



ORION ROAD LANE COVE WEST - Planning Proposal - October 2015
Owner / Proponent of Proposal: Ducru Pty Ltd

INTRODUCTION

The purpose of this report is to analyse the urban design issues in regards to the planning proposal for 14-20 Orion Road at Lane Cove West. In this document this site will be referred to as the 'subject site' or 'the site'.

This report assesses the site with a view to reaffirming appropriate urban design:

- Rezoning for mixed use development;
- Establishing appropriate height controls and built form.

Planning issues are to be addressed in the planning proposal report prepared separately by Urbis.

The subject site is 14-20 Orion Road under the ownership of Ducru Pty Ltd.

The subject site is located 3 kilometres from North Ryde Railway Station and as accessed from Epping Road.



STUDY AREA

In terms of the site's location, this is both a benefit and a challenge. The site is well-located given the proximity of major services, public transport, infrastructure and jobs. The site is physically separated from existing residential communities. This means that the new development will have negligible impacts on existing residential communities, which is highly unusual in an inner-city location potentially accommodating a large number of dwellings.

The separation and leafy outlook, with excellent access to jobs and services, is an attractor to future residents, and the size of the development is such that it will create a community in itself.

The separation from existing communities and the lack of a service centre within walking distance of the site (although still well sited in terms of overall services), means that there is benefit in the future size of the community on the site being such that it is able to accommodate some on-site services, and to create a "sense of community". This could be achieved with a substantial number of dwellings, and a site population to support local shops. Shops located along Orion Road would provide the development with services for the on-site community.

Communal and recreational facilities together with the walking and cycling linkages, abundant bus services and general proximity of services and jobs to the site further shows that the location is well suited to residential development.



REGIONAL CONTEXT

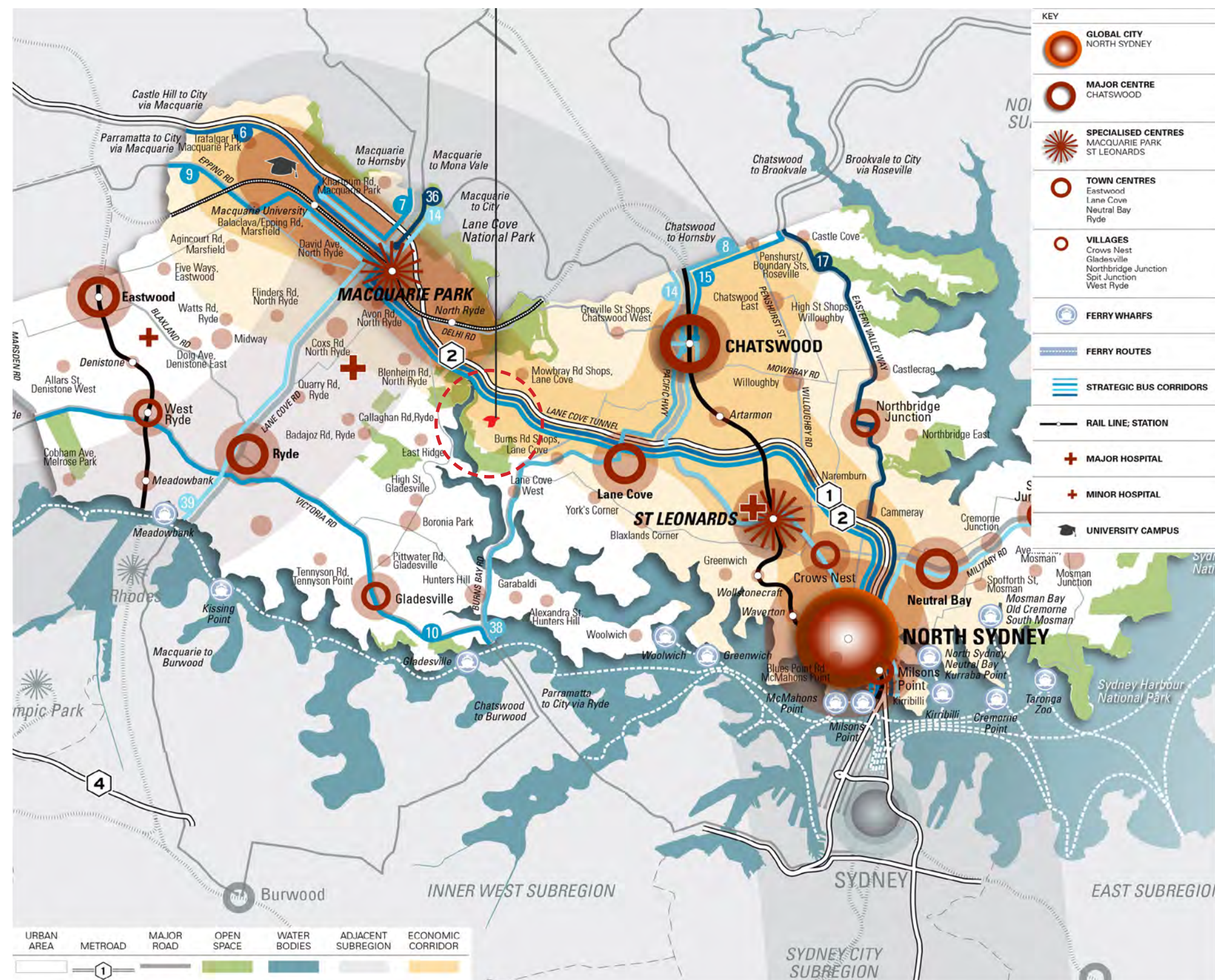
The site is well located in terms of jobs and major social infrastructure. The site is within 3 kms of Macquarie Park, 4kms of Chatswood, 6kms of Royal North Shore Hospital, 8kms to North Sydney and 13kms of the Sydney CBD. These are important work destinations, and are all close to the site. The site is also within 700m to Chatswood Athletic field and Lane Cove National Park as well as Lovetts Reserve., 4kms of Macquarie University, 4kms of Lane Cove Council/town centre and 6kms of Riverview College.

A very important aspect of the draft Metropolitan Plan is the provision of Strategic Bus Corridors and recognition of the importance of buses in accommodating growth, and aligning growth with public transport provision. The site is located on the strategic bus corridor of Epping Road with access to several major employment centres; to Macquarie Park in less than 10 minutes, to Chatswood or North Sydney within 15 minutes, to Sydney CBD within 25 minutes.

Another important aspect is to encourage the increased use of bicycles, which has a number of environmental and health benefits. The site has direct access to a separated bicycle track along Epping Road.

In terms of bus services, given the strategic bus corridor at the doorstep of the site, very good bus services are available

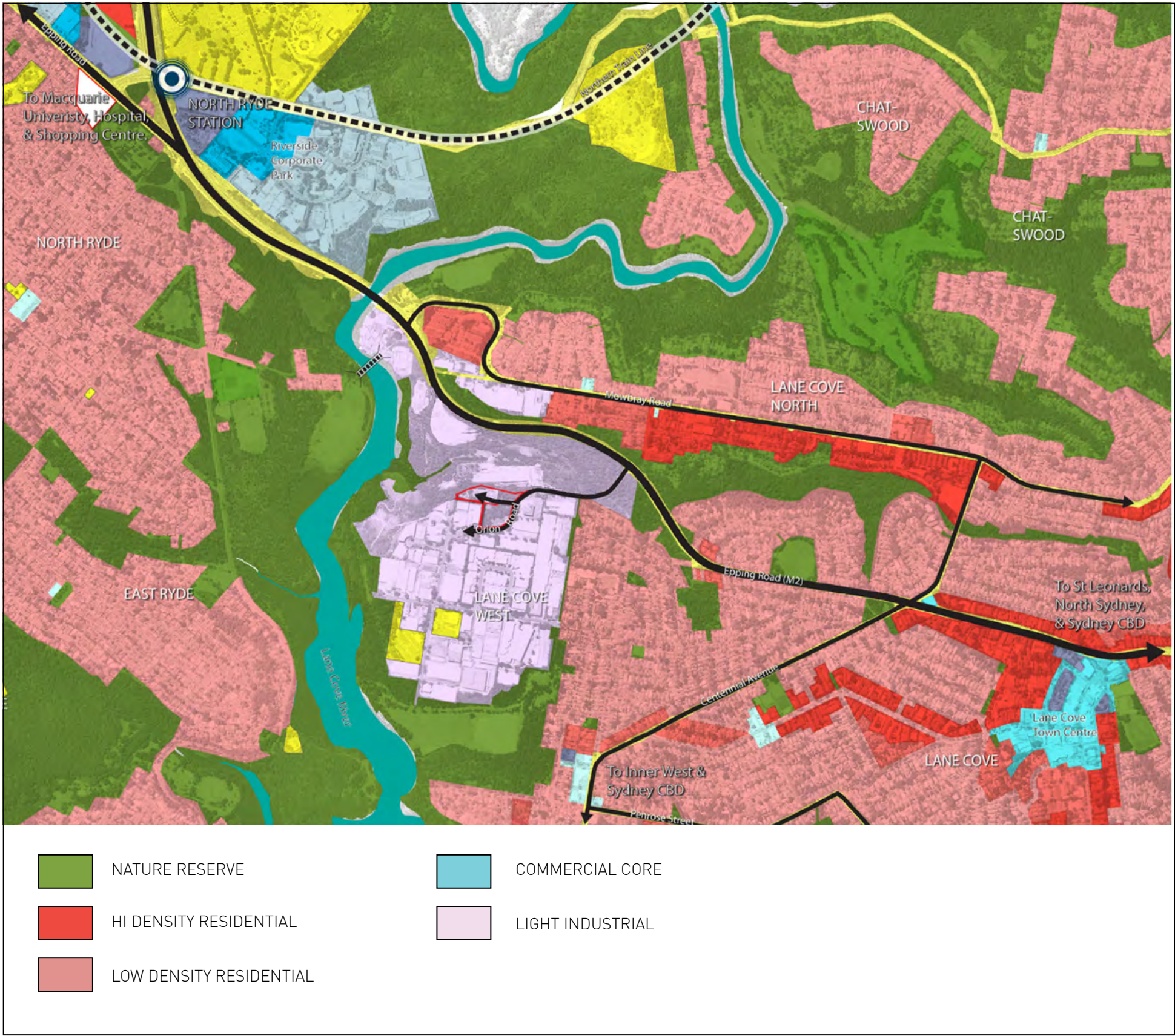
The proposal is consistent with the Metropolitan Strategy's key aim of urban consolidation and reducing the urban footprint of Sydney, in accommodating significant expected increases in population, and with providing sustainable development.



SURROUNDING LAND USE

The site offers the opportunity to locate future residential along the transport corridor of Epping Road while being in close to major open space networks, in the form of Lane Cove National Park, Lane Cove River and existing walking tracks/bicycle tracks.

This precinct is likely to be attractive to young people, while the leafy setting and outlook will have a wide appeal to future residents on the site. The site is also close to the major teaching hospital of Royal North Shore Hospital.



LANE USE ZONING

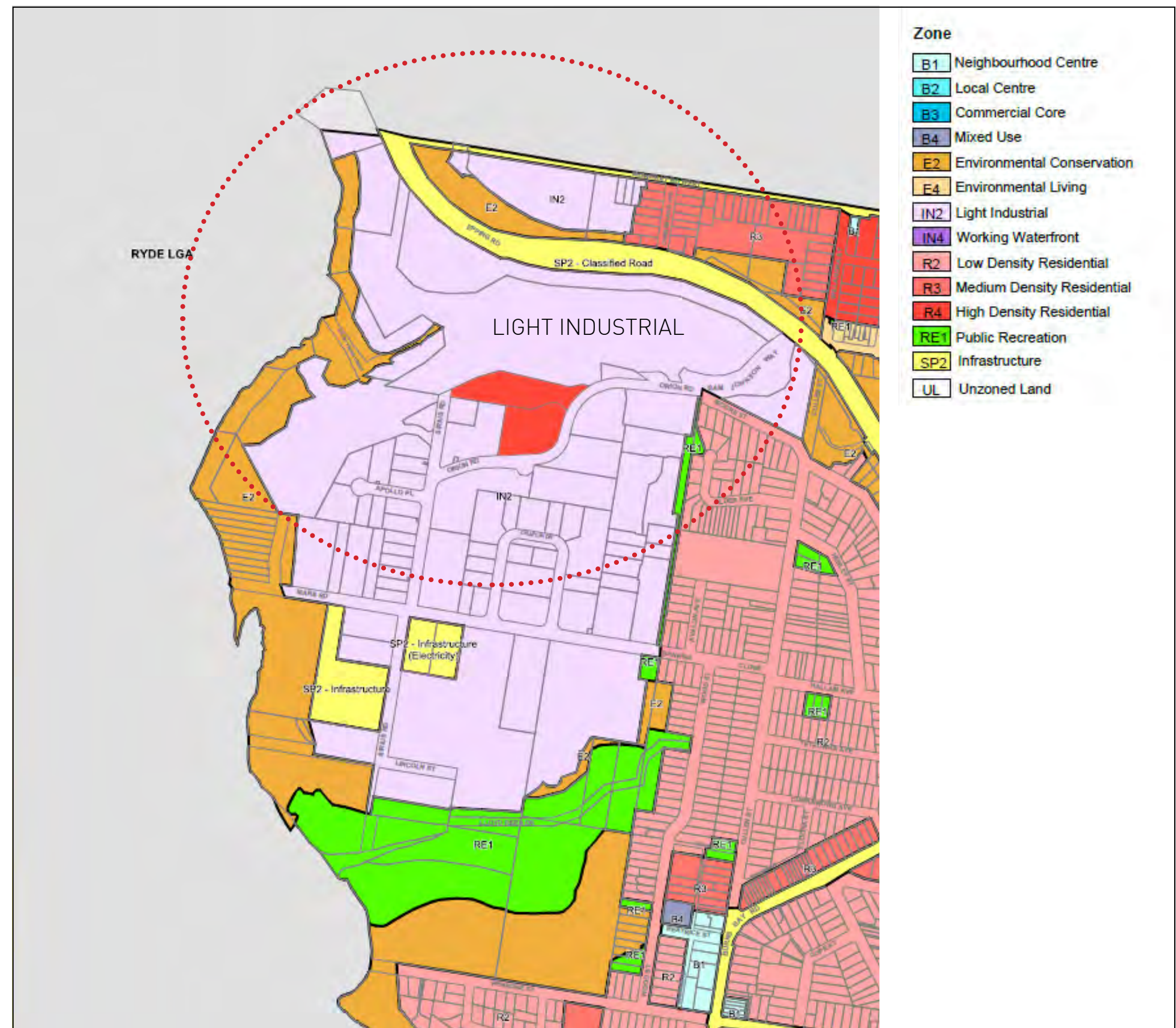
The site is located at the intersection of three Local Government Areas; Ryde LGA, Willoughby LGA, and Land Cove LGA.

The site is generally surrounded by IN2 – Light Industrial and E2 – Environmental Conservation, R2 – Low Density Residential and R3 – Medium Density Residential.

Of the 6 objectives of the Light Industrial IN2 zone, one stipulates the need for “light” uses and two stipulate the need for minimising impact on other land uses:

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To ensure that landscaping is a significant element in development viewed from the public domain and neighbouring properties.
- To recognise the close proximity of this zone to adjoining residential areas and seek to mitigate potential conflict between industrial and residential uses.

Fortunately, the existing Light Industrial zoning and nature of the uses is such that they are generally lower impact industrial uses.

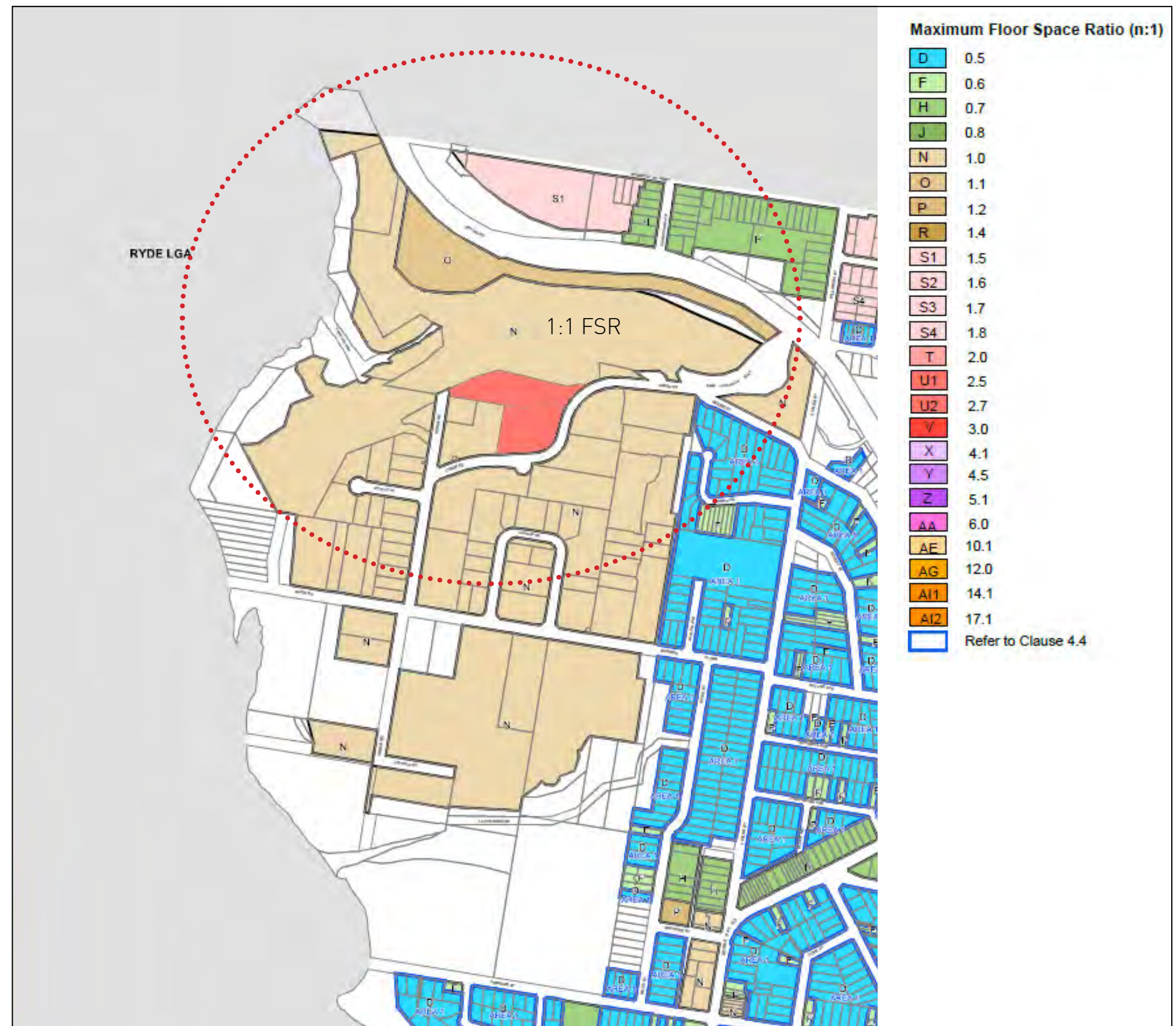


FLOOR SPACE RATIO

The subject site has a permitted Floor Space Ratio of 1:1, based upon the site area.

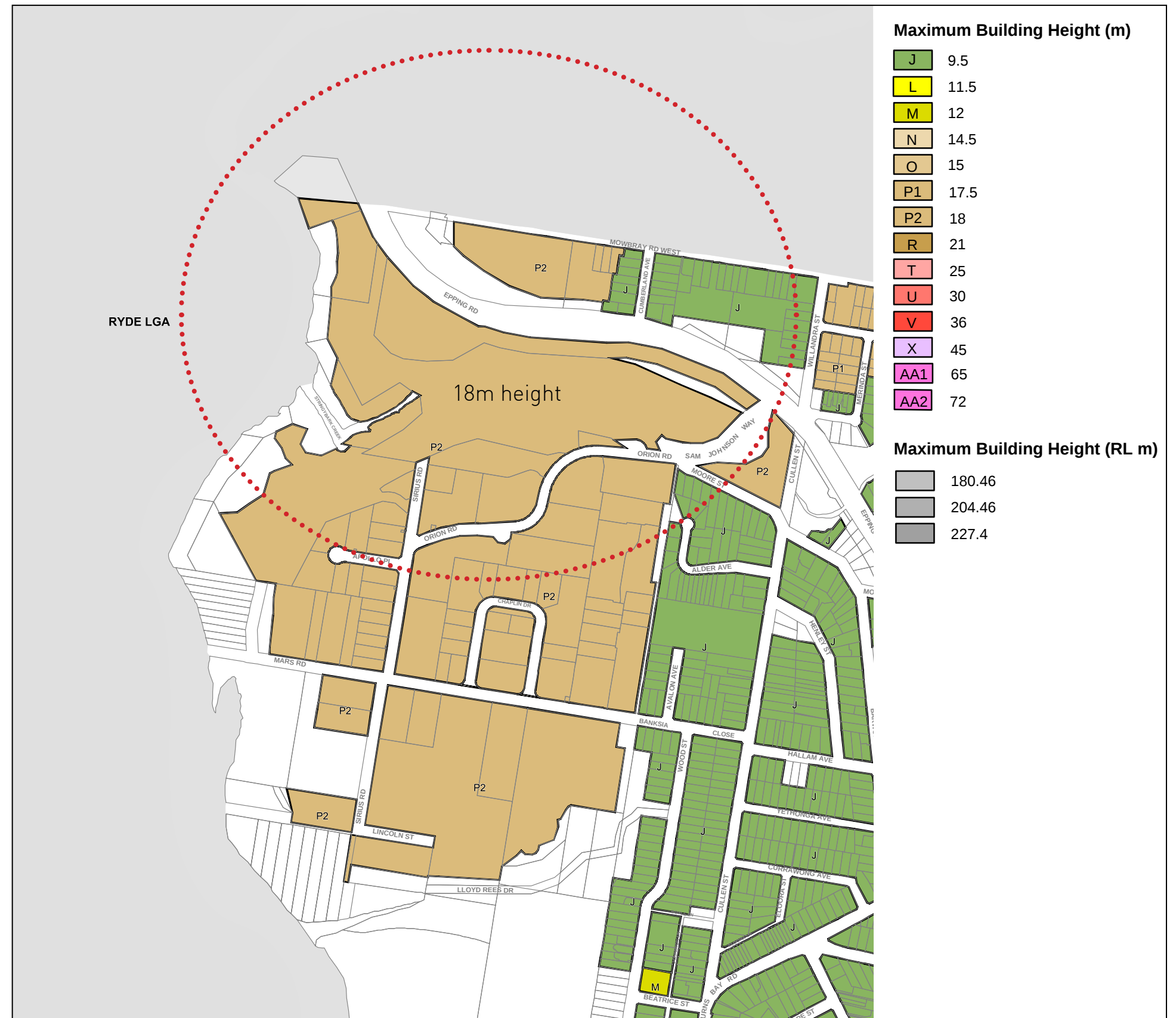
There is a current approval on the 16 Orion Road site for 2:1.

The existing commercial building at 18 Orion Road has an FSR of approximately 1:1



HEIGHT OF BUILDINGS

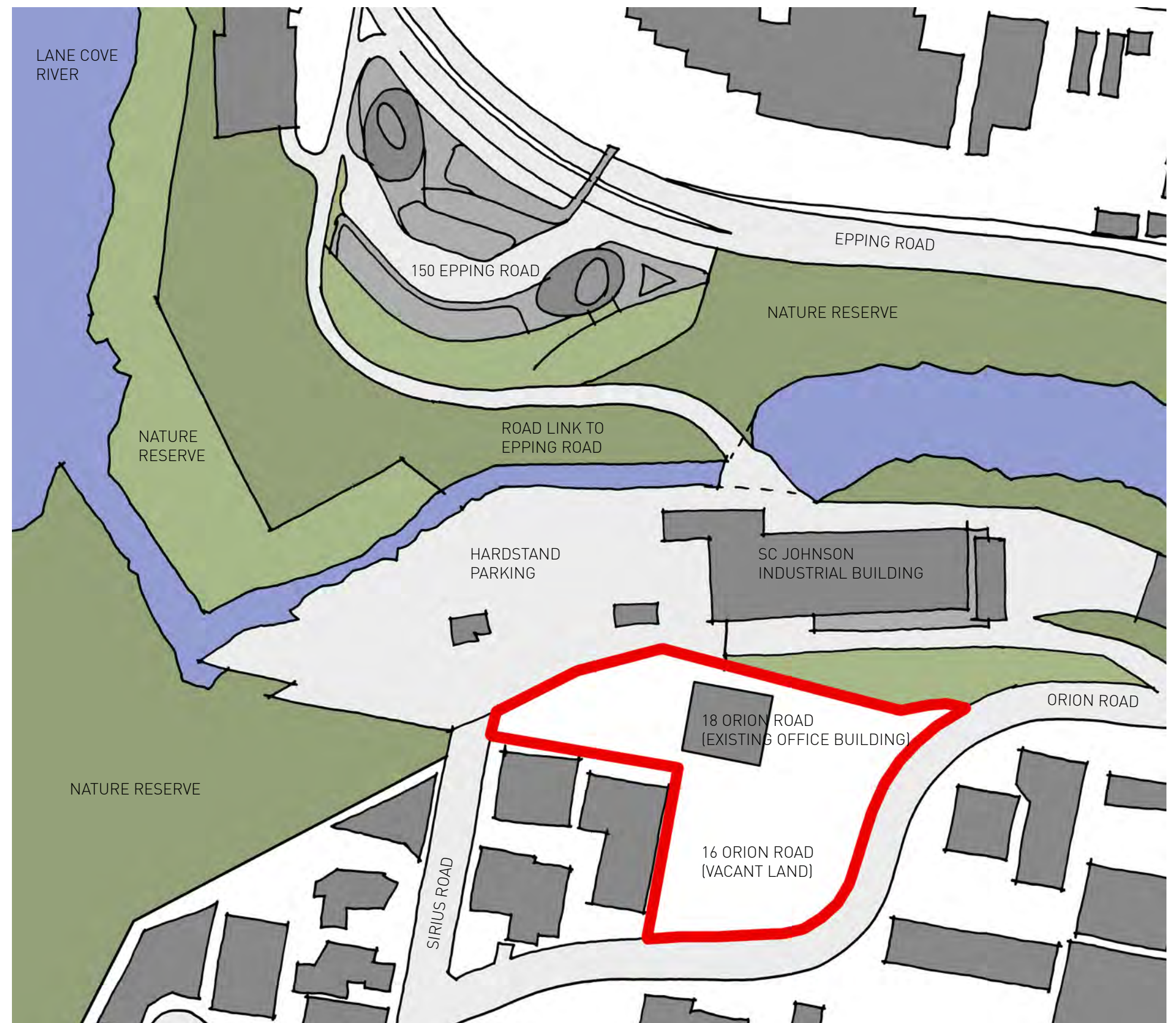
The subject site has a maximum height of 18m. The Meriton site on Epping Road exceeds this height. This planning proposal seeks additional height to match that of the Meriton site. Please see the site section included in this document.



EXISTING SITE CONDITIONS

The existing commercial office building at 18 Orion Road, comprising 9 levels of office space.

The site at 16 Orion Road to the south remains vacant.



EXISTING SITE CONDITIONS

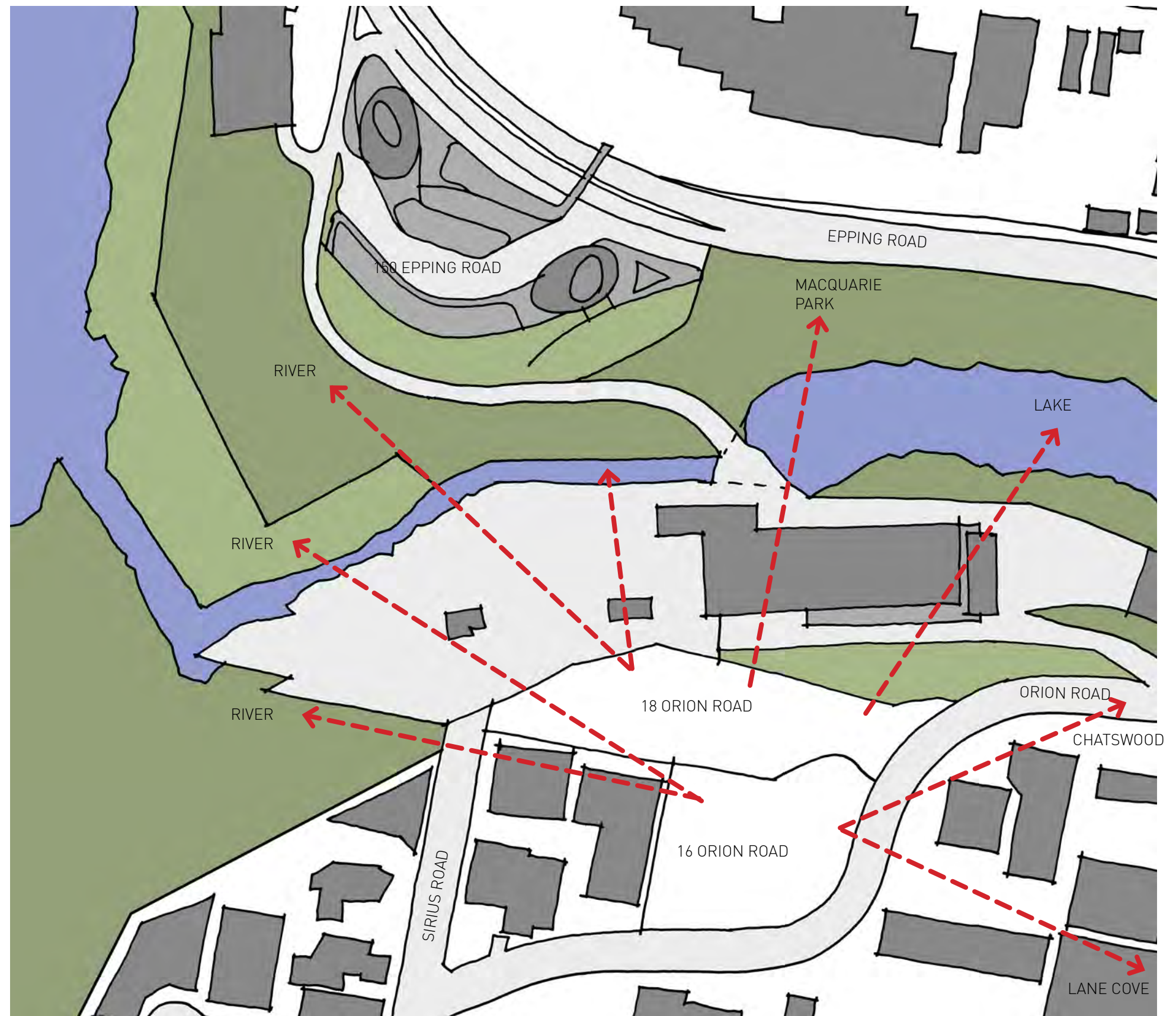
The existing site houses a commercial tower and carpark. The land drops off steeply to the North with a difference in ground height of approximately 13m between 16 and 18 Orion Road.

There is a drop of approx. 25m from the entry level of 18 Orion Road to the ground level of the adjacent SC Johnson site below.



VIEWS AND OUTLOOK

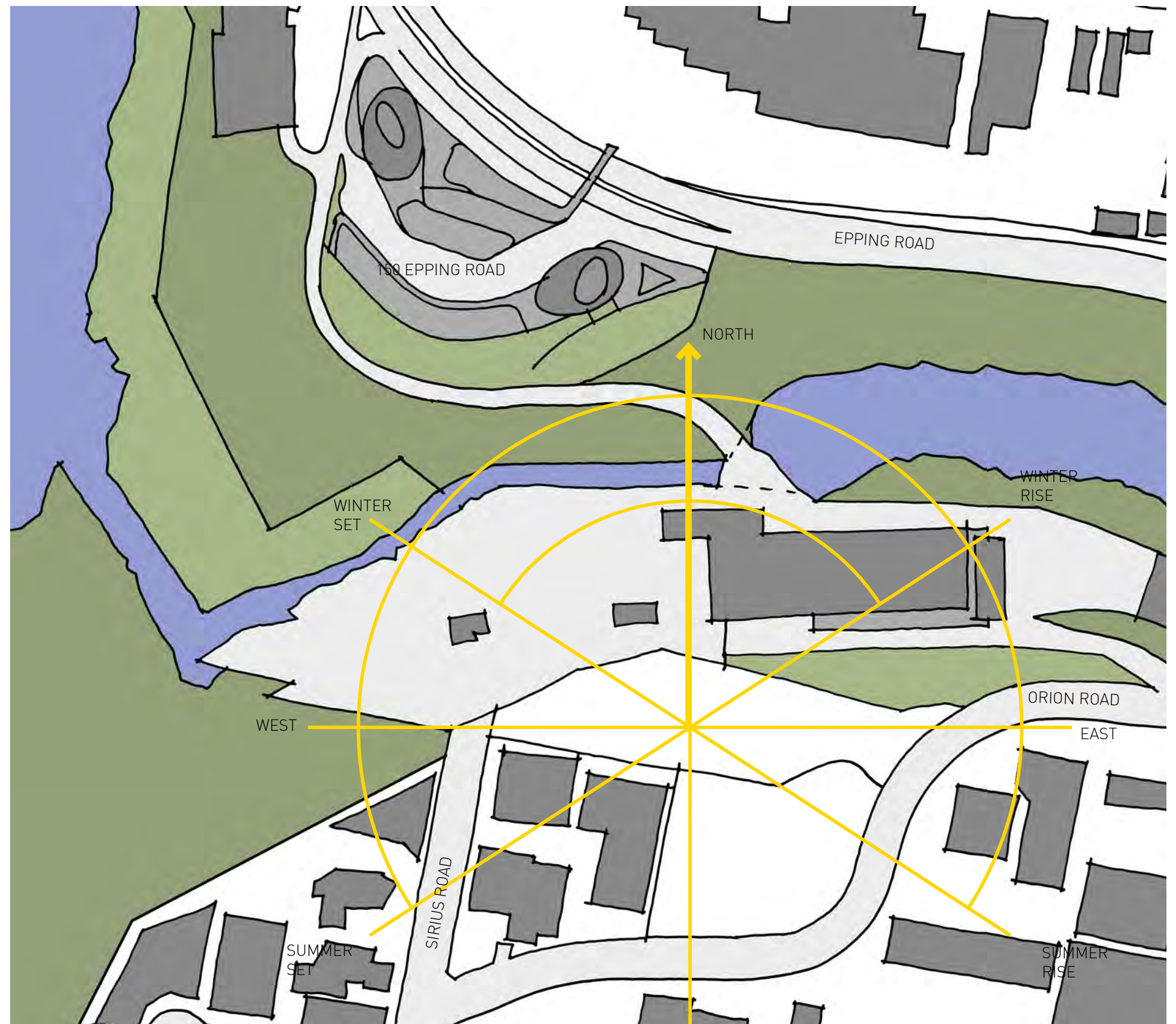
The site at 14-20 Orion Road benefits from its elevated location with views in all directions. There is a high level of view amenity from this vantage point, suitable for residential uses.



SOLAR ACCESS

The site has excellent solar access with uninterrupted sunshine through the year.

The long edge of the site faces due north allowing for efficient building orientation, suitable for residential uses and the associated SEPP 65 compliance.



TOPOGRAPHY

The terrain and location of open space within the site creates natural plateaus upon which development can logically occur.

Adjacent industrial uses are generally well separated from the site; and are generally located at the 'back' of the proposed redevelopment.

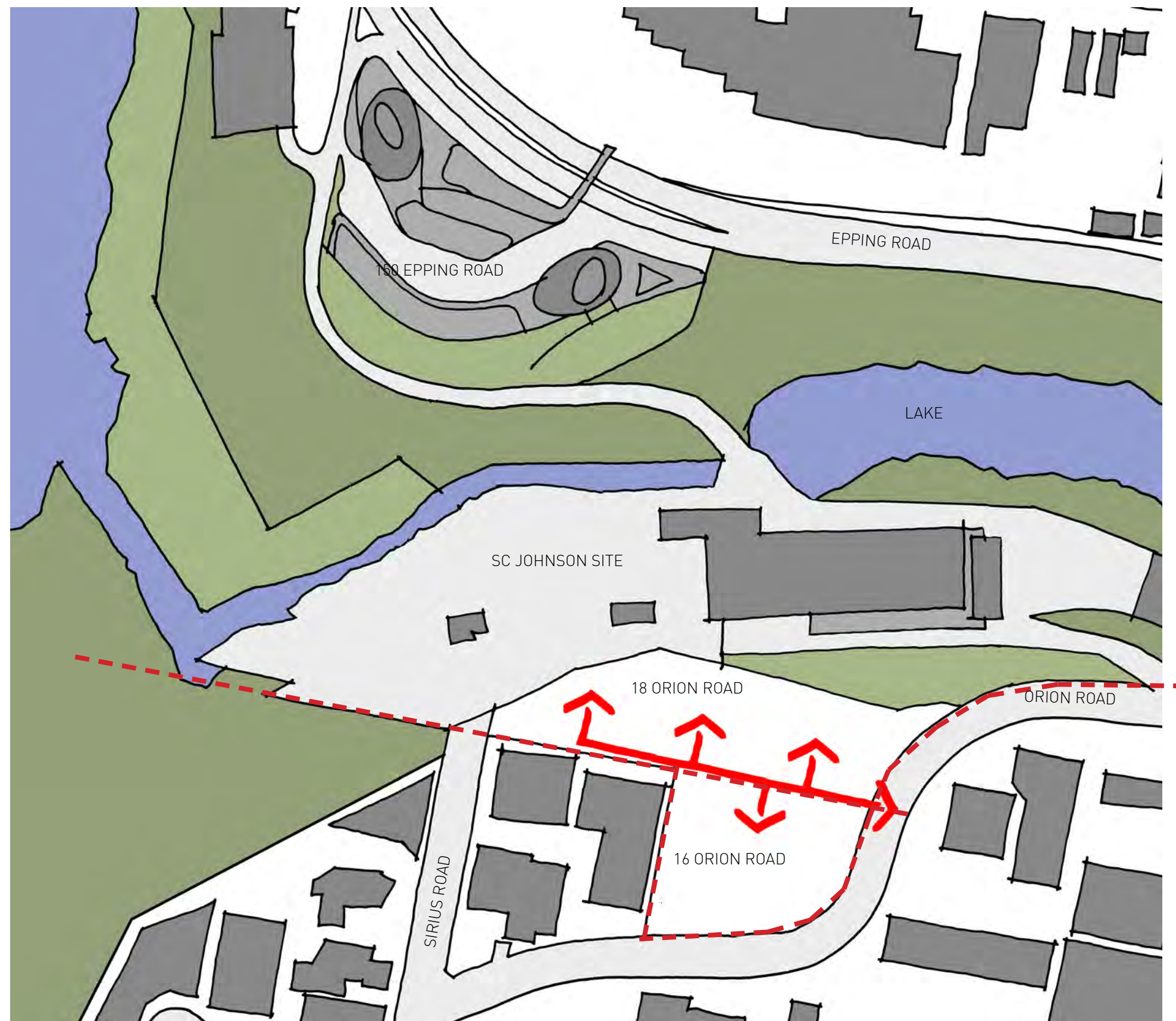
The proposed residential use above the ridgelines is appropriate noting the elevation of the site comparative to other industrial uses within the SC Johnson site below and the surrounding bushland. Also, the light industrial zoning and high quality regulation of environmental emissions in Australia, will allow these uses to harmoniously co-exist.

There are residential developments in close proximity to industrial land near this site, and at "the edges" of the Light Industrial IN2 zoning elsewhere around the Lane Cove West precinct.



ROAD NETWORK

A new road network within the site would improve the accessibility and permeability to the Orion Road development sites with limited impact upon the surrounding precinct.

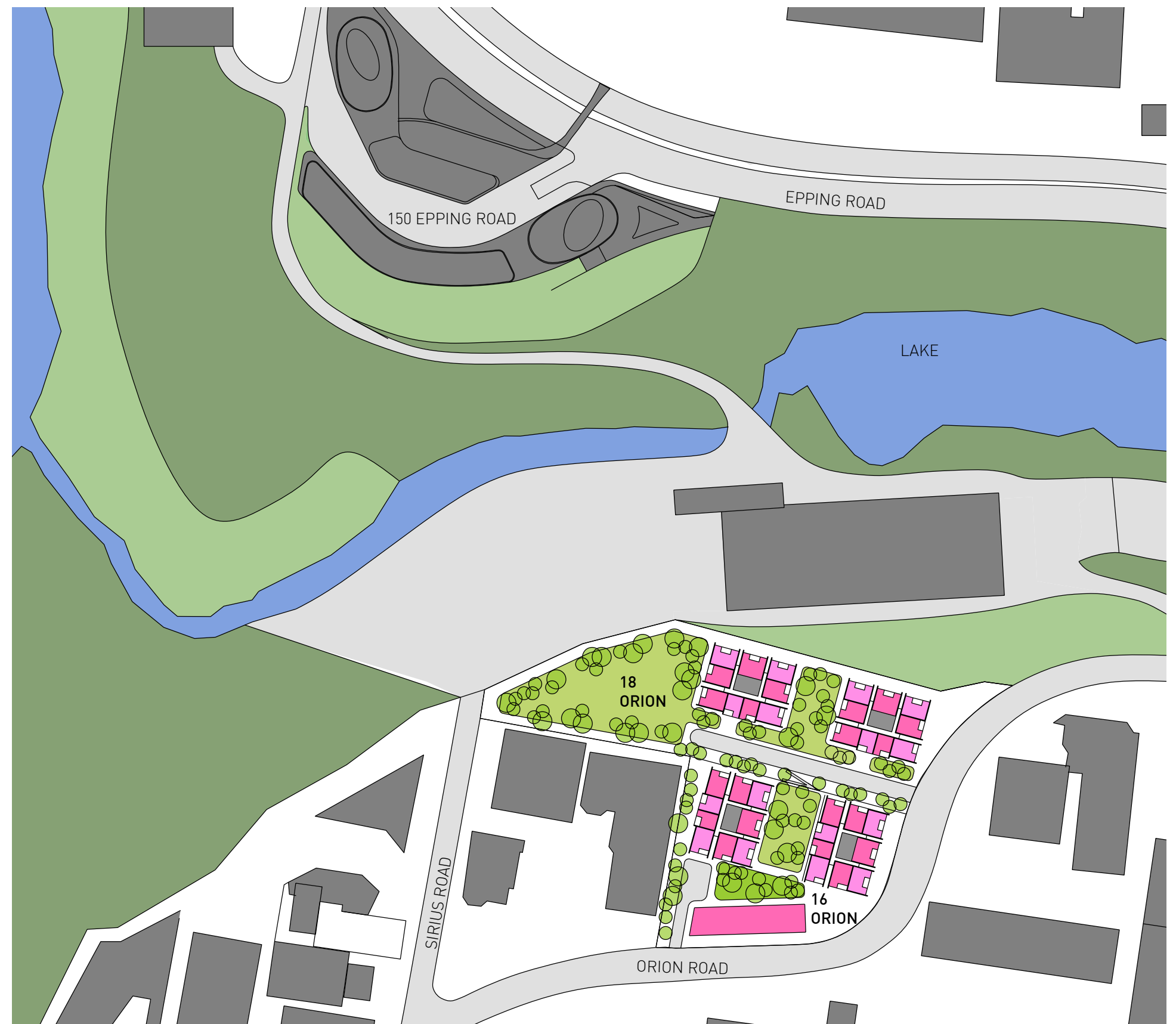


A NEW MIXED-USE PRECINCT

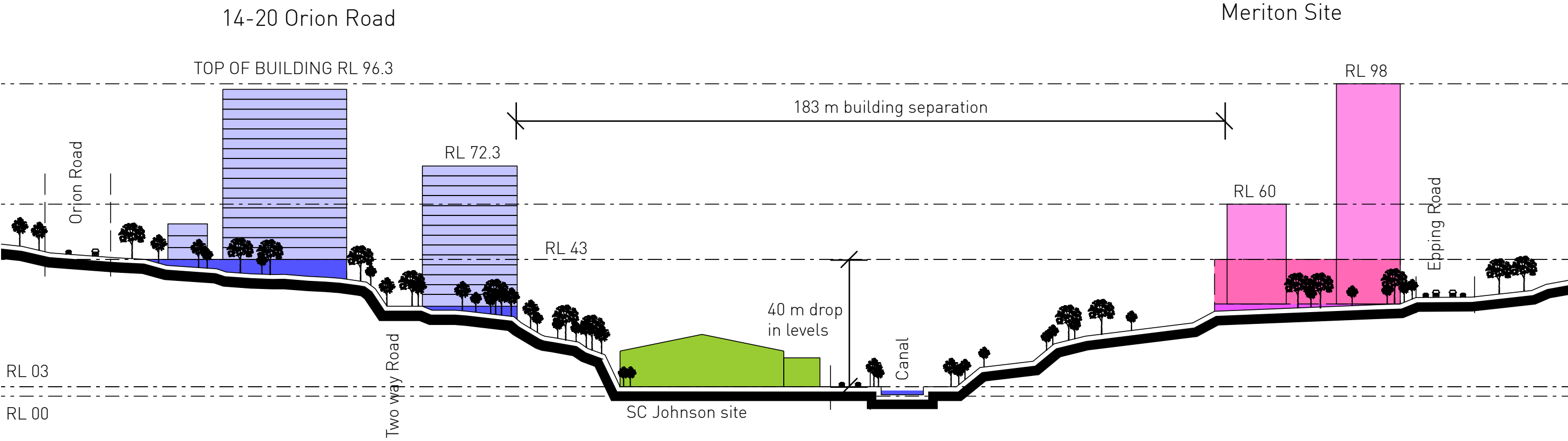
The entire precinct can become a destination in its own right. This would provide the following benefits:

- A new residential and retail precinct
- The re-activation of an under utilised precinct with direct community and housing benefits

Approximately 20% of the site could be dedicated to open space.



SITE SECTION

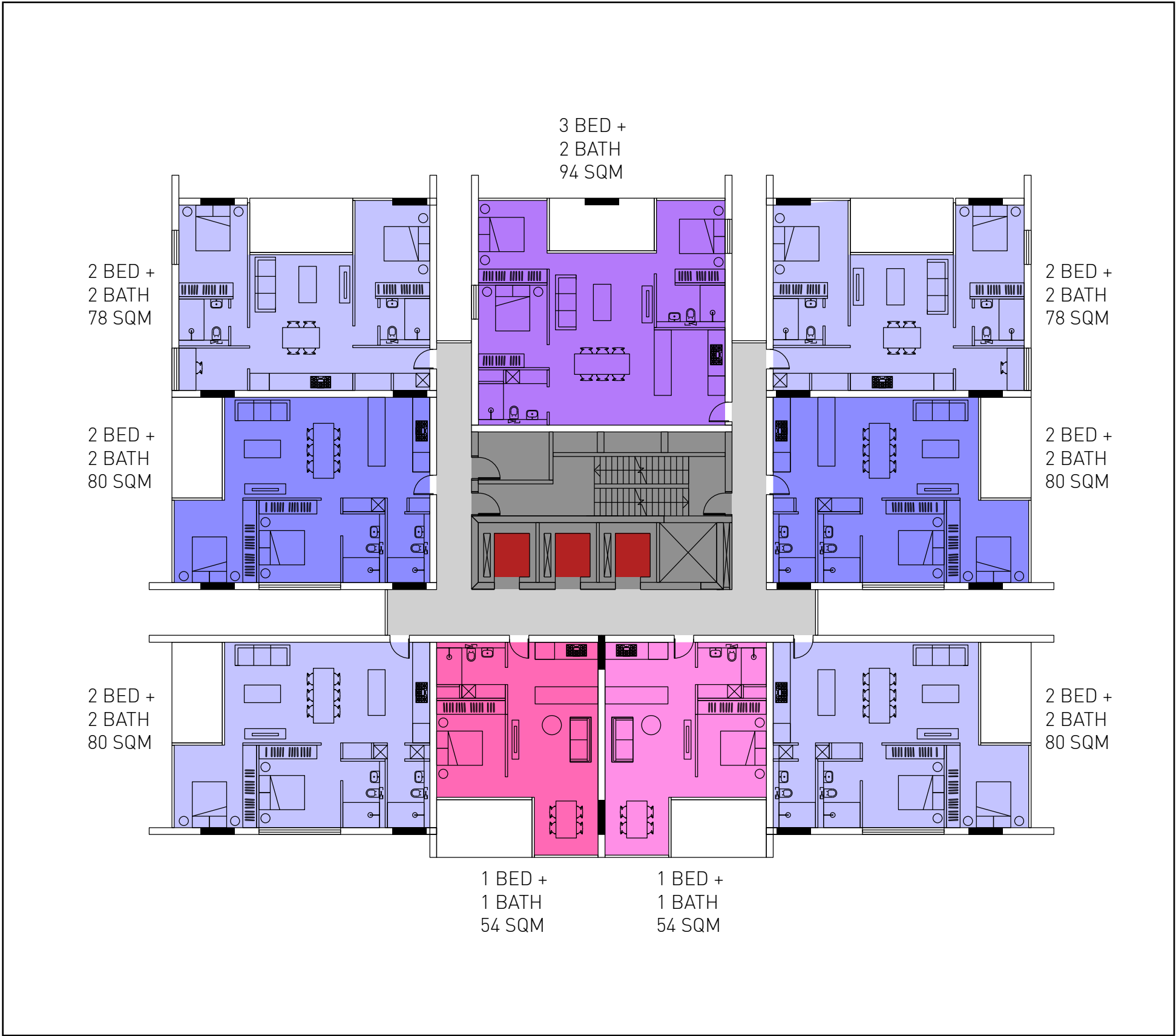


CONCEPT MASTERPLAN



TYPICAL TOWER PLAN - TYPE A

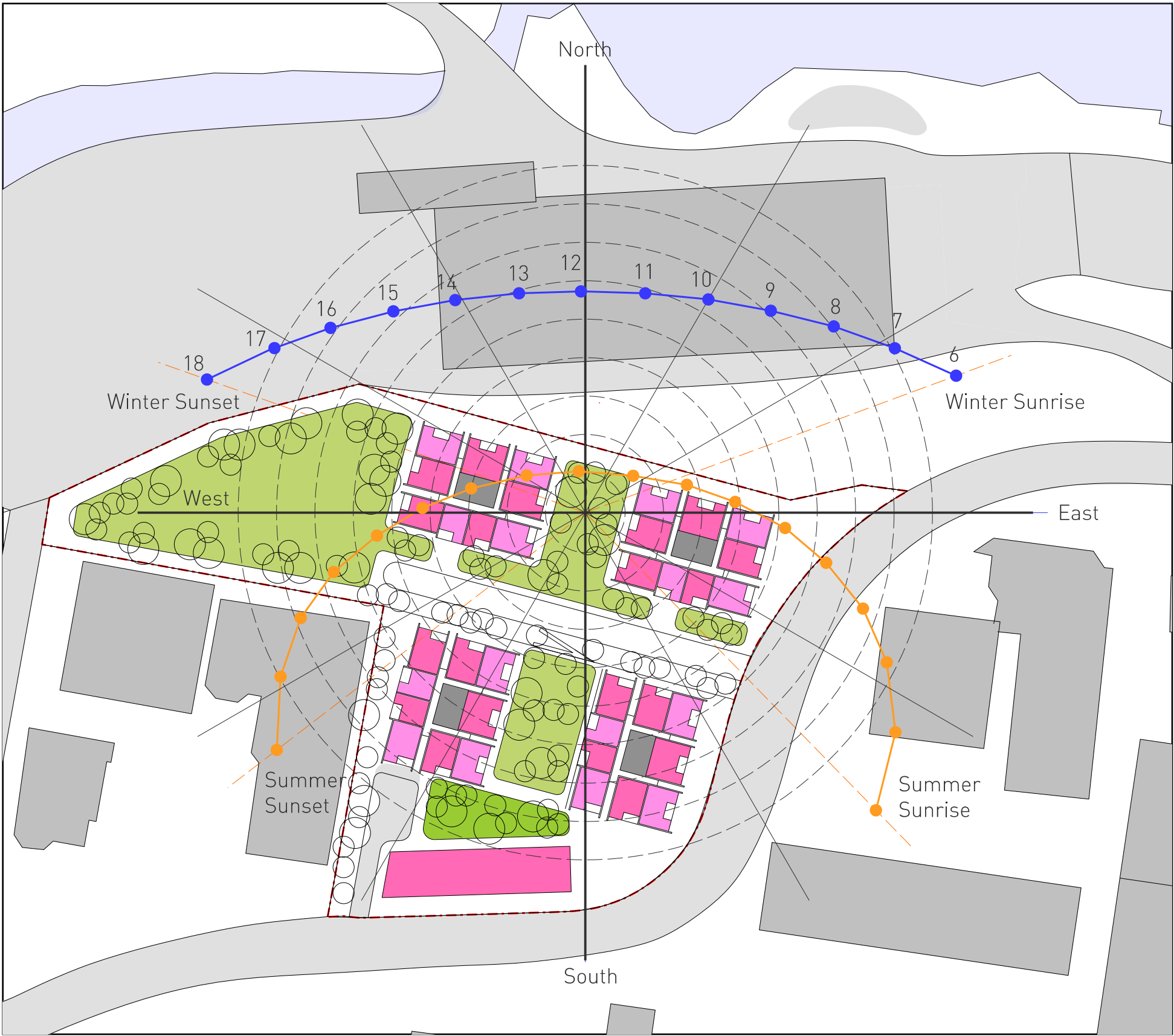
783 sqm GFA
685 sqm NSA
776.5 sqm NSA (including balconies)
9 Apartments / floor (typical)



TYPICAL TOWER PLAN

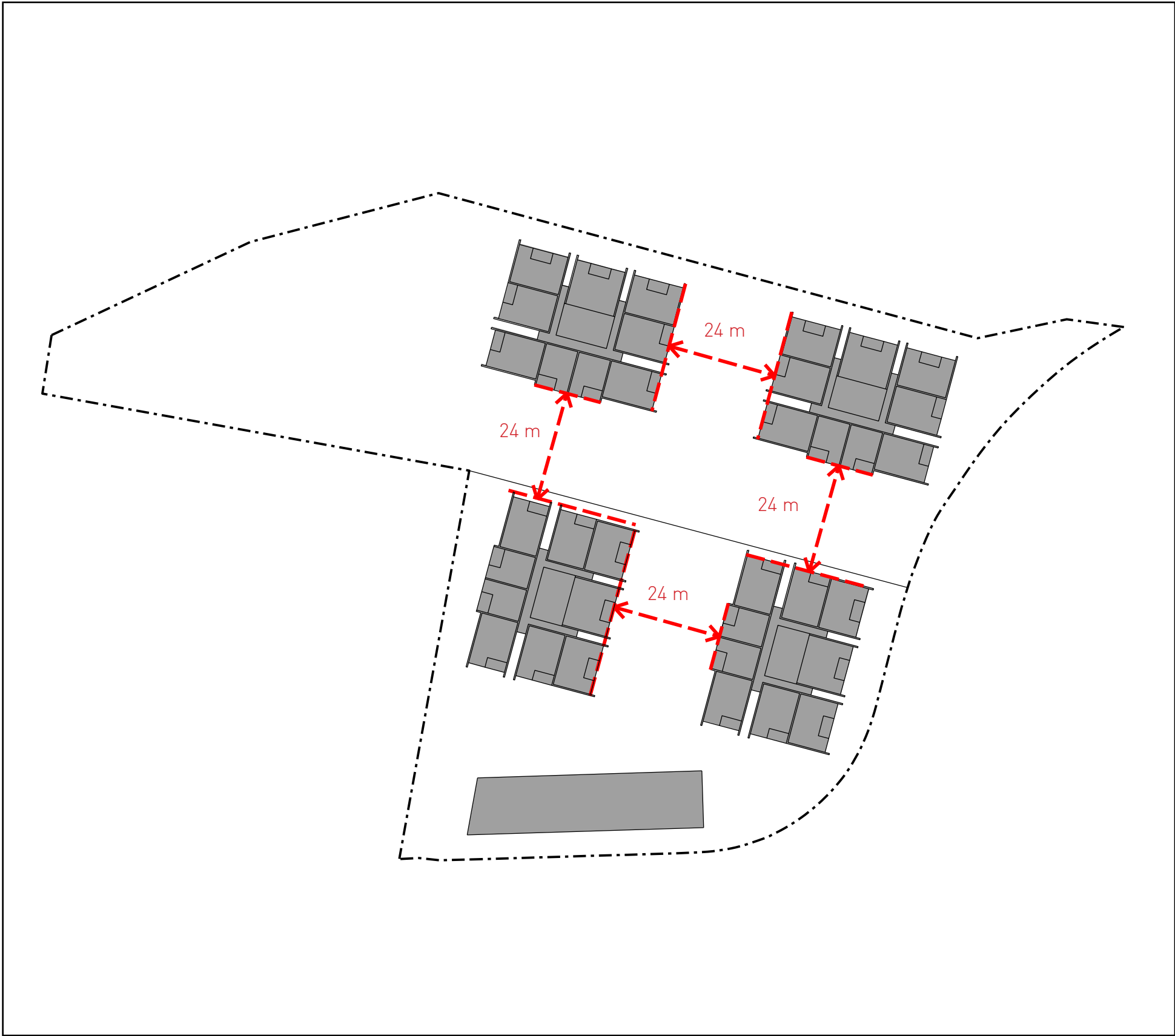
SEPP 65 ANALYSIS - SOLAR

Both the prominent views and the key sunlight axis share similar orientations across the site. This provides a great opportunity for high proportions of apartments with natural light and sun exposure. These apartments would also have long distance views across the nature reserve below.



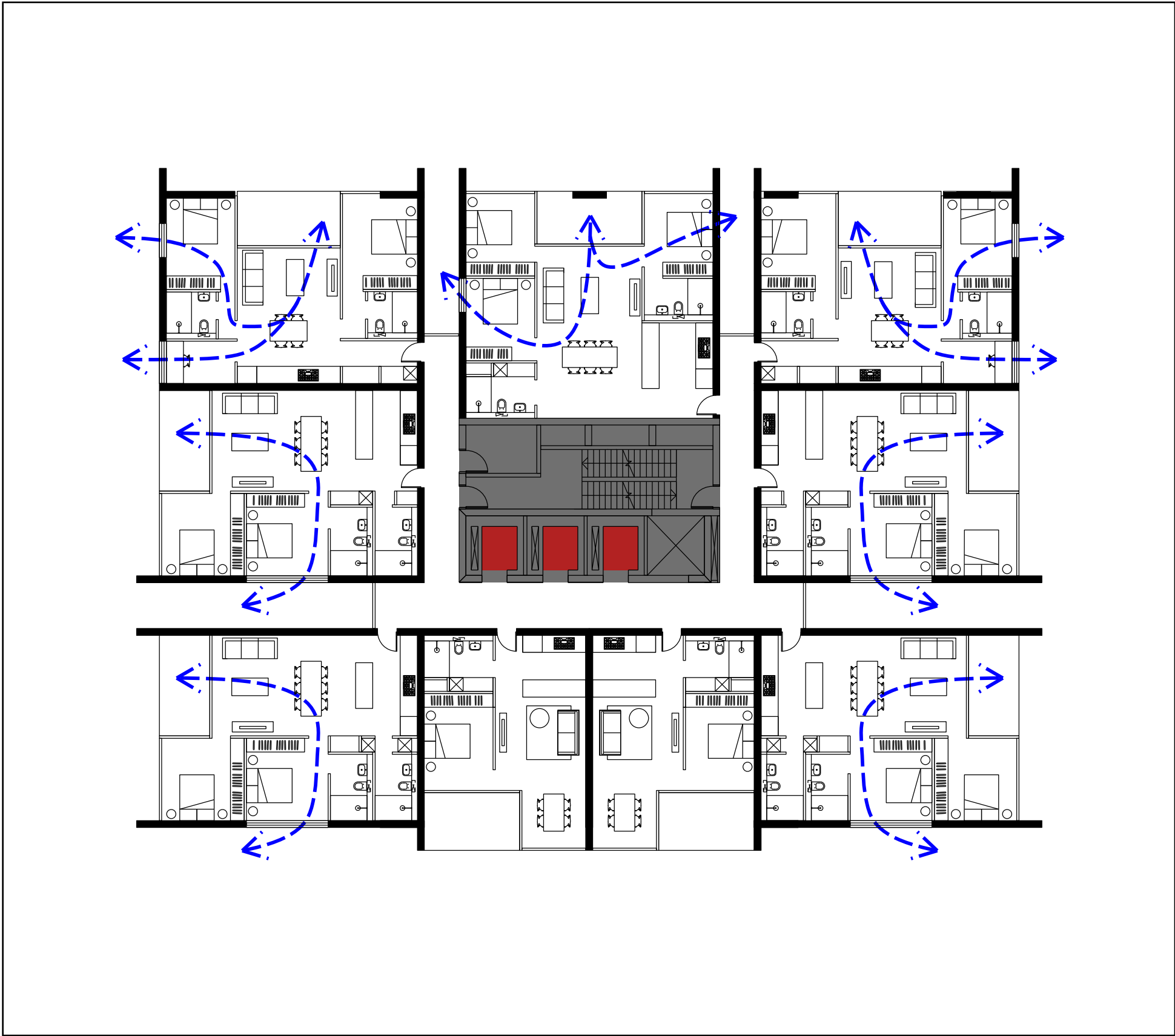
SEPP 65 ANALYSIS - TOWER SEPARATION

To ensure compliance with SEPP 65 building separation, each tower has been spaced 24 metres apart from each other.



SEPP 65 ANALYSIS - CROSS VENTILATION - TYPE A

Over 75% of apartments in Tower Type A can achieve natural ventilation.



FORM AND MASSING STUDY

The building heights vary from 10 to 16 storeys across the masterplan. This articulation of height maximises the natural lighting of apartments throughout the scheme.



VIEW 01



PHOTOMONTAGE VIEW



FUTURE DESIRED CHARACTER

The residential buildings will be high amenity developments with excellent access to natural light and views. The towers can be designed with sensitivity and character, similar to the recent development at Jackson Landing in Pyrmont drawing upon the natural characteristics of this unique precinct.

