

Infrastructure Strategy

Parramatta Road Corridor Stage 1 and Stage 2 Precincts

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Contents

1.0	Introduction.....	4
2.0	Background.....	5
3.0	Planning framework	6
4.0	Factors affecting the public domain	7
4.1	General demand for community infrastructure	7
4.2	Scope of community infrastructure.....	8
4.3	Land Affected by community infrastructure	8
4.4	Embellishment works	10
4.5	Sequencing of delivery.....	10
4.6	Staged Development Applications	10
5.0	Precinct infrastructure	11
5.1	General.....	11
5.2	Burwood precinct infrastructure.....	11
5.3	Kings Bay precinct infrastructure.....	13
6.0	Provision of infrastructure.....	15
6.1	Land dedication and embellishment mechanism	15
6.2	Activation of community infrastructure incentives	15
7.0	Development sites and lands required for embellishment and dedication to Council	17

Table of Figures

Figure 1	Locational Context of Homebush North, Burwood and Kings Bay Precincts	6
Figure 2	Land affected by community infrastructure – Burwood Precinct.....	9
Figure 3	Land affected by community infrastructure – Kings Bay Precinct.....	9
Figure 4	Burwood Precinct public domain plan (Stage 1).....	12
Figure 5	<i>Burwood Precinct public domain plan (Stage 2)</i>	12
Figure 6	Kings Bay Precinct public domain plan	14
Figure 7	Burwood Precinct public domain plan (Stage 2).....	14
Figure 8	Key Site 4 – Lands required for embellishment and dedication to Council.....	18
Figure 9	Key Site 5 – Lands required for embellishment and/or dedication to Council.....	20
Figure 10	Key Site 6 – Lands required for embellishment and dedication to Council.....	22
Figure 11	Key Site 7 – Lands required for embellishment and dedication to Council.....	23
Figure 12	Key Site 8 – Lands required for embellishment and dedication to Council.....	24
Figure 13	Key Site 9 – Lands required for embellishment and dedication to Council.....	26
Figure 14	Key Site 10 – Lands required for embellishment and dedication to Council.....	27
Figure 15	Key Site 11 – Lands required for embellishment and dedication to Council.....	28
Figure 16	Key Site 12 – Lands required for embellishment and dedication to Council.....	29
Figure 17	Key Site 13 – Lands required for embellishment and dedication to Council.....	31

Figure 18	Key Site 14 – Lands required for embellishment and dedication to Council	32
Figure 19	Key Site 15 – Lands required for embellishment and dedication to Council	33
Figure 20	Key Site 16 – Lands required for embellishment and dedication to Council	35
Figure 21	Key Site 17 – Lands required for embellishment and dedication to Council	36
Figure 22	Key Site 18 – Lands required for embellishment and dedication to Council	37
Figure 23	Key Site 19 – Lands required for embellishment and dedication to Council	39
Figure 24	Key Site 20 – Lands required for embellishment and dedication to Council	41
Figure 25	Key Site 25– Lands required for embellishment and dedication to Council	42
Figure 26	Key Site 29 – Lands required for embellishment and dedication to Council	43
Figure 27	Key Site 30 – Lands required for embellishment and dedication to Council	44
Figure 28	Key Site 31– Lands required for embellishment and dedication to Council	45
Figure 29	Key Site 32 – Lands required for embellishment and dedication to Council	47
Figure 30	Key Site 33 – Lands required for embellishment and dedication to Council	48
Figure 31	Key Site 34 – Lands required for embellishment and dedication to Council	49
Figure 32	Key Site 35 – Lands required for embellishment and dedication to Council	51
Figure 33	Key Site 36 – Lands required for embellishment and dedication to Council	52
Figure 34	Key Site 37 – Lands required for embellishment and dedication to Council	53
Figure 35	Key Site 38 – Lands required for embellishment and dedication to Council	54
Figure 36	Key Site 39 – Lands required for embellishment and dedication to Council	55
Figure 37	Key Site 40 – Lands required for embellishment and dedication to Council	56
Figure 38	Key Site 42 – Lands required for embellishment and dedication to Council	57
Figure 39	Key Site 43 – Lands required for embellishment and dedication to Council	58
Figure 40	Key Site 44 – Lands required for embellishment and dedication to Council	59
Figure 41	Key Site 45 – Lands required for embellishment and dedication to Council	60
Figure 42	Key Site 47 – Lands required for embellishment and dedication to Council	61
Figure 43	Key Site 49 – Lands required for embellishment and dedication to Council	62
Figure 44	Key Site 50 – Lands required for embellishment and dedication to Council	64
Figure 45	Key Site 54 – Lands required for embellishment and dedication to Council	65
Figure 46	Key Site 57 – Lands required for embellishment and dedication to Council	66
Figure 47	Key Site 60 – Lands required for embellishment and dedication to Council	67
Figure 48	Key Site 64 – Lands required for embellishment and dedication to Council	68
Figure 49	Key Site 68 – Lands required for embellishment and dedication to Council	69
Figure 50	Key Site 72 – Lands required for embellishment and dedication to Council	70
Figure 51	Key Site 75 – Lands required for embellishment and dedication to Council	71
Figure 52	Key Site 76 – Lands required for embellishment and dedication to Council	72
Figure 53	Key Site 85 – Lands required for embellishment and dedication to Council	73
Figure 54	Key Site 86 – Lands required for embellishment and dedication to Council	74
Figure 55	Key Site 87 – Lands required for embellishment and dedication to Council	75
Figure 56	Key Site 88 – Lands required for embellishment and dedication to Council	76
Figure 57	Key Site 89 – Lands required for embellishment and dedication to Council	77
Figure 58	Key Site 90 – Lands required for embellishment and dedication to Council	78
Figure 59	Key Site 91 – Lands required for embellishment and dedication to Council	79
Figure 60	Key Site 92 – Lands required for embellishment and dedication to Council	80
Figure 61	Key Site 93 – Lands required for embellishment and dedication to Council	81
Figure 62	Key Site 94 – Lands required for embellishment and dedication to Council	82
Figure 63	Key Site 95 – Lands required for embellishment and dedication to Council	83
Figure 64	Key Site 96 – Lands required for embellishment and dedication to Council	84
Figure 65	Key Site 97 – Lands required for embellishment and dedication to Council	85
Figure 66	Key Site 98 – Lands required for embellishment and dedication to Council	86
Figure 67	Key Site 99 – Lands required for embellishment and dedication to Council	87

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) and to 2026 (Stage 2 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) and to 2046 (Stage 2 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 and Stage 2 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 and Stage 2 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 and Stage 2 areas.

Note that, Stage 2 of the Homebush Precinct is omitted from this Strategy due to rezoning work that is being undertaken by the Department of Planning, Housing and Infrastructure (DPHI) as part of the Homebush Accelerated Transport Oriented Development (TOD) program.

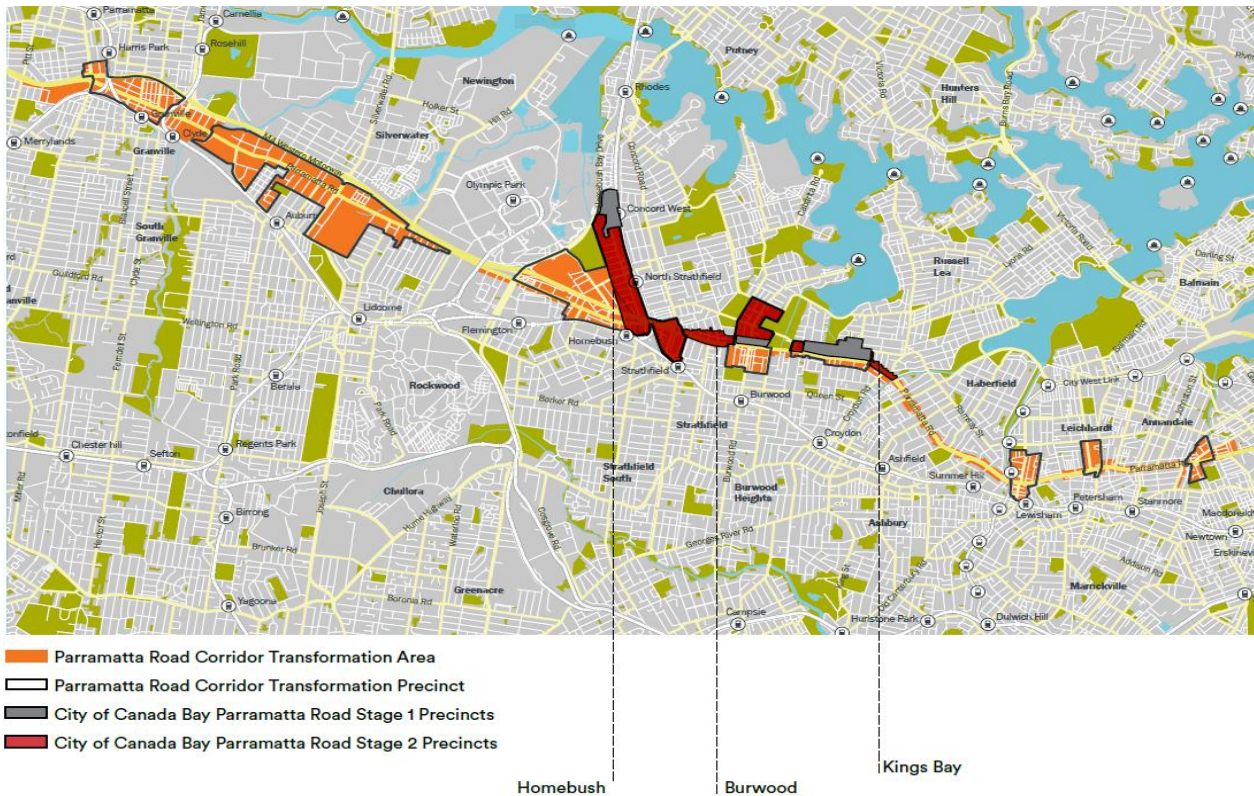


Figure 1 Locational Context of Homebush North, Burwood and Kings Bay Precincts

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 and Stage 2 planning framework is approximately:

- 426,918 square metres of gross floor area (GFA) for the Burwood Precinct
- 346,629 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:

- 1,369 additional residential units and 49 additional townhouses in the Burwood Precinct, resulting in approximately 2,978 residents¹
- 3,627 additional residential units in the Kings Bay Precinct, resulting in approximately 7,617 residents¹.

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

Under the City of Canada Bay 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;

¹ Based on assumed occupancy rate of 2.1 people per dwelling

- 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 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 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.

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.

The numbering of land parcels in **Figures 2 and 3** refers to the numbering of land amalgamation Key Sites.



Figure 2 Land affected by community infrastructure – Burwood Precinct

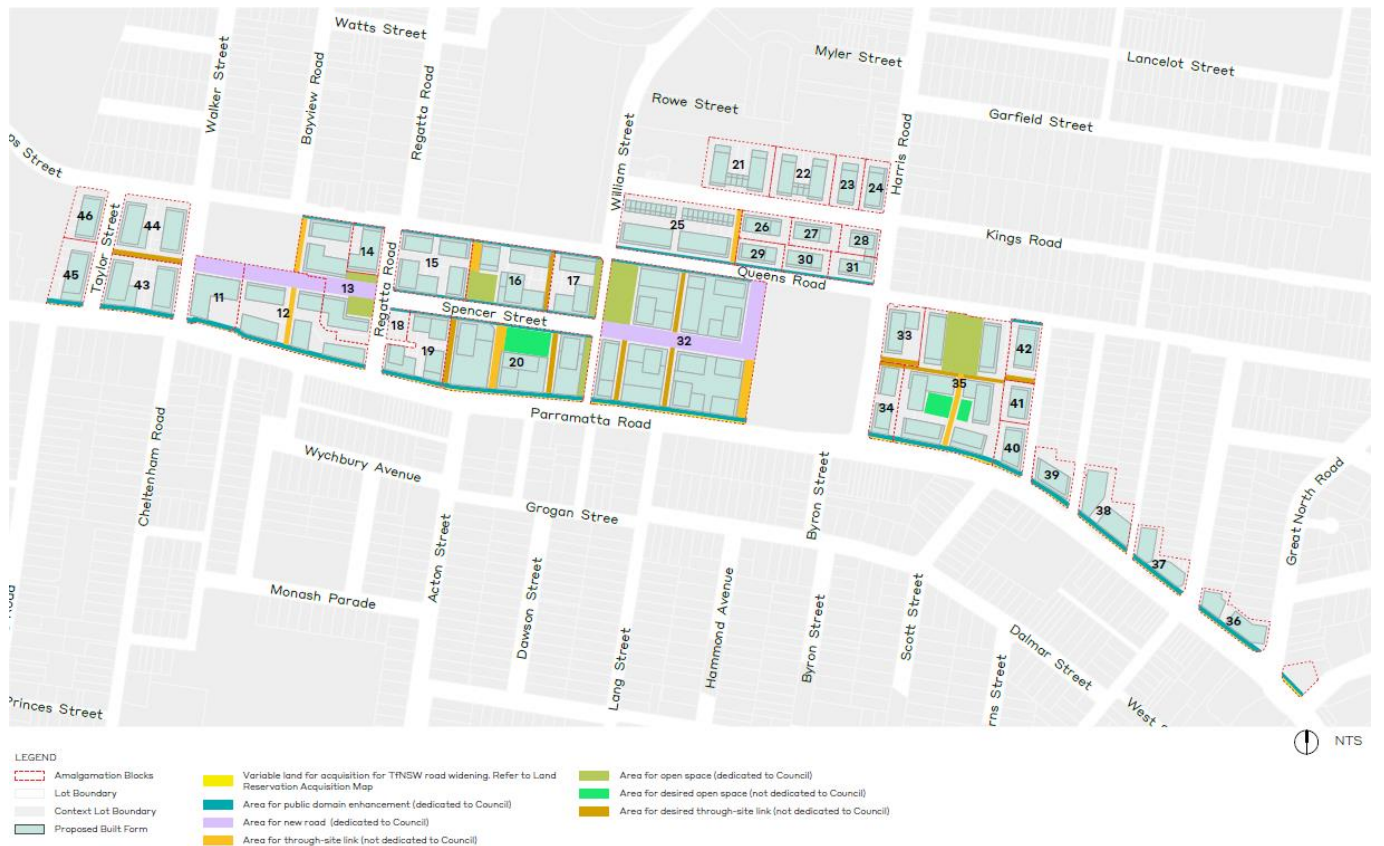


Figure 3 Land affected by community infrastructure – Kings Bay Precinct

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 dependent on demonstrating that a future application could be applied to all lots that comprise the entire 'Key Site' as per this Strategy and must be consistent 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

5.1 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.

