



Planning Proposal
10 Monash Rd & 2 College St
Gladesville

Part 1
Urban Design Study:
Schematic Design

April 2015

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1.1 Background

This Urban Design Study forms part of a Planning Proposal for the re-zoning of the lot at 2 College Street and the amendment of the development controls for 10 Monash Road and 2 College Street Gladesville.

The proposed amendments to planning controls in Ryde LEP and DCP 2014 have been tested by the preparation of a schematic design for the site by Olsson Associates Architects. This schematic design is an illustration of the type of development that could be realised within the proposed development controls. This is not a development application. This document contains the schematic design and SEPP 65 Design Statement as part of the Planning Proposal for this site.

1.2 Design Principles

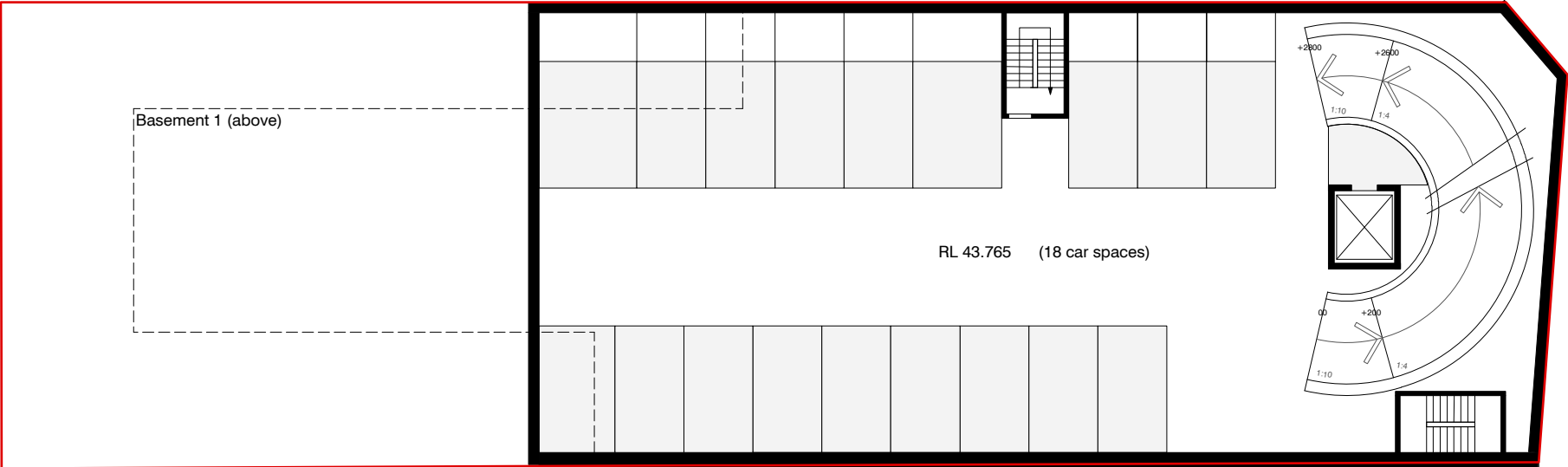
Olsson Associates prepared the Gladesville Town Centre and Victoria Road Development Control Plan for Ryde Council. The Monash Road Key Site contained the following Design Principles. These Design Principles are also the basis for the proposed amendment to the building envelopes.

The Design Principles in the DCP for the Monash Road Key Sites are:

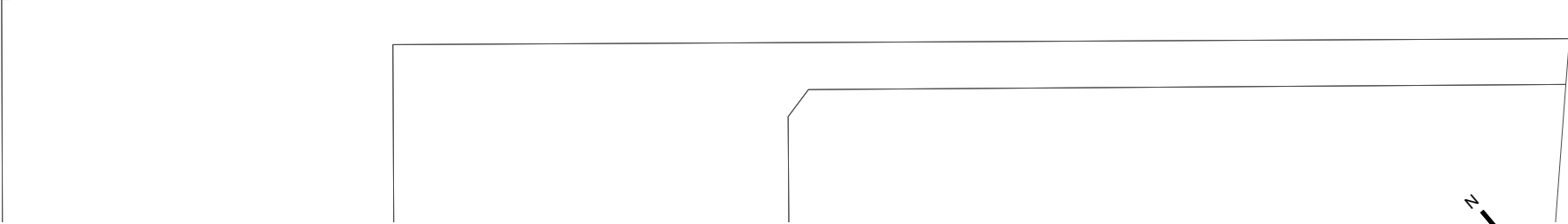
1. Create a cohesive small centre with a continuous retail or commercial ground level abutting the street frontage of Victoria Road and Monash Road;
2. Ensure the built heritage value of the existing building is taken into consideration;
3. On Blocks 02, 03 and 04, the ground, first and second floors have zero setbacks along Victoria Road and Monash Road;
4. The commercial or residential upper levels on Block 02 and the western part of Block 04 are to be setback 2 metres to the edge of any balcony or building facade;
5. To reinforce the corner of College Street and Monash Road there is a zero setback for the ground and first floors

