



**URBAN DESIGN STUDY
+ INDICATIVE SCHEME**

58-76 STANMORE ROAD
STANMORE NSW

REV E - MARCH 2022

PA STUDIO
ARCHITECTS

INTRODUCTION / INFORMATION

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

PA STUDIO LEVEL 2 20 YOUNG ST NEUTRAL BAY, NSW 2089

TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

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VIEW FROM PLAZA (ARTISTIC REPRESENTATION OF POTENTIAL CONCEPT DESIGN)

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URBAN DESIGN STUDY

This Urban Design study has been prepared by PA Studios to assist with the preparation of a planning proposal for the redevelopment of the site known as 58-76 Stanmore Road, Stanmore.

The study incorporates components of the Urban Design Study prepared by Kennedy Associates.

The Gateway approval issued by the Department of Planning Industry and Environment (DPIE) had listed certain conditions. This urban design study responds to the issues raised in the in the Gateway Determination.

The study also includes a peer review, undertaken by Matthew Pullinger Architect in association with Hannah Tribe Studio Architects, which provides comments regarding the revised planning proposal and indicative scheme.

This study provides an analysis of the physical characteristics of the site and its attributes and constraints, within the context of the surrounding area.

This analysis identifies key contextual and environmental influences on the site and through assessing these identifies appropriate strategies for the location and massing of both the Club and housing.

It also provides an urban design assessment of the development potential of the subject site.

The site represents an opportunity to achieve the following strategic planning objectives:

- Increasing development density in an inner-urban area with high levels of residential amenity and good access to employment, educational, cultural facilities and public transport
- Increasing the sustainable utilisation of existing operational urban land and local infrastructure
- Securing the ongoing viability of an enduring community club facility
- Accepting this, then determining the appropriate maximum height of buildings depends on a series of factors, including:
 - Minimising environmental impacts - primarily maintaining appropriate solar access to existing neighbours, managing traffic generation
 - Achieving a positive urban character and contextual response in terms of building bulk and scale
- Providing inherent public benefit in the form of new publicly accessible open spaces, lanes and the proposed plaza
- Maintaining project viability

The proposal therefore seeks to resolve a tension between increasing urban density, increasing publicly accessible open space with good amenity, and minimising adverse environmental impacts upon the local urban context.

Site Analysis

The subject site is the amalgamation of 12 lots located between Tupper Street and Alma Avenue, Stanmore and has frontages to Stanmore Road to its north, Alma Avenue to its west and Tupper Street to its east.

The total urban block has an area of approximately 9129 m². There is a fall of approximately 11m (in effect 3 ½ storeys) across the site from North West (Stanmore Road) to South East (Tupper Street).

The site is currently occupied by The Cyprus Community Club of NSW (The Cyprus Club) fronting onto Stanmore Road, 6 single storey residential buildings facing Tupper Street and a small early 20th C electricity substation building facing Alma Avenue, that has been confirmed by our heritage consultant as not a building identified as a piece of local significance. The remainder, and majority, of the site is unoccupied and undeveloped and is currently used as a carpark by the club and others.

Key elements of the proposal

The site will be retained by the Cyprus Club. The site will not be subdivided into separate development lots and it is intended that on completion the dwellings in the development will be leased to residents and retailers via up to 99-year leases.



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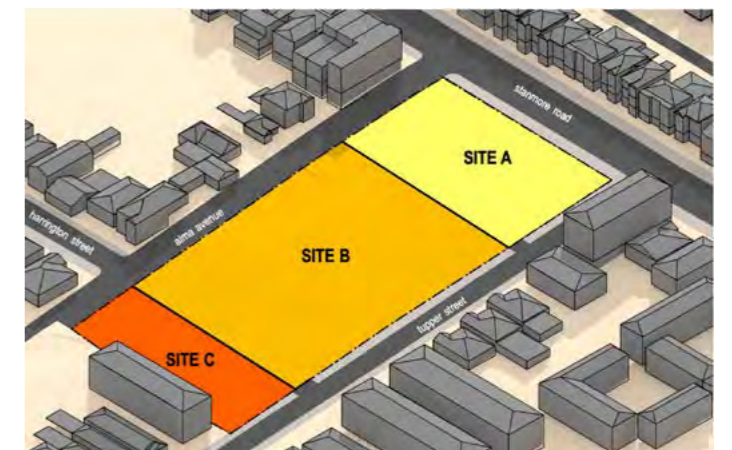
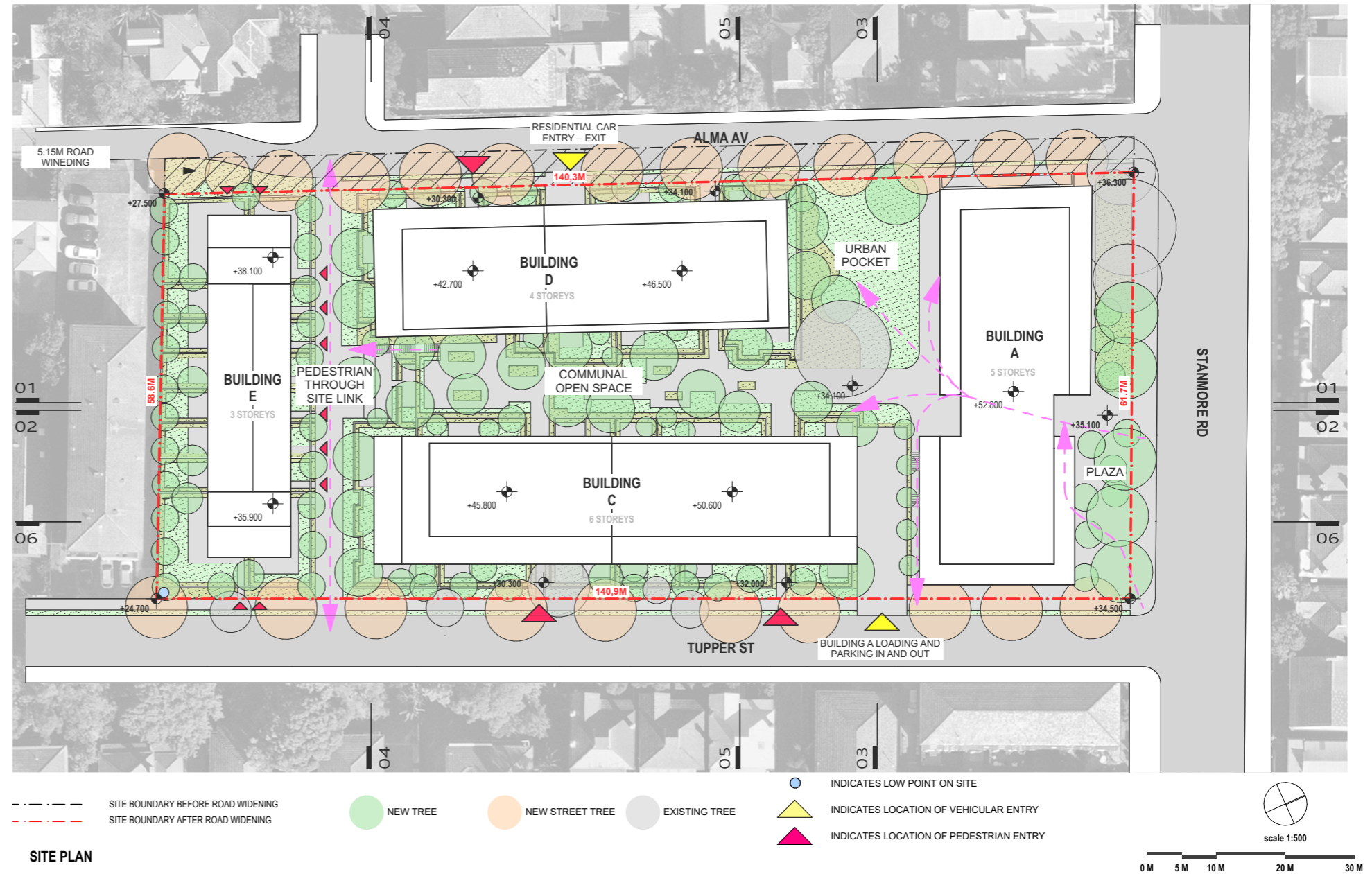
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PP 002

The proposal incorporates the following key elements:

- Rezoning the site part B4 Mixed Use and part R1 General Residential to provide for the redevelopment of the site to accommodate a new Club facility with associated facilities, commercial / retail space and a mix of residential dwellings.
- Relocating the existing Cyprus Club to a new building on site addressing Stanmore Road. The club would occupy the lower two floors of the building with residential accommodation above. Entry to the club is from a civic square called the "Plateia" facing Stanmore Road.
- A Public Plaza providing a forecourt to the Club and commercial/retail spaces as well as entry and communal space for the residents of Buildings A & C.
- Ground and Lower Ground level commercial/retail space in Building A facing the plaza will provide opportunities for both hospitality and retail uses.
- Buildings are to be sited using a traditional perimeter block arrangement on the site, with frontages to Stanmore Road, Tupper Street and Alma Avenue. The buildings will be highly articulated in both plan and elevation and, whilst sharing common facilities, are capable of each having independent form and character and appearing as quite separate entities, reflecting the diverse character of their context. The study proposes that the height of the buildings facing Stanmore Road, Tupper Street and Alma Avenue range from 3 - 6 storeys (with all top storeys set back).
- Site B to be developed as residential flat development of varying heights to integrate with existing surrounding development, whilst Site C to be developed as 2 storey town houses with a part 3rd floor.
- Maximum building heights on the site should be set so future development integrates with the context and surrounding buildings as per the more detailed analysis in the section headed "Building height, form and scale".
- Development on Site C between Alma Avenue and Tupper Street should have a height of up to 11m, providing an interface between the existing context to the south of the site. The development should be in the form of row houses or town houses providing a third building type for the development and delivering a typology similar in scale and character to the adjoining context, and providing a diversity of housing in the development. This part of the site reduces the current permissible height of this area which has a positive impact on overshadowing to the nearby residential building, over what could be currently developed.
- Widening of Alma Avenue to better accommodate vehicular movement and provide for improved pedestrian amenity on both sides of this road. Dedication to Council of the strip of land for the length of the site is proposed to be provided for this road widening.
- The provision of through site links between Alma Avenue and Tupper Street to facilitate pedestrian access through the site. These lanes provide cross site access for residents of the surrounding area as well as the residents of the dwellings on the site.
- The project (as demonstrated in the indicative scheme of this study) is capable of fully complying with the recommendations of the NSW Department of Planning Apartment Design Guide, including for solar access, cross ventilation and building separation



Site Division Diagram

INTRODUCTION / INFORMATION 2

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

Stanmore Road & Existing Club

Context

The existing club building is located within a 4 storey / part 5 storey building in addition to a lower ground level with tall floor to ceiling heights, standing approximately 16m in height and built to the boundary of Tupper Street.

The East side of the club is similar in height to the 4 storey apartment building on the other side of Tupper Street, on the corner of Stanmore Road. To the West, the club building rises another 1.5 storeys. The existing club building is setback from Stanmore Road behind an uninviting concrete paved area which has no practical use.

There is a 4-storey Inter-war brick flat building on the eastern side of Tupper Street on the corner with Stanmore Road and a Victorian mansion at 78-82 Stanmore Road on the western side of Alma Avenue.

The substantial existing trees on West side of the site are to be retained.

Stanmore Road is a wide and busy road and can accommodate substantial additional height without resulting in any adverse affects on residential buildings.

Elevation of Proposal Facing Stanmore Road

The substantial exiting trees on West side of the site will be retained.

The new building will be set back further from Stanmore Road than the exiting club building allowing for substantial 18-25m high trees on maturity, a height of the new development.

The subject site is also in the vicinity the Kingston South Heritage Conservation Area (C17), but will have no adverse effect on Area 17 as outlined in our heritage report.

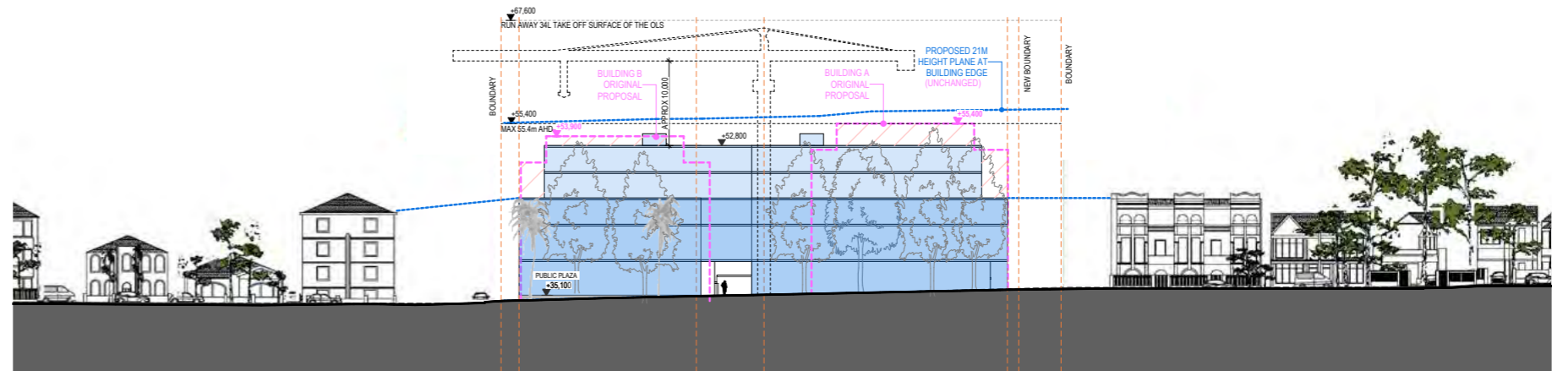
The 3 storey podium of the new club building will align with the 4 storey apartment building to the East of the Club, and the large Victorian mansion to the West.

Two lower scale floors will be set back from the podium to reduce the impression of scale, improve fine grain articulation and allow for space for the crowns of large eucalyptus and street trees to be planted in the plaza.

A Letter from the Aircraft Authority confirms that CASA will likely grant consent for cranes that exceed the maximum building height stipulated by CASA and outlined in architectural drawing **PP413**.



Existing Buildings Facing Stanmore Road



Elevation of Proposal Facing Stanmore Road

Plaza and Communal Open Space

- The new publicly accessible plaza, a civic square called "The Plateia" will be used for outdoor dining and will provide a much-needed north facing urban space in the local area.
- Rooftop communal open space in the original proposal was of concern due to potential adverse effects by aircraft noise and difficulties to access. This communal open space has been relocated to ground level addressing Alma Avenue and adjacent to the Pocket Park, where it receives good solar access and is better shielded from aircraft noise.

Urban Pocket Park - Addressing Alama Avenue

- The proposal includes a publicly accessible open space – or urban pocket park addressing Alma Street.
- The centrepiece of the pocket park will be a large existing tree which will now be retained.
- The park will have cafés and restaurants opening onto it, allowing patrons to supervise children in a children's playground or from public seating and gardens in the park.
- The space will be a quiet haven, separated from Stanmore Road by the Club building on Site A
- It will be publicly accessible and also available to residents, who will provide passive surveillance.



Recently Completed Plaza at 256 Victoria Avenue by PA Studio Architects



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Tupper Street

Context

Tupper Street is characterised by higher density development than Alma Street. Tupper Street contains several 4 storey (3 storey above ground parking) residential flat buildings constructed between 1960 and 1972. There are also three houses encircled by the R1 zone which do not establish the predominant scale as demonstrated in Drawing **PP418** (South view). These factors are relevant in urban design terms in setting the appropriate sympathetic building scale for the street.

Existing 1970's Flat Buildings Facing Tupper Street

These buildings establish a context which is higher and denser than development on the Western side of Alma Street, which is predominantly characterised by smaller more fine grain 2 storey dwellings, (including the heritage item at 6 Alma Avenue and the rather splendid Victorian mansion at 78-82 Stanmore Road). We note that the density of development generally reduces to the West (away from the Central Sydney City).

For these reasons, the proposal Tupper Street can accommodate taller development than Alma Avenue.

Elevation of Proposal Facing Tupper Street - Compared to Original Proposal

The proposed development along Tupper Street now follows the slope of the land. Whilst higher than the predominant form of development along Tupper Street, the top floors of all buildings are to be set back from the floors below.

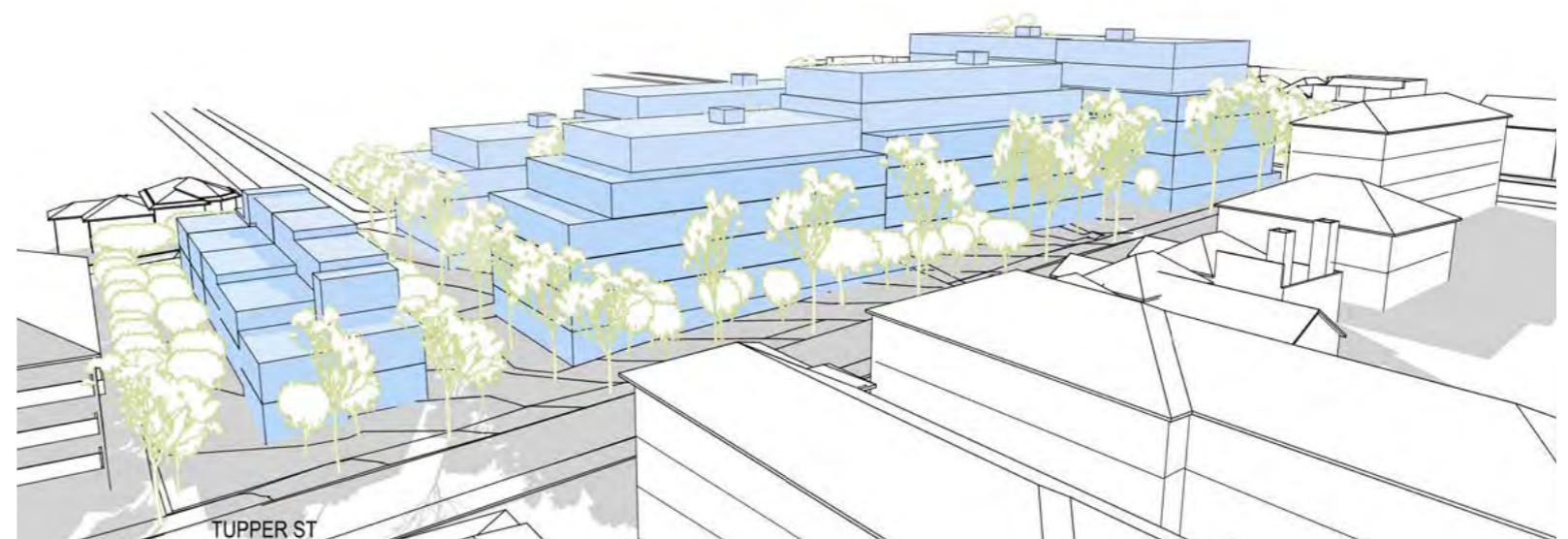


Massing Diagram - From Tupper Street

The scale of development along Tupper Street will be ameliorated by the generous setbacks along Tupper Street which will be able to accommodate street trees which on maturity reach a height similar to the new apartment buildings. 6 storeys are proposed with the upper two levels are set back by 4m, in addition to a 5m street setback. Noting the proposed buildings will naturally be a different residential flat building typology, this resulting increased scale is proportionate to 4 Storey existing flats.

The proposed visually predominant 4 Storeys along Tupper Street will naturally equate within the existing 4 storeys. In addition, a 5-metre-wide deep soil area within the site in the foreground, will ameliorate the building scale and provide a beneficial "green infrastructure" with large canopy tall trees. The large existing canopy tall trees combined with the new street trees on maturity will be a similar height to the built form.

As also shown in the shadow diagrams in **(PP604)**, in winter, the existing houses to the east in Tupper Street receive more than 3 hours of solar access to their affected dwelling windows meeting current ADG standards and have high levels of solar access to their entire sites of up to 5 hours.



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PP 005

Alma Avenue

Context

Existing development along Alma Avenue has a lower scale than Tupper Street. It is noted that several dwellings along Alma Avenue, on street corners, do not face Alma Avenue but front no. 1 and 2 Harrington Street and 78 Stanmore Road.



78 Stanmore Road



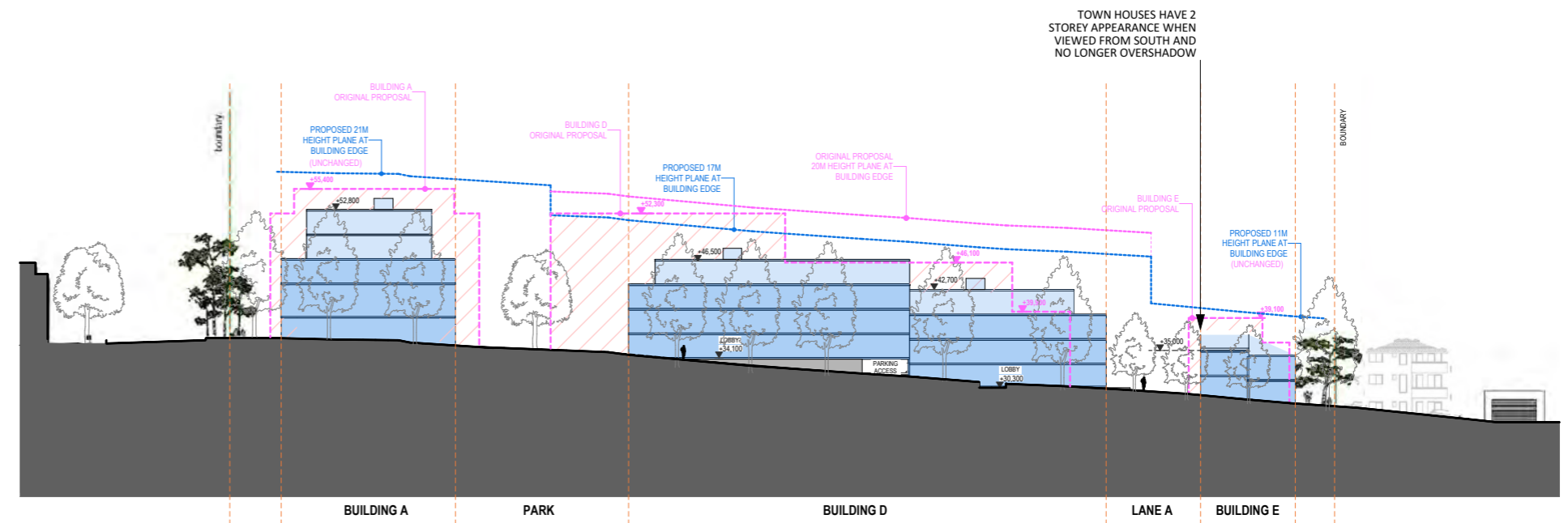
1 Harrington Street



2 Harrington Street

Elevation of Proposal Alma Avenue - Compared to Original Proposal

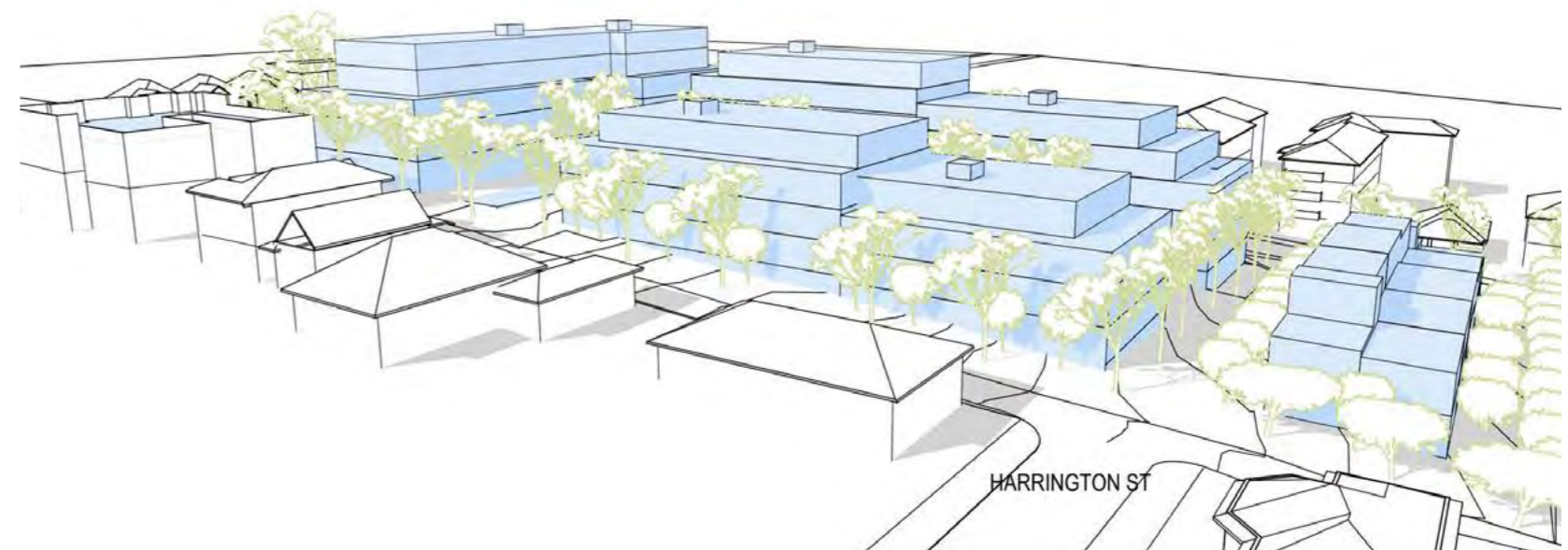
The new development along Alma Avenue will be 1-2 stories higher than the predominant developments facing Alma Avenue. The new development will be mostly 3 storeys high, with an upper level set-back reducing the scale impact and will follow the slope of the street.



Massing Diagram - From Alma Avenue

The impact of these buildings will be greatly reduced because of the road widening, the provision of a new footpaths along Alma Avenue and the provision of new street trees in the setback area, which will on maturity reach a height similar to the new apartment buildings.

Houses on the west side of Alma Avenue will receive in mid-winter over 5 hours of solar access as demonstrated in the shadow diagrams in (PP604) noting many of the west facing windows are shaded by verandahs and that the outdoor living areas of the houses are unaffected.



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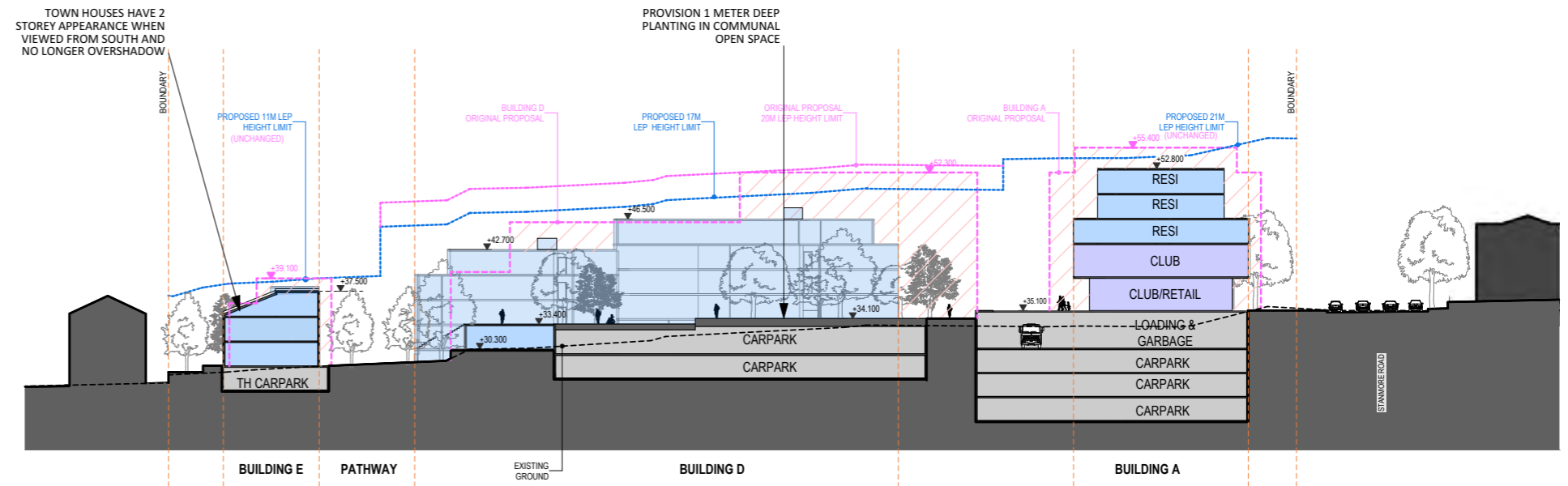
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PP 006

Section Through Centre of Site - Compared to Original Proposal

The central communal open space will meander and terrace down to follow the slope of the site and connect from the upper public open space and through site link to the lower public through site link. The generous setbacks on either sides of the lower through site link will ensure a smooth transition from medium density residential buildings to low density houses further south of the site.



