

## Vision and Structure Plans

### 5.5 Vision For the Site

The vision for the site flows out of the vision for the broader precinct and must be seen as the pioneer site that sets the benchmark for future development.

The Little Bay masterplan provides a framework that **creates a strong sense of identity that is grounded in the sites coastal setting and unque landscape features.** It responds to the existing topography by opening up and framing views through the site and capturing panoramic views from the site. High proportions of open space with deep soil zones for canopy trees and other vegetation will make a liveable environment that offers great amenity throughout the year.

The proposal will provide approximately **3.5 hectares of open space (26% of the site)** that will form a green spine through the site, linking future properties to the north with Prince Henry and The Beach to the south. **A retail precinct and open space** will be the heart of the future community, bringing people together through a shared enjoyment of the amenities and open space.

The proposed density **contributes positively towards meeting Sydney's population growth targets** in accordance with Metropolitan strategy with an offer that is varied to accommodate a diversity of people. Provision of a varied dwelling sizes and building typologies that range from two storey town houses to one bedroom apartments will create **a vibrant and diverse resident population.**

**The proposed dwellings, retail, amenities and services will support vibrant streets and open space, contributing to a community life in a transient city.**

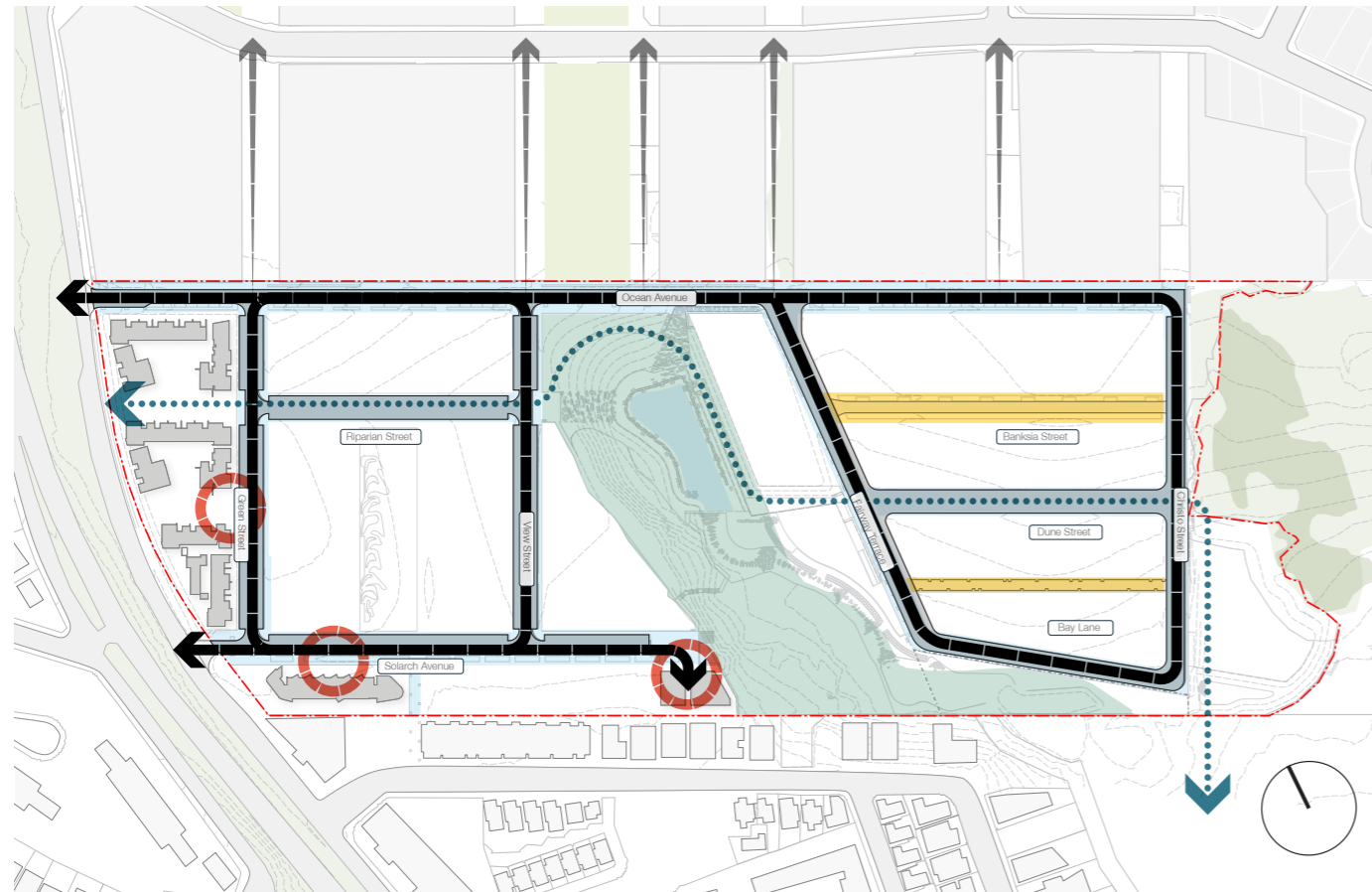
The offer of convenient amenities, such as childcare and a local supermarket will be of great benefit to the broader community and will afford residents the opportunity to live locally and age in place. The precinct will prioritise pedestrians and other active transport modes while also offering a legible traffic environment.



