PLANNING PROPOSAL

DESIGN REPORT

2-32 JUNCTION STREET
FOREST LODGE
S11792

FEBRUARY 2015

PROJECT NUMBER
S11792

BATESSMART.

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CONTENTS

1.0 INTRODUCTION

DEVELOPMENT SUMMARY

This planning proposal design concept has been prepared on behalf of Fitzpatrick Investments for the site at 2-32 Junction Street, Forest Lodge, NSW. It describes the design and planning considerations of a 3 to 5 storey residential and commercial development over one level of open air lower ground car parking.

The proposed development consists of 89 new apartments and upgraded commercial space in an existing 3 storey building.

The design concept gives careful consideration to the objectives of the LEP and the complexities of the local conditions, and aims to maximise the quality and residential amenity of the apartments. The buildings' also address the form and scale of the surrounding built form and acknowledging the 2.5-3 storey terraces to the east and the 6-8 storey apartments to the west.

The design concept improves public amenity by providing a number of through-site links which connect to existing pedestrian paths and improve neighbourhood connectivity.

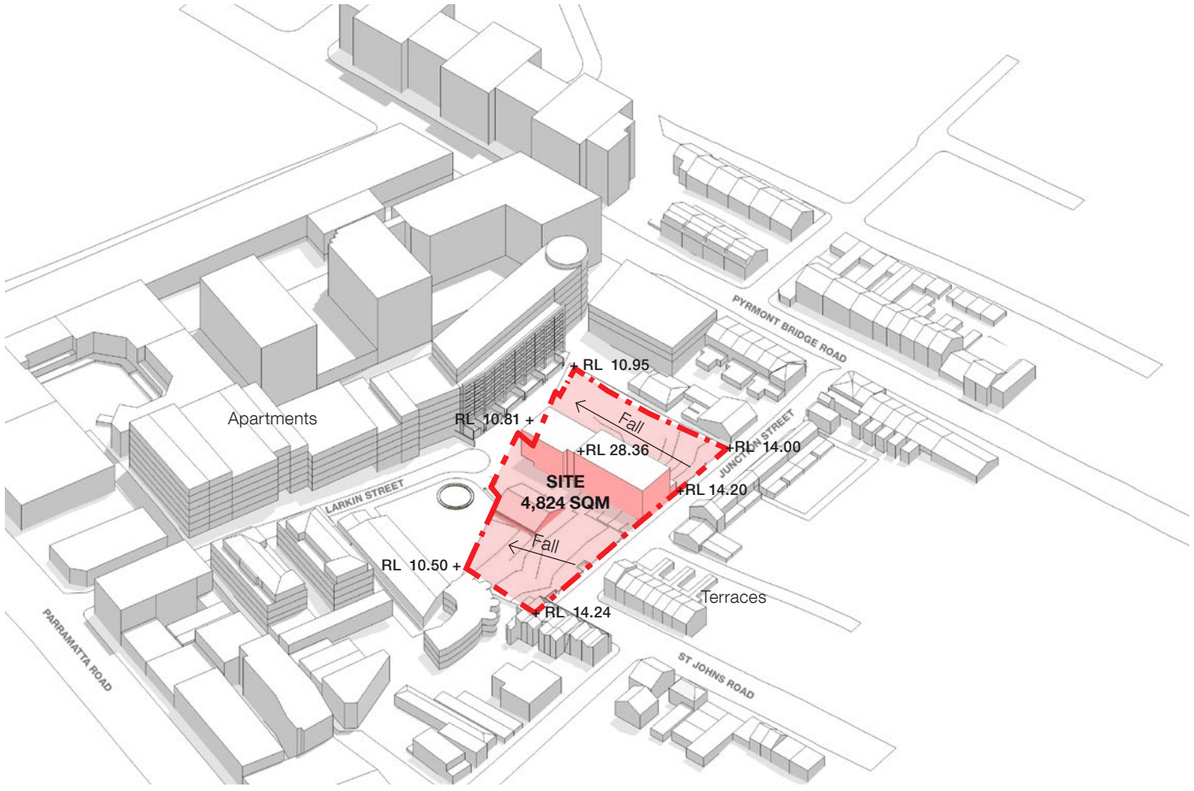
Total Floor Space	
Site Area	4,824 sqm
Total GEA	10,038 sqm
Total GBA	9,343 sqm
Total GFA	8,466 sqm
Total NSA	7,980 sqm
FSR	1.75:1
Commercial Floor Space	
Total GFA	1077 sqm
Residential Mix	
Dwellings	89 units
comprising	1 studio apartment
	33 one bedroom apartments
	48 two bedroom apartments
	7 three bedroom apartments
Carparking	
Commercial	14.4 spaces
Visitor spaces	12.3 spaces
Residential spaces	73.3 spaces
	100 Parking Spaces Total
Landscaping	
Landscaped Area	1,875 sqm
Communal Open Space	744 sqm
Deep Soil	480 sqm

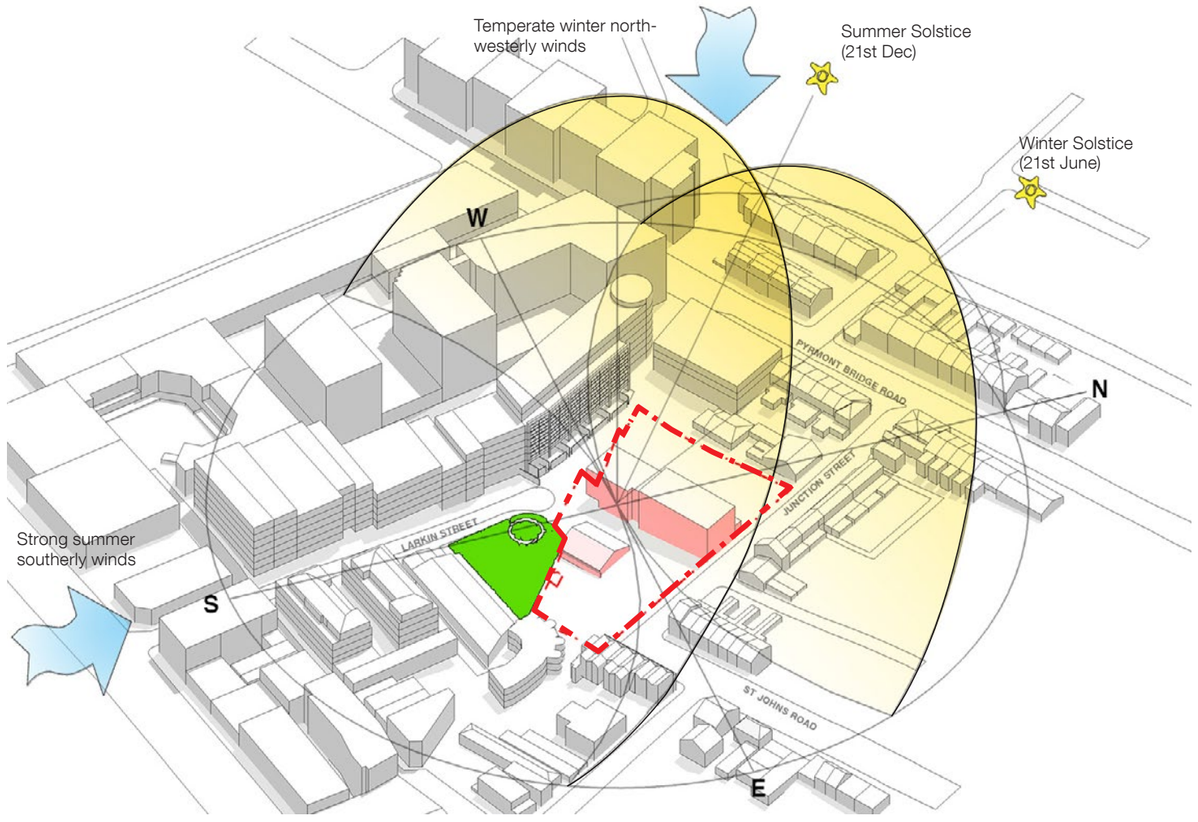
1.1 LOCATION

2-32 JUNCTION STREET, FOREST LODGE

The site is located 3km east of the Sydney CBD and is situated between Parramatta Road and Pyrmont Bridge Road. The University of Sydney campus is located nearby to the South. To the North-West there is the Orphan's Creek green link leading to Bicentennial Park and Rozelle Bay, through Hogan Park, along Johnstons Creek.

2.0 SITE & CONTEXT ANALYSIS





2.1 SITE & TOPOGRAPHY

The site is currently occupied by a mix of buildings the predominant being a 3 storey commercial building to which a number of additions have been made and a large single storey shed. The remainder of the site is used as on-grade carparking.

