

Appendix D

**Urban Design Report
prepared by
GM Urban Design and Architecture**

Artist impression courtesy of John Haycraft



URBAN DESIGN REPORT

DUNMORE STREET, PENDLE HILL

MARCH 2020



Prepared by GM URBAN DESIGN & ARCHITECTURE PTY LTD
 Studio 803, Level 8
 75 Miller Street
 North Sydney NSW 2060

Tel (02) 8920 8388
Fax (02) 8920 9333

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Nominated Architect - Ms Gabrielle Morrish
Registered Architect with NSW Architects Registration Board - Reg Number 5572
Registered Architect with Architects Registration Board UK - Reg Number 060492E

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1. INTRODUCTION

1.1 EXECUTIVE SUMMARY

GM Urban Design and Architecture (GMU) has been engaged to provide urban design advice for the site located at Dunmore Street, Pendle Hill.

The site is owned by the Churches of Christ and currently operates as an aged care provider by their subsidiary, Fresh Hope Care. As per the projected population increase in the over 65 age group in the Central City District Plan, the provision of aged care facilities on the subject site will assist in providing services as well as employment opportunities to the local community, which is a positive outcome.

GMU together with the project team have developed the proposed masterplan. As part of the process, feedback from a peer reviewer has also been incorporated to achieve a more cohesive masterplan. Consultations with Council have also assisted in understanding the desired outcomes for this subject site.

The proposed densities and heights as part of this Planning Proposal respond to the surrounding existing context and intended to achieve a built form transition from the heights on the Bonds Spinning Mills site. The Planning Proposal provides for an appropriate transition in building heights and density from the adjoining Bonds Spinning Mills site.

The indicative Masterplan shows the potential to accommodate up to 16 buildings that would be distributed primarily within the central and western portions of the site totalling approximately 7.3 hectares. The tallest height of the proposal at approximately 8 storeys is concentrated to the centre of the subject site which assists in minimising overshadowing as well as view impacts to the surrounding buildings. It achieves a well-considered outcome for the streetscape by maintaining the 3-4 storey street wall height as envisioned by the current controls. The specific location and design of all buildings will be determined in accordance with a future site-specific Development Control Plan and subject to future Development Applications (DAs).

The buildings are set within a landscaped setting whilst maintaining the identified heritage curtilage. An approximate of 5.1 hectares of open space/landscaped areas have been provided which are intended to be used as ornamental gardens, children's playgrounds and community facilities etc.

The Planning Proposal seeks amendments to the Holroyd Local Environmental Plan 2013 (HLEP) as follows:

- Rezone the site to R4 (High Density Residential) and RE2 (Private Recreation)
- Amend the maximum height of buildings to range from 12.5 metres to 32 metres
- Amend the FSR controls to range from 0.85:1 to 1.5:1
- Introduce a Schedule 1 amendment to permit 'food and drink premises' and 'medical centre' uses in the proposed R4 High Density Residential zone

In conclusion, the future development of the subject site will be a well-integrated solution responsive to the unique characteristics of the context.



Artist impression courtesy of John Haycraft

Figure 1. View from Dunmore street looking at Ashwood House

1.2 THE BRIEF

GM Urban Design and Architecture (GMU) has been appointed by Fresh Hope Care to undertake an urban design study of the potential development for the site located at Dunmore Street, Pendle Hill.

The purpose of this study was to analyse the potential heights, density and built form massing configuration that provides a well thought out outcome based on a comprehensive urban design analysis of the site, its immediate context and an understanding of the evolving changes in the area.

The study has also considered the broader planning framework for the Pendle Hill centre and the intent of the applicable controls in relation to its context. This urban design report sets a vision for the site and forms part of the supporting documentation included as part of the Planning Proposal.



Figure 2. Aerial photo of the subject site (Source : Nearmap)

N.T.S

1.3 METHODOLOGY

As part of the urban design analysis that led to the findings presented in this report, GMU has conducted a review of the applicable State and Local Government strategies and controls as well as a comprehensive analysis of the subject site and its surrounding context.

An extensive analysis of the existing and future desired character of Pendle Hill and the surrounding centres has provided us with an in-depth understanding of the opportunities and constraints of the subject site and its immediate context. GMU has also reviewed the history of the site including its current and previous uses.

GMU in collaboration with the project team conducted a built form analysis and testing of the potential built form options in response to the existing natural topography of the subject site as well as the existing and future character of the surrounding context which informed the height strategy.

GMU has also reviewed the advice provided by the various consultants. As part of the design process, a peer reviewer reviewed the proposed masterplan. The feedback and recommendations received are reflected in the proposed masterplan.

The analysis, review and testing has informed the proposed design principles and general conclusions and recommendations presented in the later chapters of this report.

