

Urban Design Analysis

119 BARTON ST, MONTEREY, NSW

FEBRUARY 2018



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The Urban Design Analysis Report has been prepared in support of a Planning Proposal for a development at 119 Barton Street Monterey, NSW.

The purpose of the report is to analyse the site and its urban context so as to inform the design principles for the development. These design principles are tested in concept scenarios, demonstrating the ability of the site to support:

- A variation to rezone the subject land to R3 Medium Density Residential

This report will show that the proposed development meets the objectives of the Rockdale Development Control Plan in the following ways

- Sustainably accommodate population growth in an appropriate medium density location within close proximity to public transport
- Deliver high quality articulation of built form on a masterplanned site and well designed dwelling spaces

DEVELOPMENT SUMMARY AREA SCHEDULE				
	HEIGHT	SITE AREA	DEVELOPMENT GFA	DEVELOPMENT FSR
119 BARTON STREET	2 STOREYS	7218sqm	4330sqm	0.6:1

2.0 Urban Context Site Analysis /

The following pages describe the current and physical attributes of the Rockdale Precinct in order to best contextualise and define location specific initiatives for the project site.

The section considers:

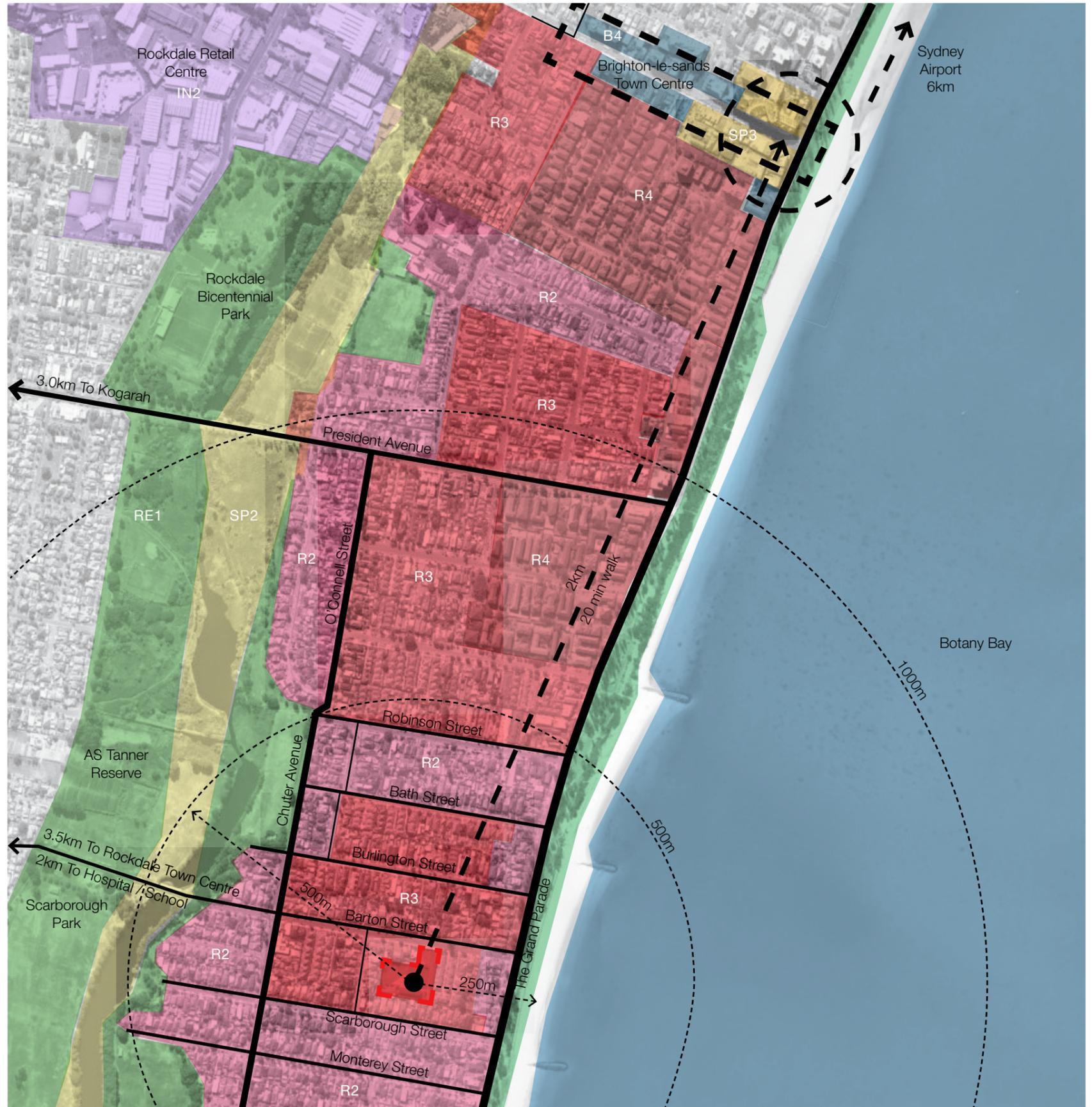
- Overall Context Analysis
- Site Context & Vehicular Network
- Public Transport & Pedestrian Movement
- Topography
- Built form Height Context
- Site Constraints Analysis
- Site Opportunities Analysis
- Views of Existing Site

