

Appendix A

Lippmann

**152–206 Rocky Point Road,
Kogarah**

Options for Industrial Development

Masterplanning
Architecture
Interiors

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An aerial photograph of a property with several colored overlays and labels. The property is divided into several sections: a red section at the top left, a blue section below it, a green section to the right of the blue section, an orange section below the blue section, a purple section below the orange section, and a yellow section at the bottom left. The labels 152, 168, 176, 160, 200, and 206 are placed on these sections. The property is surrounded by other buildings and a road on the left. A large, empty lot is visible on the right side of the image.

152

168

176

160

200

206

OPTION A

Retention and modification of all existing and Darrell Lea buildings on the site as follows:

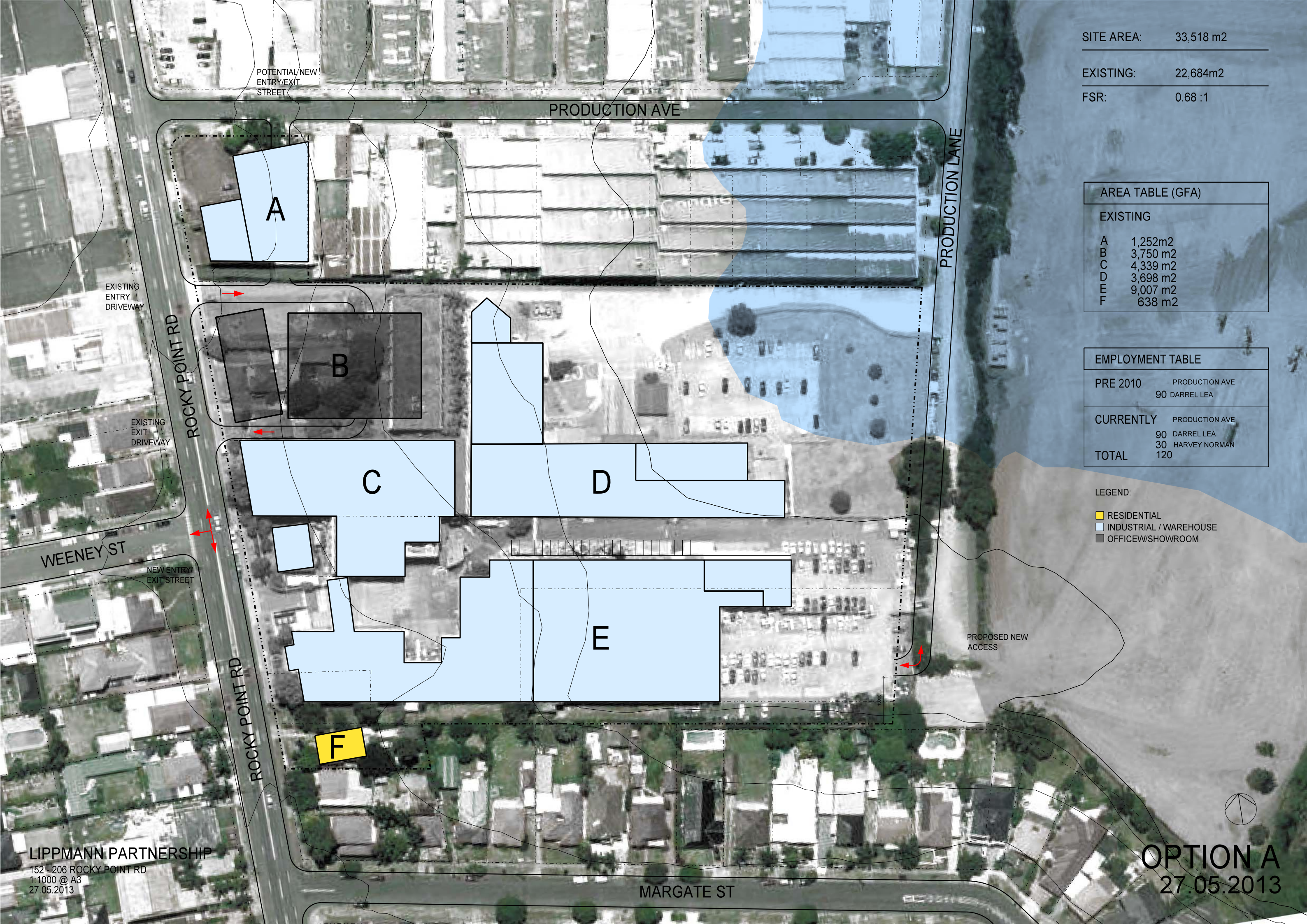
- *A - 152 Rocky Point Road Kogarah* – two storey bulky goods and warehousing building occupying a total gross floor area of 1,252m² on a site area of approximately 1,935m². Requires extensive refurbishment.
- *B - 168 Rocky Point Road* – an existing office/showroom on the Rocky Point Road street front with a bulky goods warehouse at the rear. Car parking for 64 cars is located below the warehouse. The total gross floor area of the warehouse and office/showroom space is 3,750m² on a site area of 3,750m². This is a new development which requires no adjustment.
- *C - 176 Rocky Point Road Kogarah* – two purpose built two storey factory/warehouse buildings, as well as two old single storey semi-detached residences adjoining the front of the building at the Rocky Point Road frontage. The gross floor area is 4,339m² and the site extends to an area of 3,125m². Minor refurbishment is required for the warehouse factory while the semi-detached cottages require extensive refurbishment.
- *D - 160 Rocky Point Rd Kogarah* – single storey factory/warehouse building with mezzanine offices, located on a battle axe shaped site. It is of brick construction with a small basement area. The site operates as a purpose built chocolate factory, the gross floor area is 3,698m² and the site extends to an area of 11,700m². Requires extensive refurbishment.
- *E - 200 Rocky Point Road Kogarah* – the properties comprise three distinct areas; a three storey, a part two and part four storey office building. The site operates an administration wing and chocolate factory. The gross floor area is approximately 9,007m² and the site extends to an area of approximately 12,370m². Factory buildings are custom designed and would require extensive modifications to satisfy a new user.
- *F - 206 Rocky Point Road Kogarah* – the subject property comprises a 2–3 bedroom residence on a site area of 638m². The residence is a single storey cottage in a reasonable state of repair.