2.1 Architectural Plans

COLLEGE ST

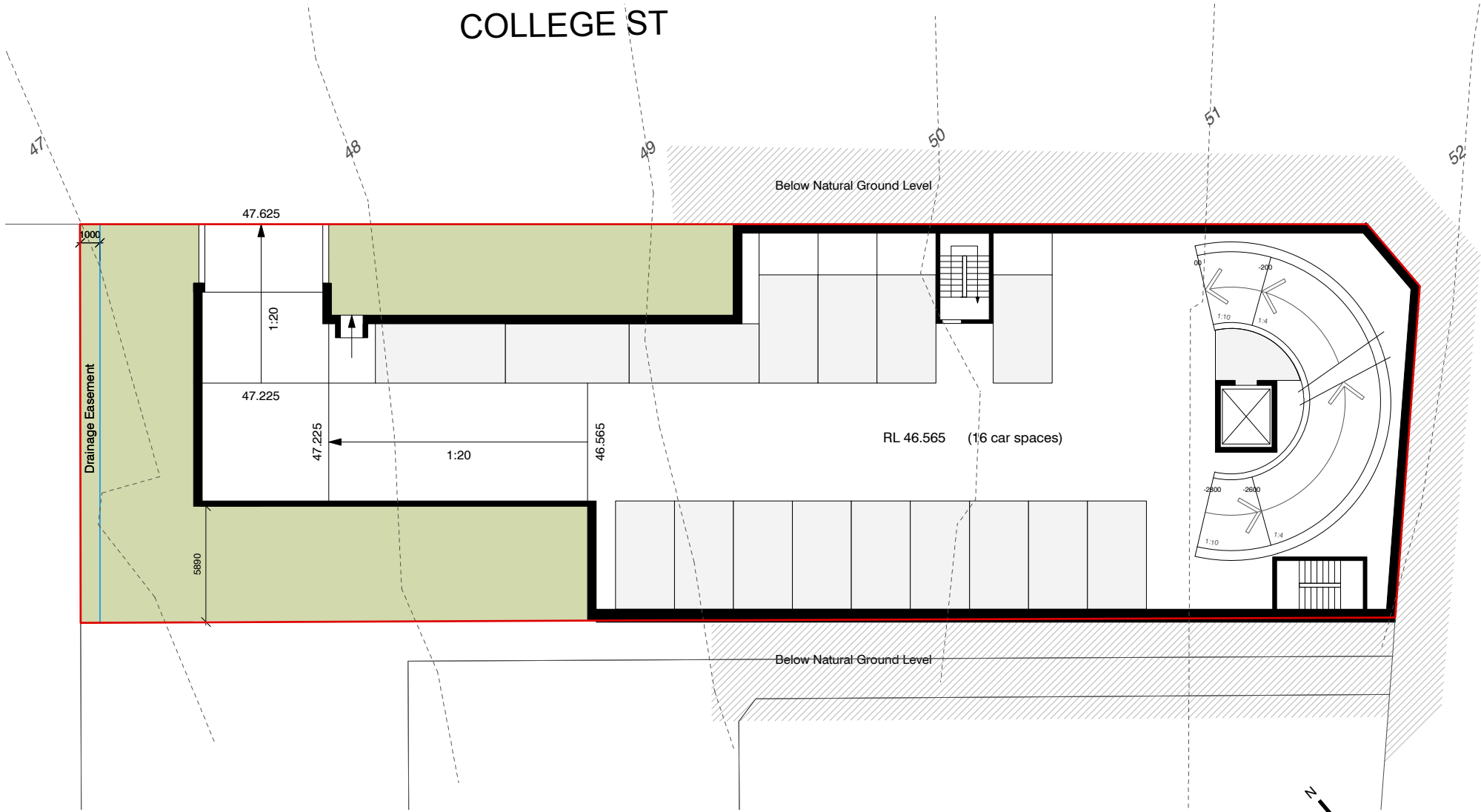


MONASH RD



COLLEGE ST

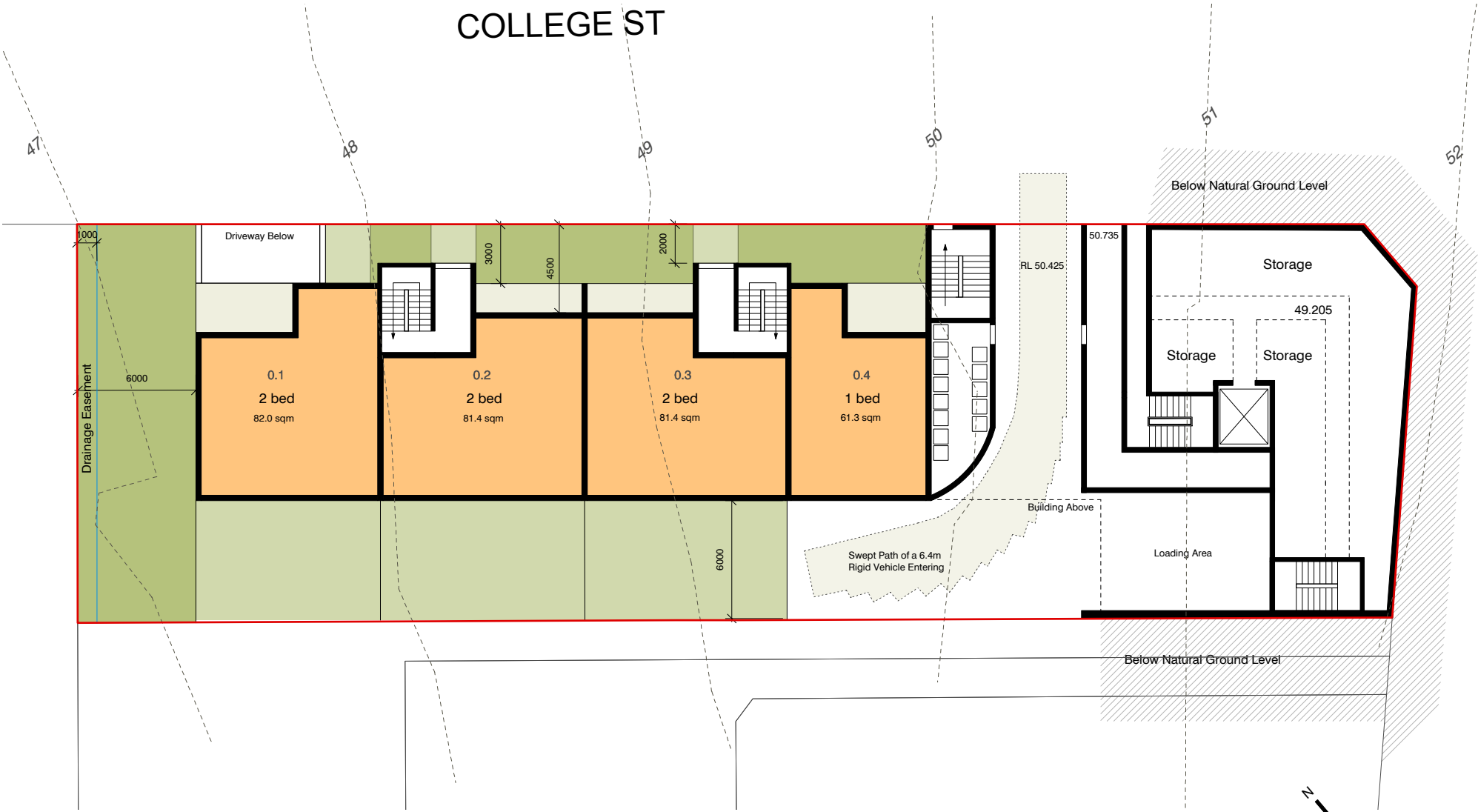
