

## **PART G: SITE SPECIFIC CONTROLS**

## CONTENTS

SECTION 1 – SITE SPECIFIC CONTROLS OVERVIEW .....	9
SECTION 2 – OLD AMPOL LAND, ROBERT STREET, BALMAIN .....	12
G2.1    PLANNING AND URBAN DESIGN.....	12
G2.2    PUBLIC DOMAIN.....	12
G2.3    ACCESS, TRAFFIC MANAGEMENT AND PARKING .....	13
SECTION 3 – JANE STREET BALMAIN .....	14
SECTION 4 – OLD BALMAIN POWER STATION .....	17
G4.1    PLANNING AND URBAN DESIGN.....	17
G4.2    OPEN SPACE .....	18
G4.3    COMMUNITY SERVICES .....	18
G4.4    TRANSPORT, TRAFFIC AND PARKING.....	19
G4.5    LANDSCAPING .....	19
SECTION 5 – WHARF ROAD, BIRCHGROVE.....	20
G5.1    HERITAGE .....	23
G5.2    LANDSCAPING .....	25
G5.3    BUILT FORM AND URBAN DESIGN.....	26
G5.4    ADDITIONS.....	28
G5.5    BOATSHEDS/WATERSIDE STRUCTURES .....	28
G5.6    GARDEN STRUCTURES LOCATED WITHIN PRIVATE OPEN SPACE .....	29
G5.7    SUBDIVISION .....	29
G5.8    FRONT FENCES/WALLS .....	29
G5.9    VIEWS.....	30
G5.10   ACCESS, TRAFFIC MANAGEMENT AND PARKING .....	30
SECTION 6 – ANKA SITE – NO. 118-124 TERRY STREET ROZELLE .....	32
G6.1    LAND TO WHICH THIS SECTION APPLIES.....	32
G6.2    FUTURE VARIATIONS .....	32
G6.3    OBJECTIVES .....	32
G6.4    PUBLIC DOMAIN .....	34
G6.5    THROUGH SITE LINKS.....	35
G6.6    ACTIVE FRONTAGES PROVISIONS.....	35
G6.7    VIEWS.....	36

## SITE SPECIFIC CONTROLS

G6.8	AWNINGS .....	37
G6.9	STREET TREES .....	37
G6.10	BUILDING HEIGHT .....	37
G6.11	BUILDING BULK .....	38
G6.12	SETBACKS AND ARTICULATION.....	38
G6.13	BUILDING SEPARATION .....	39
G6.14	BUILDING MATERIALS AND FINISHES .....	39
G6.15	DESIGN OF BUILDING ELEMENTS .....	39
G6.16	DISABILITY ACCESS .....	40
G6.17	SIGNAGE .....	40
G6.18	SOLAR ACCESS.....	40
G6.19	CROSS VENTILATION .....	41
G6.20	OPEN SPACE .....	41
G6.21	VISUAL PRIVACY .....	41
G6.22	DEEP SOIL LANDSCAPE AREA .....	42
G6.23	PARKING RATES.....	42
G6.24	VEHICULAR ACCESS .....	42
G6.25	CAR PARK ENTRY DESIGN .....	43
G6.26	SUSTAINABILITY RATING .....	43
G6.27	ACTIVE TRANSPORT .....	44
G6.28	DRAINAGE AND WATER MANAGEMENT.....	44
G6.29	WASTE AND RECYCLABLE MATERIALS TEMPORARY STORAGE AND DISPOSAL FACILITIES .....	44
SECTION 7 – 233 AND 233A JOHNSTON STREET ANNANDALE .....		66
G7.1	LAND TO WHICH THE SECTION APPLIES.....	66
G7.2	BACKGROUND.....	66
G7.3	OBJECTIVES .....	66
G7.4	DESIRED FUTURE CHARACTER STATEMENT .....	67
G7.5	PUBLIC DOMAIN .....	67
G7.6	BUILT FORM AND DESIGN .....	68
G7.7	RESIDENTIAL AMENITY .....	71
G7.8	PARKING AND ACCESS .....	73
G7.9	ENVIRONMENTAL PERFORMANCE.....	74
G7.10	WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL .....	75

## SITE SPECIFIC CONTROLS

SECTION 8 – NO. 141 AND 159 ALLEN STREET, LEICHHARDT .....	92
G8.1    LAND TO WHICH THIS SECTION APPLIES .....	92
G8.2    BACKGROUND .....	92
G8.3    OBJECTIVES .....	92
G8.4    DESIRED FUTURE CHARACTER STATEMENT .....	93
G8.5    PUBLIC DOMAIN .....	94
G8.6    BUILT FORM AND DESIGN .....	95
G8.7    RESIDENTIAL AMENITY .....	99
G8.8    ENVIRONMENTAL PERFORMANCE .....	102
G8.9    PARKING AND ACCESS .....	103
G8.10   WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL .....	105
SECTION 9 - 168 NORTON STREET, LEICHHARDT .....	106
G9.1    LAND TO WHICH THIS SECTION APPLIES .....	106
G9.2    BACKGROUND .....	106
G9.3    OBJECTIVES .....	106
G9.4    DESIRED FUTURE CHARACTER STATEMENT .....	107
G9.5    PUBLIC DOMAIN .....	107
G9.6    BUILT FORM AND DESIGN .....	108
G9.7    PARKING AND ACCESS .....	114
G9.8    WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL .....	114
G9.9    RESIDENTIAL AMENITY .....	115
G9.10   LANDSCAPING .....	116
SECTION 10 - 17 MARION STREET, LEICHHARDT .....	117
G10.1   LAND TO WHICH THIS SECTION APPLIES .....	117
G10.2   BACKGROUND .....	117
G10.3   OBJECTIVES .....	118
G10.4   DESIRED FUTURE CHARACTER STATEMENT .....	118
G10.5   BUILT FORM AND DESIGN .....	118
G10.6   RESIDENTIAL AMENITY .....	122
G10.7   LANDSCAPING .....	123
G10.8   PARKING AND ACCESS .....	123
G10.9   WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL .....	124
SECTION 11 – 1-5 CHESTER STREET, ANNANDALE .....	125
G11.1   LAND TO WHICH THIS SECTION APPLIES .....	125



## SITE SPECIFIC CONTROLS

G11.2	BACKGROUND.....	125
G11.3	RELATIONSHIP TO OTHER SECTIONS OF THE LEICHHARDT DCP.....	125
G11.4	OBJECTIVES .....	126
G11.5	DESIRED FUTURE CHARACTER STATEMENT .....	126
G11.6	BUILT FORM, HEIGHT AND DESIGN.....	127
G11.7	LAND USE.....	130
G11.8	SETBACK AND SEPARATION .....	131
G11.9	STUDENT ACCOMMODATION.....	131
G11.10	FINISHES AND MATERIALS.....	134
G11.11	VISUAL AND ACOUSTIC PRIVACY.....	134
G11.12	DEEP SOIL AREA AND LANDSCAPING .....	135
G11.13	SOLAR ACCESS .....	136
G11.14	PARKING AND ACCESS.....	136
G11.15	ENVIRONMENTAL MANAGEMENT .....	137
G11.16	WASTE MANAGEMENT.....	138
G11.17	VISUAL IMPACT TO HERITAGE CONSERVATION AREAS AND HERITAGE ITEMS ....	139
SECTION 12 – 36 LONSDALE STREET AND 64–70 BRENNAN STREET, LILYFIELD .....		140
G12.1	LAND TO WHICH THIS SECTION APPLIES .....	140
G12.2	BACKGROUND .....	140
G12.3	RELATIONSHIP TO OTHER SECTIONS OF THIS DCP.....	140
G12.4	GENERAL OBJECTIVES .....	141
G12.5	DESIRED FUTURE CHARACTER STATEMENT .....	141
G12.6	LOT AMALGAMATION .....	141
G12.7	BUILT FORM, HEIGHT AND DESIGN.....	142
G12.8	SETBACKS AND SEPARATION .....	146
G12.9	DESIGN, FINISHES AND MATERIALS.....	146
G12.10	VISUAL AND ACOUSTIC AMENITY.....	147
G12.11	COMMUNAL OPEN SPACE, DEEP SOIL AREA AND LANDSCAPING.....	147
G12.12	DISABLED ACCESS .....	148
G12.13	PARKING ACCESS AND WASTE .....	148
G12.14	ENVIRONMENTAL MANAGEMENT .....	149

## LIST OF FIGURES

FIGURE G1: SITE SPECIFIC AREAS.....	11
FIGURE G2: SITE CONTEXT PLAN .....	22
FIGURE G3: BUILDING LINE MAP .....	27
FIGURE G4: SITE LOCATION MAP .....	46
FIGURE G5: INTERSECTION TERRY STREET AND MARGARET STREET.....	47
FIGURE G6: PUBLIC DOMAIN.....	48
FIGURE G7: TERRY STREET ROAD ALIGNMENT.....	49
FIGURE G8: NEIGHBOURHOOD CENTRE INTEGRATION ACTIVE FRONTAGES AND VEHICLE ACCESS.....	50
FIGURE G9: HEIGHT .....	51
FIGURE G10: INDICATIVE SHADOWS AS AT 21 JUNE.....	52
FIGURE G11: INDICATIVE SHADOWS AS AT 21 JUNE.....	53
FIGURE G12: SETBACKS .....	54
FIGURE G13: SETBACKS JUNE 21 9AM SHADOWS.....	55
FIGURE G14: SETBACKS JUNE 21 10AM SHADOWS.....	56
FIGURE G15: SETBACKS JUNE 21 11AM SHADOWS.....	57
FIGURE G16: SETBACKS JUNE 21 12PM SHADOWS.....	58
FIGURE G17: SETBACKS 21 1PM SHADOWS .....	59
FIGURE G18: SETBACKS JUNE 21 2PM SHADOWS.....	60
FIGURE G19: SETBACKS JUNE 21 3PM SHADOWS.....	61
FIGURE G20: OPEN SPACE .....	62
FIGURE G21: DEEP SOIL .....	63
FIGURE G22: VIEW PROTECTION WELLINGTON STREET .....	64
FIGURE G23: BUILDING B EASTERN GABLE SETBACKS AND MODULATION .....	65
FIGURE G24: SITE LOCATION PLAN.....	76
FIGURE G25: STREET TREE PLANTING .....	77

## SITE SPECIFIC CONTROLS

FIGURE G26: STREET TREE PLANTING .....	78
FIGURE G27: ITEMS TO BE RETAINED.....	79
FIGURE G28: ITEMS TO BE RETAINED.....	80
FIGURE G29: VIEWS .....	81
FIGURE G30: BUILDING HEIGHTS AND MASSING ENVELOPE .....	82
FIGURE G31: BUILDING HEIGHTS AND MASSING ENVELOPE – SECTION AA, SECTION BB & SECTION CC.....	83
FIGURE G32: BUILDING HEIGHT AND MASSING ENVELOPE – SECTION DD, SECTION EE, SECTION FF AND SECTION GG .....	84
FIGURE G33: BUILDING HEIGHTS AND MASSING ENVELOPE .....	85
FIGURE G34: BUILDING HEIGHTS AND MASSING ENVELOPES – SECTION 01, SECTION 02, SECTION 03, SECTION 04 AND SECTION 05 .....	86
FIGURE G35: UPPER LEVEL SETBACKS FROM THE REAR.....	87
FIGURE G36: BUILDING SETBACKS.....	88
FIGURE G37: BUILDING ARTICULATION.....	89
FIGURE G38: BUILDING SETBACKS.....	90
FIGURE G39: DEEP SOIL LANDSCAPE AREA .....	91
FIGURE G40: MAXIMUM HEIGHT IN STOREYS.....	96
FIGURE G41: BUILDING HEIGHTS AND SETBACKS .....	96
FIGURE G42: LANDSCAPED AREA .....	100
FIGURE G43: DEEP SOIL AND PODIUM PLANTING LANDSCAPED AREAS .....	101
FIGURE G44: VEHICULAR AND PEDESTRIAN ACCESS.....	103
FIGURE G45: BUILDING HEIGHTS AND MASSING ENVELOPE .....	109
FIGURE G46: BUILDING HEIGHTS AND MASSING ENVELOPE - SECTION A (NORTON ST ELEVATION).....	110
FIGURE G47: BUILDING HEIGHTS AND MASSING ENVELOPE - SECTION C.....	110
FIGURE G48: BUILDING HEIGHTS AND MASSING ENVELOPE - SECTION C (CARLISLE STREET ELEVATION).....	111
FIGURE G49: BUILDING HEIGHTS AND MASSING ENVELOPE - SECTION D .....	111

## SITE SPECIFIC CONTROLS

FIGURE G50: BUILDING HEIGHTS AND MASSING ENVELOPE .....	119
FIGURE G51: BUILDING HEIGHTS AND MASSING ENVELOPE – SECTION A (NORTH-SOUTH) .	120
FIGURE G52: BUILDING HEIGHTS AND MASSING ENVELOPE – SECTION B (EAST-WEST) .....	120
FIGURE G53: THE SITE.....	126
FIGURE G54: INDICATIVE SITE PLAN .....	128
FIGURE G55: INDICATIVE NORTH-SOUTH SECTION.....	129
FIGURE G56: INDICATIVE EAST-WEST SECTION.....	129
FIGURE G57: LOCATION MAP .....	140
FIGURE G58: LOT AMALGAMATION MAP .....	142
FIGURE G59: INDICATIVE SITE PLAN .....	144
FIGURE G60: INDICATIVE ELEVATION ENVELOPE ALONG LONSDALE STREET .....	144
FIGURE G61: INDICATIVE ELEVATION ENVELOPE ALONG RUSSELL STREET .....	145
FIGURE G62: INDICATIVE SECTION DIAGRAM THROUGH THE MIDDLE OF THE SITE TO CITY WEST LINK .....	145

## **SECTION 1 – SITE SPECIFIC CONTROLS OVERVIEW**

### **Background**

This element outlines provisions relating to sites with a pre-existing Development Control Plan, Masterplan (deemed Development Control Plan's) or Masterplan Development Consent. All development in the area to which the *Leichhardt Development Control Plan 2013* applies.

### **Introduction**

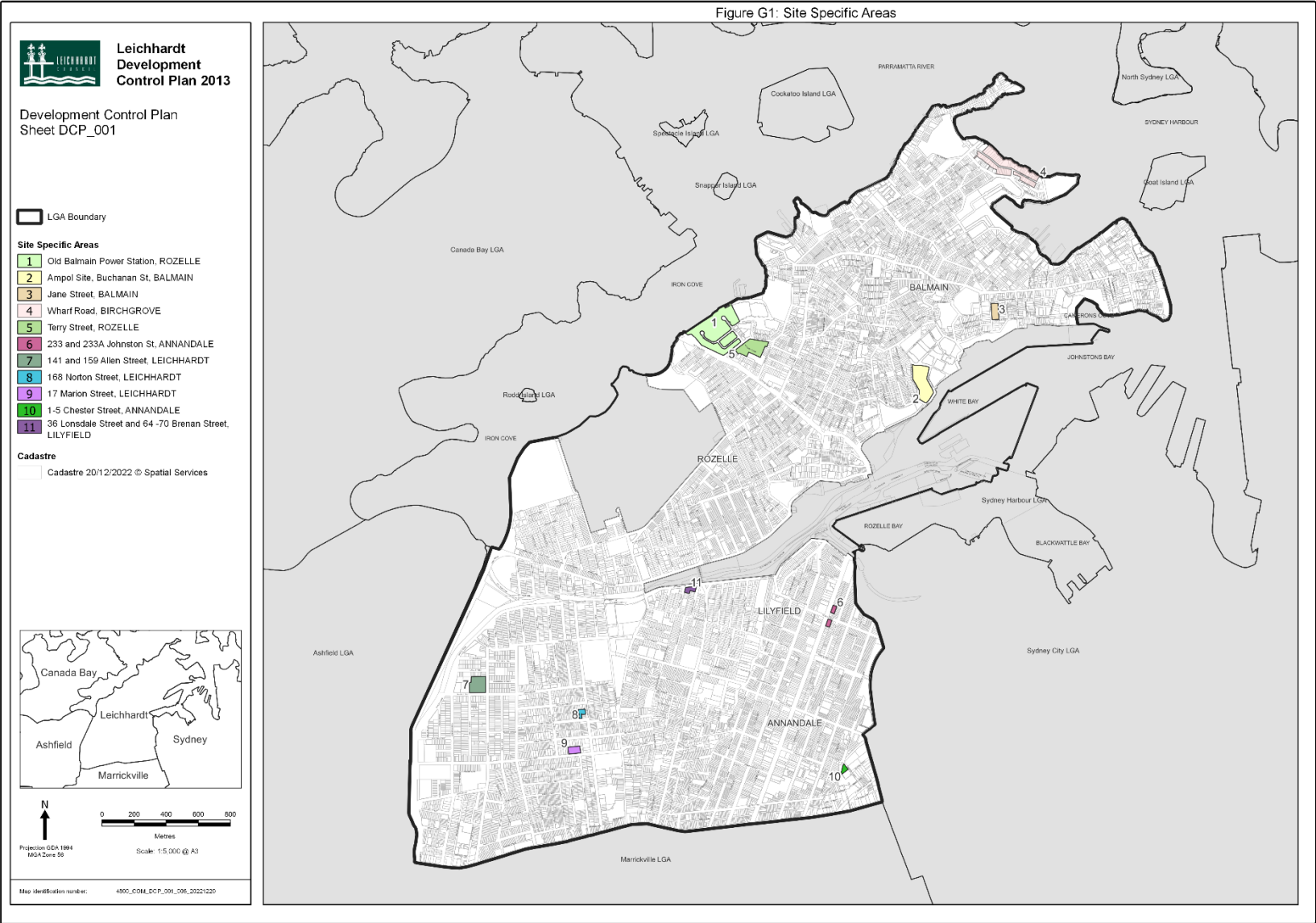
This section contains provisions for each of the sites identified in the map at Figure G1 - Site Specific Areas. Provisions are included for sites with a pre-existing Development Control Plan, Masterplan (deemed Development Control Plan) or pre-existing masterplan Development Consent. Where there is an inconsistency between this and any other section of this Development Control Plan, this section applies to the extent of the inconsistency.

### **Sites Identified in Previous Development Control Plans, Masterplans or Development Consents**

This Development Control Plan repeals the Development Control Plans listed in Part A of this Plan as well as all deemed Development Control Plans (Masterplans) that have previously applied within the Leichhardt Local Government Area.

The objectives and provisions of the following sites are a translation of the controls of repealed Development Control Plan's (including Masterplans) and relevant development consents.

Figure G1: Site Specific Areas



## SECTION 2 – OLD AMPOL LAND, ROBERT STREET, BALMAIN

### Map Reference

Refer to Area 2 on the map in Figure G1 – Site Specific Areas.

### Background

Recent development of this site incorporated employment uses, such as retail and commercial with residential development. The residential development benefits from the provision of services and facilities on the Balmain peninsula, such as public transport, shopping centres and schools. This site takes advantage of views across White Bay to the City skyline.

Future development of this land 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.

### G2.1 PLANNING AND URBAN DESIGN

#### Objectives

- O1 To ensure that buildings complement the established character of the locality.
- O2 To provide a development that incorporates view-sharing principles.
- O3 To promote employment generating uses on the site.
- O4 To provide an active and stimulating streetscape.

#### Controls

- C1 Building shall front and closely align with the street and open space systems. Buildings shall complement the context, and reflect the variety and complexity of the area in terms of building and roof form (including height), materials and architectural detail.
- C2 The ground floor should provide for active uses that service the needs of local residents, can be incorporated into the street frontage and add excitement to urban living, or may simply provide a place of employment (e.g. small offices and workshops for local residents).
- C3 Along the cliff top area, a separation distance of 8m shall be provided between buildings, in order to provide view corridors. This separation distance may incorporate a single storey structure of up to 3m in width such as a garage or carport with the remainder of the land being landscaped.
- C4 All garage openings visible from the street frontage shall have a width no wider than 3m.

### G2.2 PUBLIC DOMAIN

#### Objectives

- O1 To integrate public open space areas into the existing and future foreshore open space systems.
- O2 To provide and maintain open space that takes advantage of the views from the site to the City skyline and other parks on headlands.

## SITE SPECIFIC CONTROLS

- O3 To maintain pedestrian links throughout the site.
- O4 To maintain existing and create new landscape opportunities on and around the site.

### Controls

- C1 The interface edge between public open space and private open space is to be delineated by walls or fences, changes in levels, plantings or pathways.
- C2 Public spaces are to have good sight lines, be overlooked and well lit at night.
- C3 Tree planting along the surrounding streets is to be provided in accordance with Council's requirements.
- C4 Species used in the landscaping are to be indigenous to the area where they are suitable for the purpose and site conditions.
- C5 Any new plantings shall minimise view loss from existing buildings within and adjacent to the site.

## G2.3 ACCESS, TRAFFIC MANAGEMENT AND PARKING

### Objectives

- O1 To provide for the safe movement of vehicles on and around the site.
- O2 To maintain footpaths with adequate pedestrian amenity within and around the site.

### Controls

- C1 Provide secure cycle parking to serve the needs of residents, visitors and users of the commercial centres and open space.
- C2 Provide safe access for pedestrians to and from the site.



## SECTION 3 – JANE STREET BALMAIN

### Map Reference

Refer to Area 3 on the map in Figure G1 – Site Specific Areas.

### Background

This element outlines objectives and controls for the development of the site known as 14-18 Jane Street, Balmain.

The Catholic Church group started with the small stone church at 3 Jane Street and the Convent opposite from about 1850, and was dramatised particularly by the construction of St Augustine's in Federation Gothic style, commenced in 1906. The last building in this group was The Presbytery, built in 1922. This group marks the hilltop and is the major landmark for Balmain in views from the City approaches from the south and east. The hill town character is probably the major attribute forming the identity of the suburb.

The only significant development sites in the precinct are the two parcels known as 16 and 18 Jane Street comprising the former School grounds bounded by Jane, Vincent, and Fawcett Street and the former Convent at 14 Jane Street. There is a steep cross fall from the north west to the south east on these sites. These sites are terraced with stone retaining walls to provide flat areas for playgrounds and courts. The sites are generally cut below the level of Jane St, and raised slightly above Vincent and Fawcett Street but the land rises well above Fawcett Street to the north end behind the Convent.

The former Convent School site is defined by neutral edges of low stone and brick walls, wire fencing, and dramatic tree planting.

There is a cluster of conifers to Jane Street, mostly recent Eucalypts to Vincent Street, and a regular line of Brush Box along Fawcett Street. There is also an established *Magnolia grandiflora* behind the Convent.

### Objectives

- O1 To protect and enhance the historic townscape of this precinct particularly with respect to the views from the east and south, to the focal point of St Augustines.
- O2 Conversely protect and enhance the public and private views to the south down Jane Street and east across the development sites to the City skyline.
- O3 To ensure development respects the historic patterns in terms of topography, scale, character, siting, materials, and the landscape of the precinct.
- O4 To encourage restoration and conservation of the historic fabric of the former Convent, with any new development being complementary and largely seamless change.
- O5 To conserve the shared landscape of mature trees.

### Controls

- C1 Jane Street – A 3.6m wall height and envelope measured above the alignment along Jane Street is appropriate. Development should step finely with slope, with detached or semi-detached forms and rhythms of roofs, hips or frontal gables, one storey above Jane Street only, at any point. Buildings should be closely aligned to the frontage, stepping back only where a curtilage for trees is required.

## SITE SPECIFIC CONTROLS

- C2 Vincent Street - A 6m wall height is appropriate, subject to solar access being sustained to the properties on the south side of the street. A two-storied terrace form, closely aligned except to avoid substantial trees is appropriate.
- C3 Fawcett Street - The neutrality of this street/lane as a one sided street with a walled and treed edge opposite must be retained. The wall should be reinforced by continuation of a higher wall to Vincent Street in matching common brick. To maintain a low scale terracing with slope, requires a stepped form with a two storey maximum, with the upper floors stepped back, and flat or low roof lines.
- C4 Parking to the corner site is best located with access at the lowest point possible off Vincent Street in a tight footprint substantially below the building footprint and below grade and clear of the drip line of the major trees.
- C5 Any garage entry from Fawcett Street shall be a single entry door, flush with the wall, and recessive in treatment.
- C6 The easterly view to the City skyline should be maintained above the principal line of Brush Box (not the higher canopy trees).
- C7 The view of the Balmain townscape focussed on St Augustine's tower, from the City, the waterways and the bridge approaches from the east and south should be maintained.
- C8 Modern buildings are appropriate, in recessive tones and colours.
- C9 Retention of a stepped stone wall to the street frontage is desirable. Parts shall be at sitting height, to provide seating opportunities for passers-by.
- C10 It is not appropriate to use stone for the main wall claddings of any new buildings. Coloured, rendered, or bagged masonry or painted timber are appropriate wall materials.
- C11 An Interpretation Plan for conveying the history of the site by means such as signage or artworks in the pavements is to be incorporated in the development.
- C12 The history and heritage of the site shall be interpreted to the Jane Street frontage by a plaque or work either wall mounted or inset into the pavement to explain the values of the context of the Church buildings.
- C13 The exterior form as seen from the surrounding streets and the longer views from the Harbour are to be conserved and/or restored.
- C14 There may be scope (subject to the density limits) for either a low scaled preferably detached pavilion style building to the south eastern corner, and/or for extending the northern wing to the east.
- C15 The exterior fenestration pattern, joinery and details shall be conserved / restored as far as possible. However recessed balconies may be accepted to the southern and/or eastern faces behind existing openings.
- C16 If outdoor space is required in association with residential use, any new balconies to the eastern face may be external to the existing building and shall be light weight and transparent elements which must not obscure the existing building form as seen in the long views.
- C17 The principal internal spaces shall be conserved and any partitioning or mezzanine floors added in light weight and reversible materials and methods of construction.