119 Barton Street, Monterey is located 15km's south of Sydney Central Business District, 5km's from Sydney Airport and 2km's from Brighton le Sands. The site is well positioned to provide a high level of local amenity with nearby mixed-use environments supporting current and future community needs.

The site has good access to Sydney's bus network with connections to the train network at nearby Rockdale.

Legend

- Subject Site
- B4 - Mixed-Use
- IN2 - Light Industrial
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- RE1 - Public Recreation
- SP2 - Infrastructure
- SP3 - Tourist



The Grand Parade is the dominant vehicular connection between Brighton-le Sands to the North and the Taren Point Bridge crossing to the South

The East-West streets service mainly the local community



Legend

- Subject Site
- Major Road
- Primary Road
- Local road
- Traffic Controlled Pedestrian Crossing
- Public Carpark



The site has access to buses providing direct access to Circular Quay via Westfield Eastgardens, Surry Hills and Martin Place, Sydney. Nearby buses also connect the subject site with Miranda and Rockdale.

Buses operate along both The Grand Parade and Chuter Avenue



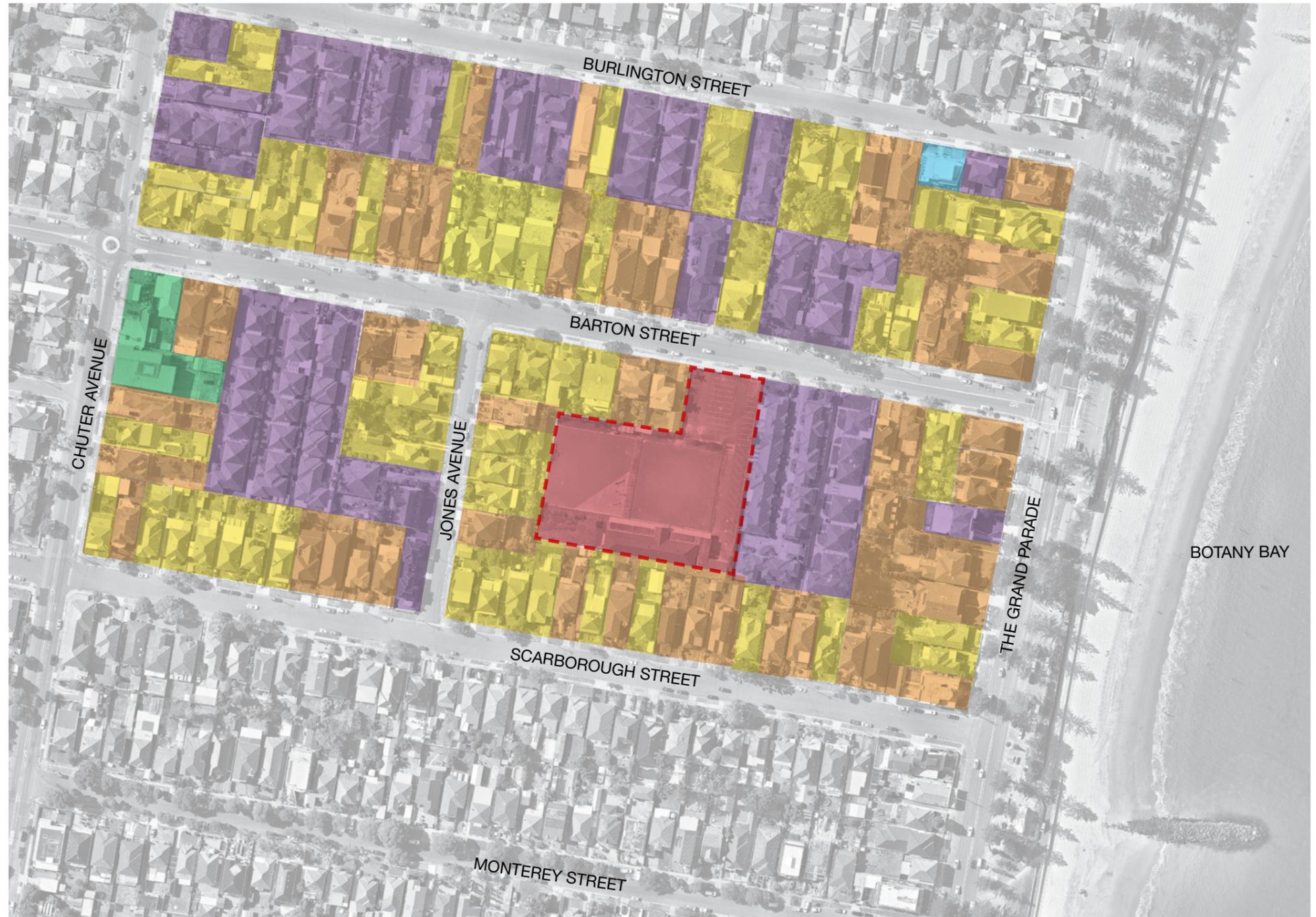
Legend

- Subject Site
- Bus Stop
- Off-Road Cycle Routes
- On-Road Cycle Routes
- Traffic Controlled Pedestrian Crossing
- Bus Route 3
- Bus Route 303
- Bus 479
- Bus 947





The subject site sits within a well-established local residential neighbourhood comprising of a mixture of single and double storey houses and some early strata title development. The surrounding land zoning is R3 and R2



Legend

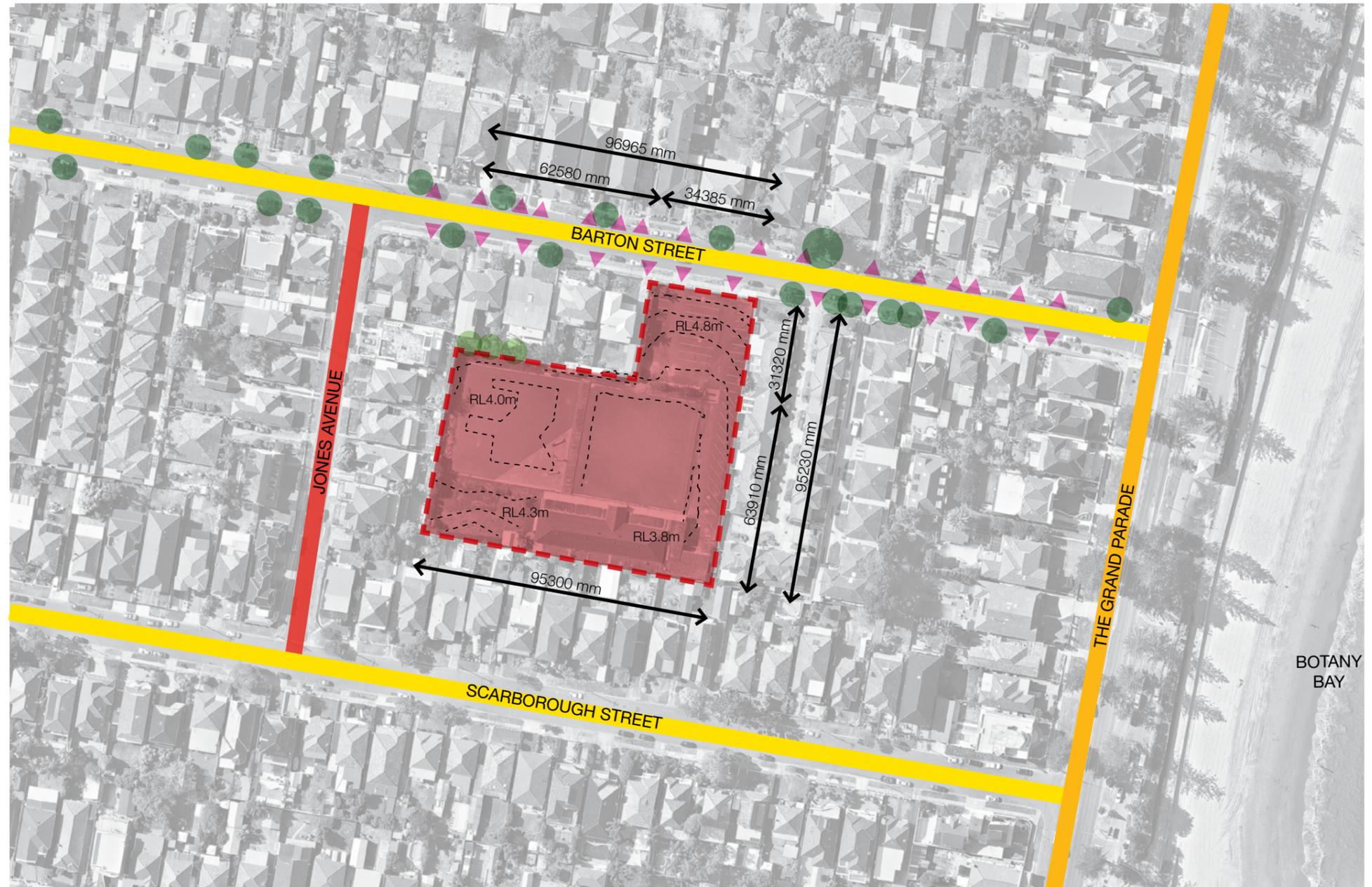
- Subject Site
- 1 Storey Dwelling
- 2 Storey Dwelling
- 3 Storey Dwelling
- Multi-Unit / Strata Title 1 / 2 Storey Dwelling
- Industrial / Commercial



The existing streetscape is still very much a low rise, low density residential typology.

