21.0_ SEPP 65 Analysis – Lewisham Estate Master Plan

This following reeport outlines the performance of the proposed Master Plan at Old Canterbury Road and Longport Street, Lewisham according to the points as set out in the Residential Flat Design Code as referenced under SEPP 65.

Building Types

1) Building Heights, Massing and Scale
Performance: The building heights have been dtermined through analysis of the site to be of a suitable scale in response to context, view analysis, shadow studies, solar access, surrounding bulk and scale, topography and consultation with local council planners. See master plan document for details (12.5, 20.3). The building massing has been design with consideration of the surrounding urban fabric and the scale of public domain and urban spaces. For example, the buildings along Old Canterbury road are 4 storeys with a 2 storey setback to the street. Other buildings will include suitable setbacks at 4 storeys to create a predominant street wall podium at 4 storeys to define outdoor spaces and streets. The maximum height of 9 sotreys corresponds to the McGill precinct master plan prepared by Marrickville Council.

2) Building Depth
Performance: The building blocks have been designed genertally with a maximum of 18m internal width with additional balcony zone beyond to meet the requirements of the SEPP 65 guidleines. (20.11) In some instances this dimension is 17m and in some instances it is greater than 18m. However, this only occurs where units are designed as cross-over cross ventillatied units which therfore comply with the intent of the coontrol to ensure units receive an acceptable level of natural ventilattion and solar amenity.

3) Building Serpparation
Performance: Gerally the block massing has been design in accordance within the SEPP 65 criteria. Buildings are generally 12m appart, greater than 4 storey are to have a sepparation of 18m between living areas. Some buildings are closer when living areas face onto blank walls or non habitable spaces. Lower buildings have a building sepparation of 12m between living areas with some building sepparations being 6m or less where non-habitable rooms or blank walls face each other. Typically parks, streets and public open spaces are used to provide sepparation between buildings. (See 12.11)

4) Street Setbacks
Performance: The criteria for the design or setbacks and streetscape is set out in section 20.3 of the master plan document. These sections set guidelines for setbacks to public rhelm, private rhelm and streetscape buyilding articulation zones. (12.12)

Site Design
5) Open Space
Performance: Following consultation with the local council and Department of Planning the master plan has been designed to incorporate substantial public open space and park land. These parks have been located tpo maximise permeability and connectivity to the surrounding urban fabric and for maximum exposure for the unit blocks. This park is located wholy on the subject site. This allows the completed central park to occurr I the first stage without relying on the amalgamation of other sites or lots.
The space is open to a further space oriented east west ensuring that the central green space is addressed by the greatest number of units.

6) Orientation
Performance: The master plan provides for a mixture of east-west and north-south facing unit clocks. This is in response to a range of urban desing criteria including view sharing, solar access as well as to promote maximum connectivity of the surrounding urban fabric to the proposed greenways belt and public open space and connectivity to the existing street grid.

Unit Amenity
7) Natural Ventillation
Performance Criteria: 60% of units should be naturally cross ventillated.
Performance: The block massing plan allows for blocks of a suitable size and orientation such that this criteria can be met with suitable detailed planning. The detailed conceptual planning in section 12 as well as the sepp 65 compliance analysis in section 20.1 demonstrate that a ration of 77.2% of units can achieve natural ventillation.

8) Sun Penetration
Performance Criteria: 70% of apartment living rooms should receive direct sun penetration for minimum 2 hours per day between 9 am and 3pm. Maximum 10% of apartments to be south facing single aspect apartments.
Performance: The master plan provides for a mixture of east-west and north-south facing unit clocks. This is to achieve a suitable urban desing outcome. Detailed conceptual floor plans have been prepared in section 16. A detialed analysis of its performances against the requirements of sepp 65 has been undertaken in section 20.2 as well as detialed elevational shadow studies (20.4). These studies demonstrate that a ration of 73% of units can achieve required solar amenity.

9) Building Depth
Performance Criteria: Prefered maximum internal building depth should be 18m.
Performance: The building blocks have been designed genertally with a maximum of 18m internal width with additional balcony zone beyond to meet the requirements of the SEPP 65 guidleines. (20.11) In some instances this dimension is 17m and in some instances it is greater than 18m. However, this only occurs where units are designed as cross-over cross ventillatied units which therfore comply with the intent of the coontrol to ensure units receive an acceptable level of natural ventilattion and solar amenity.

10) Unit depth
Performance Criteria: The maximum internal unit depth for single aspect units should be 8m.
Performance: The detailed planning studies in section 16 show that single aspect units are 8m in depth. In some cases this increases to 10m. It is common that this block can be designed to ensure compliance with this control and therefor, it is assume that this criteria may be met.

11) Kitchens
Performance Criteria: 25% of kitchens to be naturally ventillated.The rear of kitchens to be maximum of 8m from glazing.
Performance: is common that this block can be designed to ensure compliance with this control and therefor, it is assume that this criteria may be met with further study.

12) Unit sizes.
Performance: It is assumed that the building s will be deisinged to comply with minimum unit sizes. The density yield analysis has been calculated based on minimum unit areas.

13) Ceiling heights.
Performance Criteria: The minimum ceiling height for living areas is 2700mm.
Performance: It is assumed that the building s will be deisinged to comply with minimum ceiling heights. The building heights have been determined based on minimum ceiling heights.

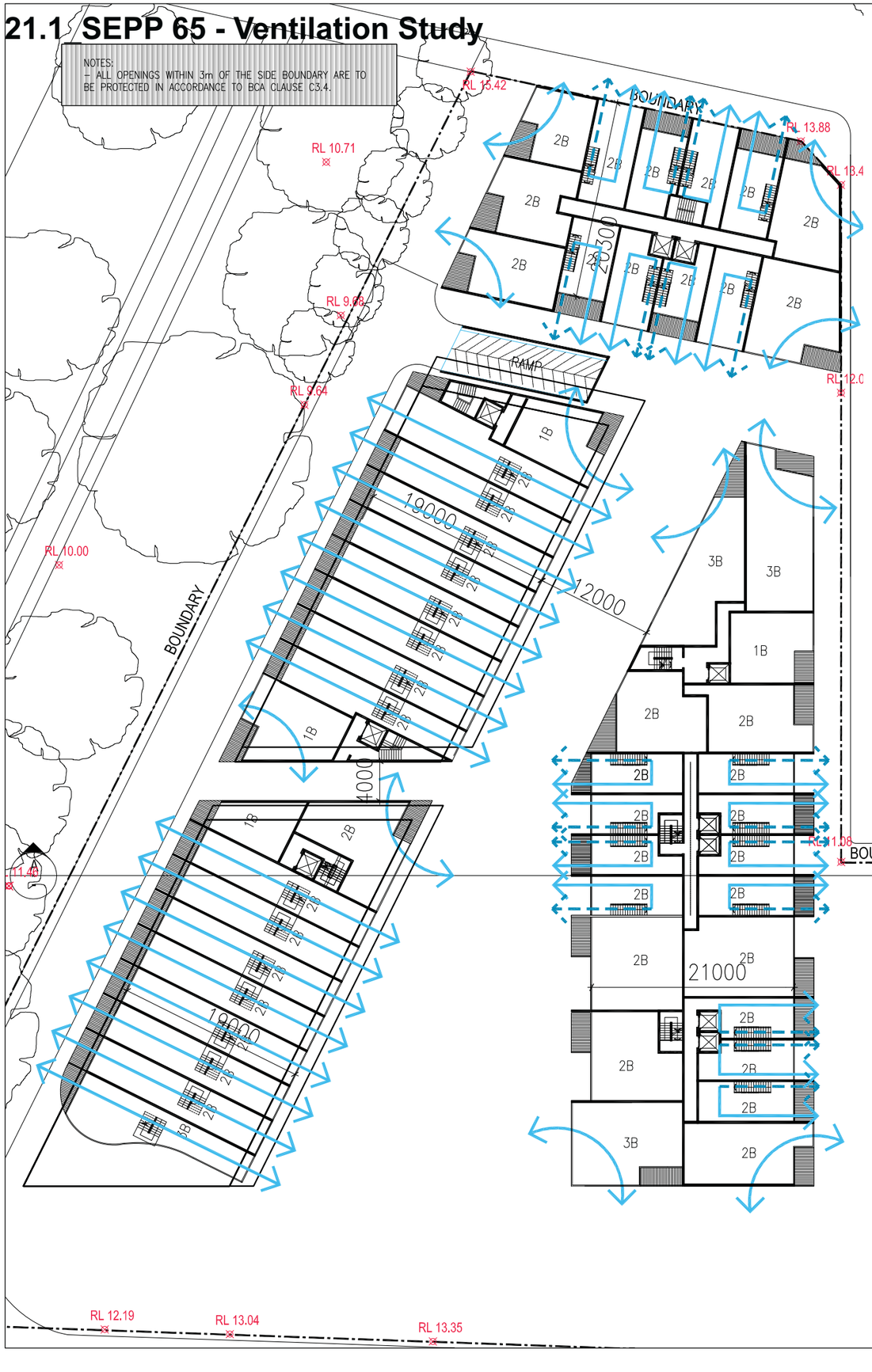
14) Units off Corridors.
Performance Criteria: The reccommended maximum number of units addressing a single corridor is 8.
Performance: The buildings have generally been designed to be maximum of 40m in length. Typically this configuration ensures that the maximum number of units addressing a single corridor is 8. In some cases some corridors serve more than 8 units however, these are generall served by more than one care and with detailed development can be configured to ensure compliance with this control.

15) Balcony depth depth
Performance Criteria: The minimum depth of balconies is 2m.
Performance: The building massing and building setbacks and sepparations have been designed to allow for a minimum of 2m balconies within a balcony articulation zone.

16) Storage
Performance Criteria: The minimum requirements for storage are set out in the design code.
Performance: It is assumed that all units will be design to meet the criteria of the minimum unit storage areas.

21.1 SEPP 65 - Ventilation Study

NOTES:
- ALL OPENINGS WITHIN 3m OF THE SIDE BOUNDARY ARE TO BE PROTECTED IN ACCORDANCE TO BCA CLAUSE C3.4.



SOLAR STUDY

Sixty percent (60%) of residential units should be naturally ventilated.

	LOWER GROUND	GROUND	LVL 1	LVL2	LVL3	LVL4	LVL5	LVL6	LVL7	LVL8	TOTAL
BLOCK A	3	3	6	6	6	6	6	5	4	2	47
BLOCK B	3	7	6	7	6	7	6	7	6	4	59
BLOCK C	4	7	9	9	5	5	5	-	-	-	44
BLOCK D	3	8	8	8	8	8	8	6	6	-	63
BLOCK E	2	7	6	7	6	5	4	-	-	-	37
BLOCK F	3	7	7	7	7	7	7	-	-	-	45
BLOCK G	2	5	6	5	5	-	-	-	-	-	23

TOTAL **318UNITS/412 units**
77.2%

Rev.	Description	Date

Disclaimer

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Notes

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BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ITMENTS

Legend

Consultants

Client
LEWISHAM ESTATE PTY LTD

Architects
tony owen ptnrs

Project
LEWISHAM INDICATIVE CONCEPTUAL PLAN

Project address
McGILL STREET PRECINCT

Key plan


Scale SCALE 1:500 @ A3 Date Mar 2015
0 2.5 5 7.5 10 12.5
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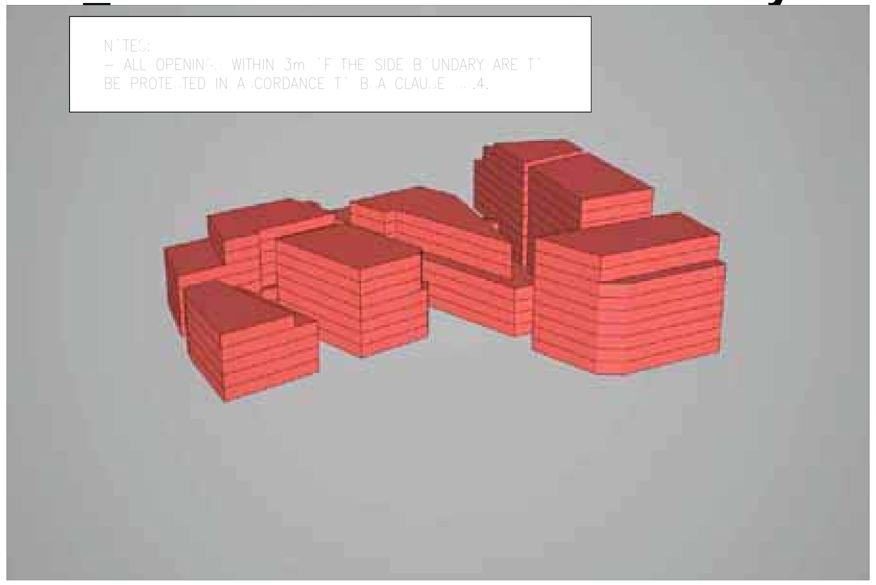
Drawing title VENTILATION DIAGRAM - LEVEL 1 PLAN

Project no. 815 Drawing no 200 Rev
Drawn -

Drawing status CONCEPTUAL PLAN

21.2_SEPP 65 - Solar Access Study

NOTES:
- ALL OPENINGS WITHIN 3m OF THE SIDE BOUNDARY ARE TO BE PROTECTED IN ACCORDANCE TO BCA CLAUSE ...4.



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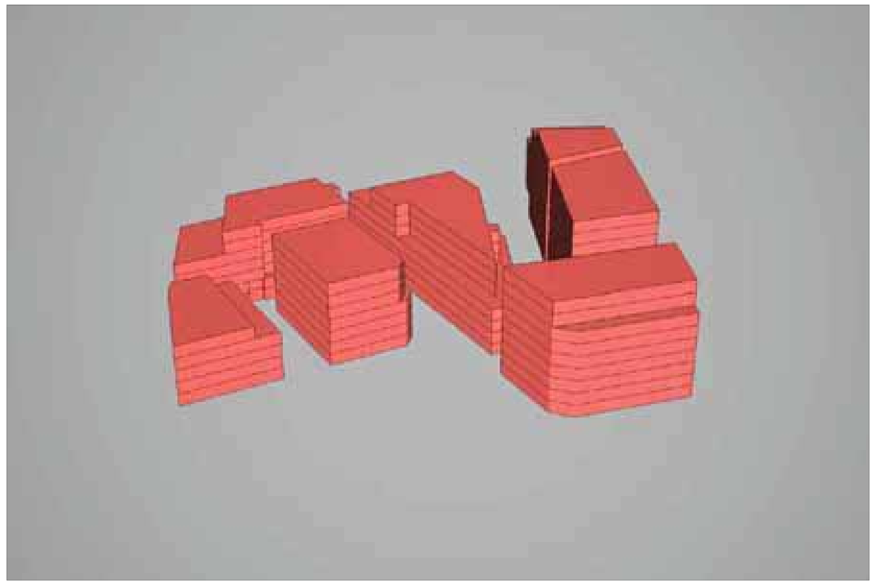

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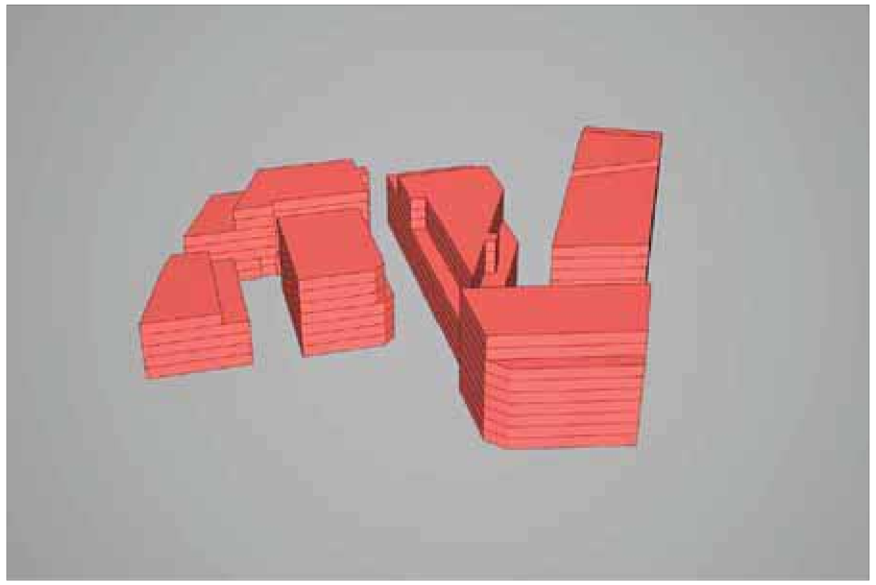

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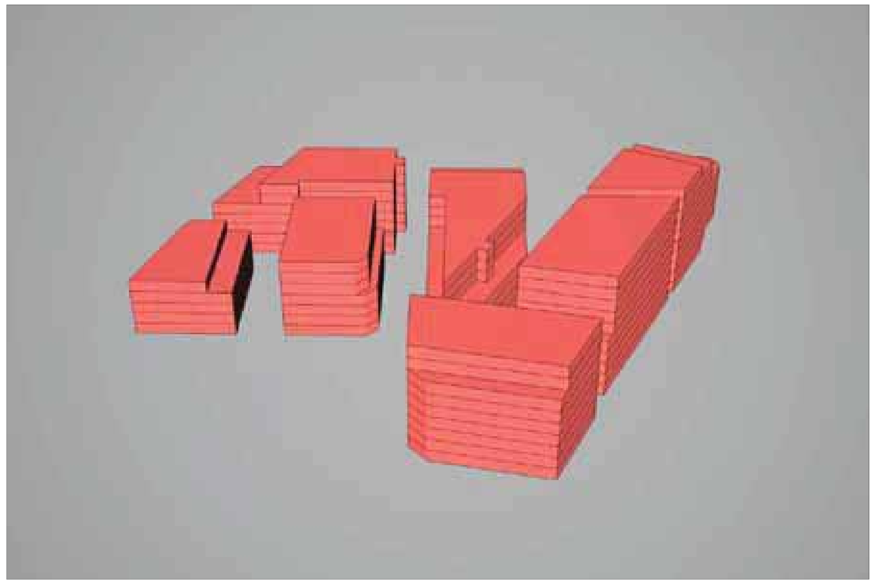

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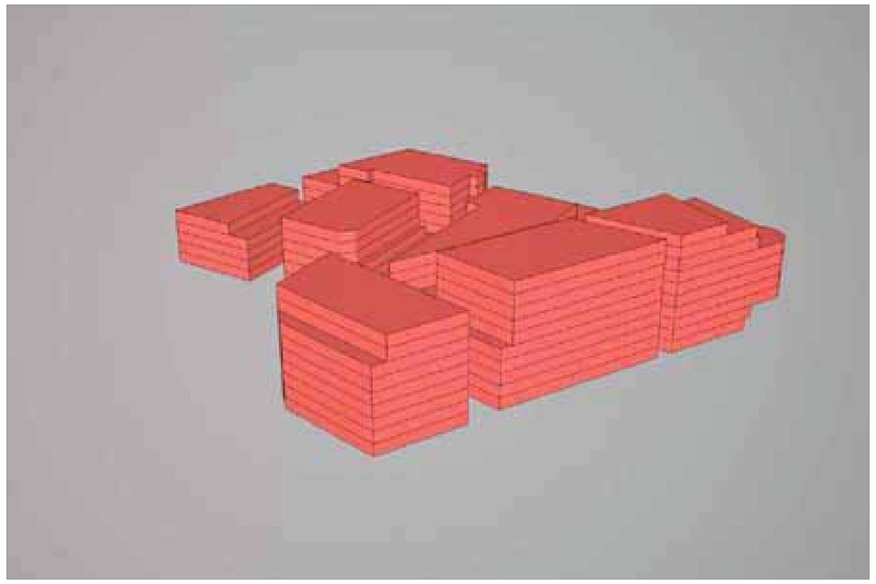

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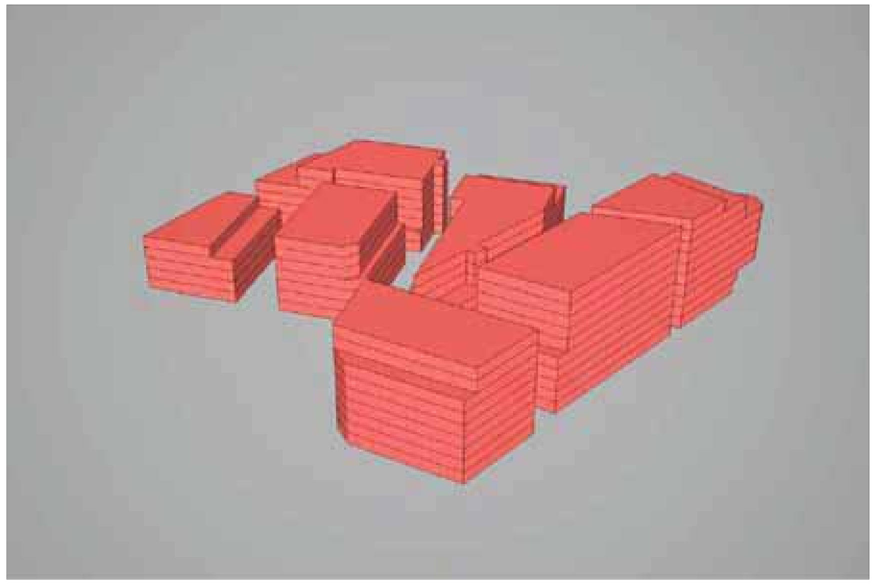

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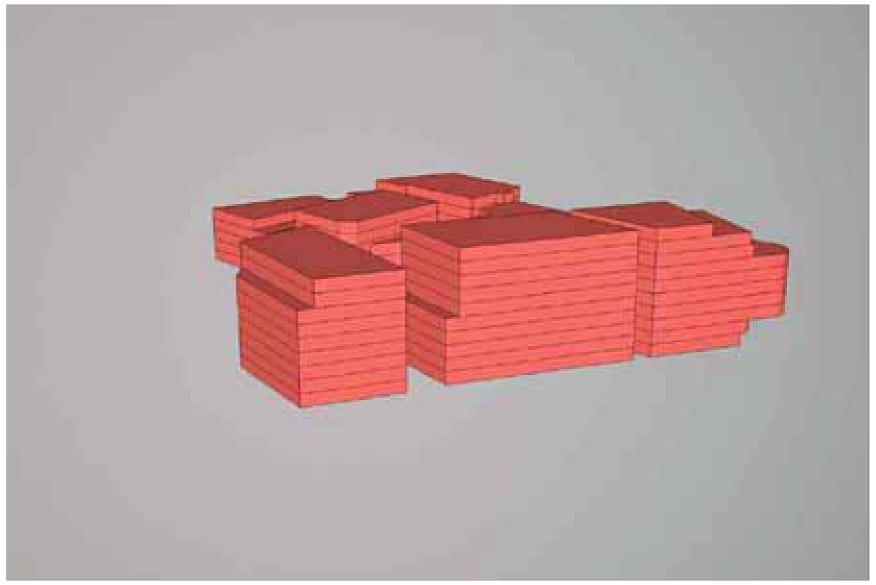

01 JUNE 3 PM

SOLAR STUDY

SOLAR ACCESS TO BE MAINTAINED TO THE ALL LIVING AREAS FOR A MINIMUM PERIOD OF 3 HRS BETWEEN 9.00AM AND 3.00PM AT THE WINTER SOLSTICE

