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22 November 2018

27-35 Punchbowl Road, Belfield
Section 4.55 Application
Urban Design Analysis
& Streetscape Studies

23-10-2018

Rev E



CURRENT APPROVED SITE PLAN



CURRENT APPROVED STREETScape



PROPOSED SITE PLAN



PROPOSED STREETSCAPE

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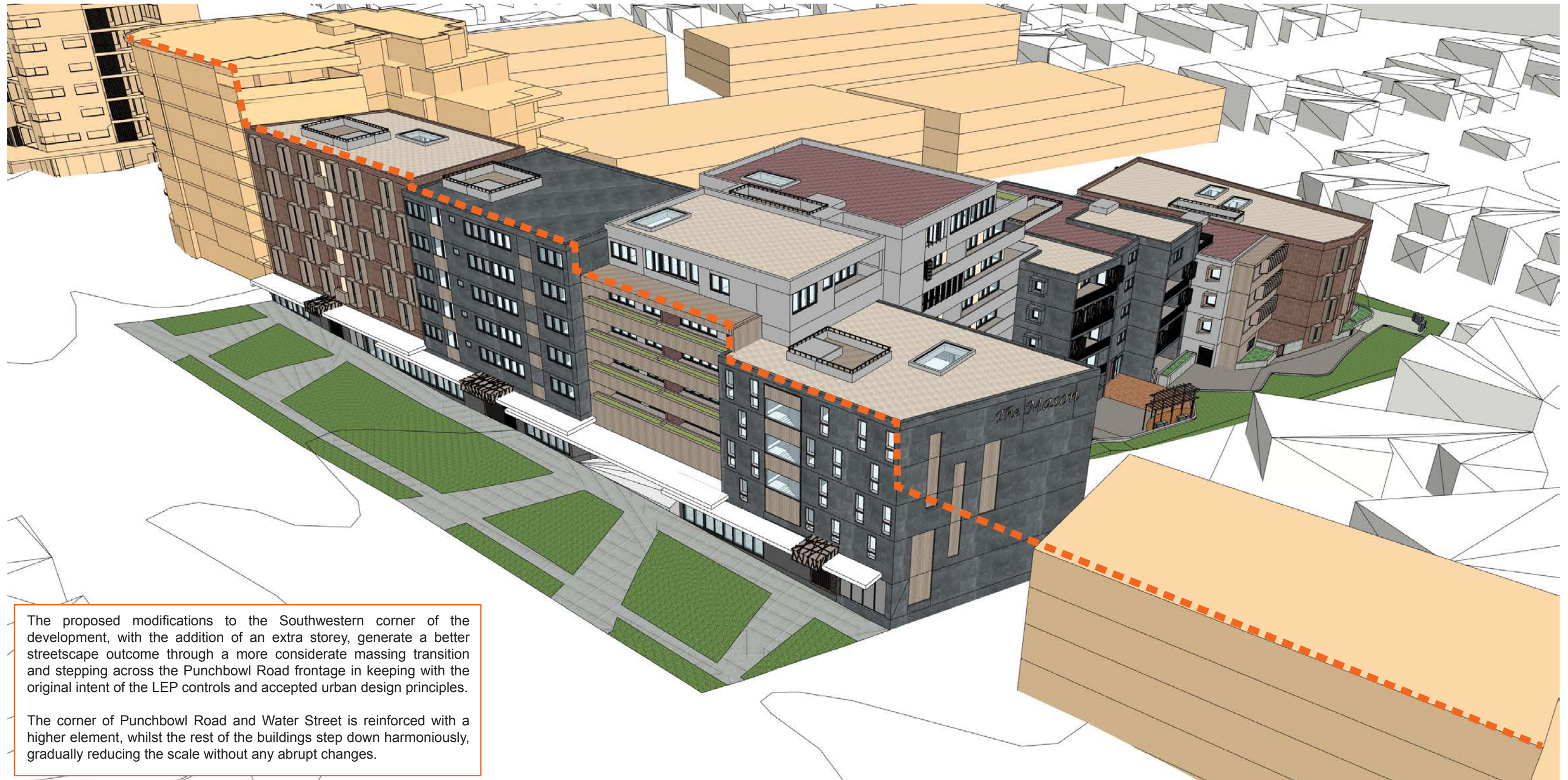
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1 PLAN RL 35.00 LEVEL 6
A-208

