PLANNING PROPOSAL
AMENDMENT REPORT

2-32 JUNCTION STREET
FOREST LODGE
S11792

JULY 2016

PROJECT NUMBER
S11792

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CoS - COMMENTS

PROPOSED MASSING (FEBRUARY 2016)

On the 19/05/2016 City of Sydney provided the following in response to the proposed massing at this time:

"Our advice is as follows:

OVERSHADOWING

The proposal need to comply with Parts 3B and 4A of the Apartment Design Guide. In particular, the proposal needs to ensure at least 70% of apartments in neighbouring buildings receiving 2 hours or more of sunlight. Additionally, the apartments that receive less than 2 hours cannot have their sunlight reduced to less than 15 minutes measured on the horizontal plane 1 metres above the floor level. Under the current scheme, the number of apartments receiving 2 hours or more is reduced to 70% and the number of apartments receiving no sunlight (measured on the horizontal plane) is increased by 3 apartments from 27.5% of apartment to approximately 30% of apartments. The proposal needs to be amended so the 3 apartments receive at least 15 minutes of sunlight measured on the horizontal plane.

Information also needs to be provided about overshadowing impacts on the apartments at 2A Short Street. Impacts also need to comply with the Apartment Design Guide.

SIDE SETBACKS

The proposal needs to comply with Part 3F of the ADG. In particular, typical floor plans need to be provided showing the side setbacks between habitable and non-habitable rooms. This includes Buildings A, B and D. If typical floor plans are not provided, it will be assumed the rooms with windows facing the side boundaries are habitable. In this case, rooms with windows on levels above 12 metres need to be setback at least 9 metres from the side boundaries. Alternatively, if typical floor plans are provided indicating rooms on levels above 12 metres are non-habitable, the rooms need to be setback at least 4.5 metres. Where the basement car park protrudes more than 3 metres above ground level, it will be considered as a storey.

THROUGH SITE LINK

Relocating the proposed through site link from the central portion of the site to its northern boundary may be considered an acceptable alternative.

EXISTING WAREHOUSE

As the building is a period building in the conservation area, retention and adaptation for residential is likely. The retain scenario needs to assume highest and best use permitted in the zone with lowest efficiency, i.e. the envelope is adapted for residential use with floor space calculated at 75% efficiency. For comparison, an alternative retain scenario based on commercial usage and a higher efficiency should also be provided, in addition to the demolish scenario. To summarise, a total of three of scenarios should be provided.

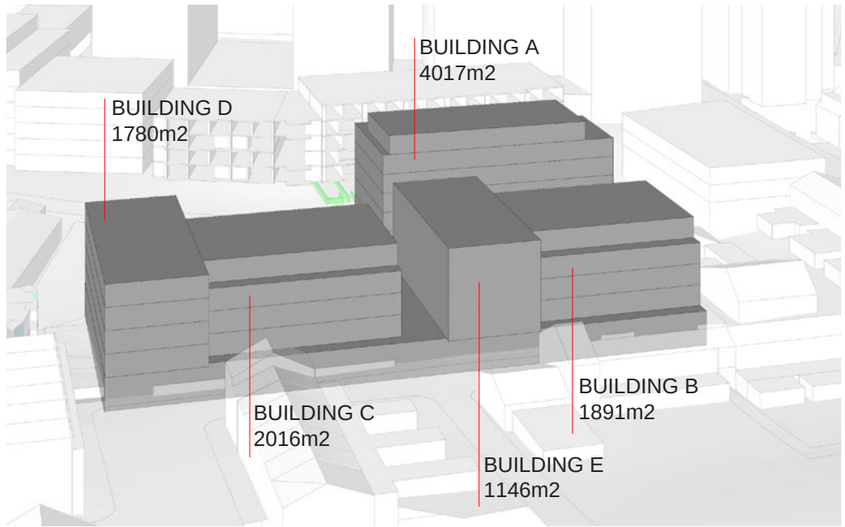
We understand you'll provide the additional information you've outlined below. Please call Ben or I if you'd like to discuss.

