

# Palms Hotel site

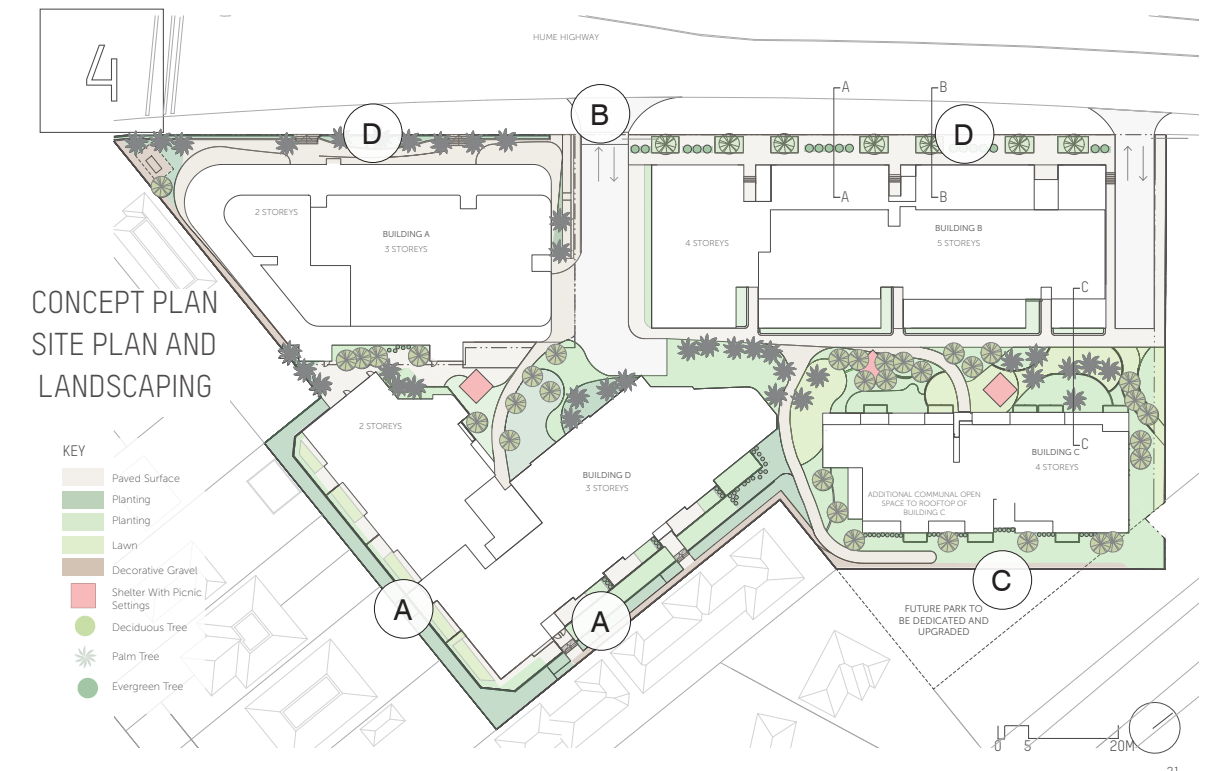
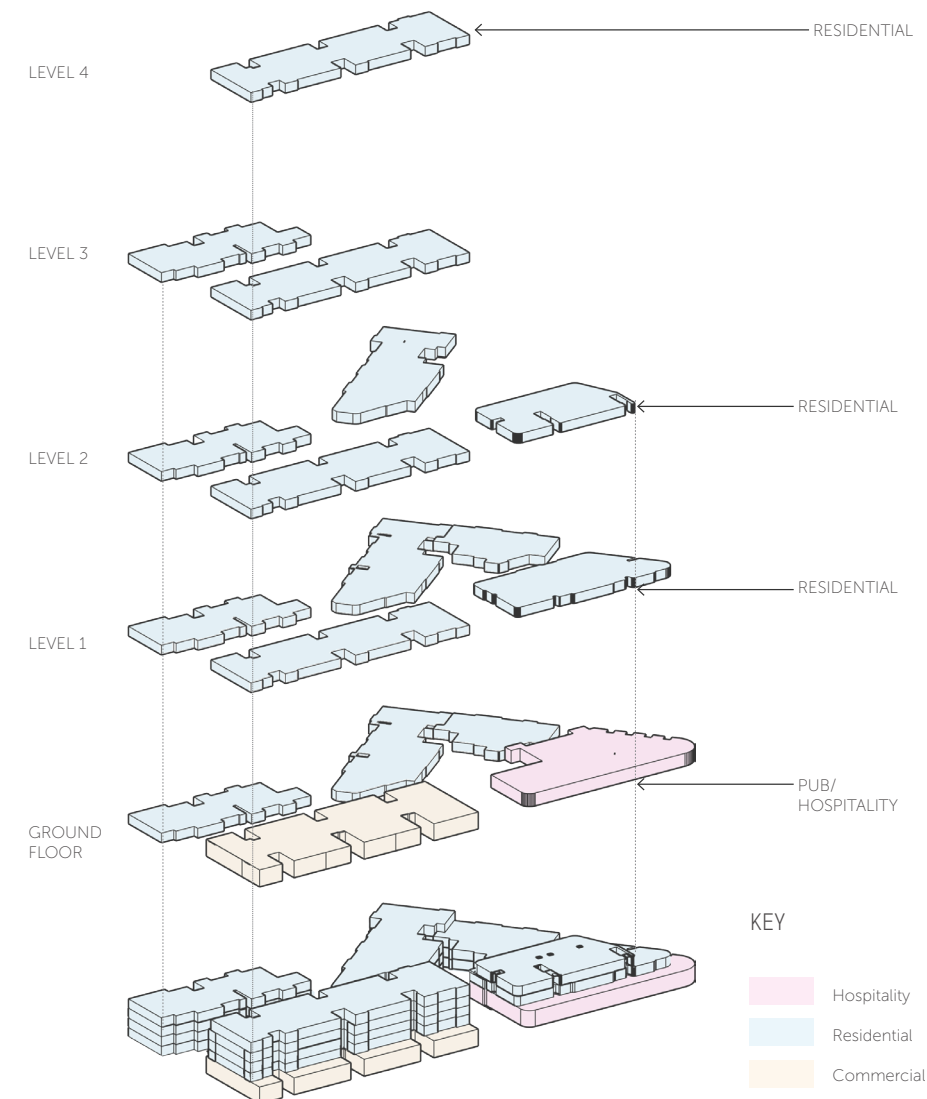