Access to the site via existing entry/exit driveways at Rocky Point Road is through a right of way at 168 Rocky Point Road but is narrow and restrictive. The bulk of cars and trucks currently servicing the Darrell Lea factory access the site from Production Lane at the rear where exposure is poor.

Access to the corner site from Production Avenue is provided from Production Avenue near the intersection of Rocky Point Road.

157 car spaces are provided on grade from the rear off Production Lane while car parking for an additional 64 cars is provided below *Building B*. There is very limited and restrictive truck access to the factory buildings at the front of the site.

The current buildings on the site yield an actual Floor Space Ratio of .68:1



SITE AREA:	33,518 m2
EXISTING:	22,684m2
FSR:	0.68 :1

AREA TABLE (GFA)	
EXISTING	
A	1,252m2
B	3,750 m2
C	4,339 m2
D	3,698 m2
E	9,007 m2
F	638 m2

EMPLOYMENT TABLE	
PRE 2010	PRODUCTION AVE 90 DARREL LEA
CURRENTLY	PRODUCTION AVE 90 DARREL LEA 30 HARVEY NORMAN
TOTAL	120

- LEGEND:
- RESIDENTIAL
 - INDUSTRIAL / WAREHOUSE
 - OFFICE/SHOWROOM

OPTION B

Retention and modification of all existing Darrell Lea buildings on the site *Buildings A-F* as per Option A above and the addition of:

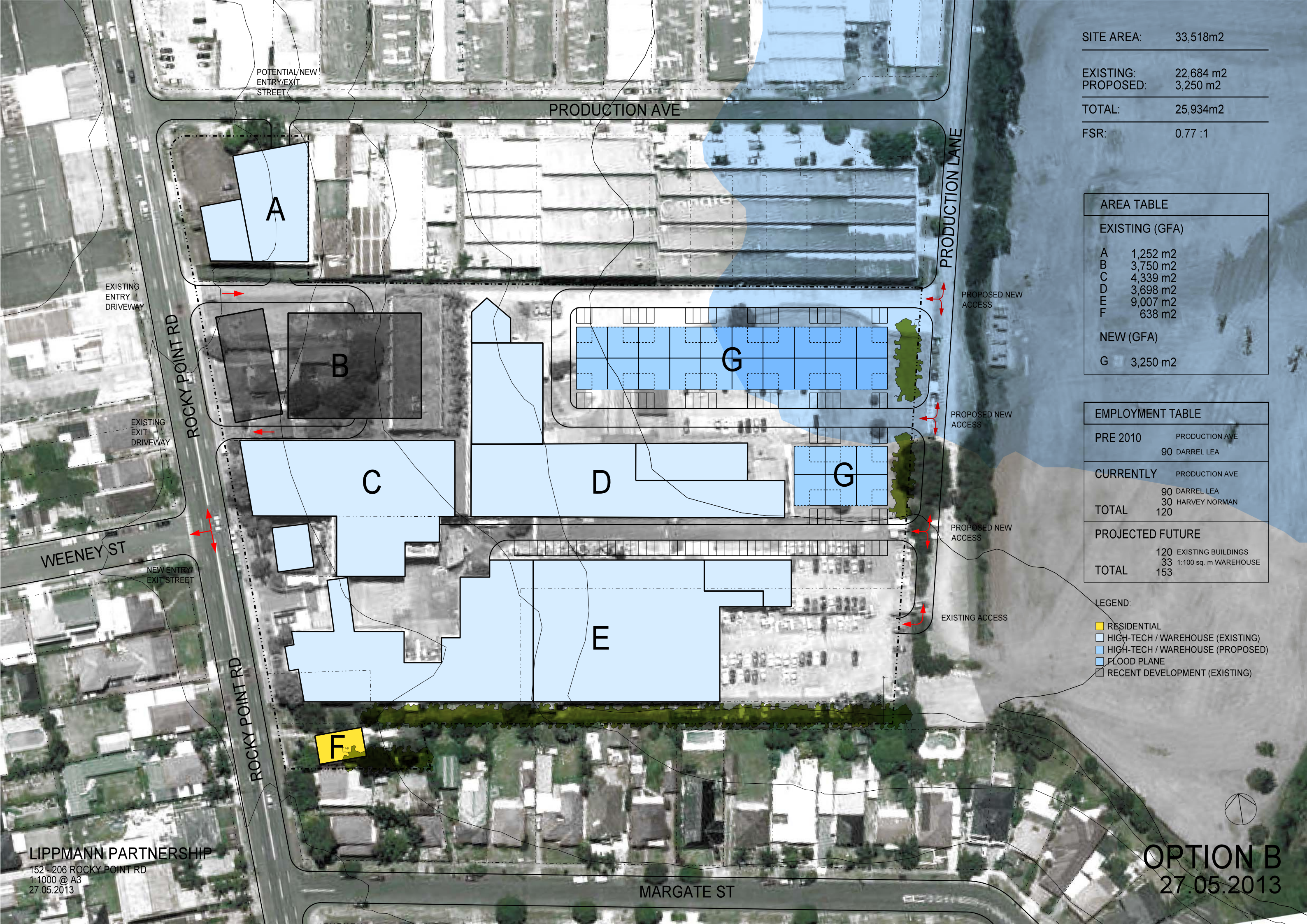
- *G – Light industrial units* – Two sperate light industrial buildings with office mezzanine and high standard facilities range in size from 125–250 m² in area. 52 car spaces are dedicated to these units

As with Option A, access to the site via existing entry/exit driveways at Rocky Point Road is through a right of way at 168 Rocky Point Road which is restrictive, but the bulk of cars and trucks would service the site from Production Lane at the rear. Likewise, access to the new light industrial units via Production Lane at the rear is poor but unavoidable.

The addition of new light industrial units on the site is intended to maximise viability although vehicular access, particularly for large reticulated vehicles becomes compromised.

Car parking for 52 cars is provided adjacent to and catering for the new light industrial units on the site. The existing Darrell Lea car parking area is therefore reduced to 136 parking spaces. The existing *Building B* provides 64 cars in its undercroft. The development therefore provides a total of 252 cars.

