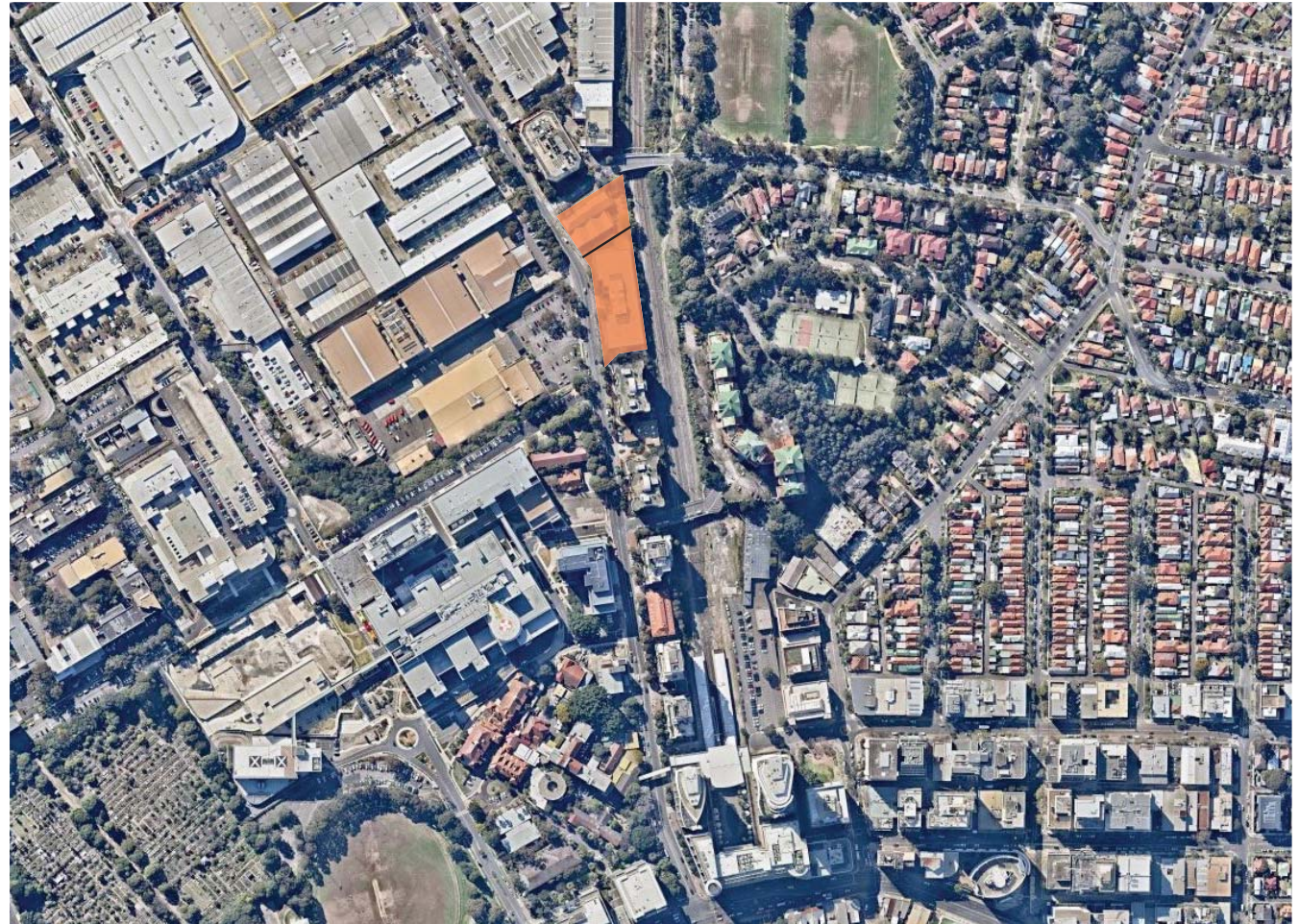
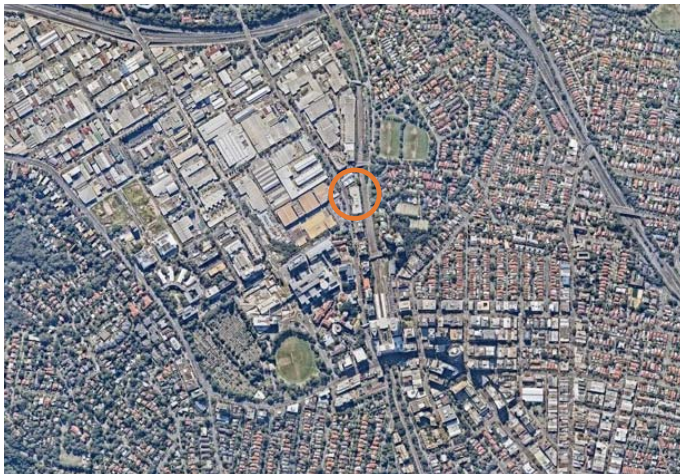
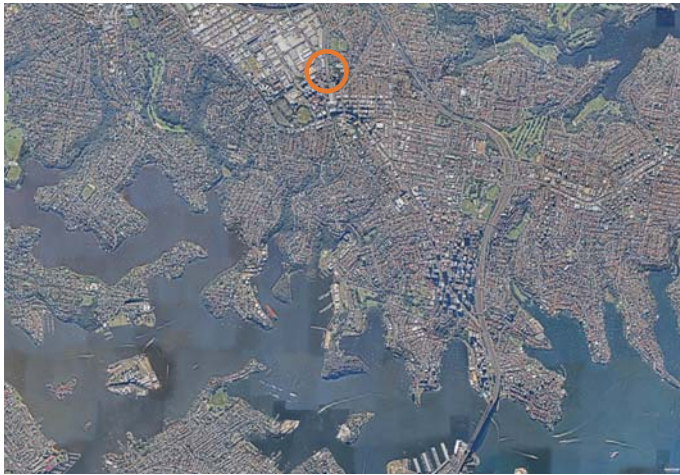