PROPOSED TOP LEVEL MODIFICATIONS

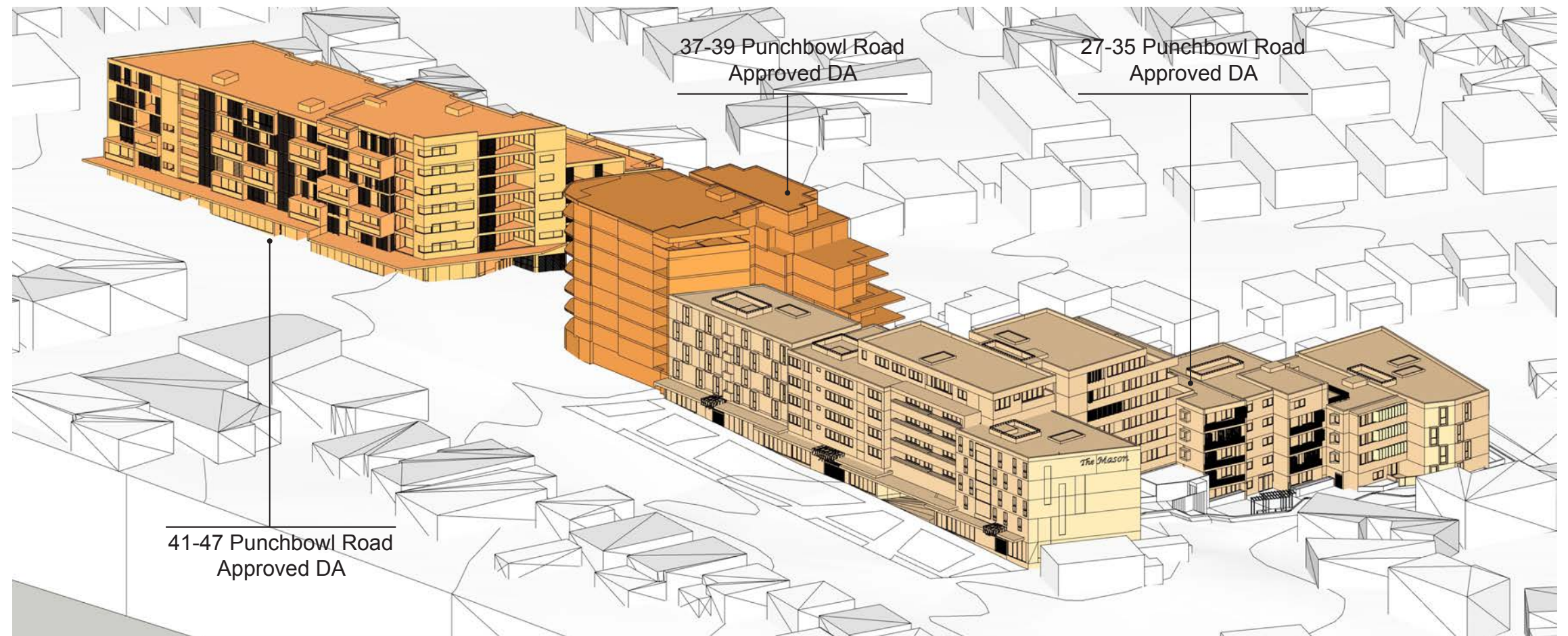
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MASSING COMPARISON

