

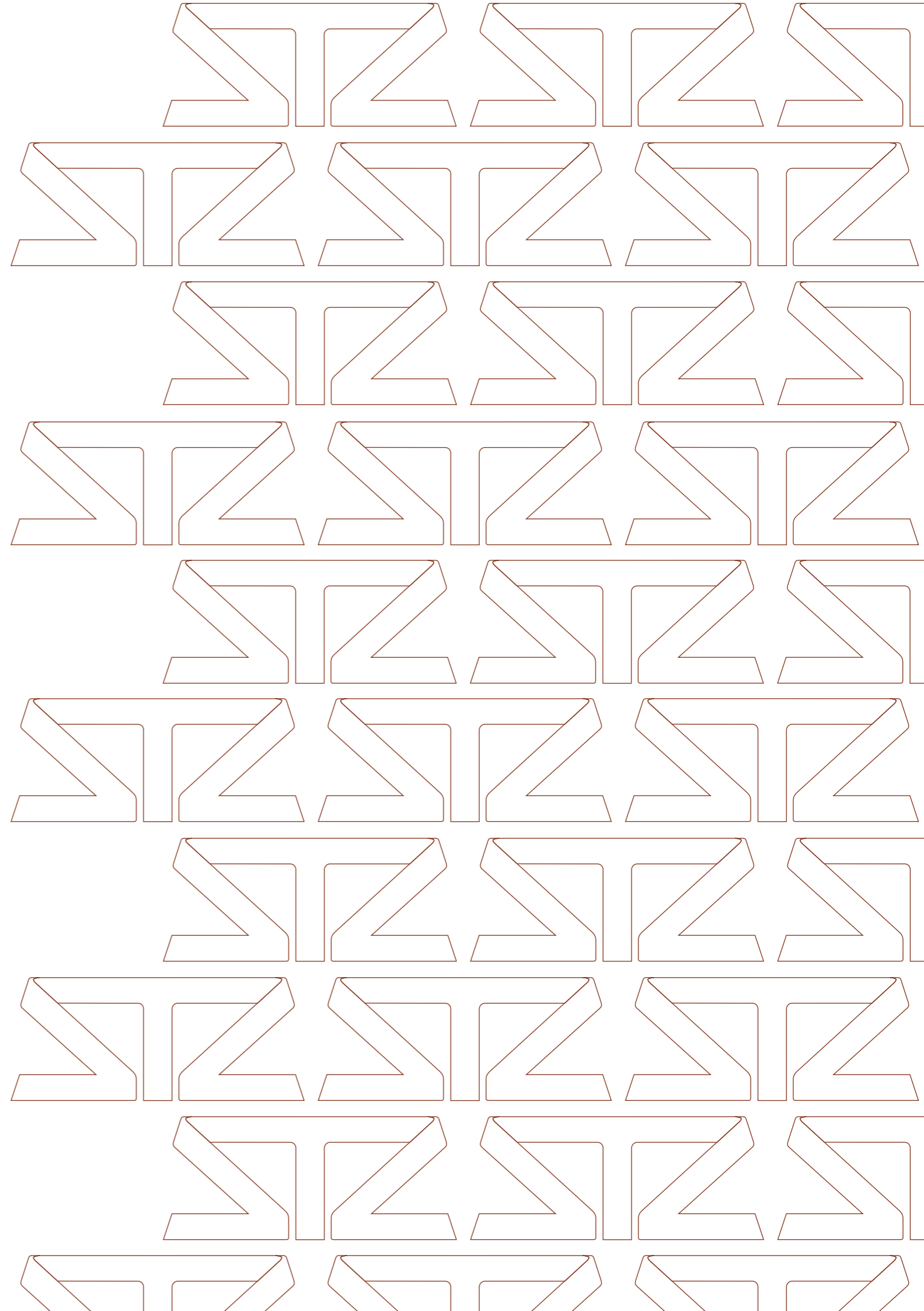
URBAN DESIGN REPORT

SEGERS AVENUE PADSTOW

CLIENT

AUGUST 2018

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PROJECT	1-17 SEGERS AVE PADSTOW
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CLIENT	BAYSWATER PROPERTY GROUP
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PURPOSE

This report has been prepared by Smith & Tzannes on behalf of the applicant Bayswater Property Group to support a Planning Proposal for the rezoning of land 1-17 Segers Avenue Padstow

This report is provided to describe the existing and future context of the and an explanation of the design intent it includes:

- an explanation of the consistency with design principles of NSW Government Architect's Better Placed Policy
- an explanation of the design in terms of the design quality principles set out in Schedule 1 of State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development
- an explanation about how the proposed development responds to the existing context and contributes to desired future character of the area
- a description of how the proposed development achieves the relevant objectives and design criteria of Parts 3 & 4 in Apartment Design Guide.

BACKGROUND

PRE-LODGEMENT MEETING

A Planning Proposal formal pre-lodgement meeting was held on 25 July 2018.

Some of the key points highlighted by Council and raised in subsequent letter to be considered when submitting an application include:

Traffic Study

- Assess the impact of the proposed FSR (and associated traffic generation) will have on Segers Ave and surrounding road network
- The impact on pedestrian traffic given proximity to local school.
- Infrastructure improvements to mitigate the impacts identified in the traffic study.

Infrastructure Study

- To identify local infrastructure improvements to support the proposal. These may include (but are not limited to): Infrastructure improvements to mitigate the impacts identified in the traffic study
- Embellishment works to improve the public domain and pedestrian safety along the Padstow Pathway and Padstow Lane (including the rear servicing area).
- Embellishment works to improve the public domain and local traffic management in Segers Avenue, including the walking connections to the school.
- Embellishment works to Carl Little Reserve on Cahors Road, given that high density development should be located within 200 metres of

quality open space (South District Plan, Planning Priority S16).

Commercial / Retail needs study

- A commercial/retail needs study (prepared by a qualified economic consultancy firm) to justify the need for the proposed business zone, and to demonstrate consistency with Ministerial Direction 1.1 (Business and Industrial Zones.)

Urban Design Study

- An urban design study to justify the proposed 2.5:1 FSR and height of 24m, and to demonstrate consistency with the NSW Government Architect's Better Placed Policy, SEPP 65, Apartment Design Guide and Ministerial Direction 3.1 (Residential Zones).

This report contains the urban design study identified above.

REGIONAL CONTEXT

The vision for Greater Sydney as a Metropolis of Three Cities– the Western Parkland City, the Central River City and the Eastern Harbour City and a 30 minute city – means residents in the South District will have quicker and easier access to a wider range of jobs, housing types and activities. The vision will improve the District’s lifestyle and environmental assets.

The South District is part of the Eastern Harbour City. With urban renewal in and around existing and new infrastructure, it is anticipated to continue to grow over the next 20 years with increase in number of jobs and demand for more housing. The South District plan recognises the need to respond to changes and trends in the area. Thus, introducing a framework with focus 18 planning priorities to drive the District’s future:

- planning for a city supported by infrastructure,
- working through collaboration,
- providing services and social infrastructure to meet people’s changing needs
- fostering healthy, creative, culturally rich and socially connected communities
- providing housing supply, choice and affordability with access to jobs, services and public transport
- creating and renewing great places and local centres, and respecting the District’s heritage
- delivering integrated land use and transport planning and a 30-minute city
- growing investment, business opportunities and jobs in strategic centres
- increasing urban tree canopy cover and delivering Green Grid connections
- delivering high quality open space
- reducing carbon emissions and managing energy, water and waste efficiently



SOUTH DISTRICT MAP

PLANNING PRIORITY S5

Providing housing supply, choice and affordability, with access to jobs services and public transport

OBJECTIVE	
10	Greater housing supply
11	Housing is more diverse and affordable

A *Metropolis of Three Cities* sets out objectives to deliver housing supply and affordability based on location, typology, cost, quality of life, commuting times and community amenities. The NSW Department of Planning and Environment's projections and household growth in the South District translate to a need for an additional 83,500 homes between 2016 and 2036. As there are projected changes in household and age structures, the types of new dwellings will need to respond. The number of single person households in the District is expected to increase by 46 per cent over the next 20 years. The number of single parent and couple only households are also expected to increase by 34 per cent and 32 per cent respectively. This requires more smaller homes, group homes, adaptable homes of universal design and aged care facilities. Opportunities for new housing to be placed in the right locations needs to be linked to local infrastructure.

PLANNING PRIORITY S6

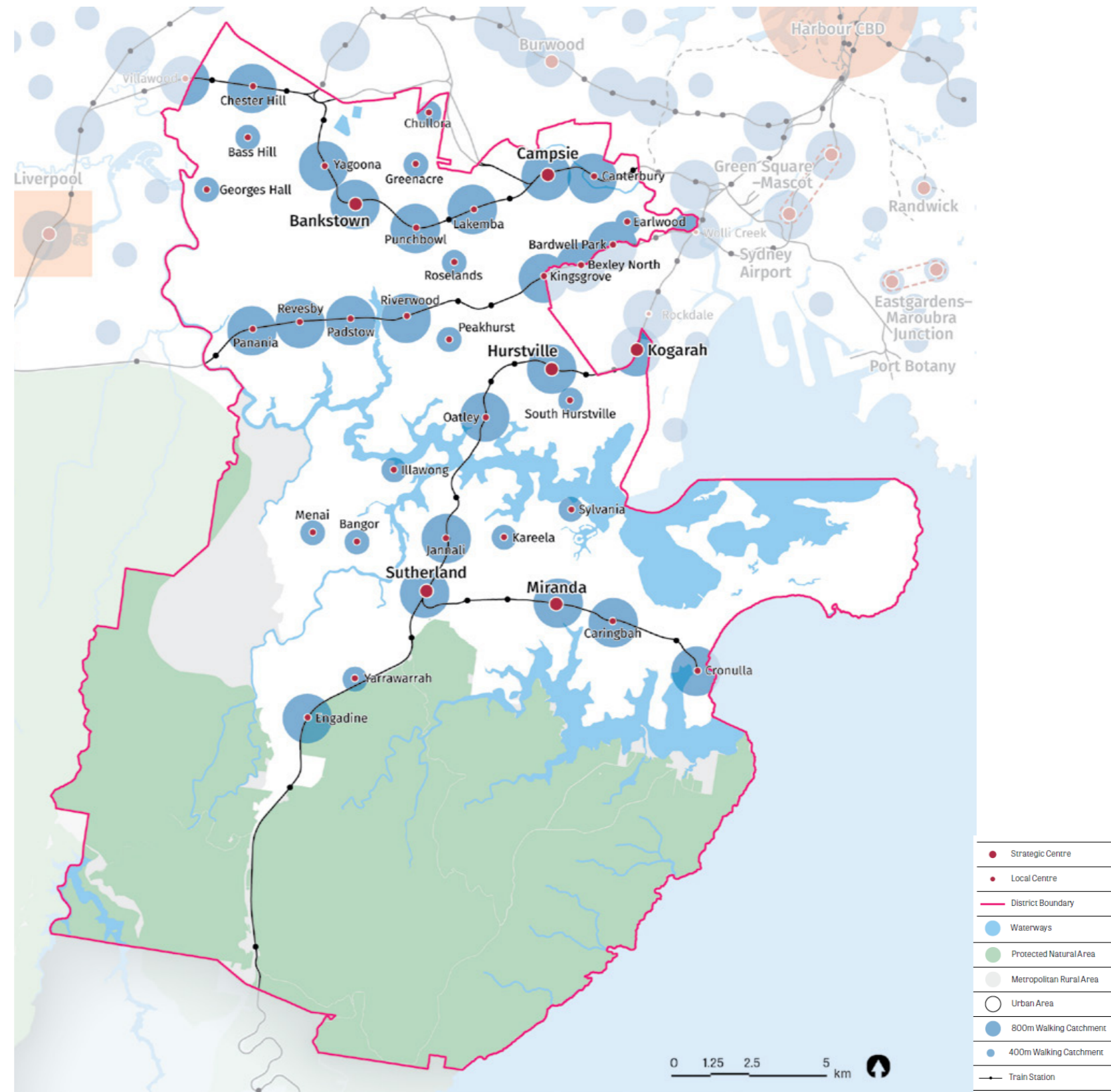
Creating and renewing great places and local centres, and respecting the District's heritage

