



Major Project Application MP 08_0195 for mixed use
development comprising of commercial and residential use

78-90 Old Canterbury Road, Lewisham

Addendum Report to VIA Report,
dated October 2010

Report prepared for Lewisham Estate Pty Ltd

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1.0 Introduction

1.1 Purpose of this Report and the background

I have been instructed by Lewisham Estates Pty Ltd to prepare an addendum report to my Visual Impact Assessment (VIA) Report dated October 2010, in light of the amendments made by Tony Owen & Partners (the architects) to the Master Plan for the subject site (the site owned by the Applicants).

The October 2010 VIA Report assessed all the Master Plan Options for the whole McGill triangular precinct (2A, 2B, 3A, 3B, Master Plan (3)) as well as the proposed option 3 for the subject site. This report is still relevant in terms of the documentation and analysis presented in it mainly with regard to;

- Background and the proposed development (Section 1.2 of the VIA Report)
- Visual impact assessment methodology (Section 1.4 of the VIA Report)
- The visual character of the site and the surroundings (Section 2.1 of the VIA Report)
- Visual exposure of the site and the proposal (Section 2.2 of the VIA Report)
- Visual resources of the Study Area and its context (Section 2.3 of the VIA Report)
- Visual sensitivity (Section 2.7 of the VIA Report)

The Photographic Plates at Appendix A and Figures 1, 2 and 3 (on pages 8, 15 and 20 respectively) of the October 2010 VIA Report are also relevant.

Further amendments based on the Department of Planning's further recommendations have been made for the proposed option for the subject site (now the Preferred Project). This addendum report assesses the merits of the Preferred Project with regard to potential visual impacts. In accordance with Marrickville Council's and Department of Planning's requirements, the Preferred Project considers only the subject site.

1.2 Documents consulted

In preparation of this addendum report, I have perused the following drawings and documents;

1. Visual Impact Assessment report prepared by Richard Lamb & Associates, dated October 2010.
2. The Preferred Project Master Plan and Building Height, Basement Level 1, Basement Level 2, Lower Ground Floor Plan and Levels 1 to Level 8 Plans, prepared by Tony Owen & Partners, dated 17 March 2011.

1.3 The proposed amendments

The salient features and amendments made are described by Tony Owen & Partners in their Letter to the Department of Planning, dated 16 March 2011 and in the Report prepared by Planning



Ingenuity Pty Ltd. The retail floor space has now been substantially reduced from 6305.50m² to 739m² and shop top housing (commercial) floor space is also proposed totaling approximately 726m². The Preferred Project now is for buildings ranging in height from 5 to 10 storeys with a maximum overall FSR of 3.15:1. Whilst overall building height has not changed from the original proposal, removal of supermarket level, retain plaza and podium has effectively lowered the finished lower ground floor to create a 10th storey.

The following description of the amendments is based on the drawings (including the Floor Plans) prepared by Tony Owen & Partners. There are two basement levels, a lower ground floor, a ground floor and subsequent upper Levels in each Building. With regard to potential visual impacts the amendments assessed in this addendum report are those made for the ground floor and upper Levels. These include;

The Central Park space

The central park space is now proposed solely within the subject site, on the north side of Hudson Street, adjoining the proposed buildings on the ground floor. This creates a continuous green space linking to the public open space between buildings A and C. A central public civic plaza has been created in the south west corner linking the on site green spaces to the greenways and proposed light rail station. A café is located in this area to activate the public domain.

Building A

Building A has been further setback from the southern green space and the corner articulated as a high quality design statement (to future design development). Levels 6 and 7 in Building A are set back from the southern edge above Level 5. Level 8 is further setback above Level 7 from the southern edge.

Building B

Building separation between buildings A and B is reduced from 6m to 4m at all levels. Levels 4 to 8 in building B are set back above Level 3 along the northern edge, facing Longport Street.

Building C

The 'toe' element of building C has been removed to maximise public outdoor space at ground floor and upper levels. Levels 4 and 5 are set back above Level 3 from the southern edge and above Level 2 from part of the eastern, western and the northern edges.

Building D

No amendments have been made to Building D with regard to the location, footprint and heights.

Building E

Dual use housing in building E now directly addresses the central green space. No further amendments have been made to Building E with regard to the location, footprint and heights.

Building F

No amendments have been made to Building D with regard to the location, footprint and heights.



Building G

Splayed cut back to building G has been lowered to level B1 to maintain communal outdoor space at ground. Splayed set back to Building G has been removed above ground level.

