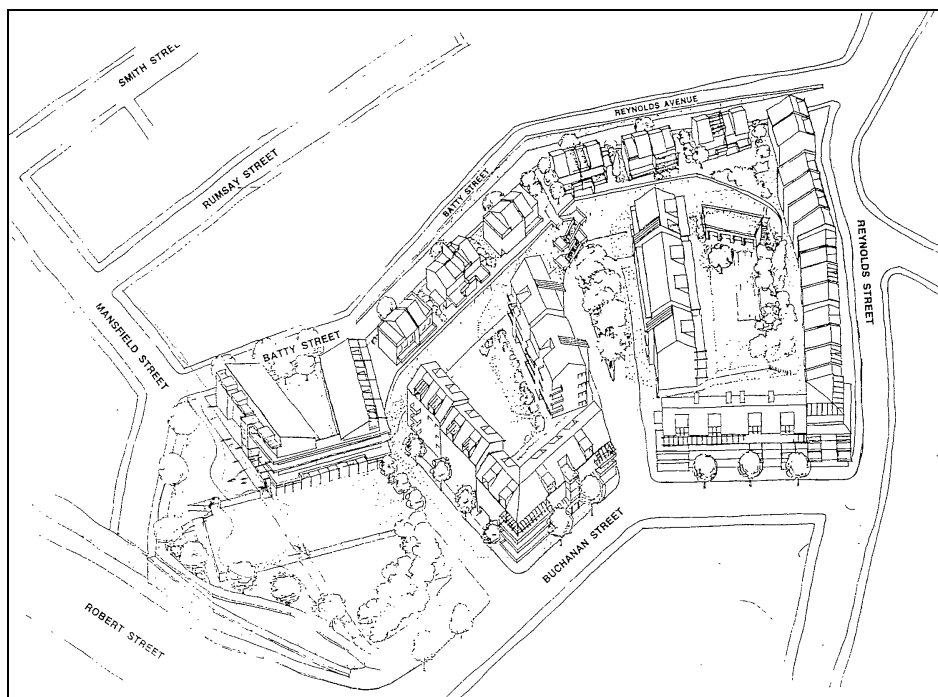




DEVELOPMENT CONTROL PLAN NO.31

AMPOL SITE BUCHANAN STREET, BALMAIN



www.leichhardt.com.au

1.0 SUMMARY

Development Control Plan No. 31 provides guidelines for development of the Ampol Land at Robert Street, Balmain (formerly the Ampol headquarters and storage/distribution site). The site is located adjacent to the White Bay Port which is a significant generator of noise and traffic in the area.

Residential development would benefit from the existing provision of services and facilities on the Balmain peninsula, such as public transport, shopping centres and schools. This large site is suited to residential development, taking advantage of views across White Bay to the city skyline.

Development of this site has the opportunity to incorporate certain employment uses, such as retail, commercial or home based work. Such uses are encouraged to bring employment back onto the peninsula, thus providing opportunities for people to live and work in close proximity. The viability of these non-residential uses is likely to increase with the development of this site, and the adjacent Unilever and Vanadi sites. This viability will also be enhanced by the growing number of people using Robert Street, Buchanan Street and Hyam Street to access these sites.

The Development Control Plan provides for a public open space area which will form an important link to the Balmain foreshore system. It also allows for pedestrian links through the site, and for the provision of private open space courtyards that are somewhat shielded from the noise of the port.

The buildings need to:

- complement the existing character of Balmain, while still obtaining a large area of public open space;
- allow for view sharing from properties surrounding the site, and maximise views from the site itself;
- orient balconies and living areas towards the city views, whilst minimising the impact of noise from the port; and
- enhance the local streets around the site.

Development of this site will need to satisfy Council's policies and guidelines for 'energy efficient housing', and provide for an acceptable level of amenity for future residents in terms of privacy, solar access, natural ventilation and visual amenity (particularly that contributed by landscaping).

Development of the Ampol Land in accordance with this Development Control Plan will need to complement the established character of Balmain; to be an interesting place for people to live, work and visit; and to maintain or enhance the local environmental amenity for existing residents in the area.

2.0 GENERAL INFORMATION

2.1 Adoption date

Development Control Plan No. 31, Ampol Land, Balmain, was adopted by Council on 16 December 1997 and commenced upon gazettal of Leichhardt Local Environmental Plan 128 on 22 May 1998.

This Plan, as amended, was adopted on 17 January 2001 and came into force when advertised on 24 January 2001.

2.2 Land to which the DCP applies

DCP No. 31 applies to the area known as the Ampol Land, Robert Street, Balmain, adjacent to White Bay. A location plan identifying the boundaries of this DCP, as well as the topographical areas of the subject land is shown as Figure 2.2.

2.3 Relationship to existing LEP's and DCP's

DCP No. 31 supplements the controls of Leichhardt LEP No. 20 - Residential Development and Conservation (gazetted 15.6.84), as amended by LEP No. 128.

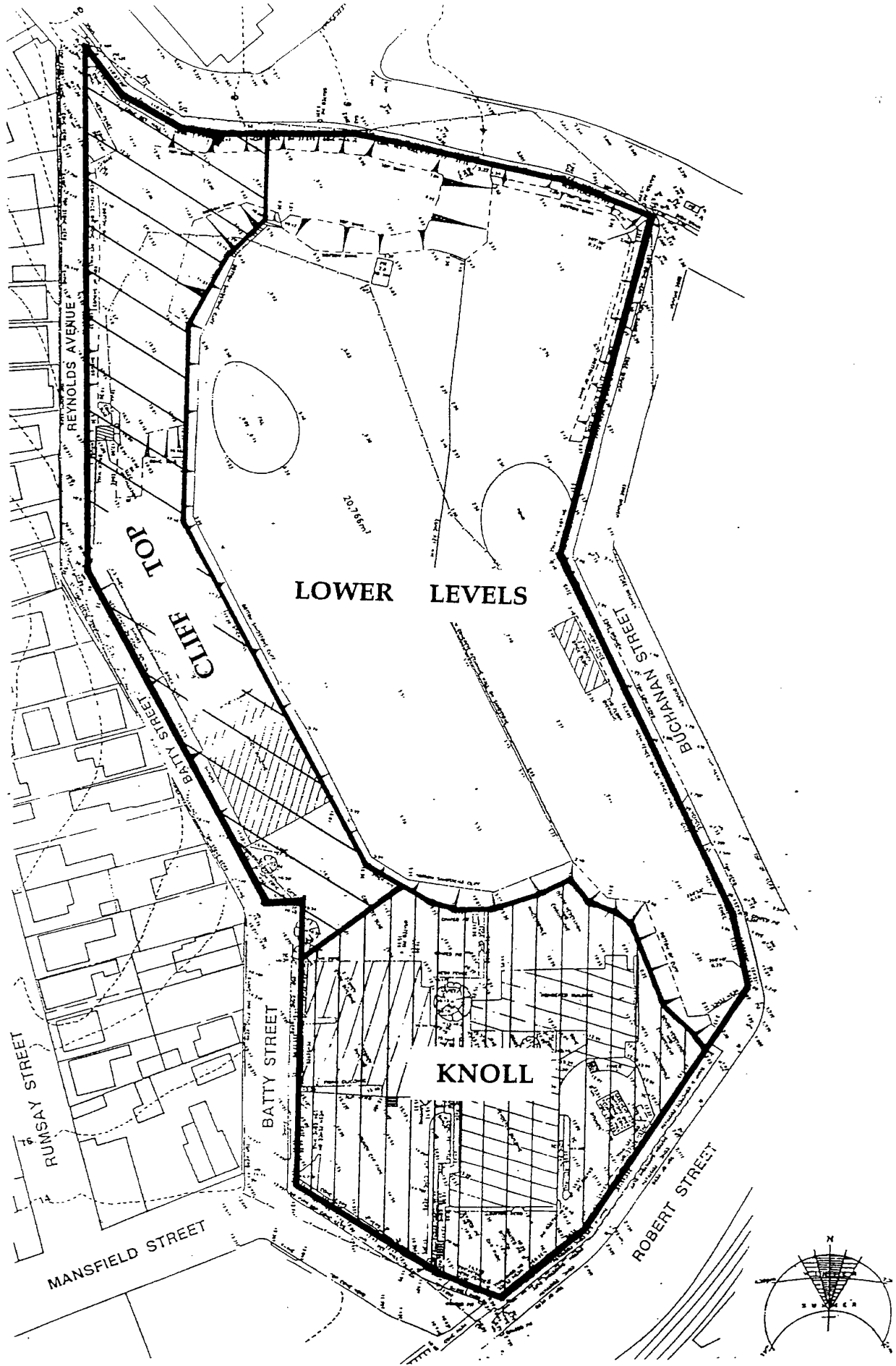
DCP No.27 supplements the controls and guidance provided by;

