

# Infrastructure Strategy

## Parramatta Road Corridor Stage 1 Precincts

City of Canada Bay Council

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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 has prepared a planning instrument and controls to implement 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 amendments to the Canada Bay LEP 2013, DCP and contributions plan. The revised planning and contributions framework enables 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 Corridor 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, and is supported by 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 amended the LEP and DCP to commence the implementation of the PRCUTS. The revisions pertain to the Stage 1 areas of PRCUTS, including:

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

The 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.

Amendments to the LEP and DCP to implement Stage 1 of PRCUTS are supported by masterplans and a public domain plan, which guide the future design of the public realm for each of the Stage 1 areas.

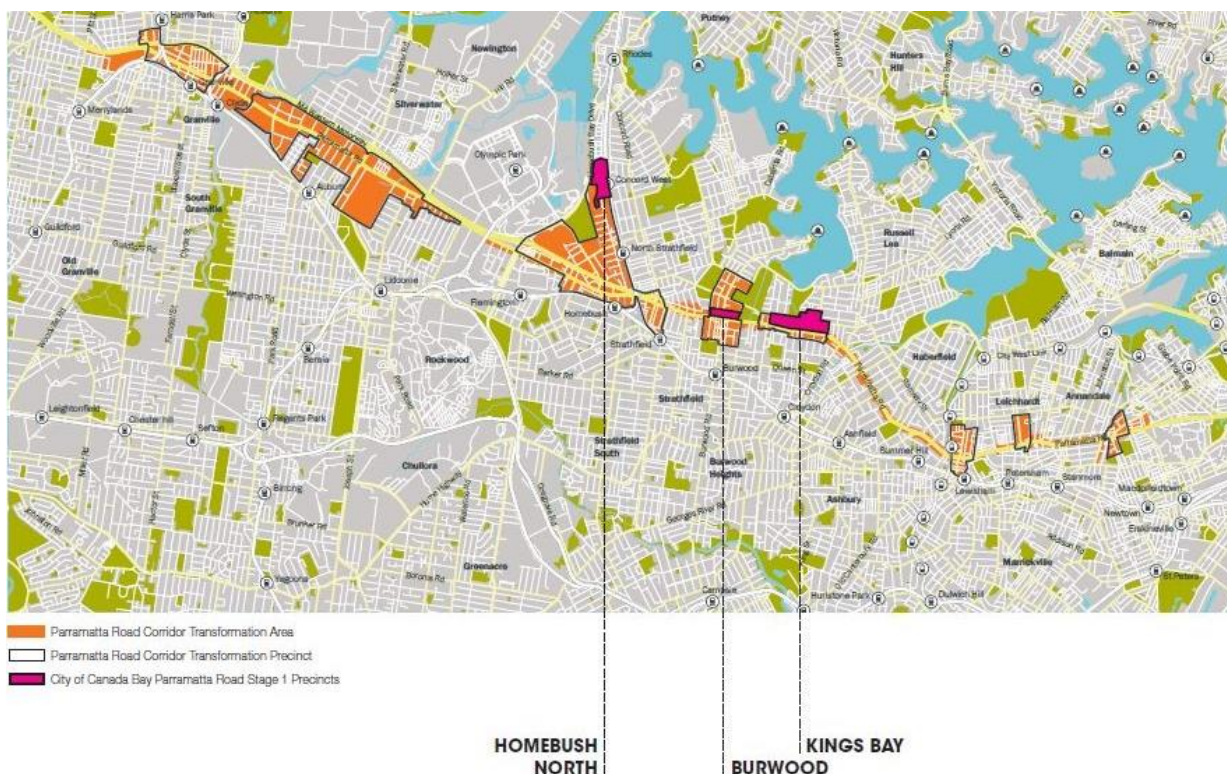


Figure 1 Locational Context of Homebush North, Burwood and Kings Bay Precincts

Source: PRCUTS, 2016

## 3.0 Planning framework

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

- Canada Bay Local Environmental Plan 2013 (LEP 2013)
- A site-specific Development Control Plan
- City of Canada Bay's Section 7.11 Development Contributions Plan.
- City of Canada Bay's Voluntary Planning Agreement Policy.

The planning framework seeks to deliver upon the public domain improvement outcomes outlined within the PRCUTS Infrastructure Schedule and the PRCUTS Public Domain Plan prepared for the PRCUTS precincts. Notably, the revised planning framework identifies a number of areas 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 Clauses 8.3-8.8 of the Canada Bay LEP 2013 and the infrastructure identified within this infrastructure strategy.
- The clause will permit new development within the Key Sites within the Parramatta Road Corridor Urban Transformation Strategy (PRUCTS) 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, achieves the Minimum Site Area listed in Clause 8.4 of the Canada Bay LEP 2013 and reflects the lot configuration under the Key Sites Map.

It is noted that the 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 development capacity under the PRCUTS Stage 1 planning framework is approximately:

- 82,408 square metres of gross floor area (GFA) for the Burwood Precinct
- 311,109 square metres of GFA for the Kings Bay Precinct.

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

- 537 additional residential units in the Burwood Precinct, resulting in approximately 1,128 residents<sup>1</sup>
- 2,960 additional residential units in the Kings Bay Precinct, resulting in approximately 6,216 residents<sup>1</sup>.

The increase in population within these precincts requires the provision of an 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 Local Infrastructure Contributions Plan (2022), 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 as 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.

### 4.2 Scope 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, public open spaces may be supplemented and enhanced through the incorporation of the items that are not identified within the public domain plan, 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) dedicated to Council but is not identified by this Infrastructure Strategy cannot be used to reduce the amount of community infrastructure to be delivered throughout Clauses 8.3-8.8 of the Canada Bay LEP 2013.

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

### 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 and by this Infrastructure Strategy is to be dedicated to the Council, allowing its ongoing maintenance and management for the general community. Additionally, some land along Parramatta Road will be acquired and maintained by Transport for NSW (TfNSW).

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 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. There are further specific items of infrastructure that are desirable, but not a requirement and not required to be dedicated to Council or TfNSW.



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, 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.

## 4.6 Staged Development Applications

A staged development application (DA) may be approved subject to a pre-approved Concept DA that addresses at minimum building envelopes, public domain, car parking and required community infrastructure.

Discussion with Council as to Concept DA requirements would be needed prior to lodgement.

Approval of a Concept DA would be subject to amalgamation of the lots that comprise the entire 'Key Site' as per this Strategy and consistency with the maximum Community Infrastructure Floor Space Ratio and Height of Building.

Subsequent DAs submitted would be assessed for the floor space area against the total FSR available for the entire Key Site. Infrastructure delivery arrangements consistent with this Strategy would need to be specified as part of the Concept DA, including setting out public infrastructure to be delivered across the whole development site and as part of each stage for which detailed Development Applications are lodged. Planning Agreements may be a suitable mechanism in conjunction with a Concept DA to provide appropriate commitments by applicants to the delivery of infrastructure as envisaged by the Strategy (see section 6.2 for further discussion on Planning Agreements).

## 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 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 understorey 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 an extension to the entrance to the future Burwood North Metro Station that integrates the entrance with an activated public open space. 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 specified and an additional Through Link is desired to facilitate north-south and east-west mobility across the Burwood Precinct. Two of the links are 6m in width, and the remaining two links are 12m in width. These links will improve precinct permeability and accessibility for pedestrians and cyclists.

#### Shared Zone Street

A new shared zone street is specified 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 wider public domain (footpaths etc). 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 the western side of 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, 2022)

## 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 nature-orientated playground, community gardens, seating areas, shaded tree planting and an off-leash dog area.

### Through Links

Seven Through Links are specified and a further seven Through Links are desired to facilitate north-south and east west 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 will 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 will also 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 specified throughout the Precinct and will be facilitated through a wider public domain (footpaths etc) of 3m, 6m or 8m. 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, 2022)

## 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 43,866 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 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, Clauses 8.3-8.8 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.

