

# Concord West Precinct Master Plan

## Urban Design Study



Prepared for

Canada Bay Council

27 May 2014 ■ 14045



DRAFT

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# Introduction

## About this Study

This master plan has been prepared by JBA on behalf on Canada Bay Council (Council). It relates to land on the western side of the Northern Rail Line at Concord West. While the master plan only investigates the subject sites and considers these sites in the context of the study area, it is focused on land currently zoned IN1, General Industrial, which has been identified for redevelopment to residential uses by the City of Canada Bay Council. The Study Area is shown in Figure 1.

The aim of the study is to create new planning controls to guide the future development of sites zoned for industrial use within the study area. The objectives of the study are to:

- deliver high quality urban design and appropriate built form controls that are considerate of surrounding built form;
- mitigate impacts in relation to the use of private motor vehicles and promote the use of public transport, walking and cycling;
- identify opportunities for public domain improvements and connections;
- balance city-wide and regional goals with the existing community and its context;
- provide a coordinated planning approach to the redevelopment of the area;
- provide a sound methodology and a thorough, evidence based justification for planning, urban design and traffic recommendations provided; and
- undertake the study with Council, community and stakeholder engagement.

## Study Area

The Study Area is bound by Liberty Grove to the north, Pomeroy Street to the south, the main Northern Railway Line to the east and Powell’s Creek Reserve to the west. The area is characterised by a variety of built form and uses, including a mix of dwelling houses, town houses, apartment buildings and industrial uses. A new primary school is currently being built at 64-66 Victoria Avenue. The Precinct is effectively self-contained, with George Street forming the only vehicular access point to the surrounding road network at the southern end of the study area.

East of the Northern Railway Line is the Concord West centre, which contains a small range of retail and commercial uses. To the south of the precinct is the Bakehouse Quarter, which is the main centre for the local area. West of the precinct are Powell’s Creek Reserve, Homebush Bay Drive and Bicentennial Park.

## The Project Team

- **JBA:** Urban Design, Planning & Community Engagement
- **GTA Consultants:** Traffic & Transport



FIGURE 1 - Study Area Location Plan



# Planning Context

## Draft West Central Subregional Strategy

The former Metropolitan Plan for Sydney included the Study Area in the Inner West Subregion of Sydney. The Government prepared the draft Inner West Subregional Strategy to manage population growth in this subregion, and set a target of 30,000 additional dwellings to 2031. Of this, 10,000 are to be provided in Canada Bay LGA.

While these targets will be reviewed as part of the preparation of new Subregional Strategies informed by the draft Metropolitan Strategy, in the interim these figures provide a useful reference for planning. To accommodate this growth, the strategy sets the following key directions for housing:

- focus housing in and around existing strategic and local centres;
- improve housing affordability; and
- achieve a mix of zones and dwelling forms.



FIGURE 2 - Former Subregional Plan



# Subject Sites

## Industrial Sites

The focus of this study are the industrial sites identified in Figure 2. The sites are currently 2-3 storeys in height. Some sites are vacant or under utilised.

The sites are being considered by Council for rezoning from IN1 - General Industrial to R3 - Medium Density Residential with the exception of Site 4 (Westpac) to be rezoned to B7 - Business Park, recommendations based on the outcome of the Socio Economic Impact Study undertaken by Hill PDA in June 2013.

Site 5 176 - 184 George Street



Site 6 2 - 10 Rothwell Avenue



Site 7 25 George Street



FIGURE 3 - Industrial Sites Plan

Site 1 7 Concord Avenue



Site 2 202 - 210 George Street



Site 3 3 King Street



Site 4 1 King Street (Westpac)

