INDICATIVE DENSITY REPORT FOR A MIXED USE DEVELOPMENT 181 JAMES RUSE DRIVE CAMELLIA

FOR STATEWIDE PLANNING
MAY 2017

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CONTENTS

1 INTRODUCTION

We are the Architects and Masterplanners for the site at 181 James Ruse Drive, Camellia and have been commissioned by Statewide Planning Pty Ltd to prepare a report that projects indicative densities for the Camellia Precinct as defined by the Department of Planning + Environment with the City of Parramatta Council in their report Camellia Precinct - Land Use and Infrastructure Strategy (Camellia Precinct Report).

In order to project densities within the precinct, consideration has been given to the guiding principles and precinct planning principles established in the Camellia Precinct Report, the proposed strategies for their implementation and the indicative development scenario illustration (Appendix A).

We understand that the Department of Planning + Environment has set a target of between 10,000-12,000 new dwellings in the precinct. This report considers whether these targets will be achieved in conjunction with the density proposed at 181 James Ruse Drive.

2 INDICATIVE DEVELOPMENT SCENARIO

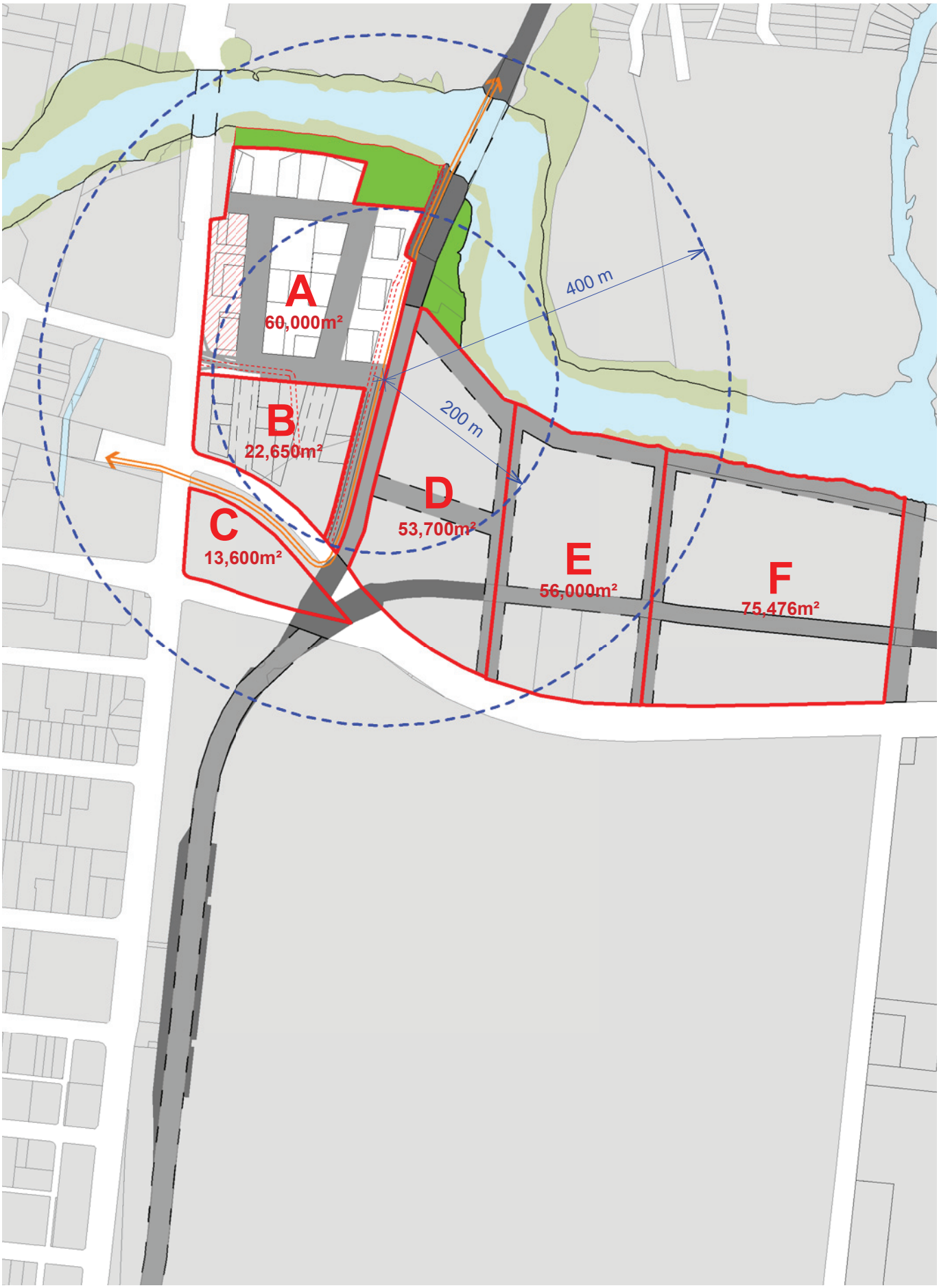
The Camellia Precinct Report includes an indicative development scenario which projects built form for the Camellia Precinct betweeen James Ruse Rive, Grand Avenue and a new bridge that extends Clyde Street to Colquhoun Street, across the Parramatta River.