The Canada Bay LEP 2013 has been 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 Clauses 8.3-8.8 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 PRCUTS Public Domain Plan for Burwood and Kings Bay, 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. The intended purpose of a planning agreement is to provide a mechanism to deliver the needed community infrastructure in the Kings Bay and Burwood Precincts. Planning agreements are not intended to be accompanied by departures to planning standards.

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 Clauses 8.3-8.8 of the Canada Bay LEP 2013 and the Public Domain Plan to Council for the purposes identified in the Clauses and for a nominal cost of \$1 to the Council.
- The embellishment of land that is identified in Clauses 8.3-8.8 of the Canada Bay LEP 2013 and the Public Domain Plan 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.

A Voluntary Planning Agreement for a Staged DA would need to reference the Concept DA, proposed stages and set out the staged delivery of all required infrastructure. Reference would need to be made to the intended future stages for which development consents are intended to be obtained, and the infrastructure requirements to be delivered in association with each stage. The VPA and Concept DA conditions of consent can specify infrastructure (including works in kind, land dedications and monetary contributions) that form part of the entire concept DA and each stage.

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

### Key Site 1

Key Site 1 is located at 46-54 Burton Street Concord with an approximate total area of 3,590m<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 – 54 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



Figure 6 Key Site 1 – Lands required for embellishment and dedication to Council



## Key Site 2

Key Site 2 is located at 1E Burton Street Concord with an approximate total area of 136m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

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



Figure 7 Key Site 2 – Lands required for embellishment and dedication to Council

### Key Site 3

Key Site 3 is located at 1 Broughton Street, Concord. It has an approximate total area of 570m<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 – 10.5 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 – 0.9:1

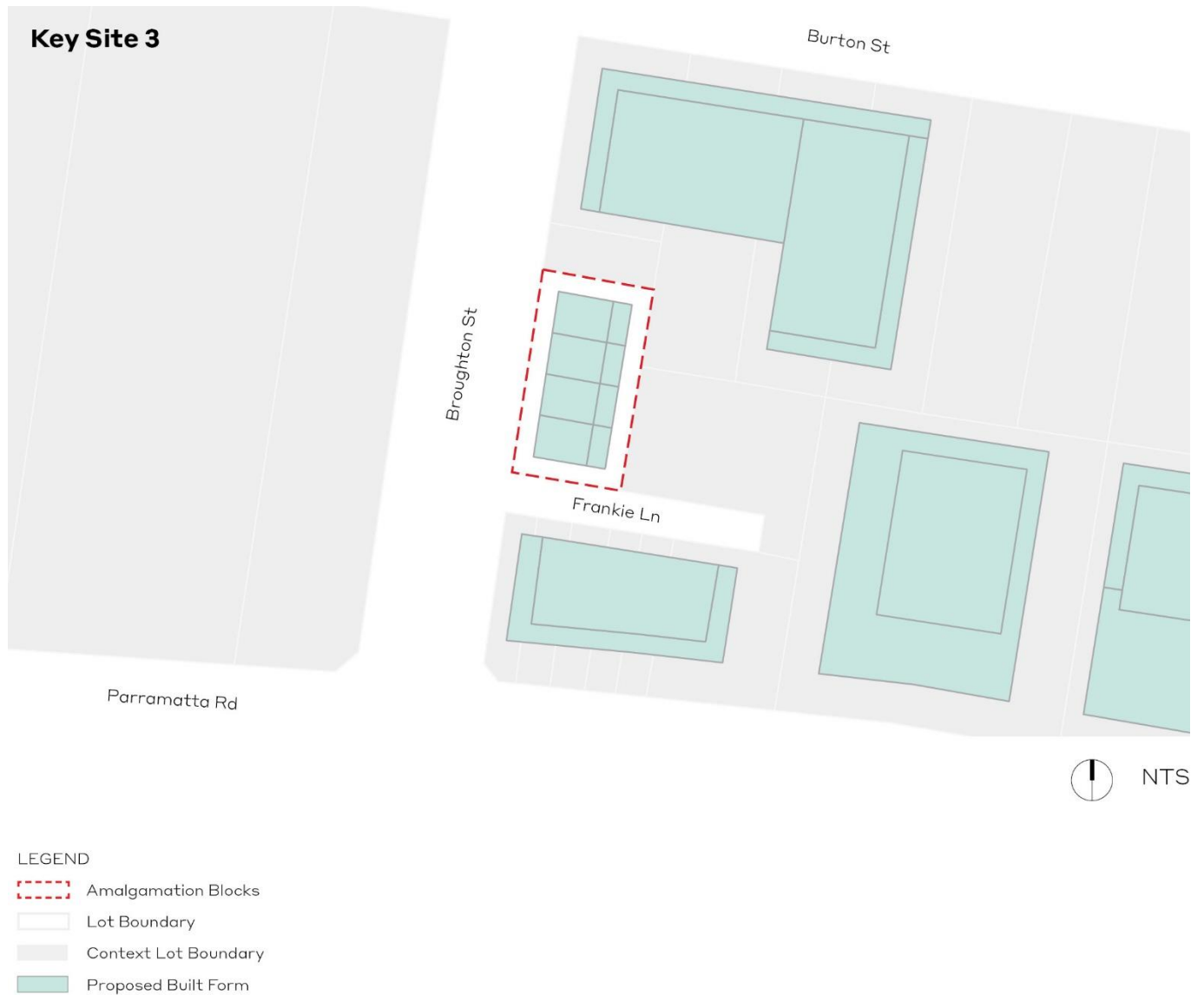


Figure 8 Key Site 3 – Lands required for embellishment and dedication to Council

## Key Site 4

Key Site 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 – part 37.5 metres part 65 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.
- Public domain enhancement (minimum width of 4.5 metres) along Burwood Road for the purpose of a pedestrian footpath. This will allow for greater ground floor activation and spill out, and will be complimented by continuous avenue of kerbside street trees.



LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Area for open space (dedicated to Council)
- Area for public domain enhancement (dedicated to Council)

Land for community infrastructure for Key Site 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.      Lot 4 DP 10928

