

PLANNING PROPOSAL AMENDMENTS IN RESPONSE TO GATEWAY DETERMINATION



Roof Plan



South Elevation

The proposed reference scheme in this document has been updated to accord with the Gateway determination of 23.12.2023. It has been designed to an FSR of 4:1 with a public Square measuring 2,000sqm in area

The Gateway letter references the 'Urban Design Framework' report prepared by SJB 29.04.2022. This document proposes a building envelope form (see figure 72,p100) that sets out setbacks,deep soil, building heights and storeys. The updated Turner design in this document achieves all of the metrics in terms of:

- Setbacks
- Storeys
- Deep Soil
- Building Length
- Building Height

The Library/Community Building has been re-aligned to provide a visual link to Charles Place / Waldron Rd

RESPONSE TO ATTACHMENT A GATEWAY DETERMINATION

Attachment A – Gateway Determination

Cond.	Department's consideration	Department's requirements	TURNER RESPONSE
1(a)	There is inadequate justification and/or documentation to demonstrate the followir	ng aspects of the proposal:	
1(a) 1(c) 1(d)(i)	 Building Heights Concentrating the tallest buildings within the central areas of the site is supported, and modulated heights across the site is also welcome. The lower scale street walls on parts of the site is also supported, but these need to be at human scale at the ground plane to help transition to the higher built forms of the site and needs to afford more generous public domain areas at the street interface. However, the relative scale of the proposal particularly at the interface with more modest medium to low rise development surrounding the site and elsewhere in the town centre makes the development appear dominant relative to its surrounds, both under current and future outcomes afforded under current maximum building and FSR controls. The peer reviews accompanying the planning proposal identify excessive height of the proposal as a key issue, particularly when in contrast to the low density forms of existing and even future development elsewhere in the town centre. 	The proposal to is be revised to address the Department's concerns, in particular the bulk and scale should be re-evaluated to ensure it responds to the surrounding context and does not result in adverse impacts on the amenity and design quality of the subject site and surrounding area. The revised planning proposal needs to be informed by a revised urban design study. The study will need to ensure an appropriate scale and built form to minimise environmental impacts on public places and open spaces and have regard to location, orientation, solar access, privacy, acoustic amenity, ground plane conditions and nature of adjoining uses.	 Building Height, Bulk, Turner has amended th Determination represen 12 and 60m. Turner's de Design Framework (UD match the recommenda solidated built form corr of modifications to align Setbacks : Street setba Consolidated Built Form Building heights: The p height and consistent w in the height of the link
1(a) 1(c) 1(d)(i)	Building Bulk The overall built form bulk of the proposal is of concern, particularly when considered in conjunction to the proposed heights also proposed. Consideration should be given to how to break up the long built forms at the podium and mid-levels to help make the development looks less dominant and bulky.	A sustainable design approach needs to manage interfaces with lower density residential areas through transitions in built form, scale, typology and increased setbacks and mature landscape treatments. The revised Urban Design Study should additionally include:	 Building lengths and d deep for the main 4 blo than 18m deep. The up in length. Deep Soil: Continuous
1(a) 1(c) 1(d)(i) 1(d)(iii)	Building setbacks Building setbacks at the street level and upper floors needs to be re-evaluated to help further minimised visual dominance of the built form. Consideration should be given to setting upper-level setbacks to development along Priam Street, which as depicted in the scheme for the proposal is a full 14 storey street wall to this frontage. This is considered unsuitable for this street edge. Additionally, the scheme for the proposal shows the development built to current lot boundaries at Bent and Leicester Streets, thereby retaining the existing narrow footpaths along these frontages. Consideration should be given to widened footpaths along these streets to improve accessibility, but also it would help to setback development to better balance and complement the low-density development characterised on the other sides of these streets and allow for the appearance of more human scale development at the street level. More detail is to be provided to define and showcase how setbacks will be applied and how ground floor townhouse gardens will interface to the street while also accommodating generous footpath access and public domain areas with street trees.	 Revised and more clearly defined shadow diagrams Photomontages of the scheme as shown in at the street level, not including future building forms along Waldron Street Prescribed building setbacks for all levels of the development (which should inform the draft DCP) The Public Domain and Landcape Design Report should be revised to include: Street public domain details, including footpath and cycle links (as indicated in the Social Impact Assessment) Likely or preferred landscaping that can incorporated into future development on the site (which in turn can inform the required draft DCP) How the ground floor townhouses gardens will interface with the streetscape and public domain. 	 Frost Lane between To Through site links. The South Open Space: A 2,000 simum width of 40m. Th Chester Hill and introdustion of the second se

