

APPENDIX D - Urban Design Strategy



Urban Design Strategy

Land Use Rezoning, Floor Space Ratio and Height of Buildings Amendment

Kingsland Road South, Bexley
August 2016

DOCUMENT REVIEW SHEET

CLIENT: Angelo Elliot

TITLE: Urban Design Strategy- Land use rezoning, Floor Space Ratio and Height of Buildings Amendment

DOCUMENT REFERENCE NO: 215.164 Kingsland Rd Bexley - planning advice\4 Documents\Final

PROJECT MANAGER: Helen Deegan

FILE NO: 215.164

Document Details

Preparation & Self Check

Independent Review By:

Corrective Action

Sent To/ Date:

Approved by:

Draft	Name:	Lin Hwong	Sonny Embleton	Helen Deegan	Angelo Elliot
	Date:	22/04/16	01/06/16	22/04/16	22/03/16
Final Draft	Name:	Finnian Malmberg	Helen Deegan	Helen Deegan	Council for review
Council for comment	Date:	22/06/16	22/06/16	23/06/16	24/06/2016
Final	Name:	Lin Hwong	Helen Deegan	Helen Deegan	Rockdale City Council
Submission to Council	Date:	12/08/2016	12/08/2016	12/08/2016	12/08/2016
Final Amendment	Name:	Lin Hwong	Helen Deegan	Helen Deegan	Rockdale City Council
DPE Gateway Determination	Date:	16/12/2016	19/12/2016	19/12/2016	19/12/2016
Final Amendment	Name:	Lin Hwong	Sonny Embleton	Helen Deegan	Bayside Council
DPE Gateway Determination	Date:	21/12/2016	16/01/2017	16/01/2017	17/01/2017

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Executive Summary

This document has been developed in support of the planning proposal (PP) prepared by TPG Town Planning and Urban Design (TPG) for the following land parcels on Kingsland Road South, Bexley:

Table 1: Property details

Site Number	Site Address	Existing Buildings	Existing Land Use Zones	Existing Building Height	Existing FSR
Site 1	467 Forest Road, Bexley	Forest Inn Hotel	B4 – Mixed use	16m	2:1
Site 2	1 Kingsland Road, Bexley 3 Kingsland Road, Bexley 5 Kingsland Road, Bexley	Single storey dwelling Single storey dwelling Vacant lot	R2 – Low Residential	8.5m	0.5:1
Site 3	1 and 3 Abercorn Street 7, 9 and 11 Kingsland Road South 6, 8, 8A, 10, 12, 14, 16 and 18 Stoney Creek Road, Bexley	Single storey dwelling Single storey dwelling Single storey dwelling	R2 – Low Residential	8.5m	0.5:1

This document demonstrates in terms of urban design, place making and from an amenity impact perspective an amendment to the Rockdale City Council Local Environmental Plan (RLEP) 2011 in its land use zoning, FSR and maximum height of buildings is appropriate for the subject sites and has planning merit. Architectural and urban design investigations have been undertaken in the preparation of this urban design strategy for the subject sites.

1. Introduction and Background

1.1 Purpose of Report

This Urban Design Strategy document has been prepared by TPG Town Planning and Urban Design (TPG) on behalf of our client Angelo Elliot. Angelo currently owns and operates the existing Forest Inn hotel, an adjacent motel facility and several parcels of land including 1, 3 and 5 Kingsland Road South within the subject site. He has a strong desire to provide additional motel uses within the precinct, and seeks to encourage redevelopment to support revitalisation of this part of the Bexley Town Centre.

This document forms part of a Planning Proposal (PP) application for the rezoning of a precinct bounded by Kingsland Road South, Abercorn Street and Stoney Creek Road., Bexley. The subject sites have been considered within a proposed development precinct that complements Rockdale City Council's vision for the activation and renewal of the Bexley Town Centre.

The rezoning proposes to include various changes to zoning, height and FSR for the subject site. This involves increasing height and floor space ratio (FSR) to allow for consistent application of height and FSR to a scale already permitted within the existing Bexley Town Centre.

The purpose of the PP is to facilitate infill development in a location currently underutilised and to also benefit the Bexley Town Centre by allowing it to take further economic advantage of its location in close proximity to the Sydney Airport. In achieving this, the proposed PP will contribute to the ongoing revitalisation and renewal of the Bexley Town Centre by enabling higher density mixed use and residential development that will support the existing town centre.

This report aims to identify opportunities and impacts associated with the proposed land use rezoning and increase in height and FSR. Development standards from state to local level have been considered to deliver a set of urban design strategies that serve to enable the optimised and sustainable delivery of new suitable development within the precinct.

