

Attachment A2

Urban Design Report



URBAN DESIGN REPORT

To accompany Planning Proposal for
118-130 Epsom Road and 905 South Dowling Street, Zetland



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On Country

We acknowledge the Gadigal people of the Eora Nation as the Traditional Custodians of the Country for which this report was prepared.

MAKO Architecture practice on lands once inhabited and fostered by people including at least the Gadigal, Garigal, Gayamaygal and Ngunnawal clans. We recognise that certainty around some of the names and meanings of these places have been lost as a consequence of traditional owners having been told to give up their language, stop practicing ceremony and hide their Aboriginality.

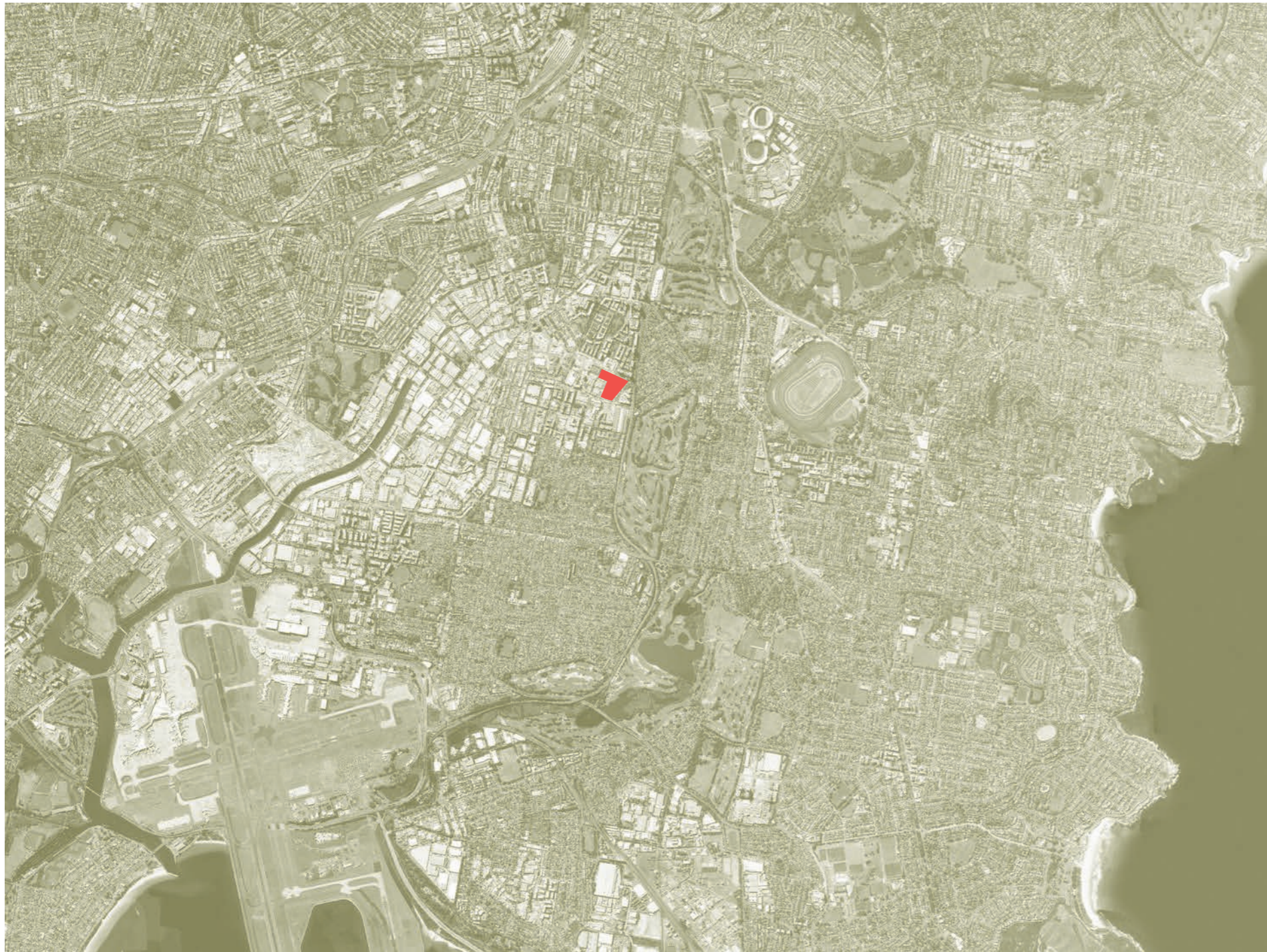
It was not traditional owner's wish that this information be lost, and it is not our anticipation that responsibility for certainty around these facts, nor the weight of reparation of country should be borne by traditional owners alone.

With respect to the lands we inhabit, work on and work for, we recognise the traditional owners and their descendants as having continuing connection to the land and waters, and thank them for fostering country since time immemorial.

We acknowledge that sovereignty was never ceded and that the earth, waters and skies associated with this continent always have been and always will be of it's traditional owners.

In line with the NSW Government Architect Connecting With Country Framework we commit to helping support the health and wellbeing of Country and do this through valuing, respecting, and being guided by Aboriginal people, whom share our view that if we care for Country, it will care for us.

We pay our respects to Elders past and present, and extend that respect to any First Nations people engaging with this report.



Introduction

This Urban Design Study has been prepared to inform the planning controls for the subject site. The objectives of the study are as follows:

- Review current planning controls and built form outcome;
- Consider and respond to adjacent property conditions, including access, public domain outcomes and development staging;
- Establish development guidelines including distribution of building height within the site and active frontage; and
- Assess the public domain layout and establish the most appropriate locations for new streets and open spaces.

