

CHESTER SQUARE

AMENDED PLANNING PROPOSAL

June 2020

 **HOLDMARK**

TURNER

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INTRODUCTION 01

OVERVIEW

Chester Hill is identified as a ‘Commercial Centre’ and ‘Village Centre’ by the Bankstown-Canterbury LEP, located to the northwest of the LGA. Bankstown itself is the ‘Core Commercial Centre’ for the area and located a short distance to the south-east of the site.

The local area is well connected by various transport modes including road, rail and bus, standing as an established commercial and service centre in the local context.

This presentation consolidates the findings of relevant studies and policy documents, providing a fully integrated basis for the proposal herein.



Image: Nearmap

VISION

Our proposal aims to provide high-quality residential and commercial units and, enhance the public realm both within and around the site, encouraging new life and activity to support the existing as well as emerging commercial businesses.

The project will build on existing successes and assets of the area, such as the local train and bus interchange and, existing retail and commercial offering, to provide much needed additional residential units as well as improving the commercial offering of Chester Hill to the local population.

The overarching vision is to create a vibrant public realm supporting attractive and enjoyable residences amongst a successful and active commercial centre using principles of sustainable urban design.



Image Above: TZG & Turf Design Studio,



Grant Associates, Dairy Crest.

STRATEGIC CONTEXT 02

The strategic context reviews the planning context of the site, specifically the relationship between the site and the changing urban context.

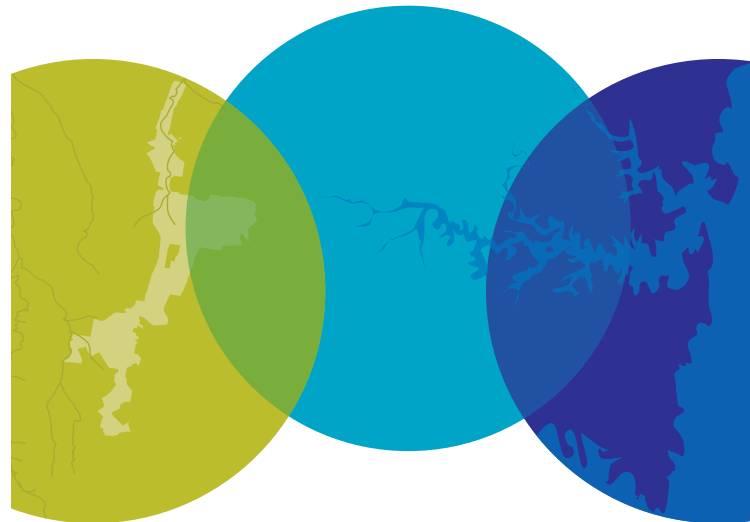
STRATEGIC ALIGNMENT



GREATER SYDNEY REGION PLAN

A Metropolis of Three Cities

– connecting people



March 2018
Updated

CONNECTED TO THE 30 MINUTE CITY

The plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education, health facilities, services and great places. This is consistent with the 10 Directions in Directions for a Greater Sydney which establish the aspirations for the region over the next 40 years and are a core component of the vision and a measure of the Plan's performance.

Greater Sydney
Commission

OUR GREATER SYDNEY 2056

South District Plan

– connecting communities



March 2018
Updated

PART OF THE FUTURE OF THE NORTH DISTRICT

The South District forms a large part of the Eastern Harbour City with its economy supporting the Harbour CBD. With the predicted population growth the vision will improve the District's health and education services and preserve its rich environmental assets.

This will be achieved by aligning growth with infrastructure, sustaining local centres, boosting community services and nurturing quality lifestyles.

STRATEGIC ALIGNMENT



CONNECTED TO THE GREEN GRID

The Sydney Green Grid promotes the creation of a network of high quality open spaces that supports recreation, biodiversity and waterway health. It will create a network that connects strategic, district and local centres, public transport hubs, and residential areas.

The Sydney Green Grid will help promote healthy living and community spirit through access to recreation and cultural opportunities whilst promoting biodiversity.



INCORPORATING THE SEVEN DESIGN OBJECTIVES

The policy is about enhancing all aspects of our urban environments, to create better places, spaces and buildings, and thereby better cities, towns and suburbs. To achieve this, good design needs to be at the centre of all development processes from the project definition to concept design and through to construction and maintenance.



SUPPORTING HEALTHIER, LIVEABLE AND SUSTAINABLE ENVIRONMENTS

Greener Places is a draft policy to guide the planning, design and delivery of Green Infrastructure in urban areas across NSW. It aims to create a healthier, more liveable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of urban areas.

STRATEGIC ALIGNMENT

Bankstown Local Environmental Plan 2015 [2015-140]



Status information

Currency of version
Current version for 28 February 2019 to date (accessed 9 May 2019 at 17:32)
Legislation on this site is usually updated within 3 working days after a change to the legislation.

Provisions in force
The provisions displayed in this version of the legislation have all commenced. See [Historical Notes](#)

Authorisation
This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the *Interpretation Act 1987*.

File last modified 28 February 2019.

B2 LOCAL CENTRE & R4 RESIDENTIAL ZONES

The Bankstown Local Environmental Plan 2015 aims to support local centres, such as Chester Hill, as important local places of employment and service provision. Diversification of commercial offerings are encouraged with the support of local transport nodes extending a centres sphere of influence. Mixes that are compatible with adjacent residential uses are particularly encouraged.



INTEGRATING WITH CHANGING NEEDS

The Bankstown DCP 2015 provides further direction and detail on the form and operation of development established under the LEP. Its overarching objectives aim to empower development that is sustainable, locally appropriate and compatible, and achieves good urban design.

URBAN CONTEXT

The local area is a typical residential suburb well supported by local educational facilities, open spaces and commercial centres as well as good transport links.

Metropolitan and Local policies provide clear support for new housing in areas offering connections such as these. They are considered suitable for growth in both commercial and residential terms, building toward the ambition of the ‘30-minute city’.



Fig XX. Source: South District Plan. Greater Sydney Commission.

DISTRICT TRANSPORT NETWORK

Existing connections include a direct train line to the CBD along with several major road arteries within a short distance. The South District Plan and Toward 2056 provide further proposals for strengthening nearby north-south connections in this area.

Existing and emerging transport routes provide good access to the metropolitan region.

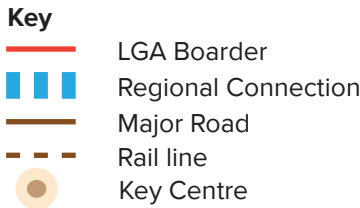
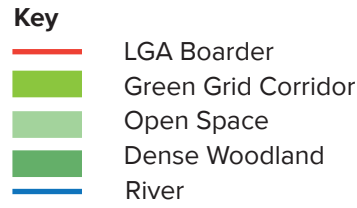


Fig XX. Source: South District Plan. Greater Sydney Commission.

GREENSPACES

A wide range of open spaces are available to local residents. From playing fields, reserves and parklands to a number of golf courses. The Sydney Green Grid and South District Plan note the importance of these connections, particularly along waterways and where continuous green corridors can be formed.

Access to multiple local green spaces.



NEIGHBOURHOOD CONTEXT

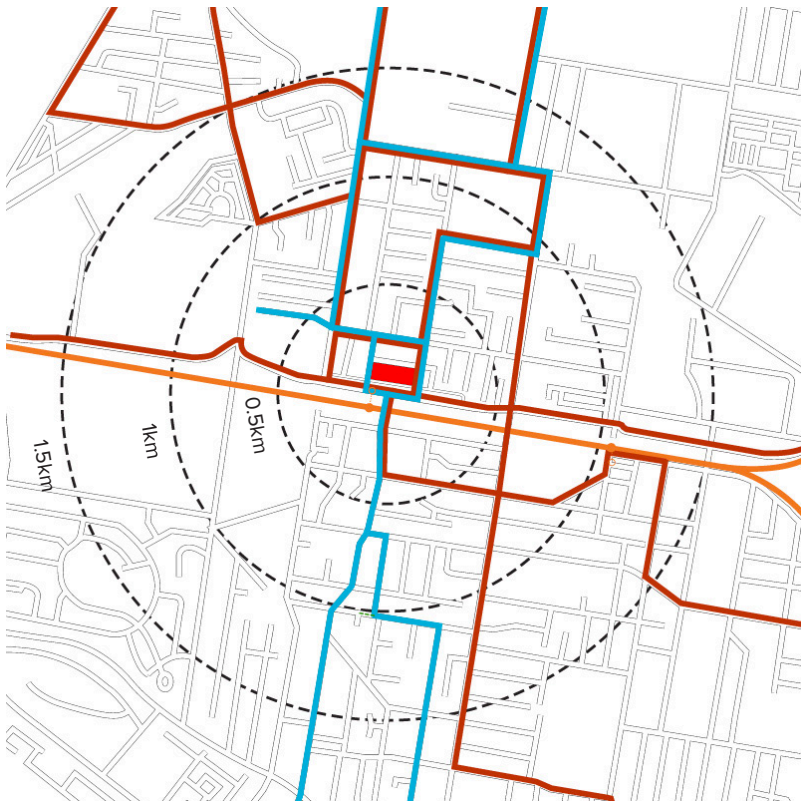


Fig XX. Source: NSW RMS

NEIGHBOURHOOD TRANSPORT NETWORK

The Chester Hill train and bus interchange serves the local population with a good variety of public transport options. In addition this also supports local commercial activity as a point of concentrated activity around a key local transport node.

Connections to neighbouring centres.

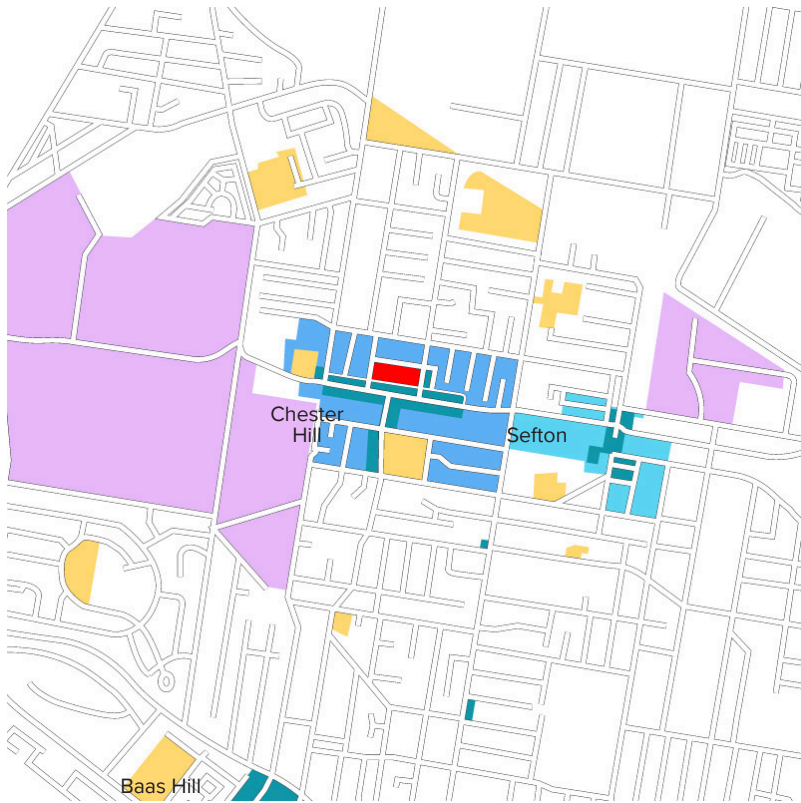
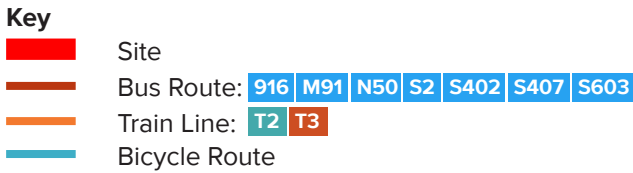


Fig XX. Source: Bankstown LEP 2015

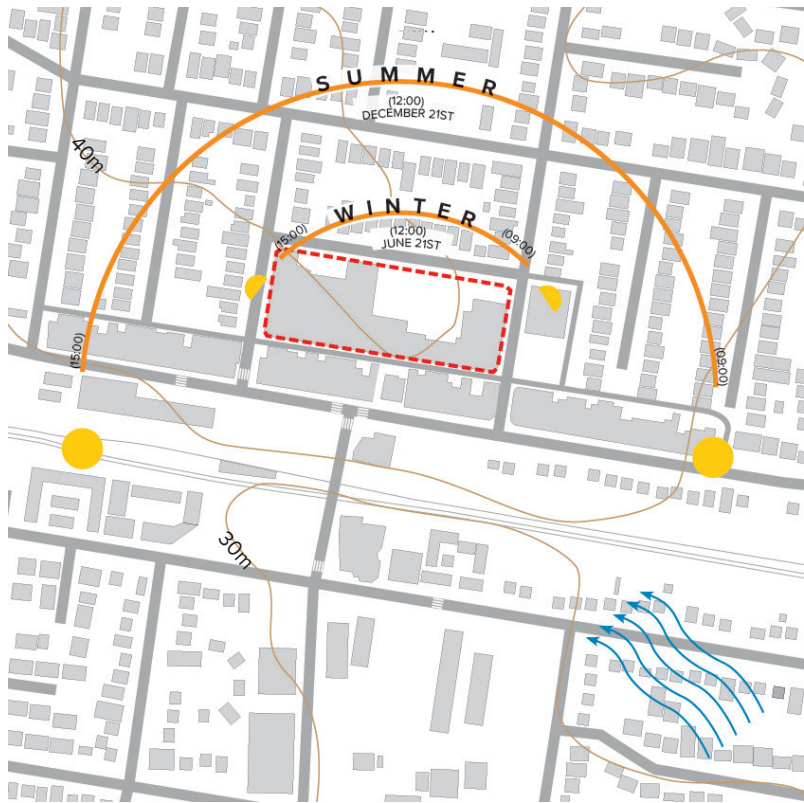
KEY LOCAL USES

A number of key land use zones provide the area with a variety of employment and education opportunities supporting the local population. Bankstown Airport to the south and the wider aerospace industries are gaining strong central support through the wider Metropolitan Plan.

Local diversity of use supports further housing opportunities.



SITE CONTEXT



ENVIRONMENTAL

The local topography and site orientation enable good solar exposure to the majority of the site throughout the year. The existing fully developed form of the site also means there is limited impact on existing biodiversity. A considered design presents an opportunity to make valuable contributions to local green infrastructure.

Local conditions support minimal environmental impact.

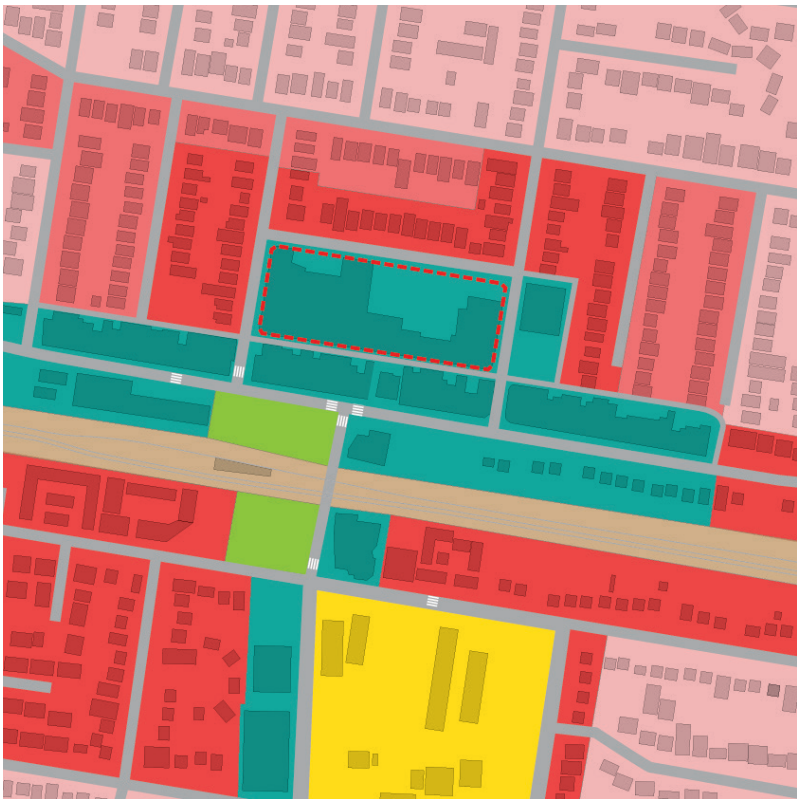
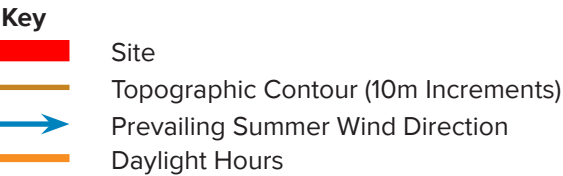
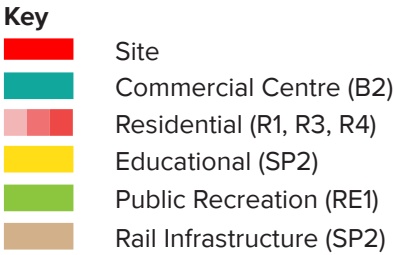


Fig XX. Source: Bankstown LEP 2015

ZONING

The combination of commercial centre uses, dense residential zonings, public spaces and educational facilities alongside a transport interchange provide for beneficial conditions for positive urban growth.

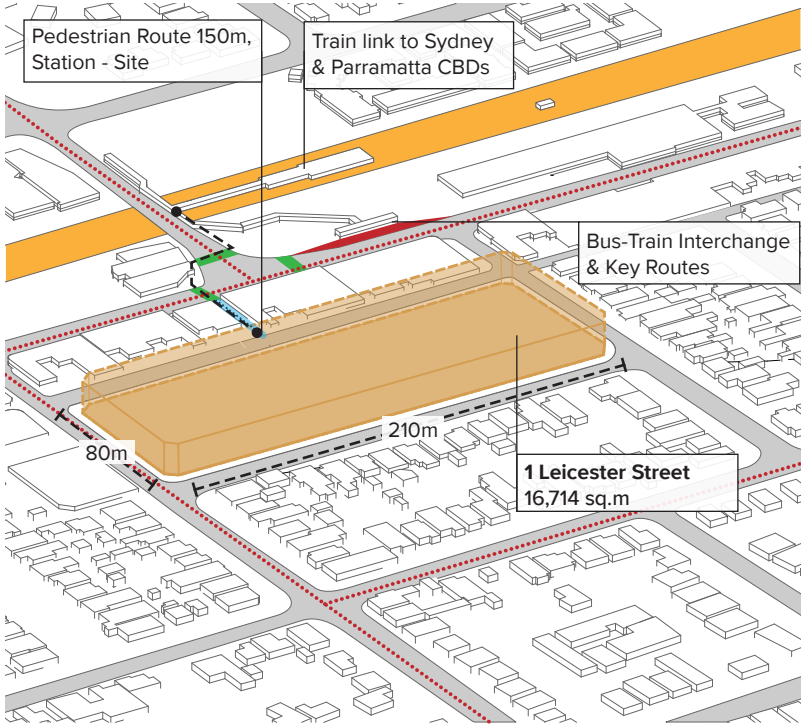
Regenerating the significance of a local commercial centre.



SITE ANALYSIS **03**

The site analysis provides an exploration of local contextual issues to inform urban and architectural designs.

PRIMARY INFLUENCES

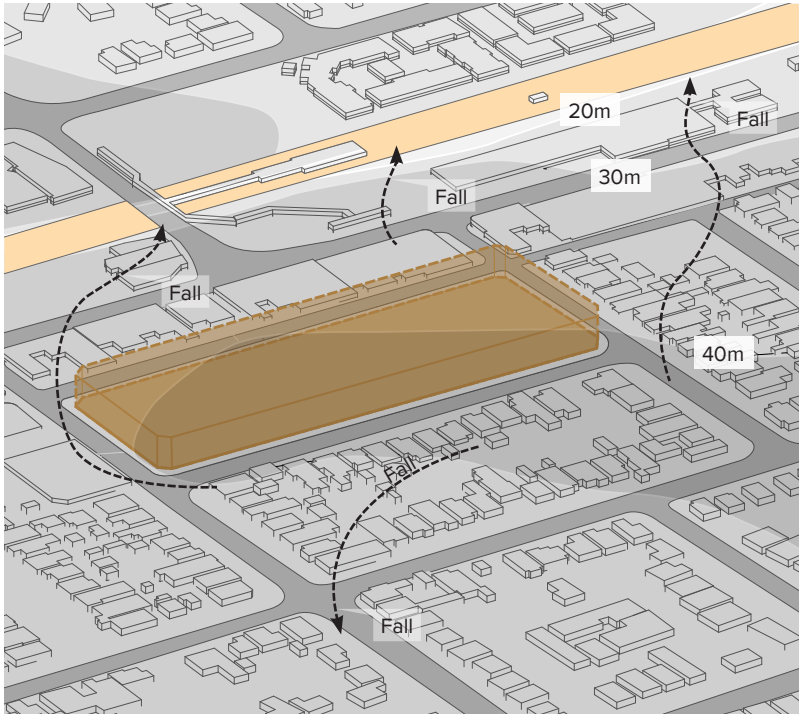


CONNECTIVITY

The site is well connected with multiple bus routes stopping at the local bus and train interchange. The train line provides connectivity directly to Sydney CBD. Locally, the junction of Waldron Road (east-west) and Chester Hill Road (north-south) provides vehicular and pedestrian access links across the railway.

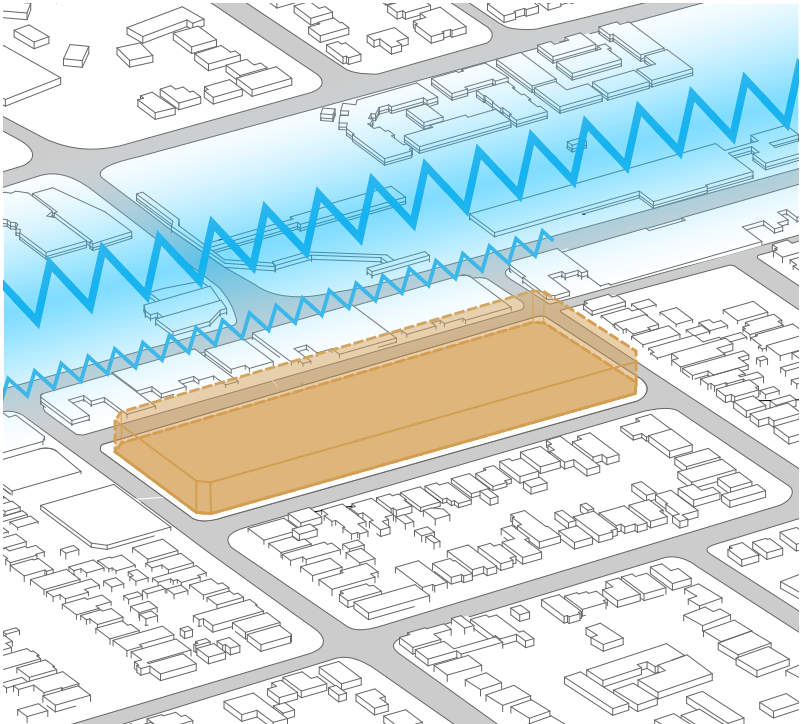
Legend

- Railway
- Pedestrian Crossing
- Pedestrian Link
- Bus Route



TOPOGRAPHY

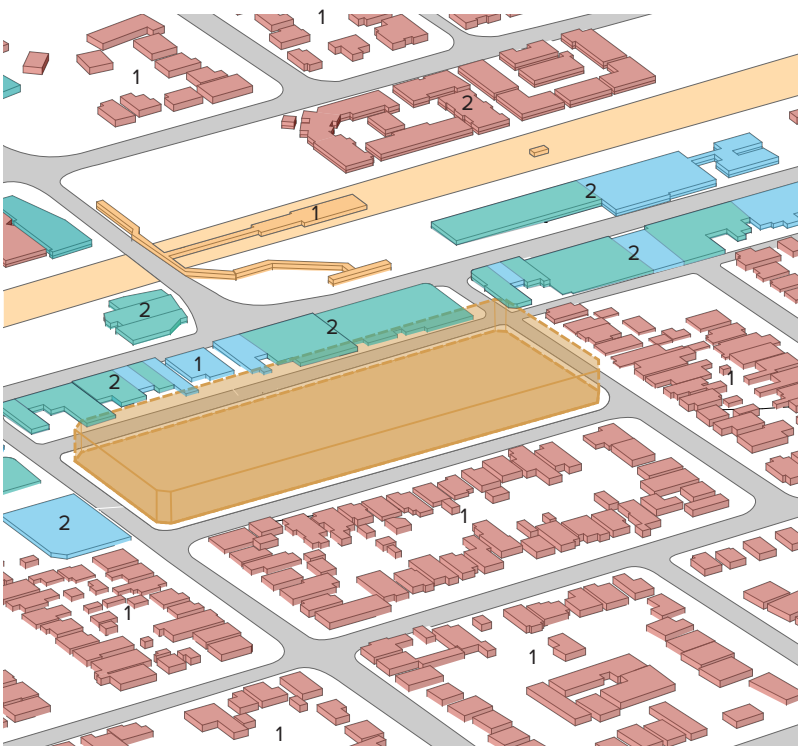
Local topography is relatively gentle with a slight gradient raising to the north. Within the site this creates a low point toward the south-westerly corner and a level difference of approximately 5m across the site.



NOISE & TRAFFIC

As a defined 'local centre' traffic is increased in comparison to the wider surrounds. The provision of retail and professional services, as well as education and transport attract a range of local residents to Chester Hill as an important local destination. The site benefits from a buffer provided by the commercial buildings of Waldron Road, reducing the noise impacts immediately to the south.

PRIMARY INFLUENCES

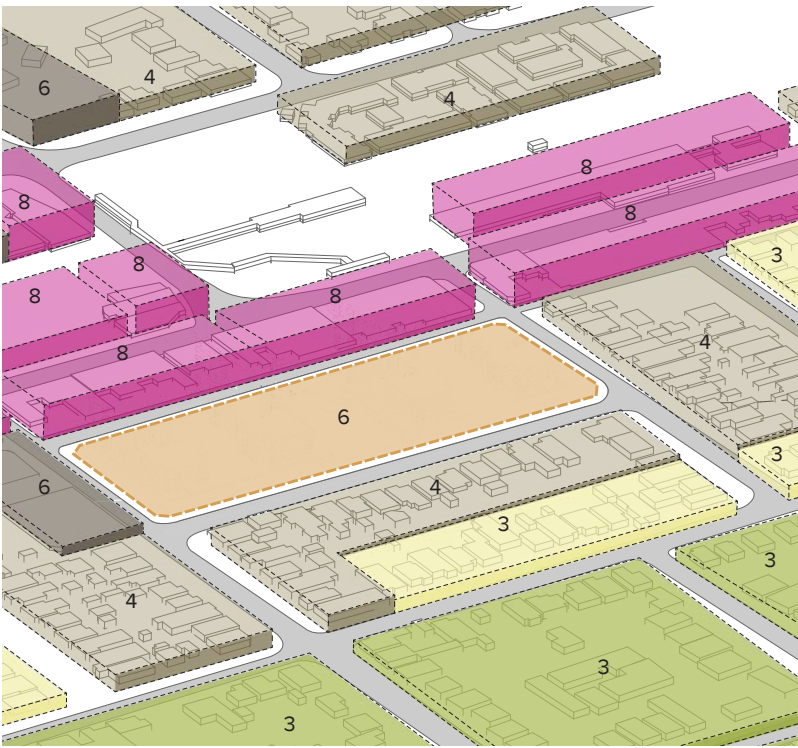


SURROUNDINGS

The existing site is occupied solely by commercial uses, extending the linear arrangement of commercial services primarily along Waldron Road. To the north and south the areas is largely residential with intermittent educational facilities.

