FOREST RD

9 GLOUCESTER ROAD, HURSTVILLE
KICK OFF BRIEFING

SYDNEY SOUTH PLANNING PANEL
22 MARCH 2022

APPLICANT: SUTHERLAND & ASSOCIATES PLANNING
DEVELOPER: GTB
ARCHITECT: TURNER

TURNER

CONTENTS

1.0 Introduction

1.01 Timeline
1.02 Approved LEP Maps
1.03 Executive Summary

2.0 Placemaking & Design

2.01 Open spaces & green
2.02 Tree canopy & rooftops
2.03 Landscape
2.04 Activation
2.05 Street experience
2.06 People & movement
2.07 Built form
2.08 Envelope
2.09 Massing
2.10 Materials

3.0 PP Requirements

3.01 Proposed height of buildings
3.02 Commercial floorspace quantum and strategy

4.0 CGI's

5.0 Development Summary

5.01 Development Summary

1.0 INTRODUCTION

1.01 TIMELINE

1.01 TIMELINE

Date	Action
2014	Draft Hurstville LEP (City Centre) 2014 LEP proposes to reduce the FSR of 9 Gloucester Street from 5.0 to 3.0
August 2014	GTB submission to Hurstville City Council to object to the revisions as the potential redevelopment of the site did not appear to be considered in the proposal. - No urban design analysis or study to support the change - Change in FSR based on an incomplete transport premise [TMAP] - FSR vs HOB contradictions occurred elsewhere in the city centre - The draft FSR/HOB development controls are inconsistent
September 2014	Council resolution: Not to support the submission "It is not considered appropriate for the planning controls to be amended for this site or the site deferred from the draft LEP until such time as further planning investigations have been undertaken by the proponent and subject to a full assessment of their impact by Council"
December 2014	DA submission to Council for a Stage 1 Masterplan DA mixed-use redevelopment of the site • 9- to 18-storeys • FSR 5.0:1 (non-residential component: 0.35:1)
April 2015	Design Review Panel (Panel A) - Questioned the change of height when Council was reviewing the FSR to 3.0 - Assumed Council was seeking a lower height rather than reduced traffic demand for the CBD - Requested further urban design analysis to support change in height
April 2015	Stage 1 DA withdrawn
July 2015	Urban Design Report submitted to Hurstville City Council for discussion before the PP formally submitted:

1.01 TIMELINE

Date	Action
	• FSR: 4.5:1 • Height: 5- to 18-storeys
September 2015	Planning Proposal submitted to Council (PP2015/0005) • FSR 4.5:1 • Height: 5- to 18-storeys
November 2015	Design Review Panel Meeting (Panel B) New Panel (no consistent panel members) - Questioned the large increase in density to FSR: 4.5:1 - Height recommendation: Max. 12-storeys
January 2016	Revised PP submitted • FSR 4.5:1 (non-residential component: FSR 1.0) • Heights: 23-60m (4- to 18-storeys) • Publicly accessible park: 1,000m^2
February 2016	Design Review Panel Meeting (Panel A) - Recommended non-residential FSR: 1.0 - Overall FSR 4.5 achievable with other design refinements - Height recommendation: Greater height to western building likely to be acceptable
March 2016	Updated Planning Proposal • FSR 4.5:1 (including non-residential component: FSR 1.0) • Heights: 23-60m (4- to 18-storeys)
December 2016	Meeting with Council to incorporate FSR 1.0 of non-residential space into the development.
May 2017	Revised PP submitted • FSR 4.5:1 (including non-residential component: FSR 1.0) • Heights: 23-60m (4- to 18-storeys) • Publicly accessible park: 800-1,000m^2

1.01 TIMELINE

Date	Action
July-August 2017	Various development options investigated with Council • Council support for FSR 4.2 with FSR 0.3:1 non-residential (min)
September 2017	Updated Planning Proposal Submitted • FSR 4.5:1, including FSR 0.3:1 non-residential (min) • Height: 23-60m • Publicly accessible park: 800-1,000m^2
September 2017	Council endorsed the minimum non-residential FSR of 0.3:1 in a letter to the applicant (5 September 2017)
October 2017	Design Review Panel Meeting [Note less than 24 hours' notice to attend] Reverted to original panel (Panel A: April 2015) - Recommendation: retention of exotic trees along Forest Road.
January 2018	Updated Planning Proposal • FSR 4.0:1 (including non-residential component: 0.3:1) • Height: 23-60m
March 2018	Design Review Panel Meeting Reverted to Panel B: (November 2015, February 2016) - FSR 4.0:1 (including non-residential component: 0.3:1)
August 2018	Council Meeting: endorse the Planning Proposal to Gateway
May 2019	Updated Planning Proposal • FSR: 4.0:1 (including non-residential component: 0.3:1) • Height: 23-60m
June 2019	Revised PP endorsed by Council Included rectification of Council's error in the height mapping
January/February 2020	Final PP and draft DCP exhibited

1.01 TIMELINE

Date	Action
February 2021	PP gazetted and DCP effective
July 2021	Approved PP, new LEP/DCP • FSR: 4.0 including FSR 0.5:1 non-residential • Height: 23-60m
July 2021	DA commenced
October 2021	New Georges River LEP Gazettal Included incorrect revision affecting the permissibility of ground floor residential to Gloucester Road
December 2021	Submission DA (lodged on portal) Submission of house-keeping Planning Proposal to correct permissibility of ground floor residential uses to Gloucester Road
Late February 2022	DA project number issued

1.02 APPROVED LEP MAPS

FSR MAP

Hurstville Local Environmental Plan 2012

Floor Space Ratio Map
- Sheet FSR_008A

Maximum Floor Space Ratio (n:1)

F	0.6
N	1.0
P	1.2
R	1.4
S	1.5
T1	2.0
T2	2.2
U	2.5
V	3.0
W1	3.5
W2	3.6
X	4.0
Y	4.5
Z1	5.0
Z2	5.5
AA	6.0
AD	9.0

Cadastre

Cadastre 01/09/2006 © Land and Property Information (LPI)
Addendum Data 10/06/2020 © Hurstville City Council

1.02 APPROVED LEP MAPS

HEIGHT MAP

Hurstville Local Environmental Plan 2012

Height of Buildings Map
- Sheet HOB_008A

Maximum Building Height (m)

J	9
K	10
L	11
M	12
N	13
O	15
P	18
Q	19
R	21
S	23
T	28
U1	30
U2	34.5
V	35
W	40
X1	45
X2	46.5
Y	50
Z	55
AA1	60
AA2	65

Cadastre

Cadastre 01/09/2006 © Land and Property Information (LPI)
Addendum Data 10/06/2020 © Hurstville City Council