## SITE SPECIFIC CONTROLS

- C18 Off street parking should be minimised in order to minimise the impacts of excavation and access requirements on the curtilage of the Convent and the amenity of the area.
- C19 The existing hardstand parking off Jane Street shall be replaced with landscaping.
- C20 Car entries should be single width, and hard paving should be replaced with landscaping wherever possible.

## SECTION 4 – OLD BALMAIN POWER STATION

### Map Reference

Refer to Area 1 on the map in Figure G1 – Site Specific Areas.

### Background

This element provides guidance and controls for housing and commercial development and principles for the development of open space on the Old Balmain Power Station site. This element establishes the detailed site planning and design, open space and traffic/parking provisions. Part G4.1 applies to all development on the land bound by Victoria Road, Terry Street, Margaret Street, Elliott's Cove Site and Iron Cove.

A major foreshore park and the foreshore promenade are the key open space features on the site. The open space includes the rock features of the cliff around the site of the old power station and the fig tree at the top of the south-east corner of the cliff. The open space network is linked to the Elliott's Cove (35 Terry Street) site at the foreshore and the mid-site levels, with connections to Victoria Road at the intersection with Terry Street and at Iron Cove Bridge.

The cycle and pedestrian network utilises the open space links on the site to connect through the Elliott's Cove site to Terry Street (at the High School boundary) and also along the foreshore. Pedestrian access to the foreshore is provided directly on the site as well as from below the Iron Cove Bridge and from Victoria Road.

The housing, mostly in the form of residential flat buildings and townhouse development, encloses three sides of the open space, and from there it steps up the hill to Terry Street.

The site is also home to a number of common Bent-Wing Bats and any impact on this threatened species will need to be assessed.

### G4.1 PLANNING AND URBAN DESIGN

#### Objectives

- O1 To utilise the topography to ensure that buildings maximise the northerly aspect and facilitate views from the site.
- O2 To provide a variety of housing types and sizes on the site, including affordable housing.
- O3 To develop an enclosing built edge to the open space that provides a sense of public space.

#### Controls

- C1 Building shall front and closely align with the street and open space systems. Buildings shall complement the context, and reflect the variety and complexity of the area in terms of building and roof form, materials and architectural detail.
- C2 Buildings to be setback a minimum of 4m from open space (except for 3m to side boundaries) excluding balconies, which shall be setback a minimum of 2.5m (excluding corners).
- C3 Commercial and community activities to serve the development and locality are appropriately located along Terry Street, in the heritage buildings and near the waterfront and accessible from Margaret Street.

## SITE SPECIFIC CONTROLS

- C4 Commercial uses ancillary to open space and the Harbour as well as recreation services are also encouraged.
- C5 An acoustic report is to accompany any development application for development of the section of the site fronting Victoria Road.
- C6 Structures fronting Victoria Road should not be higher than four (4) storeys above the road centre line at any adjacent point and should be designed in a manner, which will enhance the streetscape appearance of the development.
- C7 Buildings located on the point shall not have a height in excess of four (4) storeys above existing levels at any point.

### **G4.2 OPEN SPACE**

#### **Objectives**

- O1 To provide for a variety of spaces on the site catering for a mix of recreation activities, including children's play, informal games and sitting areas related to views.
- O2 To provide a pedestrian access system through the site to facilitate access to the waterfront.
- O3 To facilitate pedestrian and cyclist links through the site and along the foreshore.

#### **Controls**

- C1 Maintain pedestrian access, bicycle access and landscape corridors that are provided adjacent to the foreshore, below the Iron Cove Bridge rising through the middle level of the site to the end of Margaret Street, joining the mid site corridor through to Terry Street at the Balmain High School boundary and down the centre of the site from Terry Street to the foreshore.
- C2 Maintain a large multi-purpose open space on the former Powerhouse building platform as a focal point, with easy access from Margaret Street and Victoria Road and broad views out.

### **G4.3 COMMUNITY SERVICES**

#### **Objectives**

- O1 Explain on site, the history of the site.
- O2 Ensure that the development of buildings, public facilities and open space provides equitable access.

#### **Controls**

- C1 Maintain a centrally located interpretation facility, preferably over-viewing the site, explaining the history of the site.
- C2 Ensure that any development complies with the relevant requirements for Disabled Access.

#### **G4.4 TRANSPORT, TRAFFIC AND PARKING**

##### **Objectives**

- O1 Provide adequate access and parking on and off Victoria Road and through a public street system on this site to service all needs, including open space.
- O2 Provide for future servicing of the site by public transport including bus and ferry.

##### **Controls**

- C1 Maintain street access via Margaret Street to Terry Street.
- C2 Maintain visitor parking as easily accessed kerbside parking.
- C3 Provide secure cycle parking to serve the needs of residents, visitors and users of the commercial centres, open space and public wharf.
- C4 Provide safe access for pedestrians to and from the site.

#### **G4.5 LANDSCAPING**

##### **Objectives**

- O1 To encourage landscaping on the site representative of the species indigenous to the area, with more formal plantings to the foreshore promenade and street system.
- O2 To maintain a feature of the rock cliff exposed by removal of the power station.
- O3 To utilise the foreshore open space as a multi-purpose park.

##### **Controls**

- C1 Plantings to provide screening between buildings/dwellings and between buildings / dwellings and open space.
- C2 Plantings to provide a carefully designed layout of faster and slower growing species to provide and then maintain optimum effect.
- C3 Landscaping shall be a mix of formal plantings to the foreshore promenade and street system, with contrasting informal plantings of native species, and permaculture gardens in the open space corridor.
- C4 Surface rock and rock cuttings are to remain exposed wherever possible.
- C5 Retain and re-establish the habitat and flora of the site as appropriate.
- C6 Retain the fig trees as a feature above the cliff and on the boundaries.

## SECTION 5 – WHARF ROAD, BIRCHGROVE

### Map Reference

Refer to Area 4 on the map in Figure G1 – Site Specific Areas.

### Background

Wharf Road is located within the Balmain Heritage Conservation Area under *Inner West LEP 2022* and is of high value as one of the few surviving, mostly intact Victorian and Federation period waterfront streets in Sydney. Many of the older houses were constructed to address the water with little or no attempt to address the street frontage. This has led to many of the significant characteristics of the area being viewed primarily from the water, such as the sandstone seawall, various docks, slips and steps to the water's edge.

The character of the street has been dictated largely by the topography, with rock face on the southern side and two/three storey houses above. On the northern side, the houses present as single or double storey with multiple storeys stepping down toward the water. In many places the only available views are between or over houses fronting the water. The built form of this street is enhanced by many established gardens and landscaping.

The objectives and controls aim to conserve the established character of the street and to allow development to take place that is compatible with existing structures and established landscaping and natural topography.

### Historical context

#### *The Site Context Plan*

Wharf Road developed incrementally from the mid-19th century into the early 20th century as a highly desirable street of mostly detached individual houses. The primary aspect of the houses is to the water. The houses were well setback from the water with terraced gardens taking advantage of the north aspect, views, and water access. Waterfront industry arrived in the 20th century. The remaining facilities contribute to its flavour.

The area developed from the mid-19th century, with stone and timber houses constructed with their orientation to the water, the street being subservient for primarily service access. The houses were well built and detailed, but relatively modest by later standards. These structures now have a significant and important place, particularly on the water frontage. Many of the structures remain significant and contributory even when incorporated within later structures.

Development from the late-19th century saw some of the early houses incorporated into larger structures and a series of new villas of various styles being constructed. They were generally built further up the site, of two or three storeys and had a street frontage and a water frontage. They were situated on larger lots, most of which have been subdivided for additional residential dwellings. A range of other houses were built of various styles including the Victorian terrace at No 3, the eclectic Maybanke and Normanton, the Italianate mansion at No 39, the arts and crafts style of No 43 and the Californian bungalow at No 31.

The first part of this century saw a number of developments, changes and additions to the street, including the activities of the Stannards site on Wharf Road, the additions of many boatsheds, most since removed and the addition of several major houses including No 31. Not much new development took place between the 1920s, when a number of properties were substantially upgraded, and the

1970s, when the area again became a desirable address and the pressure for development, in particular subdivision, intensified.

From this time a number of properties have been subdivided, including Nos. 7, 9, 13, 15 and 29. This allowed a range of buildings to be added to the street which have fragmented the pattern of development. It is largely these new buildings and structures that have affected the consistency of building setbacks and reduced them, covering larger parts of sites. The sense of a building sitting in the surrounding landscape has consequently been eroded for some of the sites. Some of the newer buildings are mostly neutral or benign in form and not sympathetic to earlier architectural design.

### **Existing Character Statement**

#### ***Attributes of streetscape***

The streetscape of Wharf Road is of high heritage value. The scale and pattern of development enhances the heritage and streetscape value of the individual properties.

#### ***Topography***

The topography of the waterfront changes from east to west in a significant way. The eastern end of the street has a large rock escarpment that once formed the natural harbour edge. It divides the built-up areas of the site from the waterfront and has meant that all of the houses are set back from the water with garden areas extending to the rock face and stairs leading to the reclaimed waterfront areas which are flat, close to water level, and contain pools and waterside structures such as boatsheds. This has the effect of the houses being seen well back from the water, generally two or more storeys and when viewed from the water largely obscuring houses in the street behind.

While still evident at the western end of the street, the rock face has reduced substantially in height and has been incorporated as a number of smaller steps in garden areas. This has meant that the earlier houses such as Nos. 33, 35 and 37, as well as the later No. 31, are set down closer to the water with a much closer relationship of house to water's edge. The overall effect of this change in topography is a 'softer' and more integrated relationship between houses and water.

Streetscape features result in a range of car parking issues. The increasing number of garages reduces available street parking and this limited availability and the narrowness of the street restricts footpath use. Both issues will result in adverse visual and view impacts. These impacts incrementally increase with additional development on the street.

#### ***Waterfront edge and structures***

A key component of the waterfront is the water's edge which is a defining element of the area when viewed from the water and provides a high level of consistency and continuity.

The predominant form is a stone sea wall with various indents and projections to suit former and present boatsheds and water activities. These include slipways, small harbours, steps or combinations of them. They are of high significance, particularly structures from early development periods and definitive character of the waterfront.

The waterside structures are another defining element with early photographs indicating that the waterfront was predominantly boatsheds and jetties.

The character of the waterside of a number of properties has been enhanced by garden structures such as conservatories, gazebos, ornaments and fountains.



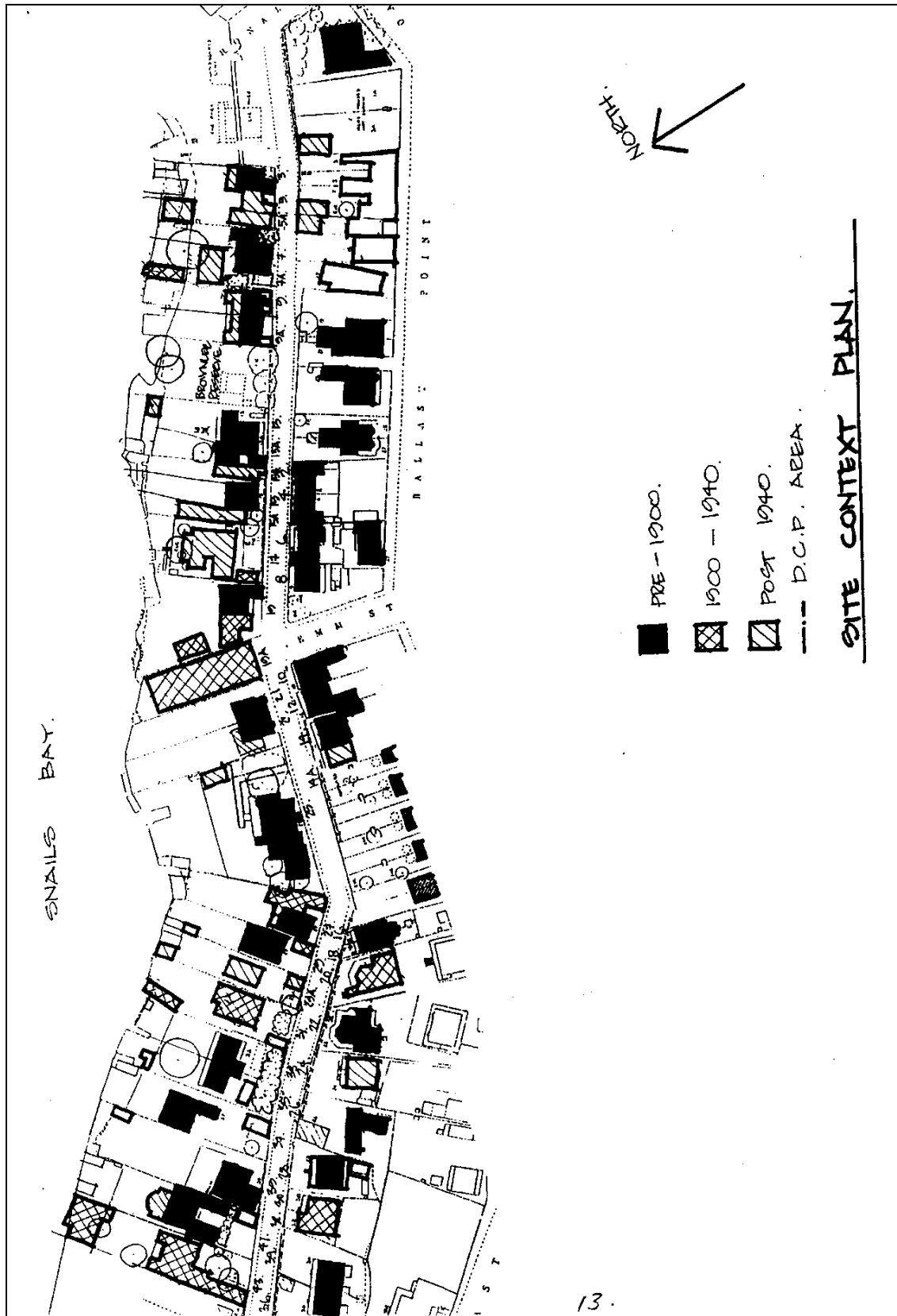


Figure G2: Site Context Plan

## G5.1 HERITAGE

### Objective

- O1 The buildings and structures which contribute to the heritage significance of Wharf Road should be conserved.

### Controls

- C1 The following properties are Heritage Items listed within *Inner West LEP 2022* and must be retained:
- a. Wharf Road, Birchgrove  
Nos. 6, 7, 7A, 8, 11, 13, 13A, 19, 19A, 20, 21, 22, 23, 25, 31, 33, 34, 35, 36, 39 and 43;  
and
  - b. Ballast Point Road, Birchgrove  
Nos. 25 and 27.
- C2 Any development application for demolition must be accompanied by an assessment of the impact of the demolition on all heritage, streetscape and waterscape elements and include the impact on surrounding properties and the continuity of the street.
- C3 Any development on land covered by this Development Control Plan requires the submission of a heritage management document.
- The document shall set out:
- a. the impact of the proposed works in regard to the heritage significance of the site, streetscape, waterfront and townscape values of the neighbourhood; and
  - b. address the objectives of Part G5.1 of this Development Control Plan.
- C4 In line with Clause 5.10(6) of the *Inner West LEP 2022*, Council may require the submission of a Conservation Management Plan for Heritage Items where, due to the extent of change proposed to the item and its level of significance (i.e. state significance), it is deemed necessary.
- C5 Sandstone kerbing is an important element in the streetscape and should be retained when future development is proposed and works undertaken.
- C6 In addition to the Heritage Items mentioned above, the following buildings, structures and fences should be conserved as contributory elements of the streetscape and waterscape on Wharf Road:

Wharf Road No.	<u>Contributory</u> elements to be retained
2 & 4	Victorian semis
3	House
5A	Waterfront elements and boatsheds
9	Remains of stone house, recessed front facade, street fence
9A	Remains of stone house, street fence

## SITE SPECIFIC CONTROLS

10 & 14	Matching Victorian gable fronted cottages
15	House
16 & 18	Weatherboard semis
17	Garage and street fence
26	Sandstone villa
27	Stone section of house and garden structures
29	Main timber house under gable roof
30/32	Modified Federation semis (scope to restore)
37	House
41	House

C7 The following boatsheds and summerhouses have contributory value and should be retained:

Wharf Road No.	Contributory elements to be retained
31	Boatshed
43	Summerhouse/boatshed

Structures at Nos.13, 27, 29A and 35 should be retained and future changes encouraged to enhance significance by allowing rebuilding and upgrading.

C8 The following items are noted for removal consideration or modification to a form compatible with the objectives and controls contained within this part of the Development Control Plan.

Wharf Road No.	Structures to be considered for removal at the time of any future alterations to the properties
5	Garage
13A	Boatshed
23	Additions for flat conversion
25	Chain link fence
27	Solid fence
29	Solid fence
29A	Solid wall (part)
35	Part solid fence
37	Solid fence
39	Later additions including infilling of verandahs.
41	Garage and concrete parking area
43	Solid fence

## **G5.2 LANDSCAPING**

### **Objective**

- O1 The topographic and landscape features of Wharf Road, including the escarpment, exposed rock, significant trees and the use of sandstone, should be retained and enhanced when development occurs.

### **Controls**

- C1 Landscaping works to a Heritage Item are to be addressed within either a Conservation Management Plan or a Statement of Heritage Impact (SOHI) (refer to Part C1.4 – Heritage Conservation Areas and Heritage Items). In addition, refer to Part C1.14 – Tree Management for relevant controls.
- C2 Established landscapes which contribute to the character of the street are to be conserved.
- C3 Contributory trees which are to be retained are:
- a. foreshore of 7A – Moreton Bay Fig;
  - b. No. 7 and No.7A – Palms;
  - c. No.15A – Magnolia;
  - d. No.17 – Fig and Eucalypt on waterfront side;
  - e. No.25 - Eucalyptus to west;
  - f. No.35 - Waterside Fig;
  - g. No.37 – Palms; and
  - h. No. 41 and No.43 – Trees in waterside gardens.
- C4 The shape and overall form of the escarpment is to be retained both to the water and street.
- C5 The escarpment is not to be further excavated or filled against.
- C6 All natural rock edges are to be retained in their intact form.
- C7 All significant cut rock faces are to be retained.

### **G5.3 BUILT FORM AND URBAN DESIGN**

#### **Objective**

- O1 The built form of Wharf Road, as a series of detached individual buildings, their scale, architecture style and siting in relation to the escarpment, should be retained and complemented when development occurs.

#### **Controls**

- C1 The Building Line (Refer to Figure G3 – Building Line Map) is advisory in seeking to protect both the public amenity, the view from the water of significant house fronts and provide amenity in mutual access to views, sun, light and privacy from houses on the waterfront side of Wharf Road.

The building line follows the waterside building frontages of key properties (stepping to allow inclusion of existing buildings constructed beyond the line). Development is required to be setback from the foreshore in locations to 'fit in' between and adjacent to existing buildings.

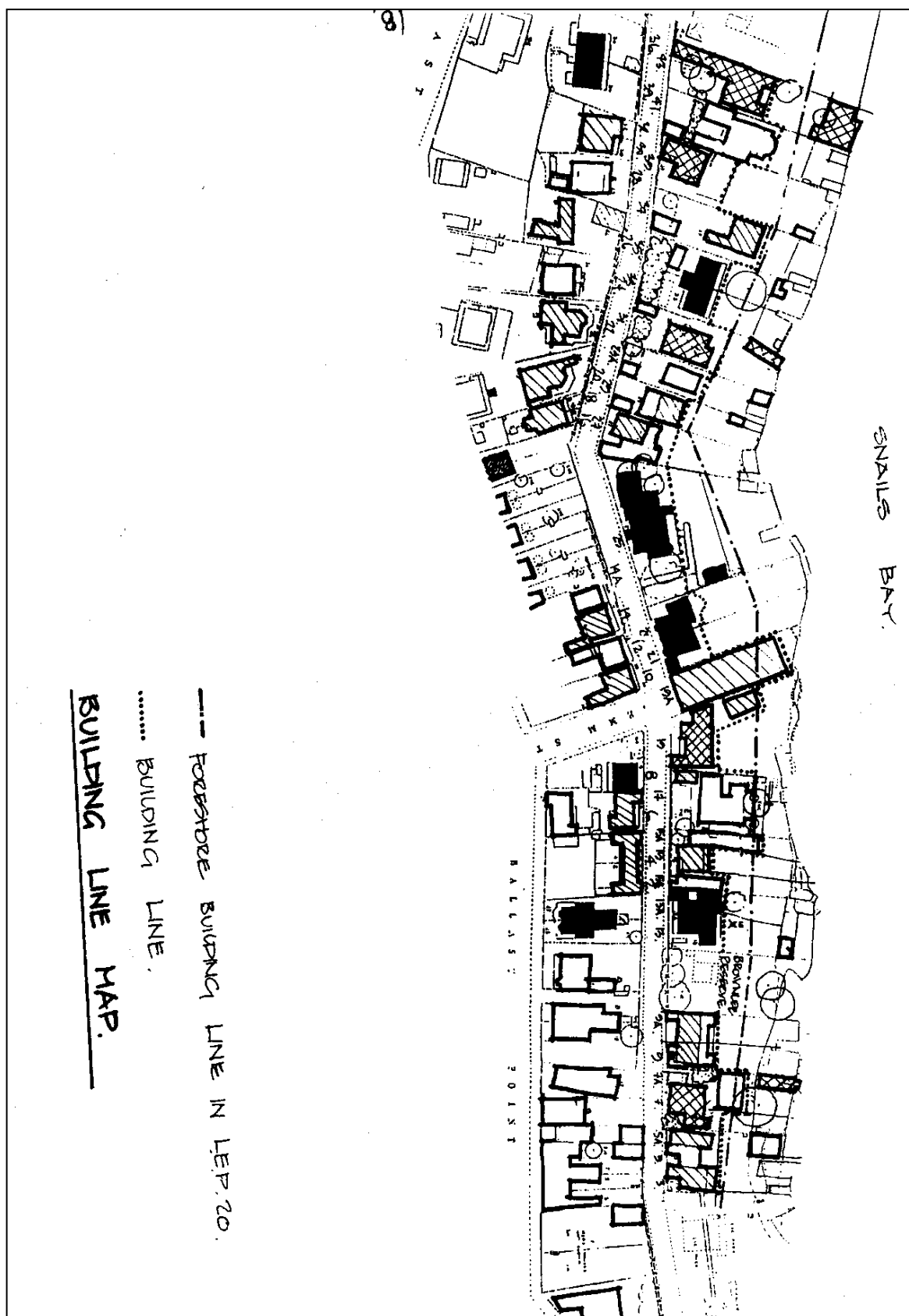


Figure G3: Building Line Map

Note: Figure G3 is an original map and references the Foreshore Building Line from LEP 20.

## **G5.4 ADDITIONS**

### **Objective**

- O1 The built form of Wharf Road, as a series of detached individual buildings, their scale, architectural style and siting in relation to the escarpment, should be retained and complemented when development occurs.

### **Control**

- C1 The form of proposed additions is to relate to the existing building as follows:
- a. the use of pitched roofs is preferred over flat roofs, except in circumstances where flat roofs are to be utilised to minimise the visibility of additions from the public domain;
  - b. the use of wings to buildings of smaller scale than the original building;
  - c. to minimise the scale of additions when viewed from both the water and the street by the use of articulated forms, changes in levels and other devices seen in the existing buildings in the street;
  - d. roof dormers should only be used on buildings where determined to be appropriate (i.e. appropriate to historic character of building. Refer also to Part C3.4 – Dormer Windows of this Development Control Plan); and
  - e. existing materials, such as slate and iron, should be conserved and not replaced with modern, alternate materials. If replacement is necessary it should be undertaken using a similar material.

## **G5.5 BOATSHEDS/WATERSIDE STRUCTURES**

### **Controls**

- C1 Boatsheds/summerhouses are permissible on the waterfront as follows:
- a. preferably located where early structures were built and should be of similar scale and form;
  - b. should not dominate the view from the water or compromise the open landscaped edge to Snails Bay; and
  - c. development applications lodged including waterside structures will be assessed on their compatibility with the residential use of the waterfront.
- C2 New or replacement boatsheds and waterside structures are to:
- a. have a maximum plan area of 18 sqm;
  - b. be single storey (potentially incorporating attic space);
  - c. have a maximum side wall height of 3m;
  - d. have pitched roofs;
  - e. not be greater in width than one-third of the frontage and not to exceed 4m in width; and
  - f. have a compatible style, proportion and built form with the main building on the site.

*Note: Reconstruction of historic boatsheds would be required to be supported by documentary evidence. Refer to Burra Charter.*

## **G5.6 GARDEN STRUCTURES LOCATED WITHIN PRIVATE OPEN SPACE**

### **Control**

- C1 Garden structures can be provided on the waterside of properties as follows:
- a. not exceed 18sqm plan area;
  - b. be single storey;
  - c. not contain bathrooms;
  - d. be of predominantly lightweight construction;
  - e. be roofed with open sides;
  - f. not have a side height exceeding 2.7m above existing ground levels; and
  - g. not have a width greater than one third of the water frontage.

## **G5.7 SUBDIVISION**

### **Control**

- C1 Any further subdivision in Wharf Road must ensure:
- a. that the alignment of any new building must not encroach on the existing setbacks of existing buildings;
  - b. that the principal aspect from the street be a dwelling façade and not garaging;
  - c. that there will be a side setback on one side a minimum of 1.5m preferably related to an existing setback, to retain and enhance views to the water;
  - d. gardens on the waterfront are not further subdivided with the introduction of fences and variations in garden treatment to existing garden settings; and
  - e. that if a building is to be subdivided there must be consistency in the treatment of the subdivided sections of the property in such matters as facade treatments, colour, roof materials and overall built form. How this is to be achieved must be indicated with the subdivision application.

