

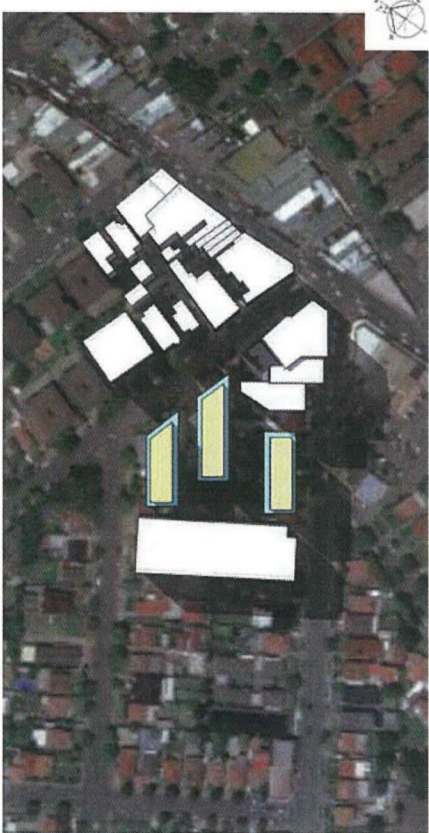
Recommended building use and scale	
<i>Lower buildings to the North to reflect the surrounding low / medium density residential area.</i>	The northern part of the amalgamated subject site 3 has a natural fall towards the westerly direction, noting Abercorn Street frontage is noticeably lower than the frontage along Stoney Creek Road. Adjacent to the west of site 3 is the Bexley RSL and Community club and towards the north is an existing park. Adjacent properties to the eastern part of the site are comprised of 3 level strata walk-up apartments, dwellings and a motel adjoining a right of way. There is an opportunity for buildings to remain at maximum height at the northern part of site 3 as it does not cause overshadowing issues on neighbouring low/medium density residential areas. The sun shadow diagrams below indicate that the shadows cast during the winter solstice is towards a southerly direction rather than towards the north where the low/medium density residential areas are. The northern portion of the site is equally capable of height and density proposed without having any detrimental impact and therefore should remain at proposed maximum height of 19m and FSR of 2.5:1.  Figure 18A: Solar Access 9am for proposed precinct building envelope.



Figure 19A: Solar Access 12pm for proposed precinct building envelope.



Figure 20A: Solar Access 3pm for proposed precinct building envelope

This concept is noted and forms part of the urban design strategy.

Higher buildings along Stoney Creek Road to reflect the wide/busy road character and the future built form character of Council's public carpark across the road.

<i>Council's DCP minimum site frontage requirements (i.e. 24m for RFB and 18m for mixed use) should be able to ensure a good development outcome based on the existing lots size and ownership patterns.</i>	Noted. The RFB provisions have been used as the basis for siting buildings. The building separation and setback dimensions recommended by SEPP 65 - Apartment Design Guide (SEPP 65 - ADG) and RDCP 2011 have been used as site provisions to model the built form study. The proposed zoning would actually ensure that the provision could be achieved, albeit based on road frontages and not necessarily single frontage particularly in terms of potential lot size and ownership.
<i>Both Council's DCP and Apartment Design Guide are sufficient to govern the future built form of the site. However, the future mixed-use building on Site 2 should be moved closer to the Southern boundary to leave sufficient separation for the future development on Site 3.</i>	This concept is noted and the mixed use building on site 2 is sited as far south as possible within the permissible parameters of SEPP 65- ADG and RDCP 2011. The built form study has taken site setbacks and building separation into consideration so that good amenity is preserved.
<i>Active frontage should remain as it is to provide flexibility to Site 2.</i>	Active frontage will be provided to site 2 along Kingsland Road South through the proposed B4 zoning. It is anticipated that the active frontage retail strip will be very small scale businesses like a convenience store, newsagency or laundromat that primarily services the mixed use development. It is shown as the turquoise green line in the diagram below. 
<i>Based on the above principles and building envelope testing, Table 1 provides recommendations of the desirable planning outcomes.</i>	Taking into account Council's comments the Urban Design Strategy and planning Proposal have been renewed and the following outcomes are requested. Note the change to include 6 Stoney Creek Road into Site 1 and 2 is further clarified in response to

