



Padstow Village Centre

1-17 Segers Ave Planning Proposal

Urban Design Report

Issue E 15/03/2019

For Canterbury Bankstown Council

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INTRODUCTION

Executive Summary

Olsson & Associates Architects have been appointed by Canterbury Bankstown Council to undertake an independent assessment of urban strategies and development controls for 1-17 Segers Ave, adjacent to Padstow Village Centre, Padstow.

Olsson & Associates Architects have been engaged to review a planning proposal for this amalgamated property and make recommendations of appropriate built form, including building heights, FSR, setbacks and appropriate non residential usage.



Fig.1 : Aerial photo with the Study Area in Padstow (image extracted from Six Maps)

INTRODUCTION

Background

BACKGROUND - STUDY AREA

1. Council prepared the South East Local Area Plan to guide future development in the Padstow Village Centre to the year 2031.

The South East Local Area Plan recommended to rezone the Subject Site (1-17 Segers Ave) from Zone R2 Low Density Residential (2 storeys / 0.5:1 FSR) to Zone R4 High Density Residential (6 storeys / 1.5:1 FSR), consistent with the context and desired character for the Padstow Village Centre.

2. At the Ordinary Meeting of 24 July 2018, Council resolved to not to proceed with the South East Local Area Plan.

3. Since this time, a proponent representing properties for the Subject Site, indicated that a site specific planning proposal would be made requesting the change of the existing LEP 2015 to change the Zone to B2 Local Centre, an FSR of 2.5:1 and a maximum height of 22m (6 storeys). Council commissioned an independent review of the proposal, which recommended a mixed use and maximum FSR of 2.5:1 plus a 21.5m

building height.

In addition, it was recommended that the Padstow Pathway be widened to provide a mid block pedestrian link with shops on both sides and to provide amenity to neighbouring residential properties.

4. In September 2018, the site owner submitted a site specific planning proposal seeking to amend the existing Bankstown LEP, including the change of Zone from R2 Low Density Residential to B2 Local Centre, an FSR increase from 0.5:1 to 2.5:1 and a building height limit of 9m (2 storeys + attic) to 24m (6 storeys)

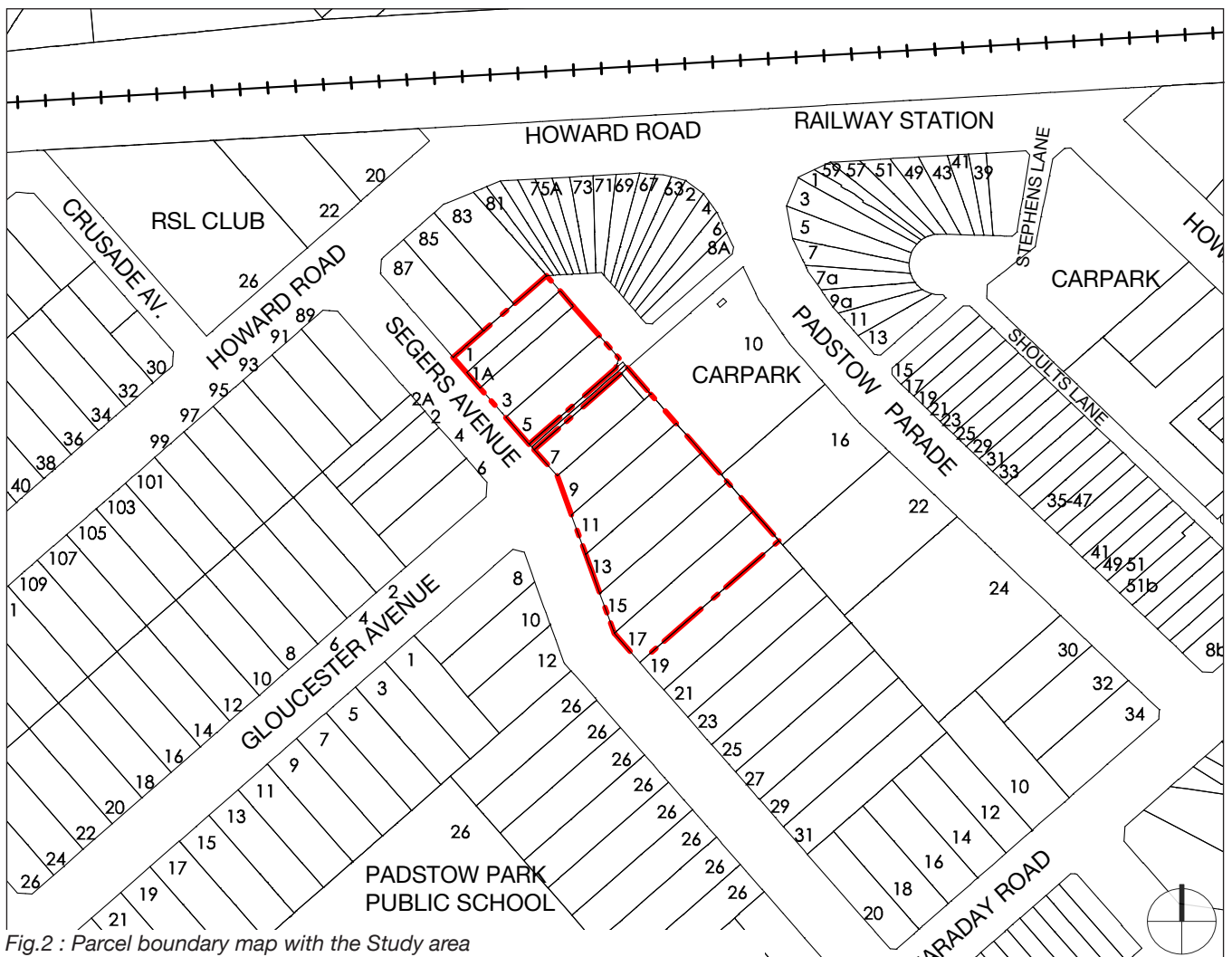


Fig.2 : Parcel boundary map with the Study area

1. PLANNING CONTEXT

1.1 Existing Regional Context

SOUTH DISTRICT PLAN

The South District Plan by the Greater Sydney Commission recognizes that the South District accommodates a growing population and that its natural waterways and bushland are great assets and attractors, therefore they aim to create a more liveable, productive and sustainable city.

STRUCTURE PLAN

The Structure Plan for the South District recognizes Padstow as a local centre.

SOUTH DISTRICT GREEN GRID

One of the South District Green Grid Priorities is the Salt Pan Creek Open Space Corridor, which will strengthen the connection between Bankstown and Salt Pan Creek, improve trails and recreational opportunities, and improve bridge crossings and connections to Bankstown, Punchbowl, Riverwood, Padstow, Peakhurst and Lugarno.



Fig.3 : Structure Plan for the South District (image extracted from the South District Plan by Greater Sydney Commission)

1. PLANNING CONTEXT

1.2 Existing Local Context

SOUTH EAST LOCAL AREA PLAN

PADSTOW VILLAGE CENTRE

Padstow Village Centre is in close proximity to Revesby Village Centre, and the two centres form the 'twin hearts' of the area. Padstow is a primary retail area with a low vacancy rate. The majority of the retail is located on the Southern side of the railway line. The Southern side also contains a large quantum of car parking.

The proposed land uses in this report extend the B2 Local Centre area, with ground level retail in part of Segers Avenue in recognition of the retail strength and carparking south of the railway line.

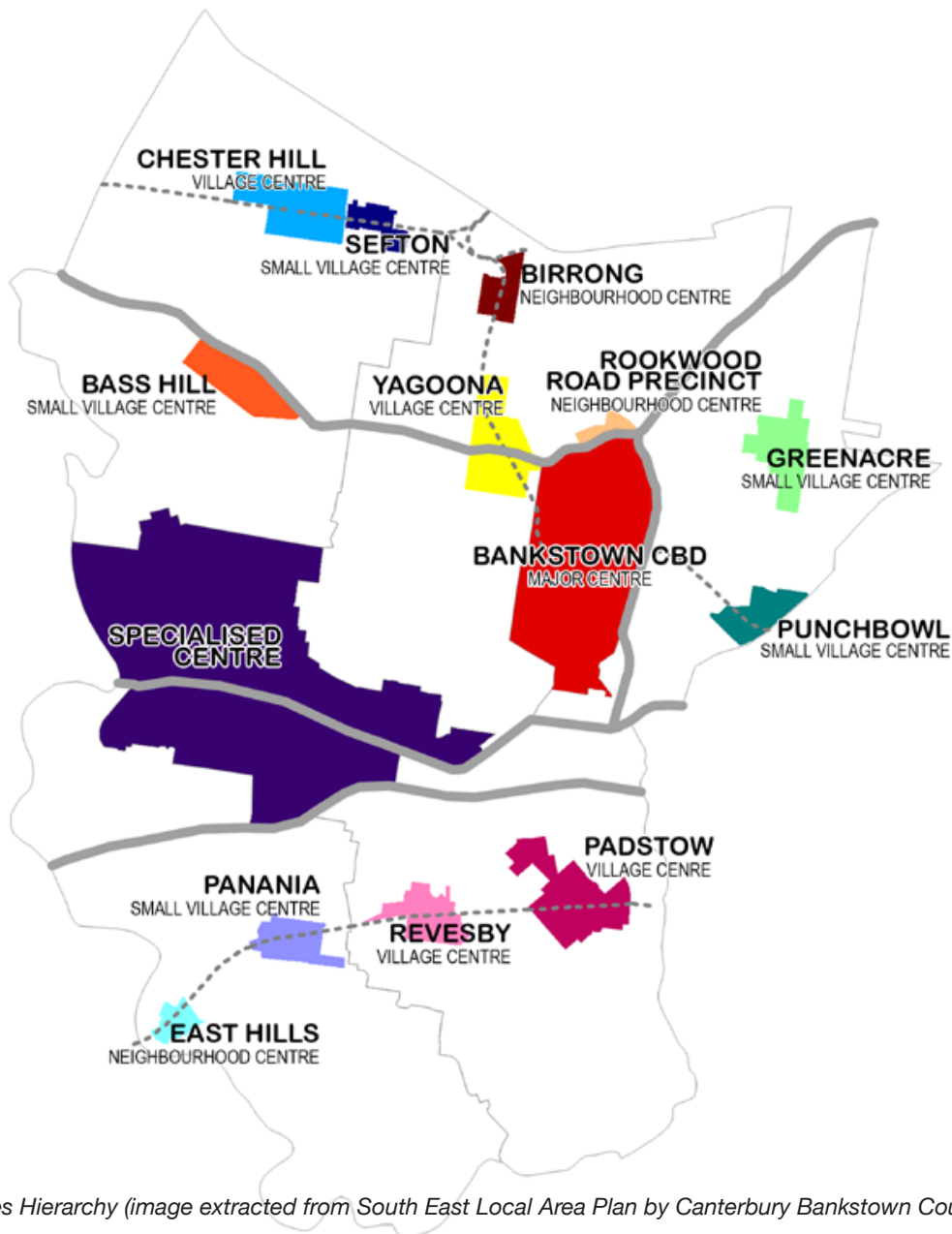


Fig.4 : Centres Hierarchy (image extracted from South East Local Area Plan by Canterbury Bankstown Council)

1. PLANNING CONTEXT

1.3 South East Local Area Plan

PADSTOW VILLAGE CENTRE - PRECINCT PLAN

This Precinct Plan (figure 5) was proposed in the South East Local Area Plan.

Council considered this precinct approach could benefit the development framework.

The study area under consideration in this report is south of the Southern Commercial Core and within the Residential Frame as shown.

The South East Local Area refers to the South Commercial Core as the 'Retail Magnet with the anchor supermarket'. This report proposes extending the commercial core in part along the eastern side of Segers Avenue.

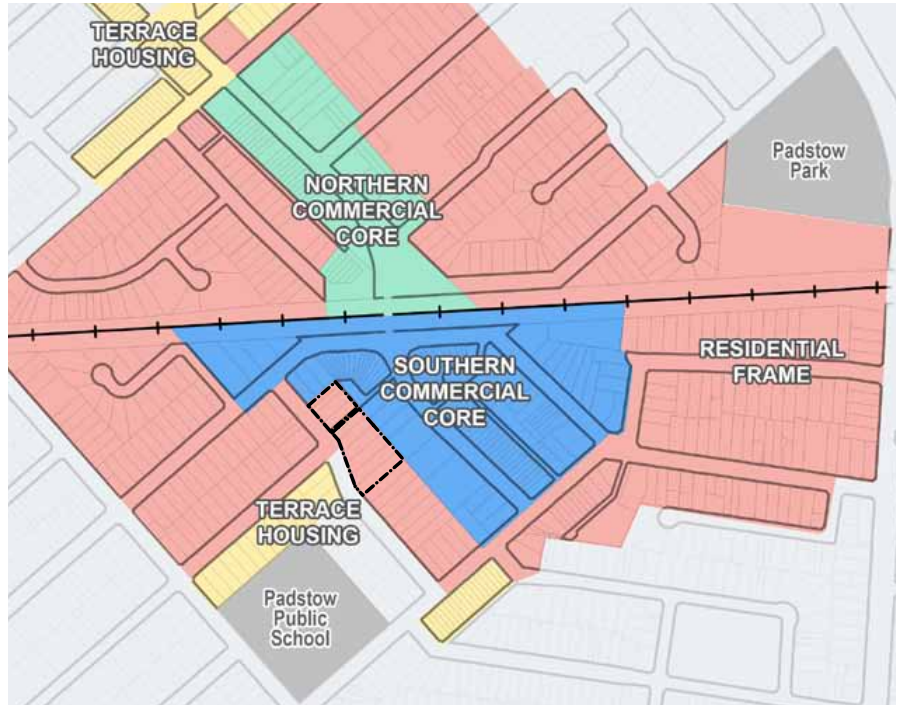


Fig.5 : Precinct plan extracted from the South East Local Area Plan

INDICATIVE HEIGHT DISTRIBUTION

The land use and building height controls for the Padstow Village Centre as recommended in the South East Local Area Plan.