Legend

- Residential (R4 High Density, R3 Medium Density)
- Commercial Retail (B2 Local Centre)
- Commercial Professional Services (B2 Local Centre)
- Train / Bus Interchange (SP2 Infrastructure)
- 1 Existing building height

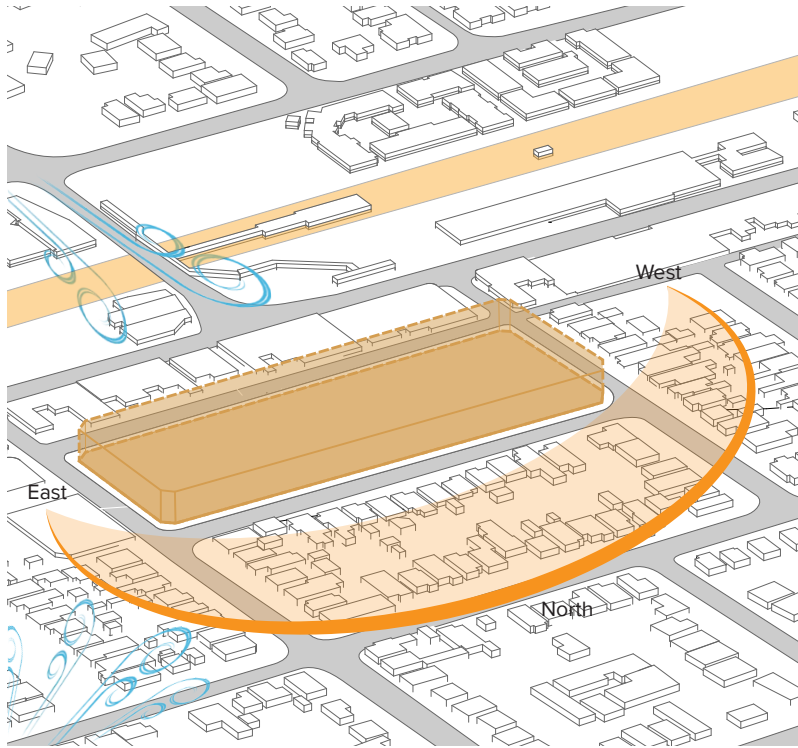


HEIGHT LIMITS

Th Bankstown LEP establishes local height limits which build toward the local centre of Chester Hill indicating its significance in the urban fabric and development potential.

Legend

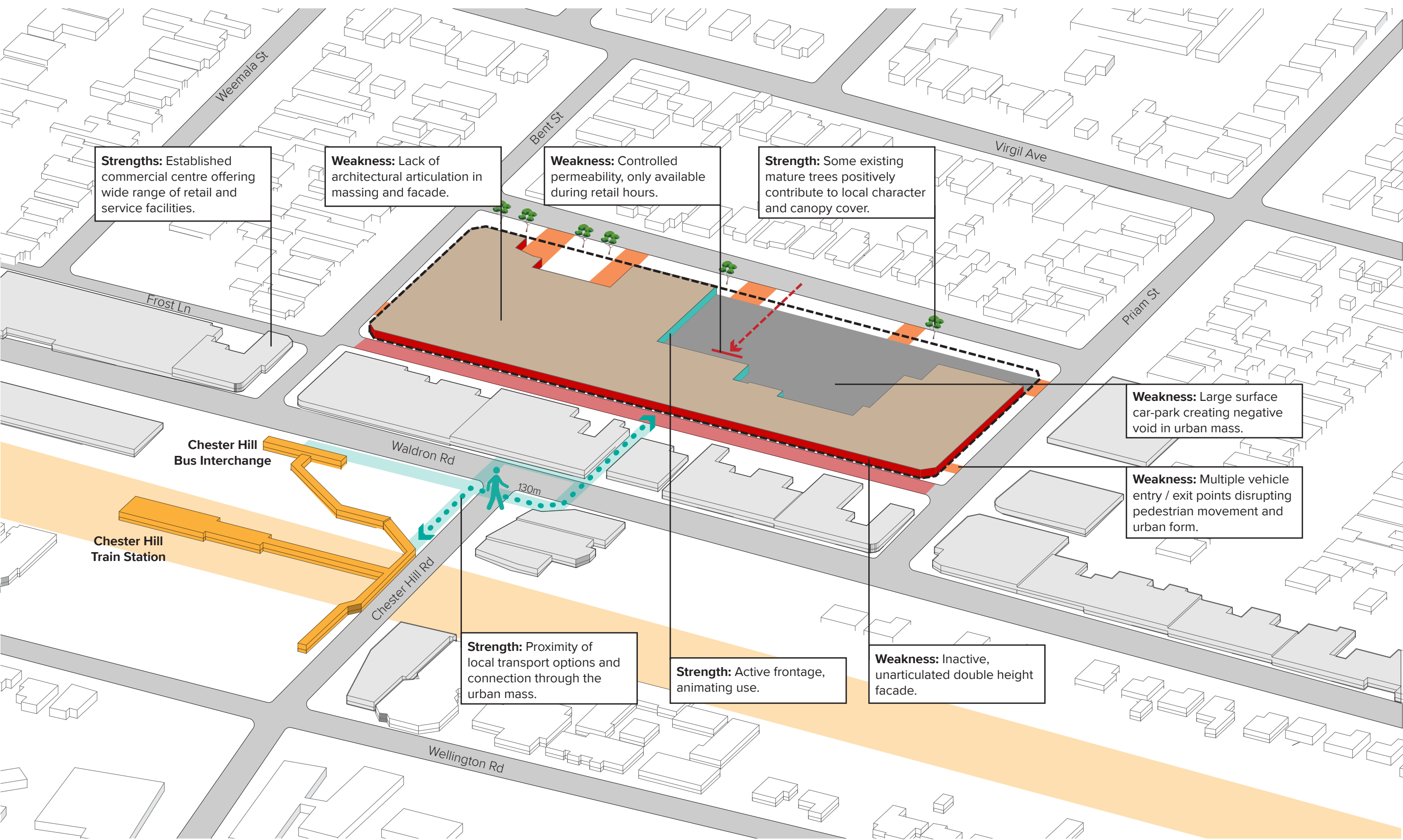
- 26m / 8 Stories (T2)
- 20m / 6 Stories (Q2)
- 13m / 4 Stories (N1)
- 10m / 3 Stories (K)
- 9m / 3 Stories (J)



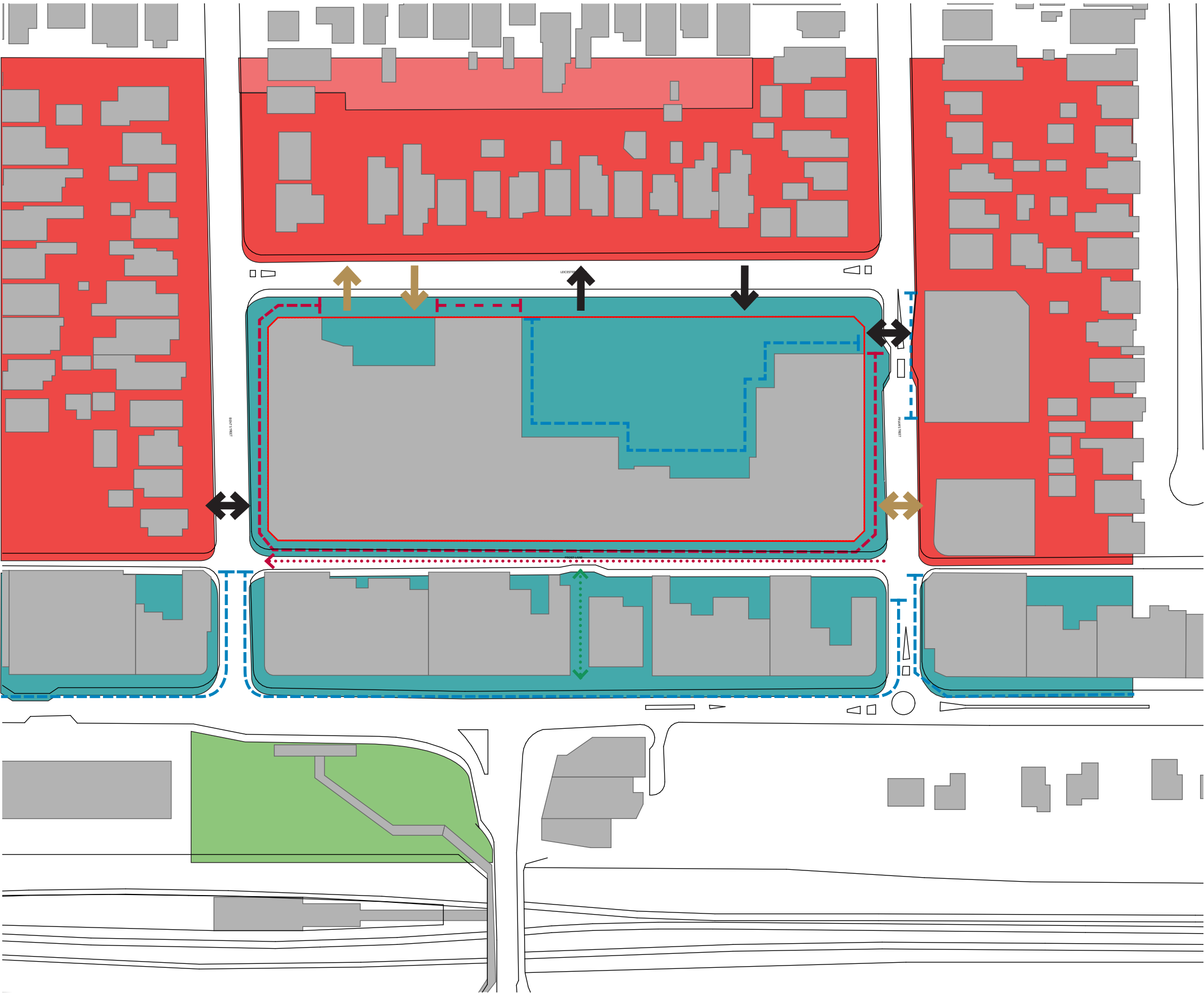
SOLAR & WIND

Solar access is good across the site with relatively low level surroundings. The prevailing wind direction is north-easterly during the winter months and southerly during the summer months.

STRENGTHS & WEAKNESSES



EXISTING SITE



As existing the site presents multiple entry / exit points for both public and private use. Active frontages are presented to the north only, facing on to the surface car park providing an internal outlook.

Inactive frontages are presented to the east, west, south and north-west. These are typically large double height blank facades offering little to the public domain. To the south, Frost Lane has become an uncoordinated and cluttered route providing servicing to both Chester Hill Shopping centre and the rear of Waldron Road.

A pedestrian link to the south provides an important connection to Waldron Road and on to the Bus/Train interchange.

- Key**
- Site
 - Active Frontage
 - Inactive Frontage
 - Public Vehicular Access
 - Private Vehicular Access
 - Pedestrian Link



URBAN FORM



1. Priam Street, view from south.



2. Frost Lane, view from west.



3. Priam Street, view from north east.



4. Leicester Street, view from east.



5. Leicester Street, view from west.



6. Bent Street, view from north west.



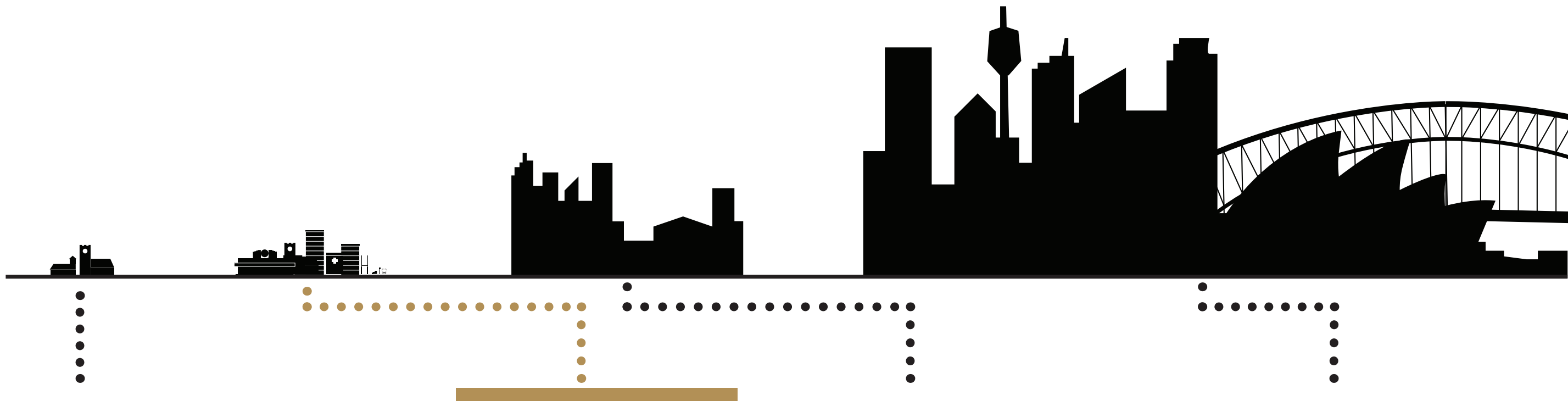
7. Frost Lane, view from west.



8. Bent Street, view from south east.



URBAN HIERARCHY



NEIGHBOURHOOD CENTRE
(e.g. Cnr Hector & Jocelyn St)

Provides small scale community focused facilities such as primary schools, places of worship, pubs and cafes.

LOCAL CENTRE
(e.g. **Chester Hill**, Sefton)

Larger commercial opportunities become viable with retail and professional services provided. Small scale medical facilities, local sports venues and transport interchanges are also present.

STRATEGIC CENTRE
(e.g. Bankstown, Liverpool)

Important centres of employment, commerce, education and health care. Entertainment facilities are located here including cinemas, major sports venues and specialist activity centres.

METROPOLITAN CENTRE
(e.g. Sydney, Parramatta)

The focus of major transport interchanges, centres of government, higher education and research. Extensive retail, commercial and professional services are available as well as arts, theatre and entertainment facilities.

Development within Local Centres (South District Plan, GA NSW)
“...residential development within a 5-minute walk [800m] of a centre focused on local transport ... will help create walkable local centres.”
“Provide public realm and open space focus”
“Protect or expand retail and / or commercial floor space”
“Support the night-time economy”

URBAN DESIGN PRINCIPLES 04

A considered set of design principles, based on the site analysis, aim to integrate the proposals with the existing context.

BETTER PLACED PRINCIPLES

“Better Placed establishes the value of good design, and identifies key concepts, good process, and objectives for good design outcomes.”



BETTER FIT

Contextual, local and of its place

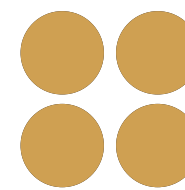
Located at a key ‘local centre’ with bus and train interchange, the proposal underlines the importance of Chester Hill in the urban fabric and is a key location for urban growth.



BETTER PERFORMANCE

Sustainable, adaptable and durable

Using the scale of development to its advantage, a new public open space, along with communal open spaces provide opportunities for community interaction, increases in biodiversity and positive urban design.



BETTER FOR COMMUNITY

Inclusive, connected and diverse

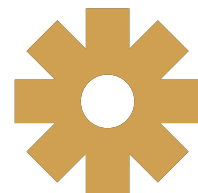
A range of unit sizes in both commercial and residential elements provides for a diverse social mix. Major businesses form commercial anchors within larger units, whilst newer, smaller units co-exist creating a vibrant hub. Above, a variety of private and communal spaces serve new residential units.



BETTER FOR PEOPLE

Safe, comfortable and liveable

A considered arrangement of outlook, entrances and movement routes facilitates passive security throughout. Residential units overlook both communal and public spaces whilst a range of commercial units at the ground plane encourage activity, reducing opportunities for vagrancy and unsafe environments.



BETTER WORKING

Functional, efficient and fit for purpose

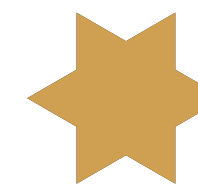
A balance of unit sizes and uses ensure a mutually beneficial urban environment. Townhouses to the northern facade provide a human scale, reflective of the existing residences opposite and create an active ground plane. To the south along Frost Lane, a series of small commercial units create a vibrant street scene complimented by refined hard and soft landscaping.



BETTER VALUE

Creating and adding value

Enhancing the existing centre through the provision of both residential and commercial units supports Chester Hill as an important local hub. Diversifying the residential offering serves the needs of a growing local population, whilst additional commercial units allow the populations needs to be efficiently met.



BETTER LOOK AND FEEL

Engaging, inviting and attractive

A stepped form and range of scales aim to integrate the proposal into the context whilst signifying the area as an important local centre. Landscaping throughout the public square, Frost Lane and communal spaces further enhances the proposals contribution.



Better Placed,
NSW Government Architect, 2017

GREENER PLACES PRINCIPLES

“Greener Places is an overarching schema for ensuring connection and integration of our green assets, ensuring their contribution to quality of life, and that the environment and the economy are maximised”



INTEGRATION
Combine Green infrastructure with urban development and grey infrastructure

Landscaping and planting are deeply integrated with massing and design detail enhancing the enjoyment of space, but also contributing to local biodiversity and reducing water run-off.



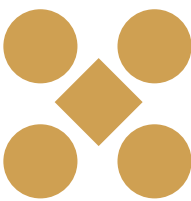
CONNECTIVITY
Create an interconnected network of open space

Located at a key local centre with bus and train interchange, the proposal underlines the importance of Chester Hill in the urban fabric.



MULTIFUNCTIONALITY
Deliver multiple ecosystem services simultaneously

As a large development, the scheme is able to contribute a beneficial mix of uses and spaces. These include a range of unit sizes across both commercial and residential elements, as well as a public open space, increased street edge set back for landscaping and communal open spaces.



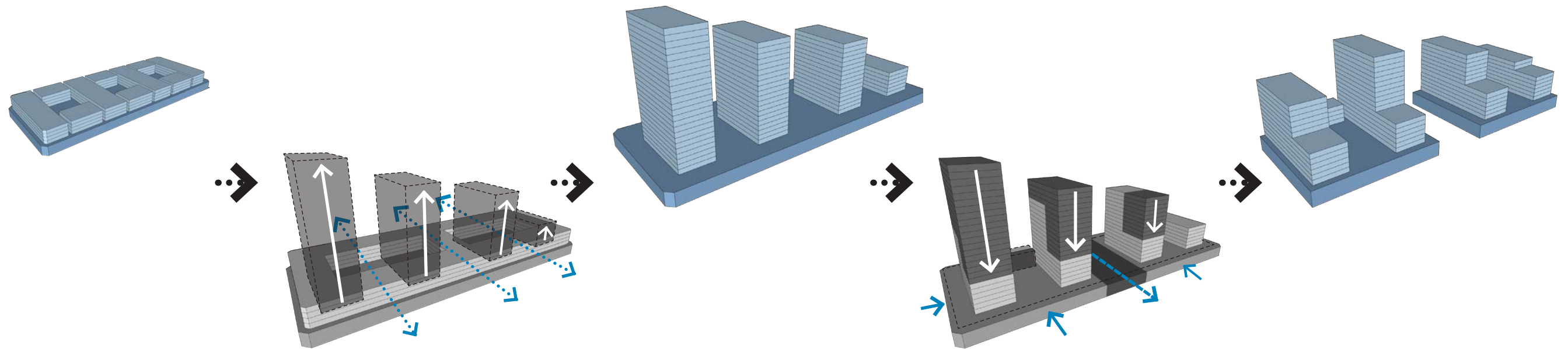
PARTICIPATION
Involve stakeholders in development and implementation

The design process has moved through several interactions, incorporating stakeholder input to create a form and function that moves beyond satisfying policy requirements, to providing a beneficial contribution to the local urban fabric.



*Greener Places,
NSW Government Architect, 2017*

MASSING EXPLORATION



1 Perimeter Block

A low-rise, full site podium. Heights are established by LEP zoning limits.

A continuous massing creates a monolithic, imposing form with no visual permeability or relation to the surroundings. However, the low rise nature minimises the abruptness of a change of height and clearly defines the street edge.

Exploration

The upper level massing is divided to provide architectural relief and articulation, the massing and floor space are redistributed accordingly.

2 Cascading Towers

A full site podium with high rise towers. The ground plane remains poor with little contribution to the public realm. Concentrated massing produces an overbearing form and excessive shadowing.

Exploration



Further articulation and redistribution of mass reduces visual impact and increases opportunities for communal open spaces. Recessing the podium from the site boundary and opening the centre space contributes positively to the public realm.

3 Open Spaces





Mid-rise, part-site podium. Active frontages to the full Perimeter in combination with setbacks aid in integration. Varied upper masses reduce overshadowing whilst maintaining floor space.

MASSING EVALUATION

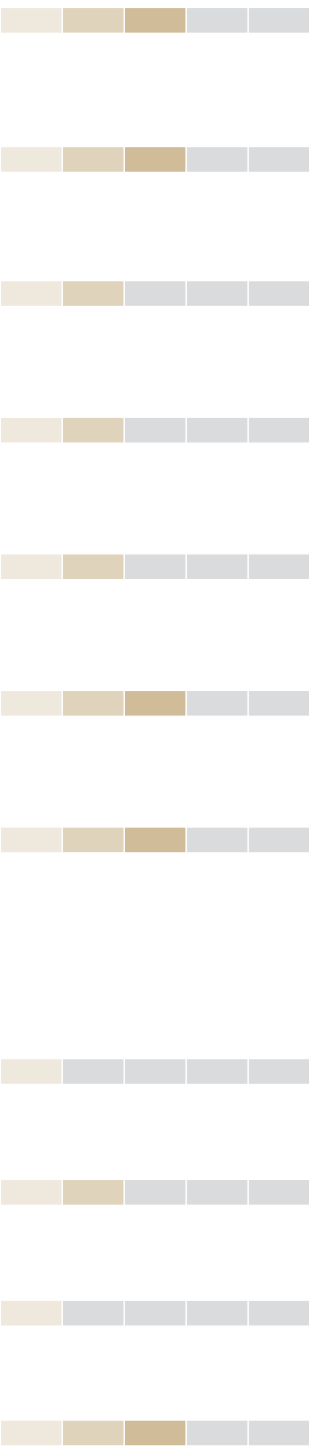
BETTER PLACED

-  Better Fit
-  Better Performance
-  Better For Community
-  Better For People
-  Better Working
-  Better Value
-  Better Look and Feel

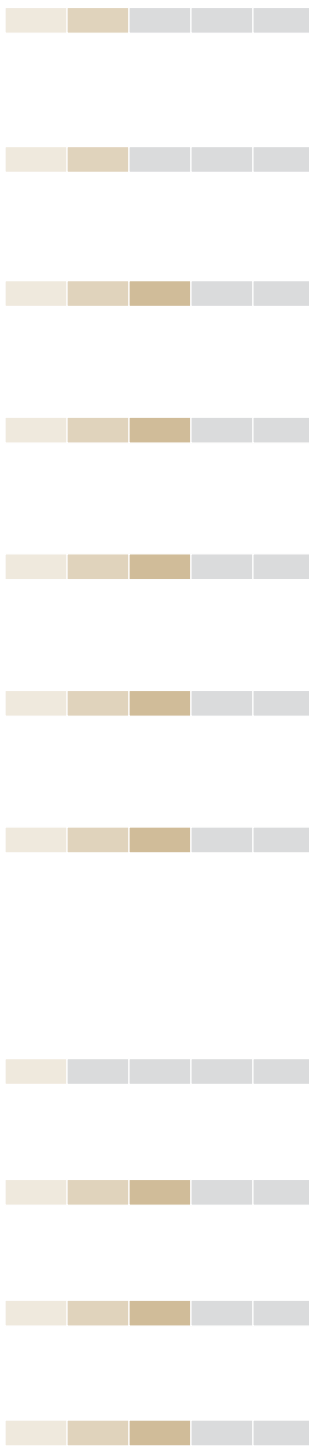
GREENER PLACES

-  Integration
-  Connectivity
-  Multifunctionality
-  Participation

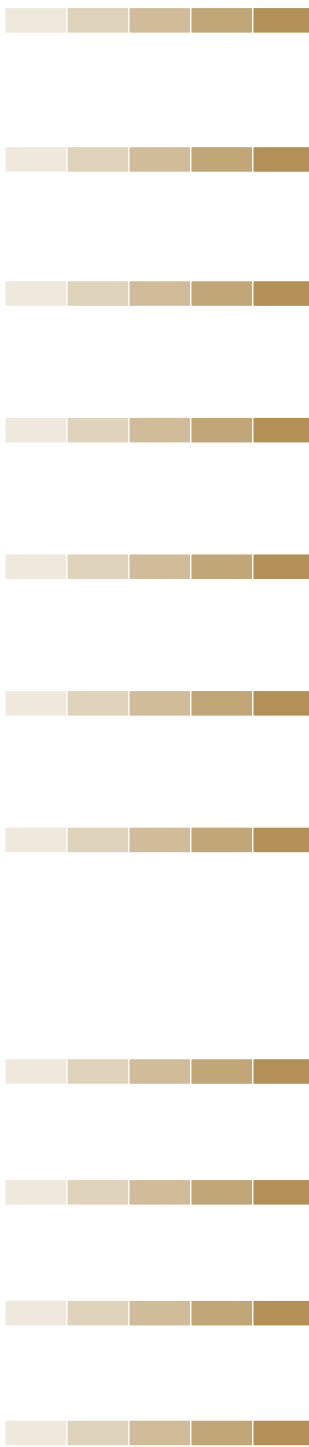
1 Perimeter Block



2 Cascading Towers



3 Open Spaces



DETAILED STUDY | OPTION 1

Perimeter Block

RETAIL

Upper Ground	
Mini Major	2,600 sq.m
Speciality / F & B	2,100 sq.m
Mixed Use	1,300 sq.m
Gym / Health	2,000 sq.m
Public Space	2,500 sq.m
Total	8,000 sq.m

Lower Ground	
Supermarket	5,200 sq.m
Speciality / F & B	2,500sq.m
Total	7,700 sq.m