## **G5.8 FRONT FENCES/WALLS**

### **Control**

- C1 New or replacement fences should:
- a. conserve significant elements of existing fences and walls where possible;
  - b. reinstate original fences where possible, based on documentary evidence (refer to Burra Charter);



## SITE SPECIFIC CONTROLS

- c. provide replacement fences of open or semi-open structures where fences are currently solid. A maximum of 50% solidity will apply;
- d. have a maximum height of 1.2m;
- e. fencing on the waterfront side should be open railed, of either metal palisade or timber construction;
- f. substantially retain existing stone retaining walls; and
- g. new materials are to be compatible with the predominant sandstone facing in texture and colour.

### **G5.9 VIEWS**

#### **Objectives**

- O1 Existing public and private views to and from the water shall be retained and enhanced when development occurs.
- O2 The public enjoyment of Wharf Road's built form and setting should be facilitated by maintaining, conserving and improving the aspect, both from the road and from the water.

#### **Controls**

- C1 Existing side setbacks shall be preserved and reinstated to retain view corridors through to and from the water.
- C2 Open railed fencing, gates and structures shall be erected to preserve, reinstate or create views.
- C3 Garaging or car ports which obstruct views will not be permitted.
- C4 Prevailing building heights and ridgelines shall be retained if substantial view lines are enjoyed.
- C5 Trees should not be removed to enhance or achieve views and any proposed extensions that exceed the current building envelope in height or from the line of view from properties behind require a full view assessment to establish that significant loss of views and vistas does not occur.

### **G5.10 ACCESS, TRAFFIC MANAGEMENT AND PARKING**

#### **Objective**

- O1 To minimise the impact of parking on streetscape and heritage values, view lines and landscaping.
- O2 To achieve a balance between the conservation of street parking and provision of off-street parking.

#### **Controls**

- C1 Parking and garaging provision must not detrimentally effect the presentation of houses and their landscape setting.

## SITE SPECIFIC CONTROLS

- C2 On-site parking is to be limited to a single vehicular crossing per site and that a single garage only be provided.
- C3 Multiple car spaces may be achieved by tandem spaces, spaces accessed off a single driveway or garage door, or a car lift enclosed within a garage.
- C4 The minimum frontage to provide on-site parking is 5m.
- C5 Parking is not to be provided in front of the main building facade where there is a building setback of less than 7.5m from the street.
- C6 Gates are to be provided for open car parking spaces consistent with adjacent fencing.
- C7 Garage openings should have a predominantly vertical rather than horizontal emphasis.
- C8 Garages or car spaces are not to exceed 2.7m in width at the boundary line.
- C9 Garages and carports should have a compatible style, proportion and form to the main building on the site.
- C10 Where houses front Ballast Point Road and back on to Wharf Road, the following additional controls will apply
  - a. new materials are to be compatible with the predominant sandstone facing in texture and colour;
  - b. a maximum of half the frontage is to be available for vehicular access and garaging; and
  - c. vehicular crossings are to be constructed in washed concrete to reduce brightness.
- C11 The demolition of or cutting into of rock faces will not be permitted to facilitate additional off street parking.

## **SECTION 6 – ANKA SITE – NO. 118-124 TERRY STREET ROZELLE**

### **Map Reference**

Refer to Area 5 on the map in Figure G1 – Site Specific Areas.

### **G6.1 LAND TO WHICH THIS SECTION APPLIES**

The site is known as 118-124 Terry Street Rozelle being Lot 3 Sec D DP 119 , Lot 2 DP 234045 and Lot 1 DP 540118 (herein referred to as the 'site').

The site has an area of 14,180sqm and is within a block bound by Victoria Road, Terry Street and Wellington Street Rozelle.

### **G6.2 FUTURE VARIATIONS**

Council may grant consent to a proposal that does not comply with all the relevant site specific controls providing the principles of the controls are achieved. Each application will be considered on its merits. Consent may be refused despite compliance with set standards. Justification for variations to the Development Control Plan must be made in writing, accompanied by documentation as stipulated by Council and must clearly demonstrate the grounds for varying the requirements of the Development Control Plan (i.e. how the proposed development meets the relevant principles of the Development Control Plan) and achieves a good outcome.

### **Background**

The purpose of these site specific controls is to set out the desired future character, local area character, principles and development controls for this site within Rozelle. Council will assess future development applications against these principles and controls. High quality urban design outcomes for the development site within the context of environmental, social and economic sustainability are promoted.

Council commissioned Allen Jack & Cottier to undertake an Urban Study of the Rozelle Industrial Area which includes this site. The results of this study and the community consultation on the study were reported to Council on 24<sup>th</sup> November 2009.

Subsequently, the owner of the site lodged a Planning Proposal for the site.

### **G6.3 OBJECTIVES**

To provide objectives and controls to govern the redevelopment of the site so as to ensure that the development is compatible with the area, and meets the desired future character and needs of the community. In particular these objectives and controls aim to achieve:

- O1 design of the development:
  - a. is of high architectural and urban design merit;
  - b. is respectful of the scale of the adjoining and nearby existing industrial and residential development with articulated height and massing providing a high quality transition to the existing streetscape; and
  - c. does not exceed six storeys from street level.

## SITE SPECIFIC CONTROLS

- O2 The external impacts of the development are well mannered and minimise overshadowing of Crystal Street properties.
- O3 The development minimises the use of private motor vehicles and the traffic generated by the development does not have an unacceptable impact on traffic on Terry Street, Wellington Street, Merton Street, Nelson Street and Victoria Road, Rozelle.
- O4 The non-residential uses serve the needs of people who live and work in the surrounding neighbourhood and do not adversely impact on the high street.
- O5 The development provides and facilitates pedestrian and cycle access through the site to Merton Street and Margaret Street.
- O6 The development incorporates leading environmental sustainable design principles.
- O7 The development includes the necessary design and acoustic measures to ensure the existing industrial uses do not adversely impact on the amenity of future residents.
- O8 The retail and commercial uses do not adversely impact on the high street but rather complement and meet the needs of the community.
- O9 The industrial uses of Crystal Street are enhanced by new industrial uses.
- O10 The new development is well shielded from the nearby non-residential uses to ensure the viability of those uses into the future.

### **Desired Future Character Statement**

The site currently lies within the Rozelle Commercial Distinctive Neighbourhood (section C2.2.5.5 of this Plan) and next to the Iron Cove Distinctive Neighbourhood (section C2.2.5.4 of this Plan).

The rezoning of the site to Residential will result in a new character that will need to be compatible with these adjoining neighbourhoods. The new character of the site shall:

- C1 respond to the topography of the site, the character of existing streets, adjacent residential and industrial uses; maintain the character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials;
- C2 improve the streetscape amenity by improved design and layout of buildings as well as increased attention to site usage, signage and ancillary uses;
- C3 promote a mix and variety of uses and building styles that enhance and contribute to the character and identity of the neighbourhood, whilst protecting local townscape;
- C4 improve pedestrian and cycle accessibility, safety and facilities to take full advantage of low cost/public transport services in the area;
- C5 protect and enhance the residential amenity of dwellings in and adjoining the neighbourhood;
- C6 encourage appropriate lighting and signage consistent with the character of the area; and
- C7 encourage sympathetic colour schemes, corporate identity and signage for commercial buildings that define the character of the area, yet retain the individual identity of each property.

These Desired Future Character requirements will create a new Local Area Character for the site.

## **G6.4 PUBLIC DOMAIN**

### **Objectives**

#### ***Integration with existing road network***

- O1 To ensure that the public domain components of the development contribute to an activated, human scale street environment.
- O2 To ensure that intersection design, streetscape elements and landscaping support the pedestrian, cyclist and vehicular movement system in and adjacent to the development.
- O3 To provide for the construction and integration of a new public road, incorporating a four way intersection with Terry Street and Margaret Street and which establishes the potential for a physical link to Merton Street.
- O4 To ensure that where modifications to road layout and alignment are implemented that all areas of land within the road reserve are dedicated to Council.
- O5 To ensure that Terry Street, the new road and intersection can accommodate a safe environment for all road users, including pedestrian, bicycle and vehicular traffic on both sides of the road.
- O6 To make provision for a 'shared' or 'slow' zone to be designed and constructed in the new street.

### **Controls**

#### ***New road***

- C1 The design, layout and alignment of the new road is generally to be in accordance with Figure G5: Intersection Terry Street & Margaret Street and Figure G6: Public Domain, subject to detailed design development in consultation with Council.
- C2 The final design of the new road is to be considered at the development application stage.
- C3 The design of the new road must comply with the requirements of Austroads, all relevant Australian Standards and Council's Roadworks Specifications.
- C4 The new road is to incorporate the following elements as a minimum requirement:
  - a. total width of road reserve = 16.0m; and
  - b. generally consisting of:
    - 900mm out from property boundary, both sides, to be set aside for services, street lights, etc;
    - 1800mm footpath, both sides;
    - 2300mm from face of kerb for parallel parking, both sides;
    - 3000mm lane width x 2;

except where varied in accordance with Council approved plans, sections and specifications for the provision of a 'shared' or 'slow' zone.
- C5 The new road is to be constructed in accordance with Council requirements:

## SITE SPECIFIC CONTROLS

- a. all land within the new road reserve is to be dedicated to Council in accordance with the requirements of any applicable Development Consent granted;
- b. approval must be granted by Council's Manager – Assets for any turning area to be provided at the Merton Street end of the new street;
- c. the design of the setback to the new street frontage must be in accordance with Council approved sections and plans.

### ***Intersection of Terry Street, Margaret Street and the new road***

- d. the design and construction of the new intersection and road is generally to be in accordance with Figure G5: Intersection Terry Street & Margaret Street and Figure G6: Public Domain, subject to detailed design development in consultation with Council;
- e. Council approval of design details, including dimensions, alignment, landscaping, materials, threshold treatments and parking will be required prior to construction of the intersection;
- f. all land within the modified road reserve is to be dedicated to Council;

### ***Terry Street***

- g. land required to accommodate minor modifications to Terry Street near the intersection of Wulumay Close, as identified in Figure 7: Terry Street Road Alignment, is to be dedicated to Council; and
- h. the design of the 3m setback to Terry Street building frontage must be in accordance with Council approved sections and plans.

## **G6.5 THROUGH SITE LINKS**

### **Objectives**

- O1 To facilitate pedestrian access through the site to link the new road and Crystal Street.

### **Controls**

- C1 A pedestrian path providing unobstructed public access is to be provided between the new street and Crystal Street as shown on Figure G8: Neighbourhood Centre Integration, Active Frontages and Vehicle Access.

## **G6.6 ACTIVE FRONTAGES PROVISIONS**

### **Objectives**

- O1 To ensure that uses and frontages of buildings adjacent to the intersection of the new street and Terry Street contribute to the activation of the public domain and facilitate and support a vibrant neighbourhood centre, which serves the local community.
- O2 To ensure that the non-residential character of Crystal Street is maintained.
- O3 To ensure that design of residential frontages maximises surveillance of the public domain and reinforces the activation of the street environment.
- O4 To ensure that façade articulation and elements within the building setback areas facilitate an active street environment.

## Controls

### ***Neighbourhood Centre***

- C1 The ground floor of buildings in locations as indicated in Figure G8: Neighbourhood Centre Integration, Active Frontages and Vehicle Access are to accommodate active uses including shops, cafes and restaurants and appropriate commercial uses and access to buildings.
- C2 Informal/outdoor eating areas associated with food and drink premises may be provided within the public domain and will be subject to the controls contained within *Development Control Plan No. 48 Approvals Policy Managing Activities on Footpaths and Verges*.

### ***Live/Work development***

- C3 Active light industrial/commercial floor space is to be located fronting Crystal Street at ground floor level (refer to Figure G8: Neighbourhood Centre Integration, Active Frontages and Vehicle Access).
- C4 Live/work units are to be designed to provide active light industrial/commercial floor space at ground level with the residential component located above and must be accessible via an internal stairway.
- C5 Any dwelling in the live/work development must be on the same title as the corresponding ground floor active employment use and must not be an individual lot in a strata plan or community title scheme.

### ***Residential – General***

- C6 Direct pedestrian access from the street to ground floor apartments should be provided where possible.
- C7 The design of the building setback area to the new street building frontage must be in accordance with Council approved sections and plans.
- C8 Building frontages are, wherever possible, to incorporate balconies, direct street access, windows, terraces and other built form elements to maximise opportunities for visual surveillance of the street environment and physical access from the buildings to the street environment directly adjacent.

### ***Residential – Terry Street south of the new road***

- C9 Direct pedestrian access from the street to ground floor apartments should be provided where possible.
- C10 Landscaped terraces should be incorporated into the building setback area along Terry Street, where appropriate, to provide a link between the building frontage and the street where there is a change in level.
- C11 Low walls which establish informal seating along the street frontage are to be incorporated in various locations.

## **G6.7 VIEWS**

### **Objectives**

- O1 To protect views from the public domain, across and over the site consistent with the planning controls in this Development Control Plan.

## Controls

- C1 A view analysis is to accompany any development application and is to identify any private views currently obtained from neighbouring residential properties.
- C2 In the event that such views are compromised by the proposal, the development application is to be accompanied by an analysis and justification having regard to *Tenacity Consulting v Warringah Council* [\[2004\] NSWLEC 140](#).

## G6.8 AWNINGS

### Objectives

- O1 To ensure that awnings or weather protection structures serve to enhance public use and amenity of non-residential ground floor buildings and the streetscape.

### Controls

- C1 Buildings with non-residential ground floor uses along Terry Street and the new street are to incorporate an awning or weather protection structure at first floor level.
- C2 The setback from the kerb of any awning or weather protection structure is to be a minimum of 300mm and may be up to 600mm.
- C3 Awnings and weather protection structures are to be complementary to the building and streetscape in terms of materials, detailing and form.
- C4 Awnings and weather protection structures will not be permitted at the entry to the buildings where the ground floor use is residential if they encroach upon the public domain.

## G6.9 STREET TREES

### Objectives

- O1 To ensure that street tree planting is consistent with Council's Street Tree policy.

### Controls

- C1 Street tree planting along Terry Street is to be *Lophostemon confertus* (Brush Box) – 100 litre container stock.
- C2 All planting in the public domain, including the new street is to be in accordance with Council approved landscape plans and specifications.

## G6.10 BUILDING HEIGHT

### Objectives

- O1 To ensure that height of the buildings in the development responds to the scale, character and form of existing streetscapes.
- O2 To ensure that new buildings are modulated in height so that there is no additional overshadowing on adjacent properties beyond that shown in Figure G10/G11: Indicative Shadows as at 21<sup>st</sup> June.



### Controls

- C1 Except as defined for the purposes of calculating Floor Space Ratio ground level is defined by *Inner West LEP 2022*.
- C2 The maximum height of buildings and number of storeys is to be determined from ground level and is to be in accordance with clause 6.15 of *Inner West LEP 2022*.
- C3 The number of storeys permissible is not to exceed six storeys in the centre of the site and three (3) storeys around the perimeter of the site, in accordance with Figure G9: Heights and must not result in additional overshadowing of adjacent properties, Crystal Street properties and Wellington Street properties beyond that shown in *Figure G10/G11: Indicative Shadows as at 21<sup>st</sup> June*.
- C4 Structures including roof elements, lift overruns and landscape elements may be provided on podium areas or rooftops above the specified number of storeys, subject to consideration of potential impacts on the streetscape, the amenity of the adjoining properties and the overall character of the area.

## G6.11 BUILDING BULK

### Objectives

- O1 To provide buildings which have a bulk and scale which reflect their context and include setbacks and modulation to reduce visual bulk.

### Controls

- C1 A 1.5:1 Floor Space Ratio limit applies to the subject land in accordance with *Inner West LEP 2022*.
- C2 Floor space ratio is to be calculated in accordance with the provisions and definitions as contained in *Inner West LEP 2022*.
- C3 Modulation of building bulk is to be in accordance with other provisions, including height, setback and active frontage controls as contained in this Development Control Plan.

## G6.12 SETBACKS AND ARTICULATION

### Objectives

- O1 To ensure that buildings are modulated and articulated to respond to streetscape, visual bulk and amenity issues.
- O2 To ensure that the fourth storey of Building C fronting Terry Street south of the new road is to be setback so that it is not visible from the east side of Terry Street.
- O3 To minimise impacts on the solar access of the rear of properties in Wellington Street.

### Controls

- C1 Setbacks are to be provided in accordance with the details in Figure G12-G19: Setbacks.
- C2 The four storey component of Building C is to be setback 8m from the property boundary along the Terry Street frontage, south of the new road.

## SITE SPECIFIC CONTROLS

- C3 In instances where there is a conflict between setbacks and the approved shadow line as indicated in Figure G12-G19: Setbacks the approved shadow line will apply.
- C4 Additional articulation of building forms and elements may be permitted to encroach within the nominated building setback subject to Council consideration of detailed elevations and sections.
- C5 The fourth floor of Building B is to be reduced in size at the north-east corner and setback an additional 3.15m from the Wellington Street properties rear boundary increasing the Figure G12-G19: Setback at this location to 9.15m and reducing the upper two floors of Building B setback at the same location from 21.7m to 16m in accordance with Figure G23: Building B Eastern Gable setbacks and modulation.

### **G6.13 BUILDING SEPARATION**

#### **Objectives**

- O1 To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.

#### **Controls**

- C1 Separation between buildings should be provided as required by the *Residential Flat Design Code* (RFDC) which forms part of *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65)*.

### **G6.14 BUILDING MATERIALS AND FINISHES**

#### **Objectives**

- O1 To ensure that buildings have a high quality appearance and have regard to the character of the surrounding area.

#### **Controls**

- C1 Building and landscape materials are to be fit for purpose and reflect the Desired Future Character Statement, be appropriate for climatic conditions and be of high specification to ensure long term quality and sustainability of the development.
- C2 Materials to be used may include:
  - a. heavy materials for the base structure: concrete, masonry, render;
  - b. lightweight materials for the top of the building to allow flexibility in roof form: steel, aluminium and other metallic materials; and
  - c. screening elements: to provide enhanced privacy to the occupants of the development as well as to adjoining residential properties.

### **G6.15 DESIGN OF BUILDING ELEMENTS**

#### **Objectives**

- O1 To ensure that fronts, backs and tops of buildings have a high quality appearance and have regard to the character of the surrounding area.

### **Controls**

- C1 Buildings are to be designed in accordance with the Desired Future Character Statement.
- C2 The design of building elements should provide an appropriate interface between the older, more traditional areas on the slopes leading up to the Darling Street shopping strip and the contemporary residential developments leading down to the shores of Iron Cove to the north and west.
- C3 The design of the buildings should be of contemporary design, be fit for purpose for those visiting, working, or residing within the development and nearby.
- C4 Buildings and landscape elements, including balconies, entries, rooflines and screening are to contribute to the character of the streetscape, enhance opportunities for visual supervision of the public domain, reduce overlooking, enhance residential amenity and make a positive contribution to place identity.

## **G6.16 DISABILITY ACCESS**

### **Objectives**

- O1 To ensure that access to the development and its surrounds is maximised for people of all abilities and needs.

### **Controls**

- C1 The provisions of Part C1.10 Equity of Access and Mobility within this Development Control Plan apply.

## **G6.17 SIGNAGE**

### **Objectives**

- O1 To allow the neighbourhood centre and light industrial space to provide appropriate signage whilst ensuring that such signage does not result in visual clutter and is compatible with its context.

### **Controls**

- C1 All signage is to be located on those parts of the building used for non-residential purposes.
- C2 Signage must be for non-residential purposes and be in accordance with controls contained in Part C1.15 Signs and Outdoor Advertising of this Plan.

## **G6.18 SOLAR ACCESS**

### **Objectives**

- O1 To optimise solar access to habitable rooms and private open space of new housing to improve amenity and energy efficiency.

### **Controls**

- C1 All development is to be constructed in accordance with *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65)*.

## **G6.19 CROSS VENTILATION**

### **Objectives**

- O1 To ensure that dwellings have good access to fresh air and that energy efficiency is maximised.

### **Controls**

- C1 All development is to comply with the provisions contained in C3.7 Environmental Performance of this Plan.
- C2 60% of residential units should be naturally cross ventilated in accordance with the *Residential Flat Design Code (RFDC)* which forms part of *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65)*.

## **G6.20 OPEN SPACE**

### **Objectives**

- O1 To ensure that areas of open space are allocated for the communal use of residents of the site for relaxation and recreation.

### **Controls**

- C1 Open space is to be provided in accordance with Figure G20: Open Space.
- C2 A minimum of 2000sqm of communal open space should be provided in accordance with Figure G20: Open space or as approved by Council.
- C3 A minimum of 2,690sqm of open space is to be provided between the northern building (Building A) which fronts Terry Street and the building which fronts the northern side of the new road (Building B), or as approved by Council.
- C4 Roof tops may be used as communal open space where there is minimal potential for visual and acoustic privacy impacts.
- C5 The area on the southern side of the new street that is not intended to accommodate built form should be utilised for communal open space that is publicly accessible, or for the purpose of a shared or slow zone.

## **G6.21 VISUAL PRIVACY**

### **Objectives**

- O1 To protect the visual privacy of adjoining dwellings by minimising direct overlooking of principle living areas and private open space.

### **Controls**

- C1 All development is to comply with the provisions contained in C3.11 Visual Privacy of this Plan.
- C2 All buildings are to be designed to have no living rooms or balconies where the primary orientation is to the boundary with Wellington Street dwellings.

## SITE SPECIFIC CONTROLS

- C3 Any habitable rooms with windows facing the Wellington Street boundary which are capable of overlooking should have either 'highlight' windows or have fixed louvres which restrict overlooking of the adjoining properties (see Figure G22: View Protection Wellington Street).
- C4 A 6m building setback plus associated deep soil planting is to be provided to the eastern boundary of Building B (as identified in Figure G22: View Protection Wellington Street) to allow for the provision of significant tree planting.

### **G6.22 DEEP SOIL LANDSCAPE AREA**

#### **Objectives**

- O1 To ensure that a suitable area of the site is used for open space including deep soil landscaping which will add to the amenity of the site and the public domain.

#### **Controls**

- C1 A minimum of 2,000sqm of deep soil landscaping (i.e. with no structure below) is to be provided in accordance with Figure G21: Deep Soil.
- C2 Private open space for each apartment is to be provided in accordance with Part C3.8 Private Open Space of this Plan.

### **G6.23 PARKING RATES**

#### **Objectives**

- O1 To provide an appropriate balance between encouraging use of public transport and increasing demand for on-street parking in the area.

#### **Controls**

- C1 Car parking is to be provided at the following rates to a maximum of 250 spaces:
- a. Non-residential uses;
    - 1 space/65sqm GFA;
  - b. Residential uses;
    - Studio/1 bedroom units - 1 space;
    - 2 bedroom units – 1 space;
    - 3+ bedroom units – 1.5 spaces;
    - Visitor spaces – 1 space/10 units.
- C2 All bicycle parking is to comply with the provisions contained in C1.11 Parking of this Plan.

### **G6.24 VEHICULAR ACCESS**

#### **Objectives**

- O1 To ensure that building vehicular access and egress points are best located to reduce potential for conflict, particularly in the areas where active non-residential frontages are proposed.

## SITE SPECIFIC CONTROLS

- O2 To ensure that non-residential areas have adequate loading/unloading facilities.

### Controls

- C1 Vehicular access is to be generally in accordance with the locations shown on Figure G8: Neighbourhood Centre, Integration, Active frontages and Vehicle Access.
- C2 All building vehicular access and egress points are subject to final Council approval.

## G6.25 CAR PARK ENTRY DESIGN

### Objectives

- O1 To minimise the impacts of vehicular entry on the streetscape where possible.

### Controls

- C1 Vehicular entries are to be designed to minimise the visibility of garage doors on the street. This should be achieved through providing parking below ground level and setting doors back from the street boundary and building edge.
- C2 Where service vehicles require access at or above ground level, other methods are to be employed to reduce the visual impact of parking access.

## G6.26 SUSTAINABILITY RATING

### Objectives

- O1 To ensure that a high level of sustainability is achieved by requiring a higher standard to be achieved than would typically apply to such development.

### Controls

- C1 The environmental performance and any development of the site must consider the following matters:
- 'energy': demand reduction, use efficiency, and generation;
  - 'water': reduction in potable water use, water reuse and use of other water sources;
  - 'management': sustainable development principles throughout the life of the project;
  - 'indoor air quality': enhanced building performance and wellbeing of occupants;
  - 'transport': reduction in demand for private car usage and encouraging alternative forms of transportation;
  - 'building materials': reduction in resource consumption through material selection, reuse and management practices;
  - 'land use and ecology': reduction in the impact on the ecosystem;
  - 'emissions': mitigating point source pollution from buildings & building services to the atmosphere, watercourse, and local ecosystems; and
  - 'innovation': pursuing innovation that fosters the industry's transition to a more sustainable building as specified by the Green Star Rating System.

## **G6.27 ACTIVE TRANSPORT**

### **Objectives**

- O1 To encourage use of active transport including public transport, cycling and walking.

### **Controls**

- C1 A Travel Access Guide will be required to be available to residents and non-residential tenants of the development and approved by Council prior to occupation.

## **G6.28 DRAINAGE AND WATER MANAGEMENT**

### **Objectives**

- O1 To integrate water sensitive urban design into the development to reduce peak stormwater flows downstream, minimise transport of pollutants into waterways and maximise water recycling.

### **Controls**

- C1 Stormwater Drainage System: must be designed to Council's satisfaction and when installed must cater for the full length of the new road. It must be also be connected to the Council drainage system in Terry Street and include any upgrade to that system that is necessary to ensure no adverse impact that might be caused by that connection.
- C2 Future development: the design of the drainage system will be required to accommodate extension of the drainage system from Wellington Street and uphill lands when the road is extended.
- C3 Any development of the site must also consider the following matters:
- a. 'water': reduction in potable water use, water reuse and use of other water sources;
  - b. 'land use and ecology': reduction in the impact on the ecosystem;
  - c. 'emissions': mitigating point source pollution from buildings & building services to the atmosphere, watercourse, and local ecosystems; and
  - d. 'innovation': pursuing innovation that fosters the industry's transition to a more sustainable building as specified by the Green Star Rating System.

