

Victoria Rd, Drummoyne Urban Design Review

Community Reference Group Meeting No. 2

Date: 7 February 2019

Location: Halliday Room, City of Canada Bay

Time: 6 pm to 8 pm

Attendees

| | |
|---------------------|---------------------------|
| Angelo Tsirekas | Mayor, City of Canada Bay |
| Warwick Williams | Business Representative |
| Joe Cordaro | Business Representative |
| Margaret Harte | Resident Representative |
| Phyl Blennerhassett | Resident Representative |
| Les Pall | Resident Representative |
| Paul Dewar | City of Canada Bay |
| Anthony Wynen | City of Canada Bay |
| Diana Griffiths | Studio GL |
| Felicity Lewis | Studio GL |

Apologies:

| | |
|-------------------|--------------------------------|
| Michael Megna | Councillor, City of Canada Bay |
| Daniela Ramondino | Councillor, City of Canada Bay |

Minutes

Welcome and Introduction

Mayor, Angelo Tsirekas welcomed attendees and provided an indication of the purpose of the meeting, which was to update the Group on the work being undertaken by Studio GL, and to provide an opportunity for the Group to gain an understanding of the ideas being developed and to discuss these ideas.

Presentation

Background

Presentation by Studio GL providing a summary of the project to date, including discussion of the site area and community engagement.

It was particularly important to note that:

- The current LEP allows the tallest building heights on the highest land.
- The fall towards Renwick Street accentuates the height of Victoria Road buildings.
- There is a clustering of activity at the northern end of the study area on the western side.
- There are a number of constraints to development/redevelopment which includes traffic and economics.

General discussion

- Joe presented the mood of the Chamber of Commerce (comprising business owners and business tenants), which is that the East side have expressed concerns about lack of money being spent upgrading, owners not keen to invest, parking issues, not an attractive area, empty shops
- Warwick indicated land taxes are high, which places a burden on owners

Ideas

Studio GL presented a number of draft future development ideas proposed for presentation to the Community at the upcoming Community Consultation events. The presentation included general discussion by CRG members about the merits of each idea.

Carparking – multideck on Council owned site

- Consider commuter parking on roof level
- Consider long-stay options
- Traffic implications
- Impact on other tenancies

Intersection upgrade at Lyons Rd

- Consider an overpass, SGL raised issue of Heritage Conservation Area (HCA)
- Question asked whether HCA should yield to improved access, better outcome for community
- HCA can provide authenticity and uniqueness
- Concern expressed about potential 24 hr clearways (RMS)

Overpass at Edwin St

- SGL indicated that this ideas was considered but not progressing
- Noted that if overpass provided, on-grade crossing would be removed
- Cost prohibitive
- Requires consent of a number of land owners or acquisition of land.

Widening of Edwin St

- SGL indicated that this ideas was considered but not progressing
- CRG raised option for closure of Edwin St, potentially both sides
- Loss of buildings within Heritage Conservation Area
- Cost prohibitive

Public Space - Church St closure

- Expressed concern that this was removed from the 'action'
- Issues of access to taxis etc, that currently serve the adjacent buildings
- General traffic implications

Public Space – Formosa St closure

- Would support more pedestrian friendly feel
- Locations of pedestrian crossings etc would need to be reviewed
- Traffic implications/management

Streetscape upgrade – Formosa St

- Power lines can be bundled
- Landscape blisters to provide 'greening'

Street Trees

- Supported
- Incidental benefit – will improve screening of taller buildings
- At present pedestrians generally prefer walking along Formosa or Renwick Streets

Bus Shelter

- May be difficult with narrow footpath width

Awning Controls

- Trees are considered to be visually more appealing
- Issues of who is using footpath, the elderly may require more protection
- Need to consider how to address heritage buildings
- Issue of trees obstructing views as they grow
- Vandalism / damage to trees has been an issue previously
- Generally considered that a continuous awning is not required

Signage

- Agreement that signage creates visual clutter
- Consider an audit of signage
- Controls would produce more consistency

Heritage

- Promotion of heritage

Lighting

- Improvement of public lighting
- Increased perception of safety
- Ability to put interesting architecture/heritage on show

Night Time Economy

- Use of blank walls to create identity

- Especially appropriate for short to medium term

Public Art – on building facades

- Needs to be high quality
- Owners may have concerns about loss of building value
- Provides a decorative upgrade
- Concerns regarding how this can be achieved without costing owners corporations

Privately Owned Public Space (POPS)

- Potential existing locations which include Sutton Place and CBA building.

Building heights – East side

- Raise height from 12m to 13.5m, supports better retail ground floor outcome
- Issues of obsolete commercial space
- Consider reduced parking requirement
- Is retail sustainable / likely where there is limited or no parking
- Focused on Medical and Home Improvement businesses
- Reliant on public parking
- There used to be a system of 'buying' parking spaces
- Additional impacts of plant and equipment on top of additional height
- East side unlikely to be redeveloped
- Change to all residential and turn to combine with Renwick Street

Building heights – West side

- Changes to bring section between Lyons Rd and Edwin St in line with heights currently available on the ridges – up to 20m
- There is a Board sewer line (large) between the Council car parking (Formosa St) and the properties fronting Vic Rd
- More relaxed parking requirements would support this side of Victoria Rd
- Development can still be seen from and impact upon Renwick Street

Privacy screens

- Introduce controls for privacy screens and solid balustrades to east facing properties on the eastern side of Victoria Road that overlook Renwick Street.

Additional ideas / discussion

- Provide turn out bays on Vic Rd, similar to McDonald's for taxi's and car sharing
- Drummoyn is mainly families, facilities need to support families rather than young professionals (Boarding houses)
- Go-get and other car sharing may be appropriate if parking requirements are lessened
- Micro units (modern Boarding houses) have benefits for different types of tenants
- Consider how Mosman has dealt with Military Rd, also an arterial Rd, great vision

- Look at Paramatta Rd, Leichhardt
- The existing situation has constraints that are difficult to overcome
- Proposal to widen Victoria Rd by demolishing commercial property on eastern side
- Rezone Renwick St, to enable development
- RMS is likely to be considering 24hr clearways
- RMS vision for Victoria Rd is a s a movement zone
- Propose tunnel, extension of WestConnex
- Allow taller buildings with a smaller footprint to enable ground level public space
- Provide amenity – wider footpaths, open spaces, issues of access, steep hill is an impediment
- Consider Residential on ground floor (eastern side), issue of proximity to Victoria Rd, may reduce the number of dilapidated retail premises

Parking Study

A Brief is currently being prepared by Council's Traffic and Transport Department which will ask for expressions of interest to conduct a parking study.