

URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN

LANDSCAPE
GRAPHIC DESIGN
PROJECT MANAGEMENT

mode



URBAN DESIGN ANALYSIS

CONTENTS

Introduction	5
Location	7
Context	9
Overshadowing	15
Building Envelope	17

Appendix;
Adjacent Site: Wollongong St
Adjacent Site: Bonar St



INTRODUCTION

This report has been prepared to support a planning proposal for the development of the subject property known as 10 Martin Avenue and 47-49 Bonar Street, Arncliffe.

The purpose of this document is to present development opportunities within the context of the Rockdale Development Control Plan.

It is the intention of the Village Building Company, who propose to develop the site to endorse and support the intent of the Rockdale City Council in their endeavours to “enhance the City’s primary centre”.

In support of the above project, the following urban design context report seeks to identify the key context design influences on the subject site its environs and particularly the area known as the Bonar Street Precinct as identified in the Rockdale Development Control Plan 2011.

The report addresses this task through an analysis of the existing conditions within the study area; consideration of the state and local policy context within which all existing and future development will take place; and explanation of proposed principles that will present the development within dynamic context of the Bonar Street Precinct.

Through consideration of the proposed development opportunities against a series of context and design principles, the report aims to develop an understanding of the critical contextual design issues faced by the development site, and to formulate a series of key initiative as a vision that will support a desirable outcome and provide a positive impact in the public realm, and become a potential benchmark for on-going development within the area.



LOCATION

Location plans and boundaries

The subject site contains two deliverable elements, a developable portion and a portion that must be provided as public open space as a park & a 'Central square'.





BUILDING TO ADDRESS THE VIEW TERMINATION ON THE INTERSECTION & CORNER

DEEP SOIL PLANTING TO ALLOW LARGE SCALE PLANTING

GROUND LEVEL ENGAGEMENT WITH THE CENTRAL SQUARE & PARK

CONTEXT

1



2

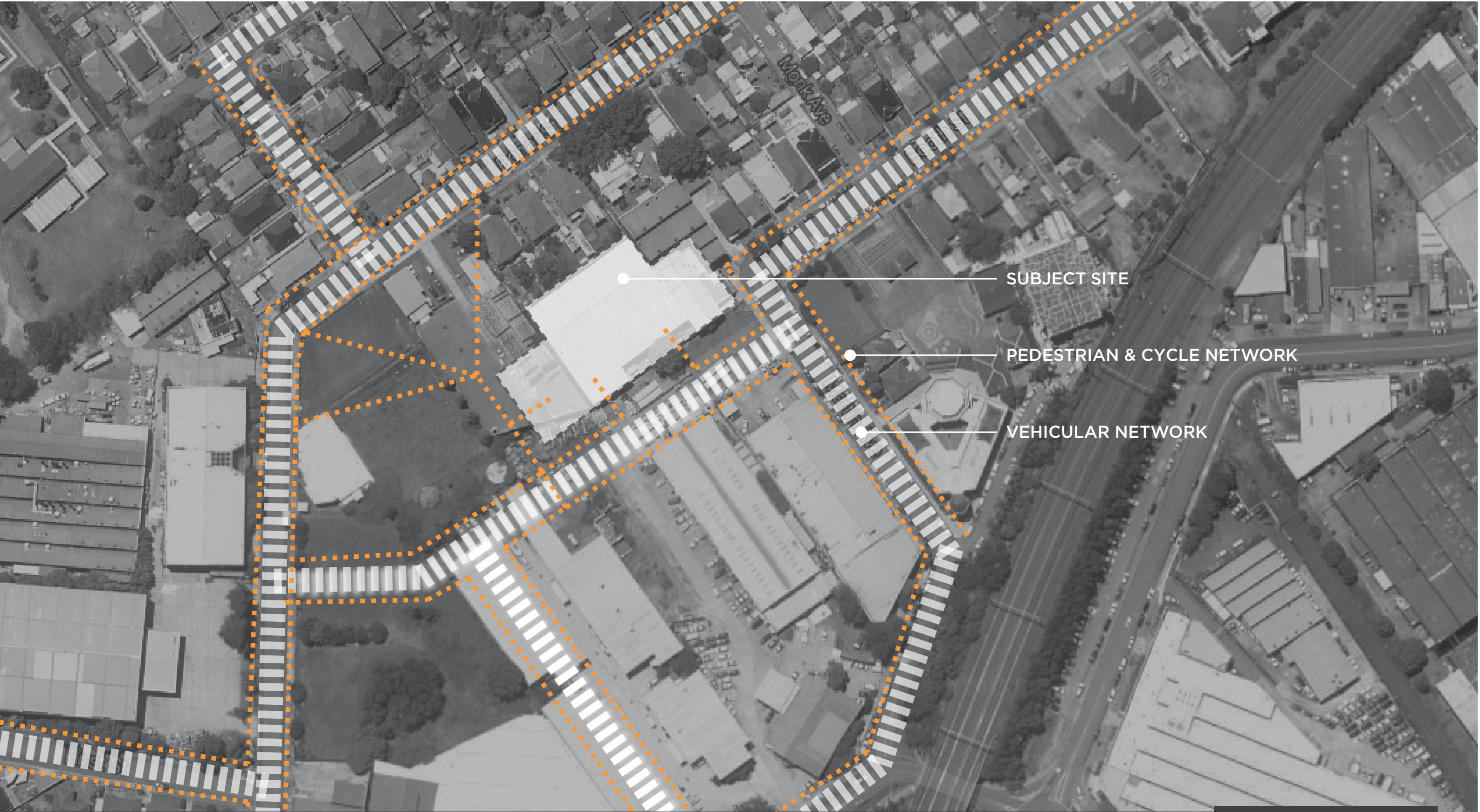


3



4





CONTEXT

Networks

VEHICULAR / PEDESTRIAN / CYCLE

The additional roads provide a modified grid network ensuring that there are adequate opportunity for options in vehicular circulation, minimising the creation of rat runs and bottleneck streets.