The site is surrounded by:

/ Commercial building to the north on Pyrmont Bridge Rd - 3 storeys
/ Terrace housing to the north and east on Junction St - 2.5 to 3 storeys
/ Apartment buildings to the west, across a park on Larkin St - 6 to 8 storeys
/ Apartment and Commercial buildings along Larkin St, south to Parramatta Rd

The topography features a 3m fall across the site from East to West

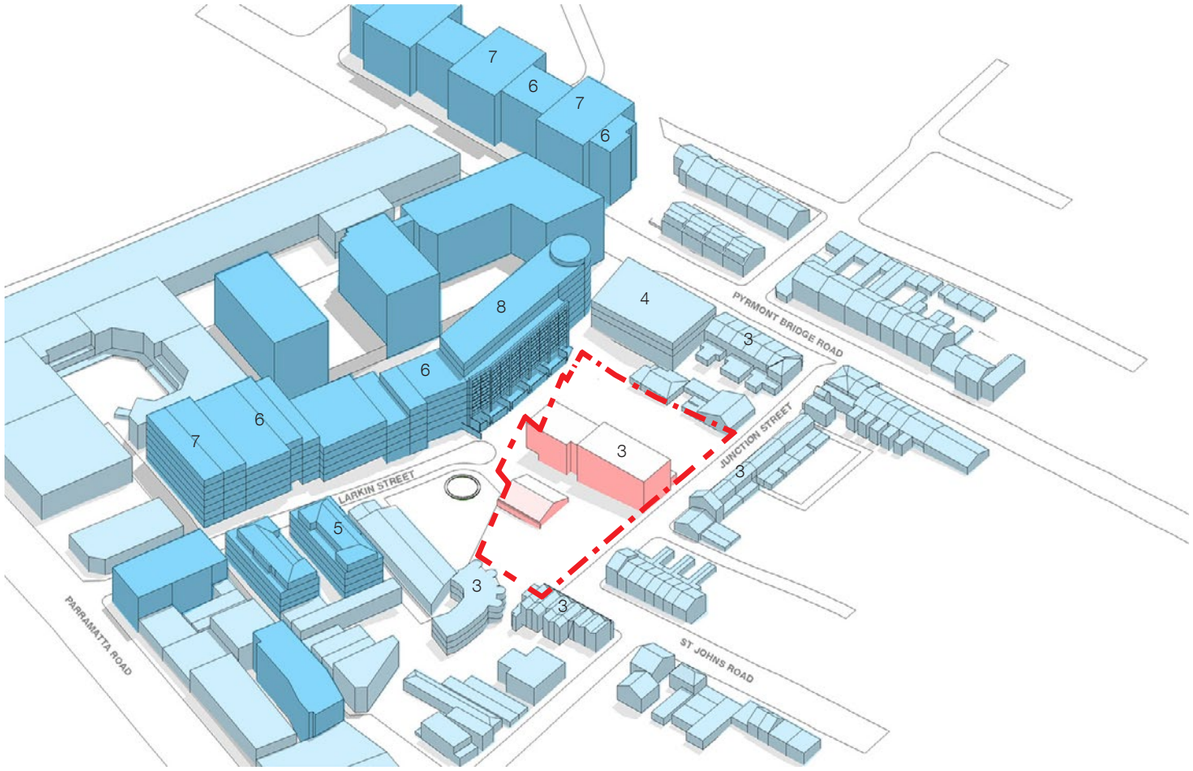
The site is flood affected requiring habitable rooms to be above the flood planning level of RL14.8m to the East and RL 14.4m to the West.

2.2 ENVIRONMENTAL CONDITIONS

The site provides good opportunities for solar access across the entire site with only minor late afternoon overshadowing from the existing apartment buildings located to the west. Adjacent built form to the North and East permits excellent solar access.

Buildings of 5-8 storeys

Buildings of 1-4 storeys

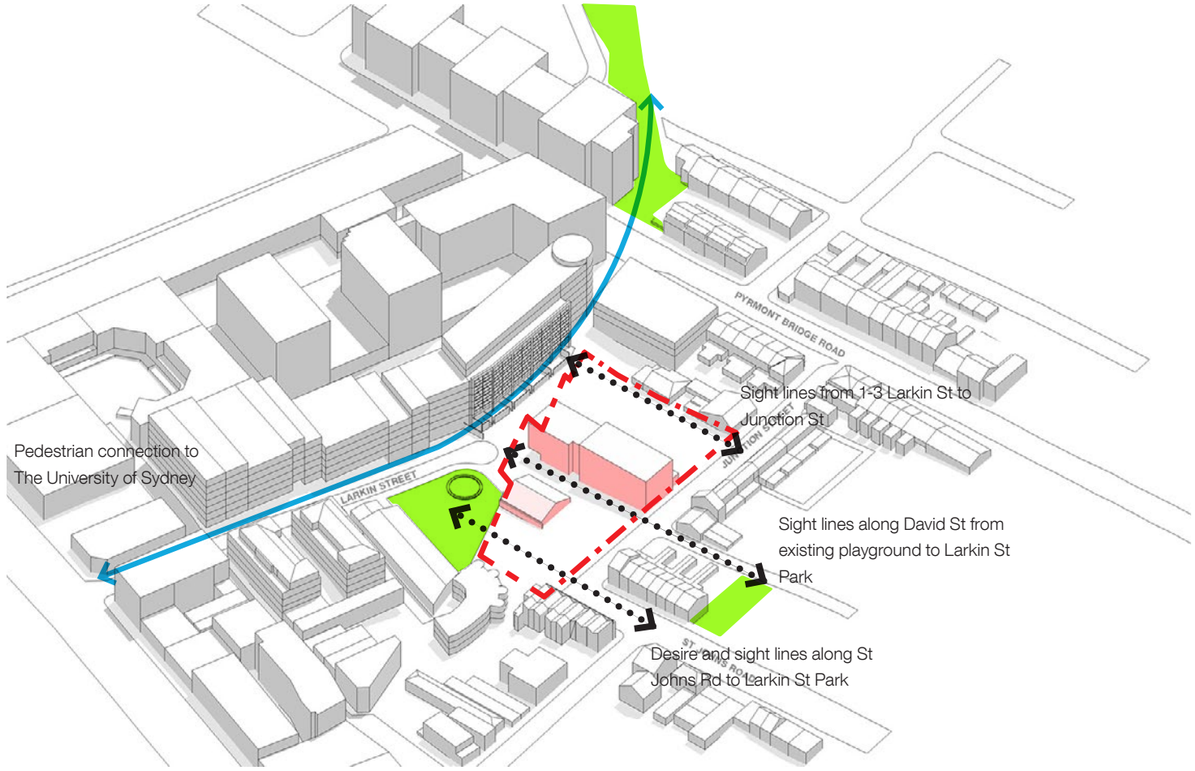


2.3
EXISTING BUILDING HEIGHTS

The site represents a middle ground between built form to the west with a permissable height of 25m and built form to the east with a permissable height of 12m. The eastern side of Junction Street is predominantly 2 to 3 storey terrace houses. The western side is bound by Larkin Street, which features 6 to 8 storey apartment blocks. There is also an existing 3 storey (14m high) commercial building on site that shall be retained.

Existing pedestrian connection

Site and desire lines across sight
Potential connection through site and
to existing park / open space



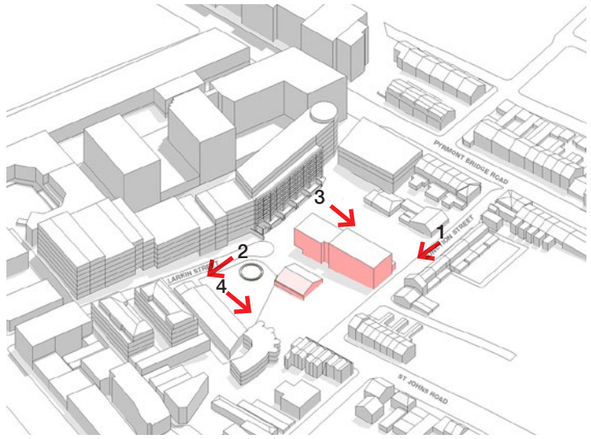
2.4
ACCESS & PEDESTRIAN CONNECTIONS

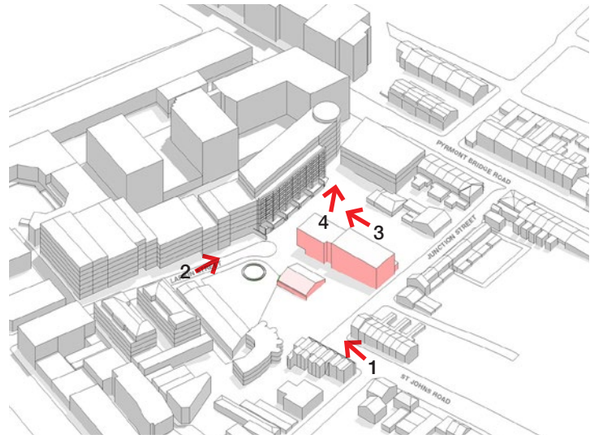
The site is currently prevents any connection through the site between Junction St / St. Johns Rd and Larkin St.