In formulating the views expressed in this report, GMU has:

- Visited the site and its immediate and broader context
- Reviewed the Greater Sydney Region Plan - 'A Metropolis of Three Cities' (GSC)
- Reviewed the Central City District Plan(GSC)
- Reviewed a number of Council and State Government strategies in relation to Pendle Hill, such as:
 - Draft Cumberland Local Strategic Planning Statement (LSPS)
 - Cumberland Community Strategic Plan 2017-27
 - Draft Cumberland Open Space and Recreation Strategy 2019-29
 - Cumberland Employment and Innovation Lands Strategy 2019
- Reviewed and analysed the current planning controls for the subject site and Pendle Hill in general
- Reviewed Planning Proposals and recent approvals or Development Applications (DAs) under assessment or approved in the vicinity of the subject site
- Developed the Masterplan together with the project Architects (Thomson Adsett) and reviewed the following reports:
 - Heritage Report and Conservation Management Plan by Weir Phillips Heritage
 - Landscape Report by Taylor Brammer
 - Planning Report by Keylan Consulting
 - Preliminary tree assessment by Eco Logical Australia

- Ecological constraints assessment by Eco Logical Australia
- Peer review by Architectus
- Traffic report by GTA
- Survey information by Vince Morgan
- Considered the subject site and block from various vantage points and its visibility from the surrounding area
- Tested potential overshadowing, view impacts and built form transition to the adjoining properties
- Met with Council staff for pre-lodgement meetings to understand their views, issues and opinions as well as to seek their preliminary feedback on the Planning Proposal
- Worked collaboratively with other consultants to provide a comprehensive and well thought out scheme for the subject site

1.4 PENDLE HILL - METROPOLITAN STRATEGY

The subject site is located at Dunmore Street, Pendle Hill. It is approximately 25 km north-west of the Sydney CBD, approximately 5 km west of Parramatta and approximately 25 km from the proposed Western Sydney Airport. Employment centres near the subject site include Greater Parramatta, Westmead and Wentworthville.

The subject site is located in close proximity to the train station (approximately 300m) and covers approximately 7 hectares of land, which opens opportunities for an integrated development that in combination with the redevelopment of the adjacent Bonds Spinning Mills site can act as a catalyst of the revitalisation of the centre as a whole.



Figure 3. Aerial showing Pendle Hill in context (Source : Nearmap) N.T.S

A METROPOLIS OF THREE CITIES

This publication by the Greater Sydney Commission identifies the site as being located within the Central River City that promotes liveability, productivity and sustainability. The plan emphasises on the connectivity between the various centres. It also envisions that the most significant urban transformation is to occur within the Central River City region.

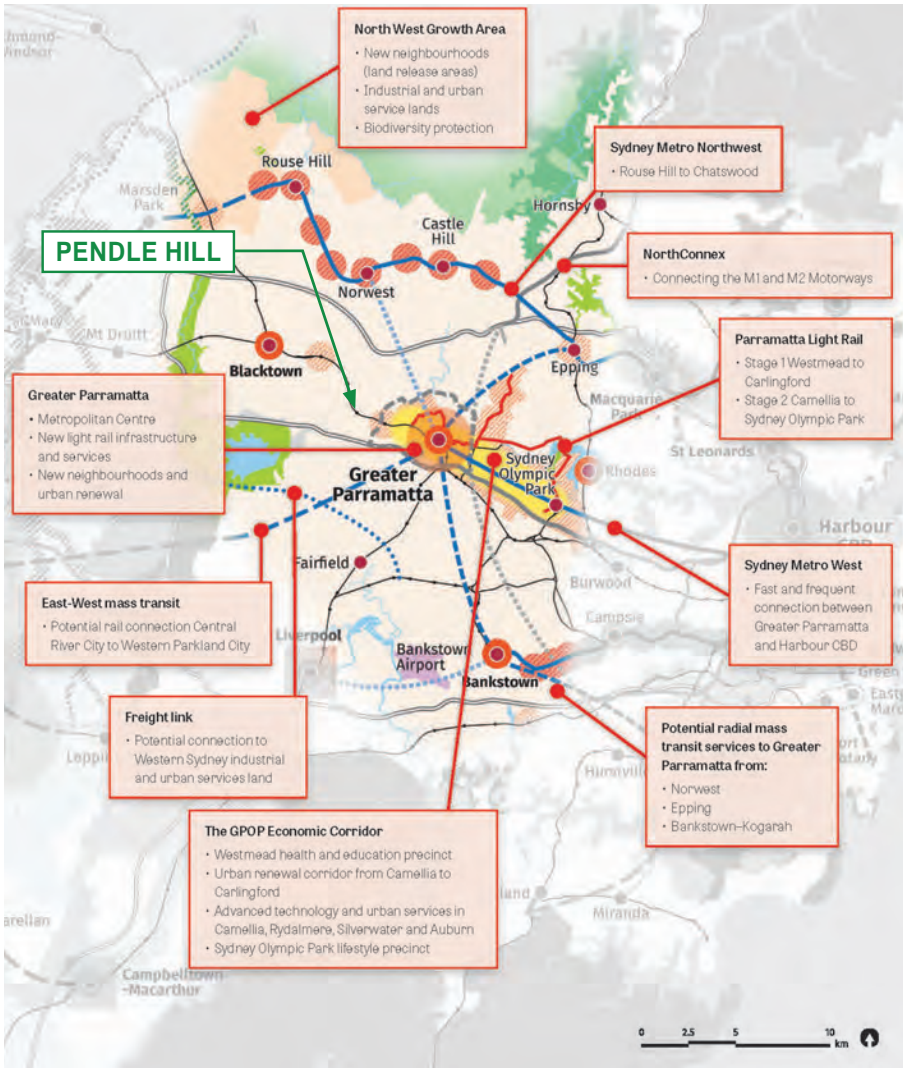


Figure 4. Central River City vision (Source: A Metropolis of Three Cities)

Metropolitan Centre	Industrial Land	Major Urban Parkland including National Parks and Reserves	Train Link/Mass Transit Visionary
Health and Education Precinct	Land Release Area	Waterways	B-Line
Strategic Centre	Transit Oriented Development	Green Grid Priority Corridor	City Serving Transport Corridor
Local Centre	Urban Renewal Area	Train Station	Centre Serving Transport Investigation Corridor
Economic Corridor	Urban Area	Committed Train Link	Motorway
Trade Gateway	Protected Natural Area	Train Link/Mass Transit Investigation 10-20 years	Committed Motorway

The focus of the Central River City is for large improvements in transport connectivity. The plan envisions a well connected Central River City which provides easy access to the other centres via public transport.

