



165-171 Milton Street Ashbury Urban Analysis and Concept Design DA Issue

165-171 Milton Street
Ashbury NSW 2193

Prepared for
Coronation Property

Issued
May 2021

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At SJB we believe that the future of the city
is in generating a rich urban experience
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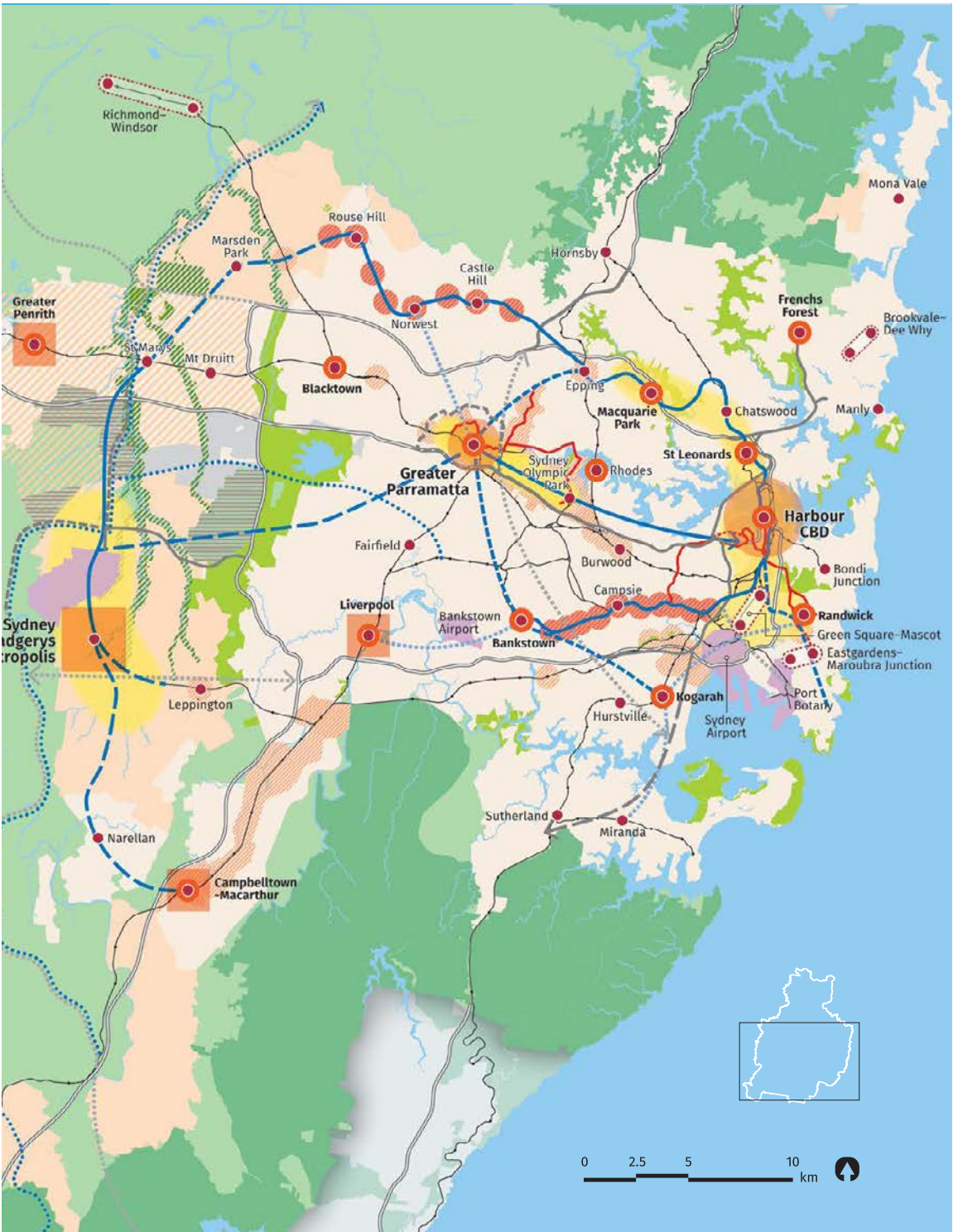
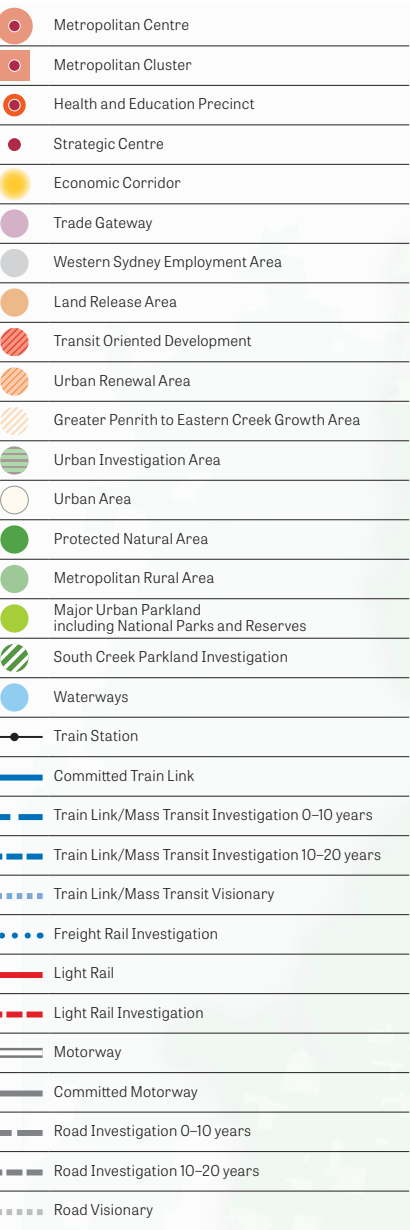
Urban Design

1

Urban Design

1.1 Regional Context

Ashbury is located within 12km of Sydney CBD and 3.6km from Burwood, which is a Strategic Centre (A Plan for Growing Sydney/ A Metropolis of three cities). It is one of 16 suburbs in the Canterbury Local Government Area (LGA), Inner West Council.



Urban Design

1.2 Local Context

Ashbury is a small suburb that sits within Canterbury Bankstown Council. The majority of the suburb is designated a heritage conservation area, however there are a number of amalgamated lots of industrial zoned land.

The suburb is south of Parramatta Road and borders the Cooks River. Ashfield Train Station is 5 minutes driving distance away, with Campsie, Canterbury, Hurlstone Park, Dulwich Hill and Summer Hill Train Station being 10 minutes driving distance away. It is in close proximity to the L1 Dulwich Hill Line, the Ashfield Mall retail area and other regional facilities such as The Sydney Private Hospital and Canterbury Park Racecourse.

The precinct's broader urban context includes a number of public parks, including Peace park, Croydon Park and various green spaces along the Cooks River foreshore.

Key

Site Boundary

Ashbury Precinct

Cooks River

Local Amenity

L

Light Rail Station

T

Train Station

Arterial Route

Primary Route

Bus Route

Bus Stop

Secondary Route

HHH

Railway Corridor

HHH

Light Rail Corridor



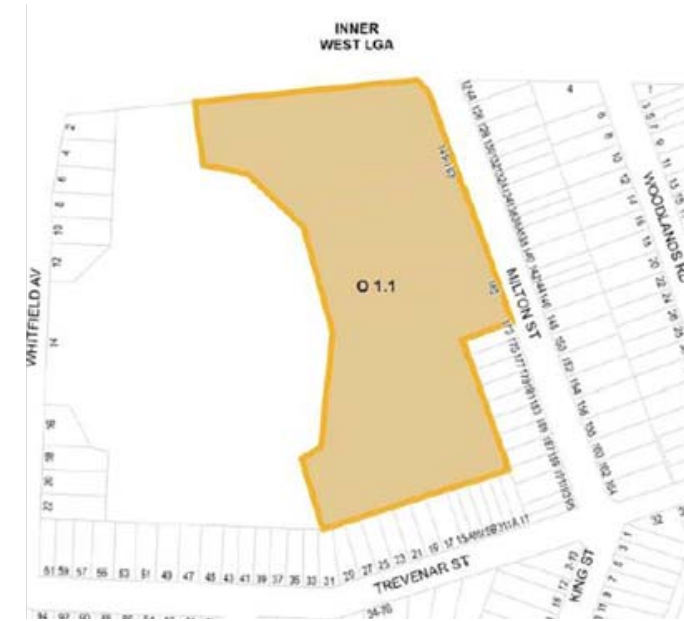
Urban Design

1.3 Council Controls_LEP



LEP Land Use Zoning

The site is zoned R4 High Density Residential



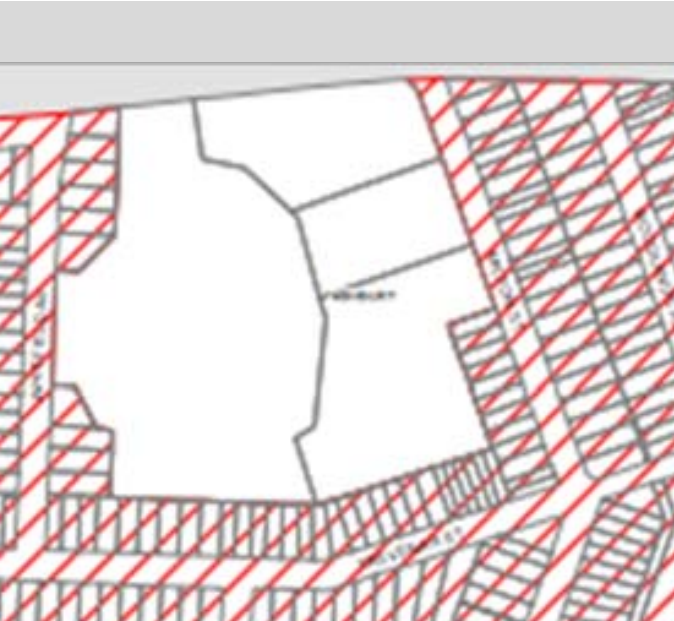
LEP Floor Space Ratio

The site has a maximum floor space ratio of 1.1:1



LEP Height of Building

The site has a maximum building height of 8.5m, 11m, 18m and 21m.



LEP Heritage

The site does not include a heritage item and does not fall within a Heritage Conservation area. It adjoins the Ashbury Heritage Conservation Area.

Key

B1	Neighbourhood Centre
B2	Local Centre
B5	Business Development
B6	Enterprise Corridor
E1	National Parks and Nature Reserves
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure
W1	Natural Waterways
UL	Unzoned Land

Key

D	0.5
I	0.75
L	0.9
N	1
R	1.4
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3

Key

B	4
I	8.5
J	9.5
K	10
L1	11
L2	11.5
M	12
N1	13.5
N2	14
P	18
R	21
T	27
U	30

Key

Conservation Area - General
Item - Aboriginal
Item - General

Urban Design

1.3 Council Controls_LEP



LEP Acid Sulfate Soils

The site is not classified as having a Class of Acid Sulfate Soil



LEP Flood Planning

The site is not flood affected



Urban Design

1.4 DCP Masterplan



Figure F1 I.2 Indicative Master Plan

DCP Masterplan



Figure F1 I.3 Number of Storeys

DCP Height of Buildings



Figure F1 I.5 Minimum Setbacks and Building Separation

DCP Setbacks



Figure F1 I.6 Upper Level Setback

DCP Upper Level Setbacks/ Wall Heights

1.4 DCP Masterplan



Figure F11.7 Deep Soil Zone & Communal Open Space

DCP Deep Soil



Figure F11.8 Links View Corridors and Vehicular Entry Points

DCP Movement and Connection

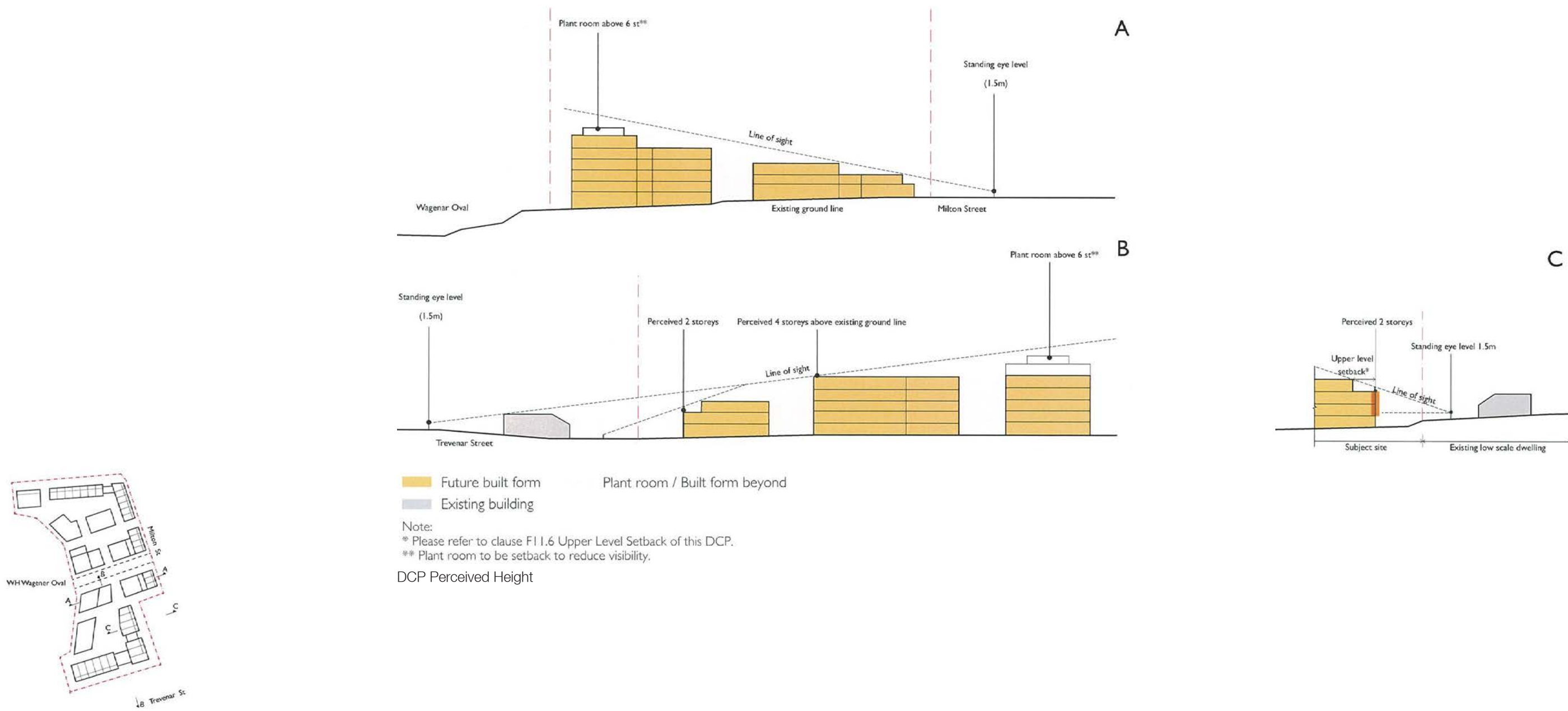


Figure F11.9 New Road

DCP New Road

Urban Design

1.4 DCP Masterplan



1.4 DCP Masterplan

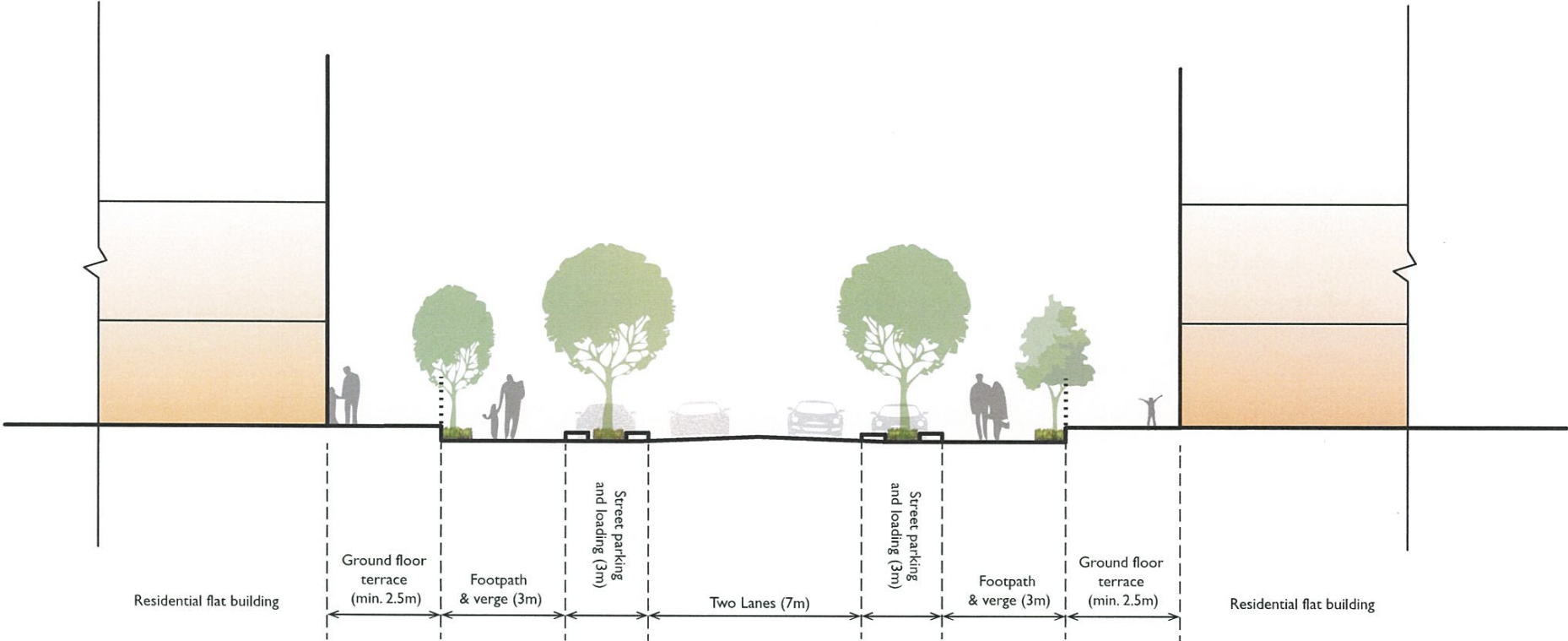


Figure F11.10 New Road Section (AA Section)

DCP New Road

Urban Design

1.5 Urban Design Principles



Connectivity

- Provide access to the site for the first time in generations
- Create public connections between WH Wagener Oval and Milton Street
- Create a legible, safe and pleasant pedestrian network
- Manage topography to provide equitable access
- Minimise basement car park entries



Transition

- Scale development to provide a transition to the Ashbury Conservation Area
- Create a relationship between new development and existing built within the Ashbury Conservation Area
- Use the existing trees to screen development.



Built Form

- Create a built form that has a relationship to the Ashbury Conservation Area
- Orientate and layout the architecture to provide high levels of amenity to the residents
- Maintain amenity to the existing neighbours



Safety

- A design that implements passive surveillance strategies.
- An active ground floor is created, with multiple entries
- Bringing people into the site for the first time in over 100 years also presents a unique opportunity for improved passive surveillance and connectivity.

Urban Design

1.5 Urban Design Principles



Amenity

- Orientation of buildings towards the oval, communal spaces and streets
- Maximising solar access to communal open space and private open space.
- Provide generous private open space to dwellings.
- Ensure privacy to existing and proposed dwellings



Character

- Provide a positive contribution to the character of Ashbury, building on a sense of identity.
- Create new public routes between the Oval and Milton Street, engaging with the broader community
- Scaling, stepping and orientation of the development responds to site characteristics
- Materials selection and architectural details that make a positive contribution to the character of Ashbury



Landscape

- Retain the existing tree canopy along the WH Wagener Oval.
- Provide quality and accessible open space, where residents can build relationships with neighbours.
- Provide views towards WH Wagener Oval.
- Provide a deep soil zone around the site's perimeter to enhance existing tree cover and improve privacy.

Site

2.1 Site Context

The 1.5ha site is encompassed by low-density residential neighbourhoods, many of which fall within Conservation Areas designated under the Canterbury and Ashfield LEPs.

Immediately abutting the site to the east and south of the site are residential subdivisions consisting of single and double-storey detached dwellings.

Vegetation along the edge of the WH Wagener Oval defines the western boundary of the site, and extends on a north-south axis around the edge of the public opens space.

A light-industrial property to the north of the site shares a similar urban condition, abutting existing residential properties and defining the eastern edge of WH Wagener Oval.

The site currently features a single contiguous 2-storey light-industrial building, consisting of three elements that have developed at different times. The building's footprint largely takes up the entire site area, with only a relatively small (36m) street frontage.

Access to the site is gained from Milton Street only, with site accessed shared with the adjoining industrial property to the North. The site currently features a number of large mature trees along the property boundary, particularly to the open space and residential properties to the South.

Key

Site Boundary

Key View



Site

2.1 Site Context



Outlook of Oval from entrance located at junction of Goodlet Street, Dougan Street and Whitfield Avenue



View of western boundary of site from WH Wagener Oval



Varied topography and landscaping along open space edge



Relationship between neighbouring built form, existing mature trees and WH Wagener Oval



South-western edge condition of site



View of south-western corner of site looking in a northerly direction



Height of existing mature trees mask the 2-storey light industrial building



Street condition of Milton and Trevenar Street junction



Neighbouring local park featuring children's playground adjacent to WH Wagener Oval and site



Whitfield Avenue Street Condition



Edge condition along Milton Street to the north of the site



Condition of northern edge of site featuring the existing driveway

Site

2.2 Milton Street

The site is located on the Western side of Milton Street and includes a small 45m frontage to the street.

The streetscape to the South of the site, up to the Trevanar Street intersection, is a consistent set of Inter-War Californian Bungalows.

To the North of the site is an adjacent industrial development, which is part of the site specific DCP.

The Eastern side of the Street is made up of single dwelling residential development, 1-2 storeys in scale, that include more variation in character and style.



1. The condition at the intersection of Trevenar street and Milton Street, including a 2 storey commercial development. The corner development is representative of contrast that exists to the typical housing.

2. The Milton Street condition, directly South of the site. A series of single storey residential Bungalows with consistent height, setback and roof forms. They have slight variations in fence, detail and landscape

2.3 New Street

The Northern boundary of the site is entirely shared with an adjoining industrial site, these two sites form the extent of the site specific DCP.

The DCP requires a new Road to be built along this shared boundary, from Milton Street to W.H Wagener Oval. Each site to equally share the provision of the new 24m road corridor.



1.The condition of the existing site entry, viewed from Milton Street, which is located along the Northern site boundary.

2. There is a level difference between the two sites for the majority of the boundary extent due to the steep grade of the driveway on the subject site.

The levels of the proposed access street will need to resolve the relative level difference between the two sites, as the sites share the road requirement.

The new access street will need to mitigate the existing levels at Milton Street and the levels at W.H Wagener Oval (and any future connection from the road to the park).

2.4 W.H Wagener Oval



1. The Eastern edge of the oval has an embankment which creates a substantial level difference between the Oval and the site.

The future public connection within the Oval (provided by council) will need to mitigate these levels.

2. W.H Wagener Oval (near Whitfield Avenue) looking East towards the site.

On the far side (the Eastern side of the Oval) the existing grove of trees is the defining feature. New development will be behind that vegetation and considerably concealed.

The Oval was originally used as a brickpit for the Ashbury Brickworks, and subsequently used as a garbage tip until filled.

The edge interface to the oval reflects this history, with the only direct street access to the Oval from Whitfield Avenue through an opening in the residential subdivision.