## **G6.29 WASTE AND RECYCLABLE MATERIALS TEMPORARY STORAGE AND DISPOSAL FACILITIES**

### **Objectives**

- O1 To ensure that adequate on-site provision is made for the temporary storage and disposal of waste and recyclable materials.
- O2 To ensure that opportunities to maximise source separation and recovery of recyclables are integrated into the development.

## SITE SPECIFIC CONTROLS

- O3 To minimise risk to health and safety associated with handling and disposal of waste and recycled material and the potential for adverse environmental impacts associated with waste management.

### **Controls**

- C1 Facilities required for the management, temporary storage, loading and unloading of waste and recyclable materials are to be provided wholly within the development.
- C2 Waste management and storage areas are to be located, designed and constructed to ensure integration into the streetscape on Terry Street and the new street.
- C3 A completed Site Waste Minimisation and Management Plan (SWMMP) must accompany any development application.





Figure G4: Site Location Map

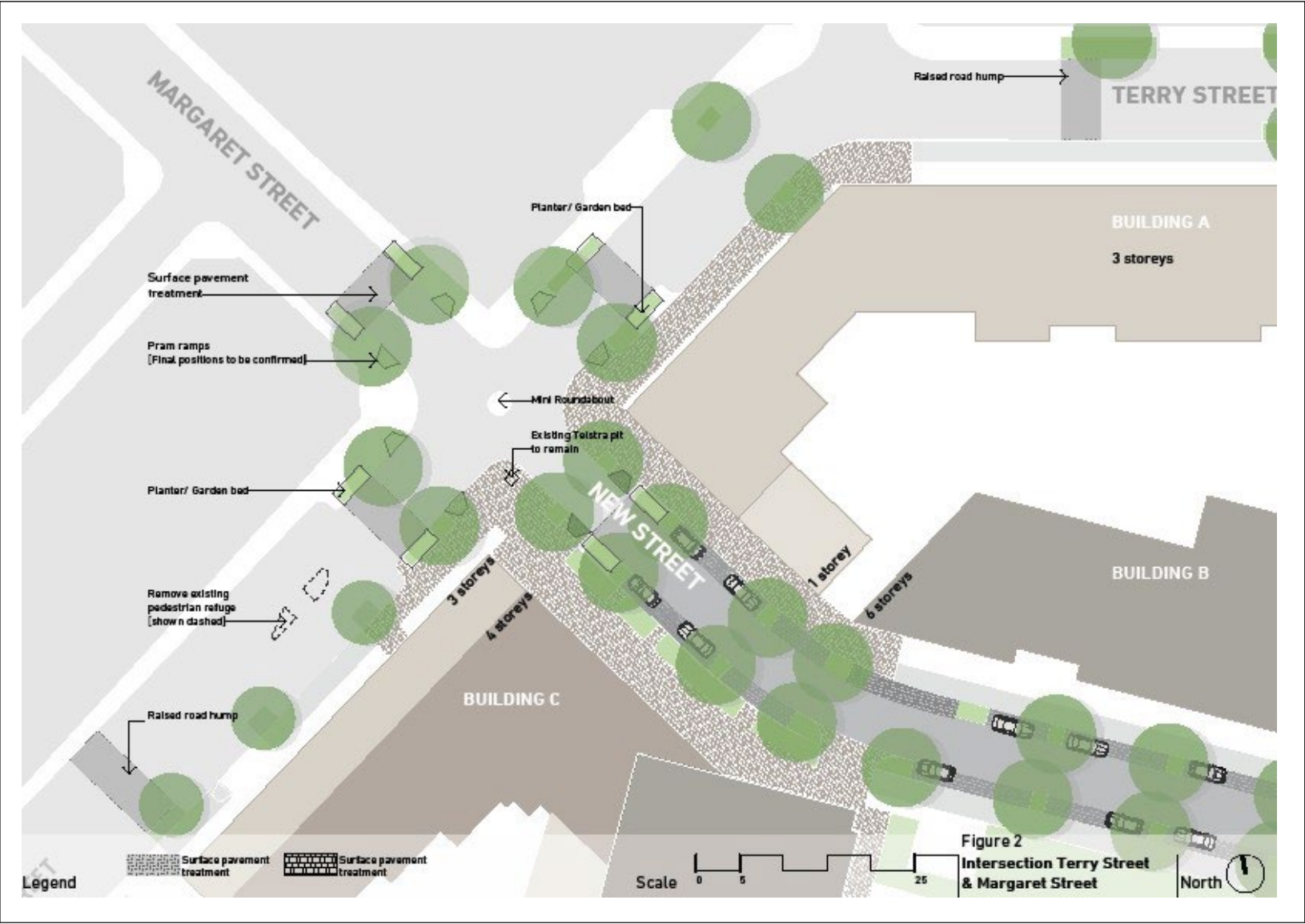


Figure G5: Intersection Terry Street and Margaret Street





Figure G6: Public Domain

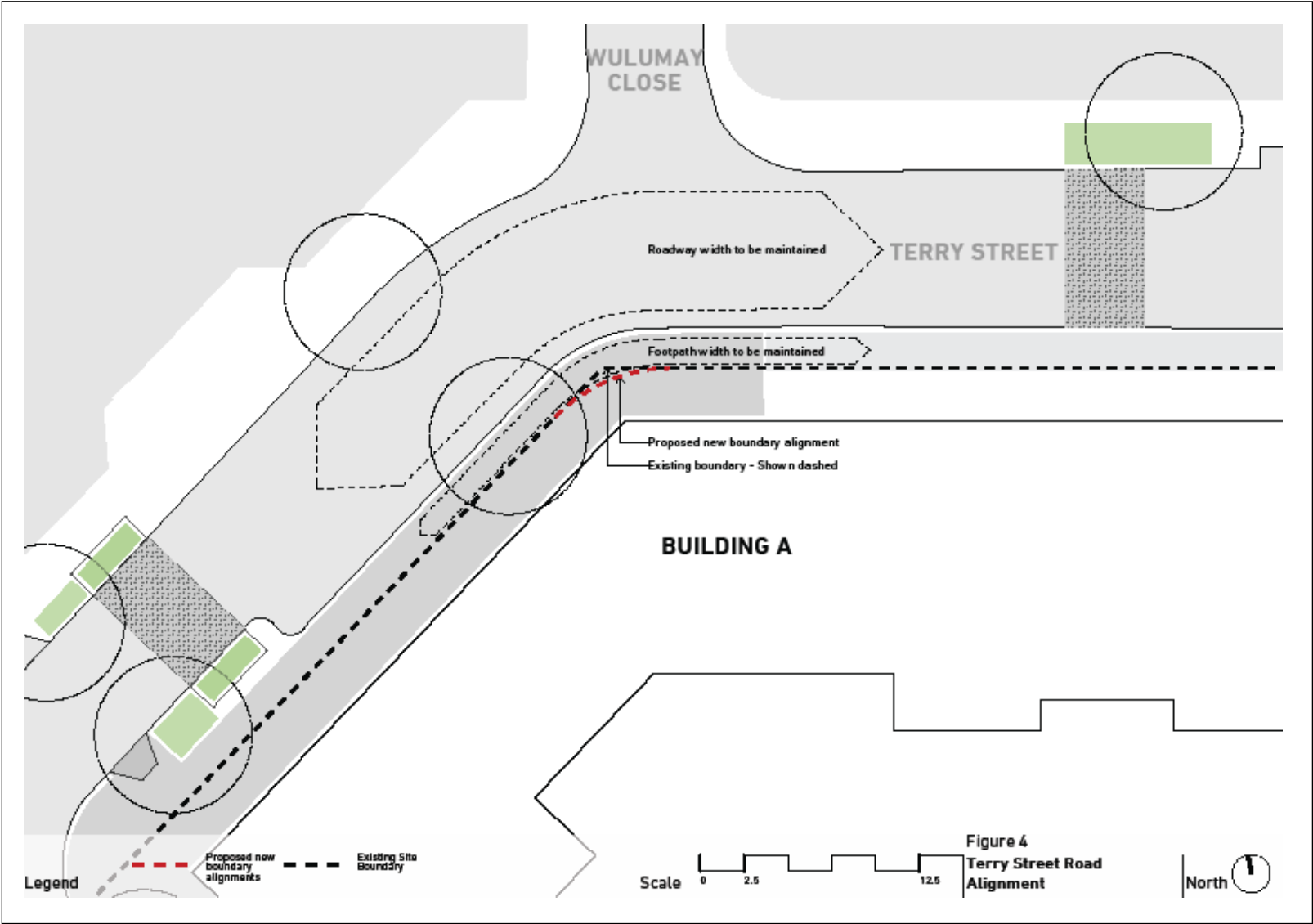


Figure G7: Terry Street Road Alignment

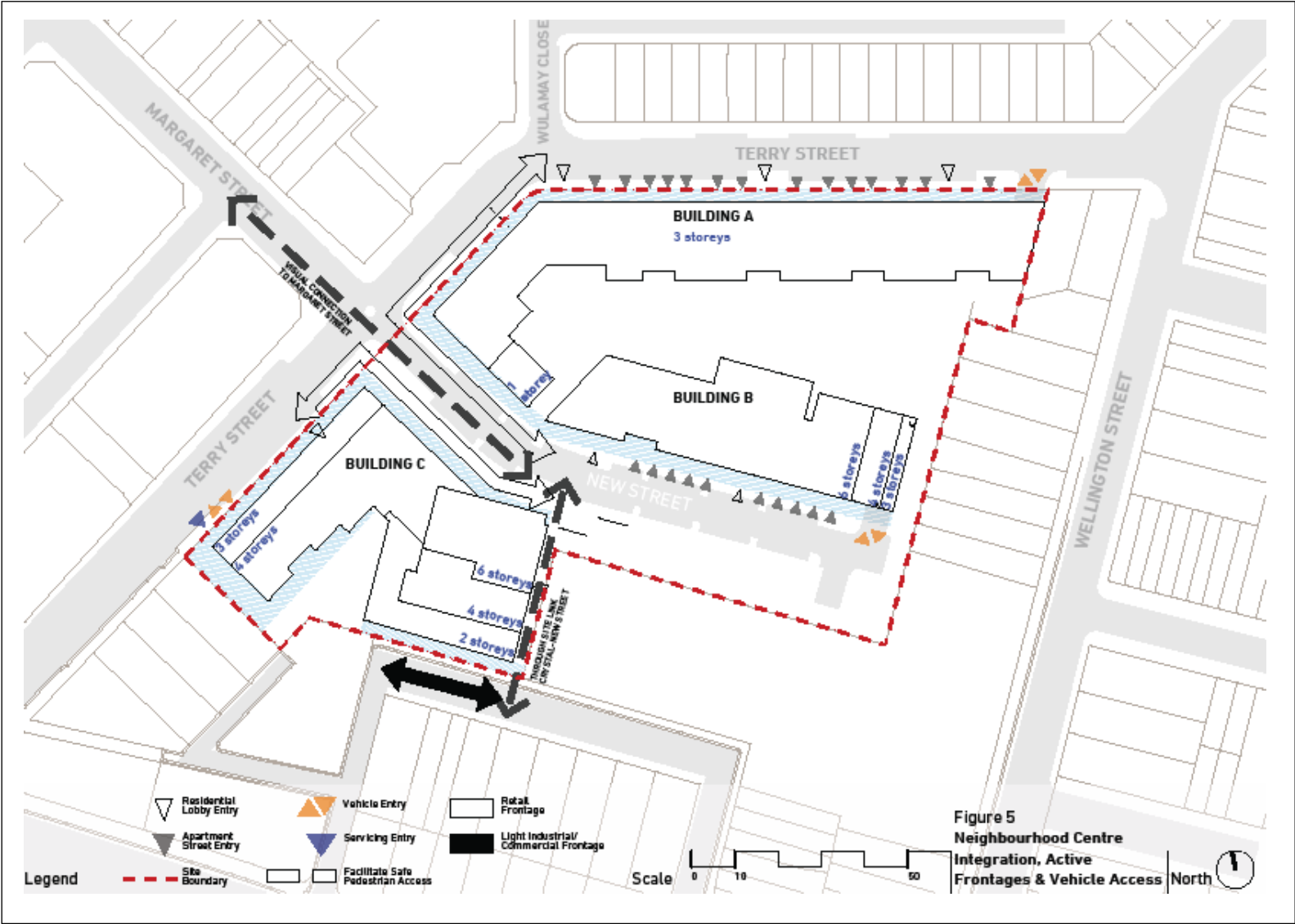
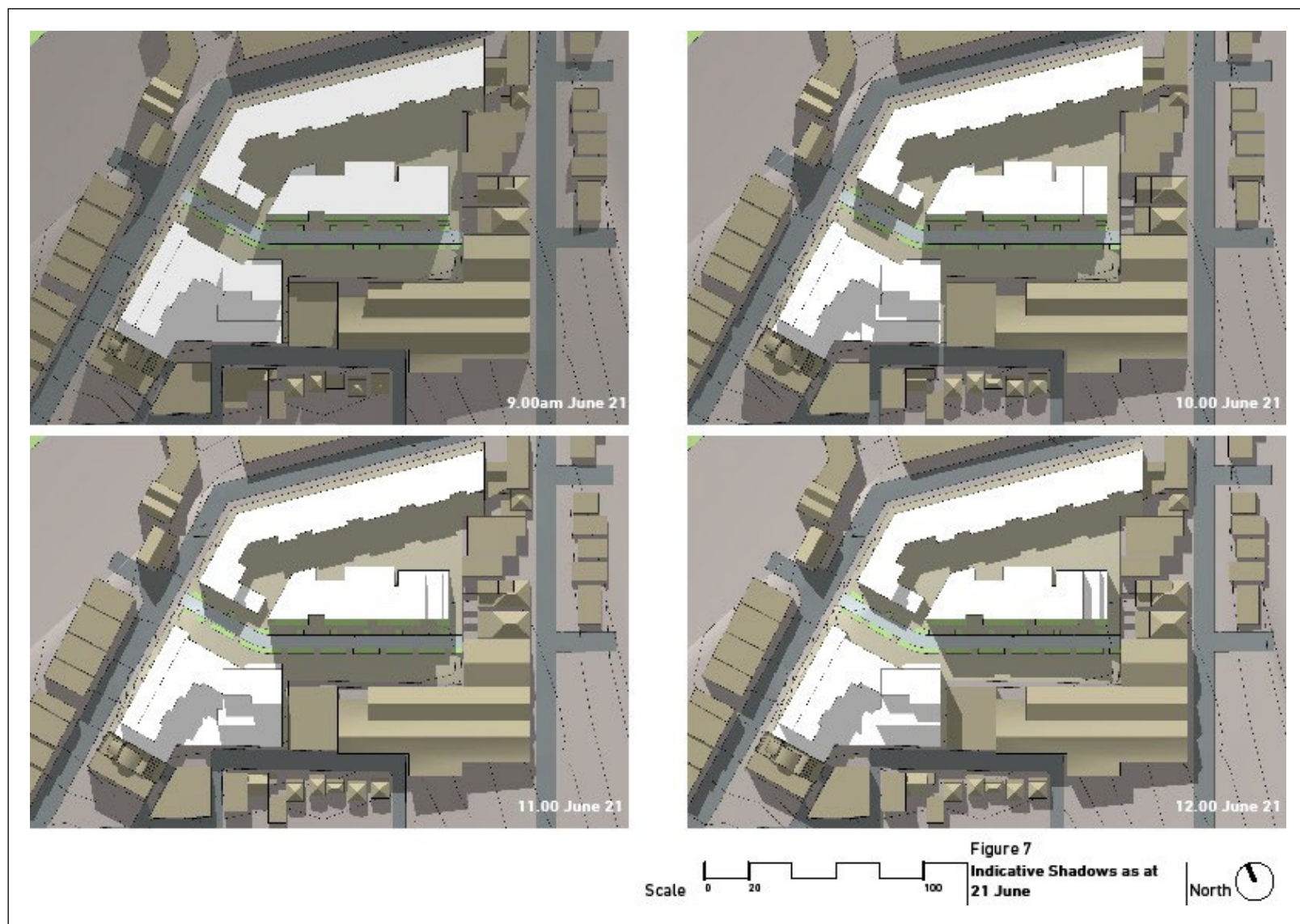


Figure G8: Neighbourhood Centre Integration Active Frontages and Vehicle Access



Figure G9: Height





**Figure G10: Indicative Shadows as at 21 June**

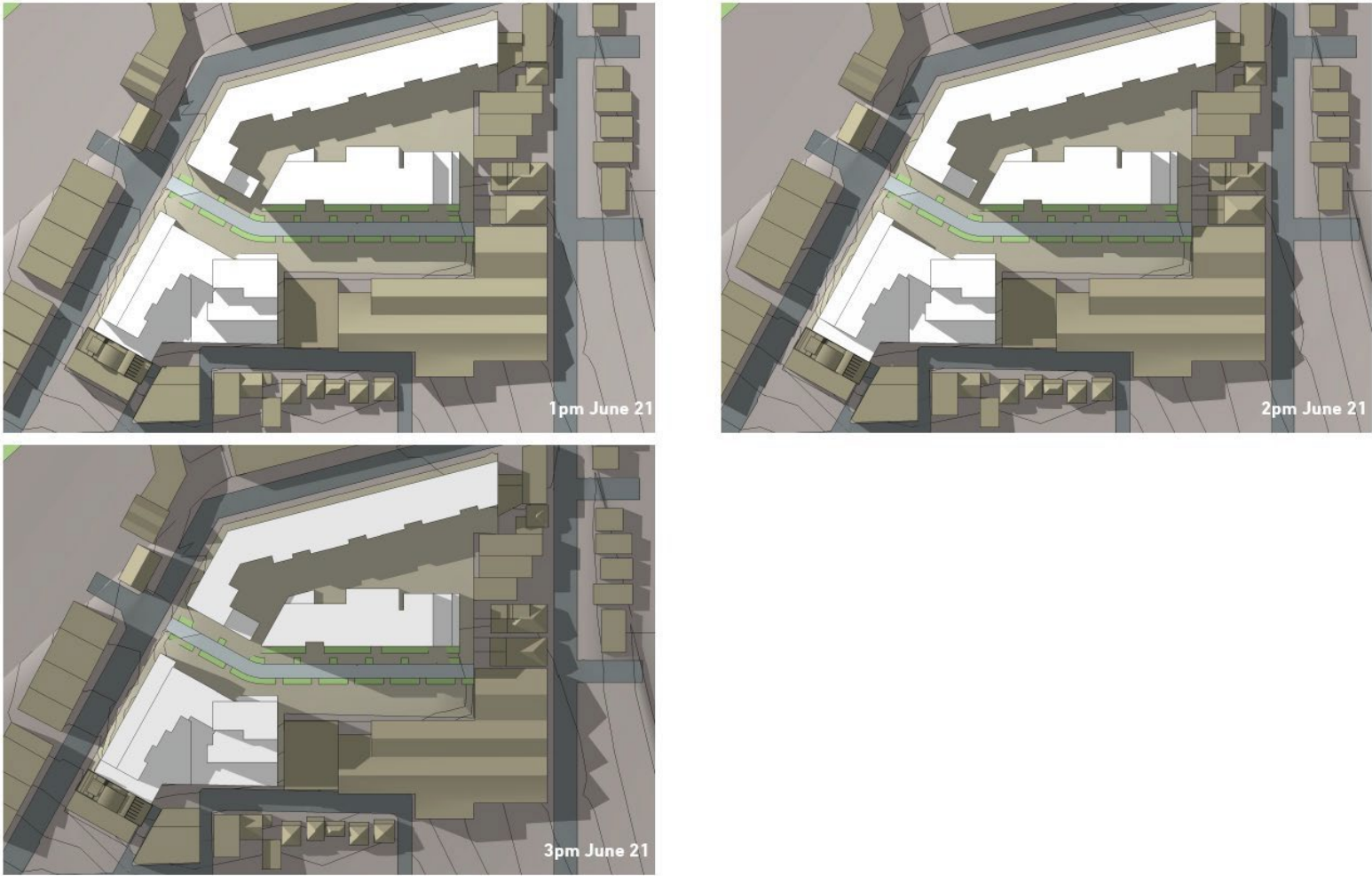


Figure 7  
Indicative Shadows as at  
21 June

Scale 0 20 100

North

Figure G11: Indicative Shadows as at 21 June



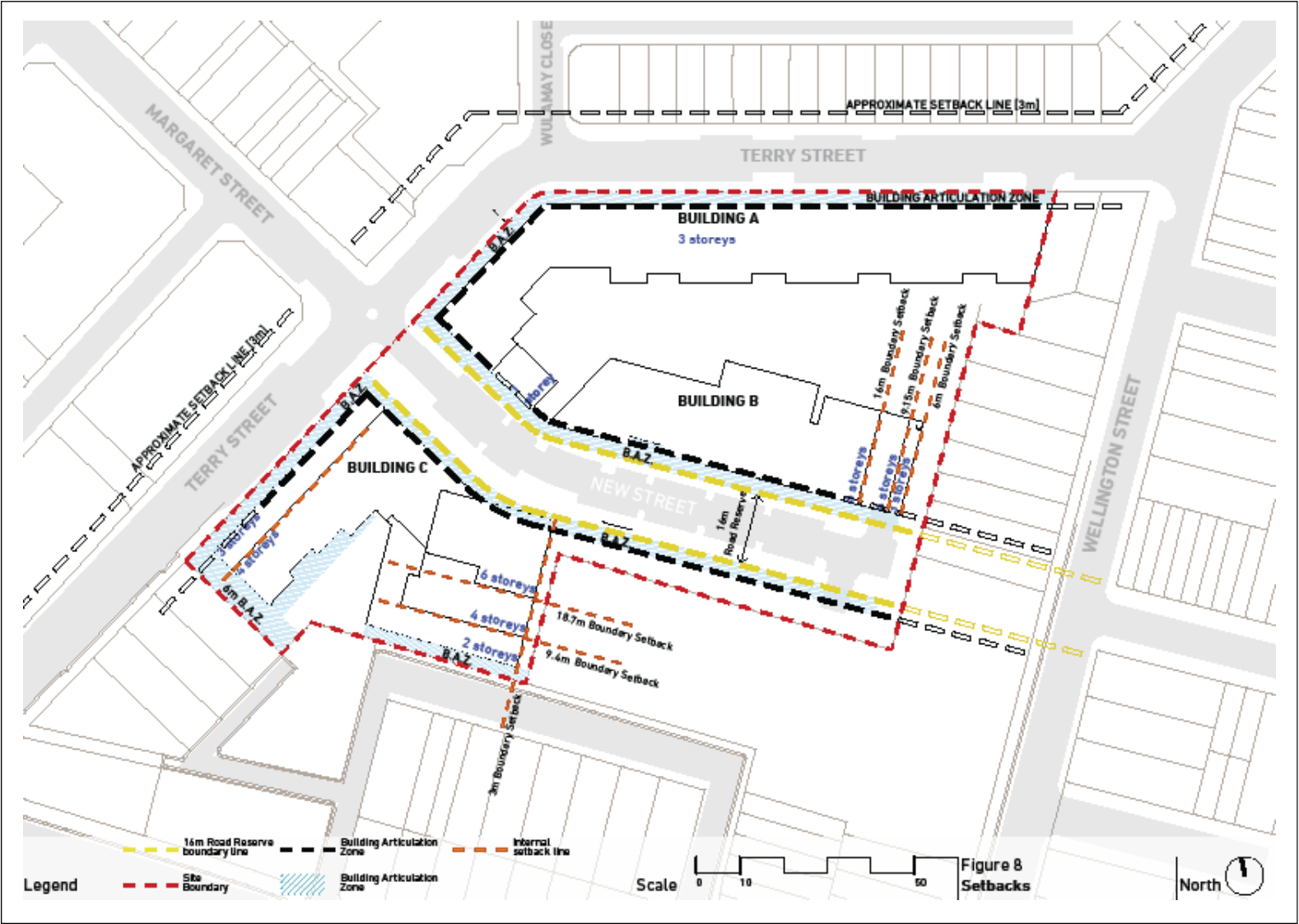
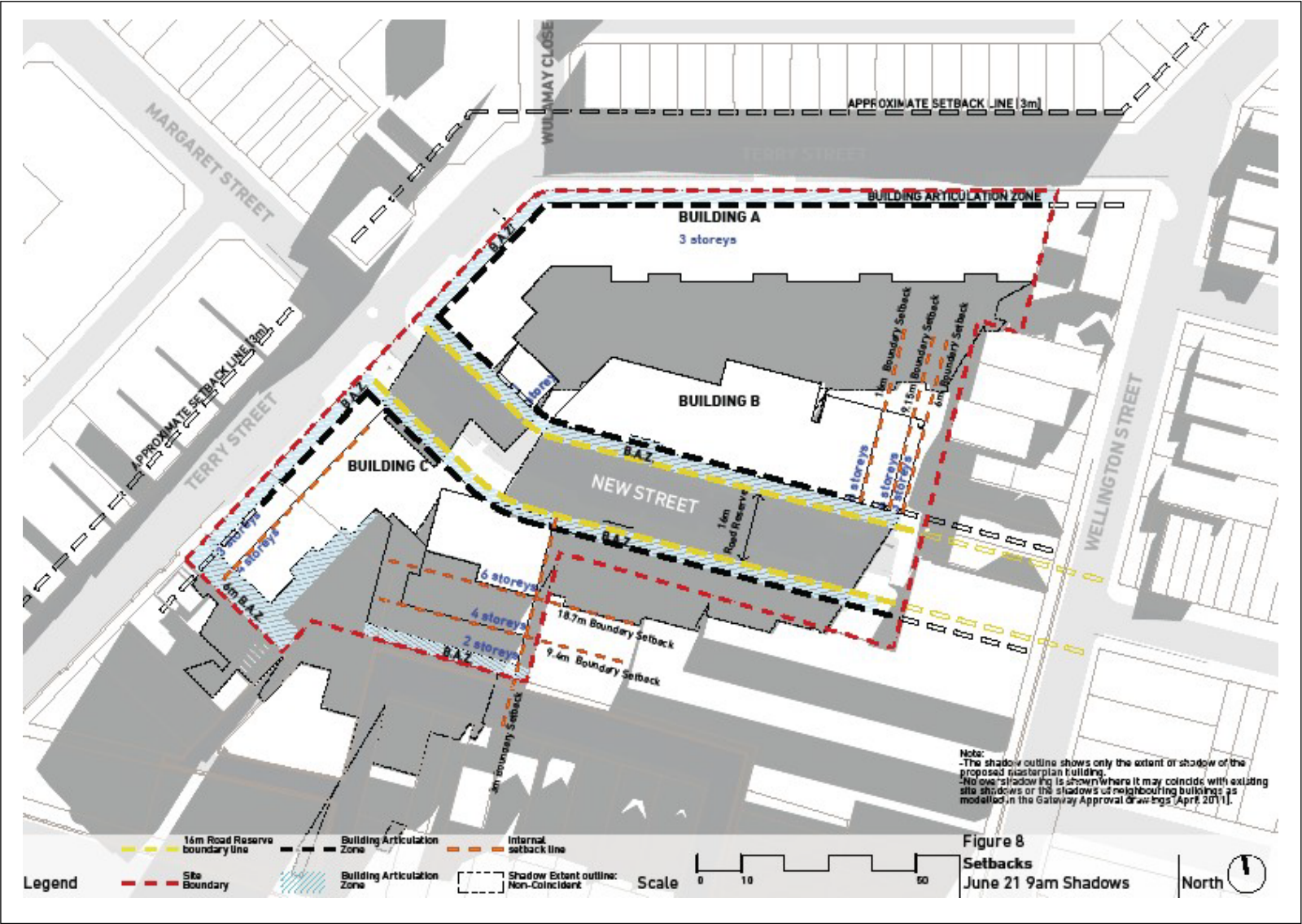


