

# GYDE

36-38 Gladstone Street and  
59-69 Princes Highway, Kogarah

# Introductions

## **Applicant and Developer**

GC Property Investments

## **Project Manager**

Construction Consultants

## **Architect**

PBD Architects

## **Town Planner**

Gyde Consulting

## The Site

- 36-38 Gladstone Street and 59-69 Princes Highway, Kogarah.
- The site comprises eight lots and has a total area of 3,589sqm.
- The existing improvements on the site comprise several dwelling houses as well as a petrol station.
- Pedestrian walkway to north and local heritage item St Paul's Anglican Church and Hall.





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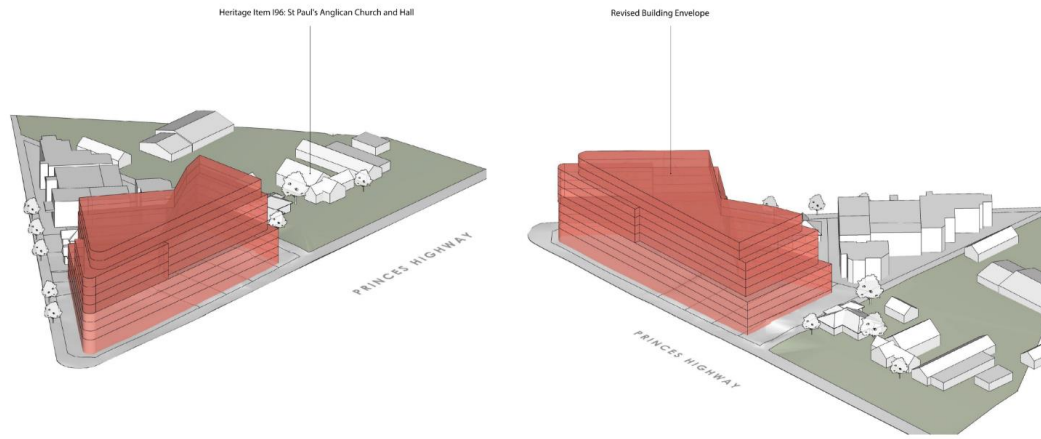
# Proposed Development

The proposal generally involves:

- Demolition of all existing structures on the site, excavation and remediation.
- Construction of a 10 storey building containing:
  - 106 residential apartments
  - 112 serviced apartments and ancillary areas including conference rooms, pre-function room, restaurant, gym, and café.
  - 1 x shop and 1 x neighbourhood shop.
- Associated tree removal and landscaping including communal rooftop space.
- 147 cars and 57 bicycle parking spaces across two basement levels.
- Potential for 3m widening of pedestrian link to north.

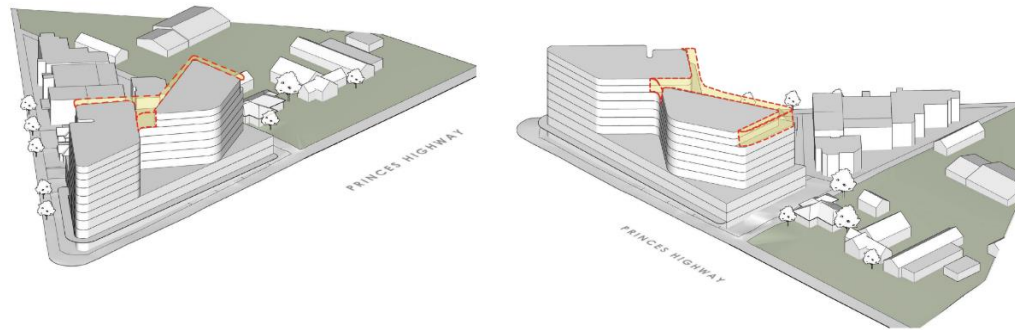
DCP control requires widening of existing pedestrian link by 3m into heritage item site to north. This would require the demolition of part of the heritage item. Therefore, potential for widening included on our site.