The Street is punctuated with driveways accessing individual properties and there are a few sporadically placed street trees. There is no consistency of planting across the immediate context.

The street is serviced with footpaths on both sides



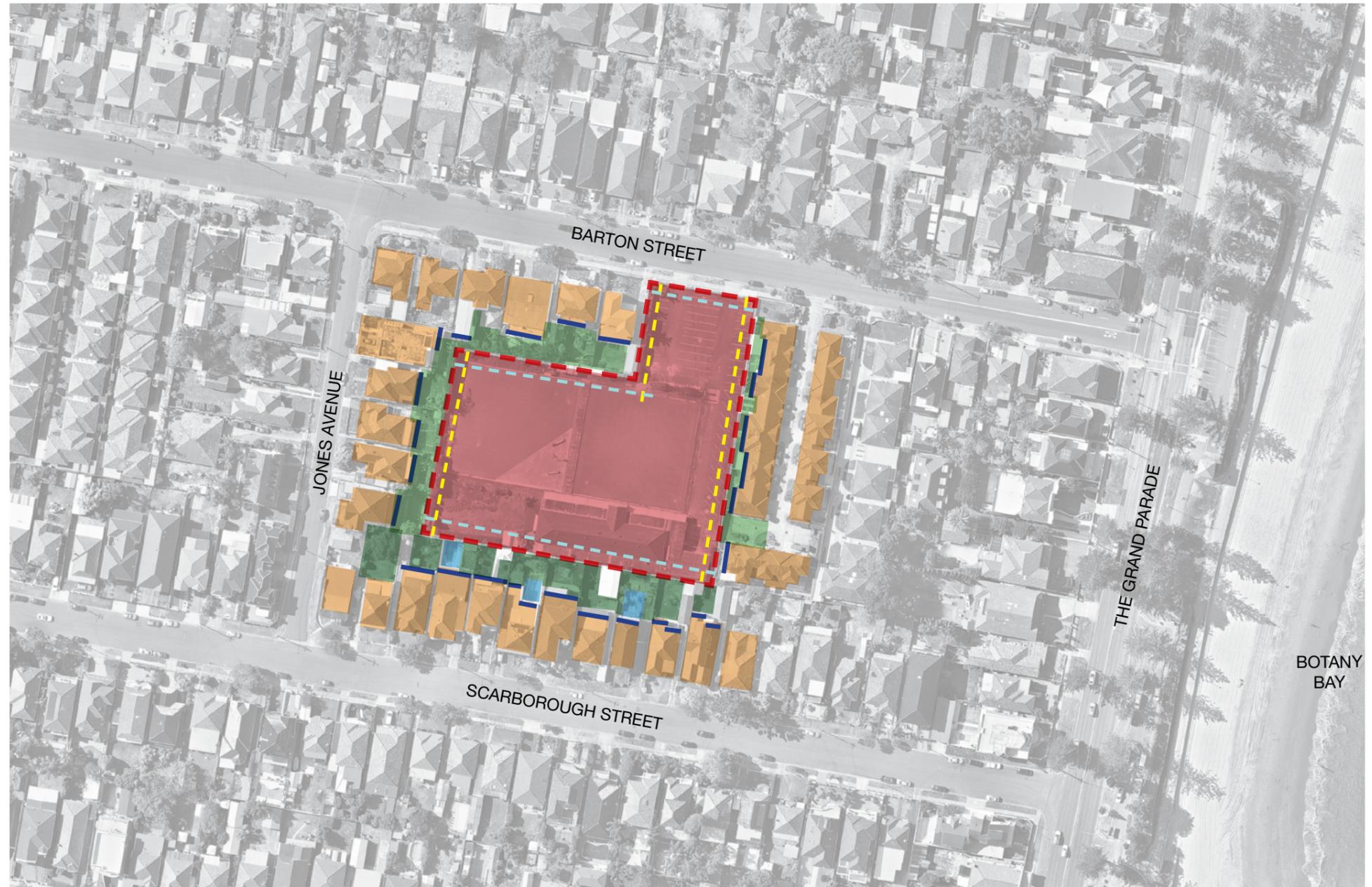
Legend

- Subject Site
- Major Road
- Primary Road
- Local Road
- Contour Lines (Indicative) RL shown in metres AHD
- Existing Driveway Crossover Locations
- Existing Street Tree Locations
- Trees on Adjacent Site



There is a gradual fall across the site from Barton Street to the south-east corner of the site. The remainder of the site is relatively flat.