The pedestrian and cycle networks provide links to Arncliffe station as well as offering new opportunities for commercial uses and new open spaces.

PRINCIPLES OF DESIGN

The following Design Quality Principles are taken directly from State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Buildings.



“Good design responds and contributes to its context.”

Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.



“Good design achieves an appropriate built form for a site and the building’s purpose, in terms of building alignments, proportions, building type 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.



“Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.”

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and reuse of water mechanical services, soil zones for vegetation and reuse of water.



“Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.”

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.



“Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).”

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.



“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.”

Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by co-ordinating water and soil management, solar access, micro- climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours’ amenity, and provide for practical establishment and long term management.



“Good design provides amenity through the physical, spatial and environmental quality of a development.”

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



Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.



“Good design optimises safety and security, both internal to the development and for the public domain.”

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.



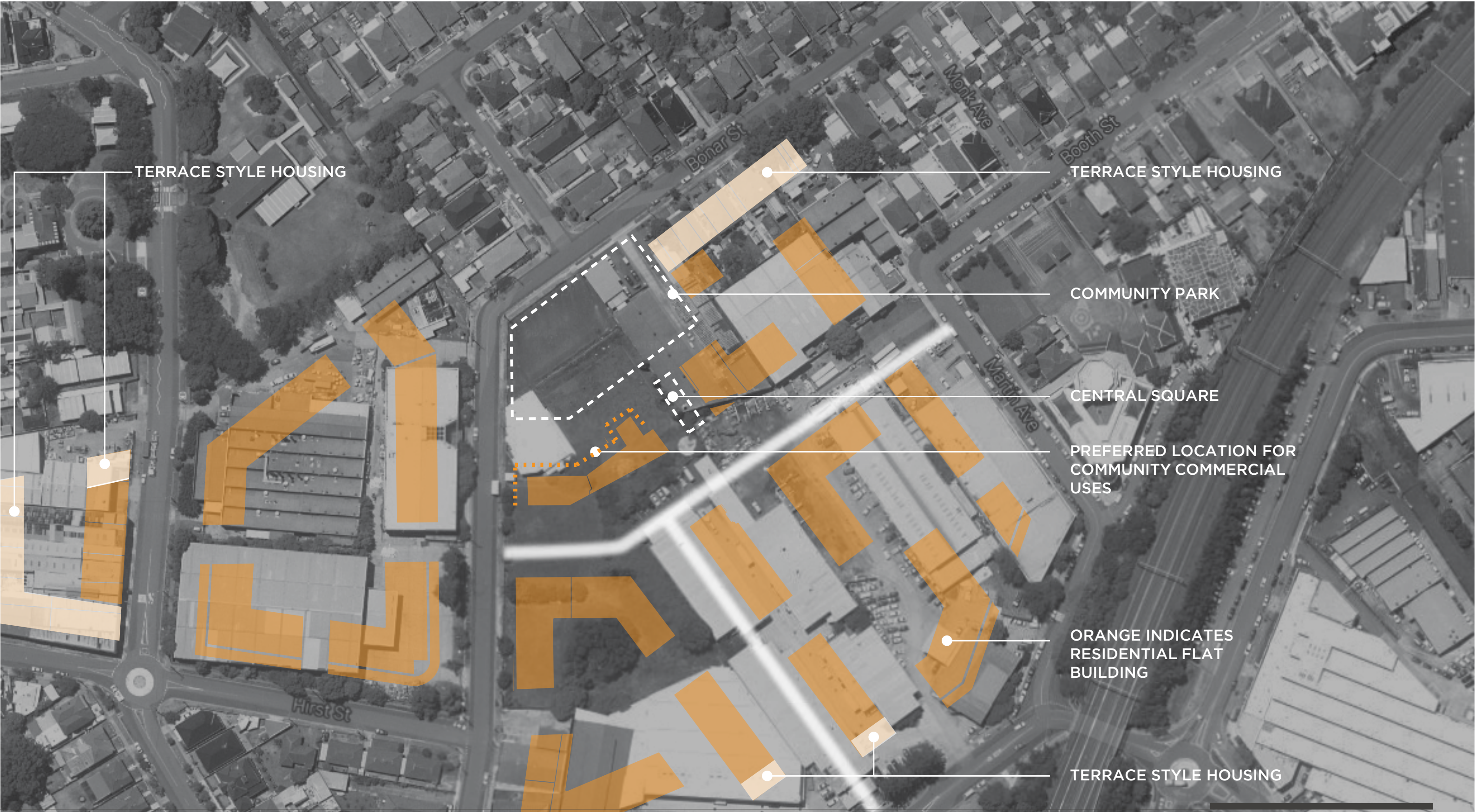
“Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.”

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

CONTEXT

Precinct Plan



CONTEXT

Local Environment Plan

The subject site is within the Bonar Street Precinct as identified in the Rockdale Development Control Plan 2011.

