

URBAN DESIGN STUDY

FOR THE REDEVELOPMENT OF
166 EPPING ROAD, LANE COVE

1819 2 AUGUST 2019 FINAL ISSUE

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This urban design study has been prepared for Epic Doncaster Pty Ltd to inform a Planning Proposal for land at 166 Epping Road Lane Cove. The land is an elevated site located on the eastern shore of the Lane Cove River, between the river and Epping Road. Adjoining land uses include Environmental Conservation, Light Industry and High Density Residential.

The principles that have informed the urban design include the following:

- **Topography;** respond to the site topography which slopes to the west from roadway to river bank and to the north from ridgeline to bridge.
- **Environmental land;** recognise the sensitive nature and proximity of national parkland, environmental conservation land and the river.
- **Land dedication;** identify opportunities to connect environmental land along the route of established walking tracks by land dedication to enhance the public domain.
- **APZ;** provide an asset protection zone to the perimeter of the site to protect buildings, property and occupants from the risk of bush fire.
- **Employment base;** retain employment land uses currently on site by provision of three levels of commercial floor space at the base of the building envelope.
- **Permeability;** erode the employment base with north/south courtyards and east/west walkways to provide a visual and physical connection to the river.
- **Street wall building;** provide a low rise street wall of residential uses to the roadway to define the street edge and shelter open spaces visually and acoustically from the roadway.
- **Tower separation;** provide residential land uses via slender towers orientated perpendicular to the roadway and river for permeability to provide view corridors and residential amenity.
- **Graduated height plane;** respond to the site topography by providing a range of building heights grading down from a maximum at the ridge to a minimum at the riverbank.
- **Amenity;** enhance residential amenity by providing access to sunlight, breezes, natural ventilation and views of the environmental context for all occupants.

Two options have been identified for further analysis.

Option A consists of an employment base of commercial uses, 3 storeys in height and highly articulated in plan, with 3 residential towers above. The residential towers have relatively small floor plates, are irregular in plan and separated from each other by 24 m in accordance with ADG 2F. The residential towers proposed are lower than the adjoining Arise apartment tower in response to the site topography. The overall tower heights proposed also graduate in height from 20, to 13 and 8 storeys respectively above the commercial base.

Option B consists of an employment base of commercial uses, 3 storeys in height and highly articulated in section, with 2 residential towers above. The residential towers have relatively larger floor plates containing a maximum of 750 sq m of GFA, are irregular in plan and separated from each other and Arise by the maximum distance possible, and more than required by ADG 2F. The residential towers proposed are lower than the adjoining Arise apartment tower in response to the site topography. The overall tower heights proposed also graduate in height from 20 to 14 storeys respectively above the commercial base.

Option B is the preferred option as option B provides:

- Superior physical and visual connection to the river and surrounding environmental lands.
- Shelter for open spaces from the roadway via a street wall building.
- Increased tower separation.
- Better resident amenity for occupants and neighbours via access to views and sunlight.

The future context of the precinct has also been considered, as suggested by the planning assessment commission (PAC) in their determination report for the mixed use development proposal 150 Epping Road Lane Cove, 14 August 2012. This planning proposal incorporates urban design principles proposed for the Stringybark Creek precinct.



AERIAL VIEW FROM SOUTH



OPTION A

Residential		m2	Levels	Floor Plate	GFA	Commercial		Floor Plate	GFA
South Tower	L3-19	774	20	15480	12900.00		GF	3541	3363.95
Street wall building	L3-14	873	13	11349	9457.50		L1	3541	3363.95
North Tower	L3-10	724	8	5792	4826.67		L2	3541	3363.95
TOTAL				32621	27184.17			10623	10091.85
Site				9128	m2	FSR:	2.98	:1	
								FSR	1.11 :1
								TOTAL FSR	4.08 :1

OPTION A



PREFERRED OPTION B

Residential		m2	Levels	Floor Plate	GFA	Commercial		Floor Plate	GFA
South Tower	L3-22	900	20	18000	15000.00		GF	3815	3624.25
Street wall building	L3-6	645	4	2580	2150.00		L1	3215	3054.25
North Tower	L3-16	900	14	12600	10500.00		L2	3215	3054.25
TOTAL				33180	27650.00			10245	9732.75
Site				9128	m2	FSR:	3.03	:1	
								FSR	1.07 :1
								TOTAL FSR	4.10 :1

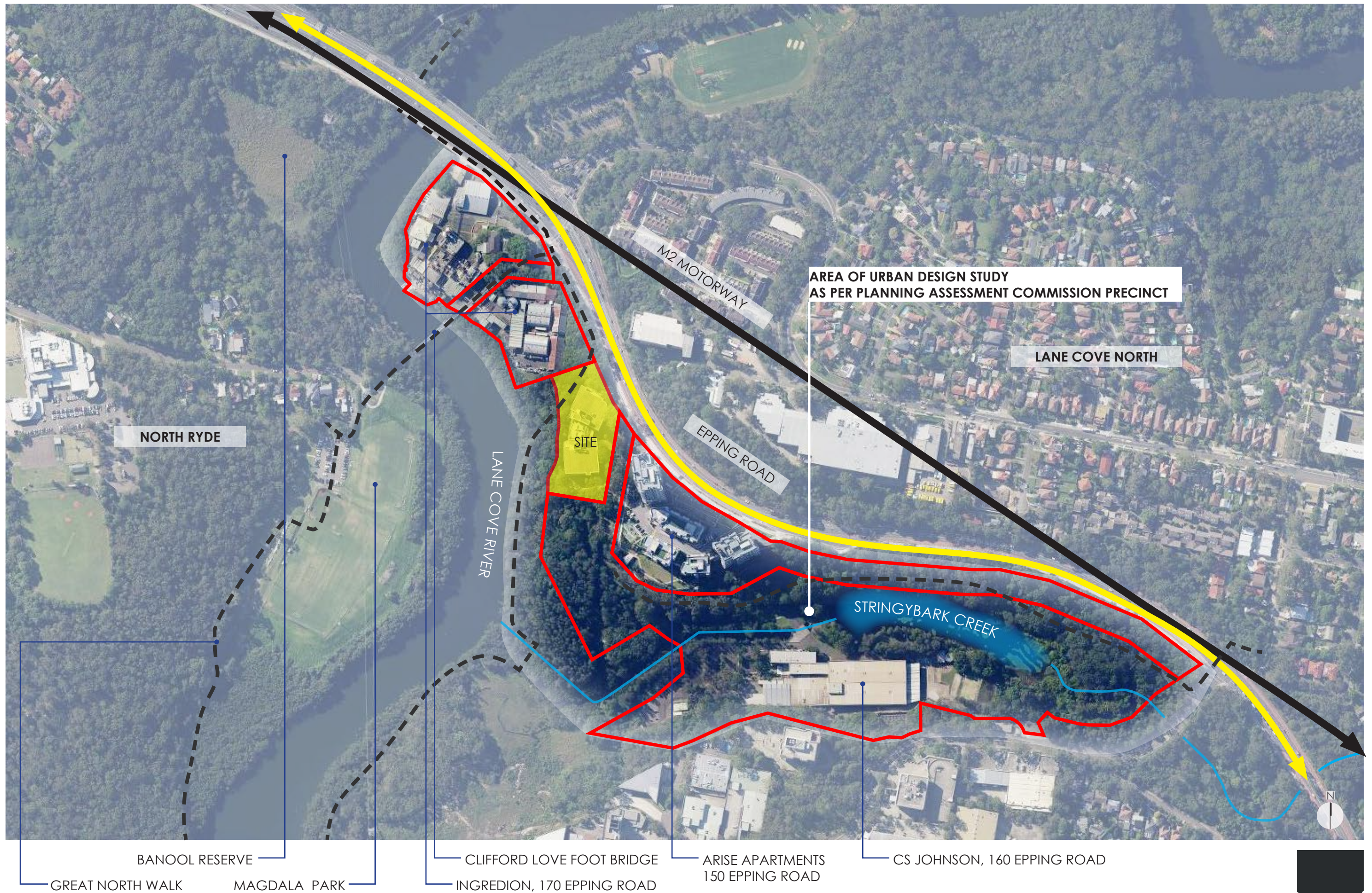
OPTION B

SCHEDULE

URBAN DESIGN STUDY

SITE





STRINGYBARK CREEK PRECINCT LOCATION PLAN
SITE



AERIAL PHOTOGRAPH FROM NORTH
SITE



AERIAL PHOTOGRAPH OF EPPING ROAD
SITE



AERIAL PHOTOGRAPH OF THE INGREDION SITE
SITE



AERIAL PHOTOGRAPH FROM THE WEST
SITE



AERIAL PHOTOGRAPH OF THE MAGDALA RESERVE, THE CLIFFORD LOVE BRIDGE AND THE GREAT NORTH WALK
SITE



AERIAL PHOTOGRAPH OF SC JOHNSON
SITE



RYDE GARDEN

MAGDALA PARK

CLIFFORD LOVE FOOTBRIDGE



INGREDION, 170 EPPING ROAD

SITE, 166 EPPING ROAD

ARISE, 150 EPPING ROAD

URBAN DESIGN STUDY
LANE COVE LEP 2009



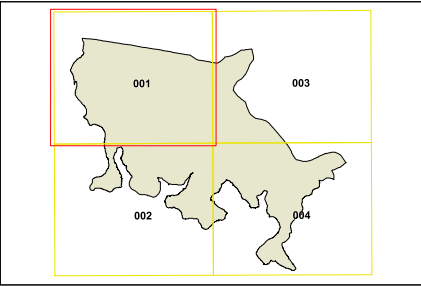
Lane Cove Local Environmental Plan 2009

Land Zoning Map - Sheet LZN_001

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - E2 Environmental Conservation
 - E4 Environmental Living
 - IN2 Light Industrial
 - IN4 Working Waterfront
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - SP2 Infrastructure
 - UL Unzoned Land

Cadastre

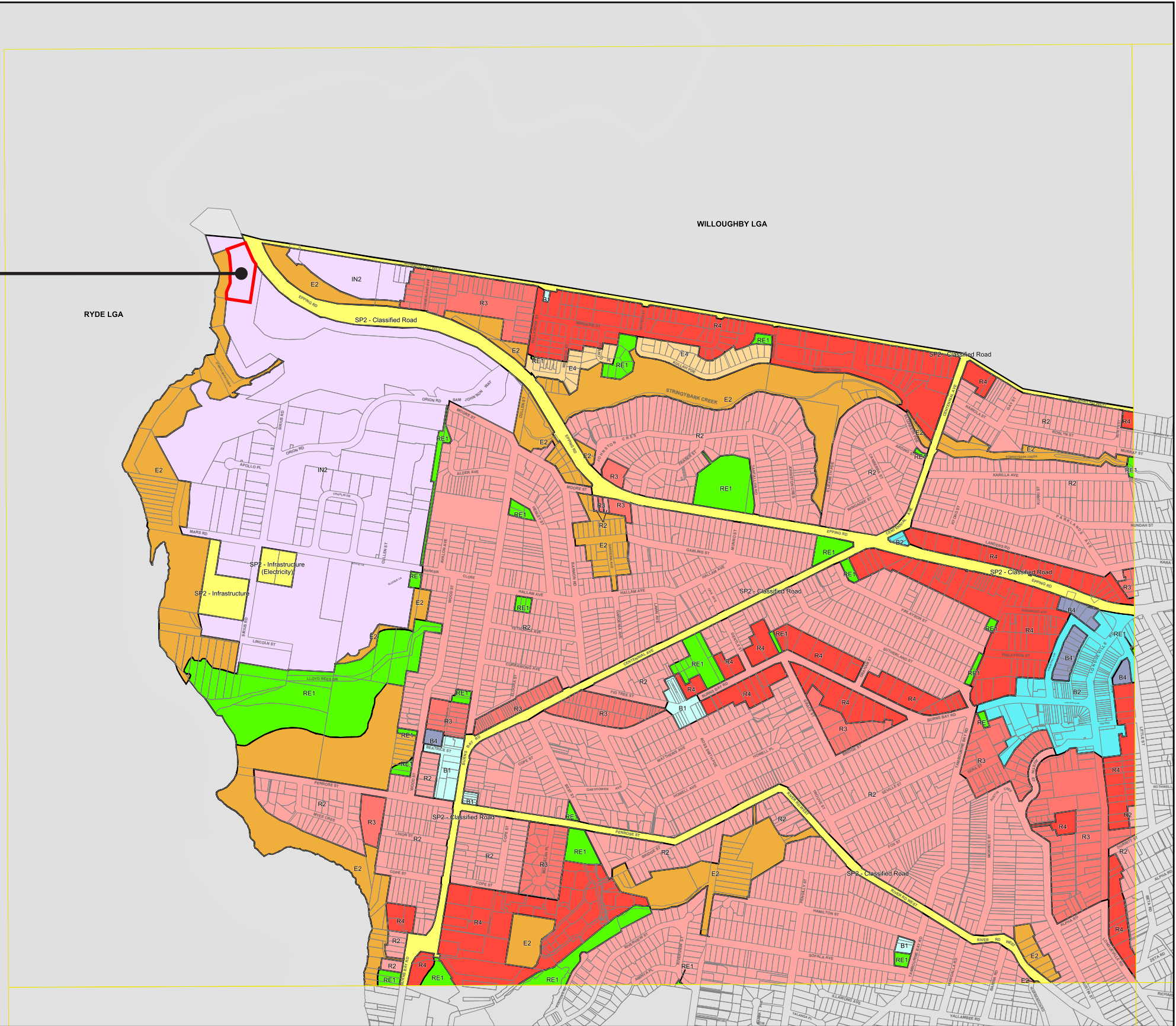
Cadastre 22/12/99 © Land & Property Information (LPI)
Addendum 22/10/15 © Lane Cove Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:
4700_COM_LZN_001_010_20151022





Lane Cove Local Environmental Plan 2009

Height Of Buildings Map - Sheet HOB_001

Maximum Building Height (m)

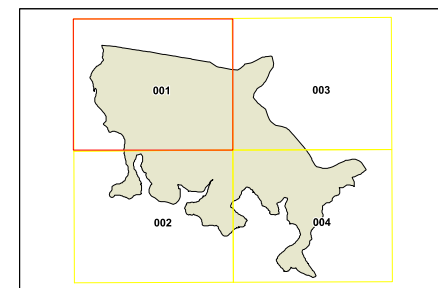
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L	11.5
M	12
N	14.5
O	15
P1	17.5
P2	18
R	21
T	25
U	30
V	36
X	45
AA1	65
AA2	72
AB	94

Maximum Building Height (RL m)

62.8
166.8
180.46
204.46
227.4

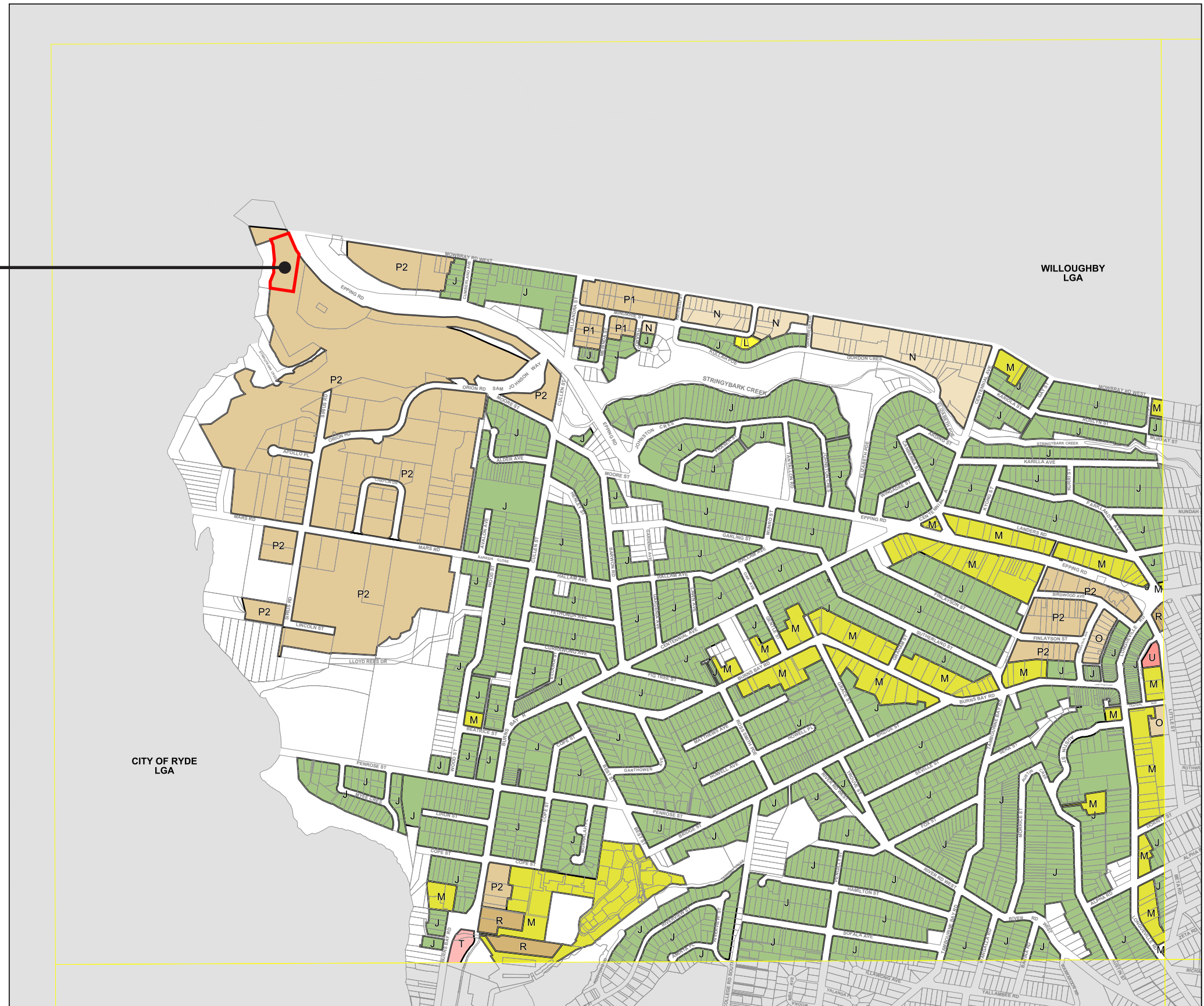
Cadastral

Cadastral 22/12/99 © Land & Property Information (LPI)
Addendum 13/10/17 © Lane Cove Council



