

137- 151 ANZAC PARADE KENSINGTON

PLANNING PROPOSAL

DECEMBER 2015

CLIENT

TOGA ADDISON PTY LTD

CONSULTANTS

MASTERPLAN - SJB

PLANNING - JBA URBAN

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1.0 INTRODUCTION

PROPOSAL SUMMARY

This Planning Proposal Design Report has been prepared on behalf of Toga Addison Pty Ltd for the site at 137-151 Anzac Parade Kensington. The design report contains information relating to a design concept consisting of two residential towers located over a common podium with commercial and retail uses located at the ground floor. The report forms part of the planning proposal submission to Randwick City Council.

The concept is consistent with the Anzac Parade Corridor Study dated December 2015 prepared by SJB Architects. This report identifies the development and place making opportunities as a result of the forthcoming South-East Light Rail route, which runs along Anzac Parade with a number of stops at key locations. The report identifies a number of key sites along this route, one of those being 137-151 Anzac Parade.

Total Floor Space

Site Are:	3,937 sqm
Retail + Residential GFA	27,569 sqm

Residential Mix

Total Apartments	312 apartments
Comprising	138 one bed apartments
	166 two bed apartments
	8 three bed apartments

Car Parking

Residential	243 spaces
Visitor + Retail	68 spaces
Total	311 parking spaces



2.0 LOCATION

The subject site is located on the western side of Anzac Parade - Kensington. The site sits within a street block bounded by Todman Avenue to the north, Addison Street to the south, Villers Street to the west and Anzac Parade to the east. The site is in close proximity to the proposed Todman Avenue Light Rail Station located to the north (due for completion by 2019).

The site is well located in the Randwick LGA, with good access to parklands, beaches, Sydney CBD, healthcare and education facilities, and Sydney Airport.

- K2 - Subject Site
- K1 site
- Park and Recreation
- Kensington Town Centre
- UNSW
- 5min Walking radius from Light Rail Station
- T Light Rail Station



2.1 EXISTING CONTEXT



Anzac Parade - site frontage.



Corner of Todman Avenue and Anzac Parade - Looking south to subject site.

2.1 EXISTING CONTEXT



Looking south along Anzac Parade.



Anzac Parade 'Capella' with 5 storey built form to street edge and set back upper levels.



Looking north along Anzac Parade. The site occupies an important position forming the end of a vista when viewed from the south.

2.2 FUTURE CHARACTER

The Anzac Parade Corridor Study has been prepared by SJB Architects as an analysis of the opportunities and constraints along the proposed South East Light Rail route. The study identifies key sites along the corridor providing these in a hierarchical framework. The subject site, 137-151 Anzac Parade is located within the Marker / Heart precinct as described in this Planning Proposal.

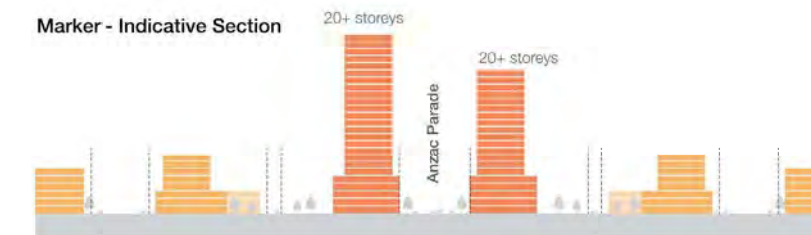
The study acknowledges the Todman Avenue intersection as an important arrival point for traffic travelling north, south, east and west, and also acknowledges the opportunity for additional height on the southern end of the subject site as it occupies an important position within the vista when approaching the centre along Anzac Parade from the south.

The study frames a high level desired future character for the Marker / Heart precinct with a clear emphasis on built form and open space. The urban design principles outlined in the study result in tower forms on main intersections or at terminations of vistas, with a consistent street wall that extends the length of Anzac Parade.



Plan Diagram - Light rail route and key sites

All Images Provided By SJB Architects



Indicative Section - Marker / Heart precinct



Indicative Massing - Anzac Parade Vista - looking north



Indicative Massing - Todman Ave Intersection looking south

2.3 SITE ANALYSIS

EXISTING CONTEXT & BUILT FORM

A new light rail network running along Anzac Parade with a light rail station at the intersection of Todman Avenue and Anzac Parade is earmarked for completion by 2019. The new light rail network will provide high frequency direct services to the CBD and UNSW/ Kingsford, with increased capacity and reduced commuting times, enabling the surrounding area to accommodate an increase in density surrounding the Anzac Parade corridor.

Currently the site is occupied by a mix of commercial, retail and residential uses with these older buildings ranging in height from one to four storeys - the largest of these being the Addison Hotel (4 storeys with additional plant room levels above).

The site is surrounded by a mix of building typologies with low scale residential immediately to the west, older three storey residential apartments to the south and a petrol station (7 Eleven) to the north.



CORRIDOR STUDY - FUTURE LOT CONSOLIDATION (MARKER/ HEART)

The the subject site is made up of a number of consolidated sites, these being; 137, 139, 141, 143, 145, 145A, and 147-151 Anzac Parade. The consolidation of these sites forms the largest site within the Marker / Heart precinct.



2.3 SITE ANALYSIS

DEEP SOIL / LANDSCAPE ZONES

The depth of the site provides opportunities for meaningful landscaped deep soil zones along the western boundary. This zone enables the consolidation of deep soil zones between the subject site and the neighbouring properties.

The relationship between the frontage of the site and the sweeping bend of Anzac Parade result in the public domain widening to the south at the corner of Addison Street and Anzac Parade. This area is currently occupied by a small number of car spaces and fragmented landscaped treatments. There may be the opportunity to provide public upgrades to this area in keeping with the future desired character of the Kensington Marker / Heart precinct.



