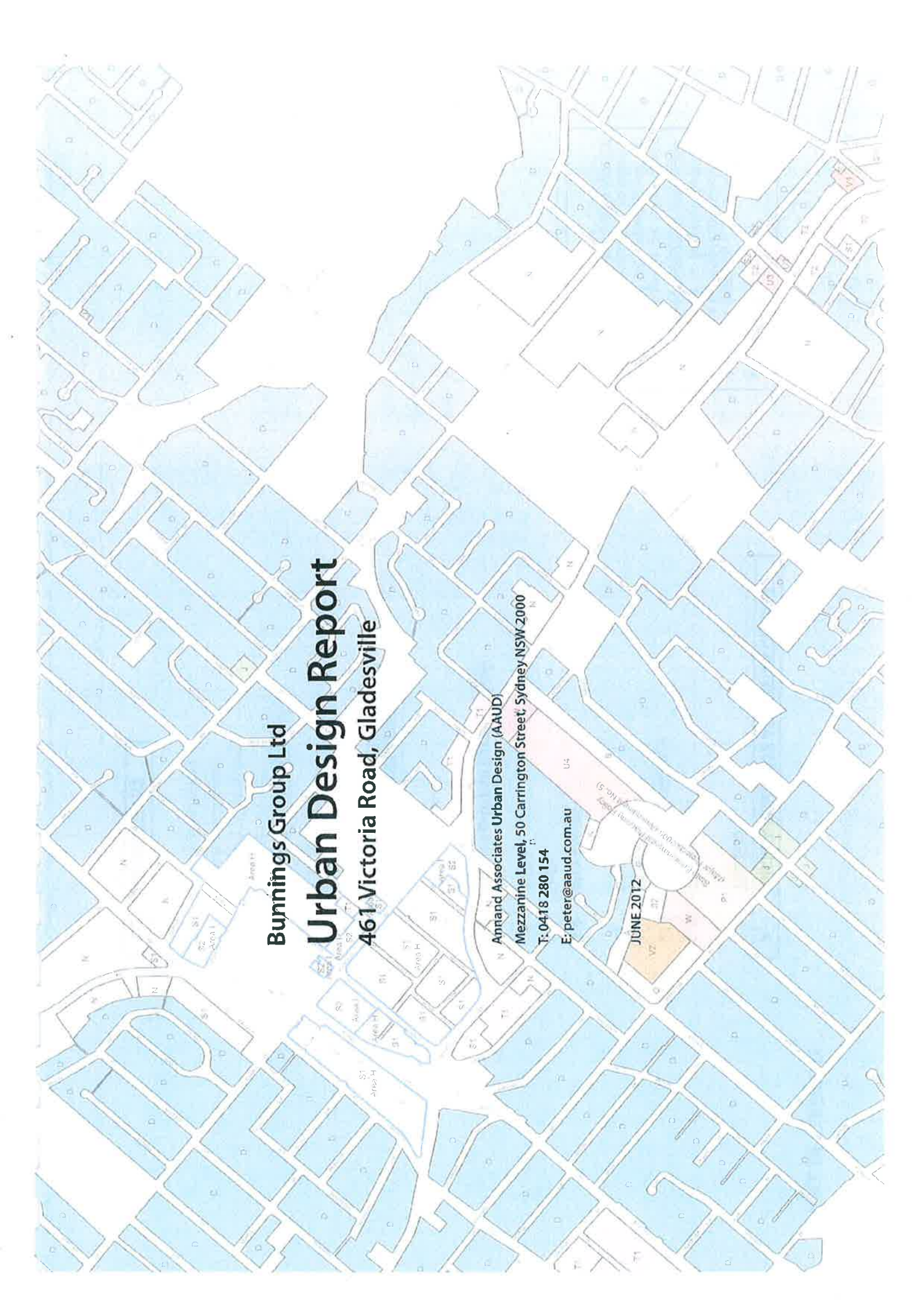




Bunnings Group Ltd

Urban Design Report

461 Victoria Road, Gladesville

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JUNE 2012

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Intent of this Report

Bunnings is proposing a redevelopment of this site at 461 Victoria Road, Gladesville to incorporate a Bunnings hardware warehouse and bulky goods retail outlets.

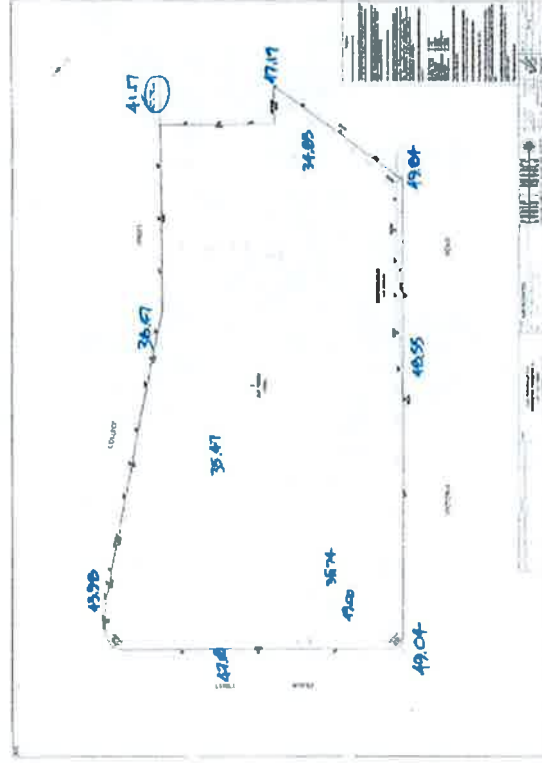
This report examines the Urban Design implications of this redevelopment on the site and its surroundings to inform a submission to Council to amend Ryde LEP 2010

A. BACKGROUND / SITE ANALYSIS / CONTEXT

1.0 The Site

The site is essentially an extensive hole in the ground. Up to 15m deep below Victoria Road and Frank Street and approximately 5m deep below College Street, the site is a former quarry site, redeveloped as the 'Enterprise Park' industrial estate.

Buildings on the site include the 3 storey (10m) above street level fitness centre on the corner of Victoria Road and Frank Street (to be retained) and a variety of one and two storey industrial buildings in the former quarry hosting a variety of predominantly industrial uses (some with rooftop parking).



Site Boundary

2.0 The Context

The site is located immediately north of Victoria Road, Gladesville. Victoria Road runs approximately east-west along a ridge with properties sloping north and south away from the ridge line. The site context is varied.

