


# Peakhurst Urban Design Report



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# Peakhurst Urban Design Report

143-149 Boundary Road and 689 Forest Road, Peakhurst

Revision	Date	Description	By	Chk	App
01	16/07/19	Draft Peakhurst Urban Design Report	DA/WW/DW	RN	DA
02	25/07/19	Draft Peakhurst Urban Design Report	DA/JL/DW		DA
03	21/01/20	Final Draft Peakhurst Urban Design Report	DA/DW	WW	

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Figure 1: View of Existing Site From the Northeast



Figure 2: Existing Footpath Condition Along Forest Road



Figure 3: The Adjoining Neighbourhood Centre



Figure 4: Peakhurst School of Arts



Figure 5: View Towards Existing Neighbourhood Centre From East



Figure 6: Sloping Condition Along Boundary Road



## 1.0 Introduction

CM<sup>+</sup> was engaged by the Rider Family to conduct an Urban Design study to identify the development potential of their property located in Peakhurst, within the Georges River Council Local Government Area (LGA).

The Site consolidates five properties:

- 149 Boundary Road, Peakhurst; Lot A, DP 389507
- 147 Boundary Road, Peakhurst; Lot 11, DP 572452
- 145 Boundary Road, Peakhurst; Lot 12, DP 572452
- 143 Boundary Road, Peakhurst; Lot D, DP 389507
- 689 Forest Road, Peakhurst; Lot 1, DP 11501

A School of Arts adjoins the Site to the west:

- 691 Forest Road, Peakhurst; Lot 1, DP 932423

This Urban Design report is prepared in support of the Planning Proposal Application lodged by Knight Frank Town Planning to Georges River Council for the Site. It describes a case to amend the LEP controls which currently apply to the Site. This study examined the Site and its surrounding context, and takes into account the Draft Local Strategic Planning Statement 2040 (Draft LSPS) and the Georges River Commercial Centres Strategy. The proposal describes a high quality urban design outcome for the Site and would be a catalyst for the revitalisation of the Neighbourhood Centre, through fostering an enhanced retail and living environment.



Figure 7: Aerial photo of site in context



## 2.0 Strategic Context

### South District Plan

The Site is in Peakhurst Local Centre as identified in the South District Plan prepared by the Greater Sydney Commission. The Sydney CBD is 27km to the northeast of the Site. The Health and Education Precincts of Bankstown and Kogarah are within 8km of the Site. The South District forms part of the Eastern Harbour City (A Metropolis of Three Cities). The Plan envisions a more liveable, sustainable and economically viable community within Metropolitan Sydney. The Site is also well connected to other Strategic and Local Centres, including Hurstville, Campsie, and Riverwood.

### Transport

Transport projects and investigations taking place in the South District includes the Sydney Metro City and Southwest, and other mass transit links to Randwick and Macquarie Park.

### Population

The population in the South District is projected to increase to 945,350 people in 2036. The Draft LSPS forecasts that Georges River Council will reach a population of 185,000 by 2036. This will require an additional 14,000 dwellings by 2036. The Structure Plan in the Draft LSPS identifies the places and centres that would accommodate the additional dwellings. Areas identified for Potential New Housing are situated to the east and west of the Site, and an area of Existing Housing Growth is to the west of the Site (Figure 9).

### Employment

Peakhurst is identified as a Village in the Draft LSPS, with potential for growth (LEP 2022) (Figure 10). An additional 13,000 jobs are projected for the Georges River LGA between 2016-2036. The Draft LSPS emphasises the important role of the centres in accommodating additional employment and the importance of locating homes close to jobs, transport and open spaces.

### Open Space

The Site is in close proximity to several existing parks and reserves, making it suited for residential land uses. Georges River Council plans to deliver an additional 7.6 ha of open space in the LGA through an acquisition process. The Georges River Council LGA Green Grid will be strengthened by new Primary and Secondary grids (Figure 11). Council will be introducing controls in the DCP for green infrastructure provisions in the private domain.

### Strategic Alignment

The redevelopment of the Site will fulfil Council's vision for Peakhurst and assist in realising the employment and housing targets nominated in both the South District Plan and the Draft LSPS.

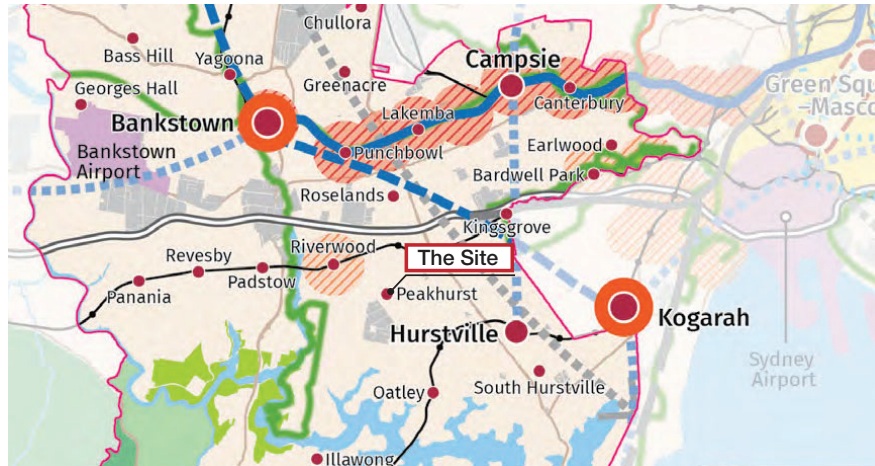


Figure 8: South District Plan by Greater Sydney Commission

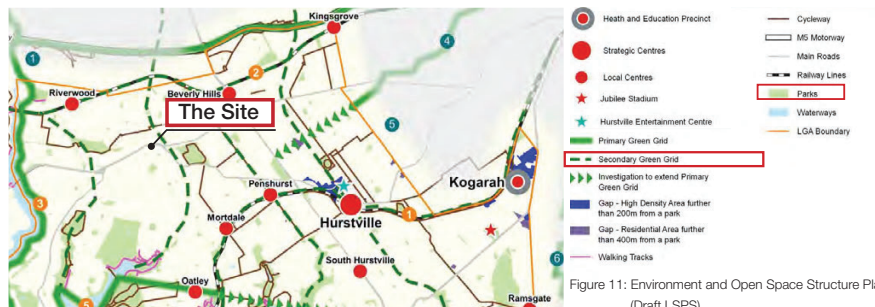


Figure 11: Environment and Open Space Structure Plan (Draft LSPS)



Figure 9: Housing and Neighbourhoods Structure Plan (Draft LSPS)

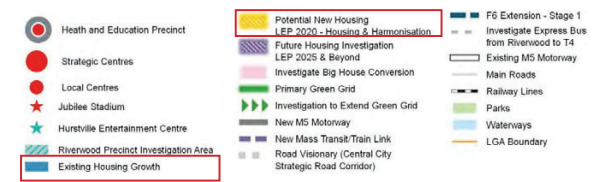


Figure 10: Economy and Centres Structure Plan (Draft LSPS)





## 3.0 Local Context

### 3.1 The Site

The Site is located on the southwest corner of the Forest Road and Boundary Road intersection. The two major road corridors provide direct access to the Site. The Site shares a boundary with a School of Arts property to the west. There is a Light Industrial zone to the south and Peakhurst Neighbourhood Centre further to the west. The Site consolidates five lots with a total area of 1,983 sqm. The Site is currently occupied by one and two storey houses.

#### Access to Transport

The Site is located between Riverwood and Mortdale Local Centres. Riverwood Station is located approximately 1.5km to the northwest of the Site and Mortdale Station approximately 2.5km to the southeast. The railway stations provide access to the T8 Airport and South Line and the T4 Eastern Suburbs and Illawarra Line. This provides the Site with access to Sydney Airport, Sydney CBD and other Strategic and Local Centres.

#### Access to Open Space and Facilities

Within an 800m walking catchment of the Site there are several public open spaces, including Peakhurst Park, Pearce Avenue Reserve and Boundary Road Reserve. There are also schools, churches and aged care facilities within walking distance (Figure 12).

#### Existing Public Domain

The condition of the public domain in the Peakhurst Neighbourhood Centre is generally poor. Footpaths are narrow and pedestrian access within the Neighbourhood Centre is impacted by vehicular movements.