## Vision and Structure Plans

### 5.6 Site Structure Plans

#### Movement and Access



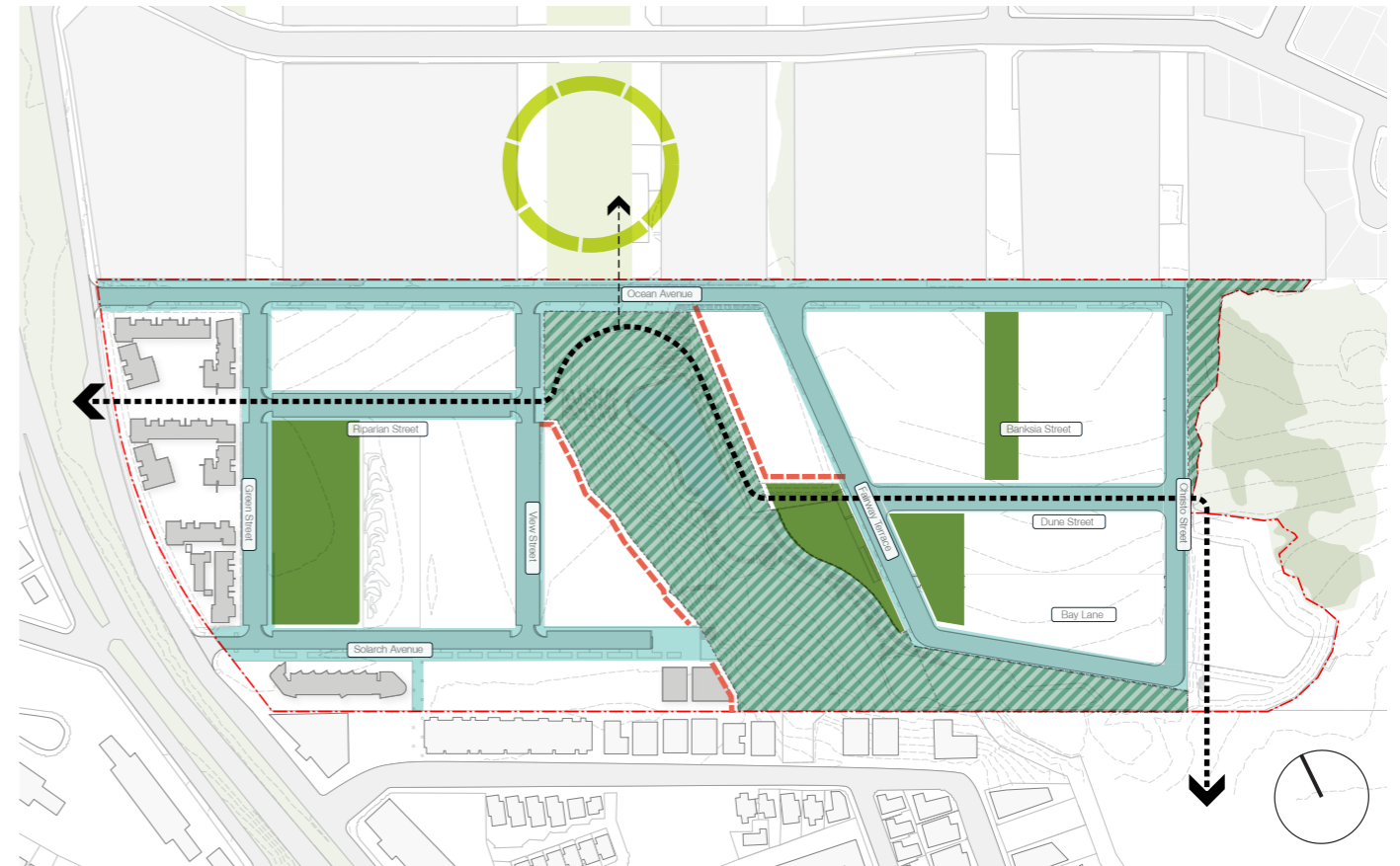
The site structure and configuration has been adapted to suite a diverse range of building typologies and uses. In order to achieve this, street and block have been widened or removed:

- Deliver more generous urban blocks that are able to accommodate higher density building typologies
- Allow for wider streets that frame views
- To allow for building setbacks at street wall level to help ensure a human scaled environment at street level
- Ensure adequate building separation
- Ensure clear access and serving loops
- Cues are also provided for how the site could be integrated into the LAHC site when this is redeveloped

#### Key

- Site boundary
- Existing access
- ⋯> Pedestrian spine
- > Future roads
- > Service Roads
- Roads to be removed
- Roads to be retained and widened

#### Open Space and Community Infrastructure



The new street network together with the increased population has also resulted in changes to the open space network. These changes include:

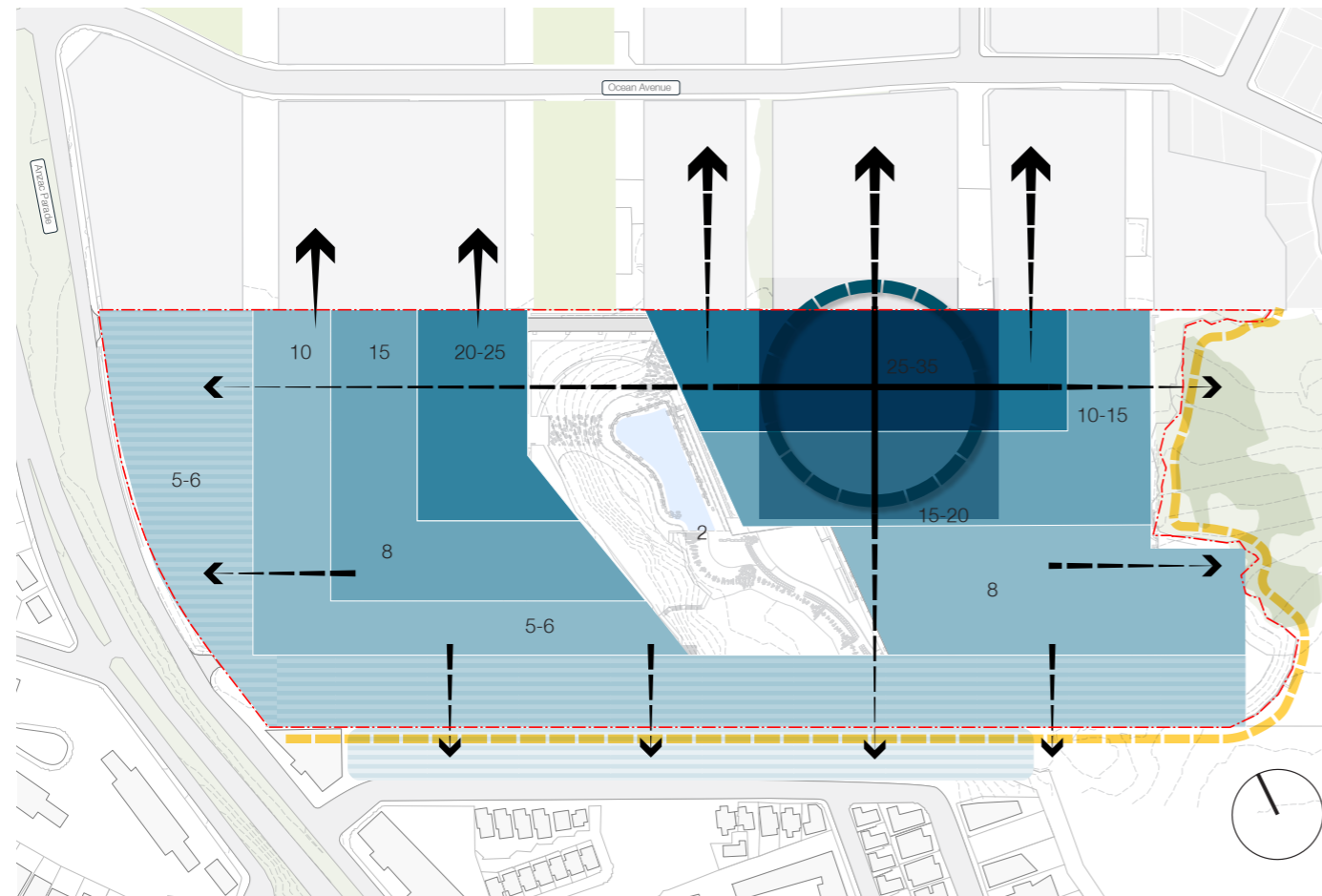
- A wider and more generous open space to the east of the site that acts as an interface between the existing lower rise residential flat buildings to the east and south
- A larger recreational space adjacent to the community title land and protected area that will be designed and landscaped to cater for a range of age groups.
- A new north-south space connecting to the future to the north
- The new open spaces provide opportunities for more recreational uses as the community title land performs an ecological function and is generally not accessible.

