

17 MARION STREET LEICHHARDT

Urban Design Report

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Prepared for Uniting Care Australia

by Studio GL

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NOTE: The location and height of existing built form and trees has been approximated from high resolution aerial photography (nearmap.com) site visits and Google Streetview. The cadastre boundaries are based on Council's LEP mapping. The information in this document has been provided for context purposes and is indicative only. This document takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

STUDIO GL
Studio GL Pty Ltd
PO Box 832
Broadway NSW 2007

Contact: Diana Griffiths
Email: info@studiogl.com.au

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CHAPTER 1

INTRODUCTION

THE SUBJECT SITE

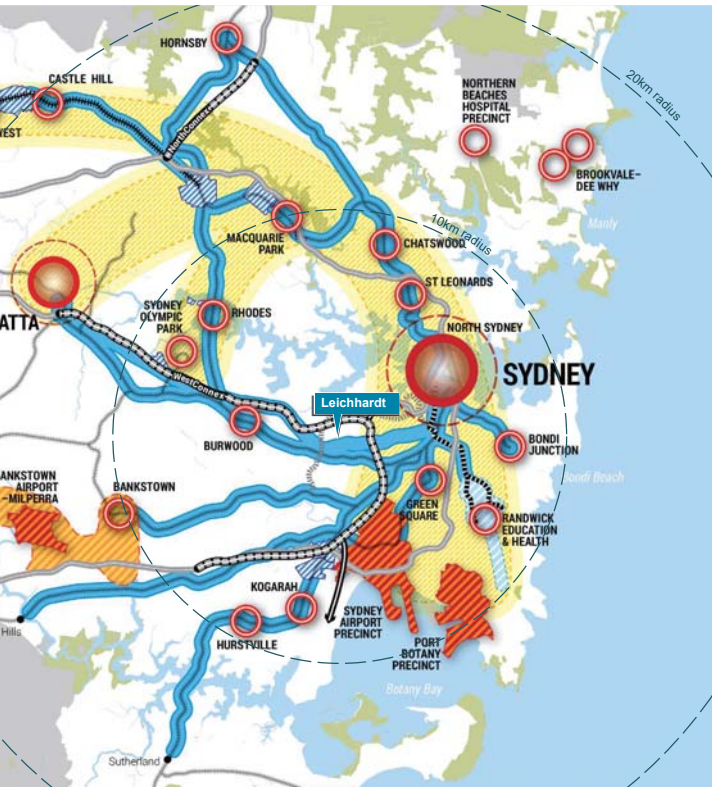


Figure 1 Metropolitan context diagram
(Source: A Plan For Growing Sydney, 2014)

The site is located in the inner west suburb of Leichhardt, approximately 6km to the west of Sydney's CBD. It lies within the newly created Inner West Local Government Area (LGA). The nearest major arterial roads are the City West Link, 1.1km to the north, and Parramatta Road, 600m to the south.

The site is owned by the Uniting Church Australia and known as 17 Marion Street, 15-17 Marion Street, and 'Uniting Annesley House'. It has a rectangular shape with a long frontage of approximately 76m to Marion Street and a total site area of approximately 3,200m².

To the west, north and south, the site is surrounded by single and multi-family residential development. To the east lies the historic intersection of Marion Street and Norton Street, with a clustering of significant heritage buildings such as the Town Hall and All Souls Church. The neighbourhood's commercial and retail core is concentrated along Norton Street.

Due to its size, location, use, visual prominence and the scale of current and potential built form, future development of this site will have an impact on the local character and the look and feel of this part of Leichhardt.

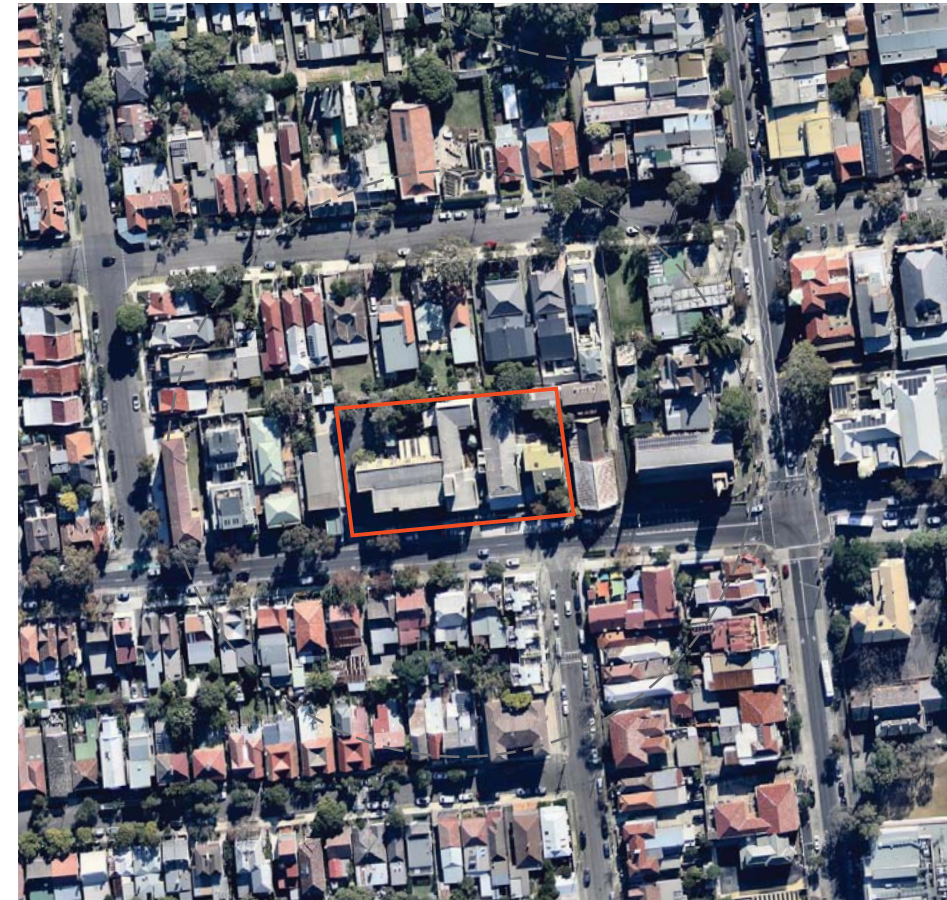


Figure 2 Aerial photo showing the site in its context (source: nearmap.com)

BACKGROUND

The site is located within the Inner West Council but was previously part of the Leichhardt Council LGA. In 2012 AJ+C prepared a report for Leichhardt Council which outlined proposed site specific planning controls in the form of recommended building envelopes and guiding design principles.

In principle support to make changes to the height and FSR controls for this site was agreed with the previous Council (via a signed MoU).

Reference documents

The following references were reviewed to prepare this report:

Leichhardt Local Environmental Plan (LEP) 2013
Leichhardt Development Control Plan (DCP) 2013
UnitingCare Ageing Leichhardt Sites report prepared by AJ+C, 2012
Survey plan drawing by Project Surveyors, September 2016

PURPOSE OF THIS REPORT

This urban design report has been provided to support a Planning Proposal that seeks to alter the primary planning controls including permissible building height and FSR in order to facilitate redevelopment to accommodate residential aged care and independent living.

The new planning controls would encourage the demolition of the current structures on the site and their replacement with a five storey building with one level of basement parking.

This report considers the built form massing outlined in the UnitingCare Ageing Leichhardt Sites report prepared by AJ+C (2012). It provides additional detail on the local context, the site and the relevant planning controls and the scale and impacts of the proposed building envelopes.

REPORT STRUCTURE

The report is structured in five parts.

Chapter 1 provides the background to the project and purpose of this study.

Chapter 2 outlines a contextual analysis that considers the site's location with respect to the wider context including transport and accessibility, landscape and topography, heritage, land use and local character.

Chapter 3 provides guiding urban design principles to inform future development.

Chapter 4 provides more detail on the proposed built form controls developed by AJ+C and identifies a suggested variation to the building envelopes.

Chapter 5 outlines the recommendations and provides development control diagrams.



Above: views of the 3D massing model showing the site and current built form in its context



CHAPTER 2

CONTEXT ANALYSIS

SITE LOCATION



The subject site (17 Marion Street, Leichhardt) is also known as Uniting Annesley House. Six parcels of land are included within the site and the combined land area is approximately 3,200m².

The site is located close to the intersection of two important local roads comprising Norton Street, the main shopping street of Leichhardt, and Marion Street, which connects to the Leichhardt Market Place, a shopping centre approximately 600m to the west.

The site has an east-west orientation with a prominent 76m long frontage along Marion Street. It is currently occupied by a large 4-storey building known as the 'Uniting Annesley House', a former factory which was refurbished as an aged care facility able to accommodate 86 residents.

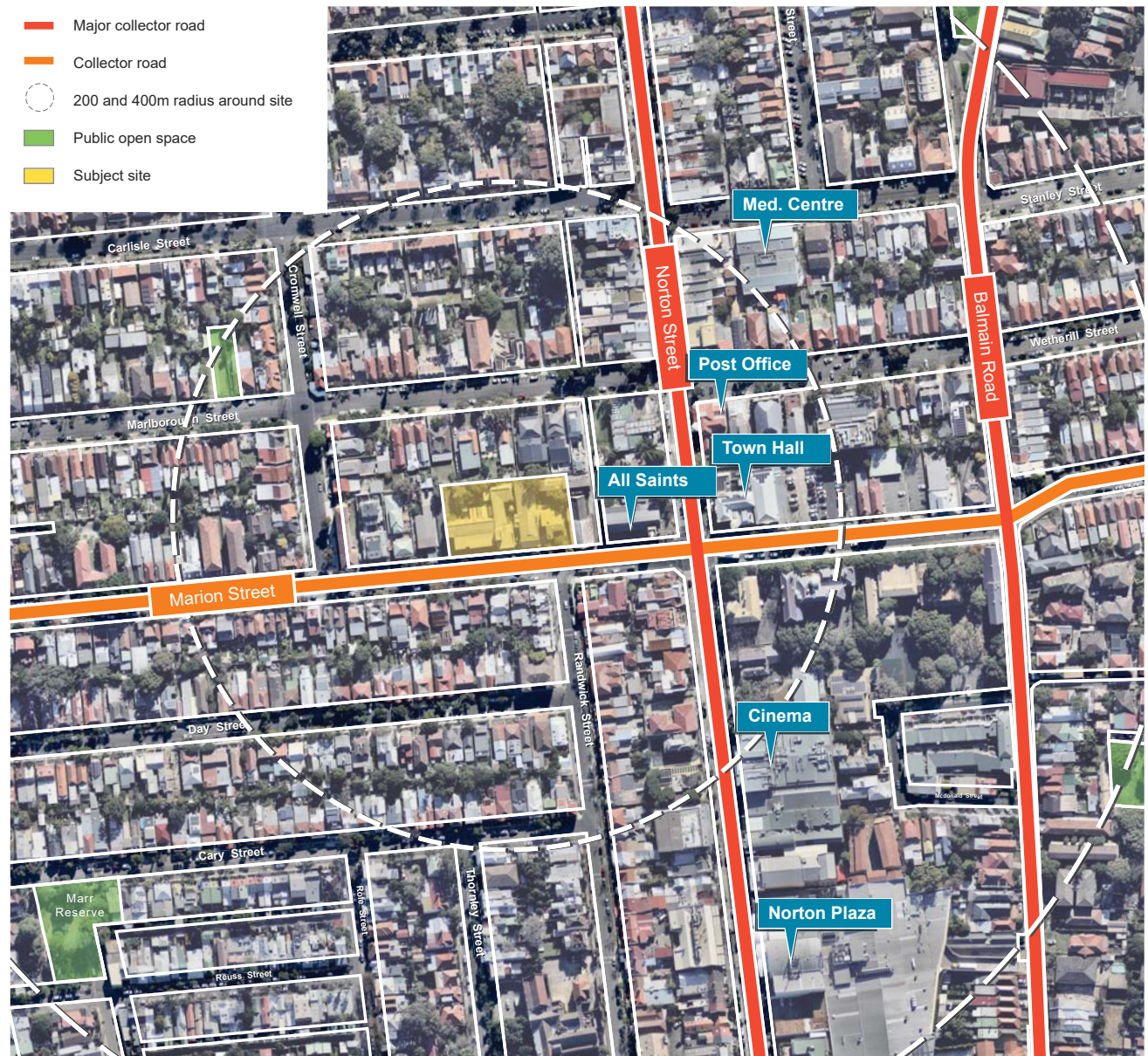


Figure 3 Local context aerial diagram

TRANSPORT AND ACCESSIBILITY

The subject site has good access to public transport via a number of bus routes that operate along Marion Street and Norton Street, connecting Leichhardt to the Sydney CBD and surrounding suburbs. One bus stop is located directly in front of the site. In addition to public buses, the Leichhardt Local Link community bus stop is 30m west of the site along Marion Street.

The closest pedestrian crossing is located at the signalised intersection of Marion Street and Norton Street, 70m east of the site. In addition, along Norton Street, there are a number of pedestrian crossing points near bus stops and major shopping facilities.

The area also offers various east-west and north-south on-road bike routes which connect Leichhardt to its wider context, including shared off-road paths along Canal Road and Whites Creek.