- Site 1 (2-4 Stoney Creek Road, Bexley) - Site 2 (1,3 & 5 Kingsland Road South)				next comment below.			
- Site 1 (2-4 Stoney Creek Road, Bexley) - Site 2 (1,3 & 5 Kingsland Road South) 6 Stoney Creek Road							
LEP	Existing	Applicant	Recommended	LEP	Existing	Proposed by Applicant	
Zone	R2	B4	B4	Zone	R2	B4	
Height	8.5	19	16 (+3.0m incentive)	Height	8.5	19	
FSR	0.5:1	2.5:1	2:1 (+0.5 incentive)	FSR	0.5:1	16 (+3.0m incentive)	
						2.5:1	
						2:1 (+0.5 incentive)	
Site 3 (8, 8A, 10, 12, 14, 16 & 18 Stoney Creek Road) See below for 6 Stoney Creek Road*				Site 3 (8, 8A, 10, 12, 14, 16 & 18 Stoney Creek Road)			
LEP	Existing	Applicant	Recommended	LEP	Existing	Proposed by Applicant	
Zone	R2	B4	R4	Zone	R2	R4	
Height	8.5	19	19	Height	8.5	19	
FSR	0.5:1	2.5:1	2:1	FSR	0.5:1	16 (+3.0m incentive)	
						2.5:1	
						2:1 (+0.5 incentive)	
Site 3A (1 & 3 Abercorn Street and 7,9 & 11 Kingsland Road South)				Site 3A (1 & 3 Abercorn Street and 7,9 & 11 Kingsland Road South)			
LEP	Existing	Applicant	Recommended	LEP	Existing	Proposed by Applicant	
				Zone	R2	R4	

Zone Height FSR	R2 8.5 0.5:1	B4 19 2.5:1	R4 16 1.5:1	Height 8.5 19 FSR 0.5:1 2.5:1 2:1 (+0.5 incentive)
Potential isolated site – 6 Stoney Creek Road (Lot 3, DP 1878) This lot might be isolated if the remainder of the site was to be zoned R4 High Density Residential. This site is currently zoned B4 Mixed Use. It has the site area (646sqm) to obtain the incentive bonus in the LEP, however, it only has a 14m frontage (DCP currently requires a minimum frontage of 18m for a mixed use building). It is the most Western lot in the B4 Mixed Use zone, which means without amalgamation with the adjacent site to obtain the minimum site frontage, the development potential for this site is limited. Options: 1. Rezone 8 Stoney Creek Road (Lot B, DP 366190) to B4 and become part of the incentive area to obtain a combined frontage of 22.7m (18m in the DCP) for mixed use housing typology. 2. Encourage the applicant to acquire 6 Stoney Creek Road, which gives the existing hotel site a more regular, improved geometry block to redevelop and achieve better design outcomes.				
It is preferred that 6 Stoney Creek Road remain a B4 Mixed Use zone as it has the potential to be amalgamated to adjoining B4 land to the east. It also ensures the proposed R4 zoned land on Stoney Creek Road can achieve the minimum residential flat building frontage of 24m.				
Other considerations: Provide clearer shadow diagrams (Refer to page 31 and 32 of the Urban Design Strategy). Replace with white cadastre or lighten the aerial photos to be able to see the shadows projections. Provide 3D perspectives of the proposed massing on a street level. In particular, • A view from Kingsland Road South to the proposed building envelopes.				
This point is noted and shadow diagrams have been updated to provide clearer images.				
Changes and more detail have been added to existing modelling. However, it is proposed that this additional indicative building envelope study can be provided once				

• A view to take from the intersection of Abercorn Street and Kingsland Road South looking down to Abercorn Street, including existing housing on R2 Low Density Residential zoned land, and the proposed building envelope. • A view to take from the intersection of Kingsland Road and Forest Road looking north to the proposed building envelope.	Council's support for the general rezoning, height and FSR changes has been confirmed. Noting the building footprints is only indicative of potential development. It is relevant to request this detailed design at DA stages.
All 3D diagrams (plan and street views) need to reflect the actual level changes.	Noted and updated on model and plans provided.
Provide elevation diagrams of all the site frontages including some of the adjoining development (e.g. the Bexley RSL and houses on land zoned R2 Low Density Residential). The elevations need to reflect the actual level changes.	Additional indicative building elevation study can be provided once Council's support for the general rezoning, height and FSR changes has been confirmed. Noting the building footprints is only indicative of potential development. It is relevant to request this detailed design at DA stages.



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