

119 BARTON ST, MONTEREY, NSW

URBAN DESIGN ANALYSIS

JANUARY 2016



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# 1.0 EXECUTIVE SUMMARY

This Urban Design Analysis Report has been prepared in support of a Planning Proposal for a development at 119 Barton Street, Monterey, NSW.

The purpose of the report is to analyse the site and its urban context, so as to inform the design principles for the development. These design principles are tested in concept scenarios, demonstrating the ability of the site to support:

- A variation to rezone the subject land to R3 Medium Density Residential.

This report will show that the proposed development meets the objectives of the Rockdale Development Control Plan in the following ways:

- Sustainably accommodate population growth, in an appropriate medium density location, within close proximity to public transport
- Deliver high quality articulation of built form on a masterplanned site and well designed dwelling spaces.

DEVELOPMENT SUMMARY AREA SCHEDULE				
	HEIGHT	SITE AREA	DEVELOPMENT GFA	DEVELOPMENT FSR
119 BARTON STREET	2 STOREYS	7218sqm	4330sqm	0.6:1

## 2.0 URBAN CONTEXT SITE ANALYSIS

The following pages describe the current and physical attributes of the Rockdale Precinct in order to best contextualise and define location specific initiatives for the project site.

This section considers:

- Overall Context Analysis
- Site Context & Vehicular Network
- Public Transport & Pedestrian Movement
- Topography
- Built Form Height Context
- Streetscape Context
- Site Constraints Analysis
- Site Opportunities Analysis
- Views of Existing Site



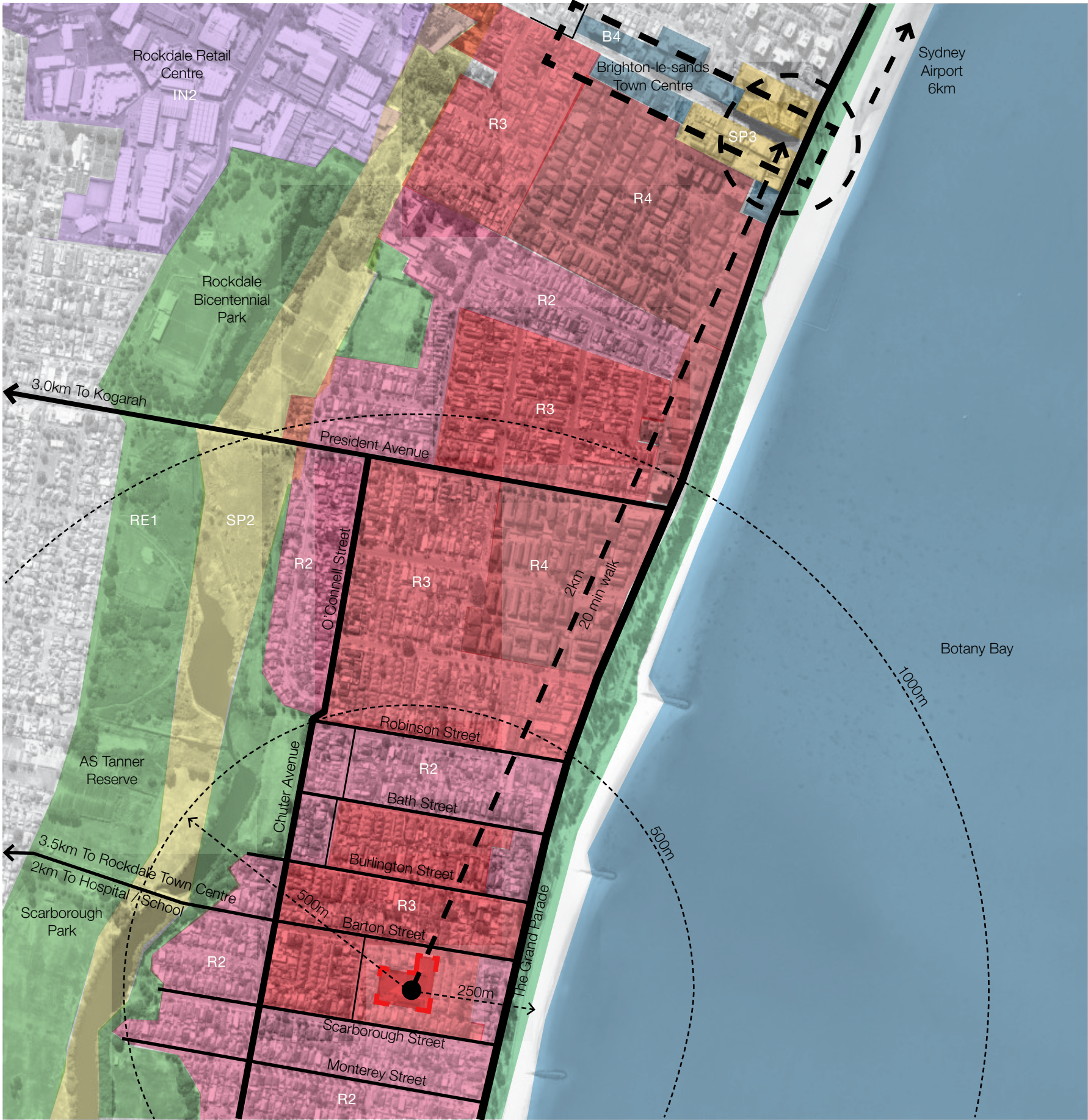
# 119 BARTON ST, MONTEREY, NSW

## 2.0 URBAN CONTEXT & SITE ANALYSIS

### 2.1 OVERALL CONTEXT ANALYSIS

119 Barton Street, Monterey is located 15km's south of Sydney Central Business District, 5km's from Sydney Airport and 2km's from Brighton-le-sands. The site is well positioned to provide a high level of local amenity with nearby mixed-use environments supporting current and future community needs.

The site has good access to Sydney's bus network with connections to the train network at nearby Rockdale.





# 119 BARTON ST, MONTEREY, NSW

## 2.0 URBAN CONTEXT & SITE ANALYSIS






### 2.2 SITE CONTEXT & VEHICULAR NETWORK

The Grand Parade is the dominant vehicular connection between Brighton-le-sands to the North and the Taren Point Bridge crossing to the South.

The East-West streets service mainly the local community.



#### Legend

- |   |              |   |  |
|---|--------------|---|--|
|  | Subject Site |  | Traffic Controlled Pedestrian Crossing |
|  | Major Road   |  | Public Carpark                         |
|  | Primary Road |   |  |
|  | Local road   |   |  |





119 BARTON ST, MONTEREY, NSW

2.0 URBAN CONTEXT & SITE ANALYSIS


2.3 PUBLIC TRANSPORT & PEDESTRIAN MOVEMENT


The site has access to buses providing direct access to Circular Quay via Westfield Eastgardens, Surry Hills and Martin Place, Sydney. Nearby buses also connect the subject site with Miranda and Rockdale.


Buses operate along both The Grand Parade and Chuter Avenue.