Site C - Tupper Street - Alma Avenue

Site C has a common boundary with a residential area. The lower part of the site south of Harrington Street transitions into a lower scale residential area. The scale of development reduces as one travels south from Harrington Street along Alma Avenue.

A three story apartment building in addition to above ground parking at 22 Tupper Street is located immediately to the south of the site. A parking area (facing Alma Avenue) associated with the 3 storey apartment building facing Tupper Street adjoins the site.

Development to the South of Harrington Street, should address the Tupper Street, Alma Avenue and a through site link. Development should provide a 2 story appearance when viewed from the south, to provide a visual transition from the lower scale areas to the south.



Town Houses

The small apartment building has been replaced with town houses to provide a transition to the lower scale development to the south and west as well as to provide greater product diversity. The town houses are designed to address Tupper Street and Alma Avenue as well as the shareway. The new concept will result in a more fine-grained approach which reduces overlooking in the adjacent apartment building as upper floors will only contain bedrooms.

The new development will have minimal impact on adjoining properties (ground + three storey apartment building), by way of overshadowing or loss of solar access as demonstrated in the shadow diagrams (PP610).

Town houses of similar style will address the shareway, Tupper Street and Alma Avenue.



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PP 007

Landscaping

Detail of landscape concept is provided on page 24 to 27 of the landscape report.

To facilitate large canopy trees, all power cables will be relocated underground.

The development and planting has been designed to allow for substantial canopy trees that on maturity will be similar to the height of the buildings. The set back top floors will allow for the expansion of canopies and allow tree to reach full size on maturity.

Stanmore Road

Large trees along Stanmore Road will be retained. The Stanmore Road plantings will include canopy trees (18m to 25m high on maturity) and tall feature native palms (15 - 25m high on maturity) that can provide scale and interest within the new plaza.

Alma Avenue

The widened Alma Avenue will become a tree lined street. Planting will include native canopy trees (20m high on maturity) with infill medium sized trees with glossy leaves (10-12m high on maturity).

Tupper St

Existing street trees along Tupper Street will be retained and supplemented with new plantings of the same species. While there is space for taller canopy trees, the exiting planting is extensive and valuable and should not be disturbed. Condition may be added to provide a large canopy tree near the entrance of the parking area.

Thru Site Link

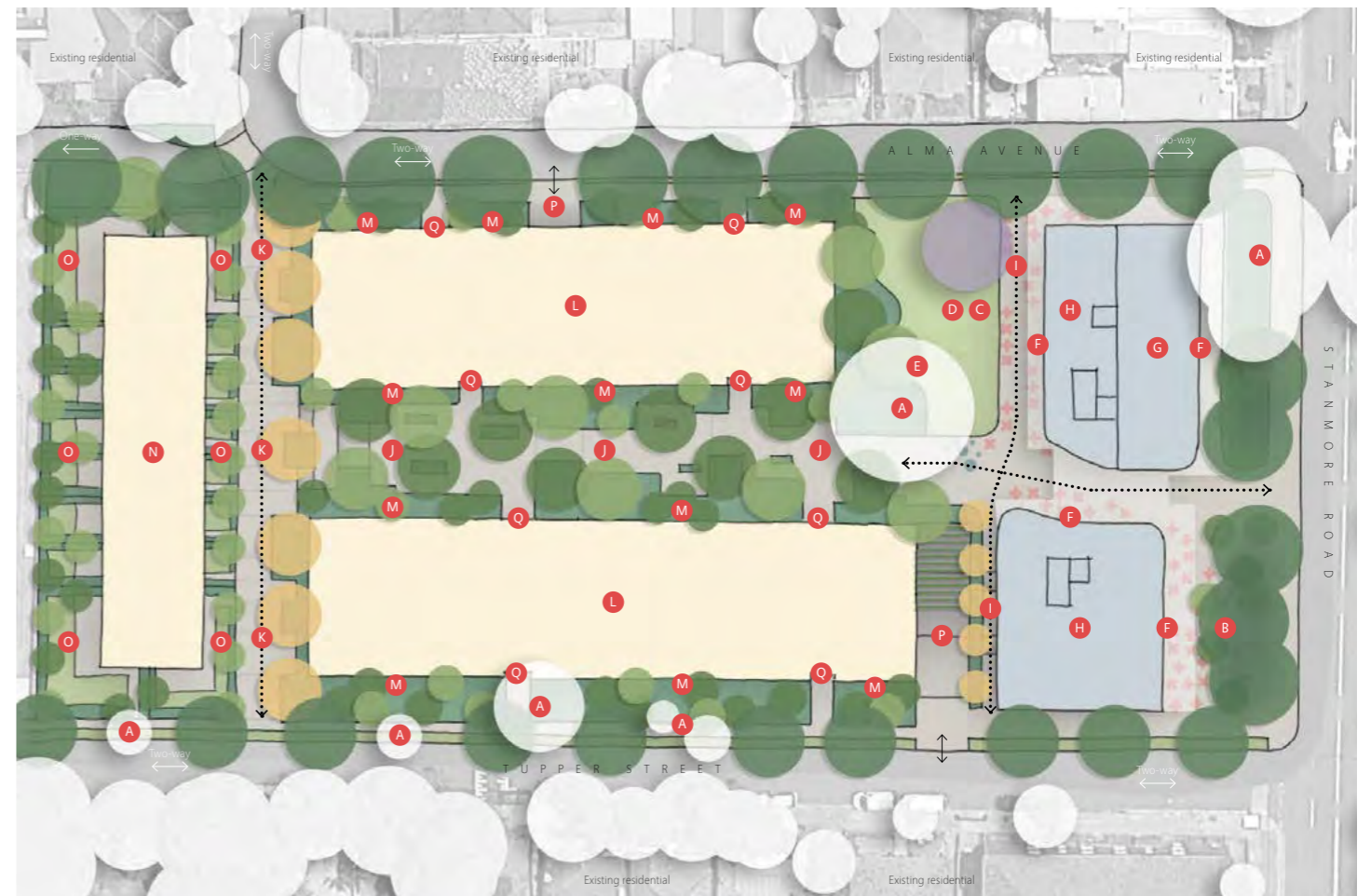
A new avenue of evergreen native trees will provide a green-link from the neighbouring street with canopy on one north side of through site link (18m to 20m on maturity). Trees on the south side of the link will be smaller (7m to 12m on maturity).

Urban Pocket Park and Communal Landscaped Areas

The pocket park retains the significant *Ulmus Parviflora*. Feature planting of a deciduous Jacarandas and evergreen columnar trees and native palms will provide separation and screening to the new residential buildings.

Legend

- A Existing trees.
- B Public frontage / plaza.
- C Public Square.
- D Public lawn.
- E Playspace.
- F Outdoor dining / active edge to groundfloor retail or commercial.
- G Groundfloor retail and club entry.
- H Groundfloor retail.
- I Upper public site through-link.
- J Communal open space areas, terraced down to lower public site through-link.
- K Lower public site through-link.
- L Multi-unit residential.
- M Multi-unit residential groundfloor private terraces.
- N Townhouses.
- O Townhouse groundfloor private gardens.
- P Basement access.
- Q Building access.



Landscape Plan by Paddock Studio

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PP 008

DESIGN & CONCLUSION

Responding to these existing cues, the revised proposal seeks to comfortably relate to this pattern and scale of development.

The revised proposal can be characterised in relative terms as a medium-density renewal of primarily 3, 4, 5 and part 6 stories. It is consistent with both the prevailing and emerging character of the inner-west and is compatible with the mix of existing built form in the immediate vicinity.

The widening of Alma Avenue serves to comfortably accommodate the proposed built form along the western site boundary.

The revised proposal has improved all amenity and demonstrates compliance with ADG requirements.

The introduction of the proposed pocket park and plaza offer additional space for taller buildings to sit comfortably in the local area and to mark key new publicly accessible open spaces.

The pocket park will prove to be a popular with local residents.

Building heights are arranged across the site to eliminate unacceptable off-site impacts of overshadowing and to ensure adequate amenity and solar access internal to the site.

Landscape design, tree retention and street tree plantings serve to establish a strong public domain setting able to comfortably support the proposed maximum height of buildings. Undergrounding of electrical cables will allow for tree planting.

View analysis demonstrates that the taller portions of the buildings would be largely concealed by the lower buildings, landscape planting and existing context and will not have a significant visual impact on the proposed development or neighbouring precinct.

Because of the orientation of the site, the new development will have minimal impact on adjoining properties, by way of overshadowing or loss of solar access. The current proposal reduces overshadowing when compared to the original (Gateway) proposal.

The buildings are higher than the current height limits but have good setbacks to the street frontages allowing for landscaping along the main streets to reinforce the street plantings and the eastern and western blocks follow the slope of the site providing division in the blocks.

The urban design proposal:

- varies the heights of the buildings to respond to the context
- sets back the top floors
- carefully follows the slope of the land
- increases setbacks to allow for better landscaping
- introduces town houses
- responds to the Gateway conditions that relate to urban design issues

Planning Proposal Not a Design

The work contained in the indicative scheme section of this report, is included to show the basis for the report's recommendations and to demonstrate that the recommendations are capable of being achieved. It is not intended to depict the final design or layout of the development, which will be subject to a separate body of work at the Development Application Stage.

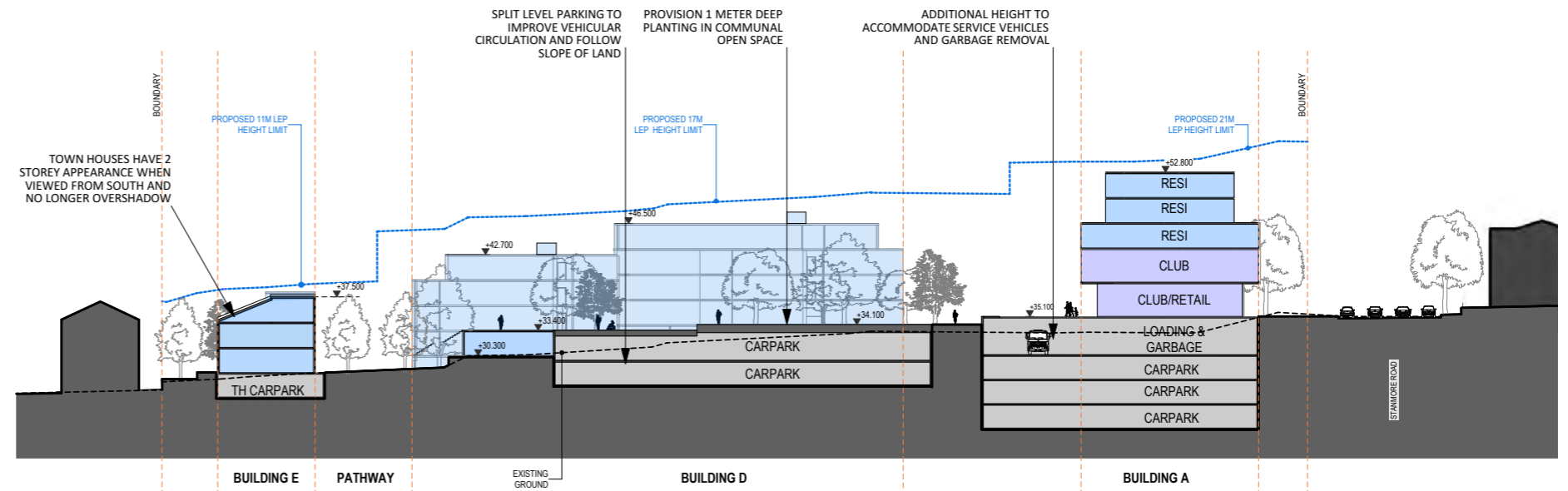
Similarly, the report includes a series of images showing the potential visual impact, character and quality of the development. These images, whilst accurate in terms of location and scale, are not intended to depict the final design for the site. Their purpose is to demonstrate the general scale and character of a development based on the recommendations in this report, and, in particular, the visual impacts of such a development.

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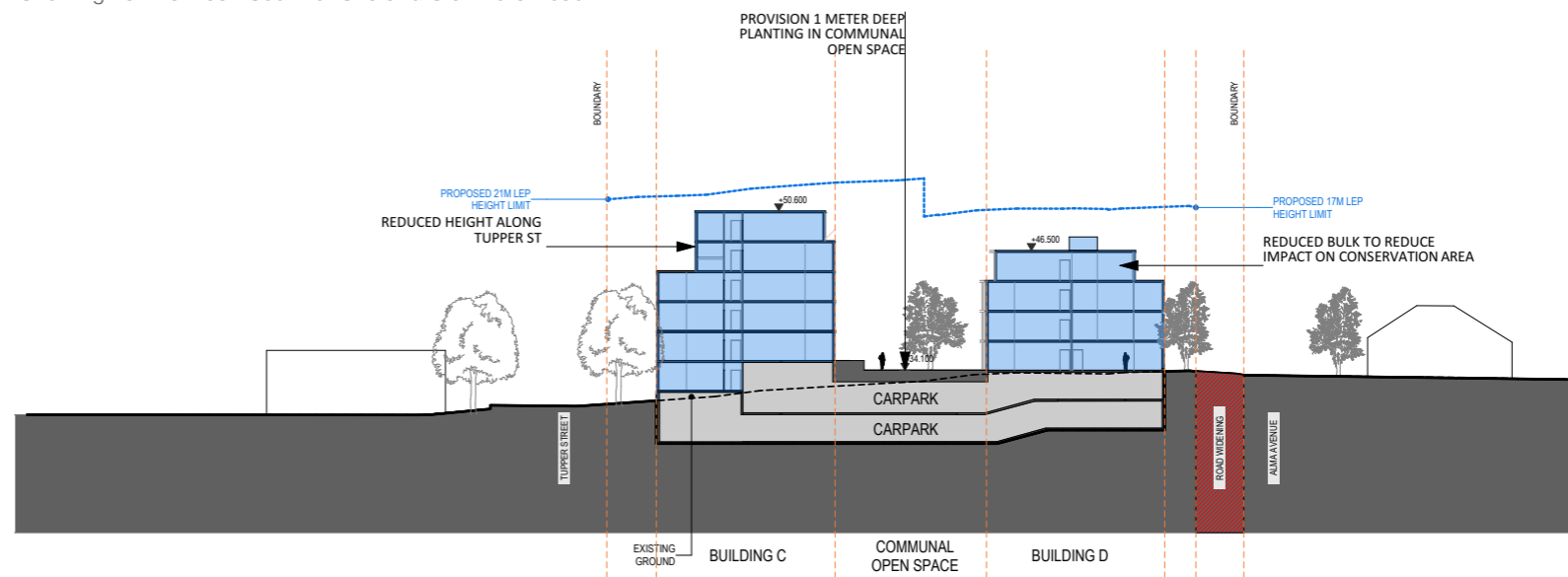
URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

Sections

The sections, help illustrate how the urban design scheme takes into account the significant (11.5m) cross fall on the site, while still hugging the ground and proving accessible common area between the buildings.



Long Section Showing Fall Between South of Site and Stanmore Road



Cross Section Through the Site Showing Fall Between Tupper Street and Alma Avenue

SITE DATA

Current Proposal

Site:

56-78 Stanmore Road, Stanmore
2-20 Tupper Street, Stanmore
1-9 Alma Avenue, Stanmore

Site Area:

9129 m² (original site area)
8438 m² (after road widening to Alma Avenue)

Site Dimensions:

66.5 m to Stanmore Road
139.5 m to Alma Avenue 140 m to Tupper Street

Proposal Summary

Zoning

Part Mixed Use (B4) and part General Residential (R1)

Massing:

Perimeter block massing consisting of buildings facing Stanmore Road, Tupper Street and Alma Avenue highly articulated building forms in both plan and elevation buildings step to reflect site falls.

Use

Approx. 1600 - 2000 m² of club building over 2 levels

Approx. 500-700 m² of commercial /retail space at ground level facing Stanmore Road

Approx. 106 residential units + 10 Terrace Houses

Road Widening

- approx. 700 m² of land dedicated for road widening along Alma Avenue (5.m wide)

Public Open Space:

- approx. 400 m² public plaza located at the northern end of the site facing Stanmore Road
- approx. 600 m² of a public park off Alma street as shown

Communal Open Space:

- approx. 2215 m² of communal open space at ground levels, as per ADG guidelines. Roof level areas removed

Through Site Link:

- Lane A: Publicly accessible shared pedestrian zone & thru site link extending Harrington Street. Potential for dedication to Council (subject to Council consideration)
- Lane B: Publicly accessible shared vehicular / pedestrian zone & thru site link connecting Alma Avenue and Tupper Street

Parking:

- Site A: approx. 150 spaces over three levels
- Site B: approx. 90 spaces over two levels
- Site C: approx. 20 spaces

Height:

- 5 Storey Stanmore Road (upper two levels set back)
- 4 Storey Alma Avenue (upper level set back)
- 5/6 Storey Tupper Street (upper level set back)
- Townhouses (Site C)

Setbacks

2 - 6 m (in addition to upper level setbacks on building on site A and B)

Recommendations

- Approx 5m wide / 700 m² of land dedicated for road widening along Alma Avenue, in addition to new footpath of 1.8 m adjoining the site and 1.7 m on the opposite side of Alma avenue as per diagram PP403
- i) publicly accessible thru site link extending Harrington Street with potential for dedication to Council – LANE A (PP404)
ii) publicly accessible through site link connecting Alma Avenue and Tupper Street – LANE B (PP404)
- Site is not subdivided – Land remains owned into perpetuity by the Cyprus Club
- Setbacks to Stanmore Road of min 4.5 m
Setbacks to Tupper Street of between 2 m and 5 m
Setbacks to Alma Avenue between 2 m and 3 m, excluding road dedication
- Approx. 600 m² Common Open Space (Urban Pocket Park) adjacent to Alma St. Landscaping, children's playground, public seating area provided.
The centrepiece of the Urban Pocket Park will be a large existing tree (not previously proposed to be retained) and confirmed by our Arborist consultant as worthy of retention
- Approx. 400 m² of public plaza at the northern end of the site facing Stanmore Road
- Nom. 1000 m² internal residential courtyard extending the length of the Site B
- Mixed Use (B4) Zoning to upper portion of site (Site A) and General Residential (R1) Zoning to the middle and lower portions of the site (Site B + Site C)
- Maximum building heights of:
 - SITE A - 21 m
 - SITE B - 17-21 m
 - SITE C - 11 m
- i) building heights of 4-5 storeys fronting Stanmore Road with the upper most storey setback 3 m on all sides from the external wall of the floor below
ii) building heights of 4 storeys fronting Alma Avenue with the upper most storey setback 3 m from the Alma Avenue external wall of the floor below
iii) building heights of 4 - 6 storeys fronting Tupper Street with the upper storey (small area) setback 9 m from the Tupper Street external wall of the floor below and 6 m from the lane A external wall of the floor below. Half storey removed
10. Maximum AHD building heights as setout in PP412
11. Permissible Floor Space Ratio of
 - SITE A & SITE B COMBINED - 1.75 : 1
 - SITE C - 1.0 : 1

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PP 010

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- INDICATIVE SCHEME DATA

DRAWING SCHEDULE

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58-76 Stanmore Road Stanmore NSW

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PP 011

CONTEXT + SITE

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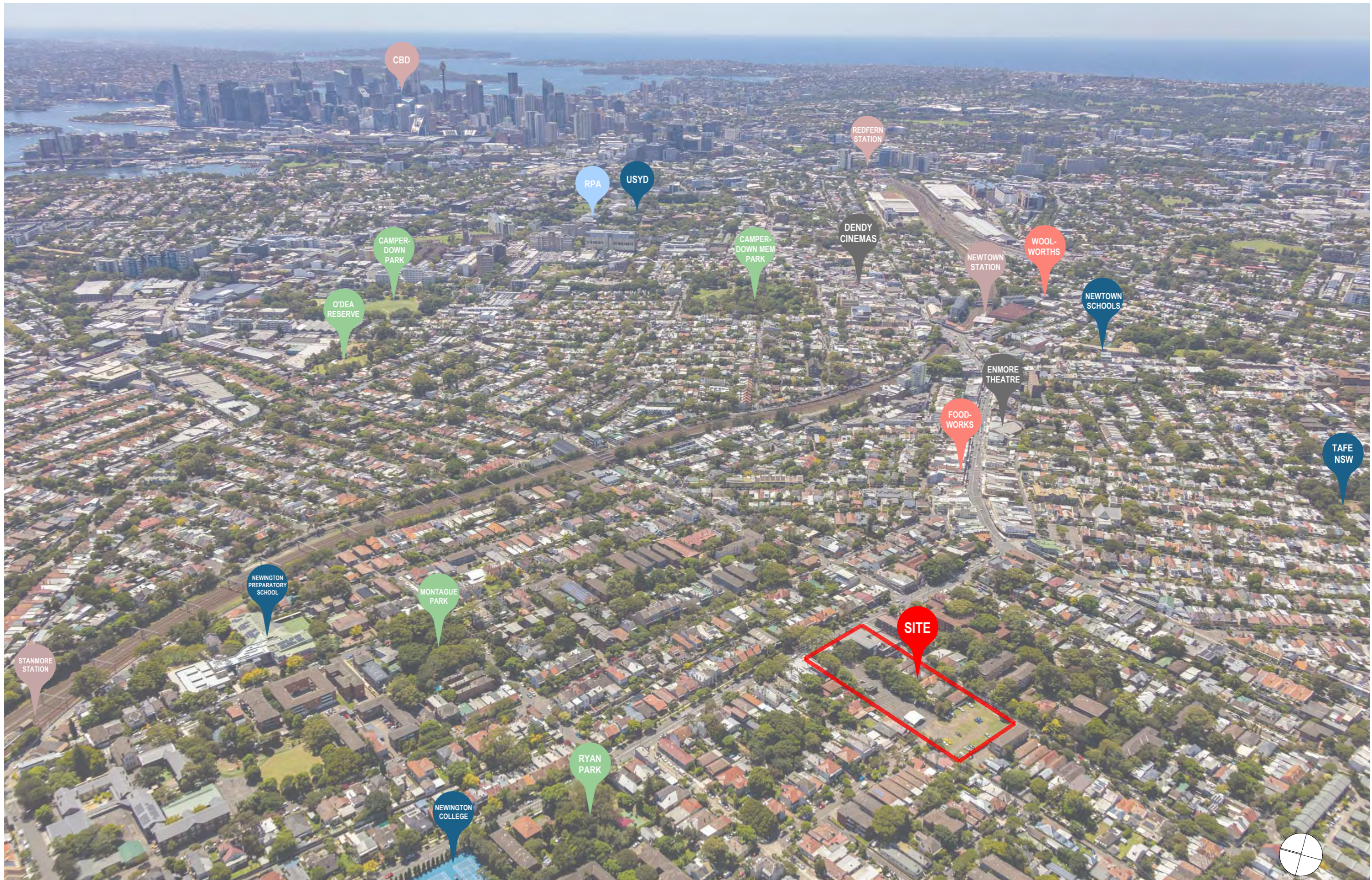
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LOCALITY SHEET 1

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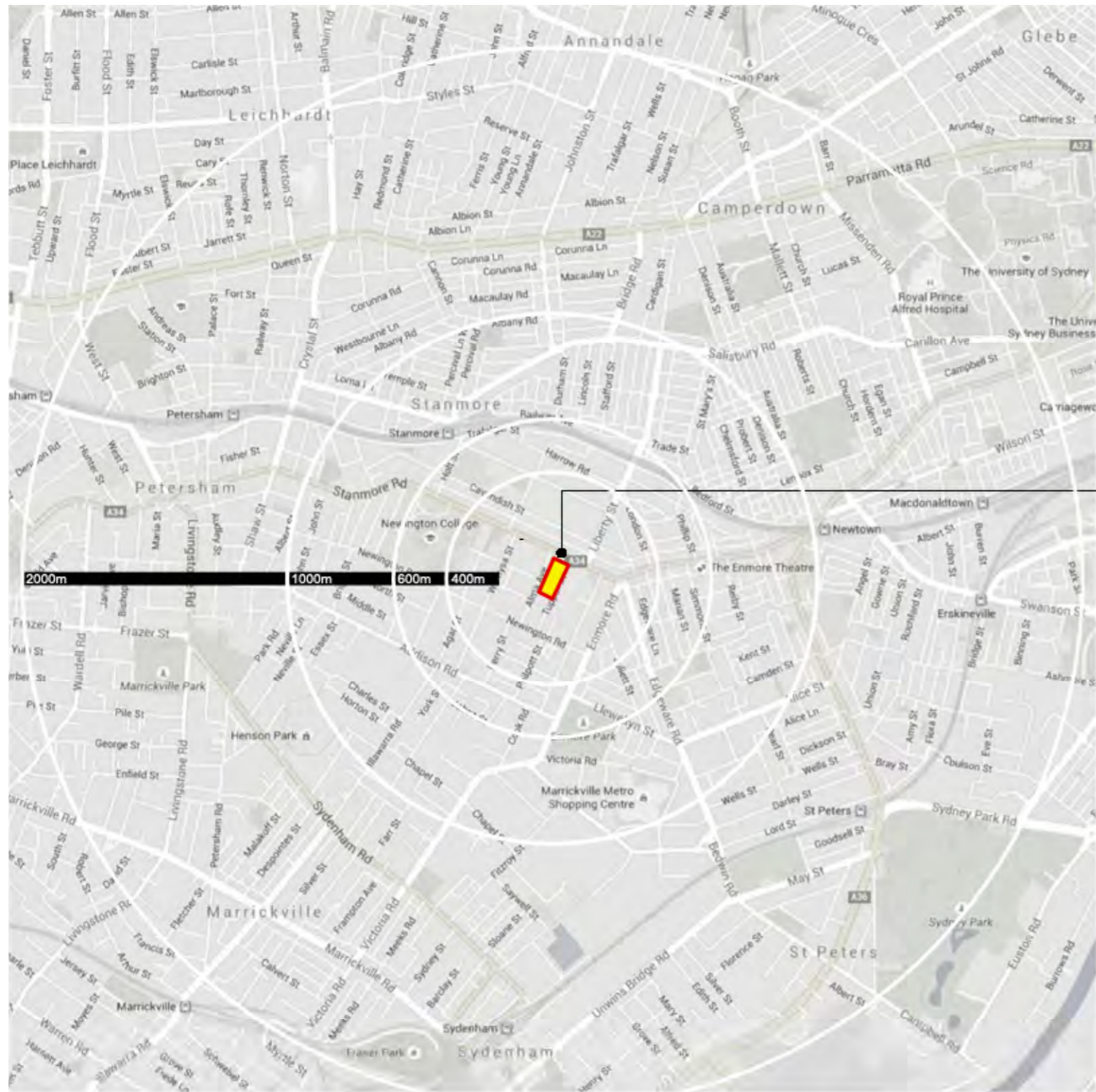
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subject site

source : kennedy associates architects

LOCALITY SHEET 2

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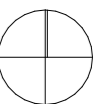
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

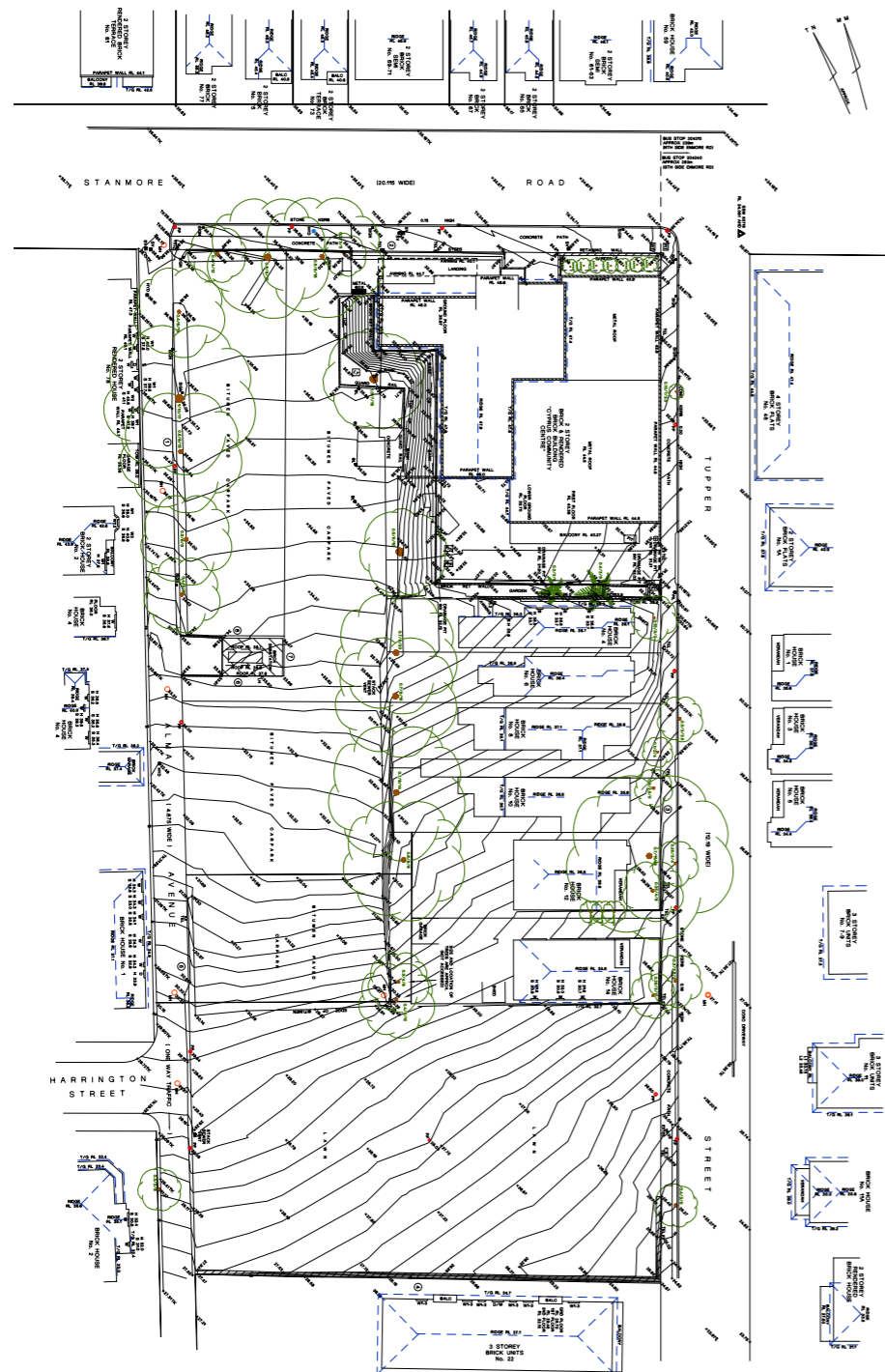
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scale 1:20,000