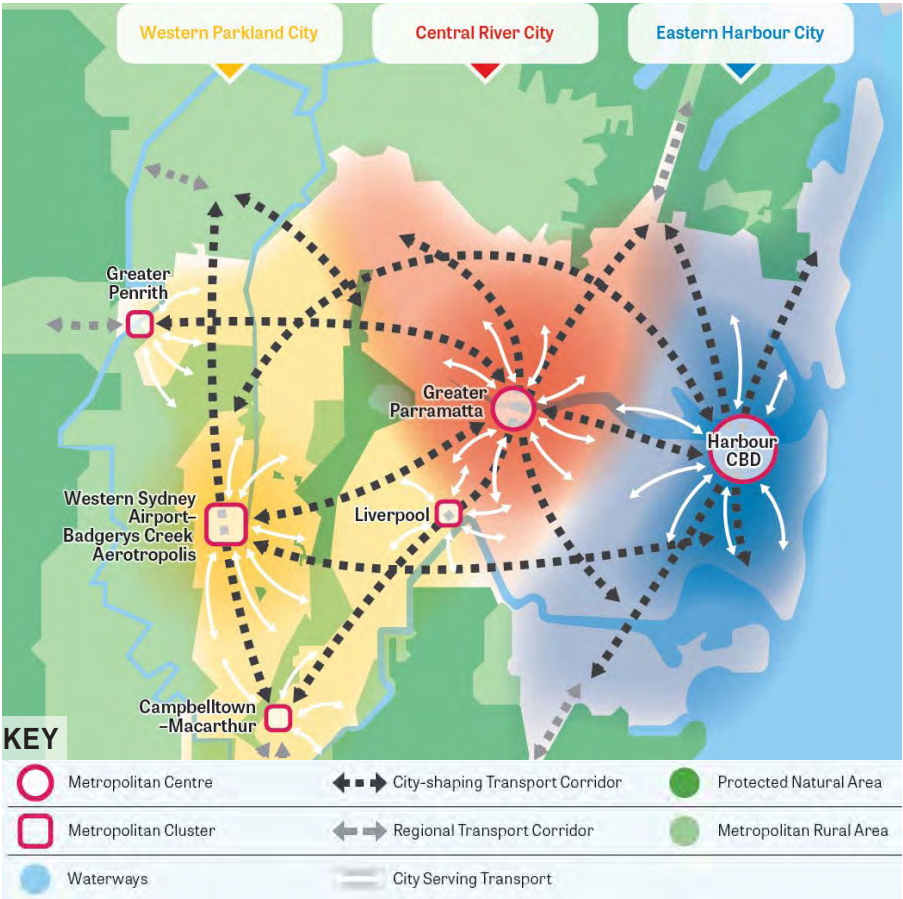


Figure 5. Vision to 2056 (Source: A Metropolis of Three Cities)

One of the objectives listed within the plan is to achieve a 'fine grain' urban, of human scale that is walkable and has a mix of land uses. The walkable spaces promote community connections, safety and increase activity along the streets.

The plan states that: "Improving liveability in urban environments necessitates place-based planning for a mix of high quality places that engage, activate and connect people and communities."

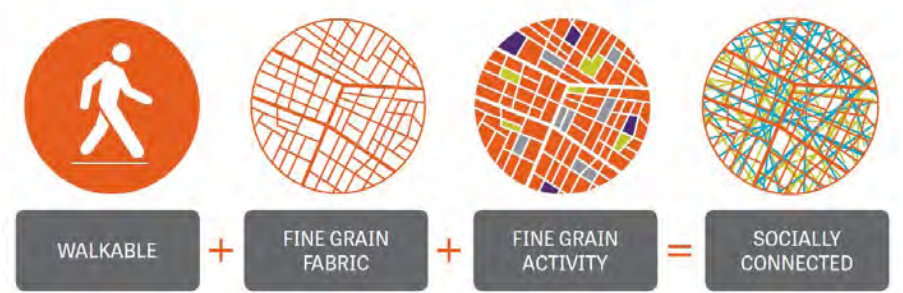


Figure 6. Fine grain walkable places (Source: A Metropolis of Three Cities)

CENTRAL CITY DISTRICT PLAN

Pendle Hill is located within the Cumberland Local Government Area (LGA) and is identified as a Local Centre as per the plan. It is located along the train line with an 800m walking catchment and good connectivity. The train station lies on the Cumberland line as well as the North Shore, Northern and Western lines. The centre is located in proximity (approximately 5 km) to Greater Parramatta which is identified as a Metropolitan Centre inclusive of a health, education, innovation and research precincts.

Central City District Plan constitutes the key strategic instrument for the district, nominating a vision and overarching priorities for the area that will inform its future development.