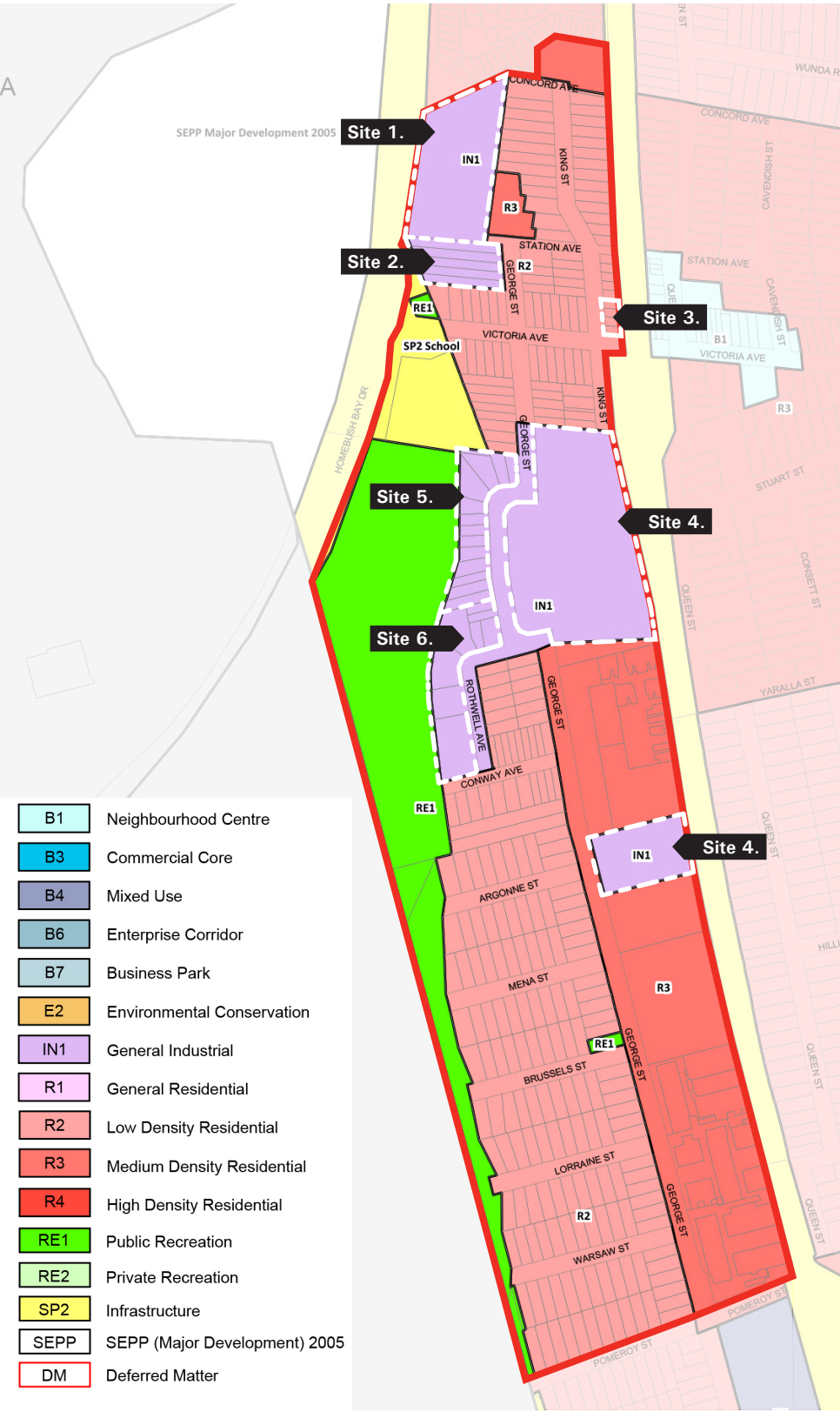




# LEP Planning Controls - existing

## Zoning

The study sites are zoned IN1 (General Industrial) with the exception of Site 3 (5 King Street) which is zoned R2 (Low Density Residential).



