

# URBAN DESIGN REPORT SUPPORTING A PLANNING PROPOSAL – ISSUE TO COUNCIL

PROJECT:  
75–81 RAILWAY STREET  
AND  
83–85 RAILWAY STREET,  
ROCKDALE

CLIENT:  
ZOE HOLDINGS ROCKDALE PTY. LTD.

PROJECT No:  
5724

DATE:  
1 MAY 2015

ISSUE:  
A

ARCHITECT:

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ASSOCIATES**

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DRAWING SCHEDULE:

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PP-3.01	PURPOSE AND AIMS
PP-4.01	LOCAL CONTEXT /LAND USE
PP-4.02	LOCAL CONTEXT /BUILDING HEIGHT
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**INTRODUCTION, METHODOLOGY AND SITE LOCATION**

Candalepas Associates have been engaged by Zoe Holdings Rockdale Pty Limited to prepare this Urban Design Report ('the Report') as part a Planning Proposal for the 75-85 Railway Street, Rockdale ('the Site').

This Report has been prepared in accordance with Rockdale City Council's draft guidelines for urban design reports and in consultation with Council's town planning staff. The Report is based on several site visits, a review of the current controls for the Site and Council's strategic vision for urban renewal of the Rockdale Town Centre as set out in the Rockdale Town Centre Planning Proposal and the associated Town Centre Masterplan. The Report and proposal also draw on Candalepas Associates extensive experience with projects of similar use, context and density.

The two subject sites, 75-81 Railway Street and 83-85 Railways Street, are located between Walz Street and Parker Street immediately to the west of Rockdale Railway Station. 75-81 Railway Street sits on the corner of Railway and Parker Street. It also has a frontage to Walz Lane to the west. 83-85 Railway Street has a frontage with Railway Street and also limited access via remnants of a former lane to west. It is also shares a boundary to the Council owned Guild Theatre. The subject sites are located on the edge of the Rockdale Town Centre which does not extend beyond Parker Street.

**LEGEND**

- SUBJECT SITES
- 1 SITE 1  
75-81 RAILWAY STREET  
LOT 101 IN DP 771165  
LOT 3 IN DP82942  
LOT 1 IN DP455421  
LOT 1 IN DP912313
- 2 SITE 2  
83-85 RAILWAY STREET  
LOT 1 IN DP3560

A	ISSUE TO COUNCIL
Issue Date	Description
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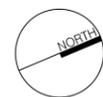
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CLIENT:  
 ZOE HOLDINGS ROCKDALE PTY LIMITED

SCALE: 1:2000@A3  
 0 1m 2m 5m



DATE:  
 MAY 2015  
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 DA, FT, LC

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 AND  
 SITE LOCATION**  
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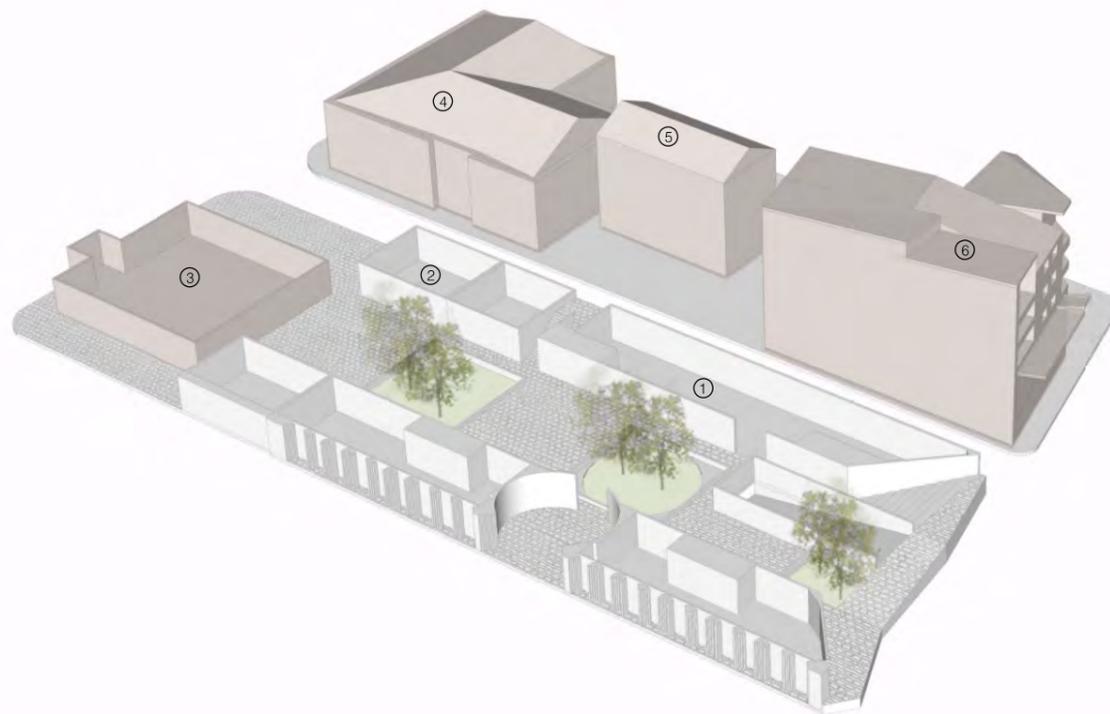
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PURPOSE AND AIMS

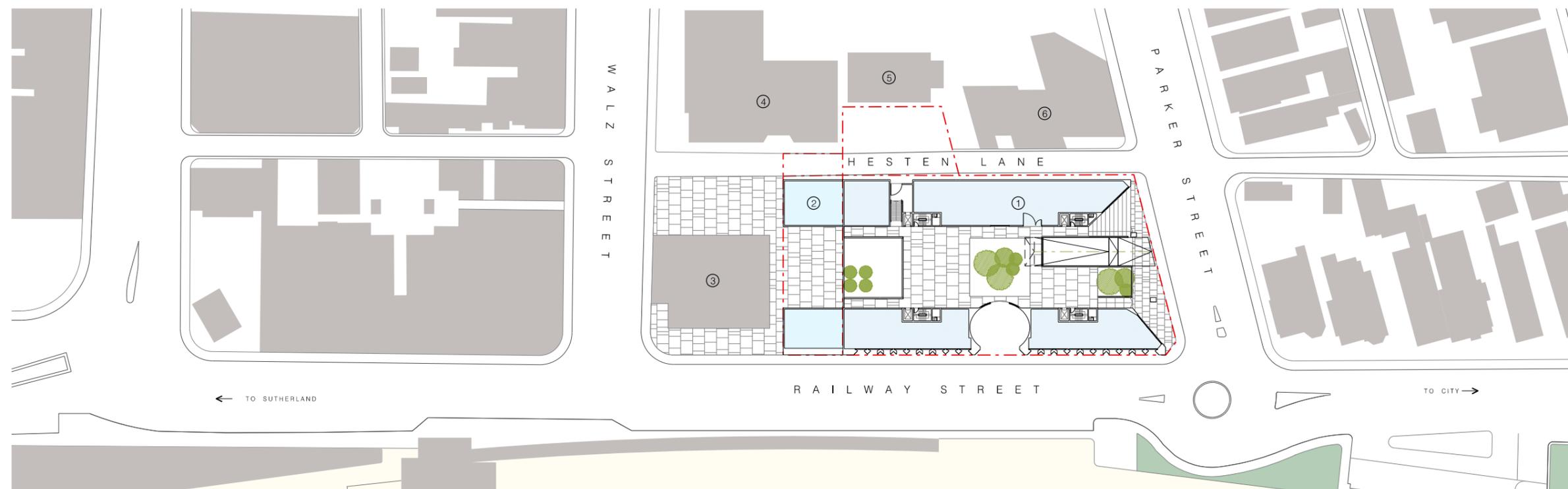
The Planning Proposal seeks to increase the maximum permissible height for the Sites from 22 metres as adopted by Council in October 2014 to 28 metres.

The proposal aims to contribute to the enhancement of the public domain by including a new lane to the west of the Site and a public forecourt in Parker Street. The extension of Hesten Lane through to Walz Street will repair a broken link in the lane network which is characteristic for the Town Centre. The proposal also has the potential to contribute to the creation of a new public precinct surrounding Guild Theatre, an important public institution within the Rockdale Local Government Area.

This Report explores an appropriate size, bulk, form and architectural expression for the Site. It argues that the increase in height of six metres will have a minimal additional environmental impact. At the same time the creation of a new lane and potentially forecourt to the theatre will make a positive contribution to the character, urban quality and vitality of the Site and its context.