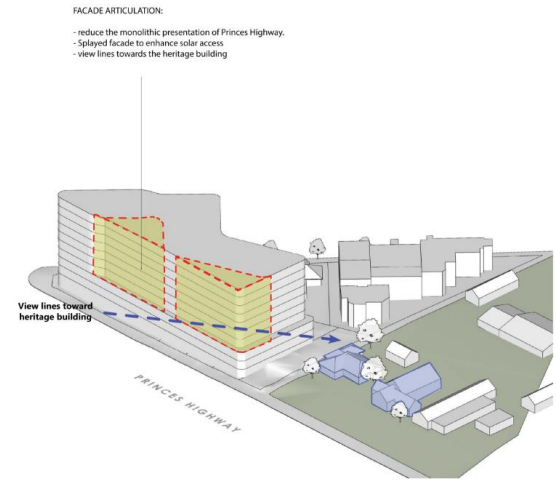
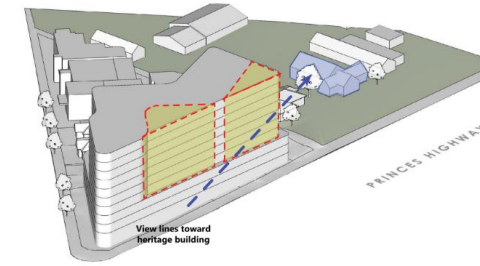
## 01. MASTERPLAN ENVELOPE AND SETBACKS

- 2m SETBACK FROM PRINCES HIGHWAY FOR FIRST 3 STOREY AND 4m SETBACK FOR ALL STOREY ABOVE
- 5m SETBACKS FROM GLADSTONE STREET UP TO 4 STOREY AND 8m SETBACK ABOVE
- 12m SETBACK TO HERITAGE ITEM
- 6m, 9m, 12m (ADG) SETBACK FROM ALL OTHER BOUNDARIES



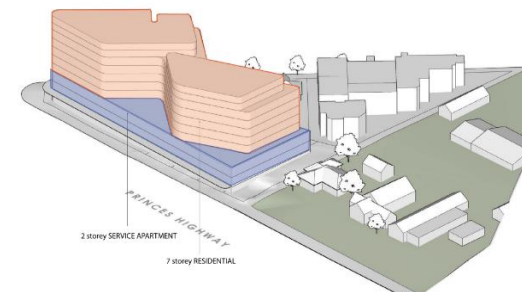
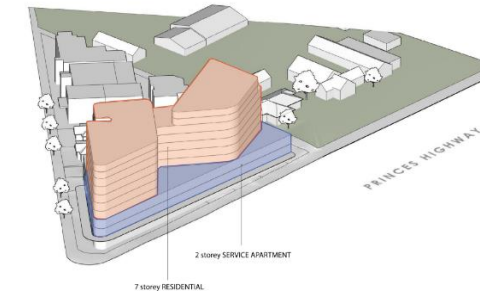
## 03. ADDITIONAL SETBACKS AND HEIGHT ARTICULATION

- LENGTH OF THE BUILDING BROKEN INTO SMALLER COMPARTMENTS
- REDUCED OVERALL BULK OF THE BUILDING AND MONOLITHIC FACADE



## 02. FACADE ARTICULATION

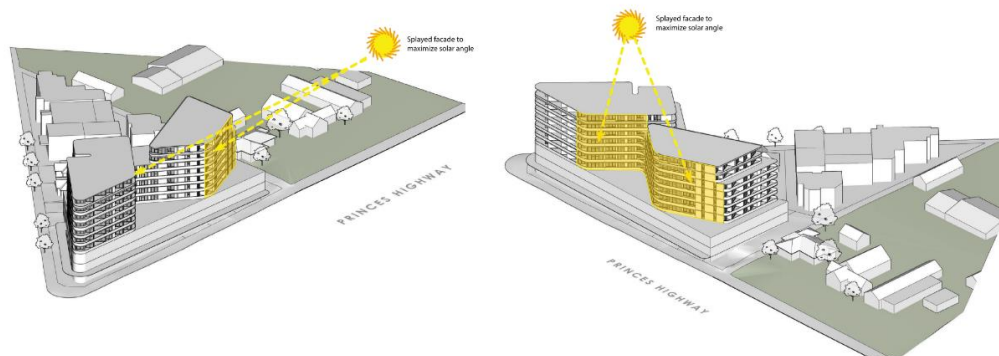
- 3m STOREY PODIUM CONSISTENT WITH EXISTENT AND DESIRED LOCAL CHARACTER
- FACADE ARTICULATION TO BREAK THE MASSING AND SPLAYED FACADE TO CREATE VIEW LINES TO THE HERITAGE BUILDING
- PRINCES HIGHWAY ARTICULATION TO MINIMIZE THE MONOLITHIC FACADE PRESENTATION