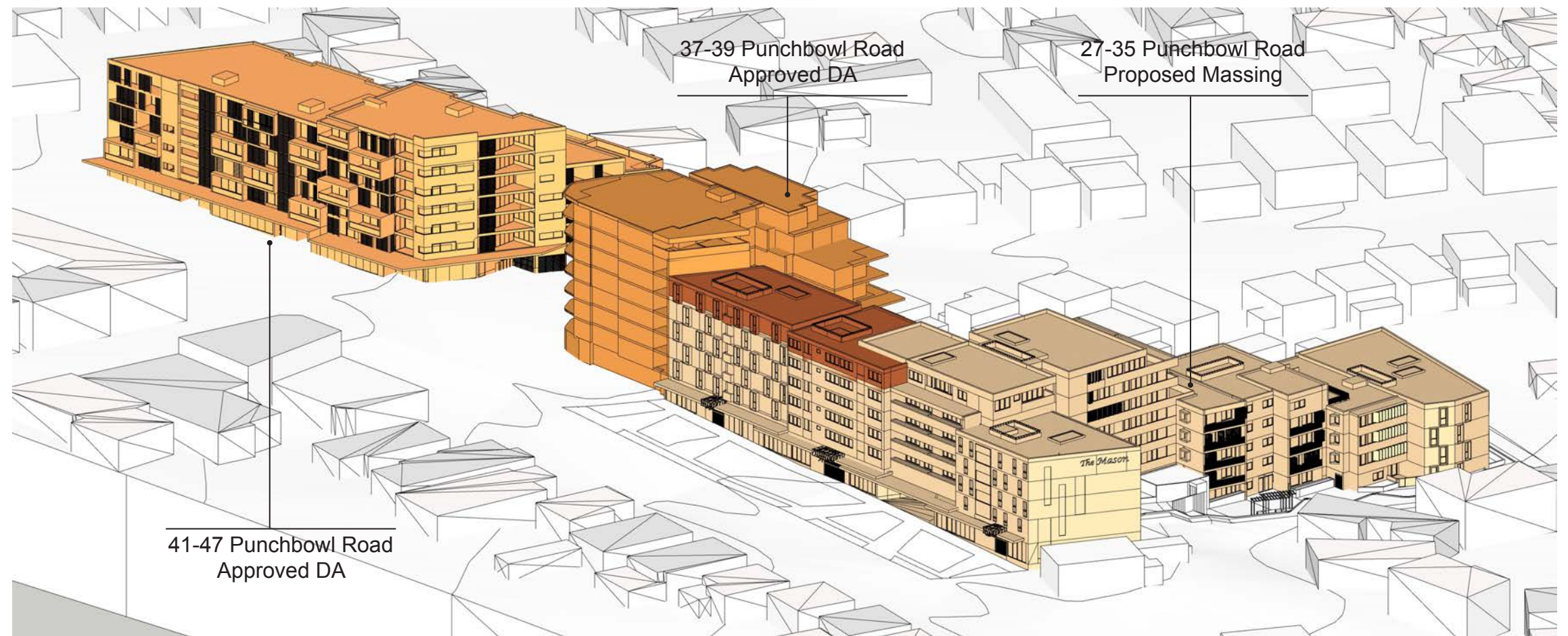
Proposed
Additional Volume

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APPROVED MASSING - 3-storey height change from 37-39 Punchbowl Road to approved design for 27-35 Punchbowl Road