# **31-37 Herbert Street, St Leonards**

## **Illustrative Scheme**

30 August 2016

# Site



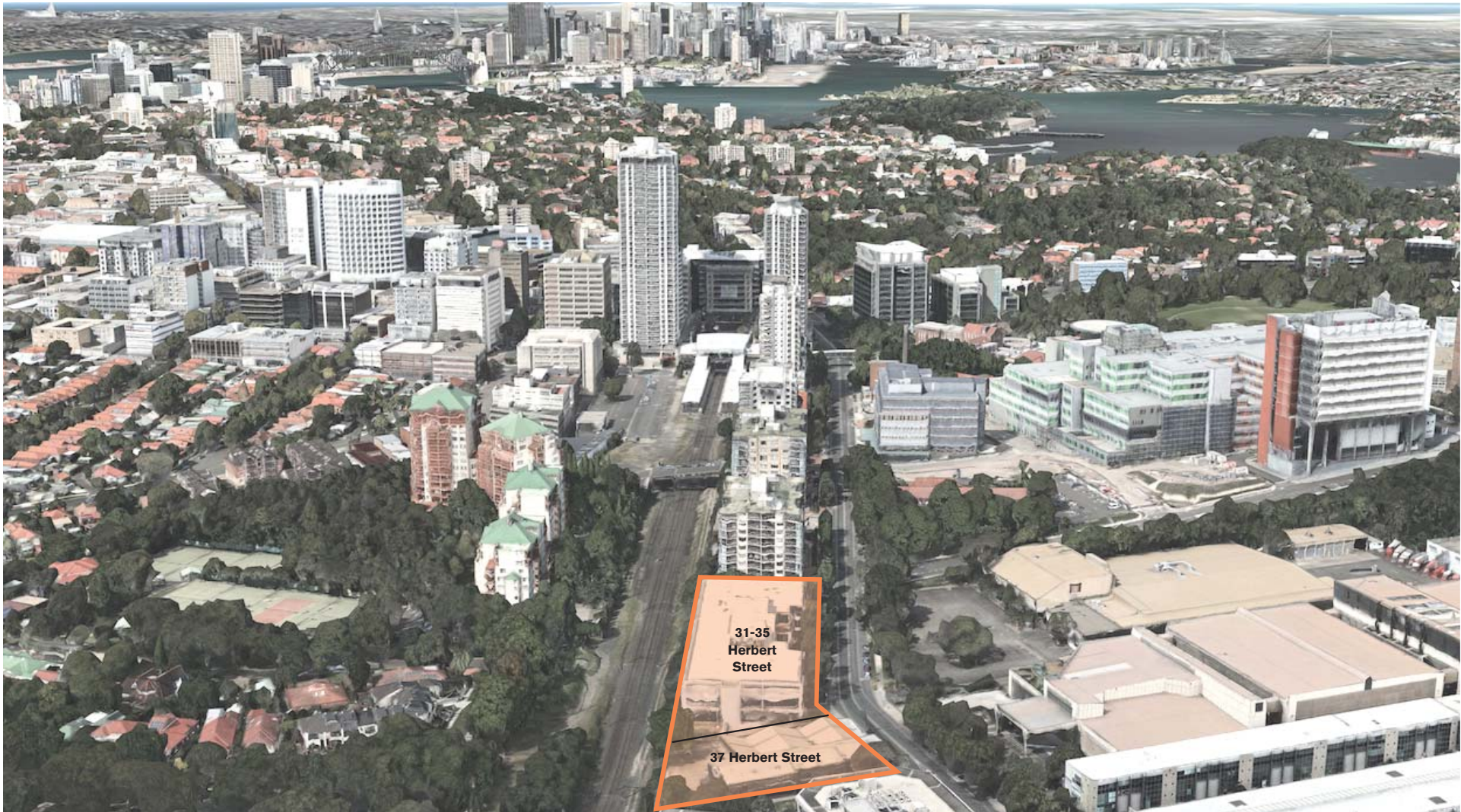
Aerial Images



Herbert Street, St Leonards



Aerial Images



Site View South



37 Herbert Street

Site View North

# Overview

### **Planning Proposal**

- To rezone the subject site from IN2 Light Industrial to B4 Mixed Use
- Increase in FSR to 6.5:1

### **Preliminary Concept Proposal**

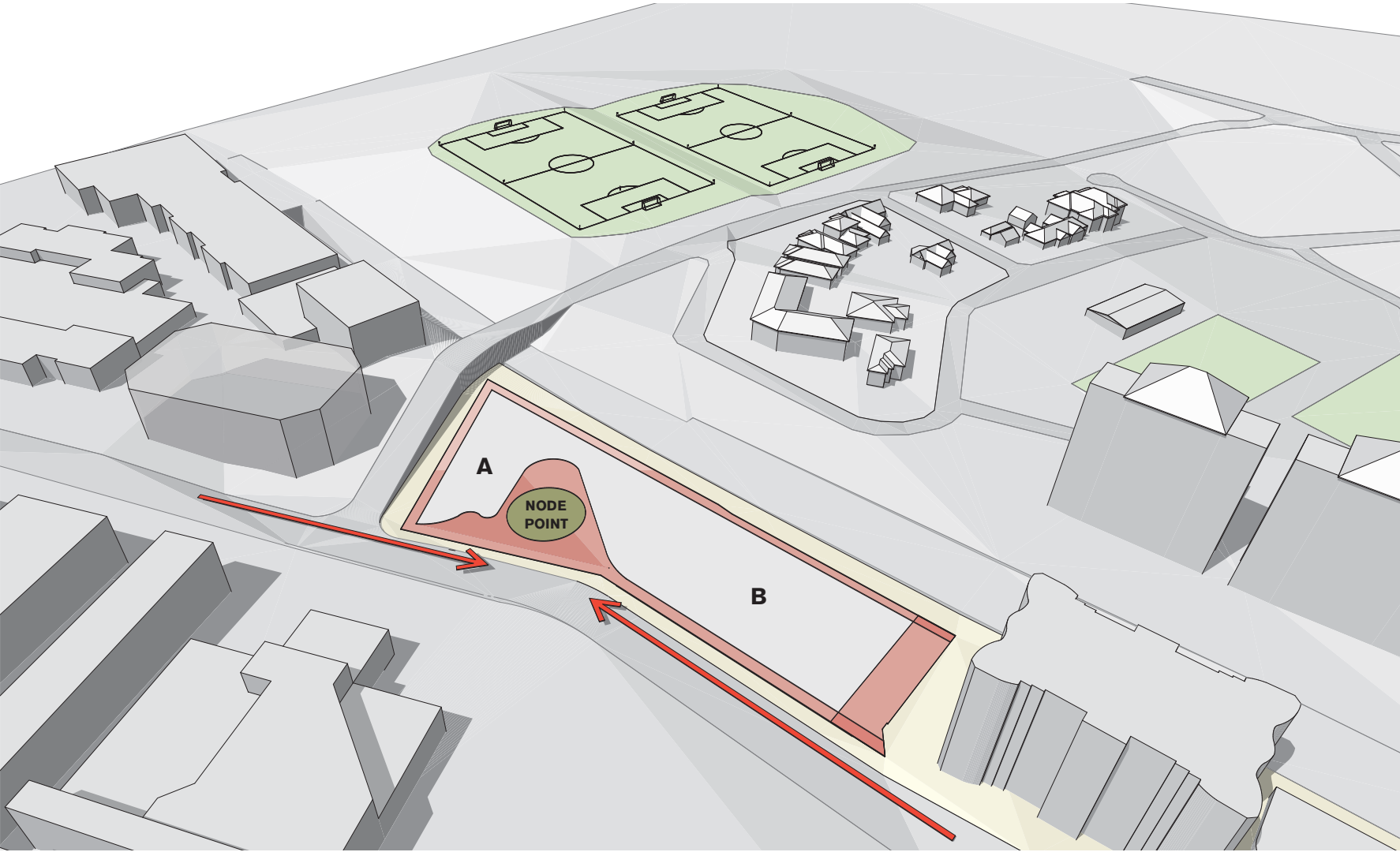
- **Height:** Three tower built forms are proposed above podiums with heights of 30, 23, and 18 storeys plus roof feature. The increase in height responds to the height of the Forum and creates a landmark bookend at the northern end of the street.
- **GFA:** A total GFA of 38,603m<sup>2</sup> can be accommodated on the combined site, which is an FSR of 6.5:1.
- **Residential:** Redevelopment will provide 350-400 new dwellings with a residential GFA of approximately 32,800m<sup>2</sup>, i.e. Residential FSR to be 5.5:1. An additional 6% of GFA dedicated to affordable housing is proposed on top of this.
- **Retail and Commercial Uses:** A non-residential FSR of 1:1 is proposed for retail, café, office and childcare space at ground, first and second floors to activate the street and retain jobs in the area.