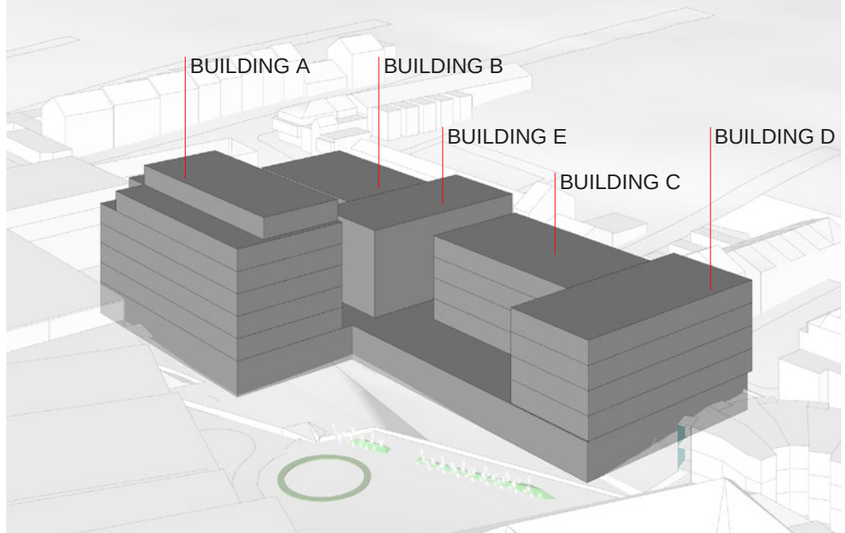
Regards

Jonathon Carle

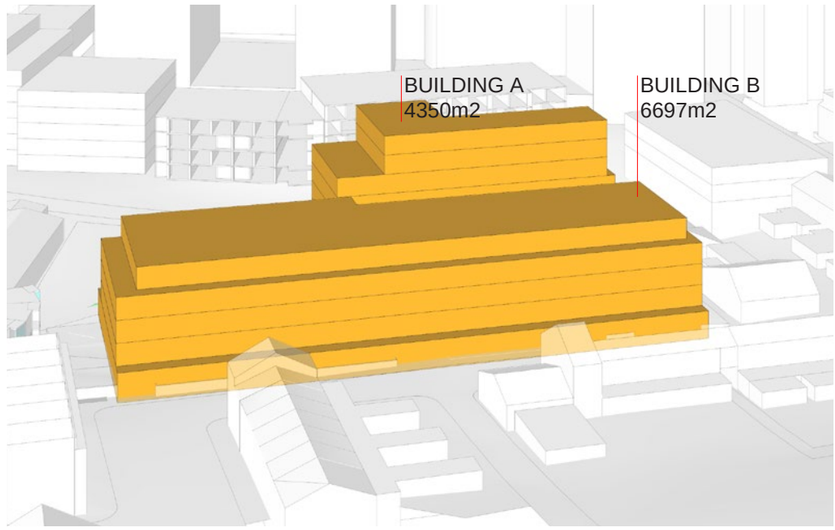
Senior Specialist Planner

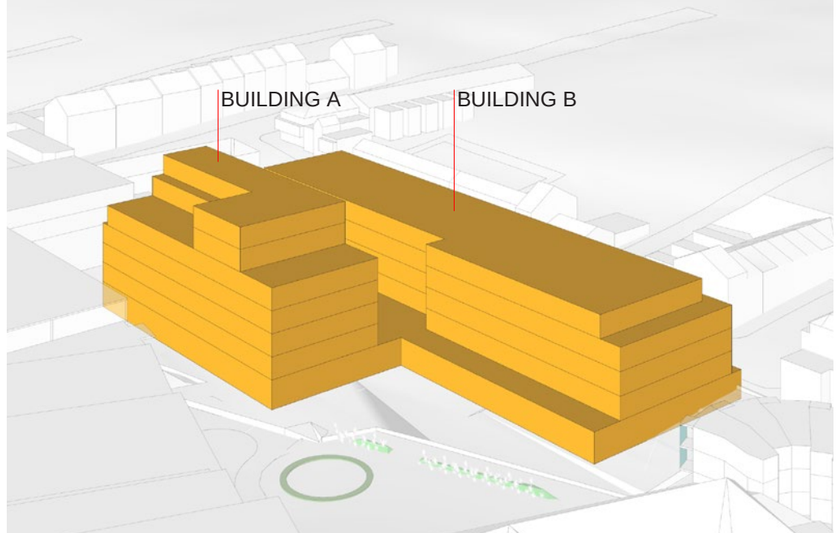
Strategic Planning & Urban Design "