Legend


 Subject Site


 Bus Stop


 Off-Road Cycle Routes


 On-Road Cycle Routes


 Traffic Controlled Pedestrian Crossing

 Pedestrian Movement

 Bus Route 3

 Bus Route 303

 Bus 479

 Bus 947

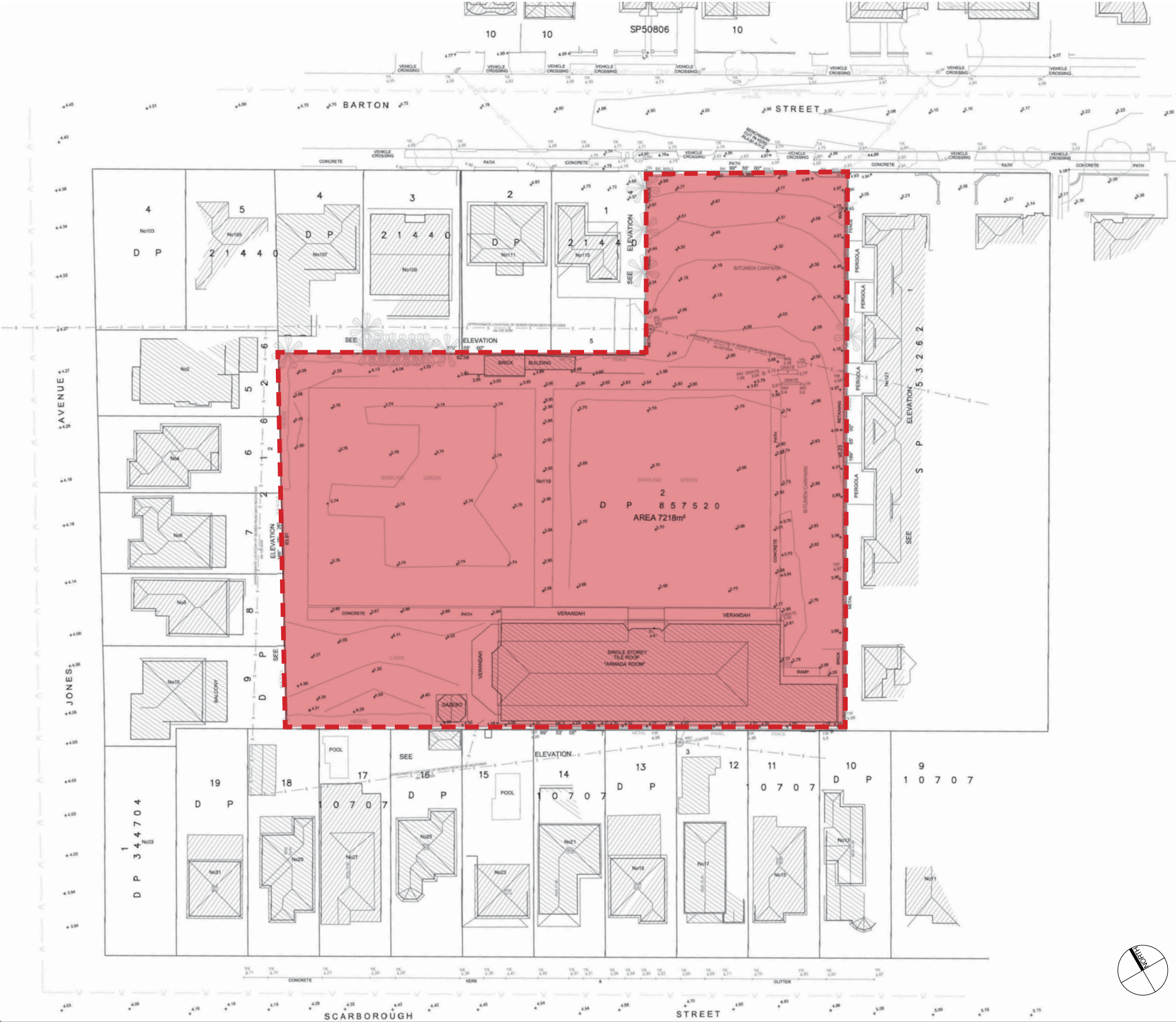




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2.0 URBAN CONTEXT & SITE ANALYSIS

2.4 SITE SURVEY

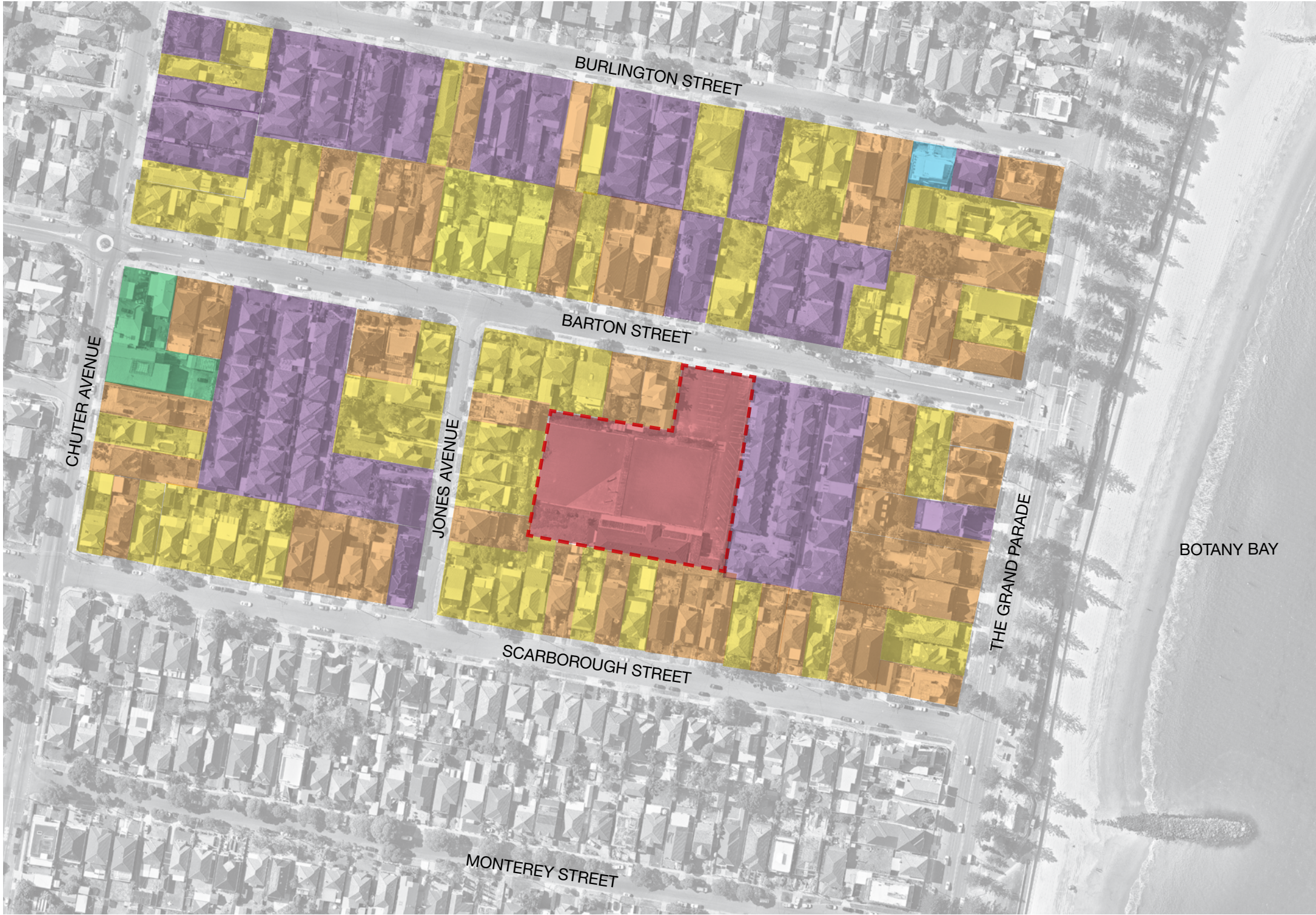




2.0 URBAN CONTEXT & SITE ANALYSIS  
STREETSCAPE ANALYSIS

2.5 BUILT FORM CONTEXT

The subject site sits within a well-established local residential neighbourhood comprising of a mixture of single and double storey houses and some early strata title development. The surrounding land zoning is R3 and R2.



