

SECTION 11 – 1-5 Chester Street, Annandale

G11.0 LAND TO WHICH THIS SECTION APPLIES

This section applies to 1-5 Chester Street, Annandale being Lot 11 DP499846 (the Site). Refer to Area 10 in Figure G1 Site Specific Areas and Figure G53 below.

The site has an area of 1,307m² and is located on the western side of Chester Street and to the east of Johnstons Creek canal.

G11.1 BACKGROUND

The site is subject of a planning proposal which seeks to rezone the land to B7 Business Park and to allow boarding houses for student housing as an additional permitted use, and to vary the height and floor space ratio controls which apply to the site.

The site is within the Camperdown Ultimo Collaboration Area, and the planning proposal seeks to support the implementation of the Place Strategy for the Collaboration Area which was released in February 2019. The Place Strategy identified the need for affordable student housing and employment floor space to support innovation, research, creative industries and artists, and collaborative projects.

G11.2 RELATIONSHIP TO OTHER SECTIONS OF THIS DCP

Unless otherwise stated, development of the Site should be designed and constructed in accordance with the controls in this section and the provisions of this plan.

In the event of an inconsistency between this section and the remaining provisions of this DCP, the controls in this section shall prevail in relation to development on the Site to the extent of the inconsistency.



Figure G53: The site

SITE SPECIFIC CONTROLS

G11.3 OBJECTIVES

- O1 To provide high quality affordable student housing and flexible floor space to accommodate a range of business premises, office premises and light industries in the technology, bio-medical, arts, production and design sectors.
- O2 To respond to the existing and future context and character of the area, including the industrial heritage.
- O3 To achieve architectural and urban design excellence.
- O4 To enhance and activate the public domain.
- O5 To maintain adequate solar access and amenity to surrounding residences.
- O6 To ensure the amenity of future residents of the development.
- O7 To contribute to the rehabilitation and greening of the Johnstons Creek corridor.
- O8 To provide for future connectivity along the Johnstons Creek corridor.
- O9 To ensure appropriate access arrangements, including supporting commercial and light industrial uses.
- O10 To encourage active transport and support public transport mode share.
- O11 To ensure an ecologically sustainable development outcome.

G11.4 DESIRED FUTURE CHARACTER STATEMENT

The site is within the Camperdown Distinctive Neighbourhood (Section C2.2.1.8 of this DCP).

The new character of the site should:

- O1 Positively contribute to the transition of the Camperdown Ultimo Collaboration Area to a high density, health and education precinct.
- O2 Achieve design excellence which provides a high quality built form that responds to the local character, topography and heritage context of the surrounding area through appropriate design and use of materials.
- O3 Protect and enhance existing Heritage Items and Heritage Conservation Areas.
- O4 Protect and enhance the residential amenity of neighbouring dwellings and ensure the amenity of residents within the development.
- O5 Enhance and activate the surrounding public domain, including through the location of lower level non-residential uses facing Chester Street and the Johnstons Creek corridor.
- O6 Enhance and re-vegetate the frontage to Johnstons Creek and provide a through-site link to provide opportunities for future connectivity.

G11.5 BUILT FORM, HEIGHT AND DESIGN

Objectives

- O1 To integrate new buildings with the adjoining and neighbouring buildings through an appropriate transition of building height.
- O2 To locate building height to minimise impacts on the surrounding area including existing dwellings and open space.

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- O3 To minimise overlooking and overshadowing of neighbouring properties.

Controls

- C1 The built form layout is to be generally consistent with Figure G54.
- C2 The maximum height of buildings is 17m and no more than 5 storeys.
- C3 The maximum wall length without articulation must not exceed 45m.
- C4 The proposed building design shall be consistent with that shown in **Figure G54** and **Figure G55** to minimise visual impacts, building scale, overshadowing issues and facilitate the through-site link along Johnstons Creek corridor.



