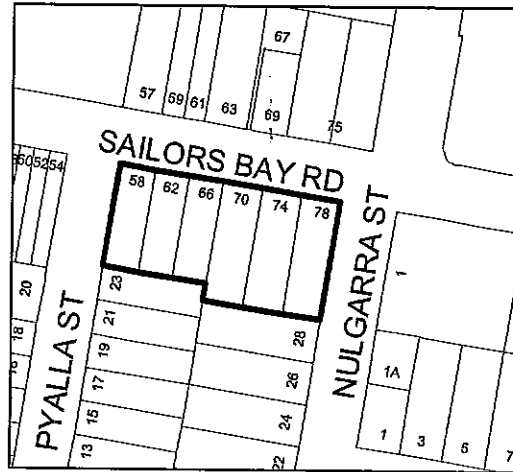


Report on Residential Development
 2(a) to R3.
 2(b) ~~to~~ 2(c)
 not shown.

Site 14: 58-78 Sailors Bay Road, Northbridge



The subject area currently comprises 6 detached dwelling houses. The area is located on the southern side of Sailors Bay Road between Pyalla Street and Nulgarrra Street (which is closed at the northern end). To the west, on the other side of Pyalla Street, are a series of two storey shops which are zoned 2(b). To the east on the other side of Nulgarrra Street is a two storey townhouse development which is zoned 2(b). The sites have a combined area of 3212m². The average lot size is 535m².

Current and predicted development outcomes

	<i>Current</i>	<i>Proposed</i>
Zoning	Zone 2(A)- Residential "A" zone under WLEP 1995	R3- Medium Density Residential
Height	The current height limit is 2 storeys.	Maximum height of 9 metres (2 storeys with setback 3rd storey)
Density controls	The current maximum FSR control for a property with the average site area of 535m ² would be approximately 0.46:1.	FSR of 0.7:1.
Dwellings	There are 6 existing dwellings in the area.	Should rezoning occur (and all sites be taken up), it is predicted that the potential number of dwellings would be 19. This would result in an additional 13 dwellings.

Transport and access

This location provides exceptional access to the numerous bus services along Eastern Valley Way and Sailors Bay Road to the Sydney CBD. As this site is within walking distance of a major public transport corridor and essential services, it can be assumed that a significant proportion of trips generated by the redevelopment would be undertaken by means other than the motor vehicle.

It is anticipated that the number of vehicle trips per hour will increase from 5 to 10 trips in the AM and PM peak should the proposed rezoning proceed.

With the proximity of the Sailors Bay Road frontage to the major intersection with Eastern Valley Way, and to maintain the number of on-street parking spaces, vehicular access via Sailors Bay Road should be prevented. Vehicular access should be from Pyalla Street or Nulgarra Street. A minimum lot size of 1600m² is required to ensure that lots consolidate and access is only provided from the side streets.

This rezoning proposal is likely to increase competition for on-street parking in Pyalla and Nulgarra Streets.

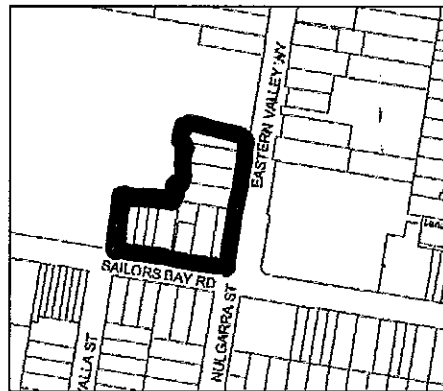
Council's Bike Plan envisages an on-road bike route along Sailors Bay Road as far east as Nulgarra Street, the bike route then deviates via Nulgarra Street and Baringa Road. There may be benefit in requiring a set back of 2 metres along the Sailors Bay Road frontage to allow a shared path to be created. This would be reflected in a DCP control.

A pedestrian crossing is currently proposed across Sailors Bay Road near Pyalla Street.

Discussion of proposed rezoning

This site is located between two 2(b) zones along the Sailors Bay Road frontage. The site has excellent access to the services and facilities of Northbridge Town Centre. Local open space is available in Flat Rock Gully and Bicentennial Reserve. Two storey development is currently permissible in this location. Any potential overshadowing impacts would be addressed at development consent stage.