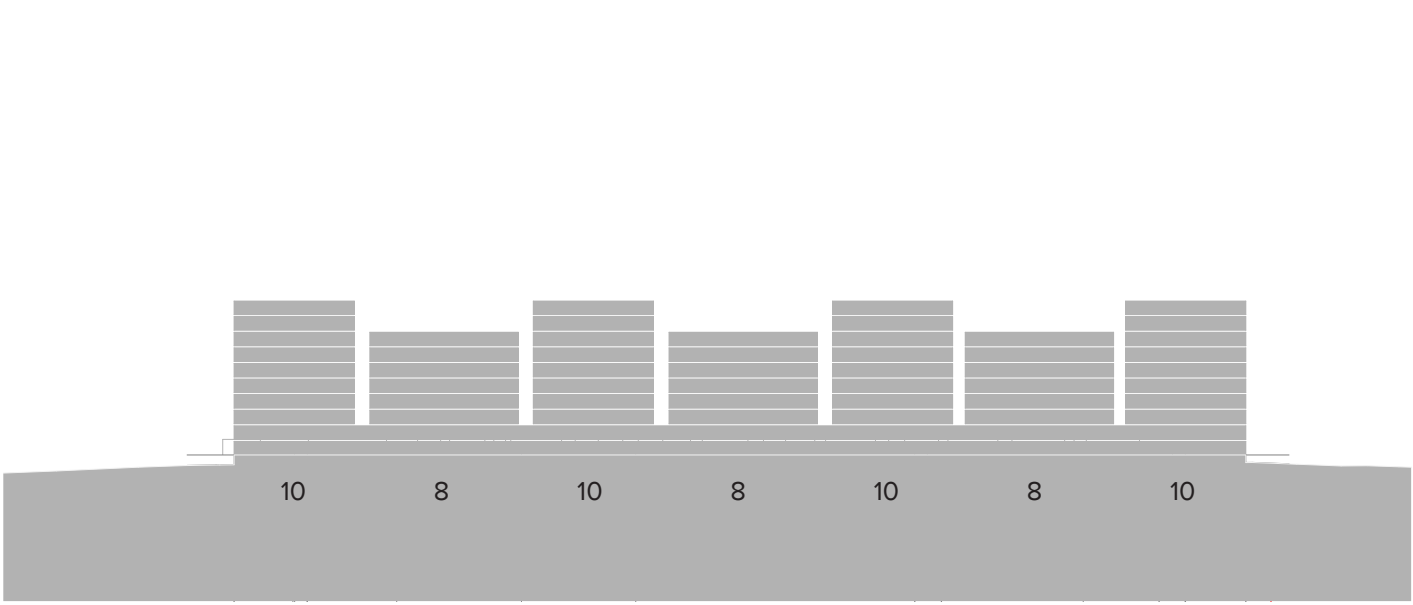
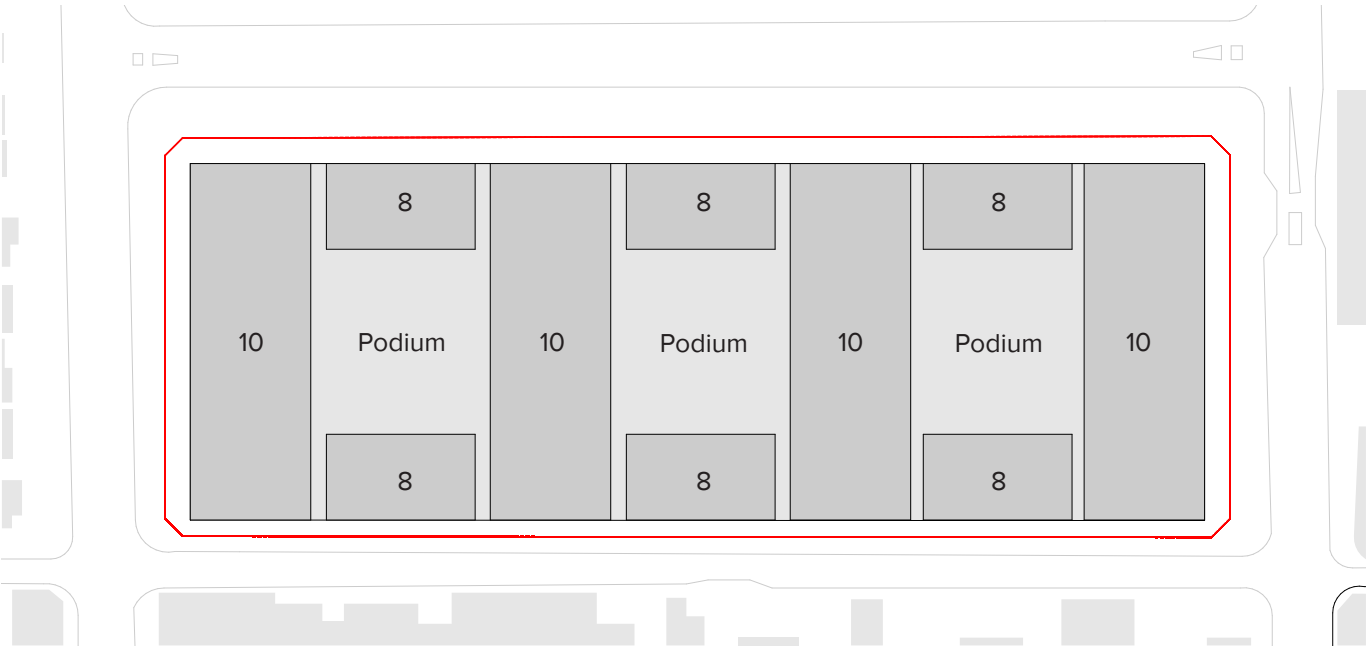
Grand Total	15,700 sq.m
(8,270 sq.m existing)	

RESIDENTIAL

Podium	3,956 sq.m
Levels 2-10	56,052 sq.m
Total	60,008 sq.m
601 Units	



View from north-east (Priam Street).



1:1500

DETAILED STUDY | OPTION 2

Cascading towers

RETAIL

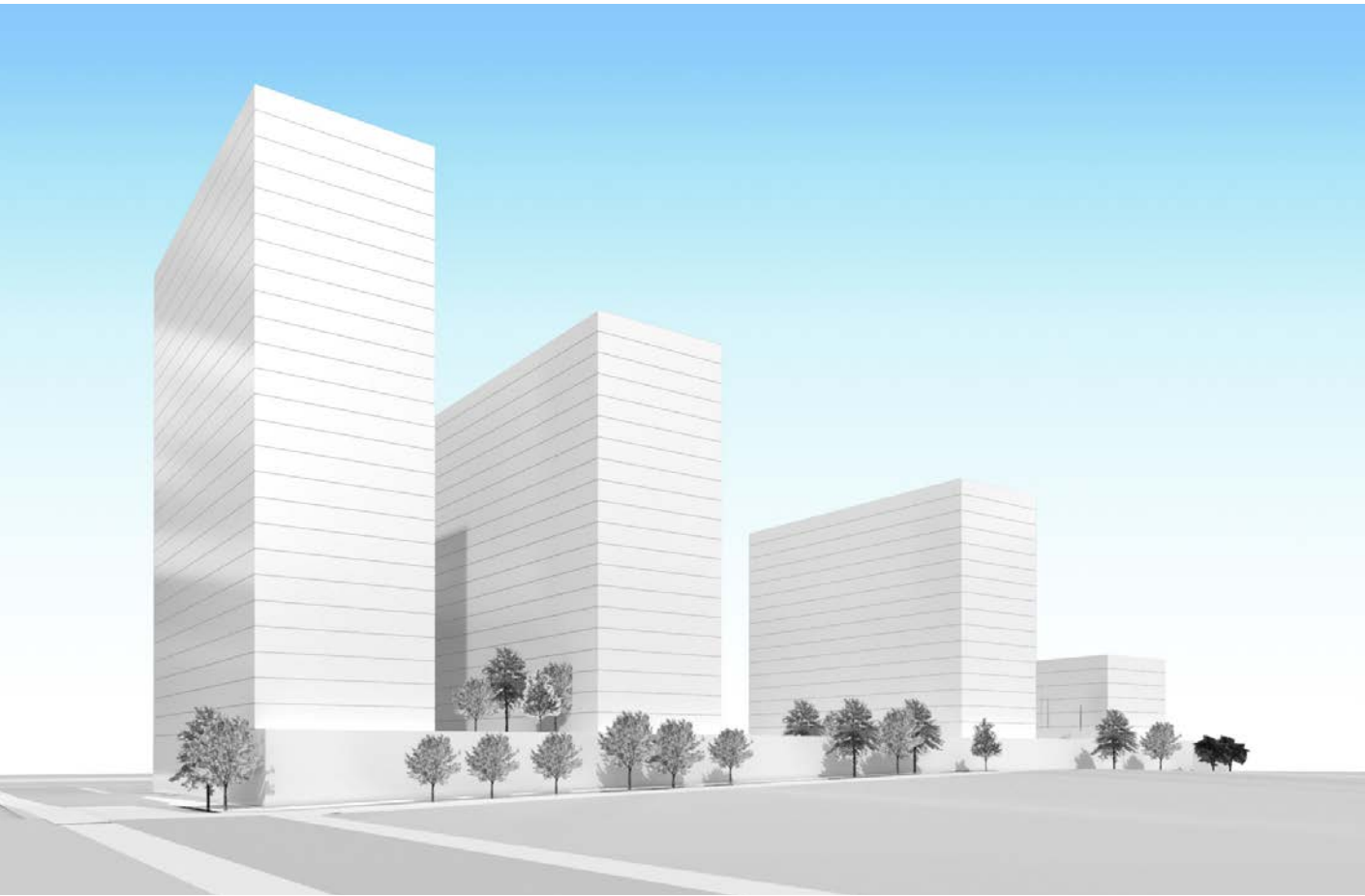
Upper Ground	
Mini Major	2,600 sq.m
Speciality / F & B	2,100 sq.m
Mixed Use	1,300 sq.m
Gym / Health	2,000 sq.m
Public Space	2,500 sq.m
Total	8,000 sq.m

Lower Ground	
Supermarket	5,200 sq.m
Specialty / F & B	2,500sq.m
Total	7,700 sq.m

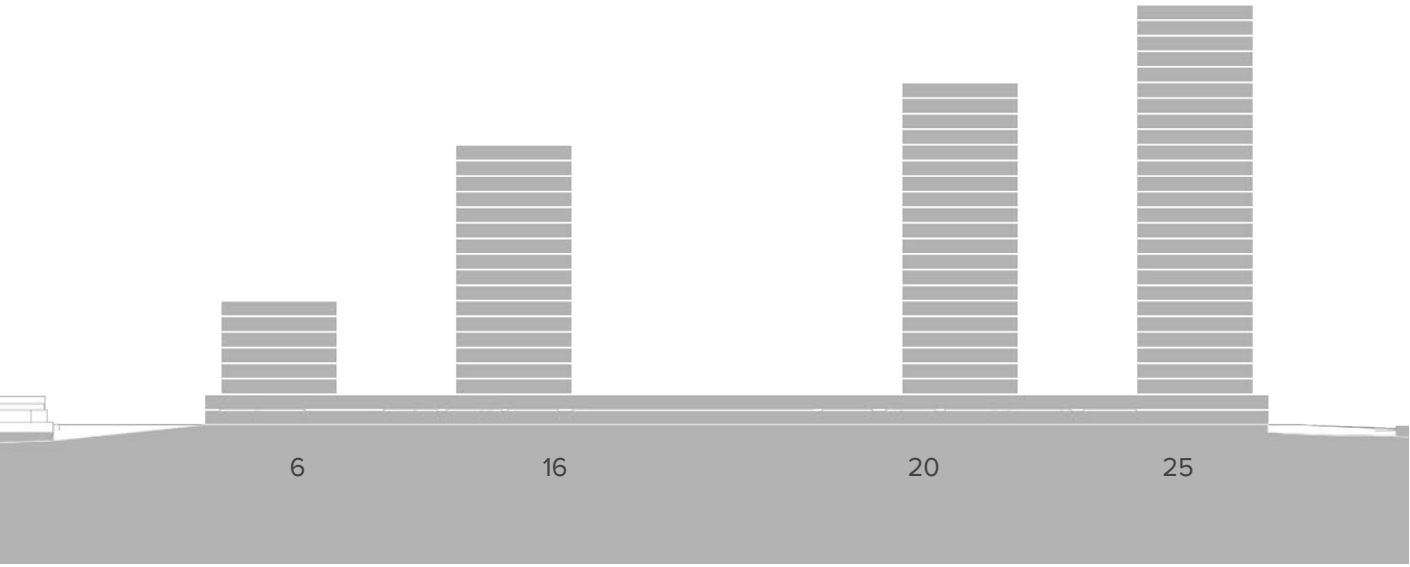
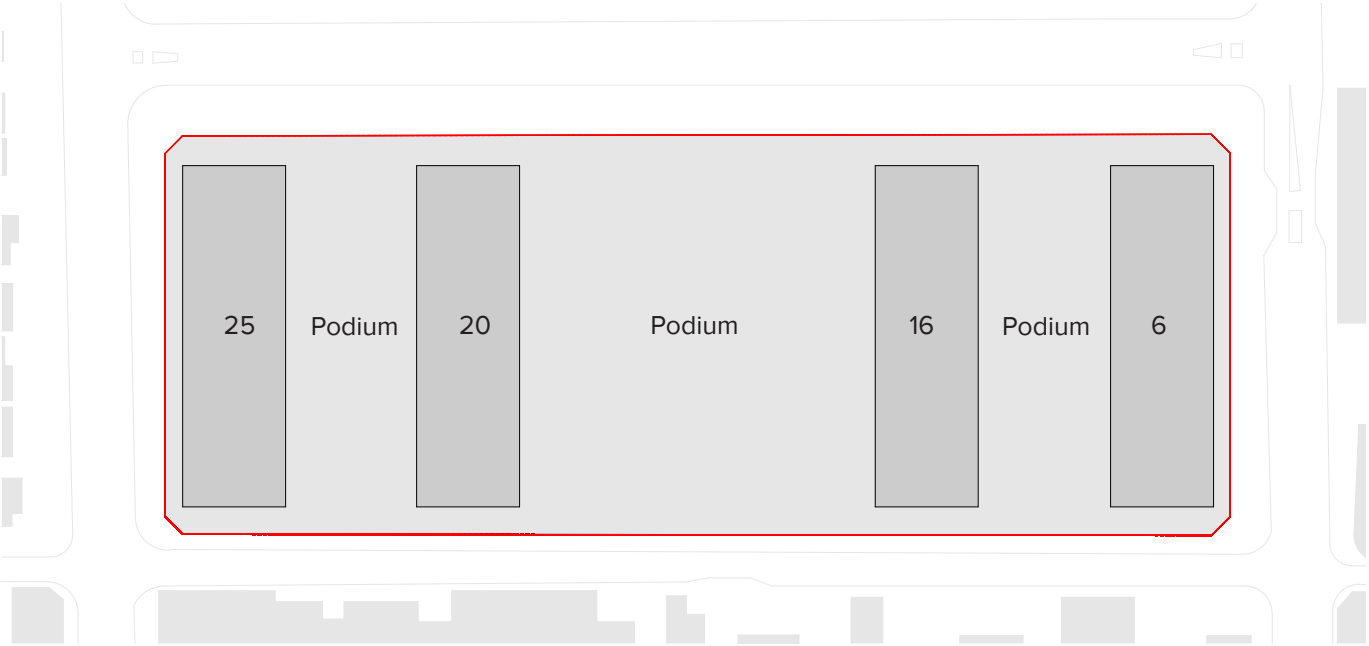
Grand Total	15,700 sq.m
(8,270 sq.m existing)	

RESIDENTIAL

Podium	1,600 sq.m
Levels 2-17	58,960 sq.m
Total	60,560 sq.m
603 Units	



View from north-east (Priam Street).



1:1500

DETAILED STUDY | OPTION 3 - PLANNING PROPOSAL AUG 2019

Open Spaces (Preferred)

RETAIL

Upper Ground	
Mini Major	1,293 sq.m
Speciality / F & B	3,371 sq.m
Total (Inc. Back of House)	6,737 sq.m

Lower Ground	
Supermarket	3,535 sq.m
Specialty / F & B	6,491 sq.m
Total	10,026 sq.m

Public Square	2,500 sq.m
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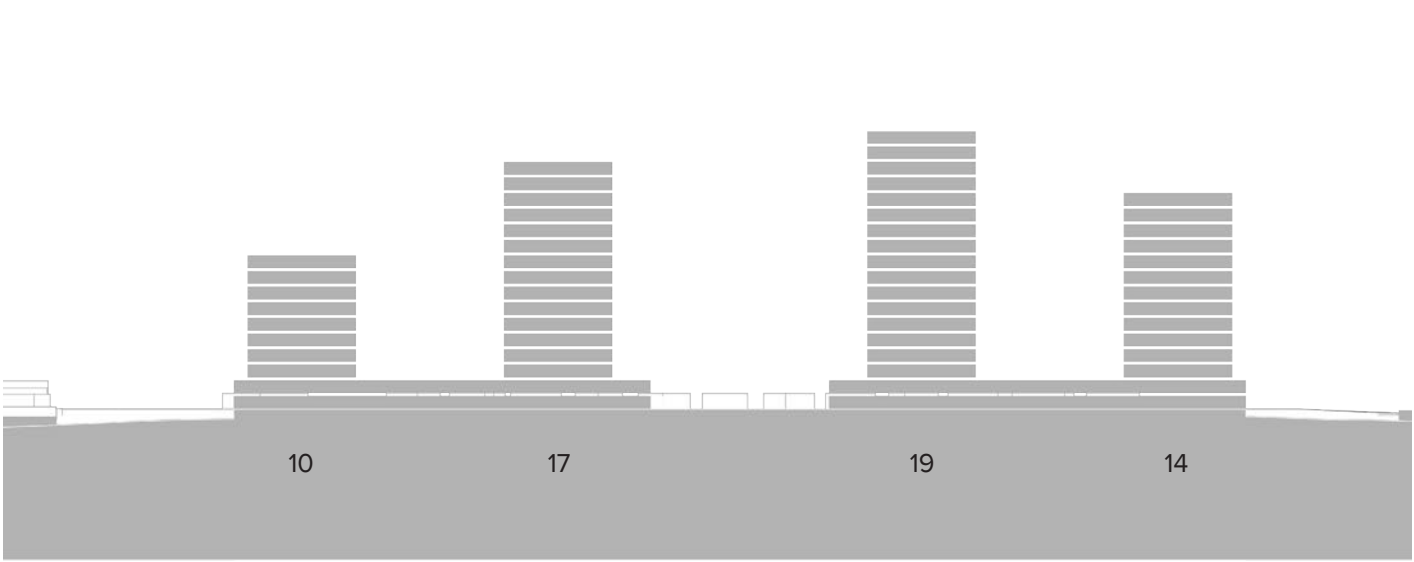
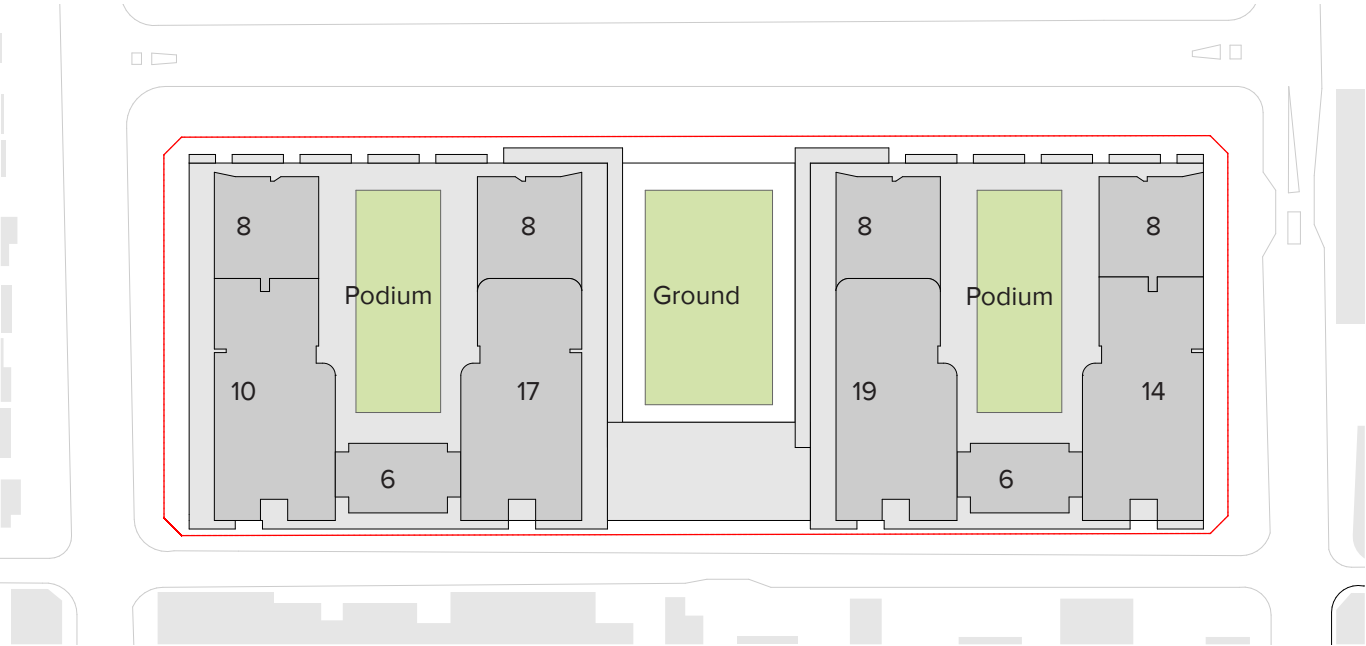
Grand Total	16,763 sq.m
(8,270 sq.m existing)	

RESIDENTIAL

Podium	4774 sq.m
Levels 2-19	54,242 sq.m
Total	59,016 sq.m
648 Units	



View from north-east (Priam Street).



1:1500

DETAILED STUDY | OPTION 4 -AMENDED PLANNING PROPOSAL

Open Spaces (Preferred)

RETAIL

Upper Ground and Frost Lane	
Mini Major	1,293 sq.m
Speciality / F & B	3,300 sq.m
Total (Inc. Back of House)	6,693 sq.m

Lower Ground and L1	
Supermarket	3,230 sq.m
Specialty / F & B	4,052 sq.m
Total	8,996 sq.m

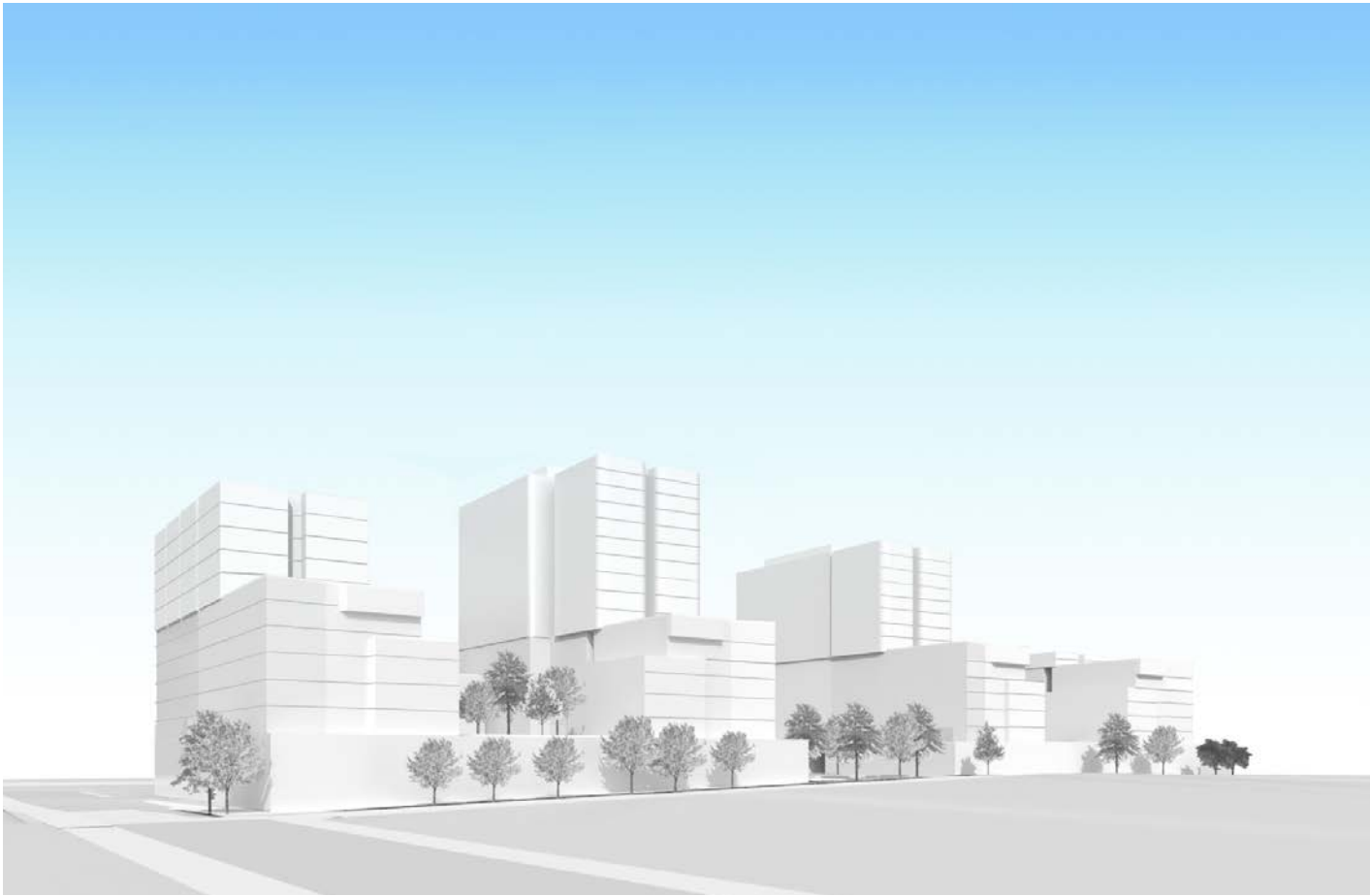
Retail Grand Total	
(8,270 sq.m existing)	15,689 sqm

