

Figure 62. Section 1 (image adapted from Thomson Adsett)

N.T.S

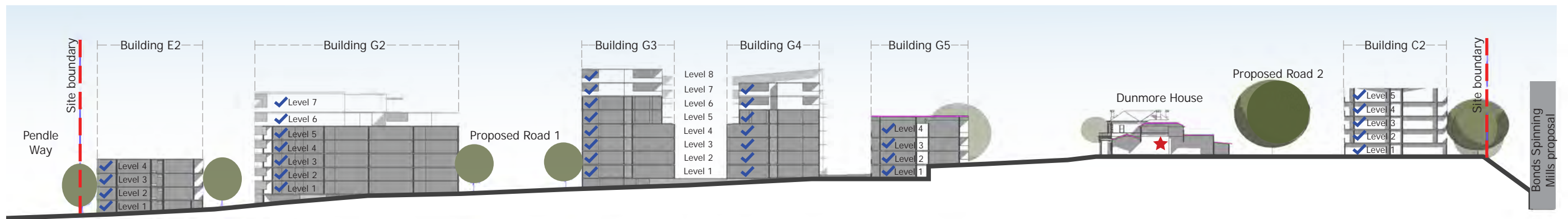


Figure 63. Section 2 (image adapted from Thomson Adsett)

N.T.S

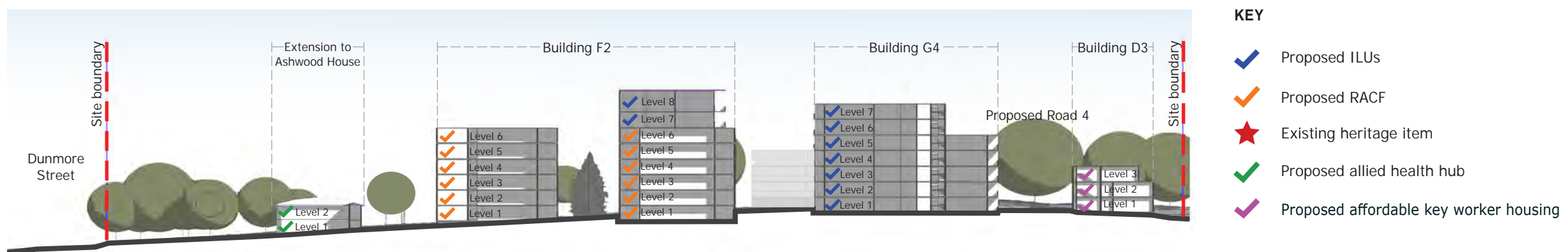


Figure 64. Section 5 (image adapted from Thomson Adsett)

N.T.S



Artist impression courtesy of John Haycraft

Figure 65. View of the proposal from Dunmore Street

3.6 SITE SPECIFIC URBAN DESIGN GUIDELINES

To guide the future development of the subject site GMU and the project team formulated high levels of site specific design guidelines. Their aim is to achieve an appropriate built form and high levels of design excellence throughout all stages of the development process.