OBJECTIVE	
12	Great places that bring people together
13	Environmental heritage is identified, conserved and enhanced.

Local centres are a focal point of neighbourhoods, and, where they include public transport and transport interchanges, they are an important part of a 30-minute city. While local centres are diverse and vary in size, they provide essential access to day to day goods and services close to where people live. There will be potential for interchanges to deliver mixed-use, walkable, cycle-friendly centres and neighbourhoods. Local centres also have an important role in providing local employment.

Principles for Local Centres to be considered:

- provide public realm and open space focus
- improve walking, cycling and public transport connections
- protect or expand retail and/or commercial floor space
- protect and expand employment opportunities
- increase residential development in, or within a walkable distance of the centre
- transport, walking and cycling connections



SOUTH DISTRICT CENTRES MAP

- acknowledge the need for additional housing close to centres recognising the centre's primary role to support a community's access to goods and services, and the need for the centre to grow and evolve over time.

LOCAL CONTEXT

The site is located south of Padstow Station and to the south west of the Padstow town centre. Padstow is located 22km south west of Sydney CBD. The predominantly residential suburb is bounded by Bankstown to the north and on the east by Salt Pan Creek which feeds into the Georges River. This area originally named Padstow Park Estate was farmland and timber harvesting. After the opening of the post office in 1927 and the first school in 1929, the railway station was opened in 1931 to encourage post war development.

The area south of the railway station and around the Howard Road and Padstow Parade intersection has since grown to be the commercial centre of Padstow. Although there has been a few newer development in the retail centre, most buildings have been built between 1940 to 1960. There are also some light industrial activities in the area.

Padstow is on the Airport-East Hills Railway Line which provides good access to Central Sydney/Sydney Airport as well as to regional centres such as Hurstville, Sutherland and Parramatta with a number of local and regional bus routes.

Due to its proximity to public transport, the Padstow Village Centre attracts increasing demand for retail floor space and housing offering the opportunity for growth.

FUTURE PLANNING

As per the *South East Local Area - Issues Paper*, the Padstow Village Centre is considered appropriate for urban renewal due to the opportunities to:

- potential to enhance activity in the retail and commercial core
- provide more housing choice in accessible locations
- facilitate liveability and infrastructure provision
- Improve the quality of, and access to open space and essential services
- increase access and accessibility to and within village centres for all users



NEIGHBOURHOOD CONTEXT



(CLOCK WISE FROM TOP LEFT)
 PADSTOW STATION
 PADSTOW PUBLIC SCHOOL
 MULIT DWELLING ON PADSTOW PARADE
 INTERSECTION OF HOWARD ROAD AND PADSTOW PARADE
 PEDESTRIAN LINK - PADSTOW PATHWAY

SITE ANALYSIS

SITE DESCRIPTION

The site has a street frontage of approx 130m to Segers Avenue.

LOCATION

The site is located within the suburb of Padstow located 22km South West of the Sydney CBD.

It is at the edge of Padstow Village Centre, and 230m walking distance from Padstow Station located between Howard Road and Padstow Parade.

TRANSPORT AND ACCESS TO SITE

The site is well serviced by public transport with Padstow railway station servicing the Sydney Trains T8 Airport and South line services. Buses also provide access to the CBD via the 927 and N40 service, in addition to other routes to Hurstville, Sutherland and Milperra.

THE NEIGHBOURHOOD SURROUNDING THE SITE

The site is at the western edge of the Padstow centre, the main retail area is characterised by one and two storey commercial buildings. The area surrounding the site is characterized by 1-2 storey single dwellings with generous front setbacks, significant rear gardens and side setbacks. Older dwellings often have a driveway down one side.

The architectural styles of the of the adjoining properties consist of late 20th Century red brick bungalows, contemporary brick and timber dual occupancies and multi-dwelling brick residential flat buildings.

Materials consist of predominantly of red and blond face brick, rendered brick work, terracotta tiles and metal roof sheeting.

Padstow Park Primary school is located to the south of the site on Segers Avenue.

Immediately adjacent the site uses consist of:

- To the East: Multi storey carparking with retail on ground floor, 3-4 storey multi dwelling housing
- To the South: Single and two storey dwellings and Padstow Public School
- To the West: Single and two storey dwellings
- To the North: Single and two storey dwellings and retail shops fronting Howard Road

HERITAGE

The site is not within or adjacent to a heritage conservation area. There are no heritage items within the immediate vicinity.



SEGERS AVENUE ELEVATION



LOCATION PLAN

EXISTING SITE CONDITIONS

SITE DESCRIPTION

The site has a street frontage of 130m to Segers Avenue. It has common boundaries with six residential properties, 1 commercial property and a carpark. The site is separated at No 5 and 7 Segers Ave by a public walkway known as 'Padstow Pathway'.

The site is known as 1, 1A, 5, 5A, 7, 9, 11A, 13, 15 and 17 Segers Avenue, Padstow; Lot 650, 651 DP1107732; Lot 21 DP20572; Lot 221 DP132286; Lot 23 DP660642; Lot 24, 25, 26, 27 DP20572; and Lot 18 DP16608.

The site has a total area of approx. 6100 sqm.

CURRENT LAND USE AND EXISTING STRUCTURES

The site is currently used as nine detached dwellings. The existing structures include a combination of single and double storey brick buildings with tiled roofs and single storey weatherboard dwellings.

Investigations into past uses do not suggest any history of contamination.

TOPOGRAPHY

The site is generally flat with a slight fall to the east towards Salt Pan Creek. The commercial centre is slightly elevated with the railway line located in a cutting.

SOLAR ACCESS

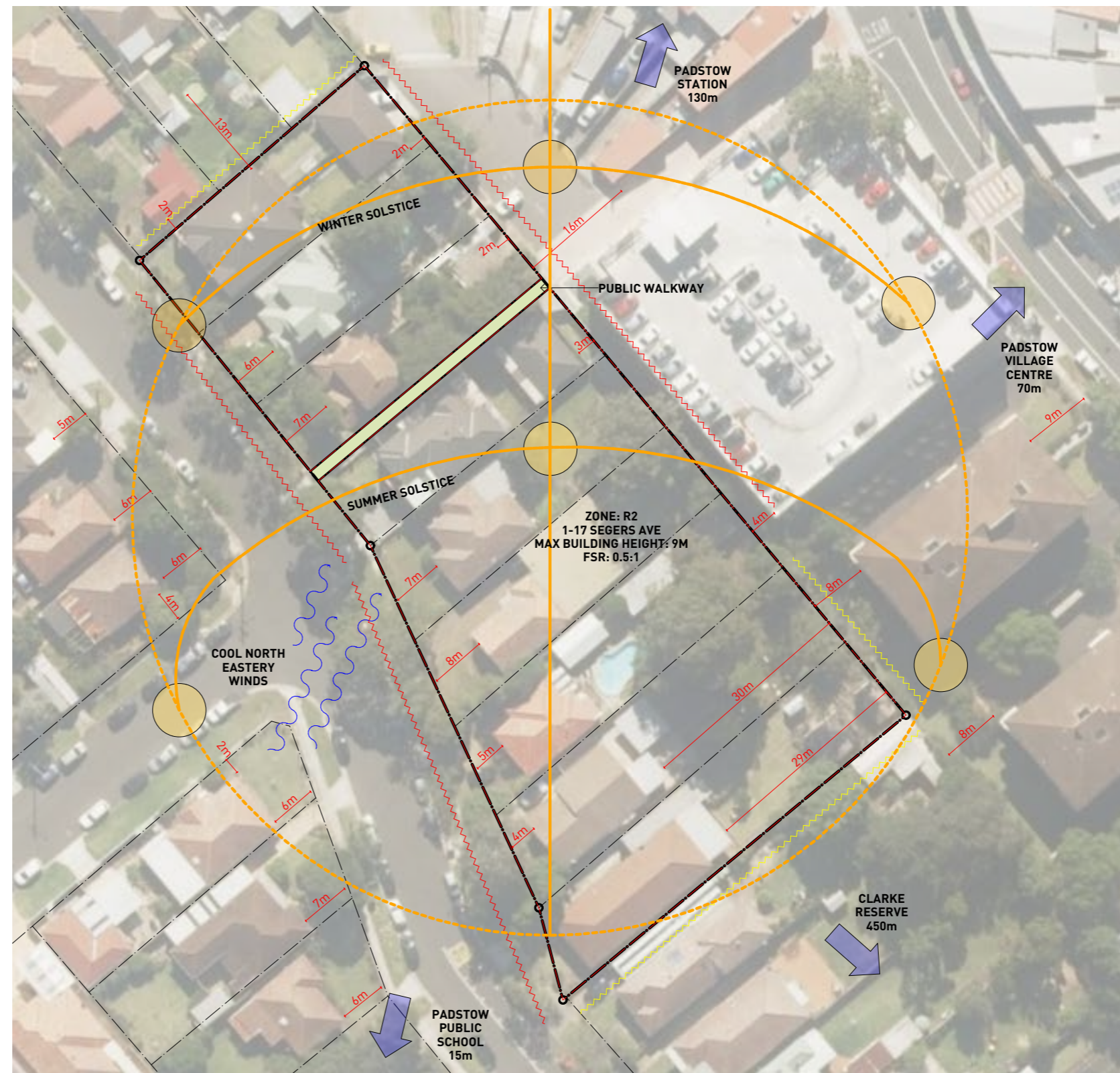
The frontage to Segers Avenue is south-west facing. The north eastern face of the site is towards the car park and commercial centre. There are no constraints on the site with respect to achieving good solar access for any dwellings on the site.