0 200 400 Metres

Projection: GDA 1994
MGA Zone 56
Scale: 1:10,000 @ A3
Map identification number:
4700_COM_HOB_001_010_20171013





Lane Cove Local Environmental Plan 2009

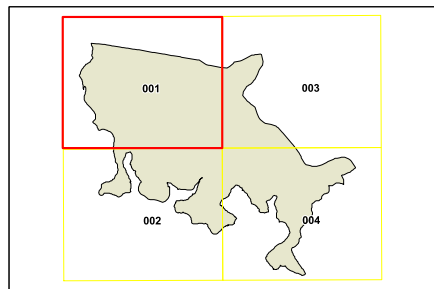
Floor Space Ratio Map - Sheet FSR_001

Maximum Floor Space Ratio (n:1)

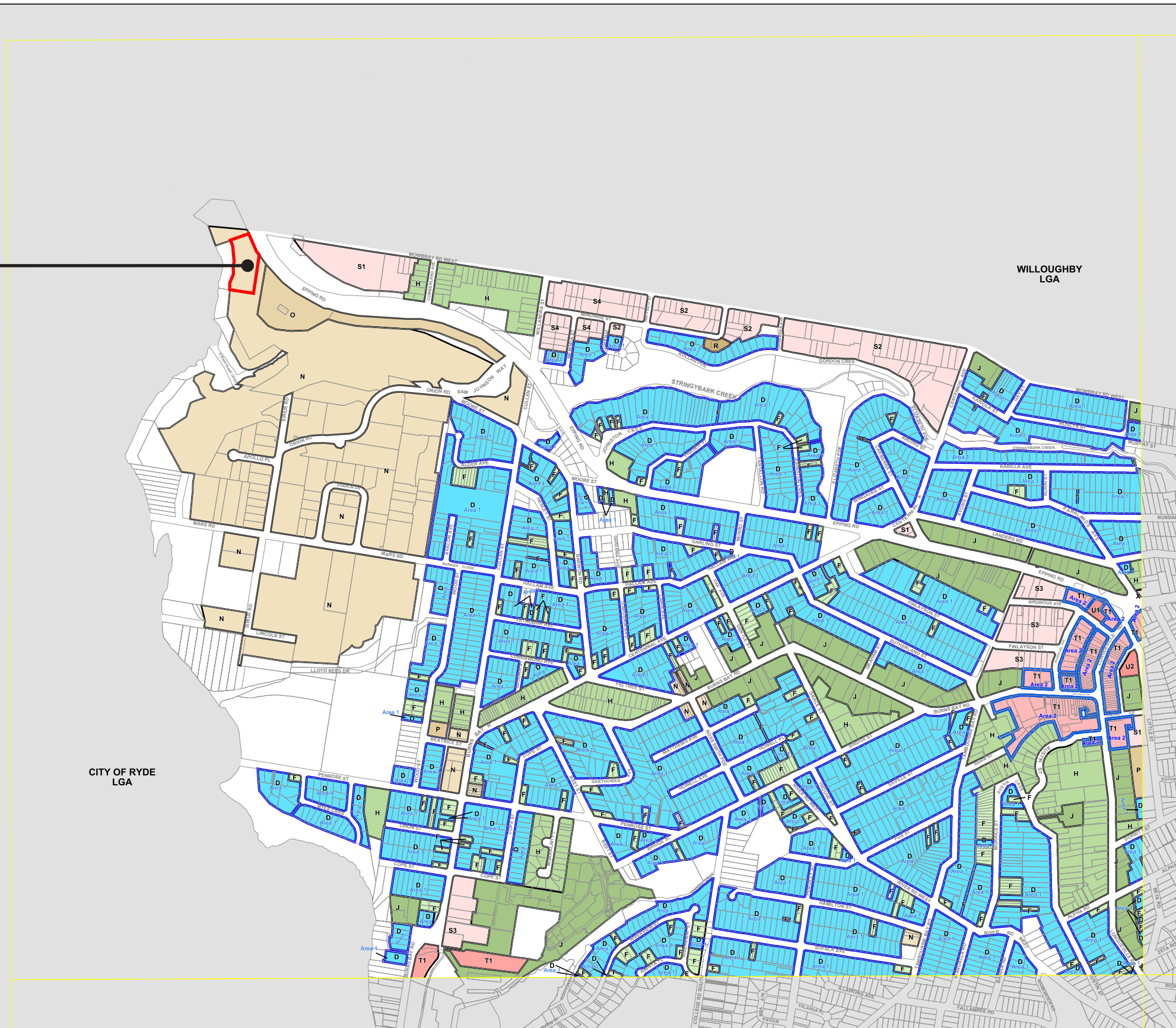
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H	0.7
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O	1.1
P	1.2
R	1.4
S1	1.5
S2	1.6
S3	1.7
S4	1.8
T1	2.0
T2	2.4
U1	2.5
U2	2.7
V	3.0
X	4.1
Y	4.5
Z	5.1
AA	6.0
AE1	10.0
AE2	10.1
AG	12.0
AI1	14.1
AI2	17.1
	Refer to Clause 4.4

Cadastre

Cadastre 22/12/99 © Land & Property Information (LPI)
Addendum 13/10/17 © Lane Cove Council



Projection: GDA 1994
MGA Zone 56
Scale: 1:10,000 @ A3
Map identification number:
4700_COM_FSR_001_010_20171013





Lane Cove Local Environmental Plan 2009

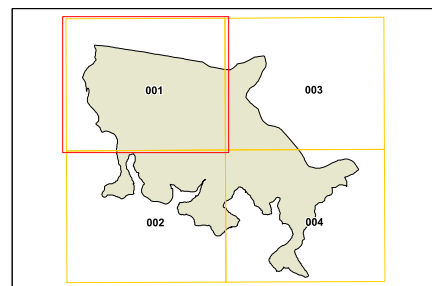
Heritage Map - Sheet HER_001

Heritage

- Conservation Area
- Item - General
- Item - Archaeological
- Item - Landscape

Cadastral

- Cadastral 22/12/99 © Land & Property Information (LPI)
Addendum 13/10/17 © Lane Cove Council

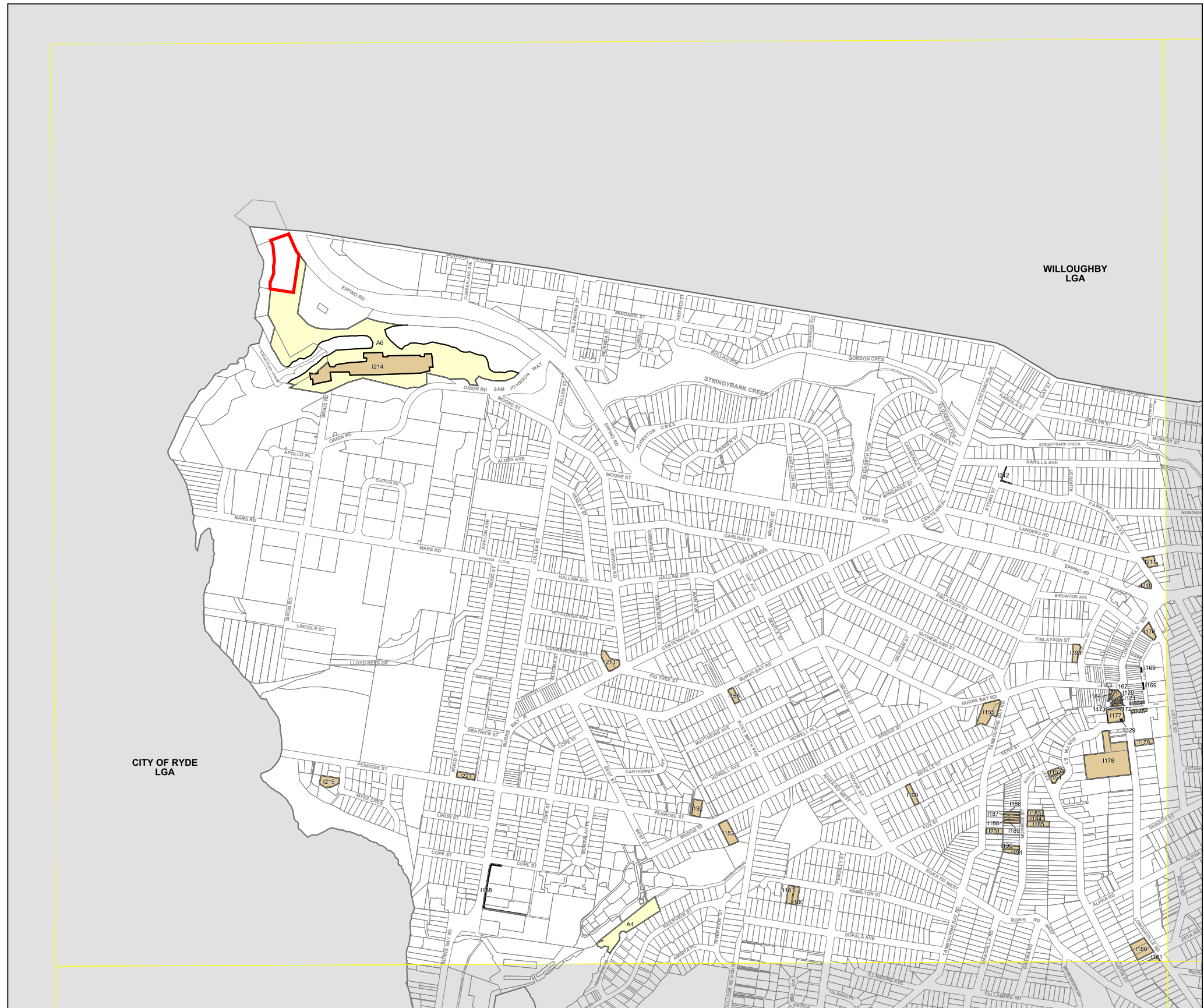


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0 200 400 Metres

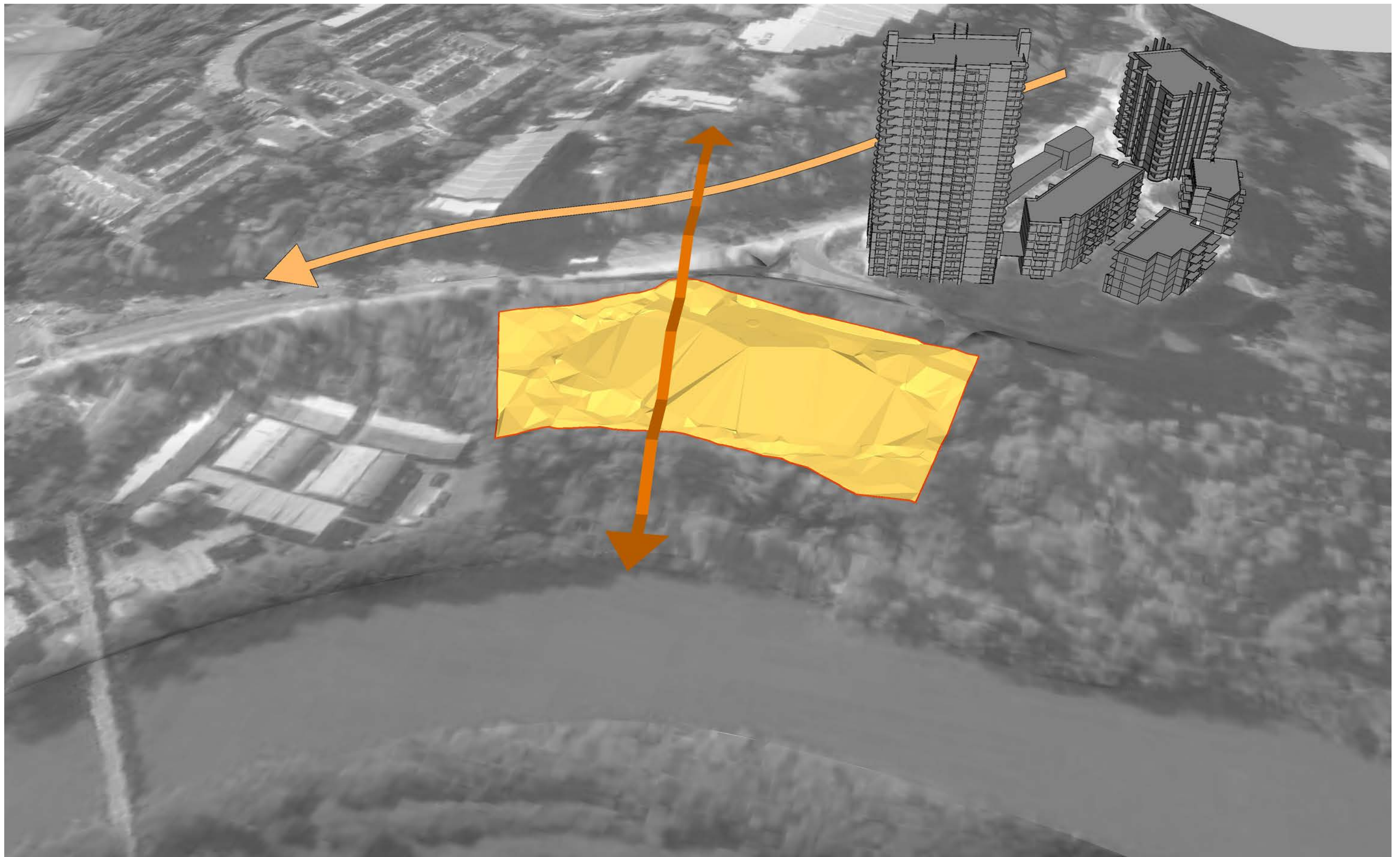
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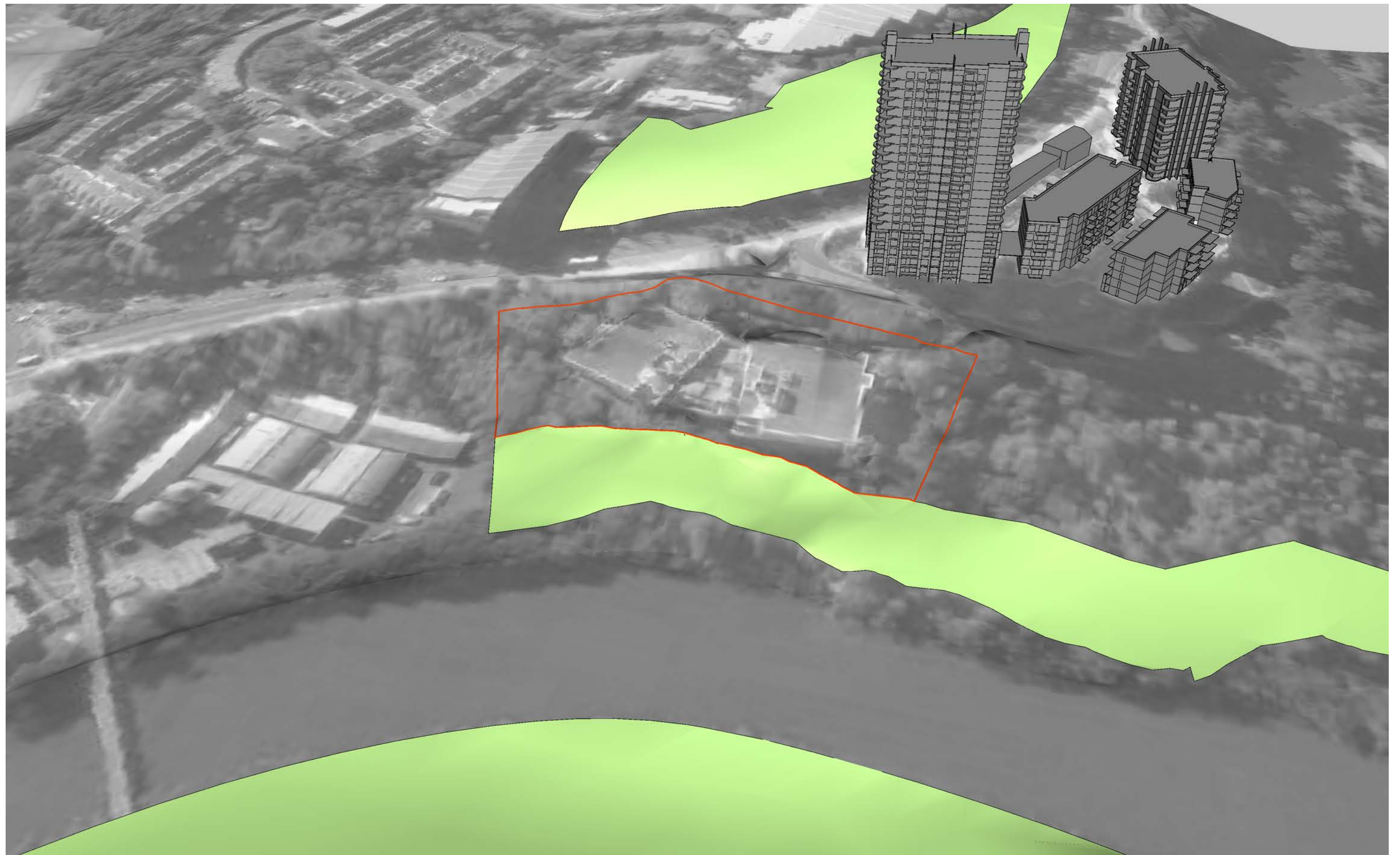
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URBAN DESIGN STUDY
THE VISION: URBAN DESIGN PRINCIPLES + VIEWS - OPTION A