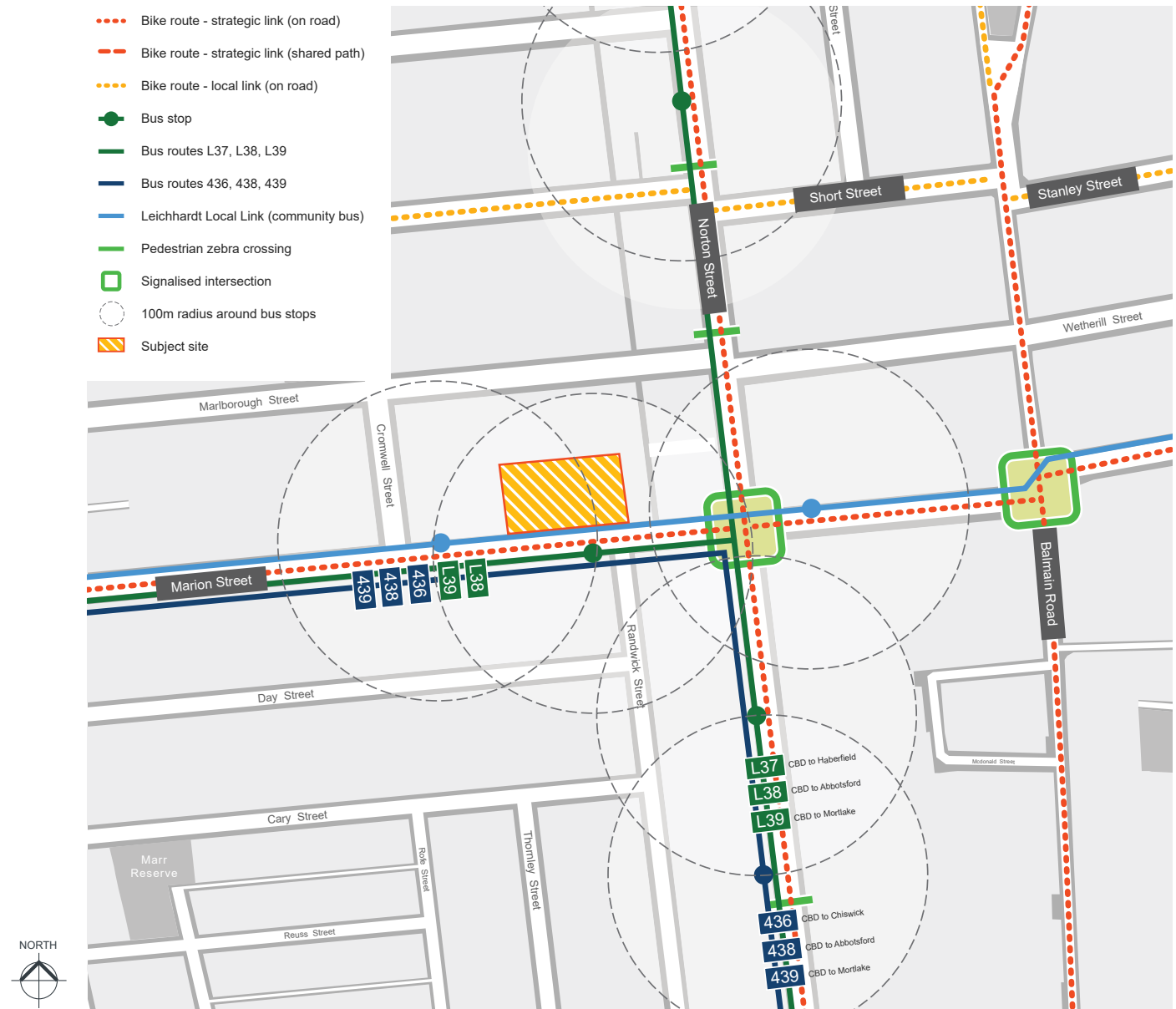


Figure 4 Transport and accessibility diagram

LANDSCAPE AND TOPOGRAPHY

The site is located near to a local high point which occurs close to the intersection of Marion Street and Norton Street and continues east at a similar height (approximately RL 40) along Marion Street and Short Street to Balmain Road. Like many other inner suburbs of Sydney, it is on this highpoint where significant historic and civic buildings in the neighbourhood are located, including the Post Office, Town Hall and Leichhardt Public School.

From the Marion Street/ Norton Street intersection, along Norton Street the land falls reasonably gently to the south and slightly more steeply to the north. Along Marion Street the land falls to the west. The site has a 4-5 metre fall from the south east to the north west.

Public open spaces are located at Marlborough Street (playground), 200m north-west of the site, and at Marr Reserve to the south west and Pine Square Reserve to the south east. A large public open space, the Pioneer Memorial Park, is located 800m to the north-east along Norton St.



Figure 5 Landscape and topography diagram (contour information source: Google Elevation API, jQuery, CONREC)

HERITAGE

The site lies within the Whaleyborough Estate Heritage Conservation Area and is in close proximity to a number of significant heritage items. The All Souls Church and Rectory (Items No.5 and 4 in the diagram) are to the east of the site. The church was built in 1883, the rectory four years later.

Other significant landmarks include the Leichhardt Town Hall (No.9) and the Post Office (No.10). The town hall dates back to 1888 and the clock tower was added in 1897 to mark Queen Victoria's diamond jubilee. The Post Office opened in 1889. Heritage items on the opposite side of Marion Street from the site include two semi-detached houses, the former Presbyterian Church and a corner shop plus residence (No. 6,7 and 8 respectively).

Future development on the subject site needs to sensitively consider the impact on the nearby heritage items and its location within a heritage conservation area.



Figure 6 Heritage diagram



LAND USES

Norton Street to the east of the site offers a wide variety of community, commercial and retail facilities within close proximity and on generally flat or gently sloping land. These include a mix of banks, shopping, groceries, medical facilities, chemist, library, community centre, pubs, restaurants, cafés and individual retail outlets. The Palace Norton Street Cinema is within 10 minutes walk of the site.

A large medical centre is located approximately 200m to the north east of the site on Short Street. Other smaller practitioners are situated to the south along the western side of Norton Street opposite Norton Plaza, a large neighbourhood shopping centre with 50 specialty stores and a Coles supermarket. Further south and just off the adjacent diagram lies the 'Italian Forum' which incorporates boutique shops, cafés, al-fresco dining and the Leichhardt Library.



Figure 7 Land uses diagram

ZONING AND FSR CONTROLS

The subject site is zoned 'R1 General Residential' in the Leichhardt Local Environmental Plan (LEP) 2013. This zone allows for a variety of housing types and densities and other land uses that provide facilities or services to meet the day to day needs of residents. The maximum floor space ratio that currently applies to the site is 0.5:1 however the current building on the site has a ratio substantially higher than this.

Adjacent land parcels to the east are zoned 'SP2 Infrastructure' to provide for infrastructure and related uses. These parcels contain the heritage listed All Souls Church and Rectory, Leichhardt Town Hall and Leichhardt Public School. Land along Norton Street is zoned 'B2 Local Centre' which provides for a range of retail, business, entertainment and community uses to serve the needs of people who live, work and visit the neighbourhood. The maximum FSR for adjacent land zoned SP2 or B2 is 1:1.

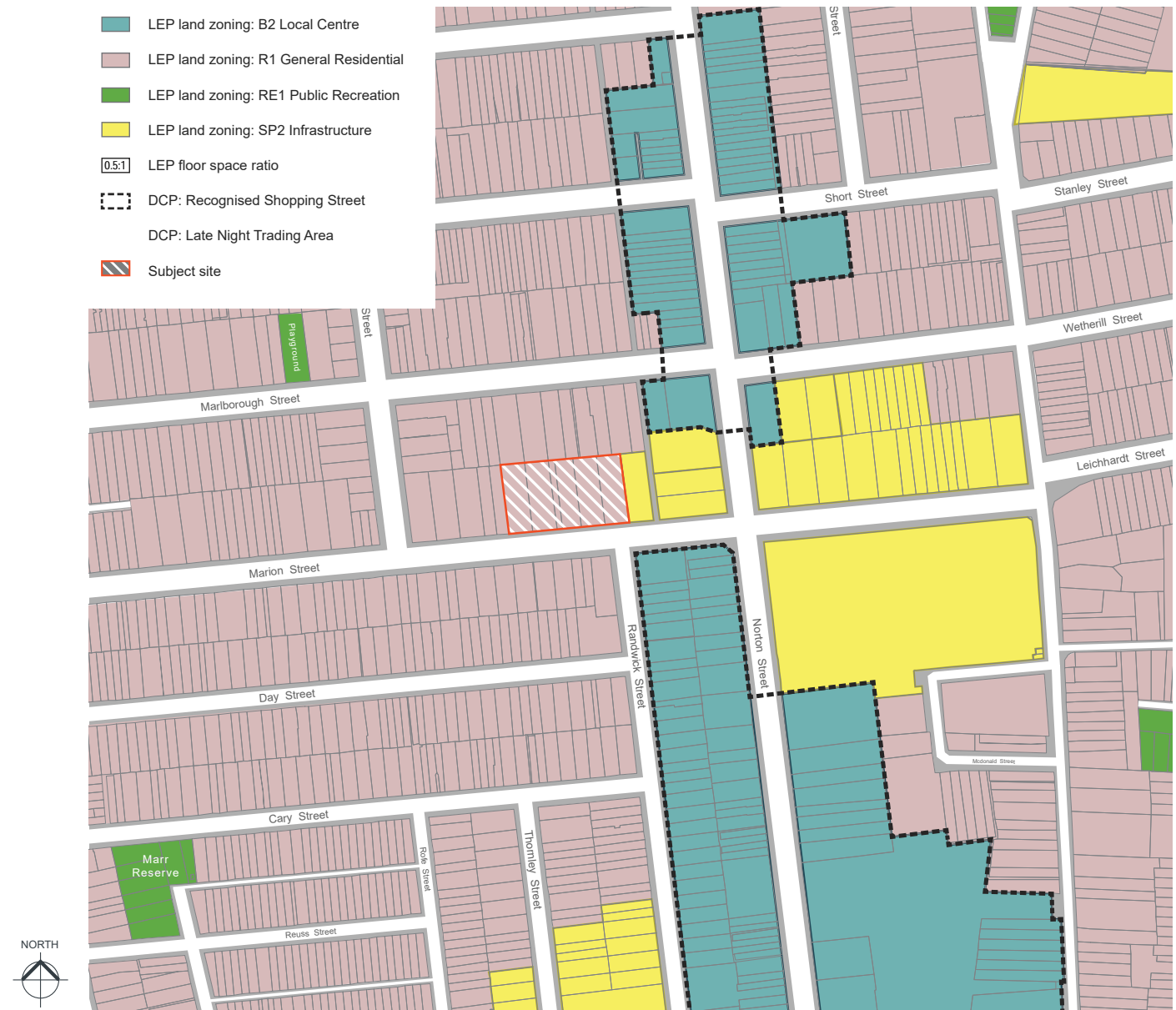


Figure 8 Land zoning diagram

LOCAL CHARACTER



- ▶ Marion Street is a local collector road with 2-way traffic, on-street parking and a number of bus stops. The street is relatively level near the intersection with Norton Street. Street tree planting increases on both sides of the street towards the west.



- ▶ Pedestrian crossing opportunities and traffic calming devices along Norton Street help create a pedestrian friendly environment. This includes blister treatments and landscaping near the Post Office at the entrance to Wetherill Street (to the left of the photo).



- ▶ The area around the intersection of Marion Street and Norton Street is the 'civic heart' of Leichhardt. Located on a topographical highpoint it offers views to the surrounds and receives good solar access.



- ▶ A number of heritage buildings, including the All Souls Church built in 1884, are located close to the site. The church is designed in "English Gothic" style with a brick façade. The tower with its slender spire is a prominent visual landmark of the area.



- ▶ The Leichhardt Town Hall, built in 1888, is located opposite the All Souls Church and is designed in the 'Victorian Free Classical' style. The tower element and its prominent corner position make this building an important local landmark.



- ▶ Another notable building is the Leichhardt Post Office, opened in 1889 and located on the corner of Norton Street and Wetherill Street. Designed in the 'Victorian Italianate' style it features a slender tower element as a visual marker.

Photo source: Google Streetview



- ◀ Norton Street, the suburb's main street containing a number of facilities, retailers and food outlets is located within walking distance of the subject site. Built form along this street is predominantly attached and 2-storeys high.



- ◀ Building typologies, heights, roof forms, facade treatment and age vary along the northern side of Marion Street. For example a single storey shop/residence is located to the west while further down the street, heights increase to up to four storeys.



- ◀ The area is well serviced by public transport with six bus routes operating along Marion Street and Norton Street. A bus stop is located directly in front of the site. This part of Marion Street currently lacks landscaping and street trees.



- ◀ The current built form on the subject site is a 2-4 storey high former factory which was refurbished into an aged care facility. It has a brick facade and a 5-6m setback to the western boundary. The adjacent building is a one storey shop/ residence.



- ◀ Opposite the site on the southern side of Marion Street is a recent 2-storey residential development with a flat roof form, next to a pair of semi-detached houses from the Victorian era listed in the local heritage register.



- ◀ The view up Renwick Street towards Marion Street terminates in the All Souls Church to the right, a brick chapel building (now used as a dance studio), a stand of street trees and the northern edge of the site.

Photo source: Google Streetview

IMMEDIATE SITE CONTEXT

The regular street pattern and block structure of the area allows for easy wayfinding and creates efficient parcels for development. In some locations, streets discontinue and views terminate in built form across the street.

The view up Renwick Street terminates on the site and this should be considered in the design of future built form on the site. Architectural emphasis should be placed on creating a quality interface and view termination.

Marion Street is on an east-west alignment and has a road reserve width of 20m, catering for 2-way traffic and on-street parallel parking. Street tree planting intensifies towards the west. Norton Street is of a similar width and due to its north-south alignment receives good sun access throughout the day.

Key local landmarks are located to the east and include the All Souls Church, Leichhardt Town Hall and Leichhardt Public School, all located at the intersection of Marion Street and Norton Street.



Figure 9 Immediate site context diagram

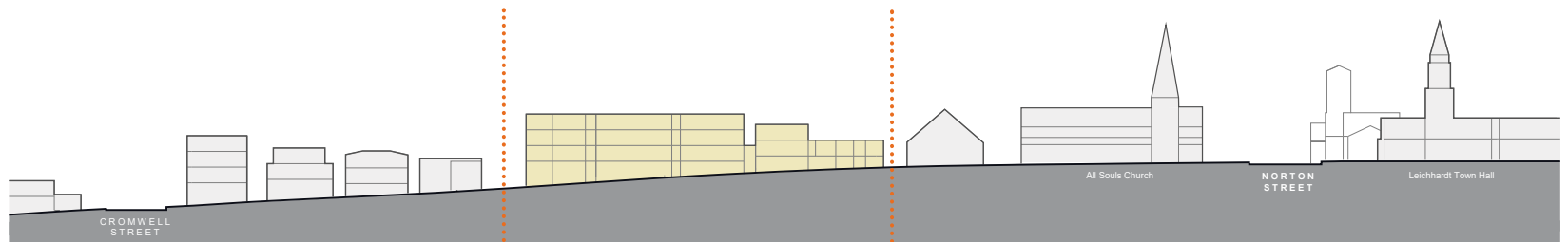


Figure 10 Elevation Marion Street



Figure 11 Conceptual 3D context model, looking north



CHAPTER 3

URBAN DESIGN PRINCIPLES

INTRODUCTION

The preceding section analysed the key characteristics and features of the local area. This chapter identifies design principles that will influence the built form and key elements of the design that will allow the final built form on this site to contribute positively to the character of the local area.

These principles have been influenced by three sources:

1. The State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;
2. The NSW Apartment Design Guide 2015; and
3. Good practice urban design principles developed by Studio GL that are relevant to site specific planning controls.

1. SEPP DESIGN PRINCIPLES

The State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 identifies design principles for Neighbourhood amenity and streetscape (Chapter 3, Part 3, Division 2).

