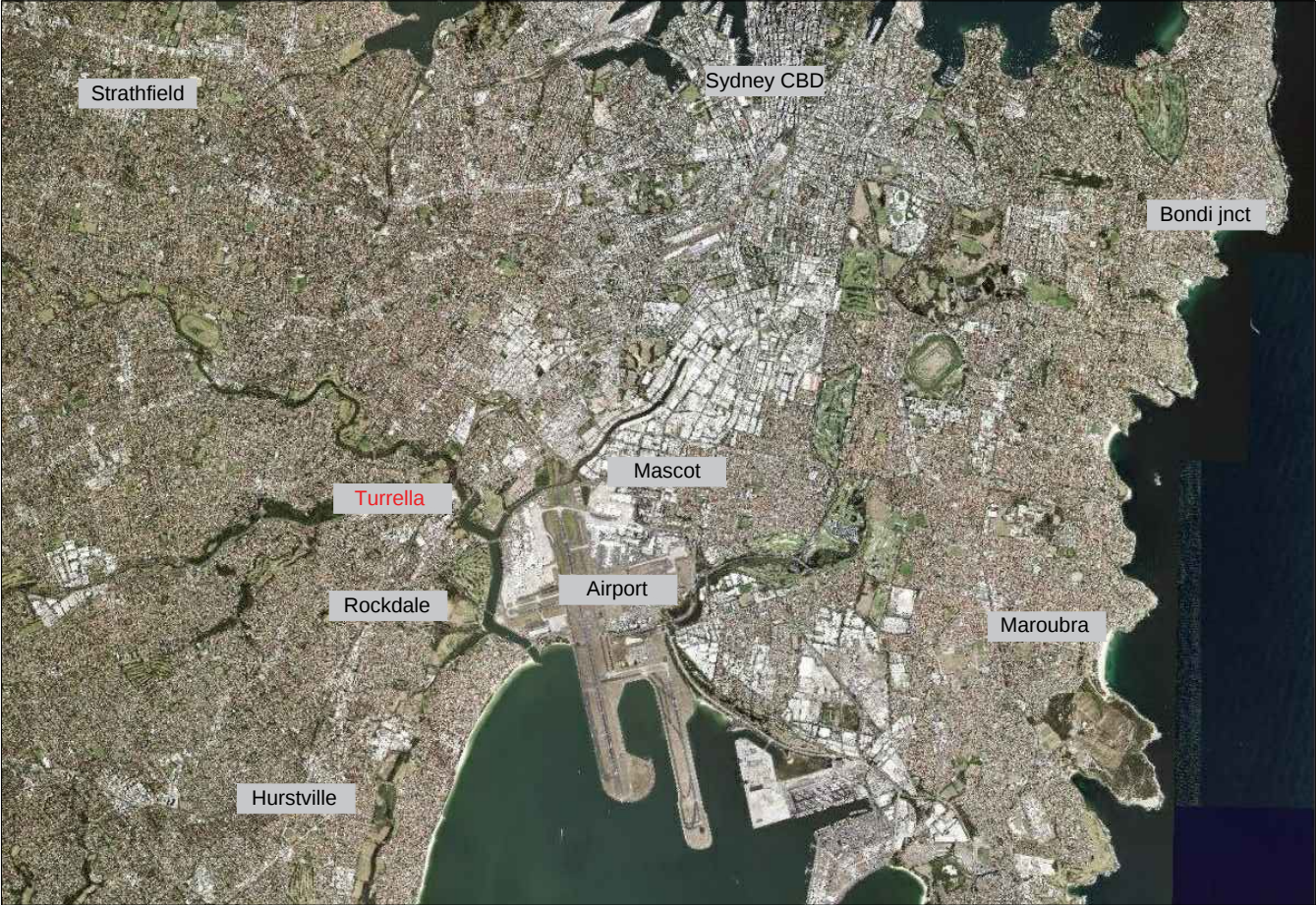




01 Aerial showing proposed site and site context



02 Aerial showing proposed site in local context



03 Aerial showing proposed site in wider context

THE SITE AND ITS CONTEXT

The proposed development is at 33-35 Cook Street, Turrella . The site is located at the corner of Cook Street and Reece Street and completes the block pattern to the intersection. The allotment is residual from the previous Peter's Ice Cream Site.

The subject site is mostly surrounded by low rise residential developments of 1 & 2 storey height with a 8.5m maximum height potential. The immediate adjoining property to the East - North East is a recently constructed development 6 storeys high with a maximum height of 20.5m.