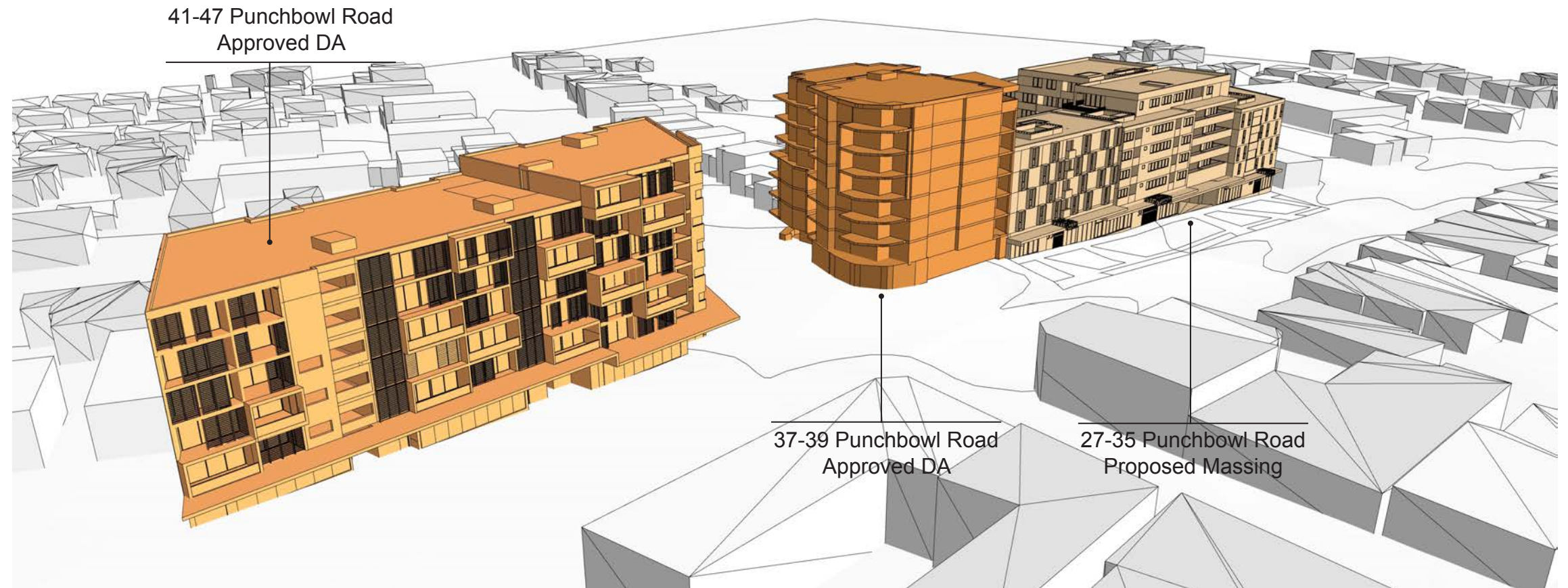
PROPOSED MASSING - 2-storey height change from 37-39 Punchbowl Road to proposed design for 27-35 Punchbowl Road