Figure 9 Key Site 4 – Lands required for embellishment and dedication to Council

Key Site 5

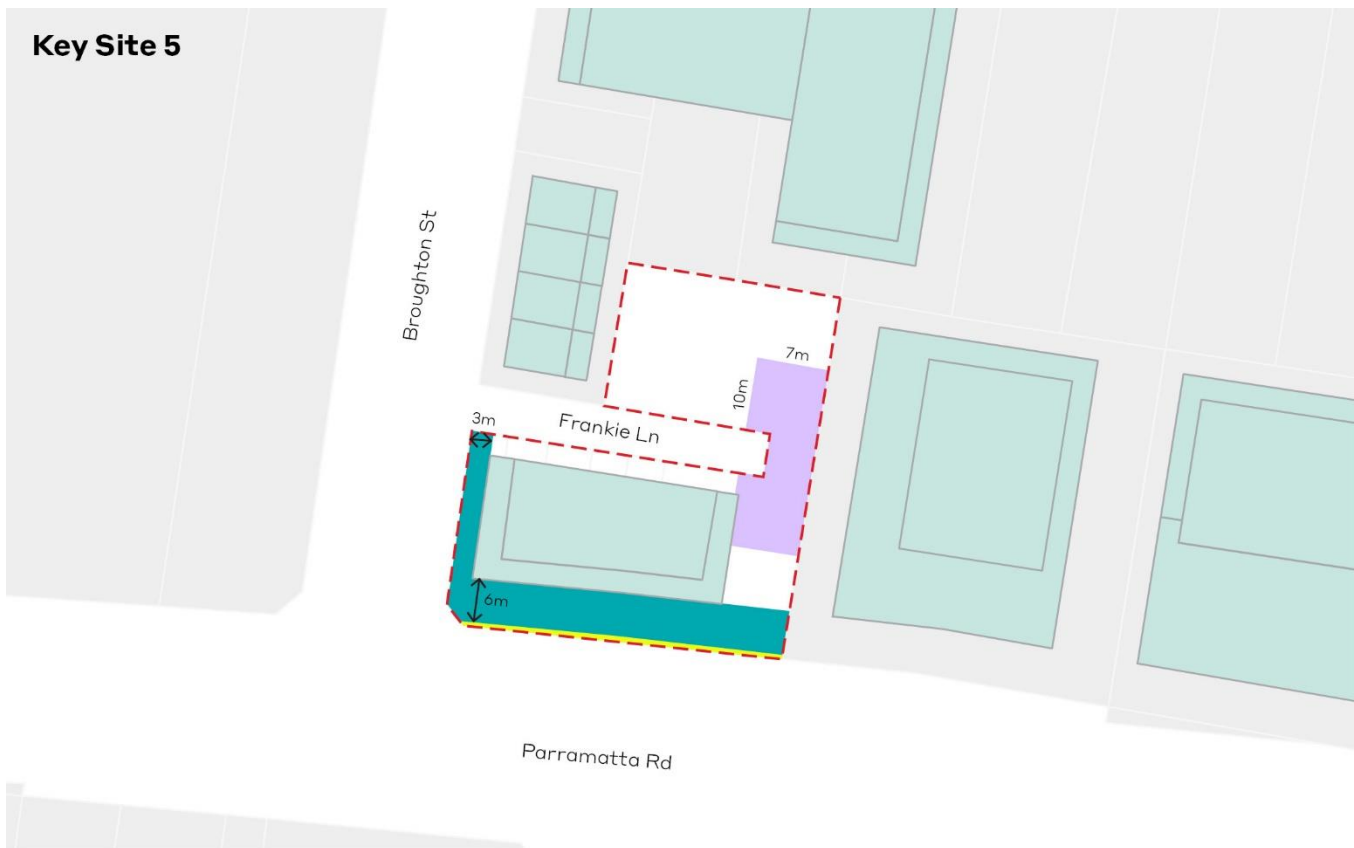
Key Site 5 is located at 55-59 Parramatta Road and 1A Broughton Street with an approximate total area of 1,840m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 52 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 2.6:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 0.6m) on Parramatta Road inclusive of landscaping, 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 (minimum width of 3m) on Broughton Street to allow for generous pedestrian footpaths providing continuous access integrating with areas of ground floor retail activation
- A road enlargement for vehicle turning will occur at the dead end of Frankie Lane (minimum width of 7m) and will include a paved ground cover, flush to the verge and to clearly communicate the shared intention of the road.



NTS

LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
- Road reserve dedication with floor space reallocation (dedicated to Council)
- Area for public domain enhancement (dedicated to Council)

Land for community infrastructure for Key Site 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 10 Key Site 5 – Lands required for embellishment and/or dedication to Council

Key Site 6

Key Site 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 – 47m metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 0.6m) on Parramatta Road inclusive of landscaping, 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 eastern boundary (Key Site 7).



NTS

LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
- Area for through-site link (not dedicated to Council)
- Area for public domain enhancement (dedicated to Council)

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

Lot 20 DP 1219785

Figure 11 Key Site 6 – Lands required for embellishment and dedication to Council

## Key Site 7

Key Site 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 – 35m metres
- Base floor space ratio – 1.6:1
- Community infrastructure floor space ratio – 2.5:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 0.59m) on Parramatta Road inclusive of landscaping, 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 western boundary (Key Site 6).



NTS

### LEGEND

Amalgamation Blocks	Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
Lot Boundary	Area for through-site link (not dedicated to Council)
Context Lot Boundary	Area for public domain enhancement (dedicated to Council)
Proposed Built Form	

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

SP72357

Figure 12 Key Site 7 – Lands required for embellishment and dedication to Council

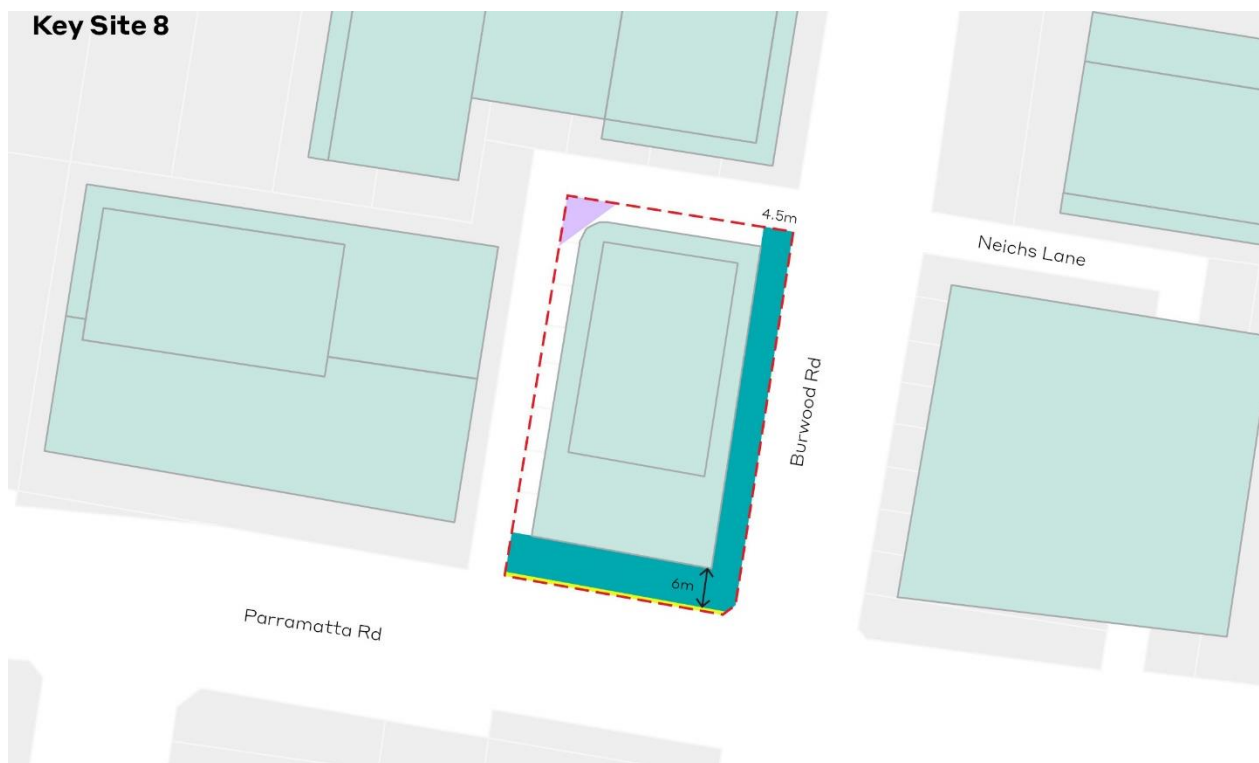
## Key Site 8

Key Site 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 – 37.5 metres
- Base floor space ratio – 2.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 0.58m) on Parramatta Road inclusive of landscaping 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 enhancement (minimum width of 4.5 metres) along Burwood Road for the purpose of a pedestrian footpath. This will allow for greater ground floor activation and spill out, and will be complimented by continuous avenue of kerbside street trees.
- Widening of Neichs Lane to improve pedestrian and vehicle visibility along the shared zone.