This report revises the land use and building height controls.

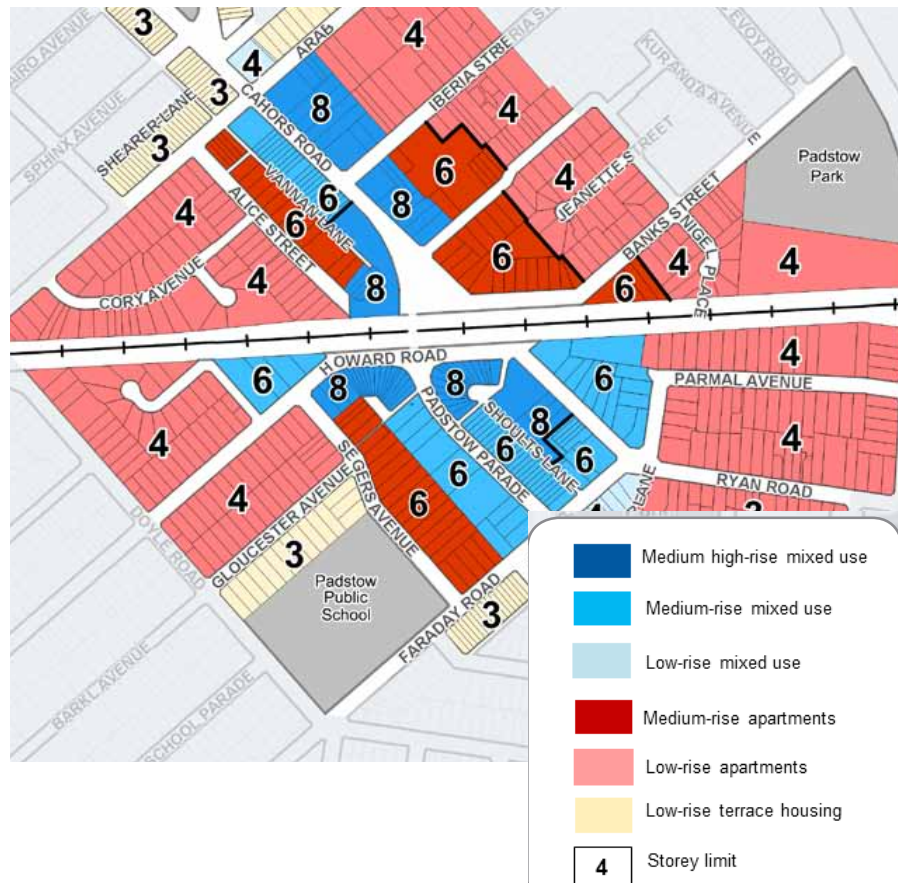


Fig.6 : Indicative Height Distribution extracted from the South East Local Area Plan

PLANNING PROPOSAL REVIEW

2.1 Assessment Criteria

SEPP 65 APARTMENT DESIGN GUIDE

2.1.0 Key Design Criteria

There are a number of relevant key design criteria to be considered at this stage of the project process, including; Building separation, Building depth, Solar access and Cross Ventilation.

2.1.1 Building Separation

The proposal complies with the ADG building separation recommendations. Side setbacks are 6m to four storeys and 9m to fifth and sixth storeys. Rear setbacks take into consideration the existing building form of the 3 storey car park and 4 storey apartment buildings addressing Padstow Parade. The pedestrian lane has 12m separation up to four storeys and 18m for the fifth and sixth levels.

2.1.2 Building Depth

The proposed envelopes allow for building depths of up to 18m - glass line to glass line to ensure apartments receive adequate daylight and ventilation and optimise natural cross ventilation.

2.1.3 Solar

This is an important criteria that requires consideration on an urban scale. The siting of the built form and orientation of the buildings need to be considered at this stage of the design process, both in terms of access to solar within the proposed site, but also for the adjoining sites that will be affected by the new built forms.

2.1.4 Cross Ventilation

In conjunction with building depth, the footprints and envelopes of the proposal need to allow for ample ventilation to the apartments within the built forms.

BETTER PLACED PRINCIPLES

2.2.0 Better Placed is an integrated design policy for the built environment of NSW.

2.2.1 Better Fit

It is important that the proposal fits well within its current and future context and reflects the character of the locality, bordering on the Padstow Town Centre.

2.2.2 Better Performance

The configuration of the built forms are integral to the ultimate sustainable performance of the living and working spaces of the project, as well as ensuring a form that is also adaptable in the future and durable in design.

2.2.3 Better Community

In the Padstow centre context, the proposed development site is integral to the connectivity of different aspects of the community functions, inclusive of users of the transport hub, retail precinct, local school and the adjoining residents. A successful development caters for all aspects of the community, in an inclusive, welcoming way.

2.2.4 Better for People

Good design of the building envelopes provides a solid basis for a safe and comfortable environment for the people living, working passing through the site.

2.2.5 Better Working

Responding to the program of the project at the early stages of the design provides a functional and efficient framework for the evolution of the project.

2.2.6 Better Value

Creating a new development provides an opportunity to add value to the neighbourhood and with an appropriate investment in the quality of the proposal encourages the community to share the value of the built environment in the long term.

2.2.7 Better Look and Feel

An attractive, well designed project invites the community to engage in a positive way to the development.

PLANNING PROPOSAL REVIEW

2.2 Planning Proposal Assessment

SEPP 65/ADG & BETTER PLACED PRINCIPLES

Whilst the proposal states that it meets the solar access and cross ventilation requirements of the ADG, this needs further testing. The building floor plates exceed the maximum depth of 18 metres in the ADG, particularly the building on the 1-5 Segers Ave portion of the site which has a depth of 24-26 metres. This layout also requires a number of residential apartments to address the rear service lane, which is considered to be poor amenity for the residents of these spaces.

An 'L' shape footprint addressing Segers Ave and the pedestrian link is recommended here, which would provide an internal private courtyard adjacent to the lane, and provides a better outlook for the north facing occupants.

Providing additional height to make allowance for roof top communal open space creates a building height limit of 24 metres which may allow an opportunity to insert an additional floor level if the roof top communal open space were to be abandoned in future. With the proposed B2 zoning, it is acceptable that less than required by the ADG communal open space is provided. The proponent's proposal provides a generous courtyard to the southern portion of the site, area which could be added to with the creation of the courtyard in the northern building.

URBAN DESIGN ANALYSIS

The activation of the pedestrian lane with retail frontage is a positive insertion into this neighbourhood, providing a safe pedestrian link from the railway station to the school, however, the active

interface with the rear lane is not seen as a positive aspect of the proposal. As suggested earlier, a courtyard building would be better placed here.

The interfaces with neighbouring properties also require more consideration. Blank walls of above ground car parking, with nil setbacks present to the properties at 16 Padstow Parade and 19 Segers Ave.

It is considered that some separation and a softening of these interfaces is required along these boundaries. This could also potentially provide some allowance for deep soil planting adjacent to these boundaries.

The upper level setbacks proposed for the southern boundary interface are appropriate, however, the setback

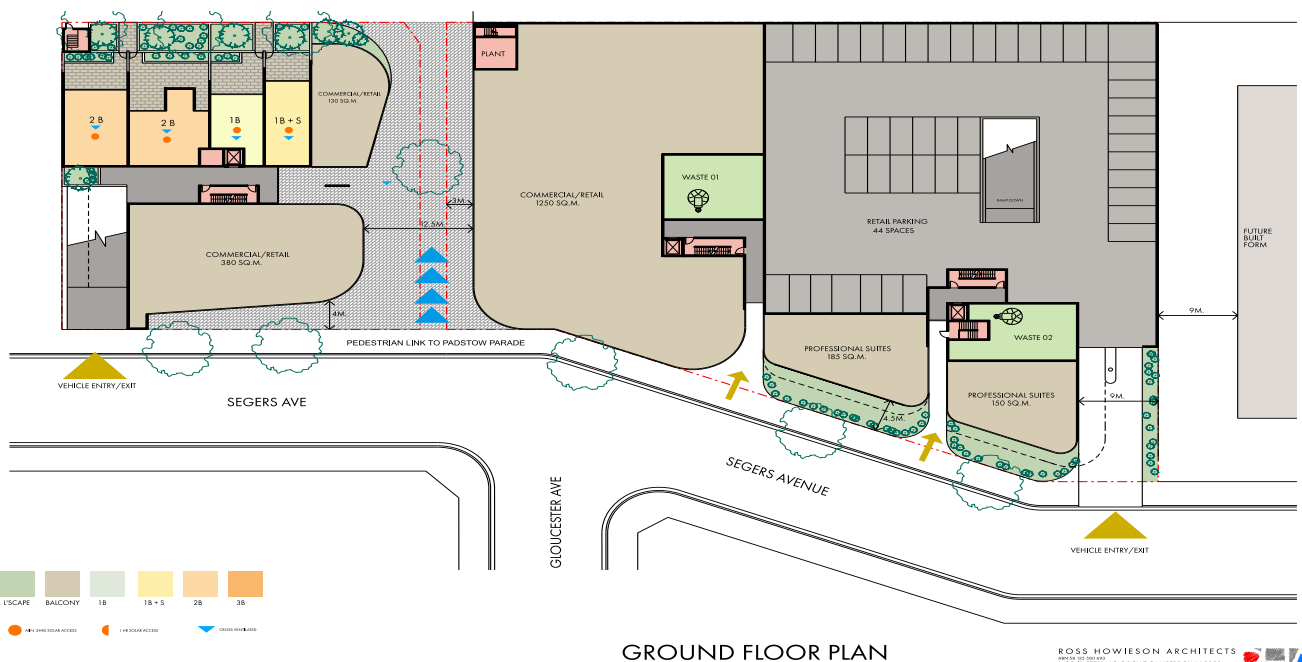


Fig.7 : Ground Level Plan of Proponent's Proposal

PLANNING PROPOSAL REVIEW

2.2 Planning Proposal Assessment

from the rear boundary adjacent to 18 Padstow Pde, should be increased to reflect the ADG recommendation of 6 metres. The balconies on levels 1 and 2 are 2.5 metres from the boundary, which would not achieve a 12 metre separation from the existing building on Padstow Parade. It is not necessary for the top two levels to step back a further 3 metres however, as it is unlikely that the number of storeys would increase on the adjacent site.

The proposed approach of building on the eastern boundary of the commuter car park would create a permanent blank wall visible from Padstow Pde above the car park. A small setback allowing for windows and articulation would be better.

The nil and 3 metre setbacks along

the northern boundary (adjacent to 83-87 Howard Road), provide neither adequate separation or an edge defining form. The northern side boundary has windows to habitable rooms 3 metres from the side boundary. This will create privacy and amenity problems with the future development of the adjoining property and does not comply with the ADG boundary setbacks. To promote a continuous built street frontage linking up to the Howard Rd & Segers Ave intersection, a nil setback for the length of this boundary would be appropriate for an 'L' shaped/ courtyard building, for which the future development along Howard Road to meet up with.

Street setbacks generally should be provided as the proposal addresses a residential context. The proponent's setbacks are generally acceptable, and

it is suggested that a nominal 3 metre setback be implemented up to the fourth level, providing a contextual datum height, with the fifth and sixth storeys being setback a further 3 metres.

The fifth and sixth floors of the 1-5 Segers Ave building have blank side walls across the pedestrian lane because the separation distance to the adjacent building is 13-15 metres, not 18 metres required by the adjacent wall with windows. This should be rectified by setting back the top 2 floors to have 18 metres separation.