5.2 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.

Moreton Street Linear Park

The Moreton Street Linear Park will provide a neighbourhood scale open space and grant opportunities for informal planting and a connection to nature for the residents of Burwood. The park will include a good extent of shaded areas as a result of dense tree canopy, playground and other play elements, a turfed area for informal activity and passive recreation, small gardens incorporating water sensitive urban design and integrated shared path linking to the broader open space network.

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

Six Through Links are required and an additional seven Through Links are desired to facilitate north-south and east-west mobility across the Burwood Precinct. Nine of the links are 6m in width, and the remaining four links are 12m in width. These links will improve precinct permeability and accessibility for pedestrians and cyclists.

Shared Zone Street

Two new shared zone streets are required to provide important connections through the Burwood Precinct. One is focused on access to the rear of Burton Street Plaza and one acts as an extension of Moreton Street, connecting Loftus Street to Burwood Road. These 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. The extension of Moreton Road, connecting Loftus Street to Burwood Road will provide improved connectivity within the precinct and will provide opportunities for additional landscaping and tree planting.



Figure 4 Burwood Precinct public domain plan (Stage 1)

Source: Public Domain Plan (Group GSA, 2022)



Figure 5 Burwood Precinct public domain plan (Stage 2)

Source: Public Domain Plan (Group GSA, 2022)

5.3 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 turfed 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.

Kings Bay Corner Reserve

Kings Bay Corner Reserve is bound by Henley Marine Drive to the east, Parramatta Road to the west and Great North Road to the west. It will strengthen the pedestrian connection towards Parramatta Road through Timbrell Park. Shaded seating will be provided for pedestrian and cycle refuge within the reserve. The large grassed area also provides the opportunity for meeting and socialising.

Through Links

Seven Through Links are specified and a further nine 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 embellished 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 6 Kings Bay Precinct public domain plan

Source: Public Domain Plan (Group GSA, 2022)



Figure 7 Burwood Precinct public domain plan (Stage 2)

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.

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 all 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:

- Ability to demonstrate that a future application will include all 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 4

Key Site 4 is located at 28-44 Burton Street, Concord with an approximate total area of 5,600m². 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 2,280m²) 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 8 Key Site 4 – Lands required for embellishment and dedication to Council

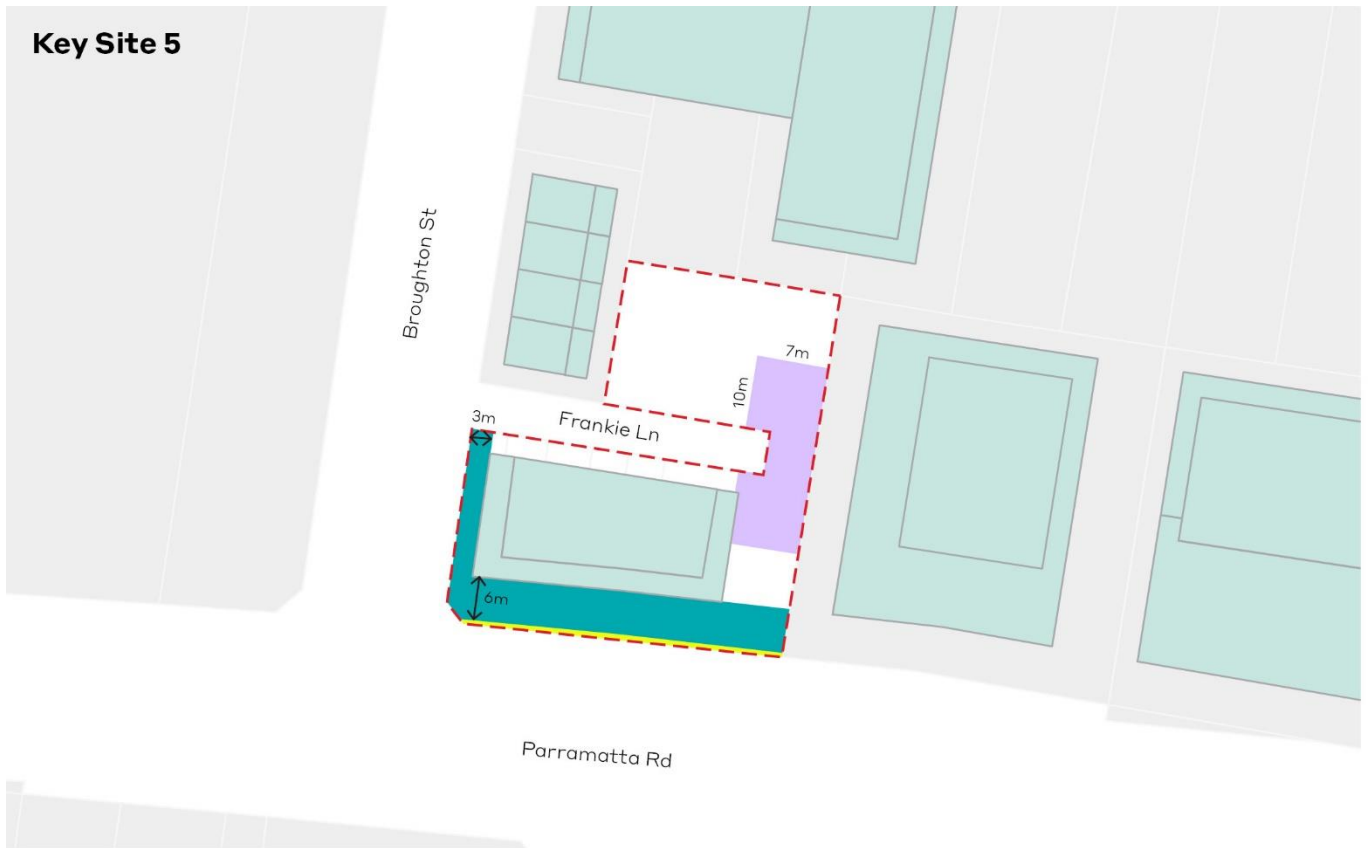
Key Site 5

Key Site 5 is located at 55-59 Parramatta Road and 1A Broughton Street with an approximate total area of 1,840m². 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.



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 9 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 2,260m². 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 10 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 3,560m². 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 11 Key Site 7 – Lands required for embellishment and dedication to Council

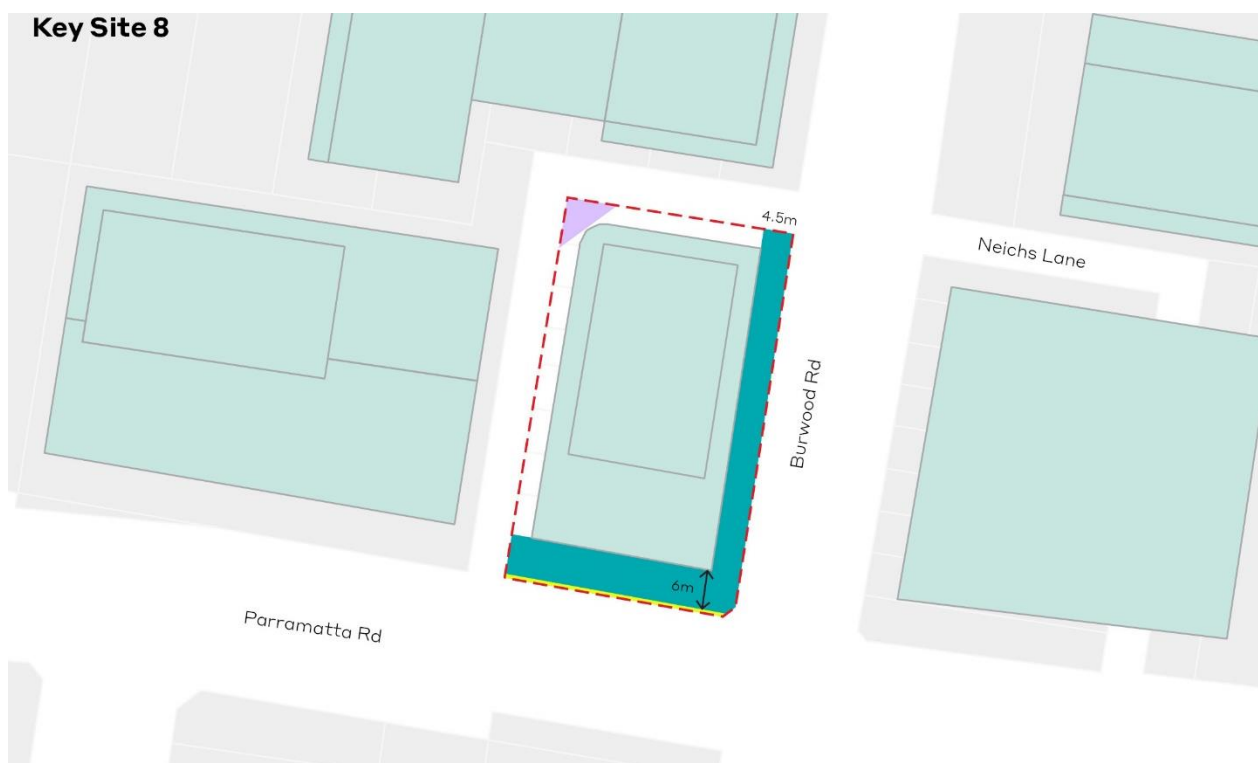
Key Site 8

Key Site 8 is located at 2A-18 Burwood Road, Concord with an approximate total area of 2,000m². 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 12 Key Site 8 – Lands required for embellishment and dedication to Council

Key Site 9

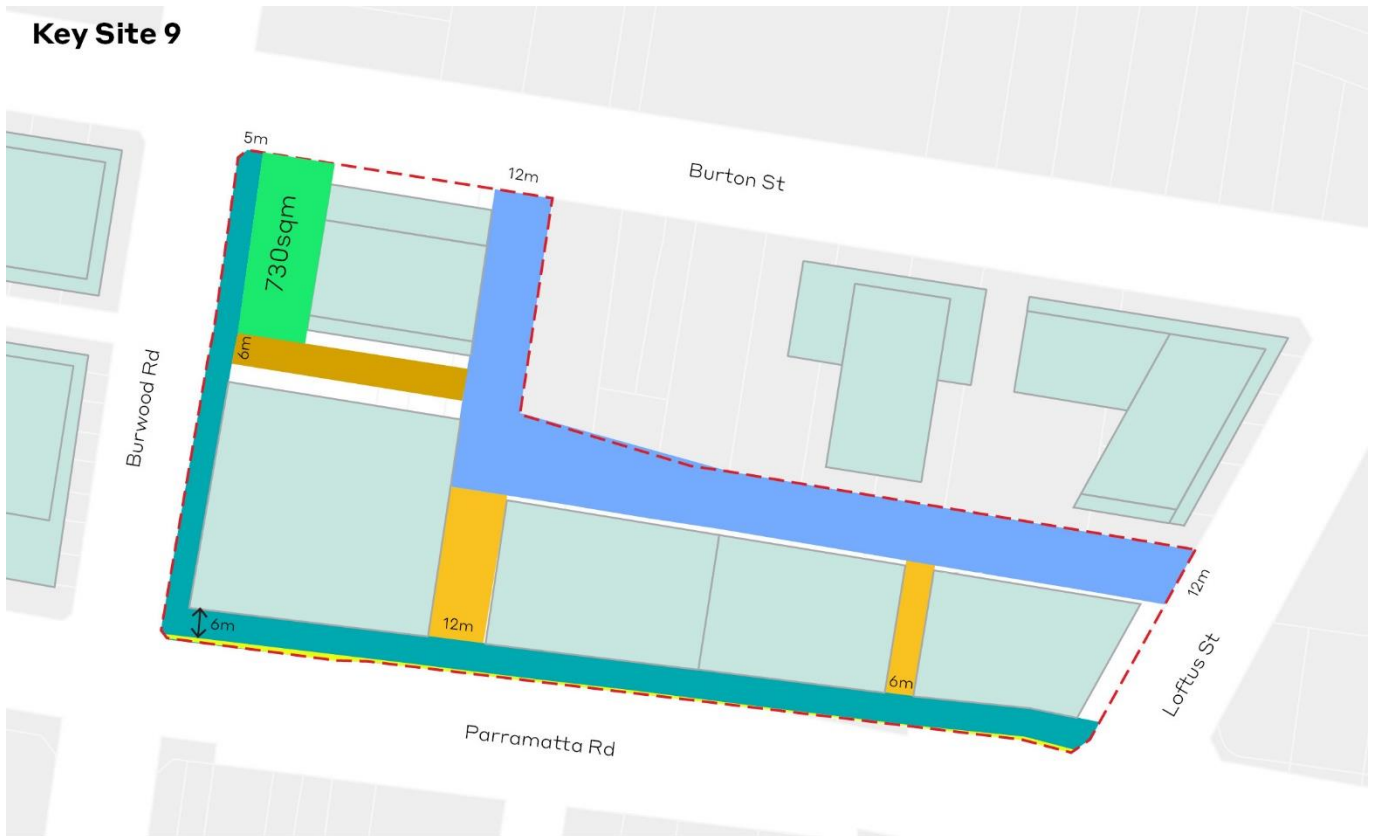
Key Site 9 is located at 20-26 Burton Street, Concord, Part 16 Burton Street, Concord, Part 12 Burton Street, Concord, 1-13 Burwood Road, 1-21 Parramatta Road, Concord and part 1 Loftus Street, Concord with an approximate total area of 13,000m². The following provisions of the Canada Bay LEP 2013 apply 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 730m²). The space may include landscaped intervention to provide a comfortable and attractive atmosphere at street level.