### LEGEND

 Amalgamation Blocks	 Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
 Lot Boundary	 Dedication for turning radius (dedicated to Council)
 Context Lot Boundary	 Area for public domain enhancement (dedicated to Council)
 Proposed Built Form	

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

Lot 13 DP 10928

Lot 1 DP 423701

Lot A DP 373059

Lot B 373059

Figure 13 Key Site 8 – Lands required for embellishment and dedication to Council



## Key Site 9

Key Site 9 is located at 20-26 Burton Street, Concord, Part 16 Burton Street, Concord, Part 12 Burton Street, Concord, 1-13 Burwood Road, 1-21 Parramatta Road, Concord and part 1 Loftus Street, Concord with an approximate total area of 13,000m<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 24 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 LEP 2013
- Community infrastructure floor space ratio – 2.5:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 0.79m) on Parramatta Road inclusive of landscaping, 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 enhancement (minimum width of 5m metres) along part of Burwood Road for kerbside tree planting and wide pedestrian footpaths for ground floor activation and spill out.
- 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 respectively) to provide pedestrian and bicycle access between Parramatta Road and the new shared zone. Additionally a third 6m wide through-site link is desired, from Burwood Road to the new shared zone, which may be internal to the building but only if it is publicly accessible during normal work hours.
- Open space at the corner of Burton Street and Burwood Road is desired for the purpose of a plaza and breakout space (a minimum 730m<sup>2</sup>). The space may include landscaped intervention to provide a comfortable and attractive atmosphere at street level.

## Key Site 9



NTS

### LEGEND

	Amalgamation Blocks		Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
	Lot Boundary		Area for through-site link (not dedicated to Council)
	Context Lot Boundary		Area for desired open space (not dedicated to Council)
	Proposed Built Form		Area for desired through-site link (not dedicated to Council)
			Area for public domain enhancement (dedicated to Council)
			Area for new road (Sydney Metro site - not dedicated to Council)

Land for community infrastructure for Key Site 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	SP 73535	SP 12487
Lot B DP 344400	Lot 2 DP 857558			

Figure 14 Key Site 9 – Lands required for embellishment and dedication to Council

## Key Site 10

Key Site 10 is located at 2-14A Burton Street, Concord, Part 16 Burton Street, Part 19 Parramatta Road, Concord, 1A-3A Loftus Street, Concord and Part 1 Loftus Street Concord with an approximate total area of 7,550m<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 78 metres
- Base floor space ratio – 2.0:1 and 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 (a minimum 2,276m<sup>2</sup>) 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.



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

SP 12487

Lot 1 DP 549357

Lot 2 DP 549357

Lot B 344400

Lot 21 DP 63018

**Figure 15** Key Site 10 – Lands required for embellishment and dedication to Council

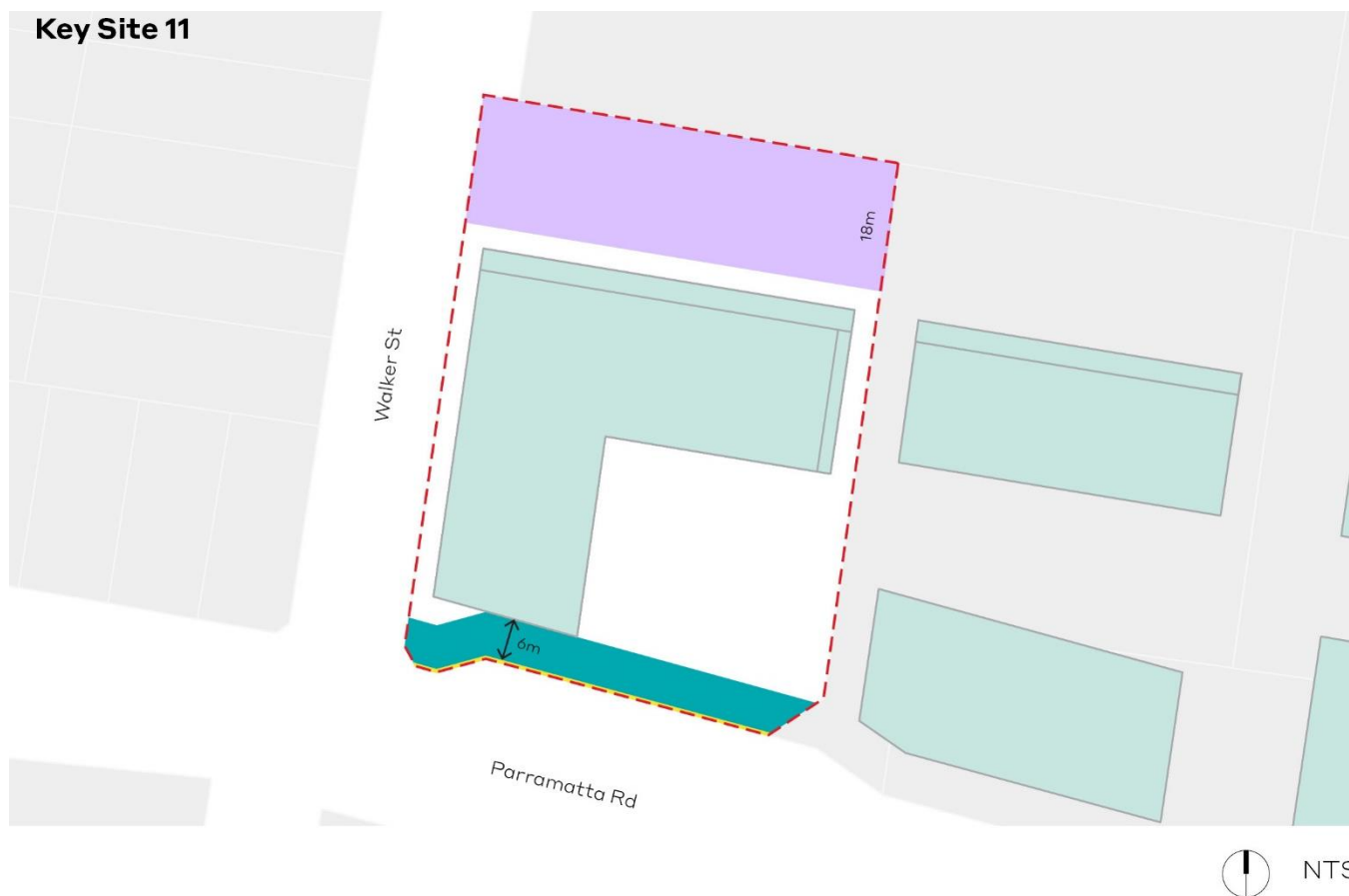
## Key Site 11

Key Site 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 – 1.3:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 0.3m) on Parramatta Road inclusive of landscaping, 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.



### LEGEND

	Amalgamation Blocks		Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
	Lot Boundary		Area for public domain enhancement (dedicated to Council)
	Context Lot Boundary		Area for new road (dedicated to Council)
	Proposed Built Form		

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

Lot 4 DP 826686

Figure 16 Key Site 11 – Lands required for embellishment and dedication to Council

## Key Site 12

Key Site 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 (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 0.5m) on Parramatta Road inclusive of landscaping, 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.



### LEGEND

Amalgamation Blocks	Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
Lot Boundary	Area for public domain enhancement (dedicated to Council)
Context Lot Boundary	Area for new road (dedicated to Council)
Proposed Built Form	

Land for community infrastructure for Key Site 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 17** Key Site 12 – Lands required for embellishment and dedication to Council

## Key Site 13

Key Site 13 is located at 15-17 Regatta Road, Five Dock and 7 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 – part 17 metres and part 19 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- Public open space on both sides of the new shared zone extending from Spencer Street (minimum 1,170m<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.
- Public domain enhancements 3m in width along Queens Road for a paved and landscaped setback to provide comfortable and amenable pedestrian thoroughfare along the street, and activation supported by adjacent ground floor building uses.
- A pedestrian through-site link (6m in width) to provide pedestrian and bicycle access between Queens Road and the new shared zone.



