

SITE SPECIFIC CONTROLS BALMAIN LEAGUES CLUB PRECINCT

D1.0 Background

This section of Leichhardt Development Control Plan 2000 (Leichhardt DCP 2000) has been amended from the previous version which was adopted on 3 June 2008 and came into effect on 26 August 2008. This section has been updated to reflect Council's current view on the most appropriate development for the site and has been designed to guide the redevelopment of the Balmain Leagues Club Precinct (**Figure 1**) in conjunction with the site-specific provisions contained within Schedule 1 Part 3 of *Leichhardt Local Environmental Plan 2000 (Amendment 16)*.



Legend

Balmain Leagues Club Precinct

Figure 1 Balmain Leagues Club Precinct

The purpose of this section of the DCP is to set out the desired future character, local area character, principles and development controls for the Balmain Leagues Club Precinct. Council will assess future development applications against these principles and controls.

This section of the DCP promotes high quality urban design outcomes for the site within the context of environmental, social and economic sustainability.

D1.1 Land to which this Section Applies

This section of the DCP applies to the properties identified below and illustrated in **Figure 1**, herein referred to as the Balmain Leagues Club Precinct.

- 138-152 Victoria Road Rozelle (being Lot 1 DP 528045)
- 154-156 Victoria Road Rozelle (being Lot 1 DP 109047)
- 697 Darling Street Rozelle (being Lot 104 DP 733658)
- 1-7 Waterloo Street Rozelle (being Lots 101 & 102 DP629133, Lot 37 & 38 DP 421 and Lot 36 DP190866)

D1.2 Relationship to other Sections of this DCP

This section of the DCP applies to the Balmain Leagues Club Precinct only, and is not applicable to any other site(s) within the Inner West Local Government Area (LGA).

Development within the Balmain Leagues Club Precinct is subject to the relevant objectives, guidelines and controls contained in Leichhardt Local Environment Plan 2000 (LLEP 2000), and Leichhardt DCP 2000. If there are any inconsistencies between the objectives and controls in this section and any other objectives and controls in Leichhardt DCP 2000, those in this section will prevail, but only to the extent of that inconsistency.

D1.3 Character Statement

The Balmain Leagues Club Precinct is located in the northwest of the Inner West LGA, in the suburb of Rozelle. The Precinct is bounded by Victoria Road to the northeast, Waterloo Street to the southwest, Darling Street, together with retail shops, to the southeast, and one to two storey houses to the northwest. A portion of the Precinct along Darling Street and Waterloo Street is within a Heritage Conservation Area (HCA). Heritage items including Rozelle Public School, St Paul's Church, St Thomas' Church, the York Buildings and a former police station along Darling Street are proximate to the Precinct (**Figure 2**).

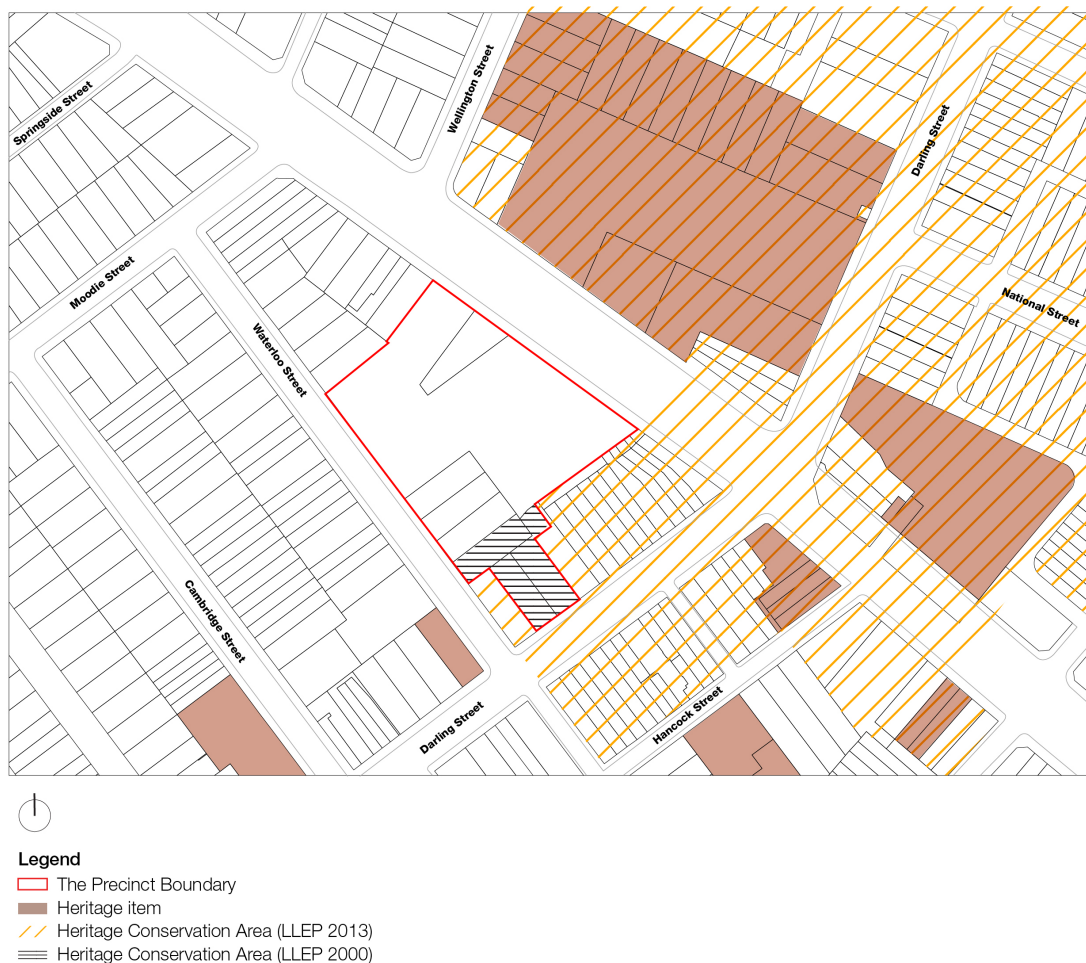


Figure 2 Heritage map

The land within this Precinct is currently occupied by one to two storey buildings of the former Balmain Tigers Club (the Club) and associated parking facilities, which are not functional and cannot be accessed by the public. The Precinct is an anomaly within an otherwise fine-grain and vibrant neighbourhood. The presentation of these buildings and structures does not contribute positively to the Victoria Road and Waterloo Street streetscapes.

Revitalisation and redevelopment of the site with a sensitive built form response and a high-quality architectural and urban design outcome is a key objective for the Precinct. New development is to reactivate the Precinct by re-establishing the Balmain Leagues Club on the site, by providing public open spaces that are well connected and of high amenity as well as retail/commercial uses and living accommodation for the locality. The future buildings will respond sensitively to the HCA, heritage items, and existing low scale built form as well as the local topography. The development will create a low scale built form along Waterloo Street and step up to tower forms along Victoria Road, providing an acoustic barrier and scale transition to the remainder of the site. The development will also respond to the sloped topography along Victoria Road by stepping down the tower forms from the tallest in the southeast to shortest in the northwest. This will provide a sensitive response to the adjoining low scale properties to the northwest of the Precinct and allow solar access to the centre of the Precinct, particularly the proposed plaza.

Redevelopment along Victoria Road will provide a street wall of appropriate height that contributes to the desired future character identified for the Victoria Road Sub Area in Part C of Leichhardt DCP 2013 (which applies to land adjoining the Precinct). Podiums are to step in height and setback along Victoria Road to provide articulation and appropriate scale transition and are to provide pedestrian permeability to the Precinct. Victoria Road will be activated by the Club and retail/commercial uses and will have a widened footpath. Higher built form, that has well defined podium levels with setback towers above, will concentrate along Victoria Road. Tower setbacks to the common boundaries will provide adequate separation distances to adjacent properties, optimal residential amenity and solar access for future residents of the Precinct, as well as mitigate the tower scale.