Amenities:

- The Subject Site is about 150m south of Turrella Railway Station.
- 150m from the Subject Site is Bus Stop for route 473, servicing Rockdale and Campsie.
- There are childcare centres, schools, shops and reserves in close proximity to the subject site. Please refer to figure 01 to the left.

The Photographs of the site and its surroundings are included on the next page.

INDEX

- TURRELLA RAILWAY STATION APPROX 150M NORTH OF SITE
- BUS ROUTE (CAMPSIE TO ROCKDALE)
- EAST HILLS RAILWAY LINE
- R4 ZONE 20.5M BUILDING HEIGHT
- R4 ZONE 14.5M BUILDING HEIGHT
- BUS STOP
- TURRELLA TRAIN STATION

revision	
A	29.09.14 COUNCIL SUBMISSION
B	27.10.14 COUNCIL SUBMISSION
C	15.12.14 COUNCIL SUBMISSION
D	17.03.15 COUNCIL SUBMISSION

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project
PROPOSED DEVELOPMENT
33-35 COOK STREET
TURRELLA

drawing title
CONTEXT ANALYSIS

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J13160	DA	100	D
job no.		drawing no.	rev

01 CONTEXT ANALYSIS



View from South East showing proposed site interface with adjoining 20.5m height development along Cook street



View from South East showing proposed site interface with adjoining 20.5m height development from corner of Cook street and Victoria street.



View from South West corner of Cook street and Reede street showing proposed site with 20.5 height development on the backdrop



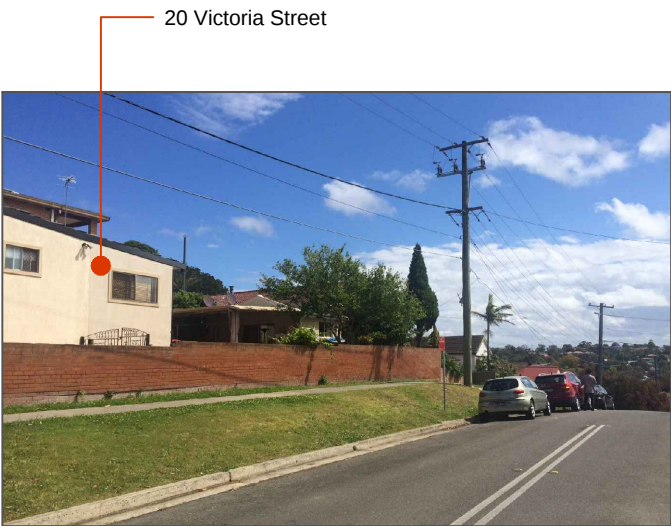
View of 20.5m height development at corner of Cook street and Henry street



View of proposed site from Reede street with adjoining 20.5m height development in the background with blank wall treatment adjoining subject site.



View of low deinsity residential development opposite to proposed site on Reede street.



View of low density residential development opposite to proposed site on Cook Street



View of low density residential development opposite to proposed site on Cook Street



View of low density residential development opposite to proposed site on Cook Street

02 PROPOSED SITE AND ITS CONTEXT

revision	
A	29.09.14 COUNCIL SUBMISSION
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PROPOSED SITE AND ITS CONTEXT

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03 EXISTING BUILT FORM

EXISTING BUILT FORM

Current built form surrounding the Site is predominantly residential with a mixture of 1 & 2 storey dwellings.

Development along both Reede Street and Cook Street are various forms of single storey and double storey dwellings in various styles.

The block patterns to these sites are such that they are existing standard sub-division blocks and singular in nature as opposed to that of the subject site and the adjoining newly constructed residential unit development site.

The scale and proportion of the existing built form is relative in scale to that of the site of each dwelling and provides a balance to the visual streetscape.

The varying topography coupled with the varying roof forms aids the visual streetscape along both street frontages.

Adjoining the site to east is a newly constructed 6 storey residential development. The development is so expansive that it encompasses almost the entire section of the land contained by Reede, Cook, Turrella, Henry and Loftus Streets with the exception of the subject site.

Building adjoining the common boundary has been finished in a manner suggestive of a proposal that will follow and provide an end.

Additionally a 4 storey residential development has been proposed for the site on the corner of Turrella and Reede Street.