1.2 Drivers for Change

A Plan for Growing Sydney seeks to make Sydney a more connected and sustainable city through infrastructure, housing, community facilities and services. According to the Department of Planning and Environment's population study, *State and Local Government Area Population Projections: 2014 Final*, it is anticipated that Sydney's population will grow by 1.6 million people in the next 20 years. Sydney is

currently encountering challenges to provide housing, infrastructure and services to respond to the population growth. It is imperative for all stakeholders, with a vested interest in the city, to promote strategies that will improve the amenity, accessibility and sustainability of all communities.

The NSW Government has a vision for Sydney to be a strong global city and a great place to live through the following goals:

- Better accessibility for Sydney's residents to move between homes, jobs and the centres for retail, services and open spaces;
- Improving the variety of housing available to suit the changing demographics of Sydney;
- Delivery of new infrastructure that supports community growth and the strengthening of the economy; and
- Preserve Sydney's highly prized environment comprised of harbours, coasts, mountains, parks and open spaces.

This Urban Design Strategy resonates with Goal 1 of *A Plan for Growing Sydney* in identifying the potential for Sydney to become a competitive economy, equipped with world class services and transport. The aim of Goal 1 is to enhance the capacity at Sydney's transport gateways and freight networks. The intent to develop critical transport and freight precincts like Sydney Airport and Port Botany results in the potential for neighbouring suburbs to grow. Bexley is located near the aforementioned precincts, with important arterial links such as the M4, M5 and Forest Road servicing the locality. Land uses and proposed rapid transport investments near the precincts require strategies to support the continual growth of Sydney and Port Botany.

The Bexley Town Centre is a suitable location for the provision of increased housing and employment opportunities to support the transport and freight precincts. Based on the urban design and planning strategies outlined within this report, optimal growth and urban renewal outcomes can be achieved in the Bexley Town Centre in a manner that responds to the need for higher density housing in within Sydney's existing urban footprint locations. This in turn will benefit from advantages associated with proximity to existing transport infrastructure and local amenities.

1.3 Meeting the Challenges

There is an ongoing need to balance the demand and supply of housing stock in Sydney. It is important for local and State government to review current land use zones and modify them to allow for higher density developments. Increasing business opportunities and housing diversity within the Bexley Town Centre will directly assist in reducing urban sprawl, and allow for easier management and maintenance of

Sydney's infrastructure. It will deliver on Goal 2 of *A Plan for Growing Sydney*, which aims to improve housing choice through the delivery of affordable housing, a range of housing types on existing land parcels for medium and high density housing.

The proposed land use rezoning and increase of height and FSR of identified sites is of strategic and urban design merit as it responds to the need for the increase in housing stock and diversity to suit different needs and lifestyles in existing urban areas of Sydney. Enabling the expansion of motel uses and additional residential development within the Bexley Town Centre will assist in strengthening the centres viability and in time result in significant urban revitalisation and increase of residential diversity.

1.4 Site Description

The subject sites have frontage to Kingsland Road South, Forest Road and Abercorn Street, and are comprised of eighteen allotments. Table 2 describes the four allotments, which are owned by the applicant and the remaining allotments that form the proposed development precinct.

Table 2: Property title

Site Number	Lot	Number	Street	DP
Site 1 Applicant ownership	1 & 2	467	Forest Road	DP134319/DP1878
Site 2 Applicant ownership	71	1	Kingsland Road South	DP570149
	72	3	Kingsland Road South	DP570149
	8	5	Kingsland Road South	DP1878/2
Site 3 Differing land tenure at the time of PP lodgement, but has since been consolidated under one ownership.	1	1	Abercorn Street	DP328320
	67	3	Abercorn Street	DP654288
	1	7	Kingsland Road South	DP925706
	9	9	Kingsland Road South	DP1078771
	10	11	Kingsland Road South	DP925705

Site Number	Lot	Number	Street	DP
	3	6	Stoney Creek Road	DP1878/2
	B	8	Stoney Creek Road	DP363190
	A	8A	Stoney Creek Road	DP363190
	C	10	Stoney Creek Road	DP921789
	B	12	Stoney Creek Road	DP921789
	A	14	Stoney Creek Road	DP921789
	1	16	Stoney Creek Road	DP191076
	68	18	Stoney Creek Road	DP667002

The applicant, is acting as a catalyst for the revitalisation of the Bexley Town Centre by presenting the strategic opportunity for further development through the identification and consolidation of a potential development precinct. Site 1 and 2 are currently owned by the client. Site 3 is proposed as an amalgamated site and aims to further emphasize the strategic opportunities when observing the precinct as a whole.

Photographs 1-6 below show the existing development on the sites owned by the client.