# High level review of Applicant's current design

Architectus has prepared a high-level assessment of the applicants amended proposal to identify issues in achieving a best practice urban design approach and in responding to the site's constraints. These are summarised below.

- A** The proposal's building D is very close to the residential uses to the south and east. The setbacks cause considerable overshadowing issues and also are not a preferred or best practice approach to visual privacy (particularly as apartments rely on views across neighbours for outlook), particularly at a zone transition. This will be of major concern to existing residents adjacent.
- B** The location of the primary vehicular access is not supported by RMS as it is too close to the Muir Rd and Hume Highway intersection.
- C** The applicants proposal offers a land swap for the expansion of Peter Crescent reserve which offers 399sqm on an irregular shaped site. This does not achieve the 600sqm as understood by Architectus to be preferred by Council's recreation team. The small notch in the park to the north
- D** The interface to the Hume Highway should include significant planting to mitigate the impacts of this difficult interface which does not appear to be provided in the proposal





# Key design principles

It is recommended by Architectus that the design site should aim to achieve the following principles. The list below has been revised from previous advice provided by Archtiectus (2018) in response to the revised brief.

- **Create an active frontage and minimise negative enrivonmental impacts of the Hume Highway:** Maximise non-residential uses including large floor plate commercial uses along the Hume Highway and provide setbacks that allow for significant trees.
- **Contibute to Peter Reserve:** In response to Council's needs.
- **Improve permeability and access:** Provide a new east-west publicly accessible pedstrian and cycle connection through the site.
- **Minimise overlooking and overshadowing:** Provide separation in excess of minimums, and minimise the number of single aspect apartments facing neighbours
- **High quality communal open space:** Create new landscaped and useable communal open spaces that deliver a high level of amenity for all users.
- **Provide building heights that are strategically appropriate:** This should consider the context of proposed heights for Greenacre Centre as well as other proposals and approvals along the Hume Highway.



The Hume Highway is a difficult interface particularly for residential uses and an appropriate response needs to be carefully considered



Adjacent residential uses to the site are often a very low scale and have the potential to be overshadowed and overlooked by development of the site. These impacts should be mitigated where possible.