This report sets out critical urban design support that has informed the recommended built form outcome



Site as-existing - Showing mature trees along Link Road Frontage

Site Considerations

Opportunities

- Respond and contribute to planned surrounding street, infrastructure and transport network
- Responding to scale of existing and approved surrounding built form
- Provide homes for Sydney's growing population
- Provide relevant and adequate retail and commercial spaces able to support the needs of the community
- Provide recreational spaces that encourage and promote healthy living including the provision of Mulgu park
- Improve Access and Connectivity within and across the site
- Complement surrounding public spaces including Gunyama Park and Zetland Avenue Park



Pedestrian Link through VSO Site to North - Looking towards site



Existing section of Defries Avenue to North - Looking towards site



Pedestrian Link to South - Looking towards site

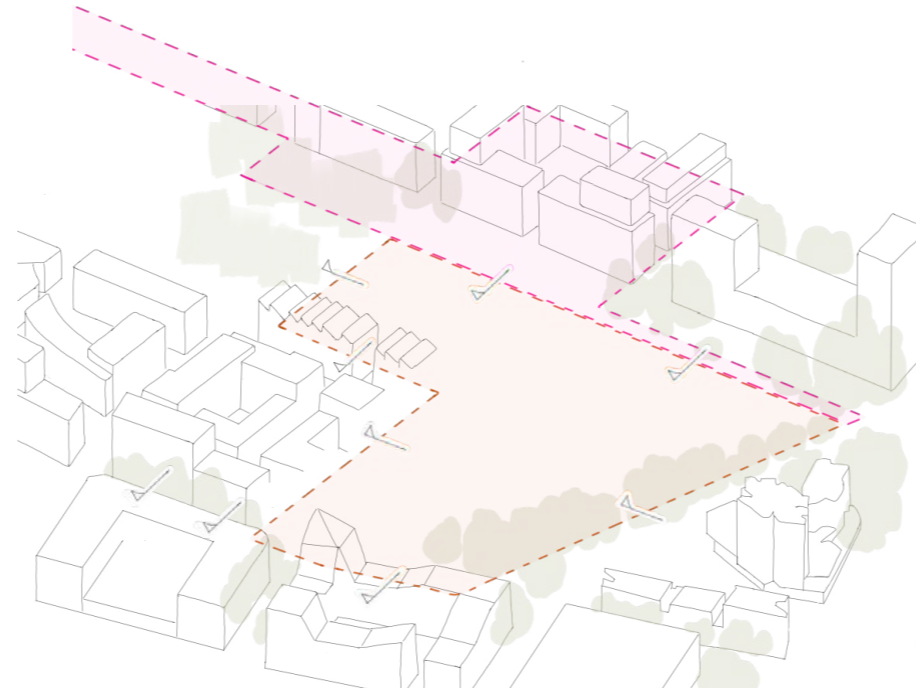


Small retail tenancies with active frontage - (image credit Broadsheet [link](#))

Site Considerations



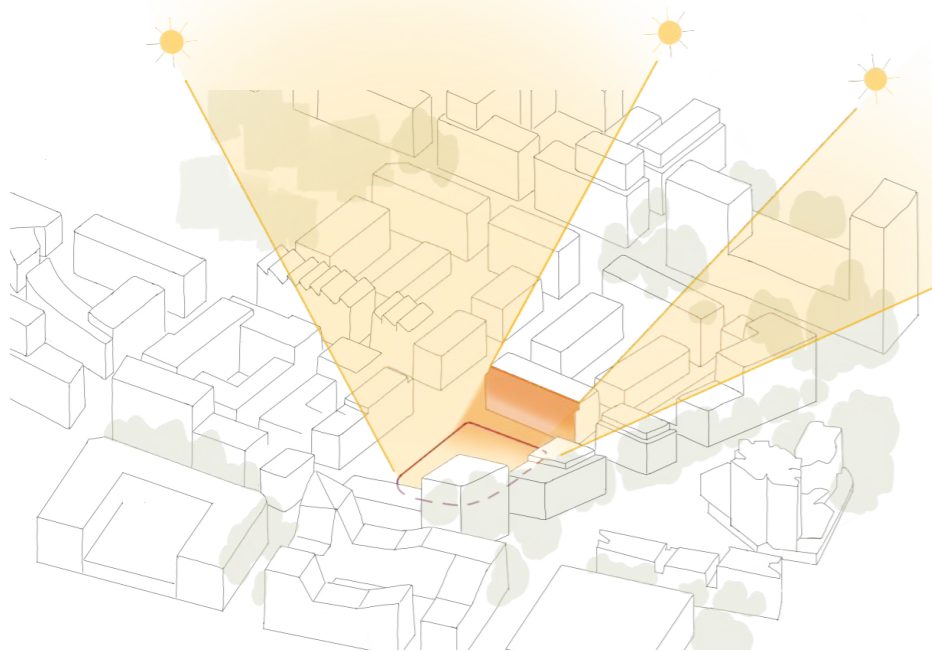
Epsom Park Precinct - Showing trunk drain alignment