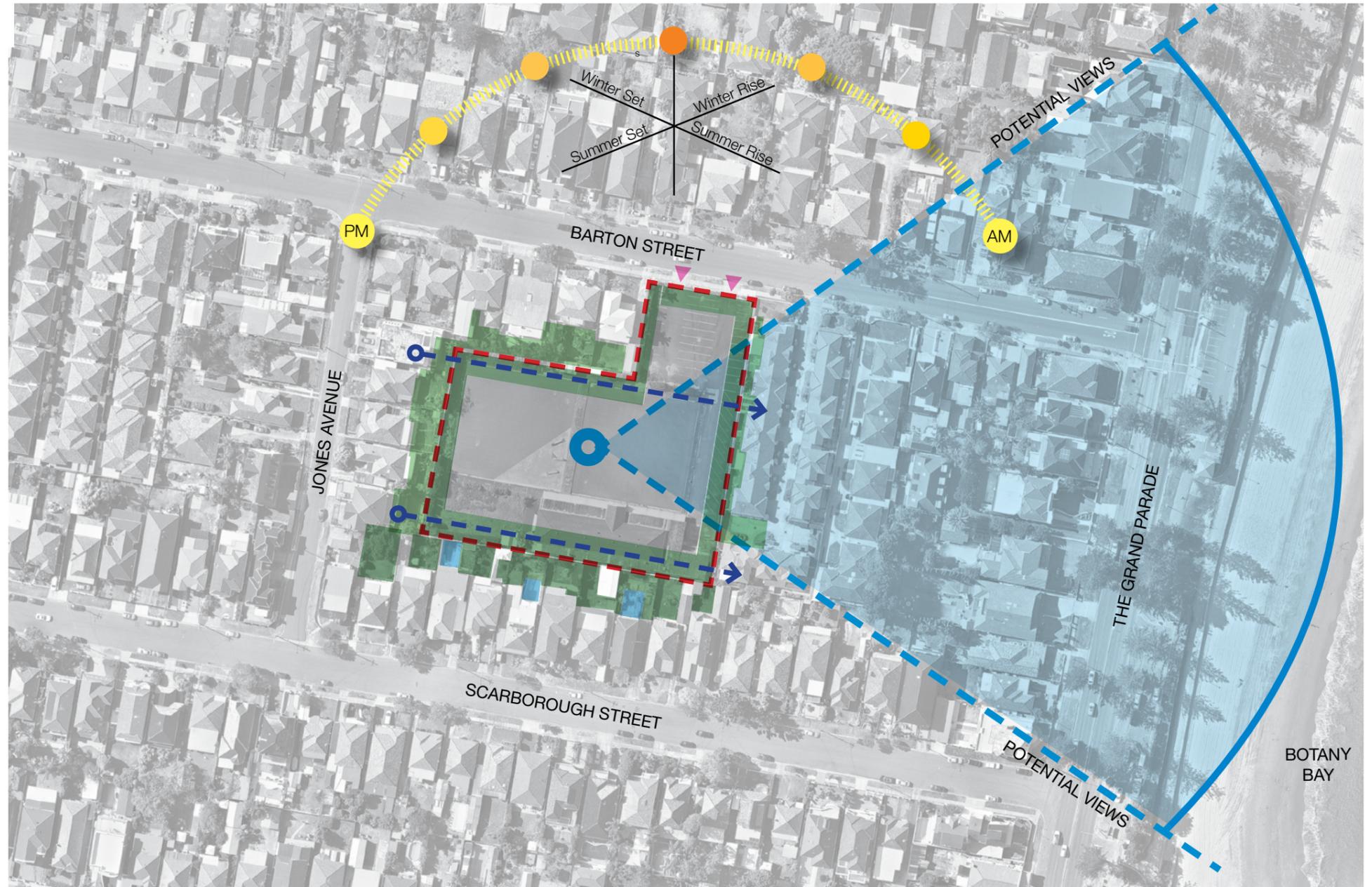
The site sits in a well-established neighbourhood with limited examples of multi unit- subdivision.