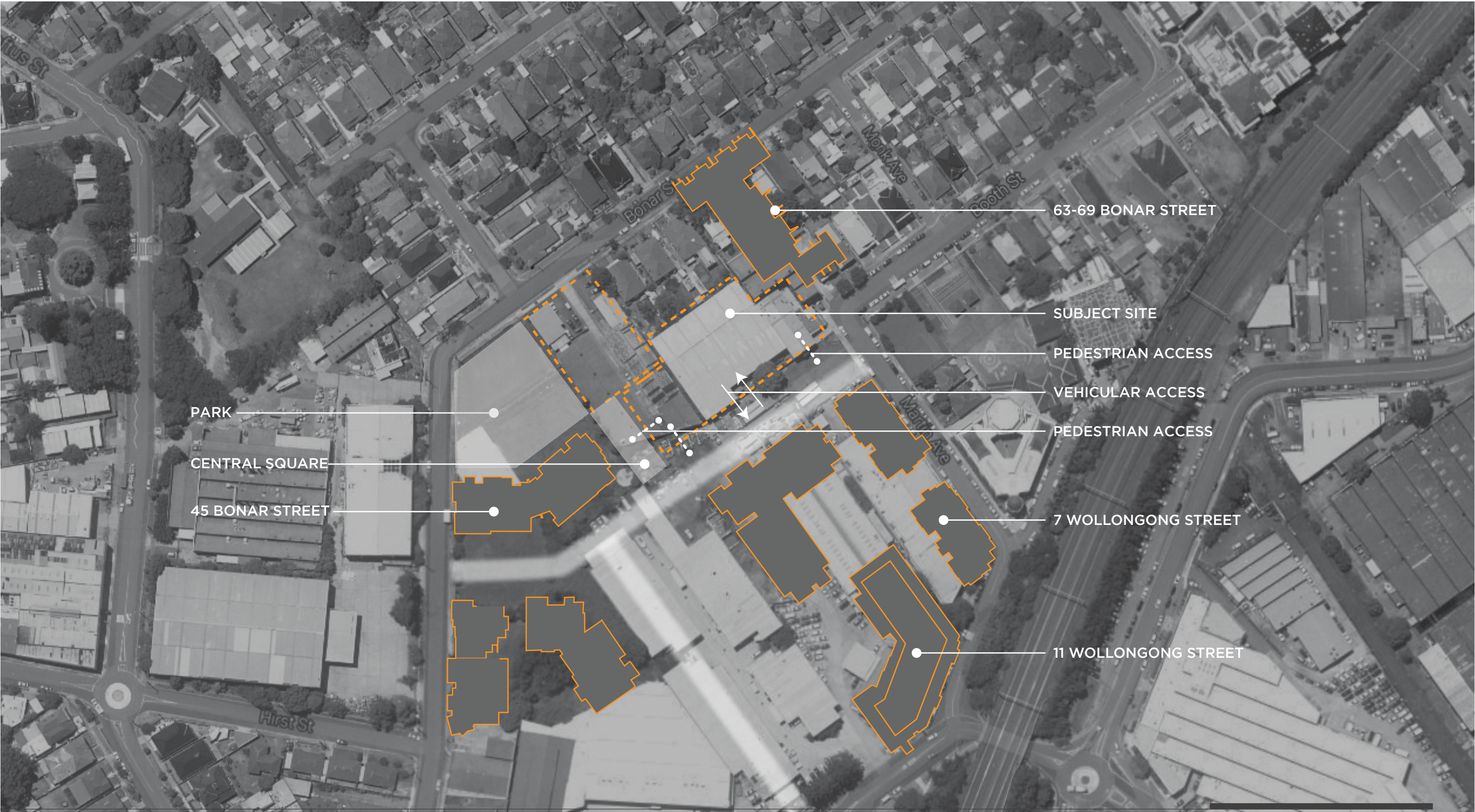
The precinct proposes a number of dynamic changes to the existing (industrial) fabric of this area with a primary emphasis on staged transformational change into a medium to high density residential precinct.

The precinct plan identifies areas to be redeveloped as open space, public roads and areas of active frontage.

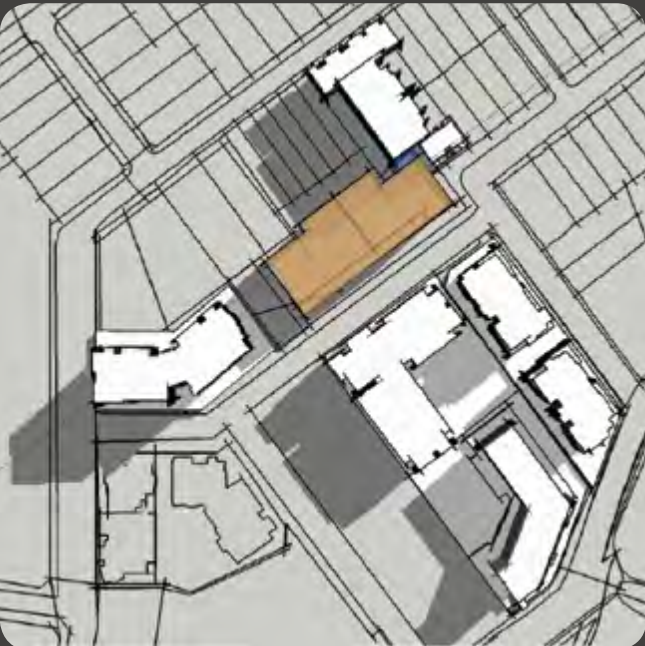
This diagram proposes built form opportunities that may be possible subject to site amalgamation, and particularly emphasise where there is a preference for the built form to address key frontages and corners.