MONASH RD



Basement 1

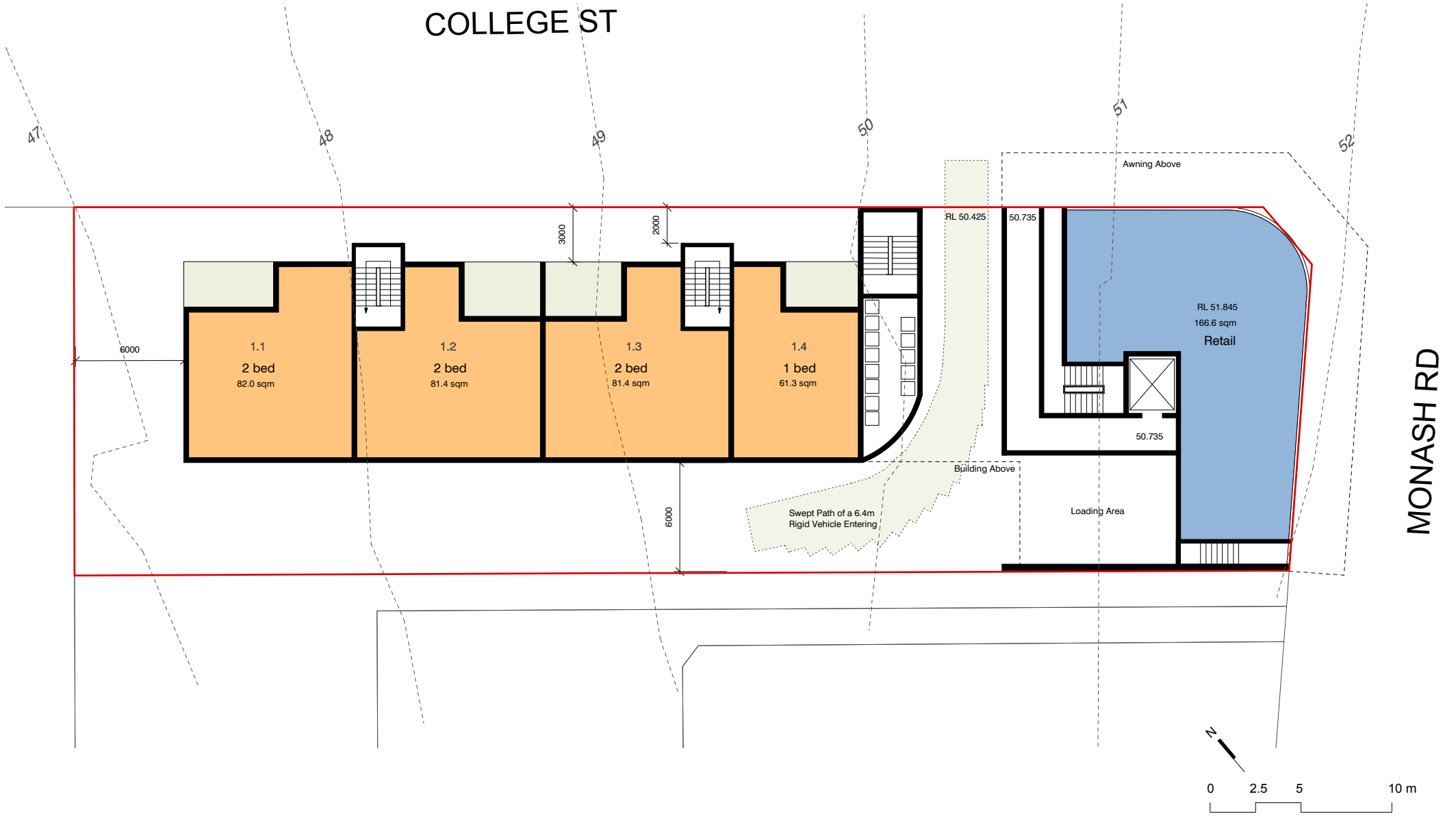
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MONASH RD