A new plaza, located at the heart of the Precinct, will be provided to benefit the local community, future residents, the Club and businesses. The future plaza will be surrounded by active frontages including retail/commercial and Club uses. Its accessibility will be achieved by a network of pedestrian links from Victoria Road, Darling Street and Waterloo Street. Any development within the Precinct is to ensure the future plaza can receive good solar access in mid-winter, especially during lunch hours (12 noon to 2pm).

The development is to establish a sensitive urban design response and relationship with the fine grained houses along Waterloo Street. Buildings along the Waterloo Street boundary are to be low in scale and vertically articulated. Breaks between buildings along Waterloo Street are to be provided to improve the Precinct's permeability and open up views to the future plaza and Victoria Road.

The Darling Street interface will be designed to integrate an 'open to the sky' pedestrian link which will visually and physically connect Darling Street with the future plaza, as well as Club uses within the podium of the tower building. The Darling Street interface will have a sensitive relationship with the HCA and the existing strip retail frontage.

Redevelopment will improve the interface with the Right of Way (legally described as Lot 1 DP 1063965 and Lots A-E DP 25838) adjacent to the southeast boundary of the Precinct. A new 'open to the sky' pedestrian link, with active uses along its length, will be provided along the southeast boundary of the Precinct. The pedestrian link will be integrated in overall design concept and share common levels with the adjoining Right of Way (with a reasonable consideration of the future upgrade of the Right of Way).

The new pedestrian network will improve the Precinct's permeability from the surrounding roads and streets and access through the site from Victoria Road to Waterloo Street. It will also improve the Waterloo Street pedestrian environment along the development frontage and provide access to the future plaza and the Club. Precedent images are shown in **Figure 3**.



Source: www.sydneyboulevard.com.au



Source: devwijewardane.blogspot.com



Source: www.flickr.com

Figure 3 Precedent images

The architectural and landscape character will further enhance the Precinct's appearance by using articulation, materials, finishes, and species that are sympathetic to the HCA and the heritage items nearby.

High quality, culturally relevant and engaging public artworks will be provided within the Precinct, integrated into the new development, which will enhance the character and improve the liveability of the Precinct and surrounding neighbourhood.

Overall, the redevelopment of the Precinct will provide a high quality urban and architectural design for the locality and assist in transforming the site to a vibrant mixed-use precinct which contributes to the surrounding context and community. The indicative design principles, 3D views and master plan for the Precinct are shown in **Figure 4**.



Legend

- | | | |
|--|--|--|
| The Precinct Boundary | Indicative Tower Location | ▶ Commercial Vehicular Access (Indicative Location) |
| Fine Grain Built Form | Indicative Articulation Zone | ▶ Residential Vehicular Access (Indicative Location) |
| Street Wall | --▶ Through Site Links (Indicative Location) | Future Laneway Integrating the Right of Way |
| Building to be Retained | Active Frontage | |

Figure 4 Design principles

D1.4 General Objectives

- O1. To ensure the long term viability of Balmain Leagues Club on the site, for the benefit of the local community.
- O2. To achieve high quality urban design for the Precinct and integration of the Precinct with the surrounding areas.
- O3. To enable the redevelopment of the Balmain Leagues Club Precinct as a consolidated parcel.
- O4. To achieve design excellence which provides high quality built form that responds to the existing and future context.
- O5. To minimise the impact to the surrounding HCA and heritage items.
- O6. To locate tower forms along Victoria Road and provide transition in scale to the surrounding low scale areas.
- O7. To provide low scale and density buildings along Waterloo Street.
- O8. To improve the Victoria Road and Waterloo Street streetscapes and to enhance the existing streetscape along Darling Street.
- O9. To improve the pedestrian environment, connectivity and activity within the Precinct and along surrounding road and retail street frontages.
- O10. To provide a publicly accessible plaza and network of laneways in the Precinct with maximised amenity.
- O11. To promote development that links to and contributes to the ongoing vibrancy and viability of the Rozelle Commercial Centre.
- O12. To promote housing diversity through a mix of dwelling types.
- O13. To promote affordable housing within the precinct.
- O14. To achieve high quality residential amenity.
- O15. To promote high quality landscaping, public art, signage and ecologically sustainable development.

D1.5 Built Form, Height and Density

Objectives

- O1. To create a site layout and built form massing that is suitable to the Precinct and the locality.
- O2. To enable the redevelopment of the site whilst minimising impacts on the existing and future context.
- O3. To provide a well designed development with articulated height and massing which provides a high quality transition to the existing streetscape along Victoria Road, Darling Street and Waterloo Street.
- O4. To provide built form articulation to reduce apparent bulk and scale.
- O5. To provide an appropriate building height and density distribution, within the height and density controls in LLEP 2000 Schedule 1 Part 3, to respond to the surrounding context and to minimise amenity impacts to the neighbouring properties and in the Precinct itself.
- O6. To provide tower height transition along Victoria Road to respond to the low scale properties along Victoria Road and ensure adequate solar access to the Precinct and proposed plaza.
- O7. To compliment the fine grained character and respond to the natural topography along Waterloo Street.
- O8. To provide an iconic landmark development through high quality design.
- O9. To introduce a street wall of appropriate height along Victoria Road, Waterloo Street and to the southeast boundary pedestrian laneway.
- O10. To make sure infill buildings along Darling Street enhance the character of the streetscape.
- O11. To minimise the visual impact of development when viewed from the surrounding HCA and heritage items.

Controls

- C1. The maximum building height (including plantrooms and lift overruns) shall be consistent with that shown in **Figure 5** to minimise visual impacts, building scale and overshadowing issues. The Reduced Level (RLs) identified in **Figure 5** are relative to the Australian Height Datum (AHD).
- C2. All roof structures, such as plant and lift overruns, shall be integrated into the design of the development. They are not to exceed the building heights contained within LLEP 2000 and are to be fully screened when viewed from street.

- C3. Lift overruns on the top of buildings are permitted if:
- within the maximum allowable height of RL 82.0
 - are smaller or equal to 24m² in plan dimension if located at podium level
- C4. Provide a higher built form fronting Victoria Road and a low scale built form along Waterloo Street and Darling Street to reflect the existing low scale and fine grain character of the streetscapes.
- C5. Lower podium level buildings are to be placed around the perimeter of the Precinct to form a street edge.
- C6. The tower built form along Victoria Road is to step down from southeast (highest) to northwest (lowest) to provide a height transition to the low scale properties to the northwest of the Precinct and protect solar access to the proposed plaza at the centre of the Precinct. Refer to **Figure 5**.
- C7. A two storey (10m maximum height) street wall is to be provided along Victoria Road which is to be defined by appropriate architectural treatments and materials. Building forms (i.e. towers) above the street wall height shall be setback from the line of the building below a minimum of 3m.
- C8. Provide effective built form and façade articulation to break up the overall podium and tower building envelopes along Victoria Road.
- C9. The building forms along Waterloo Street should be vertically articulated to reflect the pattern of residential lot development and step with the topography. Design the Waterloo Street frontage as a transition between the existing residential streetscape and the new mixed-use development.
- C10. Development within the HCA shall be restricted to a maximum height of RL 52.0 AHD and be consistent with adjoining properties with respect to height and scale.
- C11. The maximum floor space ratio may not necessarily be able to be achieved if adverse visual, acoustic, privacy, amenity and overshadowing impacts occur to neighbouring properties and/or impact the development within the Precinct.
- C12. The building envelopes in **Figure 5** define the preferred built form outcome for the Precinct, whilst permitting architectural innovation within the building envelopes.
- C13. The building envelopes illustrated in this section allow for some flexibility in the detailed architectural design of buildings. This development control is intended to promote highly articulated buildings with generous balconies, recesses and steps in facades to avoid a sense of excessive bulk, especially along Victoria Road and when viewed from Darling and Waterloo Streets.
- C14. Alternative building envelopes will only be permitted if the proposal can demonstrate a higher quality outcome can be achieved with regard to:
- response to the surrounding context
 - built form and scale transition across the Precinct