Figure G12: Setbacks



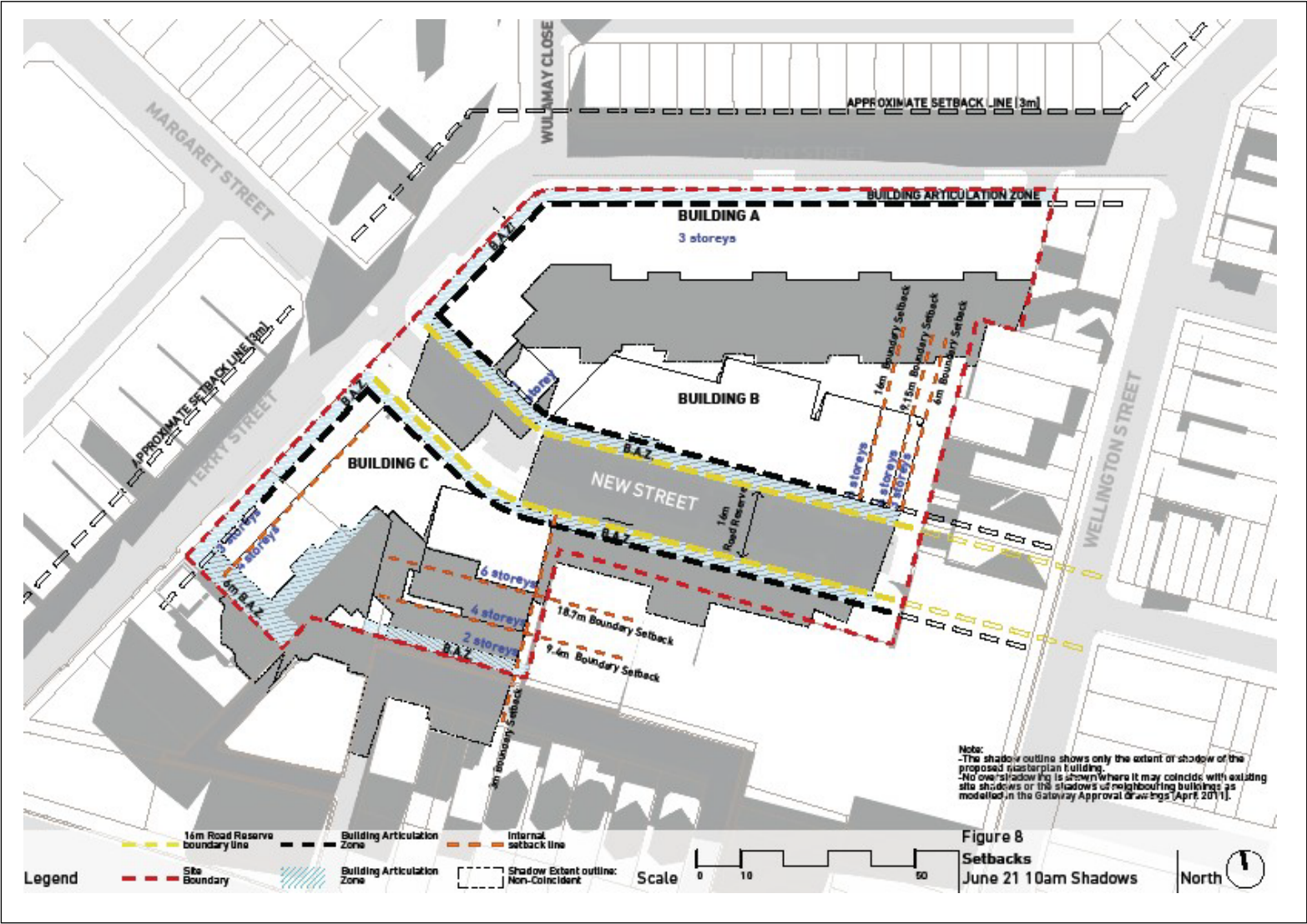


Figure G14: Setbacks June 21 10am Shadows



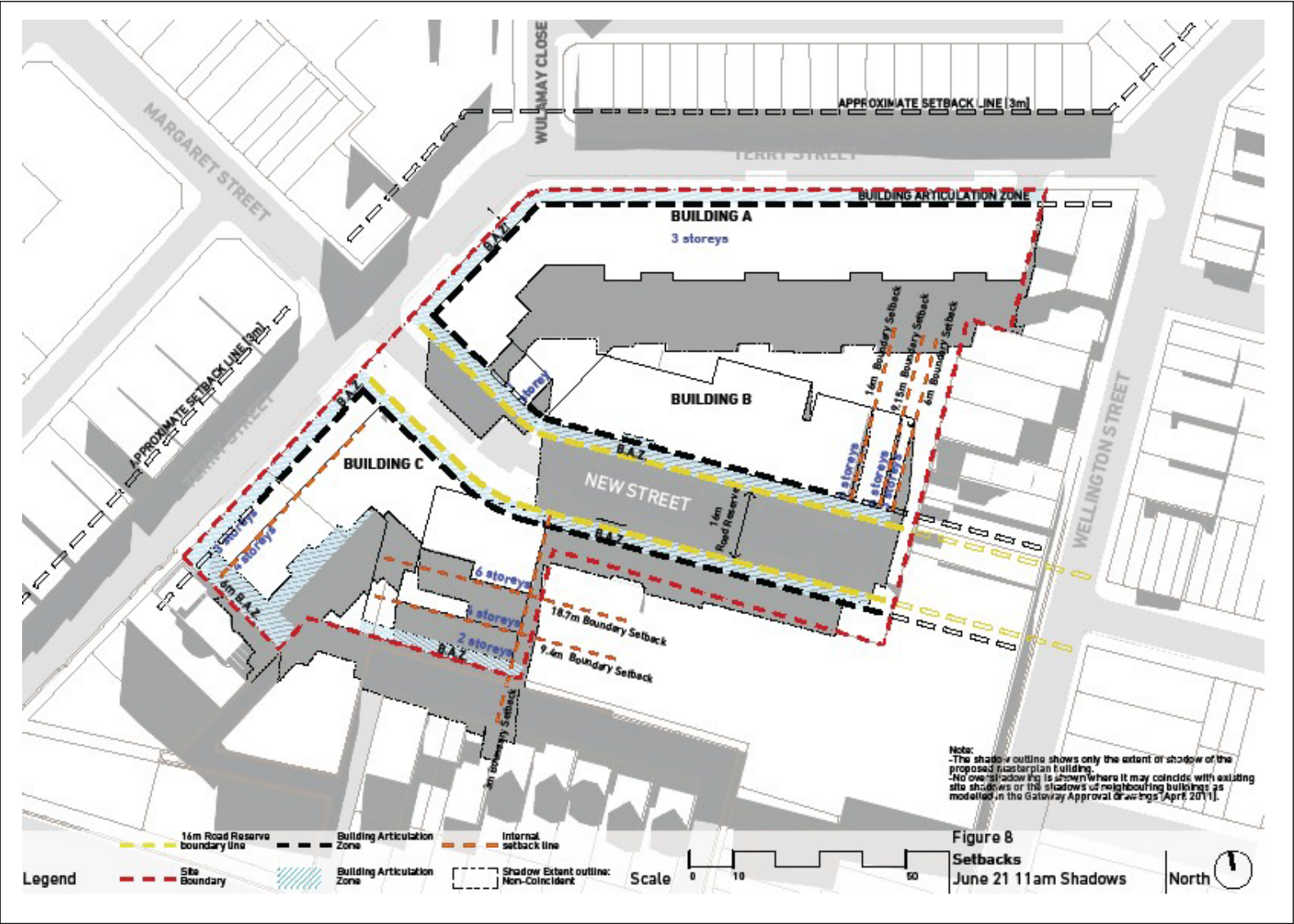


Figure G15: Setbacks June 21 11am Shadows

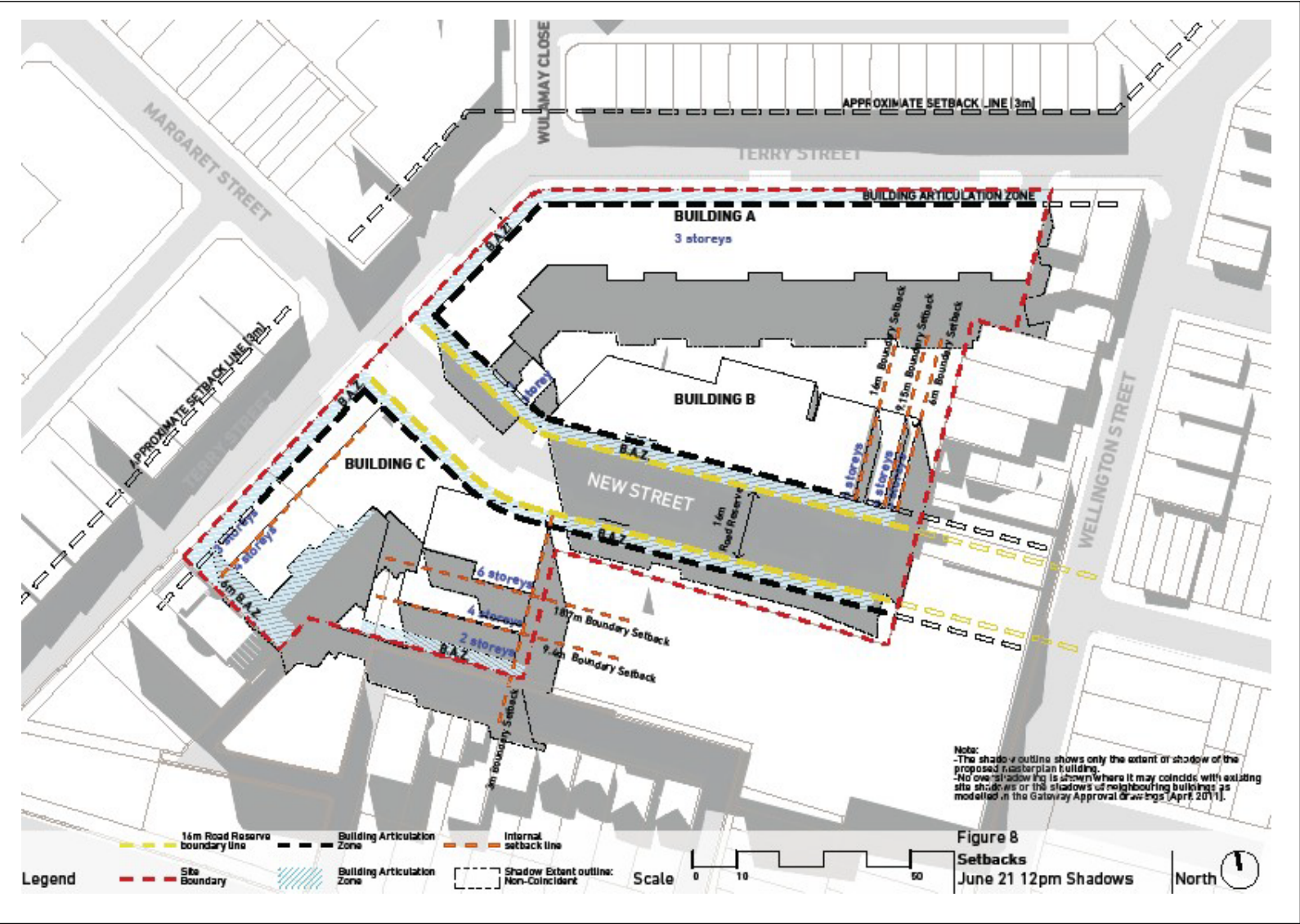


Figure G16: Setbacks June 21 12pm Shadows



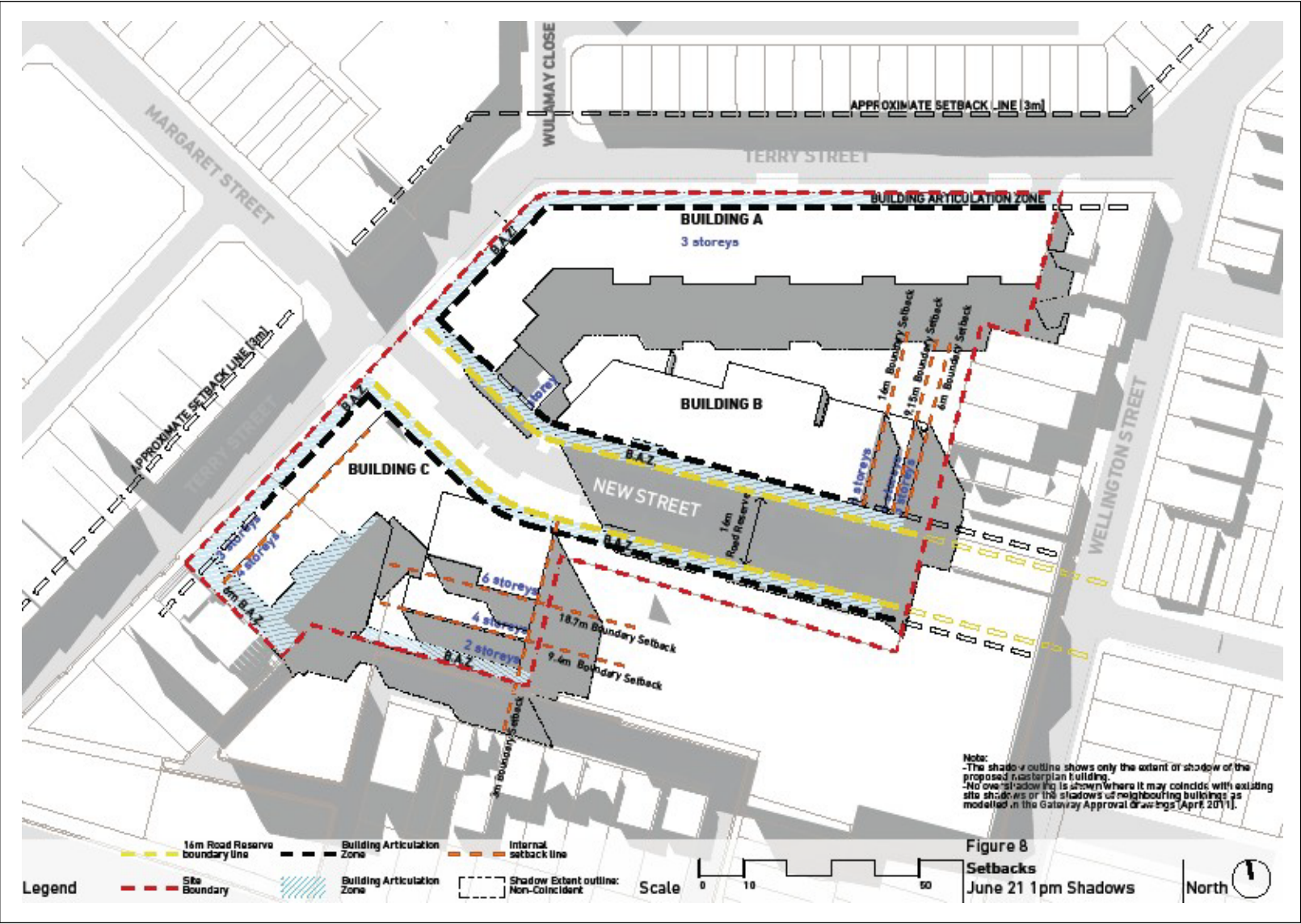
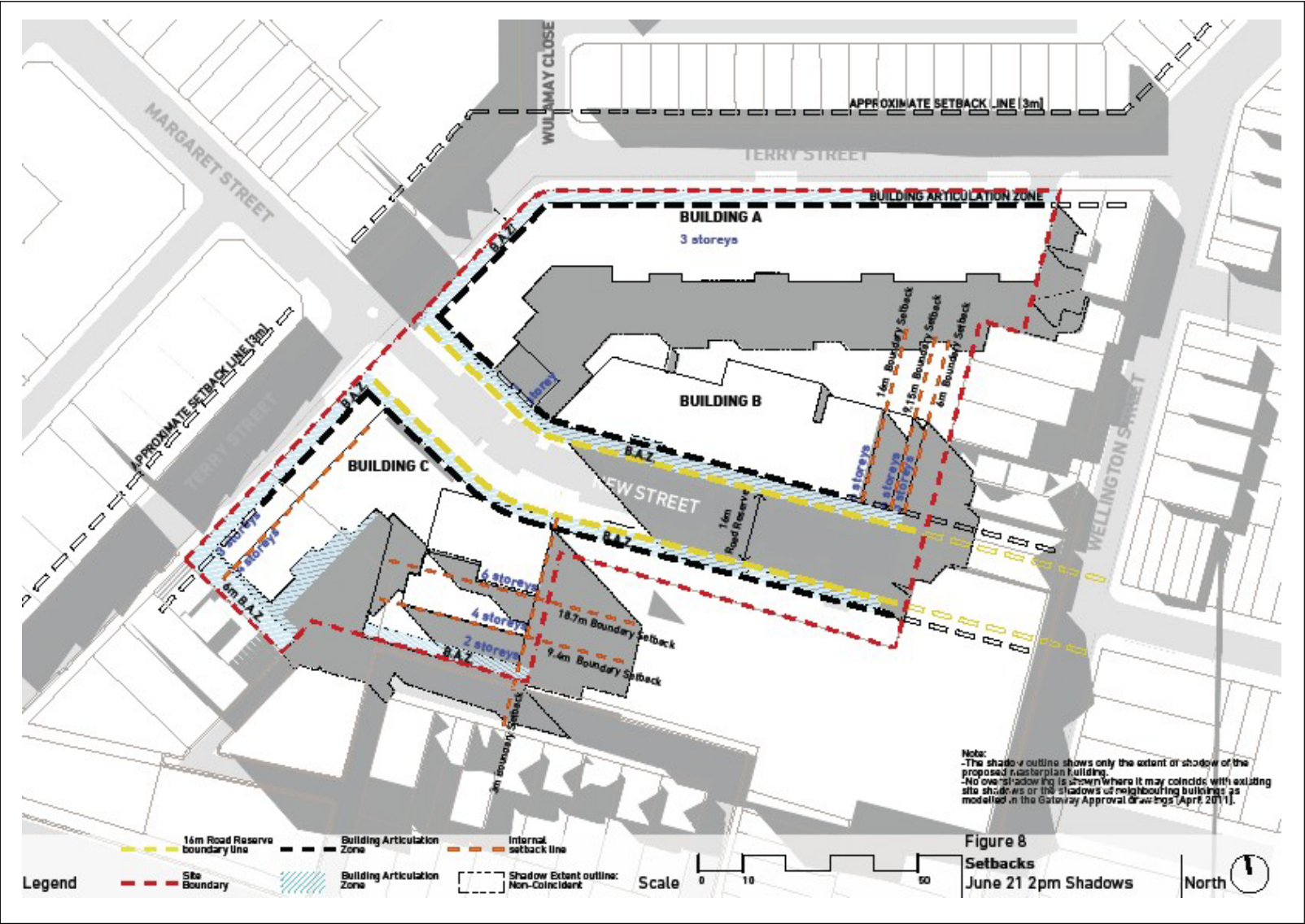