Key Site 9



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 desired open space (not dedicated to Council)
- 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 13 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 7,550m². 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 2,276m²) 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.



LEGEND

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

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 14 Key Site 10 – Lands required for embellishment and dedication to Council

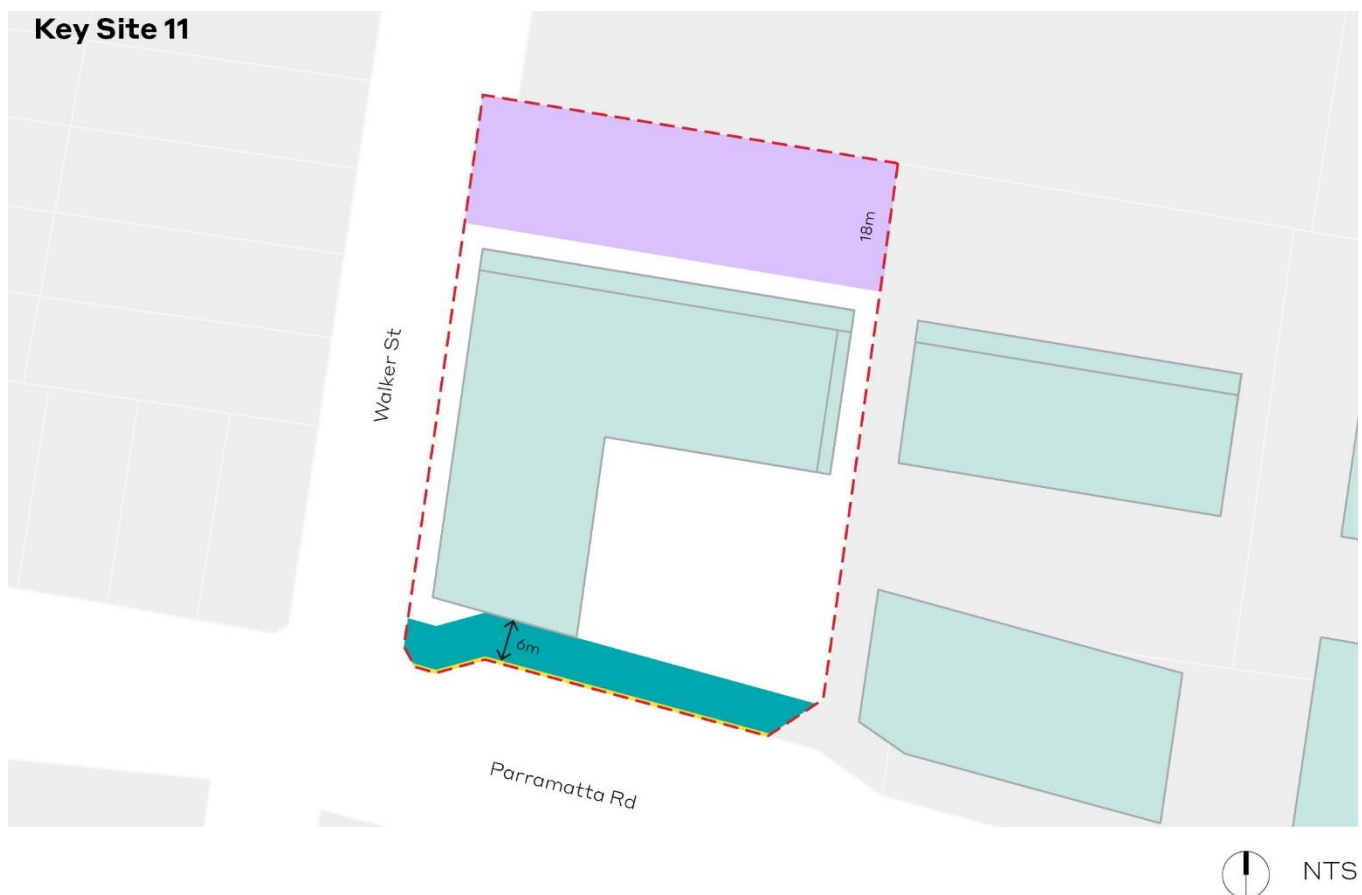
Key Site 11

Key Site 11 is located at 235 Parramatta Road with an approximate size of 4,660m². 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 15 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 10,690m². 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.



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 16 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 8,680m². 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 1,170m² 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.



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

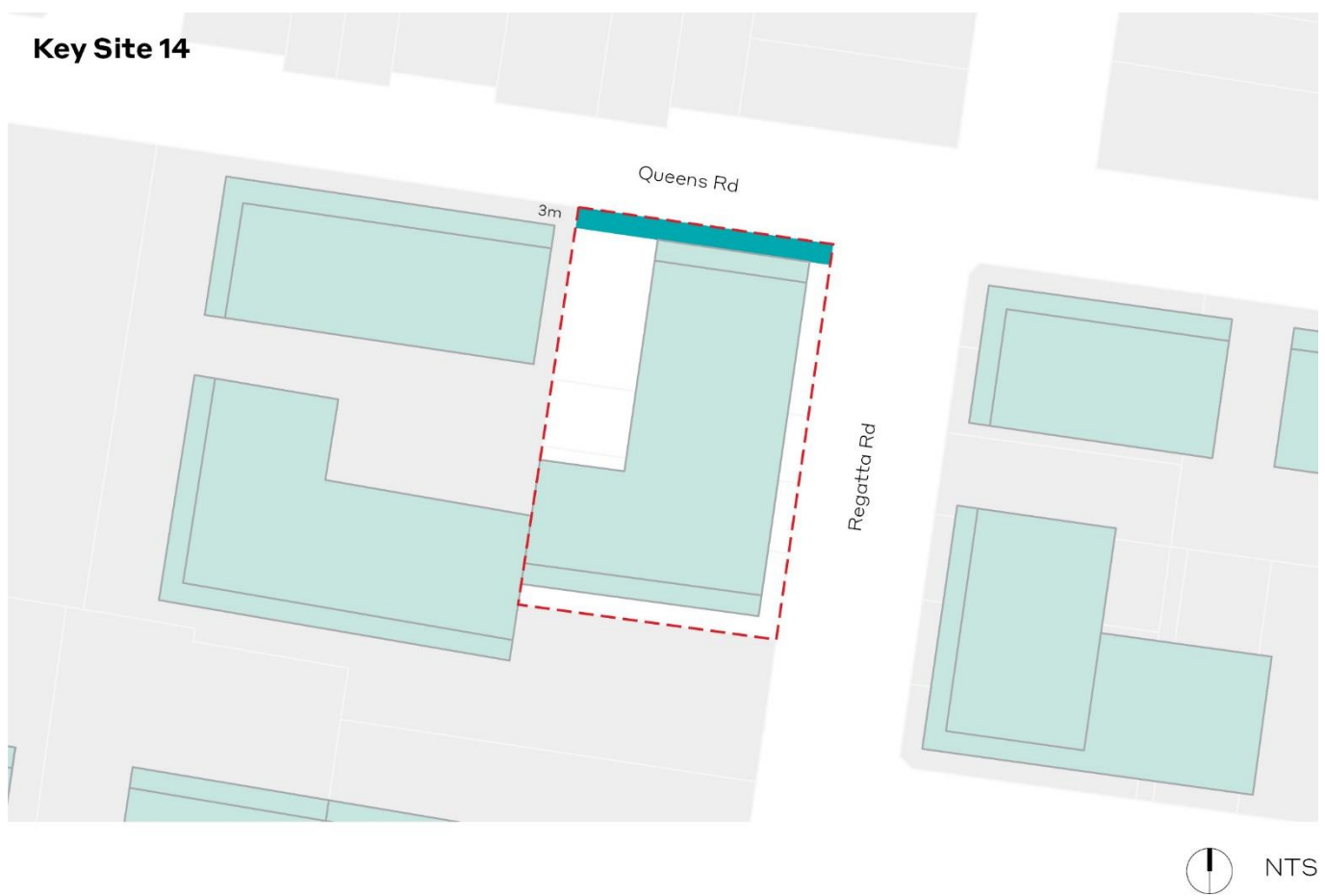
Key Site 14

Key Site 14 is located at 19-27 Regatta Road, Five Dock with an approximate size of 2,135m². 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 18 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 6,265m². 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

Figure 19 Key Site 15 – Lands required for embellishment and dedication to Council

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 7,150m². 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 m²) 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
- Lot Boundary
- Context Lot Boundary
- Proposed Built Form
- Area for through-site link (not dedicated to Council)
- Area for desired 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 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 20 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 4,180m². 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 | Area for open space (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 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 21 Key Site 17 – Lands required for embellishment and dedication to Council

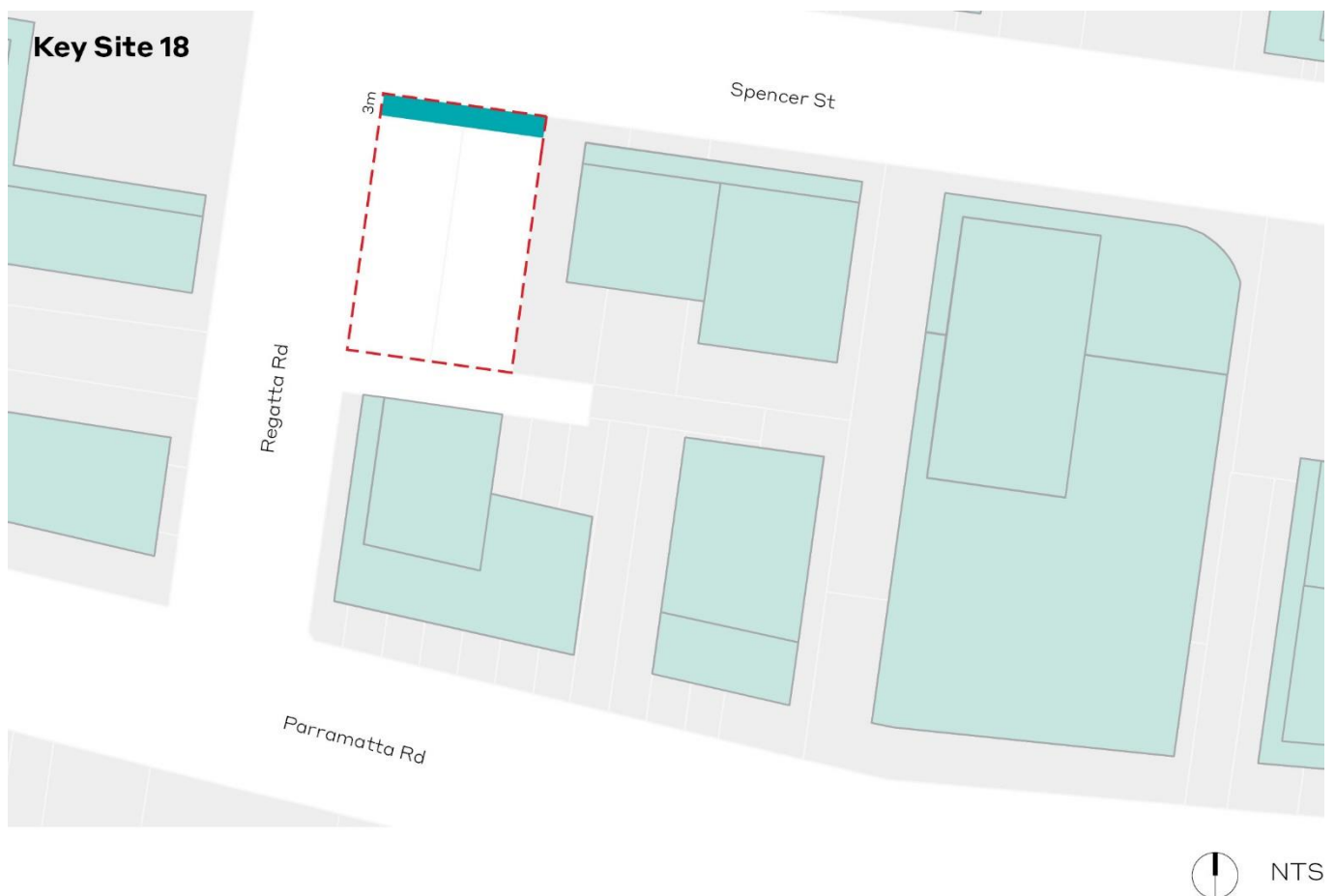
Key Site 18

Key Site 18 is located at 25-27 Spencer Street, Five Dock with an approximate total size of 870m². 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 22 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 4,860m². 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 23 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 13,940m². 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.