Scale.Setbacks

he design of the proposal to meet the Gateway enting an FSR of 4:1 and building heights between design has applied SJB's peer review, Urban DF) April 22. Turner has redesign the proposal to dations of this report, most notably Figure 72: Conntrols applied (pg.100) The following is a summary an with the UDF:

acks and podium-to-tower setbacks match the m controls

proposed buildings are between 12m and 60m in with the UDF. There has been a notable reduction k buildings B and E between the main towers to ne podium.

depth: The proposed buildings are less than 25m locks (A,C,D,F) and the link buildings(B,E) are less pper portions of the main towers are less than 45m

5m wide strip to all of Leicester Street and 6m to ower C and D

e site can be traversed both East-West and North-

sqm open space has been provided with a minnis will provide a publicly accessible square for duce a communal focus for the centre. This public ectly accessible from a significant community facilipart of the site's renewal and dedicated to Council.

sign generally exceed ADG criteria, most notable with the main towers being spaced between 26 Solar and cross ventilation have been tested and an exceeds the ADG criteria

shadow and sun-eye diagrams have been provid-

Update 3d context views have been provided.

RESPONSE TO ATTACHMENT A GATEWAY DETERMINATION

Attachment A – Gateway Determination

Cond.	Department's consideration	Department's requirements	TURNER RESPONSE
1(b) 1(d)(v)	 Although the planning proposal includes reference to SEPP 65 and the ADG, it has not undertaken a suitable assessment. While noting that this is a concept scheme that may change over time, based on the information provided, the proposal is inconsistent with some of the principles of SEPP 65, including neighbourhood character, site analysis, solar amenity within the site, overshadowing of neighbouring properties, communal and public open space and deep soil zones. A SEPP 65 assessment is required to showcase compliance and adherences to the SEPP and the ADG are required to be included in the revised planning proposal sought to be resubmitted. The key reasons this is important are that: The proposal includes a significant quantum of residential development intended by the proposal; The proposal needs to be further tested with regard to the suitability for scale, bulk, built form and orientation of future development; and 	An assessment, demonstrating compliance with the principles and objectives of the State Environmental Planning Policy 65. Detailed analysis should be provided in in relation to open space provision, building separation, natural ventilation, solar access (within site and surrounding area) and opportunities for deep soil planting.	 Refer to the SEPP 65/ADG Chapter 9 'ADG Diagrams' ble of exceeding the ADG In Chapter 10 'Solar Diagraed. Updated shadow Diagraes Sun-eye diagrams - with Analysis of overshadow Lane. The shadow diagrams also
	 The site has minimal built form constraints posed by adjoining development, so should be readily able to demonstrate compliance with SEPP 65. The associated ADG provides consistent planning and design parameters for 		any shadow whatsoever to
	apartment development, design criteria and general guidance on how development proposals can achieve the nine design quality principles identified in SEPP 65. These matters are also to be addressed as part of the revised planning proposal.		

DG Summary in this Report on pg.7.

ns' indicates the proposed block plans are capa-DG solar and cross ventilation criteria

grams' the following diagrams have been includ-

agrams, summer and winter solstice and equinox-

winter Equinox lowing of future development to the south of Frost

lso demonstrate that the proposal will not result in r to Nugent Park".