The land use and infrastructure strategy plan (Appendix B), proposes land uses within the precinct. It locates a Town Centre at the existing Camellia Station surrounded by a mixed-use residential sub-precinct.

To the south, between James Ruse Drive and Rosehill Racecourse the strategy proposes a mixed-use/entertainment sub-precinct that would contain “an active north-south spine lined with new club and sporting facilities, hotels, function and retail spaces, cafes and restaurants”. The illustration suggests that these functions will also include some residential development or shop-top housing, primarily to the north of this sub-precinct towards the Camellia Station and at Rosehill Station. This illustration suggests that shop-top housing has a warm colouration and non-residential has a cool colouration.

The indicative development scenaio proposes seven development sites of varying densities (Figure 1). This study includes the indicative built forms projected for the site at 181 James Ruse Drive and built forms from the SEPP 65 + Adjoining Lands Impact Report prepared by Stanisic Architects

FIGURE 1: DEVELOPMENT SITES PLAN



3 PROJECTED DENSITIES

Development sites (Figure 1) have been tested to project the anticipated number of dwellings on each site. Two scenarios have been teste: 10,000 new dwellings and 12,000 new dwellings.

Consistent with the indicative development scenario and the principles of transit oriented development, densities are higher within 400m of Camellia Station and will decrease as you move away from the Station. Generally, 400m represents a 5 minute walk and 800m a 10 minute walk. Within 800m of a station and in close proximity to Parramatta CBD, we would expect densities greater than 1.5:1 away from the Station, increasing as you move closer to the station, when compared to other sites in Sydney including Rhodes, Wentworth Point, Green Square and Victoria Park. It is also expected that development sites along James Ruse Drive are allocated additional density due to their proximity to this transit corridor.

Scenario 1: 10,000 new dwelling target (Figure 2) approx.