Site 15: 57-75 Sailors Bay Road and 2-8 Eastern Valley Way, Northbridge



The subject area is located on the corner of Sailors Bay Road and Eastern Valley Way. On the Sailors Bay Road frontage, the area comprises a unit block (63 Sailors Bay Rd- 2 storey, 6 units), a dual occupancy development (67-69 Sailors Bay Road) and 2 semis. On the Eastern Valley Way frontage is a former service station site (approved for use as a car wash), two Seniors Living developments and two single dwelling houses. The average lot size is 590m² with a combined site area of 7080m².

To the west of the site is the Sydney Church of England Grammar School (SCEGS) Playing Fields. To the north is the SCEGS Preparatory School. It is proposed to construct tennis courts (associated with the SCEGS School) to the rear. The properties are in private ownership. Four properties are owned by Shore School (57, 59, 63, 69 Sailors Bay Road).

Current and predicted development outcomes

	<i>Current</i>	<i>Proposed</i>
Zoning	Zone 2(A)- Residential "A" zone under WLEP 1995	R3- Medium Density Residential
Height	The current height limit is 2 storeys.	12 metres (3 storeys with setback 4 th storey) height limit
Density controls	The current maximum FSR control for a property with the average site area of 590m ² would be approximately 0.45:1.	0.9:1 FSR
Dwellings	There are 19 existing dwellings in the area.	Should rezoning occur (and all sites be taken up excluding the car wash site and existing flats), it is predicted that the potential number of additional dwellings would be 21 (a total of 40 dwellings).

Transport and access

The site is located in close proximity to frequent bus services to the Sydney CBD along Sailors Bay Road. It is anticipated that the number of vehicle trips per hour will increase from 16 to 20 trips in the AM and PM peak should the proposed rezoning proceed.

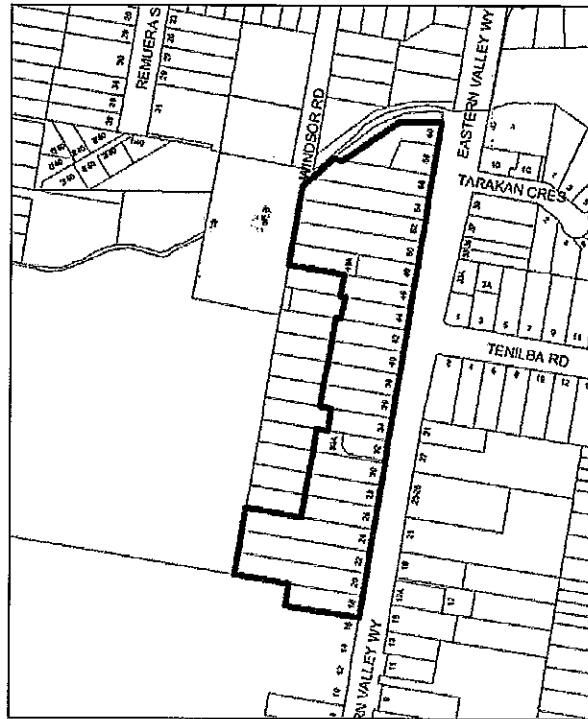
Consolidation of properties along both the Eastern Valley Way and Sailors Bay Road frontages should be encouraged to limit the number of driveways onto both arterial roads. Lot consolidation will be encouraged through a clause in the WDCP.

All properties with vehicular access off Eastern Valley Way should be restricted to left in/left out only and reinforced with a raised median if appropriate.

Discussion of proposed rezoning

The site has excellent access to the services and facilities of Northbridge Town Centre. The site has good access to public transport and does not have any neighbouring residential properties. The proposed zoning will reflect the scale of several of the existing sites.

Site 16: 18-60 Eastern Valley Way, Northbridge



The subject area currently comprises predominantly detached dwelling houses. The average lot size is 871m² with a combined site area of 20923m². The southern sites are located opposite Northbridge Plaza car park, two retirement villages and a number of single dwelling houses. The sites back onto the SCEGGS playing fields. To the north of the site is the Market Garden Park (Willoughby Paddocks) site. There is one seniors living development at 50 Eastern Valley Way (2 storey/ 6 units), and another approved seniors living development at 52 Eastern Valley Way (6 units). The properties are in private ownership. 22, 24, 30, 36, 42, 44 Eastern Valley Way are owned by Shore School.