MASSING COMPARISON

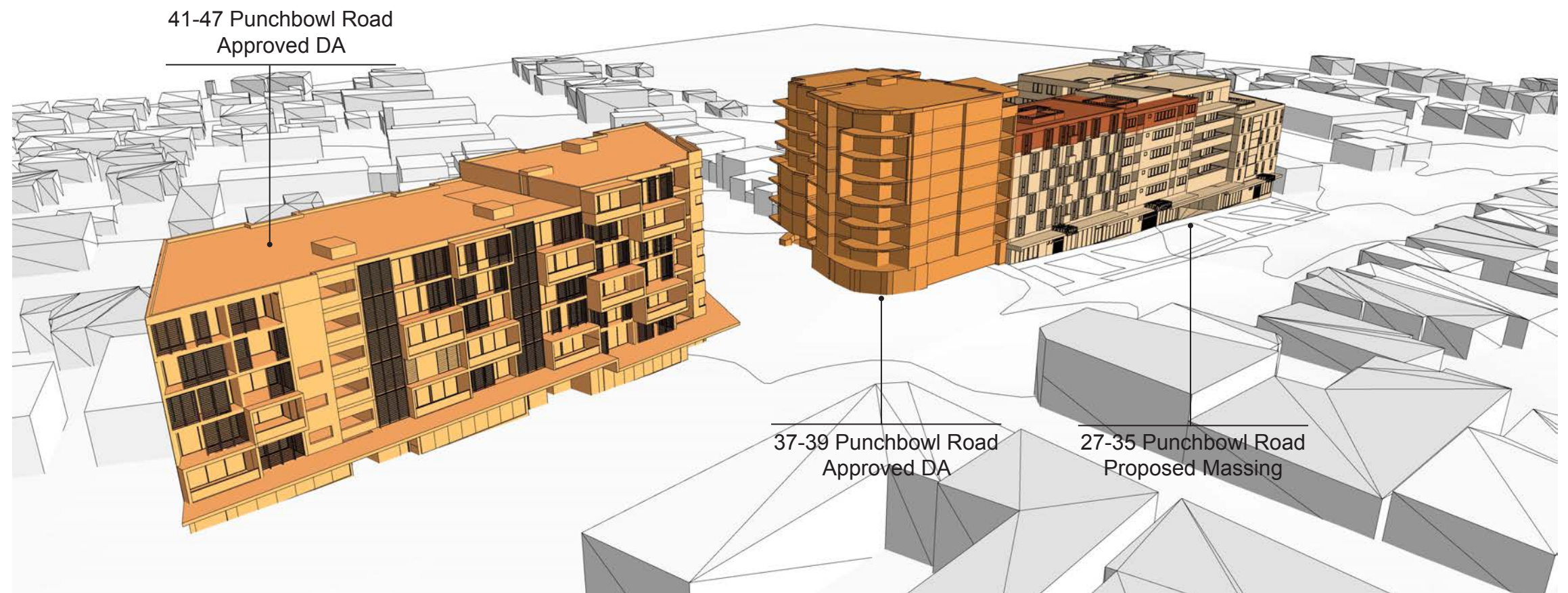
Proposed
Additional Volume

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APPROVED MASSING - 3-storey height change from 37-39 Punchbowl Road to approved design for 27-35 Punchbowl Road



PROPOSED MASSING - 2-storey height change from 37-39 Punchbowl Road to proposed design for 27-35 Punchbowl Road

3D VIEWS COMPARISON

SW VIEW.
Corner of Punchbowl Road and Water Street

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APPROVED STREETSCAPE - 3-storey height change from 37-39 Punchbowl Road to approved design for 27-35 Punchbowl Road



PROPOSED STREETSCAPE - 2-storey height change from 37-39 Punchbowl Road to proposed design for 27-35 Punchbowl Road

The three-storey height difference between the current approved designs for 37-39 Punchbowl Road and 27-35 Punchbowl Road creates a disjointed streetscape where the two developments appear to be completely separate with no relation to each other. The excessive height difference between the buildings makes them appear as parts of separate urban environments.

A two-storey transition makes the streetscape work together and provides a continuity to the facade, whilst still reinforcing the corner and making it the most prominent element. This approach matches closely with the original intent of the LEP planning controls.

3D VIEWS COMPARISON

SE VIEW.
Punchbowl Road

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APPROVED STREETSCAPE - 3-storey height change from 37-39 Punchbowl Road to approved design for 27-35 Punchbowl Road



PROPOSED STREETSCAPE - 2-storey height change from 37-39 Punchbowl Road to proposed design for 27-35 Punchbowl Road

The transition between the approved developments at 37-39 Punchbowl Road and 27-35 Punchbowl Road presents a 3 storey blank wall with no articulation or treatment. This is a poor outcome that is quite visible from the eastern side of Punchbowl Road.

The proposed additional volume not only creates a better rhythm and a smoother transition, it also reduces the visibility and extent of the blank wall making it much more pleasant and less prominent.

3D VIEWS COMPARISON

SE VIEW.
Punchbowl Road

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APPROVED STREETSCAPE - 3-storey height change from 37-39 Punchbowl Road to approved design for 27-35 Punchbowl Road

When analyzed in the wider context together with the approved building at 41-47 Punchbowl Road and the potential developments to the west, it is evident that the current height difference between the buildings at 37-39 Punchbowl Road and 27-35 Punchbowl Road is excessive and very different to what happens anywhere else along the road.

The proposed two storey transition sits much better within the overall context and helps to bring together the whole streetscape.



PROPOSED STREETSCAPE - 2-storey height change from 37-39 Punchbowl Road to proposed design for 27-35 Punchbowl Road

3D VIEWS COMPARISON

SE VIEW.
Punchbowl Road

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APPROVED STREETSCAPE PUNCHBOWL ROAD

When analyzed in the wider context together with the approved building at 41-47 Punchbowl Road and the potential developments to the west, it is evident that the current height difference between the buildings at 37-39 Punchbowl Road and 27-35 Punchbowl Road is excessive and very different to what happens anywhere else along the road.