Lower Ground

College Street Level



Level 1 / Ground Level

Monash Road Level

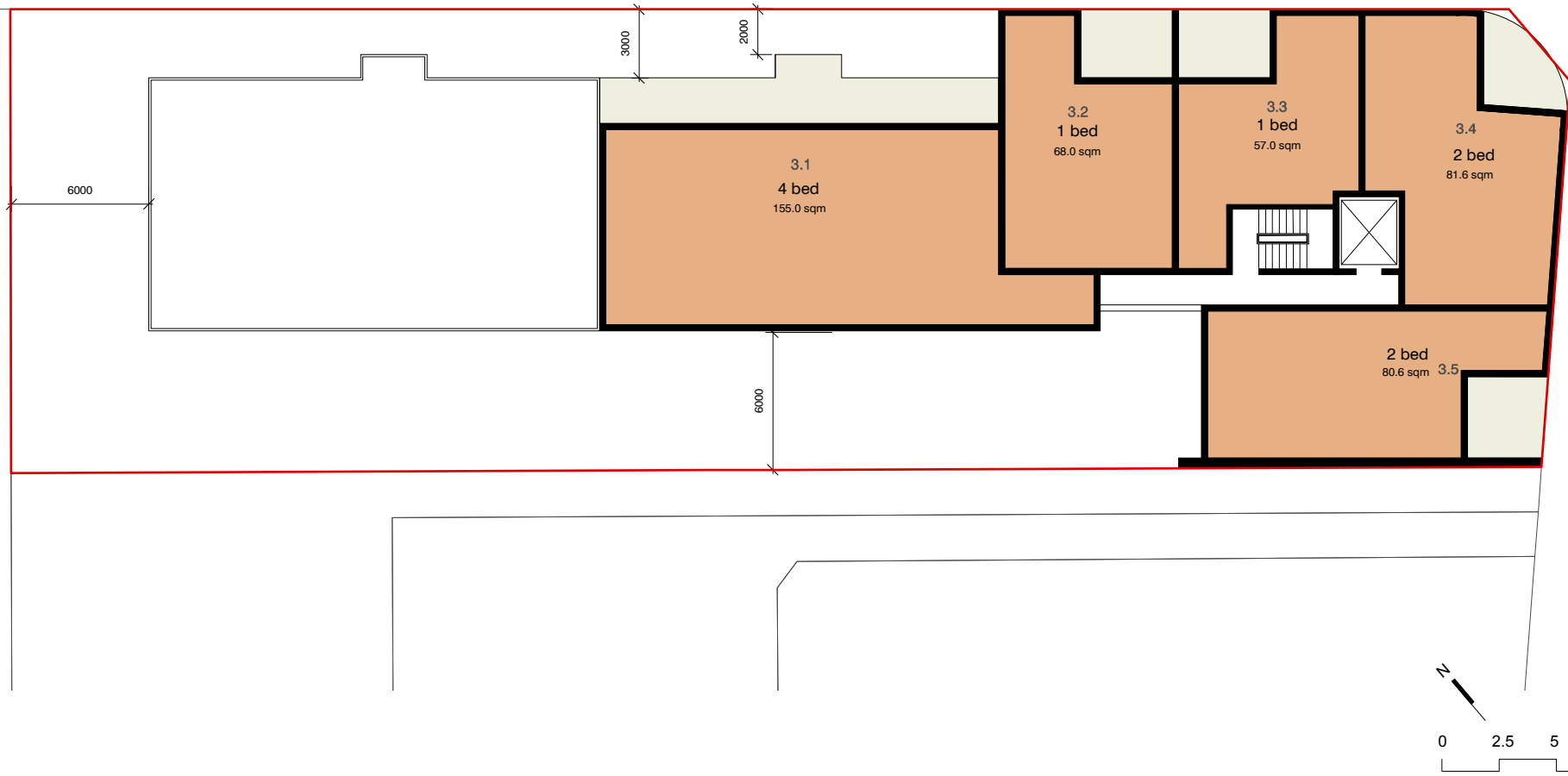
COLLEGE ST



MONASH RD

Level 2

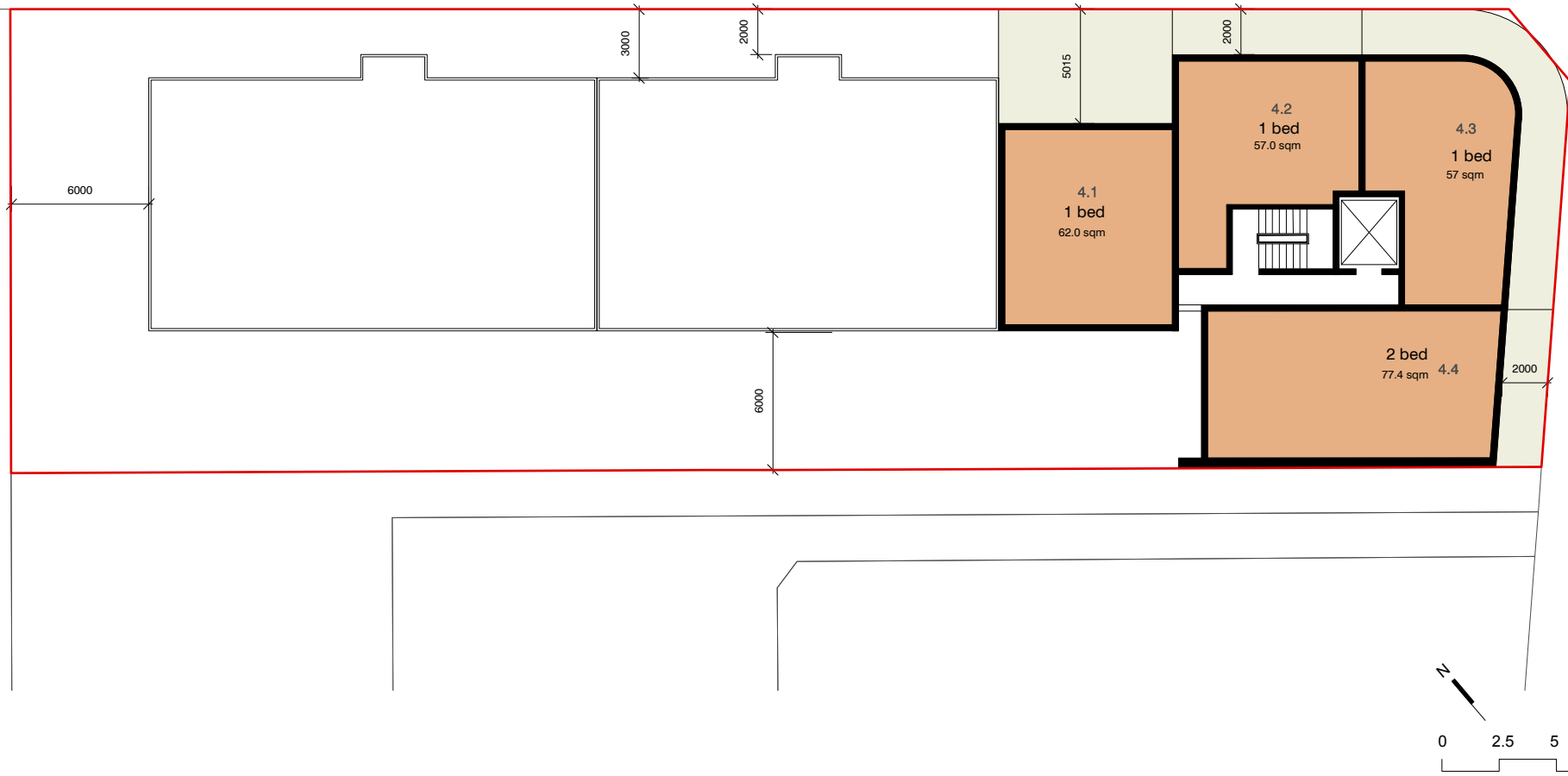
COLLEGE ST



MONASH RD

Level 3