- DCP No.1 - Residential Development;
- DCP No. 6 - Interim Parking Policy; and
- DCP No.17 - Energy Efficient Housing

This Development Control Plan also supplements the controls of Leichhardt Local Environmental Plan 2000 and the accompanying Development Control Plan 2000.

This DCP has been prepared in accordance with the provisions of section 72 of the Environmental Planning and Assessment Act 1979 (the Act), and clauses 19-25 of the Environmental Planning and Assessment Regulation, 1980.

Under section 79C of the Act, Leichhardt Council is required to take DCP No. 31 into consideration when determining development applications to which this plan is relevant.



REYNOLDS AVENUE

TOP

CLIFF

LOWER LEVELS

BUCHANAN STREET

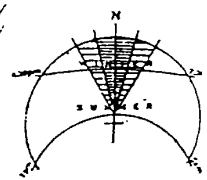
RUMSAY STREET

MANSFIELD STREET

BATTY STREET

KNOLL

ROBERT STREET



2.2 LOCATION PLAN

Scale 1:1000

3.0 PLANNING & URBAN DESIGN CONTROLS

3.1 General planning principles

This DCP has been designed to incorporate planning principles for better urban living, and apply them to the particular characteristics of this site.

The principles are ¹:

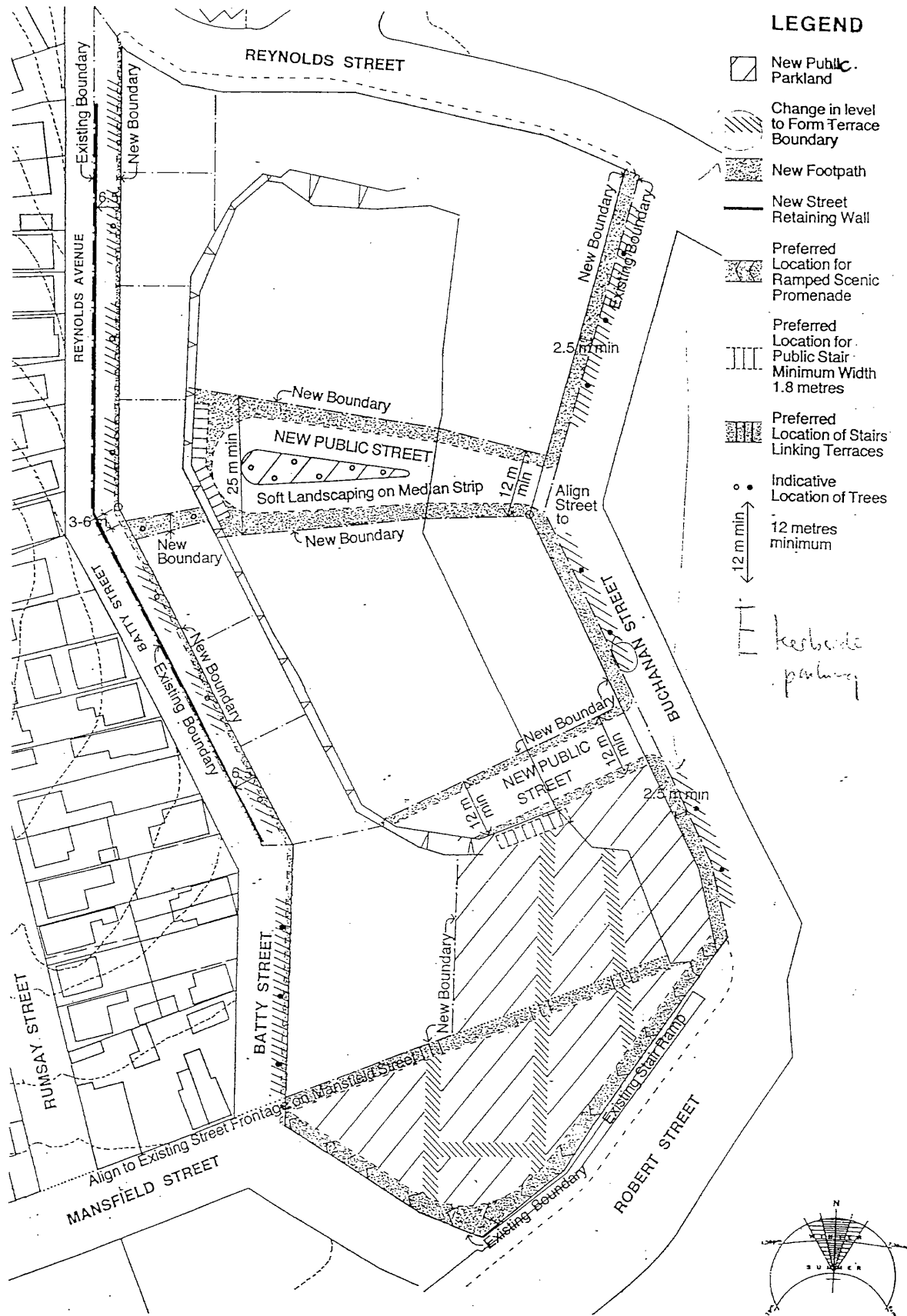
1. **Relate to the street** - buildings should relate to the street alignment, their height, character and form can reinforce the streetscape and the ground floor should contribute life and activity to the street. Individual dwellings at ground level should have their own street access / front door to the street.
2. **Let In the sun** - buildings should be orientated towards the sun for warmth and light, and should be designed to avoid overshadowing where possible.
3. **Get privacy right** - distance and screening devices should be used to limit overlooking. Acoustic privacy is also important.
4. **Create good outdoor spaces** - including areas of active and passive recreation, and garden areas. Provide open space where it will be best utilised.
5. **Provide useable balconies** - good balcony design will enhance the appearance of development, as well as create opportunities for outdoor entertainment. Solar access and privacy is integral to the usability of the balconies.
6. **Create flexible plans** - open plans, for example, may achieve a feeling of space, or allow spaces to flow onto balconies and views. They also may improve natural ventilation.
7. **Incorporate mixed uses** - diverse activities, such as restaurants, laundromats and other uses that service the needs of local residents can be incorporated into the street frontage and add excitement to urban living, or they may simply provide a place of employment (eg small offices and workshops for local residents).
8. **Be energy efficient** - development should be designed to maximise passive solar gains, maximise natural ventilation and minimise energy use, and should incorporate waste disposal and water saving devices.
9. **Use good materials** - appropriate materials will help a development relate to the established area, and play an important part in creating the character of a building.
10. **Do not let parking dominate** - parking is best located underground, screened with landscaping or incorporated into level changes.