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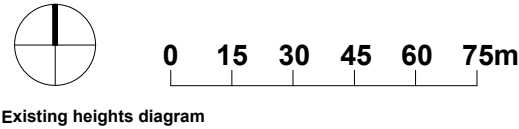
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PROPOSED DEVELOPMENT
33-35 COOK STREET
TURRELLA

drawing title
EXISTING BUILT FORM

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job no.		drawing no.	rev



04 CURRENT LEP BUILDING HEIGHTS

BUILDING HEIGHTS AS PER CURRENT LEP

The figure here shows the maximum height controls applicable in the locality as per the current Rockdale LEP 2011.

These controls are applicable to all properties directly across the subject site. The site at the corner of Reece Street and Turrella Street is advantaged by a 14.5m height where a 4-storey development has been proposed.

The adjoining site to the East/North East under construction is advantaged by 20.5m height limit. A 6 storey development has recently been constructed across the entire site.

- 8.5m height
- 14.5m height
- 20.5m height
- proposed development

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EXISTING LEP BUILDING HEIGHTS

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DEVELOPMENT CONSTRAINTS

The subject site is limited by a number of constraints which have been highlighted during the conceptual study.

The main constraint is the irregular site allotment. The site is triangular in shape being a residual allotment of the former Peters Ice Cream site, where a 6 storey development has been constructed recently.

Although the site has dual frontages to Cook and Reede streets, the shape of the site limits building depth and compels a taller development as opposed to a spread out development which in turn could maximise dual frontage exposure.

In addition to this is the recently completed 6 storey development along the eastern boundary. This development provides many design constraints and has been completed in a manner which compels the subject site to fill in the gap between it and the interface to Reede and Cook Street.

In particular, the wall of the adjoining development that sits along the eastern boundary of the subject site lacks any architectural treatment or facade articulation and spans the full depth of the building block, being about 20m. Even though the balconies are located along this boundary, they have been substantially enclosed with full height walls suggesting no intention of providing an aspect over the subject site.

The shear extent of this 6 storey high and 20m wide wall with no articulation leads any development of the subject site to mask this unsightly and dominating built form, further reinforcing the constraint upon the subject site to propose a vertical development transitioning in height up to the adjoining development.

Being an irregularly shaped site, the aspect of having dual frontage provides additional constraints with respect to setback controls to both frontages. The triangular nature of the site and the setback controls reduces the available building footprint.

The subject site is constrained by the existing terrain which sees the site sitting approximately 1m below Cook Street with a cross fall of approximately 600mm enabling pedestrian access along this frontage. The pedestrian access is restricted to this frontage. The existing slope along Reede Street is approximately 10.4 m which falls rapidly from Cook Street down the site. Additionally, the road reserve along Reede Street is unfit for pedestrian access with steep banks.

Currently the site accommodates a vehicle crossing and concrete driveway at the northern pointy end of the site with a large mature tree located in its vicinity. The excessive cross fall along Reede Street and the drop off to Cook Street limits the potential to relocate the vehicle entry anywhere along the site.

The adjoining development does not align the building to its askewed western boundary. It remains perpendicular to the front hence creating a zero setback to the rear whilst having a 1.2m setback to the front. The intention of the proposed development is to provide a consistent building separation regardless of the askewed boundary to maintain visual integrity.

In addition to the above, the zero setback is required to maximise the building footprint as it responds to the natural topography and front setbacks whilst appearing to extend and provide a book end to the adjoining built form.

The current LEP height applicable to the subject site is 8.5m. The above mentioned constraints reinforce that any development on the site has to provide a transition between the excessive bulk and scale of the adjoining development and the existing residential development along Cook and Reede Street.

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PROPOSED DEVELOPMENT
33-35 COOK STREET
TURRELLA

drawing title

CONSTRAINTS

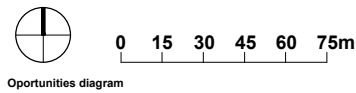
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- Existing Vegetation
- Potential vehicular access point
- Built form interface buffer to adjoining residential development
- Improved pedestrian amenity
- Improved landscape amenity
- Existing multi storey developments
- Potential for 15m high development
- Potential for 12m high development
- Potential pedestrian access into the development

OPPORTUNITIES

Through careful analysis, certain opportunities have been determined from the existing site characteristics and the existing built form in the vicinity.

Any development proposed for subject site is compelled to provide a building which transitions between the adjoining 6 storey development with an approximate height of 20.5 m to the 1-2 storey development with a 8.5 m max development height potential across the road.