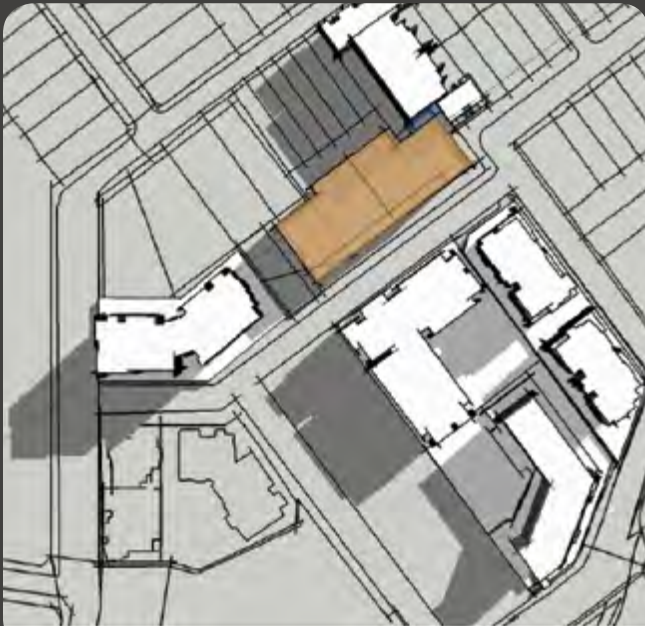
The existing LEP Floor space ratio



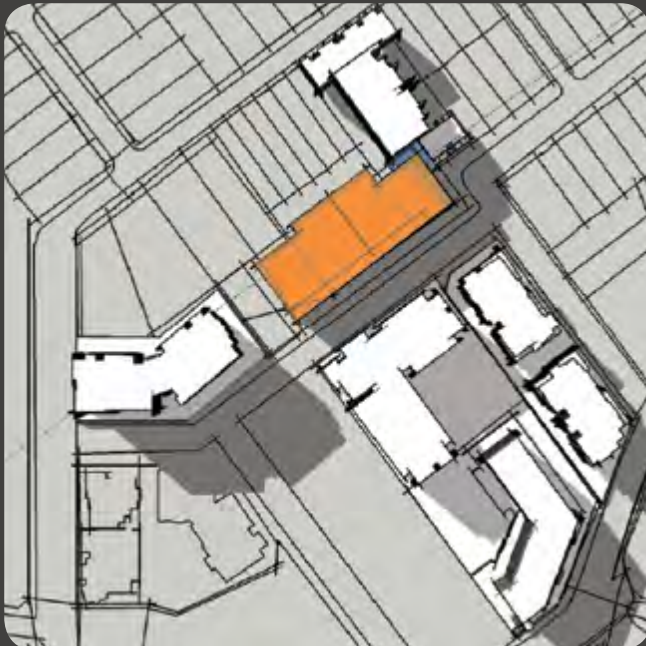
OVERSHADOWING



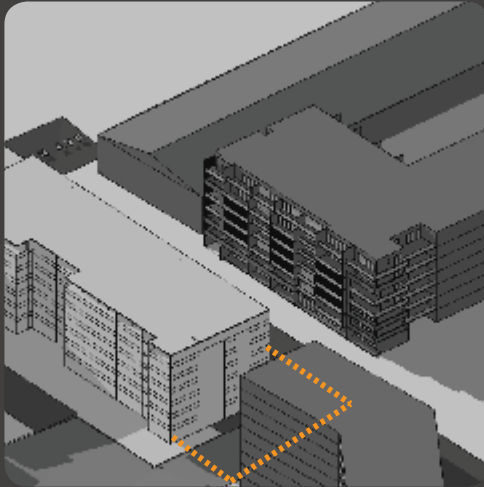
9am, 22 JUNE



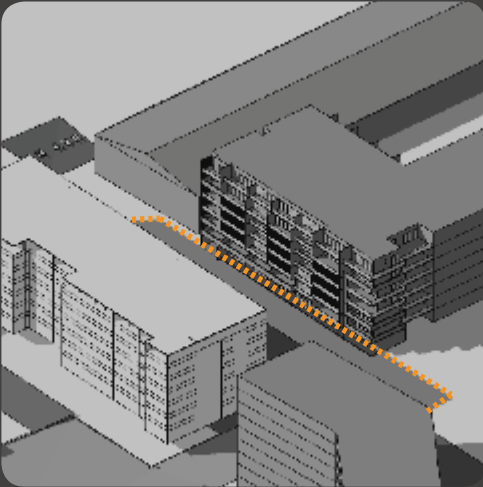
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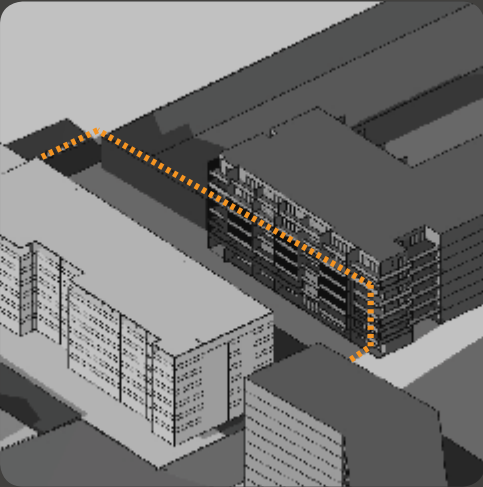
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9am, 22 JUNE