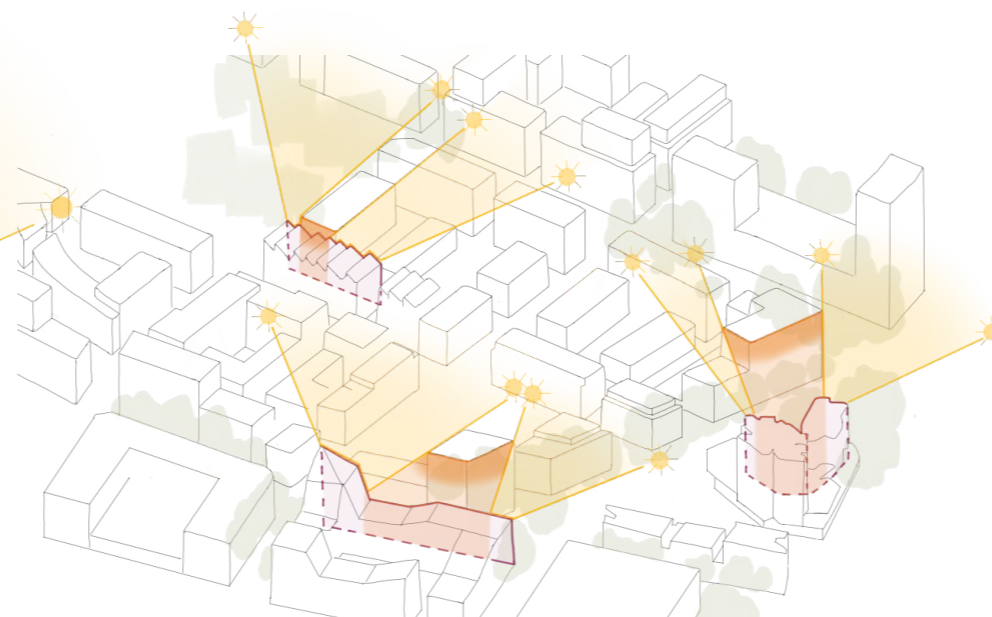
Delivery timeline of Zetland Avenue uncertain due to property ownership

Constraints:

- Existing Easements for Drainage Infrastructure
- Indeterminable delivery and dedication timeline of adjacent Streets to North and West of site
- Adjacent Road noise emanating from Epsom Road, Link Road and South Dowling Street corridors.
- Abutting approved development which varies from the City of Sydney's Masterplan alignments/heights
- Overshadowing of future public open space
- Overshadowing of existing, approved and proposed residential development
- Protection of views



Mulgu Park sensitive to overshadowing



Adjacent development sensitive to overshadowing



The Site

The site comprises two lots; 118-130 Epsom Road - Lot 7 DP24134; and 905 South Dowling Street - Lot 2 DP830870 and has a total area of 4.085 Hectares. It is located in the suburb of Zetland, and wholly within the Green Square urban renewal area and the area defined as 'Epsom Park' in Sydney DCP 2021.

The surrounding areas of Zetland, Rosebery and Green Square have undergone significant change in recent years from being mostly industrial use to now prevalently mixed use and high density residential uses. Significant cultural and recreational facilities have been developed to support the growing number of residences, notably, the nearby Green Square Library, Joynton Avenue Creative Centre and directly adjacent Gunyama Park Aquatic and Recreation Centre.

The site forms the largest undeveloped area within the Epsom Park precinct. It is an approximate 600m walk from the precinct to the emerging Green Square town Centre and 850m walk to Green Square Station. The site's topography currently has some minor features, however over the whole site area is perceivably flat, hence, in it's developed form may offer ease of walking, cycling and mobility generally.

The site's Southern Boundary has frontage to Epsom Road which is subject to a 1.4m road widening. The Eastern Boundary has frontage to Link Road, where an existing stand of mature trees will be retained.

The site's Northern boundary has frontage to the extension of Zetland Avenue including to a wedge shaped park located at it's Eastern termination. The whole extent of Zetland Avenue that interfaces with the site has an indeterminable delivery and dedication timeline. As the northern frontage of development on the site will form a significant public domain interface, this study considers the Northern boundary condition carefully with respect to Access and Fire separation to ensure high quality outcomes in the long term as well as in the interim.

Similarly, the western boundaries of the site interface with streets; Rose Valley Way; Peters Street; and George Julius Avenue, all of which have indeterminable delivery and dedication time frames. Approved development to the west of the



Precinct Analysis

site varies slightly from the guidelines set out in the Epsom Park Urban Design Strategy (EPUDS), especially with respect to setbacks and abutments. Whereas the EPUDS proposed building setbacks to Rose Valley Way and Peters Street, the approved development proposes only ground floor setbacks and whereas the EPUDS proposed side setbacks to the boundary interfacing the site, the approved development proposes building to the lot boundary. This study considers the challenges created by this condition and how best to respond. Furthermore, detailed information has been sought from the adjacent site's proponent and has been used to construct base assumptions surrounding street alignment and the like.

The EPUDS proposes that Defries Avenue, Rose Valley Way, Peters Street and Letitia Street continue through the site and that one additional street is created: Chimes Street is proposed to run from and perpendicular to the Southern edge of Zetland Avenue Park, back to Rose Valley Way. Mulgu Park, a new public open space is proposed. It is bound by the alignment of Defries Avenue, Peters Street, Chimes Street and Rose Valley Way.

Current Land Uses and Built Form

The site is currently used for the sale and servicing of motor vehicles and incorporates an internal network of driveways, hard stand parking spaces and multiple large, single storey industrial buildings and retail sales centres.

Precinct Analysis

Surrounding Development

Taking development approvals into consideration, the site will be surrounded by Mixed use and residential development.

To The north East is 'Vertex' at 14 Defries Avenue and 1-5 Bindon Place comprising residential blocks of 7, 14 and 22 storeys.