#### Key

- Site boundary
- Private interface with the park
- Community title land
- Existing roads retained and widened
- Additional Open Space
- Future Open Space

## Vision and Structure Plans

### Built Form

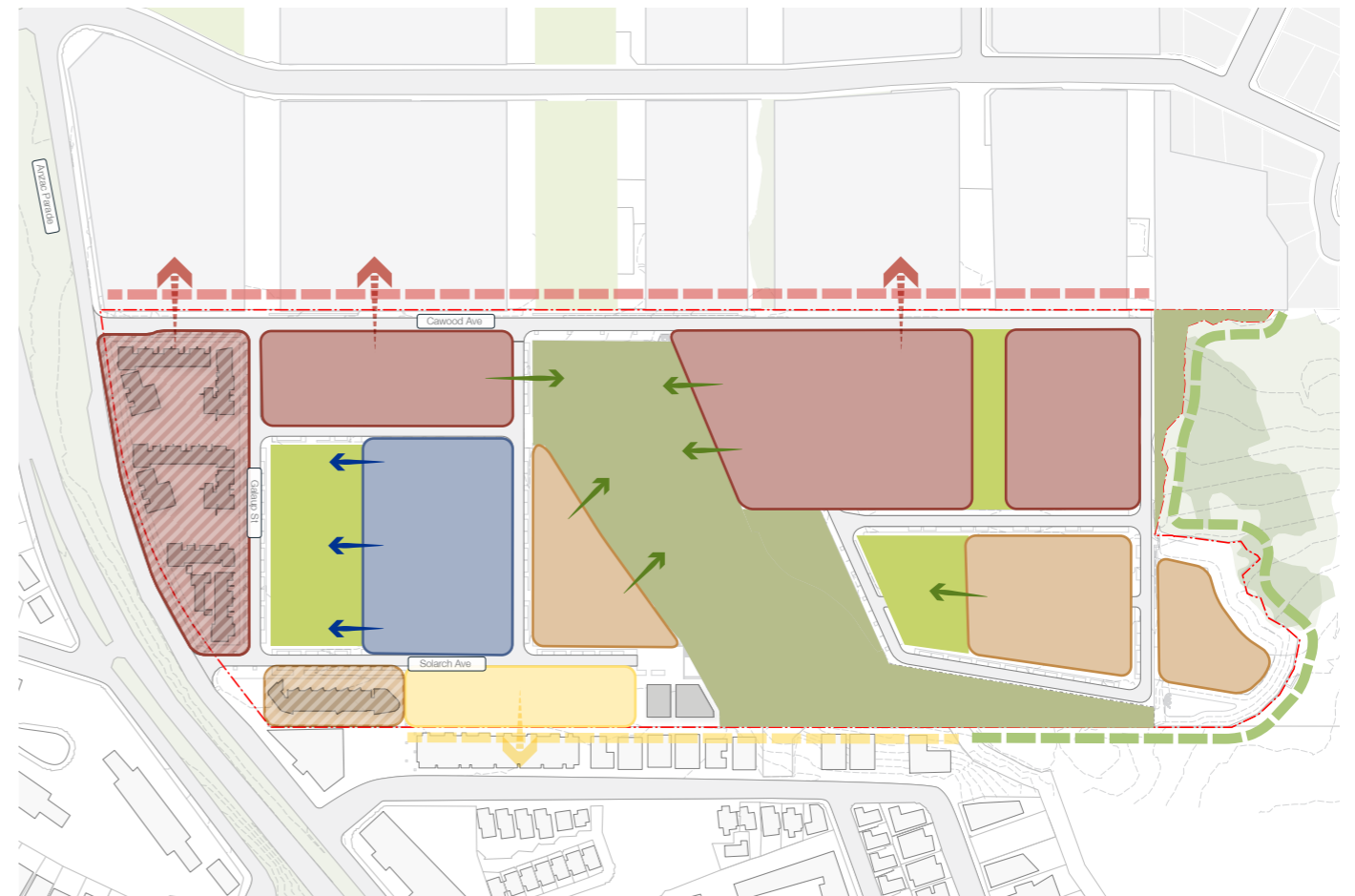


The height strategy for the site seeks to ensure good solar access to the public open space within the site and proposes a transition in buildings heights from west to east and north to south. Lower rise 6-8 storey buildings are located to the west adjacent to the existing 3 and 4 storey developments and taller elements to the east that capture long views. This strategy minimises the overshadowing of the lower scale residential allotments to the south and anticipates increased in height to the north around the future Metro Station. All proposed heights sit within the OLS.

#### Key

- - - Site boundary
- Transition
- Opportunity for height
- █ Existing height
- Limit overshadowing

### Landuse



The arrangement of land uses within the site looks to take advantage of local features and views onto open space amenities. The mixed use precinct is centrally located allowing for ease of access for local residents and convenient for those who may want to access these services from adjacent areas.

#### Key

- - - Site boundary
- █ Large scale residential
- █ Medium scale residential
- █ Low scale residential
- █ Mixed use
- █ Masterplan open space
- █ Proposed open space
- Active outlook to open space
- Passive surveillance
- Landscape interface
- Low-medium scale residential interface
- Low scale residential interface

## Proposed Masterplan

### 6.3 Open Space Concept

The masterplan makes provision for 3.5Ha of open space or 36% of the total site area meaning that future residents of Little Bay will enjoy a range of open spaces for different lifestyles and activities within a short walk from their front door.

The landscape masterplan spatially implements the many themes that were established in the broader structure and vision. The key themes that have brought this plan together include:

- Integration - creating synergy with the built form and surrounding context and build an unique local character
- Connectivity - considers through site links, connectivity to key local attractions, and improves walkability
- Multifunctionality - to ensure spaces are appropriate to a range of user groups and useful to changing needs and populations.
- Participation - creating a public domain that bring to life the diversity of residents and users in Little Bay, encouraging informal encounters and building community.



**1. Civic Square**

- Creates a forecourt to the retail offer
- Place of congregation and for people to linger and socialise
- Sense of entry into the precinct
- Integrate public art.



**2. Community Park**

- Play spaces
- Informal seating spaces
- Informal open space for recreation
- Dining and alfresco area next to retail along building edges.



**3. Link Park**

- Shaded and vegetated open spaces that contribute amenity to the wider precinct
- Transitory spaces at the edges of the subject area



**4. Amphitheatre**

- Open air cinema/amphitheatre
- Space for the community to congregate and gather.