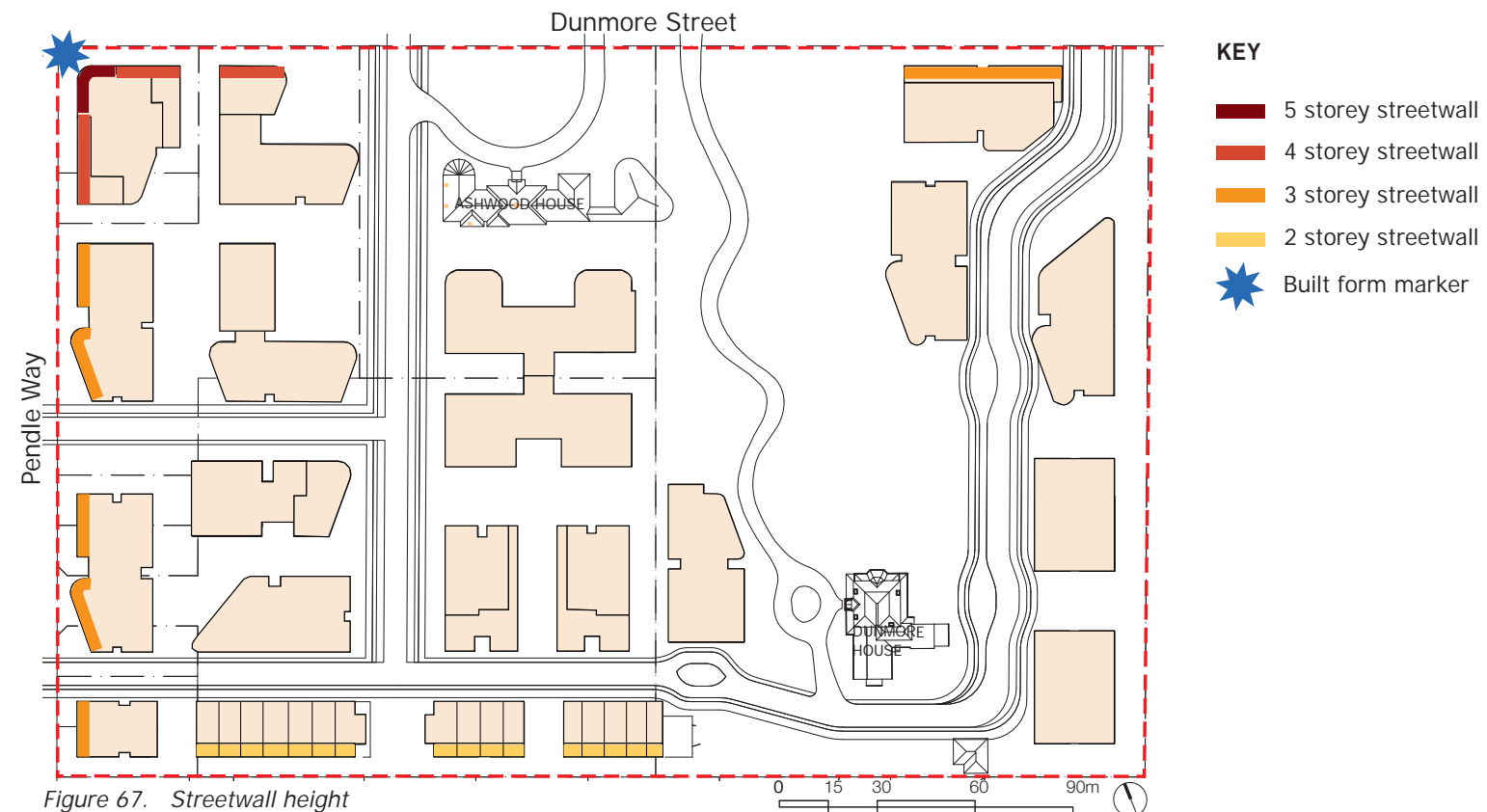
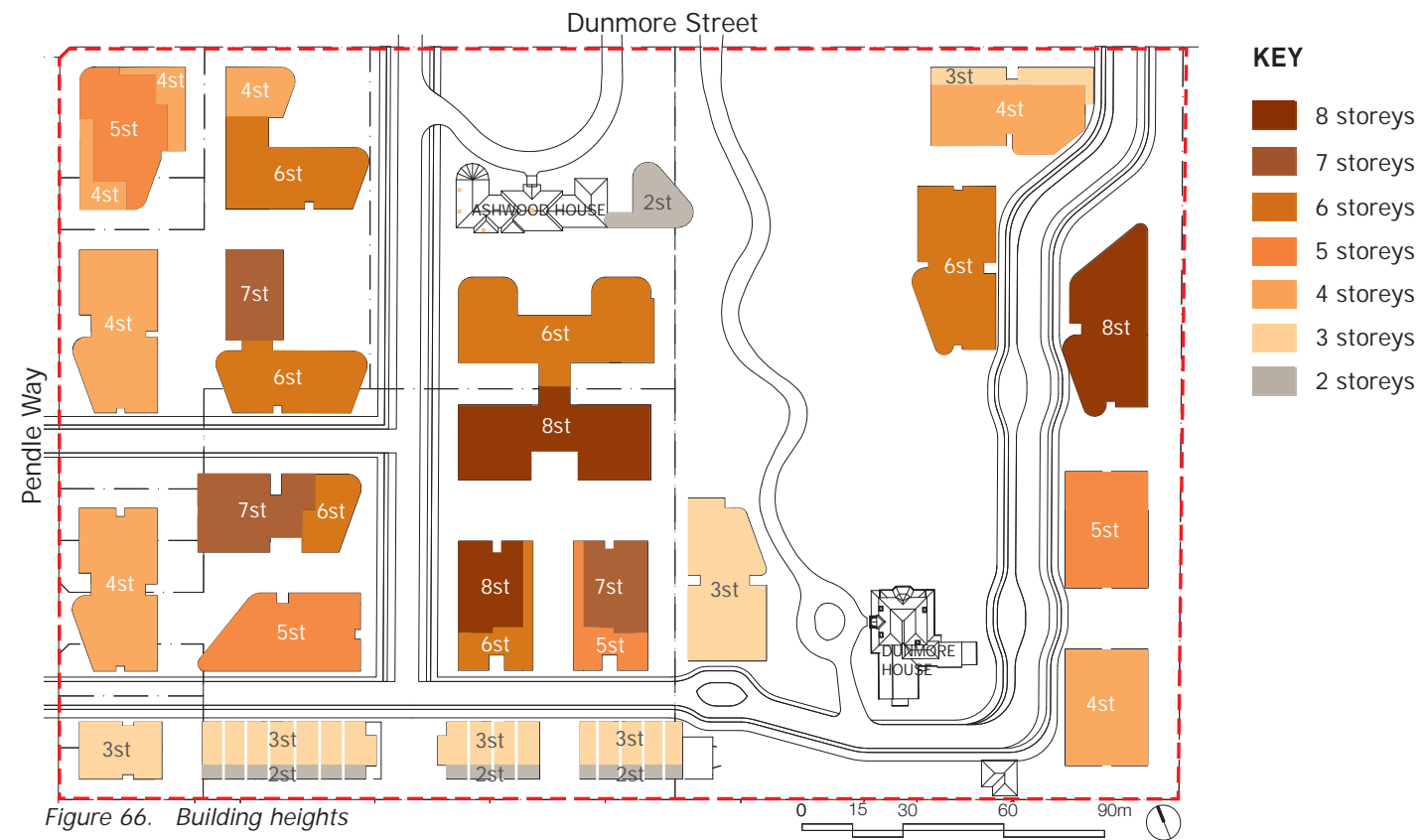
Building Heights and Streetwall Response

Objectives

- To provide increased opportunities for height and density to support the future provision of seniors housing and aged care services on site
- To achieve an appropriate height transition in response to the existing and future desired context within the area
- To concentrate height in the right places, minimising any adverse visual impact to the surrounding context
- To minimise any adverse shadow impacts to the public open spaces within and around the site
- Maintain 'fine-grain' proportions along the southern boundary to complement what is currently permissible across the southern boundary (2-storey+roof form)

Controls

- Maximum building height of up to 8 storeys (centre and east) with height transition down to 7, 6, 5 and 4 storeys to the edges
- Maximum building height of up to 8 storeys (centre) with height transition down to 3 and 2 storeys along the southern boundary
- Maximum building height of up to 4 storeys along Pendle Way transitioning down 3 storeys at the south west corner
- Maximum building height of up to 4 storeys along Dunmore Street
- Maximum building height of up to 5 storeys at the corner of Pendle Way and Dunmore Street, to emphasise the corner
- Proposed building heights and street response should generally comply with Figures 67 and 68



Building Setbacks and Separation

Objectives

- To achieve appropriate separation distances between built forms, ensuring the amenity for the future residents
- To achieve desirable setbacks to contribute to the prevailing streetscape and existing and future character of the area
- To achieve appropriate scale along the streets and pedestrian links to enhance the human scale for pedestrians
- To preserve privacy and improve acoustic privacy to the surrounding developments
- To maintain high levels of visual and acoustic privacy to the lower density detached dwellings across the southern boundary

Controls

- Minimum 6m setback to Pendle Way
- Minimum 6m setback to Dunmore Street
- Minimum 6m setback to the southern boundary
- Minimum 10m setback to the eastern boundary
- Minimum 12m primary separation distance between all the buildings proposed on site
- Minimum 12m separation distance between Ashwood House and the proposed RACF (F2) to the immediate south. Additional separation up to 23m towards the centre of the building
- Minimum 18m separation distance between the buildings along the eastern boundary
- Minimum 16m separation distance between the proposed RACF (F2) and the buildings to the immediate south (G3 and G4)
- Minimum 18m separation distance between the buildings either side of proposed road 3
- Minimum 15m separation distance between the buildings either side of proposed road 4
- For the buildings above 4 storeys, the proposed secondary setback will be in accordance with the required setbacks as per the Apartment Design Guidelines (ADG)
- Provide horizontal shelving along all balconies and windows facing the southern boundary approximately at the top of the balustrade and sill height as shown in Figures 69 and 70
- Building street setbacks and separations are to conform generally to the dimensions shown in Figure 68