PUBLIC SQUARE	2,320 sqm
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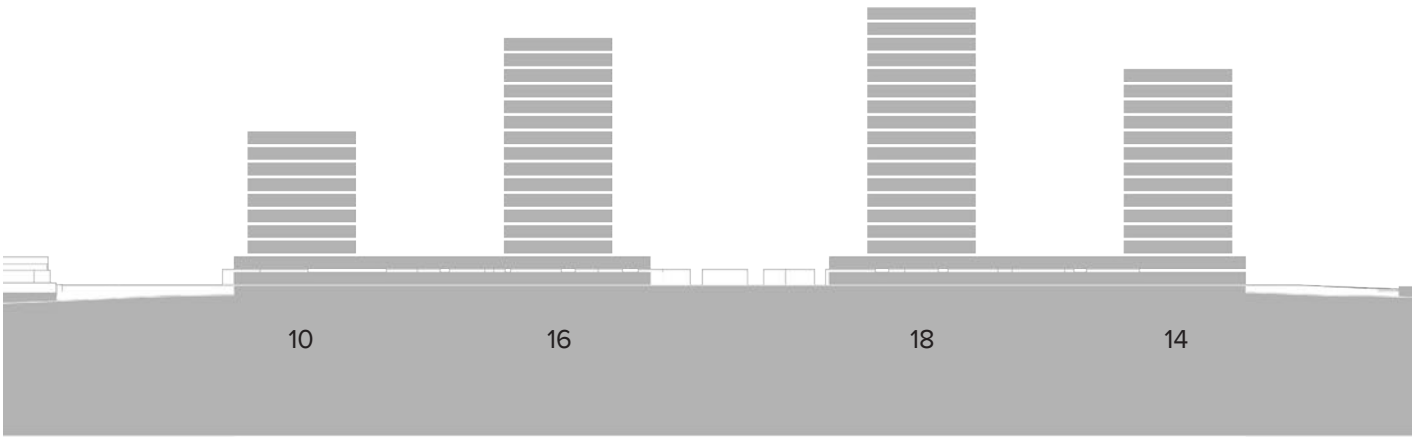
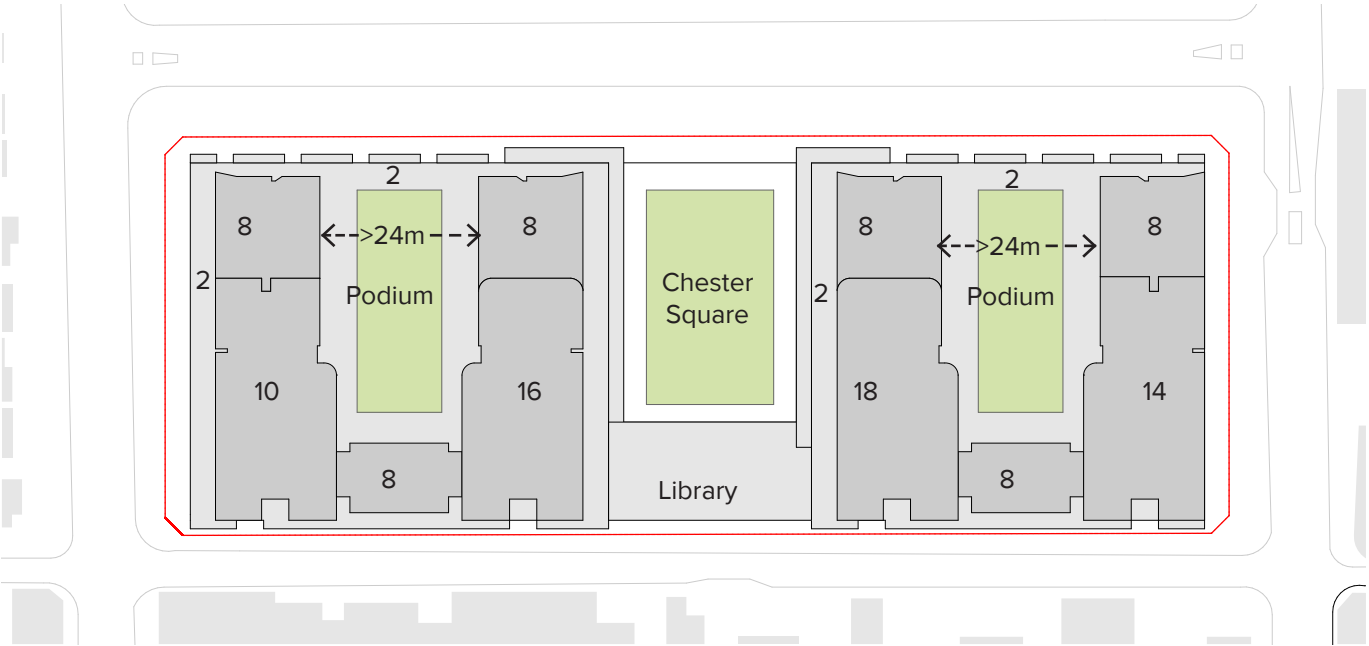
LIBRARY	2,020 sqm
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RESIDENTIAL

Podium	5,047 sq.m
Levels 2-19	52,996 sq.m
Total	58,043 sq.m
633 Units	



View from north-east (Priam Street).

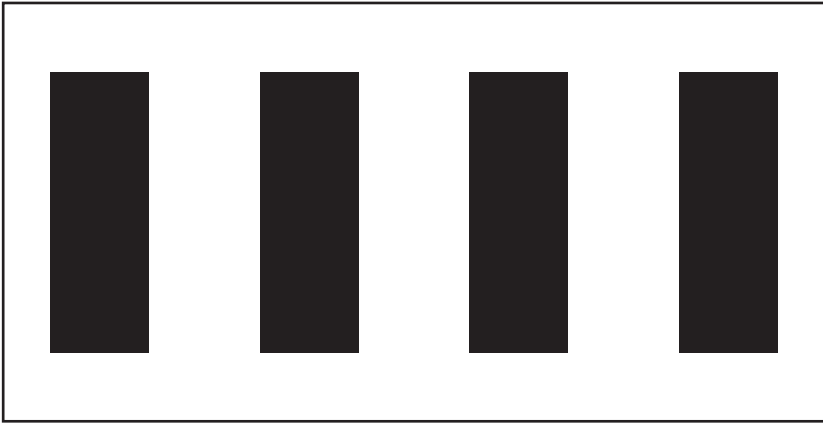


1:1500

PRIMARY ELEMENTS FROM EXPLORATION



Low-rise perimeter and separated massing.



Varied heights and communal space.



Public open space.



MASSING PRINCIPLES

1.

Defining the edge.

Initial massing is set back from the kerbside to reflect the deep set back of the dwellings opposite, with a further set back above, establishing the podium.



2.

Exploration of Massing.

The primary mass is broken down in to three key datums relating to the local, neighbourhood and city scales.



3.

Articulating the Mass.

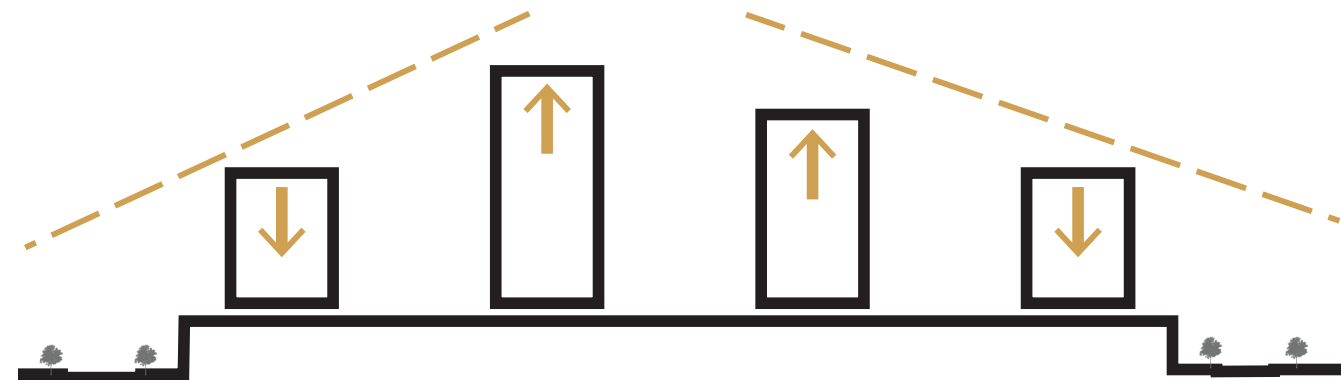
Breaking down the bulk further provides opportunities for open space, ventilation, daylight and architectural interest.



4.

Transition of Scale.

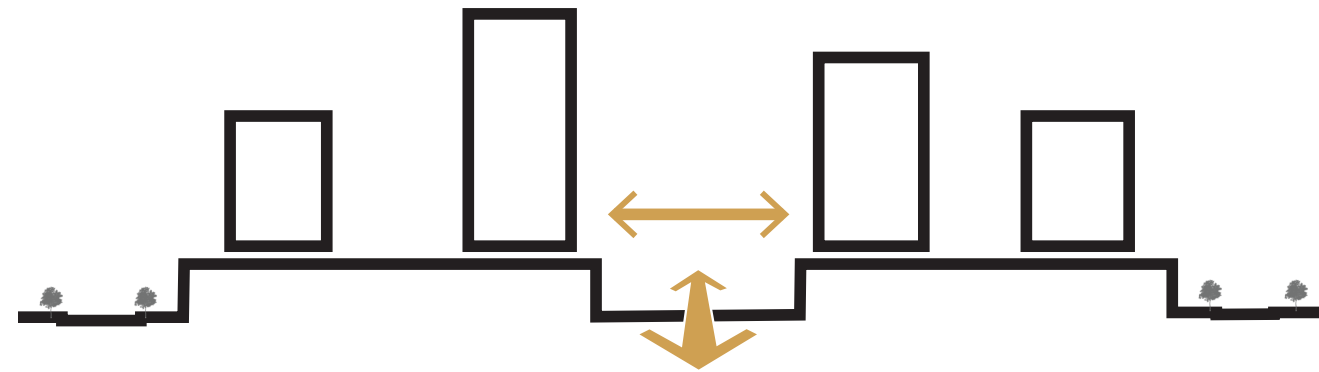
Exploration of the form takes note of the sites urban significance relating to local transport and retail hubs with the surrounding residential context by concentrating massing toward the centre of the site.



5.

Connection to Local Character.

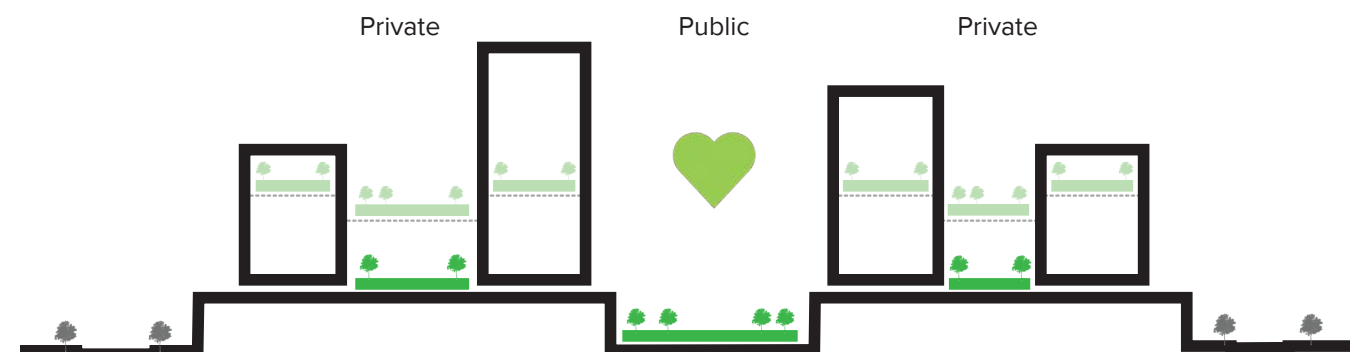
Additional breaking down of the overall form facilitates integration with existing movement and open space networks, here establishing a new urban square.



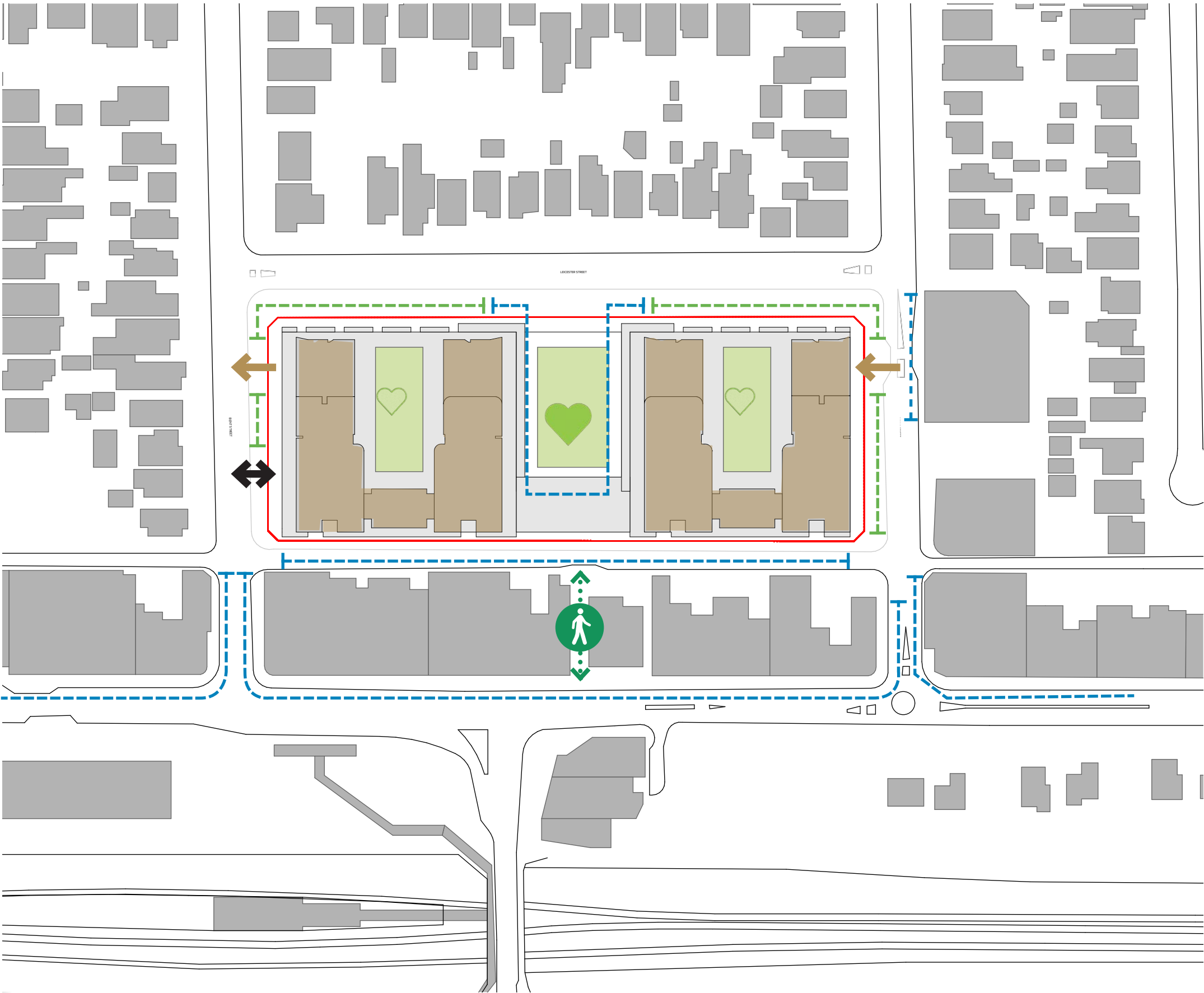
6.

Hierarchy of Space.

Reflecting the new ground level public space, block separation and arrangement of forms, north facing communal open spaces for the new residences are also provided, further enhancing biodiversity and residential amenity.



PROPOSED SITE



Vehicle entry points have been restrained to a more efficient distribution allowing a more coherent facade. Pedestrian flow is now facilitated around the site, and more importantly through the site connecting with the existing pedestrian link to the south.

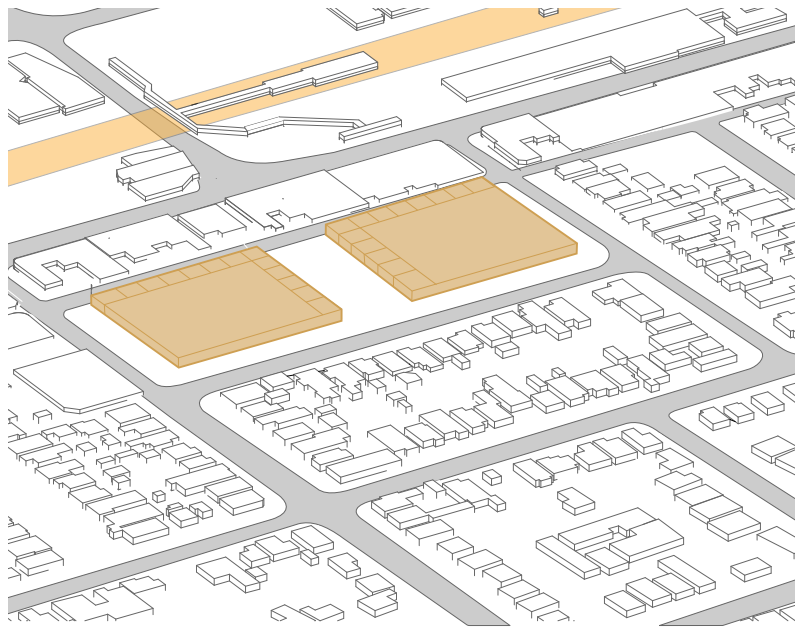
The full Perimeter is to be articulated and activated, by both commercial and residential means, creating an integrated element in the urban fabric.

Key

- Site
- Commercial Active Frontage
- Residential Active Frontage
- Commercial Vehicular Access
- Residential & Consumer Vehicular Access
- Pedestrian Link

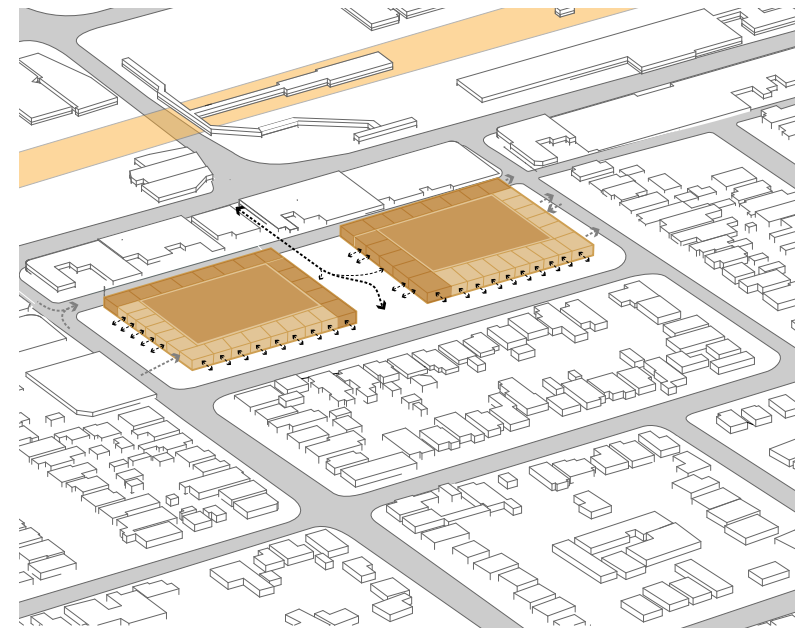
0 40m

MASSING & DESIGN DEVELOPMENT



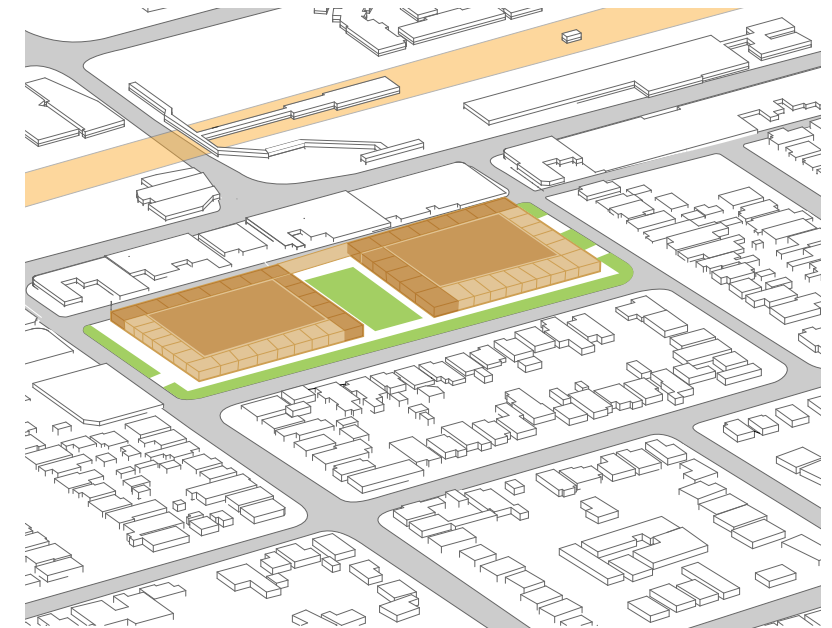
STREET EDGE

A perimeter set back and central square provides an open public realm whilst defining the street edge.



MIXED USES

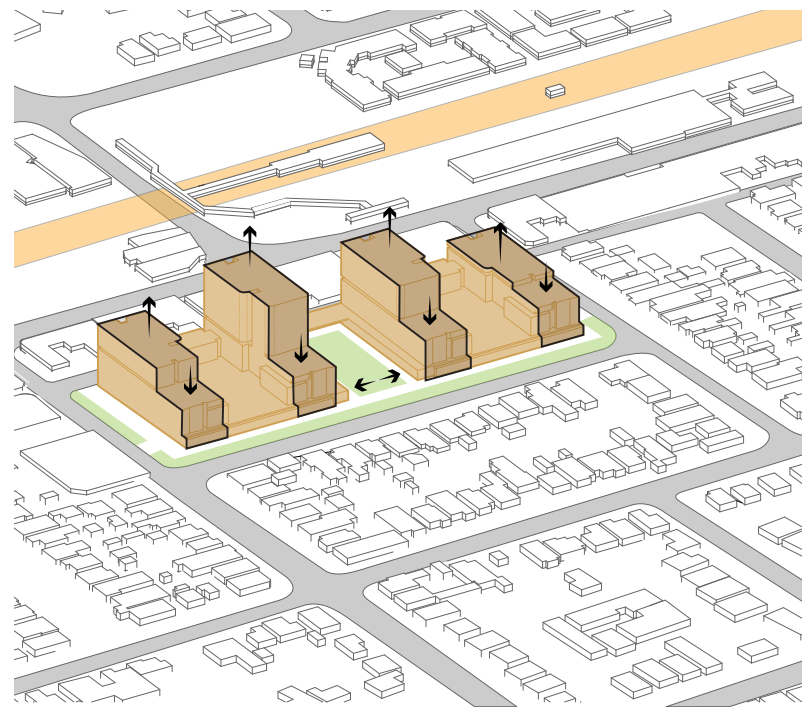
Commercial unit sizes are varied and distributed throughout with smaller commercial spaces lining Frost Lane and the public square. Larger commercial units are located within the mass at ground and lower-ground levels. To the northern facade fine grain activation is presented in the form of townhouses and residential lobbies.



ACTIVATION & PUBLIC SPACE

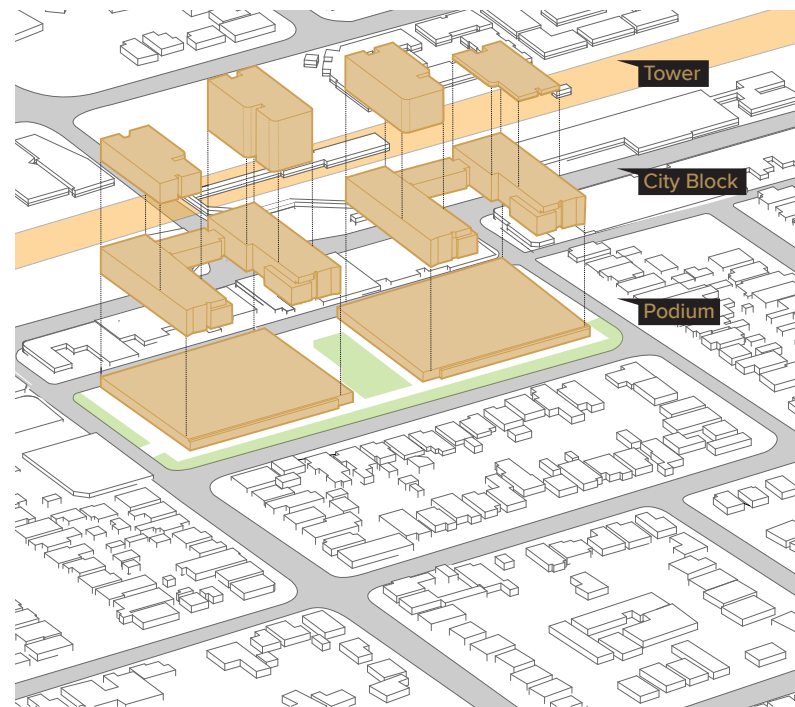
At the heart of the proposals is new public square, enhancing the north-south pedestrian link as well as providing a new social and retail space. Residential uses also provide sensitive street frontages to the perimeter with garden spaces providing defensible space and contributing to public greenery. Retention of existing trees where possible and, provision of new planting, adds further to the green feel of the street.

MASSING & DESIGN DEVELOPMENT



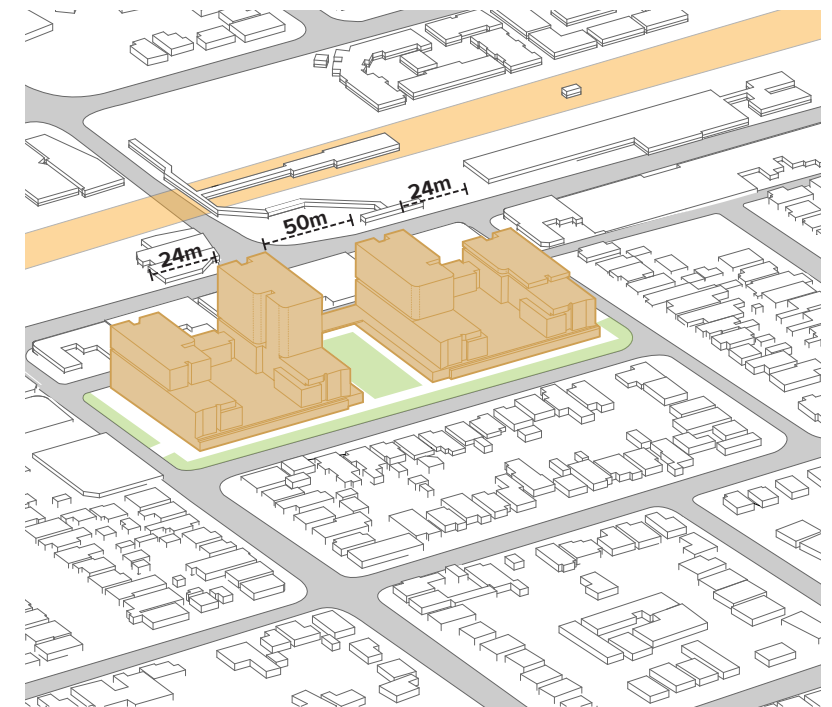
CONTEXTUAL MASSING

The form is stepped towards the neighbouring context, breaking down the massing.



