

# Infrastructure Strategy

## Parramatta Road Corridor Stage 1 Precincts

City of Canada Bay Council

FINAL | June 2021

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## 1.0 Introduction

The Parramatta Road Corridor Urban Transformation Strategy 2016 (PRCUTS) aims to renew Parramatta Road and adjacent communities through investments in homes, jobs, transport, open spaces and public amenity. The Parramatta Road Corridor traverses 20 kilometres from Granville in the west to Camperdown in the east. The corridor includes land adjoining Parramatta Road, with certain locations ideally positioned to support the delivery of housing supply and choice, with access to jobs, services and public transport.

Specifically, PRCUTS identifies the following three (3) precincts within the Canada Bay local government area that have the capacity to facilitate such changes:

- Homebush North Precinct
- Burwood-Concord Precinct (Burwood Precinct)
- Kings Bay Precinct.

As part of the PRCUTS, a short-term staging strategy has been adopted for these precincts identifying the first release of land suitable for rezoning between 2016-2023 (Stage 1 areas). Canada Bay Council is preparing a planning proposal to commence the implementation of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)

To support this growth, the PRCUTS recognises that some existing infrastructure is ageing or is insufficient to meet the needs of communities as they grow and change. It is essential that key public domain features in the precincts, such as public open space, new streets, through-site links and pathway improvements are delivered in a financially sustainable and efficient way.

This Infrastructure Strategy has been prepared in association with the State Government's PRCUTS Infrastructure Schedule, public domain plans prepared for Council by Context Landscape Design and masterplans prepared by Group GSA, and proposed amendments to the Canada Bay LEP 2013, DCP and contributions plan. The proposed revised planning and contributions framework intends to enable owners to develop their land at higher densities than had been permissible prior. However, the successful transformation to a higher density development will require the delivery of supporting infrastructure to enhance the amenity of the Parramatta Road Corridor.

The purpose of this document is to:

- identify the infrastructure that is required for the Precincts (including the public realm, services to the area);
- describe the planning nexus between the infrastructure and future development;
- describe the method that has been used to equitably share the delivery of the essential infrastructure between landowners/developers within the Precinct, including the planning basis on which the physical components and aspects of the essential infrastructure have been allocated to each area of land within the Precinct; and
- describe how the need for the provision of essential infrastructure may be met by a landowner/developer.

## 2.0 Background

The Parramatta Road Corridor Urban Transformation Strategy 2016 (PRCUTS) was adopted in 2016 by the NSW Government to facilitate the transformation of the Parramatta Road over the next 30 years, seeking to improve the amenity of Parramatta Road and adjacent communities. PRCUTS provides a long-term framework for the future growth and development of the corridor, additionally a suite of documents including the corresponding Parramatta Road Corridor Implementation Plan, Infrastructure Schedule and Planning and Design Guidelines to support the delivery of a renewed and revitalised corridor.

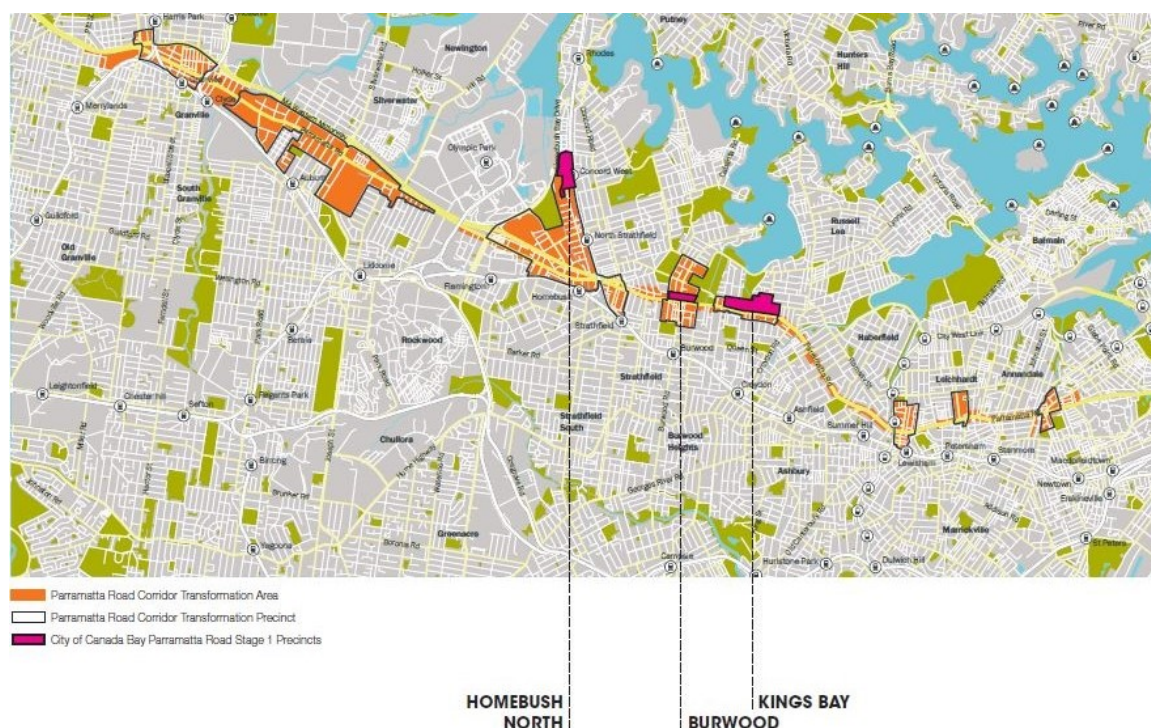
Notably, the PRCUTS identifies three precincts (Homebush, Burwood and Kings Bay) within the Canada Bay local government area which are to be the focus of growth and renewal within the Corridor because of their access to transport and infrastructure, and their capacity to accommodate more housing and jobs.

As part of the PRCUTS, an Implementation Plan was developed to outline the short-term rezoning strategy for precincts within the corridor. This identified the first release of land suitable for rezoning between 2016-2023 (Stage 1 areas). In accordance with the implementation plan, Canada Bay Council has prepared a planning proposal to commence the implementation of the PRCUTS. This planning proposal will be limited to the Stage 1 areas of PRCUTS, including:

- Homebush North Precinct
- Burwood Precinct
- Kings Bay Precinct.

The proposed planning framework for the PRCUTS precincts (including this Infrastructure Strategy) aims to establish a viable framework that will support the transition of these areas into a high amenity urban environment, which capitalises on its access to services, jobs and public transport. As such, certain infrastructure components such as public open space, footpaths and new streets located within the boundaries of individual sites but are intended to serve the broader community. This requires infrastructure to be planned, designed and constructed in an integrated and coordinated way of which should be funded in an equitable manner, reflecting the overall benefit resulting from future development within each precinct.

Supporting the planning proposal, masterplans and public domain plans (refer to **Schedule 1**) have been prepared to guide the future design of the public realm for each of the Stage 1 areas.



**Figure 1** Locational Context of Homebush North, Burwood and Kings Bay Precinct

Source: PRCUTS, 2016

### 3.0 Planning framework

This Infrastructure Strategy is intended to be supported by the following amendments to the planning framework applicable to the PRCUTS precincts, including:

- Canada Bay Local Environmental Plan 2012
- A site-specific Development Control Plan (to be prepared)
- City of Canada Bay's Section 7.11 Development Contributions Plan.
- City of Canada Bay's Voluntary Planning Agreement Policy.