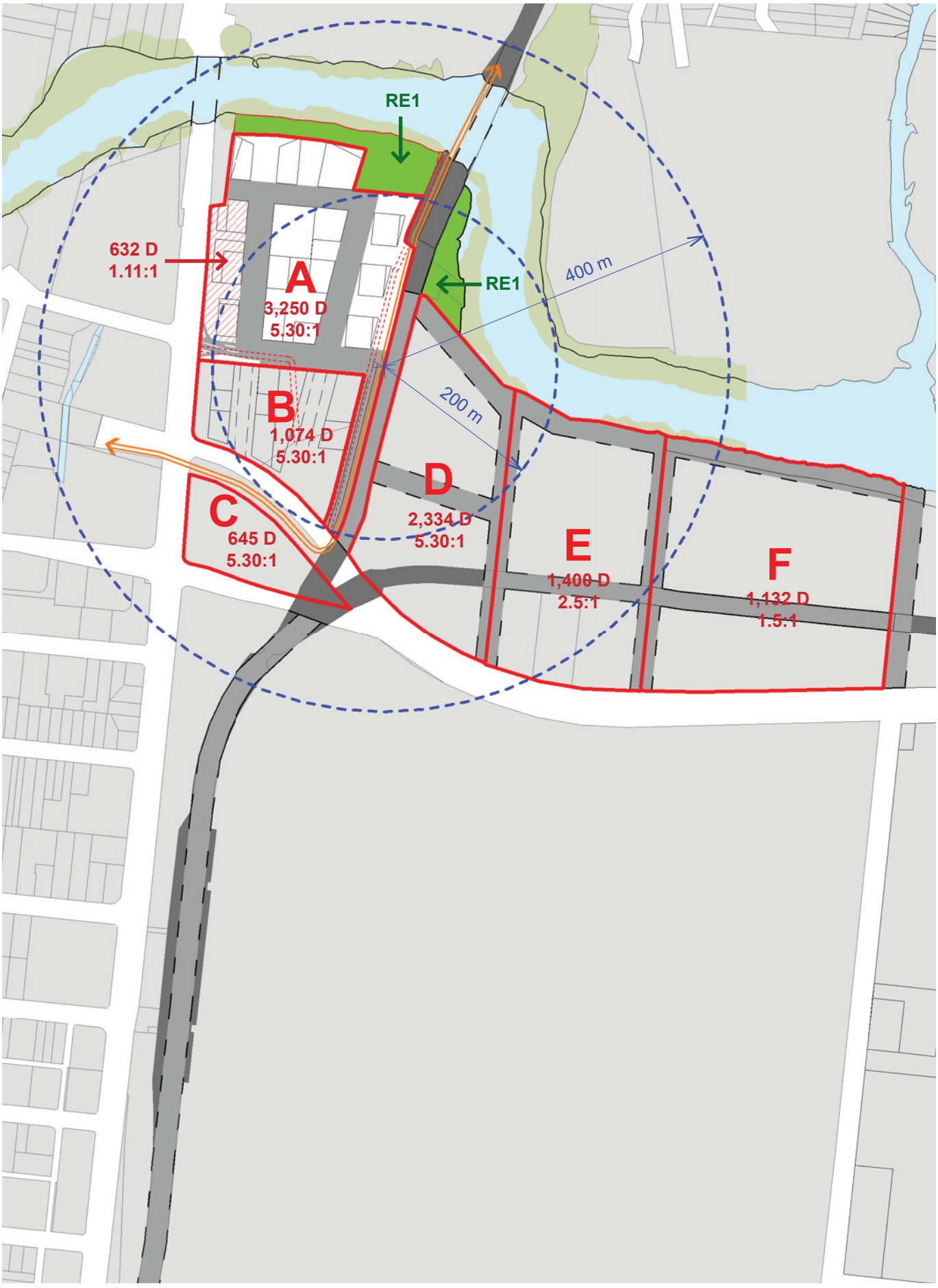
Site	Development Site Area (m²)	FSR (X:1)	Non-Resi floor space (m²)	Non-Resi (%)	Resi Floor Space (m²)	Resi (%)	Total Floor Space (m²)	Dwellings	Dwellings (%)
A	*60,000*	*5.30*	*14,000*	*4.4*	*302,000*	*95.6*	*318,000*	*3,250*	*33*
B	22,650	5.30	18,007	15.0	102,038	85	120,045	1,074	11
C	13,600	5.30	10,812	15.0	61,268	85	72,080	645	7
D	49,223	5.30	39,132	15.0	221,750	85	260,882	2,334	24
E	56,000	2.50	7,000	5.0	*133,000*	*95*	140,000	1,400	14
F	75,476	1.50	5,661	5.0	*107,553*	*95*	113,214	1,132	12
Total	**276,949**		**94,612**		**927,609**		**1,024,221**	**9,835**	

Notes:

These scenarios include the following assumptions:

- *5% of the total floorspace as non-residential for mixed use - residential sites*
- *15% of the total floor space as non-residential for town centre sites*
- *30% of the total floor space for mixed-use entertainment sites*
- *90-95m² of residential floor space per dwelling*
- *Non-residential uses at Level 1 due to flooding*
- *Site area excludes RE1 land*
- *Assumes parcel of land to the north of Development Site D will be RE1 land*

FIGURE 2: SCENARIO 1 (10,000 DWELLING TARGET)



Scenario 2: 12,000 new dwelling target (Figure 3) approx.