NTS

LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Area for new road (dedicated to Council)
- Area for through-site link (not dedicated to Council)
- Area for open space (dedicated to Council)
- Area for public domain enhancement (dedicated to Council)

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

Lot 12 DP 826063      Lot 13 DP 826063

Figure 18      Key Site 13 – Lands required for embellishment and dedication to Council

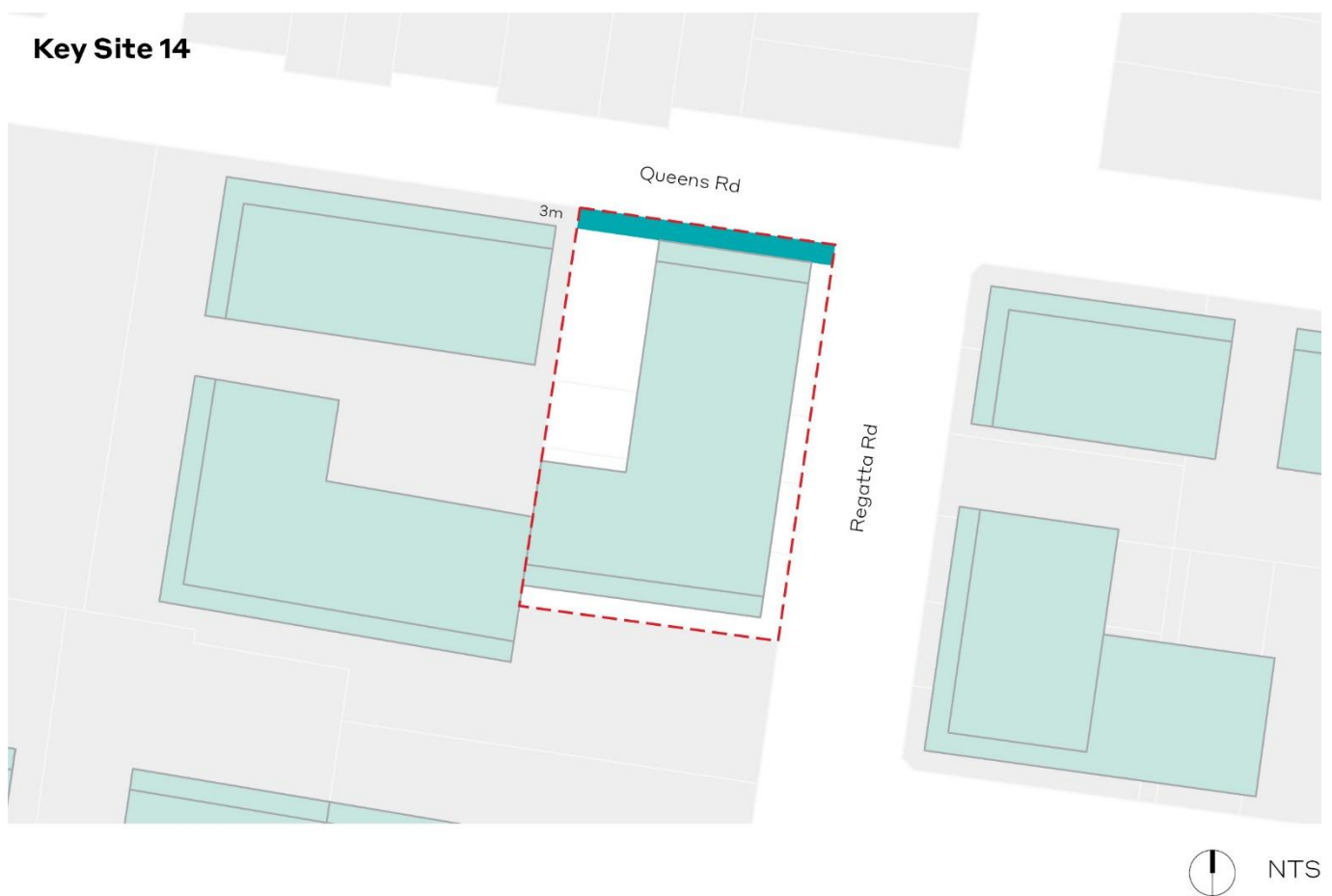
## Key Site 14

Key Site 14 is located at 19-27 Regatta Road, Five Dock with an approximate size of 2,135m<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 – 2.2:1

Community infrastructure will include

- Public domain enhancements 3m in width along Queens Road for a paved and landscaped setback to provide comfortable and amenable pedestrian thoroughfare along the street, and activation where supported by adjacent ground floor building uses.



### LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Area for public domain enhancement (dedicated to Council)

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

Lot 1 DP 1034085

Figure 19 Key Site 14 – Lands required for embellishment and dedication to Council



## Key Site 15

Key Site 15 is located at 28-38 Spencer Street, Five Dock, 2-12 Regatta Road, Five Dock, and 97 Queens Road, Five Dock with an approximate size of 6,265m<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 – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include

- Public domain enhancements 3m in width along Queens Road for a paved and landscaped setback to provide comfortable and amenable pedestrian thoroughfare along the street, and activation supported by adjacent ground floor building uses.
- Public domain enhancements 3m in width along Spencer Street for a paved and landscaped setback to provide generous public domain areas that maximise pedestrian comfort within, and occupation of, the street and public domain. The public domain enhancements will include landscaping integrated with hard surfaces to maximise stormwater infiltration treatment.



### LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Area for public domain enhancement (dedicated to Council)

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

Lot 6 DP 14016	Lot 11 DP 1135519	Lot 7 DP 663408	Lot 1 DP 114841
Lot 1 DP 302203	Lot 4 DP 1117	Lot 5 DP 1117	Lot 3 DP 455682
Lot 1 DP 14016			

### Key Site 16

Key Site 16 is located at 83-95 Queens Road, Five Dock and 14-28 Spencer Street, Five Dock 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:

- A new public plaza (minimum area of 1,115 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.
- One required pedestrian link (minimum width of 12m in width) connecting Queens Road to open space that will contribute to essential pedestrian and cyclist movements.
- Public domain enhancements 3m in width along Queens Road for a paved and landscaped setback to provide comfortable and amenable pedestrian thoroughfare along the street, and activation supported by adjacent ground floor building uses.
- Public domain enhancements 3m in width along Spencer Street for a paved and landscaped setback to provide t generous public domain areas that maximise pedestrian comfort within, and occupation of, the street and public domain. The public domain enhancements will also include landscaping integrated with hard surfaces to maximise stormwater infiltration.
- A desired 6m wide through-site link is suggested from Queens Road to Spencer Street on the eastern boundary.

## Key Site 16



NTS

### LEGEND

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

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

Lot 92 DP 1047100	Lot 37 DP 1117	Lot 8 DP 1117	Lot 3 DP 828420	Lot 4 DP 828420
SP 46295	SP 56265	Lot 2 DP 224234	SP 69274	Lot 100 DP 832740

Figure 21 Key Site 16 – Lands required for embellishment and dedication to Council

**Key Site 17**

Key Site 17 is located at 2-12 Spencer Street, Five Dock, 79-81 Queens Road, Five Dock with an approximate 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:

- A landscaped public domain (minimum 8m in width) on the western side of William Street that will include a shared path, landscaping and tree planting.
- Public domain enhancements 3m in width along Queens Road for a paved and landscaped setback to provide comfortable and amenable pedestrian thoroughfare along the street, and activation supported by adjacent ground floor building uses.
- Public domain enhancements 3m in width along Spencer Street for a paved and landscaped setback to provide generous public domain areas that maximise pedestrian comfort within, and occupation of, the street and public domain. The public domain enhancements will include landscaping integrated with hard surfaces to maximise stormwater infiltration.