CORRIDOR STUDY - MASSING

The Anzac Parade Corridor Study proposes a reinforced street edge alignment with a podium form between five to six storeys. This height relates to existing built forms to the south eg: 'The Capella', and 2A Duke street to the north, and also relates to the adjacent proposed development on the corner of Addison Street and Anzac Parade.

The study also suggests a series of marker towers along the Anzac Parade Corridor having varying heights, with the subject site having two towers of approximately 20 storeys. Given the location of the site and its relationship to the sweeping bend of Anzac Parade there is an opportunity for additional height to the southern tower form which acts as a gateway when travelling along Anzac Parade from the south.

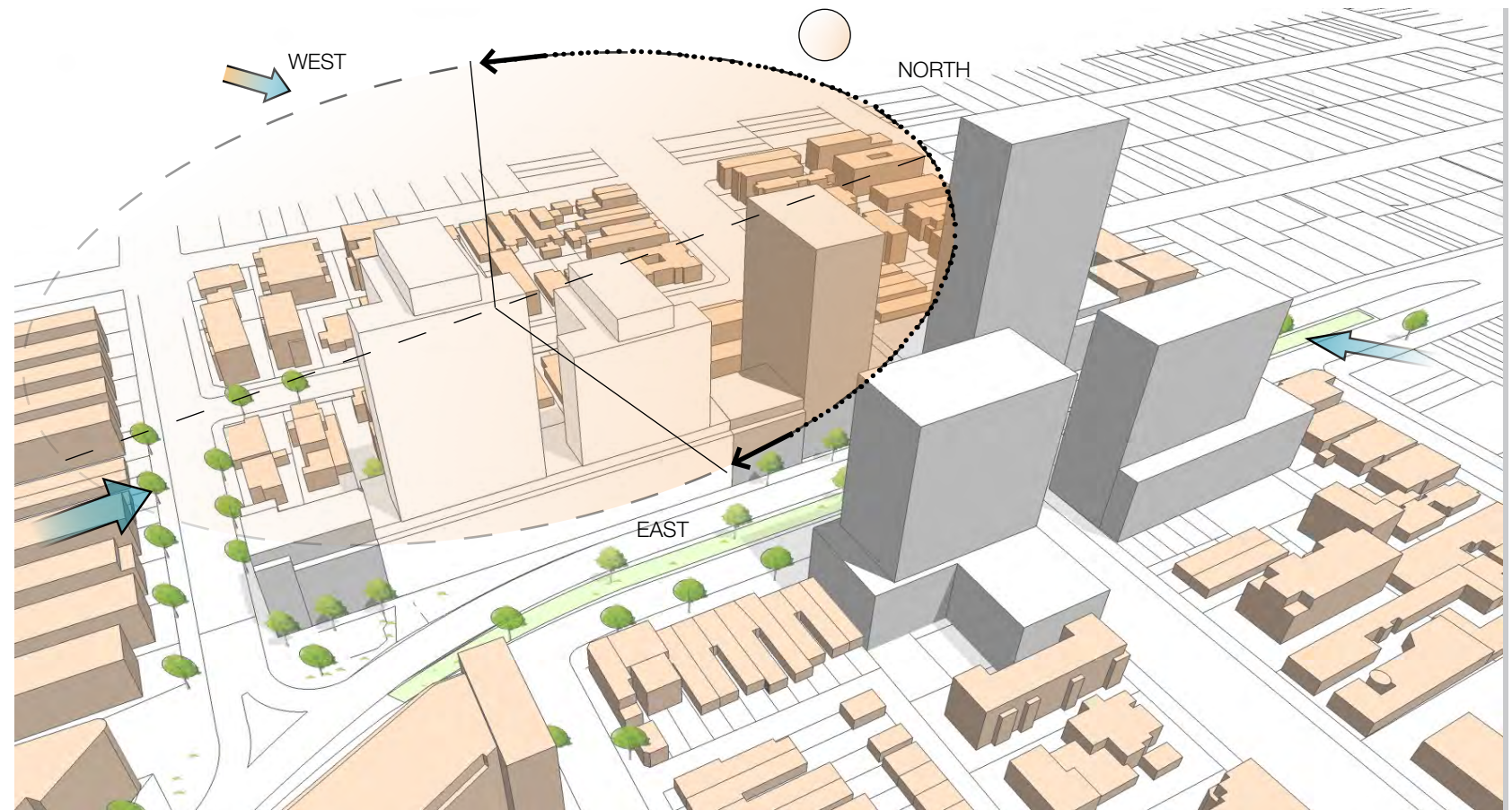


★ Opportunity for additional height - gateway / vista termination

2.3 SITE ANALYSIS

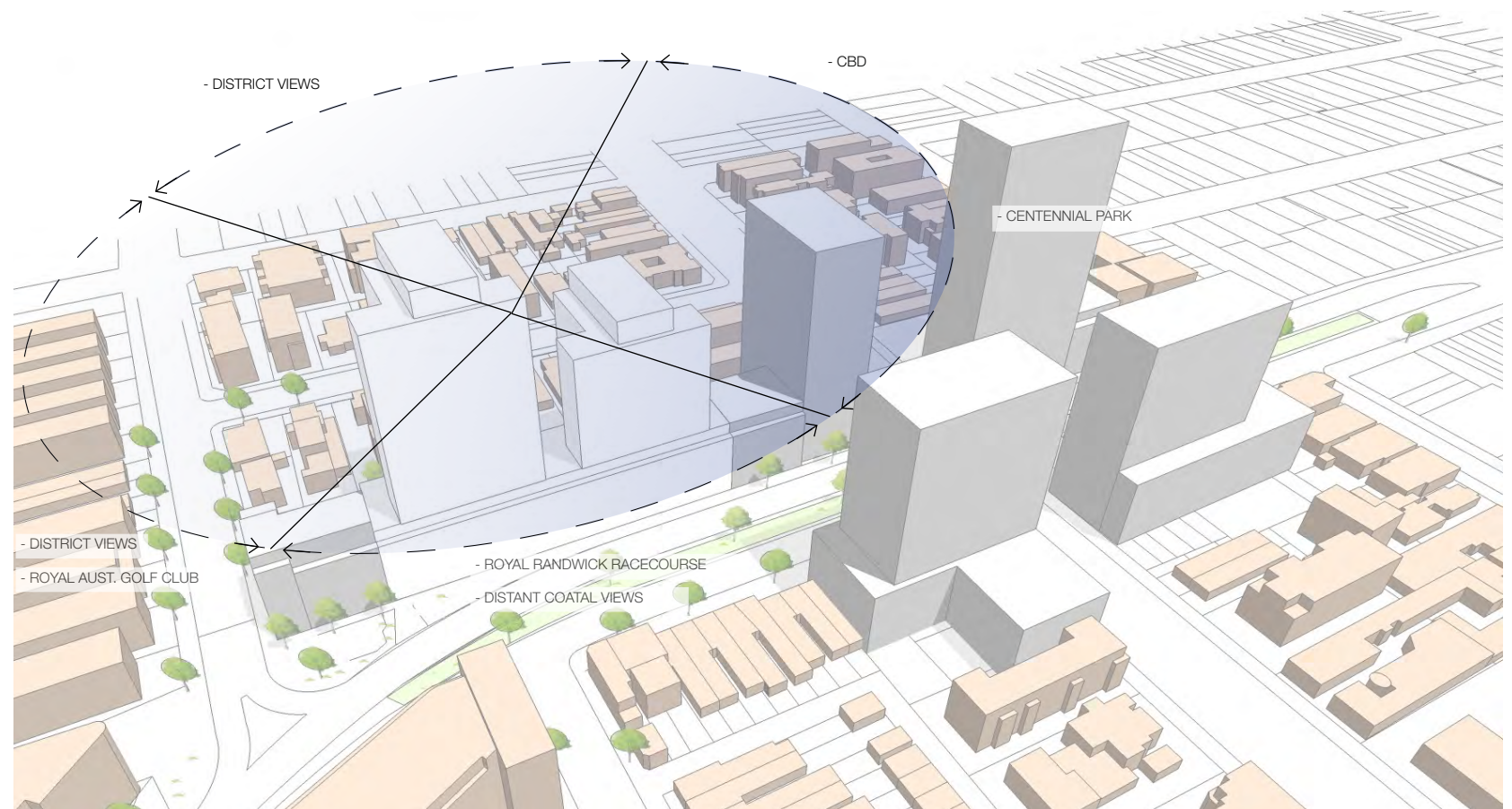
SOLAR ACCESS & WIND

The diagram to the right shows the prevailing winds and sun paths in relation to the site. The site runs parallel with Anzac Parade in a north south direction providing opportunities for solar access to North, East and Western facades



VIEWS

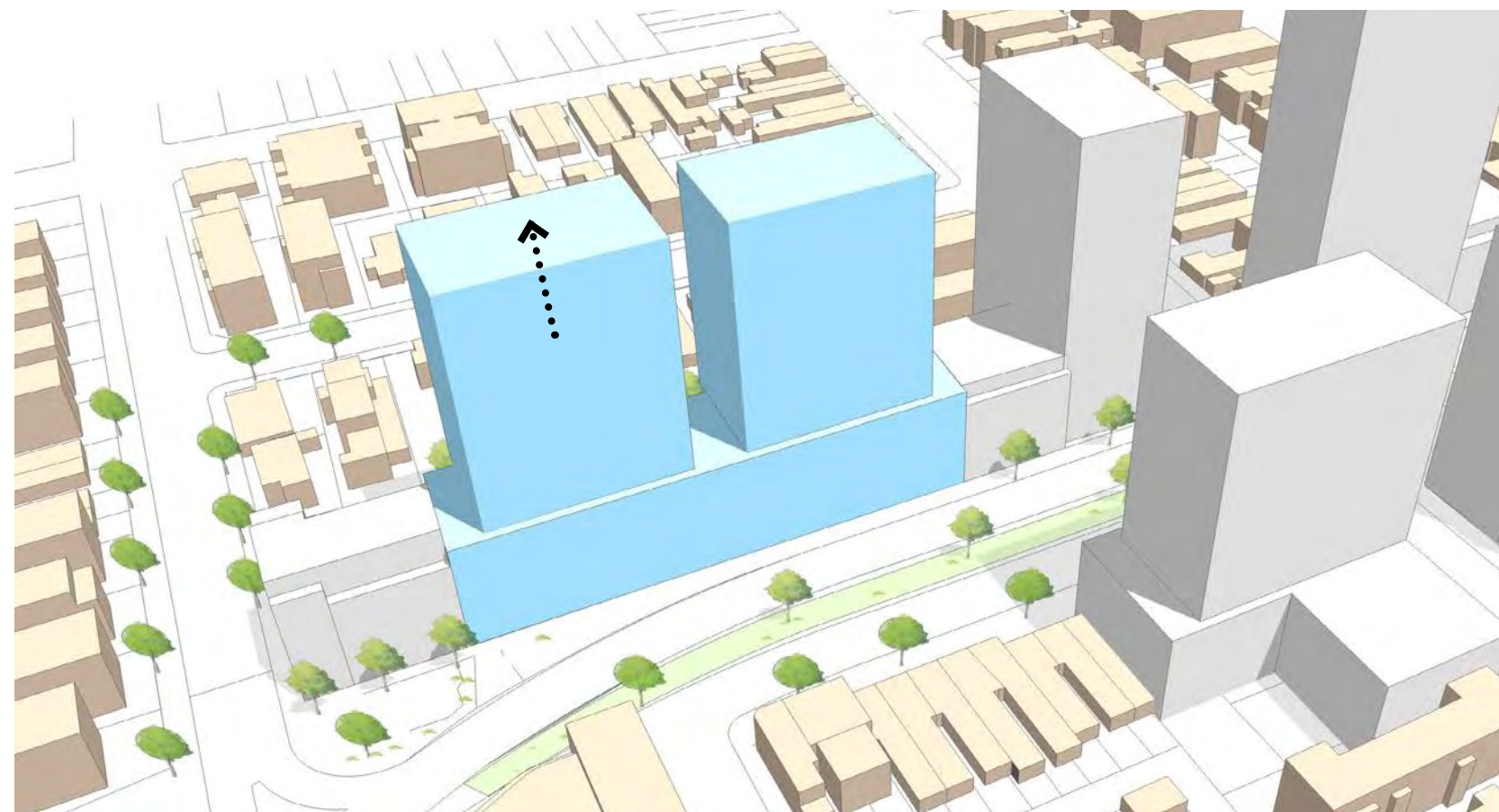
Potential key views from the site at higher levels include; CBD and Centennial Park views to the north, Royal Randwick Racecourse and coastal views to the East and The Australian Golf Club and district views to the South.