2.0 Summary of visual effects analysis

1. The visual character of the site and the surroundings and the visual resources have been discussed in Sections 2.1 and 2.3 of the October 2010 VIA Report.
2. The visual exposure of the Preferred Project will be similar to the visual exposure of the previous proposed option for the subject site. This has been discussed at Section 2.2 of the October 2010 VIA Report.
3. The main underlying principle for the Preferred Project is to have taller buildings closer to the western edge (10, 9 and 7 storeys), lower buildings in the interior (5 and 7 storeys) and further lower buildings (5 storeys maximum height) along the eastern edge. This is in line with the McGill Street Precinct Master Plan.
4. The proposed spatial arrangement of buildings and their heights are appropriate with regard to the boundary interfaces, adjacent developments and with the McGill Street Precinct Master Plan. The setbacks at ground floor and lower levels and the proposed set back upper levels are also in line with the McGill Street Precinct Master Plan.
5. The proposed open spaces are also responsive to the McGill Street Precinct Master Plan.
6. A landscape master plan is proposed as part of the Application. It proposes appropriate landscape species and landscape treatment for various edges, the central park, public and private open spaces, internal street networks and the greenway corridor.
7. A 20m green space buffer along the freight light rail allowing for a shared cycle/walking link, public open space and buffer planting. A light rail station is also proposed approximately in the alignment of the central park which does not cause any significant visual impacts.
8. The Preferred Project will result in a moderate to high change in the existing intrinsic character of the subject site, similar to that which would be caused by the McGill Street Precinct Master Plan. The proposed development is permissible and its potential for the intended use has been recognised by the Council by way of the McGill Street Precinct Master Plan and Marrickville Urban Strategy.
9. The potential effect of the Preferred Project on the existing intrinsic character of the surrounding context is considered to be low, similar to that which would be caused by the McGill Street Precinct Master Plan. The rating is given considering both the existing and future surrounding context.
10. It is determined that there are no increased negative effects on views of the subject site from the external public and private domains of the Preferred Project compared to the McGill Street Precinct Master Plan.
11. The Preferred Project does not cause any increased visual or streetscape effects compared to those that will be caused by the construction of the McGill Street Precinct Master Plan Option.



12. Similar to the McGill Street Precinct Master Plan, the Preferred Project is analysed to have a moderate level of overall visual effects taking into consideration the localised change to the character of the subject site, the low change to the character of the immediate surroundings, no significant amenity effects and moderate sensitivity of the surrounding context.

3.0 Summary of visual impacts assessment

1. The Preferred Project has high compatibility with the existing and future character of the subject site. Appropriate measures and urban design principles will be adopted at the design stage such as high aesthetic standards, articulation, setbacks, façade treatments, lower street -facing height and appropriately set back taller components and adequate landscaping which will result in further compatibility of the proposed development with the existing and future character of the Subject site, as envisaged by the Council Policies and Strategies.
2. The Preferred Project will have moderate compatibility with the existing and moderate-high compatibility with the future character of the local and the sub-regional context.
3. The potential visual impacts of the proposal are rated to be Moderate overall and they are similar to those that would be the result of the construction of the McGill Street Precinct Master Plan.

4.0 Summary of the merits assessment of the Preferred Project

The central park space is now solely on the subject site, which is in accordance with the McGill Street Precinct Master Plan prepared by Hassell and adopted by the Council. I consider this to be slightly less meritorious compared to the previous proposed option for the subject site with regard to visual linkage with Henry Street. Notwithstanding, this proposed location of the central open space does not result in any increased visual and related amenity impacts and is acceptable.

The other proposed amendments with regard to set backs of upper levels in individual buildings and/or removal of part of buildings (such as the 'toe' part of building C) further add merits to the proposal with regard to potential visual impacts and in particular their address to the public open space of the scheme. The amendments made with regard to set backs at upper levels in Building A present an improved address to the central open space.

Overall, we consider the Preferred Project to be responsive to the McGill Street Precinct Master Plan and to the visual resources of the site and the surrounding context, including the visual linkages and boundary interfaces. The Preferred Project has lesser or at worst similar potential visual effects and impacts as that which would be caused by the McGill Street Precinct Master Plan.

12.2_MASTER PLAN



12.5 SUBJECT SITE MASTER PLAN

BUILDING HEIGHT

The heights of the buildings on site will be stepped from the railway corridor to the west, to the existing housing to the east.

The areas to the east of Old Canterbury Road are characterized by lower rise existing housing. Several council planning studies for Railway terrace and environs have proposed a 4 storey model for this area. Therefore, it is proposed to provide a 4 storey streetscape to Old Canterbury Rd.

In discussions with council, council planners have suggested that the appropriate scale for the buildings on the railway is around 8 – 9 storey. This is reflected in council's master plan for a similar site in Dulwich Hill as well as council's own master plan for the site which establishes a building height of 9 storey to the railway line.

The central zone is a transition zone and will have a typical building height of 6 storey.