2.1 Surrounding Development

West

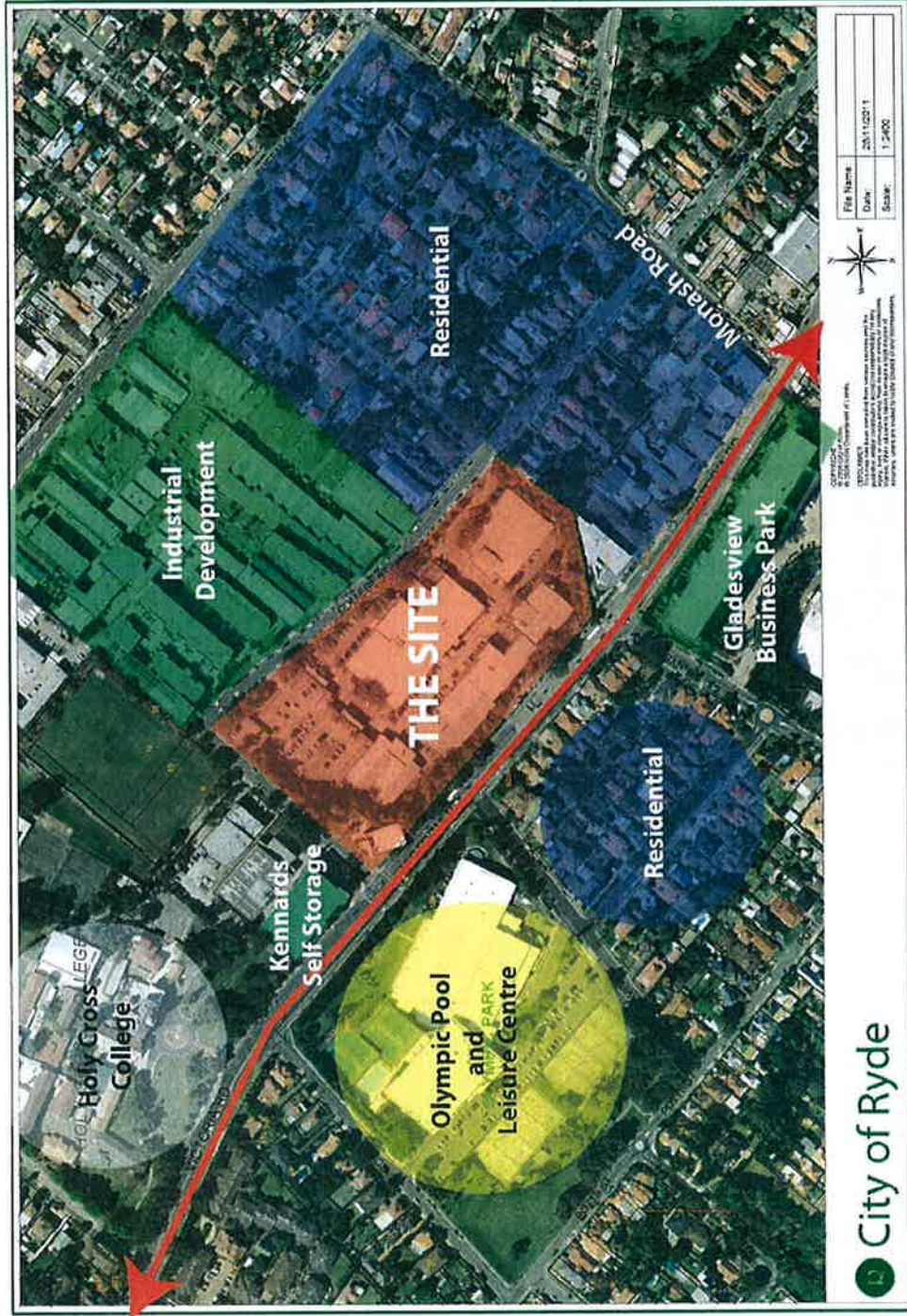
On the northern side of Victoria Road is the substantial Kennards Storage facility. This building is effectively 4 storeys above ground at the Frank Street corner and is painted bright orange and thus presents dramatically to Victoria Road. Adjacent to Kennards on Frank Street is a 2-3 storey commercial/industrial building. Behind these buildings (further to the west) is the Holy Cross Catholic College on a substantial site with some imposing stone buildings to 3 stories.

South side of Victoria Road is the Ryde Olympic Swimming Pool and Leisure Facility, a complex of large (2 storey/8m) pavilions in space and set approximately one storey down the slope below Victoria Road.

East

North side of Victoria Road is a carwash immediately adjacent to the site and then a variety of 2 storey commercial/bulky goods and retail uses through to Monash Road.

South side of Victoria Road is a major 3-4 storey commercial complex (the Gladesview Business Park) and service retail beyond.



South

Across Victoria Road, east of the Leisure Facility are single storey cottages suited to future redevelopment.

North

North side of College Street is predominantly 2-3 storey industrial development from Frank Street almost the full length of the site. This use finishes at the rear of the properties which face onto Orient Street (just west of Orient Street).

Orient Street and College Street to the east of Orient Street contain residential uses, predominantly single storey (with some 2 storey) residential cottages with some villa development.

In summary....

The context is varied. It contains a number of visually significant buildings (not necessarily attractive) including:

- Holy Cross Catholic College - 3 storey and spire/tower
- Kennards Storage.... bright orange self storage facility - 3-4 storeys
- Fitness Centre (cnr Victoria Road and Frank Street) - 3 storeys
- Gladesville Business Park Commercial Centre - 3-4 storeys commercial/industrial
- Ryde Leisure Centre and Pool - 2 large storeys below Victoria Road level.

Between these uses are a mix of single storey residences, and 2 storey commercial/service retail/bulky goods.

2.2 Landscape

The general landscape of Victoria Road is weak but is strengthened by strong site planting on the following sites:

- Leisure Centre – buildings in landscape with mature trees to Victoria Road frontage
- Subject site with mature trees along street boundary at Victoria Road level
- Holy Cross College is set back substantially from Victoria Road with formal gardens (lawns and large mature trees and shrubs)
- Gladesview Business Park has a simple row of palm trees planted in the parking area in front of the building.

There is no continuous attempt at public domain avenue planting in Victoria Road.

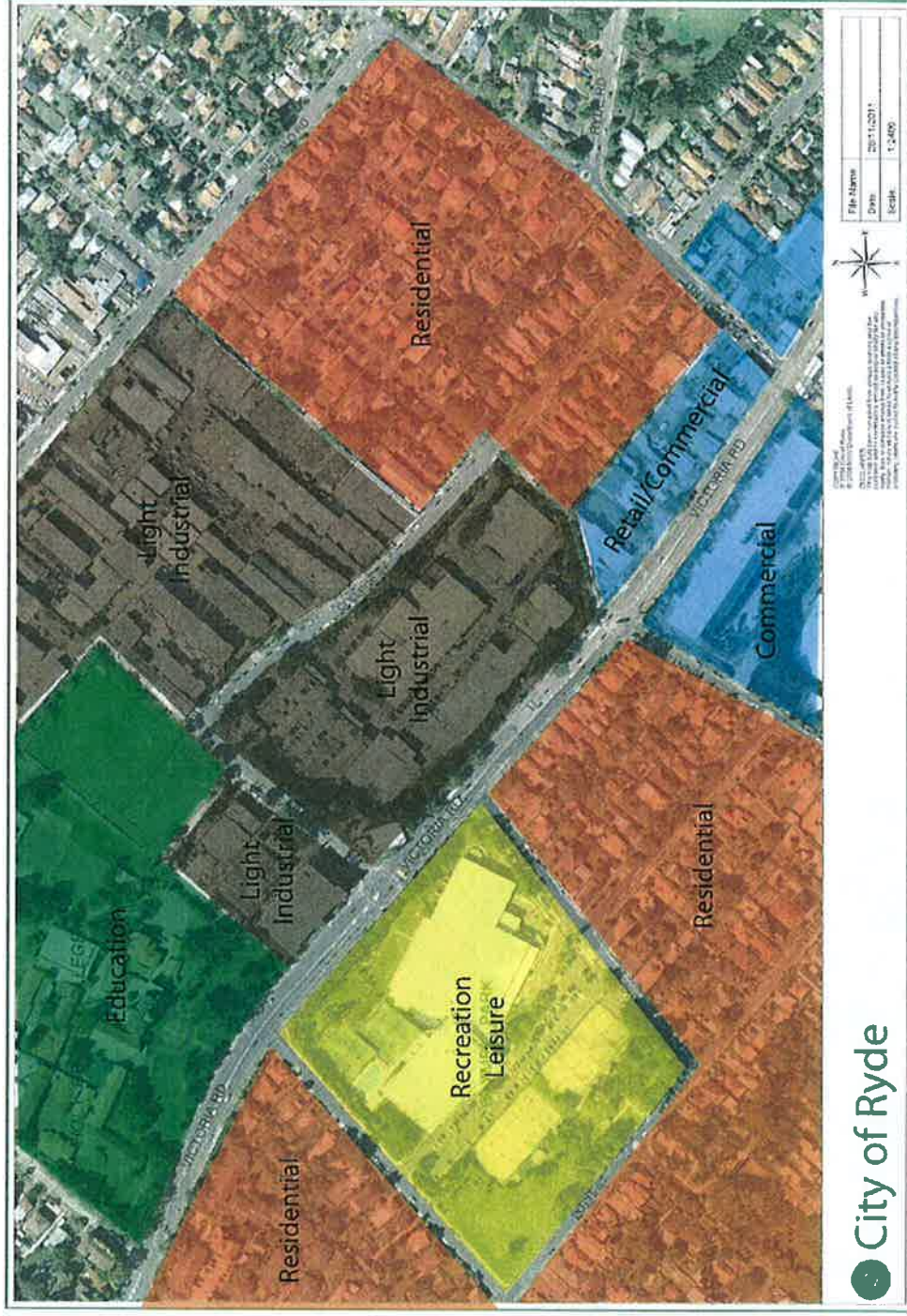
Note that College Street has elegant fencing, hedging, street planting, footpath and grass verge in front of the subject site but is otherwise poorly landscaped. Frank street has some informal native planting but no footpath on the south-east side.