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 24 Key Site 20 – 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 9200m². 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 25 Key Site 25 – Lands required for embellishment and dedication to Council

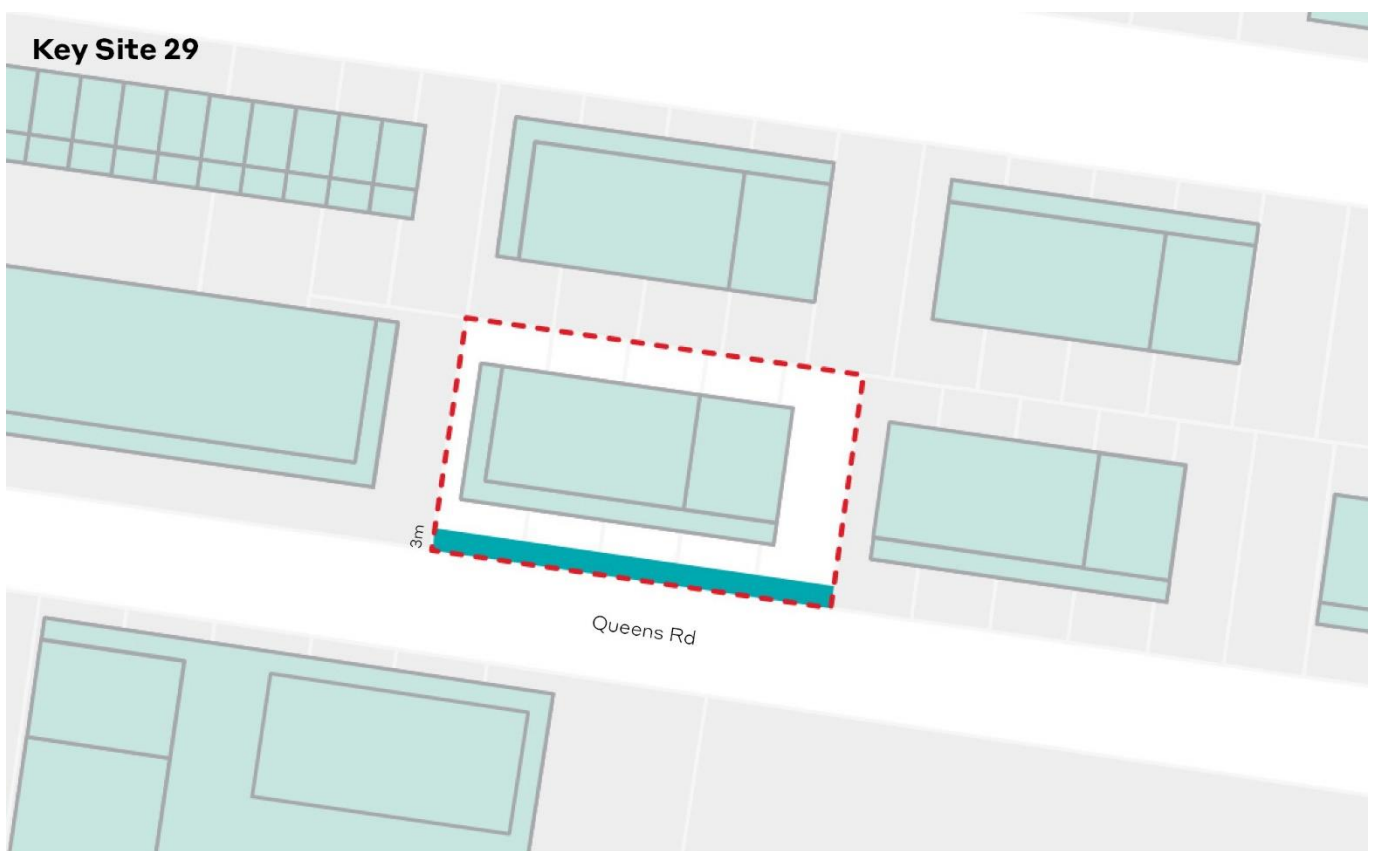
Key Site 29

Key Site 29 is located at 110-116 Queens Road, Five Dock with an approximate size of 1,800m². 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 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 26 Key Site 29 – Lands required for embellishment and dedication to Council

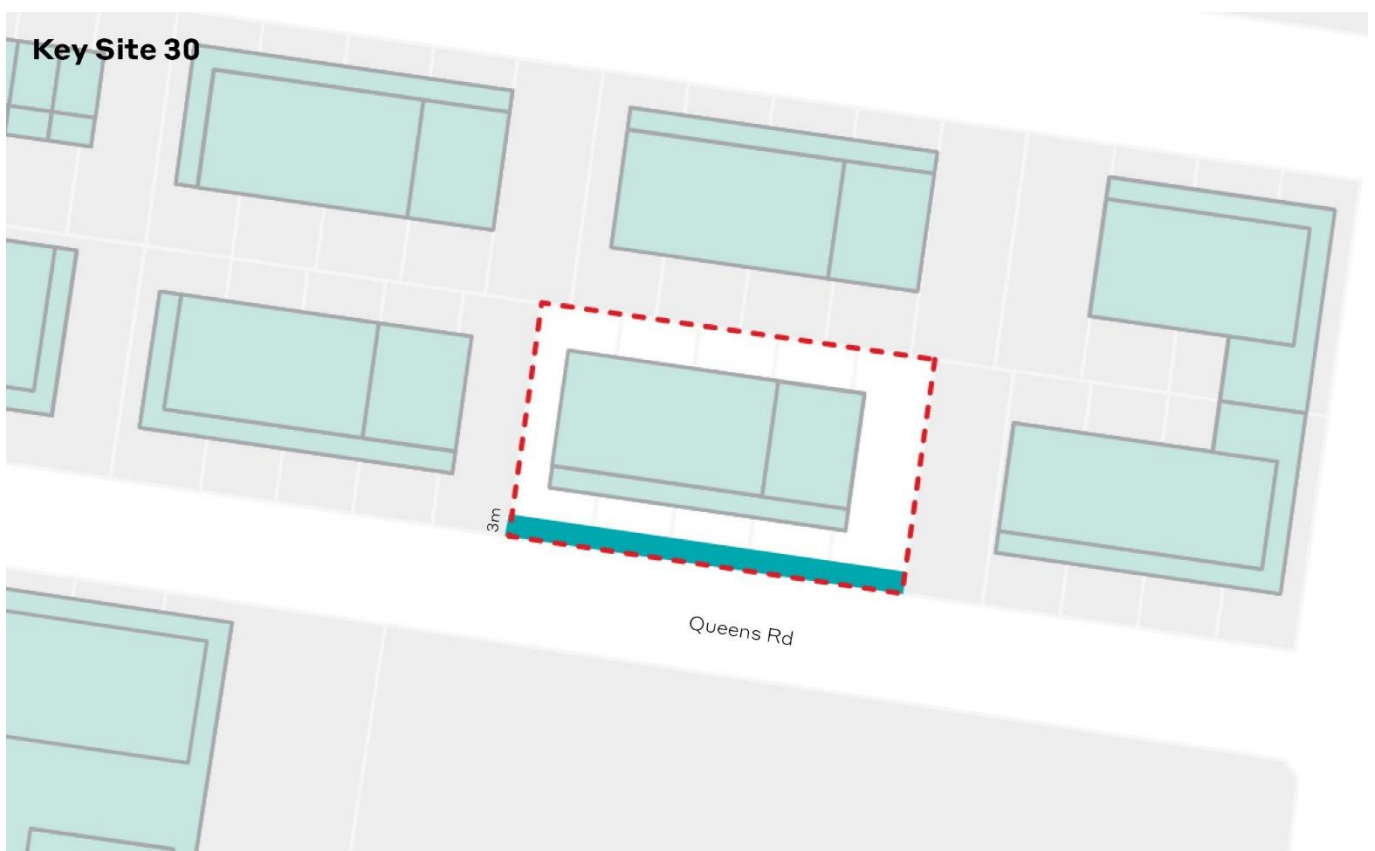
Key Site 30

Key Site 30 is located at 100-108 Queens Road, Five Dock with an approximate size of 1,780m². 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 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 27 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 1,785m². 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 28 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 31,410m². 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 2,290m²) 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 29 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 3,075m². 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 30 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 2,685m². 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).



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

Figure 31 Key Site 34 – Lands required for embellishment and dedication to Council

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 18,625m². 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 2,910m²) 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 900m²) 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 32 Key Site 35 – Lands required for embellishment and dedication to Council

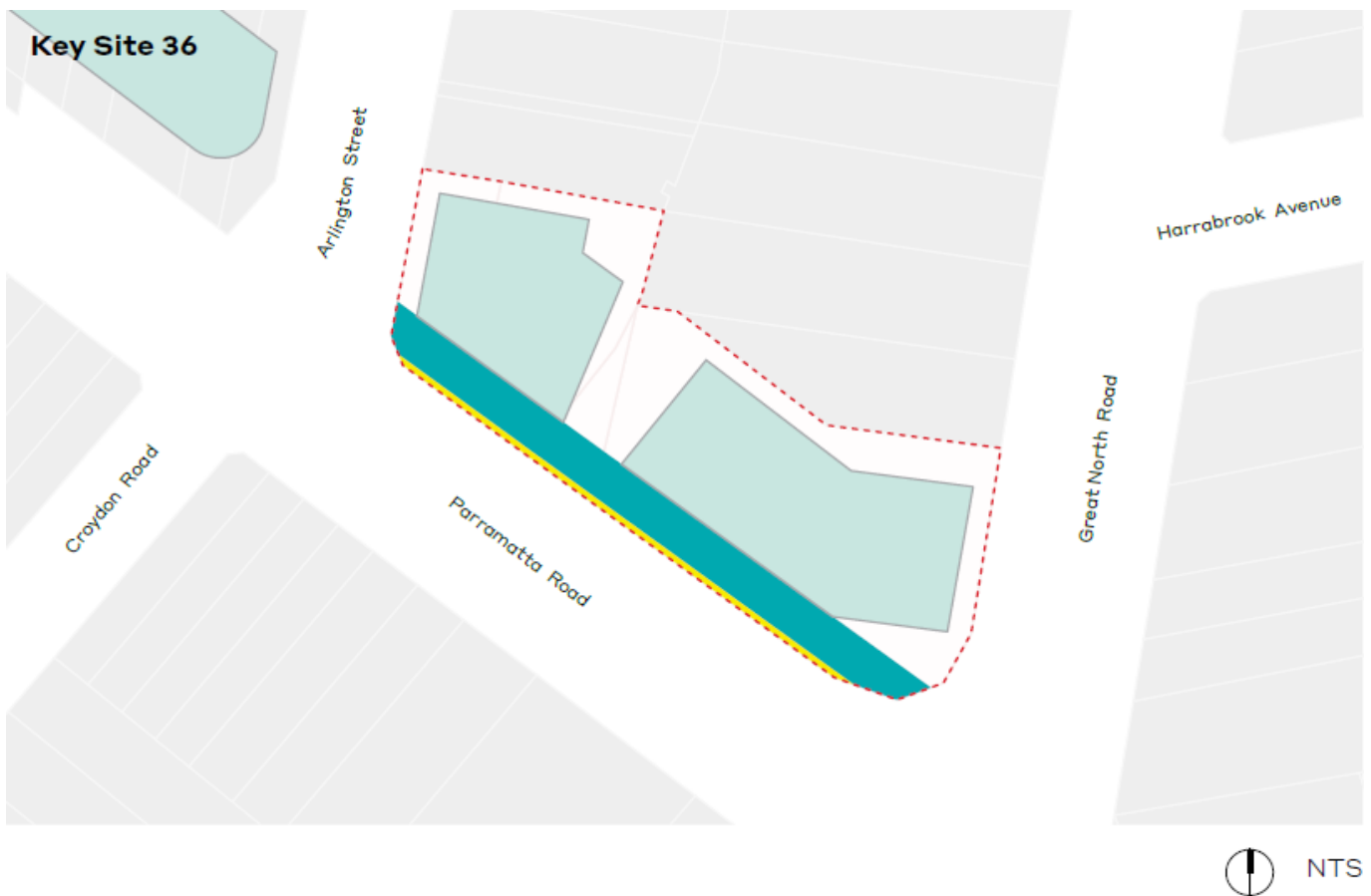
Key Site 36

Key Site 36 is located at 3-11 Parramatta Road, Five Dock with an approximate size of 2,941m². The following provisions of the Canada Bay LEP 2013 apply to the site

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 16 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.5:1

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 0.8m) 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.



Land for community infrastructure for Key Site 36 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 455623 Lot 1 DP 656107 Lot 1 DP 34462

Figure 33 *Key Site 36 – Lands required for embellishment and dedication to Council*

Key Site 37

Key Site 37 is located at 13-23 Parramatta Road, Five Dock with an approximate size of 2,839m². The following provisions of the Canada Bay LEP 2013 apply to the site

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 16 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.4:1

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 0.8m) 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.



Land for community infrastructure for Key Site 37 apply to the following lots, sections, deposited plans and strata plans descriptions:

- | | | | |
|-----------------|-----------------|-------------------|-----------------|
| Lot 1 DP 456371 | Lot 2 DP 456371 | Lot 3 DP 456371 | Lot 4 DP 456371 |
| Lot 5 DP 456371 | Lot 1 DP 130654 | Lot 253 DP 656108 | |

Figure 34 Key Site 37 – Lands required for embellishment and dedication to Council

Key Site 38

Key Site 38 is located at 25-33 Parramatta Road, 2-4 Lavender Street and 1 York Avenue Five Dock with an approximate size of 4,013m². The following provisions of the Canada Bay LEP 2013 apply to the site

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 16 metres
- Base floor space ratio – 1.0:1
- Community infrastructure floor space ratio – 1.5:1

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 1.1m) 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.