### **Justification for Planning Proposal**

- Inappropriate industrial zoning
- Strategic location in St Leonards
- Proximity to transport, infrastructure and services
- Maintaining employment
- Increasing housing supply in ideal location
- Minimal environmental Impact

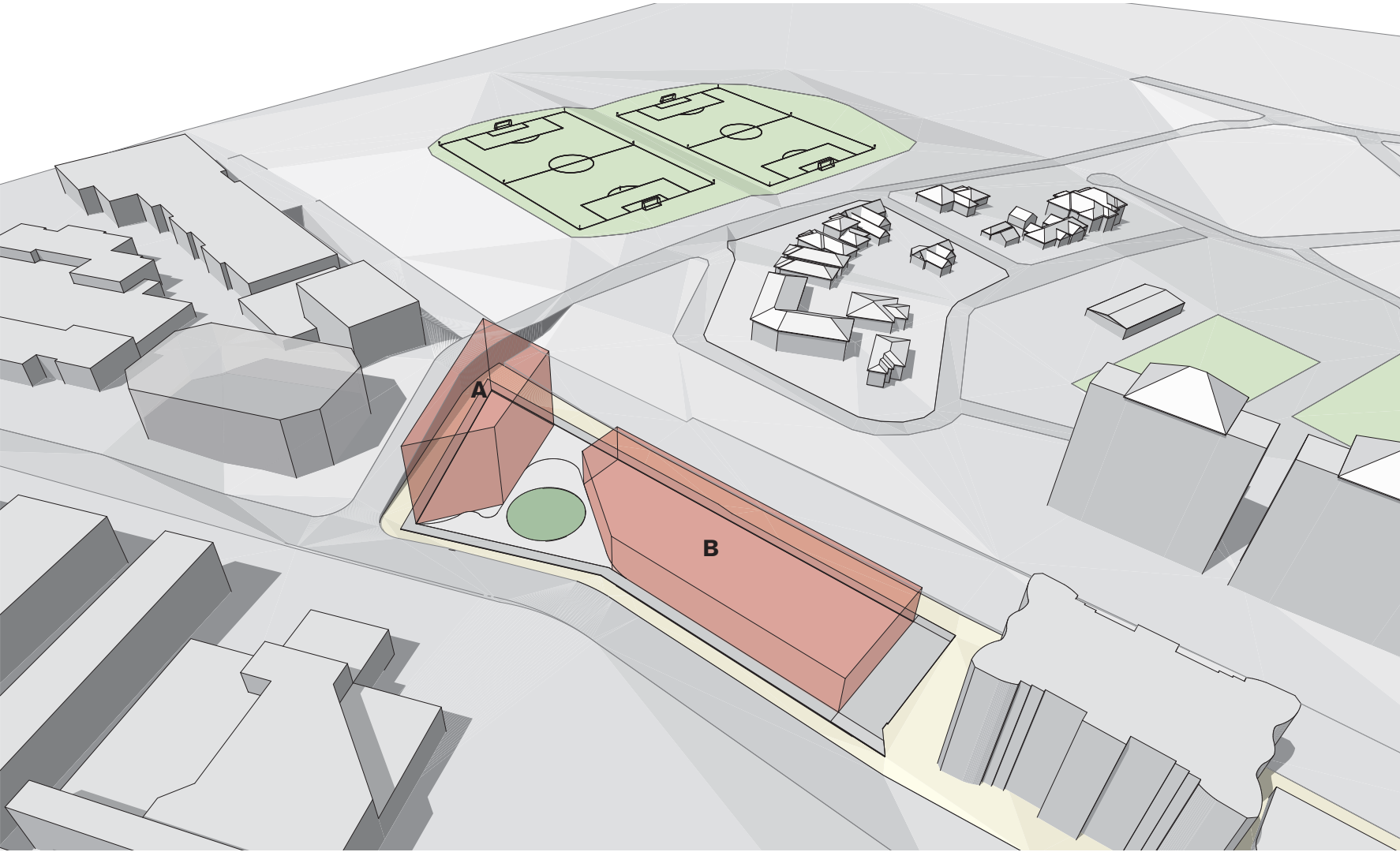


# Response



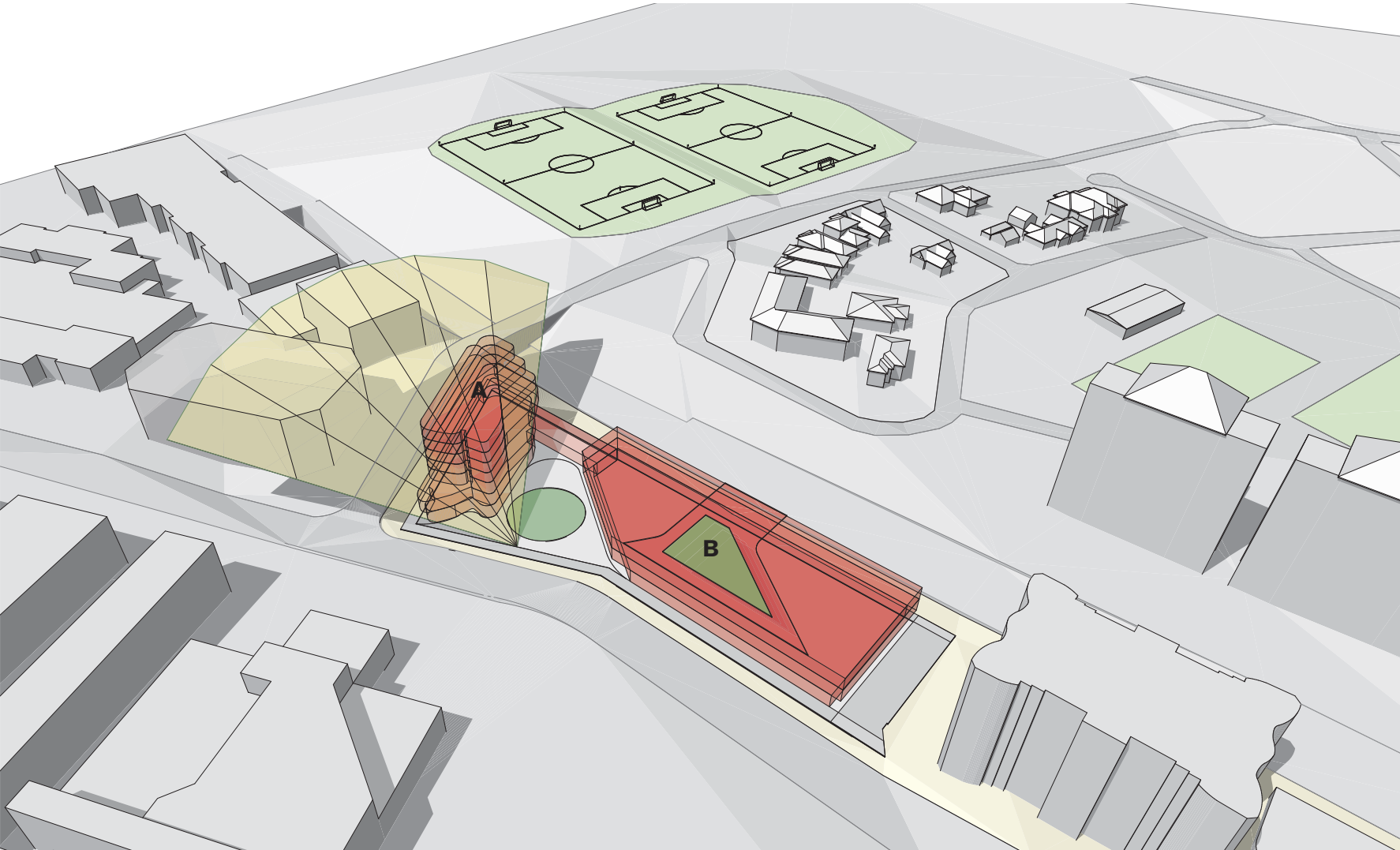
