

Appendix B

DCP Centre controls, assessment team feed back

Meeting held on 30th May 2019.

Attendees:

- Pascal Van de Walle
- Michael Maloof
- Marta Gonzalez-Valdes
- Emma Clinton
- David Jarvis

Back Ground

A study has been undertaken to investigate the potential provide increased opportunity for high quality medium density development in the former Rockdale LGA. Rockdale's current multi dwelling controls require significant set-backs to side boundaries and generally allows an FSR to 0.6:1. This is in contrast to the current Botany controls which allow FSR of up to 0.8:1 but allows lesser set-backs to side boundaries and larger rear boundary set-backs. The medium density study investigates the potential to increase the FSR whilst limiting the potential impact upon neighbouring residential developments.

The purpose of the meeting was to brief representatives of council's assessment team on the review of Rockdale's current medium density controls and seek feedback on potential revisions to Council controls. The attached built form analysis was presented at the meeting.

Methodology

The attached diagrams investigate the potential to develop typical single lot and two amalgamated lots as town houses. Comparing the current controls with alternative built form controls.

Alternative controls for consideration:

Alternative controls **type A** are described in the attached diagram S2.

It provides a continuous 4m set back in the rear third of the site (side and rear set-backs).

Creating potential for more landscaping in the rear gardens of the site.

Alternative controls **type B** are also described in the attached diagram S2.

It allows only a single storey built form in the rear third of the site with a continuous 4m set back (side and rear set-backs).

Creating potential for more landscaping and reducing visual bulk within the rear garden area.

Study summary of site capacities

Current built form controls - Capable of being increased to 0.7:1 if developed with a basement on a two lot amalgamation, A single lot development will struggle to reach 0.7:1.

Alternative controls type A - Capable of being increased to 0.7:1 if developed with a basement on a single lot (min width of 17m recommended) and a two lot amalgamation, Also capable of being developed with at grade parking on some sites.

Alternative controls type B - Capable of being increased to 0.7:1 if developed with a basement on a two lot amalgamation, A single lot development will struggle to reach 0.7:1.

The following issues were raised for consideration:

- Increase FSR in the former Rockdale LGA R3 zones to 0.7:1.

There was no objection in principle to raising FSR, providing it was accompanied by a well-considered set of controls that mitigated potential amenity issues.

- Adopt Control type A in R3 areas.

This was seen as a reasonable development to the controls in R3 zones, providing the following issues be addressed:

The upper level rear set back control should be increased to a minimum of 6m.

Controls needed to be developed and clear diagrams provided in relation to privacy along side boundaries. This must include the maximum Relative Level of habitable areas above natural ground level at boundary line and articulation / orientation of windows adjacent to side boundaries.

Controls should cover appropriate responses to development on sloping sites.

Promote planting in rear garden area.

Provide guidance for articulation and presentation of built form, particularly side elevations.

The potential to provide some private open space within the front set back area was discussed, this suggestion was received with some scepticism. If this was to be adopted it should be for a limited area and accompanied by controls that protected the buildings presentation to the street.

These detail controls should be developed and reviewed by representatives of the assessment team.

- Allow multi dwelling development in R2 zones and adopt control type B (Note: FSR would not increase in these zones).

This was seen as inconsistent with the current character of R2 zones and not supported as an appropriate development to the current controls.

- Increasing the extent of R3 zones in the former Rockdale LGA.

This was seen as a viable development to the current controls, R3 zones within the former Rockdale LGA are currently relatively small isolated areas and some existing R2 zones abut R4 zones.

A review should be undertaken to propose an increase to the extent of R3 zones in the former Rockdale LGA.

- Maintain a minimum site width of 18m

This was seen as a reasonable way to progress. It was suggested that provision to vary the control could be considered but the applicant should be put on notice that any reduction in lot width would make it unlikely that the maximum FSR will be achieved.

- Consider the potential to adopt control type A in the former Botany LGA R3 zones (Note type A controls are similar to the current Botany built form controls).

Further comparison between the current former Botany LGA controls and the proposed controls for former Rockdale LGA should be undertaken and discussed with representatives from the assessment team, familiar with the former Botany LGA.