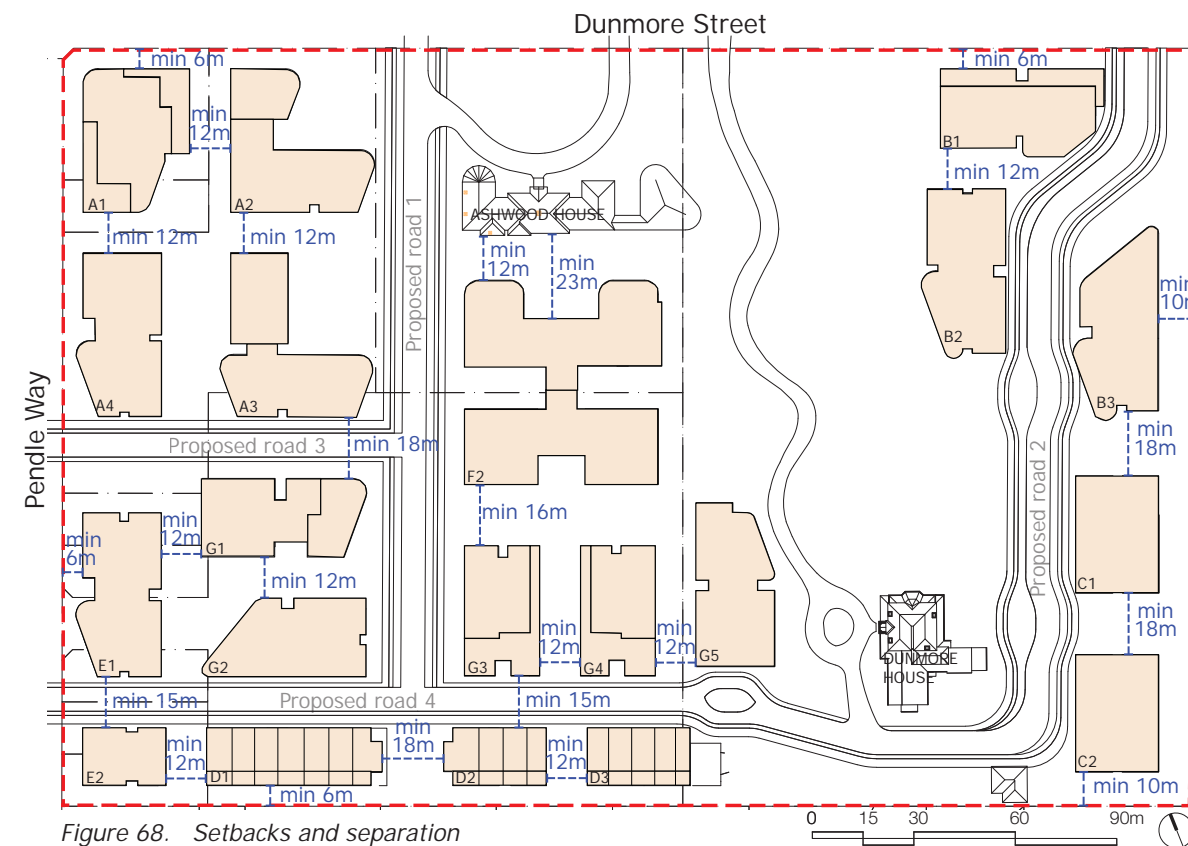
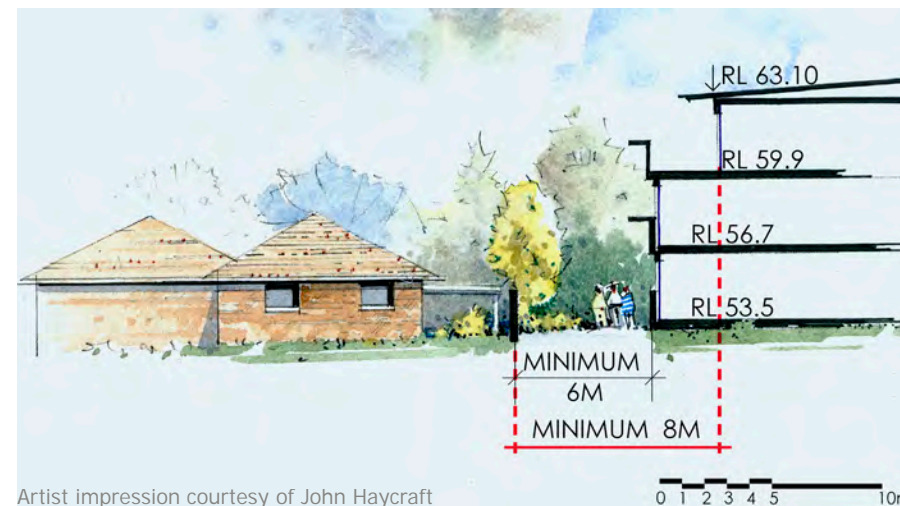


Figure 68. Setbacks and separation



Figure 69. Horizontal shelves



Artist impression courtesy of John Haycraft
Figure 70. Indicative section along the southern boundary



Artist impression courtesy of John Haycraft
Figure 71. Interface along the southern boundary