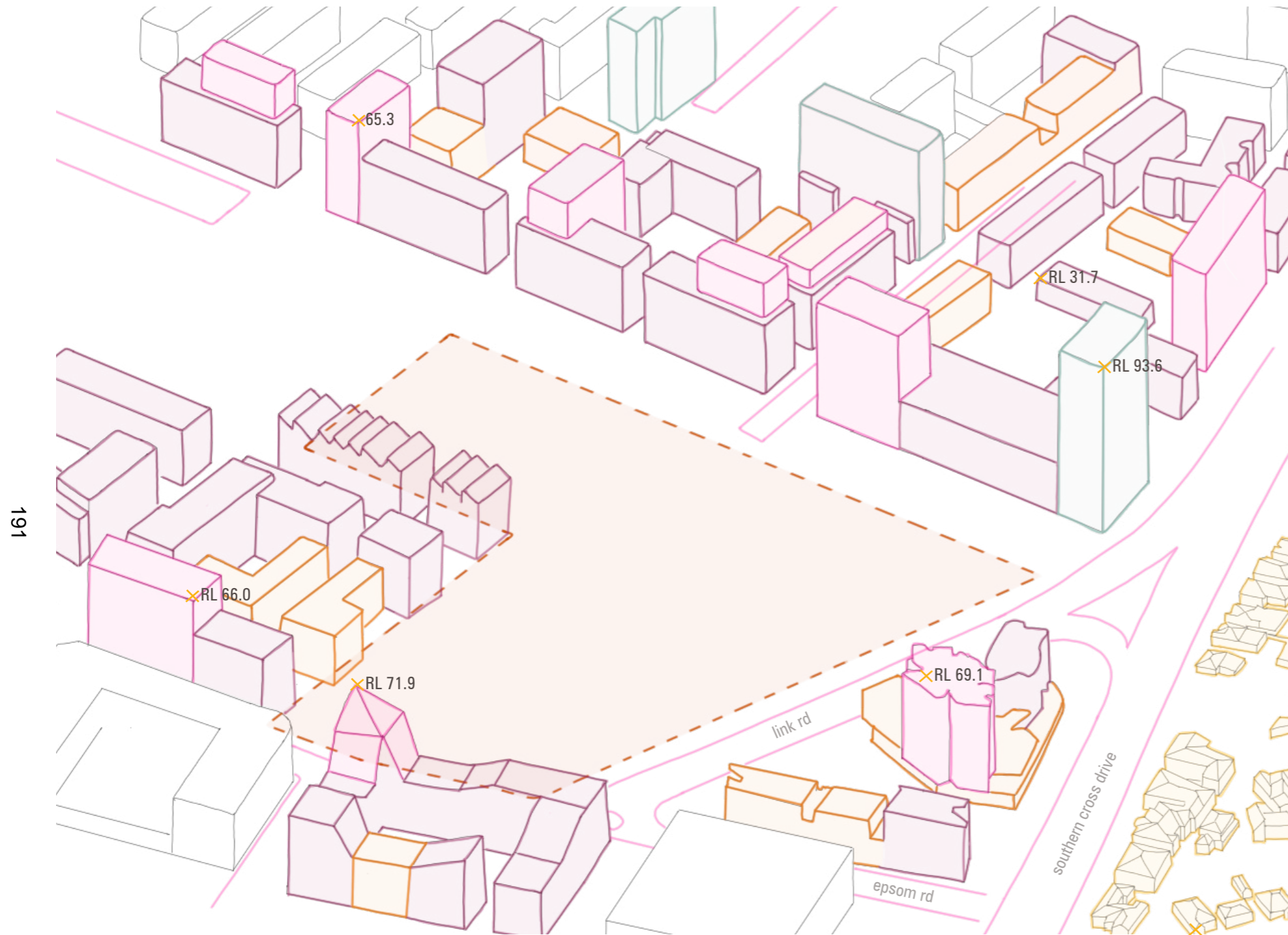
To the East on the triangular site bound by Link Road, Epsom Road and Souther Cross Drive, 'Link Zetland' comprises mixed use development ranging from 6 to 14 storeys in height.

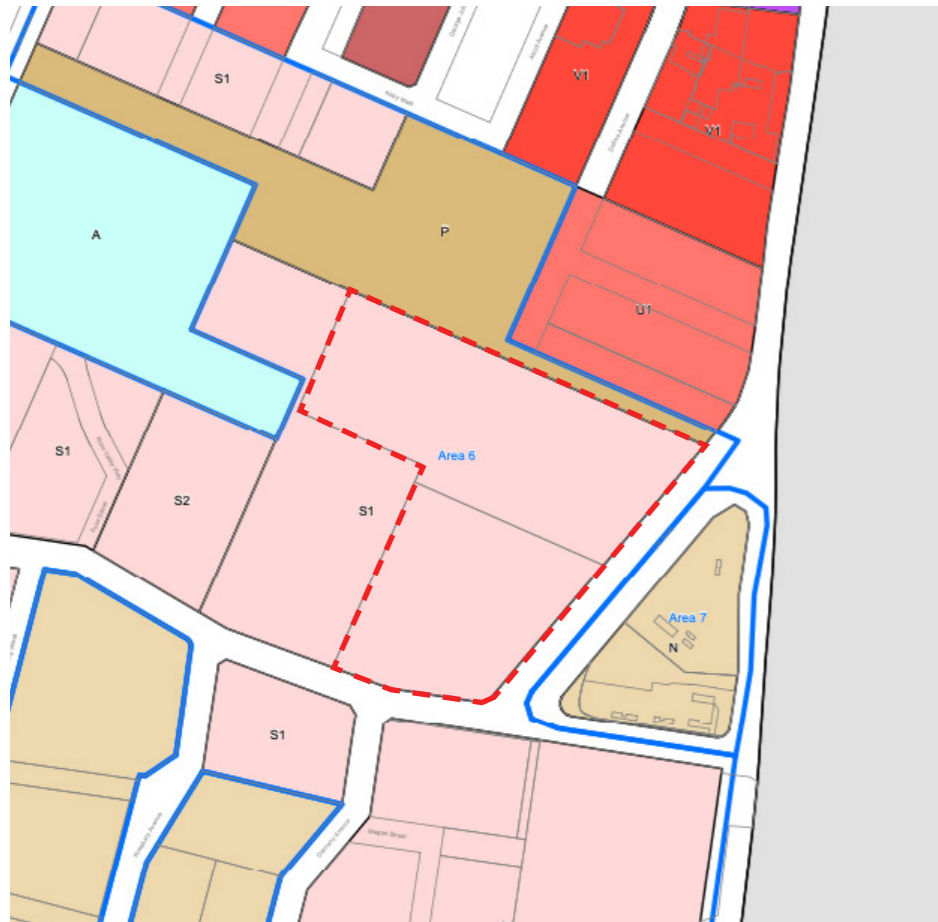
To the South, Across Epsom Road is 'Overland Gardens' a perimeter block development 7, 9 and 14 storeys in height.