MASSING HIERARCHY

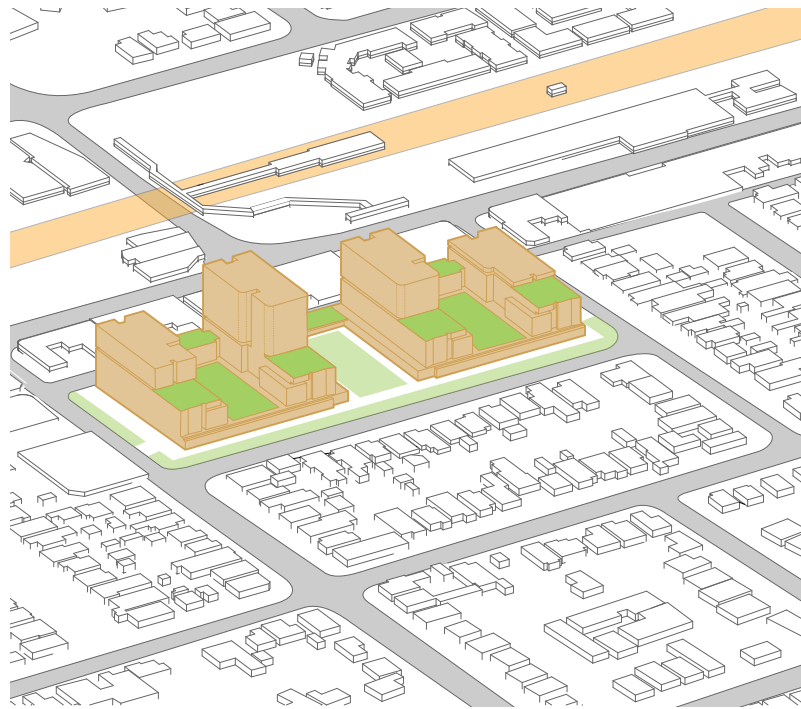
A ground level mass provides public realm definition, activated by fine grain articulation of both commercial and residential uses. Setbacks, materiality and articulation form the mid-levels, providing ample communal space without imposing on the surroundings. The upper-levels are further set back providing additional communal open space and reducing overshadowing.



BUILDING SEPARATION

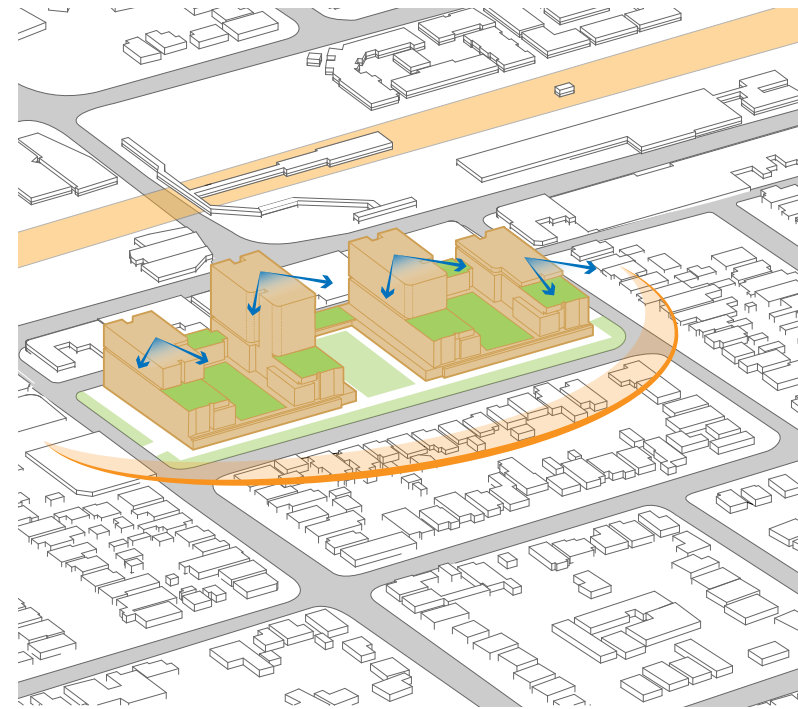
The primary masses are separated by generous spacing allowing the formation of communal open spaces to the east and west elements as well as a new public space to the central plaza providing a valuable addition to the public realm.

MASSING & DESIGN DEVELOPMENT



COMMUNAL OPEN SPACE

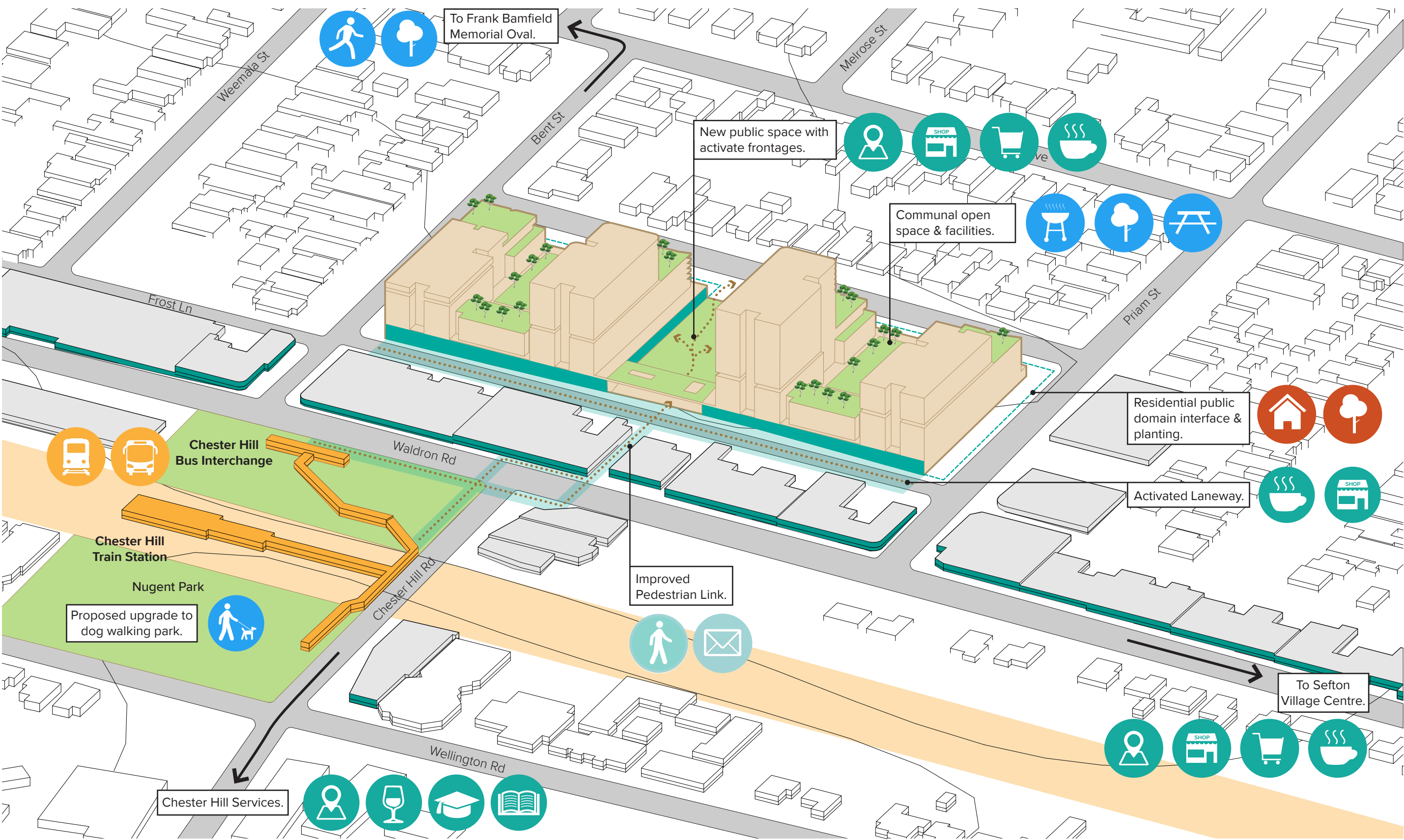
Set backs and massing breaks provide opportunities for communal open spaces.



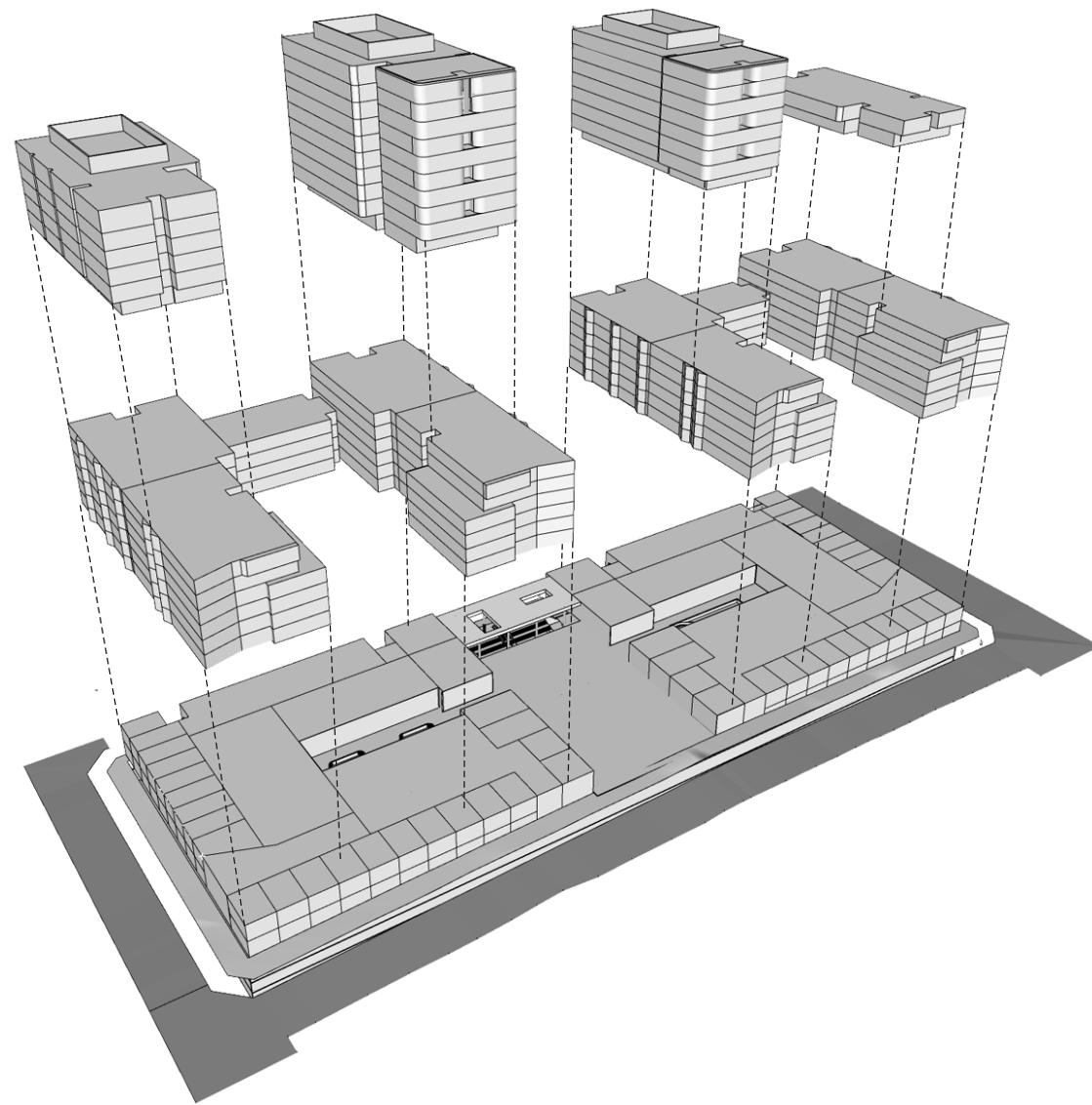
SOLAR & OUTLOOK

Changes in level ensure a high degree of amenity is provided to all.

ACTIVE INTEGRATION



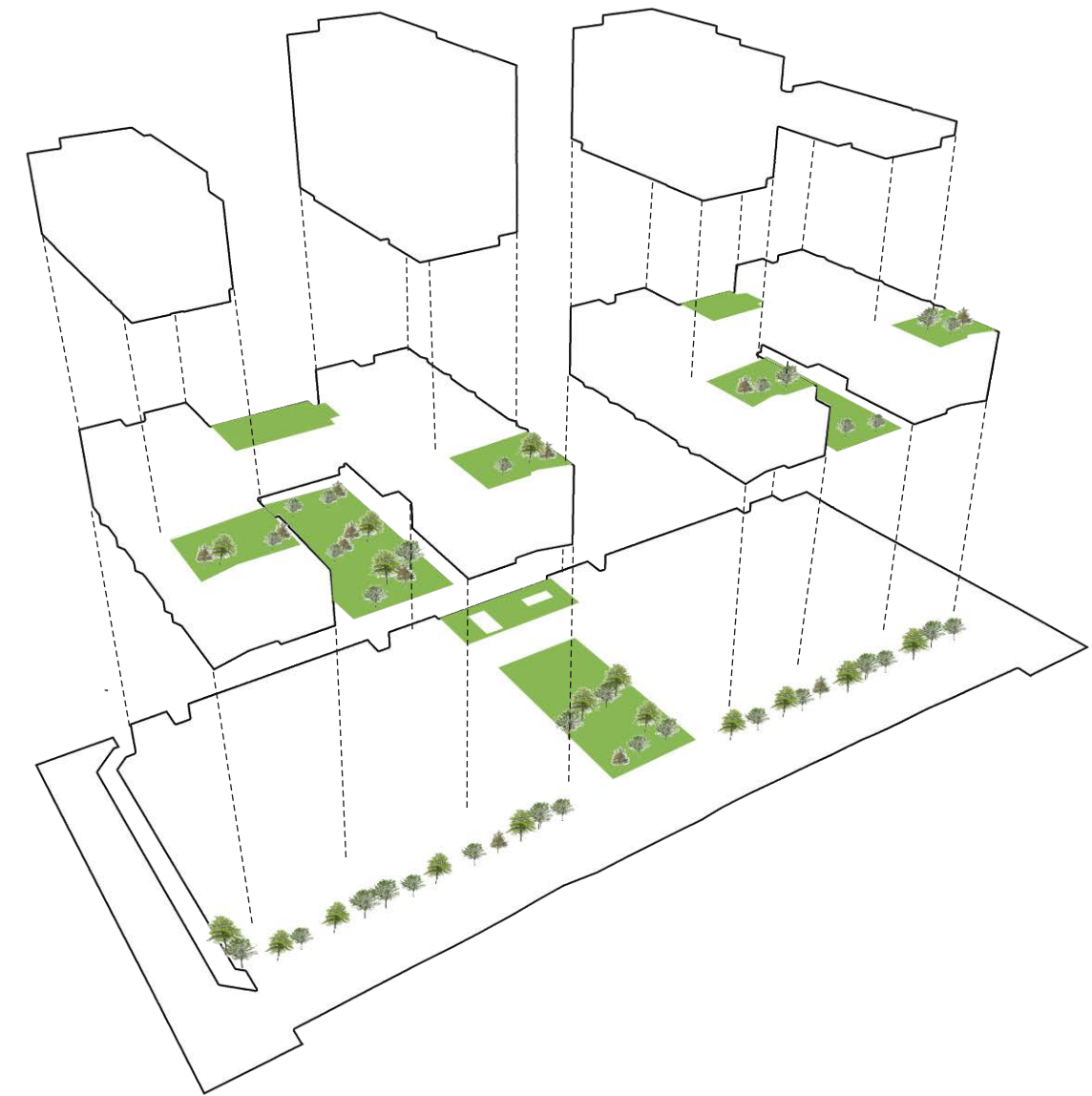
Urban Form Character & Green Space



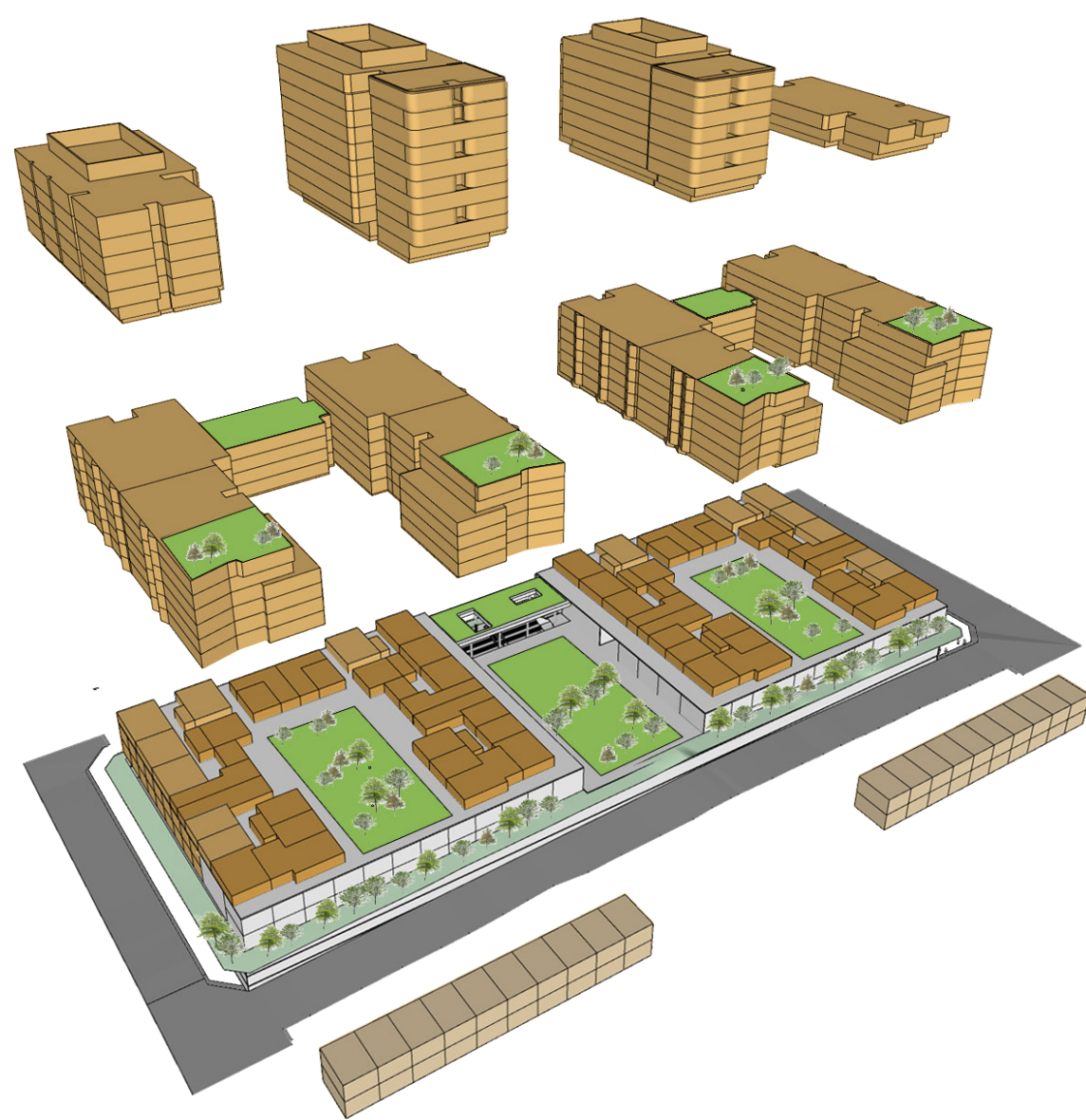
Tower
Skyline Silhouette
District Views

City Block
Defined Street Form
Sheltered Communal Courtyard
Outlook Roof Gardens
Balconies

Podium
Perimeter Deep Soil Zone
Tree Line
Public Square Green
Green Bridge
Active Frontages



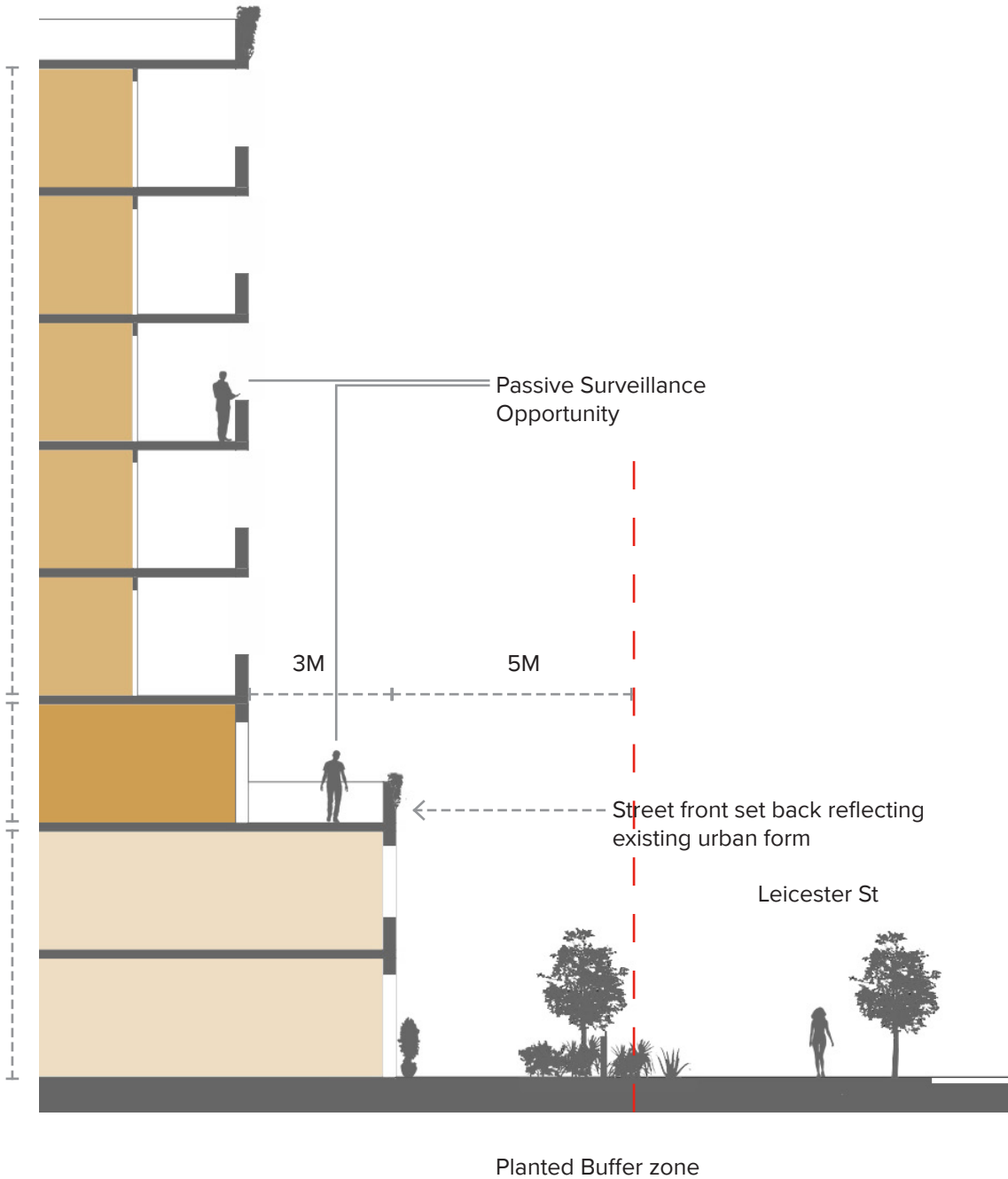
Residential Typologies & Public Domain Interface



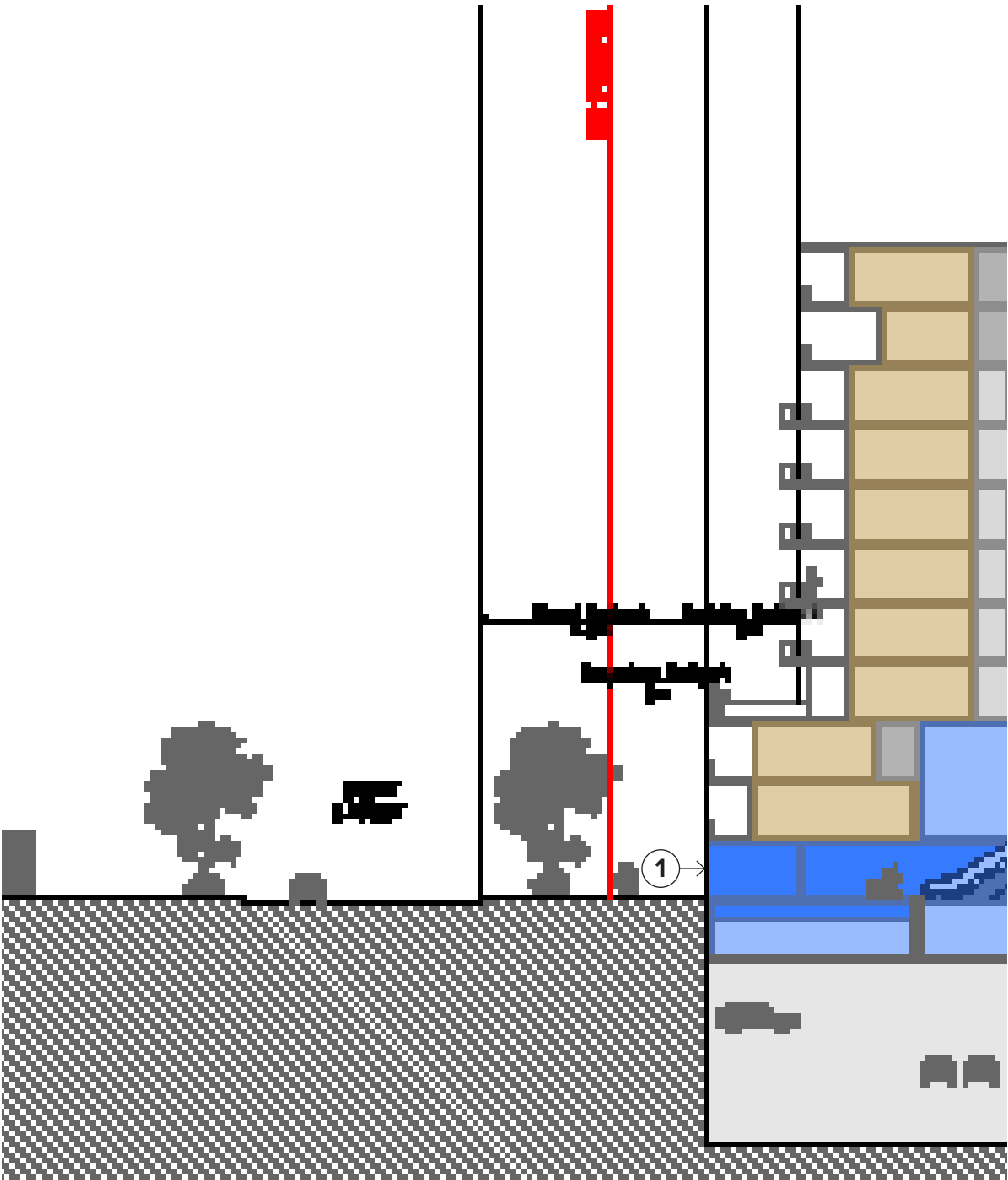
Upper Apartments
Massing variety to create interest
Efficient solar orientation
Passive surveillance of surroundings