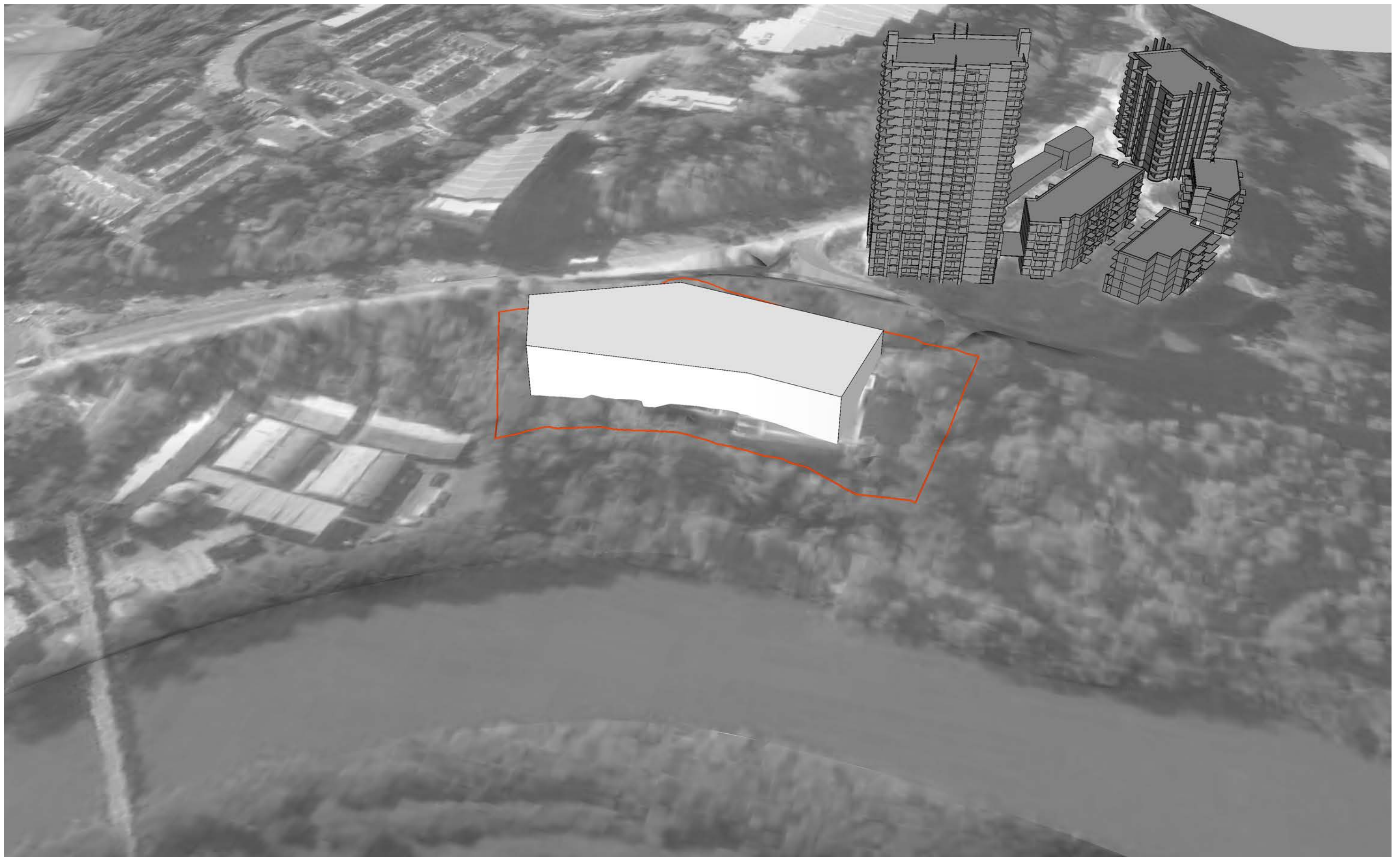


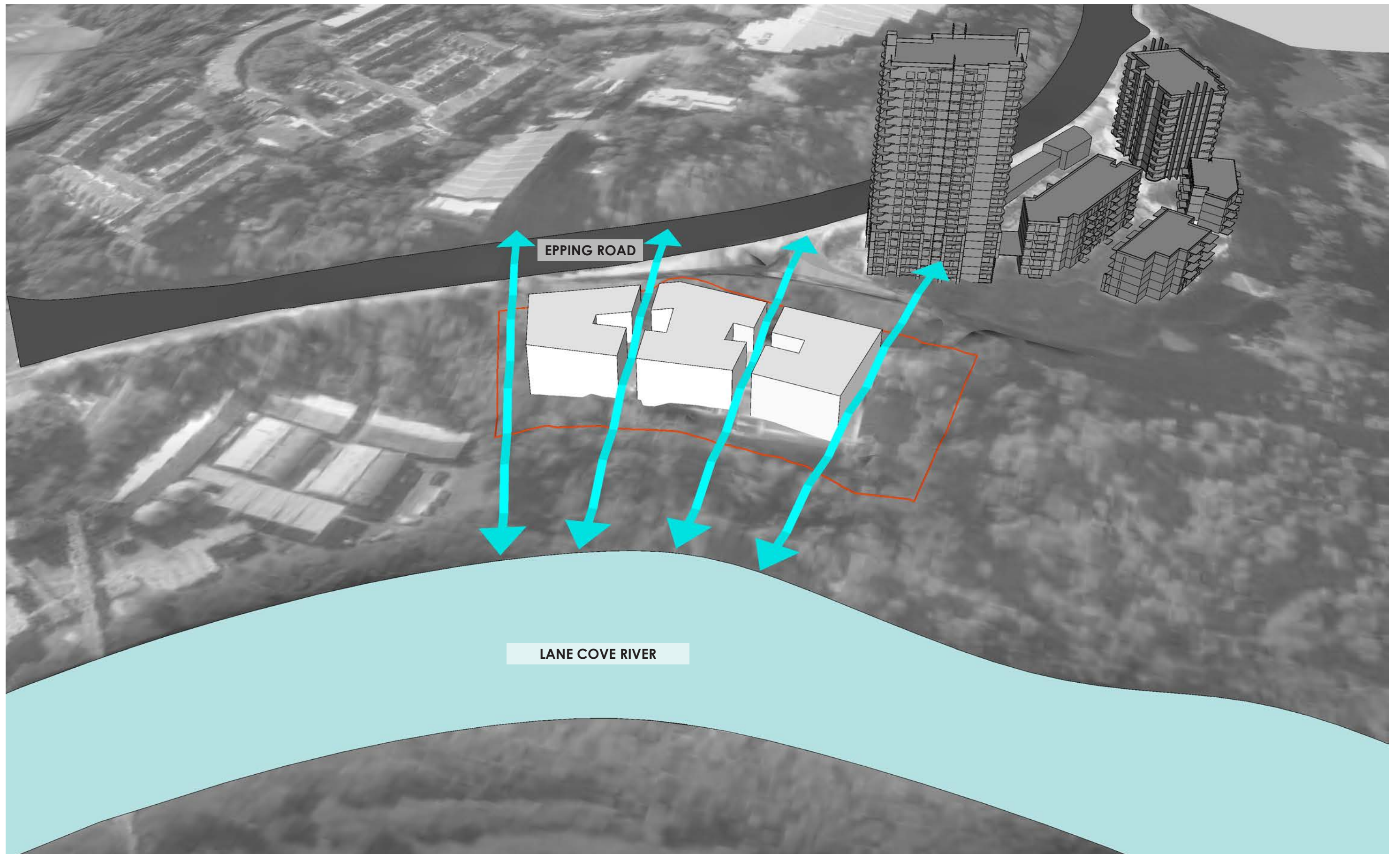








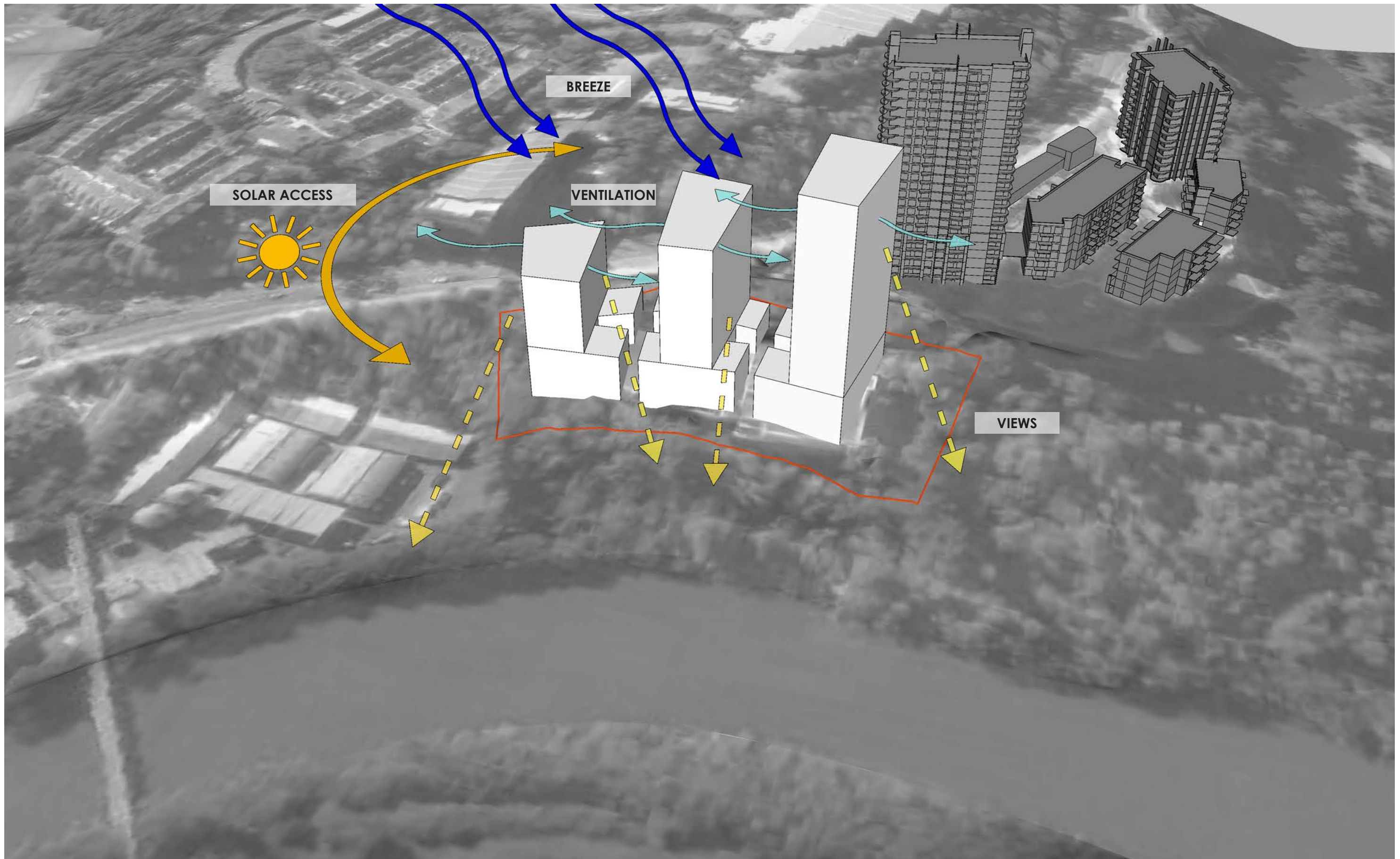




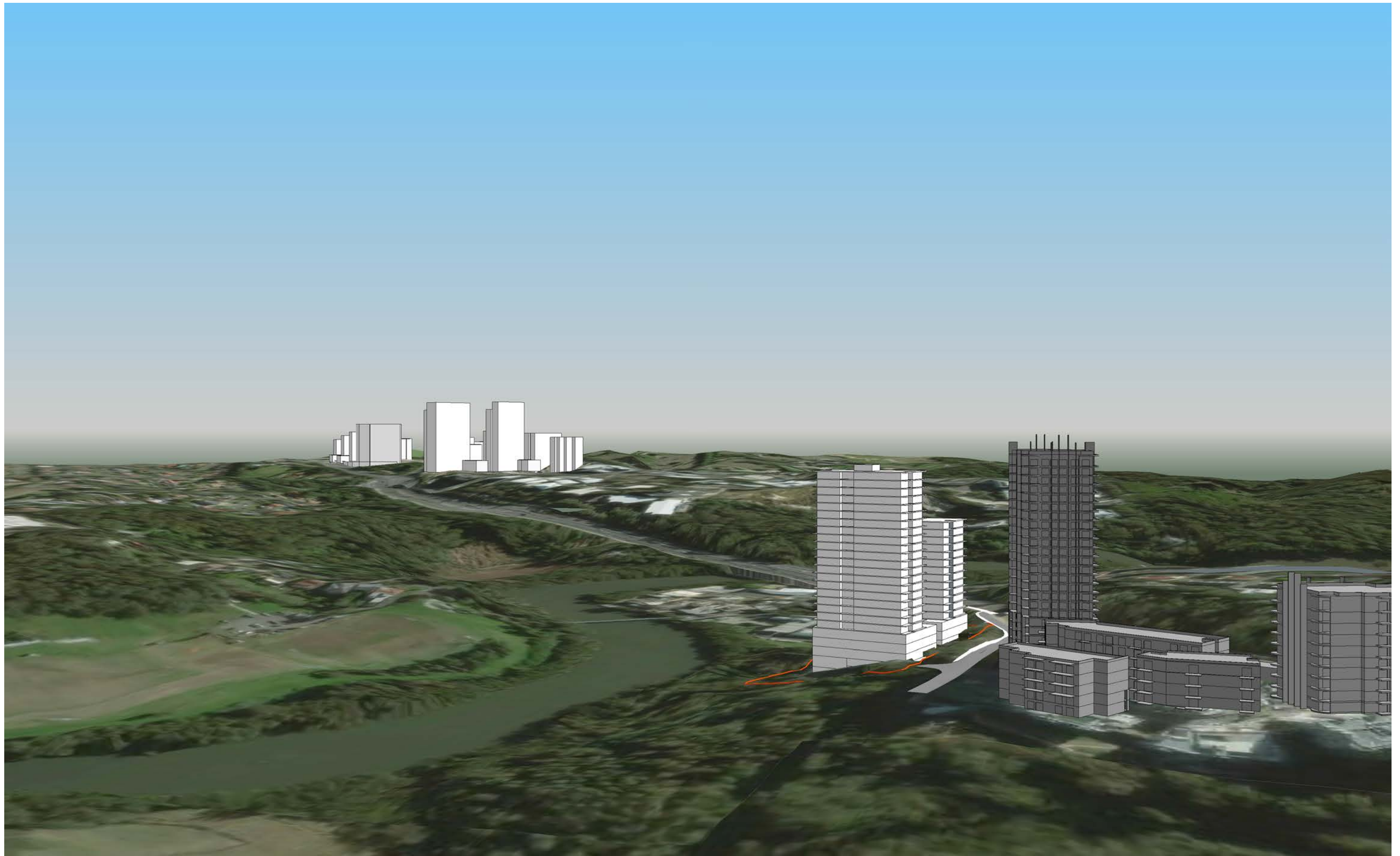


TOWER SEPARATION
 THE VISION: URBAN DESIGN PRINCIPLES - OPTION A









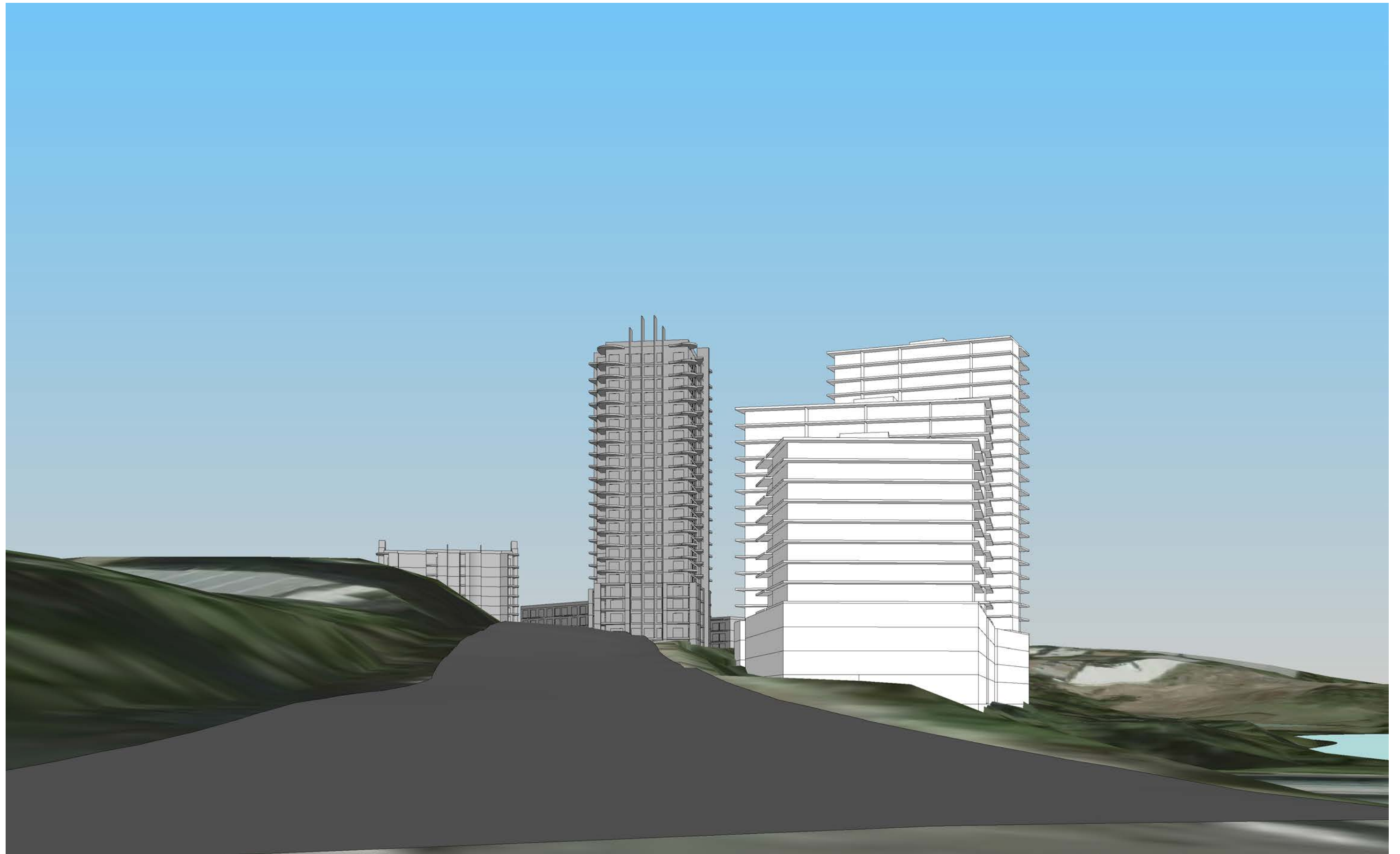
AERIAL VIEW FROM SOUTH