Current and predicted development outcomes

	<i>Current</i>	<i>Proposed</i>
Zoning	Zone 2(A)- Residential "A" zone under WLEP 1995	R3- Medium Density Residential
Height	The current height limit is 2 storeys.	12 metres (3 storeys with setback 4 th storey) height limit
Density controls	The current maximum FSR control for a property with the average site area of 871m ² would be approximately 0.41:1.	0.9:1 FSR
Dwellings	There are 34 existing dwellings in the area.	Should rezoning occur (and all sites be taken up), it is predicted that the potential number of dwellings would be 160. This would result in an additional 126 dwellings.

Transport and access

It is anticipated that the number of vehicle trips per hour will increase from 29 to 80 trips in the AM and PM peak should the proposed rezoning proceed. The site is located in close proximity to frequent bus services to the Sydney CBD along Sailors Bay Road.

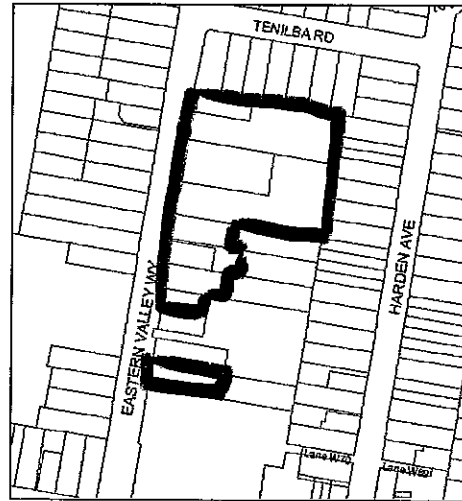
Redevelopment of the sites will provide a reduction in the number of individual access points/ driveways to Eastern Valley Way.

There will be a need to consult with the RTA to determine whether any incentives to reduce traffic conflict and right hand turn movements are required (such as a median island). The RTA might also require some road widening along the Eastern Valley Way frontage.

Discussion of proposed rezoning

The sites are surrounded by Shore Oval and the Willoughby Paddocks site, and therefore any future development would not impact upon any other low density residential areas. The site has excellent access to the services and facilities of Northbridge Town Centre.

Site 17: 7-31 Eastern Valley Way, Northbridge



The subject area is located on the eastern side of Eastern Valley Way and currently comprises 2 aged housing developments, an aged care facility, and Early Childhood Centre, 2 dual occupancy developments and 3 single dwelling houses. The average lot size is 1441m² with a combined site area of 13341m² and 1074m² (7 Eastern Valley Way). The sites back onto Northbridge car park. To the north of the sites are single dwelling houses facing Tenilba Road.

Current and predicted development outcomes

	<i>Current</i>	<i>Proposed</i>
Zoning	Zone 2(A)- Residential "A" zone under WLEP 1995. Car parking is an additional permitted use on 7 Eastern Valley Way under Clause 26B(e) of WLEP 1995.	R3- Medium Density Residential. It is proposed to retain the additional permitted use of car parking on 7 Eastern Valley Way in Schedule 1 of the new draft WLEP.
Height	The current height limit is 2 storeys.	9 metres (2 storeys with setback 3 rd storey) height limit
Density controls	The current maximum FSR control for a property with the average site area of 1441m ² would be 0.4:1. However it is likely that the existing FSR exceeds this control.	0.7:1 FSR
Development potential	There are 49 existing dwellings in the area. As the site is already mostly developed for aged housing it is unlikely that the rezoning would result in significant additional increases in development potential.	

Transport and access

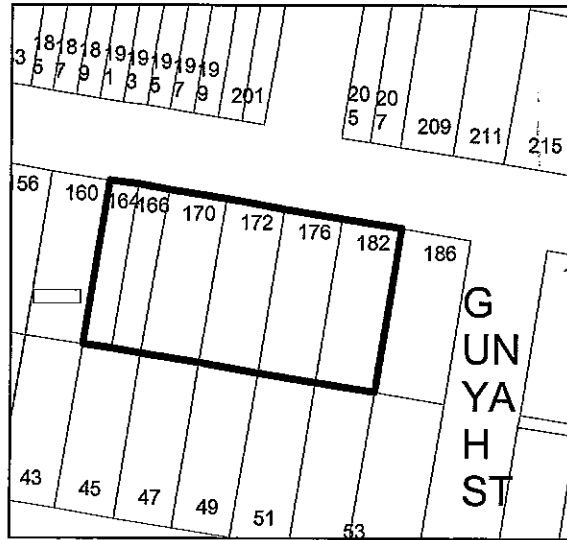
The site is located in close proximity to frequent bus services to the Sydney CBD along Sailors Bay Road. Redevelopment of the sites may allow for a reduction in the number of individual access points/ driveways.

