Wider Strathfield - building heights

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

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Subject site
Strathfield station
Higher density buildings located along railway track
Lower density buildings surrounding town centre

Legend: Council areas
- Canada Bay council area
- Strathfield council area
- Burwood council area

Subject site
Strathfield station
Higher density buildings located along railway track
Lower density buildings surrounding town centre

Columbia Precinct - 21 storeys shown as yellow in model
Strathfield Triangle - 18 storeys shown as orange in model
Strathfield Town Centre massing up to 40 storeys based on council documents, shown as pink in model

23-25 Churchill Avenue & 38-40 Albert Rd
New 11-storey developments under construction

Existing

Proposed - incorporating existing controls, renewal precincts and currently proposed town centre

Updated Planning Proposal 21/4/17
Town Centre Height Comparisons

Proposed Mixed Use Development

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

Town Centre = 472,000 sqm

Counselling use road interface to facilitate significant height differences between buildings using road interface to establish changes in zoning enables rapid transition between typologies and heights.
Proposed mixed use development @ 2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

Strathfield LGA Residential Study (2009)

Strathfield LGA residential study (2009) proposed establishing building heights based on existing development in town centre, with existing buildings on the eastern side of raw square forming highest point and stepping down to perimeter.

2009 study proposed buildings of up to 10 storeys & FSR of 3.5:1 on subject site, spread across the block with the majority of development located on Pilgrim Avenue.

The proposed highest point was corner of Albert Road and Pilgrim Avenue.

Comment

Study predates and does not reflect current program of redevelopment & urban intensification occurring throughout Sydney in particular around transport hubs.

Massing and height controls were based on constrained footprint for town centre reflecting existing building heights and urban fabric at the time.

Study anticipated that the existing buildings on eastern side of raw square were to remain highest buildings in Strathfield in the long term.

Study predates Strathfield town centre concept masterplan proposing buildings of up to 40 storeys within town centre.
strathfield town centre height controls - including canada bay, burwood and strathfield councils

town centre = 64,400 sqm

comment

- Approach to height varies considerably between councils.
- Height controls vary between council areas with no clear pattern or logic.
- Permissible height gradients between adjoining sites vary from 2m (strathfield) to 50m (canada bay).
- Strathfield currently utilises road interface to support significant height variations.

Approach to height varies considerably between councils. Height controls vary between council areas with no clear pattern or logic. Permissible height gradients between adjoining sites vary from 2m (strathfield) to 50m (canada bay). Strathfield currently utilises road interface to support significant height variations.

source: canada bay, burwood & strathfield councils LEP maps

strathfield town centre height controls - including canada bay, burwood and strathfield councils
Comment

- Lack of differentiation between town centre and adjoining areas
- Lack of consistency in current height controls
- Roads not used effectively to facilitate transition
- Lack of space provided for taller buildings to enable suitable urban intensification
- Lack of definition to raw square

Strathfield Town Centre - Existing LEP Heights

Section 01

- Subject site
- Strathfield railway station
- Proposed Strathfield town centre

Strathfield Town Centre - Existing LEP

Section 02

- Proposed town centre edge

Proposed Town Centre - Heights A - Existing LEP

26 Pilgrim Ave & 11-13 Albert Rd, Strathfield

2-6 Pilgrim Ave &11-13 Albert Rd, Strathfield

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Updated Planning Proposal 21/4/17
proposed town centre - heights B - principles

- provide clear differentiation between town centre & adjoining setbacks
- establish clear hierarchy of zones within town centre with highest point at station
- use road interface to facilitate changes in building heights
- establish height controls to reflect and match existing context outside town centre
- protect amenity of existing low scale development outside town centre
- maintain dominance of urban density on southern side of railway line
- integrate raw square within town centre

strathfield town centre - proposed transitions

- 120m / towers of up to 40 storeys in inner core of town centre
- 55m / 13 - 20 storey developments surrounding inner core
- 35m / 10 - 12 storey developments at perimeter of town centre adjoining other transition zones
- 25m / 6 - 8 storey developments at perimeter of town centre adjoining existing low scale development
- 0m / proposed ground level plaza at station
Comment:
- Provides capacity for future growth within town centre reflecting significance of Strathfield as urban centre.
- Establishes clear hierarchy of zones with highest point at station.
- Creates clear transition zones based on road interface.
- Maintains dominance of urban density on southern side of railway line.
- Fully integrates raw square within town centre.
- Establishes height controls to reflect and match existing context outside town centre.
- Maintains pyramid form to town centre.

Strathfield Town Centre - Proposed Heights:

- **Proposed heights**:
  - 11m
  - 25m
  - 60m
  - 35m
  - 53m
  - 60m
  - 60m

- **Existing LEP height limits** shown dotted.

Section 01:

- Proposed town centre edge.

Section 02:

- Proposed town centre edge.

**Based on Strathfield Council proposal for town centre with anticipated height of up to 40 storeys.**
Comment:

- Proposed massing & heights for Strathfield Town Centre reflect similar Town Centres including Burwood.
- Proposed form & heights enable Strathfield to achieve equivalence with Burwood as an urban centre.
- Proposed zoning & heights provide capacity for further development of Strathfield as an urban centre.
- Proposed heights maintain pyramid form to Town Centre & transition to adjoining low density areas.

** Based on Strathfield & Burwood Council Proposal for Town Centre with anticipated height of up to 40 storeys.
railway corridor urban renewal strategy

proposed mixed use development

railway urban renewal strategy

railway major urban centre

railway line

skyline profile (existing)

skyline profile (potential)

strathfield & burwood form new twin centre at midpoint in CBD - paramatta urban corridor

anticipated building heights

strathfield & burwood form new twin centre at midpoint in CBD - paramatta urban corridor