



Figure 20: Solar Access 3pm for existing built form



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

5.5.2 Sun shadow diagrams for 21 December

The sun shadow diagrams **Figure 21** – **Figure 23A** compares the solar access of the existing conditions and the proposed precinct building envelope during the summer solstice. The shadow diagrams demonstrate that overshadowing is less of an issue during the summer solstice as the sun is more direct. Overshadowing mainly occurs during 9 am and 3pm and the shadows are cast in the western part of the proposed precinct building envelopes. The effects of overshadowing can be further minimised with careful orientation of habitable spaces within the proposed new buildings. *SEPP 65 Apartment Design Guide* principles will be applied to the proposed new buildings to achieve a balance between appropriate solar access and privacy.

It is concluded that the proposed built form has negligible overshadowing on neighbouring properties during the summer solstice. The shadows are cast along Kingsland Road South and the open space between the proposed new buildings. The shadows cast throughout the day are short shadows as opposed to longer shadows during the winter solstice. As a result, there is minimal overshadowing impact on neighbouring properties.



Figure 21: Solar Access 9am for existing built form



Figure 21A: Solar Access 9am for proposed precinct building envelope.



Figure 22: Solar Access 12pm for existing built form



Figure 22A: Solar Access 12pm for proposed precinct building envelope.



Figure 23: Solar Access 3pm for existing built form



Figure 23A: Solar Access 3pm for proposed precinct building envelope.

6. Conclusion

This urban design strategy in conjunction with the planning proposal supports and encourages the revised planning controls for greater height, density and change of zone on the subject sites. The Bexley Town Centre is a continually expanding hub for commercial and residential functions which must be enhanced in order to accommodate for the growing population of the area. The rezoning of the subject sites to allowing an increase in maximum height to 19m and a FSR of 2.5:1 would make a valuable contribution to the housing opportunities and diversity in support of the ever growing freight and transport network stemming from Sydney Airport and Botany Bay.

The proposed rezoning of the sites has a strategic planning and urban design merit in terms of satisfying both the local and State government strategic framework, which advocates enhanced densities in LGAs undergoing rapid population growth. The proposed amendments to the zoning will:

- support and complement the Bexley Town Centre's economic functions without challenging or detracting from it;
- assist Rockdale City Council in achieving housing density targets by contributing to the availability of land that is commensurate with the existing centres;
- create a vibrant and dynamic mixed use precinct with a high degree of access and walkability;
- identify and amalgamate sites in ideal locations for potential future development that are currently underutilised;
- strengthen local amenity by providing an increase in critical mass to support existing and future local businesses.

Local Councils in unison with the NSW State government seek to identify suitable locations for the development of housing and employment as outlined by the Plan for Growing Sydney. The subject sites are at an integral location within the Bexley Town Centre to provide for such visions with the proposed land use, height and FSR amendments directly aiding in achieving this goal. Through these amendments they will strengthen the economic vitality of the existing Bexley Town Centre as well as allowing for the increase in residential availability and diversity within an already well-connected area of high amenity.

In terms of the Rockdale Local Environmental Plan 2011, it:

- proposes logical and rational amendments to the LEP zoning, maximum height and FSR development standards that are responsive and appropriate to the local context; and

- proposes the amalgamation of fragmented sites in the local area and utilises Council's development incentives of height and FSR bonus.

With regards to the location and context of the site, it proposes precinct building envelopes that:

- promotes a consistent approach to the local context with a scale that responds to the projected population growth of the local area; and
- responds to the need to maximise the development potential of the area to achieve zone objectives.

The urban design strategy and amendments to land use, height and FSR mapping for the subject sites to allow for expansion of business and residential uses, as well as the consistent application of building bulk within the Bexley Town Centre, is in direct aligned with the visions outlined within the *Rockdale City Urban Strategy 2010*. In particular, the proposed amendments are aimed at supporting the revitalisation and activation of the Bexley Town Centre to allow for greater diversity and to build on the existing economic strengths of the centre, being motel type accommodation, that currently service the visitation and accommodation market. The proposed amendments will assist Rockdale Council to deliver their intended vision of diversifying and enhancing the Bexley Town Centre as a vibrant interconnected community destination.



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