**5. Existing Riparian Park**

- Landscaped native environment
- Water sensitive urban design
- Space for wildlife and thick vegetation.



Conceptual landscape plan

# Proposed Masterplan

# 6

This section delves into greater detail introduces the proposed masterplan through plan, site section and 3D modelling. It demonstrates how the public realm will interface with the built form. It addresses the gross floor areas of each site, apartment yield and proposed height within the subject site.

## Proposed Masterplan

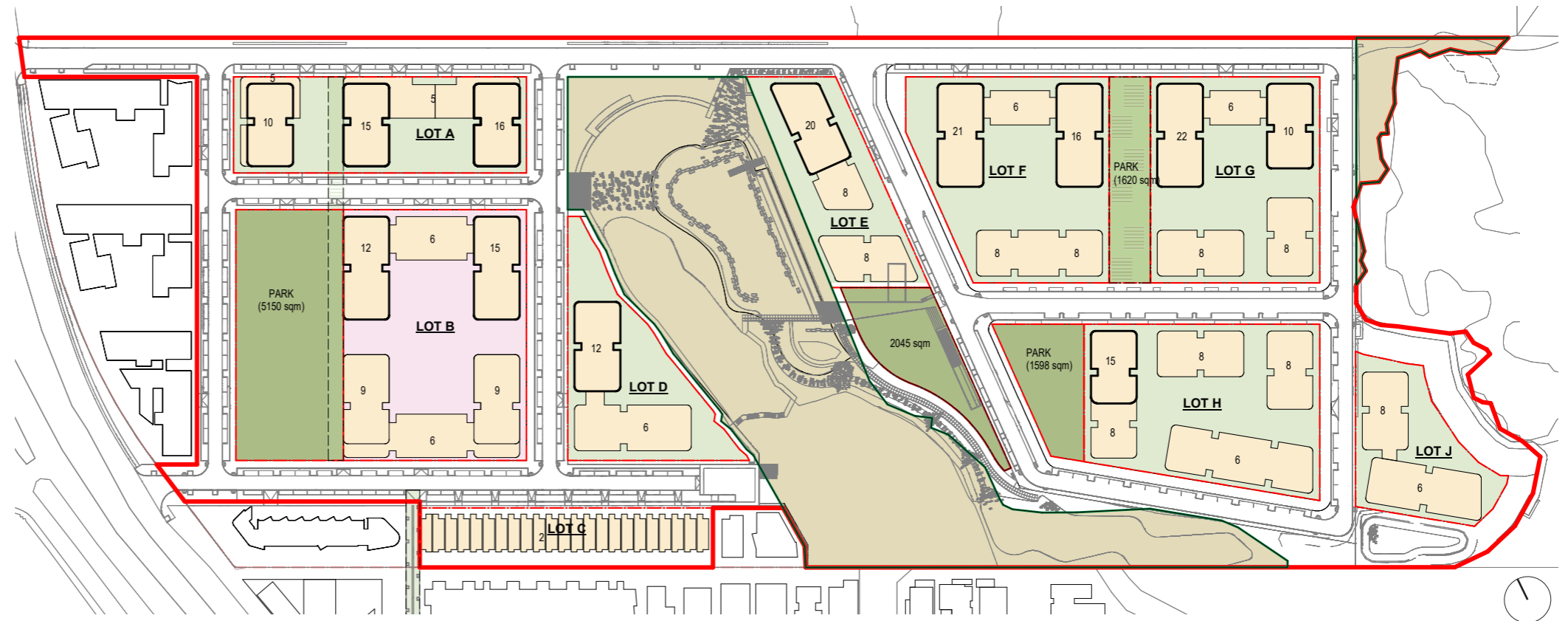
### 6.1 Site Layout Plan

The proposal height of proposed buildings varies from 22 storeys to two storeys across the site to create a sense of transition into the low density development surrounding the subject site.

The tallest parts of the proposal are in the north west corner, which minimises overshadowing to sensitive areas and the surrounding development.

The open space forms a spine through the precinct, bringing sunlight deep into the development and allowing residents and retail in the local area to spill out into the public realm. This will form the basis of a high amenity, enjoyable new precinct that has a strong sense of local connection to place and one another.

The podium will allow for communal open spaces to form below the tower, providing shared facilities for residents of the building. The configuration around the podium will maximise solar access with towers to the east and west of the envelope, while also providing shelter from wind tunnel effects, with the two storeys above podium to the north and south of the communal open space.



#### Key

- - - Site boundary
- Retail podium
- Residential
- Townhouse
- Open Space
- Pedestrian Through Link
- Proposed Beach Walk

#### Land Dedication Breakdown

LAND BREAKDOWN	AREA
TOTAL SITE AREA	123,203m <sup>2</sup>
Community title	25,060m <sup>2</sup>
Net Site Area	98,143m <sup>2</sup>
Open Space	35,670m <sup>2</sup>
Road/Infrastructure	38,391m <sup>2</sup>
Developable Lot Area	49,397m <sup>2</sup>

\* Includes Community Title open space

#### Key Statistics

TOTAL	AREA
Retail GFA	5,900m <sup>2</sup>
Residential GFA	190,386m <sup>2</sup>
Total GFA	196,286m <sup>2</sup>
Residential NSA	156,741m <sup>2</sup>
FSR	2:1
Dwellings	1,909