Figure 12: Local Context



## 3.0 Local Context

### 3.2 Street Character

Forest Road is a major vehicular thoroughfare carrying high volumes of traffic. Boundary Road provides access to the industrial precinct to the south of the Site and to residential properties to the southeast. The corner site benefits from exposure to passing traffic along Forest Road and Boundary Road.

Peakhurst Neighbourhood Centre is to the west of the Site. On the south side of Forest Road, there is 'Big Box' commercial development, including a supermarket, hardware, cake shop and the Peakhurst Inn Hotel which contains a pub and drive-through bottle shop. There is a local shopping strip on the north side.

The Forest Road streetscape is wide, exposed, and generally lacks street tree planting. On the north side, most existing trees are setback from the road verge in private properties. The footpaths are narrow, intermittent and there is little amenity provided for pedestrians using the Neighbourhood Centre.

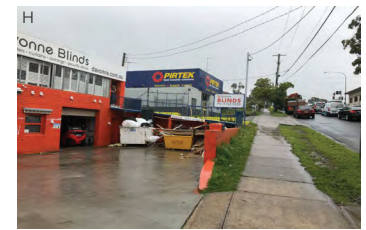


Figure 13: Site Photos

## 4.0 Planning Controls

### 4.1 Hurstville Local Environmental Plan 2012

The Hurstville LEP 2012 applies to the Site and adjoining properties. The Zoning, FSR, HOB and Heritage controls are summarised below.

#### Land Zoning

- The Site and the Peakhurst School of Arts (to the west) are zoned R2 Low Density Residential.
- A B1 Neighbourhood Centre zone is to the west of the Peakhurst School of Arts.
- An IN2 Light Industrial zone is to the south of the Site.
- An R3 Medium Density Residential zone is on the opposite side of Forest Road to the north of the Site.

#### Floor Space Ratio (FSR)

- The Site and the School of Arts property has a FSR of 0.6:1.
- Lands zoned B1 have a FSR of 1.5:1.
- Lands zoned IN2 have a FSR of 1.0:1.
- The R3 zone to the north has a FSR of 0.6:1.

#### Height of Buildings (HOB)

- The height limit in the R2 and B1 zone is 9m.
- The R3 zone has a height limit of 12m.
- The IN2 zone has a height limit of 10m.

#### Heritage

- No heritage item or Heritage Conservation Area (HCA) was identified within or immediately adjoining the Site.
- Local heritage item (Item No. 98) - Wesleyan Chapel is located on the opposite side of Forest Road.

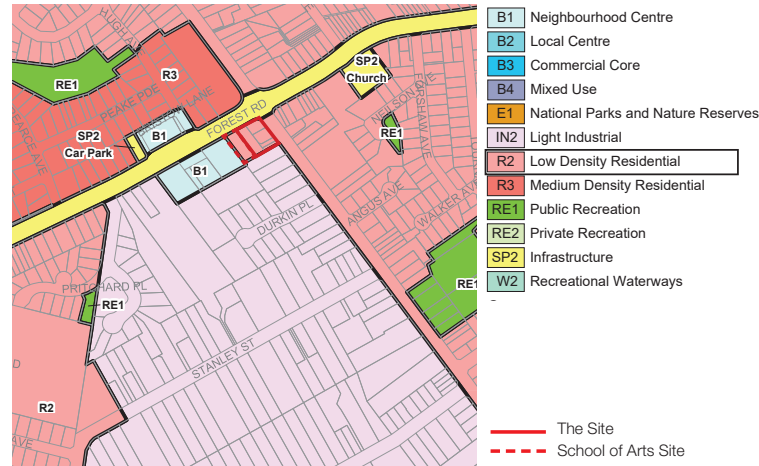


Figure 14: Zoning Map (Source: Hurstville LEP 2012)

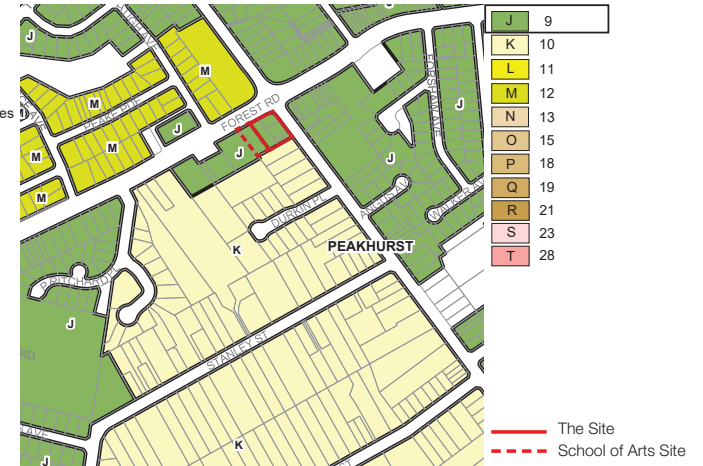


Figure 16: HOB Map (Source: Hurstville LEP 2012)



Figure 15: FSR Map (Source: Hurstville LEP 2012)

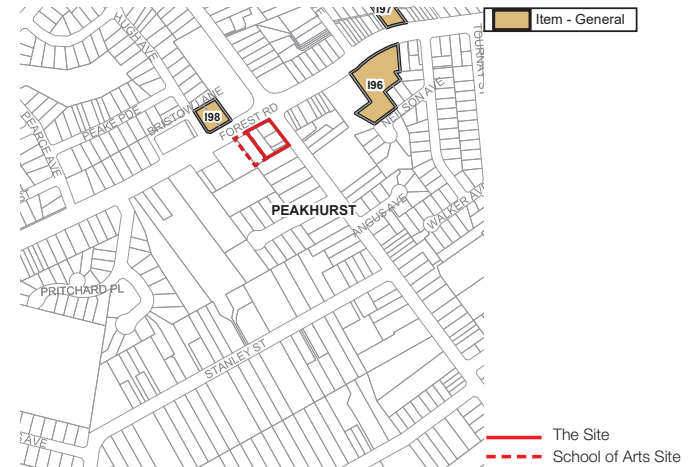


Figure 17: Heritage Map (Source: Hurstville LEP 2012)



## 5.0 Site Analysis

An Urban Design analysis of the Site and its context was undertaken to understand the conditions and the potential to improve the urban character of the Centre.

The Urban Design analysis included a review of the current access, amenity and frontage conditions, and a view analysis.

### 5.1 Access

#### Public Transport

- The Site is well served by bus services with stops located along Forest Road at the Neighbourhood Centre. Services connect to Hurstville, Lugarno and Parramatta.
- Riverwood Railway Station is located approximately 1.5km to the northwest of the Site.

#### Parking

- The Neighbourhood Centre has parking available on each side of Forest Road. This is supplemented with private car parking areas provided by the local businesses.

#### Vehicular Access

- Neighbourhood Centre (north side) - Bristow Lane provides one way service vehicle access. In front of the shops, there is a drop off bay on the Forest Road frontage.
- Neighbourhood Centre (south side) - A one way vehicle loop is provided to access the public car park.
- School of Arts - The existing driveway is along the common boundary.
- The Site - Potential for access off Boundary Road, utilising the slope to access the basement directly.

#### Pedestrian Access

- Pedestrian access to the Site is possible from the north and east frontages.



Figure 18: Site Access



## 5.0 Site Analysis

### 5.2 Amenity

Peakhurst Neighbourhood Centre is close to several community facilities. Two aged care centres are located to the east, and a church and associated facilities are situated to the north. The Site is a short walk from several public open spaces. Pearce Avenue Reserve is 200m to the northwest of the Site, and Boundary Road Reserve is 330m to the southeast.

The Neighbourhood Centre and the Site are served by two sets of signalised crossings, providing connectivity across Forest Road. However, the high traffic volume and speed along Forest Road results in a degree of severance to the Centre.

Footpaths in the Neighbourhood Centre are generally concrete and some sections are narrow. There are only a few street trees to provide shade for pedestrians. The Centre lacks streetscape appeal or areas of the public domain where pedestrians can socialise, rest, or enjoy an alfresco coffee.



Figure 19: Amenity



## 5.0 Site Analysis

### 5.3 Frontage Conditions

The Site is located at the southwest corner of a major intersection. The Site frontages face major roads – Forest Road and Boundary Road. The high legibility of the Site provides an opportunity for a landmark corner development which could establish a renewed identity for the Centre.

