

# Ashmore Update

## Urban Design

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Sydney 2030 Green Global Connected

# Ashmore Update

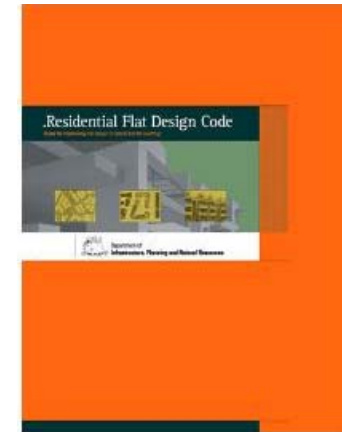
## Urban Design

- Community concerns
  - Height and bulk of buildings
  - Overshadowing
  - Relationship to existing character of Erskineville and Alexandria
  - City views from Sydney Park
  - Lack of infrastructure



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- Revisit masterplan
  - Appropriate building heights
  - Meet building standards
  - Staging of development
  - Economic viability
  - Meet Sustainable Sydney 2030 and Metro targets



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- Factors assessed
  - Comparison with other typologies
  - Separation between buildings
  - Solar access
  - Visual and acoustic privacy
  - Communal open space
  - Context



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## Urban Design

- Conclusions
  - Variety of building type
  - Variety of heights
  - Need for a open space
  - Mix of uses with provide local shops
  - Human scale buildings
  - Landscape setbacks



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## Urban design principles

- Public domain
  - Strong landscaped character
  - Centralised public park
  - Stormwater filtration



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## Urban design principles

- Built form
  - Respond to heights of surrounding buildings
  - Create human scale streets with street wall heights
  - No towers
  - Taller buildings surrounding park
  - Transition of heights – lower at edges



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## Urban design Principles

- Uses
  - Village centre around McPherson Park
  - Local shops and potential childcare
  - Opportunities for range of dwelling type
  - Walk-to supermarket





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- Recommendations
  - Mix of heights and building types
  - Street wall heights
  - Max building heights of 8 storeys only in certain locations
  - Heights must be lower closer conservation areas
  - Floor Space Ratio of 1:1 – 1.75:1



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## Heights in storeys





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## What's next

- Community drop in session 23 March 2013 – Erskineville Town Hall
- Report to Council and CSPC in May
- If approved, public exhibition of planning controls
- Assessment of submissions and report back to Council and CSPC
- Adoption of DCP
- Goodman sites added to Sydney LEP 2012