02\_ FUTURE PRECINCT AXONOMETRIC



LEGEND

- SUBJECT SITES
- ① 75 - 81 RAILWAY STREET
- ② 83 - 85 RAILWAY STREET
- ③ GUILD THEATRE / 87 RAILWAY STREET
- ④ 3 - 13 WATKIN STREET
- ⑤ 3 - 13 WATKIN STREET
- ⑥ 2 - 4 PARKER STREET

01\_ FUTURE PRECINCT PLAN\_1:1000

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 0 1m 2m 5m



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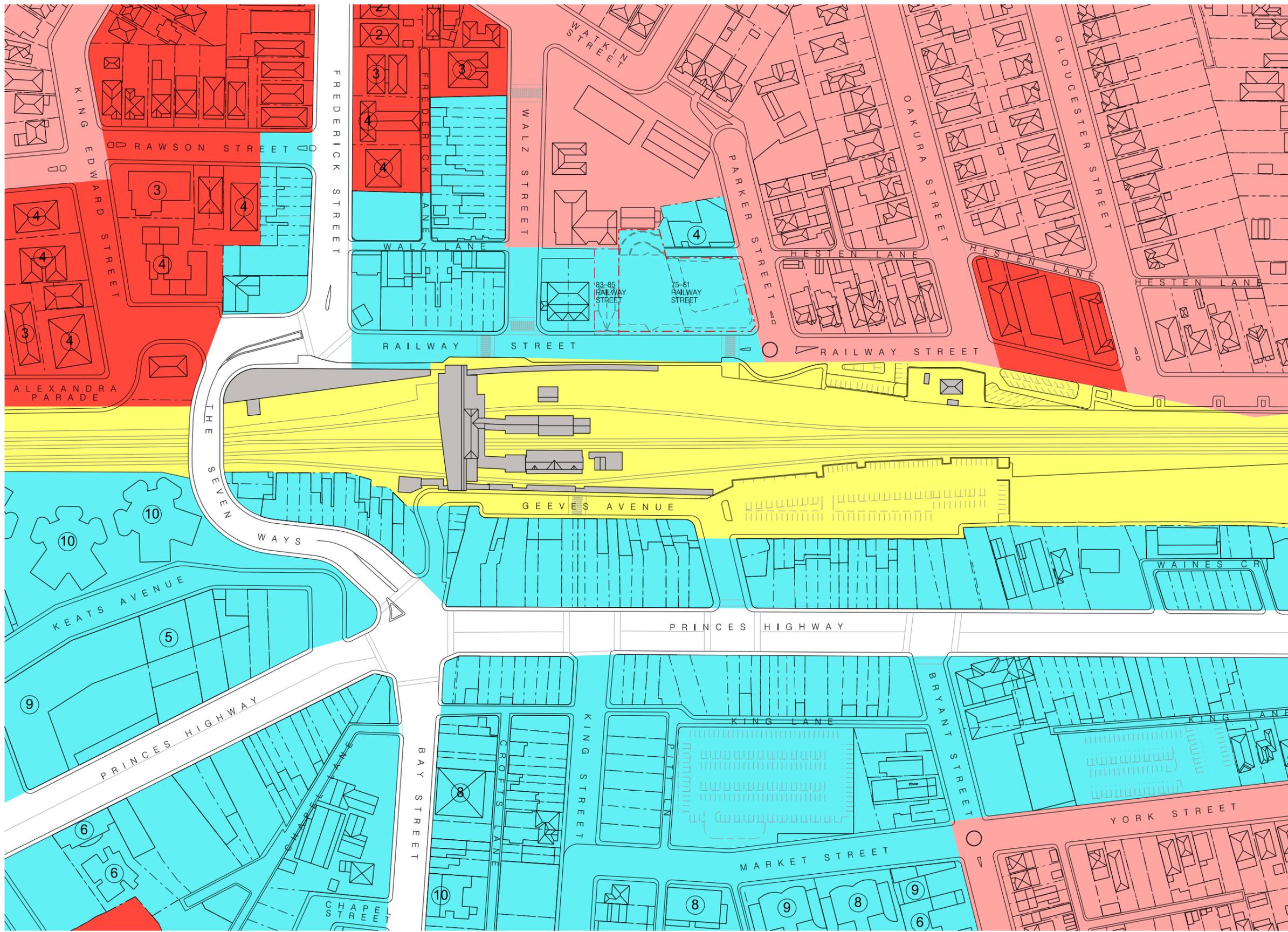
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DRAWING:  
**PURPOSE AND AIMS**

DRAWING No.  
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**LAND USE**

The two subject sites are within the Rockdale Town Centre as defined in the Rockdale DCP Part 7.5 Amendment 3. The land is zoned B2 Local Centre. Most of the Town Centre is located on the opposite site of the Railway Station along Princes Highway between Bay Street and Bryant Street. Existing land uses within the vicinity of the site include public buildings such as the Guild Theatre, St Joseph's Church and Primary School. All of which are located in the same city block together with a small mixed use development to the west of 75-81 Railway Street.

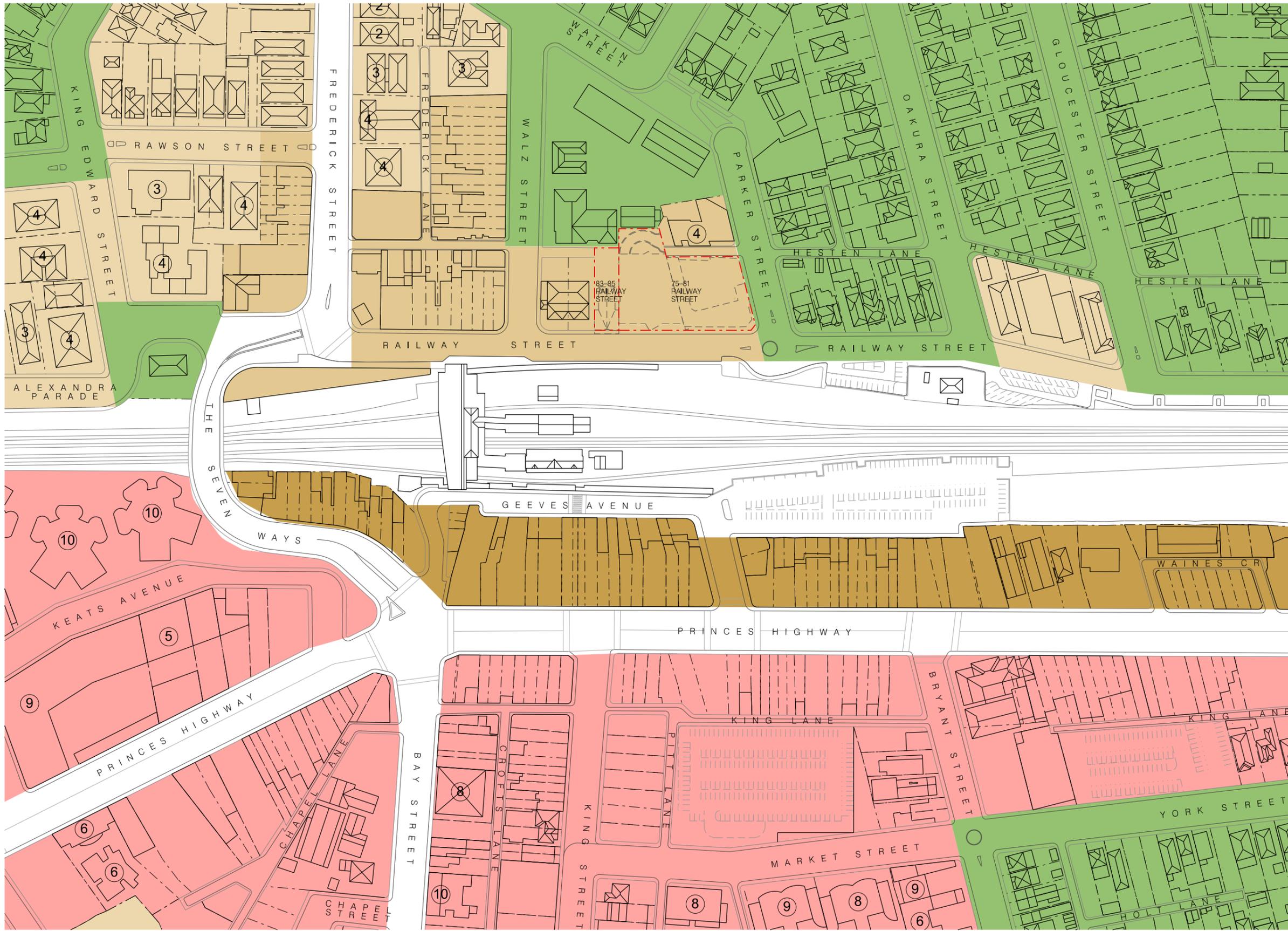
To the north, on the opposite site of Parker Street the zoning changes to R2 Local Density Residential which is consistent with the predominantly single and double storey dwellings. The southern site of Walz Street is dominated by a row of single storey shops, some of which have a one storey residential use above them.

**LEGEND**

- SUBJECT SITES
- 7 NUMBER OF STOREYS
- LAND ZONING – B2 LOCAL CENTRE ROCKDALE LEP2011
- LAND ZONING – R2 LOCAL DENSITY RESIDENTIAL ROCKDALE LEP2011
- LAND ZONING – R4 HIGH DENSITY RESIDENTIAL ROCKDALE LEP2011
- LAND ZONING – SP2 INFRASTRUCTURE ROCKDALE LEP2011

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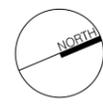
**BUILDING HEIGHT**

Buildings heights in the Rockdale Town Centre vary from single storey shops to ten storey residential flat buildings. Taller buildings, which are typically residential in use, are located on the eastern side of Rockdale Railway Station. Building heights can reach nine and ten storeys there. To the west of the station building heights are predominantly one to three storeys. There is a recently constructed four storey mixed use development in 2-4 Parker Street immediately to the west of the subject sites. The single residential dwellings on the northern side of Parker Street are one to two storeys in height. Permitted building heights in the Rockdale Town Centre vary from 14.5 to 16 metres on the western side of the station to 22 to 28 metres east of the station.