To the west, the adjacent site at 106-116 Epsom Road has approved development for mixed use and residential buildings ranging 5 to 14 storeys in height. Built form differs significantly from that proposed in SDCP

To the North West, the SDCP sets out building envelopes for the developable portion of the adjacent site ranging 4 - 14 storeys, immediately opposite the site, these are proposed to be 8 and 12 storeys in height.

Three Supermarkets are located within walking distance of the site, each approximately 500m in distance, including East Village Shopping Centre to the north of the site, Woolworths Metro, Green Square to the West and Woolworths Mero Rosebery to the South. An extraordinary diversity of cafe/restaurant, retail and entertainment vendors are located within a 1km radius of the site.



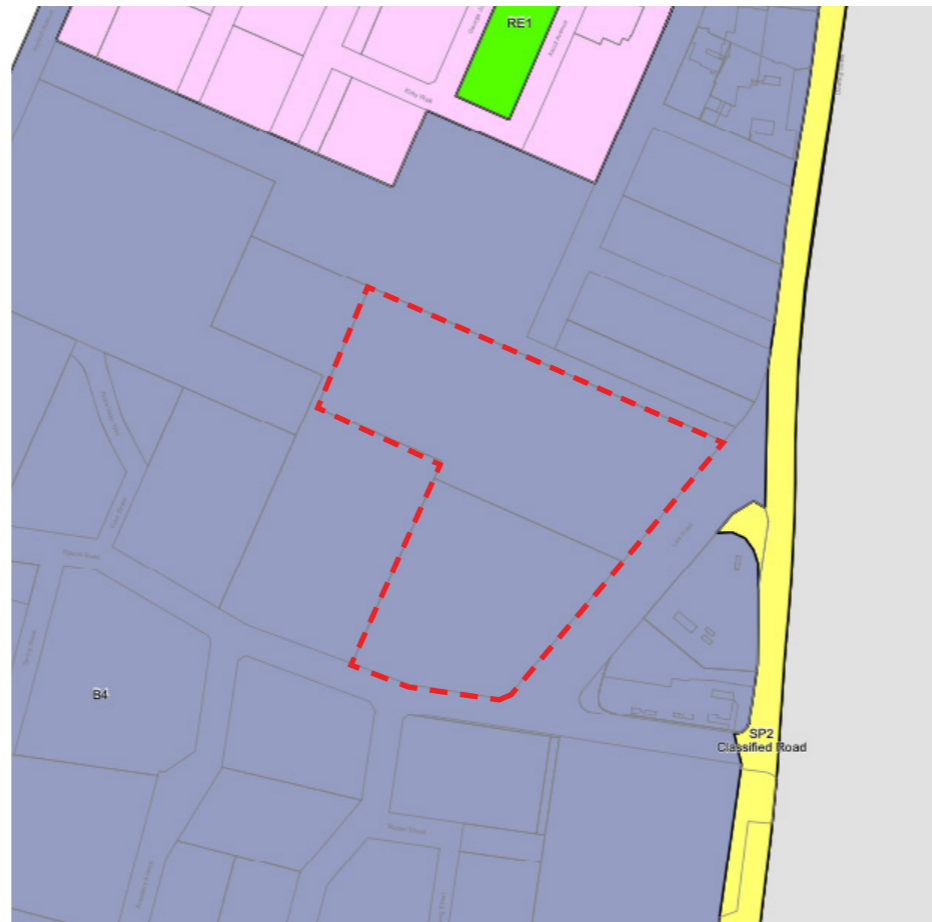


Sydney LEP 2012 Floor Space Ratio Map



Maximum Floor Space Ratio (n:1)

A	0.35	X	4
F	0.6	Y	4.5
H	0.7	Z	5
J	0.8	AA1	6
L	0.9	AA2	6.5
N	1	AB1	7
P	1.25	AB2	7.5
S1	1.5	AC	8
S2	1.75	AD	9
T	2	AE	10
U1	2.5	AF	11
U2	2.75		Refer to clause 6.14
V1	3		Refer to clause 6.15A
V2	3.25		Refer to clause 6.4
W1	3.5		Refer to clause 6.47
W2	3.75		



Sydney LEP 2012 Zoning Map



Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
B8	Metropolitan Centre
IN1	General Industrial
R1	General Residential
R2	Low Density Residential
RE1	Public Recreation
SP1	Special Activities
SP2	Infrastructure

Precinct Analysis

Current Planning Controls

The site is located on land zoned B4 Mixed Use under Sydney LEP 2012. Residential and local retail uses are permissible within this zone.

The base FSR of 1.5:1 is permissible under Sydney LEP 2012, however, the site lies within the Green Square Urban Renewal Area, hence is eligible for 0.5:1 additional floorspace under clause 6.14 of Sydney LEP 2012 subject to the delivery of community infrastructure.