1.02 APPROVED LEP MAPS

ZONE MAP

Georges River Local Environmental Plan 2020

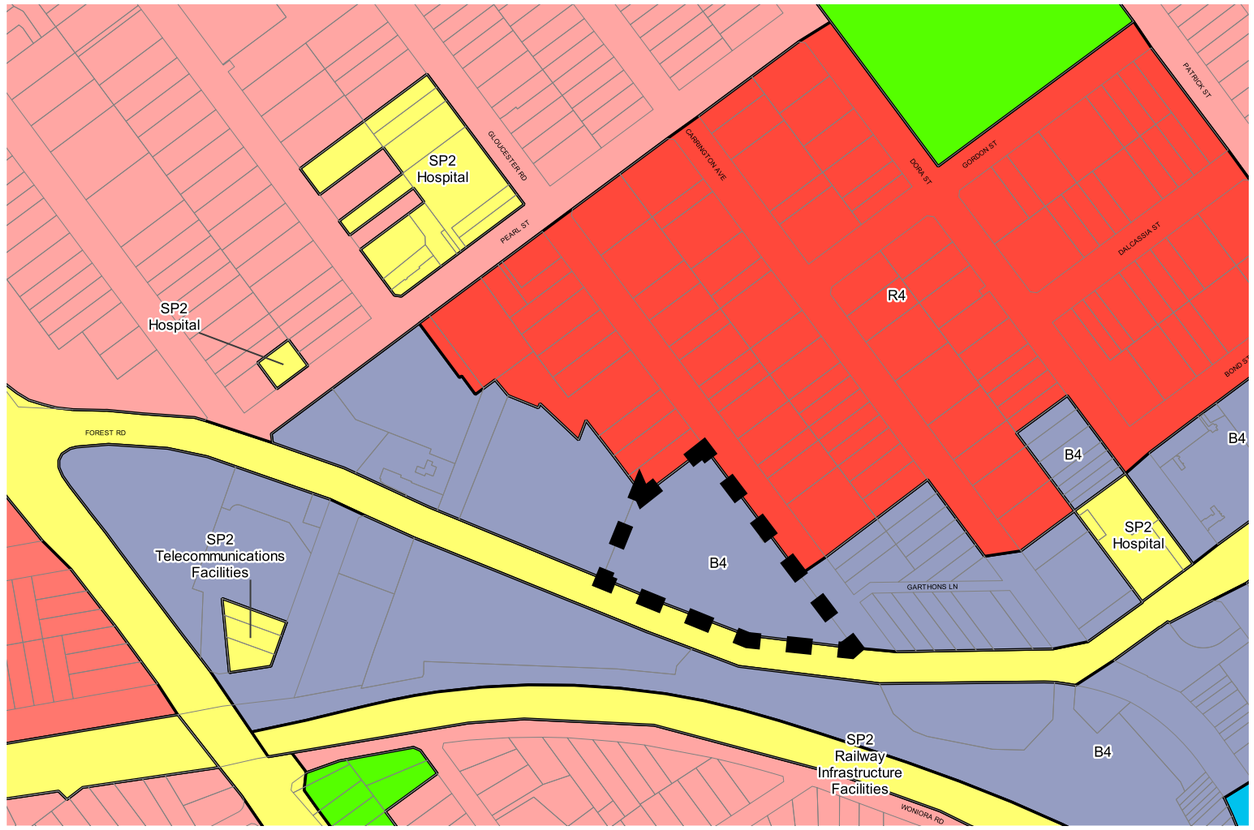
Land Zoning Map
Sheet LZN_008A

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B6 Enterprise Corridor
- E1 National Parks and Nature Res.
- E2 Environmental Conservation
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure
- W2 Recreational Waterways
- DM Deferred Matter

Cadastre

Cadastre 26/06/2020 © State of NSW through Spatial Services, a division of Department of Customer Service (DCS)

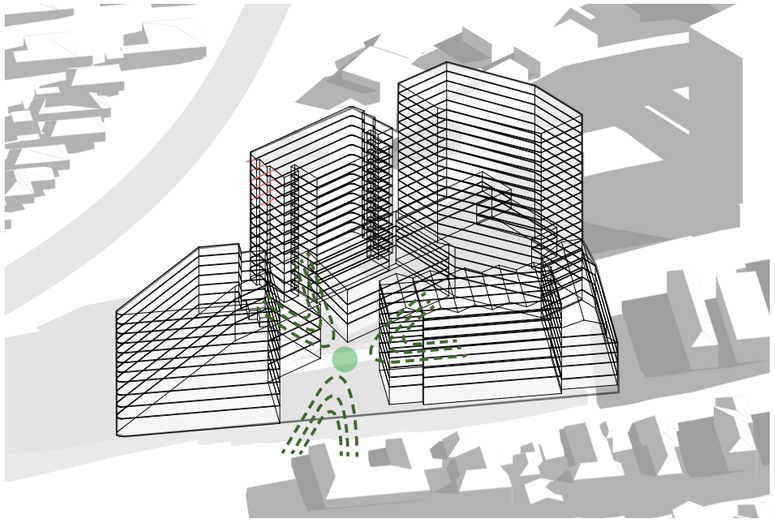


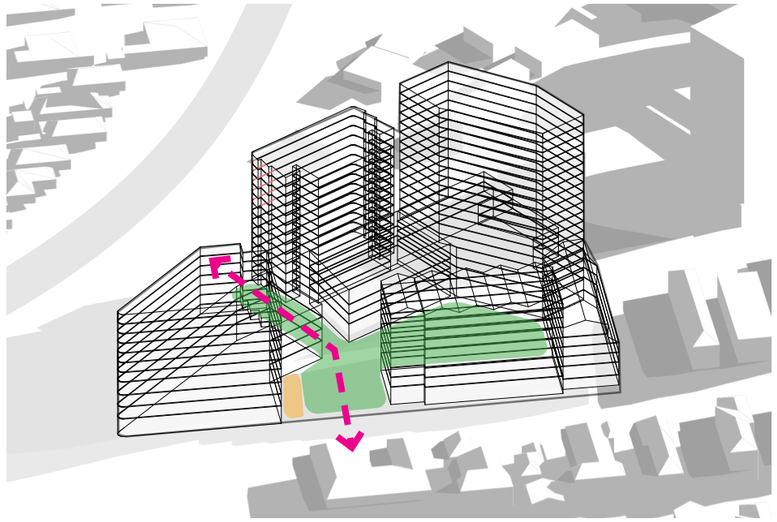
1.03 EXECUTIVE SUMMARY

- Collection of five residential buildings.
- Three of the buildings have a commercial component on the ground or lower levels.
- A central communal open space
- A through site link connecting Forest and Gloucester Roads
- Retention of significant trees along Gloucester Street
- Replacement of trees and creation of new landscsape spaces
- Active street frontages with ground floor commercial and retail uses.
- A minimum commercial FSR of 1.0:1
- High quality landscaped spaces for residents and visitors to the site
- Residential apartments of high amenity

2.0 PLACE MAKING & DESIGN

2.01 OPEN SPACES & GREEN





CENTRAL GREEN & URBAN COMMON

The site evolves around open spaces with diverse character and access. In the Ground floor we can find the green heart which gives way to a series of private and public spaces.

LEGEND

- Central green

THROUGH SITE LINK

The through site link gives permeability to the site and activates the commercial area with outdoor seating and plaza.

LEGEND

- Green link
- Outdoor seating
- Through site link

COMMUNITY GREEN

The community green is a private area for resident's use while still keeping a visual connection to the more public areas.

LEGEND

- Community Green
- Fence

2.02 TREE CANOPY & ROOFTOPS

STREET TREES TO BE RETAINED

The site is characterised by large trees with dense canopies that are important in providing amenity, visual quality and enhance the streetscape. Trees on Gloucester Rd have been identified as part of the planning proposal to be retained. The trees to be retained on the Forest Rd side are subject to demolition of existing structure and basement

LEGEND

- Street trees to be retained

TREE REPLACEMENT

The landscape character is one of the objectives of the proposal. The retention, replacement and introduction of new trees is an integral part of the proposal. The proposal has significantly more trees than the current condition.
As some trees cannot be retained, an arborist report has been submitted as part of this DA. The report recommends the removal of some trees on Forest Rd and Gloucester Rd. This is due to both the poor condition of the trees and that the trees are located on top of the existing basement structure which will be demolished to accomodate the proposal. This is consistent with the methodology outlined in the DCP.

LEGEND

- Trees to removed and replaced
- New trees to be planted

GREEN ROOF LEVELS

The existing site is characterised by distinctive vegetation including street trees and landscape. In keeping with the current character, each building has a separate green roof space for the new residential communities.

