

Infrastructure Strategy

Strathfield Triangle Precinct

City of Canada Bay Council

FINAL | November 2020

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1.0 Introduction

The Strathfield Triangle Precinct (the Precinct) is located within the City of Canada Bay local government area (LGA). The Precinct is bounded by Parramatta Road to the north, Leicester Avenue to the east and the T9 Northern Line rail corridor to the west.

At its nearest point, the Precinct is located approximately 300 metres north-west of Strathfield Railway Station and the core of Strathfield Town Centre, and is ideally positioned to support the delivery of housing supply and choice, with access to jobs, services and public transport. To support this growth it will be critical that key public domain features envisioned for Strathfield Triangle, such as a new public open space, through-site links and pedestrian pathway improvements are delivered in a financially sustainable way.

This document has been prepared in association with proposed amendments to planning framework, which include:

- amendments to the *Canada Bay Local Environmental Plan 2013* (LEP 2013);
- a revised draft Strathfield Triangle Development Control Plan 2020 (DCP 2020); and
- a revised draft Strathfield Triangle Section 7.11 Contributions Plan 2020.

These draft documents reflect the proposed scheme of Group GSA's draft Planning and Urban Design Review (dated September 2019), which reflects over 12 months of planning, design and economic investigations.

It is intended to enable owners to develop their land at higher densities than had been permissible prior. However, the successful transformation to a high-density residential cluster will require the delivery of supporting infrastructure to enhance the amenity of the Precinct.

The purpose of this document is to:

- identify the infrastructure that is required for the Precinct (including the public realm, services to the area);
- describe the planning nexus between the infrastructure and the future development;
- identify the total anticipated cost of the essential infrastructure, and the funding sources;
- describe the method that has been used to equitably share the delivery of the essential infrastructure between landowners/developers within the Precinct, including the planning basis on which the physical components and aspects of the essential infrastructure have been allocated to each area of land within the Precinct; and
- describe how the need for the provision of essential infrastructure may be met by a landowner/developer.



Figure 1 Locational Context of Strathfield Triangle Precinct

2.0 Background

With Strathfield Triangle Precinct's strategic position north-east of Strathfield Station and Strathfield Town Centre, and forming part of the Homebush Precinct under the Parramatta Road Corridor Urban Transformation Strategy (2016), it has long been recognised as an appropriate area to transition into a high-density residential precinct, which capitalises on its access to services, jobs and public transport.

Strathfield Triangle has been subject to ongoing development over the past fifteen (15) years, with a number of residential flat buildings constructed toward the northern portion of the Precinct. Despite this, development activity in the Precinct has stagnated with approximately 54% of the Precinct being undeveloped, remaining as low density housing or vacant land (primarily the southern portion of the precinct).

Since the inception of existing planning and contributions framework (adopted in 2013), land valuations and infrastructure costs have increased, causing the framework to be unfeasible to complete the regeneration of the area. This places a risk to a future delivery of key public domain features envisioned for Strathfield Triangle, such as a new public open space, through-site links and pedestrian pathway improvements. Accordingly, a review of the planning controls and infrastructure delivery arrangements has been undertaken to establish a mechanism for the viable delivery of essential infrastructure for existing and future residents of the Precinct.

The renewal of the Precinct for additional growth will place greater demand on infrastructure and services in this area. This will require a mix of appropriate public domain elements that will contribute toward creating a resilient and high-amenity urban environment that integrates with the finer grain, lower scale residential character to the east of the Precinct.

The revised planning framework for the Strathfield Triangle Precinct (including this Infrastructure Strategy) aims to establish a viable framework that will support the precinct's transition into high-density residential precinct, which capitalises on its access to services, jobs and public transport. This will necessitate the creation of a new high amenity urban environment, encompassing the following:

- revised road arrangements including road closures, street widening, upgraded intersections, shared zones and through site links;
- the introduction of a new centrally located open space that is critical to providing amenity for the new and existing communities of the high-density residential precinct; and
- delivery of essential service infrastructure (including sewerage, stormwater, water supply and electricity) in a responsible manner, incorporating environmentally sensitive and sustainable measures.

The infrastructure identified for the Precinct is to be seamlessly integrated in the proposed urban fabric. Certain infrastructure components (e.g. public open space, footpaths and shared zones) are located within the boundaries of individual sites, but are generally intended to serve the broader community.

This requires infrastructure to be planned, designed and constructed in an integrated and coordinated way. It should be funded in an equitable manner, reflecting the overall benefit resulting from future development in the precinct.

3.0 Planning Framework

This Infrastructure Strategy is supported by the following amendments to the planning framework applicable to the site:

- Canada Bay Local Environmental Plan 2012.
- Revised Strathfield Triangle Development Control Plan.
- New Strathfield Triangle Section 7.11 Development Contributions Plan.
- City of Canada Bay's Voluntary Planning Agreement Policy.

The urban framework established by the LEP and other supporting documents is shown in **Figure 2**.



Figure 2 Public Domain Concept Plan

4.0 Factors Affecting the Public Domain

4.1 General Demand for Physical Infrastructure

The remaining permitted development capacity of the Precinct under the revised planning framework is approximately 91,810 square metres of gross floor area (GFA). While the proposed planning framework intends to permit some forms of commercial uses (i.e. retail and business premises) as part of a shop top housing development, the factors affecting the public domain needs has assumed 100% of remaining development capacity to be taken up by residential uses.

Based on above the incoming resident population that will be generated by this scale of development can be broadly estimated as 997 additional residential units, resulting in approximately 1,897 residents¹.

The increased population within the Precinct will require the provision of extensive new urban infrastructure including the creation of a permeable network of improved public streets, new pedestrian links and shared zones and open space, integrated with the existing surrounding urban fabric to provide a setting for a new, sustainable mixed use urban development.

Under the *City of Canada Bay Section 7.11 Contributions Plan 2014 – Strathfield Triangle*, the Council is currently levying development throughout Strathfield Triangle for the provision of the following public services and amenities:

- Land acquisition and dedication;
- Design and management fees;
- New open space (excluding land acquisition costs);
- Embellishment of new open space;
- Civil & stormwater management works;
- Works in the public domain;
- Streetscape works and street tree planting;
- New/upgraded road infrastructure;
- Management and maintenance.

The *City of Canada Bay Section 7.11 Contributions Plan 2014 – Strathfield Triangle* identifies a number of elements which are located within the Precinct and the Council has committed part of the funds raised under that Plan for the purposes of that infrastructure. To date, approximately \$2 million of the proposed income from the *City of Canada Bay Section 7.11 Contributions Plan 2014 – Strathfield Triangle* has been allocated for the purposes of infrastructure within the Strathfield Triangle Precinct. Council has also commenced compulsory acquisition proceedings for 36-38 Leicester Avenue (indicative cost \$3.5m) to progress delivery of an identified through-site link between Leicester Avenue and Hilts Road.

Updated City of Canada Bay Section 7.11 Contributions Plan 2020 – Strathfield Triangle

As part of the revised planning framework for the Strathfield Triangle Precinct, the City of Canada Bay Council is updating its Section 7.11 Contributions Plan for the Strathfield Triangle Precinct. The update aims to enable Council to levy a contribution under the Environmental Planning and Assessment Act 1979 to fund the proposed infrastructure works identified within the updated Strathfield Triangle DCP.

Once adopted, the updated Section 7.11 Contributions Plan for the Strathfield Triangle Precinct will repeal the *City of Canada Bay Contributions Plan - Strathfield Triangle* adopted by Council on the 16 April 2013.

¹ Based on occupancy rates of the *Strathfield Triangle Precinct Section 7.11 Contributions Plan*

4.2 General Nature of Infrastructure

The infrastructure identified in this Strategy is considered to be essential for achieving an appropriate level of public amenity for a high density built environment, and to meet the basic requirements for access, circulation and services.

The infrastructure identified in this Strategy may not prove to be exhaustive. For example, the proposed public open space may be supplemented and enhanced through the incorporation of forecourts, courtyards, or other small scale open space areas which serve a communal function, operating as a transition from the public realm.

4.3 Land Affected by Infrastructure

The land occupied by the public domain infrastructure identified by the Strathfield Triangle Public Domain Plan (refer to **Schedule 1**) and the Strathfield Triangle Development Control Plan 2020 is to be dedicated to the Council, allowing its ongoing maintenance and management for the general community.

The timing of the dedication may be staged, reflecting the gradual redevelopment of the Precinct, or the more specific factors involved in the redevelopment program for the land. However, in order to physically deliver the infrastructure, the Council must have adequate control of the relevant land.

The scheme has been developed on the assumption that the land will be dedicated without payment. The following factors are relevant:

1. The scale and type of development anticipated for Strathfield Triangle Precinct must be sustained by appropriate infrastructure. If land is not made available, then the needs of the scale and type of development are not met.
2. The development potential of the land the subject of the Strathfield Triangle Public Domain Plan (refer to **Schedule 1**) and the Strathfield Triangle Development Control Plan 2020 is “taken up” and absorbed in the scheme.

The benefit of this approach is to lessen the actual cost of the scheme as a whole and to preserve the overall equity of contributions.

A map showing privately-owned land affected by public infrastructure and required for dedication to Council is shown on **Figure 3** below.



Figure 3 Privately-owned land affected by infrastructure

4.4 Sequencing of Delivery

As Strathfield Triangle Precinct already contains existing residential land uses. It is not possible to predict with any precision the sequence of evolution of the remainder of the Precinct.

The delivery of infrastructure will need to meet several requirements:

- The basic services (including stormwater) and access needs for each site should be met before the redevelopment results in ongoing occupation.
- The public domain spaces should be constructed in a legible manner, allowing viable use and a positive contribution to the amenity of the area.
- The construction sequencing for the essential infrastructure should be designed to strike a balance between a cost efficient and effective delivery strategy and unnecessary disruption with ordinary use and enjoyment of the land. For example, stormwater systems, services installation, and road construction may extend beyond the boundaries of a particular site if this represents a cost effective approach, minimising interface and disruption costs in the future.

It is anticipated that the full extent of the public domain and infrastructure will be realised over a period of time and will be delivered by stage based on the amalgamation plan set out by the Strathfield Triangle DCP.

5.0 Precinct Infrastructure

5.1 General

It is anticipated that the Precinct will evolve over a significant period. While it is difficult to accurately predict the take up of development potential, it is reasonable to assume that the precinct will require more up to a decade to implement in full. Over this period, changes may occur that impact upon the intent for the infrastructure and its individual component elements. The design of the infrastructure may alter, for example, for any of the following reasons:

- To better meet the ongoing evolution of the Precinct itself and the wider Strathfield Town Centre.
- To respond to site and budgetary constraints.
- To reflect the appropriate urban design response at the time of implementation.

Any proposed amendments to required infrastructure within Precinct will need to demonstrate to Council the merits of the alteration and overall objectives of the Strathfield Triangle Precinct DCP will still be achieved.