- impacts to the HCA and heritage items
- amenity to the surrounding properties and within the Precinct
- amenity to the future plaza
- the Precinct's permeability and connectivity

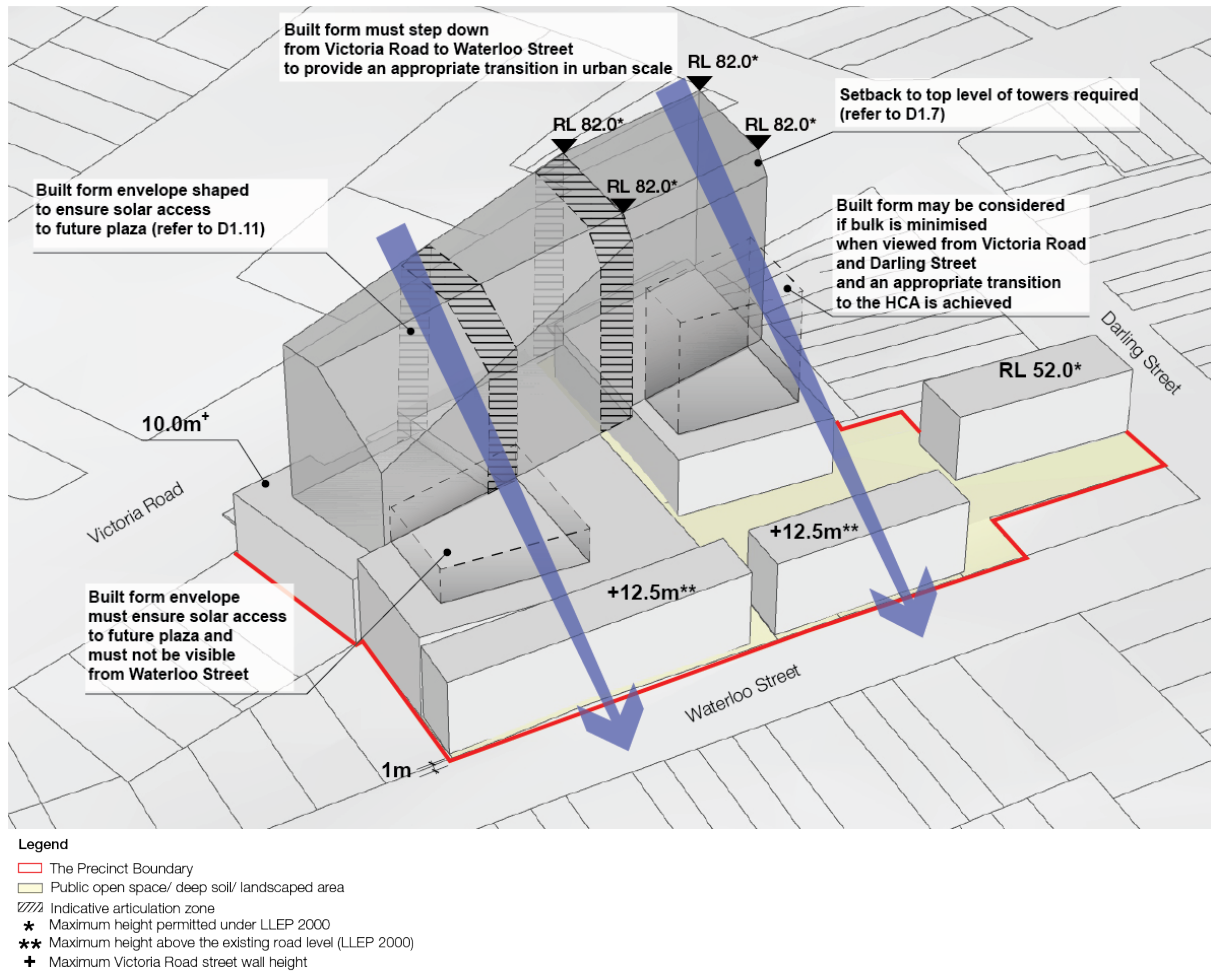


Figure 5 Building envelopes (illustrates the maximum development envelopes)

D1.6 Land Use

Objectives

- O1. To integrate the Balmain Leagues Club with other compatible uses on the site.
- O2. To provide a range of land uses that are suitable for the Precinct and the surrounding neighbourhood.
- O3. To maximise activity level and surveillance along main pedestrian routes.
- O4. To contribute to a vibrant Rozelle Commercial Centre.
- O5. To provide a mix of dwelling types.

Controls

- C1. Provide a range of land uses to promote the development of a vibrant Rozelle Commercial Centre that meets the needs of the local community. The range of uses shall include:
 - Balmain Leagues Club
 - public plaza and other publicly accessible spaces
 - commercial
 - retail, including
 - o a supermarket
 - o limited speciality retail focused on food and beverage retail that does not detract from the surrounding Rozelle Commercial Centre
 - residential
 - car parking
- C2. Any development application must demonstrate that the gross floor area provided for club use will be occupied by the Balmain Leagues Club (or its successor) for its long term viable usage. This may be in the form of a report confirming that the proposed club is of a size that will service the needs of the Balmain Leagues Club (or its successor) and the community, or an indicative contract with the Balmain Leagues Club (or its successor).
- C3. Locate smaller scale retail units, in particular cafes and restaurants, around the future plaza, the Club, laneways and Darling Street to promote activity.
- C4. Encourage greater surveillance along Waterloo Street by providing individual entryways to residential dwellings.

- C5. The development shall be well integrated with Darling Street and maximise the activation of the corner where the proposed pedestrian link meets Darling Street.
- C6. A variety of dwelling types shall be provided within the Precinct including apartments (ranging from studios to 3 and more bedroom units) within the tower buildings and terrace type dwellings along Waterloo Street.
- C7. The development shall comply with Council's requirements for Diverse Housing and Adaptable Housing (refer Part 4 Clause 19 of LLEP 2000).
- C8. Dwellings of different sizes and tenures should be well integrated within the development.

D1.7 Setback and Separation

Objectives

- O1. To accommodate the widening of footpaths along Victoria Road and Waterloo Street and the provision of a slip lane along Victoria Road.
- O2. To reinforce the predominant setback along Darling Street.
- O3. To create a built form outcome with a distinctive base (podium) and tower and an appropriate scale along Victoria Road.
- O4. To reduce the apparent overall building bulk and mass and to provide a human scaled development when viewed from surrounding streets.
- O5. To maximise residential amenity.
- O6. To provide opportunities for through site links.
- O7. To allow for the future redevelopment of adjacent lots.
- O8. To provide a transition in scale to adjoining properties.
- O9. To minimise the overshadowing of the future plaza.
- O10. To reduce amenity impacts to the adjoining properties.

Controls

- C1. Provide setbacks and separation distances in accordance with **Figure 6**.
- C2. Allow for future Victoria Road footpath reconfiguration and widening to minimum 4.5m across the frontage. The additional setback is to be dedicated to Council at no cost.
- C3. The setback to Victoria Road shall prioritise pedestrian movement. The design of the Victoria Road footpath shall also reference D1.14 Vehicular and Pedestrian Access.
- C4. Allow for future Waterloo Street footpath widening by setting back any development along Waterloo Street a minimum of 1m. The 1m setback is to be dedicated to Council at no cost.
- C5. An upper level setback of 3m is to be provided above podium/street wall level along the Victoria Road frontage.
- C6. Upper level setbacks are to be free of any encroachments from any parts of new building structures.
- C7. Development above the podium shall be setback 6m from the northwest and southeast common boundaries to mitigate the tower scale and provide adequate separation distances to adjoining properties.

- C8. The tower forms shall provide setbacks to the upper levels facing the centre of the Precinct to minimise overshadowing of the plaza and to mitigate the scale of the tower buildings.