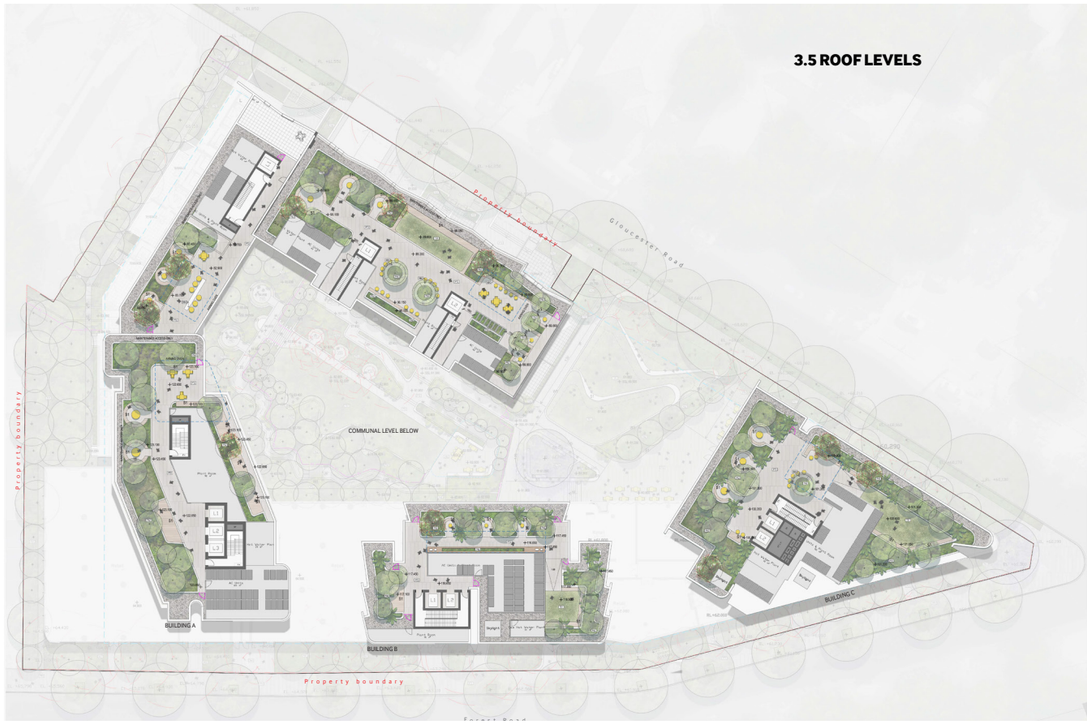
LEGEND

- Green roofs

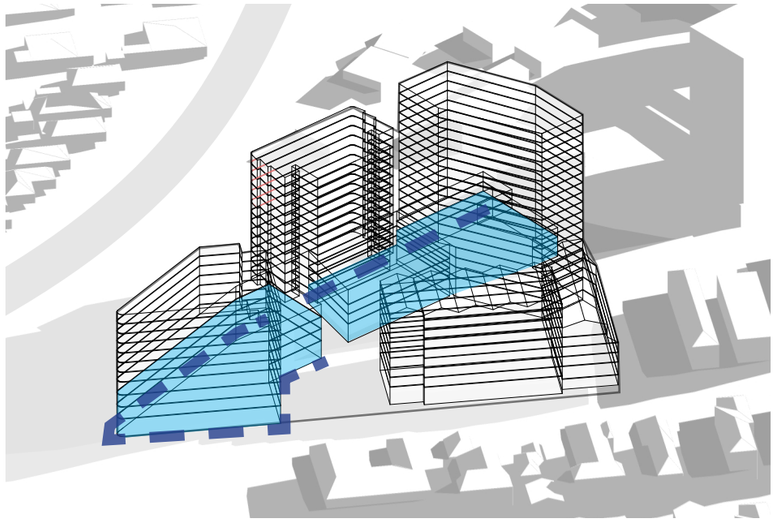
2.03 LANDSCAPE

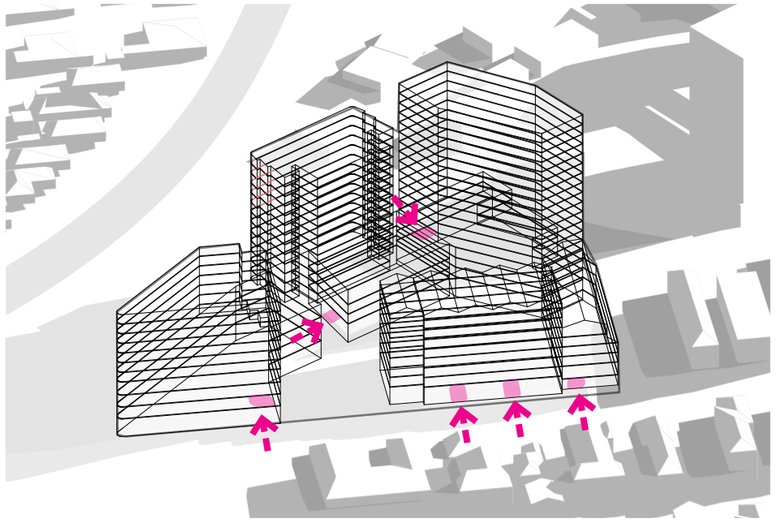
The site will offer a new vibrant mixed use neighbourhood with building arranged to maximise residential amenity outcomes and a diverse range of open spaces for residents and the wider community.

The public through site link will offer an improved, permeable and green link that connects Gloucester and Forest Road. The new link will integrate a series of publicly accessible informal plazas that create informal gathering, interaction and recreation.



2.04 ACTIVATION





ACTIVATION: RETAIL & COMMERCIAL

Retail and commercial tenacies are located on the ground floor of Buildings A & B and C. The tenancies are designed to suit a variety of different operators and connect to the public landscape courtyard on Gloucester Road. The tenancies adjacent to the courtyard would particularly well-suited to a food & beverage operator.

LEGEND

- Retail and commercial component
- Active edges

ACTIVATION: RESIDENTIAL

The proposal has multiple lobbies which are easily accessed from either Forest or Gloucester Road. The lobbies are glazed for surveillance to the street and are sized for mail rooms and places to sit and wait. The lobbies will be legible from the street and have signage integrated into the building and contributing to the design of the proposal.