These state that the proposed development should:

- a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area;
- b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan;
- c) maintain reasonable neighbourhood amenity and appropriate residential character by:

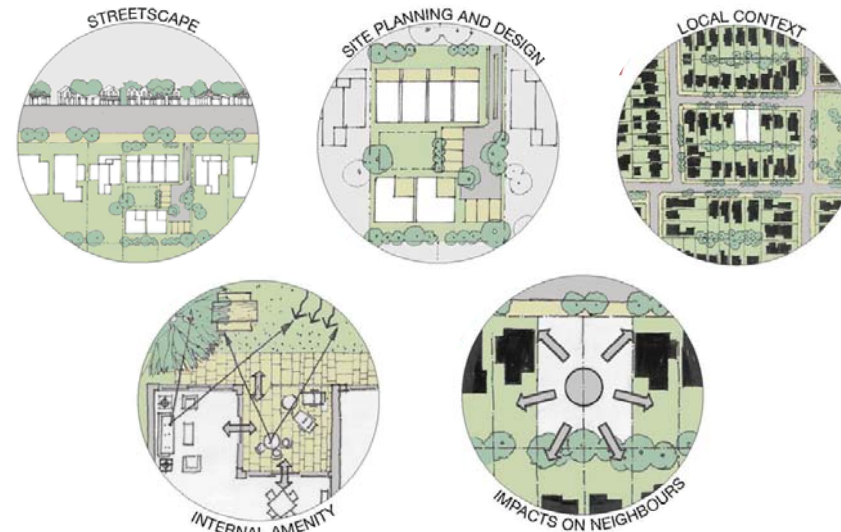


Figure 12 Five interrelated issues each concerned with a different scale and level of detail
(Source: Seniors Living Policy, urban design guidelines for infill development, UDAS 2004)

- i) providing building setbacks to reduce bulk and overshadowing;
- ii) using building form and siting that relates to the site's land form;
- iii) adopting building heights at the street frontage that are compatible in scale with adjacent development;
- iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours;
- d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line;
- e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape;
- f) retain, wherever reasonable, major existing trees; and
- g) be designed so that no building is constructed in a riparian zone.

2. APARTMENT DESIGN GUIDE

The Apartment Design Guide (ADG) identifies that primary development controls are the key planning tool used to manage the scale of development so that it relates to the context and desired future character of an area and manages impacts on surrounding development.



The ADG notes that primary controls should be developed taking into account sunlight and daylight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space, deep soil zones, public domain interface, noise and pollution.

The controls must be carefully tested to ensure they are co-ordinated and that the desired built form outcome is achievable. They should ensure the desired density and massing can be accommodated within the building height and setback controls.

Key considerations when testing development controls and establishing a three-dimensional building envelope include the retention of trees, minimum setbacks, deep soil zones and basements, building separation and depth, and building performance and orientation.

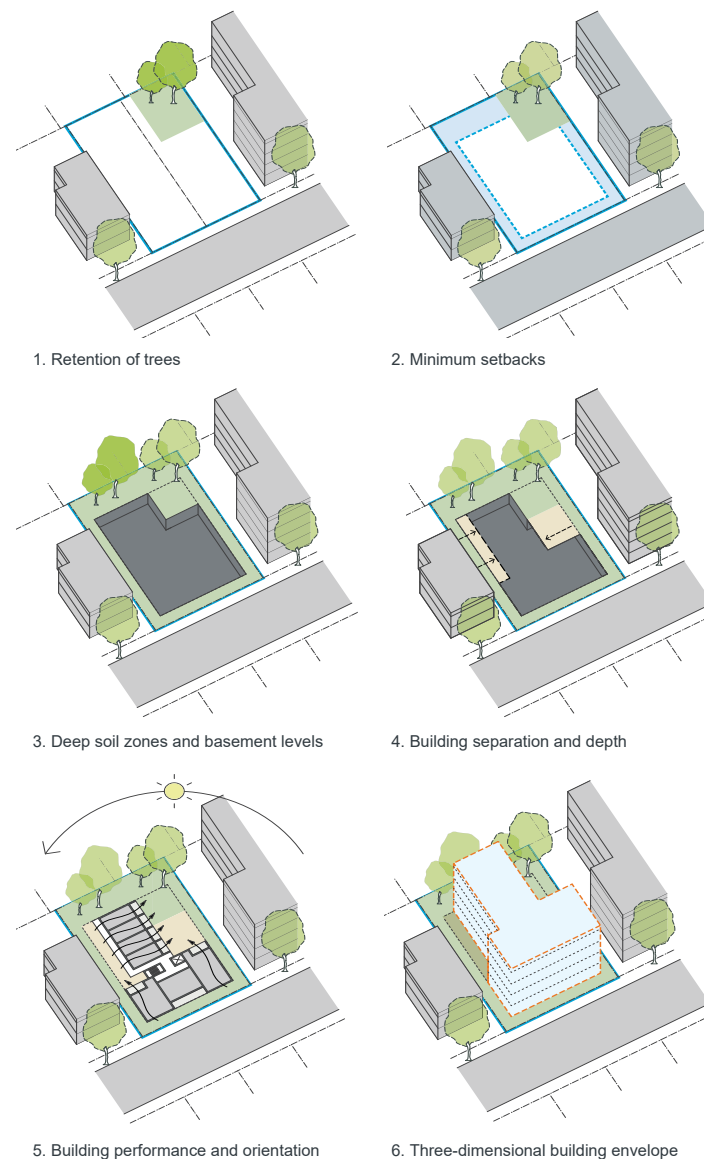
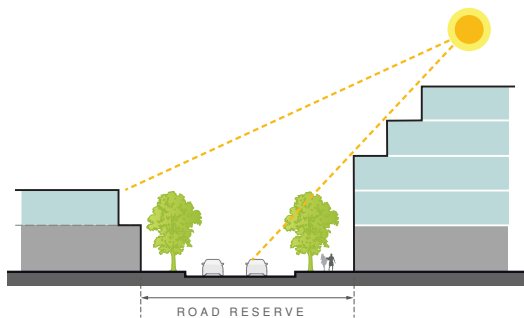


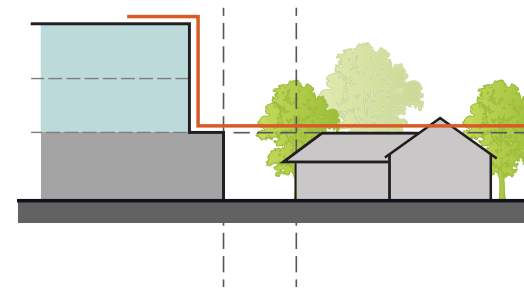
Figure 13 Key considerations (Source: NSW Apartment Design Guide, 2015)

3. PRINCIPLES FOR SITE SPECIFIC CONTROLS



◀ Solar Access

Tall development can have an impact on the solar access of surrounding properties, streets and public spaces. The setback controls are designed to shape the development to ensure adequate sun access along Marion Street.



◀ Heritage Integration

Heritage items contribute to the local character and the “look and feel” of a place. Setbacks, height controls and articulation are needed to encourage development that is sympathetic to these key features of the existing urban fabric.

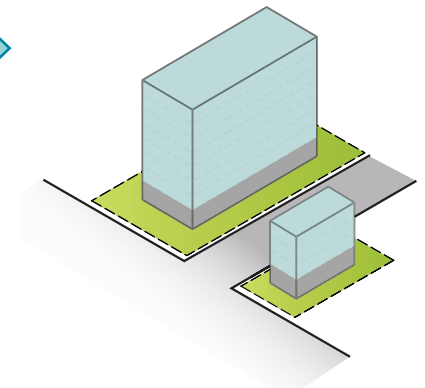


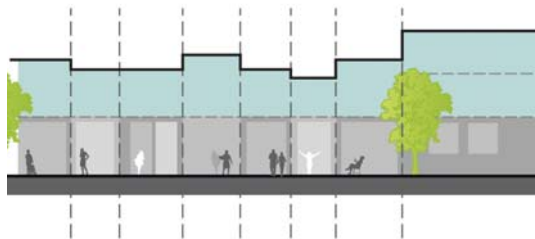
◀ Interfaces

Development on the subject site is of a larger scale than that of the surrounding area. Setback controls encourage the taller buildings to step down along the street to create a more balanced and consistent streetscape proportion along Marion Street.

Lot Sizes

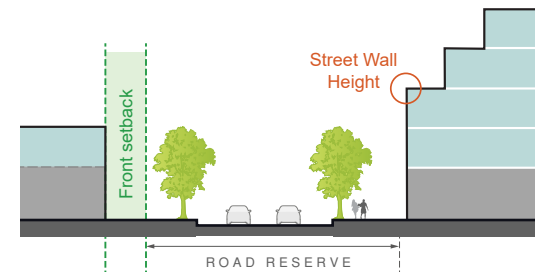
There is an underlying assumption within planning controls that every site has the same development capacity. However larger sites often have greater flexibility with regards to the design of the built form and can more easily accommodate an increase in scale (i.e. height, FSR) as there is more flexibility around where to locate the bulk of the development and minimise impacts on the surrounding area.





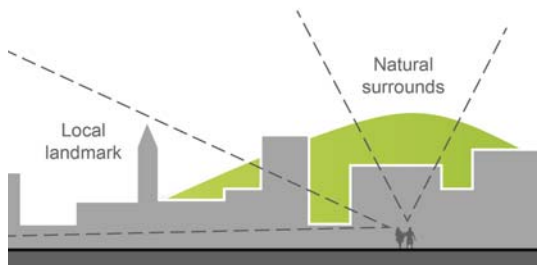
Lot Width

One of the characteristics of this area is the narrow lot frontages which generate a complex streetscape rhythm and encourage vertical streetscape proportions.



Street Character

Many factors establish street character including front setbacks, street wall heights and building details. Front setbacks can allow street trees or landscaping while street wall heights define the spatial enclosure of the street.

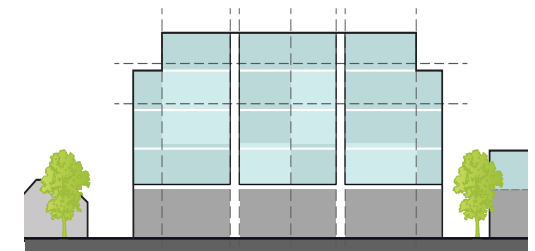


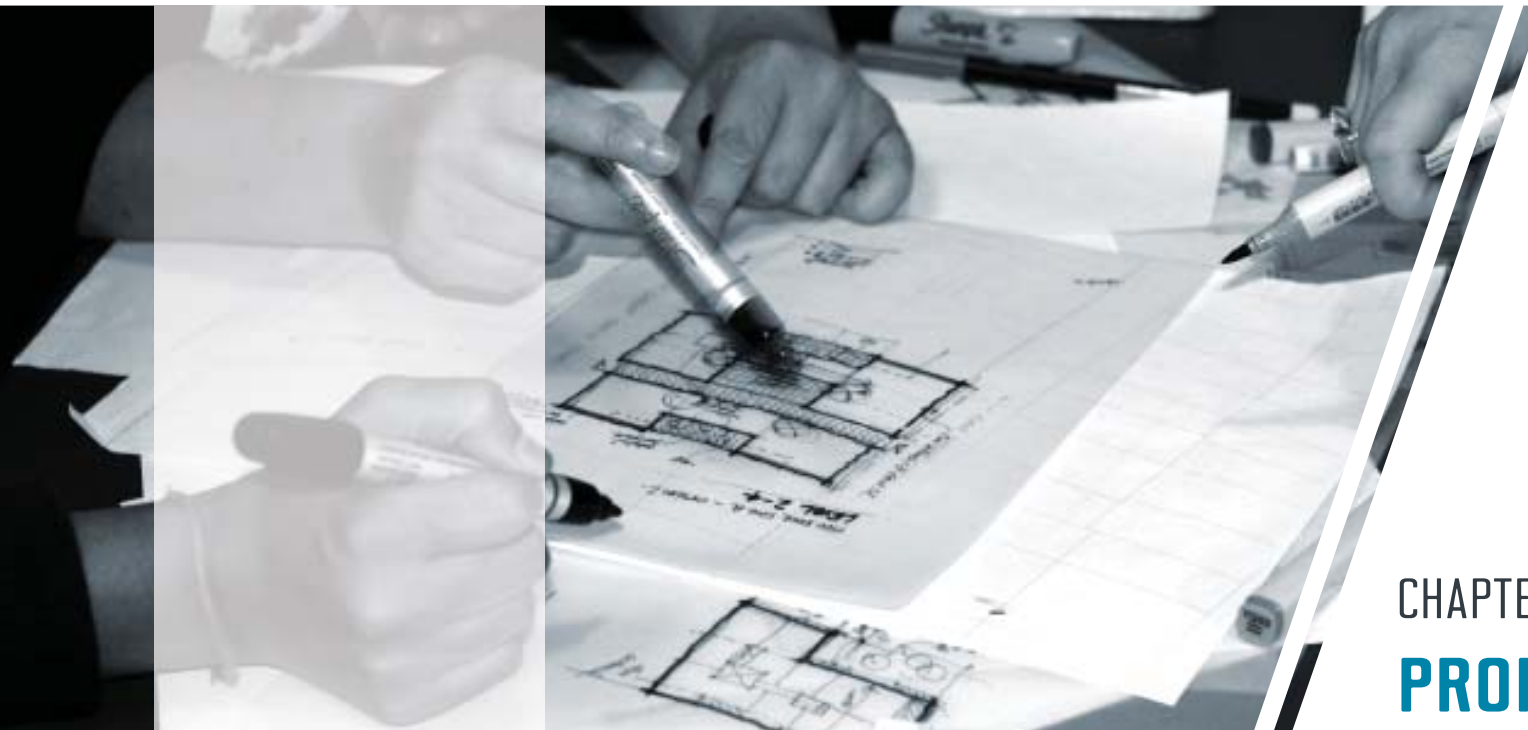
Views & Vistas

Preserving significant views is critical to placemaking and for celebrating the unique character of Leichhardt. Development controls for this site propose a front setback to Marion Street to retain views of All Souls Church and Leichhardt Town Hall.

Bulk and Scale

To integrate a large development successfully into the wider context it needs to be designed so that the bulk and scale are visually reduced. This can be achieved by vertical articulation that breaks the facade into smaller elements, by changes in material or colour and through horizontal articulation and a recessed roof form.