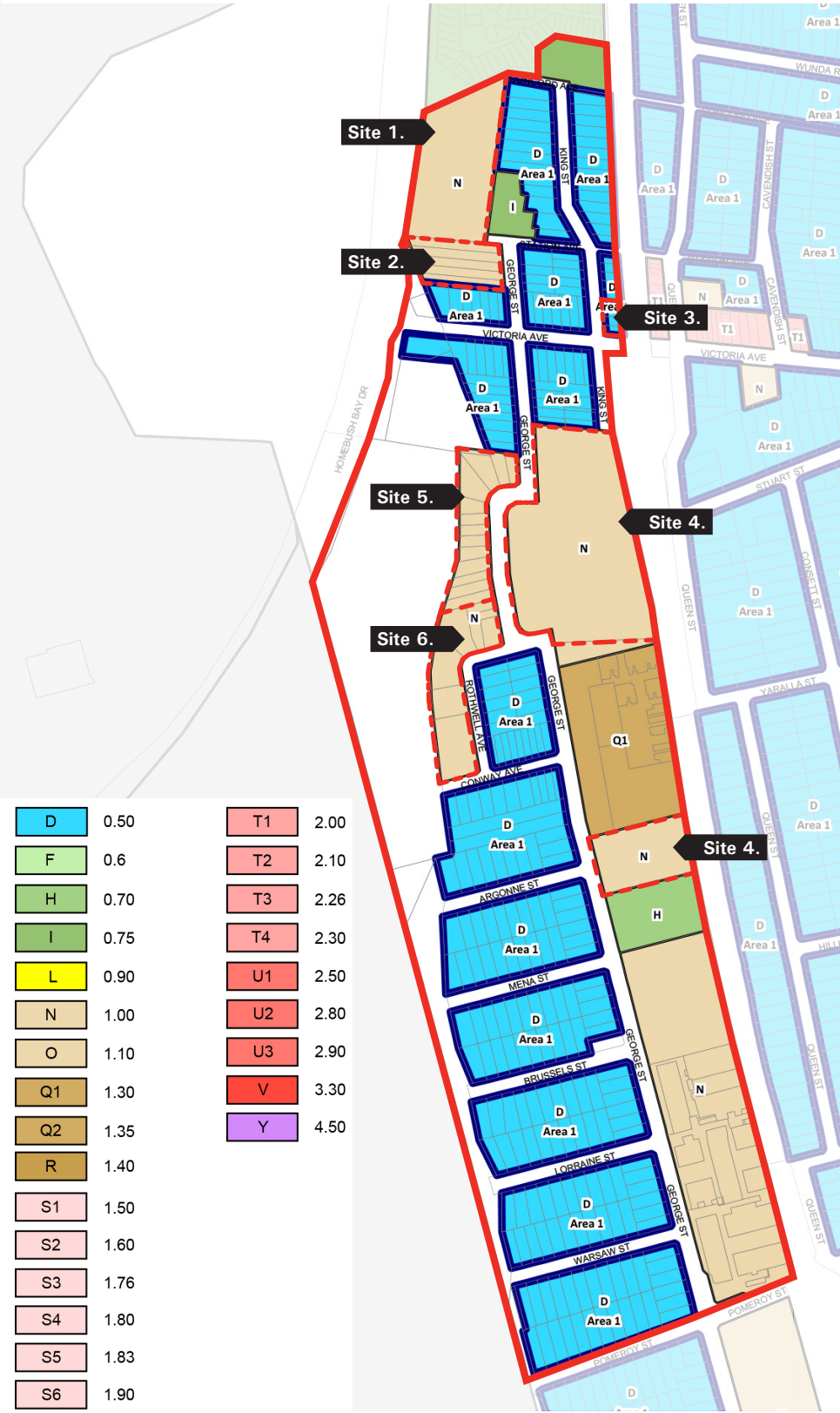
## Height of Buildings

The study sites have a height control of 12m with the exception of Site 3 (5 King Street) which has a height control of 8.5m.



## Floor Space Ratio (FSR)

The study sites have a 1:1 FSR with the exception of Site 3 (5 King Street) which has an FSR of 0.5:1.





