

8.0 AREA

*SEPP65 principle 4 clause 12 states:
Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).
Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.*

8.1 DENSITY

The indicative scheme prepared at Concept Plan stage proposed a total gross floor area for the Building 6 site of 7443m2.

This application proposes a total gross floor area of 7448m2 which is generally consistent with that foreshadowed at Concept Plan stage. Moreover the preceding sections have demonstrated that the overall built form is appropriate in terms of scale proportion and other building alignments.

*SEPP65 principle 9 clause 17 states:
Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.
New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.
New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.*

8.2 PARKING

The following parking provision is proposed as part of this application

Unit Type	Rate	Units	Car Spaces
1 bed units	0.5/ unit	30	15
2 Bed units	1/unit	52	52
3 Bed units	2/unit	6	12
Total		88	79
Visitor spaces	7 spaces (on grade)		
Bicycle parking	12 spaces		
Motor parking	6 spaces		
Car wash bay	1 space		

8.3 SOCIAL DIMENSIONS & HOUSING AFFORDABILITY

The proposal contains a unit mix and apartment sizes that are carefully considered with affordability targets in mind.

Apartments range in size as follows:

1 bed	52m2- 59m2
2 bed 1 bath	76m2
2 bed 2 bath	80m2- 107m2
2 bed plus study	86m2- 124m2
3 bed	116m2- 134m2

The application proposes the following mix of apartment types:

Unit Type	No	Mix
1 Bed units	30	34%
2 Bed units	52	59%
3 Bed units	6	7%

9.0 LANDSCAPE + PUBLIC REALM

SEPP65 principle 6 clause 14 states: Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimize useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.



Diagram 9.1 Site Landscape Plan Prepared by Turf Design Studio

9.0 LANDSCAPE + PUBLIC REALM



Diagram 9.2 View to Station Park Prepared by Turf Design Studio



Diagram 9.3 View to Station Park Prepared by Turf Design Studio



Diagram 9.4 View from Station Park Prepared by Turf Design Studio

9.1 BRODIE SPARK DRIVE

Brodie Spark Drive is the processional thoroughfare through Discovery Point, commencing at Magdalene Terrace and terminating at the proposed future park. The terminus of the road offers views across the Cooks River and to the city beyond. *Livistona australis* are proposed to Brodie Spark Drive as a feature avenue planting. Palms have been selected to provide height and structure to the street and to compliment the surrounding building fenestration. Large specimen trees, located at public domain interfaces (ie. Station Park) are also proposed as background planting, providing additional canopy to the streetscape. Where possible street verges and tree pits are to be utilised as bio-retention areas acting to clean stormwater runoffs and visually soften the urban environment. *Livistonia australis* have been proposed as a variation to Rockdale City Councils Wolli Creek and Bonar Street Precinct Public Domain Plan, as a more suitable indigenous species, adaptable to the difficult planting conditions existing in the Stage 1 works. Rockdale City Council has endorsed the palm plantings as a feature avenue to Brodie Spark Drive.

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9.2 PARK PROMENADE AND WALKWAY

A continuous podium level is proposed around the edge of Building 6 and future Building 7 commanding views over Discovery Point Park and the Cooks River. The Park Promenade is proposed to unify proposed Building 6 and future Building 7 with general public domain. The Park Walkway is located to the north-east corner of the Station Park and is proposed as a graded walkway down to Discovery Point Park. The Park Walkway will transition adjacent the proposed buildings ground podium level. A planted earth mound is proposed to the walkway interface with the park to transition levels and reduce the impact of the ramp walls from the park. Careful selection will be given to the wall finishes in order to reflect the historic Tempe house and its surrounding grounds. Where possible vines will be encouraged to grow over the wall to create a “green living” wall.

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9.3 STATION PARK

Located above the Airport Railway Line and between Building 6 and Vine, the Station Park provides an open sloping lawn for passive and/or active recreation. A large ‘pod’ planter is proposed to the western corner of the sloped lawn, landmarking the park entrance. The ‘pod’ is proposed to extrude above the lawn and push into the streetscape. A large evergreen feature tree is proposed to the planter area to provide additional canopy to the street and footpath. Lush understorey planting will add colour and visual interest in the park. A low raised planter area is proposed against the existing concrete station wall. Planting will screen the wall and soften the Station Park interface. Visually permeable fencing is proposed to the top of the station wall to provide a 1.8m HT barrier to the railway opening, whilst maintaining views out across Discovery Point Park. A wide pedestrian walkway is proposed to the northern edge of the lawn beneath the Building 6 canopy. The walkway will connect with future concept plan works providing a key link between the Railway Station and Discovery Point Park. A generous seating wall is proposed alongside the walkway to define the edge of the Station Park. To increase pedestrian permeability to Discovery Point Park, stair access is proposed to both sides of the railway opening - transitional from the building ground podium to the park level below. Ramp access to Discovery Point Park is proposed adjacent Building 6 and future Building 7 podium level (Park Promenade).

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9.4 RAILWAY INTERFACE & DISCOVERY POINT PARK

Planting is proposed to the surround of the Railway opening in order to visually screen and reduce public accessibility. The existing path network through Discovery Point Park will be upgraded with additional links to the Station Park, Park Walkway and Park Promenade. Feature tree planting is proposed to landmark key corners and path connections. Access to the railway egress and Building 6 basement is to be provided off the northern stairs pathway. Proposed planting will reflect the existing park character incorporating indigenous trees and shrubs with native grasslands. Some exotic species will be used to provide colour and seasonal change through the park. Plant species within twenty meters of the Rail corridor have been selected from RailCorp's Environmental Management System Revegetation Technical Specification and Rockdale City Council's Technical Specification Indigenous Planting List.

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SEPP65 principle 8 clause 16 states: Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

9.5 SAFETY & SECURITY

The proposed scheme has been designed to minimise the opportunity for crime in accordance with the four CPTED principles of surveillance, access control, territorial reinforcement, and space management. The following principals demonstrate this approach:

- Ground floor dwellings are elevated above the adjacent public domain located such that the rear, less public areas of the public domain adjacent the site will have naturally occurring residential surveillance.
- Private open space and living areas located along all frontages above the ground floor to provide activated spaces that allow good surveillance of surrounds.
- Residential entry points and circulation areas are clearly separated from public areas without compromising passive surveillance.
- A video entry system at residential entry points linked to the units allows access through the external security point upon confirmation from inside.
- A FOB key will be supplied to occupants; this allows access through the entry security points and controls lift entry and exit, dependant on pre-programmed access allocations. The FOB can be kept inside a wallet, unlocking the security points upon approach.
- Visitor parking is located independent of the residential parking area via on street parking.
- High quality architectural lighting throughout the development will assist in securing the area at night.
- Generous windows and balconies provide natural surveillance to the communal open space and surrounding streets.