	LOWER GOUNRD	GROUND	LVL 1	LVL2	LVL3	LVL4	LVL5	LVL6	LVL7	LVL8	TOTAL
BLOCK A	3	2	9	5	9	5	10	3	7	2	50
BLOCK B	4	4	9	4	9	4	9	5	9	6	63
BLOCK C	3	3	4	5	10	8	9	-	-	-	42
BLOCK D	5	9	5	9	5	9	5	5	8	-	60
BLOCK E	2	3	3	4	9	3	7	-	-	-	31
BLOCK F	2	3	2	7	7	12	2	-	-	-	35
BLOCK G	4	3	3	3	7	-	-	-	-	-	20
TOTAL										**301UNITS / 412 units**	
										73%	

Rev.	Description	Date

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BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS

Legend

Consultants

Client

LEWISHAM ESTATE PTY LTD

Architects

tony owen ptnrs

Level 2, 12-16 Queen Street Chippendale NSW 2008
P 612 9698 2900
F - 12 9699 3018

Project LEWISHAM INDICATIVE CONCEPTUAL PLAN

Project address

McGILL STREET PRECINCT

Key plan

LONGPORT ST
GREEN WAY
NEW CANTERBURY ROAD
N

Scale SCALE 1:500 @ A3 0 2.5 5 7.5 10 12.5 ©1992-2005

Date NOV 2010

Drawing title SOLAR ANALYSIS 21 JUNE WINTER SOLSTICE

Project no. 815 | Drawing no 300 | Rev

Drawn -

Drawing status CONCEPTUAL PLAN

21.3_SEPP 65 - Building Massing + Seperation Diagram

LONGPORT STREET

EXISTING DEVELOPMENT SUBJECT TO SEPERATE APPROVAL

BOUNDARY

BLD D
level g-5
level 6-7
3500
12000
RAMP
9000

BLD B
level g-3
level 4-8
12000
18000
level g-2
level 3-5
4000

BLD A
level 8
level 6-7
level g-5

BLD C
level g-3

FALL

BLD F
level g-3
level 4-5
12000
18000
BOUNDARY

BLD G
level g-2
18000
12000
level 2-3
level g-1
3000

BLD E
level 4-5
level 2-3
level g-1
3000
12000

OLD CANTERBURY ROAD

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setback diagram

310

CONCEPTUAL PLAN

21.4_Pedestrian Access Diagrams - Lower Ground Floor

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LEWISHAM
INDICATIVE
CONCEPTUAL PLAN

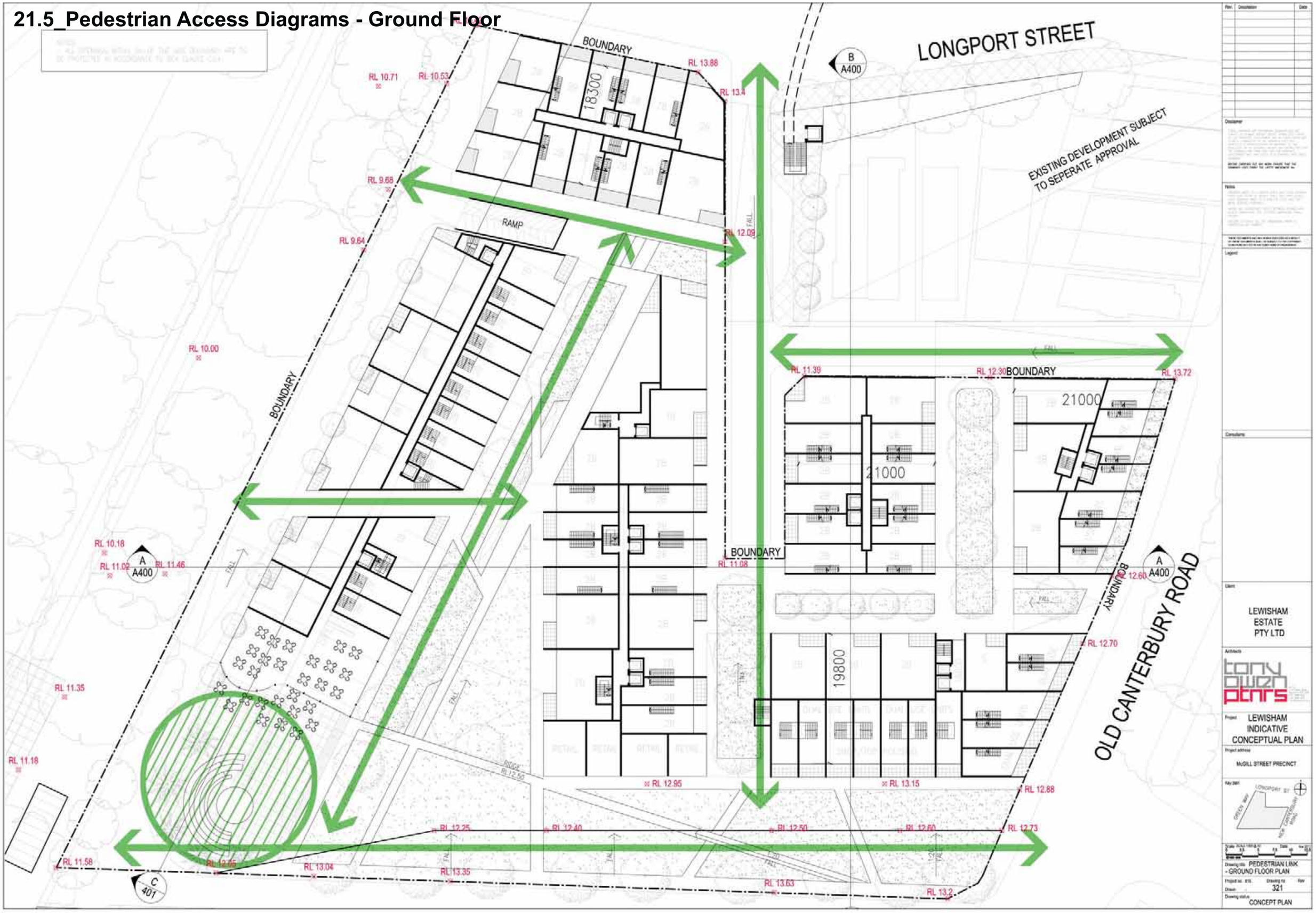
McGILL STREET PRECINCT

PEDESTRIAN LINK
RETAIL LOWER GROUND PLAN

320

CONCEPT PLAN

21.5_Pedestrian Access Diagrams - Ground Floor



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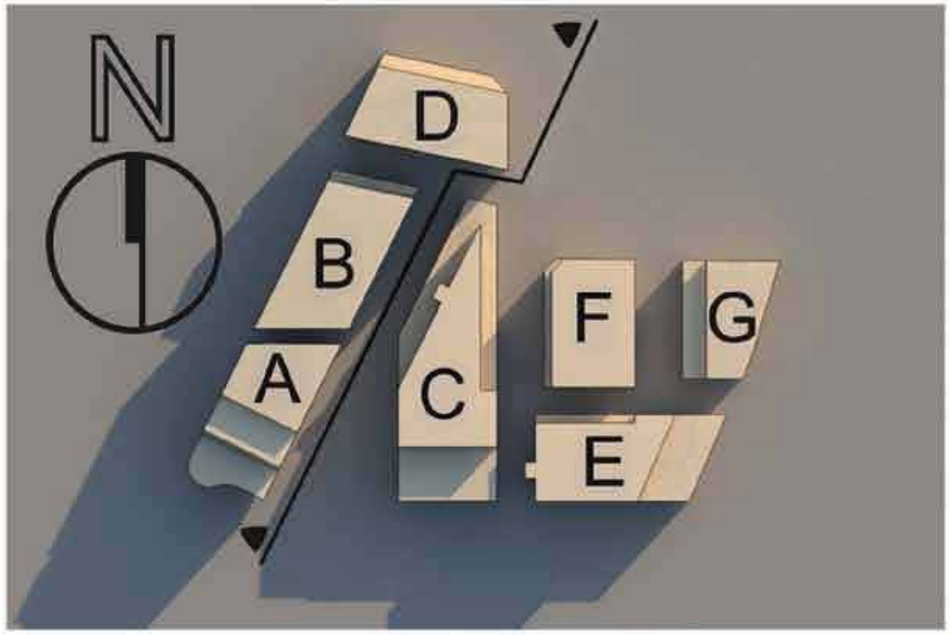
McGILL STREET PRECINCT

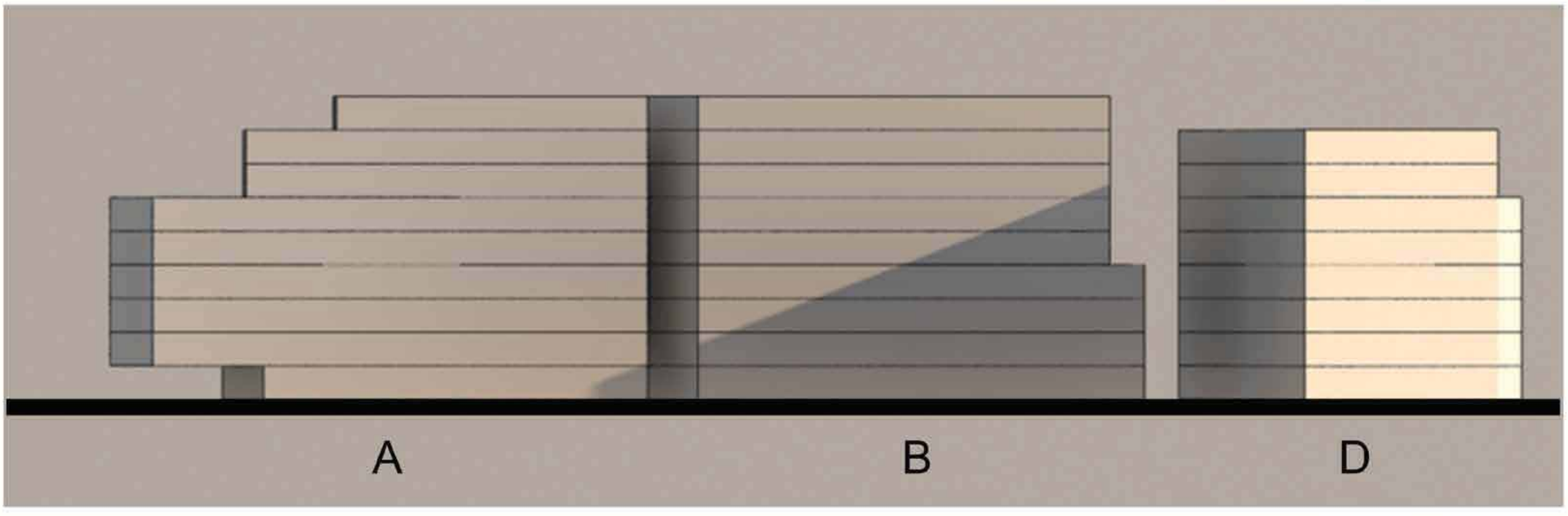
Drawing title: PEDESTRIAN LINK - GROUND FLOOR PLAN

Drawing no: 321

CONCEPT PLAN

21.6_SEPP 65 - Solar Access (Elevation Study)





9:00 am - June 21
South-East Facade

Revised Masterplan - March 2011

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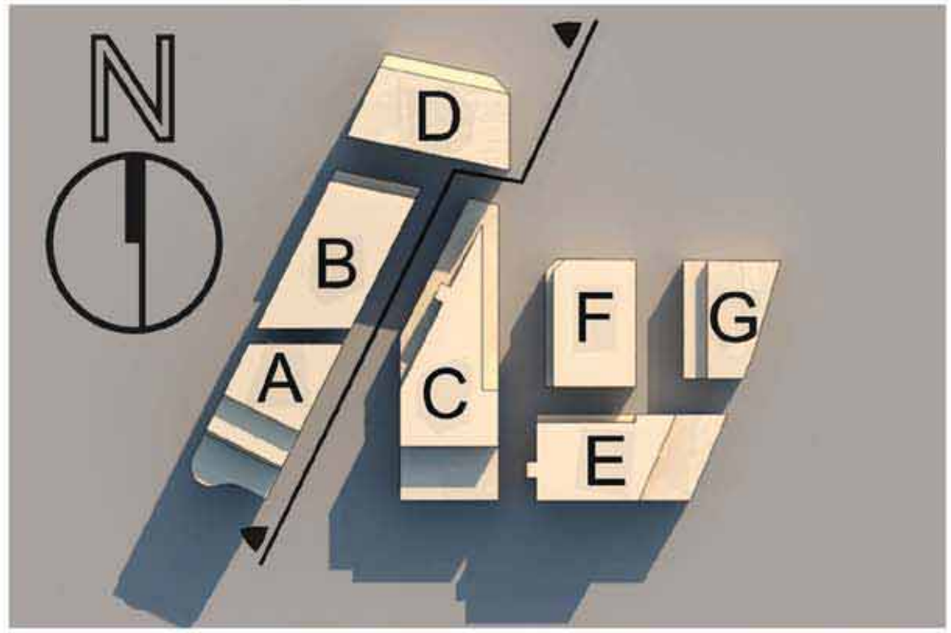
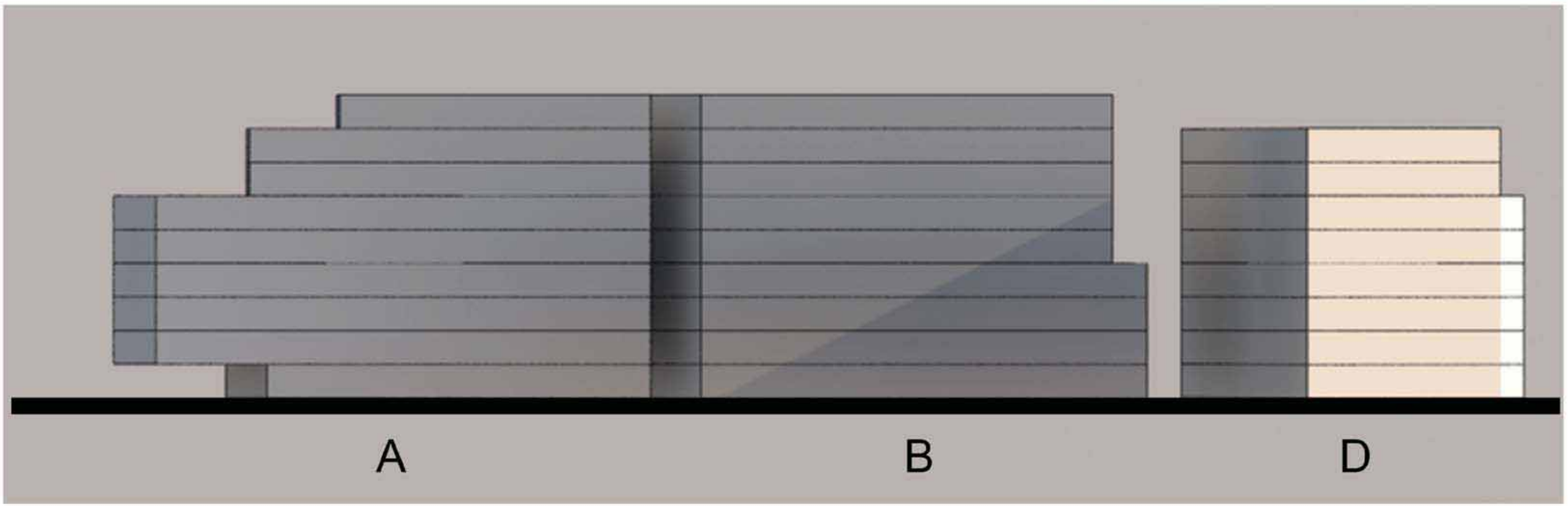
21.6_SEPP 65 - Solar Access (Elevation Study)





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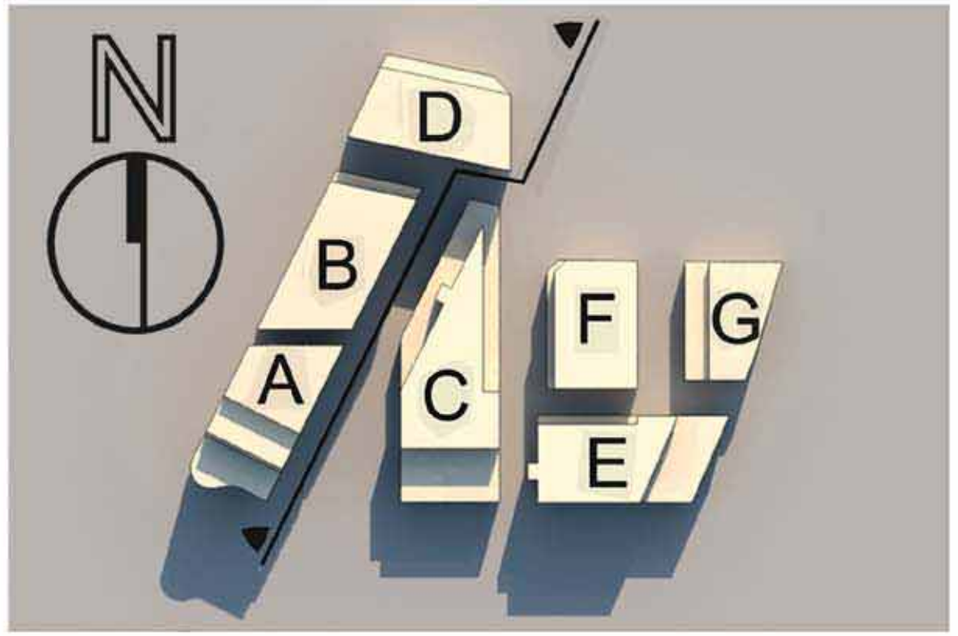

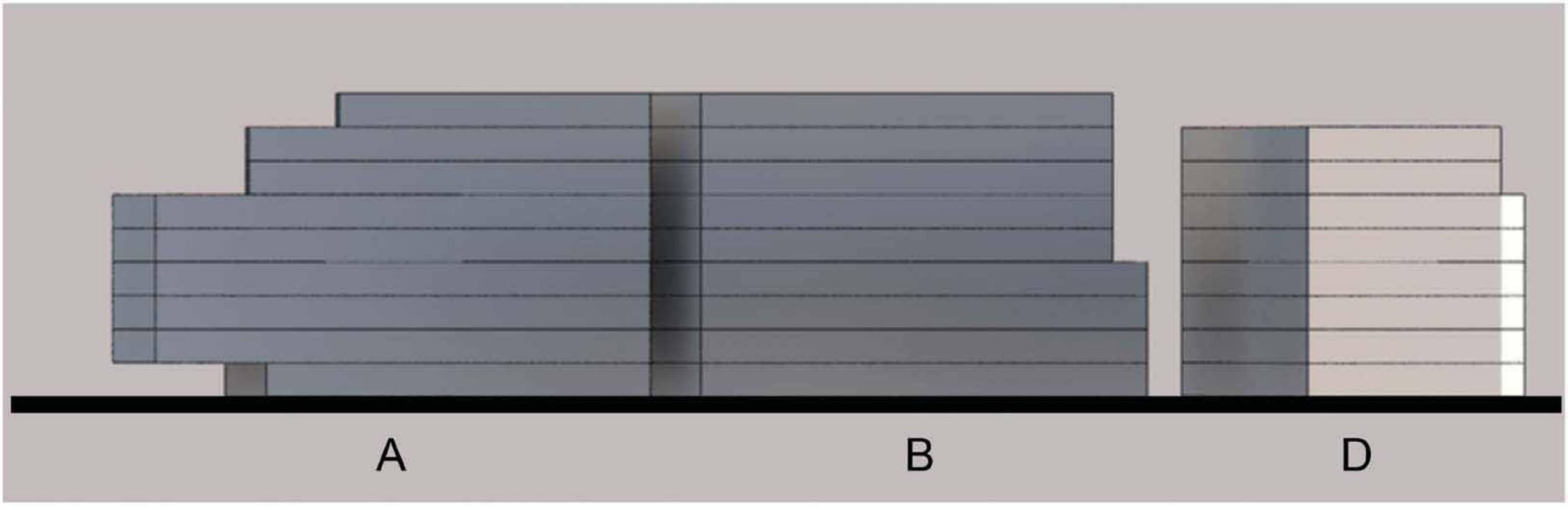

11:00 am - June 21
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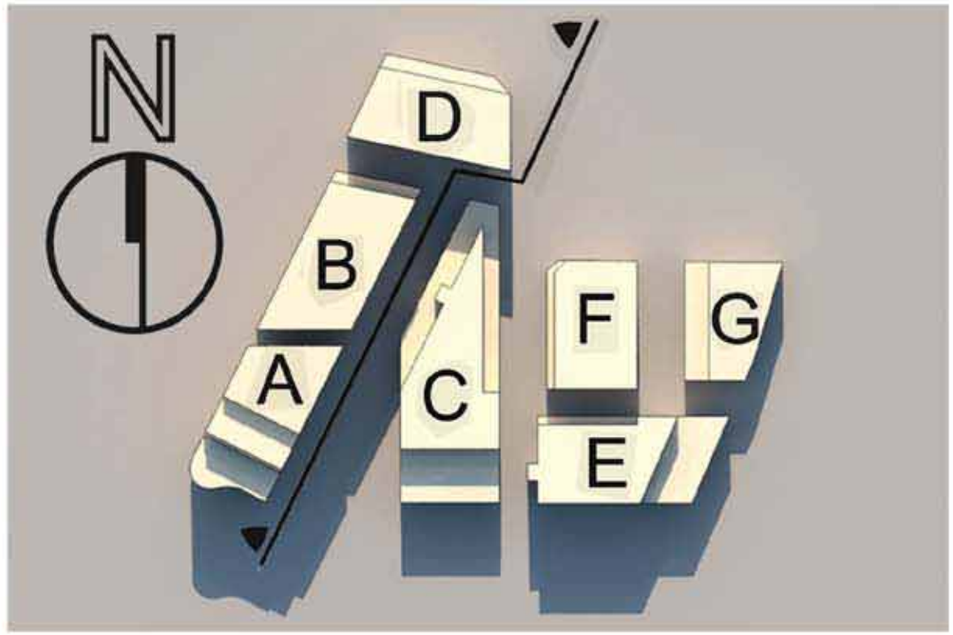