There is an existing low grade connection between Larkin Street / the park and Pyrmont Bridge Rd.

There are clear sight and desire lines across the site that will, with appropriate redevelopment of the site, offer substantial opportunities to provide through-site links and enhance connectivity to existing pathways, the park, playgrounds and The University of Sydney.

2.5
SITE PHOTOGRAPHS






1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3


4

3.0
DESIGN OVERVIEW

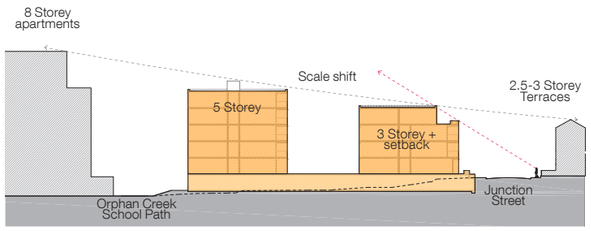
SCALE

The proposal is defined by low scale built form to the East, South of the site and adjacent to Larkin Street Park.

The buildings step down from West to East across the site to create a diminishing scale; a taller building of 5 residential levels is located on the North-West portion of the site and mediates between the 6-8 storey development to the West. This works in conjunction with the 3 level plus setback level building on the eastern portion of the site and the 2-3 storeys terrace houses to the East on Junction Street.

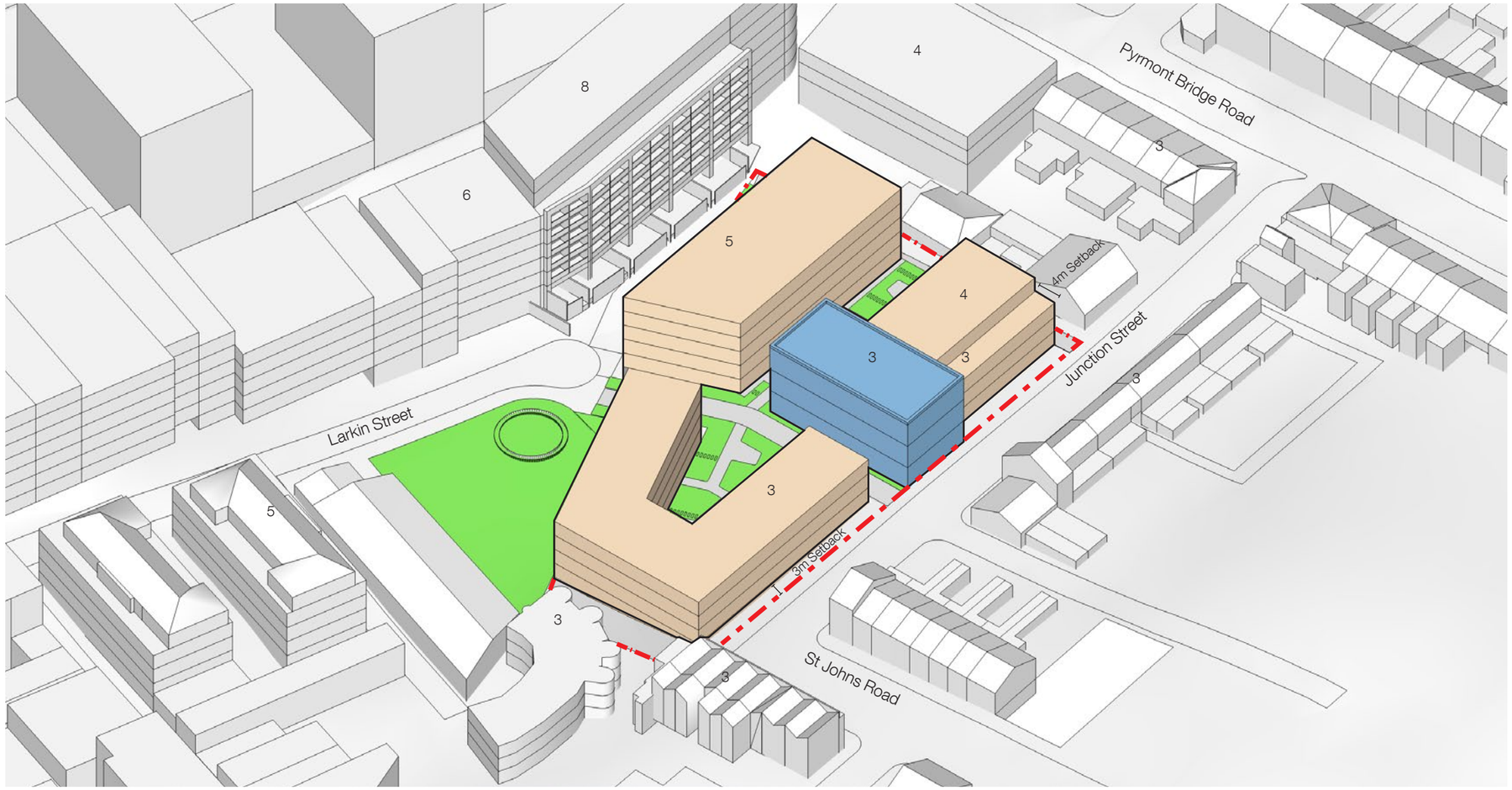
The existing original brick building at 24 Junction Street is retained. Due to it's height in excess of the surrounding buildings and prominent facade it will present as a feature of the Junction street streetscape offering potential commercial or retail uses that may suitably activate the street.

The buildings also step down from North to South across the site - notably along the Larkin Street park/Orphan Creek Path boundary - where it gently diminishes in scale from 5 residential levels in the North, to 3 residential levels in the south along the park.



SECTION DIAGRAM - VIEW & MASSING ANALYSIS

The proposal generates a diminishing built form from the 6-8 storey building on Larking street to the 2-3 storey terrace houses on Junction street.



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SITE PLAN

BUILT FORM

The proposal provides appropriately sized buildings for the site that will result in well considered alignments, proportions, building and apartment types promoting varied and diverse occupancy.

Built form is set back 3m along Junction Street and an 18m building separation is established to the existing 6-8 storey buildings on the Orphan's Creek pedestrian connection. The proposal also achieves building separation between the proposed and existing built form.

The buildings dimensions between 12-18m in the short dimension promote single oriented planning that maximises solar access and cross ventilation. And in the longer north south dimension are articulated to provide rhythm and variation to adjoining streets and parks.

Building orientation maximises solar access and provides for maximum visual connectivity to landscaped courtyards and parks.

The buildings will further improve public and communal amenity to landscaped courtyards, parks and pathways within and surrounding the site the site by providing activated edges and natural surveillance.

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4.0
DESIGN DESCRIPTION

View from Junction Street looking West

4.1 GROUND FLOOR (JUNCTION STREET)

SUMMARY

Three new east-west through-site links have been introduced :

/ a wide landscaped footpath that extends from St Johns Road to Larkin Street

/ a landscaped plaza through the development, aligned with David Street leads to a grand stair stepping gently down to Larkin Street Park and the cul-de-sac

/ a landscaped, open and well lit path-way will connect Junction Street to Orphan School Creek pedestrian path improving safety and surveillance

The development is designed to sensitively respond to its context and provide activation to the surrounding streets, pathways and parks. This includes extensive landscaping and the protection of existing established trees around the site. A wide landscape zone, low mounding and dense planting visually obscure the ground level, naturally ventilated car parks.

The buildings have regular street addresses due to their orientation.

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View from existing park/Larkin Street looking North

4.2 LOWER GROUND FLOOR (LARKIN STREET)

SUMMARY

The through-site links and upgrade of Orphan's Creek pedestrian path will provide multiple linkages into the existing park network. This will also improve north-south connectivity, from The University of Sydney to the Johnsons Creek green spine that leads to Bicentennial Park and Rozelle Bay.

The floor level of the lower ground carpark is partially underground at RL11.81m, remaining 1m above Larkin Street. The carpark is wholly below the flood planning levels of RL14.8m and is therefore designed to be unenclosed, allowing adequate drainage in the event of a flood.

