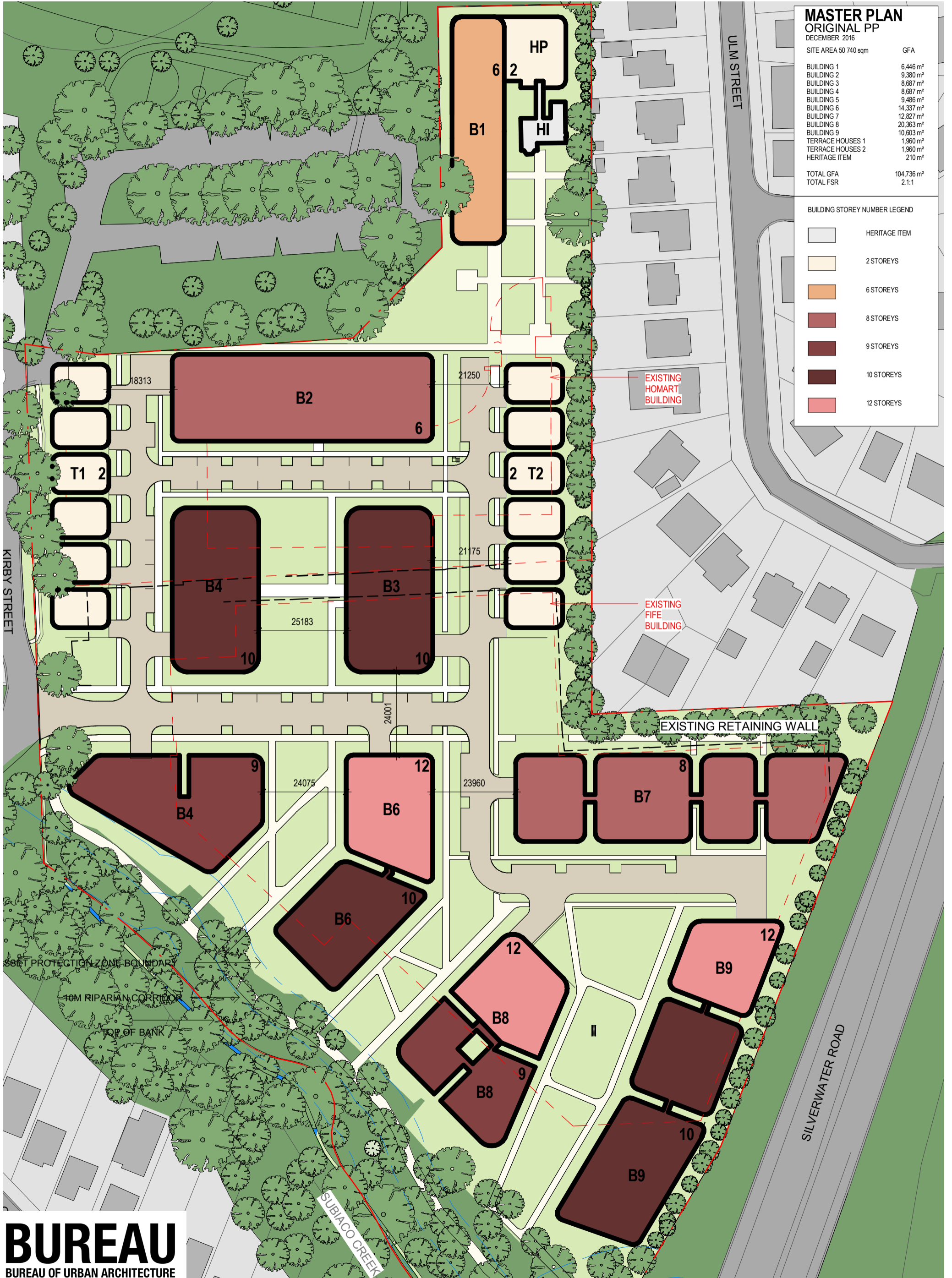
Revised Amended PP – Scheme 4 (submitted August 2018)

The fourth scheme is the Current Scheme or Revised Amended PP scheme which has a more dominant road network, maximising the internal road along park and creek with the addition of a major new roundabout on the Kirby Street. 30 m buildings separations have adopted throughout together with a “L” or “U” shape configurations to expand the spaces created by road corridors. Most buildings adopt stepped and recessive upper levels unless a particular street condition warrants a more vertical treatment. The heritage precinct has been developed into a sympathetic architectural and landscape response with a heritage to creek vista preserved. The new location of the central east-west road allows for a practical staging for the two existing industrial uses on site. Apartment Buildings range in height from 2 to 9 levels with an FSR of 1.5:1.

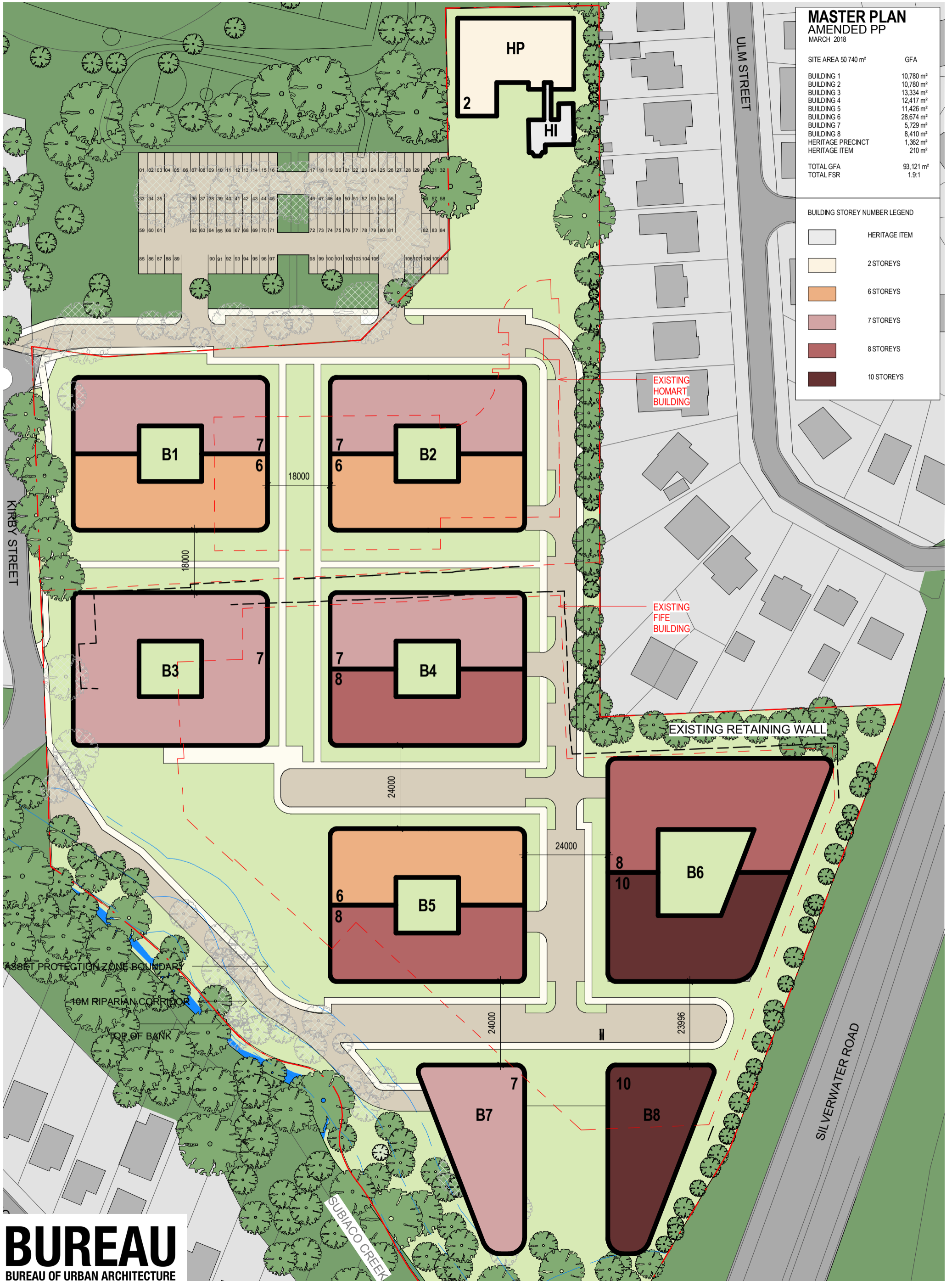
1.10 VISION STATEMENT SCHEME – SCHEME 1



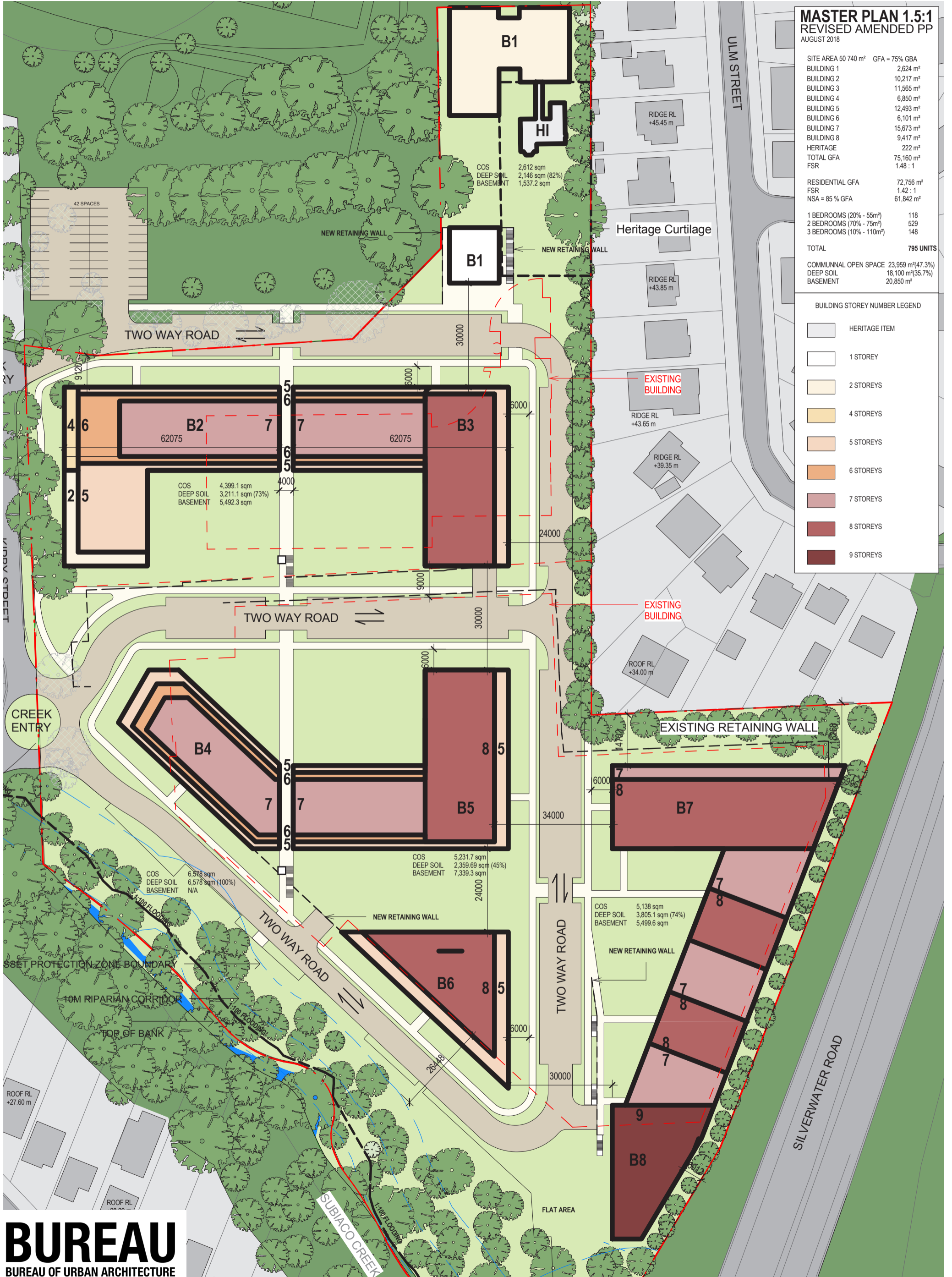
1.11 ORIGINAL PP SCHEME – SCHEME 2



1.12 AMENDED PP SCHEME – SCHEME 3



1.13 REVISED AMENDED PP SCHEME – SCHEME 4 (FSR 1.5:1)



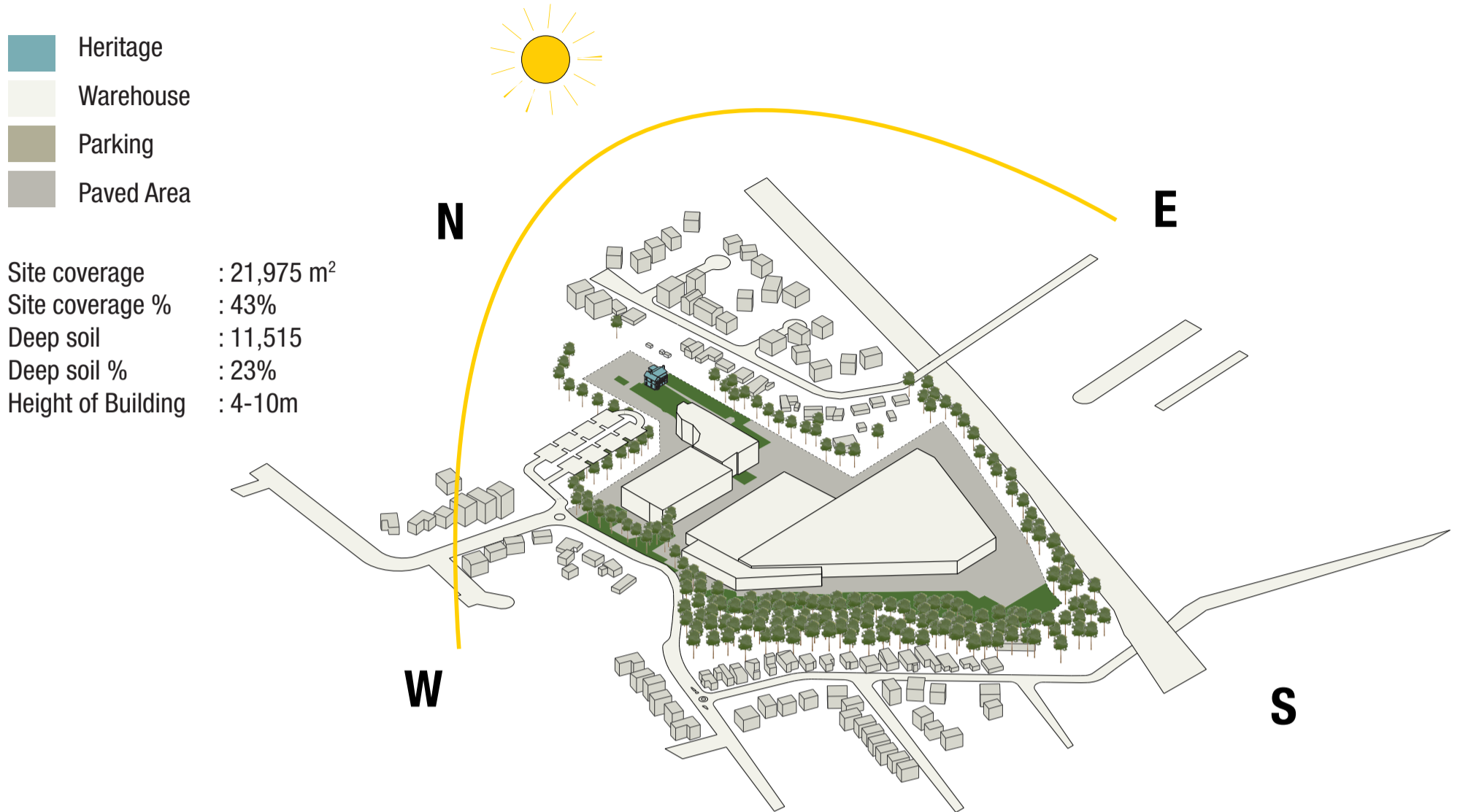
2.0 DESIGN PRINCIPLES DIAGRAMS

MASTERPLAN / URBAN DESIGN

The design team has been actively and positively engaged for over 2.5 years with Parramatta City Council staff to find the most appropriate solution for the site from a Council and Client perspectives. In this time there has been numerous masterplan options and site planning strategies canvassed. This proposal presents Scheme dated September 2018 in response to Council's comments on the Ammended PP submission dated May 2018.

Bureau of Urban Architecture considered a range of design approaches for the site throughout our engagement with Parramatta City Council staff. The following design principles diagrams explain the design decisions leading to the proposed masterplan vision.

2.1 EXISTING BUILDINGS



The site is located at 55-59 Kirby Street, on the Eastern boundary of Rydalmere, one of the key residential precincts of Parramatta.

The subject site is bound by Upjohn Park to the north, Silverwater Road to the East, Subiaco Creek to the South and Kirby Street to the West. The site is industrial zoned which is incompatible with the surrounding residential and open space uses.

The current industrial zoned building covers almost 50% of the available site area.

The site sits in a key position within a significant network of open space and recreation areas surrounding it, with Upjohn Park to the North, Eccles Park to the East and Subiaco Creek to the South. The existing site and improvements are dominated by the large impervious industrial roof and vehicle hardstands with access restricted to the public. The proposal aims to compliment the existing landscaping and to increase the landscaping and amenity to the immediate surroundings as well as to expand Sydney's strategic network of open spaces in accordance with the objectives of the Sydney Green Grid.

2.2 PROPOSED BOUNDARY LANDSCAPING



The proposed masterplan strengthens the existing boundary planting along the backs of the properties on Ulm Street. The additional boundary planting will be consistent with the look and feel of Upjohn Park. Further to this there are proposed landscaping upgrades to the South of Upjohn Park, at the interface with the site.

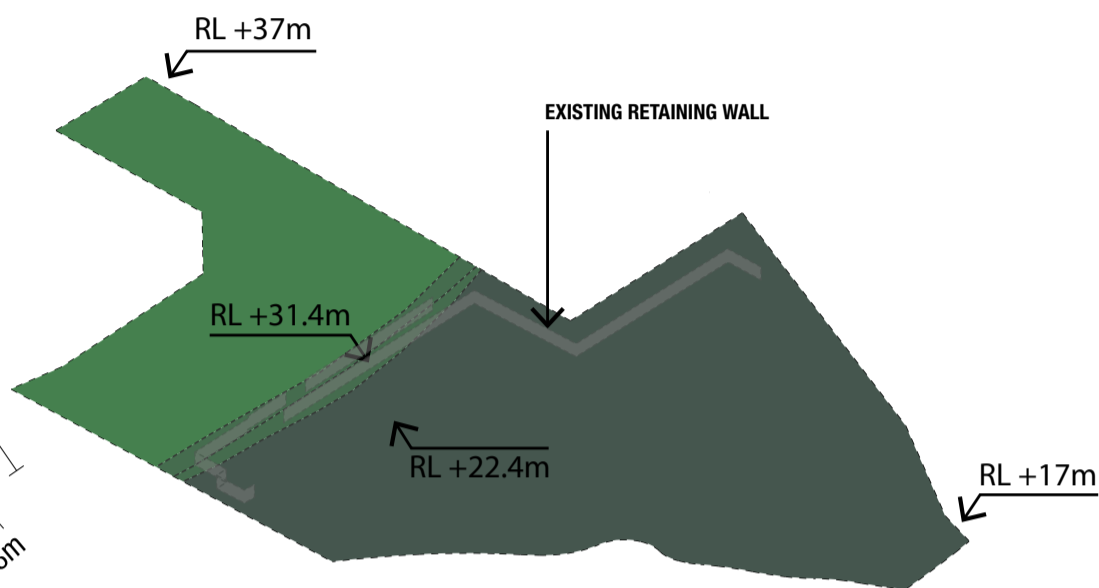
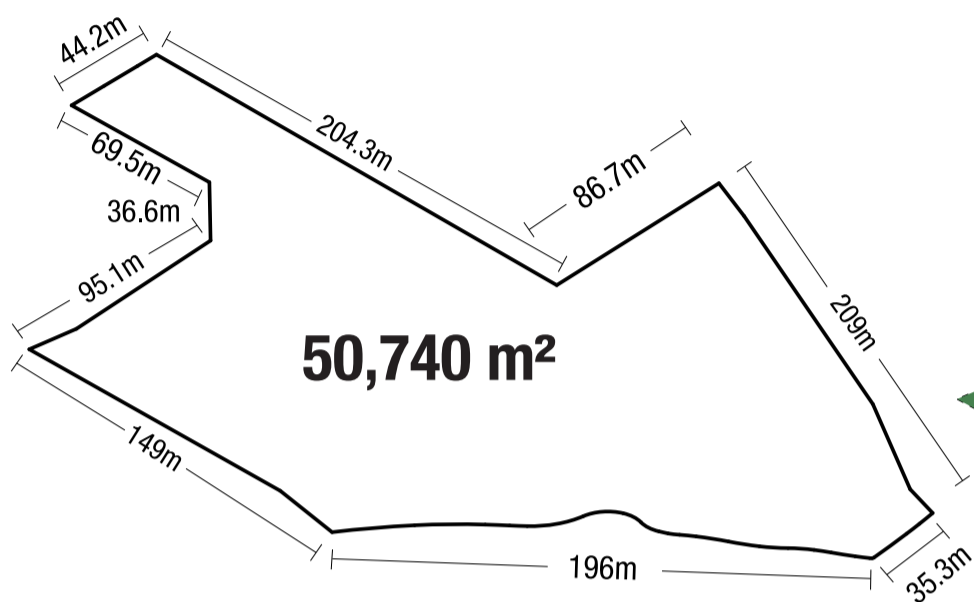
2.3 SITE

Area: 50,740 m²

2.4 TOPOGRAPHY

North - South Cross-fall (located in the middle of the site): 9m approx.