CHAPTER 4

PROPOSED ENVELOPES

CURRENT SITE SPECIFIC CONTROLS

UnitingCare Ageing Leichhardt Sites Report, by AJ+C, 2012

The site specific controls prepared by AJ+C for Leichhardt Council note that the site is "*located within a heritage conservation area on the north side of Marion Street, near the intersection of Norton Street where a number of heritage items are located, being the Town Hall, All Souls Anglican Church and Leichhardt Public School.*"

Internal amenity

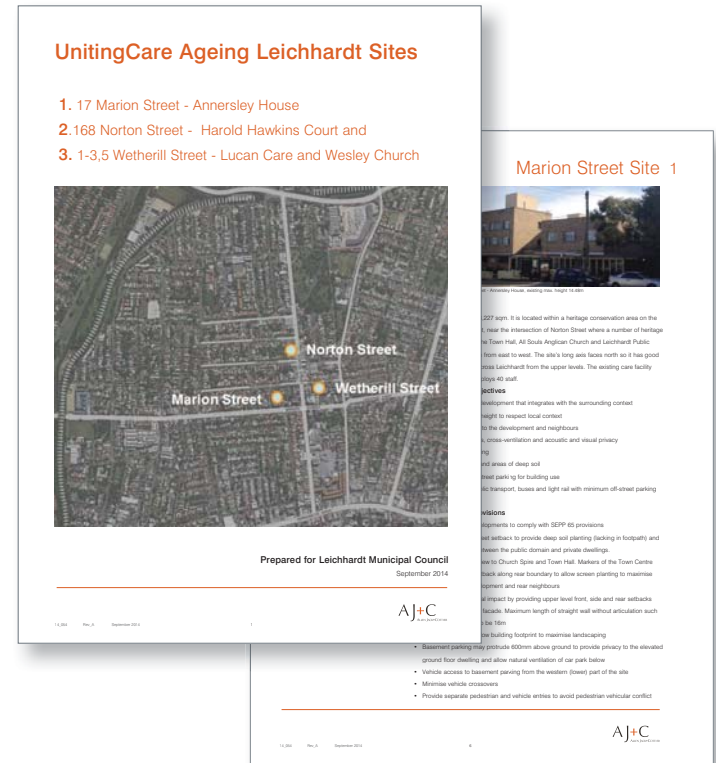
The report identifies the following objectives for the development that relate to internal amenity of the development:

- Ensure good amenity to the development and neighbours; and
- Maximise solar access, cross-ventilation and acoustic and visual privacy.

Location and scale

Objectives for the development that relate to the location and bulk and scale are:

- Provide a residential development that integrates with the surrounding context;
- Set building frontage height to respect local context;
- Ensure good amenity to the development and neighbours; and
- Minimise overshadowing.

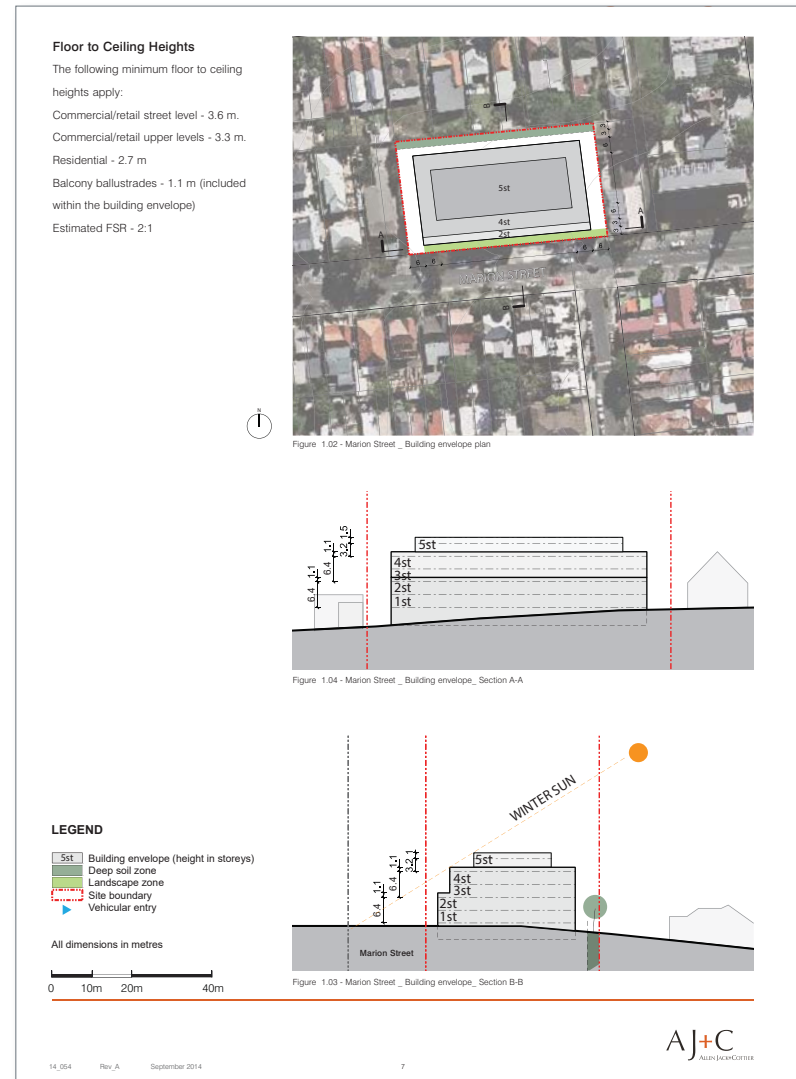


CURRENT SITE SPECIFIC CONTROLS

UnitingCare Ageing Leichhardt Sites Report, by AJ+C, 2012

Detailed site provisions identified for the development include the following:

- All residential flat developments to comply with SEPP 65 provisions;
- Provide landscape street setback to provide deep soil planting (lacking in footpath) and provide a transition between the public domain and private dwellings;
- Setback to maintain view to Church Spire and Town Hall. Markers of the Town Centre;
- Provide landscape setback along rear boundary to allow screen planting to maximise privacy between development and rear neighbours;
- Reduce bulk and visual impact by providing upper level front, side and rear setbacks;
- Articulate the building facade. Maximum length of straight wall without articulation such as balcony or return to be 16m;
- Basement parking below building footprint to maximise landscaping;
- Basement parking may protrude 600mm above ground to provide privacy to the elevated ground floor dwelling and allow natural ventilation of car park below;
- Vehicle access to basement parking from the western (lower) part of the site;
- Minimise vehicle crossovers; and
- Provide separate pedestrian and vehicle entries to avoid pedestrian vehicular conflict.



Source: Page 6 of the UnitingCare Ageing Leichhardt Sites report, prepared by AJ+C

PROPOSED ADJUSTMENTS

The AJ + C Report identifies setbacks along Marion Street to ensure that future built form addressing the street is articulated and fits into the surrounding context. These include a 3m front setback to a 2-storey built form with a 6m from the front boundary to 3-4 storey built form and a 12m setback from the front boundary to 5-storey built form.

The setbacks also respond to the winter sun angle, reducing overshadowing impacts for buildings on the southern side of Marion Street.

This report supports amending the setbacks to provide a 3m front setback to a 3-storey built form, and retain a 6m front setback to 4 storey built form and a 12m setback from the front boundary to 5-storey built form (see Figure 14).

This change should allow the design of the building to have a predominantly 3 storey character and screen more of the 4 storey elements of the building. Increasing the street wall height should not increase the overshadowing created by the building envelope as it will predominantly lie within the shadow cast by the 4 and 5 storey elements (see Figure 14).

The AJ+C Report also identifies 12m setbacks from the boundaries to the 5th storey to reduce the bulk and visual impact of future built form.

This report proposes amending the setbacks of the 4th storey so that it also has a 12m setback from the rear and side boundaries (see Figure 14+15).

This change should reduce the potential bulk and scale of the development, and create an improved relationship between future built form and lower scale neighbouring properties, including the heritage buildings to the east of the site.

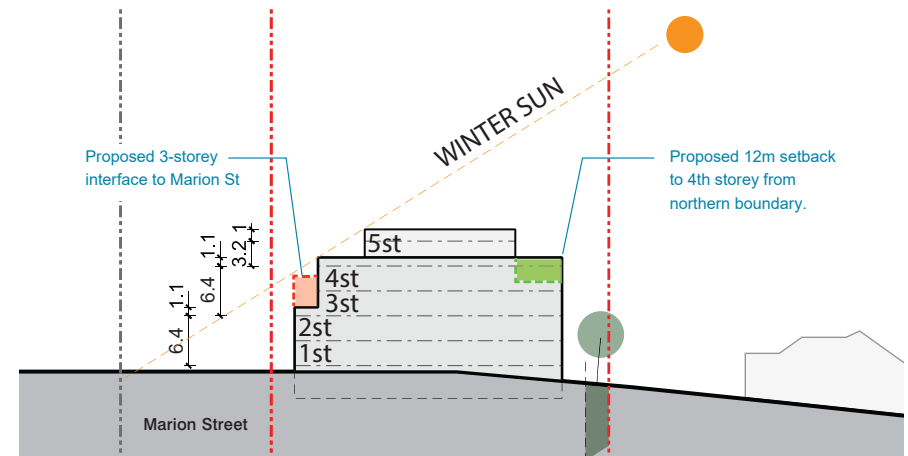


Figure 14 Diagram showing Section B-B with the proposed amendments to the Marion Street interface and the 4th storey setback.

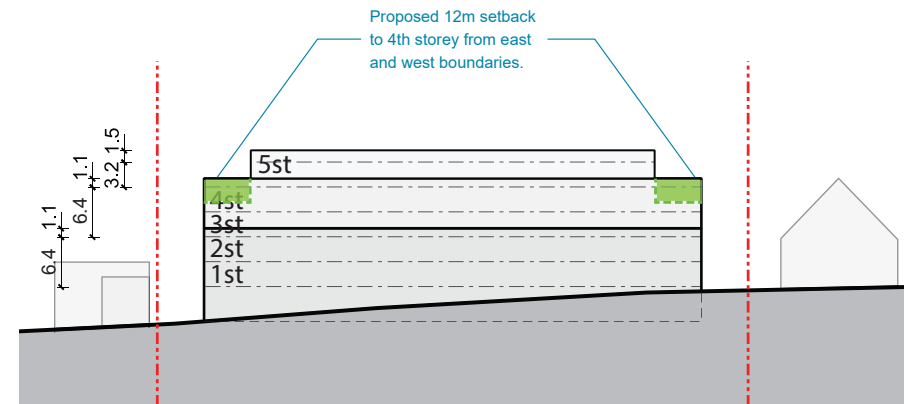


Figure 15 Diagram showing Section A-A with the proposed amendment to the 4th storey setbacks

PROPOSED BUILDING ENVELOPE IN CONTEXT

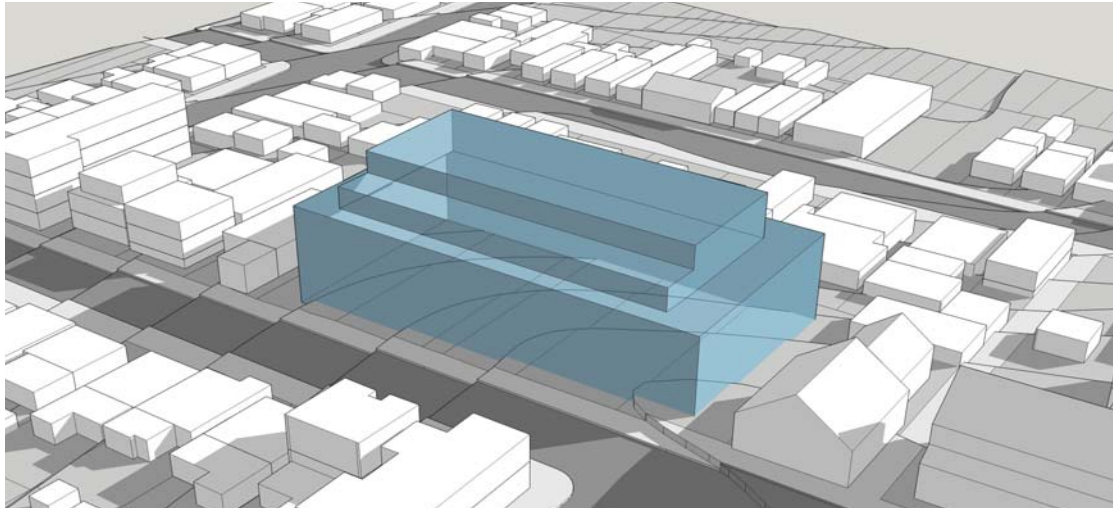


Figure 16 Proposed building envelope - model view, looking north-west

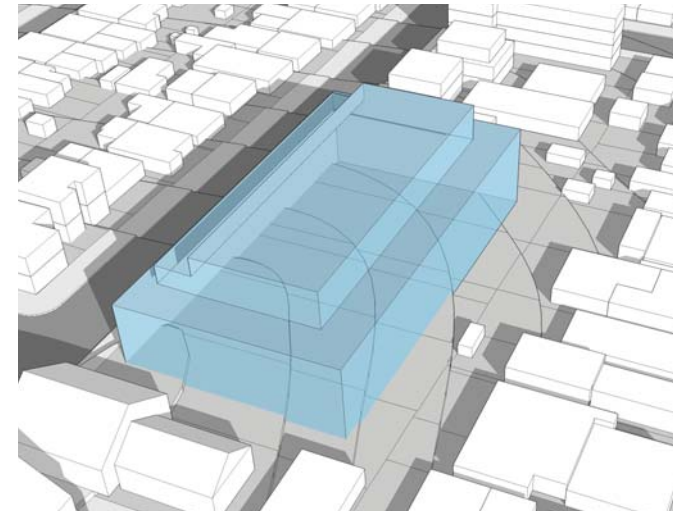


Figure 17 Proposed building envelope - model view, looking south-west

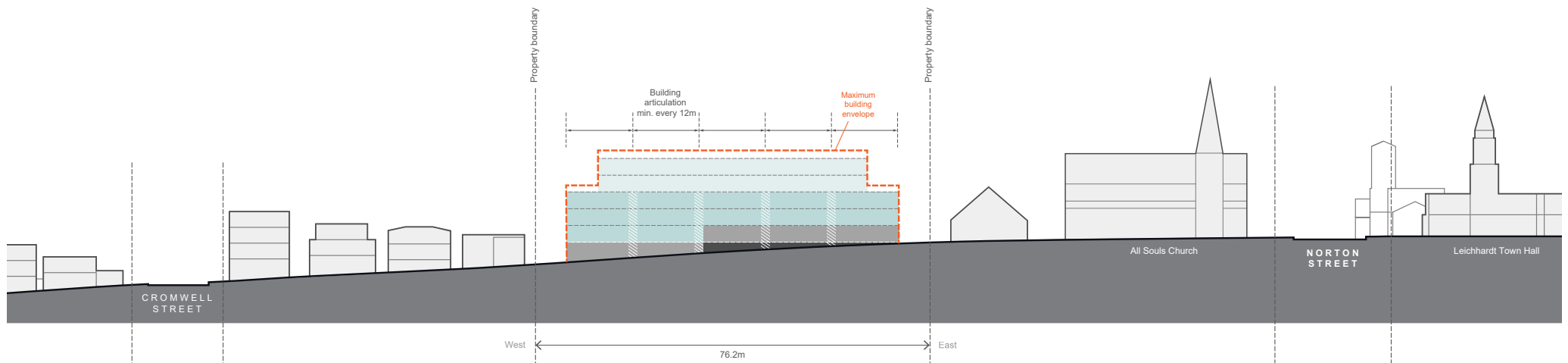


Figure 18 Streetscape elevation of Marion Street showing the proposed building envelope