#### Unit Mix

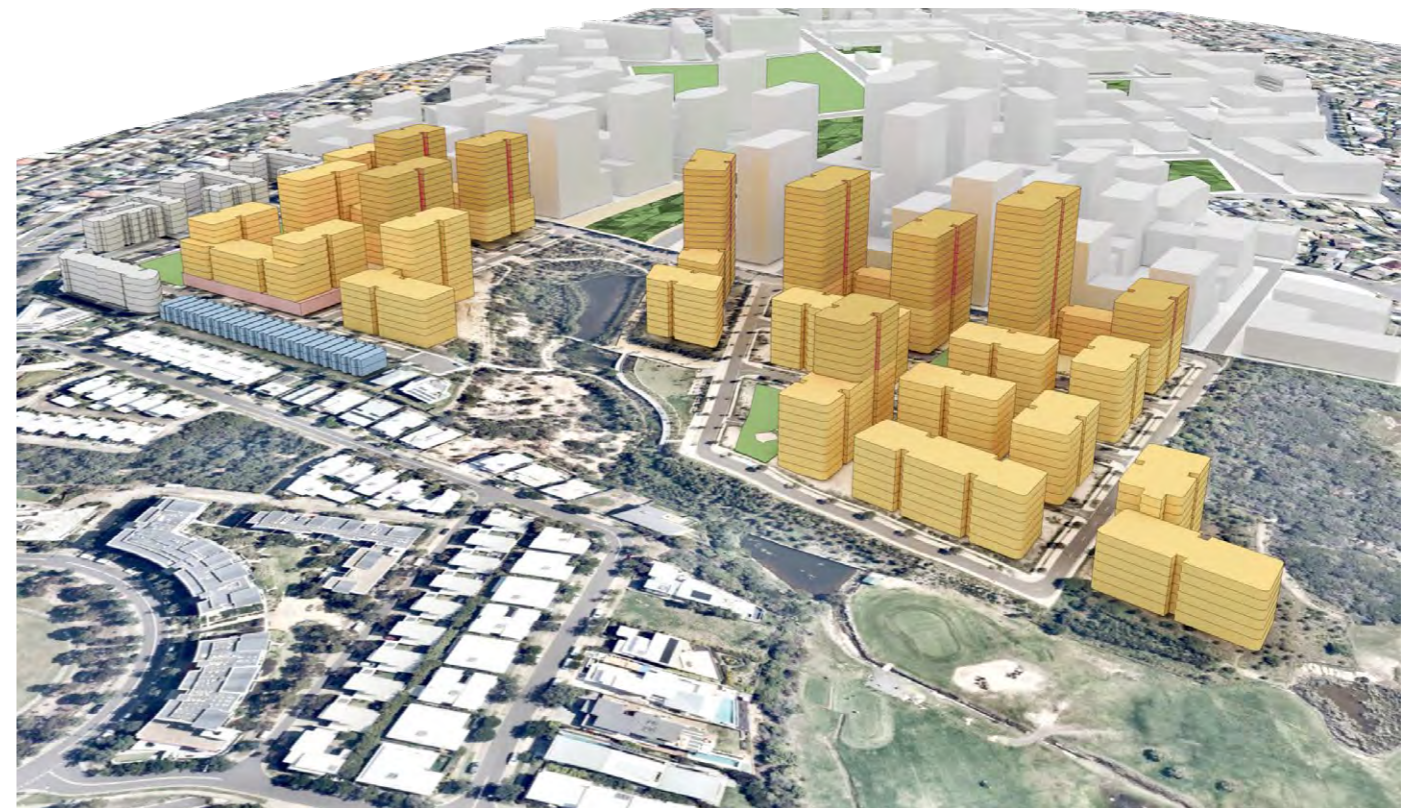
1 Bed	560	30%
2 Bed	906	50%
3 bed	420	28.8%
Town House	23	1.2%
<b>Total</b>	<b>1909</b>	
<b>Assumptions</b>		
· Residential GBA-GFA Efficiency = 80%		
· Residential GFA-NSA Efficiency = 82%		
· Average Unit Size = 100m <sup>2</sup>		

# Proposed Masterplan

## 6.2 Massing

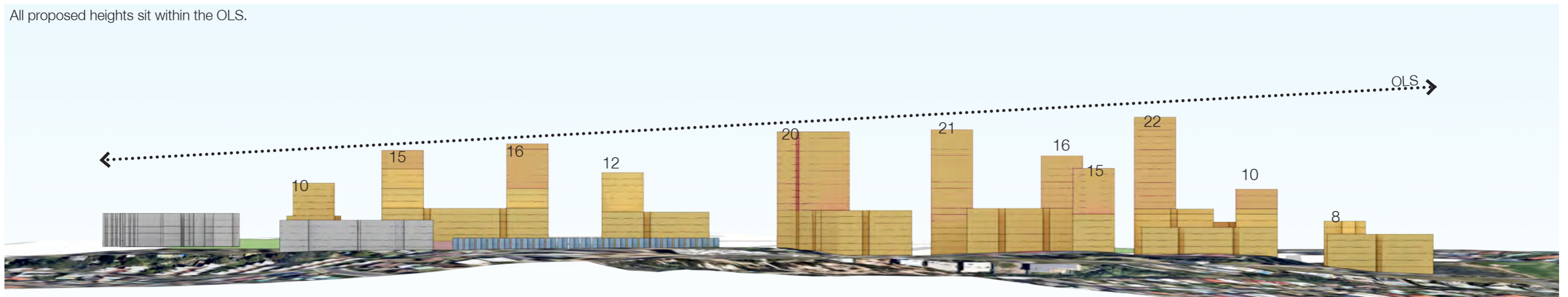


View from South west



View from south east

All proposed heights sit within the OLS.



Skyline section

Proposed Masterplan

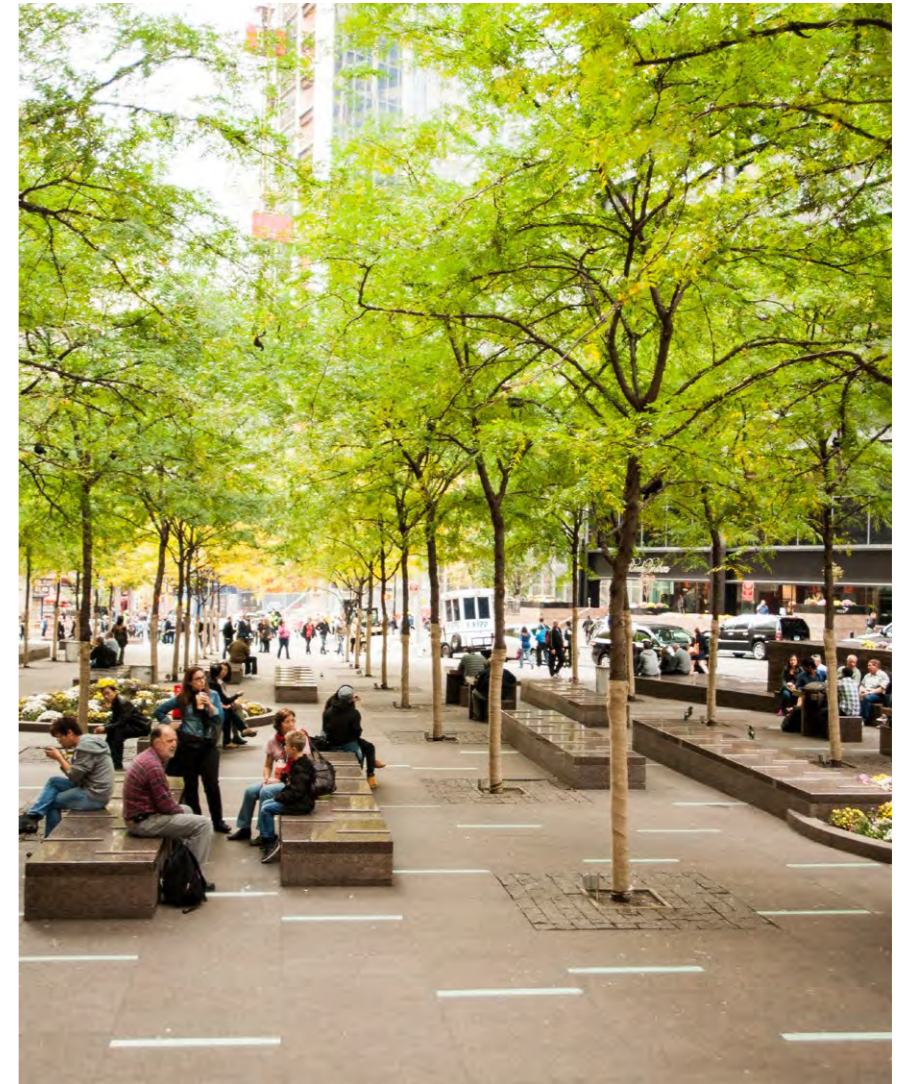
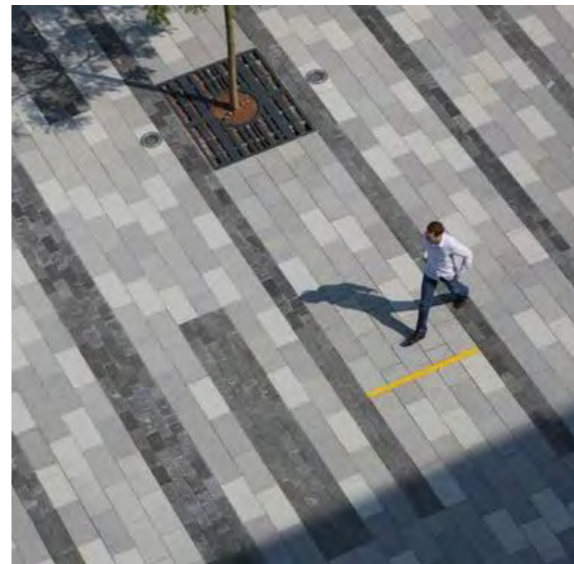