LEGEND

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|----------------------|--|
| 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 | |
| Proposed Built Form | |

Land for community infrastructure for Key Site 38 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot A DP 360991

Lot B DP 360991

Lot 3 DP 666399

Lot 1 DP 456370

Lot 1 DP 780252

Figure 35 Key Site 38 – Lands required for embellishment and dedication to Council

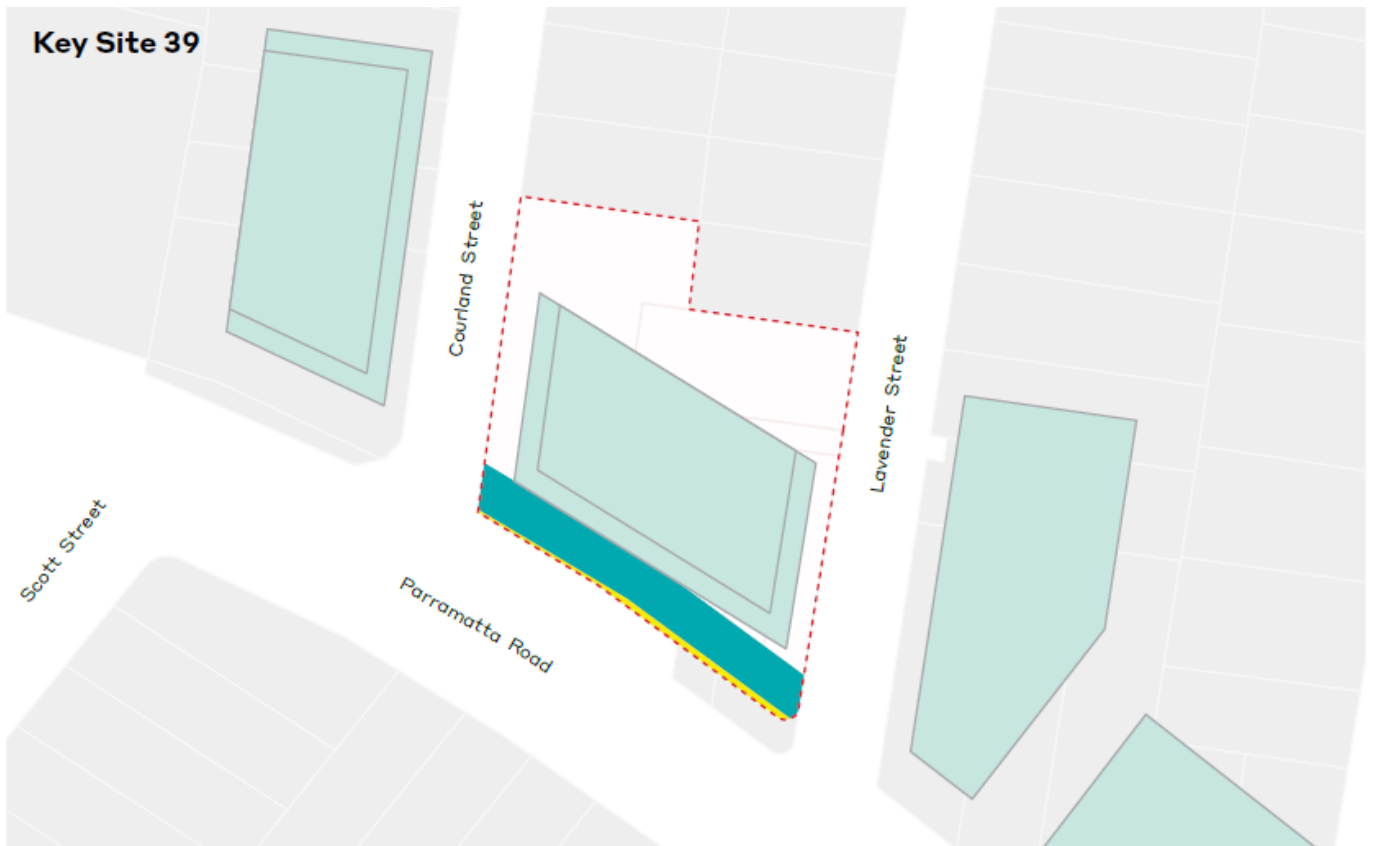
Key Site 39

Key Site 39 is located at 35-39 Parramatta Road, and 1 Lavender Street Five Dock with an approximate size of 2,391m². 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 – 1.6:1

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 1.1m) 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.



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 | |
| Proposed Built Form | |

Land for community infrastructure for Key Site 39 apply to the following lots, sections, deposited plans and strata plans descriptions:

- Lot 2 DP 456369 Lot 3 DP 456369 Lot 100 DP 1069219

Figure 36 *Key Site 39 – Lands required for embellishment and dedication to Council*

Key Site 40

Key Site 40 is located at 49 Parramatta Road and 5-9 Courland Street, Five Dock with an approximate size of 2,048m². The following provisions of the Canada Bay LEP 2013 apply to the site

- Base maximum building height – part 12 metres, part 8.5 metres
- Community infrastructure maximum building height – 19 metres
- Base floor space ratio – part 1.0:1, part 0.5:1.
- 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 0.8m) 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.



Land for community infrastructure for Key Site 40 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 668750

Figure 37 Key Site 40 – Lands required for embellishment and dedication to Council

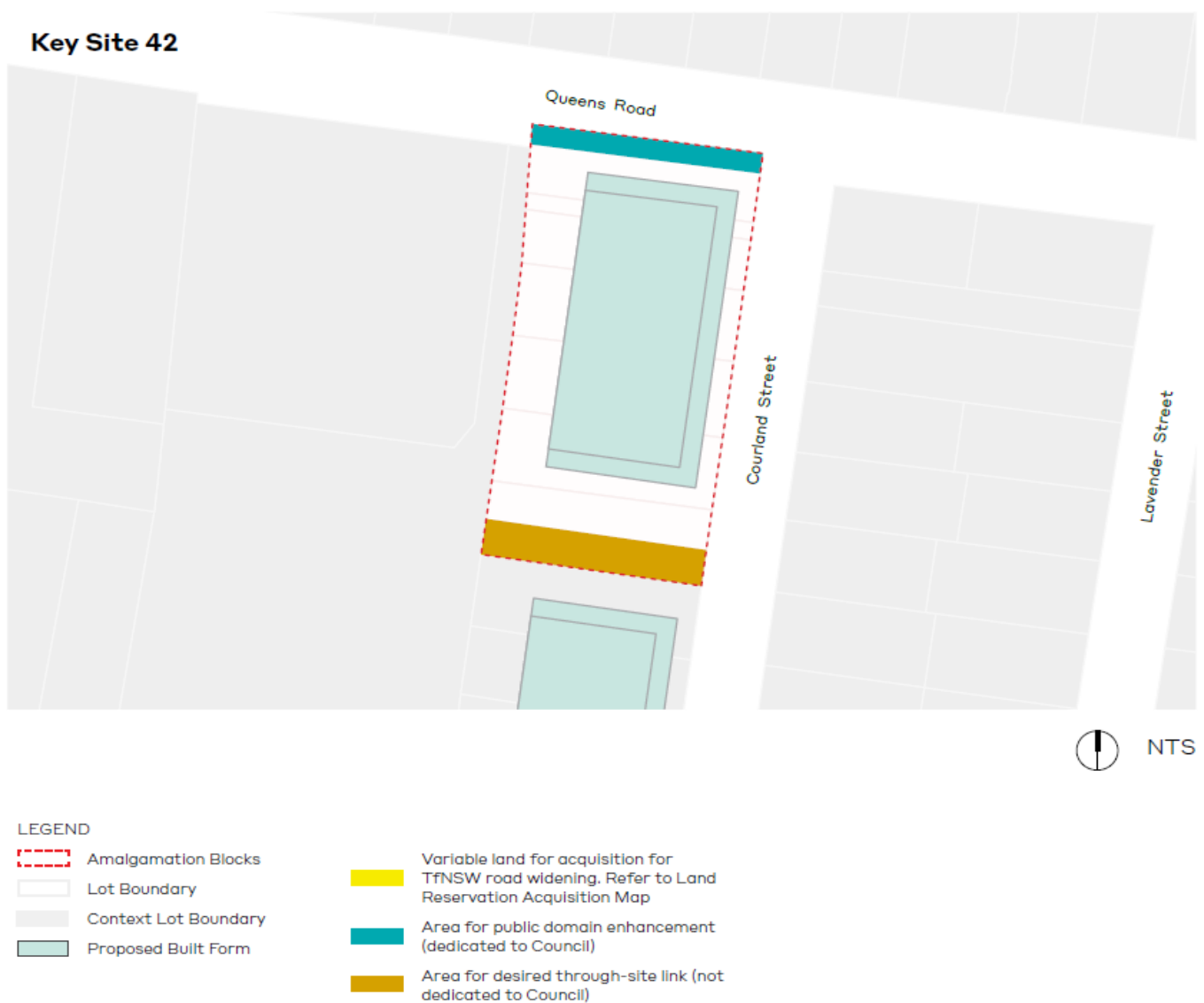
Key Site 42

Key Site 42 is located at 19-29 Courland Street, Five Dock with an approximate size of 2,576m². 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 – 18 metres
- Base floor space ratio – 0.5:1.
- Community infrastructure floor space ratio – 1.5:1

Community infrastructure will include:

- Public domain enhancements (minimum width of 3.4m) on Queens Road inclusive of landscaping and green verges 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 Courland Street to Key Site 35 (minimum width of 6m). Finishes and treatment are to be contiguous.



Land for community infrastructure for Key Site 42 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 7, Section 1 DP 1286 Lot 12 DP 665711

Figure 38 Key Site 42 – Lands required for embellishment and dedication to Council

Key Site 43

Key Site 43 is located at 225-271 Parramatta Road, 1-5 Walker Street and 2-6 Taylor Street, Five Dock with an approximate size of 5,547m². The following provisions of the Canada Bay LEP 2013 apply to the site

- Base maximum building height – part 12 metres and part 8.5 metres
- Community infrastructure maximum building height – 22 metres
- Base floor space ratio – part 1.0:1 and part 0.5:1.
- Community infrastructure floor space ratio – 2:0:1

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 0.5m) 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.



LEGEND

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|----------------------|--|
| 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 | |
| Proposed Built Form | |

Land for community infrastructure for Key Site 43 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 60-64 DP 1281397 Lot 44-45 DP 1281396

Figure 39 Key Site 43 – Lands required for embellishment and dedication to Council

Key Site 44

Key Site 44 is located at 7-11 Walker Street and 8-18 Taylor Street and 131-135 Queens Road, Five Dock with an approximate size of 5,820m². 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 – 21 metres
- Base floor space ratio –0.5:1.
- Community infrastructure floor space ratio – 1.9:1

Community infrastructure will include:

- A desired through-site link connecting Walker Street to Taylor Street (minimum width of 6m). Finishes and treatment are to be contiguous.



LEGEND

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|  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 44 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 15 DP 12158

Lot 26 DP 21158

Figure 40 Key Site 44 – Lands required for embellishment and dedication to Council

Key Site 45

Key Site 45 is located at 277-283 Parramatta Road and 1-7 Taylor Street, Five Dock with an approximate size of 3,246m². The following provisions of the Canada Bay LEP 2013 apply to the site

- Base maximum building height –part 12 metres and part 8.5 metres
- Community infrastructure maximum building height – 22 metres
- Base floor space ratio – part 1.0:1 and part 0.5:1
- Community infrastructure floor space ratio – 1.9:1

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.