**LEGEND**

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Area for open space (dedicated to Council)
- Area for public domain enhancement (dedicated to Council)

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

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

**Figure 22** Key Site 17 – Lands required for embellishment and dedication to Council

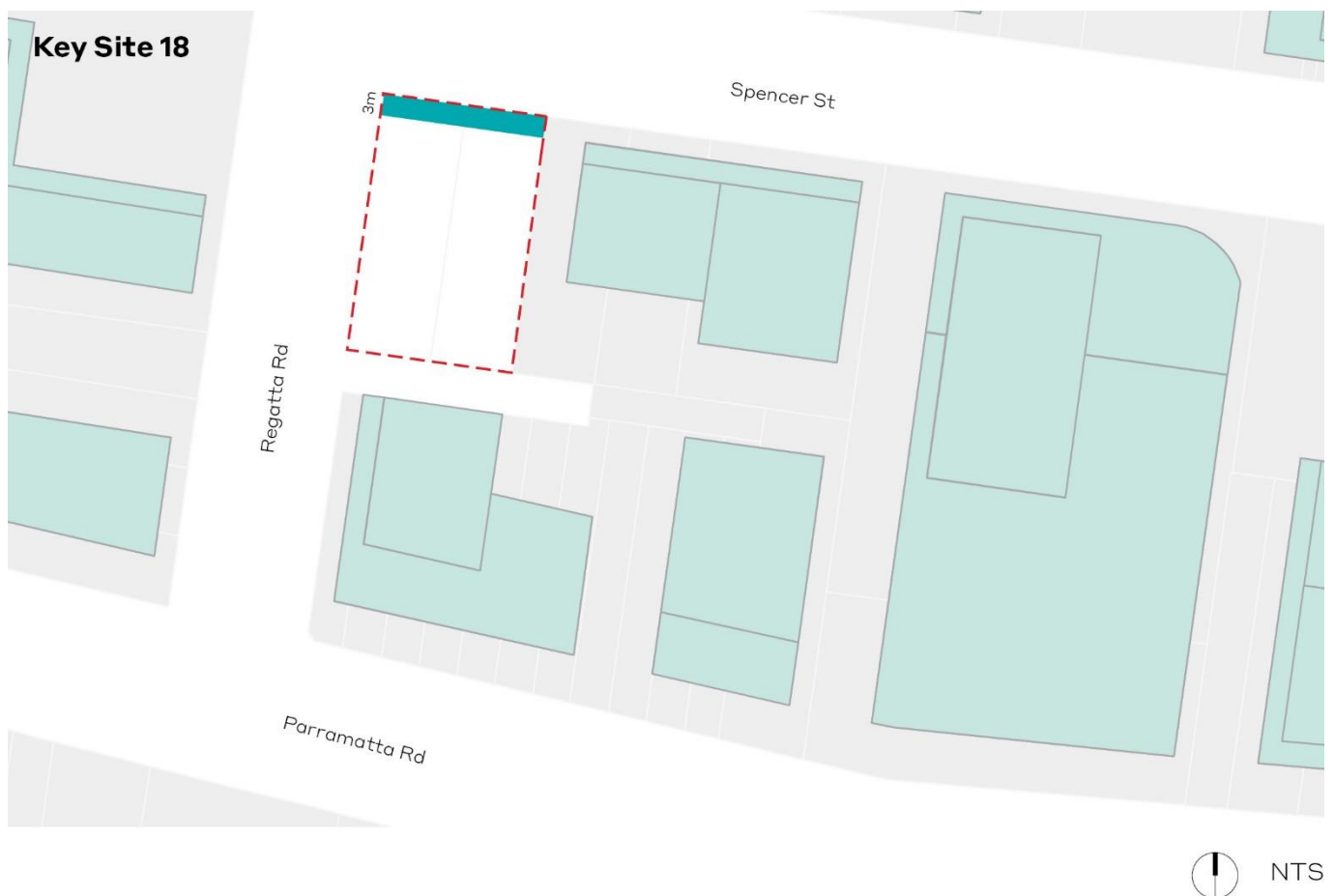
## Key Site 18

Key Site 18 is located at 25-27 Spencer Street, Five Dock with an approximate total 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 – 23 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements 3m in width along Spencer Street for a paved and landscaped setback to provide generous public domain areas that maximise pedestrian comfort within, and occupation of, the street and public domain. The public domain enhancements will also include landscaping integrated with hard surfaces to maximise stormwater infiltration.



### LEGEND

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

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

Lot 12 DP 11967

Lot 13 DP 11967

Figure 23 Key Site 18 – Lands required for embellishment and dedication to Council

## Key Site 19

Key Site 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 – 35 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 0.9m) on Parramatta Road inclusive of landscaping, 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 3m in width along Spencer Street for a paved and landscaped setback to provide generous public domain areas that maximise pedestrian comfort within, and occupation of, the street and public domain. The public domain enhancements will also include generous landscaping integrated with hard surfaces to maximise stormwater infiltration.



NTS

LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
- Area for public domain enhancement (dedicated to Council)

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

Lot 5 Section 2 DP 1117	Lot 9 DP 11967	Lot 10 DP 11967	Lot 11 DP 11967
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 11967

Figure 24 Key Site 19 – Lands required for embellishment and dedication to Council

## Key Site 20

Key Site 20 is located at 7 Spencer Street, Five Dock with an approximate size of 13,940m<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 73 metres, part 67 metres and part 45 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 0.90m) on Parramatta Road inclusive of landscaping, 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 3m in width along Spencer Street for a paved and landscaped setback to provide generous public domain areas that maximise pedestrian comfort within, and occupation of, the street and public domain. The public domain enhancements will include landscaping integrated with hard surfaces to maximise stormwater infiltration.
- Desired open space fronting and integrated with Spencer Street should be enhanced to activate the street, as the heart of the precinct.
- One required pedestrian link (minimum width of 12m in width) connecting Parramatta Road to Spencer Street to provide essential pedestrian and cyclist movement. Additionally, it is desirable that two additional pedestrian links are provided (both 6m in width) from Parramatta Road to Spencer Street, on the western boundary and between the required laneway and the William Street public domain.
- A landscaped public domain (minimum 8m in width) on the western side of William Street that will include landscaping, a shared path, and tree planting.





NTS

LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
- Area for public domain enhancement (dedicated to Council)
- Area for through-site link (not dedicated to Council)
- Area for open space (dedicated to Council)
- Area for desired open space (not dedicated to Council)
- Area for desired through-site link (not dedicated to Council)

Land for community infrastructure for Key Site 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 19 DP 1117	Lot 23 DP 1117
Lot 2 DP 772186	Lot 3 DP 772186	Lot 1 DP 779966	Lot 1 DP 1048712	Lot 2 DP 1048712
Lot 1 DP 935576	Lot 102 DP 839777			

Figure 25 Key Site 20 – Lands required for embellishment and dedication to Council

## Key Site 21

Key Site 21 is located at 112-124 Kings Road, Five Dock with an approximate size of 4,830m<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 – 17 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.4:1



Figure 26 Key Site 21– Lands required for embellishment and dedication to Council

## Key Site 22

Key Site 22 is located at 110-98 Kings Road, Five Dock with an approximate size of 4,315m<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 – 17 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.4:1



### LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form

Figure 27 Key Site 22 – Lands required for embellishment and dedication to Council

## Key Site 23

Key Site 23 is located at 92-96 Kings 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 – 8.5 metres
- Community infrastructure maximum building height – 17 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.4:1



Figure 28 Key Site 23 – Lands required for embellishment and dedication to Council

## Key Site 24

Key Site 24 is located at 1A-9 Harris 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 – 8.5 metres
- Community infrastructure maximum building height – 13 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.4:1



**Figure 29** Key Site 24– Lands required for embellishment and dedication to Council

**Key Site 25**

Key Site 25 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 – part 10 metres and part 17 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- A pedestrian link (minimum 6m in width) connecting Queens Road and Kings Road that will support pedestrian and cyclist movements.
- Public domain enhancements 3m in width along Queens Road for a paved and landscaped setback to provide comfortable and amenable pedestrian thoroughfare along the street, and activation where supported by adjacent ground floor building uses.