**1**

the bend on Herbert Street forms a natural 'Node Point' on the site, this point splits the site into 2 parts (A and B). the red zones on the perimeter are the nominal setbacks for the site



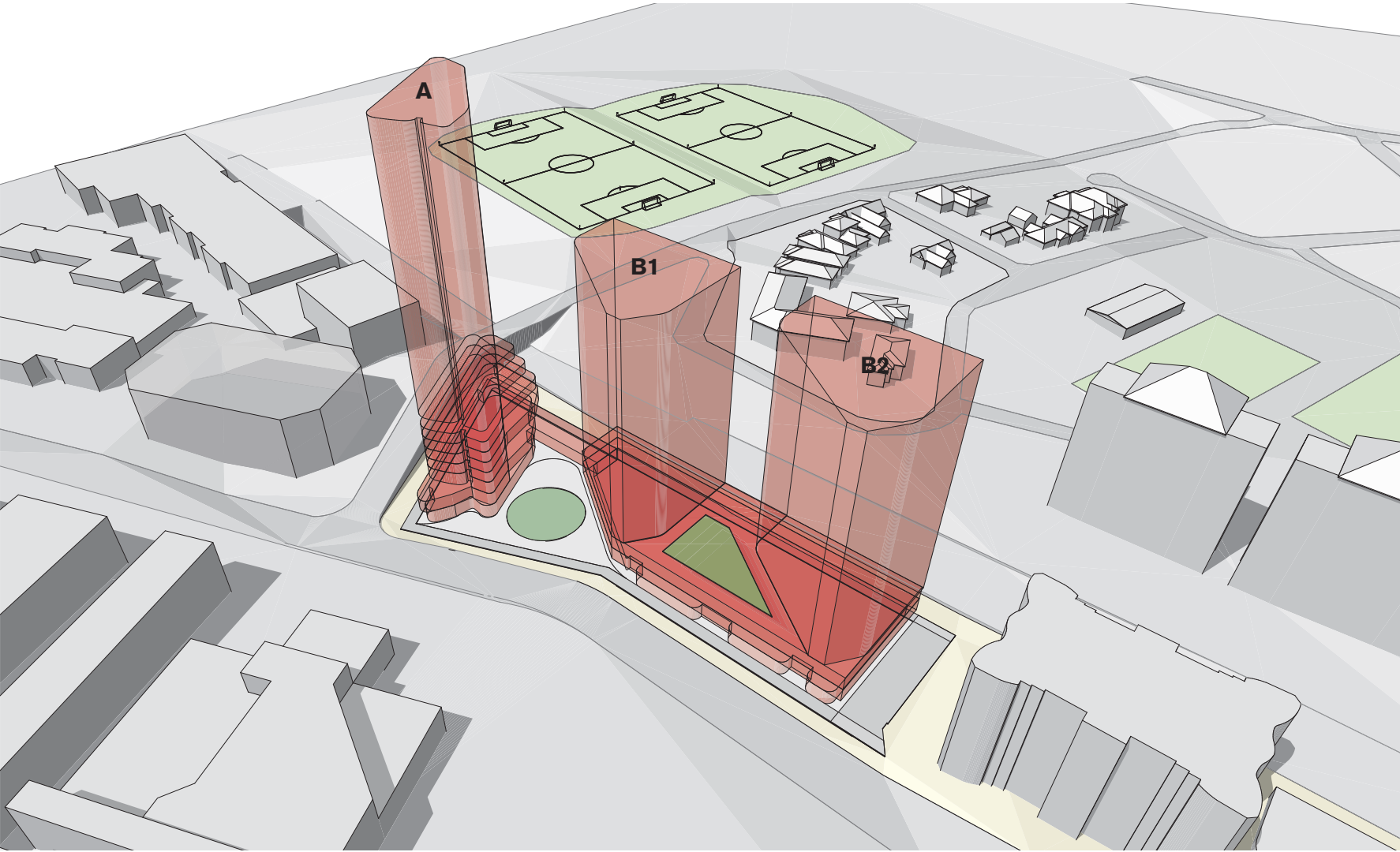
2

forming the podium massing on the two parts of the site, naturally creating a public space in between