**LEGEND**

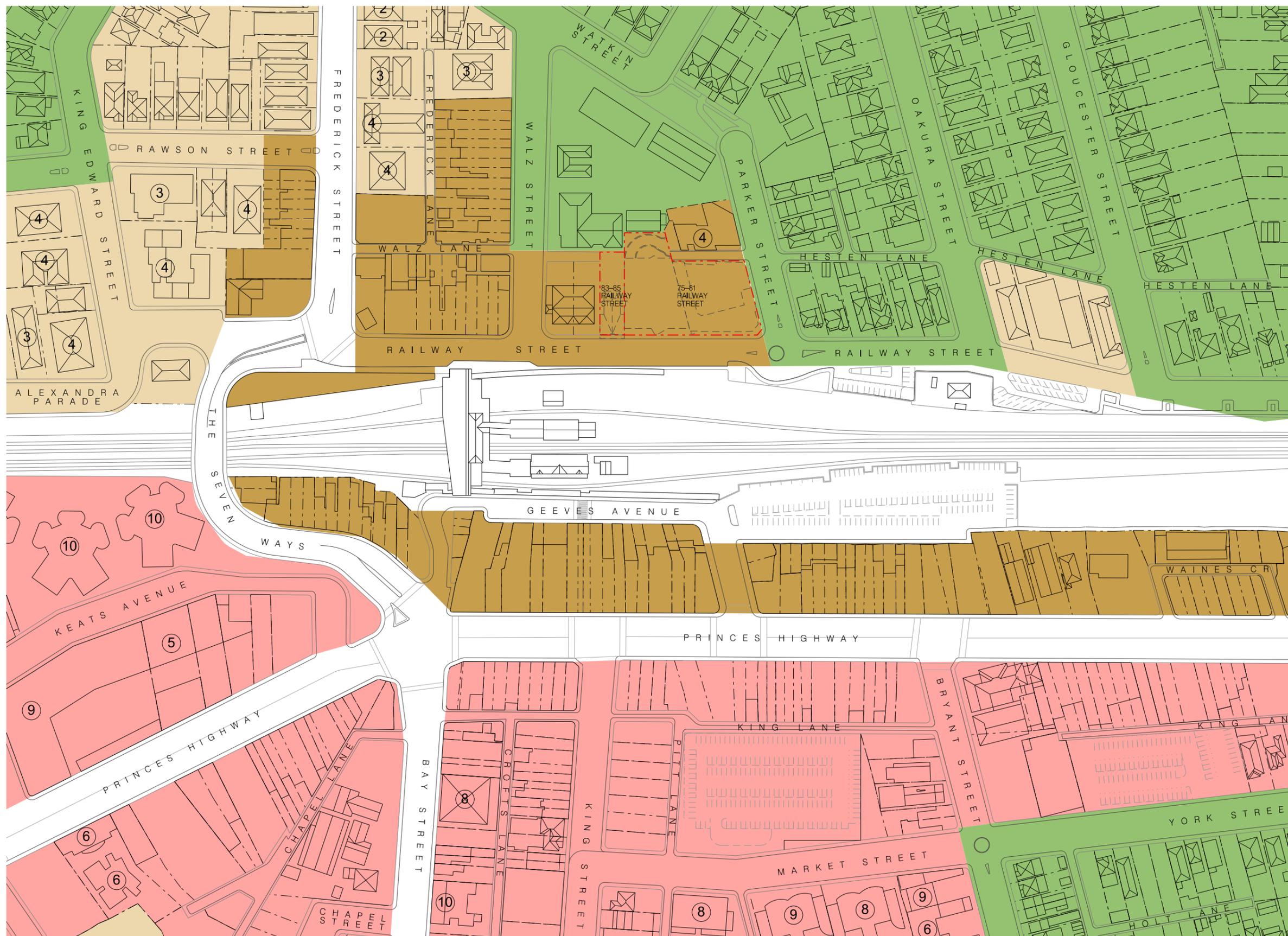
- SUBJECT SITES
- NUMBER OF STOREYS
- 1 - 8.5m ROCKDALE LEP2011
- N2 - 14.5m ROCKDALE LEP2011
- O2 - 16m ROCKDALE LEP2011
- R2 - 22m ROCKDALE LEP2011
- T3 - 28m ROCKDALE LEP2011

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ADOPTED BUILDING HEIGHT

In its recent Planning Proposal for the Rockdale Town Centre which was adopted in October 2014 Council has increased the building heights on the western side of the railway station to 22 metres. East of the station the building heights have been kept at 22 to 28 metres.



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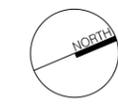
- SUBJECT SITES
- 7 NUMBER OF STOREYS
- 1 - 8.5m  
RTC PLANNING PROPOSAL
- N2 - 14.5m  
RTC PLANNING PROPOSAL
- O2 - 16m  
RTC PLANNING PROPOSAL
- R2 - 22m  
RTC PLANNING PROPOSAL
- T3 - 28m  
RTC PLANNING PROPOSAL

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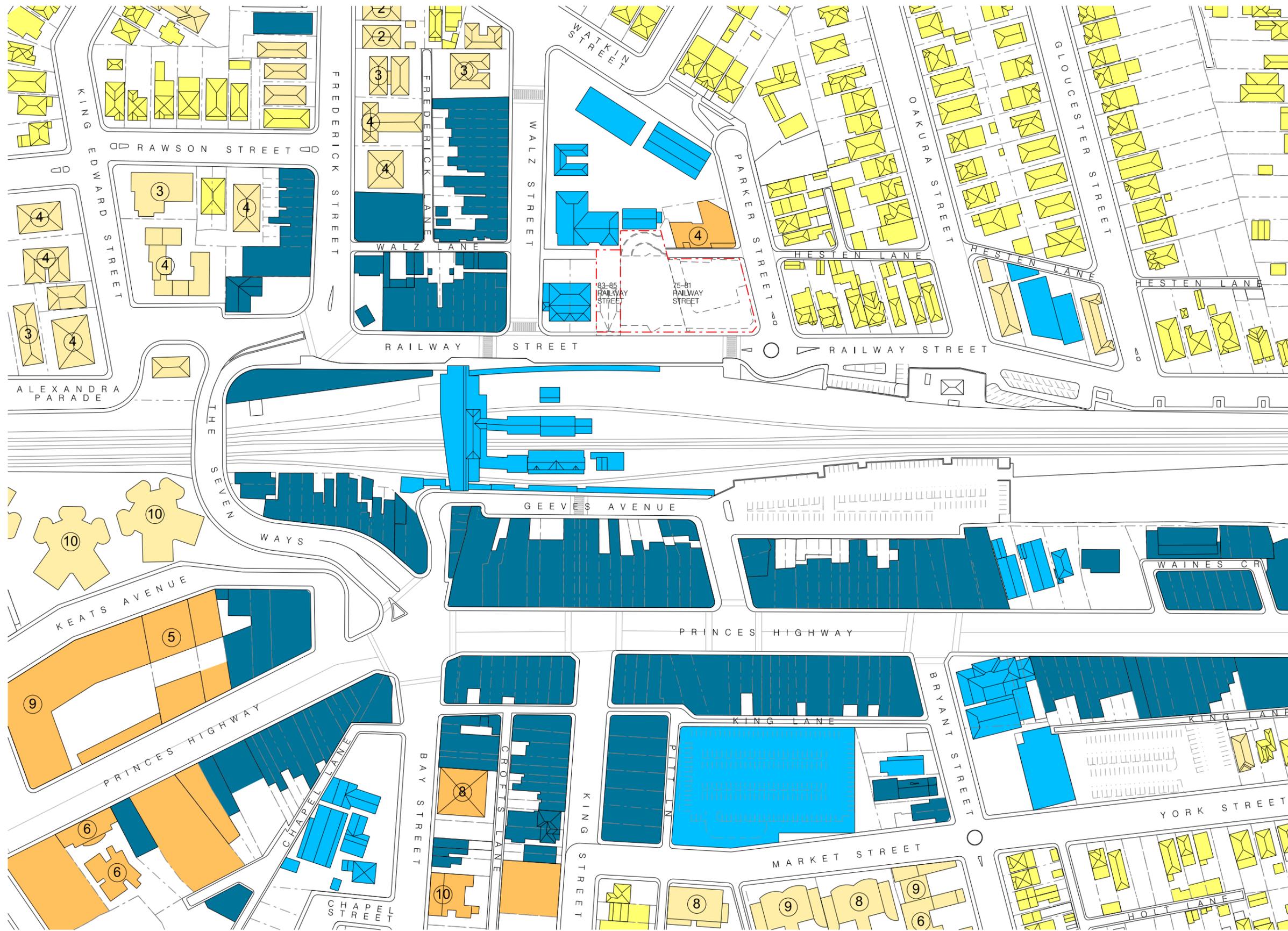
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DRAWING:  
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**TYOLOGIES**