3.0 DESIGN STRATEGY

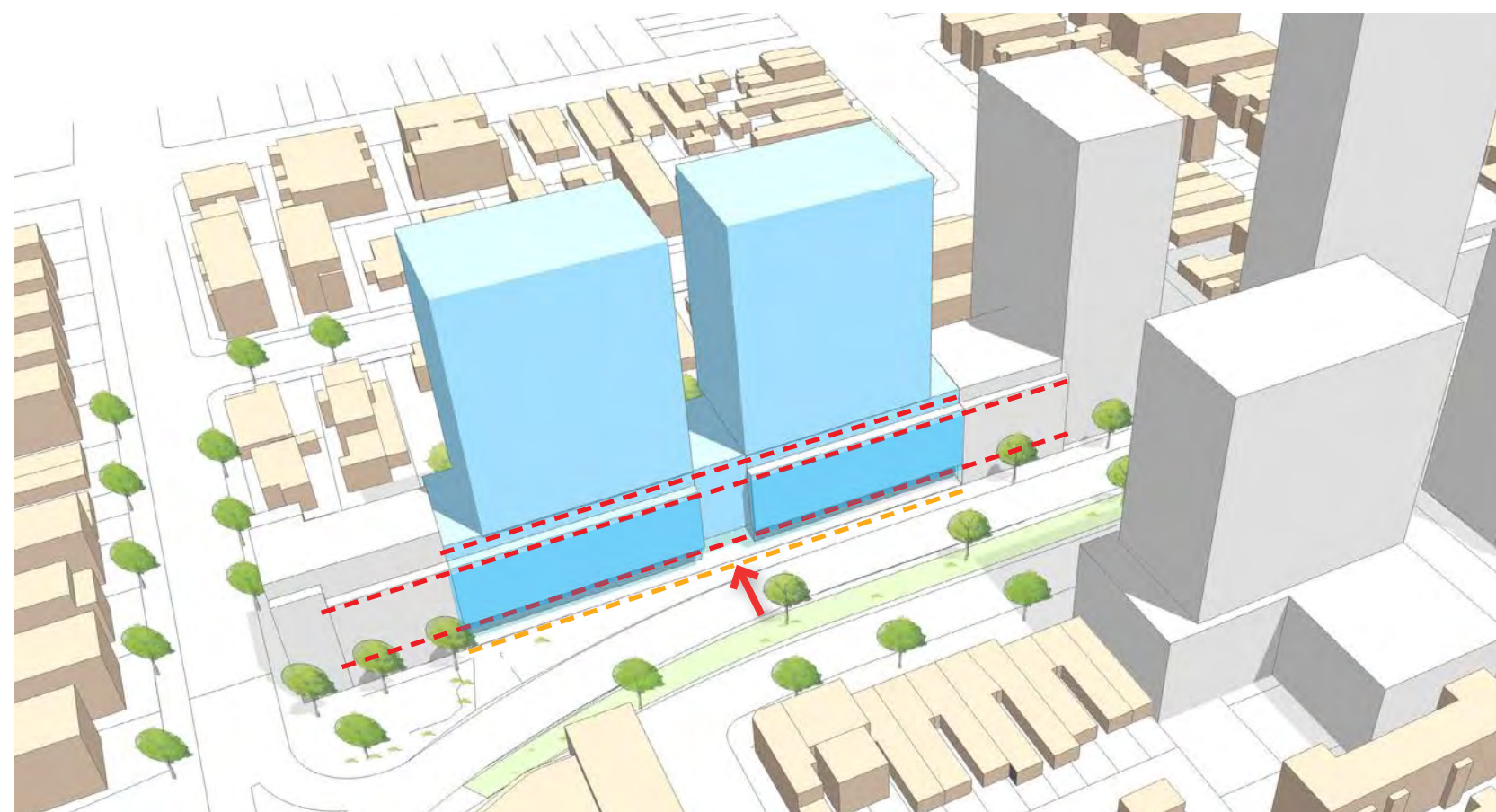
SIMPLE MASSING

The Anzac Parade Corridor Study is an indicative masterplan that sets out urban design principles that relate to the Kensington Precinct and the subject site specifically. These principles included high-level built form envelopes. The site, located in the Marker / Heart precinct is described as two tower forms set back over a podium form aligning with the Anzac Parade frontage. The southern tower is capable of taking additional height due to its relationship with Anzac Parade and its position with an important vista when approached from the south. The podium height has a relationship with both the future desired forms to the north, and a proposed building form to the south.