RESPONSE TO ATTACHMENT A GATEWAY DETERMINATION

Attachment A – Gateway Determination

Cond.	Department's consideration	Department's requirements	TURNER RESPONSE
1(b)	 There are several discrepancies in the planning proposal documentation. Some of these include: The proposed Public Square is shown in Turner's drawings as 2,320m² whereas Council's Planning Proposal document and the letter of offer from Holdmark refers to 2,800m². The full extent of this space needs to be shown in the supporting Urban Design report and to clarify if this includes or excludes potential retail/dining areas. The Turner drawings show 2,020m² of community floor space and the planning proposal mentions 2,000m². The Turner Urban Design report refers to a total FSR of 4.53:1, however the planning proposal report refers 4:1 as the maximum permitted FSR for the site. 	Revise the planning proposal to ensure all documentation is consistent with the proposed LEP parameters sought for the proposal. All GFA maximum amounts and their allocations to retail, other commercial, residential and community uses needs to be clarified and consistent across all planning proposal documents. Clearer and larger drawings at various solar intervals are to be provided to illustrate shadow impacts within the site including public and private open spaces, when the site is developed in accordance with the proposal and what shadow impact the proposal may	Turner has amended the o way Determination and re between 12 and 60m. Turn Design Framework (April 2 controls (pg.100) and revis Public Square is shown as 40m. The Public Square w direct northern exposure. communal open space to al.
	 Holdmark's offer for 5% affordable housing only refers to retention of this housing for a period of 10 years. Affordable housing required under an LEP is that provided in perpetuity as is also indicated in Council's Affordable Housing Scheme. Additionally, there are parts of the documentation that say 5% of residential floor space (ie. Holdmark's offer) and yet the planning proposal report says 5% of all floor space – being all land use types. Turner's UrbanDesign drawings refer to Option 4 as the Amended Planning Proposal – it needs to be made clearer that this is the preferred or final scheme that underpins the planning proposal. While there are solar analysis drawings to show overshadowing of the public domain, these images are too small to be interpreted clearly. The planning proposal documentation refers to the provision of new community space in the form of a multi-use community centre and others refer to a library (eg. the Turner drawings). The Turner's Urban Design Plan refers to 15,621m² of commercial space, but the planning proposal only refers to 12,400m² of which 7,000m² to be in a basement level, and the Traffic report refers to 15,763m² of retail space and 1,000m² of office space. Similarly, the quantum of residential floor space also needs to be clarified. The Turner report refers to 58,043m², but by deduction using the 4.5:1 FSR and the site area noted in Turner's report of 16,714m², the planning proposal allows for 60,813m² of residential floor space – which amounts to 2,770m² additional GFA. It's not clear how the Traffic report concludes that 1,300-1,400 car parking spaces are required to support the development when the residential unit mix isn't clear. Added to different floor space amounts in other documentation including the traffic report; the traffic, transport and parking impacts of the proposal need to be evaluated against a consistent scope of LEP amendments. 	have to adjoining sites. These images need to show impacts to existing built form development, not just development that may occur in accordance with current height controls.	option for submission to the The solar analysis drawing more legible. The impact of south of Frost Lane has be Waldron Road which will of cess during the winter sols The main representative fl have been block planned capability to achieve SEPI An updated yield schedule floor plans with GFA floor- non-residential portions. A separate Traffic Impact A separate cover.

ne design of the proposal to align with the Gated represent an FSR of 4:1 and building heights Turner's design has also considered SJB's Urban pril 22) notably Figure 72: Consolidated built form evised the proposal accordingly.

n as being 2,000sqm with a minimum width of re will also enjoy significant solar access having ure. This public space is in addition to extensive e to be provided for future residents of the propos-

5 'Gateway Response' as being the final/current to the Department of Planning.

wings have been updated, enlarged and made act on the proposal on future development to the is been analysed, as have public spaces south of vill continue to enjoy extensive periods of solar acsolstice once the proposal has been considered

ve floor levels of the proposal are indicated and ned with apartments to demonstrate the proposals SEPP 65 ADG criteria

dule has been provided that is accompanied by por-plans that clearly identifies residential and

act Addendum report has been submitted under

DRAFT DCP CONTROLS - UDF 29.04.2022



- indicative maximum building height

SEPP 65 / ADG COMPLIANCE SUMMARY

The reference design demonstrates that design can achieves all high-level ADG metrics. In many instances such as solar access and build separation the design exceeds the minimum thresholds by a wide margin.

BULK AND SCALE

The design incorporates all metrics set out in the UDC for setbacks, heights and building dimensions. Please refer to the following page for demonstration the reference design's consideration of bulk and scale.

SOLAR ACCESS

The design consists of four block aligned northsouth. This configuration permits the East, North and West facades to receive in excess of two hours winter sun per day. The reference design achieves 88.3% of units receiving 2hrs winter sun.