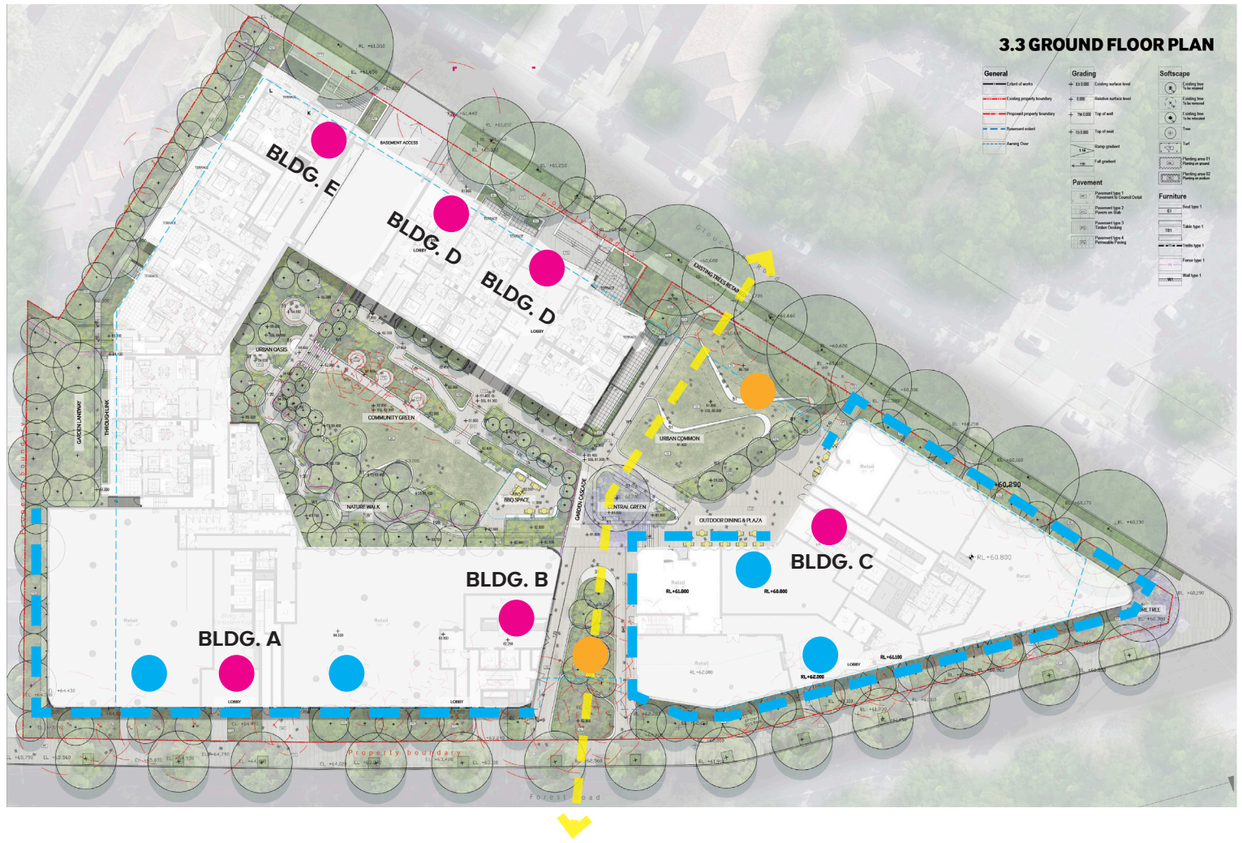
LEGEND

- Residential lobbies
- Residential lobbies entries

2.05 STREET EXPERIENCE

The ground plane in the proposal is highly permeable. The retail tenancies extends from Forest Road into the 'Urban Common' area. This promotes activation to the courtyard from the streets. The through site link bisects the site and creates a green link which will be activated by art installations at key points.

The residential lobbies are located in diverse areas around the site to promote further activation of the street. The commercial lobby in Building C is located on Forest Road to optimise legibility and is separate from residential lobbies. The lobby is three-storeys high and contains an access stair to the upper commercial levels and becomes a distinctive feature from the street.



COMMERCIAL ACTIVATION

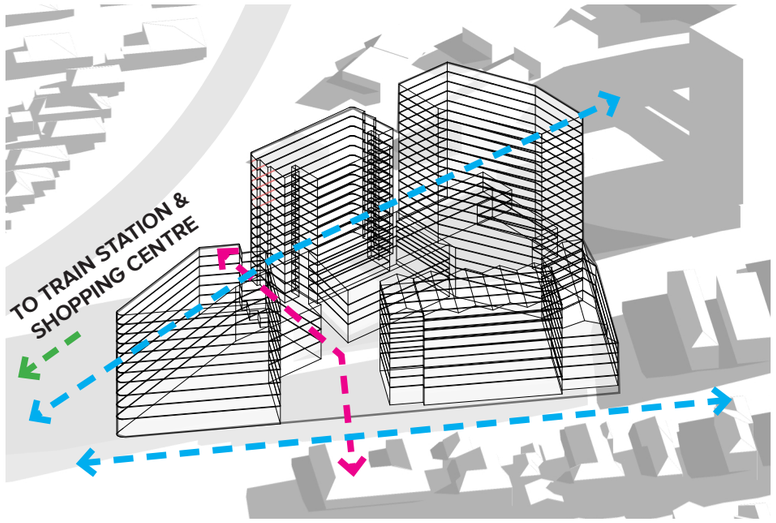
THROUGH SITE LINK

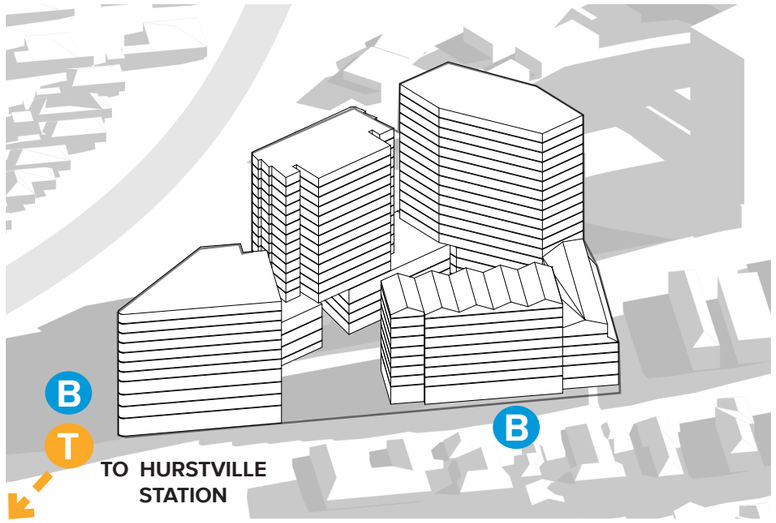
RESIDENTIAL LOBBIES

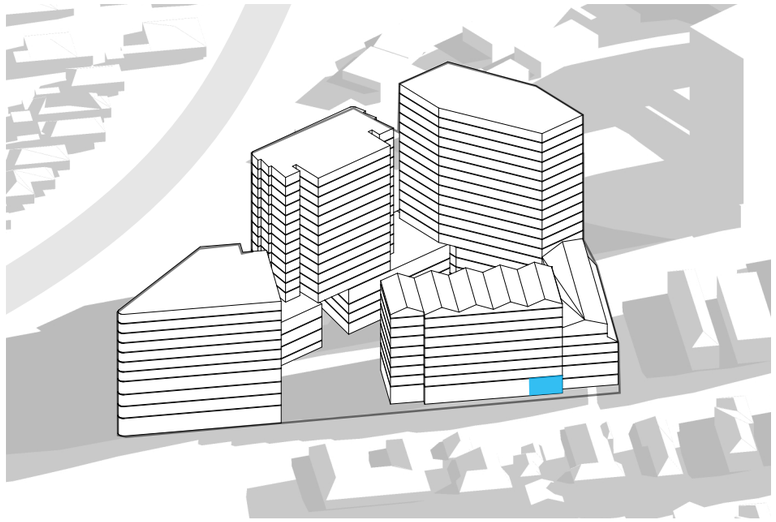
COMMERCIAL LOBBY / ENTRANCE

PUBLIC ART

2.06 PEOPLE & MOVEMENT







PEDESTRIAN NETWORK

The site is well located and within minutes from parks, train station, bus stops and shopping centre. Its is surrounded by streets and divided by a though site link which adds value to the pedestrian network

LEGEND

Pedestrian network

Through site link

TRANSPORT

The site is serviced by bus routes and the railway station and bus interchange are close by.