PODIUM ARTICULATION

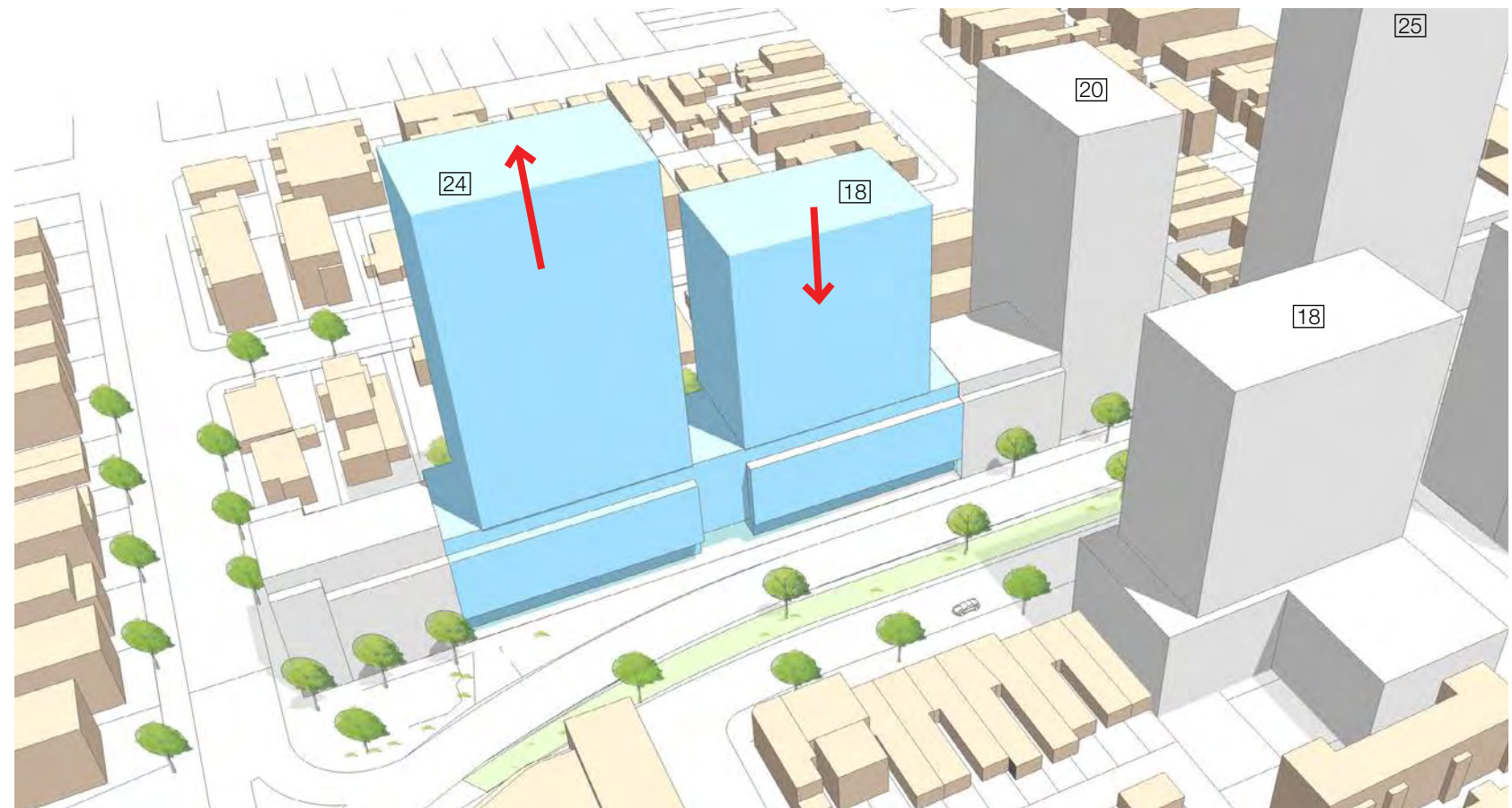
- Ground floor level is setback to improve pedestrian amenity associated with increased pedestrian movement and street front activation.
- Main entry to residential lobbies introduced at the middle of the sites frontage, this provides opportunities to view into the site further improving street activation.
- Podium form is articulated along its length with a mid block setback. This also relates to the ground floor entry below providing further legibility to the ground plane.
- Legibility of tower and podium forms improved by the introduction of a setback level between the two elements.