VIEWS - OPTION A



EASTERN VIEW FROM EPPING ROAD
VIEWS - OPTION A



EASTERN VIEW FROM EPPING ROAD
VIEWS - OPTION A



NORTHERN VIEW FROM EPPING ROAD
VIEWS - OPTION A



VIEW FROM MAGDALA PARK
VIEWS - OPTION A



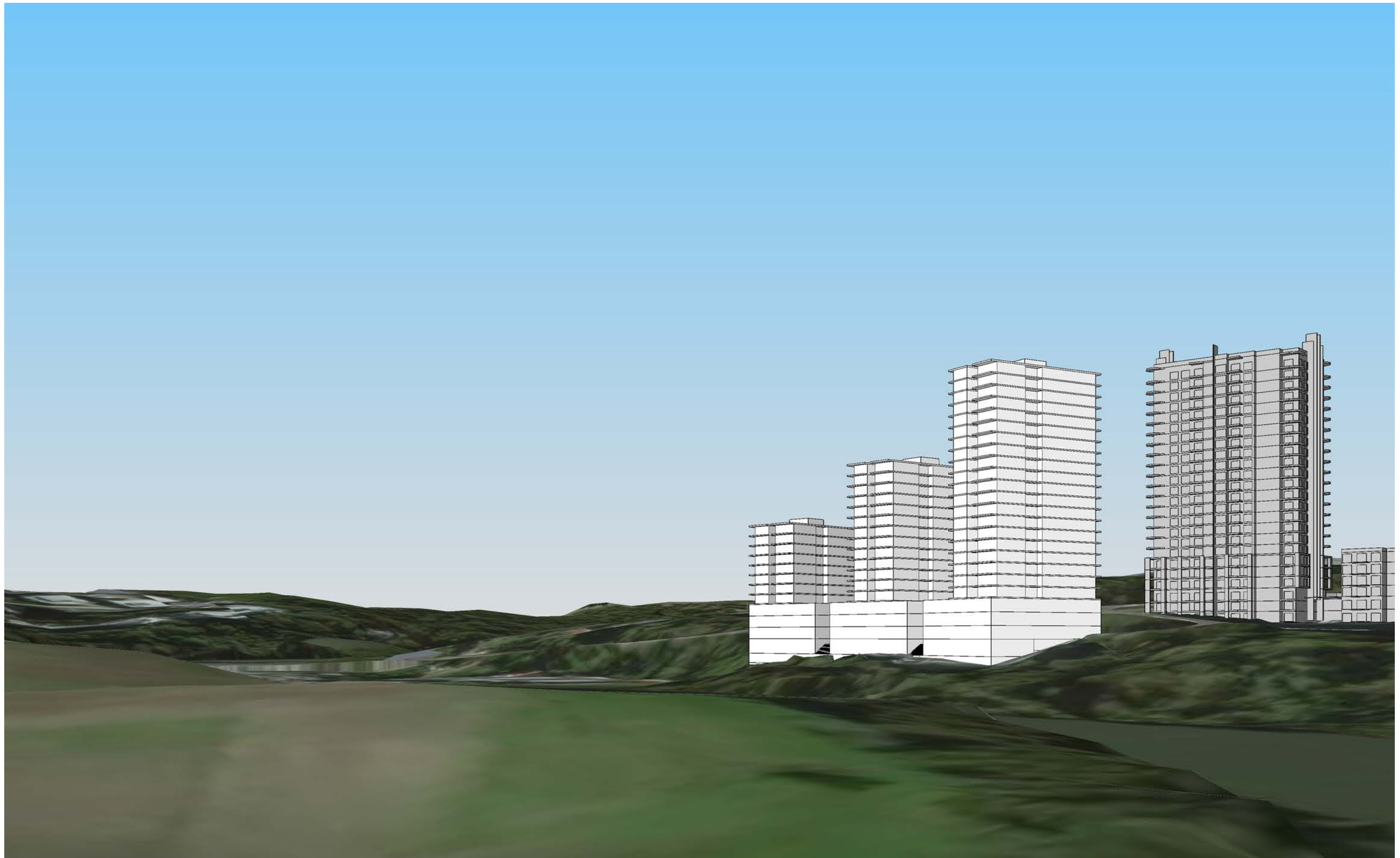
SOUTHERN VIEW FROM THE LANE COVE RIVER
VIEWS - OPTION A



