



# URBAN DESIGN ASSESSMENT

DRURY SOUTH INDUSTRIAL PRECINCT AMENDMENTS

DECEMBER 2019

# B&A

Urban & Environmental

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## 1.0 EXECUTIVE SUMMARY

Drury South Limited is applying to Auckland Council for a Plan Change to the Auckland Unitary Plan to amend the precinct provisions and the underlying zoning of part of the Drury South Industrial Precinct. The requested amendments largely relate to Sub-Precinct C (Commercial Services) and a proposed change of zoning from Business-Light Industry to Business-Mixed Use within that sub-precinct.

This report provides an urban design assessment of the proposed Plan Change provisions. It reaches the following key conclusions:

1. A high level of amenity would be available to potential residential use that might establish in Sub-Precinct C due to:
  - the significant amenity benefit of the adjoining Hingaia Stream open space corridor;
  - access to the bike and pedestrian circulation paths required in the area;
  - the extent of discretion afforded to Council to achieve high quality buildings through a restricted discretionary activity consent process;
  - the range of services likely available to residents enabled by Business-Mixed Use zoning; and
  - an improved streetscape environment along Maketu Road due to the requested change in zoning of a block of Business-Heavy Industry zoned land, opposite Sub-Precinct C on Maketu Road, to Business-Light Industry.
2. Potential adverse visual effects on streetscapes and on adjoining activities that might establish in Sub-Precinct C from trade suppliers, garden centres, motor vehicle sales yards, marine retail businesses and a single large supermarket greater than 2,000m<sup>2</sup> gross floor area, which are proposed to have permitted activity status in the Sub-Precinct, are appropriately managed by:
  - the restricted discretionary activity status for new buildings in the Business-Mixed Use zone, which provides the Council with discretion on building design and site layout; and
  - a proposed assessment criterion that focuses on addressing amenity conditions along side and rear yard boundaries between these uses and the range of other uses Business-Mixed Use zoning enables, in addition to streetscape interfaces.
3. The requested changes in underlying zonings to Sub-Precinct C and the adjacent block of Sub-Precinct E land would result in overall positive benefits to the visual quality of adjoining streets, including Avenue Road and Maketu Road, by (variously)

the discretion on design matters restricted to Council for new buildings and the nature of the uses that are enabled in those zones.

4. The quantum of any additional shading or dominance effects on the open space corridor adjoining Sub-Precinct C from the proposed 5m increase in permitted height in that Sub-Precinct would be very low. This is due to:
  - The likely separation distance between buildings within the Sub-Precinct and the open space resulting from the requirement for a publicly accessible pedestrian, cycle and potential vehicle connection along the western side of the Sub-Precinct; and
  - The constraining effects of the 2m + 45 degree Height in Relation to Boundary standard that applies from the zone boundary, which would push building bulk at upper levels away from the open space.
5. The Plan Change would result in improved amenity outcomes for the adjoining Drury South Residential Precinct. This is due to the potential for an area of convenience activities at the southern end of Sub-Precinct C, in an accessible location close to a potential connection to Sub-Precinct C, and views across to the western frontage of Sub-Precinct C likely being of a higher quality, due the restricted discretionary status of new buildings in the Business-Mixed Use zone.

Overall, I support the urban design outcomes that would likely result from development consented under the Plan Change provisions.

## 2.0 INTRODUCTION

### 2.1 BACKGROUND

This report provides an urban design assessment of a Plan Change application by Drury South Limited (DSL).

The Proposed Plan Change seeks changes to the Auckland Unitary Plan's Drury South Industrial Precinct. The requested amendments largely relate to Sub-Precinct C (Commercial Services). It is proposed to change the underlying zoning of this Sub-Precinct from Business-Light Industry to Business-Mixed Use. It is also proposed to change the zoning of a block of Business-Heavy Industry zoned land within Sub-Precinct E, adjacent to Sub-Precinct C, to Business-Light Industry. A number of other consequential changes are proposed.