# Revised preferred scenario

The scenario adjacent has been developed by Architectus as an amendment of Architectus' previous recommendations (2018) in response to revised requirements and preferences by Council including:

- A desire to expand Peter Reserve by around 600sqm
- Changes to access point location following RMS advice
- A desire to maximise floorspace where reasonable and possible, particularly where floorspace may otherwise be lost in response to the desire to expand Peter Reserve.
- Otherwise a desire to follow the principles set out in Architectus' 2018 recommendations.

The design shown adjacent includes:

- Building A - Large commercial floor plate with loading access to the North via Hume Highway.
- Building B - Large commercial floor plate consistent with a pub/hospitality with residential above (note this could also include hotel rooms)
- Building C - Three storey apartments
- Building D - Attached to the rear of block A. This is shown as being delivered in the form of single-aspect terrace-like configuration. However this could also be delivered in other forms. Frontage to the open space is important to its activation.
- Vehicular access from Hume Highway to the north
- East-west through site link from Peter Crescent Reserve to Hume Highway

The maximum height shown is 6 storeys (approx. 20 metres) and the Floor Space Ratio is 1.23:1 including the 600sqm dedication and 1.30:1 across a site area excluding the 600sqm dedication.



3D view

Schedule excludng 600sqm land dedication from site (site Area 11,150sqm)						
Site area		GBA	Storeys	Total GFA	Total FSR	Height
11,150	Total		5	14,474	1.30	20.0
A	Ground	2,700	1	2,160		
	Upper	1,050	5	3,938		
B	Ground	1,780	1	1,424		
	Upper	1,050	4	3,150		
C	Ground	1,250	1	938		
	Upper	1,250	2	1,875		
D	Total	440	3	990		

Schedule	Yield	terraces	8
		apartments	116
	Commercial total	3,584	0.32
	Residential total	10,890	0.98
	Expansion to Peter Crescent Reserve	600m2	

- Site boundary
- Through site link
- Commercial
- Residential
- Expansion of Peter Crescent Reserve (600 sqm)
- Private backyard for terraces
- Communal/ semi private open space



Plan view

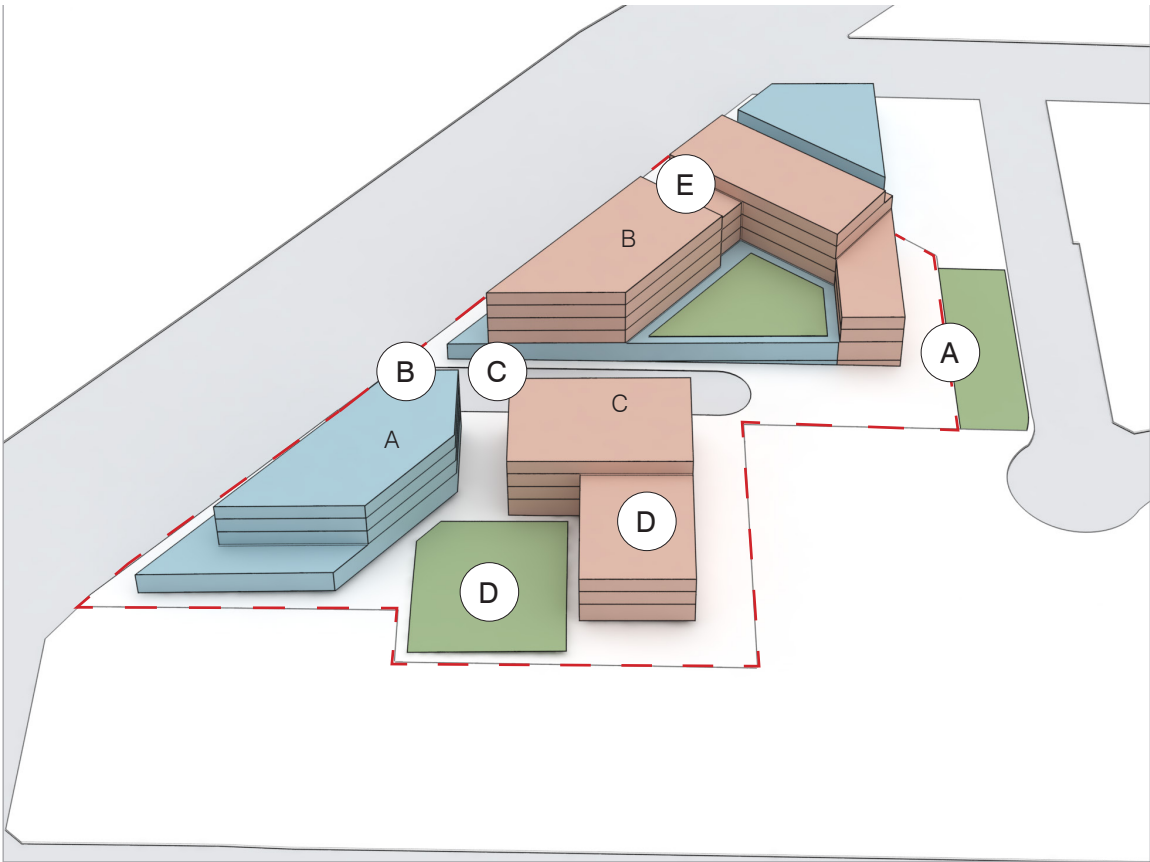
Schedule including entire site (11,750sqm)						
Site area		GBA	Storeys	Total GFA	Total FSR	Height
11,750	Total		5	14,474	1.23	20.0
A	Ground	2,700	1	2,160		
	Upper	1,050	5	3,938		
B	Ground	1,780	1	1,424		
	Upper	1,050	4	3,150		
C	Ground	1,250	1	938		
	Upper	1,250	2	1,875		
D	Total	440	3	990		