EXISTING SITE - SURVEY

prepared by stuart de nett - 29/11/2021

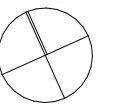


EXISTING SITE - AERIAL PHOTO

COMMENT

- site consist primarily of vacant land
- site falls 11.6m from north west to south east

source : kennedy associates architects



scale 1:1000

SURVEY / SITE PHOTO

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



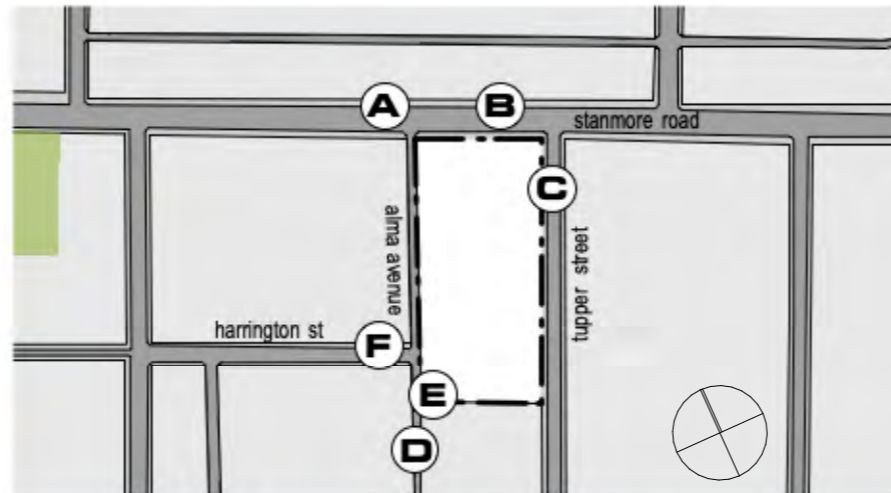
A - stanmore road facing east



B - cyprus club fronting stanmore road



C - tupper street facing south



source : kennedy associates architects



F - harrington street avenue facing east



D - informal carparking southern portion of site



C - alma avenue facing north

SITE PHOTOS

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source : kennedy associates architects

EXISTING SITE

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SITE ANALYSIS

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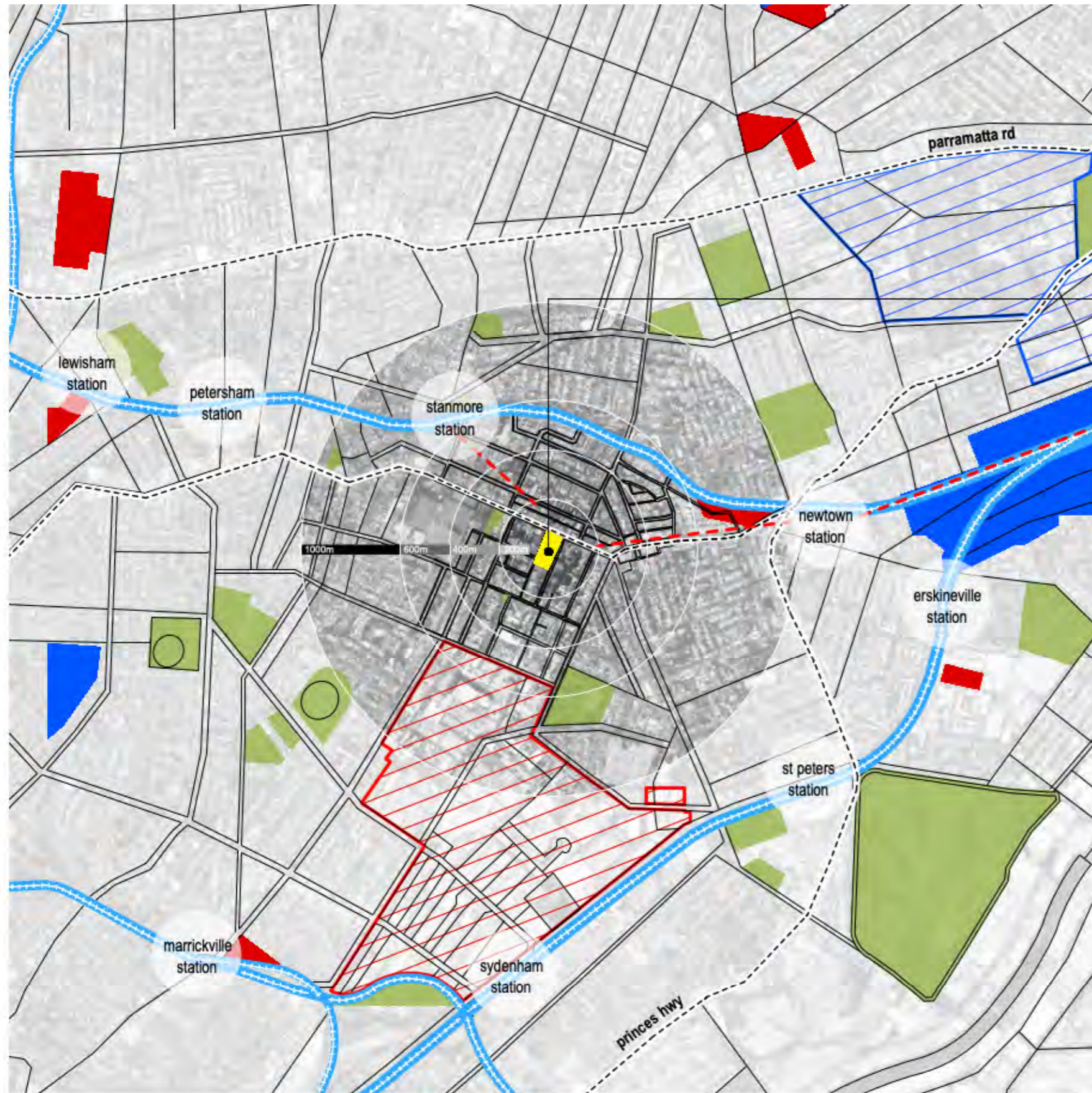
ACN: 603 389 288

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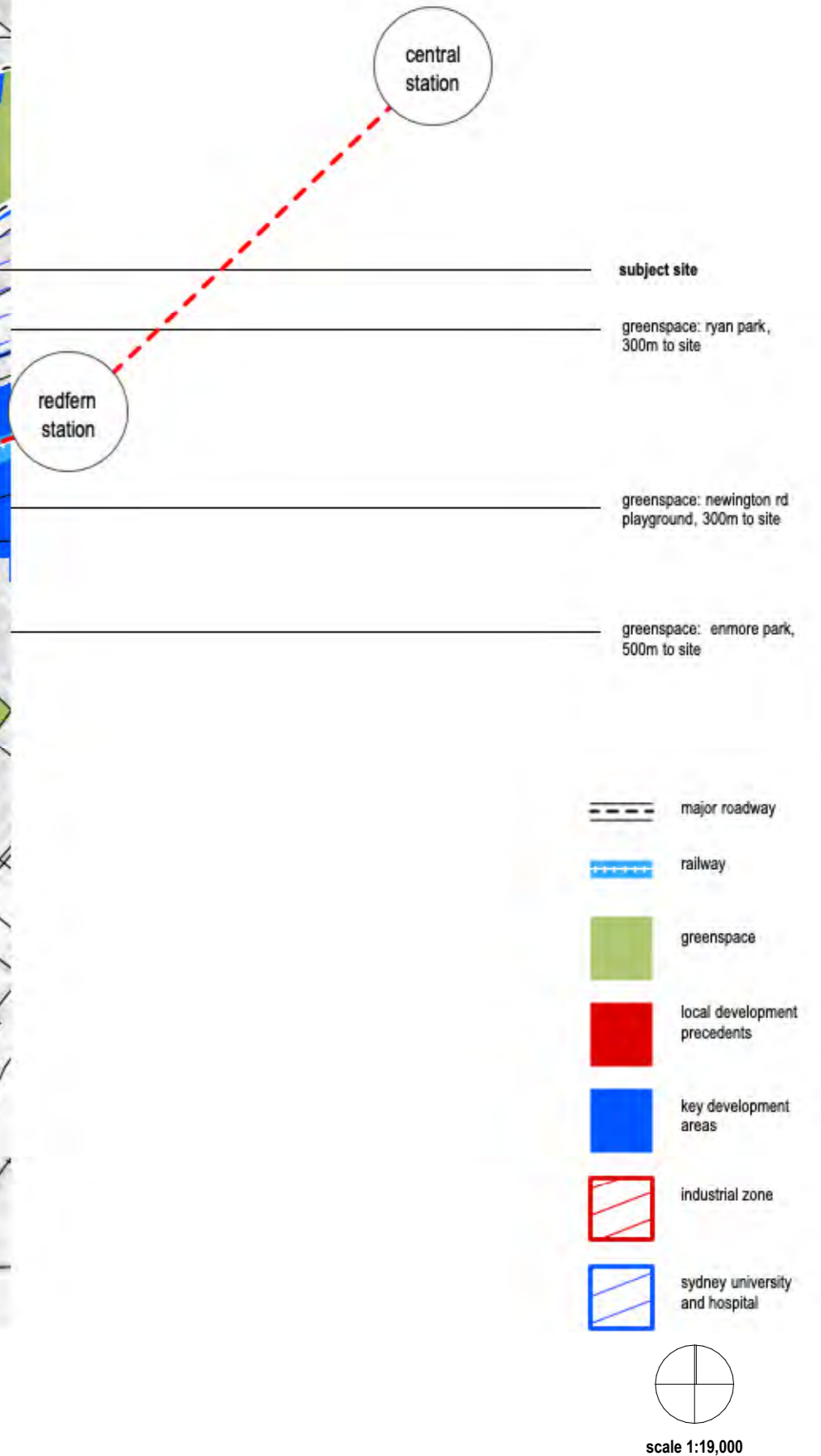
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PP 200



source : kennedy associates architects



GREATER CONTEXT

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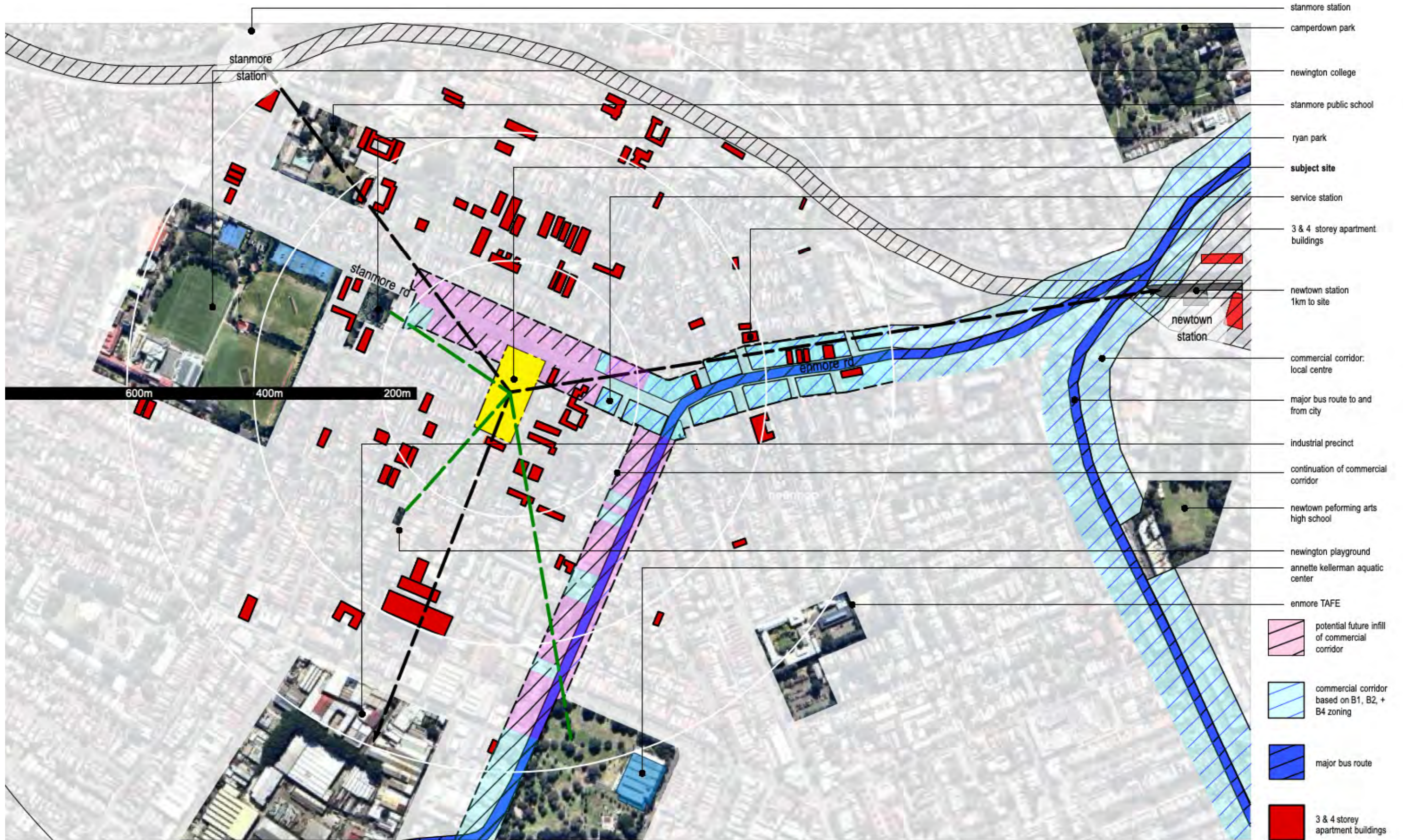
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source : Kennedy associates architects

IMMEDIATE CONTEXT

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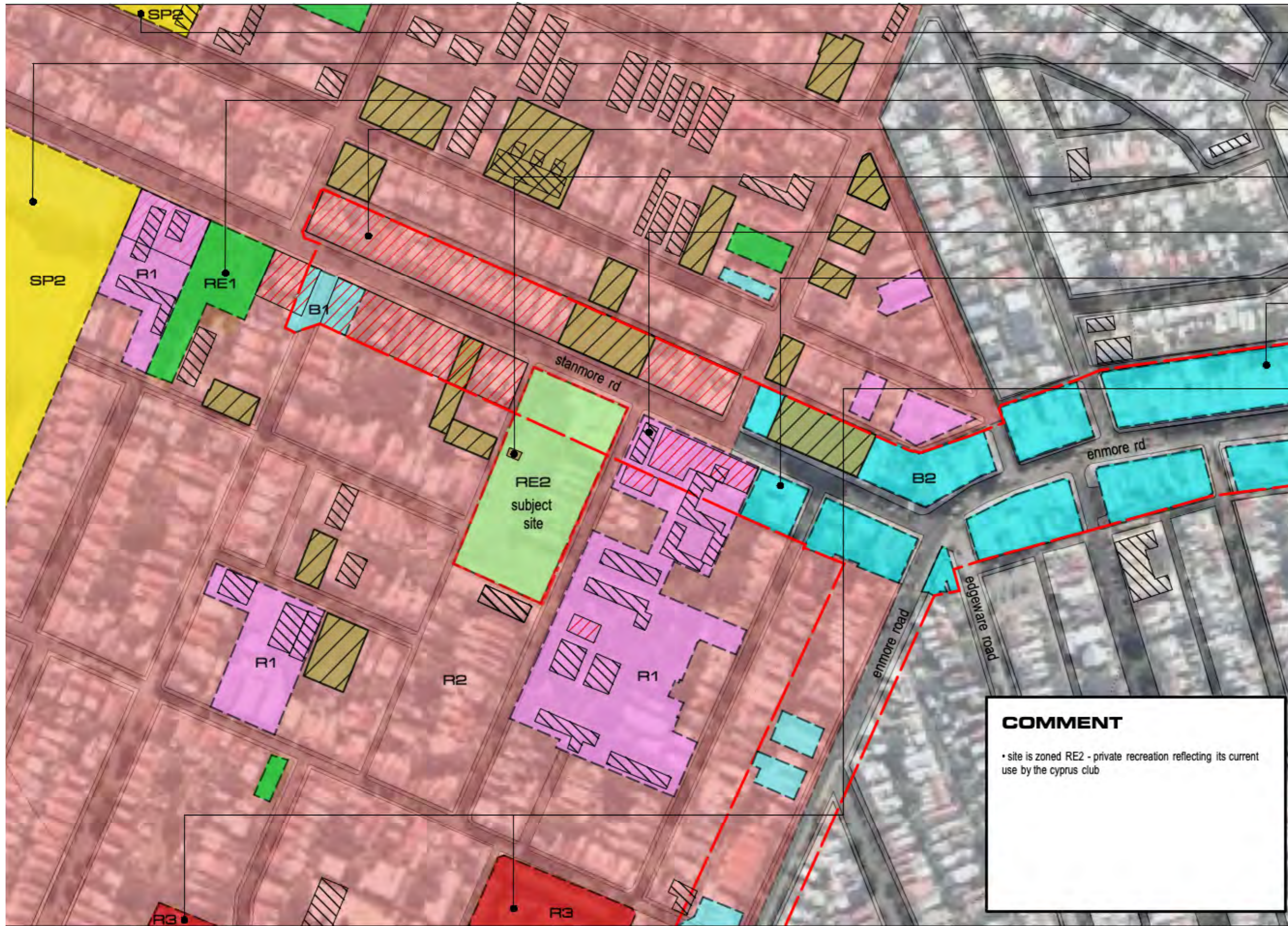
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- stanmore public school SP2
- newington college SP2
- ryan park RE1
- 2-3 storey terraces & units
- existing substation
- existing 4 storey units
- service station
- major commercial corridor: B2 local centre
- R3 medium density residential

Zone

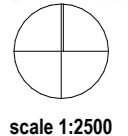
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
W2	Recreational Waterways

COMMENT

- site is zoned RE2 - private recreation reflecting its current use by the cyprus club

- 4 storey RFB
- heritage item
- 2-3 storey terraces & units
- continuation of commercial corridor

source : kennedy associates architects



scale 1:2500

ZONING

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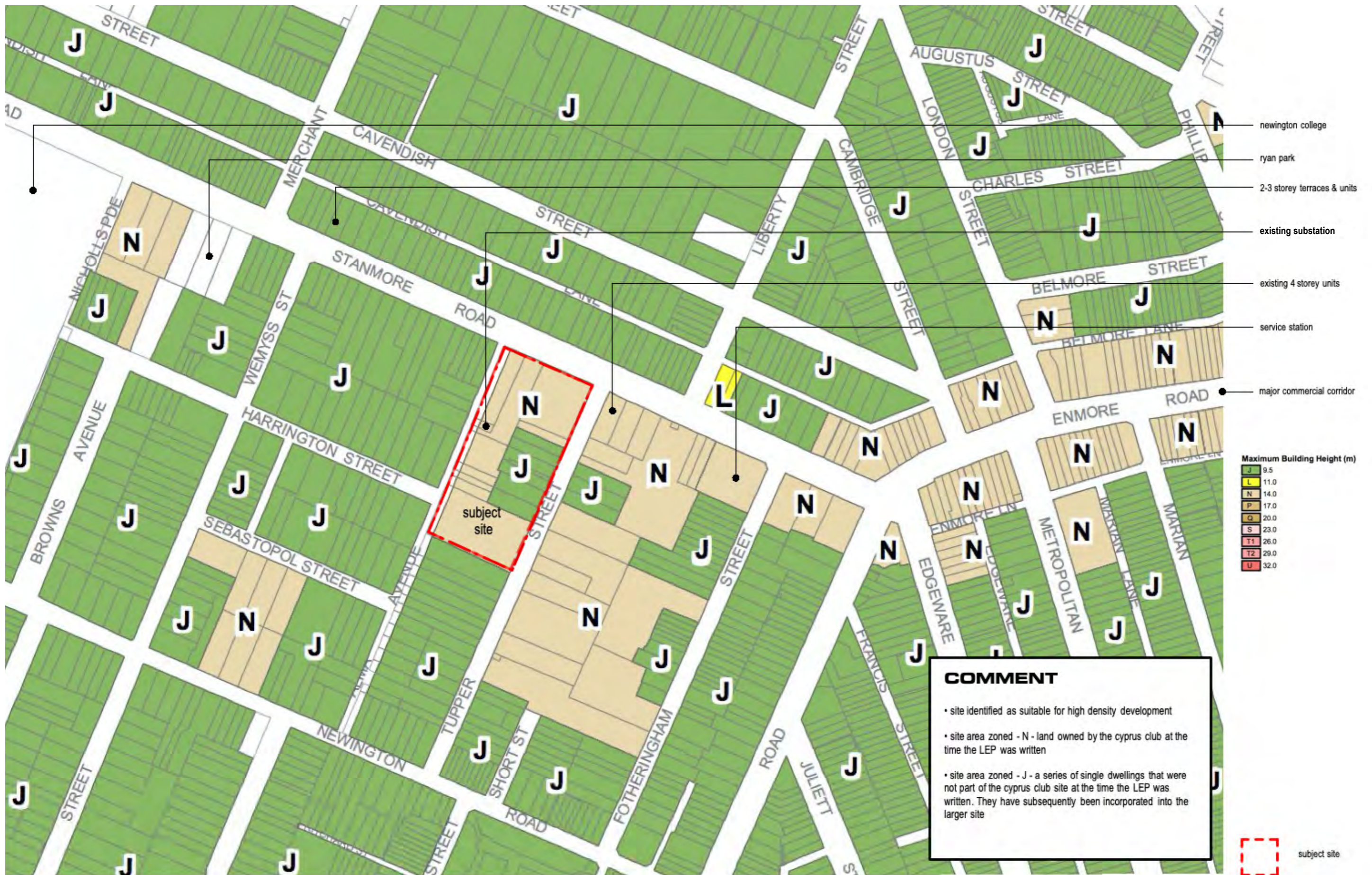
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source : kennedy associates architects, MLEP 2011

BUILDING HEIGHTS

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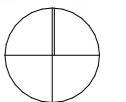
TEL: 8968 1900 FAX: 8968 1999

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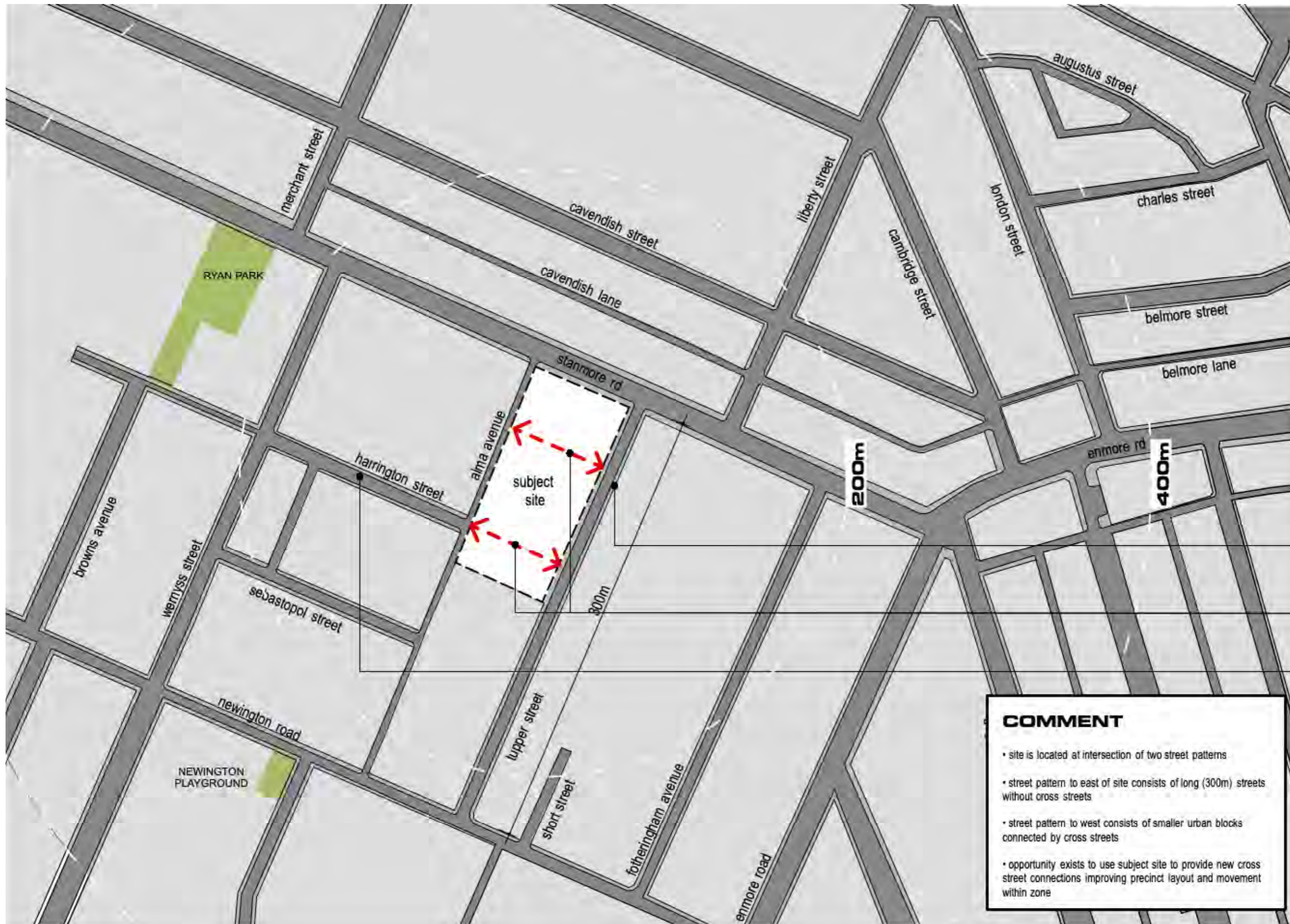
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REV E



scale 1:2500



street pattern defined by long (300m) streets without connection to cross streets

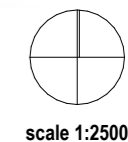
potential to provide through site access to improve circulation within zone

street pattern includes cross streets

COMMENT

- site is located at intersection of two street patterns
- street pattern to east of site consists of long (300m) streets without cross streets
- street pattern to west consists of smaller urban blocks connected by cross streets
- opportunity exists to use subject site to provide new cross street connections improving precinct layout and movement within zone

source : Kennedy associates architects



scale 1:2500

STREET PATTERN

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SINGLE DWELLINGS

- 1 + 2 storey dwellings fronting tupper street + alma avenue
- single storey dwellings facing stanmore road + harrington street
- 2 storey dwellings facing stanmore
- residential flat buildings



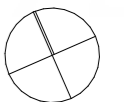
RESIDENTIAL FLAT BUILDINGS

- A:** four storey RFB
 - B:** two storey RFB
 - C:** four storey RFB
 - D:** four storey RFB
 - E:** two storey RFB
 - F:** four storey RFB
- residential flat building
 - RFB driveways