In undertaking my assessment, I have reviewed the following reports:

- Landscape and Visual Effects Assessment by Bridget Gilbert Landscape Architecture Ltd;
- Transport Assessment by Beca Ltd;
- Economic Assessment by M.E Consulting; and
- Acoustic memo by Marshall Day Acoustics.

I confirm that I have visited the site and the surrounding area.

My assessment should be read alongside the 'Urban Design Analysis' which forms Appendix 1 to this report. This Analysis, authored by Warren and Mahoney Architects and Barker and Associates Ltd, includes graphic, diagrammatic, mapping and photographic information on the Plan Change area.

### 2.2 REPORT SCOPE AND BRIEF

The brief for my assessment is to consider built environment and amenity aspects of the proposed Plan Change as it relates to the specific characteristics of the Plan Change area and its surrounding context. In particular, it focuses on the built environment and amenity aspects of:

- a change in the underlying zoning of Sub-Precinct C to Business-Mixed Use; and
- proposed new provisions in Sub-Precinct C.

My assessment does not consider the landscape and visual effects of the proposed increase in maximum building height in Sub-Precinct C, the transport network related effects of the requested change in zoning of the Sub-Precinct, nor any effects on the

function, role or amenity of centres of the requested zoning. These aspects are considered in the expert reports of others.

### 3.0 PLAN CHANGE AREA

DSL is the landowner of approximately 361ha of land bounded by State Highway 1 ('SH1') in the west, the Drury Quarry in the east, Fitzgerald Road in the north and Ararimu Road in the south.

The Hingaia Stream passes through the area. The foothills of the Hunua Ranges are to the east and south-east, providing a visual backdrop to the area. The Drury South Residential Precinct is on the western side of the stream and the Drury South Industrial Precinct is on the eastern side of the stream.

The Drury South Residential Precinct has Terrace Housing and Apartments Buildings zoning, Mixed Housing Urban zoning and Mixed Housing Suburban zoning. The Drury South Industrial Precinct has Business-Heavy Industry zoning, Business-Light Industry zoning, and Open Space-Conservation zoning.

To the north of the DSL landholding is Future Urban zoned land, which is the subject of Auckland Council's Drury-Opaheke Structure Plan. This Plan shows two primary centres: a larger centre on the eastern side of SH1, south of the existing Drury Village, and a smaller centre on the western side of SH1. Two new train stations are proposed adjoining the centres.

The area has a reasonably flat topography, with greater areas of slope adjoining the Hingaia Stream.

The focus of the Plan Change is on two blocks of land within the Drury South Industrial Precinct: a 10ha block in Sub-Precinct C (Commercial Services) with Light Industry zoning and a 20ha block in Sub-Precinct E with Heavy Industry zoning (and subsequent inclusion in Sub-Precinct A).

The main existing roads serving these blocks are Quarry Road, Maketu Road, Fitzgerald Road and Waihoehoe Road. These provide access between the Drury Quarry, Great South Road, SH1, and Drury Village and its surrounding commercial area.

The Precinct provisions require a new transport network in the area. This includes:

- a re-aligned Maketu Road.<sup>1</sup> This extends in a roughly north-south alignment between Great South Road and the Ramarama motorway

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<sup>1</sup> This new road is called 'Spine Road' in the operative Precinct provisions. I understand the new road, parts of which have been consented, has now been legally called 'Maketu Road.'

interchange in loosely the same position as parts of Quarry Road and the existing Maketu Road;

- New Quarry Access Road. This extends on an east-west alignment between the Drury Quarry and the new Maketu Road (referred to here after simply as 'Maketu Road'). It is to the south of and replaces an existing eastern arm of Quarry Road.
- Avenue Road. This is on a north-south alignment to the west of Maketu Road and is to the east of the Hingaia Stream open space corridor.

Sub-Precinct C is bordered by public open space to the west and Maketu Road to the east. That part of Sub-Precinct E which is the subject of this Plan Change is on the eastern side of Maketu Road, opposite Sub-Precinct C. The proposed Mill Road corridor is directly to the north of Sub-Precinct C.<sup>2</sup>

The Precinct provisions require the protection and ecological enhancement of Hingaia Stream, and the provision of a large area of public open space along the stream, including recreational cycle and pedestrian paths.

