



Figure 12 -Southern view of existing built form

Key for built form diagram

Existing built form height



Figure 13 - Western view of existing built form

Key for built form diagram

Existing built form height

These models of existing built form potential demonstrate the vast amount of residual land available for the development. The proposed sites and development are conveniently book ended by the higher density B4 land on the western side of Kingsland Rd with the bulk and scale being drawn from the existing Bexley RSL.

5.4 Proposed Precinct Building Envelope

The main built form principles applied to the proposed development precinct are as follows:

- Amalgamation of fragmented land parcels to achieve cohesive land use, FSR and building heights that are responsive to the local context;
- Investigate the development incentives of bonus FSR and building height that is permissible for higher density built form;
- Propose a maximised built form potential near Bexley Town Centre to complement the anticipated growth of the town centre precinct;
- Achieve built form and amenity that reflect the preferred standards set by *SEPP 65 Apartment Design Guide*;
- Integrate appropriate setbacks, articulation and distribution of bulk to provide solar access and public spaces in between building blocks; and
- Provision of efficient links and circulation between the proposed development precinct and Bexley Town Centre to improve permeability and public domain.

The potential maximum height of the proposed development precinct and its surroundings is tested in the proposed precinct building envelope diagrams. This analysis illustrates the capacity of the area to be built up to 5 or 6 storeys in accordance to RLEP 2011 height controls. The proposed potential new development on the subject sites is represented by the yellow and blue buildings, and the existing development is represented by the white and grey buildings.

The built form analysis demonstrates that the existing development when maximised to its permissible building heights results in buildings that are 5 storeys high. The diagrams show the existing building storeys in dark grey and the permissible maximum storeys in white. The proposed new development on the subject sites seeks site amalgamation to gain development incentives of 19m in height and 2.5:1 FSR. It is represented in the diagram by buildings with blue podium ground and first levels, and yellow upper levels. The analysis indicates that the built form, when maximised to amalgamation controls, yields a building that is 5 to 6 storeys in height. The proposed

new development on the subject sites, at its maximised built form potential, is only 1 storey higher than the maximised permissible height of the existing development in the area. There is potential for the area to increase in density without having adverse impacts on the existing built form context.



Figure 14 -Northern view of Bexley Town Centre built to existing maximum height, FSR, and preferred development outcome for subject site.

Key for built form diagram

- Existing built form height
- Proposed built form height of existing development, in accordance to maximum permissible height in RLEP 2011
- Proposed podium height in potential new development
- Proposed upper storey height in potential new development



Figure 15 - Eastern view of Bexley Town Centre built to existing maximum height and FSR, and preferred development outcome for subject site.

Key for built form diagram

- Existing built form height
- Proposed built form height of existing development, in accordance to maximum permissible height in RLEP 2011
- Proposed podium height in potential new development
- Proposed upper storey height in potential new development



Figure 16 - Southern view of Bexley Town Centre built to existing maximum height and FSR, and preferred development outcome for subject site.

Key for built form diagram

- Existing built form height
- Proposed built form height of existing development, in accordance to maximum permissible height in RLEP 2011
- Proposed podium height in potential new development
- Proposed upper storey height in potential new development