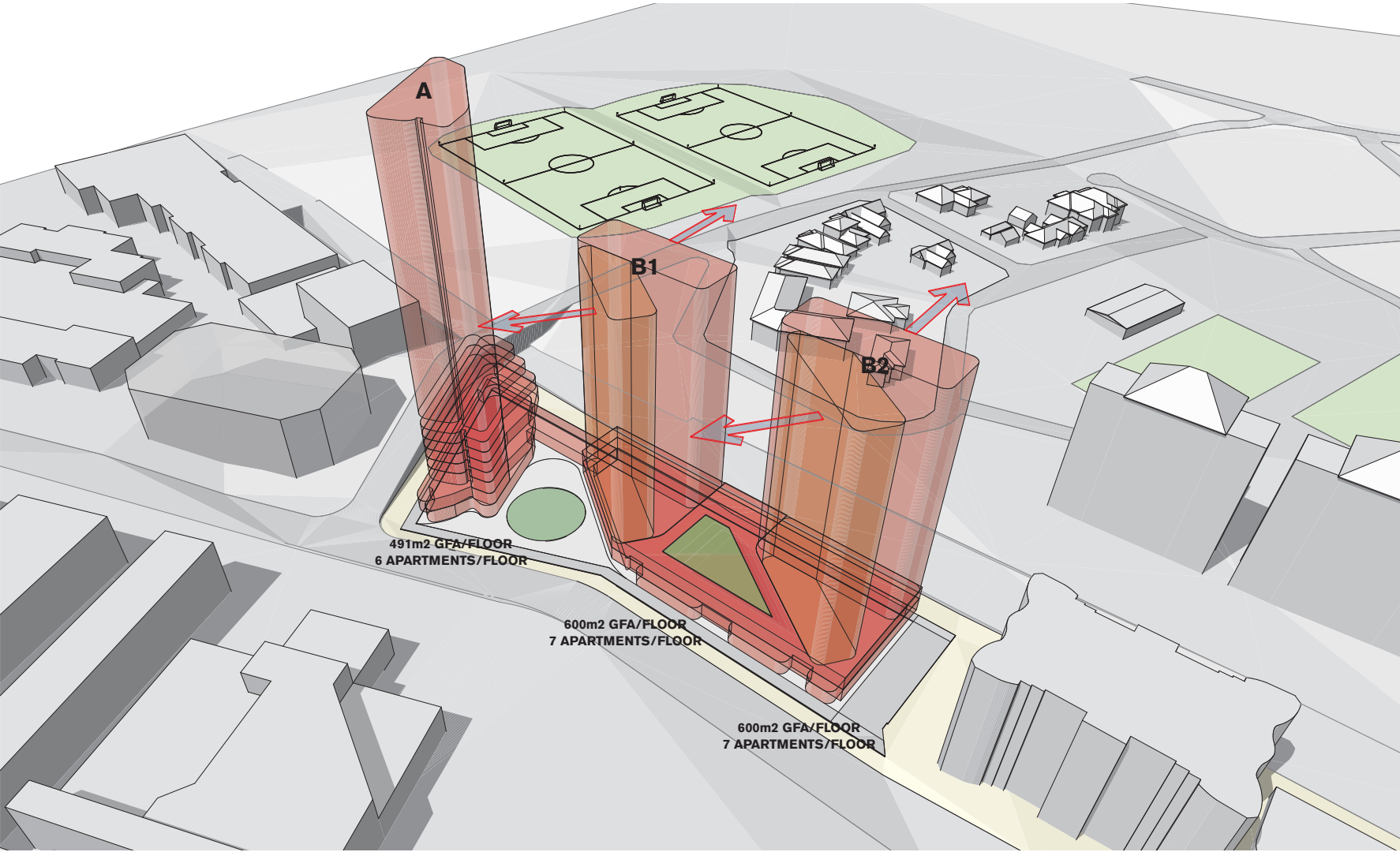
**3**

shaping podium A to allow for maximum solar access into the public space (the current form allows for morning sun (until 10am) and afternoon sun (from 2pm), a landscape zone is incorporated above podium B to break up the linear podium element



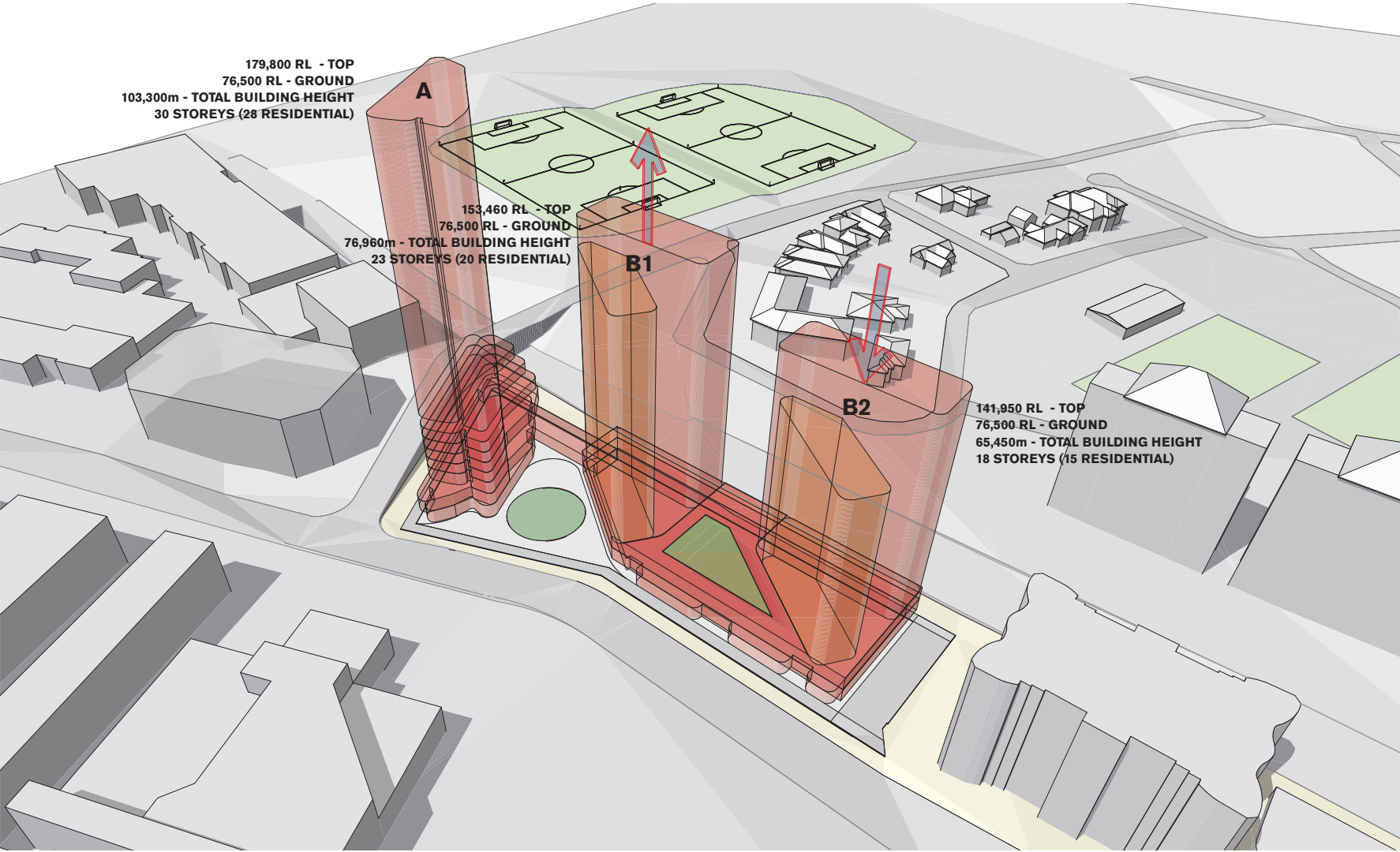
4

naturally, three tower forms extruded from the podiums, giving adequate separation between each tower (24m between tower A and B1, and 18m between B1 and B2)