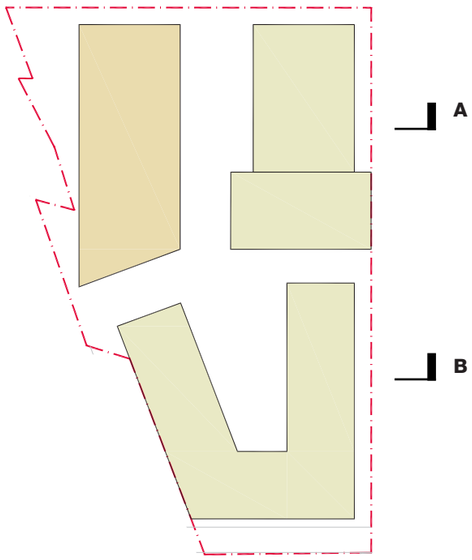
SUMMARY

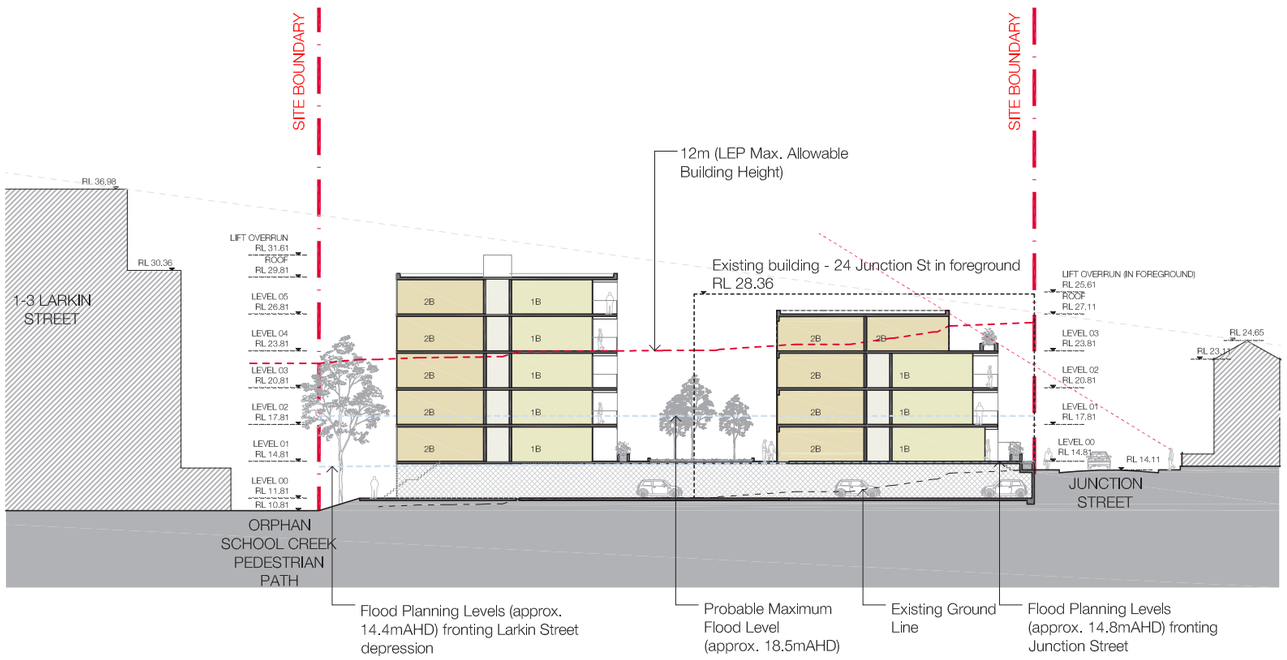
The sections to the right illustrate the design intent in relation to the existing building heights.

The heights of the proposed development will generate a diminishing built form between the apartment buildings on Larkin Street and terraces on Junction St. The scale will be further reduced by using upper level setbacks. This shifting scale will mediate between the disparate built form on either side of the site, whilst achieving good building separation.

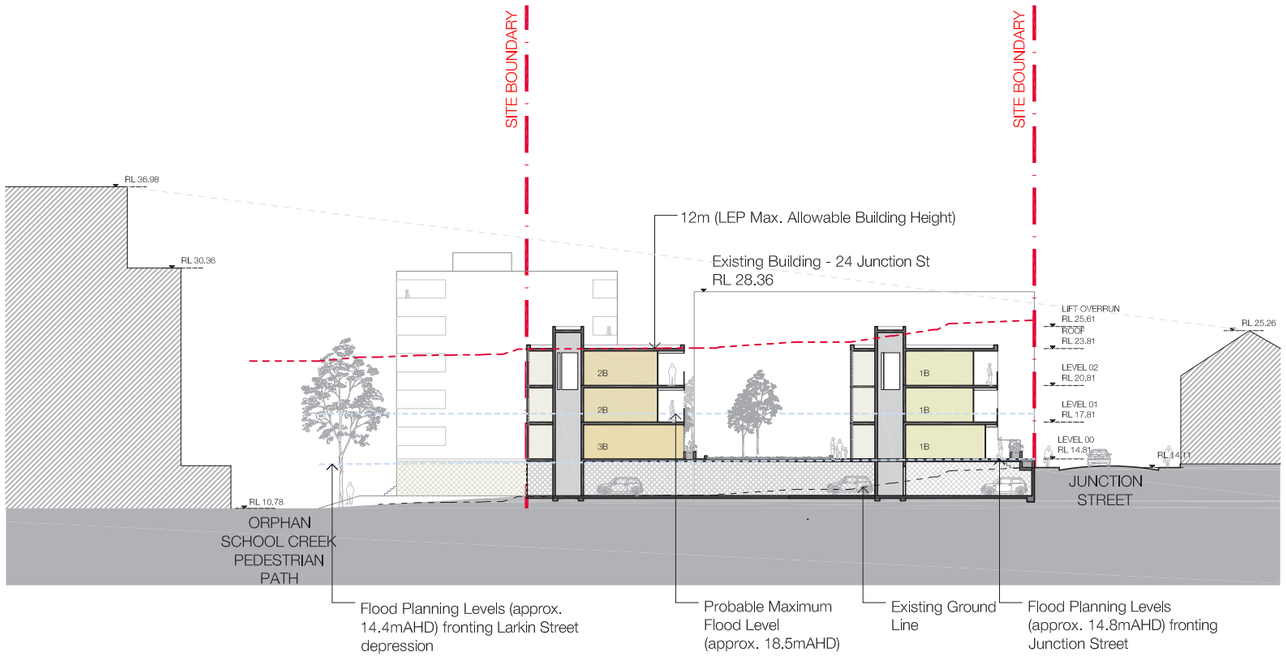
Building heights also reduce towards the southern end of the site where they are further away from the opposing tall apartment buildings. In this location, the buildings have reduced overshadowing and dimished scale, fronting Larkin Street Park

1:500 @ A3





SECTION A-A



SECTION B-B

4.3 TYPICAL UPPER LEVEL

5.1 SOLAR ACCESS & CROSS VENTILATION

TYPICAL LEVEL

This diagram illustrates the solar access and cross ventilation achieved on a typical level.

Note: There are no single southerly aspect units in this scheme.

2hrs Minimum Solar Access achieved - 22/ 24 (92%)

Cross Ventilation achieved - 18 / 24 (75%)

5.2 AREAS SCHEDULE

SUMMARY

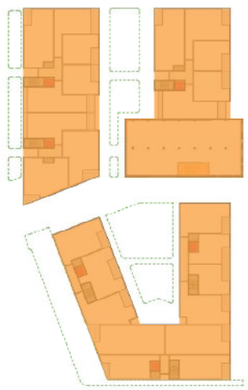
The below diagrams illustrate the method of area calculation measured directly from the indicative plan drawings

Areas	Areas(sqm)	Efficiency (to GEA)
Site Area	**4,824**	
FSR	**1.75**	
Total GEA	10,038	
Total GBA	9,343	93%
Total GFA	**8,466**	**84%**
Total NSA	7,980	79%

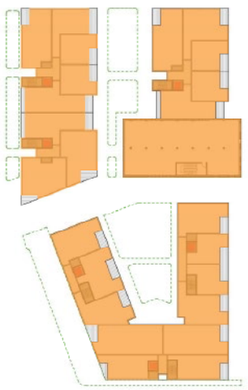
Residential Mix Combined											
	GEA	GBA	GFA	NSA	Studio	1bed	2bed	3bed	total	solar	cross ventilated
					45sqm	*50sqm*	*72sqm*	*95sqm*			
Ground	2316	2040	1862	1643	1	9	8	4	22	20	19
Level 01	2316	2042	1852	1755		9	14	1	24	22	20
Level 02	2316	2356	2135	2043		9	14	1	24	22	20
Level 03	1150	1073	926	881		3	7	1	11	10	9
Level 04	782	674	614	581		3	5	0	8	7	6
	8880	8185	7389	6903	1	33	48	7	**89**	91%	83%
		92%	90%	93%	**14%**	**37%**	**54%**	**8%**			