The proposed planning framework seeks to deliver upon the public domain improvement outcomes outlined within the PRCUTS Infrastructure Schedule and Council's public domain plans prepared for the PRCUTS precincts. Notably, the revised planning framework identifies a number of areas proposed for new community infrastructure, including roads, open space, through-site links and public domain enhancement. In order to support its delivery, Council is seeking to introduce a new clause that achieves the following objectives:

- a. Recognise the need to provide new infrastructure within the Parramatta Road Corridor Urban Transformation Strategy Precincts that is commensurate with the scale of development to be facilitated by and required under the Strategy.
- b. Provide building height and floor space incentives for development within the Parramatta Road Corridor Urban Transformation Strategy Precincts that provides for:
  - i. public domain enhancements,
  - ii. public open space, including high quality landscaped areas,
  - iii. pedestrian laneways and through-site links,
  - iv. roads and service accessways, and
  - v. the amalgamation of lots to prevent the fragmentation or isolation of land.

Council's intention is that:

- The clause will apply to development identified on the Key Sites Map that involves the erection of 1 or more new buildings on land within the Parramatta Road Corridor Urban Transformation Strategy Precincts.
- The changes will deliver the infrastructure identified in the relevant clause and those identified within this infrastructure strategy.
- The clause will permit new development within the Areas shown on the Key Sites Map to exceed the current maximum permissible height of buildings and floor space ratio up to that shown on the Community Infrastructure Height of Buildings Map and the Community Infrastructure Floor Space Ratio Map, but only if the development delivers the identified Community Infrastructure and achieves the Minimum Site Area listed in Clause xxx of the Canada Bay LEP 2013.
- Clause 4.6(8) of the Canada Bay LEP 2013 will be amended to prevent development consent from being granted for development that would contravene the minimum site area provisions listed in Clause xxx of the Canada Bay LEP 2013.
- Clause 4.6(8) will be amended to insert an additional subclause that refers to the LEP incentive clause, as described above, to prevent development approvals that contravene the base height of buildings and FSR under clause 4.3 and clause 4.4 of the LEP by more than 10%. This aims to limit the extent to which a Developer could use clause 4.6 to achieve building heights and FSRs in excess of the base height and FSR, without relying on the proposed Community Infrastructure Height of Building and FSR clause and without having to provide community infrastructure.

It is noted that the proposed clause to introduce a community infrastructure FSR and maximum height of buildings control applies only to the Burwood and Kings Bay Precincts. As such, this infrastructure strategy does not outline any community infrastructure for the Homebush North Precinct.

## 4.0 Factors affecting the public domain

### 4.1 General demand for community infrastructure

The proposed development capacity under the proposed planning framework is approximately:

- 110,555 square metres of gross floor area (GFA) for the Burwood Precinct
- 329,001 square metres of GFA for the Kings Bay Precinct.

While the proposed planning framework intends to permit some forms of commercial uses (i.e. retail and business premises), the factors affecting the public domain needs have assumed 100% of development capacity to be taken up by residential uses.

Based on the GFA capacity, the anticipated number of additional dwellings and associated resident population generated is estimated to be:

- 806 additional residential units in the Burwood Precinct, resulting in approximately 1,692 residents<sup>1</sup>
- 2,779 additional residential units in the Kings Bay Precinct, resulting in approximately 5,835 residents<sup>1</sup>.

The increase in population within these precincts will require the provision of extensive new urban infrastructure including a permeable network of improved public streets, pedestrian links, shared zones and open space, integrated with the existing urban fabric to provide a setting for a new, sustainable mixed use urban development.

Under the City of Canada Bay Section 7.11 Contributions Plan 2014, Council is levying development throughout the City of Canada Bay local government area (LGA) for provision of the following public services and amenities:

- Land acquisition and dedication;
- Design and management fees;
- New open space (excluding land acquisition costs);
- Embellishment of new open space;
- Civil & stormwater management works;
- Works in the public domain;
- Streetscape works and street tree planting; and
- New/upgraded road infrastructure.

Public Domain improvements immediately adjoining development sites will be required to be upgraded in accordance with the PRCUTS Public Domain Plan. This will be imposed a condition of consent on relevant development applications. The upgrade must consider road and footway pavement, traffic measures, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, landscaping, signage and other public domain elements.

Notwithstanding the above, Council is currently updating its Section 7.11 Contributions Plan for the LGA as part of its LEP review process. Subject to its adoption, the revised LGA-wide Section 7.11 Contributions Plan will still apply to future development within the PRCUTS precincts for the purpose of levying local contributions for the LGA.

### 4.2 General nature of community infrastructure

The infrastructure identified in this Strategy is considered to be essential for achieving an appropriate level of public amenity for a high-density built environment, and to meet the basic requirements for access, circulation and services.

The infrastructure identified in this Strategy may not prove to be exhaustive. For example, proposed public open spaces may be supplemented and enhanced through the incorporation of the item that are not identified within the public

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<sup>1</sup> Based on assumed occupancy rate of 2.1 people per dwelling



domain plan (refer to **Schedule 1**), such as forecourts, courtyards, or other small scale open space areas which serve a communal function, operating as a transition from the public realm.

Notwithstanding the above, any supplementary infrastructure (i.e. public open space, through-site links, road reserve widening) proposed to be dedicated to Council but is not identified by this Infrastructure Strategy cannot be used to reduce the amount of community infrastructure to be delivered under Clause xxx of the Canada Bay LEP 2013.

#### 4.3 Land Affected by community infrastructure

Certain land occupied by the public domain infrastructure identified by the Burwood and Kings Bay Public Domain Plans (refer to **Schedule 1**) and by this Infrastructure Strategy is to be dedicated to the Council, allowing its ongoing maintenance and management for the general community.

The timing of the dedication may be staged, reflecting the gradual redevelopment of the Precincts, or the more specific factors involved in the redevelopment program for the land. However, in order to physically manage and maintain the infrastructure, the Council must have adequate control of the relevant land.

The scheme has been developed on the assumption that the land will be dedicated for a nominal payment to Council and embellishment of the land is required to be delivered at no cost to Council. The following factors are relevant:

1. The scale and type of development anticipated for the Burwood Precinct or Kings Bay Precinct must be sustained by appropriate infrastructure. If land is not made available, then the needs of the scale and type of development are not met.
2. The development potential of the land the subject of the Burwood and Kings Bay Public Domain Plans (refer to **Schedule 1**) and identified as community infrastructure in the LEP is “taken up” and absorbed in the scheme.

The benefit of this approach is to lessen the actual cost of the scheme as a whole and to preserve the overall equity of contributions. This approach will also ensure the maximum benefits to the community. Notwithstanding the above, there are specific lands identified for community infrastructure but intended to remain under private ownership (i.e. pedestrian through-site links, publicly accessible open space) (refer to **Figures 2 and 3**). For these instances, the community infrastructure is to be managed and maintained by the private owner of the land and a recreation easement would be placed on title to secure the relevant public access.