Legend

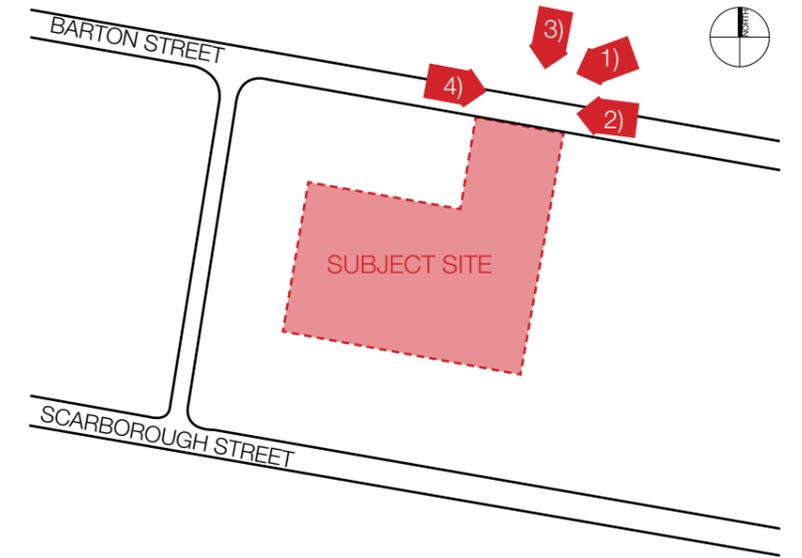
- Subject Site
- Adjacent Low Scale Residential Buildings
- Potential Windows on Neighbouring Property
- Private Open Sapce in Neighbouring Property
- Min. 4.5m Side Setback from Boundary
- Min. 3.0m Rear Setback from Boundary (Ground Floor)
- 6.0m Rear Setback from Boundary (First Floor)
- In-ground Swimming Pool in Neighbouring Property





- Subject Site
- Existing Driveway Crossover Locations
- Private Open Space in Neighbouring Property
- Potential Private Open Space in Subject Site
- Existing Views Maintained





