

Figure 6 - Opportunity to achieve appropriate height of buildings.

Potential to increase building height for land sloping down in Westerly direction on Stoney Creek Road and Northerly direction on Kingsland Road South. Potential to consider amalgamation of sites to achieve development incentives of greater HOB.

The increase of building heights reflects adjoining heights permissibility of Forest Inn Hotel and Bexley RSL building. There is potential for additional height without adverse impact to amenity.

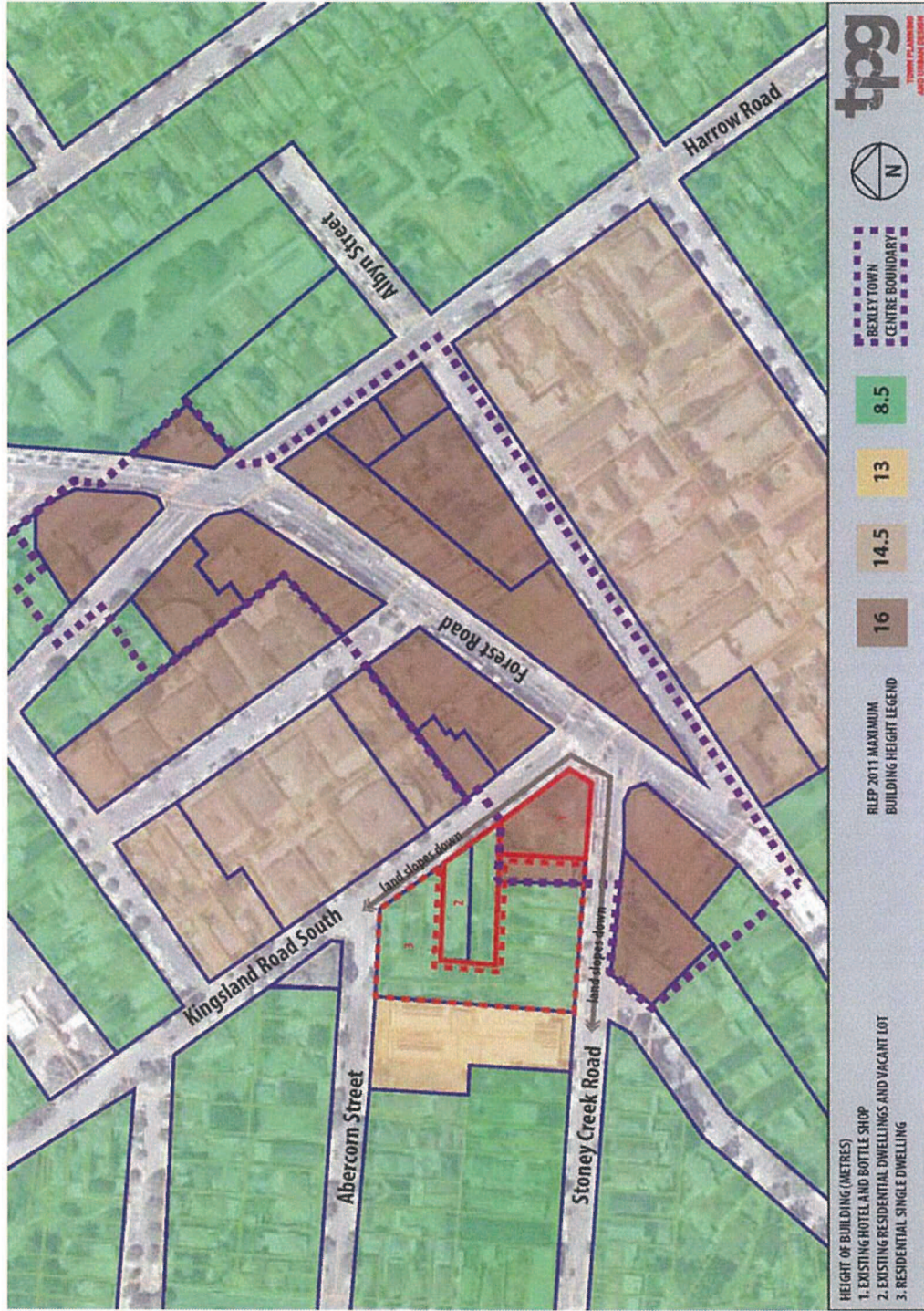


Figure 7 - Opportunity to achieve appropriate Floor Space Ratio (FSR)

Site 2 and site 3 have potential for greater height and therefore FSR, commensurate with this height.