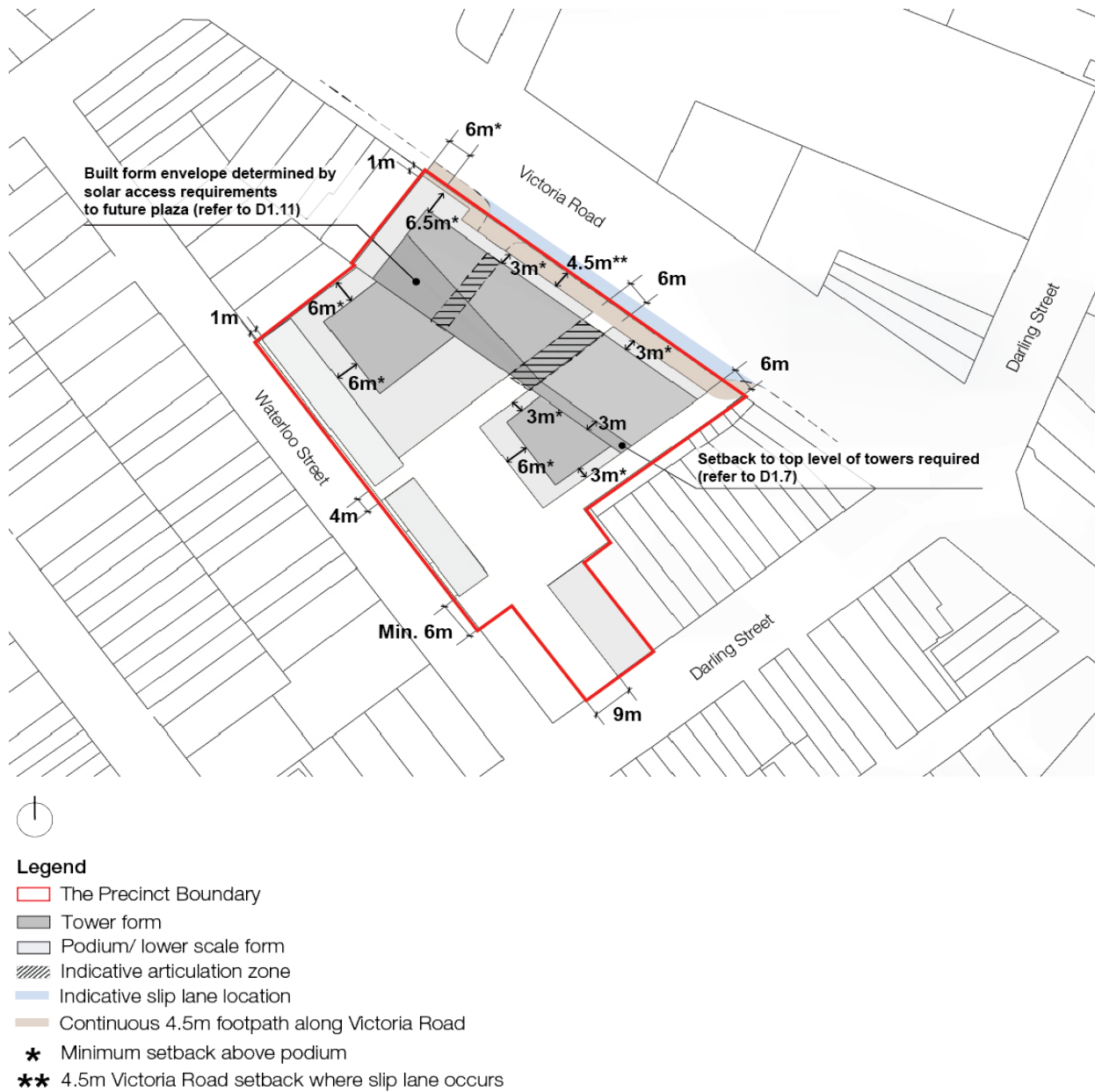


Figure 6 Setbacks and separation

D1.8 Visual Impact to HCA and Heritage Items

Objectives

- O1. To minimise visual impacts to the surrounding HCA and to heritage items.

Controls

- C1. A Heritage Impact Statement (HIS) is to be submitted with any development application for the redevelopment of the Precinct, addressing the impact of the proposed works on the HCA and heritage items in the vicinity of the proposal.
- C2. This Statement should include consideration of 'The Design Context: Guidelines for Infill Development in the Historic Environment' (prepared by the NSW Heritage Office and Royal Australian Institute of Architects NSW Chapter) with regard to scale, form, materials, colours and responding to the local character.
- C3. Any development application is to be accompanied by 'before' and 'after' perspective views from the heritage items, from Darling Street and from Waterloo Street to assess the potential impact on heritage items and the HCA.

D1.9 Acoustic Privacy

Objectives

- O1. To provide a high level of residential amenity by minimising noise transmission between dwellings and from external noise.

Controls

- C1. Adequate setback distances to the common boundaries are to be provided in accordance with the controls in D1.7 to minimise impact to adjacent properties.
- C2. Windows and balconies should be offset.
- C3. Buildings that are exposed to high levels of external noise are to be designed and constructed to mitigate noise impacts and to ensure architectural integrity.
- C4. Private open spaces and habitable rooms shall be located away from high noise sources, especially Victoria Road, or protected with appropriate noise shielding devices.
- C5. When designing the tower buildings along Victoria Road, the following measures shall be considered to mitigate the noise impacts:
 - turning away habitable spaces from noise source

- utilising fixed solid glazed edges to provide an enclosed space for ventilation
 - providing angled walls, winter gardens, screening and solid balconies
 - orienting operable windows away from noise source
- C6. Building design shall also address the NSW Road Noise Policy by the NSW Environment Protection Authority (EPA).
- C7. Noise generating facilities within communal open spaces such as swimming pools and barbecue areas shall be located away from bedroom areas.
- C8. Rooms with similar noise requirements shall be grouped together.

D1.10 Communal Open Space, Deep Soil Area and Landscaping

Objectives

- O1. To ensure residents are provided with a reasonable level of outdoor amenity and access to green space.
- O2. To ensure that the development incorporates consolidated deep soil areas of sufficient size and dimension to accommodate significant tree plantings and other plants, and provide optimal growing conditions.
- O3. To soften the scale of buildings.
- O4. To ensure that the amenity of residents, workers and visitors is enhanced by high quality landscaping.
- O5. To provide a pleasant outlook and contribute to the overall amenity of the Precinct.
- O6. To minimise stormwater runoff.
- O7. To implement sustainable water management.
- O8. To enhance biodiversity on site.

Controls

- C1. A minimum of 10% of the site area is to be provided as deep soil zone.
- C2. Where possible, deep soil areas are to be well integrated into a development and not provided on the periphery of the site.
- C3. The consolidation of deep soil areas is encouraged to assist drainage and to allow for effective deep soil planting.
- C4. Any planting on structure is to satisfy the following soil volume requirements:

| Tree size | Height | Soil volume |
|------------------|---------------|--------------------|
| Small | 6-9m | 20m ³ |
| Medium | 10-13m | 30m ³ |
| Large | 14m+ | 40m ³ |

- C5. The minimum number of trees is 1 large tree (at least 12 metres) per 90m² of soil, or 2 medium trees per 90m² of soil.
- C6. Locate landscaping where the microclimate will support favourable growing conditions with appropriate sunlight and wind protection.

- C7. Landscaping and mature tree planting with large canopy trees shall achieve 15% site canopy coverage.
- C8. Incorporate mass planting including a mix of indigenous shrubs, grasses and groundcovers.
- C9. Utilise a diverse variety of local Inner West native plant species and plant types with low water needs, including trees, shrubs, grasses, groundcovers and climbers.
- C10. Landscaping is to be of the highest quality, and use appropriate stone, high quality precast concrete elements and high quality pavements.
- C11. Suitable soil depth, drainage and irrigation are to be provided for all landscaping built on structures.
- C12. A landscape plan prepared by a suitably qualified Landscape Architect is to be submitted with the development application showing the:
 - levels adjacent to the public domain
 - planting schedule with numbers and species of plants (botanical and common name)
 - number and name (botanical and common name) of mature trees on site
 - type and detail of paving, seating, walling, fencing and other details of external areas of the site, including the plaza
- C13. Minimise the impact upon street trees and trees on adjoining land.
- C14. Overhead power cables along the Victoria Road and Waterloo Street frontages must be relocated underground and replaced with appropriate street lighting given the scale of the development and the significant aesthetic benefit resulting from undergrounding, including allowing for viable street tree planting.
- C15. Incorporate street trees along Victoria Road, Darling Street and Waterloo Street in vault style structural soil to minimise available soil volume for mature trees.