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 45 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 40-43 DP 1281396

Figure 41 Key Site 45 – Lands required for embellishment and dedication to Council

Key Site 47

Key Site 47 is located at 1-9 Burton Street 3B-11 Loftus Street and 10-12 Gipps Street, Concord with an approximate size of 9,941m². 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 – 40 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 2.4:1

Community infrastructure will include:

- Public open space connecting the new extension of Moreton Street to Key Site 50. The green open space will support a linear park which will include turned areas for informal activities and passive recreation in addition to shared path connections and small gardens which incorporate water sensitive urban design.
- Part of a new road corridor (minimum width 19.3m). This will involve road pavement, footpaths, kerb and guttering, stormwater, kerbside trees, and landscaping. It will support an extension of road from Loftus Street through Key Site 50 to Moreton Street



Land for community infrastructure for Key Site 47 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 5-6 DP 14112

Lot 1-2 DP 301407

Figure 42 Key Site 47 – Lands required for embellishment and dedication to Council

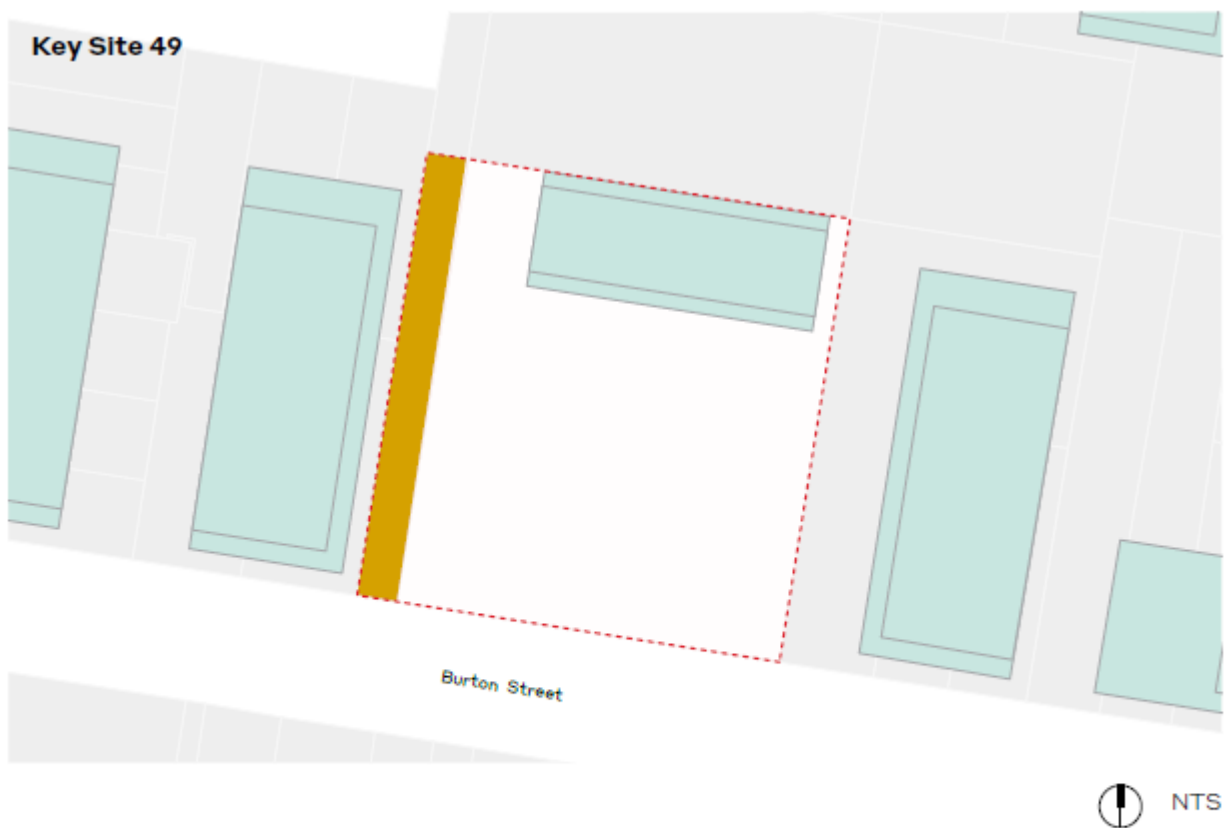
Key Site 49

Key Site 49 is located at 17-19 Burton Street, Concord with an approximate size of 4,622m². 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 – 9 metres
- Base floor space ratio – 0.5:1.
- Community infrastructure floor space ratio – 0.7:1

Community infrastructure will include:

- A desired through-site link connecting the new extension of Moreton Street to Burton Street (minimum width of 6m). Finishes and treatment are to be contiguous.



LEGEND

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

Land for community infrastructure for Key Site 49 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 2 DP 538607

Figure 43 Key Site 49 – Lands required for embellishment and dedication to Council

Key Site 50

Key Site 50 is located at 14-24 Gipps Street and 1 Moreton Street, Concord with an approximate size of 12,098m². 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 – 40 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 2.4:1

Community infrastructure will include:

- Public open space connecting the Moreton Street to Key Site 47. The green open space will support a linear park which will include turfed areas for informal activities and passive recreation in addition to shared path connections and small gardens which incorporate water sensitive urban design.
- Part of a new road corridor (minimum width 19.3m). This will involve road pavement, footpaths, kerb and guttering, stormwater, kerbside trees, and landscaping. It will support an extension of road from Moreton Street through Key Site 47 to Loftus Street.
- One new Through Link extending to Gipps Street and part of a Through Link extending to Burton Street. Both the new Through Link and part of the Through Link are required to have a minimum width of 6m.



LEGEND

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

Land for community infrastructure for Key Site 50 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 102 DP 617234 Lot 1 DP 527021 Lot 3 DP 538607 Lot 1 DP 538607 Lot 16 DP 123546

Figure 44 Key Site 50 – Lands required for embellishment and dedication to Council

Key Site 54

Key Site 54 is located at 26-32 Burwood Road, Concord with an approximate size of 3,455m². 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 – 21.5 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.6:1

Community infrastructure will include:

- A desired through-site link connecting Burwood Road to Lansdowne Street through Key Site 57 (minimum width of 6m). Finishes and treatment are to be contiguous.



Land for community infrastructure for Key Site 54 apply to the following lots, sections, deposited plans and strata plans descriptions:
Lot Z DP 163687

Figure 45 Key Site 54 – Lands required for embellishment and dedication to Council

Key Site 57

Key Site 57 is located at 7-13 Lansdowne Street, Concord with an approximate size of 2,858m². 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 – 21.5 metres
- Base floor space ratio –0.5:1
- Community infrastructure floor space ratio – 1.9:1

Community infrastructure will include:

- A desired through-site link connecting the Burwood Road to Lansdowne Street through Key Site 57 (minimum width of 6m). Finishes and treatment are to be contiguous.



LEGEND

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

Land for community infrastructure for Key Site 57 apply to the following lots, sections, deposited plans and strata plans descriptions:
Lot 7 Section 1 DP 8045

Figure 46 Key Site 57 – Lands required for embellishment and dedication to Council

Key Site 60

Key Site 60 is located at 10-16 Lansdowne Street, Concord with an approximate size of 3,024m². 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 – 21.5 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 2.0:1

Community infrastructure will include:

- A desired through-site link connecting Lansdowne Street to Broughton Street through Key Site 64 (minimum width of 6m). Finishes and treatment are to be contiguous.



LEGEND

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|--|---|
|  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 60 apply to the following lots, sections, deposited plans and strata plans descriptions:
Lot 8 Section 2 DP 8045

Figure 47 Key Site 60 – Lands required for embellishment and dedication to Council

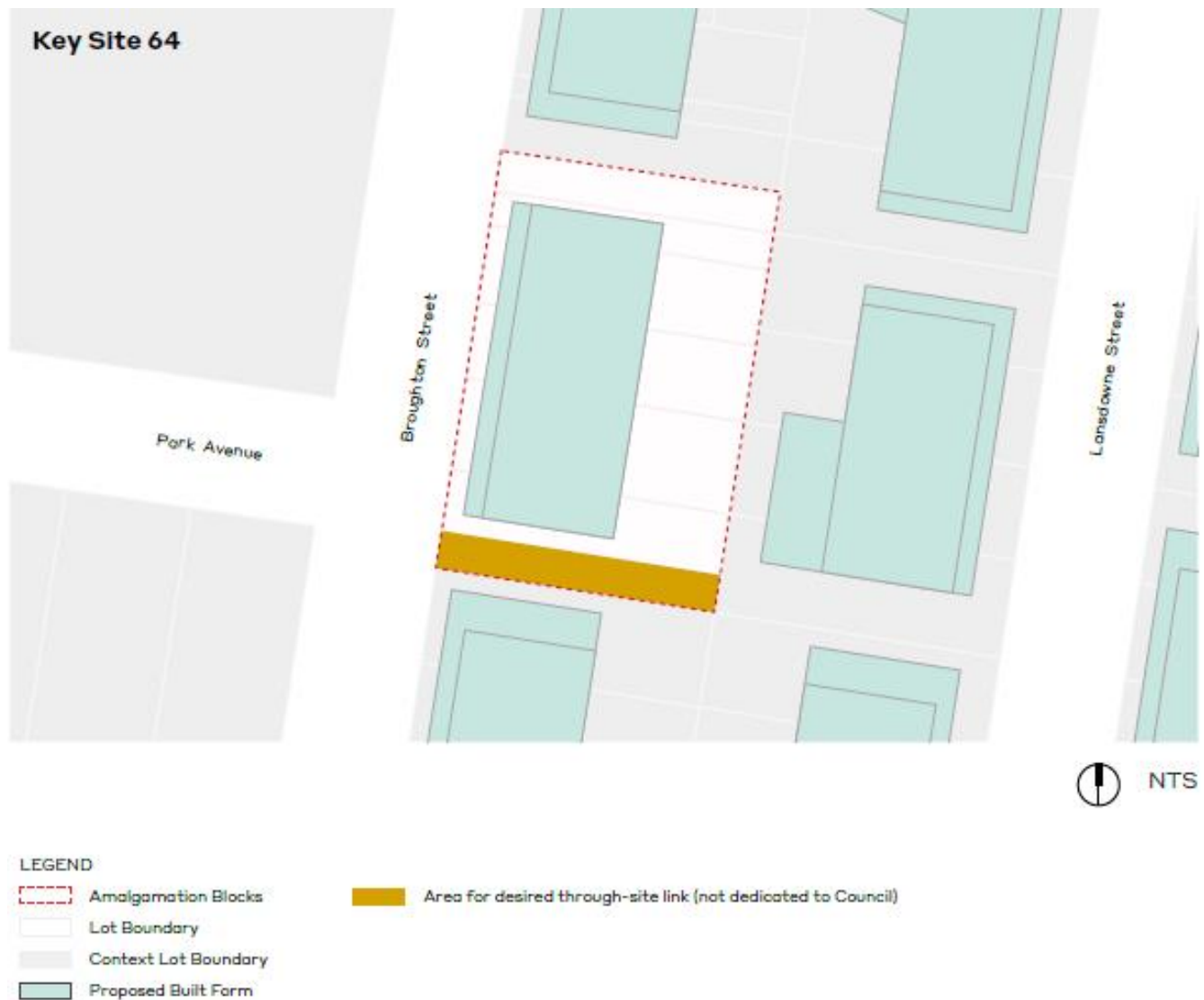
Key Site 64

Key Site 64 is located at 13- 21 Broughton Street, Concord with an approximate size of 2,936m². 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 – 21.5 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.9:1

Community infrastructure will include:

- A desired through-site link connecting Lansdowne Street to Broughton Street through Key Site 60 (minimum width of 6m). Finishes and treatment are to be contiguous.



Land for community infrastructure for Key Site 64 apply to the following lots, sections, deposited plans and strata plans descriptions:
Lot 24 Section 2 DP 8045

Figure 48 Key Site 64 – Lands required for embellishment and dedication to Council

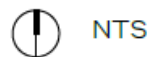
Key Site 68

Key Site 68 is located at 59-67 Burwood Road and 2-6 Stanley Street, Concord with an approximate size of 4,836m². 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 – 21.5 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- A desired through-site link connecting Burwood Street to Cintra Park (minimum width of 6m). Finishes and treatment are to be contiguous.



LEGEND

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|  | 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 68 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot A DP 349749

Figure 49 Key Site 68 – Lands required for embellishment and dedication to Council

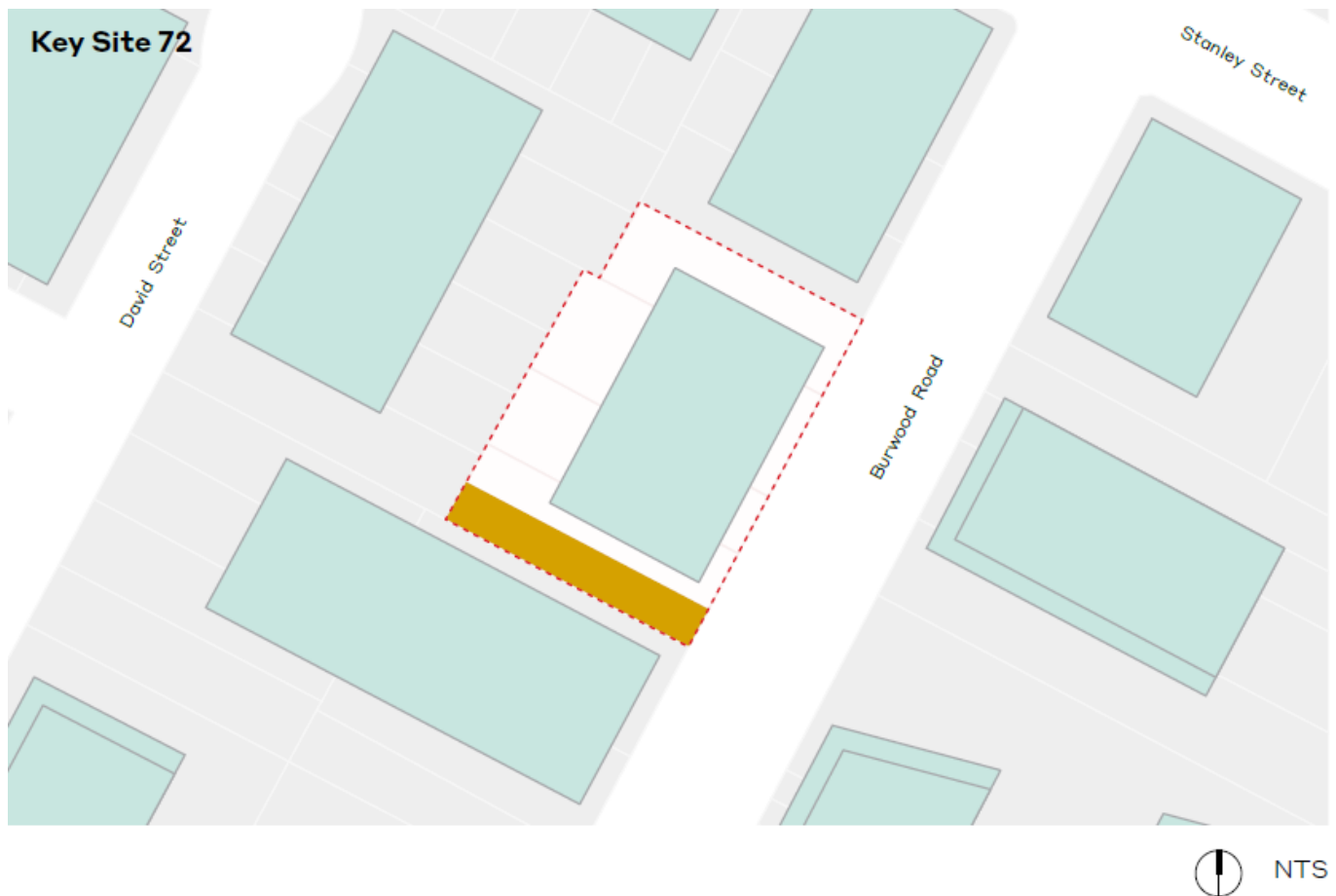
Key Site 72

Key Site 72 is located at 54-58 Burwood Road, Concord with an approximate size of 2,002m². 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 – 15.5 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- A desired through-site link connecting Burwood Road to David Street through Key Site 75 (minimum width of 6m). Finishes and treatment are to be contiguous.