COMMENT

- site located at interface between low density 1 + 2 storey developments, primarily victorian and federation dwellings and 3 + 4 storey mid to late 20th C residential flat buildings
- existing built context results in only 7 dwellings and 3 residential flat buildings having their primary street frontage facing directly on to the subject site in tupper street and alma avenue

source : kennedy associates architects



scale 1:1500

ADJOINING CONTEXT

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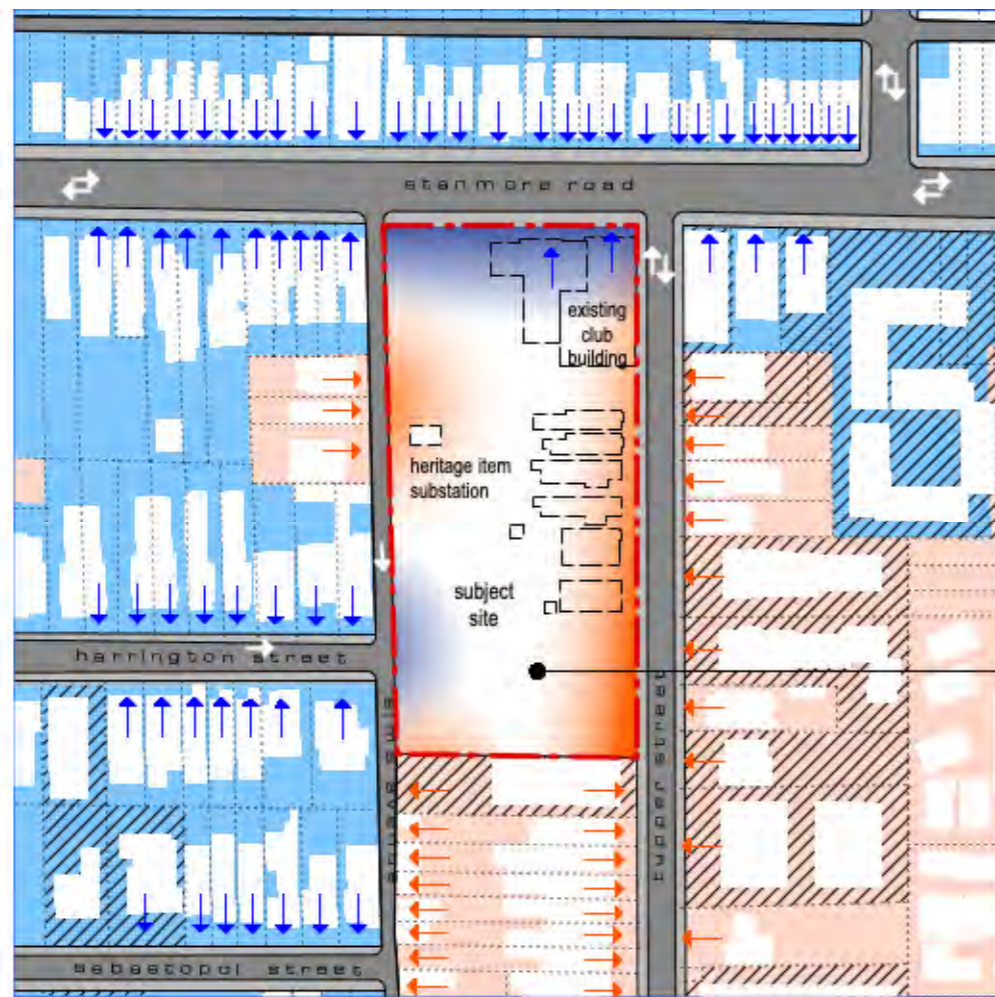
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the subject site is at an intersection / interface between block and lot directionalities

BLOCK DIRECTIONALITY



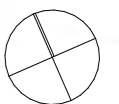
BUILDING HEIGHTS / TYPOLOGIES



COMMENT

- subject site is at an intersection / interface between block and lot directionalities
- subject site is at an intersection / interface between building typologies and densities
- opportunity to use site to reconnect two precincts

source : kennedy associates architects



scale 1:2000

BLOCK DIRECTIONALITY / BUILDING HEIGHTS

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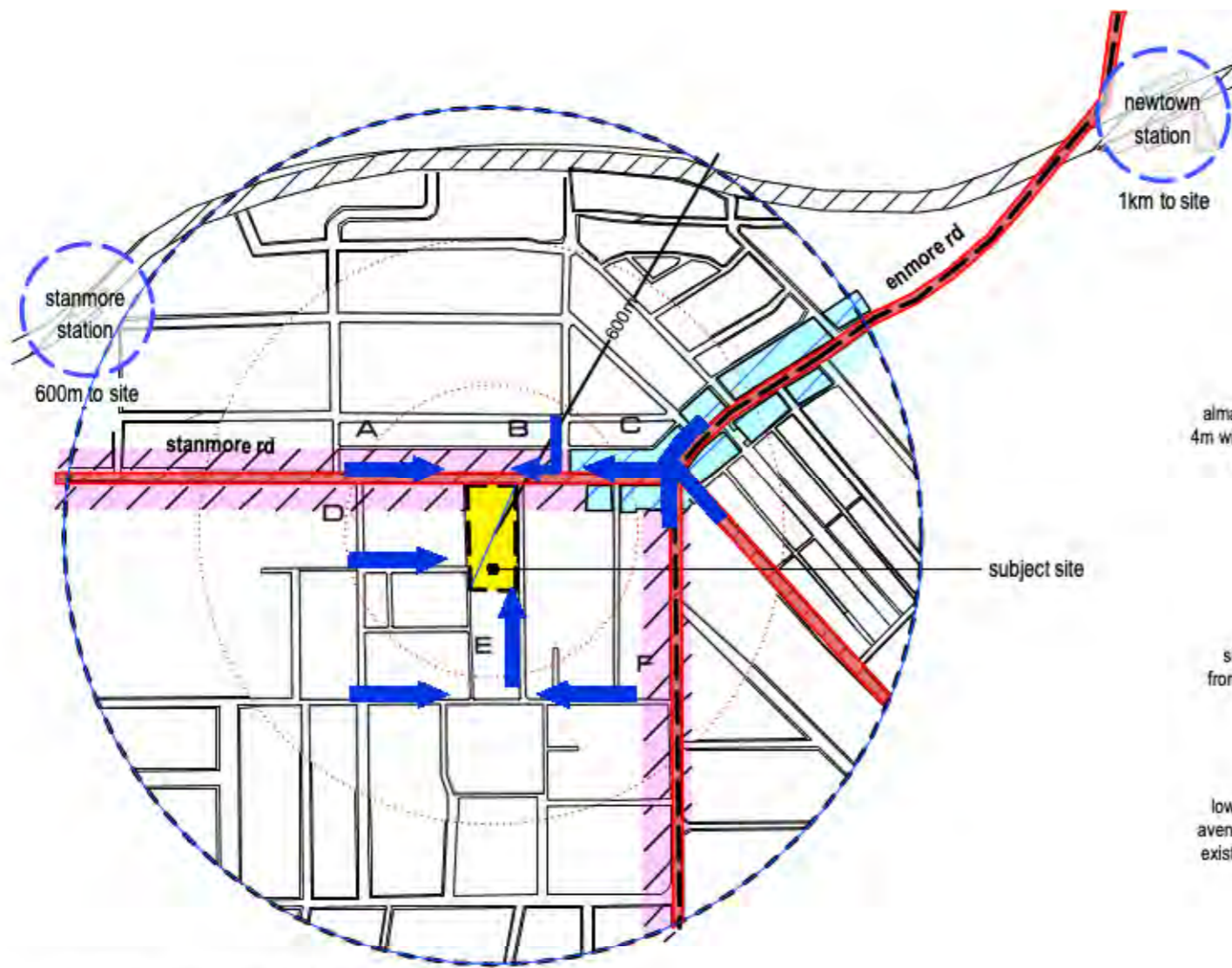
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SITE APPROACH - TRAFFIC

- commercial corridor based on B1 + B2 zoning
- main roads
- potential infill of commercial corridor
- major bus roads

A	B	C	D	E	F
stanmore road	liberty street	stanmore / enmore / edgeware road	harrington street	tupper street	newington road
traffic travelling east along Stanmore Road difficult to turn right to access site	traffic turning to Stanmore Road from Liberty Street left turn from Stanmore Road into Tupper Street & Alma Avenue	junction of 3 major roads access to site from Stanmore Road	connects to Alma Avenue at south western corner of site	connects to Stanmore Road and Newington Road	connects to Enmore Road

CIRCULATION - PEDESTRIAN + TRAFFIC

- heavily trafficked footpaths
- low traffic footpaths
- heavy traffic vehicular circulation
- low traffic vehicular circulation
- existing site area used as carparking

COMMENT

- site access available from several directions & major roads including Enmore Road and Stanmore Road.
- site approach + circulation constrained by narrowness of alma avenue + lack of cross site access between Alma Avenue + Tupper Street.
- alma avenue is currently a 4m wide street. one way street there is an opportunity to upgrade alma avenue and improve circulation around and across the site between stanmore road and harrington street

source : kennedy associates architects

APPROACH / CIRCULATION

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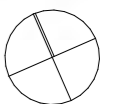
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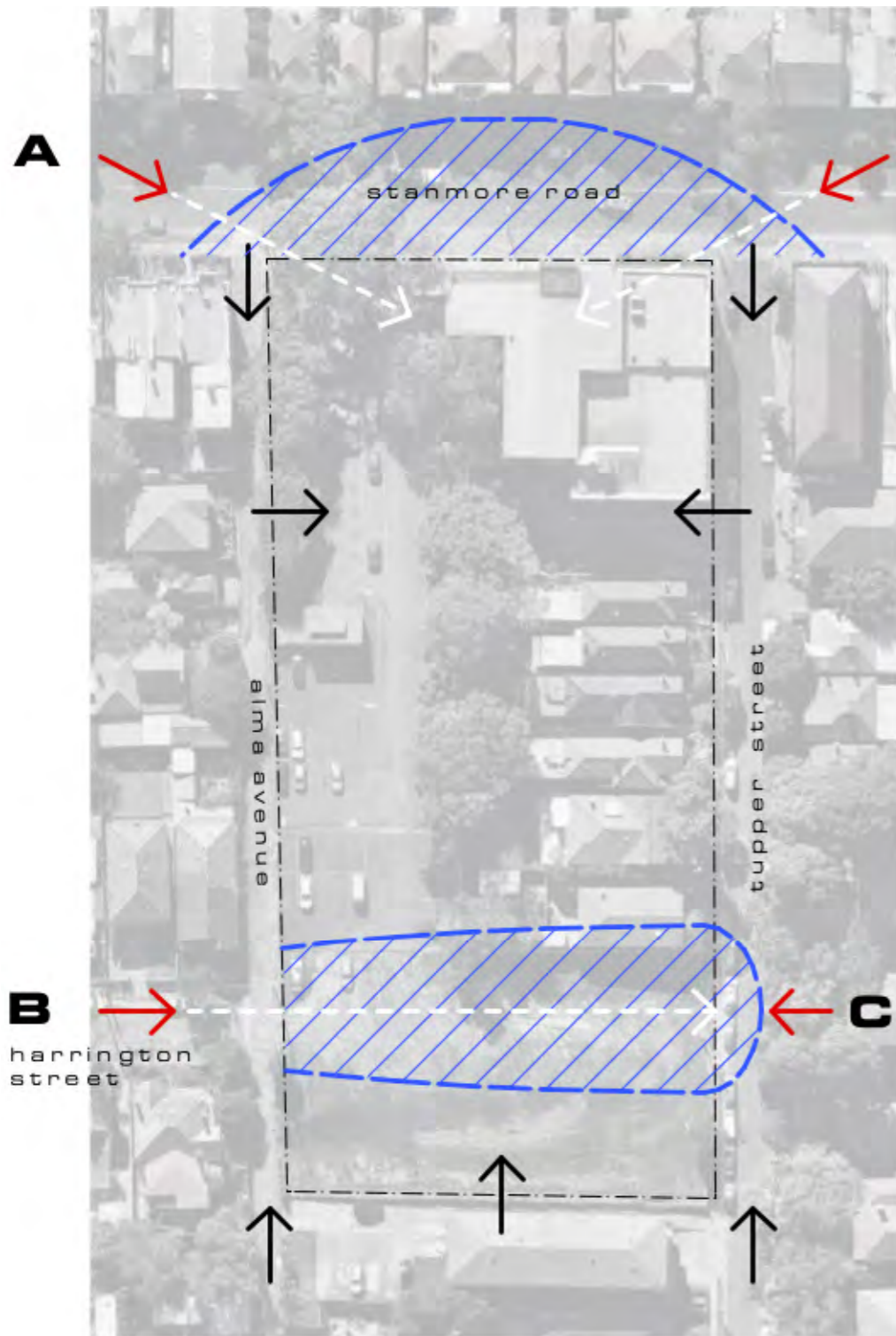
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scale 1:2000



SITE VIEWS

source : kennedy associates architects



A - from stanmore road facing east



A - from stanmore road facing west



B - from harrington street



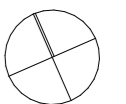
C - from tupper street

COMMENT

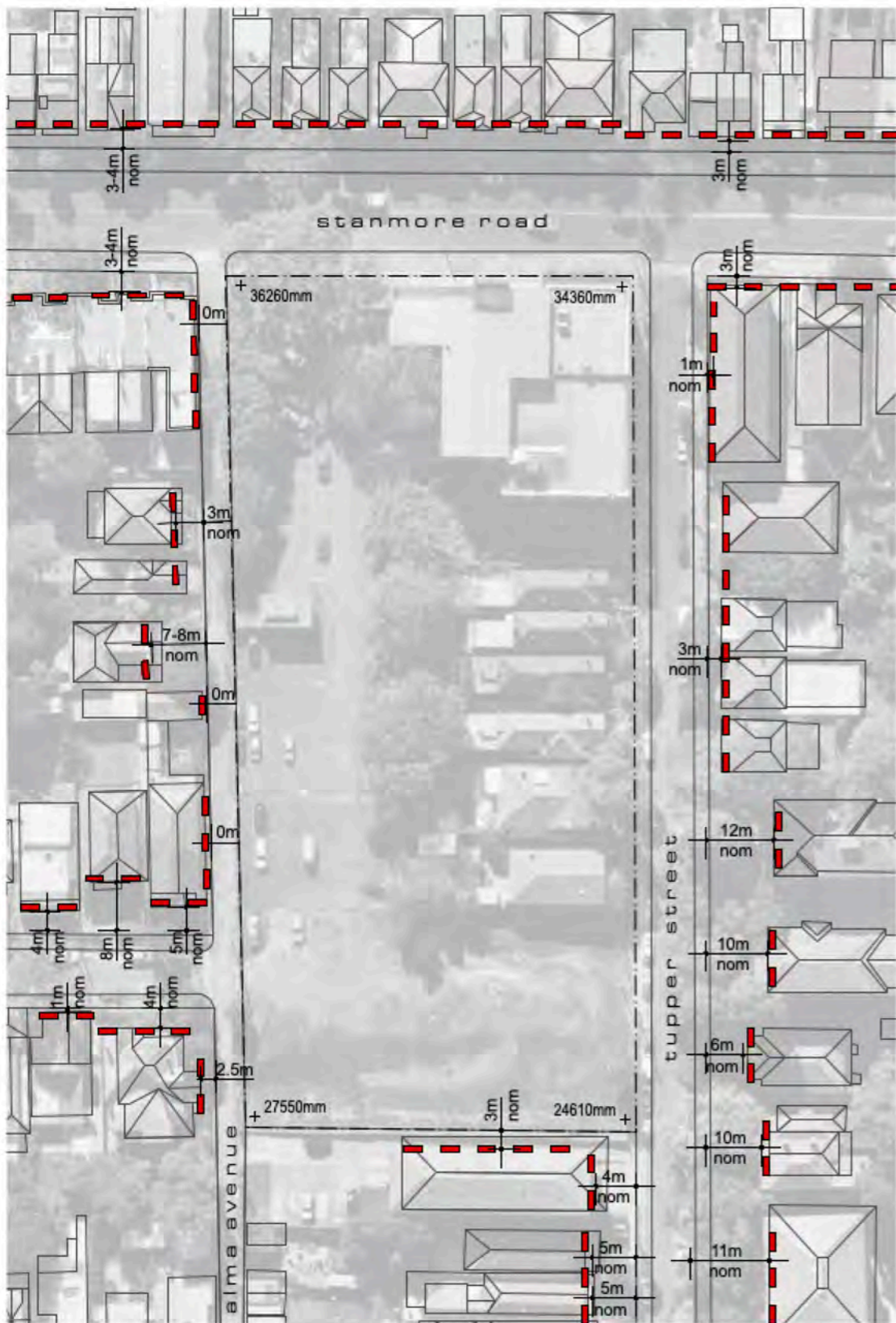
- due to context - street pattern, site falls, street width + intensity of development. site has low visibility generally
- key view points are:
 - A** - stanmore road looking towards site when traveling along stanmore road
 - B** - harrington street looking towards + across site from harrington street
- existing views into site from tupper street and alma avenue are primarily a function of the fact that the site is currently primarily undeveloped + vacant land
- opportunity to provide vista from harrington street to tupper street

VIEWS AND VISIBILITY

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



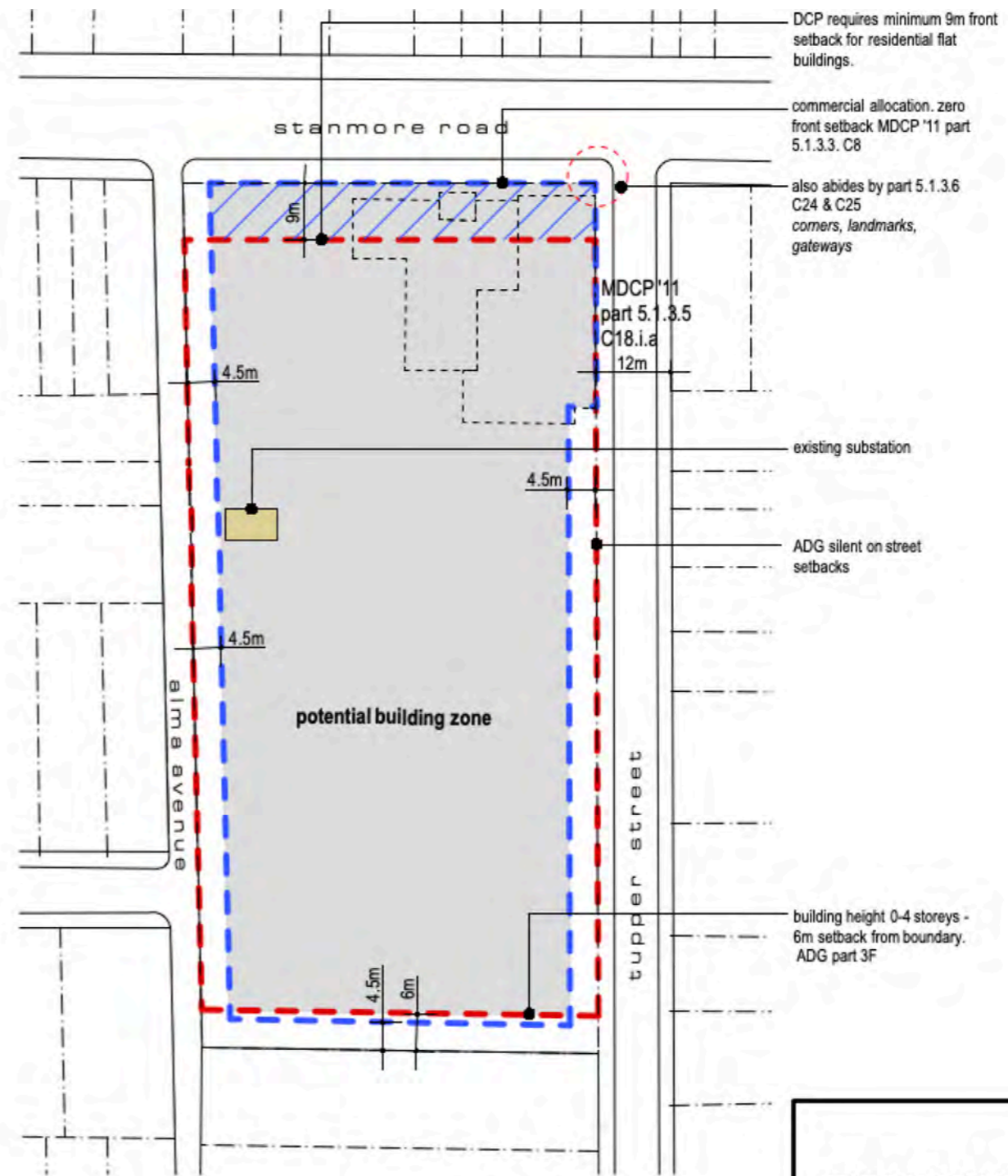
scale 1:1000



SETBACKS - EXISTING

— neighbouring setbacks

source : kennedy associates architects

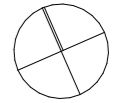


SETBACKS - LEP / ADG

- potential building zone
- existing substation
- marrickville council DCP 2011 setback controls
- apartment design guide 2015 setback controls

COMMENT

- existing setbacks vary considerably in both Tupper Street and Alma Avenue from zero to approximately 12m
- setbacks do not fully match LEP
- corner buildings tend to have zero side setback

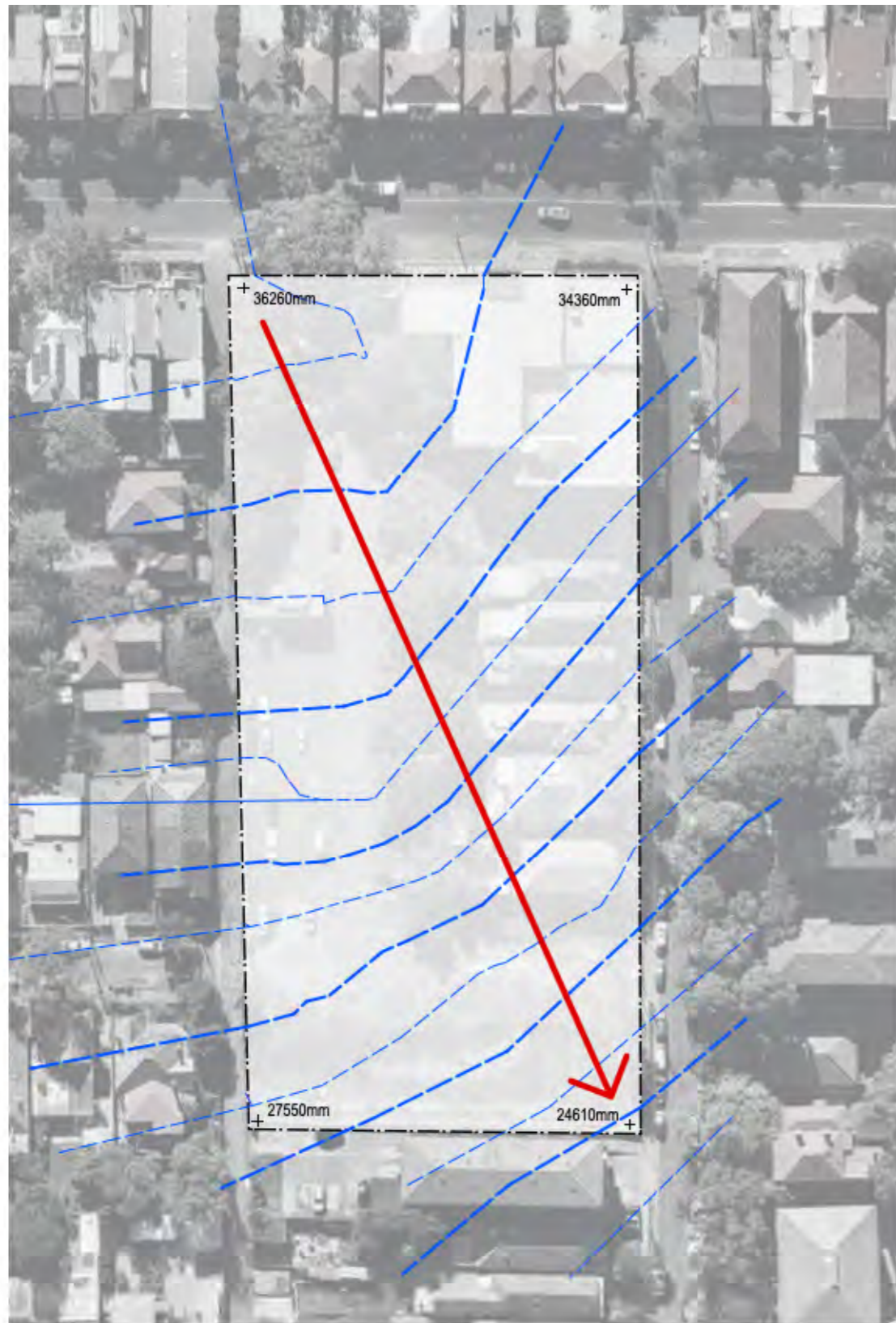


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SETBACKS

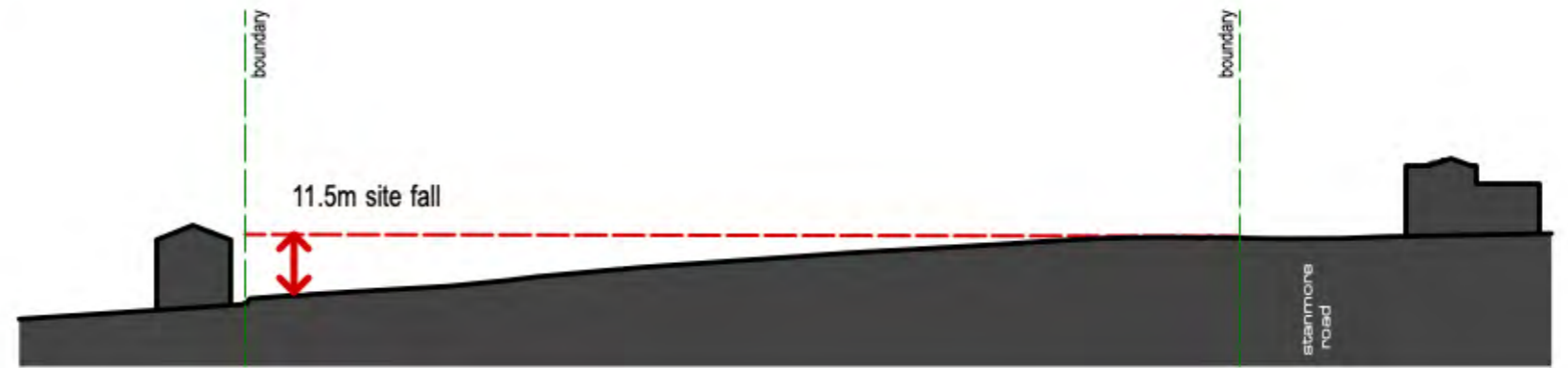
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plan - site falls

source : kennedy associates architects



COMMENT

- the site has a substantial site fall of 11.5m across the length of the site
- the site falls diagonally across the site from northern corner to the southern corner