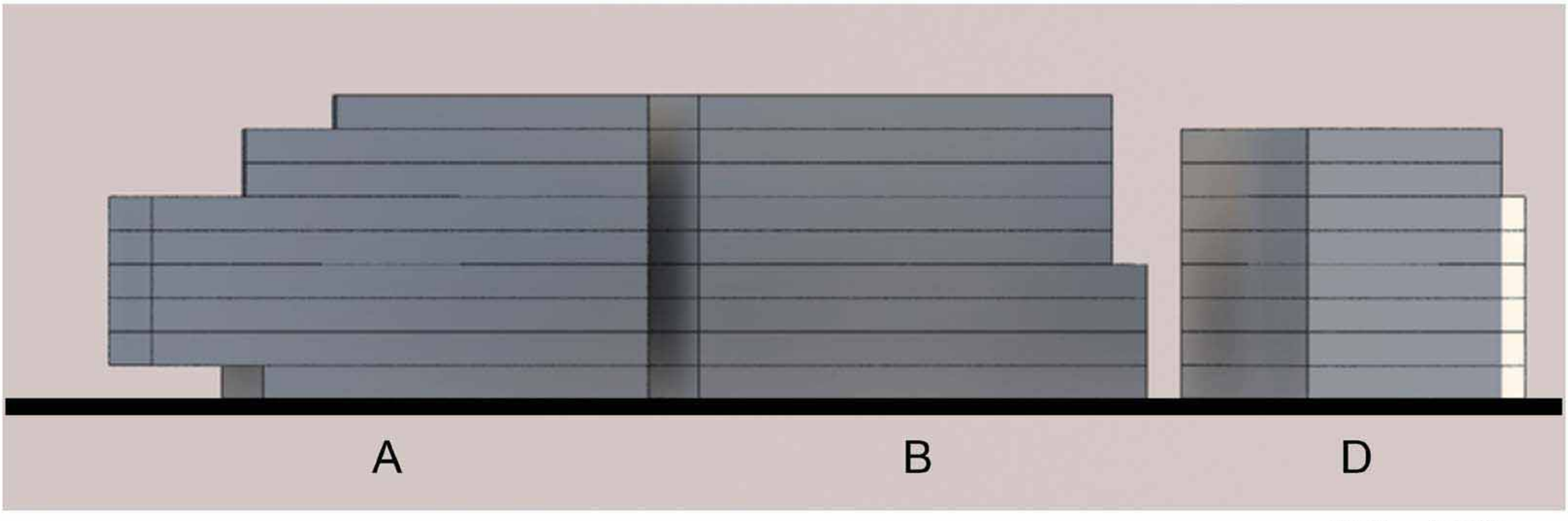

12:00 - June 21
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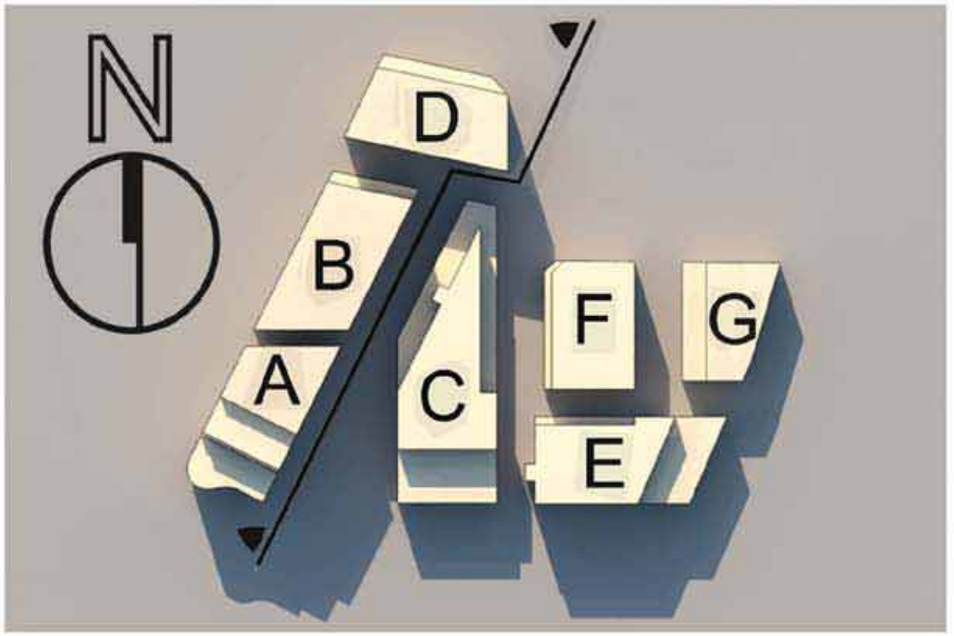

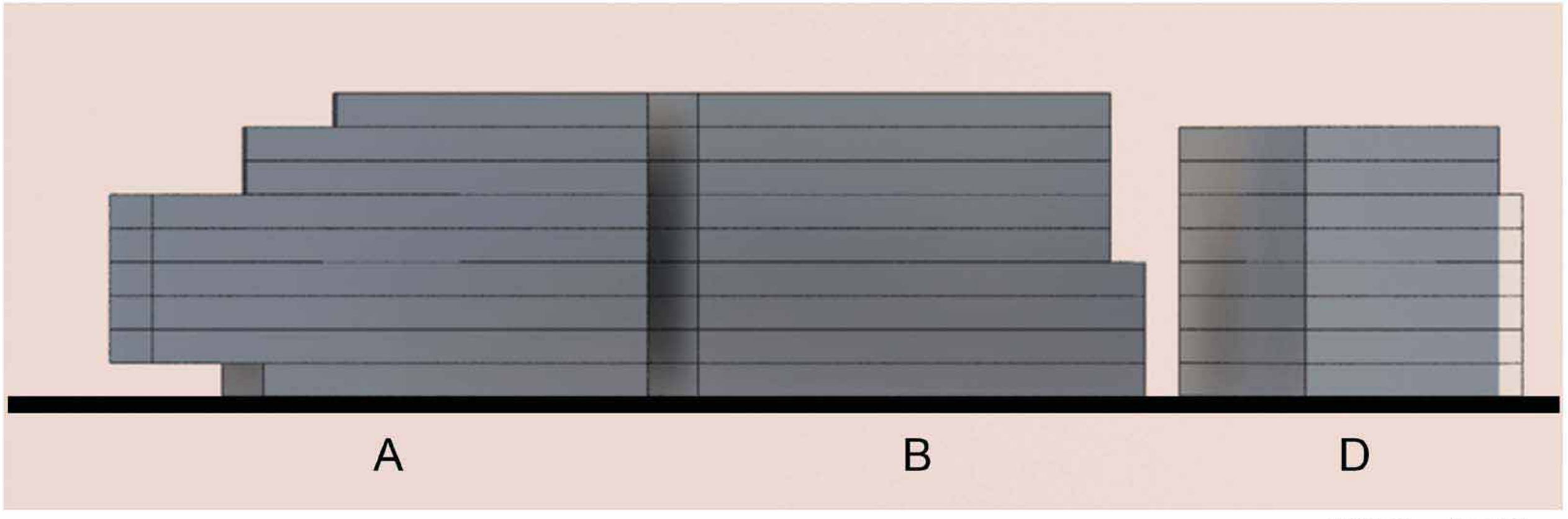

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South-East Facade

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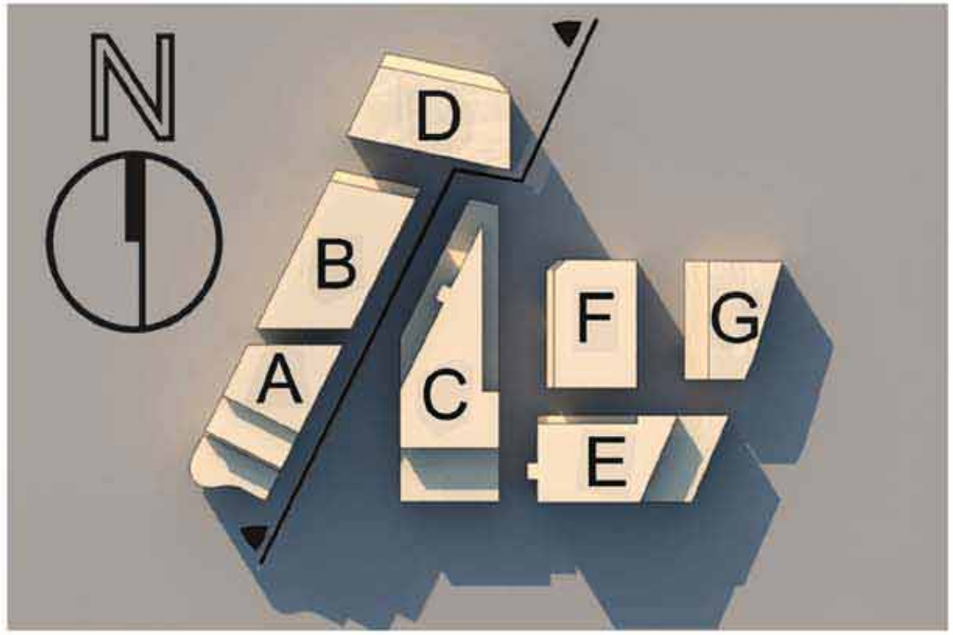

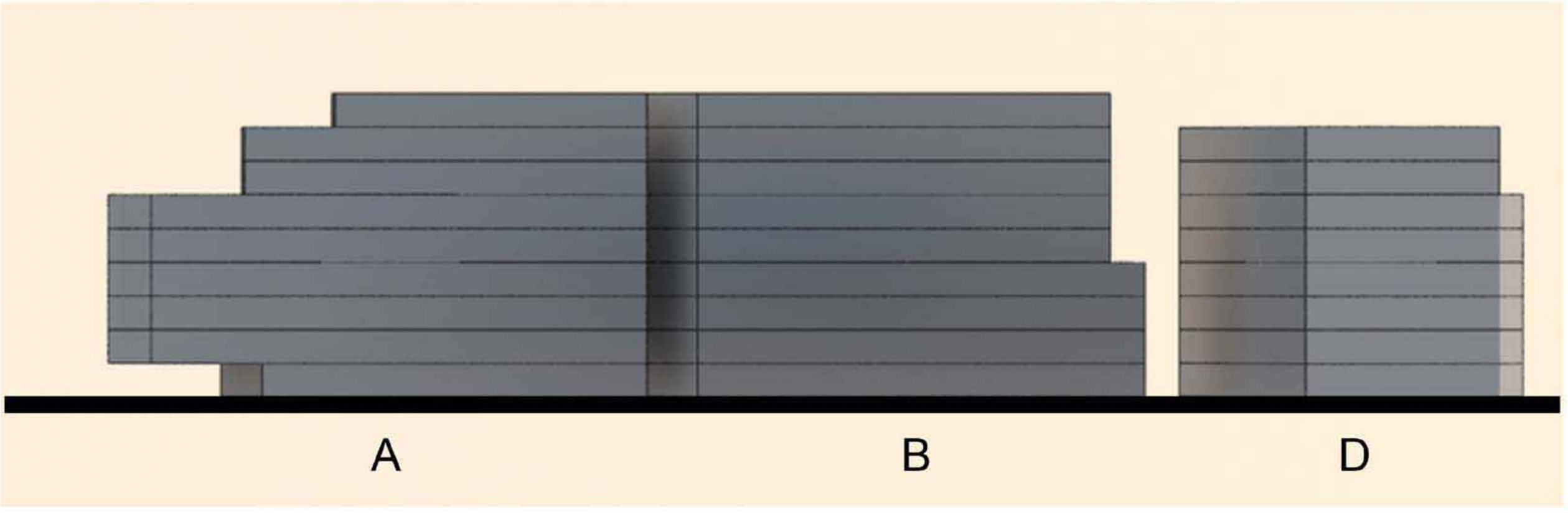

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South-East Facade

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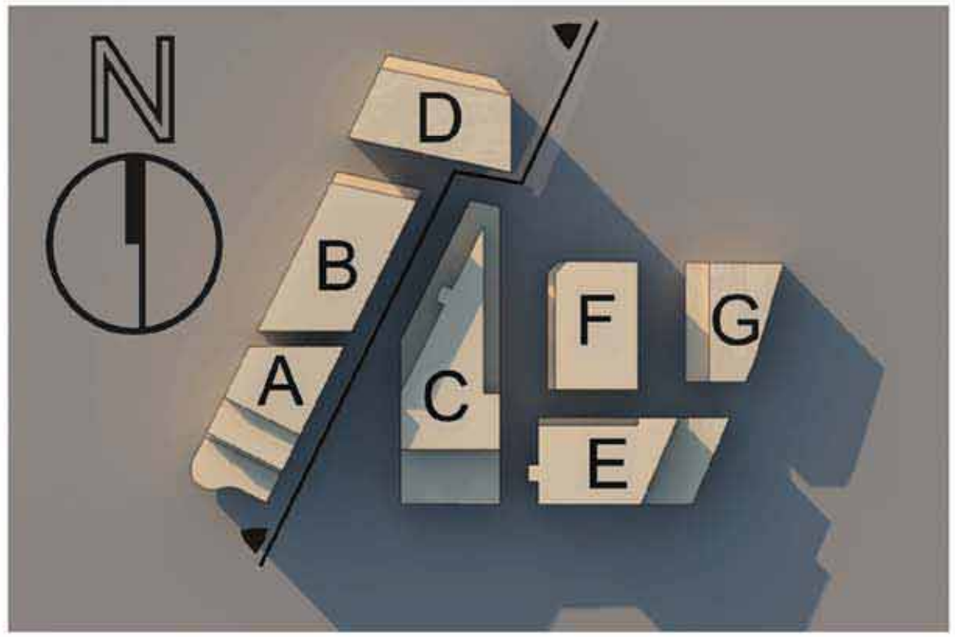

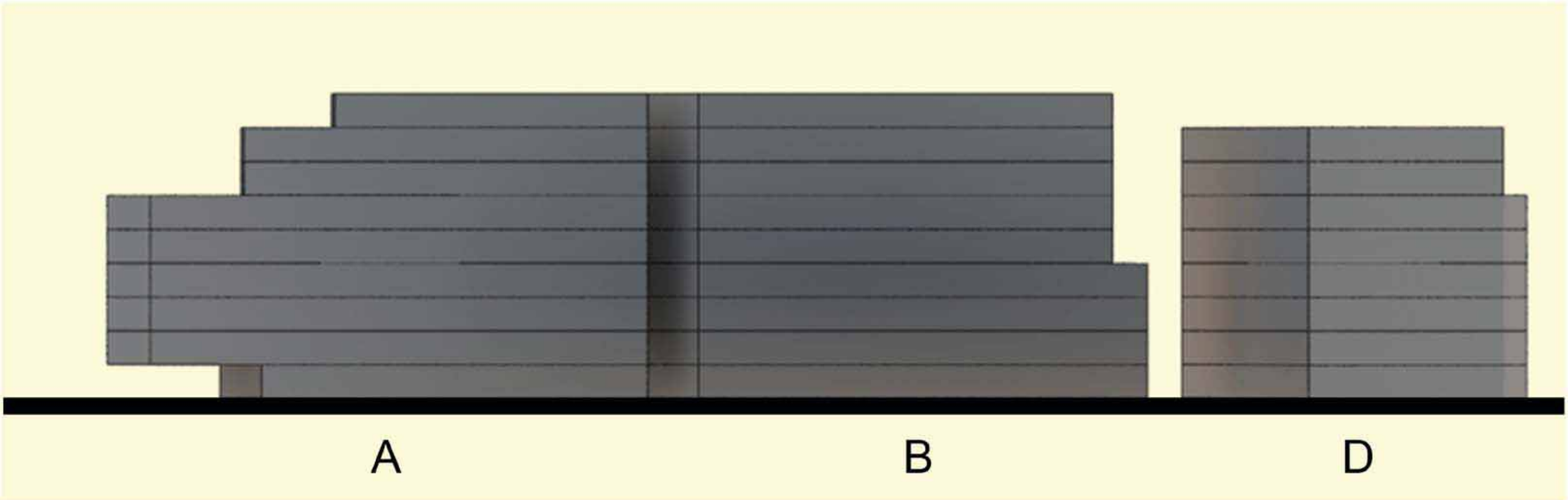

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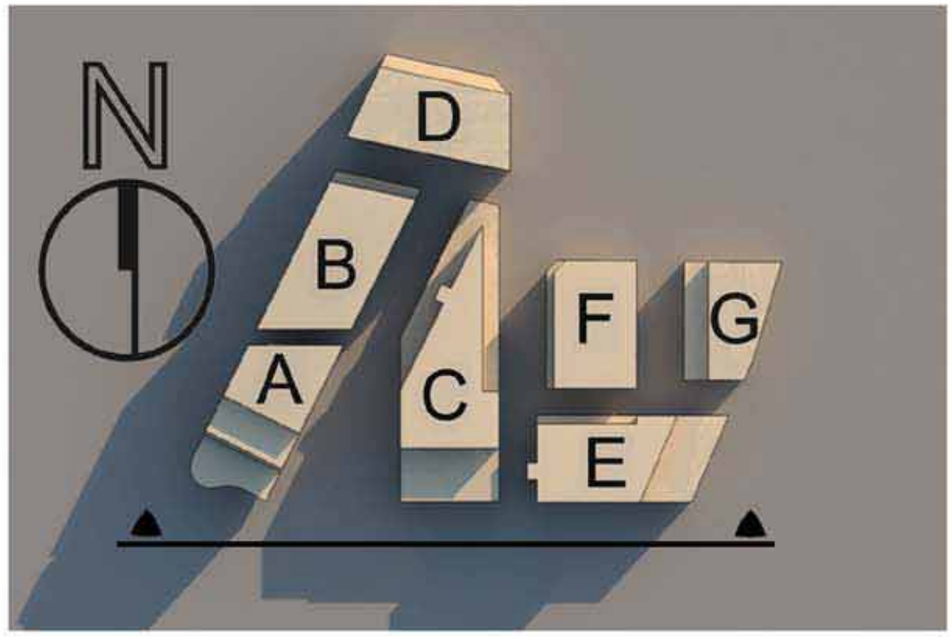

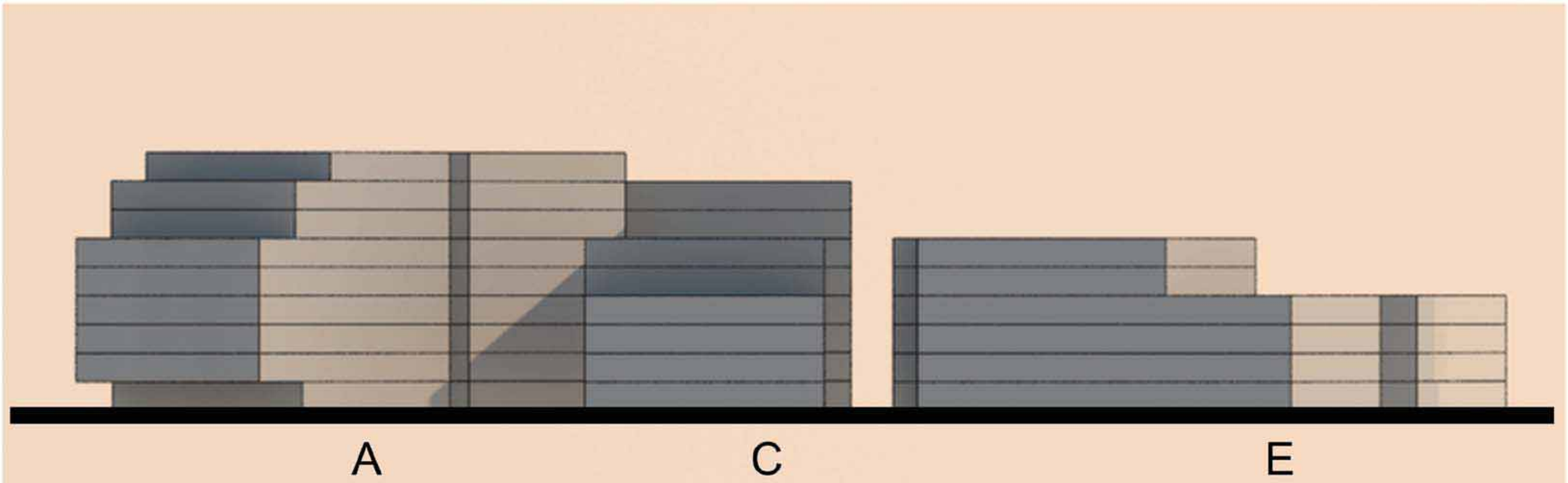

9:00 am - June 21
South Facade
Buildings A-C-E

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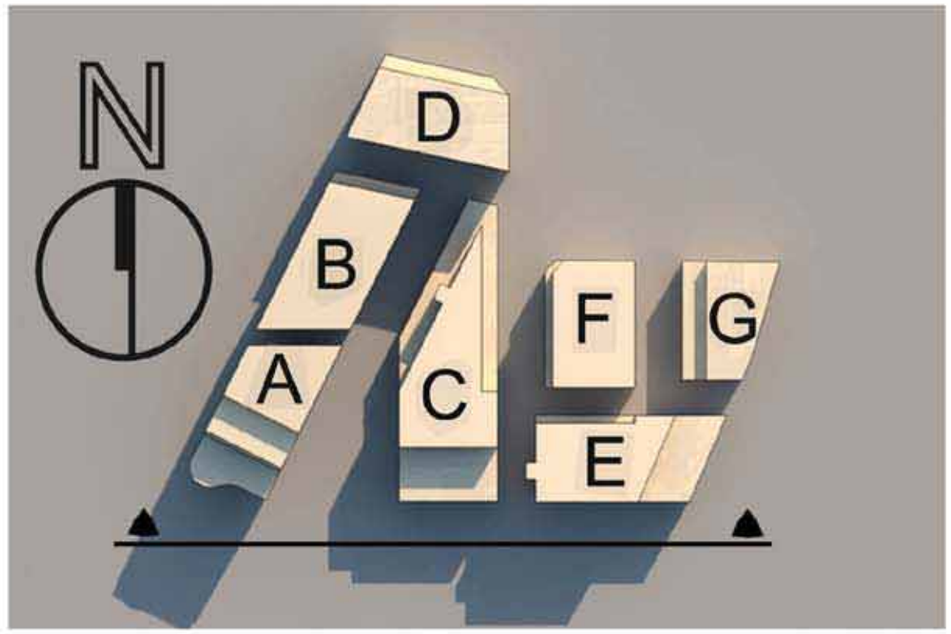
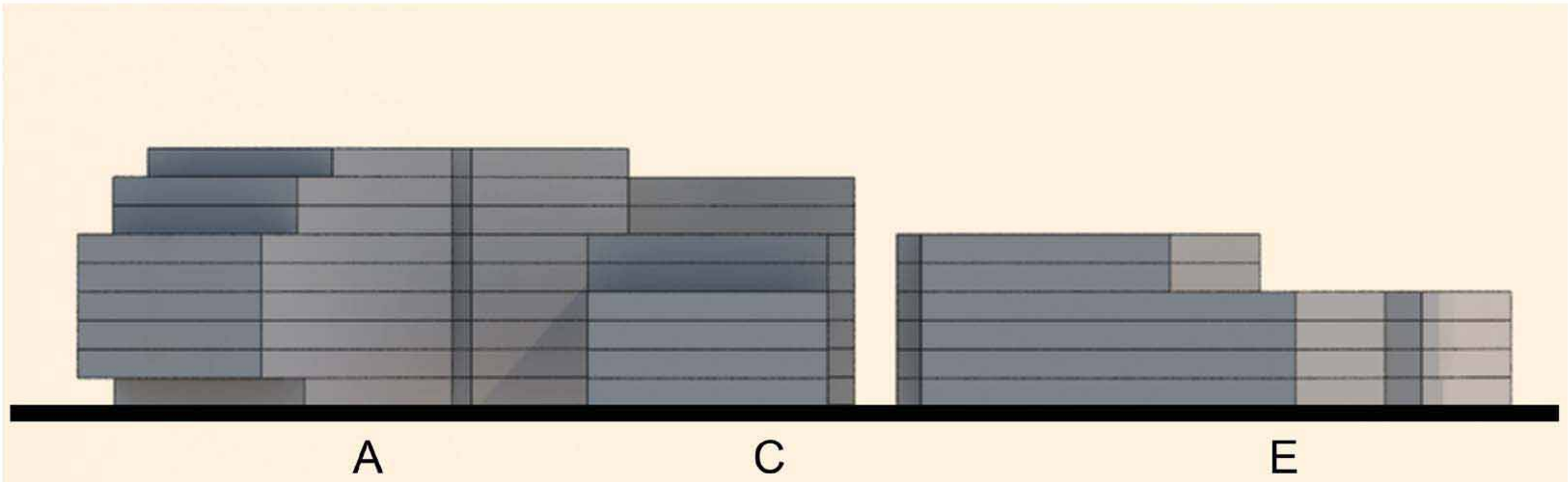
21.6_SEPP 65 - Solar Access (Elevation Study)