DSL has undertaken conceptual design work that indicates the physical and visual amenity the open space corridor will deliver. This is shown at page 15 of the Appendix 1 material.

## 4.0 PROPOSED PLAN CHANGE

The Plan Change is fully described in the Section 32 planning assessment. I summarise key elements, relevant to an urban design review, below:

- The underlying zoning of Sub-Precinct C (Commercial Services) is proposed to be amended from Business-Light Industry to Business-Mixed Use.
- Within Sub-Precinct C, it is proposed to change the activity status of particular activities from what is provided for in the Mixed Use zone. This includes:
  - Provision for trade suppliers, garden centres, motor vehicle sales and marine retail as permitted activities (discretionary in the Mixed Use zone); and
  - Provision for a single supermarket greater than 2000 m<sup>2</sup> as a restricted discretionary activity (discretionary in the Mixed Use zone).
- A height limit of 25m is sought within Sub-Precinct C, consistent with the height allowed in Sub-Precinct E (Heavy Industry).

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<sup>2</sup> This is as per the position of the corridor shown in Auckland Council's August 2019 Drury-Opaheke Structure Plan. This alignment has not yet been confirmed.

- The underlying zoning of a block of Sub-Precinct E land, opposite the Sub-Precinct C block, on the eastern side of Spine Road, is proposed to be amended from Business-Heavy Industry to Business-Light Industry.
- A proposed amendment to an assessment criterion anticipates that, provided a continuous and high amenity pedestrian and cycle connection is located along the open space corridor/park edge, an alternative location for vehicle access to Avenue Road through Sub-Precinct C may be appropriate where this is safe and efficient (I410.8.2(1)(f)(vi)).
- It is proposed to delete the Precinct requirement for a 3m deep front yard landscaping strip in front of sites 'used for an industrial purpose', with its requirement for flax planting, and rely on the standard landscaping requirements of the underlying zones.

## 5.0 URBAN DESIGN ASSESSMENT

### 5.1 OVERVIEW OF URBAN DESIGN ISSUES

In my view, within the parameters of my brief, the urban design issues that arise from the Plan Change are:

- Adequacy of amenity offered to residential use in Sub-Precinct C;
- Effect of the mixture of activities enabled in Sub-Precinct C on the amenity expectations of the Business-Mixed Use zone;
- Effect on the quality of adjoining streets;
- Shading and dominance effects on the open space system of increased height in Sub-Precinct C; and
- Amenity effects on the Drury South Residential Precinct.

These issues have been formed from a review of: the characteristics of the Plan Change area; the Plan Change provisions; and the objectives and policies of the Business-Mixed Use zone.

I assess the likely urban design outcomes from the Plan Change provisions against each of these issues below.

#### 5.1.1 Issue 1

##### ***Adequacy of amenity offered to residential use in Sub-Precinct C***

A change to Business-Mixed Use zoning for Sub-Precinct C would enable residential use as a permitted activity, which is the activity status it has in that zone. This



necessitates the assessment of amenity offered to potential residents in the Sub-Precinct.

In terms of the amenity expectations for residential uses in the Business-Mixed Use zone, there is no objective or policy within the Mixed Use zone provisions specifically on point. The most relevant is policy H13.3(20)(c), which states:

*'Promote and manage development to a standard that: ... (c) avoids significant adverse effects on residents.'*

The zone, however, does have a broader amenity expectation – that would apply to all activities in it, including residential use – in the form of objective H13.2(9):

*'Business-Mixed Use zoned areas have a high level of amenity.'*

This broader amenity imperative contrasts with the Terrace Housing and Apartment Buildings zone, for example, which sets an expectation that residential development provides quality on-site amenity.<sup>3</sup>

It is therefore relevant, in terms of the appropriateness of assessing the application of the Business-Mixed Use zone to Sub-Precinct C, to consider the broad amenity that would be offered to residential use, amongst the other activities the zone enables, and – consistent with H13.2(9) – whether a high level of amenity would be able to be provided.