Communal open spaces at podium level and at level 7 are open on their north side and will receive well in excess the 2hrs to 50% of the communal space.

The affect of overshadowing of future development to the South of Frost Lane has been examined and is considerably less than the overshadowing in the submitted Planning Proposal. Shadowing is limited to the Eastern end of Frost Lane and it would appear possible to design these building to achieve ADG solar compliance.

the site.

NATURAL CROSS VENTILATION

The indicative apartment layout in the reference design demonstrates it exceeds the minimum ADG requirement of 61.7% units being naturally cross ventilated

COMMUNAL OPEN SPACE

. The communal open spaces indicates in the reference design amount to approximately 27% of the site area. This is in addition to the proposed public square

BUILDING SEPARATION

The design meets the building dimension metrics set out in the UDF. The four main blocks vary in distance from 26.8 to 46m which exceeds all ADG metrics for building separation

DEEP SOIL

The ADG sets minimum deep soil at 7.2% of the site. This site is mixed-use and is not required to have deep soil. However in line with UDF prescriptions, the proposal provides a 5m deep soil setback to the northern side of the site and a 6m zone to the south. These zones yield 1,261sqm of deep soil which amounts to 7.5% of

BULK AND SCALE

The reference design deploys a number of datums heights and articulation devices such as setbacks and recesses to modulate the bulk and scale of the design. There is a concentration of height in the centre of the design with a scaling down to the edges of the site. The 2-3 storey podium has a human scale and also clearly defines the street edge.







CONTENTS

- Introduction
- Strategic Context
- Site Analysis
- **O4** Urban Design Principles
- Character Studies & Precedents
- Vision Images
- Illustrative Plans
- **O8** Schedule and GFA Plans
- ADG Diagrams
- Solar Diagrams

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.



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



March 2018

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.

DISTRICT

assets.

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



OUR GREATER SYDNEY 2056 South District Plan





PART OF THE FUTURE OF THE NORTH

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

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

Canterbury-Bankstown Local Environmental Plan 2023

[2023-336]



Status Information

Currency of version Current version for 25 August 2023 to date (accessed 13 October 2023 at 15:48)

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.
About this plan

This Plan is a standard instrument local environmental plan under the Environmental Planning and Assessment Act 1979.

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 25 August 2023

Certified by the NSW Parliamentary Counsel as being published on www.legislation.nsw.gov.au

B2 LOCAL CENTRE & R4 RESIDENTIAL ZONES

Page 1 of 161

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. STRATEGIC CONTEXT 02

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.

LGA Boarder Green Grid Corridor **Open Space** Dense Woodland

River

NEIGHBOURHOOD CONTEXT



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
- Commercial Centres (B1, B2)
- Industrial (IN1, IN2)
- Educational (SP2)
- Village Centre, Chester Hill
- Small Village Centre, Sefton

SITE CONTEXT



Key

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.

Key Site Topographic Contour (10m Increments) **Prevailing Summer Wind Direction** Daylight Hours



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
- Commercial Centre (B2)
- Residential (R1, R3, R4)
- Educational (SP2)
- Public Recreation (RE1)
- Rail Infrastructure (SP2)

SITE ANALYSIS 03

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

PRIMARY INFLUENCES



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.

 $\left(\right)$



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.

months.

Legend





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

STRENGTHS & WEAKNESSES







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.



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.



7. Frost Lane, view from west.



5. Leicester Street, view from west.



8. Bent Street, view from south east.



6. Bent Street, view from north west.



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.

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"





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.

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.

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.



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.

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



BETTER LOOK AND

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.



Greener Places. NSW Government Architect, 2017



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.

MASSING EXPLORATION



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.

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.

