

126 GREVILLE STREET, 23 + 25 MILLWOOD AVE CONCEPT PLAN

DESIGN REPORT FOR PLANNING PROPOSAL ADDENDUM
NOVEMBER 2012

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PROJECT NUMBER

S10496

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1.0 INTRODUCTION

The concept plan defines potential building envelopes, landscape and public domain for a 2-3 storey medium density residential development. The Plan is intended to establish design principles for the site that would provide a framework for future development.

1.1 INTRODUCTION

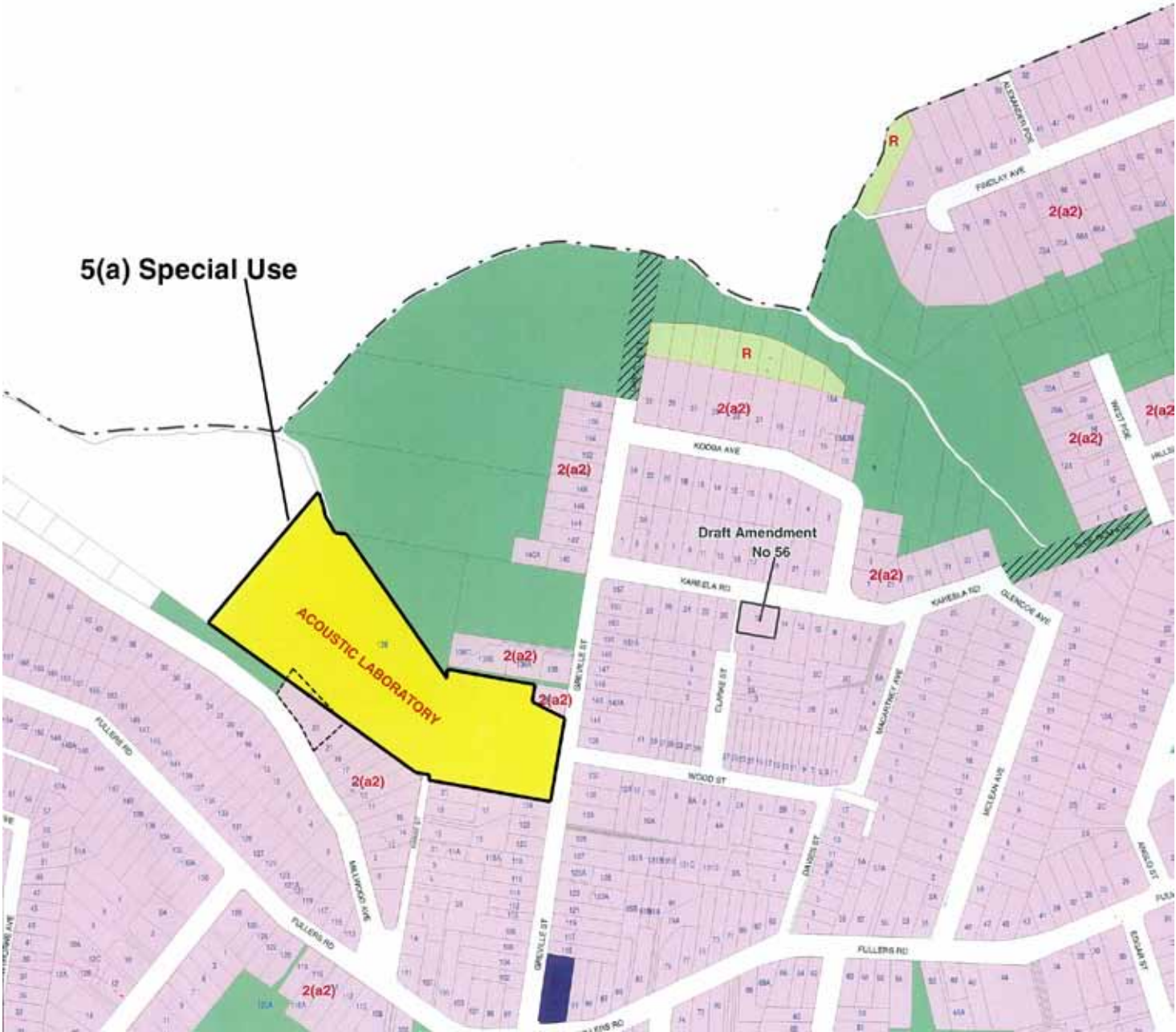
This concept plan has been prepared by Bates Smart Pty Ltd on behalf of the Barana Group and forms part of the Planning Proposal Addendum submitted to the NSW Department of Planning. The land is presently zoned 5(a) Special Use Acoustic Laboratory and the proposal seeks to rezone the land to part Zone R3 -Medium Density Housing and part Zone E2 Environmental Conservation or Zone E3 Environmental Management.

The report provides an overview of the regional and local context, followed by an analysis of the opportunities and constraints offered by the site and a description of the proposed concept plan for a low density residential development.

The Concept Plan aims to:

- / Maximise retention and protection of existing significant trees
- / Conserve and regenerate of existing riparian corridor
- / Protect future residents from bushfire hazards
- / Set a new benchmark for quality medium density development in the area
- / Develop an integrated landscape system (potentially accessible to the wider community) that responds directly to the natural beauty of the site
- / Reduce existing traffic and off site parking generated by the site
- / Incorporate vehicular and pedestrian movement systems within the site that extend and link into the wider existing pedestrian network
- / Design and site new dwellings to provide a neighbourly interface with surrounding properties – minimise overshadowing, overlooking, loss of views and provide a built form that is sympathetic to the surrounding streetscape.
- / Provide public access to the regenerated creek corridor
- / Provide a high level of residential amenity for future residents
- / Promote ecologically sustainable development

PICTURED
1/ Existing Zoning Map



2.0 CONTEXT

The site sits within the North Sydney to Macquarie Park corridor, one of three significant corridors identified in the City of Cities plan.

2.1 REGIONAL CONTEXT

The site is located 11km from the Sydney CBD and 1.2km west of Chatswood which is nominated as a Major Centre in the City of Cities, A plan for Sydney's Future, Metropolitan Strategy. The plan addresses Sydney's population growth through urban consolidation increasing the density of residential housing in close proximity to existing infrastructure, services and facilities. The site sits within the North Sydney to Macquarie Park corridor, one of three significant corridors identified in the City of Cities plan.

The site is within close proximity to the commercial and retail centre of Chatswood, educational facilities such as the UTS Ku-ring-gai campus and Chatswood High School (Lindfield and Mowbray Primary Schools 1.5-2kms away). It is surrounded by parklands and recreational facilities such as Chatswood Golf Course and the Lane Cove National Park. In addition the site has good access to public transport services including STA buses that run along Millwood Avenue and Fullers Road approximately 300m to the south of the site and the Chatswood Rail Station approximately 1200m top the east of the site.

The site offers a rare opportunity to implement the City of Cities housing objectives.



PICTURED

1/ Aerial photograph showing distance between the site and transport, retail and educational facilities

2/ Aerial photograph showing existing open space areas in close proximity to the site

3/ Metropolitan Strategy map showing the site's proximity to Chatswood, a nominated major centre

3.0 SITE PHOTOGRAPHS

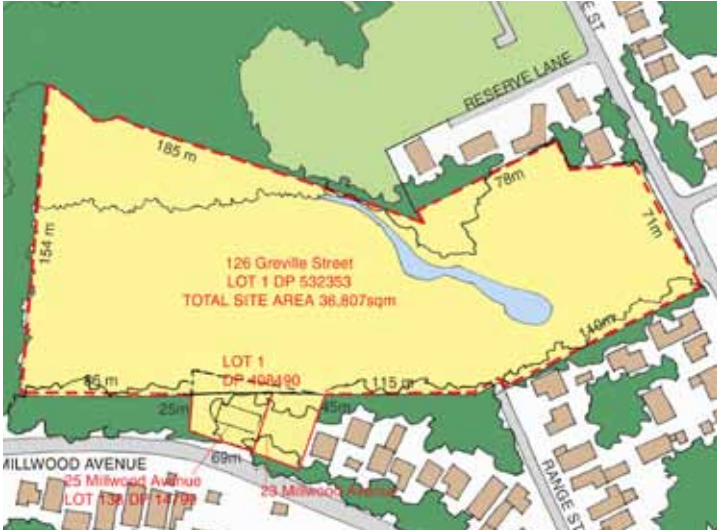


PICTURED
1/ Greville St Entry
2/ Carpark Entry
3/ Watercourse near carpark
4/ View of east wing of existing building looking north
5/ View of watercourse along north boundary
6/ View of east wing of existing building looking south east

7/ Existing open space
8/ View of existing building looking west
9/ View of loading dock along southern boundary

4.0 SITE ANALYSIS

The following diagrams provide a summary of the opportunities and constraints of the site.



THE SITE

126 Greville Street, Chatswood is located on the western side of Greville Street, to the north of Millwood Avenue and described as Lot 1 in DP 532353 and Lot 1 in DP 408490. The site is adjoined to the south and east by existing single residential dwellings in garden settings. These houses are accessed either from Greville Street, Range Street or Millwood Avenue. Residential development also adjoins the northern boundary of the eastern portion of the site. State Government land adjoins the northeast boundary and Lane Cove National Park adjoins the western boundary. The western portion of the southern boundary adjoining Millwood Avenue is vacant bushland owned by Willoughby Council. Immediately to the east of this bushland and adjoining the southern boundary of the site is a small triangular block of land described as Lot 1 DP 408490. It is proposed that this land be consolidated and rezoned as part of the overall site.

The properties located at 23 and 25 Millwood Avenue are under the same ownership as the site and are included in the rezoning proposal.

The site has an area of approximately 3.68 hectares. It has an irregular shape with a frontage of 71.41 metres to Greville Street and 69m to Millwood Avenue.

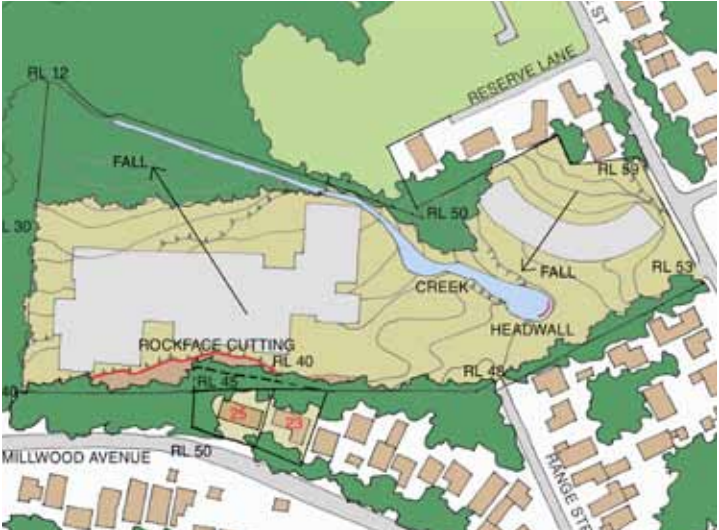


BUILDING AND STRUCTURES

The site contains the existing structures of the Commonwealth Acoustics Laboratories and Ultrasound Institute and include:

- / A 3-4 storey concrete purpose built building of 14,225 sqm GFA located in the western portion of the site.
- / A 2 level concrete carpark located in the e astern portion of the site accomodating 140 cars.