Opportunity for amalgamation of sites to achieve development incentives of greater FSR. FSR is consistent with immediately adjoining land i.e. Forest Inn Hotel and Bexley RSL.

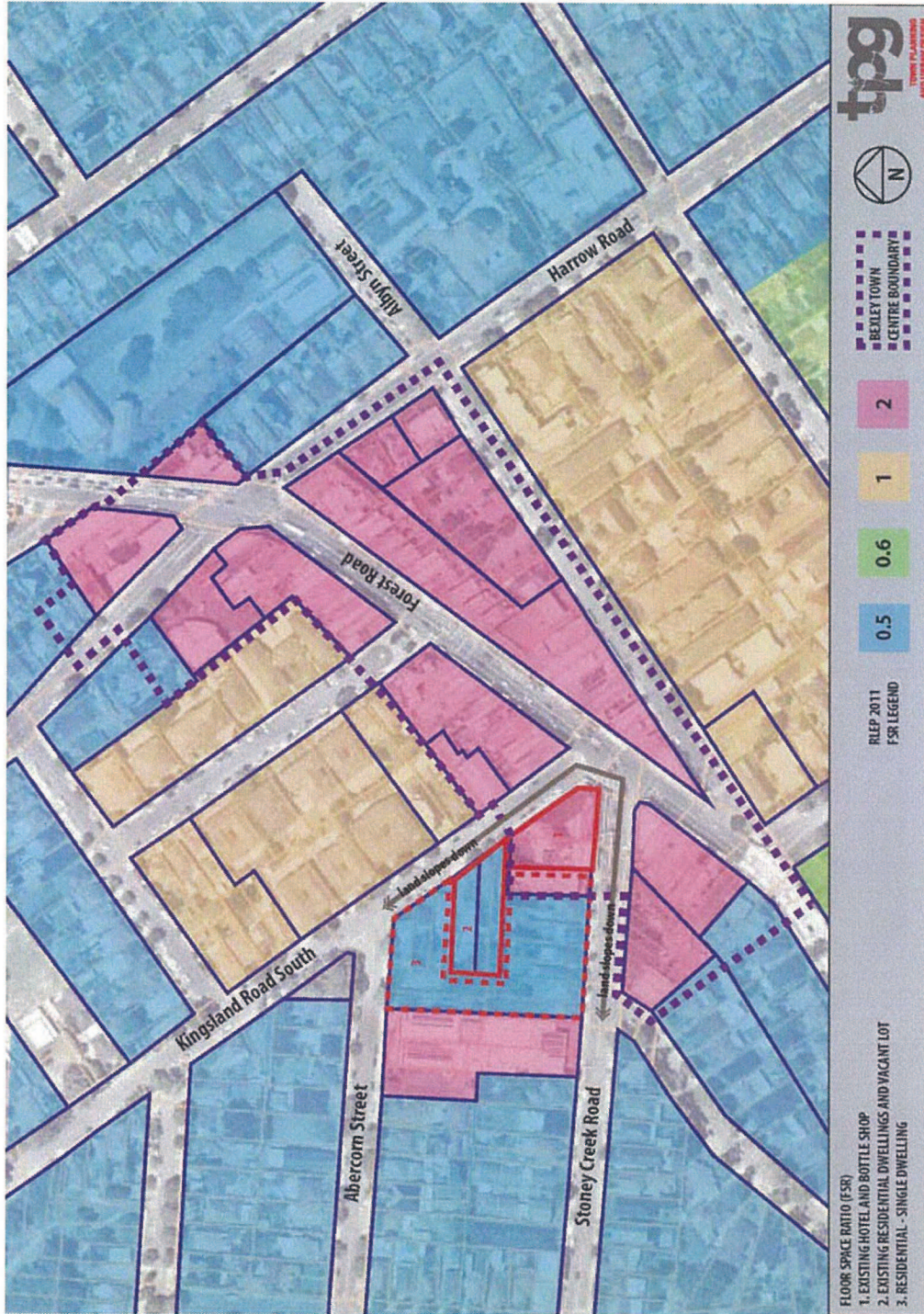


Figure 8 -Opportunity to provide more connectivity in the area

Potential to offer a finer grain, more interconnected pedestrian experience and provide vehicle access away from major roads through the provision of new accessways and pedestrian linkages.