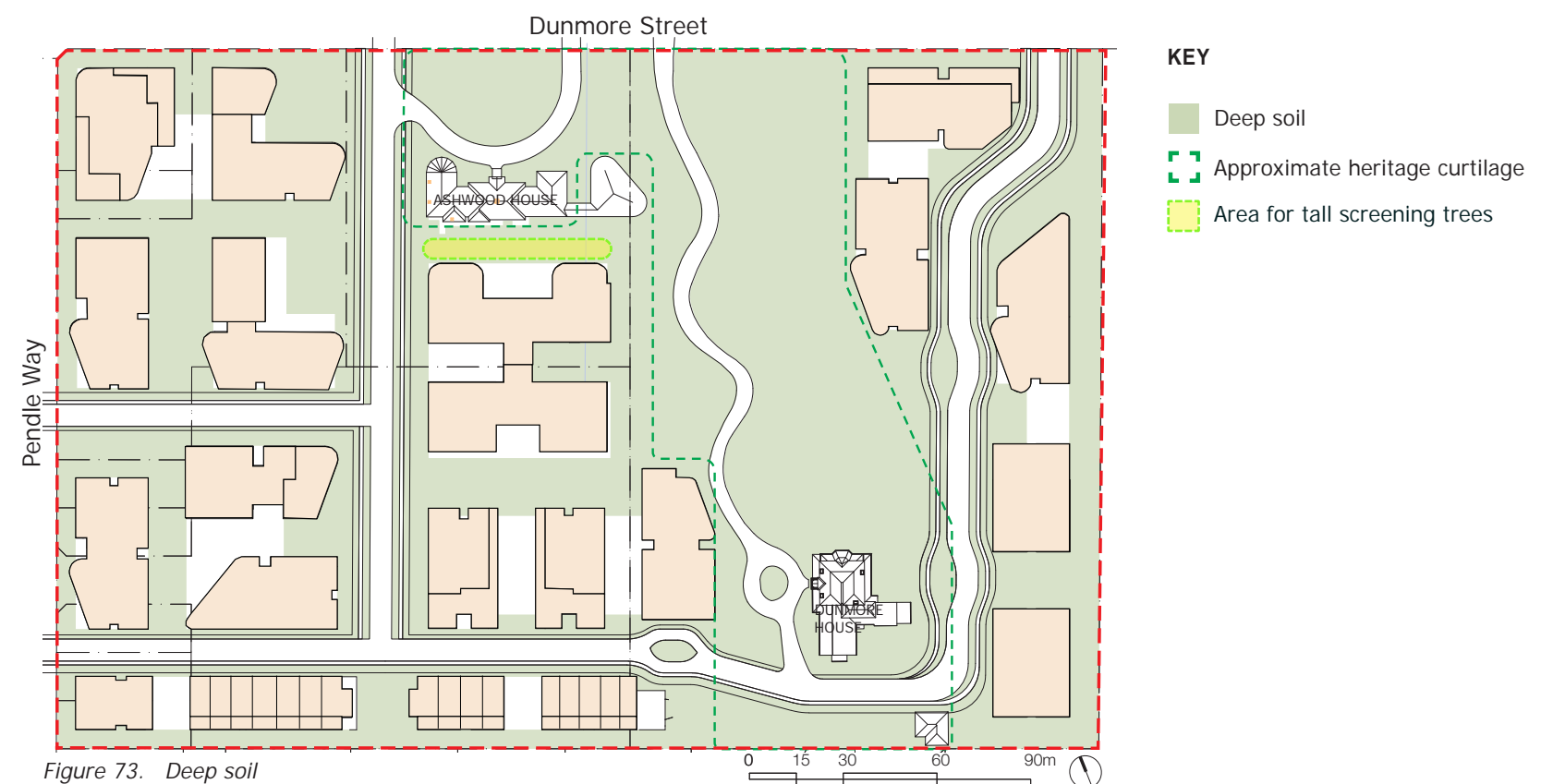
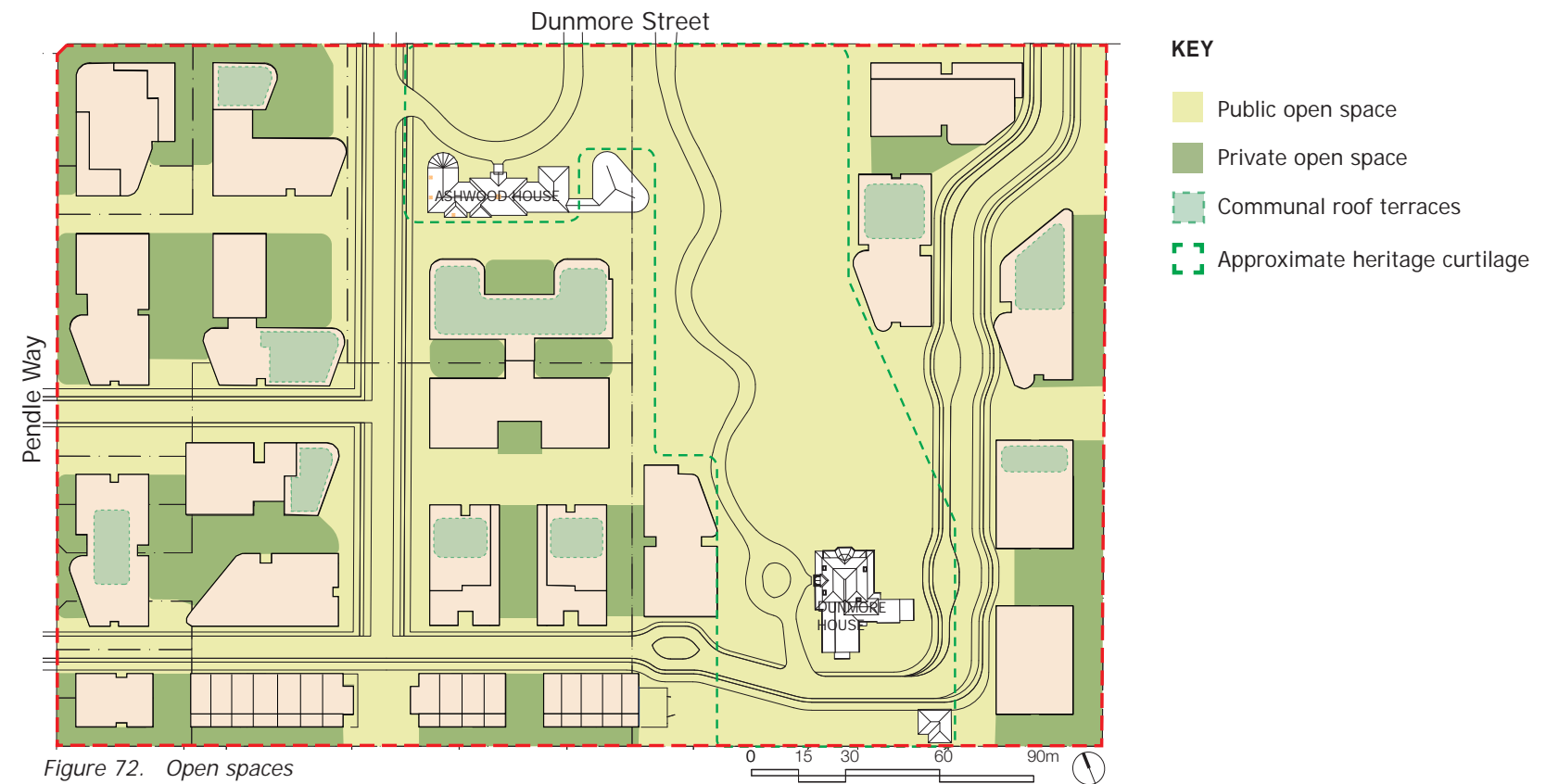
Open Space and Deep Soil Zone