Figure G17: Setbacks 21 1pm Shadows





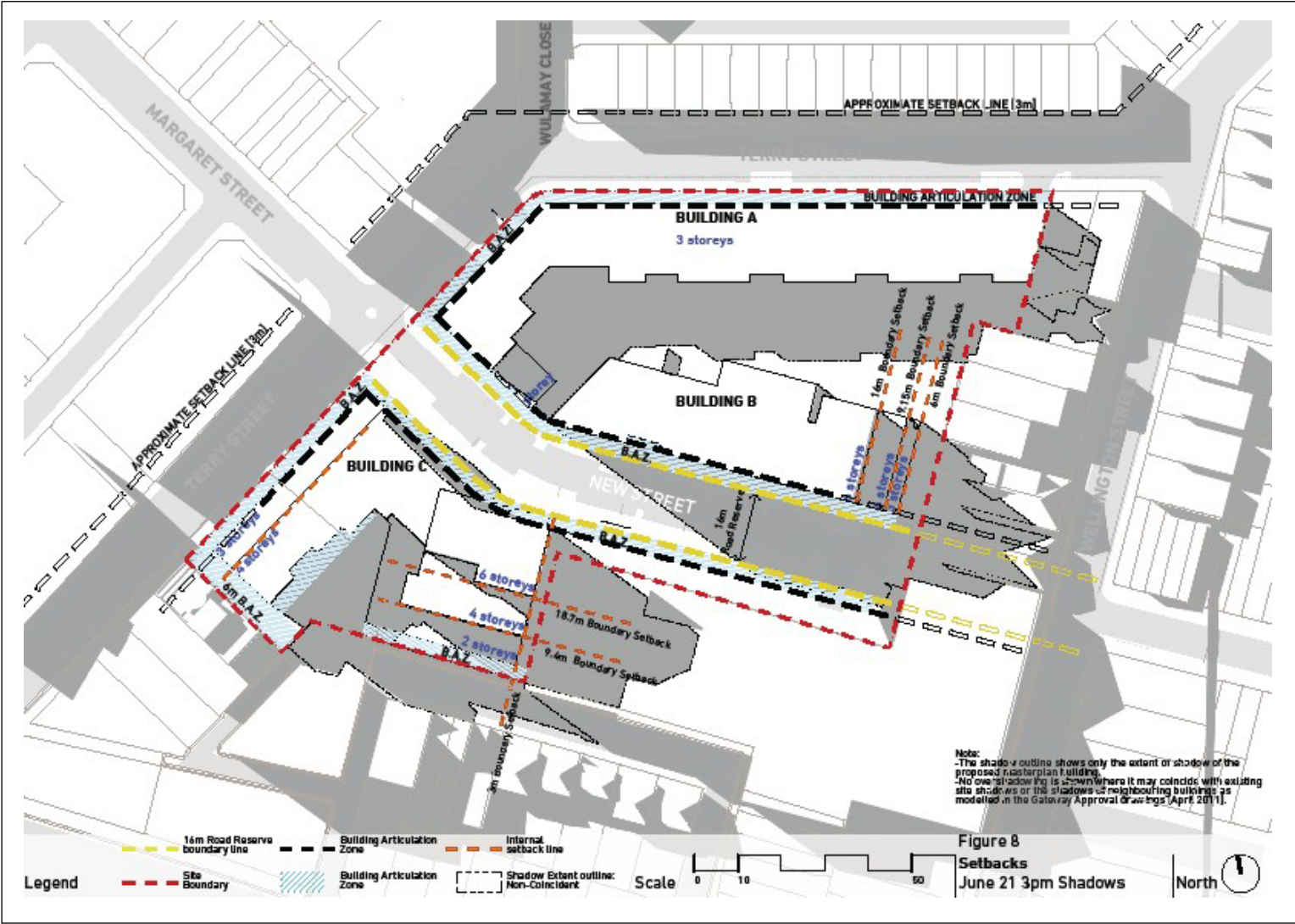


Figure G19: Setbacks June 21 3pm Shadows



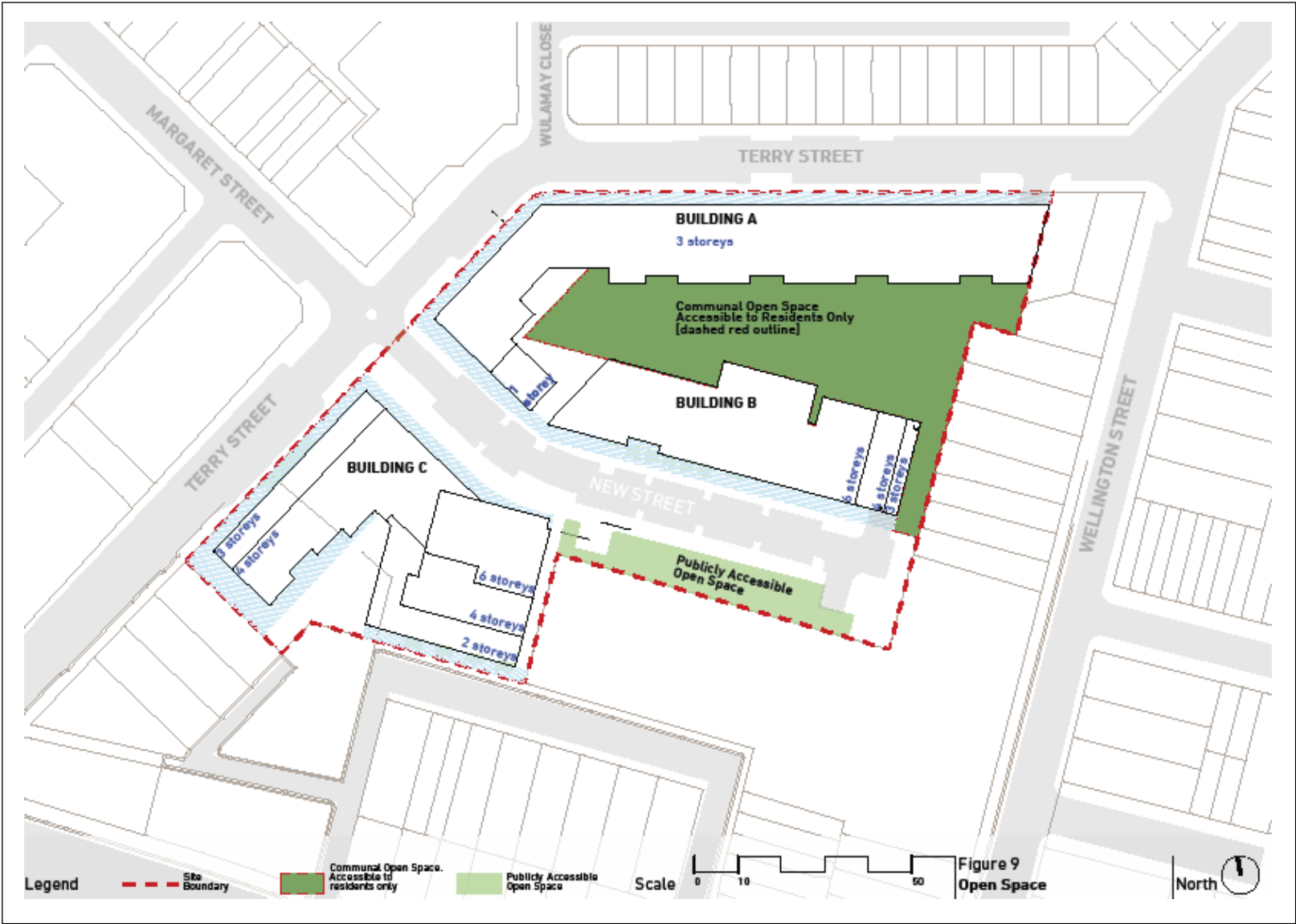


Figure G20: Open space

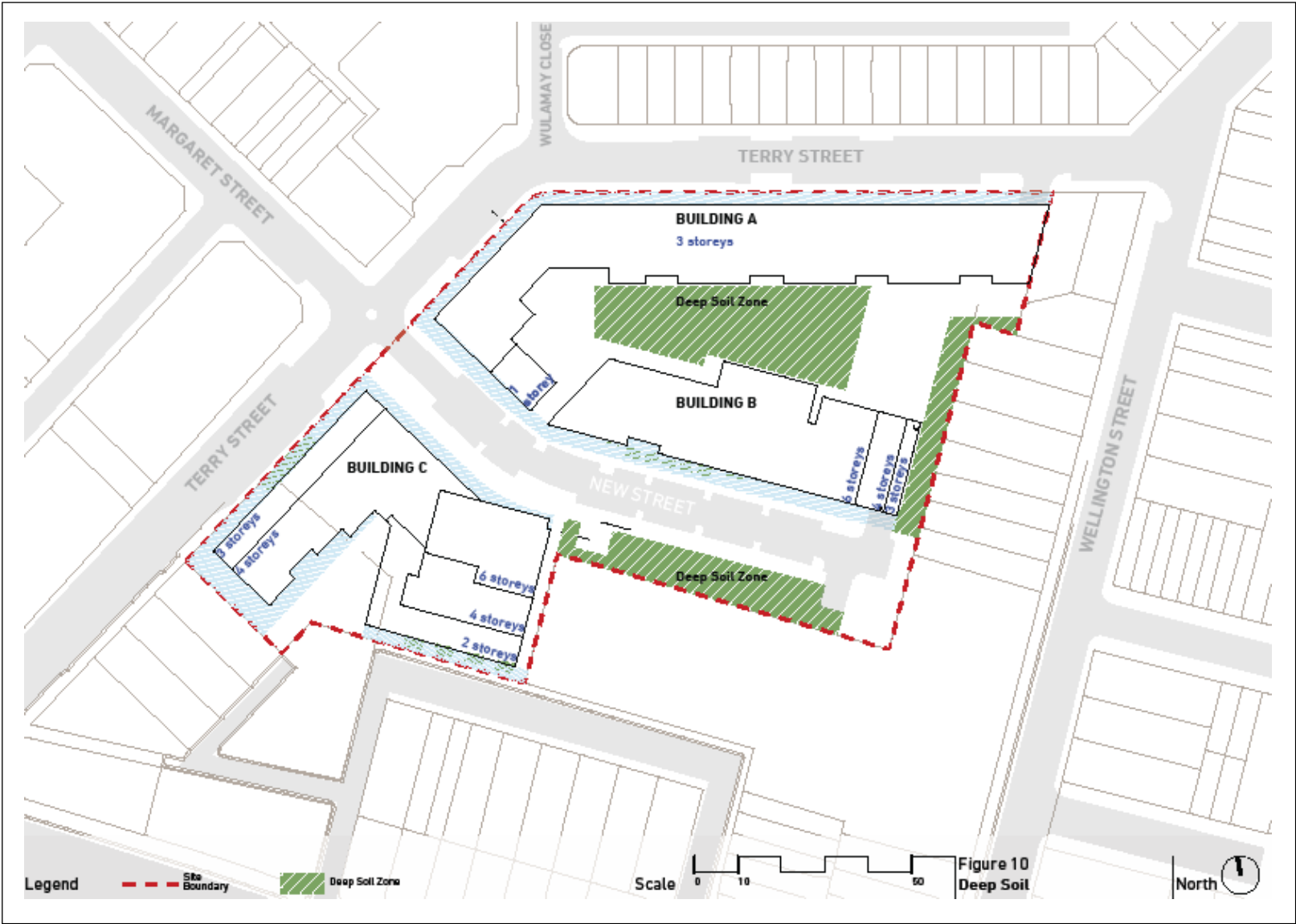


Figure G21: Deep Soil



Figure G22: View Protection Wellington Street

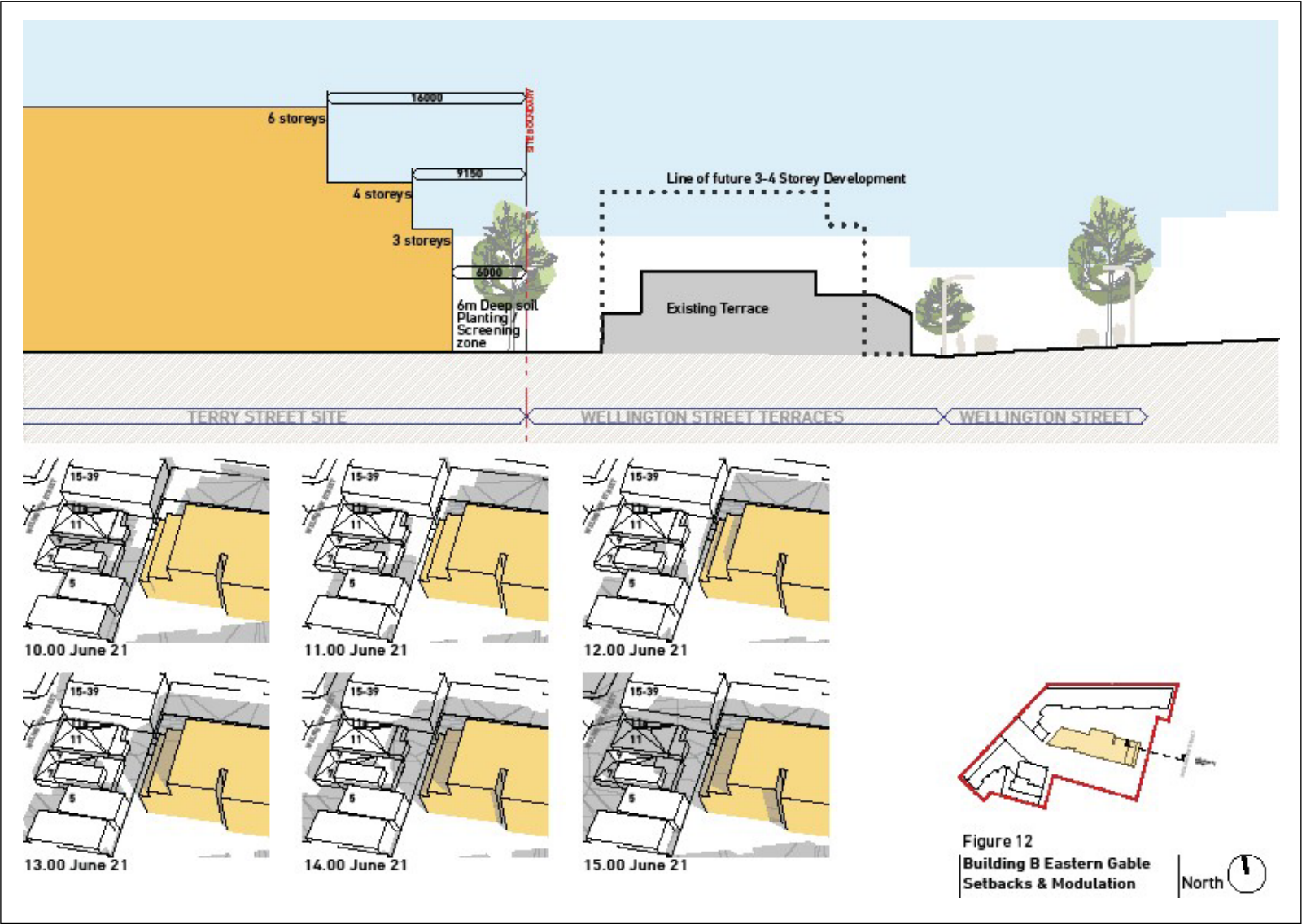


Figure G23: Building B Eastern Gable Setbacks and Modulation

## **SECTION 7 – 233 AND 233A JOHNSTON STREET ANNANDALE**

### **Map Reference**

Refer to Area 7 on the map in Figure G1 – Site Specific Areas.

### **G7.1 LAND TO WHICH THE SECTION APPLIES**

This part applies to the land shown in Figure G24 – Site Location Plan, known as No. 233 and No. 233A Johnston Street, Annandale being Lots 1, 2 and 3 in Sec 13 DP 638 and Lots 58 and 67 to 78 DP 4844 respectively (herein referred to as the ‘site’).

No. 233 Johnston Street has an area of 1,148sqm and is located on the southern side of Rose Street in the block bounded by Johnston Street, Rose Street, View Street and Piper Street. No. 233A Johnston Street has an area of 1,945.5msqm, inclusive of Nos. 39, 41 and 43 Rose Streets and No. 170 View Street. No. 233A is located on the northern side of Rose Street and is in the block bounded by Johnston Street, The Crescent, View Street and Rose Street.

### **G7.2 BACKGROUND**

In September 2010, in response to development proposals for both 233A and 233 Johnston Street, Council resolved to fund the preparation of development guidelines for the two properties. Council engaged the services of Architects Allen Jack + Cottier to work with the land owner and local community representatives to develop the development guidelines. The draft Development Guidelines were developed via a series of meetings and workshops with interested parties and the land owners.

A Public Information meeting on the draft Development Guidelines was held on 14 December 2011 and nearby landowners/occupiers were notified of the draft guidelines on 19 December 2011. The Draft Design Guidelines were reported to Council on 14 February 2012 where Council resolved to convert the draft Development Guidelines into Council’s Development Control Plan.

### **G7.3 OBJECTIVES**

To provide objectives and controls to govern the redevelopment of the site so as to ensure that the development is compatible with the area, and meets the desired future character and needs of the community. In particular these objectives and controls aim to achieve:

- O1 A development that responds to the desired future scale and character of the streetscape and surrounding area.
- O2 A development that achieves architectural and urban design excellence.
- O3 The maintenance of adequate solar access and amenity to the surrounding residences.
- O4 The retention of items of heritage significance and other buildings of historic value.
- O5 The retention of significant views from the public domain, in particular the Winkworth Steps.
- O6 Improved amenity and enhancement of the overall appearance of Johnston Street, Rose Street and View Street.

## **G7.4 DESIRED FUTURE CHARACTER STATEMENT**

C1 The new character of the site should:

- a. respond to the topography of the site, the character of Johnston Street, and adjacent residential uses;
- b. maintain the character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials;
- c. promote building styles that enhance and contribute to the character and identity of the neighbourhood;
- d. protect and enhance the residential amenity of dwellings in and adjoining sites;
- e. protect and enhance existing Heritage Items and buildings of historical significance;
- f. preserve views over the City from the Winkworth Steps; and
- g. maintain the prevalence of mature regularly spaced street trees.

## **G7.5 PUBLIC DOMAIN**

### **G7.5.1 Integration with existing road network**

#### **Objectives**

- O1 To improve the amenity and enhance the overall appearance of Johnston Street, Rose Street and View Street.
- O2 Create a safe and secure public domain.

#### **Controls**

##### 233A Johnston Street

- C1 Improved landscaping and paving is to be provided on Rose Street around the landing of the Winkworth Steps to improve pedestrian amenity and ameliorate conflict between pedestrians and vehicle movements.
- C2 Landscaping is to be designed to allow open views and clear passage for pedestrians and avoid dark hidden areas to maintain safety and security.

### **G7.5.2 Street Trees**

#### **Objectives**

- O1 To improve the amenity and enhance the overall appearance of Johnston Street.

#### **Controls**

##### 233A Johnston Street

- C1 Infill street tree planting is to be provided along Johnston Street to continue the existing avenue of Brushbox trees. Refer to Figure G25 – Street Tree Planting.

### **G7.5.3 Views**

#### **Objectives**

- O1 To maintain significant views to the east of the western pylon of the Anzac Bridge, the Harbour Bridge and to the City from the top landing of the Winkworth Steps.

#### **Controls**

- C1 Development within that part of the site highlighted in red on the view cone on Figure G29: Views is to be limited to a maximum height of RL17.70.
- C2 A view analysis is to accompany any development application and is to identify any private views currently obtained from neighbouring residential properties.
- C3 Where views are potentially impacted the Development Application is to be accompanied by an analysis and justification having regard to *Tenacity Consulting v Warringah Council (2004) NSWLEC 140*.

### **G7.6 BUILT FORM AND DESIGN**

#### **G7.6.1 Building height and bulk**

#### **Objectives**

- O1 Ensure future development responds to the desired future scale and character of the streetscape and surrounding area.
- O2 Minimise the visual impact of any additions to the existing commercial building at 233A Johnston Street from Johnston Street.
- O3 To ensure that the scale of development to 233 Johnston Street is broadly reflective of the existing industrial building.
- O4 To maintain adequate solar access and amenity to surrounding residences, the public domain and development within the site.

#### **Controls**

##### 233A Johnston Street

- C1 Development along the Johnston Street frontage is to have a maximum wall height of 7m (i.e. two storeys) above footpath level, with the exception of the existing commercial building. This clause does not include the three areas where there is a maximum wall height of 5m as negotiated with Council and neighbours.
- C2 Additions to the existing commercial building are to be setback so as to minimise visibility from Johnston Street.
- C3 Additions to the existing commercial building are to be setback so as to maintain existing solar access to the adjoining View Street properties.
- C4 Development of the site is to comply with the building envelopes as shown in Figures G31 – G36, which reflect the 32° (at 291 degrees 50 minutes true north) shadow angle taken from the rear boundary of the View Street properties at a height of RL10.71.
- C5 Development on 170 View Street is to respect the building heights and roof forms of the adjoining View Street properties and is to have a maximum ridge height of RL 14.5.



## SITE SPECIFIC CONTROLS

### 233 Johnston Street

- C6 Development along the Johnston Street frontage is to have a maximum wall height of 4m and maximum building height of 7.5m (i.e. two storeys) above Johnston Street, except for the portion of the site adjoining the southern boundary where development is to have a maximum wall height of 4m (i.e. one storey plus attic) above Johnston Street (refer to Figures G37-G39).
- C7 Any second storey element to the Johnston Street / Rose Street corner is to be setback
- C8 Solar access is to be maintained to the top half of the second window from Johnston Street in the northern elevation of 231 Johnston Street in mid-winter.
- C9 Building envelopes are to be in accordance with Figures G37-G39.
- C10 The top of the southern boundary wall adjacent to No. 231 Johnston Street is to be a maximum of RL18.10 to reduce the overshadowing to the rear yard of No. 231 Johnston Street

### **G7.6.2 Building setbacks and articulation**

#### **Objectives**

- O1 Maintain a desired level of solar access and amenity to surrounding residences, the public domain and development within the site.
- O2 To ensure that the building mass and articulation along Johnson Street reflects the articulation and character of the street, including breaks between buildings.

#### **Controls**

### 233A Johnston Street

- C1 The Johnston Street frontage shall have a minimum setback of 1m at street level from the existing heritage wall. A zero setback will be permitted 2.4m above street level.
- C2 A minimum setback of 1m is to be provided from the heritage listed sandstone wall below Johnston Street level.
- C3 1.5m gaps are to be provided in the Johnston Street wall in accordance with Figure G37: Building articulation.
- C4 Rose and View Street frontages are to respect existing front setbacks on adjoining properties and the street alignment generally in accordance with Figure G38: Building setbacks.
- C5 Additions to the existing commercial building are to be sufficiently setback to minimise visibility from Johnston Street and maintain the existing solar access to the View Street properties generally in accordance with Figure G38: Building setbacks.
- C6 Additions to the existing commercial building are to be setback a minimum of 900mm from the northern boundary to No. 235, with the exception of the lift overrun and fire stair which may encroach on this setback, subject to no measurable additional adverse impacts on No.235.
- C7 A minimum 3 metres rear setback is to be provided at ground floor level to the rear boundary of the View Street properties and shown in Figure G38: Building setbacks for any new development.
- C8 The rear setback of development on 170 View Street is to align with the rear alignment of the adjoining View Street properties to the north (No. 172).



## SITE SPECIFIC CONTROLS

- C9 Side setbacks of No.170 View Street are to be as shown in Figure G38: Building Setbacks. Position 1.1mx 6m slot in plan.
- C10 A side setback 1.1m wide by 6.0m long is to be provided adjacent to the windows of No. 172 View Street.
- C11 Maintain a gap of a minimum dimension of 1.5m between the southern façade of the existing commercial building at 233A Johnston Street and any new building.
- C12 Maintain a minimum 1.5m wide gap between developments, either along the alignment of the existing drainage reserve or within a 10m wide zone north of the drainage reserve as shown on Figure G37: Building articulation.

### 233 Johnston Street

- C13 Setbacks are to be in accordance with Figure G38: Building setbacks.
- C14 The Johnston Street frontage shall have a minimum setback of 1m at street level from the existing heritage wall and 2.4m above street level.

## **G7.6.3 Building separation**

### **Objectives**

- O1 To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.

### **Controls**

#### 233A Johnston Street

- C1 Buildings should be located within the envelopes shown in Figures G30 to G32 to ensure appropriate separation from the adjoining properties.

#### 233 Johnston Street

- C2 Buildings should be located within the envelopes shown in Figures G33 to G34 to ensure appropriate separation from the adjoining properties.

## **G7.6.4 Building materials and finishes**

### **Objectives**

- O1 To ensure that buildings have a high quality appearance and have regard to the character of the surrounding area.

### **Controls**

- C1 Building and landscape materials are to be fit for purpose and reflect the Desired Future Character Statement, be appropriate for climatic conditions and be of high specification to ensure long term quality and sustainability of the development.
- C2 Materials to be used may include:
- a. heavy materials for the base structure: concrete, masonry, render;
  - b. lightweight materials for the top of the building to allow flexibility in roof form i.e. steel, aluminium and other metallic materials; and

- c. screening elements: to provide enhanced privacy to the occupants of the development as well as to adjoining residential properties.

#### **G7.6.5 Design of building elements**

##### **Objectives**

- O1 To ensure that fronts, backs and tops of buildings have a high quality appearance and have regard to the character of the surrounding area.

##### **Controls**

- C1 Buildings are to be designed in accordance with the Desired Future Character Statement.
- C2 The design of the buildings should be of contemporary design.
- C3 Buildings and landscape elements, including balconies, entries, rooflines and screening are to contribute to the character of the streetscape, enhance opportunities for visual supervision of the public domain, reduce overlooking, enhance residential amenity and make a positive contribution to place identity.

#### **G7.6.6 Disability access**

##### **Objectives**

- O1 To ensure that access to the development and its surrounds is maximised for people of all abilities and needs.

##### **Controls**

- C1 The provisions of Part C1.10 - Equity of Access and Mobility within this Plan apply.

#### **G7.6.7 Signage**

##### **Objectives**

- O1 To allow the existing commercial building to provide appropriate signage while ensuring that such signage does not result in visual clutter and is compatible with its context.

##### **Controls**

- C1 All signage is to be located on those parts of the building used for non-residential purposes.
- C2 Signage must be for non-residential purposes and be in accordance with controls contained in Part C1.15 Signs and Outdoor Advertising of this Plan.

#### **G7.7 RESIDENTIAL AMENITY**

##### **G7.7.1 Solar Access**

##### **Objectives**

- O1 To optimise solar access to habitable rooms and private open space of new housing to improve amenity and energy efficiency.

##### **Controls**

- C1 Living rooms and private open spaces for at least 70% of residential units should receive a minimum of 2 hours of direct sunlight between 9am and 3pm in mid-winter in accordance with

## SITE SPECIFIC CONTROLS

the Residential Flat Design Code (RFDC) which forms part of the *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65)*.

### **G7.7.2 Cross ventilation**

#### **Objectives**

- O1 To ensure that dwellings have good access to fresh air and that energy efficiency is maximised.

#### **Controls**

- C1 60% of residential units should be naturally cross ventilated in accordance with the Residential Flat Design Code (RFDC) which forms part of *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65)*.

### **G7.7.3 Open Space**

#### **Objectives**

- O1 To provide residents with areas of private open space of a size and shape that meets the users requirements for relaxation and recreation.

#### **Controls**

- C1 Balconies and terraces should be :
- a. designed as an integral part of the building's architecture;
  - b. a minimum width of 2m;
  - c. located off the main internal living area of the dwelling;
  - d. not project beyond the street alignment; and
  - e. preferably face north or towards the view.
- C2 All residential units should have a primary balcony with a minimum depth of 2 metres in accordance with the Residential Flat Design Code (RFDC) which forms part of *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65)*.

### **G7.7.4 Visual Privacy**

#### **Objectives**

- O1 To protect the visual privacy of adjoining dwellings by minimising direct overlooking of principal living areas and private open space.
- O2 To provide landscaping on built structures that maintains the privacy of the neighbouring properties.

#### **Controls**

- C1 All development is to comply with the provisions contained in Part C3.11 Visual Privacy of this Plan.

## SITE SPECIFIC CONTROLS

- C2 Planter boxes (of sufficient soil depth and width to accommodate substantial planting), or similar privacy measures, are to be provided on all east facing balconies of 233A Johnston Street to maintain the privacy of the neighbouring View Street properties.

### **G7.7.5 Deep Soil Landscape Area**

#### **Objectives**

- O1 To improve the amenity of the existing residences and those of the new development by providing a deep soil landscaped area between properties.
- O2 To provide access to the sewer line below.

#### **Controls**

##### 233A Johnston Street

- C1 A minimum of 3 metres wide, deep soil landscaped zone is to be provided along the rear boundary of the site adjacent to the boundary to No's 162-172 View Street in accordance with Figure G39: Deep soil landscape area.
- C2 The deep soil landscaped zone is to be suitably landscaped, including the planting of suitable canopy trees that restrict overshadowing of No. 162-172 View Street.
- C3 A Landscape plan is to be submitted with the development application.
- C4 A Landscape Plan of Management / Maintenance Plan shall be submitted with the application.

##### 233 Johnston Street

- C5 A Landscape plan is to be submitted with the development application for any on podium landscaping.

### **G7.8 PARKING AND ACCESS**

#### **G7.8.1 Parking rates**

##### **Objectives**

- O1 To provide an appropriate balance between encouraging use of public transport and increasing the demand for on-street parking in the area.

##### **Controls**

- C1 Car parking is to be provided in accordance with Part C1.11 Parking of this Plan.
- C2 All bicycle parking is to comply with the provisions contained in Part C1.11 Parking of this Plan.

#### **G7.8.2 Vehicular access**

##### **Objectives**

- O1 To ensure that building vehicular access and egress points are best located to reduce potential for conflict.

##### **Controls**

- C1 No vehicular access to 233 + 233A Johnston Street from Johnston Street.

C2 All vehicular access is to be via the Rose Street frontage of the site.

C3 All building vehicular access and egress points are subject to final Council approval.

## **G7.9 ENVIRONMENTAL PERFORMANCE**

### **G7.9.1 Sustainability rating**

#### **Objectives**

- O1 To ensure that a high level of sustainability is achieved by requiring a higher standard to be achieved than would typically apply to such development.