TOPOGRAPHY

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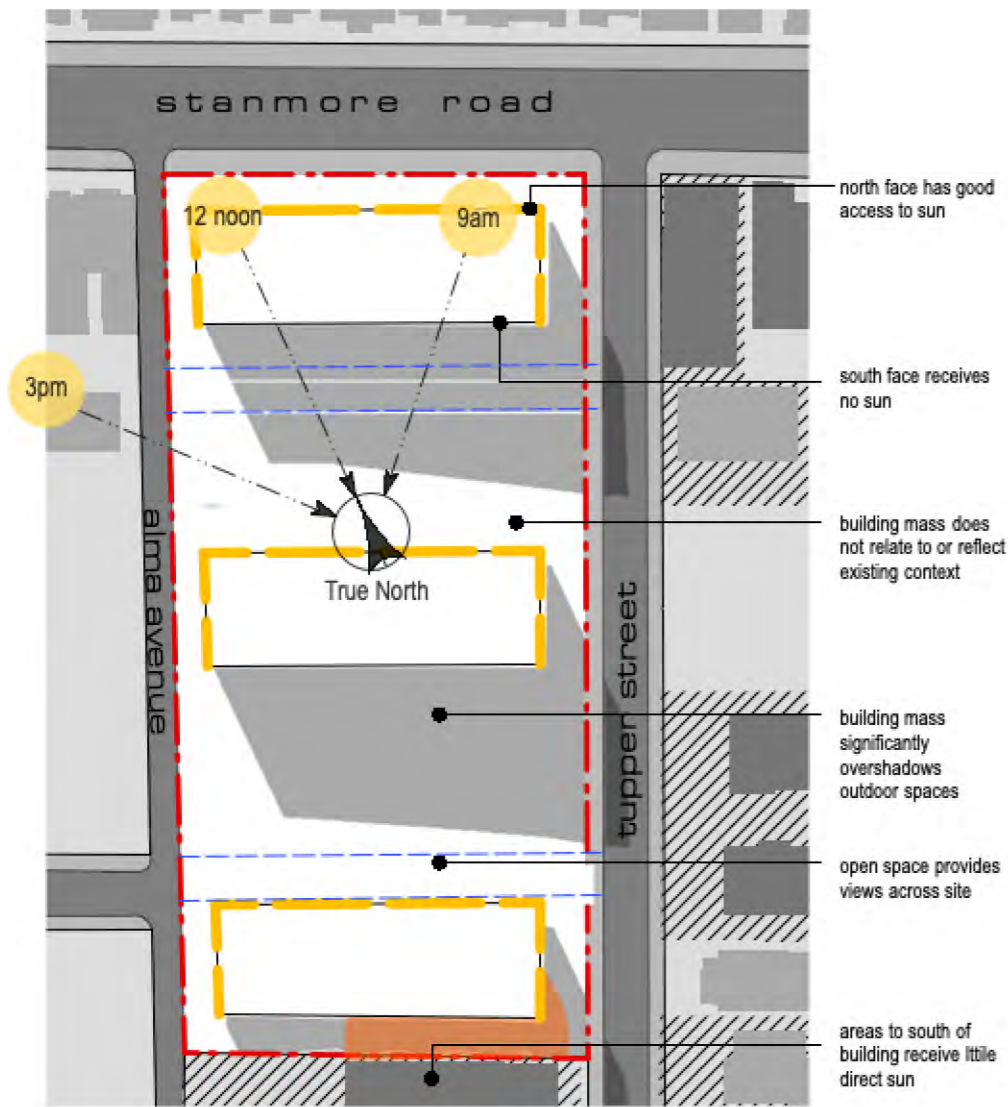
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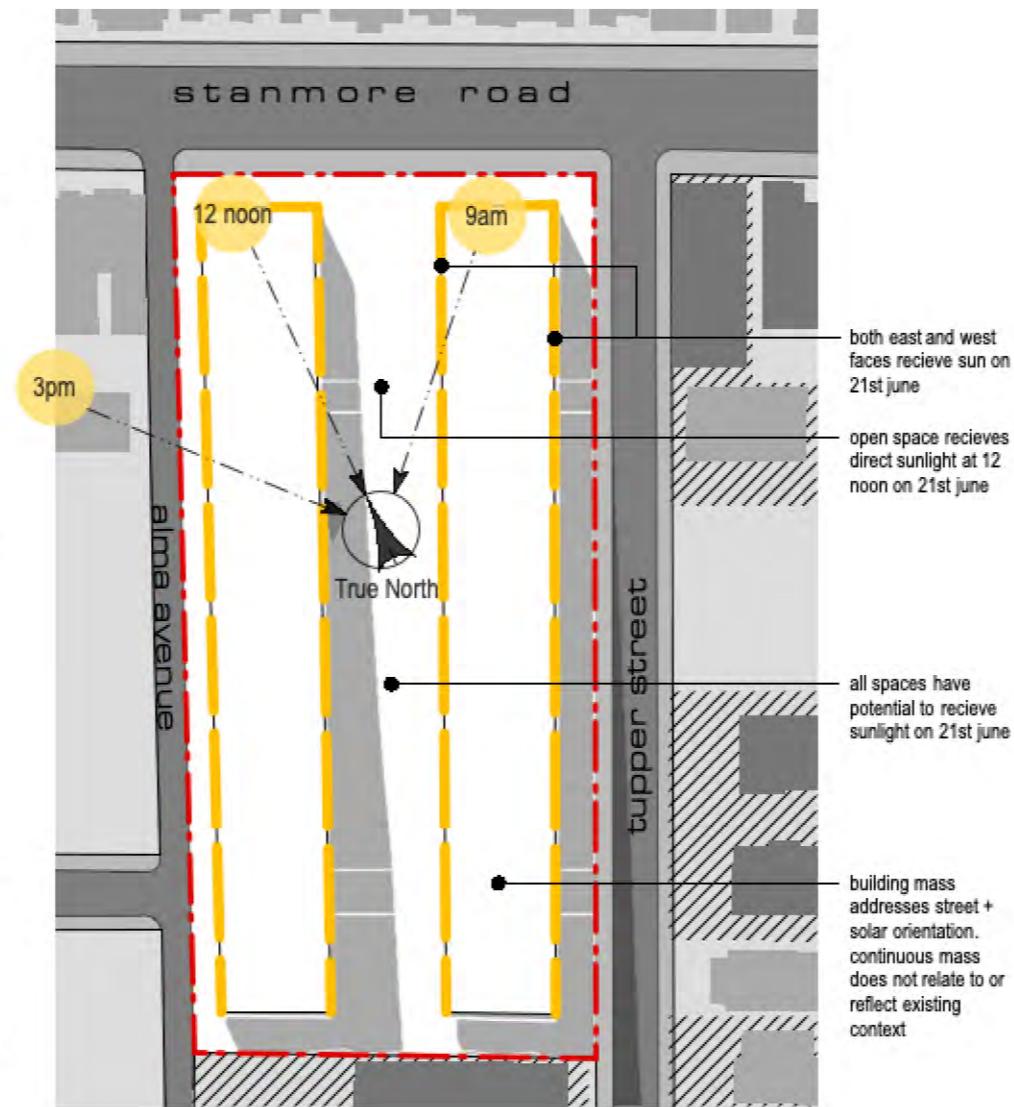
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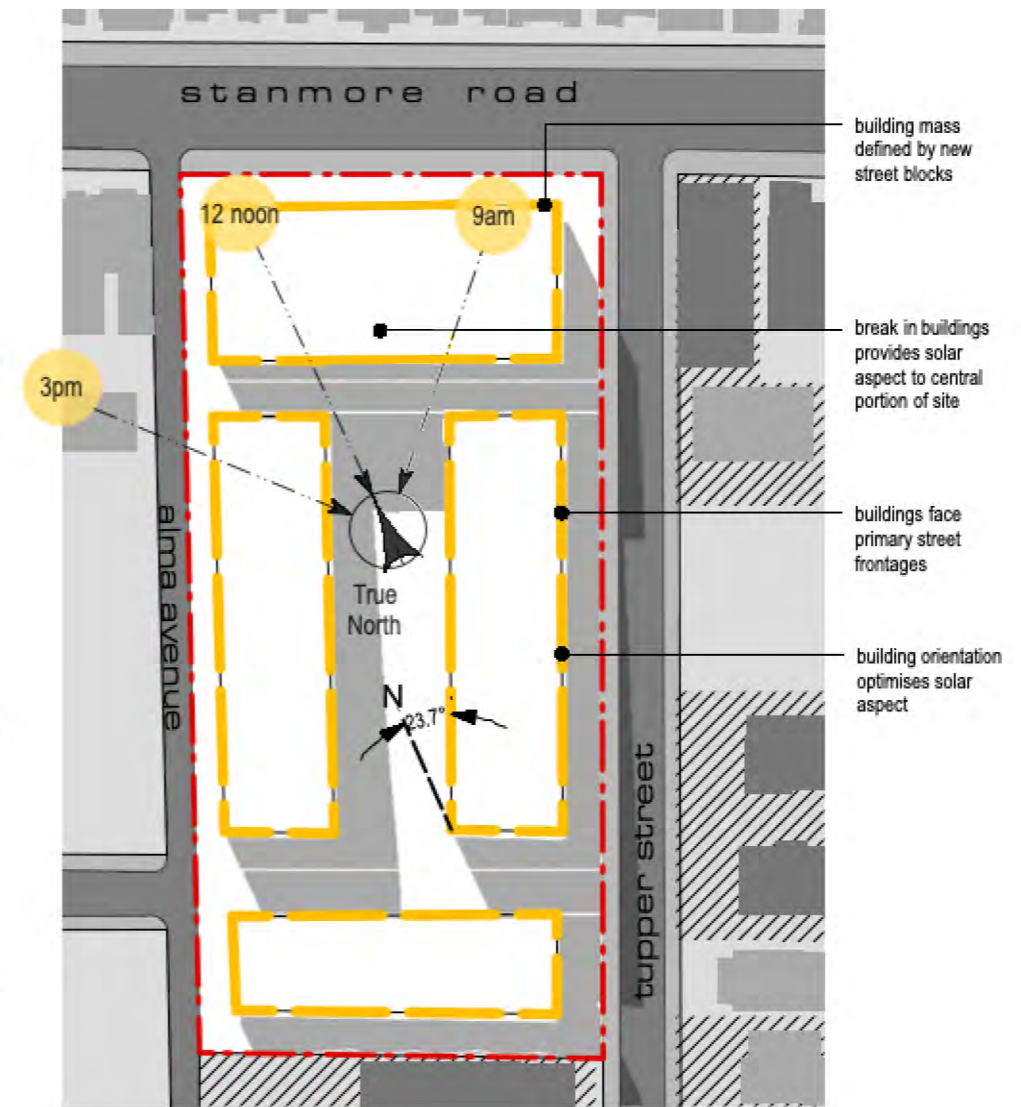
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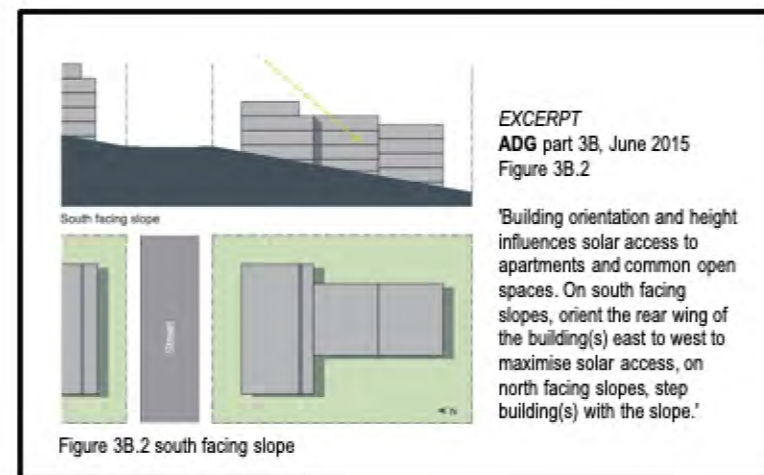
A - NORTH SOUTH ORIENTATION



B - EAST WEST ORIENTATION



C - HYBRID

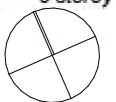


COMMENT

- east west orientation delivers preferable building orientation for both streetscape and building performance
- hybrid model achieves benefits of both north south and east west orientations

source : kennedy associates architects

shadows shown at 12pm, 21st june. 6 storey mass



scale 1:1200

SOLAR ACCESS

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PROPOSAL

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PP 300



VIEW FROM COMMUNAL OPEN SPACE (ARTISTIC REPRESENTATION OF POTENTIAL CONCEPT DESIGN)

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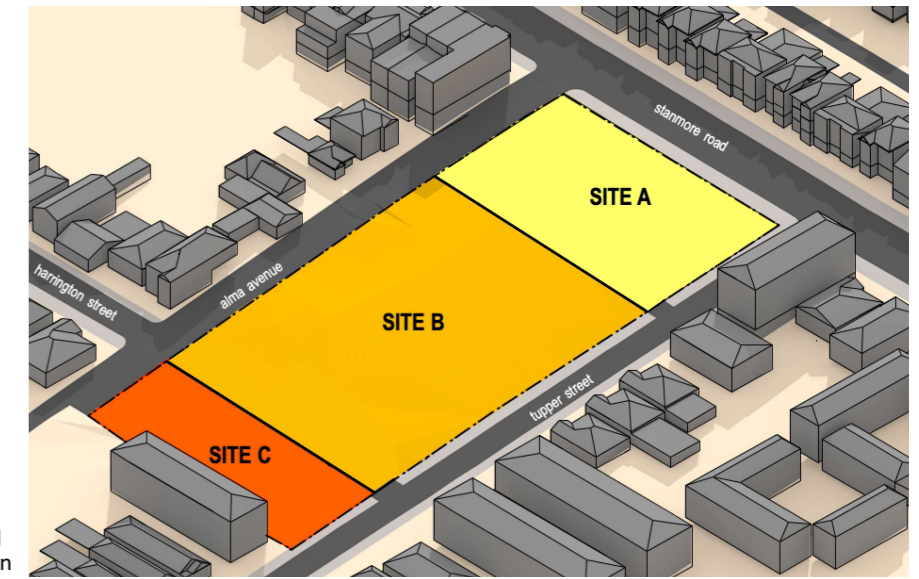
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ACN: 603 389 288

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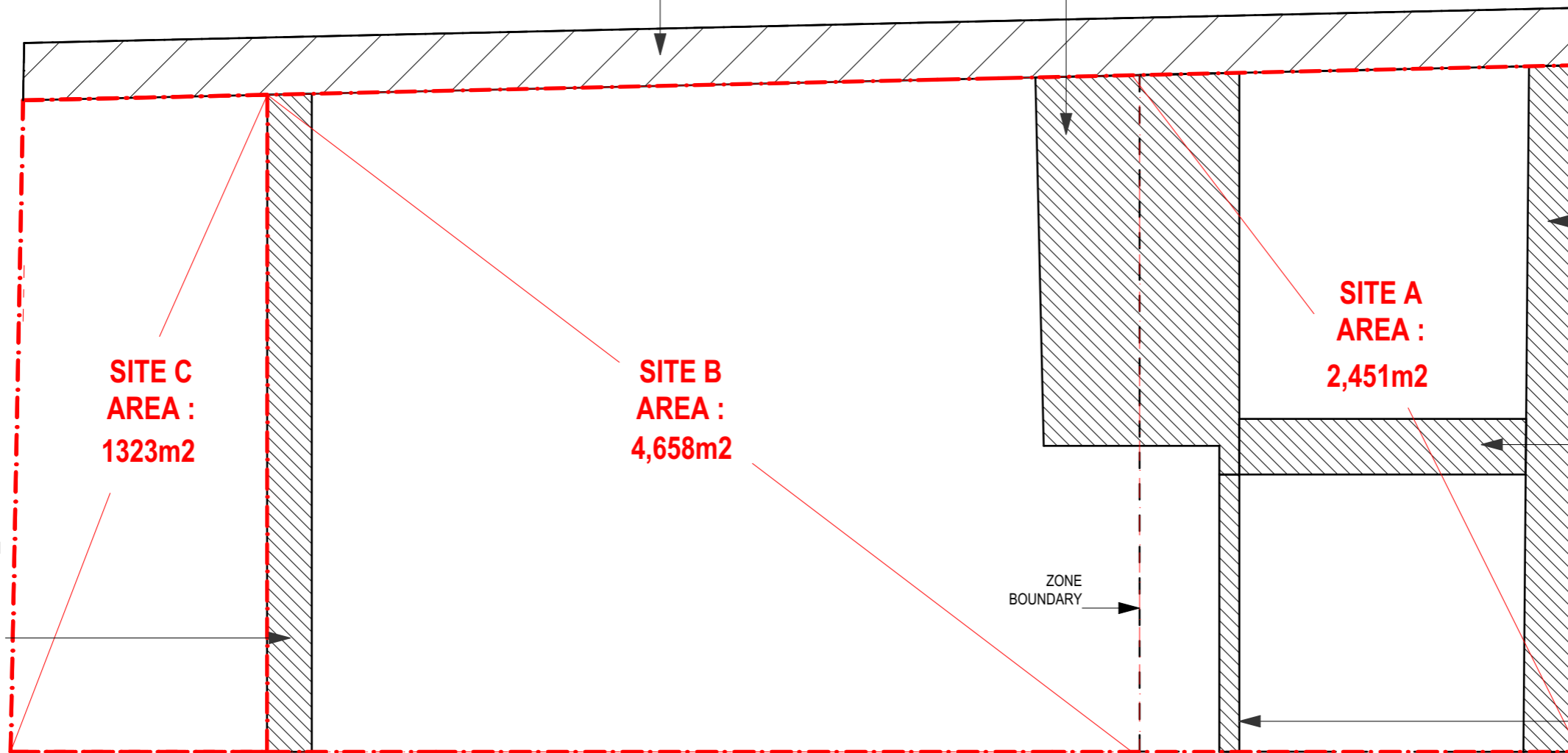
MARCH 2022

REV E



A **ROAD WIDENING**
5m wide strip to be transferred to Council
Alma Street Road Widening
Roadworks by Proponent
697 m²

B **COMMON OPEN SPACE**
Adjacent to Alma St.
Landscaping, children's playground, public seating
Easement to benefit Council
Positive Covenant to maintain
603m²



C **'PLATEIA' PUBLIC PLAZA**
Adjacent to Stanmore Road
Finished with suitable paving and lighting
Easement to benefit Council
Positive Covenant to maintain
308m²

D **PEDESTRIAN THROUGH SITE LINK**
From Stanmore Road to Alma St and Tupper St
Easement to benefit Council
Positive Covenant to maintain
128m²

D **PEDESTRIAN THROUGH SITE LINK**
Between Alma St and Tupper St
Finished with suitable paving and lighting
Easement to benefit Council
Positive Covenant to maintain
44m²

E **SHAREWAY & THROUGH SITE LINK**
Between Alma St and Tupper St
Finished with suitable paving and traffic calming devices, landscaping and lighting
Easement to benefit Council
Positive Covenant to maintain
237m²

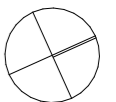
SITE A-B
AREA :
7,109 m²

SITE C
AREA :
1323m²

SITE B
AREA :
4,658m²

SITE A
AREA :
2,451m²

ZONE BOUNDARY



scale 1:500

SITE AREAS AND EASEMENTS

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

PA STUDIO LEVEL 2 20 YOUNG ST NEUTRAL BAY, NSW 2089

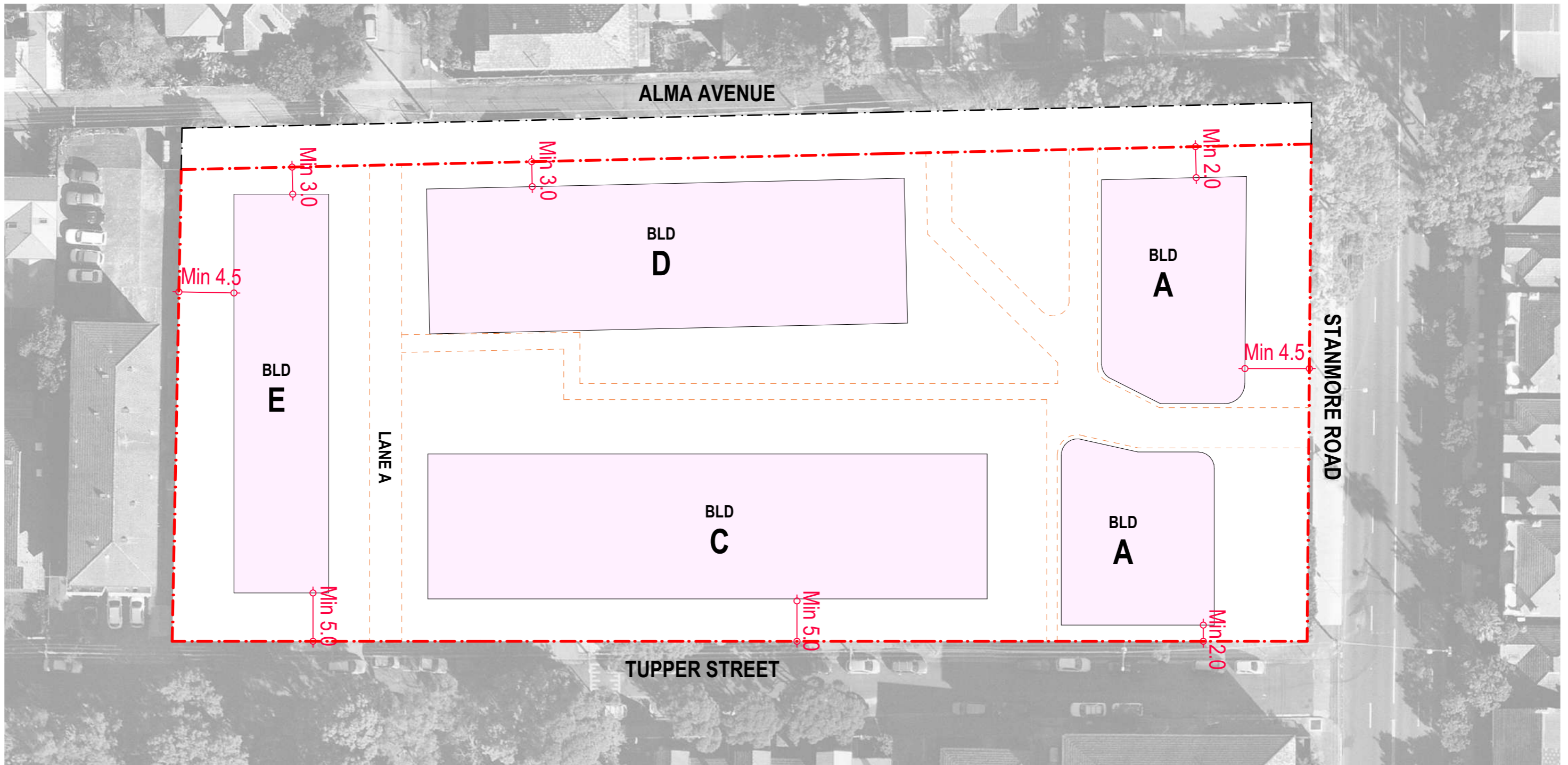
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E

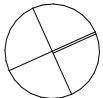


SETBACKS

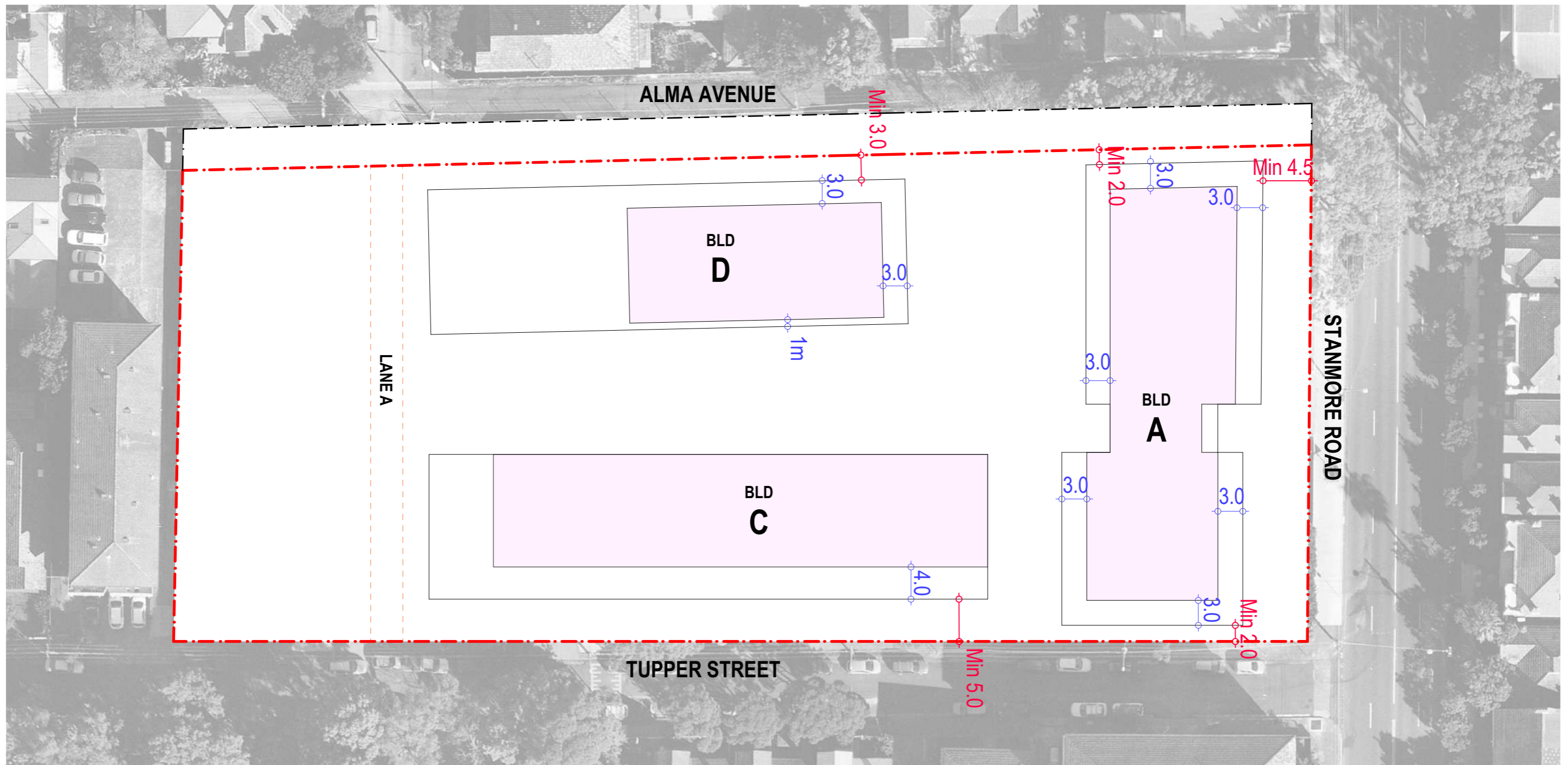
NAME	FRONTAGE	SETBACK
SITE A & B	STANMORE ROAD	MIN 4.5M
	TUPPER STREET	2.0 - 5.0 M
	ALMA AVENUE	2.0 - 3.0 M
(note : existing building has 0m setback)		
SITE C	REAR	4.5 M
	TUPPER STREET	5.0 M
	ALMA AVENUE	3.0 M

SETBACKS - STREET LEVEL

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



scale 1:500

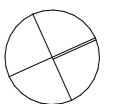


SETBACKS

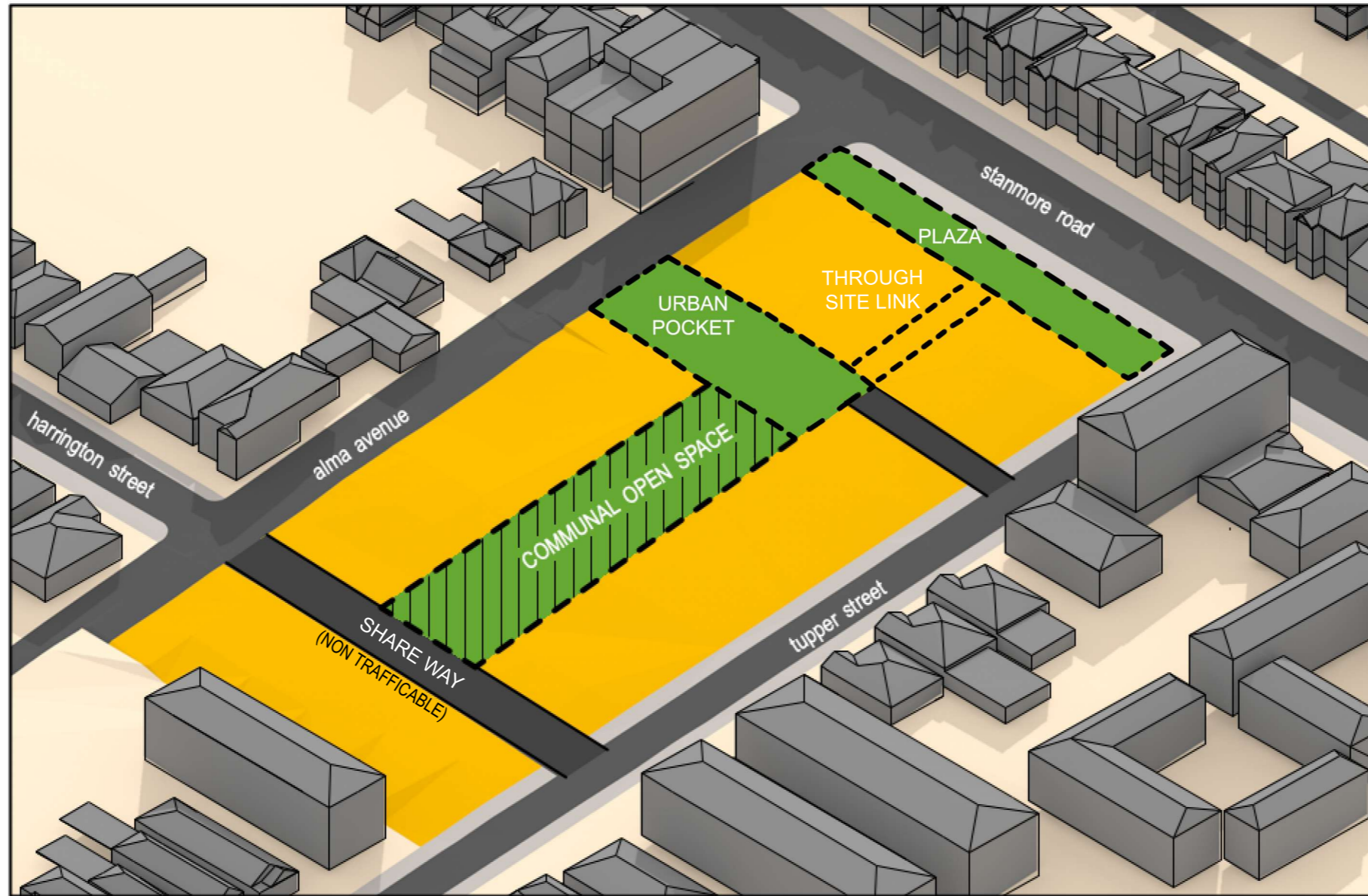
NAME	ADDITIONAL SETBACK	FRONTAGE
SITE A & B		
BUILDING A	3.0 M	ON ALL SIDES
BUILDING C	3.0 M MORE THAN 3.0 M	TUPPER STREET LANE A
BUILDING D	3.0 M MORE THAN 3.0 m MORE THAN 3.0 m	ALMA AVENUE LANE A BUILDING A SIDE