- Legend
- Subject Site
  - 1 Storey Dwelling
  - 2 Storey Dwelling
  - 3 Storey Dwelling
  - Multi-Unit / Strata Title 1 / 2 Storey Dwelling
  - Industrial / Commercial





# 119 BARTON ST, MONTEREY, NSW

## 2.0 URBAN CONTEXT & SITE ANALYSIS

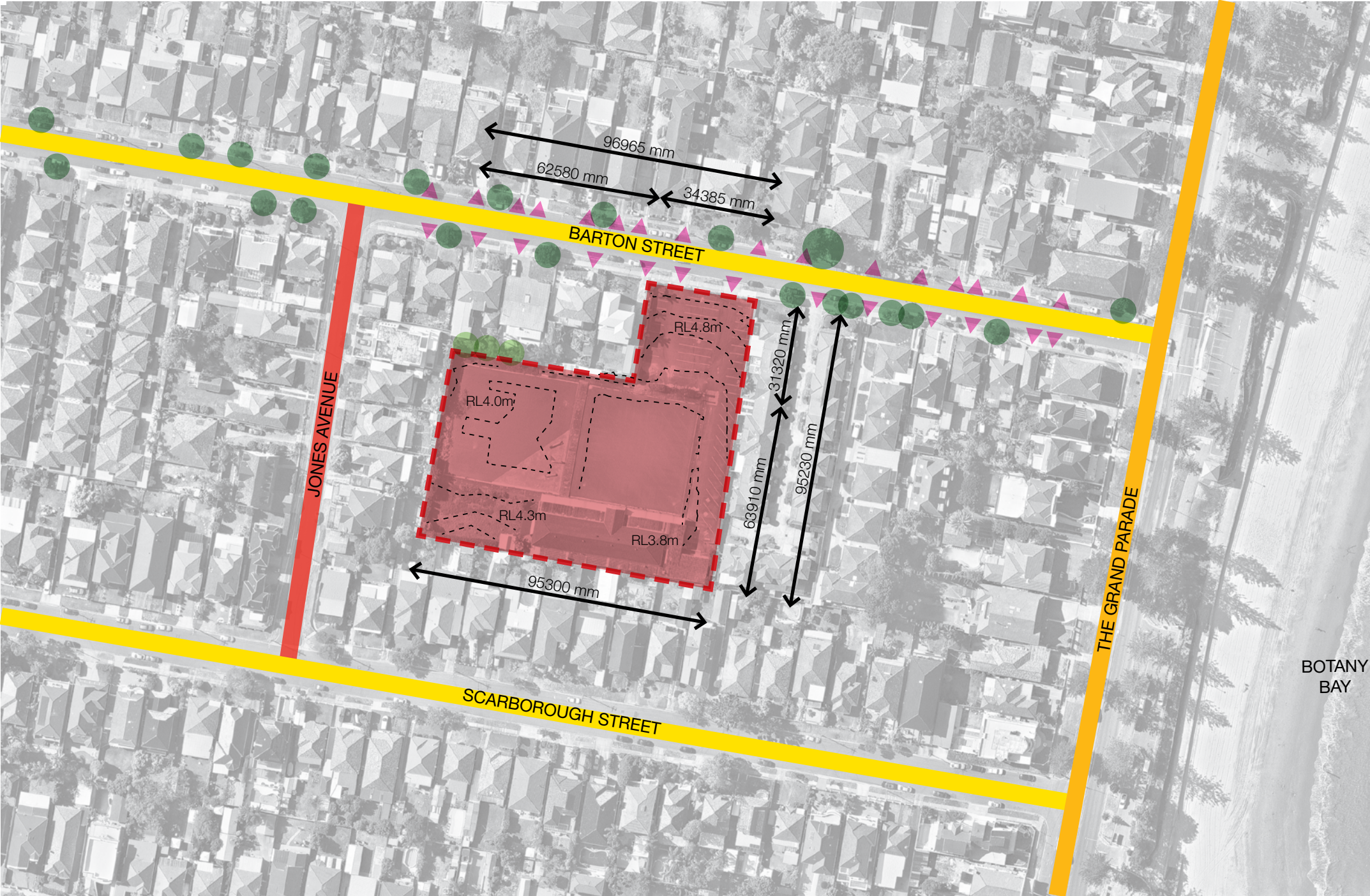
### STREETSCAPE ANALYSIS

#### 2.6 STREETSCAPE CONTEXT

The existing streetscape is still very much a low rise, low density residential typology.

The street is punctuated with driveways accessing individual properties and there are few sporadically place street trees. There is no consistency of planting.

The street is serviced with foot paths on both sides.



#### Legend

- Subject Site
- Major Road
- Primary Road
- Local Road

- Contour Lines (Indicative) RL shown in metres AHD
- Existing Driveway Crossover Locations
- Existing Street Tree Locations
- Trees on Adjacent Site