2.3 Land Use

Victoria Road around the site is predominantly commercial, service retail and bulky goods (and leisure centre) with remnant residential (on the south side)

College Street is predominantly industrial at the western end but cottage / residential east of Orient Street.



3.0 Movement

3.1 Traffic

Victoria Road is a very significant traffic artery (see traffic report). It contains 4 plus moving lanes of traffic and bus lanes in this location.

Frank Street is a local road providing access to the College, Kennards and other industrial uses in College Street.

College Street provides local access to the industrial estate and to residential properties (east end).

Cycle opportunity is poor on Victoria Road because of high volumes of moving traffic but OK on College and Frank Streets where volumes and speeds are lower.

Pedestrian paths are weak on Victoria Road in spite of regular bus stops (2 on site frontage) with bus shelters actually interrupting footpath access.

Footpaths are not provided on Frank Street (south-east side) and intermittent only on north side of College Street. There is a strong, well landscaped footpath on the south side of College Street, built no doubt as part of the Enterprise Park development.

3.2 Access

Access to the subject site is currently:

- via Frank Street (to carpark for Fitness Centre) and to small upper industrial carpark
- via College Street to existing rooftop carpark



- via College Street to industrial buildings and parking (mid site)
- via College Street to eastern industrial/ crèche etc (opposite Orient Street)

4.0 Planning/Urban Form Controls

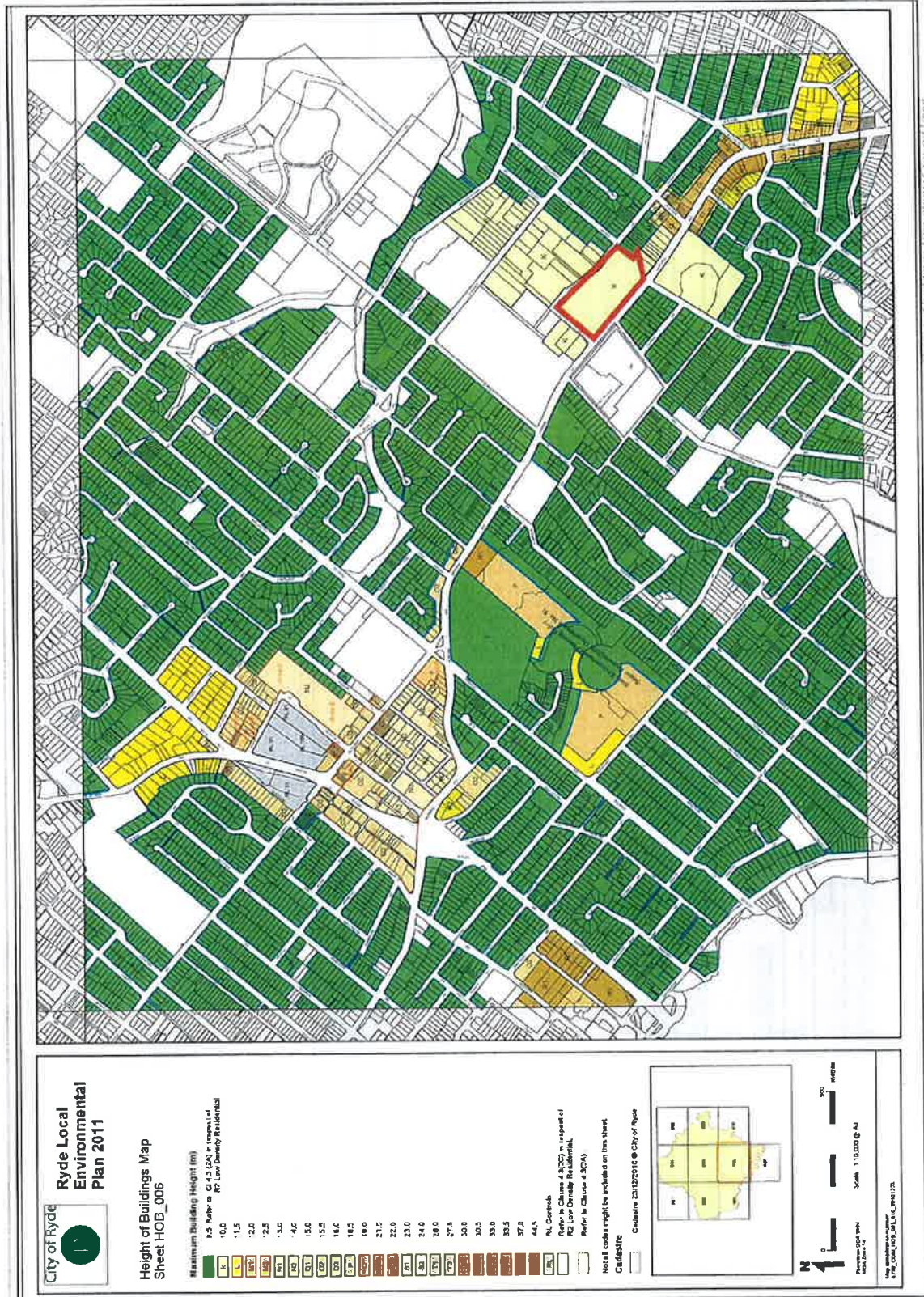
4.1 Background

A review of the site and context in urban design terms reveals the following:

- The site is a former quarry in a prominent location on Victoria Road.
- The site is quite visible when approaching from the west and highly visible when approaching from the east. Building form in the immediate vicinity of the site is that of large pavilions (e.g. College, Kennards Self Store, Swimming/Leisure Centre and Gladesview Business Centre) up to 3-4 storeys above Victoria Road.
- Victoria Road has no formal or continuous landscape treatment (tree planting) in this area.
- High traffic volumes and traffic speeds and poor footpath treatments provide poor pedestrian amenity in this area.
- The fact that Victoria Road is located approximately on a ridge line falling away to the north and south means that building heights of large floor plate buildings are problematic under the existing definition. Building height is not a critical issue for the site except at the eastern/College Street interface with residential development.

Council are proposing the following planning controls in their draft LEP 2011 which will have implications for the subject site as follows:

Land Use	Proposed Controls	Implications
IN2 – Light Industrial		Proposed land uses are generally acceptable for the subject site. Seeking additional land uses to be permitted including Hardware and Building Supplies, Garden Centre and Bulky Goods Retail.
Height		
The draft LEP proposes a building height across the site of 10m measured from ground level to top of building		This control has major implications for the site. The proposed 2 storey bulky goods building on parking could rise to 12-16m above Victoria Road, 20m above College Street and 28m above the ground level at the bottom the quarry. Thus, the building height (and method of measuring) will require revision in the LEP in order to permit such development. A significant implication of the proposed 10m height control (and definition) is that proposed buildings would sit largely below surrounding roads. The proposed road widening along Victoria Road will force removal of existing trees and expose a roof top view of development in the excavated quarry site. The 10m height control (and definition) will thus not lead to an improved streetscape.
Floor Space Ratio		
The draft LEP proposes an FSR of 1:1 for this site		Amendment to the 1:1 FSR is not proposed





**Ryde Local
Environmental
Plan 2011**

Land Zoning Map - Sheet LZN_006

Scale 1:10,000 @ A3
 Date: 20/01/16
 Drawn: J. H. H.