5.2 Central Park (Item 1)

Central Park will be located within the core of the Strathfield Triangle Precinct, providing a large public open space in an area that currently lacks this amenity. The park area will be 2,740 square metres and will provide much needed open space amenity to the area with opportunities for play, leisure, recreation and exercise. The park also provides a green outlook for surrounding residents while stitching together the streetscape for greater permeability. The park design will accommodate necessary services (e.g. irrigation lines, electrical services) and may integrate with the stormwater drainage and management systems. The park will include a children's playground area, and park furniture such as seating, signage, barbeque facilities and rubbish bins appropriate to encourage passive enjoyment of the space.

The final design will be subject to further detailed design development, including but not limited to details such as materiality, safety measures, lighting details and park amenities. For the purposes of this infrastructure strategy, assumptions have been made to reflect the anticipated detailed design.

5.3 Urban Plaza at the southern end of Bakers Lane shared zone (Item 1)

Under the plan proposed in the Strathfield Triangle DCP, Chapman Street is no longer required for access, allowing it to be closed and the road reserve converted into public domain. A portion of this new public domain (140 square metres) will form a small plaza at the southern end of the new shared zone on the corner of former Chapel Street and Cooper Street. The urban plaza will largely consist of a hardstand area finished with feature unit pavement offering amenity features such as public benches, bins and lighting. The small plaza will be embellished and enclosed by areas of garden bed containing shrub and shade tree planting.

5.4 Through-Site Links (Item 2)

Five shared pedestrian and cycle through-site links are proposed to facilitate 2x north-south and 3x east-west connections across the precinct. Each corridor requires a 6m wide land dedication. The through site links will be finished with permeable unit pavement and embellished with garden bed and tree plantings as well as street furniture such as lighting and seating. The proposed through site links will increase permeability and accessibility across the precinct.

5.5 Bakers Lane Shared Zone (Item 3)

Bakers Lane Shared Zone will be an extension of existing Bakers Lane to create a one-way loop along the periphery of Central Park. The shared zone will be finished with permeable unit pavement. Street signage, safety bollards and mounded soft landscaping will also be incorporated into the design to define the separation between the shared zone and adjacent Central Park.

5.6 Widening of Cooper Street (Item 4)

Much of Cooper Street is currently 10 to 12m wide and the Public Domain Plan proposes to widen the street to 13-16m. This improves the existing streetscape by enabling the introduction of street trees, on-street parking, and shared pedestrian / bicycle ways. The northern end of Cooper Street will be widened to create space for street tree plantings, shared paths and on-street carparking. It will require a 3m wide land dedication on one or both sides of the street. The widened road reserve will allow for 2.3m wide on-street carparking with tree blister plantings every 2-3 car spaces and a 3m wide shared pedestrian and cycle path on the eastern side of the street.

5.7 Realignment of Cooper Street where it meets Leicester Avenue (Item 6 &7)

The southern end of Cooper Street is proposed to be closed, with Cooper Street being realigned to provide a new intersection with Leicester Avenue. The new intersection will be provided with traffic lights. This will enable both left and right-hand turning movements.

The new road will be constructed over part of 10 Leicester Avenue, 12 Leicester Avenue and 27 Cooper Street. The road will be 18 metres wide and comprise three lanes - two lanes exiting the precinct and one lane providing entry. A pedestrian footpath will be provided on the southern side of the new road and a shared pedestrian/bicycle pathway will be provided on the northern side. The purpose of the new intersection is to provide improved accessibility and safety outcomes for pedestrians accessing Strathfield station and town centre.



Figure 4 Public Domain Concept Plan

6.0 Costs of Provision of Infrastructure (For the Year 2020)

6.1 Construction Costs

In accordance with usual project delivery practices, the implementation of the infrastructure will involve the following associated costs:

- Professional costs are associated with the design of the works, approval processes, and any tender process reasonably necessary (for example, to meet the requirements of the Local Government Act).
- Costs of legal and financial advice relating to the realisation of the infrastructure, including the development and implementation of any Planning Agreements.
- Project management costs.
- Project insurance costs.
- Costs associated with subdivision to create public land or rights of public access (including surveyors' costs, registration fees, and legal costs).
- Costs associated with and resulting from the "forward funding" of works.
- Costs associated with latent conditions (contingencies).

In accordance with the general objectives for the renewal of the Precinct, the items have been costed on the basis that the Precinct will be completed through phases based on the proposed amalgamation plan of the Strathfield Triangle DCP, leading to efficiencies and cost savings in delivering methodologies. These are, in particular

- Consultant, Design, Project Management & Authority Fees,
- Utilities, Electrical, Lighting, Traffic, Civil & Stormwater Drainage, and
- External works.

The costing is exclusive of GST but includes all other normal project delivery costs. The cost of the Strathfield Triangle Precinct Infrastructure is described below (excludes cost of land acquisition / dedication).

Table 1 Cost of capital works within Strathfield Triangle Precinct

	Cost Estimate
Phase 1 - Central Park Works	\$2,591,319
Phase 2 - Bakers Lane Shared Zone (including North-South Through-site Links)	\$3,647,204
Phase 3 - Through-Site Links (including Leicester Street)	\$1,672,093
Phase 4 - Cooper Street North (including Clarence Street & Hilts Road)	\$4,764,784
Phase 5 - Cooper Street South	\$5,751,420
Phase 6 - Cooper Street & Leicester Street Intersection	\$3,726,562
Total (excluding GST)	\$22,153,383

Source: Mitchell Brandtmann and City of Canada Bay, November 2020

7.0 Provision of Infrastructure

7.1 Funds Available for Infrastructure

The estimated costing of the infrastructure (as identified above), as at 2020, amounts to approximately \$22 million. This amount is likely to increase over time, reflecting the general rise in construction costs. The sources of funds include the monies paid under the draft Strathfield Triangle Section 7.11 Contributions Plan. There are no additional funds at Federal, State or local level to support shortfall associated with the provision of infrastructure.

This overall cost of infrastructure excludes the cost of land required for the public domain, which has been assumed to be dedicated without payment (refer to **Section 7.2** below).

7.2 Land Dedication Mechanism

This Public Domain Plan relies on the dedication of private land to provide new and widened street reserves, multiple through-site links and a central public open space. It consists of approximately 2,470 square metres of public open space and 4,722 square metres of streets and lanes, totalling approximately 7,200 square metres of public domain for the Precinct.

This infrastructure strategy and nominated areas for land dedication is based on the premise that the floorspace of the dedicated land is harvested so that the site's overall development capacity is not reduced. The floorspace associated with the dedicated land is transferred and developed on the remaining site. Land that is nominated for dedication is to be dedicated to Council (at nominal cost to Council).

7.2.1 Dedication of Land and Acquisition of Development Rights (not identified within Section 7.11 Contributions Plan – Strathfield Triangle)

As development within the Precinct occurs, a number of areas identified for road reserves, through-site links, shared zones and open space must be dedicated to Council by Developers. This plan does not include any value for the acquisition of these parcels.

In recognition of this, Clause (<Insert name of clause>) of the Canada Bay LEP 2013 provides that where land for the purpose of road reserves, through-site links, shared zones and open space is dedicated to Council, at no cost, this land can be included for the purpose of calculating site area and the application of floor space ratio under Clause 4.5 of Canada Bay Local Environmental Plan 2013. Essentially, gross floor area potential which could have otherwise been achieved on this land may be transferred to other land within the development.

Furthermore, Clause (<Insert name of clause>) of the Canada Bay LEP 2013 provides an incentive maximum floor space ratio for proposals that satisfy Council that there is adequate provision for recreation areas and an access network that will allow a suitable level of connectivity within the precinct.

These provisions, which allows a Developer to 'transfer' development potential from dedicated lands, ensures that a Developer's overall yield is not decreased as a result of dedicating land to Council and provides appropriate compensation to the Developer associated with any dedication.

All dedication of land to Council (including any capital works or embellishment to that land) that is not identified for funding under the Section 7.11 Contributions Plan – Strathfield Triangle shall be completed as part of the works associated with individual developments within the Precinct and shall be provided at no cost to Council.

Accordingly, unless the acquisition of the land is specifically funded under the Section 7.11 Contributions Plan – Strathfield Triangle, land within the Precinct dedicated to Council for the purpose of road reserves, through-site links, shared zones and open space or any other public purpose will be at no cost to Council and the Developer will not be eligible for any financial compensation or reduction in Section 7.11 payable as a result of dedicating this land to Council or completing works on this land.

7.2.2 Breakdown of development sites and lands required for dedication to Council

Site 1

Site 1 is located at 22-34 Leicester Avenue, Strathfield with a total site area of approximately 4,151 square metres. The following provisions of the Canada Bay LEP 2013 applies to the site:

- Land use zoning – R4 High Density Residential
- Maximum building height – Part 28 metres, 25 metres and 3 metres for public domain area
- Base floor space ratio – Part 1.2:1 and 1.4:1

- Incentive floor space ratio – 2.4:1.

The revised Strathfield Triangle DCP identifies two (2) through-site links that run through the Site 1 that will connect Leicester Avenue with the proposed shared zone bounding the new Central Park. This includes:

- One (1) through-site link of a minimum width of six (6) metres located centrally across the Site 1; and
- Part of one (1) through-site link of a minimum width of three (3) metres located on the southern boundary of Site 1.

The incorporation of these through-site links aims to improve the permeability and amenity of the Precinct for pedestrians and cyclists.

Lands to be dedicated to Council for the purposes of through site links – approximately 364.52 square metres or must measure 6m in width, whichever is greater.



Figure 5 Site 1 – Lands required for dedication to Council

Site 3

Site 3 is located at 14-20 Leicester Avenue, Strathfield with a total site area of approximately 2,150 square metres. The following provisions of the Canada Bay LEP 2013 applies to the site:

- Land use zoning – R4 High Density Residential
- Maximum building height – 28 metres, and 3 metres for public domain area
- Base floor space ratio – 2:1
- Incentive floor space ratio – 2.5:1.

The revised Strathfield Triangle DCP identifies one (1) through-site link of a minimum width of three (3) metres located on the northern boundary of Site 3, connecting Leicester Avenue with the proposed shared zone bounding the new Central Park. The incorporation of this through-site link aims to improve the permeability and amenity of the Precinct for pedestrians and cyclists.

Lands to be dedicated to Council for the purposes of through site links – approximately 120.65 square metres or must measure a minimum 3m in width, whichever is greater.