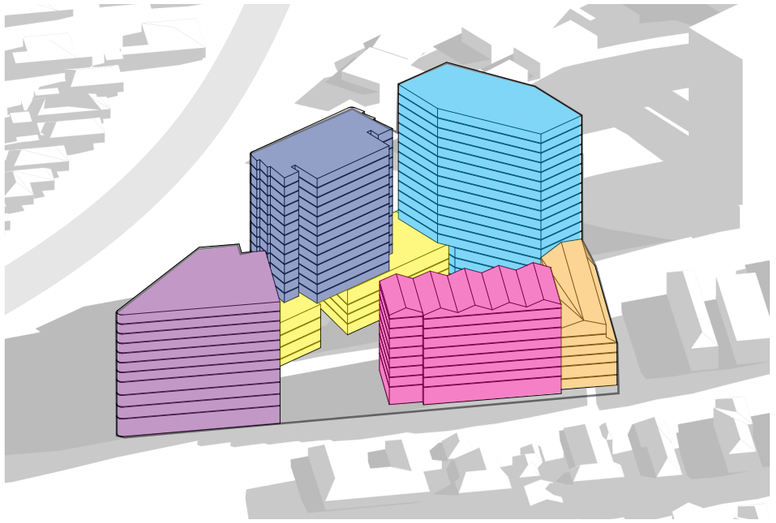
CARPARK AND SERVICING

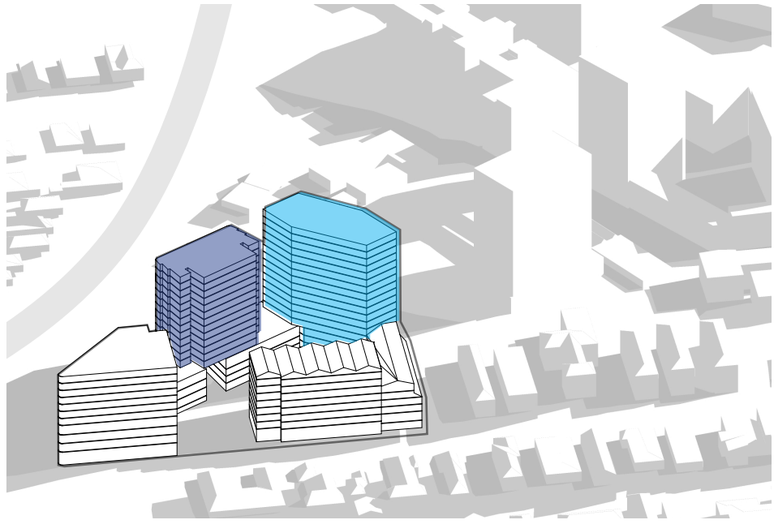
The carpark is accessed from Gloucester Road. A loading dock is located on the first level and services both the residential and commercial components. There is lift access from the loading dock to the commercial areas, separate from residential circulation.
Residential parking is located on the two lower levels as is separated from the commercial parking by security barriers.

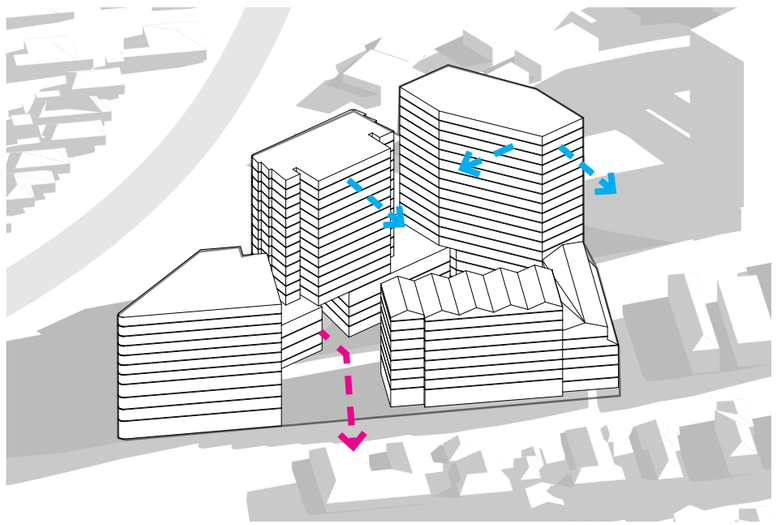
LEGEND

Carpark entry

2.07 BUILT FORM







MASSING & HEIGHT

The proposal has a mix of building heights consistent with the LEP and DCP. The heights transition from taller buildings on Forest Road to the lower scale of Gloucester Road.

The massing creates a variegated and interesting skyline.

LEGEND

- 4 Storeys
- 6 Storeys
- 8 Storeys
- 11 Storeys
- 16 Storeys
- 18 Storeys

TOWER LOCATIONS

The towers are located on Forest Road which is characterised by taller buildings. Lower buildings provide a transition in scale towards Gloucester Road which is more residential in nature.

LEGEND

- 16 Storeys
- 18 Storeys

VIEWS & SIGHTLINES

The site has the potential of excellent views due to the elevation of the site and the topography of the precinct. The massing of the building is designed to promote vistas from all levels. The upper levels enjoy views to Sydney CBD, Botany Bay, and around Hurstville.

On the ground floor, the through site link creates permeability and visually links Forest Road to Gloucester Road. The link is designed to reveal the public landscape courtyard from passing traffic on Forest Road.

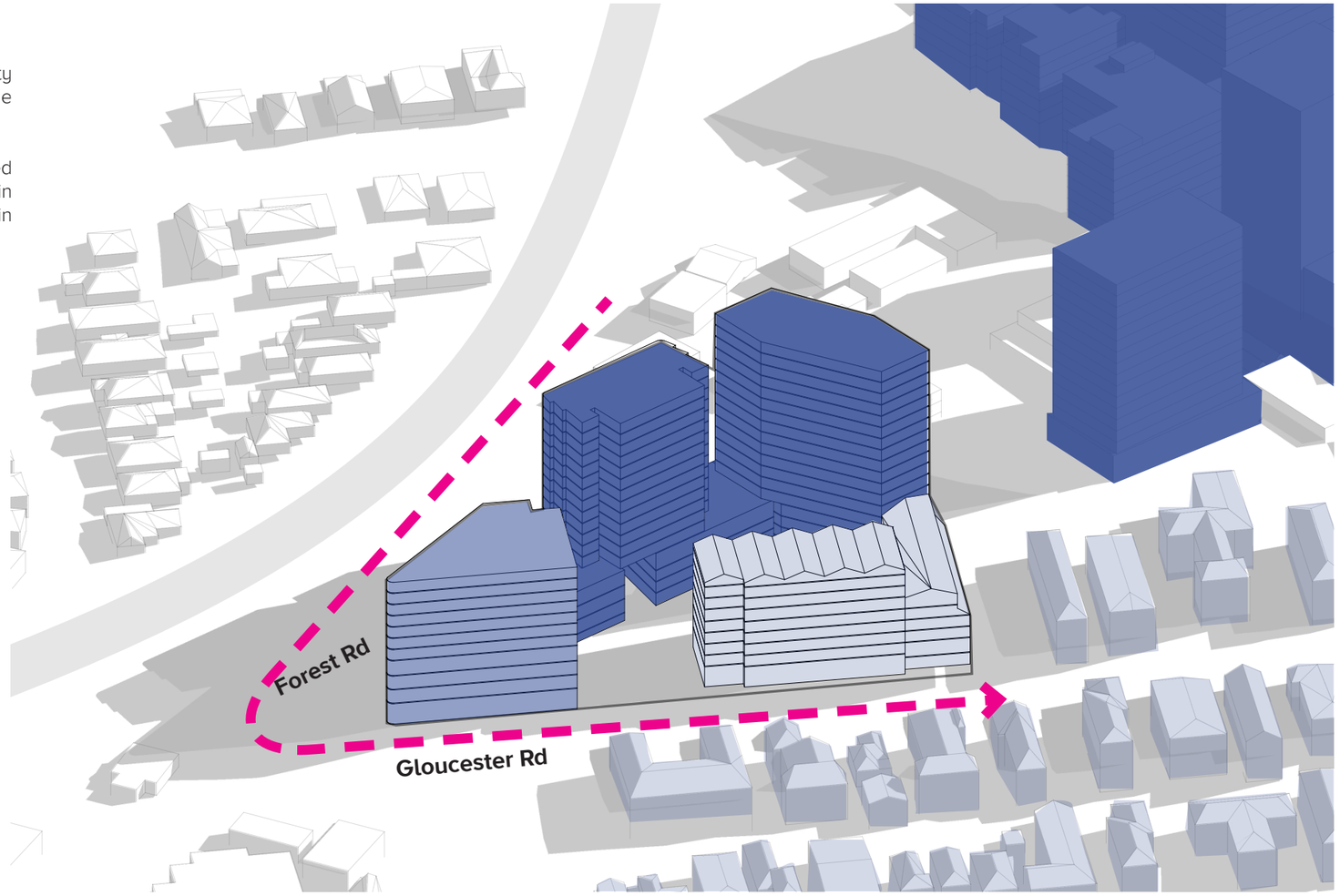
LEGEND

- CBD, Botany Bay, and Hurstville
- Through site link

2.08 ENVELOPE

The site is located at the threshold of the Hurstville City Centre and acts as a gateway to the mixed-use area to the west and the residential to the north.