Objectives

- To provide a series of generous public open spaces for recreational uses, improving the quality of the public domain and connectivity with surrounding open spaces
- To provide sufficient communal open space and rooftop gardens to cater for passive and active recreation opportunities for future residents
- To provide adequate deep soil zones for the healthy growth of mature trees on site and allowing water filtration and the reduction of stormwater run-off
- To provide high quality street landscaping around the perimeter of the site to enhance the quality of the built environment
- To mitigate any visual impacts behind Ashwood House

Controls

- Provide a north-south landscaped public open space to enhance the identified heritage curtilage as per Figure 70, contributing to public amenity and enhancing the area's connectivity
- Provide pocket parks with varied landscape features within the clusters of buildings connecting to the publicly accessible open space
- Provide communal open spaces at the ground level and rooftop areas with a variety of facilities including seating, BBQ facilities, shelters, etc
- Ground level courtyards to all ground level ILUs as per the Apartment Design Guidelines (ADG)
- Minimum 6m for deep soil zone along Pendle Way, Dunmore Street and along the southern boundary
- Minimum 10m for deep soil zone along the eastern boundary
- Provide high quality evergreen trees and screening along the eastern and southern boundary
- Retain and enhance the landscape setting of both Ashwood House and Dunmore House
- Provide a landscaped buffer zone (south of Ashwood House) of at least 6-8m in width for the provision of tall screening trees
- Open space and deep soil zone should generally be provided in line with Figures 72 and 73



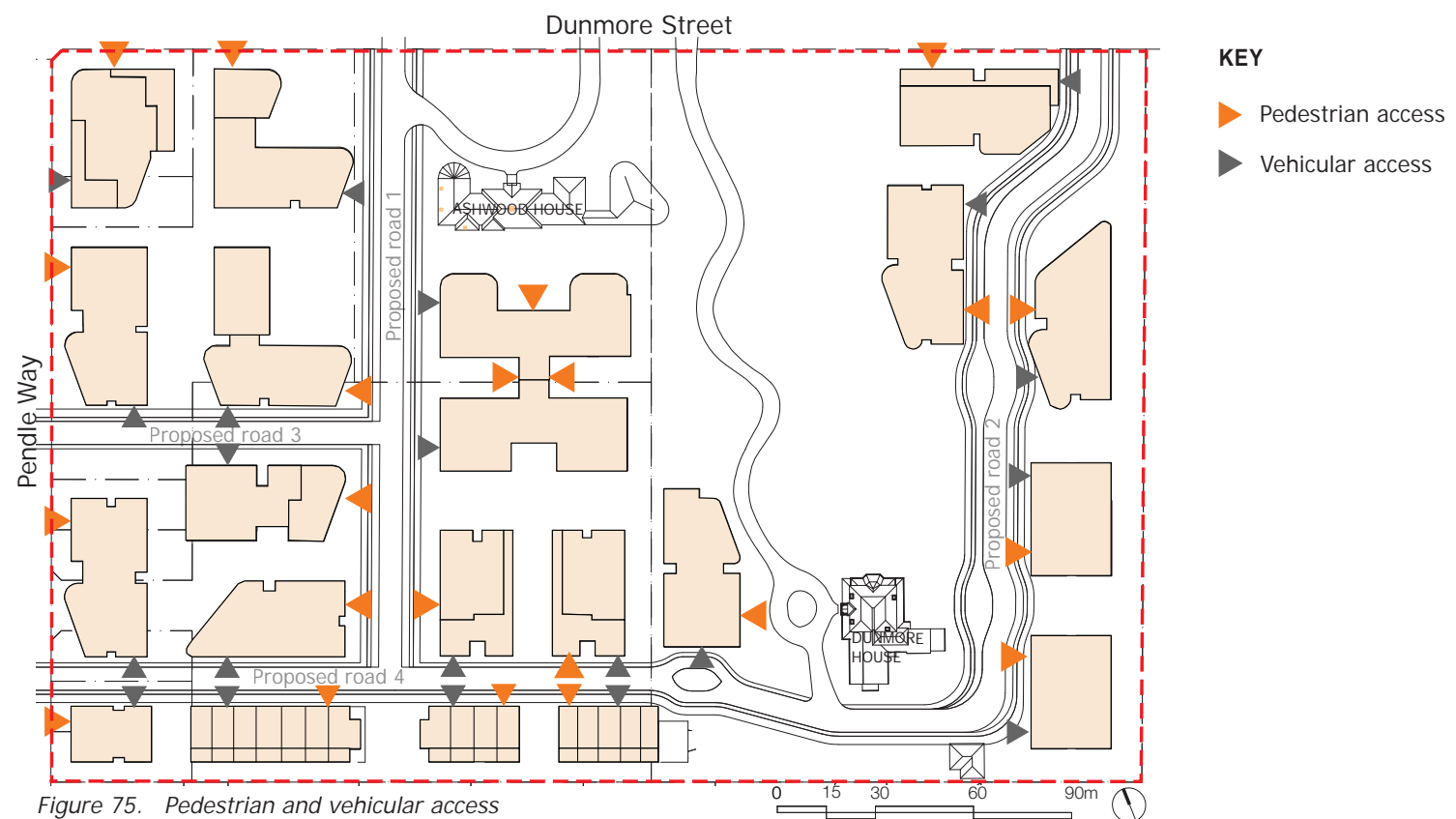
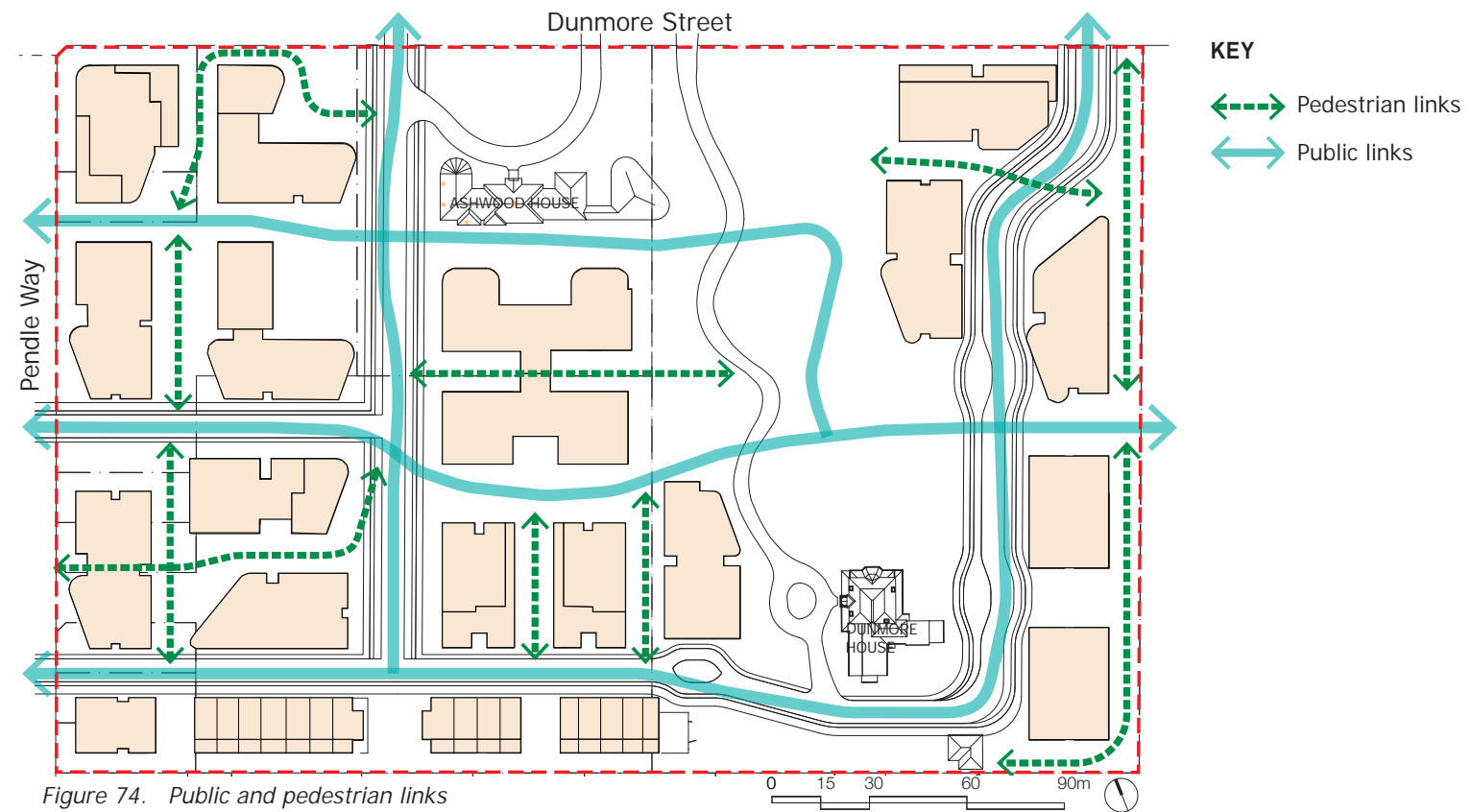
Vehicular/Residential Access and Public/Pedestrian Links