It is likely that adjoining land to the south east on Segers Avenue will be zoned in the future for residential flat buildings. Setbacks along this common boundary should allow for good solar access to potential development on the site.

PRIVACY

There are no significant privacy impacts adjacent the site, apart from the multi-storey car park facing Padstow Parade.

Development on the site should consider likely residential apartment development uses on adjoining land and have appropriate setbacks.



SPATIAL ANALYSIS

The following spatial analysis has been prepared based on the anticipated future character defined by the South East Local Area Plan for the Padstow Village Centre.

DESIRED CHARACTER

The Structure plan for the Padstow Village centre identifies the desired future character. A specific local character statement is provided for the Southern Commercial Precinct and the Residential Frame that surrounds the commercial core.

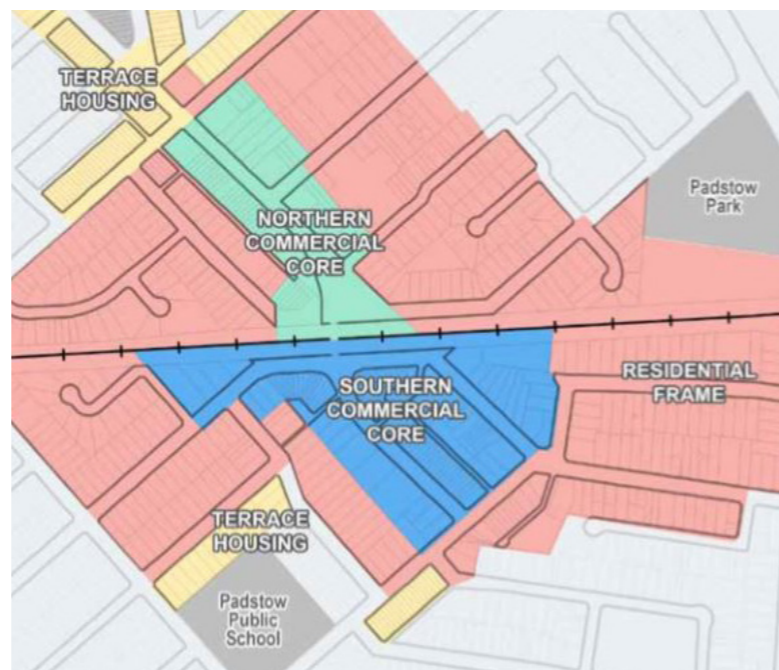
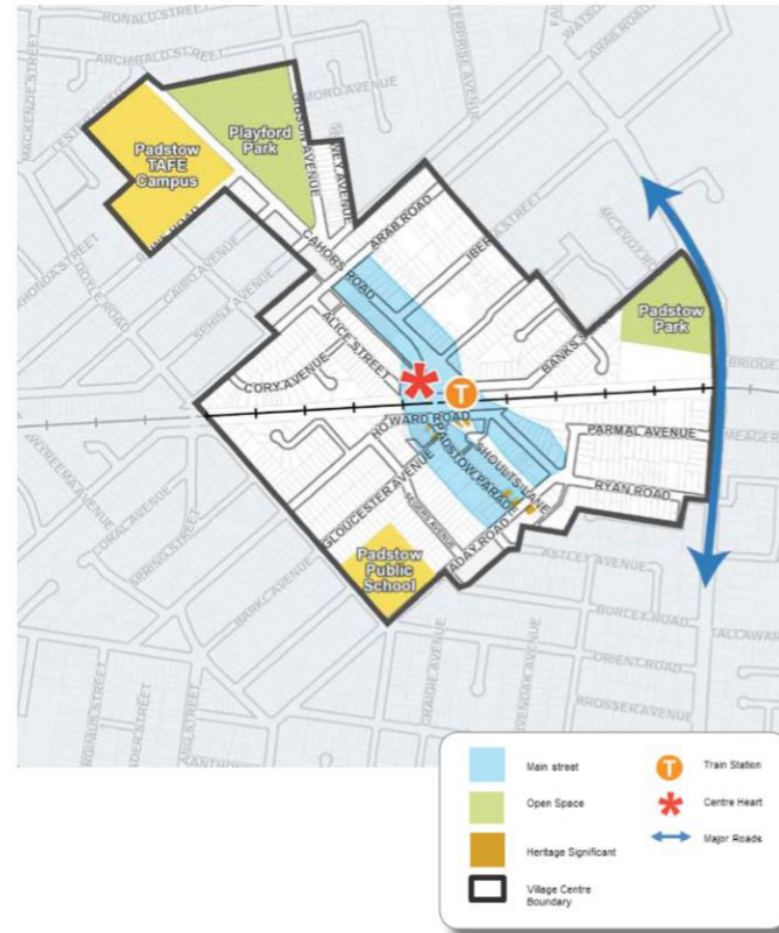
The Southern Commercial Core precinct is the local retail magnet with the anchor supermarket. Active street frontages along the main streets (Howard Road and Padstow Parade) will create a vibrant streetscape where there is day and evening activity, and where shops and restaurants will stay open longer. The streets will be a place where cars travel slowly, making it easier to cross the street and creating a pleasant place to walk, sit and talk. Variety is also the key to economic resilience and this place will be home to a diversity of building forms, with the tallest buildings next to the railway station. It is recognised the development of the village centre will occur over time, resulting in a rich mixture of old and new buildings with contrasting building heights and architectural styles.

The proposed site specific planning controls are consistent with the Structure plan and the place making principles identified for the Padstow Village

We are of the opinion that the site because of the pedestrian link connecting to main street should be characterised as part of the southern commercial core precinct.

The site is located within the residential frame precinct. Any development on the site needs to accommodate a transition to this residential frame character.

The Residential Frame precinct is a liveable neighbourhood which marks the fringe of the village centre. This compact place will accommodate a mix of living choices that respond to local needs, and will ensure new homes are within a short walking distance of a wide range of local services. The low and medium-rise housing will provide an appropriate built form transition to the low-rise houses in the surrounding



suburban neighbourhood. The leafy streets will be a place where cars travel slowly, making it easier to cross the street and a pleasant place to walk and cycle. The leafy streets will also provide a stunning platform from which to journey into the village centre.

The site has the opportunity to provide a transition from the more urban village character of the Southern Commercial Precinct to the leafy residential character of the Residential Frame Precinct

PLACE MAKING AND URBAN FORM

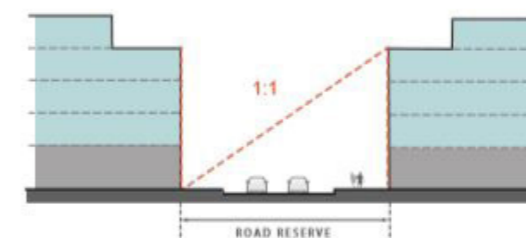
The site is a transition site. The pedestrian laneway provides an opportunity to reinforce the urban form. The Local Area strategy provides guidance on the form and scale of development expected in the area.

The residential areas are to have a low-medium rise housing within leafy streets and buildings set within a landscaped setting.

The commercial precinct will also be medium rise with building defining the public domain. The proportion of the streets and lane ways are to reinforce a pedestrian scale.



Street Proportions



Street Proportions

The proportions of a street are generally set by comparing the width of the street against the street wall height. For a suburban centre, a street proportion of between 0.6:1 and no more than 1:1 creates a contained streetscape character and a comfortable level of spatial enclosure.

BUILT FORM ANALYSIS

BUILT FORM

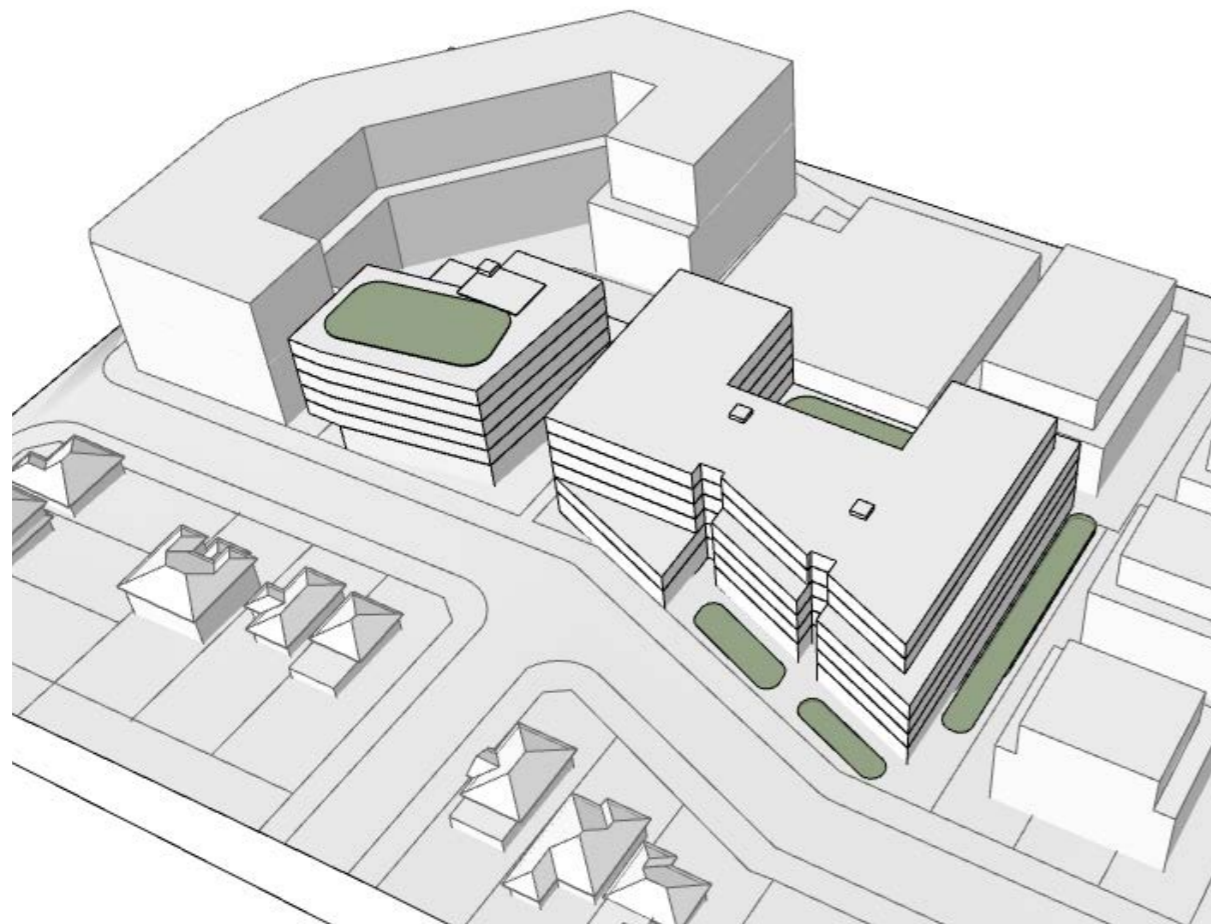
The area is about to undergo a substantial transition as a result of the South East Local Area Plan including increased residential population, and increased building heights in both the commercial core and in the existing residential areas adjacent the core.

