

7.5.3 Key Precincts

Rockdale Transport Interchange Precinct (Geeves Avenue Precinct)

The Rockdale Transport Interchange Precinct (Geeves Avenue Precinct) is defined as 471 - 513 Princes Highway, 6 and 14 Geeves Avenue and 2-16 and 5 Tramway Arcade, Rockdale and as illustrated in figure 1 below - street role diagram.

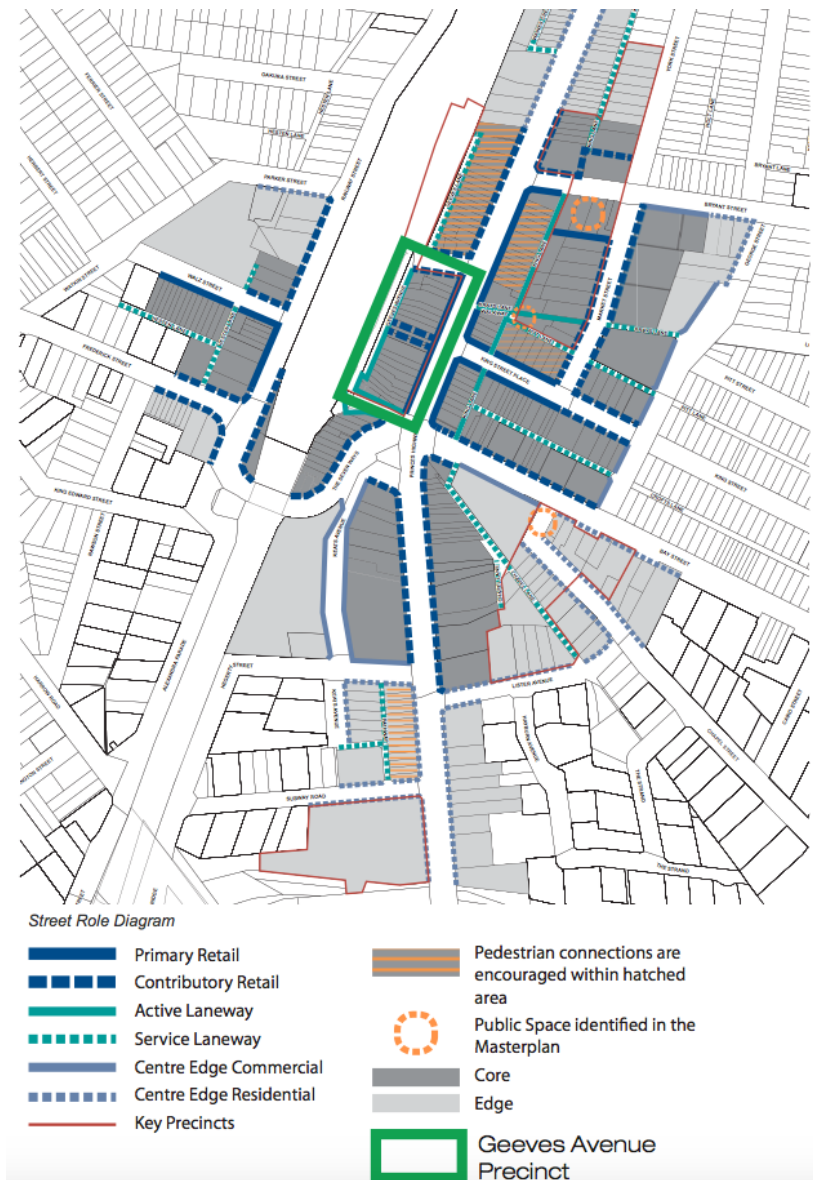


Figure 1: Street role diagram

1. An open air pedestrianised through site link is to be provided at ground floor to the centre of the precinct which is 12m wide, with 6m of the links width accommodated within Stage 1 and the remaining 6m accommodated in Stage 2. The pedestrianised through site link will connect the Rockdale bus interchange and Princes Highway, as illustrated in figure 2 below - indicative design.
2. Active retail zones are to be provided along the street frontages and through site link, as illustrated in figure 2 - indicative design.
3. The indicative pedestrian access points are illustrated in figure 2 below – indicative design.

4. The following setbacks are to be incorporated (refer to figure 2 below for further detail):
 - a. A 2.5m setback is to be provided along Geeves Avenue as measured from the pedestrian footpath;
 - b. A 3m setback is to be provided along Princes Highway as measured from the pedestrian footpath; and
 - c. A minimum setback of 4.5m is to be provided along Tramway Arcade.