LEGEND

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|--|---|
|  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 72 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 986590

Figure 50 Key Site 72 – Lands required for embellishment and dedication to Council

Key Site 75

Key Site 75 is located at 11-21 David Street, Concord with an approximate size of 2,800m². 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 – 15.5 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.3:1

Community infrastructure will include:

- A desired through-site link connecting Burwood Road to David Street through Key Site 72 (minimum width of 6m). Finishes and treatment are to be contiguous.



NTS

LEGEND

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

Land for community infrastructure for Key Site 75 apply to the following lots, sections, deposited plans and strata plans descriptions:
Lot 11 DP 825971

Figure 51 Key Site 75 – Lands required for embellishment and dedication to Council

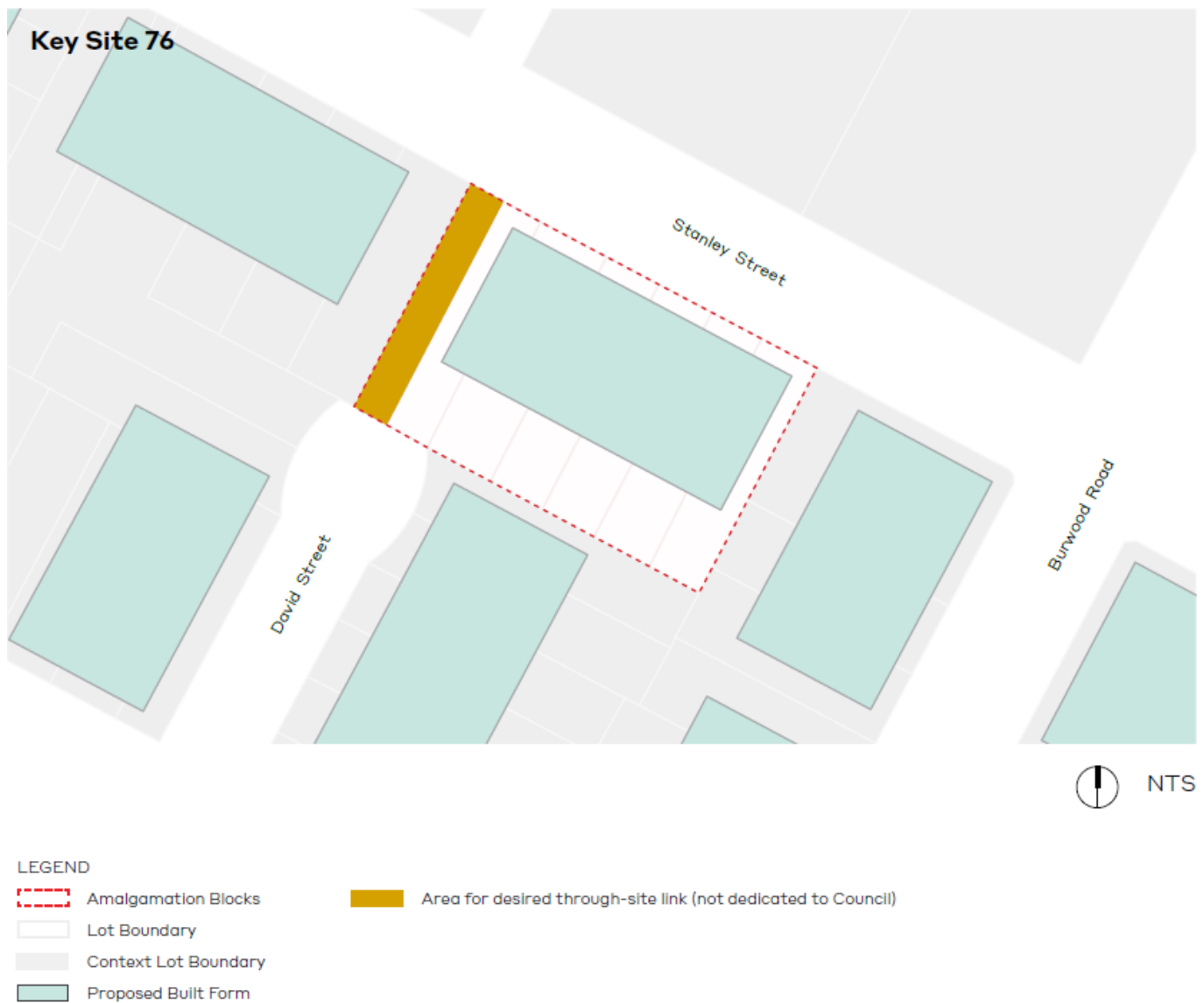
Key Site 76

Key Site 76 is located at 8-12 Stanley Street, Concord with an approximate size of 2,485m². 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 – 15.5 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 1.4:1

Community infrastructure will include:

- A desired through-site link connecting Stanley Street to David Street (minimum width of 6m). Finishes and treatment are to be contiguous.



Land for community infrastructure for Key Site 76 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 7 DP 900454

Figure 52 Key Site 76 – Lands required for embellishment and dedication to Council

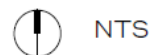
Key Site 85

Key Site 85 is located at 8-8A Ada Street and 65-69 Parramatta Road, Concord with an approximate size of 1,976m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – part 8.5 metres and part 12 metres
- Community infrastructure maximum building height – 17 metres
- Base floor space ratio – part 0.5:1 and part 1:1
- Community infrastructure floor space ratio – 1.1:1

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) 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.



LEGEND

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| 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 | |
| Proposed Built Form | |

Land for community infrastructure for Key Site 85 apply to the following lots, sections, deposited plans and strata plans descriptions:
Lot 62-64 DP 1219960

Figure 53 Key Site 85 – Lands required for embellishment and dedication to Council

Key Site 86

Key Site 85 is located at 10-12 Ada Street, 3-7 Melbourne Street and 71-75 Parramatta Road, Concord with an approximate size of 4,210m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – part 8.5 metres and part 12 metres
- Community infrastructure maximum building height – 22.5 metres
- Base floor space ratio –part 0.5:1 and part 1:1
- 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 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.



LEGEND

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|  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 | |
|  Proposed Built Form | |

Land for community infrastructure for Key Site 86 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot A DP 1219960 Lot A DP 76089

Figure 54 *Key Site 86 – Lands required for embellishment and dedication to Council*

Key Site 87

Key Site 87 is located at 14-16 Ada Street, 2-6 Melbourne Street and 77-79 Parramatta Road, Concord with an approximate size of 4,117m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – part 8.5 metres and part 12 metres
- Community infrastructure maximum building height – 22.5 metres
- Base floor space ratio –part 0.5:1 and part 1:1
- Community infrastructure floor space ratio – 2:1

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 1.1m) 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.



Land for community infrastructure for Key Site 87 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot D DP 3690093 Lot 4 DP 544628

Figure 55 Key Site 87 – Lands required for embellishment and dedication to Council

Key Site 88

Key Site 88 is located at 18-24 Ada Street and 83-89 Parramatta Road, Concord with an approximate size of 4,445m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – part 8.5 metres and part 12 metres
- Community infrastructure maximum building height – 22.5 metres
- Base floor space ratio – part 0.5:1 and part 1:1
- Community infrastructure floor space ratio – 1.9:1

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 1.1m) 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.



Land for community infrastructure for Key Site 88 apply to the following lots, sections, deposited plans and strata plans descriptions:
Lot 100 DP 1215908

Figure 56 Key Site 88 – Lands required for embellishment and dedication to Council

Key Site 89

Key Site 89 is located at 2-4 Coles Street and 91-99 Parramatta Road, Concord with an approximate size of 5,059m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height –12 metres
- Community infrastructure maximum building height – 22.5 metres
- Base floor space ratio – 2:1
- Community infrastructure floor space ratio – 1.9:1

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 2m) 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.



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	
Proposed Built Form	

Land for community infrastructure for Key Site 89 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 200 DP 1301058 Lot C DP 344937

Figure 57 Key Site 89 – Lands required for embellishment and dedication to Council

Key Site 90

Key Site 90 is located at 26 Ada Street and 111 Parramatta Road, Concord with an approximate size of 3,807m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – part 8.5 metres and part 12 metres
- Community infrastructure maximum building height – 22.5 metres
- Base floor space ratio – part 0.5:1 and part 2:1
- Community infrastructure floor space ratio – 1.9:1

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 1.2m) 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.



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	
 Proposed Built Form	

Land for community infrastructure for Key Site 90 apply to the following lots, sections, deposited plans and strata plans descriptions:
Lot 10 DP 746453

Figure 58 Key Site 90 – Lands required for embellishment and dedication to Council

Key Site 91

Key Site 91 is located at 115-127 Parramatta Road, 2-6 Lloyd George Avenue and 34-36 Ada Street, Concord with an approximate size of 3,015m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – part 8.5 metres and part 12 metres
- Community infrastructure maximum building height – 22.5 metres
- Base floor space ratio – part 0.5:1 and part 2:1
- Community infrastructure floor space ratio – 2.4:1

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 0.7m) 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.



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	
 Proposed Built Form	

Land for community infrastructure for Key Site 91 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 165423 Lot 1 DP 584798 Lot A DP 960968 Lot A DP 377937 Lot B DP 377937

Figure 59 Key Site 91 – Lands required for embellishment and dedication to Council

Key Site 92

Key Site 92 is located at 129 Parramatta Street, Concord with an approximate size of 558m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height –12 metres
- Community infrastructure maximum building height – 22.5 metres
- Base floor space ratio – 2:1
- Community infrastructure floor space ratio – 3.2:1

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 0.7m) 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.



LEGEND

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|----------------------|--|
| 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 | |
| Proposed Built Form | |

Land for community infrastructure for Key Site 92 apply to the following lots, sections, deposited plans and strata plans descriptions:
SP 95382

Figure 60 Key Site 92 – Lands required for embellishment and dedication to Council

Key Site 93

Key Site 93 is located at 34-40 Ada Street, Concord with an approximate size of 1,065m². 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 – 9 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 0.7:1

Community infrastructure will include:

- Part of a new road corridor (angled corner minimum of 5m x 5m). This will involve road pavement, footpaths, kerb and guttering, and stormwater. It will support truck-turning from a new laneway connecting Ada Lane to Ada Street through Key Site 95.



LEGEND

Amalgamation Blocks	Area for new road (dedicated to Council)
Lot Boundary	
Context Lot Boundary	
Proposed Built Form	

Land for community infrastructure for Key Site 93 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 9605709

Figure 61 Key Site 93 – Lands required for embellishment and dedication to Council

Key Site 94

Key Site 94 is located at 133A-141 Parramatta Road, Concord with an approximate size of 1,626m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height – 12 metres
- Community infrastructure maximum building height – 19.5 metres
- Base floor space ratio – 2:1
- Community infrastructure floor space ratio – 1.9:1

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 0.7m) 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.