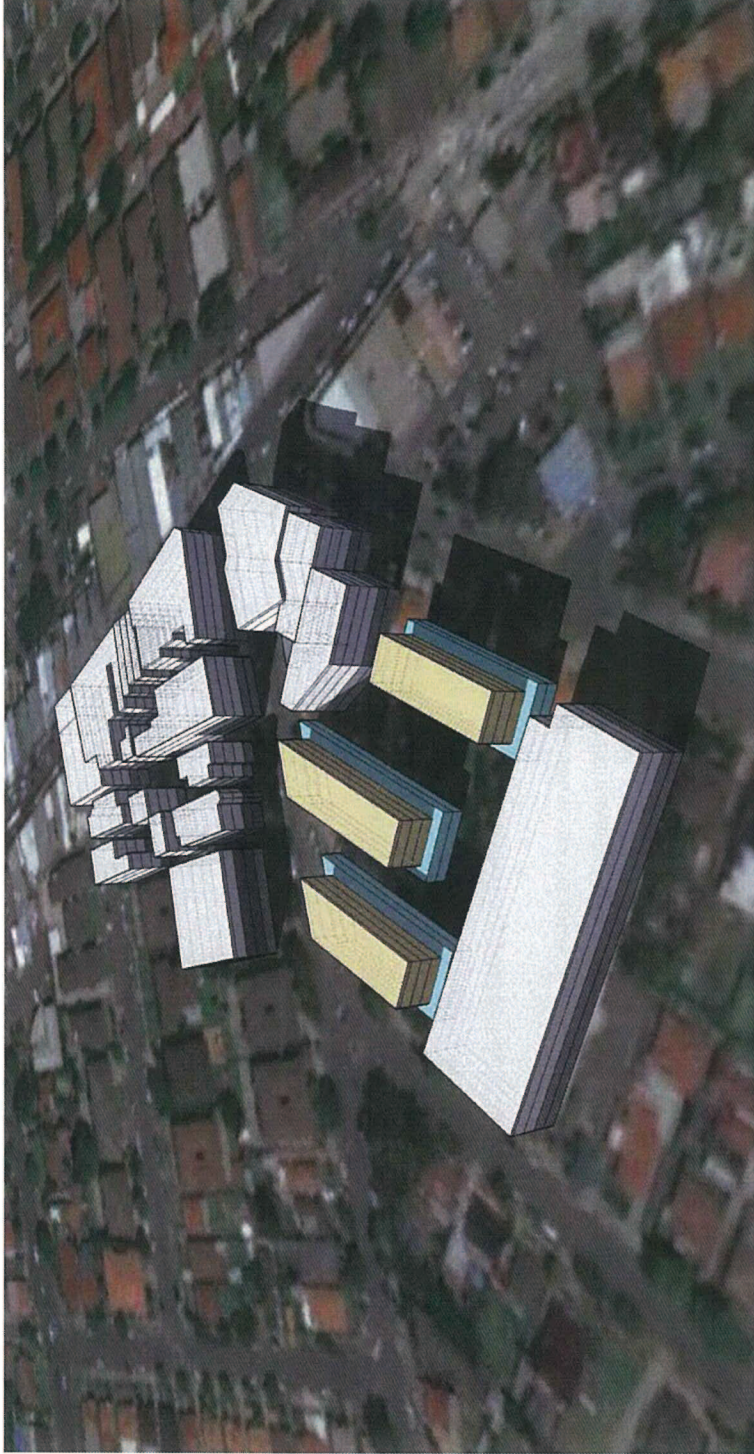


Figure 17 - Western view of Bexley Town Centre built to existing maximum height and FSR, and preferred development outcome for subject site.

Key for built form diagram

- Existing built form height
- Proposed built form height of existing development, in accordance to maximum permissible height in RLEP 2011
- Proposed podium height in potential new development
- Proposed upper storey height in potential new development

The above images demonstrate the built form of the Bexley Town Centre under current planning controls. It includes concepts on the subject site that are consistent with a height of 19m and FSR of 2.5:1. This illustrates the consistency of the nature of development that could be achieved with the PP.

5.5 Solar Access

5.5.1 Sun shadow diagrams for 21 June

The sun shadow diagrams **Figure 18 – Figure 20A** compares the solar access of the existing conditions and the proposed precinct building envelopes during the winter solstice. The appropriateness of the building height and FSR being requested has been tested in terms of environmental impact, in particular consideration of solar access. The shadow diagrams indicate that overshadowing from the proposed precinct building envelopes occur on Forest Road, Stoney Creek Road and the open space between the proposed new buildings. This mainly occurs during the morning hours of 9am and the evening hours from 3pm onwards. During midday, the area between the proposed precinct building envelopes is able to receive solar access when the sun is overhead.

The area between the buildings is designated for potential laneways and urban courtyards to achieve a balance between building bulk and open space. The proposed new buildings are also tested with appropriate setbacks, building separation and upper storey offsets to minimise the effects of overshadowing. It is concluded that the proposed building envelopes will cast shadows in a southerly direction onto Stoney Creek Road, as opposed to the residential area to the north. As a result it has minimal overshadowing impact on neighbouring properties.



Figure 18: Solar Access 9am for existing built form

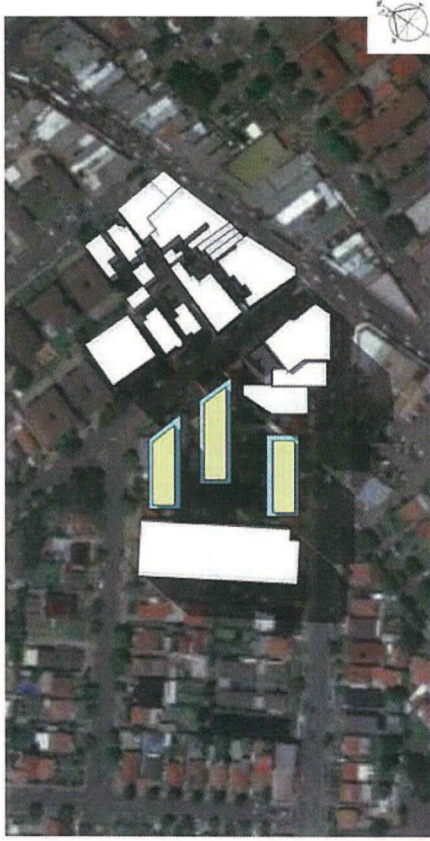


Figure 18A: Solar Access 9am for proposed precinct building envelope.



Figure 19: Solar Access 12pm for existing built form

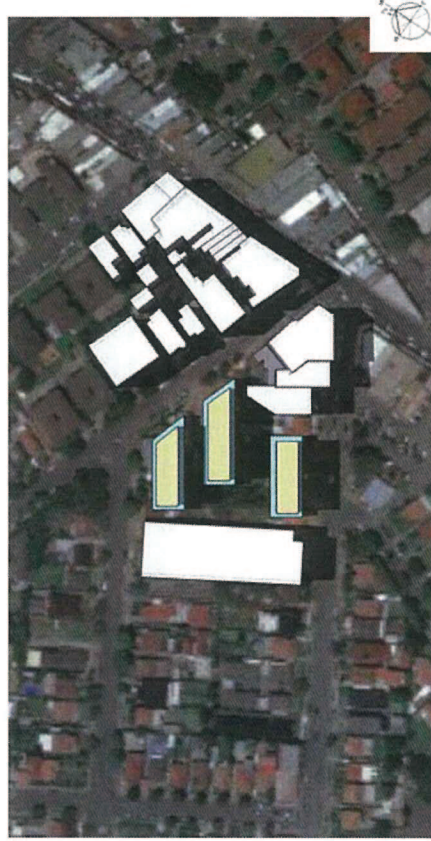


Figure 19A: Solar Access 12pm for proposed precinct building envelope.