The following factors are relevant to such an assessment:

- Sub-Precinct C is adjacent the Hingaia Stream and a planned large open space corridor. This corridor, which is in the Drury South Residential Precinct, adjoins the full length of the western boundary of the Sub-precinct. Residential Precinct policy 10 requires the provision of stormwater treatment ponds in the open space that also provide reserve and visual amenity. Policy 11 requires the provision of high quality public open spaces that *'result in opportunities for passive surveillance and provide active and passive recreation opportunities.'* There is therefore an AUP expectation of a high level of design quality associated with this open space.
- DSL has undertaken conceptual design work that indicates the physical and visual amenity the open space corridor will deliver. This is shown at page 15 of the Appendix 1 material. In my view, at the concept shown, this demonstrates an overall high quality recreational open space environment.

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<sup>3</sup> Objective H6.2(3).

- Precinct Plan 1 shows a pedestrian and bicycle circulation route on the western side of Sub-Precinct C along the length of Avenue Road, adjoining the open space corridor. I understand that it is intended that this route will extend south towards the Ramarama interchange and will connect via other pedestrian and bike facilities within the Precinct and external connections towards the proposed Drury Centre east of SH1.
- Residents in Sub-Precinct C would benefit from expansive landscape views in all directions. These include views to the east and south-east to the Hunua foothills. The extent of views to the foothills is likely to reduce over time, as development occurs on the eastern side of Maketu Road. However, until such time as those areas are largely built out, there would be views to the foothills offering a good level of visual amenity.
- New buildings in both the operative Sub-Precinct C provisions and in those proposed by the Plan Change require consent. In the operative provisions, new buildings are a controlled activity, meaning that consent cannot be refused.
- In the Plan Change, new buildings are a restricted discretionary activity, meaning that consent can be refused. The proposed assessment criteria for new buildings, which includes the assessment criteria for new buildings in the requested underlying Business-Mixed Use zone, are wide ranging and more detailed than the operative provisions, covering a variety of visual amenity aspects.
- The ability for Council to refuse a consent application in the proposed Plan Change provisions for a new Sub-Precinct C building by using its discretion on building design means that it is likely a good level of design quality will be achieved – in my view, higher than that which would be achieved under the existing controlled activity status.
- Retail uses (to a threshold of gross floor area) are enabled by the Plan Change in Sub-Precinct C. These uses would likely be able to provide for the day-to-day needs of potential residents.
- The proposed change in zoning of a block of Drury South Industrial Precinct Sub-Precinct E land, on the eastern side of Maketu Road, to Business-Light Industry will introduce a more appropriate zonal interface to potential residential uses in Sub-Precinct C than Sub-Precinct E's existing Business-Heavy Industry zoning.

#### *5.1.1.1 Summary comments on Issue 1*

Overall, in my view, residential use could establish in Sub-Precinct C, as would be enabled by the Business-Mixed Use zoning requested to apply to the Sub-Precinct, in

a manner that would achieve a high level of amenity, consistent with Business-Mixed Use zone policy H13.2(9). This is due to:

- the large open space corridor directly adjoining Sub-Precinct C, with its planned high quality design;
- the required bike and pedestrian circulation paths through the Precinct and wider area;
- the degree of discretion reserved to Council on building design and appearance and the ability for Council to refuse consent for developments that are not of an appropriate quality;
- the day-to-day retail services that would likely be available to residents; and
- the change to the adjoining block of Sub-Precinct E land to a Business-Light Industry zoning, which is more compatible with neighbouring residential activity than the existing Business-Heavy Industry zoning.

## 5.1.2 Issue 2

### ***Effect of the mixture of activities enabled in Sub-Precinct C on the amenity expectations of the Business-Mixed Use zone***

The Plan Change proposes permitted activity status for trade suppliers, garden centres, motor vehicle sales and marine retail in Sub-Precinct C (discretionary status in the Business-Mixed Use zone). It also proposes restricted discretionary activity status for a single supermarket greater than 2000m<sup>2</sup> gross floor area (discretionary status in the Business-Mixed Use zone).