The DCP has, where possible, incorporated these planning and design objectives with particular regard being given to the characteristics of the site. For example, views from the site are predominantly to the south-east and as such, living areas and balconies may be suitable on this side of new buildings. While this does not fully conform with principles for solar access, it may be appropriate in some instances for this particular site.

Some properties adjoining this site have existing views to White Bay and the city skyline. As such, the DCP proposes height controls and view corridors for the new development, to minimise view loss from these existing buildings. A 'view sharing' approach has been adopted in this DCP.

¹ These principles are based on the Department of Urban Affairs and Planning's publication *"Better Urban Living - Ideas for improving the design of Urban Housing in NSW"*.

In addition to point '10' above (which relates to parking), this DCP provides traffic management controls on and around the site, such as street widening and on-street parking guidelines. It also maximises public street access and address to individual dwellings and buildings.



3.3 PUBLIC DOMAIN CONTROL PLAN scale 1:1000

3.2 Strategies

The '**Strategies**' diagram shown as Figure 3.2 identifies the general development principles for this site, including view sharing, visual links to the city, open space configuration, street layout, land use and building layout / alignment.

Based on the Strategies diagram, a series of objectives and controls for the development of this site has been devised, as set out in sections 3.3 to 3.6 of this DCP.

3.3 Public Domain

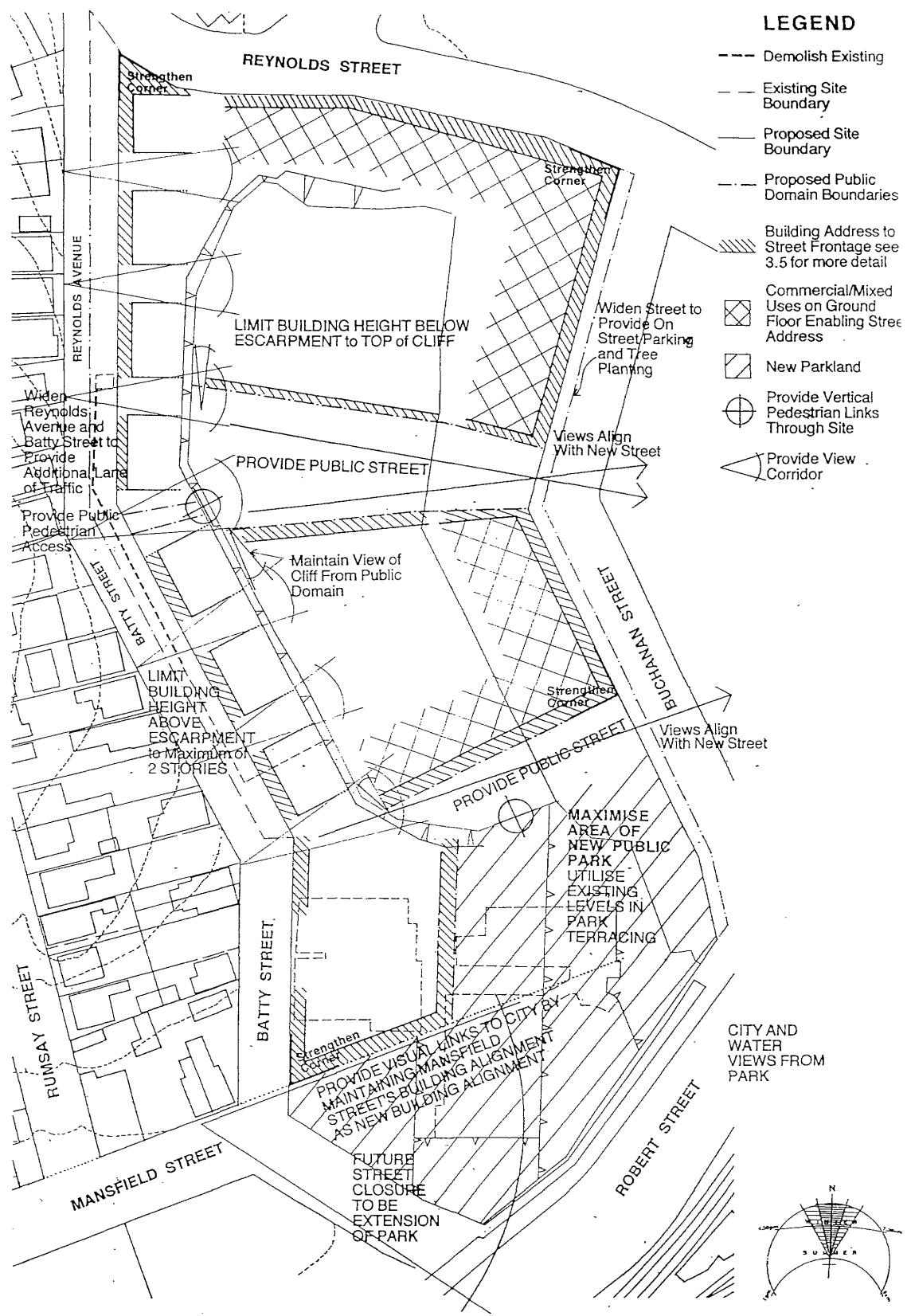
Objectives: **To integrate public open space areas into the existing and future Balmain foreshore open space system.**

To create pedestrian links through the site. To extend and reinforce the existing street pattern.

To create a new landscape setting on and around the site.