Any proposed building would need to strike a balance between the substantial height variations within the existing site context.

The proposed building mass draws queues from the adjoining 6 storey development by way of maintaining similar front building setback along Cook Street, maintaining similar front building depth and similar floor to floor height proportions along the eastern boundary.

The transition is further enhanced by the road separation to the subject site across Cook and Reece Streets. The approximate 15m wide road separation between the site and the existing low density development across both streets ensures a substantial visual break that reduces any perceived impacts.

The aspect of dual frontages coupled with building setbacks presents an opportunity for the development to provide a green zone between the boundary and proposed building edge. This will further enhance visual amenity and improve the streetscape patterns along Cook and Reece Street.

Any proposal would provide ground floor units with front courtyards and individual access to the dwellings. These courtyards would provide additional landscaping and soften the building edge at that interface. Additionally, the individual entry points will provide opportunities for better passive surveillance and aid pedestrian interaction.

The provision of basement parking and vehicular access from Reece Street will ensure that the vehicular entry points do not take precedence in the streetscape elevations of Cook Street or Reece Street. Entering from the lower end of the site allows easy access into the basement, provide safe entry and exit points for pedestrian and motorists and reduce traffic congestion at the narrow frontage to Cook Street.

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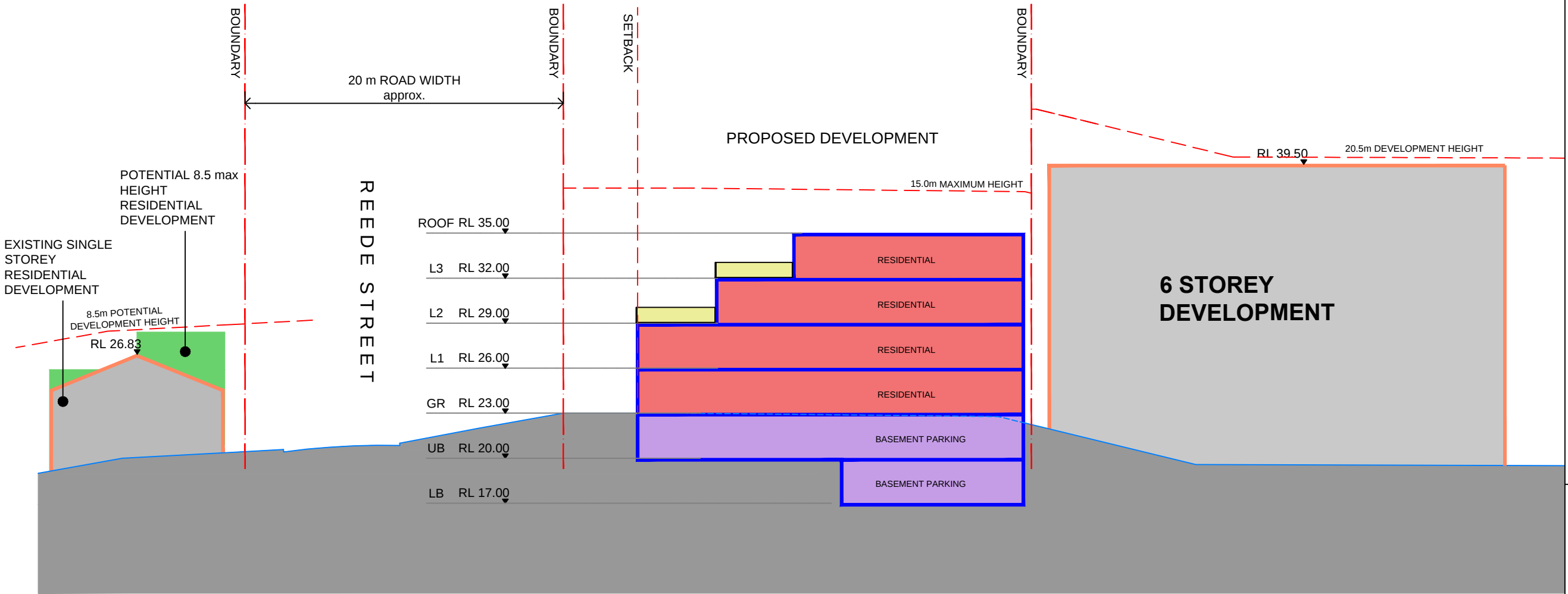
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PROPOSED DEVELOPMENT
33-35 COOK STREET
TURRELLA

drawing title
OPPORTUNITIES

FOR DA APPROVAL			
J13160	DA	105	D
job no.		drawing no.	rev



01 SECTION AA

The constraints presented by the 6 storey development and the surrounding low density residential development have created an opportunity for a transitional building on the subject site.