1) VIEW TO SOUTH WEST



2) VIEW TO WEST

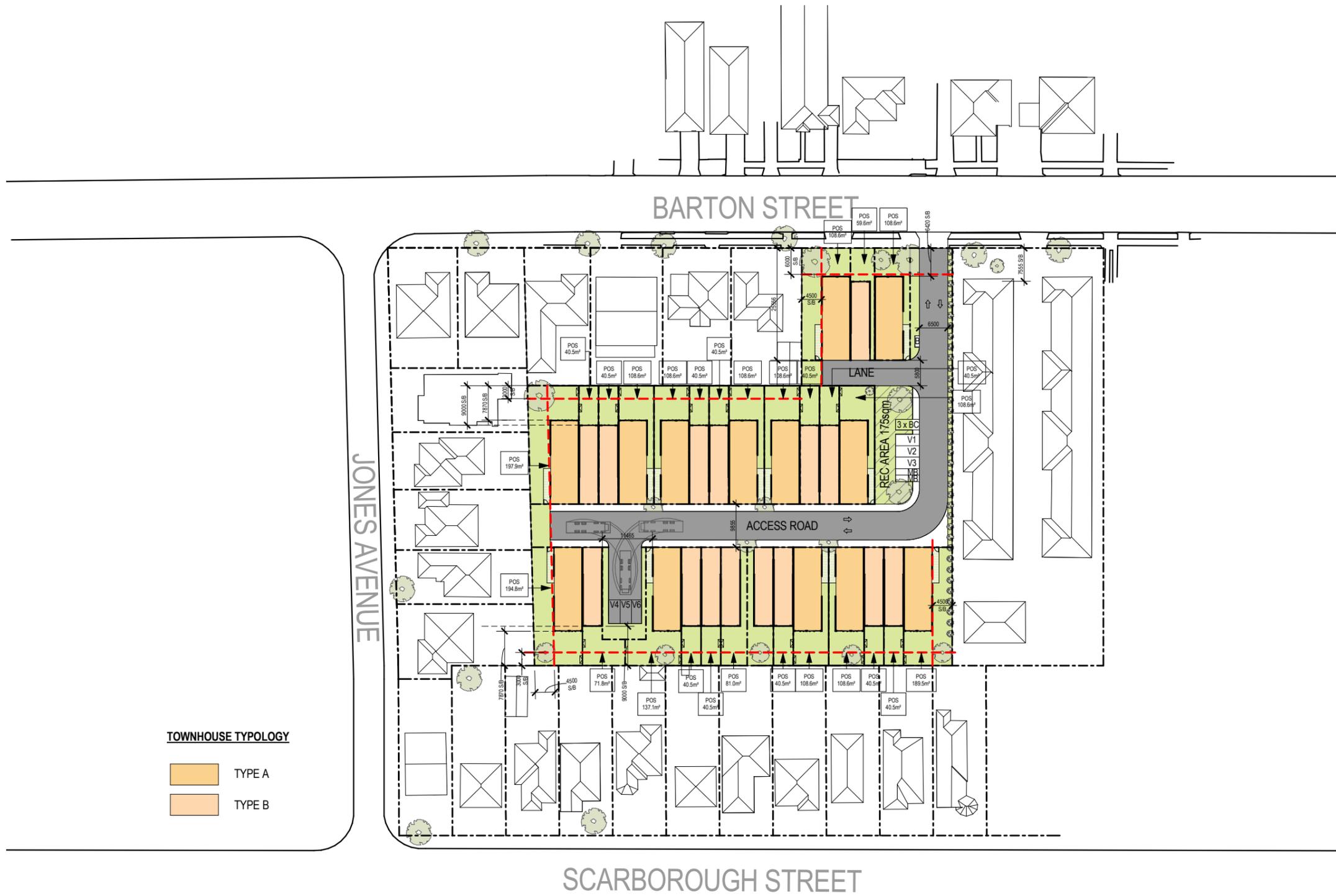


3) VIEW OF ENTRANCE OF SITE



4) VIEW TO EAST

Proposed Schematic Masterplan



TOWNHOUSE TYPOLOGY

- TYPE A
- TYPE B

PRELIMINARY

Revisions	P1	17/12/15	PRELIMINARY ISSUE	JF
	P2	21/01/16	PRELIMINARY - FOR INFORMATION	JF
	P3	17/01/18	FINAL ISSUE FOR SUBMISSION	DT

Project / **TOWNHOUSE DEVELOPMENT**
119 Barton Street, Monterey, NSW

Drawing / **GROUND FLOOR/LEVEL 1 MASTERPLAN**

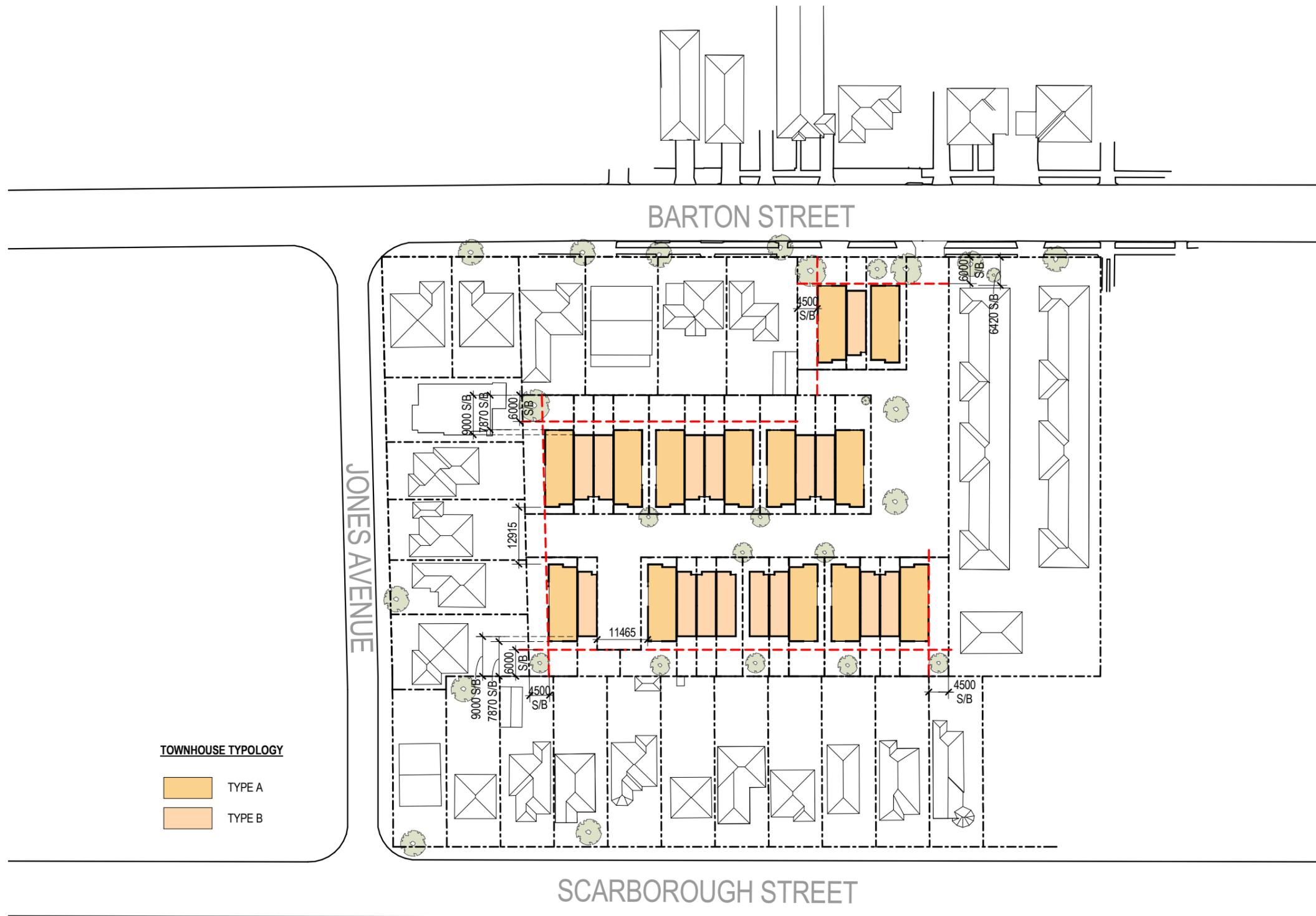
Project No / **215416** Date / **21/01/16**