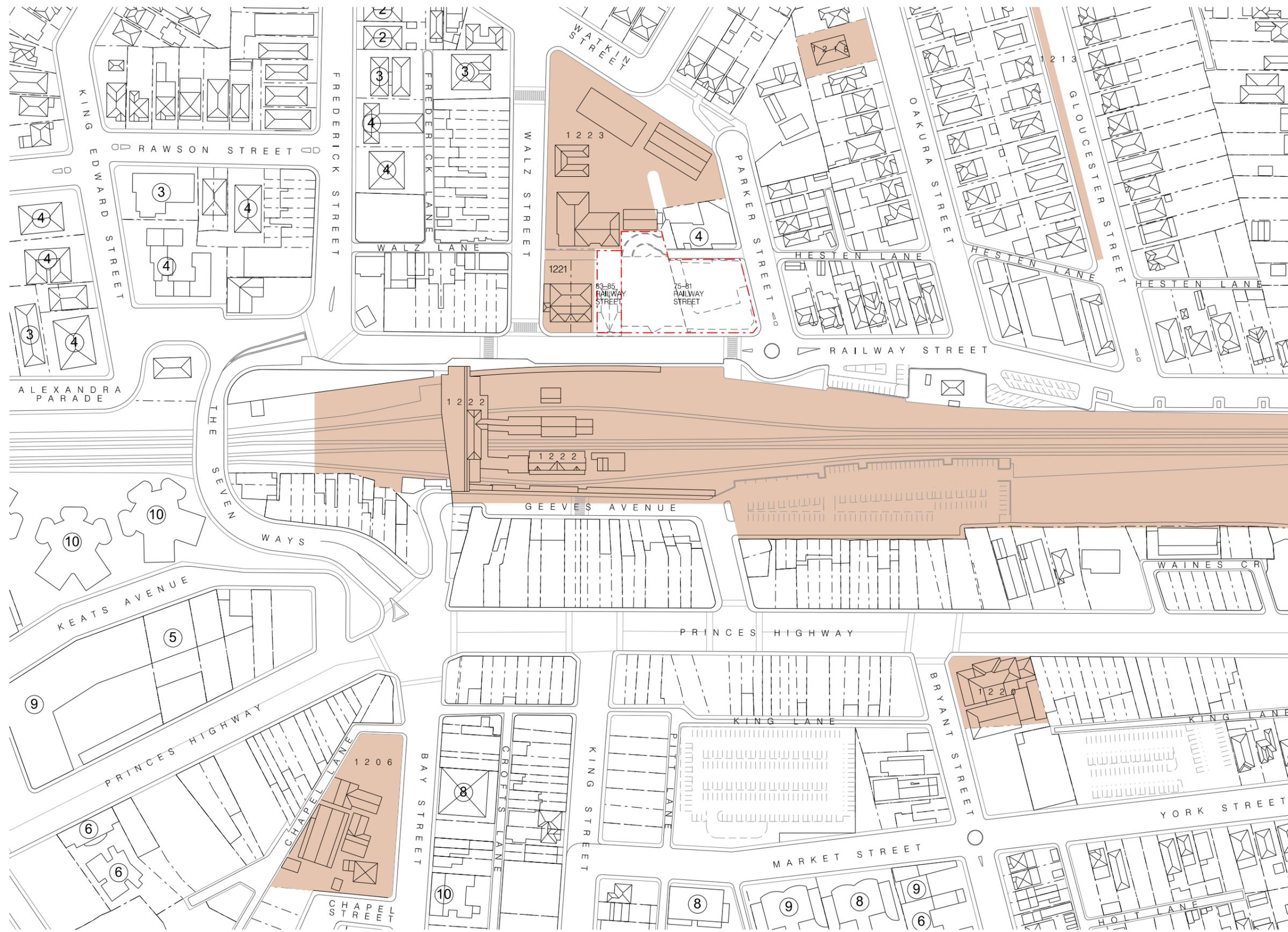
The area around the two subjects sites is heterogenic in use, height and building type. Immediately east and west of the station single and two storey rows of shops dominate the streetscape. In the back of these traditionally small and narrow main street type buildings sites have been consolidated. East of the station more recently built typologies include eight to ten storey residential flat buildings and mixed-use developments with retail on the ground floor. West of the station buildings are smaller and include two and three storey apartment buildings. In addition, free-standing public buildings are dotted through-out the Rockdale Town Centre. As the two subject sites are on the edge of the Rockdale Town Centre there are also single dwellings in the immediate vicinity.

**LEGEND**

- - - SUBJECT SITES
- 7 NUMBER OF STOREYS
- MIXED USE DEVELOPMENT
- RESIDENTIAL FLAT BUILDINGS
- SINGLE RESIDENTIAL DWELLINGS
- RETAIL
- PUBLIC BUILDINGS

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**HERITAGE**

There are five heritage items located within the Rockdale Town Centre. 83-85 Railway Street is right adjacent to the Rockdale School of Arts building which is also known as the Guild Theatre. Both sites share a boundary with the listed St Joseph's Convent. The convent fronts onto Walz Street, Watkin Street and Parker Street. It turns its back to the subject sites and used to be separated from them by a lane.

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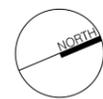
- SUBJECT SITES
- ITEM - HERITAGE
- 1206 UNITING CHURCH AND BUILDINGS
- 1213 PALMS TREES ON VERGE
- 1218 FEDERATION HOUSE
- 1220 ROCKDALE TOWN HALL
- 1221 ROCKDALE SCHOOL OF ARTS (GUILD THEATRE)
- 1222 BRICK BUILDINGS ON PLATFORMS, SIGNAL BOX AND OVERHEAD BOOKING OFFICE
- 1223 ST JOSEPH'S CONVENT

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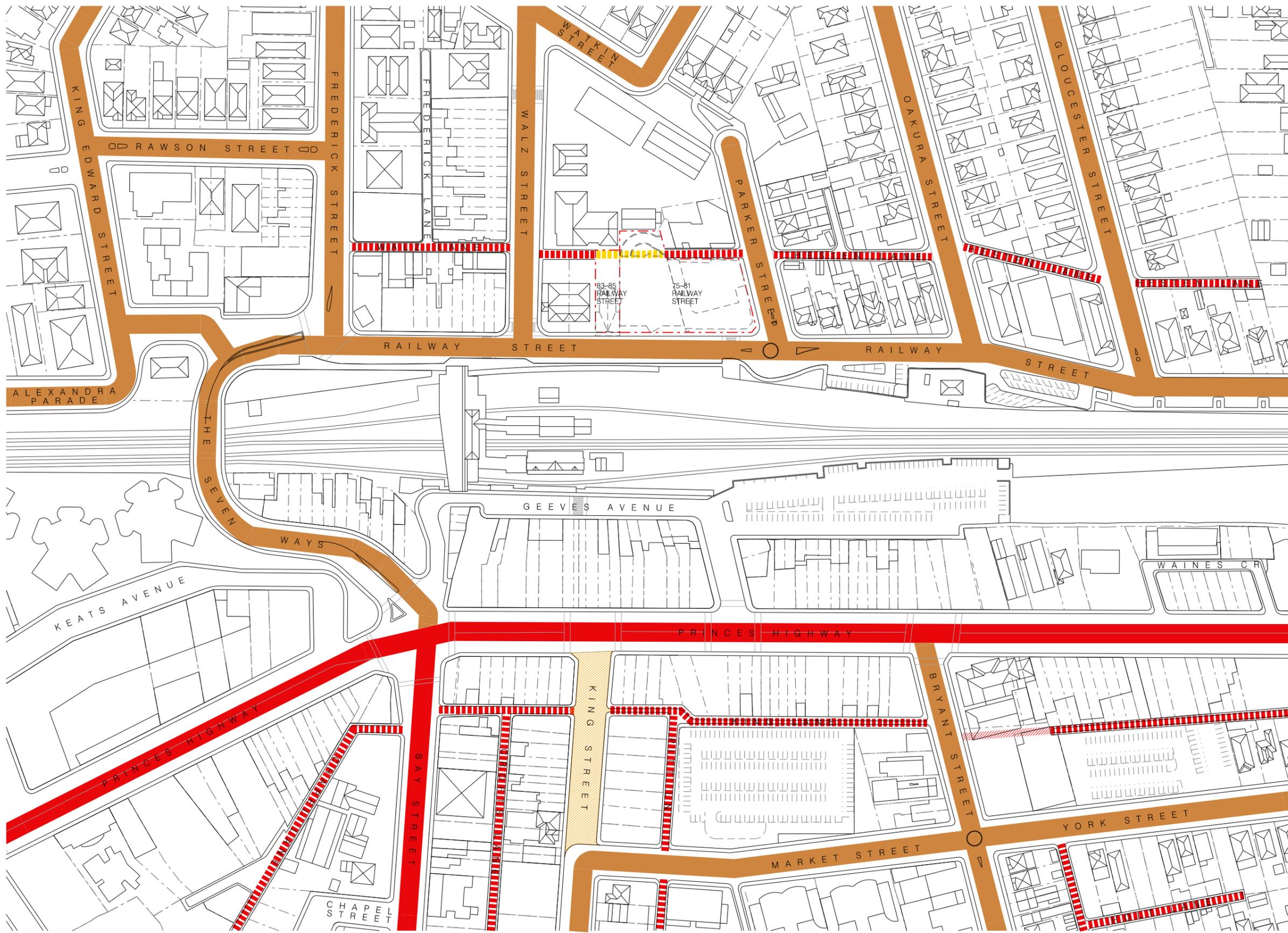
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**STREET NETWORK**

Rockdale Town Centre is characterised by a network of roads and lanes. Major roads are located on the eastern side of the station. The Princes Highway as Rockdale's traditional main street runs in a north-south direction one block east of the station connecting southern parts of Greater Sydney to the CBD. It has its main intersection with Bay Street which connects Rockdale to Botany Bay. There is a pedestrian zone in King Street between the highway and Market Street. The subject sites are serviced by local roads, such as Railway Street, which links to Princes Highway via a bridge across the rail tracks. The roads are supported by a network of lanes which provides delivery access to a lot of properties but also a more pleasant pedestrian environment. King Lane runs parallel to Princes Highway. Walz and Heston lane follow Railway Street. At the back of the subject sites, between Walz Street and Parker Street, the lane is discontinuous due to built structures in 75-81 Railway Street.