SETBACKS - UPPER LEVEL

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



scale 1:500

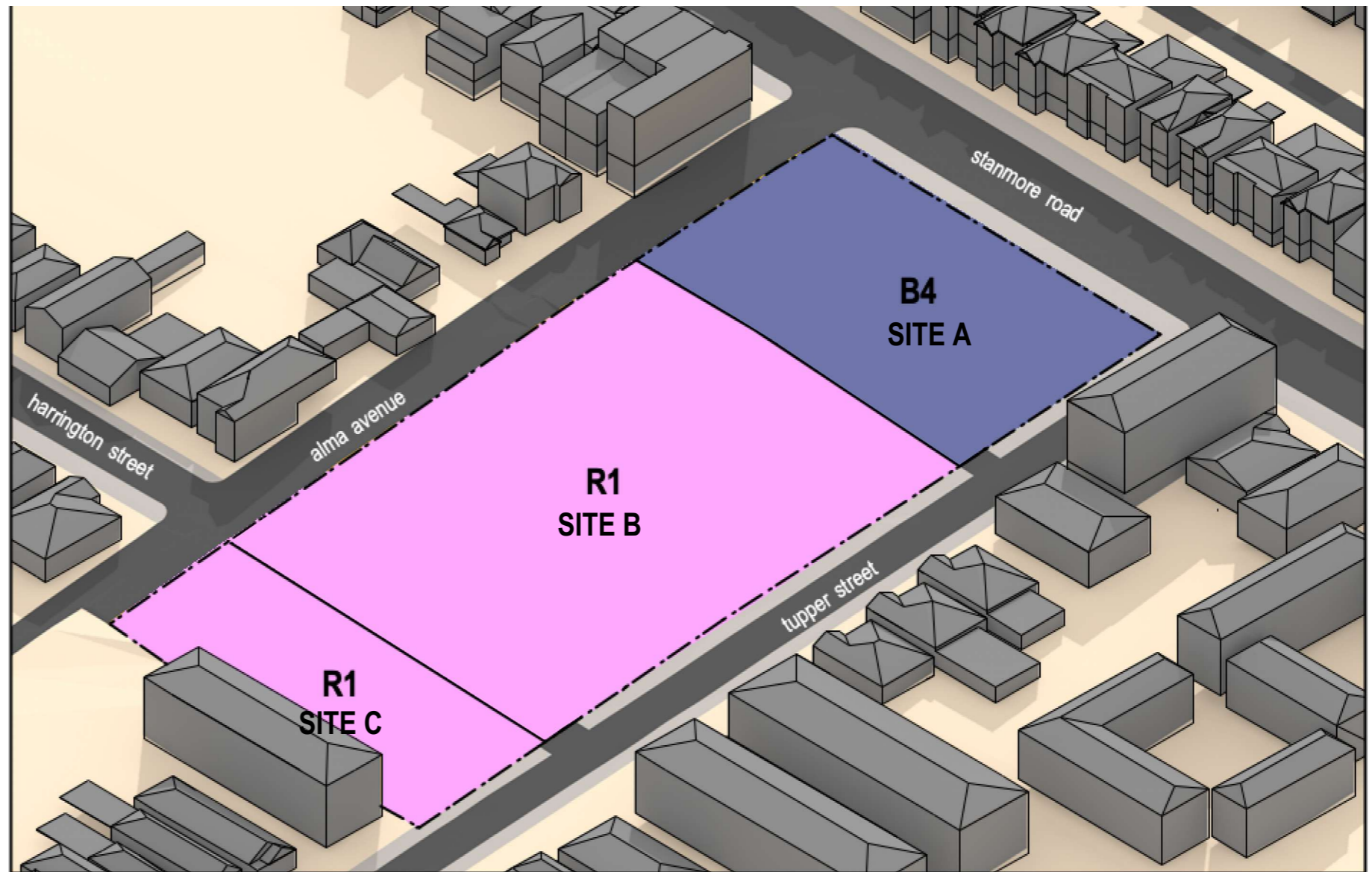
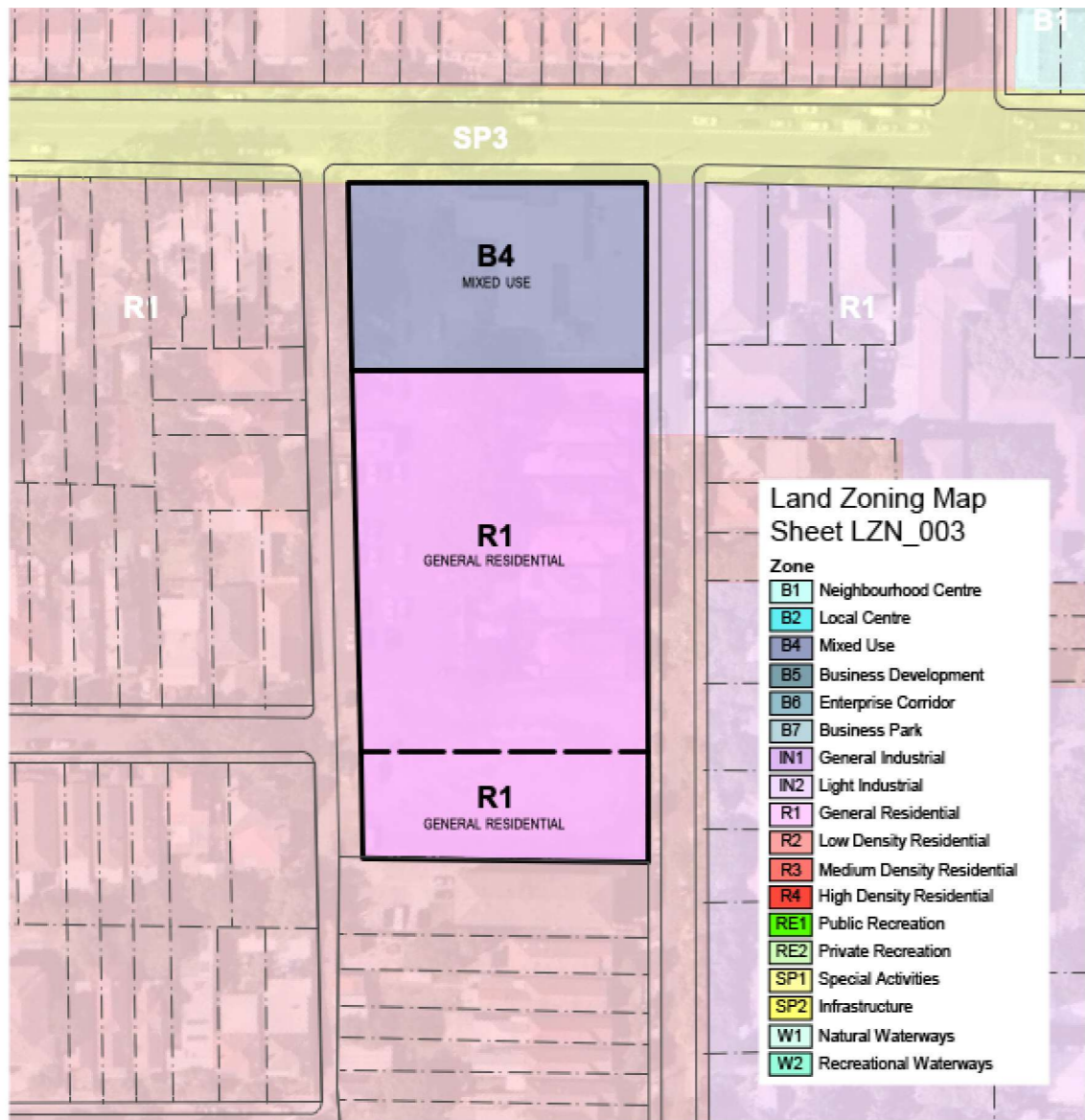


OPEN SPACE

name	location	area (m ²)
PUBLIC PLAZA	stanmore road level	450
COMMUNAL OPEN SPACE	podium level	685
URBAN POCKET	podium level	603

OPEN SPACE

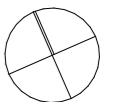
URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



source : kennedy associates architects

ZONING

location	zoning	proposed use
SITE A	B4 - mixed use <i>note: Site A to be included on MLEP schedule 1 with additional permitted use of a 'residential flat building' as part of a mixed use development</i>	BLD A registered club (ground + first floors) residential apartments above (upper floors) retail / commercial (basement + ground floors)
SITE B	R1 - General Residential	BLD A + B residential flat buildings
SITE C	R1 - General Residential	BLD E townhouses / terrace housings



LEP ZONING

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

PA STUDIO LEVEL 2 20 YOUNG ST NEUTRAL BAY, NSW 2089

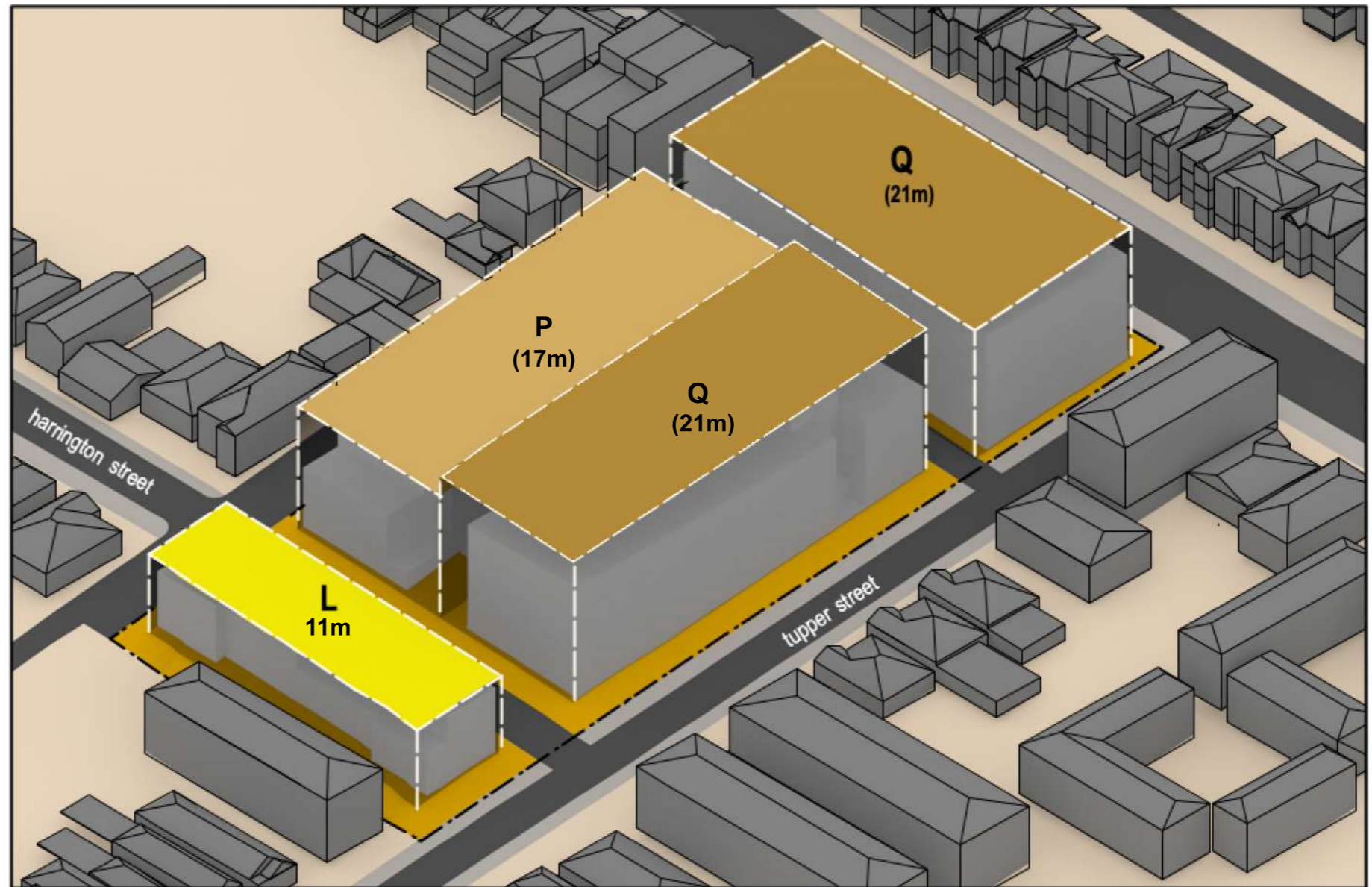
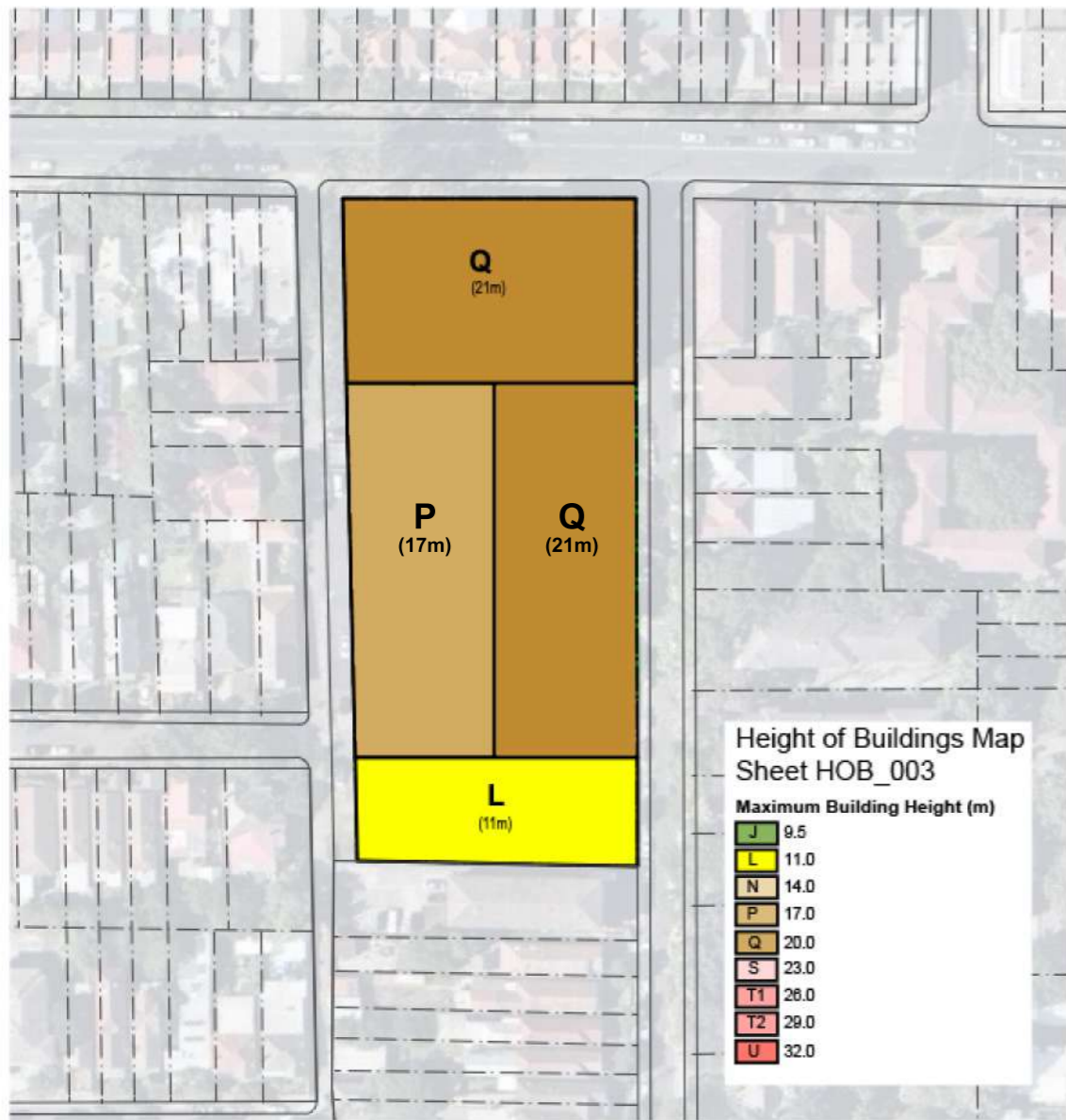
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E



source : Kennedy associates architects

LEP DEFINITION

building height
(or height of building) means:

(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or

(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

LEP HEIGHT OF BUILDING

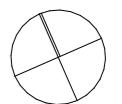
location	maximum building height (m)
SITE A	21m
SITE B	17m eastern portion 21m eastern portion
SITE C	11m

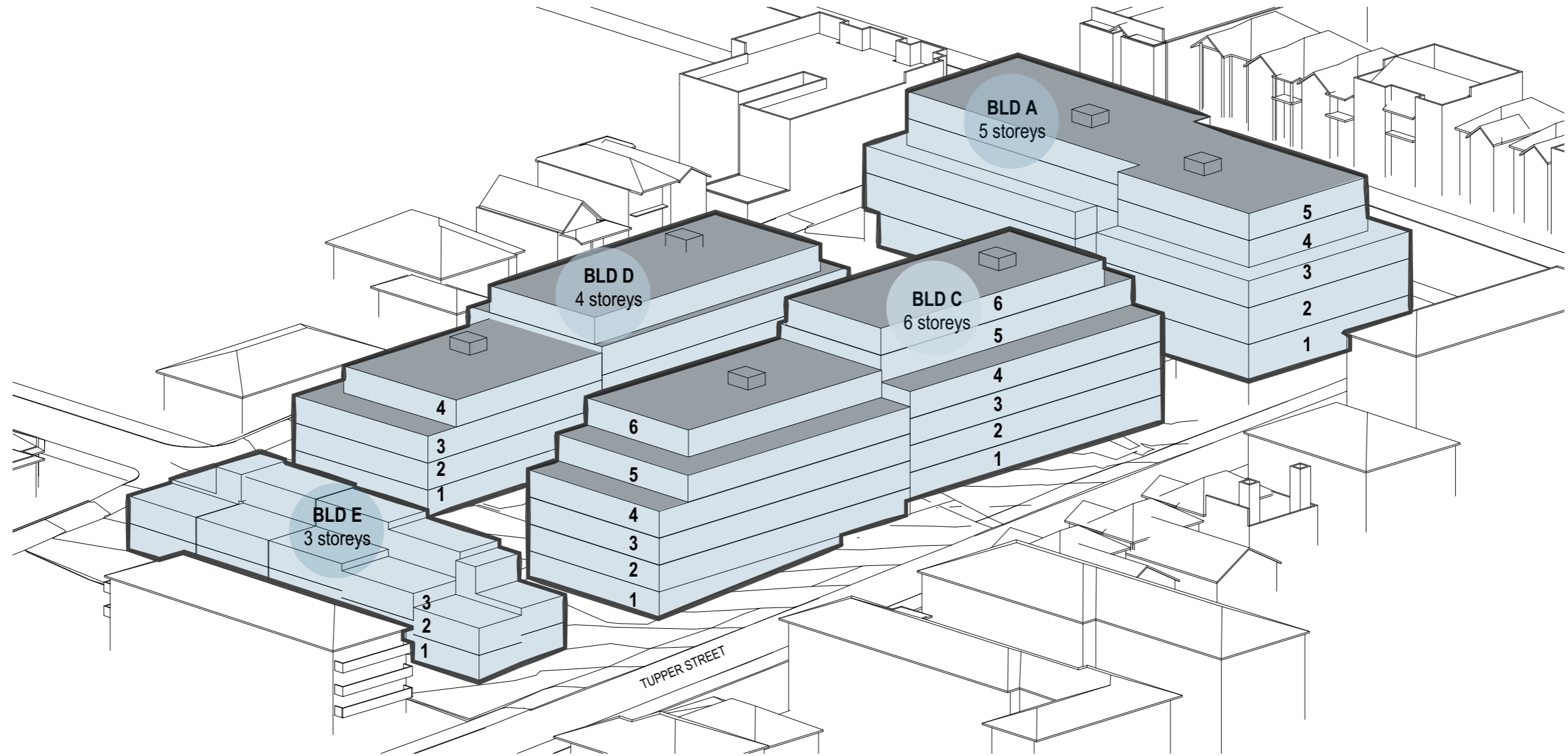
NOTE:

height of building includes lift over runs and structures associated with communal open space and roof terraces

LEP HEIGHT OF BUILDING

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :





BUILDING HEIGHT IN STOREYS

location		no. storeys
SITE A	building A	5 storeys
SITE B	building C	6 storeys
	building D	4 storeys
SITE C	building E	3 storeys

NOTE :
 number of storeys excluded basement carparking including where parts of basement is raised more than 1m above ground level due to site falls.

storeys are counted above ground level for street frontages and above podium level for the interior portion of buildings C+D.

BUILDING HEIGHT - STOREYS

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

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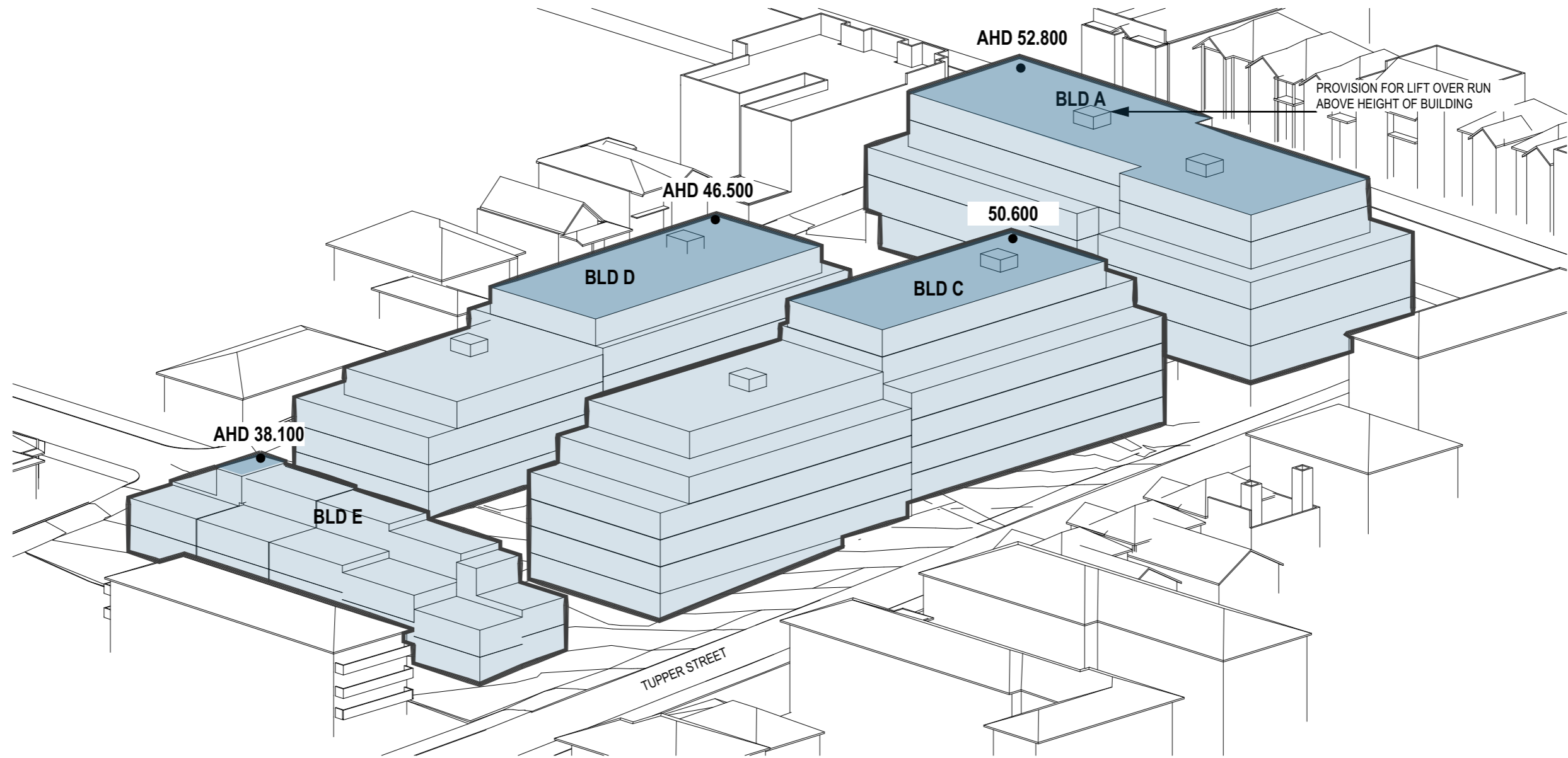
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NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

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BUILDING HEIGHT DATUM (AHD)

location		no. storeys
SITE A	building A	52.800
SITE B	building C	50.600
	building D	46.500
SITE C	building E	38.100

NOTE :
 All AHD's are lower than the previous indicative scheme and the approval as provided by the Airports and Aviation Division dated 23rd December 2020. The AHD's also accommodate Cranes below the 67.6m AHD in the Airports and Aviation approval.