The transitional building would be seen to take advantage of the adjoining 20.5m development, the natural topography of the site, the 8.5m maximum potential height of opposite development and the existing road reserve that exists along Reede Street.

In the section above, the existing development height planes have been indicated in addition to the proposed maximum height applicable to the subject site.

Additionally the built form of any proposed building would be seen to provide further transitioning in built form by stepping the building back incrementally from Level 2 and above.

The approximate 20m of road reserve will advantage and almost negate the visual connection between the proposed site and any opposite development.

The terracing of any proposed building from Level 2 and above will aid the development along both street frontages and will add that sense of human scale at the public interface helping to create a non imposing built form.

As the adjoining 6 storey development has been finished in a manner suggestive of requiring any proposed building to follow the form and finish in a manner so as to mask/ hide the bare end walls as seen in the pictures provided.

It would only be in the spirit of the existing development and design principles in general to maintain a consistent uniform building separation between the proposed and newly constructed building.

LEGEND

- RESIDENTIAL
- CORE/CIRCULATION
- OUTDOOR
- BASEMENT CAR PARKING

revision		
A	29.09.14	COUNCIL SUBMISSION
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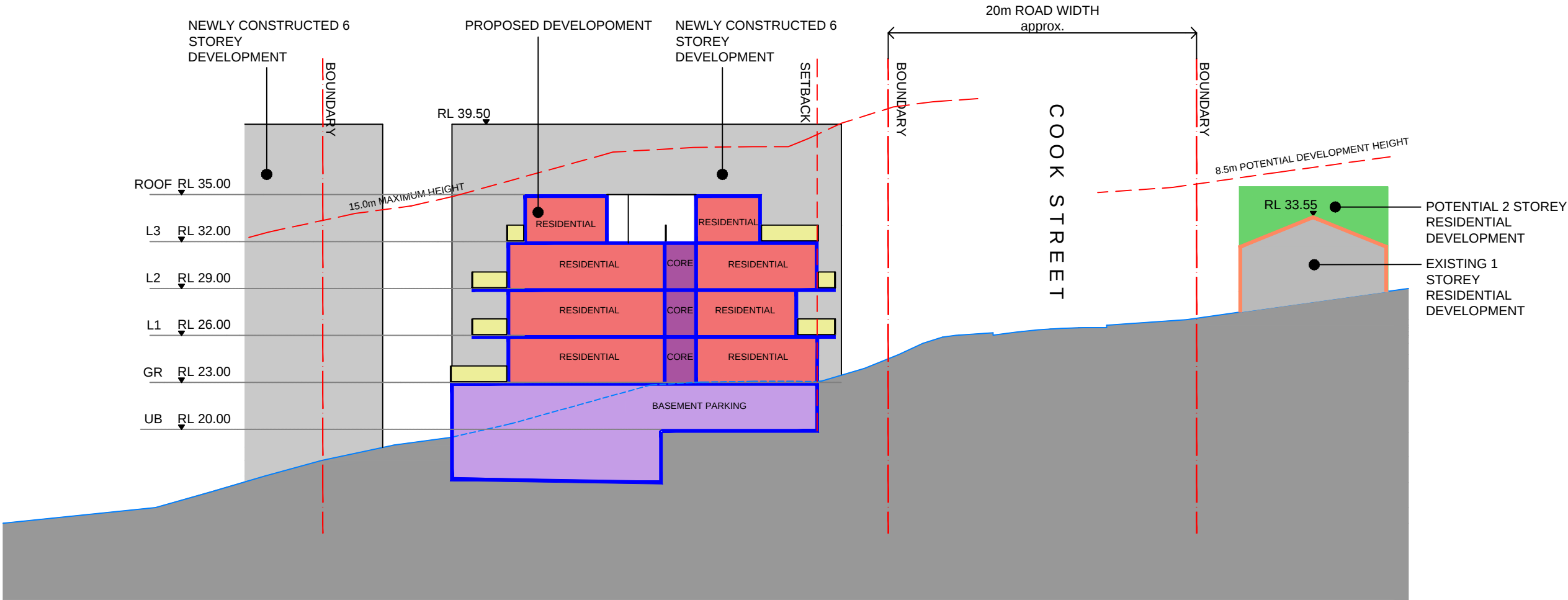
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project
PROPOSED DEVELOPMENT
33-35 COOK STREET
TURRELLA

drawing title
DESIGN DEVELOPMENT - 1

FOR DA APPROVAL			
J13160	DA	106	D
job no.		drawing no.	rev



02 SECTION BB

The constraints presented by the 6 storey development and the surrounding low density residential development have created an opportunity for a transitional building on the subject site.

