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**SITE CONTEXT ANALYSIS
FOR THE
ERECTION
OF A
COMMERCIAL BUILDING
AT THE
CORNER
OF
GARDENERS ROAD AND BOURKE ROAD
MASCOT**

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INTRODUCTION

The erection of a large commercial building at No 639 Gardeners Road Mascot calls for a site context analysis to be undertaken to ensure that the proposed development fits within the existing and future character of the area

The analysis has been prepared using a number of matters raised within the Mascot Station Precinct Development Control Plan

This analysis should be read in conjunction with the Site Analysis Plan prepared by Drew Dickson Architects

REGIONAL CONTEXT

The site is located close to the employment nodes of Sydney Airport and Port Botany

The area has changed from predominantly industrial to service type commercial/ industrial uses

Area is provided with good road access in all directions

Public transport to the area is excellent with both bus and train

LOCAL CONTEXT

Site is located within a dynamic and evolving environment

Traditional general industrial land use base is changing to more intensive forms of employment generating development

Establish a sustainable and economically viable redevelopment area

Establish a balanced land use precinct formed from both residential and employment generating activities

Ensure economic, social, environmental, and urban design issues are considered

Create a safe, attractive and pleasant working and living environment

Promote high quality urban design within the built form, landscaping and the public domain

TOPOGRAPHY, VEGETATION AND GROUNDWATER

Site is relatively flat with perimeter landscaping only

Shallow groundwater and sandy soils prevail in the area and site

PEDESTRIAN ACCESS/ CIRCULATION

Pedestrian access and circulation to the site and within the locality is based on the existing road system and in particular Gardeners Road, Bourke Road and Church Avenue

ROADS/ TRAFFIC ROUTES

Primary road access to the site is via Gardeners and Bourke Roads and into Church Avenue

It is noted that Church Avenue is in the process of being widened as redevelopment occurs in front of this road

STREET PATTERN AND URBAN FORM

Street pattern is generally of a grid type with roads criss-crossing each other in the precinct and lots divided in large and smaller types; this lot at 639 Gardeners Road is large

OPEN SPACE

Open space on the site is limited to perimeter spaces and landscaping due to the existing built forms, access and car parking areas

EXISTING USES AND ZONING

The existing industrial use is to be removed and the site will then provide only one commercial activity which is nominally a dormant activity as an internet exchange facility

CONTAMINATION

The proposed uses of the site are acceptable, accepting past uses on this and adjacent land in the locality



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ENVIRONMENTAL ISSUES

Site contains three street frontages which provide good all round solar access, visual and aural privacy, views and outlooks, daylight and ventilation

The orientation of the site faces north with excellent access to sunlight as well as the west

Good all year round daylight is available from the south

CONCLUSION

The results of this analysis are that the proposal to increase the size and opportunity of an existing commercial use is reasonable for the site and this locality