This raises the issue as to whether these changes in activity status would result in an area which has an overall high level of amenity, consistent with the outcome sought by Business-Mixed Use zone policy H13.2(9). Relevant to this assessment are the following considerations:

- Trade suppliers, garden centres, motor vehicle sales, marine retail and larger supermarkets tend to be car, rather than pedestrian oriented uses. They are typically low density with larger areas of a site given over to carparking than more intensive land uses. Carparking, where not suitably designed and located, can contribute to lower levels of streetscape amenity.
- These activities could create adverse amenity effects issues where located adjacent to, for example, residential uses that would be permitted in Sub-Precinct C, via the requested Business-Mixed Use zoning.

In Sub-Precinct C, as proposed by the Plan Change, new buildings require restricted discretionary consent, with discretion reserved to Council on matters including building design, parking area design, signs, and service area location. This is in addition to the areas of discretion and associated assessment criteria for new buildings in the requested underlying Business-Mixed Use zone.

In my view, these matters of discretion and assessment criteria would enable Council to have a robust level of control over building and site design for any trade supplier, garden centre, motor vehicle yard, marine retail business or large supermarket, in order to ensure that reasonable amenity outcomes are achieved. Business-Mixed Use zone matters of discretion would direct applicants to provide well-articulated buildings, and assessment criteria would enable discussions about the design and location of car parking.<sup>4</sup>

Given consent is not required for new buildings in the Light Industry zone, trade suppliers, garden centres, motor vehicle sales yards and marine retail businesses may be more inclined to locate in those Sub-Precincts which have this underlying zoning, rather than in Sub-Precinct C. Therefore, there may be a relatively low uptake of Sub-Precinct C's proposed activity status of these uses.

The Plan Change also proposes a new assessment criterion I410.8.2(3)(a)(iv), which applies to new buildings or additions to buildings in Sub-Precinct C:

*'the extent to which developments for trade suppliers, garden centres, marine retail, motor vehicle sales or supermarkets provide a quality frontage to the street and provide appropriate treatments to side and rear boundaries, including quality fencing and landscaping, to recognise the broader range of activities enabled in sub-precinct C and the higher standard of amenity expected in the Mixed Use zone, while also taking into account the functional requirements of the activity.'*

This criterion, in my view, is appropriately tailored to encourage applicant teams for future resource consents to consider appropriate design solutions to address the potential side and rear boundary interface conditions that might arise where the specified uses adjoin more intensive uses, such as residential activities, in addition to managing street interfaces.

#### 5.1.2.1 Summary comments on Issue 2

Trade suppliers, garden centres, motor vehicle sales yards, marine retail businesses and a single large supermarket have the potential to generate adverse amenity

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<sup>4</sup> Via Business-Mixed Use zone criterion H13.8.2(3)(e), which refers to zone policy H13.3(7) 'Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.'

effects that are not consistent with the high amenity outcomes anticipated by the Business-Mixed Use zoning requested for Sub-Precinct C.

In my view, these potential amenity effects are appropriately managed by:

- the restricted discretionary activity status for new buildings in the Business-Mixed Use zone, which gives Council a broad degree of discretion on building design and site layout; and
- a proposed new assessment criterion I410.8.2(3)(a)(iv), which focuses on managing side and rear boundary interfaces between these activities and the range of other activities enabled in the Sub-Precinct, in addition to the street interface.

### 5.1.3 Issue 3

#### *Effect on the quality of adjoining streets*

Relevant considerations are:

- the effect of the requested change to Business-Mixed Use zoning of Sub-Precinct C on its adjoining future streetscapes;
- the effect of the requested change to Business-Light Industry zoning of the block of the Sub-Precinct E block, on the eastern side of Maketu Road;
- the effect of the deletion of Precinct landscaping standard I410.6.2(6), which requires a 3m deep landscaping strip, planted with flaxes, along the front boundary of sites used for an industrial purpose;
- the effect of a potential setback of residential buildings from Maketu Road for acoustic amenity reasons; and
- the effect of a proposed amendment to assessment criterion I410.8.2(1)(f)(vi), which states that while a continuous and high amenity pedestrian and cycle connection is required along the park edge of Sub-Precinct C, an alternative location for vehicle access may be provided where this is safe and efficient.