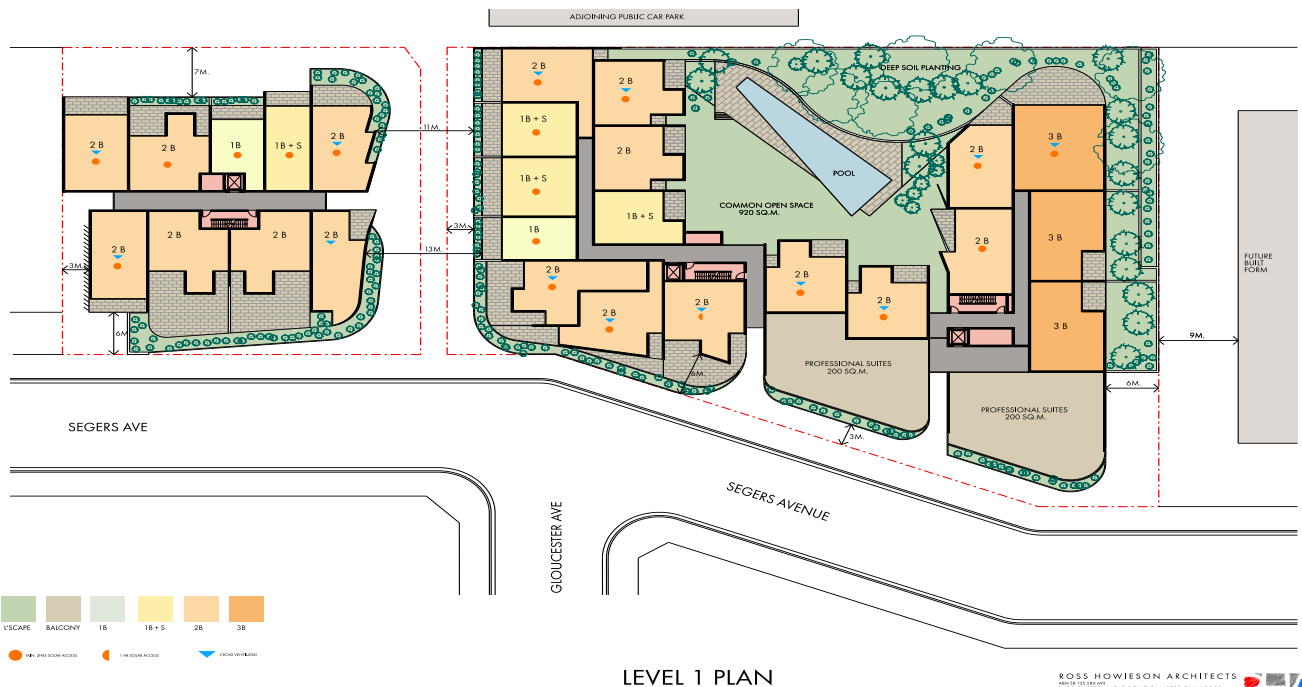


Fig.8 : Level 1 Plan of Proponent's Proposal

PLANNING PROPOSAL REVIEW

2.2 Planning Proposal Assessment

The proposal has a vehicular ramp from Segers Ave, for the 1-5 Segers Ave building, which would disrupt this active frontage.

Vehicular entry and servicing via the rear lane would be a better solution for the 1-5 Segers Ave building, which would alleviate traffic congestion potentially created by two mixed use driveways along Segers Ave. The proposal has a large ground level car park that impacts on the amenity of the neighbourhood to the south and east of the site with a wall up to 5-7 metres high. It is recommended that all car parking is limited to basement levels, with only servicing allowed at ground level, to help minimise the footprint of car park uses above ground and therefore minimise impact on the neighbours and maximise retail and commercial floor space.

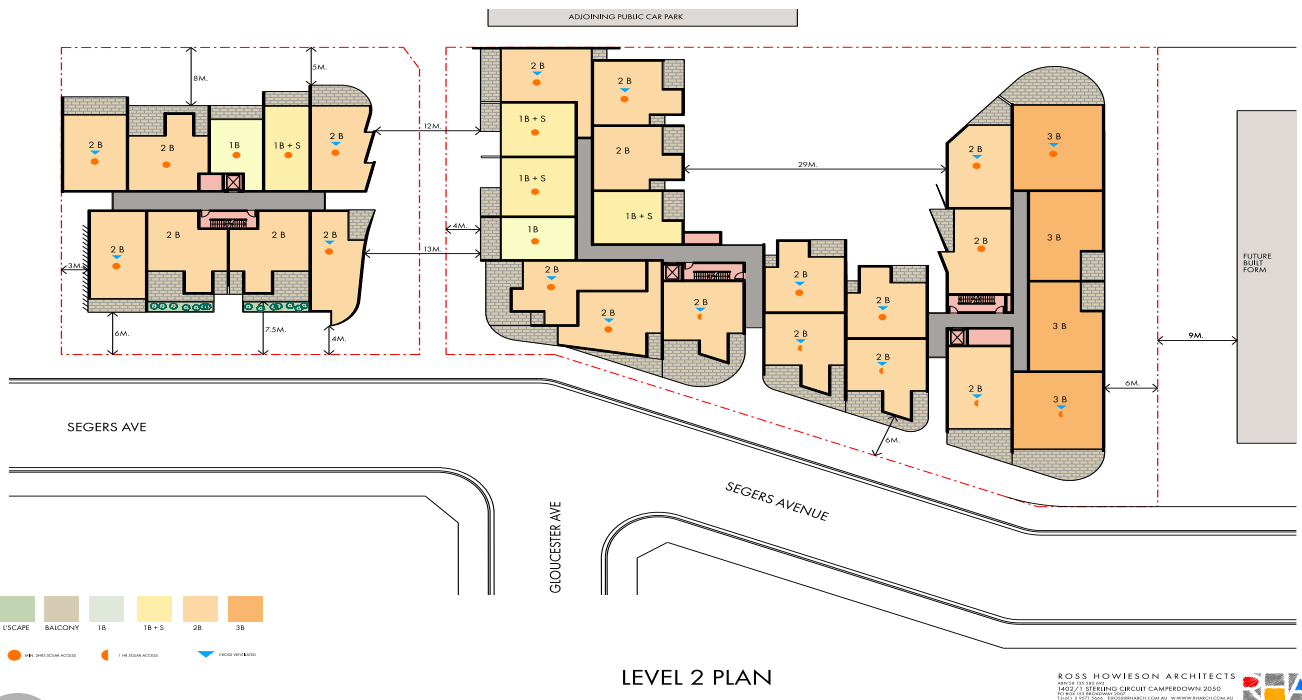


Fig.9 : Level 2 Plan of Proponent's Proposal

3. URBAN DESIGN PROPOSAL

3.1 Urban Design Principles

The Study Area

The diagram below (Fig 10) highlights the Subject Site (1-17 Segers Avenue) with the urban design principles that guide this proposal.

Site Context

The proposal site sits immediately adjacent to the properties at 83-87 Howard Rd, which is located immediately beside the retail strip of Padstow Parade, toward the north. The street frontage addresses Segers Ave, north of Padstow Park Public School.

The rear of the site has direct access to a lane off Padstow Parade to the north and backs onto a three storey car park as well as a three storey walk up block of units (above 1 level of garages). There is also an interface to a public path that connects Segers Ave to Padstow Parade, between 5 and 7 Segers Ave.

Height in Context

We recommend that the properties within the block defined by Padstow Parade, Howard Road, Segers Ave & Faraday Road have a building height of 4 storeys as a consistent scale, with additional

height to 6 storeys on 1-17 Segers Ave. This sits well within the existing context established by the 4 storey blocks of units developed at 16-24 Padstow Parade, as well as the scale of the car park at 10 Padstow Parade. The retail corner transitioning between Padstow Parade and Howard Road would benefit from this uplift to 4 storeys. Heights along the southern end of Segers Avenue, currently occupied by one and two storey single residential properties, would also fit well within a 4 storey context, immediately adjacent to the retail/commercial hub of Padstow.

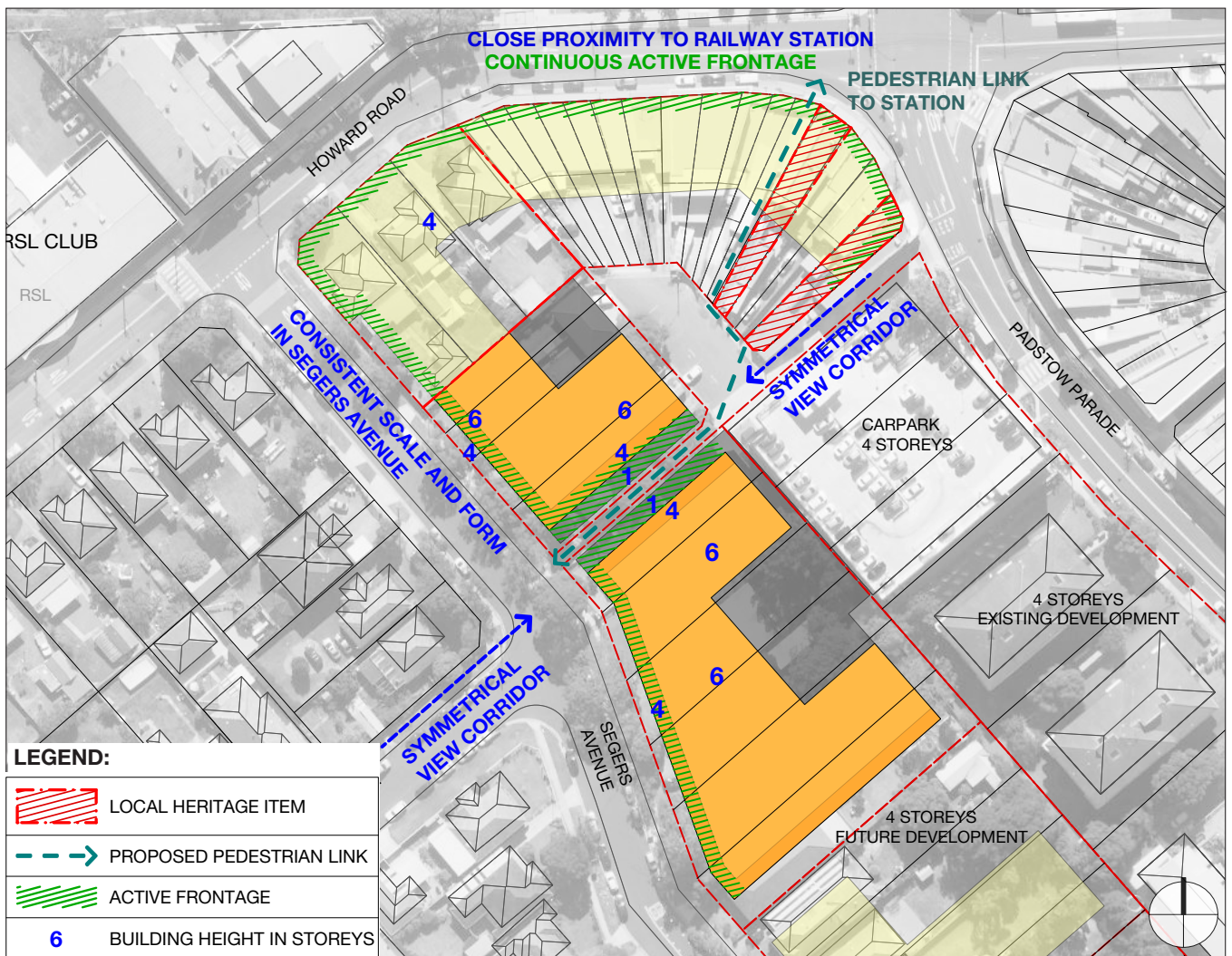


Fig.10 : Plan - Urban Design Principles

3. URBAN DESIGN PROPOSAL

3.1 Urban Design Principles

It is appropriate to create a 6-storey scale to the properties at 1-17 Segers Avenue to promote balance and consistency in Segers Ave and in relation to the new developments in the town centre.

The continuous 4 storey scale in Segers Ave is to be maintained at 1-17 Segers Ave by setting back the 5th and 6th floors by 3 metres as shown in Figure 11 and Figs 14-16.

Retail/Commercial

The proximity to the railway station and commercial strip, creates the possibility of a continuous active frontage along these properties, which has potential to extend to 1-17 Segers Avenue. This potential to extend the commercial strip

is enhanced by the existence of Padstow Pathway, a pedestrian link that can connect the residential area and school to the Southern Commercial Core and railway station. This will not only promote better commercial activities but also pedestrian permeability.

A retail ground floor on these properties will activate the pedestrian lane linking Segers Avenue and Padstow Parade. This pedestrian lane has the potential to link the school to the railway station with an attractive, active and largely car-free pedestrian link.

Car Parking

Retail and residential car parking is to be located in the basement. Ground level servicing for retail shops and waste

collection may occupy part of the ground floor behind an active street frontage.

Heritage

2 and 8 Padstow Parade are listed as items of local historic significance in Council's planning proposal:

"The street facades are historically significant as the facades represent the early period of development in the village centre and are identified by the parapets, which decorate the top of the brickwork."

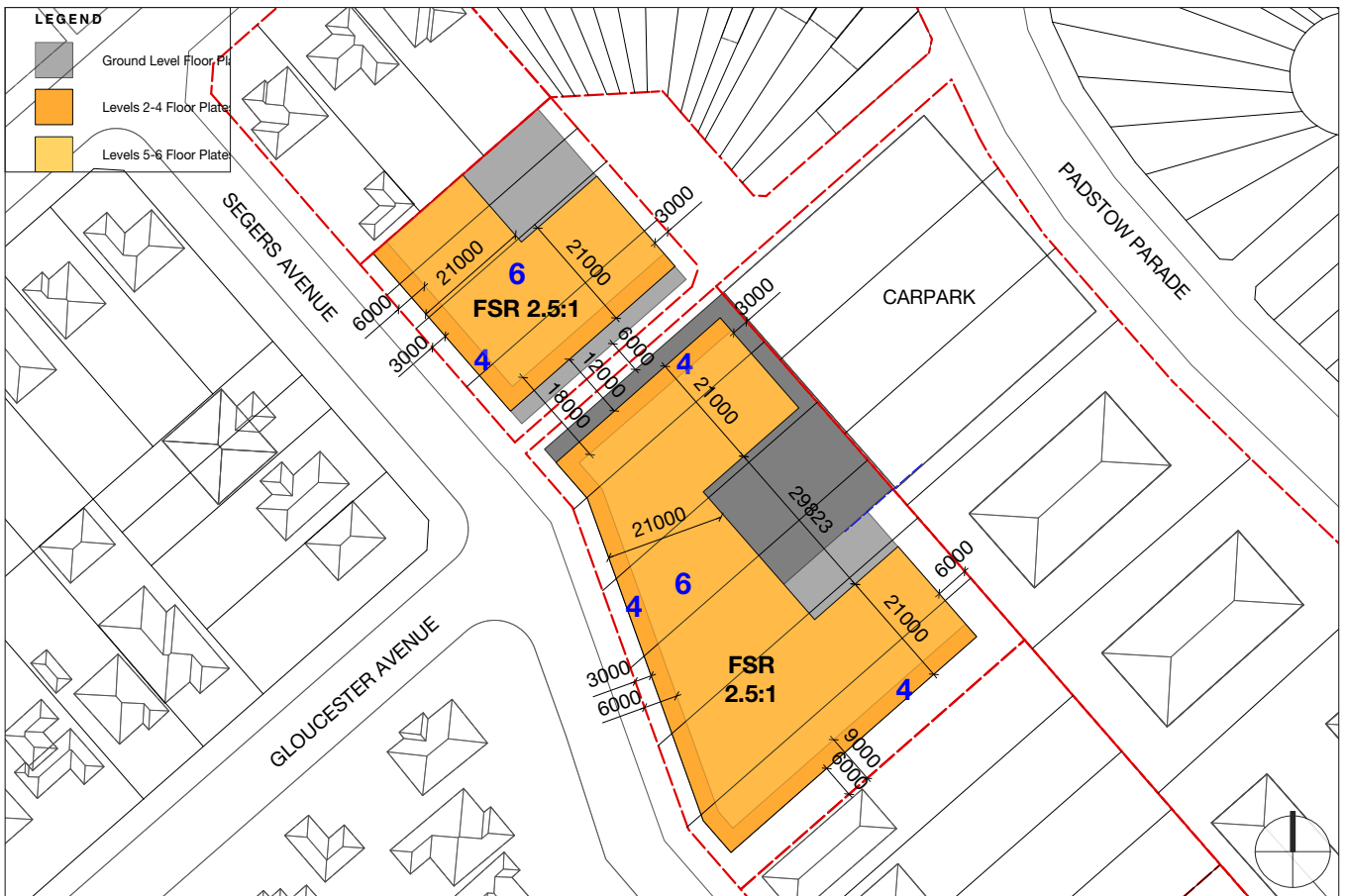


Fig.11 : Plan - Proposed Envelope

3. URBAN DESIGN PROPOSAL

3.1 Urban Design Principles

Pedestrian Activity & Safety in the Precinct

There is a proposed pedestrian link from the train station to Segers Ave and Padstow Park Public School. It is essential that this link have high pedestrian amenity and safety.

The urban design principles for maintaining safety and security are;

- maintaining clear sight-lines from one street to the next. There should be no blind spots and the destination should be clearly visible
- avoiding recesses in street frontages, such as deeply set residential entries, which provide opportunities for concealment
- avoiding low level shrubs and other landscape features that may provide opportunities for concealment
- providing excellent lighting
- providing continuous active retail frontages
- providing unobstructed views from upper level apartments into the pedestrian link to allow for casual surveillance

The provision of continuous active retail frontages is a primary method of providing for pedestrian amenity and safety. The potential future active frontages of 83-87 Howard Road to the proposed retail frontages in Segers Ave. These continuous active streetscapes will attract pedestrians and create safety, security and pedestrian amenity in the precinct.

A crossing, south of the Gloucester Street intersection would contribute to a safe journey from the railway station and existing retail hub Parade to Padstow Park Public school.

Communal Open Space

The geometry of the site allows for some communal open space in the central courtyards of both lots, however the communal open space guideline in the ADG may be difficult to achieve due to the B2 zoning of the site. The ADG states that sites within business zones may be allowed to have less communal open space if the proponents can demonstrate good access to public space. Carl Little Reserve and Clarke Reserve are in close proximity to the subject site. There is no need for rooftop communal open space, as there is sufficient communal open space in both courtyards, with the southern lot offering ample space for diverse activities .

Deep Soil

The proposed B2 zone is adjacent to an existing R4 zone along Padstow Parade and this report recommends that the R4 zone be extended to Segers Ave. It is desirable to create a transition between the B2 zone and the R4 zone and to protect the amenity of the existing and future occupants of those residential zones. It is recommended that a 6 metre wide deep soil zone be created along the southern and eastern boundaries where it interfaces with these residential zones. This deep soil zone should be planted with canopy trees to soften the interface with the proposed 6 storey buildings. Whilst the ADG recommends a minimum of 7% of site for deep soil, it also allows for a lesser percentage of deep soil in business districts and town centres.

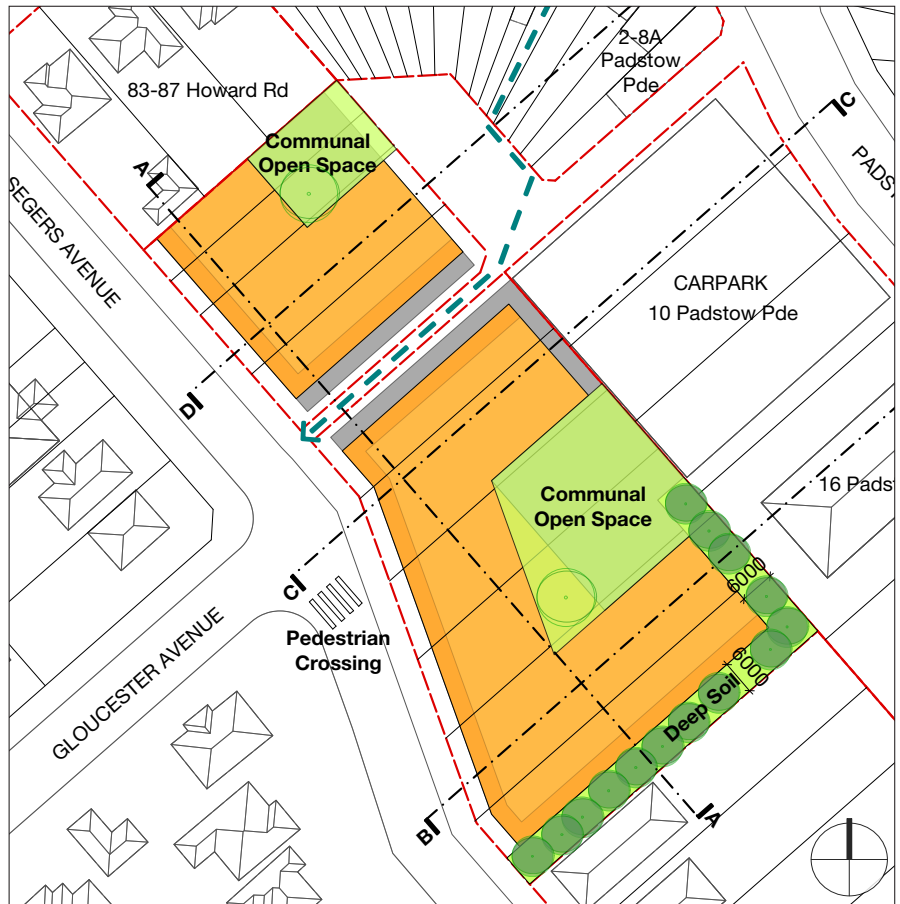


Fig.12 : Plan - Communal Open Space & Deep Soil

3. URBAN DESIGN PROPOSAL

3.2 Cross Sections

Cross section A-A shows the relationship between the proposal and recommended future context along Segers Ave, with a 4 storey height datum and different FSR and uses for the sites at either side of the subject site. The remaining cross sections (B-D) show the interface of the proposal with existing built forms, addressing Padstow Parade.

Section A-A

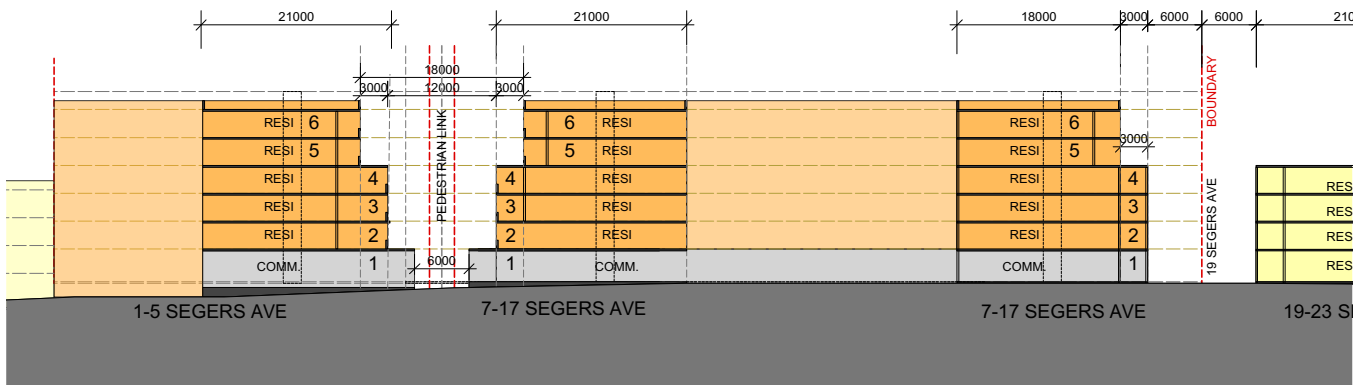
The existing pedestrian lane is currently a narrow link that has potential to be widened and transformed into a wide pedestrian link with shops on both sides which will promote a village character.

The village character will be enhanced by building separations between 1-5 and 7-17 Segers Avenue.

We propose these two portions of the development to have their ground floor retail separated by 6 metres along the lane creating more space for pedestrians. The residential storeys above ground floor are setback 12-metres as recommended by SEPP65 and the Apartment Design Guide. Above the 4th storey, the buildings have another 3-metre setback, so being separated by a total 18 metres. These building separations not only offers privacy to

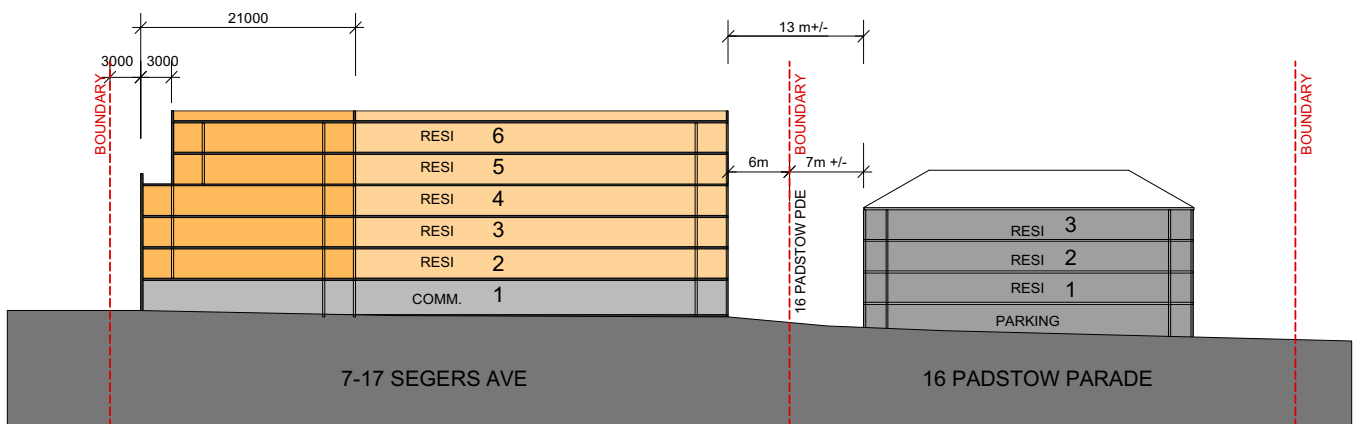
residents but also creates a better sense of place for pedestrians.

A nil setback to the northern boundary, to the rears of 83-87 Howard Road is appropriate, as future development of these sites would adjoin 1 Segers Ave. The southern boundary, adjacent to 19 Segers Ave is set back 6 metres up to 4 storeys, and a further 3 metres for the fifth and sixth storeys, as per the ADG. It is recommended that 4 storey residential development be encouraged for the sites up to Faraday Road to provide an appropriate context for the proposal.



SECTION A-A

Fig.13 : Elevational Section - Future Segers Ave



SECTION B-B

Fig.14 : Section - Existing 16 Padstow Pde Interface

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3. URBAN DESIGN PROPOSAL

3.2 Cross Sections

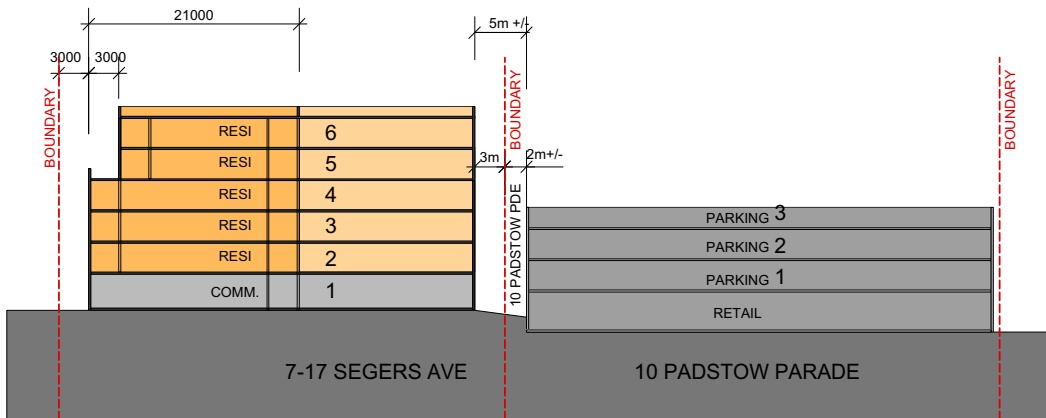
Sections B-B shows the interface between the proposed development site and the rear of 16 Padstow Parade - which is a 3 storey walk up, with garages located at ground level. This block of units is located approximately 6-7 metres from the shared boundary, and it would be safe to assume that the ownership of this site is strata titled, and therefore unlikely to be developed in the foreseeable future. It is recommended that a 6m setback be implemented here, up to the sixth level, to provide privacy separation as outlined in the ADG, as well as deep soil planting.

Section C-C shows the approximate position of the car park at 10 Padstow Parade and, due to the function of the building, a 3m setback has been recommended here, with primary habitable spaces opening toward the pedestrian lane & the courtyard, whilst non habitable spaces could open toward the shared boundary. Further setbacks for the fifth and sixth levels would not be necessary as this is not a residential site.

The interface in **Section D-D**, to the rear lane has been indicated with a 3m

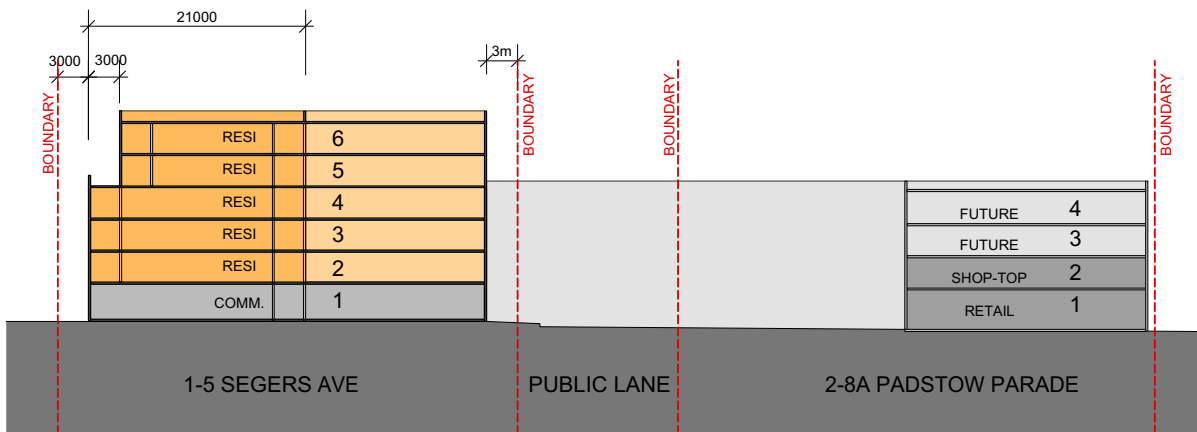
setback toward the public vehicular lane for all of the 6 storeys, as the width of the lane provides separation to the rears of 2-8A Padstow Parade. The 3 metre set back provides a buffer to the service functions of the lane, and it is not intended that this facade become an address.

Servicing (including waste collection) for 1-5 Segers Ave should be managed via this lane access to alleviate Segers Ave. The main facades for 1-5 Segers Ave are to address the street with aspect toward the pedestrian lane as well as the north facing courtyard.



SECTION C-C

Fig.15 : Section - Existing 10 Padstow Pde Interface

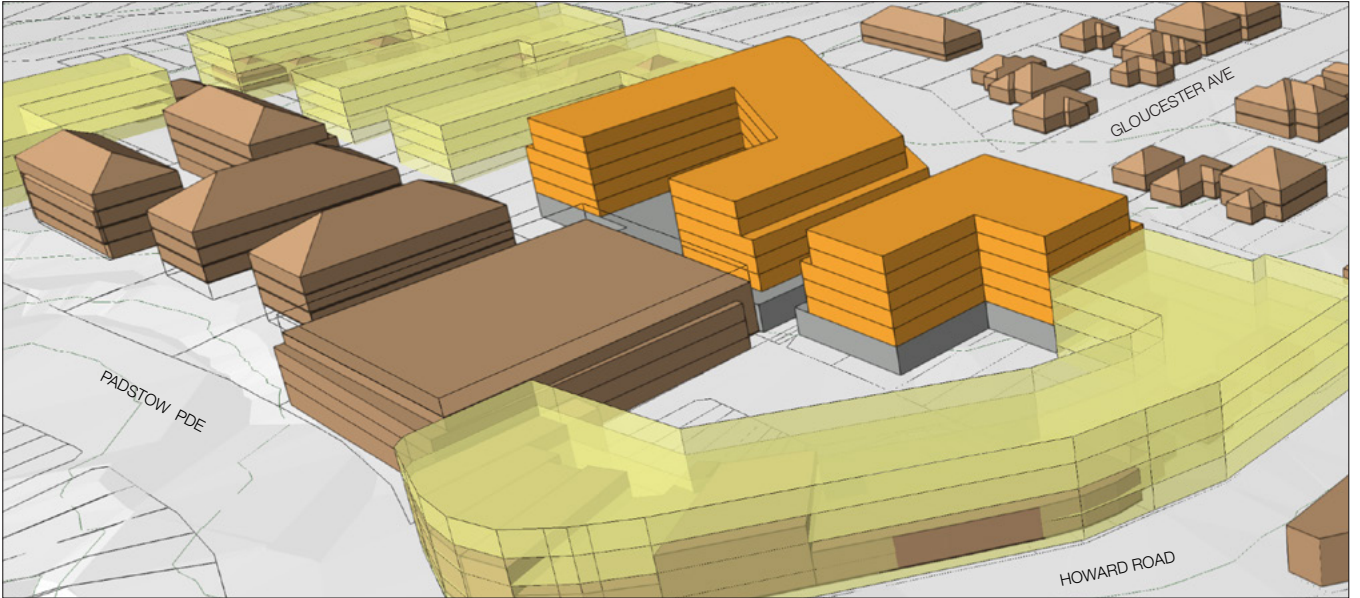


SECTION D-D

Fig.16 : Section - Existing 2-8A Padstow Pde Interface

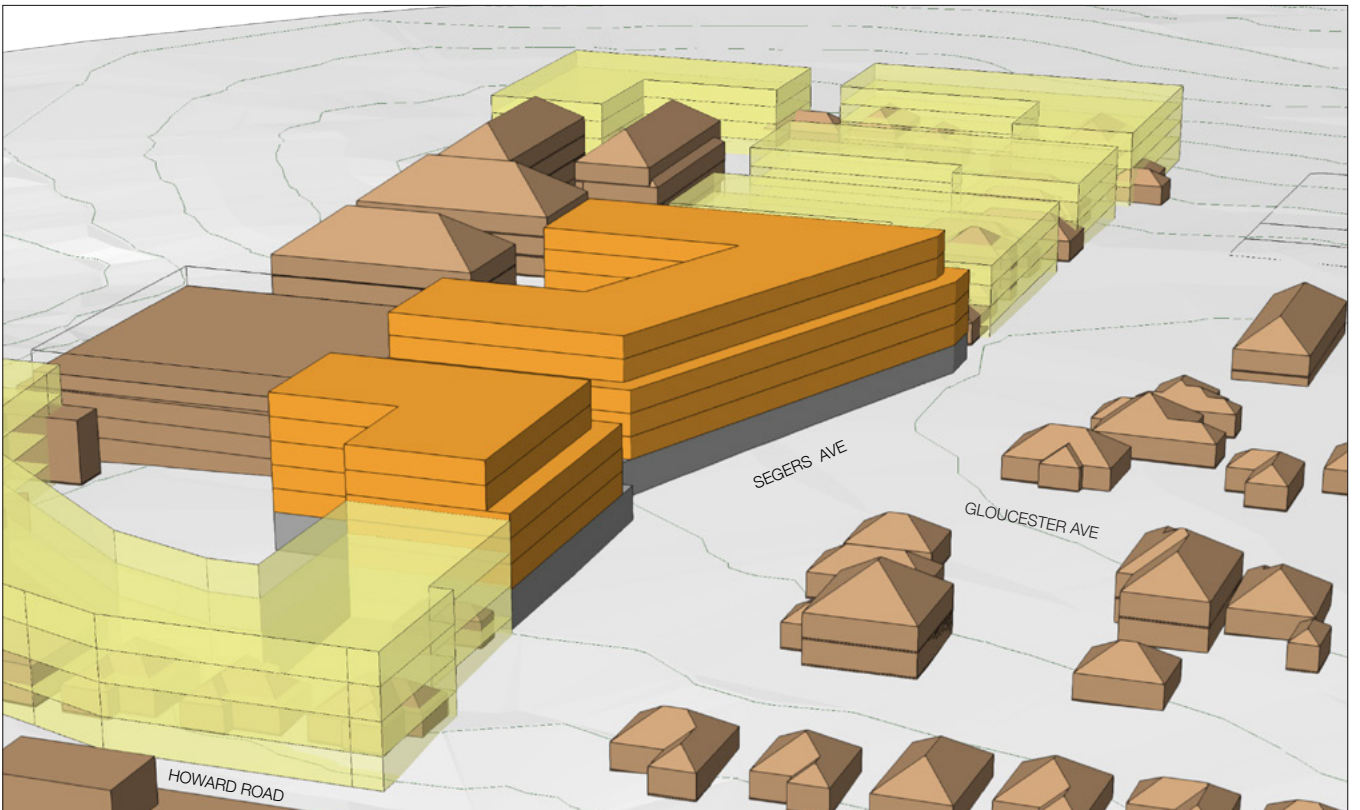
3. URBAN DESIGN PROPOSAL

3.3 Building Envelopes in 3D



VIEW 1

Fig.17 : Perspective View from North

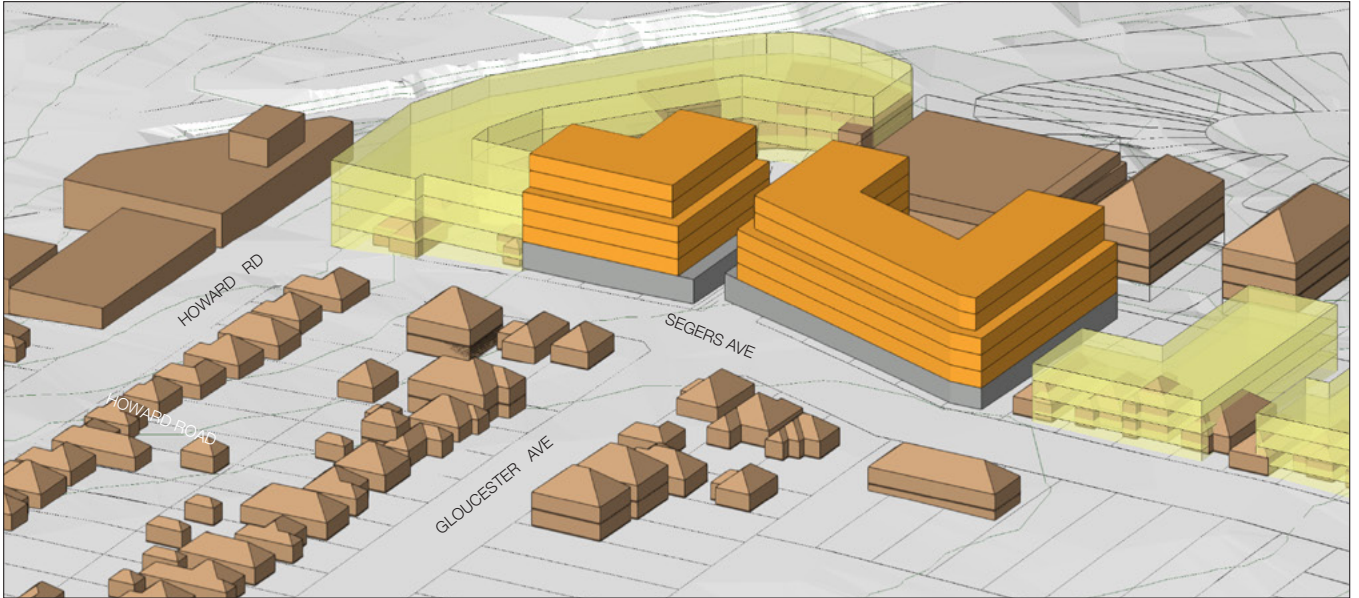


VIEW 2

Fig.18 : Perspective View from West

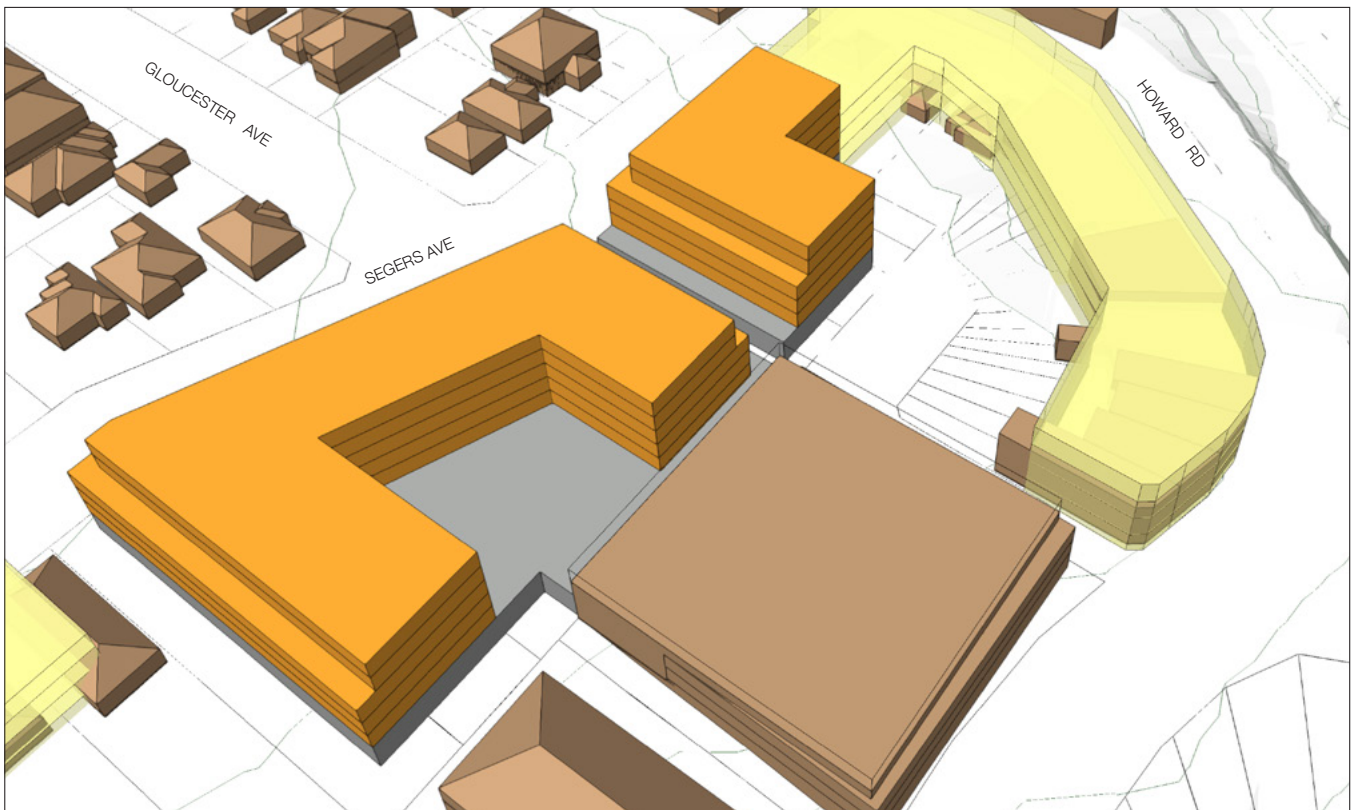
3. URBAN DESIGN PROPOSAL

3.3 Building Envelopes in 3D



VIEW 3

Fig.19 : Perspective View from South



VIEW 4

Fig.20 : Perspective View from East

3. URBAN DESIGN PROPOSAL

3.3 Building Envelopes in 3D

SYMMETRICAL VIEW CORRIDOR

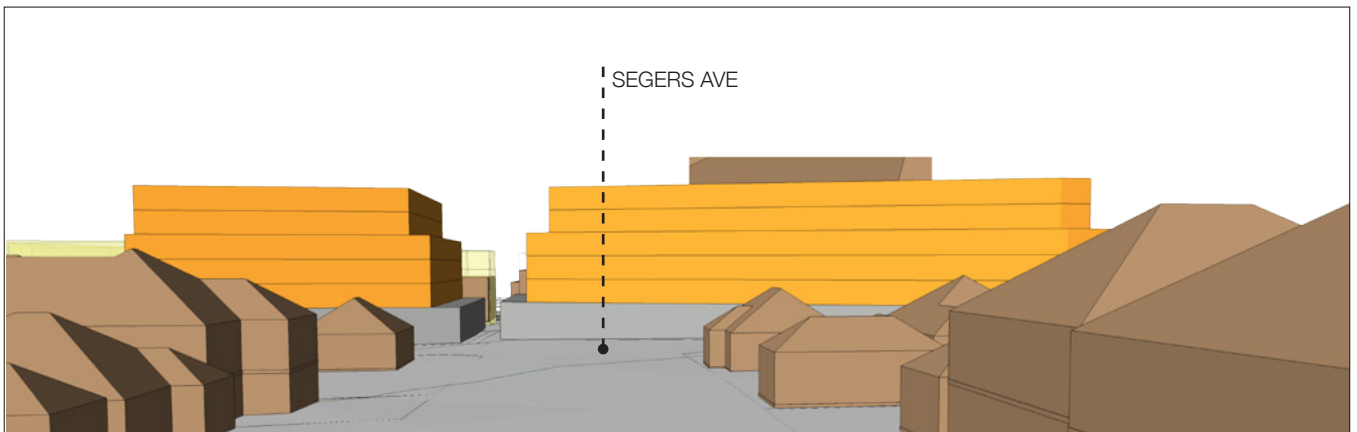
View 5 below shows the symmetrical view corridor from Gloucester Avenue, a residential area, towards Padstow Pathway where commercial activities would be promoting pedestrians to explore more Padstow Village Centre.

With future development of the amalgamated corner site at 83-87 Howard Road, the 6 storey built form would more appropriately fit into the context. Further down at 19 -31 Segers Ave, additional height creates a 4 storey datum, in keeping with the scale of the proposal.

PROMINENT CORNER

View 6 below shows the view towards the prominent corner of 89-93 Howard Road and along Segers Avenue.

It is considered a minimum 4 storey height for the entire block defined by Segers Ave, Howard Road, Padstow Pde and Faraday Road is acceptable within a town centre and immediate vicinity.



VIEW 5

Fig.21 : Perspective View looking down Gloucester Ave to North East



VIEW 6

Fig.22 : Perspective View looking along Segers Ave to South West

4. PROPOSED PLANNING CONTROLS

4.1 Control Recommendations

Floor Space Ratio

The interface with the public domain and side and rear setbacks have been established based on urban design principles and the ADG. It is desirable to have retail/commercial at ground level, with built forms to address the streets and pedestrian lane. The primary frontages are addressed by the major building facades. It is possible to achieve solar access despite the geometry and orientation of the site with relatively short facade lengths that are oriented toward the northern aspect. Longer external facade lengths are oriented toward the

south, and therefore, in order to comply with the ADG it is necessary to create relatively slender building floor plates. Two design options have been tested (see pages 26-27), each of which achieves the 2 hours solar to 70% of the apartments. Both of these design options produce an FSR of 2.5:1 for the site.

Commercial FSR

The site is in close proximity to the retail shopping strip of Padstow Parade and the train station. The lane provides an opportunity to have a pedestrian through site link with active frontages. As this

site is being rezoned to a B2 zone, active street frontages to Segers Ave are desirable. The rear lane environment at ground level is dominated by vehicular entries, waste truck servicing and the like and is not a desirable location for ground level residential. On the subject site, it is desirable that the delivery vehicles are able to enter the site to service the retail/commercial, however, it is our view that car parking for the development is not compatible with commercial objectives at ground for the site. With these desired objectives, we have tested the ground level, and a minimum FSR for the retail/



Fig.23 : Plan - Envelopes with proposed context

4. PROPOSED PLANNING CONTROLS

4.1 Control Recommendations

commercial component of 0.5:1 at ground level is appropriate.

The proposed retail/commercial FSR of 0.5:1, at ground level, takes into consideration the recommended setback for the south boundary for deep soil, allowing the vehicular entry/exit to be at least 6 metres from the boundary. Sufficient circulation space will be needed for a truck to enter and exit in a forward direction. Car ramps and lifts will also be required to access the lower parking levels. Waste disposal rooms for the retail/commercial and the residential uses should be located at ground level. The remainder of the floor plate is to be retail/commercial, with active frontages to the pedestrian lane and Segers Ave.

Additional commercial floor space above the 0.5:1 at ground level may be provided at upper levels.

The 1-5 Segers Ave building ground level should be set back 3 metres from the lane and Segers Ave frontages. A car ramp to the basement should be located from the rear lane. Other considerations, include a residential entry lobby, lift core, fire exits and the like. The minimum retail/commercial area of 0.5:1 FSR takes into account these constraints.

The retail/commercial frontage should extend along Segers Ave and the pedestrian link, with allowance for a residential entry.

Building Height

The proposal is to have retail/commercial and 5 levels of residential apartments. Given the potential for this site to accommodate a mid sized supermarket, it is reasonable that the height of the ground level be up to 4.5 metres high. This would allow for truck access and transfer structure from the residential floor plates above. The 5 levels of residential should be 3.1 metres floor-floor in accordance with the ADG, and an allowance for a lift over-run of 2 metres has been made. A level of commercial offices at first floor level, with a floor to floor height of 3.6m is also permissible. With these heights, a maximum height limit of 23 metres is recommended.

A height of 23 metres will allow for 6 storeys, however, will not allow for 7 storeys to be achieved in the future under the LEP height limit. This will not allow for rooftop communal open space, as to have communal open space on the roof would require the lift to exceed the height limit. We do not recommend having the communal open space on the roof, as sufficient communal open space can be provided in the courtyards and still be in compliance with the ADG. (See 'Communal Open Space' on page 15)

4. PROPOSED PLANNING CONTROLS

4.2 Floor Space Ratio

SUBJECT PROPERTIES:

1-17 SEGERS AVENUE

Existing allowable Maximum FSR 0.5:1

Proposed Allowable FSR 2.5:1

Retail/Commercial

This is to be located at ground level only.

The minimum amount of retail/commercial is to be 0.5:1 FSR

ADJACENT PROPERTIES:

83-87 HOWARD ROAD

Existing allowable Maximum FSR 0.5:1

Proposed Allowable FSR 2:1

63-81 HOWARD ROAD +

2-8 PADSTOW PARADE

Existing allowable Maximum FSR 2:1

Proposed Allowable FSR 2:1

10-34 PADSTOW PARADE

Existing allowable Maximum FSR 0.6:1

Proposed Allowable FSR 0.6:1

19-31 SEGERS AVENUE +

12-20 FARADAY ROAD

Existing allowable Maximum FSR 0.5:1

Proposed Allowable FSR 1.25:1

The proposed FSR fills approximately 75% of the building envelope in relation to the residential & business zones, consistent with SEPP 65 and the Apartments Design Guide

Maximum Floor Space Ratio (n:1)