Development to the north of the site in the commercial core is proposed to have a height of up to 8 storeys.

The site is a transition site between the commercial core and the medium to high density residential areas to the south and west of the site.

The proposed built form provides responds on the north-western part of the site to the urban core with a building that defines the public domain extending the street wall and wrapping into the expanded pedestrian laneway.

The proposed built form to the south-east transitions from the street wall development at the laneway to a residential apartment building within landscape setbacks to the site and rear boundary. Top floors are setback to provide articulation privacy and solar access.



SPATIAL CHARACTER

The diagram below provides a spatial analysis of the proposed urban form in the area around the development site.

The mixed use commercial core is characterised by buildings that define the public domain. Active ground floor street frontages have commercial uses linked by awnings.

Tree planting is provided in the public domain.

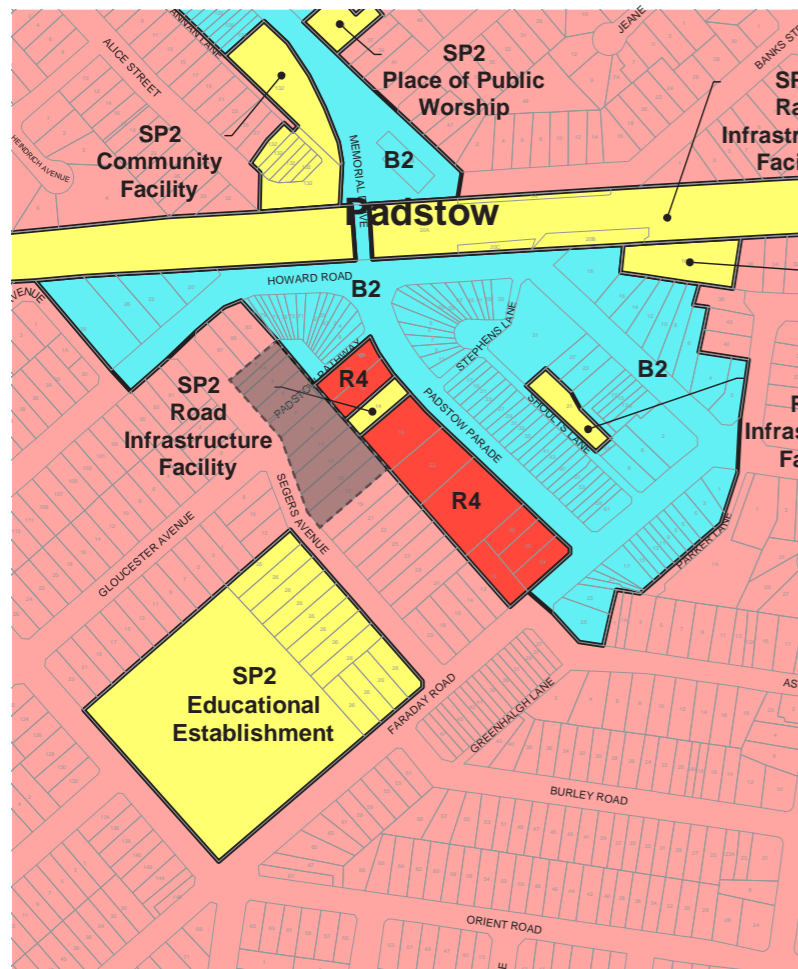
The pedestrian link defines the edge of the commercial core. The medium rise residential core is characterised by residential apartment buildings surrounded landscaped setbacks to both the street and side boundaries.



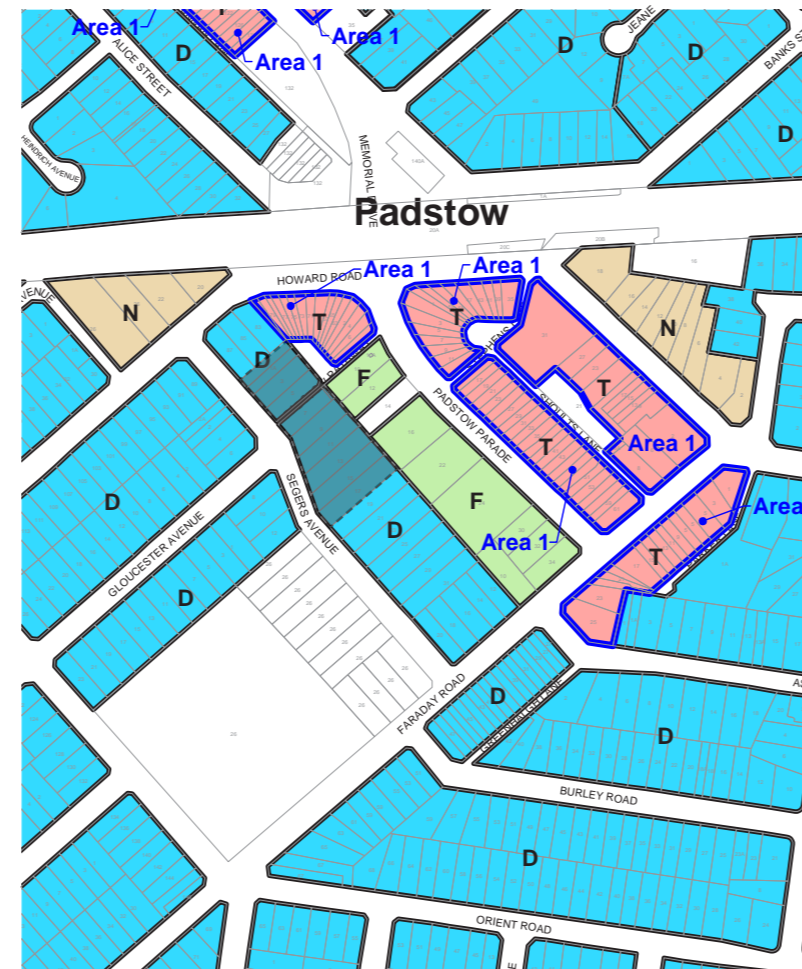
EXISTING CONTROLS

LEP CONTROLS SUMMARY	
LAND ZONING	R2 Low Density Residential
FLOOR SPACE RATIO	0.5
HEIGHT OF BUILDING	9.0m

LAND ZONING



FLOOR SPACE RATIO



HEIGHT OF BUILDING



PROPOSED BUILT FORM CONTROLS

The proposed built form controls proposed on page 123 of the South East Local Areas Plan and by council in the draft LEP.

- Use: Medium-rise housing
- Height: 6 storeys
- FSR 1.5:1

FLOOR SPACE RATIO

The pedestrian link that traverses the site provides an opportunity to be activated with commercial uses at the ground floor.

The laneways will be a key pedestrian pathway connecting the southern residential area with Padstow Parade - the main street. In the future it will be activated by mid to high levels of pedestrian traffic.

The commercial ground floor uses are appropriate because of the pedestrian pathway.

SOHO uses at the ground floor facing the existing parking area at the rear of the shops will allow for the future activation of this urban space contribute to passive surveillance and provide for a diversity of land uses within the centre for small and home businesses.

The ground floor commercial land uses result in an increased intensity of the land use and a higher FSR.

We have analysed both the concept plans prepared by the architect and also the built form controls derived from our built form and spatial analysis. The Apartment Design Guide recommends that 75% of the envelope be allocated for articulation.

FSR Calculations

	1-5 SEGARS AVE	7-17 SEGARS AVE
SITE AREA	1760.4m ²	4369m ²
75% ENVELOPE GFA- RESIDENTIAL	3550m ²	9240m ²
FSR Residential	2.0:1	1.9:1
GROSS FLOOR AREA - NON-RESIDENTIAL	840m ²	1660m ²
FSR Commercial	0.5:1	0.4:1
TOTAL GROSS FLOOR AREA	4390m ²	10 900m ²
FSR	2.5:1	2.5:1

We recommend 2.5:1 as being an acceptable FSR for the site.

HEIGHT LIMIT

The proposed height in the area plan consisted of 6 storeys. Both sites have slightly different characters based on their dimensions and composition of uses.