In my view, the requested zoning change to Sub-Precinct C would result in streetscapes with a higher level of visual amenity than would result from development consented under the existing zoning. This is because of the higher quality of building interfaces to streets that would likely be achieved through a restricted discretionary process for new buildings in the proposed Business-Mixed Use zone than the controlled activity status for new buildings in Sub-Precinct C in the existing Precinct provisions.

The change to Business-Light Industry zoning (and subsequent proposed inclusion in Sub-Precinct A Light Industry) from Business-Heavy Industry for the block of Sub-Precinct E land on the eastern side of Maketu Road results in no change to the activity status for new buildings. They are permitted in the operative provisions and the Plan Change does not alter this.

No greater degree of design control will therefore be reserved to Council in regard to the uses that locate within the block. That being said, in my view, the change from heavy industry to light industry uses is likely to result in higher amenity to adjoining streets, including Maketu Road, due to the fact that enabled activities in the Business-Light Industry zone do not, prima facie, generate the same degree of potential adverse odour, dust and noise emissions.

In regard to the proposed deletion of the operative Precinct landscaping standard I410.6.2(6), for the Sub-Precinct E block, this will be replaced with the Business-Light Industry zone's standard H17.6.4 Yards, which requires a minimum 2m depth front yard, planted with a mix of trees, shrubs or ground cover plants.

Bridget Gilbert concludes in her report that the adverse landscape and visual effects of this change would be very low. She also states that the change could have positive effects.<sup>5</sup> I agree, given the capability to introduce trees into the front yard landscaping strip, rather than just flaxes, as required by the existing standard I410.6.2(6).

I understand that residential uses that may develop in Sub-Precinct C may be set back some distance from their boundary to Maketu Road, in order to comply with acoustic amenity requirements.<sup>6</sup> This creates a potential issue as to how the intervening area of site through to the street boundary is treated. I consider this is appropriately addressed by assessment criterion I410.8.2(3)(ii), which focuses on a safe and attractive edge to the road being achieved:

*'...Where buildings are required to be setback from Maketu Road for acoustic amenity reasons, a safe and attractive edge to Maketu Road should be provided. Methods to achieve this include providing landscaping at the street edge and providing a good degree of glazing on the building facade overlooking Maketu Road.'*

In regard to the proposed amendment to I410.8.2(1)(f)(vi)<sup>7</sup>, this criterion, in my view, has potentially positive urban design outcomes:

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<sup>5</sup> Para 3.3 page 4 of Bridget Gilbert memo.

<sup>6</sup> Figure 2 of Marshall Day memo.

<sup>7</sup> Which states that while a continuous and high amenity pedestrian and cycle connection is required along the park edge of Sub-Precinct C, an alternative location for vehicle access may be provided where this is safe and efficient.

- It ensures public access is secured along the length of the western edge of Sub-Precinct C, where it adjoins the Hingaia Stream open space corridor.
- It focuses on achieving high amenity pedestrian and cycle movement along this interface. This has the potential to create an overall 'people focused' high amenity, publicly accessible environment directly adjoining a large area of open space and the services and amenities that are enabled under the proposed Business-Mixed Use zoning of Sub-Precinct C.
- In conjunction with underlying Business-Mixed Use zone assessment criteria on passive surveillance and maximising building glazing, this would result in an overall high quality and safe, publicly accessible route along the Hingaia Stream public open space corridor.

### 5.1.3.1 Summary comments on issue 3

In my view, the requested changes in underlying zonings and associated changes to provisions, including the deletion of Precinct landscaping standard I410.6.2(6) and the proposed changes to Precinct assessment criteria, would result in overall positive benefits to the visual amenity and quality of adjoining streets.