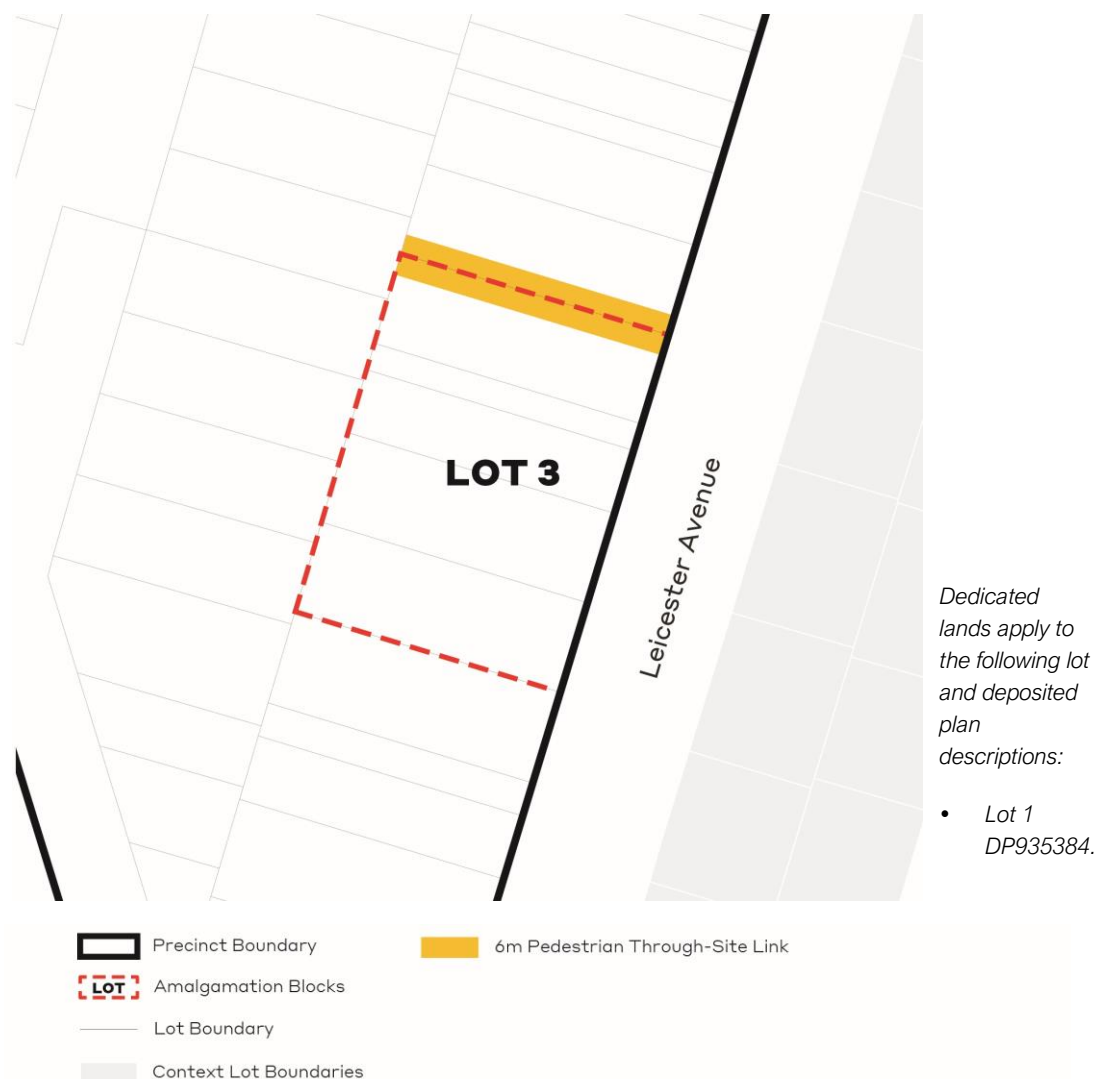


Figure 6 Site 3 – Lands required for dedication to Council

Site 4

Site 4 is located at 2-12 Leicester Avenue and 25-27 Cooper Street, Strathfield with a total site area of approximately 5,906 square metres. The following provisions of the Canada Bay LEP 2013 applies to the site:

- Land use zoning – R4 High Density Residential
- Maximum building height – Part 31 metres and 93 metres, and 3 metres for public domain area
- Base floor space ratio – 4:1 and N/A
- Incentive floor space ratio – 4.7:1.

The revised Strathfield Triangle DCP identifies a new road that runs through the Site 4 and will connect Leicester Avenue with Cooper Street and will facilitate the delivery of a new traffic signalled intersection Leicester Avenue. The incorporation of this new road aims to improve the permeability and amenity of the Precinct for vehicle, pedestrians and cyclists.

Lands to be dedicated to Council for the purposes of a new road and traffic light intersection between Leicester Avenue and Cooper Street – approximately 1264.91 square metres.

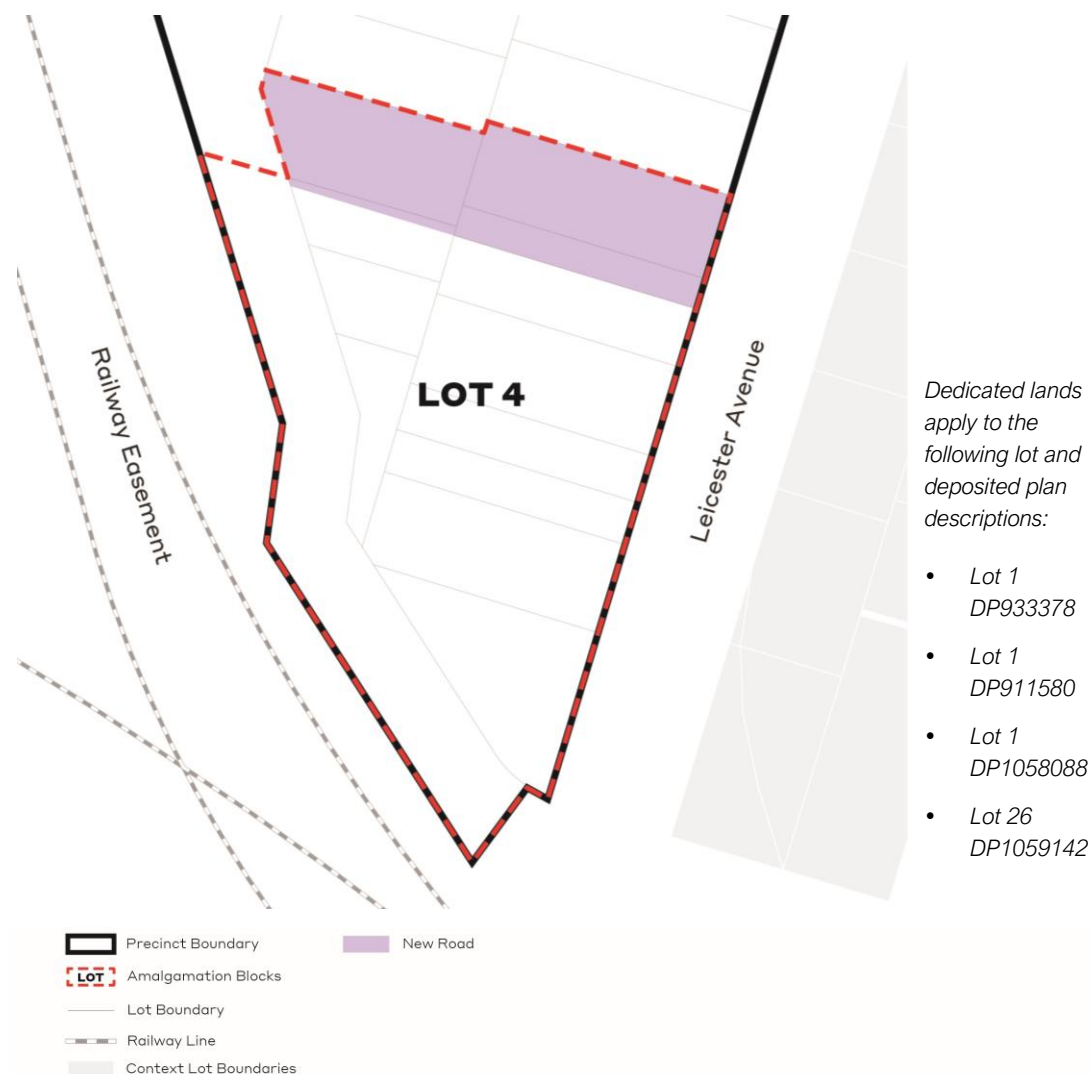


Figure 7 Site 4 – Lands required for dedication to Council

Site 5

Site 5 is located at 1A, 11-21 and 2-12 Chapman Street, Strathfield. The site has a total site area of approximately 5,734 square metres.

The following provisions of the Canada Bay LEP 2013 applies to the site:

- Land use zoning – R4 High Density Residential
- Maximum building height – Part 100 metres and 3 metres for public domain area
- Base floor space ratio – 2.6:1
- Incentive floor space ratio – 3.4:1.

The revised Strathfield Triangle DCP identifies a new Central Park bounded by a new shared zone on Site 5. Other public domain features within Site 5 include a small urban plaza also fronting Cooper Street and a 3 metre street widening along Cooper Street. The incorporation of a new central park that provides functional open space for passive and recreational activities for residents within the precinct, while the plaza will be an opportunity to create a hard paved urban space that caters for potential outdoor dining/seating opportunities. While the road widening aims to improve the permeability and amenity of Cooper Street for vehicle, pedestrians and cyclists.

Lands to be dedicated to Council for the purposes of new public spaces, shared zone and road widening – approximately 2,832.15 square metres.



Figure 8 Site 5 – Lands required for dedication to Council

Site 6

Site 6 is located at 1-9 Chapman Street, Strathfield and includes the existing Chapman Road reserve. The site has a total site area of approximately 2,327 square metres.

The following provisions of the Canada Bay LEP 2013 applies to the site:

- Land use zoning – R4 High Density Residential
- Maximum building height – 62 metres, and 3 metres for public domain area
- Base floor space ratio – 4.9:1 and N/A
- Incentive floor space ratio – 5.7:1.

The revised Strathfield Triangle DCP identifies a new through-site link that runs along the eastern edge of Site 6 that will connect the future Cooper Street extension with new shared zone and Central Park. Road widening is also proposed to occur on lands fronting Cooper Street and the proposed extension. The incorporation of the new through-site link and road widening aims to improve the permeability and amenity of the Precinct for vehicle, pedestrians and cyclists.

Lands to be dedicated to Council for the purposes of:

- the through-site link that connects the future Cooper Street extension with the new shared zone and Central Park – approximately 282.13 square metres or must measure 6m in width, whichever is greater; and
- road widening along Cooper Street and future Cooper Street extension – approximately 174.77 square metres



Figure 9 Site 6 – Lands required for dedication to Council

Site 7

Site 7 is located at 32-42 Cooper Street and 2-4 Clarence Street, Strathfield. The site has a total site area of approximately 4,230 square metres.

The following provisions of the Canada Bay LEP 2013 applies to the site:

- Land use zoning – R4 High Density Residential
- Maximum building height – Part 91 metres and 35 metres, and 3 metres for public domain area
- Base floor space ratio – 5.2:1
- Incentive floor space ratio – 5.5:1.

The revised Strathfield Triangle DCP identifies a 3 metre road widening along Cooper Street. The incorporation of the new through-site link and road widening aims to improve the permeability and amenity of the Precinct for vehicle, pedestrians and cyclists.

Lands to be dedicated to Council for the purposes of road widening along Cooper Street – approximately 253.06 square metres.



Figure 10 Site 7 – Lands required for dedication to Council

Site 8

Site 8 is located at 8-14 Hilts Road, Strathfield. The site has a total site area of approximately 1,825 square metres.