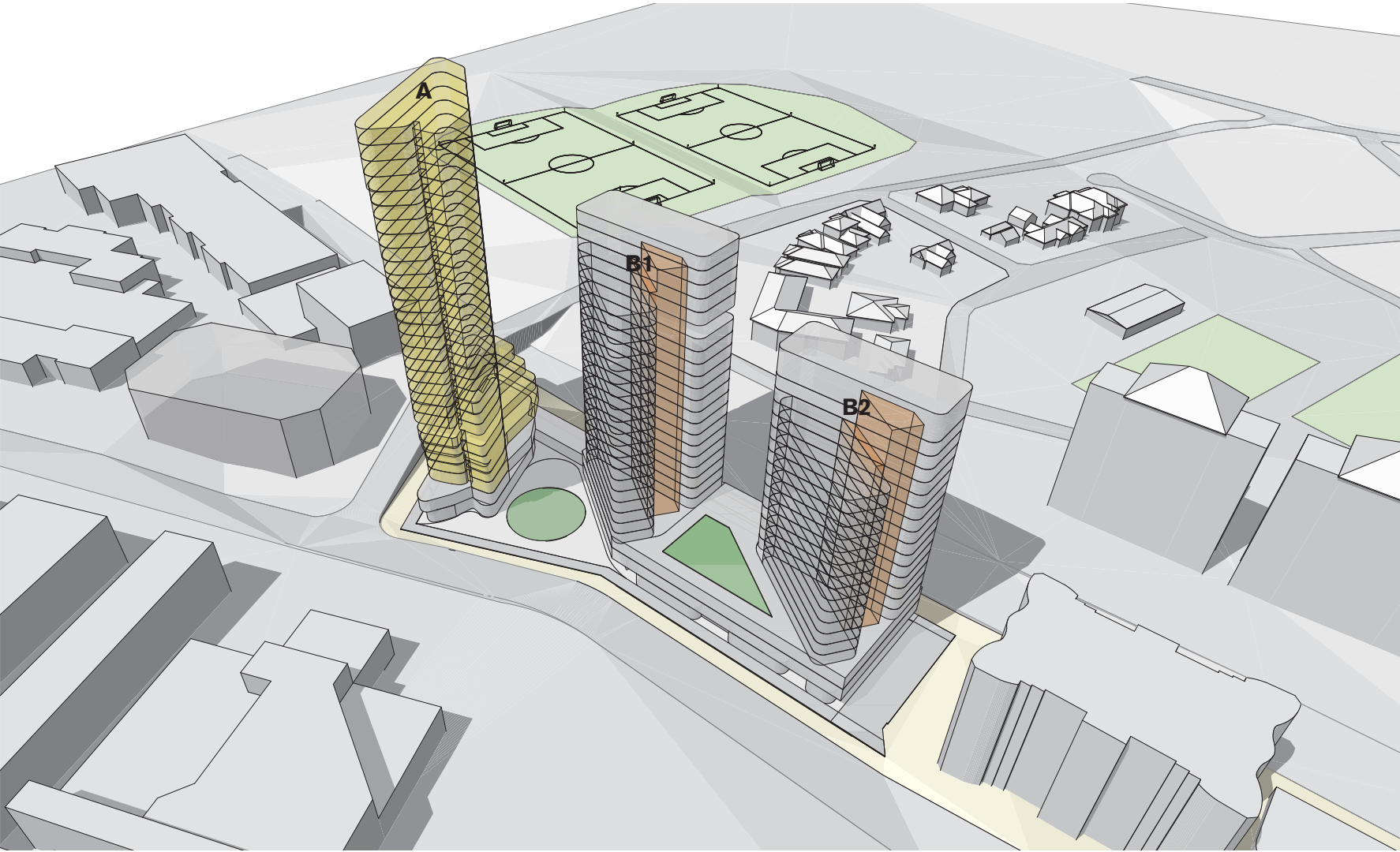
**5**

shaping towers B1 and B2 to allow for maximum views (to the east and north-west) and solar access



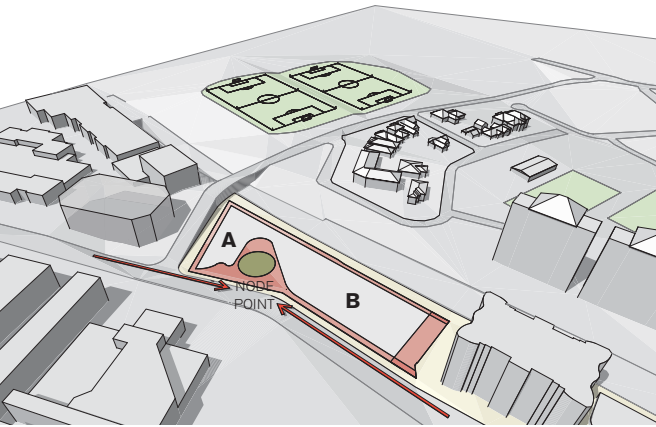
6

adjusting heights of towers B1 and B2 to align with the context of the streetscape (naturally progressively taller towards the Node Point)

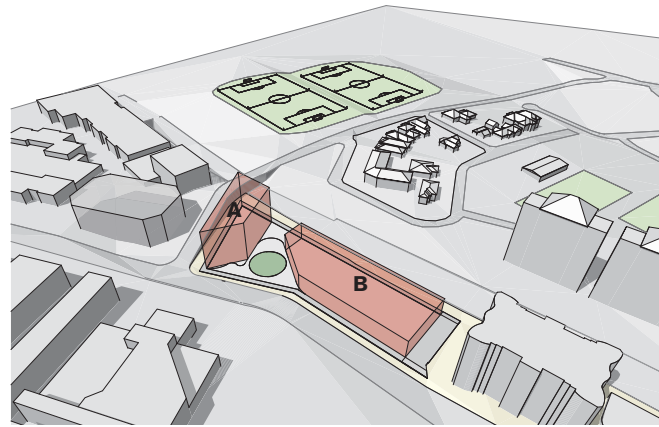


7

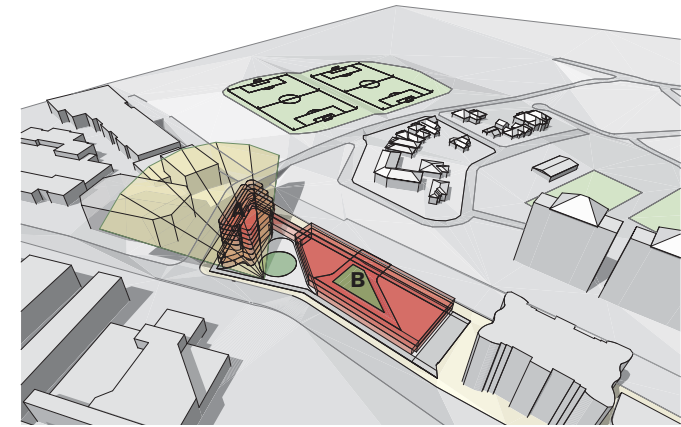




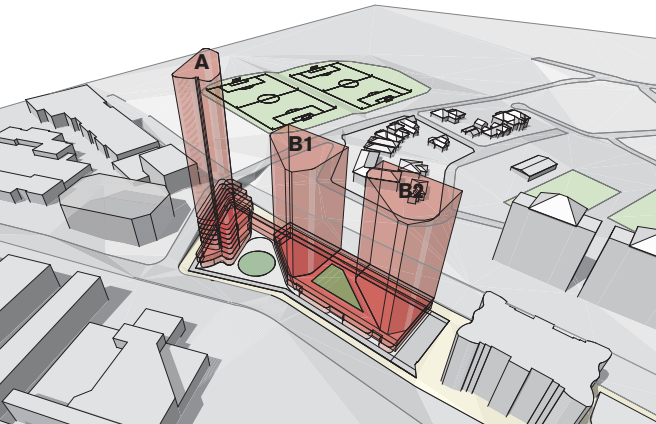
**1** the bend on Herbert Street forms a natural 'Node Point' on the site, this point splits the site into 2 parts (A and B). the red zones on the perimeter are the nominal setbacks for the site