D	0.5
F	0.6
H	0.7
I	0.75
N	1.0
P	1.25
S1	1.5
S2	1.75
T	2.0
U	2.5
V	3.0
Y	4.5

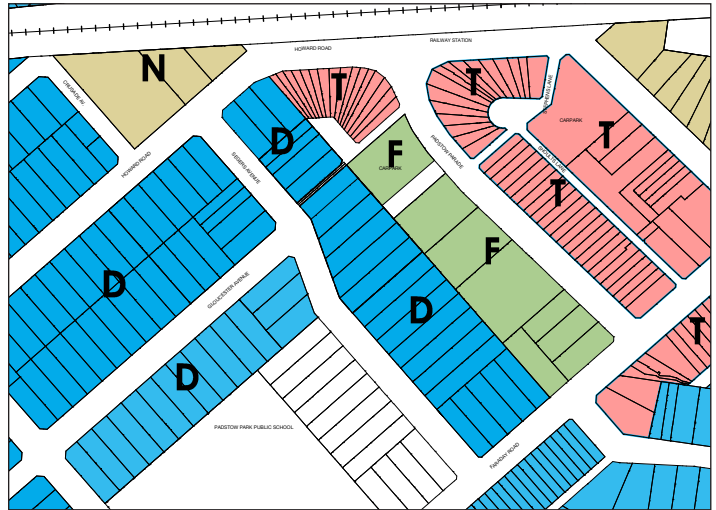


Fig.24 : Current LEP FSR

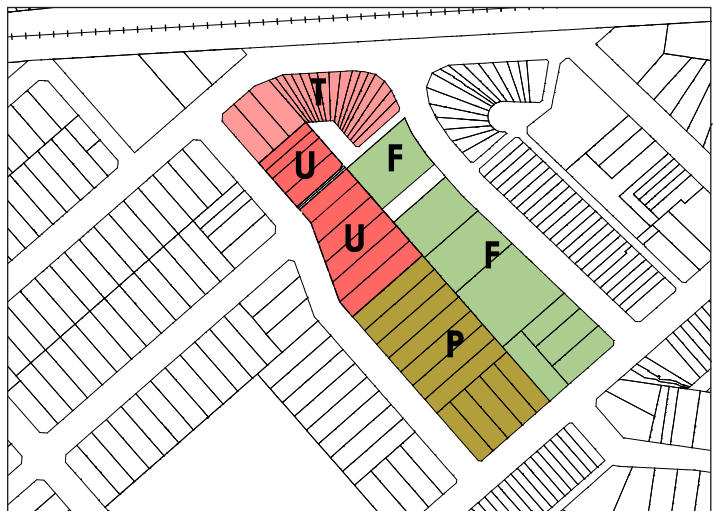


Fig.25 : Proposed FSR

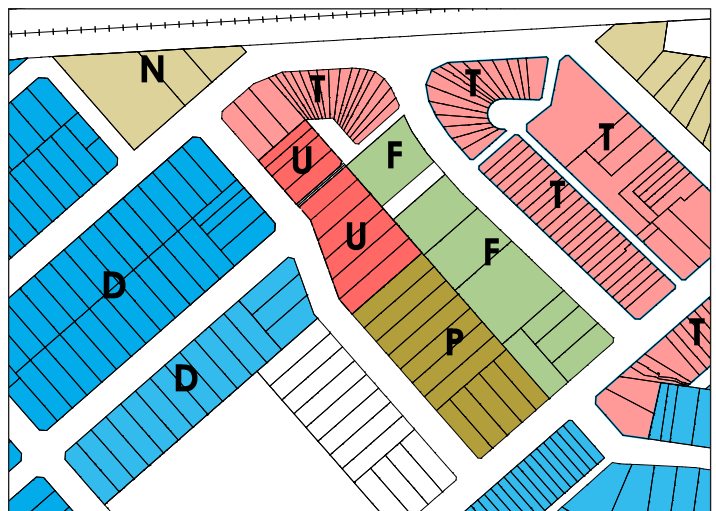


Fig.26 : Current LEP with Proposed FSR

4. PROPOSED PLANNING CONTROLS

4.3 Land Zoning

SUBJECT PROPERTIES:

1-17 SEGERS AVENUE

Existing Zoning - R2 Low Density Residential

Proposed - B2 Local Centre

Proposed - B2 Local Centre

ADJACENT PROPERTIES:

83-87 HOWARD ROAD

Existing Zoning - R2 Low Density Residential

Proposed - B2 local Centre

Proposed - B2 local Centre

63-81 HOWARD ROAD +

2-8 PADSTOW PARADE

Existing Zoning - B2 Local Centre

Proposed - B2 Local Centre

10-34 PADSTOW PARADE

Existing Zoning - R4 High Density Residential

Proposed Zoning - R4 - High Density Residential

Proposed Zoning - R4 - High Density Residential

Proposed Zoning - R4 - High Density Residential

19-31 SEGERS AVENUE +

12-20 FARADAY ROAD

Existing Zoning - R4 High Density Residential

Proposed Zoning - R4 High Density Residential

Proposed Zoning - R4 High Density Residential

Proposed Zoning - R4 High Density Residential

ZONE:

B1	Neighbourhood Centre
B2	Local centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Park & Nature Reserve
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
RU4	Primary Production Small Lots
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways

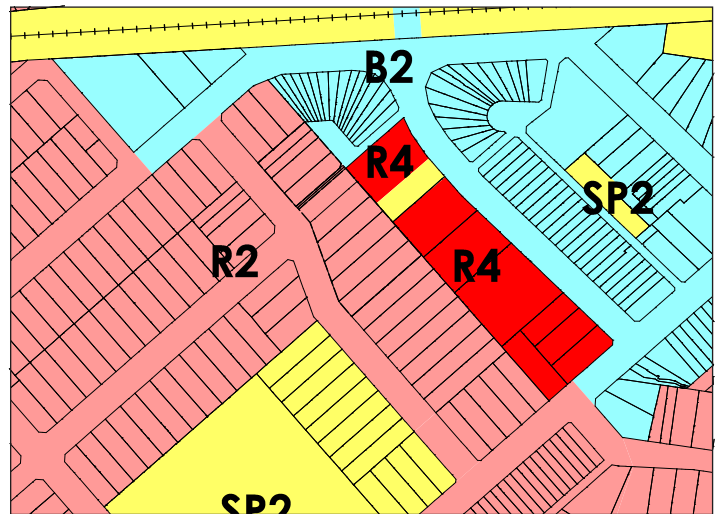


Fig.27 : Current LEP Zoning

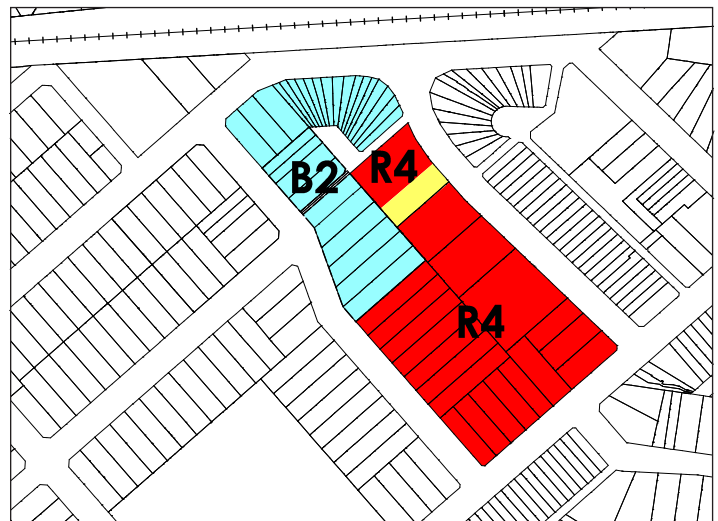


Fig.28 : Proposed Zoning

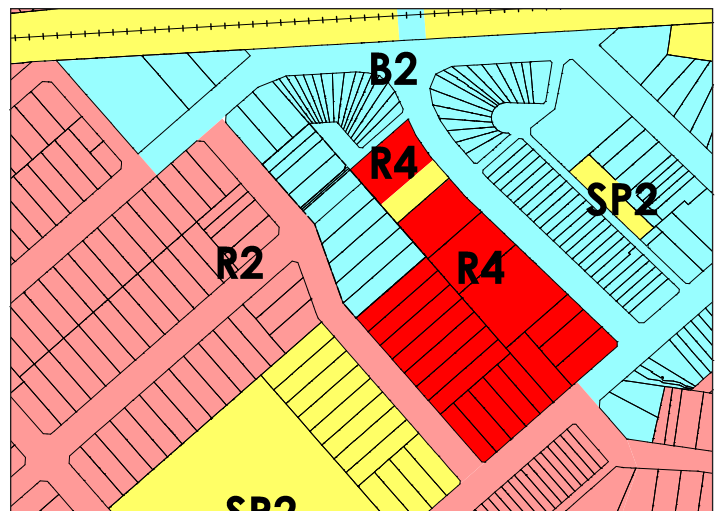


Fig.29 : Current LEP with Proposed Zoning

4. PROPOSED PLANNING CONTROLS

4.4 Height of Buildings

SUBJECT PROPERTIES:

1-17 SEGERS AVENUE

Existing Height - 9m

Proposed - 23m

ADJACENT PROPERTIES:

83-87 HOWARD ROAD

Existing Height - 9m

Proposed Height - 14m

63-81 HOWARD ROAD + 2-8 PADSTOW PARADE

Existing Height - 14m

Proposed Height - 14m

10-34 PADSTOW PARADE

Existing Height - 13m

Proposed Height - 13m

19-31 SEGERS AVENUE + 12-20 FARADAY ROAD

Existing Height - 14m

Proposed Height - 14m

Note:

It is appropriate to limit these properties to 6 storey, therefore the maximum building height should be 23 metres.

The Apartment Design Guide requires 2.7m ceiling heights to apartments. It is recommended that 0.4m is added to this for structure, services, set-downs & finishes. In addition, 3.6-4m is allowed for ground level retail shops.

Maximum Building Height (m):

J	9
K	10
L	11
N1	13
N2	14
O	16
P	17
Q1	19
Q2	20
S	23
T1	25
T2	26
T3	29
U1	30
U2	32
V1	35
V2	38
W	41
X	47
Y	53

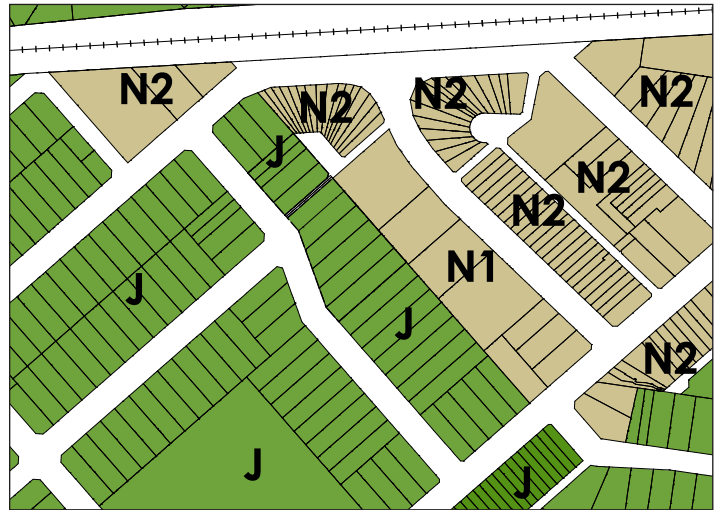


Fig.30 : Current LEP Height of Buildings

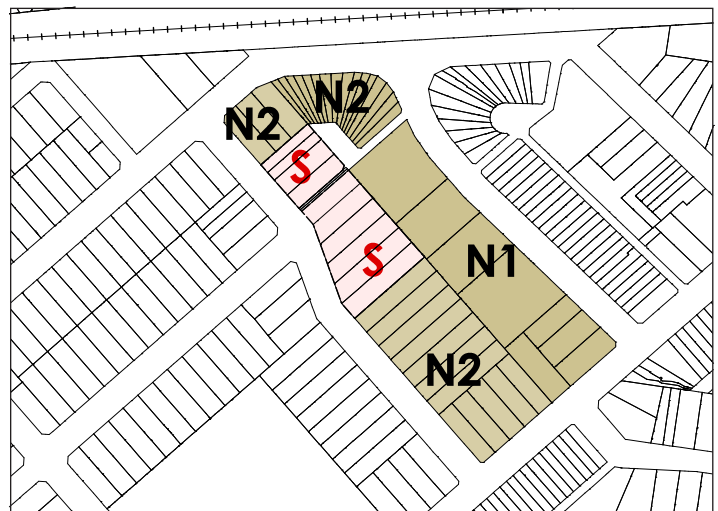


Fig.31 : Proposed Height of Buildings



Fig.32 : Current LEP with Proposed Height of Buildings

4. PROPOSED PLANNING CONTROLS

4.5 Indicative Block Plan 1

A number of block plan scenarios were explored, with the ADG requirements for solar access and cross ventilated apartments in mind. It is important for apartments to achieve 70% solar access for 2 hours.

This option utilises the afternoon solar access provided by the angle of the street alignment boundary.

This option also provides all apartments facing onto the internal courtyard with solar access throughout the morning, as well as capturing the angle of the sun in the afternoon for apartments facing the street.

The diagrams demonstrate how the afternoon sun can be captured, with specific setbacks from the front and sides providing the desired outcome.