PROPOSED MASSING FEBRUARY 2016





PROPOSED MASSING JULY 2016

MASSING REVISIONS

KEY MASSING MOVES

(A) 1.5m setback on Levels 4-6 of Building A and Level 4 of Building B (to satisfy Apartment Design Guide 3F)

(B) L-shaped massing form on top two levels of Building A in order to ensure solar access to Larkin Street apartments Includes 2-metre circulation zone on Level 5 for access to two-storey apartments

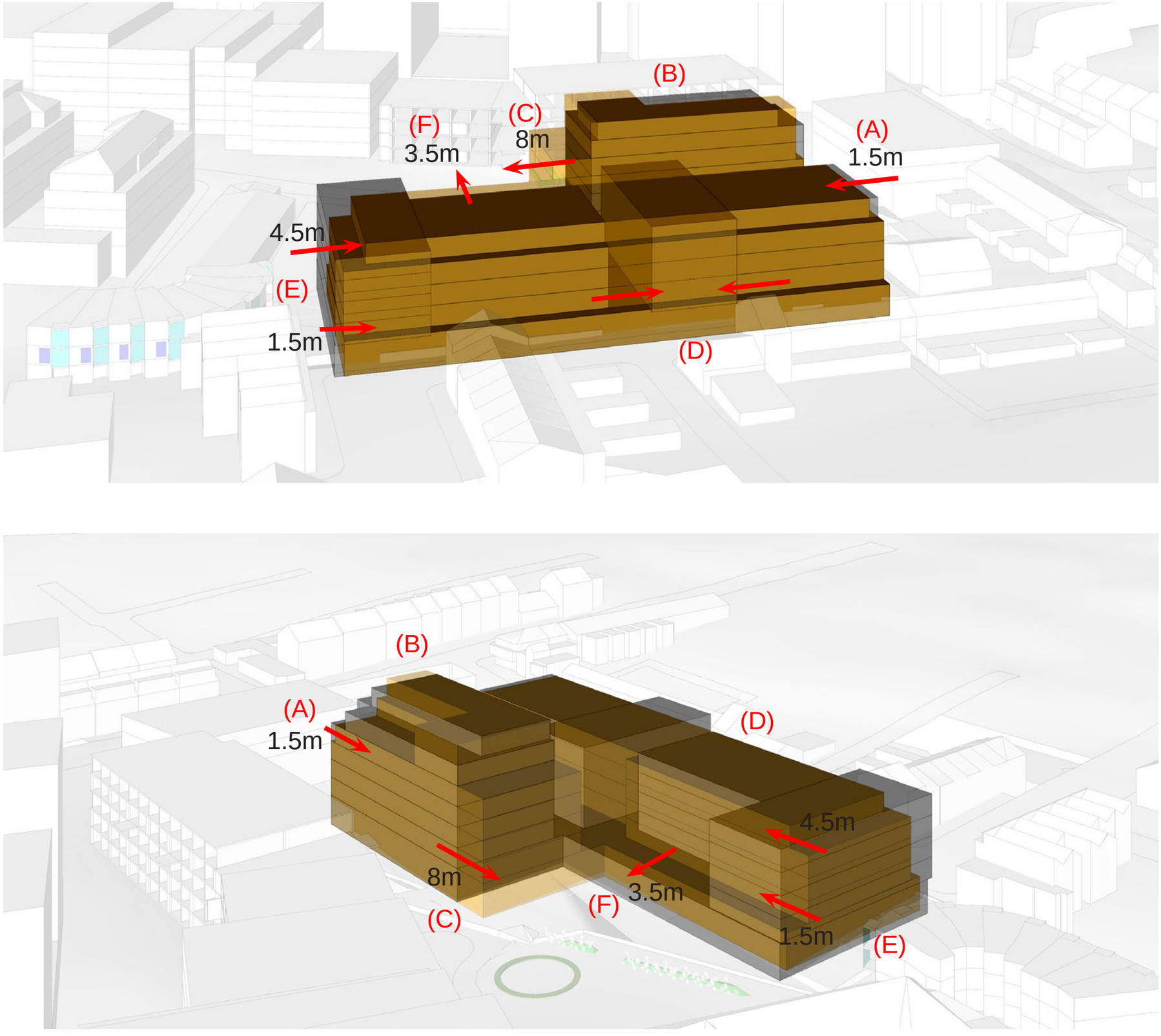
(C) Increase length of Building A (Levels 1-4) by 8m towards Larkin Street Reserve

(D) Demolish Building E, remove mid through-site link and consolidate Buildings B, C and D into one massing form (with articulation)

(E) Setbacks to southern elevation of new Building B (formerly D) to ensure adequate solar access to townhouses at 2A Short Street (1.5m setbacks for Levels 1-3, and 5m setback for Level 4)

(F) Increase width of Building C by 3.5m (from 18.5m to 22m). The 22m width includes a glass line to glass line dimension of 18m, and a balcony zone on both sides.