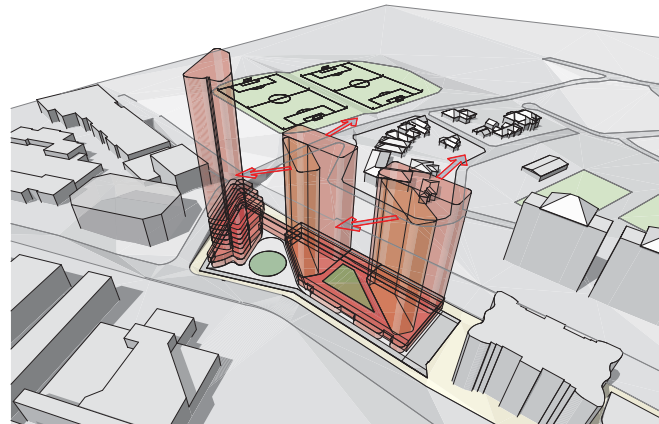
**2** forming the podium massing on the two parts of the site, naturally creating a public space in between



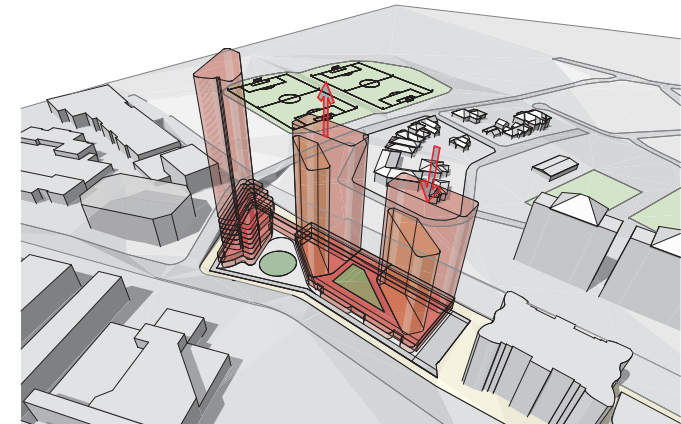
**3** shaping podium A to allow for maximum solar access into the public space (the current form allows for morning sun (until 10am) and afternoon sun (from 2pm). a landscape zone is incorporated above podium B to break up the linear podium element



**4** naturally, three tower forms extruded from the podiums, giving adequate separation between each tower (24m between tower A and B1, and 18m between B1 and B2)



**5** shaping towers B1 and B2 to allow for maximum views (to the east and north-west) and solar access



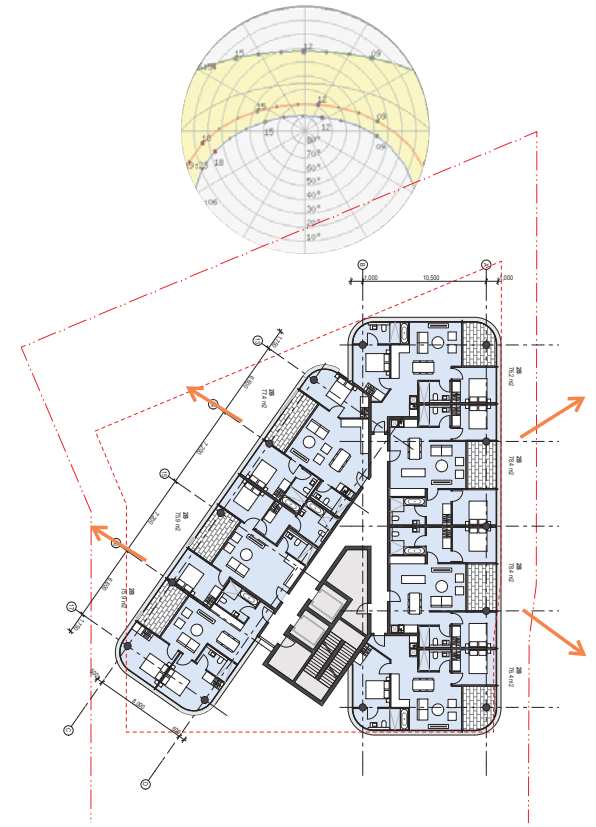
**6** adjusting heights of towers B1 and B2 to align with the context of the streetscape (naturally progressively taller towards the Node Point)