BUILDING HEIGHT - AHD

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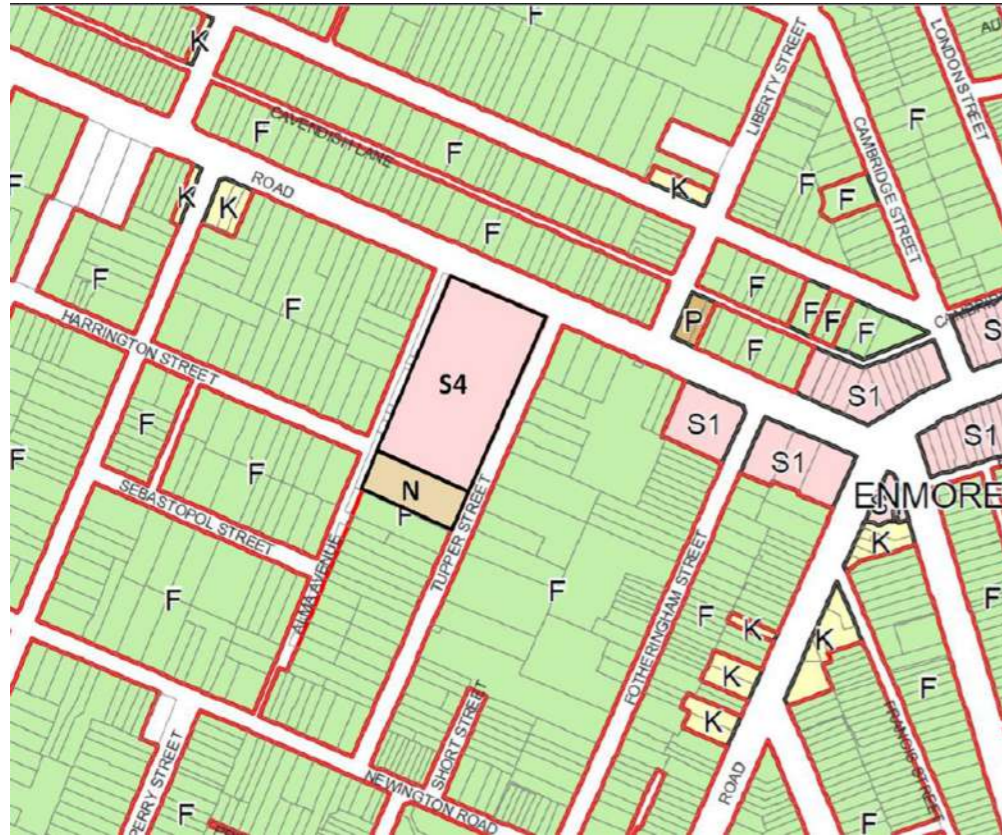
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MARCH 2022

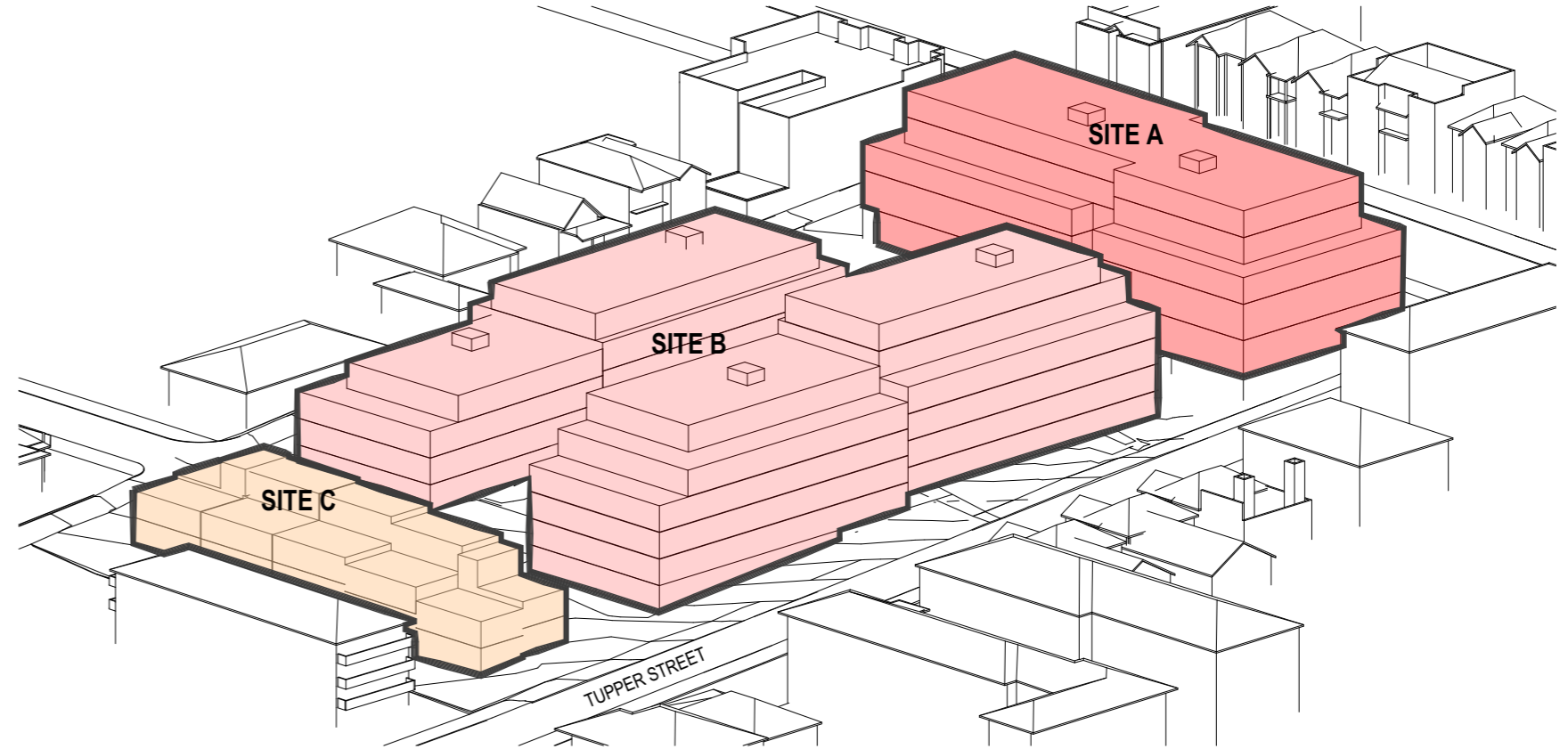
REV E



Proposed Floor Space Ratio map (base source: MLEP 2011)

MAXIMUM FLOOR SPACE RATIO (n:1)

F	0.60	S1	1.50	T6	2.40
H	0.70	S2	1.60	U1	2.50
I	0.75	S3	1.70	U2	2.60
J	0.80	S4	1.75	U3	2.70
K	0.85	S41	1.78	U4	2.80
L	0.90	S5	1.80	V1	3.00
M	0.95	S6	1.85	V2	3.10
N	1.00	S7	1.90	V3	3.30
O	1.10	T1	2.00	V4	3.40
P	1.20	T2	2.05	W1	3.50
Q	1.30	T3	2.10	W2	3.70
R	1.40	T4	2.20		Refer to clause 4.4
		T5	2.30		



SITE	SITE SQM	ANTICIPATED GFA	PROPOSED FSR
SITE A	2,451 SQM	12,450 SQM	1.75:1
SITE B	4,658 SQM		
SITE C	1,323 SQM	1,323 SQM	1.00:1
ALMA AV	697 SQM	N/A	N/A
A+B	7,109 SQM	12,450 SQM	1.75:1
A+B+C	8,432 SQM	13,773 SQM	1.63:1
A+B+C+ALMA AV	9,129 SQM	13,773 SQM	1.51:1

FSR

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

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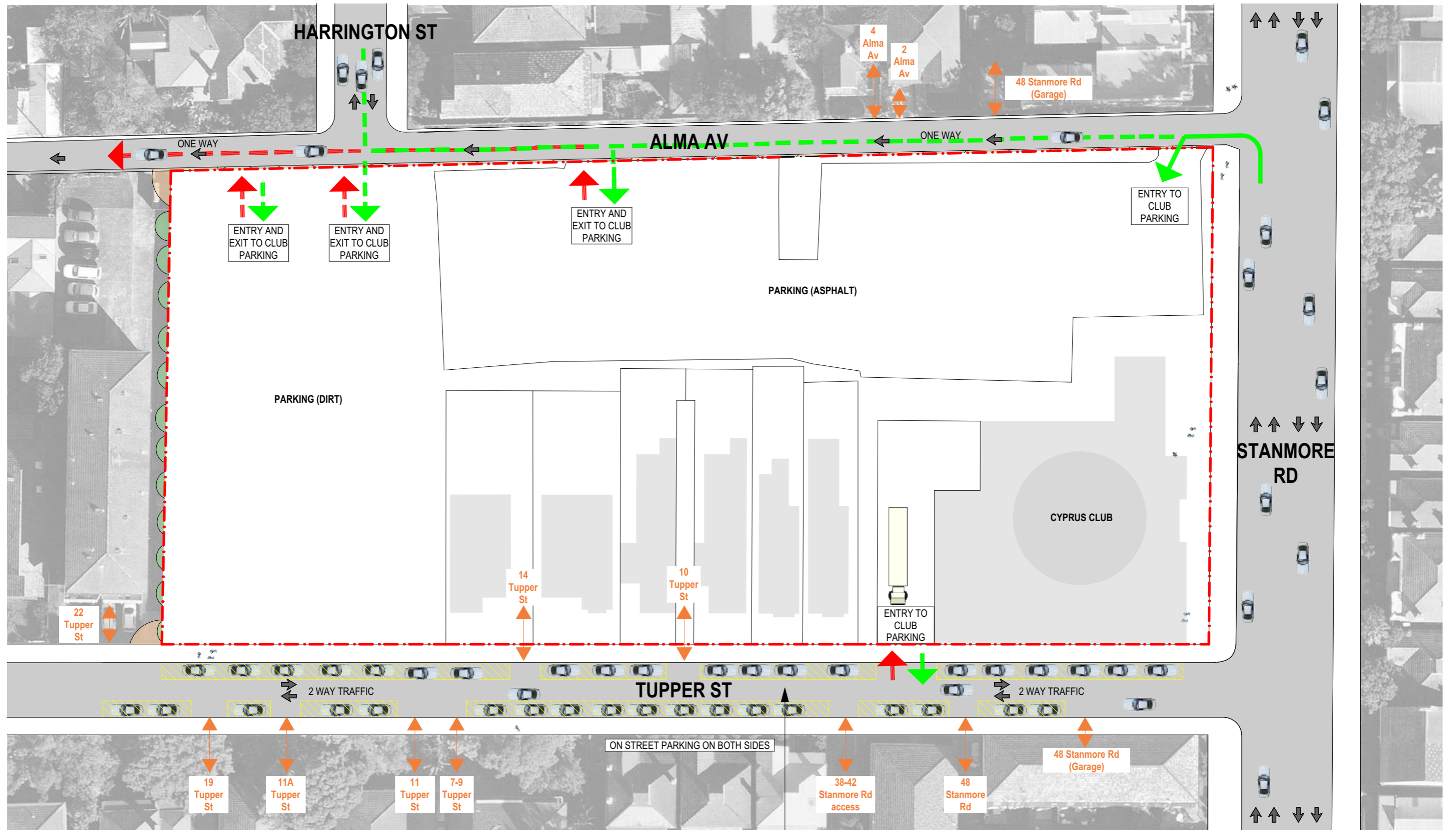
TEL: 8968 1900 FAX: 8968 1999

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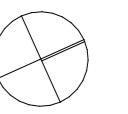
NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

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PRESENTLY, TUPPER STREET IS DESIGNATED AS A TWO-WAY ROAD, HOWEVER TWO VEHICLES CANNOT PASS ONE ANOTHER AND VEHICULAR ACCESS IS DIFFICULT TO ENTRIES TO EXISTING APARTMENT BUILDINGS BECAUSE OF PARKED CARS



scale 1:500



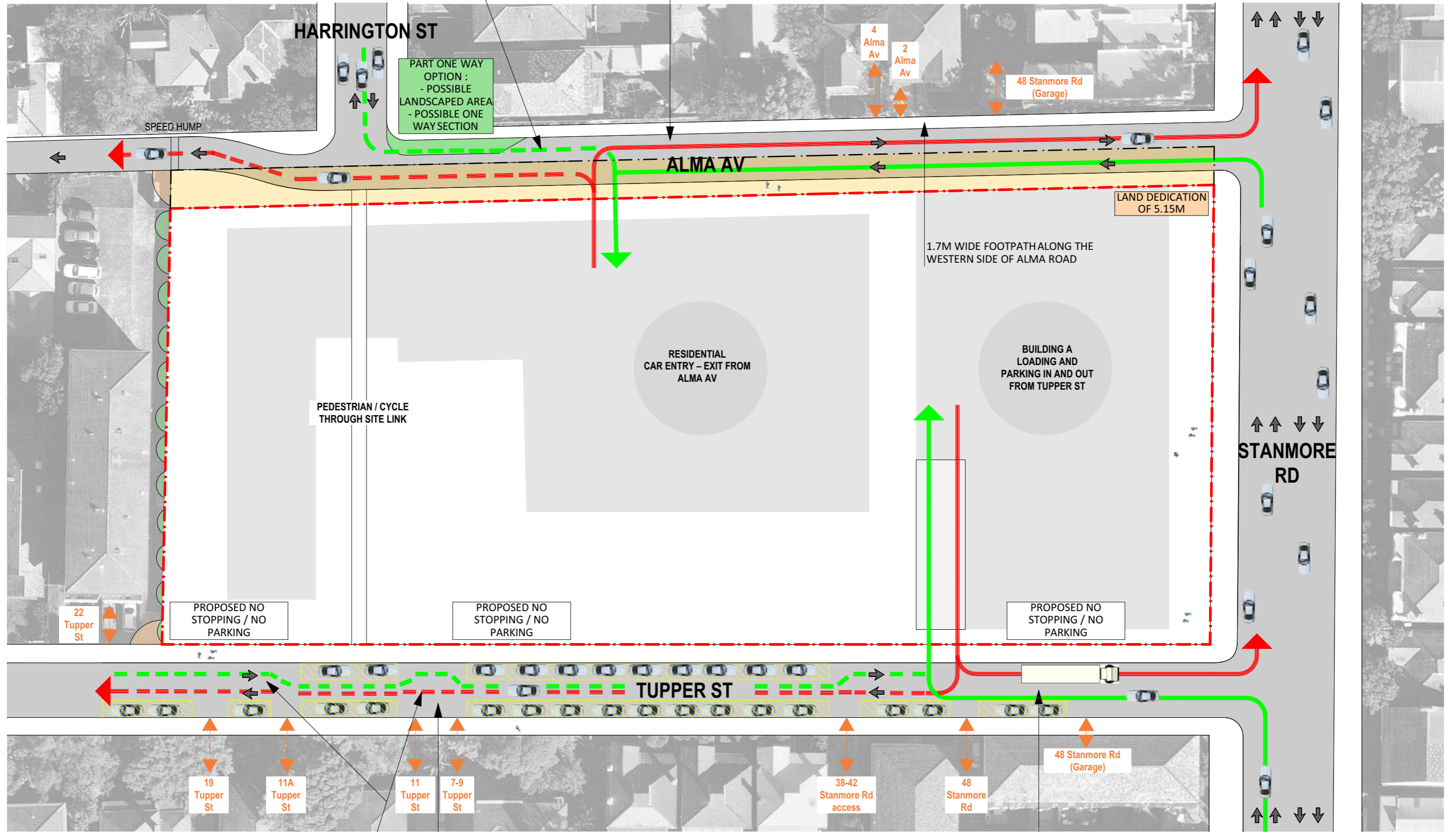
TRAFFIC CIRCULATION EXISTING

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

6.5M WIDE ROAD CARRIAGEWAY : THE PROPOSED CARRIAGEWAY, BETWEEN STANMORE ROAD AND HARRINGTON STREET, WILL BE WIDE ENOUGH TO ACCOMMODATE TWO LANES AND TWO WAY TRAFFIC

EXISTING 4.85M WIDE ROAD RESERVE WILL BE INCREASED TO 10.0M

BY RETAINING THE EXISTING ONE-WAY SOUTHBOUND TRAFFIC FLOW FROM SOUTH OF THE RESIDENTIAL CAR-ENTRY EXIT THE EXISTING TRAFFIC FLOW IN HARRINGTON STREET AND ALMA AVENUE SOUTH OF HARRINGTON STREET WILL ENSURE THERE IS MINIMAL CHANGE TO EXISTING TRAFFIC IN HARRINGTON STREET OR ALMA AVENUE. ALMOST ALL OF THE TRAFFIC FROM THE RESIDENTIAL DEVELOPMENT WILL TRAVEL DIRECTLY TO AND FROM STANMORE ROAD. THE OPTIONS ARE DISCUSSED LATER IN THE TRAFFIC REPORT.



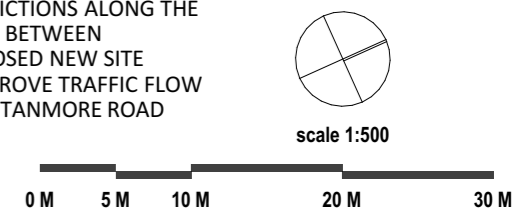
NO STOPPING/NO PARKING RESTRICTIONS OPPOSITE NO.7-9 & NO.11 DRIVEWAYS AND OPPOSITE NO.11A & NO.19'S DRIVEWAYS WILL MAKE IT EASIER FOR THOSE RESIDENTS TO ACCESS THEIR PROPERTIES WHILST ALSO FURTHER IMPROVING TRAFFIC FLOW ALONG TUPPER STREET BY PROVIDING PASSING OPPORTUNITIES FOR LOCAL ROAD USERS

WHILST A NUMBER OF ON-STREET KERBSIDE PARKING SPACES WILL BE REMOVED AS A RESULT OF THE CHANGES, THE PUBLIC BENEFIT IN IMPROVED TRAFFIC FLOW ALONG THE NORTHERN SECTION OF TUPPER STREET WILL OUTWEIGH THE LOSS OF THESE SPACES. CHANGES TO ON-STREET PARKING AND SIGNAGE REQUIRE APPROVAL FROM COUNCIL'S LOCAL TRAFFIC COMMITTEE.

NO STOPPING/NO PARKING RESTRICTIONS ALONG THE WESTERN SIDE OF TUPPER STREET BETWEEN STANMORE ROAD AND THE PROPOSED NEW SITE ACCESS DRIVEWAY. THIS WILL IMPROVE TRAFFIC FLOW AND ELIMINATE QUEUING ONTO STANMORE ROAD

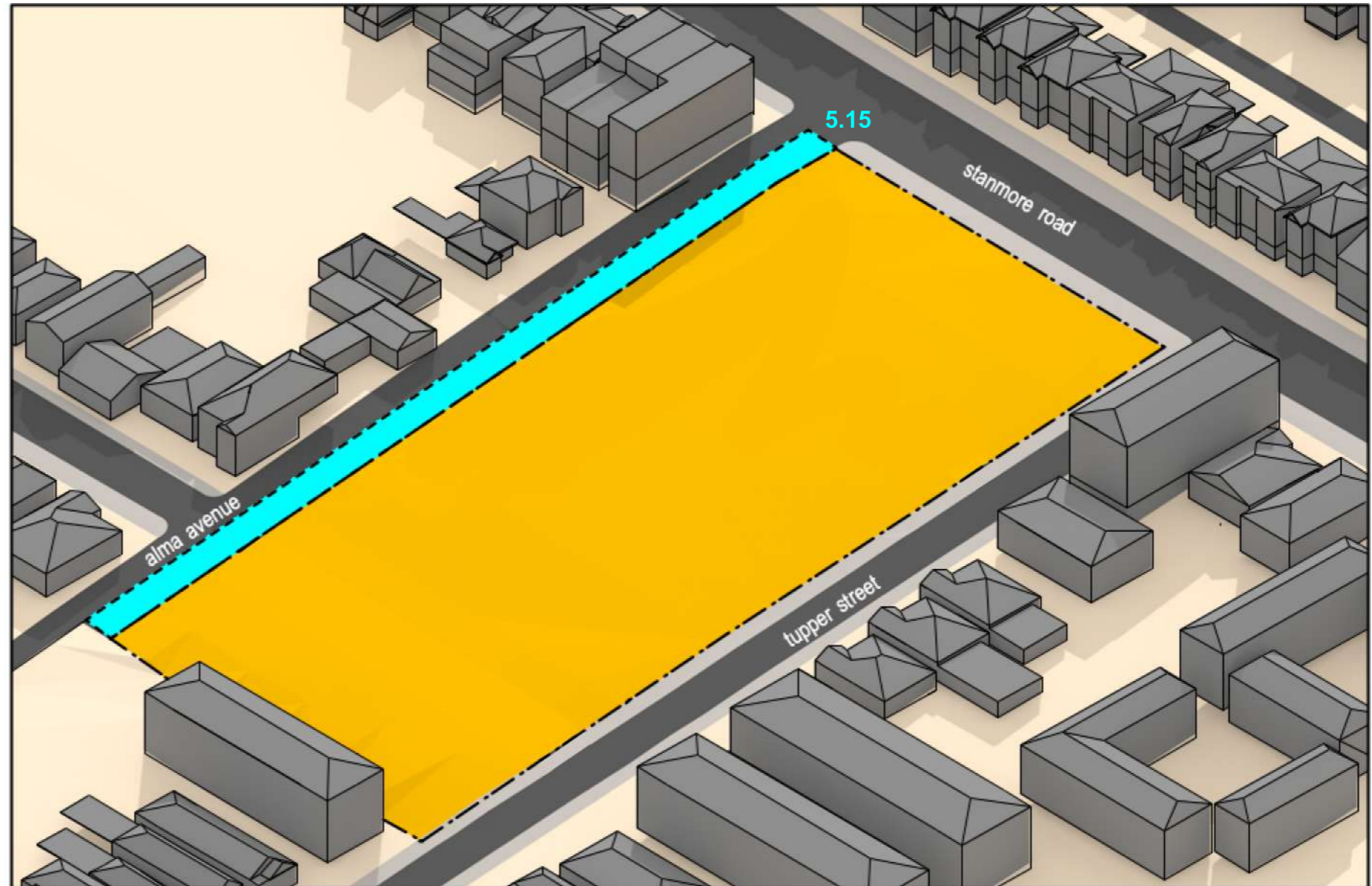
TRAFFIC CIRCULATION PROPOSED

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :





ALMA AVENUE
VIEW FACING NORTH



source : kennedy associates architects
ROAD WIDENING *

location	width	area (m ²)
ALMA AVENUE	5.15m	697

*see diagram PP314 for road widening details

Alma avenue is currently a one-way traffic. By expending it, we will allow a two-way street along our site.

ALMA AVENUE WIDENING

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

PA STUDIO LEVEL 2 20 YOUNG ST NEUTRAL BAY, NSW 2089

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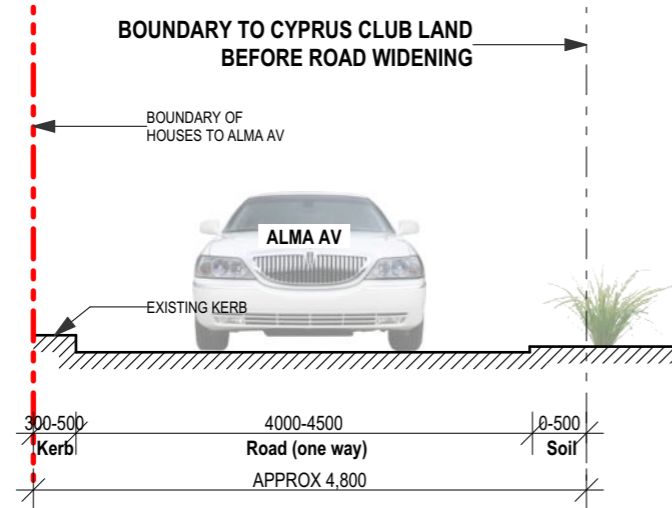
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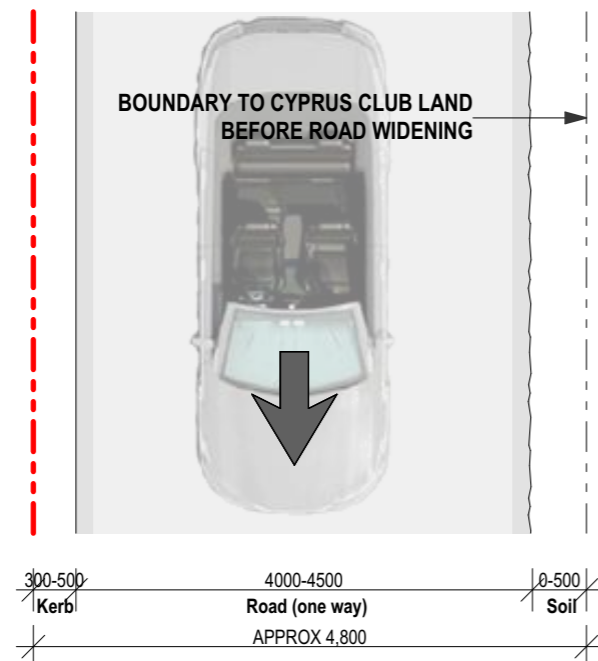
MARCH 2022

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EXISTING

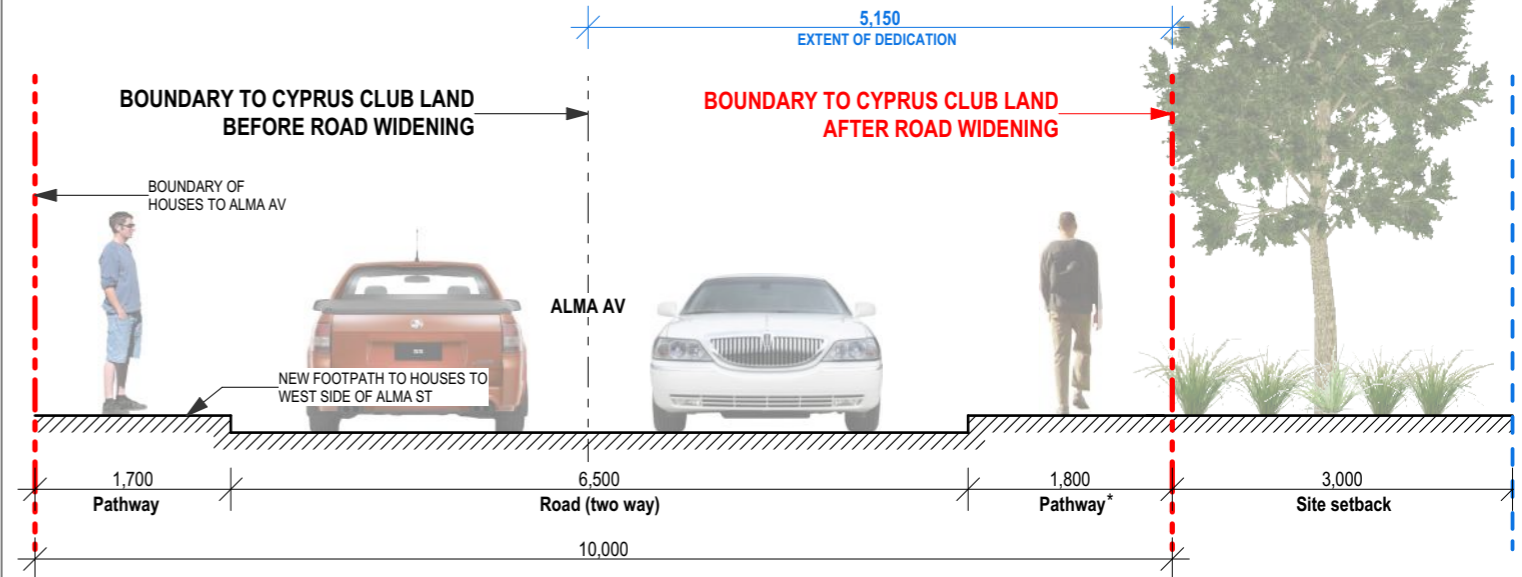


SECTION 1:75

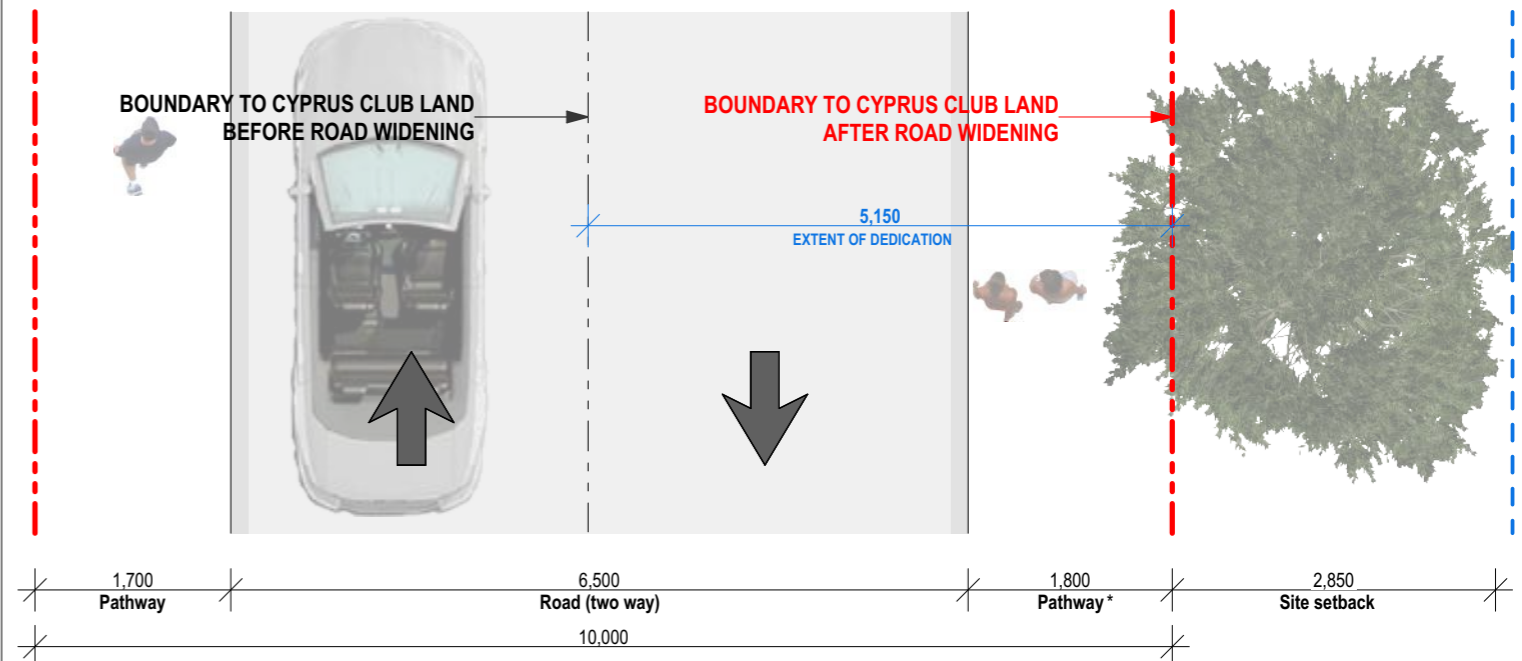


PLAN 1:75

PROPOSED



SECTION 1:75



PLAN 1:75

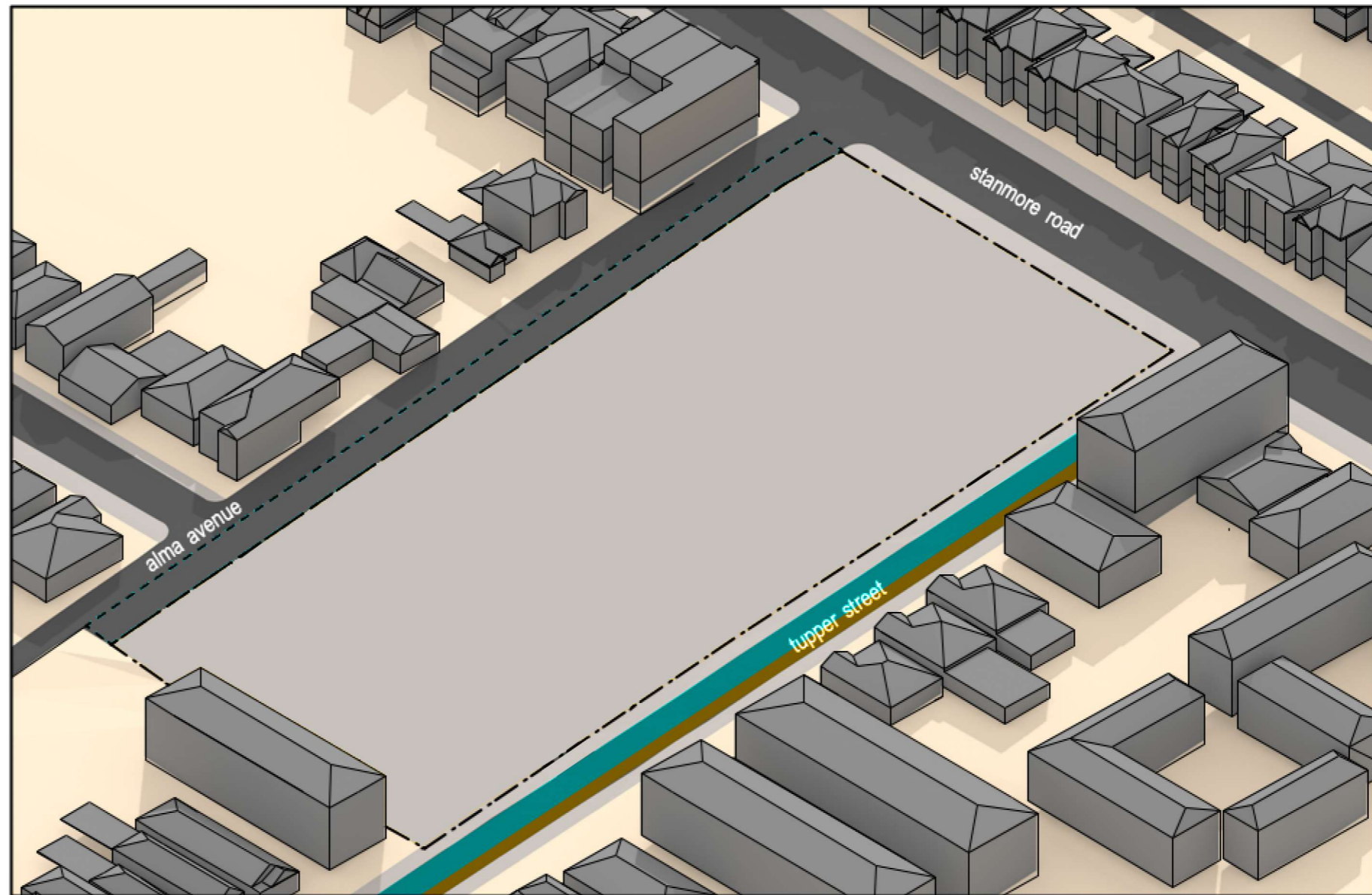
ALMA AVENUE WIDENING DETAILS

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

**Potential to extend pathway in future development application*



TUPPER STREET
VIEW FACING SOUTH



PARKING CHANGE

*see diagram PP316 for details

Tupper street is very narrow. It is only 7.5 metres wide and two cars cannot pass each other without pulling into driveways or reverse manoeuvring.