# 119 BARTON ST, MONTEREY, NSW

## 2.0 URBAN CONTEXT & SITE ANALYSIS

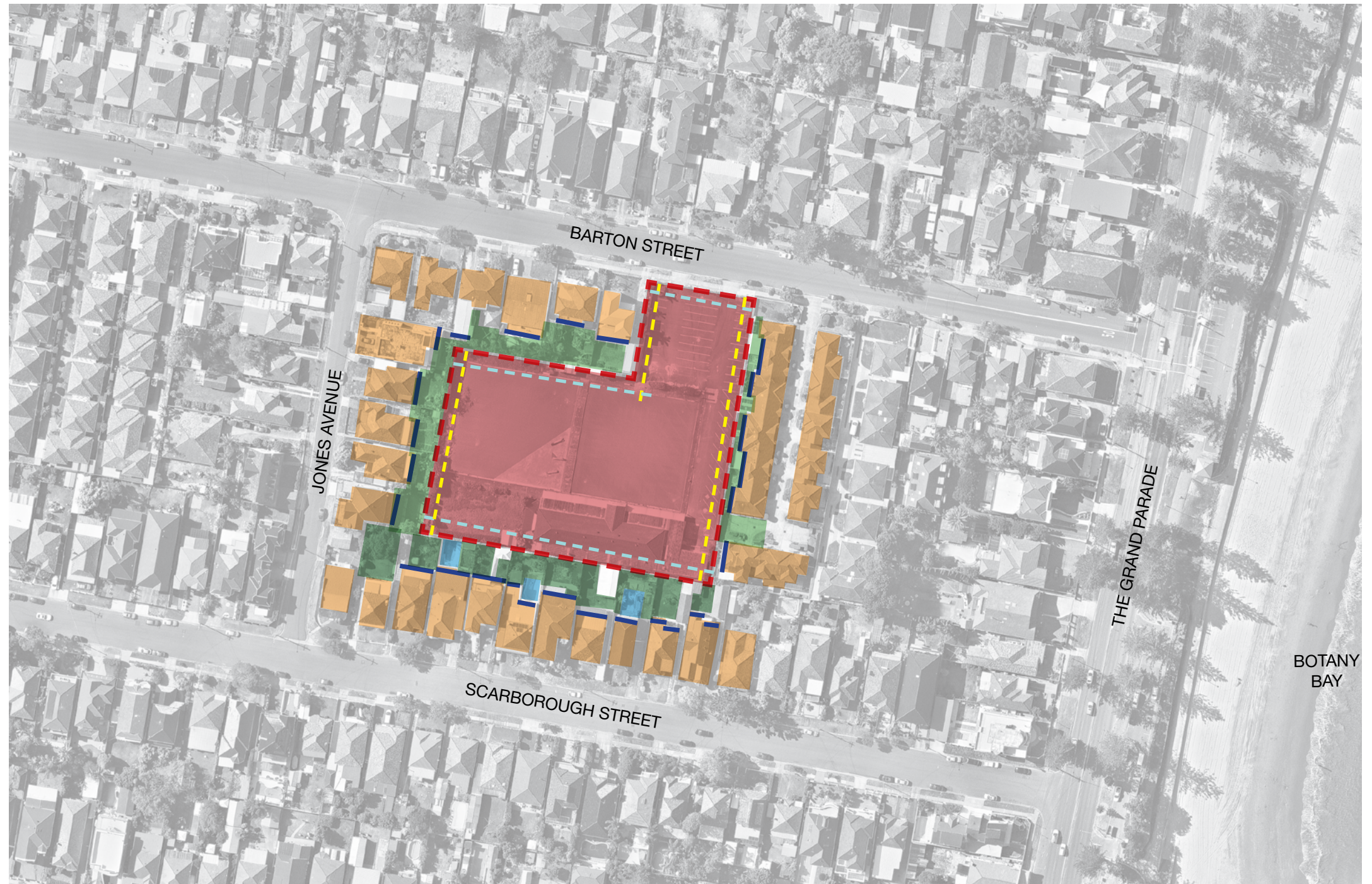
### 2.7 SITE CONSTRAINTS ANALYSIS

The main site specific constraints to future development on the subject site will be around the visual impact, overshadowing impact and privacy impact to all adjoining sites. Particular overlooking issues are to the sites along the southern boundary where there are significant parcels of private open space comprising a mixture of lawns and paved areas along with a number of in-ground pools.









It should be assumed there are habitable windows along all properties looking on to the subject site.

There is a gradual fall across the site from Barton Street to the south-east corner of the site. The remainder of the site is relatively flat and should be considered so.

The site sits in a well-established residential neighbourhood with limited examples of multi-unit subdivision, the existing "residential" streetscape and setbacks to Barton Street will need to be carefully addressed.



#### Legend

- |   |   |   |  |
|---|---|---|--|
|  | Subject Site  |  | Adjacent Low Scale Residential Buildings         |
|  | Potential Windows on Neighbouring Property          |  | Private Open Sapce in Neighbouring Property      |
|  | Min. 4.5m Side Setback from Boundary                |  | In-ground Swimming Pool in Neighbouring Property |
|  | Min. 3.0m Rear Setback from Boundary (Ground Floor) |   |  |
|  | 6.0m Rear Setback from Boundary (First Floor)       |   |  |





## 2.8 SITE OPPORTUNITIES ANALYSIS

The main opportunities on the site surround landscaping and complimenting the surrounding existing private open spaces with new open space.

While views toward Botany Bay are plausible, the 8.5m height limit will reduce this possibility across all lots.

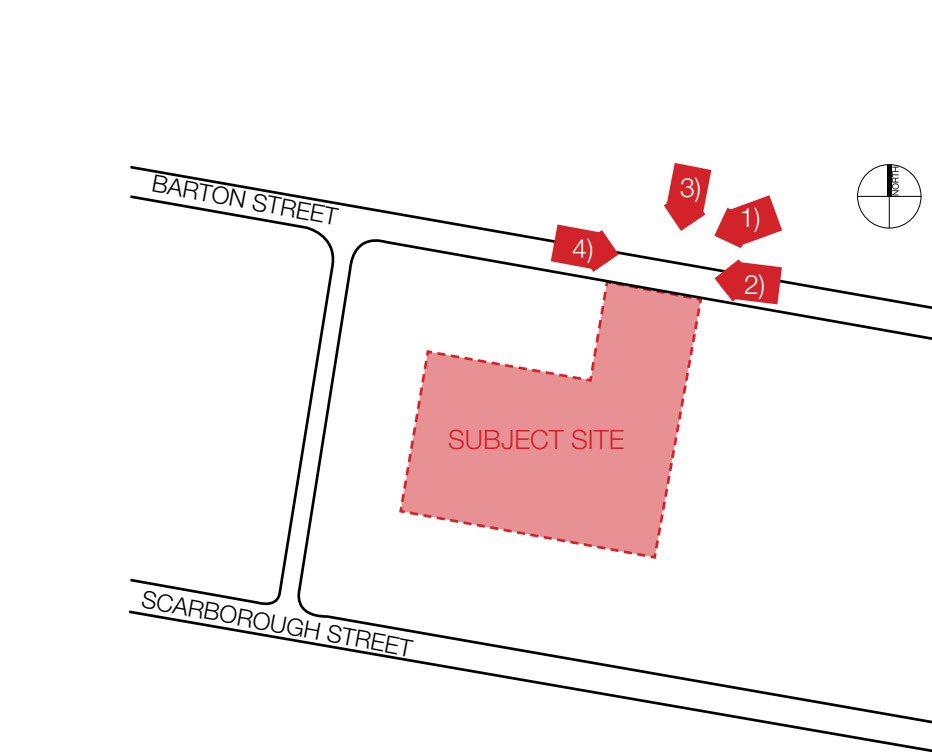




119 BARTON ST, MONTEREY, NSW

2.0 URBAN CONTEXT & SITE ANALYSIS

2.9 VIEWS OF EXISTING SITE



1) VIEW TO SOUTH WEST



2) VIEW TO WEST



3) VIEW OF ENTRANCE OF SITE



4) VIEW TO EAST

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## 3.0 PROPOSED SCHEMATIC MASTERPLAN

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TOWN PLANNING REQUIREMENTS		COMPLIES
4.3.1 (8) OPEN SPACE & LANDSCAPE DESIGN 25%		YES
TYPE A 8.1m x 27m LOT = 219sqm x 0.25 = 56 sqm REQ. (PROPOSED LANDSCAPE AREA = 108 sqm)		YES
TYPE B 4.5m x 27m LOT = 121.5 sqm x 0.25 = 30 sqm (PROPOSED LANDSCAPE AREA = 40.5 sqm)		YES
(9) AT LEAST 20% OF THE FRONT SETBACK AREA TO BE LANDSCAPED AREA		YES
4.3.2 PRIVATE OPEN SPACE 2 BEDROOM: 40 sqm 3 BEDROOM: 50 sqm		YES YES
4.3.3 COMMUNAL OPEN SPACE 5sqm PER DWELLING MIN. AREA OF 40% SUNLIGHT AT 1PM 21 JUNEYES		YES
PARKING		
3 BED: 2 CAR SPACES PER TOWNHOUSE REQUIRED		YES
2 BED: 1 CAR SPACE PER TOWNHOUSE REQUIRED		YES
VISITOR CAR PARKS: 1 PER 5 DWELLINGS REQ.		YES
BICYCLE: 1 SPACE / 10 DWELLINGS		YES
MOTORCYCLE: 1 SPACE / 15 DWELLINGS		YES

DEVELOPMENT SUMMARY	
TOTAL SITE AREA:	7218 m2
TOTAL TOWNHOUSES:	28
	13 TYPE A (46%) 3 BED 15 TYPE B (54%) 2 BED
HEIGHT:	2 STOREYS
FSR: 0.6:1	= 7218 m2 x 0.6 = 4330 m2 MAX. GFA /28 = 154 m2 AVE. MAX. GFA PER TOWNHOUSE
LANDSCAPED AREAS:	
TOTAL SITE LANDSCAPED AREA:	2876m2
FRONT SETBACK AREA:	206m2
LANDSCAPED FRONT SETBACK AREA:	167m2