Design for greater permeability between subject sites north of Forest Road and proposed Bexley Town Centre south of Forest Road. This linkage, represented by the burgundy arrow that intersects with CR2 minor crossing, is considered essential for the proposed activation of Bexley Town Centre core located adjacent to the Albyn Street car park.

The proposed links indicated near site 1, 2 and 3 are planned in accordance to the likely amalgamation of the individual allotments into bigger lots. The linkages can be achieved as detailed design during DA stages.

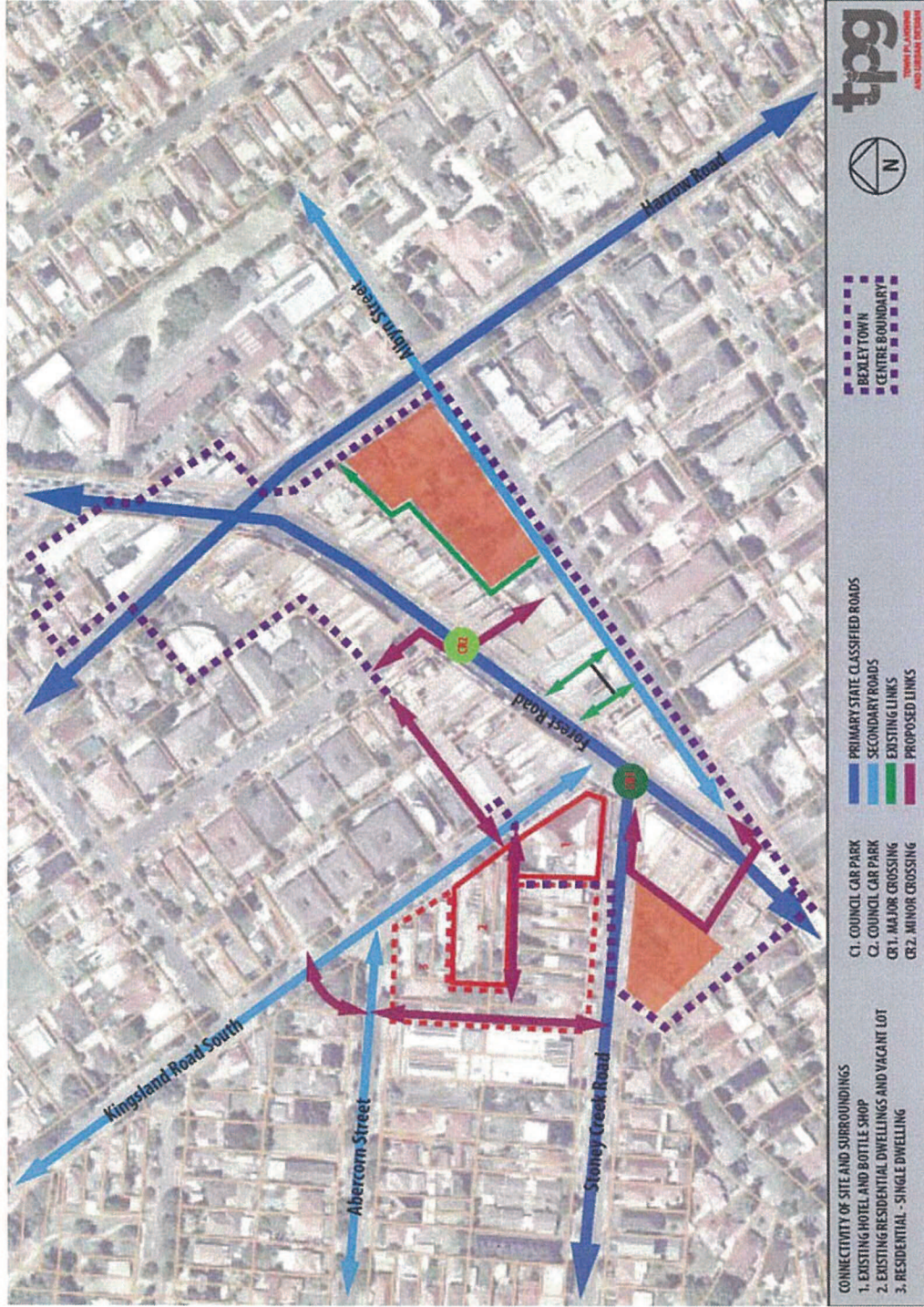
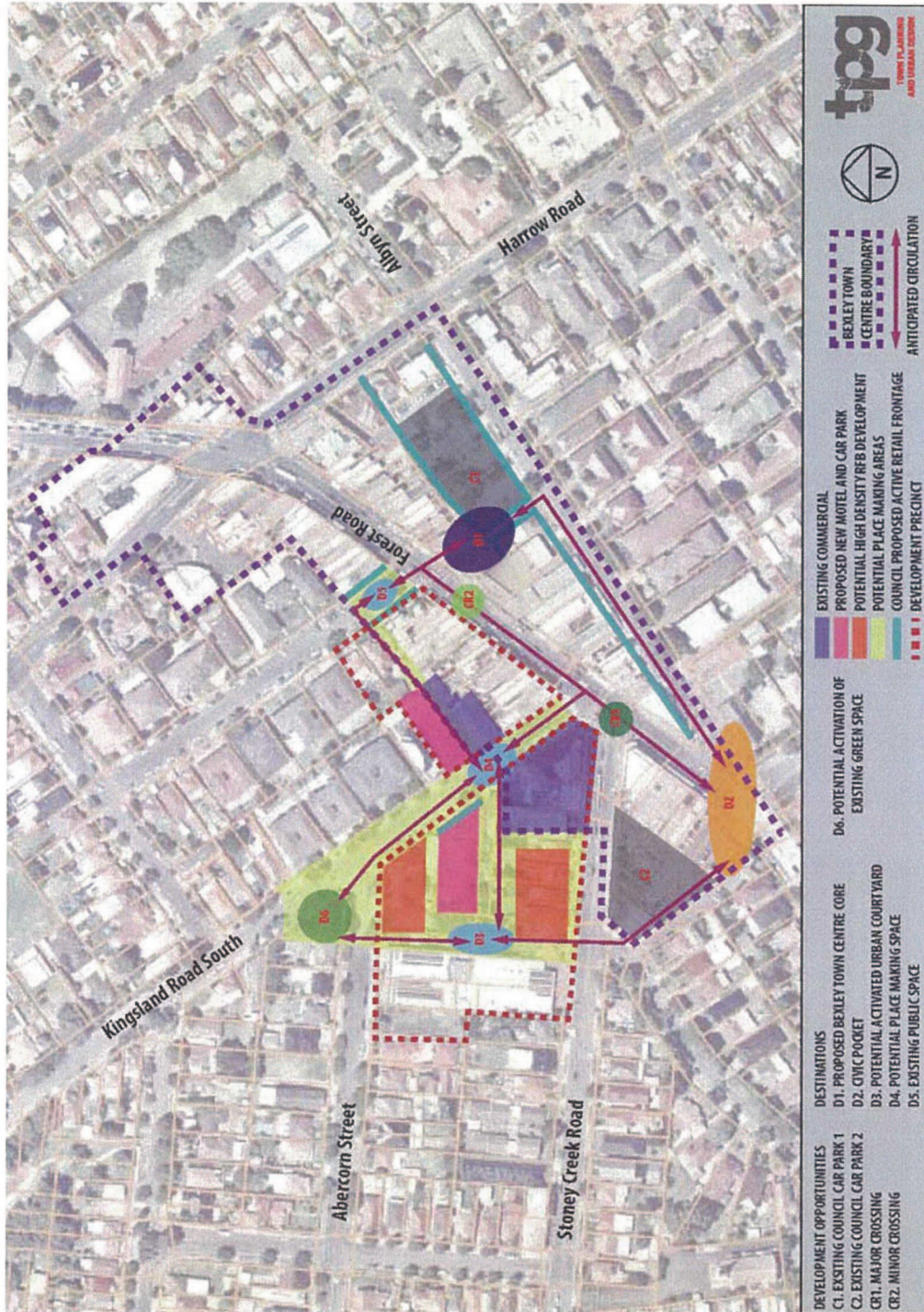