D1.11 Plaza

Objectives

- O1. To provide a centrally located plaza which facilitates connectivity through the Precinct and to surrounding streets.
- O2. To provide a green and appealing space for social interaction, with a high quality public domain.
- O3. To ensure the future plaza can achieve adequate solar access in mid-winter.
- O4. To provide a new attractive plaza destination.
- O5. To ensure the design of the future plaza is of high quality.

Controls

- C1. A plaza shall be located at the centre of the Precinct, with a clear pedestrian and visual connection to Darling Street. It will be designed to accommodate a range of activities such as outdoor restaurants, cafes, stalls, kiosks and display areas. The plaza location shall be generally in accordance with **Figure 7**.
- C2. The level of the plaza shall align or closely align with the Darling Street footpath to provide unimpeded pedestrian access from Darling Street with no steps.
- C3. The plaza shall have active uses on all sides.
- C4. The plaza shall have a minimum area of 1,400m² (including the linkage from Darling Street to the plaza) and is to be accessible between 7am and 10pm, at the minimum.
- C5. The plaza shall have a minimum dimension of 23m.
- C6. A maximum of 500m² of the plaza may be used for retail purposes (eg. outdoor seating/dining and kiosks) and must not conflict with paths of travel.
- C7. Mature deciduous tree planting in deep soil and/or structural vault style soil shall be incorporated into the design of the plaza to ensure the space has canopy cover and is usable during summer months.

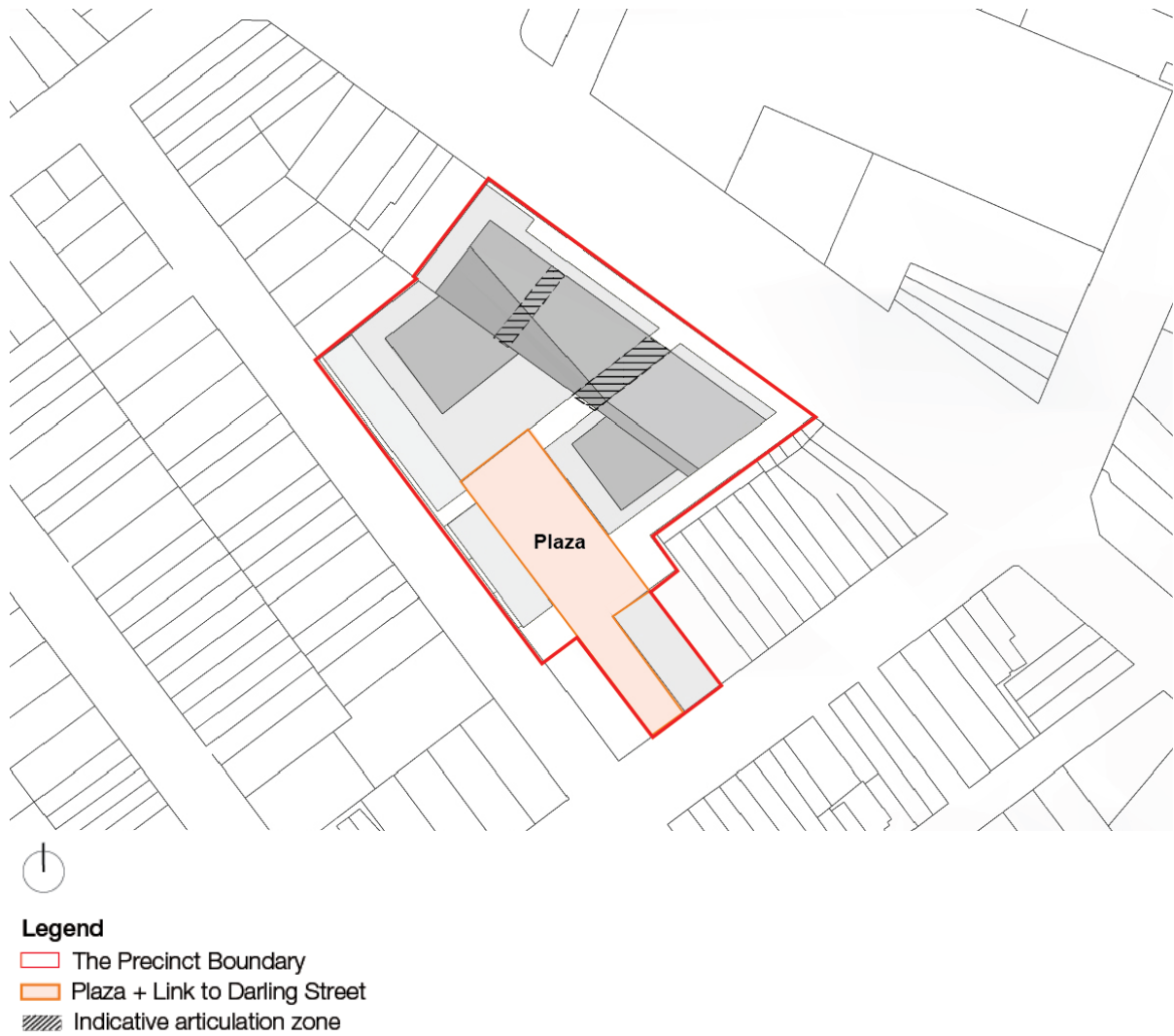


Figure 7 Indicative plaza location

D1.12 Solar Access

Objectives

- O1. To minimise the overshadowing impacts of development within the Precinct on adjoining properties.
- O2. To maximise solar access to the future plaza.

Controls

- C1. The surrounding residential properties along Waterloo Street are to receive a minimum three hours of direct sunlight to 50% of windows to principal living areas and 50% of principal open space between 9am and 3pm at the winter solstice. Where properties receive less solar access than specified above, there should be no further reduction.
- C2. Shadow diagrams shall be prepared to establish if there is any additional overshadowing of the Darling Street footpaths beyond that generated by the current buildings, and wherever possible additional overshadowing is to be limited through design measures.
- C3. The minimum requirements of solar access to the plaza between 12:30pm and 2pm in mid-winter are:
 - 35% of the plaza area shall receive solar access at 12:30pm
 - 50% of the plaza area shall receive solar access at 1pm
 - 65% of the plaza area shall receive solar access at 2pm

D1.13 Linkages

Objectives

- O1. To improve the permeability of the Precinct.
- O2. To improve the footpath condition along Victoria Road and Waterloo Street.
- O3. To provide through site links.
- O4. To prioritise pedestrian movements.
- O5. To activate the Precinct and the surrounding areas.
- O6. To ensure that development within the Precinct will not adversely impact the prosperity of the Rozelle commercial centre.
- O7. To integrate the adjoining Right of Way into the redevelopment of the Precinct.
- O8. To achieve weather protection along Victoria Road footpath.
- O9. To create a safe pedestrian connection day and night along Victoria Road.
- O10. To contribute to the overall appearance of the buildings.

Controls

- C1. The proposal is to be consistent with **Figures 6, 7 and 8** which show indicative locations for laneways, through site links, the plaza and improved pedestrian footpaths.
- C2. Upgrade surrounding footpaths at the perimeter of the Precinct to Council's satisfaction, including street tree planting, paving materials and street furniture.
- C3. Provide unrestricted pedestrian access between Victoria Road, Darling Street and Waterloo Street to increase permeability and enhance the local pedestrian network.
- C4. Provide a strong visual and pedestrian link from Darling Street through to the Precinct and plaza.
- C5. The development shall improve the Precinct's accessibility from Darling Street while retaining the continuous shop front as much as possible. This can be achieved by retaining the street frontage of No. 697 Darling Street and removing No. 1 Waterloo Street to improve access to the Precinct and facilitate a legible pedestrian link and visual connection between Darling Street and the proposed plaza at the heart of the new development.
- C6. Any development application for the redevelopment of the Precinct must be accompanied by an economic study outlining how the design will support the long-term prosperity of the Rozelle commercial centre.