The proposed boundary setbacks of 3m for buildings A and B comply with Part 3F of the Apartment Design Guide (Visual Privacy) with regards to the blank side wall of the adjacent terrace house across Kimber Lane (for non-habitable rooms to non-compliant existing). These also comply with Part 2F (Building Separation), where the additional 1.5m setback on level 4 complies with the specified '9m between non-habitable rooms' for five to eight storeys (where the basement carpark level is counted as a level).



SITE PLAN - OPTION 01

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. The wider building dimension at the southern end of Building B (22m) allows for balconies on both sides to maximize park views, with a glass line to glass line dimension of 18m (as recommended by the Apartment Design Guide).

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.

The proposed through-site link connecting Larkin Street to St John's Road has been widened, with a landscaped edge.

AREA SCHEDULE

This proposal achieves an FSR of 1.76 : 1

Areas		Efficiency (to GEA)
Site Area	**4,824**	
FSR	**1.76**	
Total GEA	**11,323**	
Total GFA	**8,492**	

Residential Areas			
	GEA	GFA	Efficiency (to GEA)
Ground	0	0	
Level 01	2682	2012	
Level 02	2682	2012	
Level 03	2682	2012	
Level 04	2427	1820	
Level 05	425	319	
Level 06	425	319	
	11323	**8492**	**75%**

Commercial Areas			
	GEA	GFA	Efficiency (to GEA)
Ground	0	0	
Level 01	0	0	
Level 02	0	0	
	0	**0**	85%

TYPICAL FLOOR PLAN

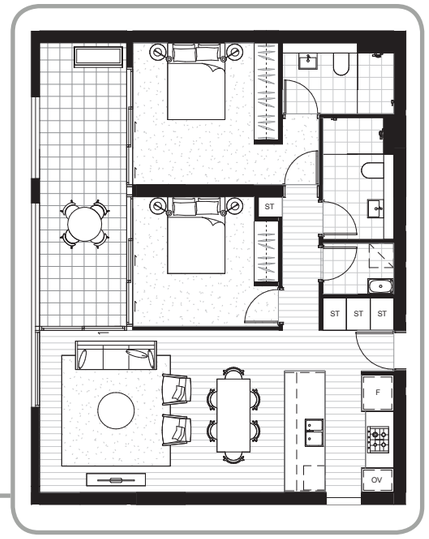
PLAN - TYPICAL LEVEL (LEVELS 1-3)

PLANNING ENVELOPE AREAS:
/ BUILDING A GEA = 864 SQM
/ BUILDING B GEA = 1734 SQM
/ TOTAL GEA = 2598 SQM

INDICATIVE PLAN MEASURED AREAS:
/ BUILDING A GFA = 661 SQM
/ BUILDING B GFA = 1287 SQM
/ TOTAL GFA = 1948 SQM

EFFICIENCY (MEASURED GFA / PLANNING ENVELOPE GEA)
= 1,948SQM / 2,598SQM = 75%

INDICATIVE PLAN - TYPICAL 1 BED
plan can be oriented towards Junction street to maximise outlook and avoid overlooking issues. Translucent or screened glazing can provide cross ventilation and ventilation to kitchen



INDICATIVE PLAN - TYPICAL 2 BED
plan can be oriented towards park to maximise outlook and avoid overlooking issues. Translucent or screened glazing can provide cross ventilation and ventilation to kitchen

OPTION 02 RETAIN / RESIDENTIAL

Areas		Efficiency (to GEA)
Site Area	**4,824**	
FSR	**1.72 : 1**	
Total GEA	**11,032**	
Total GFA	**8,274**	

Residential Areas			
	GEA	GFA	Efficiency (to GEA)
Ground	0	0	
Level 01	2599	1949	
Level 02	2599	1949	
Level 03	2599	1949	
Level 04	2314	1736	
Level 05	487	365	
Level 06	434	326	
	11032	**8274**	**75%**