The following provisions of the Canada Bay LEP 2013 applies to the site:

- Land use zoning – R4 High Density Residential
- Maximum building height – 25 metres, and 3 metres for public domain area
- Base floor space ratio – 1.4:1
- Incentive floor space ratio – 2.30:1.

The revised Strathfield Triangle DCP identifies a new through-site link that runs along the eastern edge of Site 8 that will connect Hilts Road with the new shared zone and Central Park. Road widening is also proposed to along Cooper Street. The incorporation of the new through-site link and road widening aims to improve the permeability and amenity of the Precinct for vehicle, pedestrians and cyclists.

Lands to be dedicated to Council for the purposes of:

- a new through-site link Hilts Road and Bakers Lane – approximately 282.13 metres, or must measure 6m in width, whichever is greater; and
- road widening along Cooper Street – approximately 111.51 square metres.



Figure 11 Site 8 – Lands required for dedication to Council

7.2.3 Purchase of Council-owned lands

Lands owned by Council within the Precinct are allocated a maximum floor space ratio under the Canada Bay LEP 2013, which are able to be harvested as part of an overall development within the identified sites. The following council lands and their maximum floorspace potential is described in **Table 1** below.

Table 2 Summary development floorspace potential of Council-owned lands in Strathfield Triangle Precinct

Council lands	Site Area (m ²)	Base maximum floor space ratio (m ²)	Base theoretical maximum gross floor area (m ²)	Incentive maximum floor space ratio (m ²)	Incentive theoretical maximum gross floor area (m ²)
Site 4 - Former Cooper Street	1,392	n/a	n/a	4.7:1	6,542

Council lands	Site Area (m ²)	Base maximum floor space ratio (m ²)	Base theoretical maximum gross floor area (m ²)	Incentive maximum floor space ratio (m ²)	Incentive theoretical maximum gross floor area (m ²)
Site 5 - 1A Chapman Street	1,366	2.6:1	3,552	3.4:1	4,644
Site 6 - Former Chapman Street	580	n/a	n/a	5.7:1	3,306

The following map outlines Council-owned lands that are subject to future sale development rights to the theoretical gross floor space that may be harvested. It is noted that Clause <Insert LEP Clause number> of the Canada Bay LEP 2013 outlines minimum site areas for residential flat buildings and shop top housing in Strathfield Triangle Precinct that will require the inclusion of Council-owned lands to satisfy this provision.

This may require a transactional arrangement (i.e. purchase of development rights, joint-venture) to be agreed between Council and a developer. This transaction will include a financial benefit to Council (that will go toward funding public infrastructure within Strathfield Triangle Precinct) in exchange for Council's owner's consent for a development application.

For certain Council-owned lands, a transactional arrangement may be for the harvesting of the development floorspace attributed to Council-owned lands, that may be transferred to other land within the development site (with the physical land retained under Council ownership for public purposes). This would be appropriate for Council-owned lands that are identified to support public domain improvements (i.e. public open space, road widenings) in the draft Strathfield Triangle DCP that are intended to be owned and managed by Council.

While for other Council-owned lands, a transactional agreement will be for the outright purchase of the land and its development rights. This would be appropriate for Council-owned lands that are identified as developable areas for future buildings in the precinct, as identified in the draft Strathfield Triangle DCP, which would require the sale of the physical land.

The value of the proposed sale of the Council-owned lands would be subject to an independent valuation. In these cases, all costs and expenses borne by the Council in determining the value of the Council-owned land will be paid for by the applicant.

A summary of council-owned lands in the Strathfield Triangle Precinct, its future role and suggested approach to purchase is provided in the table below. The location of council-owned lands is provided in Figure 12 below.

Table 3 Proposed approach to the sale of council-owned lands

Site	Site Area (sqm)	Future role in accordance with DCP	Approach to purchase offer
Site 4 - Former Cooper Street	1,392	Private domain - Part of developable area for future building	Purchase of land and developable floorspace
Site 5 - 1A Chapman Street	1,366	Public domain - Part of Central Park and new vehicular and pedestrian connections	Purchase of developable floorspace
Site 6 - Former Chapman Street	580	Private domain - Part of developable area for future building	Purchase of land and developable floorspace



Figure 12 Council-owned land proposed for sale

7.3 Small-scale indoor community space

The revised Strathfield Triangle DCP identifies a community space of approximately 40 square metres to be provided as part of any future building on Site 5. The community space will be designed to:

- facilitate flexible access for hirers (e.g., online booking system and key card/ security code access)
- provide sufficient storage, to ensure the space can be used for a range of activities (e.g., to store tables, chairs and other occasional equipment);
- include a kitchenette, with basic fit-out including sink, microwave – to enable basic catering for community events;
- meet universal design and accessibility standards, i.e. access for people with a disability or mobility issues;

- provide adequate provision of toilets: minimum one disabled access unisex; and
- include design features to maximise natural light and ventilation.

It is noted that Clause <Insert LEP Clause number> of the Canada Bay LEP 2013 includes a provision that excludes any gross floor area for the purpose of a community space from the calculation of floor space ratio. This intends to avoid the floor space for the space from absorbing the maximum permitted gross floor area for Site 5.

The indoor community space is proposed to be managed by the body corporate of that development, or dedicated to Council on a leasehold basis and managed directly by Council. The transactional and operation arrangements of the community space will be determined part of any future planning agreement. The value of the future community space would be subject to an independent valuation. In these cases, all costs and expenses borne by the Council in determining the value of the Council-owned land will be paid for by the applicant.

7.4 Planning Agreements

In accordance with Section 7.4 of the EP&A Act, a planning agreement is a voluntary agreement or arrangement between a planning authority and a developer under which the developer agrees to make contributions towards a public purpose. A planning agreement may wholly or partly exclude the application of Section 7.11 to the development that is subject of the agreement.

The provisions of Sections 7.4 to 7.10 of the EP&A Act and accompanying Regulation prescribe the contents, form, subject matter and procedures for making planning agreements. Any person seeking to enter into a planning agreement should in the first instance submit a proposal in writing to Council, documenting the planning benefits and how the proposal would address the demands created by development for new public infrastructure, amenities and services.

It is anticipated that Council will enter into Planning Agreements which address the following:

- The dedication of land that is identified for the purposes of dedication to the Council and at no cost to the Council in the Public Domain Plan (refer to **Schedule 1**).
- Any other public benefits reasonably relating to the particular development proposed or otherwise required by the Act (for example, s.7.11 payments). The function of the Planning Agreement is to provide the Council with a level of certainty that the infrastructure will be provided in a manner which responds to the needs generated by the land and reflects an equitable participation by the relevant landowner.

Schedule 1 – Strathfield Triangle Public Domain Plan

Public Domain Plan

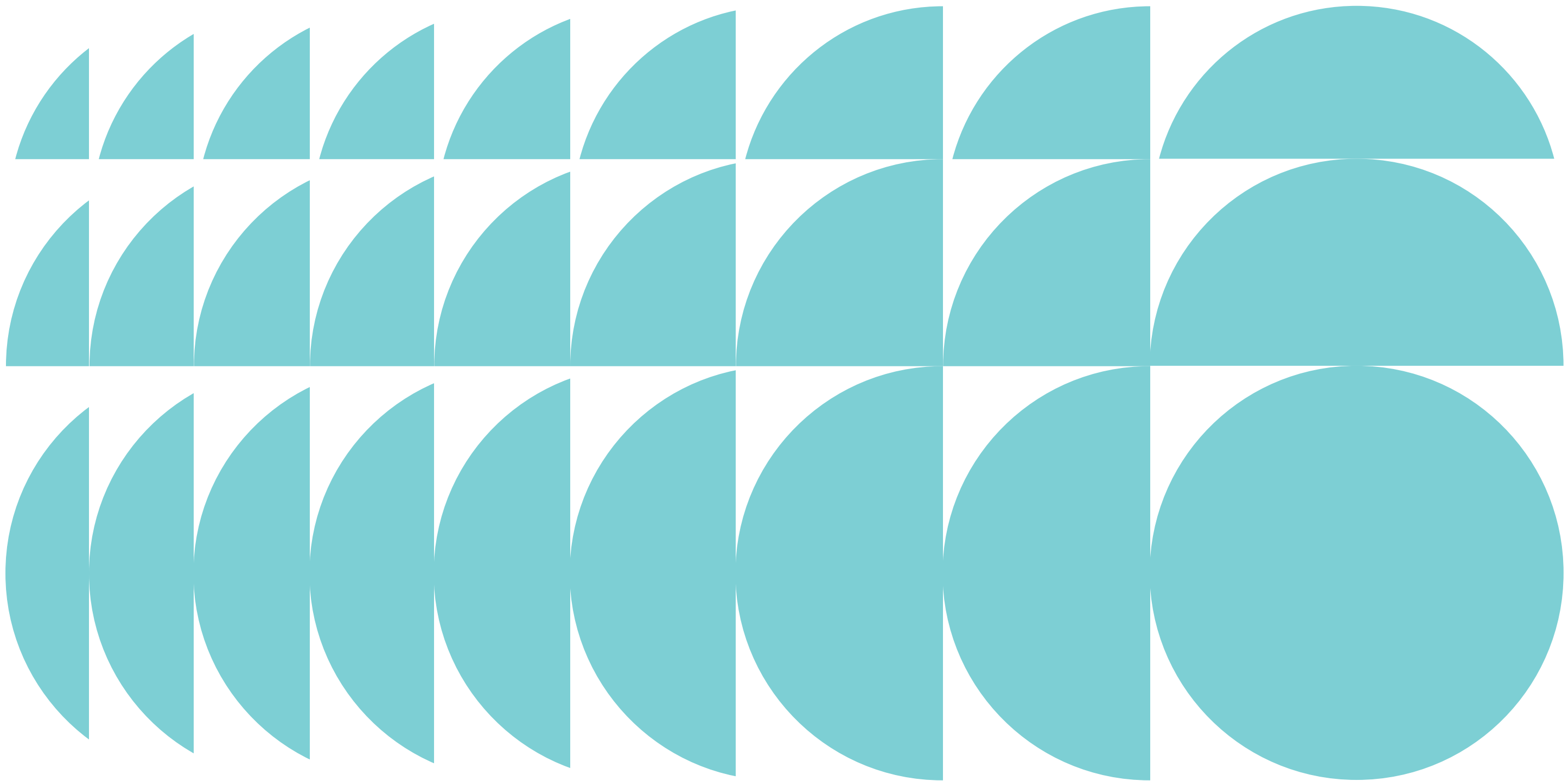
Strathfield Triangle Precinct

16 April 2020

Version C

Prepared for City of Canada Bay

Job No. 2190532



		Prepared by © ACN 615 087 931 Pty Ltd.
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This document has been prepared by: This document has been reviewed by:

Eva Cheng	April 2020	David Attwood	April 2020
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The information contained in this document is for submission to the Department of Planning and Environment. The client shall make its own enquiries analysis and calculations and form its own views in relation to the use or development of the property including the application of local government and statutory controls. It is assumed that the client will rely on its own expertise in considering the information. ACN 615 087 931 Pty Ltd operates under a Quality Management System that has been certified as complying with ISO 9001:2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed above, it is a preliminary draft.

VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
A (DRAFT)	30.09.19	EC	KvdZ
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1.0 Executive Summary

This updated Public Domain Plan has been prepared alongside a revised Strathfield Triangle Development Control Plan (DCP) following a Planning and Urban Design Review of the precinct in May 2019. Since the first Public Domain Plan adopted in April 2013, re-development of the Strathfield Triangle Precinct has been limited, hampering Council's ability to deliver public domain improvements, including a new park, which are critical to the provision of public open space and amenity to existing and future residents of the precinct.

In order to incentivise redevelopment and therefore deliver the required public domain infrastructure, a Recommended Plan was presented in the May 2019 Planning and Urban Design Review featuring higher development yields and increased building heights. The new lot and street layout secures a consolidated central open space at the heart of the Precinct.

There is also an improved streetscape network compared to the previous plan which allows for greater pedestrian permeability and amenity in the form of through-site links to Leicester Avenue and a shared-zone hugging the central open space. The Cooper Street re-alignment inherited from the previous Development Control Plan is retained.

As per the previous Public Domain Plan, the purpose of this revised Plan is to guide the future design of the public realm in Strathfield Triangle. This revised Public Domain Plan comprises a public domain concept plan, central park concept plan, streetscape sections and indicative planting schedule.



2.0 Context

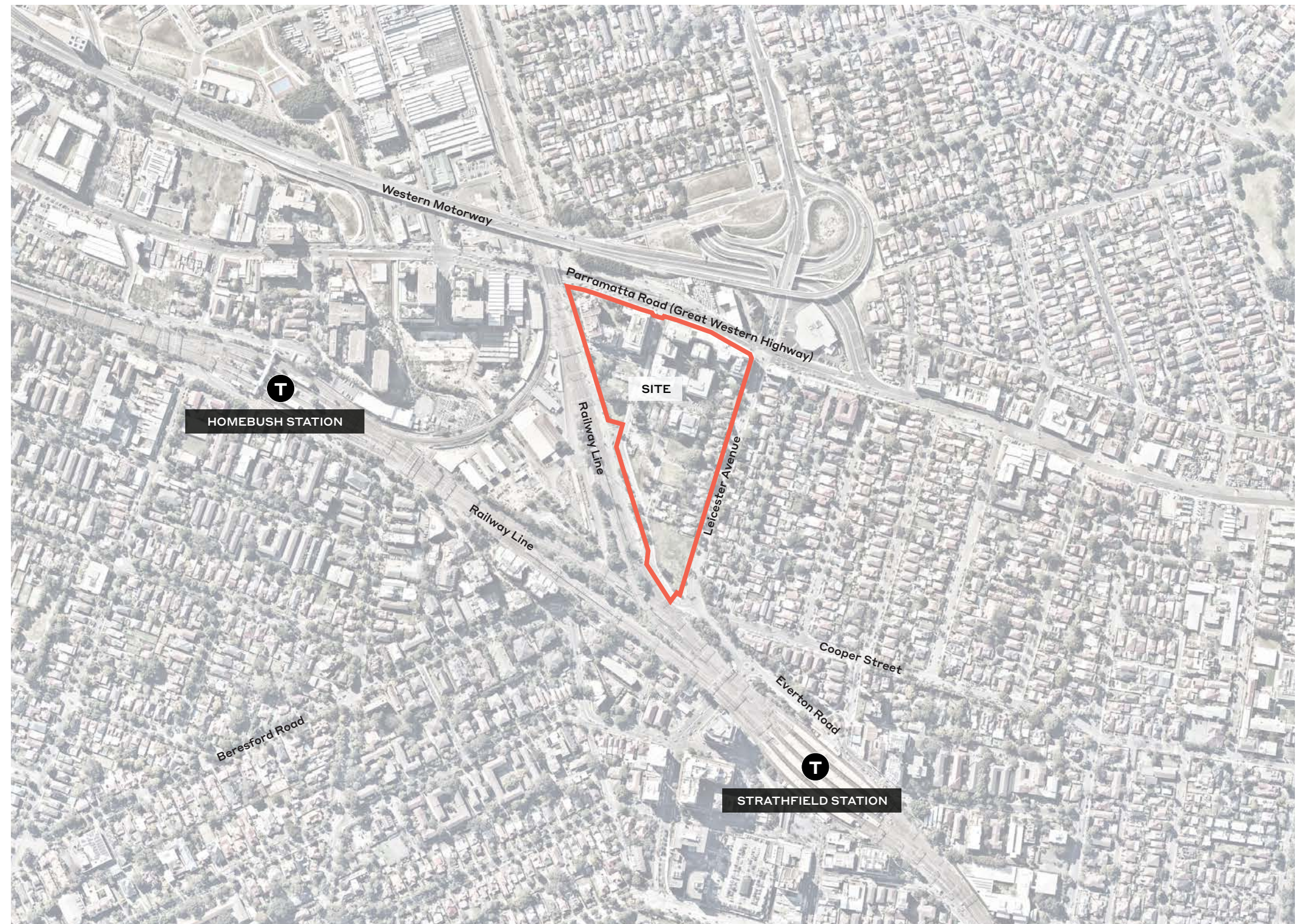
2.1 Strathfield Triangle

Strathfield Triangle is located within the City of Canada Bay Local Government Area (LGA). It is bordered by Leicester Avenue to the east, Parramatta Road (the Great Western Highway) to the north, and the T1 North Shore, Northern & Western Line railway corridor to the west (Fig. 01).

The site is located within walking distance to two town centres including train stations. Strathfield Town Centre and Station is a 400m walk south-east of the site and Homebush Town Centre and Station is about a 1km walk to the west via the railway underpass along Parramatta Road.

The northern part of the Strathfield Triangle site features more recently developed high-density residential apartments, while the broader surrounding area consists of mainly lower density residential development with single dwellings.

Currently the site does not provide any public open space. The topography slopes down from approx. RL 22m at the Parramatta Road / Leicester Avenue Intersection to the south and west. The site flattens out at the southern end towards Cooper Street, with a low point at approx. RL 11m along the railway line.



01 Site Context Map

3.0 Public Domain Concept Plan

3.1 Design Strategy

The public domain at Strathfield Triangle is a key piece of community infrastructure which will provide high amenity streets and open space for existing and future residents of the precinct. This Public Domain Concept Plan relies on the dedication of private land to provide new and widened street reserves, multiple through-site links and a central open space. It consists of approximately 2,470 sqm of public open space and 4,722 sqm of streets and lanes, totalling approximately 7,200 sqm of public domain for the precinct.

3.2 Design Principles

- High Amenity** – streets and open spaces will be safe, comfortable and accessible to all
- Community Heart** – a central park for gathering, playing, respite, exercise & recreation
- Legible & Connected** - the public domain network will be highly permeable and pedestrian-friendly
- Green Infrastructure** – trees, garden and lawn areas will help mitigate the urban heat island effect while providing shade, comfort and recreational space
- High Quality Public Space** – detailed design, materials and finishes will be functional, robust and durable

Notes

This public domain concept plan is a high-level plan which has NOT been prepared with input from traffic, services, structural, civil and stormwater engineering consultants.

This public domain concept has been prepared in the absence of an Existing Tree Assessment. Existing high-value trees may be identified for retention and protection subject to an arboriculture survey and assessment in the detailed design phase.



- 01 Central Park** – an open space for the community offering a playground, open lawn, shade trees, garden beds, circuit path and barbecue facilities. About one-third of the park will be on Council-owned land and two-thirds will require land dedicated for public open space
- 02 Urban Plaza** – a small plaza finished with feature permeable unit pavement offering amenity features such as public benches, bins, lighting and garden beds containing shrub and shade tree planting.
- 03 Through-Site Links** – these shared pedestrian & cycle corridors will facilitate north-south and east-west connections across the precinct. Each Corridor requires a 6m wide land dedication. The corridor will be finished with permeable unit pavement with garden bed shrub & tree plantings.
- 04 Bakers Lane Shared Zone** – an extension of existing Bakers Lane to create a one-way loop connecting Cooper Street North to Cooper Street South. It runs along the periphery of the Central Park and will utilise land required to be dedicated for open space. The shared zone will be finished with permeable unit pavement.
- 05 Cooper Street North** – the northern end of Cooper Street will be widened to create space for street tree plantings, shared paths and on-street car parking. It will require a 3m wide land dedication on one or both sides of the street. The widened road reserve will allow for 2.3m wide on-street parking with tree blister plantings, 3m wide shared pedestrian / cycle path on one side of the street and two 3.25m wide traffic lanes in both directions.
- 06 Cooper Street Closure** – the southern end of Cooper Street will be made redundant while preserving the opportunity for direct links to Strathfield Train Station.
- 07 Cooper Street Central** – running adjacent to the railway easement, Cooper Street will be realigned to connect perpendicular into Leicester Street. Land dedication will be required for a 3m widening and new road. Cooper Street South will consist of two 3.25m wide lanes in both directions, 2.3m wide on-street parking and 3m wide shared path to one side. A narrow nature strip adjacent the railway easement allows for screen plantings.
- 08 Cooper St South & Leicester Ave Intersection** – a new signalised intersection will improve pedestrian safety and legibility. There will be two 3.2m wide left and right turning lanes at Cooper Street turning into Leicester Avenue, 0.4m median island and one 3.9m wide traffic lane in the opposite direction. This design of the intersection is subject to traffic engineering input.
- 09 Leicester Avenue Interface** – the verge adjacent to the site will be upgraded with a new 2m wide pedestrian-grade concrete footpath including pram ramps at intersections, and new tree plantings within a 1.2m wide nature strip.