Zone

 R1 General Residential
 R2 Low Density Residential
 R3 Medium Density Residential
 R4 High Density Residential
 B1 Neighbourhood Centre
 B2 Commercial Centre
 B3 Medium Density Commercial
 B4 Business Park
 B5 Enterprise Corridor
 B6 Light Industrial
 B7 Medium Density Industrial
 B8 Heavy Industrial
 B9 Special Activities
 B10 Public Recreation
 B11 Private Recreation
 B12 National Parks and Nature Reserves
 E1 Environmental Conservation
 E2 Defence Matters

Cadastral

Cadastral

Consolidated 2012/2013 © City of Ryde

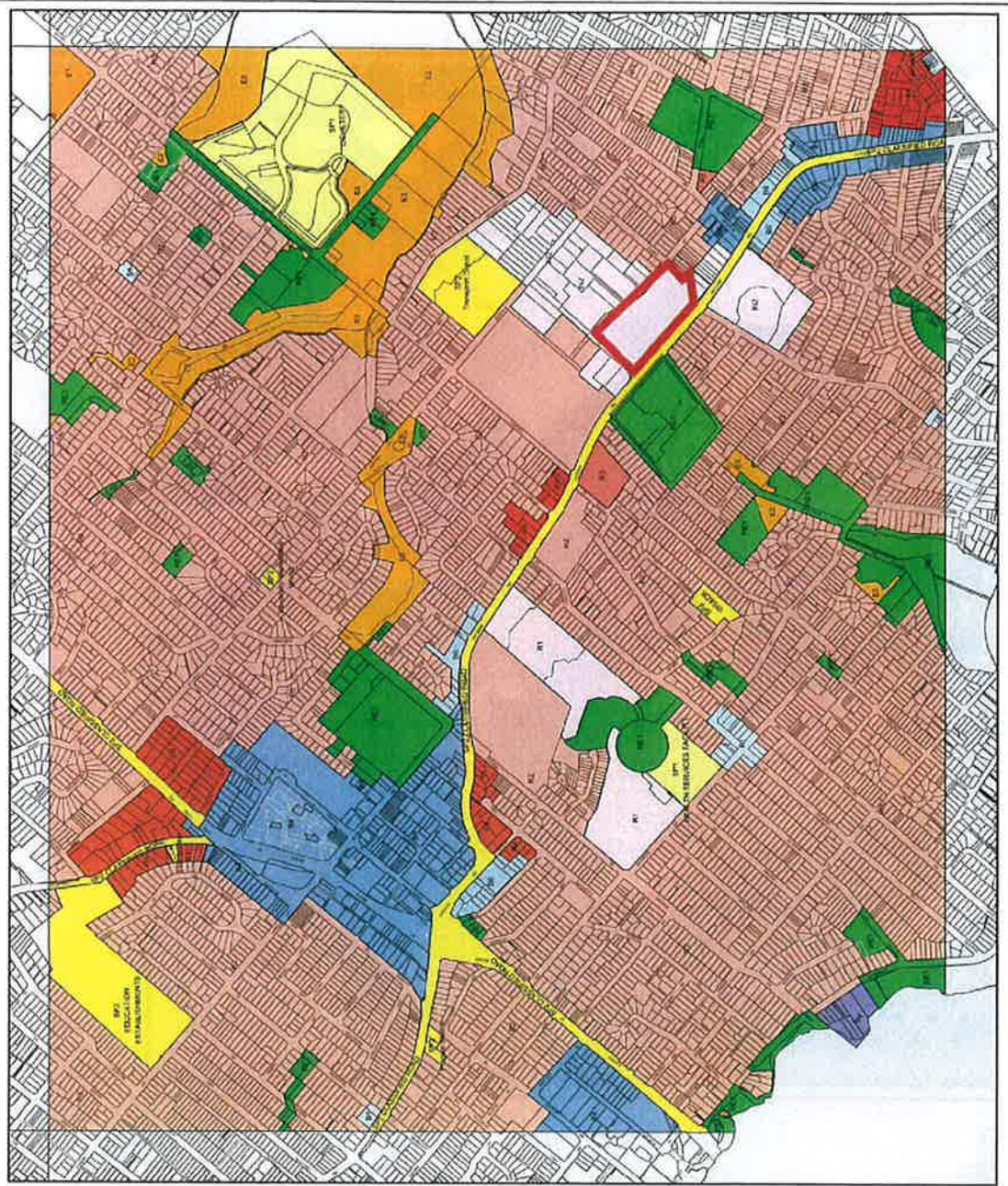
North Arrow

Scale

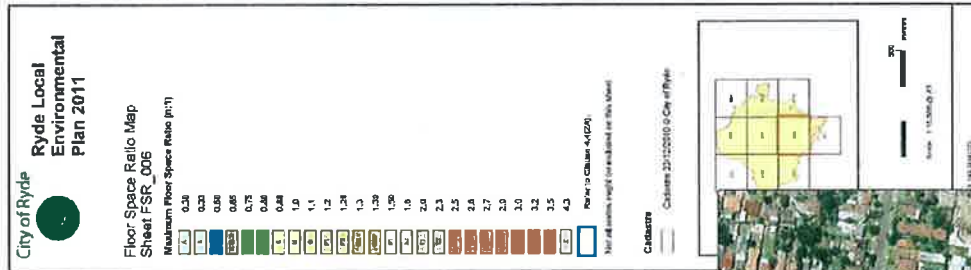
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Date: 20/01/16

Drawn: J. H. H.



Land Use IN2 = Industrial Land Use



4.2 Urban Design Issues

-
- The site plan illustrates the proposed development at 1000 Victoria Road. The central feature is a large red rectangular area labeled 'HEIGHT & BULK' on both sides, indicating the proposed building footprint. This area is enclosed by a dashed black line. To the north of this area, a 'Noise Buffer' is indicated by a wavy line and a red dashed arrow pointing towards the 'Residential' area. The site is bounded by 'COLLEGE STREET' to the west, 'FRANK STREET' to the south, and 'VICTORIA ROAD (HEAVY TRAFFIC)' to the east. A 'Car Wash' is located on Victoria Road. The surrounding context includes 'Industrial' and 'Playing Fields' to the west, 'Residential' to the north, and 'Commercial' to the east. A 'Kennards' site is located to the south of Frank Street. A legend in the bottom right corner defines 'Existing Access' with a red dashed arrow and 'Proposed Access' with a black dashed arrow. The plan also shows 'Existing Tree Planting' along the streets and 'Issues' related to 'Address / Pedestrian Access' on Victoria Road.

ISSUES

B. PROPOSED DEVELOPMENT

Refer to Architectural Concept Plans prepared to assist in understanding future built form outcomes for the site.

5.0 Building Height

There are a variety of ways to define building height. These include:

- from natural ground level (as at a certain time or reference map) Not applicable in this context.
- from existing ground level (as applicable in Ryde instruments)
- to R.L. which specifies level of top of building

These definitions have benefits and dis-benefits.

The problem with the current definition in this particular case is that height will generally be measured from the bottom of the hole, thus creating real difficulties with street presentation.

The proponent in this case seeks to address Victoria Road with a generous two storey bulky goods building up to 14m high when measured from Victoria Road built over parking and warehouse storage (in the excavation).

This will be stepped down towards College Street to remain in context with existing 2-3 storey building forms in that street.