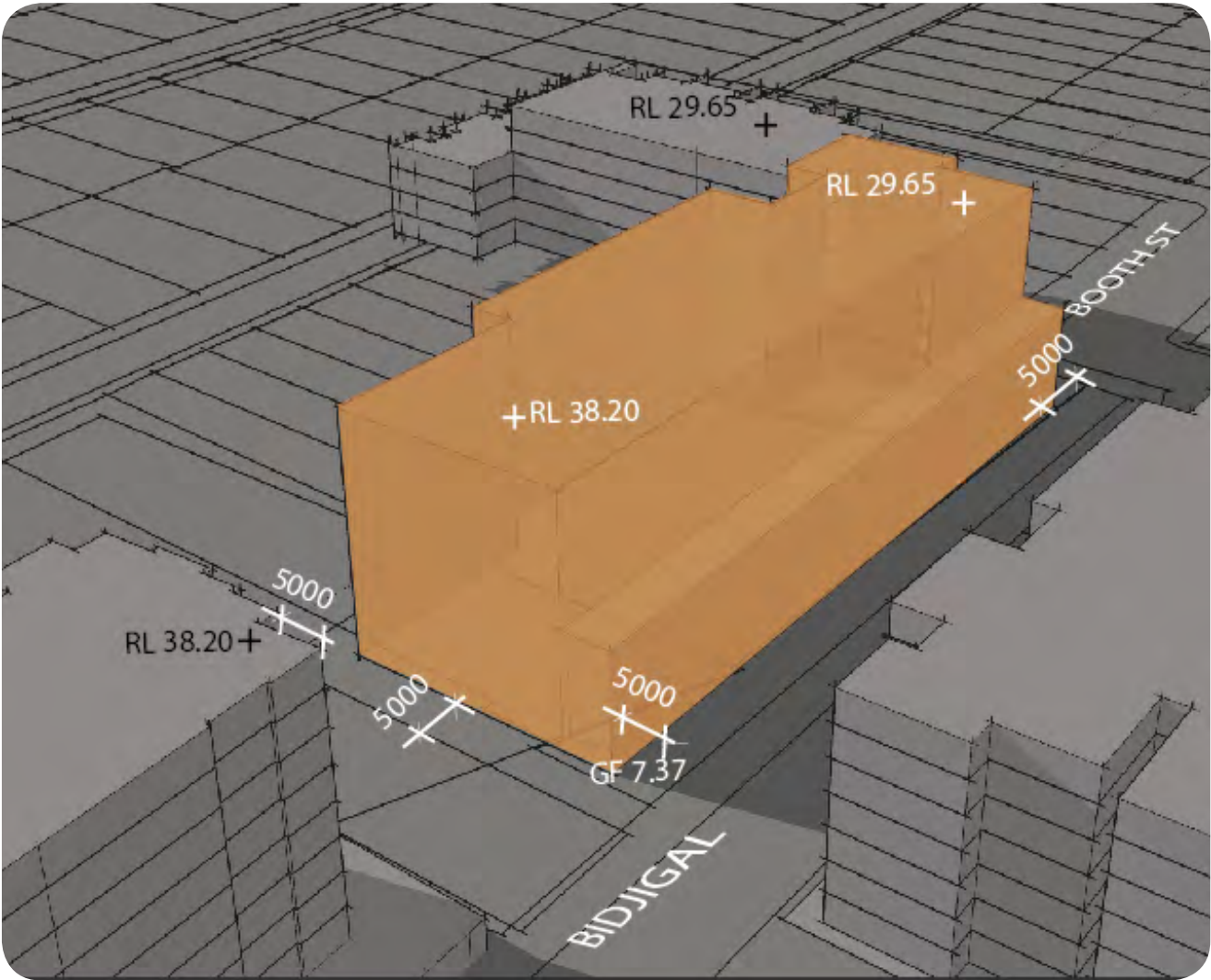


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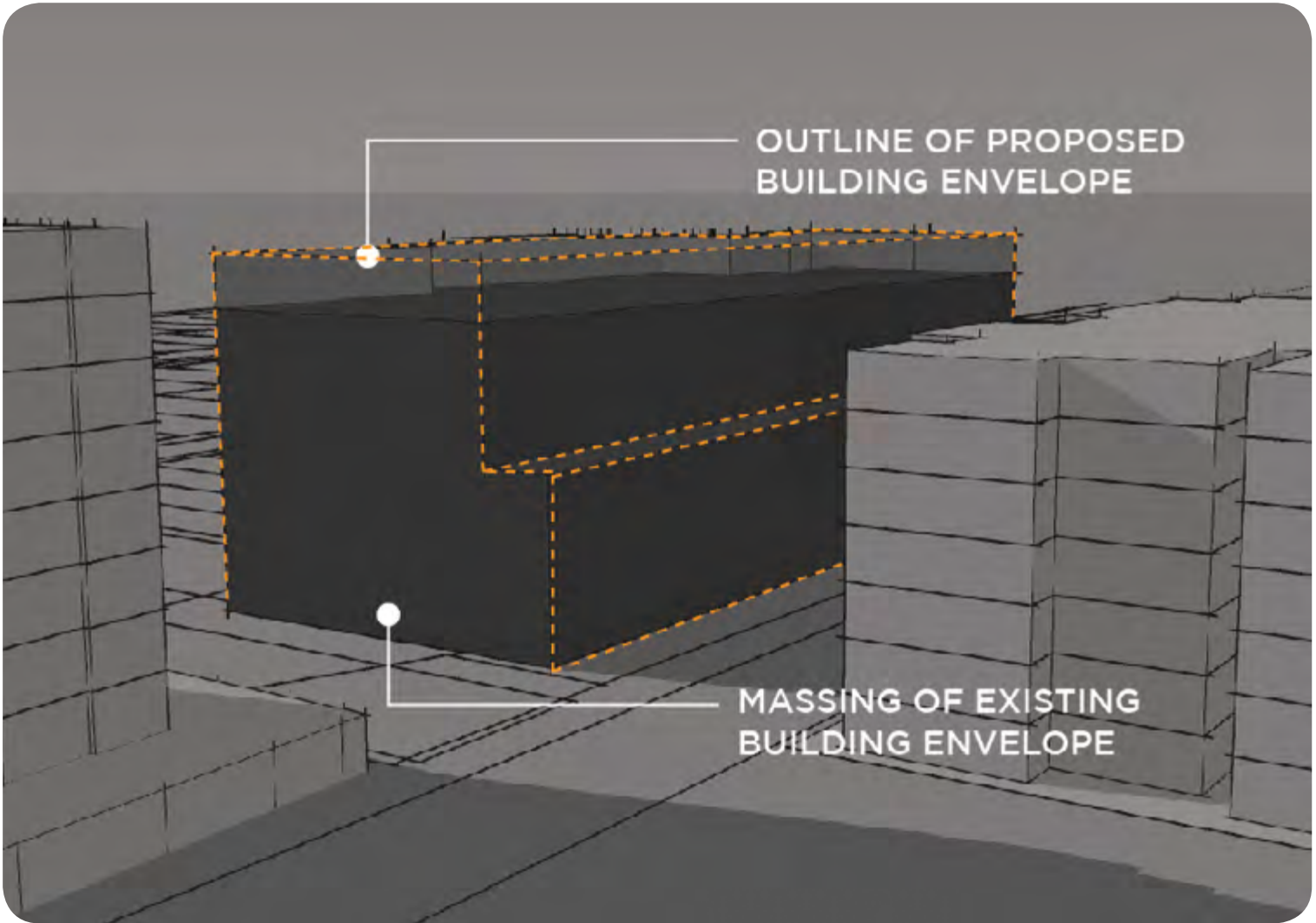