Parking	Category F	DCP Category C				
	Commercial / m2	Studio	1bed	2bed	3bed	Total
Parking Rate	1per 75	0.4	0.5	1.0	1.2	
Apartments / Area	1076.94	1	33	48	7	89
Sub Total Permissable	**14.4**	**0.4**	**16.5**	**48.0**	**8.4**	**87.7**
		<30 units	30 -70 units	>70 units		Total
Visitors Parking Rate		0.2	0.125	0.067		
Apartments		30	40	19		
Sub Total Permissable		**6**	**5**	**1.3**		**12.3**
Total Permissable						**100**

Commercial Total				
	GEA	GBA	GFA	NSA
Ground	386	386	359	359
Level 01	386	386	359	359
Level 02	386	386	359	359
	1158	1158	1077	1077



TYPICAL LEVEL
GEA:



TYPICAL LEVEL
GBA

TYPICAL LEVEL
GFA

TYPICAL LEVEL
NSA

5.3
SHADOW DIAGRAMS

SHADOW IMPACT ANALYSIS - MID WINTER 21 JUNE

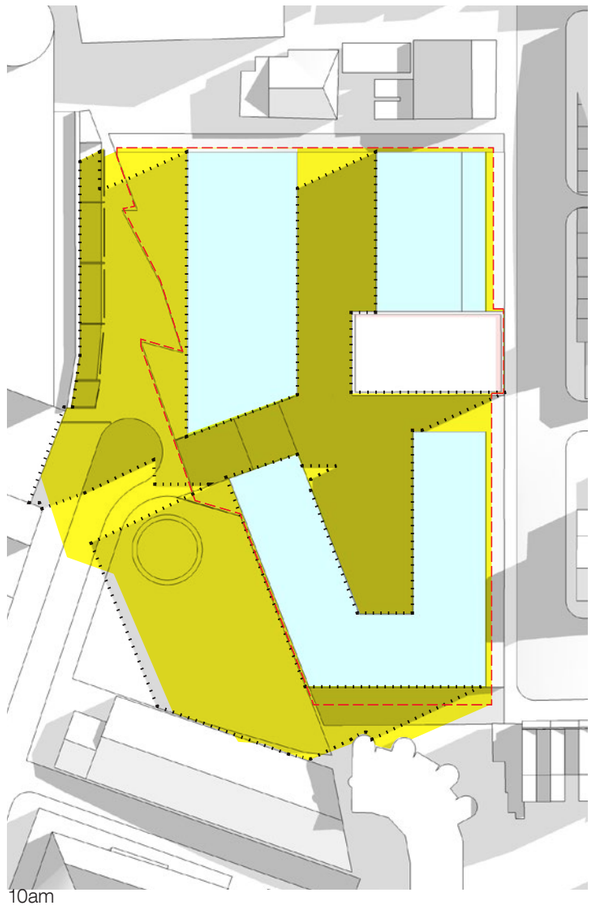
The following diagrams compare impact of the proposed design with that of a permissable form as specified by the LEP of 12m height and building setbacks. The proposal achieves significant improvements particularly to the park and Orphan Creek path in the afternoon.

Shadows cast by permissible building footprint 12m above ground

Potential permissible footprint with setbacks

Shadows cast by proposed design massing

9am



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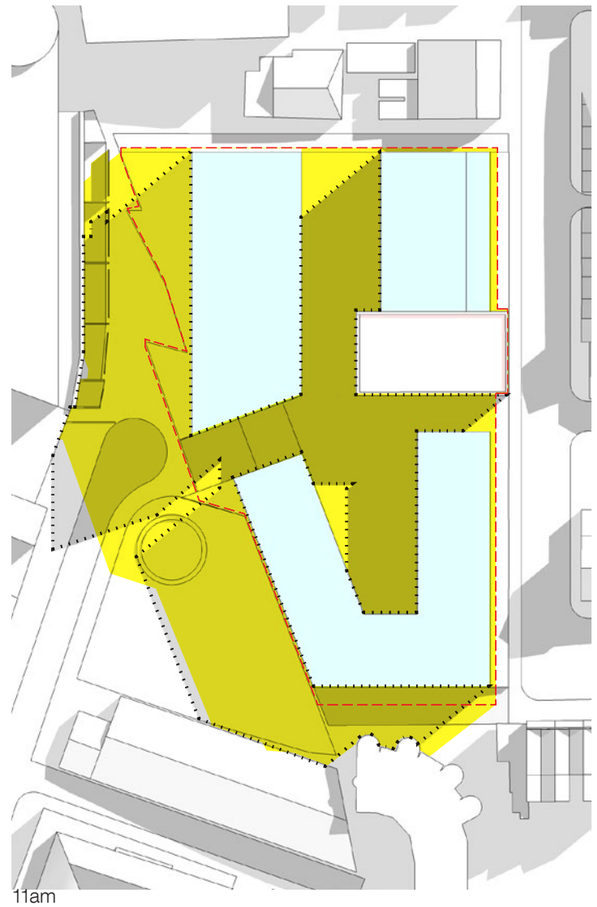