4.0 Central Park Concept Plan

4.1 Design Framework

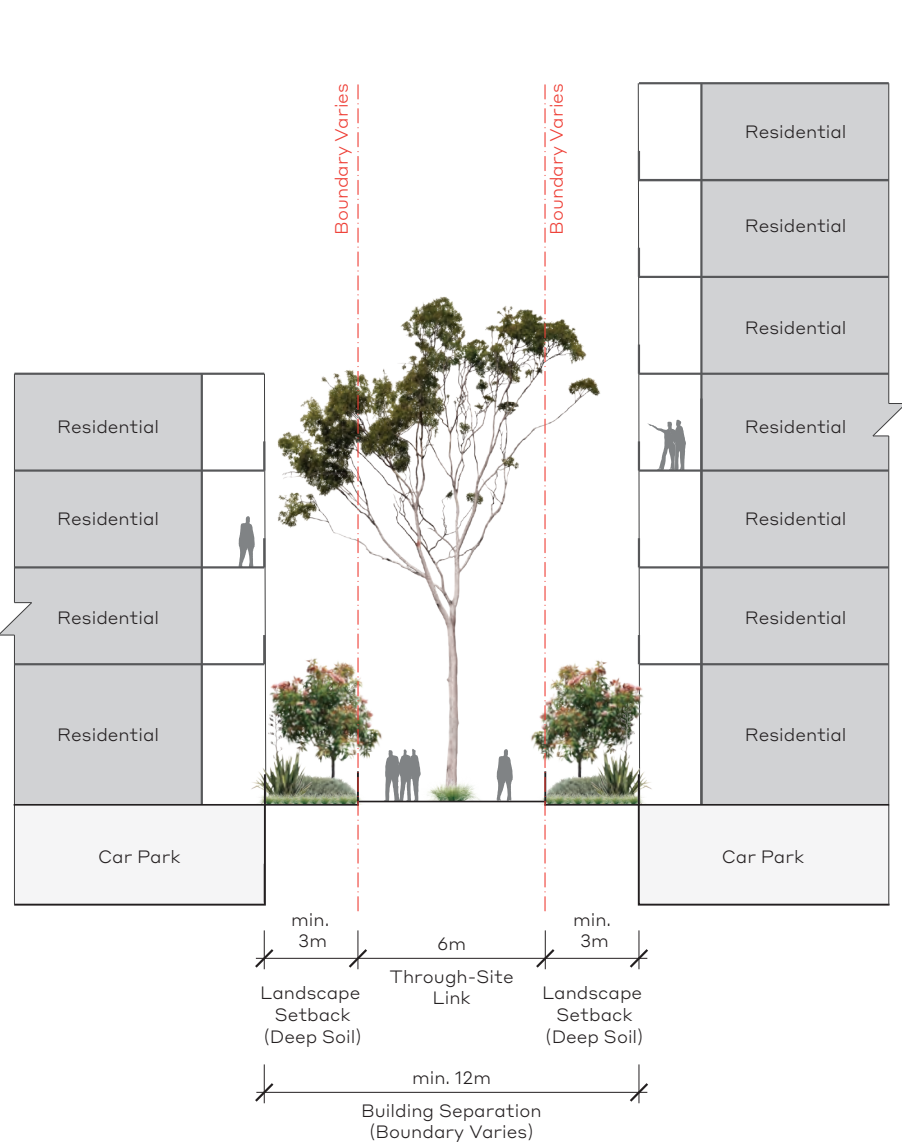
The Central Park is the public space centrepiece and community heart for the precinct. It will provide much needed open space amenity to the area with opportunities for play, leisure, recreation and exercise. The park also provides a green outlook for surrounding residents while stitching together the streetscape for greater permeability. Design elements include:

- 01 Open Lawn – a flexible turfed area for informal activities such as kick-a-bout, frisbee, exercise, picnics etc. These areas can be shaped into 'bowls' to accommodate stormwater retention during heavy rain (subject to stormwater engineering input).
- 02 Playground – a play space for a range of abilities and ages, incorporating nature play integrated with formal play equipment. Other features include various furniture such as seats, bubblers, bins, signage and lighting. A shade structure will provide protection from the elements, especially in the short term when tree canopy is being established.
- 03 BBQ Area – a formal picnic area with all-weather shelter structures, barbeque stoves and table & bench settings. These facilities will be located in close proximity to the playground to allow sharing of public furniture elements such as bins and bubblers.
- 04 Loop Path – winding around the periphery of the park, the loop path will connect the surrounding development and provide a circuit for exercise, children to ride their bikes, and dog walking.
- 05 Trees & Garden Beds – the periphery of the park will be tree-lined to create a sense of enclosure and human-scale for the park. Once established, tree canopy will provide shade and reduce summer heat. The garden and planting design will assist in defining the various 'rooms' of the park while providing visual delight.



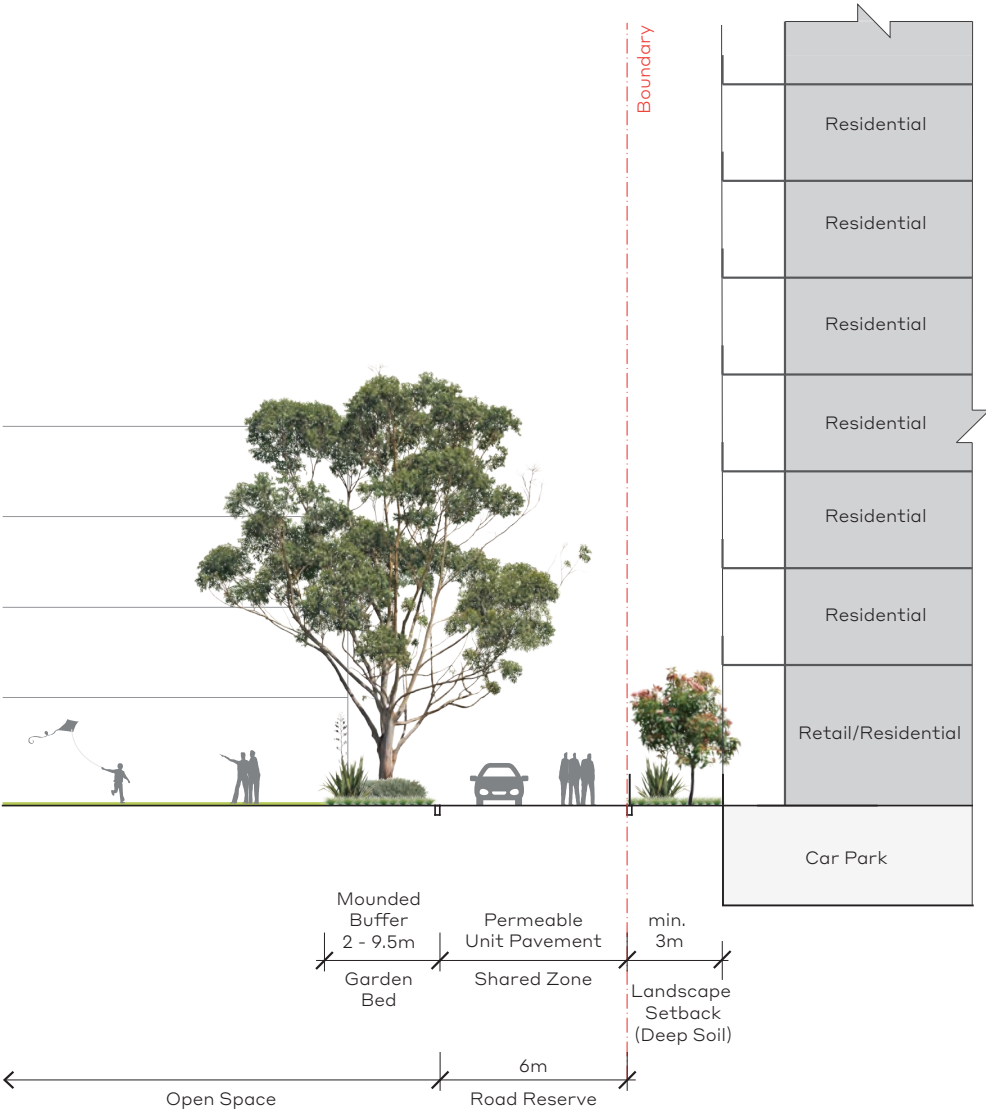
5.0 Streetscape Sections

5.1 Through-Site Link



04 Through-Site Link - Indicative Section
NOT TO SCALE

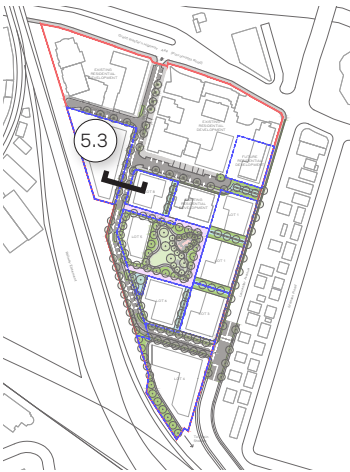
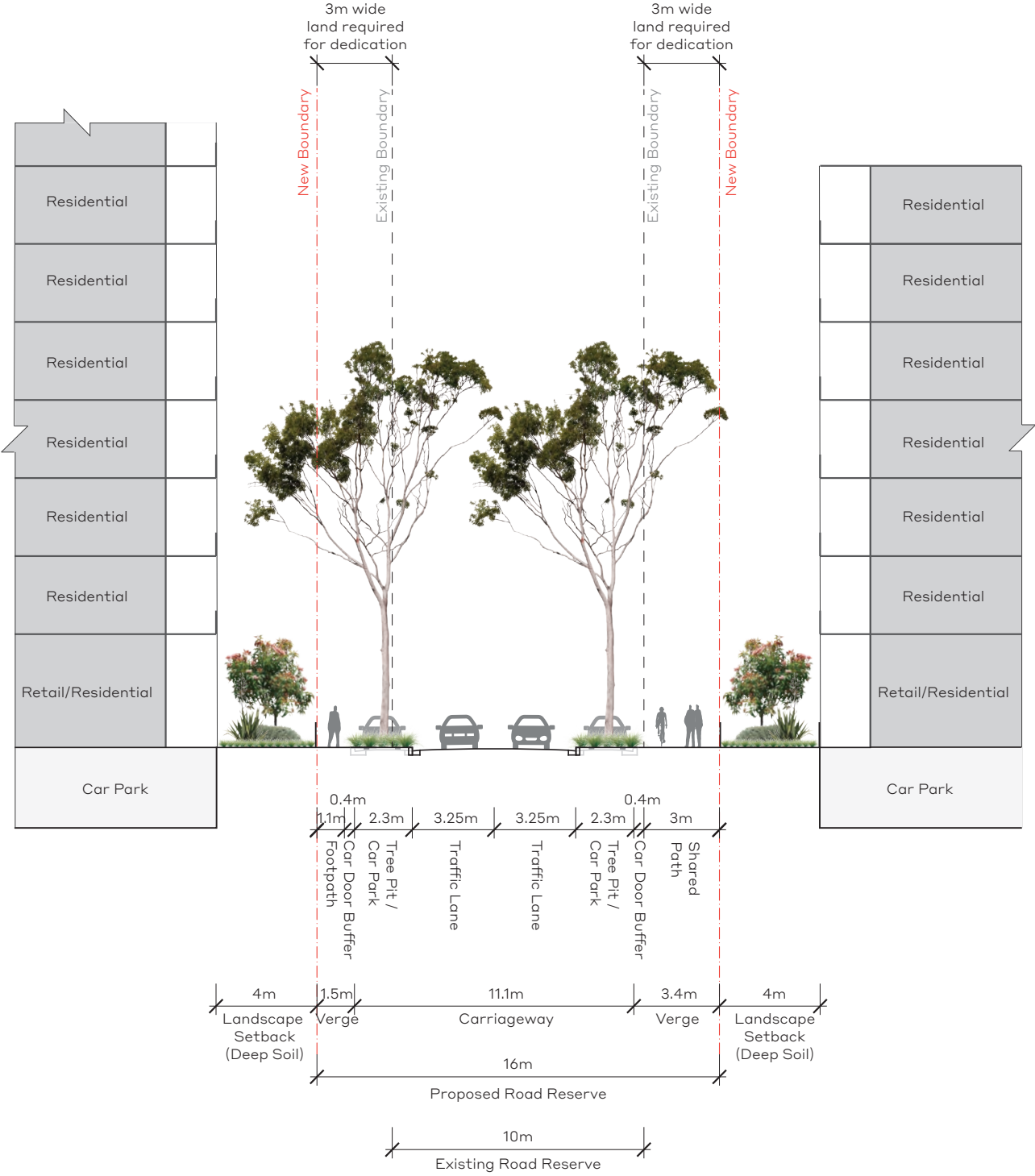
5.2 Bakers Lane Shared Zone