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Landscape plan

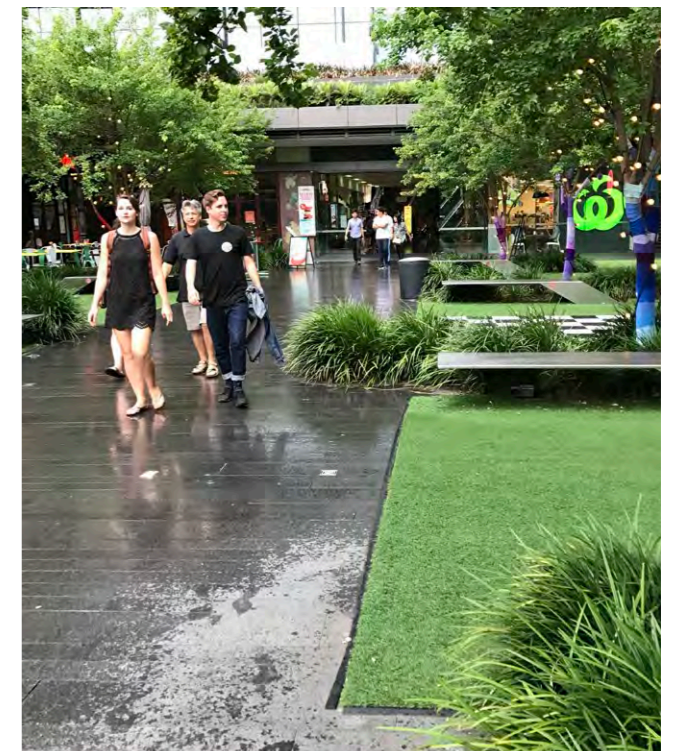
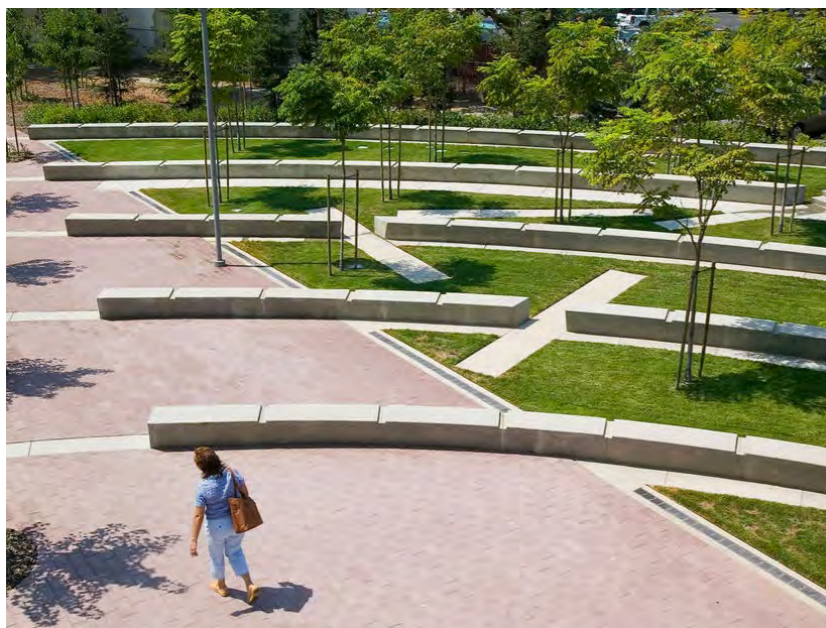