Commercial Areas			
	GEA	GFA	Efficiency (to GEA)
Ground	0	0	
Level 01	0	0	
Level 02	0	0	
	0	**0**	85%

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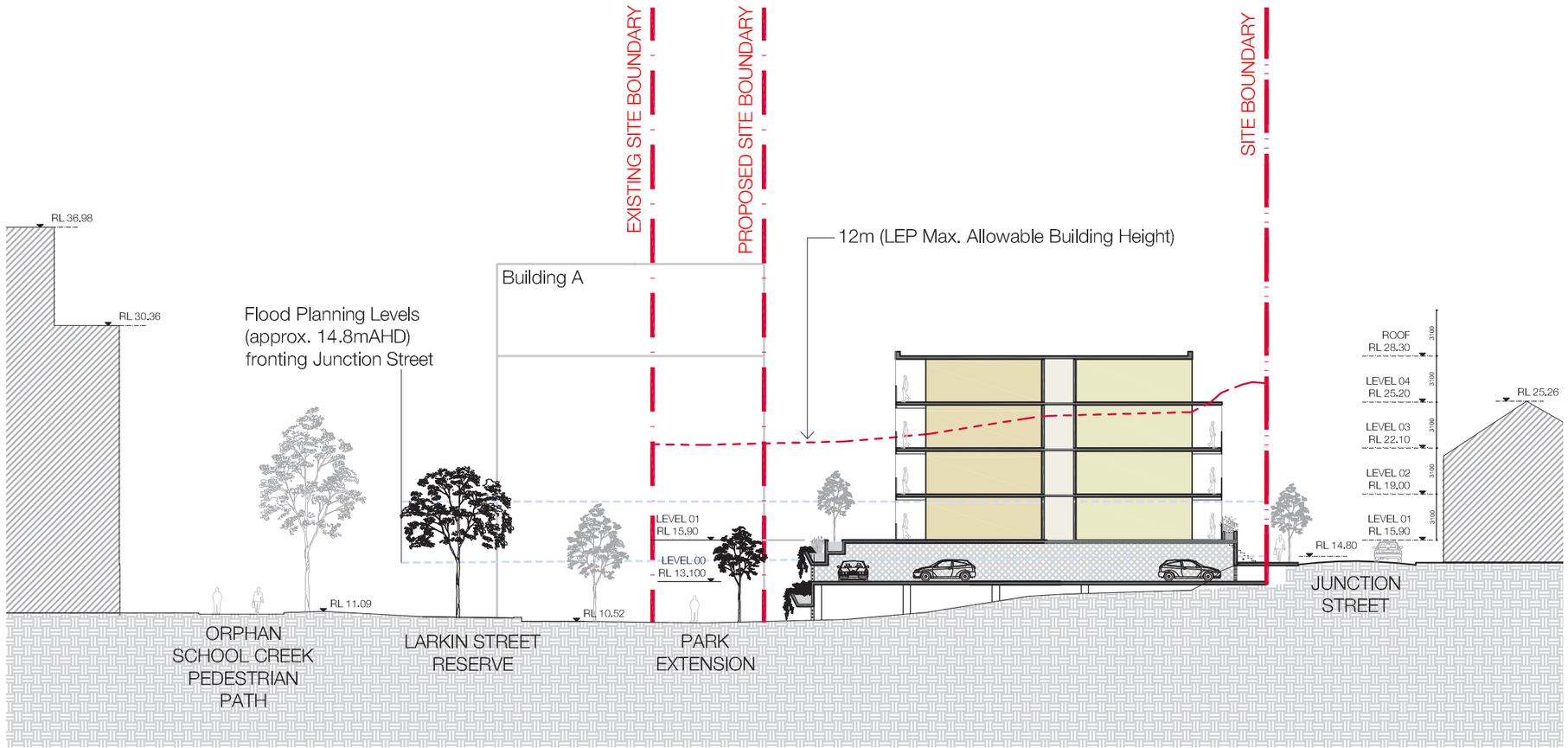
OPTION 03 RETAIN / COMMERCIAL

Areas		Efficiency (to GEA)
Site Area	**4,824**	
FSR	**1.72**	
Total GEA	**10,941**	
Total GFA	**8,320**	

Residential Areas			
	GEA	GFA	Efficiency (to GEA)
Ground	0	0	
Level 01	2300	1725	
Level 02	2300	1725	
Level 03	2300	1725	
Level 04	2045	1534	
Level 05	425	319	
Level 06	425	319	
	9795	**7346**	**75%**