10:00 am - June 21
South Facade
Buildings A-C-E

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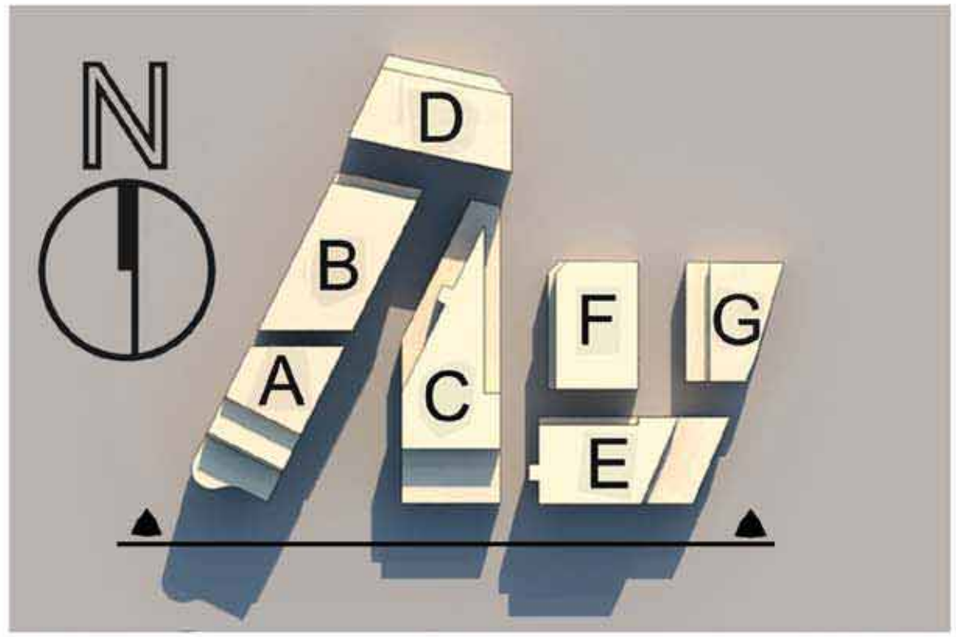

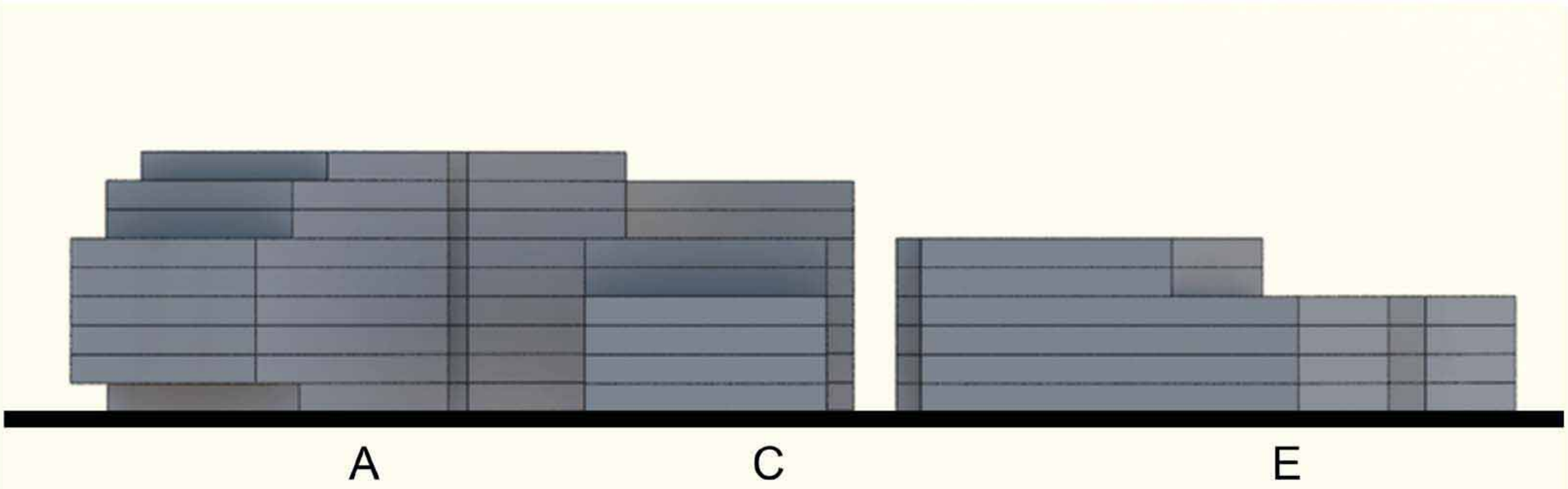

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South Facade
Buildings A-C-E

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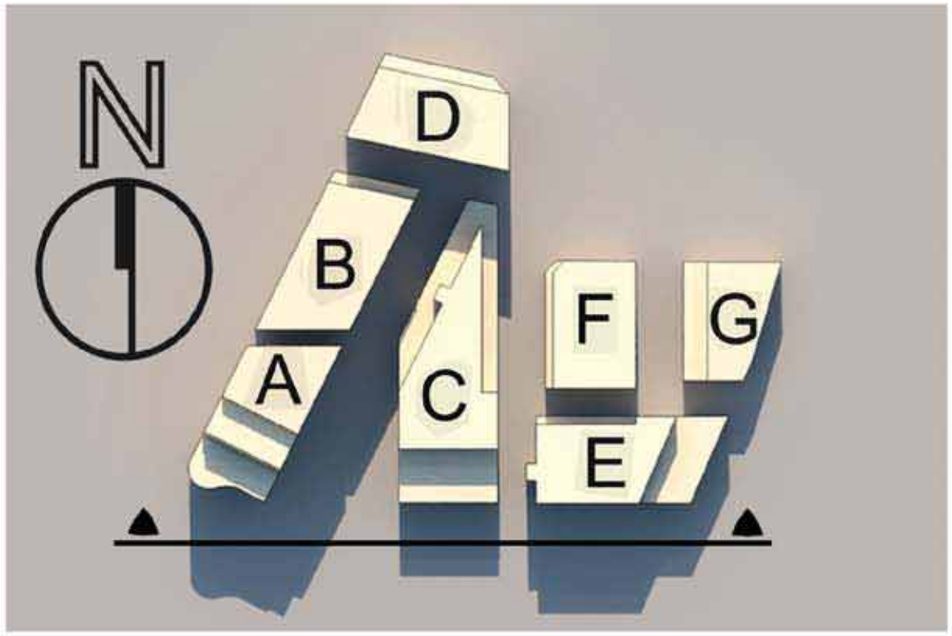
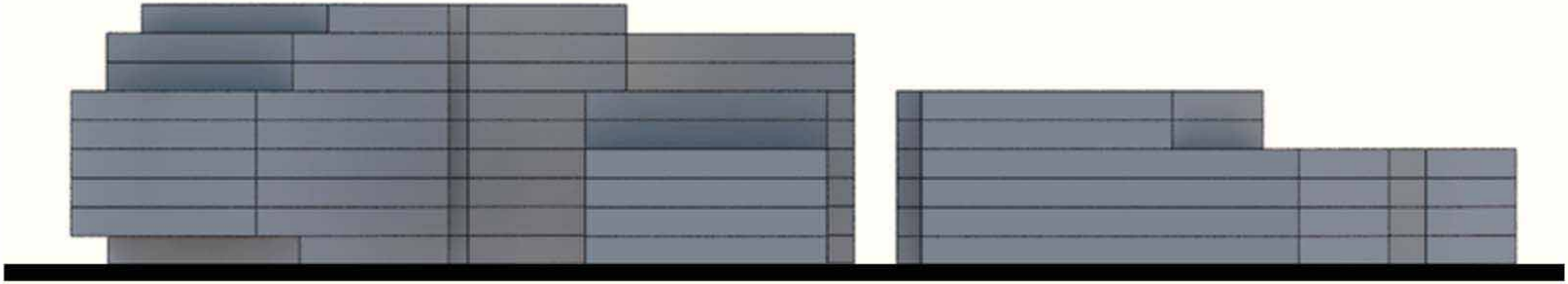




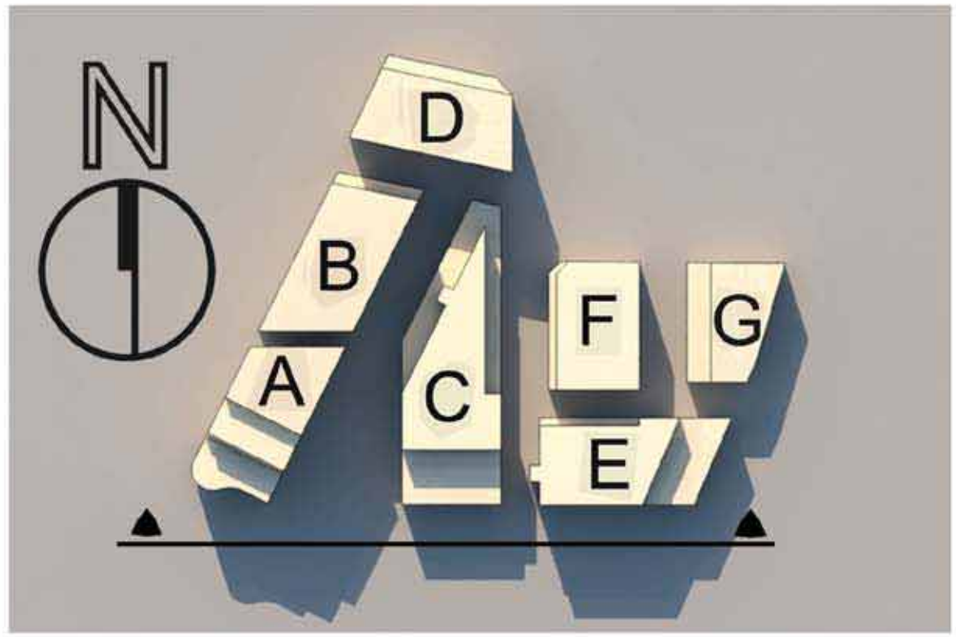
A C E

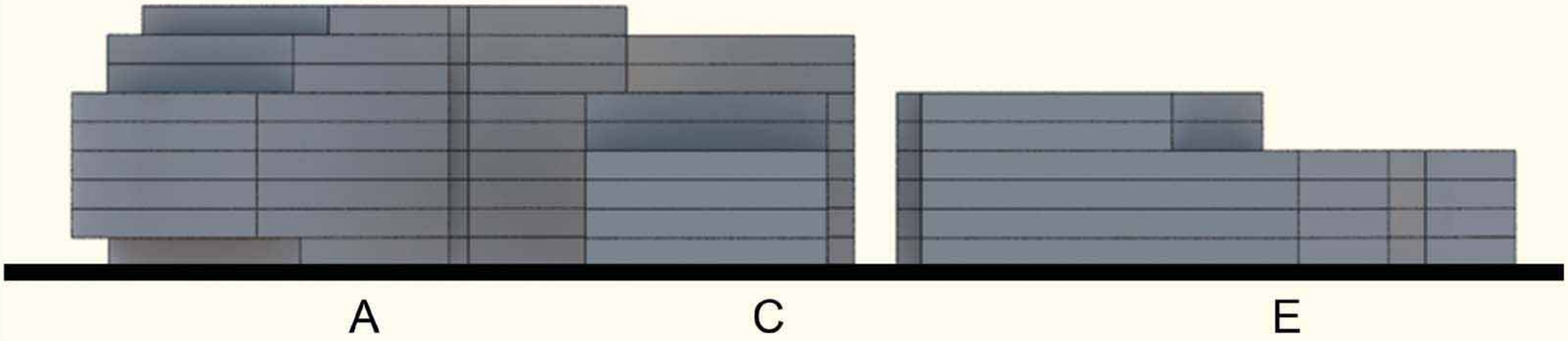
12:00 - June 21
South Facade
Buildings A-C-E

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)





1:00 pm - June 21
South Facade
Buildings A-C-E

Revised Masterplan - March 2011

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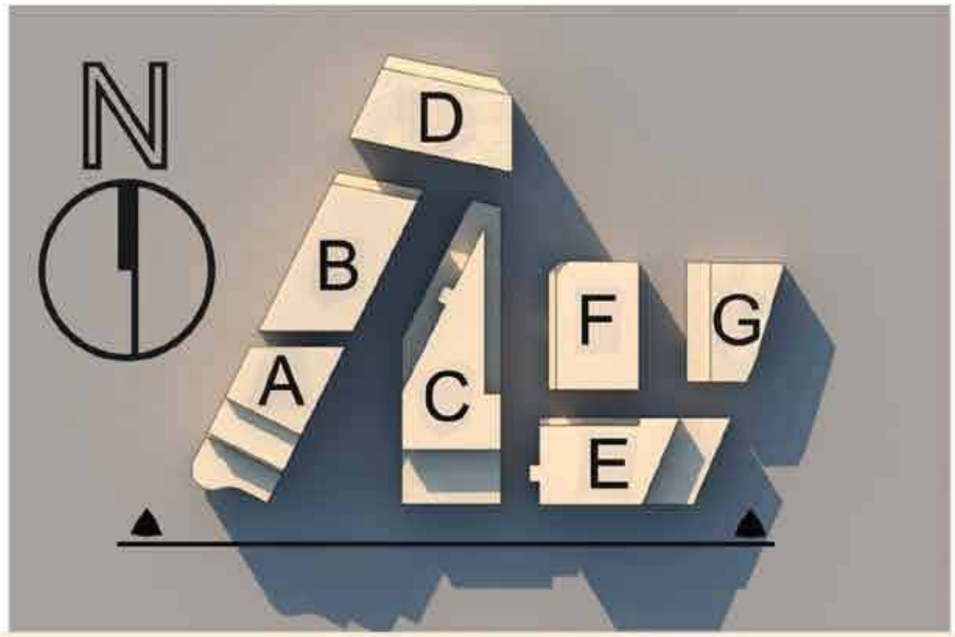
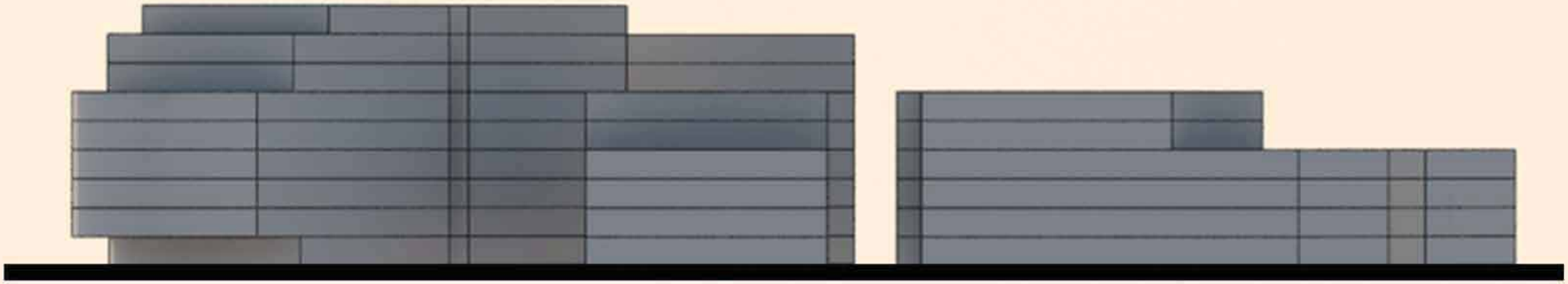
21.6_SEPP 65 - Solar Access (Elevation Study)





2:00 pm - June 21
South Facade
Buildings A-C-E

Revised Masterplan - March 2011

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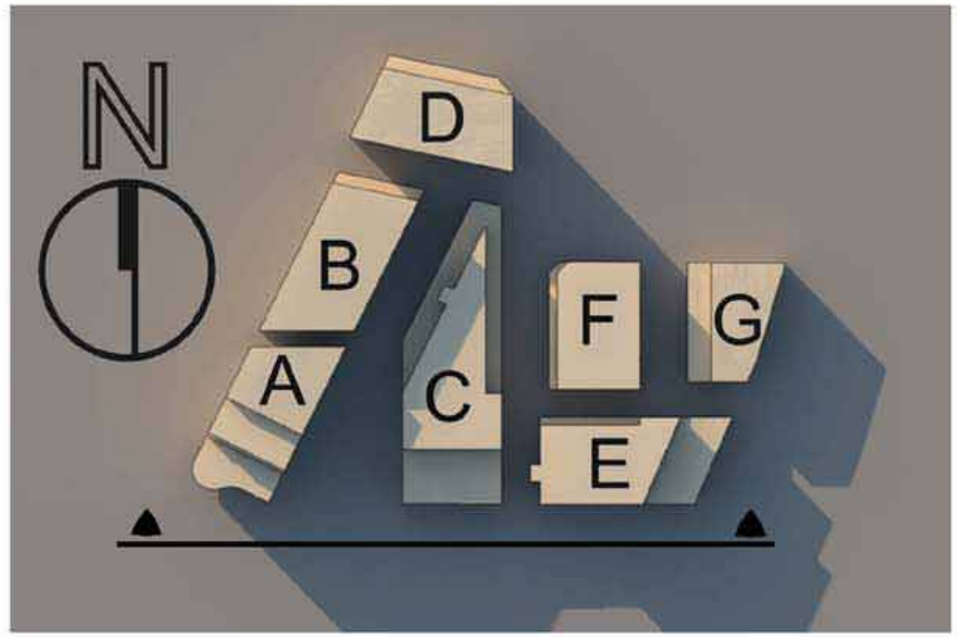
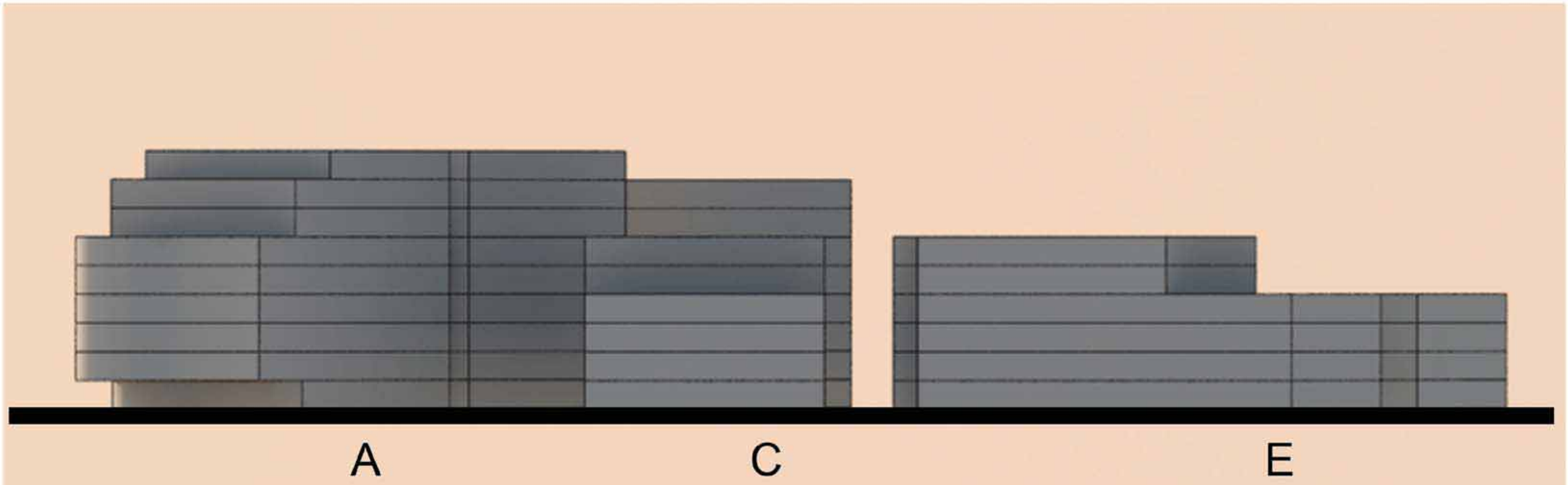
21.6_SEPP 65 - Solar Access (Elevation Study)





3:00 pm - June 21
South Facade
Buildings A-C-E

Revised Masterplan - March 2011

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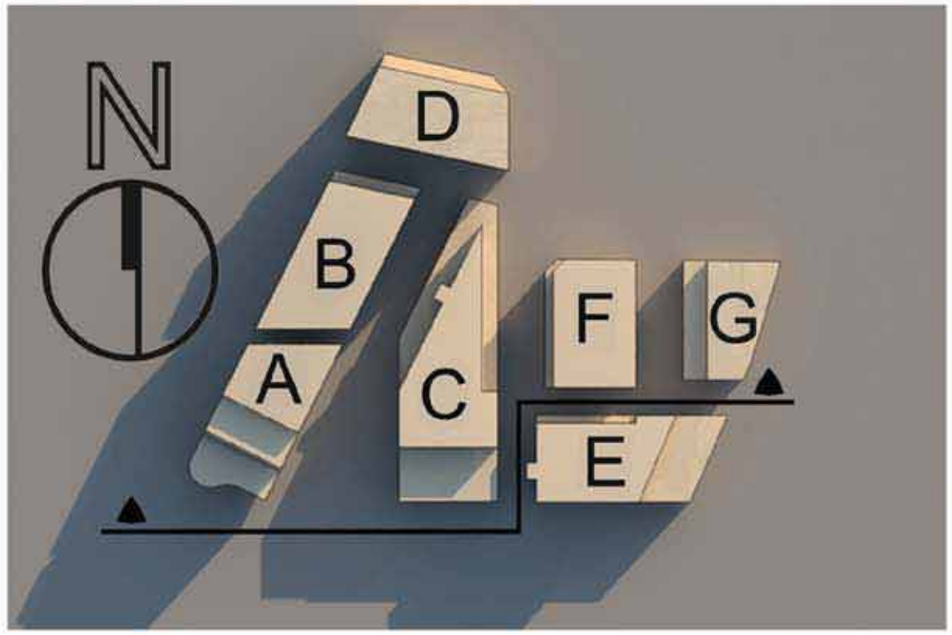
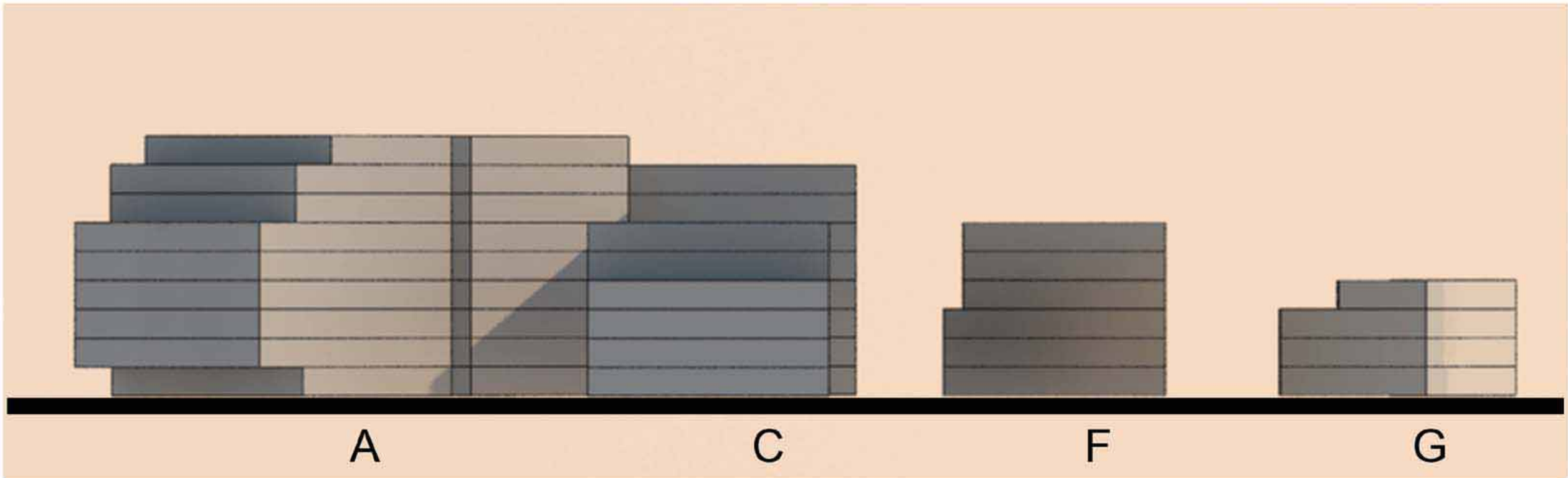
21.6_SEPP 65 - Solar Access (Elevation Study)