PRELIMINARY

Revisions / P1 17/12/15 PRELIMINARY ISSUE  
P2 21/01/16 PRELIMINARY - FOR INFORMATION

Project / TOWNHOUSE DEVELOPMENT  
119 Barton Street, Monterey, NSW

Drawing / GROUND FLOOR/LEVEL 1 MASTERPLAN

Project No / 215416

Date / 21/01/16

Author / JF

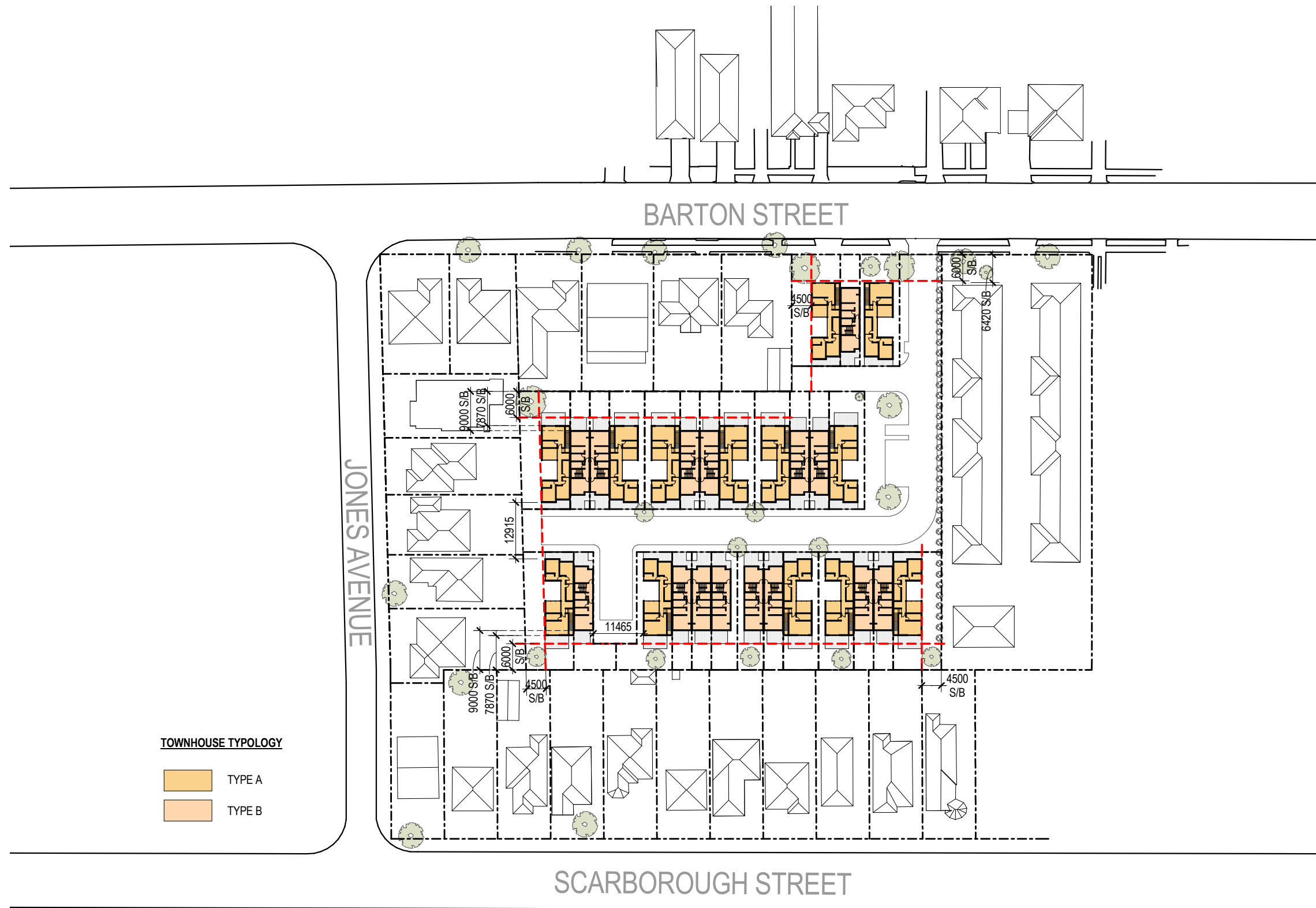
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## PRELIMINARY

Revisions  
P1 17/12/15  
P2 21/01/16  
PRELIMINARY ISSUE  
PRELIMINARY - FOR  
INFORMATION

Project  
JF  
JF  
**TOWNHOUSE  
DEVELOPMENT**  
119 Barton Street, Monterey, NSW

Drawing  
**LEVEL 2 MASTERPLAN**

Project No  
**215416**

Date  
**21/01/16**

Author  
**JF**

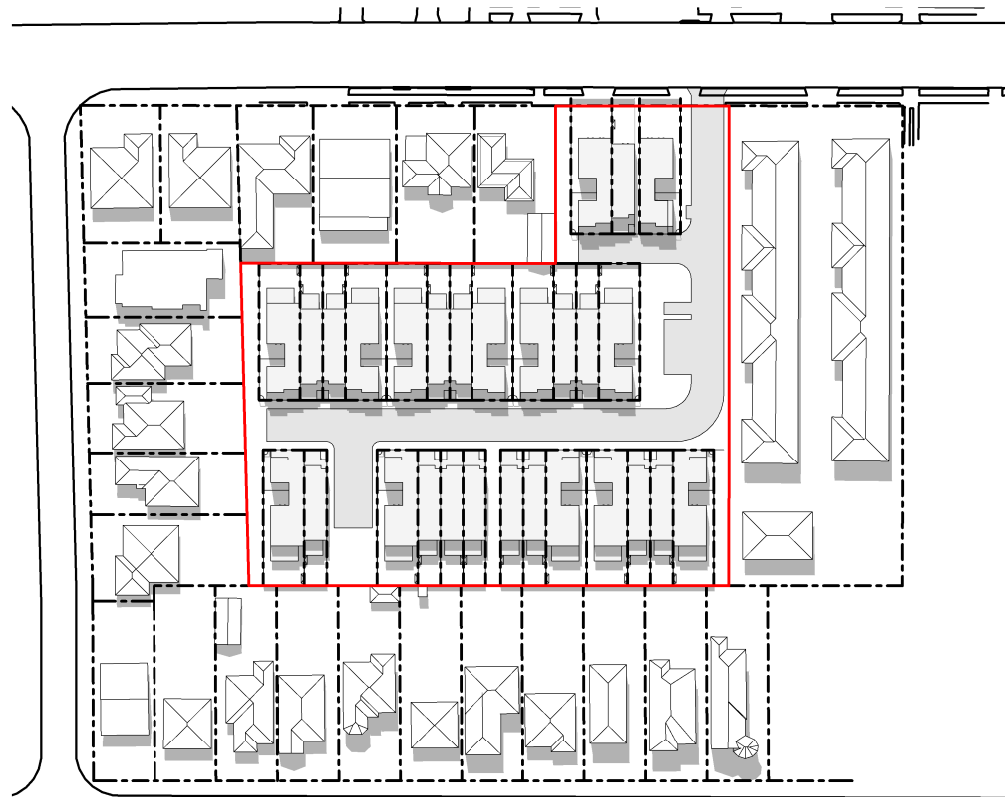
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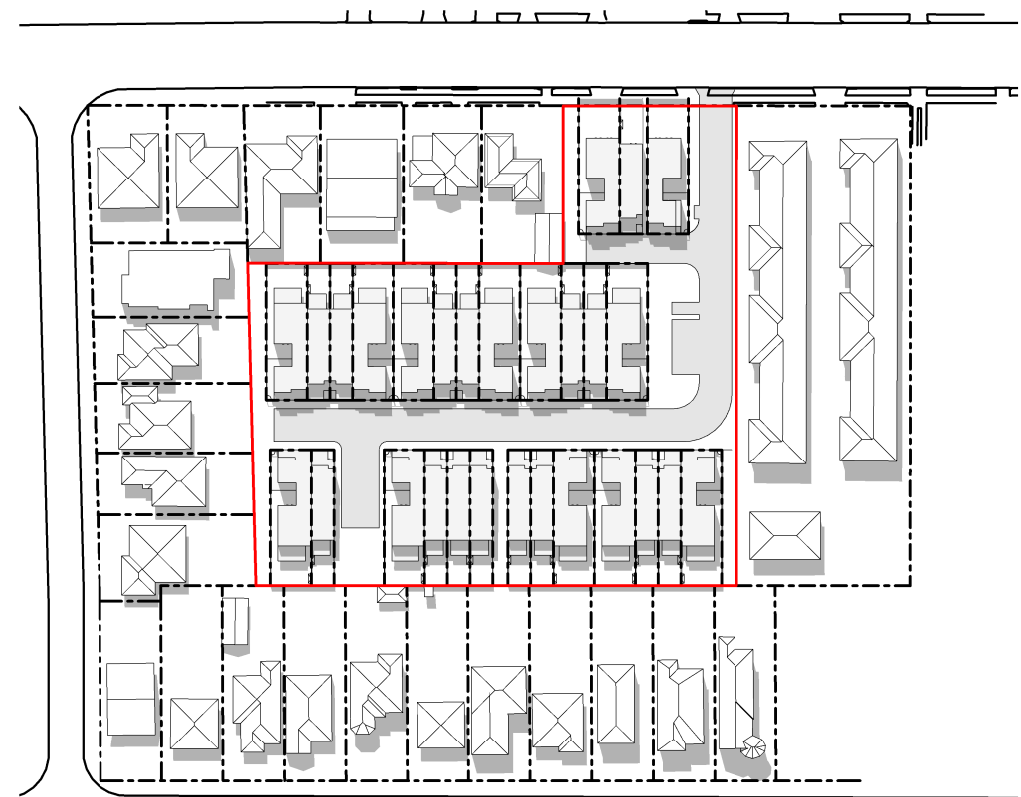
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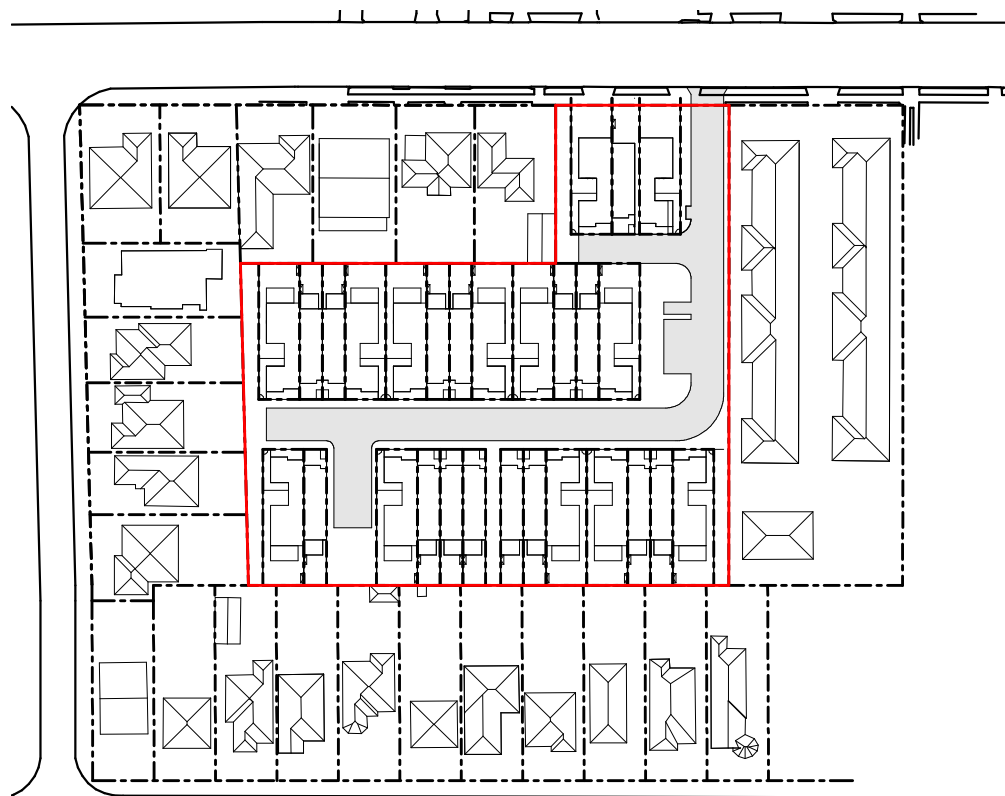




21 MARCH 12pm - SOLAR ANALYSIS



21 SEP 12pm - SOLAR ANALYSIS



21 DEC 12pm - SOLAR ANALYSIS

**PRELIMINARY**

Revisions / P1 21/01/16 PRELIMINARY - FOR INFORMATION

Project / JF **TOWNHOUSE DEVELOPMENT**  
119 Barton Street, Monterey, NSW

Drawing / **SOLAR ANALYSIS - MAR, SEP, DEC**

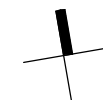
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Author / **JF**

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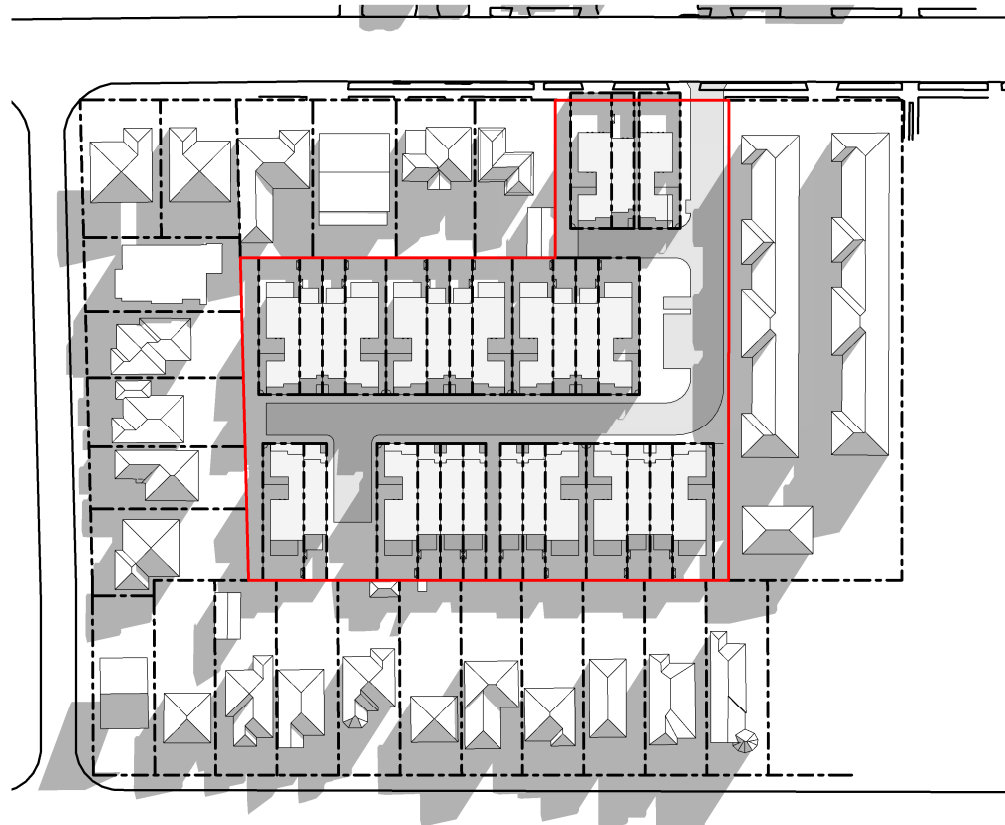
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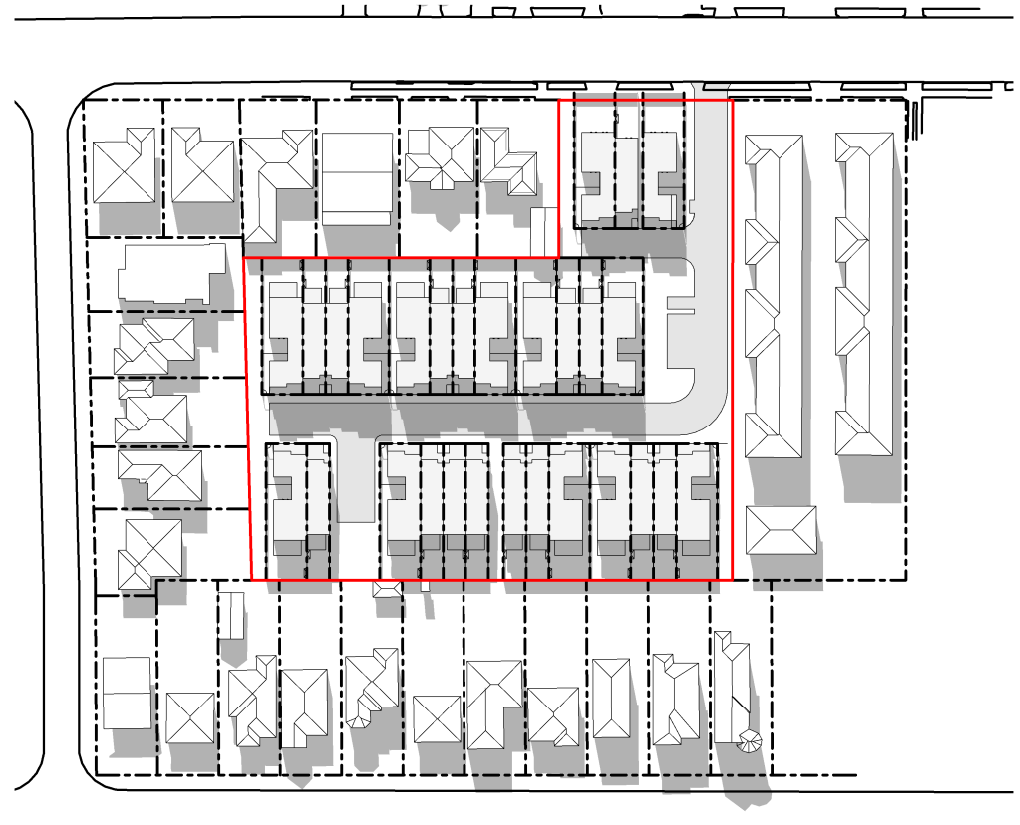


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21 JUNE 9am - SOLAR ANALYSIS



21 JUNE 12pm - SOLAR ANALYSIS



**PRELIMINARY** 21 JUNE 3pm - SOLAR ANALYSIS

Revisions / P1 21/01/16 PRELIMINARY - FOR INFORMATION

Project / JF **TOWNHOUSE DEVELOPMENT**  
119 Barton Street, Monterey, NSW

Drawing / **SOLAR ANALYSIS - JUNE**

Project No / **215416** Date / **21/01/16**

Author / **JF**

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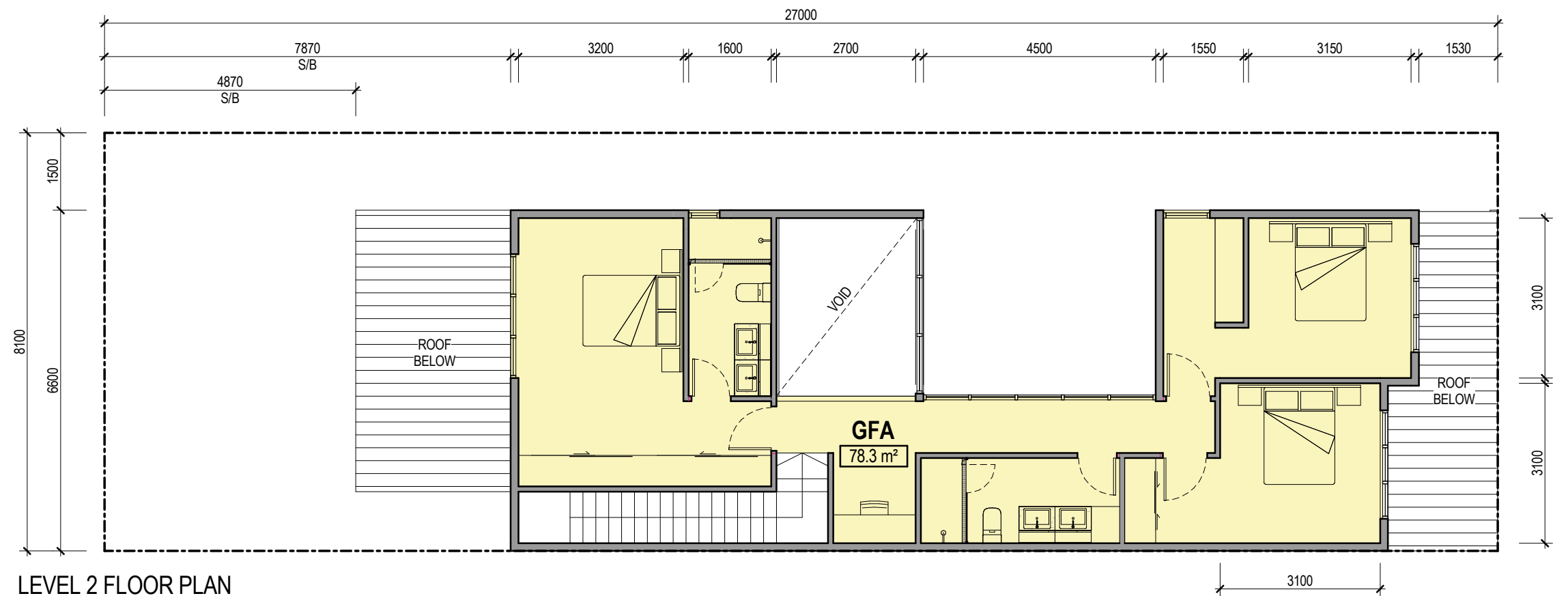
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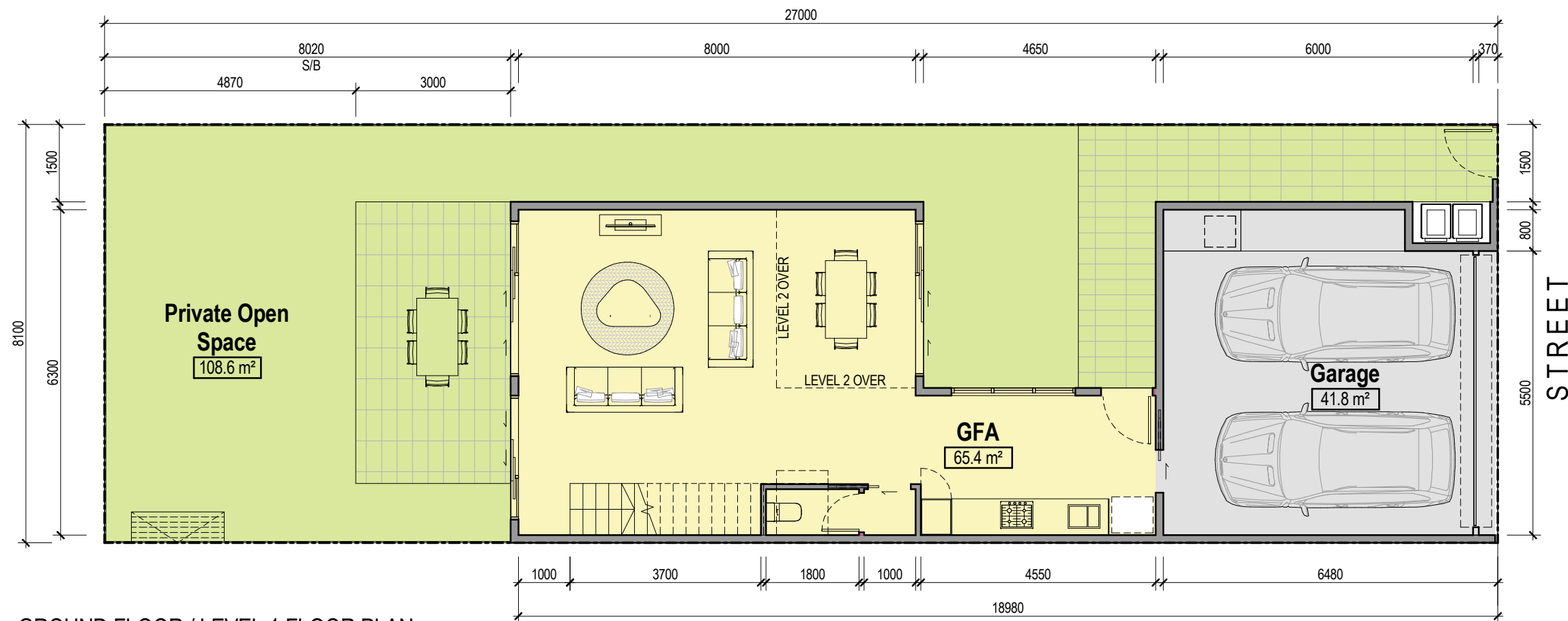
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Area Schedule		
Level	Name	Area
GROUND/L1	GFA	65.4 m <sup>2</sup>
LEVEL 2	GFA	78.3 m <sup>2</sup>
Grand total		143.7 m <sup>2</sup>

PRELIMINARY

Revisions  
P1 17/12/15  
P2 21/01/16  
PRELIMINARY ISSUE  
PRELIMINARY - FOR  
INFORMATION

Project  
JF  
JF  
TOWNHOUSE  
DEVELOPMENT  
119 BARTON STREET, MONTEREY NSW

Drawing  
JF  
JF  
TOWNHOUSE TYPE A -  
FLOOR PLANS

Project No  
215416  
Date  
21/01/16

Author  
JF  
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1 : 100

Drawing No.  
SK01.01 P2

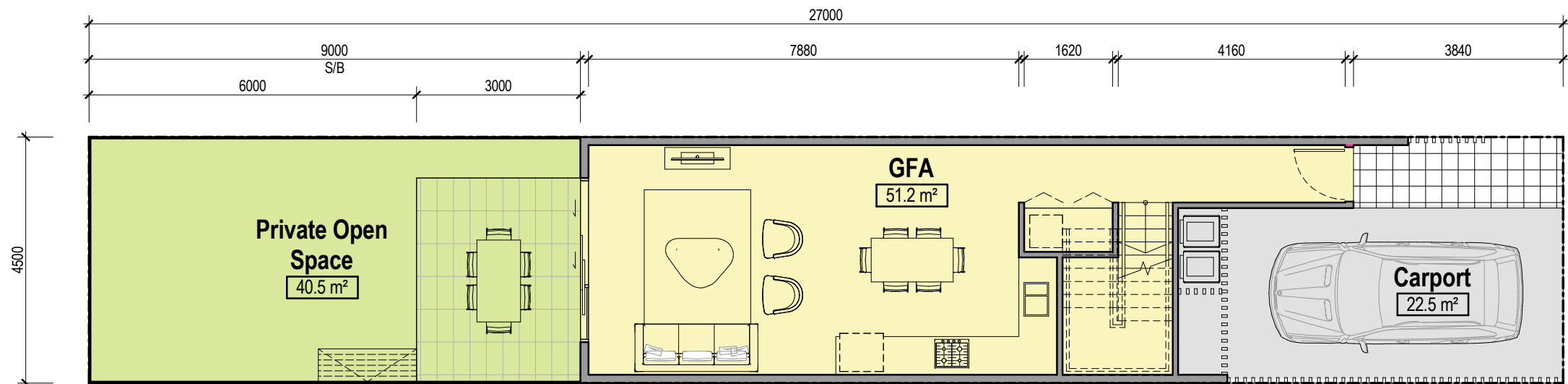
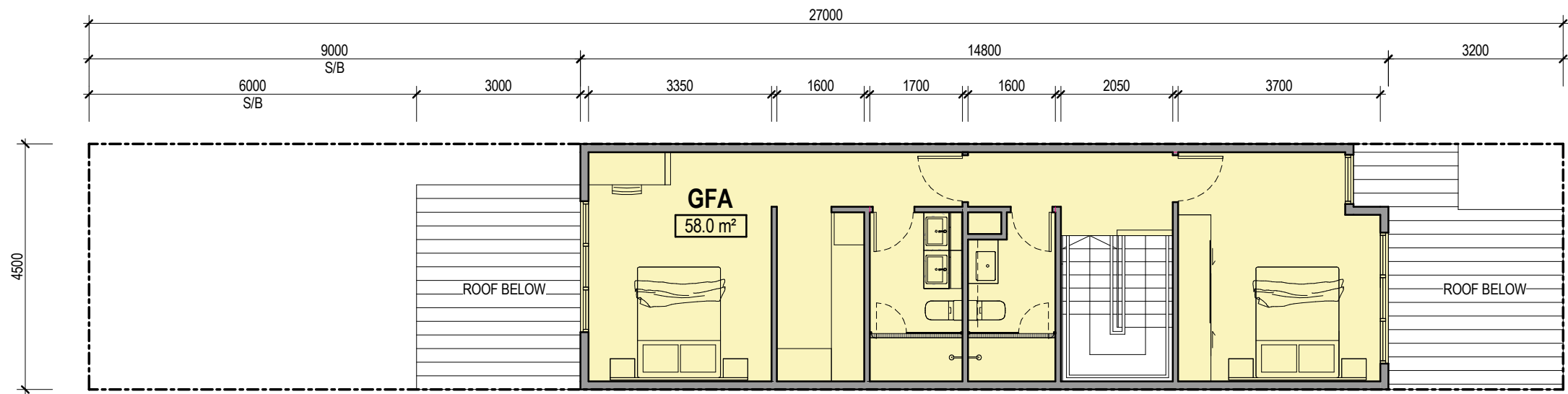
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STREET

Area Schedule		
Level	Name	Area
GROUND/L1	GFA	51.2 m²
LEVEL 2	GFA	58.0 m²
Grand total		109.2 m²

PRELIMINARY

Revisions	P1	17/12/15	PRELIMINARY ISSUE
	P2	21/01/16	PRELIMINARY - FOR INFORMATION

Project  
**TOWNHOUSE DEVELOPMENT**  
119 BARTON STREET, MONTEREY

Drawing  
**TOWNHOUSE TYPE B - FLOOR PLANS**

Project No  
**215416**

Date  
**21/01/16**

Author  
**JF**

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**1 : 100**

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**SK01.02 P2**

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