5 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



DETAILED STUDY | OPTION 1

15,700 sq.m

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 (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











DETAILED STUDY | OPTION 2

Cascading towers

RETAIL

Upper Ground

epper ereana	
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 (8,270 sq.m existing)

15,700 sq.m

RESIDENTIAL

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









DETAILED STUDY | OPTION 3 - PLANNING PROPOSAL AUG 2019

Open Spaces (Preferred)

RETAIL

Upper Ground

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

Lower Ground

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

Public Square

Grand Total (8,270 sq.m existing)

RESIDENTIAL

Podium		
Levels 2-19		
Total		
648 Units		

4774 sq.m 54,242 sq.m **59,016 sq.m**

2,500 sq.m

16,763 sq.m









DETAILED STUDY | OPTION 4 -AMENDED PLANNING PROPOSAL

Open Spaces (Preferred)

RETAIL

Upper Ground and Frost Lane Mini Major Speciality / F & B Total (Inc. Back of House)	1,293 sq.m 3,300 sq.m 6,693 sq.m
Lower Ground and L1	2 220 ca m
Supermarket Specialty / F & B	3,230 sq.m 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
LIBRARY	2,020 sqm
RESIDENTIAL	

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









DETAILED STUDY | OPTION 5 - GATEWAY RESPONSE

618 sq.m

2,000 sq.m

LIBRARY 2,064 sq.m

RESIDENTIAL 51,153 sq.m = 515 Units










PRIMARY ELEMENTS FROM EXPLORATION



Low-rise perimeter and separated massing.



Varied heights and communal space.







Public open space.

MASSING PRINCIPLES



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.

Exploration of Massing.



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





Articulating the Mass.

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



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.







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.



-



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 biodiveristy and residential amenity.





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.



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

Commerical 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.



the street.



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

MASSING & DESIGN DEVELOPMENT



CONTEXTUAL MASSING

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

 (\mathbf{v})



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

 $\left(\mathbf{v} \right)$



COMMUNAL OPEN SPACE

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



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



Planted Buffer zone

East & West Public Domain Interfaces













PERSPECTIVE SECTION 01 (concept view)

View from North East.

CHARACTER STUDIES & PRECEDENTS 05

Public Square Precedents



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.

CHARACTER STUDIES & PRECEDENTS 05

Public Square



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

Active Laneway Precedents



2.

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.

CHARACTER STUDIES & PRECEDENTS 05

Communal Courtyard



1.

2.

З.

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



2.

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











CHESTER SQUARE SITE STRATEGY



ILLUSTRATIVE PLANS 07



Legend

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

BASEMENT RETAIL LEVEL

Scale 1:750







- 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






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

Residential

LEVEL ONE

Scale 1:750









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

PODIUM - COMMUNAL OPEN SPACE LEVEL 02

Scale 1:750







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

TYPICAL LOWER (LEVEL 03) Scale 1:750













Residential: 1 Bedroom

- Residential: 2 Bedroom
- Residential: 3 Bedroom

Foyer / Common

(LEVEL 07) Scale 1:750







- 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











Scale 1:750



YIELD SCHEDULE AND GFA PLANS 08



One Oxford Sreet Darlinghurst NSW 2010 Australia

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Project No: 19009 Client: Holdmark

Yield Analysis 12.10.2023 . Rev N

Building A			Pui	ilding B			Building C				Building D			Build	ling E			Building I	-	
1b	2b	Зb		-	2b	3b		2b	3	b	1b 2b	,	3b		-	2b	3b	Building i	2b	3b
15	20	35		10	20	55	15	20	5	0	10 20	,	55		15	20	55	15	25	55

																								GFA			
															Lift/Plant												
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								761	1	4	2		761	1	4	2								1522			
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								761	1	4	2		761	1	4	2				761	1	4	2	2283			
								761	1	4	2		761	1	4	2				761	1	4	2	2283			
			Lift/Plant					761	1	4	2		761	1	4	2				761	1	4	2	2283			
	761	1	4	2				761	1	4	2		761	1	4	2				761	1	4	2	3044			
	736	4	2	1				736	4	2	1		736	4	2	1				736	4	2	1	2944			
	1071	4	5	3				1071	4	5	3		1071	4	5	3				1071	4	5	3	4284			
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	1071	4	5	3		Lift/Pla	int	1071	4	5	3		1071	4	5	3		Lift/Pl	ant	1071	4	5	3	4284			
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	1071	3	2			Ground Floo		1263		0						J. J	200	Comme	ercial	1071	3	2		2204	Plus To	wnHouses	
2		3	2				Iblic Square	5739			Library	798						Comme			3	2		2314		20	
1					Baseme	ent 1 / Frost	t Lane	1794	1									Comme	ercial		_			416	lobbies		
					Baseme	ent 2		4822	2		Library	846						Comme	ercial								
												Retail Parki	-														
			_	_				_	_	_		Retail Parki			_	_			_		_	_					
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								_																			
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											Library	2,06	4														
											Library Residential	51,15															
											Commercial		-														
		1 Bed	2 Bed	3 Bed	Total Un	nits					Commercial	GFA [m	-														
Unit totals		151	246	118	= 515						Total Are	-	-	66,856													
100%		29.3%	47.8%	22.9%							Site Area	16,71	4														
											FSR	4.0	0 :1														
											Deep Soil	1,261	.0 7.59	6													