Commercial Areas			
	GEA	GFA	Efficiency (to GEA)
Ground	382	325	
Level 01	382	325	
Level 02	382	325	
	1146	**974**	85%

SITE SECTION



SECTION B-B

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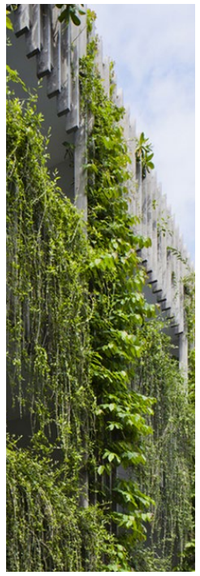
CARPARK/ GROUND LEVEL INTERFACE

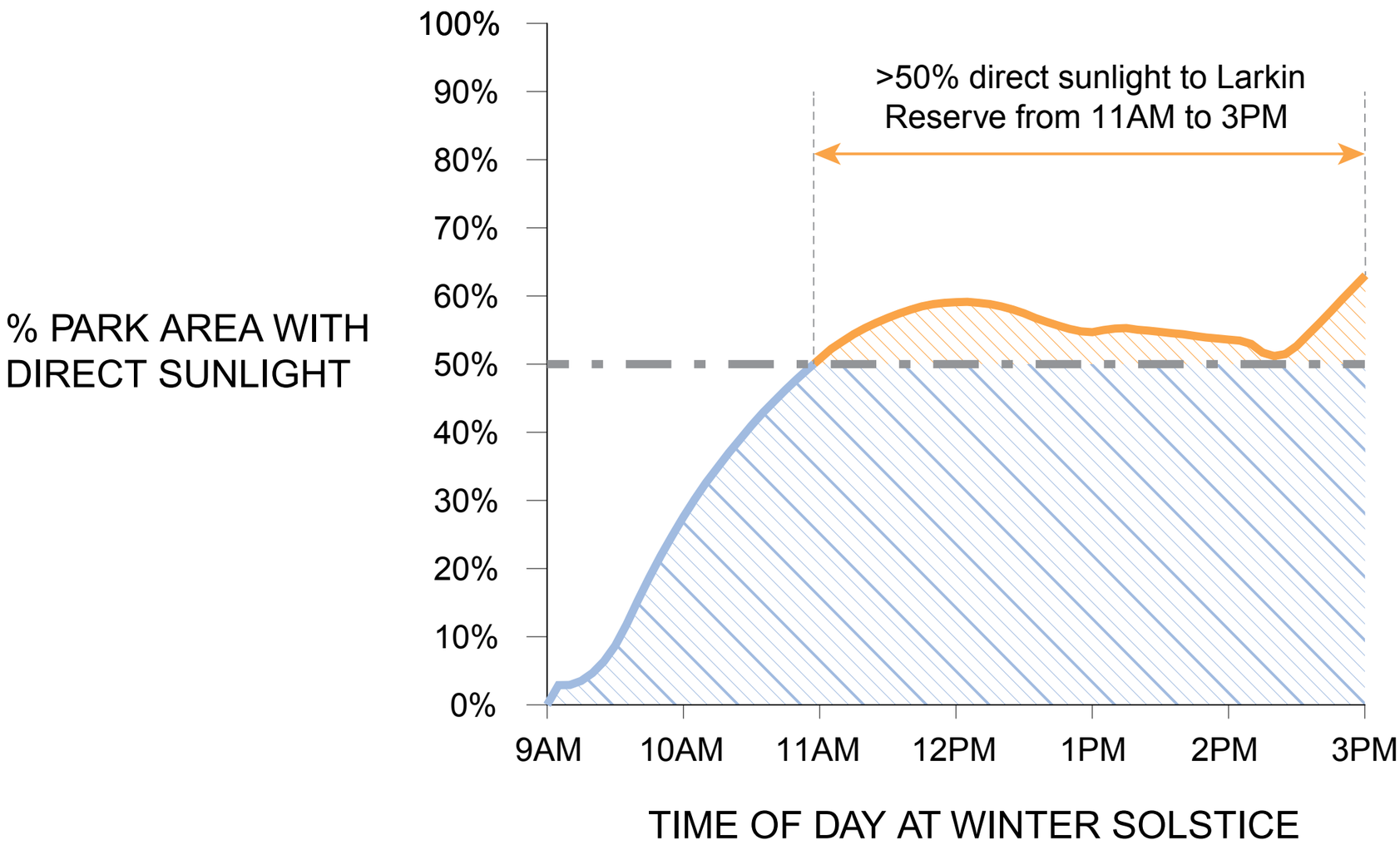
DETAIL SECTION B-B 1:100 @ A3

INDICATIVE LARKIN STREEET RESERVE ELEVATION 1:200 @ A3



LANDSCAPE PRECEDENTS

LARKIN STREET RESERVE SUNLIGHT ACCESS

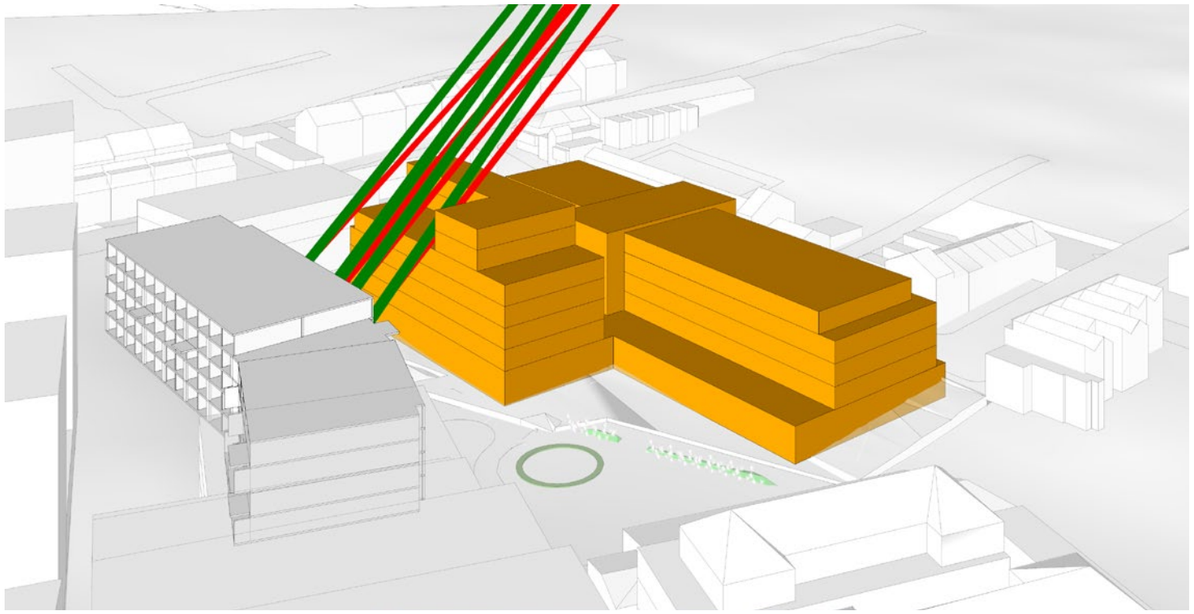


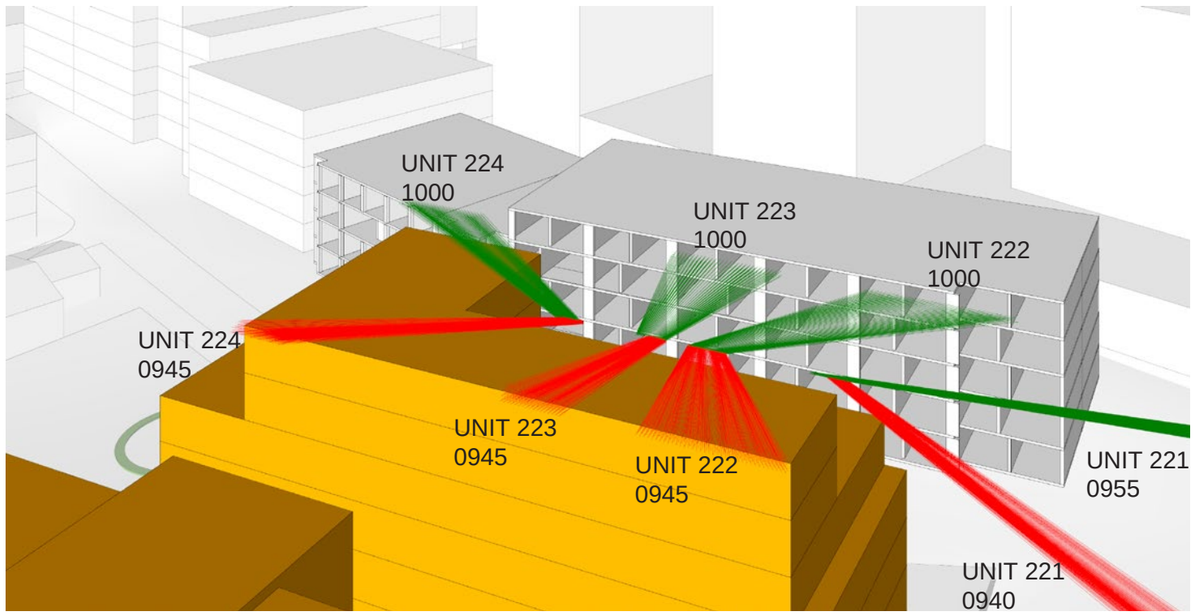
LARKIN STREET APARTMENTS SUNLIGHT ACCESS