The transitional building would be seen to take advantage of the adjoining 20.5m development, the natural topography of the site, the 8.5m maximum potential height of opposite development and the existing road reserve that exists along Reede Street.

In the section above, the existing development height planes have been indicated in addition to the proposed maximum height applicable to the subject site.

Additionally the built form of any proposed building would be seen to provide further transitioning in built form by stepping the building back incrementally from Level 2 and above.

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- CORE/CIRCULATION
- OUTDOOR
- BASEMENT CAR PARKING

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PROPOSED DEVELOPMENT
33-35 COOK STREET
TURRELLA

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LOWER BASEMENT CONCEPT

The basement has been strategically located wholly within the footprint of the proposed built form and will be envisaged as a possible one and a half or two level basement capable of accommodating the required number of vehicles.

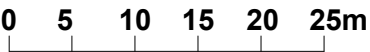
The natural topography of the site provides a major advantage in that it directs the vehicular access into the site away from the building and from the lowest point on the site, where the existing vehicular access driveway is currently located.

The retention of the existing vehicular access provides for a manageable entry onto the site with direct almost level access into the basement with little to none excavation work.

Maintaining the basements within the footprint of the building above keeps excavation limited and provides for a greater area of deep soil planting.

Additionally this also allows the retention of the existing mature tree located in the northern corner of the site.

UPPER BASEMENT CONCEPT



LEGEND

- RESIDENTIAL
- CORE/CIRCULATION
- OUTDOOR
- BASEMENT CAR PARKING
- DEEP SOIL AREA

09 PROPOSED - CAR PARKING, SETBACKS & ACCESS

revision	
A	29.09.14 COUNCIL SUBMISSION
B	27.10.14 COUNCIL SUBMISSION
C	15.12.14 COUNCIL SUBMISSION
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PROPOSED DEVELOPMENT
33-35 COOK STREET
TURRELLA

drawing title
PROPOSED CAR PARKING, SETBACKS
AND ACCESS

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J13160	DA	108
job no.	drawing no.	rev
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GROUND FLOOR CONCEPT

The design intent of the proposed development is to provide a built form that follows the existing form set by the adjoining 6 storey development. Providing a built form that would extend past this visual form will no doubt impact on the adjoining building. Currently the western wall of the adjoining building has been completed as a blank wall with no openings, suggesting that any development proposed on the subject site would automatically look to mask and complete that facade.

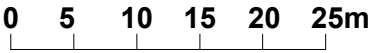
Additionally the adopted setbacks are derived from the adjoining developments themselves. It would only be right to compliment these setbacks along both street frontages. This in turn provides a balance and harmonious form that presents to the public interface along both streets.

It is envisaged that the ground floor units will enjoy individualized access / use of the deep soil zones within the setbacks along with the main building entrance being located off Reece Street. These areas will achieve maximized landscaping which is deemed to soften the edge of the development.

FIRST FLOOR CONCEPT

The concept may allow for lofted units to the Cook Street interface due to the natural topography of the site and the perceived presentation to Cook Street frontage. Not only will that assist in providing sympathetic built form to the opposite developments but will also allow for passive surveillance of the street and increased safety.

The 2 storey form presents a comparable approach to both street frontages having recessed to the immediate context of the site and its surrounds.



LEGEND

- RESIDENTIAL
- CORE/CIRCULATION
- OUTDOOR
- BASEMENT CAR PARKING
- DEEP SOIL AREA

10 PROPOSED - BLOCK PLAN, SETBACK & ACCESS

revision	
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33-35 COOK STREET
TURRELLA

drawing title
PROPOSED BLOCK PLAN, SETBACKS
AND ACCESS

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job no.	drawing no.	rev



SECOND FLOOR CONCEPT

As the proposed development raises above the first 2 levels, it is ensured that the form of the building will maintain its depth like that of the adjoining building with the addition of balconies. However, the building form will start to step away from the street frontages providing bigger usable balconies. Especially to the south western corner of the building which aims to have the sharp corner disappear into the building form.