### 5.1.4 Issue 4

#### ***Shading and dominance effects on the open space system of increased height in Sub-Precinct C***

The Plan Change proposes to increase the maximum permitted building height in Sub-Precinct C from 20m to 25m. I do not assess the visual effects of this change, as these are addressed by Bridget Gilbert in her report. However, I support her opinion that the adverse landscape and visual effects of this change in building height would be very low.

In regard to potential shading and dominance effects on the adjoining open space corridor to the west of Sub-Precinct C resulting from the proposed increase in height, I consider that the quantum of any additional effects is likely to be very low. This is because of:

1. The constraining effects of a restrictive 2m + 45 degree Height in Relation to Boundary standard that applies along the Sub-Precinct C boundary with the open space<sup>8</sup>, which would force building mass at upper levels back from the Sub-Precinct's western boundary.

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<sup>8</sup> This open space, which is in Sub-Precinct B in the Drury South Residential Precinct, has underlying Mixed Housing Suburban zoning – anticipated to change to an Open Space zoning, once the reserve and stormwater system is developed. Drury South Industrial Precinct standard

2. The requirement for a continuous pedestrian, cycle and potential vehicle connection along the western side of Sub-Precinct C, which would push buildings within the Sub-Precinct back from a direct interface with the open space.

#### 5.1.4.1 Summary comments on issue 4

I consider that the quantum of any additional shading or dominance effects on the open space corridor adjoining Sub-Precinct C from the requested 5m increase in permitted height in that Sub-Precinct would be very low. This is due to the 2m + 45 degree Height in Relation to Boundary standard that applies from the zone boundary and the requirement for a pedestrian, cycle and potential vehicle connection along the western side of Sub-Precinct C, which would push building bulk away from the open space.

#### 5.1.5 Issue 5

##### ***Amenity effects on the Drury South Residential Precinct***

In my view, the Plan Change would result in higher levels of amenity for future residents in the Drury South Residential Precinct than would be achieved through the existing provisions. This is because:

- The Plan Change provisions encourage a complementary mix of convenience activities to locate in the southern part of sub-precinct C, where it would be most accessible to the Drury South Residential precinct and would support a local community focal point.<sup>9</sup>
- Drury South Residential Precinct Plan 2 shows a 'potential connection' extending across from the Precinct to the southern end of Sub-Precinct C. A grouping of convenience activities at this southern end of Sub-Precinct C, close to the potential connection, would be beneficial in partly providing for the service needs of residents in the Drury South Residential Precinct, due to its direct accessibility to that Precinct. It would also, as proposed policy 27 refers to, provide a community focus at a physical and visual entry point into Sub-Precinct C from the Residential Precinct.
- As I have stated elsewhere in my report, a change from controlled to restricted discretionary activity status for new buildings in Sub-Precinct is likely to result in more attractive looking development, by virtue of the greater discretion that Council would have over building design and site

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I410.6.2(3) states that a 2m + 45 degree HIRB applies along residential or open space boundaries.

<sup>9</sup> Refer to proposed policy 27. Also see proposed assessment criterion I410.8.2(4)(c).



layout. This is likely to result in a higher quality Sub-Precinct C frontage visible from the Drury South Residential Precinct.

#### 5.1.5.1 Summary comments on Issue 5

I consider that the Plan Change would result in improved amenity for the adjoining Drury South Residential Precinct than would be achieved through development consented under the existing provisions. This is due to the potential for an accessibly located area of convenience activities at the southern end of Sub-Precinct C and views across to the western frontage of Sub-Precinct C likely being of a higher quality, due the restricted discretionary status of new buildings.

## 6.0 CONCLUSION

In conclusion, I consider that amendments to zoning and Precinct provisions requested by the Plan Change results in both positive and some potential adverse effects, with the latter being appropriately addressed by proposed new provisions.

Overall, I support the urban design outcomes that would likely result from development consented under the Plan Change provisions.

#### AUTHOR



**Matt Riley**

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Date: 04/11/2019

## Appendix 1: Drury South Plan Change – Urban Design Analysis