Although the additional development on the site achieves a floor space ratio of .77:1, restricted truck access and poor vehicle manoeuvrability through the site for large reticulated vehicles are problematic.



SITE AREA:	33,518m2
EXISTING:	22,684 m2
PROPOSED:	3,250 m2
TOTAL:	25,934m2
FSR:	0.77 :1

AREA TABLE	
EXISTING (GFA)	
A	1,252 m2
B	3,750 m2
C	4,339 m2
D	3,698 m2
E	9,007 m2
F	638 m2
NEW (GFA)	
G	3,250 m2

EMPLOYMENT TABLE	
PRE 2010	PRODUCTION AVE 90 DARREL LEA
CURRENTLY	PRODUCTION AVE 90 DARREL LEA 30 HARVEY NORMAN
TOTAL	120
PROJECTED FUTURE	
TOTAL	120 EXISTING BUILDINGS 33 1:100 sq. m WAREHOUSE 153

- LEGEND:
- RESIDENTIAL
 - HIGH-TECH / WAREHOUSE (EXISTING)
 - HIGH-TECH / WAREHOUSE (PROPOSED)
 - FLOOD PLANE
 - RECENT DEVELOPMENT (EXISTING)

OPTION C

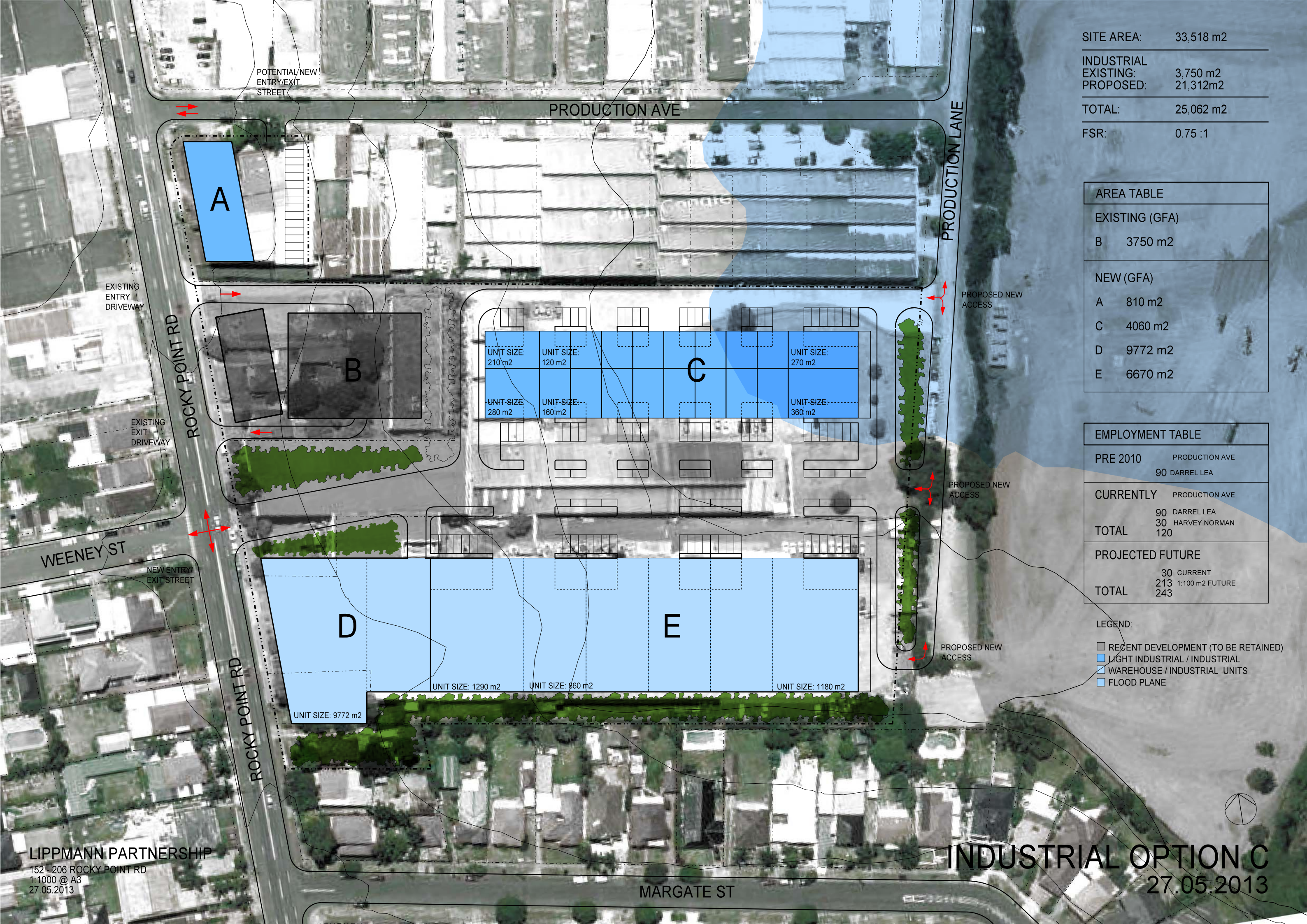
Demolition of all existing Darrell Lea buildings on the site and redevelopment of a blend of light industrial and warehousing buildings as follows:

- *A: Two level freestanding showroom warehouse* – a corner site with good visibility, street exposure for showroom /warehousing and visibility for good signage opportunity and high quality office mezzanines space over a total gross floor area of 810 m² with secure car parking for 16 cars accessed from Production Avenue
- *B – 168 Rocky Point Road* – an existing office/showroom on the Rocky Point Road street front with a bulky goods warehouse at the rear. Car parking for 64 cars is located *below the warehouse. The total gross floor area of the warehouse and office/showroom spacer is 3,750m² on a site area of 3,750m².*
- *C: Two levels light industrial units* – ranging in size from 120m² – 360m², high standard of finishes, bathroom and office space, high clearance warehouse with small office and low clearance warehouse with larger office, Total gross floor area is 4,060 m² with on site tenant and visitor car parking for 52 cars is provided.
- *D: Three level warehouse showrooms* – High visibility off Rocky Point Road with wide frontage and potential for multi showroom tenants or larger floor plate appealing to large national tenant including self-storage tenant. Total gross floor area of 9,772 taken up by internal ramps, vehicular circulation and car parking for 64 cars is available as well as access to casual on street parking.
- *E: Large factory units* – warehousing with 7 metre minimum clearance with roller door access for heavy articulated truck access and wide turning circle combined with good quality mezzanine offices to provide units ranging in size from 860 – 1,290m² total. Onsite tenant and visitor car parking for 31 cars is provided as well as 24 cars on the adjacent roadway

A new signalised intersection at the intersection of Weeney Street and Rocky Point Road provides access for cars and articulated vehicles in and out of the site with secondary access only from Production Lane. The new intersection provides good exposure and a clear entry into the precinct.

Vehicular manoeuvrability in and out of the site for cars, vans and large articulated vehicles is provided as well as car parking for 251 cars in accordance with Council's Code.

Although the allowable floor space ratio is 1:1, it is unachievable given the necessity for good vehicular access. The actual floor space ratio achieved is .75:1.



SITE AREA:	33,518 m2
INDUSTRIAL EXISTING:	3,750 m2
PROPOSED:	21,312m2
TOTAL:	25,062 m2
FSR:	0.75 :1

AREA TABLE	
EXISTING (GFA)	
B	3750 m2
NEW (GFA)	
A	810 m2
C	4060 m2
D	9772 m2
E	6670 m2

EMPLOYMENT TABLE	
PRE 2010	PRODUCTION AVE 90 DARREL LEA
CURRENTLY	PRODUCTION AVE 90 DARREL LEA 30 HARVEY NORMAN
TOTAL	120
PROJECTED FUTURE	30 CURRENT
TOTAL	213 1:100 m2 FUTURE 243

- LEGEND:
- RECENT DEVELOPMENT (TO BE RETAINED)
 - LIGHT INDUSTRIAL / INDUSTRIAL
 - WAREHOUSE / INDUSTRIAL UNITS
 - FLOOD PLANE