Discussion of proposed rezoning

The site has excellent access to the services and facilities of Northbridge Town Centre. A number of the existing sites are already developed at a medium density scale.



Site 18: 164-182 Sailors Bay Road, Northbridge



The area is located on the southern side of Sailors Bay Road between the eastern end of the Northbridge Town Centre and Gunyah Street. The subject area currently comprise 3 detached dwelling houses, 2 semi detached dwellings and 4 units (182 Sailors Bay Road). The average lot size is 542m² with a combined site area of 3255m². The adjoining property at 186 Sailors Bay Road is a heritage item. 164 Sailors Bay Road is a detached dwelling house which immediately adjoins the business zone (including large blank wall of 160 Sailors Bay Road).

Development to the rear in Baringa Road is primarily two storey detached housing.

Current and predicted development outcomes

	<i>Current</i>	<i>Proposed</i>
Zoning	Zone 2(A)- Residential "A" zone under WLEP 1995	R3- Medium Density Residential
Height	2 storeys	9 metres (2 storeys with setback 3 rd storey)
Density controls	The current maximum FSR control for a property with the average site area of 542m ² would be approximately 0.46:1.	0.7:1 FSR
Dwellings	There are 9 existing dwellings in the area.	Should rezoning occur (and all sites be taken up), it is predicted that the potential number of dwellings would be 19. This would result in an additional 10 dwellings.

Relationship to surrounding development

Any potential overshadowing or overlooking impacts on properties in Baringa Road will need to be assessed. However the height limit of 2 storeys will remain unchanged.

Transport and access

The site is located in close proximity to frequent bus services to the Sydney CBD along Sailors Bay Road. It is anticipated that the number of vehicle trips per hour will increase from 8 to 10 trips in the AM and PM peak should the proposed rezoning proceed.

The Northbridge Town Centre Masterplan proposed a new roundabout at the corner of Sailors Bay Road and Euroka Street. This roundabout is due for completion in the near future.

Heritage significance

186 Sailors Bay Road is a heritage item under Willoughby Local Environmental Plan 1995. It is not proposed to rezone 186 Sailors Bay Road.

Council's Heritage Architect provided the following comments with regard to heritage:

"The impact of the proposed rezoning adjacent to the heritage item at 186 Sailors Bay Road, a representative and intact example of a Californian Bungalow with historic significance, can be mitigated by attention to materials, setback and landscape screening.

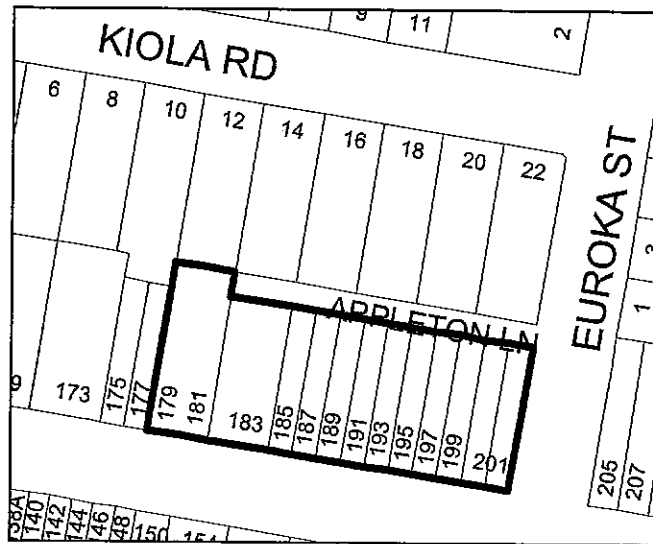
Recommendation: The impact of the rezoning proposals along Sailors Bay Road is considered acceptable from a heritage viewpoint".

Discussion of proposed rezoning

The site has a poor interface with the adjoining the commercial area as 164 Sailors Bay Road adjoins a large blank wall of a commercial property at 160 Sailors Bay Road. There is an existing residential flat building at 182 Sailors Bay Road. The site is located in close proximity to the shops and facilities of the Northbridge Town Centre and has excellent level access to public transport. As mentioned above, the proposed rezoning is considered acceptable from a heritage viewpoint.

The heritage item at 186 Sailors Bay Road is proposed to be zoned R2- Low Density Residential.