Objectives

- To improve the site's accessibility and strengthen the connection to surrounding destinations
- To provide a number of residential access points to activate street frontages and internal open spaces, providing passive surveillance to the public
- To reduce the traffic impact to Pendle Way and Dunmore Street and improve the public domain for pedestrians

Controls

- Restrict vehicular access directly to buildings fronting Pendle Way
- Vehicular access points should be encapsulated within the building footprints. If access is not within the building, high quality landscape and driveway design should be incorporated to ensure a landscaped streetscape and to mitigate the visual and acoustic privacy issues for the residents
- Majority of the vehicular access points to be incorporated within the subject site
- Pedestrian footpath should be separated from the vehicular access with a planting strip - minimum 1.8m wide
- Provide resident/pedestrian access points along both Pendle Way and Dunmore Street
- Provide at least 4 new public through-site links connecting the subject site with the main retail strip and the Bonds Spinning Mills site
- Provide a private pedestrian links interconnected with the new public links
- Vehicular/residential access and public/pedestrian links should generally comply with Figures 74 and 75



Solar Access and Overshadowing

Objectives

- To minimise overshadowing impacts to surrounding public domain and private developments
- To provide reasonable amount of solar access to new public open spaces within the site

Controls

- Sculpt the proposed built form to create fast moving shadows to surrounding residential development between 9am and 3pm in mid-winter
- Provide a minimum of 2 hours of solar access to the main private open spaces of the surrounding residential properties and to the public open space between 9am and 3pm in mid-winter

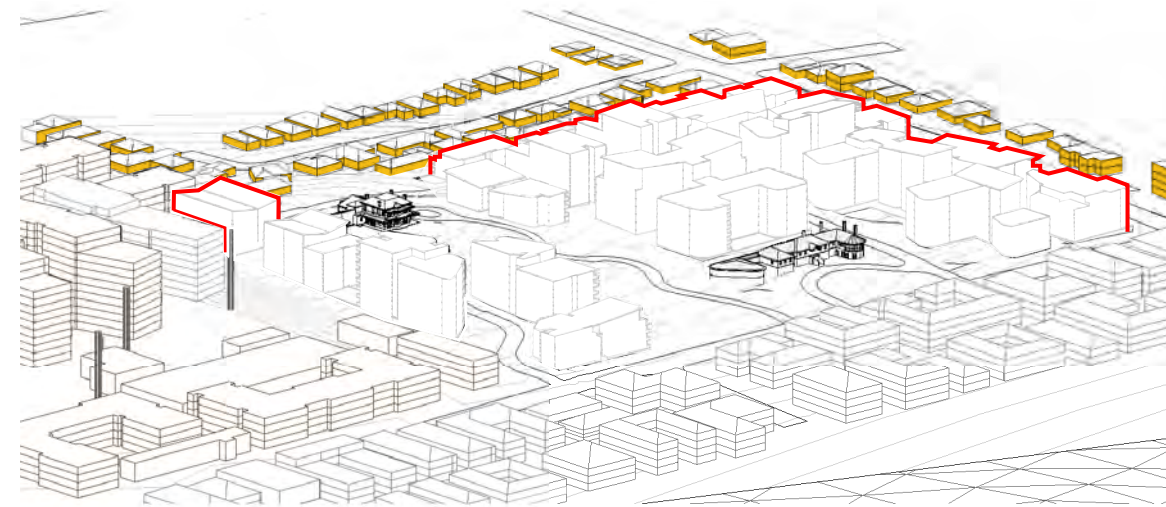


Figure 76. Sun eye diagram -22 June 9am (image adapted from Thomson Adsett)