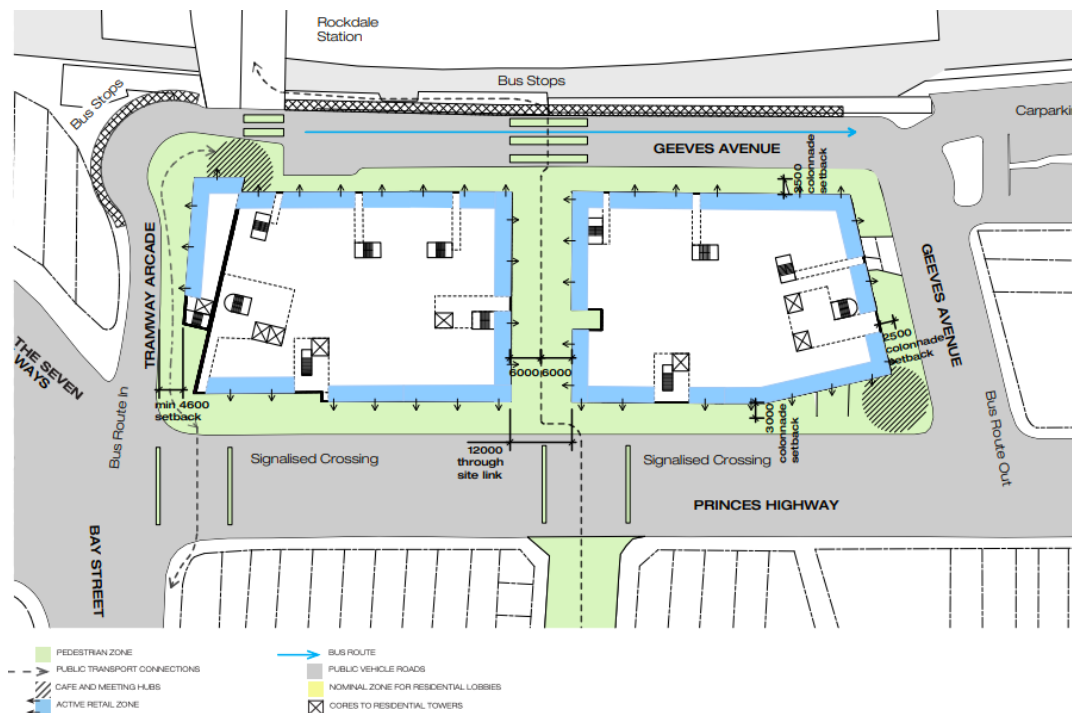


Figure 2: Indicative design for the Rockdale Transport Interchange Precinct

5. The recommended amalgamation pattern for the precinct is outlined below and illustrated in figure 3 below:
 - a. **Stage 1:** (southern portion of the precinct): includes the sites 493 (part of), 495, 501, 507, 509, 511 Princes Highway and 2, 4, 6, 8-12, 14, 16 Tramway Arcade and incorporates one of the landmark buildings. Stage 1 also incorporates 50% of the through-site link to be located on sites 495 and part of 493 Princes Highway.
 - b. **Stage 2** (northern portion of precinct): includes the sites 471, 475 – 477, 483, 485, 487, 489, 491 and 493 (part of) Princes Highway and 6 and 14 Geeves Avenue. Stage 2 also incorporates 50% of the through-site link to be located on sites 495 and part of 493 Princes Highway.