Chester Square

GFA OUTLINE PLANS





nee Diagrams Level 1	TURN	IER	Level 7 ONE Oxford Darlinghunst NSW 2 AUSTRALIA		T +61 2 8868 0000 F +61 2 8668 0088 tumerstuckio.com.au
ter Square, Chester Hill, City of Bankstown	Status	Dwg No. SK-	770-001	Rev	
	Scale 1:550, 1:0.91 @A1,	Project No. 50%@A3	00000	Drawn by	North
	Rev Date Appr	oved by Revision Notes			

GFA OUTLINE PLANS



DLCS Quality Endorsed Company ISO 9001/2008, Registration Number 20476 Nominaled Architect Nicholas Turner 16965, ABN 86 084 081 911



GFA Diagrams Level 2 to Level 9 TURNER Level 7 ONE Oxford Street Derlinghurat NSW 2010 AUSTRALIA T +61 2 8668 0000 F +61 2 8668 0088 tumerstudio.com.au

ADG DIAGRAMS 09

ILLUSTRATIVE PLANS 07



Basement 01 Retail 1:550 2



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ILLUSTRATIVE PLANS 07

NOTES
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Level 02 Podium (Plate typical L2-7) 1:550

DLCS Quality Endorsed Company. ISO 9001:2008. Registration Number 20476 Nominated Architect: Nicholas Turner. 6695, ABN 86:064-084-911

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F

ADG SOLAR CROSS VENTILATION AMENITY
SOLAR: (>70% with two hours direct solar access from 0900-1500, June 21st.

Building	No. of Apt	With Solar	%		Poor Solar	%
A	96	81	84			Т
В	6	6	100			Т
с	128	113	88			Τ
D	135	127	94			Τ
E	6	6	100			Τ
F	124	102	82			Τ
Townhouses	20	20		100		Τ



Total 515 455 88.3

Building	No. of Apt	With Solar	%	Poor Solar	1%
A	<u> </u>			1001 30141	+"
A	96	81	84		
В	6	6	100		
с	128	113	88		Т
D	135	127	94		Т
E	6	6	100		Т
r .	124	102	0.2		+







2.

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Amenity Diagrams (ADG) ADG Diagrams (1)

Drawing Title

Project Tile **CHESTER SQUARE** Chester Square, Chester Hill, City of Bankstown

 Rev
 Date
 Approved by
 Revision Notes

 Scale
 Project No.
 North
 Scale
 Project No.

 1:550, 1:0.83 @A1, 50%@A3
 000000

 Status
 Dwg No.

 SK-720-002
 SK-720-002
 Rev

TURNER Level 7 ONE Oddord Street Deficiplures NSW 2010 AUSTRALIA

ar	%	Non-Solar	%
		3	3.1
		0	0.0
		3	2.3
		3	2.2 0.0
		0	0.0
		3	2.4
		12	2.3

CV 46	%	Units 9th Level
46	56.1	82
6	100.0	6
42	58.3	72
6 42 42 6	58.3	72
6	100.0	6
46 20	56.1	82
20	100.0	20
208	61.2	340

CROSS VENTILATION: (>60%)



SOLAR DIAGRAMS 10

ILLUSTRATIVE PLANS 07



Each image is taken from the viewpoint of the sun demonstrating the degree of solar coverage.

June 21st (Winter Solstice)



9am

10am

11am

12pm



3pm



SHADOW DIAGRAMS Winter Solstice, June 21st.









SHADOW DIAGRAMS

Equinox, September/March 21st.



3pm

SHADOW DIAGRAMS

Summer Solstice, December 21st.



Sun Exposure Analysis - Neighbouring buildings

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

= Areas of north facade of buildings receiving less than 2 Hours winter sun





TURNER

all our blad and