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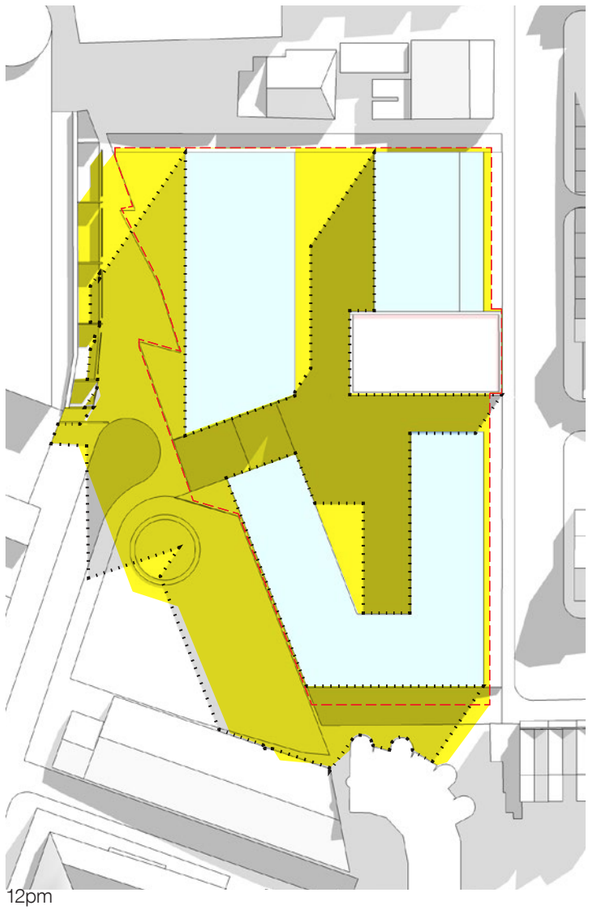
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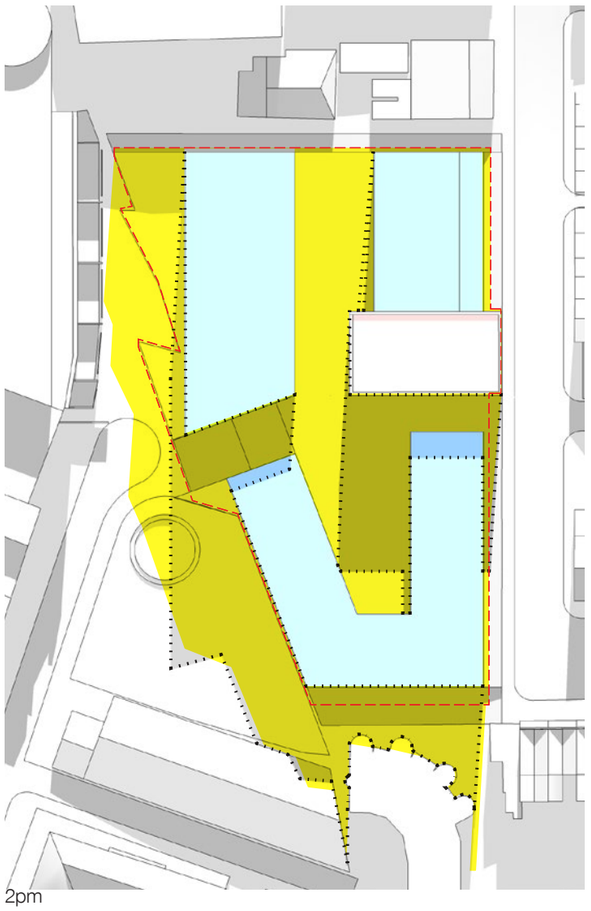
1pm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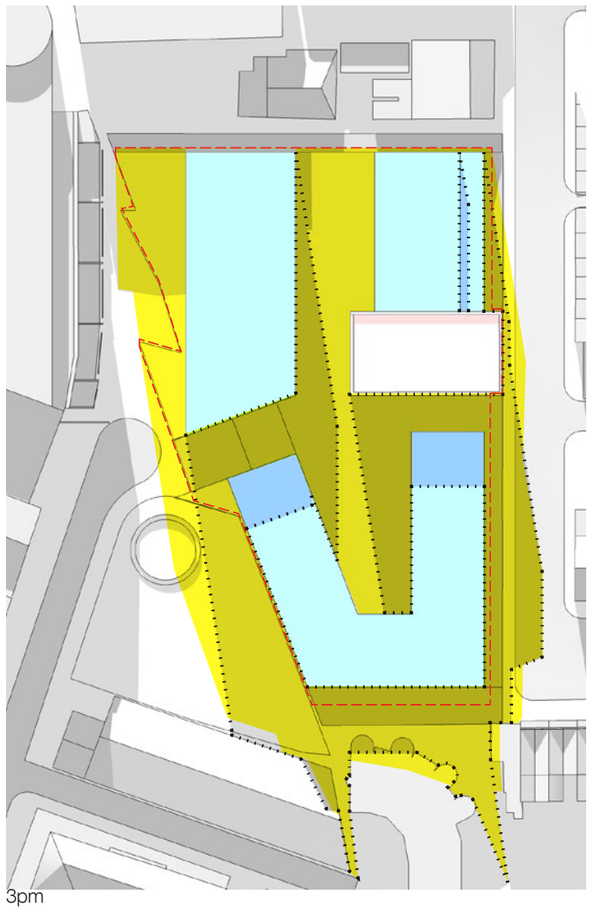
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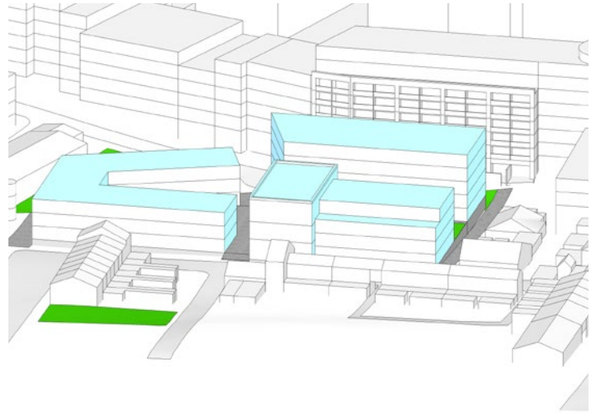
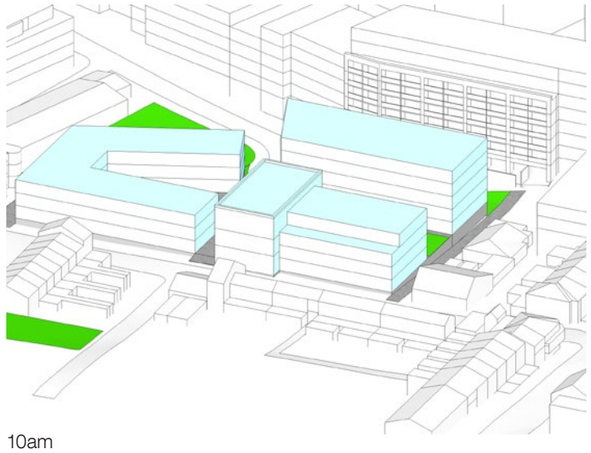
5.4
SOLAR ACCESS



VIEW FROM THE SUN DIAGRAMS - MID WINTER 21 JUNE

The proposal achieves excellent solar access to the apartments whilst minimising overshadowing to neighbouring buildings.



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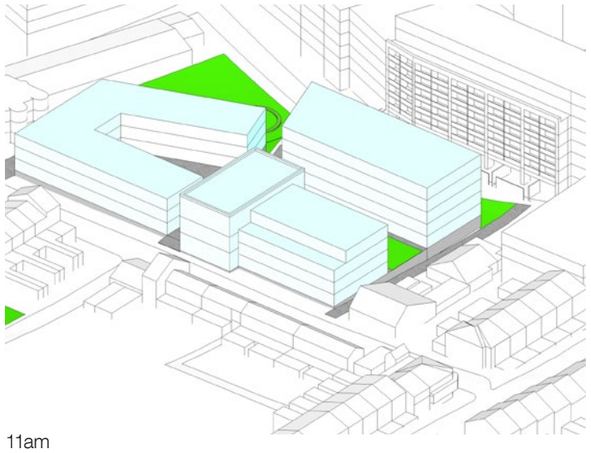
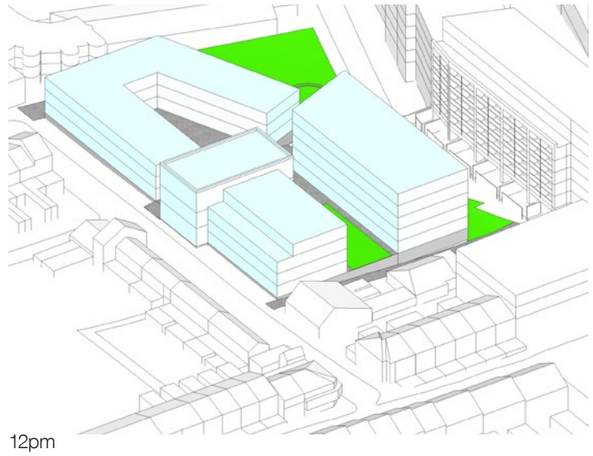


11am

9am



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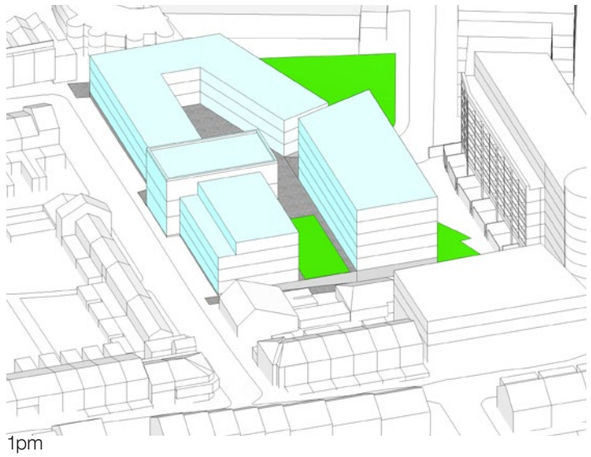

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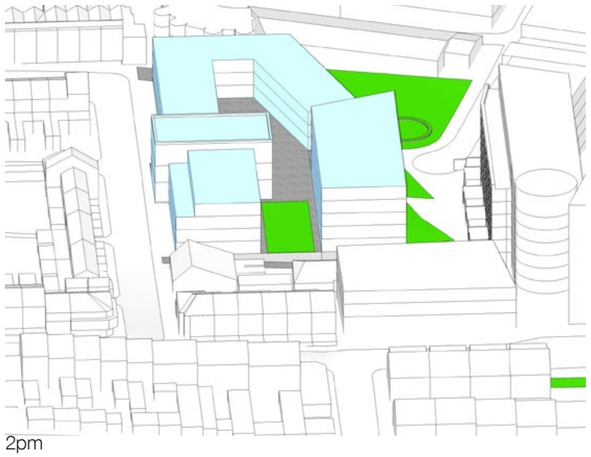

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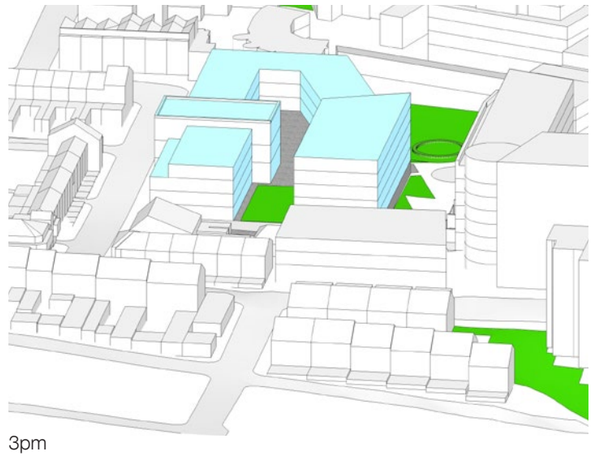