# Site Context

## Key Observations:

- The land use split within the study area is approximately 25% medium density residential, 50% low density residential and 25% industrial
- The portion of the study area from Conway Avenue north seems more suitable for higher density due to smaller blocks of existing low scale residential, the mix of industrial sites and the proximity to the rail station
- The odd road geometry edging the Westpac Data Centre offer logical points for new street connections into the site if developed
- The physical area and geometry of the industrial sites pose challenges to the redevelopment of the sites

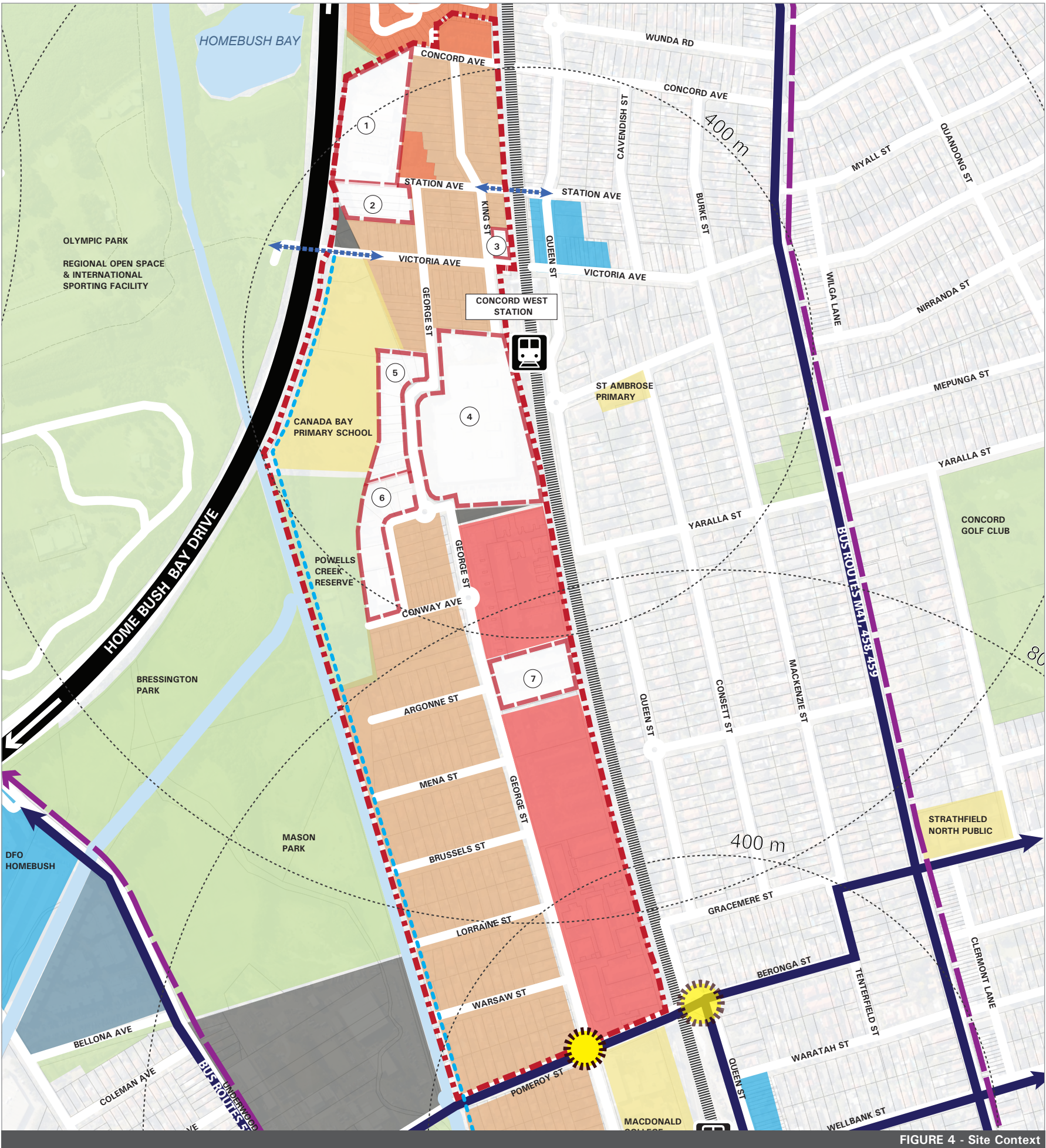
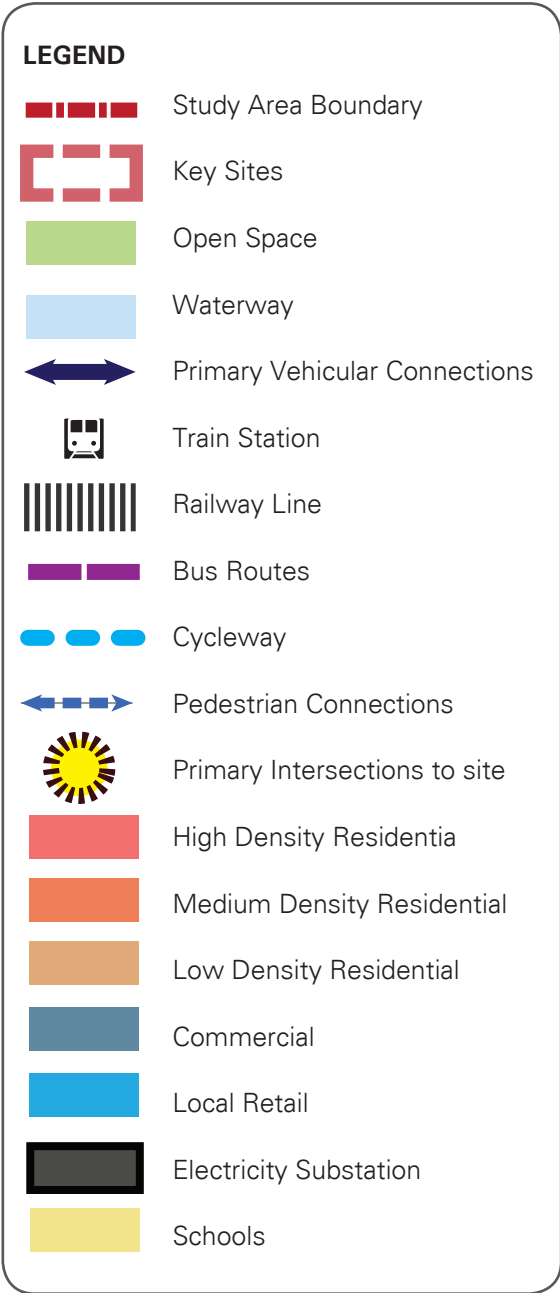