The future of the district includes:

- Developing the economy with jobs and skills growth
- Supporting cohesive and socially dynamic communities
- Establishing transport connections
- Transforming Westmead health and education precinct to an innovation district

- Retaining industrial and urban services land
- Linking and enhancing parks, bushland, playgrounds and waterways

The key priorities of the district include:

- Planning for a city supported by infrastructure
- Providing services and social infrastructure to meet people’s changing needs
- Providing housing supply, choice and affordability with access to jobs, services and public transport
- Creating and renewing great places and local centres, and respecting the District’s heritage
- Delivering higher quality open space

The plan states that the Cumberland Council suburbs will grow to provide a diversity of housing and jobs for the community. “A 183 per cent proportional increase in people aged 85 and over, and a 95 per cent increase in the 65–84 age group, is expected by 2036.” The plan also suggests that there should be a diverse housing choice provided for this demographic with additional healthcare services.

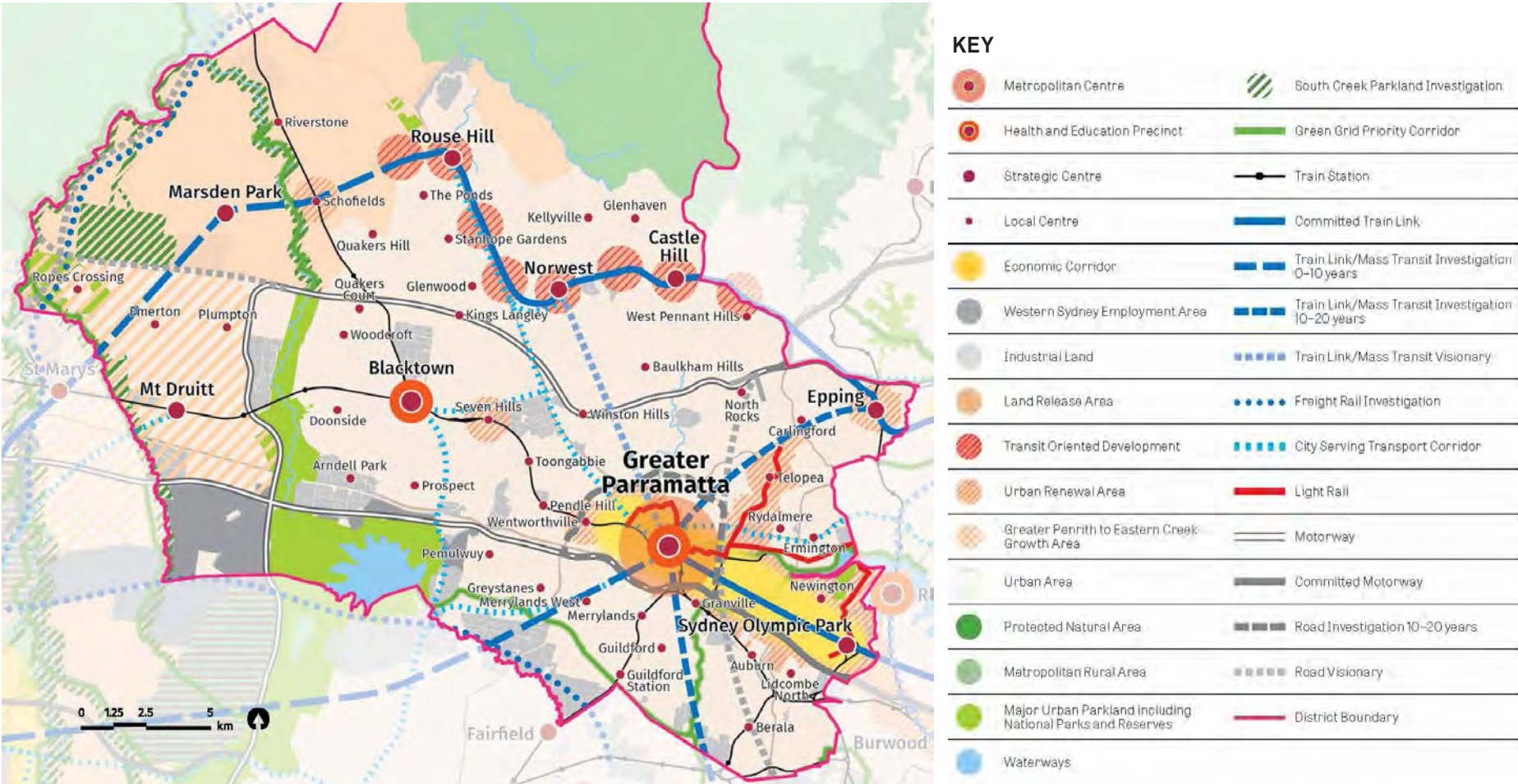


Figure 7. Structure plan for the Central City District (Source : Central City District Plan)

CENTRES HIERARCHY

Other comparable centres within the LGA and of the same hierarchy as Pendle Hill include: Toongabbie, Seven Hills and Wentworthville having a maximum height of building that ranges from 20m to 25m excluding Wentworthville that has a maximum height of building of 62m as it has been identified as one of the Urban Renewal Areas within the plan. All of these centres also lie on the train line.