Note that:

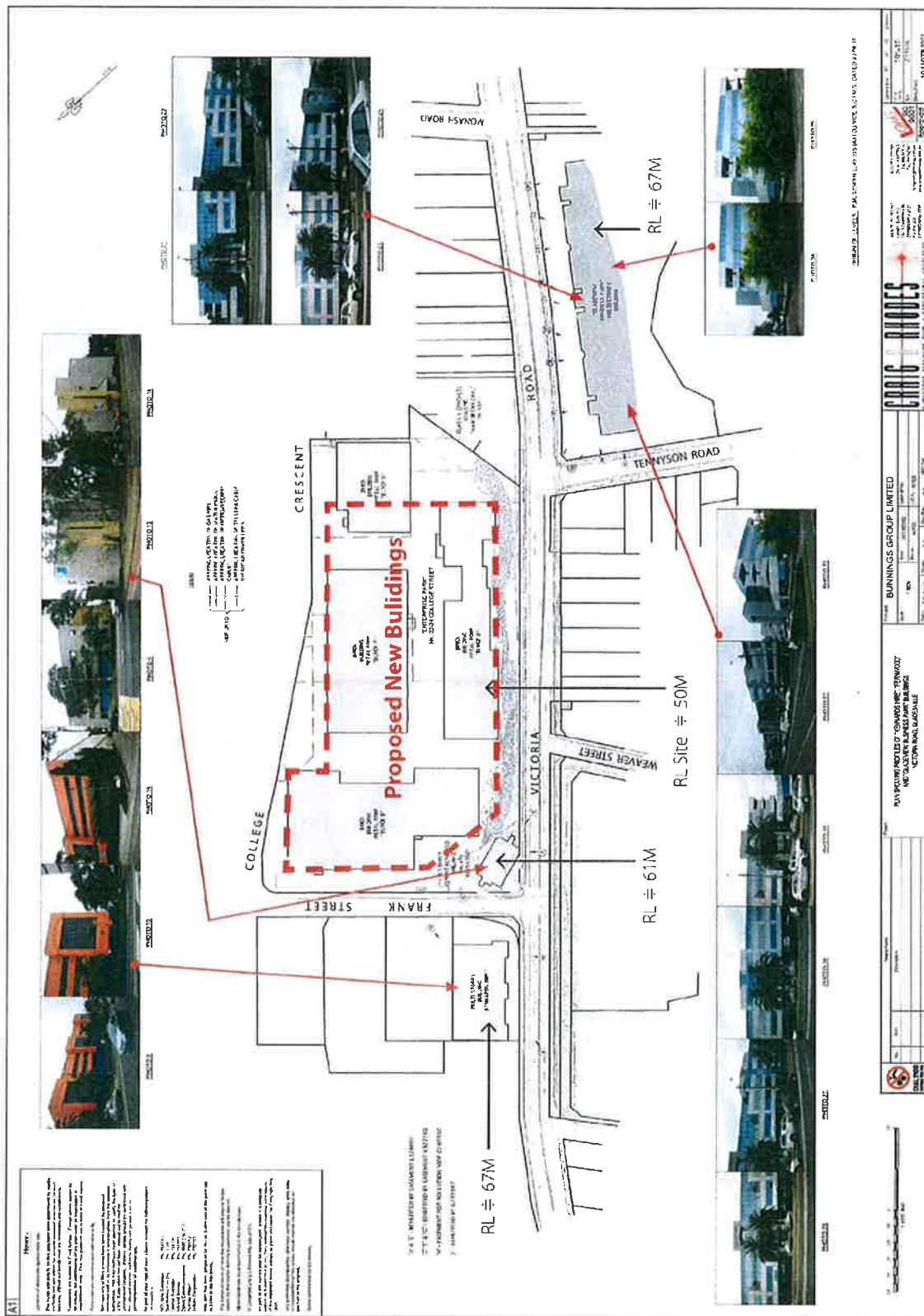
- Under different definitions the proposal would be compliant, part compliant, or non-compliant
- There are a number of similar height buildings in this section of Victoria Road including
 - > Holy Cross College (elevated 3 storey plus building)
 - > Kennards (3-4 storey)
 - > Fitness Centre (3 storey)
 - > Gladesville Business Centre (3-4 storey)
 - > Leisure Centre (2 large storeys) but below Victoria Street level
- The Gladesville Town Centre (east of Monash Road) permits building heights of 19m for mixed use development.
- There are no particular areas where the proposed building height will have any significant impacts. Impacts are as follows:
 - Public domain – overshadowing of Victoria Road (which is rarely used by pedestrians)
 - Partial early morning overshadowing of Frank Street (which has no footpaths on east side)

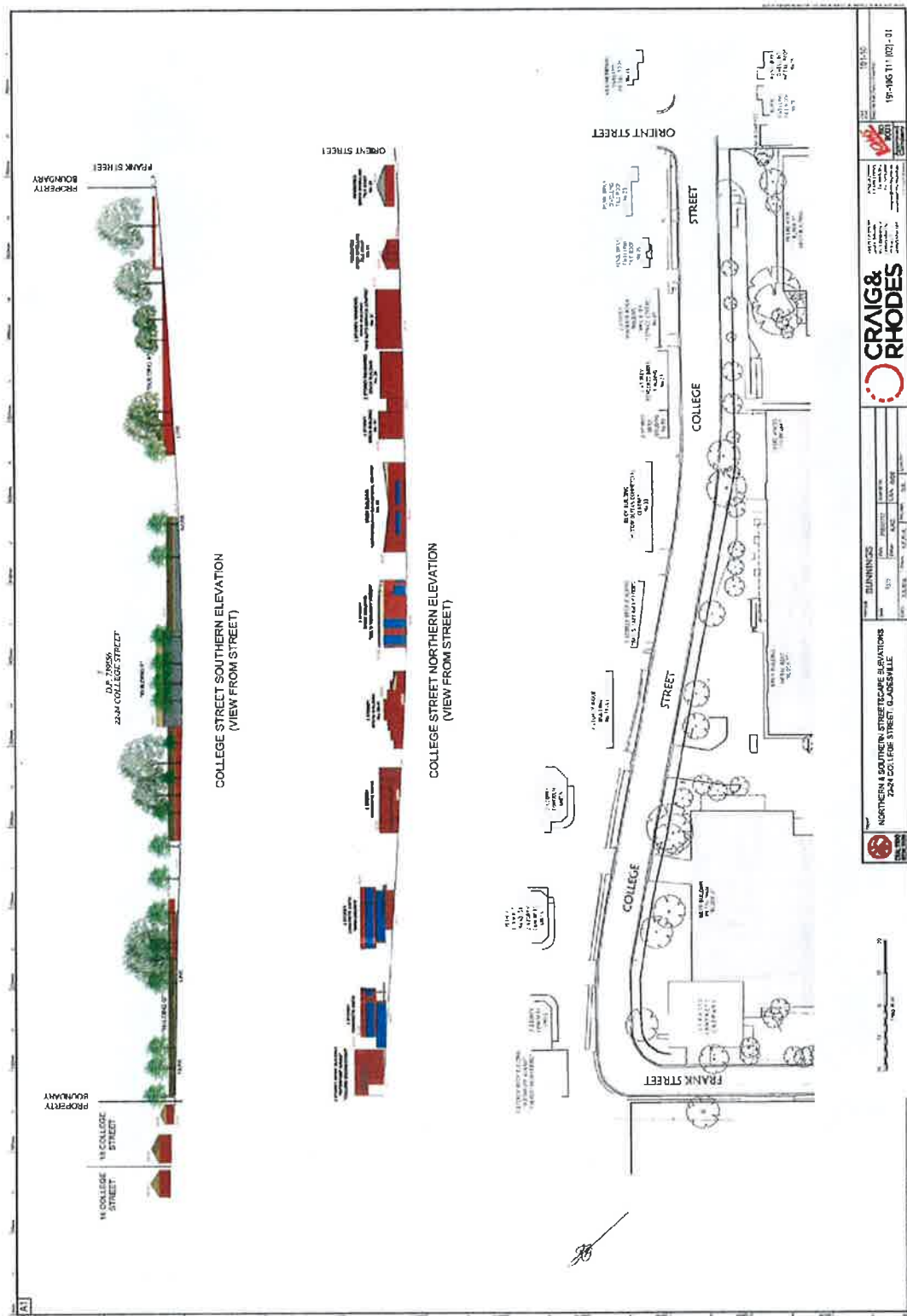
- No overshadowing of College Street... as development is south of street and set back

- Negligible overshadowing of adjacent residential development to the south-east due to step down, setbacks, landscape buffering and orientation of residence. Note also that an existing substantial industrial building exists adjacent to the residential boundary.

It should be noted that, in reality, whatever definition is applied is largely irrelevant. The simple fact is that the proposed building:

- Will not be out of context with other existing buildings on Victoria Road
- Will not cause any significant impacts due to height or bulk on either the surrounding public domain or on neighboring development
- Will enable a major new development to be located in Gladesville in a location which will support local employment and the local economy.