Controls:

- Design the public domain in accordance with the 'Public Domain Control Plan' shown as Figure 3.3.
- Provide public open space in the form of a cliff top park on the southern knoll, to connect to the open space corridor on the Unilever site, and to take advantage of the views from the site to the city skyline and other parks on headlands.
- Design the edge between the public open space and private activities to be strongly delineated by walls or fences, changes in level, plantings, or pathways to prevent privatisation of public space.
- Ensure the public spaces are safe, have good lines of sight, and are overlooked and well lit at night.
- Open space contribution shall be made in accordance with Council's section 94, Open Space and Recreation Contributions Plan. A minimum of 5,000 m² of land shall be dedicated for public open space, and the remainder shall be made up with a monetary contribution.
- Provide tree planting along the surrounding streets and new streets within the site.
- Design plantings to provide screening between proposed dwellings, and between dwellings and open space.
- Plants that are representative of the species indigenous to the area are preferred, where they are suitable for the purpose and the site conditions.



3.2 STRATEGIES

Scale 1:1000

3.4 Access, traffic management and parking

Objectives: **To provide for the safe movement of vehicles on and around the site.**

To provide footpaths with adequate pedestrian amenity within and around the site.

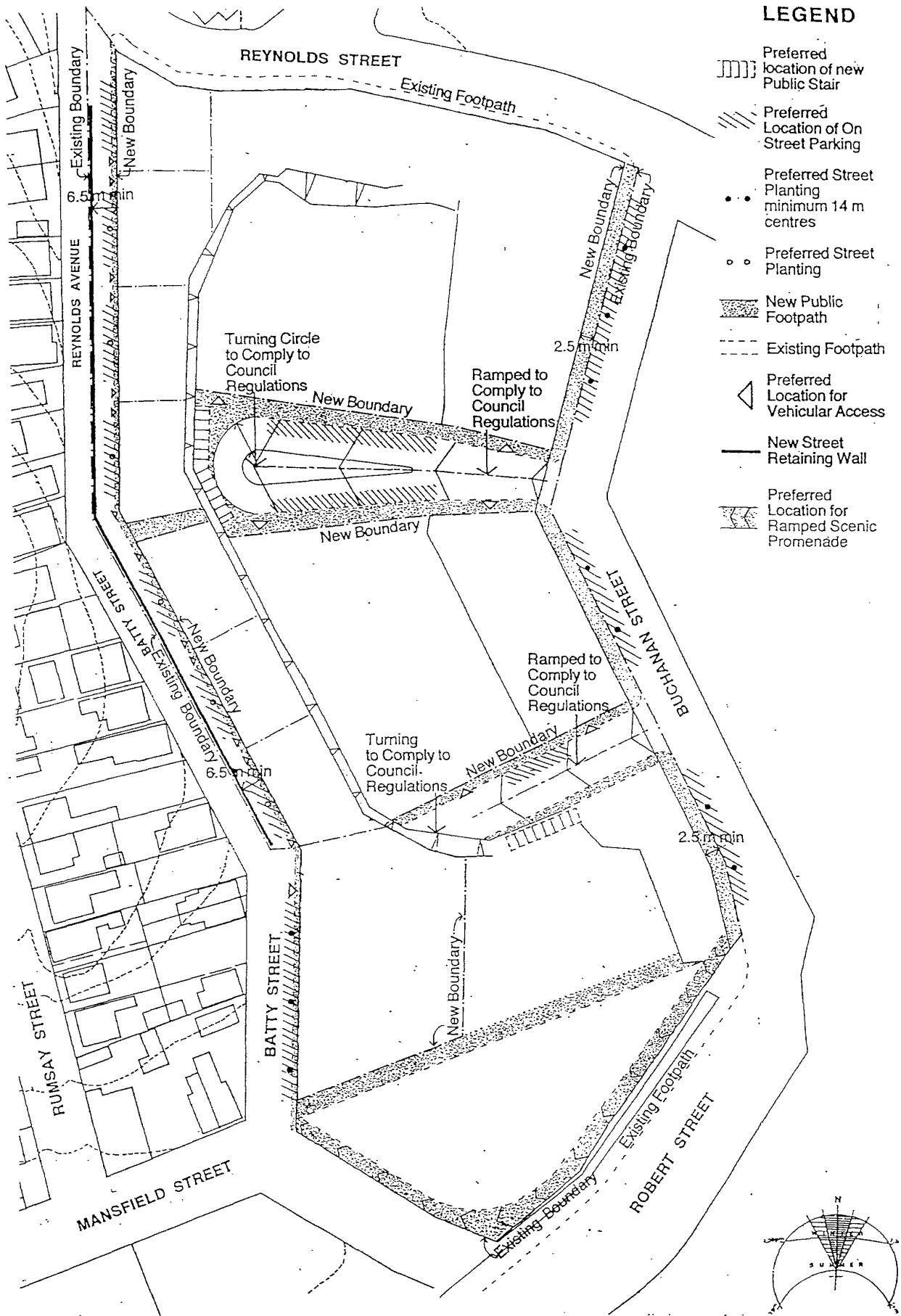
To provide adequate parking spaces on the site.

To promote Robert Street as the main vehicular access route to and from the site.

To extend the public street system into the site.

Controls:

- Provide access and street parking in accordance with the '**Access and Street Parking Control Plan**' shown as Figure 3.4.
- Provide adequate parking in accordance with Council's DCP No. 6 -*Parking Policy*
- Widen Buchanan Street by a minimum of 3.0 metres for on-street parking (particularly as convenience parking for visitors to the non-residential uses along this frontage), to provide a footpath and to allow for street planting.
- Provide street widening along Batty Street/Reynolds Avenue for vehicular access to development on the cliff top land, for on-street visitor parking, to provide a footpath and to allow for street planting. This widening may be at a lower level than the existing carriageway. If at a lower level, the widened road shall allow one-way south bound traffic, with one-way north bound traffic using the existing Batty Street/Reynolds Avenue carriageway.
- Provide new public streets off Buchanan Street to gain vehicular access to buildings in the centre of the site. These public streets to be dedicated to Council as public roadways and the reservations are to be a minimum of 12 metres in width.
- Provide pedestrian links through the site which connect Batty Street/ Reynolds Avenue with Buchanan Street.