Courtyard Units
Direct access to communal spaces
Passive surveillance of street & communal spaces
Animate communal spaces

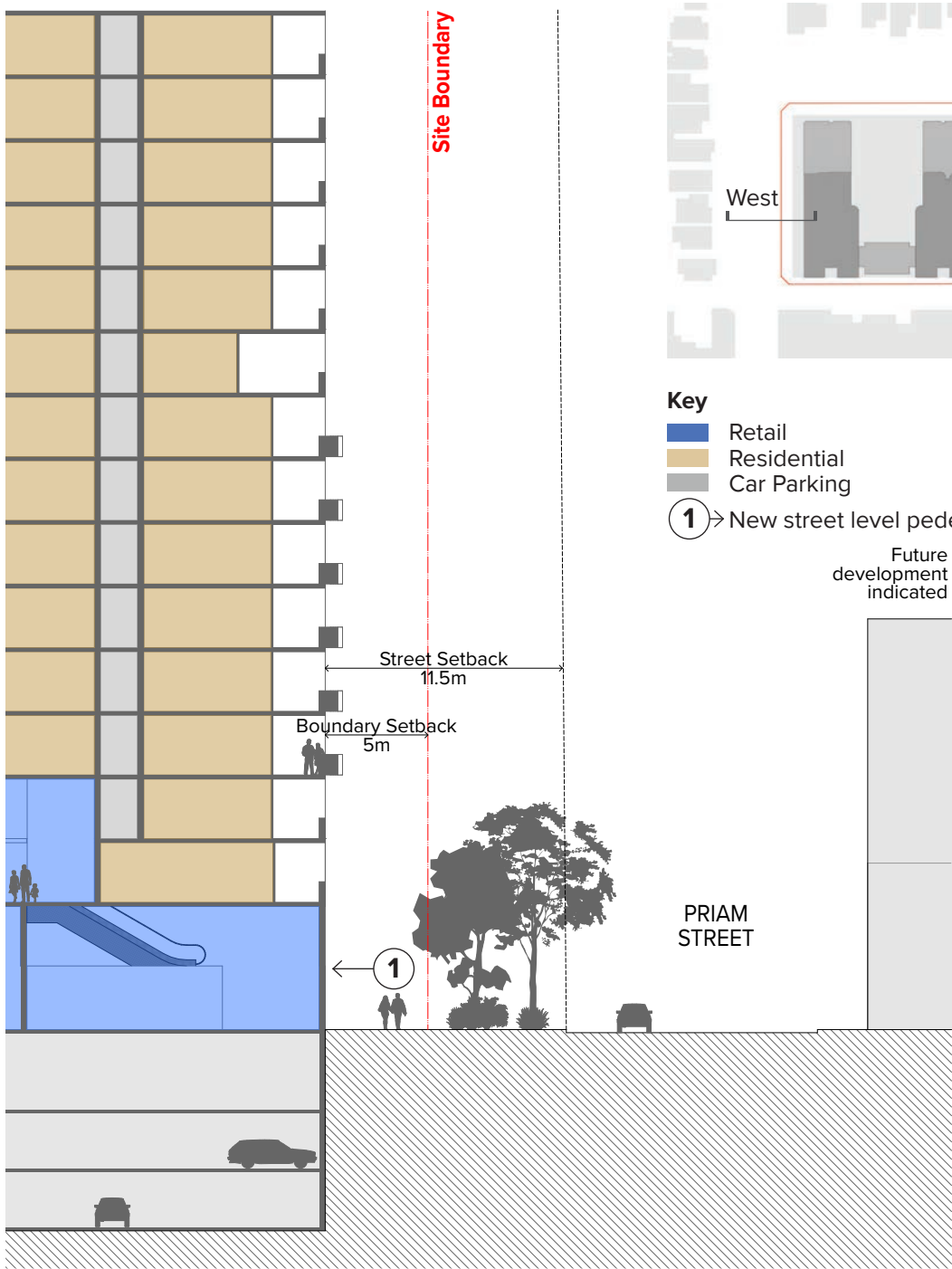
Townhouses
Animated ground level public interface
Duplex units with private defensible space
Provide passive surveillance of street
Provides local scale



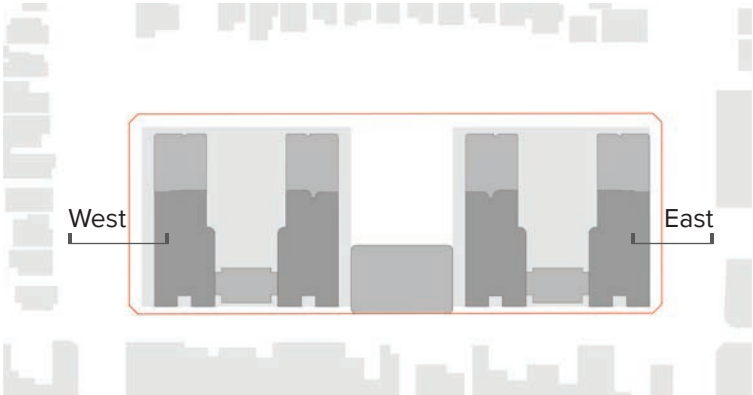
East & West Public Domain Interfaces



West Public Domain Interface



East Public Domain Interface



- Key**
- Retail
 - Residential
 - Car Parking
 - 1 → New street level pedestrian retail entrance



PERSPECTIVE SECTION 01

View from North East.

CHARACTER STUDIES & PRECEDENTS 05

Public Square Precedents



1.



2.



3.



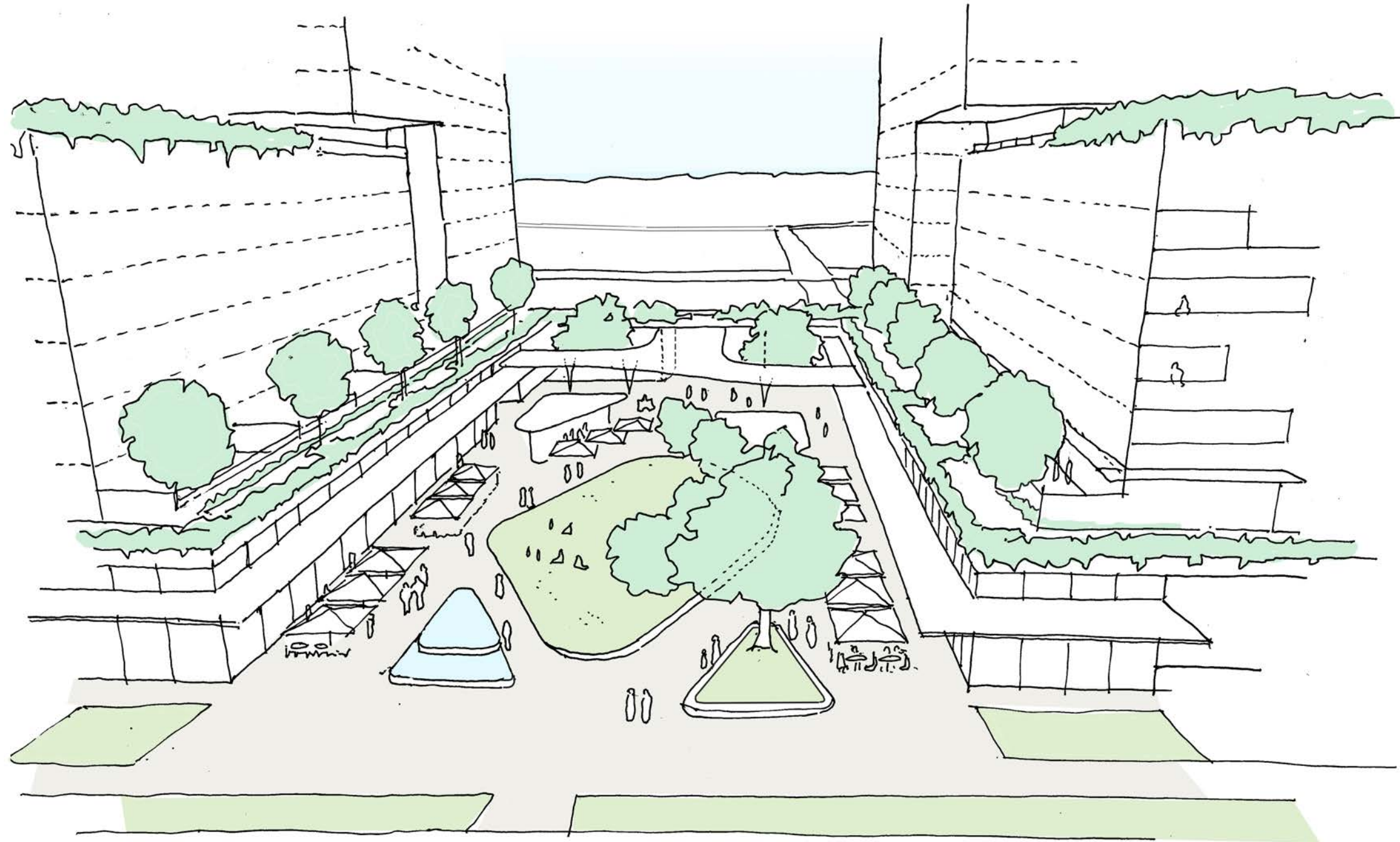
4.



Inclusive, textured and welcoming open places facilitate activity and passive ownership of public spaces. Local identity becomes entwined in this process, facilitating further use and enjoyment.

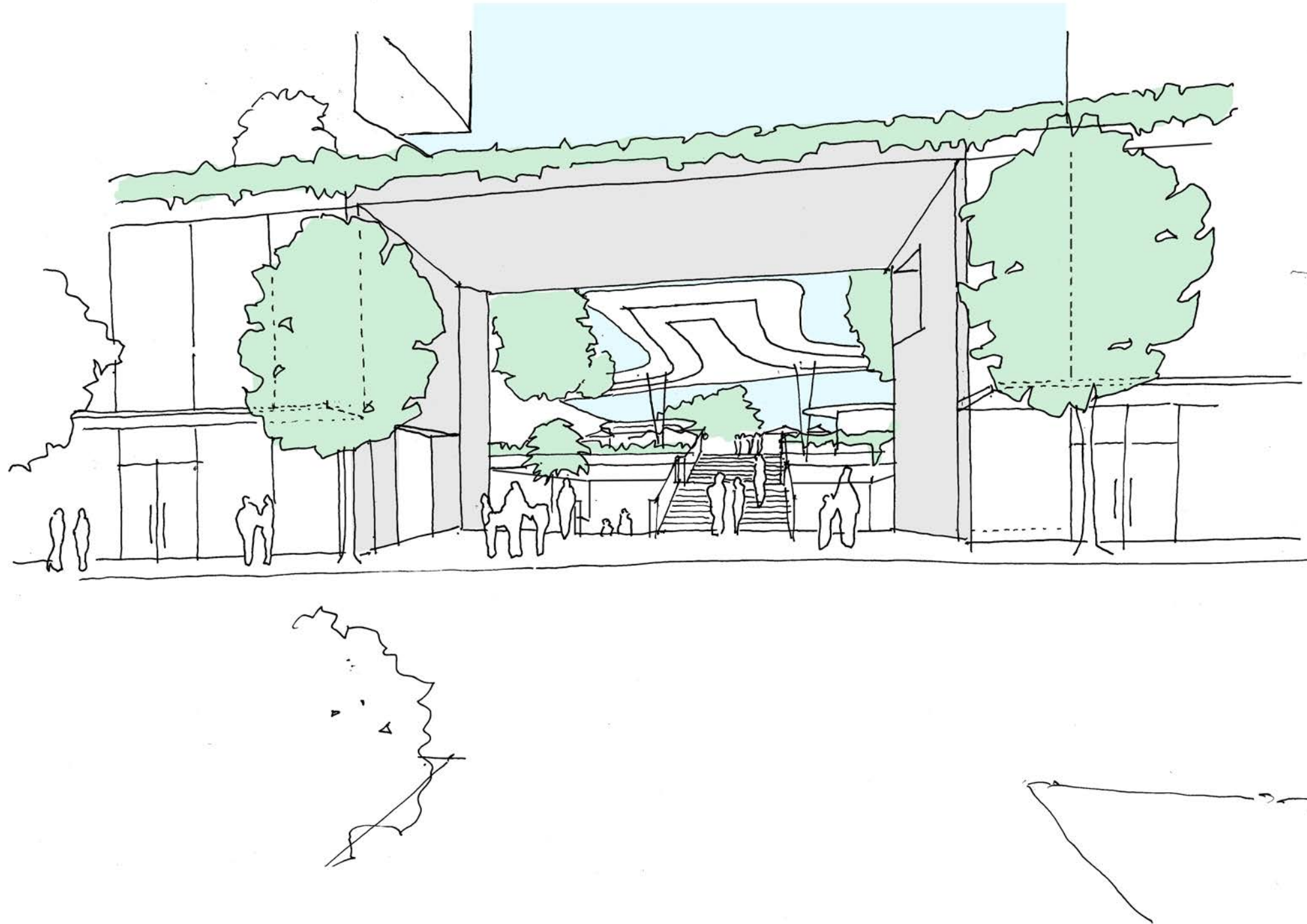
1. *Dandenong Civic Square*. Variety in planting and materials articulates space, providing suggestion of use and movement.
2. *UTS*. Integration of street furniture and lighting facilitate use without dictation.
3. *Centenary Square*. Animation of space through water and soft planting brings life and encourages exploration.
4. *Goods Line*. Considered arrangement, variation of space and connection to surroundings enable passive discovery.

Public Square Activity



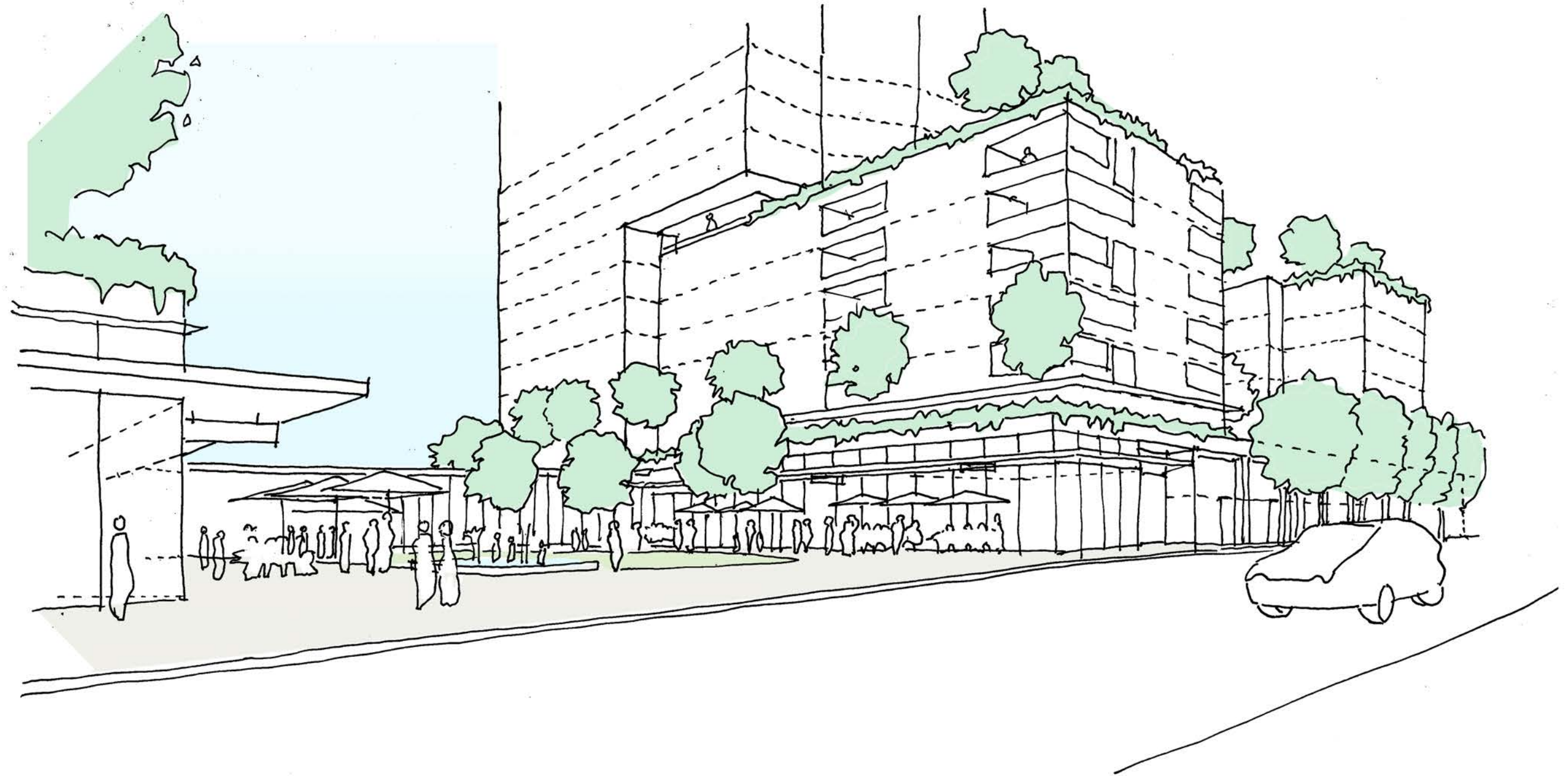
Concept sketch looking south across of the Pubic Square.

Public Square Gateway



Concept sketch looking north through Public Square's southern entrance from Frost Lane.

Public Square



Concept sketch looking south west toward Public Square's northern entrance from Leicester Street.

Active Laneway Precedents



1.



2.



3.



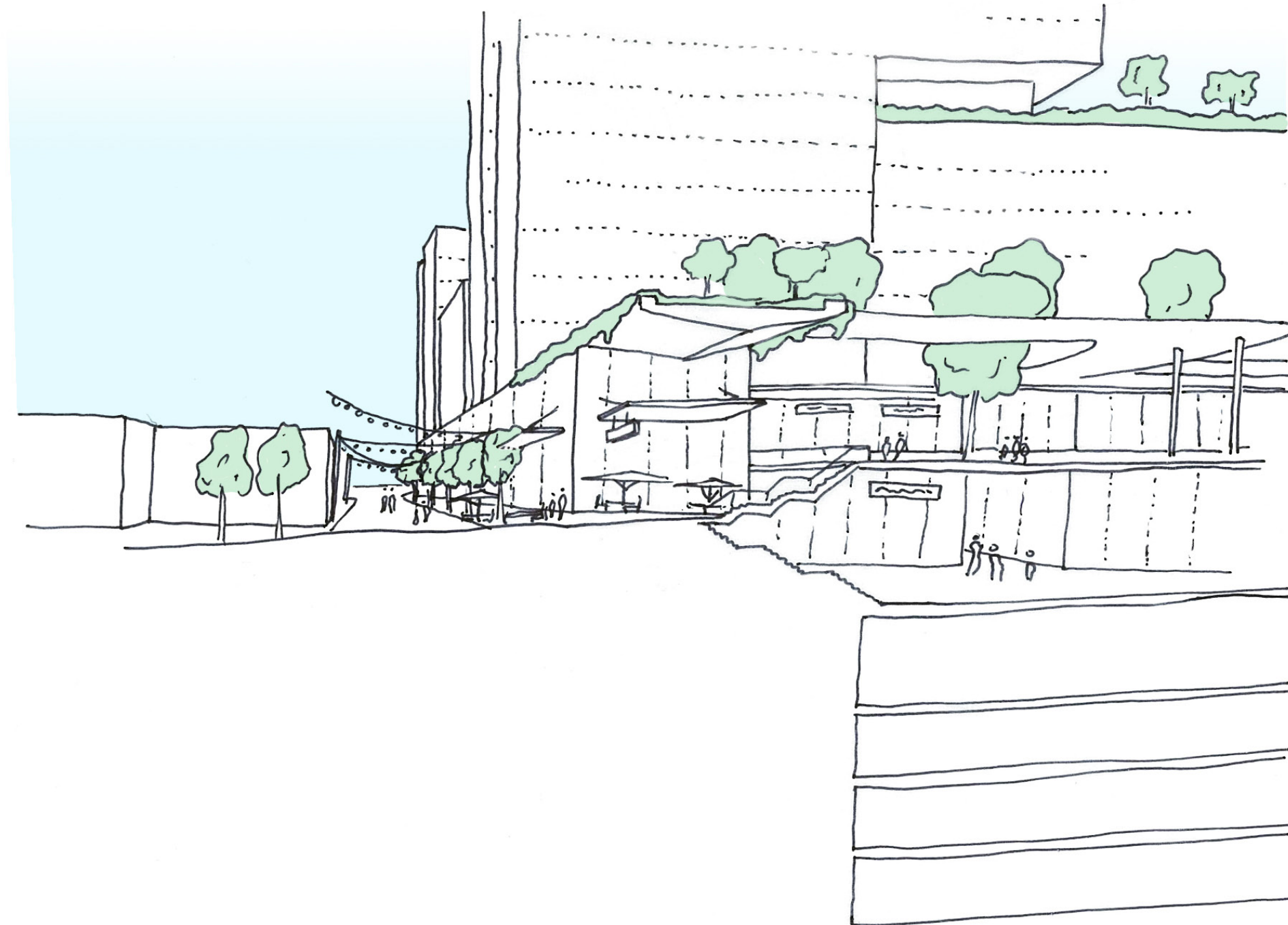
4.



5.

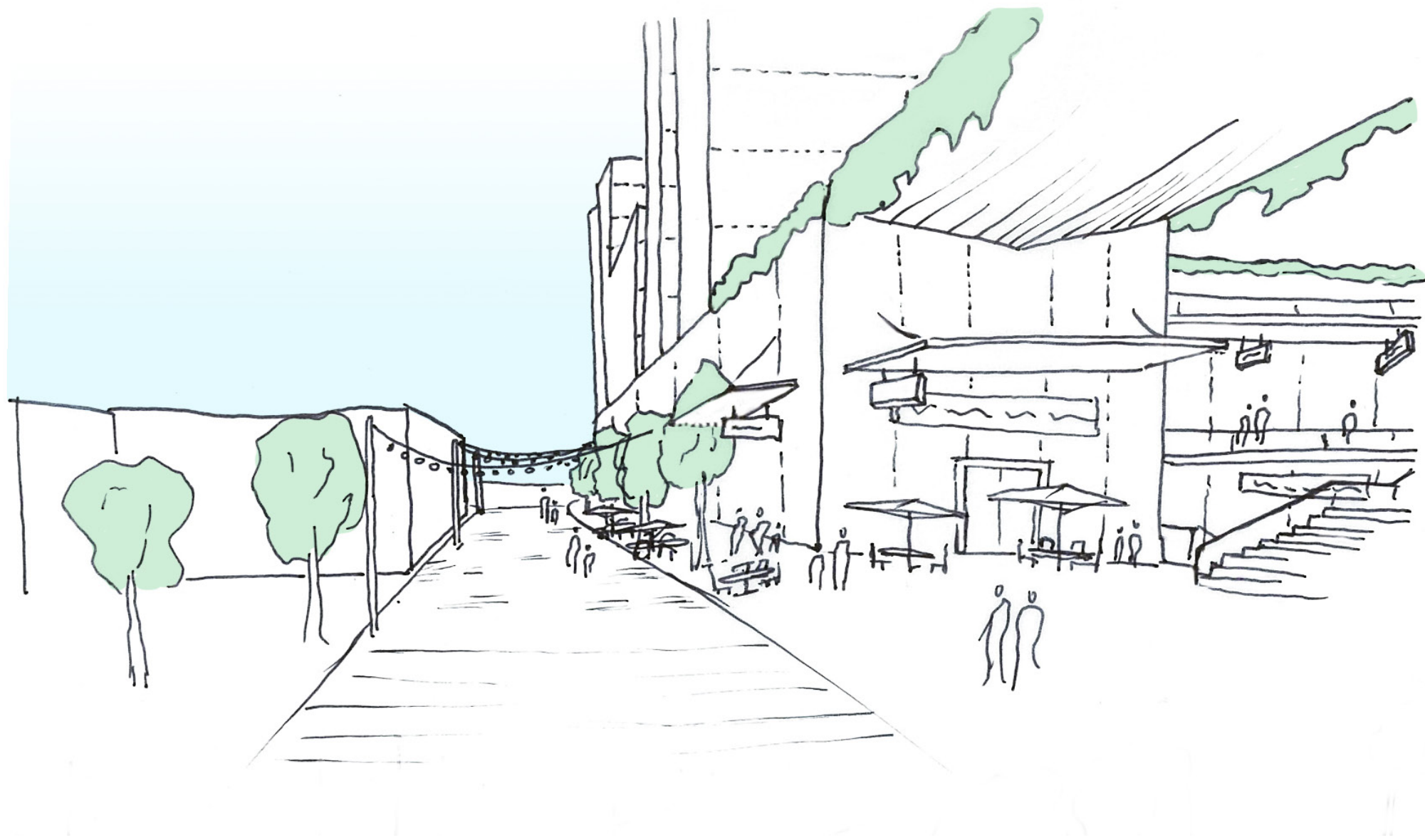
- 1. Kensington Precinct. Active frontages provided by a range of uses.
- 2. Steam Mill Lane, Sydney. Narrow streets provide local character, identity and atmosphere.
- 3. Baker Street, Brisbane. Small spaces become active, lively and attractive to a wider spectrum of visitors.
- 4. Carnaby Street, London. Events and shared identity create a destination and sense of character.
- 5. Spice Alley, Sydney. A vibrant, rejuvenated and tight knit street adjacent to Sydney Central Park.

