



Conclusion

A conclusion and recommendation in response to the site.

4.1 Conclusion

Based on the urban analysis undertaken, this Urban Design report presents a concept masterplan for the site based on the following key parameters:

- Predominantly residential uses and the inclusion of a childcare centre which contributes commercial and community uses to the site;
- A range of heights with a maximum height of 23.5 metres;
- A maximum FSR of 2:1.

In addition, a new one-way street is proposed which is to extend from Tryon Place to the east to the Pacific Highway to the west.

The proposed changes to the LEP as outlined in the report and detailed in the Planning Proposal are considered appropriate and are outlined below:

Changes to Height and FSR

The site is located within 200 metres of Lindfield station and one of the key precincts of centre (Tryon Place Precinct). This proximity to transport and local centre amenity warrants an increase in population, which will be generated from the increase height to support higher densities living near these facilities. The inclusion of a new street to form part of improved connections to the stations, also further supports this argument.

The site is located on a block that incorporates a range of heights which respond to the Local Centre location and character. At the northern end of the block, closest to the station, the proposed maximum height is 23.5 metres (7 storeys), which forms a key gateway site. This height is proposed to the extend through to the subject site. To the south of the site, the height control is 11.5 metres (3 storeys). Therefore the site has a role to play in providing transition from the local centre to the residential areas to the south. . The proposed heights on the site have been organised in a way to take advantage of the topography and ensure impacts to the residential dwellings to the south are mitigated.

Changes to Land Use

The site is located within a transition zone. Mixed uses, including retail and commercial uses are located to the north of the site within the Tryon Place precinct, which fall under the B2 Local centre zoning. To the south of the site, full residential uses are incorporated under R4 high density residential use. The site has had community uses on it since the early 1960s, which has supported the has a transitioning role between land uses to the north and south.

The current zoning of the site is B2 Local Centre, which suggests an alignment with the patterns of development occurring directly to the north. However, the site is located on the edge of an existing mixed centre and is located just outside of the identified Tryon Place precinct.

The B2 zoning permits commercial, community and retail uses along with shop-top housing, and whilst the aspiration to incorporate these uses is intended and supported, the economic reality of providing a large amount of non-residential uses to the ground floor of development at this edge of centre location is questioned.

The existing community use of the library is to be relocated to the other side of the Pacific Highway within the new Lindfield Community Hub project. Along with community uses, this project incorporates retail, commercial residential uses.

Detailed analysis of the market for Lindfield reveals that the subject site will not be able to support commercial uses which will be able to function independently of those new uses proposed on the Lindfield Community Hub project.

With this in mind, the project team has limited the amount of the non-residential uses on the site to respond to this advice. There is a high demand for childcare facilities in the area, on both sides of Lindfield Local Centre, and for this reason, a childcare facility has been proposed to be located within the scheme. It is located on the new street near Tryon Place and is considered to be an appropriate location close to the proposed kiss n’ride route for the station.

Recommendation

In conclusion, based on the analysis and argument presented, this Urban Design Study supports the Planning Proposal with the following changes to Ku-ring-gai LEP 2012.

Controls	Current	Proposed
Land zoning	B2 Local Centre	R4 High density residential
Height of buildings	17.5 m	23.5m
FSR	1.3:1	2.0:1





Appendix

Study of projects that feature similar characteristics to those outlined in the masterplan options

A1 - Streets



Casba, Sydney



Erko Apartments, Sydney



Accordia, Cambridge

A2 - Spaces



Erko Apartments, Sydney



Gantry Apartments, Sydney

A3 - Mixed Use



St. Margarets, Sydney



Gantry Apartments, Sydney

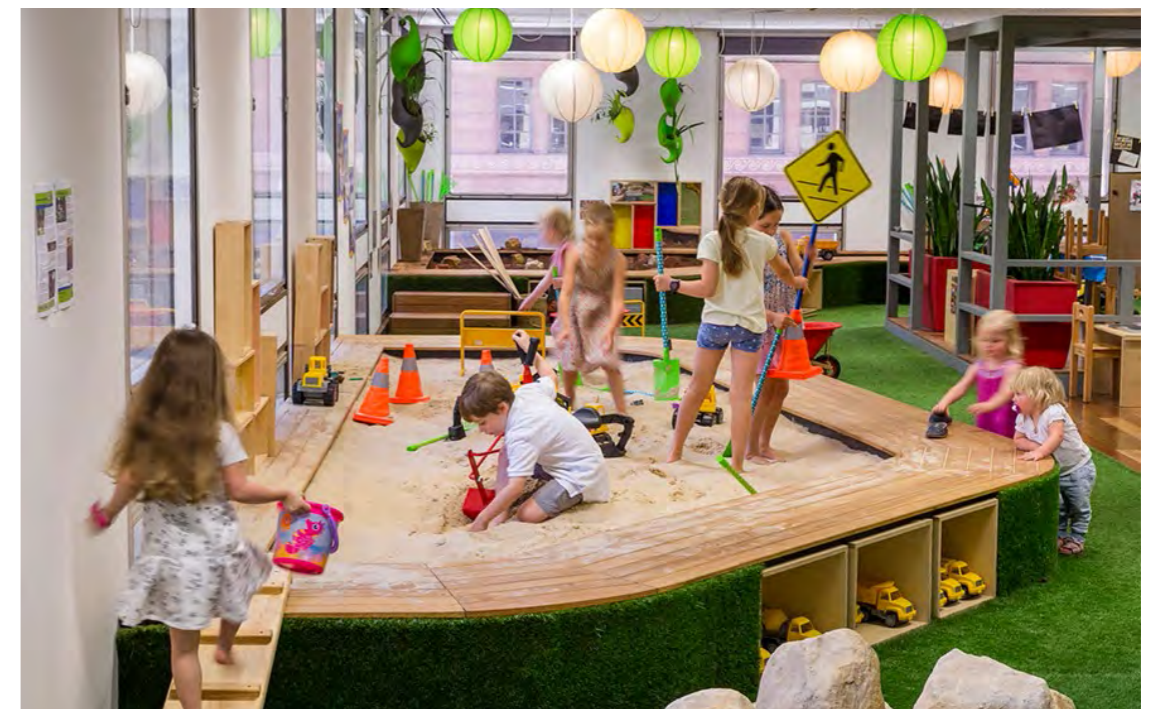


St. Margarets, Sydney

A4 - Childcare



Lodève, France



Guardian Childcare Centre, Sydney

A5 - Built Form



Erko Apartments, Sydney



Gantry Apartments, Sydney



North Eveleigh Affordable Housing, Sydney

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