The key frontage conditions are:

- To the west of the Site is the Peakhurst School of Arts.
- To the west of the School of Arts is the existing Neighbourhood Centre. The public domain is car dominated and predominately hard paved. There is an opportunity to improve the appearance of the Centre and pedestrian amenity.
- To the northeast of the Site is a retail business.
- To the south of the Site there are light industrial frontages.
- To the east of the Site there is a community facility.
- The existing Forest Road and Boundary Road verges are suburban in character with narrow concrete footpaths and a lawn nature strip. There is the potential to upgrade the paving, tree planting, lighting and street furniture along the frontages of the Site to a more urban Main Street standard.



Figure 20: Frontage Assessment



## 5.0 Site Analysis

### 5.4 Views

The corner site is highly visible to travellers along Forest Road, and to a lesser degree along Boundary Road. This prominence along Forest Road highlights the importance of the Site and the potential to enhance the streetscape with a quality landmark development of design excellence. The Site slopes steeply from Forest Road, down Boundary Road to the southern property boundary.

There are opportunities to enhance views:

- Along Forest Road and Boundary Road.
- To Peakhurst Park and Pearce Avenue Reserve.
- To Oatley Park and the region.
- To Boundary Road Reserve.



Figure 21: View Analysis



## 5.0 Site Analysis

### 5.5 Sydney Airport Obstacle Limitation Surfaces

The Site is located in the Outer Horizontal Surface of the Sydney Airport Obstacle Limitation Surface (OLS), which has the height limit of 154.9m AHD. The Relative Level (RLs) of the Site vary between RL 44 and RL 48. Therefore, the maximum permissible building height with regard to the OLS is approximately 106.9m - 110.9m.

The proposed development would have a maximum building height of 15m or 63.0m AHD, which is well beneath the OLS of 154.9m AHD.

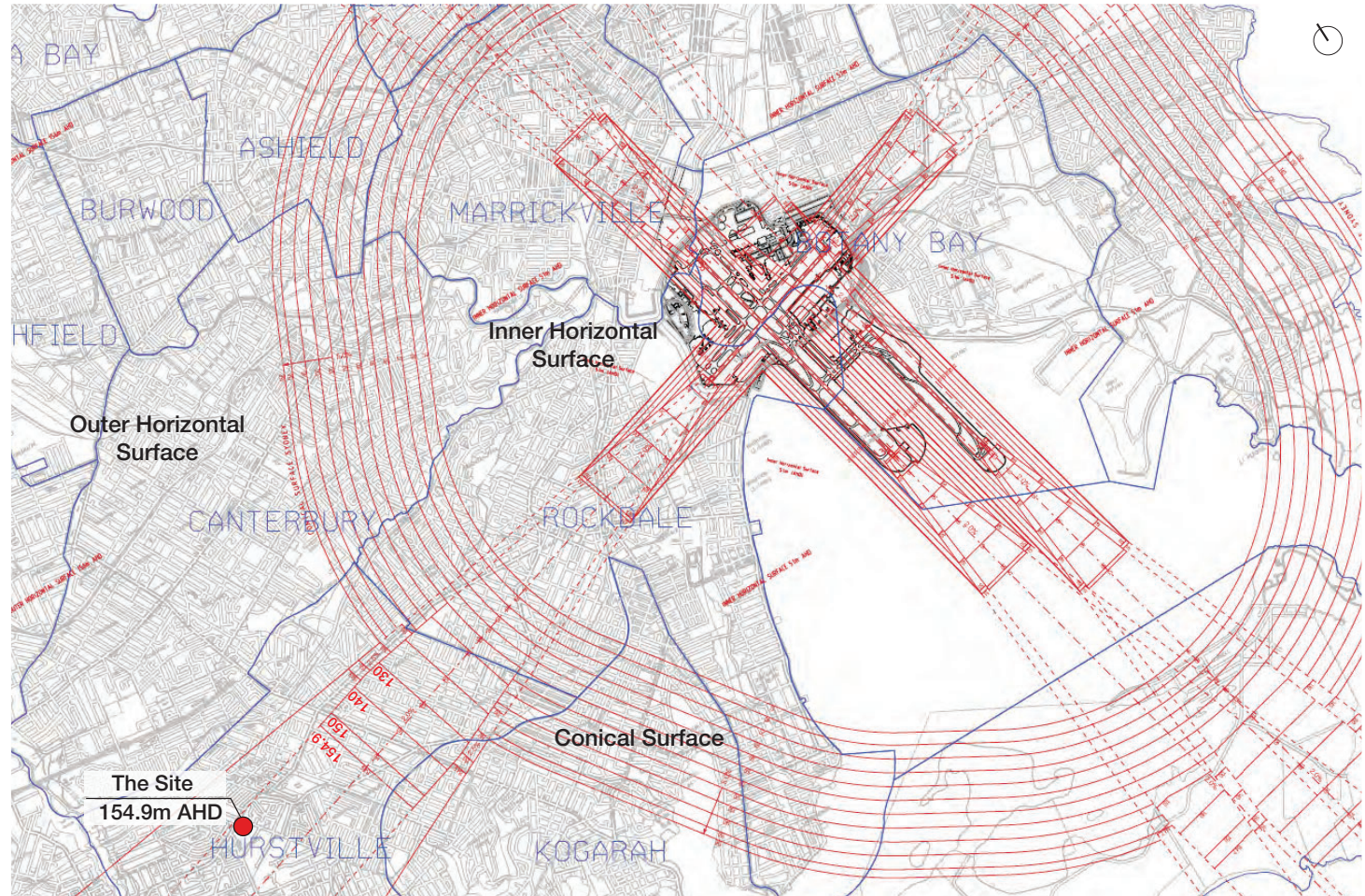


Figure 22: OLS Analysis



## 6.0 Constraints & Opportunities

The following site constraints and opportunities were identified.

### 6.1 Constraints

Key constraints include:

1. The Site slopes down approximately four metres to the south.
2. Light Industrial land uses adjoin the Site to the south.
3. Existing footpaths are in poor condition and the lack of landscaping diminishes the appearance and appeal of the Neighbourhood Centre.
4. The Site is located at the Forest Road / Boundary Road intersection which limits vehicular access to the Site.



Figure 23: Constraints

- Legend
- The Site
  - School of Arts Site
  - Poor Condition of Footpaths
  - Steep Slope
  - Potential for Mixed Use Development
  - Existing B1 Zone - Neighbourhood Centre
  - IN2 Zone - Light Industrial



## 6.0 Constraints & Opportunities

### 6.2 Opportunities

Key Urban Design opportunities are to:

1. Consolidate the B1 Zone and extend active retail frontages along Forest Road to the Boundary Road intersection.
2. Provide new employment and residential opportunities to support the role of the Neighbourhood Centre.
3. Improve the appearance, appeal and amenity of Peakhurst Neighbourhood Centre through a new mixed use development at a key corner site, to a high quality design.
4. Work with the School of Arts in the future to provide a continuous Forest Road street frontage.
5. Provide a new public plaza with high quality paving and seating for the community to enjoy.
6. Improve the appearance of the streetscape with street trees and furniture.
7. Provide communal open space within the Site, at podium level.
8. Capitalise on regional views for apartment residents.
9. Improve streetscape vistas to reinforce the identity and legibility of Peakhurst Neighbourhood Centre.
10. Provide active frontages and weather protection for pedestrians using the Forest Road footpath.