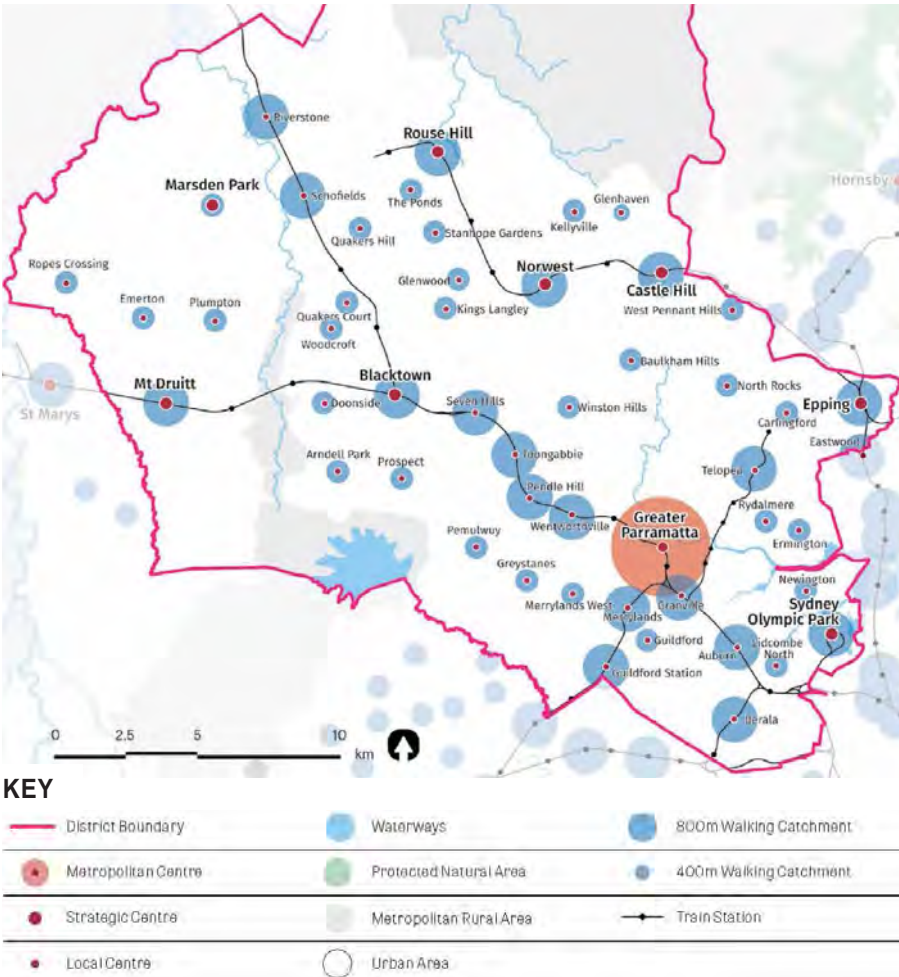


Figure 8. Central City District - centres (Source : Central City District Plan)

1.5 THE CURRENT HOLROYD LEP 2013 AND DCP CONTROLS

GMU has reviewed the current applicable controls for the subject site and its surrounding context to understand its current development potential. The permissible controls including zoning, height of building, FSR and heritage are discussed below.

HOLROYD LEP 2013

ZONING

- The subject site is currently zoned as R2 (Low Density Residential), R3 (Medium Density Residential) and R4 (High Density Residential)
- The lands immediately around are also zoned as R4 (High Density Residential) with an R2 zoning (Low Density Residential) along the southern boundary
- The Bonds Spinning Mills site to the east of the subject site has been rezoned to include B2 (Local Centre) and RE1 (Public Recreation)
- The B2 (Local Centre) zone of Pendle Hill is located to the north-west of the subject site around the train station

HEIGHT OF BUILDING (HOB)

- The subject site has a permissible height of building of 9m for the majority of the land, including 11m along the western boundary
- The height to the north of the subject site is 15m
- The heights to the east of the subject site have been amended to include heights varying from 14m up to 39m, which leads to an uneven distribution with most sites on the western side of the centre having only a 9m allowance
- A significant concentration of height is located away from the identified local centre around the train station and within reasonable distance to the subject site

FLOOR SPACE RATIO (FSR)

- The applicable FSRs for the subject site include 0.5:1, 0.7:1 and 0.85:1
- The sites to the north have an FSR of 1.2:1 and the site to the east of the subject site has amended FSRs which range from 0.7:1 up to 2.2:1

HERITAGE

- There are 2 heritage items that are identified within the subject site
 - I94 - Dunmore, Victorian Italianate residence and garden setting
 - I95 - Ashwood House, Inter-war Georgian Revival residence
- There are no conservation areas identified in the immediate context
- The site to the east of the subject site is identified as an archaeological site and includes a heritage item