The towers are located on Forest Road which is characterised by taller buildings. Lower buildings provide a transition in scale towards Gloucester Road which is more residential in nature.



LEGEND

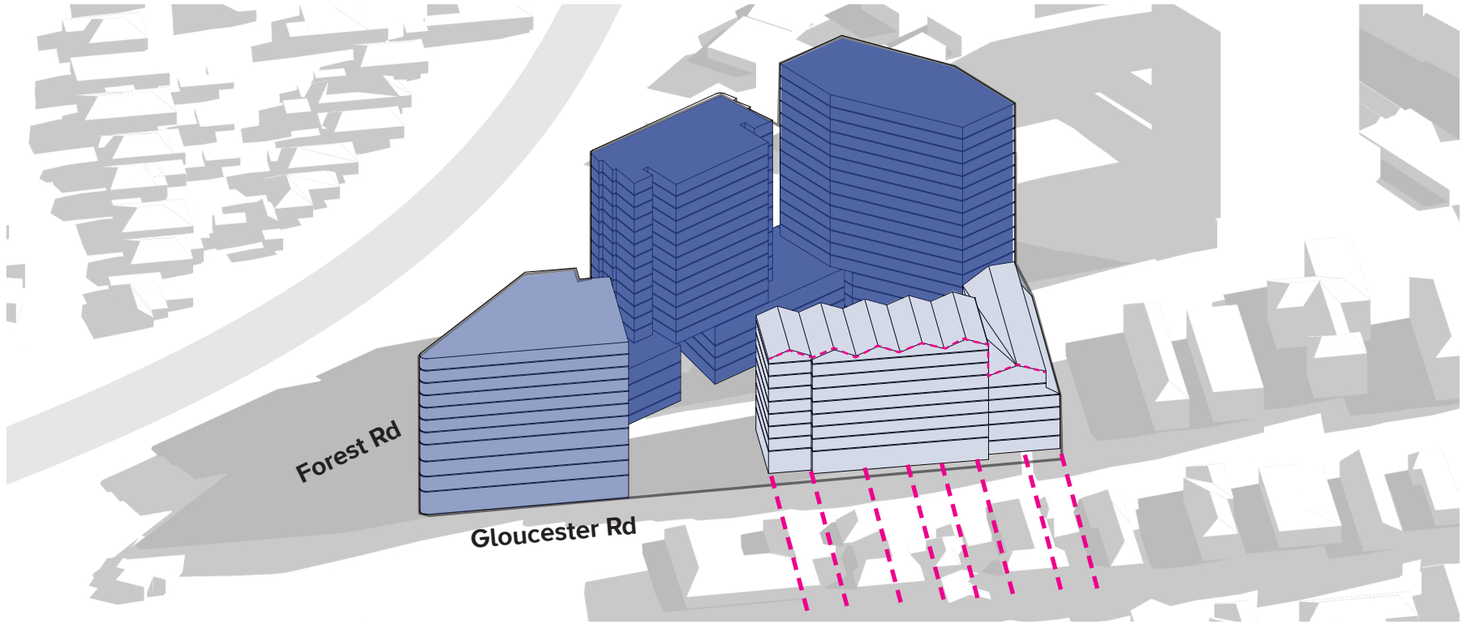
- Greater height
- Transition height
- Lower height

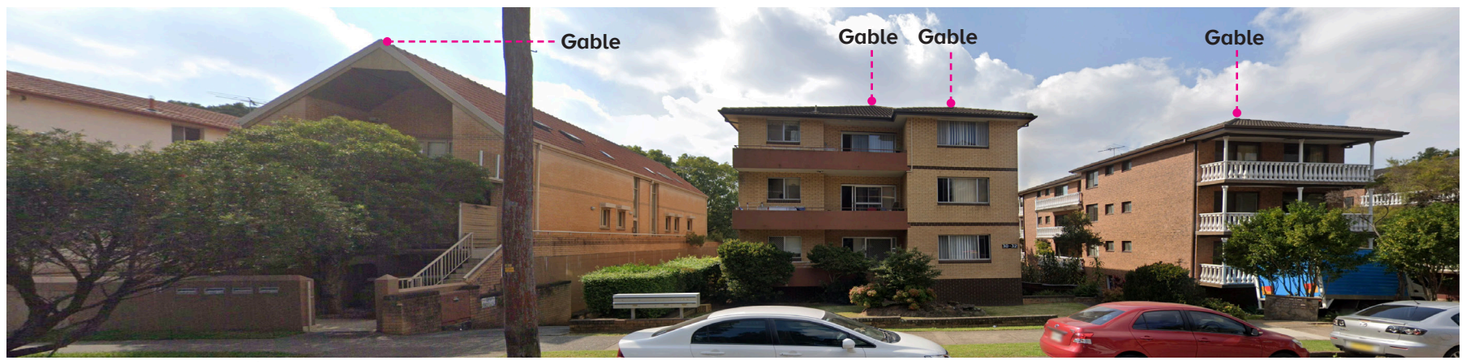
2.09 MASSING

The massing of the proposal is responsive to the context with taller towers located on Forest Road and lower towers on Gloucester Road.

Buildings D & E have a distinctive scale and materiality derived from the context. The rhythm of form and the use of gable parapets reinterpretes the familar profiles of the Gloucester Road apartment buildings.

The massing was developed from the original planning proposal to improve solar amenity, access to daylight and ventilation, views and the provision of public and communal open space.





Gloucester Rd Elevation

LEGEND

- Greater height
- Transition height
- Lower height

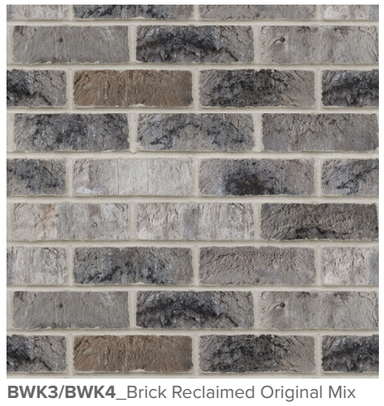
2.10 MATERIALS

A range of considerations have influenced the selection of materials for the proposed development:

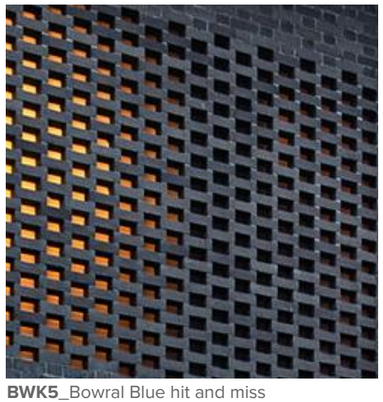
- Materials that are familar to the context
- Create a varied, diverse built form.
- Provide diversity and interest in the architectural character.
- Make a positive contribution to streetscape quality.
- Reduce the appearance of building bulk and scale.
- High quality, durable materials have been used. These include off-form concrete, brick, and tiles

The detailing of these materials also plays an important role in creating fine grain and playing with light and shadow. The use of different type of corbelling, hit and miss brick and decorative blockwork is an integral part of the façades.