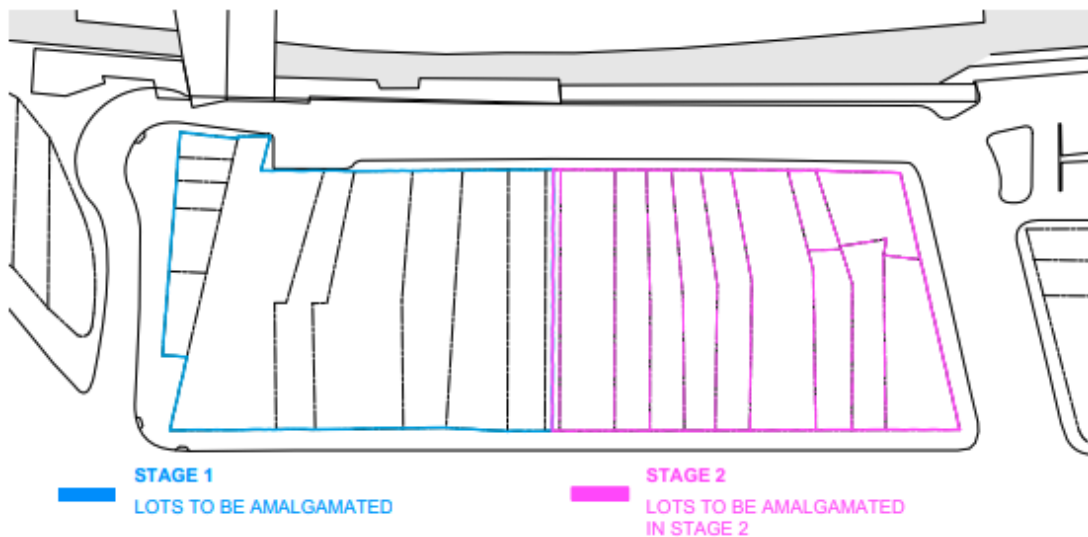


Figure 3: Recommended stages for redevelopment

6. The massing for the precinct is to be consistent with figures 4-7 below and incorporates the following:
 - a. A 6 storey podium along Princes Highway and 3 storey podium along Geeves Avenue;
 - b. Two 12-storey landmark buildings, with one to the northern end of the precinct and the other to southern end of the precinct;
 - c. The built form to 2-18 Tramway Arcade is to be 3 storeys; and
 - d. The built form to the centre of the precinct is to be between 5 and 6 storeys.



Figure 4: Indicative massing for the precinct

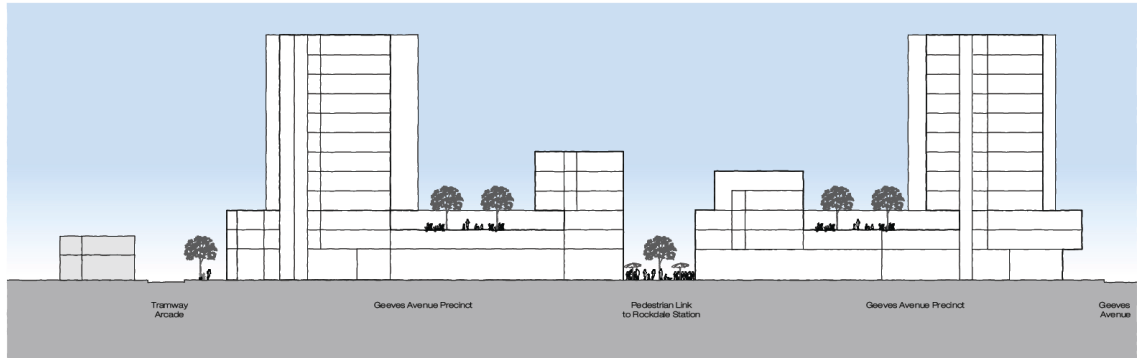


Figure 5: Indicative long section

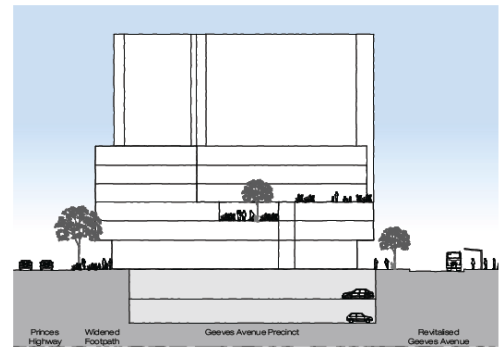
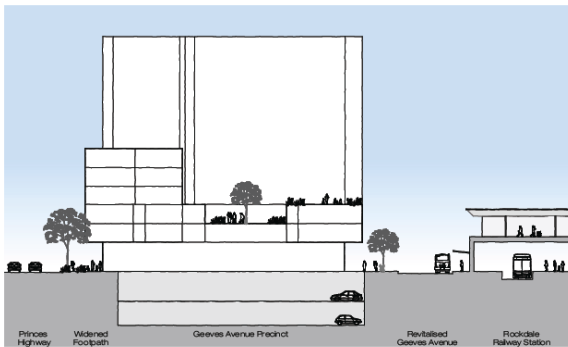


Figure 6: Indicative cross sections



Figure 7: Indicative 3D massings

7. The indicative temporary and final vehicle access points are detailed in figures 8-10 below. There is to be only one temporary access point along the western edge of Geeves Avenue for Stages 1 and 2 whilst a basement connection will connect the stages (refer to figures 8 and 9). Once the entire precinct is redeveloped, there is to be only one vehicle access point along the northern edge of Geeves Avenue (refer to figure 10).