As below, the western wall of the adjoining 6 storey development has been completed in such a way that it requires any proposal to build up to or mask the blank wall that exists.

All these principles work together to provide a building that transitions from the adjoining 6 storey development of 20.5 m down to 8.5m max potential height of developments across Reece and Cook Streets.

The main idea is that the proposed building should look and feel like an extension of the adjoining development. It should at the same time be individual in its response to its surrounding context. It should complete the urban pattern that the site affords and respond to existing streetscape patterns along Cook Street and Reece Street.

THIRD FLOOR CONCEPT



LEGEND

- RESIDENTIAL
- CORE/CIRCULATION
- OUTDOOR
- BASEMENT CAR PARKING
- DEEP SOIL AREA

11 PROPOSED - BLOCK PLAN, SETBACK & ACCESS

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date MAR 2015	drawn GK/SS
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project
PROPOSED DEVELOPMENT
33-35 COOK STREET
TURRELLA

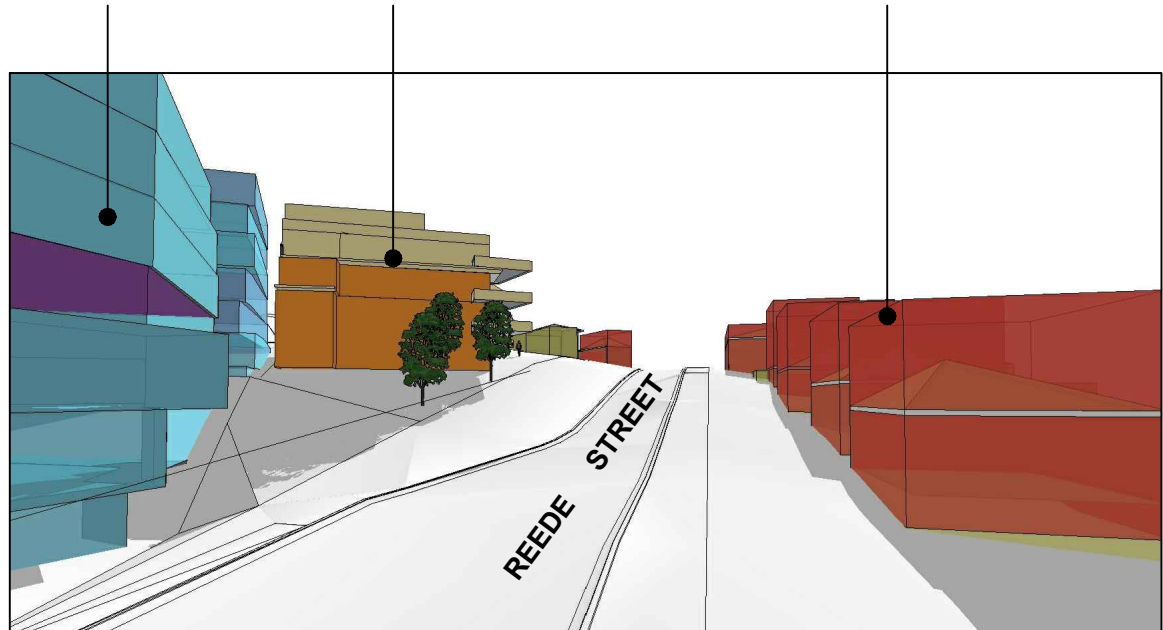
drawing title
PROPOSED BLOCK PLAN, SETBACKS
AND ACCESS