**LEGEND**

- SUBJECT SITE
- MAIN ROADS
- LOCAL ROADS
- PEDESTRIAN ZONE
- LANES
- PEDESTRIAN THROUGH SITE LINK
- POTENTIAL LANEWAY CONNECTION

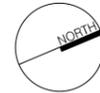
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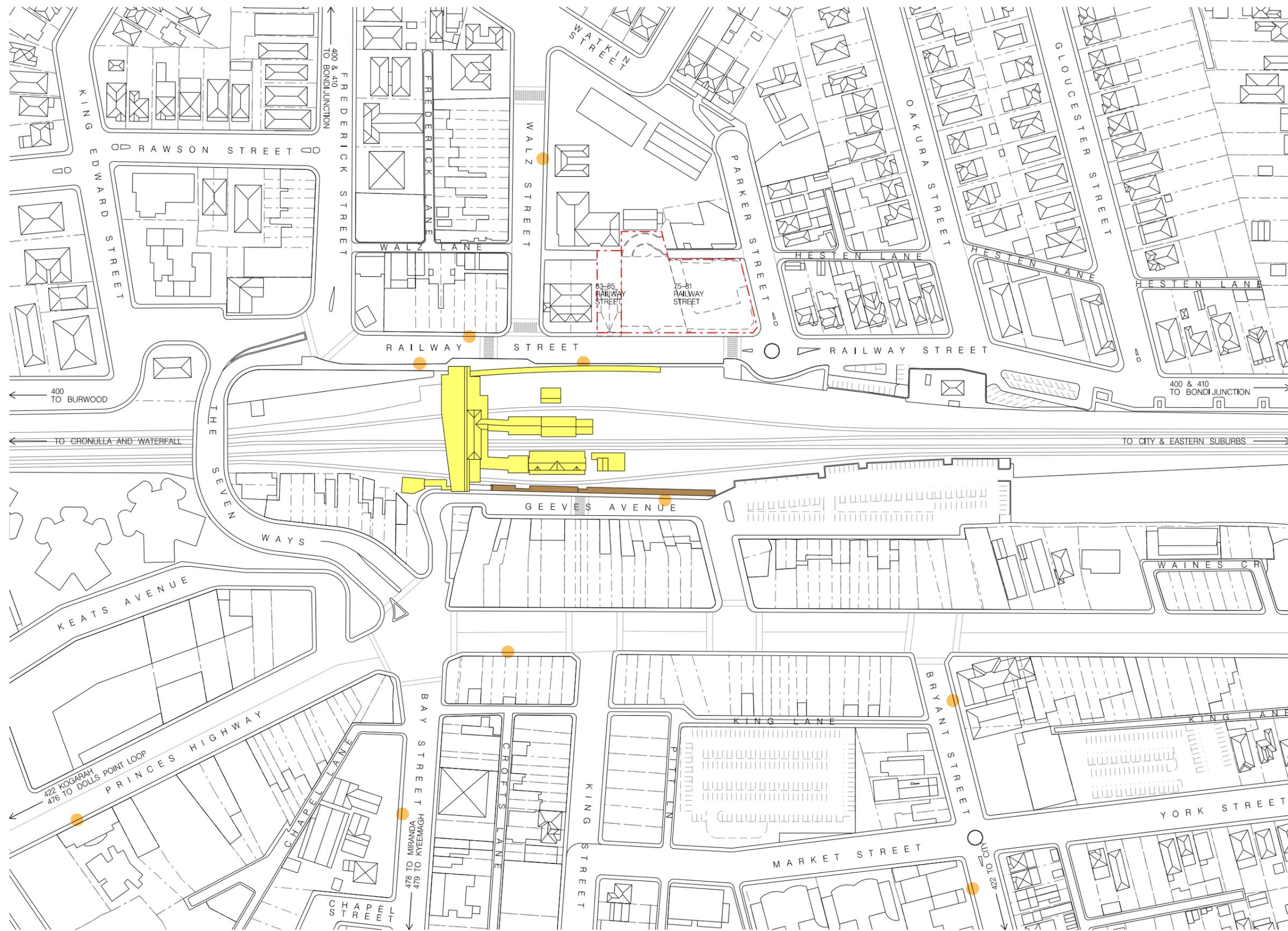
PROJECT:  
 75-81 RAILWAY STREET AND  
 83-85 RAILWAY STREET, ROCKDALE  
 CLIENT:  
 ZOE HOLDINGS ROCKDALE PTY LIMITED  
 SCALE: 1:2000@A3  
 0 1m 2m 5m



DATE:  
 MAY 2015  
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 DRAWN BY:  
 DA, FT, LC

DRAWING:  
**LOCAL CONTEXT / STREET NETWORK**  
 DRAWING No.  
**PP - 4.06**

JOB No.  
**5724**  
 ISSUE  
**A**



**PUBLIC TRANSPORT**

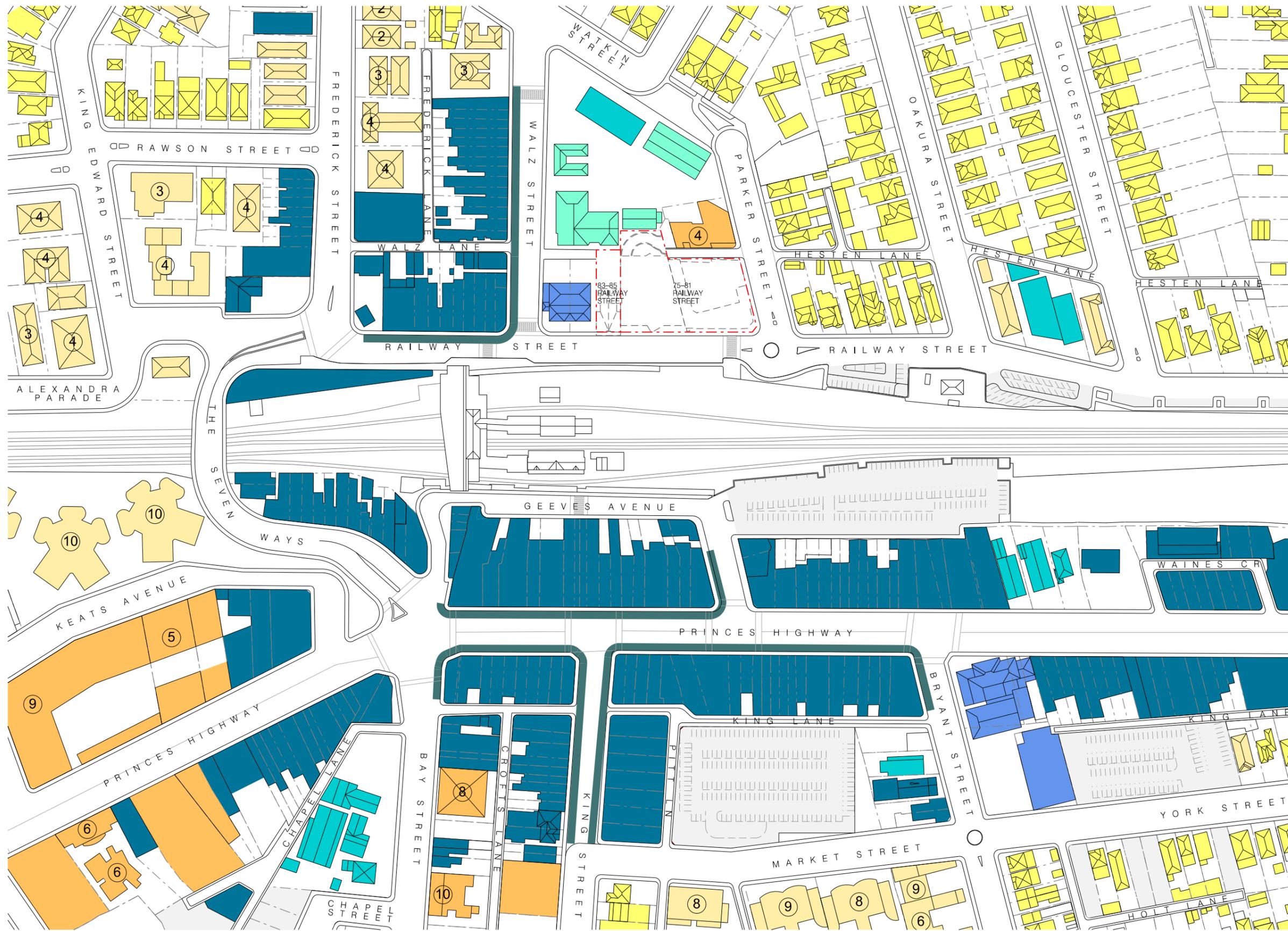
The subject sites have excellent access to public transport. Rockdale Town Centre is serviced by the Illawarra-Eastern suburbs train line and by numerous bus services which provide connections within the Local Government Area, to the Sydney CBD and also beyond to Greater Sydney. The Sites are located right opposite the train station. A great number of bus stops are either right in front of the property or within short walking distance.