Figure G54: Indicative site plan

SITE SPECIFIC CONTROLS

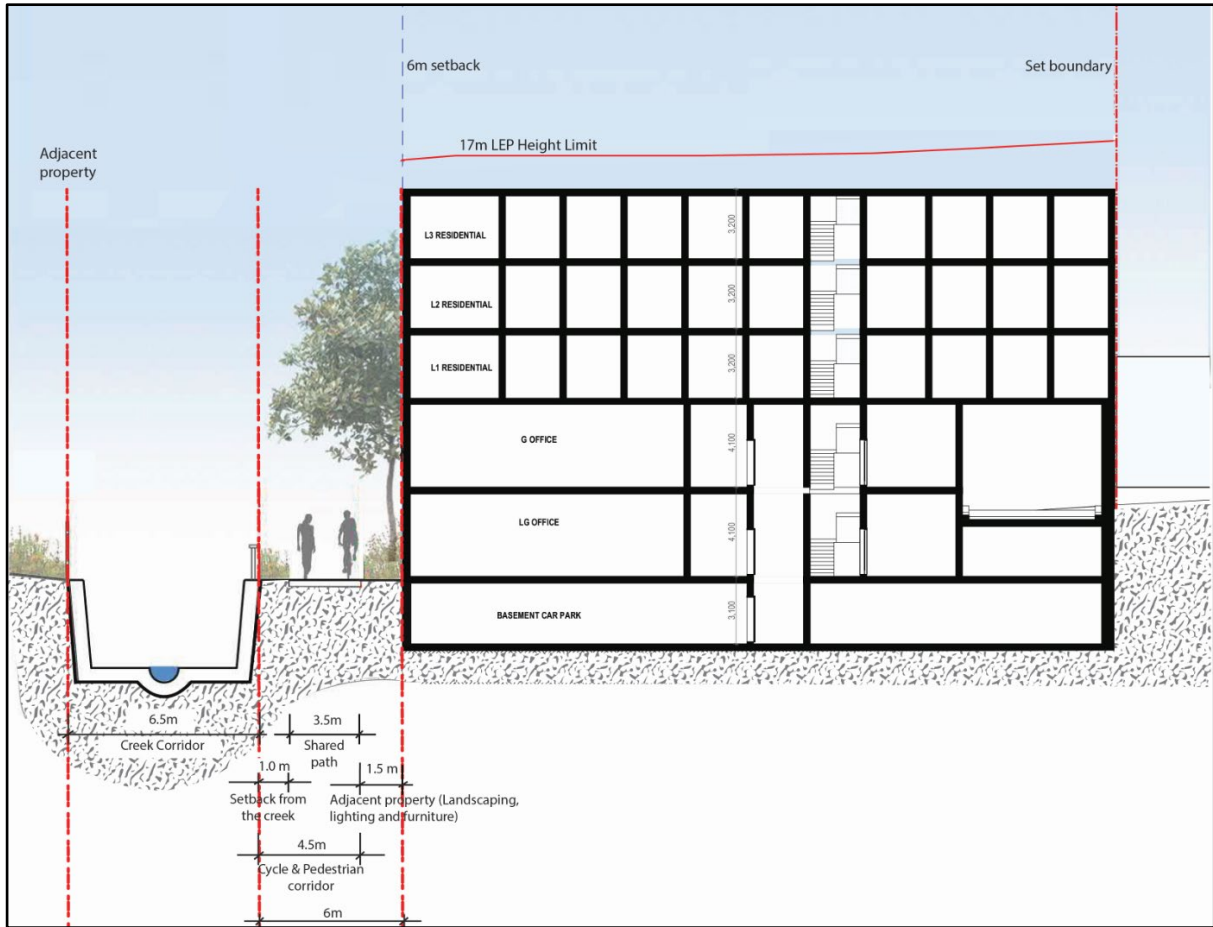


Figure G55: Indicative elevation plan

G11.6 LAND USE

Objectives

- O1 To contribute to the transition of Camperdown Precinct into a health and education precinct
- O2 To integrate a mix of uses on the site while minimising the potential for land use conflict.
- O3 To ensure non-residential uses do not adversely impact on the residential amenity within the site or the surrounding area.
- O4 To ensure that the presence of residential accommodation on the Site does not impact upon the operation and viability of businesses, both on the Site and in the surrounding area.
- O5 To support non-residential uses including business and office premises and light industries in the technology, bio-medical, arts, production and design sectors.
- O6 To provide for boarding house development to accommodate student housing.
- O7 To maximise activity and surveillance along main pedestrian routes.