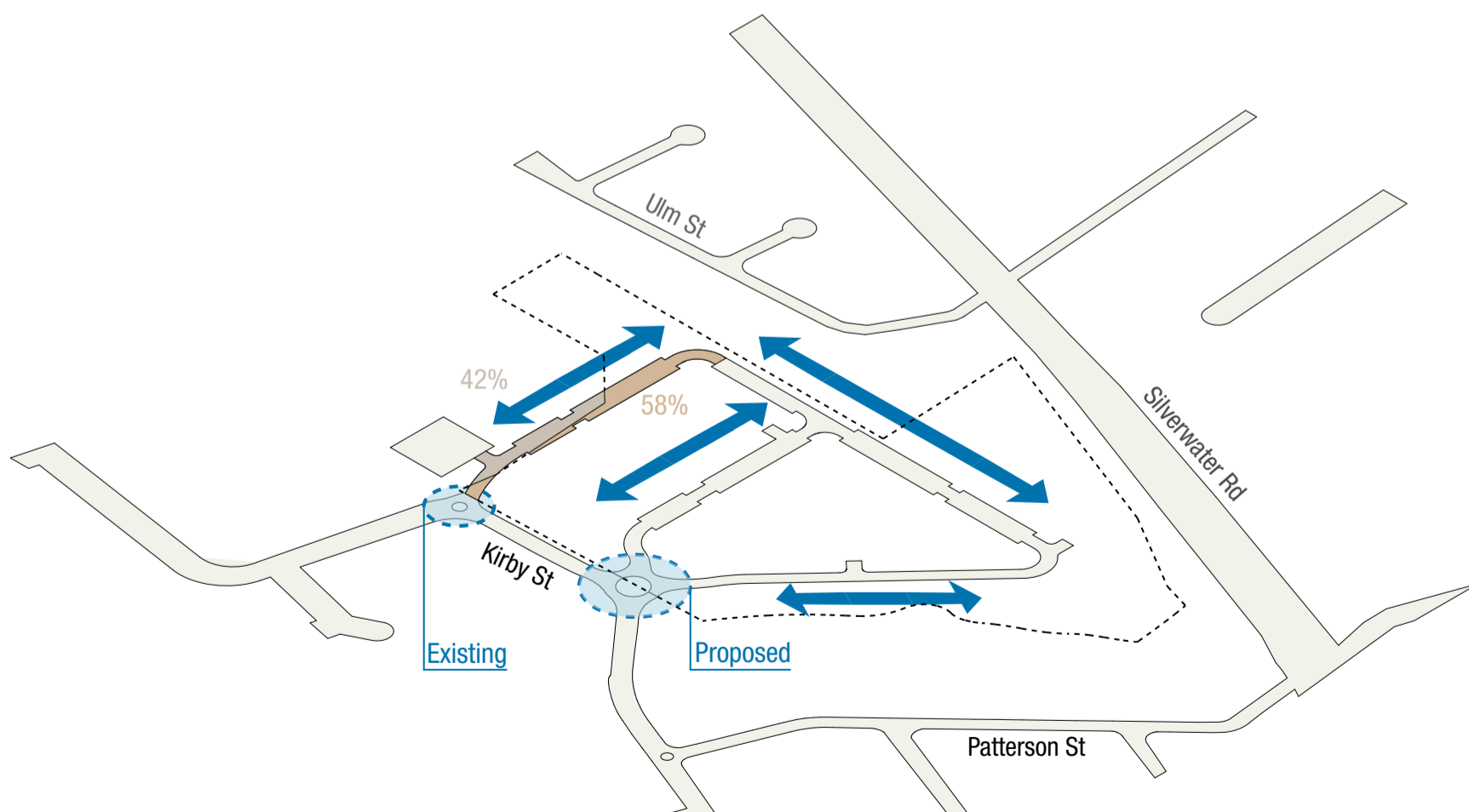
The site has a change in level of approximately 20 meters from a high point in the North and falling to the South towards Subiaco Creek.



2.5 PARK, CREEK, LOOP ROADS AND ROUNDABOUTS

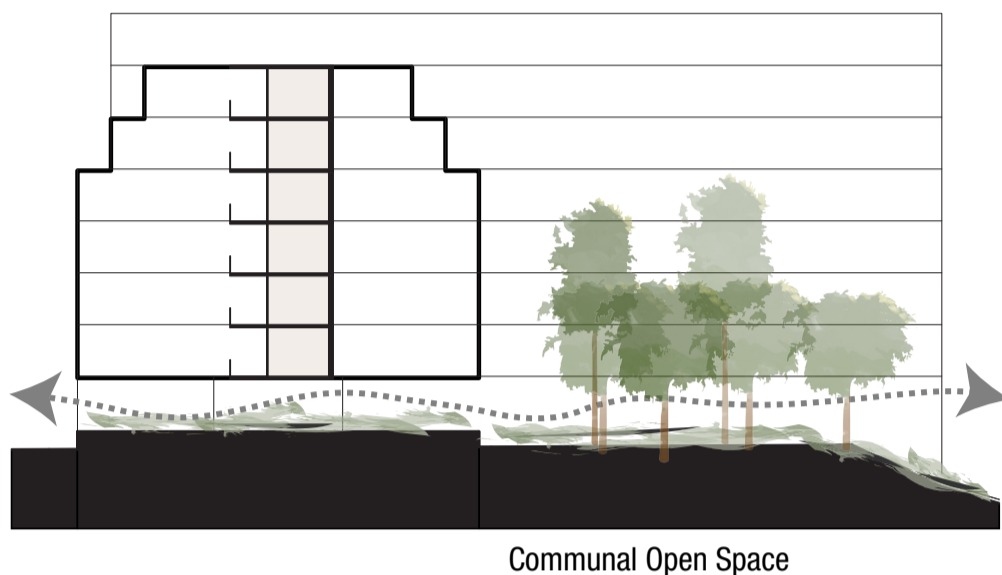
In response to Council's feedback and requirements, the Amended PP – Scheme 3 (submitted March 2018) required a complete rethink of the internal road network, so that the scheme provided legible streets, appropriate street widths and building setbacks, as well as incorporating a second entry point from Kirby Street along the northern boundary of the site. The internal North-South link road was also introduced and provides a link between Subiaco Creek to the South and the heritage Upjohn house to the North. The proposed road network reflects and builds upon the previous approach, with the central East/West road moving Northwards and a new roundabout proposed for the Southern entry off Kirby street providing a legible and sensible entry to the site.

The proposed northern road adjacent to Upjohn Park is 58% to 42% contained within the proponents and Council land respectively.



2.6 SEMI - PRIVATE GREEN SPACES

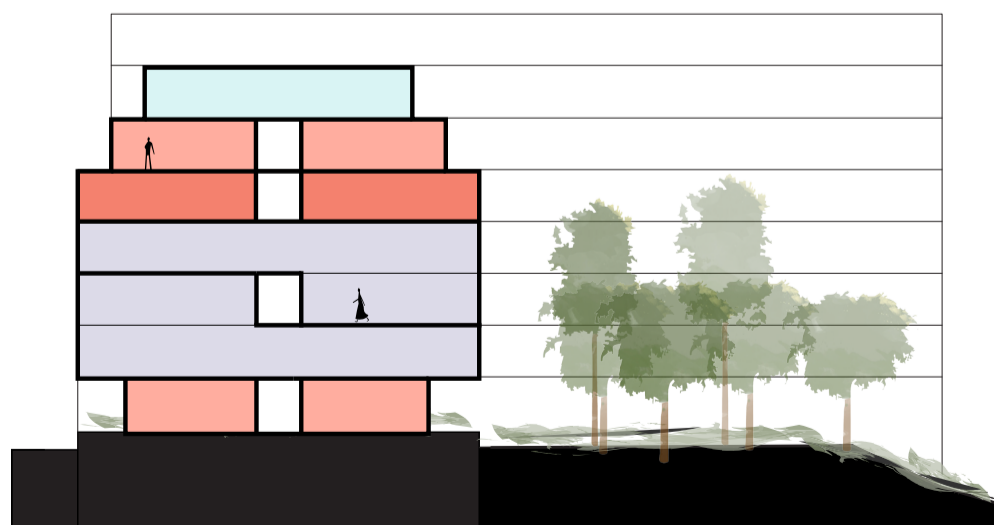
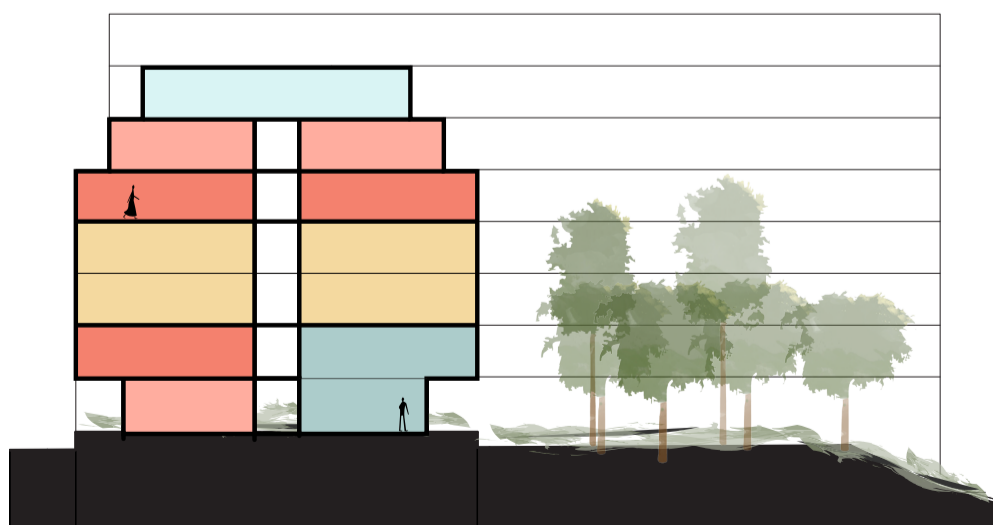
The proposal is for a scheme that provides permeability to the site as well as within the wider precinct. The built form is configured around an ordered network of paths and through-site links. The scheme creates pedestrian connections between publicly accessible spaces for passive recreation; encouraging both East-West movements as well as North-South movements between magnets Subiaco creek and Upjohn park.



2.7 APARTMENT TYPOLOGY

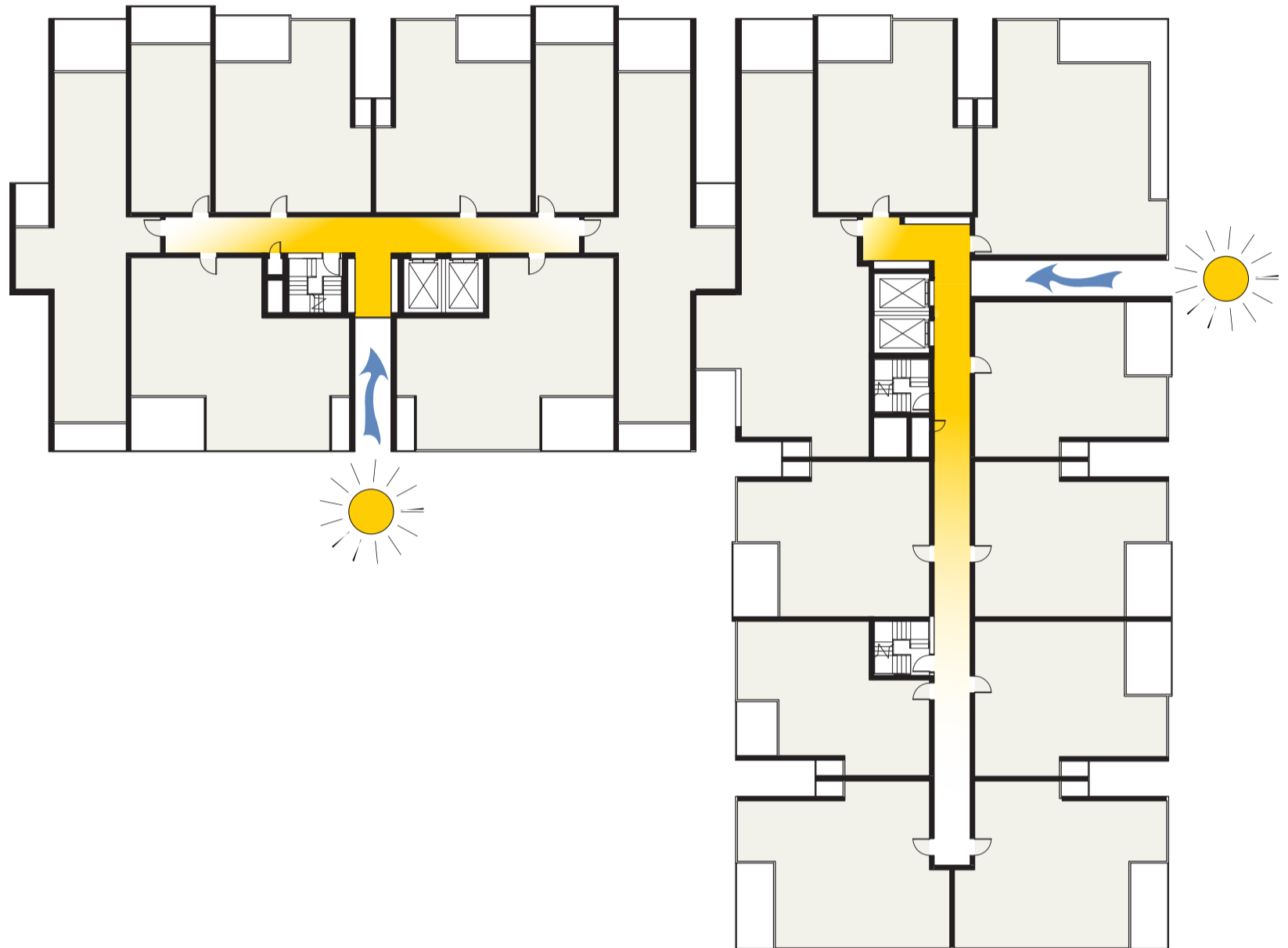
The buildings will be developed to allow for maximum flexibility in the type and sizes of apartments provided across the site, ensuring multiple apartment typologies, further adding to the variety of residential accommodation offered.

- Penthouse
- Family (3+ bed)
- Typical (1-2 bed)
- Cross-over
- 2 Storey
- Terrace

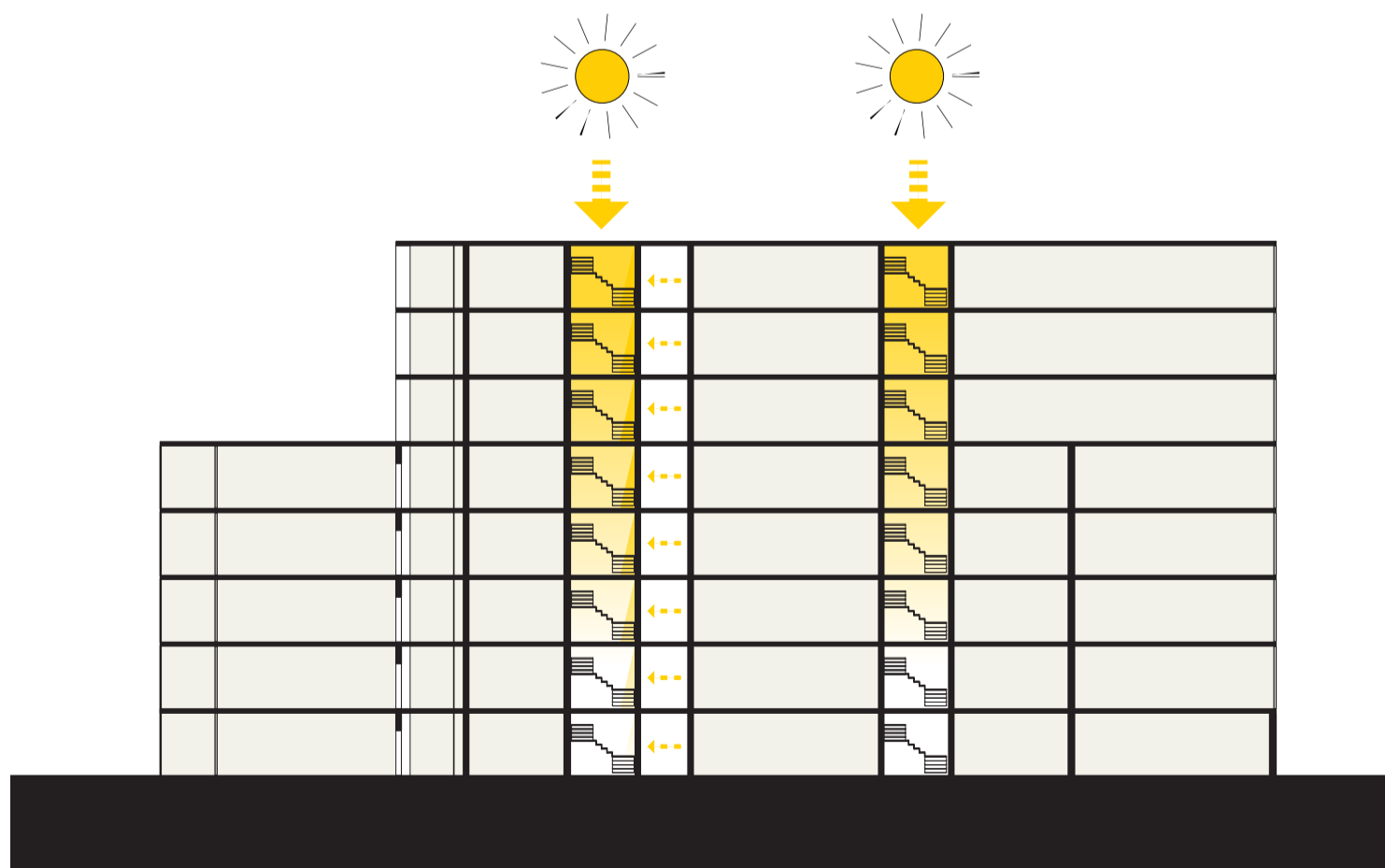


2.8 LOBBY SOLAR ACCESS AND VENTILATION

The buildings have been designed to increase both amenity and environmental standards for the benefits of the residents. The design ensures that the lift lobbies of every building will be filled with natural light and ventilation. Fire stairs will be provided with a roof skylight and access to natural light at each level will encourage the use of stairs in the building.

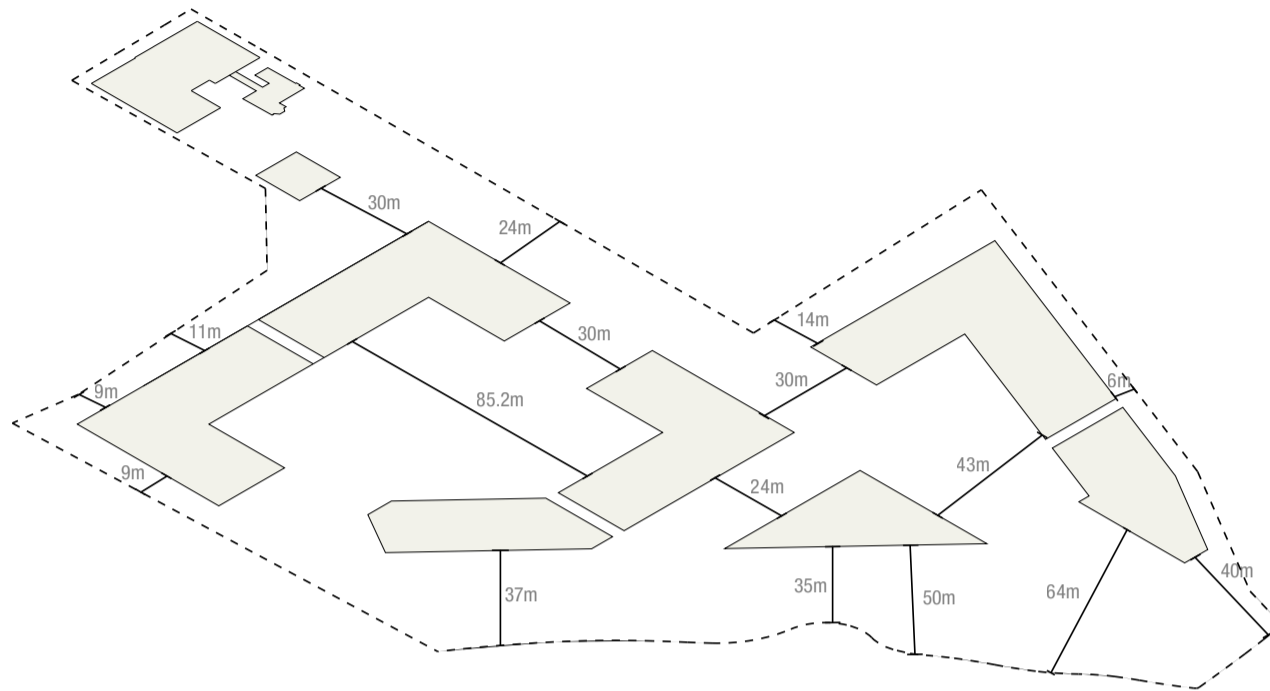


2.9 STAIR SOLAR ACCESS



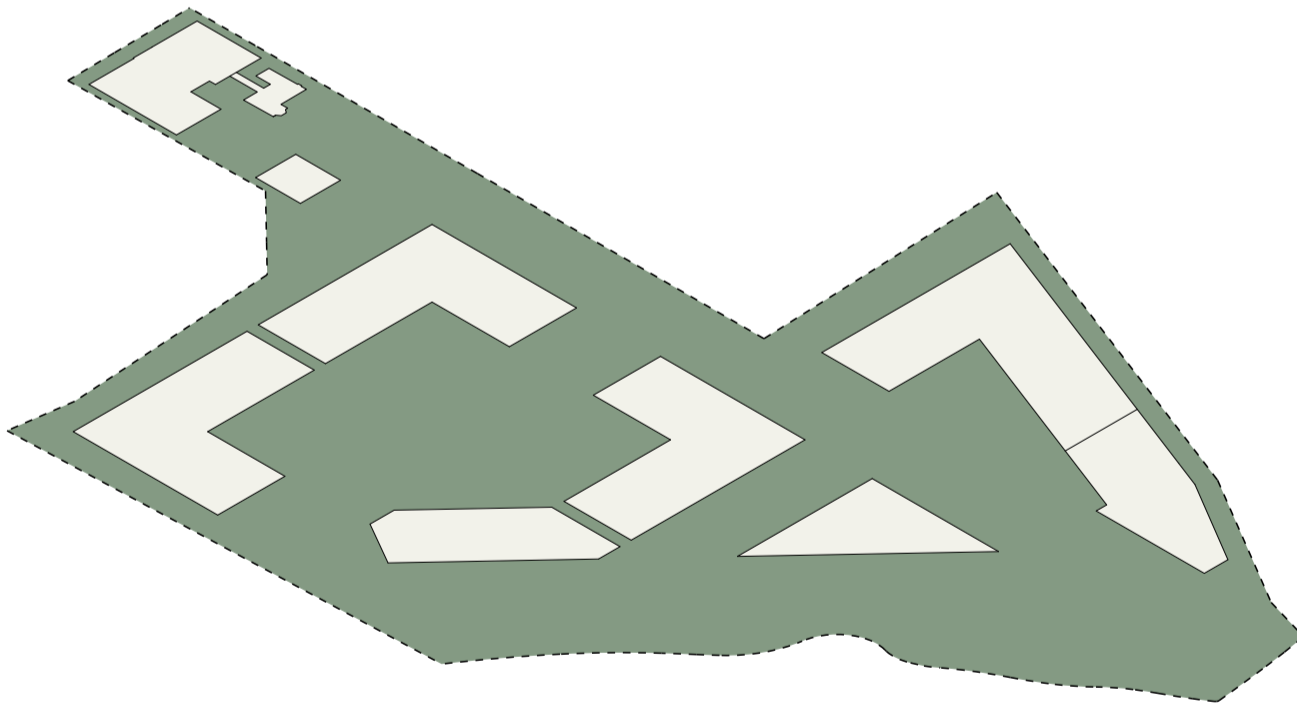
2.10 SETBACKS + SEPARATION

Generous building setbacks are proposed, particularly along the lower part of the site adjacent to Subiaco Creek. These create a buffer to Subiaco Creek and the adjoining properties. The setbacks to adjoining properties are larger than to the existing industrial buildings. 30 m buildings separations have adopted throughout together with a “L” or “U” shape configurations to expand the spaces created by road corridors.