9:00 am - June 21
South Facade
Buildings A-C-F-G

Revised Masterplan - March 2011

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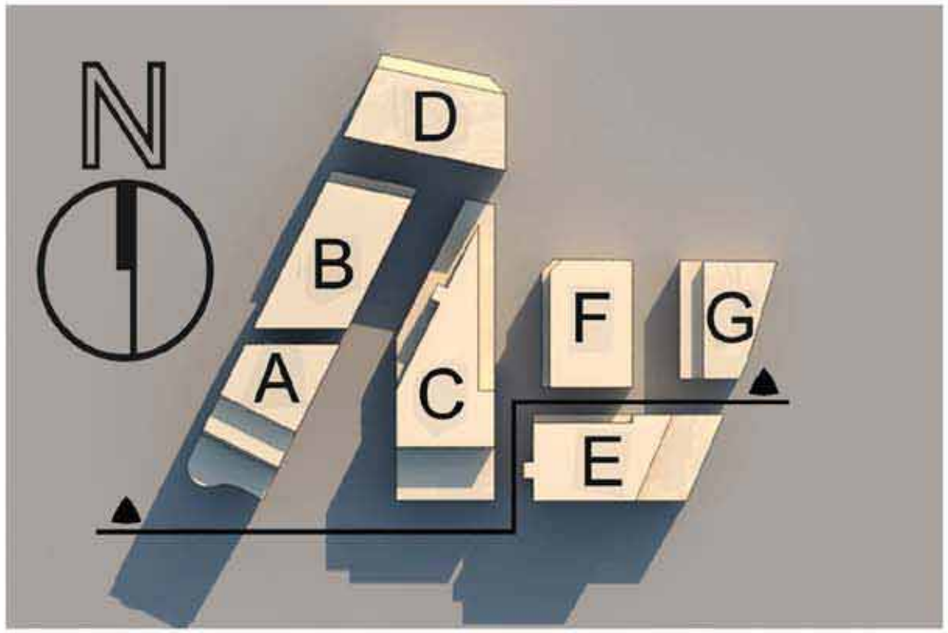
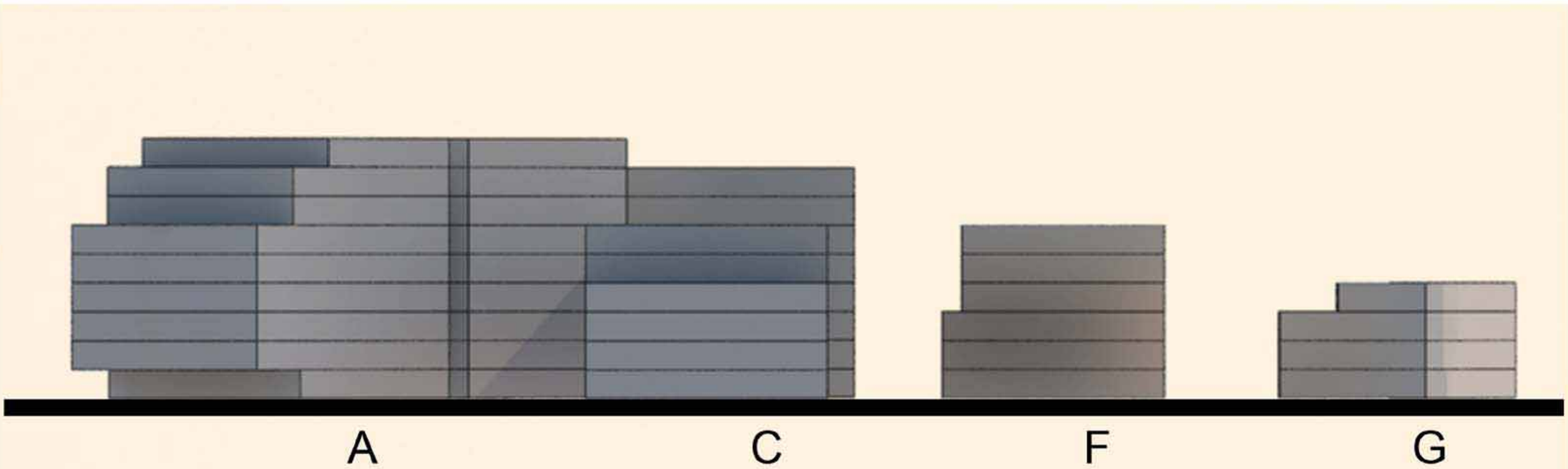
21.6_SEPP 65 - Solar Access (Elevation Study)





10:00 am - June 21
South Facade
Buildings A-C-F-G

Revised Masterplan - March 2011

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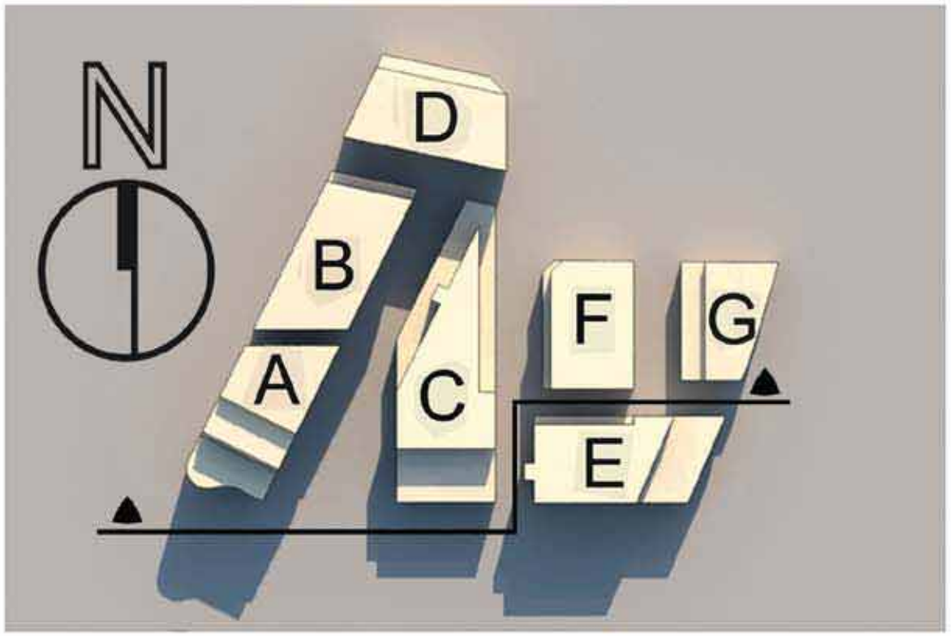
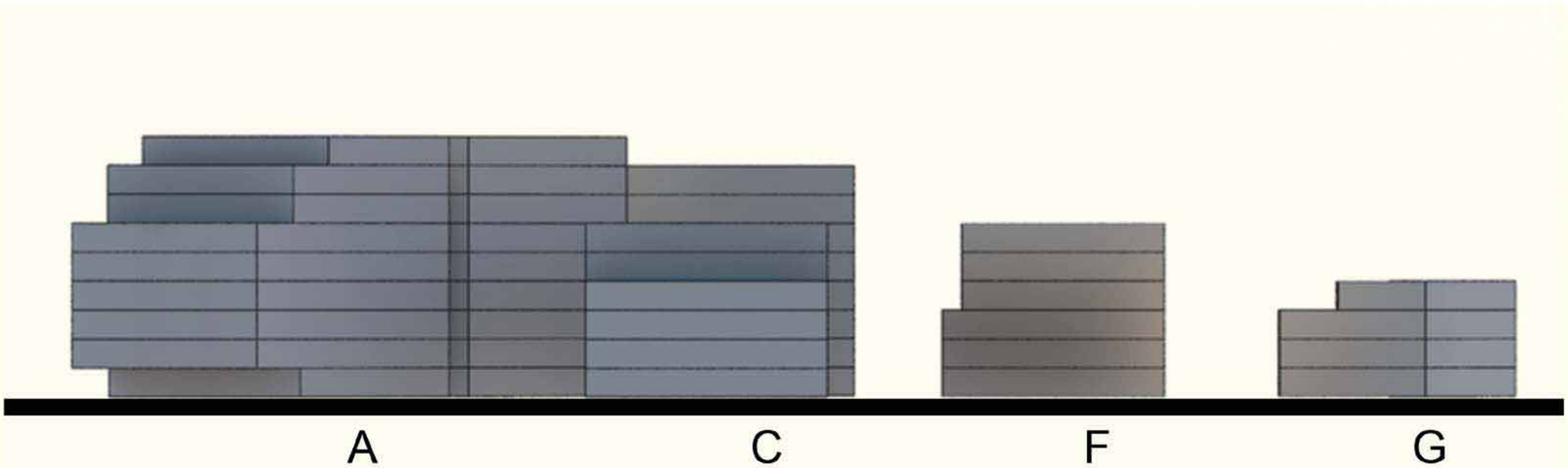
21.6_SEPP 65 - Solar Access (Elevation Study)





11:00 am - June 21
South Facade
Buildings A-C-F-G

Revised Masterplan - March 2011

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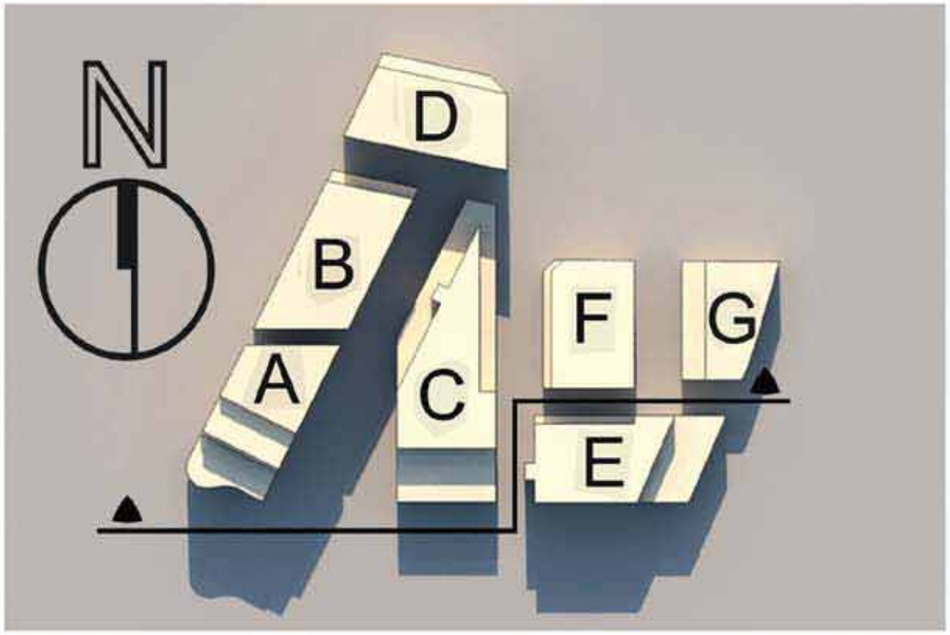
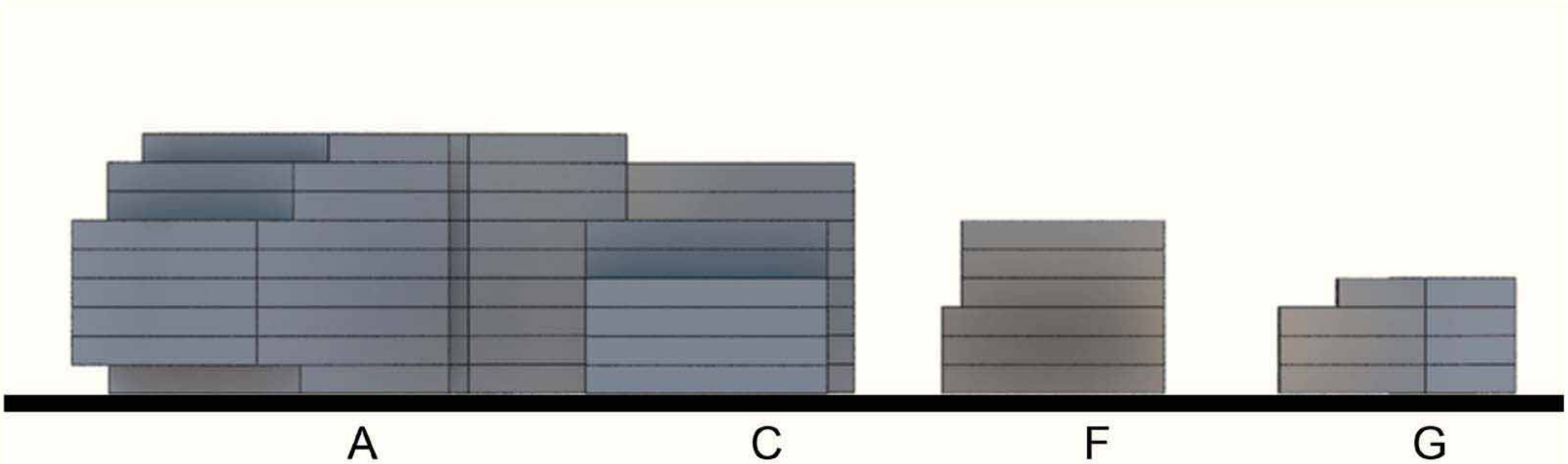
21.6_SEPP 65 - Solar Access (Elevation Study)





12:00 - June 21
South Facade
Buildings A-C-F-G

Revised Masterplan - March 2011

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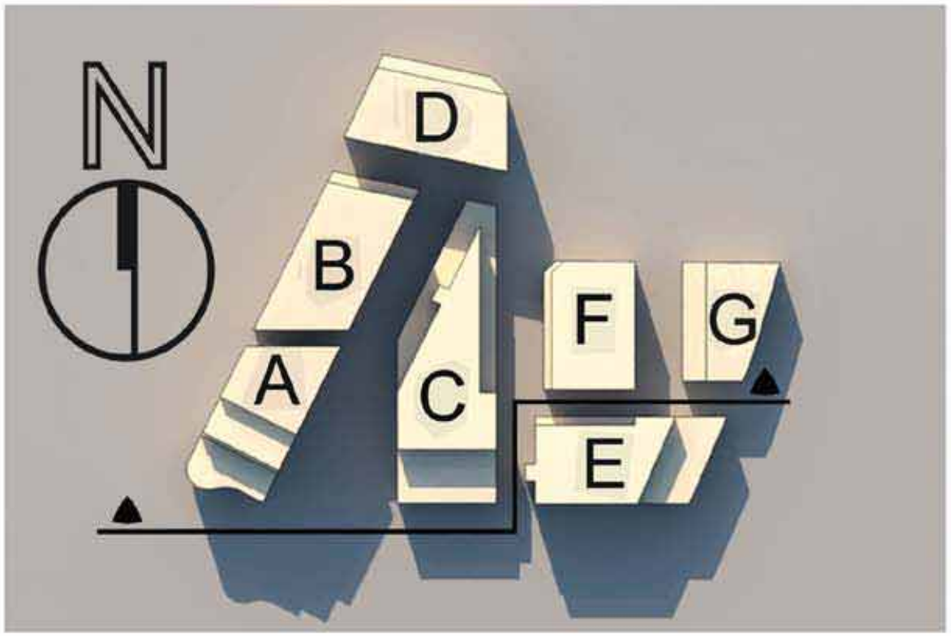
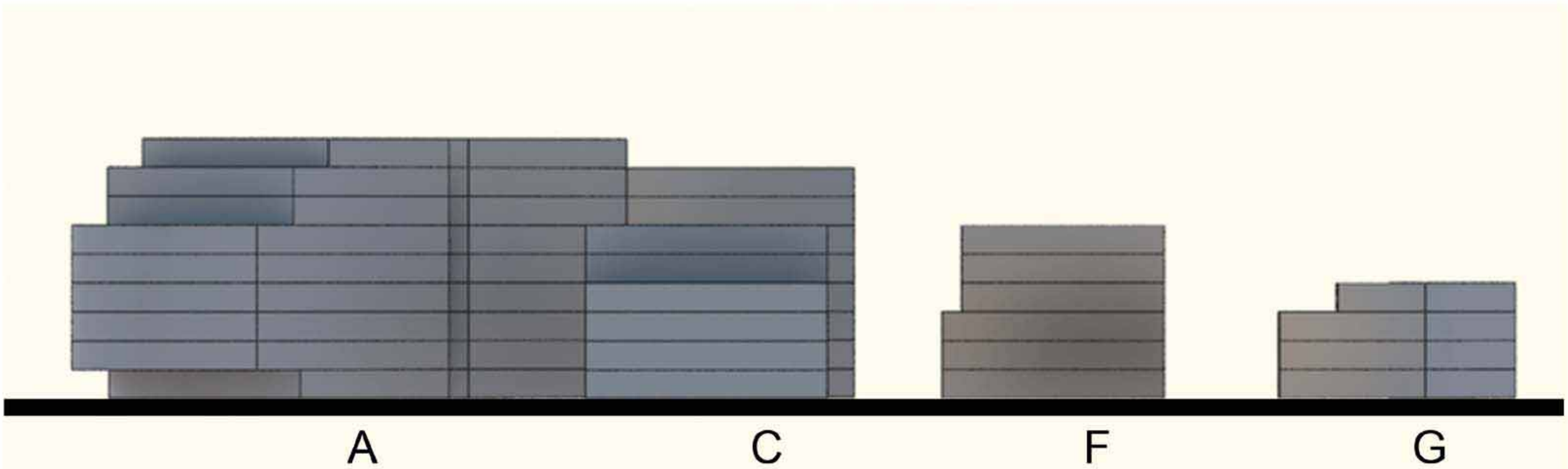
21.6_SEPP 65 - Solar Access (Elevation Study)





1:00 pm - June 21
South Facade
Buildings A-C-F-G

Revised Masterplan - March 2011

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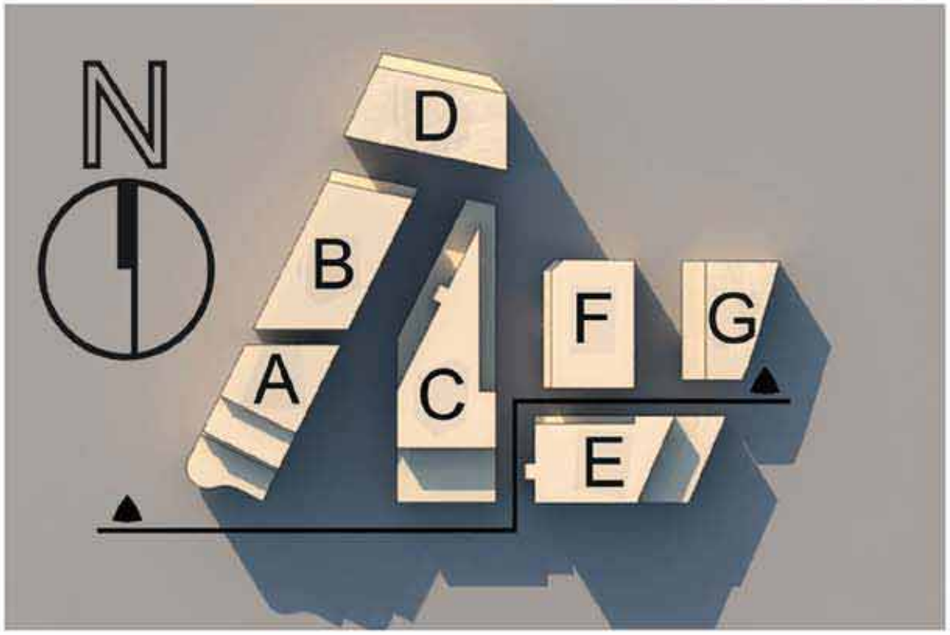
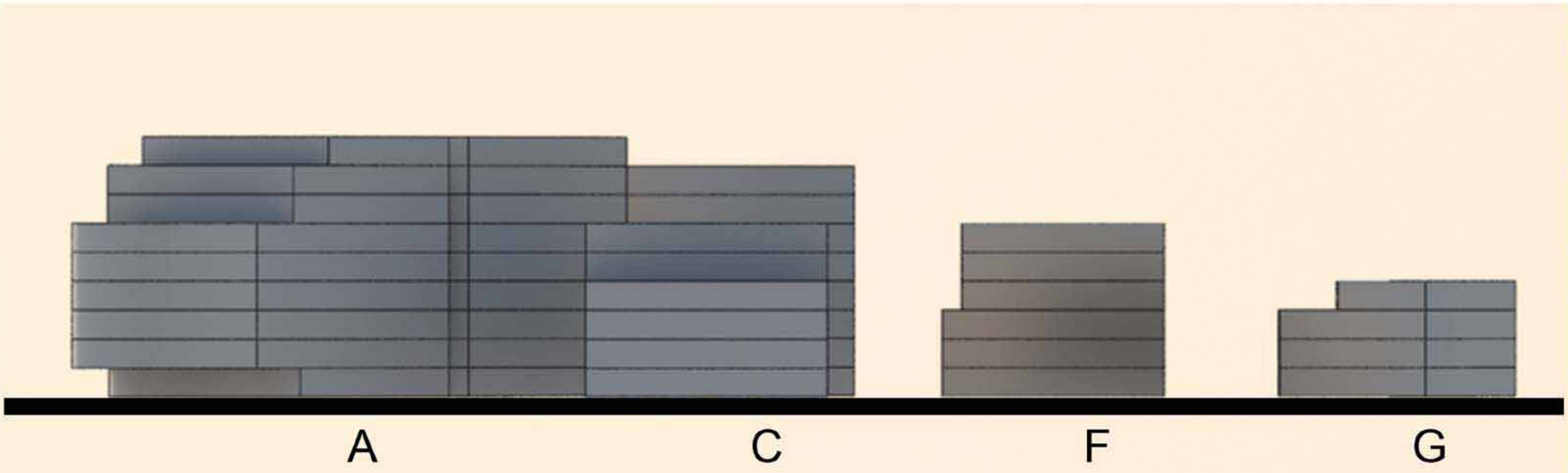
21.6_SEPP 65 - Solar Access (Elevation Study)