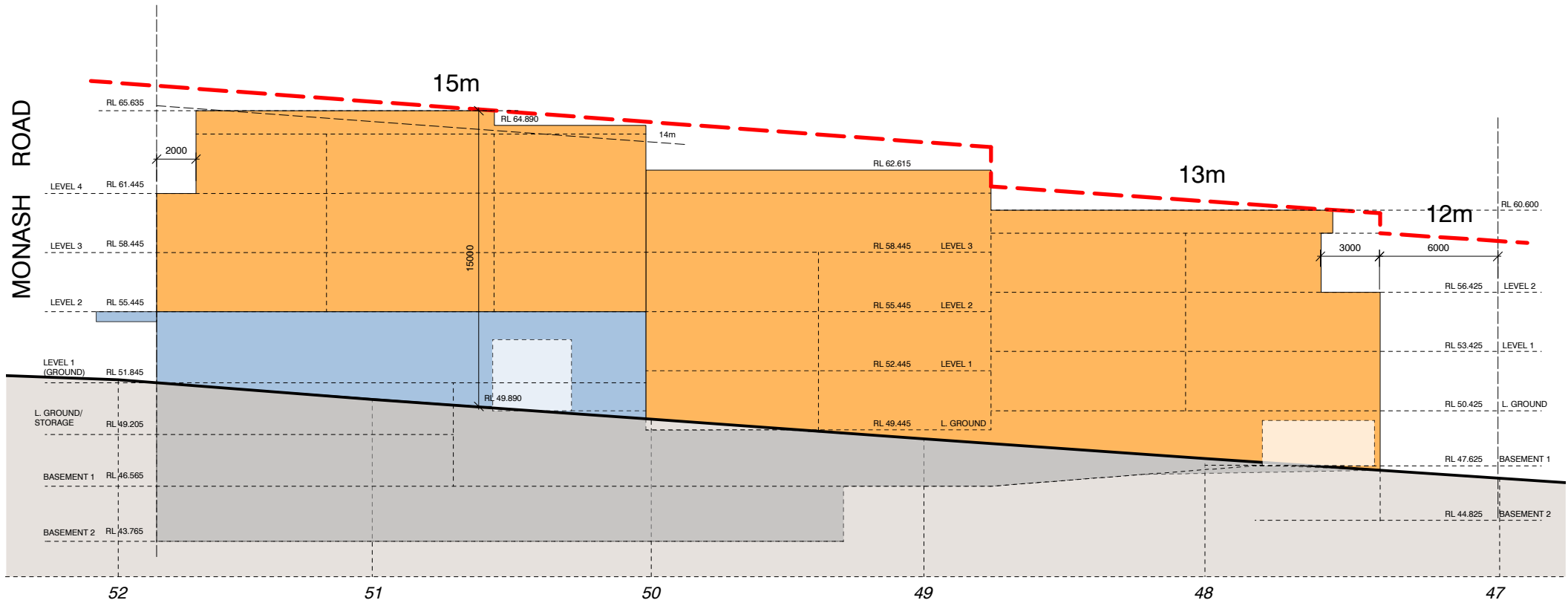
COLLEGE ST



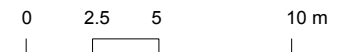
MONASH RD

Level 4

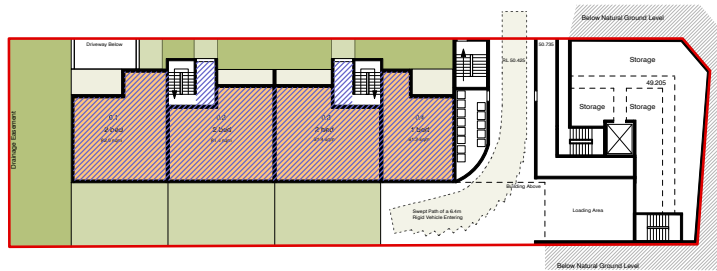
2.2 Section



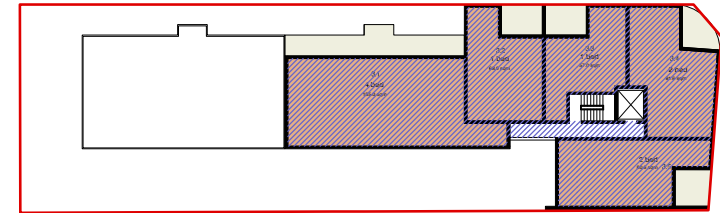
Street Elevation
From College Street