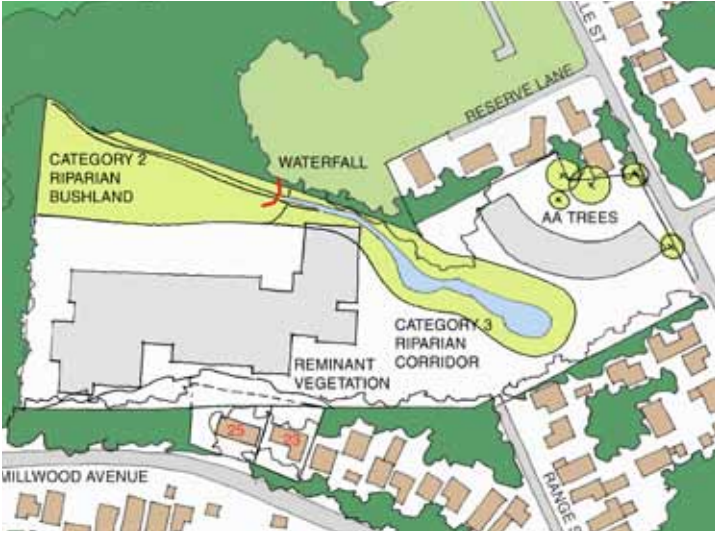
The existing site coverage (buildings, car parking and driveways is 33%. The existing use and built form are out of context with the scale of surrounding dwellings.



TOPOGRAPHY

The topography of the site is defined by Blue Gum Creek that enters at the southeast corner of the site via stormwater pipes under Greville Street and the existing driveway. From the headwall the creek flows northwest via a pool and riffle system along the northern boundary.

The eastern portion of the site falls to the southwest into the upper creek, while the remainder of the site falls down to the northwest into the existing bushland. The existing buildings and driveway are excavated into the slope of the site with a rock face cutting running along the southern boundary of the western portion of the site.

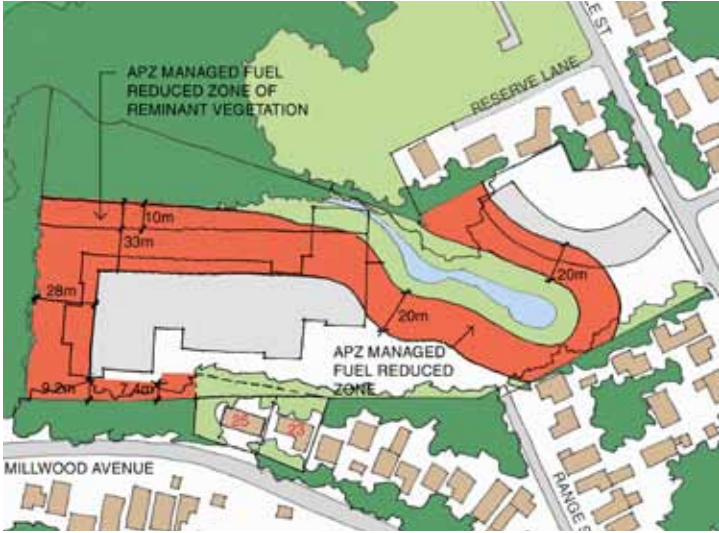


LANDSCAPE

The vegetation within the site consists predominantly of maintained lawns and landscaped gardens. A remnant riparian bushland area exists in the northwest corner of the site bordering on the National Park and is a significant feature of the site. The creek corridor has been classified by DNR as a Category 2 and 3 watercourse and has the following requirements:

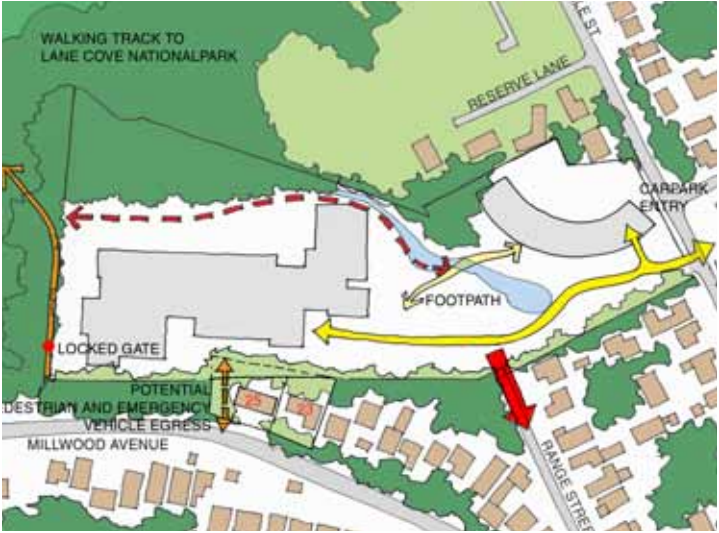
- / Category 2 applies to the creek corridor north west of the large waterfall. It requires a minimum average 20m wide fully structured riparian corridor to each side of the creek bank.
- / Category 3 applies to the creek corridor above the waterfall. It requires an average of a 10m wide fully structured corridor to each side of the top of creek bank. This requirement has been adjusted along the eastern edge of the existing building to ensure separation between the fully structured corridor and the existing structure. A narrow strip of open remnant vegetation exists along the southern boundary of the site where the vacant Council land adjoins Millwood Avenue.

Australian Tree Consultants have identified and surveyed 601 trees on the site including native and exotic species. They have identified 5 significant trees categorised as AA rated and to be retained. These trees include Eucalyptus pilularis and Angophora costata and are located in the northeast corner of the site and along Greville Street frontage.



FIRE PROTECTION

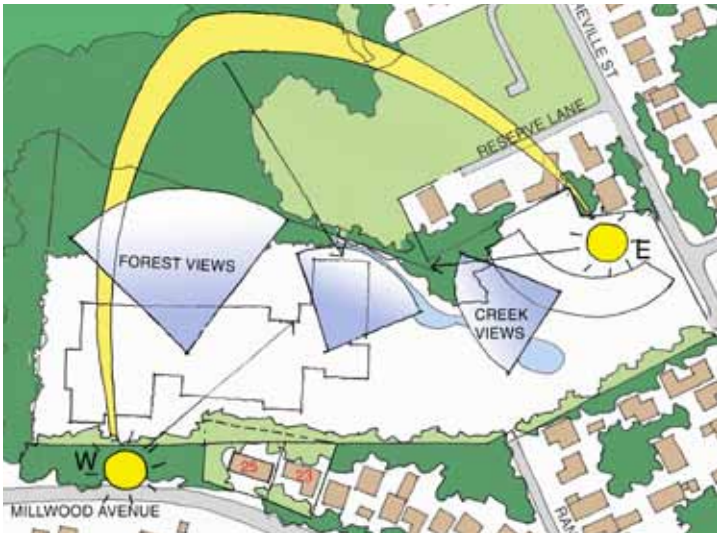
The existing bushland as well as the re-vegetation proposed by DNR will necessitate the provision of Asset Protection Zones to new buildings adjoining the riparian corridor. The Bushfire Protection Assessment defines Asset Protection Zones of between 20-33m. Existing buildings on the site do not comply with the Asset protection Zone setbacks and therefore cannot be integrated into any residential redevelopment without significant alteration to their footprint.



ACCESS

Access to existing buildings is gained via a bitumen driveway that is entered off Greville Street at the southeast corner of the site. Pedestrian access between the car park and the commercial building is via a concrete bridge crossing the creek. From this point it is possible to walk along the creek to the lawn and landscaped garden area to the north of the existing building. A locked gate is located half way down the western boundary of the site with pedestrian access to an existing fire trail leading down to Fullers Park and the Lane Cove River.

The potential exists for pedestrian and emergency vehicle access from Range Street, a requirement identified in the Bushfire Protection Assessment. In addition pedestrian access to Millwood Avenue is to be provided via an easement created over 25 Millwood Avenue comprising DP 14799 Lot 138 and DP 408490 Lot 1.



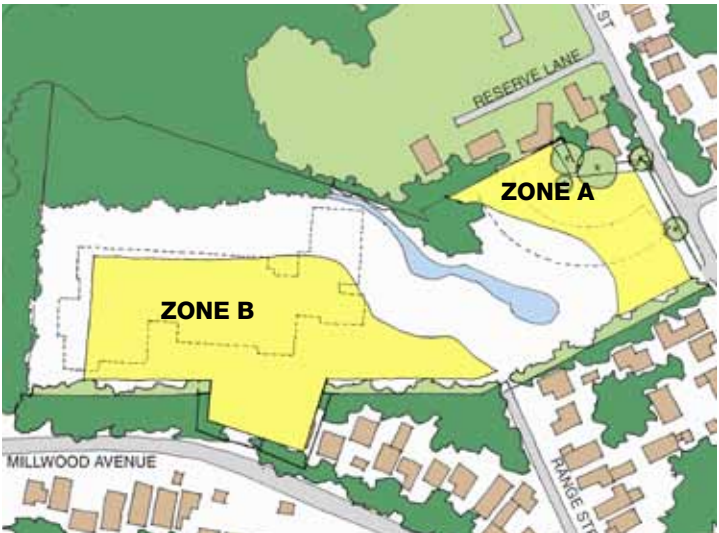
SOLAR ACCESS AND VIEWS

Any future residential development should take advantage of the good solar access offered by the site's northerly aspect and slope. In addition, the site's elevated position creates the opportunity for excellent outlook and views over the existing creek, blue gum forest and national park to be enjoyed by future residents.



BUILDING SETBACKS

Asset Protection Zones of between 20m and 33m establish building setbacks to the existing bushland and the required revegetation of the creek. Along the southern boundary of the site a setback of 6m is proposed to provide an appropriate separation at the interface to the adjoining single dwelling residential development. Along the Greville Street frontage a 10m setback is proposed to maintain consistency with the surrounding context.



DEVELOPABLE AREAS

Boundary and APZ setbacks define two potential zones within the site to be considered for new residential development. Zone A is located in the eastern portion of the site and includes the footprint of the existing car park. The area has frontage to Greville Street and overlooks the existing creek to the west. Zone B is located in the western portion of the site and is located largely within the footprint of the existing commercial building and vehicle ramp to the east. The area extends east to Range Street.

5.0 DESIGN CONCEPT

The following diagrams provide a description of the proposed Master Plan for the site:



ACCESS

Access to the site is proposed at the southeast corner of Greville Street 2.5m south of the existing driveway. This access road connects with an internal street that curves around the Creek reinforcing the existing topography of the site. It provides vehicular and pedestrian access to the two developable areas within the site and splits the wide western area into two linear developable zones. Pedestrian links across the creek are retained between the eastern and western portion of the site. The internal street will be designed to be suitable for Emergency and Fire Services vehicles and will be extended via the use of a gravel fire trail so as to service the bushland/creek corridor to the north west of the site.