2:00 pm - June 21
South Facade
Buildings A-C-F-G

Revised Masterplan - March 2011

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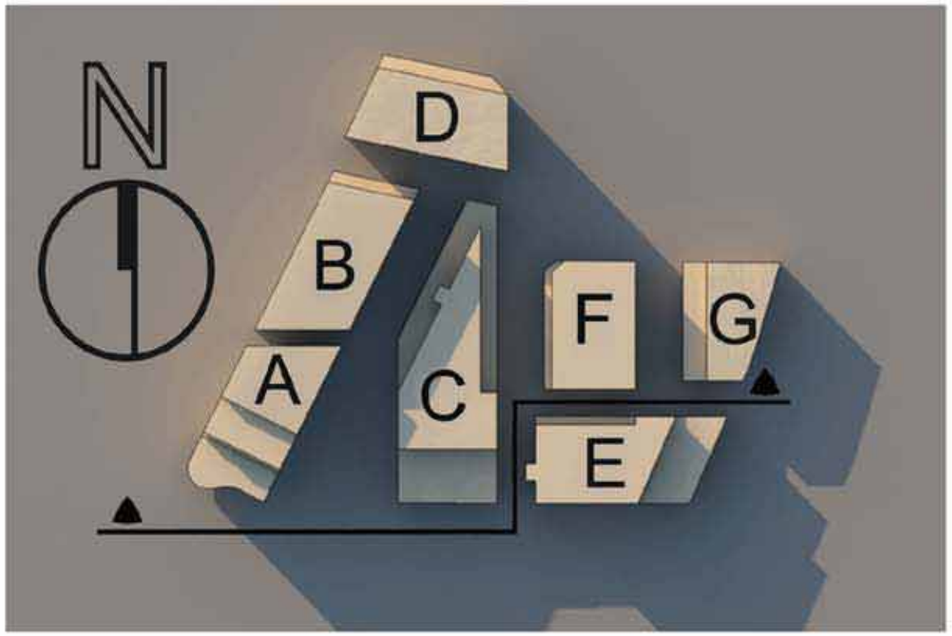
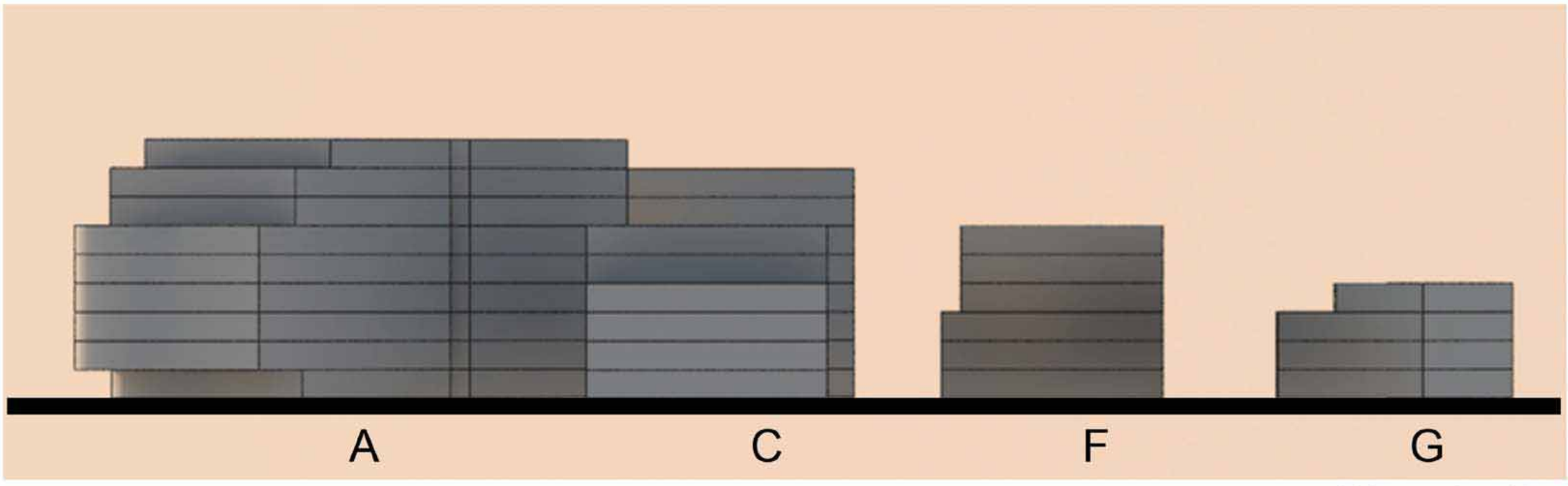
21.6_SEPP 65 - Solar Access (Elevation Study)





3:00 pm - June 21
South Facade
Buildings A-C-F-G

Revised Masterplan - March 2011

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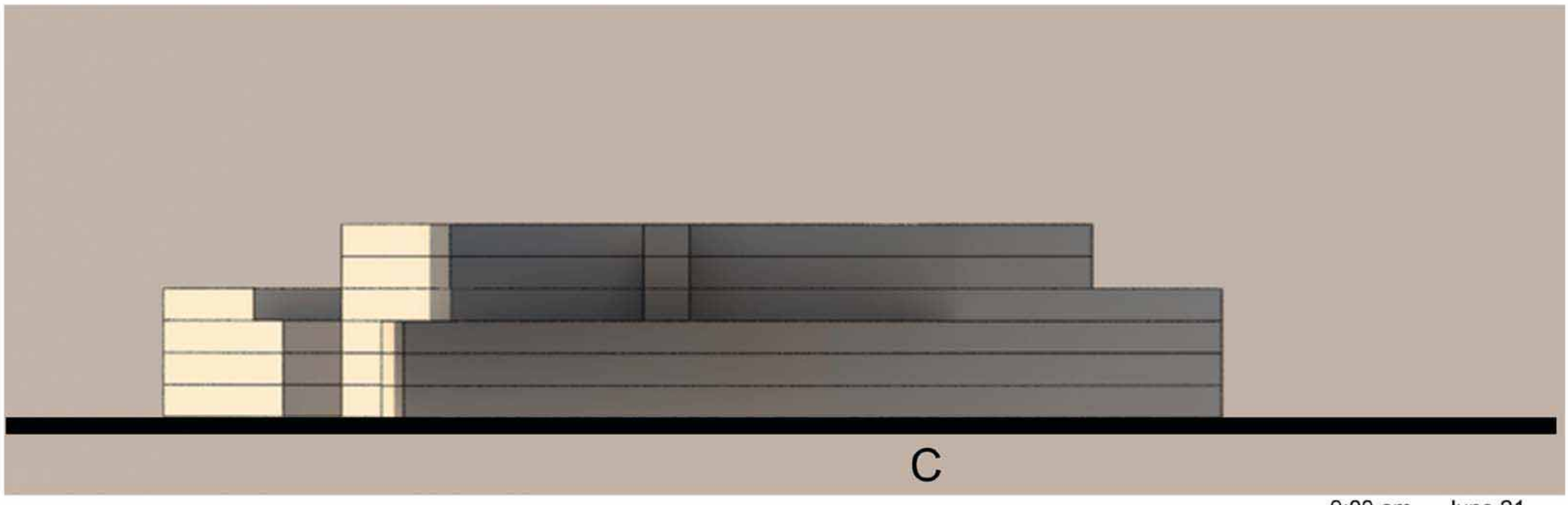
21.6_SEPP 65 - Solar Access (Elevation Study)

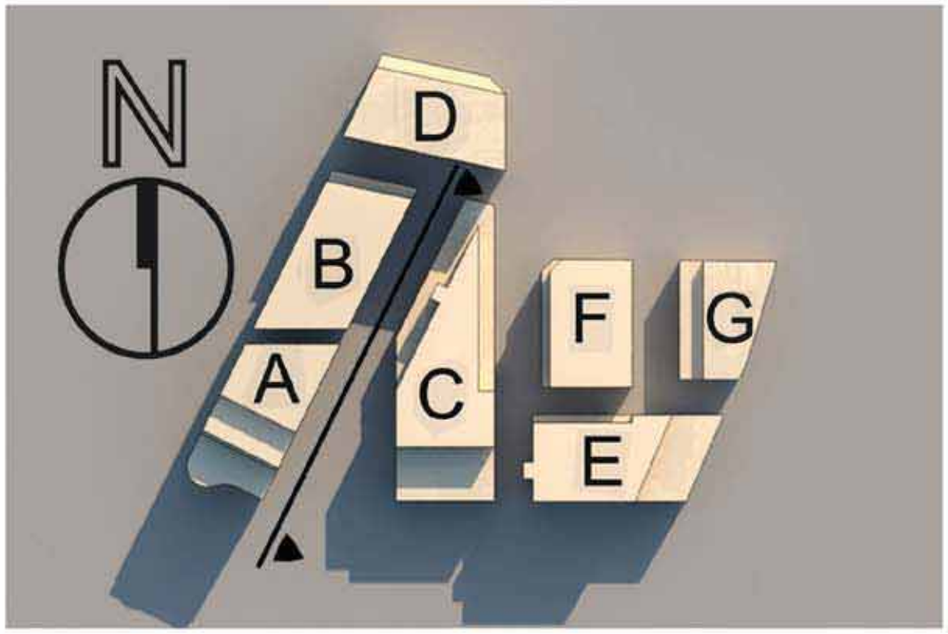


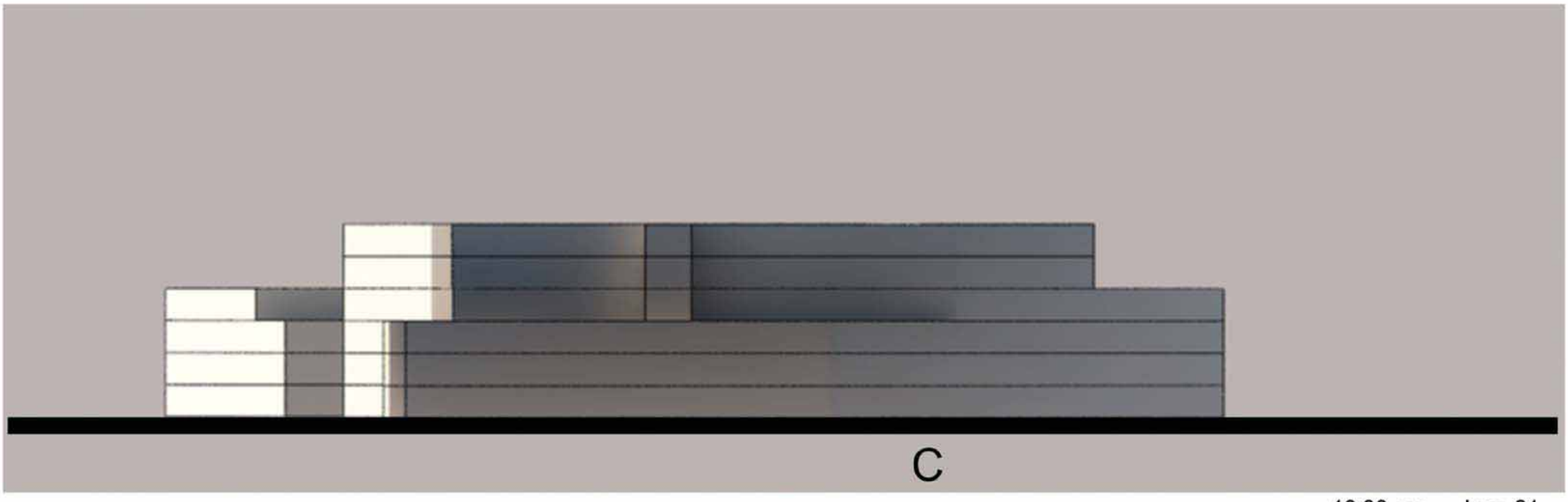
9:00 am - June 21
West Facade
Buildings C

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



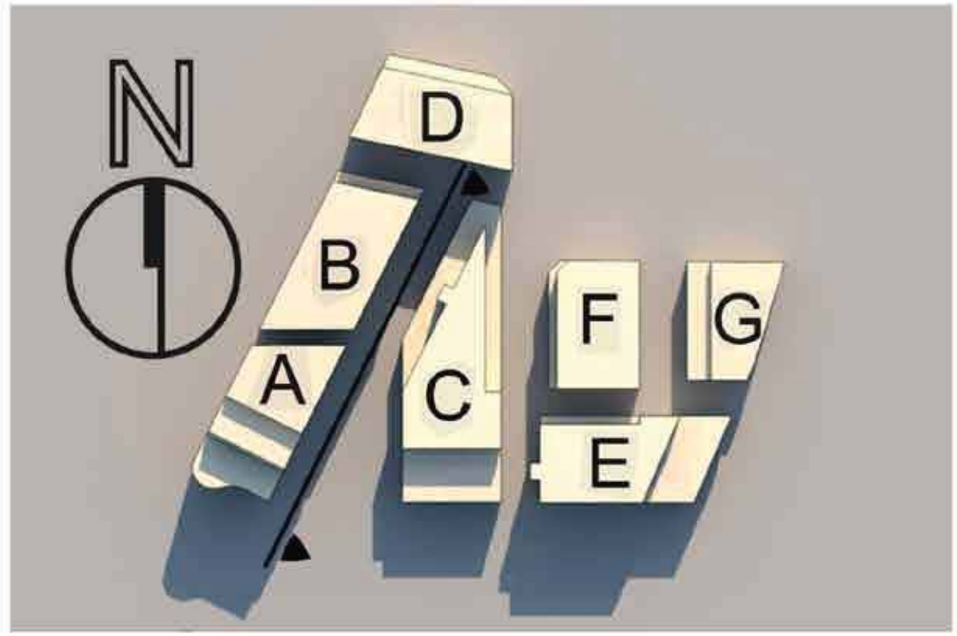


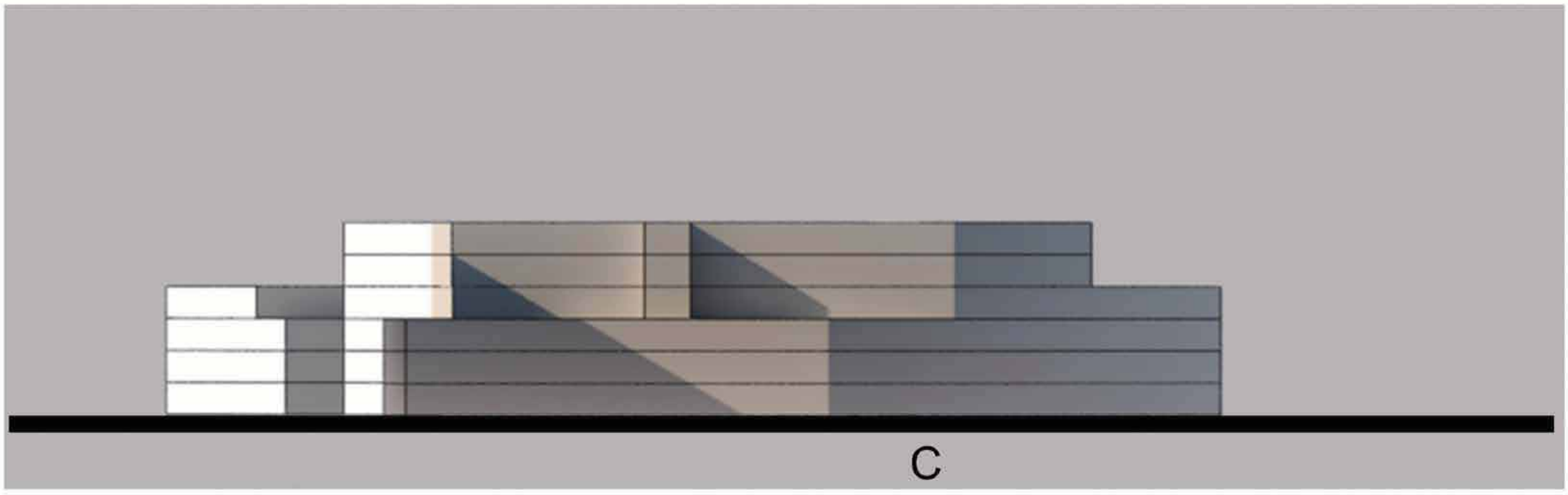
10:00 am - June 21
West Facade
Buildings C

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



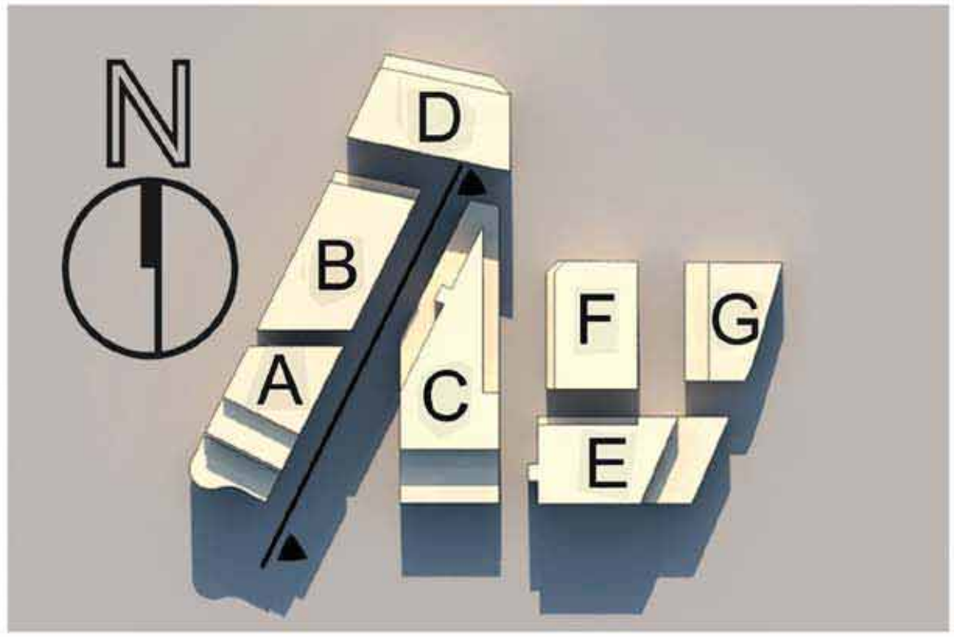


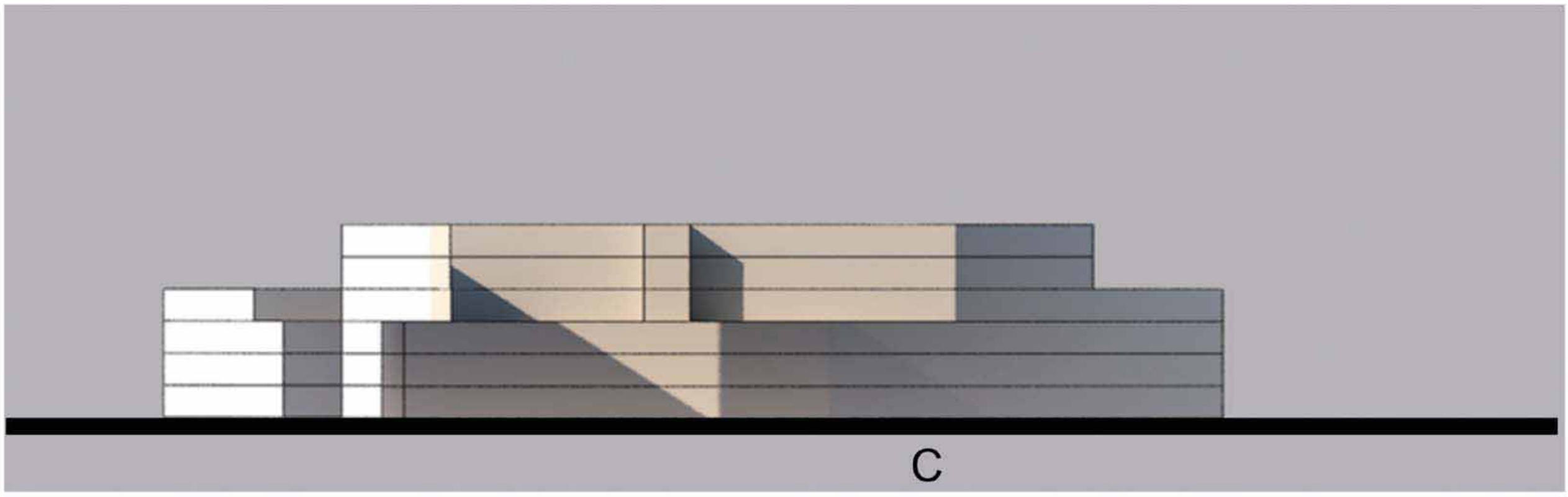
11:00 am - June 21
West Facade
Buildings C