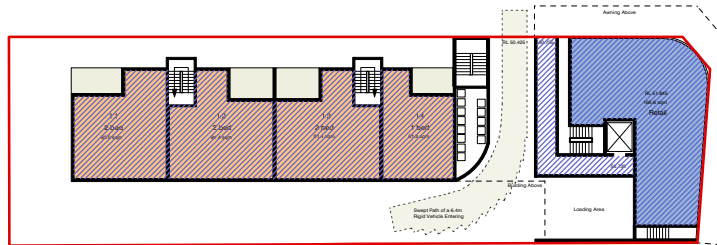
2.3 Area Calculations



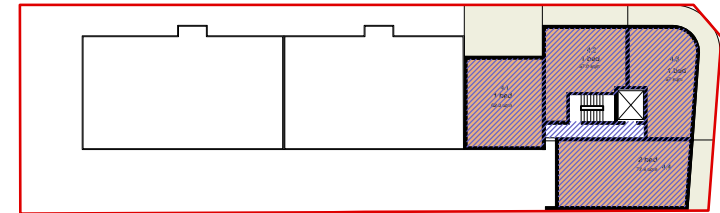
Lower Ground 332 sqm



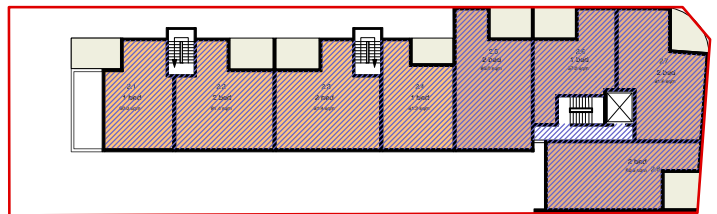
Level 3 478 sqm



Ground / Level 1 524 sqm (incl. 204 sqm Retail & Foyer)