**Figure 2** Land affected by community infrastructure - Burwood Precinct





**Figure 3** Land affected by community infrastructure - Kings Bay Precinct

#### 4.4 Embellishment works

Notwithstanding Section 4.3, development is only reasonably capable of accessing the incentivised community floor space ratio and height of buildings provisions once Council is reasonably satisfied that sufficient public domain embellishment can be realised to allow the appropriate level of amenity for the relevant land, and the owner has, or will, participate in the provision of the infrastructure in an equitable way.

In order to demonstrate this outcome can be achieved, Council must be reasonably satisfied that any community infrastructure will:

- be delivered on land that has been remediated for its intended land use
- be supported by adequate services (including stormwater)
- adopt accessible design to address the movement needs of people with disabilities
- be designed and constructed in accordance with the Public Domain Plans for Burwood and Kings Bay (refer to **Schedule 1**), specifically the intended future character and key design features
- adopt Council's street design codes for a durable, manageable and consistent palette of materials used in the public domain
- be of a high-quality finish and durability that is appropriate to the different street types and open space functions.

#### 4.5 Sequencing of delivery

As the Burwood Precinct and Kings Bay Precinct already contain a range of existing land uses. It is not possible to predict with any precision the sequence of evolution of the remainder of these precincts.

The delivery of infrastructure will need to meet several requirements:

- the basic services (including stormwater) and access needs for each site should be met before the redevelopment results in ongoing occupation
- the public domain spaces should be constructed in a legible manner, allowing viable use and a positive contribution to the amenity of the area
- the construction sequencing for the essential infrastructure should be designed to strike a balance between a cost efficient and effective delivery strategy and unnecessary disruption with ordinary use and enjoyment of the land. For example, stormwater systems, services installation, and road construction may extend beyond the boundaries of a particular site if this represents a cost-effective approach, minimising interface and disruption costs in the future.

It is anticipated that the full extent of the public domain and infrastructure will be realised over a period of time and will be delivered by stage based on the amalgamation plan set out by the Burwood Precinct Master Plan Report and the Kings Bay Precinct Master Plan Report, and shown on the Canada Bay LEP 2013 Key Sites Map.

## 5.0 Precinct infrastructure

### General

It is anticipated that the Burwood and Kings Bay Precincts will evolve over a significant period. While it is difficult to accurately predict the take up of development potential, it is reasonable to assume that these precincts will require up to a decade to implement in full. Over this period, changes may occur that impact upon the intent for the infrastructure and its individual component elements. The design of the infrastructure may alter, for example, for any of the following reasons:

- to better meet the ongoing evolution of the Burwood and Kings Bay Precincts and the wider district
- to respond to site and budgetary constraints
- to reflect the appropriate urban design response or improvements in sustainability technology at the time of implementation.

Any proposed amendments to required infrastructure within Burwood Precinct or Kings Bay Precinct will need to demonstrate to Council the merits of the alteration and overall objectives of the public domains (refer to **Schedule 1**) will still be achieved.

### 5.1 Burwood precinct infrastructure

#### Burton Street Park

The Burton Street Park will provide much needed open space amenity to the area with opportunities for play, leisure, recreation and exercise. The park also provides a green outlook for surrounding residents while stitching together the streetscape for greater permeability. The park will include a breakout turf area, trees and understory planting, a playground and ground floor activation and dining space.

#### Burton Street Plaza

The Burton Street Plaza will provide a new civic heart to Burwood Precinct, providing the area with the place activation it requires. The park will function as a throughfare for customers to walk to and from the future Burwood North Metro Station and integrate with ongoing future Metro projects. The Plaza will include ground floor activation and dining space, a formal breakout lawn and a formal grove of trees in paving, interspersed with public seating to provide an essential casual gathering area.

#### Through Links

Three through Links are proposed to facilitate north-south mobility across the Burwood Precinct. Two of the links are 12m in width and one link is 6m in width. These links will improve precinct permeability and accessibility for pedestrians and cyclists.

## Shared Zone Street

A new shared zone street is proposed to provide important connections through the Burwood Precinct, focusing on access to the rear of Burton Street Plaza. The shared zones will incorporate pedestrianized roads with paving treatments and flush kerb environment that clearly communicates the shared environment to all street users.

## Public domain enhancements

Many of the blocks along Burwood Road and Parramatta Road will undergo public domain enhancements to facilitate the significant transformation of the corridors to create a vibrant and productive place. This will be done through an introduction of 3m, 5m or 6m landscaping setbacks. Enhancements will mainly feature continuous kerbside trees, maximizing pedestrian footpath widths streets of continuous area of accessible public domain along the edge of the pedestrian corridors and flush pedestrian crossovers at laneway entries.

## Road amendments

The creation of a shared slow zone in Frankie Lane and Neichs Lane will provide a shared slow zone for pedestrian throughfare in addition to service access to future development sites. These sites will feature opportunities for green walls, permeable paving where possible, footpath crossovers at laneway entries and flush carriageway areas. Frankie lane will also be extended at its easterly dead-end and the north east corner of Neichs Lane will be transformed into space contributing to the public domain.



**Figure 4** Burwood Precinct public domain plan

Source: Public Domain Plan (Group GSA, 2021)

## 5.2 Kings Bay precinct infrastructure

### Spencer Street Plaza

Spencer Street Plaza will provide the future town centre with an intimate civic heart and will provide essential support to the activation of the area to create a “place for the people”. The Plaza will feature interactive water and public art elements, ground floor dining spaces along the town centre, a formal breakout lawn and large tree planting.



### Regatta Road Park

The Regatta Road Park will provide for the everyday neighbourhood need, whether that be for relaxing, socialising or other forms of passive recreation. The park will feature a neighbourhood-scale playground, a dedicated seating area and large shade tree planting. Other features include ground floor activation around the playground and a turf and planted area with seating.

### William Street Park

This appropriately scaled park will provide a neighbourhood civic space which supports flexible uses opportunities for community orientated programs and events. The park will feature dining space along the courtyard, a breakout lawn, interactive art elements and a formal paved plaza.

### Kings Bay East Park

This large neighbourhood park will provide an essential space for the daily social practices and gatherings of the community. The park will largely consist of a formal turf area, a nature-orientated playground, community gardens, seating areas, shaded tree planting and an off-leash dog area.

### Through Links

Seven Through Links are proposed to facilitate north-south mobility across the Kings Bay Precinct. These links range in size from 6m to 12m in width. The through site links will be an essential addition to the green grid and provide much needed connections to neighbouring streets and spaces.

### Spencer Street

Spencer Street is proposed to go through a process of activation to form the basis of a new and compact local centre for local shops, services and residential dwellings. Spencer Street is also proposed to be extended in both an easterly and westerly direction. These extensions will provide additional ground floor activation and dining to support the social life of the village centre. These spaces will be decorated with kerbside trees, generous landscaped beds and kerb extensions at intersections.

### Public domain enhancements

Public domain enhancements are proposed throughout the Precinct and will be facilitated through landscaping setbacks of 3m or 6m. This will be used to facilitate shared paths, street planting and a continuous area of accessible public domain along the edge of the corridor abutting adjacent buildings.