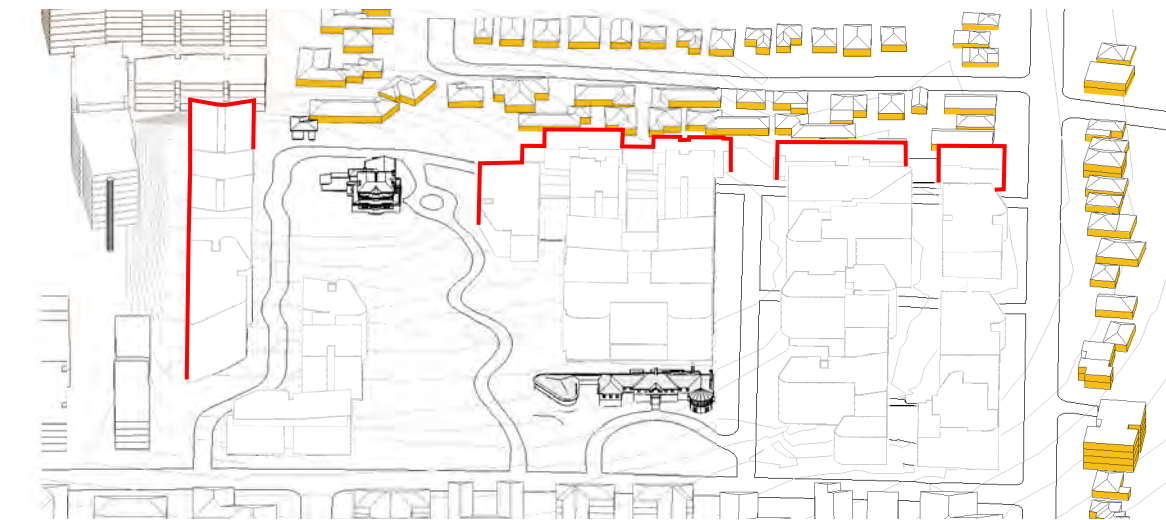


Figure 77. Sun eye diagram -22 June 12pm (image adapted from Thomson Adsett)

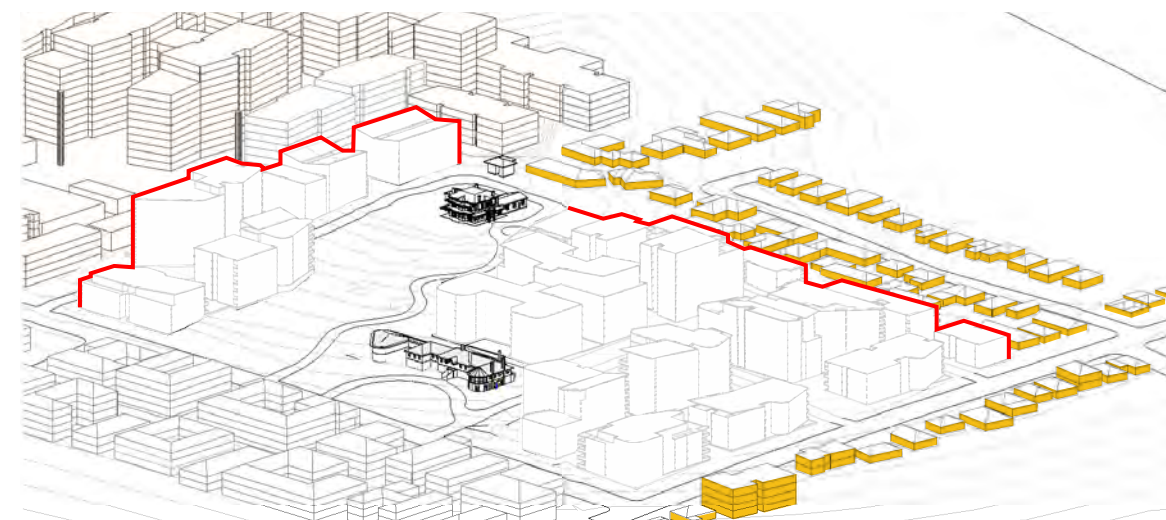


Figure 78. Sun eye diagram -22 June 3pm (image adapted from Thomson Adsett)

KEY

- Dwellings where an average of 2-3 hours of sunlight between 9am and 3pm during winter should be provided
- Proposed building outline

4. FINAL RECOMMENDATIONS



4.1 PROPOSED STATUTORY CONTROLS

Below are the outcomes of the proposed massing translated into the controls to be included within the Holroyd Local Environmental Plan (HLEP) 2013. For details regarding the changes to the LEP, please refer to the main Planning Proposal report prepared by Keylan Consulting.

ZONING

The subject site is currently zoned as R2 (Low Density Residential), R3 (Medium Density Residential) and R4 (High Density Residential) under the HLEP 2013. Based on the analysis and studies undertaken in this report, the proposal seeks an amendment to RE2 (Private Recreation) to the identified heritage curtilage and R4 (High Density Residential) for the rest of the subject site as per the map in Figure 79.

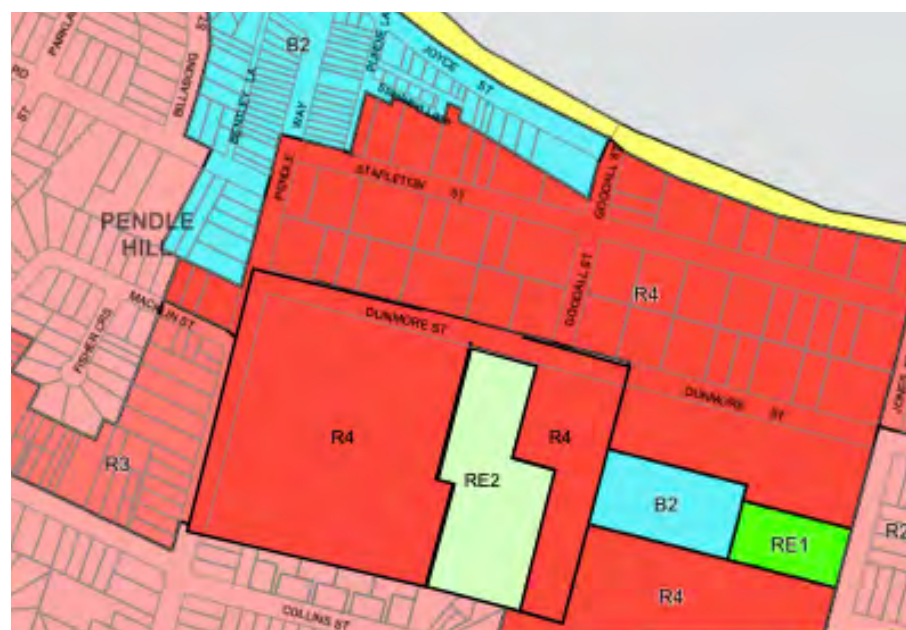


Figure 79. Proposed zoning map (courtesy of Keylan Consulting)

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 proposal seeks an amendment to the maximum heights as per Figure 80, with 32m for the majority of the site, no specified height limit for the identified heritage curtilage and 12.5m along the southern boundary.