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



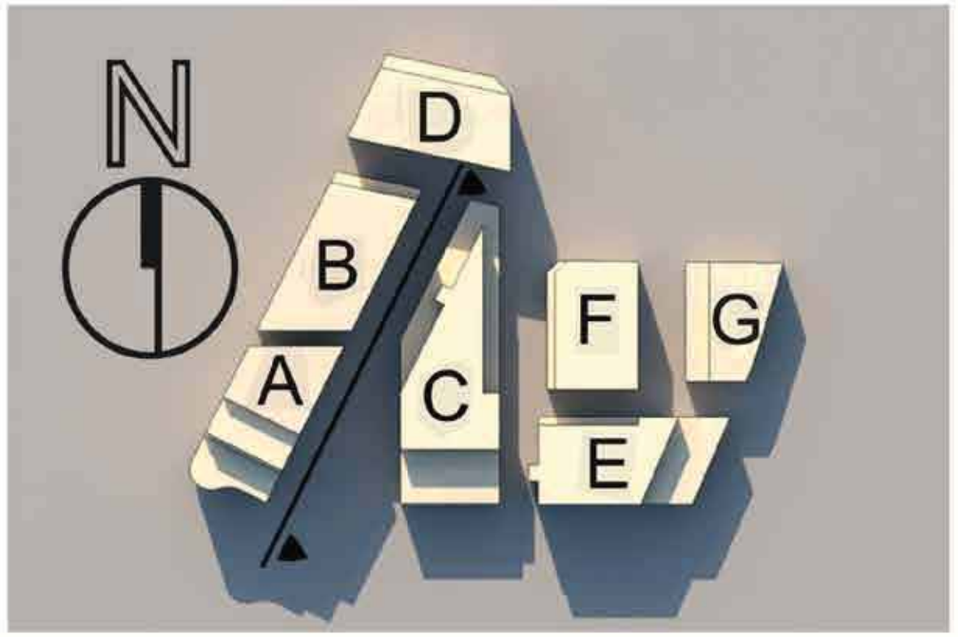


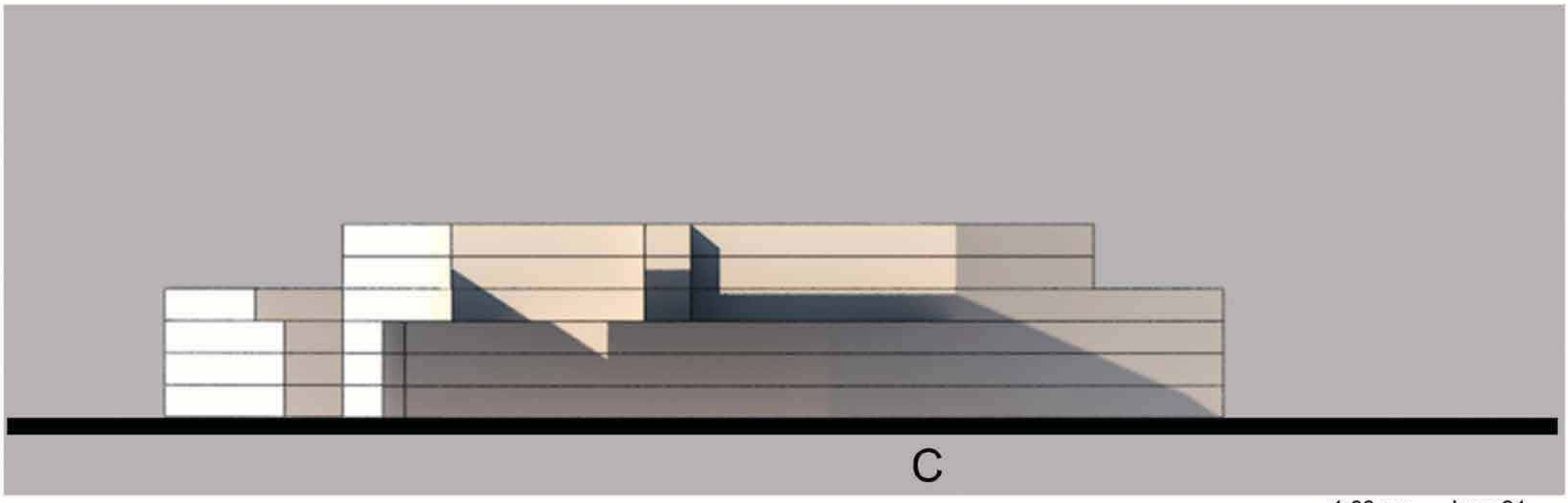
12:00 - June 21
West Facade
Buildings C

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



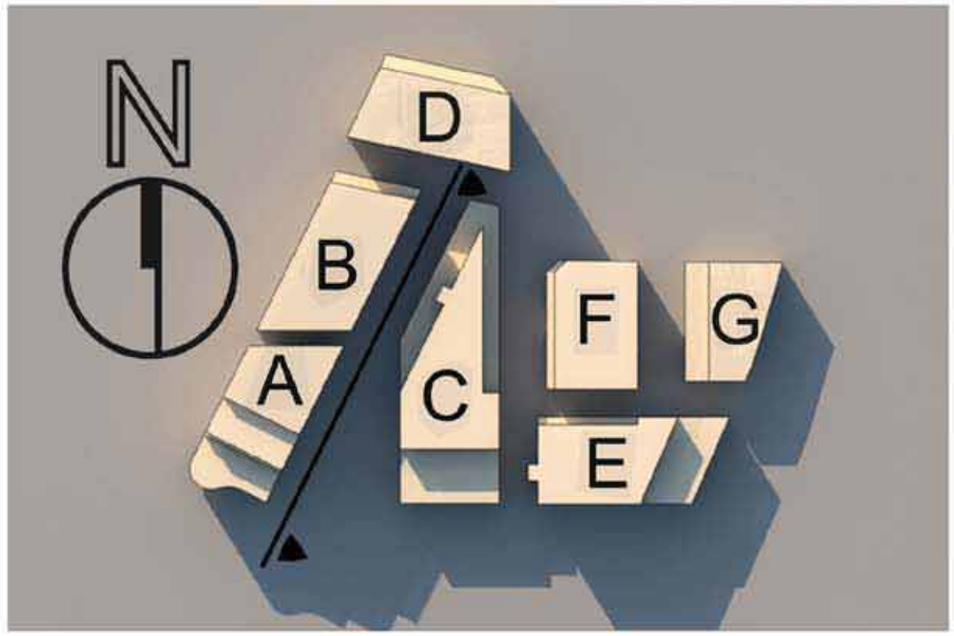


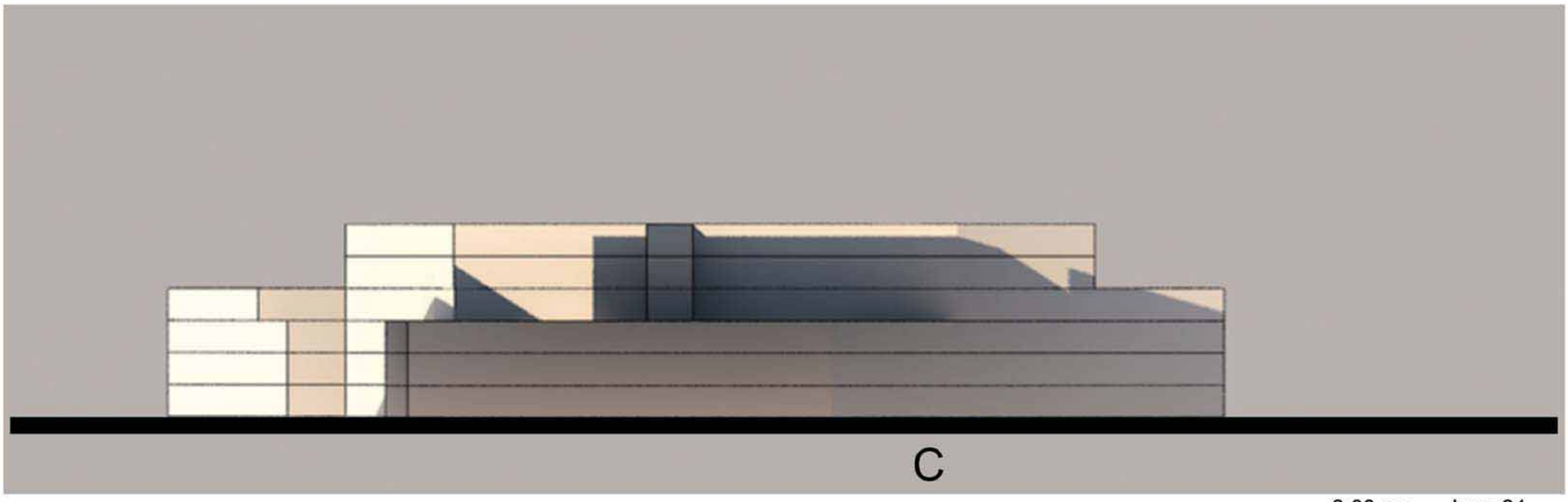
1:00 pm - June 21
West Facade
Buildings C

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



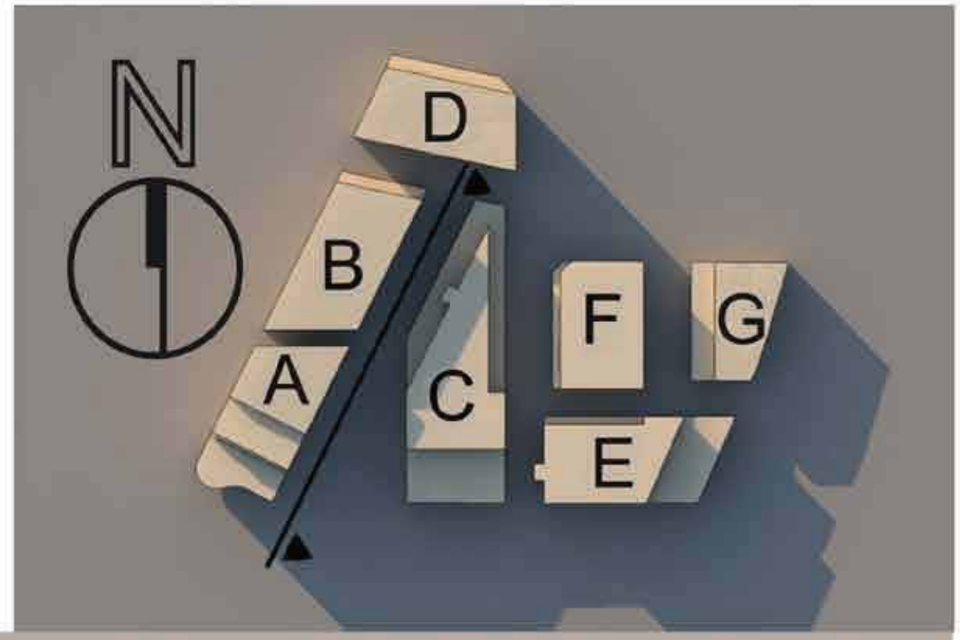


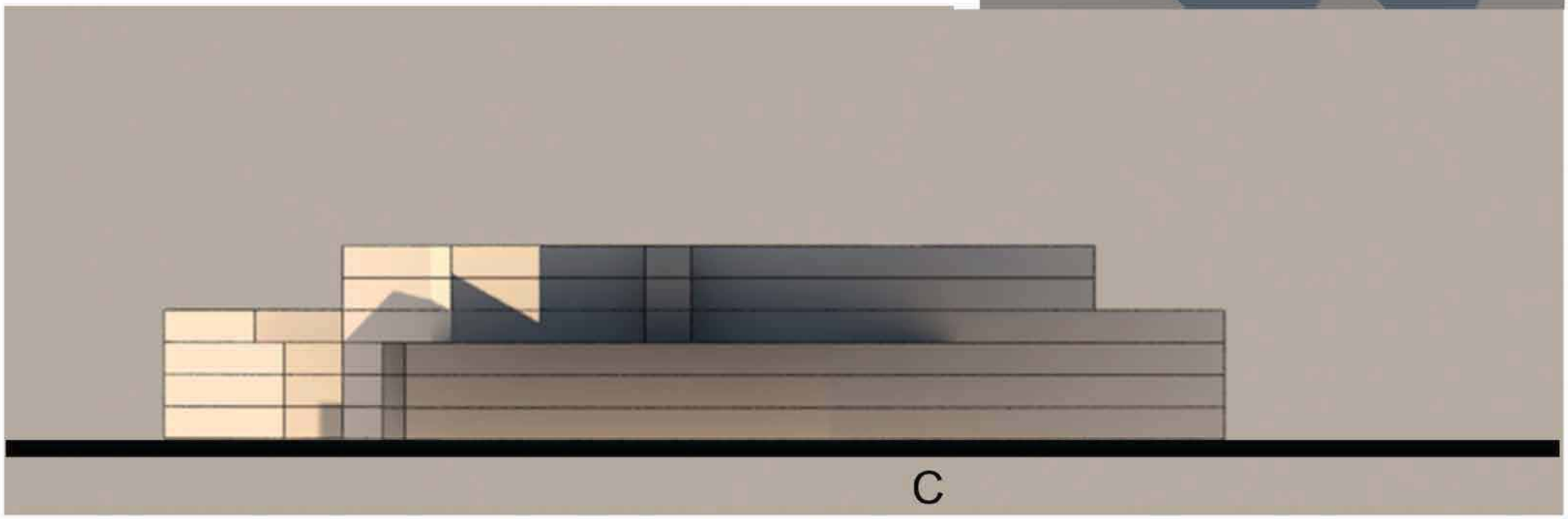
2:00 pm - June 21
West Facade
Buildings C

Revised Masterplan - March 2011

tony owen ptnrs

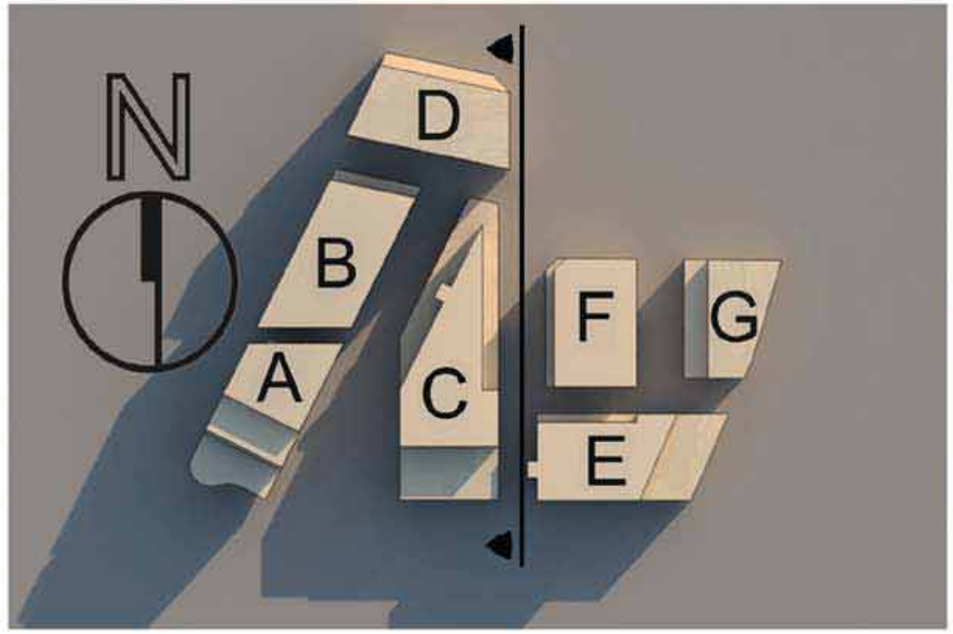
21.6_SEPP 65 - Solar Access (Elevation Study)

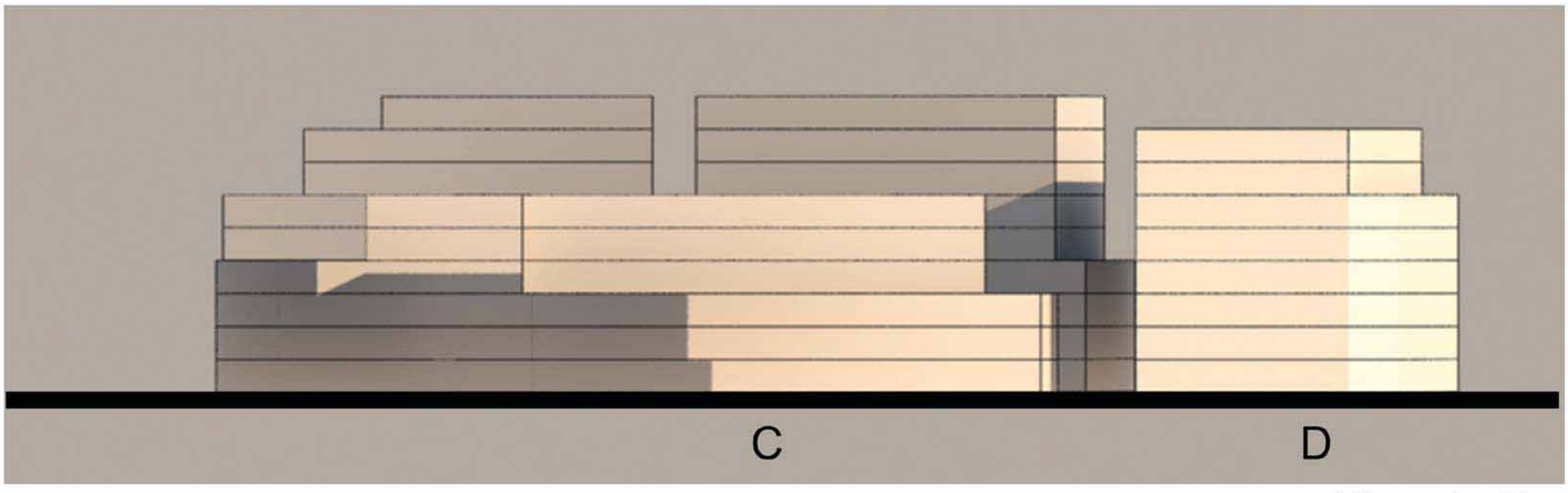




3:00 pm - June 21
West Facade
Buildings C

21.6_SEPP 65 - Solar Access (Elevation Study)



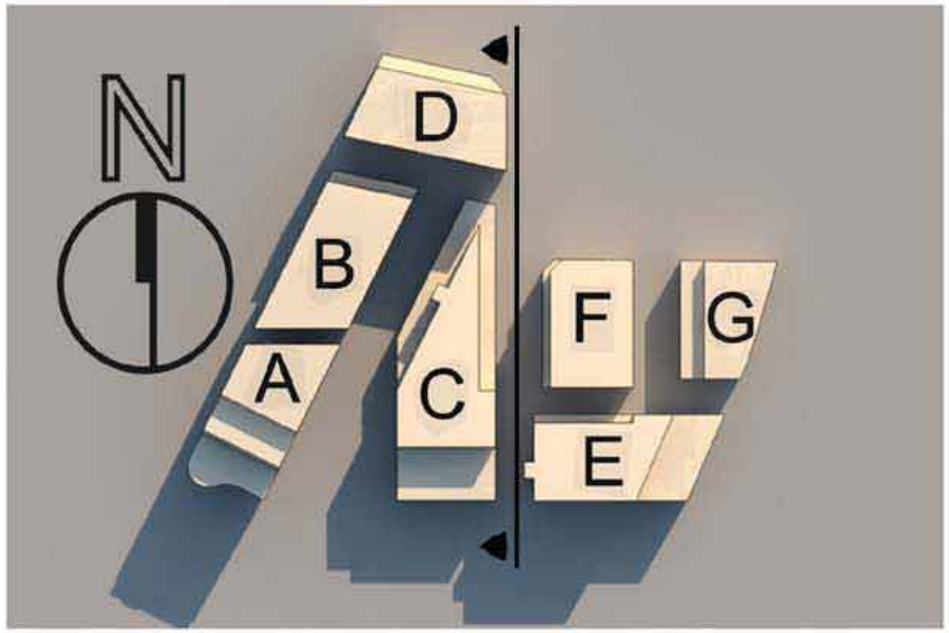


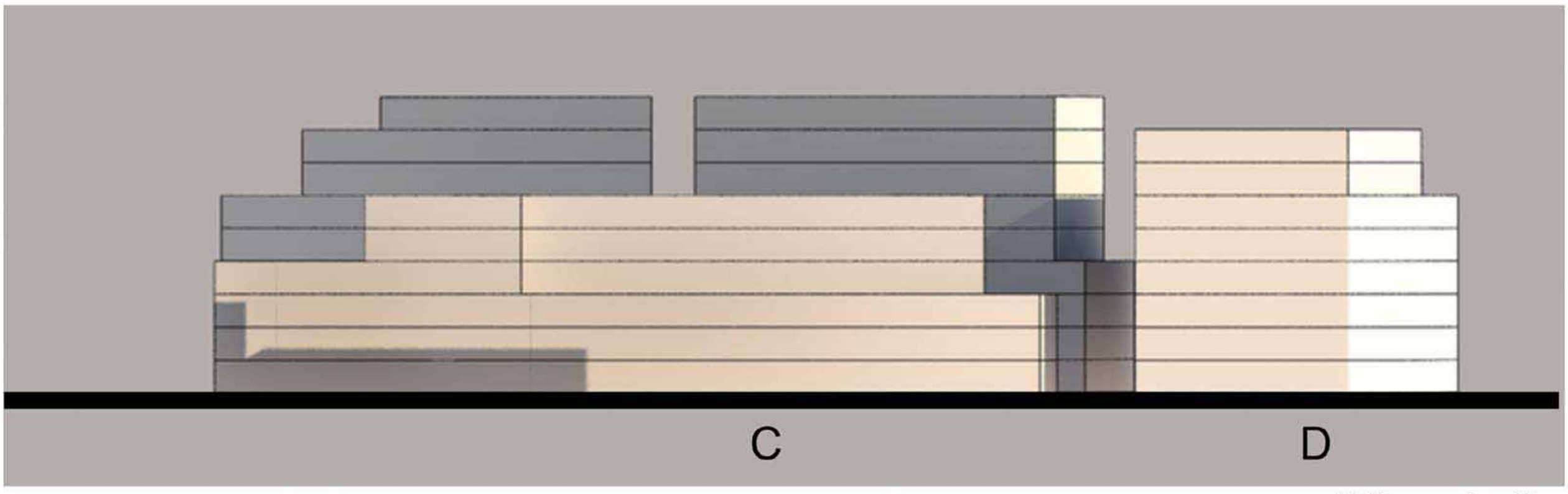
9:00 am - June 21
East Facade
Buildings C-D

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



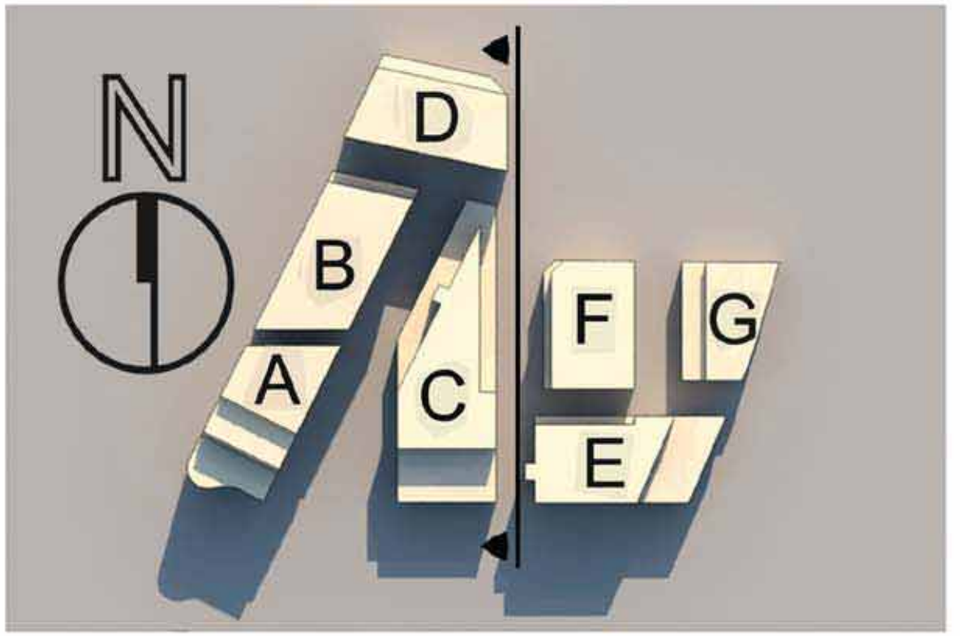


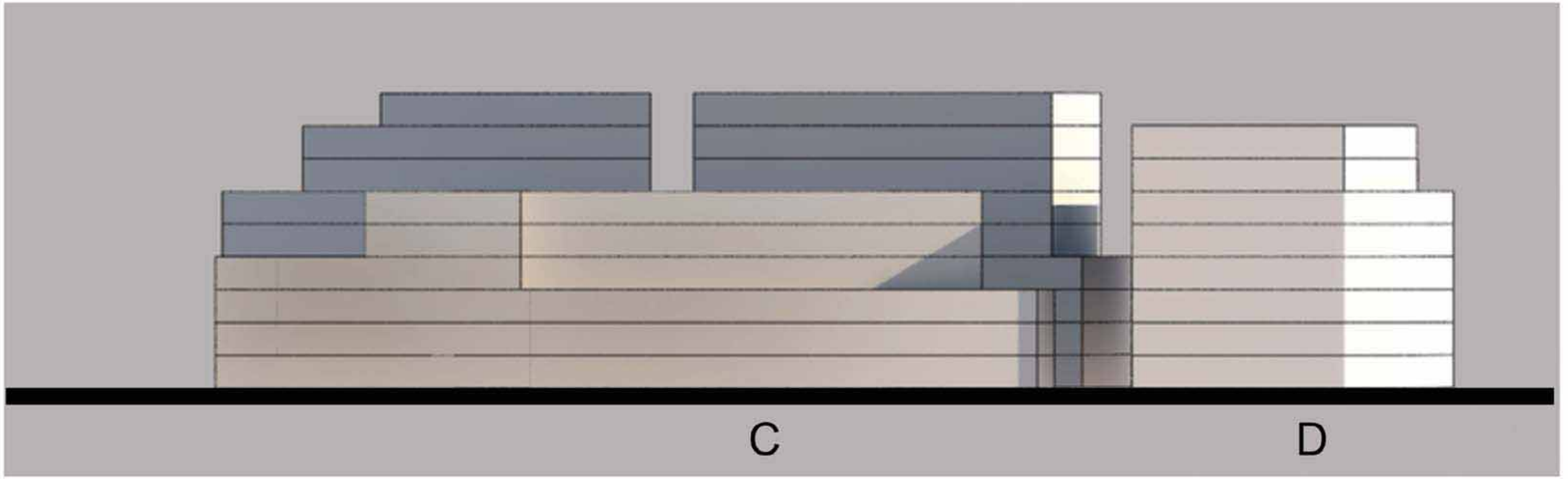
10:00 am - June 21
East Facade
Buildings C-D