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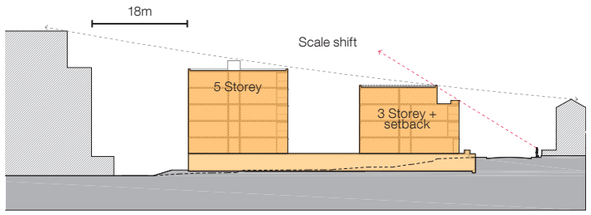
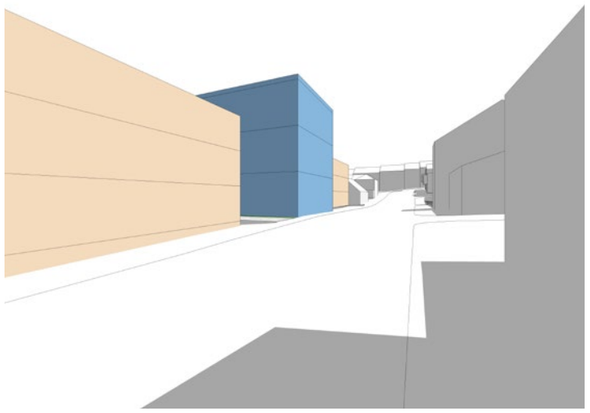
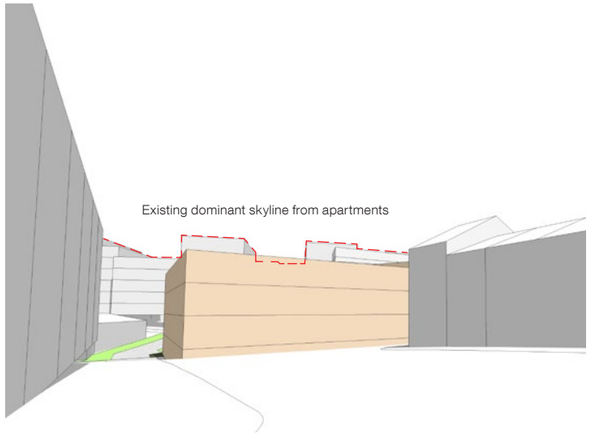
5.5
VIEW ANALYSIS





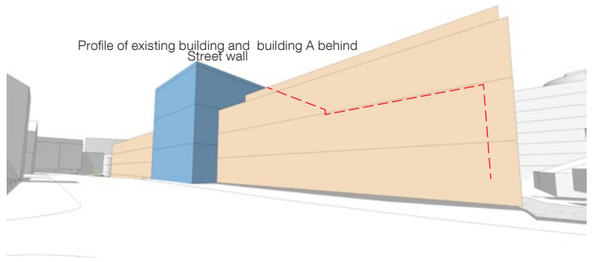
JUNCTION ST LOOKING NORTH-EAST

A 3m setback, 3 storey built form to Junction street in punctuated by the existing building with 14m+ parapet height.



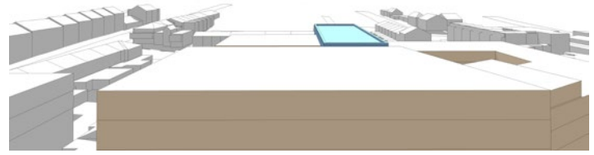
VIEW DOWN ST JOHNS ROAD LOOKING WEST

The 3 storey built form on Junction street screens the taller building on the north west portion of the site.



VIEW DOWN JUNCTION ST LOOKING SOUTH

A predominantly 3 storey built form to the street is varied by the existing building and recessive setback level on the northern end of the Junction street built form.



VIEW FROM LARKIN STREET APARTMENTS LOOKING EAST

The view taken from the upper level of the apartment building on Larkin Street shows the negligable impact on the Larkin street apartments.

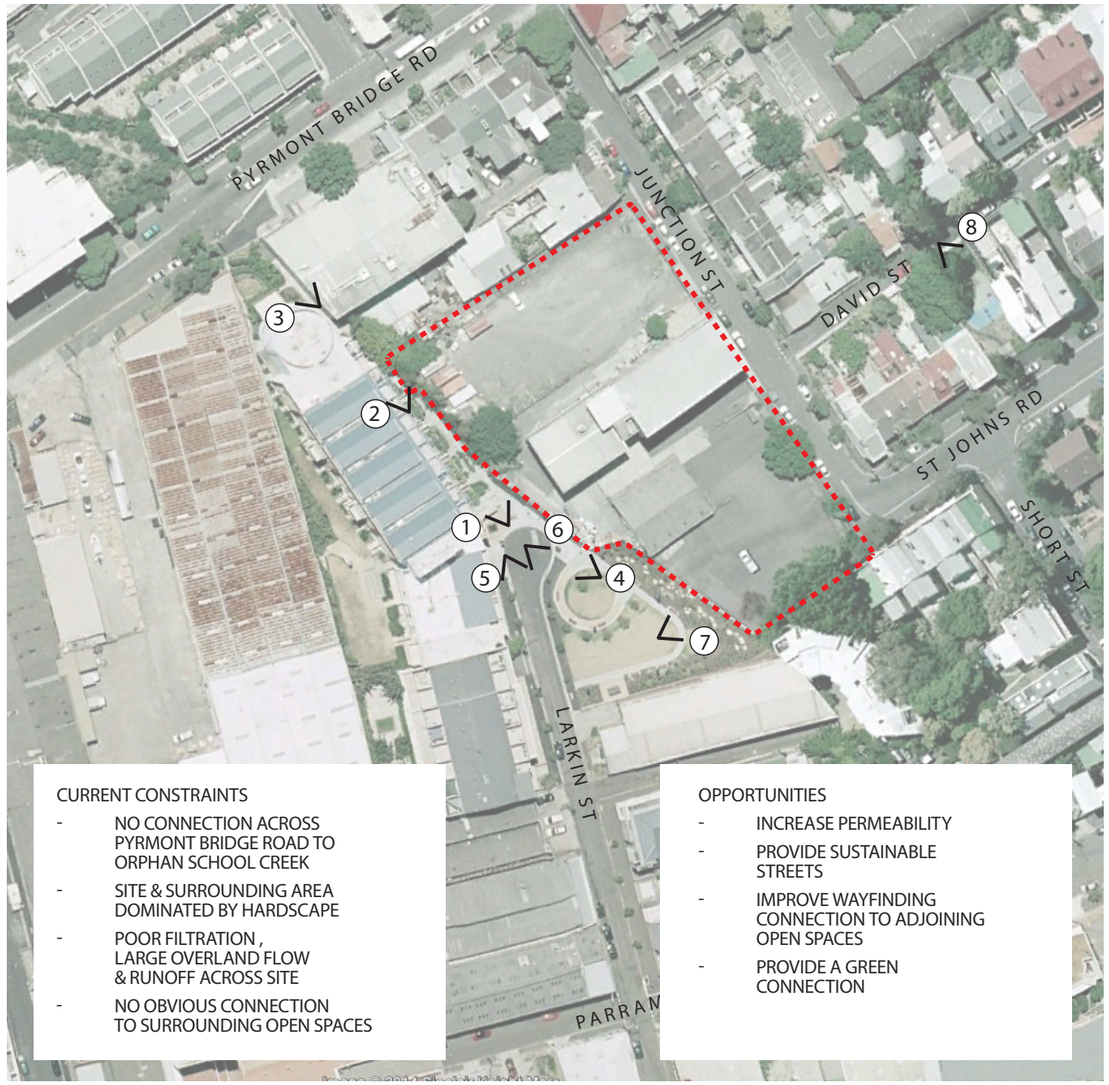
6.1 LANDSCAPE CONCEPT DESIGN SURROUNDING CONDITIONS

THE AREA IS UNDERGOING TRANSFORMATION FROM LIGHT INDUSTRIAL USES TO RESIDENTIAL


1. EXISTING PATH TO PYRMONT BRIDGE ROAD & ORPHAN SCHOOL CREEK


2. EXISTING PATH TO PYRMONT BRIDGE ROAD & ORPHAN SCHOOL CREEK


3. NARROW STAIRS WITH WALLED GARDEN TO PYRMONT BRIDGE ROAD



CURRENT CONSTRAINTS

- NO CONNECTION ACROSS PYRMONT BRIDGE ROAD TO ORPHAN SCHOOL CREEK
- SITE & SURROUNDING AREA DOMINATED BY HARDSCAPE
- POOR FILTRATION , LARGE OVERLAND FLOW & RUNOFF ACROSS SITE
- NO OBVIOUS CONNECTION TO SURROUNDING OPEN SPACES