Proposed Masterplan



Landscape precedent

Proposed Masterplan



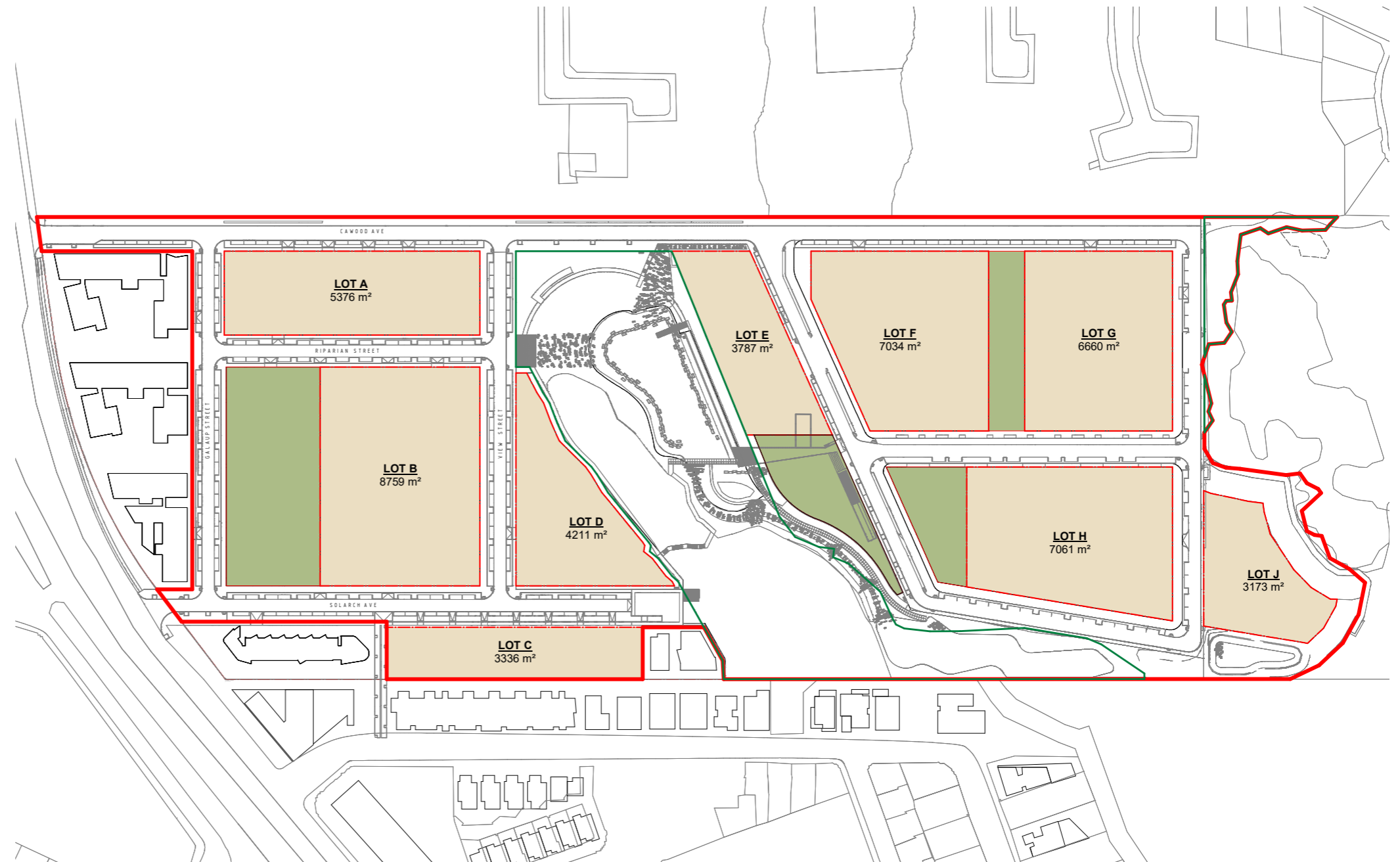
Landscape precedent

## Proposed Masterplan

### 6.4 Lot Area and Maximum Heights

The diagram to the right shows the proposed development lots for the site along with maximum building height and storeys. The maximum RLS proposed for each lot take into consideration overshadowing of neighbouring properties, OLS, and transition of height towards sensitive areas. The massing shown provide an indicative location of height.

Building	Max Building Height	Max Storey
A	RL90	16
B	RL87	15
C	RL45	2
D	RL78	12
E	RL95	20
F	RL98	21
G	RL105	22
H	RL80	15
J	RL55	8





# Proposed Masterplan

## 6.6 Typical Street Sections



Section A - 18m Road reserve (1:150)



Section B - 18m Road reserve (1:150)

Proposed Masterplan



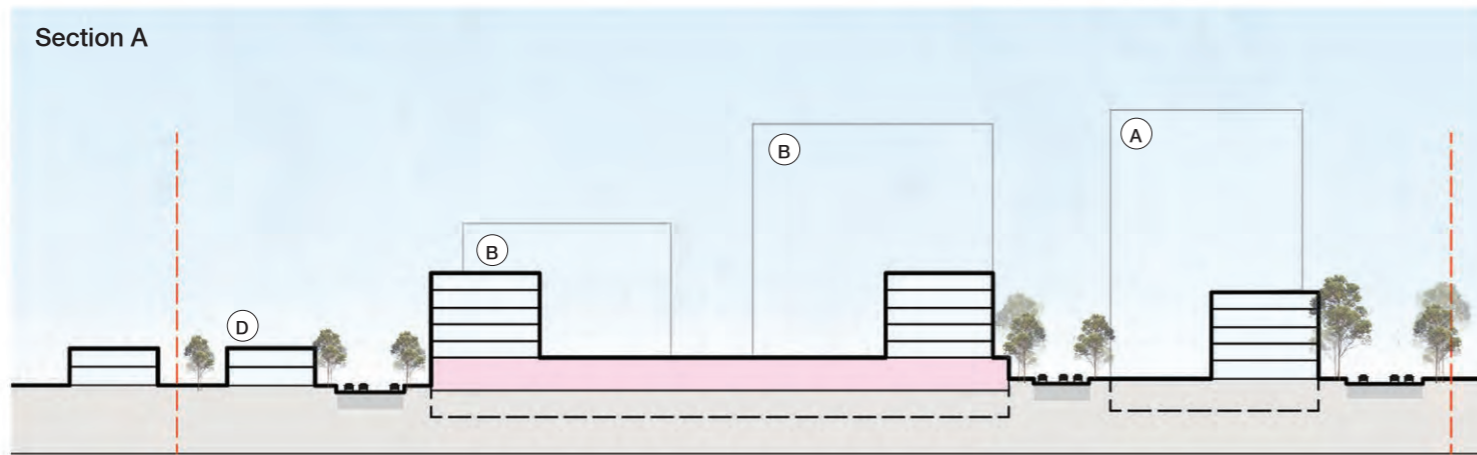
Section C - 16m Road reserve (1:150)



Section D - 16m Road reserve (1:150)

# Proposed Masterplan

## 6.7 Site Sections



The cross site section demonstrates the transition in height toward the west and south of the site. They also show how the break up of the development allows for wide streets and tower separation. Communal open space is provided at ground between the proposed residential providing additional amenity to each block, Parking will be provided in basements below ground.