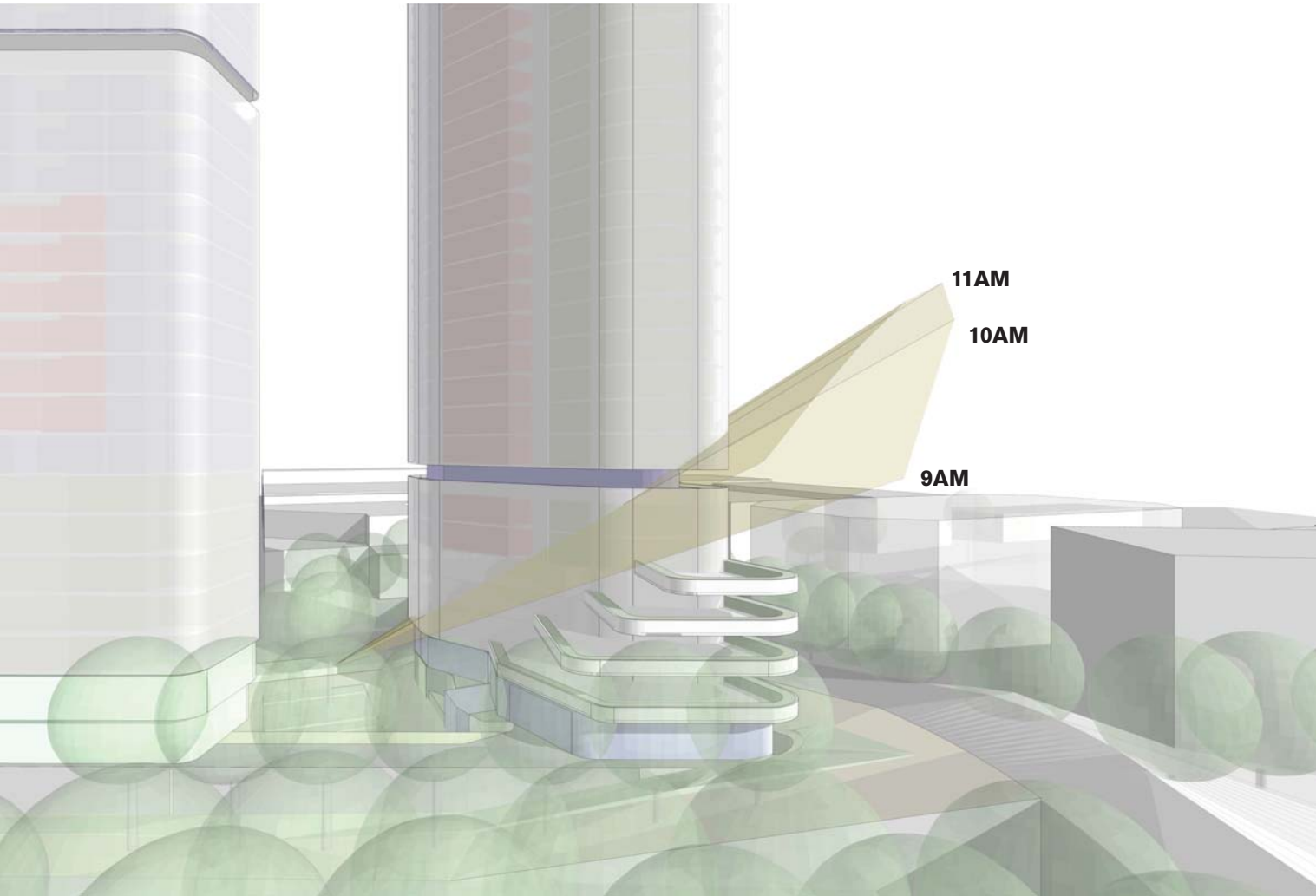
urban response



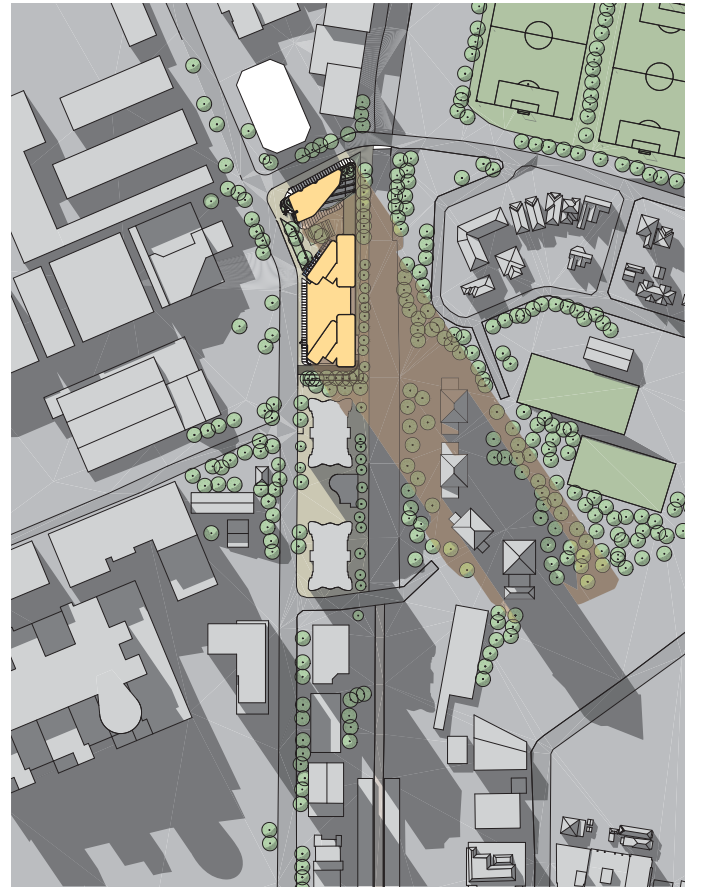
urban response



tower 1 podium form has been optimised to maximise the sun access into the public domain (early morning and late afternoon)



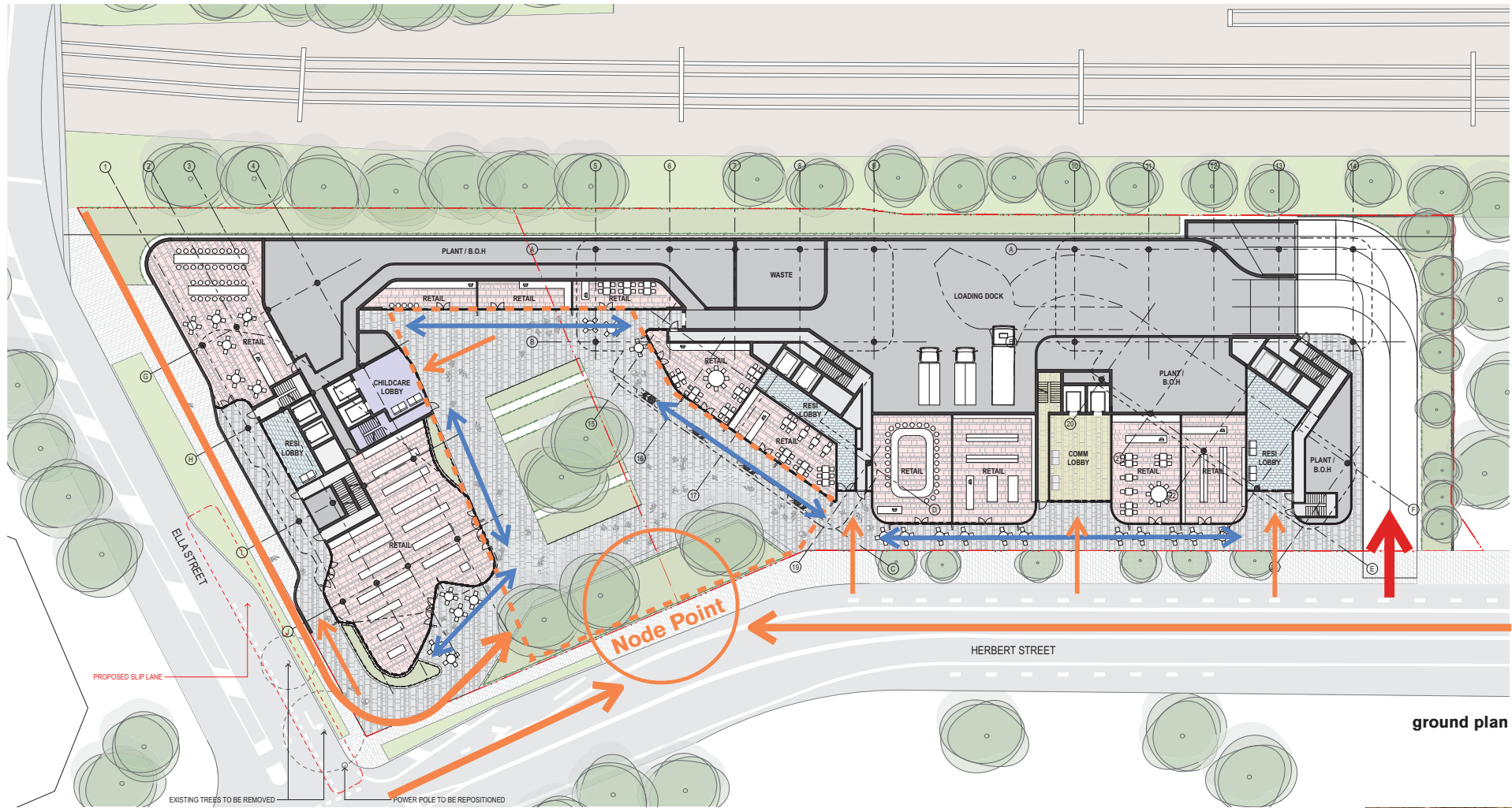
tower 1 podium form has been optimised to maximise the sun access into the public domain (early morning and late afternoon)



extent of new shadows from proposal

shadows - mid-winter 9am, 12pm, 3pm

# Ground Plane + Podium



ground plan







Public space concepts



Podium concepts