## 04. FUNCTIONS

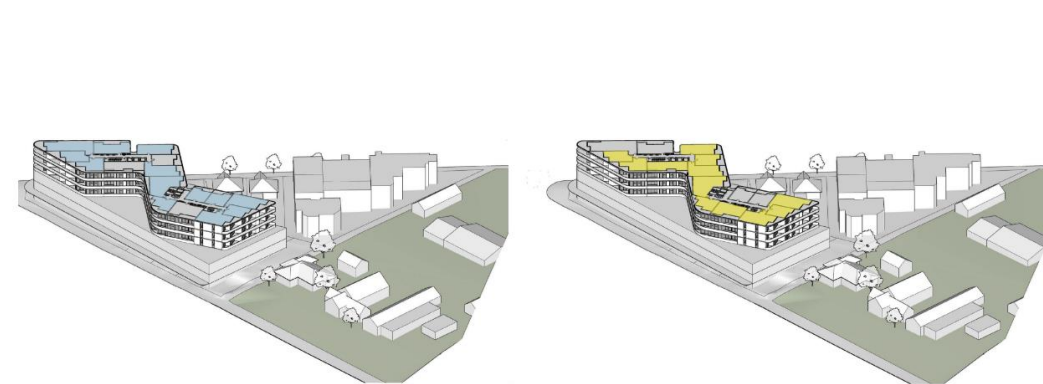
- PODIUM LEVEL IDENTIFYING HOTEL SERVICE APARTMENT COMPONENT
- UPPER LEVELS RESIDENTIAL WITH ROOFTOP COMMUNAL OPEN SPACE

# Design Philosophy



## 05. AMENITY

- SPLAYED FACADE TO MAXIMIZE SOLAR ANGLE



## 06. SOLAR ACCESS AND CROSS FLOW VENTILATION



Design Response



SETBACKS

The setbacks applied to the design adhere to George's River DCP, the deep soil setback on the northern boundary creates a better interface between the subject site and the neighbouring heritage building.

- 1 2 meter setback from Princes Highway for first 3 storey and 4 meter setback for all storey above
- 2 5 meter setback including 2 meter deep soil from Gladstone Street up to 4 storey and 8 meter setback above



# Design Response



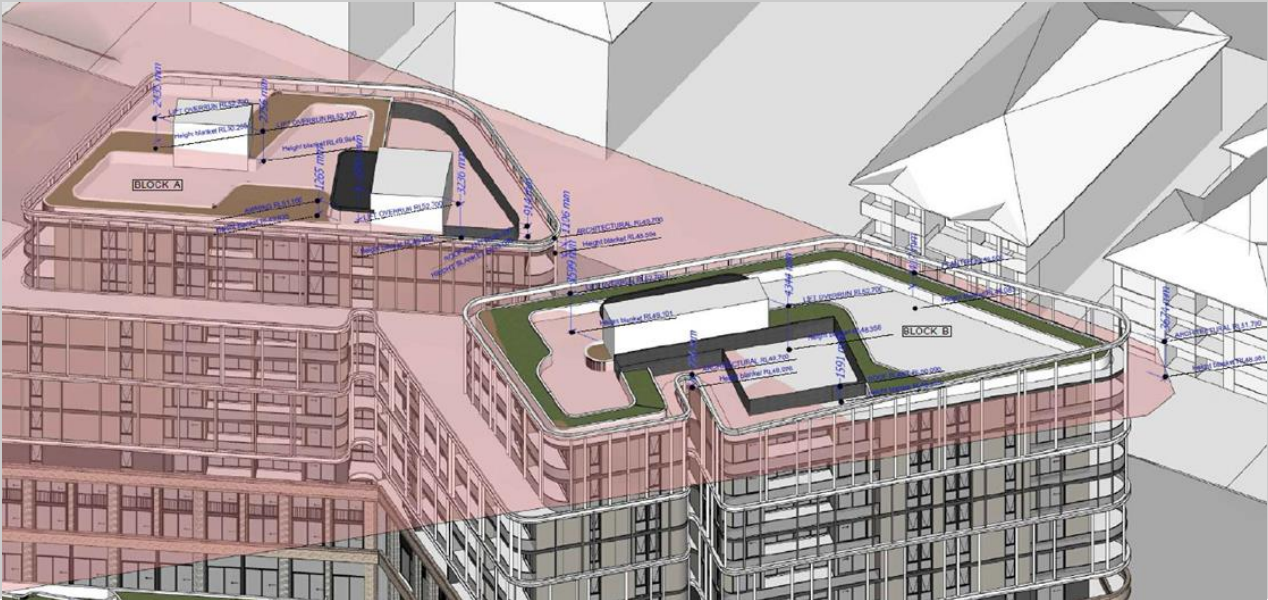
## THE PUBLIC DOMAIN

By having a 2 metre and 5 metre built form setback along the Princes Highway boundary and Gladstone Street respectively on the public domain, the pedestrian experience is enhanced through a wider, more generous footpath.