COMPARISON WITH CURRENT BUILT FORM

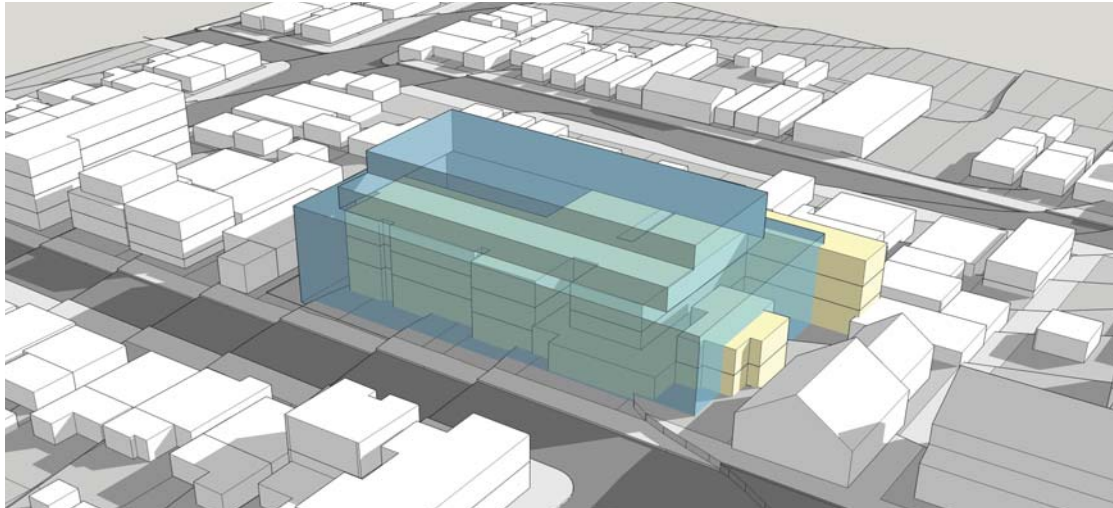


Figure 19 Current built form - model view, looking north-west

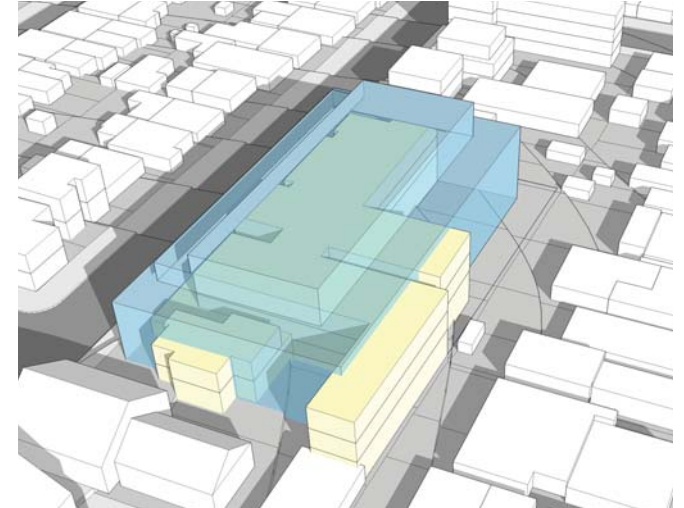


Figure 20 Current built form - model view, looking south-west

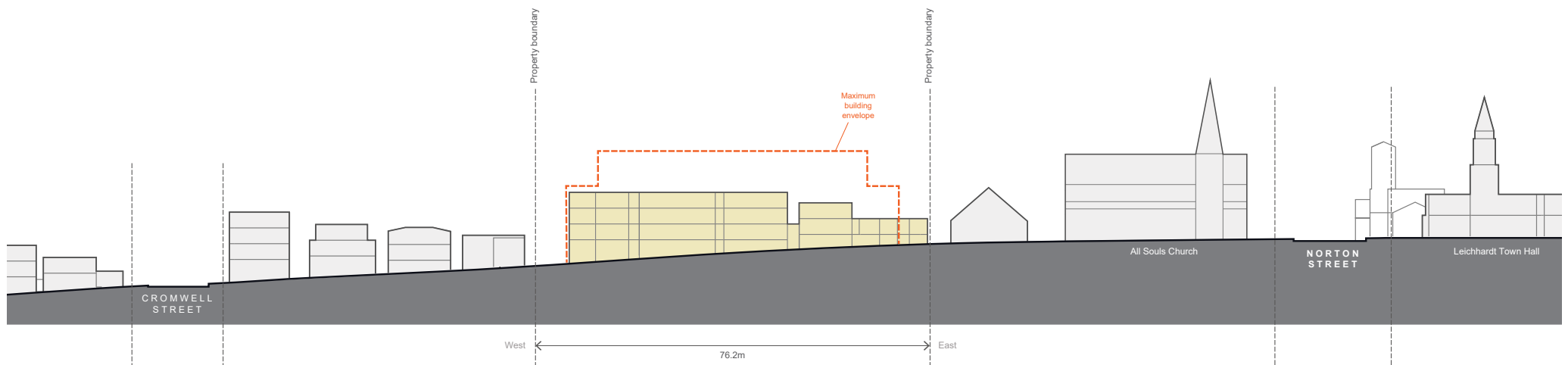


Figure 21 Streetscape elevation of Marion Street showing the current built form

COMPARISON WITH CURRENT BUILT FORM

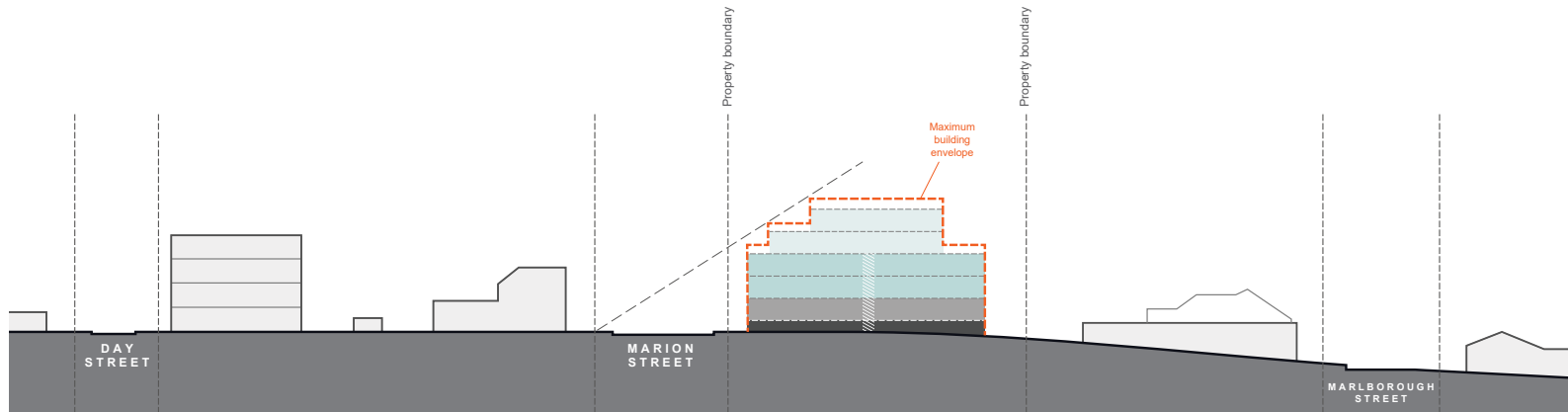


Figure 22 Cross section north-south showing proposed maximum building envelope

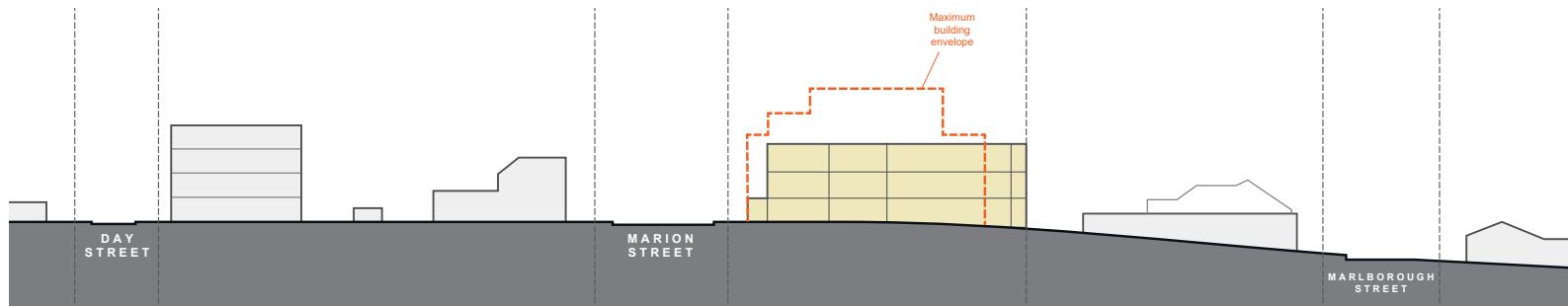


Figure 23 Cross section north-south showing existing built form

OVERSHADOWING IMPACT 21 JUNE [MID-WINTER]

Solar access is a key consideration when testing future built form and scale, with the aim to minimise the impact on the surrounds. Overshadowing in winter months is greatest due to the low solar altitude angles, while in summer, days are longest and the sun reaches its highest altitude.

The modelling on the following pages show the overshadowing impact in mid-winter (21 June) of the existing built form, the proposed maximum building envelope and the preliminary architectural design on the surrounding area, including public domain and private properties.

Existing built form



Figure 24 Shadows 9am - Existing built form



Figure 25 Shadows 12pm - Existing built form



Figure 26 Shadows 3pm - Existing built form

Note: the massing model of existing buildings is based on visual assessment only.

Proposed maximum building envelope

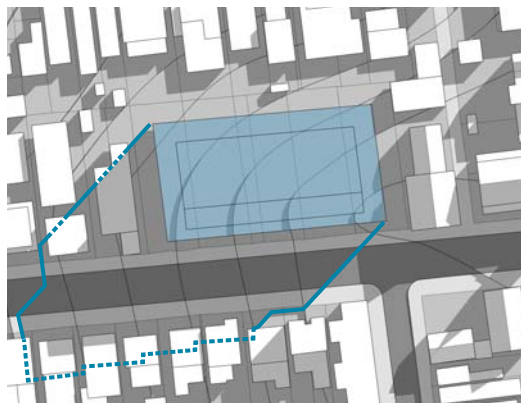


Figure 27 Shadows 9am - Proposed envelope

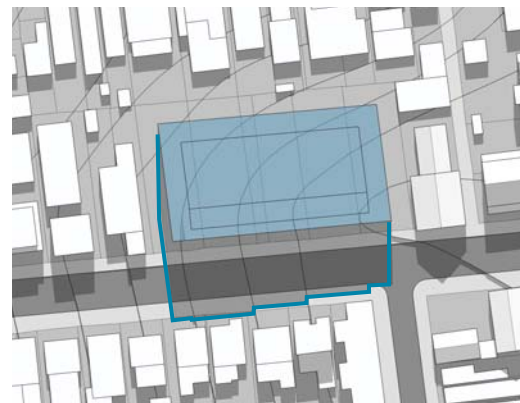


Figure 28 Shadows 12pm - Proposed envelope

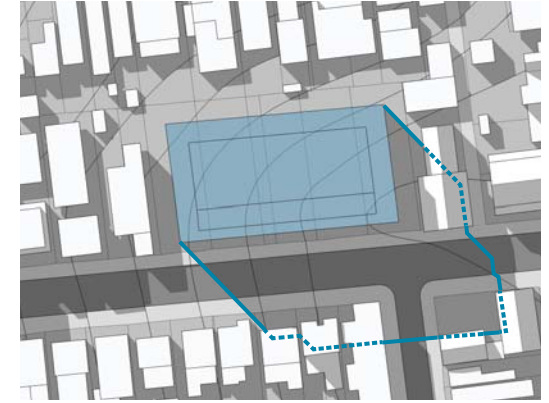


Figure 29 Shadows 3pm - Proposed envelope

04 PROPOSED ENVELOPES

ARTIST IMPRESSION INDICATIVE BUILT FORM WITHIN ENVELOPE



Figure 31 Artist impression of potential development along Marion Street, looking east



Figure 30 Existing development along Marion Street



CHAPTER 5 **CONCLUSION**

RECOMMENDATION

The site is very well located with good access to a wide variety of local facilities and regular public transport, making it an ideal location to provide accommodation for seniors. Current development on the site locates a large and bulky building with an institutional character on Marion Street and just to the west of some of the most prominent buildings in the Leichhardt centre.

The AJ+C Report identifies a building envelope that was informed by nine guiding principles that were developed by the community during a series of community forums. The building envelope controls are described in plan, section and/or elevation and are accompanied by objectives and provisions.

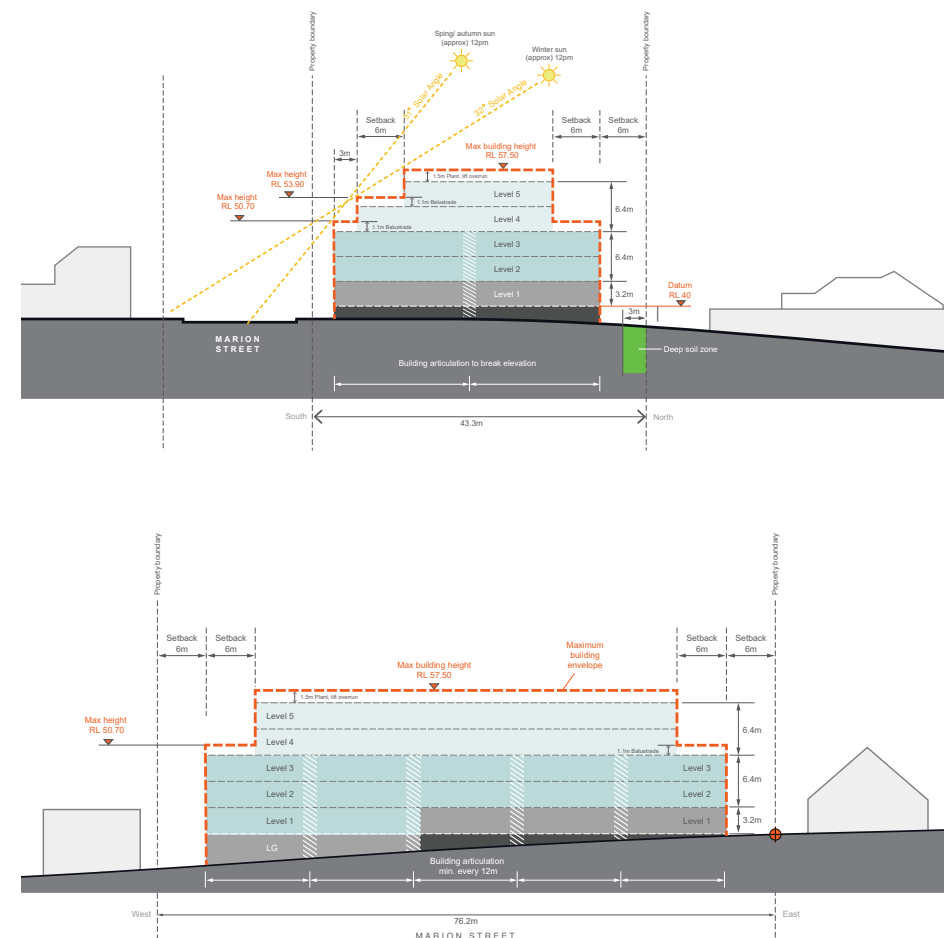
The aim of the controls is to guide a high quality built form that is appropriate to its context, provides good amenity to the site and its surroundings and improves the streetscape and public domain.