- C7. A development application for the redevelopment of the Precinct must be accompanied by a concept drawing detailing how the design of the 'open to the sky' pedestrian link along the southeast boundary of the Precinct is integrated with the adjoining Right of Way and the rear of the properties directly to the south, both in the short and long term. A consistent edge-to-edge finished shared zone that is free of obstructions, including level changes, columns, steps or planter boxes and ventilation shafts, shall be provided once the Darling Street shops are redeveloped in the future. Temporary measures such as providing planter boxes to mitigate the level change are permitted. However, the design shall not preclude the long term integration with the Right of Way.
- C8. Awnings shall be provided along Victoria Road.
- C9. The awning face shall be horizontal. Steps for design articulation and to accommodate the sloping along Victoria Road shall be provided.
- C10. Awning width is to be a minimum of 3m.
- C11. A minimum of 3.5m underpass clearance shall be provided for the awnings along Victoria Road.
- C12. Awnings shall have no more than 50% of their area transparent to protect pedestrians from the sun.
- C13. Awning materials and colours shall be of high quality and contribute to the overall building aesthetics.



Figure 8 Linkages, access and egress

D1.14 Vehicular and Pedestrian Access

Objectives

- O1. To separate heavy commercial vehicle access from residential vehicular entry.
- O2. To minimise the traffic impact on Waterloo Street.
- O3. To minimise the number of basement entries.
- O4. To improve the Precinct's permeability and connectivity.
- O5. To enhance pedestrian safety, activity and accessibility.
- O6. To provide clear street address for residential entries and activate the public domain.
- O7. To improve and prioritise the continuity of the Victoria Road footpath.

Controls

- C1. Vehicular access shall be provided generally in the locations shown in **Figure 8** and in accordance with the table below.

| Land use | Ingress/ Egress |
|----------------------|-----------------------------------|
| Residential | Waterloo Street and Victoria Road |
| Club | Victoria Road |
| Retail | Victoria Road |
| Commercial | Victoria Road |
| Servicing un/loading | Victoria Road |

- C2. Ingress and egress from the site shall be in a forward direction.
- C3. Basement ramps must be within the built form. Exposed basement ramps are not permitted.
- C4. Subject to Roads and Maritime Services (RMS) and local traffic authority approval, where necessary, the development is to incorporate the following:
- extension of existing dual lane right turn bay from Victoria Road eastbound into Darling Street
 - deceleration lane (approx. 60m) into the development
 - relocation of the southbound Darling Street bus stop (subject to State Transit Authority approval)

- C5. Vehicular access to the site shall:
- minimise the impact of additional vehicular movements in surrounding residential streets, in particular heavy vehicles
 - concentrate retail and commercial vehicle movements to and from Victoria Road
 - provide ease of ingress/egress for vehicles to and from Victoria Road
 - minimise potential pedestrian and vehicular conflicts
 - identify physical works to the surrounding road network to accommodate the proposed development
- C6. Service areas and loading docks for all land uses (such as deliveries, waste and recycling collection) which require access by heavy vehicles are to be directly accessed from Victoria Road only.
- C7. Lifts to/from basement and entry/access points are to be separate for residential/non-residential uses.
- C8. The minimum width of the footpath along Victoria Road is to be 4.5m to prioritise pedestrian movement.
- C9. When designing the Victoria Road footpath:
- Continue footpath level and finishes across vehicular entry points
 - Delineate the vehicular crossing point with bollards
- C10. Provide a clear street address for residential entries.
- C11. The final mix of uses within the development must ensure traffic does not significantly impact the road network in the area.
- C12. A Traffic Management Plan (TMP) that addresses issues relating to the construction and operation phase of development shall be prepared. The TMP shall assess additional traffic generated by the development.
- C13. The development shall include the following:
- a community bus that is owned and operated by the Club and is to travel along the major roads of the municipality from East Balmain to Parramatta Road
 - a designated area, in an easily accessible place within the development, for taxis to pick up and drop off

D1.15 Parking

Objectives

- O1. To provide vehicular parking on site.
- O2. To provide bicycle parking on site.
- O3. To promote choice in available transport modes and reduce dependency on private cars.

Controls

Vehicular Parking

- C1. Integrate the required quantum of vehicular parking in basement levels or screened from view within the design of buildings.
- C2. Car parking is to be provided in accordance with the table below.

| Type of proposed use | Number of car spaces to be provided |
|--|---|
| Amusement centre | Nil |
| Child care centre | One space for every four children in attendance. |
| Club | |
| Lounge and bar | 5 spaces per 100m ² gross floor area |
| Dining and auditorium | 1 space per ten seats or 4 spaces per 100m ² gross floor area whichever is less. |
| Commercial | 1.5 parking spaces to be provided for every 100m ² of gross floor area. |
| Gymnasium | 4.5 parking spaces to be provided for every 100m ² of gross floor area. ¹ |
| Professional consulting room | 2 parking spaces to be provided for every 100m ² of gross floor area. |
| Residential² | |
| Residents | The total number of car spaces for residents and/or visitors to dwellings shall equate to the minimum in the DCP2000 – 0.6 spaces per 1 bedroom, 0.9 spaces per 2 bedroom, and 1.1 spaces per 3 or more bedrooms. |
| Visitors | |
| Restaurant, café or other refreshment rooms | 5 parking spaces per 100m ² of gross floor area plus 2.5 parking spaces per 100m ² of outdoor/semi-outdoor seating areas. |
| Shops and other retail | 1.5 parking spaces per 100m ² of gross floor area. |
| Uses not defined above | 1.5 parking spaces per 100m ² of gross floor area. |

¹ Based on RMS minimum parking requirements for specific land uses.

² This parking rate does not require each dwelling to be provided with a parking space.

For any uses not included in the table above, car parking is to be provided in accordance with the rates outlined in Table C4 of Part C Section C1.11.1 of Leichhardt DCP 2013.

- C3. If providing less than the required parking, a traffic and parking study shall be submitted to justify the proposed parking rate and ensure no impact on surrounding streets.
- C4. A minimum of 22 car parking spaces are to be provided on site for public use. These spaces are to be free for a minimum of 2 hours, at all times.
- C5. Car parking areas are to be designed and constructed so that electric vehicle charging points can be installed at a later time.
- C6. Motor bike parking is to be provided at a rate of one (1) space for the first 10 vehicle spaces and 5% of the required vehicle parking thereafter.
- C7. Motor bike parking spaces are:
 - to be located away from car reversing or manoeuvring areas
 - to be located on flat and even surfaces where the gradient does not exceed 1 in 20 (5%) either parallel to or at 90 degrees to the angle of parking
 - to be 2.5m x 1.2m in dimension
 - to be clearly marked and where located adjacent to car parking bays delineated by landscaped areas, bollards or other protective barriers
- C8. Retain separate parking areas for residential and non-residential uses on site. Appropriate security measures are to be taken on site for residential parking areas.
- C9. Separate un/loading areas from parking areas and pedestrian routes.
- C10. No parking permits will be issued to workers or residents.

Bicycle Parking

- C11. Bicycle parking is to be provided in accordance with the rates outlined in Table C6 of Part C Section C1.11 of Leichhardt DCP 2013.
- C12. Bicycle parking facilities are to be provided in accordance with Australian Standard AS2890.3-2015 Parking Facilities Part 3: Bicycle Parking as follows:
 - class 1 Bicycle lockers – for occupants of residential buildings
 - class 2 Bicycle lockers – for staff/employees of any land use
 - class 3 Bicycle rails – for visitors of any land use
- C13. Residential apartment buildings are to include a lockable bicycle storeroom with adequate space and bicycle stands or hooks to accommodate the required number of bicycles.