2.11 OPEN SPACES AND SITE COVERAGE

<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #4F7942; margin-right: 5px;"></div> <p>OPEN SPACES (UNBUILT-UPON AREA) Proposed area: 36,391 m² (71.7%)</p> </div>	Existing: 57%	Difference: +14.7%
<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #D9E1D9; margin-right: 5px;"></div> <p>SITE COVERAGE (BUILT-UPON AREA) Proposed area: 14,349 m² (28.3%)</p> </div>	Existing: 43%	Difference: -14.7%



The proposed masterplan is devoted to creating open spaces and aims to provide amenity to the immediate surroundings as well as to expand Sydney's strategic network of open spaces in accordance objectives of the Sydney Green Grid.

CONTEXT

The site sits in a key position within a significant network of open space and recreation areas surrounding it, with Upjohn Park to the North, Eccles Park to the East and Subiaco Creek to the South. The proposal creates vital connections between these spaces, creating a network of interconnected recreational spaces that substantially enhances the overall quality and vitality of the whole precinct.

The site is structured with high quality streets and community spaces. The proposal takes advantage of the context by connecting to existing movement systems and to the riparian corridor, contributing to the local biodiversity and enhancing opportunities within the site by regenerating the riparian system.

2.12 CONNECTED PUBLIC AND COMMUNAL OPEN SPACES

Public Spaces

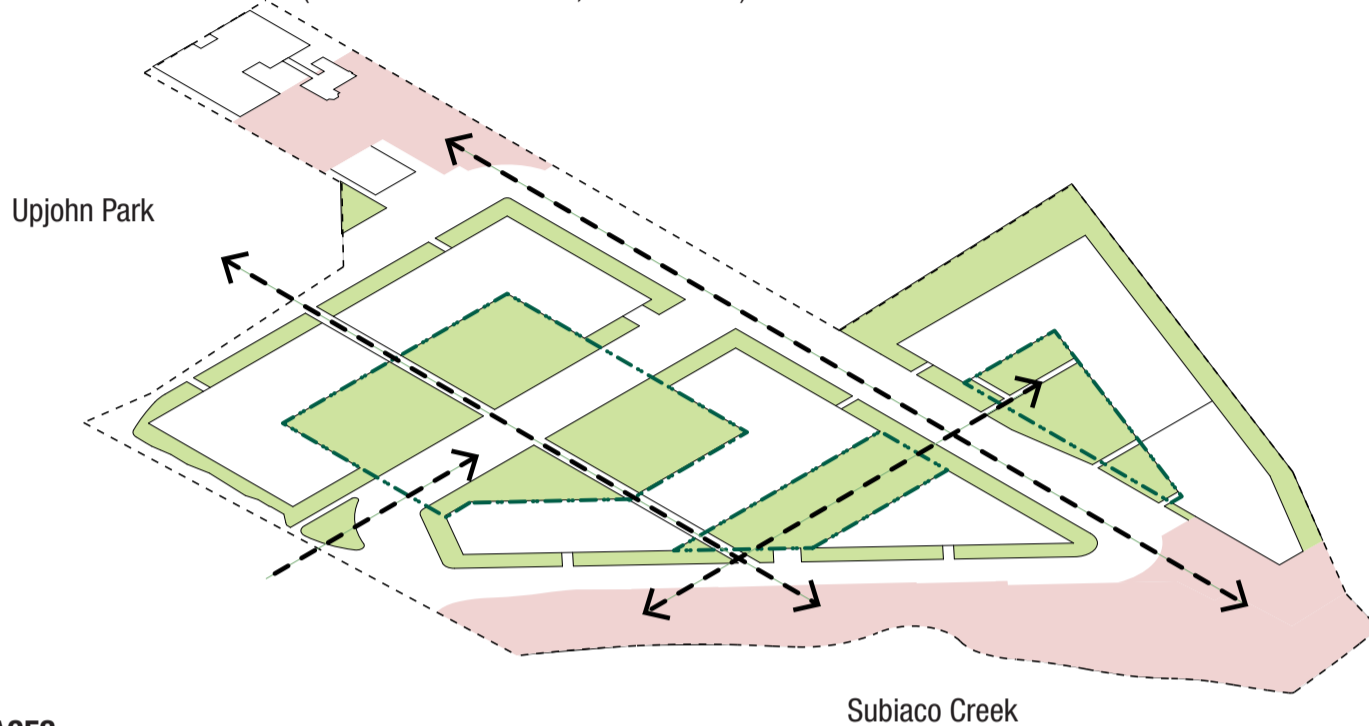
Principal Communal Open spaces

Available Ground Area: 23,959m² (47.3%)

Supplementary communal open space can be added on roof to ensure ADG compliance if required (TBC through design development).

ADG (SEPP65) REQUIREMENT: 25%

DCP REQUIREMENT: 10m² PER DWELLING (795 UNITS x 10m² = 7,950m² - 16%)



CONNECTED GREEN SPACES

Multiple green avenues of public and private open spaces separate buildings within the development. These green corridors not only provide amenity for residents within the site, they provide both visual and physical connections between open spaces adjacent to the site.

The network of green spaces provide high quality recreational amenity to the surrounding areas. It opens up public access to Subiaco Creek connecting it with Upjohn Park to the North, Eccles Park to the East, the Ponds Creek and Marri Badoo Reserve to the West.

PEDESTRIAN LINKS / SPACES

The existing open spaces provide a strong landscape and environmental setting, as well as the potential to improve connections for active transport. Streets, squares and community parks form a generous green framework for buildings, and create a distinct character that anchors it to the place. The landscape network provides opportunities for casual socialisation and recreation for residents. Collectively, the spaces and places integrated with pedestrian friendly streets encourage street level activity and vibrancy.

This scheme provides permeability to and within the site. The built forms follow a network of paths that create connections throughout the site. The scheme creates pedestrian connections between publicly accessible spaces for passive recreation. It encourages both East-West movements as well as North-South movements between magnets; Subiaco creek and Upjohn park. The configuration of the buildings and the open space allow a network of high quality open space to be created within the site. In this way, the site itself will become a magnet and open itself up to the wider community.

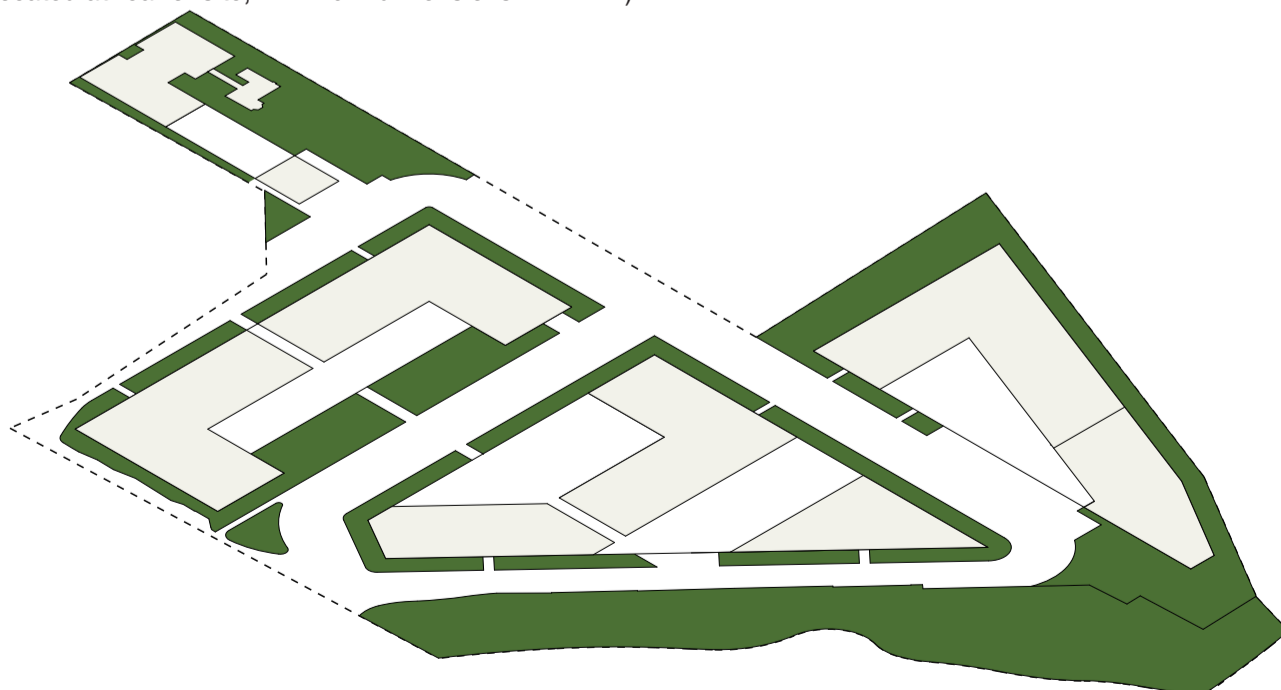
2.13 DEEP SOIL

Area: 18,100 m²

Percentage: 35.7%

ADG (SEPP65) REQUIREMENT: 7%

DCP REQUIREMENT: 30% (50% located at rear of site, minimum dimensions 4m x 4m)



2.14 PROPOSED ROAD NETWORK

In response to Council’s feedback and requirements, the Amended PP scheme – Scheme 3 (submitted March 2018) required a complete rethink of the internal road network, so that the scheme provided legible streets, appropriate street widths and building setbacks, as well as incorporating a second entry point from Kirby Street along the northern boundary of the site. The internal North-South link road was also introduced and provides a link between Subiaco Creek to the South and the heritage Upjohn house to the North. The proposed road network reflects and builds upon the previous approach, with the central East/West road moving Northwards and a new roundabout proposed for the Southern entry off Kirby street providing a legible and sensible entry to the site. As per Council’s recommendation, this solution also reduces the provision of public car parking which allows an increased landscaped ‘village green’ providing connection to the South of Upjohn Park, Heritage Precinct and the site.



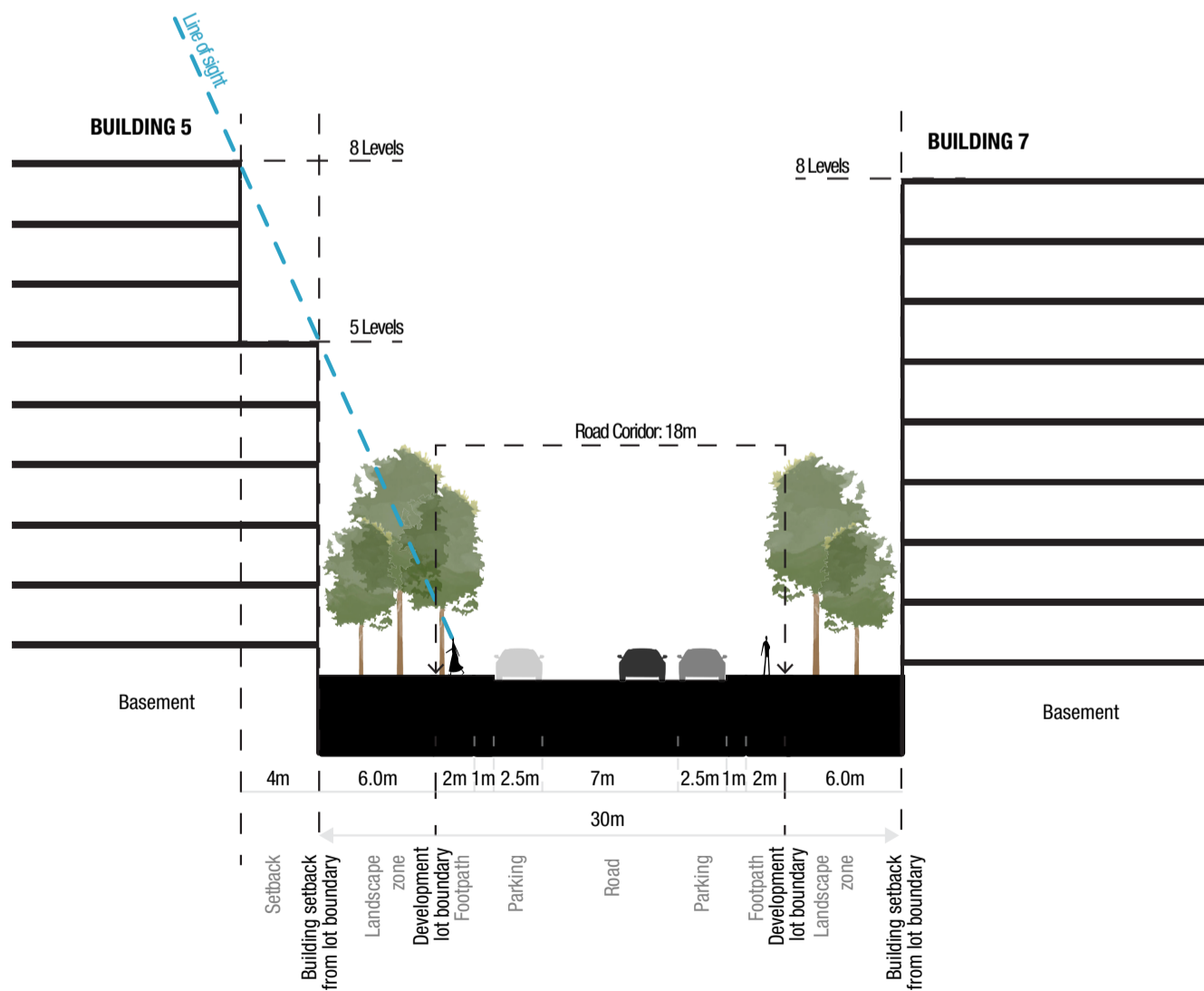
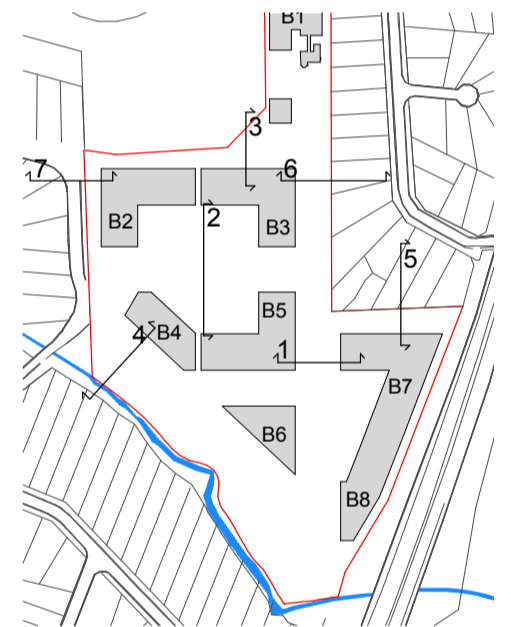
2.15 BUILDING STEPPING

All building set backs proposed are compliant with ADG and reflect Council's requirements, especially at the upper levels opposite existing residential areas in Ulm St and Kirby St. The Southwestern building elevations that face Subiaco Creek have also been set back in order to allow for enhanced solar access and to mitigate overshadowing to Patterson Street properties.

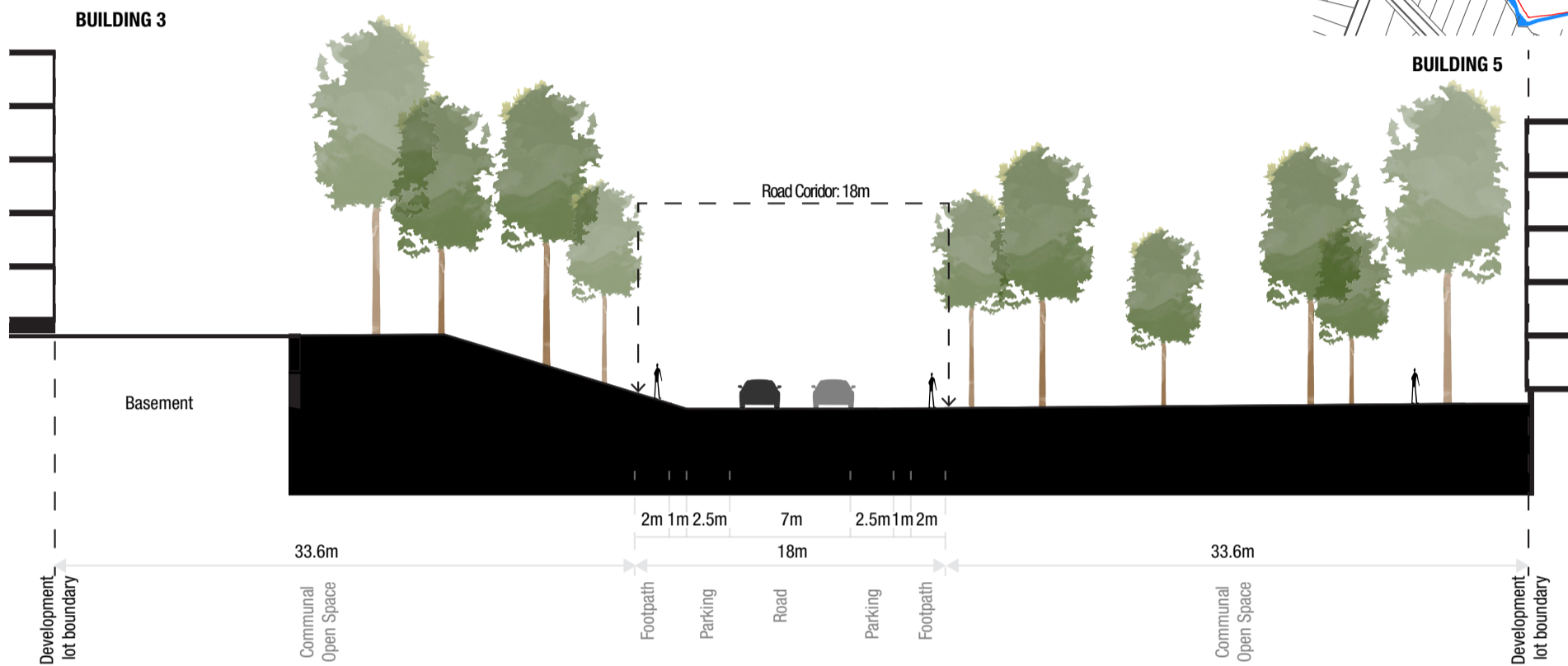
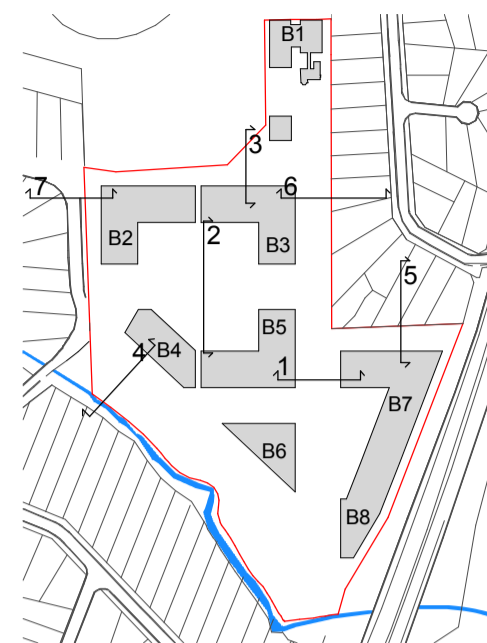
All building separations proposed are compliant with ADG and reflects Council's requirements for a 30m building separation at road locations. This allows for a two-way street plus parallel parking, footpaths and generous landscaping. The building's upper levels step increasingly with height. Along the North-South main street, a consistent setback has been proposed to all facades above level 5 enhancing the view corridor from Upjohn House to Subiaco Creek. Building stepping has been developed to recess the upper levels from the adjacent footpaths, creating low-level pedestrian sight lines.