Figure 9 - Opportunity to enhance and add character to the local area

Potential to create new place making opportunities that are interconnected with existing destinations through the activation public spaces, retail frontages, new links and accessway development.

All potential urban design strategies in the public domain are to complement, not compete with Council's vision for Bexley Town Centre. Existing open spaces are revitalised and potential place making spaces are intended to be discreet laneway developments with minimal street presence.

Insight into the strategic thinking of the potential built form outcomes that the change in zoning, height and FSR may encourage.



Summary of Development Principles

The following development principles respond to the current conditions of the subject sites and their context. They provide a rational approach to the growth of the Bexley Town Centre supporting expansion of the town centre and providing the critical mass to support existing and future businesses within the centre. These principles are consistent with State and local government strategic planning objectives and will work towards enhancing the economic viability, vibrancy and place making qualities of the Bexley Town Centre.

- Amend planning controls on the subject sites to:
 - enable the expansion of possible land uses including motels to support and enhance an existing economic strength within the Bexley Town Centre that takes full advantage of the sites' proximity to Sydney Airport; and
 - Provide higher density residential land uses in the Bexley Town Centre to increase the critical mass that will support local business and enhance its vibrancy and economic strength.
- Maximise built form potential by encouraging the amalgamation of land parcels and the increase of building height and FSR to achieve a consistent approach to height and density between the existing and proposed expanded areas of the town centre;
- Enhance the place making qualities of the town centre and provide more connectivity and permeability within the proposed development precinct and Bexley Town Centre; and
- Build upon the existing scale and character of the Bexley Town Centre to increase scale in a location that is comprised of remnant low density housing, commensurate with the existing permissible scale of the centre.

5.2 Proposed Development Strategy

Building height and density for the subject site has been considered based on precinct context. With the focus of developing Bexley Town Centre into a hub, the proposed development that encompasses the subject sites serve to complement Bexley Town Centre instead of detracting from it. The proposed development strategies can be summarised as follows:

- Rezone subject sites to a land use zones B4 Mixed Use and R4 High Density Residential to allow for higher residential density and land use diversity. Land parcels that have the potential to accommodate high density shop top housing are indentified to respond to the LGA's population growth.
- Amalgamate fragmented sites, in accordance to Council's recommendations, to achieve development incentives of increased FSR and maximum building height. Built form studies included in **Section 5.3** of this report demonstrate the maximised built form envelope and its impact to its surrounding area.
- Provide linkages that will connect the fragmented land uses within the subject sites and around Bexley Town Centre. A primary link that connects Bexley Town Centre to the surrounding areas north of Forest Road is of priority and needs to be tested. The option for development to be accessible through secondary frontages is also proposed to disperse traffic from main circulatory paths and links.
- Identify destination points around the proposed development precinct and provide linkages to enhance permeability and circulation. Potential areas for activation and place making are vital in the contribution of net community benefit. The provision of public places that will appeal to the general public can include the activation of urban courtyards, laneway developments and green spaces.

5.3 Existing Building Envelope

The built form of the proposed development precinct and the surrounding lots indicate that permissible development controls have not taken advantage of its full development potential. As a result, the area is predominantly comprised of single and double story buildings. It is noted the buildings in the area have the potential to achieve envelopes that are of 5 to 6 storeys in height, under current RLEP 2011 controls, as demonstrated in the built form schematics below.



Figure 10 - Northern view of existing built form

Key for built form diagram

Existing built form height



Figure 11 - Eastern view of existing built form

Key for built form diagram

Existing built form height