**Figure 5** Kings Bay Precinct public domain plan

Source: Public Domain Plan (Group GSA, 2021)

## 6.0 Provision of infrastructure

### 6.1 Land dedication and embellishment mechanism

The Public Domain Plans for Burwood and Kings Bay Precincts rely on the dedication and/or embellishment of private land to provide new and widened street reserves, multiple through-site links and a central public open space. It consists of approximately 166,570 square metres of public domain.

This infrastructure strategy and nominated areas for land dedication and/or embellishment is based on the premise that the floorspace of the community infrastructure land is harvested so that the site's overall development capacity is not reduced. The floorspace associated with land dedicated and/or embellished is transferred and developed on the remaining site. Any land that is nominated for dedication is to be dedicated to Council at nominal cost to Council of \$1 and any embellishments of land that is to be dedicated to Council is to be at no cost to Council.

#### **Dedication and embellishment of land and acquisition of development rights (not identified within Section 7.11 Contributions Plan)**

As development within both Burwood and Kings Bay Precincts occur, a number of areas identified for public domain enhancement, road reserves, shared zones and open space must be dedicated to Council by Developers. This strategy does not include any value for the acquisition of these parcels.

In recognition of this, Clause xxx of the Canada Bay LEP 2013 provides that where land for the purpose of road reserves, through-site links, shared zones and open space is dedicated to Council, for a nominal cost, this land can be included for the purpose of calculating site area and the application of floor space ratio under Clause 4.5 of Canada Bay Local Environmental Plan 2013. Essentially, gross floor area potential which could have otherwise been achieved on this land may be transferred to other land within the development.

Furthermore, the Canada Bay LEP 2013 is proposed to be amended to include a community infrastructure clause. The clause provides an incentive maximum floor space ratio and building heights for proposals that satisfy Council that there is adequate provision for community infrastructure that will allow a suitable level of amenity, services and connectivity within the PRCUTS precincts.

These provisions, which allow a Developer to 'transfer' development potential from dedicated lands, ensures that a Developer's overall yield is not decreased as a result of dedicating land to Council and provides appropriate compensation to the Developer associated with any dedication.

All dedication of land to Council shall be provided for a nominal cost of \$1. All capital works or embellishment shall be completed as part of the works associated with individual developments within the PRCUTS precincts and shall be provided at no cost to Council.

Land within the relevant Precinct dedicated to Council for the purpose of road reserves, through-site links, public domain enhancements and open space or any other public purpose is to be provided to Council for a nominal cost of \$1 to Council for land acquisition, and at no cost to Council for land embellishment. The Developer will not be eligible for any financial compensation or reduction in Section 7.11 payable as a result of dedicating this land to Council or completing embellishment works on this land.

Further, all dedication of land to Council must be free of obstructions, restrictions and constraints. This includes basements, structures, service easements and other impediments that would limit the functionality of the land for the community and public purposes. Any exceptions to this will need to be negotiated on a case-by-case basis with Council and will be permissible only in exceptional circumstances.

### 6.2 Activation of community infrastructure incentives

Land is only reasonably capable of accessing the incentivised community floor space ratio and height of buildings provisions if:

- the development land comprises an amalgamation of the lots shown on the Key Sites Map in the Canada Bay LEP 2013;
- the land has been remediated for its intended land use;

- adequate services (including stormwater) are available;
- sufficient public domain has been realised to allow the appropriate level of amenity for the relevant land and adopts accessible design to address the movement needs of people with disabilities;
- Council is reasonably satisfied that community infrastructure lands identified for dedication to Council can be secured, or community infrastructure lands identified to remain under private ownership will be managed and maintained by the private owner of the land and an easement that permits public access would be placed on title to secure the relevant public access;
- Council is reasonably satisfied the owner has, or will, participate in the provision of the infrastructure in accordance with Clause xxx of the Canada Bay LEP 2013 and this Infrastructure Strategy and in an equitable way;
- the community infrastructure is designed and constructed in accordance with the Public Domain Plans for Burwood and Kings Bay (refer to **Schedule 1**), specifically the intended future character and key design features; and
- Council's street design codes have been adopted for a consistent palette of materials used in the public domain.

### Planning Agreements

In accordance with Section 7.4 of the EP&A Act, a planning agreement is a voluntary agreement or arrangement between a planning authority and a developer under which the developer agrees to make contributions towards a public purpose. A planning agreement may wholly or partly exclude the application of Section 7.11 to the development that is subject of the agreement.

The provisions of Sections 7.4 to 7.10 of the EP&A Act and accompanying Regulation prescribe the contents, form, subject matter and procedures for making planning agreements. Any person seeking to enter into a planning agreement should in the first instance submit a proposal in writing to Council, documenting the planning benefits and how the proposal would address the demands created by development for new public infrastructure, amenities and services.

It is anticipated that Council will enter into Planning Agreements which address the following:

- Amalgamation of individual lots in accordance with the Key Sites Map in the Canada Bay LEP 2013 for development purposes.
- The dedication of land that is identified in Clause xxx of the Canada Bay LEP 2013 and the Public Domain Plan (refer to Schedule 1) to Council for the purposes identified in the Clause and for a nominal cost of \$1 to the Council.
- The embellishment of land that is identified in Clause xxx of the Canada Bay LEP 2013 and the Public Domain Plan (refer to Schedule 1) for dedication to Council for the purposes identified in the Clause and for no cost to the Council.
- Any other public benefits reasonably relating to the particular development proposed or otherwise required by the Act (for example, s.7.11 payments). The function of the Planning Agreement is to provide the Council with a level of certainty that the infrastructure will be provided in a manner which responds to the needs generated by the land and reflects an equitable participation by the relevant landowner.

## 7.0 Development sites and lands required for embellishment and dedication to Council

### Area 4

Area 4 is located at 28-44 Burton Street, Concord with an approximate total area of 5,600m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 8.5 metres
- Incentive maximum building height – 65.5 metres
- Base floor space ratio – 0.5:1, subject to Clause 4.4 (2A) provisions of the Canada Bay LEP 2013
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- A neighbourhood park (a minimum 2,280m<sup>2</sup>) fronting Burton Street will create a new recreational space for the daily social practices and gatherings of the community. The neighbourhood park will include:
  - Ground floor activation and outdoor dining spaces along activated edges of the space
  - An unprogrammed breakout turf area suitable for individual relaxation or group gatherings
  - Tree and understory planting with stepping stones for through-access
  - A neighbourhood-scale local playground.



Land for community infrastructure for Area 4 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 986651

Lot 21 DP 1133637

Lot 1 DP 1088710.

**Figure 6** Area 4 – Lands required for embellishment and dedication to Council



## Area 5

Area 5 is located at 55-59 Parramatta Road and 1A Broughton Street with an approximate total area of 1,830m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 55 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 2.9:1

Community infrastructure will include:

- Public domain enhancements on Parramatta Road (minimum width of 6m) with landscape setbacks, a shared path setback from the kerb and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas, and street tree planting set back from the road edge to avoid conflicts within clear zone requirements.
- Public domain enhancements on Broughton Street (minimum width of 3m) with increased pedestrian footpath widths and street tree planting subject to coordination with utilities during future design stages.
- The road enlargement will occur at the dead end of Frankie Lane (minimum width of 6m) and will include a paved ground cover, flush to the verge and will clearly communicating the shared intention of the road.