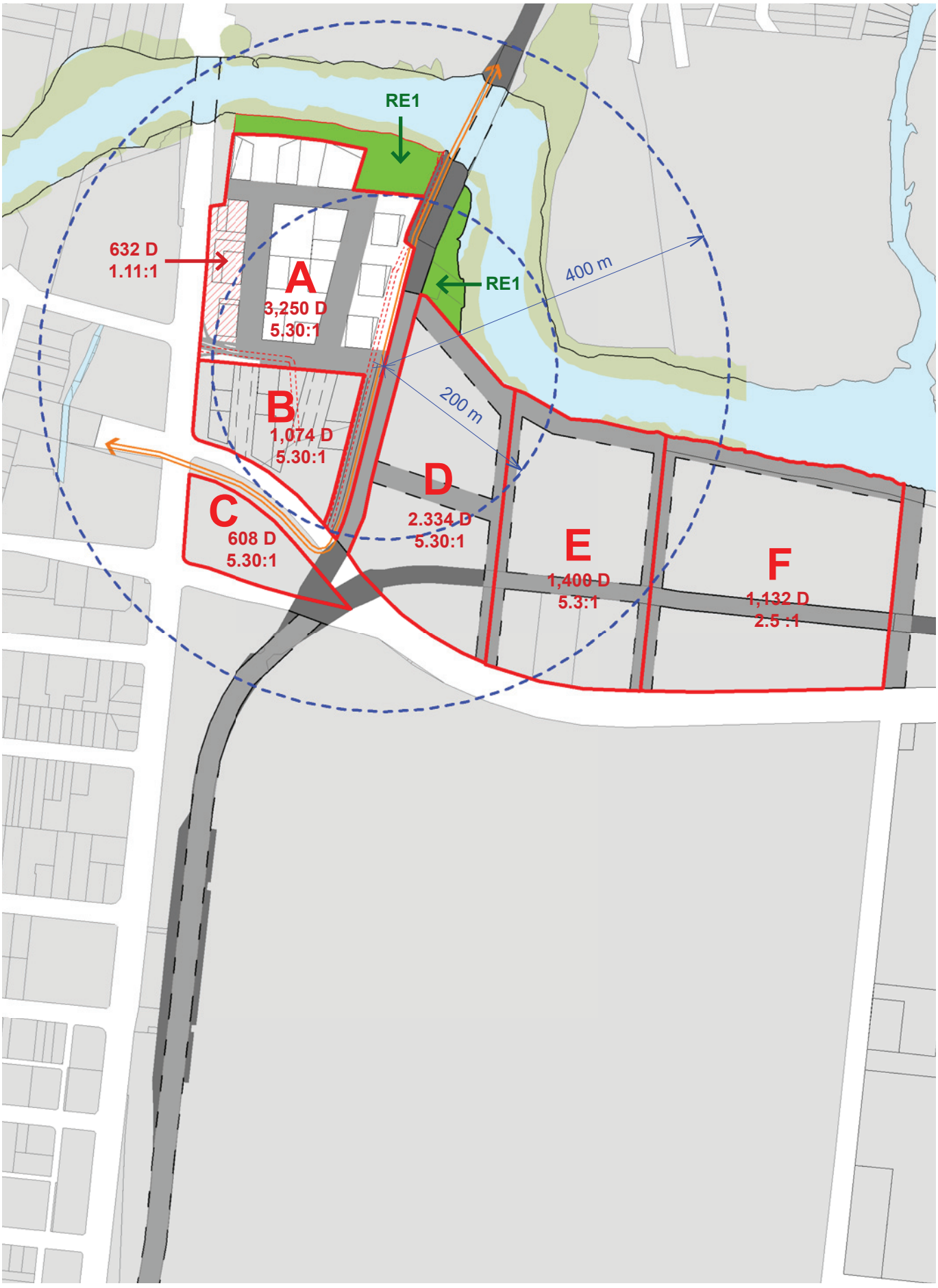
Site	Development Site Area (m²)	FSR (X:1)	Non-Resi floor space (m²)	Non-Resi (%)	Resi Floor Space (m²)	Resi (%)	Total Floor Space (m²)	Dwellings	Dwellings (%)
A	*60,000*	*5.30*	*14,000*	*4.4*	*302,000*	*95.6*	*318,000*	*3,250*	*27*
B	22,650	5.30	18,007	15	102,038	85	120,045	1,074	9
C	13,600	5.30	10,812	15	61,268	85	72,080	645	5
D	49,223	5.30	13,044	5	221,750	95	260,882	2,334	19
E	56,000	5.30	14,840	5	*281,960*	*95*	296,800	2,968	24
F	75,476	2.50	9,435	5	*179,256*	*95*	188,690	1,887	16
Total	**276,949**		**80,137**		**1,148,271**		**1,256,497**	**12,158**	