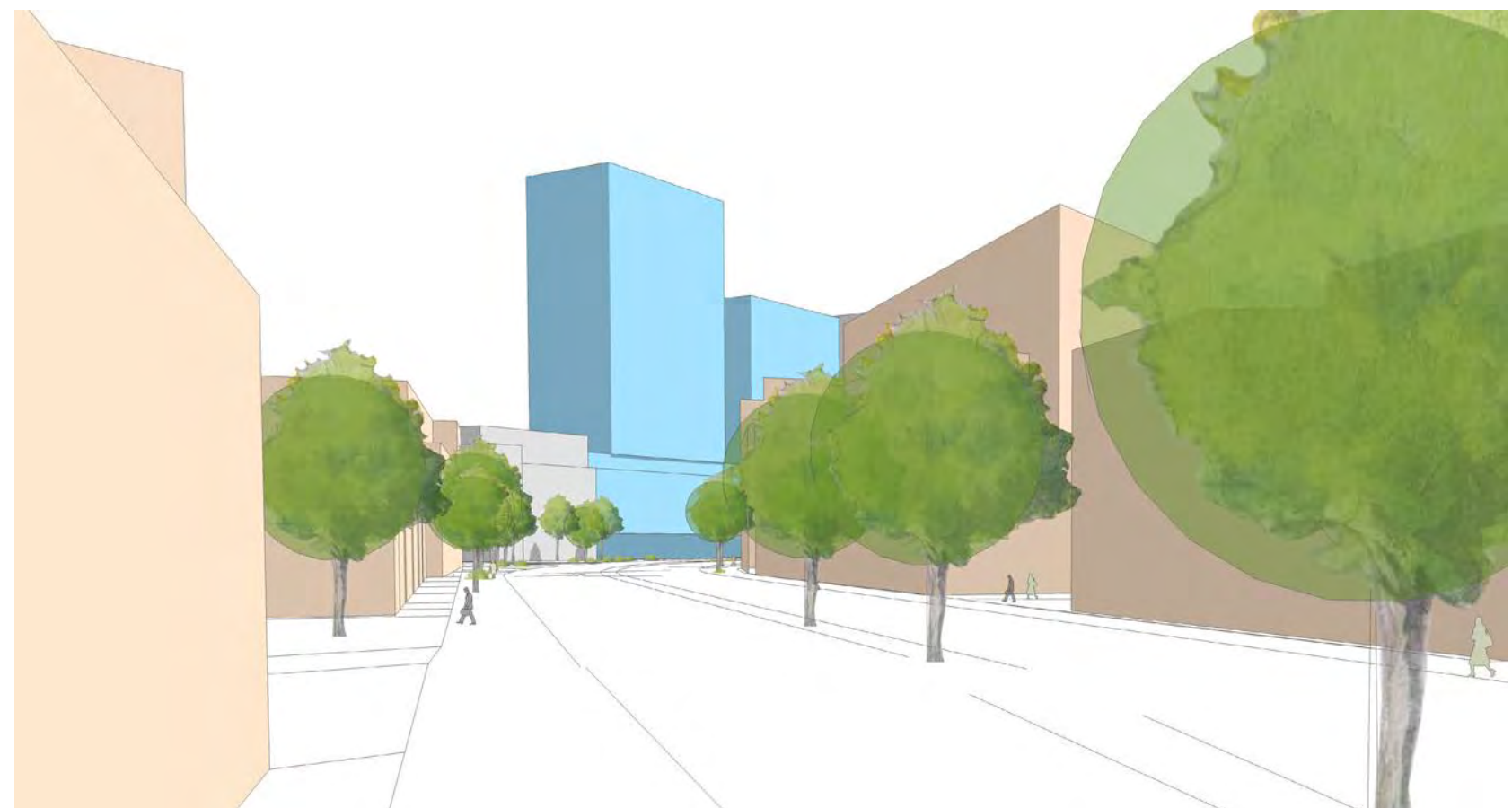
3.0 DESIGN STRATEGY

GATEWAY / MARKER TOWER EXPRESSION

- Southern tower is increased in height in response to its location on the sweeping bend of Anzac Parade and serving as the southern threshold to the Marker / Heart precinct and terminating a vista along this route when approaching from the south.
- Northern tower is decreased in height to ensure variation in the tower forms both on the site and those that surround it.
- Lower tower form improves solar access and view sharing compared to two towers of equal height.
- The variation in height has the effect of reducing the apparent bulk of towers at the same height and adds increased visual interest along Anzac Parade and surrounding areas.



- View of site when approaching from the south along Anzac Parade.



3.0 DESIGN STRATEGY

TOWER ARTICULATION

- The simple massing of the two tower forms is manipulated to provide increased building separation resulting in improved amenity and enabling a greater flexibility in facade treatments and glazing.
- The introduction of light and ventilation slots provides further articulation resulting in a thinner vertical expression of the tower form.
- Upper most levels are set back to provide a top to the building.



- As a result of providing increased tower separation and improved amenity the building forms take on a slender vertical proportion setting up a rhythm with potential adjacent forms when viewed from the west.
- The footprint of the towers also inform the ground plane at the rear of the site, with the opportunity to provide a variety of quality landscaped spaces.



4.0 DESIGN OVERVIEW

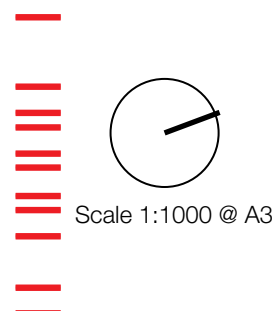
4.1 SITE PLAN

The Anzac Parade Corridor Study provides a framework for the revitalisation of key sites along the proposed light rail network due for completion by 2019. The subject site 137-151 Anzac parade, is located in one of these key areas being the Marker / Heart Precinct and is the largest consolidated parcel in this precinct. The proposal is for two towers with varying heights of 18 - 24 storeys.

The site plan indicates the existing context with an overlay of possible future forms as forshadowed in the Anzac Parade Corridor Study prepared by SJB Architects.

Future Low-Mid Rise ————

Future High Rise - - - - -



4.0 DESIGN OVERVIEW

4.2 GROUND FLOOR

The ground floor level has been set back 3 metres from the front boundary to provide improved pedestrian amenity and separation from Anzac Parade.

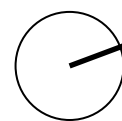
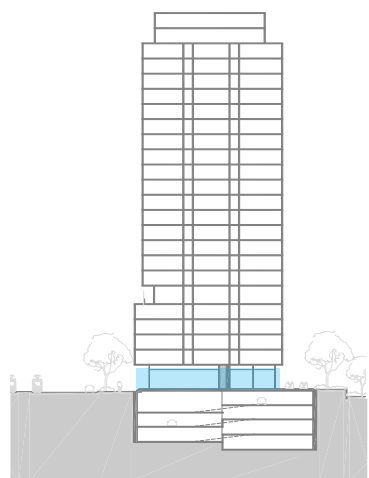
Retail / Commercial uses have been provided along the length of the site maximising activation on the street frontage.

The retail footprints are broken mid block providing a highly legible entry point for the buildings residential lobbies. This opening at the ground level provides additional benefits in that it increases the amount of retail frontage / activation beyond the boundary and provides opportunities for associated seating and landscaped spaces that are protected from the vehicular dominated Anzac Parade.

Flexible communal areas, quality landscaped communal spaces and consolidated deep soil zones are provided to the rear of the site enjoying a north west aspect.