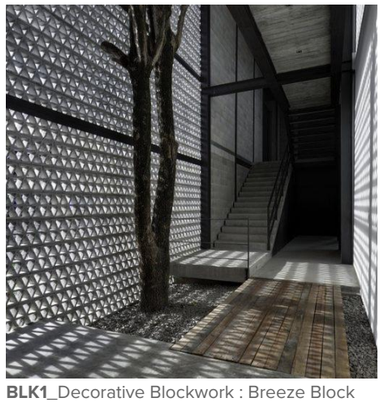
BWK1/BWK2_Brick Bowral Blue



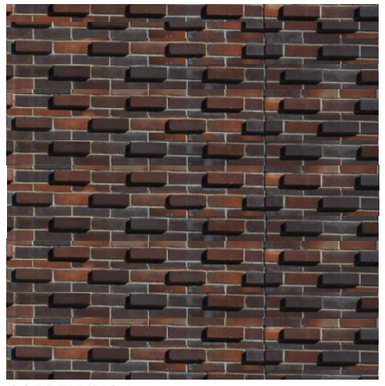
BWK3/BWK4_Brick Reclaimed Original Mix



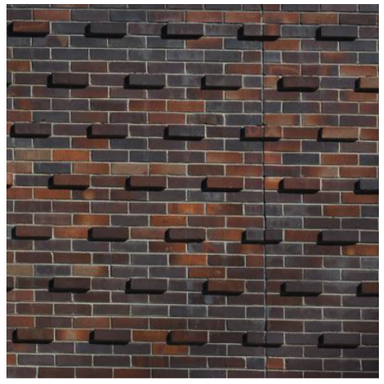
BWK5_Bowral Blue hit and miss



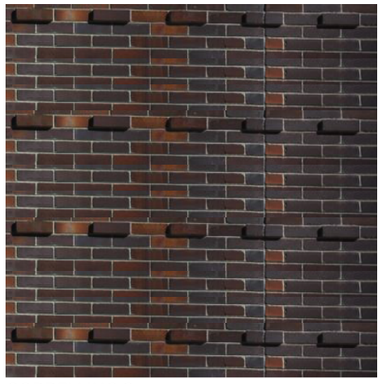
BLK1_Decorative Blockwork : Breeze Block