#### Legend

- The Site
- School of Arts Site
- Potential Neighbourhood Plaza
- Potential Communal Open Space (on-structure)
- ↔ Pedestrian Link
- ↔ Visual Corridors
- ↔ Potential Neighbourhood Plaza Extension
- ✱ Landmark
- Gateway
- Existing Trees
- Potential Street Trees
- Mixed Use Development
- Existing B1 Zone - Neighbourhood Centre
- Potential B1 Zone Extension
- Active Retail Frontages

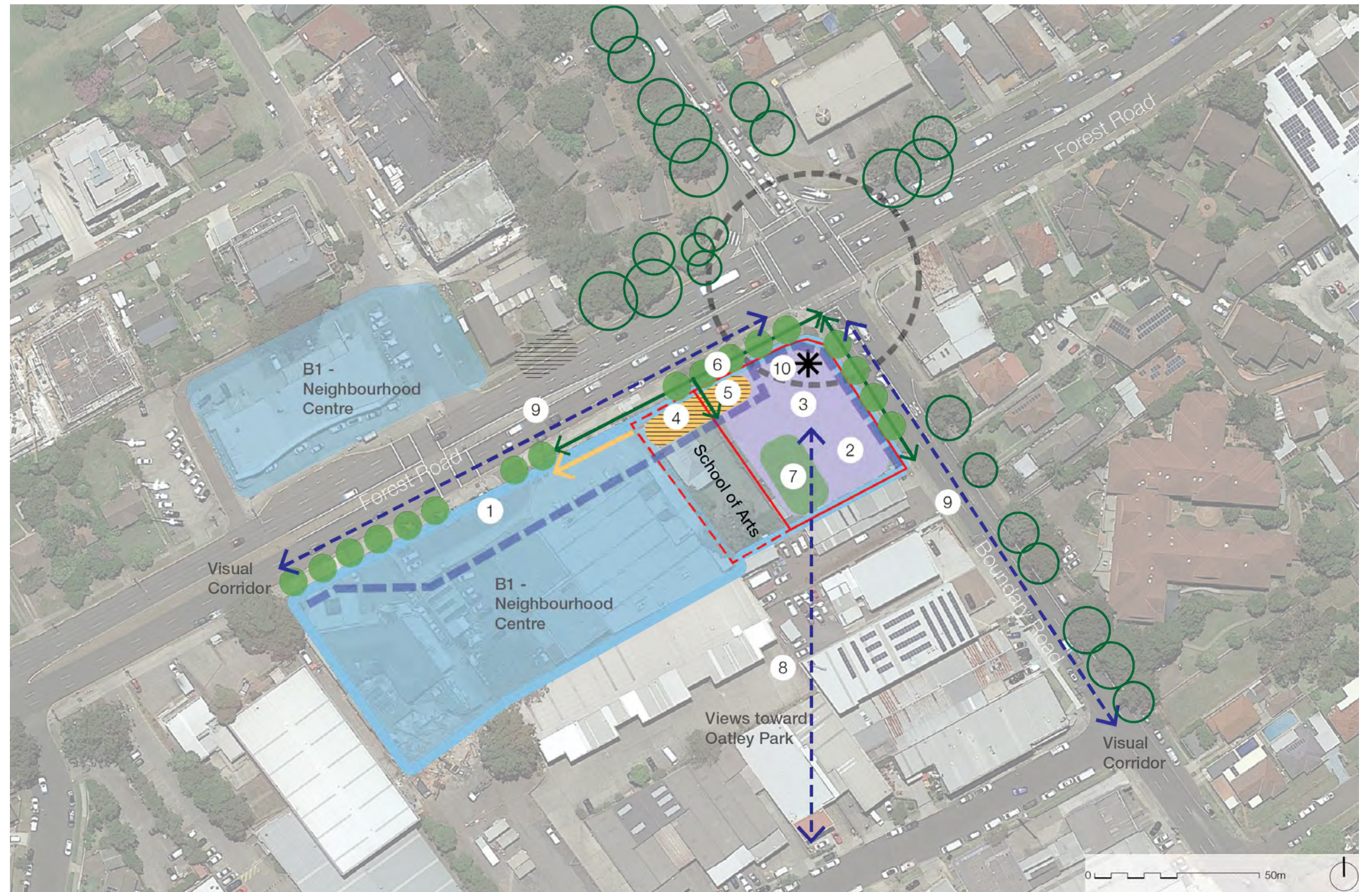


Figure 24: Opportunities



## 7.0 Urban Design Vision

### 7.1 The Vision

#### Better Placed

The Government Architect NSW (GA NSW) released *Better Placed: An integrated design policy for the built environment of NSW* in 2017. It states that:

*Better Placed seeks to capture our collective aspiration and expectations for the places where we work, live and play. It creates a clear approach to ensure we get the good design that will deliver the architecture, public places and environments we want to inhabit now and those we make for the future.*

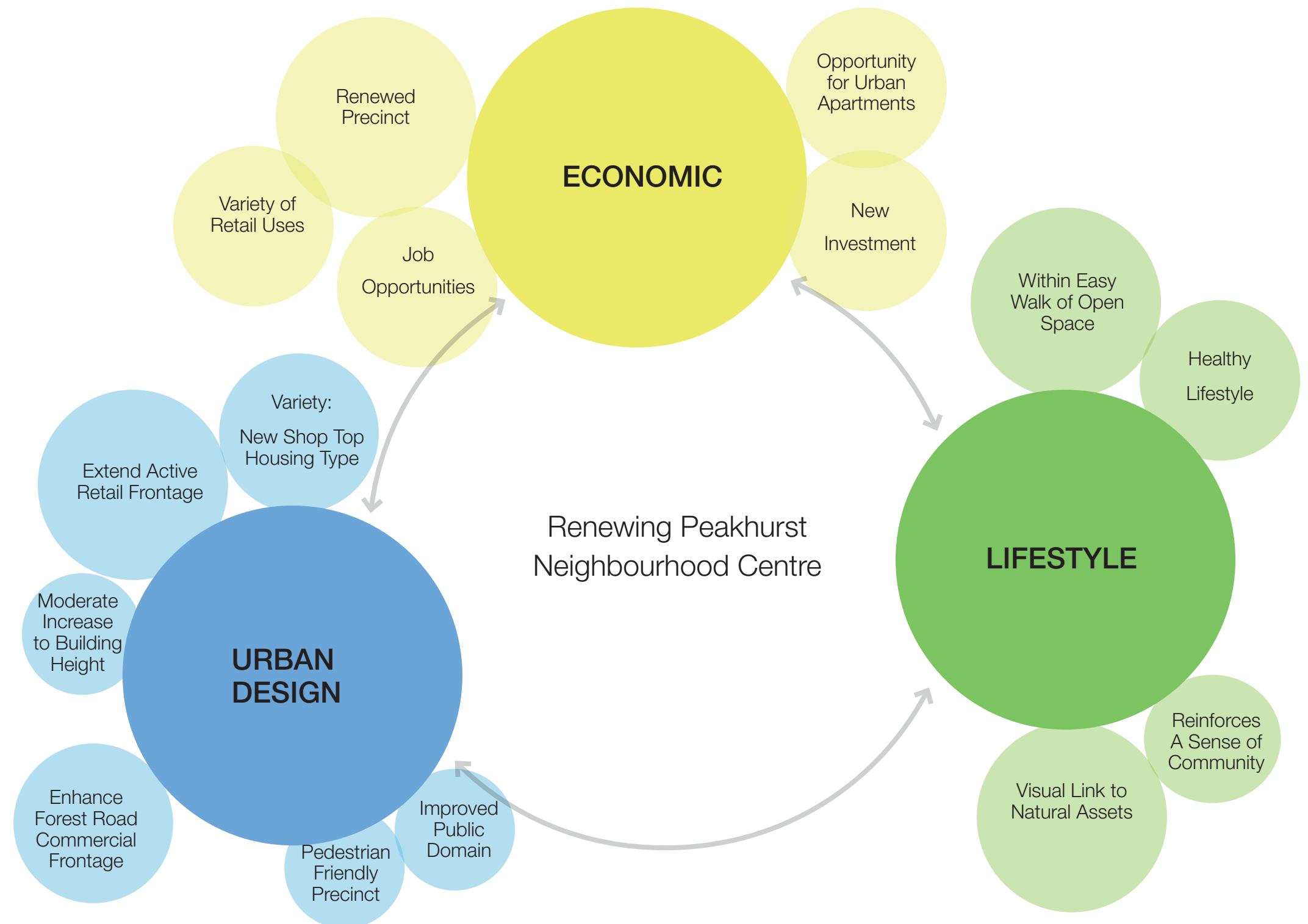
The policy promotes a well-designed built environment - buildings and places that:

- **Performs better** ...supporting comfortable living and the natural benefits of air, sun, light and views without detrimental environmental impacts.
- **Is better for the community**, where all residents and visitors feel welcome, included and valued, and where the streets, open spaces and community buildings are inviting and accessible.
- **Is better for people** because they are safe, comfortable and vibrant, supporting social interaction and enjoyable, healthy lifestyles.