Schedule	Yield	terraces	8
		apartments	116
	Commercial total	3,584	0.31
	Residential total	10,890	0.93
	Expansion to Peter Crescent Reserve	600m2	



# Key changes from previous recommendations (2018)

- A 600sqm expansion of Peter Crescent Reserve, with residential frontage
- Building A is proposed as a mixed use building with commercial at ground floor and residential use above (rather than commercial hotel rooms above as in 2018).
- Relocate primary access to North-East of the site along Hume Highway to respond to RMS concerns.
- Reconfiguration of Building C to achieve ADG separation, solar access and crossventilation compliance.
- Some amendments to the heights proposed, including 6 storeys maximum height (to the northern corner of the site) rather than 5 storeys as in 2018. This is considered appropriate in urban design terms, an appropriate tradeoff for provision of open space on site, and a maximum height which would be strategically appropriate for the area given central Greenacre is proposed for 6 storeys maximum under Council's current strategies.



3D view

Site area		GBA	Storeys	Total GFA	Total FSR	Height
11,569	Total		5	14,360	1.24	16.9
A	Ground	1,292	1	1,098		
	Upper	785	3	2,002		
B	Ground	3,082	1	2,312		
		394	1	296		
	Mid	1,992	2	2,988		
		1,693	1	1,270		
C	Upper	1,430	1	1,073		
	Ground	1,236	3	2,780		
	Upper	723	1	543		

Commercial total	3,410	0.29
Hotel total	2,002	0.17
Residential total	8,949	0.75

Schedule



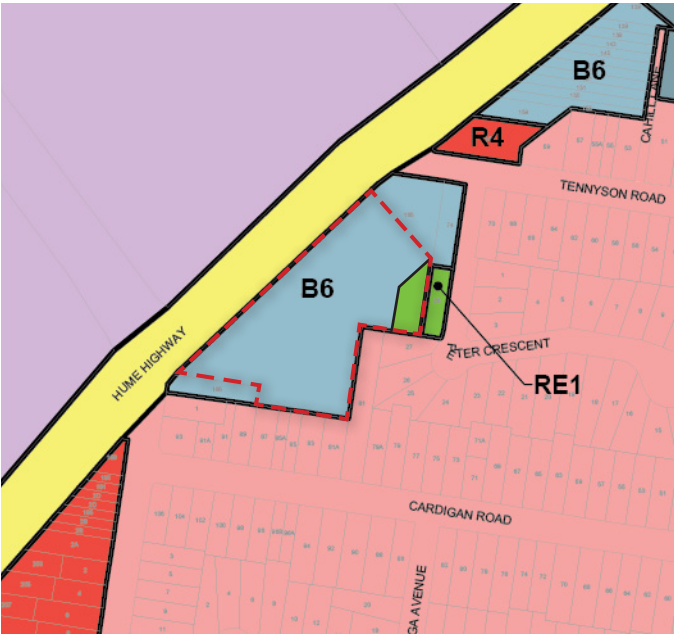
Plan view



- Site boundary
- Commercial
- Residential
- Open space



# Proposed LEP controls



- Site boundary
- B2 Commercial core
- R2 Low Density Residential
- SP2 Educational Establishment
- IN2 Light Industrial
- B5 Business Development
- RE1 Public Recreation