THIS PLAN INDICATES WHERE THE FOLLOWING SECTIONS ARE LOCATED WHICH DERIVE THE BUILDING ENVELOPE HEIGHTS

- Reduction of impact of building bulk and mass of Bunnings and bulky goods buildings
- This to be detailed in Development Application.

- Reduction of impact of building bulk and mass of Bunnings and bulky goods buildings by articulation of form, by greening of vertical surfaces and/or artwork screening or similar.
- This to be developed in the final Application.

- Reduction of impact of building bulk and mass of Burnings and bulky goods buildings by articulation of form, by greening of vertical surfaces and/or artwork screening of similar.



5.1.3 The Derivation of Building Heights

Building Heights (max) have been derived for the site specifically because of its unusual circumstance (excavated below surrounding road levels which provides difficult problems with definitions).

Maximum Height levels have been established at all frontages/site boundaries and then extrapolated back into the site in the following manner.

Victoria Road (Section A)

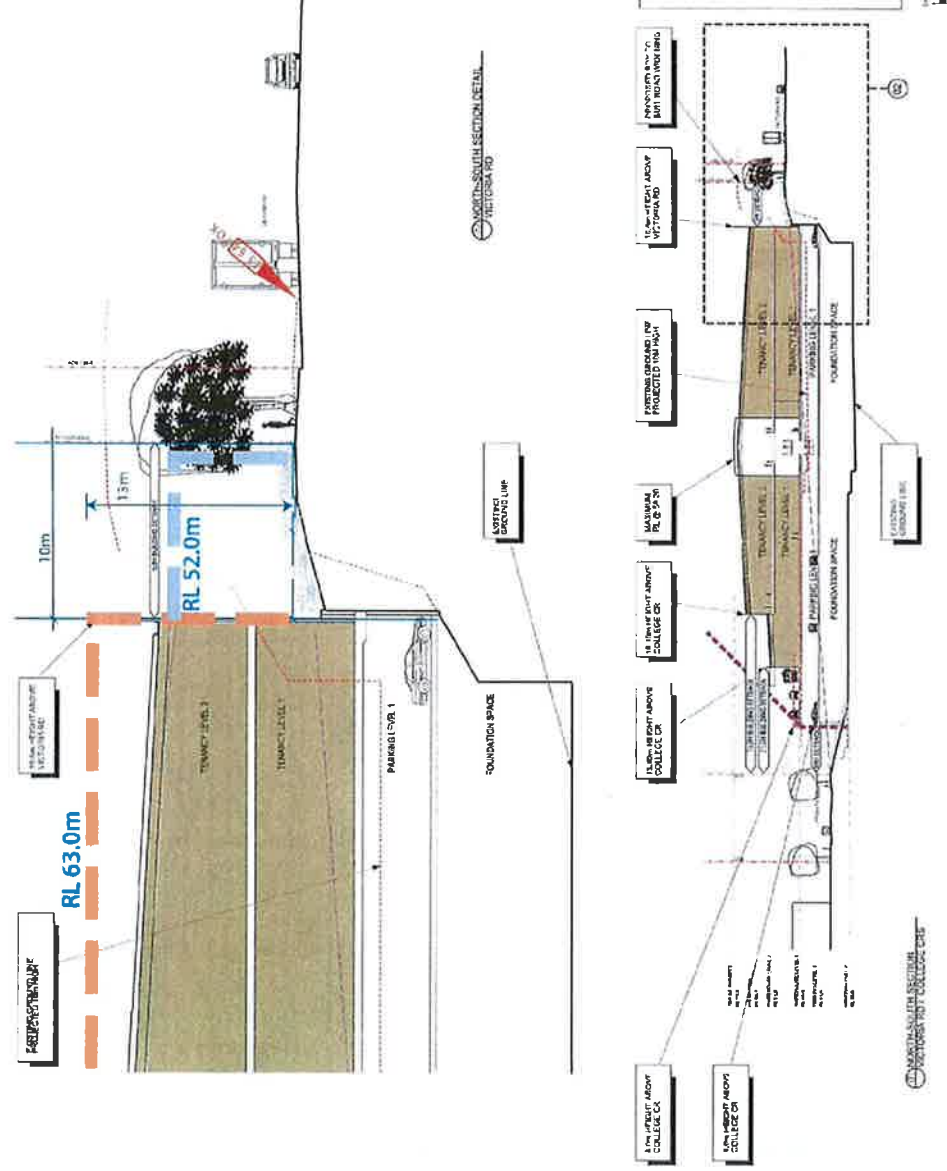
Maximum height to Victoria Road is established at 63m (ie. 13-14.5m above Victoria Road frontage). This is based on the fact that there are numerous precedents for heights of 14m to 17.5m along this section of Victoria Road including:

- Kennards 14.5-17m at eastern end
- Fernwood fitness Centre 10+m
- Gladesview Business Park 16m
- Gladesville T.C. 19m east of Monash

This permits 2 x 6m floors to Victoria Road plus an appropriately sloped roof structure.

Note also: That Victoria Road has been widened 3m to accommodate bus lane and new minimum setback line is 5m from the new site boundary.

Section A



Frank Street (Section B)

Frank Street is a short street which contain the following buildings:

- Kennards (17m)
- Other industrial ('0+ m)
- Fernwood Fitness Centre (10+ m);

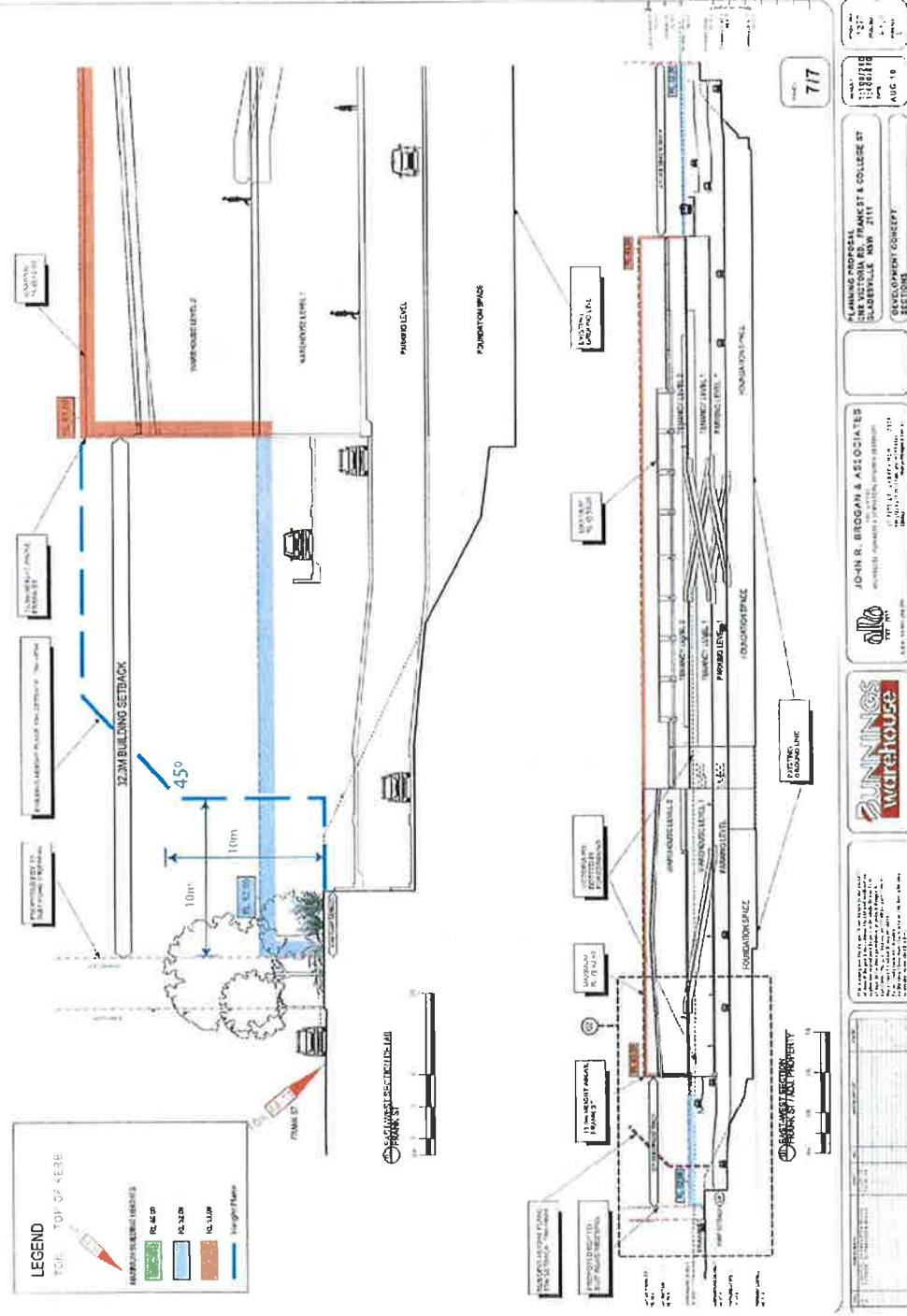
The site is partially screened by an informal grouping of eucalypts and then drops away into the excavated area.

The height from Frank Street is derived as follows:

- A 10m height limit above Frank Street at a 10m setback line
- A subsequent 45° height plane from this point until connecting with the height above Victoria Road.
- The RL 52.0m line established on College Street wraps around Frank Street with a significant setback (32m).
- The taller building height RL 63.0m is set back a minimum of 30m from Frank Street.

This falls well within the height plane and can be further detailed in DCP.

Section B



College Street (Section C)

College Street is an industrial street both sides from the intersection of Frank Street to the rear of the residential properties fronting Orient Street.

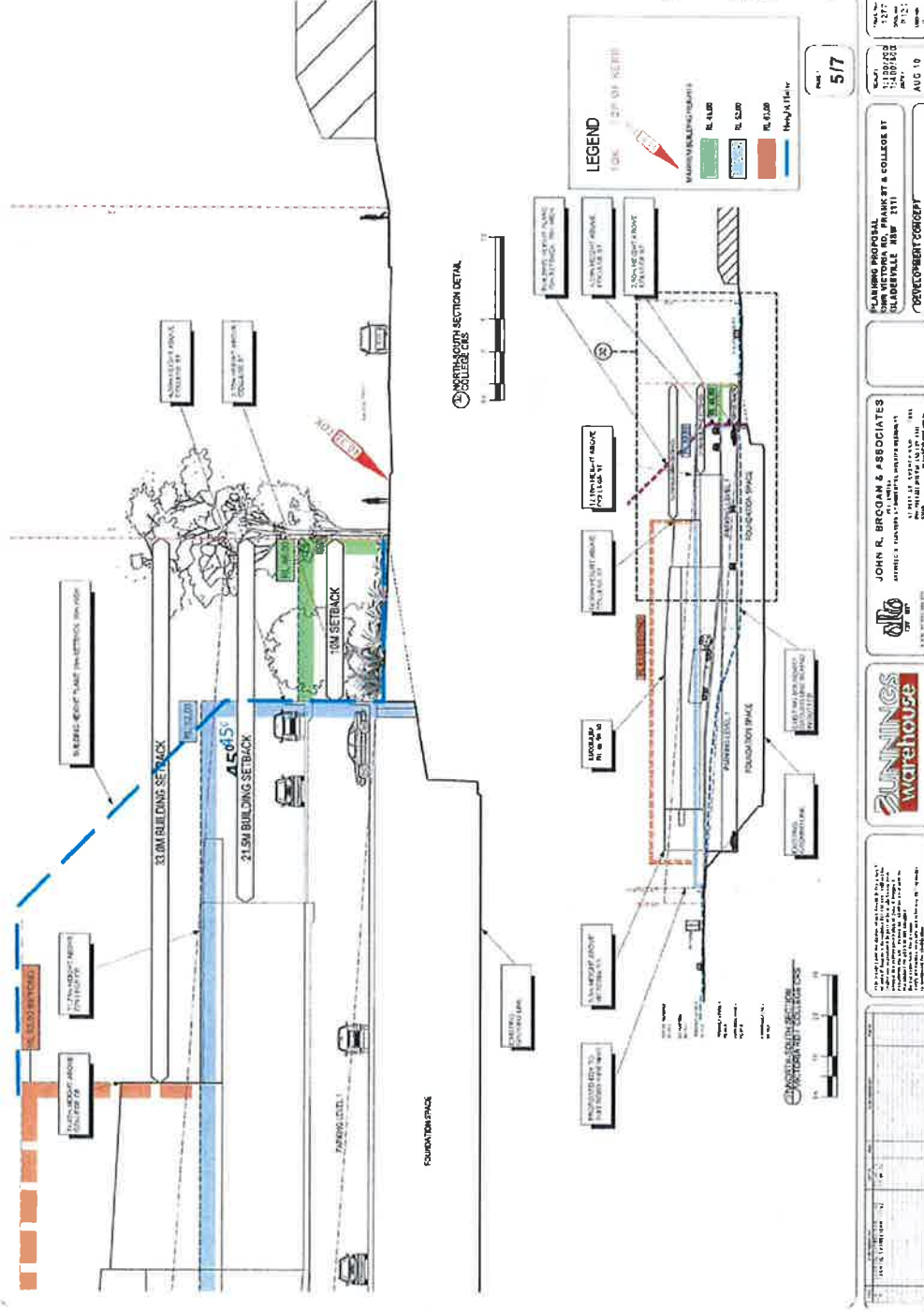
The subject site currently presents well with landscaped verge tree planting, and attractive fence/hedge to College Street.

Maximum Building Height along College Street is derived as follows:

- 10m max height above College at a 10m setback (RL 53.0m) and then a 45° height plane connecting with the max height control above Victoria Road (RL 63.0m) This will reduce building height and mass to College Street and permit a deep soil planting strip of 5-10m to facilitate screen planting of large growing trees

Note that RL 46.0m building height at north east corner of site will permit small structures and site works within the setback to a height of approximately 6.0m. This will be further detailed in site specific DCP and subsequent DA's.

Section C



5.1.4 Summary

The maximum building heights for the site are proposed below being RL 63.0m and RL 52.0m. These are the maximum building heights permitted in these areas. A small area (setback 10m) of maximum height RL 46.0m is included along College Street (east end only) and the eastern residential boundary (to protect residential amenity).

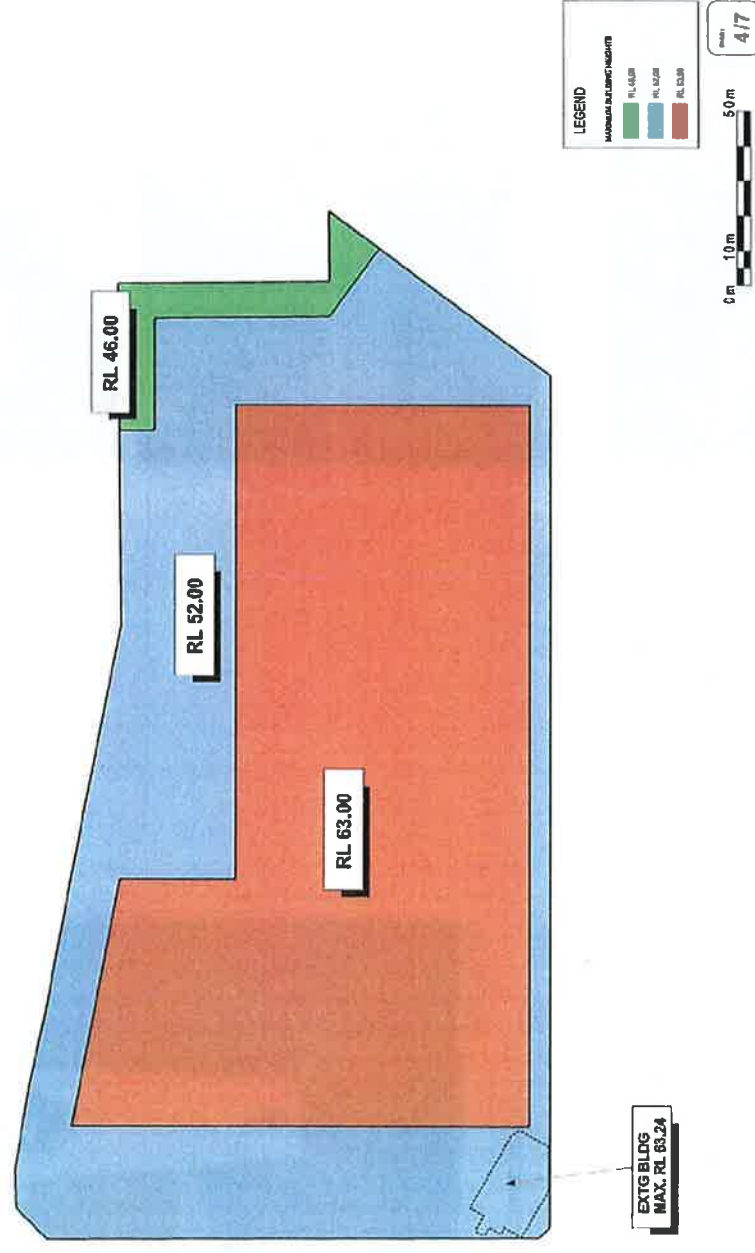
A site specific DCP will further regulate building setbacks, site access points, driveway locations and landscaped/screened areas.