CORBELLING 1



CORBELLING 2

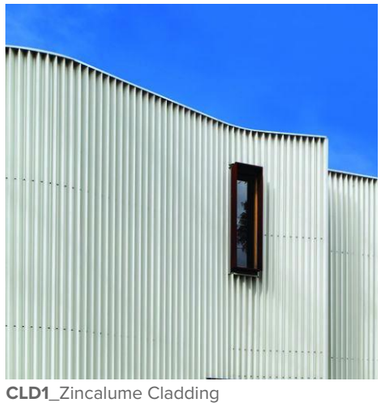


CORBELLING 3

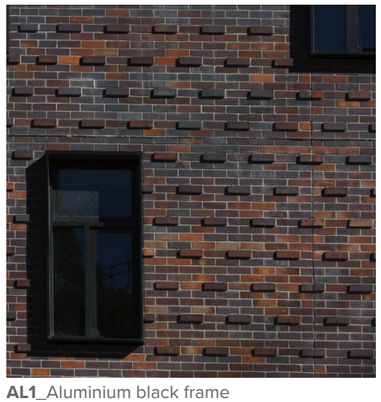
TL1_Green Ceramic Tile

CONC_CONCRETE

SCN2_Ground Floor Entry Screens



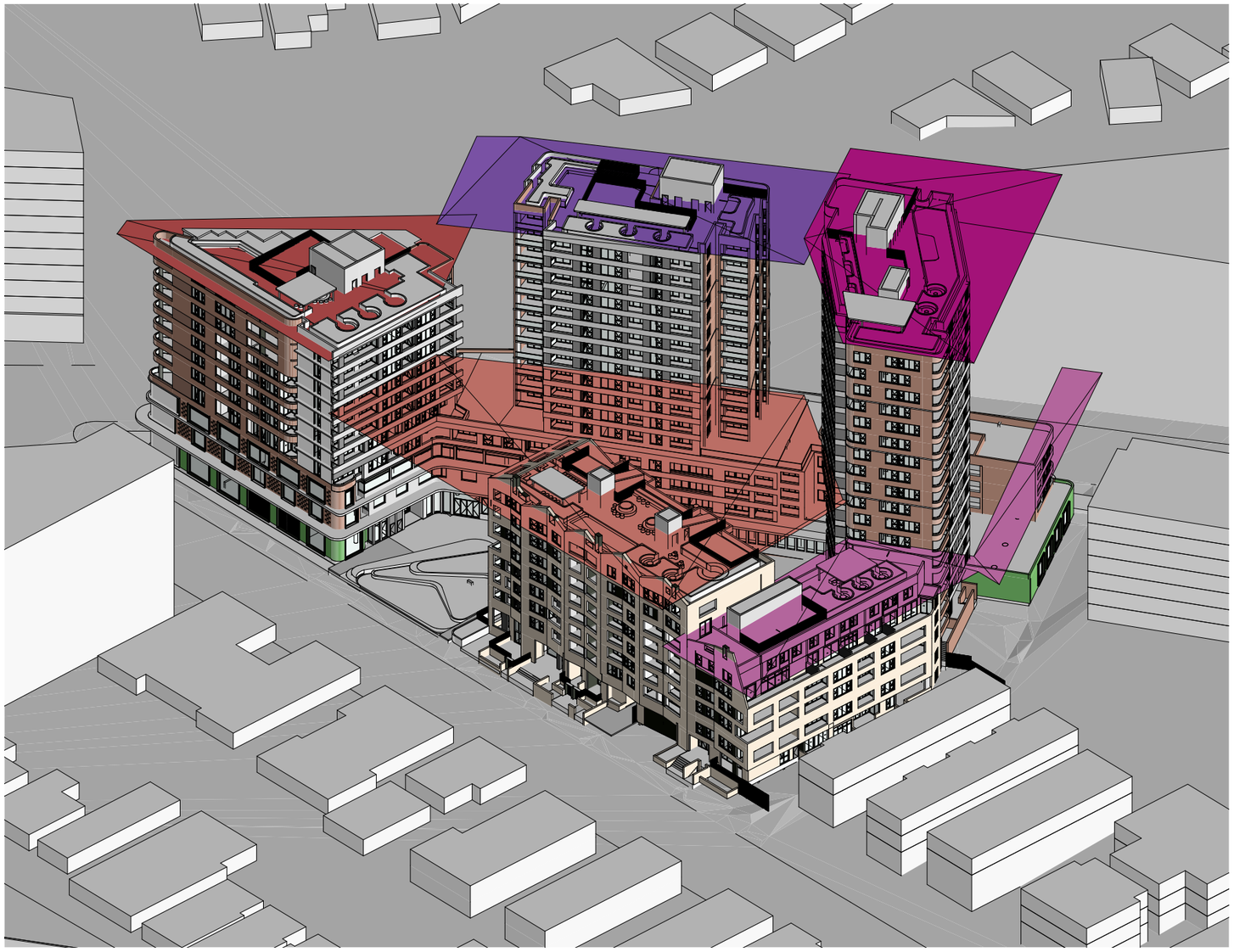
CLD1_Zincalume Cladding



AL1_Aluminium black frame

3.0 PP REQUIREMENTS

3.01 PROPOSED HEIGHT OF BUILDINGS

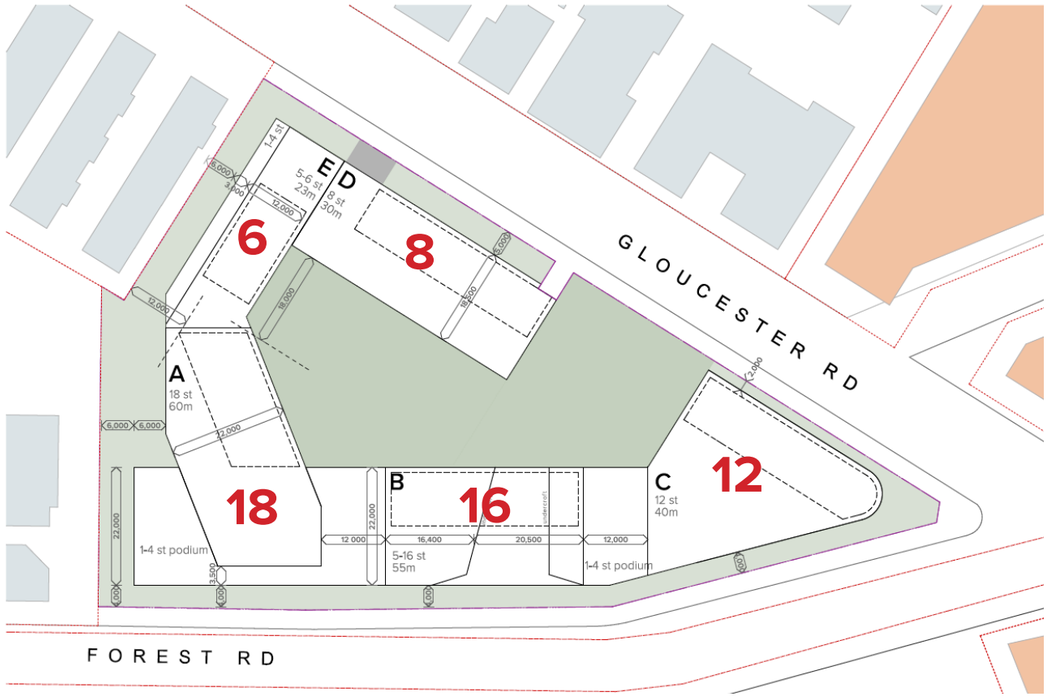


Maximum Building Height

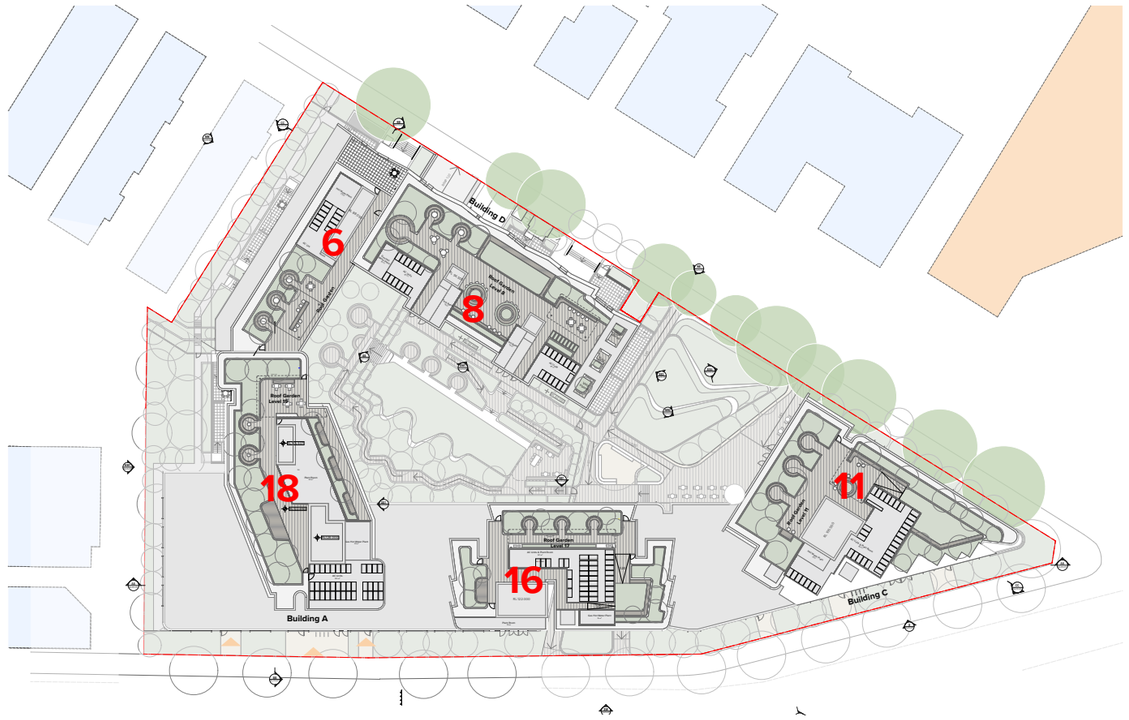
U1	30m
W	40m
Z	55m
AA1	60m
S	23m

3.01 PROPOSED HEIGHT OF BUILDINGS

PLANNING PROPOSAL



DA



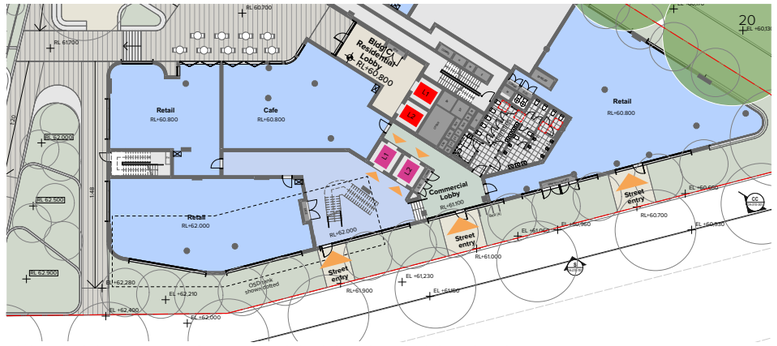
Height in storeys indicated

3.02 COMMERCIAL FLOORSPACE QUANTUM & STRATEGY

Commercial Floor Space
4,620m² FSR (0.5:1)

Commercial floor space

- Showroom/retail to Forest Road
- 3-level commercial/retail tenancies to corner of Forest and Gloucester Road
- Dedicated goods lift
- Configured for multi-floor tenant or smaller tenants
- Main lobby with stair/atrium/cafe at ground level connecting Forest Road with the public open space and Gloucester Road.



GROUND FLOOR LOBBY

GROUND

LEVEL 1

LEVEL 2

4.0 CGIs

Autolyse (au-to-lyze)

5.0 DEVELOPMENT SUMMARY

5.01 DEVELOPMENT SUMMARY

Summary Overall					Target/ Allowable
Site Area	9,240	sq m			
Building FSR	4.00	:1			*4.00*
Residential FSR	3.50				*3.50*
Retail and Commercial FSR	0.50				*0.50*
Number of Storeys	19				

Size range / 1 Bed Apartment	50	-	76	sq m	*50-55, 56-65*
Size range / 2 Bed Apartment	75	-	88	sq m	*75-78, 85-90*
Size range / 3 Bed Apartment	95	-	139	sq m	*95-98, 105-11*

Percentage of 1 Bed Apartments	21%				*20%*
Percentage of 2 Bed Apartments	47%				*50%*
Percentage of 2 Bed Apartments_L	15%				*15%*
Percentage of 3 Bed Apartments	16%				*15%*

>2hrs solar mid winter sun	81%			min	*70%*
min 15 Minutes mid winter sun but less than 2hrs	9.5%			min	*15%*
Cross Vent	66.8%			min	*60%*
Nett Internal Area for Residential	27,573	sq m			*27,489*
NSA/GFA	85.3%			min	*85%*

Total Number of 1 Bed Apartments	74	units			
Total Number of 2 Bed Apartments	165	units			
Total Number of 2 Bed Apartments_L	53	units	218	units	
Total Number of 3 Bed Apartments	57	units			
Total Number of Apartments	349	units			

Commercial GFA	2,419	sq m	
Retail GFA	2,201	sq m	*4620.00*
Residential GFA	32,340	sq m	*32,340*
Total GFA	**36,960**	**sq m**	*36,960*

Car Park

Carparking	1 Bed/ Studio	2 Bed	3 Bed	Visitor (incl. 3 car share)	Car Wash Bay	Retail	Comm
Rate	0.6	0.9	1.4	1/5 units		1/ 50sqm	1 / 100sqm
Number per Type	44	196	80	70		44	24
Sub Total			320	70	1	44	24
Actual number of spaces provided							**459**
Motorcycle parking				15			
Bicycle parking				136			

% LHDG Silver Level	20.1%
% Adaptable units	10.3%

TURNER