#### **Controls**

- C1 The environmental performance and any development of the site must consider the following matters:
- a. 'energy': demand reduction, use efficiency, and generation;
  - b. 'water': reduction in potable water use, water reuse and use of other water sources;
  - c. 'management': sustainable development principles throughout the life of the project;
  - d. 'indoor air quality': enhanced building performance and wellbeing of occupants;
  - e. 'transport': reduction in demand for private car usage and encouraging alternative forms of transportation;
  - f. 'building materials': reduction in resource consumption through material selection, reuse and management practices;
  - g. 'land use and ecology': reduction in the impact on the ecosystem;
  - h. 'emissions': mitigating point source pollution from buildings and building services to the atmosphere, watercourse, and local ecosystems; and
  - i. 'innovation': pursuing innovation that fosters the industry's transition to a more sustainable building as specified by the Green Star Rating System.

### **G7.9.2 Drainage and Water Management**

#### **Objectives**

- O1 To integrate water sensitive urban design into the development to reduce peak stormwater flows downstream, minimise transport of pollutants into waterways and maximise water recycling

#### **Controls**

- C1 Stormwater Drainage System must be designed to comply with Part E Water of this Development Control Plan.
- C2 Any development of the site must also consider the following matters:
- a. 'water': reduction in potable water use, water reuse and use of other water sources;
  - b. 'land use and ecology': reduction in the impact on the ecosystem;

- c. 'emissions': mitigating point source pollution from buildings and building services to the atmosphere, watercourse and local ecosystems; and
- d. 'innovation': pursuing innovation that fosters the industry's transition to a more sustainable building as specified by the Green Star Rating System.

## **G7.10 WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL**

### **G7.10.1 Waste and recyclable materials temporary storage and disposal facilities**

#### **Objectives**

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

#### **Controls**

- C1 Facilities required for the management, temporary storage, loading and unloading of waste and recyclable materials are to be provided wholly within the development.
- C2 Waste management and storage areas are to be located, designed and constructed to ensure integrated into the streetscape.
- C3 A completed Site Waste Minimisation and Management Plan (SWMMP) must accompany any development application.

*Note: Refer Part D2 – Resource Recovery and Waste Management and Appendix D.1 Site Waste Minimisation and Management Plan Template of this Development Control Plan for further information.*



Figure G24: Site Location Plan



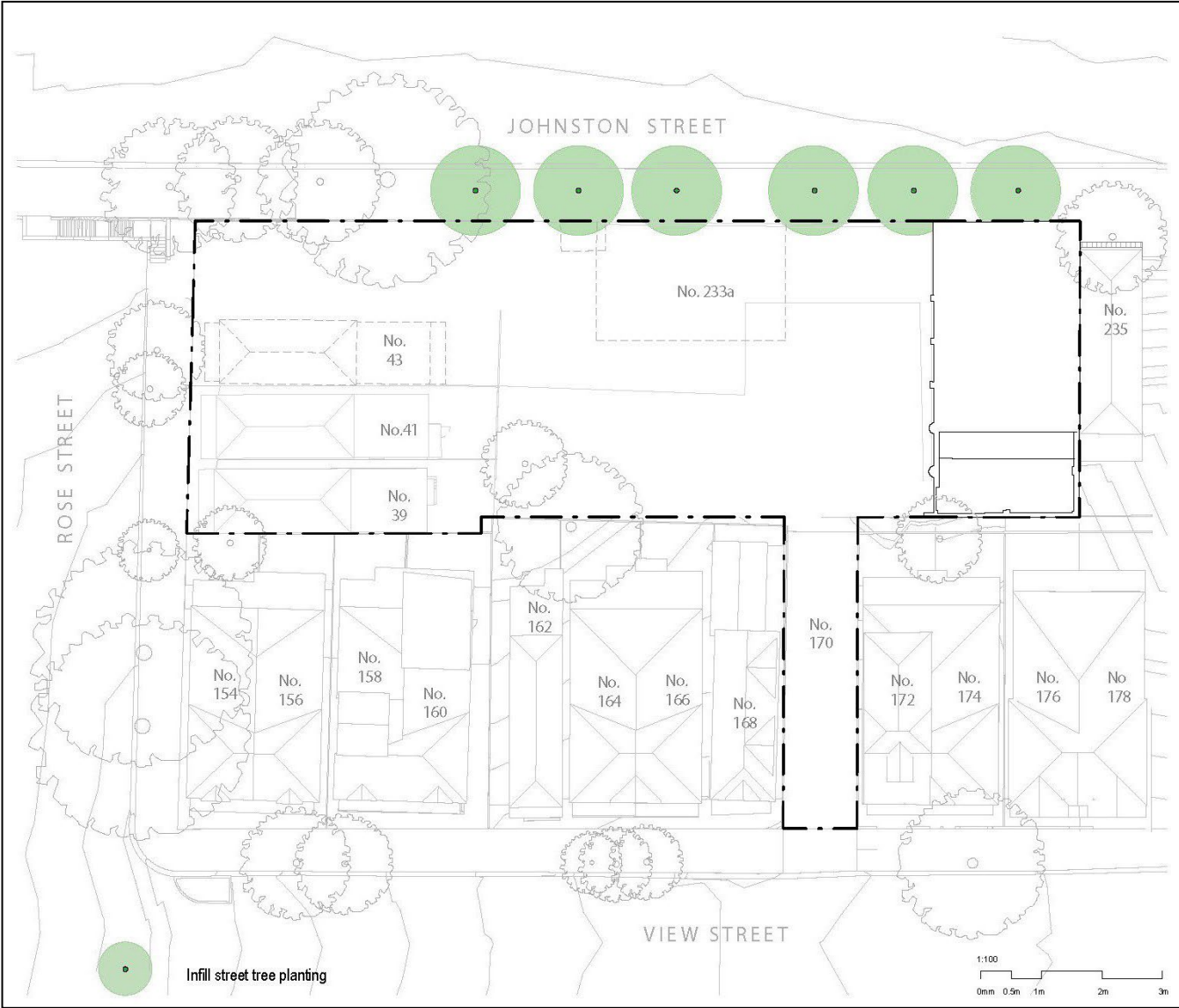


Figure G25: Street Tree Planting



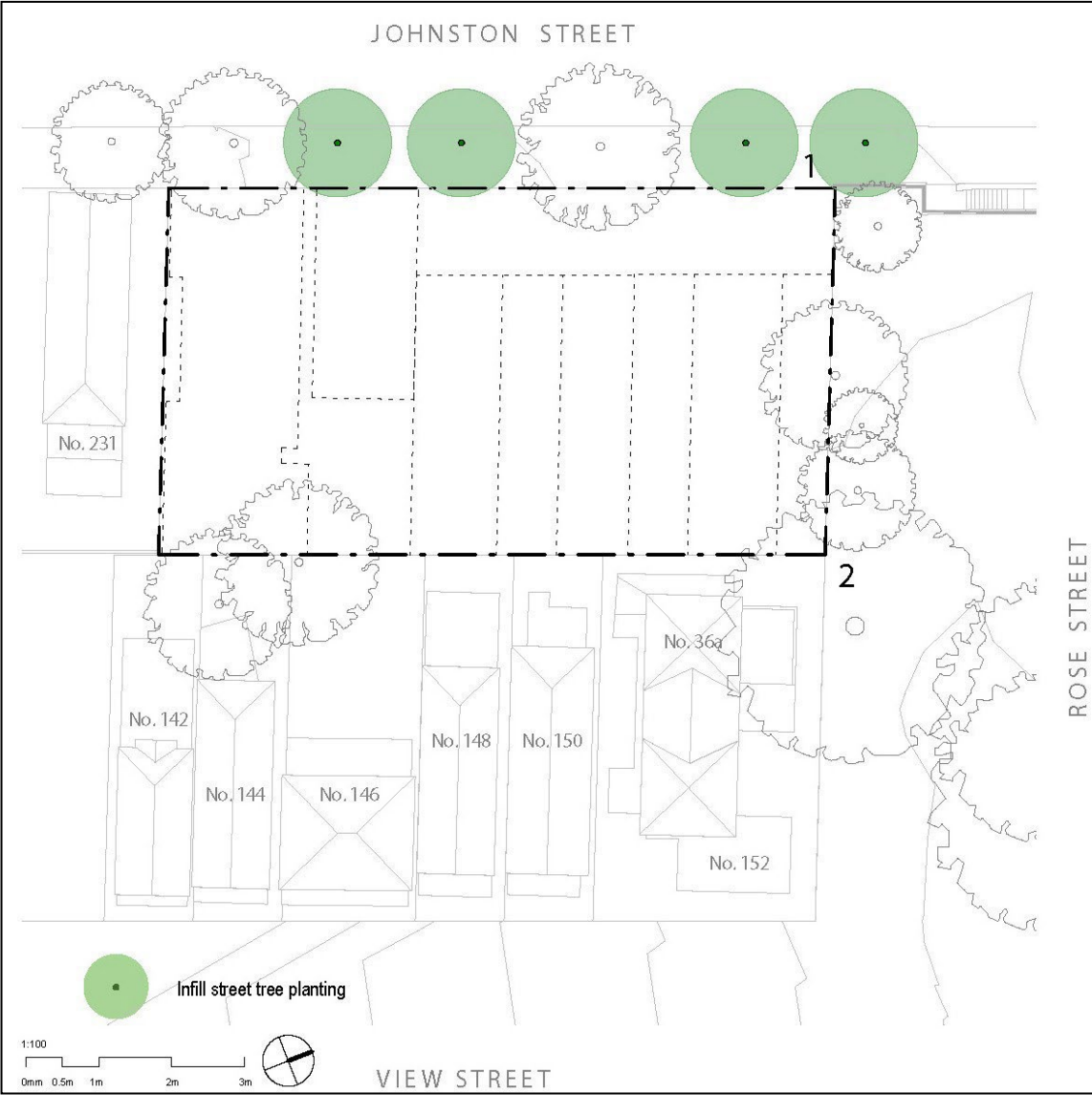


Figure G26: Street Tree Planting

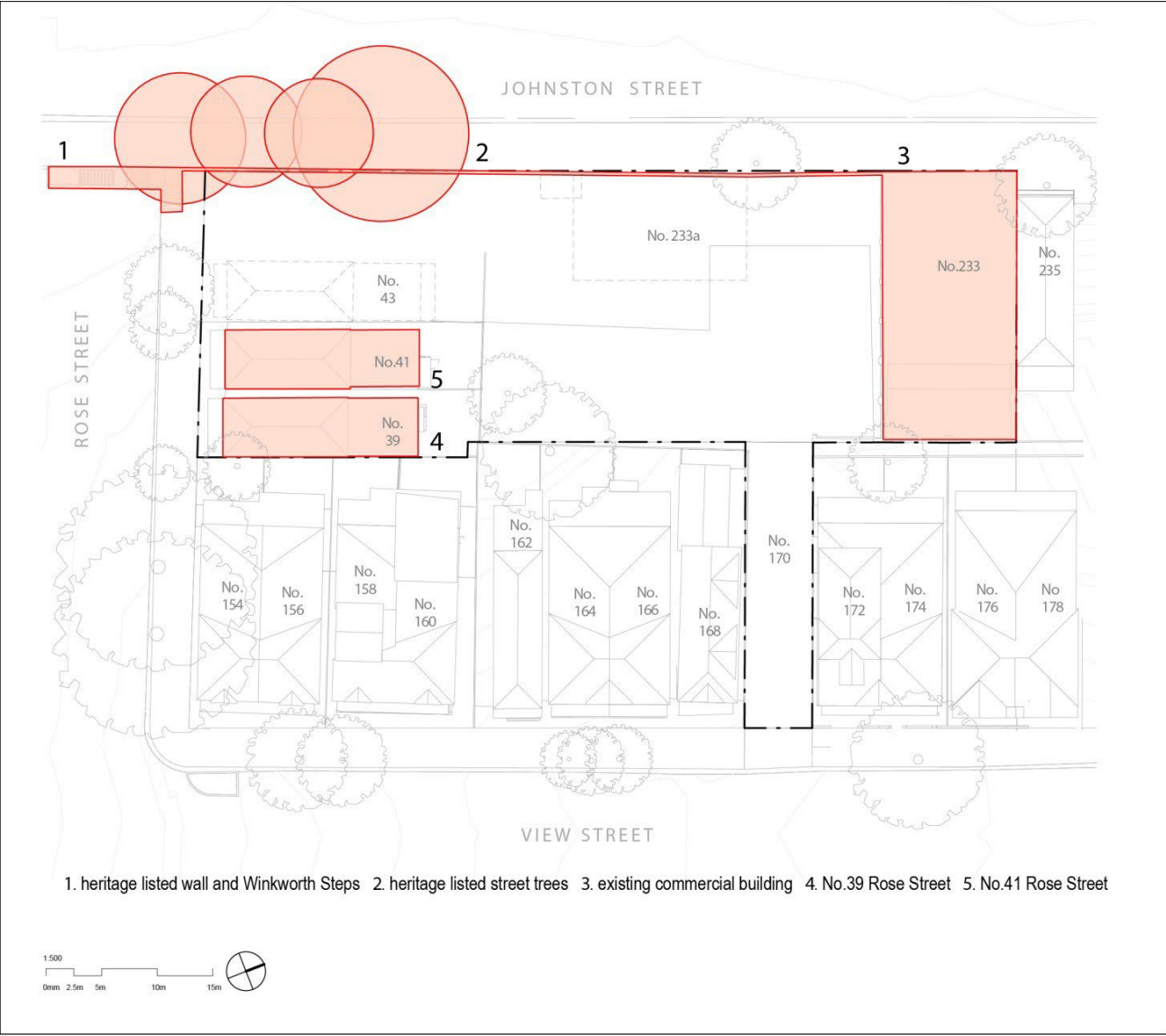


Figure G27: Items to be retained

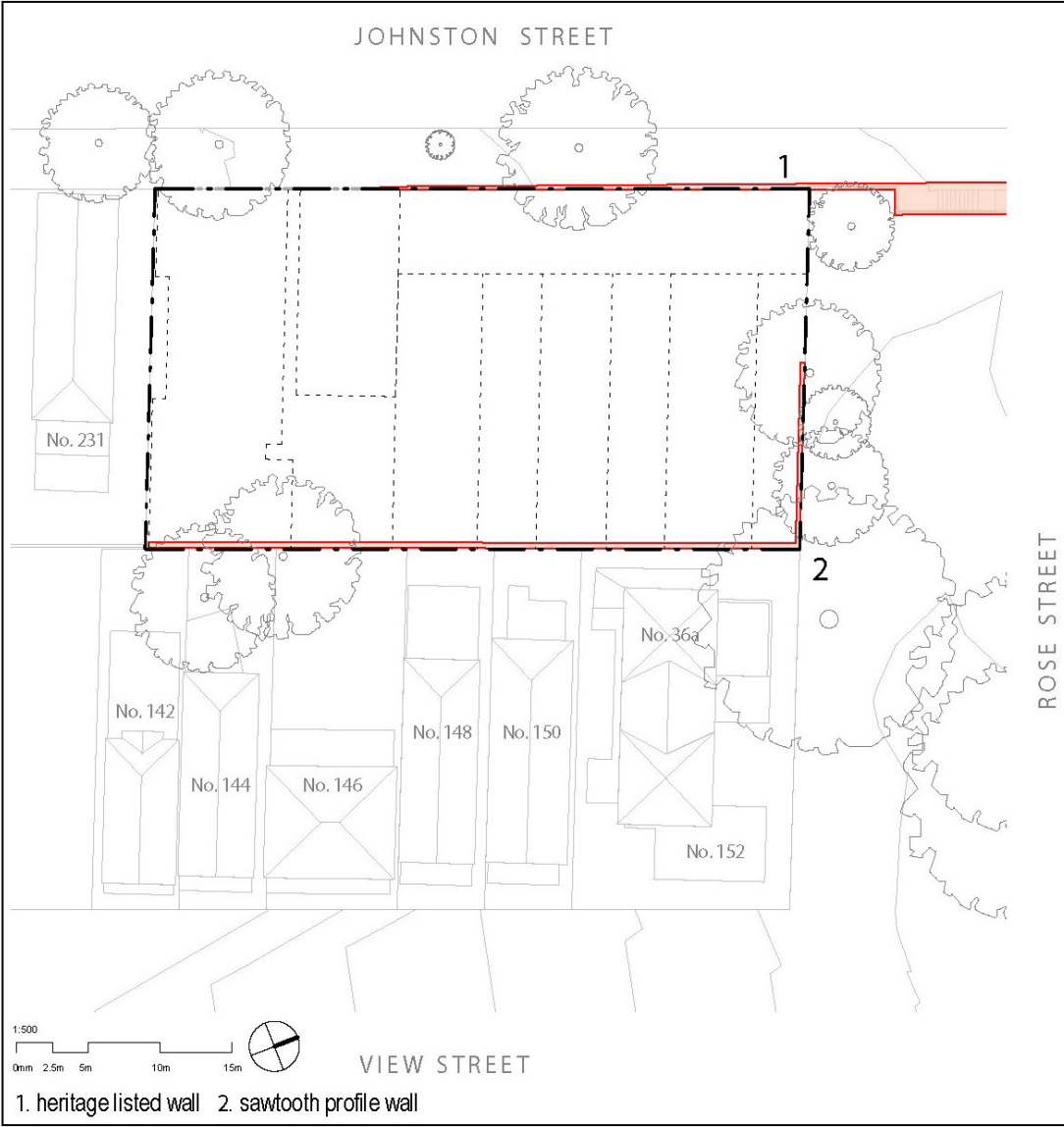


Figure G28: Items to be retained

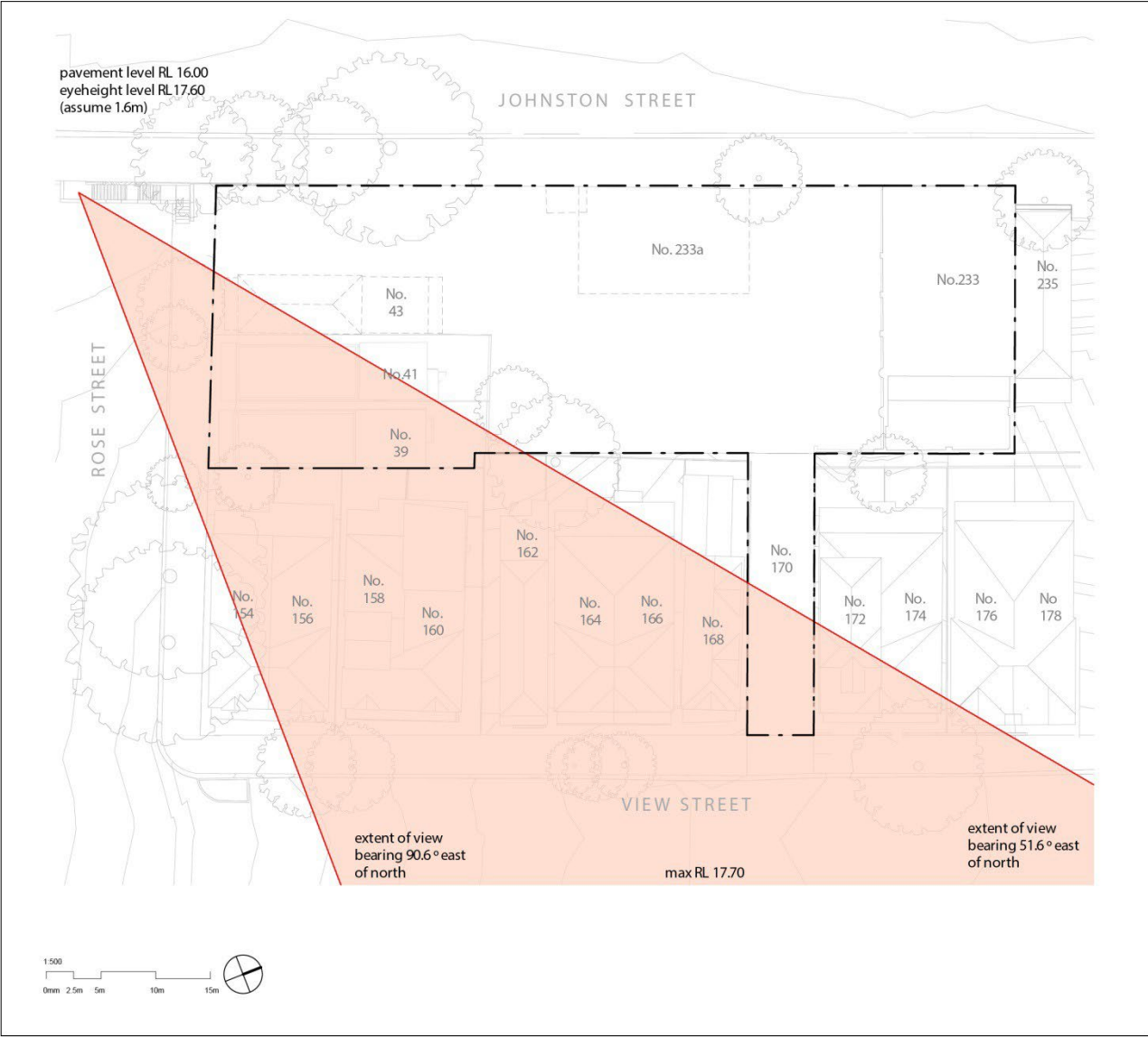


Figure G29: Views

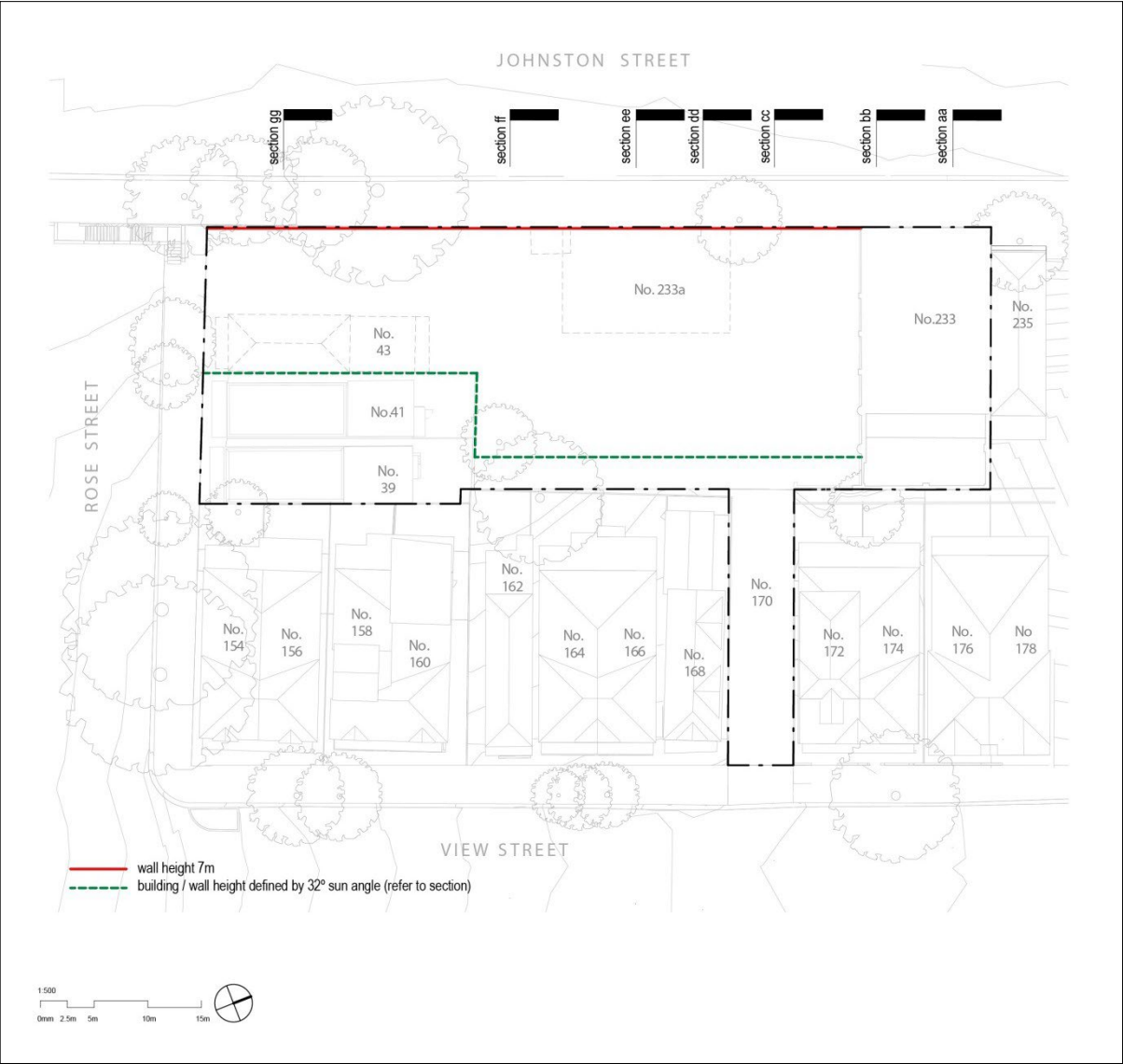


Figure G30: Building Heights and Massing Envelope

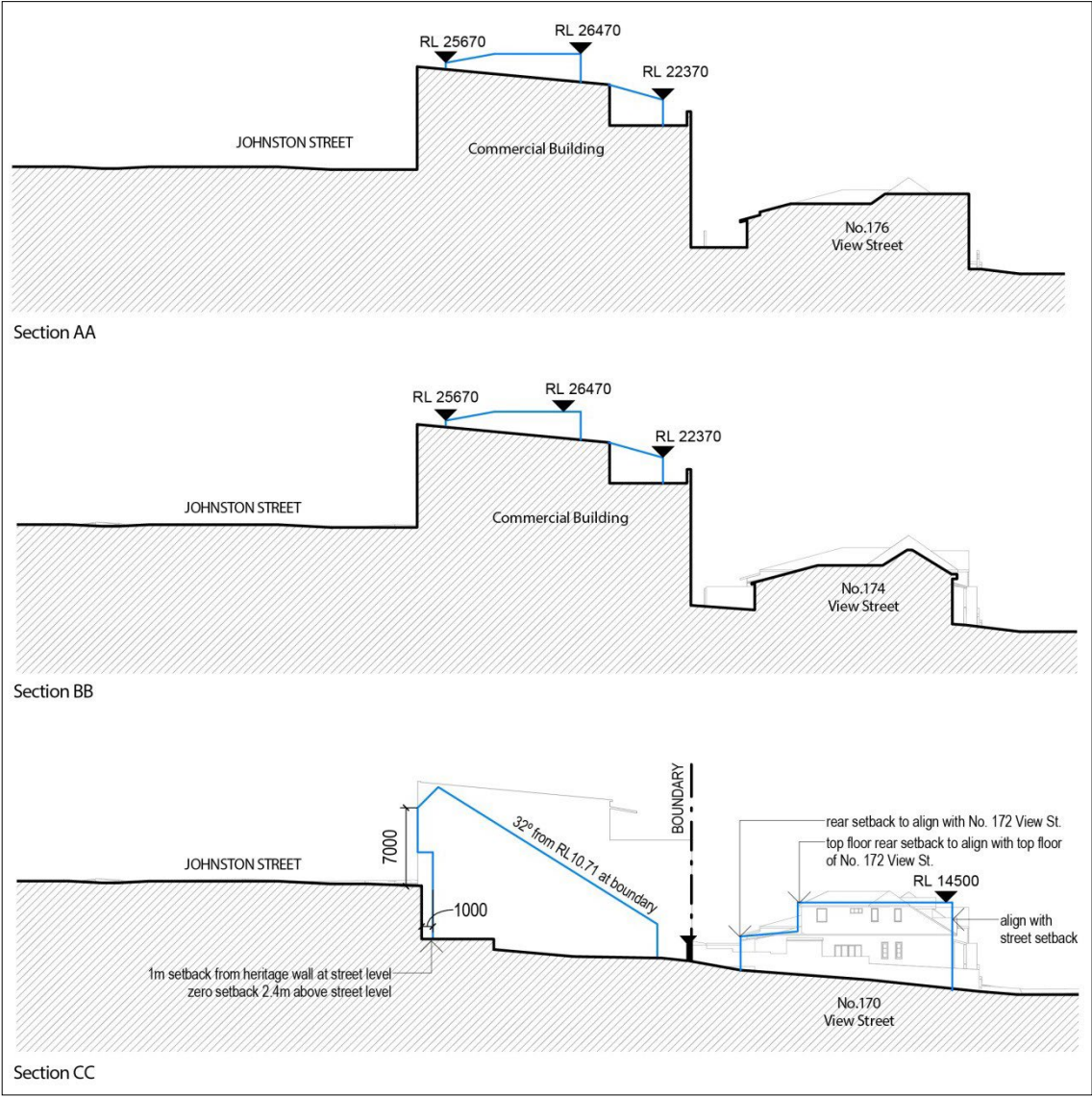


Figure G31: Building Heights and Massing Envelope – Section AA, Section BB & Section CC