Land for community infrastructure for Area 5 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 12 DP 1221579

Lot 13 DP 1221579

Lot 14 DP 1221579

Lot 15 DP 1221579

Lot 16 DP 1221579

Lot 17 DP 1221579

Lot 1 DP 602149

**Figure 7** Area 5 – Lands required for embellishment and/or dedication to Council

## Area 6

Area 6 is located at 49-55 Parramatta Road, Concord with an approximate total area of 2,260m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 40 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements on Parramatta Road (minimum width of 6m) with landscape setbacks, a shared path setback from the kerb and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas, and street tree planting set back from the road edge to avoid conflicts within clear zone requirements.
- A pedestrian through-site link (minimum width of 3m) to provide pedestrian and bicycle access between Parramatta Road and future public open space to the north. Finishes and treatment are to be contiguous with the pedestrian through-site link adjoining on the eastern boundary (Area 7).



Land for community infrastructure for Area 6 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 20 DP 1219785

**Figure 8** Area 6 – Lands required for embellishment and dedication to Council

## Area 7

Area 7 is located at 29-45 Parramatta Road, Concord with an approximate total area of 3,560m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 42 metres
- Base floor space ratio – 1.6:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements on Parramatta Road (minimum width of 6m) with landscape setbacks, a shared path setback from the kerb and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas, and street tree planting set back from the road edge to avoid conflicts within clear zone requirements.
- A pedestrian through-site link (minimum width of 9m) to provide pedestrian and bicycle access between Parramatta Road and future public open space to the north. Finishes and treatment are to be contiguous with the pedestrian through-site link adjoining on the western boundary (Area 6).



Land for community infrastructure for Area 7 apply to the following lots, sections, deposited plans and strata plans descriptions:

SP72357

**Figure 9** Area 7 – Lands required for embellishment and dedication to Council

## Area 8

Area 8 is located at 2A-18 Burwood Road, Concord with an approximate total area of 2,000m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 40 metres
- Base floor space ratio – 2.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements on Burwood Road (minimum width of 3m) with increased pedestrian footpath widths, street tree planting subject to coordination with utilities during future design stages, defined on-street parking to allow for a combination of on-peak travel, off-peak parking, and transport interchange at the Metro station.
- Public domain enhancements on Parramatta Road (minimum width of 6m) with landscape setbacks, a shared path setback from the kerb and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas, and street tree planting set back from the road edge to avoid conflicts within clear zone requirements.
- Widening of Neichs Lane to improve pedestrian and vehicle visibility along the proposed shared zone.



Land for community infrastructure for Area 8 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 13 DP 10928	Lot 1 DP 423701	Lot B DP 376150	Lot A DP 376150	Lot B DP 383382
Lot A DP 383382	Lot 7 DP 10928	Lot B DP 373059	Lot A 373059	

**Figure 10** Area 8 – Lands required for embellishment and dedication to Council

## Area 9

Area 9 is located at 1-13 Burwood Road, Concord, 21-26 Burton Street, Concord and 1-21 Parramatta Road, Concord with an approximate total area of 13,080m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 8.5 metres and 12 metres
- Community infrastructure maximum building height – part 42 metres and part 56 metres
- Base floor space ratio – 2.0:1 and 0.5:1, subject to Clause 4.4 (2A) provisions of the Canada Bay Local Environmental Plan
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements on Parramatta Road (minimum width of 6m) and Burwood Road (minimum width of 5m) with landscape setbacks, a shared path setback from the kerb (Parramatta Road only) and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas, and street tree planting set back from the road edge to avoid conflicts within clear zone requirements.
- A shared zone road (minimum width of 12m) connection Loftus Street with Burton Street incorporating a pedestrianised road surface, with paving treatments and flush kerb environments that clearly communicate the shared environment to all street users.
- Two pedestrian through-site links (minimum width of 6m and 12m) to provide pedestrian and bicycle access between Parramatta Road and the new shared zone. The 6m wide through-site link may be internal to the building but only if it is publicly accessible during normal work hours.



Land for community infrastructure for Area 9 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 4 DP 333924	Lot 100 DP 1154740	Lot 1 DP 1027871	Lot 1 DP 839095	Lot C DP 340812
Lot B DP 340812	Lot A DP 340812	Lot 15 DP 10928	Lot 19 DP 10928	Lot 20 DP 10928
Lot 21 DP 10928	Lot 22 DP 10928	Lot 23 DP 10928	Lot 24 DP 10928	Lot 25 DP 10928
Lot 26 DP 10928	Lot 27 DP 10928	Lot 28 DP 10928		

Figure 11 Area 9 – Lands required for embellishment and dedication to Council

## Area 10

Area 10 is located at 4-16 Burwood Street, Concord and 1-3 Loftus Street with an approximate total area of 7,530m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 8.5 metres
- Community infrastructure maximum building height – part 42 metres and part 78 metres
- Base floor space ratio – 0.5:1, subject to Clause 4.4 (2A) provisions of the Canada Bay LEP 2013
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- A new plaza fronting Burton Street (minimum 2,275m<sup>2</sup> in size) will support:
  - a formal breakout lawn space with shade tree planting and occupiable seating edges for incidental seating or group gatherings.
  - a local meeting place fronting the street, providing a focal point of the plaza for wayfinding and gathering, potentially incorporating interactive public art elements that can be programmed to provide for different use patterns of the plaza.
  - a formal grove of trees in paving, interspersed with public seating to provide for informal gathering.
- A portion of the proposed shared zone road between Loftus and Burtons Streets, incorporating a pedestrianised road surface, with paving treatments and flush kerb environments that clearly communicate the shared environment to all street users. Finishes and treatment are to be contiguous with the shared zone road adjoining on the southern boundary (Area 9).



Land for community infrastructure for Area 10 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 22 DP 72323