**LEGEND**

- SUBJECT SITES
- ROCKDALE TRAIN STATION
- ILLAWARRA-EASTERN SUBURBS LINE
- ROCKDALE BUS TERMINAL
- 476 ROCKDALE – DOLLS POINT LOOP
- 478 ROCKDALE STATIO – MIRANDA
- 479 ROCKDALE – KYEEMARCH LOOP
- BUS STOP
- 400 BURWOOD – BONDI JUNCTION VIA AIRPORT
- 410 ROCKDALE – BONDI JUNCTION
- 422 KOGARAH – CITY
- 452 ROCKDALE – BONDI JUNCTION
- 473 ROCKDALE – CAMPSIE
- 492 ROCKDALE – DRUMMOYNE
- 493 ROCKDALE – ROSELANDS

<p>A 01/2015 ISSUE TO COUNCIL</p> <p>Issue Date Description</p> <p>Drawing Original Size</p> <p><b>A3</b></p>	<p>FOR PLANNING PROPOSAL PURPOSES ONLY</p> <p><b>NOT FOR CONSTRUCTION</b></p> <p><b>© COPYRIGHT</b></p> <p>THIS DOCUMENT IS THE PROPERTY OF ANGELO CANDALEPAS &amp; ASSOCIATES PTY LTD. THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.</p> <p>DO NOT SCALE THIS DRAWING. USE ONLY FIGURED DIMENSIONS. REPORT ANY DISCREPANCY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF ANY WORK.</p>	<p>ARCHITECT:</p> <p><b>CANDALEPAS ASSOCIATES</b></p> <p>LEVEL 9, 219 CASTLEREAGH ST. SYDNEY NSW 2000</p> <p>T: 02 9283 7755</p> <p>F: 02 9283 7477</p> <p>E: architects@candalepas.com.au</p> <p>NSW ARCHITECTS REG No. - 5773</p>	<p>PROJECT:</p> <p>75-81 RAILWAY STREET AND 83-85 RAILWAY STREET, ROCKDALE</p> <p>CLIENT:</p> <p>ZOE HOLDINGS ROCKDALE PTY LIMITED</p> <p>SCALE: 1:2000@A3</p> <p>0 1m 2m 5m</p>	<p>DATE:</p> <p>MAY 2015</p> <p>CHECKED 1:</p> <p>SM</p> <p>CHECKED 2:</p> <p>-</p> <p>DRAWN BY:</p> <p>DA, FT, LC</p>	<p>DRAWING:</p> <p>LOCAL CONTEXT / PUBLIC TRANSPORT</p> <p>DRAWING No.</p> <p><b>PP - 4.07</b></p>	<p>JOB No.</p> <p><b>5724</b></p> <p>ISSUE</p> <p><b>A</b></p>
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**FACILITIES**

As the subject sites are located within the Rockdale Town Centre they are in close proximity of all facilities required in day to day life. These facilities include small, main street type shops and cafes along Walz Street and Princess Highway, a primary school adjacent on the western edge of the property and various churches on both sides of the railway lines. Council chambers are also only a short walk away.

**LEGEND**

- SUBJECT SITES
- 7 NUMBER OF STOREYS
- MIXED USE DEVELOPMENT
- RESIDENTIAL FLAT BUILDINGS
- SINGLE RESIDENTIAL DWELLINGS
- RETAIL
- SERVICES
- SCHOOLS
- CHURCHES
- PARKING
- PRIMARY RETAIL

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ANALYSIS

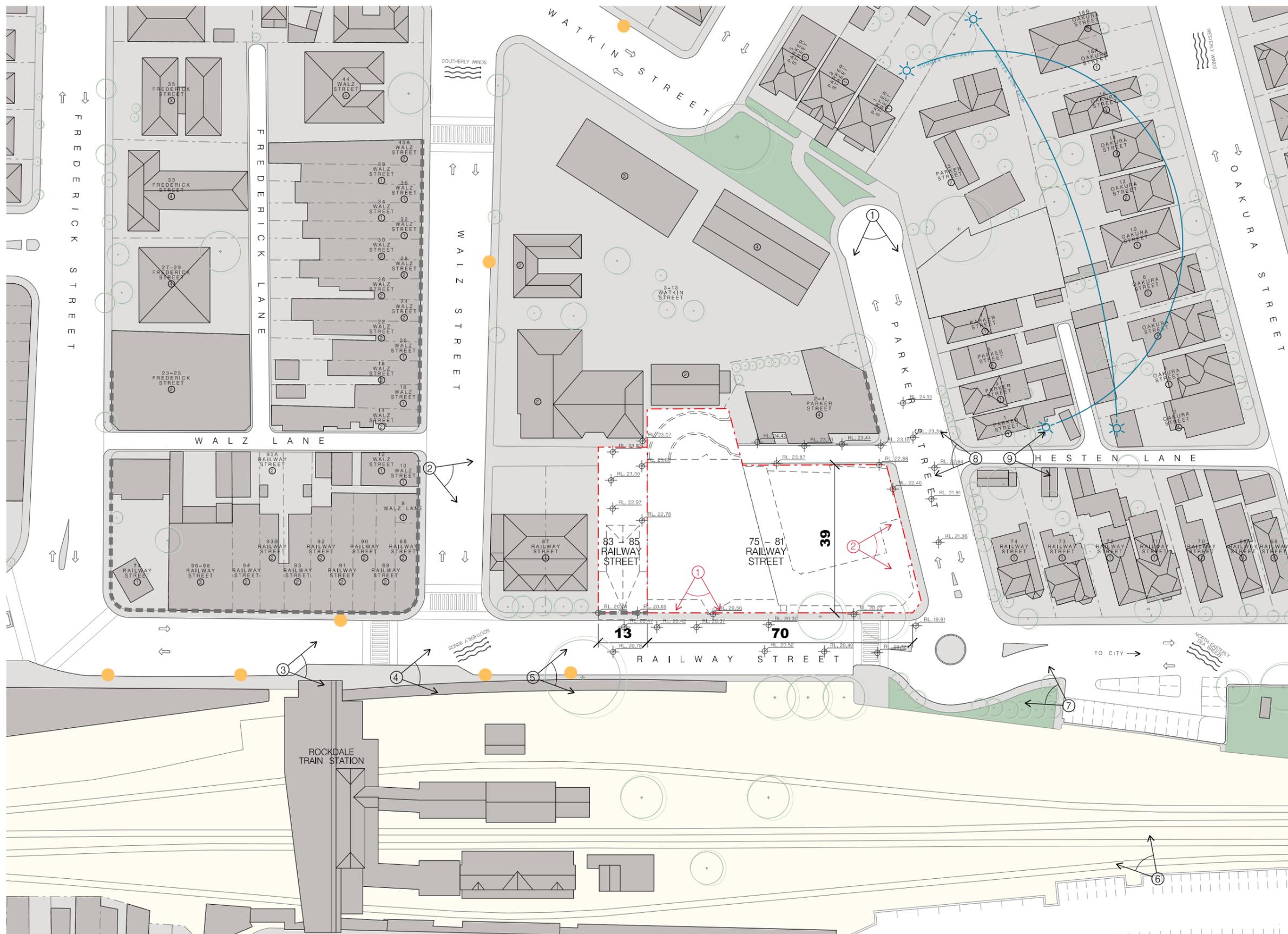
75-81 Railway Street is rectilinear in shape and runs in a north-south direction. It has an approximately 70m long eastern frontage to Railway Street and a just under 40m frontage to Parker Street. The site also has a frontage to Heston Lane. The total site area is 2,942sqm. Prevailing winds are southerly winds in winter and north-easterly sea breezes in summer. The site has its low point on the corner of Railway Street and Parker Street as it falls by approximately one metre along its eastern boundary and by approximately three metres from Heston Lane to Railway Street. With low level structures to the north and the east the subject sites will offer views to the City and Botany Bay. Further, the corner position on the edge of the Rockdale Town Centre will ensure its prominence.

75-81 Railway Street is currently occupied by two office buildings. The building in 81 Railway Street is three storeys in height with a roof top carpark which has its access from the lane. It also has a basement carpark with a driveway off Railway Street. The building in 75-79 Railway Street is one to two storeys in height. Parking is provided at street level off the lane. Both buildings have their entry foyers in Railway Street.