#### The Vision

The following vision for the Peakhurst Neighbourhood Centre embraces the principles of the Better Placed policy:

*Peakhurst Neighbourhood Centre will provide a new consolidated local shopping and community services destination incorporating a convenient mix of local businesses, services and residential living with a renewed streetscape and public domain providing a high level of pedestrian amenity; including street trees, paving, lighting, street furniture and public art. The Centre will be convenient and safe for the local community to access and become a popular destination in which to shop, socialise and to live.*





## 7.0 Urban Design Vision

### 7.2 Urban Design Principles

#### Shop Top Apartment Development Model

A Shop Top model is recommended for the Site. Mixed use residential buildings work well when located in established centres, along main streets (or in proximity to public transport). They can be small infill or larger developments where the ground floor is occupied by retail or commercial uses. Shop top apartments typically range between two and six storeys and are best used when:

- Increased residential uses are desired in established retail and commercial areas.
- The context is a traditional Main Street.
- Zero setbacks to side boundary walls are possible or desired.
- Active frontages such as retail tenancies are desired at street level.
- Pedestrian activity on the street is desired.
- Rear access is available.

#### Built Form Strategy

The following Urban Design principles define the built form strategy for the Site:

- Extend ground level active frontages along Forest Road to the Boundary Road intersection.
- Provide zero ground level setbacks along Forest Road and Boundary Road except for an area adjoining the School of Arts fronting Forest Road, forming a new plaza for the community.
- Provide a secondary setback for the built form facing the new plaza to mitigate the scale impact.
- Provide a roof garden on the podium to provide communal open space.
- Reinforce the continuous street wall.

#### Case Studies

The three development case studies adjoining, illustrate the potential and the Urban Design qualities proposed for the Site.

### Cammeray Place



Figure 25: Aerial View (Source: Google Maps)



Figure 28: Street View (Source: Cammeray Place website)

- Corner site
- Slope condition
- Low rise shop top housing

### Parramatta Rd Corridor Burwood - Concord Precinct



Figure 26: Aerial View (Source: Google Maps)



Figure 29: Street View (Image courtesy by COX)

- Small scale Main Street
- Active retail frontage
- Build to the street alignment and to the side boundary to retain a consistent streetscape

### Cammeray Plaza



Figure 27: Aerial View (Source: Google Maps)



Figure 30: Cammeray Plaza Street View

- Small scale corner site
- Shop top housing up to 4 storeys
- Urban landscaped court plaza with sculpture and seating



## 7.0 Urban Design Vision

### Public Domain

The following Urban Design principles guide the public domain strategy for the Site:

- Upgrade street footpath and landscape to create an improved environment and high level of amenity for pedestrians.
- Introduce a new plaza on the Forest Road frontage to provide improved amenity for the Centre and to provide a place to sit, relax, and socialise.
- Plant street trees and other landscaping to provide shade and appeal for users of the Centre.
- Provide appealing lighting, both for safety and as a feature of the plaza.
- Explore with Council opportunities to collaborate with local artists to provide engaging public artworks.



Figure 31: Town Plaza - Cammeray Town Centre



Figure 32: Artwork and Seating- May Gibbs Place



Figure 33: Pocket Garden - Newport Town Centre



Figure 34: Landscaped Footpath - Gladesville Town Centre



Figure 35: Active Street Frontage - Newport Town Centre



Figure 36: Seating Area - Balgowlah Town Centre



## 8.0 Design Proposal

### 8.1 Structure Plan

The Structure Plan illustrates the proposed strategic Urban Design framework for the future development of the Site.













-  Reinforce the Urban Corner - The built form will reinforce the corner within the overall urban fabric.
-  Active Frontage - Active frontages will be provided along Forest Road.
-  Key Pedestrian Links - An improved pedestrian experience is proposed along Forest Road and Boundary Road.
-  New Street Trees - New street trees will be planted to improve the streetscape.
-  Major Street View - The streetscape will be enhanced by the new development.
-  Built Form - The new building will help define the streetscape and transition in scale to the adjoining context.
-  Communal Open Space - A rooftop communal open space will be provided on top of the podium for future residents.
-  School of Arts
-  Neighbourhood Plaza - A neighbourhood plaza is proposed to provide a place to sit and to socialise.
-  Neighbourhood Plaza Extension - There is the potential to extend the neighbourhood plaza west to include the School of Arts site to provide a more generous public open space. Subject to the agreement of the School of Arts.
-  Future Shared Zone - Potential to improve the pedestrian environment of the existing driveway and carpark.
-  Vehicular Access - Proposed vehicular access point off Boundary Road.



Figure 37: Structure Plan



## 8.0 Design Proposal

### 8.2 Design Concept

#### 8.2.1 The Site

A mixed use development is proposed including ground level retail/commercial uses with shop top housing up to four storeys along the Boundary Road frontage. Car parking and service access is provided in basement levels.

A neighbourhood plaza is proposed on the Forest Road frontage, with an area of approximately 200 sqm. A Communal Open Space (COS) is proposed at podium level for residents. Shadow testing of the COS (and the proposed plaza) has shown compliance with the ADG requirement for 50% of the COS to receive a minimum of two hours of sunlight between 9am and 3pm at Winter Solstice.

Table 1: Development Parameters - The Site

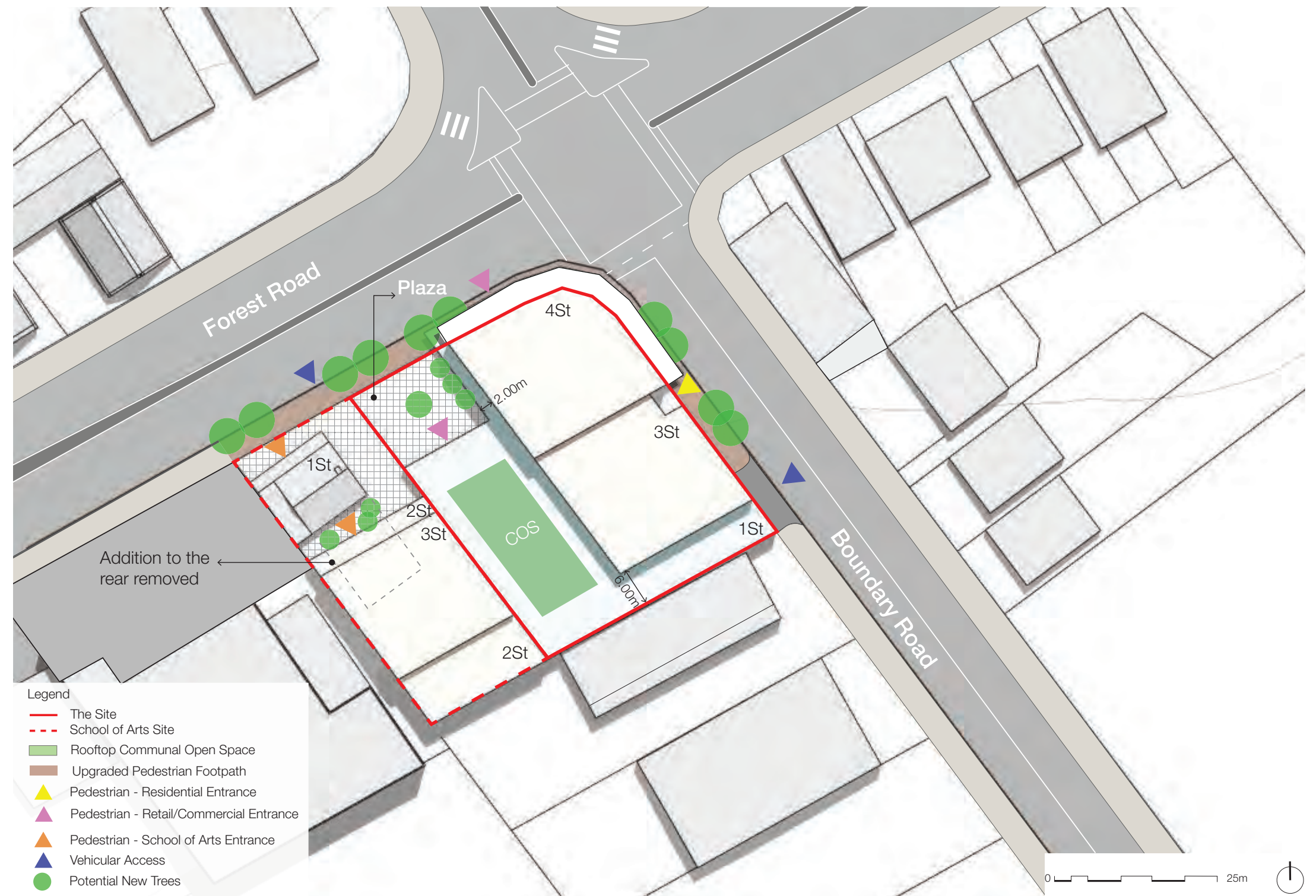
Site Area* (sqm)	1,983		
	GBA (sqm)	Efficiency	GFA (sqm)**
GF	1,700	85%	1,445
L1	985	75%	739
L2	985	75%	739
L3	493	75%	370
<b>Total</b>	<b>4,163</b>	—	<b>3,292</b>
<b>FSR</b>	<b>1.7:1</b>		
<b>HOB</b>	<b>15m</b>		

\* Survey plans are not available at this stage. The site area is estimated from Six Maps data.

