

9.46

STRATEGIC CONTEXT TEMPE LANDS







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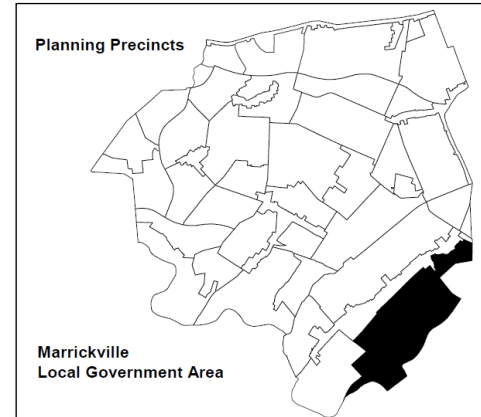




Part 9 Strategic Context

9.46 Tempe Lands (Precinct 46)

Map of precinct



9.46.1 Existing character

This precinct is located in the south-eastern corner of the land where this DCP applies, on the boundary with Sydney City and Botany Bay Councils. The precinct contains the Tempe industrial areas and adjoins Sydney Airport and industrial lands to the east, industrial land to the north and north-west, an Ikea store to the west and the Tempe Golf Driving range to the south. The Alexandra Canal, which is a State Heritage Item, runs generally along the eastern boundary of the precinct, with the Princes Highway lying to the west of the precinct. The Port Botany freight rail line runs in a north-west to south-east direction and divides the precinct. The precinct is directly under the airport flight path, and the entire precinct is subject to Australian Noise Exposure Forecast (ANEF) contours between 25 and 40. A significant portion of this precinct is reserved SP2 Infrastructure (Classified Road).

The precinct is part of a wider area that has been identified by the State Government in the draft Sydney South Sub-Regional Strategy as being of strategic importance due to its proximity to Sydney Airport, freight rail lines, the Princes Highway and the M5 Motorway. Lots in this precinct are generally large and irregularly shaped and contain some significant heavy industrial activities including the Cooks River rail terminal owned by RailCorp, a container depot and a waste facility. Burrows Road South contains a cluster of light to heavy industrial land uses on small to large regularly shaped lots which include Boral Concrete and Visy recycling processing centre, as well as a small, modern business park.

A portion of the industrial land in this precinct is identified by the State Government as being of state significance due to its proximity to Sydney Airport, freight rail lines, the Princes Highway and the M5 Motorway.

Road access within the precinct is limited. Canal Road which runs along the north-east boundary and through part of the precinct is the busiest of the roads and is a classified, RMS controlled road. Burrows Road South which runs off Canal Road is a fairly wide cul-de-sac that does not have any nature strips or public landscaping. Bellevue Street and Swamp Road, which are accessed from the Princes Highway, are mostly used by trucks to access the container depot. Swamp Road is largely undeveloped with the absence of kerbing, footpaths and landscaping. All roads are busy and dominated by frequent truck movements.

There are limited buildings across the precinct due to the applicable ANEF contours. The buildings in Burrows Road South are generally contemporary, low rise (up to two storeys) industrial buildings of varying materials. Most of those buildings have small to medium setbacks with landscaping and occasional parking in front.

There are no Heritage Conservation Areas contained within the precinct.

On street parking within the precinct is limited due to the large lot industrial characteristics and limited road access. Burrows Road South contains unrestricted parallel parking on both sides, and has good pedestrian access with footpaths on both sides of the street. This is the only road that is likely to be frequented by pedestrians accessing industrial businesses and associated facilities. Canal Road also has a footpath which is, for the most part, separated from the busy road corridor by a small nature strip that does not have any trees or other landscaping.

Topography is predominantly flat with a gentle uneven slope toward the south-east providing some views towards the airport.

9.46.2 Desired future character

The desired future character of the area is:

1. To protect the identified Heritage Items within the precinct.
2. To protect the integrity and on-going retention of the existing industrial zoned land, particularly those identified as being of state significance.
3. To retain the existing employment generating land uses.
4. To ensure new development is compatible with the operations of Sydney Airport.
5. To ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.
6. To protect significant streetscapes and/or public domain elements within the precinct including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns.



7. To enhance existing streets and encourage pedestrian activity, where appropriate, through improvements to road infrastructure and landscaping.
8. To support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.
9. To facilitate efficient parking, loading and access for vehicles that minimises impact to streetscape appearance, commercial viability and vitality and pedestrian safety and amenity.

9.46.3 Heritage Conservation Areas (HCAs)

There are no Heritage Conservation Areas contained within the precinct.

9.46.4 Precinct-specific planning controls

Nil

9.46.5 Site-specific planning controls

Nil