Controls

- C1 A minimum 980m² of flexible floor space is to be provided to accommodate a range of business and office premises and light industries.
- C2 Locate residential uses on upper levels.
- C3 Ground floor non-residential uses are to have a minimum floor to ceiling height of 4m.
- C4 Residential lobby access should be provided from Chester Street.
- C5 The building design should minimise impacts between the employment uses and residential uses by:
 - i) separating employment pedestrian access from residential pedestrian access
 - ii) designing and locating employment and residential services and equipment (eg. plant) to minimise adverse amenity impacts.
- C6 Street activation and passive surveillance of Chester Street is to be provided by locating non-residential uses fronting the street.

G11.7 SETBACK AND SEPARATION

Objectives

- O1 To reduce the apparent overall building bulk and scale and to provide a human scaled development when viewed from surrounding streets.
- O2 To provide an appropriate setback to Johnstons Creek to support its rehabilitation and greening and support future connectivity along the creek.
- O3 To provide opportunities for a pedestrian/cycleway along Johnstons Creek.
- O4 To provide opportunities for a through-site link.
- O5 To allow for future redevelopment of adjacent lots.
- O6 To provide a transition in scale to adjoining properties.

Controls

- C1 Buildings are to be setback 6m from the boundary fronting Johnstons Creek and 3m from the boundary fronting Chester Street.
- C2 A 3m upper level setback above the second storey is to be provided along the Chester Street frontage.

G11.8 FINISHES AND MATERIALS

Objectives

- O1 To ensure that buildings have a high quality appearance and enhance and activate the public domain.
- O2 To ensure that buildings respond to the character and heritage of the surrounding area.
- O3 To provide high quality and durable finishes and materials.

Controls

- C1 Building design is to respond to the surrounding industrial warehouse character and industrial heritage buildings including through the following:
 - i) Façade design which emphasises vertical rhythm (such as through brick pilasters and tall parapet masonry walls),
 - ii) a higher solid to void ratio with similar sized windows at regular intervals, and
 - iii) materials and finishes sympathetic to warehouse character.
- C2 Building articulation, design and materials are to provide an appropriate balance between the new development and the older character of the locality.
- C3 The use of face brickwork and or painted and rendered brickwork is encouraged.

G11.9 VISUAL AND ACOUSTIC PRIVACY

Objectives

- O1 To ensure viability of employment uses and residential amenity by providing appropriate separation of uses and excellent acoustic attenuation.
- O2 To minimise visual privacy and acoustic impacts to adjoining properties and in the Site itself.

Controls

- C1 Non-residential uses are to include appropriate design and acoustic measures to ensure they do not have a significant adverse impact on the amenity of surrounding residential uses or future residents of the Site.
- C2 Suitable acoustic attenuation measures are to be provided to the student housing rooms to ensure they are not adversely impacted by industrial uses on the Site or within the surrounding area.
- C3 Implement sufficient slab treatment between employment uses and residential uses to ensure acoustic attenuation.
- C4 Incorporate construction methods and materials that insulate residential uses from noise transmission from employment uses.
- C5 Residential uses are oriented away from the adjacent industrial use at 17 Chester Street.
- C6 Any development application is to be accompanied by a report prepared by an acoustic consultant verifying the adequacy of the proposed design and the construction methods and materials to achieve appropriate noise levels within the proposed residential accommodation. Consideration should be given to potential noise generated by both existing and future non-residential uses on the Site and in the surrounding area.

G11.10 COMMUNAL OPEN SPACE, DEEP SOIL AREA AND LANDSCAPING

Objectives

- O1 To ensure occupants are provided with a reasonable level of outdoor amenity and access to green space
- O2 To enhance the interface with Johnstons Creek and contribute to its greening and rehabilitation.
- O3 To make provision for a future pedestrian/cycle way along Johnstons Creek.
- O4 To ensure that the development incorporates consolidated deep soil areas of sufficient size and dimension to accommodate significant tree plantings and other plants, and provide optimal growing conditions.
- O5 To ensure the amenity of residents, workers and visitors is enhanced by high quality landscaping.

Controls

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- C1 Rooftop communal open space is to be provided for the student housing with a minimum area of 190m².
- C2 Landscape treatment of the communal open space is to be maximised to promote cooling of the building.
- C4 The rooftop open space is to provide a range of facilities and amenities including shade structure, barbeque facilities and seating arrangements.
- C5 A minimum of 17.4% of the site area is to be provided as deep soil, predominantly fronting Johnstons Creek.
- C6 Landscaping and mature tree planting with large canopy trees shall achieve 15% site canopy coverage.
- C7 The terrain on the Johnstons Creek frontage is to provide a better interface with the creek.
- C8 Landscaping along the Johnstons Creek corridor is to contribute to the wider greening and rehabilitation of the creek and enhance the visual outlook of the areas surrounding the creek.
- C9 The basement level of the development needs to be appropriately screened so it doesn't provide a blank wall to Johnstons Creek.
- C10 A pedestrian / cycle through-site link is to be provided adjacent to Johnstons Creek.
- C11 Overhead power cables along the frontages of the site must be relocated underground and replaced with appropriate street lighting given the scale of the development and the significant aesthetic benefit resulting from undergrounding, including allowing for viable street tree planting.
- C12 Incorporate street trees along Chester Street in vault style structure soil to minimise available soil volume for mature trees.

G11.10 SOLAR ACCESS

Objectives

- O1 To minimise the overshadowing impacts of development within the site and on adjoining properties.
- O2 To maximise solar access to the communal open space.

Controls

- C1 Provide an indicative design for 17 Chester Street to test overshadowing impacts and ensure the development potential of this adjoining site is not unduly constrained and that the two sites can be developed in a holistic way.
- C2 The rooftop communal open space is to receive a minimum of 2 hours of solar access between 9am and 3pm on the 21 June to at least 50% of its area.

G11.11 PARKING AND ACCESS

Objectives

- O1 To ensure safe and efficient access to and from the site, including to support a range of non-residential uses.
- O2 To minimise car parking, bike parking and motorcycle parking to encourage active transport and car share.
- O3 Minimise the potential impacts of flooding to the underground car park.

Controls

- C1 Basement access is to accommodate vehicle movements for medium rigid vehicles to ensure flexibility to accommodate light industrial uses.
- C2 No car parking will be provided for the student accommodation, with the exception of one accessible space for a boarding house manager.
- C3 A maximum car parking rate of 1 per 150m² of non-residential floor space.
- C4 Additional car share spaces should be provided at a rate of 1 space per 50 student housing rooms.
- C6 At least one bicycle parking space is to be provided for every 5 student housing rooms.
- C7 At least one motorcycle parking space is to be provided for every 10 student housing rooms.
- C8 Ensure that the car park entry level is above RL5.45 AHD to minimise flood risk.
- C9 Vehicular entries are to be designed to minimise the visibility of garage doors on the street.
- C10 Provide a clear street address for residential entries.
- C11 Vehicular access to the site shall minimise potential pedestrian and vehicular conflicts.
- C12 Ingress and egress from the site shall be in a forward direction.

G11.12 ENVIRONMENTAL MANAGEMENT

Objectives

- O1 To ensure that the new development applies the principles of ecologically sustainable development.
- O2 To reduce environmental impacts of the development.
- O3 To encourage improved environmental performance through the use of industry recognised building rating tools.

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- O4 To future-proof development to accommodate the emergence of electric vehicles.
- O5 To reduce the cause and impact of urban island heat effect.

Controls

- C1 The development is to achieve a minimum 4 star Green Building Council rating.
- C2 Rainwater capture is to be provided for re-use on site.
- C3 Development must increase urban green cover on the site through tree planting, mass planted garden beds, WSUD and green roofs and wall.
- C4 Basement car parking areas are to be flexibly designed so that electric charging points can be installed in the future.
- C5 Non-residential development is to be designed to minimise the need for active heating and cooling by incorporating passive design measures related to glazing, natural ventilation, thermal mass, external shading and vegetation.

Water Sensitive Urban Design (WSUD)

- C6. The development should adopt an integrated approach to water cycle management and address water conservation, efficiency, stormwater management, drainage and flooding through a coordinated process.
- C7. A suitably qualified engineer with experience in stormwater, drainage and WSUD is to assess the site requirements for the proposed development, and prepare the required stormwater, drainage and WSUD plans in accordance with the provisions of this DCP and with best practice sustainable water management techniques.
- C8. Design the site to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.
- C9 Where filtration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater.

G11.13 WASTE MANAGEMENT

Objectives

- O1 To ensure that adequate on-site provision is made for the temporary storage and disposal of waste and recyclable materials.
- O2 To ensure that opportunities to maximise source separation and recovery of recyclables are integrated into the development.
- O3 To minimise risk to health and safety associated with handling and disposal of waste and recycled material and the potential for adverse environmental impacts associated with

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waste management.

Controls

- C1 Waste and recycling storage areas are to be provided within the premises in reasonable proximity to the vehicle entrance.
- C2 Residential and commercial waste areas are to be separated (these areas should not be accessible to one another).
- C3 Waste and recycling must be managed, stored and presented within acoustically treated areas to minimise the noise of collection.
- C4 A Resource Recovery and Waste Management Plan (RWMP) addressing ongoing waste and resource recovery for both residential and non-residential components of the development is to be submitted. The RWMP is to include details of the following:
- types and estimated quantities of the predicted waste streams
 - size and location of recycling and waste storage areas, including bulky waste
 - routes of access and transfer from source to storage areas for all users
 - routes of transfer from storage areas to collection point
 - access route for waste and recycling collection vehicle
 - ongoing management, including responsibility for cleaning and transfer of bins between storage areas and collection points, implementation and maintenance of relevant signage, and ongoing education of all residents/tenants

Residential Waste Controls:

- C5 Access to garbage and recycling disposal points is to be provided on each residential level, either in the form of inlet hoppers or bin storage areas. A waste chute is advisable for a building that is 4 storeys or more.
- C6 A dedicated space (room or caged area) is to be provided within or in close proximity to the bin storage area for the interim storage and management of Council-collected bulky waste and mattresses. A minimum of 8m² is to be provided for every 50 rooms.
- C7 Additional communal space is to be provided for the separate recovery of materials including (but not limited to) textiles, hazardous, e-waste, polystyrene, materials under product stewardship schemes and problem wastes. A minimum of 2m² is to be provided for every 50 rooms.

Non-Residential Waste Controls:

- C8 A minimum of 4m² of dedicated space is to be provided for every 500m² of non-residential floor space for the interim storage of bulky or fit-out waste, paper, cardboard packaging, batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes or other recyclable resources from the waste stream.

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- C9 Space must be provided on-site in reasonable proximity to retail or commercial premises to store re-usable commercial items such as crates, pallets, kegs and polystyrene packaging.

G11.14 VISUAL IMPACT TO HERITAGE CONSERVATION AREAS AND HERITAGE ITEMS

Objectives

- O1 To minimise visual impacts to the surrounding Heritage Conservation Areas (HCA) and heritage items

Controls

- C1. A Heritage Impact Statement (HIS) is to be submitted with any development application for the redevelopment of the Precinct, addressing the impact of the proposed works on the HCA and heritage items in the vicinity of the proposal.