These raytracing diagrams illustrate how setbacks in Level 5 and Level 6 of Building A permit solar access to Units 221-224 at 1-3 Larkin Street such that these apartments comply with the Design Guideline in the Apartment Design Guide:

To maximise the benefit to residents of direct sunligt within living rooms and private open spaces, a minimum of 1 sqm of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.

Specifically Unit 221 receives 1 sqm of direct sunlight for 15 minutes (from 9:40am to 9:55 am) and Units 222-224 receive 1 sqm of direct sunlight for 15 minutes (from 9:45am to 10:00 am).





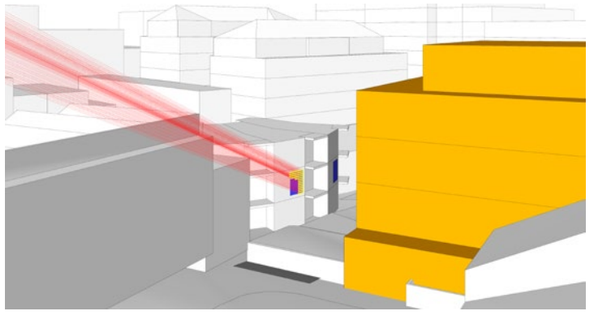
SHORT STREET TOWNHOUSES SUNLIGHT ACCESS

Two townhouses are impacted by the proposed development: 7/2A and 8/2A Short Street. These raytracing diagrams illustrate how the living spaces of 7/2A and 8/2A Short Street receive 2.5 hours of direct sunlight between 9 and 11:30am at the winter solstice, and thus comply with Objective 4A-1 of the Australian Design Guide:

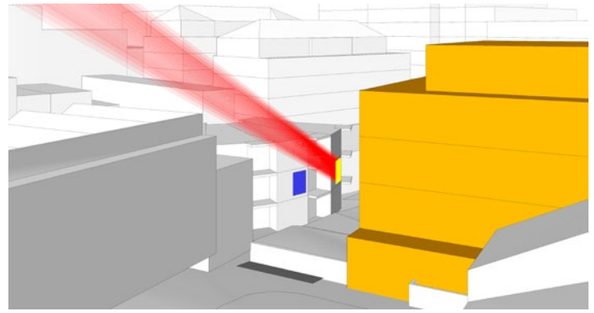
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

Second-floor living room location
in 2A Short Street townhouses

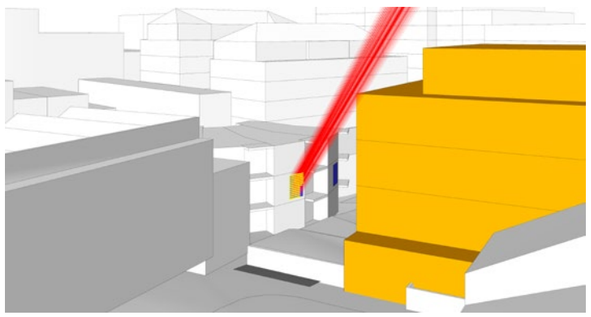
7/2A SHORT STREET SOLAR ACCESS
9AM



8/2A SHORT STREET SOLAR ACCESS
9AM



7/2A SHORT STREET SOLAR ACCESS
11:30AM



8/2A SHORT STREET SOLAR ACCESS
11:30AM