2.16 SECTION 1 - INTERNAL STREET CONDITION

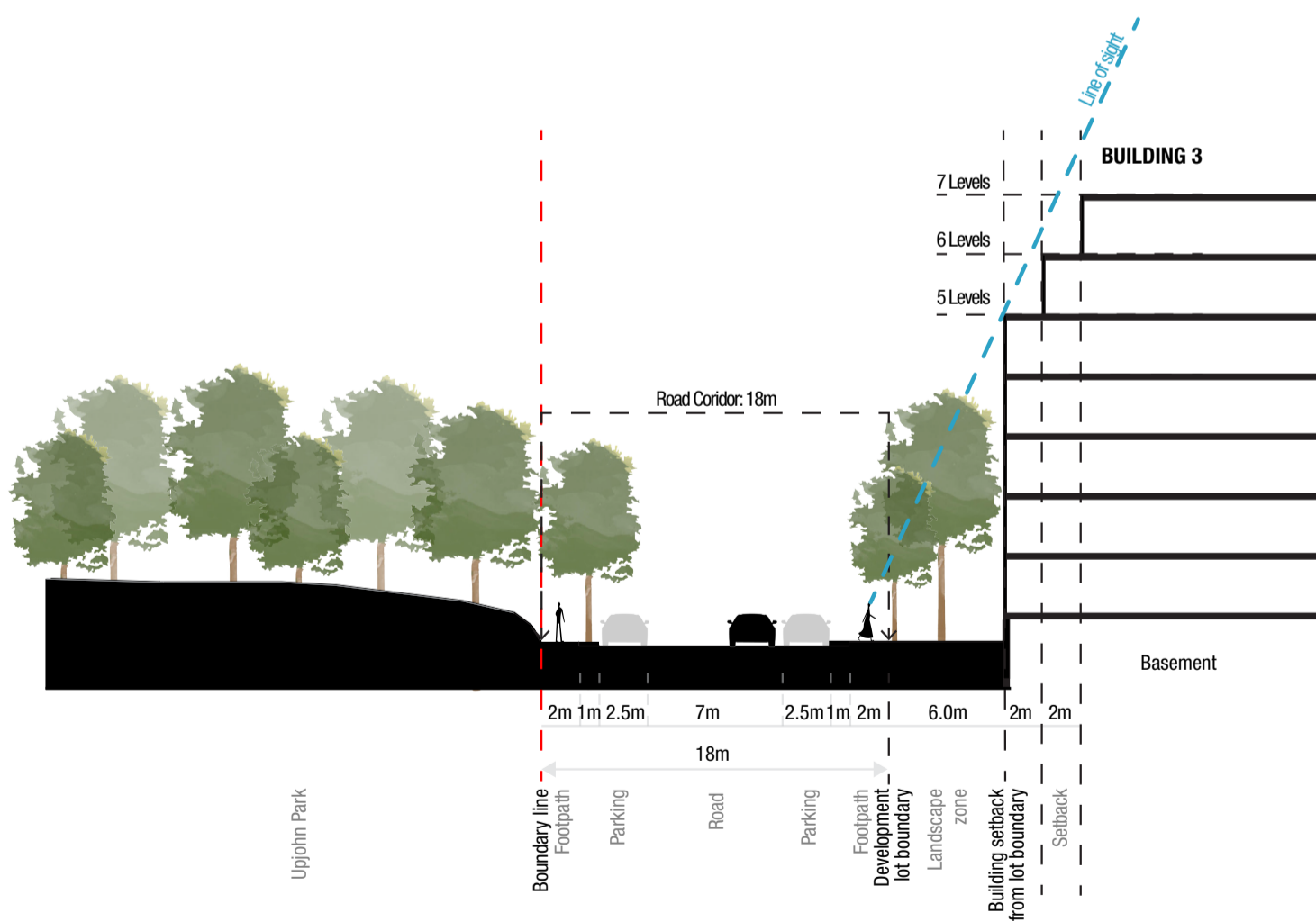
Generous street reserves have been proposed throughout the development. All roads within the development provide 2-way roads with 3.5m carriageways and street parking. All roads have a 1 metre landscape corridor between the parking and 2 metres wide footpath, allowing 6 metres of landscaping from back of footpath to building glazing line.



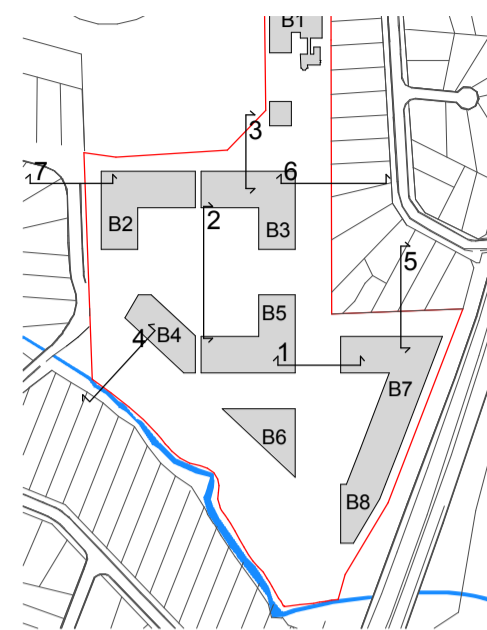
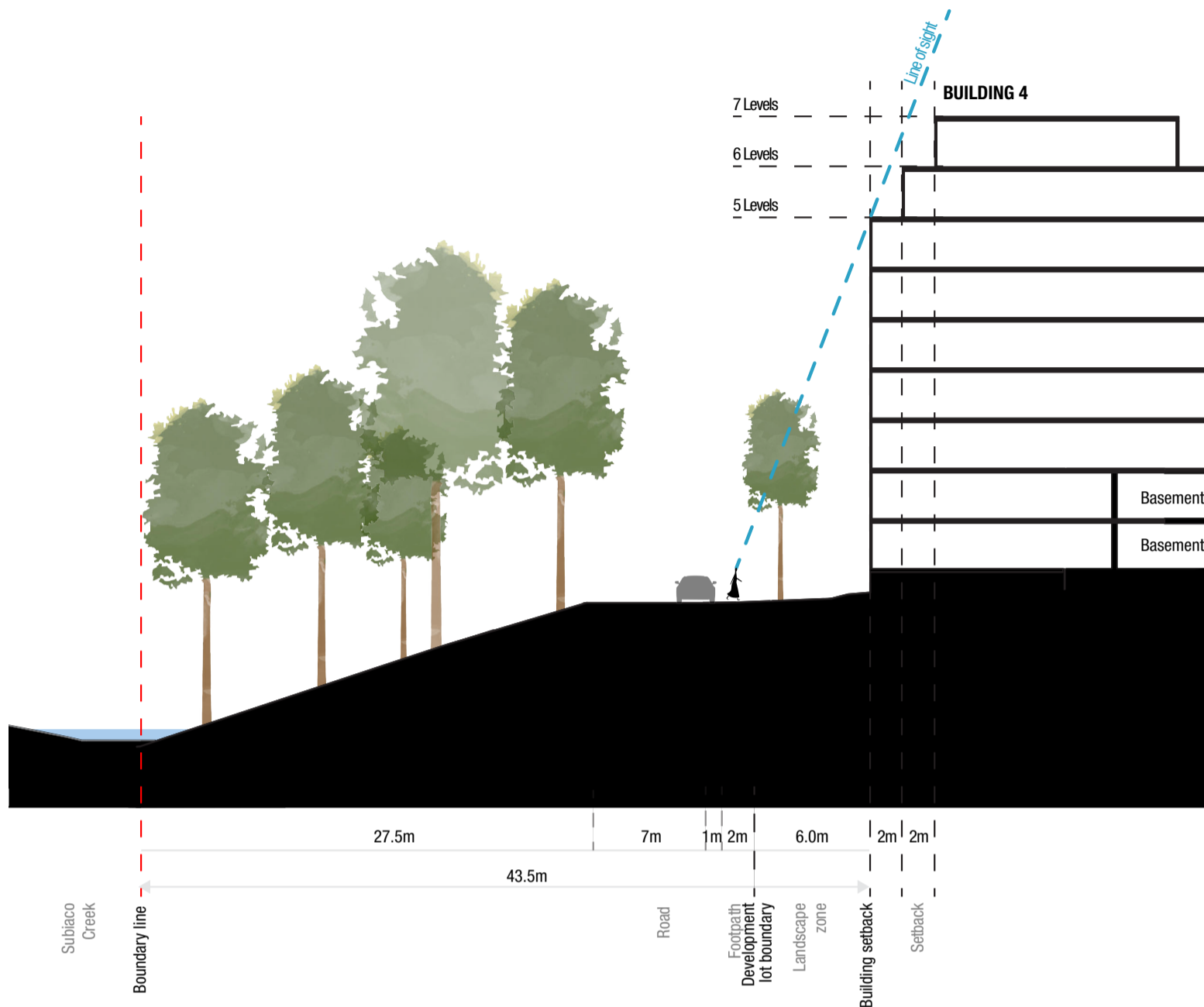
2.17 SECTION 2 - INTERNAL PUBLIC SPACES CONDITION



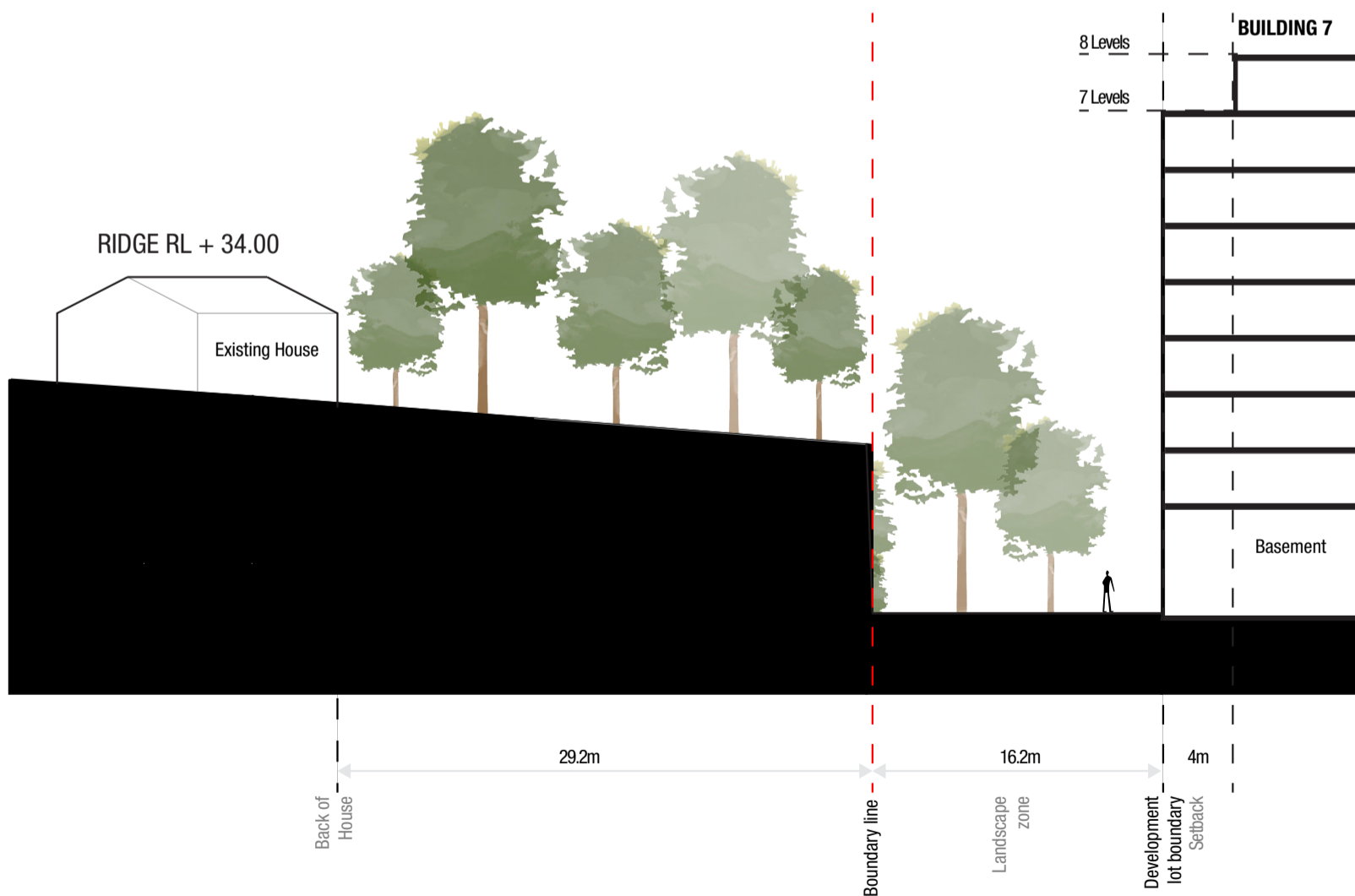
2.18 SECTION 3 - UPJOHN PARK CONDITION



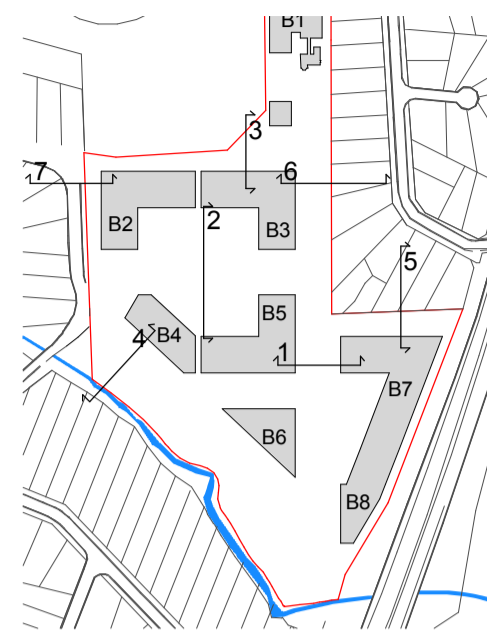
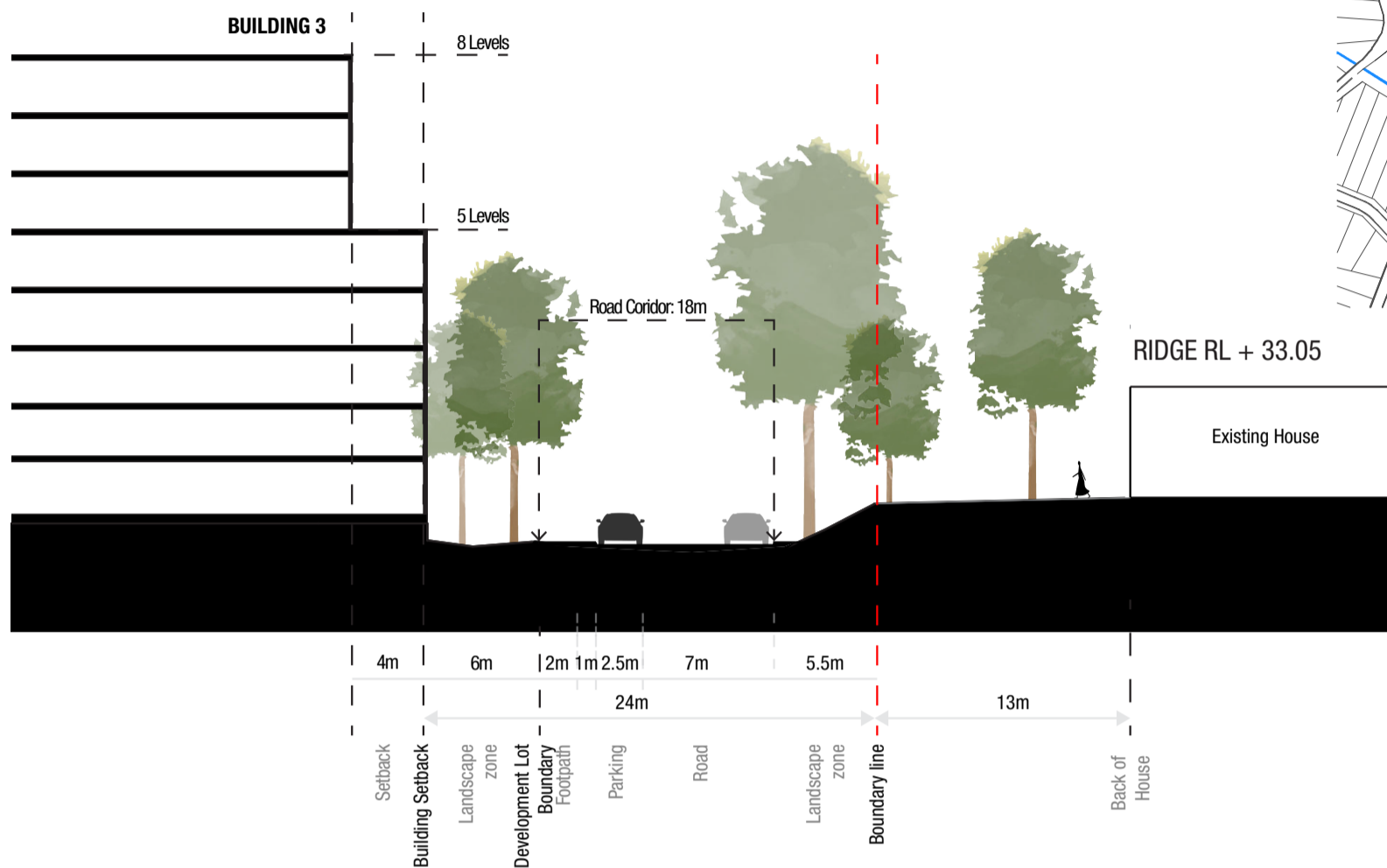
2.19 SECTION 4 - SUBIACO CREEK CONDITION



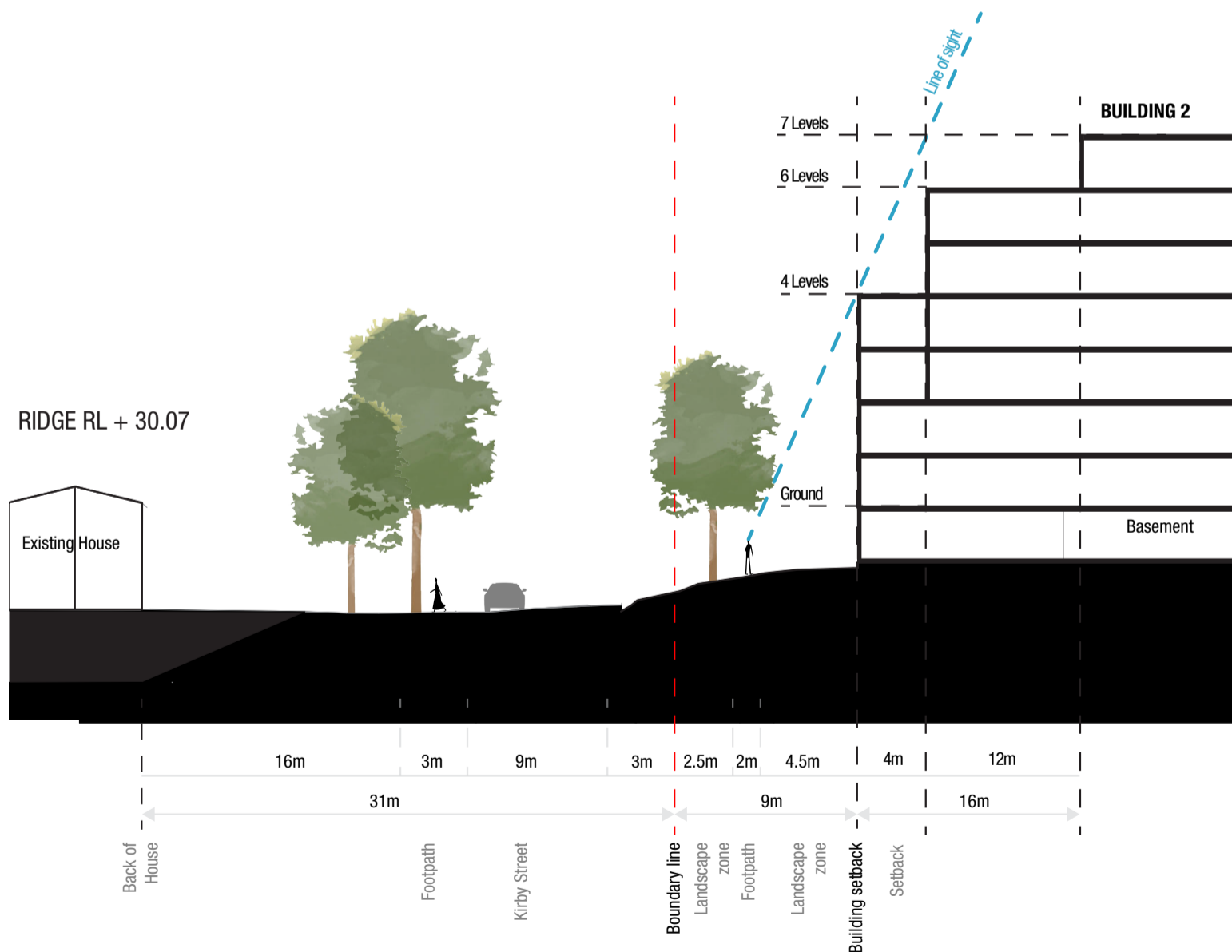
2.20 SECTION 5 - SOUTH ULM STREET CONDITION



2.21 SECTION 6 - WEST ULM STREET CONDITION



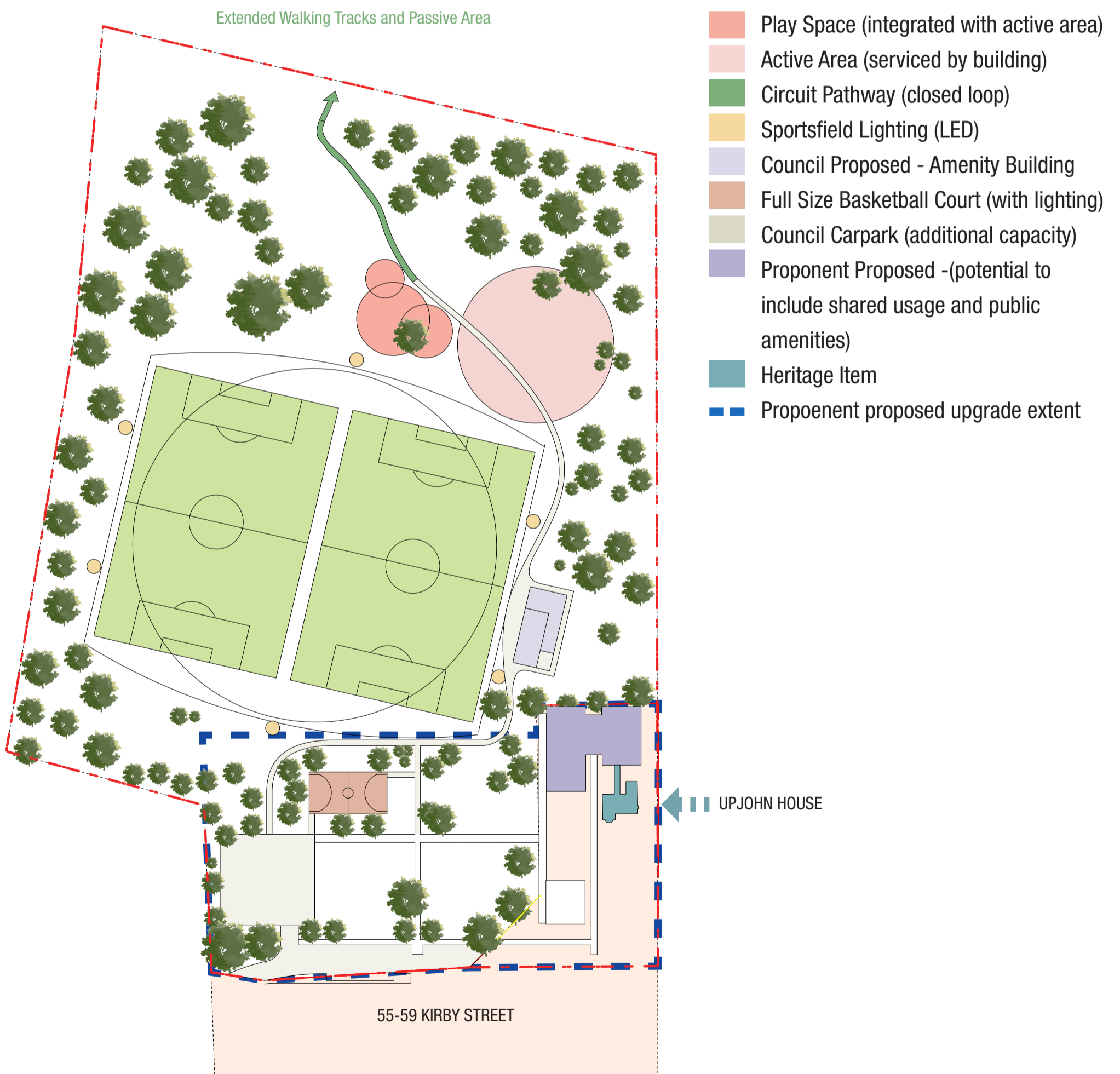
2.22 SECTION 7 - KIRBY STREET CONDITION



2.23 SPORTING / COMMUNITY BENEFIT

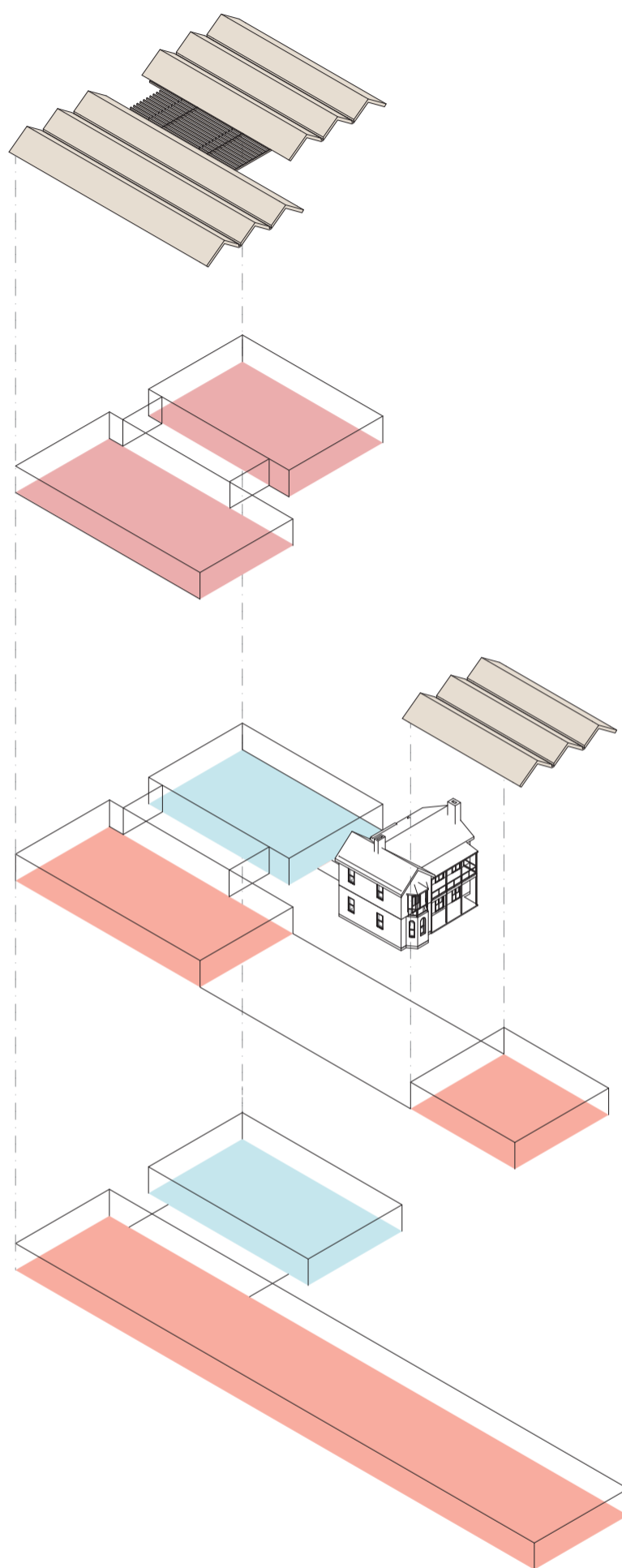
It is understood that Council are trying to increase the use of Upjohn Park and there is a significant opportunity to increase active recreation provision through reconfiguration and upgrade of the existing fields and consolidation of park buildings to support sport activities in line with the following masterplan provided by Council. To support the additional facilities there is a need to increase parking at the South of the park without significantly affecting existing trees. The location of Upjohn House provides an opportunity to re-purpose the important heritage item with additional accommodation to provide sport and community benefit.

Council has also discussed that Upjohn House could be used as a restaurant / café to better activate the nearby recreational area i.e. playground / BBQ. Council would also like to see this area expanded through dedication of land in the Northern portion of the site surrounding Upjohn House.



2.24 PAVILION / HERITAGE PRECINCT

- Gymnasium/Pool
- Retail
- Sports Club



The revised scheme is consistent with the Conservation Management Strategy by Tropman & Tropman on the key matter of the heritage item's curtilage. The proposed scheme for the built form around Upjohn House is a concept for approximately 2,500 m² and is subject to further design development at the Development Application stage in consultation with Council.

The masterplan proposes the adaptive reuse of Upjohn House which provides an improved physical and visual connection with Upjohn Park and ensures its viability and long term conservation. The revised scheme proposes a sympathetic 2 storey pavilion building annexed to Upjohn House which will provide the amenities and scale of operation required to ensure the long term conservation of Upjohn House. The combined facility will provide amenities to the local community and to realise Council's strategy to increase the active recreation provisions in Upjohn Park.

3.0 PROPOSED MASTERPLAN

3.1 MASTERPLAN



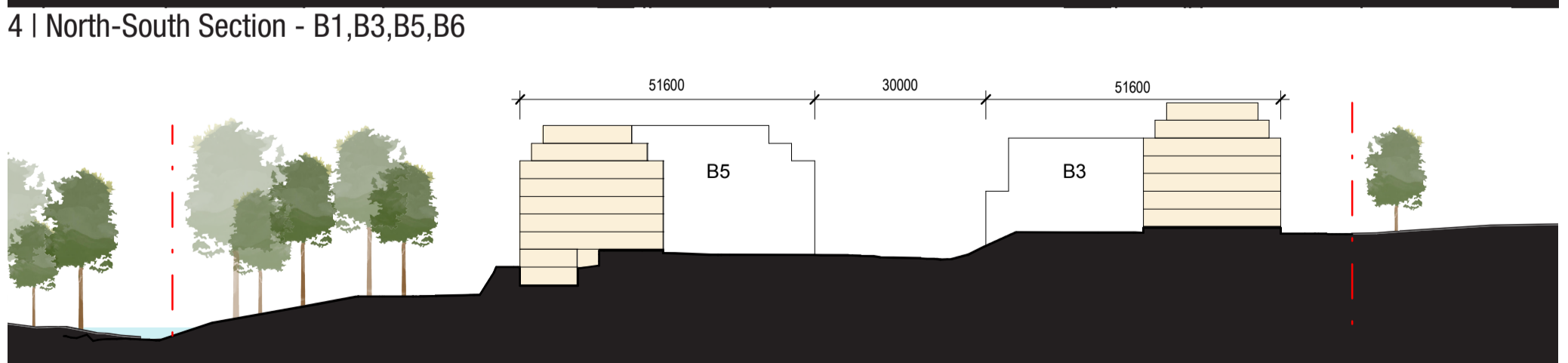
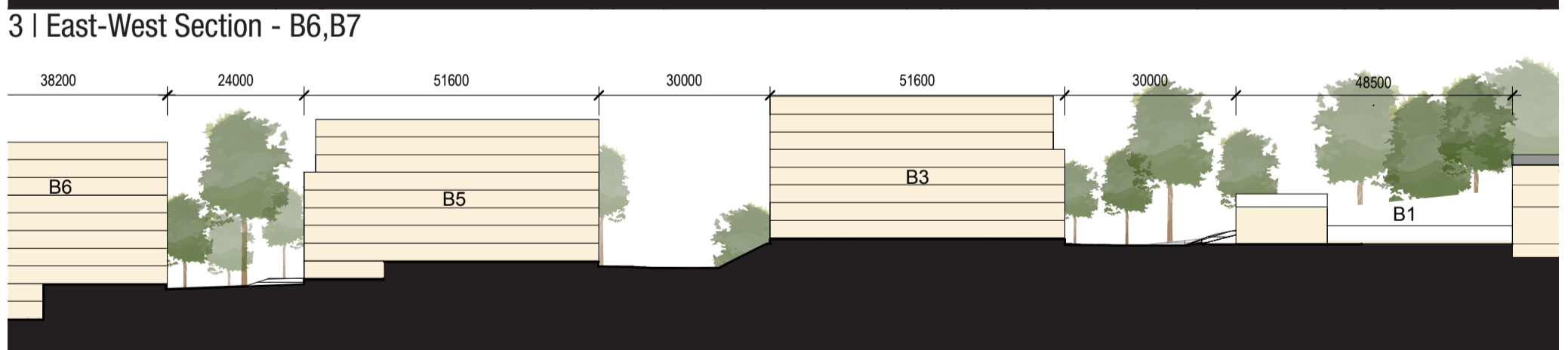
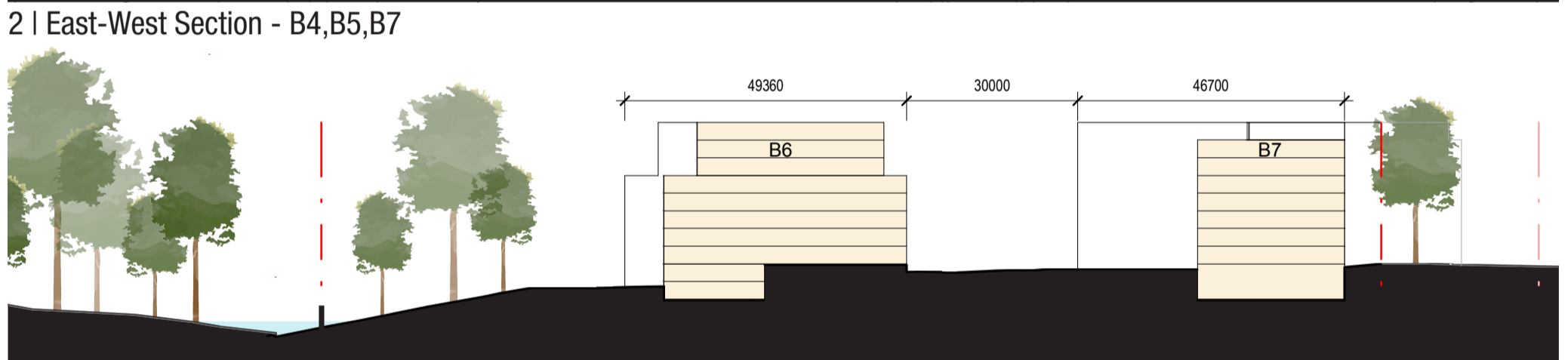
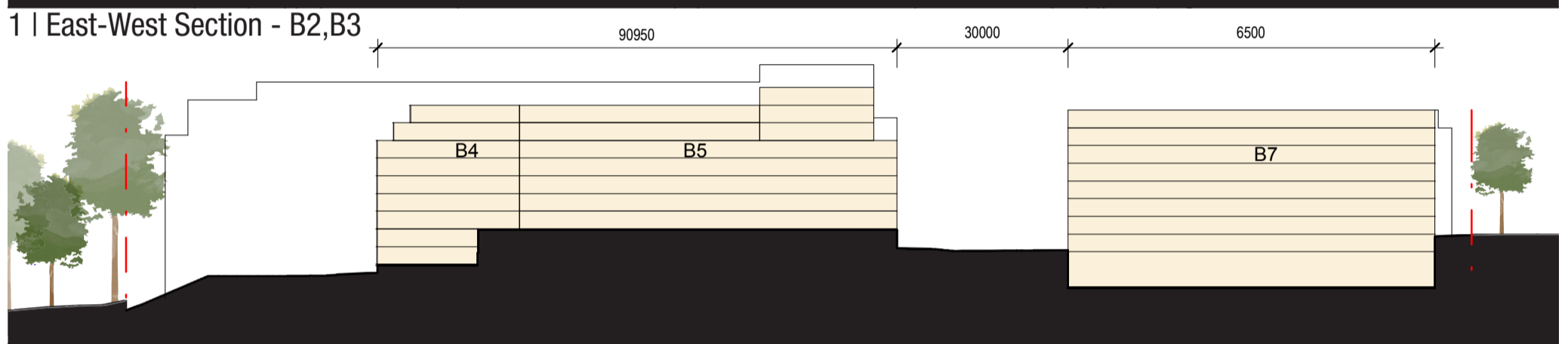
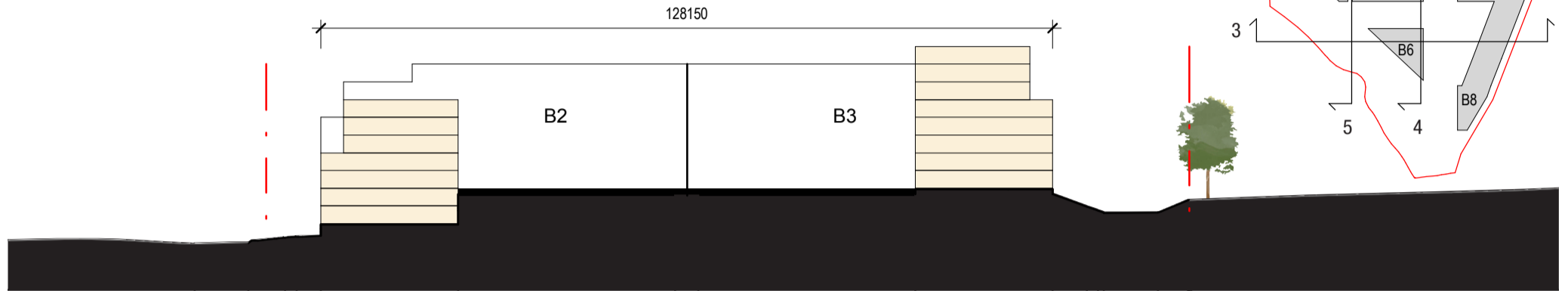
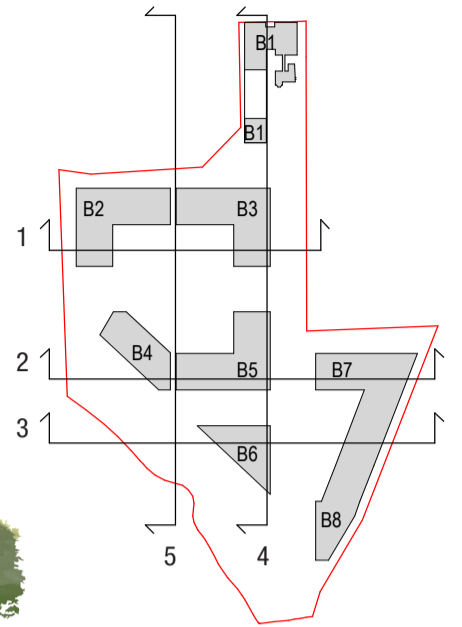
3.2 MASTERPLAN DESIGN STATEMENT

Over the past 12 months Bureau of Urban Architecture (Bureau) have worked collaboratively with Fife Capital (Fife) and Parramatta City Council (PCC) staff through a series of design workshops on a variety of issues raised by PCC with a view of improving the Kirby Street masterplan to achieve PCC support. We explain the main design changes in principle below;

1. The new loop road layout on site provides clear public access to both Upjohn Park and Subiaco Creek Street.
2. The masterplan has been more clearly designed into northern (park) and southern (creek) precincts aligned with the potential staging or development works.
3. A new landscaped open space area has been created in the southern precinct directly off the Kirby Street entry that increases views into the site and Creek from Kirby Street.
4. The masterplan includes two north-south links between park and creek. The primary north-south link is on the eastern side of the site, being a vehicular and pedestrian road, and is centred on Upjohn House. This link provides a clear vista from the Heritage Precinct to Subiaco Creek. The secondary north-south link in the middle of the site is pedestrian only and allows access from Upjohn Park to Subiaco Creek.
5. The addition of a new road entry along the northern boundary and a public carpark interfacing Upjohn Park, the Heritage Precinct and the development, makes entry to the residential precinct and access to the public amenity simpler and safer. The proposed solution reduces the provision of public car parking in-line with Council recommendations which allows an increased landscaped 'village green' providing connection to the South of Upjohn Park, Heritage Precinct and the site.
6. The heritage precinct has been redesigned with a new, contemporary 2-storey building which is sympathetic to Upjohn House and opens up the views of the heritage items and its grounds. Upjohn House and the new building have been designed to address the park and contain limited convenience retail, café/restaurant, pool/gym and sports club facilities.
7. All buildings in the main area of the site have been setback further from the site boundaries than the initial scheme with a view of diminishing the presence of built form from adjoining properties and the surrounding area.

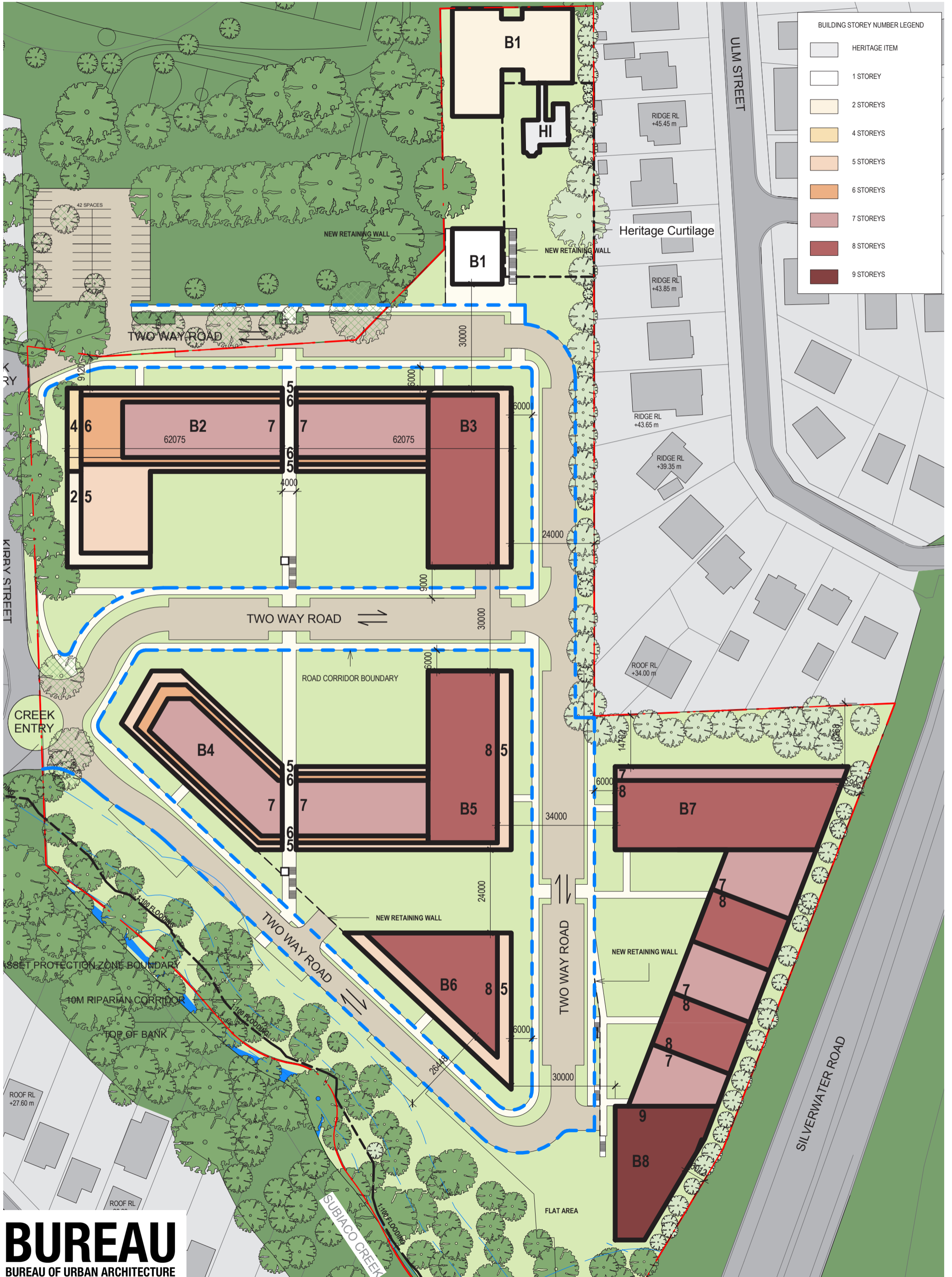
3.3 SITE SECTIONS

The masterplan proposes a height modulation that is aimed at improving the contextual relationship to the surrounding residential buildings, public spaces and streets; minimising overshadowing, limiting disruption of views and loss of privacy to neighbouring properties. The location and particular nature of the site are such that it is able to accommodate higher building forms as the site is buffered from the surrounding low residential context in the North (Upjohn Park), East (Silverwater road) and South (Subiaco Creek) directions.



5 | North-South Section - B3, B5

3.4 BUILDING HEIGHTS



3.5 GROUND PLANE + LOBBY LOCATIONS



3.6 MASTERPLAN SNAPSHOT

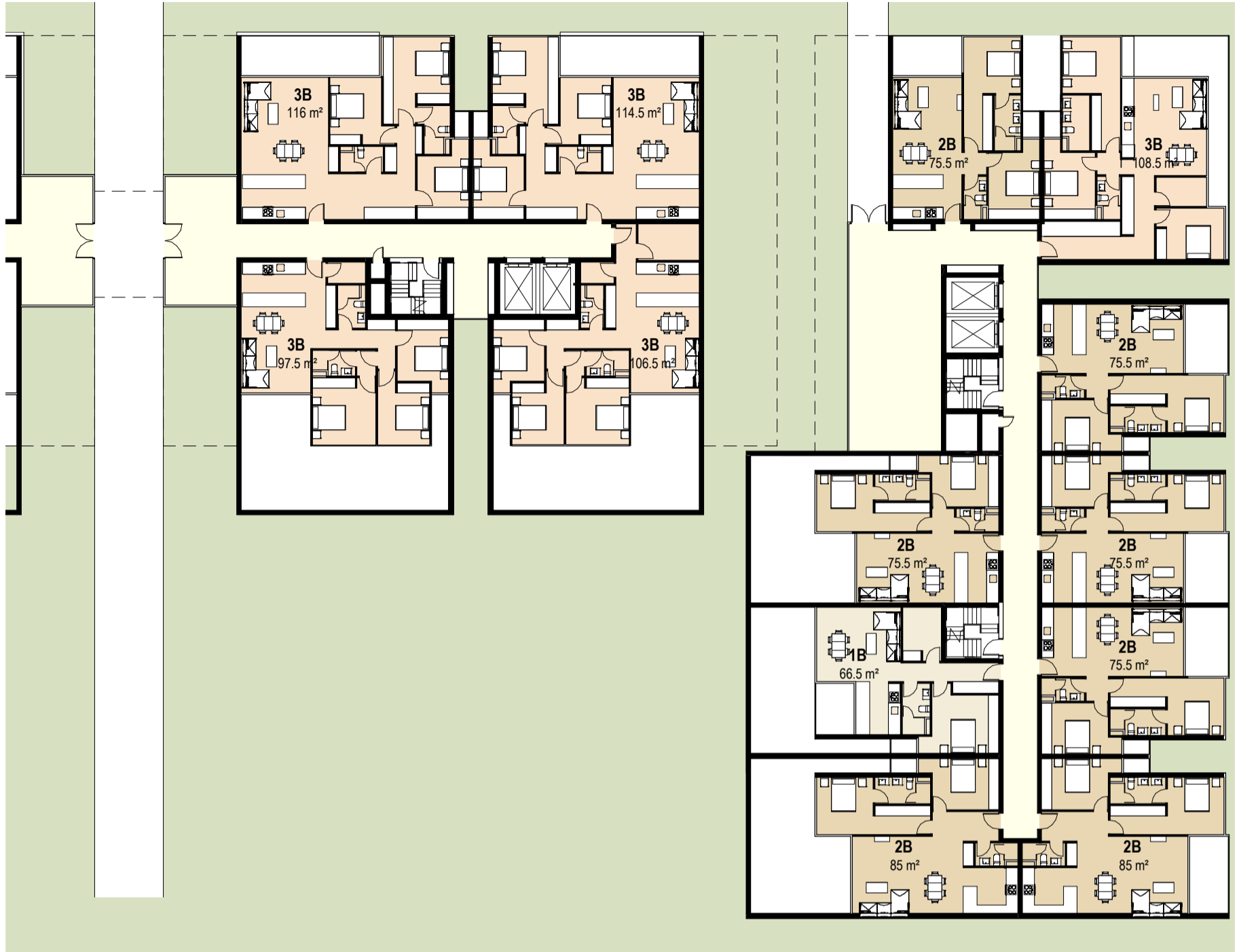
The collection of info-graphics below provides an overview of some of the proposal's key characteristics, amenities and community benefits.



- The distances between the buildings in the proposed development and the houses range from:
Kirby Street: 31.5 to 34m
Ulm Street: 34.5 to 39
Patterson Street: 74 to 100m
- All facades that face the internal street on both sides have a minimum 30m distance from each other.
76.9% have a separation that exceeds 30m (320m/416m).
- GFA over 6 storeys: 11,669.3 sqm (23.2%)
- Developable land: 14,348 sqm (28.3% Site coverage)
- The development exceeds ADG requirements for sunlight (+3.3%), COS (+22.3% available) and deep soil (+28.7%).
88.3% apartments receive direct sunlight into the living spaces for over 2 hours (85% required)
Available area for COS is 47.3% (25% COS required)
35.7% Deep soil (7% required)
- The height variation creates a dynamic quality for its surroundings.
- The new roundabout will help regulate traffic to and from the site.

4.0 'BUILDING BLOCK' - TYPICAL CORNER BUILDING PLANS

4.1 INDICATIVE BUILDING 3 GROUND LEVEL



4.2 INDICATIVE BUILDING 3 LEVEL 01



4.3 INDICATIVE BUILDING 3 LEVEL 02



4.4 INDICATIVE BUILDING 3 LEVEL 03



4.5 INDICATIVE BUILDING 3 LEVEL 04



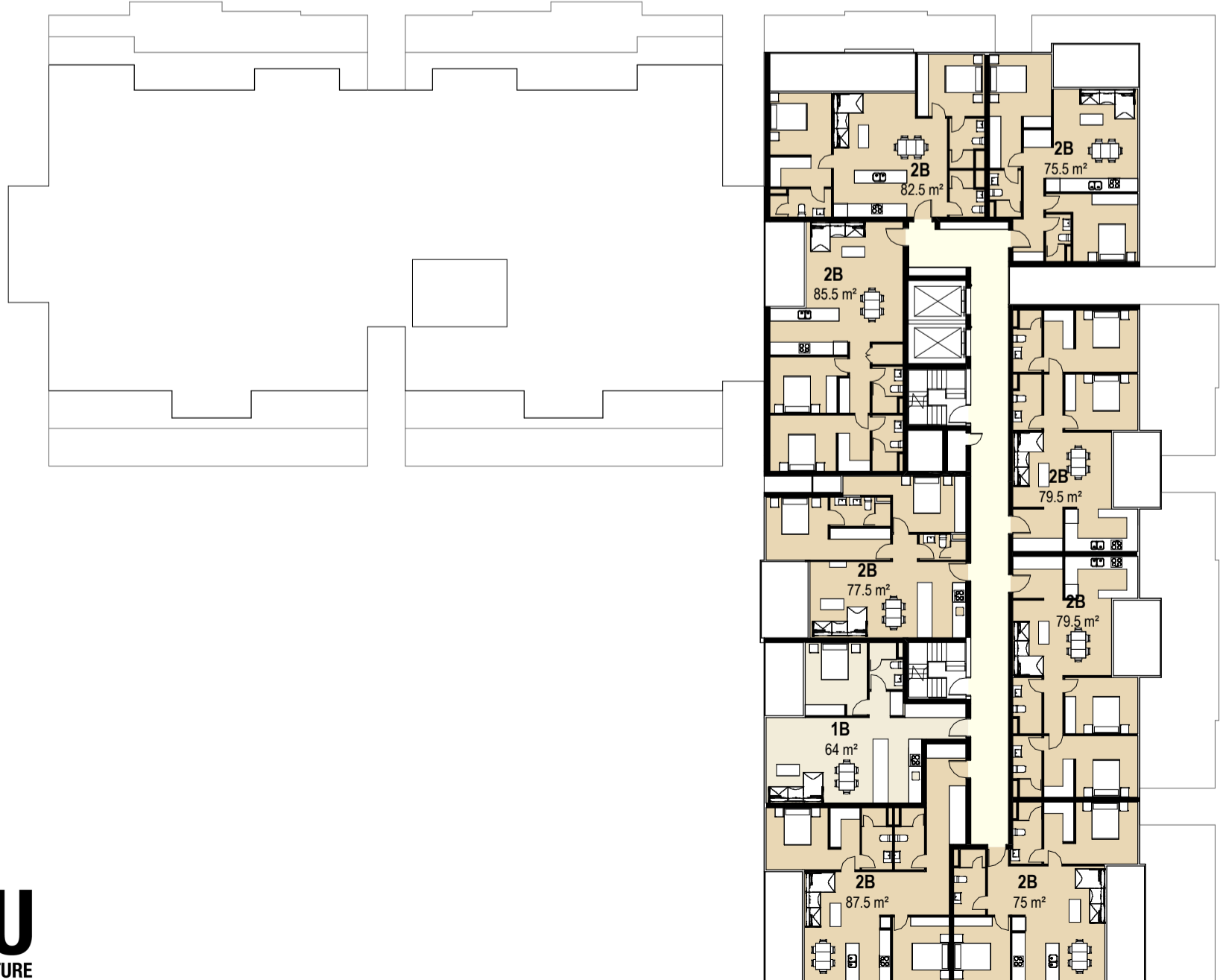
4.6 INDICATIVE BUILDING 3 LEVEL 05



4.7 INDICATIVE BUILDING 3 LEVEL 06



4.8 INDICATIVE BUILDING 3 LEVEL 07



5.0 SCHEDULE OF USES

5.1 SCHEDULE OF USES

AREA	BUILDING	BUILDING FORM	USE	GBA (m ²)	STOREYS (Building Form)	STOREYS (Building Total)	TOTAL GBA (m ²)	TOTAL GFA (m ²)	BUILDING TOTAL			
									GBA (m ²)	GFA (m ²)		
Northern Precinct	2	Parking Levels P1+P2	Residential	635	2	7	1,270	953	13,623	10,217		
		Ground Level + Level	Residential	2,200	2		4,400	3,300				
		Typical Level	Residential	2,010	2		4,020	3,015				
		Setback Level 4	Residential	1,914	1		1,914	1,436				
		Setback Level 5	Residential	1,202	1		1,202	902				
		Setback Level 6	Residential	817	1		817	613				
	3	Ground Level + Typic.	Residential	2,200	5	8	11,000	8,250	15,418	11,564		
		Setback Level 5	Residential	1,793	1		1,793	1,345				
		Setback Level 6	Residential	1,633	1		1,633	1,225				
		Setback Level 7	Residential	992	1		992	744				
Southern Precinct	4	Parking Levels P1+P2	Residential	686	2	7	1,372	1,029	9,135	6851		
		Ground Level + Typic.	Residential	1,229	5		6,145	4,609				
		Setback Level 5	Residential	938	1		938	704				
		Setback Level 6	Residential	680	1		680	510				
	5	Parking Level P1 - Ha	Residential	925	1	7	925	694	16,656	12,492		
		Ground Level + Typic.	Residential	2,248	5		11,240	8,430				
		Setback Level 5	Residential	1,834	1		1,834	1,376				
		Setback Level 6	Residential	1,665	1		1,665	1,249				
		Setback Level 7	Residential	992	1		992	744				
	6	Parking Level P1 - Ha	Residential	647	1	8	647	485	8,133	6100		
		Ground + Typical Lev.	Residential	1,085	5		5,425	4,069				
		Setback Levels 5-7	Residential	687	3		2,061	1,546				
	7	Ground + Typical Lev.	Residential	2,743	7	8	19,201	14,401	20,896	15672		
		Setback Level - Full	Residential	1,695	1		1,695	1,271				
	8	Parking Level P1 - Ha	Residential	760	1	9	760	570	12,552	9,414		
		Ground Level + Typic.	Residential	1,423	7		9,961	7,471				
		Setback Level 5	Residential	1,071	1		1,071	803				
		Setback Level 6	Residential	760	1		760	570				
Heritage Precinct	Upjohn House (exiting)	Ground floor +Level 1	Retail/Community Leisure	148	2	2	296	237	296	237		
			Heritage Precinct	Ground floor	Retail/Community Leisure	1,551	1	3			1,551	1,241
			Level 1	Retail/Community Leisure	1,088	1		1,088			870	
			Level 2	Retail/Community Leisure	859	1		859			687	
Total All Buildings									100,207	75345		

Summary by use	GBA (m ²)	GFA (m ²) 75% of GBA	Site Area (m ²)	FSR
Residential	96,413	72,310		1.4251
Heritage Precinct	3,794	3,035		0.0598
Total	100,207	75,345	50740	1.485

Efficiency Assumptions:

Residential

-75% efficiency assumed from GBA to GFA

Commercial / Retail / Community / Leisure

-80% efficiency assumed from GBA to GFA

Definition

Gross Building Area (GBA) or GBA per floor.

GBA is the sum of the areas of each floor level of a Building measured to the outer perimeter of external construction features (including the outer edge of balconies).

6.0 SHADOW ANALYSIS

6.1 OVERSHADOWING

The following shadow diagrams illustrate the worst case scenario - mid-winter shadows cast by the proposal. Even in the worst case, the 9am shadow does not reach the houses to the South of the site on Patterson Street.

The nearest residential buildings that lie to the South of the proposal are to the South of Subiaco Creek and these properties are not overshadowed. The shadow diagrams also show Eccles Park toward the South-Eastern corner of the site is not overshadowed.

EXISTING SUBIACO CREEK TREE OVERSHADOWING

The trees in and around Subiaco Creek produce an existing overshadowing of the properties to the South along Patterson Street. This shadow extent is illustrated on the following plans as a green fill. The shadow produced by the proposed development never exceeds the existing shadow produced by the trees.

6.2 SHADOW ANALYSIS JUNE 9AM



JUNE 21 @ 9AM TREE
SHADOWS

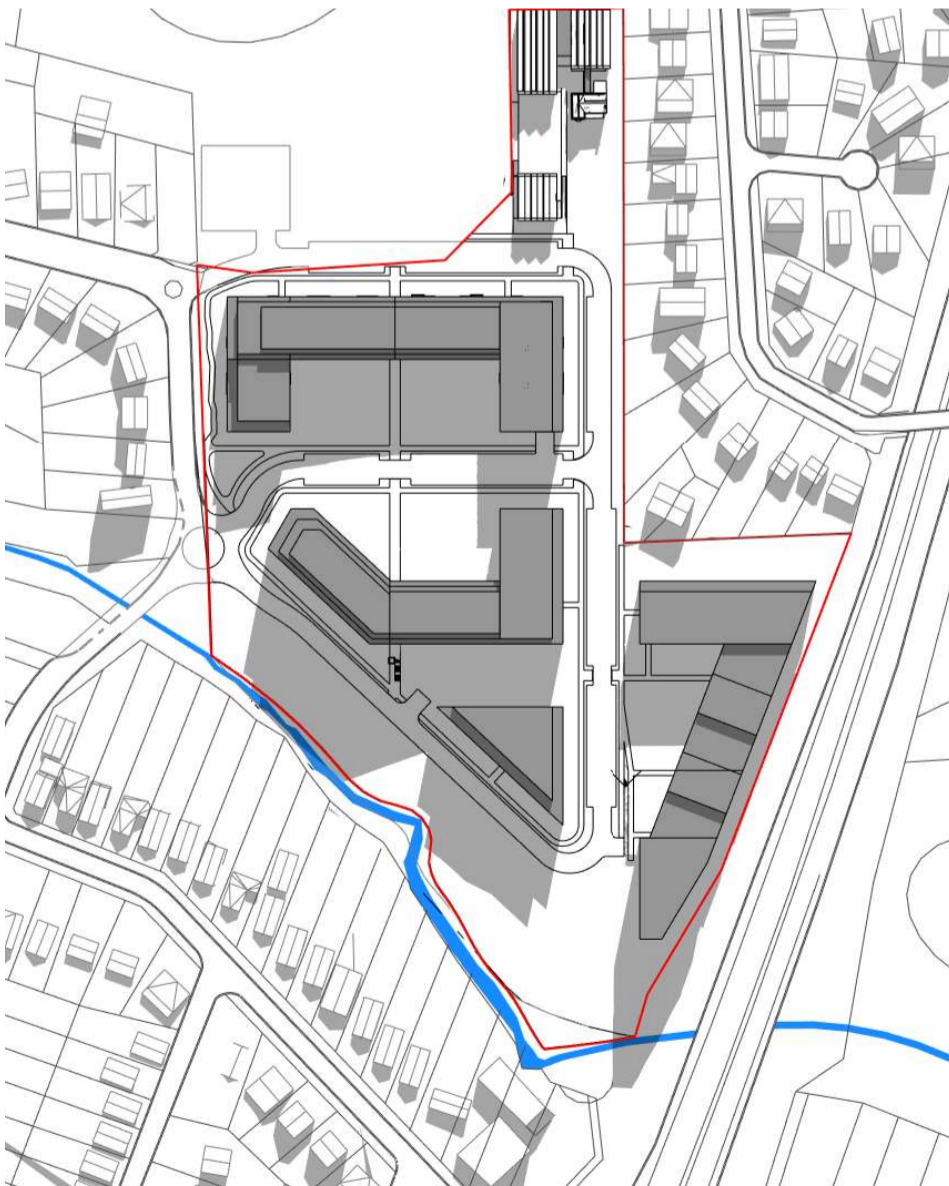
6.3 SHADOW ANALYSIS JUNE 10AM



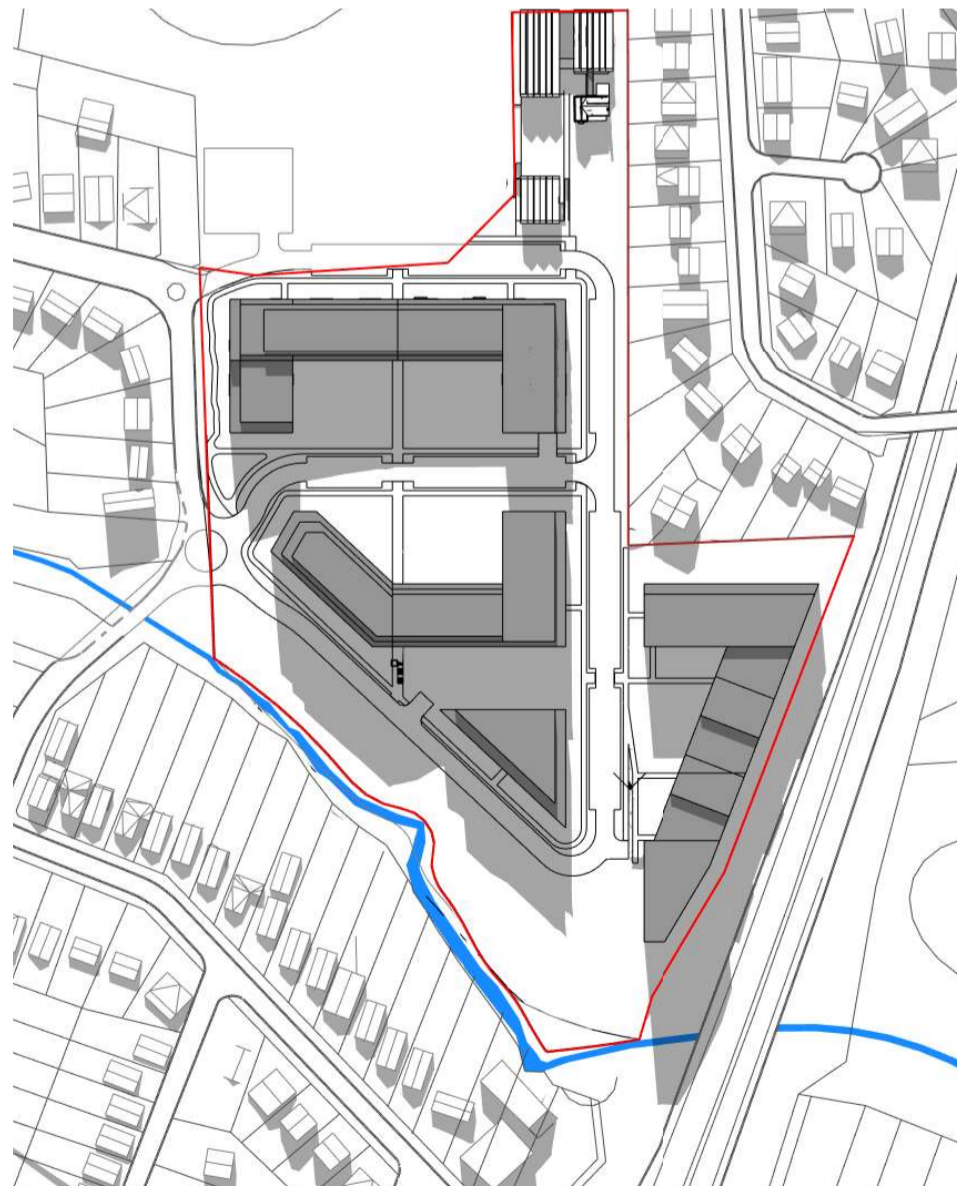
6.4 SHADOW ANALYSIS JUNE 11AM



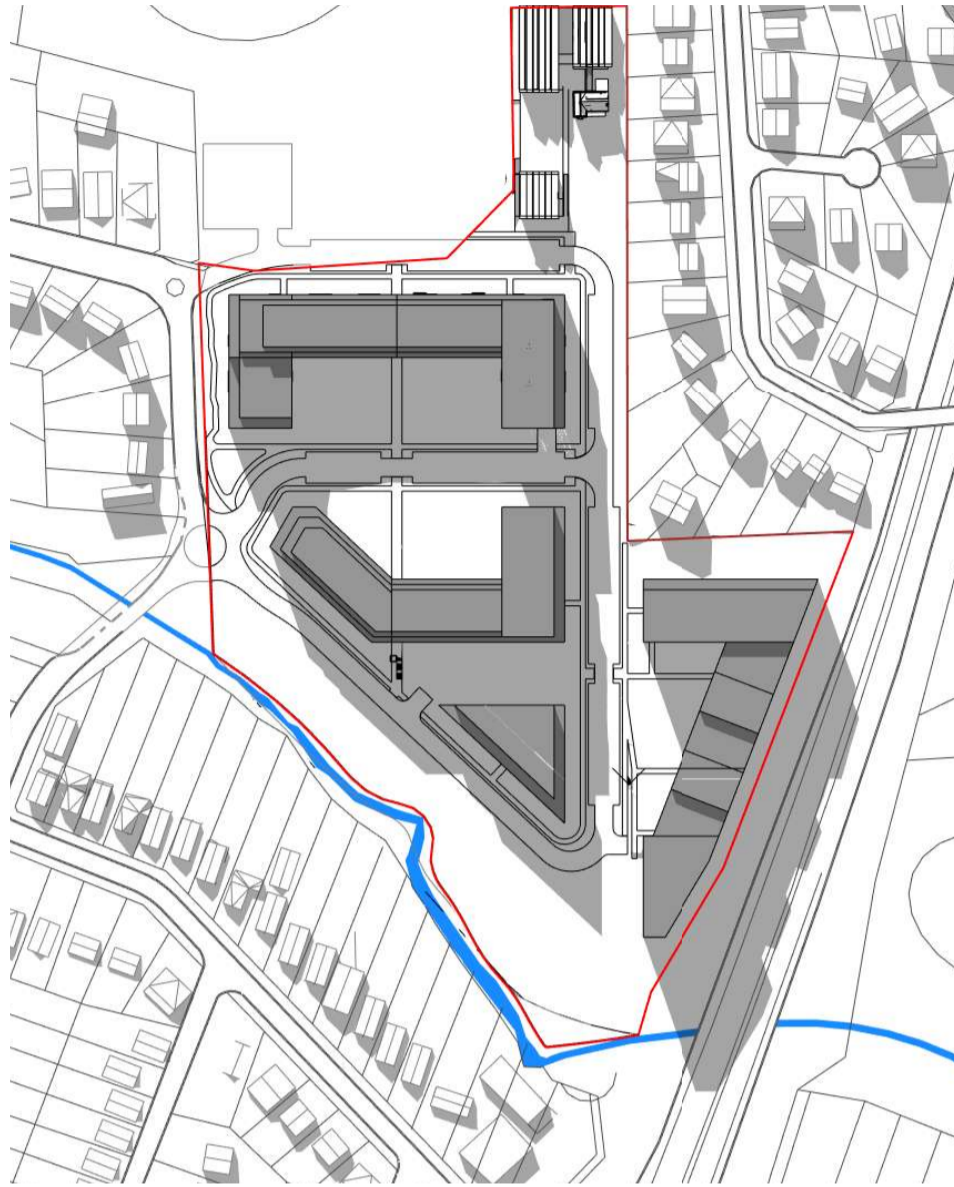
6.5 SHADOW ANALYSIS JUNE 12PM



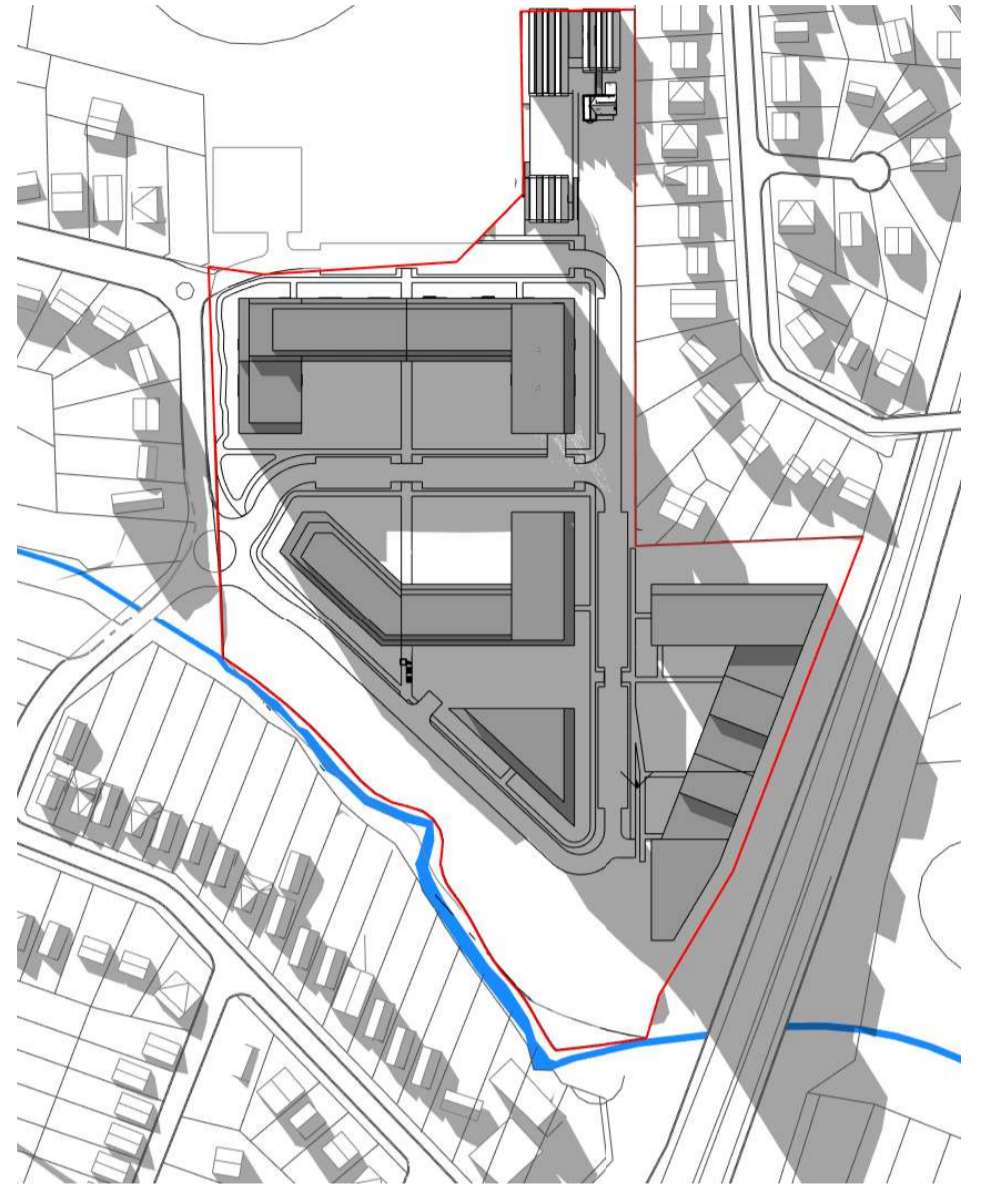
6.6 SHADOW ANALYSIS JUNE 1PM



6.7 SHADOW ANALYSIS JUNE 2PM



6.8 SHADOW ANALYSIS JUNE 3PM

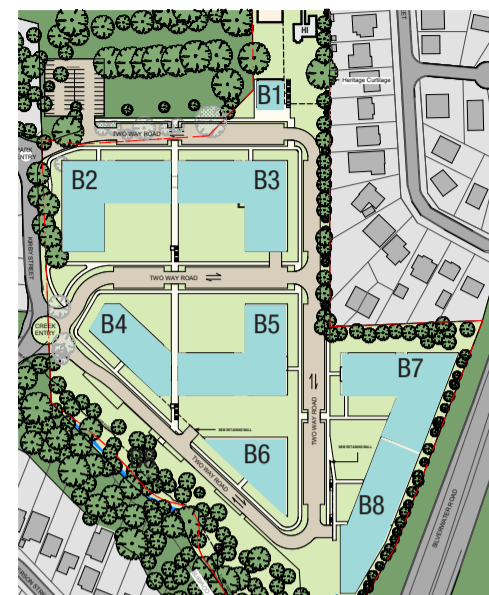


7.0 APARTMENT DESIGN GUIDE COMPLIANCE

7.1 ADG SITE SUMMARY

SEPP65 SUMMARY

COMMUNAL OPEN SPACE	>25% ACHIEVED (47% AVAILABLE GROUND FLOOR) (SEPP65 REQUIREMENT 25%)
BUILDING SEPARATION	Min 18m SEPARATION BETWEEN ALL BUILDINGS ON SITE COMPLIES TO ADG
DEEP SOIL	35% ACHIEVED (SEPP65 REQUIREMENT = 7%)



BUILDING NUMBER KEY

7.2 ADG SUMMARY - 'BUILDING 3'

ACHIEVES LESS THAN 15% APARTMENTS WITH NO DIRECT SOLAR ACCESS		ACHIEVES MINIMUM 2 HOURS DIRECT SOLAR ACCESS TO LIVING SPACES		CROSS VENTILATION	
YES:	106	YES:	106	YES:	87
TOTAL APARTMENTS:	120	TOTAL APARTMENTS:	120	TOTAL APARTMENTS:	120
% COMPLIES:	88.3%	% COMPLIES:	88.3%	% COMPLIES:	72.5%
SEPP65 REQUIREMENT:	85%	SEPP65 REQUIREMENT:	70%	SEPP65 REQUIREMENT:	60%

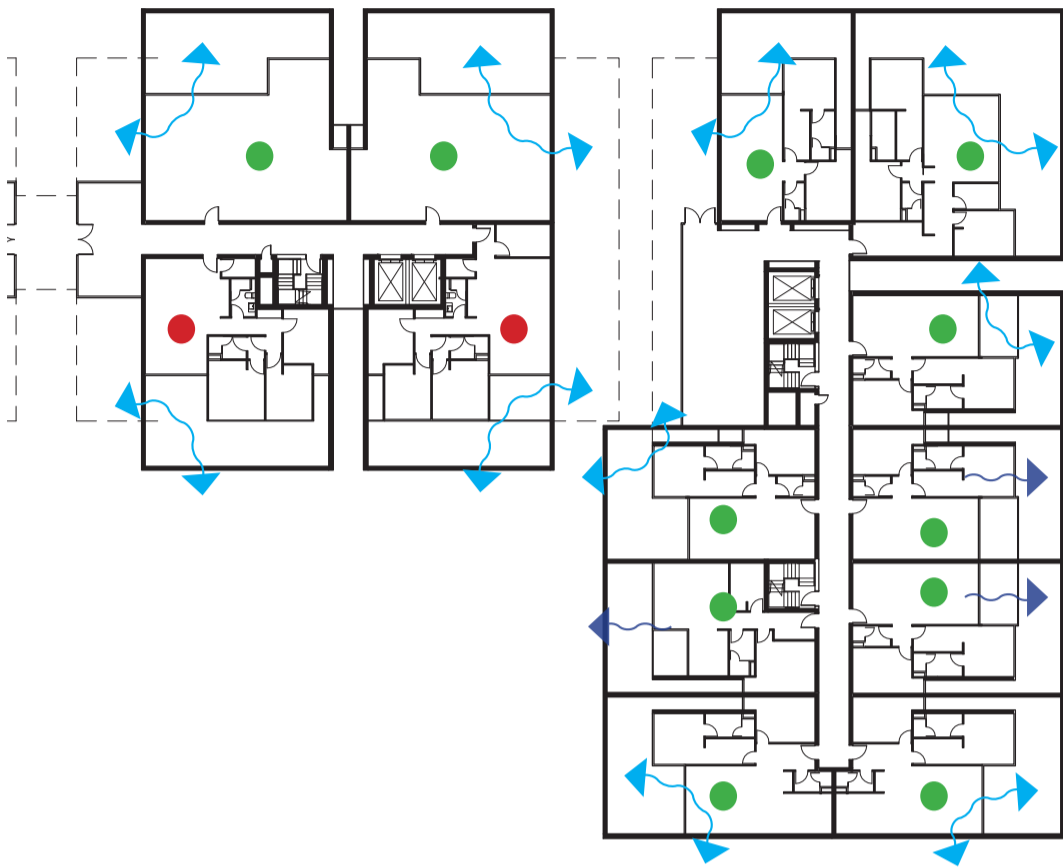
7.3 ADG SUMMARY - EXTRAPOLATED - BUILDINGS 2-8

ACHIEVES LESS THAN 15% APARTMENTS WITH NO DIRECT SOLAR ACCESS		ACHIEVES MINIMUM 2 HOURS DIRECT SOLAR ACCESS TO LIVING SPACES		CROSS VENTILATION	
YES:	702	YES:	702	YES:	576
TOTAL APARTMENTS:	795	TOTAL APARTMENTS:	795	TOTAL APARTMENTS:	795
% COMPLIES:	88.3%	% COMPLIES:	88.3%	% COMPLIES:	72.5%
SEPP65 REQUIREMENT:	85%	SEPP65 REQUIREMENT:	70%	SEPP65 REQUIREMENT:	60%

ADG DEFINITIONS

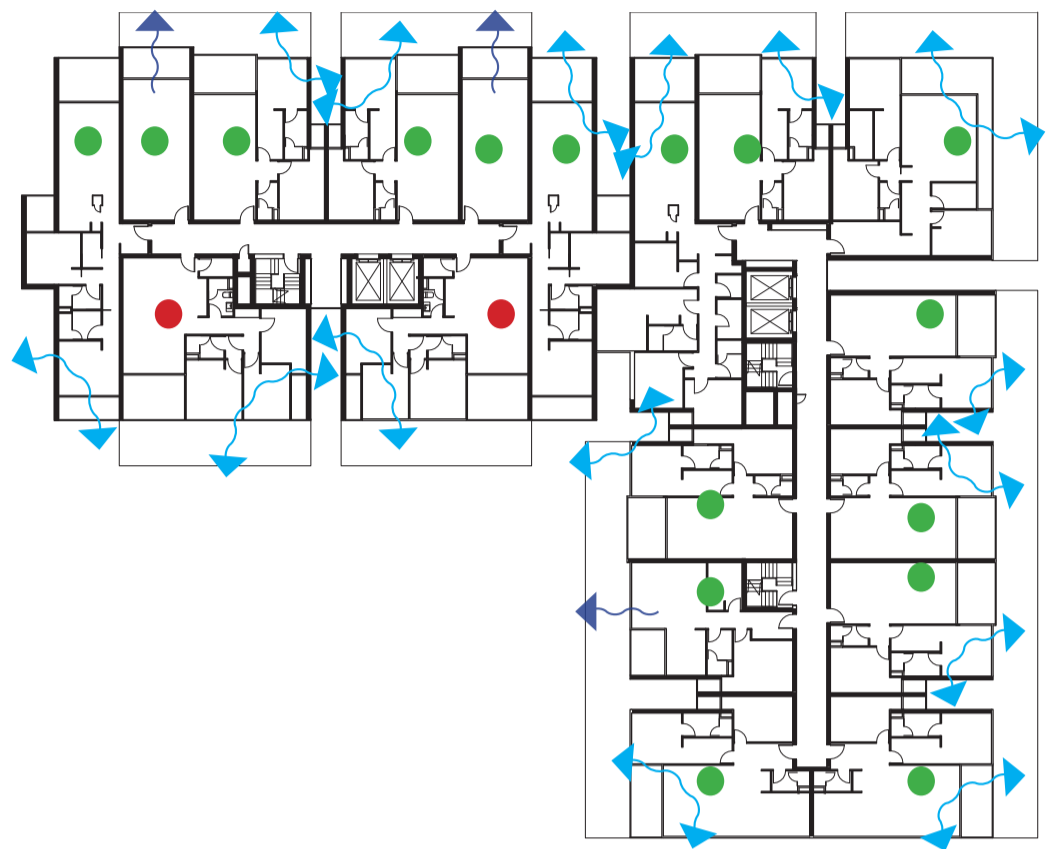
4A SOLAR AND DAYLIGHT ACCESS (PAGE 79):	LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER.
MINIMUM 2HR DIRECT SOLAR ACCESS	A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER.
LESS THAN 15% APARTMENTS WITH NO DIRECT SOLAR ACCESS	

7.4 VENTILATION + SOLAR STUDIES



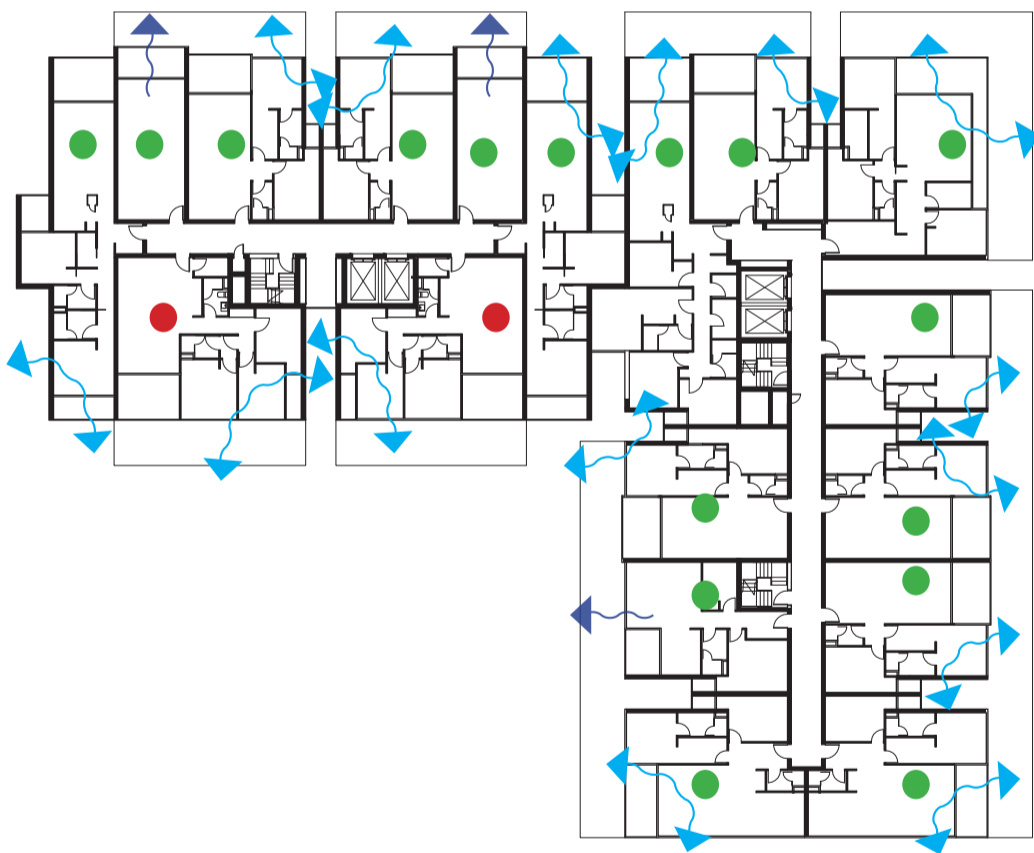
B3-GF

1:500



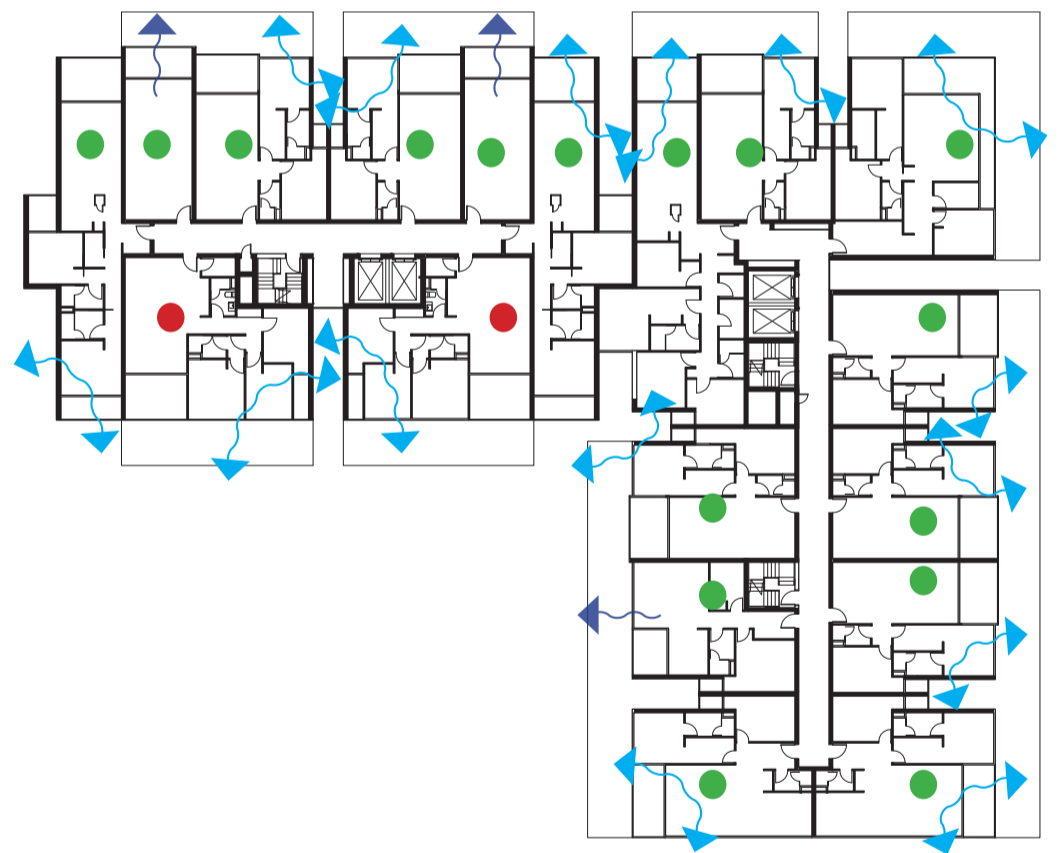
B3-L01

1:500







B3-L02

1:500

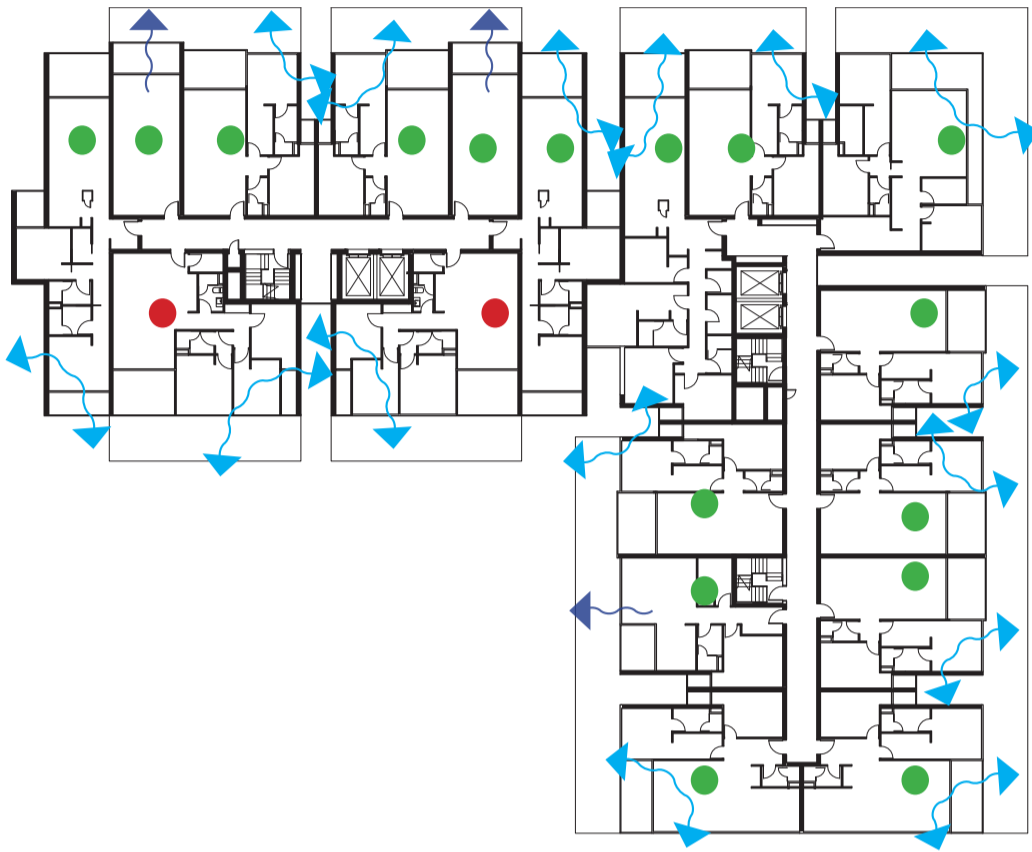


B3-L03

1:500

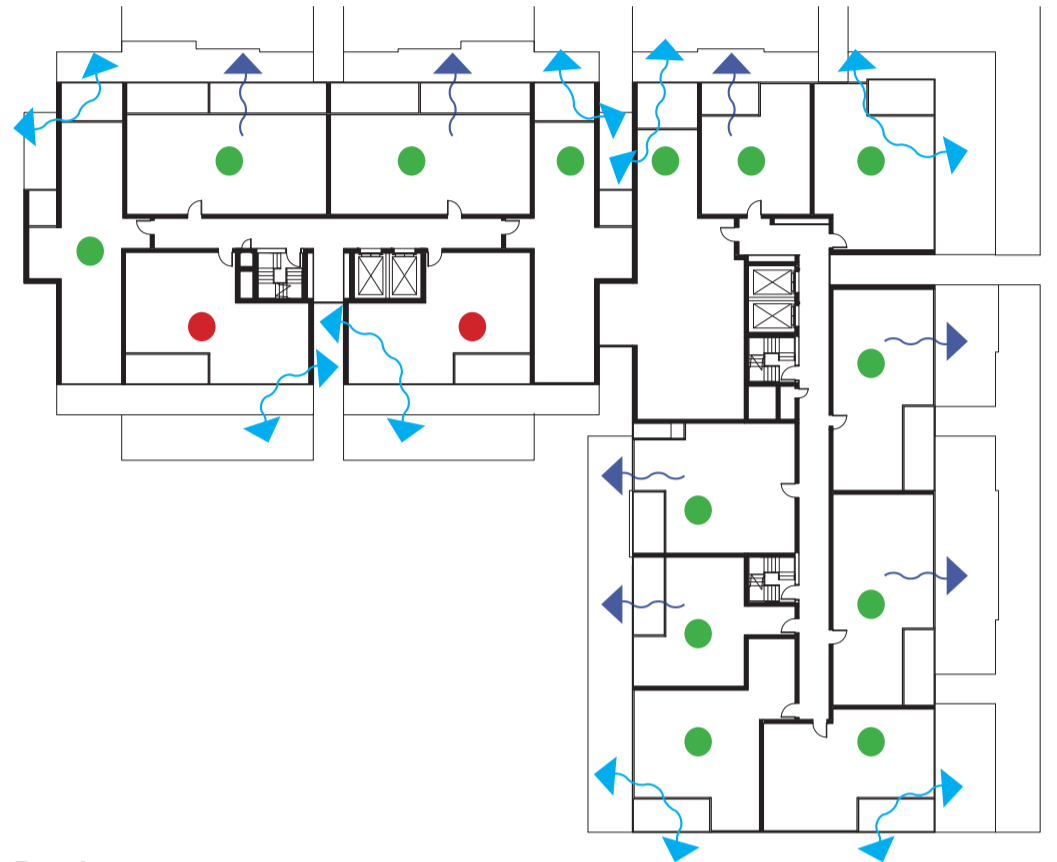
-  CROSS VENTILATION
-  NATURAL VENTILATION
-  2+ HRS SOLAR ACCESS
-  <2 HRS SOLAR ACCESS

7.5 VENTILATION + SOLAR STUDIES



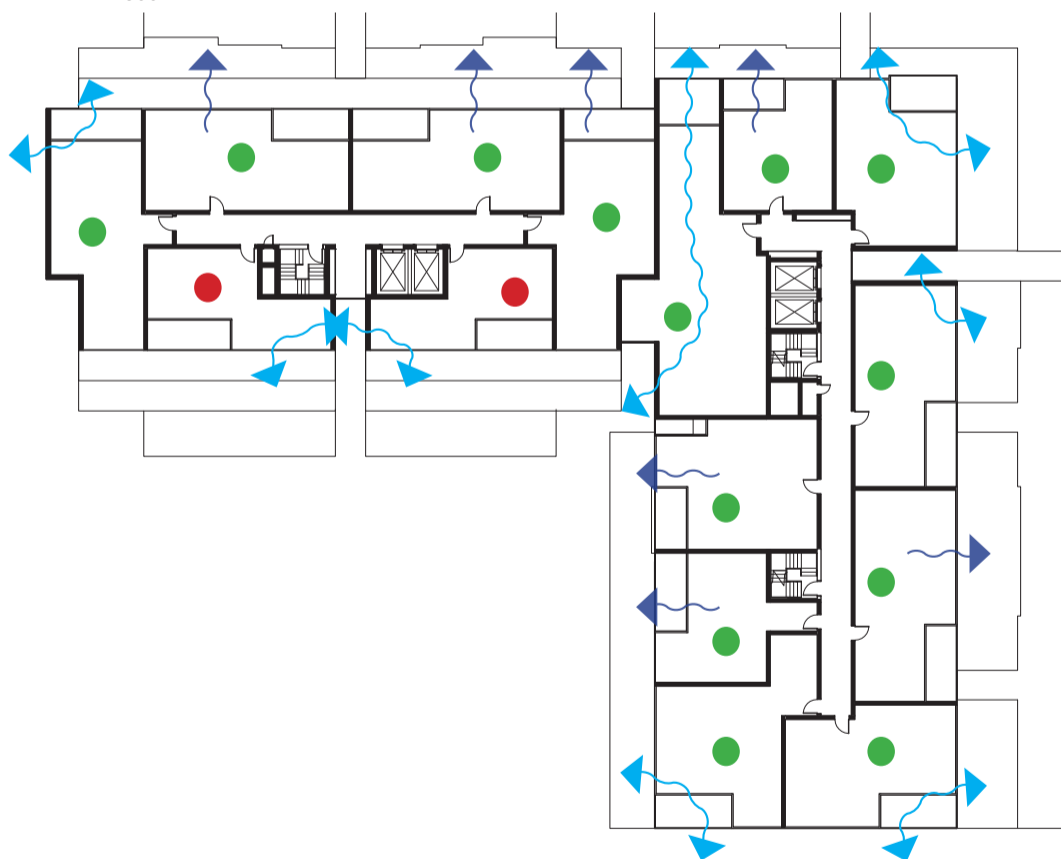
B3-L04

1:500



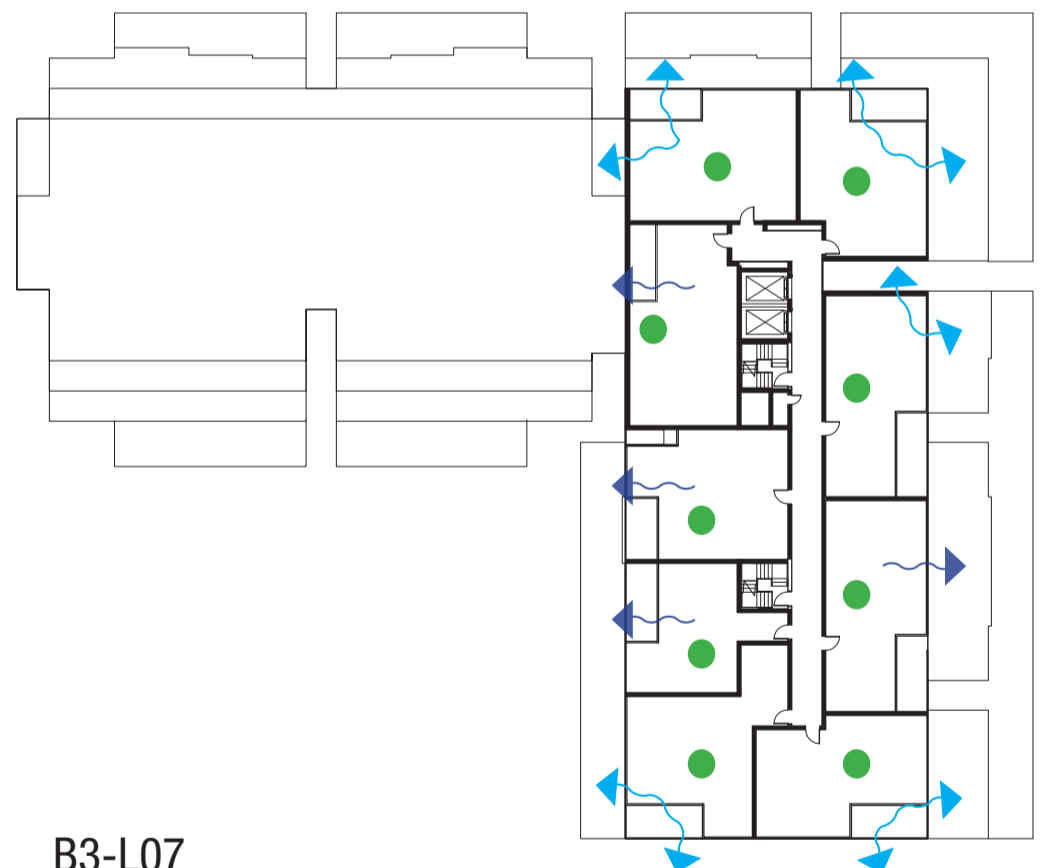
B3-L05

1:500







B3-L06

1:500



B3-L07

1:500

-  CROSS VENTILATION
-  NATURAL VENTILATION
-  2+ HRS SOLAR ACCESS
-  <2 HRS SOLAR ACCESS

8.0 PRECEDENTS

8.0 PRECEDENTS



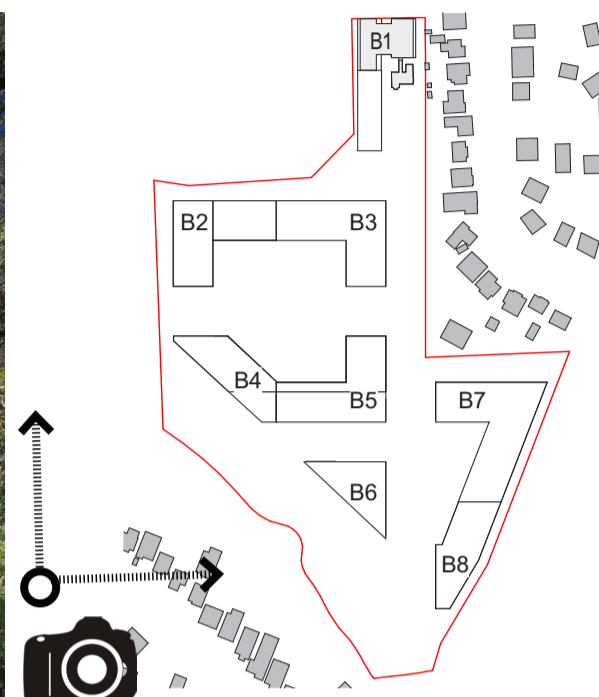
8.0 PRECEDENTS



9.0 STREET PHOTOMONTAGES

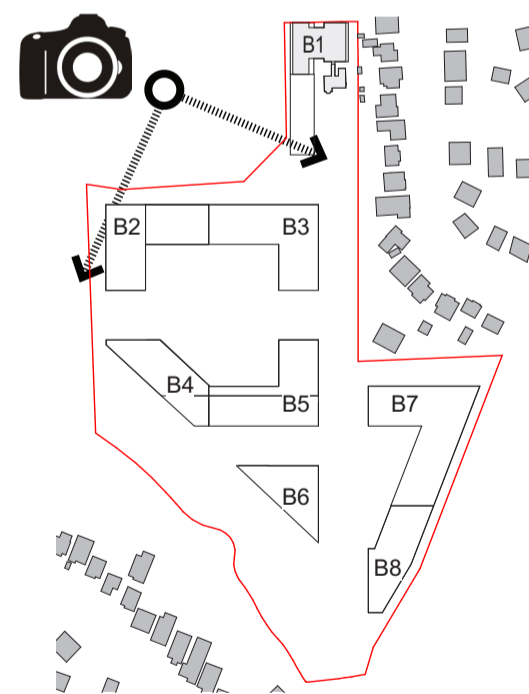
9.1 KIRBY STREET - LOOKING NORTH PHOTOMONTAGE

The building massing shown in the following photomontages corresponds to Revised Amended PP scheme – Scheme 4 FSR 1.5:1 (submitted August 2018).

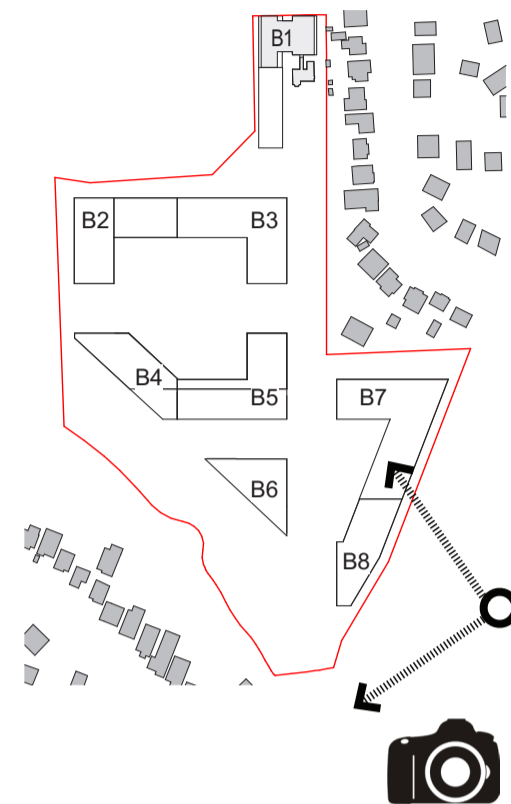


9.2 UPJOHN PARK PHOTOMONTAGE

The building massing shown in the following photomontages corresponds to Revised Amended PP scheme – Scheme 4 FSR 1.5:1 (submitted August 2018).

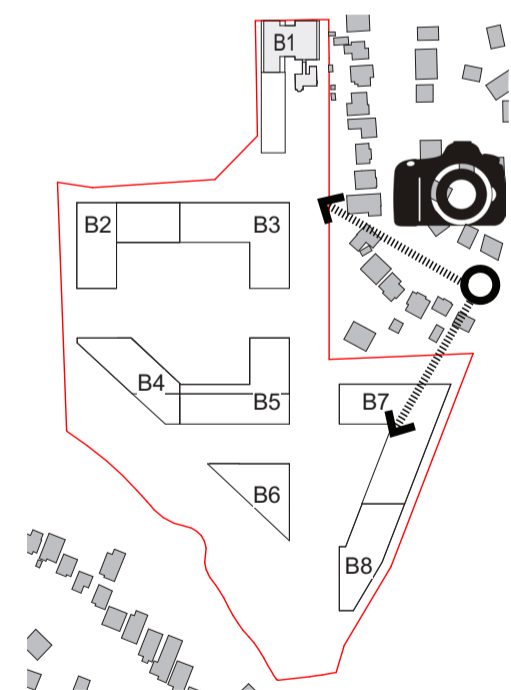


9.3 ECCLES PARK PHOTOMONTAGE

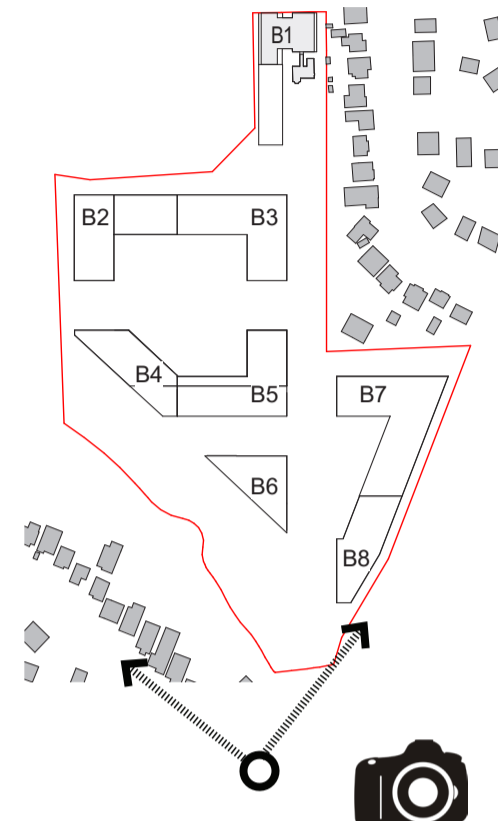


9.4 PEARCE STREET BRIDGE PHOTOMONTAGE

The building massing shown in the following photomontages corresponds to Revised Amended PP scheme – Scheme 4 FSR 1.5:1 (submitted August 2018).

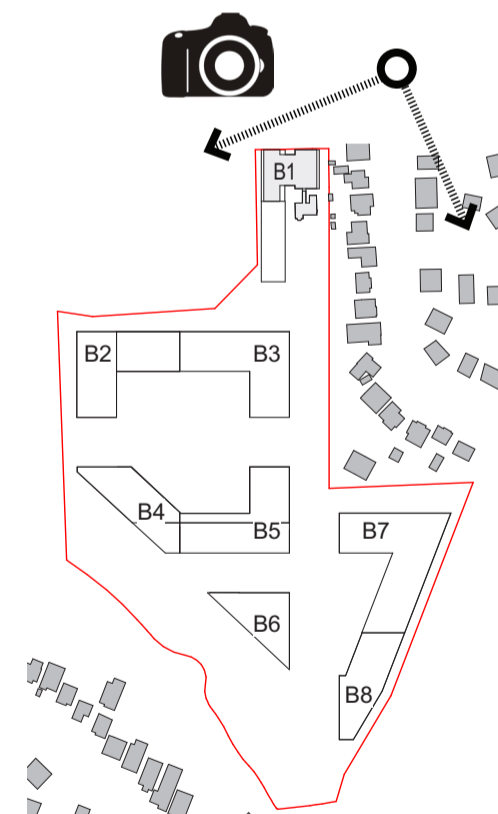


9.5 PATTERSON STREET UNDERPASS CONNECTION PHOTOMONTAGE



9.6 ULM+ BATTEN STREET MONTAGE

The building massing shown in the following photomontages corresponds to Revised Amended PP scheme – Scheme 4 FSR 1.5:1 (submitted August 2018).



9.7 PATTERSON + GAMMELL STREET PHOTOMONTAGE