**LEGEND**

- |                      |   |
|----------------------|---|
| Amalgamation Blocks  | Area for through-site link (not dedicated to Council)     |
| Lot Boundary         | Area for public domain enhancement (dedicated to Council) |
| Context Lot Boundary |   |
| Proposed Built Form  |   |

Land for community infrastructure for Key Site 25 apply to the following lots, sections, deposited plans and strata plans descriptions:

SP 30687

Lot 15 DP 15564

**Figure 30** Key Site 25– Lands required for embellishment and dedication to Council

## Key Site 26

Key Site 26 is located at 119-127 Kings Road, Five Dock with an approximate size of 1,950m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – part 8.5m and part 12 metres
- Community infrastructure maximum building height – 17 metres
- Base floor space ratio – part 0.5:1 and part 1.0:1
- Community infrastructure floor space ratio – 1.4:1



**Figure 31** Key Site 26– Lands required for embellishment and dedication to Council

## Key Site 27

Key Site 27 is located at 109-117 Kings Road, Five Dock with an approximate size of 1,950m<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 – 17 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.4:1

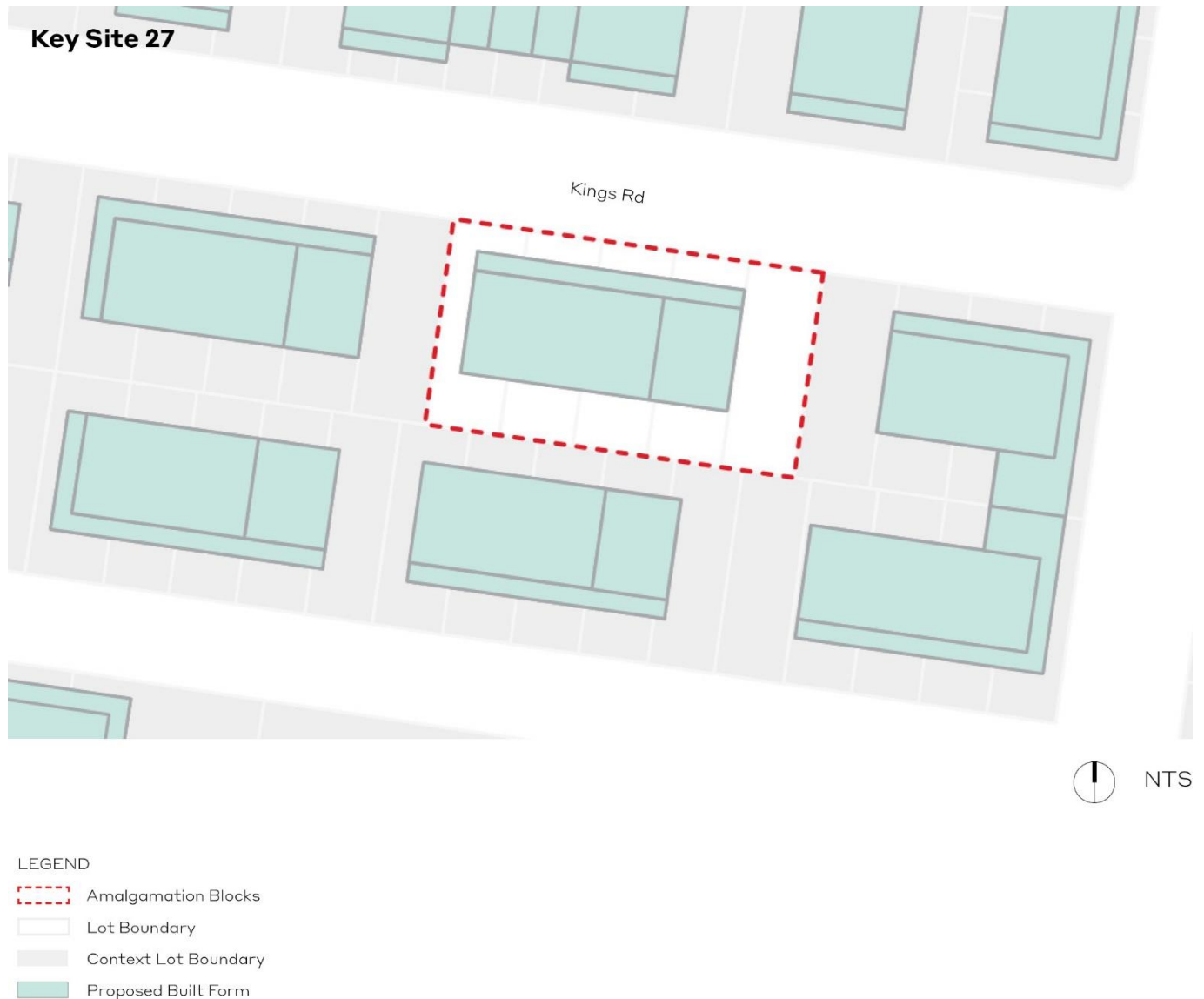


Figure 32 Key Site 27 – Lands required for embellishment and dedication to Council



## Key Site 28

Key Site 28 is located at 101-107 Kings Road, Five Dock with an approximate size of 1,525m<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 – 17 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.4:1



Figure 33 Key Site 28– Lands required for embellishment and dedication to Council

**Key Site 29**

Key Site 29 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 – 17 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- Public domain enhancements 3m in width along Queens Road for a paved and landscaped setback to provide comfortable and amenable pedestrian thoroughfare along the street, and activation where supported by adjacent ground floor building uses.



NTS

**LEGEND**

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Area for public domain enhancement (dedicated to Council)

Land for community infrastructure for Key Site 29 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 34**      *Key Site 29 – Lands required for embellishment and dedication to Council*