Active Laneway



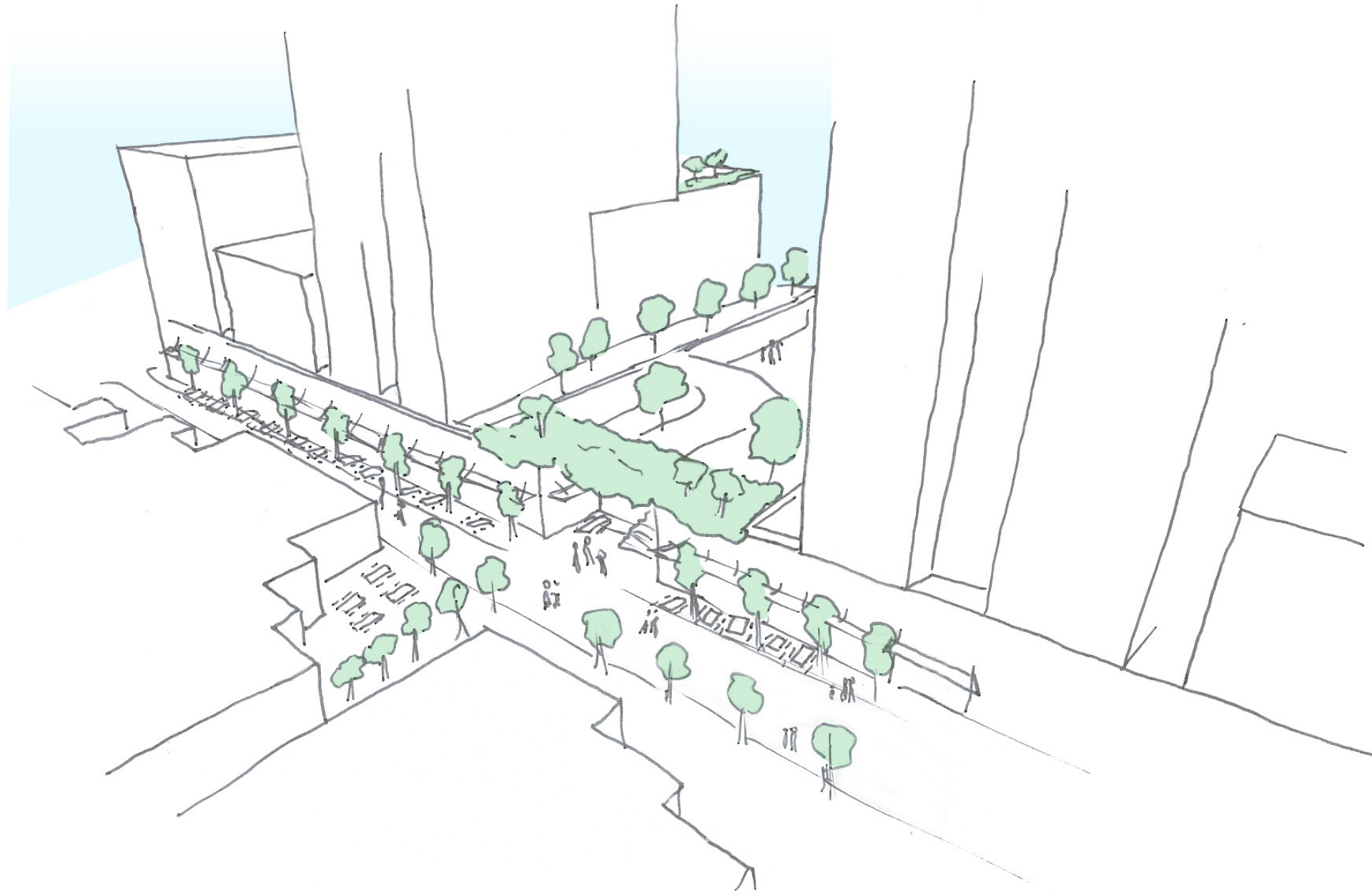
Concept sketch looking as section through the Public Square's southern entrance (viewing from the east) highlighting the change of levels.

Active Laneway



Concept sketch looking west along Frost Lane, across the Public Square's southern entrance.

Active Laneway



Concept sketch looking to the north east, of Frost Lane with its activated frontages and the interface with the Public Square.

Communal Courtyard



1.



2.



3.



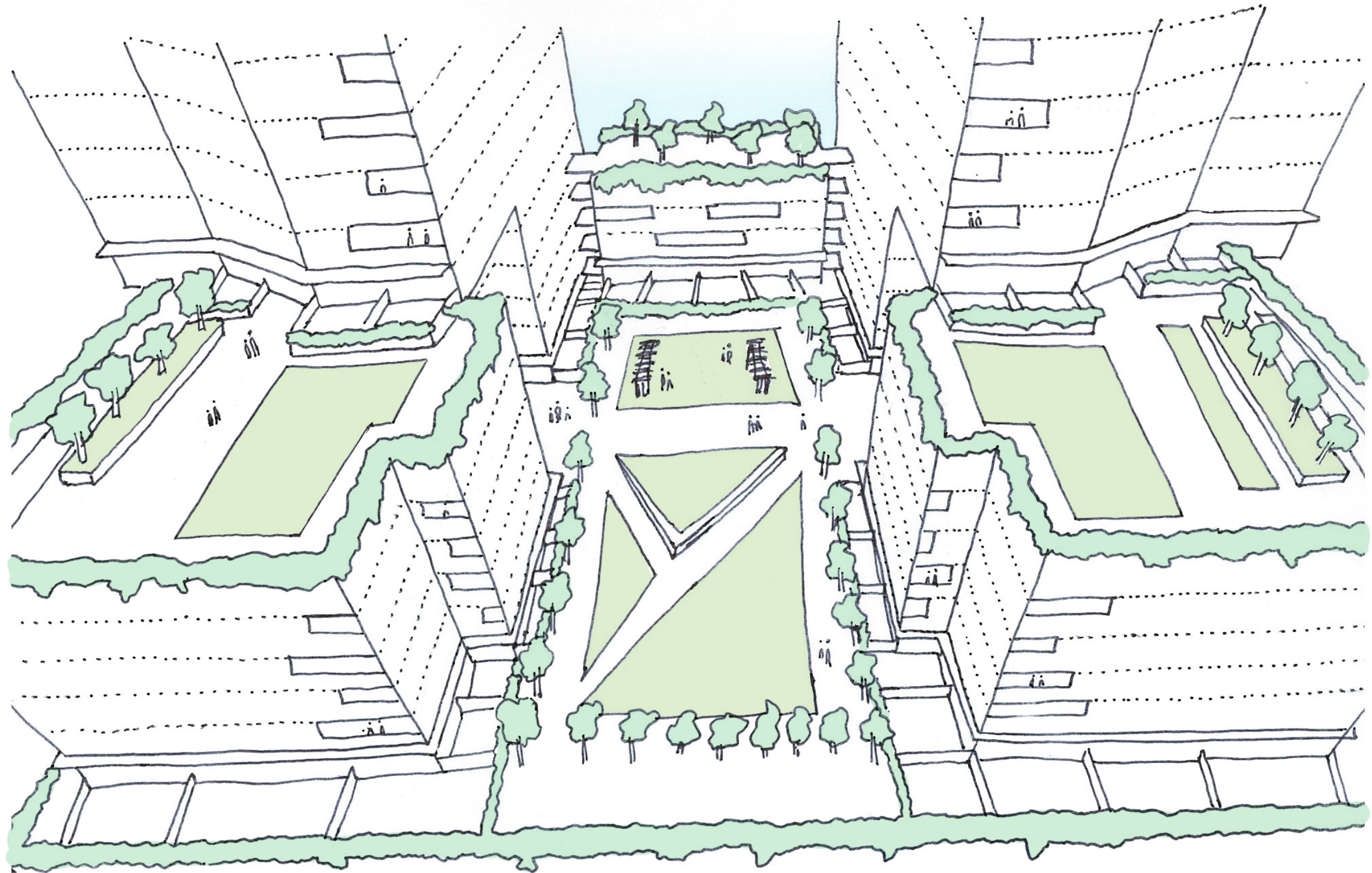
4, 5.



6.

- 1. *Melbourne Quarter Precinct*. Nestle in the heart of the city, the park brings to life an existing open space.
- 2. *BIGyard*. Informal shared space facilitates the potential for communal interaction.
- 3. *Eastside City*.
- 4. (Above) *Parkstad Rotterdam*. A new urban block interwoven with new parklands brings life and vibrancy to the development.
- 5. (Below) *Nordsjaelland Hospital & Danish Building Agency Office*. Varied landscaping with informal spaces creates attraction, identity and multiple spaces for a variety of uses.
- 6. *Ursulinenhof*. Passive surveillance by informal opportunities for overlooking increases safety, connection an ownership of space.

Courtyard spaces



Concept sketch of communal courtyards, looking south.

Townhouse Precedents



1.



2.



3.



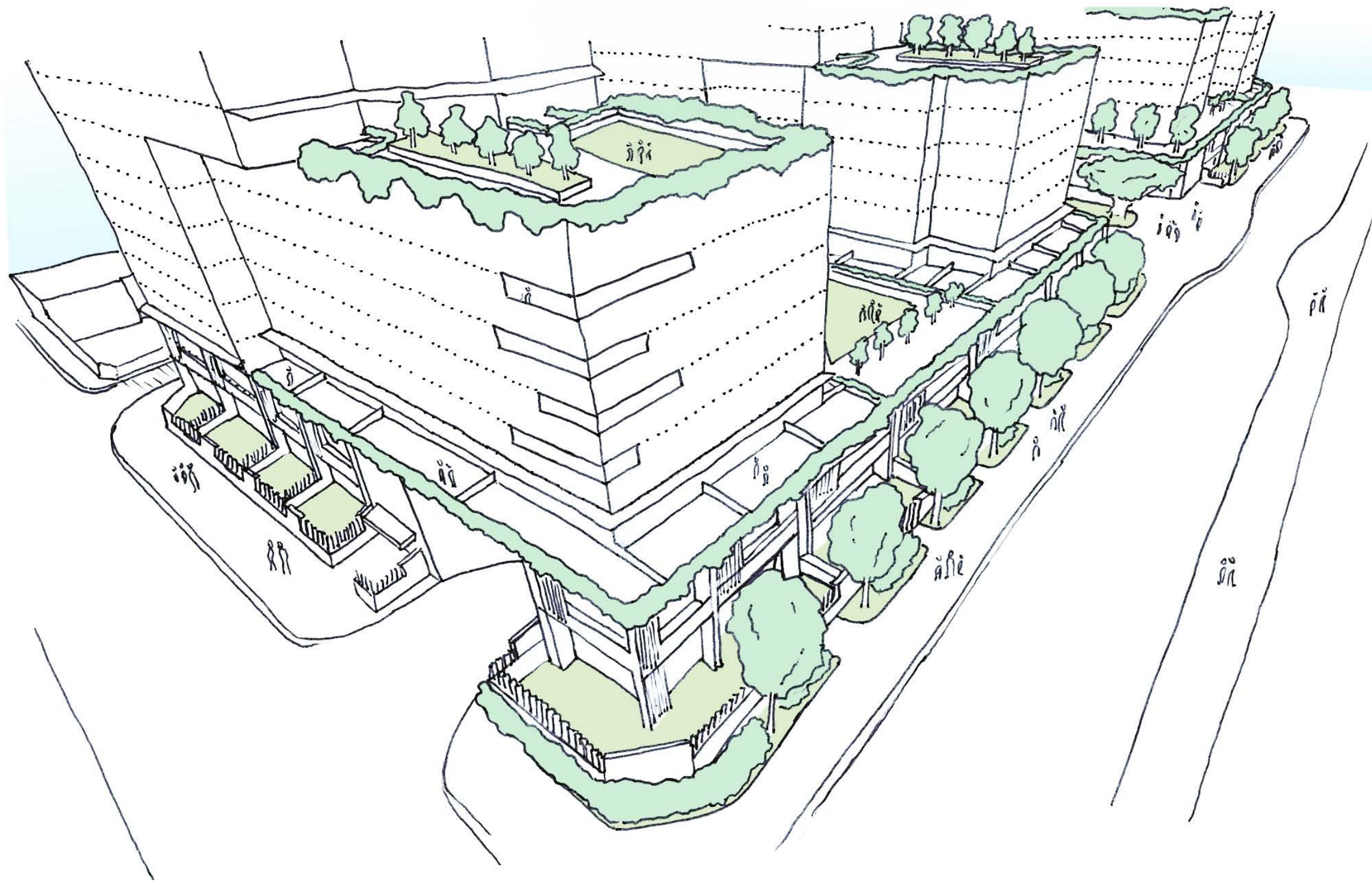
4.



1. Elwood House. Subtle use of materials and detailing provides interest in articulating the mass creating human scale and aiding the relationship of building elements.

2. Richmond Plaza. Scale and massing form hierarchy, creating a clear street edge without overwhelming the space.

3 & 4. Wilton Townhouse & Page Street. Ground level setbacks and massing arrangement provide privacy, defensible space and amenity to the user.



Townhouse Context

Concept sketch looking looking south east at the junction of Priam Street and Leicester Street.

VISION IMAGES 06



VIEW 01

View from North.



VIEW 02
View from North East.



VIEW 03
View from North.



VIEW 04
Main Square looking south to Library

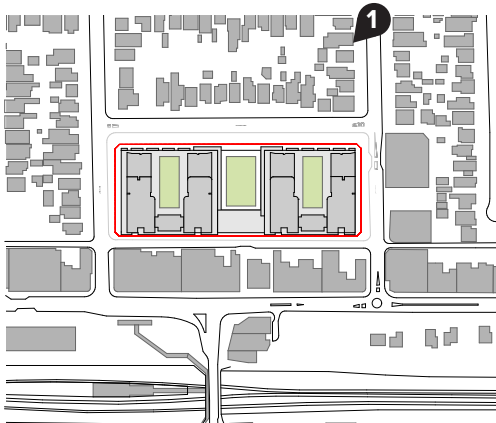


VIEW 05
Frost Lane | looking west with Library



VIEW 01
View from North.

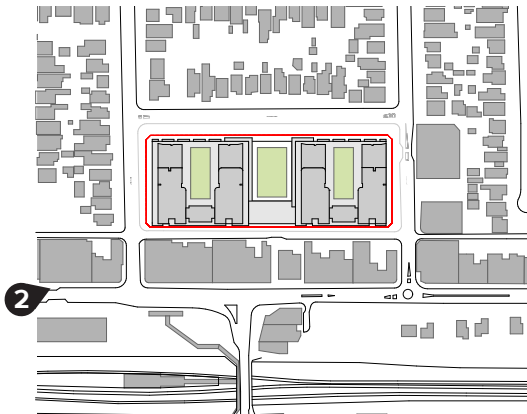
Photomontage





VIEW 02
View from West.

Photomontage

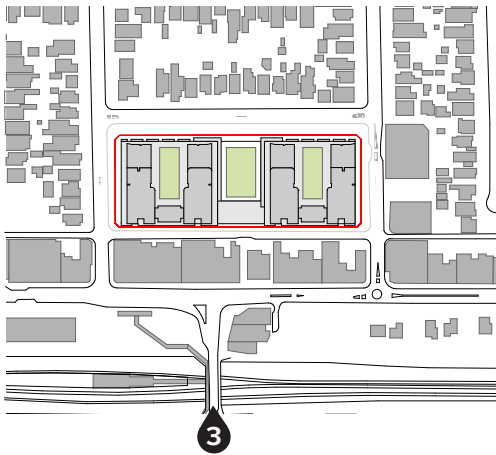




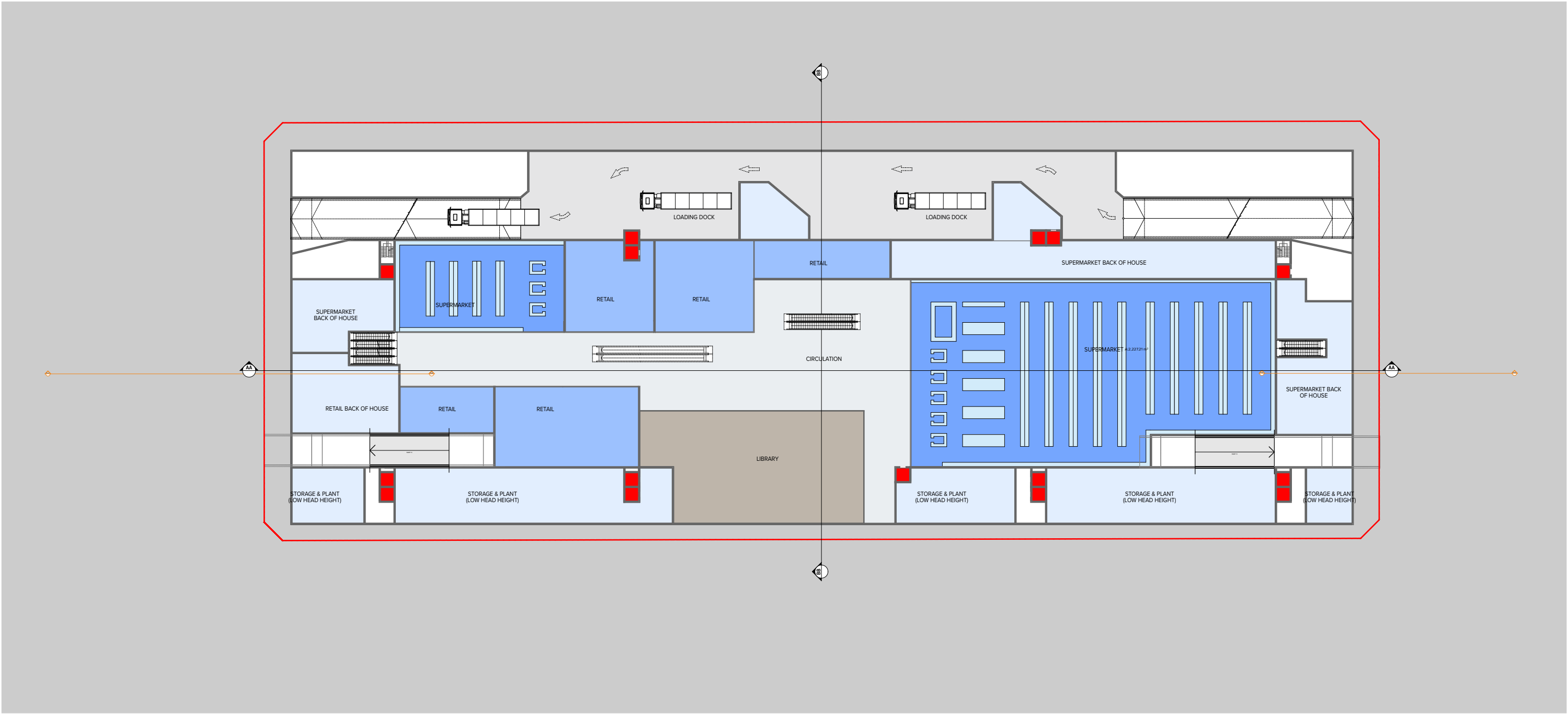
VIEW 03

View from South.

Photomontage

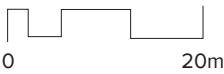


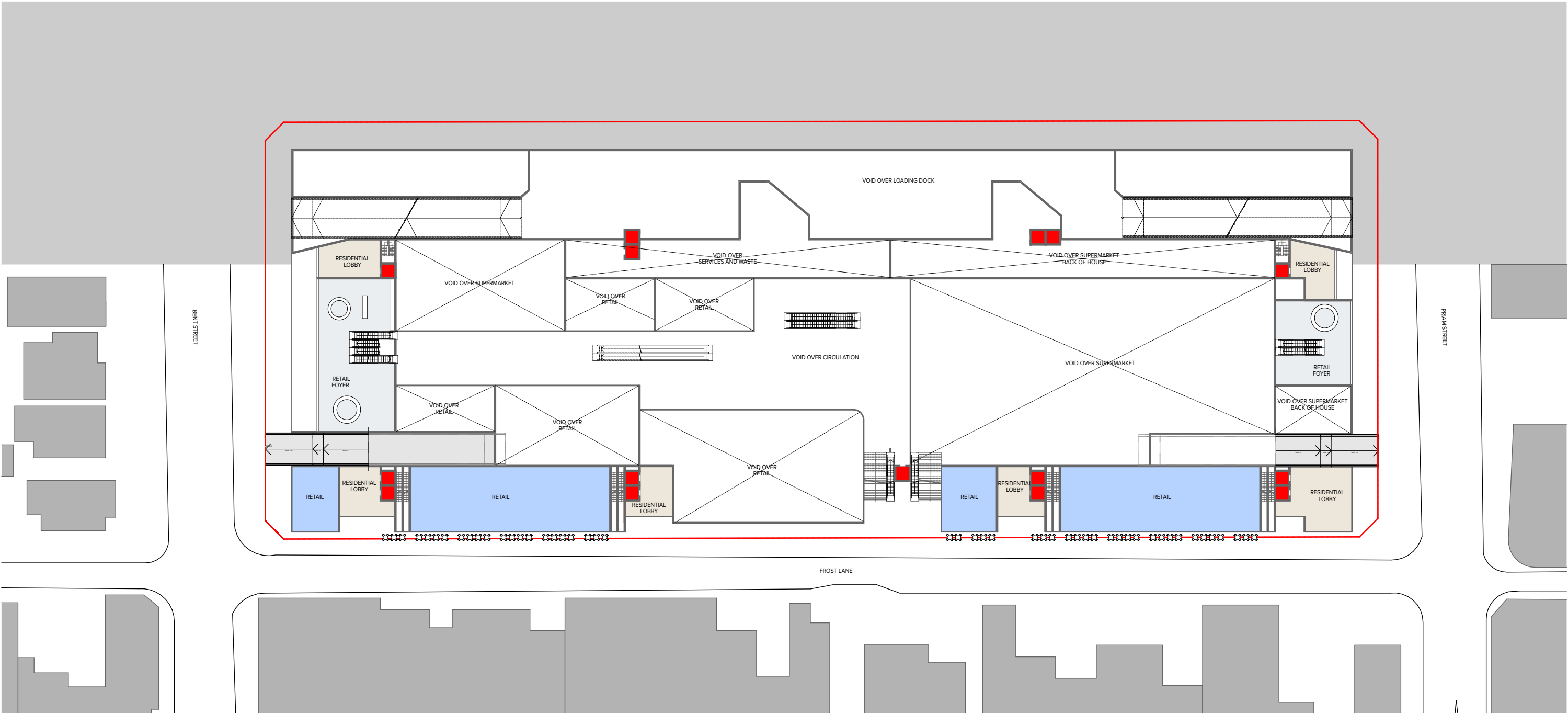
ILLUSTRATIVE PLANS 07



- Legend**
- Supermarket
 - General Retail
 - Cafe / Restaurant / Retail
 - Retail Back of House
 - Vertical Circulation

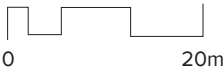
BASEMENT RETAIL LEVEL
Scale 1:750





- Legend**
- Supermarket
 - General Retail
 - Cafe / Restaurant / Retail
 - Retail Back of House
 - Foyer / Common Area

LOWER GROUND LEVEL
Scale 1:750





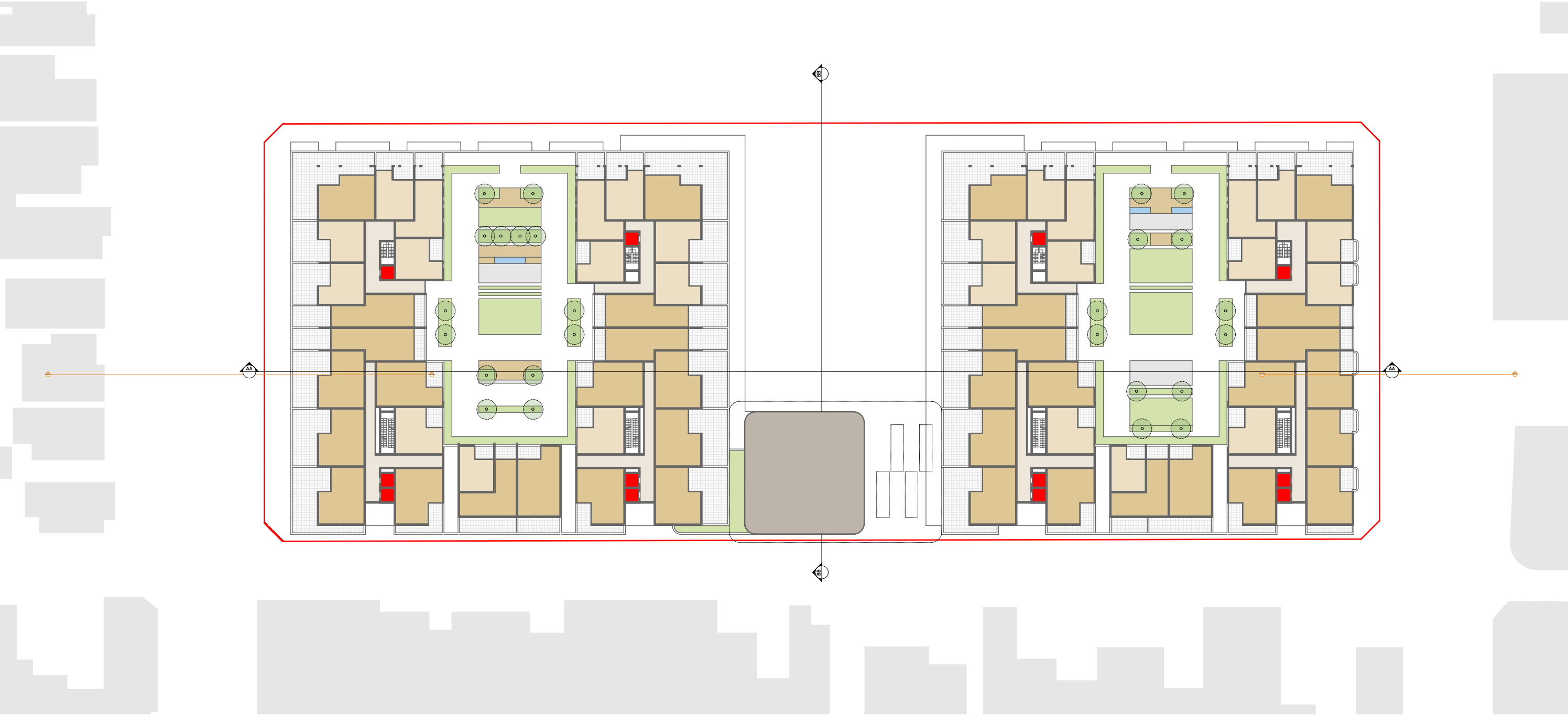
Legend

- ▲ Residential Entrance
- General Retail
- Cafe / Restaurant / Retail
- Retail Back of House
- Foyer / Common
- Residential