NORTHERN VIEW TOWARDS THE LANE COVE RIVER
VIEWS - OPTION A



VIEW FROM THE CLIFFORD LOVE FOOTBRIDGE
VIEWS - OPTION A



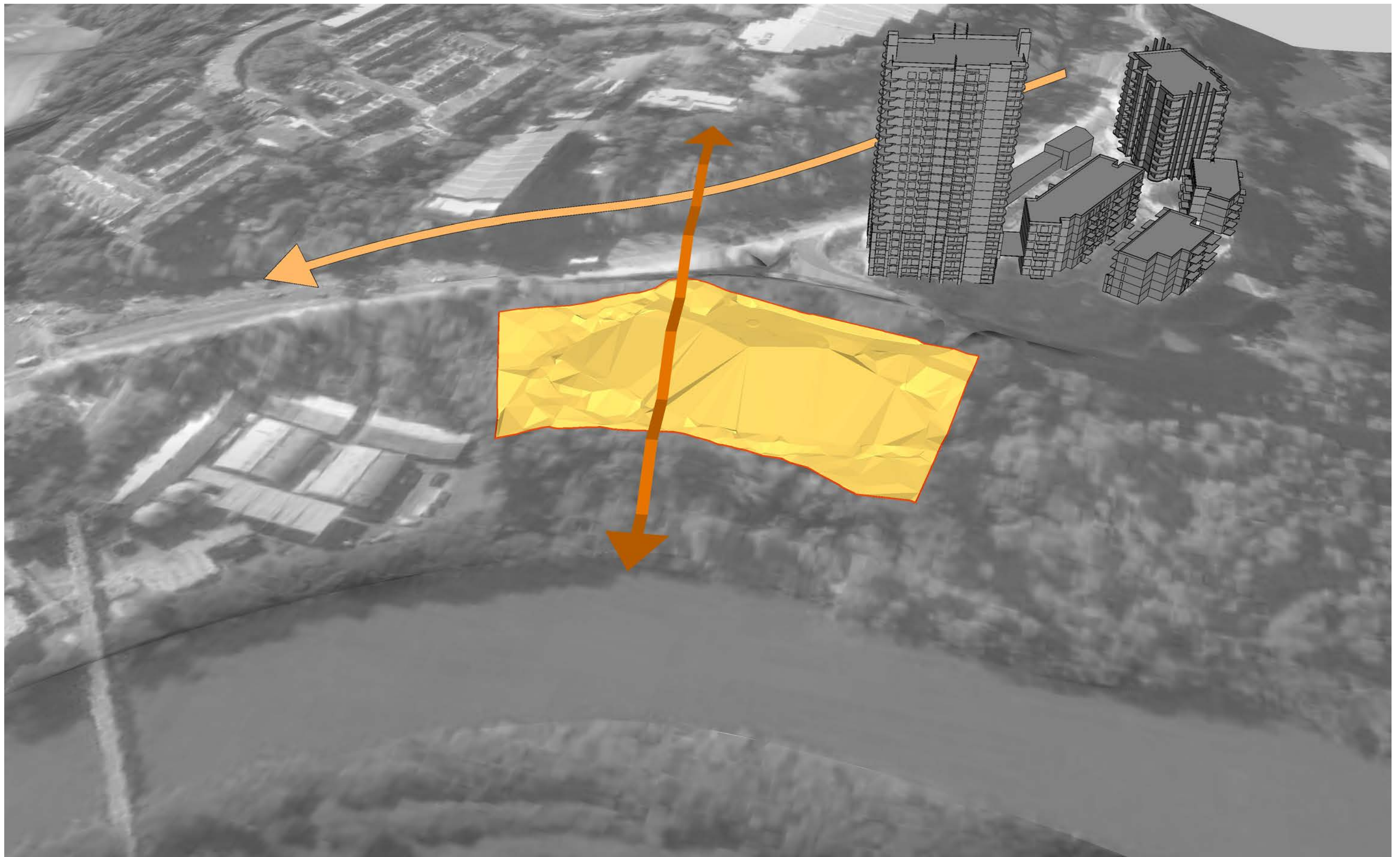
VIEW FROM MAGDALA PARK
VIEWS - OPTION A

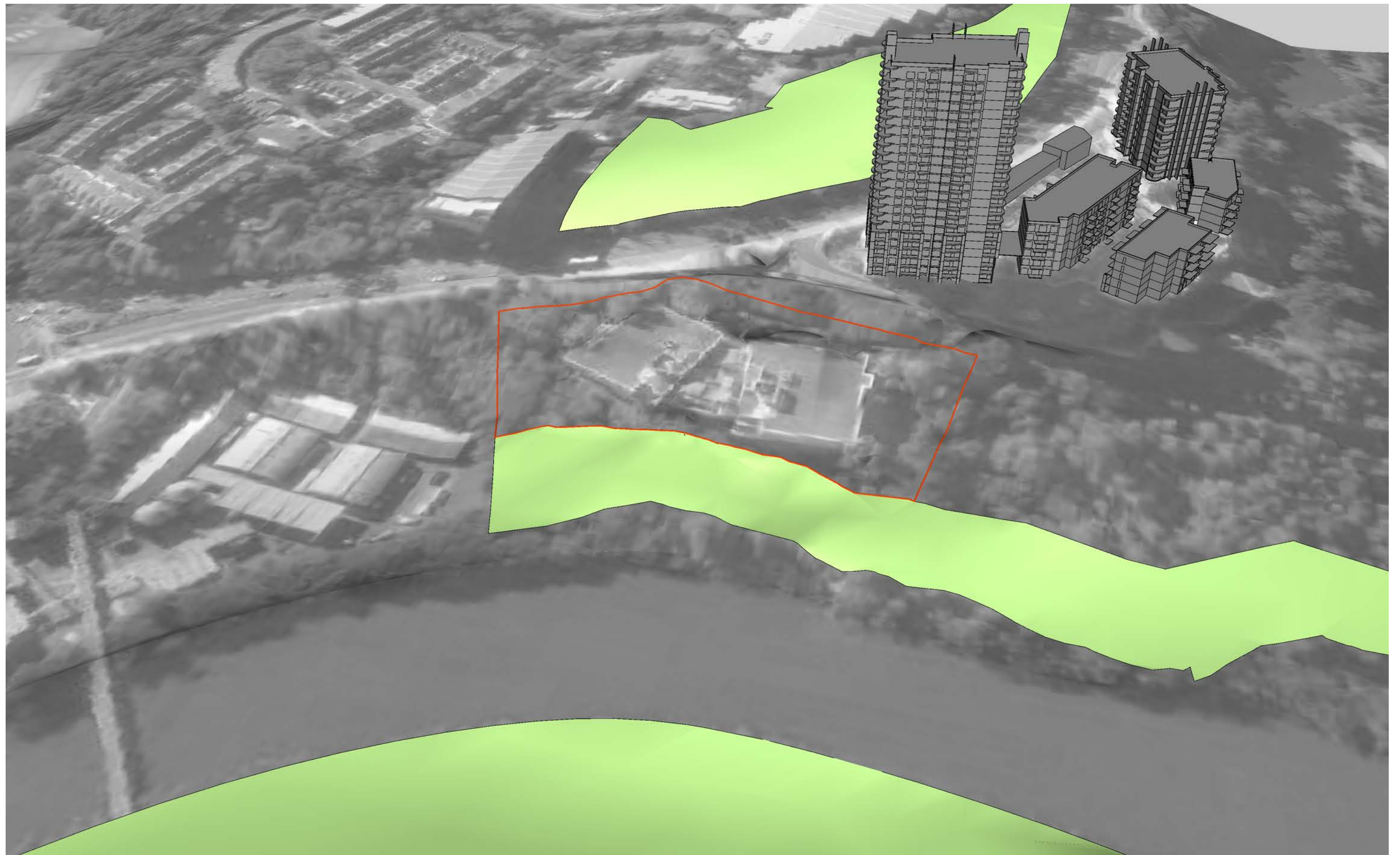
URBAN DESIGN STUDY

THE VISION: URBAN DESIGN PRINCIPLES + VIEWS - PREFERRED OPTION B





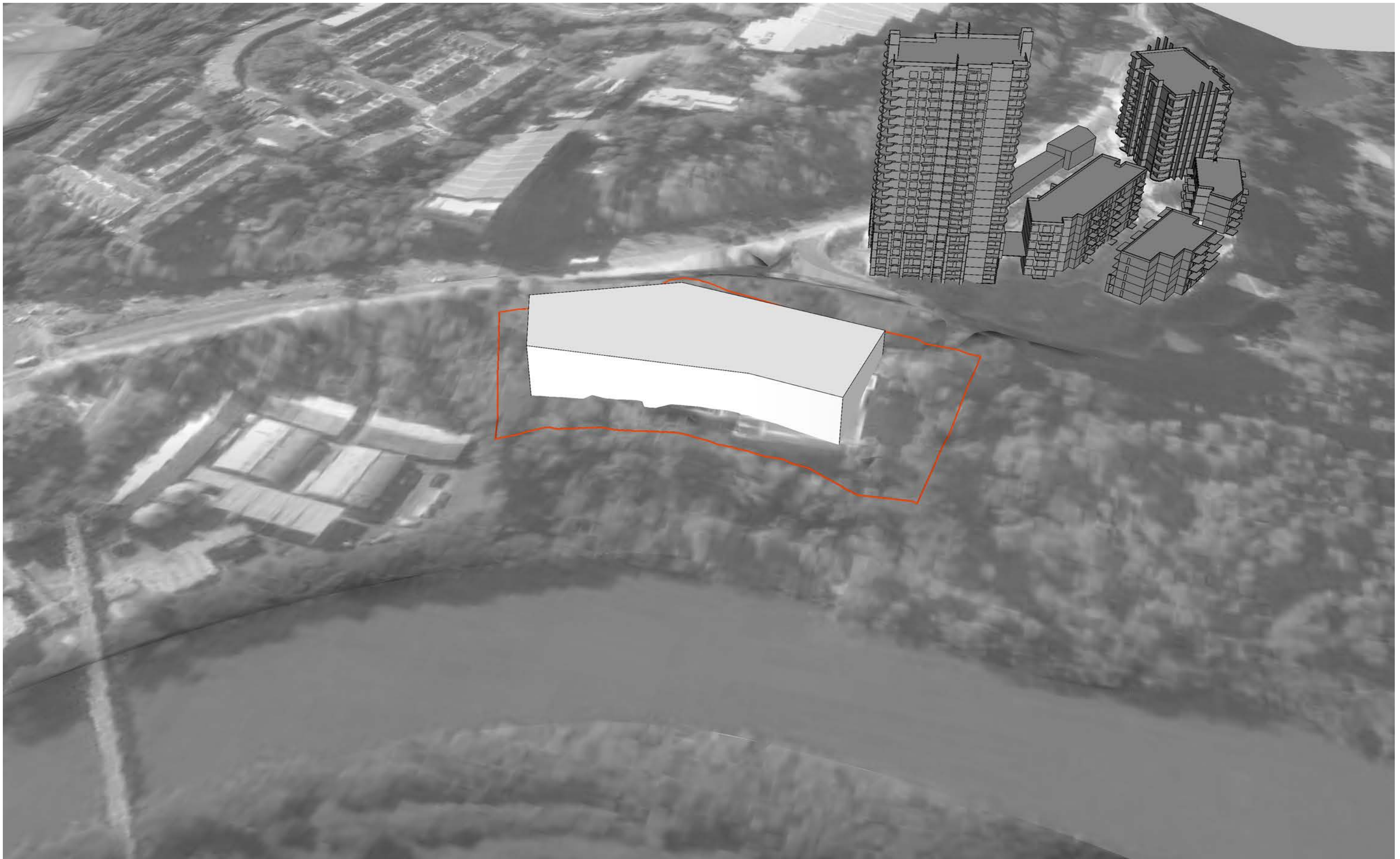


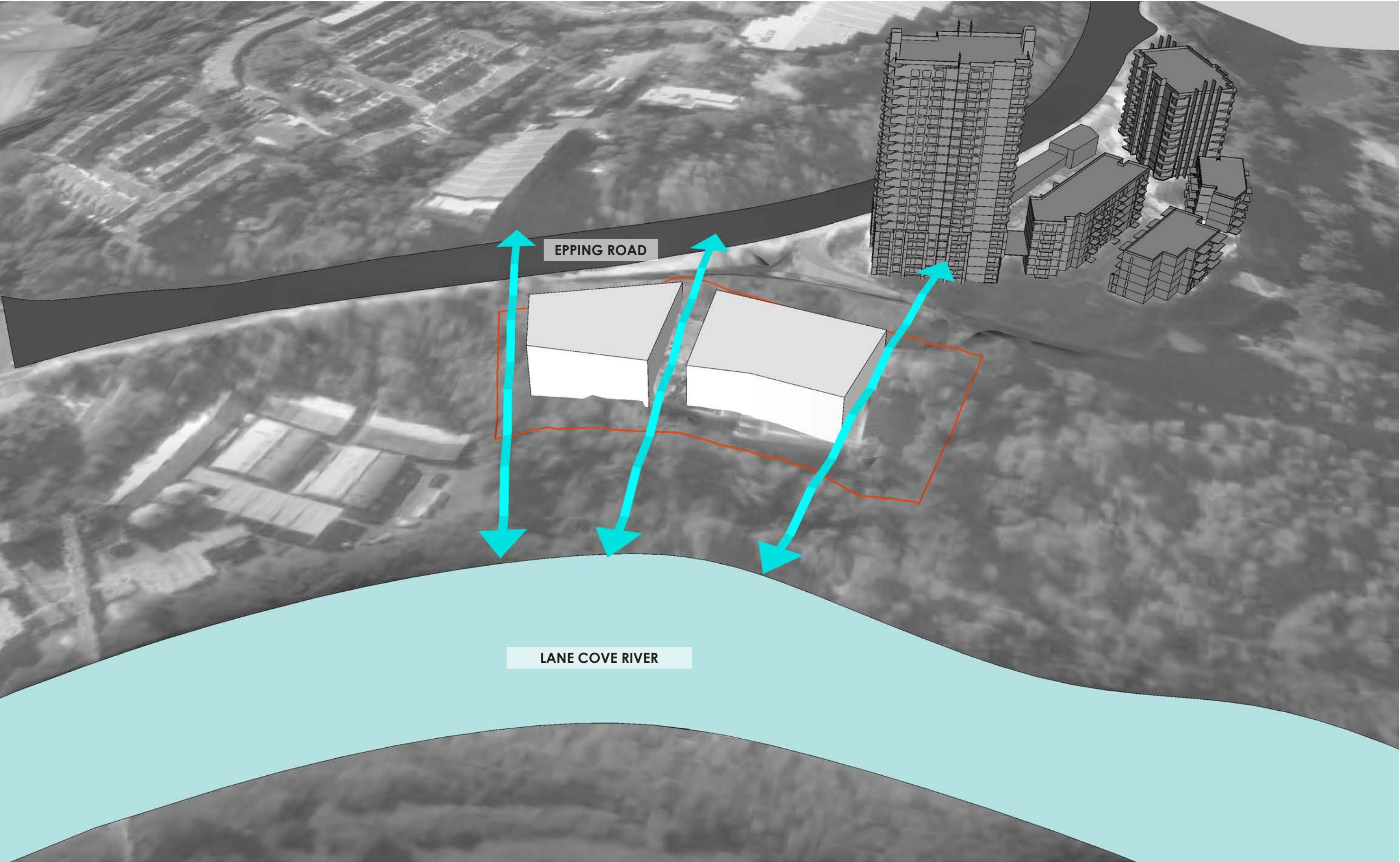


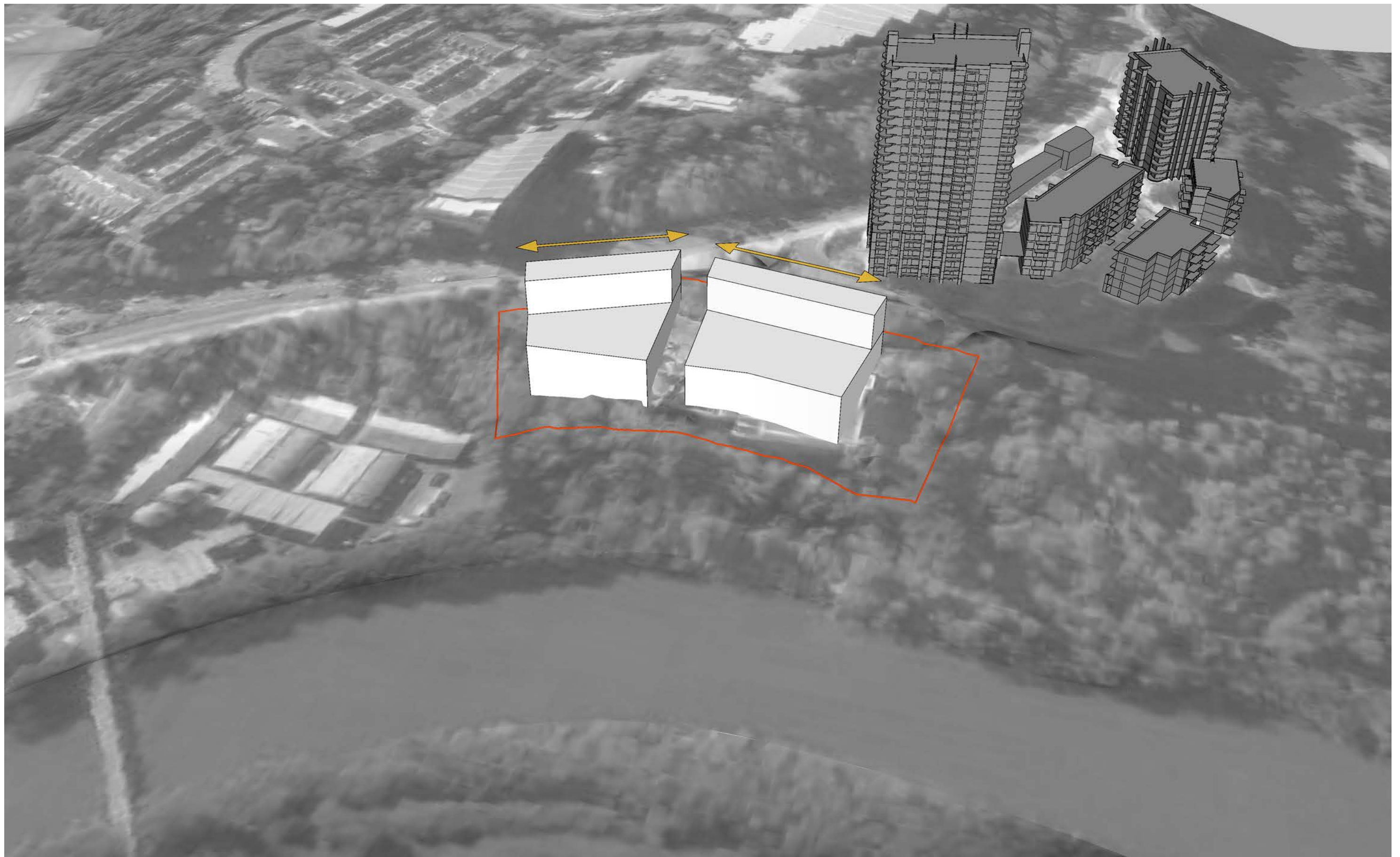


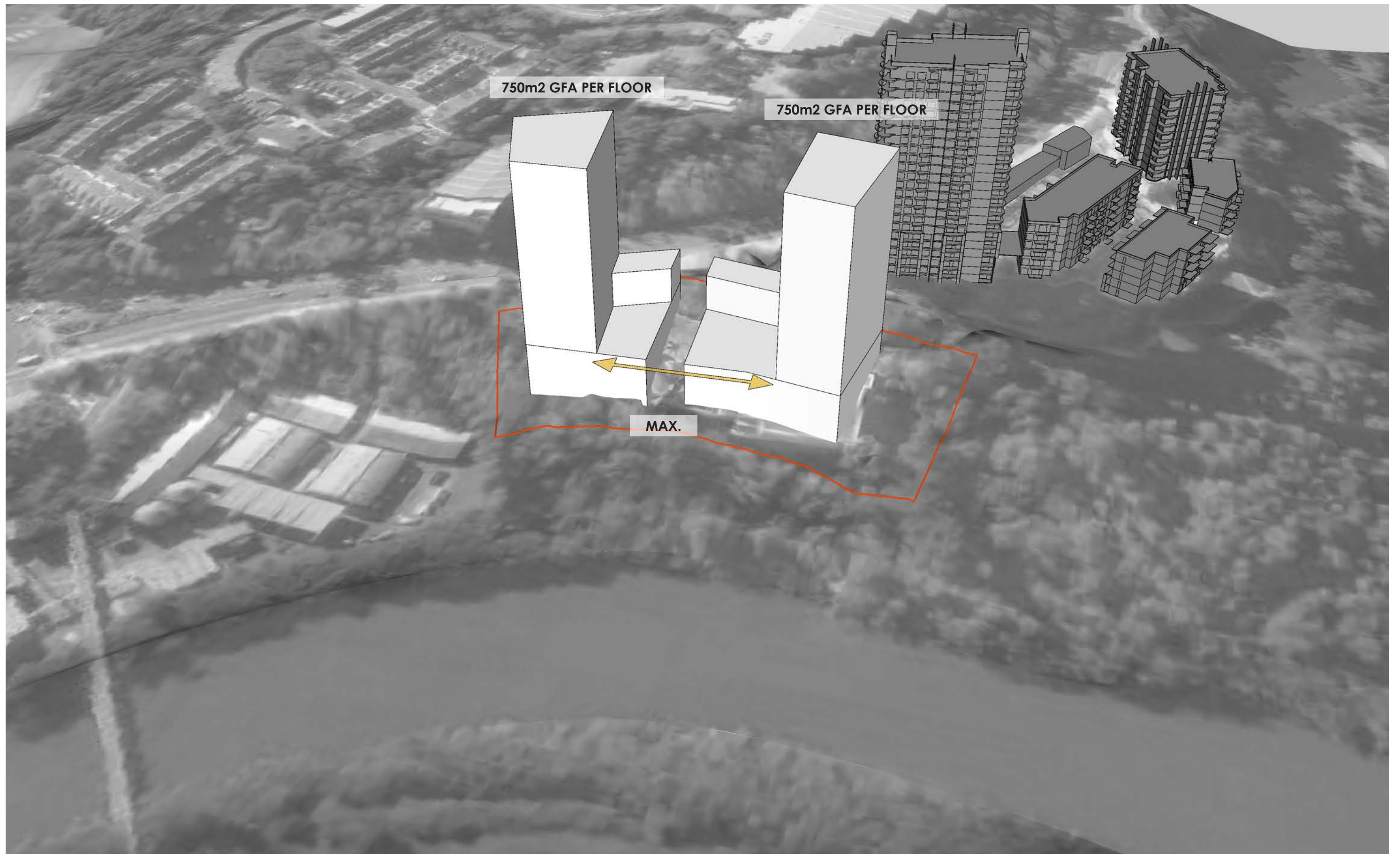
LAND DEDICATION
THE VISION: URBAN DESIGN PRINCIPLES - PREFERRED OPTION B

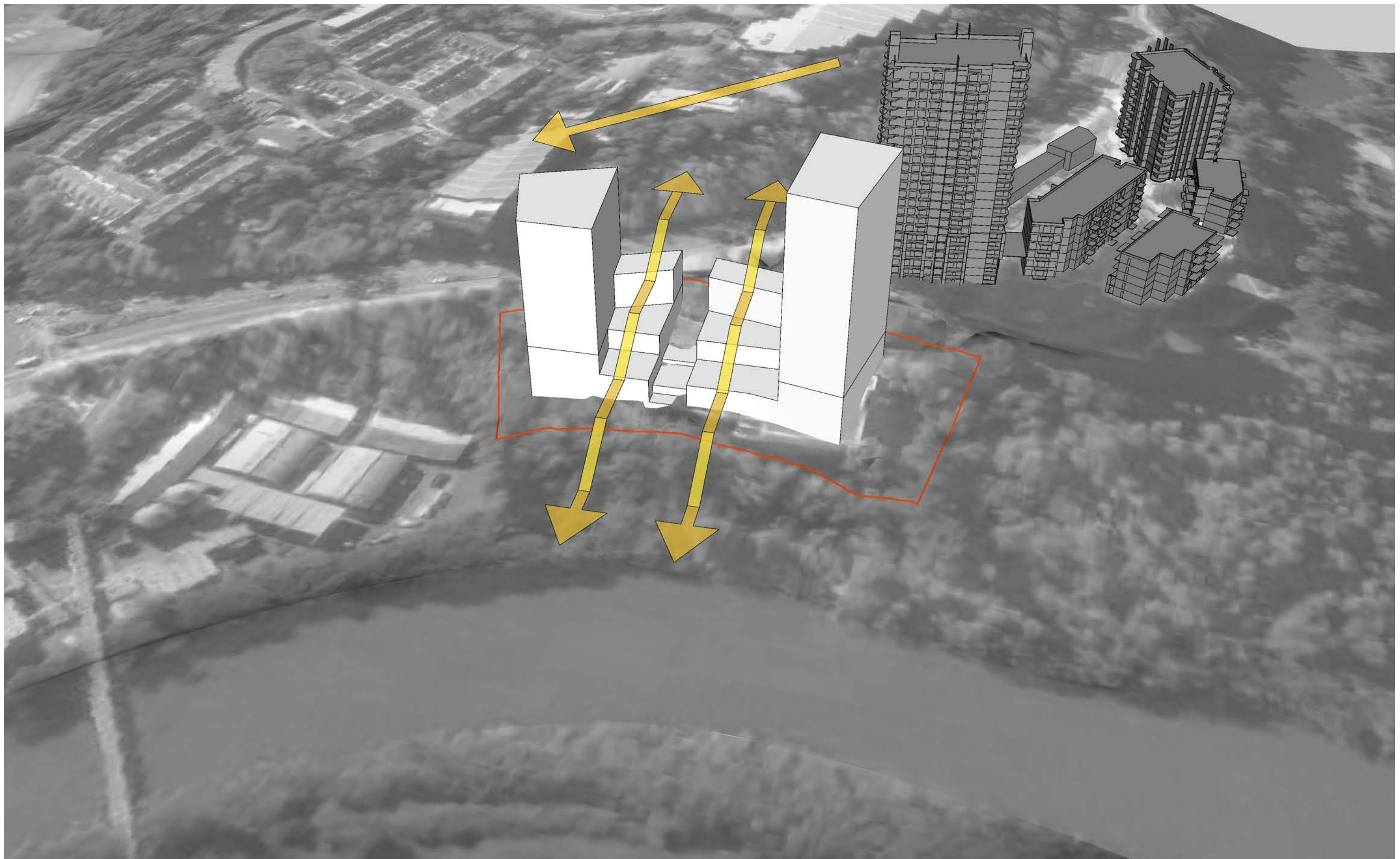


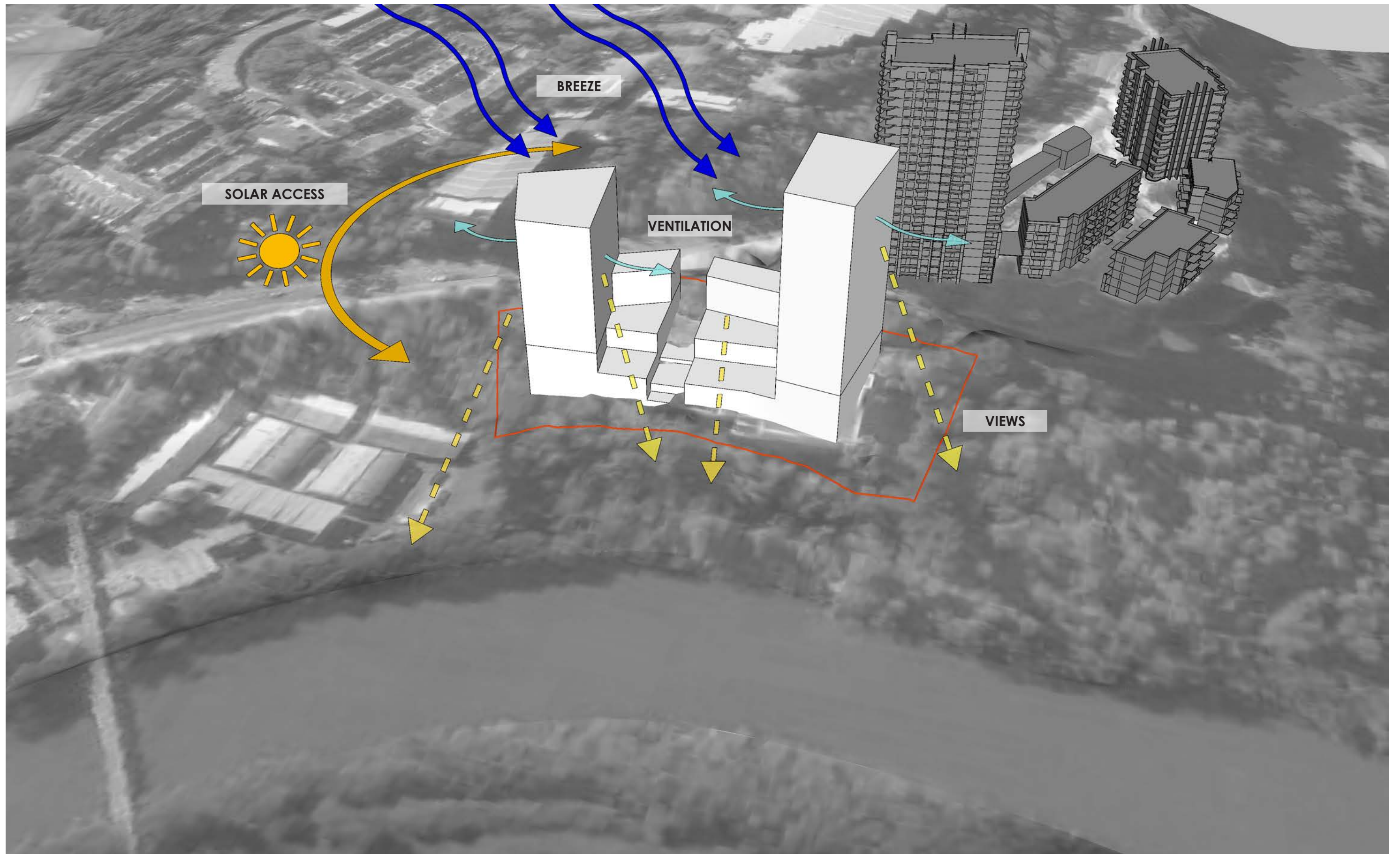




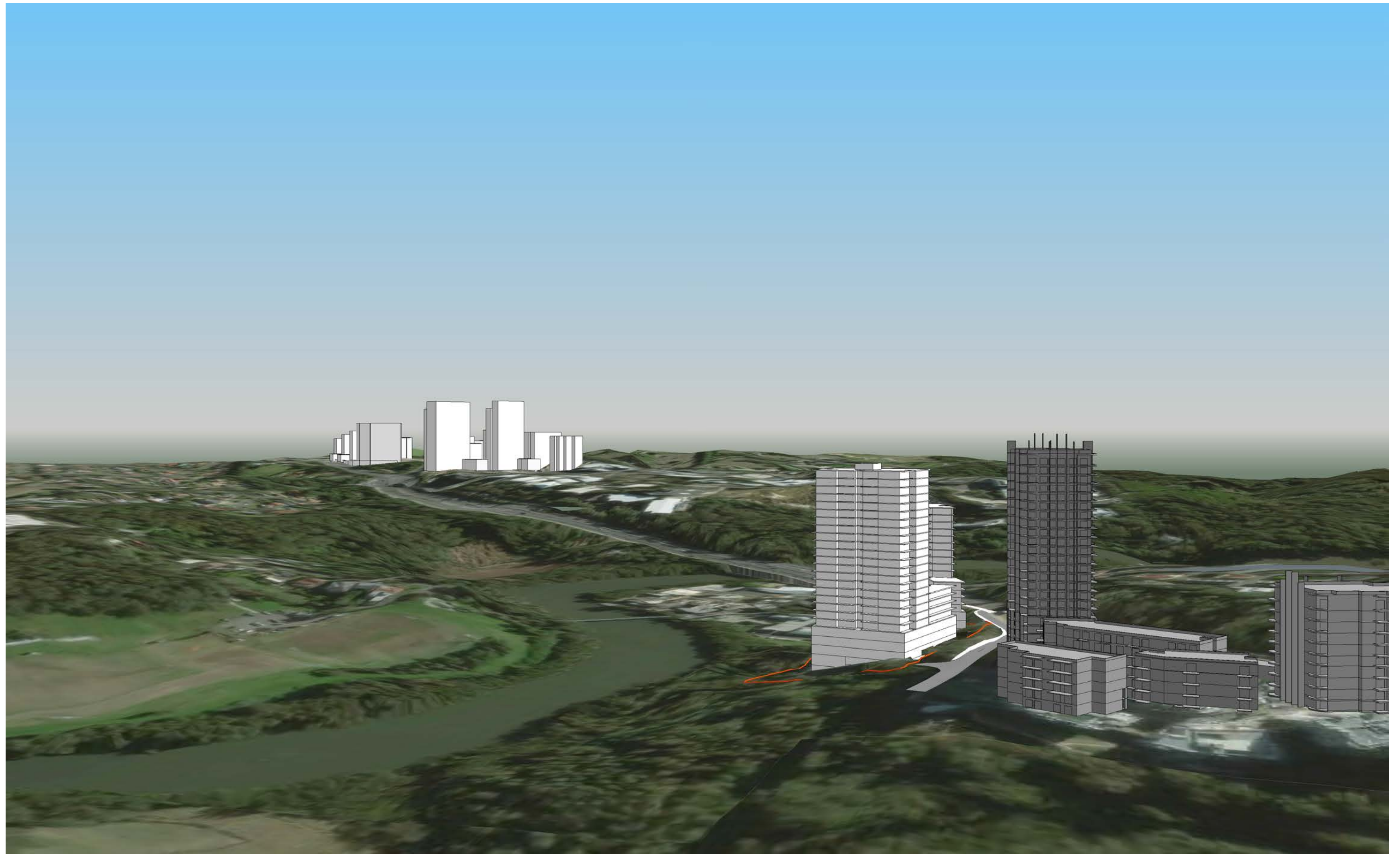












AERIAL VIEW FROM SOUTH
VIEWS - PREFERRED OPTION B



EASTERN VIEW FROM EPPING ROAD
VIEWS - PREFERRED OPTION B



EASTERN VIEW FROM EPPING ROAD
VIEWS - PREFERRED OPTION B



NORTHERN VIEW FROM EPPING ROAD
VIEWS - PREFERRED OPTION B



SOUTHERN VIEW FROM THE LANE COVE RIVER
VIEWS - PREFERRED OPTION B



NORTHERN VIEW TOWARDS THE LANE COVE RIVER
VIEWS - PREFERRED OPTION B



VIEW FROM THE CLIFFORD LOVE FOOTBRIDGE
VIEWS - PREFERRED OPTION B



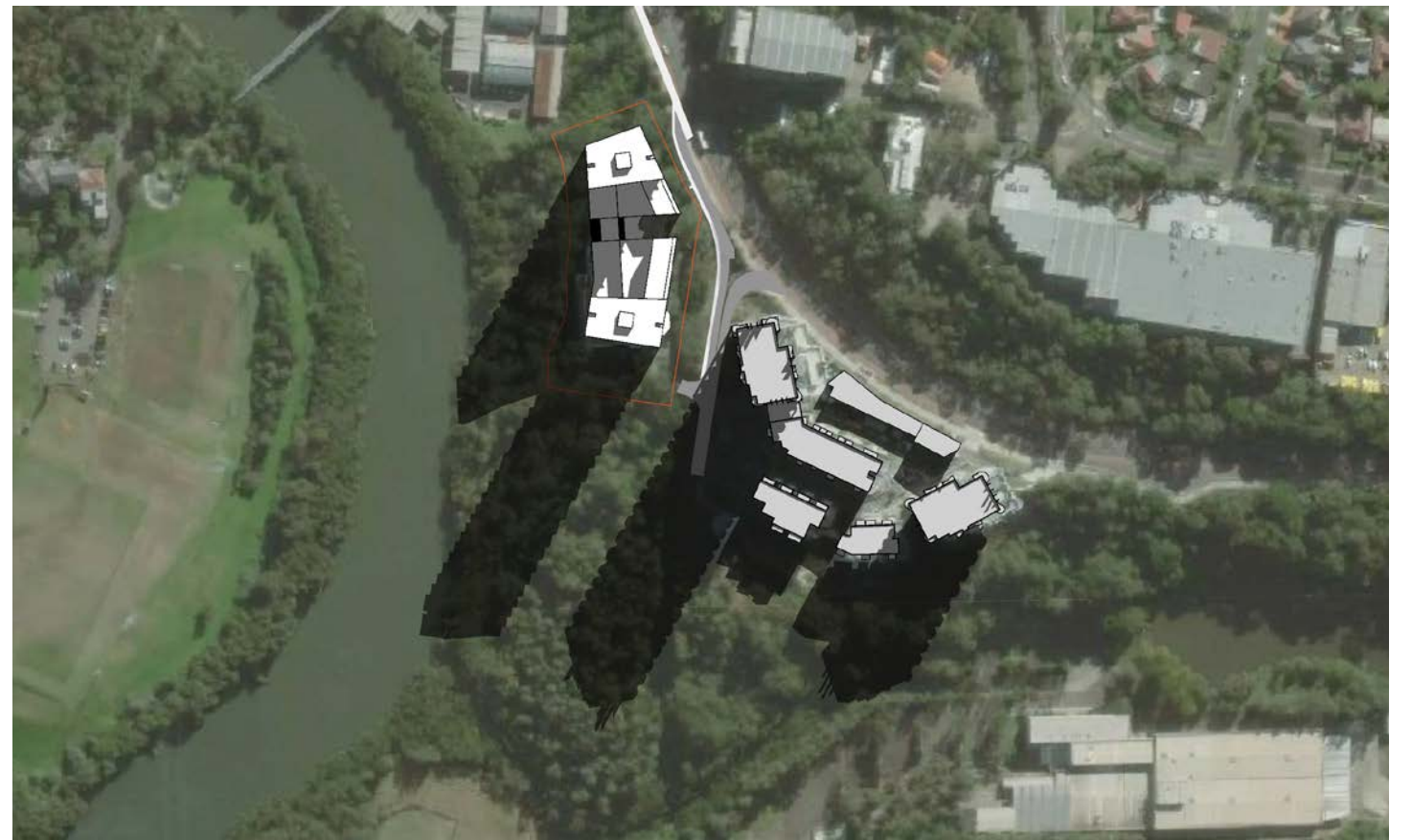
VIEW FROM MAGDALA PARK
VIEWS - PREFERRED OPTION B

URBAN DESIGN STUDY

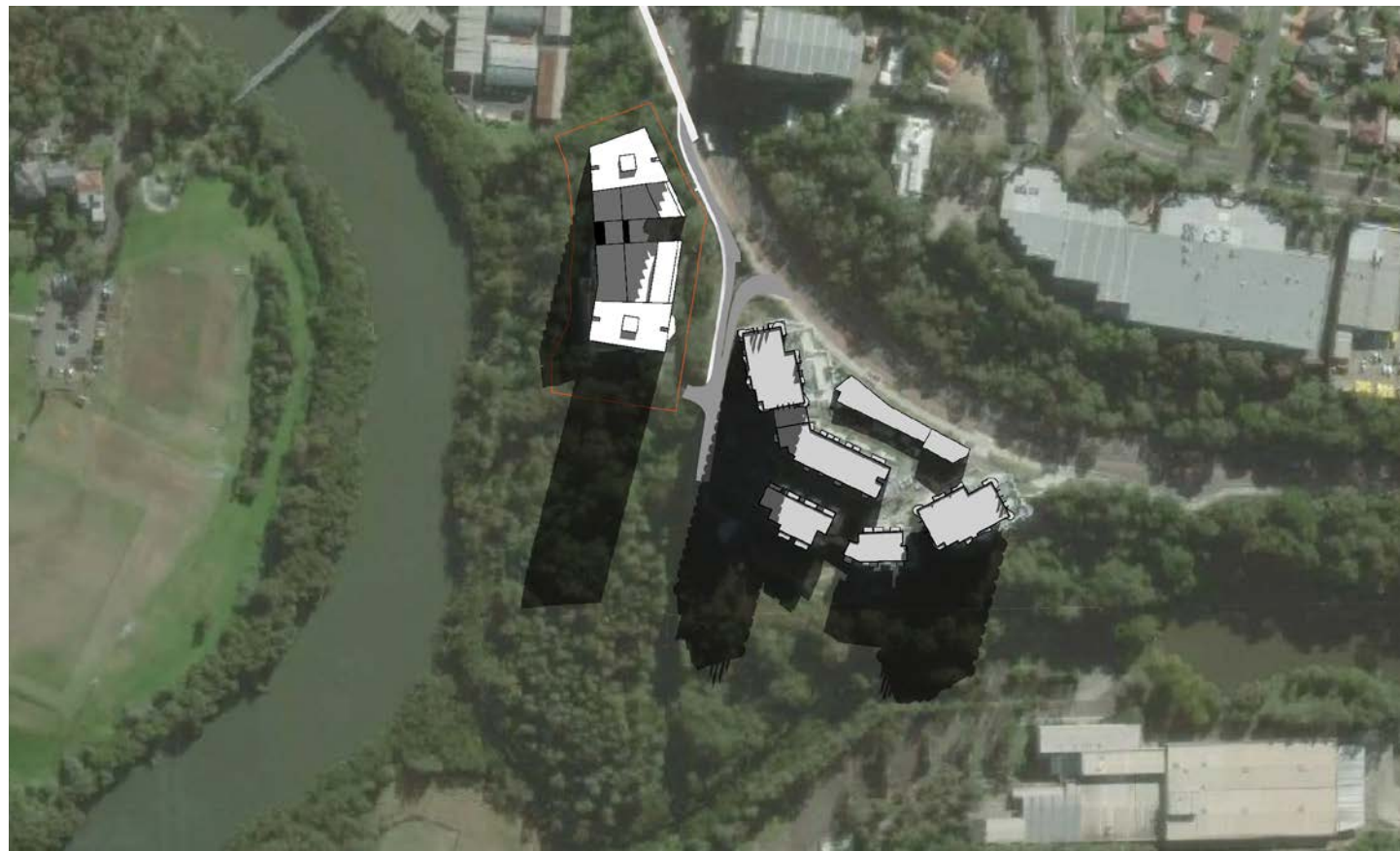
SHADOW ANALYSIS



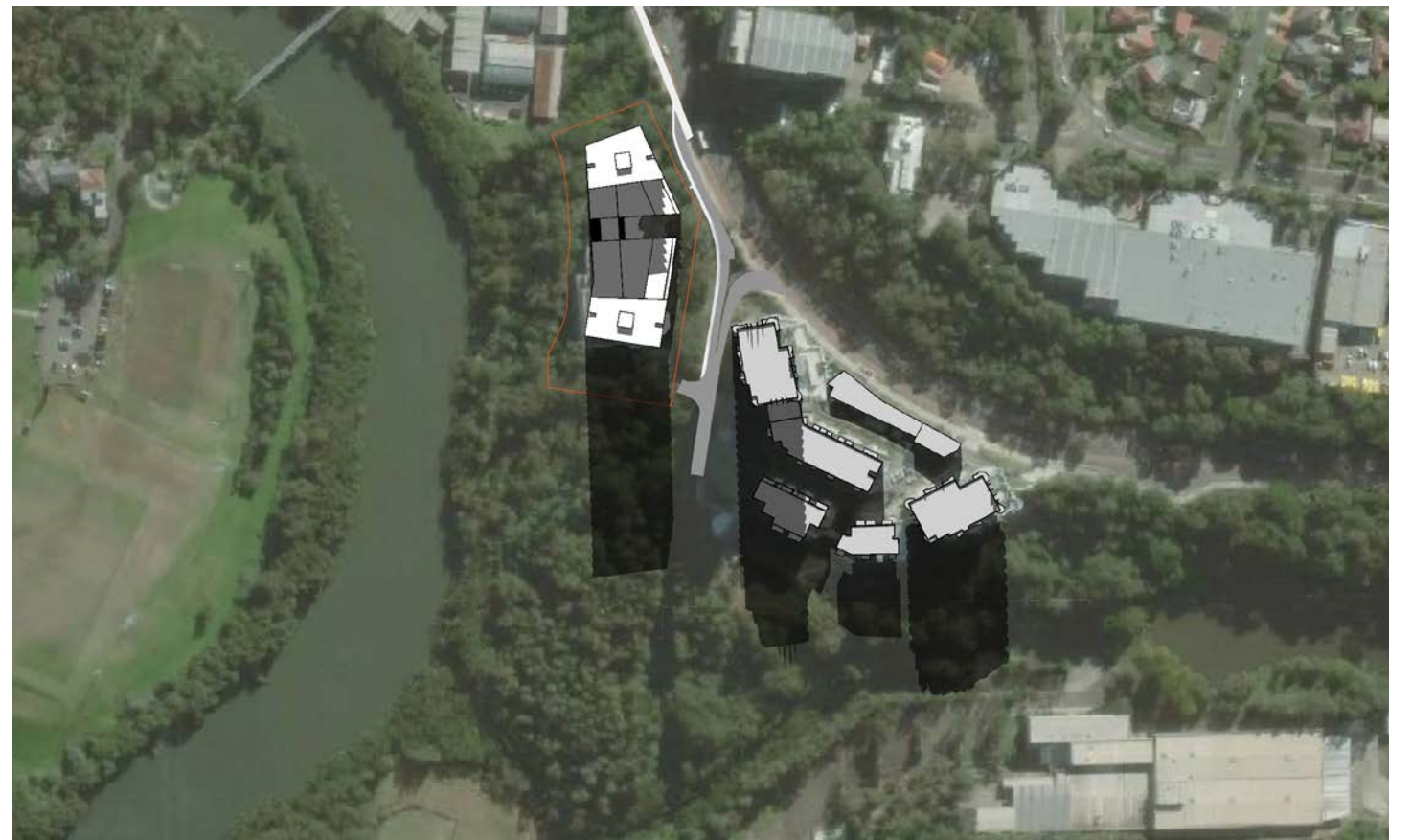
9AM - 21. JUNE



10AM - 21. JUNE



11AM - 21. JUNE

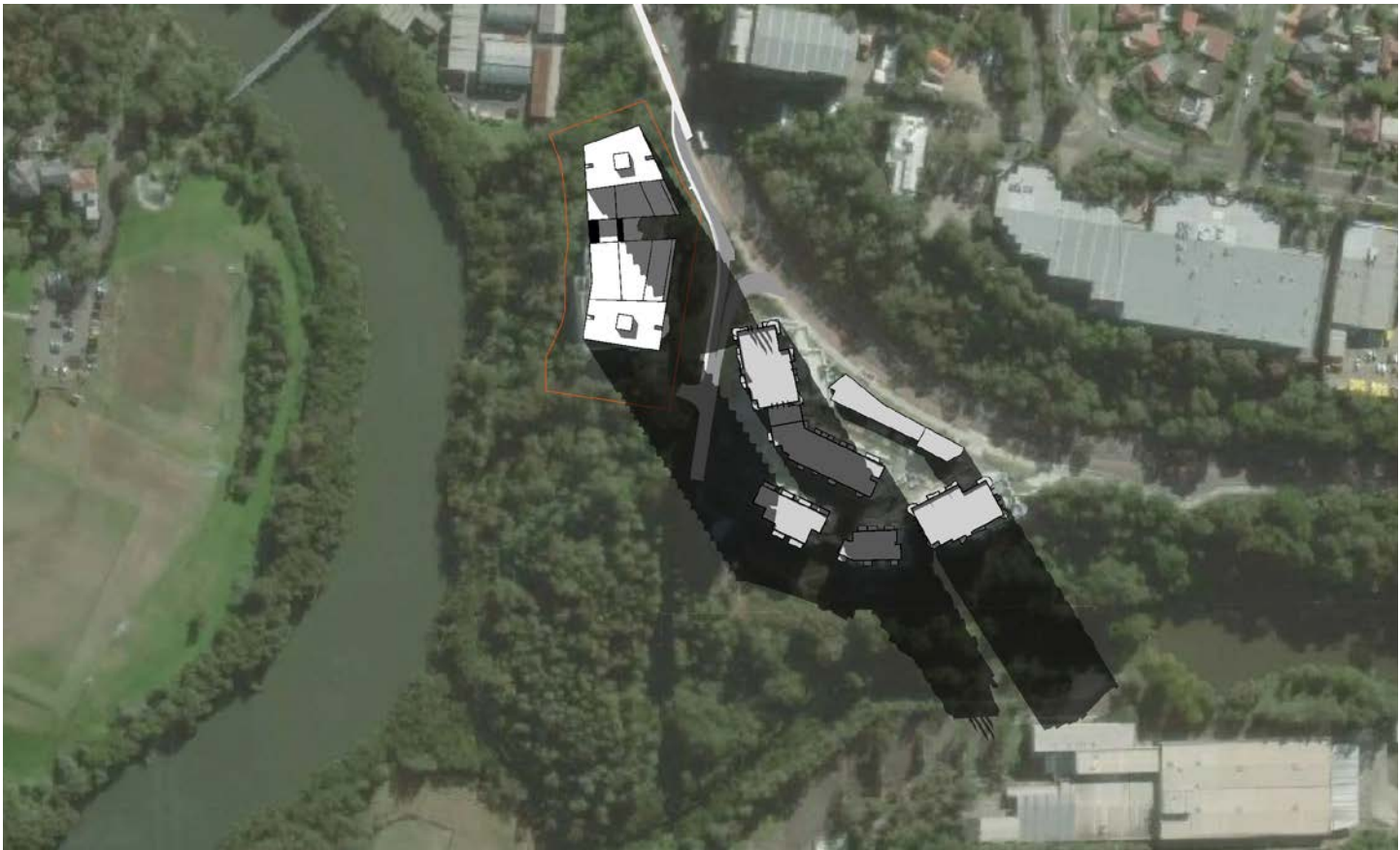


12PM - 21. JUNE

SHADOW DIAGRAMS 21. JUNE - PREFERRED OPTION B
SHADOW ANALYSIS



1PM - 21. JUNE



2PM - 21. JUNE



3PM - 21. JUNE



4PM - 21. JUNE

SHADOW DIAGRAMS 21. JUNE - PREFERRED OPTION B
SHADOW ANALYSIS



9AM - 21. JUNE



10AM - 21. JUNE



11AM - 21. JUNE



12PM - 21. JUNE

OVERSHADOWING OF ARISE 21. JUNE - PREFERRED OPTION B
SHADOW ANALYSIS



1PM - 21. JUNE



2PM - 21. JUNE



3PM - 21. JUNE



4PM - 21. JUNE

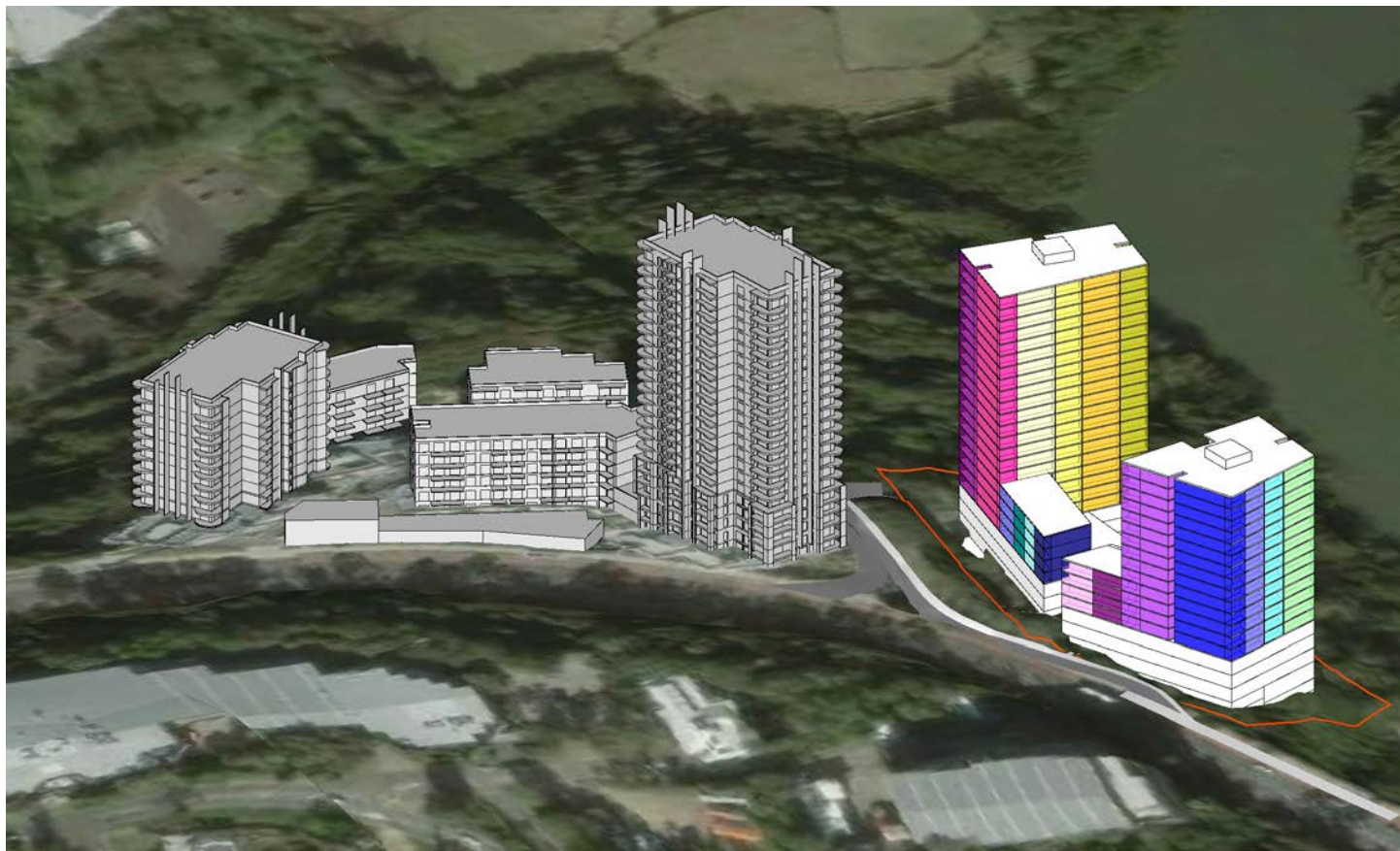
OVERSHADOWING OF ARISE 21. JUNE - PREFERRED OPTION B
SHADOW ANALYSIS

URBAN DESIGN STUDY

AMENITY



9AM - 21. JUNE



10AM - 21. JUNE



11AM - 21. JUNE



12PM - 21. JUNE

SOLAR & DAYLIGHT ACCESS - PREFERRED OPTION B
AMENITY



1PM - 21. JUNE



2PM - 21. JUNE



3PM - 21. JUNE

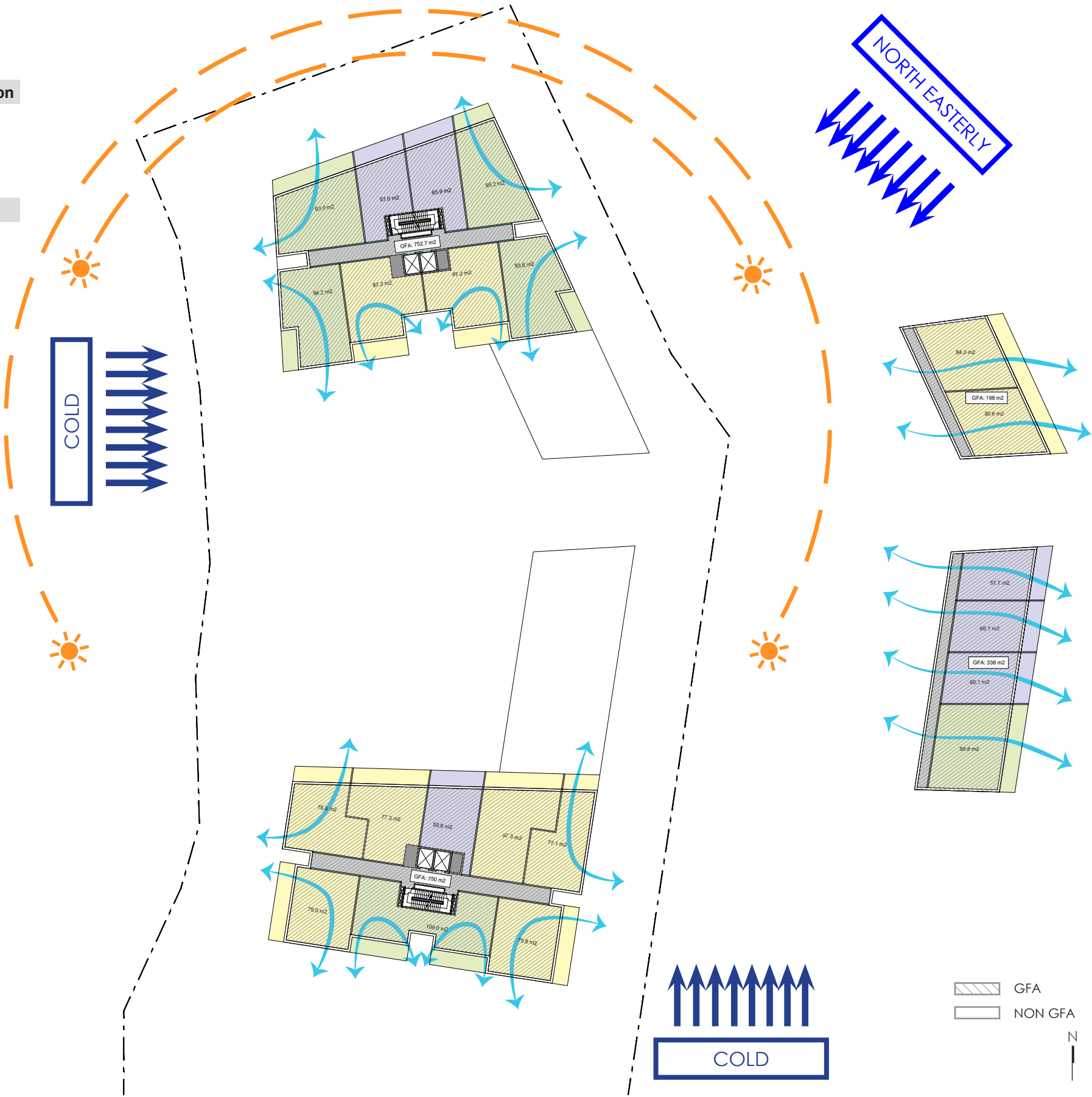


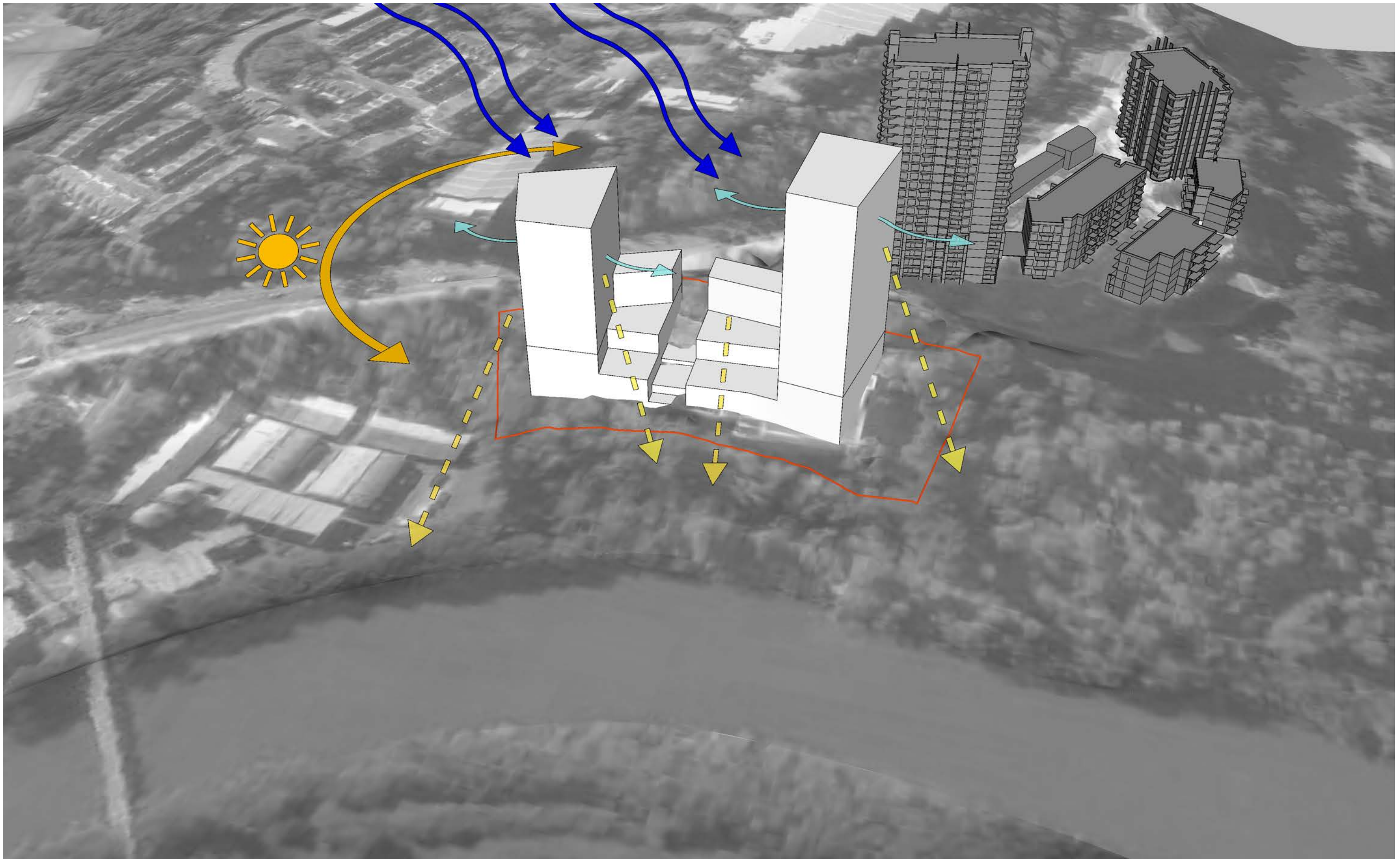
4PM - 21. JUNE

SOLAR & DAYLIGHT ACCESS - PREFERRED OPTION B
AMENITY

ADG 4A-1, 3B-3	Apartments	No sunlight	> 2 hours	Ventilation
South Tower	160	20	140	120
Street wall building	24		24	24
North Tower	112	28	84	84
Total	296	44	248	228
		14.86%	84%	77%

* 4 tower top floor apartments can get sunlight through roof lights





URBAN DESIGN STUDY **FUTURE CONTEXT**



PRECINCT IDENTIFIED BY
PLANNING ASSESSMENT COMMISSION

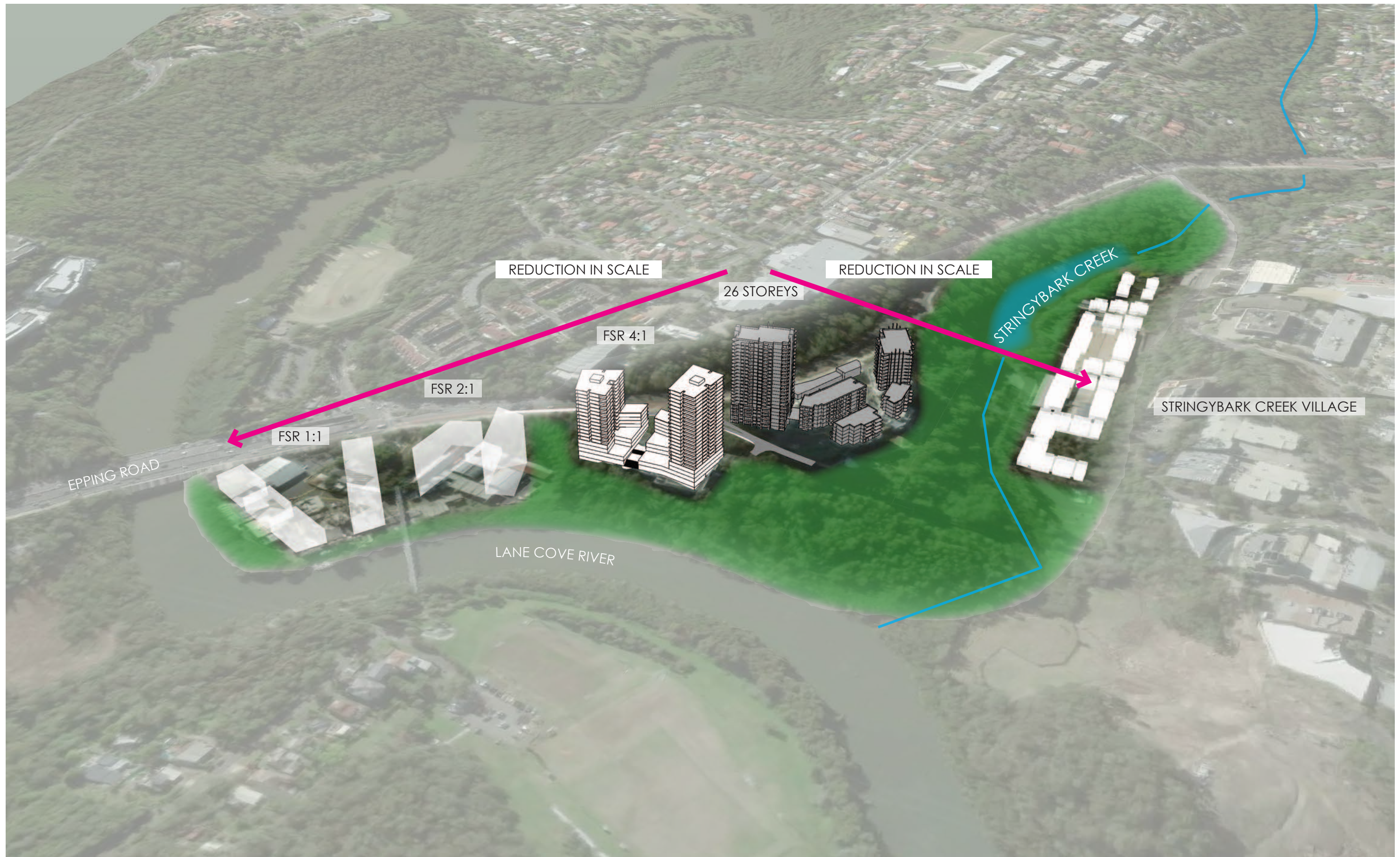
GREAT NORTH WALK

INGREDION SITES

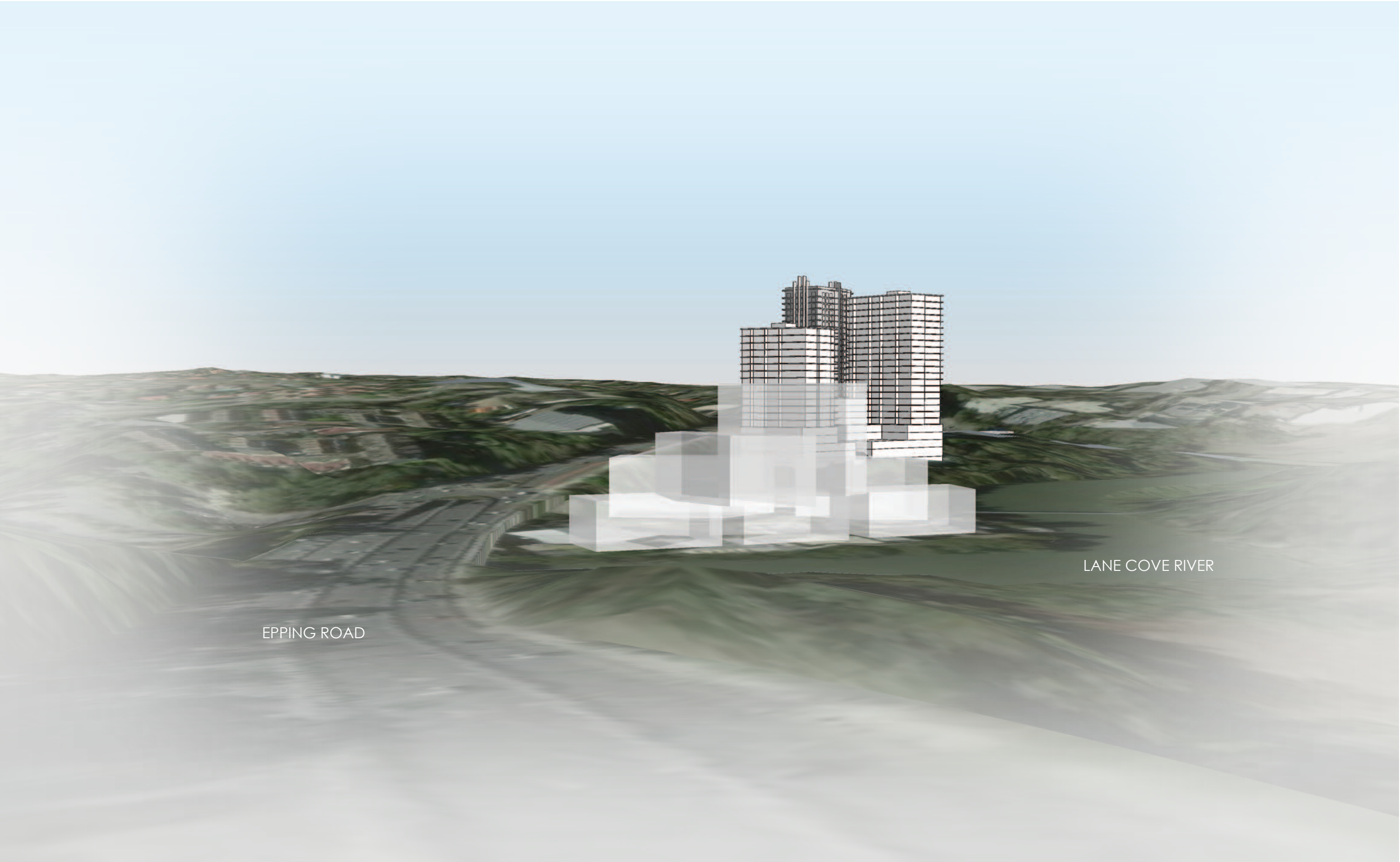
REVITALISED BUSHLAND
AND FORESHORE AREA

ARISE APARTMENTS

SC JOHNSON SITE
SUBJECT TO HERITAGE CONSIDERATIONS



STRINGYBARK CREEK PRECINCT SCALE PRINCIPLES - AERIAL VIEW FROM SOUTH
FUTURE CONTEXT



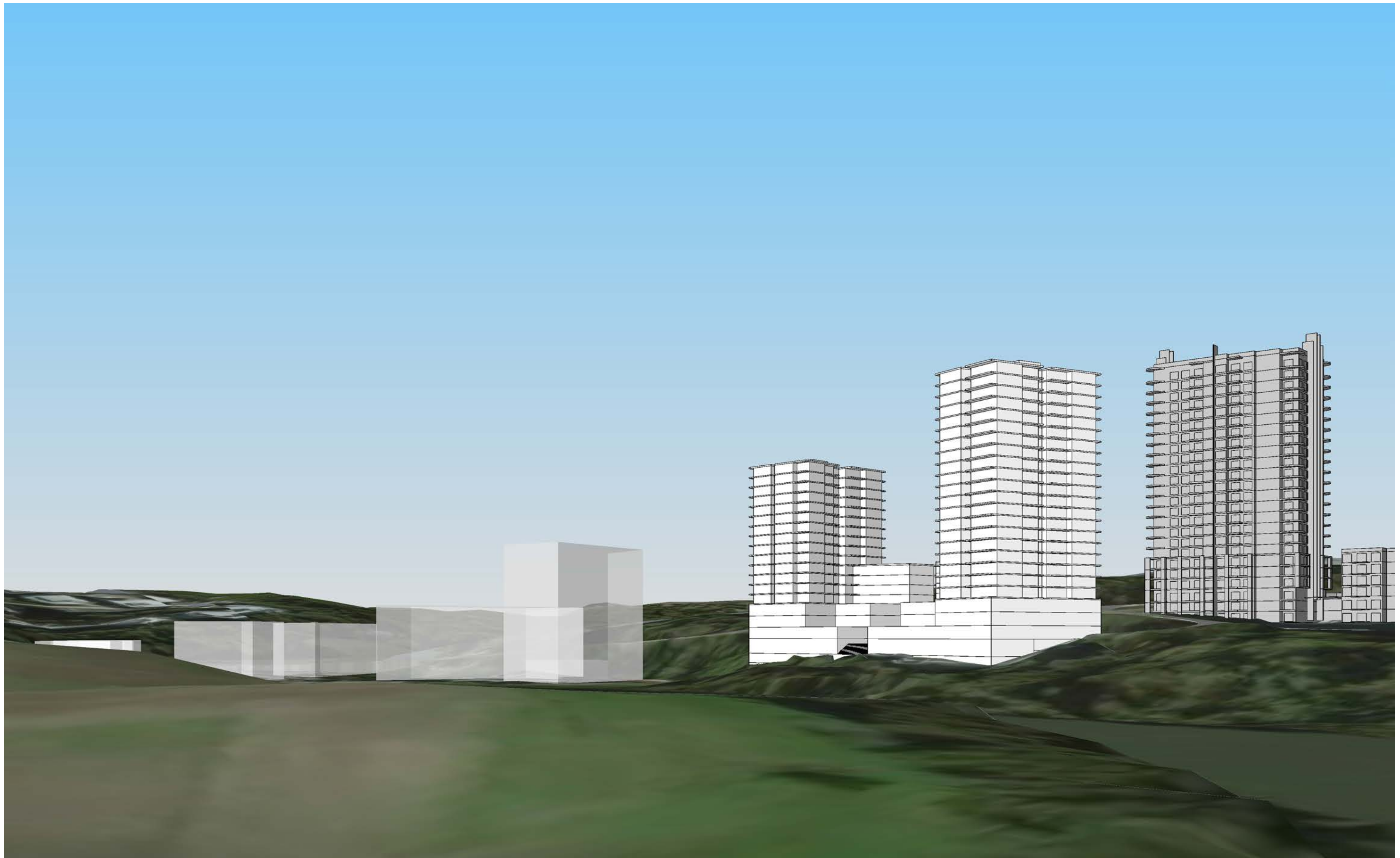
STRINGYBARK CREEK PRECINCT VIEW FROM EPPING ROAD
FUTURE CONTEXT



STRINGYBARK CREEK PRECINCT AERIAL VIEW FROM NORTH
FUTURE CONTEXT



STRINGYBARK CREEK PRECINCT AERIAL VIEW FROM SOUTH
FUTURE CONTEXT



STRINGYBARK CREEK PRECINCT VIEW FROM MAGDALA PARK
FUTURE CONTEXT