Tupper Street will be 2 way allowing vehicles to easily enter and exit the car-park, reduce any likelihood of queuing onto Stanmore Road.

Parking on the west side of Tupper Street traffic will be partially removed.

Entry to the basement car-park will be close to Stanmore Road.

TUPPER STREET PARKING CHANGE

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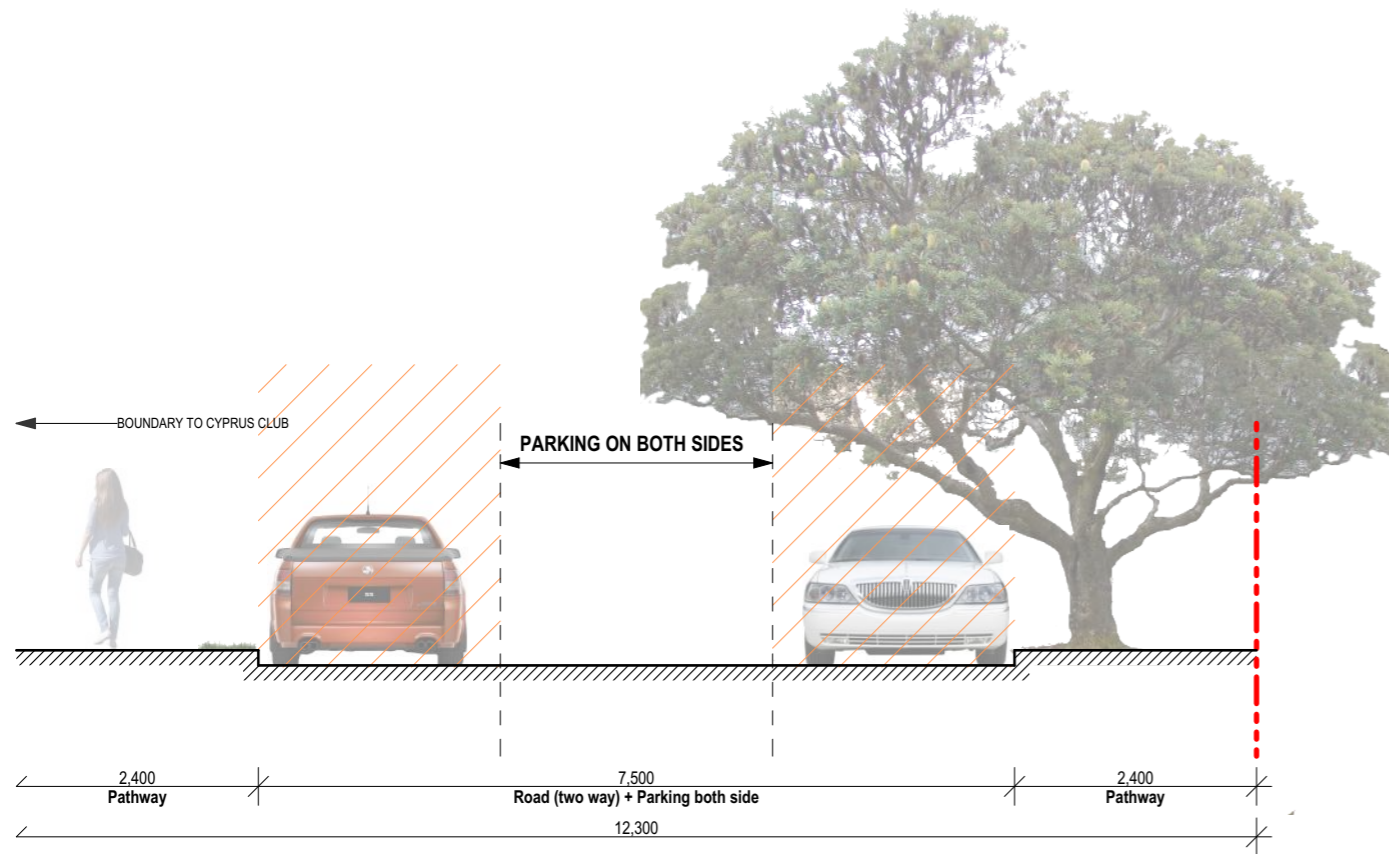
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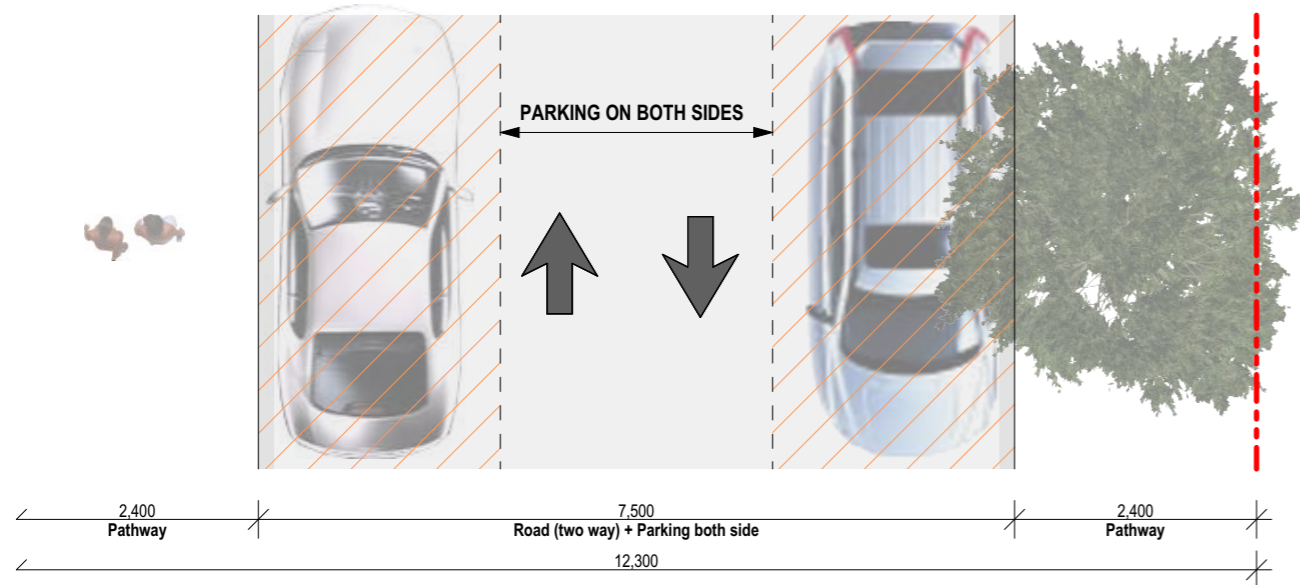
MARCH 2022

REV E

EXISTING

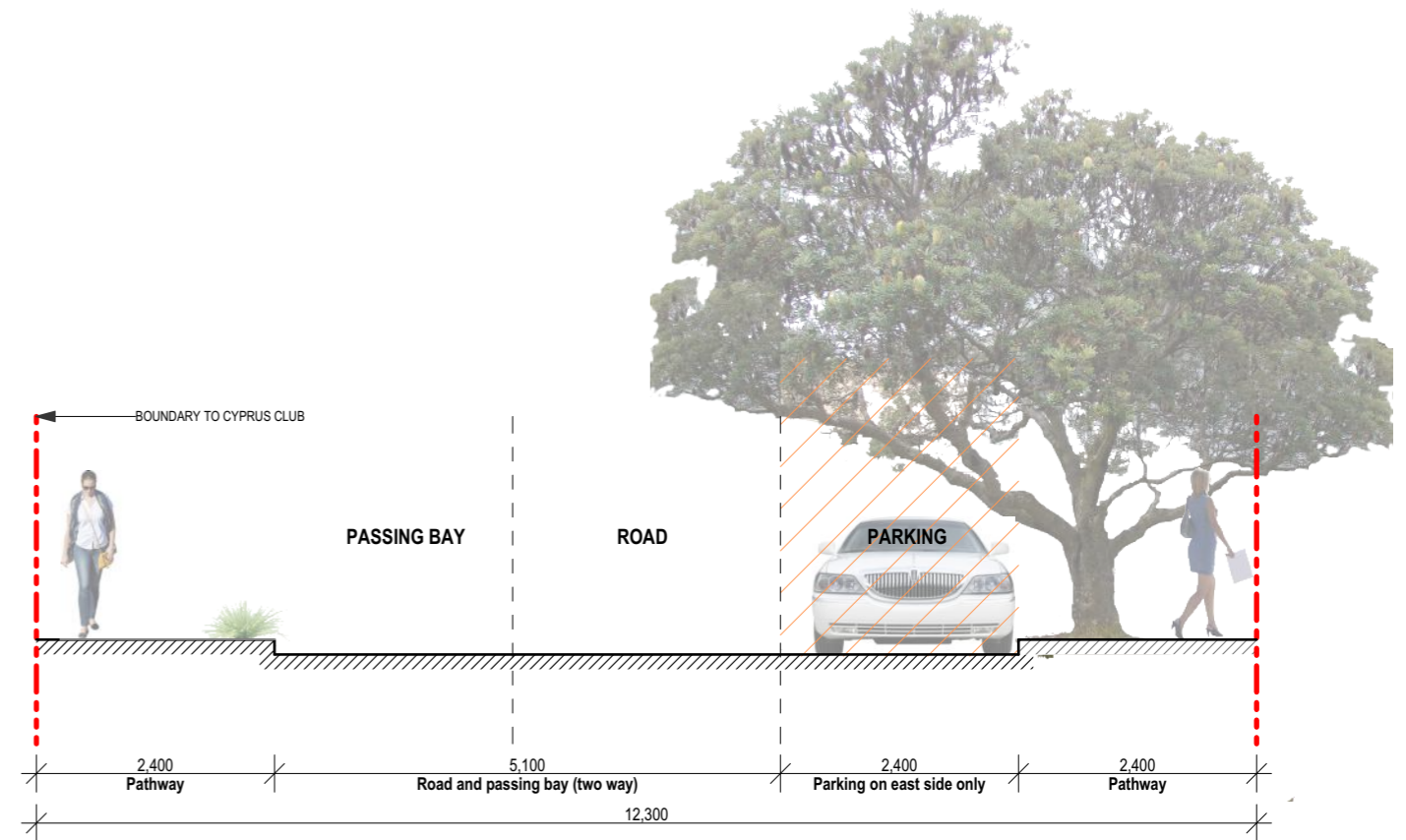


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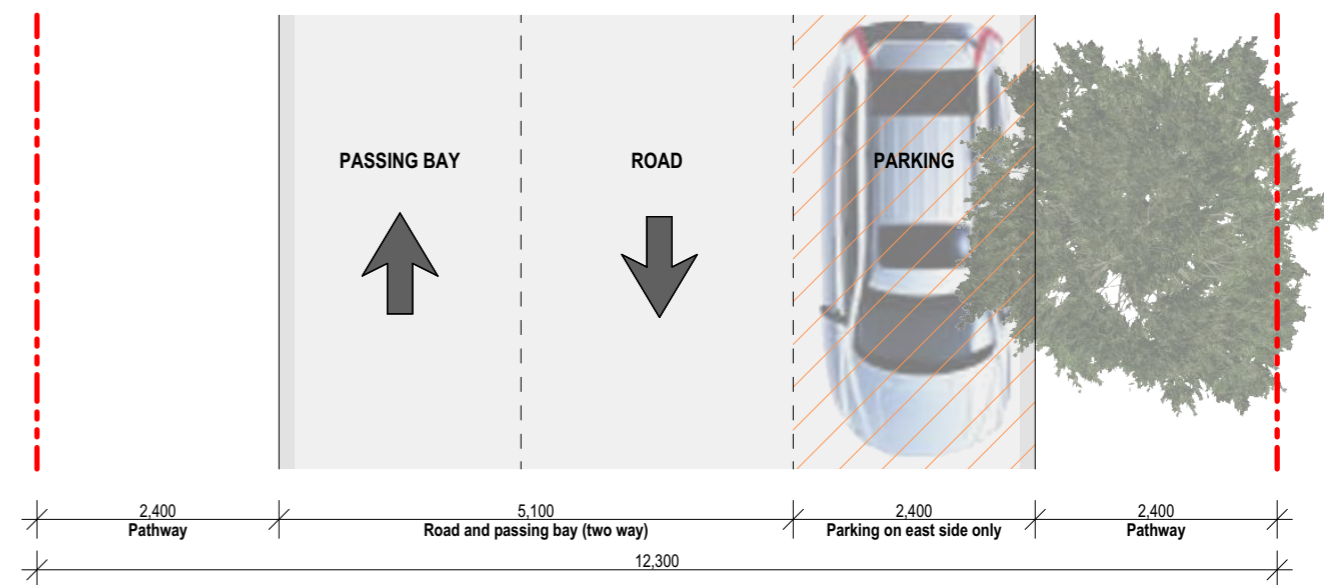


PLAN 1:75

PROPOSED



SECTION 1:75



PLAN 1:75

TUPPER STREET PARKING CHANGE DETAILS

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58-76 Stanmore Road Stanmore NSW

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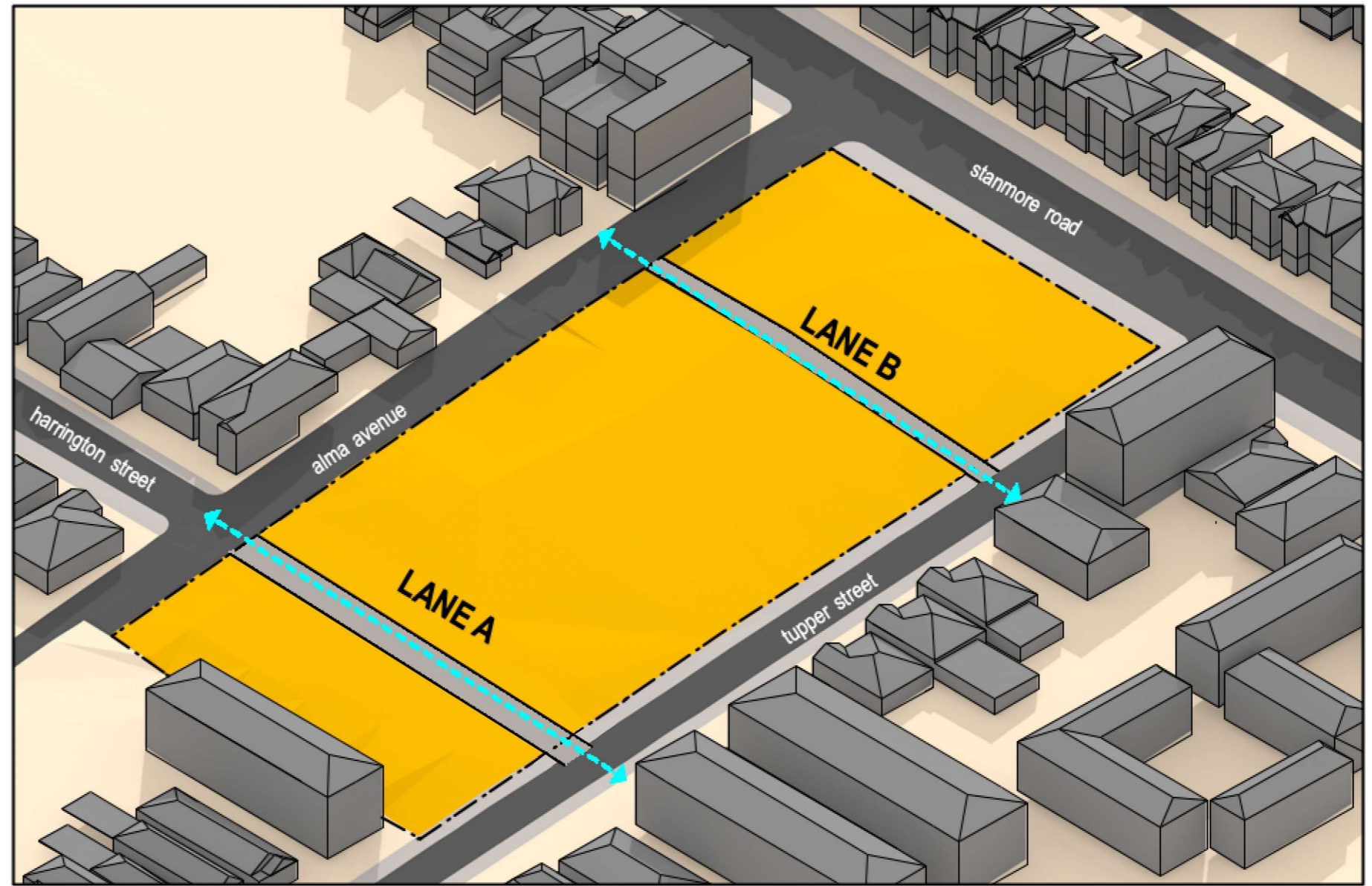
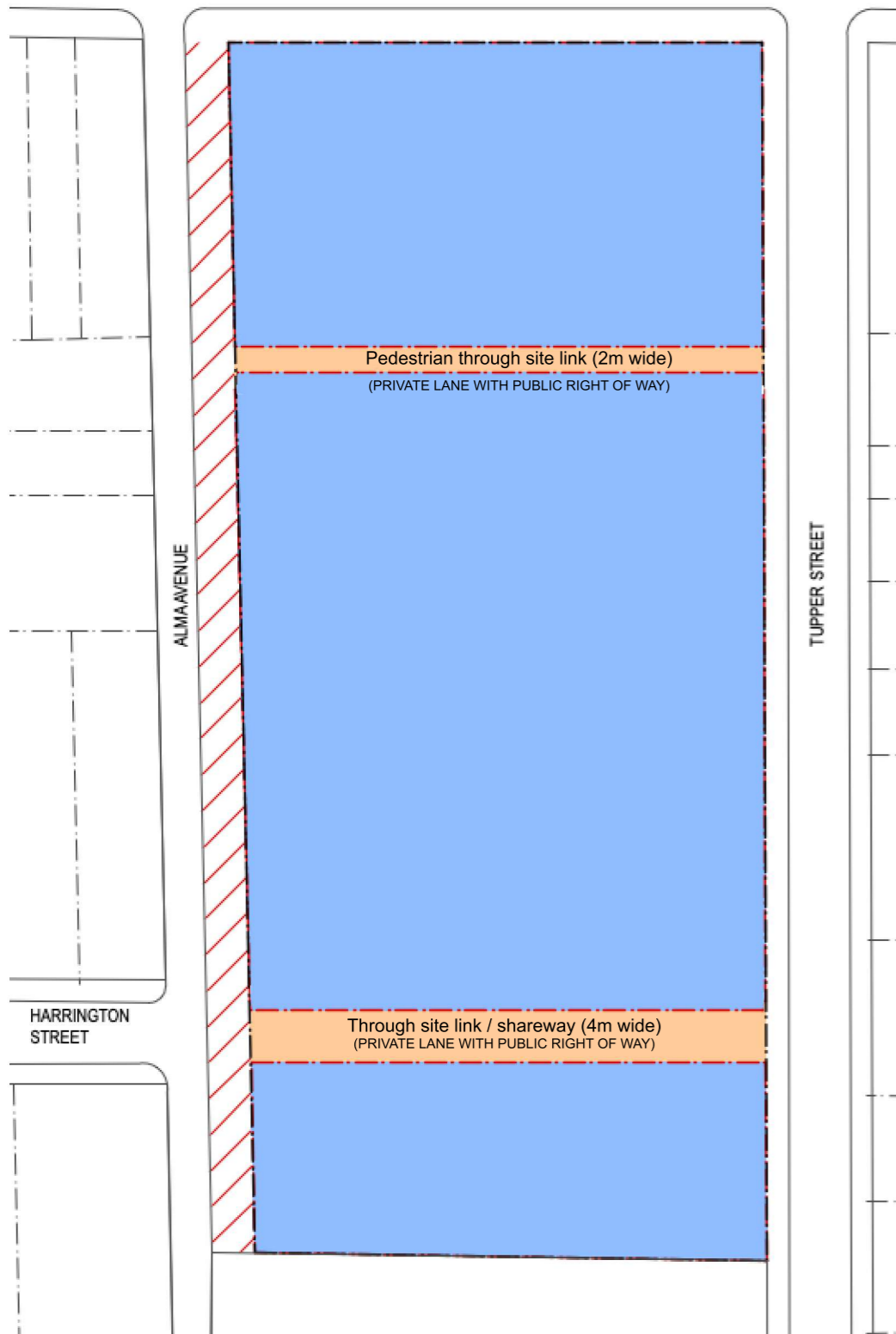
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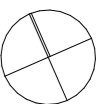
source : kennedy associates architects

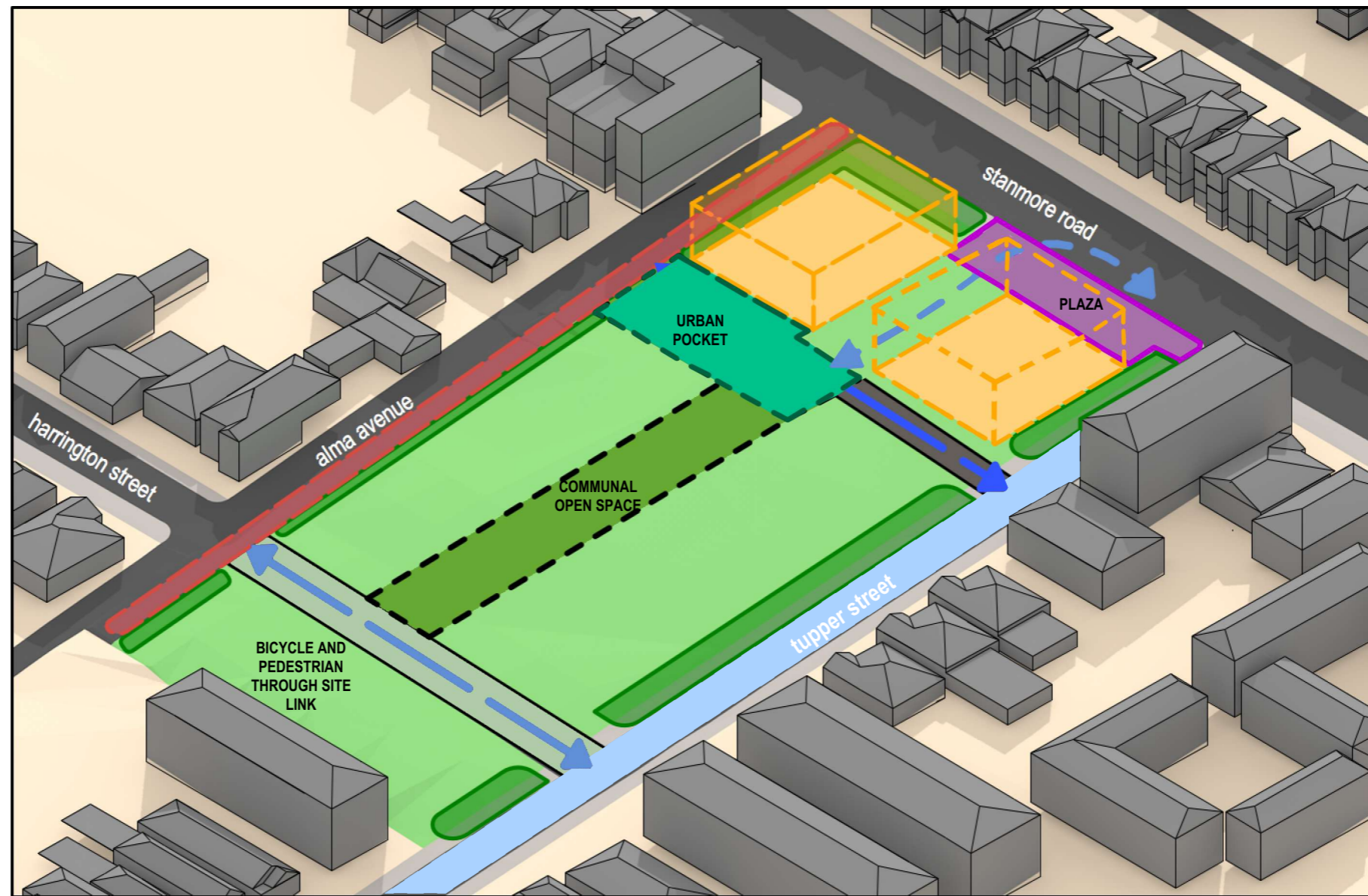
LANES

name	width	domain
LANE A	4m	private lane with public right of way (potential of council ownership)
LANE B	2m	private lane with public right of way (potential of council ownership)









THROUGH SITE LINKS

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :





COMMUNITY BENEFITS

benefit	comments
 alma avenue widening	5.15m widening of alma avenue facilitating increased vehicular carriageway and new footpath
 public plaza	public plaza facing Stanmore Road providing civic and community meeting place + outdoor dining
 new club facilities + retails	new club and retails facilities for the Cyprus Community Club (current occupiers of site). Club provides a range of community programs including dance classes, language schools, restaurants and function space hire
 connectivity	increased vehicular connectivity to / through site
 pedestrian connectivity	increased pedestrian connectivity to / through site, within high amenity spaces
 street amenity	improved street amenity, including increased street tree planting and activation
 urban pocket park	a new publicly accessible open space - or urban pocket park addressing Alma Street and including children playground
 Tupper st	improve traffic movements and provide safe access to flats

COMMUNITY BENEFITS

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :