
Analysis



02 Analysis

Regional Analysis

Pagewood Green is located in the south eastern region of Sydney, 8km from the CBD.

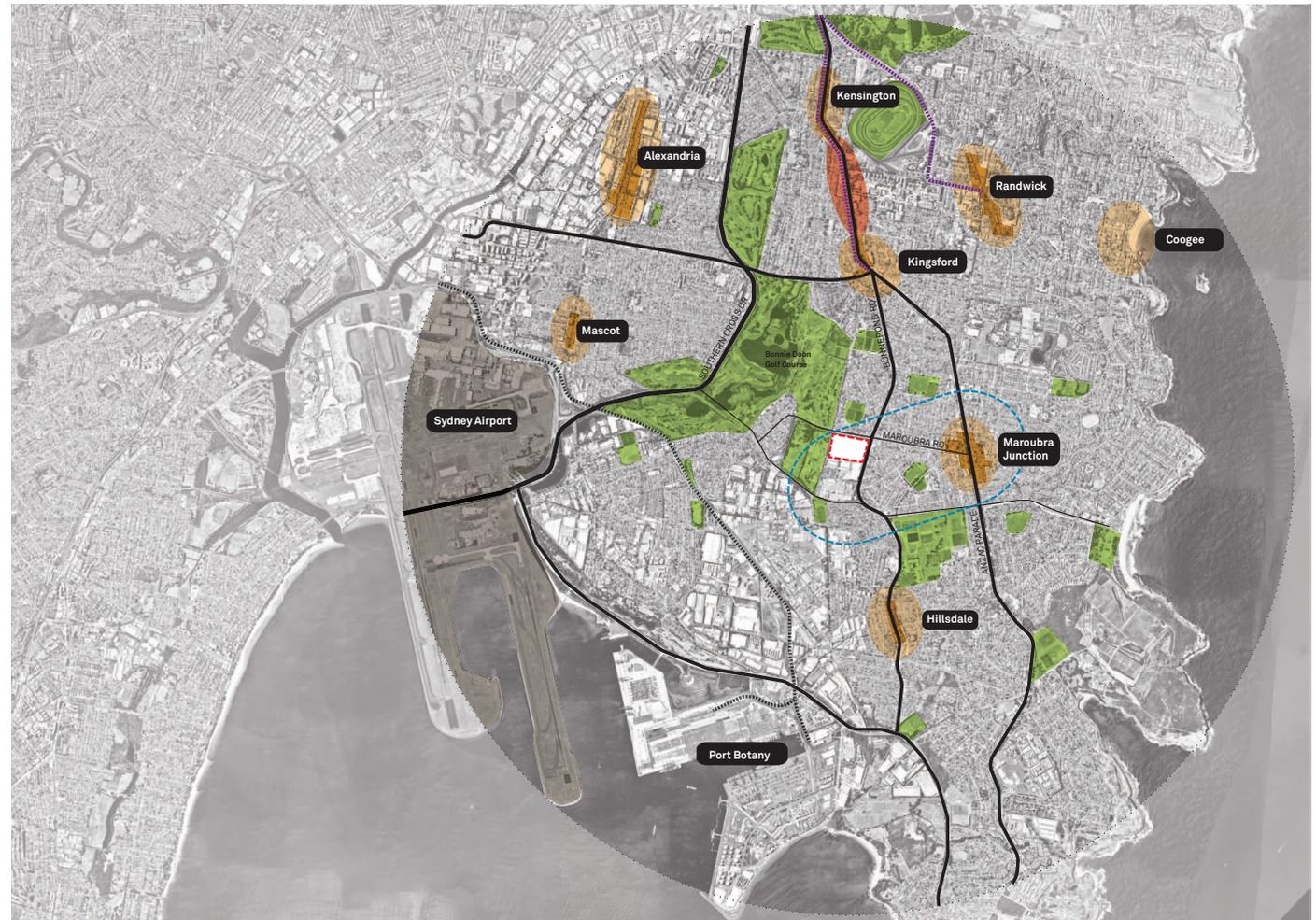
Pagewood Green is located in a growing area of urban diversity. It is within close proximity to a significant health and education precinct (UNSW and Prince of Wales Hospital), the Kingsford to Kensington Corridor, and the heavy industry of Port Botany and Sydney Airport.

To the north and east of the site are the urban villages of Kingsford, Kensington and Maroubra Junction, which comprise of high density residential, commercial, a university and entertainment precincts. To the south of the site, smaller centres act primarily to serve their immediate communities.

The region also contains major community assets, which form a green corridor from the Botany Dams in the south to the Sydney Sports and Entertainment precinct of Moore Park and Centennial Parklands to the north.

While there is an abundant range of public and private open space located in strategic positions across the precinct, Pagewood Green Stage II has the potential to contribute to public open space in the local area.

The site has good access to public transport. A number of major bus routes operate on nearby roads, connecting to the CBD and Kingsford light rail interchange. Bus stops are located on Bunnerong Road near Heffron Road (north east of the site) and at the Westfield Eastgardens bus terminal (south east of the site).



02 Analysis Locality Plan

The site has immediate access to transport, open space, education and retail.

Pagewood Green Stage II is bound by Heffron and Bunnerong Roads and Banks Avenue. It is located within walking distance to public transport, schools, significant open space and immediate access to Westfield Eastgardens.

Immediately to the south of the site is the first stage of the Pagewood Green project, which has approval for 2,000 residential units, retail, child care and open space. Internal roads provide a frontage between the two stages of development, and as such stage 1 sets a precedent for this Planning Proposal. The first urban block (comprising 500 units) is currently under construction.

To the north of the site is predominantly low density residential with good quality open space. To the east of the site is Maroubra Junction, an urban village that comprises of retail, high density residential and services.

Large open space characterises the west of the site, which is located adjacent to Bonnie Doon Golf Course and Mutch Park, and facilitates golf, tennis and indoor squash for the region.



02 Analysis

Planning Policy and Context

In preparing a concept plan for the Pagewood Green Part II site, a number of strategic planning documents and guidelines have been reviewed

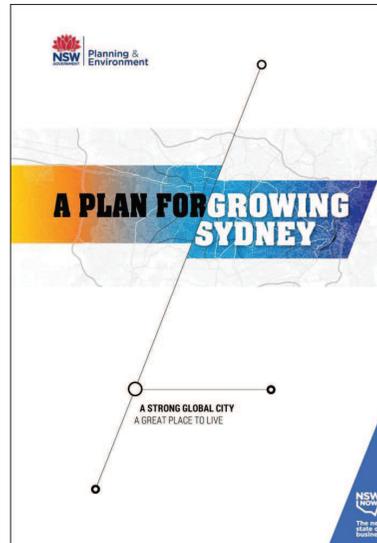
A Plan for Growing Sydney

A Plan for Growing Sydney formulates the NSW Government's vision for Sydney as a 'strong global city, a great place to live'.

In the next 20 years, Sydney's population will grow by 1.6 million people. The strategy provides the foundation for managing the growth of housing, employment and infrastructure. By 2031, Sydney's economic output will almost double to \$565 billion a year and there will be 689,000 new jobs.

The Plan identifies six sub regions that will play an important role in shaping the future growth of Sydney. The BATA site, which is located in the Botany LGA is in the Central Sub region. This region, in addition to being in the economic corridor, has been identified as helping to accelerate housing supply, choice and affordability. Therefore, from a strategic perspective, the Pagewood Green Part II site is well located for redevelopment to a residential use.

The Plan also highlights the importance of working with Councils to identify suitable locations for housing intensification and urban renewal.



Draft Central District Plan

The site is located in the Central District of Sydney. Draft District Plans were released by the Greater Sydney Commission in November 2016. The priorities for this District relevant to the Planning Proposal include:

A Productive City

- _ Growing economic activity centres
- _ Manage growth and change in strategic and district centres
- _ Improving 30 minutes access to jobs and services

A liveable city

- _ Improve housing choice
 - _ deliver Central District's housing supply target (157,500 dwellings over the next 20 years)
 - _ create housing capacity in the Central District
- _ Improve housing diversity and affordability
 - _ deliver housing diversity
 - _ facilitate integrated infrastructure planning
- _ create great places
 - _ provide design led planning
 - _ enhance walking and cycling connections



02 Analysis Built Form

The built form surrounding the site varies in scale and character.

Stage 1 adopts a clear definition of built form for the site – a high density mixed use development with increased density in the least sensitive (south west) portion of the site. The existing road network provides a buffer of major roads around the site creating an island effect to lower density areas beyond to the north and west.

Single lot residential dwellings are located opposite the eastern edge of the site, along Bunnerong Road and to the north toward Kingsford. To the east, Maroubra and Heffron Roads are more diverse and vary from medium to high density dwellings toward Maroubra Junction. Maroubra Junction, a 900m walk from the site is a high density residential and mixed use centre.

To the south, large land holdings and industrial uses sit adjacent to Westfield Eastgardens, a regional shopping centre that is located within walking distance to the Pagewood Green Stages I and II sites. The Stage I site is currently under construction and comprises of a high density residential development with a centrally located open space.

Large open space characterises the west of the site, with Mutch Park and Bonnie Doon Gold Course are major community assets that provide public open space for the community.

Considerations

- The proposed master plan should have a diverse range of built form heights that are distributed in a way that is complementary to the current and future needs of the context. It should support the future growth of the proposed Eastgardens- Maroubra Junction District Centre.
- The built form should complement the existing approved Stage 1 master plan which supports a high density solution of up to 20 storeys
- Potential to distribute greater height and density toward the west of the site, to maximise views and minimise overshadowing to adjacent residential
- Incorporate green edges to the north and east to respond to ongoing development and maximise retention of existing trees.



02 Analysis

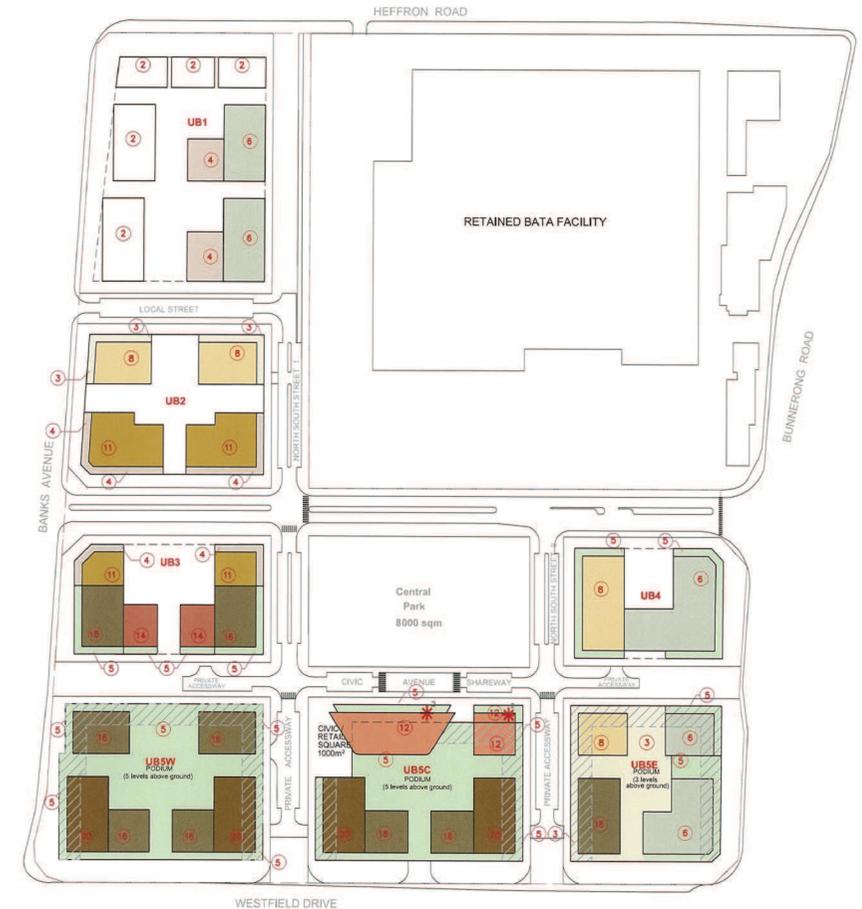
Built Form

The adjacent Pagewood Green approved Master Plan establishes built form, use and density

Immediately to the south of the Pagewood Green Stage II master plan, Stage 1 is currently under construction.

The Stage I consent comprised of the following, and has established a precedent for built form, density and use in this planning proposal-

- Subdivision into seven residential urban blocks, with three blocks comprising of podium car parking. The established urban blocks in this stage provide a framework for density and built form in stage II.
- Subdivision between lots for open space and a large Central Park to the north of the site. Open space is located centrally and north facing to provide high quality open space for the residents and community.
- Subdivision of lots into public roads, with both north-south boulevards having the potential for extension into stage two of the concept plan
- Distributes density away from Bunnerong Road to minimise over shadowing to existing residential dwellings to the east.



Approved BATA Stage 1 Concept Plan

02 Analysis

Neighbourhood Character

The site is located in a designated District Centre and represents a unique island site that is bound by major roads, a major retail centre, a golf course and mature vegetation.

Bunnerong Road

The eastern boundary of the site is located on Bunnerong Road which consists of;

- _ Mature trees create a memorable street character
- _ Bus interchange at Westfield Eastgardens is located within walking distance
- _ Generous street width, 6 lanes with an unplanted median

Heffron Road

Heffron Road is located on the northern boundary of the site. It is adjacent to Daceyville and has the following characteristics;

- _ Predominately 1-2 storey low density residential
- _ Mature tree planting along both sides of the road
- _ Direct north-south connection on Kenny Street to Jellicoe Park
- _ On street parking on both sides of the road

Considerations

- _ Mature trees can provide a visual buffer to future residential buildings
- _ Generous street width will minimise overshadowing on the existing residential
- _ North facing green buffer zone will receive good solar access as a buffer to residential properties to the north
- _ Retention of heritage buildings and green area to the south to be dedicated to Council compliments the Bunnerong Road buffer and provides a green edge to the development.



02 Analysis

Neighbourhood Character

Meriton Boulevard

Meriton Boulevard is located on the boundary of the approved stage 1 development and stage 2. The approved concept plan establishes built form and density controls that can be integrated into the stage 2 concept plan

- _ High density residential streets with a podium and tower configuration
- _ Sleeved carparking in above ground podiums

Banks Avenue

Banks Avenue is located along the western boundary of the site. It consists of the following;

- _ Existing mature vegetation provides a buffer on both sides of the road
- _ There is no on street parking on Banks Avenue.
- _ Primary function is a connector road from Wentworth Avenue. It facilitates a large amount of car traffic from a major carpark entry to Westfield Eastgardens

Considerations

- _ Uninterrupted open space to the west of the site has the potential for excellent district views and solar access
- _ Meriton Boulevard has an established high density residential typology that can inform the stage 2 concept plan
- _ Distribute greater height and density towards the less sensitive area of the site
- _ Provide green edges to existing roads which could accommodate future light rail connections or other road improvements.



02 Analysis

Roads and transport services

The Site has immediate access to strategic bus corridors, major roads and the future light rail corridor

Pagewood Green Stage II is well connected to strategic bus corridors in the immediate area. A major bus interchange is located 500m away on Bunnerong Road, which is a local hub for several routes. This stop facilitates connections to the CBD, Kingsford, Kensington, La Perouse and Maroubra Junction. Smaller stops located on Heffron Road connect the site to Maroubra Junction and Rockdale.

A significant benefit of the Site is its close proximity to the Kingsford/Randwick light rail network. Further extensions toward the Pagewood Green sites have been identified in strategic transport planning.

Considerations

- _ Facilitate permeability to existing and future transport connections
- _ Extend the north-south lot structure from Stage 1, to improve permeability and access across the site
- _ Provide dedicated green buffers



01 bus interchange at Westfield Eastgardens on Bunnerong Road



02 bus stop located on Heffron Road, connects to Maroubra Junction and Rockdale

- Subject Site
- - - Future Access
- ← Existing Access
- Local Arterial Roads
- Bus stop/route

02 Analysis

Cycle and pedestrian movement

The Site has the potential to improve and connect the existing cycle and pedestrian network

Pagewood Green Stage II is located within a 10 minute walk to a range of open space, schools, retail and services. Surrounding the Site are shaded footpaths that are utilised by pedestrians to connect to bus stops and a bus interchange on Heffron and Bunnerong Roads.

There are limited dedicated cycle lanes in the area, with a connection that runs along Heffron Road and extends north, connecting the site to the future light rail in Kingsford.

Considerations

- The site is well located for public transport. The future open space and road network has the potential to greatly improve the pedestrian and cycle amenity in the area and better connect people to bus and light rail interchanges
- Street and lot structure for the Site can contribute to a vibrant residential community that connects and promotes cycle and pedestrian activity.



01 existing footpath along Bunnerong Avenue adjacent heritage building



02 pedestrian path along Banks Avenue to Westfield Eastgardens

- Subject Site
- Green links
- 10 min walk radius
- Bike Friendly roads
- Dedicated Bike lane
- Pedestrian connections

02 Analysis

Landscape and topography

Mature trees line the northern and eastern edges of the site and provide a buffer to future and existing development

The mature trees along Heffron and Bunnerong Roads are between 4-6 storeys high and have the potential to provide a visual buffer for existing development.

The site, while relatively level is surrounded by varied topography. The Bonnie Doon golf course to the west of the site is the highest point.

Significant open space is located around the site, with the Stage 1 approved master plan providing a large public open space along the interface between the two sites.

Considerations

- consider the Stage 1 approved master plan as a precedent for providing a large, centrally located open space with a northern aspect to maximise solar access
- the existing mature trees along Bunnerong and Heffron Roads should be retained to provide a visual buffer to future development and traffic
- potential high level views to the west over the Golf Course and toward the CBD



01 existing mature trees provide a visual buffer to new residential development along Heffron Road



02 varied topography along Banks Avenue, potential for high level views to the west of the site toward the CBD

- Subject Site
- Existing mature trees
- Ridge Line
- Topography
- Private Open Space
- Public Open Space