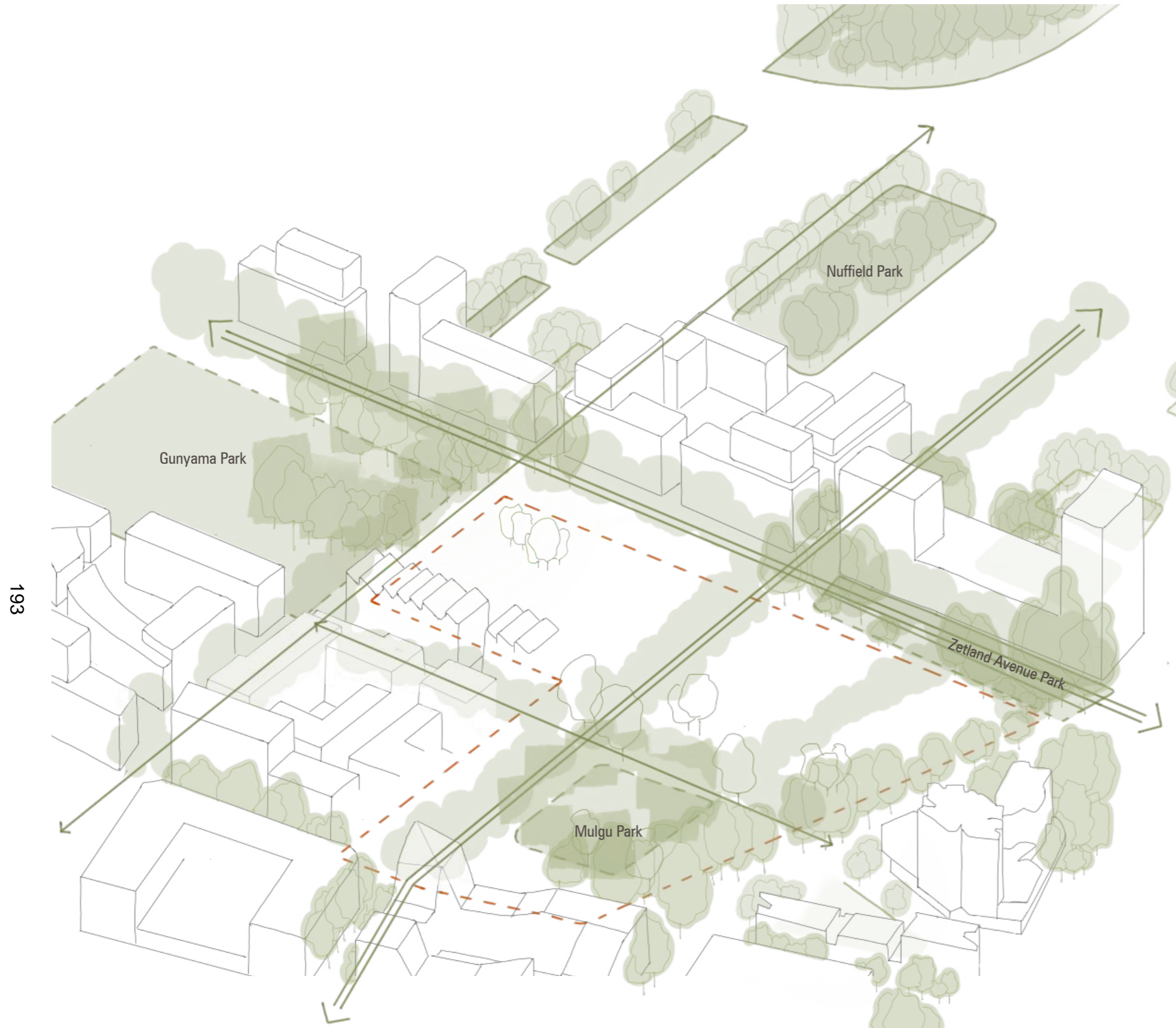
The site is also eligible for 10% additional FSR subject to demonstrating design excellence under clause 6.21 of Sydney LEP 2012.

The height controls that apply across the precinct under Sydney LEP 2012 range from 18 to 45 metres, predominantly, 25 metres, but with a 30-35 metre presentation to Zetland Avenue

Precinct Analysis

Open Space Network

The site is immediately adjacent to Gunyama Park and within walking distance to Nuffield Park, Biyabing park, Rosebery Avenue Park, Woolwash Park, matron Ruby Grant Park, Tirruwul Park, Joynton Park and Mary O'Brien Reserve amongst others.