The buildings on the subject sites are approximately three storeys lower than the recently finished development in 2-4 Parker Street. The neighbouring building faces north onto Parker Street and also has units looking across Heston Lane and the subject site to the east. The lane is about six metres wide and has a footpath on its western side.

LEGEND

- SUBJECT SITES
- ⊙ NUMBER OF STOREYS
- HERITAGE ITEMS
- BUS STOP
- RETAIL / COMMERCIAL FRONTAGE
- ⇨ VEHICULAR TRAFFIC FLOW
- ⇨⇨ SHARED PEDESTRIAN / VEHICLE ZONE (SERVICE / LOADING VEHICLES ONLY)
- ⇨⇨ CYCLE PATH (SHARED ZONE WHEN ON FOOTPATH)
- ⊙ SIGNIFICANT VIEWS TO THE SITE
- ⊙ SIGNIFICANT VIEWS FROM THE SITE
- EXISTING TREE



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01\_ VIEW EAST ALONG PARKER STREET



02\_ VIEW NORTH FROM WALZ STREET



03\_ VIEW NORTH ALONG RAILWAY STREET



04\_ VIEW NORTH ALONG RAILWAY STREET



05\_ VIEW NORTH ALONG RAILWAY STREET



06\_ VIEW WEST FROM RAILWAY



07\_ VIEW WEST FROM RAILWAY STREET



08\_ VIEW SOUTH ALONG HESTEN LANE



09\_ VIEW NORTH ALONG HESTEN LANE

LEGEND



01\_ VIEW NORTH TOWARDS THE CITY FROM 75 - 81 RAILWAY STREET ROOF



02\_ VIEW EAST TOWARDS BOTANY BAY FROM 75 - 81 RAILWAY STREET ROOF

Issue	Date	Description
A		ISSUE TO COUNCIL

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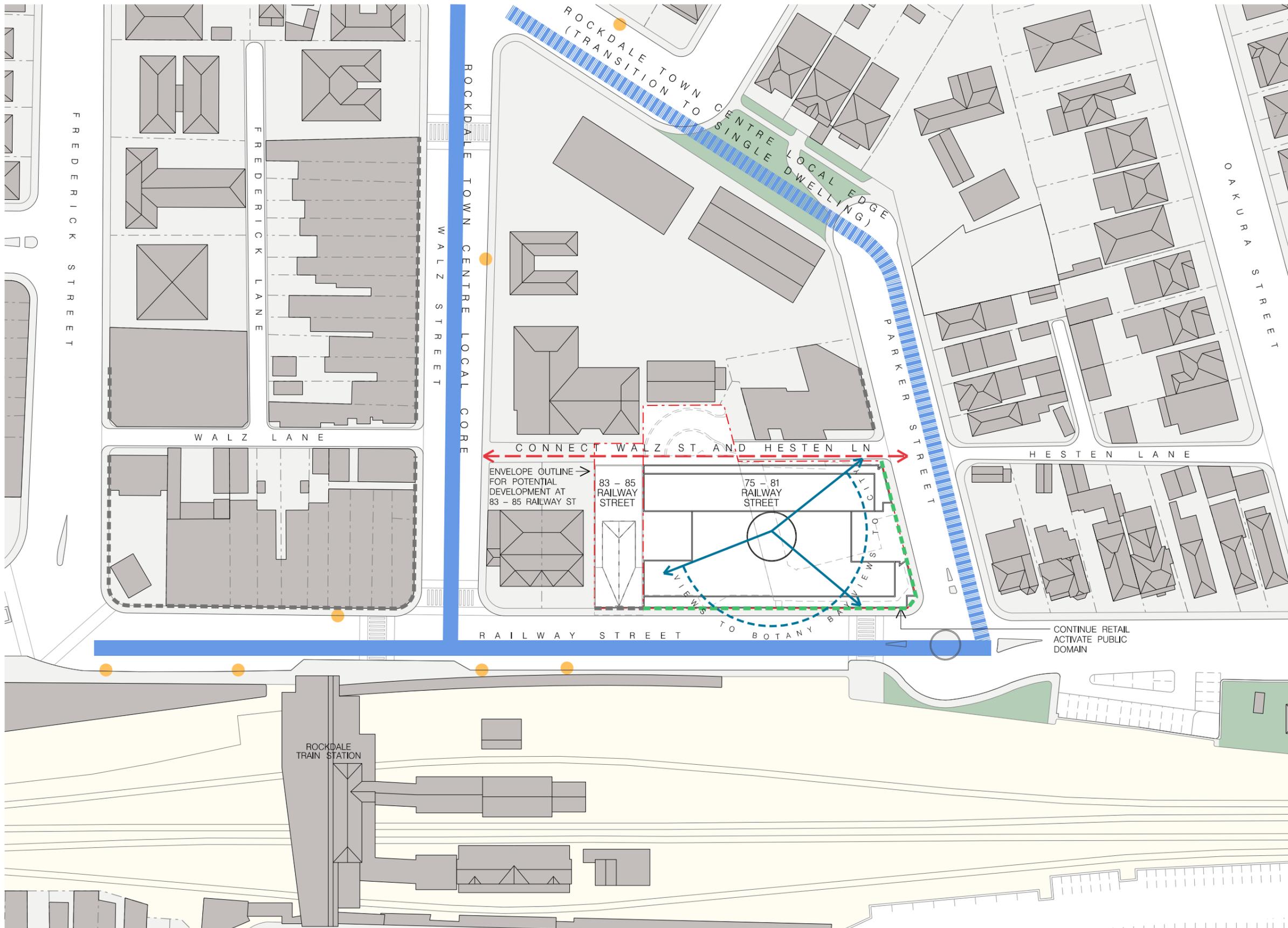
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 SITE CONTEXT /  
 PHOTOS  
 DRAWING No.  
**PP - 5.02**

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**A**



**SITE CHALLENGES AND OPPORTUNITIES**

The subject sites are located on the edge of the Rockdale Town Center, adjacent to the railway tracks and present an opportunity to create a prominent gateway which at the same time reinstates a broken street pattern by the introduction of a new lane. The sites are adjacent to the Guild Theatre and may be able to create a new public and active precinct on the western side of the railway lines. Being on the edge of the Town Centre and right across from the railway the sites will enjoy expansive views to the Sydney CBD and to Botany Bay. While being part of a dense urban precinct the proposal will also need to address the sudden change in density to single storey single dwellings on the northern side of Parker Street. A challenging aspect of the site is also its topography. The land falls by one storey from the west to the east.

**LEGEND**

- SUBJECT SITES
- BUS STOP
- RETAIL /COMMERCIAL FRONTAGE
- PROPOSED RETAIL / COMMERCIAL FRONTAGE
- ROCKDALE TOWN CENTRE LOCAL CORE
- ROCKDALE TOWN CENTRE LOCAL EDGE

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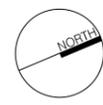
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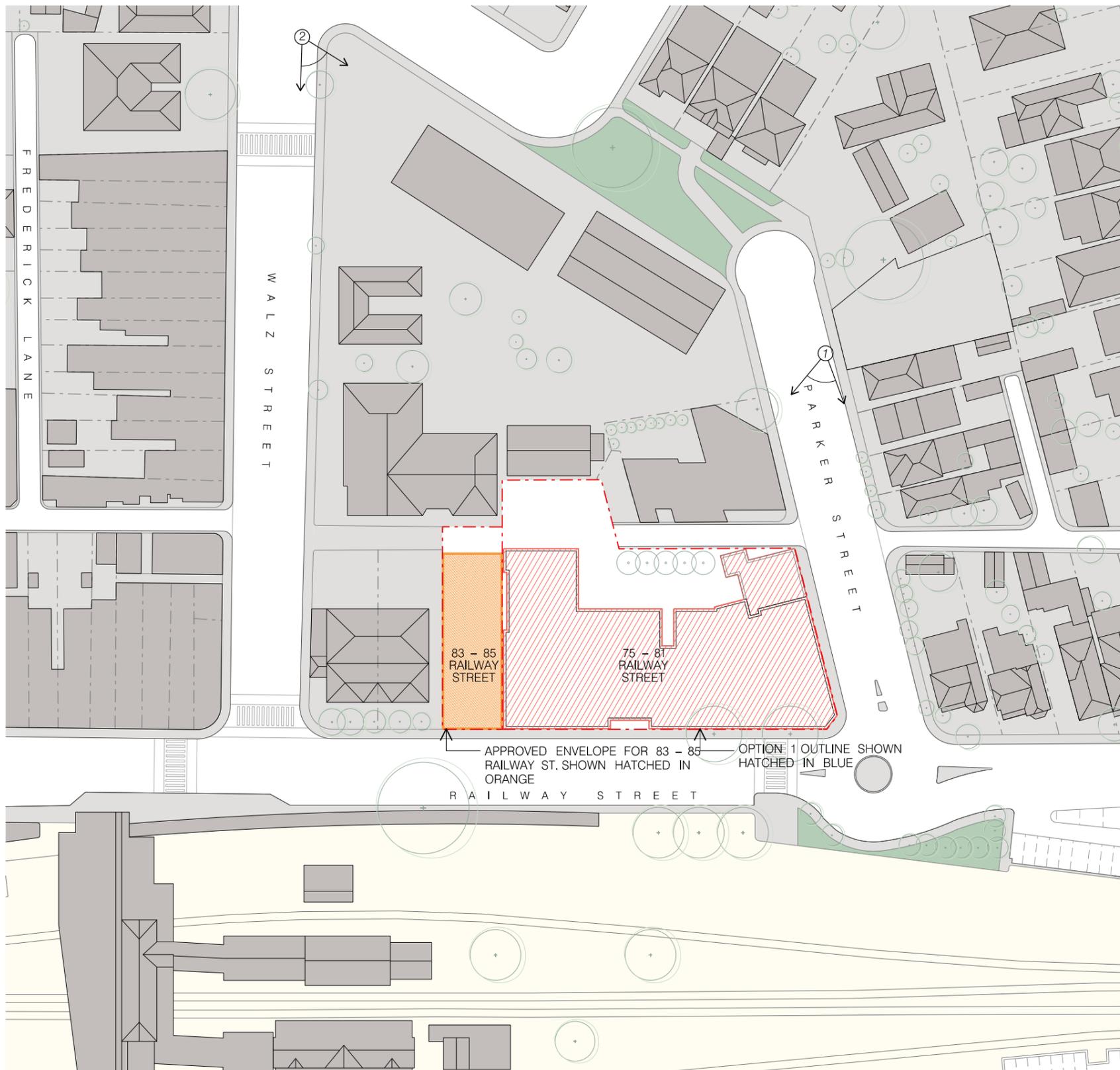
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**SITE CHALLENGES AND OPPORTUNITIES**