1-5 Segers Ave

A height limit of 24m allows for:

- Ground floor retail with a ceiling height of 4.0m
- 5 floors of residential apartments with ceiling heights of 2.7m
- Top floor communal open space accessed by lift (including overrun) of 3.8m
- 0.5m allowance for site cross floor

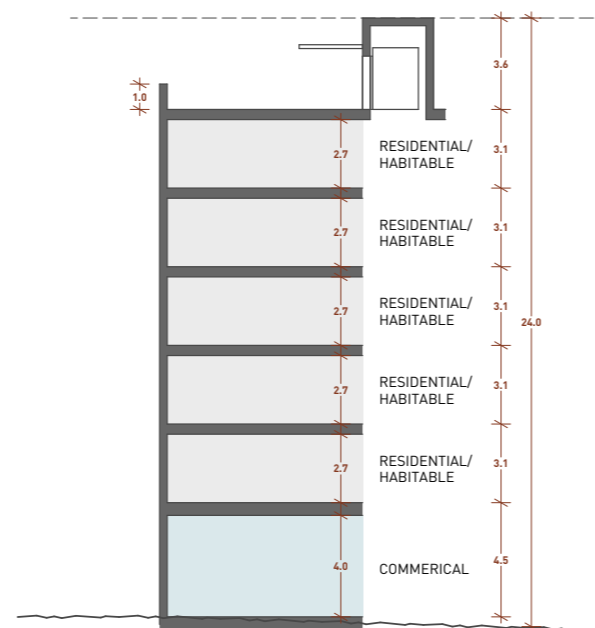
7-17 Segers Avenue

A height limit of 22m allows for:

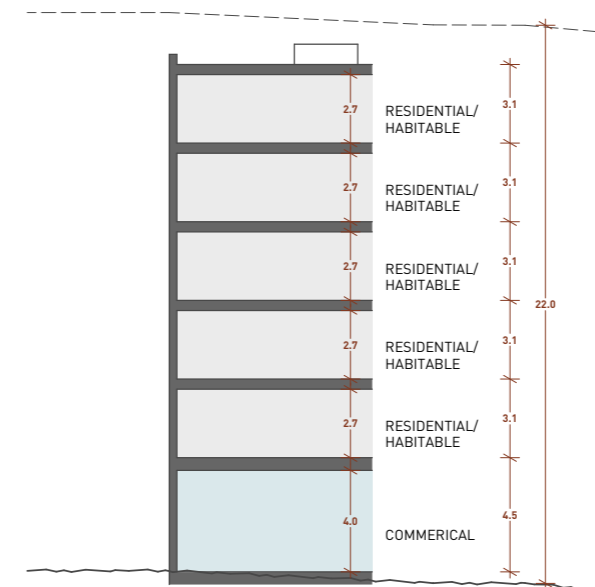
- Ground floor retail with a ceiling height of 4.0m
- 5 floors of residential apartments with ceiling heights of 2.7m
- 1.5m allowance for roof form, parapet and lift overrun.
- 0.5m allowance for site cross floor.



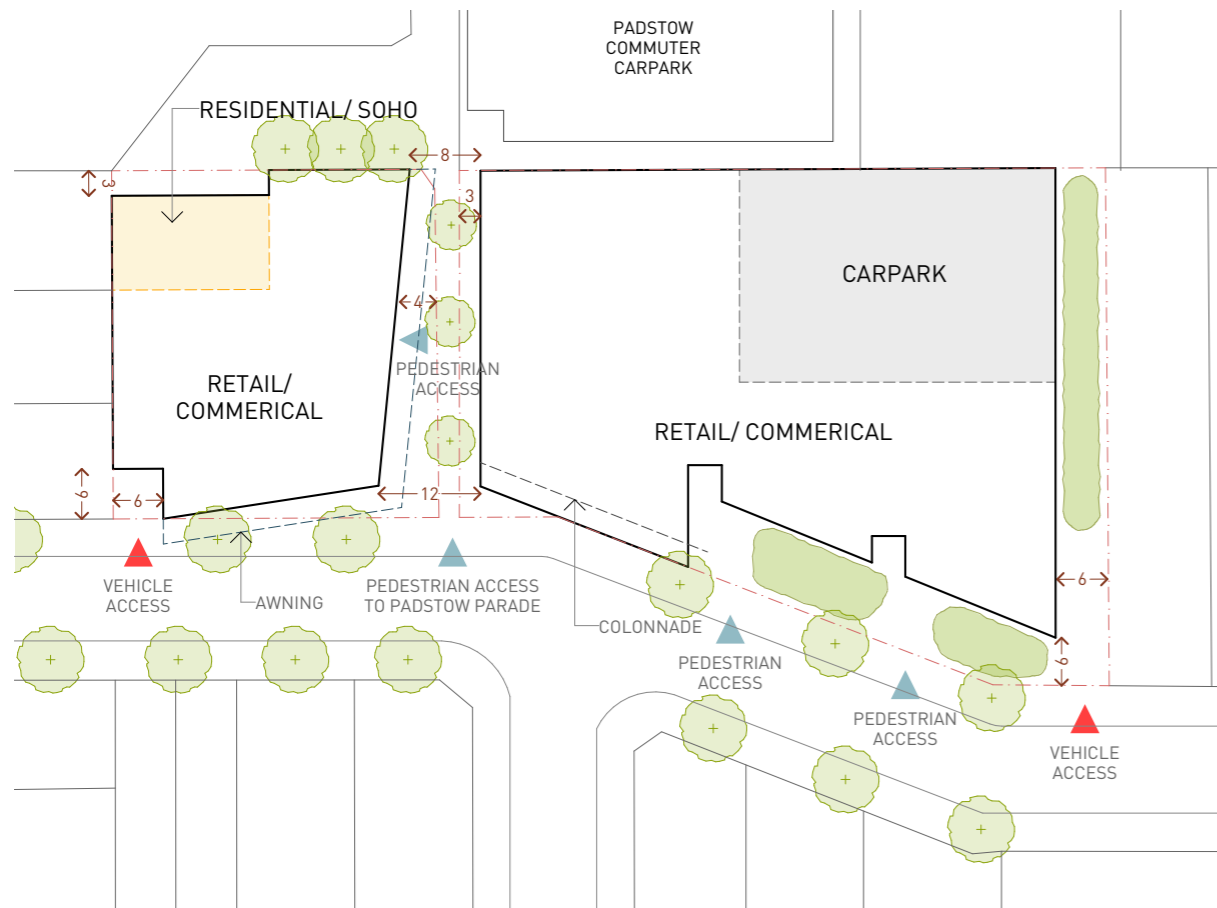
HEIGHT IN STOREYS AS PROPOSED IN THE LOCAL AREA PLAN



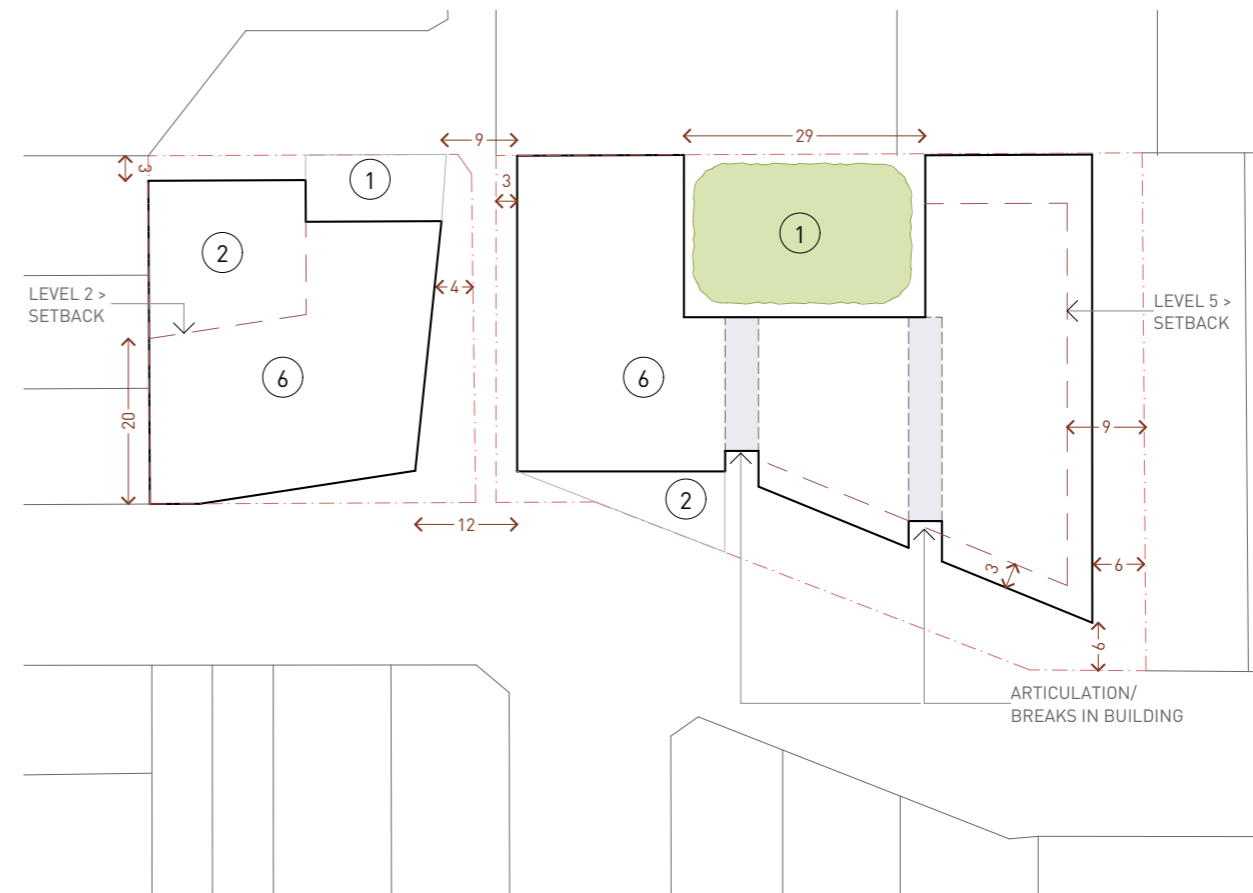
SECTION DEMONSTRATING HEIGHT OF BUILDING: 1-5 SEGERS AVE



SECTION DEMONSTRATING HEIGHT OF BUILDING: 7-17 SEGERS AVE



GROUND FLOOR BUILT FORM CONTROLS



UPPER LEVEL BUILT FORM CONTROLS

BUILT FORM CONTROLS

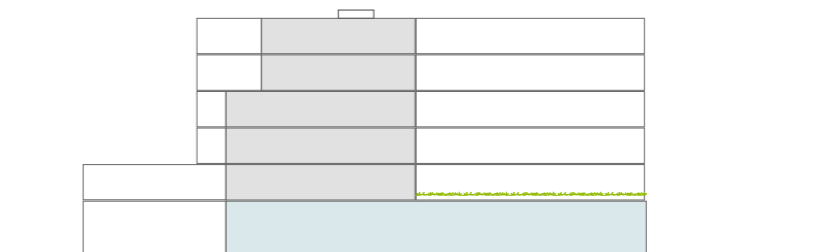
The built form controls provided in the following diagrams seek to achieve the spatial outcomes previously identified.

The are designed to:

- reinforce the public domain
- define the street
- enable built form on the site to transition from the Medium high-rise mixed use development to the north and west of the site to the Medium and Low Rise development to the east and south of the site
- Provide locations for communal open space within the site
- Provide opportunity for landscaped areas that contain deep soil for canopy tree planting.



SECTION THROUGH 7-17 SEGERS AVE



SECTION THROUGH 1-5 SEGERS AVE

BETTER PLACED

New development has the potential to transform quality of life for people, stimulate the economy and enhance the environment. The design of the built environment shapes the places where we live, work and meet. The quality of design affects how spaces and places function, how they integrate, what they contribute to the broader environment, and the users, inhabitants and audiences they support or attract.

Better Placed is a policy for our collective aspirations, needs and expectations in designing NSW. It is about enhancing all aspects of our urban environments, to create better places, spaces and buildings, and thereby better cities, towns and suburbs. To achieve this, good design needs to be at the centre of all development processes from the project definition to concept design and through to construction and maintenance.

DESIGN OBJECTIVES		RESPONSE
1	BETTER FIT	<p>Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspirations. It also contributes to evolving character and setting.</p> <p>Council have carried out significant strategic planning work in their Local Centres including Padstow. They have identified that the area surrounding the site is suitable for both the expansion of the existing commercial centre and also additional residential uses.</p> <p>The proposed changes to the planning controls are consistent with the character and aspirations communicated in Councils direction for the centre.</p>
2	BETTER PERFORMANCE	<p>Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of function, whole of life design.</p> <p>The site provides opportunities for a sustainable land use. It has a great orientation to enable high quality apartments that can adopt passive design principles. It is a sustainable use of land within good walking distance to existing services and transport. The site has an area that enables vegetation and trees to be planted to contribute to the urban tree canopy.</p>
3	BETTER FOR COMMUNITY	<p>The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.</p> <p>The proposal can provide for an increased housing choice. Ground floor commercial uses can comprise a mix of retail and commercial uses - including SOHO style residential commercial spaces that can contribute to the diversity of business and economic diversity of the centre.</p>
4	BETTER FOR PEOPLE	<p>The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.</p> <p>The enhanced through site link provide for a pleasant and activated pedestrian link from Segers Street to the main street at Padstow Parade.</p> <p>The form of the development also allows for the future development of a mid-block square at the rear of the site</p>
5	BETTER WORKING	<p>Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to changes over time. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.</p> <p>As a mixed use development with commercial on the ground floor and residential uses above the site is of a size that provides an efficient use of space. The ground floor commercial uses will likely change and develop over time as Padstow developments and increases in density and intensity. The proposal accommodates this growth.</p>
6	BETTER VALUE	<p>Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.</p> <p>The proposal provides great value in enhancement of the public domain - in particular through the cross site pedestrian link.</p>
7	BETTER LOOK AND FEEL	<p>The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.</p> <p>The built form proposed by this proposal including controls that can be incorporated into a development control plan seek to define the public domain and street edge.</p> <p>The site also manages the transition from the commercial core of the Padstow Centre to the future higher density residential areas to the south and opposite identified in the local centre strategy.</p> <p>It is likely that these residential apartment development will be set in a garden setting.</p> <p>The southern portion of the site contains setbacks to the street and side boundary to allow for landscape to assist in this transition.</p>

SEPP 65 DESIGN QUALITY PRINCIPLES

The planning controls will enable a residential apartment development that is consistent with the Design Quality Principles of SEPP 65 and the Objectives of the Apartment Design Guide.

The following provides commentary based on a concept proposal that would comply with the controls

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change

RELEVANT OBJECTIVES

3A SITE ANALYSIS

3A-1 *Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context*

3B ORIENTATION

3B-1 *Building types and layouts respond to the streetscape and site while optimising solar access within the development.*

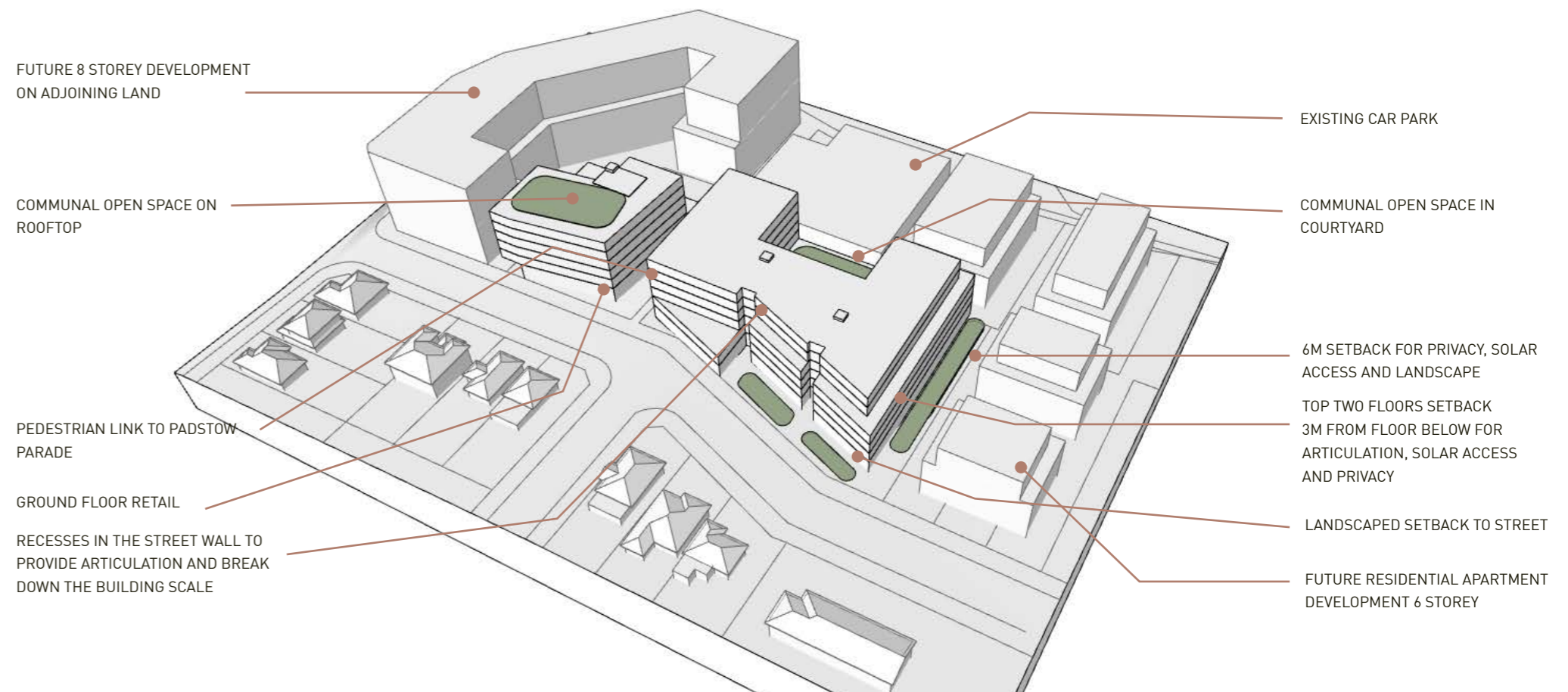
3B-2 *Overshadowing of neighbouring properties is minimised during mid winter*

DESIRED FUTURE CHARACTER

Within the South East Local Area identifies the site as being part of the proposed Residential Frame Precinct, however given the location of the pedestrian laneway and the high pedestrian traffic as discussed earlier it is more appropriate to consider this site as a transition between the Souther Commercial Core Precinct and the Residential Frame.

The proposal is consistent in this respect in that it:

- provides retail at the ground level to provide a vibrant streetscape where there is day and evening activity
- the pedestrian lane provides a pleasant and high amenity connection to Padstow Parade
- Upper level residential can be provided with high amenity
- The envelopes cater for a mix of housing choice
- Setbacks to the street frontage at the south and east provide for a transition to the future adjoining residential frame and medium density development.
- The envelopes respond to the context and the orientation of the site.



PRINCIPLE 2: BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

RELEVANT APARTMENT DESIGN GUIDE OBJECTIVES	
3C	PUBLIC DOMAIN INTERFACE
3C-1	Transition between private and public domain is achieved without compromising safety and security
3G	PEDESTRIAN ACCESS AND ENTRIES
3G-1	Building entries and pedestrian access connects to and addresses the public domain
3G-2	Access, entries and pathways are accessible and easy to identify
3H	VEHICLE ACCESS
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes
3J	BICYCLE AND CAR PARKING
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas
3J-2	Parking and facilities are provided for other modes of transport
3J-3	Car park design and access is safe and secure
3J-4	Visual and environmental impacts of underground car parking are minimised
4L-1	Street frontage activity is maximised where ground floor apartments are located
4S	MIXED USE
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents
4T	AWNINGS AND SIGNAGE
4T-1	Awnings are well located and complement and integrate with the building design

The scale of the proposed development has considered the desired future character and the prescriptive controls in the South East Local Area Plan. This is addressed with compliance in height controls.

The proposed development is presented as a single massing and is sited on the allotment within the prescribed setbacks of the boundaries. The setbacks are compliant with the principles in the apartment design guide and the DCP for the provision of privacy.

The mass of the building is divided into two parts separated by the pedestrian laneway that connects Segers Avenue with Padstow Parade (the main street). Ground floor commercial uses activate the laneway and street frontage adjacent the laneway and connect and extend the commercial core of the Padstow Village.

1-5 Segers Avenue

The building at 1-5 Segers Avenue is to be built to the street edge defining the public domain - the built form peels away and opens into the laneway.

At the rear of the site - a two storey form provides options for SOHO style dwellings that activate the parking area at the rear.

A built form that aligns to with the street and public domain will have a setback from the rear boundary to avoid over shadowing from future 8 storey development to the north.

Awnings provide amenity to pedestrians at the base of the building along Segers Street and into the laneway.

7-17 Segers Avenue

This building provides a transition to the Residential Frame precinct. At the laneway interface the built form defines the public domain. At the southern edge along Segers Avenue and along the side and rear boundaries ground floor setbacks allow for landscaped areas for canopy tree planting consistent with the character anticipated in the Residential Frame precinct.

MIXED USE

The commercial component is located at ground level and activates the street and pedestrian lane connection to the Padstow Village Centre. It is an appropriate use given the high amounts of pedestrian traffic likely to use the laneway. It provides an active frontage and avoids blank walls for car parking fronting the street. Generally it is separated from the residential use. The residential communal open space is separated from the public domain.

BICYCLE AND CAR PARKING

Car parking is located behind the commercial uses at ground level and within the basement. Each site is accessed separately from a driveway with a frontage to Segers Avenue.

The car park entry locations will not impact on the frontage activity due to the wide width of the street frontage. The roller shutters can be recessed from the main facade to limit visual impacts.

SHADOW IMPACTS ON ADJOINING PROPERTY

The building envelopes have considered solar access to the residential components of the development (impacts from potential adjoining development) and the impact of the proposed development on adjoining development.

Setbacks along the south-eastern boundary of the site ensure that development on the adjoining land would receive solar access to the north west facing elevation in mid winter.

Shadow cast across the road will not affect development on the other side of Segars Avenue.

The building envelope is setback from the north eastern boundaries to ensure that the future 8 storey development to the north does not reduce solar access on the development site.

PRINCIPLE 3 : DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The site was identified in the South East Local Area Plan as part of the Residential Frame Precinct. However as the site is divided by the laneway that connects Segers Street with Padstow Parade a more detailed analysis of the spatial and built form context suggest that this site can more comfortably act as a transition between the commercial core and the residential frame precinct.

Ground floor retail space will enhance the public and private amenity and provide an activated pedestrian connection to Padstow Parade and the public car park.

The intensity of development on the site is equivalent to a mixed use development. The optimal building envelopes that respond to the spatial analysis has been used to generate an appropriate density for the site.

The intensity of development on the site is appropriate for both the commercial and residential uses. Supporting studies have confirmed the ability of the Padstow Village to accommodate the proposed commercial uses and the infrastructure is sufficient or has the capacity to be expanded to support the residential densities.

PRINCIPLE 4: SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

ENERGY AND WATER EFFICIENCY

A comprehensive environmental assessment will be undertaken as part of a future Development Application that will detail the building’s performance and compliance in regards to BASIX requirements. In addition, potential sustainable design initiatives include:

- Capturing of stormwater for irrigation purposes
- Floor plates that embrace corner style apartments to obtain cross ventilation
- Appropriate landscape selections with low water demand
- Built elements (angled blades etc) that promote natural daylighting into apartments, and projected slabs that provides shading to recessed windows
- Storage for bicycle parking for residents, and public accessible bicycle parking for shop patrons.
- Deep soil for stormwater management and planting of canopy trees.

The planting of canopy trees can contribute to the

WASTE MANAGEMENT

Waste management facilities are provided for retail and residential waste. Including facilities for recycling. Collection is available on site in the loading bay.

Access to a waste chute is provided for residential waste management with recycling collected in a cupboard on each level.

RELEVANT OBJECTIVES	
4U	ENERGY EFFICIENCY
4U-1	Development incorporates passive environmental design
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation
4V	WATER MANAGEMENT AND CONSERVATION
4V-1	Potable water use is minimised
4V-2	Urban stormwater is treated on site before being discharged to receiving water
4V-3	Flood management systems are integrated into site design
4W	WASTE MANAGEMENT
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling
4X	BUILDING MAINTENANCE
4X-1	Building design detail provides protection from weathering
4X-2	Systems and access enable ease of maintenance
4X-3	Material selection reduces ongoing maintenance costs

PRINCIPLE 5: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

RELEVANT OBJECTIVES	
3C	PUBLIC DOMAIN INTERFACE
3C-1	Transition between private and public domain is achieved without compromising safety and security
3C-2	Amenity of the public domain is retained and enhanced
3D	COMMUNAL AND PUBLIC OPEN SPACE
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood
3E	DEEP SOIL ZONES
3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality
40	LANDSCAPE DESIGN
40-1	Landscape design is viable and sustainable
40-2	Landscape design contributes to the streetscape and amenity
4P	PLANTING ON STRUCTURES
4P-1	Appropriate soil profiles are provided
4P-2	Plant growth is optimised with appropriate selection and maintenance
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces

PUBLIC DOMAIN INTERFACE & DEEP SOIL

The proposed envelopes provide for an enhanced public domain through a more generous pedestrian connection between Segers Avenue and Padstow Parade.

There are opportunities for deep soil planting at the rear of 1-5 Segers Avenue.

Deep soil planting can be provided along most of the front setback and side and rear setbacks along the adjoining residential boundaries.

COMMUNAL OPEN SPACE

Equitable access is considered with the provision of a large communal open space for residents on each site.

This is the primary space which contains seating, a BBQ area and is softened by perimeter planting. A corner pocket of deep soil planting provides a privacy to residents of the adjacent development by ensuring separation and a visual screen.

1-5 Segers Ave

Communal open space can be provided on the roof top. This is the most appropriate location given the shape of the site and potential for the podium level to be shaded by future development to the north of the site.

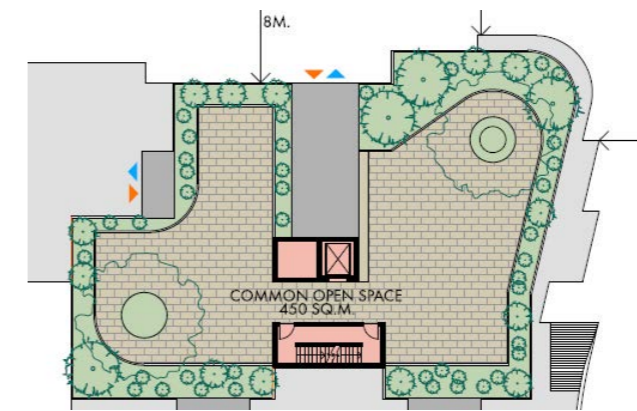
7-17 Segers Avenue

This site has a larger footprint and can accommodate communal open space above the ground floor retail level. It is located to the rear and can be accessible from common lobbies and the central.

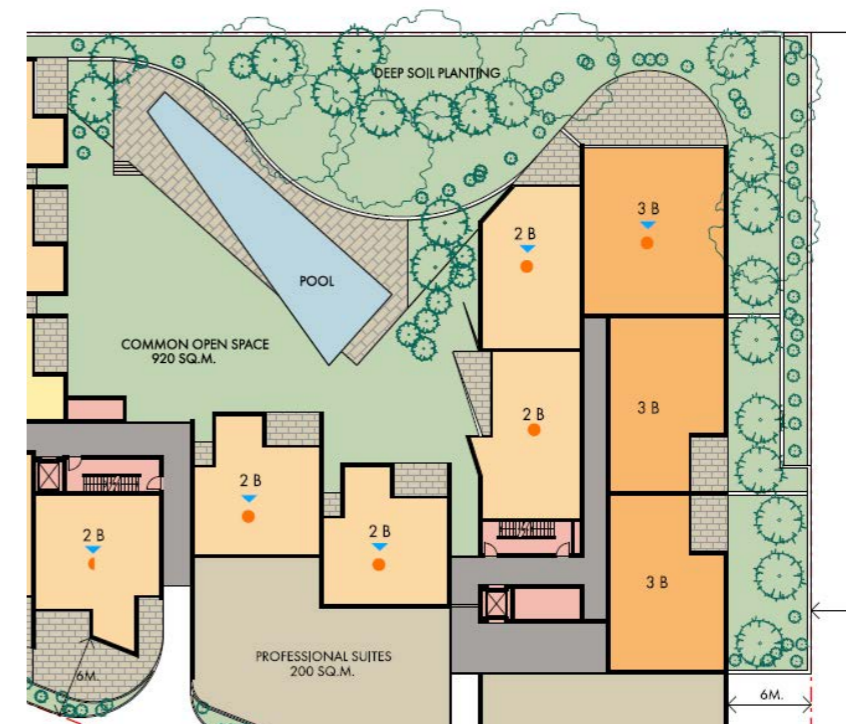
DESIGN CRITERIA COMPLIANCE

1. Communal open space has a minimum area equal to 25% of the site.	Y	755m ² (35%)
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).		4 hrs sun is provided to roof top communal space in mid winter
1. Deep soil zones are to meet the following minimum requirements:	Y	346m ² (16%)

Site Area	Min dimensions	Deep soil zone [% of site area]
>1,500m ²	6m	7%



CONCEPTUAL ROOF TERRACE 1-5 SEGERS



CONCEPTUAL COMMUNAL OPEN SPACE 7-17 SEGERS AVENUE ABOVE PODIUM

PRINCIPLE 6: AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

RELEVANT OBJECTIVES	
3F	VISUAL PRIVACY
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy
3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space
4A	SOLAR AND DAYLIGHT ACCESS
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space
4A-2	Daylight access is maximised where sunlight is limited
4A-3	Design incorporates shading and glare control, particularly for warmer months
4B	NATURAL VENTILATION
4B-1	All habitable rooms are naturally ventilated
4B-2	The layout and design of single aspect apartments maximises natural ventilation
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents
4C	CEILING HEIGHTS
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access
4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building
4D	APARTMENT SIZE AND LAYOUT
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

VISUAL PRIVACY

Visual privacy is provided between the proposed development and the adjoining existing development through adequate separation.

SOLAR ACCESS & DAYLIGHT

The building envelopes proposed result in exceptional solar access to the proposed development site and also potential adjoining development sites.

The analysis of the solar access also takes into consideration the potential for 8 storey built forms to the north of the site.

Because of the larger amount of the facade that has a north, north-east and north-west facing orientation achievement of the design criteria in the Apartment Design Guide is possible.

The envelopes allow for building depths of about 18m. This encourages good daylight access to living rooms.

NATURAL VENTILATION

The building envelopes encourage shallow building depth and multiple external corners. This provides good opportunities for good natural ventilation of the apartments.

APARTMENT SIZE AND PRIVATE OPEN SPACE

Apartment size and layout will be considered at the development application stage. The building envelopes provide for a regular built form. High amenity apartments should be able to be accommodated within these envelopes.

The envelopes allow for private open space to be accommodated within the building envelopes and not extend into the setback areas.

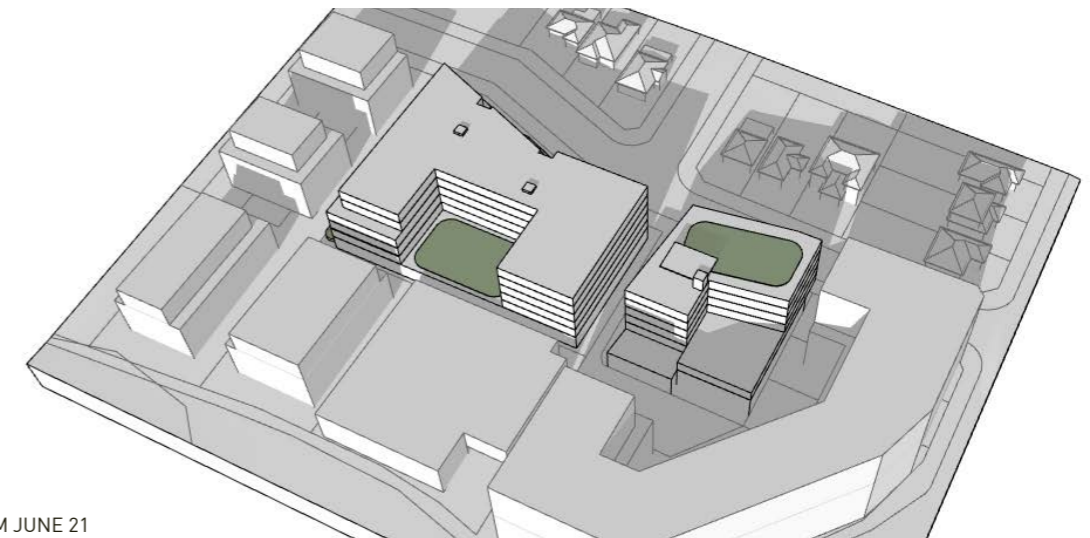
STORAGE

Provision for storage can be accommodated within the envelopes proposed. This will be assessed when further detail is developed at the DA stage.

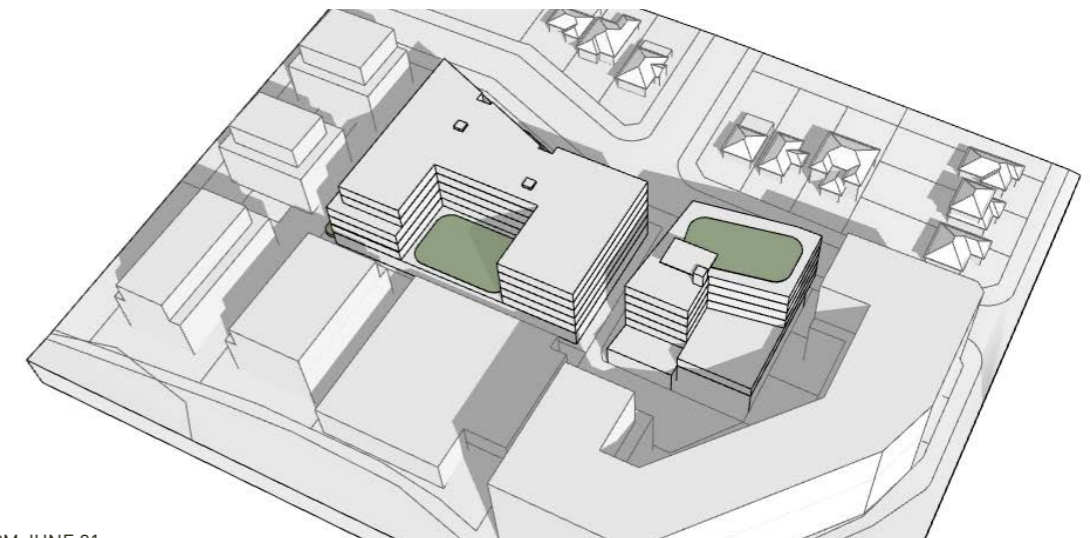
CEILING HEIGHTS

The height controls have considered the following ceiling heights, allowances for structure, services and lift overruns. The building heights also accommodate for a slight fall in the land and articulation at the roof level.

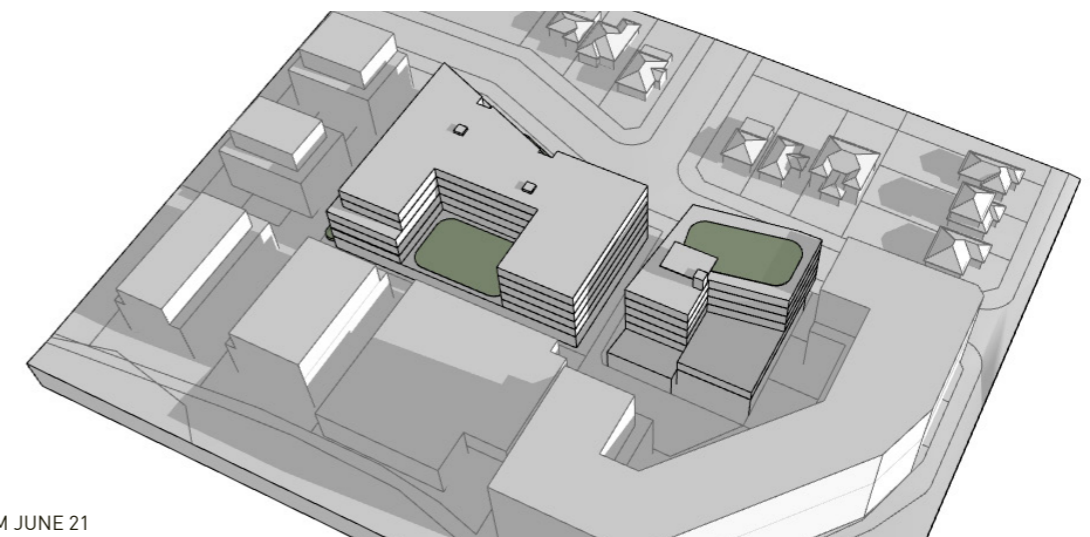
- Residential habitable rooms: 2.7m
- Commercial uses: 4m



9AM JUNE 21



12PM JUNE 21



3PM JUNE 21

4D-2	Environmental performance of the apartment is maximised
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs
4E	PRIVATE OPEN SPACE AND BALCONIES
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building
4E-4	Private open space and balcony design maximises safety
4G	STORAGE
4G-1	Adequate, well designed storage is provided in each apartment
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments
4H	ACOUSTIC PRIVACY
4H-1	Noise transfer is minimised through the siting of buildings and building layout
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments
4J	NOISE AND POLLUTION
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission

RELEVANT DESIGN CRITERIA			
CRITERIA	COMPLIES	PROPOSAL	
1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:	Y	Envelopes allow for adequate building separation.	
		Building height	Habitable rooms and balconies
		Up to 12m (4 storeys)	6m
		up to 25m (5-8 storeys)	9m
			3m
			4.5m
Separation distances between buildings on the same site are double these distances.			
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	Y	Can be accommodated envelopes proposed	
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Y	0%	
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilate	Y	Can be accommodated envelopes proposed	
1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Y	Envelopes have been designed to complies with minimum requirements	
		Minimum ceiling height for apartment and mixed use buildings	
		Habitable rooms	2.7m
		Non-habitable	2.4m
		For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area

RELEVANT DESIGN CRITERIA			
CRITERIA	COMPLIES	PROPOSAL	
1. Apartments are required to have the following minimum internal areas:	n/a	Can be accommodated envelopes proposed	
		Apartment type	Min internal area
		Studio	35m ²
		1 bedroom	50m ²
		2 bedroom	70m ²
		3 bedroom	90m ²
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each.			
2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	n/a	Can be accommodated envelopes proposed	
Storage			
1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	n/a	Can be accommodated envelopes proposed	
		Dwelling type	Storage size volume
		Studio apartments	4m ³
		1 bedroom apartments	6m ³
		2 bedroom apartments	8m ³
		3+ bedroom apartments	10m ³
At least 50% of the required storage is to be located within the apartment.			

PRINCIPLE 7: SAFETY

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

RELEVANT OBJECTIVES	
3C	PUBLIC DOMAIN INTERFACE
3C-1	Transition between private and public domain is achieved without compromising safety and security
3C-2	Amenity of the public domain is retained and enhanced
3D-3	Communal open space is designed to maximise safety
3G	PEDESTRIAN ACCESS AND ENTRIES
3G-1	Building entries and pedestrian access connects to and addresses the public domain
3G-2	Access, entries and pathways are accessible and easy to identify
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations
4F-2	Common circulation spaces promote safety and provide for social interaction between residents
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement

PUBLIC DOMAIN INTERFACE

The development ensures casual surveillance of the streetscape and publicly accessible areas of the site by means of the retail tenancy and private open spaces oriented towards these areas.

The location of the commercial space provides for an active frontage to the pedestrian laneway and the car parking at the rear of the site.

PEDESTRIAN ACCESS AND ENTRIES

The pedestrian access to the residential component is spread around the perimeter of the site. Each pedestrian entry is directly accessible and visible from the public domain providing safety and security for the residents.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

COMMON CIRCULATION SPACES

Multiple residential entries are proposed.

APARTMENT MIX

The apartment mix will be determined at the development application stage. The building envelopes can accommodate a variety of apartment types and sizes.

UNIVERSAL DESIGN

The site and building envelopes are capable of accommodating an accessible path of travel to and around the public and private domain of the development including the provision of communal open space.

RELEVANT OBJECTIVES	
3D	COMMUNAL AND PUBLIC OPEN SPACE
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting
4F	COMMON CIRCULATION AND SPACES
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments
4F-2	Common circulation spaces promote safety and provide for social interaction between residents
4K	APARTMENT MIX
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future
4K-2	The apartment mix is distributed to suitable locations within the building
4Q	UNIVERSAL DESIGN
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members
4Q-2	A variety of apartments with adaptable designs are provided
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs

PRINCIPLE 9: AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

AESTHETICS

This will be subject to detailed assessment at the development application stage.

The building envelopes have been designed to accommodate pleasing proportions.

The built form along Segers Avenue is proposed to be divided into smaller elements by breaking the building at the residential entry points.

RELEVANT OBJECTIVES	
4M	FACADES
4M-1	Building facades provide visual interest along the street while respecting the character of the local area
4M-2	Building functions are expressed by the facade
4N	ROOF DESIGN
4N-1	Roof treatments are integrated into the building design and positively respond to the street
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised
4N-3	Roof design incorporates sustainability features
4T	AWNINGS AND SIGNAGE
4T-1	Awnings are well located and complement and integrate with the building design
4T-2	Signage responds to the context and desired streetscape character
4X	BUILDING MAINTENANCE
4X-1	Building design detail provides protection from weathering
4X-2	Systems and access enable ease of maintenance
4X-3	Material selection reduces ongoing maintenance costs