The built form of the towers are articulated to be orientated to maintain and maximise solar access and provide a view corridor to the adjacent heritage building.

- ① 2 metre setback to boundary facing Princes Highway
- ② Increased footpath width to free up the public domain
- ③ Built form design maximises solar access and provide view corridor to adjacent heritage building

# Key Planning Controls

Control	Proposed	Complies?
Zoning – R4 High Density Residential	All uses (RFB, serviced apartments, neighbourhood shop and shop) permitted with consent in the R4 Zone.	Y
Max. FSR – 4:1	3.99:1	Y
Max. Building Height – 33m	<p>Maximum building height of 37.344m proposed resulting in a 4.344m (13%) variation from the standard. The variation relates to roof elements including lift overruns which facilitate equitable access to the rooftop communal open space</p> 	N – Refer to Clause 4.6 Request



# Key Planning Controls

Control	Proposed	Complies?
<b>Setbacks</b>	<p>Lower level setbacks and street wall in accordance with DCP. Upper level setbacks along street frontages are varied with the average setback achieving compliance with the DCP.</p> <p>DCP requires minimum 15m setback to heritage item to north. The proposal is setback a minimum 8.5m which increases on the upper levels. The building steps down toward heritage item at north to reduce impacts and create transition.</p>	N – Refer to SEE and DCP Table
<b>Communal Open Space – min. 25% site area</b>	1,345.20sqm of communal open space proposed (37% of site area).	Y
<b>Solar Access and Cross Ventilation</b>	<p>79 out of 106 apartments (74.5%) achieve 2 hours solar access. Zero apartments receive no solar access.</p> <p>A total of 73 out of 86 apartments (69%) on the first nine storeys achieve natural cross ventilation.</p>	Y

# Specialist Reports and Investigations

The following specialist reports and investigations were prepared as part of the DA documentation:

DOCUMENT	PREPARED BY
Architectural Plans and Photomontages	PBD Architects
Design Verification Statement and ADG Assessment	PBD Architects
Survey Plan	Usher and Company
Landscape Plans	Conzept Landscape Architects
Stormwater Concept Design	SGC Consulting Engineers
BASIX Documentation	Certified Energy
NatHERS Certificate	Certified Energy
Section J Report	Certified Energy
Traffic Impact Assessment	Traffix
Geotechnical Site Assessment	Sanko
Documentation relating to 32 and 34 Gladstone Street	-
Arborist Report	Naturally Trees
BCA Report	Steve Watson & Partners

Access Report	Access-i
Traffic Noise Assessment	Rodney Stevens Acoustics
Fire Engineering Compliance	AED Group
Waste Management Plan	Loka Consulting Engineers
Crime Risk Assessment Report	CHD Partners
Construction Management Plan	Construction Consultants
QS Report	Construction Consultants
Heritage Impact Statement	Weir Phillips
Clause 4.6 Variation Request	GYDE
DCP Compliance Table	GYDE
Detailed Site Investigation	Sanko
Remediation Action Plan	Sanko



# **Community Consultation and Exhibition**

- A Pre-DA meeting was held with Georges River Council on 16 December 2020 and the design was amended in response to Council's comments.
- The DA was on notification from 17 February 2022 until 03 March 2022. During this time three (3) submissions were received.

## Issues for further consideration

The Development Application was lodged on 29 January 2022. We have not received any feedback or requests for additional information from Council yet. The Planning Officer has not received all internal and external referral responses.

Referral responses received so far:

- **Water NSW** have requested further information on structures below the highest predicted groundwater table and dewatering management which we are currently providing a response to.
- **Ausgrid** has no objection to the DA.
- **TfNSW** to provide concurrence, subject to Council's approval and recommended conditions of consent.



# GYDE

Thank you for your time

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