05 Bakers Lane Shared Zone - Indicative Section
NOT TO SCALE

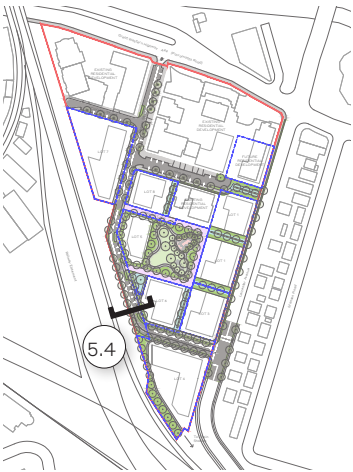
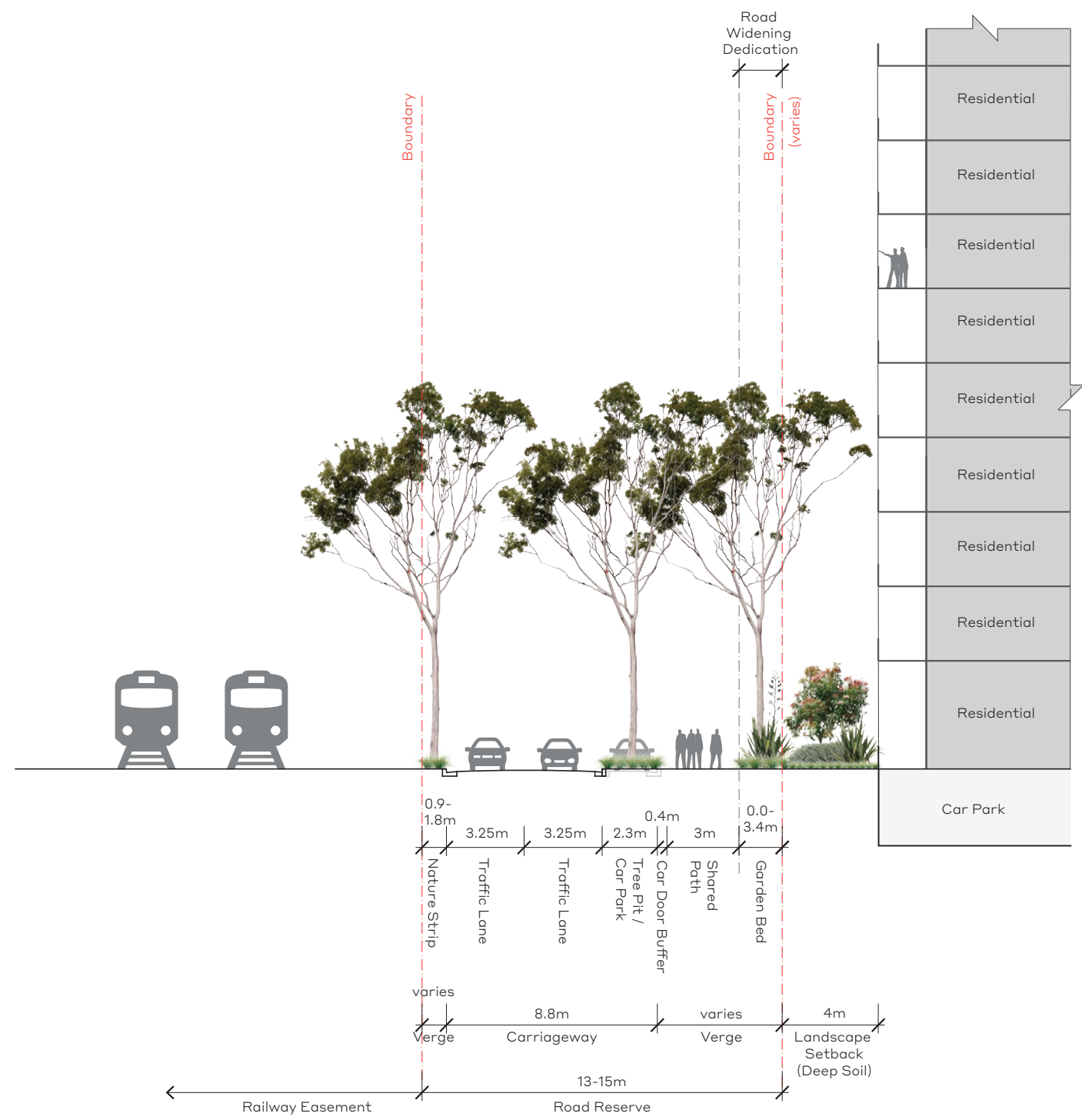


5.3 Cooper Street North



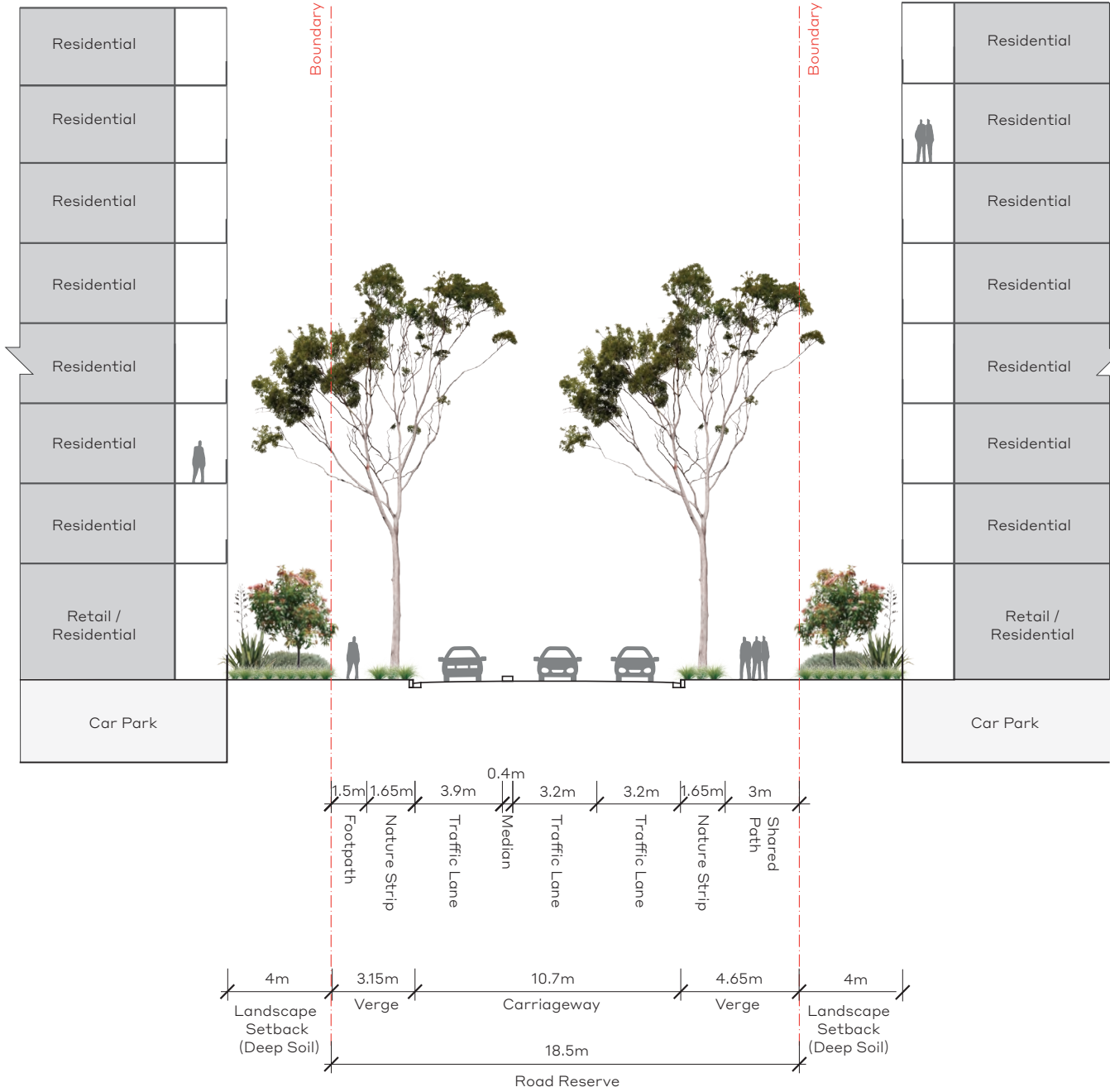
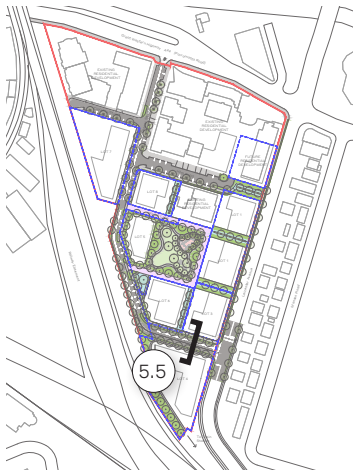
06 Cooper Street North - Indicative Section
NOT TO SCALE