This report considers that the building envelope controls, objectives and provisions identified in the AJ+C Report are appropriate for this site as these controls:

- Respond to the current and future character of the area with development that respects the local character and enhances local residential amenity;
- Will facilitate redevelopment and will provide the opportunity to create a more attractive setting for key heritage buildings in the centre.
- Allow a sufficient scale of development in order to encourage redevelopment and provide much needed additional housing for seniors in the local area.

Detailed development control diagrams are included on the following pages. They have been prepared to predominantly reflect and clarify the recommended building envelopes in the AJ+C Report.

It is recommended that these diagrams, together with the written objectives and provisions from the AJ+C report, are included in a site specific DCP that will guide future development of this site.



DEVELOPMENT CONTROL DIAGRAMS

PLAN VIEW



Figure 32 Recommended built form controls - Plan

DEVELOPMENT CONTROL DIAGRAMS

SECTION A

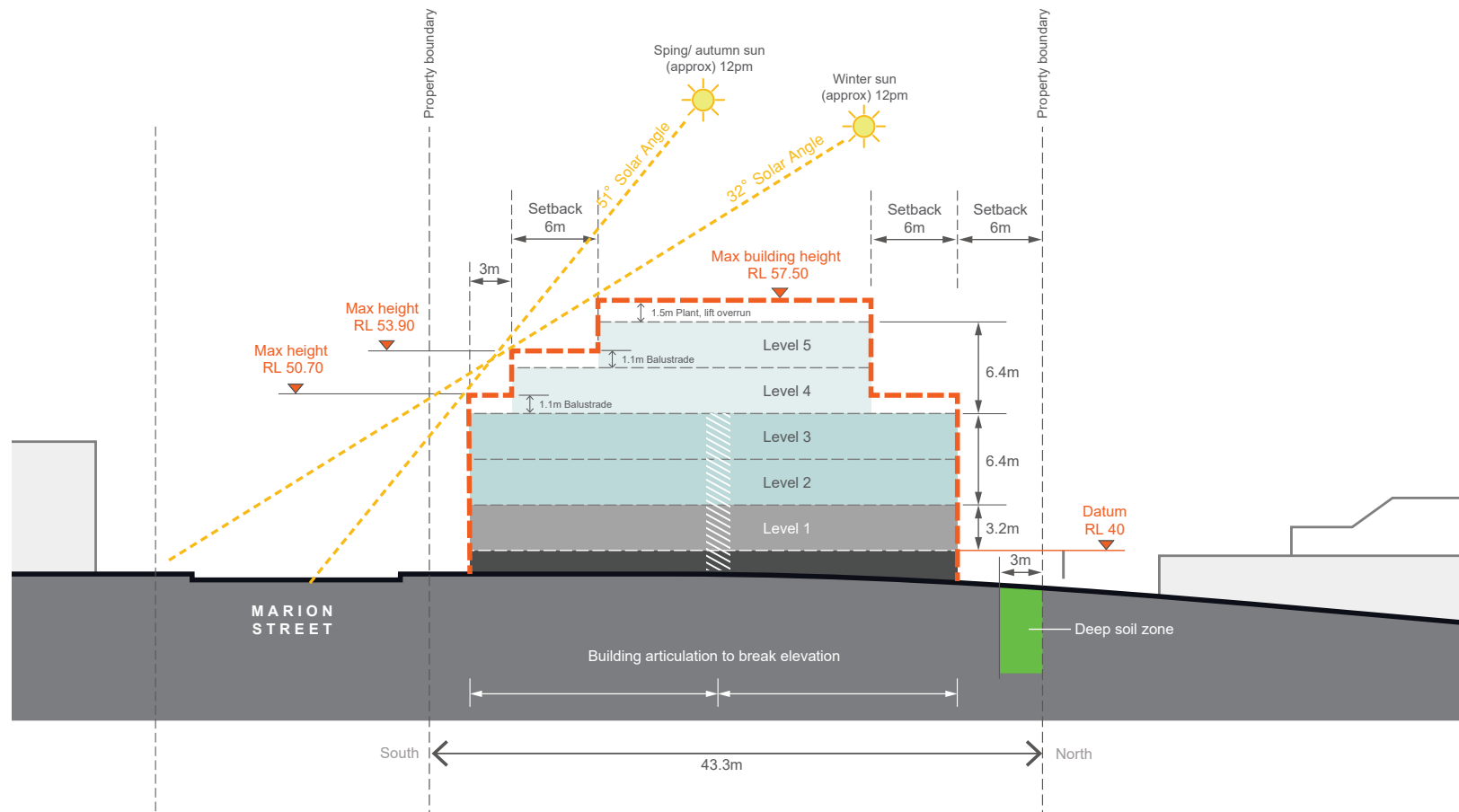


Figure 33 Recommended built form controls - Section A (north-south)

DEVELOPMENT CONTROL DIAGRAMS

SECTION B

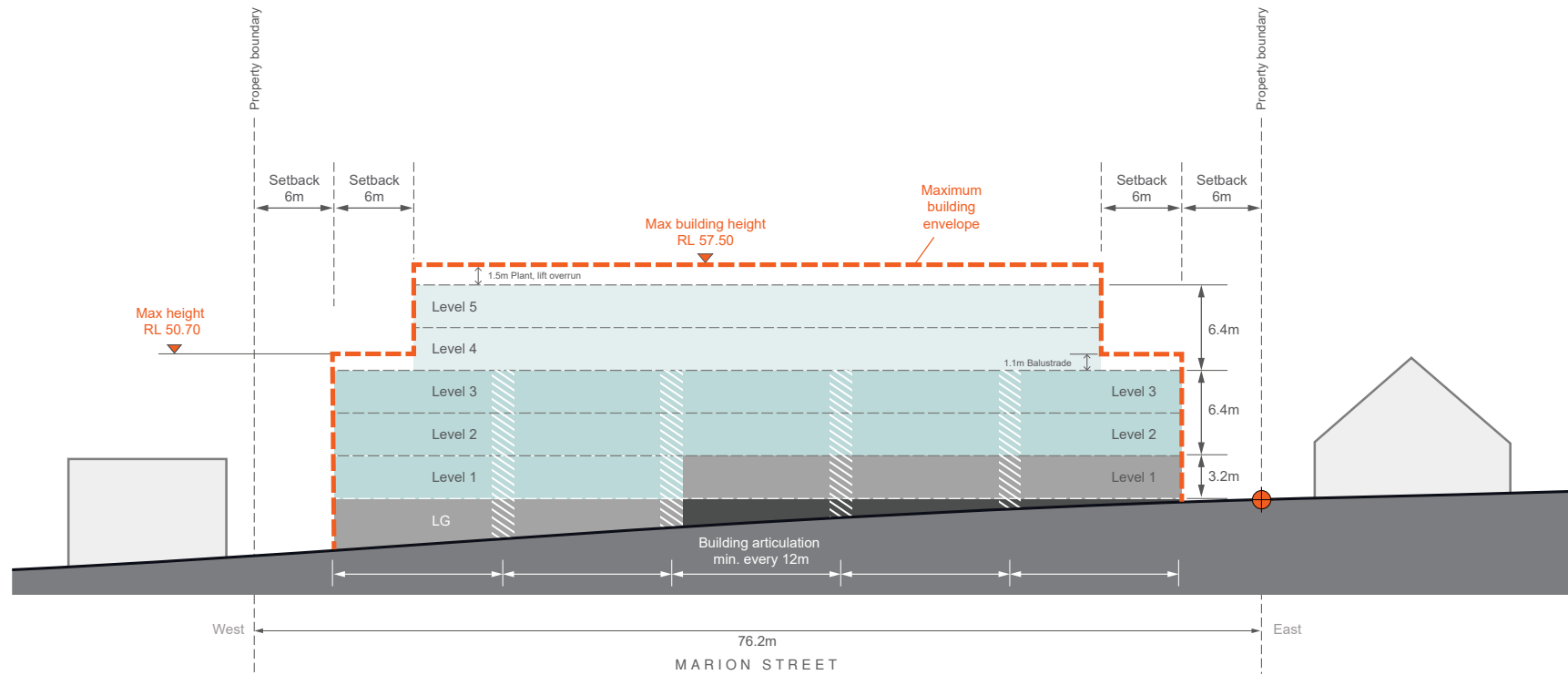
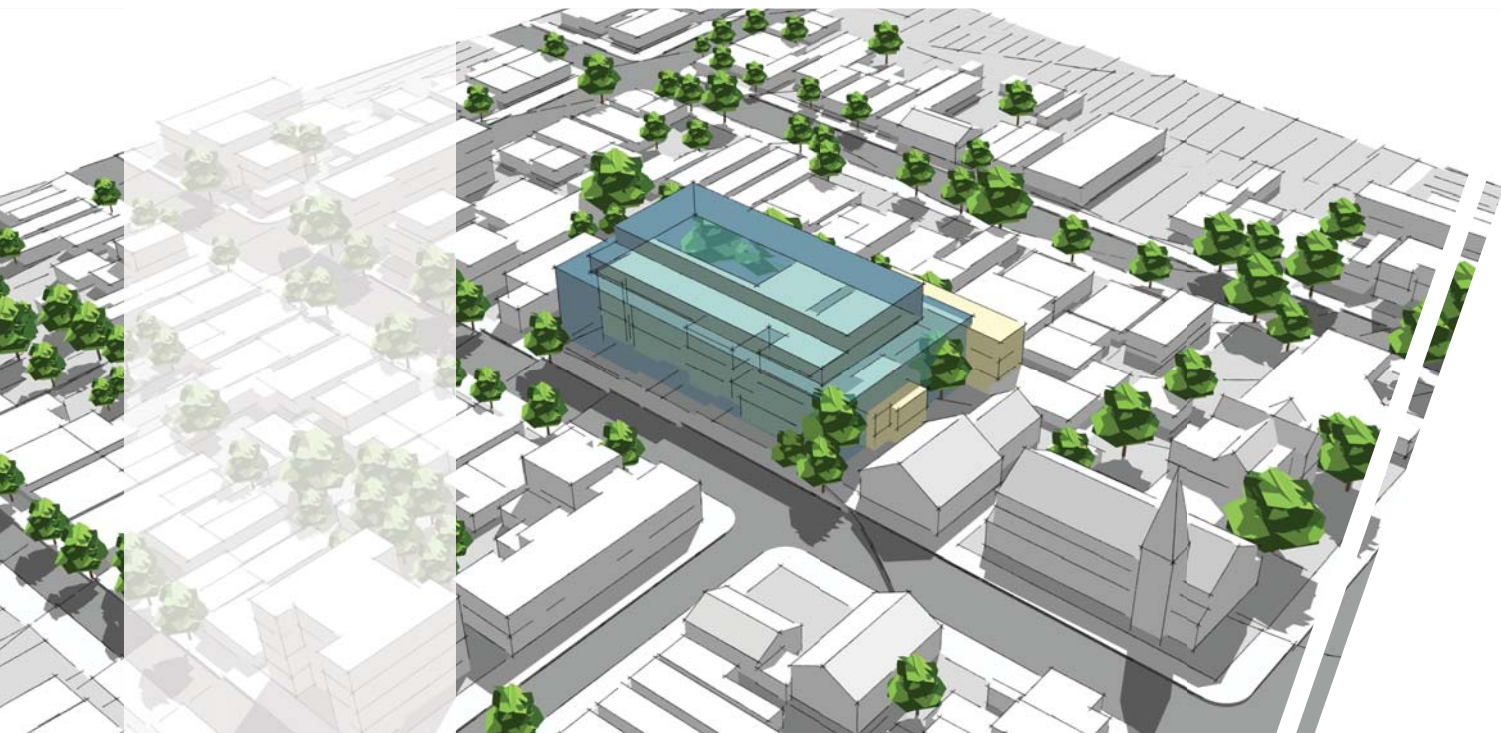


Figure 34 Recommended built form controls - Section B (east-west)



UnitingCare Ageing Leichhardt Sites

1. 17 Marion Street - Annersley House
2. 168 Norton Street - Harold Hawkins Court and
3. 1-3,5 Wetherill Street - Lucan Care and Wesley Church



Prepared for Leichhardt Municipal Council

September 2014

Executive Summary

Executive Summary

AJ+C has been engaged by Leichhardt Municipal Council to provide site specific controls for three UnitingCare Ageing Sites in Leichhardt. The three sites are:

- 1 17 Marion Street - Annersley House
2. 168 Norton Street - Harold Hawkins Court and
3. 1-3,5 Wetherill Street - Lucan Care and Wesley Church

A series of community forums were held to welcome the community's thoughts and input on the proposed redevelopment of the sites. Guiding principles were developed and rated by the community which influenced the design principles of each of the sites. The guiding principles in order of importance to the community are:

1. Achieve significant housing outcomes
2. Facilitate redevelopment
3. Ensure development is financially viable
4. Continue to provide and improve services to local residents – able to live longer in their own home
5. Activate Norton Street
6. Ensure urban design informs the building envelope
7. Provide local employment
8. Provide on-site parking suited to use
9. Involve local community and stakeholders throughout the development process



Figure 0.01 - The three UnitingCare Ageing sites. 1. Marion Street Site, 2. Norton Street Site and 3. Wetherill Street Site

Executive Summary

This document contains controls for each of the three sites. A building envelope, informed by the design principles, was developed for each site. These building envelope controls are translated and described in plan and section and/or elevation. These are accompanied by objectives and provisions for each of the sites to guide high quality built form that is appropriate to its context, provides good amenity to the site and its surroundings and improves the streetscape and public domain.

There is scope to further explore/develop the controls for the Wetherill Stree site, if they are considered in conjunction with the use/development of the adjoining council land.

The next stage in the process would involve the development/finalisation of detailed planning controls for each site to sit within the councils DCP.

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Executive Summary	2
Executive Summary	2
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Site design and building envelopes	5
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Provisions	6
Site Controls	7
2 Norton Street	8
Site objectives	8
Provisions	8
Site Controls	9
3 Wetherill Street	12
Site objectives	12
Provisions	12
Site Controls	14

Site Design and Building Envelopes

Building envelopes have been developed for each of the sites. A building envelope is a 3- dimensional shape within which a development may be built. The building envelope is defined by primary controls to establish the desired bulk, height and siting of the development that is appropriate to its context. Primary controls include building height, building depth, street, side and rear setbacks. The building envelope is generally 25% larger than the gross floor area of the proposed development. Roofs, lift overruns and balconies are to sit within the envelope. There are other factors that may reduce the development size such as site coverage and landscape area requirements and other controls found in the relevant Development Control Plans. The diagram below is from the Residential Flat Design Code (RFDC) 2002, p. 22. The orange dashed line represents the building envelope.