\*\* No internal layout has been developed at this stage. The GFA nominated is an estimation only.

Table 2: Proposed Unit Yield - The Site

Residential GFA	1,847		
Dwelling Types	Percentage	Unit Size (sqm)	No. of Units
Studio	2%	44	1
1 Bedroom	28%	67	8
2 Bedroom	55%	89	11
3 Bedroom	15%	118	2
<b>Total Units</b>			<b>22</b>





# 8.0 Design Proposal

## 8.2.2 School of Arts Site

It is suggested that the owners of the adjoining School of Arts property, could develop the site by retaining the original brick front building, and constructing a new community facility at the rear of the site. This would continue the education and historical value of School of Arts.

The new community facility could be up to 3 storeys in height (under HOB 12m) and include an underground car park.

It is suggested that the public plaza, upgraded pedestrian footpath and new street trees could be extended west to include the School of Arts site. An extended public plaza would provide an additional 230 sqm of public domain, and provide a fitting setting for the School of Arts building. This new public place would enhance the amenity of the neighbourhood and provide a generous place for the local community to meet and to enjoy.

Table 3: Development Parameters - School of Arts Site

School of Arts Site			
Site Area* (sqm)	1,009		
	GBA (sqm)	Efficiency	GFA (sqm)**
Existing Building			130
New Development			
GF	568	85%	483
L1	628	85%	534
L2	396	85%	337
Total of New Development	1,592	85%	1,354
TOTAL	-	-	1,484
FSR	1.5:1		
HOB	12m		



Figure 39: View 1 - Looking southwest



Figure 40: View 2 - Looking south



Figure 41: View 3 - Looking southeast



Figure 42: View 4 - Looking northwest



## 9.0 Conclusion

This Urban Design study has assessed the Site in terms of its potential in the long term to become a catalyst for the consolidation and renewal of the Peakhurst Neighbourhood Centre. There is an opportunity to :

1. Resolve the inconsistent land use of the Site - consolidating the Neighbourhood Centre uses to serve the residential catchment for the next 20 years.
2. Broaden the dwelling types on offer within the LGA - introducing shop top apartment dwellings to the Centre, which will provide passive surveillance and activation of the public domain.
3. Upgrade the public domain - to greatly improve the appearance to ensure the on-going viability of the Centre; including upgrading the street trees, paving, lighting and seating.
4. Introduce a new plaza space to the public domain with feature lighting, seating, landscaping and art work.

The Urban Design study has established a built form scenario and design concept which provides an optimum outcome not only for the Site, but also for the Peakhurst Neighbourhood Centre.



Figure 43: Street View of Neighbourhood Plaza and Active Street Frontages



## 9.0 Conclusion





## 9.0 Conclusion

### 9.1 Recommendations

The following changes are recommended to the current LEP controls in support of the Planning Proposal:

#### Zoning

The existing permissible zoning of the Site is R2 Low Density Residential. The Planning Proposal seeks to change the zoning of the Site and the adjoining School of Arts property to B1 Neighbourhood Centre. The proposed change would:

- Consolidate the existing Neighbourhood Centre uses along Forest Road;
- Ensure the capacity of the Neighbourhood Centre is sufficient to serve the residential catchment for the next 20 years;
- Remove the anomaly of a small and isolated number of R2 Low Density properties, which are at odds with the adjoining B1 zoning;
- Provide a catalyst for the revitalisation of the Centre's architecture and public domain; and
- Encourage Shop Top Housing that will provide passive surveillance, enhancing the safety of the public domain.

#### Zoning

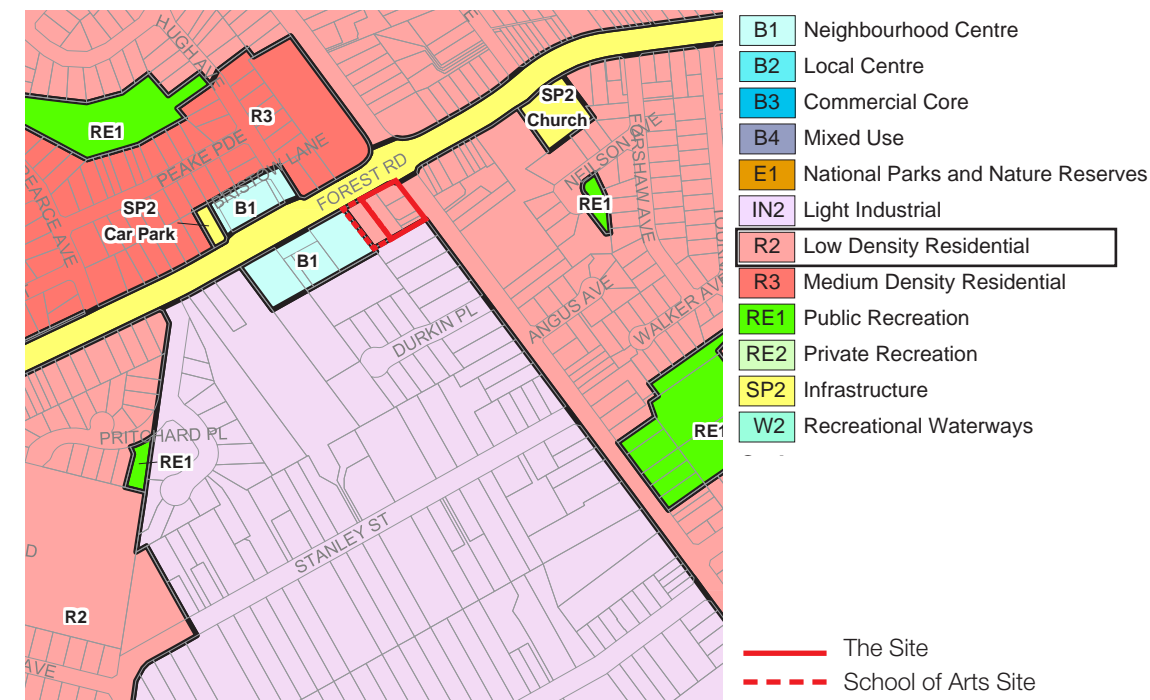


Figure 45: Existing Zoning Map (LEP 2012)