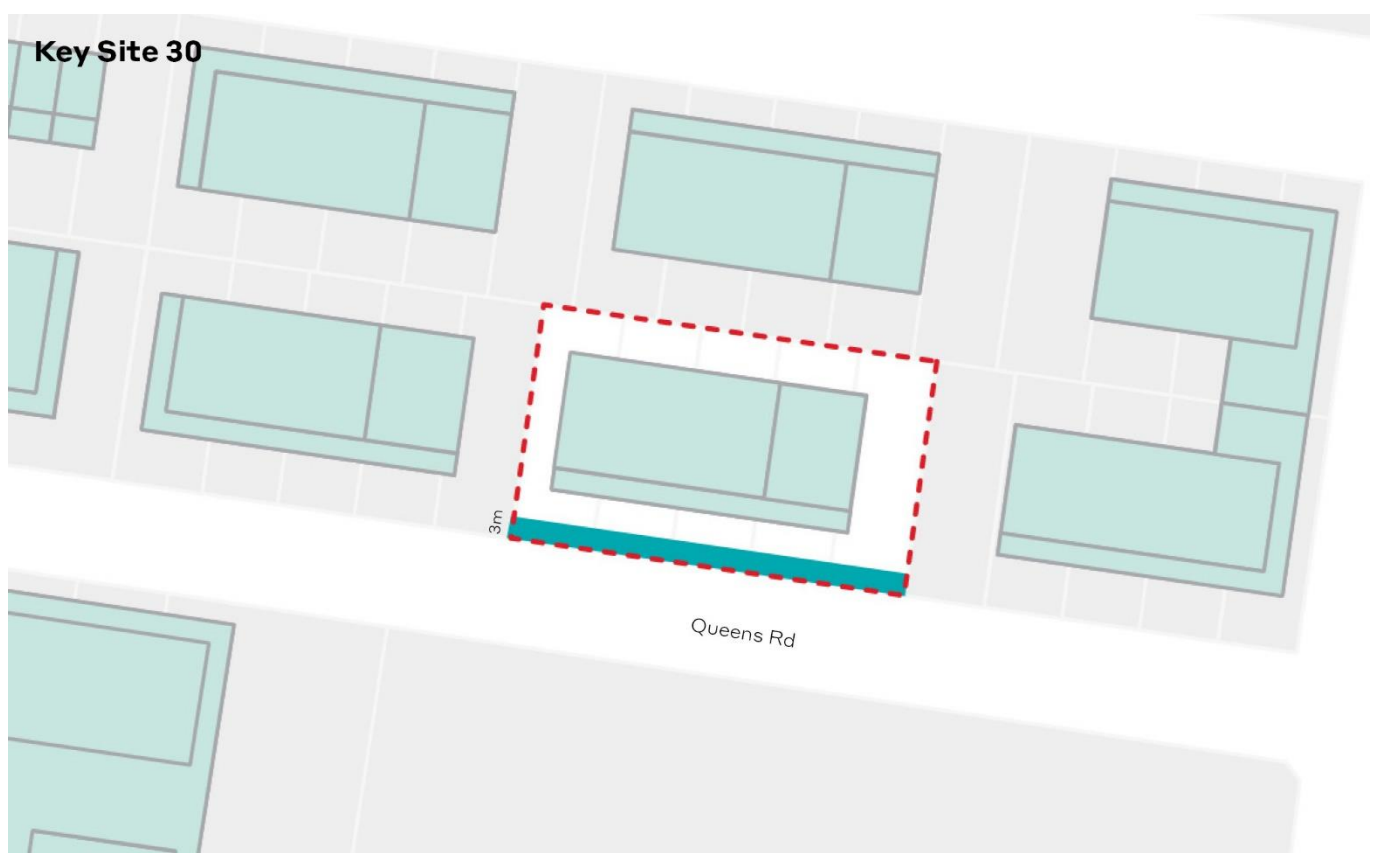
## Key Site 30

Key Site 30 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 – 17 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- Public domain enhancements 3m in width along Queens Road for a paved and landscaped setback to provide comfortable and amenable pedestrian thoroughfare along the street, and activation where supported by adjacent ground floor building uses.



NTS

### LEGEND

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

Land for community infrastructure for Key Site 30 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 35 Key Site 30 – Lands required for embellishment and dedication to Council

**Key Site 31**

Key Site 31 is located at 90-98 Queens Road, Five Dock with an approximate total size of 1,785m<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 3m in width along Queens Road for a paved and landscaped setback to provide comfortable and amenable pedestrian thoroughfare along the street, and activation where supported by adjacent ground floor building uses.



**LEGEND**

- Amalgamation Blocks
- Area for public domain enhancement (dedicated to Council)
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form

Land for community infrastructure for Key Site 31 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 36** Key Site 31– Lands required for embellishment and dedication to Council

## Key Site 32

Key Site 32 is located at 129-147 Parramatta Road, Five Dock, and 57 Queens Road, Five Dock with an approximate size of 31,410m<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 19 metres, part 35 metres, part 61 metres, part 67 metres and part 79 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 3.0:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 2.07m) on Parramatta Road. The public domain enhancements will also involve kerbside trees, shared paths, footpaths and landscaping beds.
- Public open space on the corner of Queens Road and William Street (minimum of 2,290m<sup>2</sup>) to 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.
- Public domain enhancements 3m in width along Queens Road for a paved and landscaped setback to provide comfortable and amenable pedestrian thoroughfare along the street, and activation supported by adjacent ground floor building uses.
- A new road corridor (minimum width 18m). This will involve road pavement, footpaths, kerb and guttering, stormwater, kerbside trees, and landscaping.
- A pedestrian link 12m in width will be provided at the eastern boundary to connect Parramatta Road and the new road, to provide valuable pedestrian and bicycle access between the road networks.
- Three desired pedestrian links 6m wide, two linking Queens Road through to Parramatta Road and one linking Parramatta Road to the new public open space.



NTS

LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Area for public domain enhancement (dedicated to Council)
- Area for new road (dedicated to Council)
- Area for through-site link (not dedicated to Council)
- Area for open space (dedicated to Council)
- Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
- Area for desired through-site link (not dedicated to Council)

Land for community infrastructure for Key Site 32 apply to the following lots, sections, deposited plans and strata plans descriptions:

- |                 |                 |                   |                   |                 |
|-----------------|-----------------|-------------------|-------------------|-----------------|
| Lot 1 DP 180829 | Lot 1 DP 82068  | Lot 1 DP 2591225  | Lot A DP 332646   | Lot B DP 332646 |
| Lot A DP 401689 | Lot 1 DP 872782 | Lot 40 DP 1097688 | Lot 41 DP 1097688 | Lot X DP 386093 |
| Lot Y DP 386093 |                 |                   |                   |                 |

Figure 37 Key Site 32 – Lands required for embellishment and dedication to Council

### Key Site 33

Key Site 33 is located at 49-51 Queens Road, Five Dock with an approximate size of 3,075m<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 – 28 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.8:1

Community infrastructure will include:

- A desired pedestrian through-site link (minimum width of 3m) to provide pedestrian and bicycle access between Harris Street and Courland Street. Finishes and treatment are to be contiguous with the pedestrian through-site link adjoining on the southern boundary (Key Site 34 and Key Site 35).



#### LEGEND

- |                      |   |
|----------------------|---|
| Amalgamation Blocks  | Area for desired through-site link (not dedicated to Council) |
| Lot Boundary         |   |
| Context Lot Boundary |   |
| Proposed Built Form  |   |

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

SP 83068

Figure 38 Key Site 33 – Lands required for embellishment and dedication to Council

## Key Site 34

Key Site 34 is located at 75-77 Parramatta Road, Five Dock and 2A-10 Harris Road, Five Dock with an approximate size of 2,685m<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 – 22 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.8:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 1.58m) including landscaping, 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 desired through-site link connecting Harris Road to Key Site 33 and Key Site 35 (minimum width of 6m). Finishes and treatment are to be contiguous with the pedestrian through-site link adjoining on the southern boundary (Key Site 34 and Key Site 35).



### LEGEND

 Amalgamation Blocks	 Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
 Lot Boundary	 Area for public domain enhancement (dedicated to Council)
 Context Lot Boundary	 Area for desired through-site link (not dedicated to Council)
 Proposed Built Form	

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

Lot 11 DP 718237

Lot 12 DP 718237

Lot 1 DP 320484



### Key Site 35

Key Site 35 is located at 51-65 Parramatta Road, Five Dock and 33-43 Queens Street, Five Dock with an approximate size of 18,625m<sup>2</sup>. The following provisions of the Canada Bay LEP 2013 apply to Key Site 32:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – part 20 metres, part 22m, part 28 metres and part 35 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.8:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 6m) and additional public domain enhancements in accordance with Transport for New South Wales requirements (variable width up to 1.9m) including 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 2,910m<sup>2</sup>) fronting Queens Road that will create a new recreational space for the daily social activities and gatherings of the community.
- A desired neighbourhood park (minimum 900m<sup>2</sup>) located centrally within Key Site 32 and to support the immediate recreational needs of the local residents and community.
- A pedestrian through-site link connecting the neighbourhood park and Parramatta Road (minimum width of 6m).
- A desired pedestrian through-site link south connecting to Key Site 33 and Key Site 34 (minimum width of 6m).. Finishes and treatment are to be contiguous with the pedestrian through-site link adjoining on the western boundary (Key Site 33 and Key Site 34).

## Key Site 35



### LEGEND

- Amalgamation Blocks
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Variable land for acquisition for TfNSW road widening. Refer to Land Reservation Acquisition Map
- Area for public domain enhancement (dedicated to Council)
- Area for through-site link (not dedicated to Council)
- Area for open space (dedicated to Council)
- Area for desired through-site link (not dedicated to Council)
- Area for desired open space (not dedicated to Council)

Land for community infrastructure for Key Site 35 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 40 Key Site 35 – Lands required for embellishment and dedication to Council