GROUND LEVEL

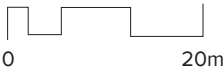
Scale 1:750

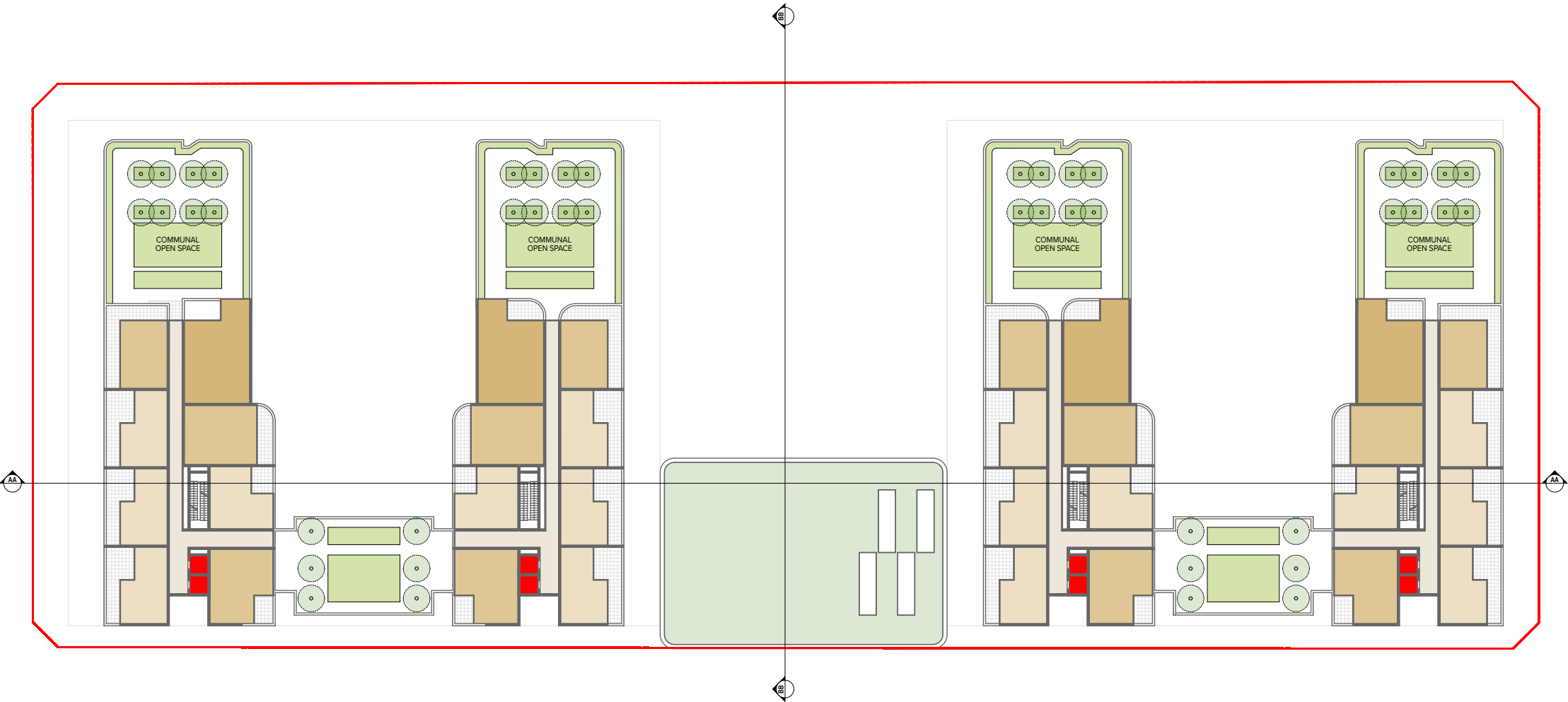




- Legend**
- Residential: 1 Bedroom
 - Residential: 2 Bedroom
 - Residential: 3 Bedroom
 - Foyer / Common

TYPICAL LOWER LEVEL 02
Scale 1:750

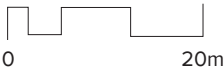




- Legend**
- Residential: 1 Bedroom
 - Residential: 2 Bedroom
 - Residential: 3 Bedroom
 - Foyer / Common

TYPICAL UPPER (LEVEL 08)

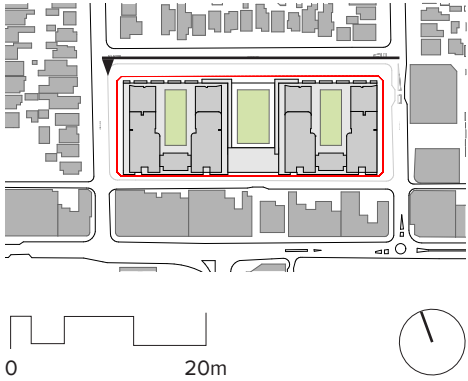
Scale 1:750





ELEVATION NORTH

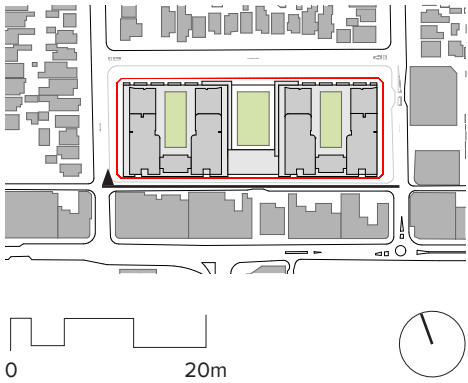
Scale 1:750





ELEVATION SOUTH

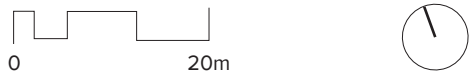
Scale 1:750





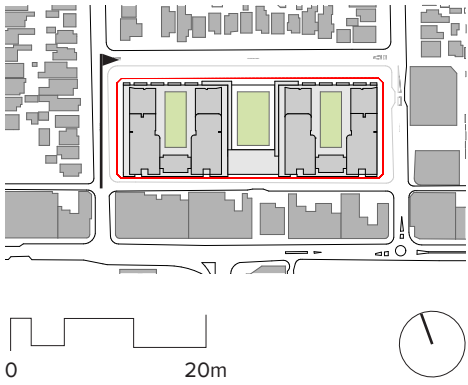
ELEVATION EAST

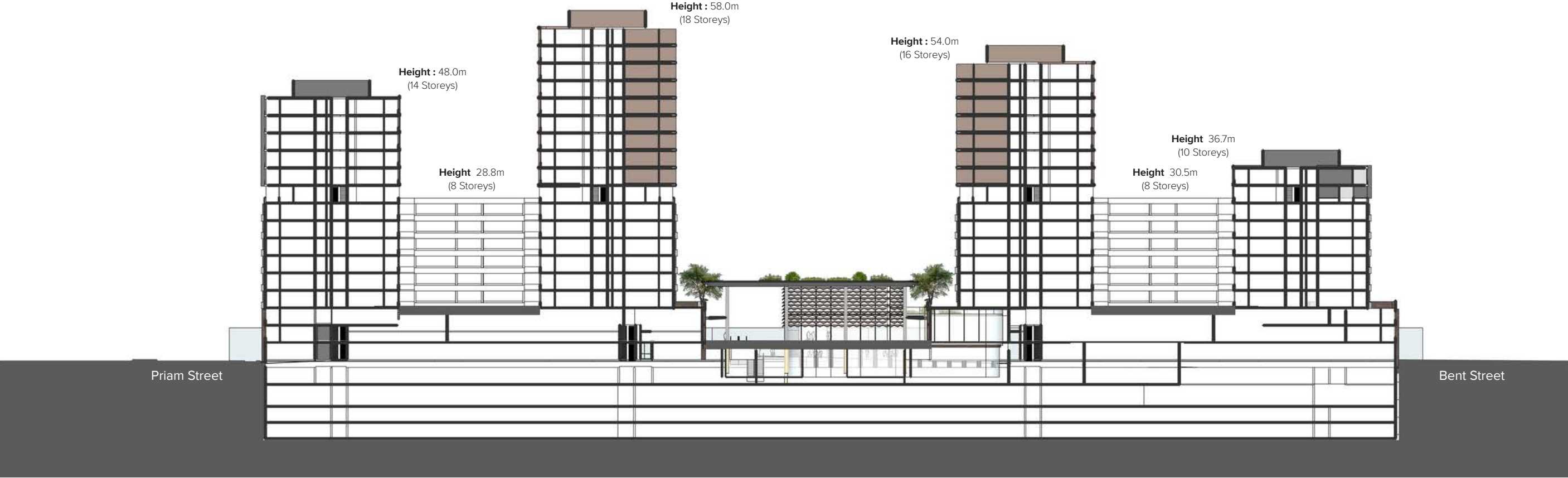
Scale 1:750



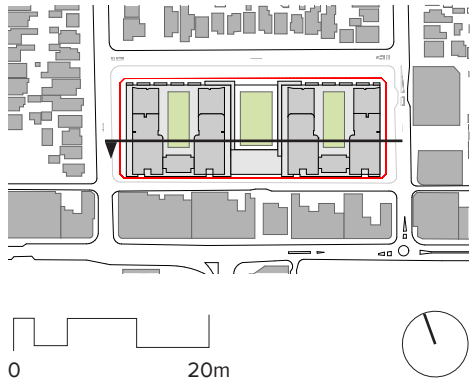


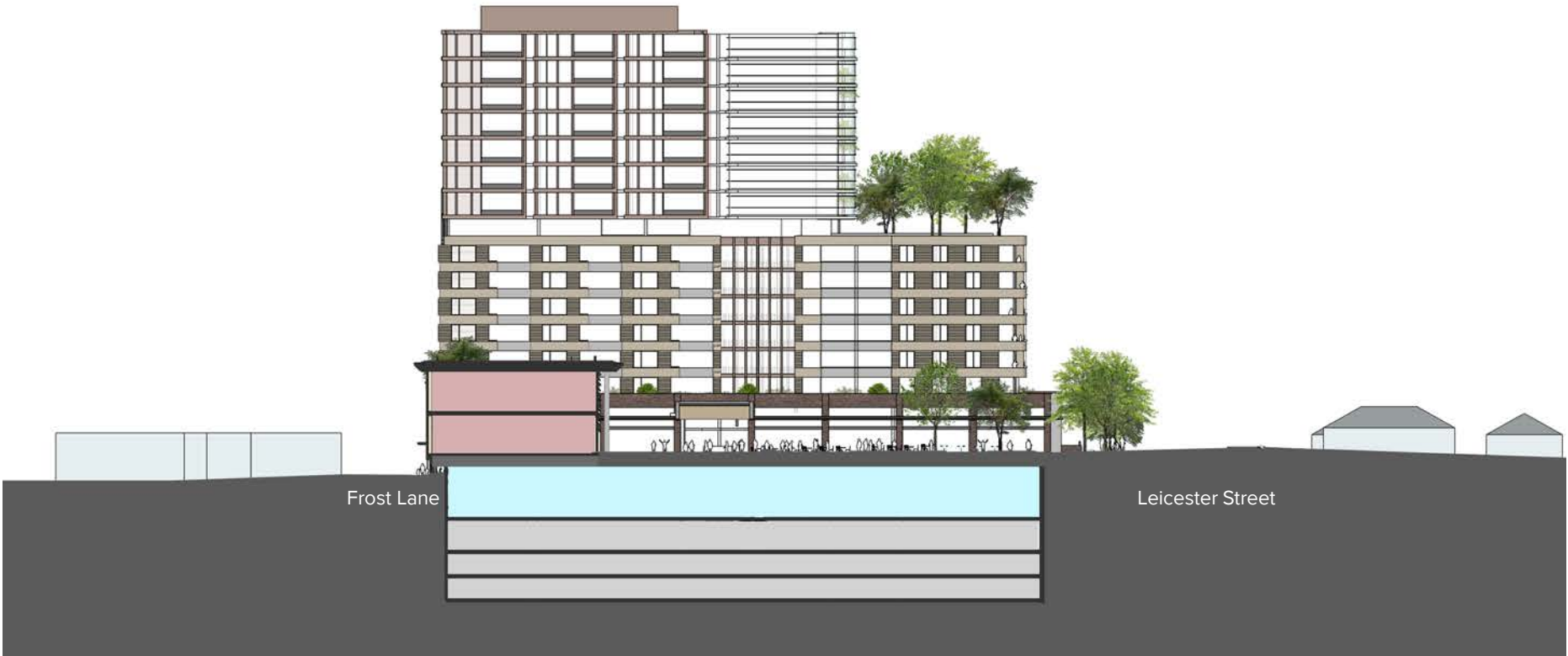
ELEVATION WEST
Scale 1:750



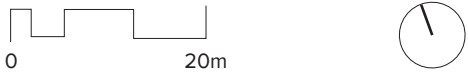
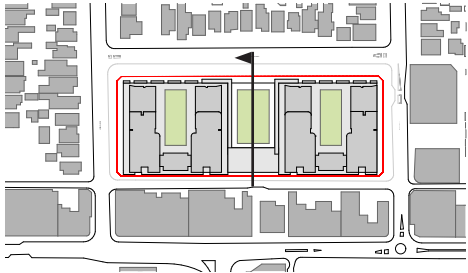


SECTION AA
Scale 1:750





SECTION BB
Scale 1:750



YIELD SCHEDULE 08

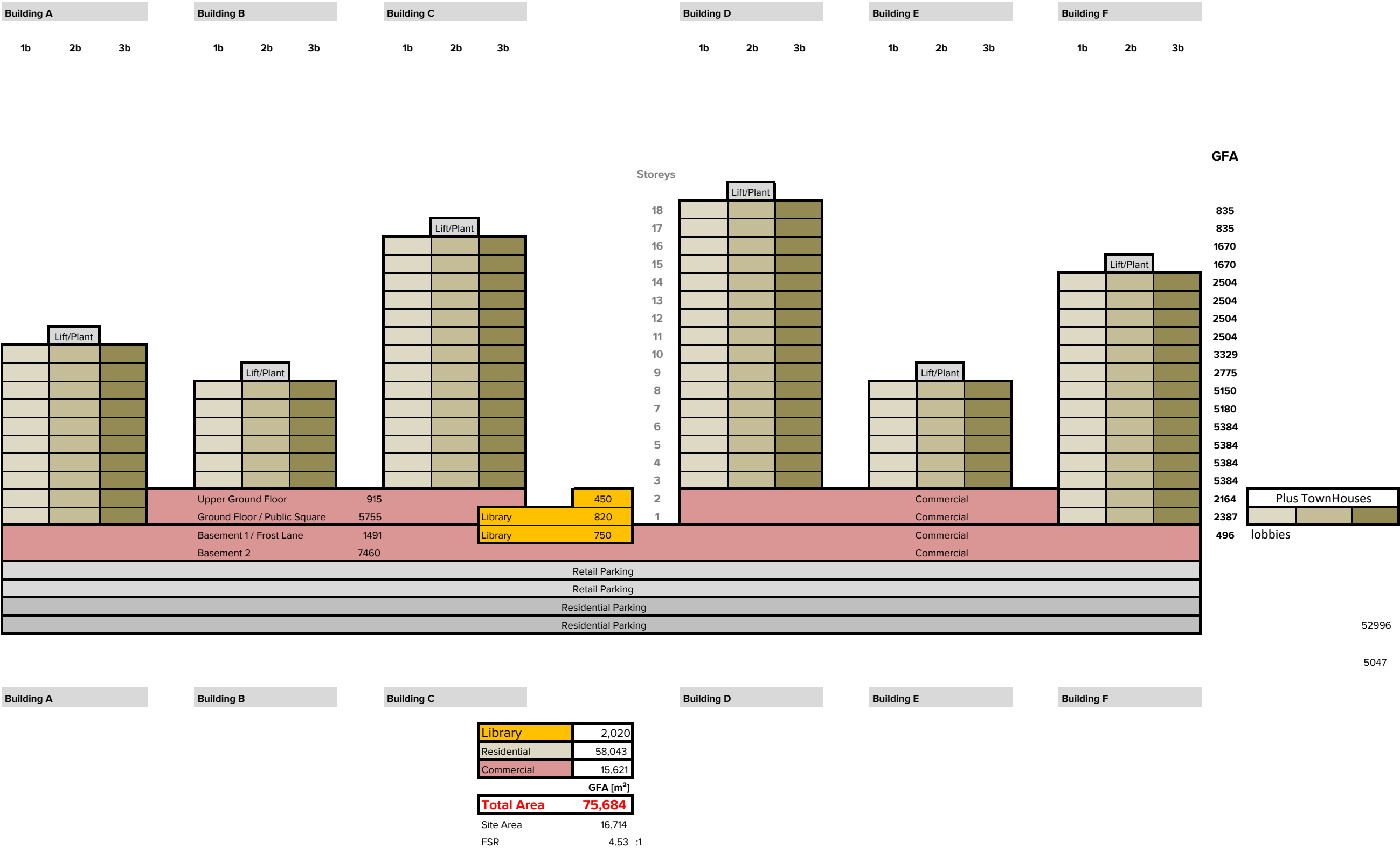
YIELD SCHEDULE
TURNER

One Oxford Sreet
Darlinghurst NSW 2010
Australia

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Chester Square
Project No: 19009 Client: Holdmark

Yield Analysis 06.06.20 . Rev J



SOLAR ANALYSIS **09**

SHADOW DIAGRAM

Summer Solstice, December 21st.



9am



10am



11am



12pm



13pm



14pm



15pm

SHADOW DIAGRAM

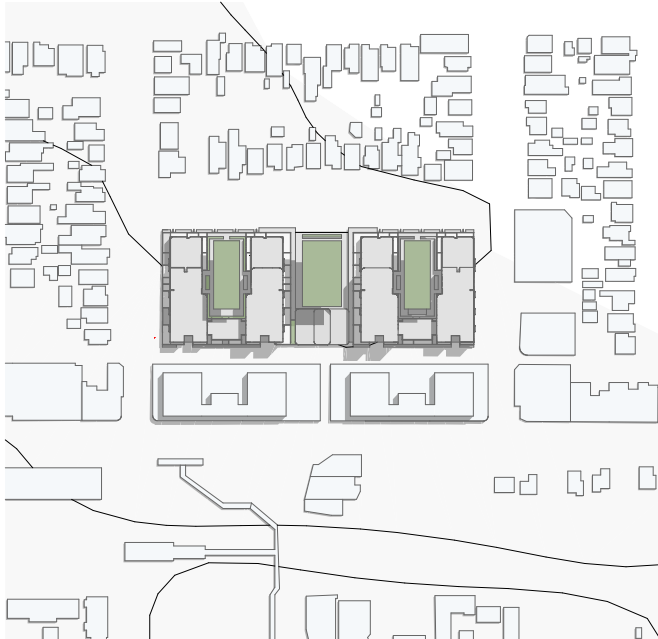
Summer Solstice, December 21st; exploration of Waldron Road potential massing.



9am



10am



11am



12pm



13pm



14pm



15pm

SHADOW DIAGRAM

Winter Solstice, June 21st.



9am



10am



11am



12pm



13pm



14pm



15pm

SHADOW DIAGRAM

Winter Solstice, June 21st; exploration of Waldron Road potential massing.



9am



10am



11am



12pm



13pm



14pm



15pm

SOLAR VIEWS

Each image is taken from the viewpoint of the sun demonstrating the degree of solar coverage.
June 21st (Winter Solstice)



9am



10am



11am



12pm



1pm



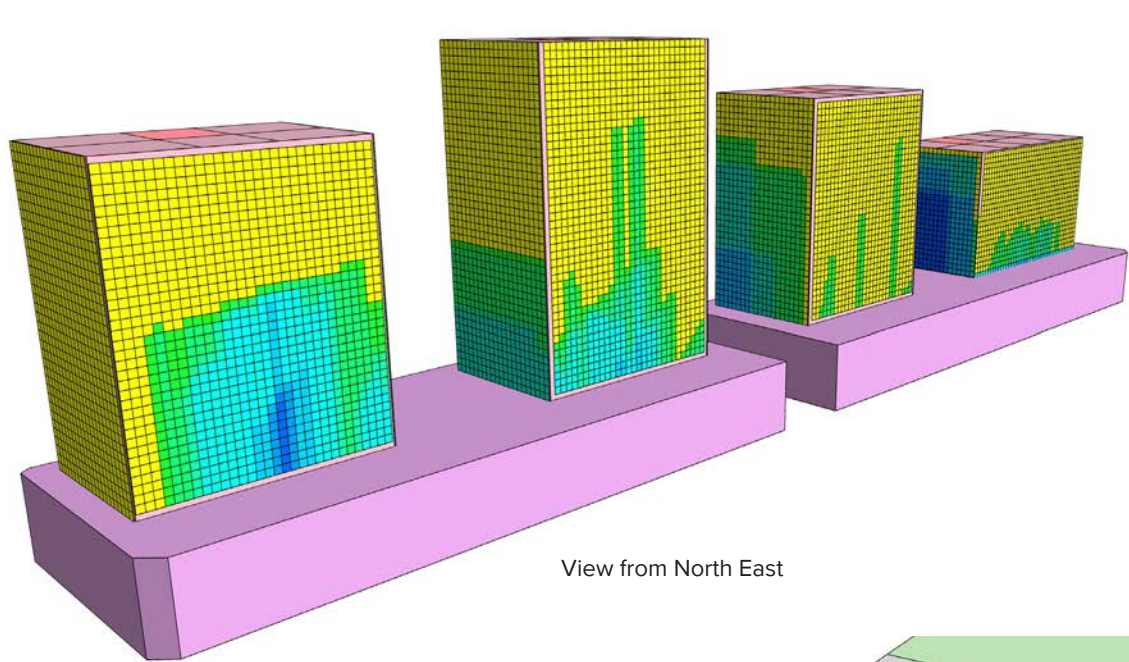
2pm



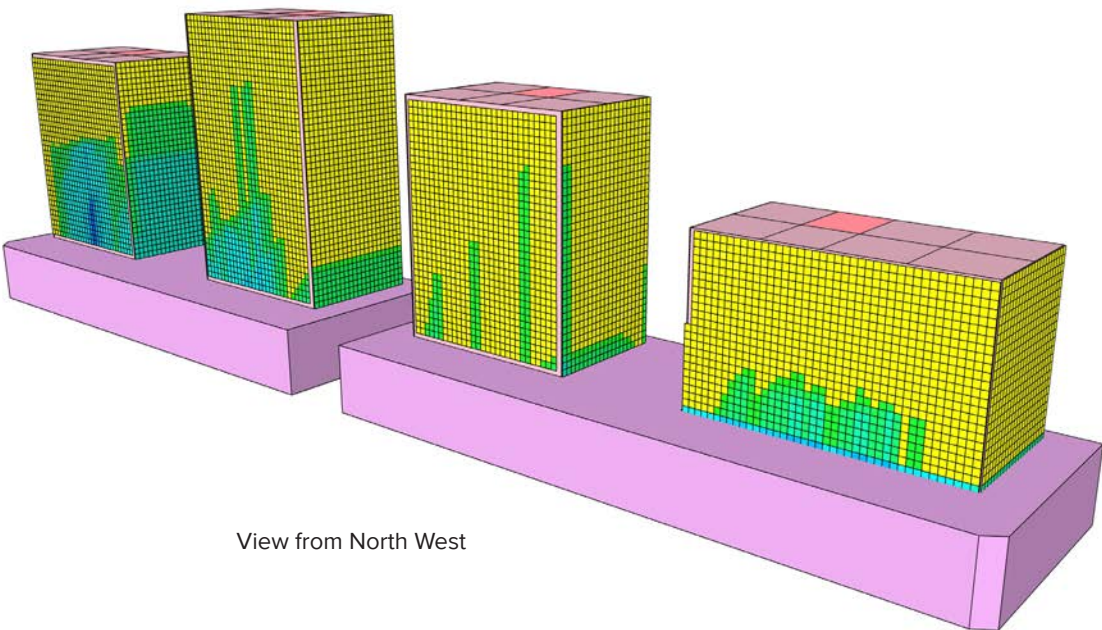
3pm

Sun Exposure Analysis - Neighbouring buildings

The Diagrams indicates the hours of sun to the facades of the buildings of the sites to the south. This scenario indicates the sites as amalgamated, with a podium tower format of similar height as the proposal



View from North East



View from North West

- Legend
- > 2 Hours
 - 1-2 Hours
 - 0-1 Hours
 - 0 Hours

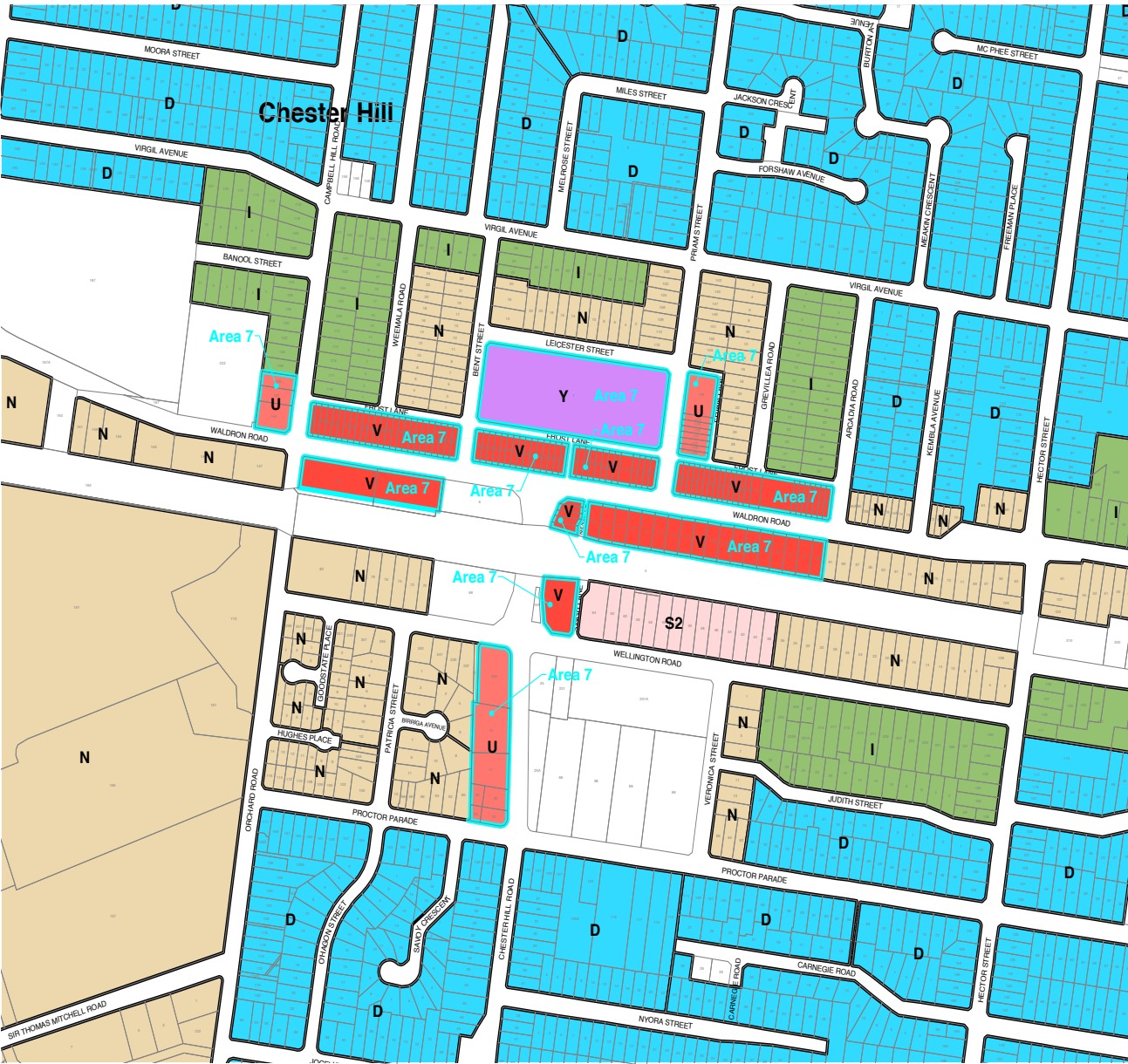


Context View with proposal

LEP DIAGRAMS 10

LEP DIAGRAMS

Proposed amendments to Bankstown LEP 2015 Maps,



Proposed FSR



Proposed Building Height

An aerial photograph of an urban area, likely Chester Square, showing a mix of residential houses, commercial buildings, and parking lots. A large, multi-story commercial building with a flat roof and a large parking lot is prominent in the upper center. To its right is another large building with a curved facade. The surrounding area is filled with smaller residential houses and streets. A road with a speed limit sign of 50 is visible in the lower left. The text 'CHESTER SQUARE' is overlaid in large, bold, black letters, and 'PLANNING PROPOSAL' is overlaid in smaller, orange letters below it.

CHESTER SQUARE

PLANNING PROPOSAL

TURNER