Lot 23 DP 71783

SP2411

Lot 2 DP 857558

**Figure 12** Area 10 – Lands required for embellishment and dedication to Council

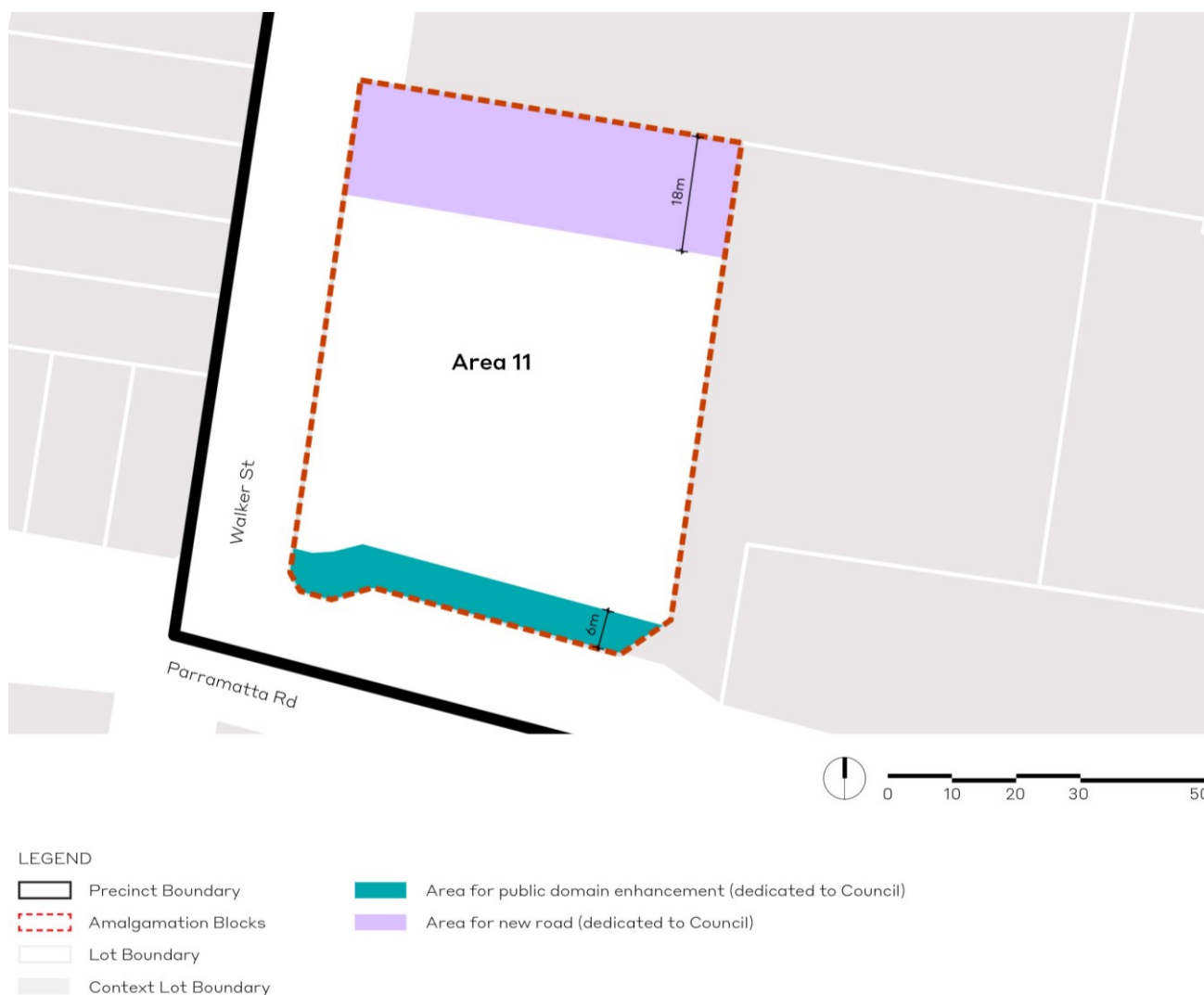
## Area 11

Area 11 is located at 235 Parramatta Road with an approximate size of 4,660m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 19 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.60:1

Community infrastructure will include:

- Public domain enhancements on Parramatta Road with landscape setbacks, a shared path setback from the kerb and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas, and street tree planting set back from the road edge to avoid conflicts within clear zone requirements.
- A new road corridor (minimum width 18m). This will involve road pavement, footpaths, kerb and guttering, stormwater, kerbside trees, and landscaping beds.



Land for community infrastructure for Area 11 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 4 DP 826686

**Figure 13** Area 11 – Lands required for embellishment and dedication to Council



## Area 12

Area 12 is located at 215-225 Parramatta Road, Five Dock and 1-3 Regatta Road, Five Dock with an approximate size of 10,690m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 19 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.30:1

Community infrastructure will include:

- Public domain enhancements on Parramatta Road with landscape setbacks, a shared path setback from the kerb and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas, and street tree planting set back from the road edge to avoid conflicts within clear zone requirements.
- A new road corridor (minimum width 18m). This will involve road pavement, footpaths, kerb and guttering, stormwater, kerbside trees, and landscaping beds.
- A pedestrian through-site link 6m in width to provide pedestrian and bicycle access between Parramatta Road and the new shared zone.



Land for community infrastructure for Area 12 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 826686

Lot 2 DP 826686

Lot 3 DP 826686

Lot 1 DP 172273

**Figure 14** Area 12 – Lands required for embellishment and dedication to Council

### Area 13

Area 13 is located at 15-17 Regatta Road, Five Dock with an approximate size of 8,680m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 17 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.30:1

Community infrastructure will include:

- Public domain enhancements on Queens Road (minimum width of 3m) with landscape setbacks, ground floor activation and outdoor dining, and landscaping involving tree planting and garden beds.
- Public open space on both sides of the new shared zone extending from Spencer Street (minimum 1,066m<sup>2</sup> in size) that will support:
  - Large informal turf areas for relaxing, socialising and other forms of passive recreation.
  - A neighbourhood-scaled local playground.
  - Seating areas located to support and supplement other park uses.
  - Large shade tree planting to maximise park amenity and provided filtered screening to adjacent properties.
  - Turf and planted area with seating adjacent to Spencer Street shared zone.
- A shared zone road (minimum width of 18m) incorporating a pedestrianised road surface, with paving treatments and flush kerb environments that clearly communicate the shared environment to all street users.
- A pedestrian through-site link (6m in width) to provide pedestrian and bicycle access between Queens Road and the new shared zone.



Land for community infrastructure for Area 13 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 12 DP 826063      Lot 13 DP 826063      Lot 1 DP 172956

**Figure 15**      **Area 13 – Lands required for embellishment and dedication to Council**

## Area 14

Area 14 is located at 19-27 Regatta Road, Five Dock with an approximate size of 2,130m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 17 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 2.20:1

Community infrastructure will include:

- Public domain enhancements on Queens Road (minimum width of 3m) with landscape setbacks, ground floor activation and outdoor dining, footpaths cycleways, and landscaping involving tree planting and garden beds.



Land for community infrastructure for Area 14 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 1034085

**Figure 16** Area 14 – Lands required for embellishment and dedication to Council

## Area 15

Area 15 is located at 2-12 Regatta Road, Five Dock, 97 Queens Road, Five Dock, part of 28 Spencer Street, Five Dock and 32-38 Spencer Street with an approximate size of 6,260m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 32 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements on Spencer Street and Queens Road (minimum width of 3m) with landscape setbacks, ground floor activation and outdoor dining, footpaths, cycleways (Queens Road only) and landscaping involving tree planting and garden beds.



Land for community infrastructure for Area 15 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 8 DP 14016	Lot 11 DP 1135519	Lot 1 DP 14016	Lot 3 DP 455682
Lot 4 Section 3 DP 1117	Lot 5 Section 3 DP 1117	Lot 1 DP 302203	Lot 1 DP 114841
Lot 7 DP 663408			

**Figure 17** Area 15 – Lands required for embellishment and dedication to Council

## Area 16

Area 16 is located at 83-Queens Road, Five Dock, 14-4 Spencer Street, Five Dock and part of 28 Spencer Street, Five Dock with an approximate size of 7,150m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – part 32 metres and part 67 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements on Spencer Street and Queens Road (minimum width of 3m) with landscape setbacks, ground floor activation and outdoor dining, footpaths, cycleways (Queens Road only) and landscaping involving tree planting and garden beds.
- A new public plaza (minimum area of 1,110 m<sup>2</sup>) that will feature a formal breakout lawn space with shade tree planting and occupiable seating edges for incidental seating or group gatherings, interactive water / public art elements that can be programmed to provide for different use patterns of the plaza and alternate plaza uses.
- A pedestrian through-site link (minimum width of 12m) between Queens Road to the proposed plaza.