Notes:

These scenarios include the following assumptions:

- *5% of the total floorspace as non-residential for mixed use - residential sites*
- *15% of the total floor space as non-residential for town centre sites*
- *30% of the total floor space for mixed-use entertainment sites*
- *90-95m² of residential floor space per dwelling*
- *Non-residential uses at Level 1 due to flooding*
- *Site area excludes RE1 land*
- *Assumes parcel of land to the north of Development Site D will be RE1 land*

FIGURE 3: SCENARIO 2 (12,000 DWELLING TARGET)



4 CONCLUSION

In order to achieve between 10,000 - 12,000 new dwellings as projected by the Department of Planning + Environment, it would be expected that densities would need to be in the range of 1.5:1 to 5:1. Higher densities should be located within 400m of Camellia Station within a 5 minute walk from the Station, reducing within 800m or a 10 minute walk from the Station.

At 181 James Ruse Drive, which is located within 300-800m from Camellia Station, the proposed density of 5.30:1 is consistent with these principles is required in order to achieve the required number of new dwellings in the Camellia Precinct. The planning proposal restricts building heights along the foreshore that are more than 800m from the Station, which encourages density to be located towards the Station. It also acknowledges the significant de-contamination that is required on this site - the former James Hardie Site.

Connectivity and Sustainability

Indicative development scenario - for discussion purposes only

Redevelopment of the Camellia Precinct is to foster a new connected and sustainable community through:

- creating a **productive, sustainable and liveable place**;
- facilitating **high density transit oriented development** to create an active, safe and vibrant town centre with building heights identifying gateways and key destinations in the precinct;
- **revitalising Grand Avenue** to function as the main transit boulevard, connecting employment and industrial sub-precincts to the new town centre and the waterfront;
- locating **new homes near jobs and services** with improved access, so that getting around on foot, bike and public transport will be realistic and viable modes of travel;
- creating a network of **high quality, flexible and diverse public spaces** that will be the focus of activity, encourage social interaction, and make the area an attractive place to live and work;
- enhancing **public access** and public ownership of the **Parramatta River foreshore**;
- facilitating the **remediation** of contaminated land within the precinct;
- protecting the **ecological values** of the Parramatta and Duck River foreshores;
- identifying opportunities to expand the existing **recycled water** network; and
- developing **innovative** measures to reduce waste and water consumption, and to improve energy efficiency.

5.2 Land Use

Redevelopment of the precinct will be focused around a new town centre located within the mixed use sub-precinct with primary access to future public transport, Grand Avenue and James Ruse Drive. New homes, jobs, shops, cafes, restaurants, entertainment and local services will be located close to transport connections in an attractive place for people to live, work and visit. The new community of Camellia, and surrounding areas, will enjoy enhanced public access to Parramatta River through new waterfront parks and a riverfront promenade connecting Camellia to Parramatta CBD and Sydney Olympic Park.