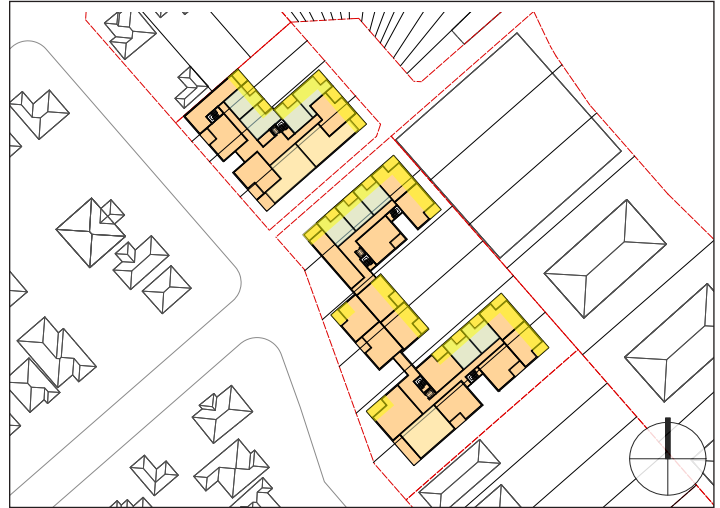


Fig.33 : Possible Block Plan Layout - 1 Courtyard

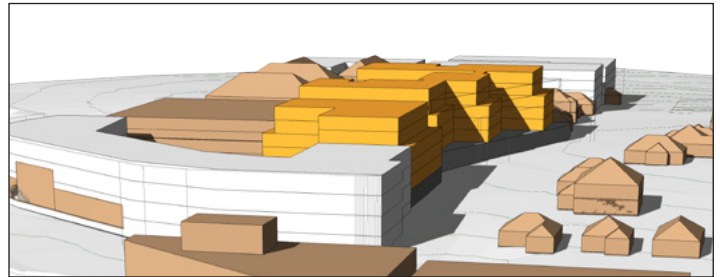


Fig.34 : Solar Access 1pm

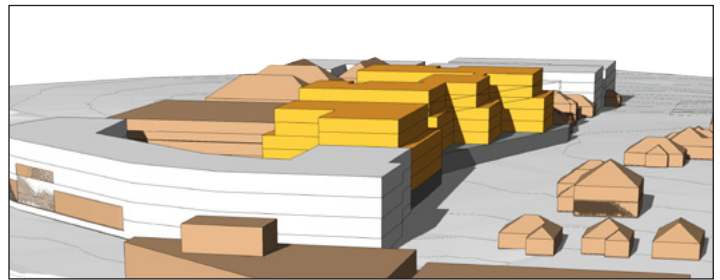


Fig.35 : Solar Access 2pm

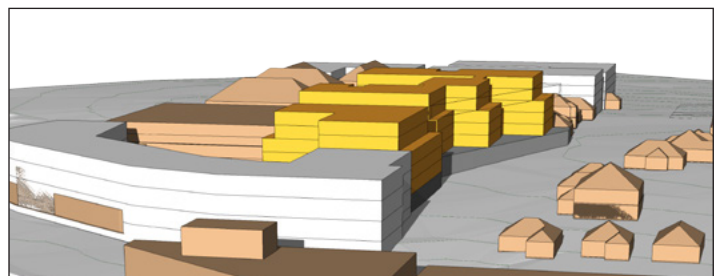


Fig.36 : Solar Access 3pm

4. PROPOSED PLANNING CONTROLS

4.6 Indicative Block Plan 2

An alternative block model was explored, adding another wing to create a second courtyard.

To maximise facades oriented to the northern aspect, the dual courtyard model was explored, providing an extra wing of courtyard facing apartments. This scenario allows for common circulation space - which can be screened to provide privacy for the apartments facing onto the courtyards, ie, non habitable to habitable courtyards. This format also provides ample through venting apartments within the connecting street facing wing.

The solar diagrams demonstrate the solar access to all apartments facing the courtyards throughout the morning.

As shown in the diagrams a number of options can be explored and provide outcomes that satisfy ADG requirements, as well as provide good amenity and appropriately scaled forms.

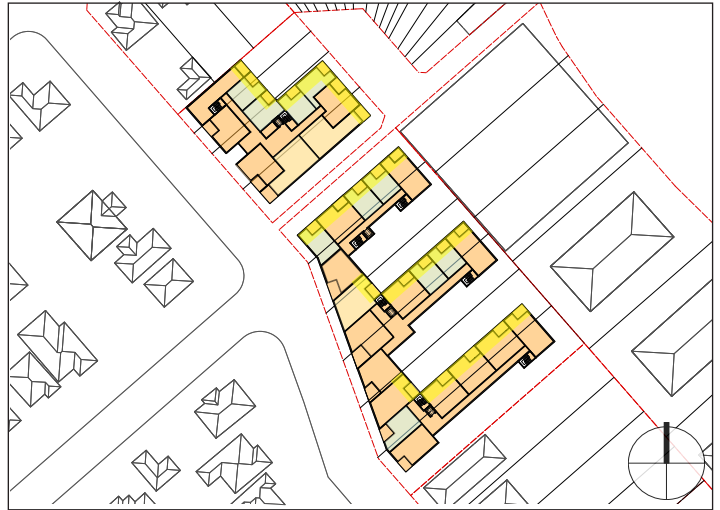


Fig.37 : Possible Block Plan Layout - 2 Courtyards

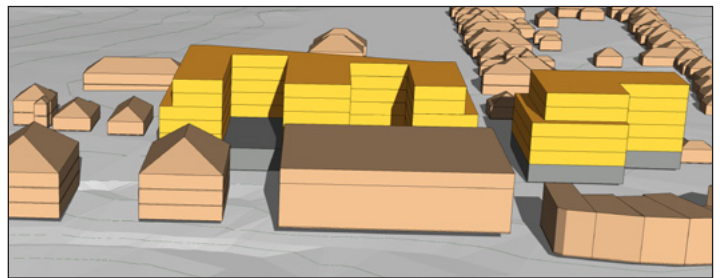


Fig.38 : Solar Access - 9am

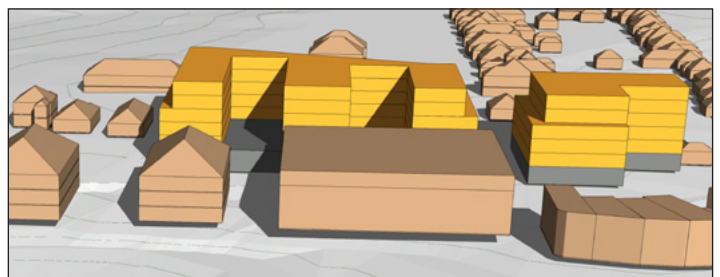


Fig.39 : Solar Access - 10am



Fig.40 : Solar Access - 11am

5.0 OVERSHADOWING IMPACTS

5.1 Overshadowing of Existing Context

The adjacent shadow diagrams show the extents of the overshadowing on the existing context.

The properties to the west are overshadowed up to 10am on June 21, and have complete solar access for the remainder of the day.

Number 19 Segers Ave is most affected by the proposal, with only 1 hour of solar access on June 21, up to 10am. For the remainder of the day, the north facade of this residence is in shadow, with parts of the rear garden receiving an hour more solar access - up to 11am.

An increase in the height and FSR for the surrounding sites will enable this proposal to fit comfortably within its context. The 6 storey building height enables the adjacent properties to increase to a 4 storey datum, which provides ample space for building separation required to avoid overshadowing of future development in the precinct.



Fig.41 : Shadows - 9am

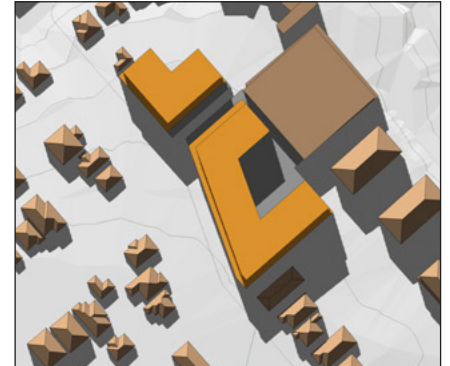


Fig.45: Shadows - 1pm



Fig.42 : Shadows - 10am

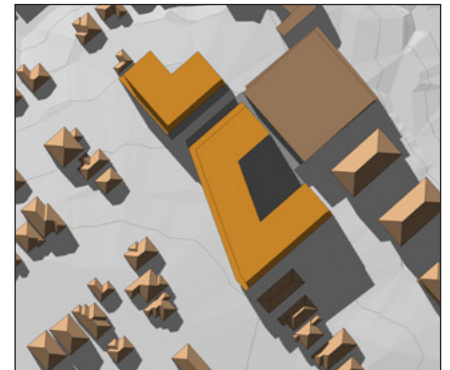


Fig.46 : Shadows - 2pm



Fig.43 : Shadows - 11am

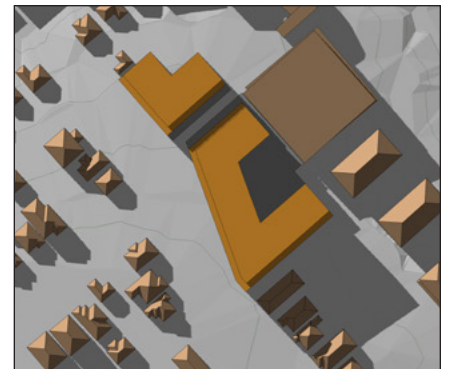


Fig.47 : Shadows - 3pm



Fig.44 : Shadows - 12pm



5.0 OVERSHADOWING IMPACTS

5.2 Overshadowing of Proposed Context

The adjacent shadow diagrams show the extents of the overshadowing on the proposed context, with uplift to 4 storeys for the adjacent properties.

The same extent of overshadowing occurs for the properties affected by the 6 and 4 storey buildings along the east side of Segers Ave. The properties to the west are overshadowed up to 10am on June 21, and have solar access for the remainder of the day. The rezoning of these sites to R4 is therefore appropriate.

The diagrams show building envelopes for the sites including 19-31 Segers Ave, 10-20 Faraday Road and 30-34 Padstow Parade based on ADG setbacks of 6 metres for buildings up to four storeys, and with overall building depths of 21 metres, including balconies.

All of the north facing facades of 19 Segers Ave have solar access up to 12pm, with the courtyard facades enjoying solar access beyond 1pm. The proposed building separation and orientation of the rear wing will allow 2 hours solar access to more than 70% of apartments.

The retail addressing Howard Road and onto Padstow Pde, provides solar access to the courtyard of 1-5 Segers Ave beyond 2pm, with the 4 storey uplift. It is likely that further height for this group of buildings would have little or no impact on the adjoining properties. The rezoning of these sites to B2 is therefore appropriate.

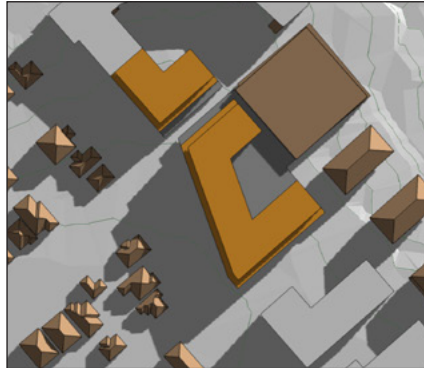


Fig.48 : Shadows - 9am

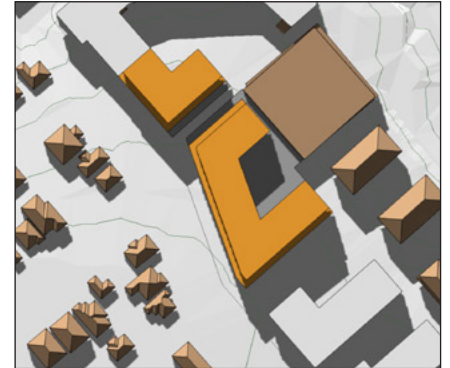


Fig.52 : Shadows - 1pm

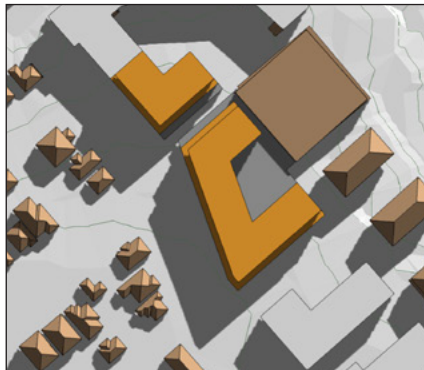


Fig.49 : Shadows - 10am

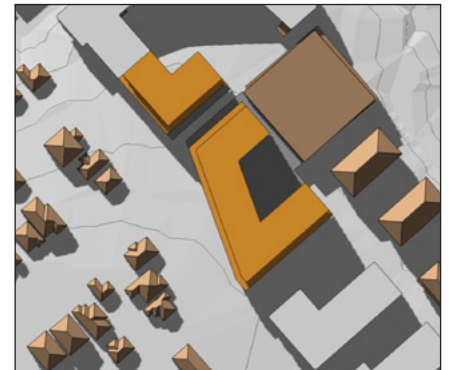


Fig.53 : Shadows - 2pm



Fig.50 : Shadows - 11am

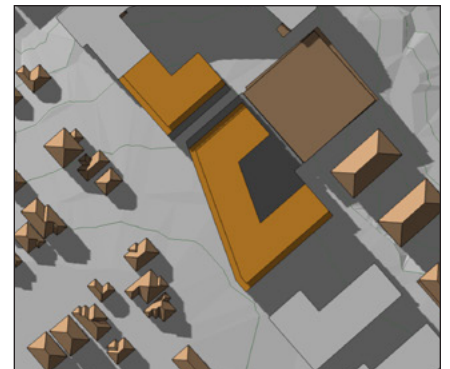


Fig.54 : Shadows - 3pm



Fig.51 : Shadows - 12pm