Land for community infrastructure for Area 16 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 92 DP 1047100	Lot 8 Section 3 DP 1117	SP 69274	Lot 2 DP 224234	Lot 37 Section 3 DP 1117
Lot 100 DP 832740	Lot 3 DP 828420	Lot 4 DP 828420	SP46295	SP56265

**Figure 18** Area 16 – Lands required for embellishment and dedication to Council

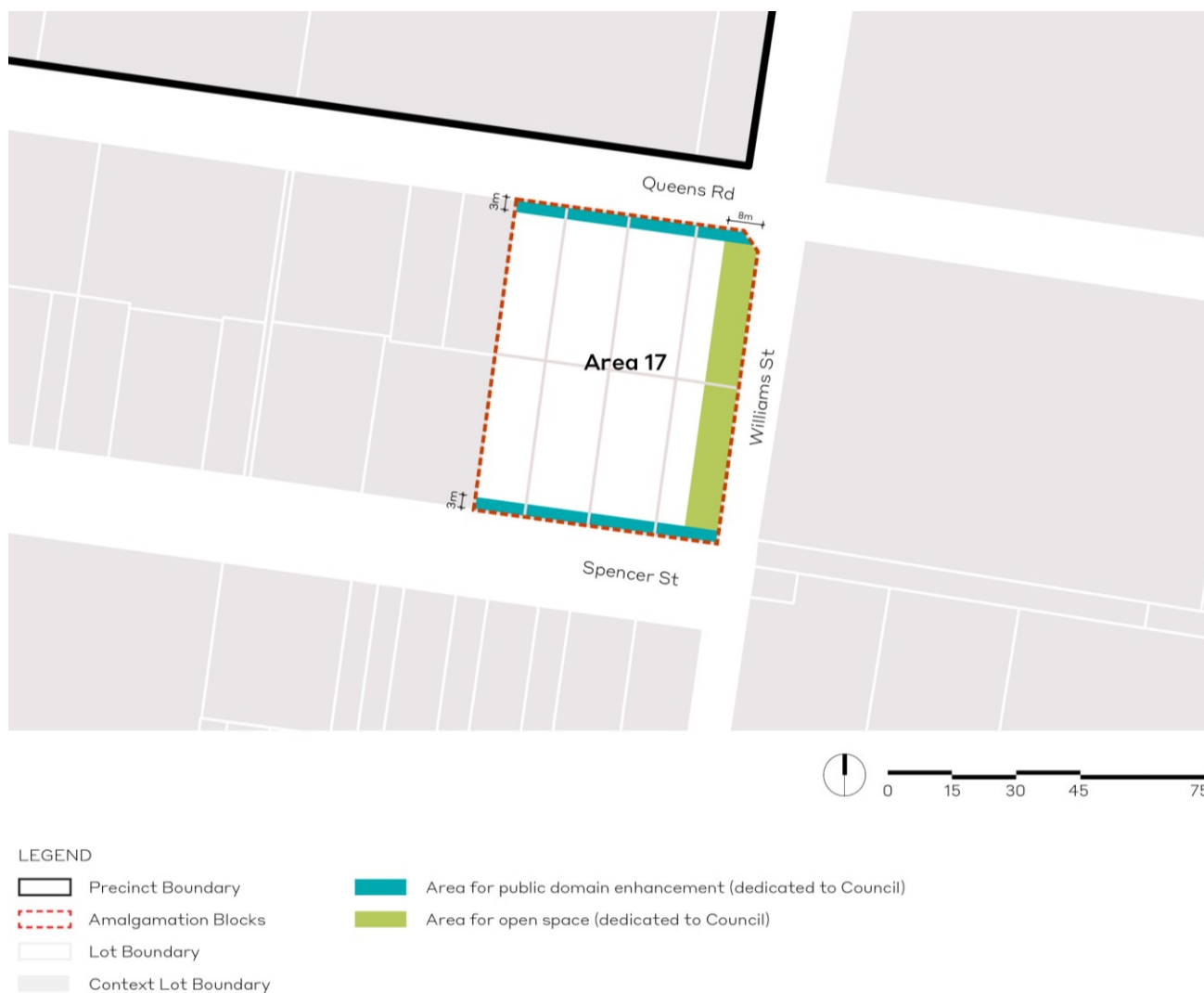
## Area 17

Area 17 is located at 2-8 Spencer Street, Five Dock, 79-81 Queens Road, Five Dock and 10-12 Spencer Street, Five Dock with a total size of 4,180m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 67 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements on Spencer Street and Queens Road with landscape setbacks, ground floor activation and outdoor dining, footpaths, cycleways (Queens Road only) and landscaping involving tree planting and garden beds.
- A public domain setback (minimum 8m in width) on the western side of William Street that will include a shared path, landscaping, tree planting with kerbside and parking upgrades.



Land for community infrastructure for Area 17 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 20 Section 3 DP 1117	Lot 21 Section 3 DP 1117	Lot 22 Section 3 DP 1117	Lot 1 DP 540151
Lot 15 Section 3 DP 1117	Lot 16 Section 3 DP 1117	Lot 17 Section 3 DP 1117	Lot 18 DP 651570

**Figure 19** Area 17 – Lands required for embellishment and dedication to Council



## Area 18

Area 18 is located at 25-27 Spencer Street, Five Dock with an approximate size of 870m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 32 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements on Spencer Street with landscape setbacks, ground floor activation and outdoor dining, and landscaping involving tree planting and garden beds.



Land for community infrastructure for Area 18 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 12 DP 11967

Lot 13 DP 11967

**Figure 20** Area 18 – Lands required for embellishment and dedication to Council

## Area 19

Area 19 is located at 181-203 Parramatta Road and Five Dock, 17-19 Spencer Street, Five Dock with an approximate size of 4,860m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 32 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements on Spencer Street with landscape setbacks, ground floor activation and outdoor dining, and landscaping involving tree planting and garden beds.
- Public domain enhancements on Parramatta Road with landscape setbacks, a shared path setback from the kerb and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas, and street tree planting set back from the road edge to avoid conflicts within clear zone requirements.



### LEGEND

- |                      |   |
|----------------------|---|
| Precinct Boundary    | Area for public domain enhancement (dedicated to Council) |
| Amalgamation Blocks  |   |
| Lot Boundary         |   |
| Context Lot Boundary |   |

Land for community infrastructure for Area 19 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 14 DP 11967	Lot 14 DP 11967	Lot 101 DP 83977	Lot 5 Section 2 DP 1117
Lot 101 DP 212763	Lot 102 DP 212763	Lot A DP 418798	Lot B DP 418798
Lot C DP 418798	Lot 6 DP 456446	Lot 7 DP 456446	Lot 8 DP 456446
Lot 9 DP 11967	Lot 10 DP 11967	Lot 11 DP 11967	

**Figure 21** Area 19 – Lands required for embellishment and dedication to Council

## Area 20

Area 17 is located at 7 Spencer Street, Five Dock with an approximate size of 13,930m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 55 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements on Spencer Street with landscape setbacks, ground floor activation and outdoor dining, and landscaping involving tree planting and garden beds.
- Public domain enhancements on Parramatta Road with landscape setbacks, a shared path setback from the kerb and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas, and street tree planting set back from the road edge to avoid conflicts within clear zone requirements.
- A pedestrian link (minimum 12m in width) connecting Parramatta Road to Spencer Street and will contribute to essential pedestrian and cyclist movements.
- A landscape setback (minimum 8m in width) on the western side of William Street that will include landscaping, a shared path, tree planting with kerbside and parking upgrades.