- Site boundary
- 9m
- 11m
- 17m
- 20m



- Site boundary
- 0.5
- 0.6
- 1
- 1.3

Area X - max residential FSR of 1:1



## Dimensions



⌚ 1:1,000 

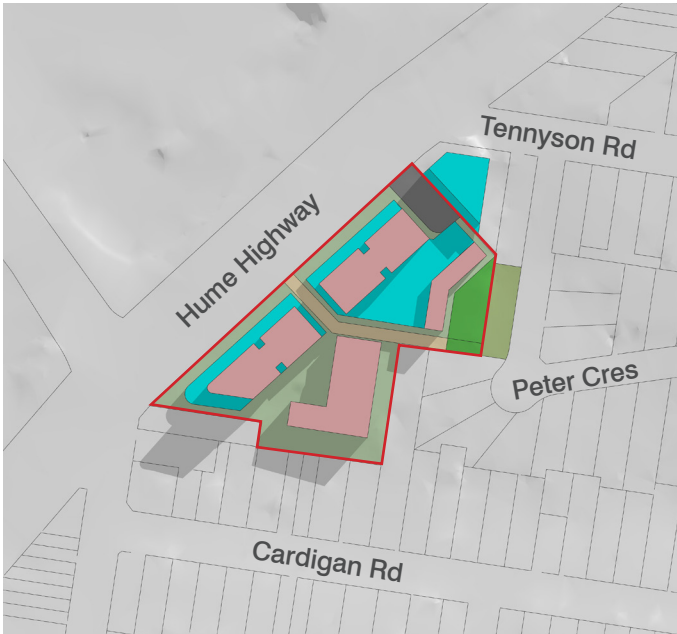


# Solar assessment

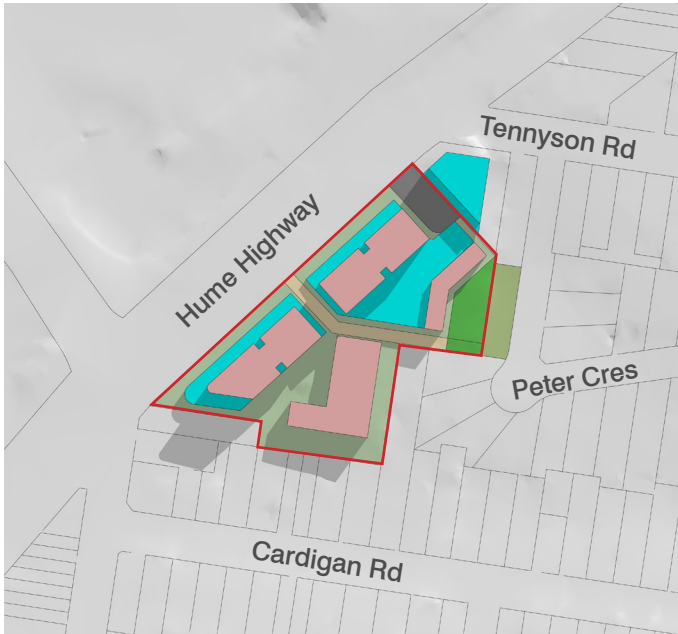
A solar impact analysis has been conducted to identify the solar impact caused by the proposed development to the neighbouring properties.

The analysis is tested during the Winter solstice (June 21st) between 9:00am to 3:00pm. The diagrams show the impact at half hour intervals.