Author / **JF,GT** Scale: @ A3 / **1 : 1000**

Drawing No. / **SK00.02 P3**

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TOWNHOUSE TYPOLOGY

- TYPE A
- TYPE B

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P3	17/01/18	FINAL ISSUE FOR SUBMISSION	DT

Project / **TOWNHOUSE DEVELOPMENT**
119 Barton Street, Monterey, NSW

Drawing / **LEVEL 2 MASTERPLAN**

Project No / **215416**

Date / **21/01/16**

Author / **JF,GT**

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21 MARCH 12pm - SOLAR ANALYSIS



21 SEP 12pm - SOLAR ANALYSIS



21 DEC 12pm - SOLAR ANALYSIS

PRELIMINARY

Revisions	Date	Description
P1	21/01/16	PRELIMINARY - FOR INFORMATION
P2	17/01/18	FINAL ISSUE FOR SUBMISSION

Project / **TOWNHOUSE DEVELOPMENT**
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Drawing / **SOLAR ANALYSIS - MAR, SEP, DEC**

Project No / **215416** Date / **21/01/16**

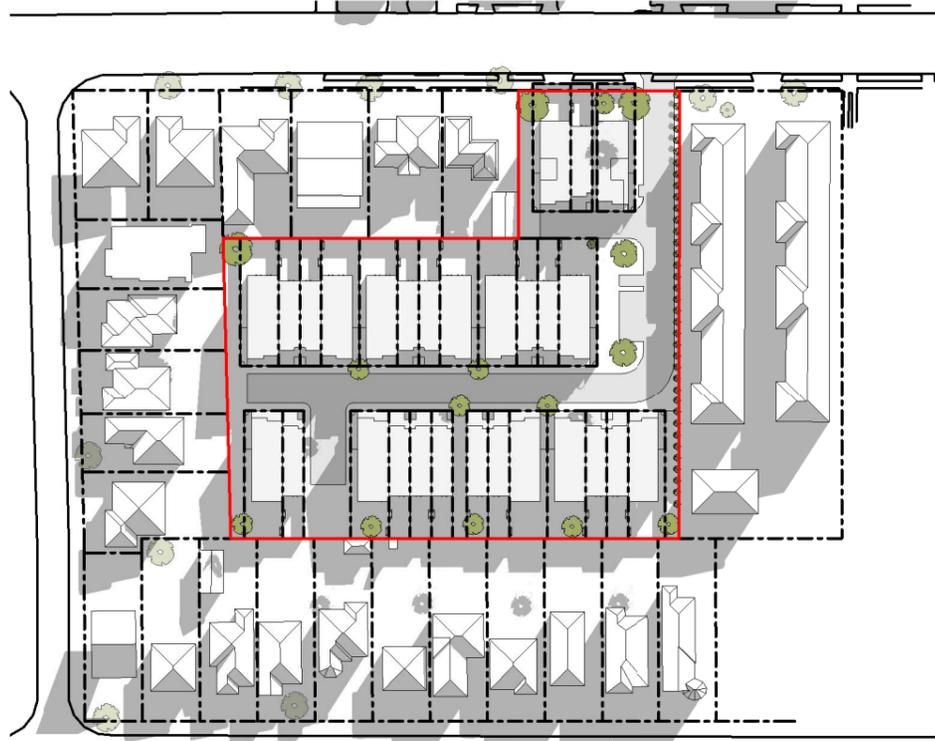
Author / **JF,GT** Scale: @ A3 / **1 : 1500**

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21 JUNE 9am - SOLAR ANALYSIS



21 JUNE 12pm - SOLAR ANALYSIS



21 JUNE 3pm - SOLAR ANALYSIS

PRELIMINARY

Revisions	Date	Description	Author
P1	21/01/16	PRELIMINARY - FOR INFORMATION	JF
P2	17/01/18	FINAL ISSUE FOR SUBMISSION	DT

Project / **TOWNHOUSE DEVELOPMENT**
119 Barton Street, Monterey, NSW

Drawing / **SOLAR ANALYSIS - JUNE**

Project No / **215416** Date / **21/01/16**

Author / **JF,GT** Scale: @ A3 / **1 : 1500**

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JUNE 21 11:00AM



JUNE 21 10:00AM



JUNE 21 12:00AM



JUNE 21 01:00PM



JUNE 21 03:00PM



JUNE 21 02:00PM



NE OVERVIEW



NW OVERVIEW



SE OVERVIEW



SW OVERVIEW