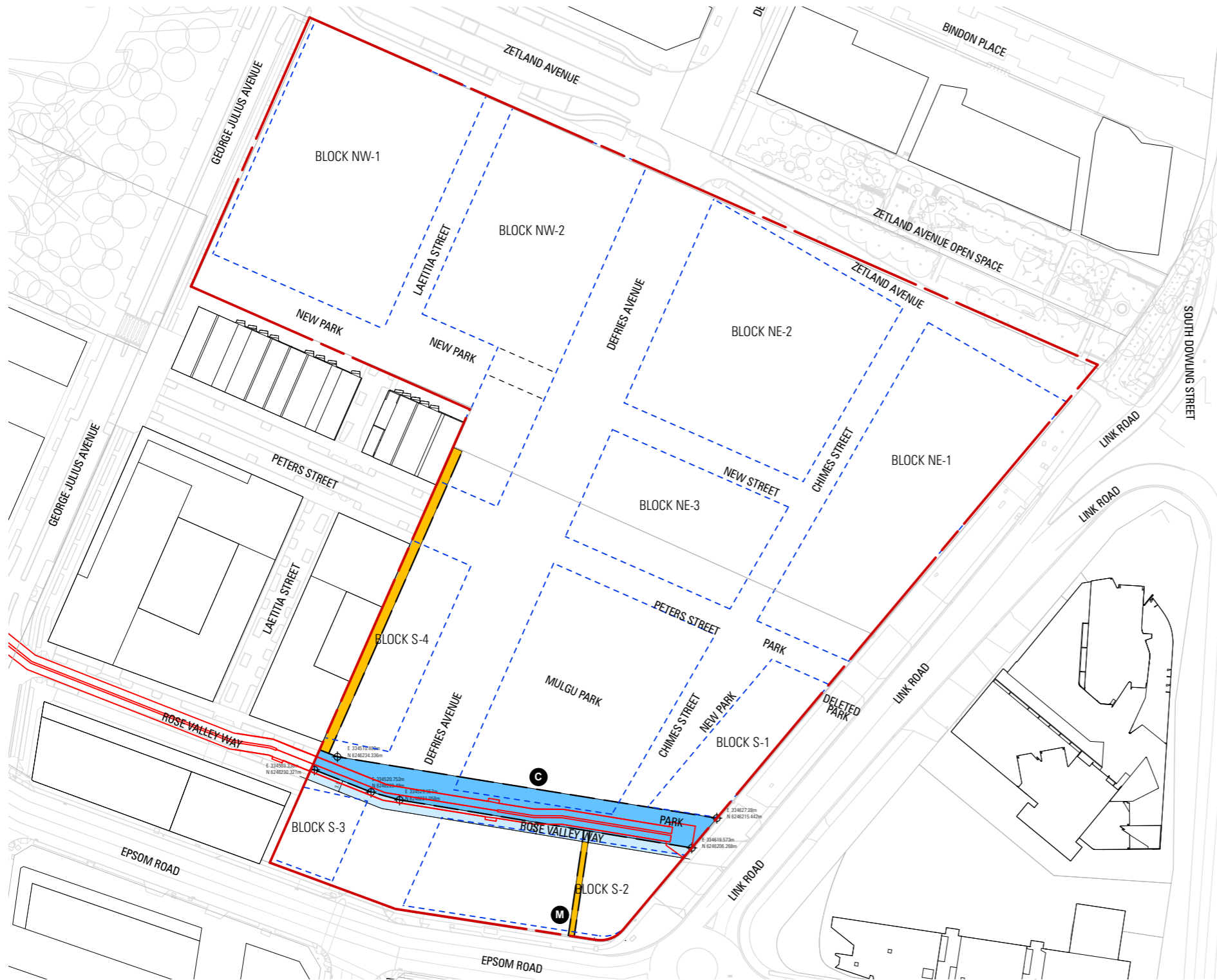


-  major green links
-  minor green links
-  future parks
-  existing parks
-  existing vegetation on site
-  existing vegetation on adjacent sites
-  future vegetation street trees
-  future vegetation parks

Precinct Analysis

Easements and Reservations

The most significant easement across the site is that relating to the future trunk drain which aligns Rose Valley Way. Other minor easements burden the site and relocation/extinguishment has been considered as part of the civil infrastructure design.



Social Infrastructure

- Create a vibrant neighbourhood with a mix of uses, community facilities and open spaces
- Create opportunities through specific public domain features that encourage social interaction and wellbeing activities

Public Domain

- Broad adoption of the Public Domain features of the City of Sydney's Public Domain Plan including provision of new local Park (Mulgu Park)
- Provide Safe places that prioritise walking and cycling
- Maximise solar access to local park
- Minimise impact of road noise to local park
- Seek opportunities for complimentary landscape spaces
- Provide a strong Landscape Character

Connections

- Provide a network of streets, pedestrian and cycle links to facilitate movement within and through the site
- Connect to the existing public transport network
- Consider and manage vehicular access and movements
- Encourage walking, cycling and use of public transport
- Provide vehicular access for essential servicing

Land Uses

- Provide a mix of uses throughout the site
- Locate commercial/Retail uses along busy roads and around plazas
- Provision for a broad range of residential typologies contributing to the social mix of the area including town homes and ground floor maisonettes.
- Provide local shopping opportunities including a metro sized supermarket
- Provide Early Learning Centre to cater for local residents

Urban Design Principles

Built Form

- Built form controls that are compatible with the allowable floorspace including bonus floorspace.
- Define appropriate locations for taller buildings
- Minimise overshadowing, view impact and wind impact to open space and surrounding development
- Integrate the precinct with surrounding neighbourhoods
- Respond to noise and air quality requirements

Sustainability

- Commitment to sustainability initiatives
- High levels of residential amenity



Urban Strategy

Broadly adopt City of Sydney’s Public Domain Plan including parks and streets.

Develop envelopes which provision for the allowable floorspace including bonuses as to give surety with respect to public open space insolation.

Increase height of building envelopes in locations which minimise impact on overshadowing of surrounding development and public open space



Incorporate low scale development to north of Mulgu Park so to maximise solar access to park and to provide greater diversity of housing.

Create new street to increase opportunities for low scale housing to address public domain.