#### LEGEND

Precinct Boundary	Area for public domain enhancement (dedicated to Council)
Amalgamation Blocks	Area for through-site link (not dedicated to Council)
Lot Boundary	Area for open space (dedicated to Council)
Context Lot Boundary	

Land for community infrastructure for Area 20 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 911313	Lot A DP 339025	Lot B DP 339025	Lot C DP 339025	Lot 4 DP 981133
Lot 1 DP 540387	Lot 14 DP 663406	Lot 15 DP 663407	Lot 15 DP 455570	Lot 16 DP 455570
Lot 2 DP 455571	Lot 17 DP 1117	Lot 18 DP 1117	Lot 20 DP 1117	Lot 19 DP 1117
Lot 102 DP 839777	Lot 2 DP 772186	Lot 1 DP 772186	Lot 1 DP 1048712	Lot 23 Section 2 DP 1117
Lot 2 DP 1048712	Lot 1 DP 935576	Lot 1 DP 455571		

**Figure 22** Area 20 – Lands required for embellishment and dedication to Council

## Area 24

Area 24 is located at 129-133 Kings Road, Five Dock and 118-130 Queens Road, Five Dock with an approximate size of 9200m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 17 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- Public domain enhancements on Queens Road with continuous avenues of kerbside trees and landscaping beds, footpaths and cycleways.
- A pedestrian link (minimum 6m in width) connecting Queens Road and Kings Road that will support pedestrian and cyclist movements.



Land for community infrastructure for Area 24 apply to the following lots, sections, deposited plans and strata plans descriptions:

SP 30687

Lot 15 DP 15564

**Figure 23** Area 24– Lands required for embellishment and dedication to Council

## Area 28

Area 28 is located at 110-116 Queens Road, Five Dock with an approximate size of 1,800m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 19 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- Public domain enhancements on Queens Road with continuous avenues of kerbside trees and landscaping beds, footpaths and cycleways.



Land for community infrastructure for Area 28 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 11 DP 15516

Lot 12 DP 15516

Lot 13 DP 15516

Lot 14 DP 15516

Lot 15 DP 15516

**Figure 24** Area 28 – Lands required for embellishment and dedication to Council

## Area 29

Area 29 is located at 100-108 Queens Road, Five Dock with an approximate size of 1,780m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 19 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- Public domain enhancements on Queens Road with continuous avenues of kerbside trees and landscaping beds, footpaths and cycleways.



Land for community infrastructure for Area 29 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 6 DP 15516

Lot 7 DP 15516

Lot 8 DP 15516

Lot 9 DP 15516

Lot 10 DP 15516

**Figure 25** Area 29 – Lands required for embellishment and dedication to Council



## Area 30

Area 30 is located at 98-90 Queens Road, Five Dock with a total size of 1,780m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 19 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- Public domain enhancements on Queens Road with continuous avenues of kerbside trees and landscaping beds, footpaths and cycleways.



Land for community infrastructure for Area 30 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 15516

Lot 2 DP 15516

Lot 3 DP 15516

Lot 4 DP 15516

Lot 5 DP 15516

Figure 26 Area 30 – Lands required for embellishment and dedication to Council

## Area 31

Area 31 is located at 129-147 Parramatta Road, Five Dock, 1E Spencer Street, Five Dock, and 57 Queens Road, Five Dock with an approximate size of 31,420m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 67 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements will be 3m on Queens Road and 6m on Parramatta Road. The public domain enhancements will also involve kerbside trees, shared paths (Parramatta Road), footpaths, cycleways (Queens Road) and landscaping beds.
- Public open space on the corner of Queens Road and William Street (minimum 2,190m<sup>2</sup> in size) will support outdoor dining spaces, a formal breakout lawn space with tree planting, interactive public art elements and a formal paved plaza space for activation with community events.
- A new road corridor (minimum width 18m). This will involve road pavement, footpaths, kerb and guttering, stormwater, kerbside trees, and landscaping beds.
- A pedestrian link 12m in width will be provided at the corner of the road and will provide valuable pedestrian and bicycle access between the road networks.



Land for community infrastructure for Area 31 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 180829	Lot 1 DP 176343	Lot 1 DP 191889	Lot 1 DP 176163	Lot 1 DP73026
Lot A DP 401689	Lot 1 DP 872782	Lot 40 DP 1097688	Lot 41 DP 1097688	Lot X DP 386093
Lot Y DP 386093	Lot 1 DP 82068	Lot 1 DP 2591225	Lot A DP 332646	Lot B DP 332646

**Figure 27** Area 31 – Lands required for embellishment and dedication to Council

### Area 33

Area 33 is located at 75-77 Parramatta Road, Five Dock and 2A-10 Harris Road, Five Dock with an approximate size of 2,680m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 16 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.8:1

Community infrastructure will include:

- public domain enhancements along Parramatta Road with landscape setbacks, a shared path setback from the kerb and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas, and street tree planting set back from the road edge to avoid conflicts within clear zone requirements.



Land for community infrastructure for Area 33 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 11 DP 718237

Lot 12 DP 718237

**Figure 28** Area 33 – Lands required for embellishment and dedication to Council

### Area 34

Area 34 is located at 51-65 Parramatta Road, Five Dock and 33-43 Queens Street, Five Dock with an approximate size of 18,620m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to Area 34:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 24 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.8:1

Community infrastructure will include:

- Public domain enhancement along Parramatta Road of a minimum 6m with street tree planting and a shared path setback from the kerb and bordered by understorey planting to provide a sense of separation between the adjacent roadway and footpath areas.
- A neighbourhood park (minimum 2,090m<sup>2</sup>) with a northern section fronting Queens Road that will create a new recreational space for the daily social practices and gatherings of the community. It is be noted that the northern portion of the neighbourhood park will be dedicated to Council,
- The southern section of the neighbourhood park will be publicly accessible open space (minimum 2,560m<sup>2</sup>). This section will be owned by a private entity.
- A pedestrian through-site link south between the neighbourhood park and Parramatta Road (minimum width of 6m)



Land for community infrastructure for Area 34 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 13 DP 718237	Lot 14 DP 718237	Lot 15 DP 718237	Lot 16 DP 718237	Lot 17 DP 718237
Lot B DP 366113	Lot 4 DP 421391	Lot 1 DP 788226	Lot A DP 360990	Lot B 360990

Figure 29 Area 34 – Lands required for embellishment and dedication to Council

## Schedule 1 – Parramatta Road Select Precincts Public Domain Plan (Group GSA, 2021)