Site 19: 179-201 Sailors Bay Road, Northbridge



The area is located on the northern side of Sailors Bay Road, between the eastern end of the Northbridge town centre and Euroka Street. The subject area currently comprises 8 semis, 2 detached houses, 3 seniors living apartments (183 Sailors Bay Road) and an attached semi (179-181 Sailors Bay Road). The average lot size is 286m² with a combined site area of 3439m². Appleton Lane runs along the north of the subject sites (with the exception of 179-181 Sailors Bay Road). The properties to the north of the site (in Kiola Road) are single dwelling houses and are zoned 2(a). The subject properties have a combined site area of 3439m².

The Northbridge Town Centre Masterplan proposed to rezone 179-181 Sailors Bay Road to provide land for the rear laneway.

Current and predicted development outcomes

	<i>Current</i>	<i>Proposed</i>
Zoning	Zone 2(A)- Residential "A" zone under WLEP 1995	R3- Medium Density Residential
Height	The current height limit is 2 storeys.	Maximum height of 12 metres (3 storeys with setback 4th storey)
Density controls	The current maximum FSR control for a property with the average site area of 286m ² would be approximately 0.56:1.	FSR of 0.9:1
Dwellings	There are 15 existing dwellings in the area.	Should rezoning occur (and all sites be taken up), it is predicted that the potential number of dwellings would be 26. This would result in an additional 11 dwellings.

Transport and access

The site is located in close proximity to frequent bus services to the Sydney CBD along Sailors Bay Road. This location provides exceptional access to the numerous bus services along Strathallen Avenue/Sailors Bay Road. As this site is within walking distance of a major public transport corridor and essential services, it can be assumed that a significant proportion of trips generated by the redevelopment would be undertaken by means other than the motor vehicle and the proposed rezoning would have limited impact on traffic generation.

Due to the likely increase in bus patronage as a result of this and the other rezoning proposals, the bus stops along Sailors Bay Road should be upgraded.

The Northbridge Town Centre Masterplan proposed a new roundabout at the corner of Sailors Bay Road and Euroka Street. This roundabout is soon to be constructed, and would provide convenient egress for residents of any future development onto Sailors Bay Road.

All sites have rear lane access to Appleton Lane, with the exception of 179-181 Sailors Bay Road. Appleton Lane should be the only vehicular access point for the precinct to reduce pedestrian/ vehicular conflict and to protect the amenity of the public domain. No access via Sailors Bay Road should be supported.

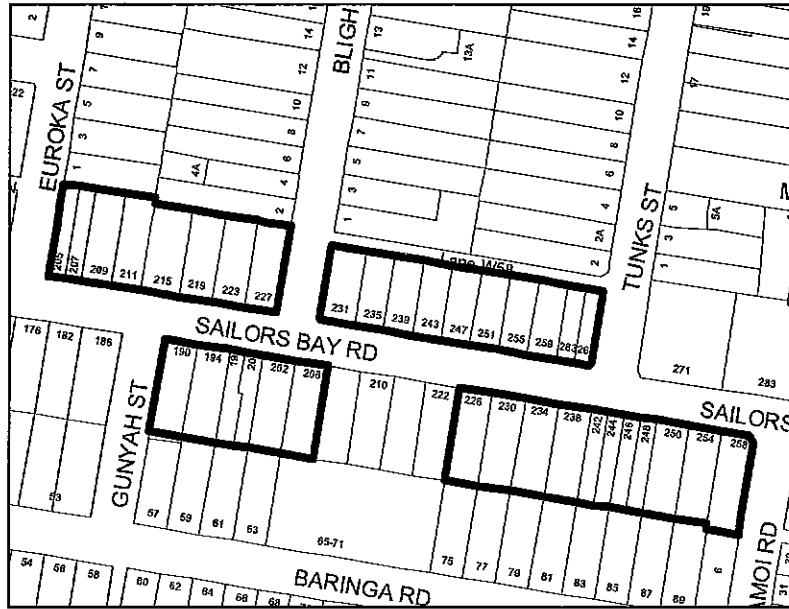
179-181 Sailors Bay Road will be required to provide 6 metres to the rear to extend Appleton Lane.

Discussion of proposed rezoning

The site is located between the eastern end of the Northbridge town centre and Euroka Street. The proposed height controls for the Northbridge Town Centre under the new draft WLEP (as per the adopted Northbridge Town Centre Masterplan) is proposed to be four storeys.

The Northbridge Town Centre Masterplan adopted by Council in October 2003 recommended that 179-181 Sailors Bay Road be zoned 2(c) to allow for the extension of Appleton Lane. Appleton Lane provides a buffer for the land to the north in Kiola Road which is zoned 2(a)/ R2. The proposed zoning of this area as R3 reflects this resolution.