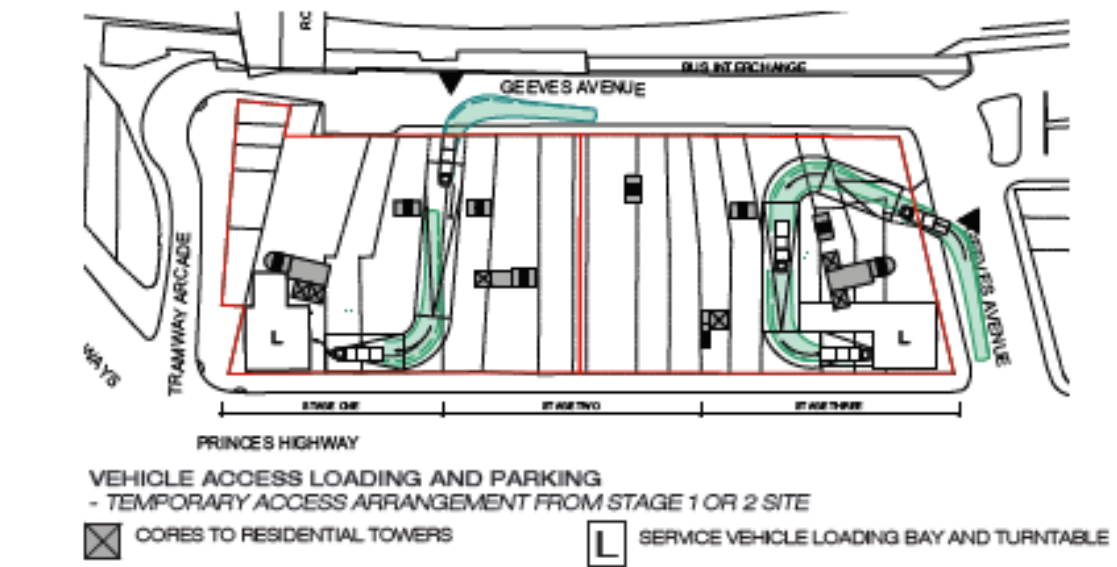


Figure 8: Temporary access solution for Stages 1 and 2

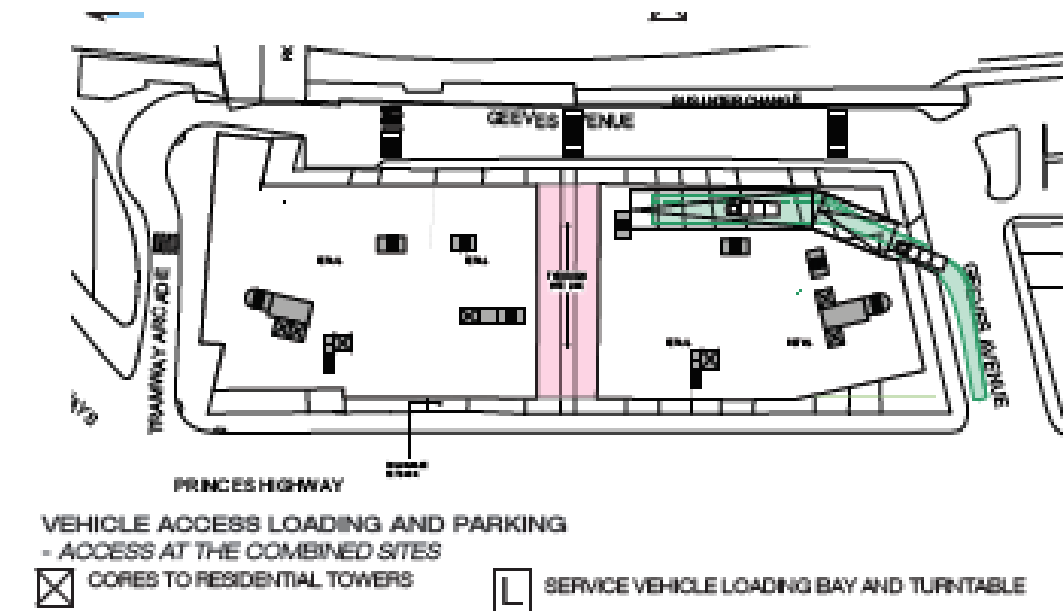


Figure 9: Final access solution once entire precinct is redeveloped

8. The parking arrangements for the site will be consistent for the following:
 - a. 1 space per 40sqm for commercial uses.
 - b. 1 space per 140sqm for retail uses.
 - c. Residential car parking shall be provided at a maximum rate consistent with the RMS Metropolitan Sub-regional Centres Parking Rates.