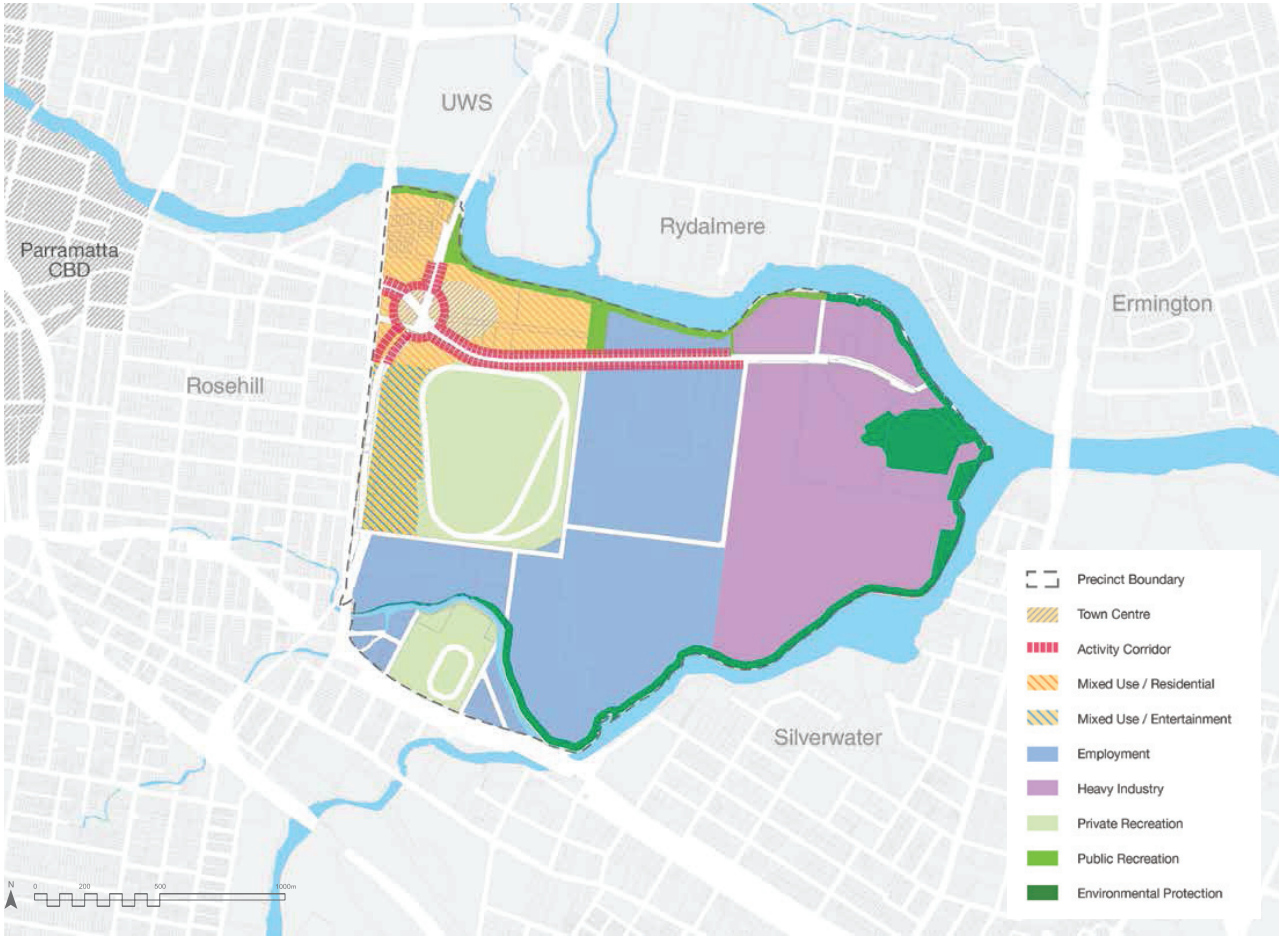
A revitalised Grand Avenue will act as a catalyst for a new business activity corridor capitalising on improved public transport and the amenity associated with the new town centre and connecting to the waterfront. These businesses, which will provide a buffer between residential and industrial uses, could act as a hub for research, innovation and emerging technologies to support other industries in the precinct. There is also the opportunity for potential links to the University of Western Sydney.

Significant areas of employment generating land uses are to be retained across the precinct creating opportunities to further develop Camellia as an 'Innovation Precinct' and to build on the precinct's strategic location for freight distribution. Heavy industry is to be retained in the eastern part of the precinct, with the remainder to be transformed into an employment zone where job density will increase.

Entertainment uses will be accessible from James Ruse Drive and the town centre and integrated with public transport and the activity corridor along Grand Avenue.

The Parramatta River waterfront will be gradually transformed to create a linear park and contribute to the open space network both within the precinct and to the broader area.

The type of development envisaged for each of the proposed uses is outlined on the following pages.



Land Use

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