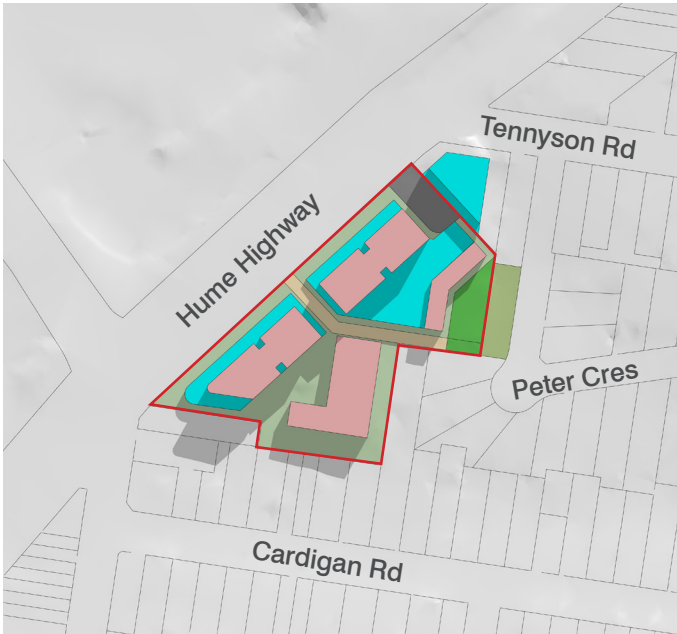
Neighbouring residential properties to the south and west of the development achieve a minimum of 4 hours solar access during the Winter solstice.