- C14. Buildings used for non-residential purposes are to incorporate bicycle parking facilities as follows:
- one (1) personal locker for each bicycle parking space
 - one (1) shower/change cubicle for 1 up to 10 bicycle parking spaces
 - two (2) shower/change cubicles where 11 to 20 or more bicycle parking spaces are provided
 - two (2) additional showers/cubicles for each additional 20 bicycle parking spaces or part thereof
- C15. Bicycle storage facilities for use by the public are to be located prominently within the public domain.
- C16. The pedestrian route between the bicycle storage facility and the land use it serves is to be designed and constructed in accordance with the Safety by Design principles and guidelines outlined in Part C Section 1.9 – Safety by Design of Leichhardt Development Control Plan 2013.

On-Site Car Share Facilities

- C17. Residential development – a minimum of one (1) car share space per 50 residential units.
- C18. Office, business or retail premises – a minimum of one (1) car share space per 50 car spaces provided.
- C19. Written evidence, in the form of a letter of commitment, from an established car share operator must be provided with the development application demonstrating the operator's intentions and method of management of the space(s).
- C20. Car share spaces are to be conveniently located and appropriately sign posted.

D1.16 Finishes and Materials

Objectives

- O1. To provide high quality and durable finishes and materials.
- O2. To mitigate impacts to the surrounding HCA and heritage items, using appropriate materials and finishes.
- O3. To ensure that the development includes green roofs, green podiums, green walls and green façades to improve air quality, amenity, habitat, ambient air temperature, building insulation, and aesthetic quality of the urban environment.

Controls

- C1. Employ high quality finishes and materials that are contemporary, with reference to the following:
 - Modern forms that incorporate ecologically sustainable development principles
 - Materials and finishes: use high quality materials and finishes that highlight architectural features and enhance articulation in particular at the lower levels of the street frontages and plaza interface. Encourage the use of materials that are durable, produce low glare and do not require high levels of maintenance, particularly around public spaces
 - Legibility: use balanced variations in form, articulation and materials/finishes to highlight individual buildings and enhance the visibility of entrances
 - Fenestration: reflect the function of buildings through fenestration patterns. Avoid expansive areas of blank glass especially along Waterloo Street, to adjoining properties and internal public spaces. Avoid solid walls unless required for ADG or BCA purposes
 - Roof structures: carefully integrate roof structures into the architectural style of the building and minimise the impact of any plant or telecommunications equipment
- C2. Incorporate finishes and materials in the scheme which reference, and are sympathetic to, the surrounding heritage items and HCAs.

Green Roofs and Podiums

- C3. Green roofs and podiums are encouraged on all buildings. The size of the green roofs for buildings with the following gross floor areas are to be:
 - 250 to 999m² — 30% of roof space
 - 1,000 to 1,499 m² — 50% of roof space
 - 1,500m² or greater — 75% of roof space

- C4. Green roofs and podiums must be planted with suitable Australian native plants (endemic to the Inner West where possible) and include habitat features such as habitat boxes, stone boulders and native bee hives.
- C5. Green roofs must have a minimum substrate depth of 150mm.
- C6. Green roof areas designed for use as communal open space are to have a high standard of finish and design.
- C7. A detailed description, plan and sections of the roof top design are to be submitted with the development application (as part of landscape plan). The design must address:
 - safety and security
 - biodiversity
 - visual and acoustic privacy
 - maintenance and servicing
 - wind effects

Green Walls and Façades

- C8. Green walls and façades are required on at least 15% of the available building surfaces, with particular focus on the north-eastern façades facing Victoria Road.
- C9. Green walls and façades must be planted with suitable Australian native plants (endemic to the Inner West where possible) and include habitat features.
- C10. Green facades using planter boxes/container planting installed at different levels across the building are encouraged
- C11. A detailed description, plan and sections of the proposed green wall and/or facade design are to be submitted with the development application (as part of landscape plan). The design of any green wall or facade is to address:
 - safety and security
 - biodiversity
 - maintenance and servicing
 - wind effects

D1.17 Signage

Objectives

- O1. To provide signage that promotes wayfinding and identifies the presence of key land uses, such as the Club, supermarket, plaza, pedestrian links and apartments.
- O2. To ensure signs do not create a road safety risk, hazard or confusion.
- O3. To promote high quality signs which contribute positively to the building appearance and streetscape.
- O4. To protect the amenity of residents, tenants, pedestrians and visitors.
- O5. To minimise visual impacts to the surrounding areas.

Controls

- C1. Signage shall be compatible with the architecture, finishes and materials of the building and streetscape.
- C2. Signage shall be designed to avoid confusion with directional and traffic signs.
- C3. A co-ordinated presentation of signs is required where there are multiple occupancies or uses within a single building.
- C4. Signs are not permitted on public footpaths unless associated with a bus stop shelter or kiosk.
- C5. Signage that will detract from the amenity or visual quality of heritage items or HCAs is not permitted.
- C6. Tower building facades shall be free from signage from the top of the podium to the rooftop.
- C7. Signage is not permitted facing private residential streets, or on side walls abutting residential properties.
- C8. Signage is not to contain reflective materials and finishes.
- C9. The lights to illuminate signage should be concealed or integral with the sign.
- C10. Illuminated signs must not impact residential amenity.
- C11. Relevant controls contained in Part C 1.15 Signs and Outdoor Advertising of Leichhardt DCP 2013 shall be considered when designing signs.

D1.18 Public Art Strategy

Objectives

- O1. To encourage public art within the Precinct and guarantee funding.
- O2. To promote cultural activity, improve public domain appearance and define the Precinct.
- O3. To encourage collaborations between artists, Council and the local community.
- O4. To foster community connection to place.

Controls

- C1. A minimum of 1% of the overall development value should be provided for the development of public art.
- C2. All public art shall be relevant to the local character, the surrounding heritage items and HCAs, be of a scale appropriate to the public realm, and be specific to time and place. Themes relevant to the Precinct include:
 - local geography, flora and fauna
 - local heritage
 - urban revitalisation
- C3. Development applications are to include a Public Art Strategy that describes how proposed public art has been selected to suit the historic, environmental and social contexts of the Precinct and the surrounding area and contributes to a unique 'sense of place'.
- C4. Public art must be located in publicly accessible places such as street frontages, the plaza and external facing walls. Alternatively, monetary contributions may be made to Council's public art programs.
- C5. Consult with Council and community groups in the design and execution of public artworks.
- C6. The use of public artists is encouraged.
- C7. The Leichhardt Public Art Policy 10-Year Strategic Plan 2015-2024 should be considered when preparing the Public Art Strategy.

D1.19 Environmental Management

Objectives

- O1. To ensure that the new development applies the principles of ecologically sustainable development.
- O2. To reduce environmental impacts of the development.
- O3. To encourage improved environmental performance through the use of industry recognised building rating tools.
- O4. To promote the use of renewable energy sources and materials to reduce the use of resources, and the generation of pollution and waste resulting from development activity.
- O5. To reduce the cause and impact of the urban heat island effect.
- O6. To implement sustainable urban water management.
- O7. To improve the diversity and abundance of locally indigenous flora and fauna species across the Inner West.
- O8. To enhance habitat and contribute to the network of wildlife corridors throughout the Inner West.

Controls

Ecologically Sustainable Development (ESD)

- C1. The development is encouraged to use an environmental rating tool, such as Green Star, to demonstrate the degree to which it is an ecologically sustainable development. Where Green Star is used, achievement of a minimum of 5 stars is encouraged.
- C2. The installation and use of photovoltaic solar panels is encouraged. Where possible, solar panels should be co-located with extensive green roofs to increase the operational efficiency of the solar panels.
- C3. The development must increase urban green cover on the site through tree planting, mass planted garden beds, WSUD, and green roofs and walls.
- C4. The development must enhance urban biodiversity by increasing habitat for local flora and fauna.
- C5. Use building materials, fittings and finishes that have been recycled, made from or incorporate recycled materials, and have been certified as sustainable or 'environmentally friendly' by a recognised third party certification scheme.
- C6. Where office premises with a net lettable area of 1,000m² or more are proposed, documentation is to be submitted confirming that the building will be capable of

supporting a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 5.5 stars with the NSW Office of Environment and Heritage. Such an agreement is to be entered into prior to any construction certificate being issued for the approved development.