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6 BIDJIGAL BALCONY SHADOWING

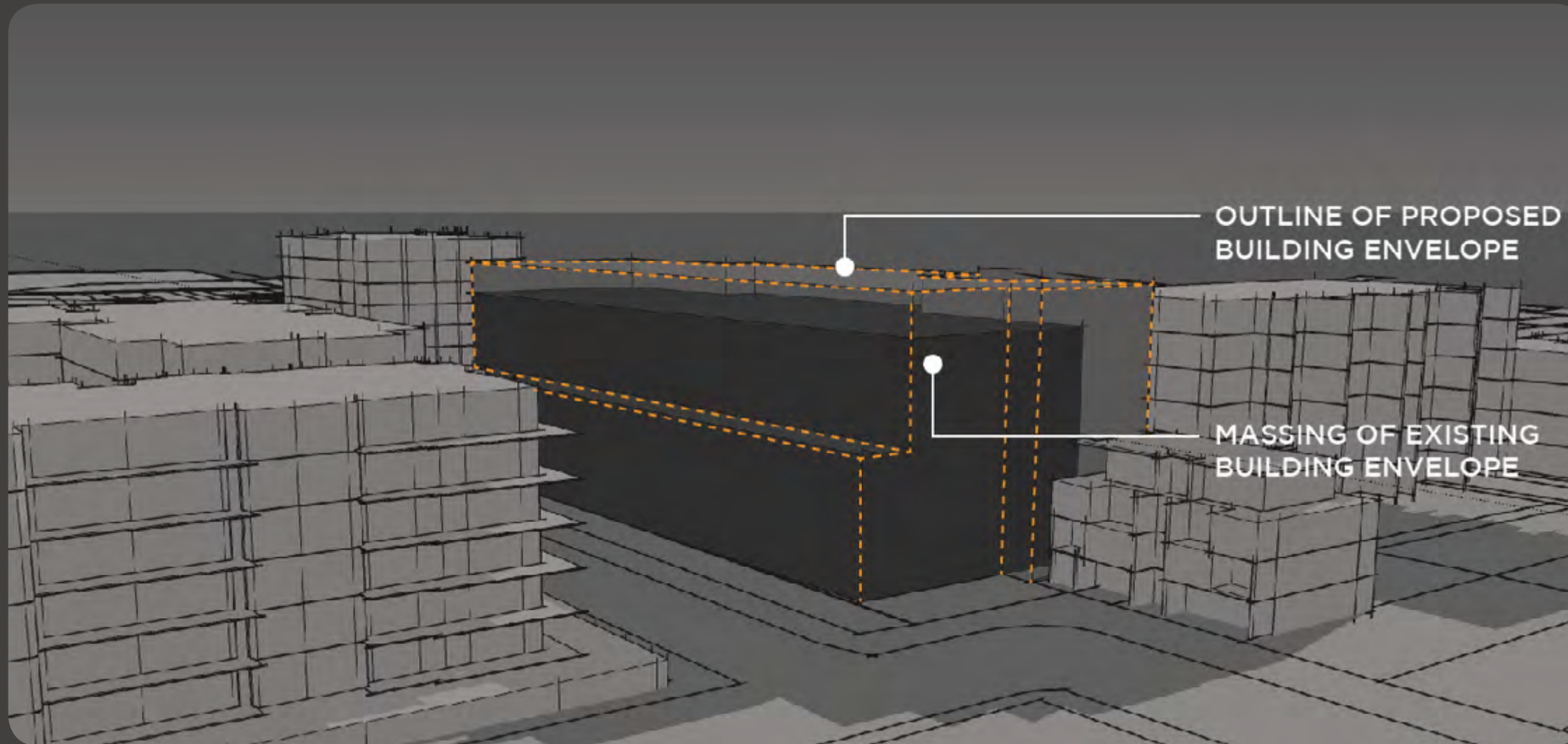


BUILDING ENVELOPE; SETBACKS AND
RELATIVE LEVELS



BUILDING ENVELOPE; EXISTING AND
PROPOSED OUTLINES

BUILDING ENVELOPE

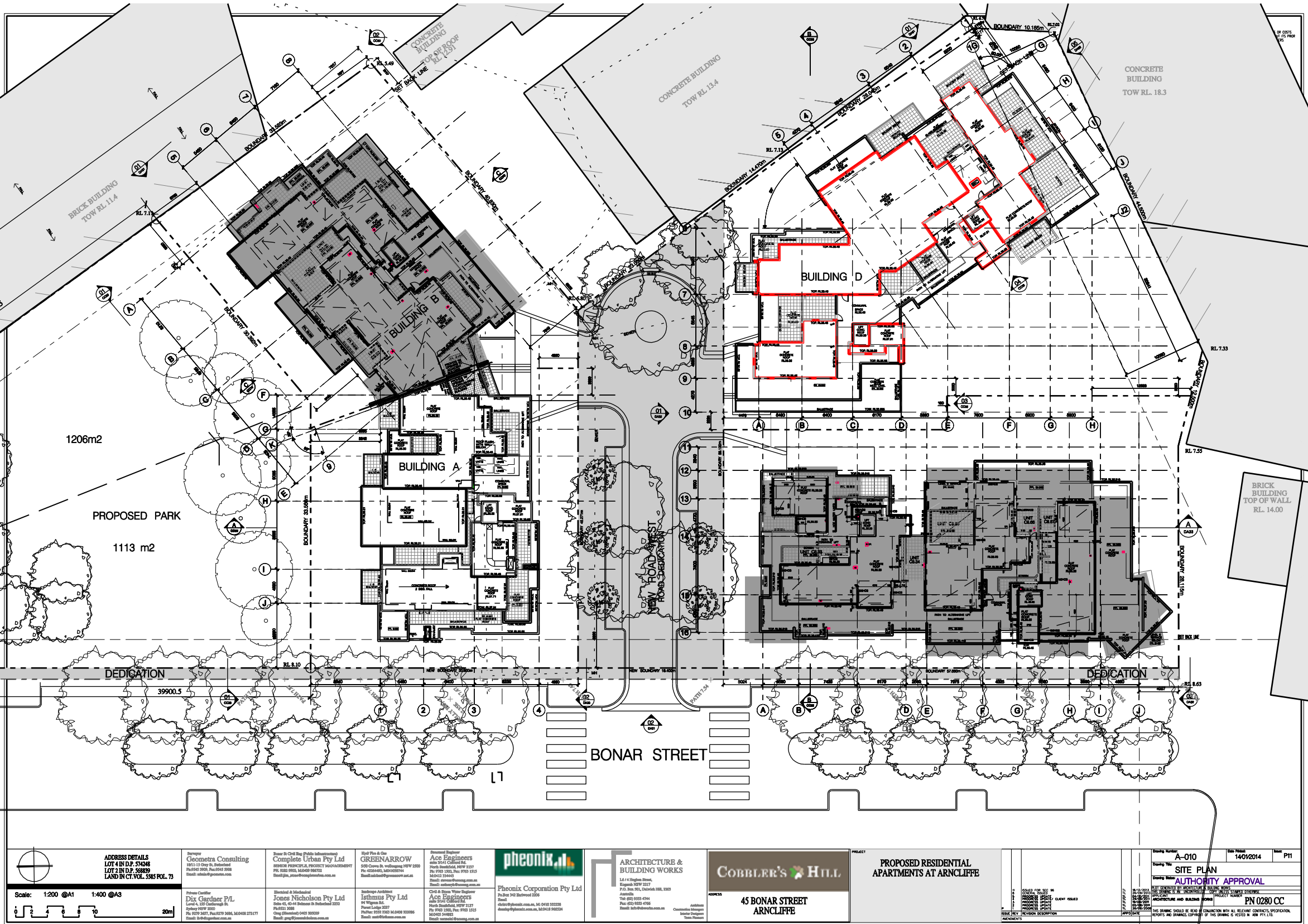


BUILDING ENVELOPE; EXISTING AND PROPOSED OUTLINES

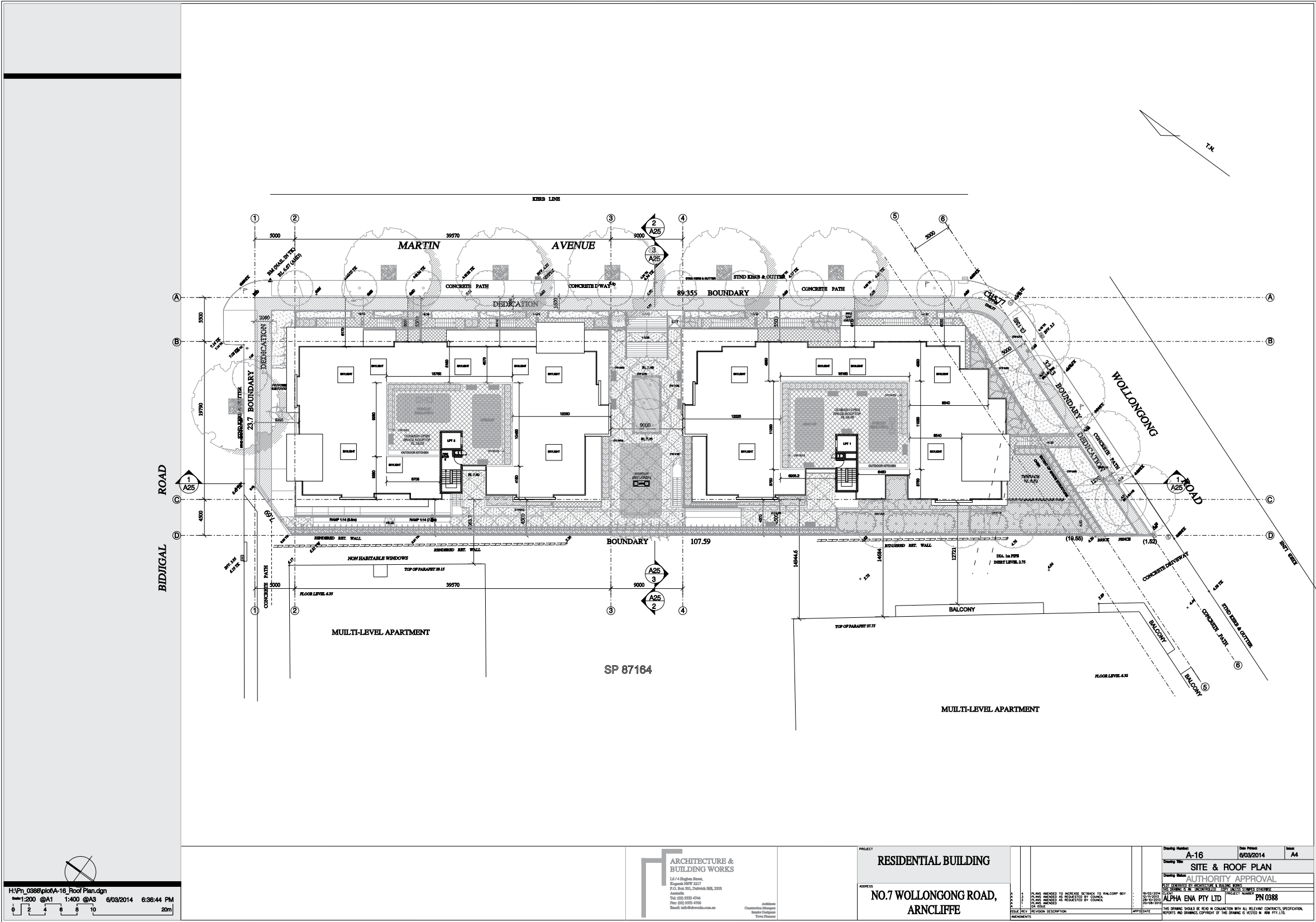


APPENDIX 2 / SITE SURVEY AND EXISTING SERVICES

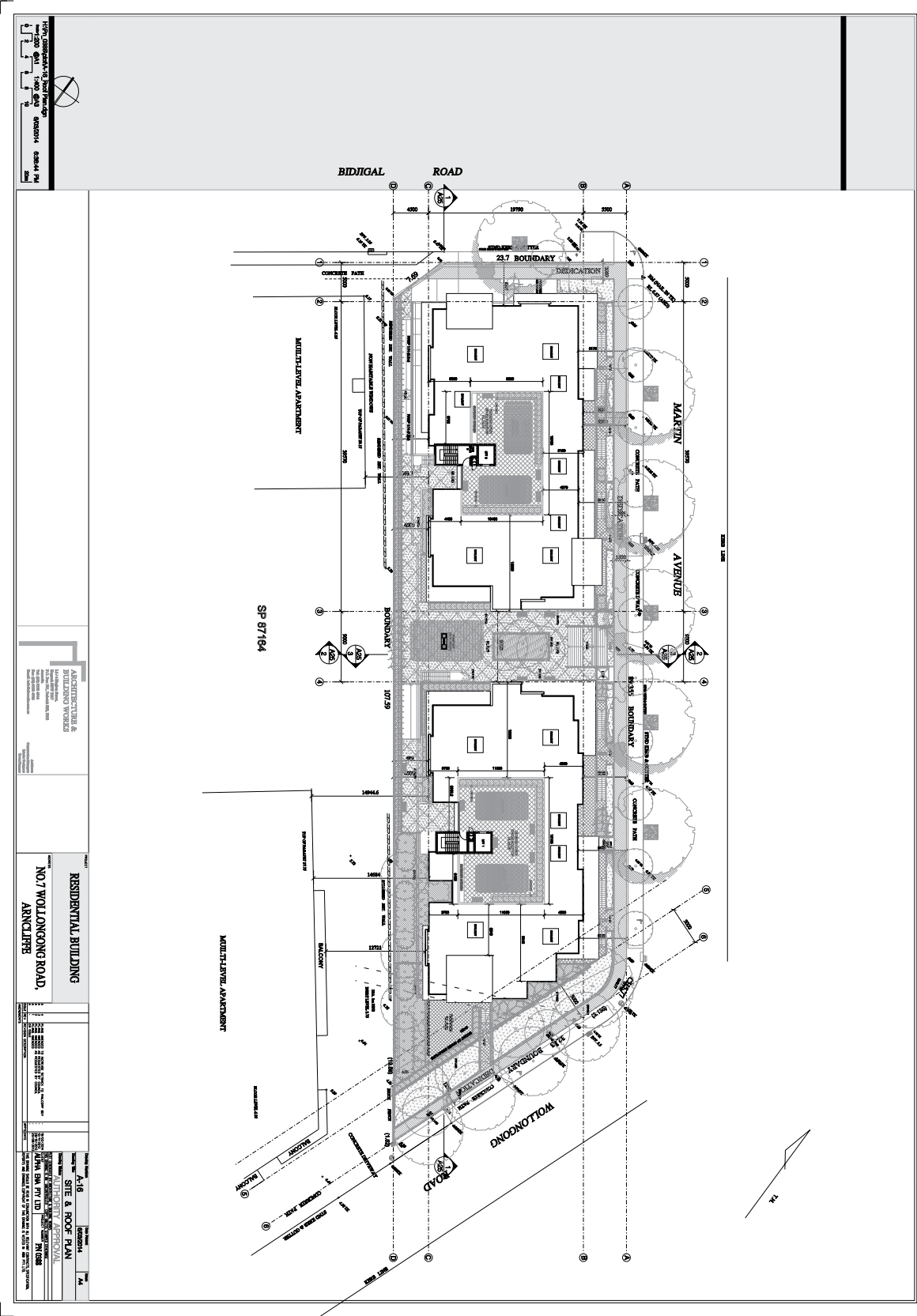
APPENDIX 3 / ADJACENT SITE 45 BONAR STREET



APPENDIX 4 / ADJACENT SITE - 7 WOLLONGONG STREET



APPENDIX 5 / ADJACENT SITE - 7-11 WOLLONGONG STREET



**PROPOSED DEVELOPMENT
63-69 BONAR STREET**

Terraces along Bonar Street

Careful planning of corner to ensure good visual and acoustic privacy (SEPP65 compliant)

Indicative solution only

5000

Strong corner architectural expression

Strong architectural street rhythm

5000

Corner Element

Glass blocks

25 Booth Street

21m height limit
Stepping scale

12m height limit
Stepping scale

Stepping scale

SUBJECT SITE

View from Booth street

2 View from Booth street

B	27/8/14	Revised submission to Council
	13/5/14	DA Submission
ISSUE	DATE	REVISION
Residential Development		
63-69 Bonar St + 27 Booth St, Amcliffe		14003
CLIENT	Vortex Constructions Pty. Ltd.	
DESIGN	DATE 1 DATE 2 DATE 3	DATE 4 DATE 5 DATE 6 DATE 7 DATE 8 DATE 9 DATE 10 DATE 11 DATE 12
Bonar St precinct study		SK 100