OPPORTUNITIES

- INCREASE PERMEABILITY
- PROVIDE SUSTAINABLE STREETS
- IMPROVE WAYFINDING CONNECTION TO ADJOINING OPEN SPACES
- PROVIDE A GREEN CONNECTION


5. LARKIN STREET

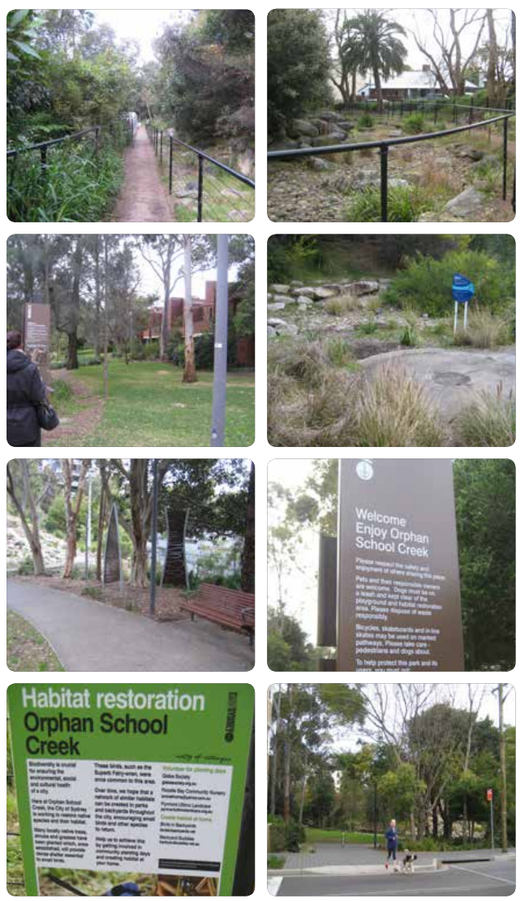

6. EXISTING PARK


7. CURRENTLY NO CONNECTIONS THROUGH TO JUNCTION STREET FROM EXISTING PARK

6.2 LANDSCAPE CONCEPT DESIGN
LOCAL SURROUNDING CHARACTERISTICS

ORPHANS SCHOOL CREEK & JOHNSTONS CANAL SHARED PATH

CHARACTERISTICS
- PEDESTRIAN PATHS / EXERCISE TRACK
- NATURE PLAY
- SIGNAGE / EDUCATION



VEGETATION
- NATIVE GULLY / RAINFOREST PLANTING
- ATTRACTING FAUNA
- REVEGETATION

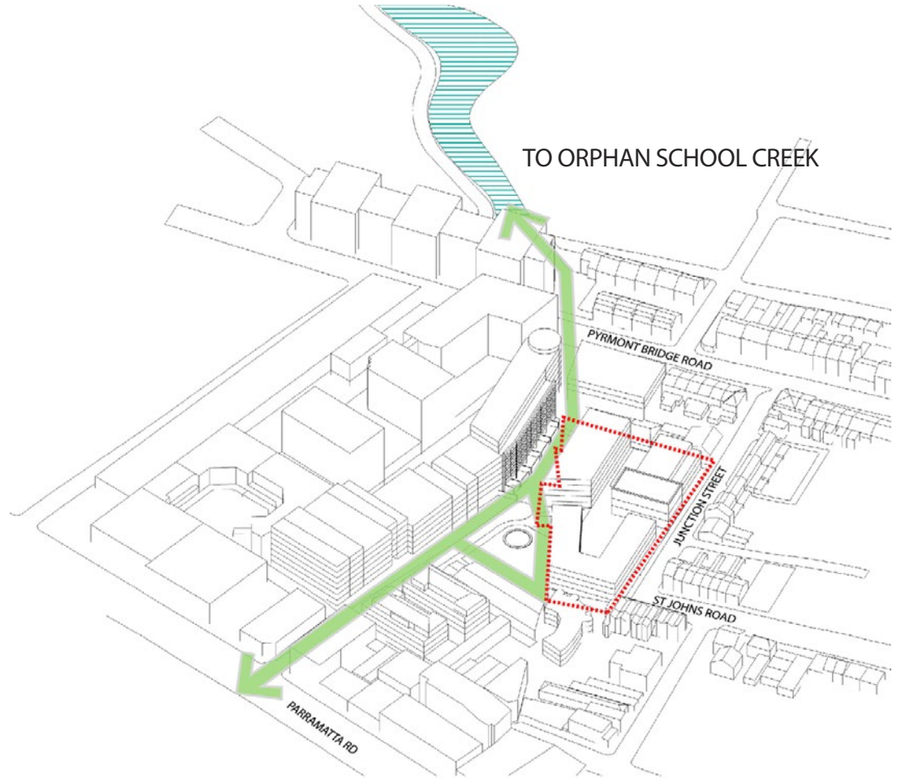
MATERIALS
- BRICKS / PERMEABLE PAVING / DECOMPOSED GRANITE
- TIMBER BENCHES
- PEBBLES & ROCKS

BATESSMART™

ASPECT Studios™

6.3 LANDSCAPE CONCEPT DESIGN
KEY DESIGN MOVES

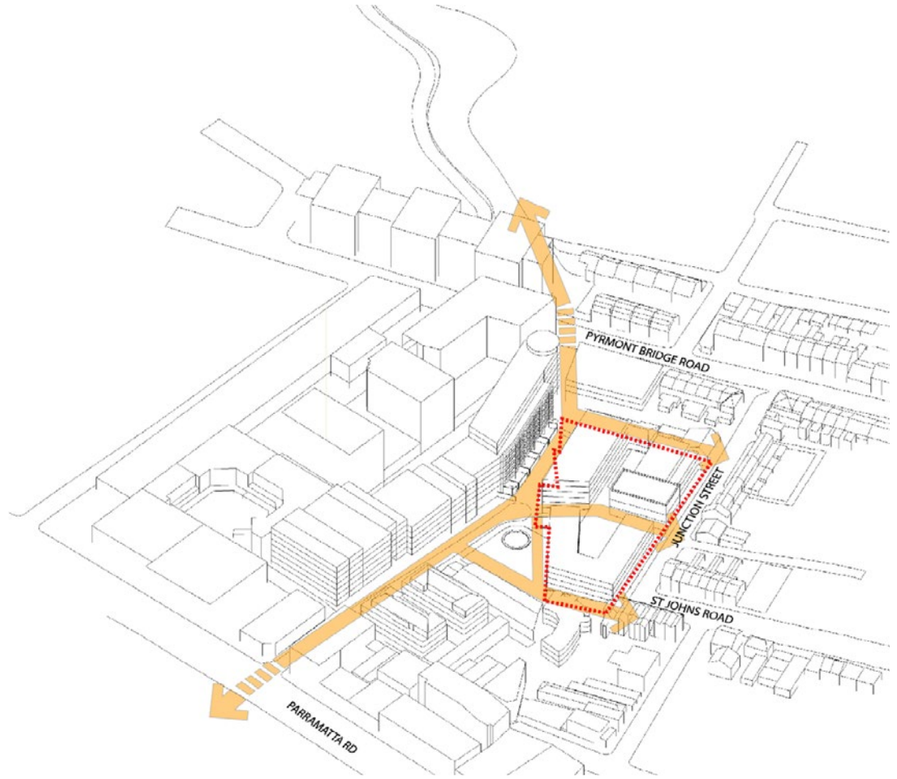
EMPHASISE A GREEN CONNECTION FROM THE ORPHAN SCHOOL CREEK



Site Boundary

Green Connection

PEDESTRIAN CONNECTION LINKS



Site Boundary

Pedestrian Links

Proposed Pedestrian Crossing at Parramatta Road & Pyrmont Bridge Road

6.4 LANDSCAPE CONCEPT DESIGN
SITE MASTER PLAN

A NEW COMMUNAL GREEN SPACE FOR NEW RESIDENTS

OPPORTUNITIES

1. Connecting the chain of existing public open spaces with clear wayfinding signage.

2. Emphasising a green connection from the Orphan School Creek

3. New communal courtyards for residents

4. Upgraded streetscape & unified materials to Larkin Street with a 10km / hour shared zone

5. Driveway access to car park

6. Upgraded public domain to Junction Street

7. Cafe opportunities to Junction Street

APPENDIX A

ARCHITECTURAL DRAWINGS