Figure 0 01 - Building envelope from the Residential Flat Design Code (RFDC) 2002, p. 22

Applicable Controls

It is intended that any development of the three sites must comply with Leichhardt Council's Local Environment Plan 2013 and relevant Development Control Plans, unless stated differently in this document. Car parking requirements are to satisfy the demand established by the proposed use of each building. Preference is to reduce on-site parking and use of public transport, buses and lightrail is encouraged.

All residential development to comply with SEPP 65 and the Residential Flat Design Code (RFDC) 2002, in relation to matters such as solar access, building separation, cross ventilation etc.

Floor to Ceiling Heights

Minimum floor to ceiling heights apply to the three sites. They are:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrade - 1.1 m included within building envelope

Marion Street Site 1



Figure 1.01: Site 1 -17 Marion Street - Annersley House, existing max. height 14.48m

Marion Street Site

The Marion Street site is 3,227 sqm. It is located within a heritage conservation area on the north side of Marion Street, near the intersection of Norton Street where a number of heritage items are located, being the Town Hall, All Souls Anglican Church and Leichhardt Public School. It has a fall of 4m from east to west. The site's long axis faces north so it has good solar access and views across Leichhardt from the upper levels. The existing care facility contains 86 beds and employs 40 staff.

Marion Street Site Objectives

- Provide a residential development that integrates with the surrounding context
- Set building frontage height to respect local context
- Ensure good amenity to the development and neighbours
- Maximise solar access, cross-ventilation and acoustic and visual privacy
- Minimise overshadowing
- Maximise landscape and areas of deep soil
- Provide sufficient off street parking for building use
- Encourage use of public transport, buses and light rail with minimum off-street parking
- Improve streetscape

Marion Street Site Provisions

- All residential flat developments to comply with SEPP 65 provisions
- Provide a landscaped street setback to provide deep soil planting (lacking in footpath) and provide a transition between the public domain and private dwellings.
- Setback to maintain view to Church Spire and Town Hall. Markers of the Town Centre
- Provide landscape setback along rear boundary to allow screen planting to maximise privacy between development and rear neighbours
- Reduce bulk and visual impact by providing upper level front, side and rear setbacks
- Articulate the building facade. Maximum length of straight wall without articulation such as balcony or return to be 16m
- Basement parking below building footprint to maximise landscaping
- Basement parking may protrude 600mm above ground to provide privacy to the elevated ground floor dwelling and allow natural ventilation of car park below
- Vehicle access to basement parking from the western (lower) part of the site
- Minimise vehicle crossovers
- Provide separate pedestrian and vehicle entries to avoid pedestrian vehicular conflict

Marion Street Site 1

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrade - 1.1 m (included within the building envelope)

Estimated FSR - 2:1

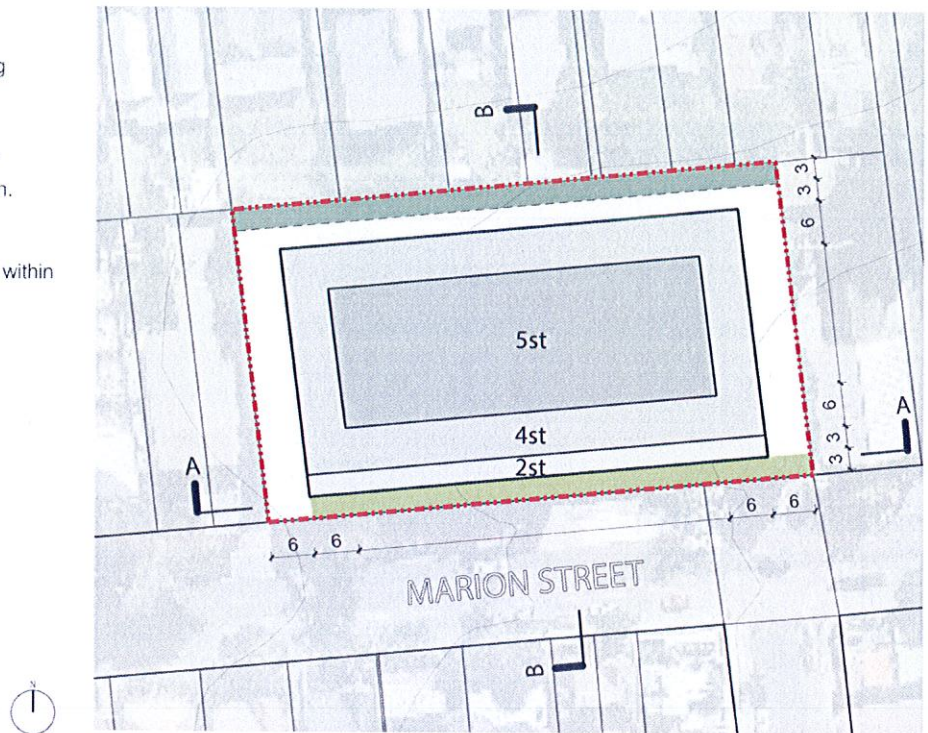


Figure 1.02 - Marion Street _ Building envelope plan

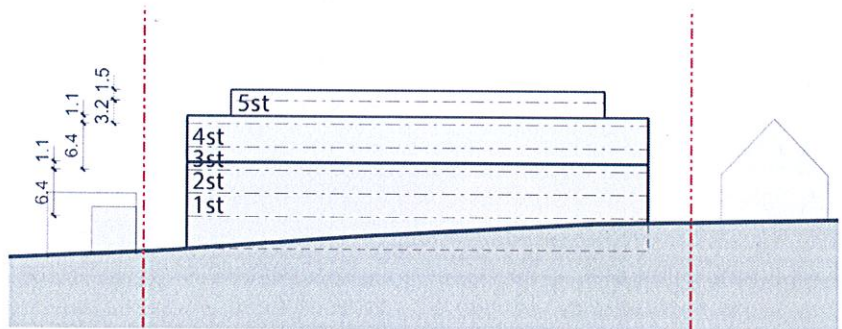


Figure 1.04 - Marion Street _ Building envelope _ Section A-A

LEGEND

- 5st Building envelope (height in storeys)
- Deep soil zone
- Landscape zone
- Site boundary
- ▶ Vehicular entry

All dimensions in metres

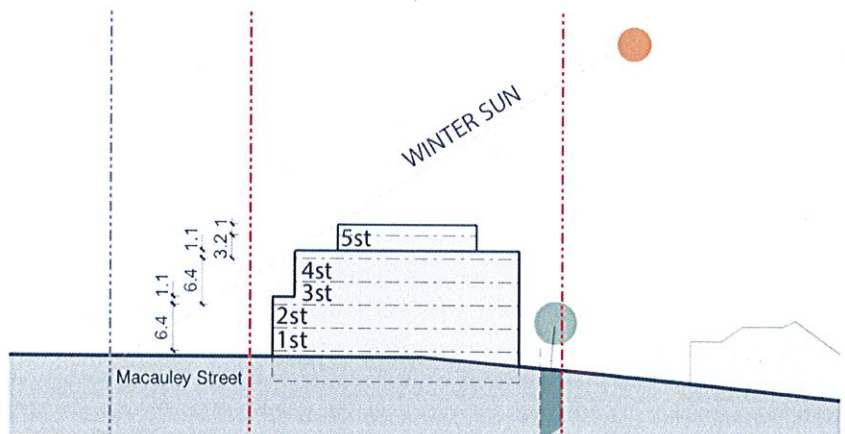


Figure 1.03 - Marion Street _ Building envelope _ Section B-B

Norton Street Site 2

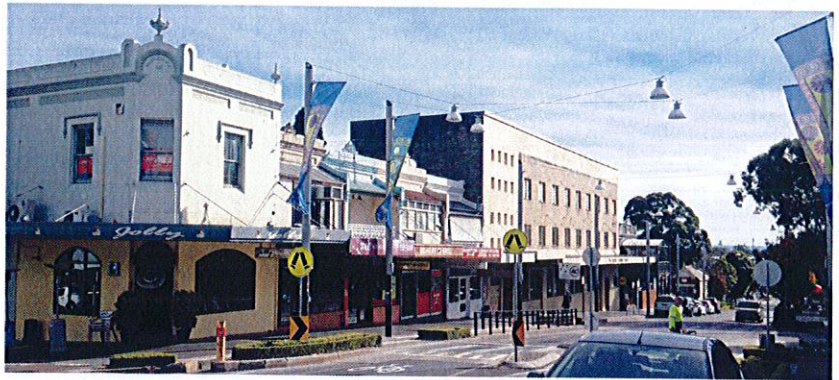


Figure 2.01: Site 2 -168 Norton Street - Harold Hawkins Court

Norton Street Street Site

The site is well located on Norton Street between Carlisle and Macauley Streets. The 2,024 sqm site also has a secondary frontage to Carlisle Street. It has large frontage and its large bulk is out of scale within its context of fine-grain main street shops. The site falls to the north and west. The current ground floor therefore only has level access from Norton Street at the southern end of the site. There is an opportunity to redevelop to appropriate scale, improve accessibility, enhance and activate the streetscape while increasing density and providing a range of accommodation. The site is currently disused in very poor condition.

Norton Street Site Objectives

- Activate ground floor Norton Street streetscape
- Street frontage height to align with existing neighbours parapets
- Ensure that the scale and modulation responds to the existing fine-grain context
- Improve pedestrian access
- Activate the rear lane by providing pedestrian access to the development
- Ensure good amenity to the residential component of the development
- Provide sufficient areas of private and communal open space for the residential component of the development

Norton Street Site Provisions

- Build to street alignment and continue strong street edge
- Continue existing fine-grain pattern along Norton Street
- Ensure clear interface between retail and public domain by use of fenestration
- Step down building entries to retail/commercial tenancies to follow the fall of street to ensure level pedestrian access
- Continue street awnings along active frontage of Norton Street
- Provide street address and access from Norton Street to upper level residential
- Vehicle access to basement parking from rear lane
- Rear building setback to allow access to pedestrian entries, loading zones and parking
- Minimise overshadowing to neighbours
- Articulate the built form along the lane by providing entries, balconies and fenestration. This will also provide surveillance of the lane increasing safety and security.

Norton Street Site 2

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrade - 1.1 m (included within the building envelope)

Estimated FSR - 3:1

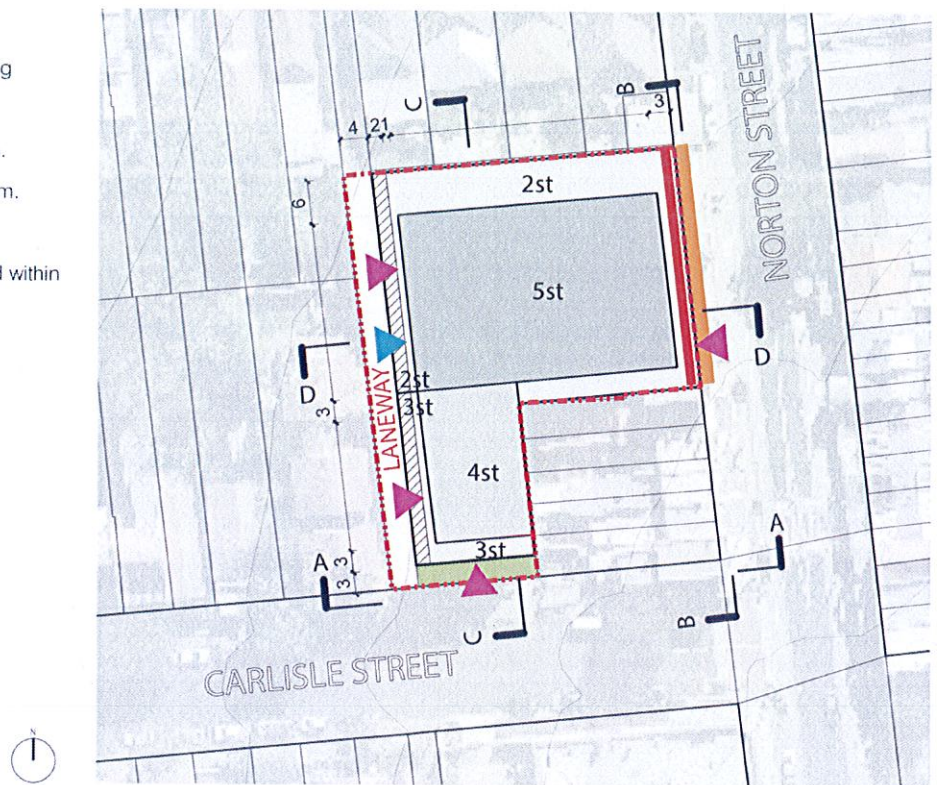


Figure 2.02 - Norton Street _ Building envelope plan

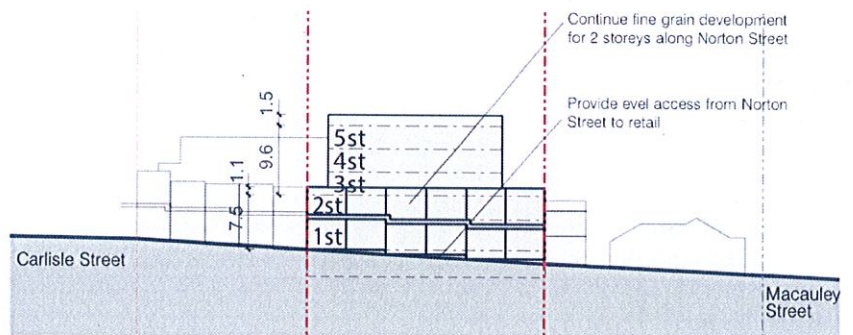


Figure 2.03 - Norton Street _ Building envelope Street Elevation B-B

LEGEND

-
- Legend for Figure 1:
- 5st: Building envelope (height in storeys)
 - Landscape zone
 - Site boundary
 - Balcony articulation zone
 - Vehicular entry
 - Pedestrian entry
 - Awning
 - Build to street edge

All dimensions in metres

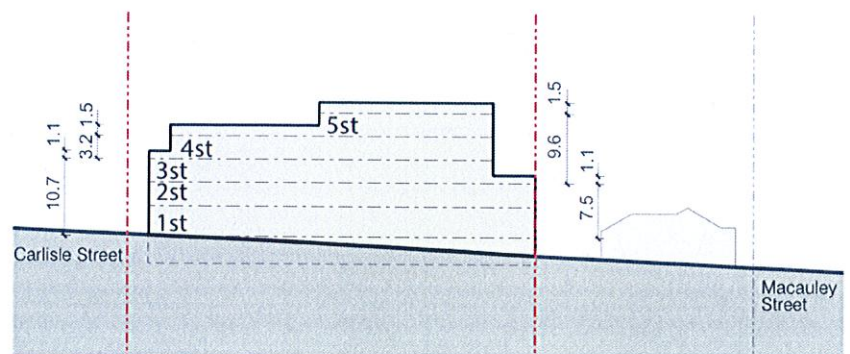


Figure 2.04 - Norton Street Building envelope Section C-C

Norton Street Site (Carlisle Street) 2

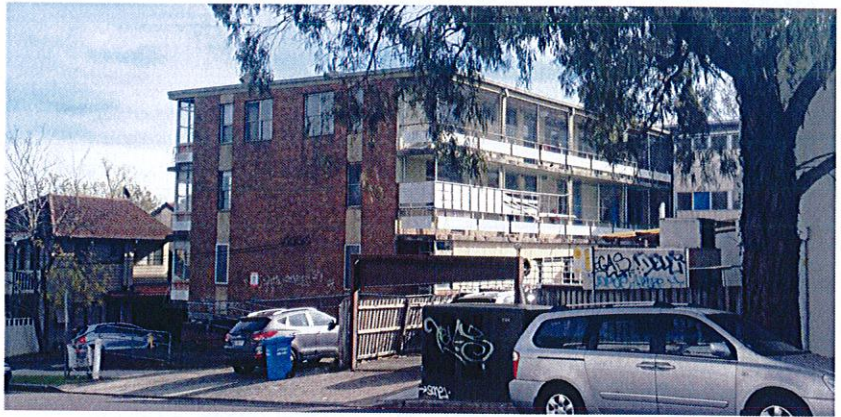


Figure 2.05: Site 2 - Carlisle Street facade

Carlisle Street Site

Carlisle Street site forms part of the amalgamated site of 2,024 sqm with the Norton Street site. It is sited in residential street, with Norton Street retail to the east and a laneway on the western side. The lane will enable vehicle access to basement parking for the combined sites. The site is currently disused and in very poor condition.