5.4 Cooper Street Central



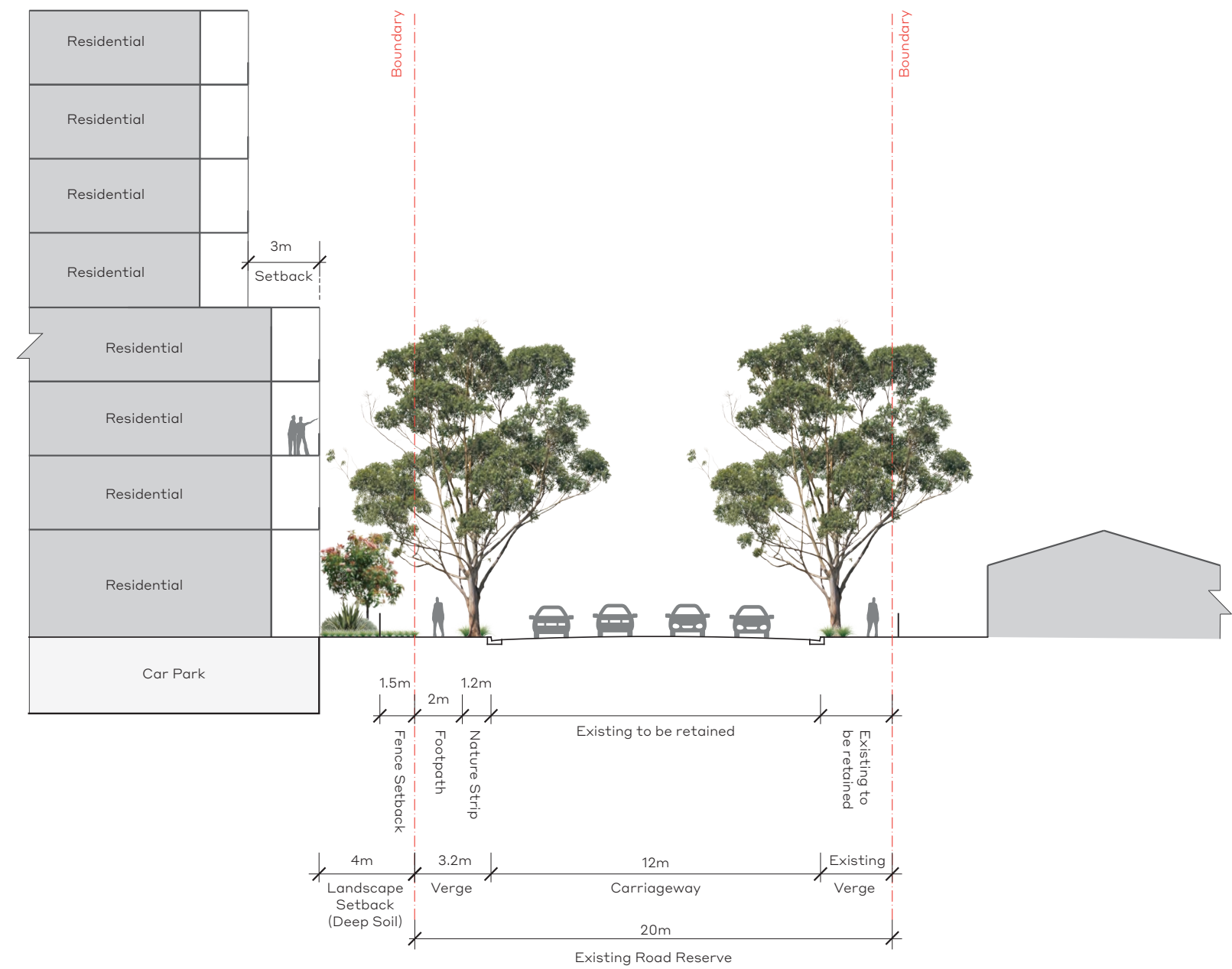
07 Cooper Street Central - Indicative Section
NOT TO SCALE

5.5 Cooper Street South



08 Cooper Street South - Indicative Section
NOT TO SCALE

5.6 Leicester Avenue



09 Leicester Avenue - Indicative Section
NOT TO SCALE

6.0 Indicative Phasing

6.1 Phase 1 - Central Park Works



6.2 Phase 2 - Bakers Lane Shared Zone (including North-South Through-Site Links)



6.3 Phase 3 - Through-Site Links
(including Leicester Street)



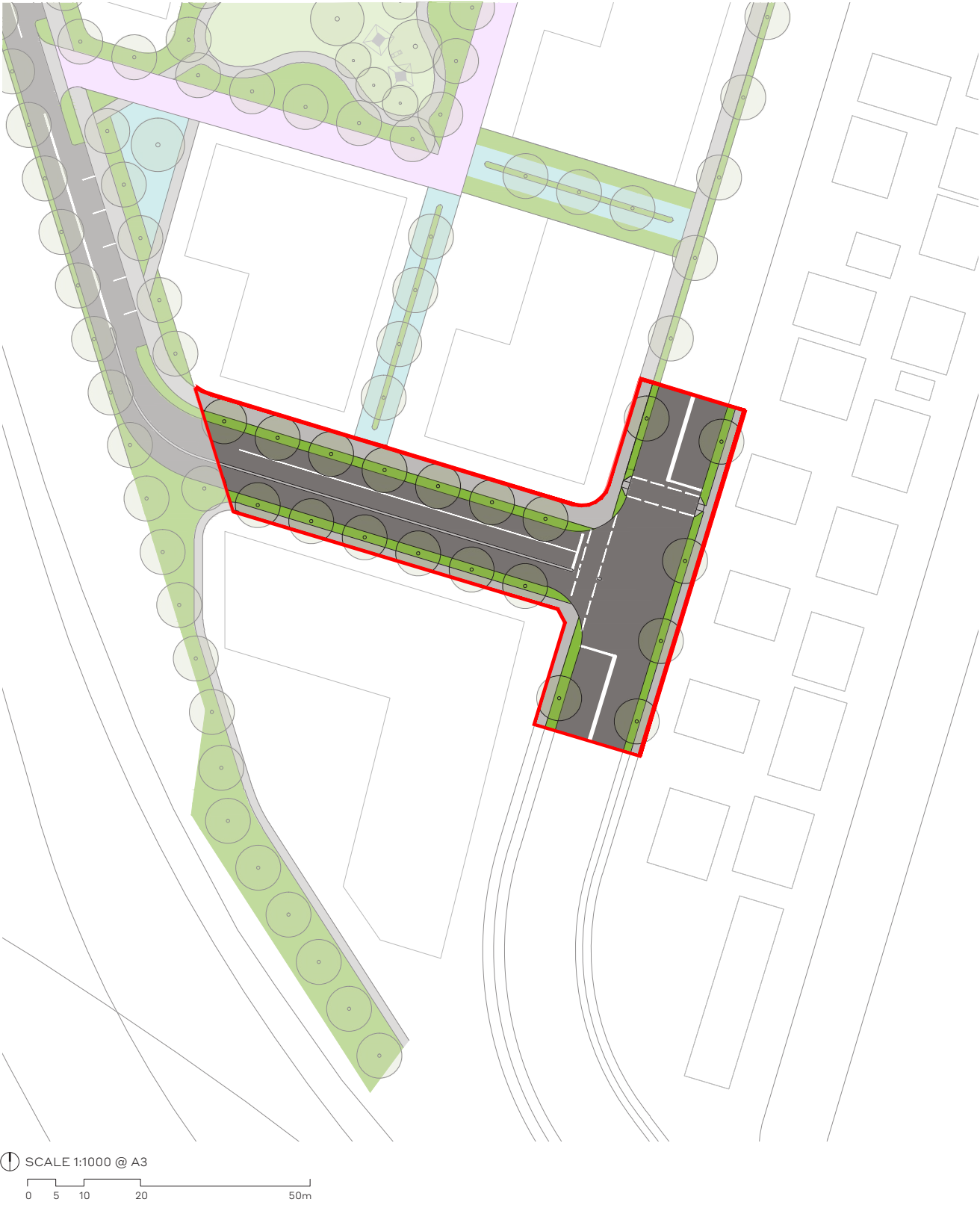
6.4 Phase 4 - Cooper Street North
(including Clarence Street & Hilts Road)



6.5 Phase 5 - Cooper Street Central
(including Pedestrianised Closure)



6.6 Phase 6 - Cooper Street South
(including Signalised Intersection & Leicester Street)



7.0 Park & Streetscape Planting

7.1 Indicative Plant Schedule

CODE	BOTANIC NAME	COMMON NAME	POT SIZE
TREES			
	Angophera costata	Sydney Red Gum	75L
	Allocasuarina littoralis	Black She-oak	45L
	Allocasuarina torulosa	Forest Oak	45L
	Backhousia citriodora	Lemon Myrtle	75L
	Banksia integrifolia	Coastal Banksia	75L
	Ceratopetalum gummiferum	NSW Christmas Bush	45L
	Corymbia gummifera	Red Bloodwood	400L
	Corymbia maculata	Spotted Gum	400L
	Cupaniopsis anacardioides	Tuckeroo	400L
	Eleocarpus reticulatus	Blueberry Ash	75L
	Eucalyptus pilularis	Blackbutt	200L
	Eucalyptus punctata	Grey Gum	200L
	Melaleuca nodosa	Ball Honeymyrtle	75L
	Tristaniopsis laurina	Water Gum	200L

CODE	BOTANIC NAME	COMMON NAME	POT SIZE
SHRUBS			
	Banksia spinulosa	Hair Pin Banksia	5L
	Baurea rubiodes	Pink Dog Rose	5L
	Boronia ledifolia	Sydney Boronia	5L
	Callicoma serratifolia	Black Wattle	5L
	Correa alba	White Correa	5L
	Correa reflexa	Native Fuchsia	5L
	Crowea saligna	Willow Leaved Crowea	5L
	Epacris longifolia	Fuchsia Heath	5L
	Grevillea linearifolia	White Spider Flower	5L
	Grevillea sericea	Pink Spider Flower	5L

GROUNDCOVERS			
	Anigozanthus “Regal Claw”	Kangaroo Paw	5L
	Dianella caerulea	Blue Flax Lily	2.5L
	Dianella revoluta	Mauve Flax Lily	2.5L
	Dichondra repens	Kidney Weed	2.5L
	Eustrephus latifolius	Wombat Berry	2.5L
	Hardenbergia violacea	False Sarsparilla	2.5L
	Hibbertia scandens	Golden Guinea Flower	2.5L
	Kennedia rubicunda	Dusky Coral Pea	2.5L
	Lomandra longifolia	Mat rush	2.5L



Angophera costata



Allocasuarina littoralis



Backhousia citriodora



Banksia integrifolia



Corymbia maculata



Corymbia gummifera



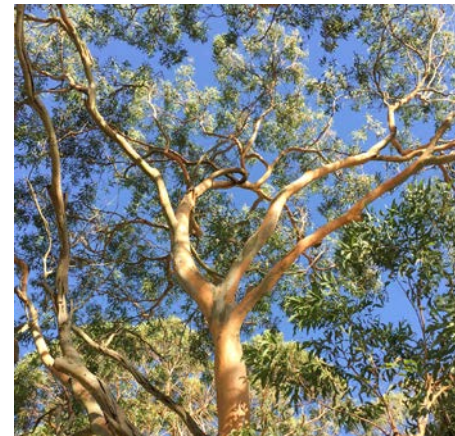
Cupaniopsis anacardioides



Eleocharpus reticulatus



Eucalyptus pilularis



Eucalyptus punctata



Melaleuca nodosa



Tristaniopsis laurina



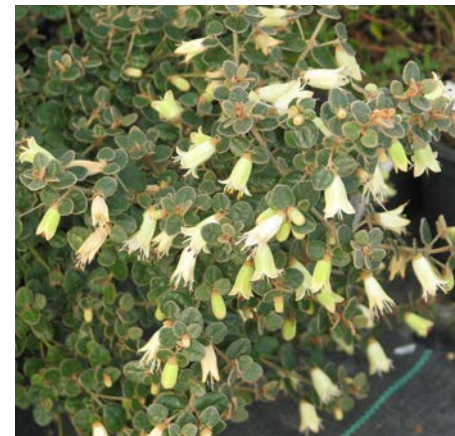
Banksia spinulosa



Baurea rubiodes



Boronia ledifolia



Correa reflexa



Crowea saligna



Epacris longifolia



Dianella caerulea



Eustrephus latifolius



Hardenbergia violacea



Hibbertia scandens



Lomandra longifolia



Kennedia rubicunda

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