3.4 ACCESS AND STREET PARKING CONTROL

Scale 1:1000

PLAN

3.5 Built form (urban design & environment)

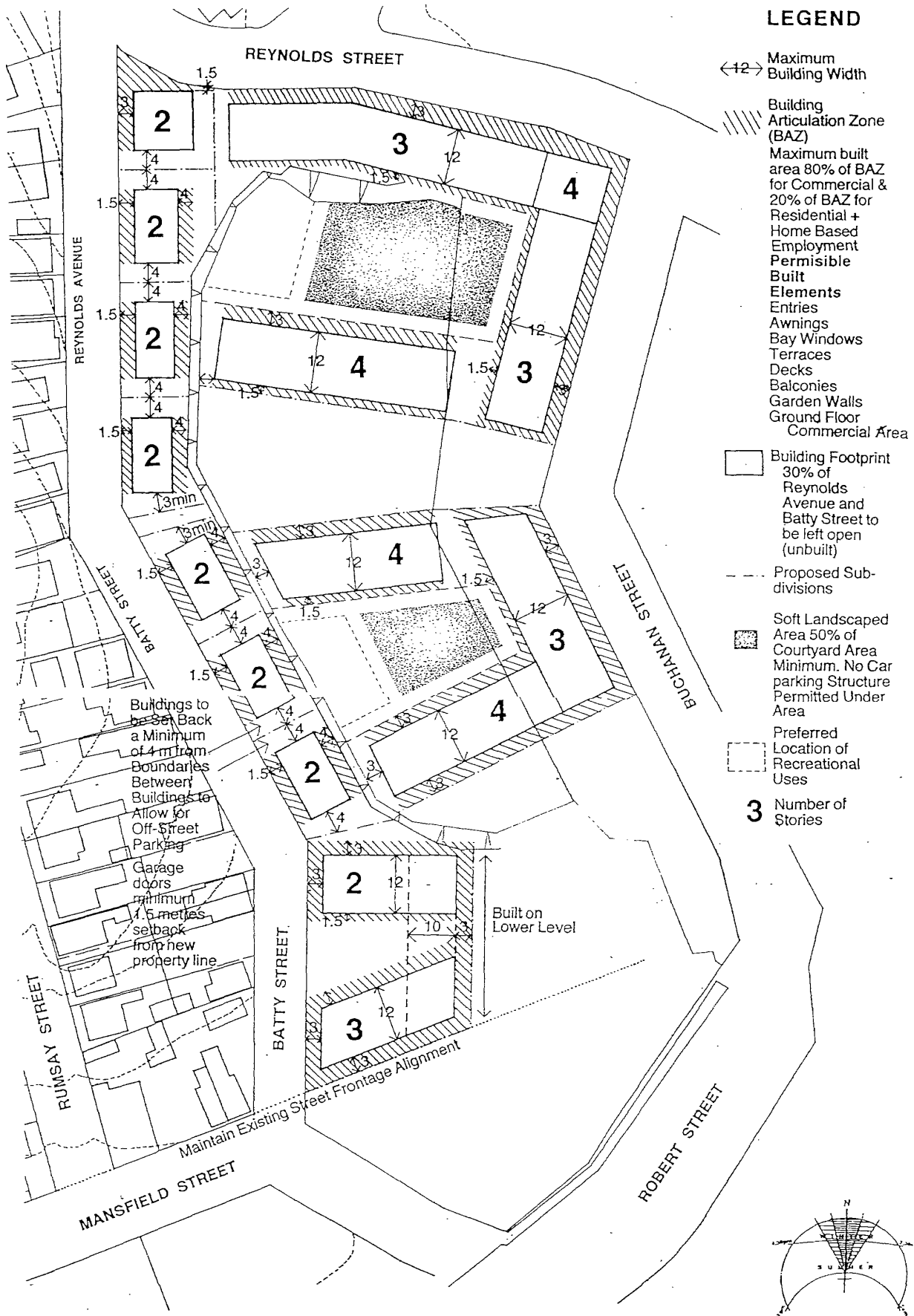
Objectives:

- To provide a built form that is compatible with the existing character of the Balmain area.
- To provide a subdivision of the site into lots of varying size and title.
- To provide a variety of housing types on the site.
- To maximise the direct access and address of housing to the street.
- To design energy efficient buildings.
- To provide a development which incorporates view sharing principles.
- To design buildings that achieve appropriate noise levels internally.
- To provide adequate privacy and solar access to dwellings.
- To minimise the visibility of basement car parking from the existing and new streets.

Controls:

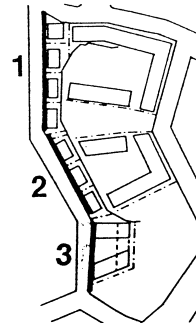
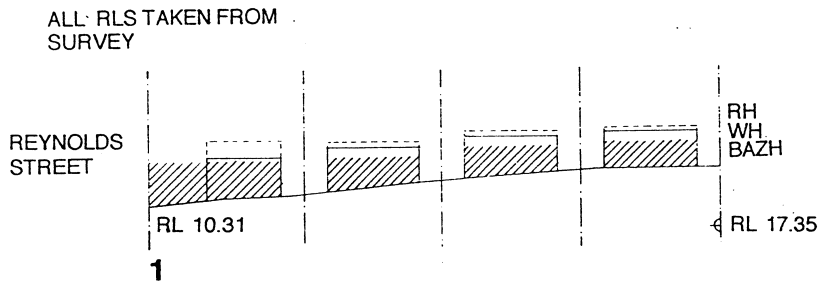
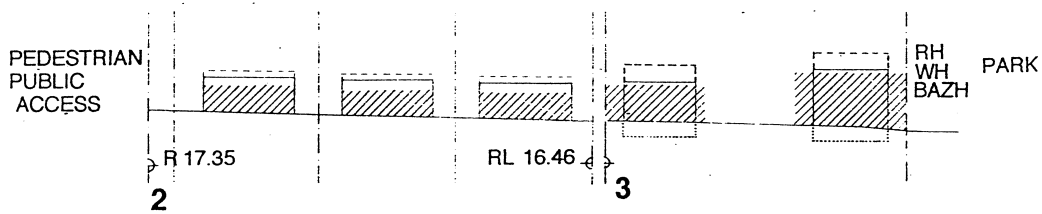
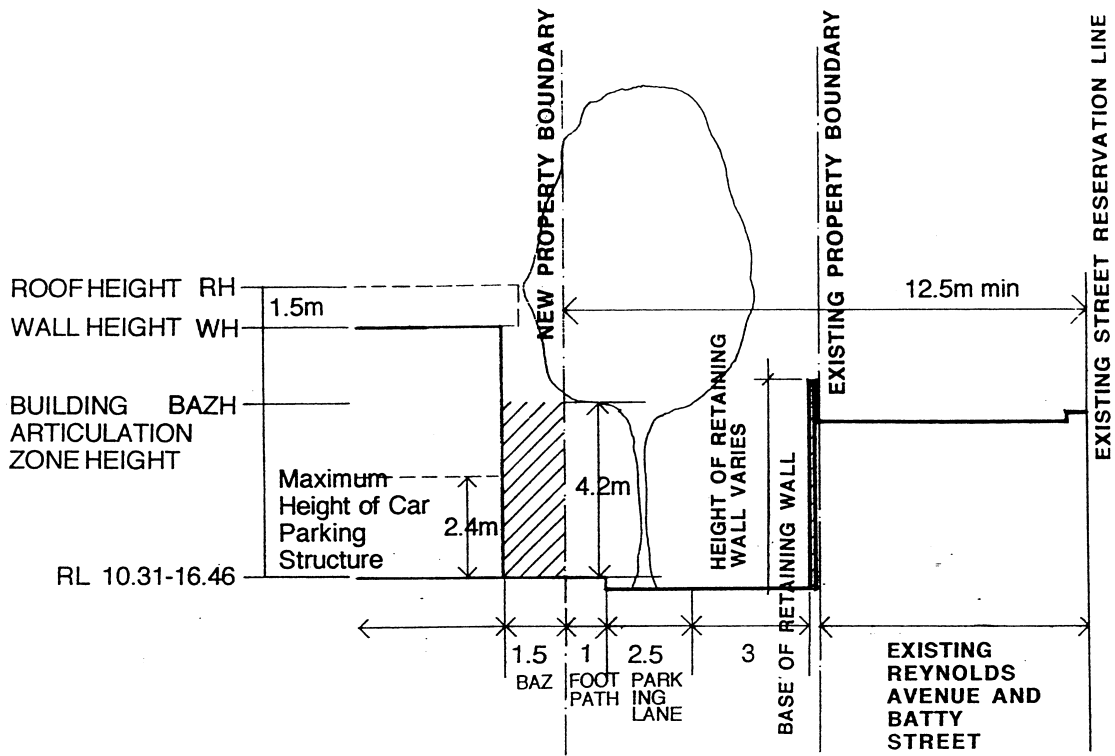
- Subdivide the site into a series of discrete lots to better relate to the lot structure and pattern of Balmain.
- Design development in accordance with the **'Built Form Control Plan'** shown as Figure 3.5.1.
- Design development along Batty Street, Reynolds Street and Buchanan Street in accordance with the **'Street Control Elevations and Sections'** for these streets, shown as Figures 3.5.2, 3.5.3, 3.5.4 and 3.5.5.
- Design development to ensure that dwellings and buildings will address a street.
- Use the depth of the "building articulation zones" to provide architectural facade details and to provide scale appropriate to Balmain. Permissible elements within the building articulation zones include balconies, verandahs, porches, bay windows, roof overhangs and the like.
- Ensure that the new buildings generally reinforce the street alignments, with appropriate modelling of architectural facade elements such as entrances and balconies.
- Provide strong architectural articulation to the facades at the street corners.
- Design building depth to a maximum of 12 metres to ensure adequate levels of natural light and ventilation.
- Along the cliff top area, a separation distance of 8 metres shall be provided between buildings, in order to provide view corridors..

- Notwithstanding the general 8 metre separation, a single-storey structure of up to 3 metres in width may be constructed for each dwelling. This may comprise a garage or carport. The remainder of the land between the buildings shall be landscaped.
- To prevent each dwelling along the cliff top from having double width garages, all garage openings along Batty Street/ Reynolds Avenue shall be no wider than 3 metres with a maximum of 1 garage opening per dwelling. Similarly, one single width vehicle crossing per dwelling is preferred in order to maximise on-street parking availability.
- Design and construct buildings to be energy efficient and, where possible, comply with the controls and guidelines set out in Council's DCP No. 17 -*Energy Efficient Housing*.
- Design plantings to minimise view loss from existing buildings adjacent to the site.
- Design and specify buildings to achieve a mean logarithmic Laeq (1 hour) level of 30 dB(A) for sleeping areas and 40 dB(A) for other internal living areas, excepting garages, kitchens, bathrooms and hallways.
- In the area identified as the 'lower levels' (refer Figure 2.2), building heights shall be limited to 3 habitable storeys above the existing ground level for the Buchanan and Reynolds Street frontages (excluding the corner), and 4 habitable storeys above the existing ground level elsewhere.
- In the area identified as the 'cliff top' (refer Figure 2.2), building heights shall be limited to 2 habitable storeys above the existing ground level.
- In the area identified as the 'knoll' (refer Figure 2.2), building heights shall be limited to partly 2 storeys and partly 3 storeys above existing ground level, in accordance with Figures 3.5.1, 3.5.2 and 3.5.3.
- Design buildings and site layout in accordance with Council's DCP No. 1 -*Residential Development* to ensure an adequate level of visual and aural privacy is provided between all dwellings on and around the site.

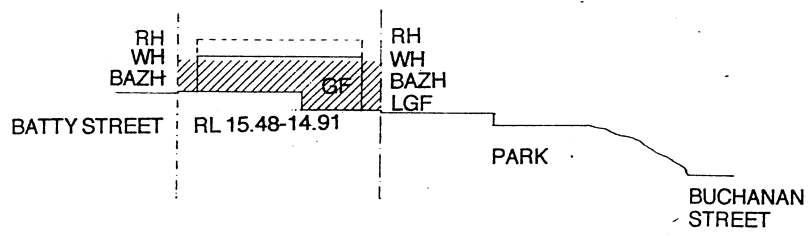
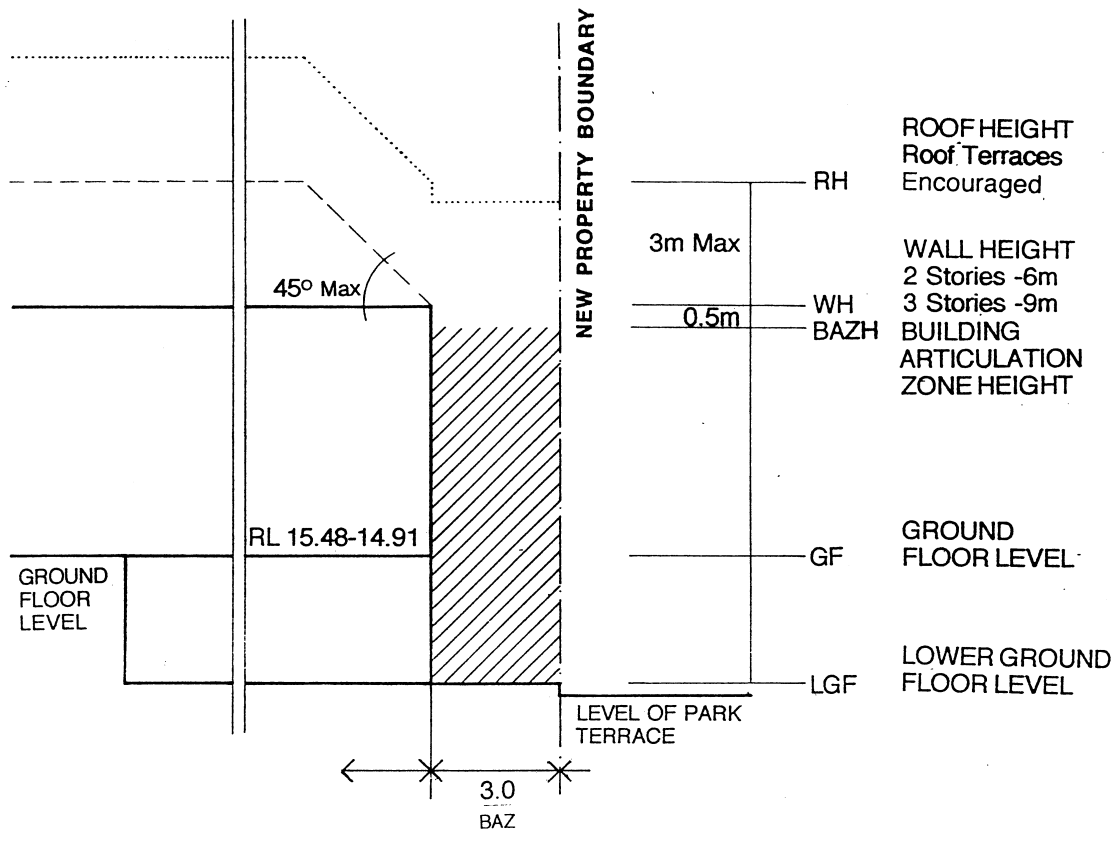


3.5.1 BUILT FORM CONTROL PLAN

Scale 1:1000

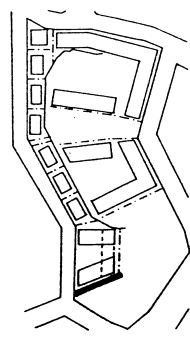


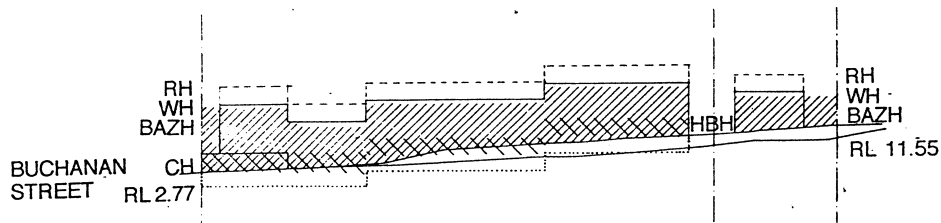
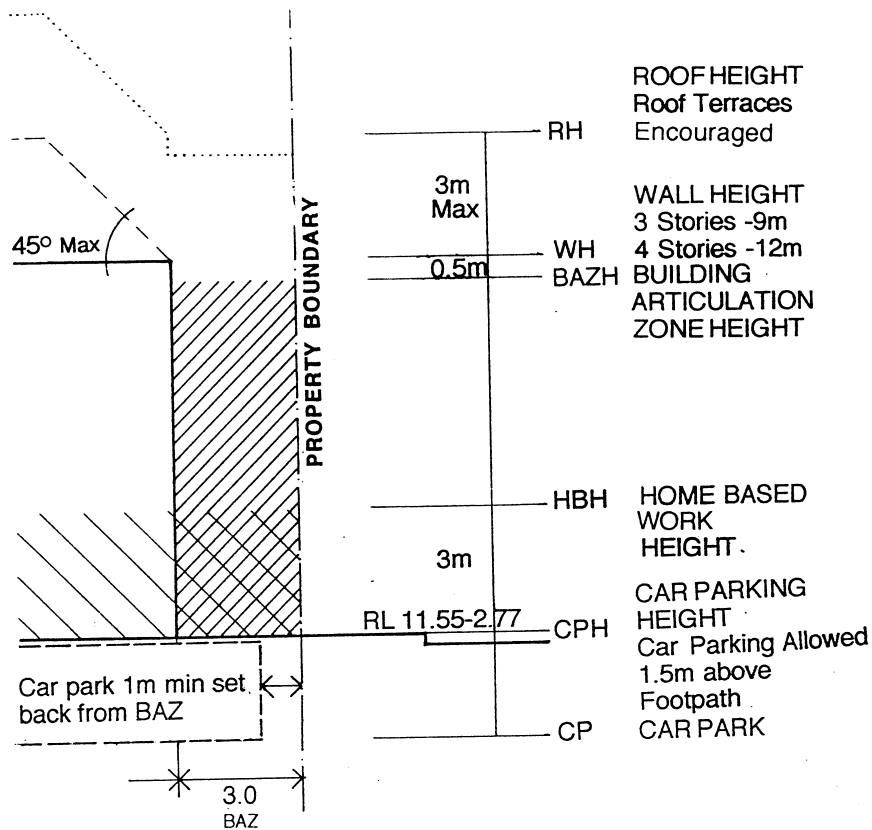
3.5.2 REYNOLDS AVENUE - BATTY STREET CONTROLS



ALL RLS TAKEN FROM SURVEY

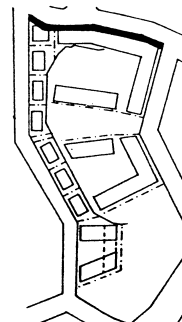
3.5.3 PARK BUILDING CONTROLS

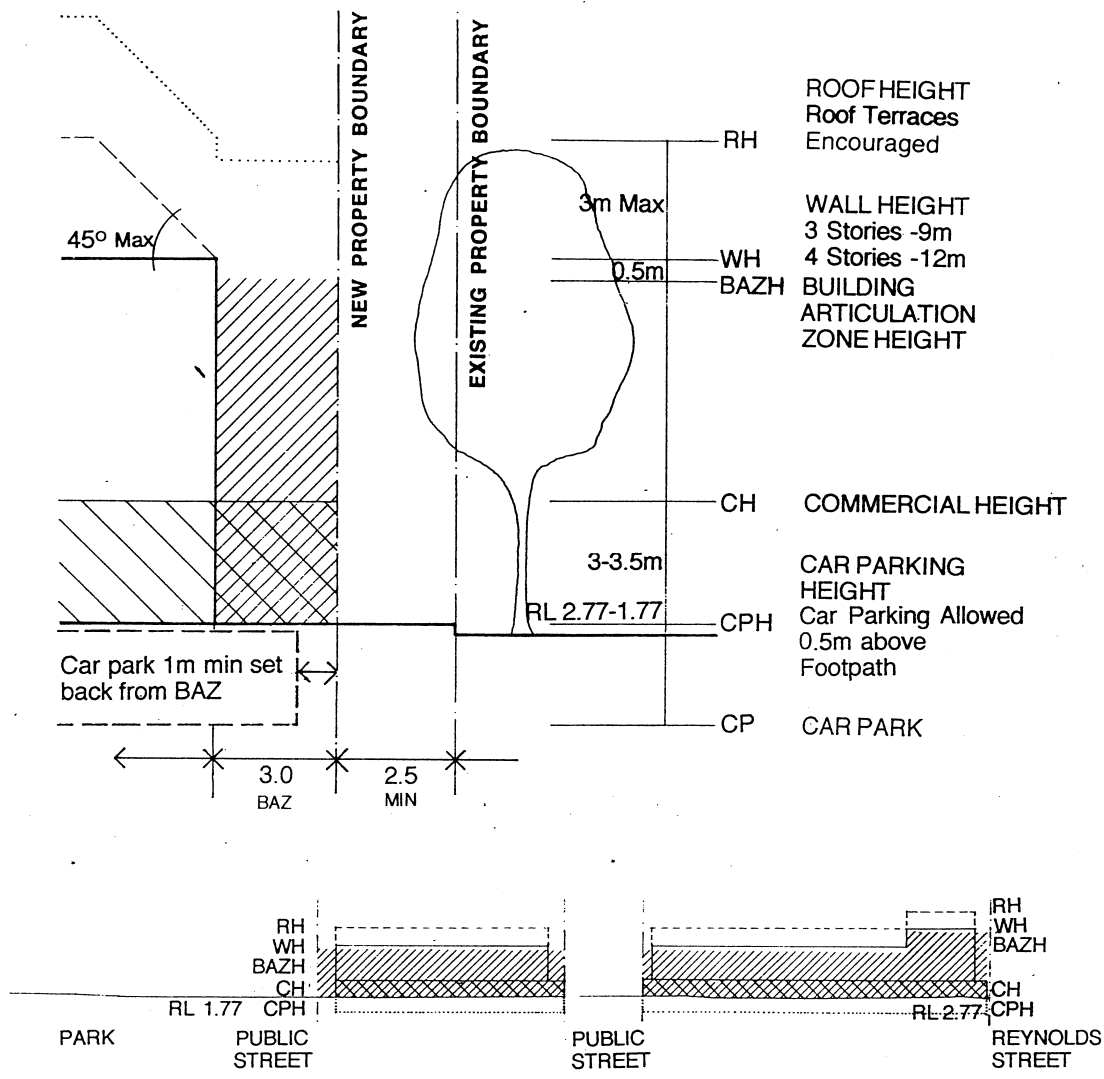




ALL RLS TAKEN FROM SURVEY

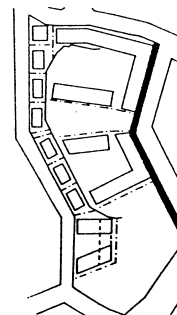
3.5.4 REYNOLDS STREET CONTROLS





ALL RLS TAKEN FROM SURVEY

3.5.5 BUCHANAN STREET CONTROLS

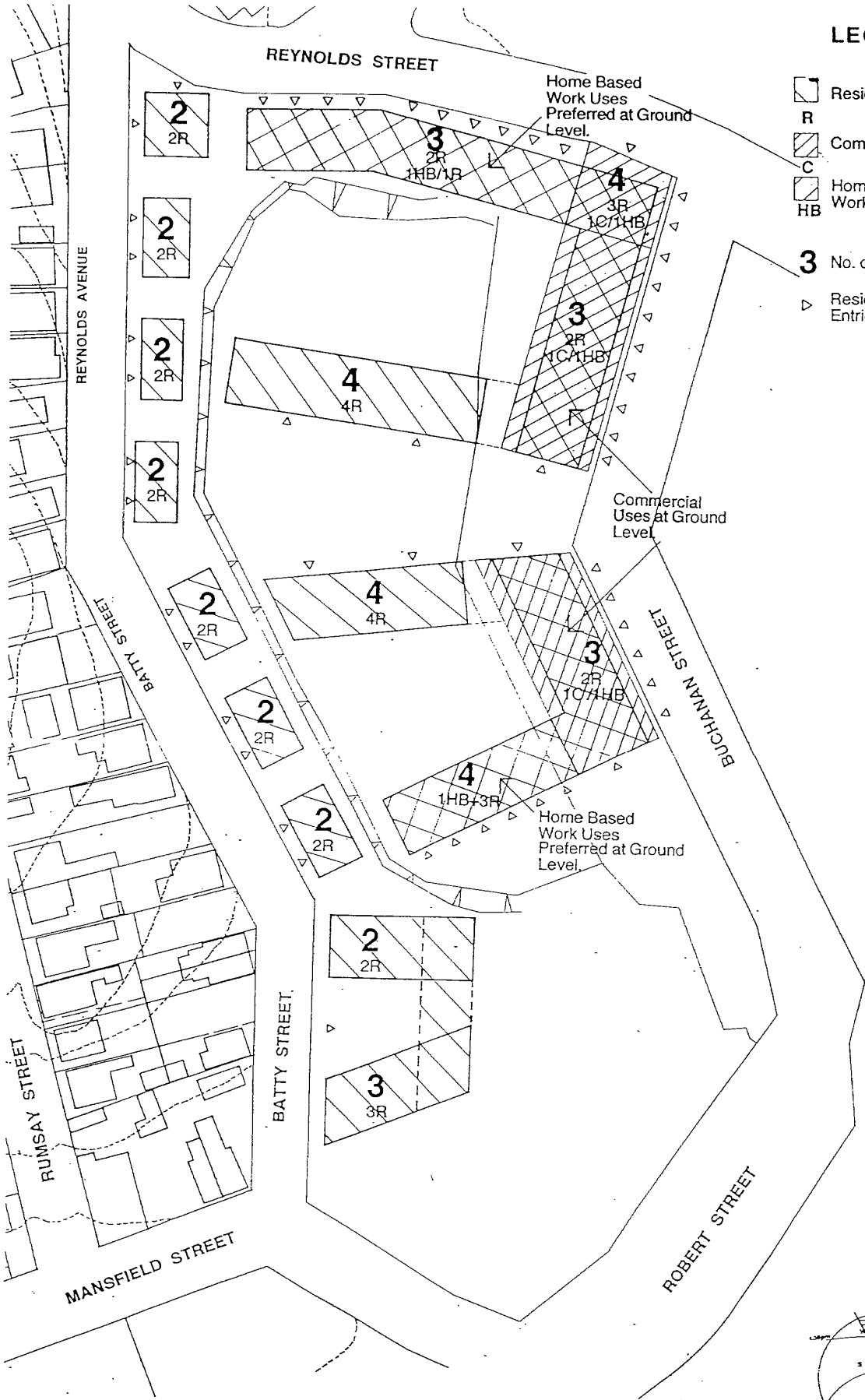


3.6 Mixed use








Objectives: To provide people with opportunities to work and live in the same proximity.
To promote employment-generating uses on the site. To provide an active and stimulating streetscape.

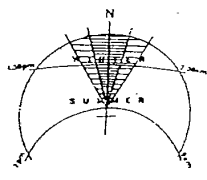
Controls:

- Design development in accordance with the '**Housing Type / Mixed Uses Control Plan**' shown as Figure 3.6.
- Incorporate a flexible commercial/retail stratum along Buchanan Street at ground level.
- Incorporate flexible designs into the ground floor levels of buildings along Reynolds Street and along the new street (in the south of the site) to enable their use for various purposes such as home based work or offices.
- Provide a building on the corner of Buchanan Street and Reynolds Street, specifically designed to accommodate commercial and retail uses at ground level.



LEGEND

-  Residential Use
-  R
-  Commercial
-  C
-  Home Based Work Uses
-  HB
- 3** No. of Stories
-  Residential Entries



**3.6 HOUSING TYPE / MIXED USES CONTROL
PLAN**

Scale 1:1000