### Key

- Residential
- Retail
- Communal open space
- Public open space

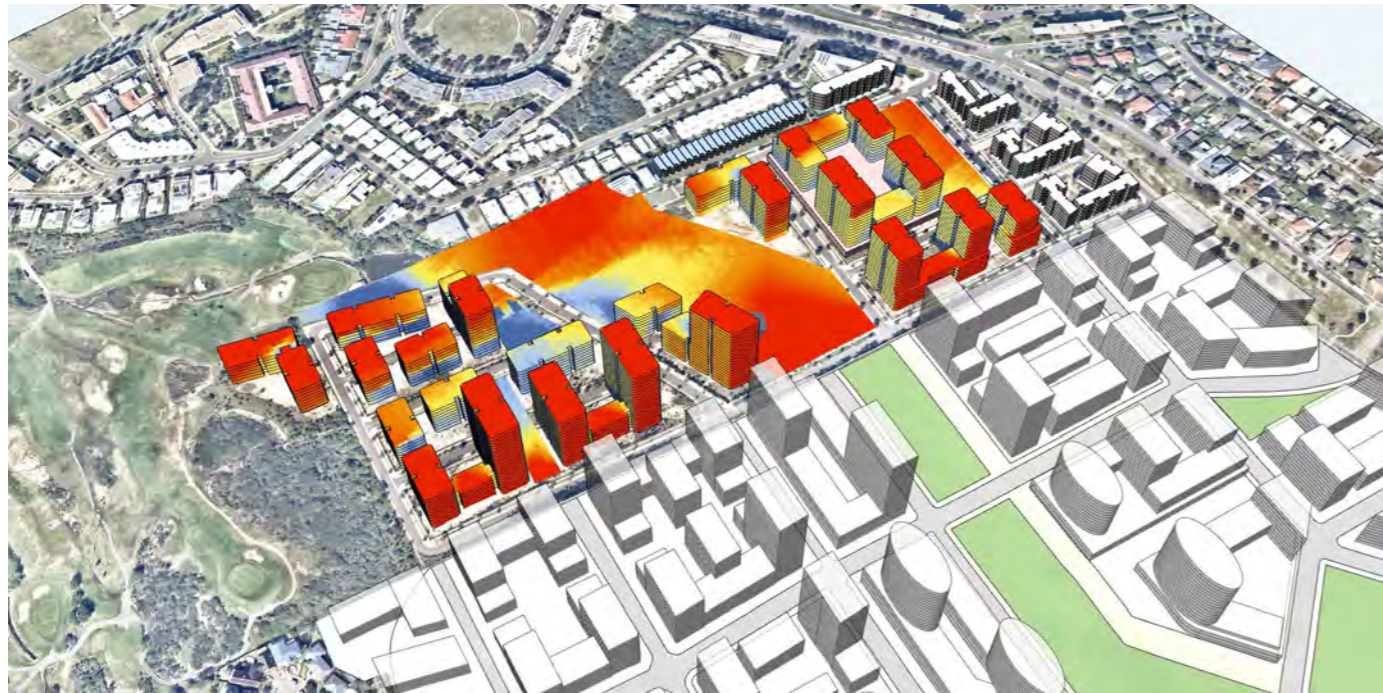
# Scheme Analysis

7



## Scheme Analysis

### 7.1 Solar Insulation



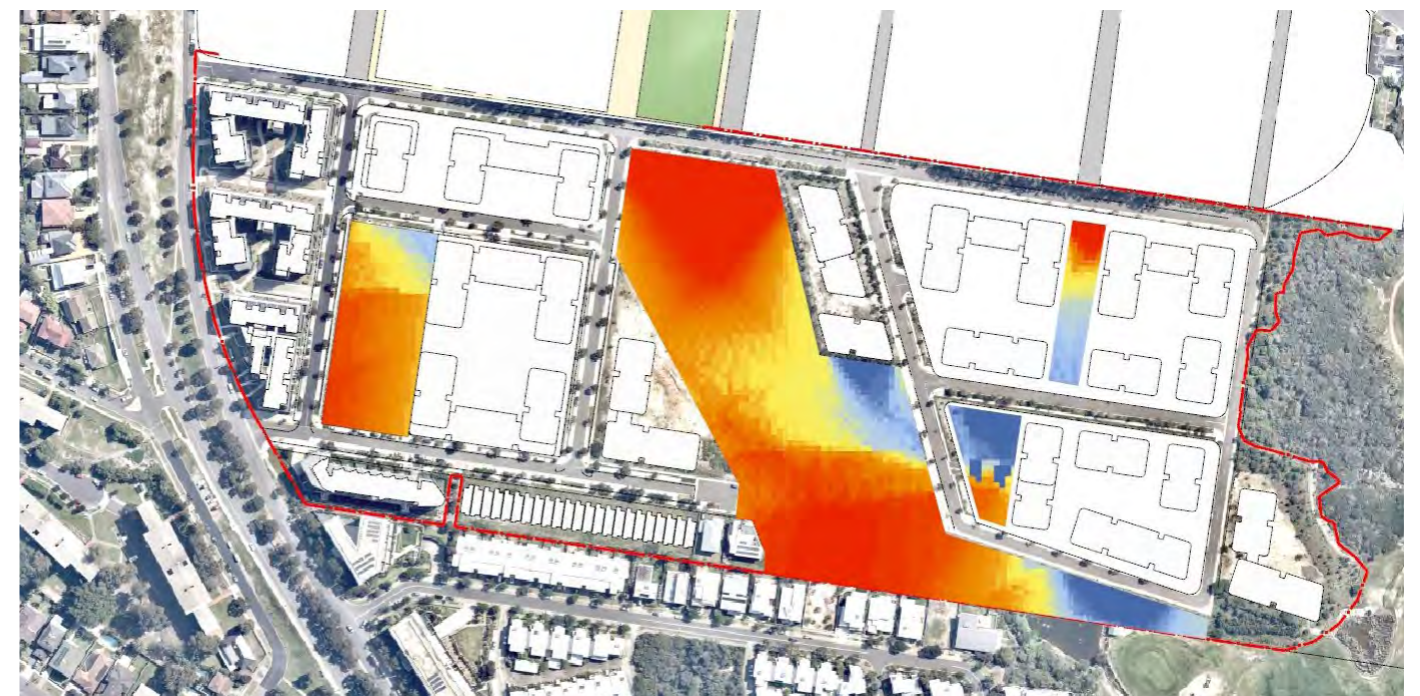
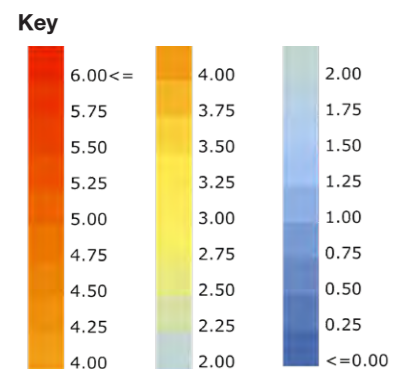
View from South



View from North

The solar insolation diagram above shows that development on each lot can be made to achieve solar access requirements of the ADG i.e 2 hours of solar access to 70% of dwellings on the winter solstice

Approximately 84% of the public realm receives more than 2 hours of sunshine on the winter solstice, while **76% receive more than 3 hours** of sunshine as shown in the diagram to the right.



Solar access to open space

## Scheme Analysis

### 7.2 Shadow Analysis - June 21



9am



10am

Heights have been distributed across the site to maximise solar access to open space and adjoining properties. Neighbouring low density residential will achieve greater than 4 hours of solar access on the winter solstice with the majority of the shadow contained within the site.

#### Key

 Proposed Shadows

## Scheme Analysis



11am



12pm

Heights have been distributed across the site to maximise solar access to open space and adjoining properties. Neighbouring low density residential will achieve greater than 4 hours of solar access on the winter solstice

### Key

 Proposed Shadows

## Scheme Analysis



1pm



2pm

Heights have been distributed across the site to maximise solar access to open space and adjoining properties. Neighbouring low density residential will achieve greater than 4 hours of solar access on the winter solstice



3pm

### Key

 Proposed Shadows

SJB Architects

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SJB is passionate about the  
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