DRAWING No.  
**PP - 6.01**

JOB No.  
**5724**

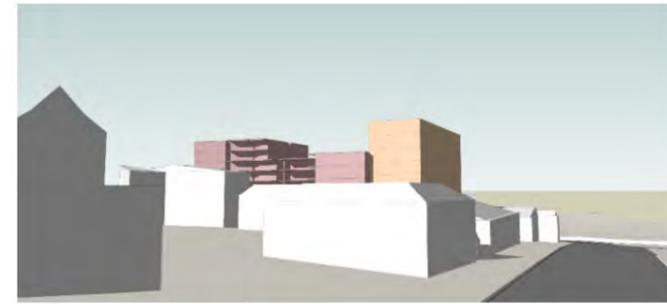
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01 OPTION 1  
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1. NORTH EAST VIEW FROM PARKER STREET



2. EAST VIEW ALONG WALZ STREET



3. BIRD EYE VIEW

OPTION TESTING / A

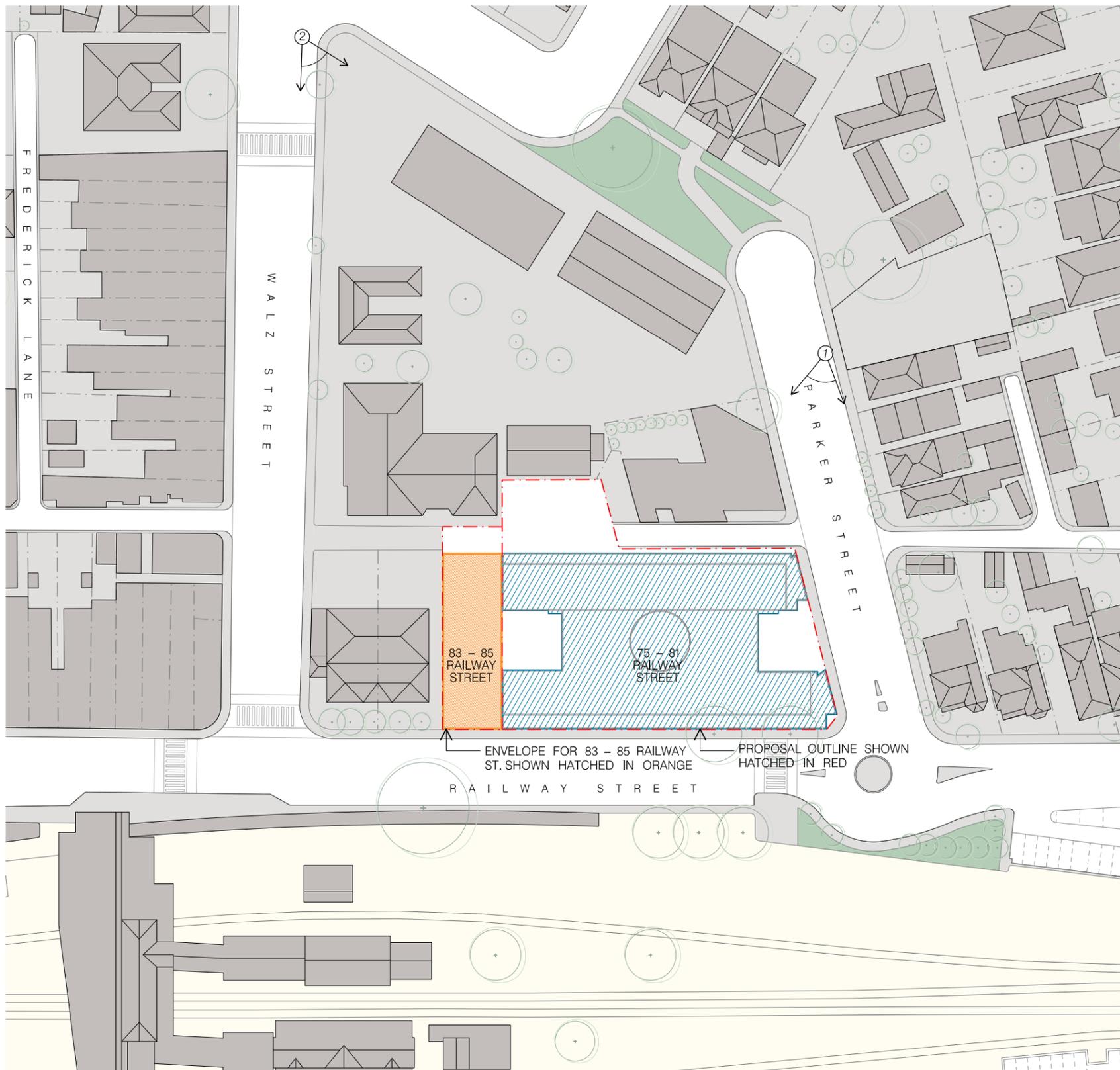
Two options were explored for the Site as part of the investigations. Both options rely on establishing a lane connection between Walz Street and Parker Street.

Option A locates most of building mass against Railway Street and provides a backyard to the lane. This option assumes compact floor plates with the least possible building perimeter and relies on deep apartments to capture the floor space. The proposal has an eight to six storey frontage to Parker Street and creates considerable bulk on the edge of the Town Centre. This built form does not follow the existing street pattern by setting back from the lane.

LEGEND

- - - SUBJECT SITE
- PROPOSED DEVELOPMENT AT 83 - 85 RAILWAY STREET
- PROPOSED DEVELOPMENT AT 75 - 81 RAILWAY STREET
- VIEW TO THE SITE

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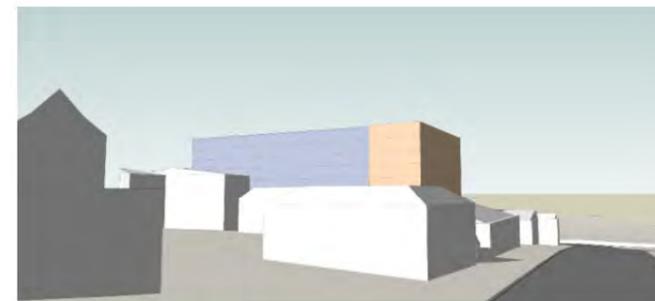


01 PROPOSAL CONTEXT PLAN

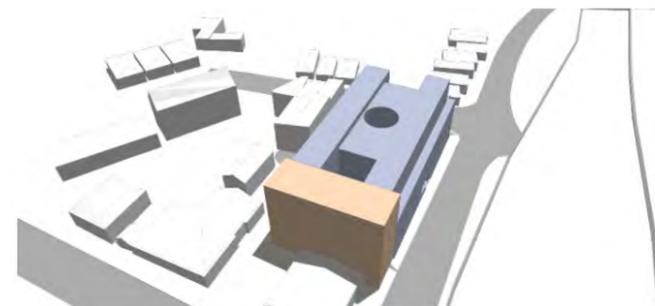
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1. NORTH EAST VIEW FROM PARKER STREET



2. EAST VIEW ALONG WALZ STREET



3. BIRD EYE VIEW

OPTION B

Option B establishes a street edge to Railway Street and to the lane. Three generous voids are being created in the centre of plan to assist with cross ventilation and solar access. One of the voids acts as a forecourt to Parker Street. It provides an extension to the public domain and also helps to break down the bulk of the building against the single dwellings on the northern side of Parker Street. In this building configuration apartments are kept fairly shallow to maximise unit amenity.

LEGEND

- SUBJECT SITES
- ▨ PROPOSED DEVELOPMENT AT 83 - 85 RAILWAY STREET
- ▨ PROPOSED DEVELOPMENT AT 75 - 81 RAILWAY STREET
- VIEWS TO THE SITE

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