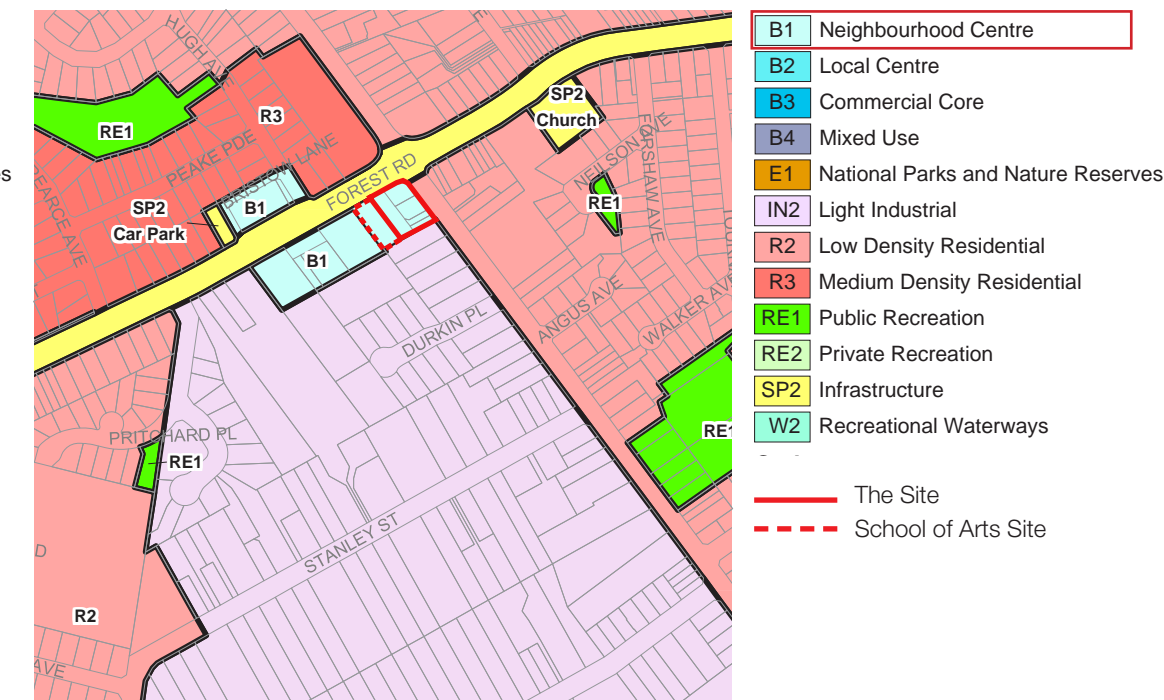


Figure 46: Proposed Zoning Map

## 9.0 Conclusion

### Height of Building

The existing permissible building height for the Site is 9m. For the Site the Planning Proposal seeks to amend this to:

**A HOB of 15m, including:**

- 149 Boundary Road, Peakhurst; Lot A, DP 389507
- 147 Boundary Road, Peakhurst; Lot 11, DP 572452
- 145 Boundary Road, Peakhurst; Lot 12, DP 572452

**A HOB of 12m, including:**

- 143 Boundary Road, Peakhurst; Lot D, DP 389507
- 689 Forest Road, Peakhurst; Lot 1, DP 11501

This would allow a maximum of four storeys at the Forest Road/ Boundary Road corner, stepping down in height to two storeys down Boundary Road. The overall height envelope allows floor-to-floor heights that comply with the Apartment Design Guideline (ADG), and accommodates the extra height which is required for lift over-runs at roof level.

For the adjoining School of Arts property a maximum height of 12m is suggested to accommodate the potential for future long term expansion.

The proposed change would:

- Permit a modest increase in permissible building height that would allow the development of a four storey building on this key corner site, that can accommodate retail uses on the ground floor and three levels of Shop Top Housing above;
- Permit an appropriate built form outcome for the site that is in scale with the generous width of Forest Road and Boundary Road, and with the 'big box' retail development to the west; and
- Provide the opportunity for a building of appropriate scale and stature to define this key corner site.

### Height of Building

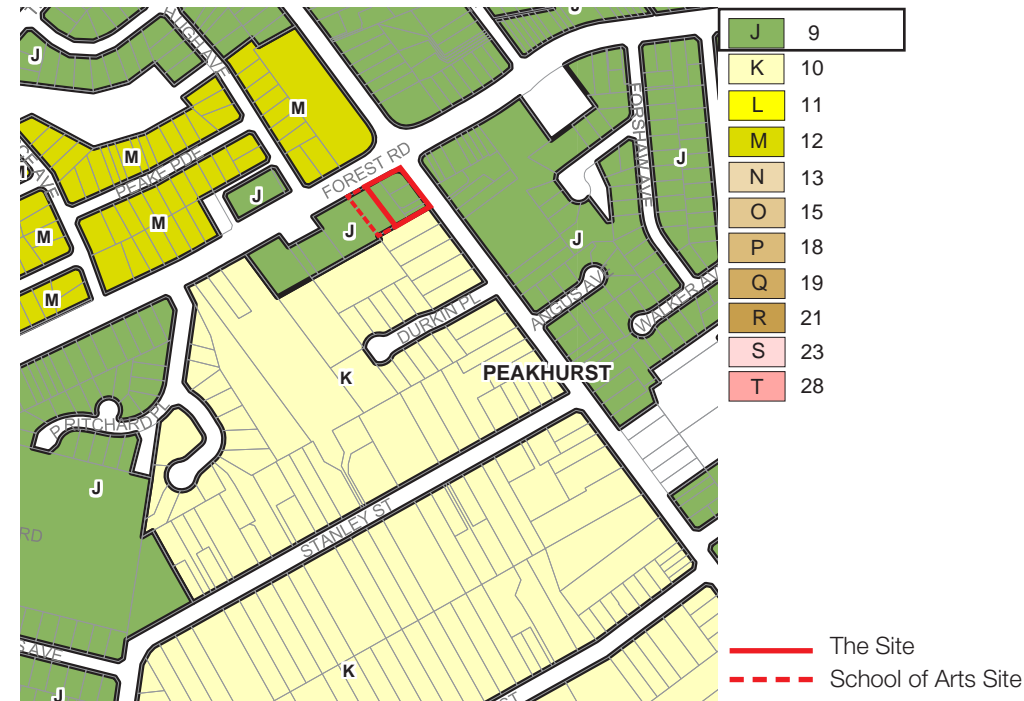


Figure 47: Existing HOB Map (LEP 2012)