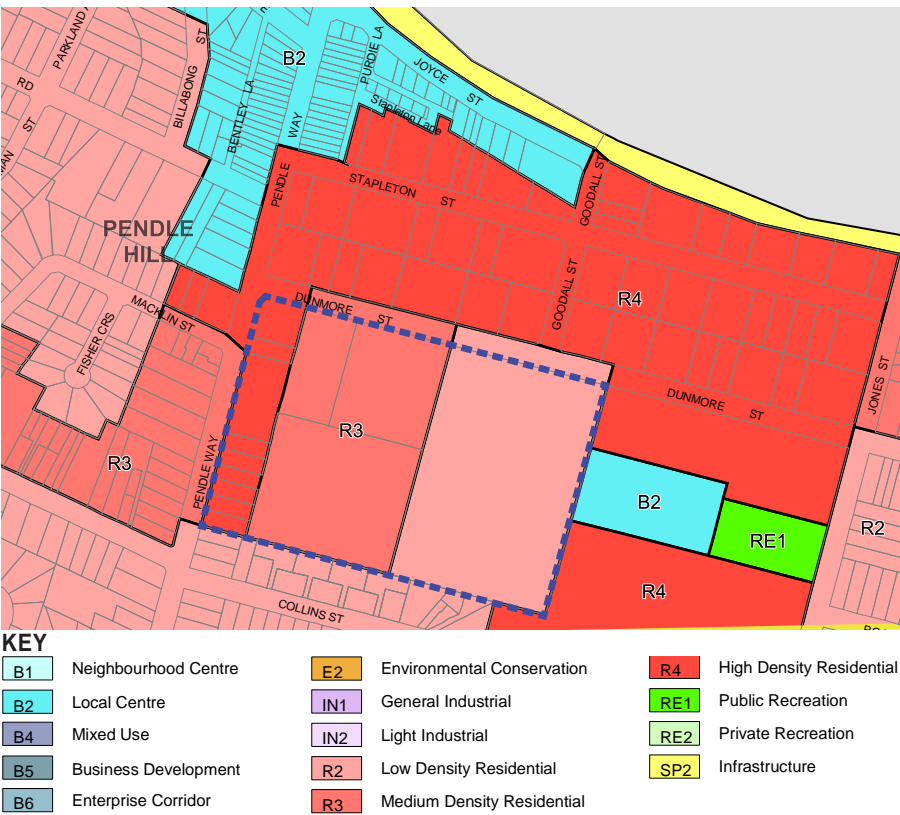


Figure 9. Zoning map (Source : Holroyd LEP 2013)

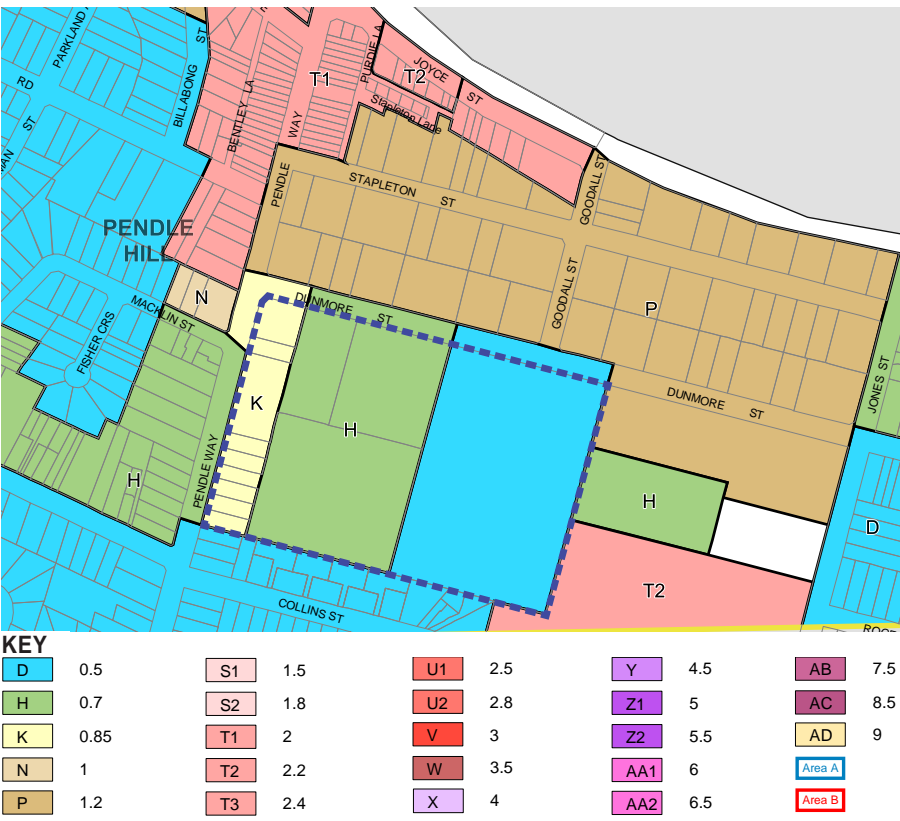


Figure 11. Floor Space Ratio (FSR) map (Source : Holroyd LEP 2013)