Level 4 280 sqm



Level 2 630 sqm

Area Calculations



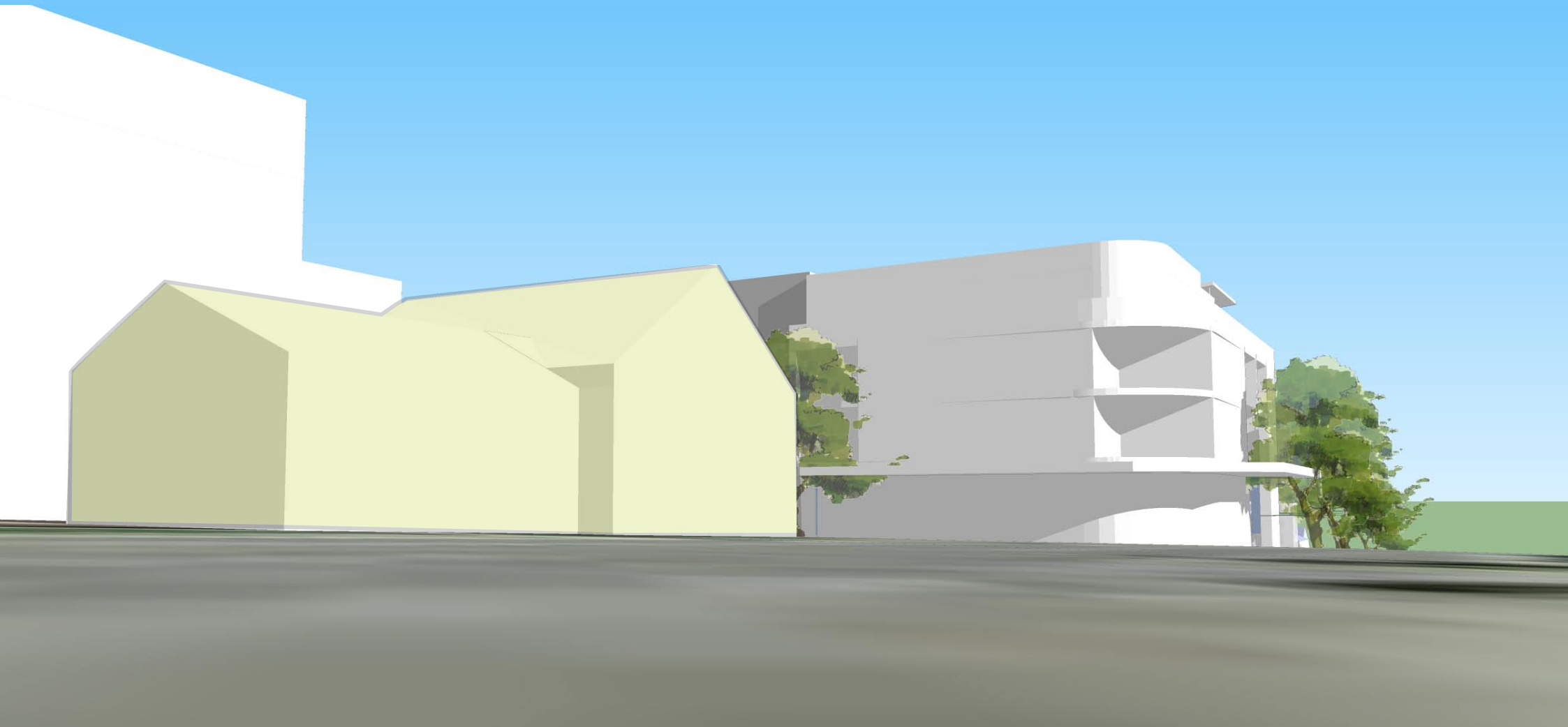
$$FSR = 2,244 / 1,359.5 = 1.65:1$$

Lower Ground:	3 X 2 Bedroom 1 X 1 Bedroom
Level 1 / Ground:	3 X 2 Bedroom 1 X 1 Bedroom Retail + Foyer
Level 2:	6 X 2 Bedroom 2 X 1 Bedroom
Level 3:	2 X 2 Bedroom 2 X 1 Bedroom 1 X 4 Bedroom
Level 4:	3 X 2 Bedroom 1 X 1 Bedroom
Total - 25 Units	14 X 2 Bedroom 10 X 1 Bedroom 1 X 4 Bedroom

2.4 3d View



2.5 3d View from Eltham Street



2.5 3d View from College Street



2.5 Perspective



3.1 SEPP 65 Design Statement

Principle 1 : Context

SEPP 65 : Good design responds and contributes to its context.....Responding to context involves identifying the desirable elements of a location's current character, or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies.

Comment :

The context for this site is comprised of both the existing built context and the DCP planning controls in the Key Sites building envelopes.

The existing built form context is diverse, as Monash Road is an area in transition, adjoining a residential area to the west in College Street.. The built form in Monash Road is primarily 1 and 2 storey mixed use buildings. A single storey heritage item, with an attic in the roof, is opposite the subject site. A part 5 storey, part 6 storey mixed use building is under construction opposite the subject site, next to the heritage item. West of the subject site, in College Street, is an area of detached 1 and 2 storey houses.

The future built context for the subject site is outlined in the building envelopes in the Key Site drawings in the DCP. The adjoining sites on the western side of Monash Road have mixed

uses, with ground level retail built to the street alignment. They have building heights of 4 storeys adjoining the subject site , and 5 storeys at the corner of Victoria Road. The rear wings of these buildings, in the western courtyards of these sites, are 4 storeys.

The proposed land uses and building envelopes on the subject site on the corner of Monash Road and College Street, relate well to the built form context in terms of the future built form in the Key Sites diagram, and also the existing housing to the west of the site.

The proposed land uses are retail at ground floor on Monash Road and residential in College Street. The retail relates to the ground level retail built to the street alignment in Monash Road. The residential use relates to the existing residential use in College Street.

The proposed building height of 4 storeys in Monash Road relates to the 4 storeys to the south of the subject site, and relates to the 5 storeys at the corner of Victoria Road. The 4 and 3 storey rear wing of the proposed building envelope relates to the 4 storey rear wings of the adjoining building envelopes. The proposed rear wing in College Street steps from 4 storeys down to 3 storeys, in acknowledgement of the 1 and 2 storey detached houses that exist west of the site in College Street. The 6m setback

from the western boundary and the stepped built form provides a transition to the adjoining sites to the west.

Principle 2 : Scale

SEPP 65 : Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing transition proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Comment :

The building heights of 4 storeys and 3 storeys are appropriate as they relate to the scale of the proposed 4 storeys to the south of the site, and the 3 storeys steps down to the detached housing to the west of the site.