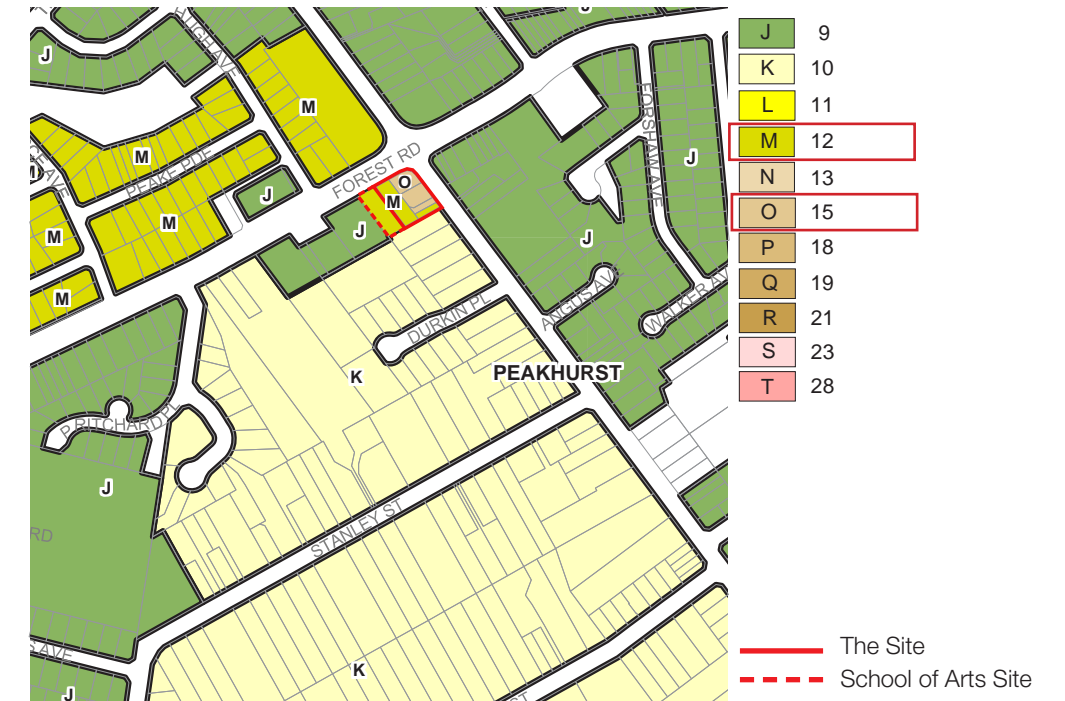


Figure 48: Proposed HOB Map

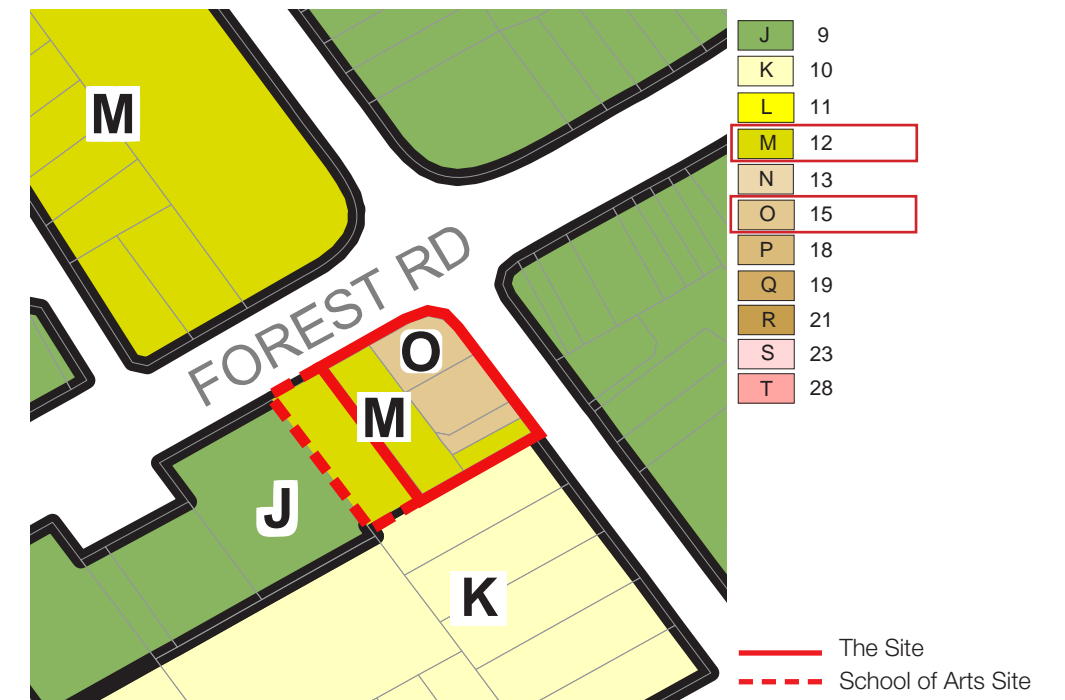


Figure 49: Proposed HOB Map Detailed View



## 9.0 Conclusion

### FSR

The Site and the School of Arts property have an existing FSR of 0.6:1. The Planning Proposal seeks to amend the permissible FSR for the Site to 1.7:1. For the adjoining School of Arts property a maximum FSR of 1.5:1 is suggested to accommodate potential future expansion of the facility. The proposed change would:

- Reflect a reasonable increase in density on a consolidated site that has been studied from an Urban Design point of view and assessed as able to support an increase in GFA;
- Unlock the potential of the Site to accommodate additional employment generating land uses;
- Provide an incentive to develop Shop Top Housing which would bring new activity and personal safety to the Neighbourhood Centre; and
- Support the provision of public benefits, such as: the upgrade of the Forest Road and Boundary Road footpaths and provide a neighbourhood plaza on the Forest Road streetscape.

### Lot Size

The Site and the School of Arts property have an existing minimum Lot Size control of 450 sqm. The purpose of the minimum lot size control is to retain the pattern of subdivision in residential zones. The Planning Proposal seeks to remove the minimum Lot Size control. The proposed change would:

- Reflect the proposed change in Zoning to B1 Neighbourhood Centre;
- Permit a consolidated development which will provide an appropriate commercial floor area; and
- Remove an anomaly - providing a consistent approach to the application of the Lot Size control across the LGA.

### FSR

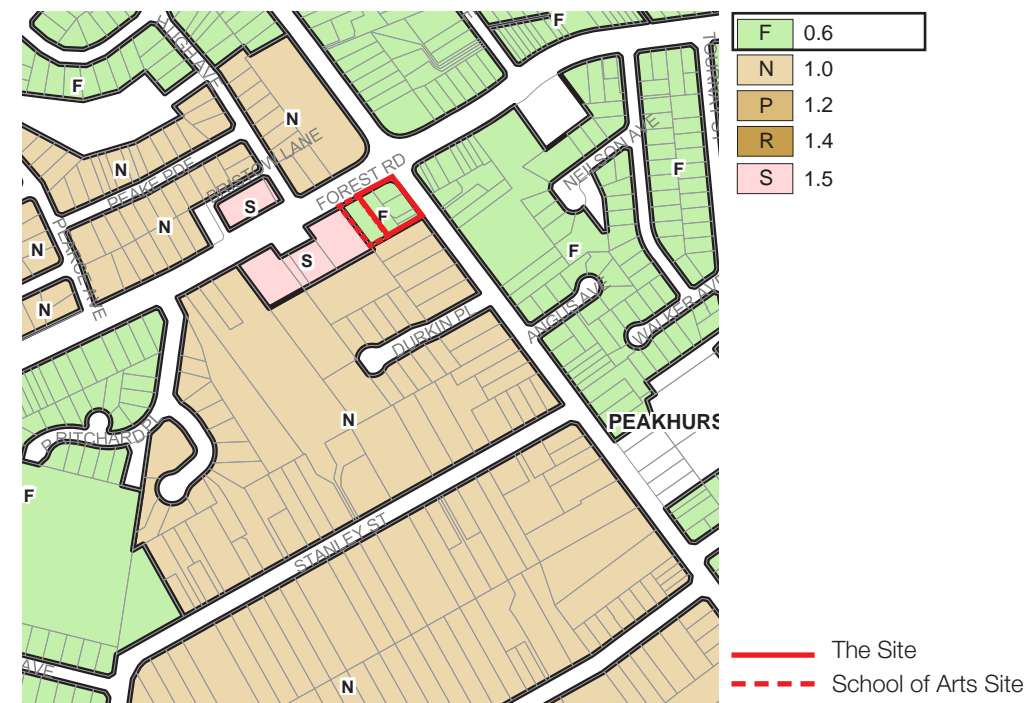


Figure 51: Existing FSR Map (LEP 2012)

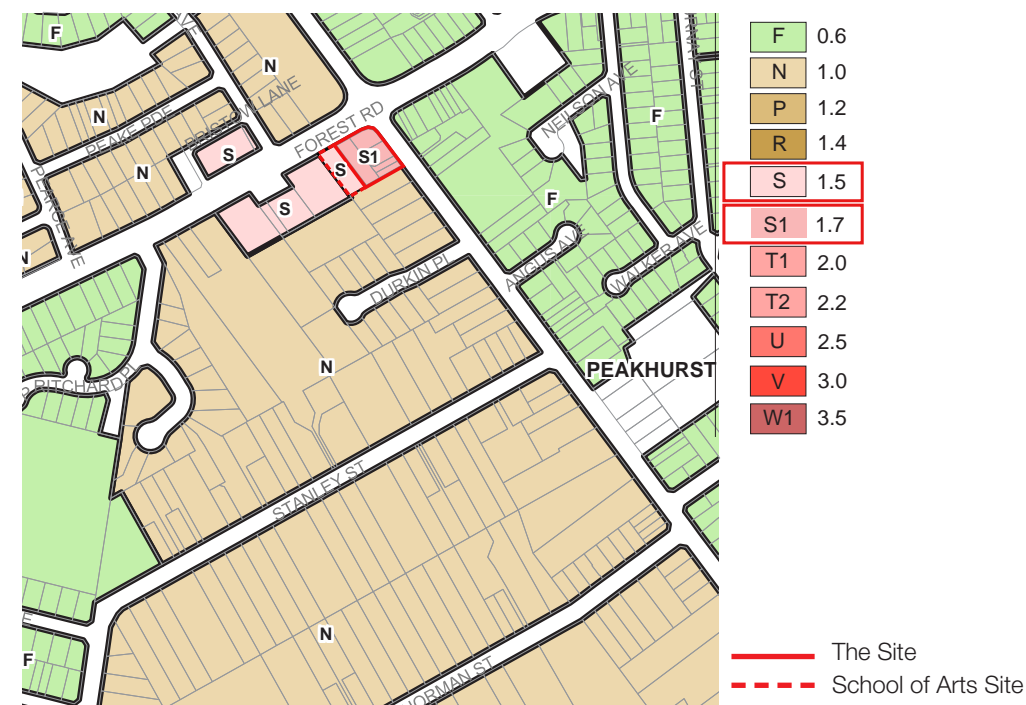


Figure 50: Proposed FSR Map

### Lot Size



Figure 53: Existing Lot Size Map (LEP 2012)



Figure 52: Proposed Lot Size Map

# CM<sup>+</sup>