Compliment new street with new East-West pedestrian link through western portion of site

Re-form park edge to make new piazza

Augment building envelopes to East of Mulgu park so to reduce acoustic impact of road on park

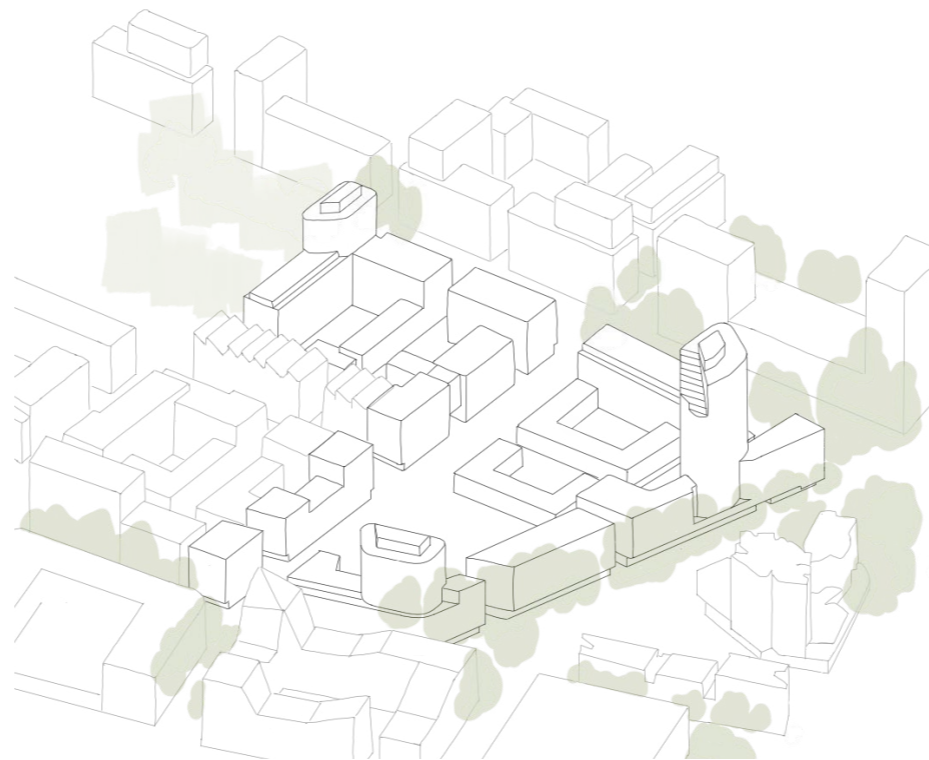
-  New Public Open Space
-  Built Form Increase in Height
-  Low Scale Terraced Home Development
-  Narrowed Aperture to Reduce Noise Ingress
-  New Piazza

Built Form Analysis

SDCP Indicative Built Form



Proposed Indicative Built Form



The site masterplan pertained to in SDCP sets out a legible series of public spaces, connections and building envelopes. Analysis of the built form proposed has revealed two site specific issues:

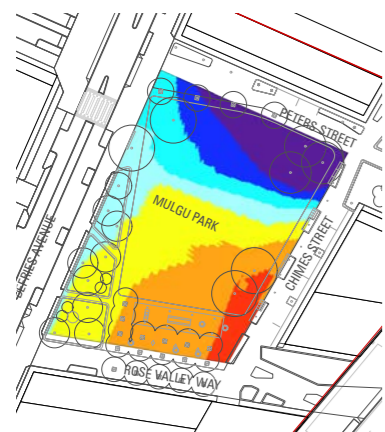
- The floor space possible within the prescribed envelopes does not allow for floor space bonuses available on the site.
- The positioning of buildings relative to boundaries to north and western adjacencies does not anticipate delivery stages for public domain an interim access arrangements. Adjustments to setbacks required, put pressure on the building envelopes

The consequence of these issues are that the potential exists for incremental accrual of built form on a site by site basis and the agglomerative impact falling outside the desired outcomes of the precinct.

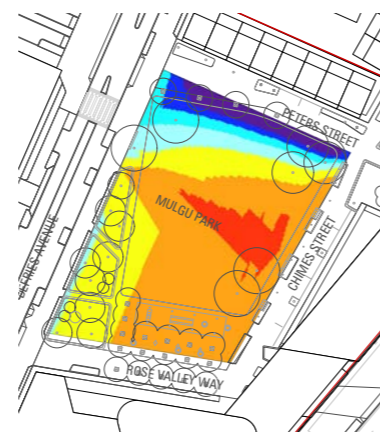
For instance, insolation analysis shows one such potential undesirable outcome. The DCP envelopes allow the required 4 hours of sunlight to 50% of the Mulgu Park on June 21 between 9:00 and 15:00 however, when bonus floorspace is evenly distributed across blocks on the site, insolation to Mulgu Park, readily falls below the required 50%.

Conversely, the proposed built form allows for significantly increased insolation to Mulgu Park, with the indicative massing allowing for over 78% of the park to receive over 4 hours of sun between 9:00 and 15:00 on June 21. This will result in greater tree planting possibilities and higher levels of comfort through provision of seasonally appropriate insolation to the ground plane.

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Insolation Diagram Showing >50% of Mulgu Park receiving 4 hours of sun between 9:00 and 15:00 on 21 June with SDCP built form



Insolation Diagram Showing >78% of Mulgu Park receiving 4 hours of sun between 9:00 and 15:00 on 21 June with proposed built form



Banilung Park

Conclusion

The proposed amendments to the masterplan broadly adopt the qualities of the masterplan described in SDCP. As a result of the proposed amendments, the public domain is further enhanced and protected by:

- The re-massing of height to deliver greater insolation to Mulgu park
- Surety with respect to the capacity of design envelopes to deliver allowable floorspace
- The provision of greater public domain frontage to allow terraced home development within the site
- Additional complimentary public open spaces including park-side piazza, Pocket park with active equipment, green link connecting Mulgu Park and Gunyama park

We find that the amendments to the height controls achieve the above and allow for the flexibility to produce a well connected public domain replete with open space and built form outcomes that will excellent amenity to residents.

This report is to be read in conjunction with all Planning Proposal and Stage 1 DA documents and appendices