Future Low-Mid Rise — — — — —

Future High Rise - - - - -



Scale 1:500 @ A3



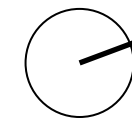
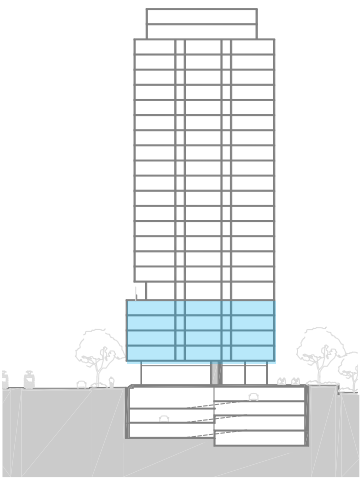
4.0 DESIGN OVERVIEW

4.3 LEVELS 1 - 4

These levels form the podium to the building and reinforce the street edge alignment along the Anzac Parade frontage - in line with the Anzac Parade Corridor Study.

The centre of the podium form has been set back from the street front providing relief to the frontage and reinforcing the ground floor entry point below.

The building forms have been articulated to provide good levels of light and ventilation to both the residential apartments and their lobbies.

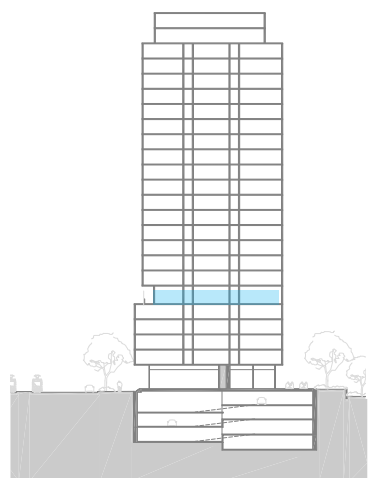


Scale 1:500 @ A3

4.0 DESIGN OVERVIEW

4.4 LEVEL 5

The introduction of a setback along the Anzac Parade frontage provides separation between the lower podium levels and the tower forms above. This setback also relates to the proposed building form to the south (Development Application) which is based on the current council planning controls.



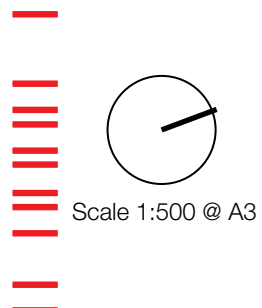
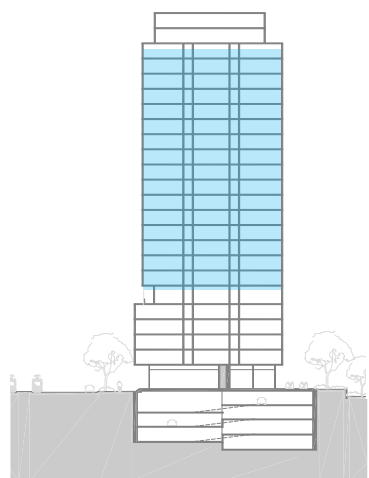
Scale 1:500 @ A3

4.0 DESIGN OVERVIEW

4.5 TYPICAL LEVEL

The typical floor plan consists of two separate floor plates, with each of these floor plates accommodating 8 apartments per core. The building form maintains a good level of articulation providing excellent access to natural ventilation and light, both to the residential apartments and the common lobby areas. This articulation also reinforces the vertical proportions of the towers achieving a finer grain to the building facades.

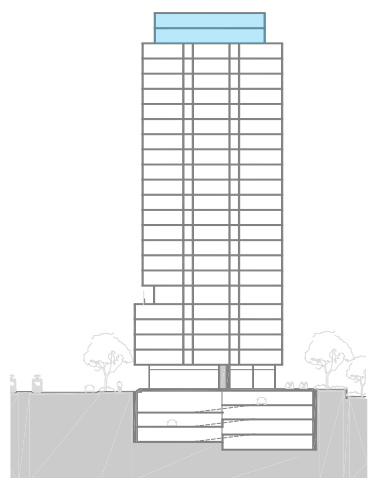
The design results in good separation between tower forms and adjoining sites providing a high level of amenity to the apartments.