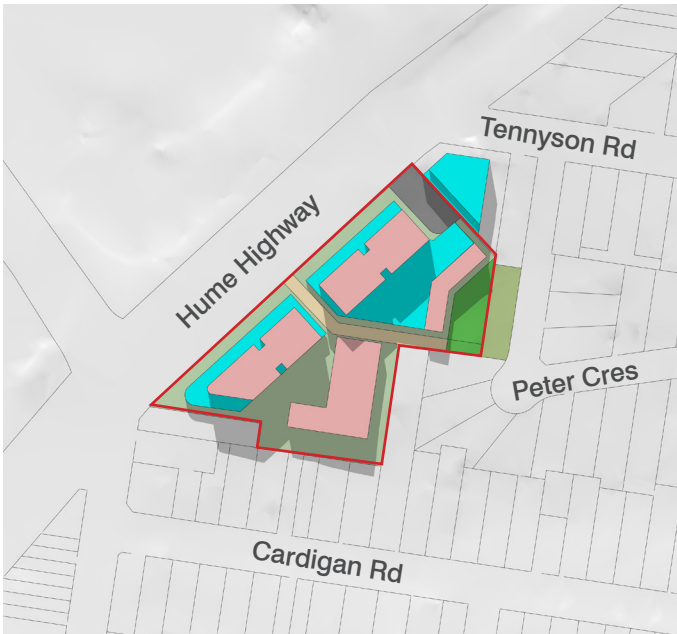
9.00am



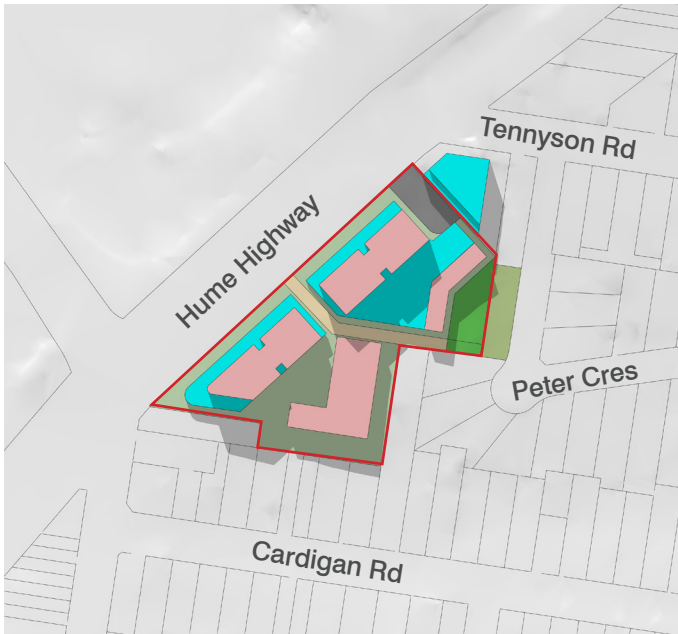
9.30am



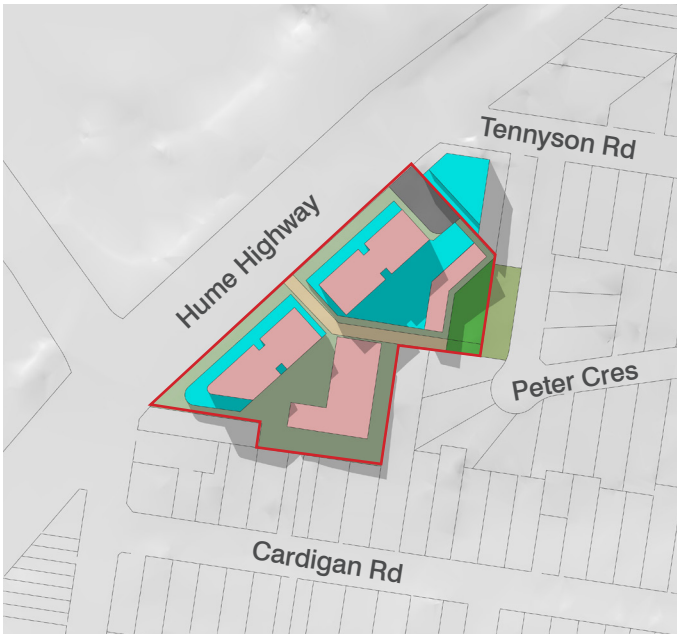
10.00am



12.30pm



1.00pm



1.30pm





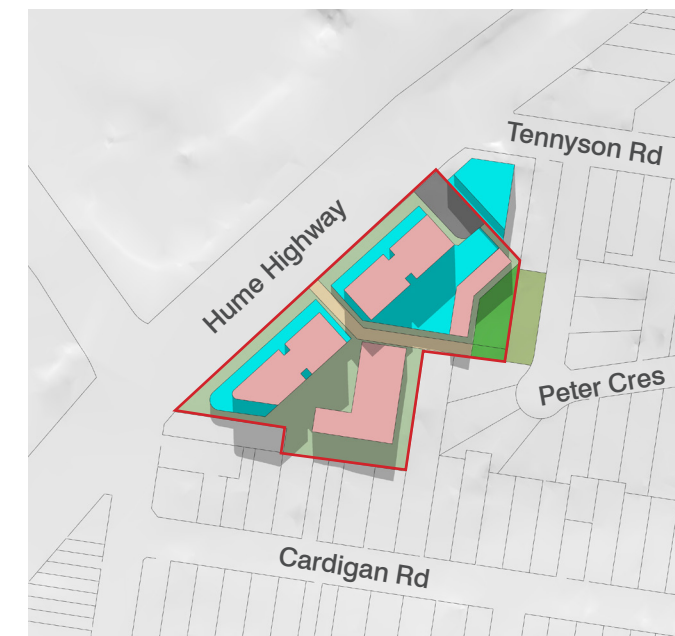
10.30am



11.00am



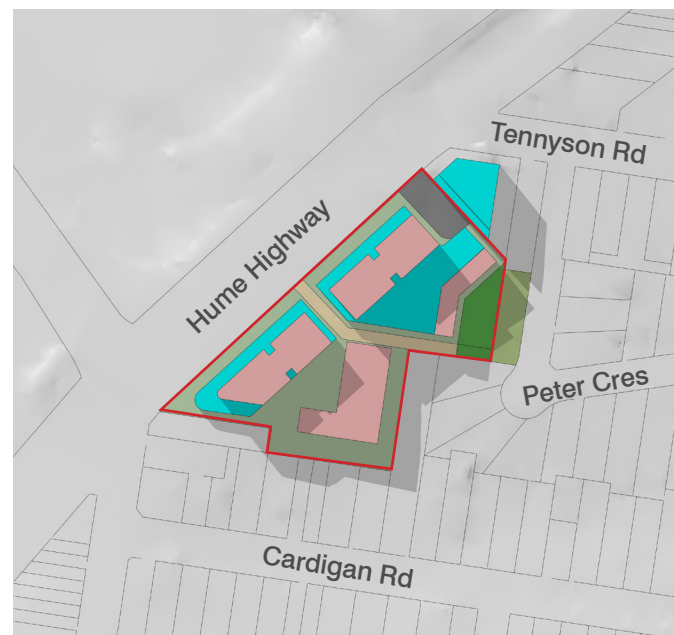
11.30am



12.00pm



2.00pm



2.30pm



3.00pm