

Urban Design Guidelines for Business Centres

Including Amendment Nos. 1 & 2



MARRICKVILLE
council

Contents

Some quick tips on how to use this document.....	1
Structure of Development Control Plan	3
Part 1 Introduction	5
Some basic facts about this Development Control Plan	5
General Aims & Objectives.....	8
Part 2 Building Form & Character	9
A1. Maximum Floor Space Ratio (FSR).....	9
A2. Building Massing	11
A3. Building Height	12
A4. Setbacks.....	14
A5. Corners.....	16
A6. Building Facade.....	18
A7. Materials and Finishes.....	21
A8. Roofs & Parapets	24
Part 3 The Shopping Street	27
A9. Installation of awnings, verandahs/balconies & conversion of awnings into outdoor seating areas.	28
A10. Retail Frontages	35
A11. Non-Retail Frontages	37
A12. Suitable Land Uses	38
A13. Access, Adaptable Design & through site links.....	39
A14. Vehicle Access, Servicing & Parking	41
Part 4 Environmental Management .	45
What is Sustainable Development?.....	45
A15. Solar Access, Ventilation, Energy & Water Efficiency	46
A16. Stormwater Management	50
A17. Site Contamination	53
A18. Visual & Acoustic Privacy	55
A19. Open Space & Landscaping	57
A20. Safety and Security	60

Part 5 Controls for Specific Development 63

S1. Mixed-use development..... 64
 S2. Alterations & Additions 67
 S3. Infill Development 70
 S4. Site Facilities & Waste Management 73
 S5. Heritage 76
 S6. Preservation, Repairs, Restoration & Maintenance 82
 S7. Signage 85

Part 6 Desired Future Character Guidelines & Controls for Specific Centres 89

Marrickville Town Centre 89
 Marrickville Town Centre 90
 Marrickville Town Centre 91
 Marrickville South Business Centre 96
 Marrickville Metro..... 98
 Parramatta Road Business Centre 100
 Dulwich Hill Business Centre 102
 Petersham Business Centre 104
 Stanmore Business Centre 106
 Hurlstone Park Business Centre 108
 Tempe Business Centre 110
 Crystal St & Stanmore Rd Centre 112
 General Provisions for Neighbourhood Business Centres 114

Part 7 Supporting Design Advice .. 117

Site Context Analysis..... 117
 What is Urban Design?..... 121
 What is Townscape? 122

Glossary 123

Bibliography 126

Annexure 1—Heritage Areas & Urban Design Analysis Maps 127

Amendments to DCP 28

- **Amendment No 1** — New Section A20 “Safety and Security”. Adopted 1 April 2003.
- **Amendment No 2** — Changes to Section A9 “Installation of awnings, verandahs/balconies & conversion of awnings into outdoor seating areas” (formerly “Awnings, Verandahs & Balconies”). Adopted 5 August 2003.

Some quick tips on how to use this document

What is a Development Control Plan?

A development control plan (DCP) is a commonly used town planning document, which provides detailed guidance for the design and assessment of new development.

What does this DCP attempt to do?

This document introduces new town planning controls to guide development in Marrickville's business centres.

NB. *For development on King St and Enmore Rd, applicants should refer to Council's DCP No. 35 King St and Enmore Rd, Heritage & Urban Design.*

One of the central aims of this plan is to encourage high quality urban design outcomes in Marrickville's business centres, and to improve the overall environmental amenity and liveability of new dwellings within Marrickville's business centres.

During the development of this DCP, Council has gone to considerable effort to create a document which can easily be understood by the full range of people involved in the development process, including adjoining residents wishing to make comments on proposals, designers, builders, Council Officers and elected Councillors.

Whilst the actual controls cover an extensive range of issues, such as building character, the shopping street, environmental management and heritage management, attempts have been made to clearly state the reasons behind the controls and the types of outcomes that Council desires to achieve.

A separate section, Part 7- Supporting Design Advice has also been provided to offer assistance to applicants in how to meet Council's requirements.

A guide on how to work through this document

Part 1—Introduction

Part 1 contains the legal basis of how the document was prepared, the plan's main objectives and how it relates to other Council planning documents.

Part 2, 3 & 4—General Design Elements

Part 2, 3 & 4 are the sections that contain the core elements of Council's assessment. These parts of the DCP are grouped together under three (3) main areas of consideration, including, Building Form & Character, Environmental Management and the Shopping Street.

Each section of the DCP includes a brief explanation which provides background information on what the section is about, specific *'objectives'* outlining what the section is trying to achieve and *'controls'* which are specific standards which should be met by new development.

If you are seeking to vary these requirements, you will need to justify any departure on reasonable town planning grounds.

The best way to demonstrate that you have adequately addressed each relevant section contained in this plan is to fill out a Statement of Environmental Effects (SEE) form. A copy of this form can be obtained from Council's Citizens' Service Centre.

In some of the sections, a heading titled 'Development Standards' has been added. Some of the more prominent controls such as floor space ratio (FSR) are given greater legal precedence by being included in the statutory planning document, the Marrickville Local Environment Plan 2001.

NB. *Council cannot consider a variation to a development standard unless an applicant has provided written justification in respect of State Environmental Planning Policy No.1 (SEPP No.1). A SEPP No.1 form has been prepared for these variations, and can also be obtained from Council's Citizens' Service Centre.*

A number of sections also contain *'Advisory Notes'*, *'Definitions'* and *'Other References'* which provide useful tips on understanding this plan's requirements, and where further information can be obtained.

Part 5—Controls for Specific Development Types

Whilst Part 2,3&4 of this plan cover the broader range of town planning controls, you will also need to comply with, the Controls for Specific Development Types in Part 5.

Part 5 of the DCP addresses the most common development types and is cross referenced to the general design elements found in Part 2, 3 &4 of the DCP.

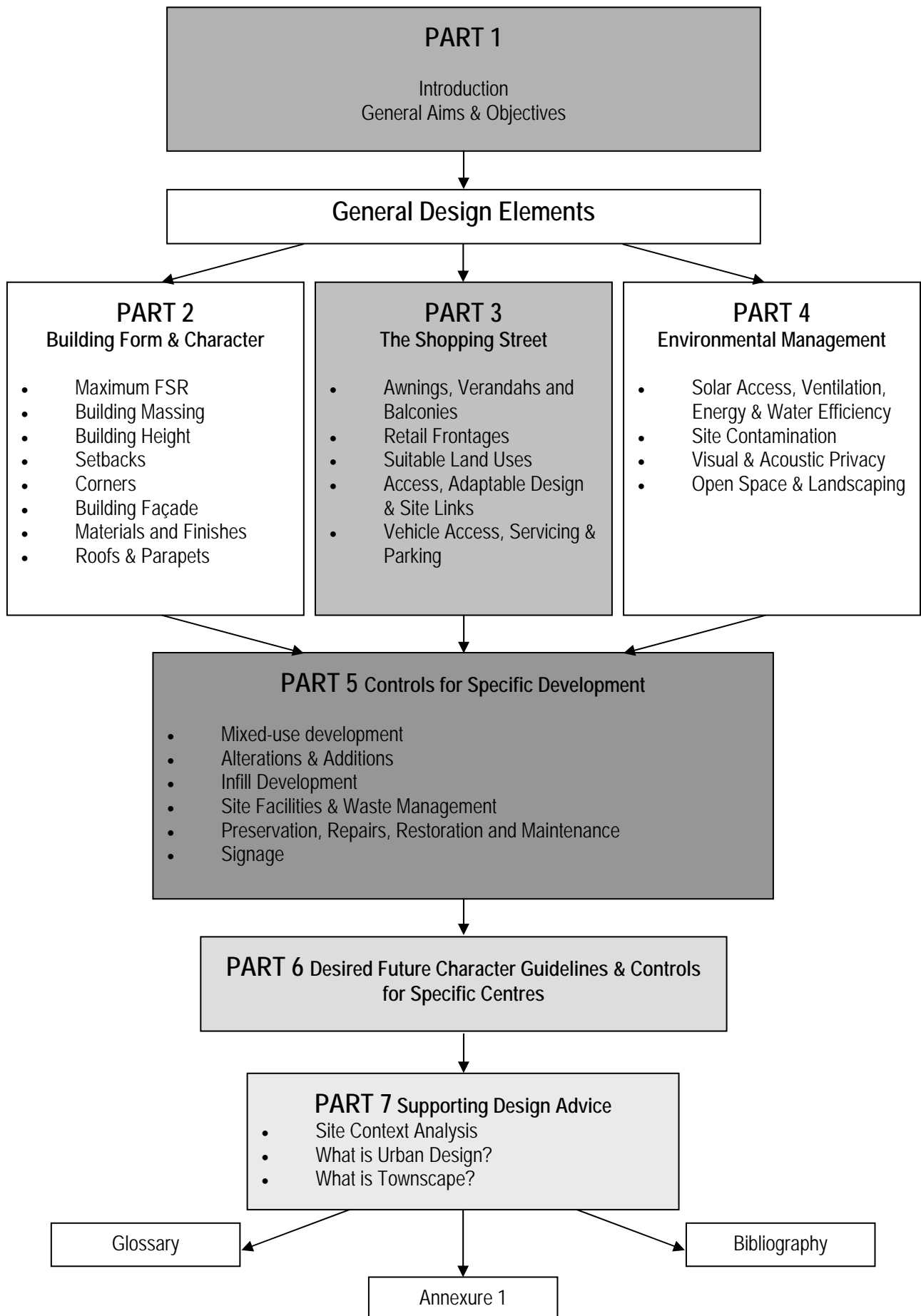
Part 6—Desired Future Character Guidelines & Controls for Specific Centres

Whilst Part 2,3&4 of the plan contain the detailed design elements that you must comply with, Part 6 requires particular attention to be paid to how new development impacts on the townscape character of individual business centres. This part of the DCP need only be consulted in respect of a particular centre in which development is proposed.

Part 7—Supporting Design Advice

This section provides assistance to people in understanding the plan's requirements and the current best practice options for achieving compliance.

Structure of DCP No. 28 – Urban Design Guidelines for Business Centres



Part 1 Introduction

Some basic facts about this Development Control Plan

A new approach to carrying out development within Marrickville's business centres

Marrickville's business centres are diverse, vibrant and inviting places that continue to play an important role in the daily functions of the local community. The introduction of this DCP represents Marrickville Council's commitment to seeking high quality urban design outcomes in Marrickville's business centres.

This DCP incorporates the principal recommendations of the Marrickville Business Centres Study 1993, prepared by Plant Location International. It also contains material sourced from the King St & Enmore Road Urban Design and Heritage DCP, prepared by Godden Mackay Logan for Marrickville and South Sydney Councils, Marrickville DCP No.20- Heritage Retail Areas, prepared by Brian McDonald & Associates, and the Marrickville Road Urban Design Study prepared by Hassell Pty Ltd.

Legal Citation

The DCP has been prepared in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning and Assessment Regulation 1994. Council is required by Section 79C of the Act to take this DCP into consideration when determining development applications to which this DCP applies. The DCP was adopted by Council on 1 August, 2000 and came into force upon gazettal of the Marrickville Local Environmental Plan 2001. It may be formally cited as "Marrickville Development Control Plan No. 28 - Urban Design Guidelines for Business Centres".

How does this DCP relate to other plans?

This DCP forms part of an integrated hierarchy of planning controls. The primary statutory document is the Marrickville Local Environmental Plan 2001 (MLEP 2001). These documents co-ordinate Council's broad land use and zoning functions. DCP No. 28 - Urban Design Guidelines for Business Centres is generally consistent with the (MLEP 2001), however, in the event of any inconsistency, the provisions of the (MLEP) 2001 shall take precedence.

The Marrickville Local Environmental Plan 2001 also establishes the statutory link with Council's DCP No.36- Exempt and Complying Development. You may find that your proposal does not require formal approval. An attempt has also been made to include the core controls of a number of issue based DCPs. In some instances you may wish to seek more detailed information on these controls. Cross-references to the following relevant DCPs have been made throughout this document.

- DCP No.1—Landscape Control Plan
- DCP No.19—Parking Strategy
- DCP No.20—Heritage Retail Areas
- DCP No.27—Waste Management and Minimisation
- DCP No.29—Contaminated Land Policy
- DCP No.30—Cooks River Flood Plain
- DCP No.31—Access and Mobility
- DCP No.32—Energy Smart Water Wise
- Marrickville Council Stormwater and On-site Detention Code
- DCP No.34—King Street and Enmore Road Urban Design and Heritage DCP

Copies of the abovementioned, issue based DCPs may be viewed or purchased from Council's Citizens' Service Centre for a nominal fee.

Making an Application

Before commencing detailed design work, applicants are advised to make themselves familiar with the relevant LEP and DCP controls. Applicants should discuss proposals with Council staff prior to lodging a development application.

This can save time and money and enable Council officers to explain the contents of this plan, address potential conflicting issues and consider solutions to achieve the best outcome. For larger proposals it may be appropriate to arrange a meeting with Council's Development Control Unit (DCU). The DCU is made up of senior offices. Applicants are also urged to consult with adjoining landowners likely to be affected by any proposal prior to lodging an application with Council.

Statement of Environmental Effects (SEE)

In order for Council to assess how your application has addressed the provisions of the DCP, you will need to fill out a Statement of Environmental Effects (SEE) form, which covers the main requirements of this DCP. A copy of this (SEE) form can be obtained from Council's Citizens' Service Centre.

Other Submission Requirements

In some instances, you will be required to submit further information with your application, such as shadow diagrams, NatHERS Report, landscape concept plans, etc.

Applicants should refer to the DA Submission Requirements Pamphlet for further details.

Variations to DCP Requirements

Where any DCP requirements have not been satisfied, you must demonstrate that the intent of the controls has been satisfied in the SEE by referring to the relevant objectives of each design element.

Can an application or approval be changed or modified?

Yes. An application can be changed prior to its determination by Council but if the changes are considered significant, it may be re-advertised and additional fees payable. An approval can be modified but only if the Council accepts the development remains substantially the same. It is recommended that you consult with Council when changes are contemplated.

Further information about the Development Application Process

Council has prepared a brochure titled "The Development Application Process and You" to provide an overall picture of the steps that are required in attaining a development approval from Council. A copy of the pamphlet can be obtained from Council's Citizens' Service Centre. For all other enquiries on the lodgement of applications such as the necessary forms and fee assessment procedures, please contact the Council's Citizens' Service Centre on (02) 9335-2222.

General Aims & Objectives

1. To provide landowners, developers, etc with a comprehensive urban design approach to carrying out development within Marrickville's business centres.
2. To provide detailed urban design guidelines and development controls that acknowledge and enhance the character of Marrickville's business centres and the surrounding locality.
3. To encourage high quality urban design outcomes.
4. To preserve and enhance the unique characteristics and townscape quality of each of Marrickville's business centres.
5. To enhance the quality of life and promote the well-being of the local community.
6. To revitalise Marrickville's business centres by promoting mixed use development.
7. To promote an accessible and safe environment in all of Marrickville's business centres.
8. To ensure that new development considers the principles of ecologically sustainable development, in particular solar access & ventilation, and ensure adequate provision is made for vehicular access, parking and outdoor open space within Marrickville's business centres.
9. To ensure that the impact of proposals on adjoining properties and the character of the business centre is a prime and initial consideration in the preparation and assessment of development proposals.

Part 2 Building Form & Character



Density of development should respond appropriately to the contextual constraints of the site, and the wider townscape character of the business centre.

A1. Maximum Floor Space Ratio (FSR)

The gross floor area of a building as a ratio of the site is usually expressed as a floor space ratio (FSR). Council's floor space ratio (FSR) controls aim to facilitate an acceptable bulk and scale of development that is in relationship with the shopping street and adjoining development.

While the Marrickville Local Environmental Plan 2001 establishes a maximum FSR, this may only be achieved by satisfying the other relevant criteria contained in this DCP.

Objectives

- O1 To ensure that the density of development within Marrickville's business centres is consistent with the desired role and function of the particular centre and the capacity of the local road network to handle the traffic likely to be generated by new development.
- O2 To ensure that the density of development is appropriate to the contextual constraints of the site, including townscape qualities, streetscape considerations, building height and setback, building form, building elements, and amenity of neighbouring uses.

Controls

- C1 While the Marrickville LEP 2001, establishes a maximum FSR within the General Business and Neighbourhood Business zones, these are not allowable *'as of right'*, but only subject to satisfying all other relevant criteria contained in this DCP.
- C2 Except in relation to the Marrickville Metro (*refer to individual listing in Part 6 of this DCP*), the following maximum permissible FSRs **shall not be exceeded**:
 - 2:1 on land zoned General Business, under MLEP 2001; and
 - 1:1 on land zoned Neighbourhood Business under MLEP 2001.

Advisory Notes

Not all site development in Marrickville's business centres may be able to achieve the maximum permissible floor space ratio due to particular site characteristics, such as:

- The size and shape of the land;
- The presence of existing buildings on-site, required to be retained;
- The need to reduce adverse impacts on neighbouring sites; and
- Not being able to satisfy Council's traffic, parking and vehicular access requirements.

Development Standard

- The maximum floor space ratio (FSR) controls as they apply to development within the Business General and Neighbourhood Business zones are given greater legal precedence by being included in the statutory planning document, the Marrickville Local Environmental Plan, 2001.
- These controls are generally referred to as 'Development Standards' and Council **cannot** consider a variation to them unless an applicant has provided written justification in respect of State Environmental Planning Policy No.1 (SEPP No.1). A SEPP 1 form has been prepared for these variations, and can be obtained from Council's Citizens' Service Centre.

Definitions

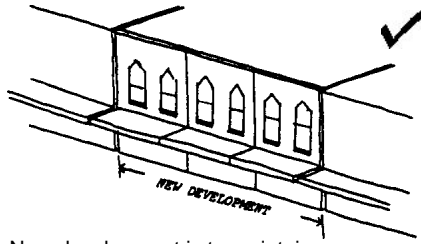
Floor Space Ratio:

Means the ratio of gross floor space of the building to the area of the site on which the building is, or is to be, erected.

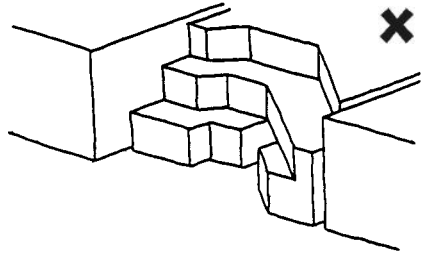
Gross floor space:

In the context of this DCP means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400 mm above each floor level excluding:

- (a) columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall;
- (b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air conditioning ducts;
- (c) car parking needed to meet any requirements of the council and any internal access thereto; and
- (d) space for the loading and unloading of goods.



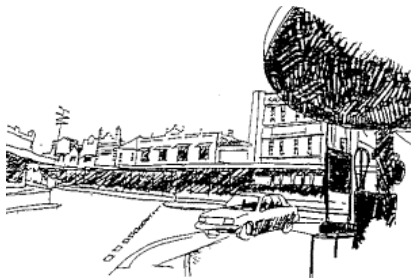
New development is to maintain consistency in façade plane, façade height, and façade rhythm and awning rhythm.



Disruption of street wall massing is not permitted.



Massing should maintain the prevailing vertical character of Marrickville's business centres.



The massing of development should reinforce important vistas into or out of the business centre.



Unacceptable Massing and Wall Design Solution:

New development needs to pay close attention to how it relates to adjoining properties and the overall townscape character of the business centre.

A2. Building Massing

Marrickville's business centres are characterised by retail shopping strips, formed by a unique interaction between local topography, street layout, subdivision pattern and building form, massed up to the full height at the front street alignment and stepping down towards the rear. The combination of these factors ensures that Marrickville's business centres are highly visible in the urban landscape.

The continuous height of walls and sense of enclosure of Marrickville's strip shopping centres creates a streetscape which allows pedestrians to view into shops while walking along the pavement, and to appreciate the diverse array of parapets and roof lines.

Buildings are **generally** massed up to 2-3 storeys at the street, with shop frontages of 6-15 metres in width. Most buildings in Marrickville's business centres reinforce the ridge topography, contributing to the visual appreciation of Marrickville's retail centres. The treatment of building envelopes, that is, how high, how far set back from the street alignment, general bulk and massing, is therefore critical.

Façade treatment, the line of continuous awnings and the general vertical building proportions assist in tying buildings together into cohesive groups, while the variety of façade decoration adds visual interest and creates diversity within an overall cohesiveness.

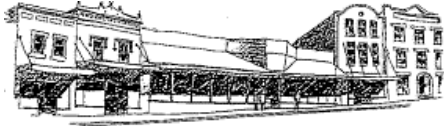
This DCP ensures that new development responds to this building pattern by stepping down rather than up towards the rear of the property, and that the massing of buildings is in keeping with the simplicity of the prevailing building forms and roof shapes found in Marrickville's business centres.

Objectives

- O1 To preserve the prevailing pattern of buildings, built to the front boundary and massed to their full height at the street frontage & stepping down at the rear.
- O2 To reinforce the local topography of Marrickville's business centres as ridge roads, visible at their highest points to adjacent uses and neighbourhoods.

Controls

- C1 Buildings are massed towards the street frontage, stepping down to the rear.
- C2 Building mass maintains the prevailing vertical character found in Marrickville's business centres.
- C3 Disruption of street wall massing is not permitted.

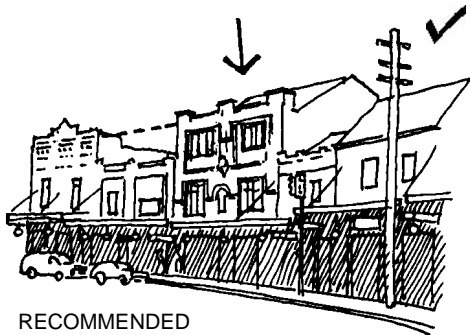


NOT RECOMMENDED:

Single storey infill development over a consolidated site creates a 'gap tooth effect', which is out of character with the 2-3 storey built to the boundary character that prevails in most of Marrickville's business centres. This form of development is to be avoided

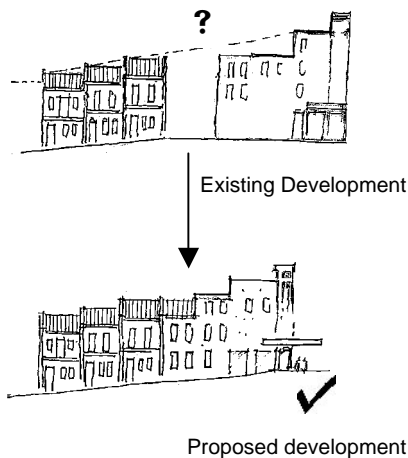


NOT RECOMMENDED



RECOMMENDED

Development is to enhance the built wall effect of Marrickville's traditional strip business centres. Visible vertical additions which match the prevailing wall height of adjacent and neighbouring buildings may be acceptable



Building height should respond appropriately to existing site topography

A3. Building Height

Applicants should also refer to the Alterations & Additions section in part 5 of this plan for further details.

Most buildings along Marrickville's traditional strip shopping centres are built to their maximum height at the street boundary (generally 2-3 storeys massed at the front street alignment) and are characterised by ornate parapet features, providing a rich and varied silhouette.

This creates a pleasant scale within the shopping street for pedestrians and has ensured that there is good solar access to footpaths & public areas. The purpose of these controls is to retain the prevailing 'massed to the street' wall effect in Marrickville's business centres and to minimise any negative environmental impacts on public amenity.

Objectives

- 01 To retain a consistent scale of buildings when viewed from the main shopping street.
- 02 To retain the visual prominence of items of environmental heritage, contributory building façades, and the prevailing street wall height.
- 03 To reinforce the built form and topography, characterised by the taller buildings along the retail strip following the ridge and stepping down to the residential development on the adjacent slopes.
- 04 To minimise the potential for overlooking and overshadowing of business centre development on adjoining residential development.
- 05 To encourage buildings of a height that do not have an overbearing visual presence on adjacent development.
- 06 To ensure that new development is well integrated into the business centre.

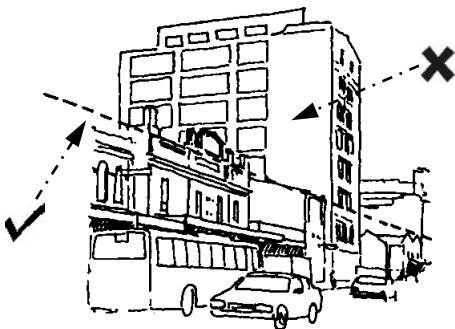
Controls

Height

- C1 Height of buildings at the front street boundary is determined by the prevalent wall height of adjacent and any neighbouring contributory buildings.
- C2 Vertical (upper floor) additions to buildings may be permitted:
 - if they are not visible from the 'shopping street' and the streets running off them. (*It does not include rear lanes*) For example, a pitched roof behind the parapet line, or a roof light, may be deemed 'non visible' where they do not disturb the integrity of buildings where these adjoin higher buildings, and where such roofs do not interfere with the silhouette of neighbouring buildings.

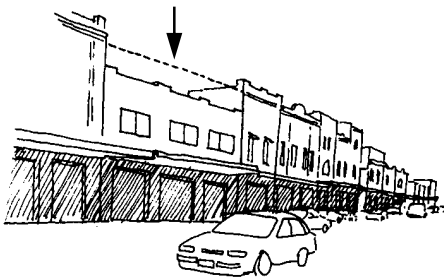


The height of buildings at the front street boundary is determined by the prevalent wall height of adjacent and neighbouring contributory buildings

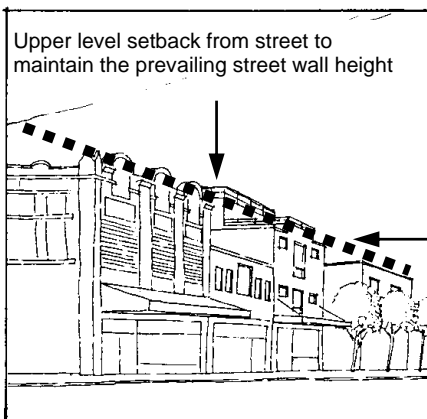


Height is determined by the prevailing wall height of adjacent and neighbouring contributory buildings. Higher building envelopes adjoining the site are the exception to the rule and should not be used to determine prevailing wall height.

VERTICAL ADDITIONS



Parapet of single storey building raised to allow for a second storey addition



Upper level setback from street to maintain the prevailing street wall height

- where they help to improve the building's contribution to the setting, for example by reinstating the traditional bay proportions of the façade and windows, or rebuilding of the parapet at a higher level or where the parapet becomes the balustrades to an upper storey's balcony (refer to image on page 12).
- Where buildings display a uniform height at the front street alignment, new development shall maintain a complimentary height relationship with adjoining development. In this regard any upper floor additions shall be confined to the rear, either out of sight or setback far enough from the front building alignment so as to reduce its visibility and prominence from the shopping street.

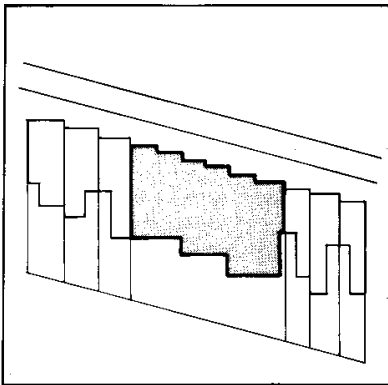
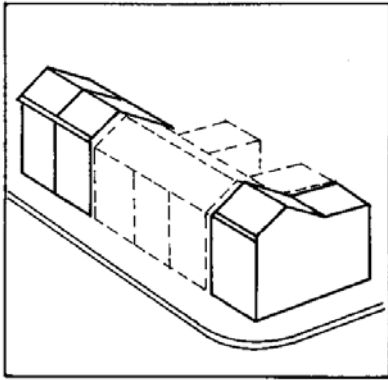
- C3 The height of corner buildings may be higher than the height limit determined by neighbouring buildings, to a maximum distance of 5 metres from both sides of the street corner, in order to reinforce the street corner.
- C4 At the street frontage, only minor features such as parapets can project above the building height limit, and only to a maximum of 50% of the parapet width.
- C5 Buildings are to step down at the rear, to a maximum external wall height of 7.5 metres, to be compatible with the scale and character of adjacent residential areas and in keeping with the built form pattern of retail streets.
- C6 Building height on rear lanes etc is limited to a maximum of 7.5 metres to the top of the wall.

Special Note to Applicants

- Council may consider an application for a building which departs from the 7.5m rear height control, if the adjoining building context, contains buildings of a greater height.
- Designers will need to justify any departure from the height controls in their Statement of Environmental Effects.
- Applicants should also refer to the specific design criteria contained in Part 5 (S2) of this DCP for further guidance on carrying out upper floor additions.

A transition in building height will reduce the impact of new development in a business centre displaying a consistent street wall height. Additions should be set back to maintain the consistent front wall height of adjacent buildings.

Source: DUAP



New development should relate to the setback of adjacent buildings.



Traditional non-retail building setback in business centres often display greater street setbacks than retail/commercial buildings.

A4. Setbacks

Setbacks – that is, how a building is placed on site in relation to the street and to adjoining buildings, have a significant impact on the streetscape. The prevailing streetscape pattern of Marrickville's traditional strip retail centres is for no setbacks. Buildings are built to the front and side boundaries, creating a continuous retail strip opening directly onto the footpath. This pattern is functional in terms of pedestrian amenity, weather protection, intensity of retail development and commercial viability, and is vital for active shop frontages. Setbacks at the rear need to respond to the issues affecting the amenity of neighbouring residential development.

Objective

- O1 To retain and enhance the prevailing character given by buildings built to street and side boundaries.

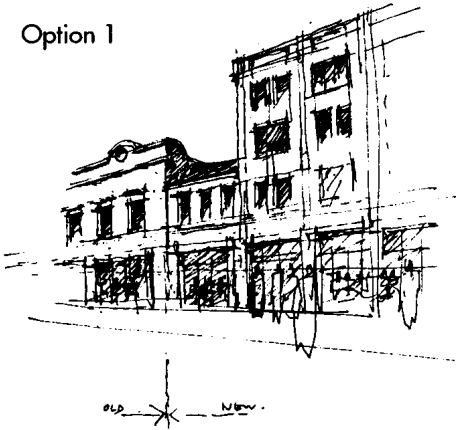
Controls

Front Setbacks

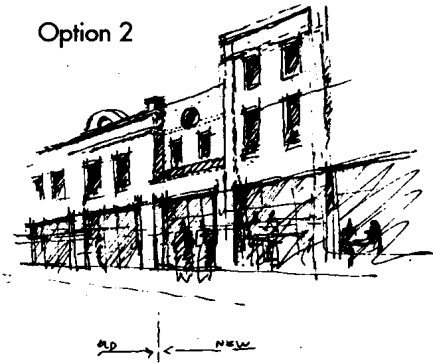
- C1 New development shall be built to the predominant setback, generally the front alignment.

Side setbacks

- C2 Are not permitted where new development matches an existing or concurrently proposed adjoining building.
- C3 Setbacks to the street are only permitted where:
- The existing footpath is narrow and there is a need to provide additional pedestrian space. The setback is to be continuous and connected at its ends to adjoining footpaths.
 - The established pattern is setback, for example residential buildings, garages, institutional buildings. *NB. Conditions apply to the design treatment of setback, building frontage and space.*
 - The setback enhances visual appreciation of any adjacent heritage items. *NB. In this instance it can be an alternative to height reduction.*
 - The setback reveals an important parapet corner return on an adjacent building. Here the building may be setback at the upper level but lower floors are to be built to the street boundary.
 - The new development has a non retail frontage (eg dwelling house building type) and provides a transition between the public and private domain.
 - The setback is not visible from the street and does not interfere with the visual appreciation of existing parapets and rooflines.

Option 1

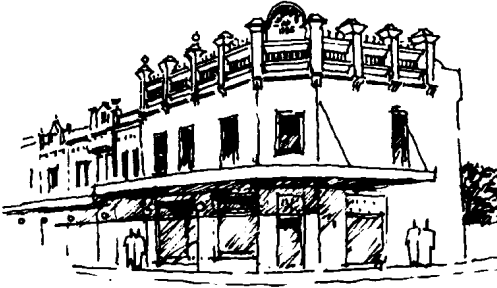
Development adjacent to buildings with parapet corner returns should incorporate a pitched roof to retain the existing building's visibility.

Option 2

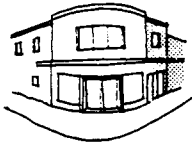
Infill development is to the full height of existing building, with setback to reveal adjacent parapet corner.

Rear Setbacks

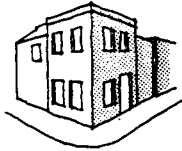
- C4 Buildings may be built to the rear lane boundaries subject to preserving or enhancing:
- the amenity of neighbouring residential uses; and
 - the amenity of the laneway, for example in providing opportunities for overlooking or casual visual surveillance.



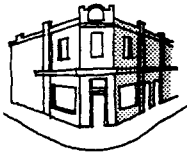
Corner buildings are an important streetscape element in Marrickville's business centres and reinforce the underlying subdivision pattern.



A CURVED CORNER IS A VISUALLY DRAMATIC ARCHITECTURAL ELEMENT WHICH SOFTENS THE CORNER AND ALLOWS THE STREETSCAPE OF BOTH STREETS TO MERGE.



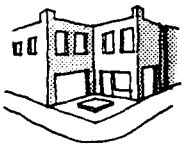
A HARD EDGE CORNER DEFINES THE STREET PATTERN AND PROMOTES A VISUALLY STRONG ELEMENT TO CONTAIN THE SPACE FORMED BY THE JUNCTION OF TWO STREETS.



A SLIGHT CHAMFER ALLOWS THE INTRODUCTION OF ARCHITECTURAL DETAIL TO PROVIDE EMPHASIS TO THE CORNER AND SOME LINKS BETWEEN THE FACADES OF BOTH STREETS.

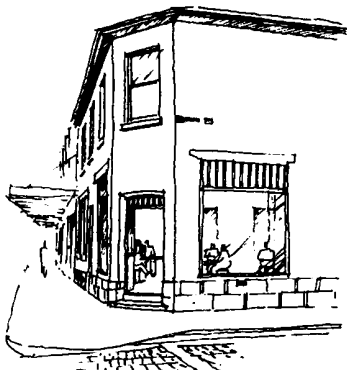


A SIGNIFICANT CHAMFER OPENS UP THE CORNER, FAILS TO ADDRESS THE STREET PATTERNS AND ESTABLISHES A DIFFERENT SPATIAL PATTERN.



A CUT-AWAY CORNER FORMS A VISUALLY WEAK AND ANNOYING CORNER.

Corner Building Typologies



Existing corner buildings of a landmark quality should be retained.

A5. Corners

Corner buildings act as markers along the way. The varied street pattern of traditional strip shopping centres has contributed to a variety of corner shapes because these buildings address two streets, i.e. they 'turn the corner' and therefore have an important streetscape function, which can be enhanced by extra height. Corner buildings may therefore be higher than other buildings in the street, as long as in doing so they contribute positively to the streetscape, and satisfy any other relevant criteria contained in this plan. The more visually successful corners are those which reinforce the street pattern and provide a strong visual image at the street edge. Those corners which incorporate excessive cut-always or cutbacks greater than 3m x 3m tend to have a negative impact on the streetscape and visually weaken the corner. The diagrams which follow illustrate the various types of corners found in Marrickville's business centres.

Where existing corner buildings do not fully recognise the significance of the location, landscaping or street furniture can be introduced to emphasise the corner.

Objectives

- O1 To maintain the distinctive ways corner buildings address their location.
- O2 To maintain corners as visually significant elements in order to preserve and promote the character of the business centre.
- O3 To encourage new corner development which responds to the visually interesting corner buildings found in Marrickville's business centres.

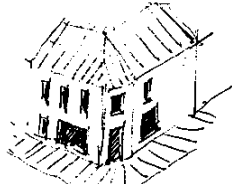
Controls

Existing corner buildings

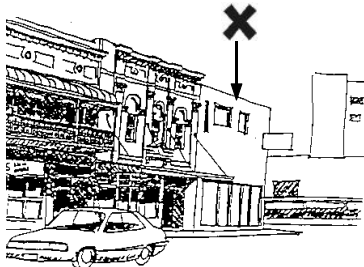
- C1 Strengthen existing weak corners by adjusting the building's design, through the introduction of cosmetic detailing to the building or by other streetscape enhancements.
- C2 Existing corner buildings of landmark quality or visual interest should be retained.

New corner buildings

- C3 New development shall not appear over-scaled in comparison to other corner buildings in the business centre.
- C4 The design of corner buildings shall add variety and interest to the street.
- C5 Each frontage of a corner building shall present as a main street frontage.
- C6 May provide a contemporary interpretation of historical corner buildings, subject to satisfying criteria regarding building façade proportions.



Example of a chamfer corner treatment



NOT RECOMMENDED:

Bad corner development which fails to respond to the street pattern or context of the business centre



RECOMMENDED:

Good corner infill development which positively responds to the street pattern and townscape values of the business centre by incorporating a slight chamfered corner and appropriate detailing.

- C7 Corner buildings may strengthen the townscape character by increased height.
- C8 Architectural features shall be introduced at street corners to increase the visual significance of the building and or provide a stronger vertical emphasis.
- C9 New corner buildings can accentuate the prominence of their location by devices such as chamfers, increased height, and details to highlight the junction of wall planes.
- C10 Buildings on corners are permitted some variation in height and setback for corner features along the building frontage on both streets to a maximum of 5 metres from the corner, subject to a satisfactory resolution of the form in terms of scale, proportion, materials and finishes.
- C11 New corner buildings shall not incorporate significant cutbacks or cutaway corners.
- C12 Corner properties will be required to dedicate splay corners to the public for road widening purposes and to improve sight distance at intersections for both vehicles and pedestrians. Splays will generally be as follows:
 - 3m x 3m at street & street corner
 - 2m x 2m at street & lane corner
 - 2m x 2m at lane and lane corner

A6. Building Façade

The general pattern of buildings found in Marrickville's traditional strip business centres, consist of buildings divided horizontally into top (parapet), middle, base (up to awning height), and divided vertically by bays. The street wall in most centres is characteristically formed by groups of buildings (usually 2, 3-5 lots) creating a sequence of 'whole' buildings of different widths, even though they are divided into comparably sized individual properties. The overall massing silhouette is characterised by a variety of parapet and roof forms, particularly along the street frontage. Windows and openings are generally vertical in proportion, and located within building bays. The design of new development should respond to the vertical and horizontal control lines established by existing buildings in the business centre. New development should not simply mimic the style and appearance of older buildings. Innovative contemporary design which utilises sympathetic materials, finishes and techniques that complement the established patterns and themes of the business centre are preferred.



New infill development divided horizontally into top (parapet), middle and base & divided vertically into bays.



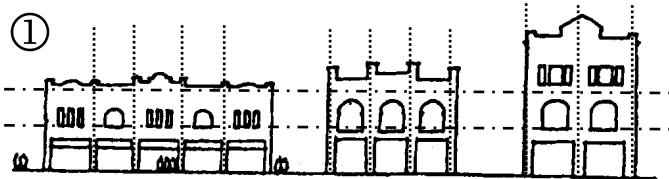
FAÇADE DIVISIONS

Existing development divided into top, middle and base & vertically into bays.

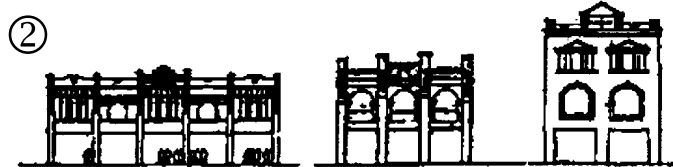


Rich textured facades which draw references from surrounding buildings are preferred.

Guidelines for Façade Design



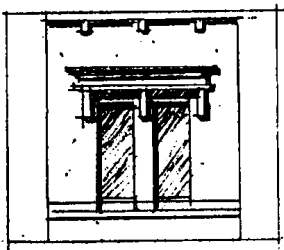
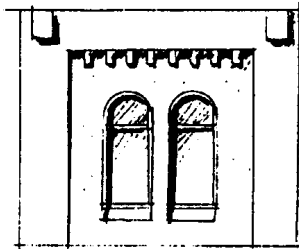
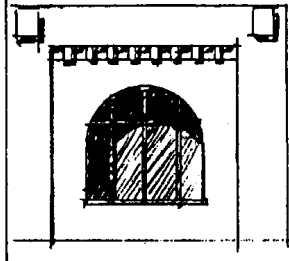
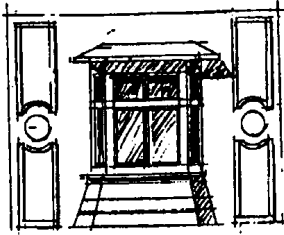
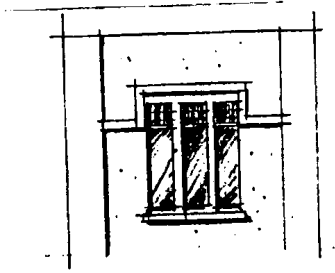
Identify the prevailing 'horizontal' and 'vertical' control lines that exist in the business centre.



Identify existing bay divisions/proportions. New façades should contain horizontal division along the street frontage. This will assist in visually integrating new facades with those existing. Façades should also be divided vertically, by shop fronts taking up the whole bay, a middle level divided by the windows of the upper floor tenancies, and the top (parapet) which provides an interesting play of roof forms.



The combination of these building control lines, division into bays, and the balance of solids and voids, will ensure that new development does not disrupt the overall visual cohesiveness found in Marrickville's business centres.



Consider the variety of existing window treatments found in the business centre, and ensure that new development incorporates similar design elements within equally sized bay divisions.

Objectives

- O1 To reinforce the prevailing pattern, characterised by simple, rectilinear building forms, full height at street frontage, and variation in roof parapet, chimney roof eaves, details and other features.
- O2 To encourage new development characterised by predominantly vertical proportion of bays, openings and windows.
- O3 To ensure that openings and windows are sympathetic with the overall proportion of the building and its division into bays.
- O4 To maintain and promote the vertical emphasis of the narrow 2-3 storey built forms that balance the horizontal nature of the shopping street corridor.

Controls

General form

- C1 New buildings shall be based on a study of the predominant form, scale and proportion of windows, doors and other façade elements that characterise the business centre.
- C2 Buildings shall adopt the modular form which relates to the Marrickville's traditional narrow allotment patterns.
- C3 New buildings shall adopt a vertical emphasis above awning level and avoid a horizontal emphasis, especially broad blank walls, and horizontal windows above awning level.

The building's façade

- C4 Is divided vertically into bottom, middle and top.
- C5 Is divided longitudinally by property lines (*i.e. street wall made up of separate but adjoining buildings*), with bays defined by attached piers and the pattern of openings.
- C6 Is to give prominence to the vertical bays created by attached piers and feature panels rather than to the expression of floor levels, particularly where new development results in a reduced floor to ceiling height.
- C7 Is to incorporate a good proportion of solids and voids
- NB. *Façades consisting entirely of curtain glass and metal cladding are not desirable.*

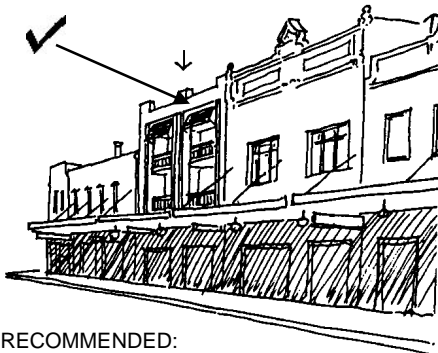
Window and openings

- C8 Are generally of a vertical character and are located within vertical bays.
- C9 If not themselves of a vertical character are framed by a window treatment, which accentuates the vertical proportion of the bay in which they are located.
- C10 In a development where more floors built within an original building envelope result in a lower, floor-to-floor height, then windows and openings are to relate to bay proportions rather than to the floor levels



RECOMMENDED:

New infill development relates positively to the existing bay proportions of an adjacent 3-storey building.



RECOMMENDED:

The high floor to ceiling height of adjoining buildings may permit the development of a 3-storey infill building within a 2-storey street wall context, providing vertical proportions and horizontal elements with contemporary design features.

- C11 Where window openings are required, vertical proportions to windows shall be created by heavy window mullions spaced no more than 1 metre apart.
- C12 Windows and doors are to be fully transparent on ground and first floors.
- C13 Above first floor level, the reflectivity index of materials is to be no greater than 20 %.

Shutters and grilles

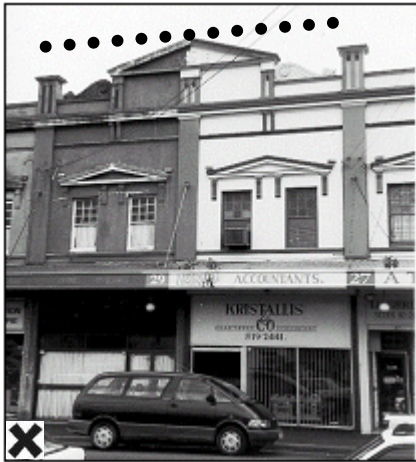
- C14 Are sympathetic to the architectural style and the required modelling of the façade.
- C15 Block out roller shutters to ground level shop fronts, doors, and any openings above the awning level are **not permitted**.

Other

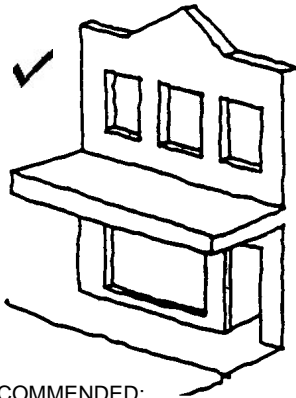
- C16 Air-conditioning units/fans/vents/stacks/hoods etc are to be **inconspicuously located so as not to be visible** from the shopping street and any other major side street.

Advisory Note

- Council may agree to certain departures from this design element for innovative design solutions as long as the other design elements contained in this DCP are satisfied.

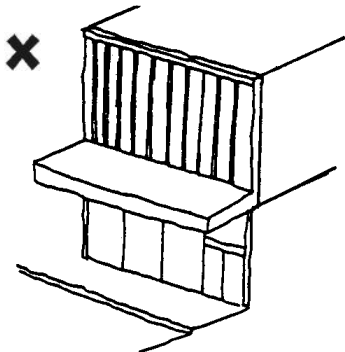


Inappropriate paint schemes on adjacent lots compromise part of a row of buildings' visual presentation



RECOMMENDED:

Building materials should reinforce the traditional streetscape patterns, in particular *the ratio of solid walls to openings.*



NOT RECOMMENDED:

Lightweight cladding, reflective curtain glass & decorative screens are to be avoided.

A7. Materials and Finishes

A limited palette of materials, finishes and colours of rendered masonry, stucco, dark brick, and tiled or rendered feature panels originally characterised most buildings found in Marrickville's strip business centres. This limited palette contributed to creating a unified streetscape. The range of colours and finishes now available can result in the loss of a centre's overall cohesive appearance, particularly where there is piecemeal development of single properties within an architecturally unified 'row' building. The selection of materials, finishes and colours for a new development should therefore have regard to the character of the business centre and wider locality, ensuring some unity, while allowing for diversity.

Objectives

- O1 New building materials are to be in keeping with the traditional nature of building materials found within the business centre and reinforce the traditional solid walls to openings pattern.
- O2 To ensure that the selection of feature colours for relief elements does not detract from, but rather reinforces building proportions and façade articulation.
- O3 To encourage colour schemes that are in character with the existing shopping centre and surrounding building styles.

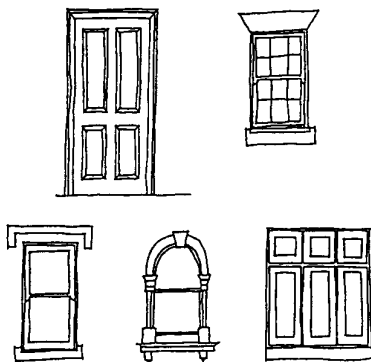
Controls

- C1 The use of the following materials within business centres is preferred:
 - timber windows and door joinery (where in a retail conservation area, involves work on a contributory building or as advised by officers)
 - corrugated steel or shingle roofing over window awnings, bay windows or verandahs.
 - plain glass to windows, sometimes with coloured or patterned glass in small panes at the top or bottom of sashes.
 - Small, plain coloured tiles with decorative border tiles to shop front surrounds.
- C2 Materials which are incompatible with the character of traditional shopping centres in Marrickville and which should be avoided, include:
 - Contemporary types of textured face bricks such as mottled bricks or reproduction sandstocks
 - Clear, anodised or white or brightly coloured powder coated aluminium window and door frames
 - Large modern wall tiles along shopfronts
 - Use of rough textured render (bagged finish)
 - Polished metal and glass curtain walls
 - Cement wash/oxide finish.



NOT RECOMMENDED:

The use of blank cladding disrupts the visual continuity of the business centre and should be avoided.



RECOMMENDED:

Examples of traditional doors and window types, found in Marrickville's business centres. Consider the style of the existing building and choose accordingly.



NOT RECOMMENDED:

The removal of original windows which display a vertical character, & their replacement with contemporary aluminium windows, which display a horizontal emphasis, is to be avoided.

C3 The removal of lightweight false façades and reinstatement of original façade elements is encouraged.

Colours schemes

C4 Generally all rendered and stuccoed buildings should be painted with a flat acrylic paint to prevent sealing moisture inside the wall. Joinery should be painted using a gloss finish.

C5 Brick, stone tile and unpainted render should not be painted but cleaned instead. *(Surfaces which have been painted can often be restored by chemical cleaning which does not damage the surface of the stone or brick)*. If cleaning is not feasible, surfaces can be repainted in a colour to resemble the colour of the unpainted surface.

C6 The façades below the street awnings have undergone the most significant alterations and the majority of buildings bear little resemblance to the original. There are a few exceptions however, and any remaining original shop fronts should be **retained and restored**. It is recommended that the colours used for repainting the shop front are taken from the same pallet of colours used for the area above the awning.

C7 Awnings fascias shall be painted in a trim colour to match the building façade, with the underside eau-de-nil or cream to reflect light into the shops. Decorative iron support brackets should be picked out in a contrasting colour to match the colour scheme above the awning. The use of ceiling linings under awnings is discouraged where this is not part of the original design

C8 Colours shall be chosen for their compatibility with the better preserved original buildings in the centre.

C9 Over assertive, bright coloured, corporate colour schemes, and monochrome schemes are to be avoided.

C10 Commercial buildings of the late 19th and 20th century are characterised by the usually varied use of deep colours and earthy tones, with the exception of the Inter War period buildings of the Art Deco and Functionalist styles. *(The painting of a building, predominantly in black and grey tones is not desirable & is to be avoided)*.

C11 Repair or replacement of wall tiles shall be in keeping with the style, colour, dimensions and texture of the original tiling.

C12 Colours for large areas of a building are to be predominantly of pastel and earthy shades.

C13 Colour schemes for a building, which, along with other buildings, makes up one building shall have regard for the whole building.

C14 Highlighting is used in a way that enhances rather than detracts from the architectural proportions of the building, any heritage features, and the vertical proportions, which contribute to the street pattern.



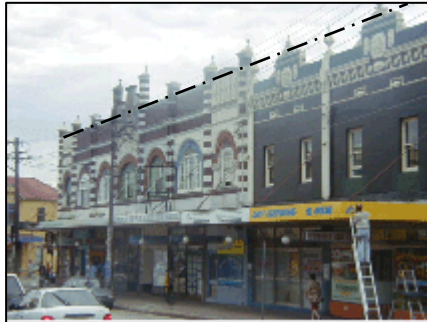
Advisory Notes

- A useful reference for choosing an appropriate colour scheme is Council's King Street & Enmore Road Heritage Paint Scheme for Victorian and Federation façades.
- The painting of contemporary buildings and proposals for artistic expression in colours which depart from traditional heritage paint schemes may be considered provided that such paint schemes are consistent with other criteria contained in this DCP.



RECOMMENDED:

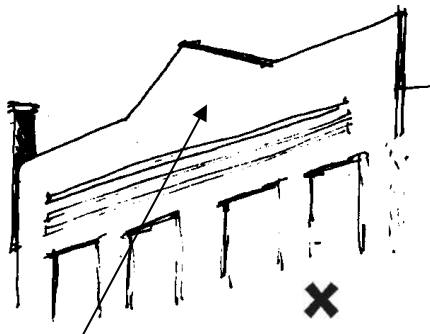
The use of dark trim colours and earthy background tones on building facades, greatly enhances the visual presentation of Marrickville's business centres



The rich silhouette/skyline created by urns, cornice treatments, turrets etc of older style buildings lend variety and interest to business centres.



PREFERRED:
High parapet treatment



NOT DESIRABLE:
This parapet is too thin

A8. Roofs & Parapets

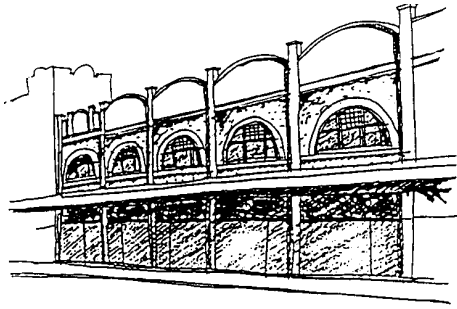
An important characteristic of Marrickville's traditional, strip business centres is the consistency of the roofing forms and roof silhouette. The relative consistency of their height, and the uniformity of the buildings, creates a sense of enclosure within the street walls, which enhances the cohesiveness of the retail strip as 'one place'. Within this cohesiveness, a range of parapet and cornice treatments lend variety and interest to the skyline. It is vital that new building work respects the rhythm of traditional building forms by fitting in with the pitch and shape of adjoining roofs, the prevailing parapet height and the parapet features of neighbouring buildings.

Objectives

- 01 To ensure that the form, pitch and parapet height of new roofs, match or relate positively to the adjoining buildings within the business centre.
- 02 To ensure that the prominence of the building form and character given by the roofs, parapets and architectural features of any adjoining heritage and contributory buildings is retained.
- 03 To ensure that new development does not detract but rather contributes to the streetscape in a sympathetic manner.
- 04 To provide guidelines that enable contemporary architectural interpretation of key patterns and character giving elements that characterise the business centre and locality.
- 05 To encourage different cornice treatments and edges for visual interest and variety.
- 06 To ensure that the placement and design of roof fixtures does not detract from the appreciation of the significant features of any heritage and adjoining contributory buildings.

Controls

- C1 New roofs are to be of the same material found on contributory buildings within the business centre, or in a material which is visually sympathetic. Suitable materials include slate, terracotta tiles and corrugated steel.
- C2 Variation to the existing pattern of roof forms may only occur where the parapet line is not disrupted and where the new roof is not visible from the street below or adjacent public areas.
- C3 Where parapet walls exist, rear extensions or alterations to the roof are not to be visible from the street and must not disturb the line of the parapet.
- C4 Projections above the roof such as exhaust vents, antennae etc, which are principally visible from the main street, shall be avoided.
- C5 The parapets of new buildings shall complement those existing in the business centre, relate to the building's



Example of traditional parapets creating a repetitive pattern and interesting skyline.

- function and structure, and not merely decorate the building.
- C6 Existing original parapet details—pediments, urns, finials, and corner treatments are to be retained and any adjoining development is to be sympathetic to these skyline features.
 - C7 Roof forms and pitches are to be restricted to those prevalent in adjoining contributory buildings which are flat or skillion roofs behind parapet street walls, or pitched roofs.
 - C8 Curved or butterfly roofs visible from the front street are **not permitted**.
 - C9 Dormer windows in rooflines to the front street frontage are **not permitted**.
 - C10 Any parapet features **are to have** a wall thickness and height similar to the prevailing buildings of the late 19th and early 20th century found in the business centre.
 - C11 The parapets of buildings whose height increases as a result of development may be retained and repositioned to the new parapet height.
 - C12 Roof fixtures (such as roof vents, chimneys, aerials, solar collectors, mobile phone transmitters, satellite dishes) **are to be inconspicuously located so as not to be visible** from the shopping street or any other major side street.
 - C13 Television antennae are to be located **within the roof space**.

Part 3 The Shopping Street



New development should not detract from the existing pedestrian environment or devalue the shopping experience.

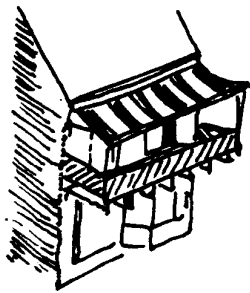
The shopping street environment provides people with their primary experience with the business centre. This environment should be safe, attractive, functional and accessible to all.

Marrickville's business centres are characterised by development, with shop fronts running the full length of blocks, opening directly onto the footpath.

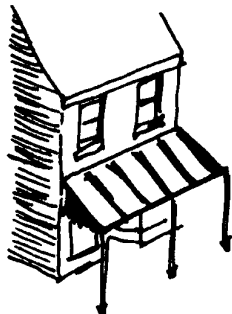
There is a direct relationship between the pavement and the shops, where visual openness and direct access to retail outlets encourage promenading as well as shopping. Despite the large volume of vehicular traffic that passes through such centres, it is the pedestrian experience which enlivens Marrickville's business areas and on which their economic viability depends.

Pedestrian amenity and safety are therefore important considerations. This part of the DCP ensures that the sequence of retail frontages, and therefore their attractiveness and accessibility, is interrupted as little as possible.

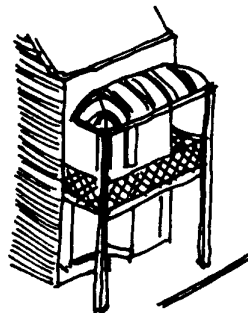
EXAMPLES OF POST-SUPPORTED STRUCTURES



Balcony



Post supported verandah

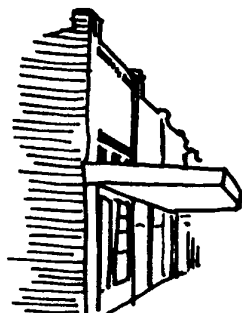


Integrated verandah and balcony

EXAMPLES OF AWNING STRUCTURES



Suspended awning



Cantilevered awning

A9. Installation of awnings, verandahs/balconies & conversion of awnings into outdoor seating areas

Buildings in Marrickville’s business centres have traditionally comprised of a mix of protective, decorative and recreational structures. The first main form of these structures emerged in the late nineteenth century, through the erection of timber posted one and two storey verandahs and balconies. With the rise in popularity of the motor vehicle in the 1920s, many of the traditional posted verandahs and balconies were removed, as a result of new road widening schemes and Council by-laws which promoted an attitude that the structures were antiquated and dangerous for shoppers and other users of the shopping street.

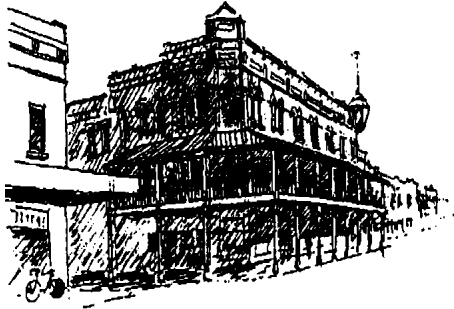
Many of the posted structures were subsequently replaced by suspended and cantilevered awnings, which reinforced the primary objective of providing weather protection for shoppers and users of the shopping street.

More recently, the aesthetic, heritage and functional value of street verandahs and balconies has been recognised and their reinstatement has become more common, especially in historic country towns, and other inner city locations.

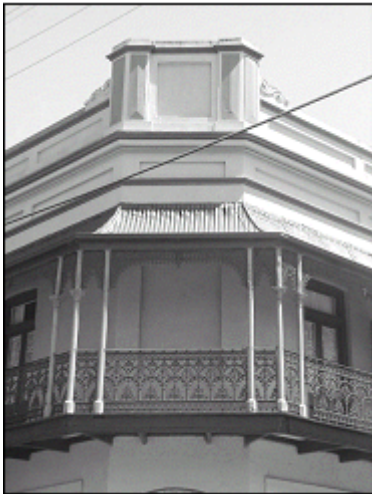
The majority of Marrickville’s shopping streets now comprise varied forms of awning structures, including the traditional, steel-framed, suspended style, as well as more modern, cantilevered form. These awnings assist in providing a pleasant pedestrian environment, protection from the elements, and preserve a pedestrian scale in shopping streets. The reinstatement of traditional post supported structures is encouraged by Council where evidence of the original structure exists.

The advent of new anti-smoking laws in restaurants and other social gathering places has also forced property and business owners to seek alternative venues for outdoor seating, and they are now looking to establish extensions to their operations above existing awnings and verandah structures.

Council will consider proposals for the creation of outdoor seating areas on awning, balcony and verandah structures provided that urban design, heritage conservation, shopper and resident amenity, accessibility and public safety concerns are adequately addressed.

**ENCOURAGED:**

An example of a historic first floor–storey wrap-around posted verandah. The decision to reinstate a traditional verandah should be guided by a thorough investigation of historic evidence. The local studies collection at Marrickville Library is a good starting point.

**ENCOURAGED:**

Existing balconies make a positive streetscape contribution. New building work should enhance existing balcony structures.

**ENCOURAGED:**

Existing original balconies should be retained and conserved as part of any new work

Objectives

- O1 To encourage the use of awnings as an attractive townscape feature, and enhance public use and amenity in terms of shade, shelter, comfort, egress and safety.
- O2 To encourage the reinstatement of traditional posted verandahs and balconies on suitable commercial buildings.
- O3 To retain existing traditional verandah and balcony structures.
- O4 To ensure that the architectural, historical and streetscape integrity of heritage items and draft heritage conservation areas are maintained.
- O5 To allow for the use of awnings, balconies and verandahs in appropriate locations for open space or commercial opportunities, such as outdoor eating facilities, providing such structures do not compromise public amenity and safety, architectural design, heritage and the streetscape presentation of the building and wider locality.

Controls

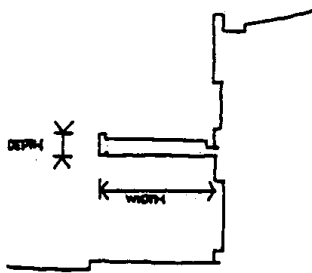
There are a range of design issues to be addressed for the various forms of above-footpath structures:

STREETSCAPE AND HERITAGE CONSIDERATIONS:

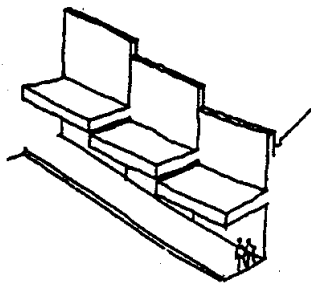
The Reinstatement/Renovation of Traditional Posted Verandahs and Balconies

- C1 Council will consider the reinstatement/renovation of original post-supported verandahs and balconies, subject to known evidence. (*Refer to Advisory Notes for details of techniques to establish this evidence*).
- C2 With respect to buildings affected by Heritage Item listings or Draft Conservation Areas under Marrickville Local Environmental Plan, 2001, the following principles shall be adhered to:
 - The original form and details of the structure shall be restored/reinstated on the basis of known evidence.
 - Any replacing structure should be similar to the original structure in terms of height, construction materials, patterns and positions.
 - Existing verandahs and balconies shall be retained and not infilled.
 - Enclosed balconies are encouraged to be reinstated (i.e. the enclosure removed) unless the infill has historic or aesthetic value.
 - The renovation of any existing structure shall be done in accordance with Burra Charter principles, and shall be certified by a qualified structural engineer.
 - Structures may only be enclosed by drop down blinds and the like.

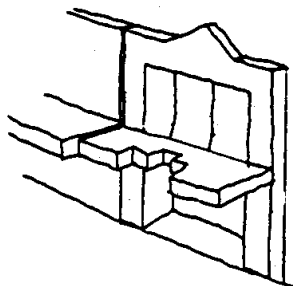
AWNING DESIGN CRITERIA



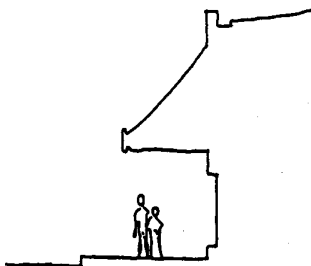
The depth and width of awnings shall be consistent with neighbouring awnings.



Awnings along a sloping street shall maintain a step to maintain even rhythm and average height.



Awning setback from street is to be avoided.



Awning structures as a sloping façade are not suitable in Marrickville's business centres.

New Awnings/Reinstatement/Renovation of Traditional Awning Structures

- C3 All buildings in business centres should have an awning except where these structures are not compatible with the heritage or architectural values of the building such as civic buildings, churches, post offices and often inter-war bank buildings.
- C4 Any refurbishment or redevelopment of a building shall include the provision of an awning of a similar height, width and general appearance to that of adjoining contributory awnings.
- NB. *This provision does not preclude the development of suitably designed posted balcony structures on new infill buildings that adjoin older, character streetscape buildings, which have yet to reinstate former balcony or verandah structures.*
- C5 Awnings are to be provided in modules to match the predominant frontages in an area.
- C6 Awnings shall be reinstated where there is evidence that they were originally fitted or where there is a break in a continuous run of awnings.
- C7 Awnings shall be incorporated in any new infill proposal and shall complement the adjoining buildings.
- C8 In areas where Council has established white-way lighting under existing awnings, any redevelopment or refurbishment proposal shall ensure that this pattern of lighting is maintained.
- C9 Any missing sections of white-way lighting shall be extended at the applicant's cost, including the cost of any necessary metering equipment required and any costs charged by the electrical authority.
- C10 Existing switch panels for white-way lighting shall be relocated to the building frontage, under the awning in a suitable vandal-proof enclosure.
- C11 New awnings on corner buildings shall wrap around side streets to increase the amenity of pedestrians.
- C12 Awnings are to be flat or near to flat in shape (horizontal to street). Raised (or vaulted) awnings are not permitted.
- C13 Awning fascias are to be a maximum of 300mm high and in keeping with the scale and character of the building.

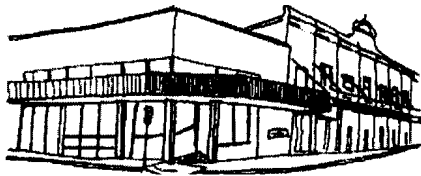
Conversion of existing awning structure into an outdoor seating area

- C14 The conversion of an awning structure into an outdoor seating area may be appropriate in some localities where the structure is considered to enhance the social functions of the street, and where the structure is considered to achieve a high level of design quality which enhances the heritage and streetscape significance of the host building and shopping street. Any proposal for an awning conversion will be assessed against the following criteria:



NEW OUTDOOR SEATING AREA ON TOP OF EXISTING AWNING STRUCTURE

Note that the structure is design to be self supporting and detached from the main awning. To reduce its prominence the new outdoor seating area does not extend beyond 2/3 of the awning's depth. These design refinements ensure that such structures do not compromise the streetscape character of the host building or the wider streetscape.



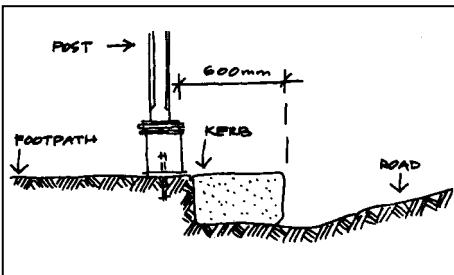
NOT RECOMMENDED:

Awning conversions which introduce solid awning and parapet treatments. Applicants should pay careful attention to how such structures relate to the scale and design of the traditional awning found in the rest of the business centre.



ENCOURAGED

Balconies on new infill buildings should read as contemporary structures.



Posts must be a minimum of 0.6m away from the kerb.

- Whether the proposed structure achieves a high degree of compatibility with the host building and the streetscape.
- The extent of modification required to be carried out to the host building to accommodate such a structure.
- The suitability of the location and the building in question, including its structural capacity.
- Impacts on the heritage significance of the building or streetscape in question.
- The design quality of the outdoor seating area.
- Local traffic and street use conditions (eg. proximity to busy intersections, bus stops, and proximity to other sensitive land uses).
- The method of draining the balcony.
- Whether equitable access can be provided to such a structure.

NB. *Where a proposal does not include equitable access to an upper level outdoor seating area, an 'unjustifiable hardship' application must be submitted with the development application explaining why equitable access is not provided. (See DCP No. 31—Equity of Access and Mobility for further details.)*

C15 Where the conversion of an awning structure into an outdoor seating structure is considered appropriate the following provisions shall be adhered to:

- The introduction of a solid awning fascia shall not exceed a height of 300mm.
- The outdoor seating area shall be designed as a self supporting structure separated from the cantilevered awning below.
- The outdoor seating area shall not extend beyond 2/3 of the depth of the existing cantilevered awning of the host building or those found on adjoining premises.
- Comply with all other relevant controls contained in the DCP.

Construction of verandahs and balconies on new infill development

C16 Where a verandah, or balcony structure is proposed as part of a new redevelopment/infill proposal, it should complement the streetscape rather than try to be an exact copy of traditional forms, materials and embellishments.

C17 New verandah, or balcony structures should be of a contemporary design that is also compatible with the existing streetscape and in particular with its scale, colours and choice of materials.



All structures shall be designed to be self supported in the event of removal of the post(s).



NOT THIS
Signage which obscures the architectural features of the structure and building.



PREFERRED
Signage which is understated and restrained.

COMMON DESIGN CRITERIA:

Exclusive Use of Above Footpath Structures for Commercial Purposes

Council will consider proposals to use above footpath structures for commercial use, such as the extension of outdoor eating areas from an approved use in the main building, subject to the assessment of the potential impacts on the amenity of adjoining and nearby residences, in terms of noise generation, loss of privacy, safety and security. The proposal will also require a separate licence from Council's Technical Services Division, pursuant to the Roads Act, 1993.

- C18** The licence agreement will bind the proprietor to the following conditions:
- Council will seek rental rates for the occupation of the above footpath structures. These rates are documented in Council's "Fees and Charges". The licence agreement will set out mutual responsibility of all parties, including public indemnity. This should be executed before the issue of a Construction Certificate.
 - Licencees must monitor the activities of patrons at all times and respond to any behaviour that may interfere with the use, enjoyment or personal comfort of another person within the dining area, adjacent footway, or nearby residences, and abide by the hours of operation stipulated in the development consent.

Design of structure, Public Safety, Structural Soundness and Accessibility

- C19** All structures should be set back a minimum of 600mm from the kerb, to minimise the impacts of traffic accidents.
- C20** Additional kerbside setback requirements may be required on major roads, in accordance with RTA "Clear Zone" provisions.
- C21** All structures must be designed to be self supporting in the event of the removal of any post supports. In this regard, all structures are to be certified by a structural engineer, registered with the Institute of Engineers Australia on the National Professional Engineers Register section 3(NPER-3), as having been designed and constructed in accordance with the Building Code of Australia and all relevant Australian Standards.
- C22** Any structures proposed to be used exclusively for residential or commercial use, eg an outdoor eating area, must also have certification from a qualified structural engineer to confirm that it can bear the load of this additional activity.
- C23** The minimum head height of the structure is to be 2.7 metres above the footpath level.
- C24** The width of any above footway structure shall not extend beyond the prevailing awning width found in the shopping street.

VERANDAH/BALCONY REINSTATEMENT -
Three Easy Steps

**Step
1**



Look at early historical photographs of the shopping street for important clues as to the design of any original awning/balcony structure that your property may have originally featured.

**Step
2**



Visit other properties: Inspect other similar buildings in the locality that may provide clues for the reconstruction of an appropriate verandah/balcony.

**Step
3**



Physical Evidence: Look for evidence on the building itself, which may indicate where any original fixing, door, window openings and flashing associated with a verandah, or balcony structure was located.

- C25 The design of any posts shall incorporate appropriate colour contrasting material and be of uniform dimensions to assist the access of people with visual impairment.
- C26 Appropriately designed tactile surfaces shall be provided in the approaches to any post supports.

Associated Advertising Signs & Structures

- C27 Council may consider the installation of a non-illuminated fascia board sign along the street frontage of an above awning or post supported structure.
- C28 Any signage is to be of a scale, colour and material to complement any existing above footpath structures, as well as the building it adjoins.

Colours, Materials & Furnishings

- C29 Any weather protection devices shall be complementary in colour and materials to the existing building.
- C30 The vertical sides of upstairs verandahs or balconies, including any privacy screens, shall be open or openable, including the balustrading and returns against the building.
- C31 Structures may only be enclosed by drop down blinds and the like for weather protection.
- C32 Solid balustrading and vertical side walls are not permitted.
- C33 Balcony balustrades shall be of a light, open material.
- C34 If balconies have a concrete slab, the visible slab edge is to be painted to match the adjoining wall colour.
- C35 All construction materials should generally conform to a basic palette of materials found in the locality. (Refer to the "Materials and Finishes" section of this DCP).
- C36 Where umbrellas are intended for use, a single style shall be adopted utilising colours that complement the locality.
- C37 The use of bulky, single-pieced, moulded, plastic/resin furniture is to be avoided. Furnishings which are both functional and stylish are preferred.

Parking

- C38 Any part of a verandah/balcony proposal, or awning which overhangs a public footpath will not be included as floor space for the purposes of determining off-street car parking requirements.
- C39 Any part of a verandah/balcony proposal, or awning which is over zoned land under Marrickville Local Environmental Plan, 2001 will be counted as floor space for the purposes of determining off-street parking requirements.
- C40 As a means of incentive, Council may consider the waiving of any off street car parking requirements for any commercial use on zoned land, such as a new or existing restaurant, where it is proposed to extend to an above footpath structure, only if it involves the reinstatement or refurbishment of a traditional posted verandah, balcony or awning.

Key Submission Requirements

- All verandah/balcony proposals, or awning conversions shall be documented with 1:20 scale plans, and elevation drawings showing details of column/beam junctions, and joinery sections.
- A Management Plan may be required where the use of a proposed structure is considered to adjoin a sensitive land use. In this regard the management plan shall set out any measures to be introduced to protect the amenity of the locality. Applicants should note that the Management Plan will be linked to the annual licence agreement required to be executed with Council.

Advisory Notes

Techniques for establishing evidence for the reinstatement of original post supported verandahs, balconies and awnings:

- **Step 1- Historical Evidence:** Refer to any photographs of the building that may show the original design of the verandah, balcony. NB. The Local Studies Collection at Marrickville Library is a good starting point.
- **Step 2- Visit other properties:** Inspect other similar buildings in the locality that may provide clues for the reconstruction of an appropriate verandah/balcony.
- **Step 3- Physical Evidence:** Look for evidence on the building itself, which may indicate where any original fixing, door, window openings and flashing associated with a verandah, or balcony structure was located.
- The conversion of an existing awning into an outdoor seating area will in most cases require substantial structural strengthening in order to support an additional load. All work must be certified by a qualified structural engineer. (See Control C19.)
- Other façade improvements such as the painting or the removal of superfluous signs may be requested in conjunction with an application for an above awning structure.
- On Classified State Roads, the RTA's concurrence must be obtained and applications will be treated as integrated development under the EPA Act 1979 and may be subject to an additional concurrence fee.
- Where Council has constructed a purpose built outdoor dining area fronting the subject site, Council prefers any above awning level outdoor seating not to be established unless the street level dining area is first set up for outdoor seating and made available to patrons for that purpose.
- Where a building forms part of a group or row of similar buildings Council prefers the submission of joint applications from property owners, thereby ensuring any new balcony/verandah or awning structures are carefully integrated with the host building or group. Council will consider an application for a single property in a group of similar designed buildings if other properties in the group will not join a joint application and the design if approved, will be the standard for those properties should a subsequent application be lodged for those properties.

Advice to Applicants:

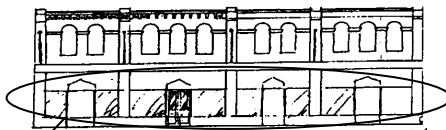
Council via item 19 DES 22/1992 adopted inter alia the following policies concerning the installation of roller shutters:

“That only shop fronts made up of predominantly glass panelling be permitted in shopping centres within the Marrickville LGA; and

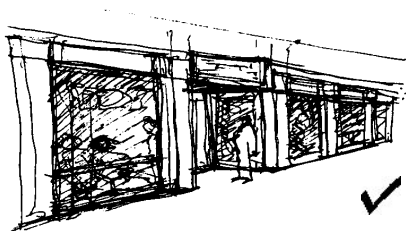
That Council actively discourage applications for roller shutter doors facing the street in shopping centres.”



Shop fronts shall be divided into smaller panels. Large expanses of glazing are to be avoided.

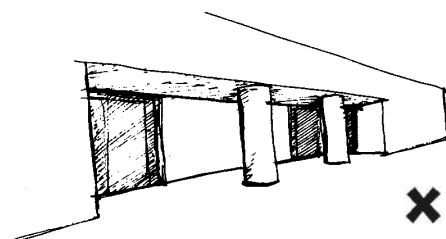


Shop fronts and openings are to be sympathetic with the overall proportions of the building and the division of the building into vertical bays.



RECOMMENDED:

This DCP encourages the development of active street frontages in all business centres.



NOT RECOMMENDED:

The creation of unsympathetic ‘dead’ frontages is to be avoided.

A10. Retail Frontages

As with other building elements, there is a great variety in the type of shop fronts found in Marrickville’s business centres.

Some centres such as Marrickville Road retain very few original shop fronts, while centres such as Percival Road (Stanmore) and Hurlstone Park contain numerous original shop fronts. Where they do remain, they often exhibit interesting detailing and rich materials, enhancing the overall streetscape and pedestrian experience.

Direct and easy access from the footpath to the shop ‘draws the street into the shop’. Active frontages are therefore a vital contributing factor to a business centre’s character, and to its ongoing vibrancy and commercial vitality. The shop front to new developments should relate in proportion and scale to the building it belongs to and to adjoining buildings.

Retaining or reinstating a traditional shop front integrates a new development with the remaining original shop fronts and can significantly improve the appearance of a group of shops and the appearance of the business centre.

Objectives

- 01 To ensure that a diversity of active street frontages is provided which are compatible with the scale, character and architectural treatment of the building as a whole.
- 02 To preserve the surviving examples of original whole shop frontages and elements.
- 03 To encourage a variety of relationships and openings between the shop and the street.
- 04 To ensure that shops are accessible for everyone.
- 05 To encourage new or replacement shop fronts to be compatible with the architectural style or period of the building to which they belong and the overall character of the business centre.
- 06 To preserve the visual amenity of business centres outside normal trading hours without restricting security.



Traditional shop fronts generally occupied a whole bay, where divided into smaller panels defining sections such as the entry, shop window, door lights and recessed entry for pedestrian amenity.

New shopfronts may adopt some of the features of traditional shopfronts such as proportions, scale and design elements.



Traditional shop fronts with ornate fretwork details, recessed entry, floor and wall tiling create a pleasant environment for shoppers.



Controls

Shop frontages

- C1 Provide direct access between the footpath and the shop.
- C2 Make a pattern of shop front windows and openings which is sympathetic with the overall proportion of the building and the division of the building into bays.
- C3 Offer window seating configurations, which improve surveillance and help to activate the street.
- C4 Avoid the excessive use of security bars.
- C5 For corner buildings should wrap around the corner into the side street to provide more active frontage.
- C6 Shop fronts in new development should not replicate a traditional shop front.
- C7 Shop fronts in new development may adopt some features of traditional shop fronts such as proportion, scale and design elements.
- C8 New shop fronts shall avoid large areas of unbroken glass and wide sliding doors.
- C9 The reinstatement of early shop fronts, where these have been replaced by unsympathetic modern designs, is encouraged.
- C10 Original early shop fronts in existing buildings shall be retained and conserved.
- C11 Remnants of original shop front fittings such as window framing, tiles entries, and doors shall be retained, repaired and re-used wherever possible.
- C12 Existing shop fronts **shall not** be bricked up or otherwise filled in.
- C13 Recessed shop frontages are only permitted where the recess provides useable spaces and is sympathetic to the character of the building.
- C14 If security shutters are required, they must be visually permeable (75% permeability) to allow viewing of windows and allow light to spill out onto the footpath. Open grilles (concertina style) screens are preferred.

NB. *Block-out roller shutters are not permitted.*

NOT RECOMMENDED:

The installation of block-out roller shutters along shopfronts is not permitted. Such devices detract from the visual presentation of individual shop premises, and the entire business centre.



NOT RECOMMENDED



The bricking up of existing shopfronts disrupts the visual openness of the shopping street and is to be avoided.



Existing active residential frontage in a business centre

A11. Non-Retail Frontages

Traditional retail building frontages contribute to the unique architectural and functional character of Marrickville's business centres, connecting ground floor shops directly to the street and making them part of the public domain.

While Marrickville's business centres now contain a mix of uses, it is very important to balance the need for adequate access to these uses with the need to preserve and enhance the intensive retail character of the street. The direct access and visual openness which characterise traditional retail shopping strips should therefore be applied to the design of frontages which serve other than retail uses.

Access to other uses should therefore not interrupt or break up the active retail frontage as little as possible.

Objectives

- O1 To ensure that the prevailing retail character and continuity of retail activity along the street is retained and reinforced.
- O2 To ensure that other uses (and their entries) do not dominate the streetscape or detract from the retail environment and yet provide a clear, visible and secure address.

Controls

Non-retail frontages

- C1 Avoid the creation of blank walls, and use of dark or obscure glass.
- C2 Blank walls, letter boxes etc along the street frontage are not desirable.

Access to non-retail uses

- C3 May combine the entry with a retail use.
- C4 May recess entry and provide a central court.
- C5 The amount of 'blank' frontage for commercial uses is limited to 20% of the building's width or 3sqm, whichever is less.
- C6 High blank fences for residential uses are not permitted. Visually permeable fencing (such as palisade or picket fencing) is preferred.
- C7 Porte cochere, vehicle set down and pickup areas are not permitted within the front building setback/elevation area of a building.



ENCOURAGED

The development of outdoor eating areas within Marrickville's business centres activates the street and surrounding urban environment.

A12. Suitable Land Uses

Marrickville's strip business centres have been providing retail and commercial services continuously for over a hundred years. Non-traditional centres such as the Marrickville Metro have been trading for two decades, and offer patrons a one stop shopping facility under one roof.

To continue as vital centres of exchange, which engage the street and the shops in a shared public space, Marrickville's business centres require uses that activate the street level.

The introduction of residential uses within Marrickville's business centres, contribute to the creation of vibrant and diverse business centres, and is encouraged so long as it does not detract from the predominant retail character of traditional strip shopping centres.

Marrickville's business centres also attract a large number of visitors, particularly to their restaurants, cafes, food shops etc, as well as providing services for the local population.

Objectives

- O1 To ensure that Marrickville's business centres continue to provide a range of retail and commercial services with varied and interesting active frontages to the street.
- O2 To encourage a range of uses above ground level which complement the role of the business centre.
- O3 To encourage land uses with potential to generate activities outside of normal business and shopping hours.
- O4 To encourage the use of the shopping street as the principle access point for residential studios and/ or commercial services.
- O5 To encourage land uses that do not detrimentally impact on the amenity of surrounding residential areas by way of increased noise, traffic flows etc.

Controls

New Development within Marrickville's business centres

- C1 Is to provide a range of uses which engage and activate the street, with retail/commercial activity at ground floor level in keeping with the character of the centre as well as contributing to its economic viability.
- C2 The ground level is to be used for retail/commercial purposes.
- C3 The above ground level is to be used for mixed uses, and may include commercial/residential, tourist accommodation and retail development, subject to consent from Council.
- C4 Residential and other non retail/commercial uses may be allowed at ground level where it is a continuation of the existing use and when it provides a relationship to the street, subject to consent from Council.



Existing site links/access routes shall be maintained especially site links to car parking areas.

A13. Access, Adaptable Design & through site links

New development must be designed using accessible and adaptable design principles that benefit a wide cross section of the Marrickville community as well as catering for the changing needs over time of individual residents. Marrickville Council wishes to ensure access barriers are eliminated. Provision of special access requirements can generally be achieved without difficulty in new development. This requires consideration of fundamental design issues early in the formulation of development proposals. Important requirements may be impossible to meet if they are not considered very early in the design process.

NB. *Applicants should also refer to Council's DCP No. 31 Equity of Access and Mobility for further details.*

Objectives

- O1 To balance the need for improved access to business centres.
- O2 To balance improved access to retail uses at ground level with the need to retain and reinstate where possible contributory shop fronts.
- O3 To ensure that new development is designed in such a way that it is easily adaptable to suit the widest possible range of lifetime needs. This will include the needs of people with physical disabilities (including people who use wheelchairs, people with disabilities who are ambulant, and people with manipulatory disabilities), people with sensory disability (vision, hearing) and people with intellectual disability.

Controls

Disability Discrimination Act—Statement of Consistency

- C1 A Statement of consistency with the Disability Discrimination Act (DDA) is required to be submitted with new retail, commercial and mixed use development proposals.
- NB.** *For proposals to change the use of existing commercial premises and shops, that do not involve building alterations you may not need a formal Statement of consistency with the DDA.*

Pedestrian Access

- C2 Existing through site-links are to be maintained where through site links, connect the centre with the local road, laneway system and any public car parking areas.



A clear and direct relationship between the pavement and shops encourages promenading as well as shopping. ✓

C3 New development, shall be designed to meet the needs of people with disabilities, including:

- The provision for a continuous accessible path of travel from all public roads and public spaces as well as unimpeded internal access;
- The provision in design for ease of use and comfort through appropriate gradients, rest areas, circulation space and user-friendly entrances;
- Safety design measures, including contrasting colours for points of danger, slip resistant travel surfaces and appropriate positioning of street furniture;
- Legible design features such as signs and international symbols, and indicators to assist the location of handrails and guardrails; and
- All ground floor premises and all public areas are to be accessible for people with disabilities including those with limited mobility.

C4 For a heritage or contributory building, disabled access is to be provided with minimal intrusion to the building fabric

NB. *It is always a good idea to discuss your proposal with Council's Officers before lodgement.*

C5 Disabled access to retail/commercial ground level uses is to be provided.

NB. *Refer to DCP No.31 Equity of Access & Mobility.*

Adaptable Housing Standards

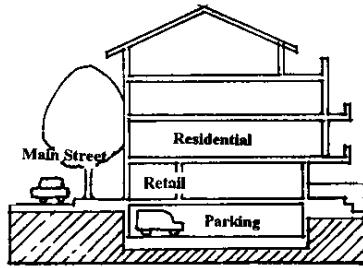
C6 In mixed-use developments containing ten (10) or more dwellings, a minimum of one (1) adaptable dwelling, designed in accordance with AS 4299, shall be provided for every ten (10) dwellings or part thereof. (Refer to DCP No.-Equity of Access and Mobility).

Accessible Parking Standards

C7 One (1) parking space, designed in accordance with AS2890 Part 1, shall be provided for every adaptable dwelling.

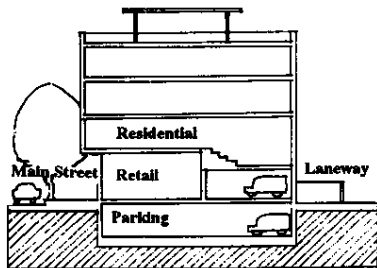
C8 One visitor space, designed in accordance with AS2890 Part 1, shall be provided for every 100 spaces, or part thereof, in developments containing adaptable dwellings.

A14. Vehicle Access, Servicing & Parking



PREFERRED

Rear laneways allow parking access from the rear of the building. Parking is screened from the street by ground floor retail activity.



PREFERRED

Underground (basement) car parking provides economical site coverage and ensures that car parking access and garage requirements do not dominate the street



New development should not disrupt the free flow of traffic through the business centre.

Marrickville's business centres pre-date the motor vehicle and as such, suffer from limited road capacity, inadequate road widths and restricted provision for car parking. This problem is often exacerbated by the often close interface between residential areas and business areas. It is therefore important to ensure that sufficient on-site parking is provided for new development. Car parking provision within Marrickville's business centres must be balanced against a number of factors which may allow variations to the normal standards including:

- availability of public transport;
- availability of on street parking;
- location of local facilities such as shops, schools, recreational and community facilities;
- Streetscape and heritage concerns;
- demand for car parking by the other activities in the locality;
- car requirements of people of differing socio-economic status, age and stages of family life cycle;
- local traffic impact; and
- number of dwellings.

The location and type of vehicle crossing must be carefully considered, to ensure that the shopping street character and pedestrian safety are maintained. Wide and dominating access points detract from both the streetscape and the active use of street frontages. On-site parking should be accessed from the rear. It should be screened with well-designed structures and heavily planted.

NB. Applicants should refer to Council's Development Control Plan No. 19 – Parking Strategy for further details.

Objectives

- 01 To ensure the provision of off-street parking satisfies the needs of occupants, and is designed and located to retain and enhance the quality and integrity of the streetscape.
- 02 To provide convenient, accessible and safe car and bicycle parking to meet the needs of residents and visitors, including people with disabilities.
- 03 To encourage the design of vehicular access and parking facilities to integrate with overall site planning and landscape design to minimise their visual impact.
- 04 To ensure, as far as practicable that, car parking and service access when provided on-site are located away from the main footpaths of the business centre thereby avoiding conflicts between pedestrians and vehicles.
- 05 To ensure adequate provision is made for loading and unloading facilities.

Controls

Parking Provision & Design

- C1 Wherever possible, entrances shall be from the rear or to the side of buildings and shall not form a disruptive element in the streetscape.
- C2 Parking areas shall be appropriately screened by a range of plants used in the area or by fencing and gates of a finish, consistent with neighbouring buildings and a height appropriate to the locality.
- C3 Vehicular access points shall be located where they will cause least interference with vehicular and pedestrian movement on public roads.
- C4 Design of parking shall positively respond to the streetscape and enhances the safety of the pedestrian environment.
- C5 The surface and slope of driveways and parking areas facilitate stormwater infiltration on-site and are to be appropriately landscaped.
- C6 Visitor car parking spaces shall be conveniently located, identified as such, and accessible to the general public. Visitor parking is not be located behind any security grill or gate.
- C7 Off-street visitor parking and resident car parking in excess of the minimum requirement shall be designed in such a way as to allow alternative use when not required for car parking such as, recycling area, car washing and a storage/workshop area.
- C8 Vehicular crossings shall be sited to minimise loss of on-street kerb side parking.
- C9 Vehicular entrances to underground parking areas shall not to be located on the front façade but rather to the side or rear.
- C10 Neither vents nor the internal arrangement of parking areas shall be expressed on the front façades of buildings.
- C11 Open parking areas and access ways are suitably landscaped to enhance amenity while meeting the community safety guidelines.
- C12 Site planning and building layout minimise the number of driveways and extent of manoeuvring areas.
- C13 Below ground (basement) parking is preferred for larger developments.
- C14 Large expanses of uncoloured concrete are to be avoided.
- C15 Surface materials and external finishes shall be consistent and compatible with those used throughout the development and/or compliment the existing building and locality.
- C16 Driveway gradients must be designed for vehicle and pedestrian safety. Potential for vehicles to scrape at gradient changes is to be avoided. *(Refer to Council's DCP No. 19 – Parking Strategy for further details.)*

- C17** Parking spaces shall be of a minimum width of 2.5m x 5.4m and be provided in accordance with the following table:

CAR PARKING & BICYCLE REQUIREMENTS	
Land Use	Number of Parking Spaces Required
• Office & Commercial	1/45m ² (For bicycles 1/750 m ² GFA over 1000 m ²)
• Retail Shops < 500m ² 500m ² — 750m ² 750m ² - 1000m ² > 1000m ²	1/45m ² 11 + 1/30m ² over 500m ² 19 + 1/25m ² over 750m ² 30+ 1/20m ² over 1000m ² (For bicycles 1/500 m ² GFA over 1000 m ²)
• Restaurants	1/45m ²
• Shop top housing development	0.5 space for every small dwelling i.e. <55m ² 1 space for every medium and large dwelling i.e. >55m ² 1 visitor space for every 4 dwellings (>55m ²) in a mixed use development.

Table 1: Summary of Car parking and Bicycle provisions

- C18** Access to car spaces and the gradient of ramps and spaces shall be in accordance of with the provisions of Council's DCP No 19 – Parking Strategy.
- C19** Where open space areas are located over parking areas, at least 600mm soil depth to be provided for trees/ shrubs and 300mm for ground cover planting
- C20** Garage doors are not to encroach over a public footpath during operation.
- C21** Vehicle access from the 'shopping street' onto a new development site is not permitted, except where there are established car access points (eg existing or past garage –service station sites etc).
- C22** Corner properties will be required to dedicate splay corners to the public for road widening purposes and to improve sight distance at intersections for both vehicles and pedestrians. Splays will generally be as follows:
- 3m x 3m at street & street corner
 - 2m x 2m at street & lane corner
 - 2m x 2m at lane and lane corner.

C23 The number of driveways to the property is to be kept to a minimum. The need for multiple driveways shall be avoided.

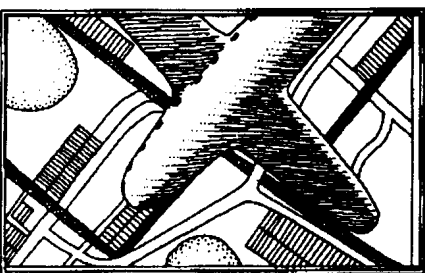
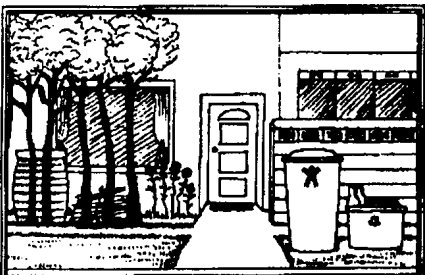
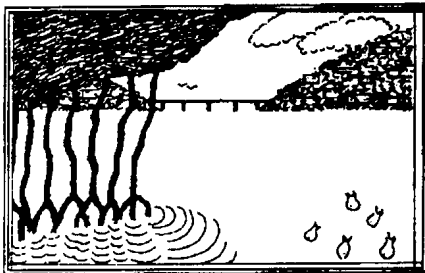
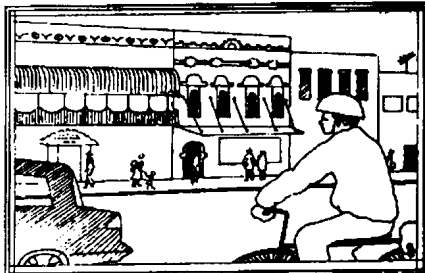
Advisory Notes

- Applicants are advised that major development proposals should be supported by a traffic report prepared by a suitably qualified traffic consultant.
- Car parking facilities are to be designed and provided in accordance with the provisions of Marrickville DCP No.19—Parking Strategy.
- Council may consider waiving the requirement for off-street car parking under certain circumstances. Applicants should refer to DCP No.19-Parking Strategy for further details.

Other References

- For more specific details than those referred to above, reference should be made to Council's Development Control Plan No. 19 – Parking Strategy and the RTA's Guide to Traffic Generating Development.

Part 4 Environmental Management



What is Sustainable Development?

Sustainable development is that which meets the needs of the present generation without compromising the ability of future generations to meet their own needs. It includes all aspects of environmental change: social as well as physical. Two major aspects of sustainability which need to be considered include:

ecological sustainability (the control of the extent of modification and fragmentation of natural habitat and reduced environmental carrying capacity caused by factors such as land clearing, pollution and waste disposal); and

resource sustainability (which recognises the limitations to development resulting from the supply of non renewable resources such as fossil fuels, the need to conserve renewable resources, and the importance of the reduction and re-use of waste).

New development has an important role to play in achieving our ESD principles. The residential development sector in Australia produces approximately 17% of Australia's Carbon Dioxide emissions. On average, each Australian home produces 8 tonnes of carbon dioxide each year. Australia has one of the highest levels of carbon dioxide emission levels in the OECD, because energy consumption in the average home relies on fossil fuels.

As well as reducing carbon dioxide emissions, energy efficient development would provide a more pleasant and comfortable living environment which would be cheaper to run, with little additional cost to build relative to the overall cost of development.

Our reliance on the private car contributes significantly towards carbon dioxide emissions. New development in Marrickville's business centres should increase transport choice and reduce reliance on the private car.

The rate of growth in water demand in Sydney cannot be sustained without enormous cost to the general public.

The disposal of stormwater and wastewater places an enormous strain on public infrastructure and pollutes our waterways.

Marrickville Council through its Agenda 21 Plan strives for the successful management of the environment, reconciling economic development, environmental protection and social equity as a major responsibility. This DCP is built upon these principles.

A15. Solar Access, Ventilation, Energy & Water Efficiency

Marrickville Council's solar access, ventilation, energy and water efficiency guidelines aim to promote ecologically sustainable development by minimising greenhouse gases and the consumption of non-renewable resources. Energy efficiency can also lead to efficient building design and can be achieved by incorporating different combinations of the following principles.

Orientation

Building orientation can significantly influence amenity, internal temperatures and demand for heating and air conditioning. Living and private open space areas should be orientated to the north for maximum solar access.

Glazing

Glazing in north facing rooms maximises solar penetration to dwellings during cooler months. Glazing should be kept to a minimum on south, east and western aspects. On western façades subject to direct sunlight, external shading or other energy saving measures should be integrated into the design of new development.

Shading and Landscaping

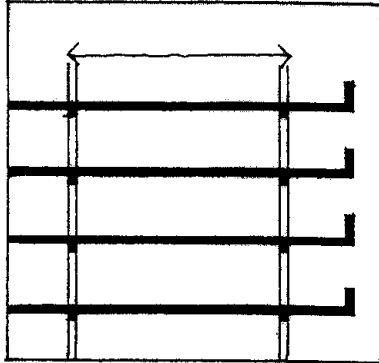
Wide canopied deciduous trees and deciduous vines grown on the north side of dwellings will provide shade during warmer months and allow sunlight penetration during cooler months. Evergreen trees planted to the west and east of dwellings will prevent glare and heat during warmer months.

Natural Ventilation

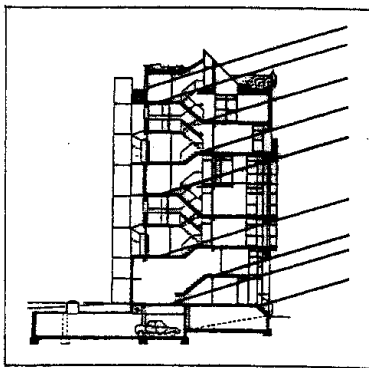
Adequate ventilation is an important contributor to the amenity of new dwellings. The Building Code of Australia (BCA) requires all habitable rooms to be ventilated. This can occur by providing permanent openings or by mechanical means. Natural ventilation is preferable for a high quality living environment and energy efficiency. Where natural ventilation is not available to all rooms, such as in loft style conversions, mechanical ventilation may be necessary.

Adequate natural ventilation requires cross ventilation. Cross ventilation is easily achieved in apartments that allow unimpeded air movements. Changes in height between incoming and existing air also encourages cross ventilation. Natural through ventilation can be achieved by having window openings facing different directions.

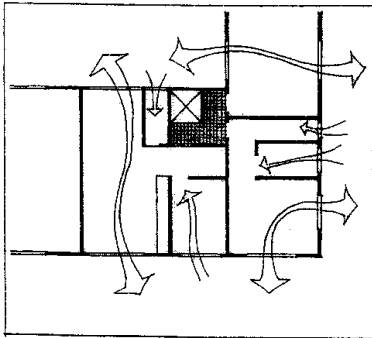
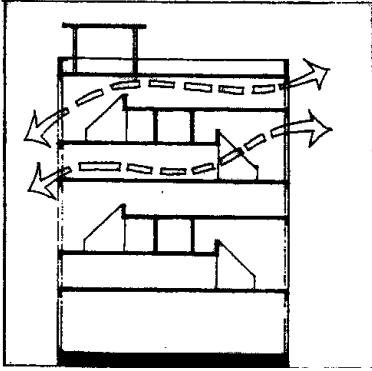
Maximum air movement can be obtained by locating smaller air movements low on the windward side and large openings high on the leeward side. In situations where apartments cannot extend the full width of the building, ventilation shafts and courtyards can make it possible for cross ventilation to occur.



Narrow footprint buildings allow good daylight access



Narrow footprint buildings allow good daylight access. Split-level plans enhance the environmental quality of dwellings.



Good cross ventilation can be achieved with double orientation apartments, having split-level and corridors on alternative floors

Insulation

Insulation and weather sealing are critical determinants of heat loss and gain. Walls, ceilings, roofs and hot water pipes should be insulated.

Appliances

Major appliances including hot water heaters, dishwashers, air conditioning units, cookers etc, can greatly influence energy consumption. The choice of energy efficient appliances helps reduce overall energy use.

Solar Access

Sunshine and light are basic expectations that we are all entitled to enjoy. Solar access to new dwellings and the avoidance of detrimental overshadowing of important internal and external spaces are amongst the highest concerns for residents of residential properties confronted with proposed building work on adjoining or nearby sites. Similarly, the protection of solar rights for the purposes of hot water heating, energy generation using photo-voltaic panels, passive internal space heating, is a major area of concern for many residents. Applicants should refer to Council's DCP No. 32 – Energy Smart Water Wise for further information.

Objectives

- 01 To promote energy & water efficiency in the design, construction and use of new development.
- 02 To encourage the use of passive solar design.
- 03 To protect solar access enjoyed by neighbours
- 04 To enhance the amenity of new development in terms of solar access and ventilation.

Controls

Solar Access

- C1** At least 65% of new dwellings within a development should provide living areas windows positioned within 30 degrees east and 20 degrees west of true north to allow for direct sunlight for at least 2 hours between 9.00am and 3.00pm on 21 June.
- C2** Direct sunlight to the windows of principal living areas and the principal area of open space, of adjacent dwellings must not be reduced:
1. to less than 2 hours between 9.00am and 3.00pm on 21 June; and
 2. where less than 2 hours of sunlight is currently available in June, the sunlight available in March/Sept will be considered in the assessment of the proposal. That sunlight available between 9.00am and 3.00pm on the 21st March/September is not to be reduced.
- NB.** *Direct solar access does not encompass ambient light.*
- C3** The maximum depth of a habitable room from a window providing light and air to that room shall be 10 metres including any overhanging part of the building, balconies, terraces etc.
- C4** On west facing façades subject to direct sunlight, external shading or other energy saving measures should be integrated into the design of new building
- NB.** *Applicants are required to submit shadow diagrams together with their development application. Shadow diagrams shall indicate the extent of overshadowing on adjacent sites and their open space, and demonstrate compliance with Council's solar access requirements.*
- Applicants should refer to the DA Submission Requirements pamphlet for further details.*

Energy and Water Efficiency

- C5** Each new dwellings within a development must:
- comply with a minimum 3.5 star NatHERS energy rating of internal thermal comfort for each new dwelling;
 - provide a hot water system with a minimum 3.5 star Greenhouse rating for each new dwelling;
 - provide AAA rated showerheads, basins, kitchen sinks, dishwashers, and toilet cisterns that are dual flush for each dwelling;
 - Ensure that all toilet cisterns to be dual flush and AAA flow rated;
 - Provide reticulated gas for new dwellings within a development; and
 - Energy efficient clothes dryers are to be installed where clothes drying areas are not already provided.

New Commercial Premises & Shops

- C6 For premises involving a gross floor area of greater than 1000sqm. The total anticipated energy consumption shall be no greater than 450Mj/amsq (commercial) and 900Mj/amsq (retail)

Ventilation & Internal Amenity

- C7 Building design ensures that dwellings within a development enjoy natural rather than mechanical ventilation by:
- Siting and layout design that captures breezes;
 - Use of narrow floor plans;
 - The arrangement of windows, doorway and other openings that allow the free internal movement of air; and
 - Avoiding double loaded corridor configurations.
- C8 All habitable rooms shall be provided with an openable window or openable skylight, that meets the requirements of the Building Code of Australia (BCA).

Advisory Notes

The provision of ventilation to dwelling units solely by air conditioning is considered to be an unacceptable alternative to natural ventilation.

Circumstances where supplementary mechanical ventilation will be considered include:

- Areas of high traffic noise and pollution;
- Areas where aircraft noise insulation is required; and
- Where site constraints prohibit unit layout that facilitates natural ventilation.

Applicants should also refer to Council's DCP No.32 –Energy Smart Water Wise for further information.



Appropriate stormwater management is essential in protecting important natural resources such as the Cooks River

A16. Stormwater Management

This section deals with the requirements relating to the important issue of managing stormwater. It addresses the increasingly important issues of limiting stormwater discharge through the use of on-site detention systems. Development activities must not cause an adverse impact on adjoining or any other down stream properties. This includes preserving surface flow paths and not increasing water levels. Site discharges will need to be restricted to pre-development discharges using On-site Stormwater Detention (OSD).

Council's on-site detention requirements have been formulated to ensure there is no increase in discharges adjacent to the site or elsewhere in the catchment for all rainfall events up to the 100 years ARI (Average Recurring Interval). For developments greater than 1000sqm in area, allowable discharges will be limited to the equivalent fully pervious discharges for the site area.

Applicants should refer to the Council's Stormwater & On-Site Detention Code and Marrickville DCP No 32 – Energy Smart Water Wise for further details.

Objectives

- O1 To control stormwater quality and quantity and reduce impacts on adjoining properties.
- O2 To ensure cost-effectiveness in the provision and maintenance of storm water drainage works.

Controls

On-site detention (OSD) of stormwater

- C1 On-site detention systems (OSD) will be required for all developments except for:
 - Extensions where the proposed extended roof or paved area is less than 40sqm;
 - For sites that discharge directly to the Cooks River or Alexandra Canal; and
 - For sites that discharge directly to a major Sydney Water Corporation controlled trunk drainage system. (In this case compliance with Sydney Water's requirements is required)
- C2 All OSD systems will require full hydraulic design plans to be prepared in accordance with the details contained in Council's Stormwater and On-site Detention Code. (Applicants should contact Council's Development Engineer for further details.)
- C3 Where separate titles are to be created by subdivision, separate drainage system & (OSD) storages are to be provided. Storages can be amalgamated or omitted for some lots providing the storage proposed for the overall development can meet the permitted site discharge and storage requirements contained in Council's Stormwater and On-site Detention Code.

- C4** Storage outflows are to be controlled to ensure the full range of Average Recurring Interval (ARI) protection occurs. This will require the OSD to incorporate a range of storage –discharge values for various ARIs.
- C5** Storages are to be located as close as possible to the lowest point of the site, with paved areas and pipes to drain it. Storages are encouraged to be below ground for at least the 1 year ARI. Above ground storages may be incorporated into driveway/parking areas. Storages in landscaped areas will require additional measures to discourage later modifications, as well as extra volume to compensate for vegetation growth.
- C6** Storages shall not be located in overland flow paths which convey catchment flows through the site.

Surface flow paths

- C7** Surface flow paths are to be preserved, or alternatives provided, wherever they pass through or affect the development site. Site discharges are not to be concentrated to a degree greater than that which naturally occurs. Redirection of flows including to other sub catchments is not permitted unless appropriate counter measures are undertaken. Flows to the receiving system or sub-catchment are not to be increased. Flow paths are to be retained within easements

Floor and Ground Levels

- C8** Building floor levels shall be set above surrounding ground levels with an adequate freeboard to surface runoff flows or ponding levels. Where re-contouring of the site is proposed the existing ground levels at the boundaries are to be retained with a maximum 1 in 4 finished ground level slope. Retaining walls are not to be constructed closer than 0.9m to the boundary unless approved by Council. Similarly, existing ground surface levels are to be retained within 0.9m of any property boundary.

Gravity Drainage

- C9** All stormwater drainage connecting to Council's drainage system shall be by gravity means. Mechanical means (i.e. pumps) for disposal of stormwater runoff will generally not be permitted.
- NB.** *Subsoil and basement seepage systems where separate from the stormwater drainage may be exempted from this requirement.*
- C10** The acquisition of an easement over any intervening downstream properties shall be required for sites that do not drain to the street, council land containing drainage line, or an existing council pipeline within the development site. All costs associated with the acquisition of an easement shall be borne by the applicant.
- NB.** *Without a gravity stormwater drainage system being provided, development consent will generally not be*

granted. Written consent for the piping and acquisition of an easement is to be obtained from adjoining owners and provided to Council with the development application. Applicants are encouraged to discuss this issue with Council's Development Engineer.

Stormwater Drainage Concept Plans (SDCP)

- C11 All applications for new dwellings within a mix-use development shall submit a Stormwater Drainage Concept plan (SDCP) demonstrating the feasibility of the proposed drainage system within the site and connection to Council's system. This plan shall also show surface flow path treatment and any easements required, on-site drainage storage as well as internal piped systems. Where easements are necessary over any adjoining or downstream property to achieve gravity drainage, a written agreement from the adjoining owners is to be submitted with the (SDCP)

Sediment Controls

- C12 Sediment control measures will be required during the construction of all developments. A plan of the proposed sediment control measures shall be prepared. This plan may be submitted together with the development application or prior to the issuing of a construction certificate.

NB. *The construction certificate will not be released until the sediment control plan and details have been approved by Council.*

Advisory Notes

- Where the potential for modification or adjustment to OSD storages and or surface flow paths through the property is significant enough to warrant extra protection, future owners of properties also need to be aware of their presence and purpose. Consequently, Council may require a 'Restriction as to user' positive covenant to be placed on the title as part of the development.

Other Information

- Applicants should also refer to the brochure titled "Soil and Water Management for Urban Development" prepared by the Southern Sydney Regional Organisation of Councils for further information. Copies of the brochure may be obtained upon request from Council's Citizens' Service Centre.



A17. Site Contamination

Many sites in Marrickville may be or are contaminated due to past or present land uses. Contaminated land means a building or place which is affected by a chemical or any other waste and is:

- unsafe or unfit for occupation by persons or animals;
- has a reduced capacity to support vegetation; or
- otherwise environmentally degraded.

Contaminants can pose immediate or long-term threats to human health, flora and fauna and to the amenity of the area. Site contamination raises important issues about the suitability of land for redevelopment. To ensure that sites with an earlier industrial history, or a site containing imported fill from an unknown source are suitable for their intended use, Council may require a preliminary or detailed site investigation to be submitted as part the development application. Applicants should refer to Council's DCP No.29 – Contaminated Land Policy and SEPP No. 55 – Remediation of Land for further information.

Acid Sulfate Soils

Acid sulfate soils are soils containing high levels of iron sulfides and are found in low lying land that form part of the flood plains of rivers and creeks. These soils were created by the last major sea level rise at which time seawater mixed with land sediments containing iron oxides and organic matter. The resulting chemical reaction produced large quantities of iron sulfides in the waterlogged sediments. The water in the soils of low-lying land prevents oxygen in the air reacting with the iron sulfides, which, when exposed to air, causes the acid sulfides in the soil to oxidise producing sulfuric acid.

The sulfuric acid produced by acid sulfate soils can corrode concrete, iron, steel and certain aluminium alloys. It has caused the weakening of concrete structures, including the corrosion of concrete slabs, steel fence posts, foundations of buildings and underground concrete water and sewerage pipes. There are also significant environmental effects associated with the exposure of acid sulfate soils including the effects on waterways from runoff containing acid sulfate soils in the form of fish and plant kills.

Due to the serious implications that disturbing these soils can have on buildings and the environment, governments have introduced planning and building controls to minimise any adverse effects from acid sulfate soils. Planning maps have been prepared showing land that has potential acid sulfate soils based on its elevation in relation to watercourses within the Marrickville local government area.

Objectives

- O1 To ensure that the redevelopment of contaminated or potentially contaminated land does not pose a risk to public health or the environment, is suitably assessed to determine the extent of contamination and is remediated so that any change of use or other development proposed is appropriate.
- O2 To minimise any adverse effects from acid sulfate soils.

Controls

Site Contamination

- C1 Development applications for sites that are contaminated or potentially contaminated must demonstrate:
- the suitability of the site to accommodate the intended use(s) without posing a risk to the public health or the environment; and
 - Any measures necessary to develop the site will not pose a risk to public health or the environment.
- C2 For development on land that has previously, or is currently used for any land use contained in Annexure 1 of Council's DCP No.29- Contaminated Land Policy, an initial evaluation of the site is required to be undertaken in accordance with Council's DCP No.29. Any further detailed site investigations required, shall be conducted in accordance with DCP No.29- Contaminated Land Policy and Development Controls.

Acid Sulfate Soils

- C3 If your property is within a potential acid sulfate area (Check Council Maps) and you intend to undertake building works that could disturb acid sulfate soils (i.e. if excavation at or below the ground water table is required) an evaluation of the whether or not acid sulfate soils are present will need to be undertaken. Where acid sulfate soils are found to exist, an acid sulfate soils management plan will be required detailing the means which will be employed to minimise the impacts on the development and wider environment from the soil.

Other Information

Applicants should also refer to the following documents:

- Marrickville DCP No. – 29 Contaminated Land Policy
- SEPP No. 55 – Remediation of Land
- Department of Urban Affairs and Planning & EPA (1998) Managing Land Contamination Planning Guidelines
- Acid Sulfate Soil Manual
- Contaminated Land Management Act, 1997
- Environment Protection Authority Guidelines relating to land contamination and remediation.

A18. Visual & Acoustic Privacy

Privacy refers to both visual and acoustic privacy. Privacy and protection from unreasonable noise are important quality of life considerations in relation to new development. Well-designed development can readily avoid most sources of conflict between neighbours over noise and visual privacy problems.

It should however, be understood that attitudes to privacy are, to some extent, affected by cultural factors and personal preferences. Complete protection of privacy in a densely built up environment such as Marrickville is not always possible. Standards of privacy need to be balanced against the need for more urban consolidation.

This design element addresses the components involved in building design as it relates to the maintenance of visual and acoustic privacy. Emphasis is placed on the design, location and screening of windows, balconies and decks.

Objective

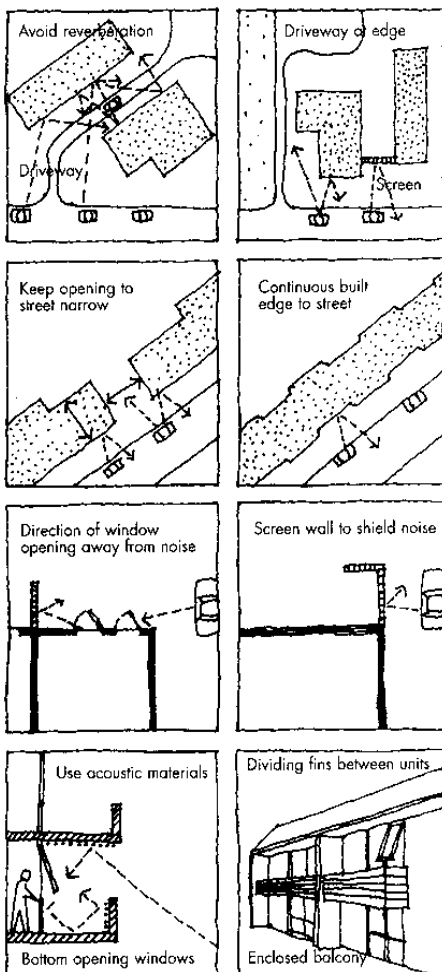
- O1 New development is to ensure adequate visual and acoustic privacy levels for neighbours and residents.

Controls

- C1 Openable first floor windows and doors as well as balconies shall be located so as to face the front or rear of the building.
- C2 Where it is impractical to locate windows other than facing an adjoining building, the windows shall be off set to avoid a direct view of windows in adjacent buildings.
- C3 Where the visual privacy of adjacent properties is likely to be significantly effected from windows, doors and balconies, or where external driveways and/or parking spaces are located close to bedrooms of adjoining buildings, one or more of the following alternatives are to be applied:
- fixed screens of a reasonable density (min 75% block out) shall be provided in a position suitable to alleviate loss of privacy;
 - where there is an alternative source of natural ventilation, windows are to be provided with translucent glazing and fixed permanently closed;
 - suitable screen planting or planter boxes are to be provided in an appropriate position to reduce the loss of privacy of adjoining premises;
- NB. *This option will only be acceptable where it can be demonstrated that the longevity of the screen planting will be assured.*
- Windows are off-set or splayed to reduce privacy effects; and
 - Windows have sill heights of 1.8m or more above floor level or fixed translucent glazing to any part of a window less than 1.8m above floor level.



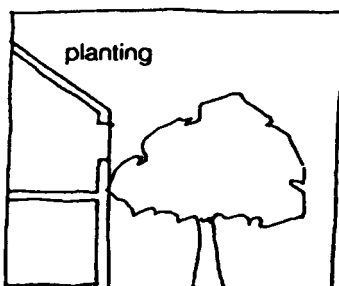
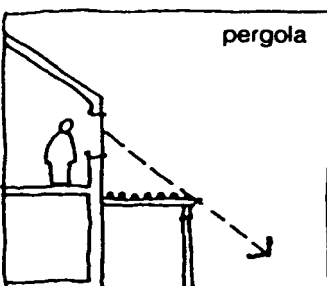
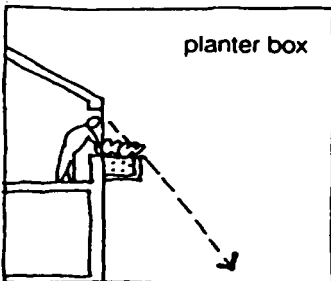
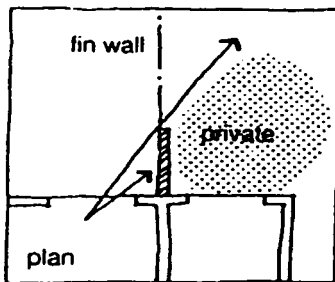
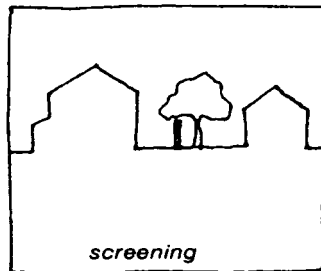
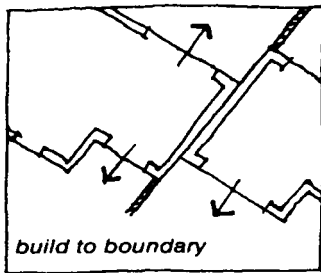
New development should not significantly reduce the privacy enjoyed by adjoining premises.



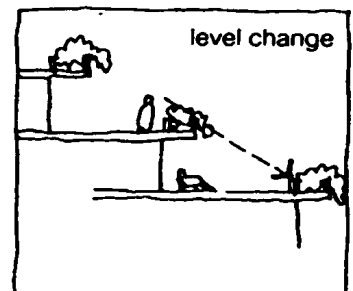
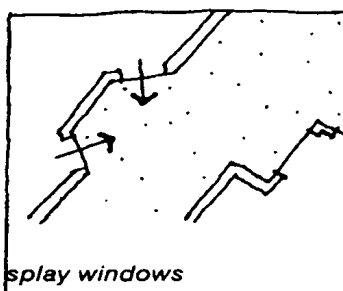
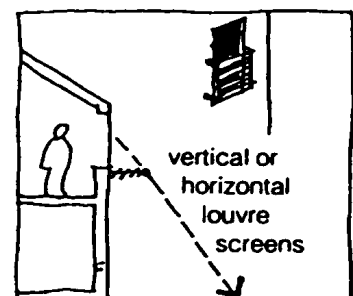
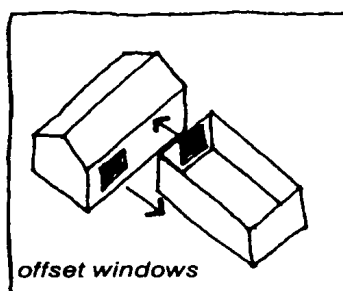
Techniques for achieving acoustic privacy.

Source AMCORD

TECHNIQUES FOR MINIMISING OVERLOOKING

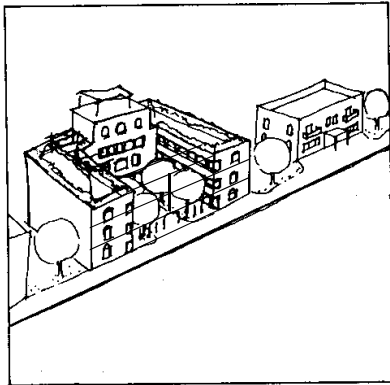


- C4 The introduction of acoustic measures to reduce aircraft noise must not detract from the streetscape value of individual buildings.
- C5 Shared walls and floors between dwellings are constructed in accordance with the noise transmission and insulation requirements of the Building Code of Australia (BCA)
- C6 New dwellings close to high noise sources (such as busy roads, railway lines and industry) are designed to locate habitable rooms and private open spaces away from noise sources or are protected by appropriate noise shielding devices (refer to AS 3671 Road Traffic Noise Intrusion, AS 2107-1987 Acoustics).
- C7 New dwellings on land within an Australian Noise Exposure Forecast (ANEF) contour of 20 or higher as advised to Council shall be designed and constructed in accordance with Australian Standard AS2021 (Acoustics – Aircraft Noise Intrusion – Building, Siting and Construction).
- C8 New development containing dwellings along a major road or along a railway corridor shall incorporate noise attenuation measures complying with the design requirements of the Model Road and Rail Noise Intrusion Policy prepared by the Southern Sydney Regional Organisation of Councils.



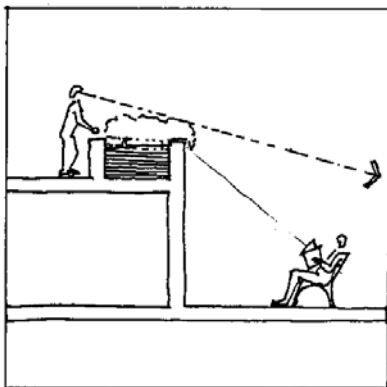


Open space areas such as balconies are to be orientated to the north for maximum solar access



On larger sites it may be possible to provide an internal courtyard to satisfy the open space requirements of this DCP

(Source DUAP)



Landscaped planter boxes create a leafy outlook from the main living areas and reduce overlooking. Planter boxes are to be supported by an automatic watering system

(Source DUAP)

A19. Open Space & Landscaping

The provision of open space within Marrickville's business centres will usually be provided in conjunction with shop top housing development and take the form of one or more of the following: a balcony, a courtyard, a terrace or roof garden. In order for such open space areas to be useful they should have direct access to the main living area of a dwelling. However, care needs to be taken to minimise the impact of open space areas on the privacy of adjoining and nearby dwellings.

The provision of on-site landscaping improves the relationship of new development and surrounding development. It also has a significant role in improving the level of amenity and quality of life for residents and the visual presentation of the business centre.

Landscaping plays an important part in the integration of new development into the locality and is a useful mechanism in implementing energy efficiency objectives at the local level.

Council encourages the provision of high quality landscaping in conjunction with new development in Marrickville's business centres.

Objectives

- O1 To ensure that the private open space and landscaping provided in association with new dwellings within Marrickville's business centres is useable and meets user requirements for privacy, safety, access, and outdoor activities.
- O2 To provide private open space areas which act as an extension of the living area of a dwelling and, where practicable, receive adequate sunlight.
- O3 To enhance the appearance, amenity and energy-efficiency of new development through landscape design and the provision of appropriate trees and shrubs.

Controls

Open Space

- C1 Open space areas are of a size and slope to suit the projected requirements of the dwelling's occupants.
- C2 Part of the open space is capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation, and is accessible from the main living area of the dwelling.
- C3 Private open space is located to take advantage of:
 - outlook and any natural features of the site; and
 - to reduce adverse impacts on neighbouring dwellings such as privacy and overshadowing
- C4 Orientate open space areas wherever possible to the north for maximum solar access.

- C5** Private open space for each dwelling is to be provided in the form of a balcony, or terrace with:
- convenient access from the main living area of the dwelling;
 - A minimum area of 8sqm; and
 - A minimum width of 2m.

NB. *Council may permit the required open space area to be provided as part of a larger communal open space area, if the provision of individual balconies or other device is not possible or desirable due to streetscape or amenity concerns.*

Landscaping

- C6** Landscaping is designed to meet user requirements, taking into account maintenance, exercise opportunities, shade provision and aesthetic quality.
- C7** Site landscaping considers community safety guidelines including:
- ensuring good visibility and lighting at dwelling entries and along paths and driveways;
 - avoiding shrubby landscaping near thoroughfares; and
 - providing suitable paving to driveways and walkways in the vicinity of garbage bin enclosures, letter boxes and clothes lines, children's playground equipment, seating and shade structures.
- C8** All applications for shop top housing development (or as advised by Council Officers) shall be accompanied by a concept landscaping plan that indicates the location and species of trees, shrubs and ground cover in a way that:
- uses vegetation types and landscaping styles that integrate the development with the adjoining locality;
 - is of an appropriate scale relative to both the street width and the building bulk;
 - contributes to energy efficiency and amenity by providing substantial shade in summer especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor living areas, access to ventilating breezes and protection from strong winds;
 - minimises risk of damage to proposed buildings, overhead and underground power lines and other services;
 - minimises stormwater run-off by the use of soft landscaping and permeable paving systems;
 - use landscaping to minimise water consumption and waste;
 - retain and incorporate existing trees on site into new landscaping schemes; and
 - Minimise overlooking and protect privacy.

- C9** Where landscaping over the roof of underground parking areas is proposed, it shall support soil of sufficient depth, contain appropriate irrigation devices, drainage connected to stormwater, that support the growth of medium sized plants species (up to 2.0m in height) with details shown on the concept landscaping plan.
- C10** For major development projects within business centres, Council, may require the provision of mature street trees along the public street including protection grilles and guards in accordance with the Marrickville Street Tree Master Plan or as advised by Council's landscape architect.
- NB.** *All costs associated with street tree planting shall be borne by the applicant.*
The provision of an awning setback or cut-away to facilitate the planting of trees is to be avoided.
Applicants should not plant street trees under existing awnings.
- C11** Planting provided along balconies in the form of planter boxes, to reduce overlooking of adjoining premises will only be acceptable to Council where it can be demonstrated that the longevity of the screen planting will be assured. In this regard details of any such planting are to be shown on the concept landscaping plan and include soil depth, soil mix content, preferred plant species and details of proposed automatic irrigation system required to be installed.

Other References

- Council has a separate detailed policy on landscaping and reference should be made to DCP No. 1 – Landscaping when preparing landscaping concept plans.

A20. Safety and Security

Sensible design and operation of buildings and spaces can contribute significantly to crime prevention by providing environments where people feel safe and conversely potential offenders are discouraged from committing crime. The design approach used to achieve this is often known as Crime Prevention Through Environmental Design or CPTED, and is a concept which has been embraced by Government at all levels. CPTED seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- removing conditions that create confusion about required norms of behaviour.

There are four (4) basic principles of CPTED which can be applied to reduce the opportunity for crime and enhance community safety. These principles form the basis of Council's Development Control Plan No.38-Community Safety.

NOTE:

Applicants must refer to the detailed controls under DCP No. 38 in preparing a development application.

The four principles for CPTED are as follows:-

Surveillance

This principle follows the belief that the attractiveness of crime can be reduced by providing opportunities for effective surveillance, both natural and technical. In short, good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others and would be offenders are often deterred from committing crime in areas with high levels of surveillance. Refer to clauses 7.1 to 7.9 of DCP No.38.

Access Control

Access control involves the use of physical and symbolic barriers to attract, channel or restrict the movement of people in order to make it clear where people are permitted to go or not go. Barriers minimise opportunities for crime and increase the effort required to commit crime. On the contrary, illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. Refer to clauses 7.10 to 7.13 of DCP No.38.

Territorial Reinforcement

Territorial reinforcement follows the belief that people usually protect territory that they feel is their own and have a certain respect for the territory of others. Fences, paving, art, signs, good maintenance and landscaping are some physical ways to express ownership. Identifying intruders is much easier in a well-defined space. Furthermore, an area that looks protected gives the impression that greater effort is required to commit a crime. A cared for environment can also reduce the fear of crime (see Space Management below). Refer to clause 7.14 of DCP No.38.

Space Management/Maintenance

Space management and maintenance is linked to the principle of territorial reinforcement and involves ensuring that space is appropriately utilised and well cared for. Space management and maintenance strategies could include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of faulty or broken pedestrian and car park lighting and the removal or refurbishment of old or destroyed physical elements.

Space management/maintenance can be a difficult matter to assess at the development application stage since it relies mainly on behavioural approaches to maintaining spaces rather than design details shown on plans. However Council is increasingly requiring certain types of developments to submit as part of an application, a Plan of Management (POM) which outlines a commitment towards the ongoing management/maintenance of spaces and security arrangements for a site. Refer to Clauses 4.15 and 4.16 of DCP No.38.

Part 5 Controls for Specific Development

The design elements contained in Part 2,3 & 4 of this DCP outline the objectives and controls that new development in Marrickville's business centres must satisfy. However, certain types of development require particular attention to the detail of their design. This part of the DCP addresses the following development types and provides a quick guide as to their specific requirements by cross referencing, to the general design elements found in part 2, 3 & 4 of this DCP.

Part 5 of this DCP contains controls for:

- Mixed use development;
- Alterations & additions to existing buildings;
- New Infill development;
- Site facilities;
- Heritage;
- Research, Reproduction, Restoration and Maintenance; and
- Signage.



Marrickville Rd, Marrickville



New Canterbury Road, Hurlstone Park



Parramatta Road, Stanmore

S1. Mixed-use development

Mixed-use development means permitting housing, work and retail uses in close proximity to each other to enable commercial/retail and residential activity to complement each other. The benefits of mixed-use development include:

- Greater housing choice;
- Revitalisation of business centres;
- Better use of existing public transport infrastructure; and
- Improved safety and security by increasing the range and hours of activity in business centres.

NB. *This section should be read in conjunction with the general design elements contained in Part 2, 3&4 of this DCP.*

Objectives

- O1 To encourage mixed-use development which is compatible with the role and character of the business centre.
- O2 To encourage the use of existing and new upper floor areas of buildings in business zones for residential purposes.
- O3 To introduce vitality and to improve the safety and security of business centres after business hours through increased residential uses in business centres.

Controls

General

- C1 New development is to comply with all other relevant design elements contained in this DCP.
- C2 The ground floor level of buildings shall maintain active retail/commercial uses facing any shopping street.
- C3 The residential use in new buildings can be reflected by different approaches to window, balcony, terrace and awning design, designed in character with the business zone with the principle access being from the main shopping street.
- C4 Residential development must be integrated with business development and not developed as separate enclaves within the business centre.
- C5 Noise insulation measures are to be incorporated into all development with particular attention to shared ceiling/floors and walls.
- C6 Innovative design solutions such as central light wells/atria and articulated façades shall be provided to maximise solar access.

Other Relevant Controls

Building Form

Buildings are built to the prevailing street wall height.

Buildings are to step down at the rear.

Refer to relevant controls contained in Part 2 (Building Form and Character) of this DCP.

Façade Design

Applicants should refer to the Building Form and Character controls contained in Part 2 of this DCP and the specific desired future character guidelines & controls for the particular business centre as identified in Part 6 of this DCP.

Maximum Floor Space Ratio

Applicants should refer to the Building Form and Character controls contained in Part 2 of this DCP and the specific desired future character guidelines and controls for the particular business centre as identified in Part 6 of this DCP.

Internal layout

The main living areas of dwellings are to maximise solar access and natural ventilation.

Applicants should refer to the Environmental Management controls contained in Part 4 of this DCP and Council's DCP No.32 Energy Smart Water Wise for further details on internal layout.

The internal layout of dwellings should be designed to be flexible by incorporating sliding doors, screens or the like between rooms and balconies.

Dwellings are to be accessible to people with disabilities or easily adaptable to be accessible.

Refer to DCP No.31 Equity in Access and Mobility for further details.

Space is to be provided within each dwelling for installation of a clothes dryer (whether provided by the developer or future occupant).

Visual and Acoustic Privacy

Applicants should refer to the Environmental Management controls contained in Part 4 of this DCP for further details.

Parking

Applicants should refer to Part 3– The Shopping Street of this DCP and Council’s DCP No.19 –Parking Strategy for further details.

Open Space and Landscaping

Applicants should refer to the Environmental Management controls contained in Part 4 of this DCP for further details.

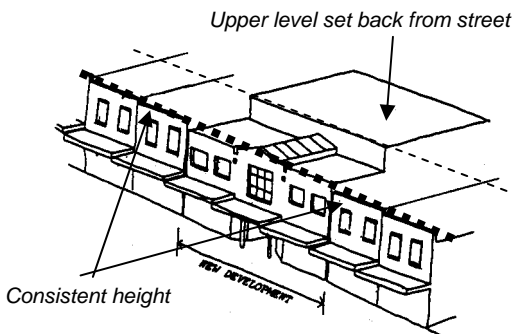
Stormwater Management

Applicants should refer to the Environmental Management controls contained in Part 4 of this DCP for further details.

Site Facilities

Applicants should refer to the detailed controls for specific development contained in Part 5 of this DCP for further details.

Any external clothes drying area shall be shielded from public view by the use of louvres or other screening devices which permit access to sun and breezes.



In a shopping street displaying a consistent street wall height, the introduction of upper floor additions may be considered by Council. Upper floor additions should maintain a suitable setback from the front street elevation so as to reduce its prominence and visibility from the shopping street.

S2. Alterations & Additions

This section should be read in conjunction with the Building Form & Character controls contained in Part 2 of this DCP.

Objectives

- O1 To ensure the visual presentation of the building being added to and the prevailing character of the business centre is not detrimentally affected by alterations and additions.
- O2 To minimise the environmental impacts of overshadowing and overlooking on adjoining properties and or places.
- O3 To ensure upper floor additions to existing buildings demonstrate a high level of architectural integration with the existing building, business centre and the wider locality.
- O4 To avoid a bulk scale relationship that would dominate the building being added to, the shopping street and the nearby locality.

Controls

General

- C1 New development is to comply with all other relevant design elements contained in this DCP.

Streetscape/building design

- C2 Building design shall enhance the existing built character by translating characteristics found in the surrounding locality into innovative design solutions, with particular reference to the following:
 - the massing, i.e. overall bulk and arrangement, modulation and articulation of building parts;
 - the roof shape, pitch and overhangs;
 - verandah, balconies; and
 - window shape, textures, patterns, colours and decorative detailing.
- C3 New development shall positively contribute to the existing and established streetscape, taking specific account of the proposed building's relationship to adjoining buildings and the street.
- C4 Building façades shall be divided into bays or units of dimensions appropriate to the scale of the building proposed and that of adjoining development. Refer to building façade controls in Part 2 of DCP for further details.
- C5 Bays are to be established by vertical control lines. Vertical control lines are set by such elements as party walls, nib walls, setbacks, changes in façade planes, etc. Generally bays shall be repeated along the façade. The width of bays is to be uniform and similar to the bay or full width dimension of adjoining buildings.

- C6** Horizontal control lines are set by such elements as ground level, string courses, cornices, balcony balustrades or roofs, eaves lines, door/window heads etc. Horizontal control lines should be used to align elements of new buildings with similar elements of adjoining buildings.

Location of bulk

- C7** Alterations and additions retain the architectural unity of the original building and incorporate the following:
- extended walls where appropriate in the same or complimentary materials and finish to the original building;
 - fenestration patterns complement the original fabric of the building; and
 - materials and finish surface details are consistent with the original building and the character of the business centre.
- C8** The siting of buildings shall ensure views, amenity, privacy and solar access of existing and adjoining development is maintained.
- C9** Roof design shall be well articulated and reflect the predominant roof design in the streetscape and not unduly increase the bulk of the building.
- C10** Upper floor additions are to be integrated into the design of the development to avoid a bulk scale relationship that would detract from the existing building, shopping street, adjoining buildings and the locality.

Height of development

- C11** Upper floor (or vertical) additions to premises which adjoin buildings of a consistent height at the front street alignment, shall maintain a complimentary height relationship with adjoining buildings. In this regard any upper floor additions shall be confined to the rear, either out of sight or setback far enough from the front building alignment so as to reduce its visibility and prominence from the shopping street.

General

- C12** Surface mass of new development should be reduced by –
- Avoiding long straight walls;
 - Providing regular modulation or division of façade and walls;
 - Ensuring an acceptable ratio of façade openings to wall areas;
 - Ensuring that the colour of the building is not excessively light or dark; and
 - Variation to balcony proportions and orientation.
- C13** Break up the bulk of balcony balustrades by using a different surface finish to the rest of the building.

- C14** Ornamentation, including string courses, rendered surrounds to doors and/or windows, brackets, corbels, etc should be used to assist in unifying new development with the existing and adjoining buildings.

Advisory Notes

- Applicants should note that a 7.5m rear building height control applies. Refer to building height controls in part 2 of this plan for further details.



Infill development should enhance the townscape qualities of the business centre

S3. Infill Development

This section should be read in conjunction with the general design elements contained in Part 2, 3 & 4 of this DCP.

New buildings within an existing urban context are referred to as infill buildings, and should be clearly seen as such. They should not attempt to replicate original buildings found in the business centre. This may be achieved by designing in keeping with the centre's established scale, height, form, setbacks, massing, colour and materials without being overly imitative. All proposals for infill development must demonstrate a high degree of competence in terms of building design.

Objective

- O1 To encourage development which reflects contemporary values through a design idiom, materials and construction technique which provides an appropriate response to the historical context of the business centre and the wider locality.

Controls


General

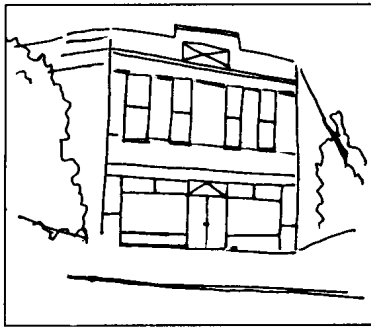
- C1 New development is to comply with all other relevant design elements contained in this DCP.


Streetscape/building design

- C2 Building design shall enhance the existing built character by translating characteristics found in the surrounding locality into innovative design solutions, with particular reference to the following:
- the massing, i.e. overall bulk and arrangement, modulation and articulation of building parts;
 - the roof shape, pitch and overhangs;
 - verandah, balconies; and
 - window shape, textures, patterns, colours and decorative detailing.
- C3 Infill development shall positively contribute to the existing and established streetscape, taking specific account of the proposed building's relationship to adjoining buildings and street.
- C4 Building façades shall be divided into bays or units of dimensions appropriate to the scale of the building proposed and that of adjoining development. (Refer to building façade controls in Part 2 of DCP)
- C5 Bays are to be established by vertical control lines. Vertical control lines are set by such elements as party walls, nib walls, setbacks, changes in façade planes, etc. Generally bays shall be repeated along the façade. The width of bays is to be uniform and similar to the bay or full width dimension of adjoining buildings.
- C6 Horizontal control lines are set by such elements as ground level, string courses, cornices, balcony balustrades or roofs, eaves lines, door/window heads



NOT RECOMMENDED: 
Buildings that emphasise the horizontal control lines.



PREFERRED: 
New buildings should strike a balance between horizontal and vertical control lines.

etc. Horizontal control lines should be used to align elements of new buildings with similar elements of adjoining buildings.

- C7** Infill development must relate in terms of built form, materials and character to the existing urban fabric and the public domain.
- C8** Surface mass of new development should be reduced by –
- Avoiding long straight walls;
 - Providing regular modulation or division of façade and walls;
 - Ensuring an acceptable ratio of façade openings to wall areas;
 - Ensuring that the colour of the building is not excessively light or dark; and
 - Variation to balcony proportions and orientation.
- C9** Break up the bulk of balcony balustrades by using a different surface finish to the rest of the building.
- C10** Ornamentation, including string courses, rendered surrounds to doors and/or windows, brackets, corbels, etc shall be used to assist in unifying new development and adjoining buildings.
- C11** The size and proportion of door and window openings shall be in scale with the size and type of building and the streetscape context of the building. Early buildings had predominantly vertical windows, of proportional height equal to approximately twice the width. Where appropriate, window and door openings shall be vertically proportioned and of a timber finish.
- C12** Façade elements such as windows, doors, balconies etc are to match the placement and proportions of similar elements on adjoining buildings.

Building Height & Envelope

- C13** Infill development should respond appropriately to the positive aspects of the surrounding development context in terms of height, dominant ridgeline and building envelope.
- C14** The design of infill development should respond to relevant historic built forms including roof forms, three-dimensional modelling of neighbouring buildings, relationship of solids to voids, fenestration patterns and relationship of floor to ceiling heights.
- NB.** *Applicants should also refer to the building height controls contained in Part 2 and Alterations and Additions controls in Part 5 of this Plan for further guidance.*

Orientation

- C15** Orientate infill development to complement the existing pattern of development.



NOT RECOMMENDED **X**
Blank curtain wall facades lacking modulation and articulation



PREFERRED **✓**
Articulated facades create visual interest and contribute to the streetscape character



NOT RECOMMENDED: **X**
Large expanses of glass curtain walls and reflective wall cladding

Building Setbacks

- C16 Where there is a uniform building setback, align the infill development with the existing dominant building setback.
- C17 Align rear and side setbacks with existing patterns.

Materials, finishes, textures and colours

- C18 Infill development design solutions should utilise materials, finishes, textures and colours that respond appropriately to the development context of the business centre.
- C19 Face brickwork is to be used only where this is common in the immediate vicinity of the proposed development. Bricks shall be of a uniform colour, without mottle except for traditional sandstock) or wire cut. White, pale, cream or manganese bricks are not acceptable. (Refer to materials and finishes section in Part 2 of this DCP).
- C20 Detailing of verandahs, balconies, parapet walls, doors, etc are to be consistent with the prevailing style found in the immediate vicinity.
- C21 Generally infill development should:
 - avoid large expanses of glass curtain walls and reflective wall cladding;
 - use roof cladding which conforms with contributing neighbouring development; and
 - use colour schemes which reflect and draw references from the locality.

S4. Site Facilities & Waste Management

Site facilities include:

- letter boxes;
- garbage storage and collection areas;
- ventilation stacks from basements and shops including vents, fans etc;
- clothes drying facilities;
- laundries;
- telecommunication facilities (including TV antennas, satellite dishes and mobile phone towers); and
- public services.



NOT RECOMMENDED:

Letterboxes should be inconspicuously located and not dominate the main shopping street elevation

Development within Marrickville's business centres should make adequate and appropriate provision for site facilities. These need to be accessible and not create amenity problems, such as smell and unsightliness. The impacts of site facilities on the overall appearance and the local streetscape also need to be considered.

Site facilities need to be designed and located so that they are accessible by all residents and do not detract from the amenity of the business centre and surrounding locality.

Managing Waste

Sydney has a waste problem, with approximately three million tonnes of waste dumped into landfill every year. It is essential that efforts be made to reduce quantities of waste sent to landfills and increase the recycling and reuse of materials. Although this DCP may not be directly able to reduce the production of waste, it does endeavour to ensure that new development affords reasonable opportunities for it. In doing so, it follows the principles of the 'Waste Management Hierarchy', which aims to minimise the consumption of natural resources and final waste disposal by ensuring in descending order of priority:

- Avoidance, before
- Re-use, before
- Recycling and processing, before
- Disposal.

The effective minimisation of waste requires a comprehensive and consistent approach applying to all activities related to the generation, storage and disposal of waste.



The location of site facilities should ensure that the townscape qualities of Marrickville's business centres are not compromised.

Objectives

- O1 To ensure adequate provision is made for site facilities.
- O2 To ensure site facilities are functional and accessible to all residents, and other such people as may reasonably need to access them, such as postal officers and waste contractors.
- O3 To ensure site facilities are easy to maintain.
- O4 To ensure site facilities are thoughtfully and sensitively integrated into development so as not to be obtrusive and unsightly.
- O5 To ensure waste and recycling storage areas and on-site composting facilities are provided that facilitate efficient solid waste management.

Controls

- C1 Site and waste facilities are located and designed for attractive visual appearance and function, and complement the townscape character of the business centre and adjoining locality.
- C2 Letterboxes are located in an inconspicuous manner close to the building entrance, preferably within an alcove, foyer or lobby area.
- C3 Waste and recycling areas are appropriately located so that waste and recycling containers can be easily moved to a nominated Council collection point. Such areas are to be marked on any plans submitted to Council.
- C4 Adequate waste & recycling areas, a waste cupboard or other appropriately designed space is provided within each building for temporary storage of recyclables, waste and compostable material.
- C5 Adequate open air clothes drying facilities are provided which are easily accessible and are visually screened from the street and adjoining premises.
- C6 Satellite dishes, telecommunication antennae and ancillary facilities are to be:
 - located away from the shopping street frontage or view from any public or private property
 - suitably proportioned in size to the building to which they are attached or adjoin
 - installed so that they do not encroach upon any easements right of ways, vehicular access or parking spaces required for the property
 - painted in colours selected to match the colour scheme of the building
- C7 Satellite dishes where they are situated in rear courtyards, etc are to be less than 1.8m above ground, or not visible above any fence surrounding the site.
- C8 Satellite dishes are not to be visible from the main shopping street elevation or any other major side street.
- C9 Only one (1) telecommunications/ TV antenna will be permitted for each building.

- C10** Garbage collection facilities shall be provided in accordance with the provisions of Council's DCP No. 27 – Waste Management & Minimisation.
- C11** A garbage storage area shall be provided within all sites.
- C12** All development shall provide a waste & recycling space and storage area within the site.
- NB.** *Dedicated waste, storage and recycling facilities shall be marked on all plans submitted to Council.*
- C13** When disposing of waste, such as fats and other putrescible wastes, a grease trap under licence to Sydney Water is to be provided on site or details of other satisfactory means of disposal shall be submitted to Council.
- C14** Adequate and appropriate unit/shop numbering is provided.
- C15** Ventilation stacks, fans, vents hoods etc are not to be visible from the main shopping street and any other major side street.

Waste Management

- C16** Council will require the submission of a completed Waste Management Plan before issuing a construction certificate. (Applicants should refer to Council's DCP No. 27 – Waste Management and Minimisation for further details)

Other References

- Marrickville DCP No. 27– Waste Management and Minimisation.
- Australia Post's Requirements for the positioning and dimensions of mail boxes in new commercial and residential development.



RECOMMENDED:

Infill development should respect the setting and context of adjoining heritage items.

Note: how this proposal next to St Clements Church on Marrickville Road has sensitively responded to its site context.



RECOMMENDED:

From post office to café –the adaptive re-use of heritage items is encouraged.

S5. Heritage

This section only applies to items of environmental heritage, development in conservation areas and new building work in the vicinity of an item of environmental heritage.

Applicants are advised that this Section will be further reviewed once the Marrickville Heritage Study Review 2001 is completed.

The Need for Conservation

The main aim of identifying heritage items and retail conservation areas is to ensure that the significance of these items and areas is recognised and maintained. This does not mean that development is necessarily limited or cannot occur, but means that any changes should respect the existing building and any identified heritage significance.

Marrickville is fortunate to retain a large number of historic buildings, which help to define its character. The most significant of these are registered on the State Inventory of heritage items while others such as local items and are controlled by the provisions of Marrickville Local Environmental Plan (MLEP) 2001.

The continuous façades found along most of Marrickville's traditional strip business centres date from the Victorian, Federation and Edwardian eras and are important as they establish a unifying built character, which should be retained.

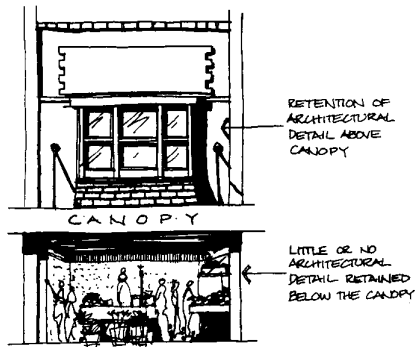
Where existing buildings are retained, refurbishment should emphasise the original detailing:

- parapets, balconies, windows, shop fronts, wall detailing, tiles, etc shall be retained;
- restoration and reconstruction of missing or deteriorated elements is encouraged; and
- existing face brickwork shall remain unpainted, it can look better when simply cleaned and does not then require regular maintenance and repainting.

What is an Item of Environmental Heritage?

A heritage item can be any part of the environment which has been identified as having heritage significance or value to the local area, region, or state. Where items are identified as heritage items, it is not always their architectural value which is important. Places, buildings, structures and other works can be identified as having heritage significance for a number of reasons as they are:

- associated with people, events or phases of history of great importance;
- rare;
- constructed with unusual technical skill; or
- excellent examples of a valuable group of items.



Retention of architectural detail, especially above the awning level assists in the creation of a unified townscape. The removal of window canopies, bay windows, urns etc is to be avoided.

Items of Environmental heritage are:

- a place of outstanding value on either a local, State or National level that can occur within or outside any nominated conservation areas, they may have value for one or a range of values including, historical, architectural, aesthetic, scientific or social values. They may also be rare or representatives of a type; or
- an element or elements of a place that warrant retention even though the remainder of a place does not have particular heritage value. This may include archaeological elements or landscape items; or
- a place that demonstrates the development of Marrickville and relates to the themes that have been established in the Marrickville Heritage Study, 1986, and Draft Marrickville Heritage Study Review, 2001.

Noted items of environmental heritage should be retained in a manner that their heritage significance is preserved, and that the public is able to interpret that significance without confusion as to its actual age or function.

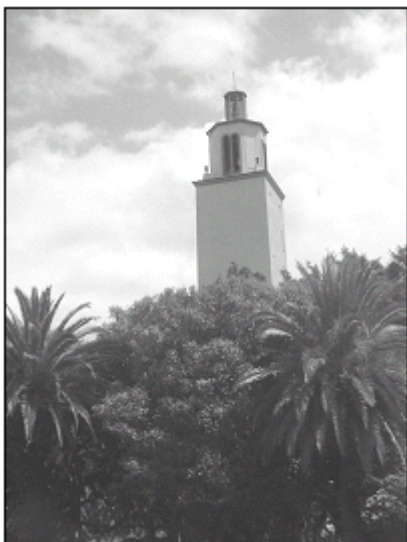
This implies that restoration should not aim to make a building appear "as new" or that new work should precisely mimic the old, and that fabric which reveals the nature of earlier occupations should not be unnecessarily removed during adaptation for a new use. There is also a need to maintain an appropriate visual setting around a heritage item, so that adjacent new development does not detract from the significance of the heritage item. Similarly, subdivision of a site should leave an adequate curtilage to the heritage item.

Retail Conservation Areas

Retail conservation areas are significant for their streetscape character and are of value due to the collective nature of buildings. Marrickville Development Control Plan No.20 – Heritage Retail Areas has identified the following business centres as warranting special attention when considering new development. These business centres are:

- Parramatta Road Retail Area
- Dulwich Hill Retail Centre
- New Canterbury Road Retail Area
- Crystal Street/Stanmore Road Retail Area
- Percival Road Retail Area

A further report is to be presented to Council on the completion of the Marrickville Heritage Study Review 2001 seeking further direction on this matter.



New development must not disrupt the established building hierarchy of the business centre.

Important community buildings should continue to dominate the skyline.

Development in retail conservation areas is to be regulated to ensure it does not have a detrimental affect on the values and heritage significance of the area. **This does not mean that development cannot take place in a retail conservation area, but does mean that development has to be:**

- more responsive to the context of the area;
- designed in relation to the significant characteristics of the area;
- responsive to existing patterns of development; and
- appropriate to the established building fabric of the area.

Designing for Heritage Compatibility

The heritage significance of many buildings is often compromised by unsympathetic development nearby or changes to the outside fabric of the item. Common **unsympathetic alterations** which must be avoided include:

- changing the style of buildings so they are inconsistent with the architectural character of the building or area and therefore compromise its heritage value;
- Unsympathetic alterations, such as changing roof materials, removing original verandahs, windows, bay windows, original shop fronts, canopies and enlarging original window openings;
- Use of unsympathetic building materials; and
- Painting or rendering previously unpainted surfaces.

Consideration of Applications

Council is required to consider the impact any proposed work will have on the significance of an item of environmental heritage. To assist in this process, Council requires that certain additional information be submitted with development applications as follows:

- For heritage items of state and regional significance, a **conservation plan must be submitted for consideration** with any development application;
- For heritage items of local significance, a **statement of environmental impact prepared** in accordance with the guidelines set by the Heritage Office and Department of Urban Affairs and Planning (Heritage Office, 1996) is to be submitted.

Further information on assessing heritage significance is available in the NSW Heritage Manual produced by the Heritage Office.

Objectives

- O1 To conserve those items of environmental heritage identified in the Marrickville LEP 2001, including the maintenance of an appropriate visual setting.
- O2 To retain evidence of historic themes for the development of the Marrickville Council area through the proper care and maintenance of individual items of environmental heritage.
- O3 To provide guidelines for carrying out alterations and additions which complement and do not detract from the heritage significance of individually listed heritage items, buildings within a retail conservation area and the wider townscape qualities of the business centre.
- O4 To identify and retain those items of value to the local community.
- O5 To create new developments which complement existing heritage structures in a modern context.

Controls

General

- C1 Retain and refurbish any noted items of environmental heritage, and design adjacent new development so as not to diminish their significance.
- C2 Use experienced practitioners where possible that have heritage conservation experience or are aware of the issues involved in dealing with such sites.

Development in the vicinity of an item of environmental heritage or work within a retail conservation area

- C3 Development in the vicinity of a heritage item or heritage retail conservation area shall display a consistent form, massing, roof shape, height and pitch, material and colour with the structure of the nearby heritage item and not adversely impact or detract from its significance.

Alterations and Additions

- C4 Generally alterations should not adversely impact on the street frontage nor involve the removal of significant elements or original external features to the property.
- C5 Minor changes should respect the form, proportion, scale, details and materials of the original building.
- C6 Additions may be acceptable where they do not compete with the integrity, scale or character of the building. Additions can best meet this requirement if:
 - set back further than the street frontage of the existing building;
 - separated from the original building/s;
 - they respect the shape, size, proportions and materials of the original buildings without imitation of the original stylistic elements; and
 - they are designed in simple unobtrusive style, which does not compete for attention with the original building/s.

- C7** Ancillary buildings on the same site as an individual heritage item should be located to the rear.
- C8** Alterations to effect acoustic measures to relieve aircraft noise must not detract from the streetscape values of individual buildings by removing or covering significant building fabric or details.

Building Materials and Details

- C9** Any proposed changes to external finishes, will require consent, unless otherwise advised by Council. (Including sand blasting, painting unpainted brickwork, rendering of timber or of an un rendered surface).
- C10** The reinstate of missing architectural detailing such as urns, mouldings, finial trim, window awnings/canopy and front verandah/balcony etc is encouraged.
- C11** The re-painting of timber detailing must ensure that the architectural detailing is articulated in the same manner as the original colour rendering of the building. Contemporary colours are not discouraged, but should be combined in an intelligent way. Avoid the use of single colour solutions and attempt a complimentary colour combination. (Refer to Materials and Finishes controls in Part 2 of this DCP)
- C12** When cement render is to be used, ensure a proper understanding of the different types of cement render and how it was used in different architectural styles. Rough cast, pebbledash and smooth render have been used in different ways and applied to different architectural elements. The appropriate material must be consistent with the building form and style.
- C13** Avoid painting, rendering or bagging face brick by retaining original wall treatment. When modifying face brick buildings through additions, note how brick bonds are used, window heads are formed and whether the mortar joints are tuck-pointed.
- C14** When new windows are to be inserted into the existing fabric of a heritage item, ensure that the proportion of these windows respect the form and scale of those found in the immediate area. (Refer to Materials & Finishes controls in Part 2 of this DCP)
- C15** New development need not seek to replicate period details of original buildings, but rather, respect the form and scale of the immediate area.

Advisory Notes

- Provisions of the Marrickville LEP 2001 apply for any item of environmental heritage or work within a conservation area.
- The Council has adopted the principles of the ICOMOS Australian Burra Charter to guide its considerations of all applications involving any change to listed heritage items.
- Before any changes to an item of environmental heritage are considered, the item should be fully understood. This will involve an examination of its history and stages of development, its form and fabric and an assessment of its heritage significance for the Council area. This information should accompany any development application submitted to Council in regards to an assessment of heritage impacts.
- Council, in consideration of any application, may in certain circumstances ask for the removal of later fabric that detracts from a building's significance.
- Cyclic maintenance and repairs does not require Council consent except where the effect would be to alter the appearance of the heritage item.

S6. Preservation, Repairs, Restoration & Maintenance

This section promotes an understanding of the importance of maintenance in preserving building fabric of heritage significance or townscape value.

It deals with the different concepts of conservation, preservation, maintenance, restoration and reconstruction and aims to encourage opportunities to remedy changes which detract from the character or heritage significance of Marrickville's business centres.

Applicants intending to carry out any work on buildings identified as having heritage significance or townscape value are encouraged to:

- Research documentary and physical evidence to identify significant building fabric.
- Obtain professional advice on techniques and materials used in conservation work.
- Use details and construction methods appropriate to the original design and properties of materials used.

Objectives

- O1 To promote an understanding of the importance of maintenance in preserving building fabric of heritage significance and/ or townscape value.
- O2 To identify the different concepts of conservation, preservation, maintenance, restoration, reconstruction.
- O3 To encourage opportunities to remedy changes which detract from the sense of identity and/ or heritage significance of the retail area.

Principles

Definitions of conservation, maintenance, preservation, restoration, and reconstruction are contained in the Australian ICOMOS Burra Charter. The main terms used which are of relevance to this plan are:

- a) **CONSERVATION** means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.
- b) **MAINTENANCE** means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and should be treated accordingly.
- c) **PRESERVATION** means maintaining the fabric of a place in its existing state and retarding deterioration.
- d) **RESTORATION** means returning the EXISTING fabric of a place to a known earlier state by removing

- accretions or by reassembling existing components without the introduction of new material.
- e) **RECONSTRUCTION** means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction, which are outside the scope of the Burra Charter.
- f) **PLACE** means site, area, building or other work, group of buildings or other works together with associated contents and surrounds
1. Research documentary and physical evidence to identify significant building fabric.
 2. Obtain professional advice on techniques and materials used in conservation work.
 3. Use details and construction methods appropriate to the original design and properties of materials used.

Controls

Reversible Changes

- C1 Where changes are required for short term needs, or as temporary measure, avoid work which would permanently damage significant original fabric. New work can be designed in such a way that it could later be removed with minimal effect on original materials and details.

Restoration/Reconstruction

- C2 **Openings** — Retain original window and door openings. Where original openings have been blocked up, the door and window details evident in other parts of the building, or similar buildings nearby, can give guidance for design reconstructed windows and doors.

Replacement of original vertical timber windows and doors with metal horizontal windows and doors is an irreversible change, which destroys the architectural integrity of traditional buildings. Such alterations are **not permitted**.

When new windows are to be inserted into the existing fabric, ensure that they emphasise a vertical character and respect the form and scale of original windows found on adjoining buildings.

- C3 **Walls, details, parapets** — missing render profiles, brick details or timber boarding details can be restored using the surviving fabric of the building as a model.

Parapets are very important to the townscape character and commonly suffer from neglect, losing original elements.

- C4 **Roofs** are generally behind parapets and are not seen. In these cases a commonsense approach may be applied employing appropriate contemporary materials for maintenance and repair work.

Where roofs are visible, the authentic appearance should guide selection of materials and finishes for repair, maintenance and restoration. Most commonly late 19th and early 20th Century commercial buildings in the traditional strip retail centres had corrugated steel sheet or terracotta roof tiles.

C5 Shopfronts — Preserve original surviving shopfronts, where changes have occurred, restoration should be based on the evidence of the existing original shopfront materials and design. Research of similar buildings of the same style and period can also assist.

C6 Awnings/Verandahs — Preserve original or early awnings where possible. If restoration is intended to replace missing awnings/verandahs or a later type awning, study original awning designs in similar situations and look at your building to see if there are traces of mountings for tension stays, marks on walls to show the original awning position and shape, or marks in the pavement of earlier posts.

Traditional awnings were generally supported by tension stays or posts at the footpaths. They were either open underneath revealing lightweight steel truss structures or lined with pressed metal or fibre cement sheet and battens. Fascias were either steel or timber with some mouldings of the profile.

S7. Signage

Signage can play a significant part in clearly indicating retail and commercial uses, and in creating a lively retail strip. However, businesses often provide too much signage, creating visual clutter, detracting from the streetscape quality, and reducing the effectiveness of their own advertising in the process.

Marrickville's business centres are characterised by a variety of signage, including some remnants of traditional painted signs.

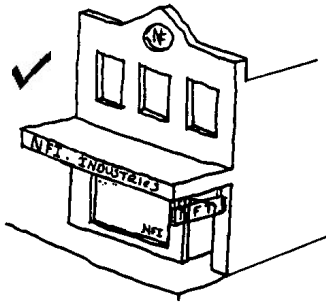
New commercial signage which is appropriate to the building form, its geometry and architectural features, will help preserve a building's character, while public art (eg footpath mosaics, painted murals and sculptural installations) may enhance the artistic qualities, creativity and vibrancy of the business centre. Innovative contemporary signage which is consistent with the business centre is therefore encouraged.

Signage which obscures large areas of street level shopfront is not in keeping with the DCP's intention to make shop fronts, visually open. Rooftop signage compromises the integrity of a business centre's silhouette and is to be avoided.

Lighting associated with signage should have regard to and highlight the decorative features of a building; i.e. their silhouette, projections, recesses and openings. Illumination within or of the façade should not reduce the visual appreciation of neighbouring heritage and contributory buildings.

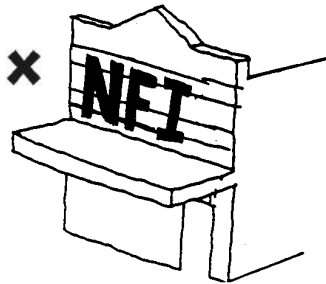
Objectives

- 01 To ensure that signage is sympathetic to and complements the building form and character of the business centre.
- 02 To ensure that signage does not dominate or detract from the architectural features of the buildings and from the white-way lighting.
- 03 To ensure that signage retains the visual prominence and integrity of the roof and silhouette form of the business centre.



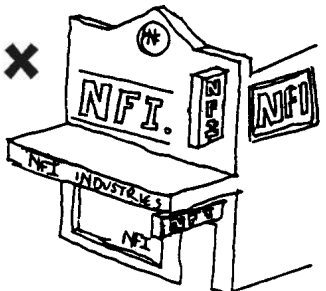
ACCEPTABLE FORMS OF ADVERTISING:

Sign on awning fascia, under awning, shop window and perhaps a small painted non-illuminated logo above the awning on the façade.



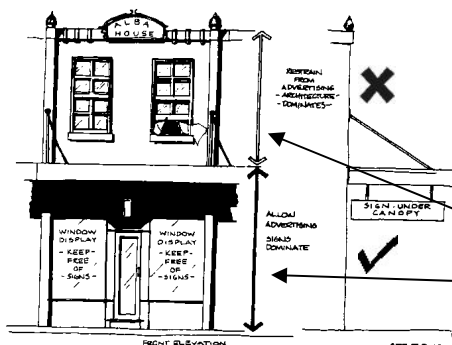
UNACCEPTABLE FORMS OF ADVERTISING

Façades as billboards or excessively large signs



NOT RECOMMENDED:

Multiplicity of signage is to be avoided



Council's preferred approach to the location of signage in Marrickville's business centres is as follows:

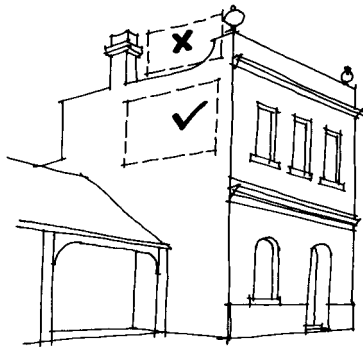
- Above Awning level: Restrain from advertising, allow architecture to dominate.
- Below Awning: permit advertising



NOT RECOMMENDED: X
 Above awning signage & signs which protrude beyond the fascia board awning are not permitted.



NOT RECOMMENDED: X
 Signage which obscures large areas of the shop front creates an unpleasant shopping and pedestrian environment and should be avoided.



Signs shall not protrude above parapets or rooflines.



Signs should be well integrated and complement the building onto which they are located.

Controls

The location of signage

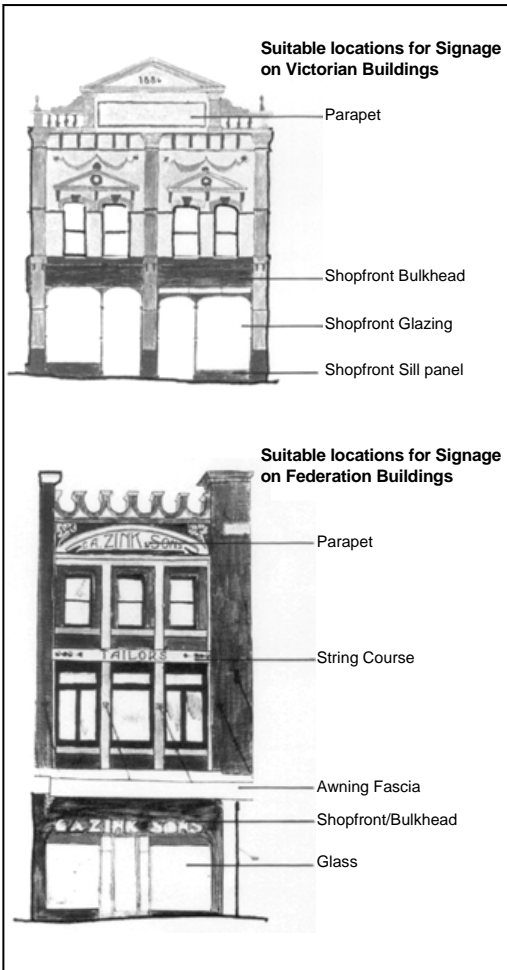
- C1 Shall positively relate to the principal design lines of the building.
- C2 Signage shall not be located or placed to obscure important architectural features.
- C3 Signs shall not be located or placed to protrude awnings.

Size of signage

- C4 The size of signs shall not dominate or obscure architectural elements of the building.

Design of signs

- C5 Signage shall adopt a traditional form, serif typeface and graphics where possible.
- C6 Signage which adopts modern graphic styles shall be placed within perimeter margins.
- C7 Signage for products and services which does not directly relate to the retail and commercial services provided on the premises is not encouraged along buildings, awnings, side boundary walls, unless it is part of a unique work of art.
- C8 Signage which is part of a unique work of art should contribute to the artistic qualities, creativity and vibrancy of the area.
- C9 Signage should be located to facilitate ease of use, in a simple and intuitive manner.
- C10 Signage is located within bays created by façade articulation, and is compatible with the geometry and proportion of these bays.
- C11 Signage does not obscure important architectural features.
- C12 Internally illuminated signage above the awning is prohibited.
- C13 Signage does not extend into the corridor of string of pearl lights under awnings and is no closer than 700mm to the light fixture.
- C14 The number of signs on the building façade, excluding signs hanging from suspended awnings, is limited to one per lessee/owner.
- C15 Hanging (i.e. bracketed) signs are limited to one below the awning per lessee/owner.
- C16 One sign is permitted on a side wall. This may be floodlit, but not internally illuminated.
- C17 Where the building is face brick, a sign may not be painted directly onto the brickwork. A faceplate of maximum thickness 5mm must be used.
- C18 Colours used for signs shall complement any chosen or existing heritage colour scheme.



Suitable locations for signage on period buildings

C19 The following signs are prohibited

- Flashing, moving or animated signs (except Council approved above awning sculptures along Marrickville & Illawarra Roads).
- Any sign which is not permanently fixed.
- Under awning signs in excess of 2.5m x 0.4m.
- Under awning signs lower than 2.6m above the footpath.
- Sky or roof signs.
- Any sign having an area in excess of 18sqm.
- Illuminated and box style signs above awning level.
- Window signs covering greater than 20% of shop window display area.

C20 Number of Signs

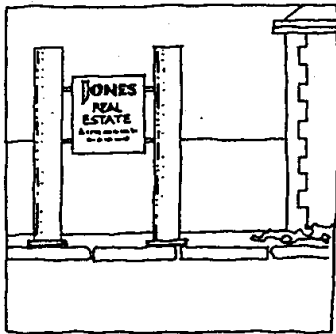
- One under awning sign shall be permitted for each shop front.
- In addition to the under awning, the total permissible area of all signs shall not exceed 1sqm of advertising per 1.5sqm of street frontage.
- Fascia signs are not to project above or below the fascia board to which they are attached.
- Signs must comply with AS1428.2 & AS2899

Advisory Note

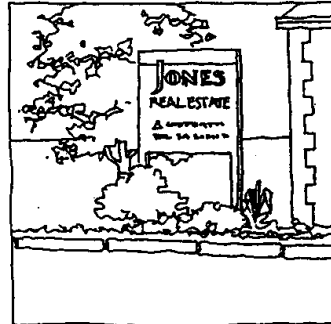
- Corporations and franchisers should consult with Council before submitting an application for signage. Standard modules may not be acceptable in particular business centres. In such instances it may be more appropriate to consider the design of a one-off design which reinforces the cultural and visual setting of the centre.
- Applicants should also refer to Council's Code for Advertising Structures for further information. In the case of any discrepancies between the requirements of this DCP & Council's Sign Code, the provisions of Council's Sign Code shall prevail.

Design Suggestions

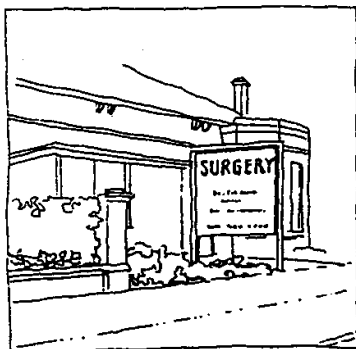
Signs should be designed to provide clearly identifiable business identification without dominating the site or streetscape.



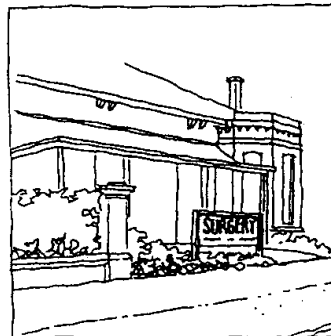
Undesirable
Poor visual balance of supporting structure



Preferred
Sign dimensions achieve good visual balance. Landscaping reduces sign dominance.



Undesirable
Large sign obscures a heritage/contributory building



Preferred
Sensitively designed and located signs complement significant heritage and contributory buildings.

Signs should be designed and located in a manner which retains the character of the building. Generally signs on individual buildings need to be sensitively designed and located to complement the subject building and locality.

Part 6 **Desired Future Character Guidelines & Controls for Specific Centres**

The general design elements contained in Part 2, 3, 4 & specific development controls in Part 5 of this plan provide the controls that new development in Marrickville's business centres must satisfy. However, certain business centres require particular attention to be paid to how new development impacts on their townscape character. This part of the plan contains additional controls that are specifically tailored towards the larger business centres in the Marrickville LGA. This part of the DCP need only be consulted in respect of a particular centre in which development is proposed.



MARRICKVILLE ROAD LOOKING WEST



INTERSECTION OF ILLAWARRA ROAD
AND MARRICKVILLE ROAD



Views along Marrickville Rd



Recent enhancement works completed by Council have improved the shopping environment by building on the centre's existing character.

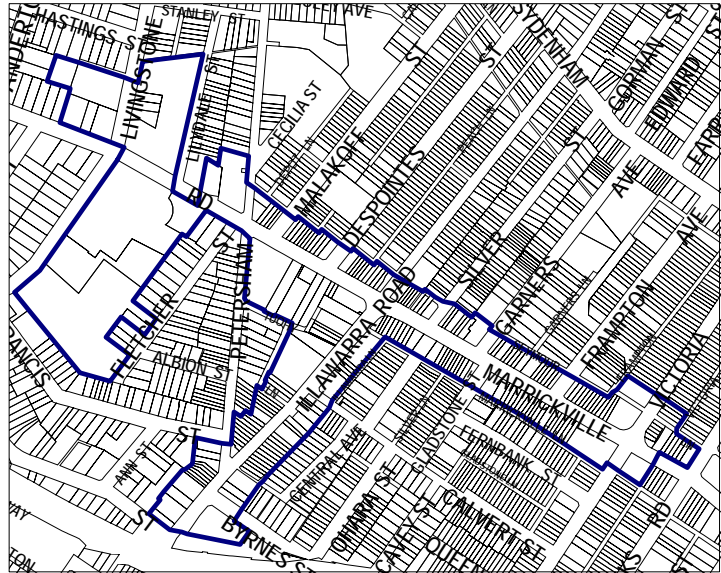


Street tree planting and interpretive pavement art have improved the public domain along Marrickville Road.

Marrickville Town Centre

Land to which this section applies

This section applies to the land within the Marrickville Business Centre as shown by heavy edging on the location map.



Role and function of the centre

The Marrickville Road Business Centre, also referred to as the Marrickville Town Centre, is the predominant district level centre in the Marrickville LGA. Its function is to provide not only district level shopping facilities, but also to be the major business centre incorporating important civic functions, so as to promote Marrickville Town Centre as the retail, commercial and community focus of the LGA.

The aims of Council's Design Guidelines for the Marrickville Town Centre are as follows:

- To improve the townscape character of the Town Centre by promoting development with an appropriate architectural scale, form and appearance which is sympathetic to adjacent sites and the environmental improvements being undertaken by Council within the Town Centre.
- To ensure that adequate car parking facilities are provided and that vehicular traffic flows are controlled in the Town Centre so as to minimise hazards posed to pedestrians.
- To improve the environmental amenity of the Town Centre through the improvement of pedestrian links, enhancing and embellishing open spaces.
- To make special provisions for the redevelopment of certain land along Illawarra Road and adjacent land fronting Central Avenue.



Marrickville Road is a major armature of the Marrickville Town Centre



Development in the Civic Precinct should not obscure important sight lines to significant community buildings.



New infill development should complement the established townscape character of the centre.

Land use strategy

The Marrickville Town Centre, being the largest and most diverse business centre in the LGA, has been divided into three (3) precincts based on predominant future land use.

Civic Precinct

Comprising of the western edge of Marrickville Road is intended primarily for religious, administrative, health and other community uses. While the area may provide limited opportunities for redevelopment of certain land for residential purposes, it is not intended that land within the Civic Precinct be used for major retail development.

Central Business Precinct

Comprises the retail core of the Marrickville Town Centre. The land use strategy is that this precinct remains the main shopping street of Marrickville and that any major retail or commercial development in this precinct should contain an active retail frontage at footpath level facing Marrickville Road.

Special Business Precinct

Incorporates commercial zoned land located around the periphery of the centre or core retail area (i.e. Illawarra Road). The land use strategy is that this precinct should contain retail, commercial and other quasi-retail/commercial uses, but generally at a lower scale and lesser intensity than those found in Marrickville Road. The scale or intensity of redevelopment will be determined by progress in creating a rear lane to provide adequate service and vehicular access to properties fronting Illawarra Road. Where a rear lane cannot be provided the scale of development will be restricted.

The existing character of each of the precincts within the Marrickville Town Centre was analysed in detail in the Marrickville Urban Design Study, which was prepared by Consultants on behalf of Council in 1993. The study identified five (5) important urban design elements, namely:

- Spaces;
- Buildings;
- Activities;
- Street furniture; and
- Signage.

Wherever possible, development proposals should promote achievement of the outcomes identified in the Urban Design Study and achieve the primary objective to improve the urban design quality of the Marrickville Town Centre. Development which is considered contrary to main objectives of the Study, or lessen the urban design quality of the Centre, will not be supported by Council.



The civic precinct creates an impressive western gateway to the Marrickville Town Centre. The visual and architectural qualities of this precinct should not be compromised by new development.

Building height

Objective

- O1 To maintain the prevailing (2) two - (3) three-storey character of development in the Marrickville Town Centre except in relation to certain landmark and gateway sites where a higher building form may be more appropriate.

Control

- C1 Except where higher buildings are justified by the context of higher neighbouring buildings and landmark sites, development within the Town Centre shall not exceed 2-3 storeys when measured from the street front façade of the building. **In the case of landmark and gateway sites, a greater height may be considered subject to Council's satisfaction, concerning the design and impact of the proposal on surrounding premises and the streetscape.**

Traffic & vehicular access

Objective

- O1 To improve vehicular traffic flows within the Town Centre and to minimise the impact of vehicular access and service access on pedestrians.

Controls

- C1 In assessing development applications Council will pay particular attention to any potential detrimental impact of the development on traffic circulation within the Town Centre and the impact the changes to existing traffic circulation patterns might have on the pedestrians within the Town Centre. In particular, careful consideration will be given to location of driveways in relation to both vehicular and pedestrian flows, intersection and traffic control devices and driveways or access points to adjoining land.
- C2 Adequate space is to be provided within any new development for the loading and unloading of service vehicles. In particular, Council does not favour vehicular or service access to properties direct from Illawarra Road, Marrickville Road, or Victoria Road. In those cases access for parking and service activities are best carried out from rear lanes or side streets.



The introduction of new public art has greatly enhanced the amenity of the Marrickville Town Centre

Colours & materials

Objective

- O1 To maintain the existing built form character by ensuring that there is a variety of colour and external cladding on existing and future development.

Controls

- C1 Façades which consist of extensive unrelieved areas of a single colour or material will not be permitted on any frontage within the town centre.
- C2 Refurbishment of buildings with large expanses of a single colour or material will be required to be broken up into smaller articulated sections in scale with the prevailing streetscape and with greater variation in appearance.

Streetscape improvements

Objectives

- O1 To enhance the overall amenity of the Marrickville Town Centre through the introduction of appropriate and necessary elements of public outdoor furniture such as seating, waste bins, lighting, trees and plants and paving and the removal of overhead wiring.
- O2 To ensure the provision of a co-ordinated appearance of seating and bins throughout the Town Centre to help establish a particular theme.
- O3 To provide street lighting in a co-ordinated manner and consistent with the visual theme adopted for the centre.
- O4 To introduce trees and plants to interrupt linear streetscapes and provide a visual feature.
- O5 To encourage the establishment of a landscaping theme particularly in areas such as the market place (Calvert St Car Park) and the station approach.

Control

- C1 New developments that provide public areas shall incorporate street furniture in accordance with Council's requirements and accord with the adopted theme for the precinct of the Town Centre within which the development occurs.

Desired future character objectives:***Encourage***

- Restoration of altered original buildings and reinstatement of missing architectural elements;
- Redesign or replacement of buildings which detract from the historic townscape character;
- Mixed use development incorporating residential space as adaptive re-use of existing buildings or new development;
- Signs appropriate to their function, location and the architecture of buildings; and
- Appropriate colour schemes.

Discourage

- Insensitive alterations, additions and infill development;
- Cluttered, oversized and above awning signs;
- Single storey buildings;
- Use of inappropriate face bricks;
- Inappropriately bright paint schemes; and
- Wide unbroken façades along the street frontage.

Further Information

- The Urban Design Study may be viewed at Council and also at Marrickville Library.

Marrickville South Business Centre

Land to which this section applies

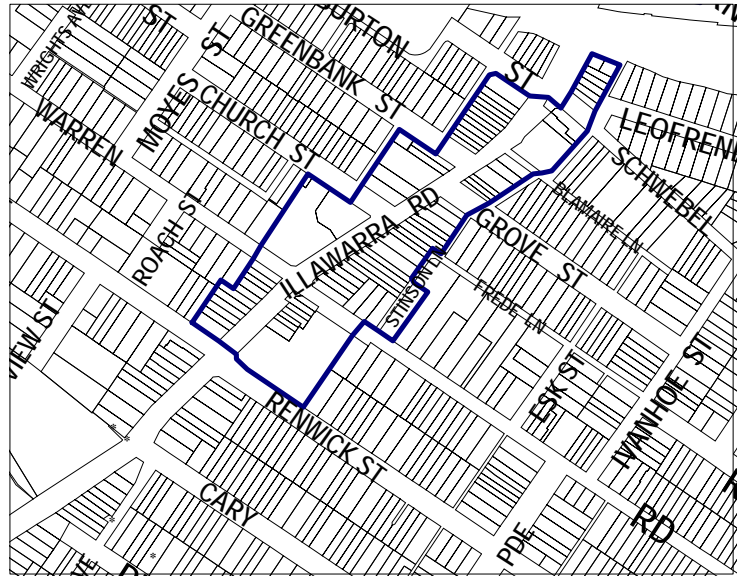
This section applies to land within the Marrickville South business centre as shown by heavy edging on the location map.



New work within the centre should not detract from its village setting.



New infill development should respond to the established building context.



Role and function of the centre

The Marrickville South shopping centre adjoins and supports Marrickville Town Centre but its role is more like neighbourhood centre and its function is meeting the convenience and some weekly shopping needs of the surrounding residents.

Land use strategy

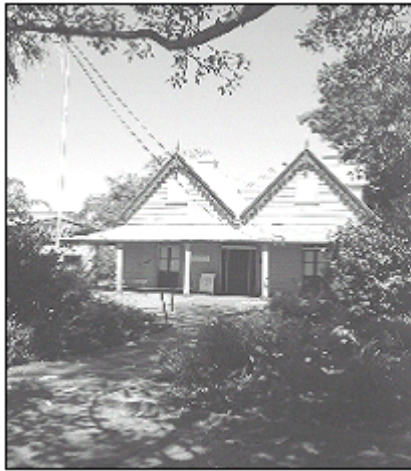
- It is Council's strategy that the land within this precinct will maintain its current role providing neighbourhood scale services to residents of South Marrickville and providing a support role to the Marrickville Town Centre.
- Shop top housing would be appropriate, particularly close to the railway station.

Desired future character objectives:***Encourage***

- Restoration of altered original buildings and missing architectural elements;
- Redesign or replacement of buildings which detract from the historic townscape character;
- Mixed use development incorporating residential space as adaptive re-use of existing buildings or new infill development;
- Signs appropriate to their function, location and the architecture of buildings; and
- Appropriate colour schemes.

Discourage

- Insensitive alterations, additions and infill development;
- Cluttered, oversized signs and above awning signs;
- Single storey buildings;
- Use of inappropriate face bricks;
- Inappropriately bright colour schemes; and
- Wide unbroken façades along the street frontage.



The Mill House is a significant heritage building that has been retained as part of the development of the Metro Shopping Centre.



Innovative signage design such as the above example is encouraged around the Metro Shopping Centre.

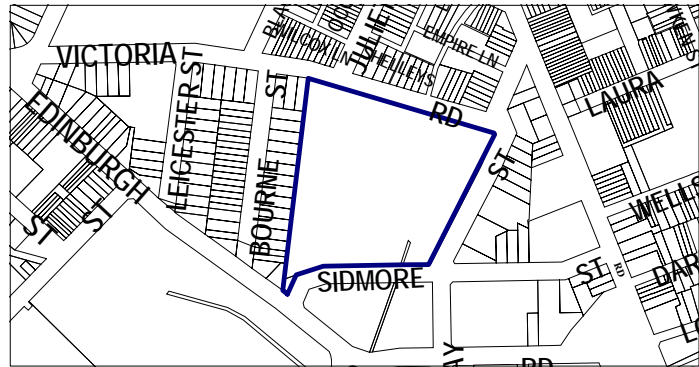


The proliferation of signage along the shell of the Metro Shopping Centre, which incorporates the façade of the 'Old Vickers Mill' is not desirable.

Marrickville Metro

Land to which this section applies

This section applies to the development known as Marrickville Metro Shopping Centre being the land shown by heavy edging on the location map.



Role and function of the centre

Marrickville Metro's role is as a secondary district centre within the retail hierarchy of the LGA providing a range of convenience and specialty retail outlets serving the immediate neighbourhood as well as the wider district.

Land use strategy

The existing Marrickville Metro centre is considered to adequately serve its current role and function.

Marrickville Metro is unique in the business centres of Marrickville in that it is not a traditional strip shopping centre. Marrickville Metro is a modern motorcar oriented district shopping centre based on a department store and supermarket anchor tenants with a number of specialty shops. The centre provides substantial on-site car parking with convenient access between car parking areas and the shopping centre.

What differentiates it from many such shopping centres around Sydney is that Marrickville Metro has been designed within the setting of a number of identified items of environmental heritage and has involved the adaptive re-use and redevelopment of these items.

Like most modern shopping centres, Marrickville Metro is inwardly focused with the retail shops designed around and fronting internal arcades. The centre is free standing in that it does not adjoin any other traditional business centre and the shops don't face the external public streets.

Council's aim is to retain the existing character of this centre. It is regarded as a very successful adaptive re-use of several important heritage items in the locality. Accordingly, the focus of any changes should be on continued preservation of the items of environmental heritage that form part of the site.



The rich textured walls of the Vickers Wool Mill conceal a contemporary shopping mall.



The Hills Figs trees that surround the centre create a pleasant environment for pedestrians and should be retained.



The proliferation of external signage is not desirable. External advertising should be limited to anchor tenants only.

The character of the shopping centre internally is considered to be a matter for the owners of the centre who will no doubt from time to time seek alterations in order to maintain the centre's attractiveness and competitive position.

Floor space controls

Objective

- O1 To ensure that the scale and intensity of development within the Marrickville Metro Centre is consistent with the desired role and function of that centre and the capacity of the local road network to handle the traffic likely to be generated.

Control

- C1 The gross floor area of buildings, as a ratio to the site area shall not be greater than 0.8:1.

Townscape & building guidelines

Council's major concern in any alterations to the Marrickville Metro centre is that all items of Environmental heritage on the site are retained and the external appearance of the building is sensitive to the heritage context and the scale and nature of adjacent land uses. Oversized signs and cluttered or excessive external advertising shall be avoided. External advertising is to be limited to anchor tenants only.

Desired future character objectives

Encourage

- Restoration of Vickers Wall where altered and missing architectural elements;
- Screening of loading dock areas;
- Signs appropriate to their function & location; and
- Appropriate colour schemes.

Discourage

- Insensitive alterations and additions;
- Cluttered and oversized signs;
- Inappropriately bright paint colours;
- Puncturing new openings into the Vickers Wall that surrounds centre; and
- Removal of existing fig trees and site landscaping.



Maintain the 'built up' wall effect created by existing buildings along Parramatta Rd

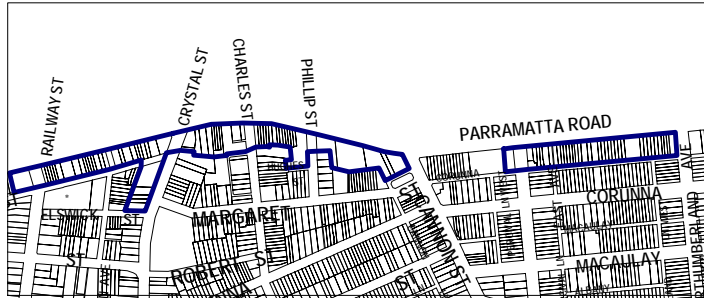


A successful example of a verandah restoration, has significantly improved the visual presentation along this part of Parramatta Road.

Parramatta Road Business Centre

Land to which this section applies

This section applies to land within the Parramatta Road business centre as shown by heavy edging on the location map.

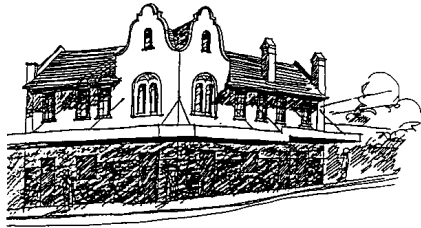


Role and function of the centre

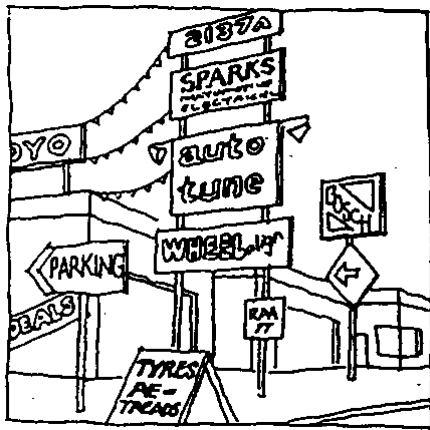
The Parramatta Rd business centre's role is to provide for the local convenience shopping needs of the surrounding residents but it also provides specialty comparison-shopping for a very wide region because of the important role of Parramatta Road in the metropolitan road network.

Land use strategy

- In the Business General Zone 3 (a), to encourage restoration and infill development that is in keeping with the traditional architecture of the area.
- In the Business Neighbourhood Zone 3 (b), to encourage redevelopment of sites more in character with the surrounding two-storey development built to the boundary, and uses compatible with the Parramatta Road location.
- The character of the Parramatta Retail area is defined by some very fine examples of Victorian and Federation commercial architecture. The visual quality of Parramatta road is best viewed between Johnston Street and Renwick Street, where the gentle curve closes the vista and improves the view of façades. These buildings have well proportioned and richly detailed façades.
- It is necessary to consider both sides of Parramatta Road as a whole, because the consistent character of the older buildings creates a street wall giving a sense of scale and containment.
- The townscape and building guidelines for this centre aim to build upon the character established by the existing Victorian and Federation architecture, maintaining the two-storey scale, encouraging restoration of contributory buildings and compatible infill on opportunity sites identified in the Urban Design Analysis map in annexure 1 of this plan.



Important buildings such as the Clarence Hotel with its high Anglo Dutch style gables contribute to the townscape qualities of the centre. New development should not detract from the setting and context of the centre.



The proliferation of signage along Parramatta Road has seriously eroded the townscape qualities of this centre. Multiplicity of signage is to be avoided.

Townscape and building guidelines

In addition to the controls and general design guidelines specified in Part 2, 3 & 4 of this plan, the following specific objectives apply to the Parramatta Road business centre:

Desired future character objectives

Maintain

- Listed individual heritage items;
- Buildings, mainly of the Victorian and Federation period, identified as contributory to the sense of identity of the centre;
- White-way lighting west of Crystal Street;
- Strong corner buildings;
- The predominant two storey scale;
- Original shop fronts;
- Original shop interiors;
- Architectural details which create interest– such as parapet profiles, render details, bay windows, window hoods, face brickwork of the inter war period buildings and rendered brickwork of earlier buildings;
- Original awnings; and
- Unbroken run of awnings

Encourage

- Restoration of altered original buildings and missing architectural elements;
- Compatible infill design on under utilised sites and sites with low scale modern development;
- Redesign or replacement of buildings which detract from the desired future character;
- Mixed use development as adaptive re-use of existing buildings or new infill buildings;
- Creation of strong activity nodes;
- Extension of commercial activity and access into rear areas to take advantage of rear access streets and lanes;
- Signs appropriate to their function, location and the architecture of buildings;
- Appropriate colour schemes;
- Extension of White-way lighting; and
- Restoration of missing verandahs.

Discourage

- Insensitive alterations, additions and infill development;
- Commercial activities which do not have an active street frontage to contribute to the diversity and vitality of the centre, particularly at shop front level;
- Cluttered, oversized and above awning signs;
- Single storey buildings;
- Inappropriately bright paint colours;
- Wide unbroken walls along the street frontage;
- Removal of existing awnings; and
- Gap tooth development along the shopping street.

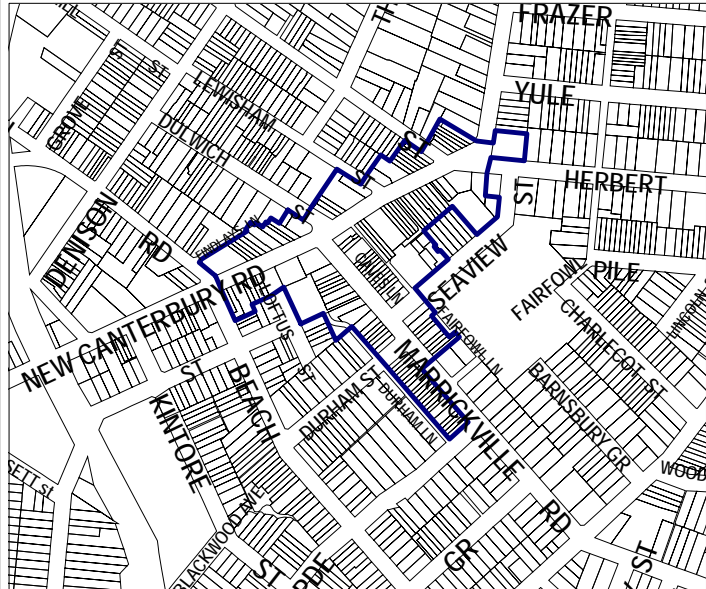
Dulwich Hill Business Centre

Land to which this section applies

This section applies to all land within the Dulwich Hill business centre.



This centre is characterised by a cohesive architectural character through the consistent two-storey scale of development built to the front alignment.



The Gladstone Hotel is a significant building and its setting should not be compromised by unsympathetic new development.

Role & function

The centre's role is as a sub-district centre and its function is meeting the convenience and some shopping needs of the surrounding residents.

Land use strategy

- To encourage residential use of existing and new upper floor areas.
- To encourage shop and cafe activity spilling out into the main shopping street and adjacent laneways.
- The Dulwich Hill Shopping centre is characterised as a traditional 20th Century local shopping centre retaining a cohesive architectural character and suburban scale through the consistent two storey buildings built to the street alignment, 19th Century and most from the early 20th century. They are distinguished by render details such as deep cornices, string courses, hoods over upper floor windows, bay windows and parapet profiles.
- The centre contains a substantial number of buildings from the Inter War period. The main concentration of contributory buildings is in Marrickville Road and the northern section of New Canterbury Road.
- At the corner of New Canterbury Road and Marrickville Rd, the vista is closed by the three-storey Gladstone Hotel, the focal point of the centre and a significant landmark building. Two distinct gateways to the centre exist at the corners of New Canterbury Road/Beach Road and at New Canterbury Road/Herbert Street,



Marrickville Rd also forms a main armature of the Dulwich Hill Centre.



The removal of original window awnings, canopy and bay windows degrades the visual quality of the centre and is to be avoided.

noted by the change of building type and the sharp bend in New Canterbury Road.

- The townscape and building guidelines for this centre aim to build upon the cohesive architectural character and scale by maintaining the two storey scale, encouraging restoration of contributory buildings and sensitive infill of the opportunity sites identified on the urban design analysis map in annexure 1 of this plan.
- It is proposed to improve the definition of Dulwich Hill Shopping Centre by clearly defining a third gateway at the corner of Marrickville Road and Macarthur Parade.

Townscape and building guidelines

In addition to the controls and general design guidelines specified in this Plan, the following specific guidelines apply to the Dulwich Hill business centre.

Desired future character objectives:

Maintain

- Listed individual heritage items;
- The buildings of the late 19th and early 20th century which contribute to the sense of identity of the retail centre;
- White-way lighting below awnings;
- Original shop fronts;
- Strong corner buildings;
- Architectural details which create interest- parapet, window hoods, bay windows , render detailing;
- Timber window joinery; and
- The predominant two-storey scale of development.

Encourage

- Restoration of altered original buildings and missing architectural elements;
- Redesign or replacement of buildings which detract from the historic townscape character;
- Mixed use development incorporating residential space as adaptive re-use of existing buildings or new infill development;
- Signs appropriate to their function, location and the architecture of buildings; and
- Appropriate colour schemes.

Discourage

- Insensitive alterations, additions and infill development;
- Cluttered, oversized signs and above awning signs;
- Single storey buildings;
- use of inappropriate face bricks;
- Inappropriately bright paint colours; and
- Wide unbroken façades along the street frontage.



The streetscape of the Petersham Centre is anchored by distinguished corner buildings



The Petersham business centre is characterised by a high concentration of commercial architecture from the turn of the century which contribute to the character of the area

Petersham Business Centre

Land to which this section applies

This section applies to the land within the Petersham business centre as shown by heavy edging on the location map.



Role and function of the centre

The Petersham business centre's role is as a sub district centre and its function is meeting the convenience and some weekly shopping needs of the surrounding residents.

Land use strategy

To encourage the process of redevelopment particularly on the fringes of the Petersham business centre, and to encourage restoration, additions or infill development in character with the existing centre. Development should generally involve retail uses fronting New Canterbury Road and residential development above.

The Petersham business centre is characterised by commercial architecture of the turn of the century and high concentration of buildings which contribute to the character of the area. The building parapets are varied and elaborate, creating a distinctive skyline.

The subtle bends in New Canterbury Road, at the intersection of Livingstone Road and at Hunter Street, close the vistas looking out of the centre and highlight the first floor façades. All four corner buildings at the New Canterbury & Livingstone Road intersection are slightly larger in scale and are of landmark value. The former Majestic Theatre is the most prominent landmark building in this centre.

The townscape and building guidelines for this centre aim to build upon the intact twentieth century commercial townscape by maintaining the two storey scale, encouraging restoration of contributory buildings and sensitive infill or opportunity sites identified on the urban design analysis map in annexure 1 of this plan.



Federation and Inter-war buildings contribute to the centre's character.



Retain face brick details of important buildings such as the former National Australia Bank and original balconies

Townscape & building guidelines

In addition to the controls and general design guidelines specified in this plan, the following specific guidelines apply to the Petersham business centre:

Desired future character objectives:

Maintain

- Listed individual heritage items;
- The Federation and Inter War period buildings, identified as contributory to the sense of identity of the centre;
- White-way lighting below the awning;
- Strong corner buildings;
- Architectural details which create interest – parapets, urns, finials, gables, bay windows, balconies and window hoods etc;
- Timber window joinery;
- The predominant two storey scale;
- The face brick detailing of the former National Australia Bank building; and
- Timber joinery elements.

Encourage

- Restoration of altered original buildings and missing architectural elements;
- Redesign or replacement of buildings which detract from the desired future character;
- Mixed use development incorporating residential space, mainly as adaptive re-use of existing buildings or new infill buildings and, in a few instances, redevelopment of sites having a negative impact on the centre;
- Signs appropriate to their function, location and the architecture of buildings; and
- Appropriate colour schemes.

Discourage

- Insensitive alterations, additions and infill development;
- Cluttered, oversized and above awning signs; and
- Inappropriately bright paint colours.

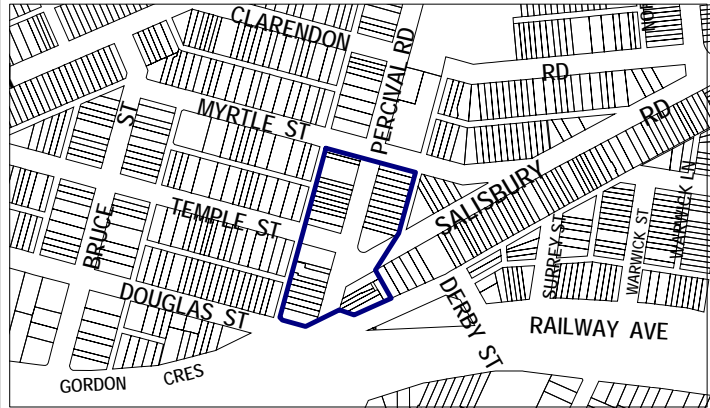
Stanmore Business Centre

Land to which this section applies

This section applies to the land within the Stanmore business centre as shown by heavy edging on the location map.



Stanmore Shopping Centre looking north along Percival Road



Role and function of the centre

The Stanmore business centre's role is as a large neighbourhood centre servicing the local retail needs of the surrounding population and attracting some custom from passing vehicular traffic.

Land use strategy

To encourage restoration or infill development in character with the existing centre and which involves mixed use development

The Stanmore shopping centre is characterised by a very fine and cohesive collection of late Victorian, Federation and Inter-War two storey commercial buildings.

The commercial buildings create a change of scale and form from the surrounding residential development. The southern edge is defined by a brick wall supporting the railway viaduct, together with the sharp angle of Salisbury Road, the rise of both Percival Road and Temple Streets, combine to create a strong sense of enclosure.

Townscape and building guidelines

The townscape and building guidelines for this centre aim to retain the sense of identity characterised by a mix of late nineteenth and early twentieth century buildings by maintaining the two storey scale, and encouraging restoration of the contributory buildings identified in the urban design analysis map in Annexure 1 of this plan.



Looking south from Myrtle St

Desired future character objectives:

Maintain

- Listed individual heritage items;
- Buildings of the late 19th and early 20th Century identified as contributory to the sense of identity of the centre;
- Original shop fronts;
- Original shop interiors;
- Strong corner buildings;
- Architectural details which create interest-parapets profiles, strutted awnings and window hoods, render detailing and tile facing;
- Timber window joinery; and
- The predominant two-storey scale.

Encourage

- Restoration of altered original buildings and missing architectural elements;
- Redesign or replacement of buildings which detract from the desired future character;
- Mixed use development incorporating residential space as adaptive re-use of existing buildings or new infill buildings;
- Retention of the garage at the corner of Salisbury Road in its present form;
- Signs appropriate to their function, location and the architecture of buildings; and
- Appropriate colour schemes.

Discourage

- Insensitive alterations, additions and infill development;
- Cluttered, oversized and all above awning signs;
- Single storey buildings;
- Face brick walls;
- Inappropriately bright paint colours;
- Wide unbroken façades at street frontage; and
- Visible vertical additions.

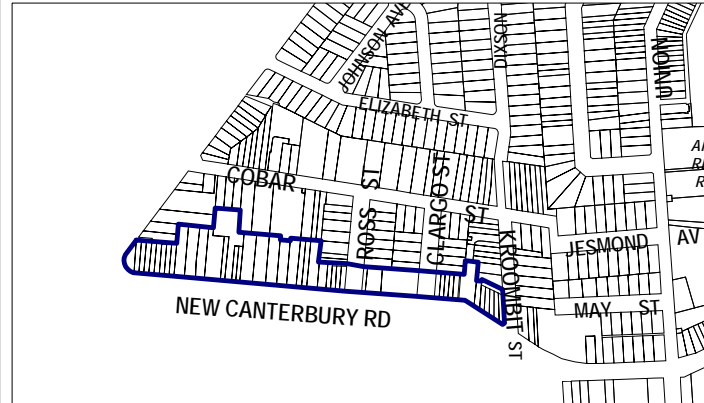
Hurlstone Park Business Centre

Land to which this section applies

This section applies to the land within Hurlstone Park business centre as shown by heavy edging on the location map.



The Hurlstone Park Centre is characterised by a mixture of building types.



Role and function of the centre

The Hurlstone Park business centre's role is as a large neighbourhood centre servicing the convenience retail needs of local residents.



Existing original shopfronts in the centre are to be retained and conserved.

Land use strategy

To encourage restoration or infill development in character with the existing centre and which involves ground floor retail uses with commercial or possibly residential use above.



The provision of active shopfronts built to the boundary is encouraged

The Hurlstone Park business centre is characterised by a mix of building types. The building type best representing the original character of the centre are the commercial buildings from the Inter War period, located between Kroombit and Clargo Streets. The scale of development is typically two storey and built to the street alignment.

The building parapets are relatively simple and façades contain simple details including horizontal mouldings.

Buildings which detract from the amenity of the centre are those that have turned their New Canterbury Road frontage over to car parking. The result is that the footpath has become a continuous driveway and buildings essentially do not address the street by providing attractive active shop fronts, nor do they provide weather protection for pedestrians due to the absence of a continuous awning.

The bend in New Canterbury Road between Kroombit and Clargo Street closes the vistas in and out of the centre and provides a focal point for the centre.

The townscape and building design guidelines for this centre aim to build upon the surviving examples of Inter War period buildings by maintaining the two storey scale, encouraging the

restoration of these buildings and infill development which is compatible with the character of the area.

Redevelopment of negative items in the streetscape is to be encouraged, particularly by discouraging car parking vehicular access direct from New Canterbury Road and encouraging parking and service access from the rear of properties. Continuous awnings and active shopfronts at footpath level should be substituted for the present driveway and car parking facilities.

Townscape & building guidelines

In addition to the controls and general design guidelines specified in this DCP, the following specific guidelines apply to the Hurlstone Park business centre.

Desired future character objectives

Maintain

- Buildings from the Inter War Period located between Kroombit and Clargo Streets;
- Strong corner buildings;
- Architectural details which create interest-parapets profiles, strutted awnings and render detailing; and
- The predominant two-storey scale.

Encourage

- Restoration of altered original buildings and missing architectural elements;
- Redesign or replacement of buildings which have driveways and car parking areas fronting New Canterbury Road;
- Compatible infill design on under-utilised sites and sites with single storey buildings;
- Provision of parking and servicing facilities at the rear of buildings where possible;
- Provision of active shop fronts built to the property alignment on new Canterbury Road and the provision of continuous awnings over the footpath area;
- Signs appropriate to their function, location and the architecture of buildings; and
- Appropriate colour schemes.

Discourage

- Provision of new driveway crossings and car parking facilities fronting New Canterbury Road;
- Insensitive alterations, additions and infill development;
- Cluttered, oversized and above awning signs;
- Single storey buildings;
- Inappropriately bright paint colours;
- Rendering of existing masonry walls; and
- Use of unsympathetic materials.

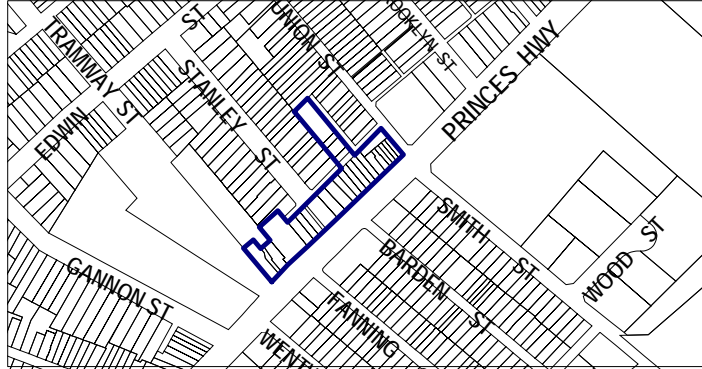


Tempe business centre fronts the busy Princes Highway.

Tempe Business Centre

Land to which this section applies

This section applies to land within the Tempe business centre as shown by heavy edging on the location map.



Role and function of the centre

The Tempe business centre's role is as a large neighbourhood centre servicing the local retail needs of the surrounding population and attracting some custom from the high volume of passing vehicular traffic on the Princes Highway.

Land use strategy

- To encourage restoration or infill development in character with the existing centre and which involves uses appropriate to the Princes Highway location.
- The retail function of the Tempe business centre has been declining, no doubt due to the volume of the traffic on this section of the Princes Highway and its consequent adverse impact on kerb side parking and pedestrian amenity due to noise and fumes.
- The built form of the centre is relatively consistent for the length of the centre. Although the buildings may no be considered individually significant, considered as a group they are a cohesive unit. The character of the area is typified by a consistent two-storey scale, simple parapets and façade treatments.
- The future of the Tempe business centre depends upon it finding a niche specialisation compatible with traffic function of the Princes Highway. The key to this is likely to be the potential redevelopment of the STA Depot at the southern edge of the centre.
- The townscape and building guidelines for this centre aim to build upon the cohesive built form by maintaining the two-storey scale, encouraging the restoration of existing buildings and the addition of a second storey where it does not exist.
- Commercial uses are considered appropriate and should utilise the existing rear lane access.

Townscape & building guidelines

In addition to the controls and general design criteria specified in this DCP, the following specific guidelines apply to the Tempe business centre.

Desired future character objectives

Maintain

- Listed individual heritage items;
- Buildings, mainly of the Victorian and Federation periods, identified as contributory to the sense of identity of the centre.
- The predominant two storey scale;
- Original shop fronts;
- Original shop interiors; and
- Architectural details which create interest –parapet profiles, render details, bay windows, window hoods, face brickwork of Inter War period buildings and rendered brickwork of earlier buildings.

Encourage

- Restoration of original buildings and missing architectural elements;
- Compatible infill design on under utilized sites and sites with single storey buildings;
- Redesign or replacement of buildings which detract from the desired future character;
- Provision of continuous awnings over the footpath area of Princes Highway;
- Extension of commercial activity and access into rear areas to take advantage of rear access streets and lanes; and
- Signs appropriate to their function, location and the architecture of buildings.

Discourage

- Driveways, loading and parking facilities fronting Princes highway;
- Insensitive alterations, additions and infill development;
- Cluttered, oversized and above awning; and
- Single storey buildings.

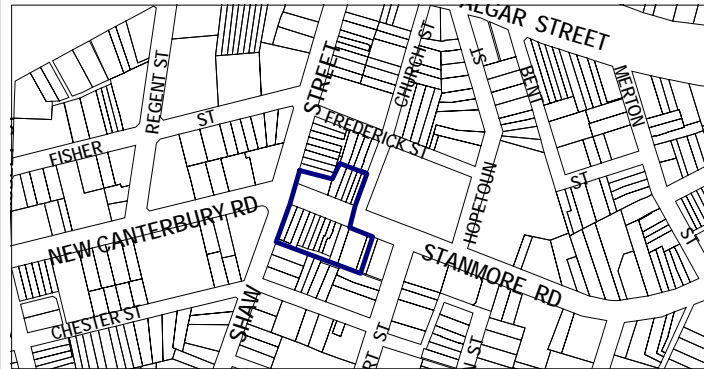
Crystal St & Stanmore Rd Centre

Land to which this section applies

This section applies to all land within Crystal Street and Stanmore Road Shopping Centre and shown by heavy edging on the location map.



The Crystal St and Stanmore Rd retail centre

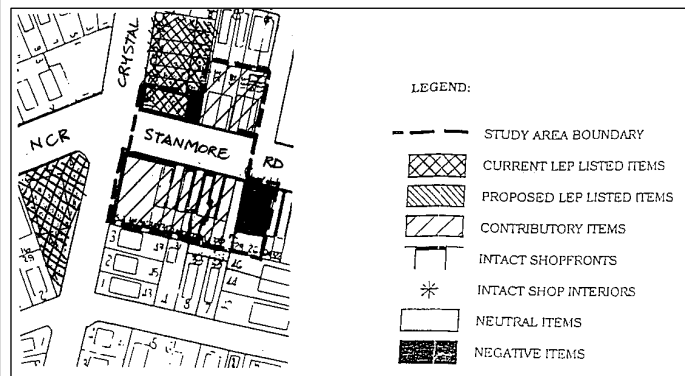


Role and function of the centre

The Crystal Street and Stanmore Road business centre's role is as a local centre concentrating on the provision of convenience shopping needs of surrounding residents.



This significant building on the corner of Stanmore Rd and Crystal St has landmark qualities, which should not be compromised by new development.



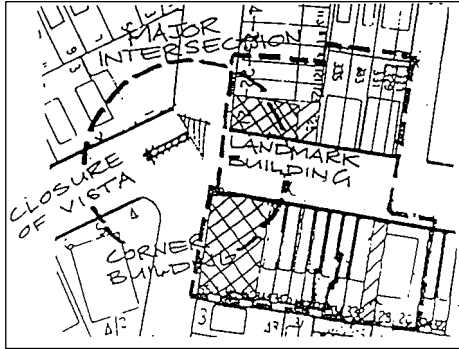
Land use strategy

To encourage restoration, additions or infill development in character with the existing centre and which involve active retail uses fronting Stanmore Road, east of Crystal Street.

The building parapets are relatively simple and are slightly higher on the corner buildings. Façades are rendered brickwork with restrained detailing in the form of stringcourses, label moulds and some urns at parapet level.

The two corner buildings, built to the property alignments create a change of bulk and scale. The bend along New Canterbury Road becomes Stanmore Road, together with the location on the crest of a ridge on the crest heighten the impact of these corner buildings as landmark elements of modest scale.

The townscape and building guidelines for this centre aim to build upon the strong existing Victorian character by maintaining its two-storey scale, encouraging restoration of contributory buildings and sensitive infill of opportunity sites identified on the Urban Design Analysis Map.



Townscape & building guidelines

In addition to the controls and general design guidelines specified in this plan, the following specific guidelines apply to the Crystal Street and Stanmore Road business centre.

Desired future character objectives:

Maintain

- Listed individual heritage items;
- Buildings of the late 19th and early 20th century identified as contributory to the sense of identity of the centre;
- Original Shop fronts;
- Spatial effect of the corner buildings;
- Architectural details which create interest-parapets profiles, window proportions and render detailing;
- The predominant two-storey scale.

Encourage

- Restoration of altered original buildings and missing architectural elements;
- Redesign or replacement of buildings which detract from the desired future character;
- Mixed use development incorporating residential space as adaptive re-use of existing buildings or new infill buildings;
- Signs appropriate to their function, location and the architecture of the building; and
- Appropriate colour schemes.

Discourage

- Insensitive alterations, additions and infill development;
- Cluttered, oversized and above awning signage;
- Single storey buildings; and
- Face brick walls; and inappropriately bright paint colours.



Enmore Rd South



Dulwich Hill South



Victoria St, Lewisham

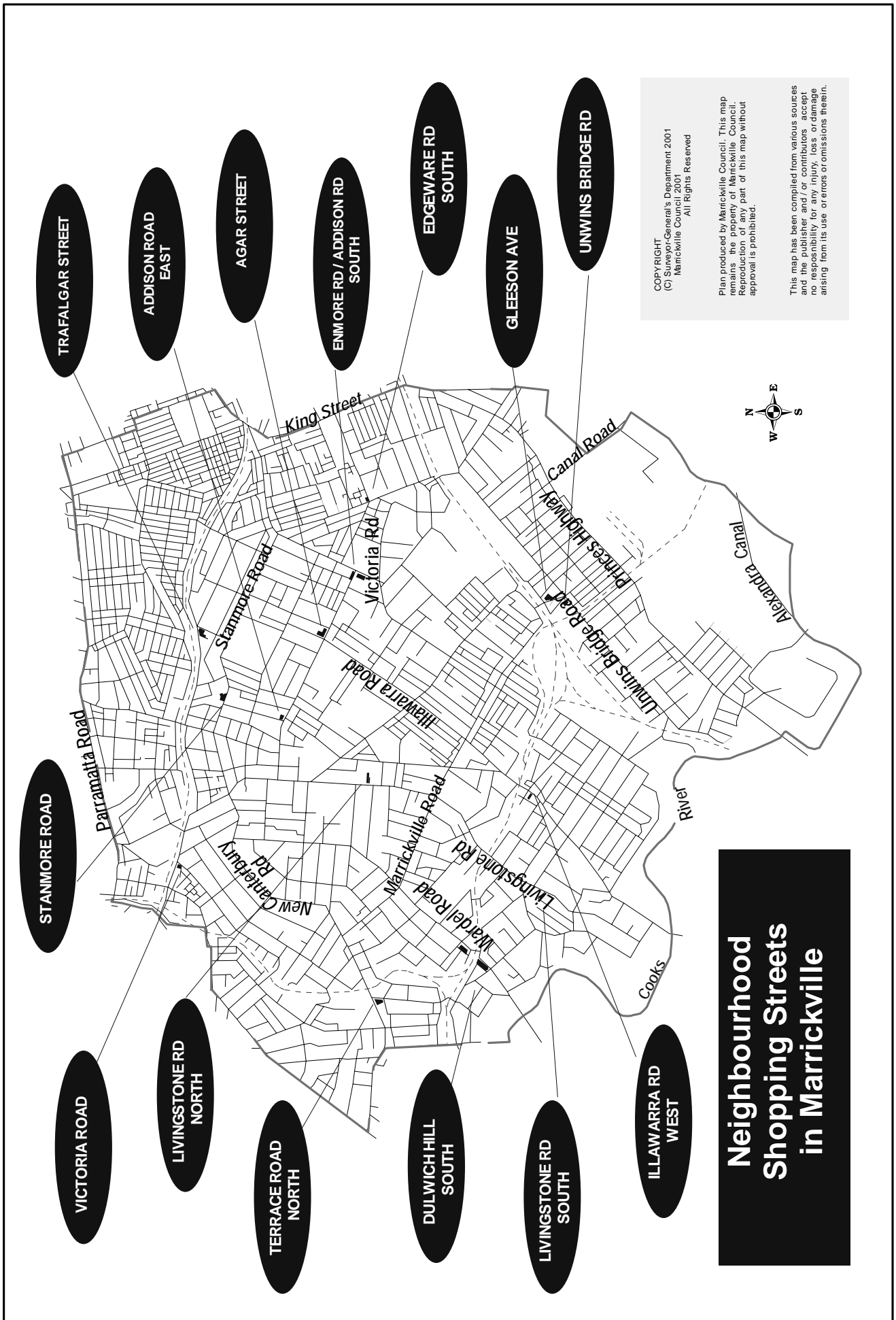


Addison Rd East, Marrickville

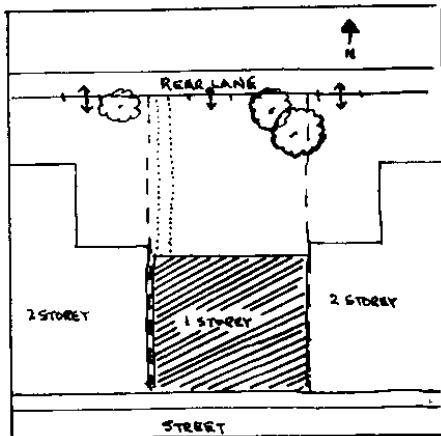
General Provisions for Neighbourhood Business Centres

Applicants should also refer to the general design elements contained in Part 2, 3, 4 & 5 of this DCP for further guidance.

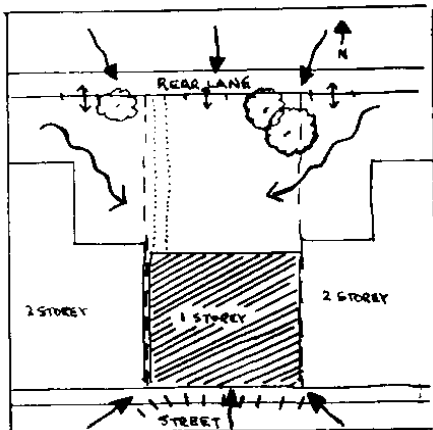
- Each area has its own characteristic style of development generally determined by when it was constructed.
- New development should generally be at a scale which does not adversely affect the surrounding residential area.
- Pedestrian protection, retention of interesting shop fronts and flexible floor plan and access layouts are important.
- The ratio of gross floor area of a building to the area of the site **shall not exceed the FSR of 1:1**.
- The maximum wall height of buildings shall not exceed the height principles of adjacent properties as set out in Part 2 of this DCP.
- The setbacks from the front boundary shall conform to that set by the existing buildings in the centre.
- Regardless of whether a building is an item of environmental heritage or within a retail conservation area, any new development shall pay due regard to the overall existing and future townscape quality of the particular neighbourhood centre. Applicants should refer to the general design elements contained in Part 2,3 &4 of this DCP for further details.
- Car parking spaces shall be provided in accordance with the rates specified in Part 3 of this DCP.
- Environmental Management issues shall be addressed in accordance with the standards contained in Part 4 of this DCP.



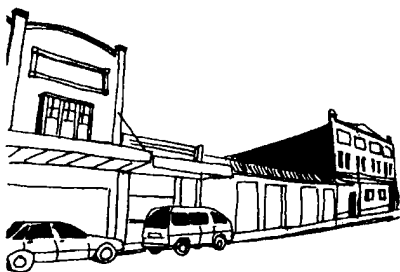
Part 7 Supporting Design Advice



Development in business centres should be guided by the site's characteristics, townscape and the wider context of the adjoining locality.



New development should consider prevailing micro-climatic conditions such as noise and wind patterns



Consider the location & height of adjoining buildings.

Site Context Analysis

What is the purpose of Site Analysis?

All development proposals should begin the design process with a site context analysis. The purpose of this analysis is to explain the key features of the site and to demonstrate how future development will relate to its immediate surrounds. A thoughtful and thorough site analysis is fundamental to a successful design. It should influence the design to minimise negative impacts on the amenity of adjoining developments and complement the desired future character of the business centre.

The first step in good design is to understand the development context of your site.

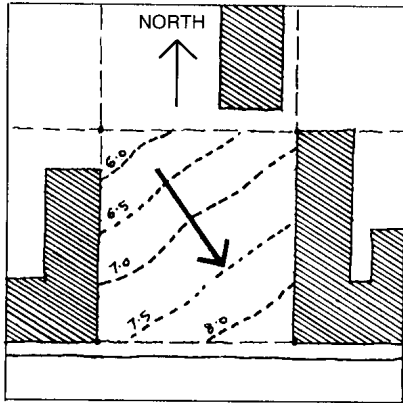
This includes considering:

- the character of the business centre and adjoining locality;
- the streetscape;
- site opportunities;
- site constraints; and any
- special characteristics of the site.

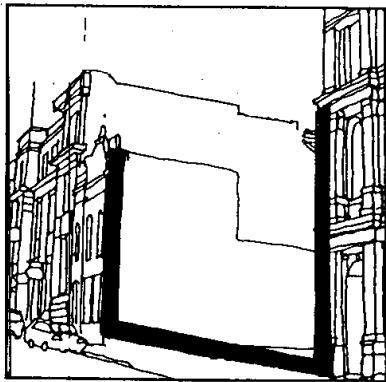
What is the Character of the Business Centre?

Marrickville's business centres display a wide variety of urban character reflecting:

- differences in topography, street pattern;
- successive stages of development;
- changes in architectural style and building materials over time; and
- differences in building size and form achieved under a range of planning controls.



Consider site topography



Consider the façade treatment of adjoining buildings. How will any new development fit into the established character of the shopping street?

Undertaking a Site Context Analysis

Good design involves a sensitive response to:

- Site Considerations; and
- the character of the business centre.

The submission of a site context analysis plan is **not a mandatory submission requirement**, but will assist in the following manner.

1. Minimise overshadowing, loss of privacy and views.

Potential objections from neighbours regarding privacy issues can be effectively eliminated, or reduced, by consideration early in the design stage of overshadowing, window positioning and view issues. This can avoid delays in the assessment of your application.

2. Used in discussions with your neighbours and Council officers.

The site context analysis plan can be used in discussions with your architect, your neighbours, and Council officers. A well-prepared site context analysis plan assists in the efficient assessment of your development application.

3. Improve Energy Efficiency

Energy bills can be reduced by careful consideration of the positioning of your new development. Check that windows are placed in such a way that will reduce heat gain, and avoid excess winter heat loss. Over several years this can amount to significant cost savings.

4. Ensure that your design is well integrated with adjoining development and the wider townscape context of the business centre.

New development needs to be sensitive to the context and environmental conditions of the locality.

Applicants are to demonstrate that an understanding of the site and its surrounding area, has been obtained and that the site context analysis has been a guiding tool in reaching the preferred design option.

Components of a Site Analysis

Ideally the site analysis shall be prepared for consideration during the pre-application discussion with staff & neighbours and lodged with the development application. A full site analysis would not necessarily be required for minor alterations and additions to a property. At its most exhaustive, a site analysis would contain the following information about the site and its surrounds:

The Site

- Site dimensions and site area;
- Spot levels and contours measured to AHD;
- Easements for drainage and services;
- Location of existing vegetation, including the height and spread of established trees;
- Location of buildings and other structures;
- Orientation, micro climates and noise sources;
- Views to and from the site;
- Identification of any contaminated soils or filled areas;
- Location of fences, boundaries and any other notable features;
- Prevailing winds;
- Natural drainage; and
- Identification of the character of the existing building and positive details of the façade.

The Surrounds

- The location, height and use neighbouring buildings (including location of any facing doors and windows) and out buildings;
- Abutting secluded private open spaces and living room windows which have outlooks towards the site, particularly those within 9m of the site;
- Views and solar access enjoyed by adjacent residents if any;
- Street-frontage features such as poles, street trees, kerb crossovers, bus stops and other services;
- The built form and character of adjacent and nearby development;
- The difference in levels between the subject land and adjacent properties;
- Sources of nuisance such as the railway, noisy roads or businesses and the like;
- Spatial separation between built elements; and
- Identification of the detail features of adjoining buildings, such as window openings, ornate features, signage and other details.

Good Site Analysis Ideas

- The Site Context Analysis may include photographs, perspectives and a photomontage to support your application.
- The level of detail to be included will vary according to the size and scope of the development proposed.
- Designers should exercise judgement about the extent of information required to be indicated on a site context analysis plan and if in doubt, check with Council.



New development must be environmentally responsible and fit into the built and natural environment.

What is Urban Design?

We live in one of the most urbanised societies in the world: more than 85% of Australians live in urban environments. Urban Design provides our community with the tools with which we can consciously improve the quality of our urban environment. Our urban environment expresses our community values and aspirations with great eloquence and clarity.

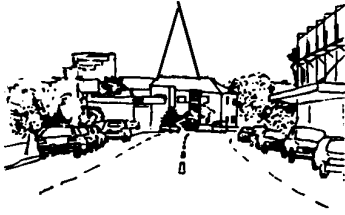
In this context, it is important to establish the meaning of urban design as used in this DCP:

- urban design is used in the more general sense to refer to the creation of form to meet an expressed need;
- its context is the outward appearance of buildings, their arrangement to form spaces, the furnishings, paving and planting of these spaces;
- it is concerned with the efficient functioning of the buildings and spaces with regard to the activities of their uses; and
- it is concerned with the aesthetic enjoyment provided by the buildings and spaces for the same users.

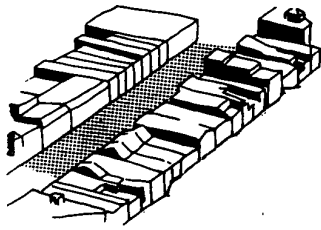
Urban Design also has a more central role in making our urban environments more:

- environmentally responsible, by fitting new urban development and infrastructure, into the built and natural environment;
- equitable, by improving the distribution and accessibility of services and facilities within the community; and
- efficient within their region, and able to attract appropriate development.

Townscape Perspectives



(i) from a distance



(ii) the spaces formed between buildings



(iii) in relation to adjacent buildings

What is Townscape?

Townscape is the total appearance of a business centre. A high level of townscape quality will result in an area being experienced not as a number of disconnected parts, but as a whole, with one recognisable area leading into another. For the purposes of this DCP, it is considered that Marrickville's business centres still maintain an essentially unified townscape, giving rise to a particular individual character which should be maintained and reinforced.

The townscape character of a business centre is created by a sense of unity from the following perspectives:

- from a distance, outside the business centre, and then along the routes and from the viewpoints leading towards the business centre;
- the spaces within the business centre formed by the buildings and the elements ;
- the buildings themselves; their details and relationship to each other.

It is a prime objective of Council through this DCP to maintain and enhance the townscape character of all business centres in the Marrickville LGA.

Glossary

This DCP adopts the definitions contained in the MLEP 2001, except in so far as the context or subject matter indicates otherwise.

Adaption modifying a place (or heritage item) to suit a proposed compatible use/s

Amenity means the enjoyment, whether by community or by an individual, arising from the use of the property, dwellings or publicly accessible land, community facilities or open space and includes, but is not limited to the enjoyment of sunlight, privacy, and view.

Balcony means an open area, not being an enclosed room or area, attached to or integrated with and used for the exclusive enjoyment of the occupant or occupants of a dwelling.

BCA the Building Code of Australia

Conservation means all the process of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstances include preservation, restoration, reconstruction and adaption and will be commonly a combination of more than one of these.

Contributory Buildings are those with some trait or feature existing in significant numbers to influence the overall character of an area. They usually share common architectural features, materials or decorative details. Contributory buildings are important as they define local character of a business centre which can be used as guide for further development.

Council means the Marrickville Council.

Demolition in relation to a building or work means the damaging, defacing, destruction, pulling down or removal of the building or work, in whole or in part.

Finished Ground Level in relation to land means:

- Where land is within an area designated by the Council as flood liable land, the adopted flood level adopted by Council; or
- Where land is not within such an area, the level of the land (after earthworks) as approved by the Council or where no earthworks are proposed the natural ground level of the land.

Height in relation to a building means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the natural ground level immediately below that point.

Heritage Significance means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.

Lot - refer to Allotment.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and should be treated accordingly.

Mixed-Use Development involves different uses being designed to co-exist in close and compatible relationship to one another either horizontally on adjacent parcels of land, or vertically within the same building. By fostering an appropriate range of uses in this way, attractive, sustainable and more convenient for people.

Place means site, area, building or other work, group of buildings or other works together with associated contents and surrounds.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Principal Living Areas for the purpose of this plan, means rooms with a high use including a lounge room, living room, dining room, and the like, but not bedrooms, bathrooms, laundry or the like.

Principal Open Space Areas for the purposes of this plan is that portion of the level open space utilized by, or most likely to be utilized by, occupants for rest and recreation.

NB. *For the assessment of overshadowing impacts, if this area is not readily identifiable, an area adjacent to the dwelling with a minimum width of 3 metres, shall be used for assessment purposes.*

Private Open Space means an area suitable for private outdoor living activities.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction, which are outside the scope of the Burra Charter.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new materials.

Setback means the distance between the boundaries of a lot and the external wall of a building erected or proposed to be erected thereon.

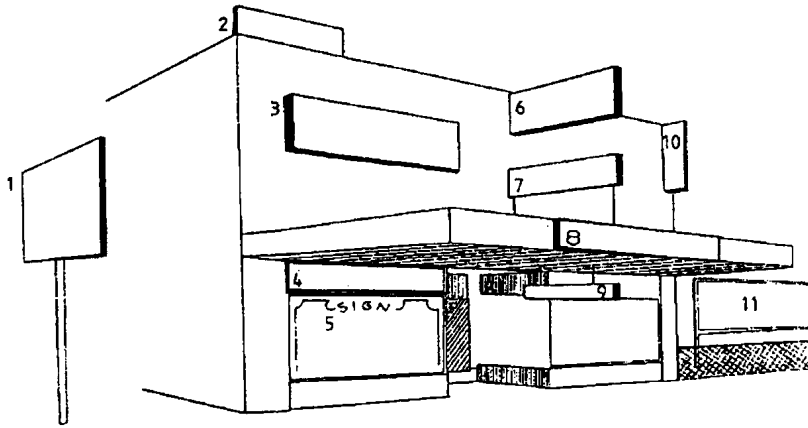
SIGN CLASSIFICATION

1. Pylon Sign
2. Roof Sign
3. Flush Wall Sign
4. Top Hamper Sign
5. Window Sign
6. Horizontal Projecting
7. Above Awning Sign
8. Fascia Sign
9. Under Awning Sign
10. Vertical Wall Sign
11. Advertising Panel

Sign Classification illustrates the different types of signage and their location on premises.

Site Area means the area contained within the title boundaries of the site or the area of land to which an application for consent relates, excluding any land upon which the development to which the application relates is not permitted by or under the local environmental plan.

Window includes a roof skylight, glass panel, glass brick, glass louvre, glazed sash, glazed door, translucent sheeting or other device, which transmits natural light directly from outside a building to the room concerned.



Bibliography

Marrickville & South Sydney Councils, *King Street and Enmore Road Urban Design & Heritage Development Control Plan, 1999.*

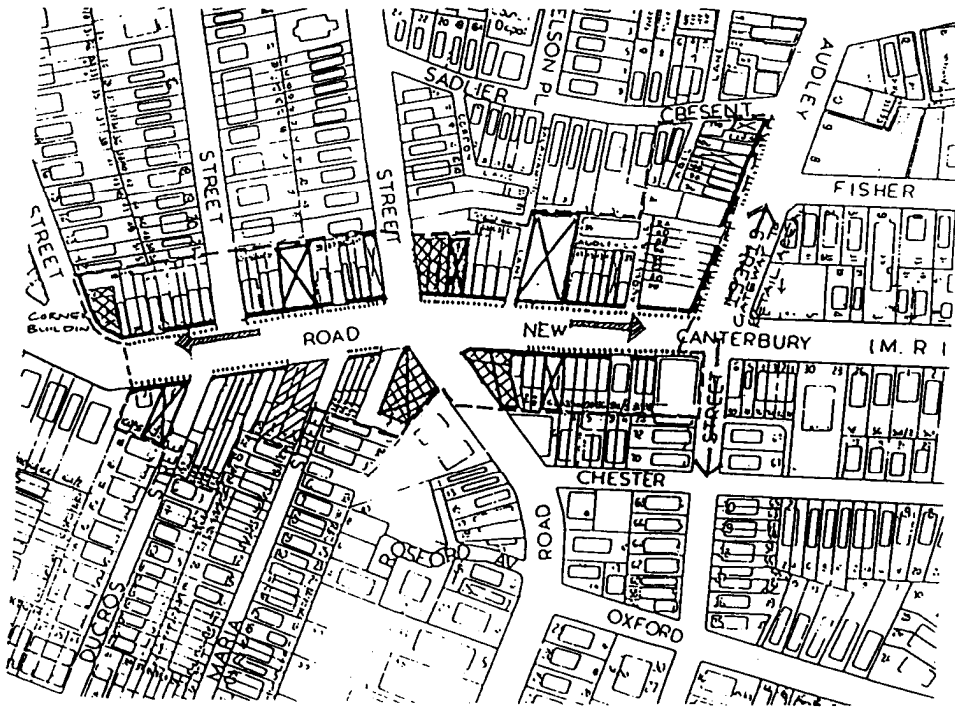
Plant Location International, *Marrickville Business Centres Study 1993.*

Marrickville Council, DCP No. 20 - *Marrickville Heritage Retail Areas 1996.*

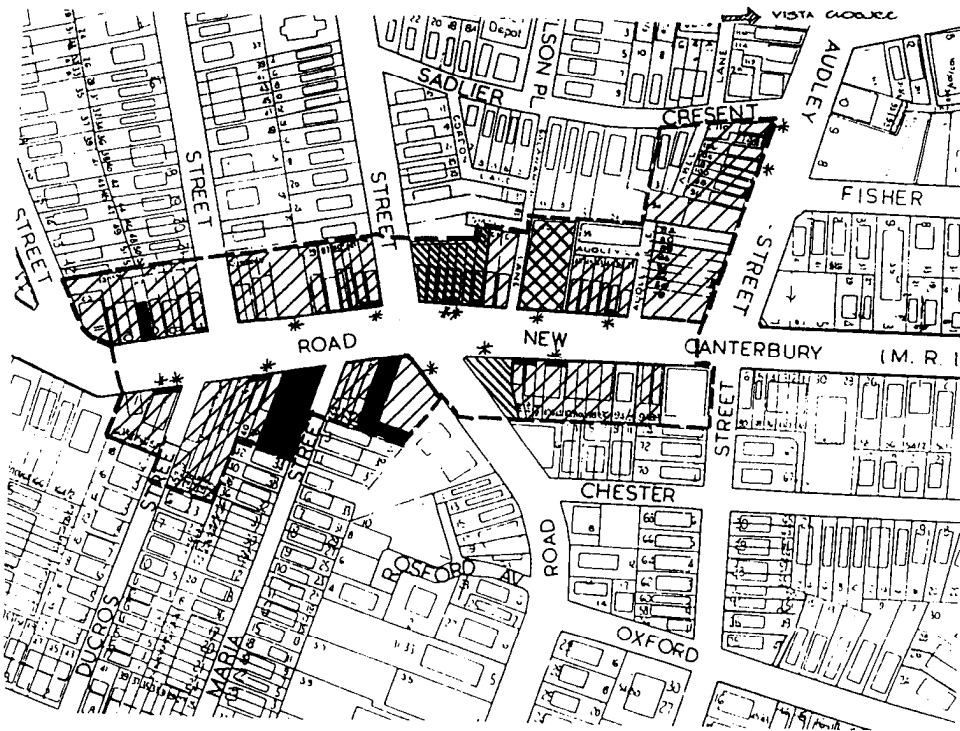
Marrickville Council, *Marrickville Road Shopping Centre Urban Design Study 1993.*

Department of Urban Affairs and Planning & NSW Govt Architect, *Better Urban Living –Guidelines for Urban Housing in NSW 1998.*

NEW CANTERBURY ROAD - PETERSHAM RETAIL CONSERVATION AREA MAP AND URBAN DESIGN ANALYSIS



- LEGEND:**
- FORMER BUILDINGS/LANDMARKS
 - OPPORTUNITY SITES
 - INTACT WERECOS REVIEWED
 - STRONG PRECIPIT ELEMENT
 - EXTENT OF AWING LIGHTING TO UNDERSIDE OF AWNING
 - VISTA CORRECTION

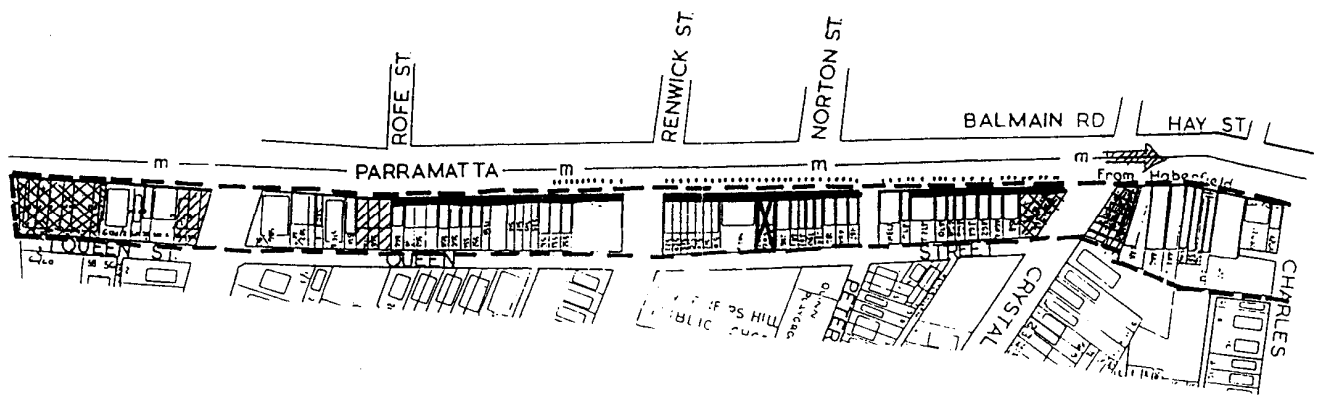
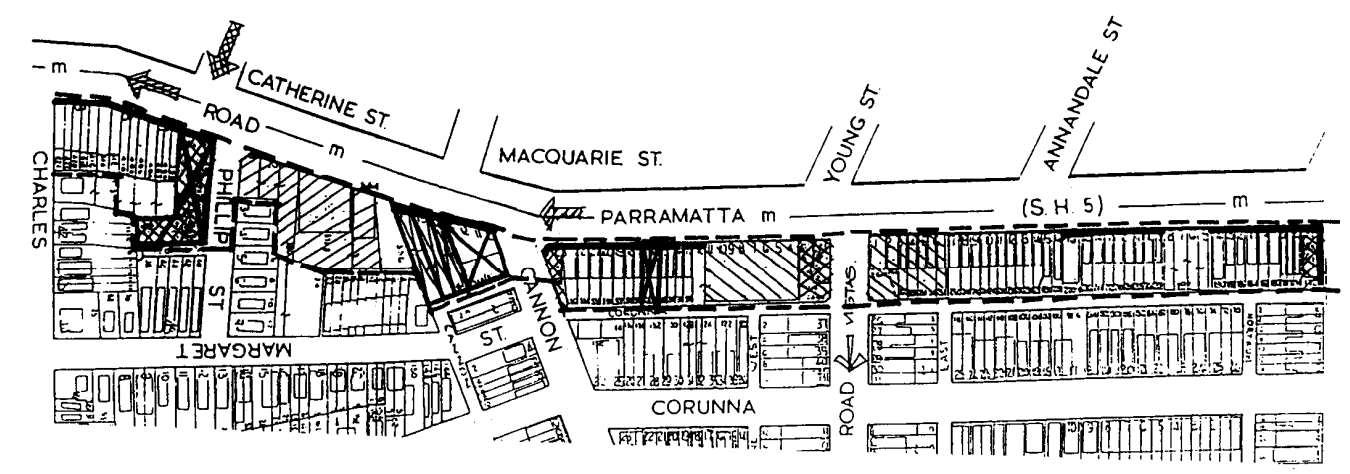
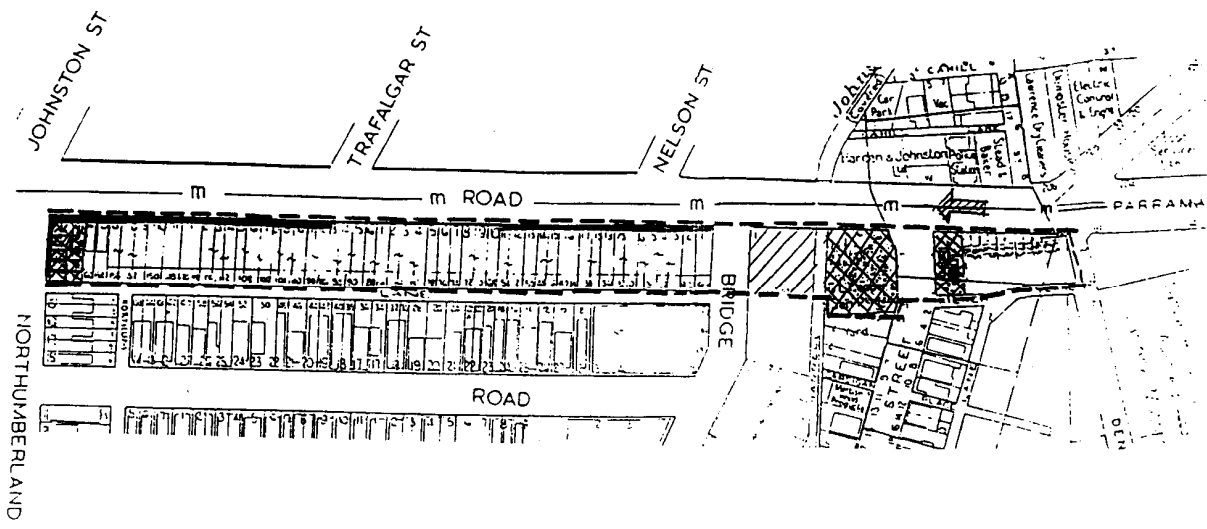


- LEGEND:**
- STUDY AREA BOUNDARY
 - CURRENT LEP LISTED ITEMS
 - PROPOSED LEP LISTED ITEMS
 - CONTRIBUTORY ITEMS
 - INTACT SHOPFRONTS
 - INTACT SHOP INTERIORS
 - NEUTRAL ITEMS
 - NEGATIVE ITEMS

MARRICKVILLE RETAIL AREAS DCP
 NEW CANTERBURY ROAD RETAIL
 CONSERVATION AREA
 PRECINCT ANALYSIS
 MAY 1995
 SCALE 1:2000



BRIAN McDONALD + ASSOCIATES
 ARCHITECTS ■ URBAN PLANNERS ■ HERITAGE CONSULTANTS
 SUITE 302, HENRY LAWSON BUSINESS CENTRE, CARR STREET, BIRKENHEAD POINT

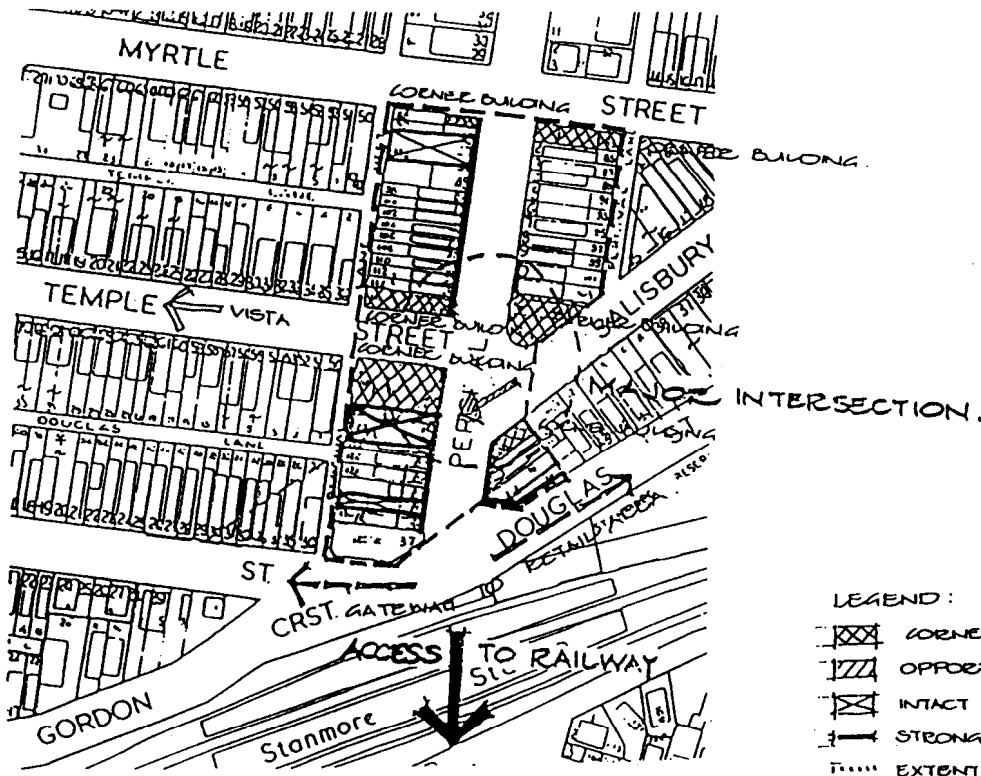


- LEGEND:
- CORNER BUILDINGS/LANDMARKS
 - OPPORTUNITY SITES
 - INTACT INTERIORS REVIEWED
 - STRONG PRAEPEET ELEMENT
 - EXTENT OF SIDE LIGHTING TO UNDERSIDE OF AWNING
 - VISTA CLOSURE
 - EXTENT OF STUDY AREA

MARRICKVILLE RETAIL AREAS DCP
**PARRAMATTA ROAD RETAIL
 CONSERVATION AREA**
 TOWNSCAPE ANALYSIS
 MAY 1995
 SCALE 1:2000

BRIAN McDONALD + ASSOCI.
 ARCHITECTS ■ URBAN PLANNERS ■ HERITAGE CONSERVATION
 SUITE 302, HENRY LAWSON BUSINESS CENTRE, CARY STREET, BIRKENHEAD
 DRUMMOYNE, 2047 PO BOX 437, ROZELLE, 2039 PH (02) 719 1100 FAX

PERCIVAL ROAD - STANMORE RETAIL AREA MAP AND URBAN DESIGN ANALYSIS



- LEGEND:
- CORNER BUILDINGS/LANDMARKS
 - OPPORTUNITY SITES
 - INTACT INTERIORS REVIEWED
 - STRONG PRECEPT ELEMENT
 - EXTENT OF LIGHTING TO UNDERSIDE OF AWNING
 - VISTA CLOSURE
 - EXTENT OF STUDY AREA



- LEGEND:
- STUDY AREA BOUNDARY
 - CURRENT REGISTERED ITEMS
 - PROPOSED REGISTERED ITEMS
 - CONTRIBUTIVE ITEMS
 - INTACT SHOP FRONT
 - INTACT SHOP ENTRANCES
 - NEUTRAL ITEMS
 - NEGATIVE ITEMS

MARRICKVILLE RETAIL AREAS DCP

**PERCIVAL ROAD
STANMORE RETAIL AREA
PRECINCT ANALYSIS
MAY 1995
SCALE 1:2000**

BRIAN McDONALD + ASSOCIATE
ARCHITECTS ■ URBAN PLANNERS ■ HERITAGE CONSULTANTS
SUITE 302, HENRY LAWSON BUSINESS CENTRE, CARP STREET, BRICKLAKES NSW