Land for community infrastructure for Key Site 94 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot B DP 410936	Lot 35 DP 12739	Lot X DP 413929	Lot Y DP 413929	Lot C DP 18613
Lot D DP 18613	Lot E DP 18613	SP 42323	Lot G 18613	Lot H DP 18613

Figure 62 Key Site 94 – Lands required for embellishment and dedication to Council

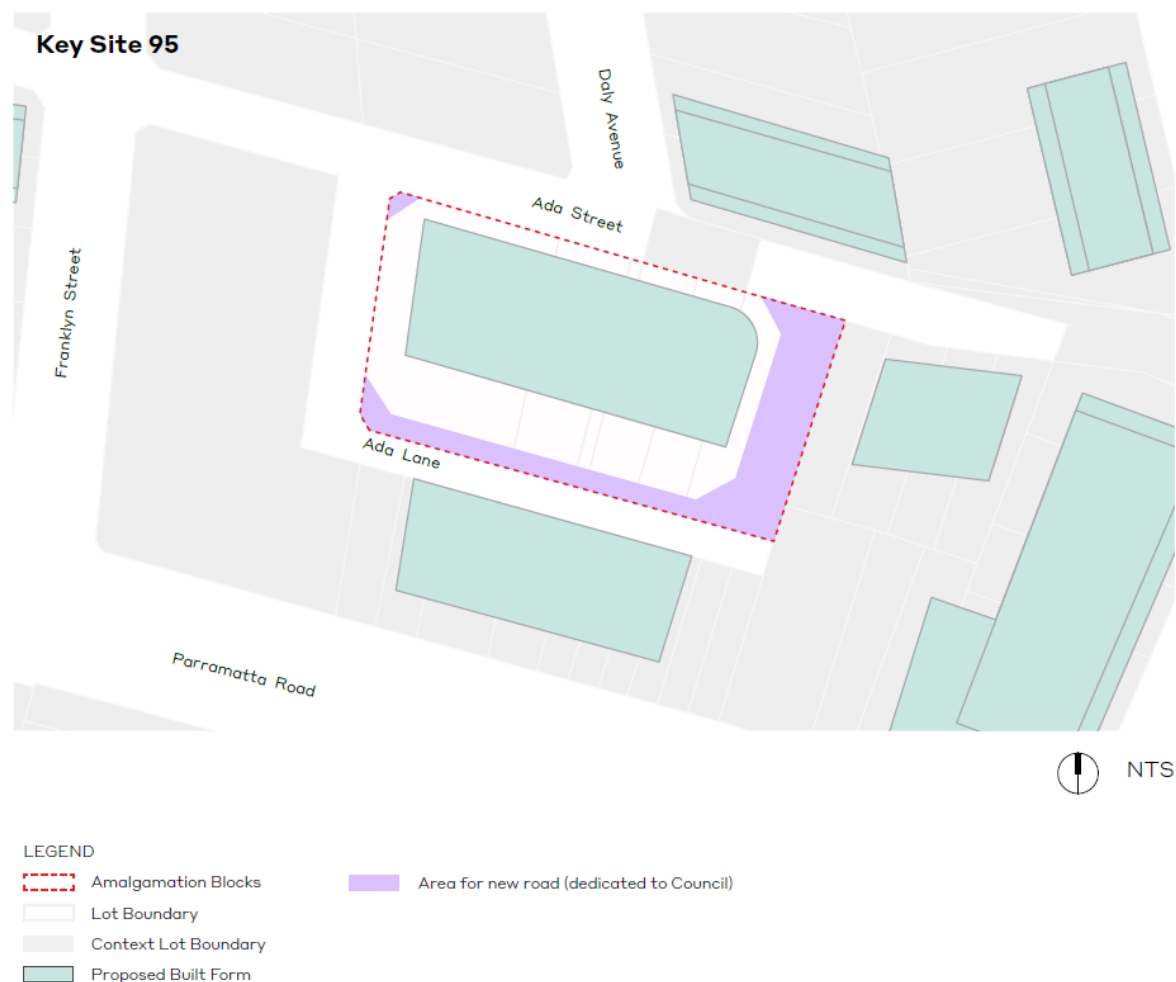
Key Site 95

Key Site 95 is located at 44-54 Ada Street, Concord with an approximate size of 2,769m². 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 – 18 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 2.1:1

Community infrastructure will include:

- Wider road corridor on Ada Lane (minimum width of 3.2m) inclusive of road pavement, footpaths, kerb and guttering, stormwater. This will support truck access and pedestrian safety.
- New road corridor connecting Ada Lane to Ada Street (minimum width 9m). This will involve road pavement, footpaths, kerb and guttering, and stormwater. It will support the wider road corridor on Ada Lane.
- New road (4 x angled corners minimum of 5m x 5m). This will involve road pavement, footpaths, kerb and guttering and stormwater. These will support truck-turning from extended road link.



Land for community infrastructure for Key Site 95 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 1 DP 1130197	Lot 30 DP 12739	Lot 1 DP 1126101
Lot 1 DP 871929	Lot 2 DP 871929	Lot B DP 18613

Figure 63 Key Site 95 – Lands required for embellishment and dedication to Council

Key Site 96

Key Site 96 is located at 143-147 Parramatta Road, Concord with an approximate size of 2,453m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height –18 metres
- Community infrastructure maximum building height – 19.5 metres
- Base floor space ratio – 1.35:1
- Community infrastructure floor space ratio – 2.3:1

Community infrastructure will include:

- New road (angled corner minimum of 5m x 5m). This will involve road pavement, footpaths, kerb and guttering, and stormwater. It will support truck-turning from Ada Lane.
- 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 0.7m) 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.



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 96 apply to the following lots, sections, deposited plans and strata plans descriptions:

SP 72131

Figure 64 Key Site 96 – Lands required for embellishment and dedication to Council

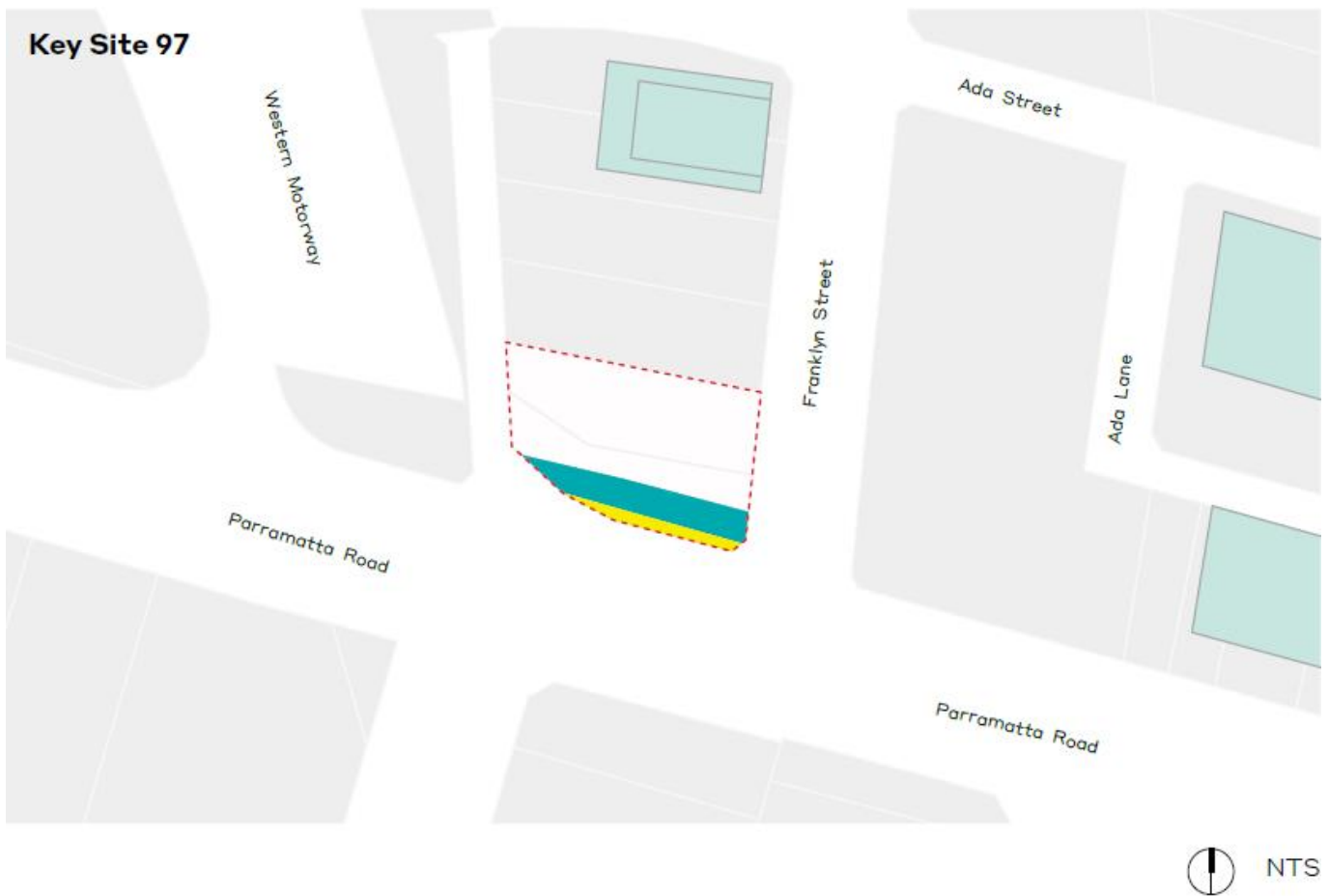
Key Site 97

Key Site 97 is located at 149 Parramatta Road and 4 Franklyn Street, Concord with an approximate size of 741m². The following provisions of the Canada Bay LEP 2013 apply to the site:

- Base maximum building height –12 metres
- Community infrastructure maximum building height – 12 metres
- Base floor space ratio – 1:1
- Community infrastructure floor space ratio – 1.5:1

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 0.7m) 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.



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 97 apply to the following lots, sections, deposited plans and strata plans descriptions:
Lot 152 DP 1149617

Figure 65 Key Site 97 – Lands required for embellishment and dedication to Council

Key Site 98

Key Site 98 is located at 5 Ada Street and 53-57 Burton Street, Concord with an approximate size of 1,950m². 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 – 9 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 0.7:1

Community infrastructure will include:

- One pedestrian link (minimum width of 12m in width) required to be dedicated to Council and will contribute to essential pedestrian and cyclist movements. It will connect Burton Street to John Street through Key Site 99.



LEGEND

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|  Amalgamation Blocks |  Area for through-site link (dedicated to Council) |
|  Lot Boundary | |
|  Context Lot Boundary | |
|  Proposed Built Form | |

Land for community infrastructure for Key Site 98 apply to the following lots, sections, deposited plans and strata plans descriptions:

Lot 250 DP 1281185 Lot 260 DP 1281186

Figure 66 Key Site 98 – Lands required for embellishment and dedication to Council

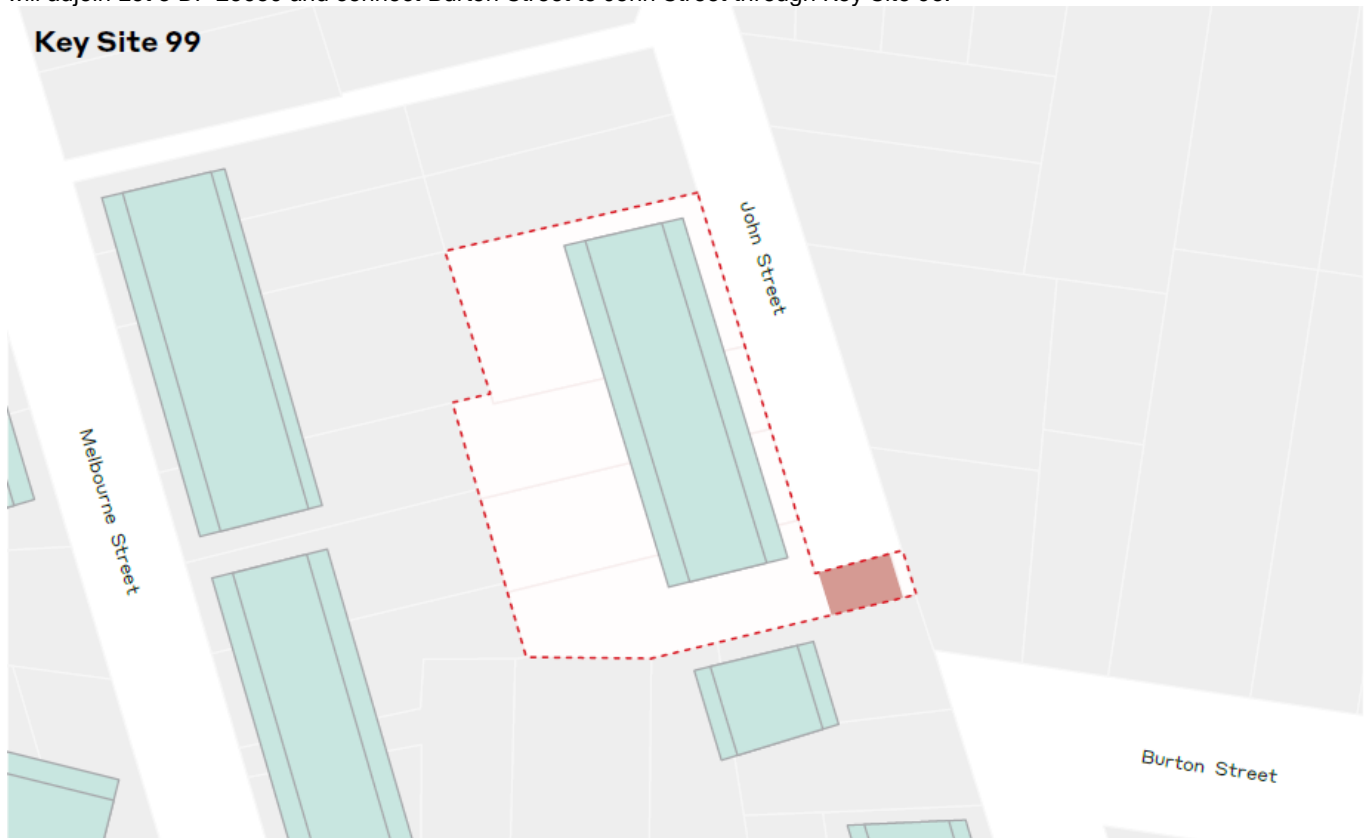
Key Site 99

Key Site 98 is located at 2-10 John Street, Concord with an approximate size of 2,473m². 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 – 9 metres
- Base floor space ratio – 0.5:1
- Community infrastructure floor space ratio – 0.7:1

Community infrastructure will include:

- One pedestrian link (minimum width of 10.3m in width) that will contribute to essential pedestrian and cyclist movements. It will adjoin Lot 8 DP 25630 and connect Burton Street to John Street through Key Site 98.



LEGEND

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|  Amalgamation Blocks |  Area for through-site link (dedicated to Council) |
|  Lot Boundary | |
|  Context Lot Boundary | |
|  Proposed Built Form | |

Land for community infrastructure for Key Site 99 apply to the following lots, sections, deposited plans and strata plans descriptions:
Lot 214 DP 1281182

Figure 67 Key Site 99 – Lands required for embellishment and dedication to Council