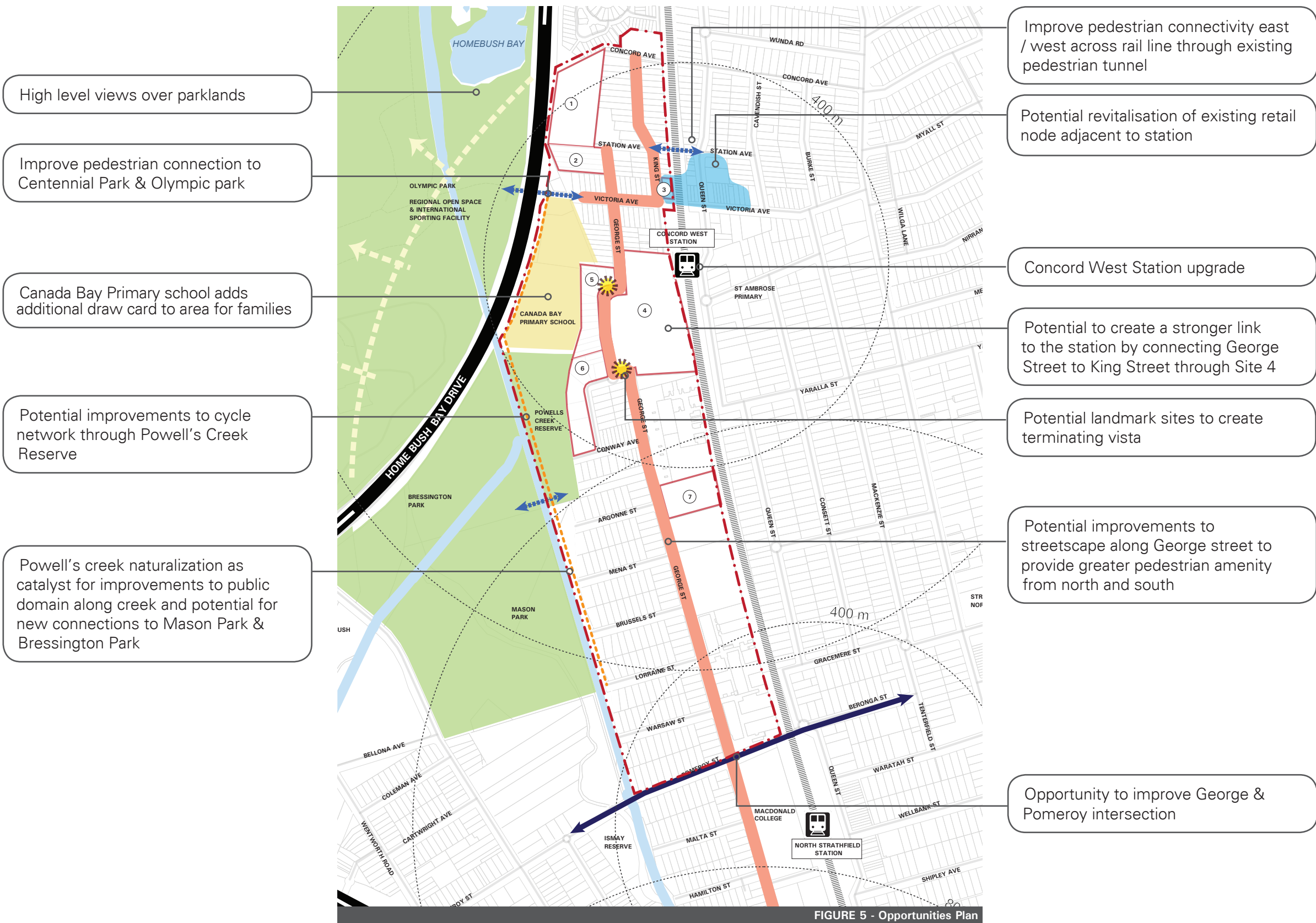
FIGURE 4 - Site Context



# Opportunities

Key Opportunities:

- **Proximity to Mass Transportation** – They study area is well serviced by the Concord West and North Strathfield train stations.
- **Recreation & Open Space** – The study area is adjacent to nationally significant parks, open space and recreational opportunities. Powell’s Creek Reserve within the study area offers both passive and active recreational opportunities including playing fields and tennis facilities.
- **Shopping & Entertainment** – The village of Concord West, shops on Concord Road, Rhodes shopping centre and the entertainment precinct of the Bakehouse Quarter offer a wide variety of shopping and entertainment opportunities.
- **Ownership** – The industrial sites are generally under single ownerships or partnerships. This will facilitate new development in a more efficient way.





## Constraints

### Key Constraints:

- **Disconnected Street Network** – The study area is disconnected from the surrounding street network funnelling all vehicular traffic through one intersection at George and Pomeroy Streets and reducing walkability.
- **No Change / Residential Interface** – The master plan is to assume the existing detached residential within the study area will not up zone in the future. The industrial sites are intermixed with existing 1-2 storey low scale residential dwellings creating difficult interface issues between low density and medium density building forms, especially in regards to solar access and privacy.
- **Poor connectivity & surveillance of existing open space** – The existing open space within the study area is not address by built form and have few pedestrian links which isolates Powell's Creek Reserve from the neighbourhood and creates a safety issue.
- **Self Containment** – The study area lacks significant viable retail and commercial uses increasing car dependence and reducing walkability.
- **Flooding / Overland Flow Risk** – Areas of the study area are considered to be at risk of flooding and require investigation through the preparation of an area wide flood study.