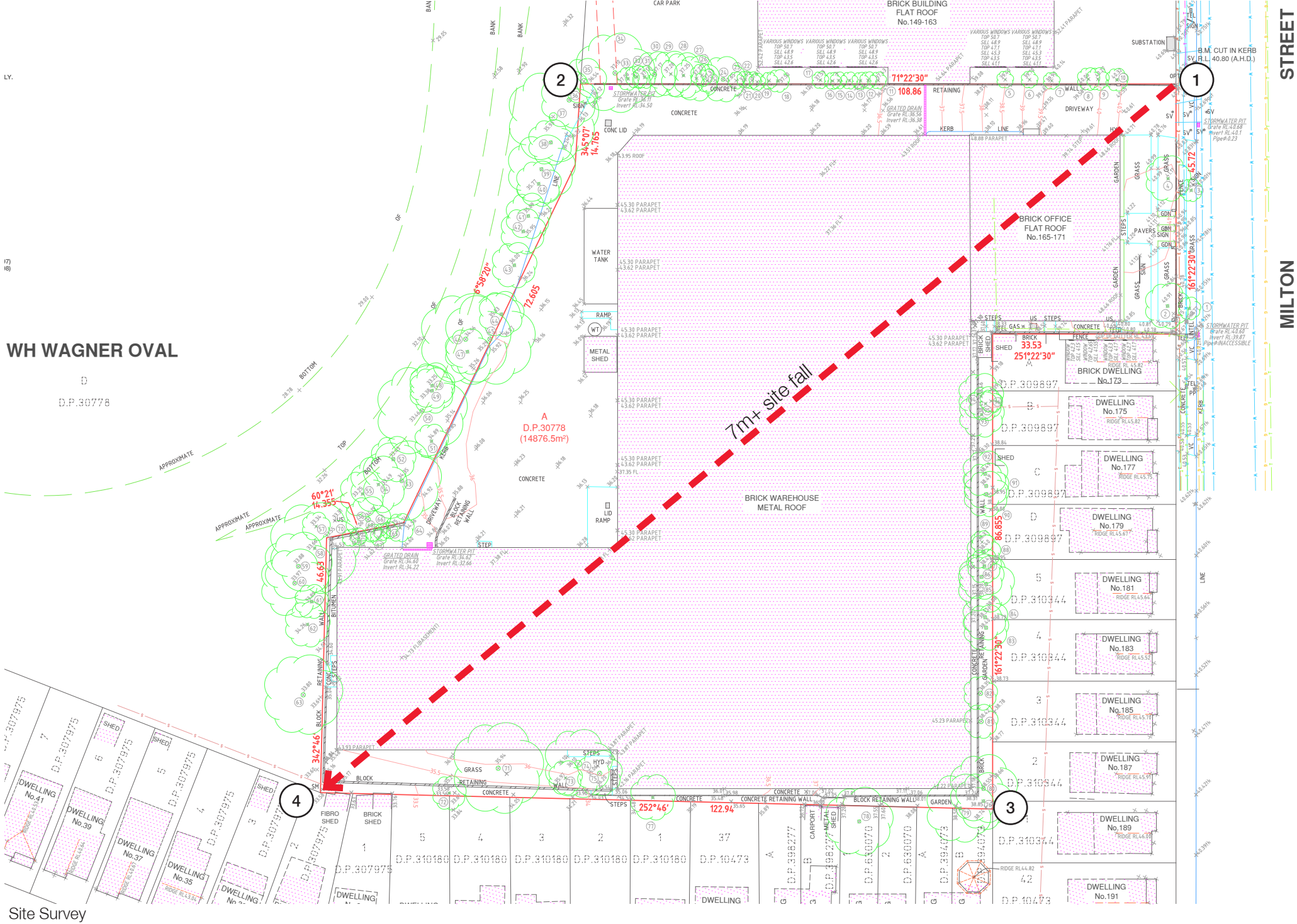
The Southern edge of the park has no public address. The Northern edge of the Oval has a point of public access, via Dougan Street.

Site

2.5 Topography

The site falls more than 7m from a high point in the North-East corner, RL40.77, to a low point in the South-West, RL33.60.

- 1_Site Boundary North-East RL40.77
- 2_Site Boundary North-West RL36.12
- 3_Site Boundary South-East RL38.85
- 4_Site Boundary South-West RL33.60



2.6 History

The site is situated on part of two land grants - one granted to the Reverend Richard Johnson in 1793, and the other granted to J. Lucas in 1794. In 1803 Robert Campbell purchased the area from William Cox, who had overstrained his credit after purchasing many properties in the area. Campbell named his land the “Canterbury Estate”.

Robert Campbell left “Canterbury Estate” to his son-in-law, John Jeffreys, who sold twenty-five acres in December 1912 to Frederick Charles Green (gentleman), Harry Ward Alderson and Albert Edward Boroughs (builders), and Stanley Josiah Gentle (brickmaster). Two months later the title was transferred to the Ashfield Brick Co. Ltd., who set up the brick works to tap local Wianamatta shale. The shales from the Ashfield Brick Company’s pit produced mainly brown-toned colours: “the good dark tones with a glaze on it being a very prized brick in the 20s, 30s and 40s”.

In the early 1960s various subdivisions of the brickworks land took place, enabling the erection of factories which now line the Milton Street frontage. The balance of the brickpits land was acquired by Canterbury Council, and the pit was progressively filled with garbage. It was known as Ashbury Tip for a short time, and later as Whitfield Avenue Tip. Council called for tenders for the supply and installation of an electrically operated centrifugal pump and switch during late 1960. By 1966 the tip had been filled by Council, and by 1969 a children’s playground was constructed on part of the site.

SOURCE: Peek, Nora and Chris Pratten Working the clays: the brickmakers of the Ashfield District Ashfield: Ashfield & District Historical Society, 1996.



Site Aerial (Source: Sixmaps)



1945 Site Aerial (Source: Sixmaps)

2.6 History

Ashbury has a long link to masonry construction. This includes both the building stock, which is typically masonry, and manufacturing, with the Ashfield Brick Co. Ltd producing clay products using the local Wianamatta shale.

The Ashfield Brick Co. Ltd had a brickworks and Kiln located at Peace Park (in close proximity to the site, a brickpit (located at W.H Wagener Oval) and an associated factory located at the site.



Ashbury Brickworks brick kiln (now Peace Park)



Ashbury Brickworks brick kiln (now Peace Park)



Brickpit adjacent the site (now WH Wagener Oval)



Brickpit adjacent the site (now WH Wagener Oval)



Ashbury Brickworks brick kiln (now Peace Park)

Architectural Themes

3

Architectural Themes

3.1 Open Space - Big + Small

Provide a variety of open space that accommodates multiple uses - big and small.

W.H. Wagener Oval provides the site high amenity amenity for active recreation.



Architectural Themes

3.2 Dwellings with Landscape

Provide landscape on the ground plane and on top of buildings to integrate landscape and architecture, increasing amenity for everyone.



Architectural Themes

3.3 Celebrate the Journey

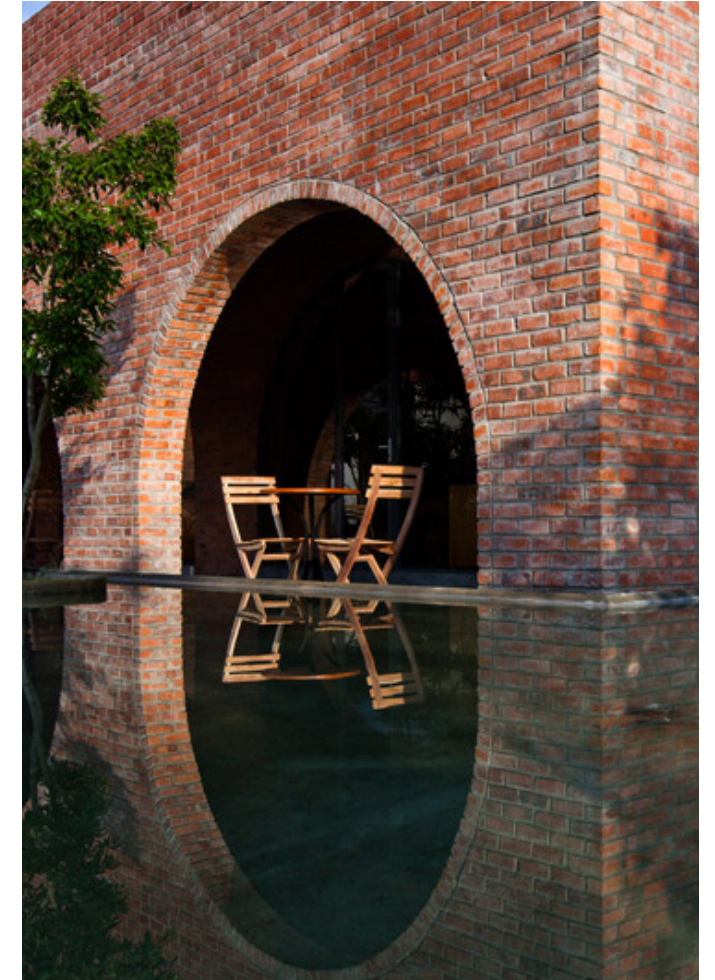
Celebrate the journey from Milton Street to the dwelling, through a series of beautiful landscaped spaces.



Architectural Themes

3.4 Masonry for the Past

Acknowledge the sites historical use and the local context by using brick as the predominant material.



Architectural Themes

3.5 Enter through a Garden

Enter through a garden, providing a transition from public life into the home, and in turn establishing a relationship with the Ashbury Conservation Area.



Masterplan Layout

4

Masterplan Layout

4.1 DCP Masterplan

The DCP masterplan sets up a strong foundation for the development. A clear logic is established for scale, height and density.

The Southern and Eastern edges of the precinct creating a low scaled edge to the existing Ashbury conservation area.

Higher density, and the associated height, is placed adjacent W.H Wagener Oval.

A series of visual and pedestrian links are provided allowing connections between the Oval and Milton Street.



Masterplan Layout

4.2 Proposed Materplan

The proposed masterplan utilises the logic of tthe DCP masterplan for scale, height and density.

Minor amendments are proposed to further enhance the precinct and improve amenity for the dwellings.



Masterplan Layout

4.3 Proposed Masterplan / DCP Overlay

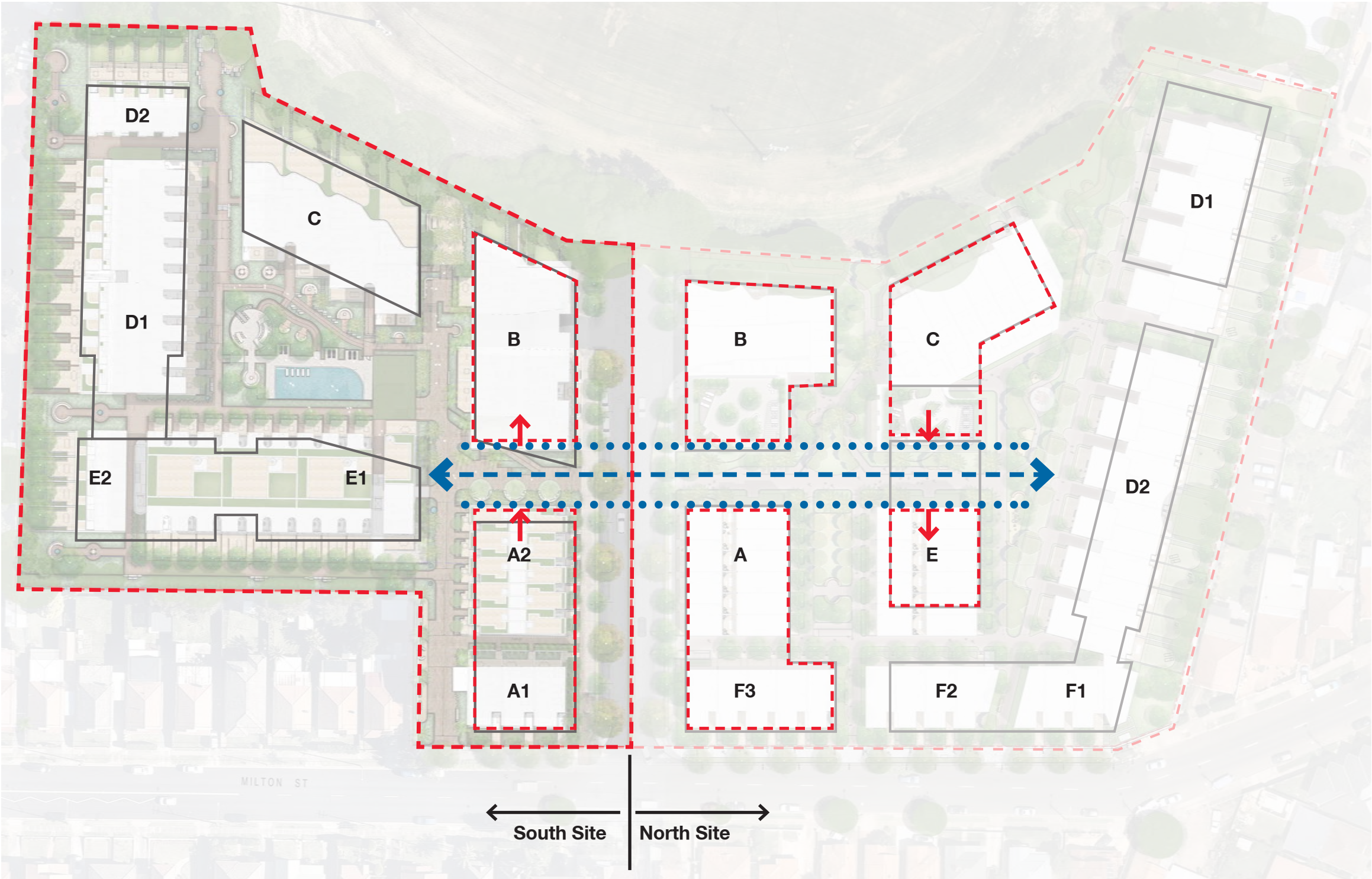
- Refinements to the Masterplan**
- Compliant with LEP Height
 - Compliant with LEP FSR
 - Retain front setbacks to Milton Street
 - Retain side setbacks to neighbouring residential interfaces
 - Retain setbacks to WH Wagener Oval
 - Retain setbacks to the New Street
 - **Limit built form refinements to areas associated with the courtyard.**



Masterplan Layout

4.4 Masterplan - Refinements 1

Building alignments are adjusted through the centre of the sites to create a **North South connection across the precinct** establishing a clear and legible pedestrian network through the precinct .



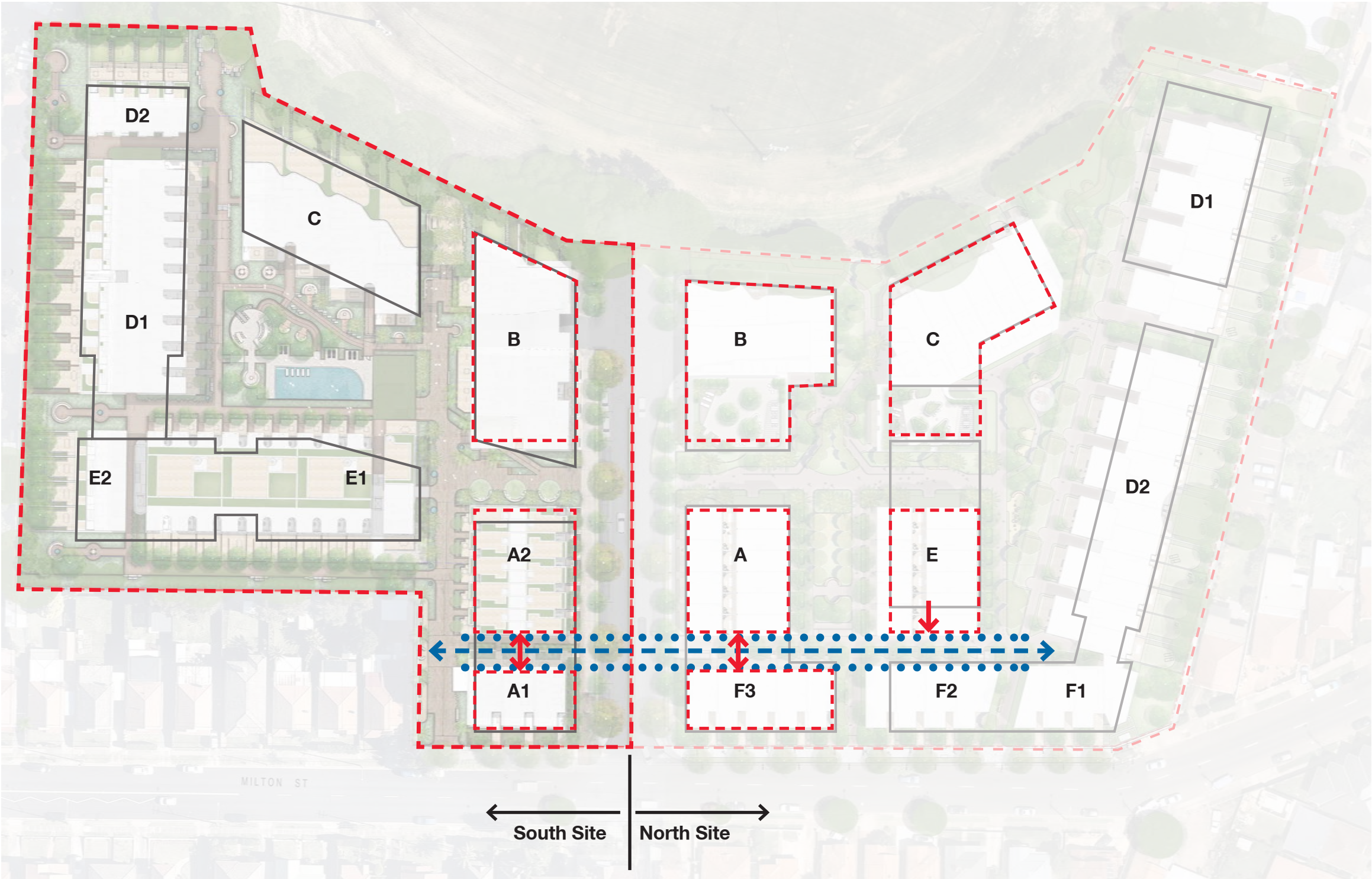
Masterplan Layout

4.5 Masterplan - Refinements 2

Reduce the bulk of the dwellings at the interface of Milton Street

A **new fine grain pedestrian link** is created in the North South direction by carving the built form.

This **reduces building mass from Milton Street**, and creates additional facade providing **increased amenity to dwellings**.



Masterplan Layout

4.6 Masterplan - Refinements 3

A **new opening along Milton Street** is created, and building facades behind aligned.

This allows views into the communal open space, and **breaks down the scale of the Milton Street built form.**

A **new pedestrian street** is created that connects Milton Street with the new Yablsey Ave/ W.H Wagener Oval link.



Masterplan Layout

4.7 Masterplan - Refinements 4

Improve public domain connection

An increased setback along the Western Boundary, from 6m to 12m, allows an improved public connection between Yabsley Avenue and W.H Wagener Oval.



Masterplan Layout

4.8 Masterplan - Refinements 5

Rectify the geometry within the central space to provide **clarity to the courtyard** space.

The revised geometry allows for rational planning, improving internal amenity. It also allows the buildings to relate to each other and form a unified architectural language.



Masterplan Layout

4.9 Masterplan - Refinements 6

Carve multiple openings from the Southern and Eastern built form to **break down the scale of the built form**.

The 4th level of building E is **setback** on all facades to **reduce scale** and **improve amenity in the communal open space**.



Masterplan Layout

4.10 Masterplan - Refinements Summary

Refinements to the Masterplan are focused on

- Public domain connections
- Connecting the North and South Sites
- Refinements to built form internally, within the precinct

Masterplan retained;

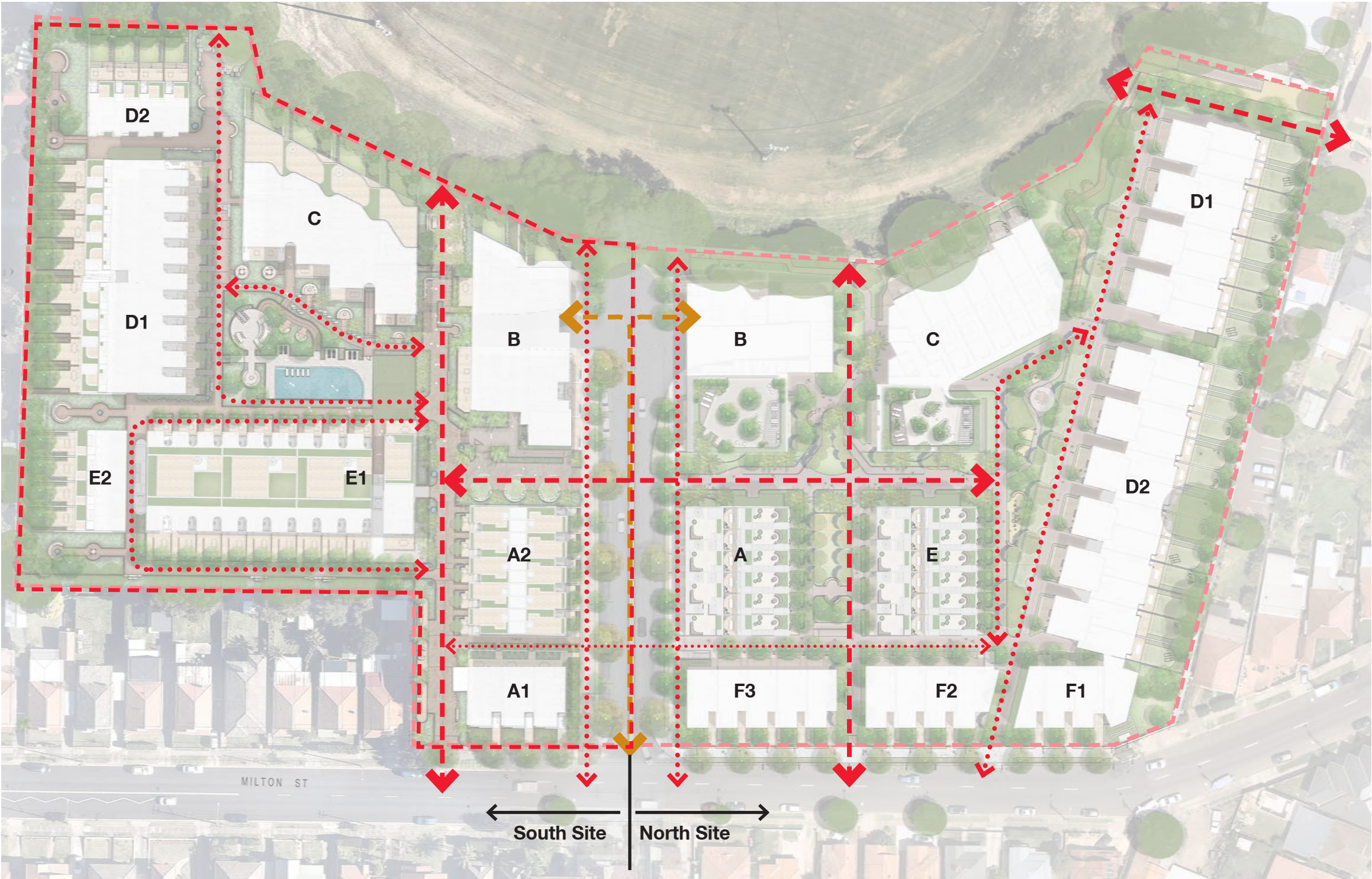
- Compliant with LEP Height
- Compliant with LEP FSR
- Retain front setbacks to Milton Street
- Retain side setbacks to residential interfaces
- Retain setbacks to WH Wagener Oval
- Retain setbacks to the New Street



Masterplan Layout

4.11 Masterplan - Pedestrian Connections

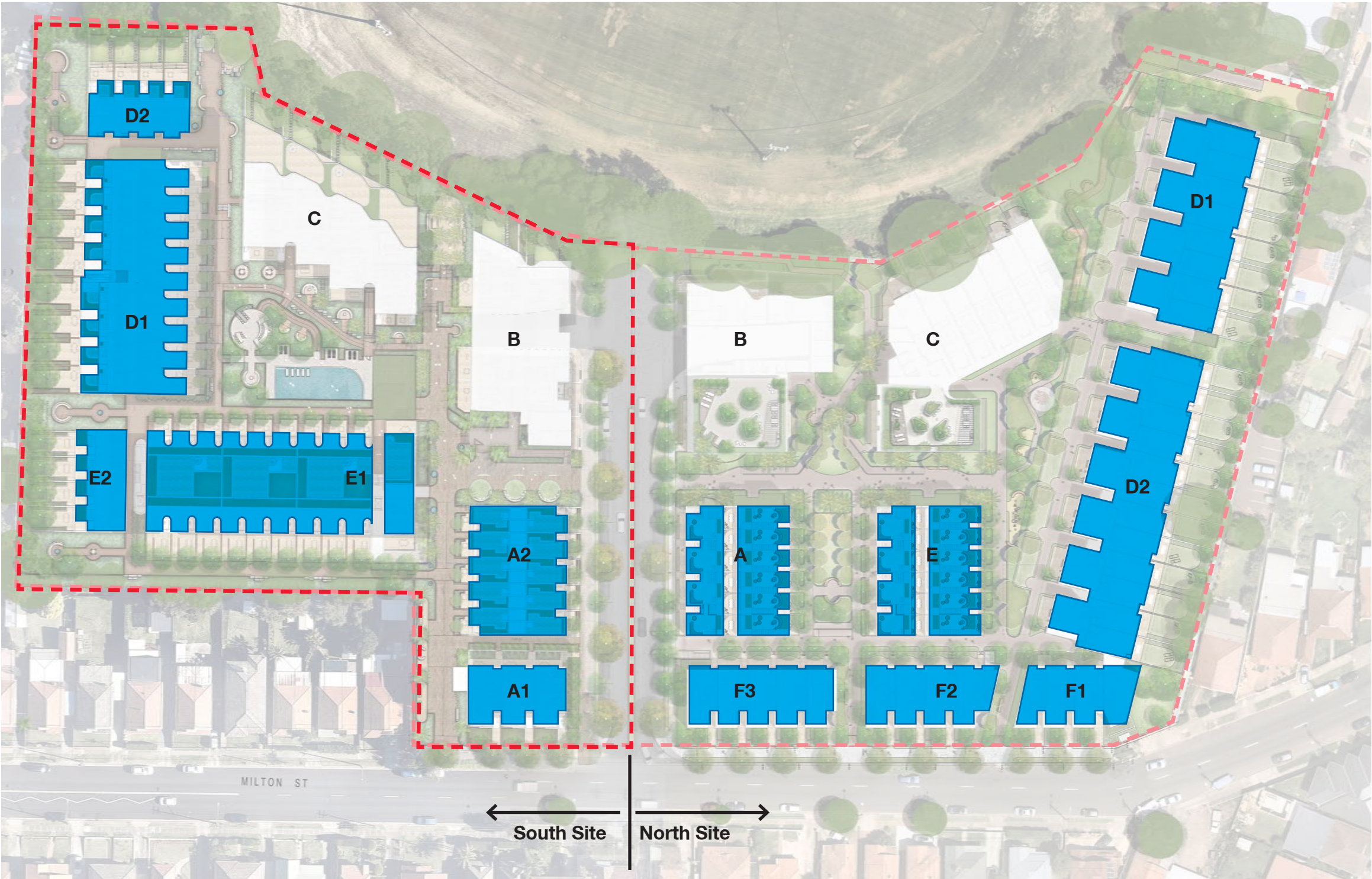
- Multiple connections between Milton Street and W.H Wagener Oval
- Clear North/ South connections stitching the 2 sites together
- A hierarchy of connections
- A single point of entry into the site for vehicles, with basement entries aligned



Masterplan Layout

4.12 Masterplan - Terrace Typology

- Provide a terrace style typology at the interface with Milton Street and the existing residential zone.
- The benefits of this include
- providing a diversity of housing stock
 - establishing a relationship with the existing scale and typology of the residential zones
 - reducing the dwelling count significantly
 - Improving privacy between the development and adjacent neighbours
 - Providing increased amenity to dwellings - approximately 2/3 of dwellings have a garden.





Masterplan Layout

4.13 Masterplan - Apartment Typology

Provide a apartments along the edge of the park.

The benefits of this include

- providing a diversity of housing stock
- using the existing trees to mask the built form
- establishing a positive relationship with the Oval, including scale and passive surveillance.



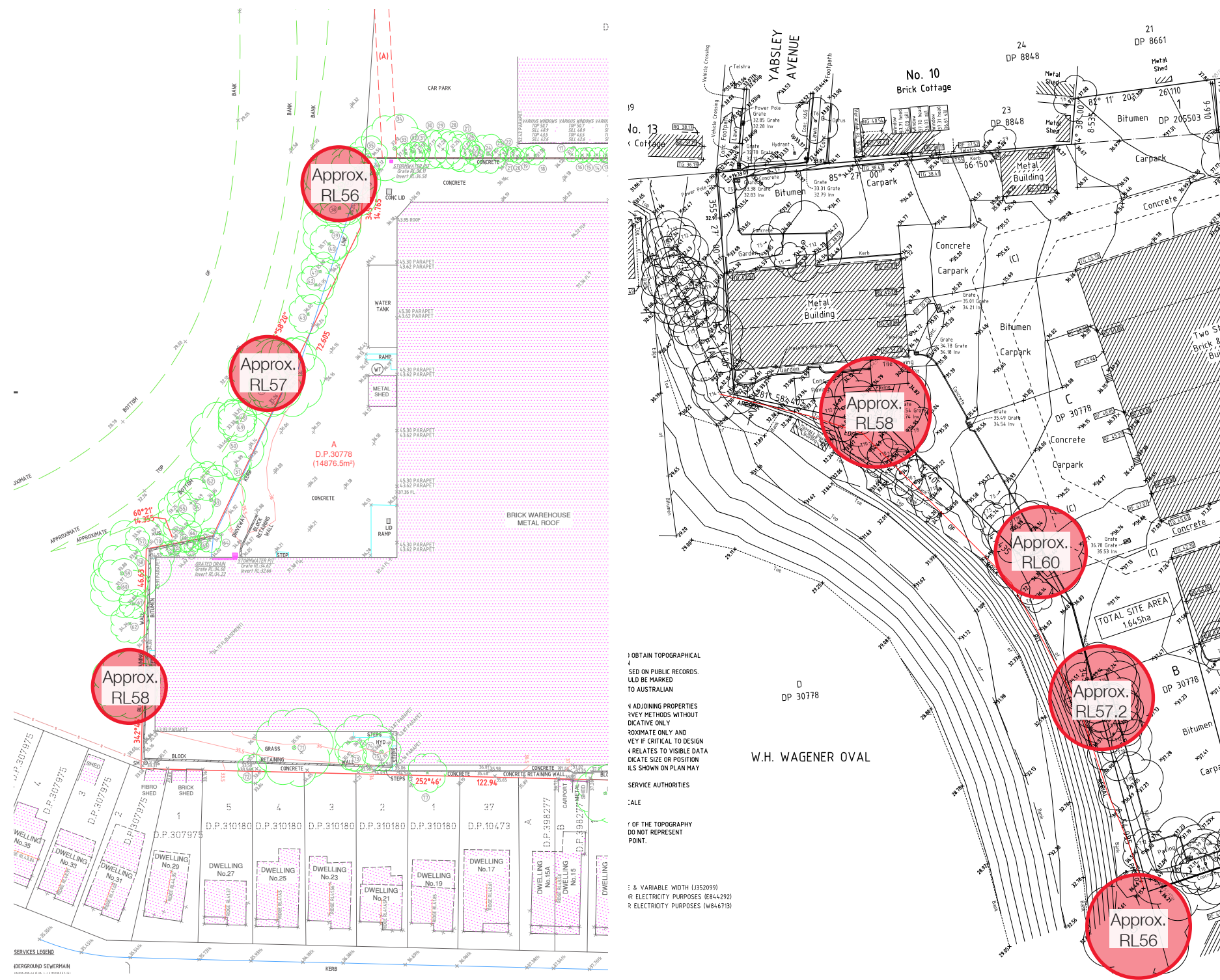
Masterplan Layout

4.14 W.H Wagener Oval Tree Canopy

The existing tree canopy along the Western boundary, at the interface with W.H Wagener Oval, provides a landscaped edge to the boundary.

The scale of these trees means the apartment buildings, building B and C, will be partially masked by this existing canopy. The trees are a filter to the built form behind.

The top of the existing tree canopy along the Oval reaches up to approximately RL60 (based on the survey).



Masterplan Layout

4.15 W.H Wagener Proposal

The existing tree canopy along the boundary to W.H Wagener Oval masks the built form behind.

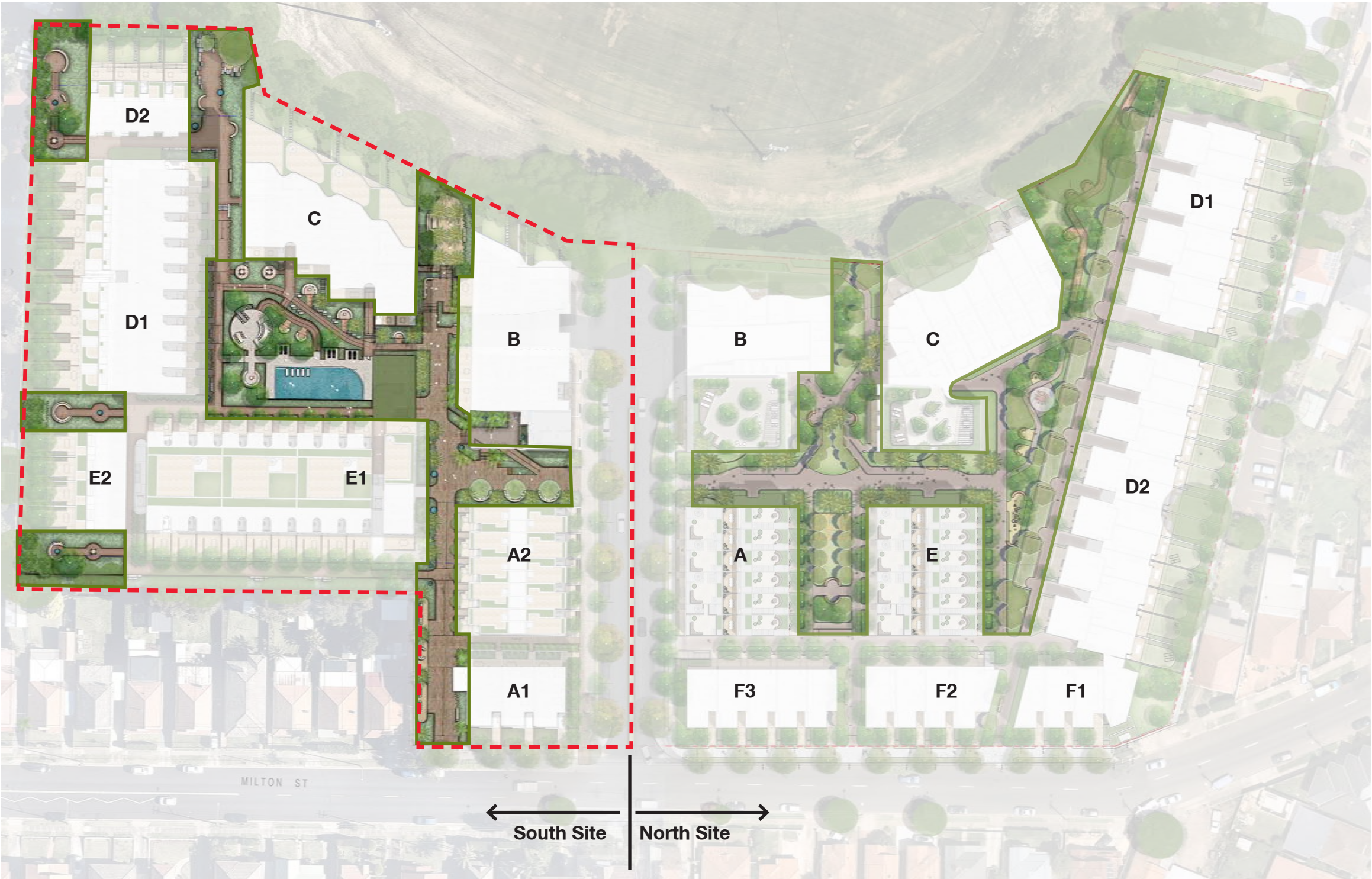


Masterplan Layout

4.16 Masterplan - Communal Open Space

Extensive communal open space is provided on within the proposal.

The courtyard provides the main COS for the dwellings, with a series of secondary spaces provides, including within the linear connection, entry court and smaller pockets along the boundaries.



Masterplan Layout

4.17 Masterplan - Private Open Space_Gardens

Gardens are provided as an interface between the dwellings and the neighbouring dwellings.

The gardens utilise deep soil zones, provide amenity for dwellings, and help stitch the development into the context.

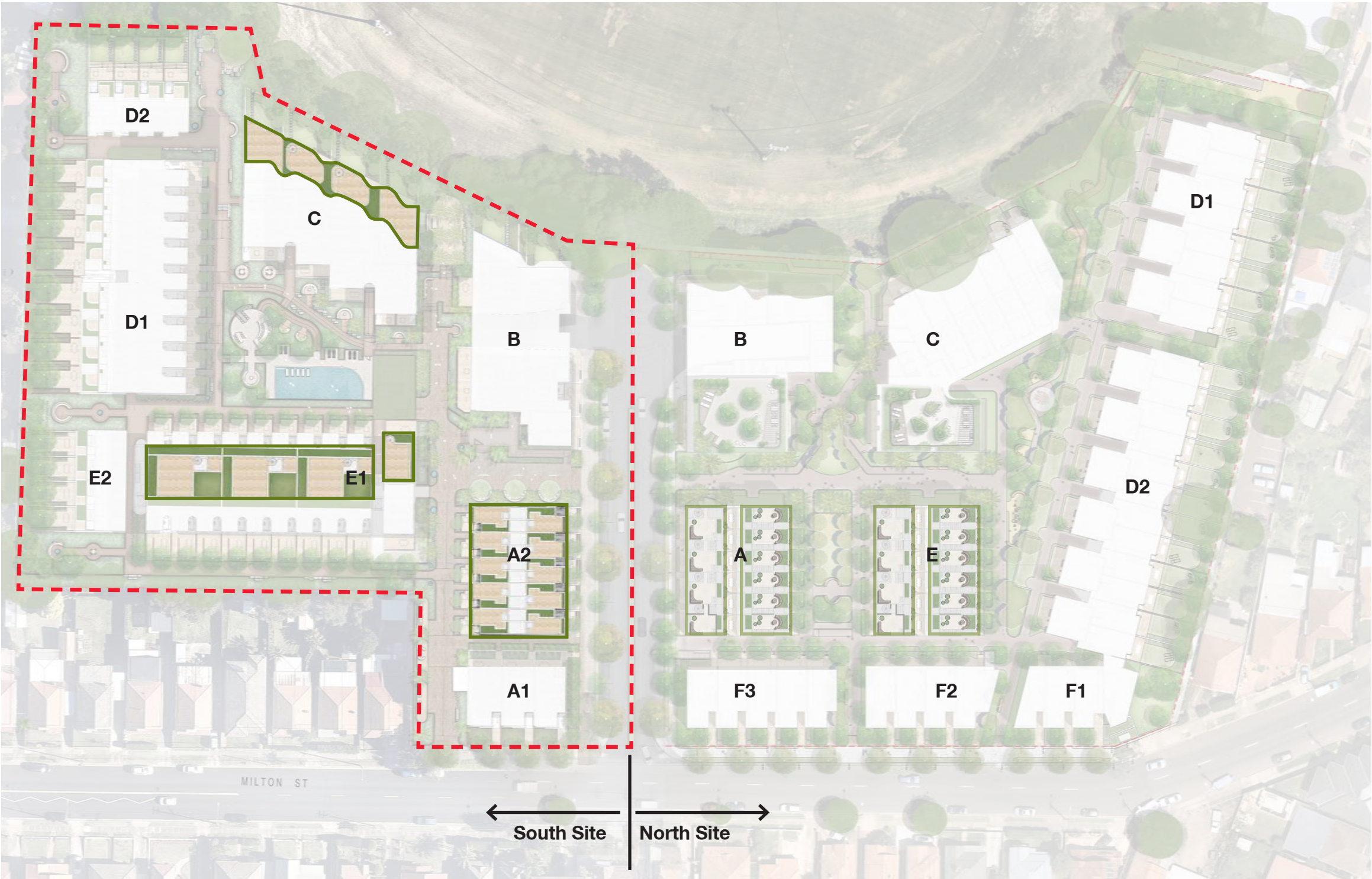


Masterplan Layout

4.18 Masterplan - Private Open Space_Roof Terraces

Rooftop terraces are provided to provide additional amenity to dwellings.

They are positioned away from side boundaries, in order to maintain privacy to neighbouring dwellings.



Proposal

5

Proposal

5.1 Masterplan

Masterplan Layout

The Masterplan consists of the following key elements;

- **Communal Courtyard**
A large common courtyard at the centre of the site between buildings C, D and E.
- **New Street**
A new street that allows a single point of vehicular entry and provides a link between Milton Street and W.H Wagener Oval.
- **Entry Court**
An entry court, between the new street and pedestrian link that provides a common entry point into the development.
- **Pedestrian Walkway**
A pedestrian walkway that allows a link to be provided between Milton Street and W.H Wagener Oval. It promotes social interaction between the community and dwellings with a series of landscaped seating spaces provided.
- **Edge Gardens**
A series of private gardens around the boundary interfaces that provide private open space, and stitch the proposal into the neighbouring housing context.
- **Building A**
A series of 3 storey terrace style dwellings that address Milton Street, the pedestrian walkway and new street.
- **Building B**
A 6 storey building with apartments that address W.H Wagener Oval, the pedestrian walkway and new street.
- **Building C**
A 5 storey building with apartments that address W.H Wagener Oval and define the communal courtyard.
- **Building D**
A series of 3 storey terrace style dwellings that address and define the communal courtyard and interface with the Southern boundary.
- **Building E**
A series of 3 storey terrace style dwellings, and 3 apartments above forming a part fourth storey. The dwellings address and define the communal courtyard and Eastern walkway.

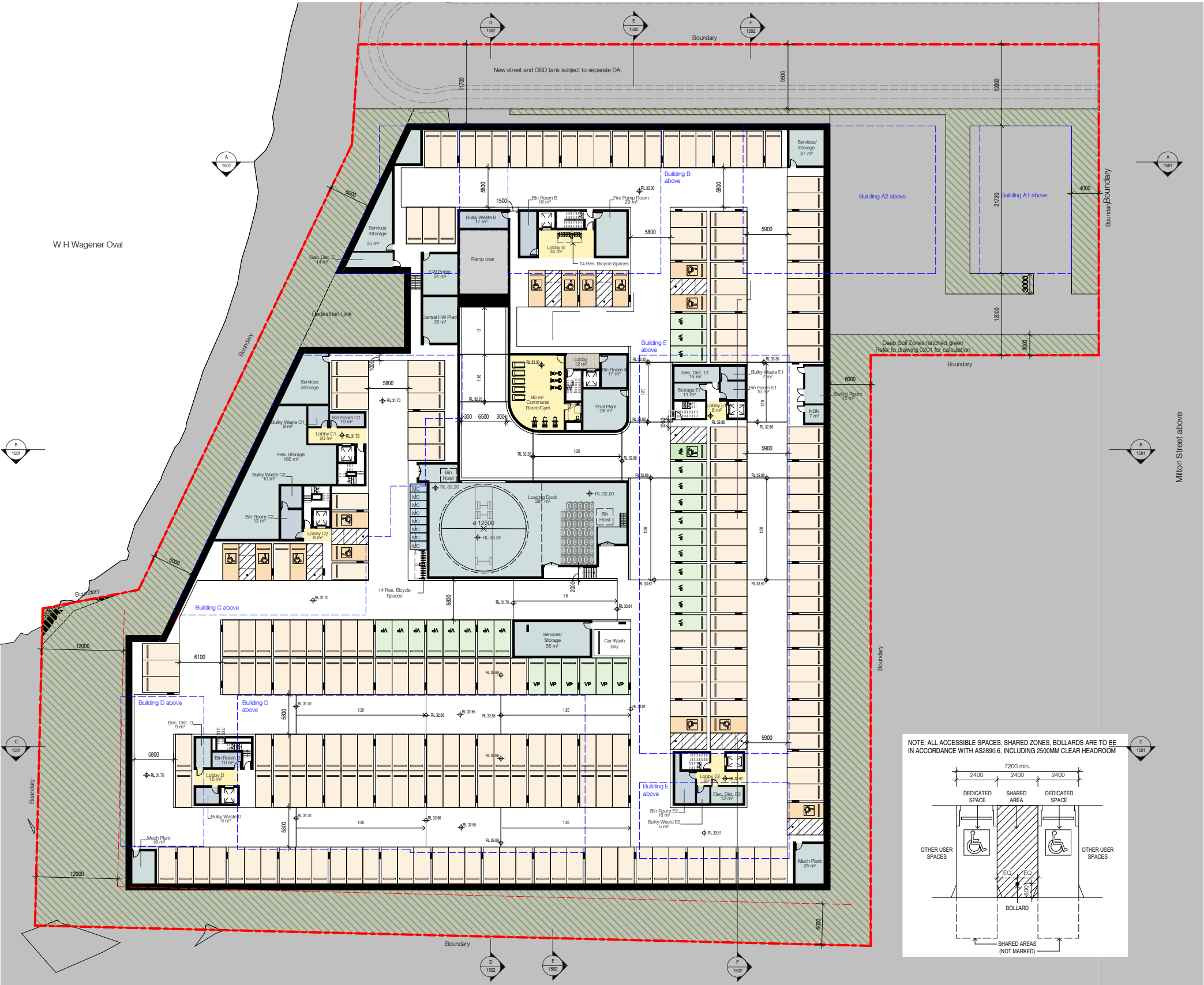


5.2 Basement Plan

Basement Layout

The basement layout consists of the following key elements;

- Parking**
The basement provides 258 carparking spaces, with additional motorcycle and bicycle spaces. The efficient layout minimises excavation, especially in the Eastern portion adjacent Milton Street.
- Loading Dock**
A loading dock is provided to allow HRV access into the basement, it includes a turntable.
A back up generator can be included should there be any power outages, to ensure waste collection is not impacted.
- Waste**
Waste services allocated to each building, with a central space for waste collection associated with the Dock.
- Deep Soil**
_Deep soil to the boundary setbacks, with additional deep soil at the end of the pedestrian walkway which allows for additional planting.



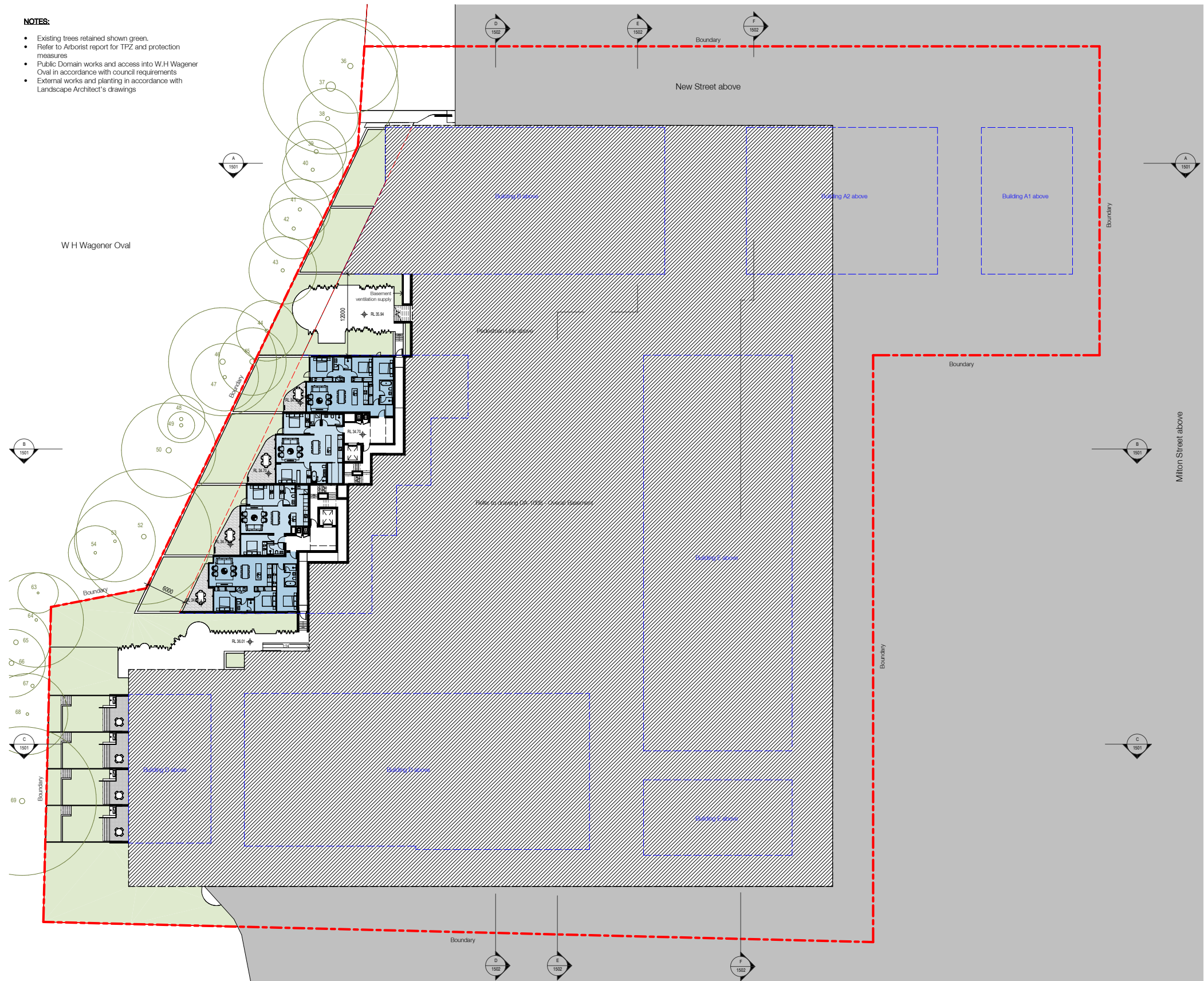
Proposal

5.3 Lower Ground Plan

Lower Ground Floor Layout

The lower ground floor layout consists of the following key elements;

- **Building C**
_An apartment building, with Western dwellings that conceal the basement and address the Oval providing amenity and passive surveillance.



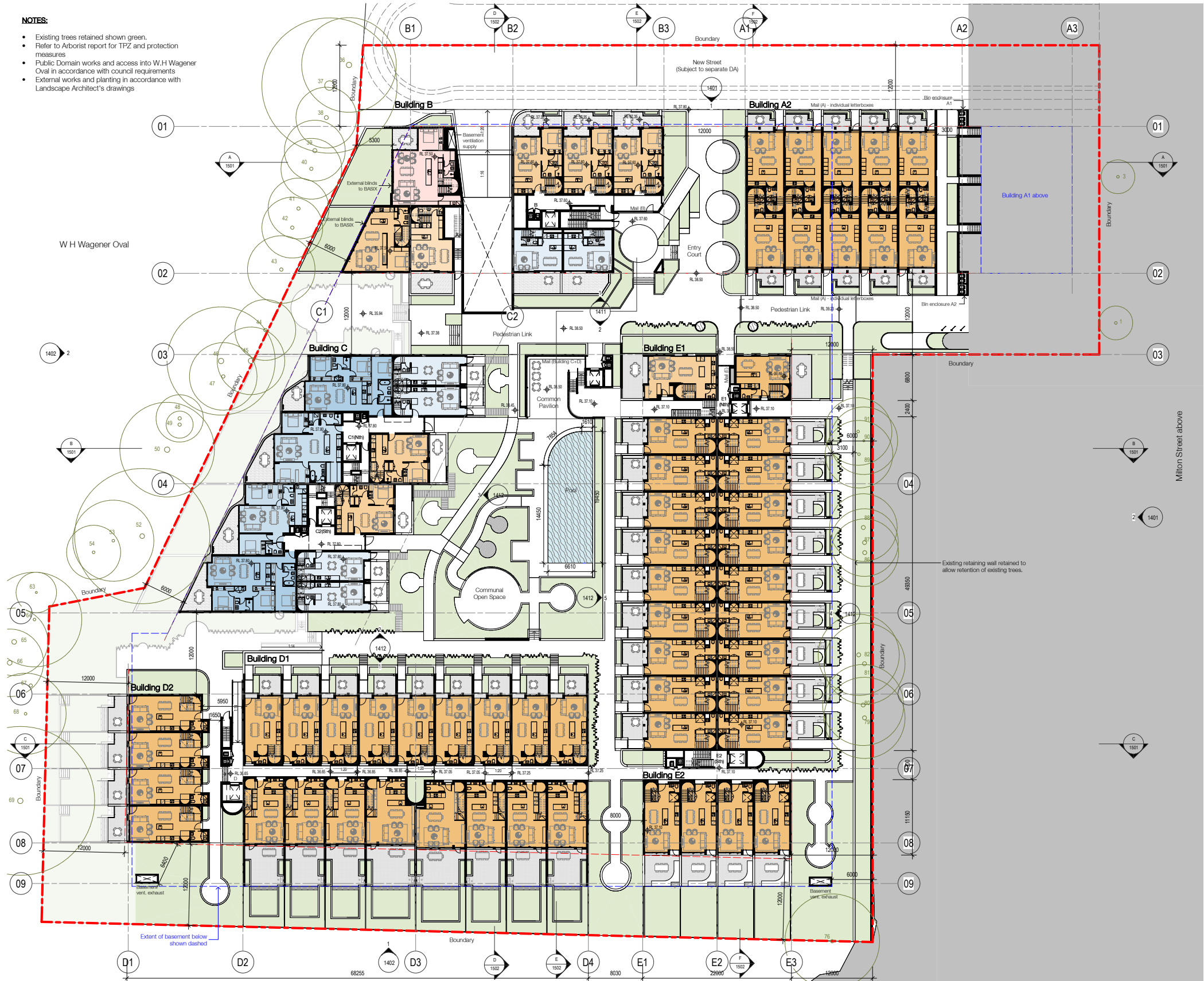
Proposal

5.4 Ground Floor Plan

Ground Floor Layout

The ground floor layout consists of the following key elements;

- Building A**
A series of terrace style dwellings that address, and activate, the pedestrian walkway and new street. The Western elevation forms the edge of the entry court.
- Building B**
_An apartment building, with 2 storey dwellings at ground that address and activate the pedestrian walkway and new street.
_The building lobby establishes a sight-line from the new street into the central communal courtyard.
_The basement entry is integrated into the building at the low point of the street.
_The Western dwellings address the Oval providing amenity and passive surveillance.
- Building C**
_An apartment building, with 2 storey dwellings at ground that address and define the communal open space.
_The Western dwellings address the Oval providing amenity and passive surveillance.
- Building D**
A series of terrace style dwellings that address and define the communal open space on the North. To the South the dwellings establish a relationship with the neighbouring context. The dwellings to the West are rotated to address and interact with the Oval.
- Building E**
_A series of terrace style dwellings that address and define the communal open space on the East. To the West the dwellings establish a relationship with the neighbouring context, a walkway with existing trees act as a buffer.
- Communal Open Space**
A large common courtyard is provided at the centre of the site between buildings C, D and E. It provides space for social interaction with seating areas, pool, and a common pavilion at the Northern end, which acts a bookend to the space.



Proposal

5.5 Level 1 Plan

Level 1 Layout

Level 1 consists of the following key elements;

- **Building A**
A series of terrace style dwellings that address, and activate, the pedestrian walkway and new street. The Eastern dwellings address Milton Street providing a public interface for the development.
- **Building B**
_An apartment building, with 2 storey dwellings at ground that address and activate the pedestrian walkway and new street.
_The building lobby establishes a sight-line from the new street into the central communal courtyard.
_The Western dwellings address the Oval providing amenity and passive surveillance.
- **Building C**
_An apartment building, with 2 storey dwellings at ground that address and define the communal open space.
_The Western dwellings address the Oval providing amenity and passive surveillance.
- **Building D**
A series of terrace style dwellings that address and define the communal open space on the North. To the South the dwellings establish a relationship with the neighbouring context. The dwellings to the West are rotated to address and interact with the Oval.
- **Building E**
_A series of terrace style dwellings that address and define the communal open space on the East. To the West the dwellings establish a relationship with the neighbouring context, with existing trees providing a buffer.



Proposal

5.6 Level 2 Plan

Level 2 Layout

Level 2 consists of the following key elements;

- **Building A**
A series of terrace style dwellings that address, and activate, the pedestrian walkway and new street. The Eastern dwellings address Milton Street providing a public interface for the development.
- **Building B**
_An apartment building, with dwellings that address the pedestrian walkway and new street.
_The Western dwellings address the Oval providing amenity and passive surveillance.
- **Building C**
_An apartment building, with dwellings that address and define the communal open space.
_The Western dwellings address the Oval providing amenity and passive surveillance.
- **Building D**
A series of terrace style dwellings that address and define the communal open space on the North. To the South the dwellings establish a relationship with the neighbouring context. The dwellings to the West are rotated to address and interact with the Oval.
- **Building E**
_A series of terrace style dwellings that address and define the communal open space on the East. To the West the dwellings establish a relationship with the neighbouring context, with existing trees providing a buffer.



Proposal

5.7 Level 3 Plan

Level 3 Layout

Level 3 consists of the following key elements;

- **Building A**
A series of terrace style dwellings with private rooftops. Dwellings that address Milton Street do not have rooftops.
- **Building B**
_An apartment building, with dwellings that address the pedestrian walkway and new street.
_The Western dwellings address the Oval providing amenity and passive surveillance.
- **Building C**
_An apartment building, with dwellings that address and define the communal open space.
_The Western dwellings address the Oval providing amenity and passive surveillance.
- **Building E**
_3 large apartments, setback from the building below to minimise the impact.
_A large Eastern setback provides visual privacy to the neighbours, and establishes a 2 storey perceived height.
_The setback on the West means the courtyard expression is 3 storeys - consistent with building D

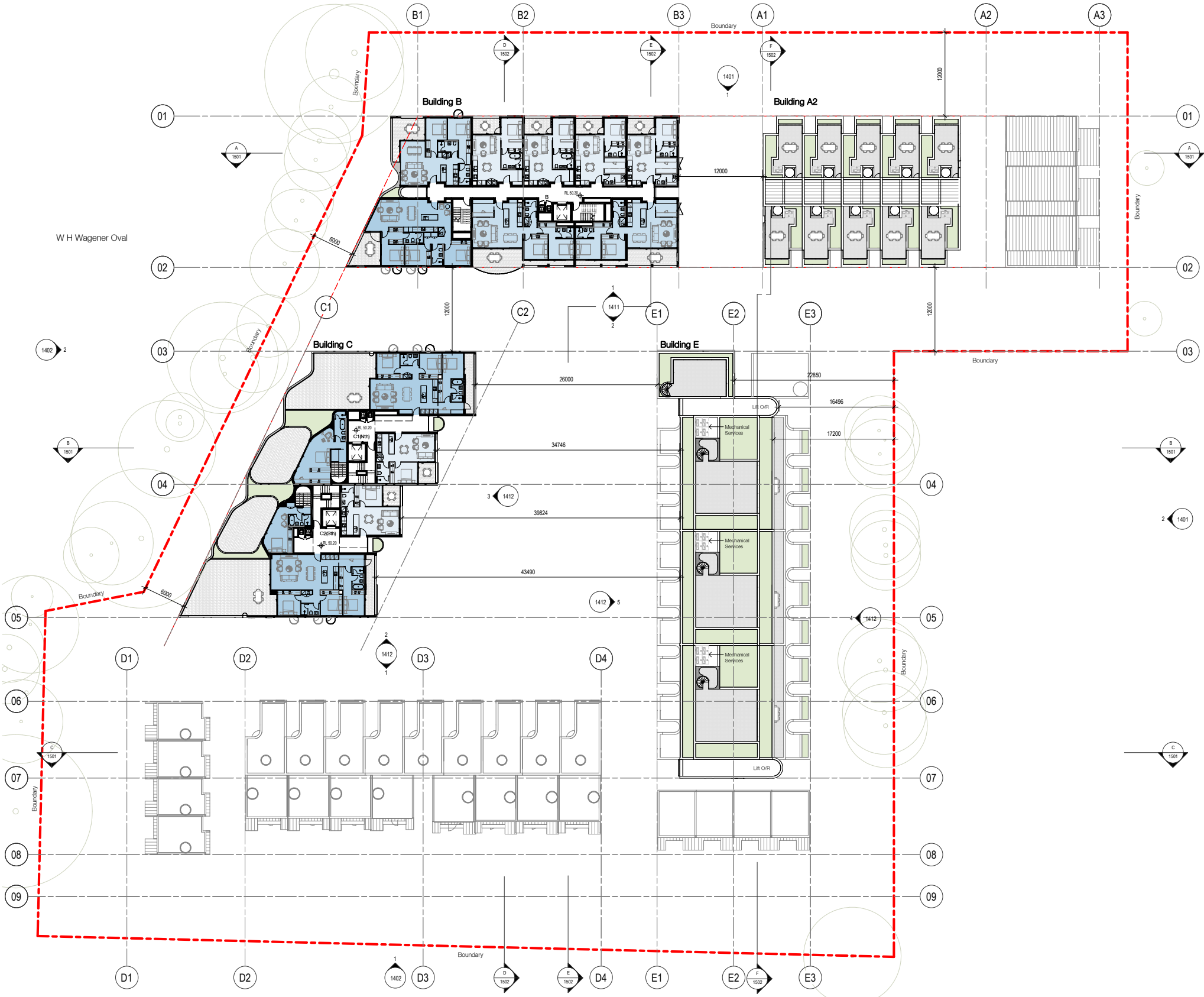


5.8 Level 4 Plan

Level 4 Layout

Level 4 consists of the following key elements;

- **Building B**
_An apartment building, with dwellings that address the pedestrian walkway and new street.
_The Western dwellings address the Oval providing amenity and passive surveillance.
- **Building C**
_An apartment building, with dwellings that address and define the communal open space.
_The Western side provides a upper level setback to the Oval, with large terraces for the dwellings.
- **Building E**
_Roofotp terraces for the 3 apartments below, setback to ensure no privacy impacts to the neighbouring dwellings.



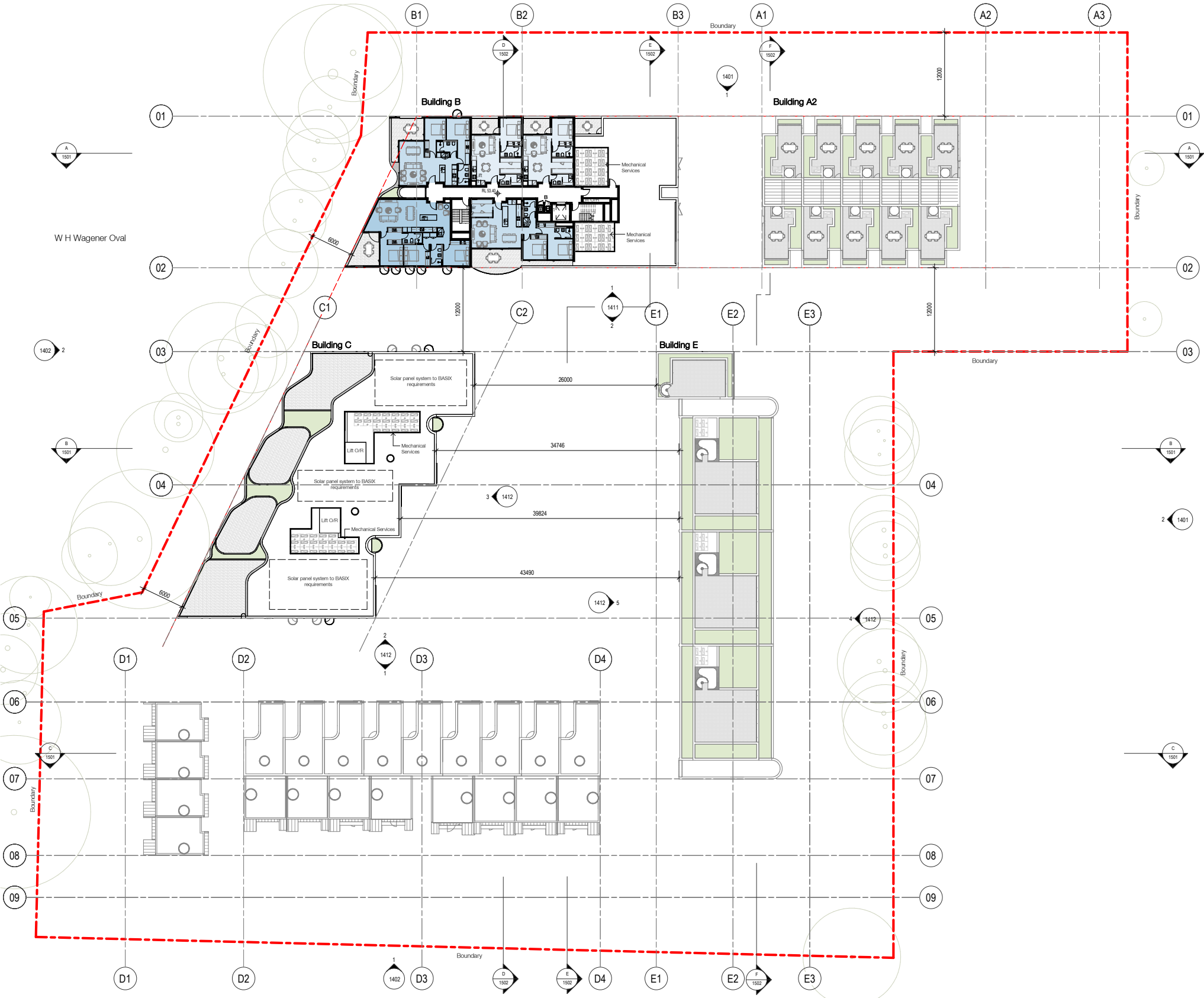
Proposal

5.9 Level 5 Plan

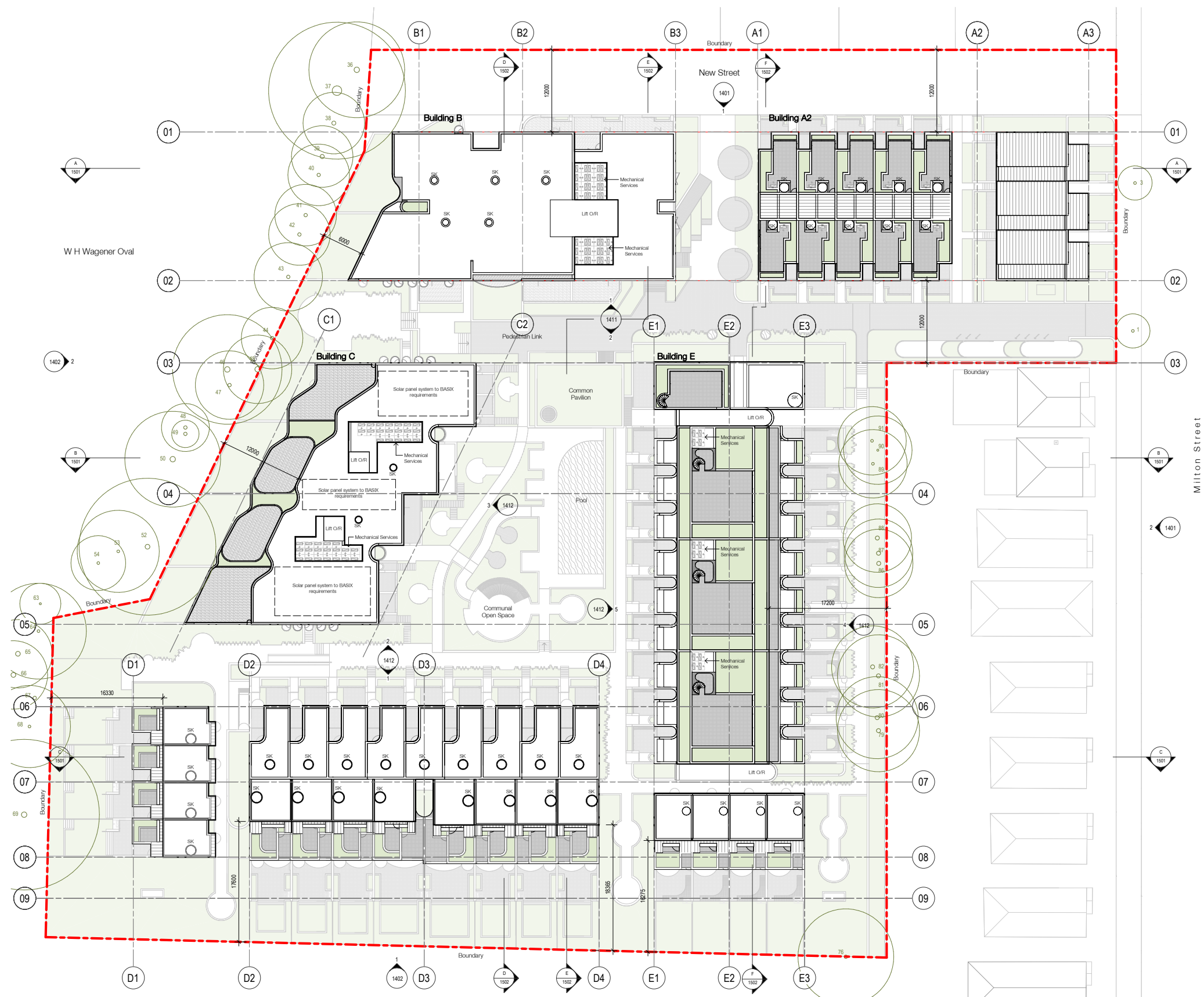
Level 5 Layout

Level 5 consists of the following key elements;

- **Building B**
_An apartment building, with dwellings that address the pedestrian walkway and new street.
_The Western dwellings address the Oval providing amenity and passive surveillance.
_To the East, the building mass is removed to present as a 5 storey building.



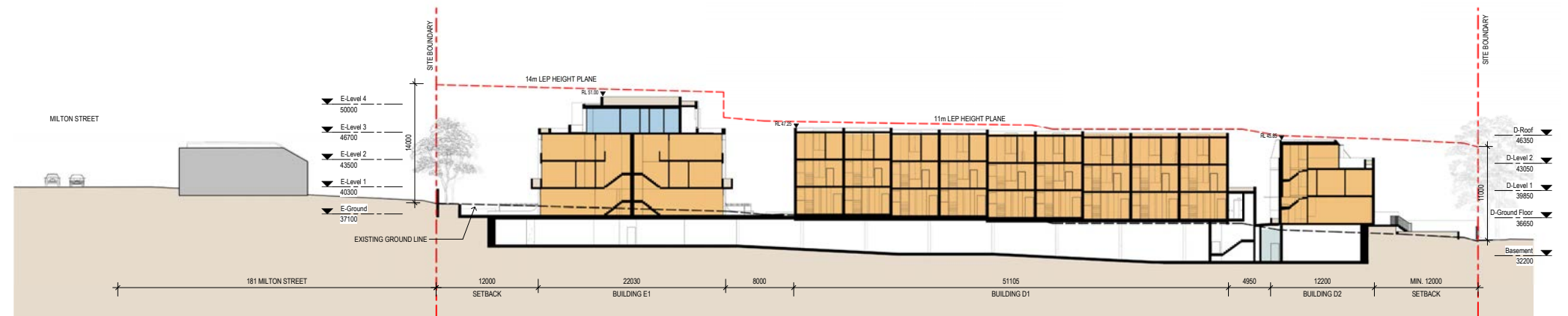
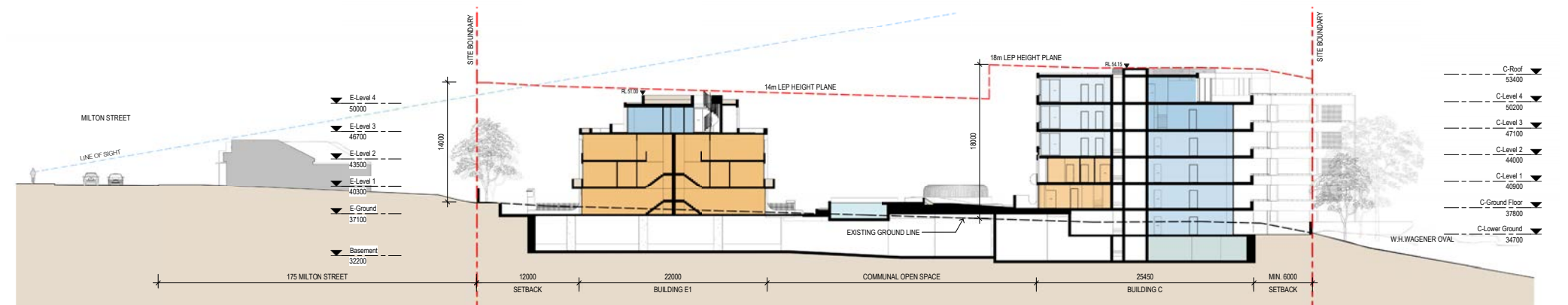
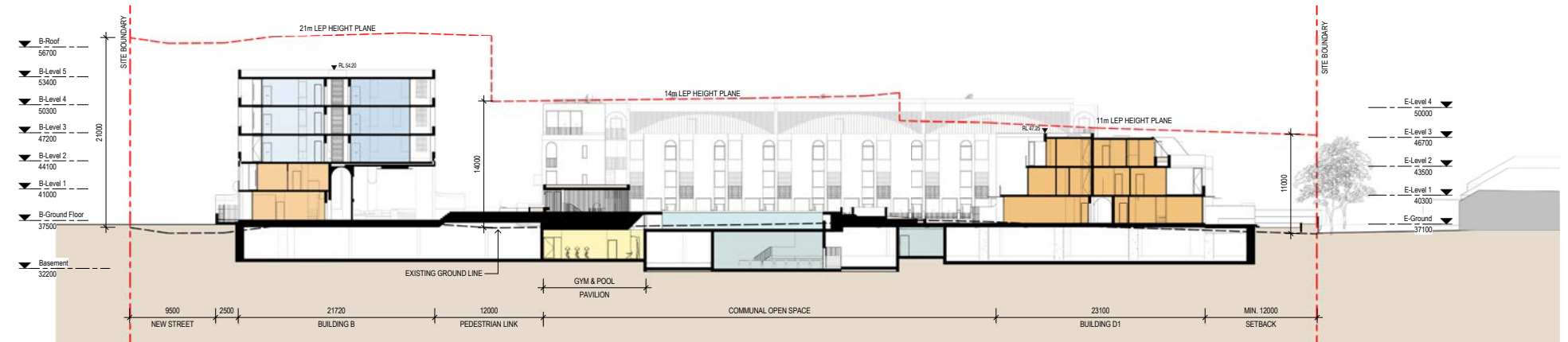
5.10 Roof Plan



Proposal

5.11 Section

Building heights are below the LEP height plane. Upper storeys are setback to residential interfaces and the Oval to reduce the scale of the dwellings.



Proposal

5.12 Elevation

Building heights are below the LEP height plane.

The terrace typology allows for a highly articulated building expression, and presents as a series of smaller dwellings. This rhythm works with the existing dwelling scale within the Ashbury Conservation Area.

The terrace typology also allows for the buildings to step with the terrain, rather than having large changes in level (as would be required in an apartment building).



Proposal

5.13 Milton Street

The existing Milton streetscape includes a series of single storey residential Bungalows with consistent height, setback and roof forms. They have slight variations in fence, detail and landscape . The expressed roof, lower and upper, becomes the visually dominant element.

The Milton Street terraces acknowledge this expression in a contemporary manner.

They are expressed as a series of detached single storey modules to the street with two storey elements in the background,. This provides a calm and consistent rhythm to the streetscape.

The terraces have an expressed roof that serrate the skyline, including single and two storey elements. This roof expression links the development to its context



Proposal

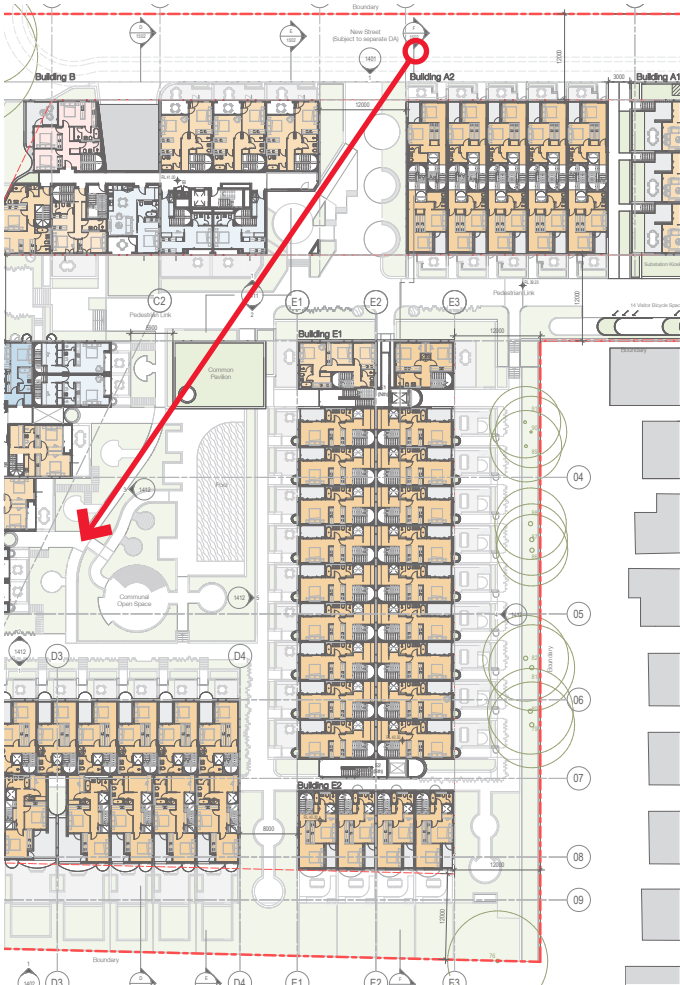
5.14 Entry Court

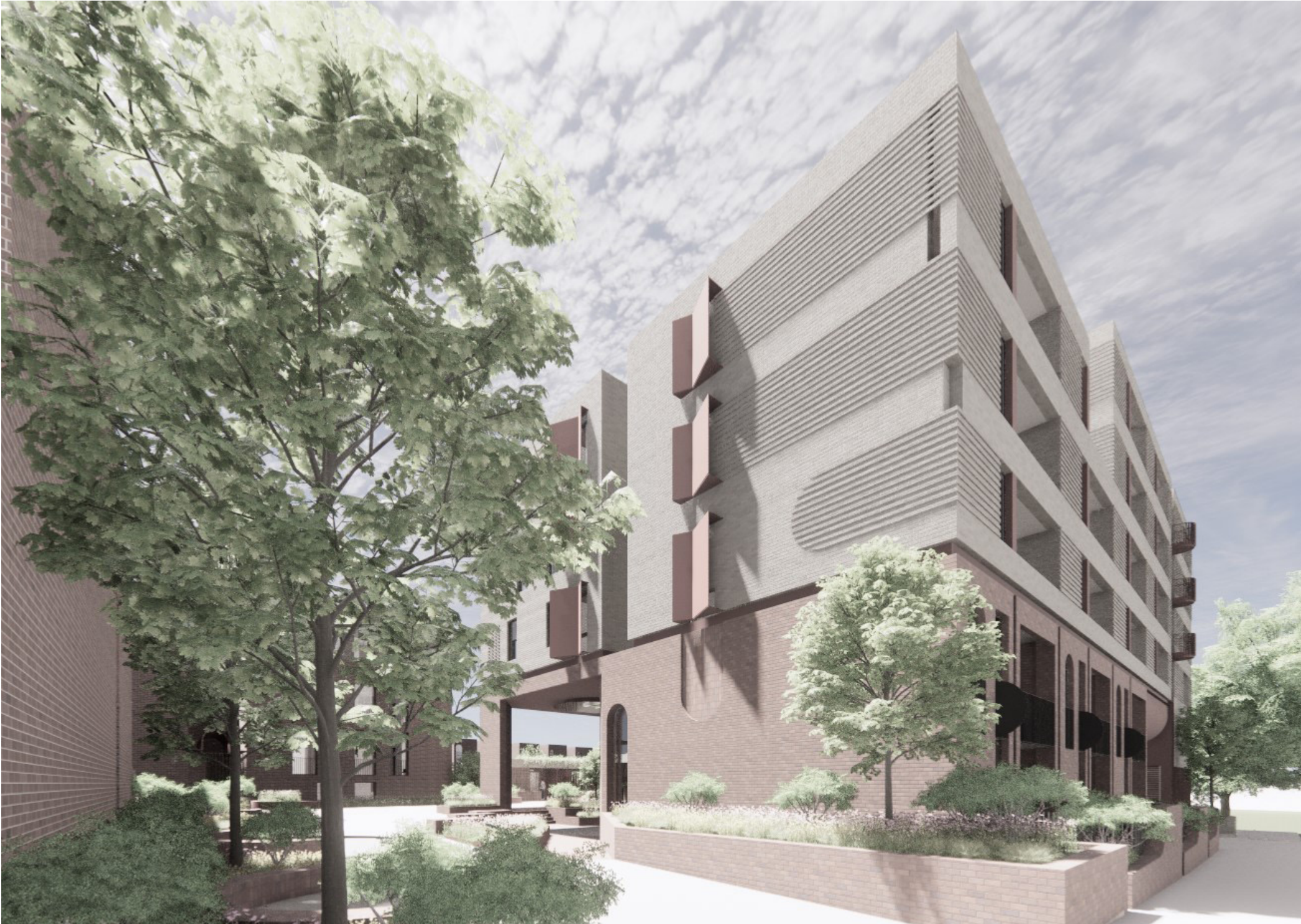
Building B is designed to provide a sight-line from the new street into the central communal courtyard.

To achieve this sight line the South Eastern corner of the building is eroded for 2 levels.

This carving also provides a generous landscaped 2 storey loggia into building B, with the ability to integrate public artwork.

Above, on levels 2 upwards, this rectified geometry establishes a clear form, and allows apartments to have clarity in planning.





Proposal

5.15 Pedestrian Walkway

The pedestrian walkway allows for a connection to be provided between Milton Street and W.H Wagener Oval.

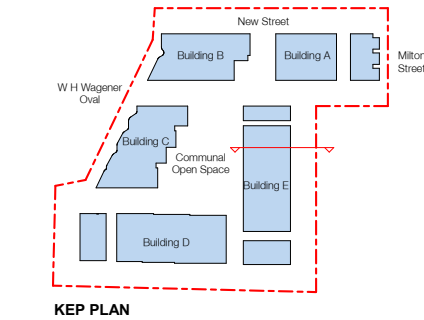
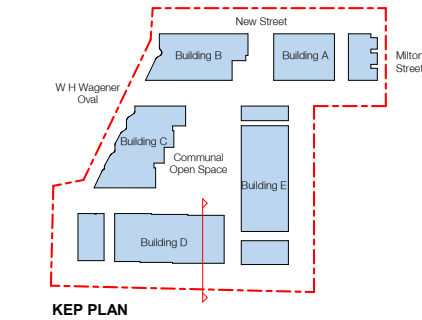
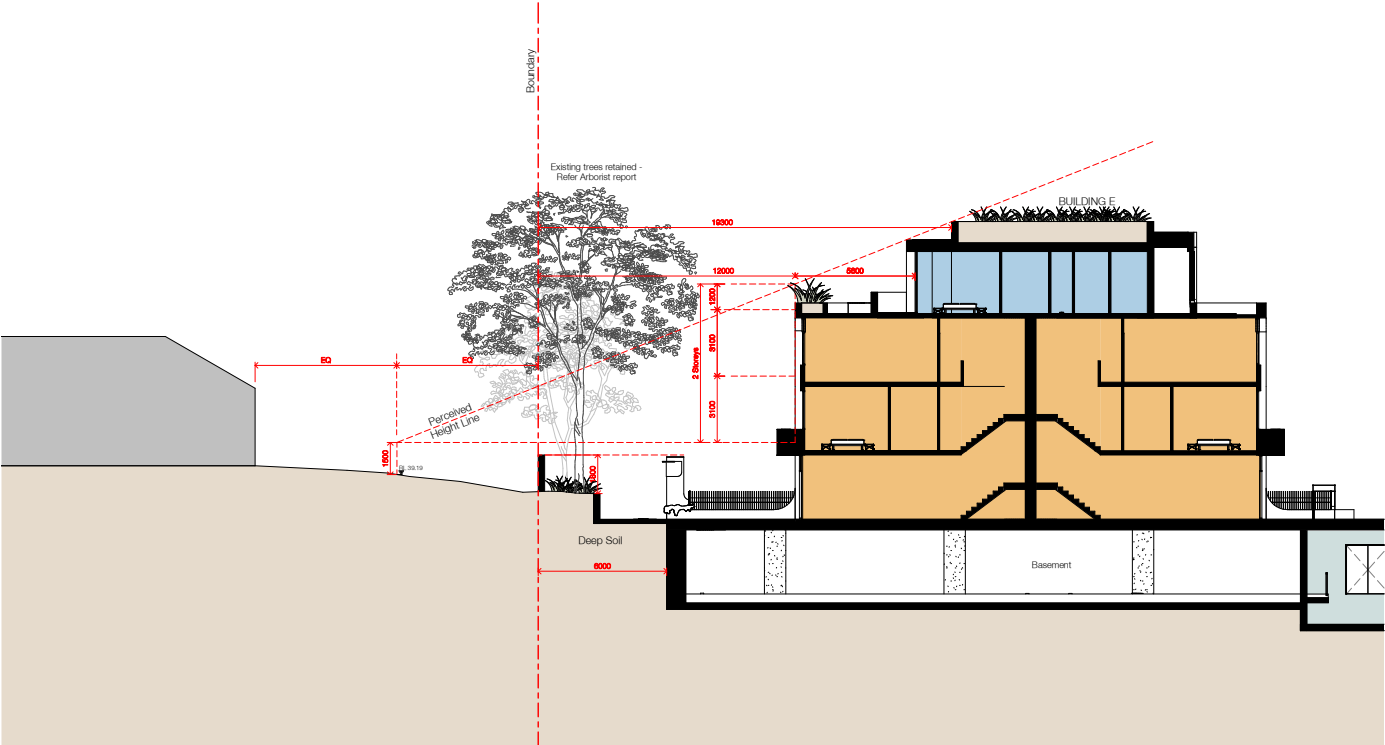
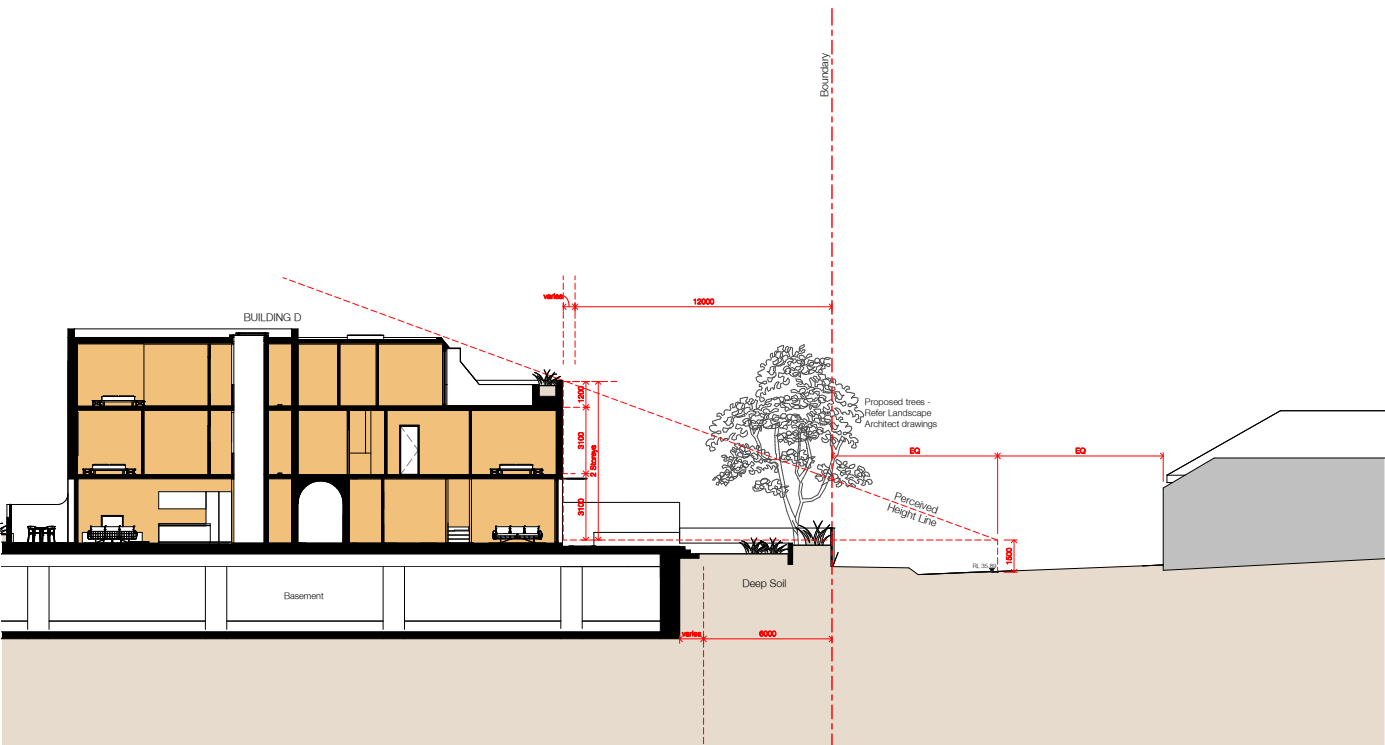
It includes a series of spaces for seating, promoting the interaction between the public and residents.

The entry sequence into ground floor dwellings activate the walkway and provide passive surveillance.

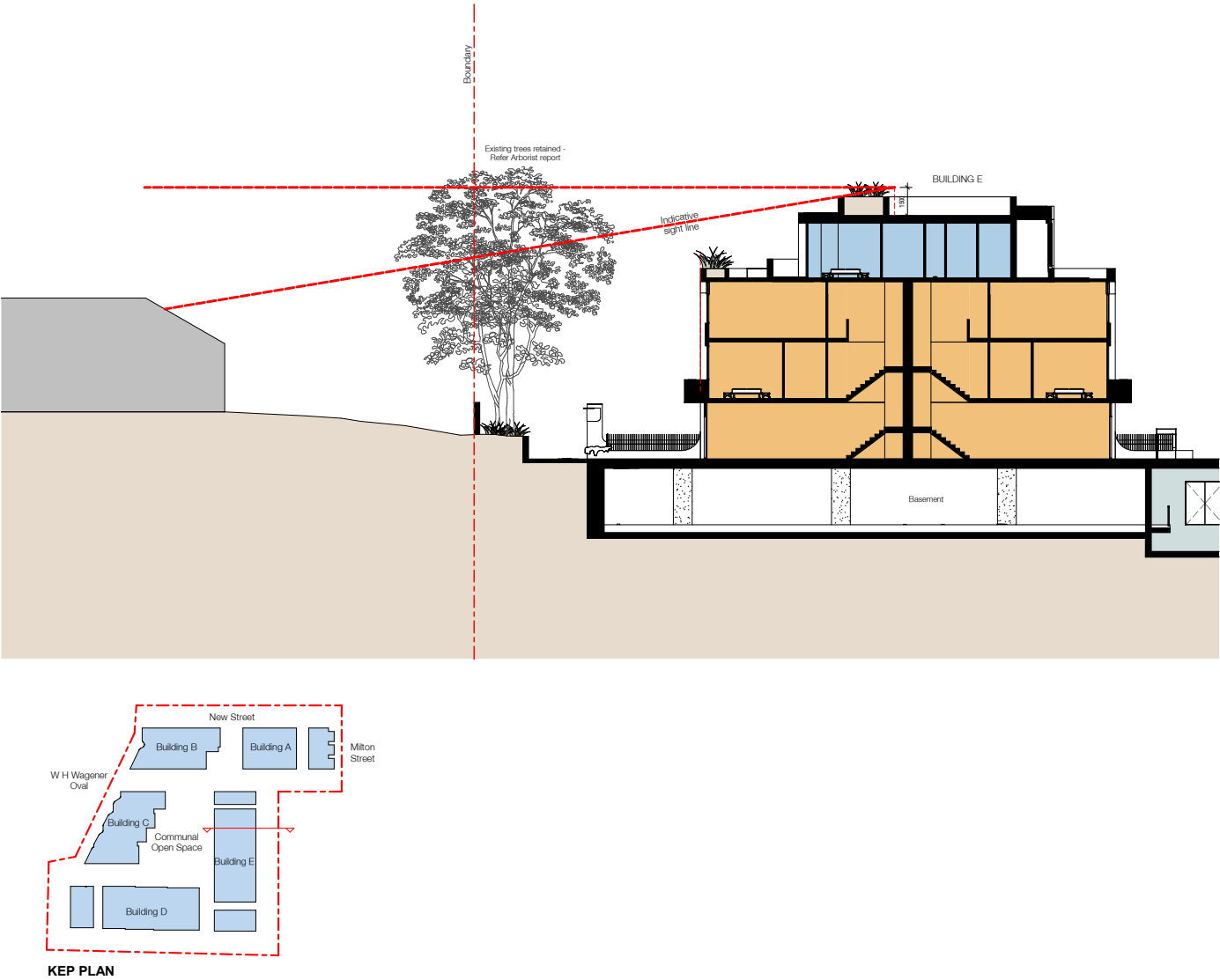




5.16 Percieved Height



5.17 Sight Line

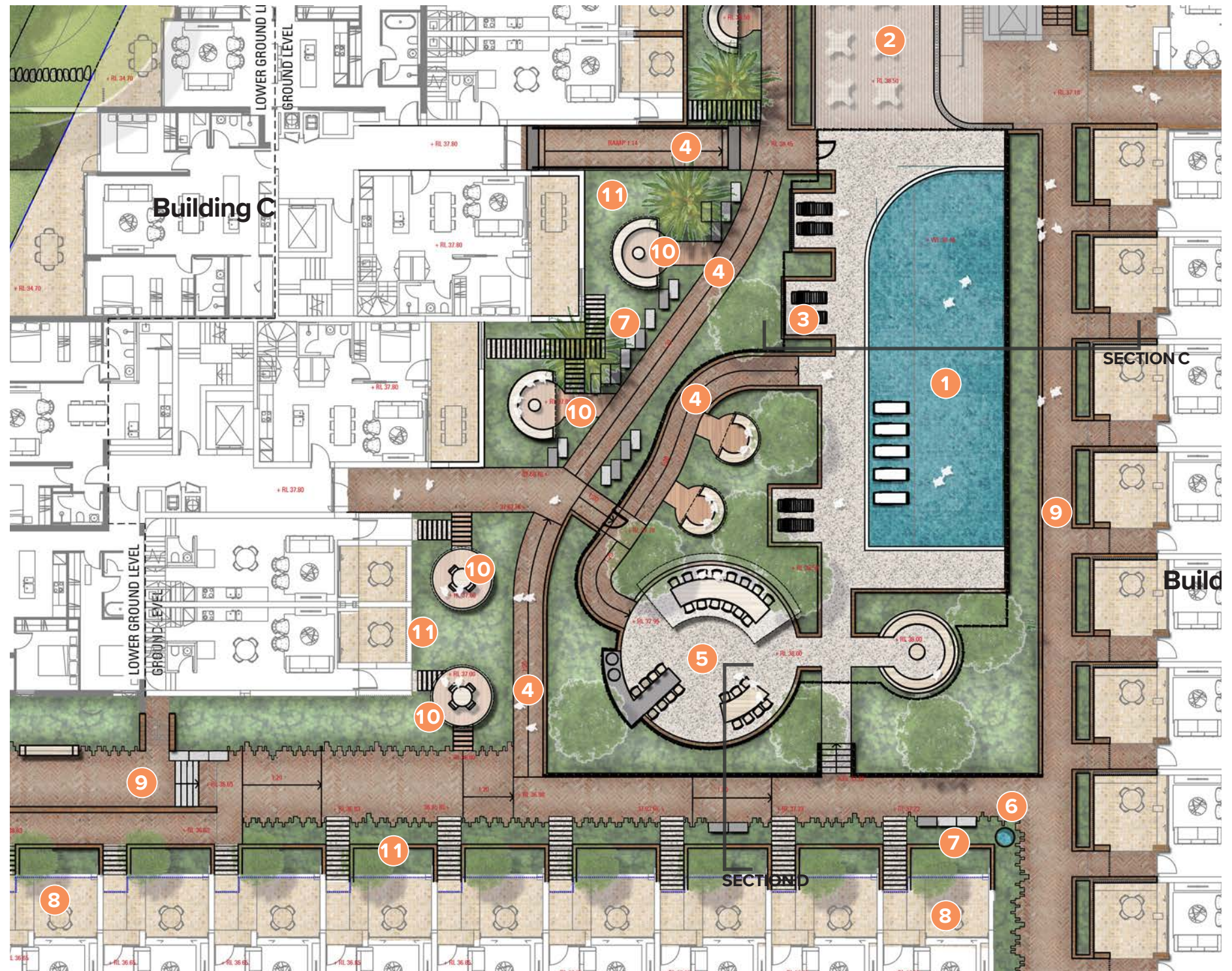
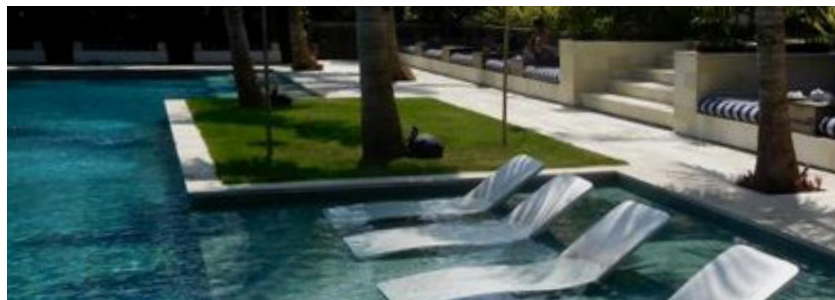




Proposal

5.18 Courtyard

- 1.2 Deep Pool
- Pavilion
- Deck Chair Area
- Accessible Ramp
- BBQ Kitchen / Dining area
- Water feature
- Concrete blocks
- Private courtyard with access
- Brick paved pathway
- Seating nooks
- Planted buffer to Private courtyard



Proposal

A large common courtyard is provided at the centre of the site between buildings C, D and E. It provides space for social interaction with seating areas, pool, and a common pavilion at the Northern end, which acts a bookend to the space.

A consistent expression is established between building E and D. This is achieved by providing a setback on Level 3 of building E.



Expression + Materials

6

6.1 Ashfield Clay



Sydney brickwork has a series of tonal variations depending on the location of the quarry. Brickwork within the Ashbury conservation area is typically sourced from Wianamatta shale. The proposed brickwork will be consistent with this existing stock.

Expression + Materials

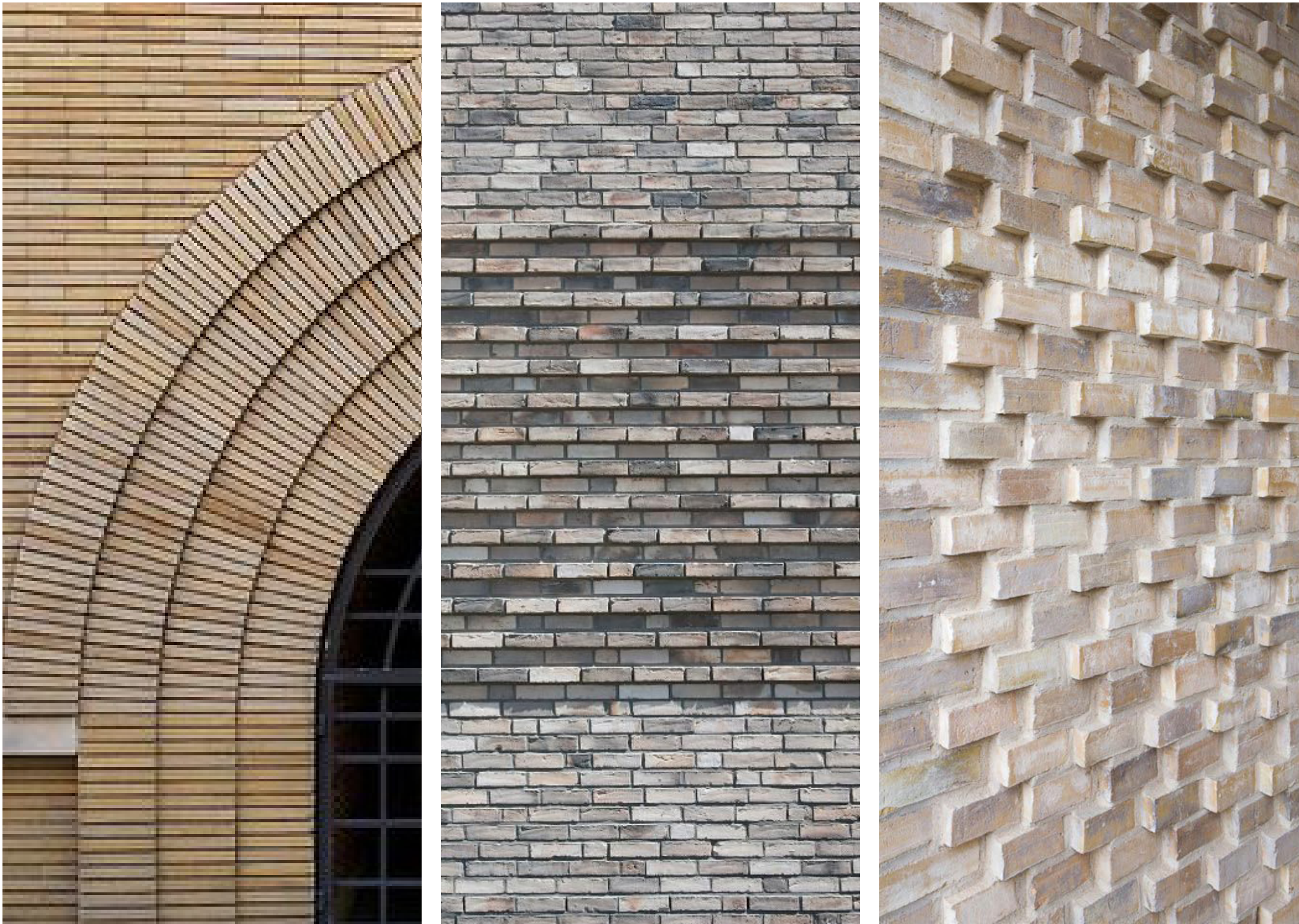
6.2 Brick - Material & Craft



The expression of the brickwork will include traditional craft and detail with elements such as expressed arches and deep reveals included. This expression will honour the lineage of the site as former brick quarry, as well as the character of the Ashbury heritage conservation area.



6.3 Brick - Texture & Detail



An additional level of detail and texture will be added to the brickwork to emphasis focal points. This includes entries, openings, common space and the ground level 'base' to the apartment buildings.

6.4 Architectural Materials



BWK(1)
Face Brickwork Type 1
Bowral Blends - Bargo (10% Bowral Brown & 90% Gertrudis Brown) or similar



BWK(2)
Face Brickwork Type 2
Bowral 76 Simmental Silver or similar



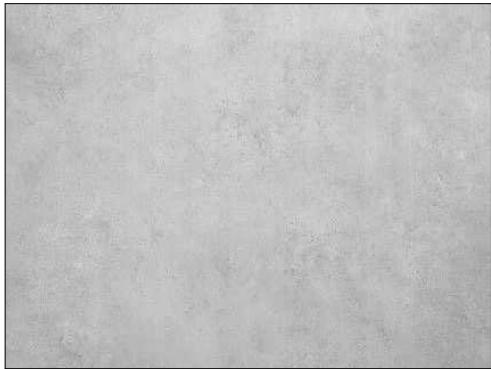
MCL(1)
Metal Roof and Cladding
Vertical Profile - Colorbond Manor Red or similar



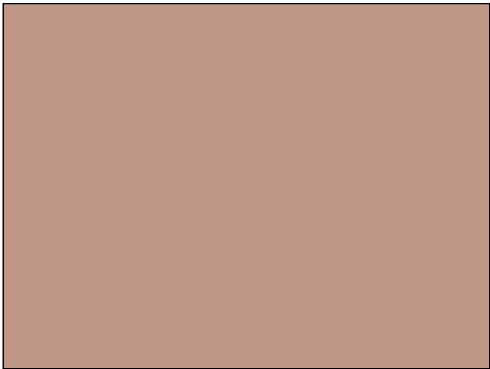
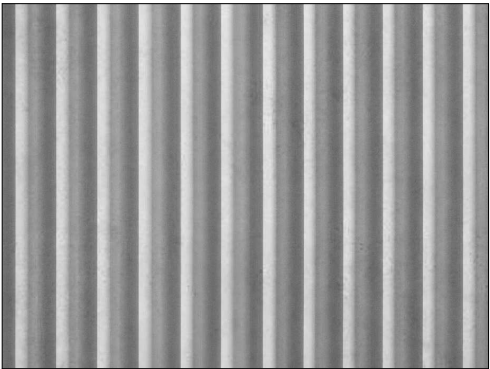
MBL / MWD / MCL(2)
Metal Roof and Cladding
No Profile - Colorbond Manor Red or similar



TFD / TPF
Timber Framed Window and Door or similar



CSM / CTX
Concrete or similar
Smooth and Textured Finish



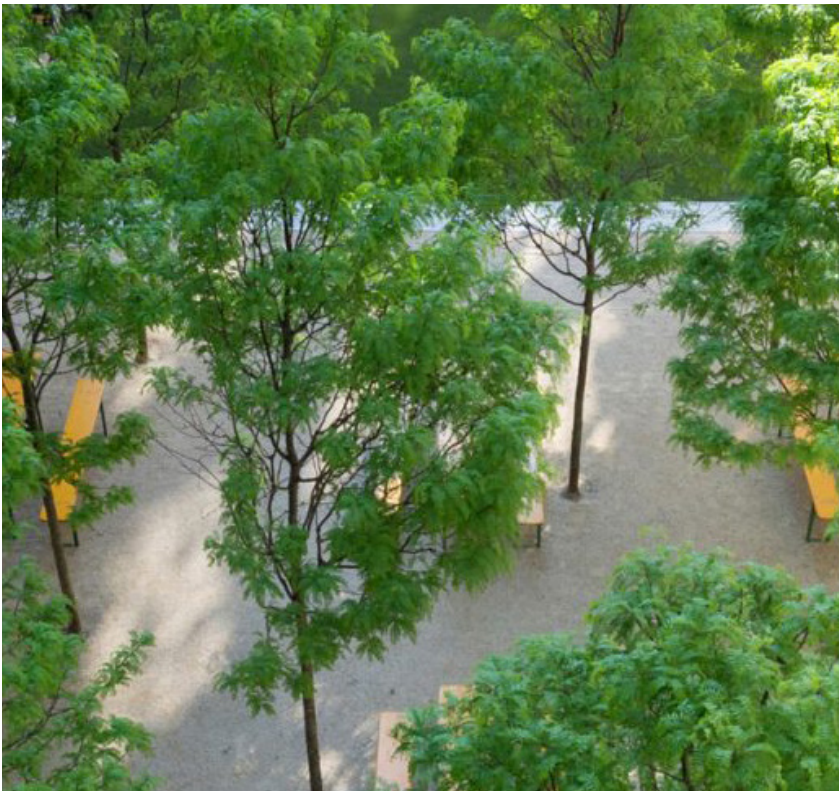
CPF
Concrete or similar
Painted Finish - Colour to match brickwork tone



6.5 Landscape Materials



6.6 Landscape Palette



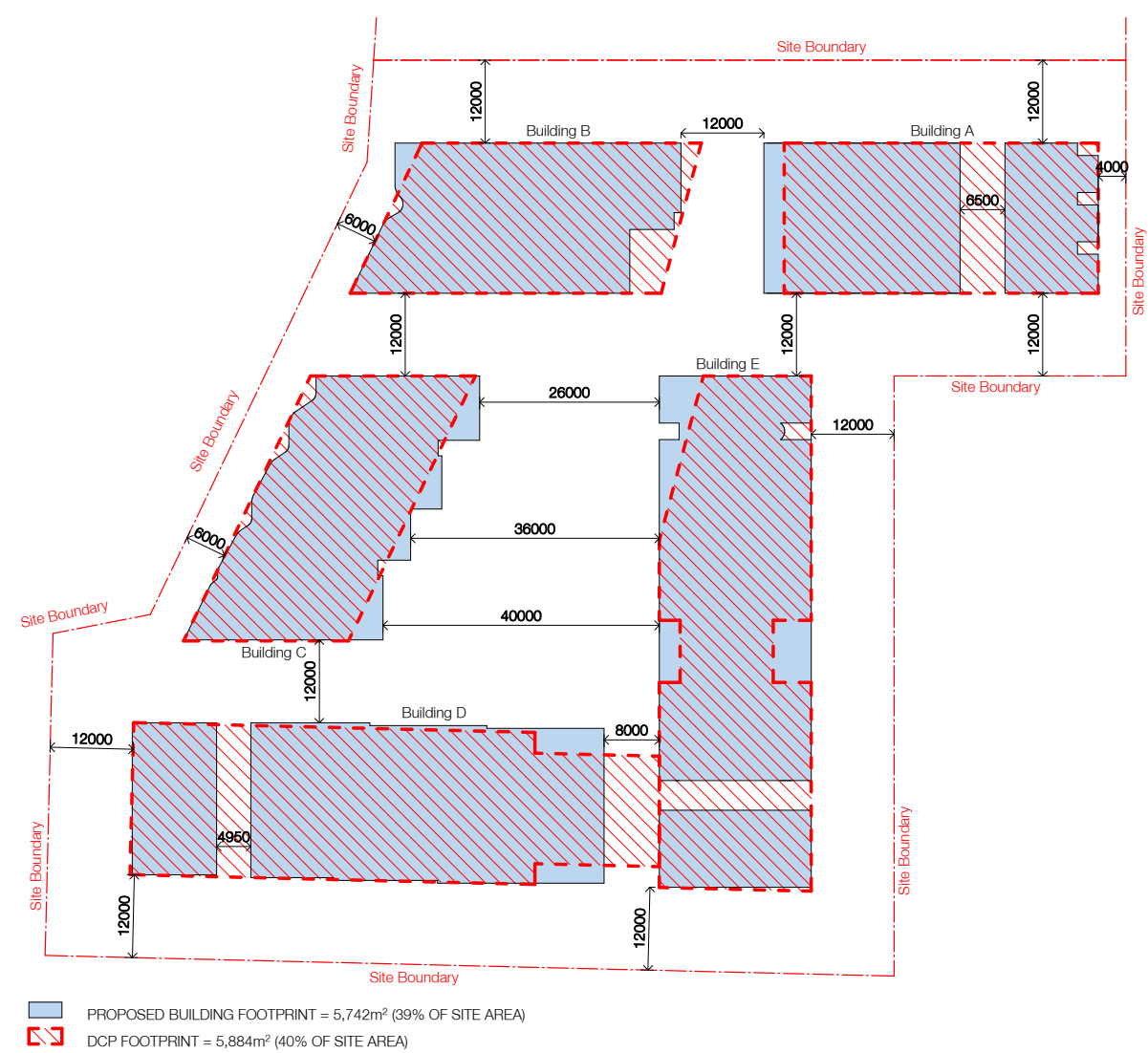
6.7 Landscape Planting



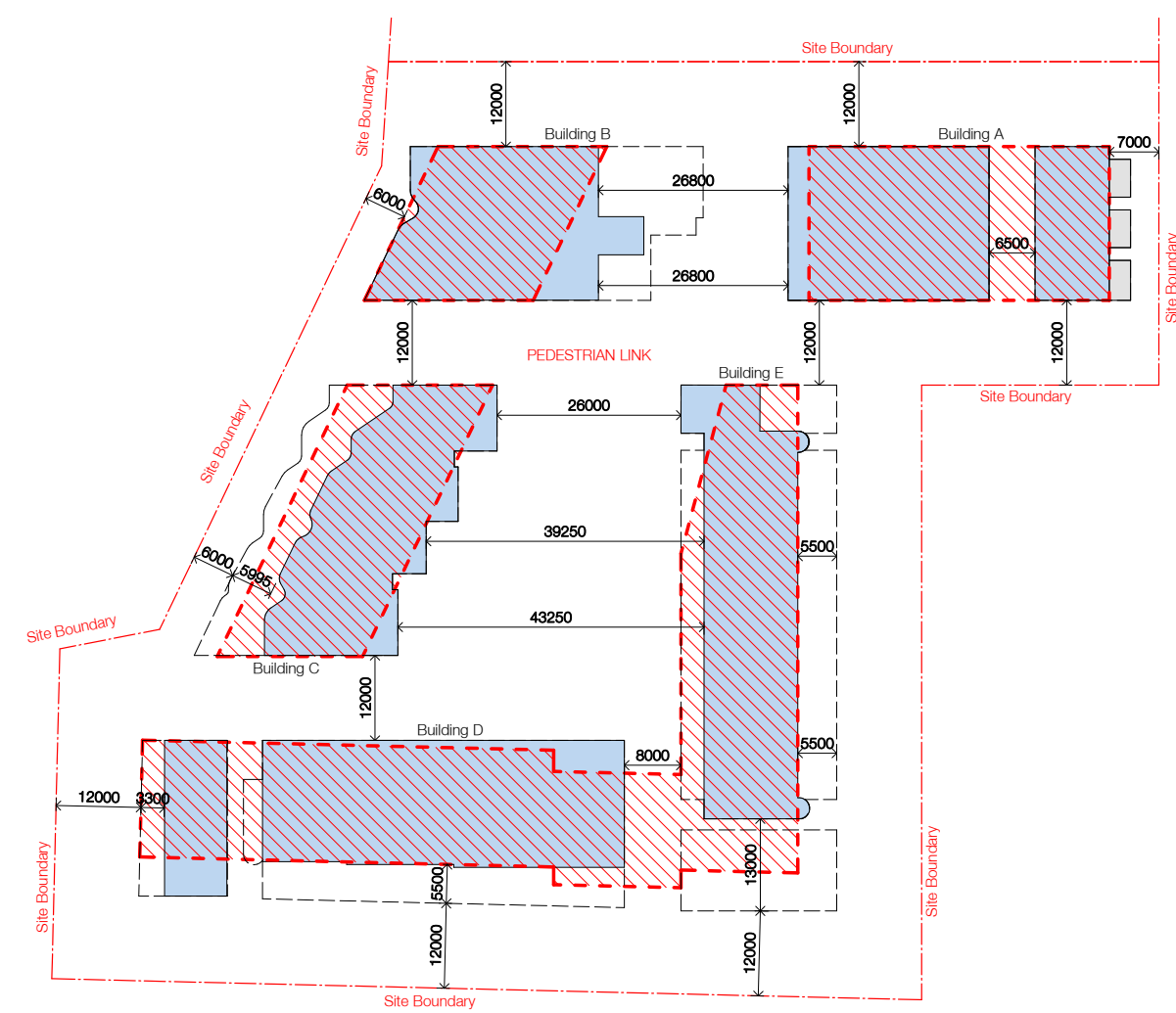
Analysis

7

7.1 DCP Comparison - Footprint

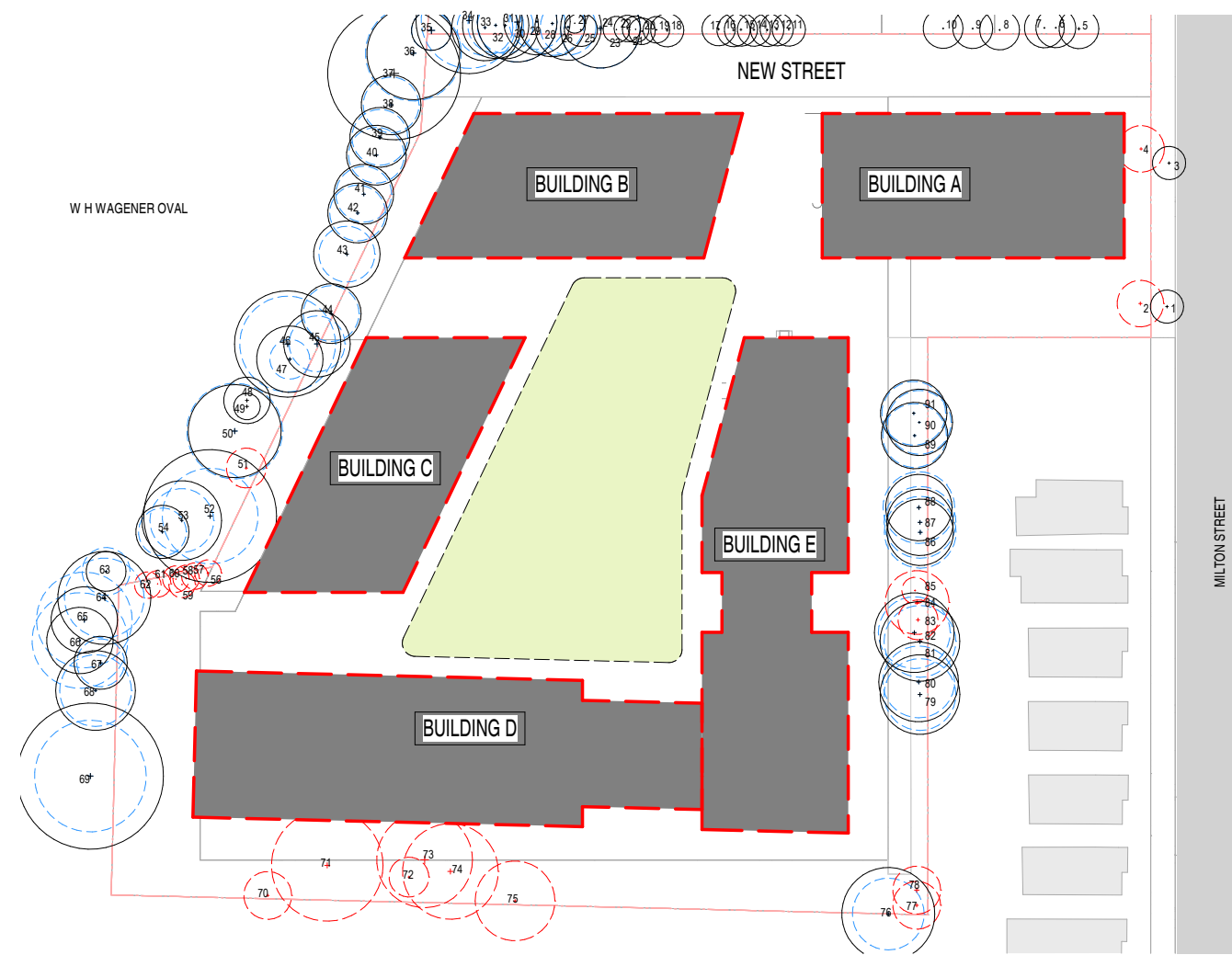


DCP Overlay Footprint



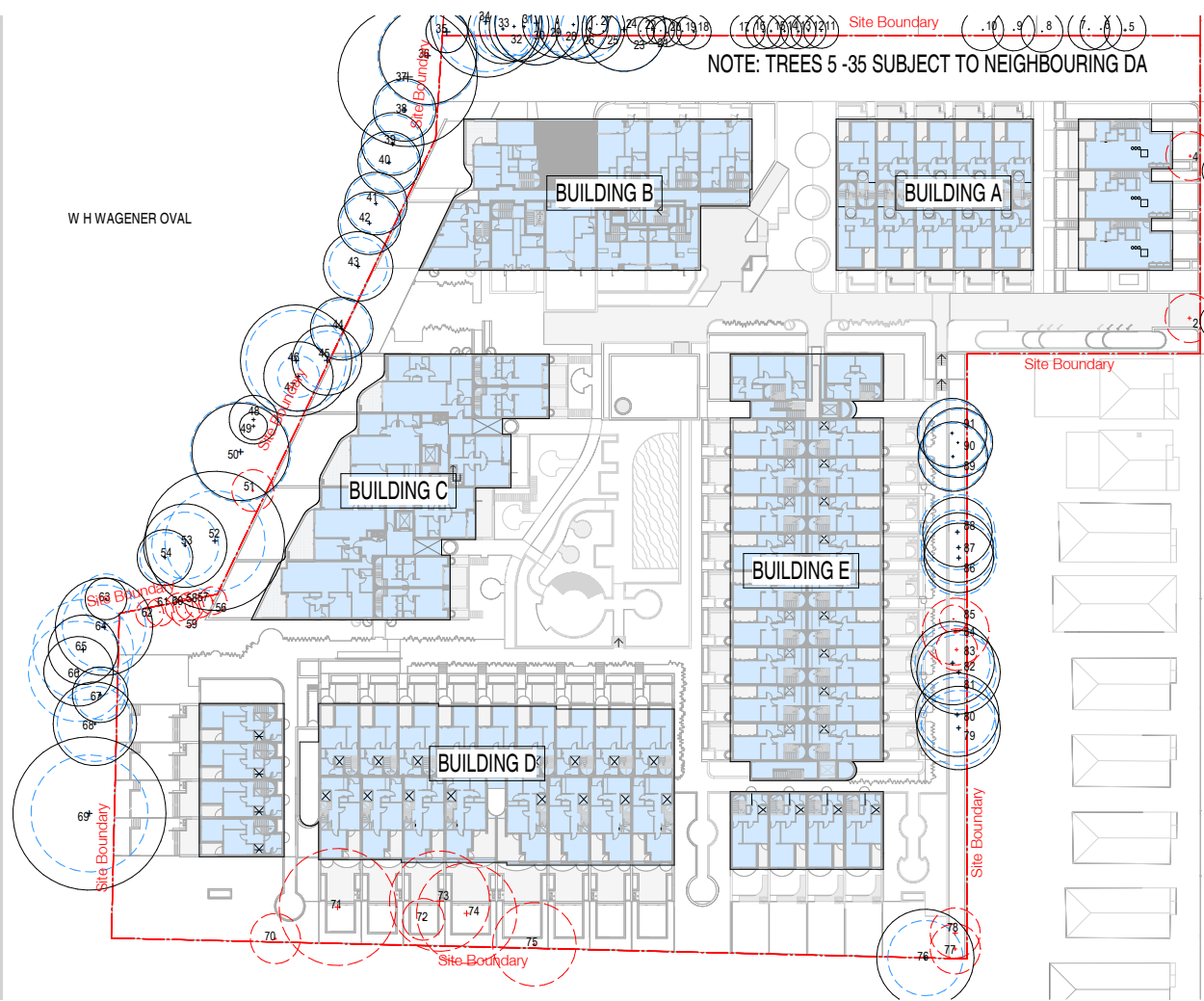
DCP Overlay Upper Levels

7.2 DCP Comparison - Existing Trees



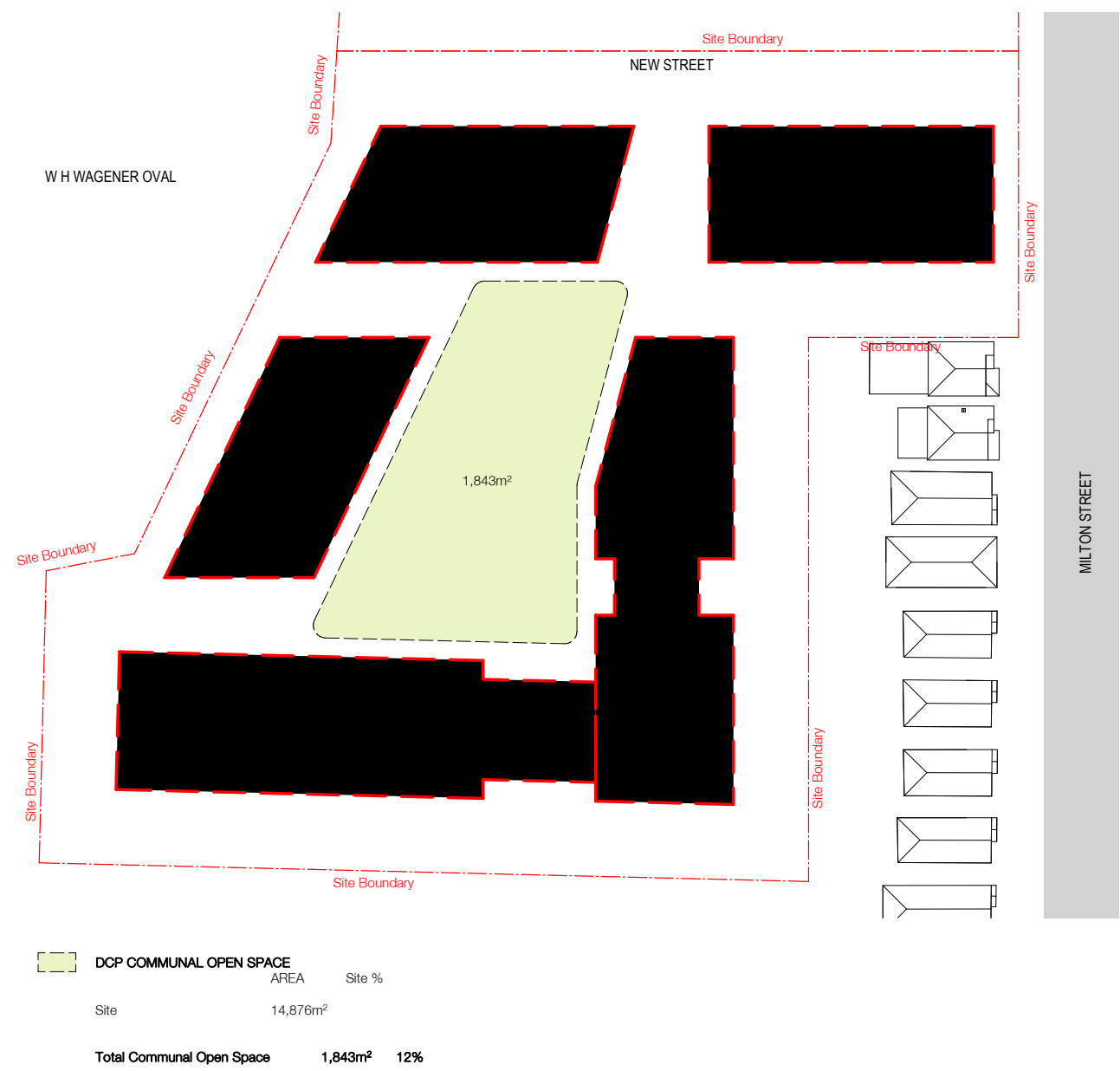
DCP Tree Protection Zone Plan

- EXISTING TREE
- TREE TO BE REMOVED

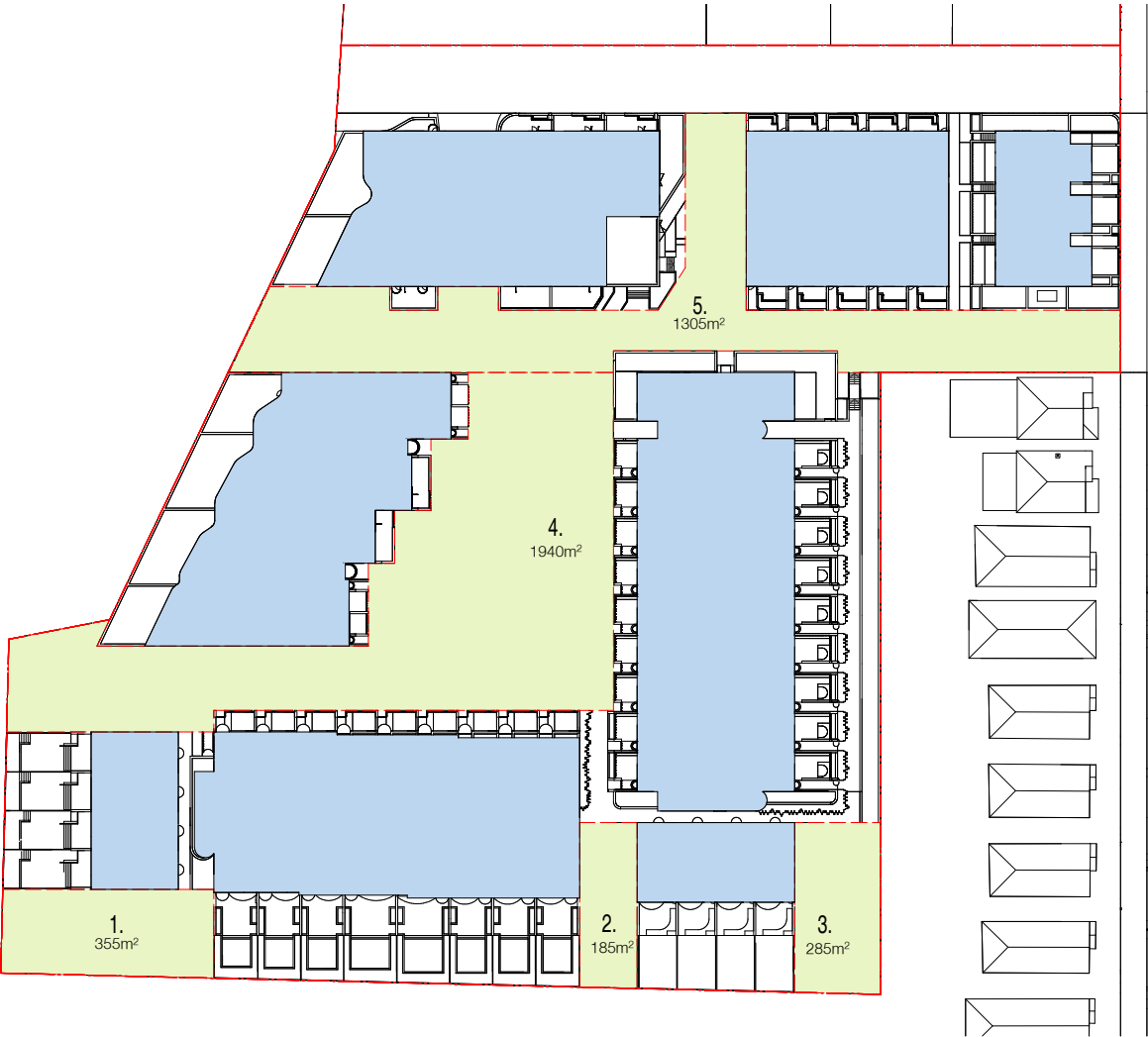


Proposed Tree Protection Zone Plan

7.3 DCP Comparison - Open Space

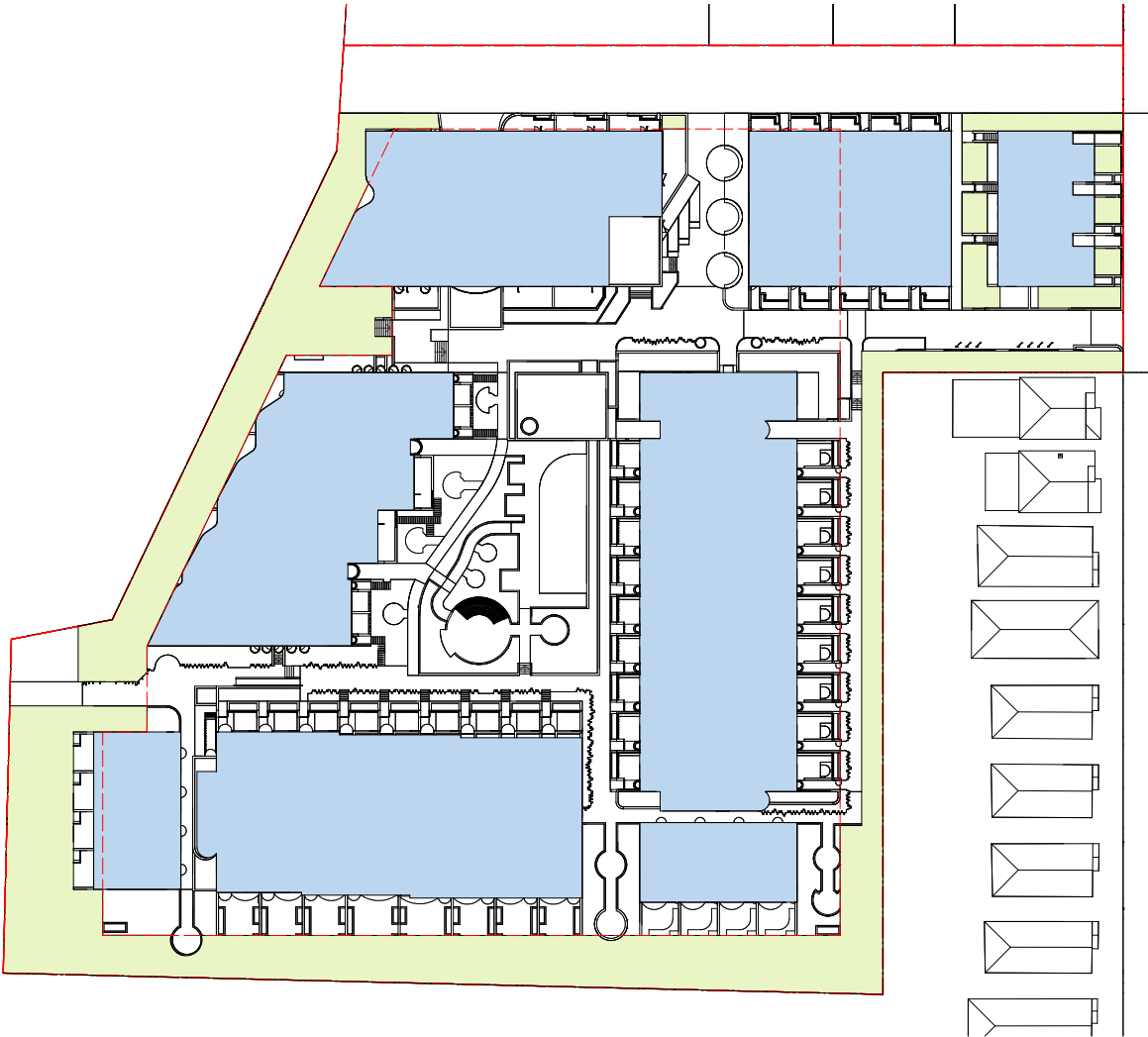


7.4 Communal Open Space/ Deep Soil



Communal Open Space

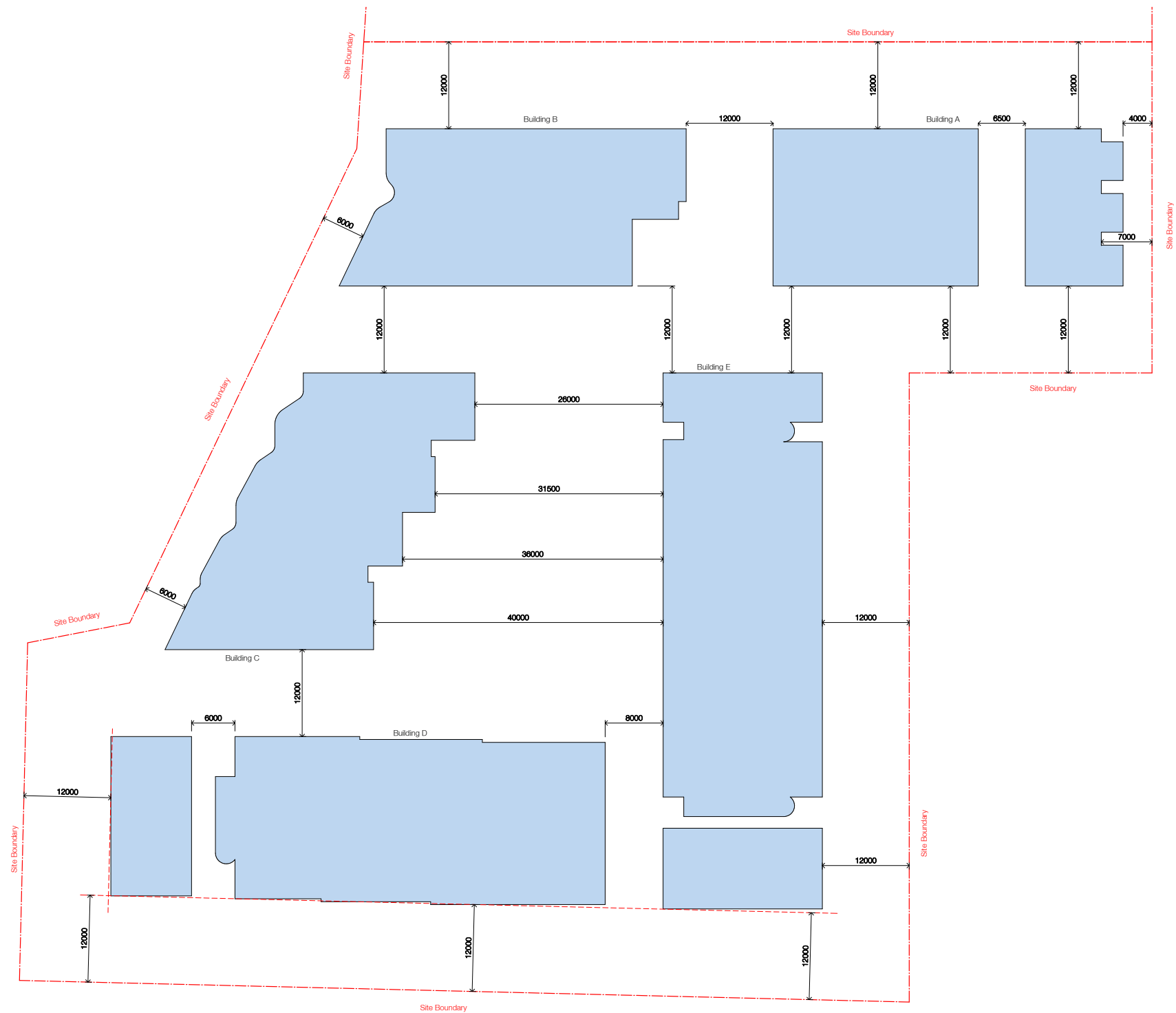
Site	PROPOSED COMMUNAL OPEN SPACE	Site %
	AREA	
Site	14,876m ²	
1. South West	355m ²	2%
2. South	185m ²	1%
3. South East	285m ²	2%
4. Central	1,940m ²	13%
5. Pedestrian Link	1,305m ²	9%
Total Communal Open Space	4,070m ²	27%



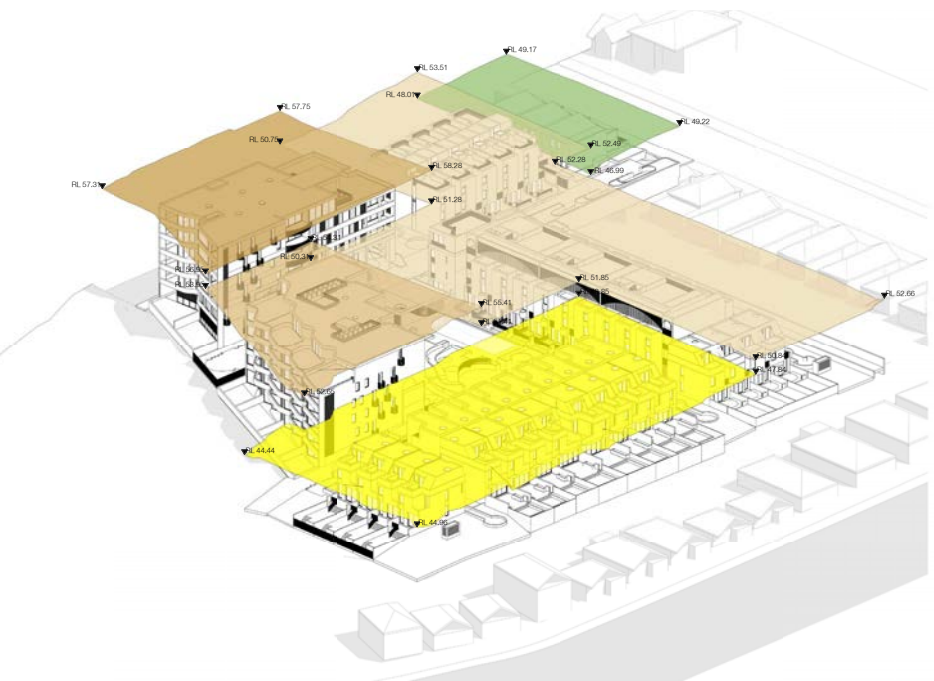
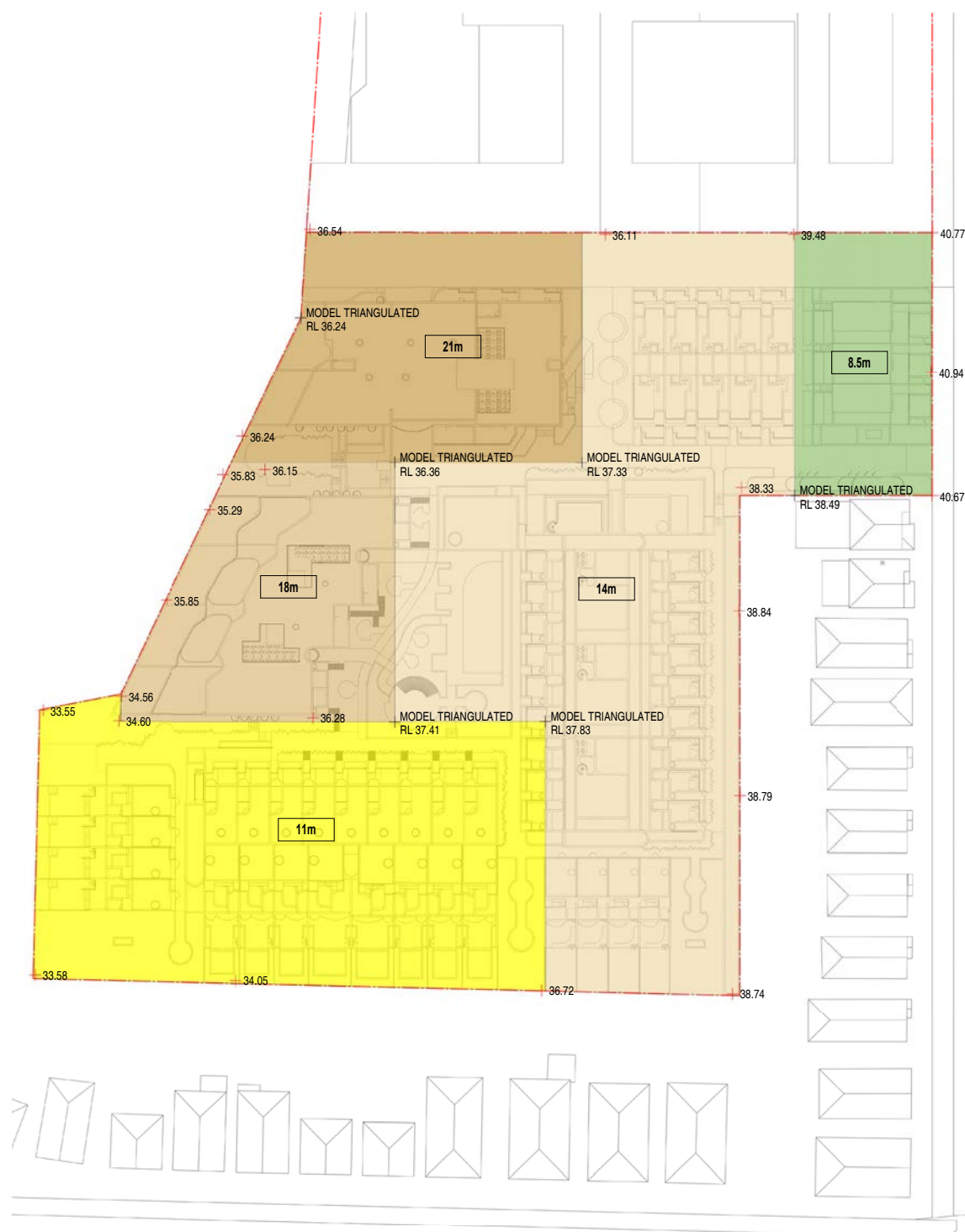
Deep Soil

Site	PROPOSED DEEP SOIL	%
	AREA	
Site	14,876m ²	
Total	2,394m ²	16%

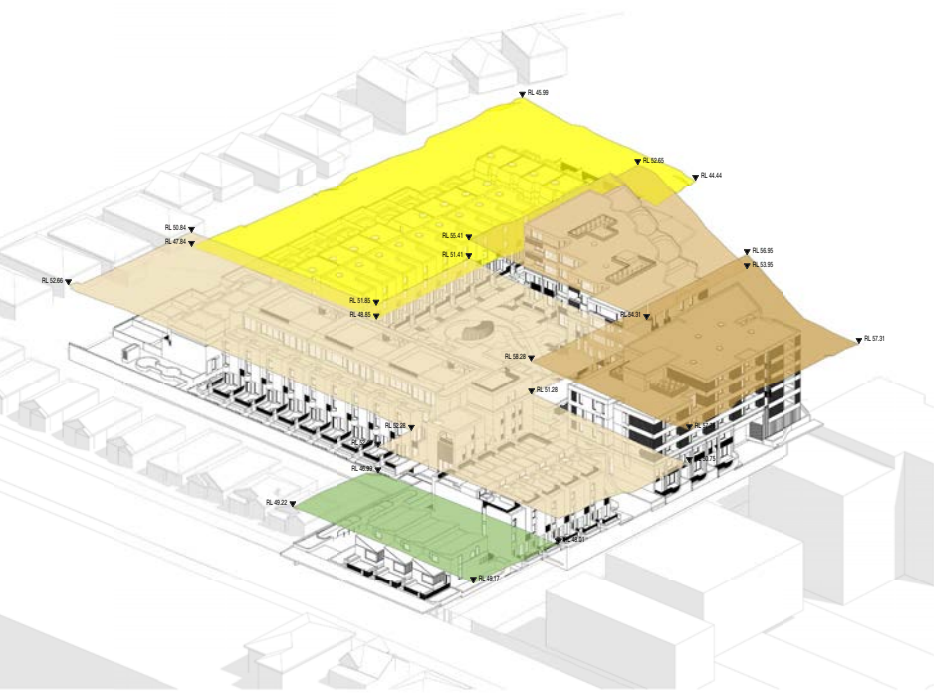
7.5 Separation and Setbacks



7.6 LEP Height

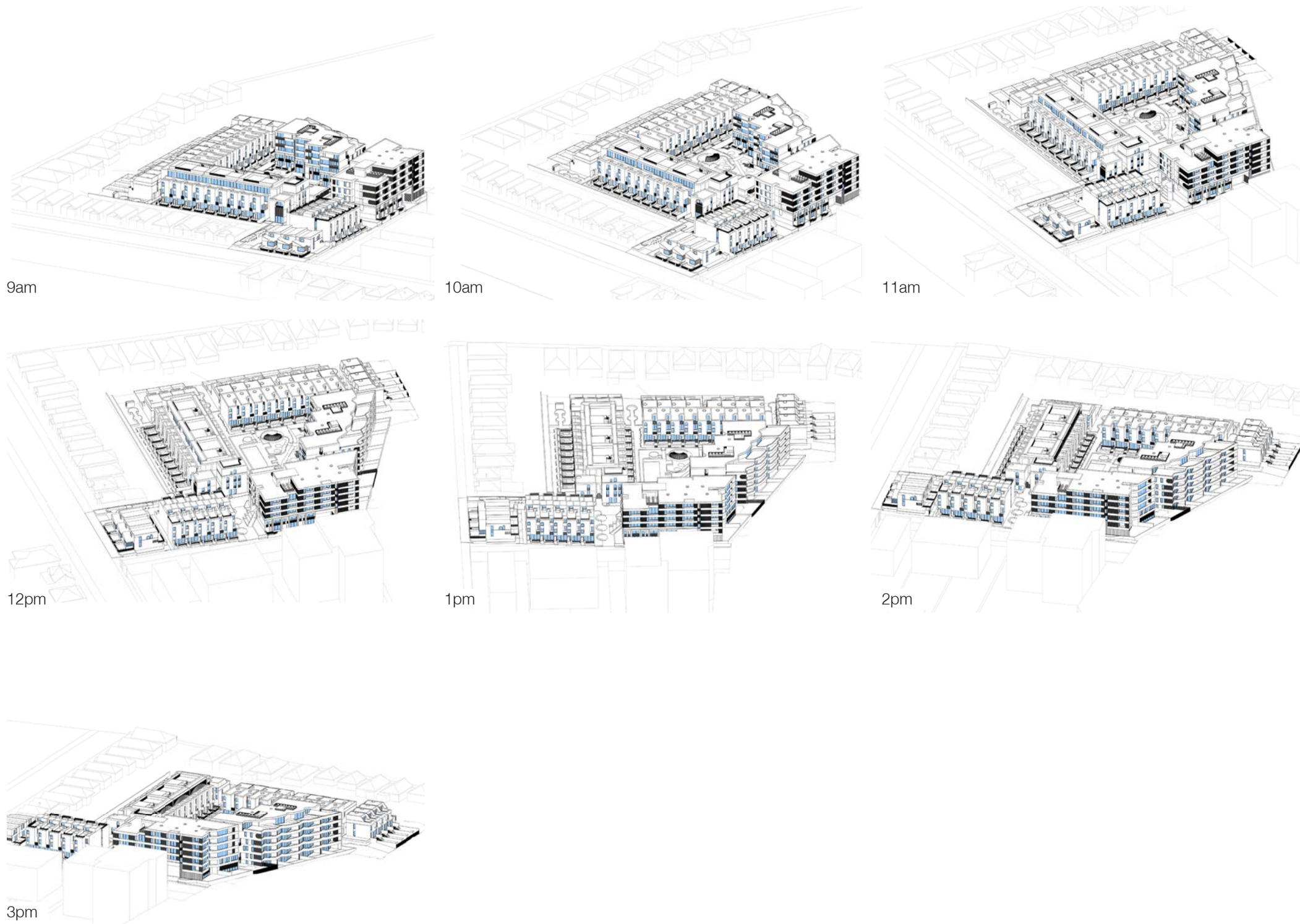


LEP - Axo 01

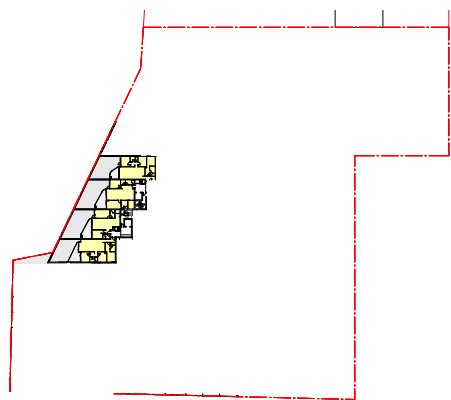


LEP - Axo 02

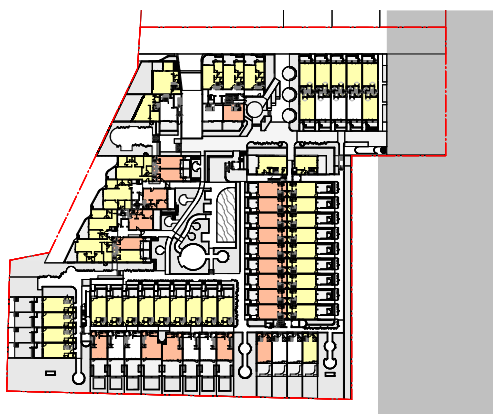
7.7 Solar_Access



7.7 Solar Access



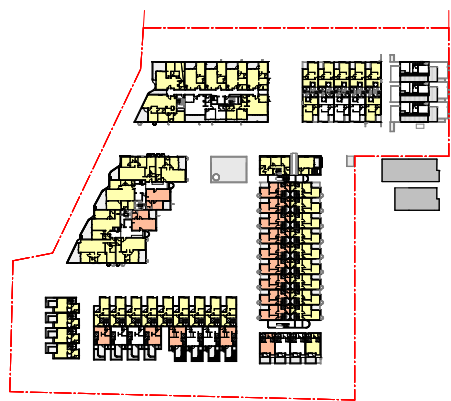
Ground (Lower) Solar



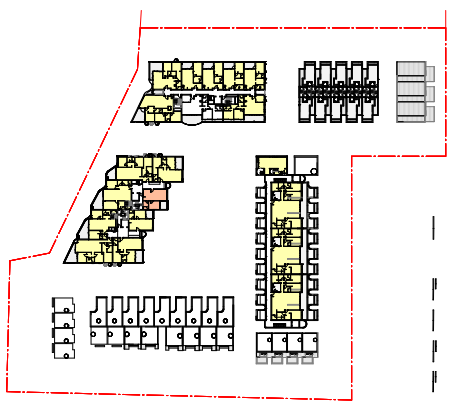
Ground (Upper) Solar



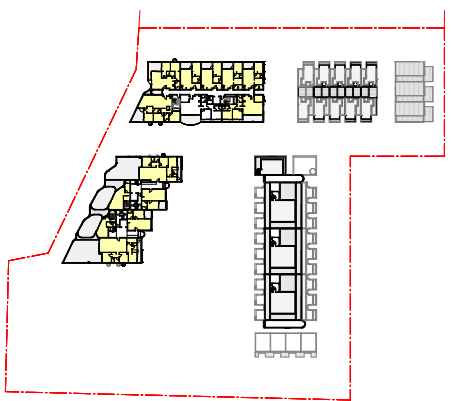
Level 1 Solar



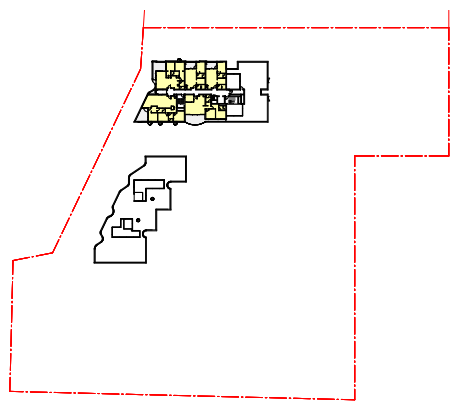
Level 2 Solar



Level 3 Solar



Level 4 Solar



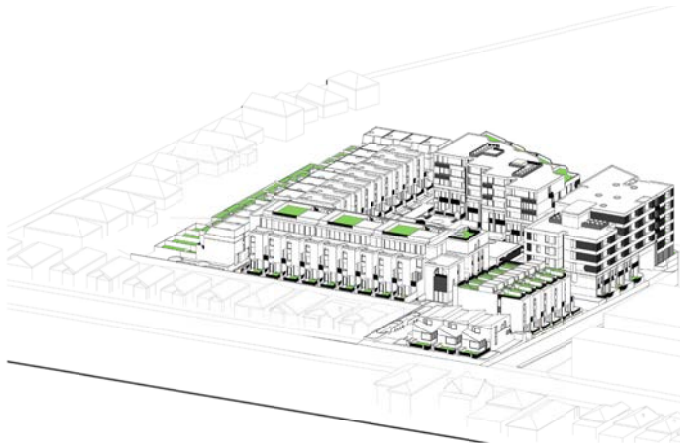
Level 5 Solar

SEPP65 Solar - Overall			SEPP65 Solar - Building C		
SOLAR	NUMBER	%	SOLAR	NUMBER	%
2 HOURS	100	72%	2 HOURS	30	79%
15 MINUTES	23	17%	15 MINUTES	6	21%
NO DIRECT SUNLIGHT	15	11%	NO DIRECT SUNLIGHT	38	100%
	139	100%			

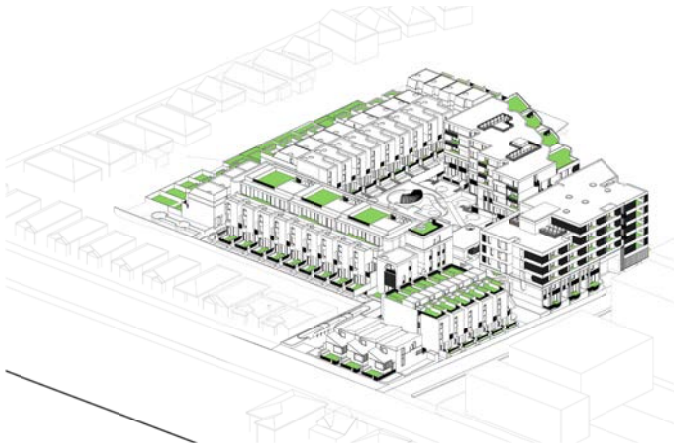
SEPP65 Solar - Building A			SEPP65 Solar - Building D		
SOLAR	NUMBER	%	SOLAR	NUMBER	%
2 HOURS	10	77%	2 HOURS	13	62%
15 MINUTES	3	23%	15 MINUTES	4	19%
NO DIRECT SUNLIGHT	13	100%	NO DIRECT SUNLIGHT	21	100%

SEPP65 Solar - Building B			SEPP65 Solar - Building E		
SOLAR	NUMBER	%	SOLAR	NUMBER	%
2 HOURS	31	82%	2 HOURS	16	57%
15 MINUTES	1	3%	15 MINUTES	10	36%
NO DIRECT SUNLIGHT	6	16%	NO DIRECT SUNLIGHT	2	7%
	38	100%		28	100%

7.8 Solar_Private Open Space



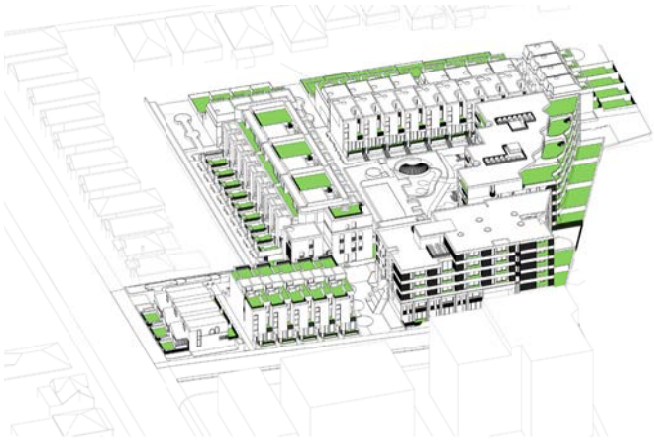
9am



10am



11am



12pm



1pm

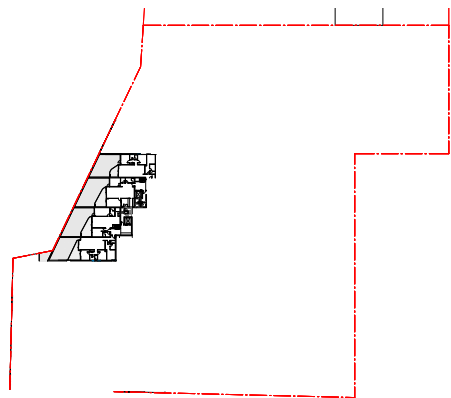


2pm

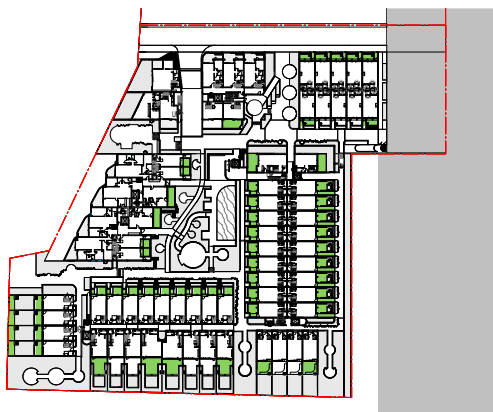


3pm

7.8 Solar_Private Open Space



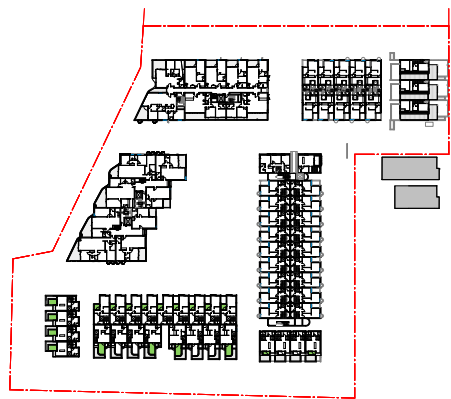
Ground (Lower) Solar POS



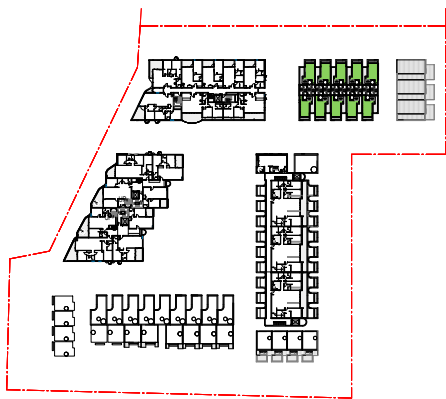
Ground (Upper) Solar POS



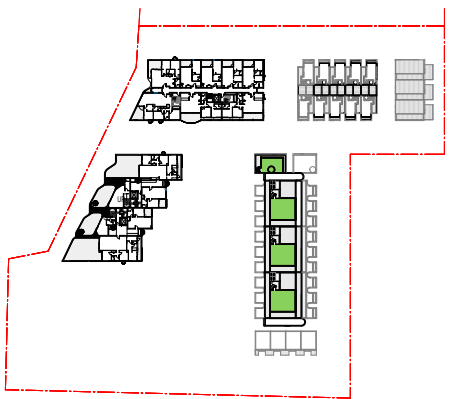
Level 1 Solar POS



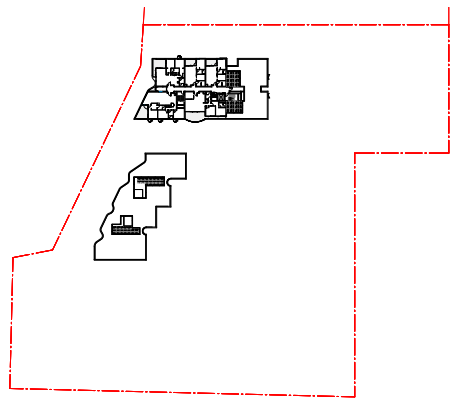
Level 2 Solar POS



Level 3 Solar POS

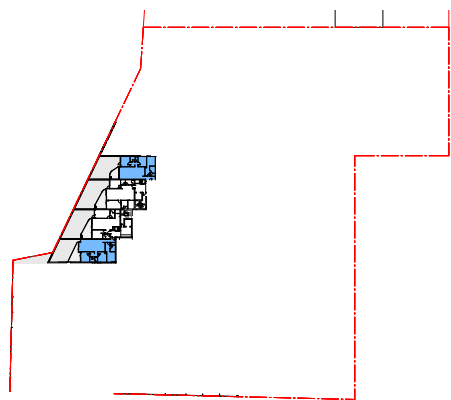


Level 4 Solar POS

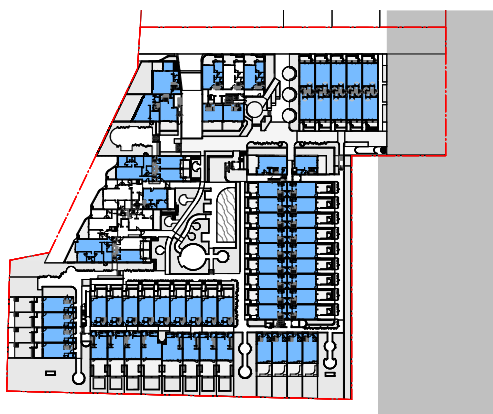


Level 5 Solar POS

7.9 Cross Ventilation



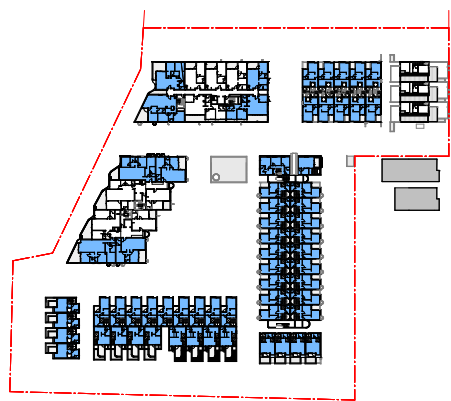
Ground (Lower) X-vent



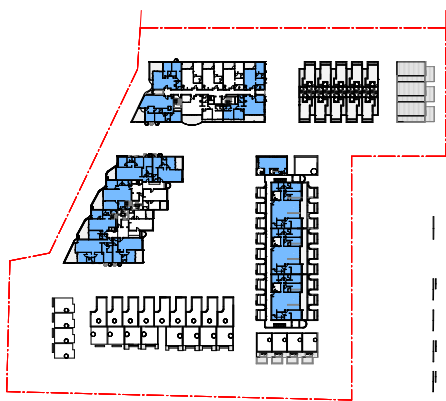
Ground (Upper) X-vent



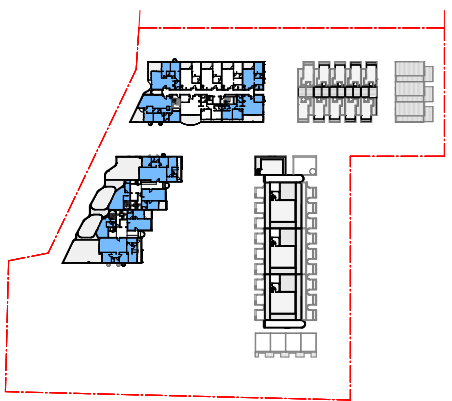
Level 1 X-vent



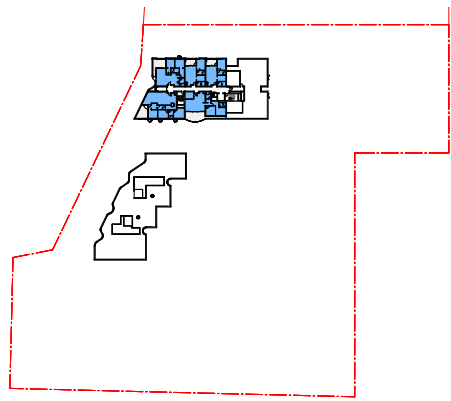
Level 2 X-vent



Level 3 X-vent



Level 4 X-vent



Level 5 X-vent

SEPP65 Cross Vent. - Overall			SEPP65 Cross Vent. - Building C		
Cross Vent	NUMBER	%	Cross Vent	NUMBER	%
COMPLIANT	110	80%	COMPLIANT	24	60%
NON-COMPLIANT	28	20%	NON-COMPLIANT	14	37%
	138	100%		38	100%

SEPP65 Cross Vent. - Building A			SEPP65 Cross Vent. - Building D		
Cross Vent	NUMBER	%	Cross Vent	NUMBER	%
COMPLIANT	13	100%	COMPLIANT	21	100%
NON-COMPLIANT	0	0%	NON-COMPLIANT	0	0%
	13	100%		21	100%

SEPP65 Cross Vent. - Building B			SEPP65 Cross Vent. - Building E		
Cross Vent	NUMBER	%	Cross Vent	NUMBER	%
COMPLIANT	24	60%	COMPLIANT	28	100%
NON-COMPLIANT	14	37%	NON-COMPLIANT	0	0%
	38	100%		28	100%

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interiors, urban design
and planning.
Let's collaborate.