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PROPOSED STREETSCAPE PUNCHBOWL ROAD

SHADOW DIAGRAMS

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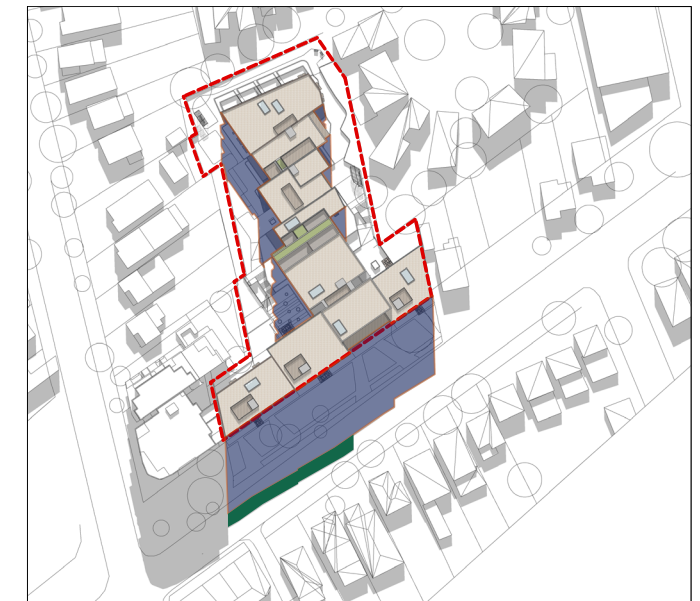
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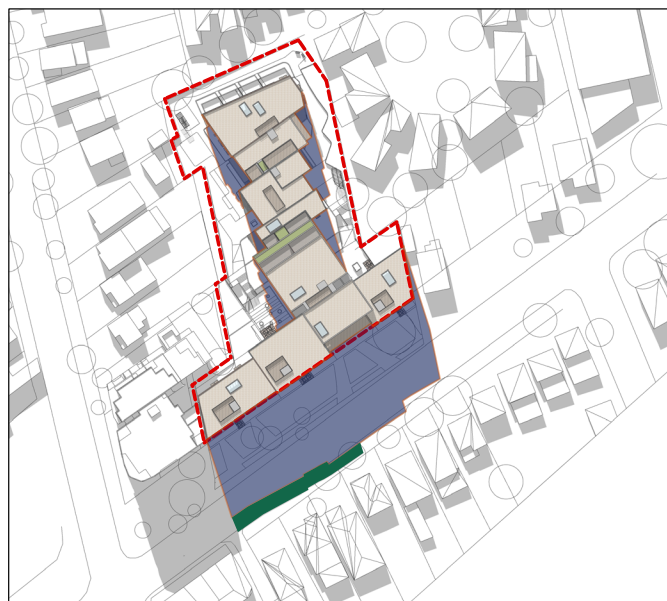
10.00 hrs



11.00 hrs



12.00 hrs



13.00 hrs



14.00 hrs



15.00 hrs

WINTER SOLSTICE
JUNE 21st

SHADOW CAST BY THE
APPROVED BUILDING

SHADOW CAST BY THE
ADDITIONAL VOLUME

The overshadowing impact of the additional level on the surroundings is very minimal and does not have any significant effects in the neighbouring properties.

The new massing only casts additional overshadowing for an hour (between 2pm and 3pm) in mid winter to the facade of 5 dwellings on the southern side of Punchbowl Road.

Furthermore these dwellings present abundant vegetation and street trees in front of them, reducing even further the impact of the proposed additional volume. (see images on following page)

Overall, the overshadowing impact of the proposed amended design can be considered essentially the same as that of the approved development.

PUNCHBOWL ROAD SOUTH CONTEXT



Images of the adjacent dwellings on the Southern side of Punchbowl Road from 292 to 302.

Source. Google Street View

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The dwellings on the Southern side of Punchbowl Road present significant street trees in front of them as well as vegetation of varying height in their front yard.

Therefore the impact of the potential overshadowing by the additional volume of the proposed building will have little effect on the amenity of the neighbours as the existing vegetation is already likely to overshadow the dwellings in the afternoon.

Furthermore, a preliminary eye inspection from the public domain of the dwellings seems to indicate that the windows of the facades belong to bedrooms and not to the main living areas that are located at the back facing the backyards.

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