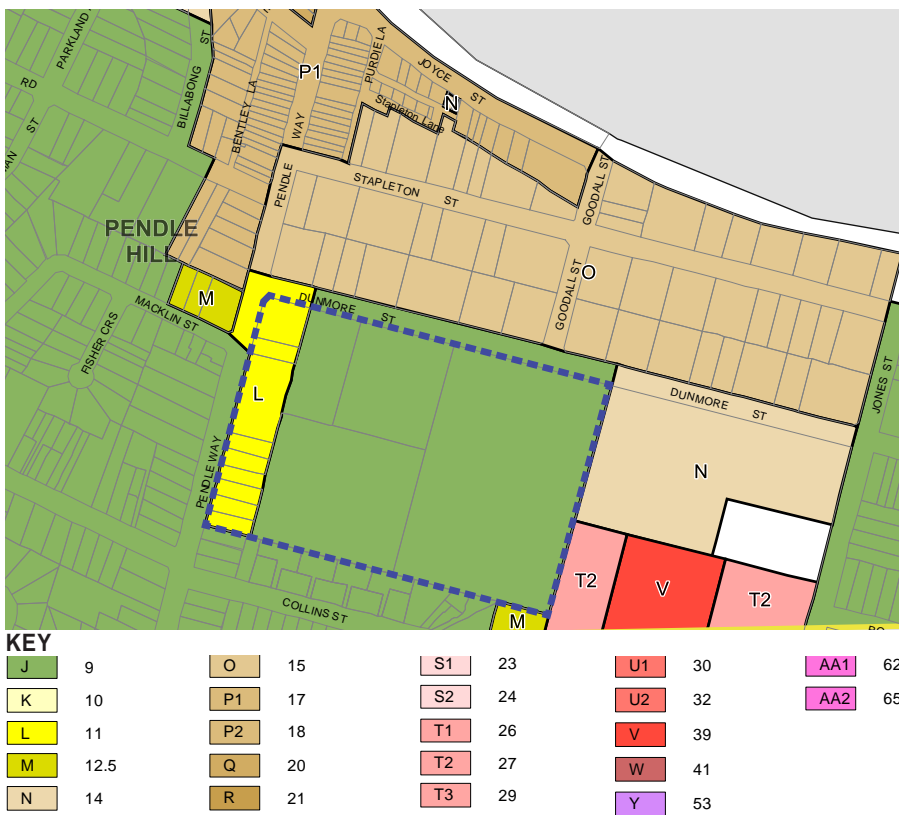


Figure 10. Height of building (HOB) map (Source : Holroyd LEP 2013)

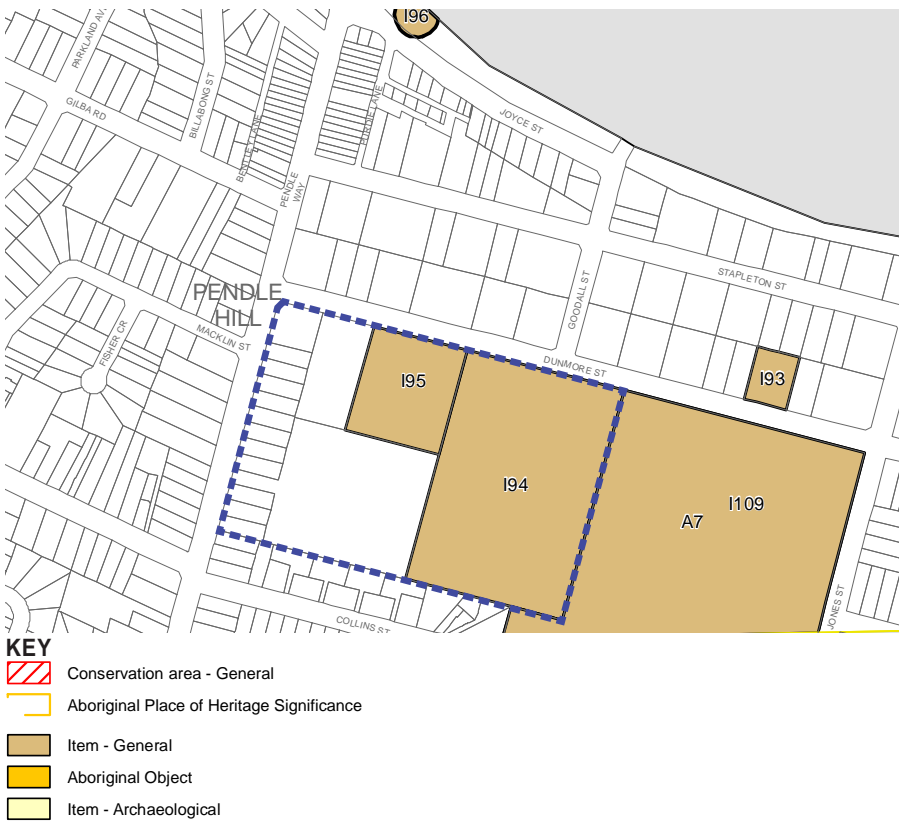


Figure 12. Heritage map (Source : Holroyd LEP 2013)

HOLROYD DCP 2013

The following controls apply to the residential flat buildings within the Cumberland LGA:

SETBACKS AND SEPARATION

- *The minimum setback for residential flat buildings from the principal street frontage shall correspond to the existing prevalent building setback, but be no less than 6 metres*
- *The minimum rear setback for a residential flat building shall be:*
 - *up to four storeys- 20% the length of the site, or 6 metres, whichever is greater*
 - *five storeys or more - 30% the length of the site*
- *Separation between any adjoining buildings, between portions of the same building or where there is more than one building on an allotment shall be: For residential up to 4 storeys:*
 - *12 metres between habitable rooms and balconies*
 - *9 metres between habitable rooms and balconies and non-habitable rooms*
 - *6 metres between non-habitable rooms**For residential between 5- 8 storeys*
 - *18 metres between habitable rooms and balconies*
 - *13 metres between habitable rooms and balconies and non-habitable rooms*
 - *9 Metres between non-habitable rooms*
- *An minimum upper storey setback of 3m is required for all floors above 4 storeys*

HEIGHT AND DEPTH

- *The minimum floor to ceiling heights shall be:*
 - *2.7 metres for habitable rooms*
 - *2.4 metres for non habitable rooms*
- *Council may consider internal plan depths deeper than 18 metres for some forms of residential flat development, where it can be demonstrated that satisfactory solar access and ventilation is achieved through higher floor to ceiling heights or wider frontages*

OPEN SPACE

- *Communal open space should be located adjacent to surrounding public open spaces such as reserves and public through site links where appropriate*
- *Communal open space shall be integrated with the site and designed with uses such as circulation, BBQ or play areas or passive amenity*