This building height plan is derived from the following:

- i. A 12-15m maximum height to Victoria Road (RL 63m max)
- ii. A 10m height limit at a setback of 10m from College Street (RL 52m) and a 45° height plane thence extending to the higher RL 63.0m level.
- iii. The continuation of this 52m height limit around the corner into Frank Street
- iv. A 10m deep height limit of RL 46.0m along the eastern residential boundary and fronting residential properties on College Street, then within the height plane a maximum height of RL 52 extending 35m into the site to meet the Victoria Road level of RL 63.

The building height plan measured in RL (Relative Levels) is attached.

MAX. BUILDING HEIGHTS TO BE FURTHER DETAILED WITH SETBACKS IN DCP



5.2 Activation of Victoria Road

Although all parking will be onsite, the proposal will desirably provide an activated street edge to Victoria Road with improved footpaths and excellent public transport access via 2 x bus stops (one at either end of the site).

The Bunnings store and the other bulky goods retail stores will provide pedestrian entries and display windows to Victoria Road thereby animating the activating the pedestrian experience

5.3 Focal Points / Landmarks

The site is quite highly visible as one approaches from the west. From the bend and rise in front of the Holy Cross College, the proposed building will be partially visible behind the Fitness Centre and Kennards Self Storage.

Travelling west, the site is highly visible from about Monash Road and in front of the Gladesview Business Park complex.

The proposal will also be highly visible from the intersections of:

- Frank Street but behind the fitness centre
- Weaver Street where the Bunnings store will be highly visible when exiting Weaver Street onto Victoria Road
- Tennyson Road opposite where the vehicular entry is proposed at the site boundary with the car wash.

These points should be considered in the context of building design and how the building may strengthen the streetscape and the sense of place.

5.4 Softening Mechanisms

The attached images display ways in which softening mechanisms can be employed to reduce/soften impact of bulky buildings and create interest to the street. These techniques may include graphic screens walls, green walls and/or display windows.

Lower Elements

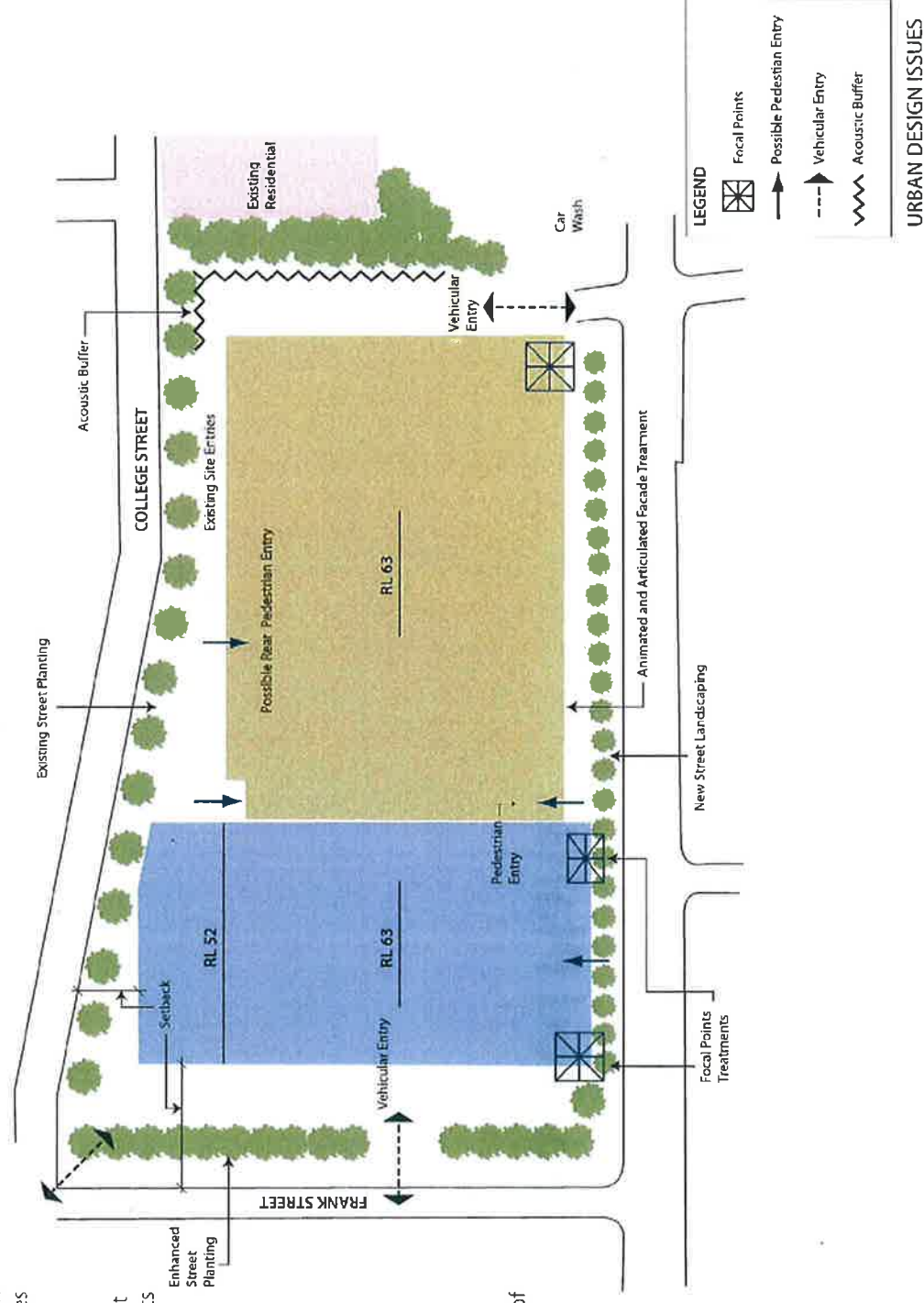


Potential Screen Mechanisms

6.0 Conclusions

The proposed building will be acceptable in Urban Design terms if the following principles apply

- Height 12-15m above Victoria Road.
- Height in the order of 10m above adjacent footpath levels in Frank and College Streets (then stepped back to meet the height above Victoria Road).
- Reduced height (RL 46m max) in proximity to residential areas on eastern/north eastern boundaries.
- Strong landscape treatment to verge and/or setback areas as shown.
- Pedestrian entry/entries to Victoria Road.
- Activation/interest to pedestrians on Victoria Road.
- Reduction in bulk/massing to Frank and College Streets (by setback and break up of building form/mass).
- Creation of design interest to facades (particularly fronting Victoria Road).
- Creation of acoustic buffer to residential properties on College Street.
- These matters to be explored in detail in the Development Application (DA).



Bunnings Group Ltd

Proposed Plans