Carlisle Street Site Objectives

- Provide a residential development that integrates with the surrounding context
- Provides sufficient off street parking for building use
- Encourage use of public transport, buses and light rail
- Improve streetscape

Carlisle Street Site Provisions

- Provide landscaped front setback with deep soil planting
- Respect adjacent 2 storey residential on Carlisle Street by stepping down built form from 4 storeys to 3 storeys to Carlisle Street and laneway
- Residential address off Carlisle Street
- Share entry to basement parking with Norton Street development

Norton Street Site 2

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrade - 1.1 m (included within the building envelope)

Estimated FSR - 3:1

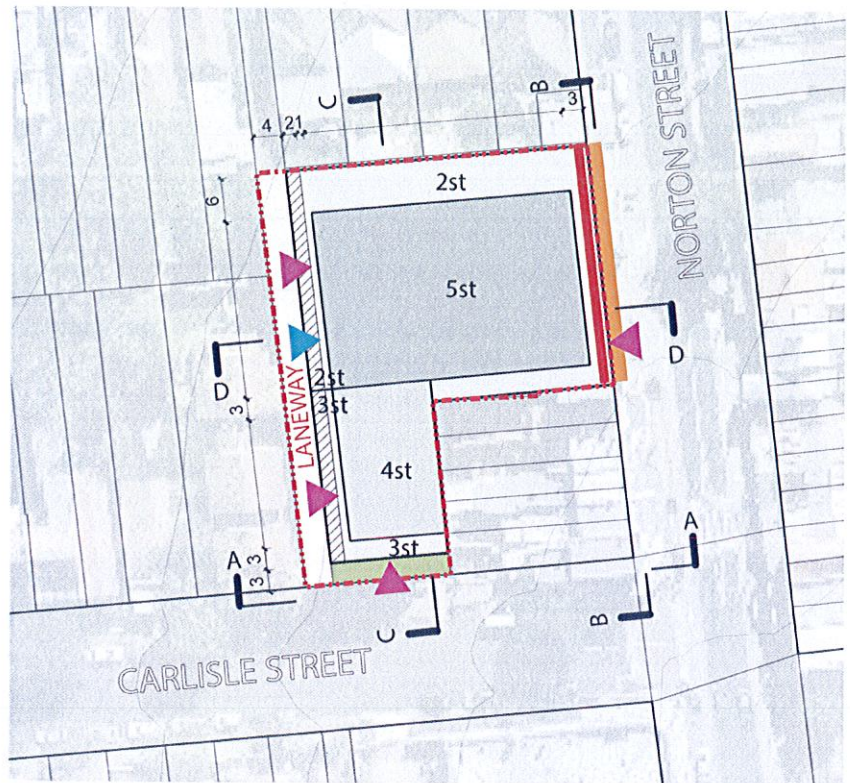


Figure 2.02 - Norton Street and Carlisle Street _ Building envelope plan

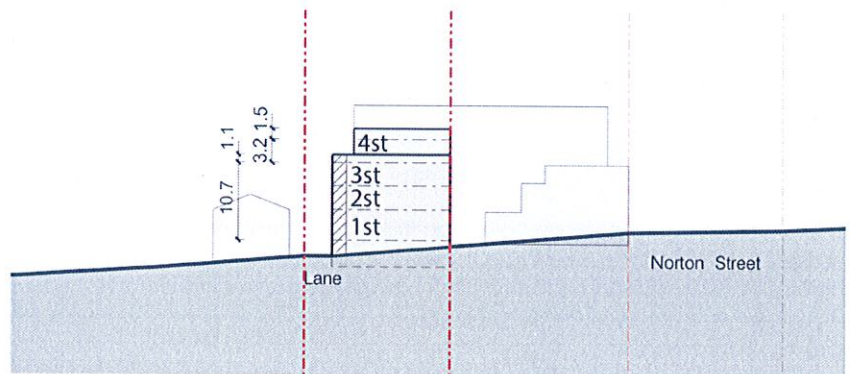


Figure 2.07 - Carlisle Street _ Building envelope _ Street Elevation A-A

LEGEND

- 5st Building envelope (height in storeys)
- Landscape zone
- Site boundary
- Balcony articulation zone
- ▶ Vehicular entry
- ▶ Pedestrian entry
- Awning
- Build to street edge

All dimensions in metres

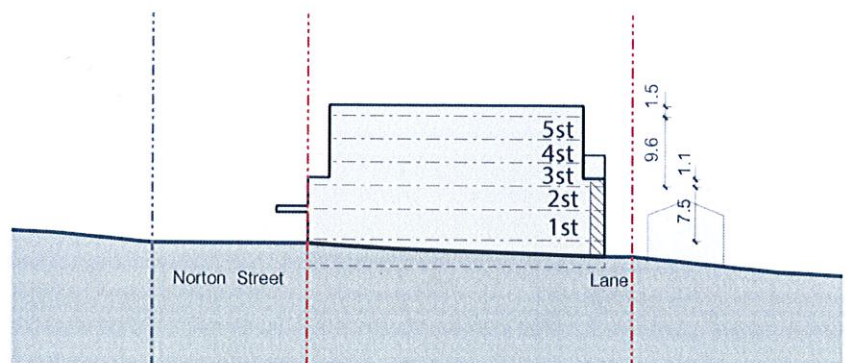


Figure 2.08 - Carlisle Street _ Building envelope _ Section D-D

Wetherill Street Site 3

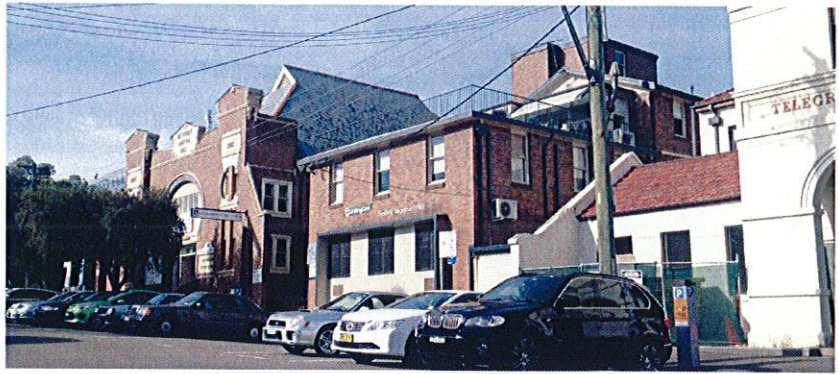


Figure 3.01: Site 3 - 1-3.5 Wetherill Street - Lucan Care and Wesley Church

The Wetherill Street Site that contains the Wesley Church, UnitingCare Ageing offices and student accommodation. The site rises from street level over approx. 2m to the rear of the site. It has a combined site area of 1,803 sqm. The site forms part of the civic precinct along with the Town Hall, Council Administration Building, Post Office and Council car park. The civic precinct has high heritage values, the Wesley Church, Town hall and Post Office all being heritage listed. The site has the potential for good access being bounded on the side and rear by Council owned laneways.

Wetherill Street_Site Objectives

- Integrate development within the civic precinct context.
- Integrate the Wesley Church within the overall proposed development
- Activate edges to side and rear lanes to increase safety and security
- Avoid blank walls to public domain
- Encourage use of public transport, buses and light rail to compensate for need of off-street parking
- Improve streetscape and laneways

Wetherill Street_Site Provisions

- Recognise and protect the heritage significance of the Wesley Church
- Integrate Wesley Church within proposed development
- Setback flanking development so
 - Wesley Church sits proud on the street
 - to provide north-facing open space
 - accommodate level change from street to overcome accessibility issues
- Setback upper levels of flanking buildings to:
 - reduce the building bulk and retain views to the Church
 - to provide north-facing open space

Wetherill Street Site 3

Option to consider larger redevelopment

There is an opportunity with the proposed development of this site to generate a master plan that would integrate this site with whole of the civic precinct. This would allow for the following outcomes:

- zero setback to the side and rear boundaries
- improved activation of the public domain, encouraged through shopfronts, entries, windows and balconies along the side and rear boundaries
- improved passive public space surveillance; and thus improved safety and security
- a potential increase in housing provisions
- the rationalisation of the car park, including reduction of car park entries along Wetherill Street.

Wetherill Street Site 3

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrade - 1.1 m (included within the building envelope)

Estimated FSR - 2:1

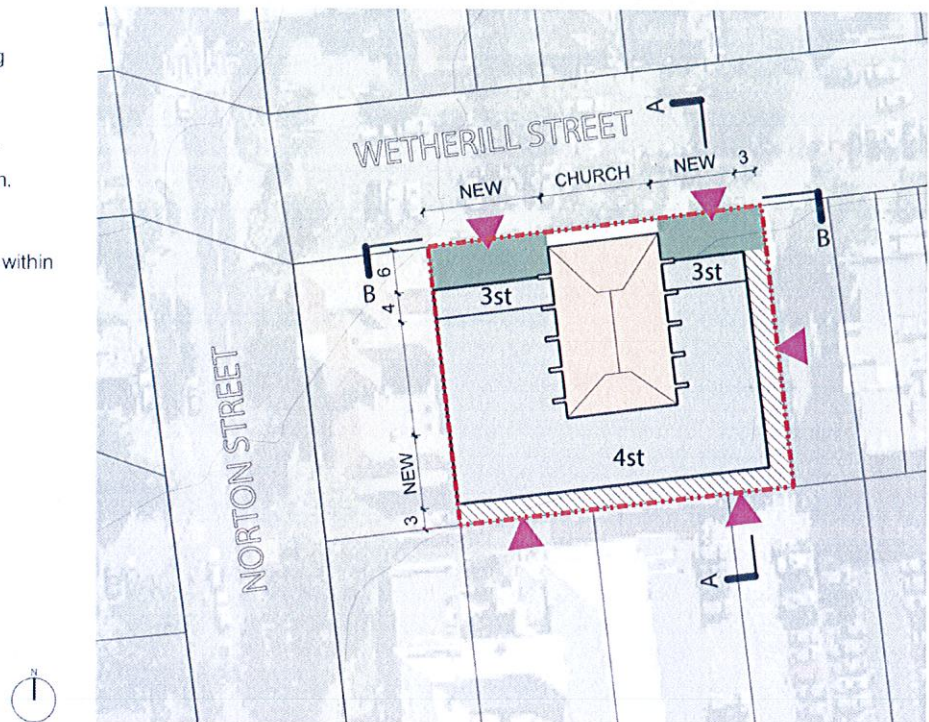


Figure 3.02 - Wetherill Street _ Building envelope plan

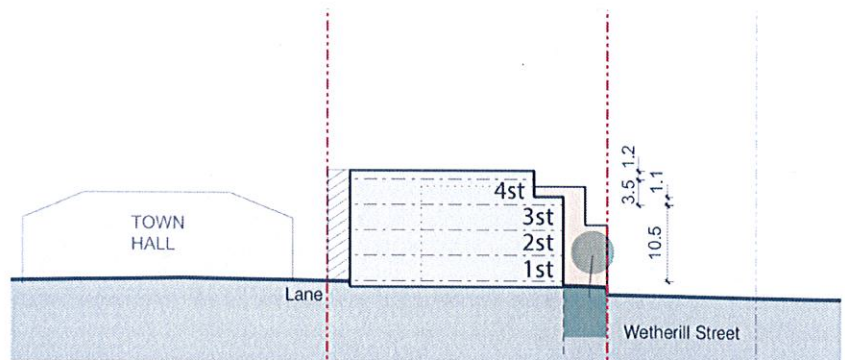


Figure 3.03 - Wetherill Street _ Building envelope Commercial floor heights Section A-A

LEGEND

- 5st Building envelope (height in storeys)
- Wesley Church
- Deep soil zone
- Site boundary
- Articulation zone, max. 50% GFA

All dimensions in metres

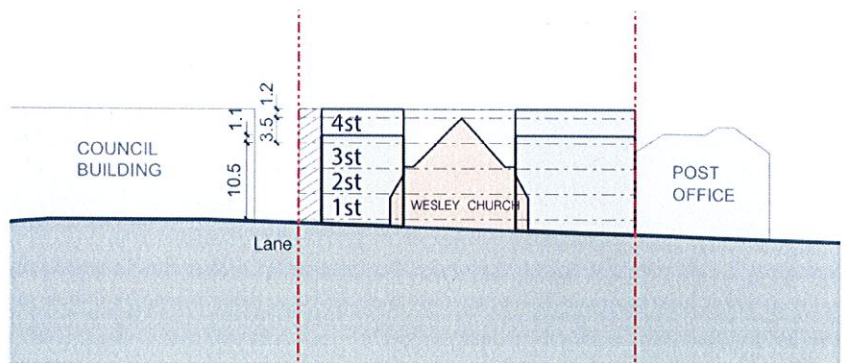


Figure 3.04 - Wetherill Street _ Building envelope Commercial floor heights Section B-B