FOR DA APPROVAL			
J13160	DA	110	D
job no.		drawing no.	rev

ADJOINING 6 STOREY
RESIDENTIAL DEVELOPMENT

PROPOSED
DEVELOPMENT

EXISTING 1-2 STOREY
DEVELOPMENTS



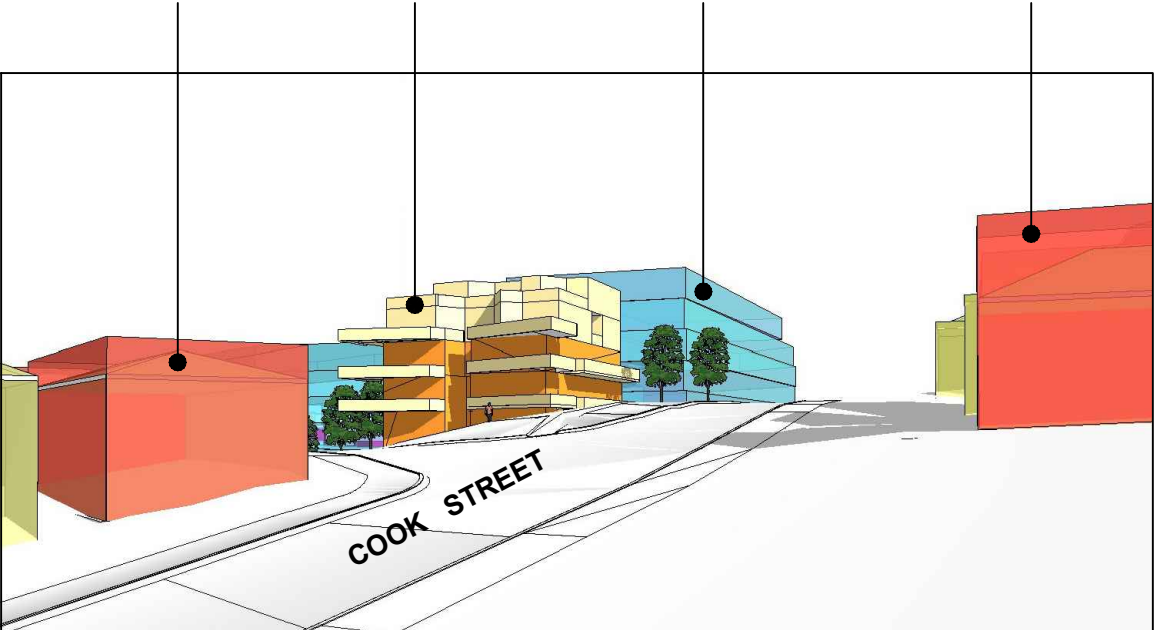
03 VIEW OF PROPOSED DEVELOPMENT FROM NORTHERN END OF REEDE STREET TOWARDS SOUTH

EXISTING 1-2 STOREY
DEVELOPMENTS

PROPOSED
DEVELOPMENT

ADJOINING 6 STOREY
RESIDENTIAL DEVELOPMENT

EXISTING 1-2 STOREY
DEVELOPMENTS



04 VIEW OF PROPOSED DEVELOPMENT FROM WEST OF COOK STREET TOWARDS EAST

EXISTING 1-2 STOREY
DEVELOPMENTS

PROPOSED
DEVELOPMENT

ADJOINING 6 STOREY
RESIDENTIAL DEVELOPMENT



01 VIEW OF PROPOSED DEVELOPMENT FROM SOUTHERN SIDE OF COOK STREET

The 3D model as illustrated in the drawing represents the building envelope, which delivers the best architectural and urban design outcome for the site and its surrounds.

This envelope achieves the maximum FSR control for the site and successfully delivers a transitional development in response to the surrounding context and its immediate neighbours.

EXISTING 1-2 STOREY
DEVELOPMENTS

PROPOSED
DEVELOPMENT

ADJOINING 6 STOREY
RESIDENTIAL DEVELOPMENT BEYOND

EXISTING 1-2 STOREY
DEVELOPMENTS



02 VIEW OF PROPOSED DEVELOPMENT FROM COOK STREET TOWARDS REEDE STREET

The transitioning of the built form from the 20.5m max building height adjoining the proposed development to the north, to the 8.5m max height across the road will hide the unsightly end of the 6 storey building.

This facade articulation of the development addresses both Cook Street and Reece Street and avoids the outlook back on to the 6 storey wall.

The 2 level podium with cantilevering balconies will provide for human scale and reference to the 8.5m max height along Cook & Reece Streets.

The proposed massing also works with the site topography responding to the slope along the street and within the site itself.

revision	
A	29.09.14 COUNCIL SUBMISSION
B	27.10.14 COUNCIL SUBMISSION
C	15.12.14 COUNCIL SUBMISSION
D	17.03.15 COUNCIL SUBMISSION

notes
All dimensions and setbacks to be verified prior to commencement
DO NOT SCALE measurements off drawings
Figured dimensions to be used at all times
IF IN DOUBT - ASK
All omissions or discrepancies to be notified to the architect

scale NTS

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project
PROPOSED DEVELOPMENT
33-35 COOK STREET
TURRELLA

drawing title
MASSING STUDY

FOR DA APPROVAL		111	D
J13160	DA		
job no.		drawing no.	rev

12 PROPOSED MASSING STUDY