- C7. All new water fittings and fixtures such as showerheads, water tap outlets, urinals and toilet cisterns, in all non-residential development, the public domain, and private open space are to be the highest Water Efficiency Labelling Scheme (WELS) star rating available at the time of development.
- C8. Non-residential development is to be designed to minimise the need for active heating and cooling by incorporating passive design measures related to glazing, natural ventilation, thermal mass, external shading and vegetation.
- C9. All lighting within the public domain should be energy-efficient, such as LED lighting.

Water Sensitive Urban Design (WSUD)

- C10. The development should adopt an integrated approach to water cycle management and address water conservation, efficiency, stormwater management, drainage and flooding through a coordinated process.
- C11. A suitably qualified engineer with experience in stormwater, drainage and WSUD is to assess the site requirements for the proposed development, and prepare the required stormwater, drainage and WSUD plans in accordance with the provisions of this DCP and with best practice sustainable water management techniques.
- C12. Design the site to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.
- C13. Bioswales and rain gardens are to be incorporated into public open space and footpath design.
- C14. Where filtration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater.

Water Re-use, Recycling and Harvesting

- C15. Water used for irrigation of public and private open space (including green roofs and walls) is to be drawn from reclaimed water or harvested rainwater sources where there is feasible access to those water sources. Possible sources include harvested stormwater, treated greywater and wastewater and water from a decentralised local network. Water treatment measures must be incorporated to ensure that the water is fit for purpose.
- C16. Rainwater tanks should be installed where there are roof forms from which rainwater can be feasibly collected and plumbed to appropriate end uses.

Biodiversity

- C17. New habitat features are to be incorporated into the development, including trees, shrubs and groundcover vegetation, water bodies, artificial habitat (such as insect hotels and habitat boxes), rockeries, and green roofs and walls where possible.
- C18. Opportunities to link to, extend or enhance existing or potential biodiversity corridors should be realised in the new development.
- C19. A mix of locally indigenous tree, shrub, grass and groundcover species should be incorporated into the planting palette. Where this is not practical, use Australian native plants.

D1.20 Waste Management

Objectives

- O1. Reduce the amount of construction and demolition waste going to landfill.
- O2. Reduce the amount of waste generated during operation of a development from going to landfill and maximise resource recovery.
- O3. To minimise the overall impacts of waste and recycling management by designing for systems that are hygienic, accessible, efficient, safe, quiet to operate, adequately sized, visually compatible with surroundings and which reduce waste and maximise recycling.

Controls

- C1. The collection of all residential and commercial waste, recycling and bulky waste is to occur on-site.
- C2. Residential and commercial waste areas are to be separated (these areas should not be accessible to one another).
- C3. Waste and recycling must be managed, stored and presented within acoustically treated areas to minimise the noise of collection.
- C4. A Site Waste Minimisation and Management Plan (SWMMP) addressing the demolition and construction phases is to be submitted with a development application. The SWMMP is to provide details of the following:
 - the volume and type of waste and recyclable materials that will be generated at each stage of demolition and construction
 - the storage and disposal, and reuse where possible, of materials

- full disclosure of any asbestos-contaminated material found on site, and details of how it will be managed in accordance with the guidelines for asbestos work published by Safework NSW
- C5. A Resource Recovery and Waste Management Plan (RWMP) addressing ongoing waste and resource recovery for both residential, retail and commercial components of the development is to be submitted. The RWMP is to include details of the following:
- types and estimated quantities of the predicted waste streams
 - size and location of recycling and waste storage areas, including bulky waste
 - routes of access and transfer from source to storage areas for all users
 - routes of transfer from storage areas to collection point
 - access route for waste and recycling collection vehicle
 - ongoing management, including responsibility for cleaning and transfer of bins between storage areas and collection points, implementation and maintenance of relevant signage, and ongoing education of all residents/tenants

Residential Waste Controls

- C6. The residential component of the development must be designed to accommodate standard Council waste and recycling services and collection vehicles.

| Truck Dimensions (approx.) | |
|----------------------------|--------------------------|
| Length | 9.5 metres |
| Width | 2.6 metres |
| Height | 4.5 metres (operational) |
| Mass | 23,000 kg |

- C7. Waste and recycling storage areas are to be provided within the premises in reasonable proximity to the vehicle entrance, and no lower than one level below street level.
- C8. Truck access must be designed to comply with Australian Standard AS 2890.2 Parking Facilities – Off-Street Commercial Vehicle Facilities.
- C9. Access to garbage and recycling disposal points is to be provided on each residential level, either in the form of inlet hoppers, or bin storage cupboards/rooms. For residential buildings with a rise of four storeys or more, a waste chute is advisable.

- C10. Cupboards/space is to be provided within each residential unit with the capacity to store up to two day's generation of garbage, food waste and recycling.
- C11. A dedicated space (room or caged area) is to be provided within or in close proximity to the bin storage area for the interim storage and management of Council-collected bulky waste and mattresses. A minimum of 8m² is to be provided for every 50 residences.
- C12. Additional communal space is to be provided for the separate recovery of materials including (but not limited to) textiles, hazardous, e-waste, polystyrene, materials under product stewardship schemes and problem wastes. A minimum of 1m² is to be provided for every 50 residences.
- C13. A dedicated space is to be allocated for communal composting or worm-farming for residents or design for source separation, collection and processing of food organics.

Non-Residential Waste Controls

- C14. On-site composting via small scale composting system (such as anaerobic digestion system, dehydrator, composting) to avoid food waste entering the waste stream or design for source separation, collection and processing of food organics.
- C15. Arrange collection points to minimise the need for truck access and movement of trucks through the site.
- C16. A minimum of 4m² of dedicated space is to be provided for every 500m² of retail, or every 2,000m² of office space for the interim storage of bulky or fit-out waste, paper, cardboard packaging, batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes or other recyclable resources from the waste stream.
- C17. Space must be provided on-site in reasonable proximity to retail or commercial premises to store re-usable commercial items such as crates, pallets, kegs and polystyrene packaging.
- C18. Secure space is to be allocated for the separate storage of liquid wastes, including commercial cleaning products, chemicals, paints, solvents, motor and cooking oils.
- C19. A Litter Management Plan for the Precinct's open spaces and surrounding streets is to be submitted.
- C20. The Precinct is likely to produce very large quantities of containers that are eligible for refund as part of the Container Deposit Scheme. Allocation of space for a publicly accessible Return and Earn take-back point (e.g. a reverse vending machine) is encouraged.

D1.21 Design Excellence

Objectives

- O1. To achieve design excellence for new development within the Precinct.
- O2. To ensure development within the Precinct contributes to the urban design and architectural quality of the locality.

Controls

- C1. Design excellence is to be achieved to ensure a high quality outcome for the Precinct.
- C2. Council's design and heritage experts shall assess proposals for the site and/or a Design Excellence Panel shall be appointed by Council to determine whether design excellence is achieved by the project. The proponent shall cover the cost of a design review process.
- C3. The following criteria shall be considered to determine whether design excellence is achieved:
 - excellence of architectural design, including internal layout, façade treatment, architectural detailing, roof features and spaces between buildings
 - the proposed uses and use mix
 - heritage conservation and restoration
 - streetscape character and site context
 - the location of any tower/s proposed, having regard to the need to achieve an acceptable relationship with other buildings on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form
 - the bulk, massing and modulation of buildings
 - street frontage heights
 - environmental outcomes, such as sustainable design
 - overshadowing and solar access, visual and acoustic privacy, wind and reflectivity
 - noise and air pollution attenuation, especially along Victoria Road
 - the achievement of the principles of Ecological Sustainable Development
 - pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network
 - the impact on, and any proposed improvements to the public domain

- achieving appropriate interfaces at ground level between the building and the public domain
- excellence and integration of landscape design
- high quality finishes and materials
- public art excellence