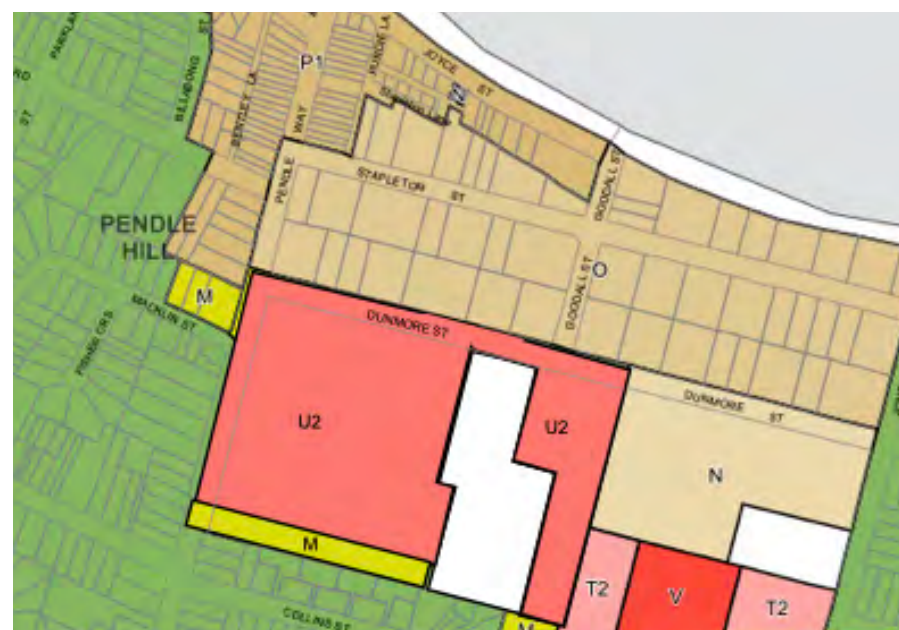


Figure 80. Proposed height of building map (courtesy of Keylan Consulting)

FLOOR SPACE RATIO (FSR)

The applicable FSRs for the subject site include 0.5:1, 0.7:1 and 0.85:1. The proposal seeks to provide an FSR of 1.5:1 for the majority of the site, no specified FSR for the identified heritage curtilage and 0.85:1 along the southern boundary. The proposed FSR changes are as per Figure 81.

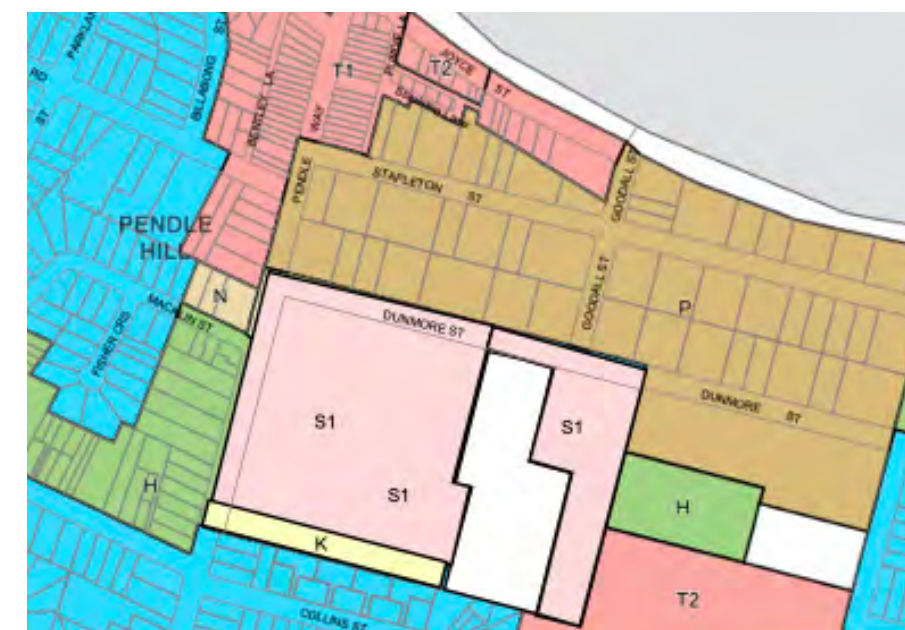


Figure 81. Proposed floor space ratio map (courtesy of Keylan Consulting)

4.2 FINAL CONCLUSION

GMU together with the project team have undertaken extensive analysis of the future of Pendle Hill and of the potential role the subject site could play in the future growth of the centre. We have developed a masterplan through comprehensive evidence based analysis to ensure an appropriate built form outcome for the subject site.

In light of GMU's analysis, the report has concluded that the proposed redevelopment can contribute to the continuing revitalisation and transformation of Pendle Hill. The Planning Proposal will play an important role in contributing to the additional supply of seniors housing, aged care facilities and affordable key worker housing with access to public transport, social infrastructure and goods and services. It will also provide an appropriate transition in building height and density from the adjoining Bonds Spinning Mills site to the surrounding low density residential development whilst reinforcing the site's 'green' character through the proposed open spaces and improvements to the publicly accessible open space network within and around the subject site.

The subject site with frontages to both Pendle Way and Dunmore Street presents a great opportunity to provide a holistic development that will ensure the continuing delivery of high quality aged care facilities and seniors housing within a high-quality landscape setting. It also responds to the surrounding existing and future context in terms of built form, amenity and streetscape character.

The report has arrived at the proposed built form after careful consideration of a number of options through a thorough urban design analysis of any potential visual and overshadowing impacts to the surrounding areas and the amenity of the future residents. This process has also undergone a rigorous design process with the project team, a peer review process and consultation with Council staff and Councillors.

Based on the above, GMU encourage Council to support the Planning Proposal and the suggested amendments including LEP zoning, height of building and FSR as per Chapter 4.1 including the potential site specific guidelines suggested in Chapter 3.7 of this report.



Artist impression courtesy of John Haycraft

Figure 82. View of open space and built form distribution from Dunmore Street

Project 19027 - PENDLE HILL - 230-290 DUNMORE STREET
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