4.0 DESIGN OVERVIEW

4.6 PENTHOUSE LEVELS

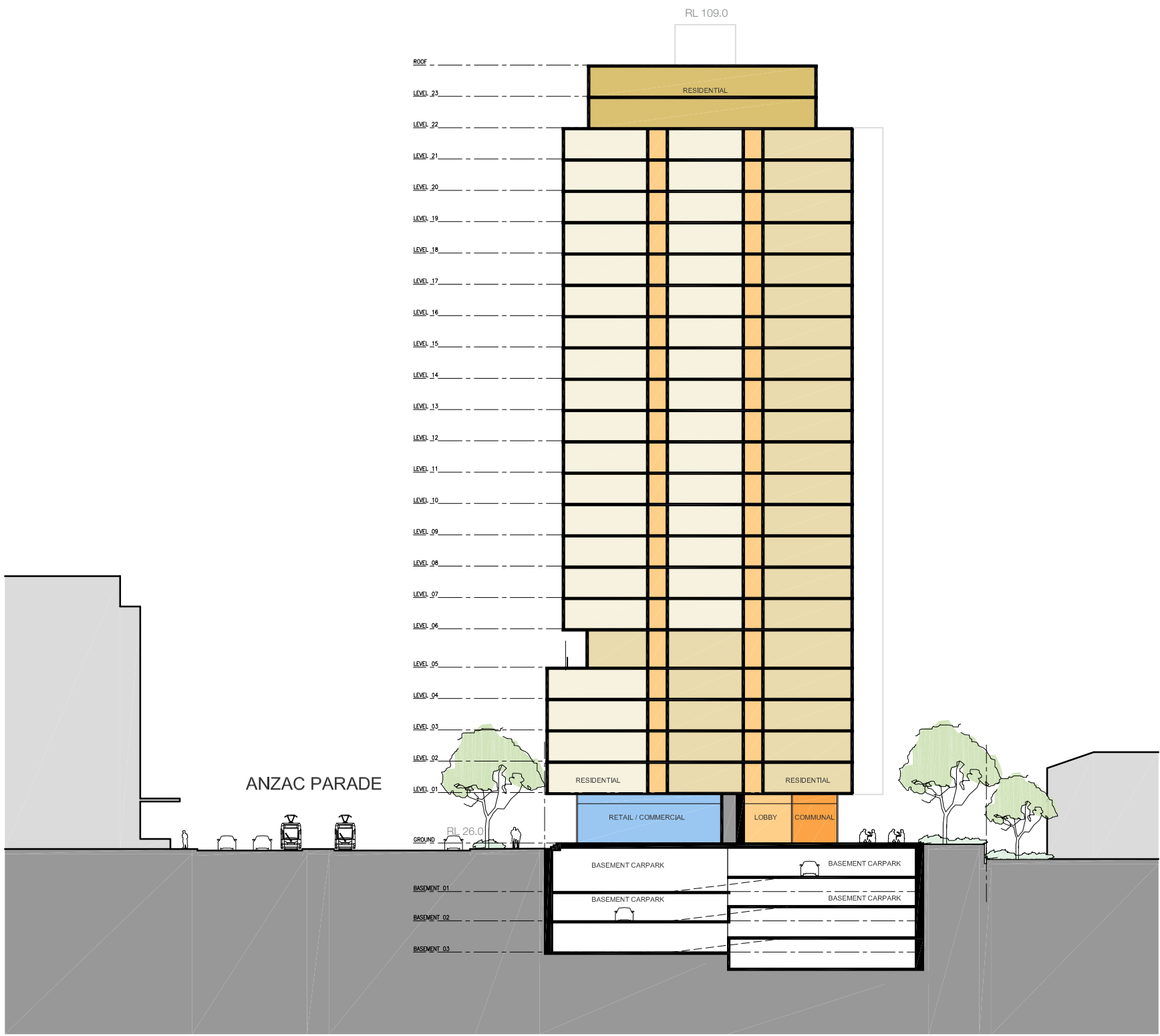
A series of set back upper level apartments provide a top to each tower form. All of these high level apartments will receive good levels of solar access and natural ventilation.



Scale 1:500 @ A3

4.0 DESIGN OVERVIEW

4.7 SECTION



SECTION - EAST WEST

5.0 INDICATIVE CALCULATIONS

Level	Use	Height (m)	GBA (m²)	Residential GFA (m²)	Retail GFA (m²)
Ground	Retail / Lobby	5.0	1,449	210	919
L01	Residential	3.1	2,177	1,782	
L02	Residential	3.1	2,177	1,782	
L03	Residential	3.1	2,177	1,782	
L04	Residential	3.1	2,177	1,782	
L05	Residential	3.8	2,042	1,588	
L06	Residential	3.1	1,541	1,268	
L07	Residential	3.1	1,541	1,268	
L08	Residential	3.1	1,541	1,268	
L09	Residential	3.1	1,541	1,268	
L10	Residential	3.1	1,541	1,268	
L11	Residential	3.1	1,541	1,268	
L12	Residential	3.1	1,541	1,268	
L13	Residential	3.1	1,541	1,268	
L14	Residential	3.1	1,541	1,268	
L15	Residential	3.1	1,541	1,268	
L16	Residential	3.1	1,111	944	
L17	Residential	3.1	1,111	944	
L18	Residential	3.1	770	634	
L19	Residential	3.1	770	634	
L20	Residential	3.1	770	634	
L21	Residential	3.1	770	634	
L22	Residential	3.1	340	310	
L23	Residential	3.1	340	310	
Roof	Plant	4.0 - 6.0			
TOTAL		81 - 83 m	33,591	26,650	919 sqm
Total Residential GFA					26,650 sqm
Total Retail / F & B / Commercial GFA					919 sqm
TOTAL GFA					27,569 sqm
Total number of Apartments*					312 units
Site Area					3,937 sqm
PROPOSED FSR					7 : 1
Maximum allowable GFA					27,559 sqm
Parking					
Use	Dwellings		Retail GFA		Total
Residential	312				243
Visitors	312				45
Retail/Commercial			919		23
TOTAL					311 cars
GBA of Typical Basement Level					3,253 sqm
Number of Parking Levels					3-4 levels

* Total number of apartments is based on total residential GFA and typical unit mix

** GBA (Gross Building Area) includes balconies & articulation

*** GFA & GBA calculations indicate a total area for each individual level ie: area includes both tower floor plates for a typical floor

6.0 PROPOSED LEP MAPS

6.1 HEIGHT CONTROL



6.2 FSR CONTROL



7.0 MASSING STUDY



View from Anzac Parade looking south

7.0 MASSING STUDY



View from Darling Street looking West

7.0 MASSING STUDY



View from Anzac Parade looking north

8.0 SHADOW STUDY

8.1 WINTER SOLSTICE 21ST JUNE



21st June - 9.00am



21st June - 10.00am



21st June - 11.00am



21st June - 12.00pm

8.0 SHADOW STUDY

8.1 WINTER SOLSTICE 21ST JUNE



21st June - 1.00pm



21st June - 2.00pm



21st June - 3.00pm

8.0 SHADOW STUDY

8.2 EQUINOX 23RD MARCH / SEPTEMBER



23rd March - 9.00am



23rd March - 10.00am



23rd March - 11.00am



23rd March - 12.00pm

8.0 SHADOW STUDY

8.2 EQUINOX 23RD MARCH / SEPTEMBER



23rd March - 1.00pm



23rd March - 2.00pm



23rd March - 3.00pm

VILLIERS



RPS