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



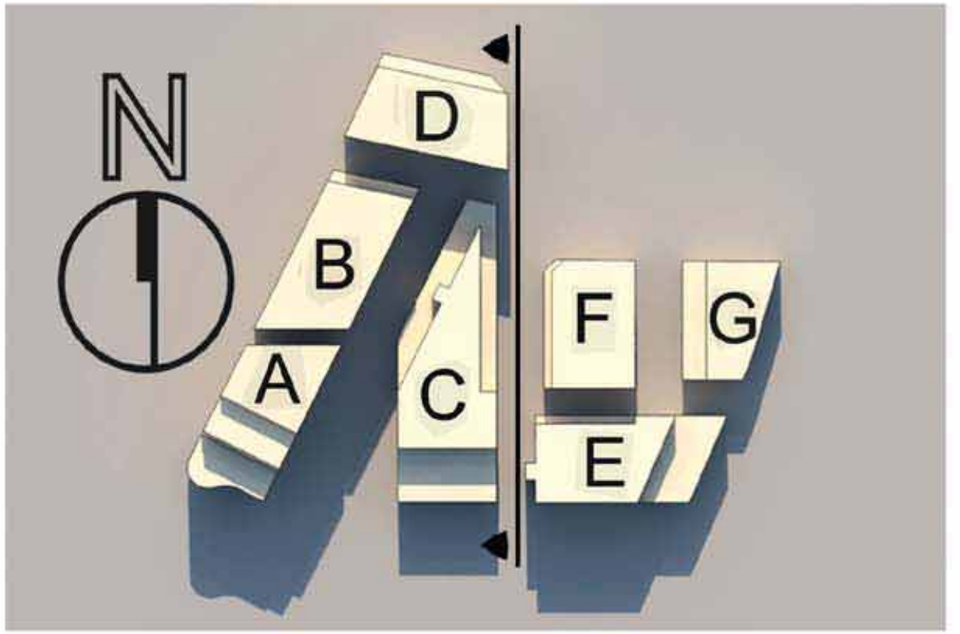


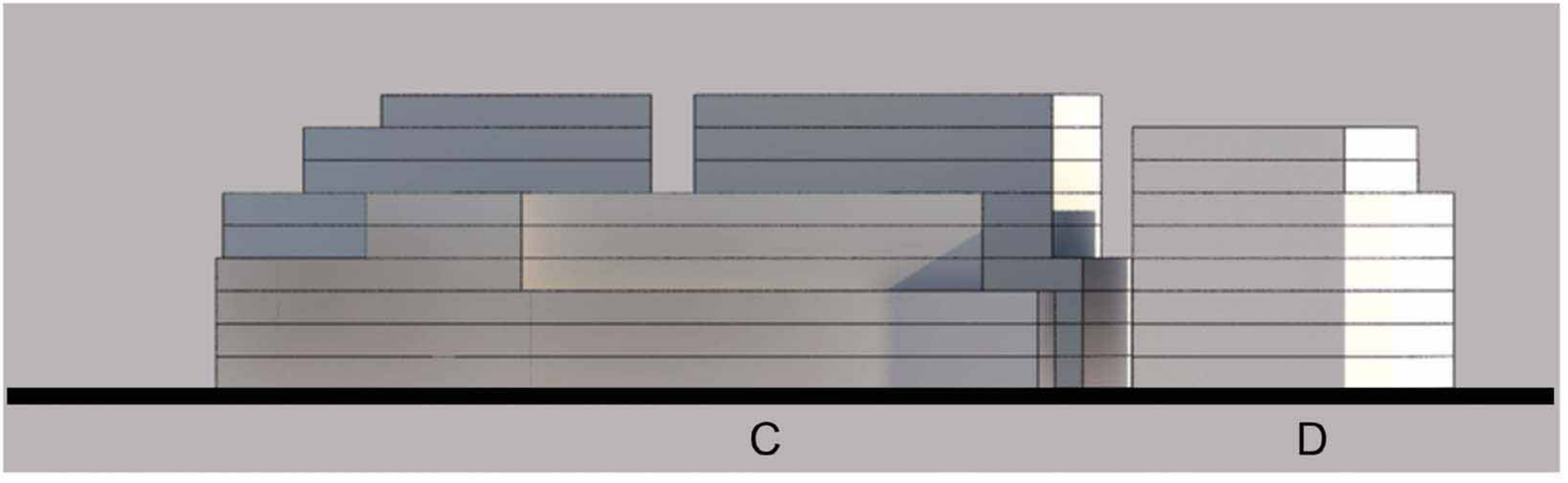
11:00 am - June 21
East Facade
Buildings C-D

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



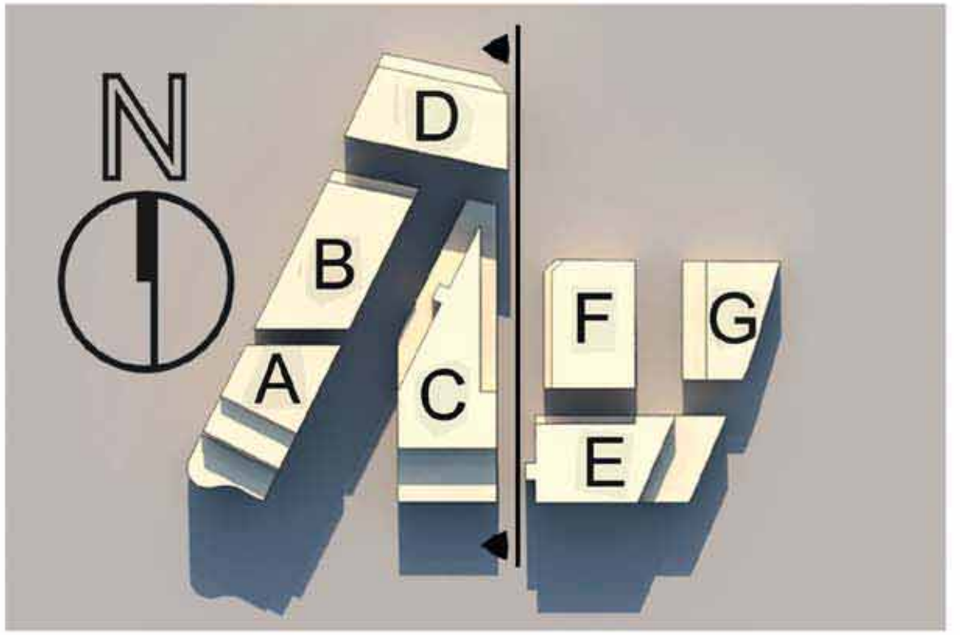


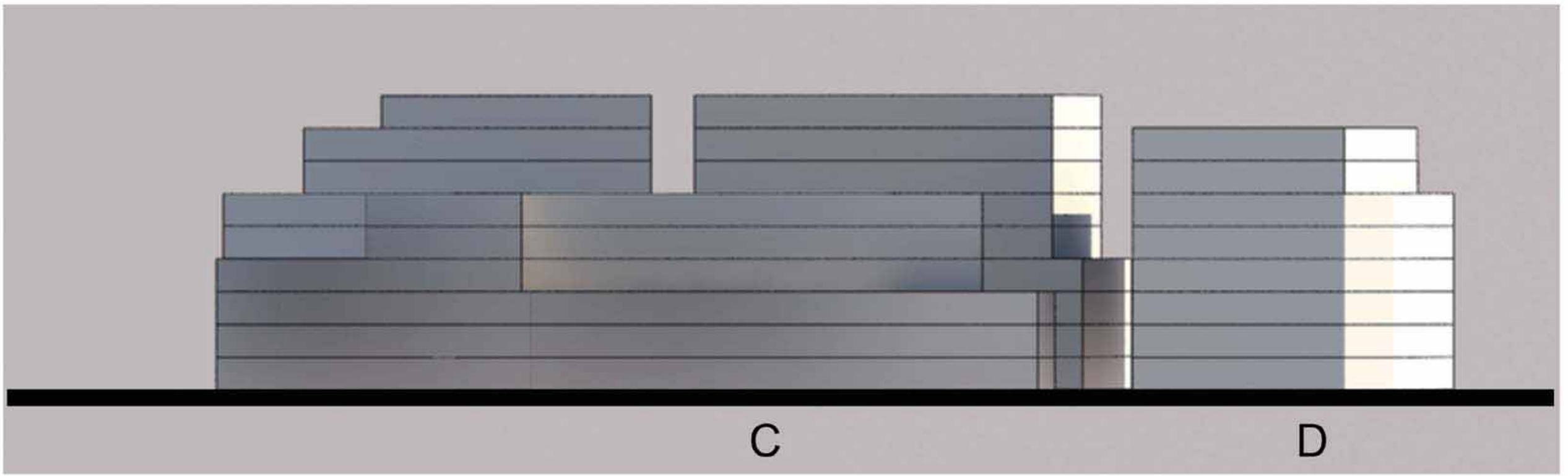
11:30 am - June 21
East Facade
Buildings C-D

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



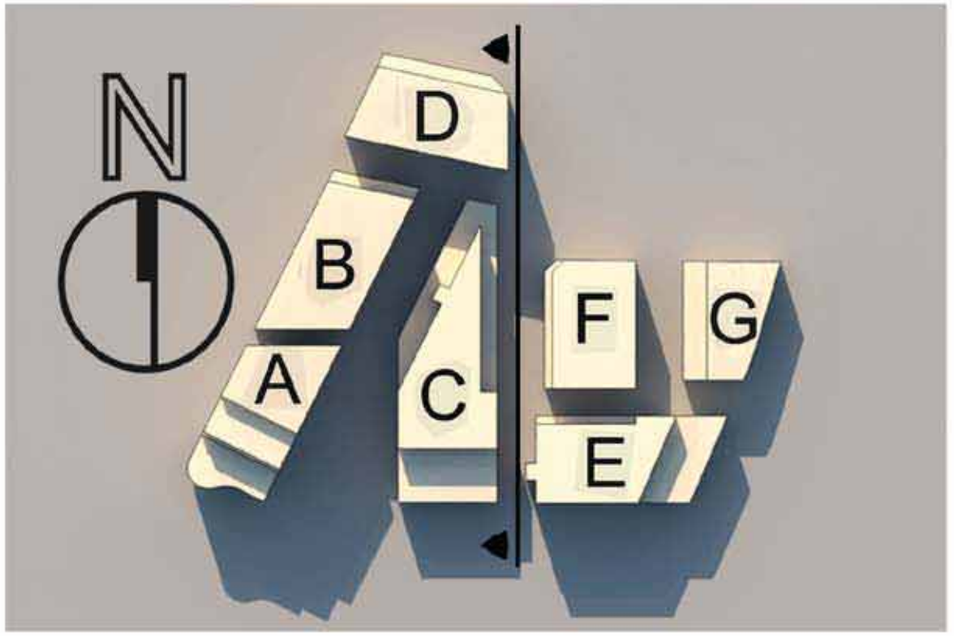


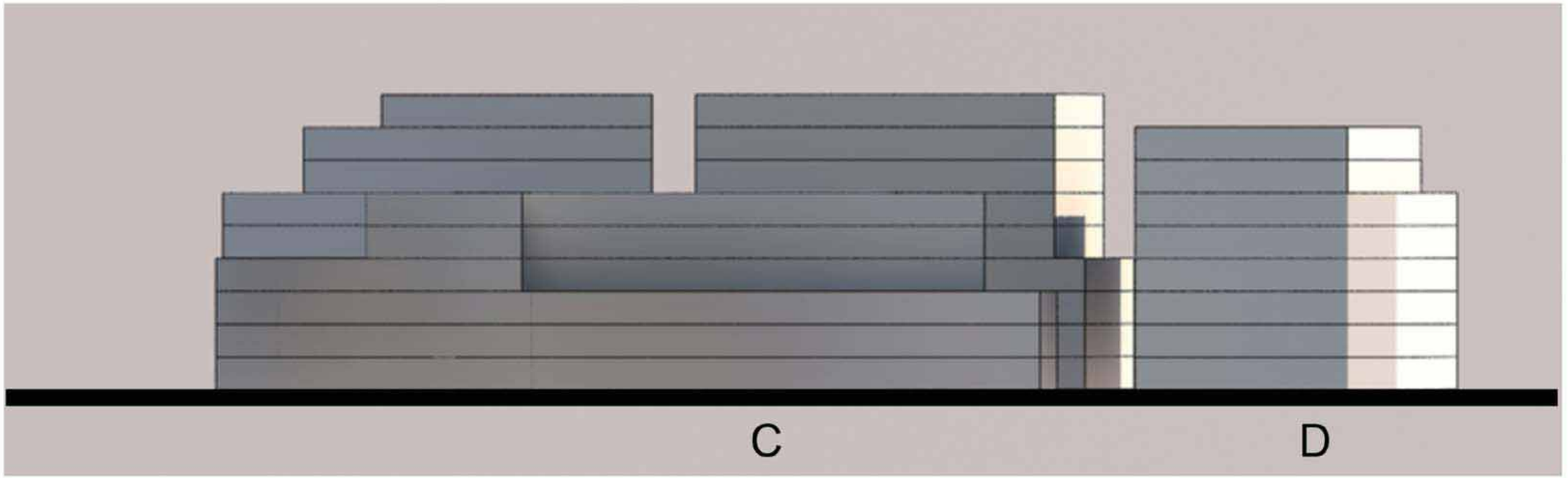
12:00 - June 21
East Facade
Buildings C-D

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



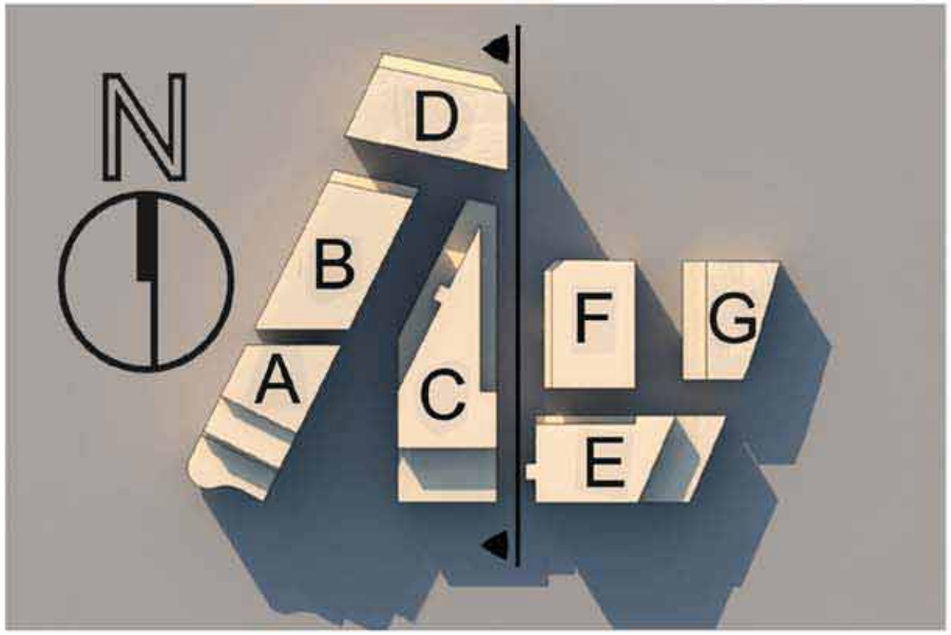


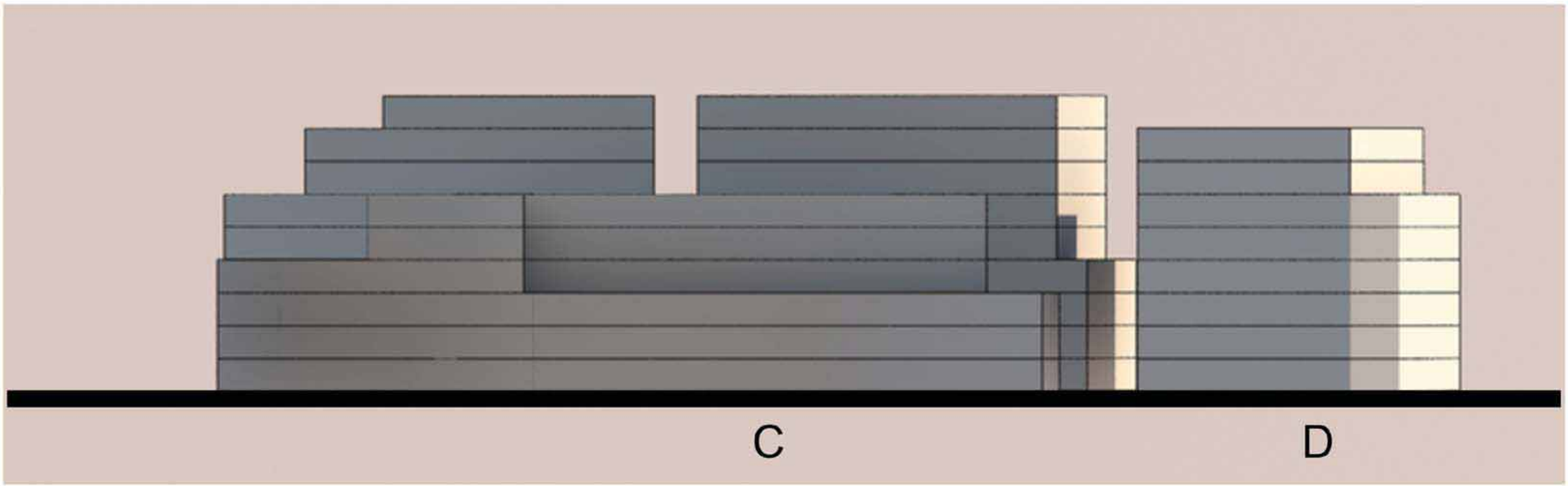
1:00 pm - June 21
East Facade
Buildings C-D

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)



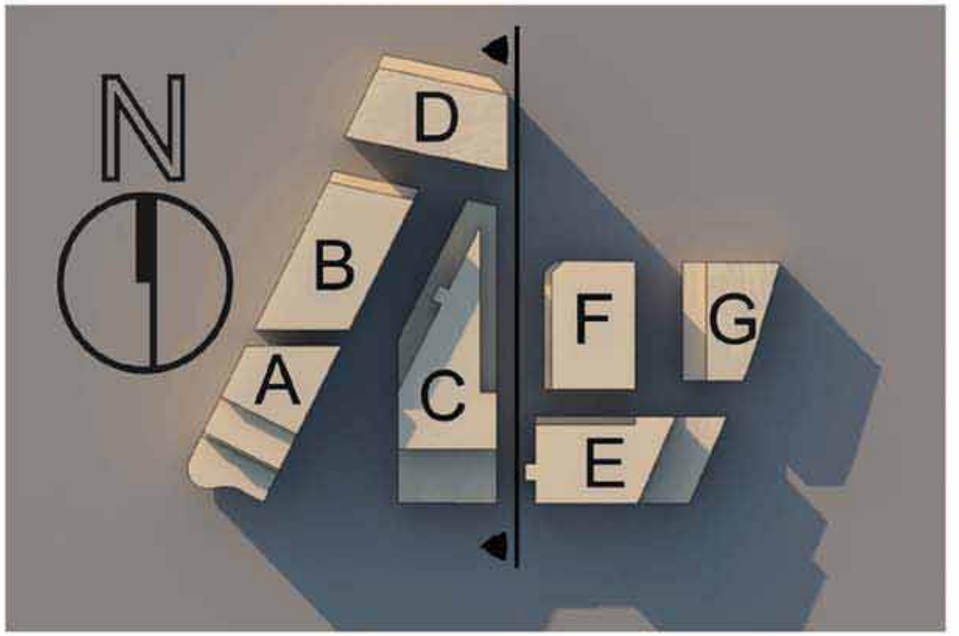


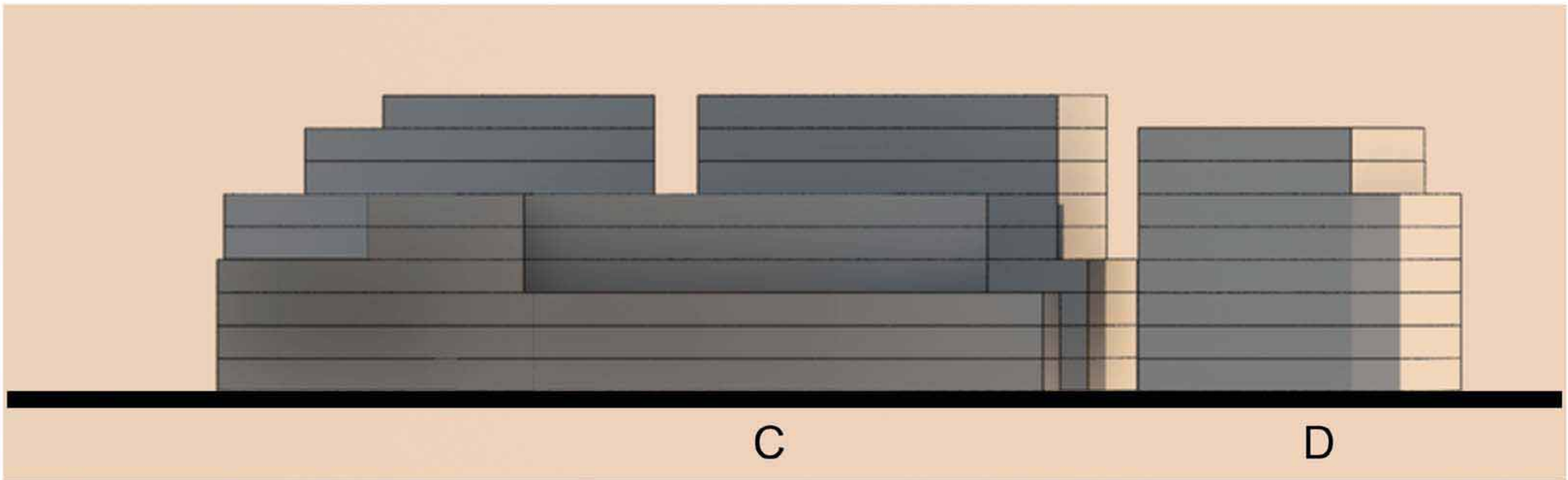
2:00 pm - June 21
East Facade
Buildings C-D

Revised Masterplan - March 2011

tony owen ptnrs

21.6_SEPP 65 - Solar Access (Elevation Study)





3:00 pm - June 21
East Facade
Buildings C-D

Revised Masterplan - March 2011

tony owen ptnrs