Principle 3 : Built Form

SEPP 65 : Good design achieves an appropriate built form for a site and the buildings purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.....

Comment:

The building alignments and setbacks are appropriate to the proposed land uses and built forms.

The proposed building is built to the street alignment on Monash Road to maintain a continuous retail/commercial frontage at ground level and to define the space of the street at upper levels. An awning and a 3.6m high ground floor are proposed. This retail/commercial use and built form extend around the corner to address the corner with a retail/commercial frontage and positive built form.

In College Street, the building is set back 2m to 3m from the street frontage. This setback reflects the ground floor residential use, and the need for privacy to ground floor apartments. It also provides a transition to the set back detached houses further to the west of the site.

The building envelope is set back 6m from the western boundary, in compliance with the SEPP 65 Residential Flat Design Code recommendations. A 1m wide drainage easement adjoins the western site boundary. An access right-of-way to the properties to the south extends 3.66m into the adjoining residential site to the west. The total width of the drainage easement and right-of-way is 4.66m. There is 5m of deep soil area between the building envelope and the drainage easement on the subject site. This deep soil area is able to contain substantial screen planting between the proposed building and the adjoining house site.

A 6m setback between the southern side boundary and the building envelope complies with the SEPP 65 Residential Flat Design Code recommendations.

Upper level setbacks in the building envelope are consistent with the adjoining sites to the south. A 2m setback is provided above the 3rd storey height, to create a setback rooftop design. The 4th storey is built to the street alignment at the corner to address the corner. This is consistent with the corner designs of Victoria Road and Monash Road on the two street corners.

The building envelope is strongly articulated, particularly along the College Street frontage. The articulation zone is 3.5m deep, in addition to the 2m minimum setback. This 3.5m zone allows for stairwells and balconies to create a modulated, sculpted built form.

Car access is able to be provided from the lowest point of the site under the building footprint. This minimises the amount of site excavation and ramps, and maximises the amount of deep soil able to be provided.

Servicing of the retail shops is able to be achieved with a minimal width small rigid vehicle entry north of the Monash and College Street corner. A loading dock is able to be provided at the rear of the shops and the truck will exit the site in a forward direction. Waste disposal will be able to be provided from ground level garbage rooms and on-street pick-up.

Principle 4 : Density

SEPP 65 : Good design has a density appropriate to its site and its context, in terms of floor space yields (or numbers of units or residents).....

Comment:

The proposed density is 1.7:1 FSR. This has been calculated accurately using the schematic design that is part of this Planning Proposal. This FSR is lower than the 1.8:1 FSR on the adjoining site to the south. This reflects the lower building height of 3 storeys at the northern end of the site, compared to the 4 storeys on the adjoining site. The 1.7:1 FSR is appropriate to this site.

Principle 5 : Resource, energy and water efficiency

SEPP 65: Sustainability is integral to the design process. Aspect include..... layouts and built form, passive solar design principles,..... soil zones for vegetation and re-use of water.

Comment:

Given the orientation of the site and the relatively slender building envelopes, more than 70% of the units will be able to receive a minimum of 3 hours of direct sunlight between 9am – 3pm in mid winter, which satisfies the Residential Flat Design Code guidelines.

Also, given the relatively slender building envelopes, more than 60% of the apartments will be able to be naturally ventilated, which satisfies the Residential Flat Design Code guidelines.

Deep soil will be able to be provided in the 5m width along the western boundary and in the 6m setback area along the southern boundary, for a distance of 25m from the western boundary. Small areas of deep soil are also achievable in the front setback from College Street.

Principle 6: Landscape

SEPP 65 : Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Comment :

The front setback from College Street and the two deep soil areas on the western and southern boundaries will be able to be well landscaped.

Principle 7 : Amenity

SEPP 65 : Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, and service areas, outlook and ease of access for all age groups and degrees of mobility.

Comment:

Given the orientation of the site and the relatively slender building envelopes, the development will have a good level of amenity.

Principle 8 : Safety and Security

SEPP 65 : good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising activity on the streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Comment:

There are no apparent issues of safety and security in this development.

Principle 9 : Social Dimensions

SEPP 65 : Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or, in the case of precincts undergoing transition, provide for the desired future community.

Comment:

The potential mix of apartments would include 1, 2 and 3 bedroom apartments, which would be appropriate to this area.

Principle 10 : Aesthetics

SEPP 65 : Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

Comment:

This Planning Proposal is focussed on establishing the appropriate development controls for the site, which are both LEP controls and DCP building envelopes. A schematic building design has been prepared with the main aim being to establish an appropriate FSR for the site given all the potential considerations such as car and truck access, solar access, natural ventilation and the like. This Planning Proposal is not a development application, and therefore the architectural resolution of the design is schematic at this stage.

The final architecture of the development has not been resolved at this point in the process. However, a perspective has been prepared of the type of building that may be possible within the proposed building envelope. The perspective shows that a well articulated built

form along College Street, with street front setbacks, ground level apartment entries, balconies and stairs and landscape in the front setback would be an appropriate design approach. Landscape screening along the western boundary and minor windows in the western façade would make a good transition between the proposed apartments and the houses to the west. At the corner of Monash Road and College Street, the building could address the corner with a splayed corner, an awning and a shopfront, which would be in character with the other shop top housing along Monash Road.