Site 20: Sailors Bay Road precinct (205-227 Sailors Bay Road, 231-265 Sailors Bay Road, 190-206 Sailors Bay Road and 226-258 Sailors Bay Road, Northbridge)



The subject area currently comprises predominantly single dwelling houses across four blocks between Euroka Street and Namoi Road. The average lot size is 485m² with a combined site area of 17006m². The sites are located between the Northbridge commercial centre and 2(b) and 2(c) zoned land (with 3 storey residential flat buildings) at the eastern end of Sailors Bay Road. Most properties adjoin 2(a) land to the rear. 258 Sailors Bay Road is proposed to become a local public library.

The block between Bligh Street and Tunks Street is separated from land to the rear (zoned 2(a)) by an existing rear lane (Lane W58). The eastern portion of the block 226-258 Sailors Bay Road are located directly opposite a 2(c) zone with 3 storey residential flat buildings (271 and 283 Sailors Bay Road).

Current and predicted development outcomes

	<i>Current</i>	<i>Proposed</i>
Zoning	Zone 2(A)- Residential "A" zone under WLEP 1995	R3- Medium Density Residential
Height	The current height limit is 2 storeys.	Northern side of Sailors Bay Road- 12 metres (3 storeys with setback 4 th storey) height limit Southern side of Sailors Bay Road- 9 metres (2 storeys with setback 3 rd storey) height limit
Density controls	The current maximum FSR control for a property with the average site area of 485m ² would be approximately 0.47:1.	Northern side of Sailors Bay Road- 0.9:1 FSR Southern side of Sailors Bay Road- 0.7:1 FSR
Dwellings	There are 43 existing dwellings in the area.	Should rezoning occur (and all sites be taken up), it is predicted that the potential number of dwellings would be 113. This would result in an

Transport and access

This location provides exceptional access to the numerous bus services along Sailors Bay Road. As this site is within walking distance of a major public transport corridor and essential services, it can be assumed that a significant proportion of trips generated by the redevelopment would be undertaken by means other than the motor vehicle. It is anticipated that the number of vehicle trips per hour will increase from 37 to 57 trips in the AM and PM peak should the proposed rezoning proceed.

Land should be dedicated along the northern side of 205-227 Sailors Bay Road for the introduction of a rear lane to cater for vehicle access. The block between Tunks Street and Bligh Street already has laneway access and this proposed laneway will allow for the continuation of the laneway system on the northern side of Sailors Bay Road. This requirement will be a WDCP control.

Due to the likely increase in bus patronage as a result of the rezoning proposal, the Sailors Bay Road bus stops between Euroka Street and Namoi Road should be upgraded e.g. by providing shelters where not currently present, regrading/constructing footpaths and improving streetlighting.

As the sections between Tunks and Bligh Street and Gunyah Street and Namoi Road are in the vicinity of a primary school and a crest, vehicular access onto Sailors Bay Road should be limited and encouraged via a rear lane. This would also improve the streetscape and reduce conflict between pedestrians and vehicles at property driveways

Pedestrian facilities along Sailors Bay Road should be upgraded as each new development is constructed. Council's Bike Plan proposes an on-road bike route via Baringa Road.

Heritage significance

Council's Heritage Architect provided the following comments with regard to heritage:

"The proposed rezoning of lots along Sailors Bay Road to enable two storey residential flat development will not adversely impact upon the heritage item at 266-276 Sailors Bay Road, a group of 6 blocks of flats, as these flats are already zoned medium density and the proposed scale will be similar to that of the draft heritage items. The impact of the proposed rezonings adjacent to St Philip Neri School and Church is considered acceptable as the listing for these buildings is for their social significance as well as modest aesthetic significance. Furthermore the impact is mitigated by the setback of the school hall from the streetscape of Sailors Bay Road".

Recommendation: The impact of the rezoning proposals along Sailors Bay Road is considered acceptable from a heritage viewpoint".

Discussion of proposed rezoning

The sites are in close proximity to Northbridge Primary School and St Philip Neri School, close to Northbridge Park and shopping facilities at Northbridge Town Centre and Northbridge East shops. At the eastern end, the site is located opposite land zoned 2(c). As mentioned above, the proposed rezoning is considered acceptable from a heritage viewpoint. Any potential privacy impacts on properties to the rear would be considered at the development assessment stage.