BUILDING APPEARANCE

- *Facades are to be composed with an appropriate scale, rhythm and proportion, which responds to the building's use and desired contextual character*
- *Buildings located on corner sites are to be articulated to address each street frontage and shall define prominent corners*
- *Express important corners by giving visual prominence to parts of the facade, for example, a change in building articulation, material, colour or roof expression*
- *Roofs may be articulated, or broken down its massing on large buildings, in order to minimise the apparent bulk or to relate to a context of smaller building forms*

ACCESS AND PARKING

- *Separate and clearly distinguish between pedestrian and vehicular access ways through landscaping and detailing*
- *Only basement carparking will be permitted for residential flat buildings*
- *Vehicle access points shall be limited to a minimum*

Modifications to the applicable LEP controls will be discussed in Chapter 4 of this report. Please note that this report also provides site specific urban design guidelines to ensure that the vision and objectives put forward as part of this report are achieved.

1.6 DRAFT CUMBERLAND LSPS

With the increased growth in population of approximately 30% in the Cumberland LGA, there is a requirement for strategies that accommodate and cater for this growth.

Pendle Hill falls under the Wentworthville Ward and is identified as a local centre that provides both retail and services to the community. One of the key characteristics of this ward is that the residents of this community appear to be more engaged and connected.

‘Cumberland is a diverse and inclusive community, offering easy access to jobs and services, with places and spaces close to home that take advantage of our natural, built and cultural heritage.’



Figure 13. Cumberland centres framework (Source : Draft Cumberland LSPS)

A few of the planning priorities within the planning statement include:

- Strengthening Cumberland’s position in the District through collaboration
- Improving accessibility within the town centres
- Delivering housing diversity to suit the changing needs
- Delivering affordable housing suitable for the needs of all people at various stages of their lives
- Promoting access to local jobs, education opportunities and care services
- Protecting, enhancing and increasing natural and green spaces

1.7 REVIEW OF STRATEGIES IN RELATION TO THE SUBJECT SITE

DRAFT CUMBERLAND OPEN SPACE AND RECREATION STRATEGY 2019-29 (adopted on 19th February 2020, final version not available at the time of the writing of this report)

The strategy provides a direction for open space and recreation facilities for the Cumberland LGA. There will be a significant increase in the population by 2036 with the fastest growing age group being over 70.

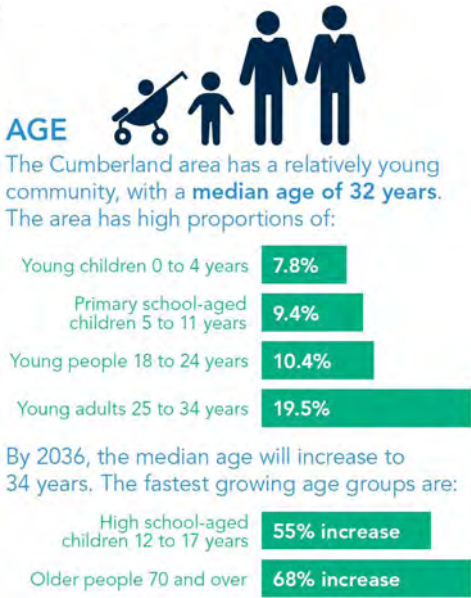


Figure 14. Cumberland community profile (Source : Draft Cumberland open space and recreation strategy 2019-29)

According to the strategy the community has identified priorities which include giving parks and open/recreational spaces importance, addition of more community gathering spaces in town centres and having a linked network of green and open spaces.

The WHO recommends that a minimum of 9 sqm of open space is required per person. Pendle Hill currently falls short of this benchmark with a projected further reduction by 2036. Therefore, Pendle Hill has been identified as one of the priority areas to increase or embellish the existing open space as well as to strengthen the connections to the neighbouring open spaces within the LGA.

CUMBERLAND COMMUNITY STRATEGIC PLAN 2017-27

This document sets out the vision based on the needs and wants of the community. The main strategic goals of this plan include:

- A great place to live
- A safe accessible community
- A clean and green community

- A strong local economy
- A resilient built environment
- Transparent and accountable leadership

CUMBERLAND EMPLOYMENT AND INNOVATION LANDS STRATEGY 2019

This strategy will seek to develop a land use planning framework to set the direction for employment and innovation land within the LGA. It seeks to develop an innovative ecosystem and grow a number of key sectors like food and beverage, creative industries and allied health amongst others.

The strategy identifies that allied health services are not well represented within the LGA and is a sector that would contribute to the employment generation of the area. Allied health has therefore been categorised as a target industry sector.

CONCLUSION

In conclusion, the Planning Proposal demonstrates consistency with the relevant objectives and actions set out in the NSW State government and Council’s strategic plans and policies. The subject site presents an excellent opportunity for an increased provision of seniors housing and aged care services, which will benefited by the site’s strategic location close to the Pendle Hill local centre. Being recognised as one of the local centres in close proximity to the health and education precinct and located along the train line provides for future development opportunities. Additionally, with the projected growth for the Cumberland LGA, there is a need and necessity for both housing as well as employment.

The subject site is a large consolidated parcel of land that has the potential for development as well as to improve public domain and open space. It can also positively contribute to provide a built form balance between the higher density to the east and the centre. The proposal will also contribute to the economy in terms of employment and services to the community.

2. SITE AND ITS CONTEXT