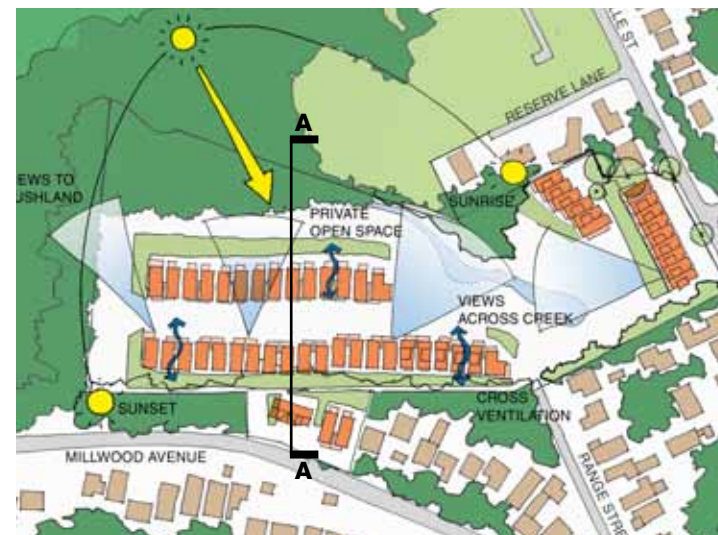
SUBDIVISION

The site is sub-divided into 53 house lots which vary in size between 219 sqm and 705sqm. The lots have been located to ensure that each has adequate developable area to accommodate a 3 - 4 bedroom residential dwelling. On the western portion of the site, lots have a minimum width of 9m to accommodate free standing and semi-detached dwellings. On the eastern portion of the site lots have a minimum width of 6.5m and will accommodate terrace houses.



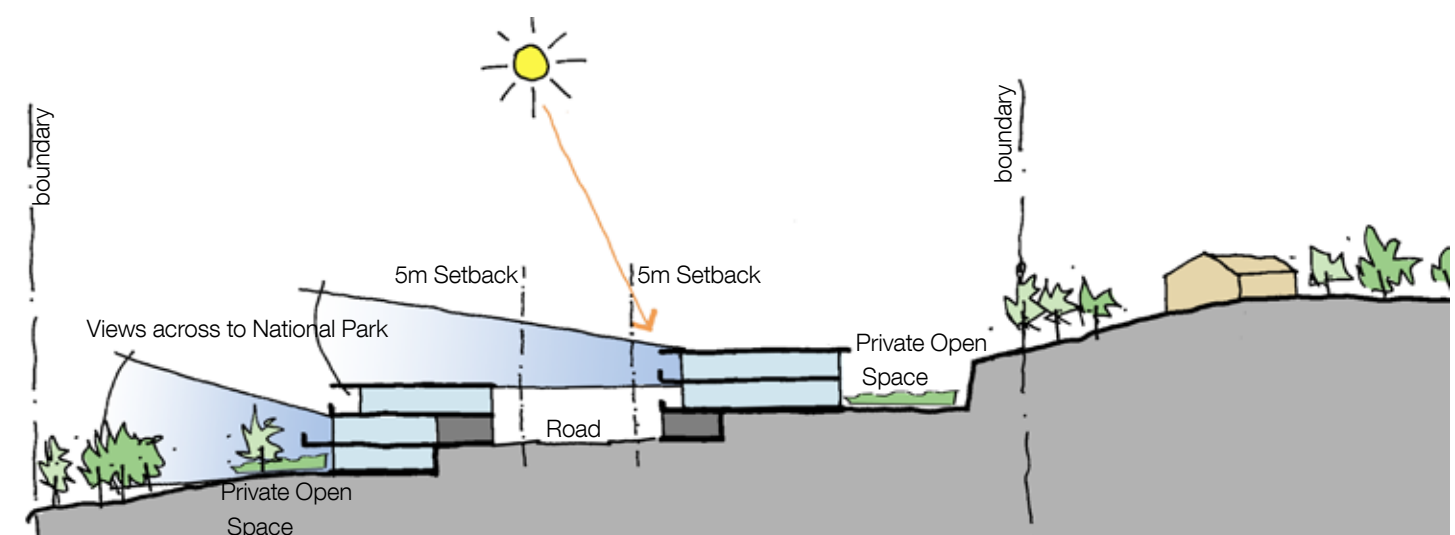
SITE PLAN

The diagram describes the proposed location of dwellings within the developable area of the site.



RESIDENTIAL AMENITY

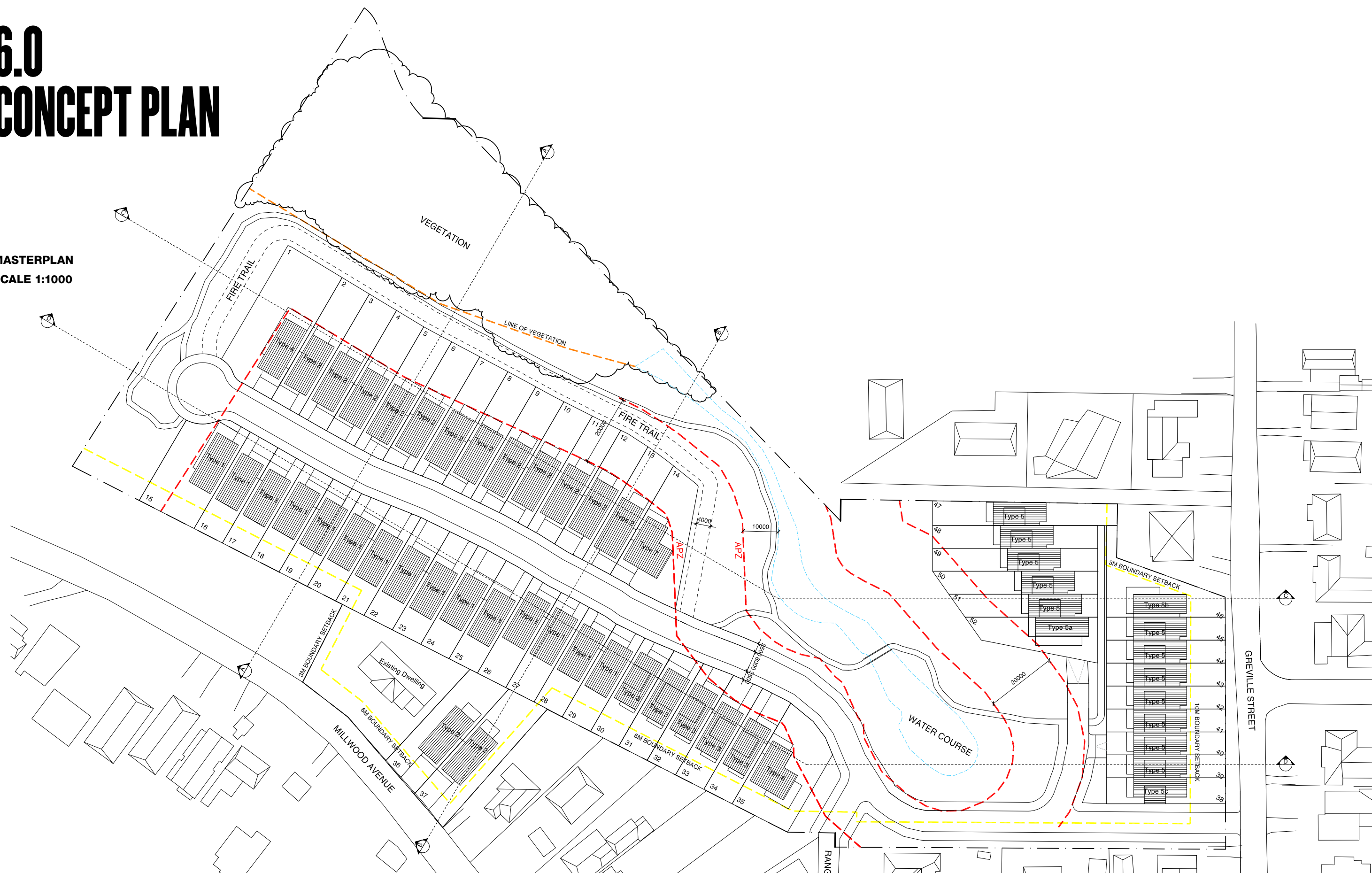
Dwellings have been positioned with careful consideration given to amenity issues such as solar access, natural ventilation, visual and acoustic privacy and access to private and communal open space. These issues will be addressed in detail at the Development Application stage of the project.

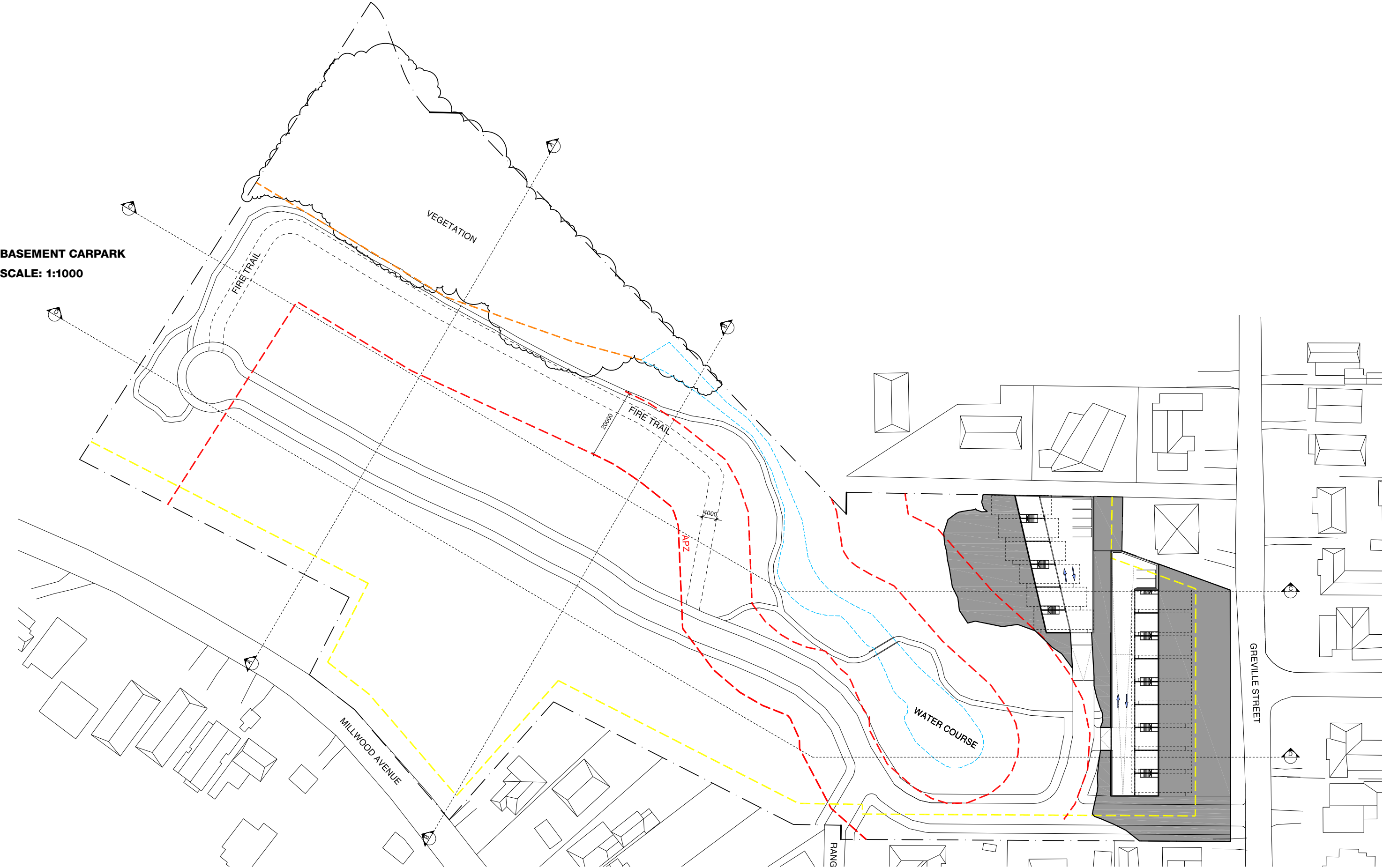


SECTION AA

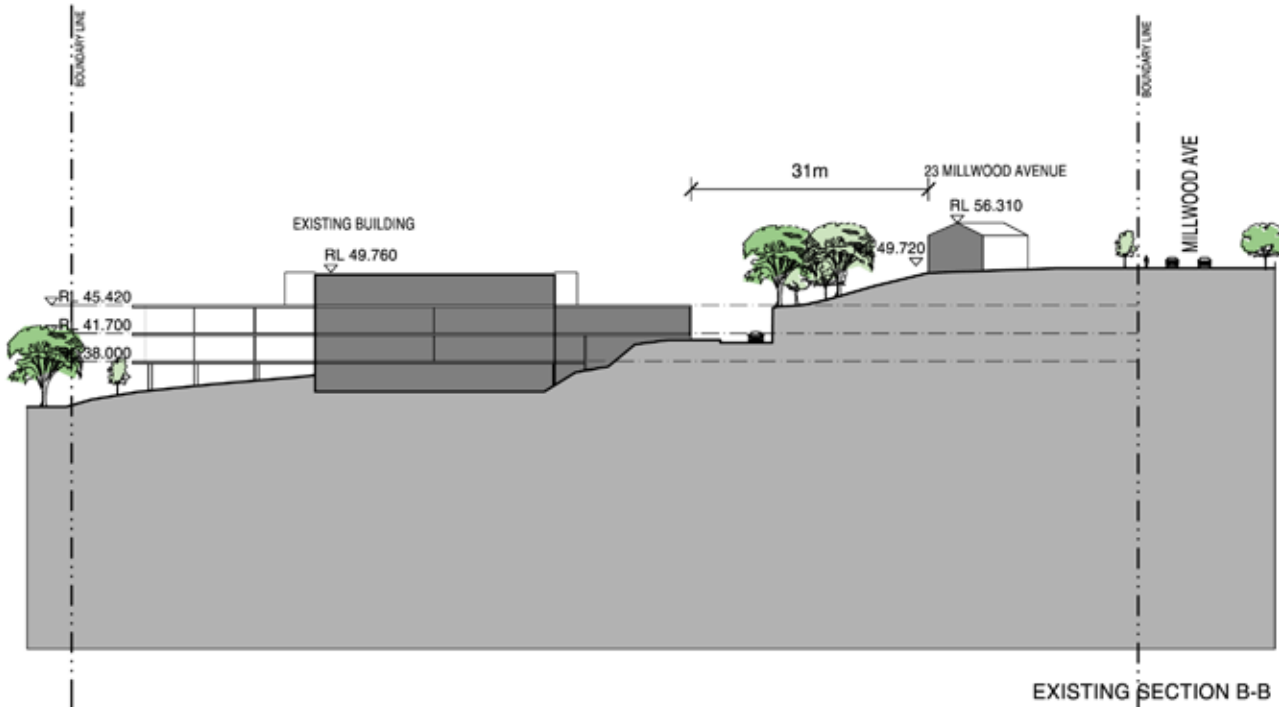
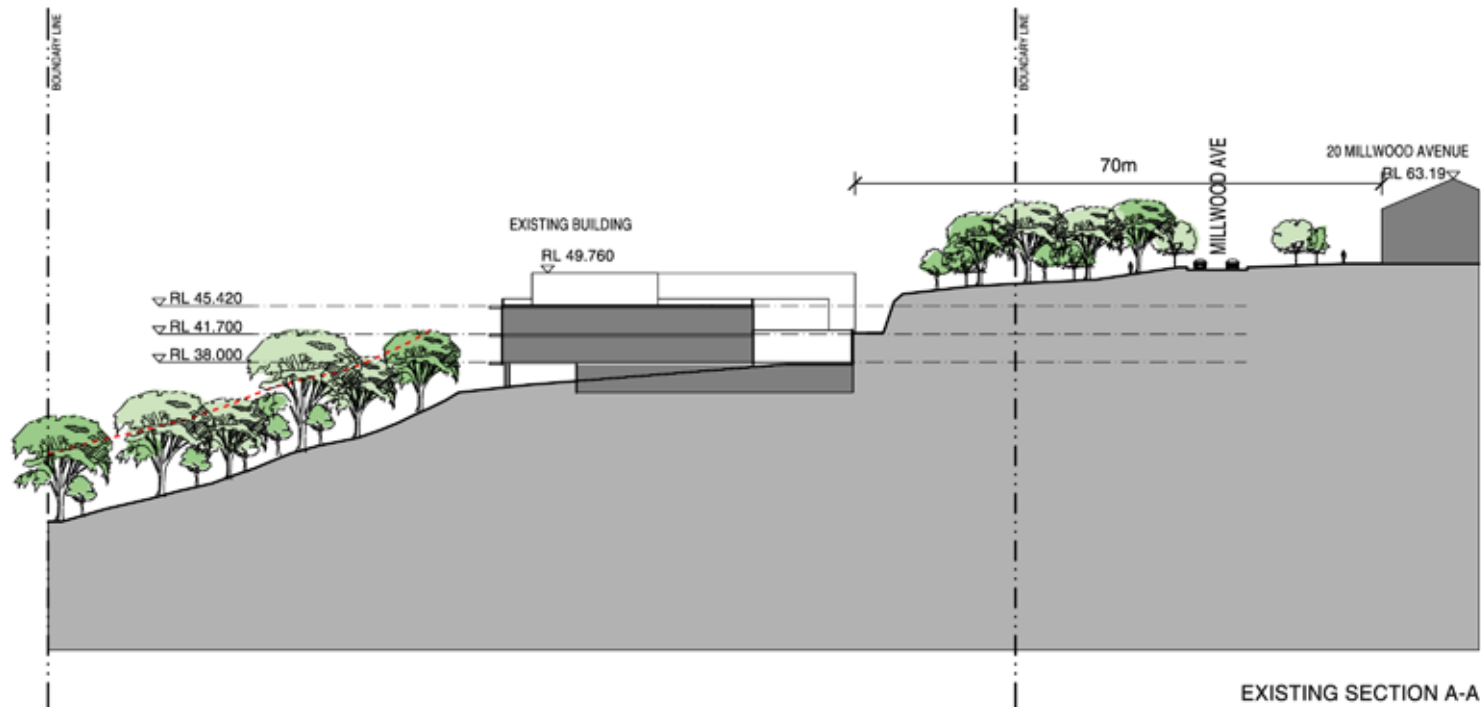
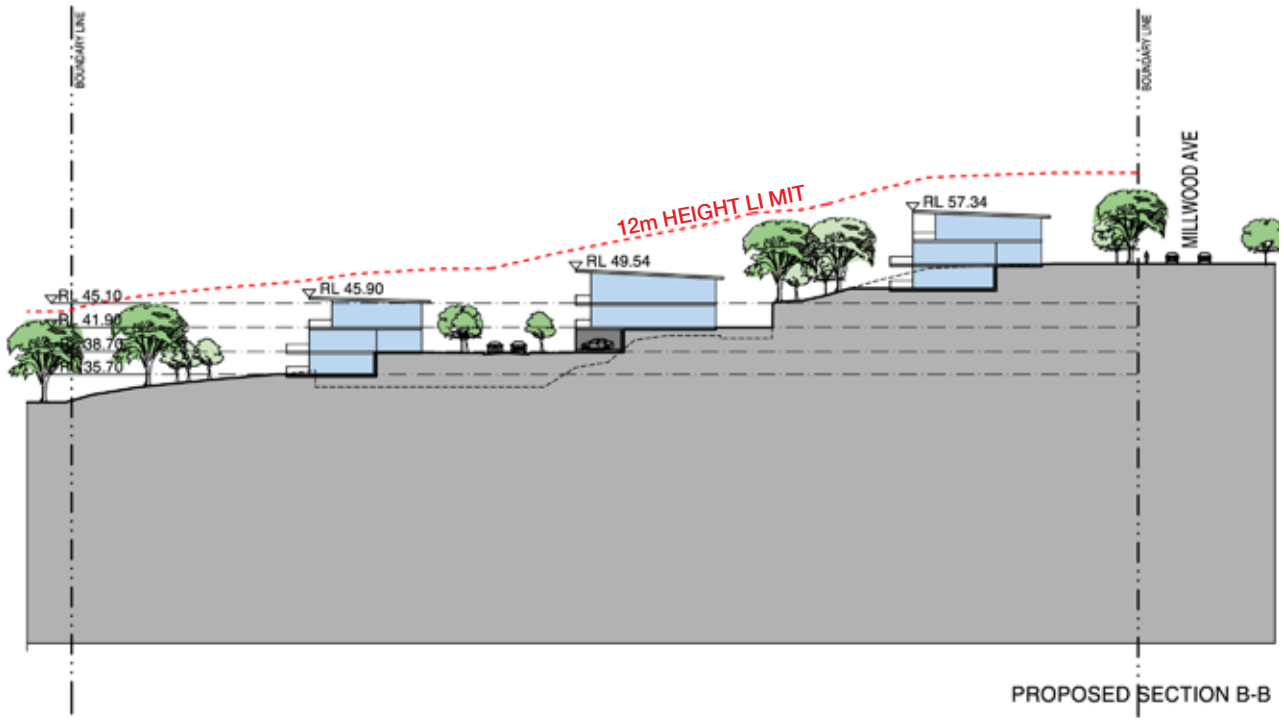
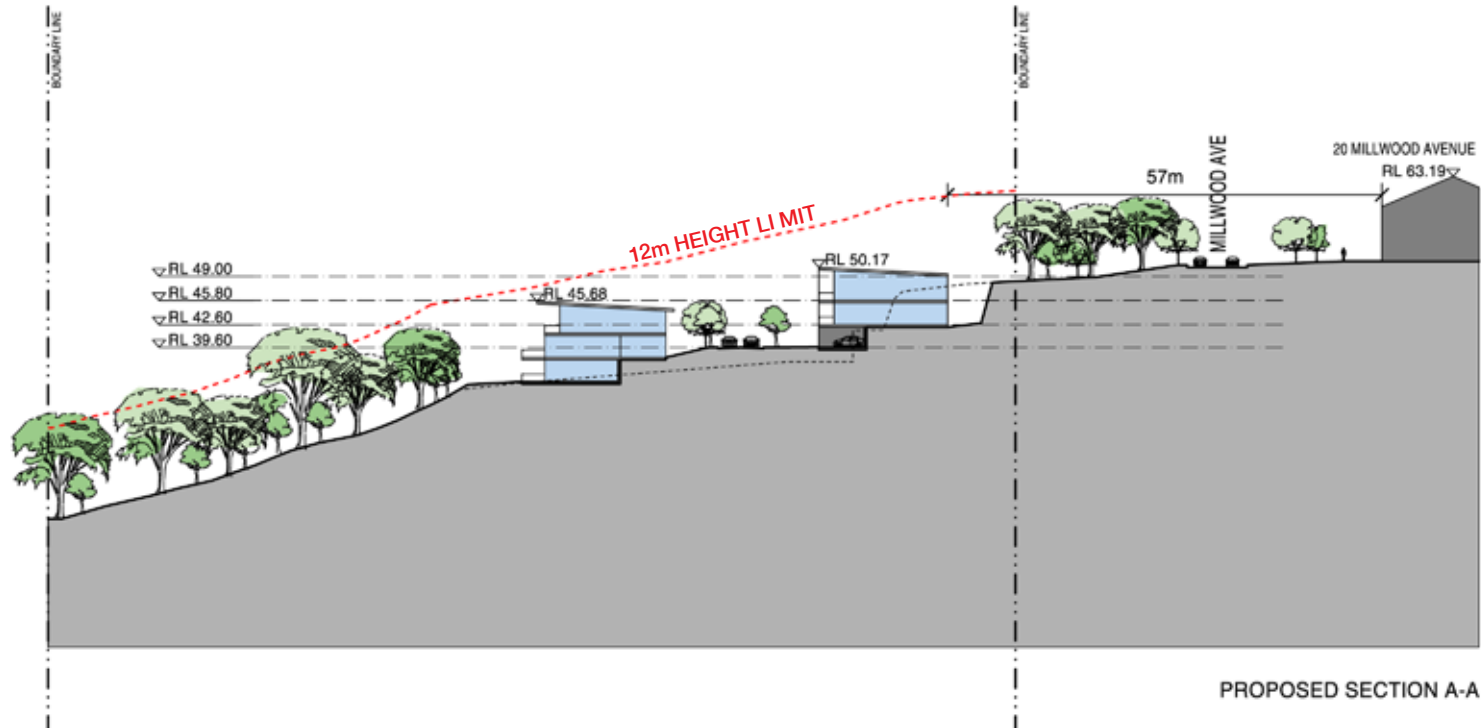
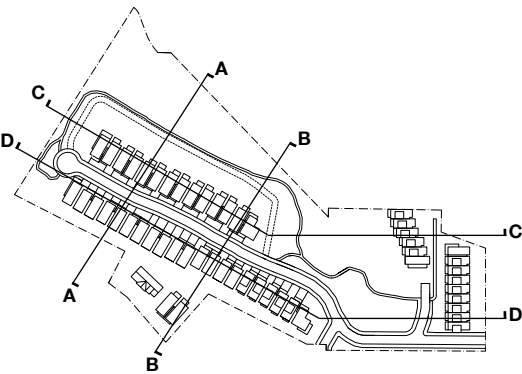
6.0 CONCEPT PLAN

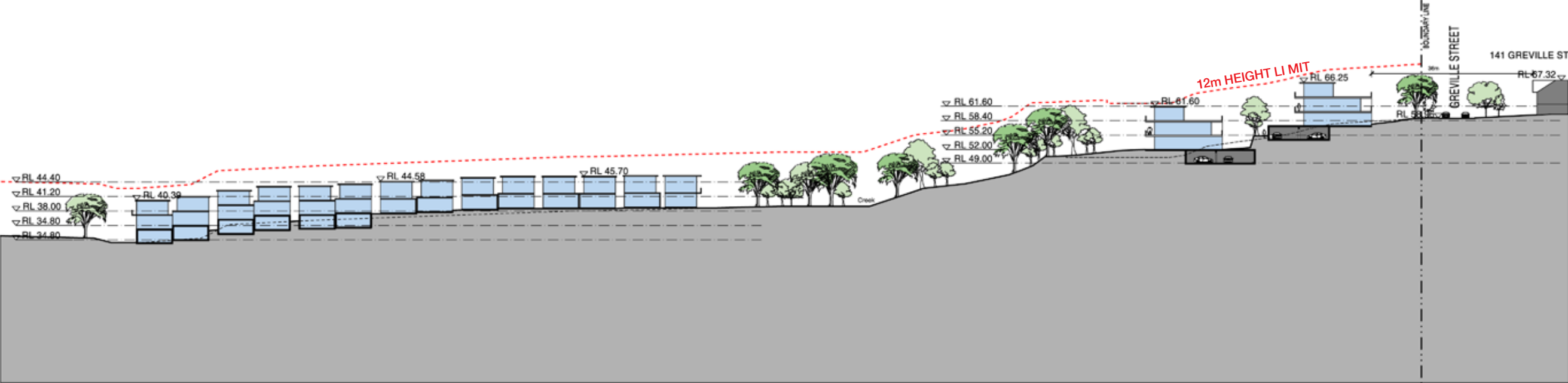
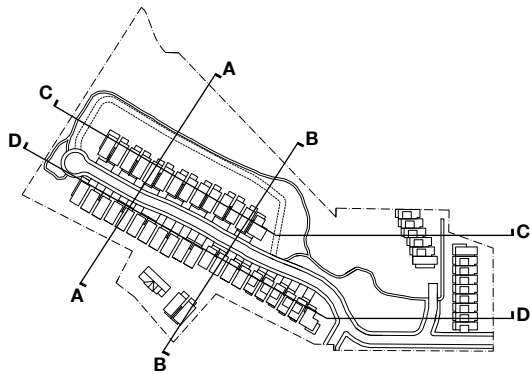
MASTERPLAN
SCALE 1:1000



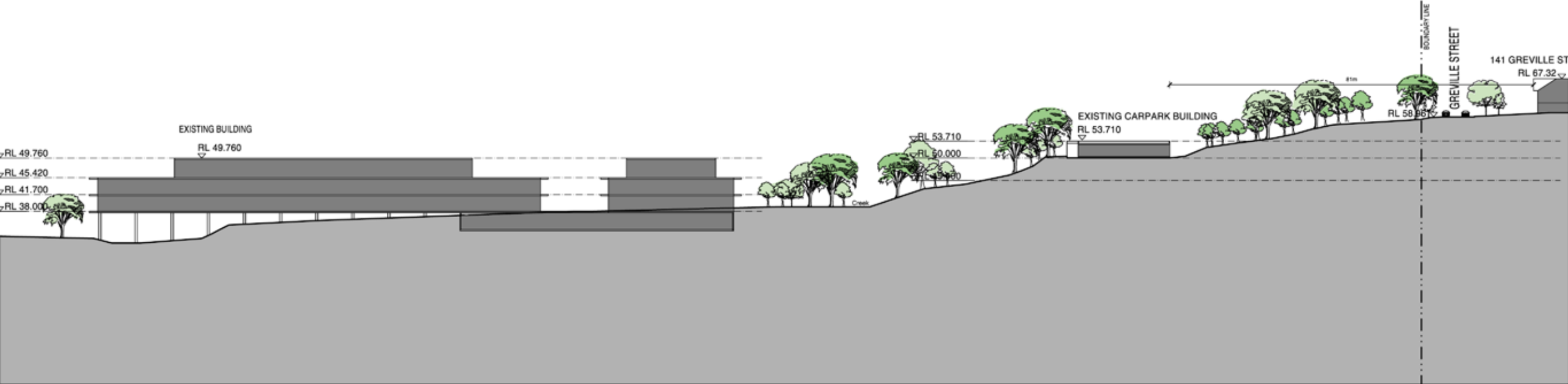


7.0 SITE SECTIONS

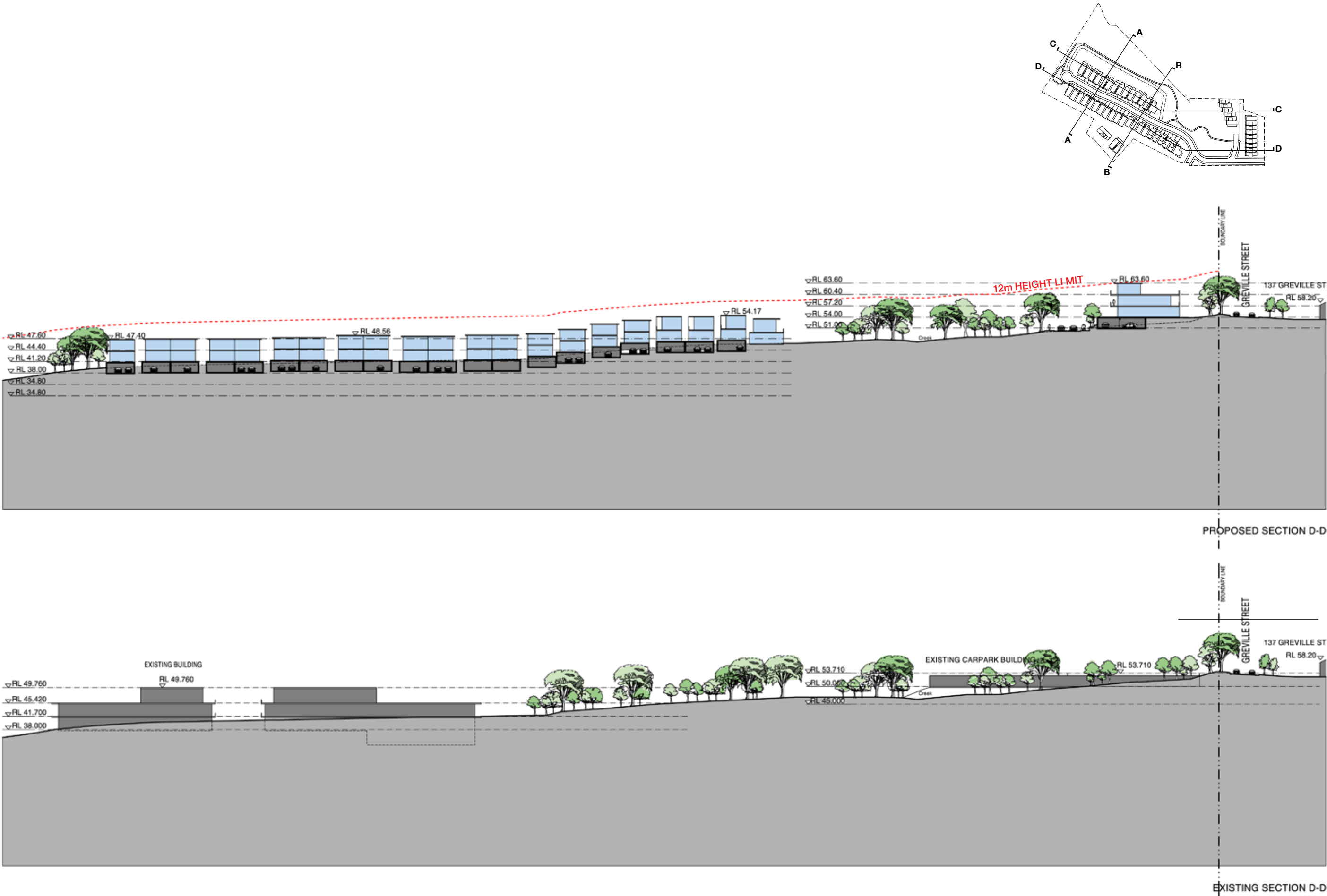




Proposed SECTION C-C



EXISTING SECTION C-C



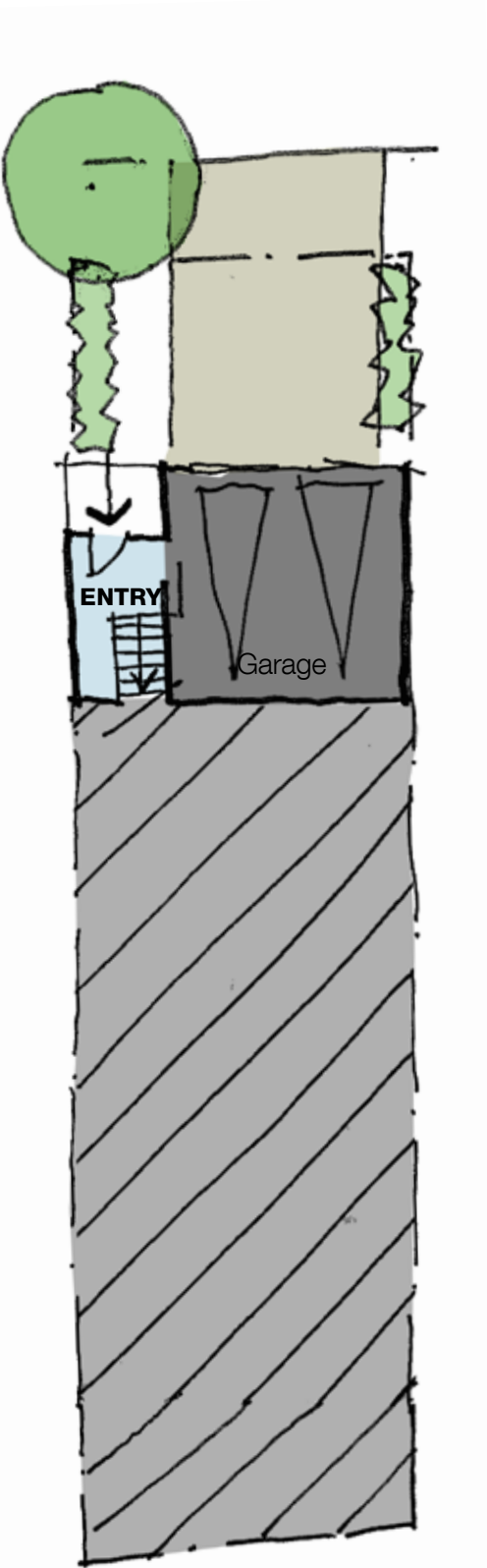


7.0 HOUSING TYPOLOGIES

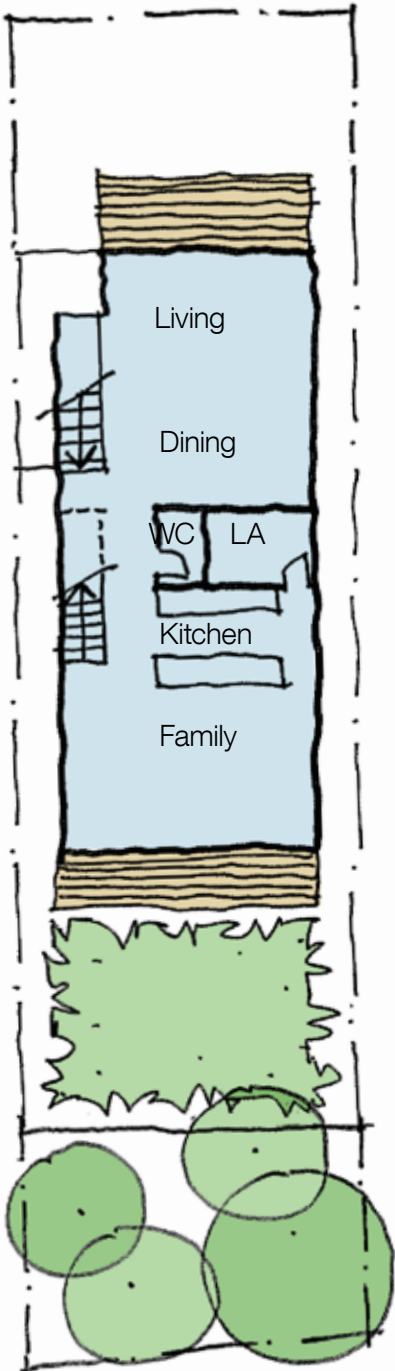
HOUSE TYPE 1 - 230 SQM GFA

The following sketch plans provide an indication of the house types that may potentially be accommodated on the site.
They have been designed to respond to the differing topography and orientation of house lots across the site.

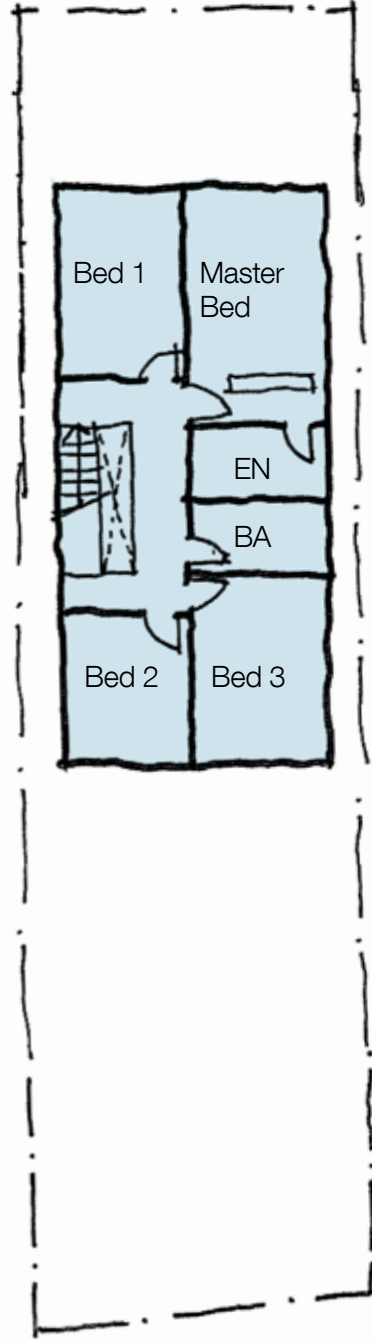
NORTH
↖



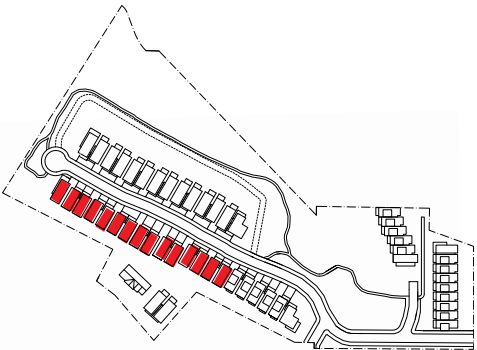
LEVEL 1

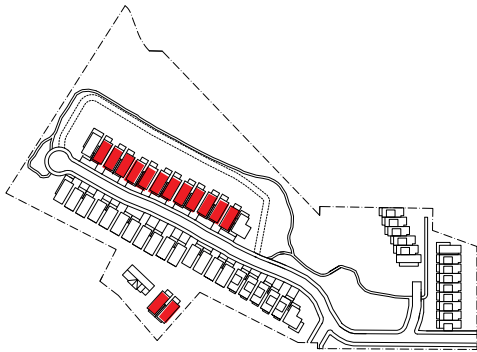


LEVEL 2

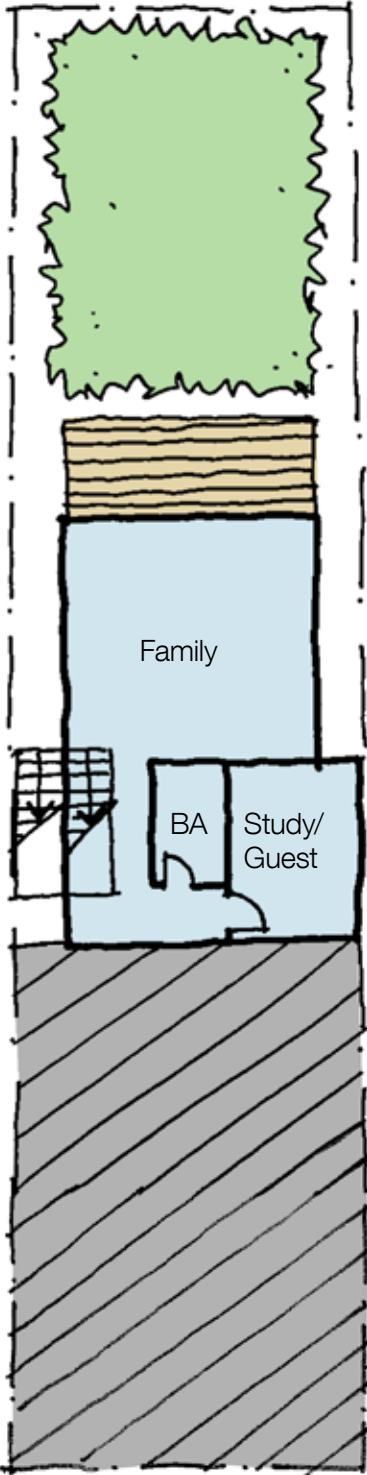


LEVEL 3





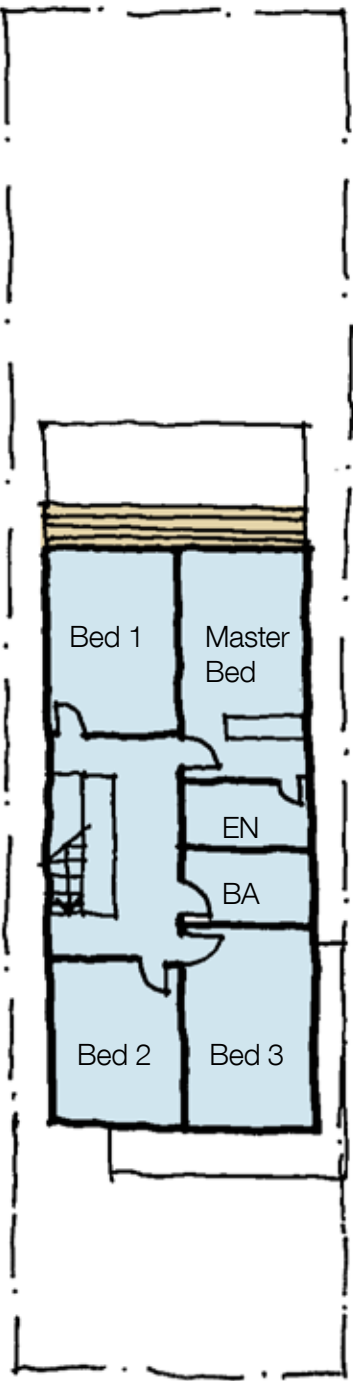
HOUSE TYPE 2 - 257 SQM GFA



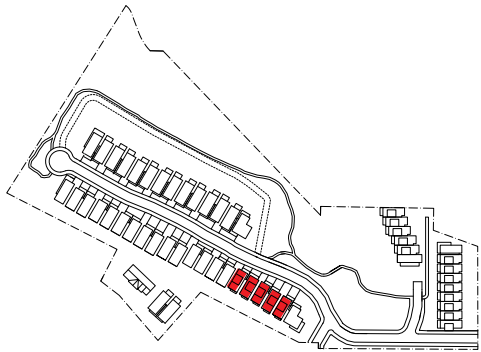
LEVEL 1



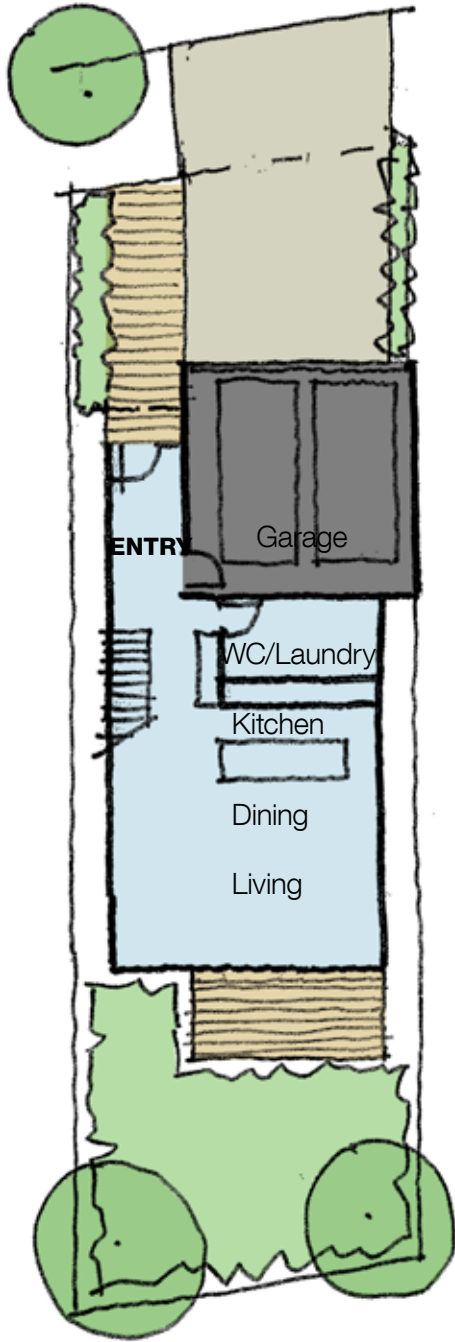
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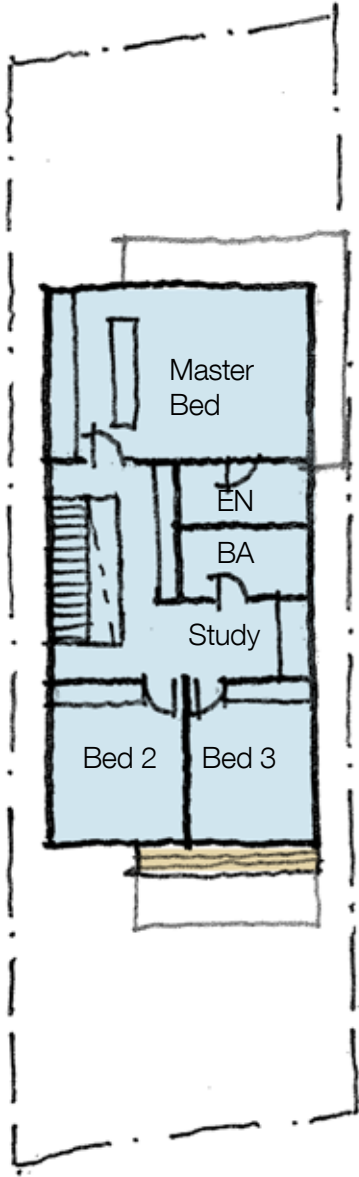
LEVEL 3



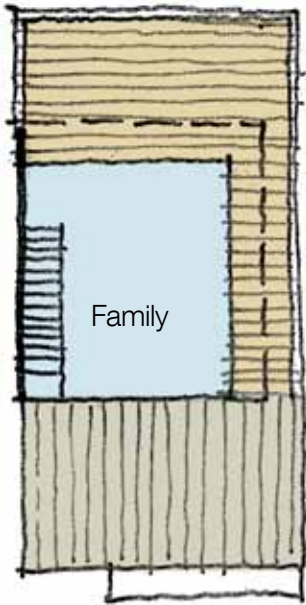
HOUSE TYPE 3 - 216 SQM GFA



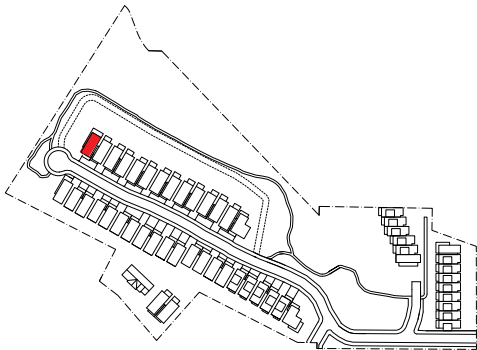
LEVEL 1



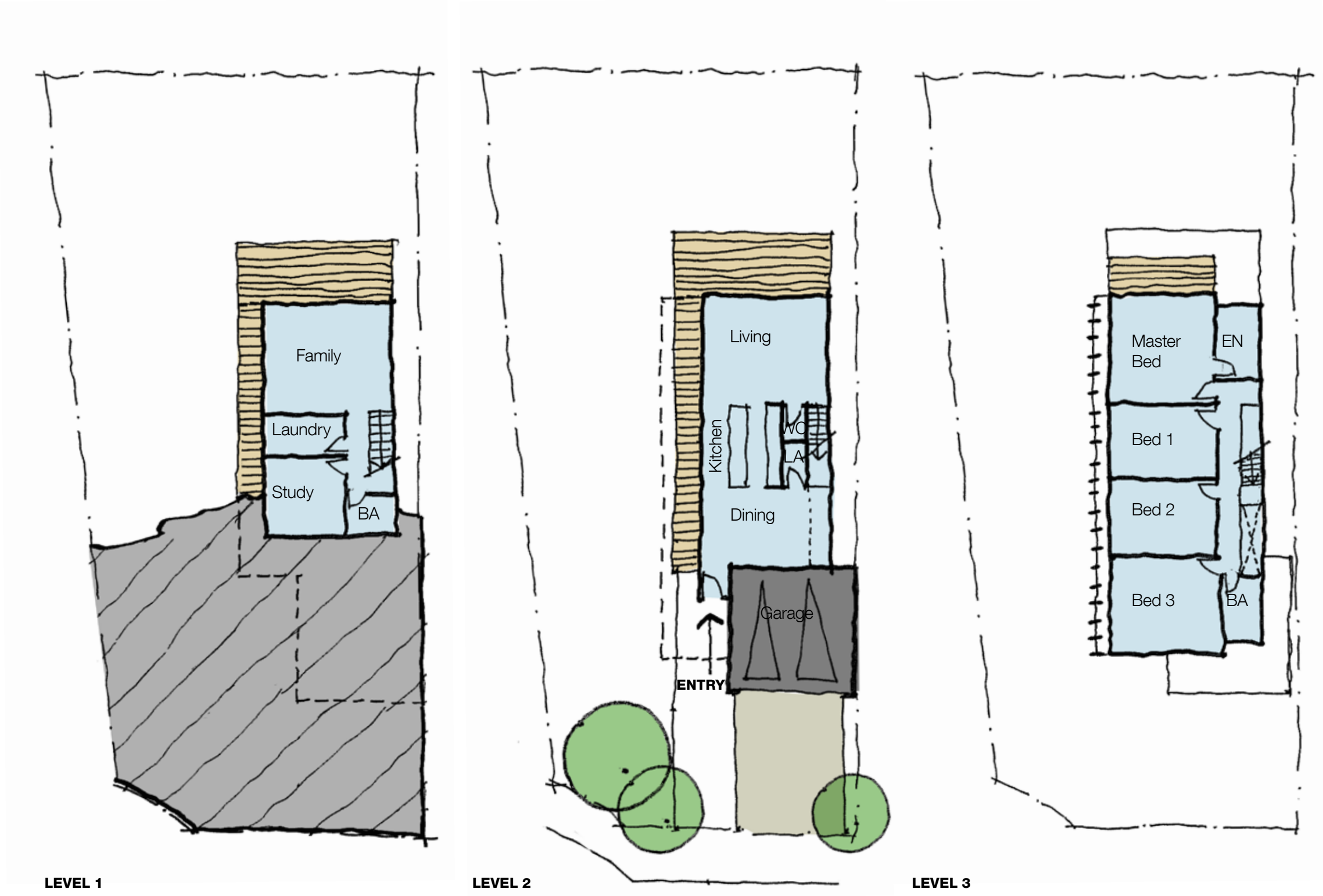
LEVEL 2

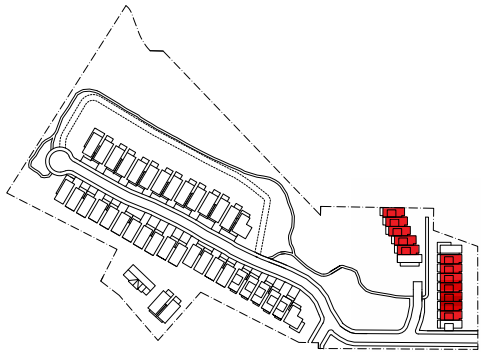


LEVEL 3

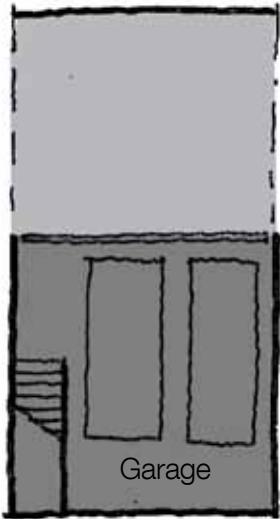


HOUSE TYPE 4 - 260 SQM GFA

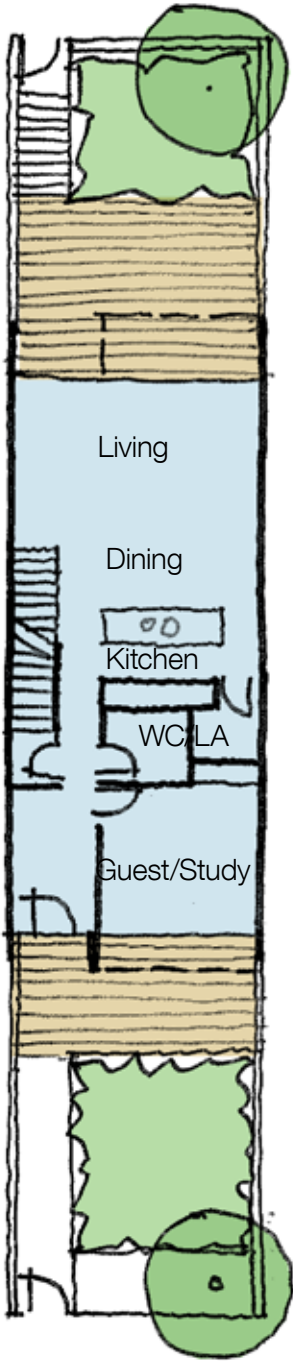




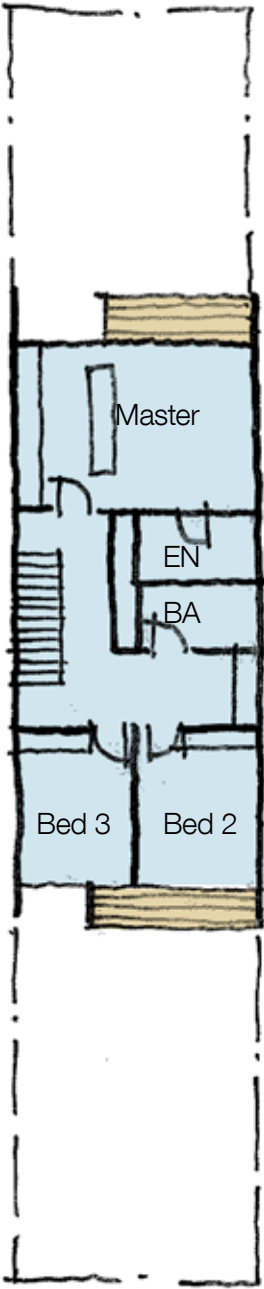
HOUSE TYPE 5 - 220 SQM GFA



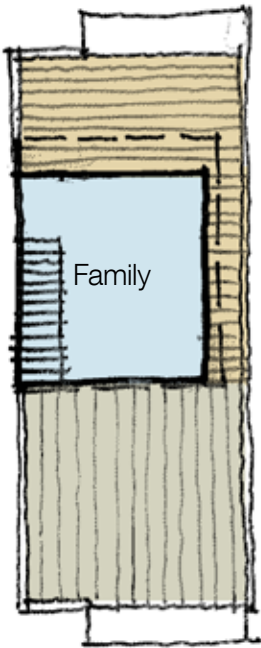
BASEMENT



LEVEL 1

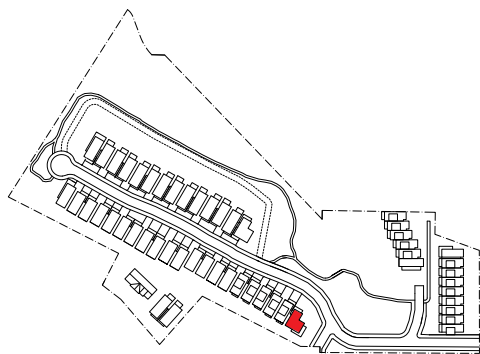


LEVEL 2

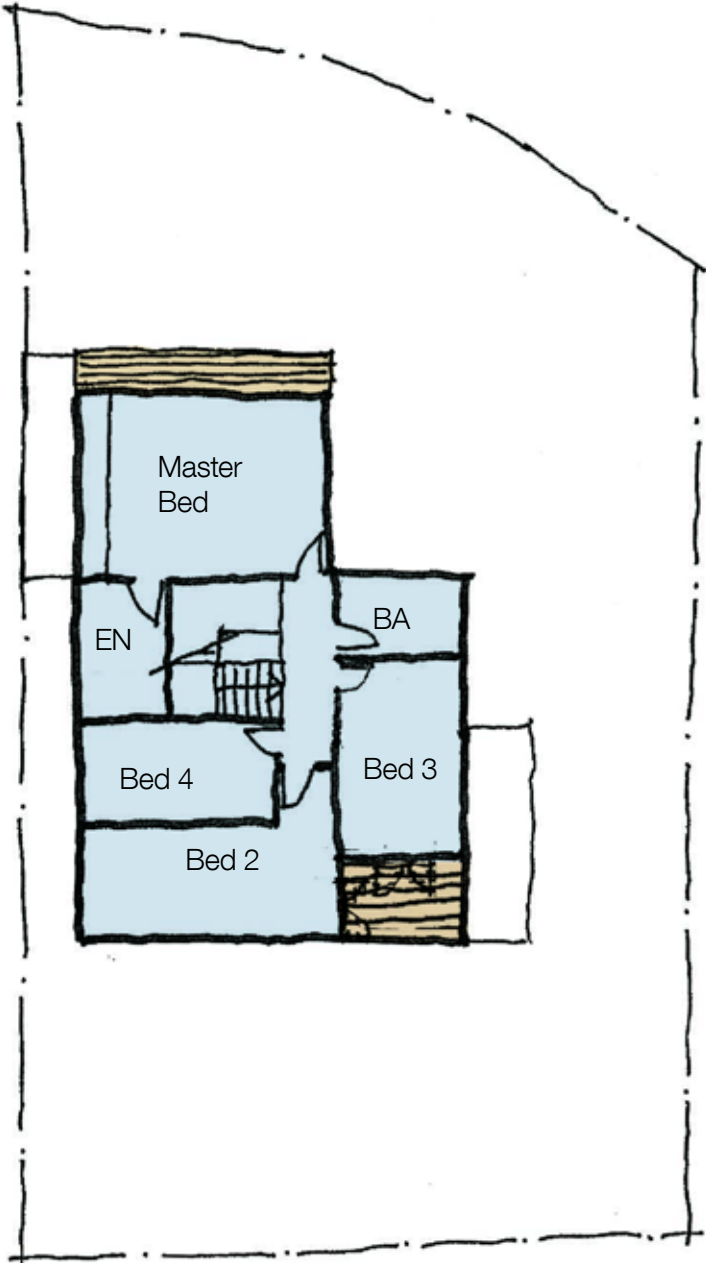


LEVEL 3

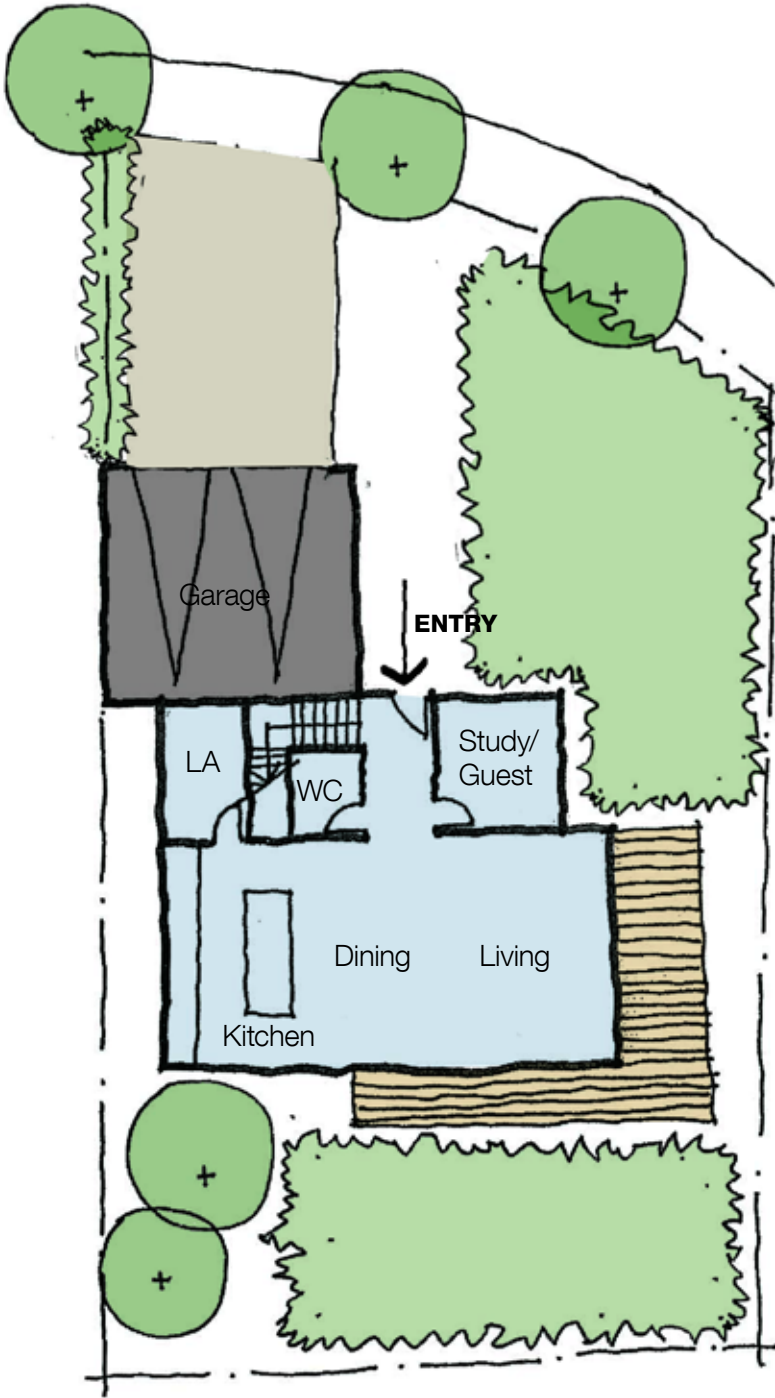




HOUSE TYPE 6 - 250 SQM GFA



LEVEL 1



LEVEL 2

8.0 AREA SCHEDULE

BATESSMART

S10496

Greville St

Area Schedule

14/11/2012

Lot	Size (sqm)	House Type	GFA (sqm)
1	705	4	260
2	358	2	257
3	356	2	257
4	354	2	257
5	350	2	257
6	345	2	257
7	336	2	257
8	332	2	257
9	328	2	257
10	328	2	257
11	332	2	257
12	335	2	257
13	326	2	257
14	520	7	250
15	518	1	230
16	283	1	230
17	279	1	230
18	276	1	230
19	275	1	230
20	278	1	230
21	285	1	230
22	290	1	230
23	291	1	230
24	290	1	230
25	286	1	230
26	282	1	230
27	280	1	230
28	276	1	230
29	275	1	230
30	277	3	216
31	284	3	216
32	290	3	216
33	296	3	216
34	298	3	216
35	533	6	250
36	456	2	257
37	514	2	257
38	248	5C	250
39	219	5	220
40	219	5	220
41	219	5	220
42	219	5	220
43	219	5	220
44	219	5	220
45	219	5	220
46	421	5B	250
47	342	5	220
48	303	5	220
49	304	5	220
50	289	5	220
51	259	5	220
52	337	5A	250
53	1046	existing dwelling	200
Total Lots		Total Lot Area	Total GFA
52		17,799	12,478

SITE AREAS	
Total Site Area:	36,807
E2 or E3 Environmental Conservation:	5,775
R3 Medium Density Housing	31,032
CONCEPT PLAN SITE WIDE FSR	
Total Site Area:	36,807
Total GFA:	12,478
FSR	0.34
R3 MEDIUM DENSITY HOUSING FSR	
Site Area:	31,032
Total GFA:	12,478
FSR	0.40