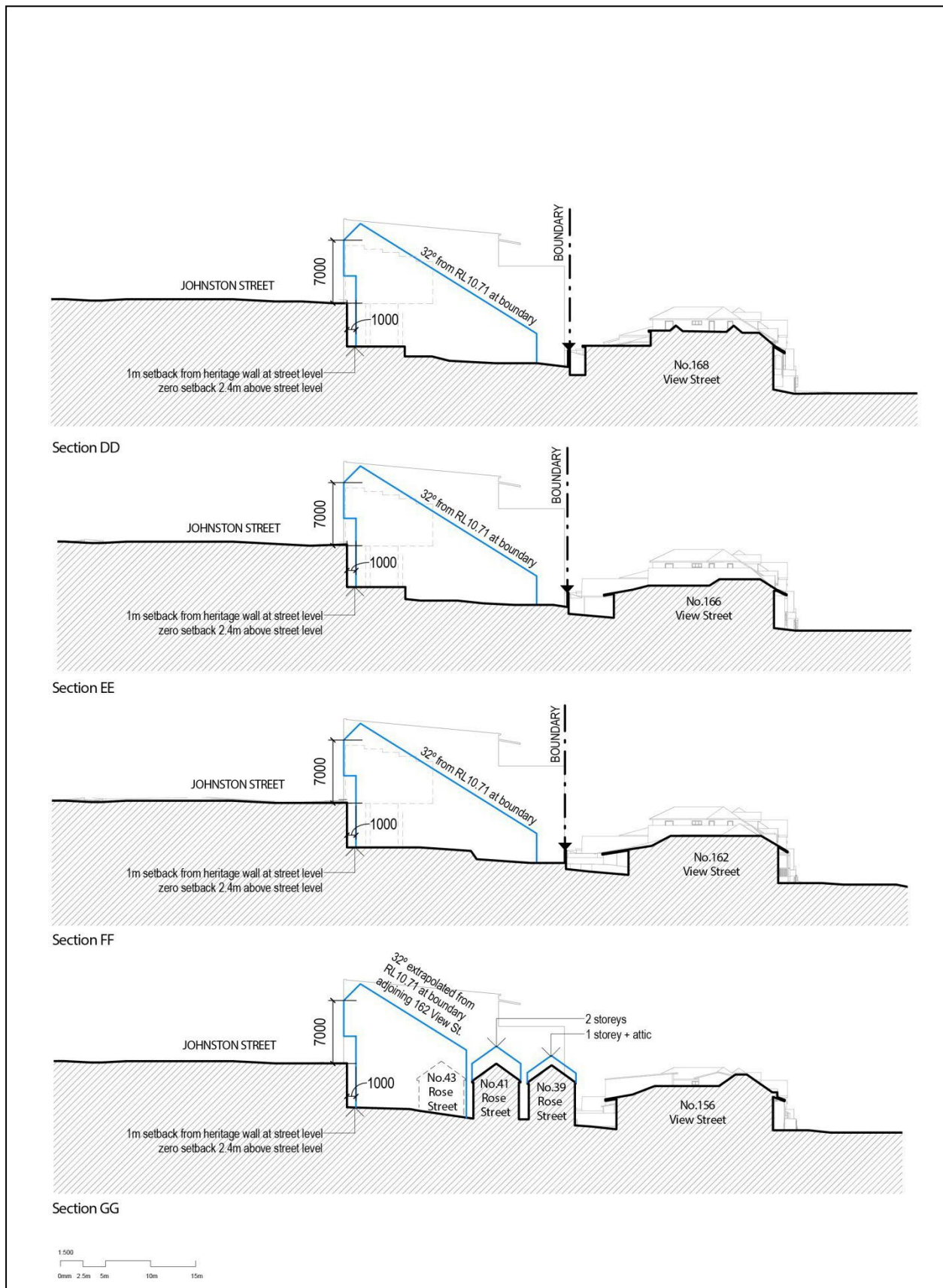
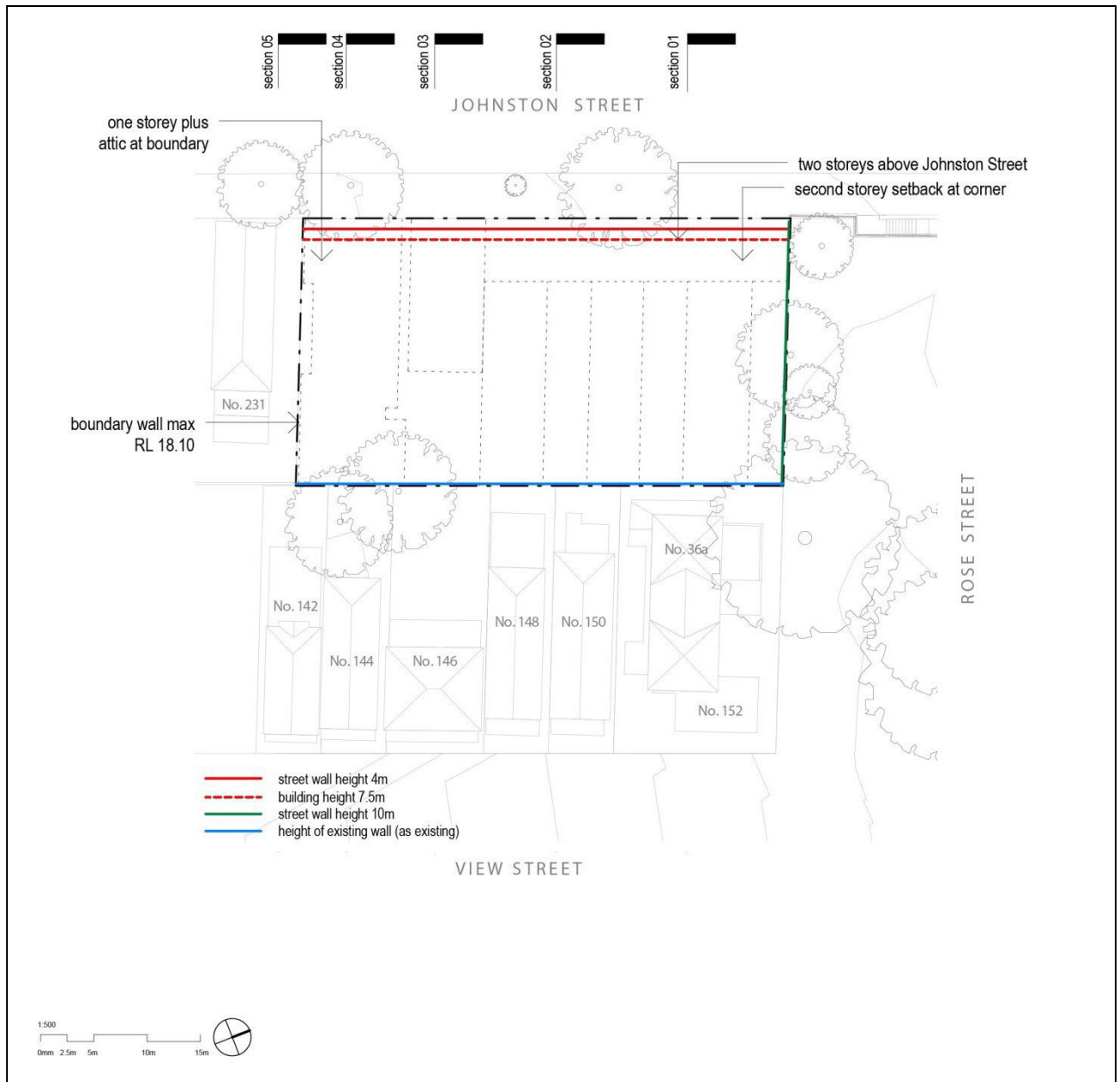


Figure G32: Building Height and Massing Envelope – Section DD, Section EE, Section FF and Section GG



**Figure G33: Building Heights and massing envelope**



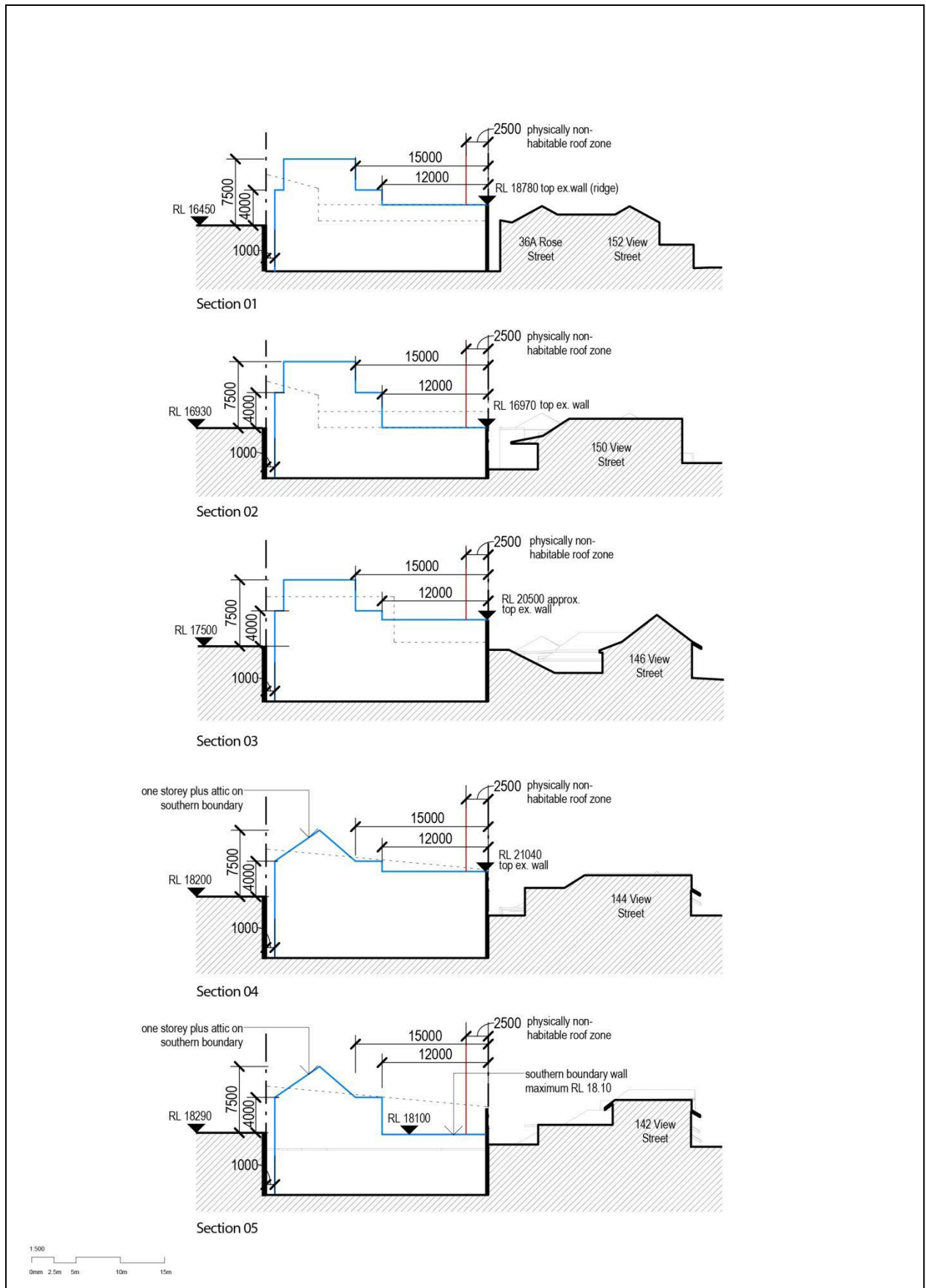


Figure G34: Building Heights and Massing Envelopes – Section 01, Section 02, Section 03, Section 04 and Section 05

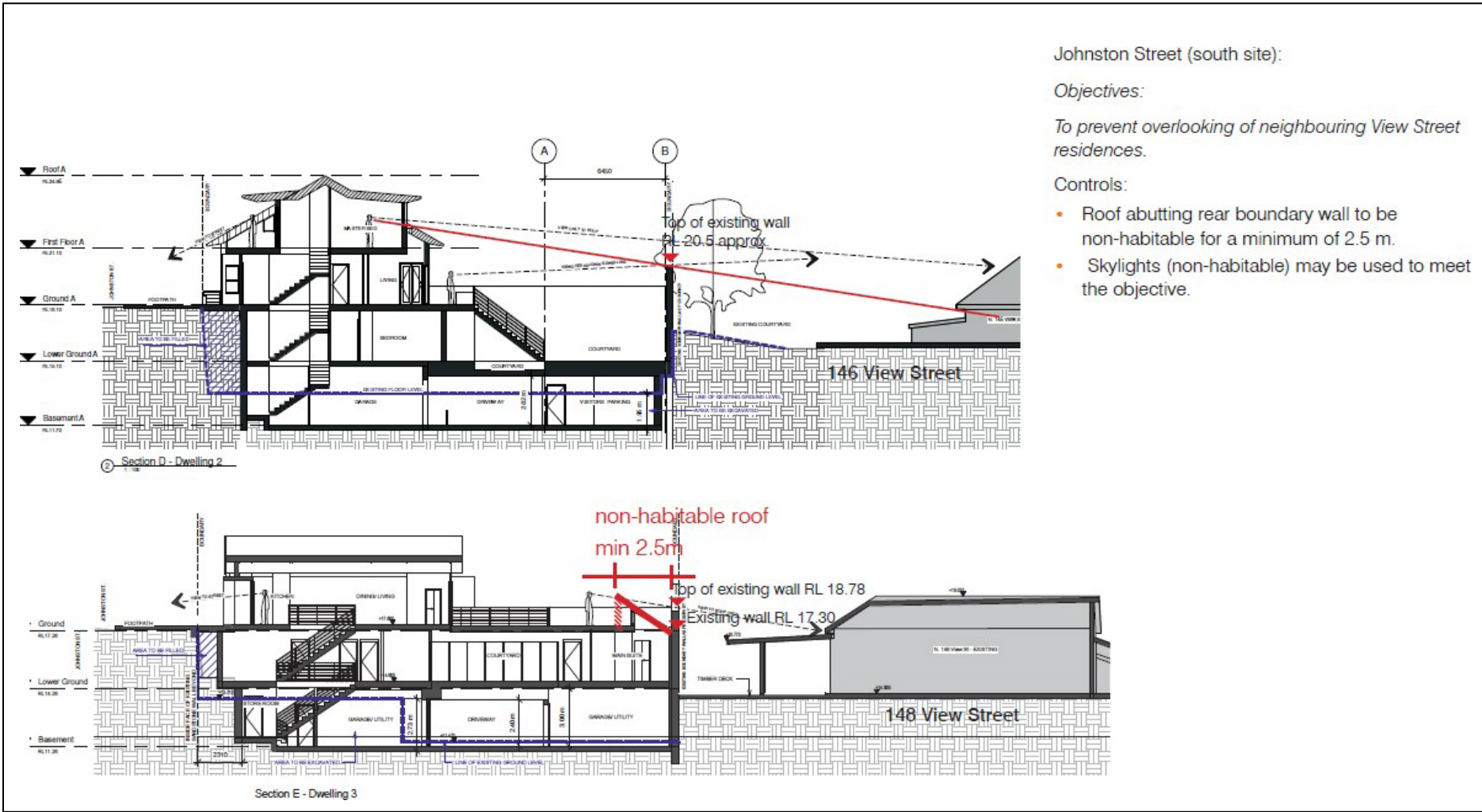


Figure G35: Upper level setbacks from the rear

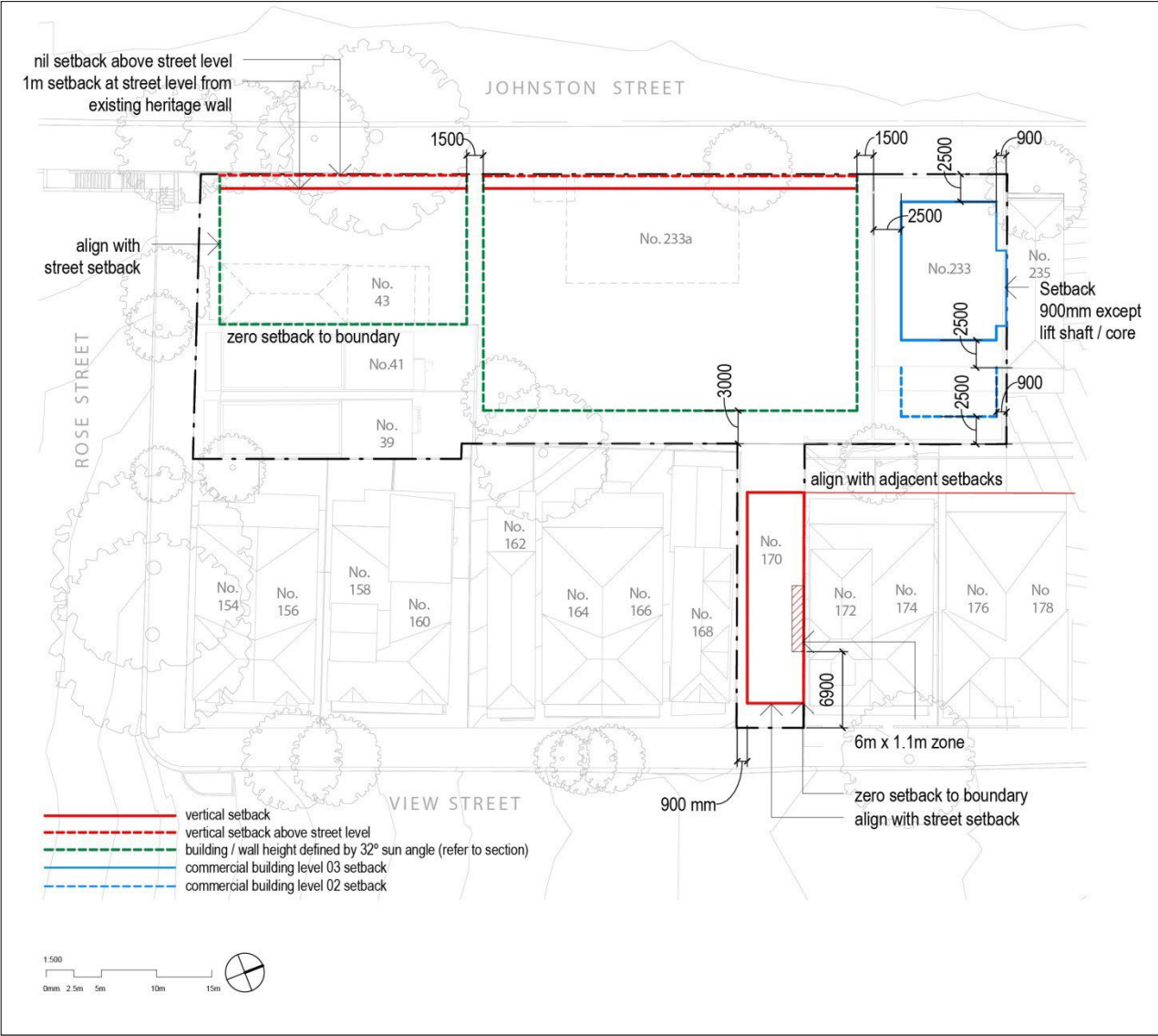


Figure G36: Building Setbacks

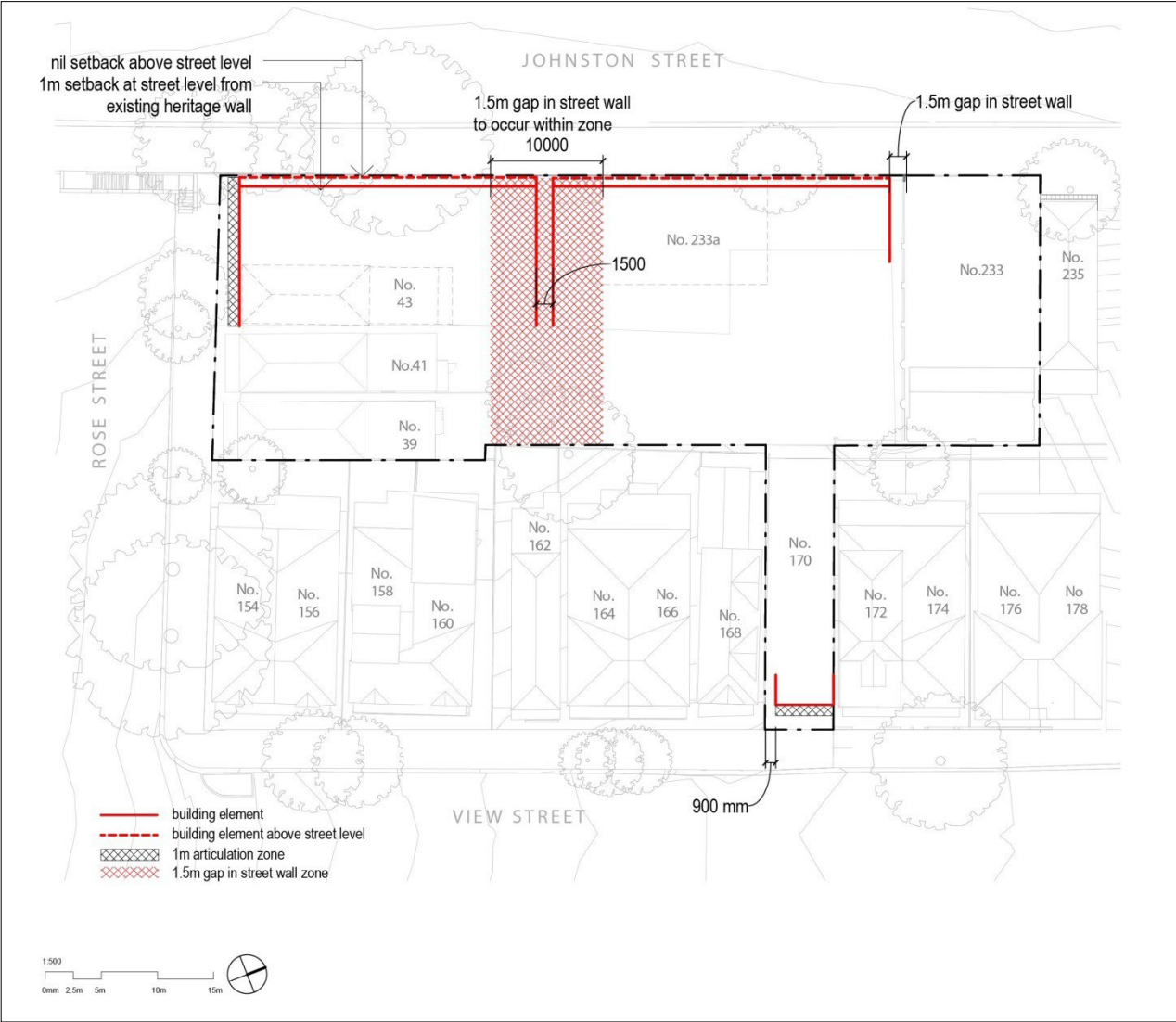


Figure G37: Building articulation

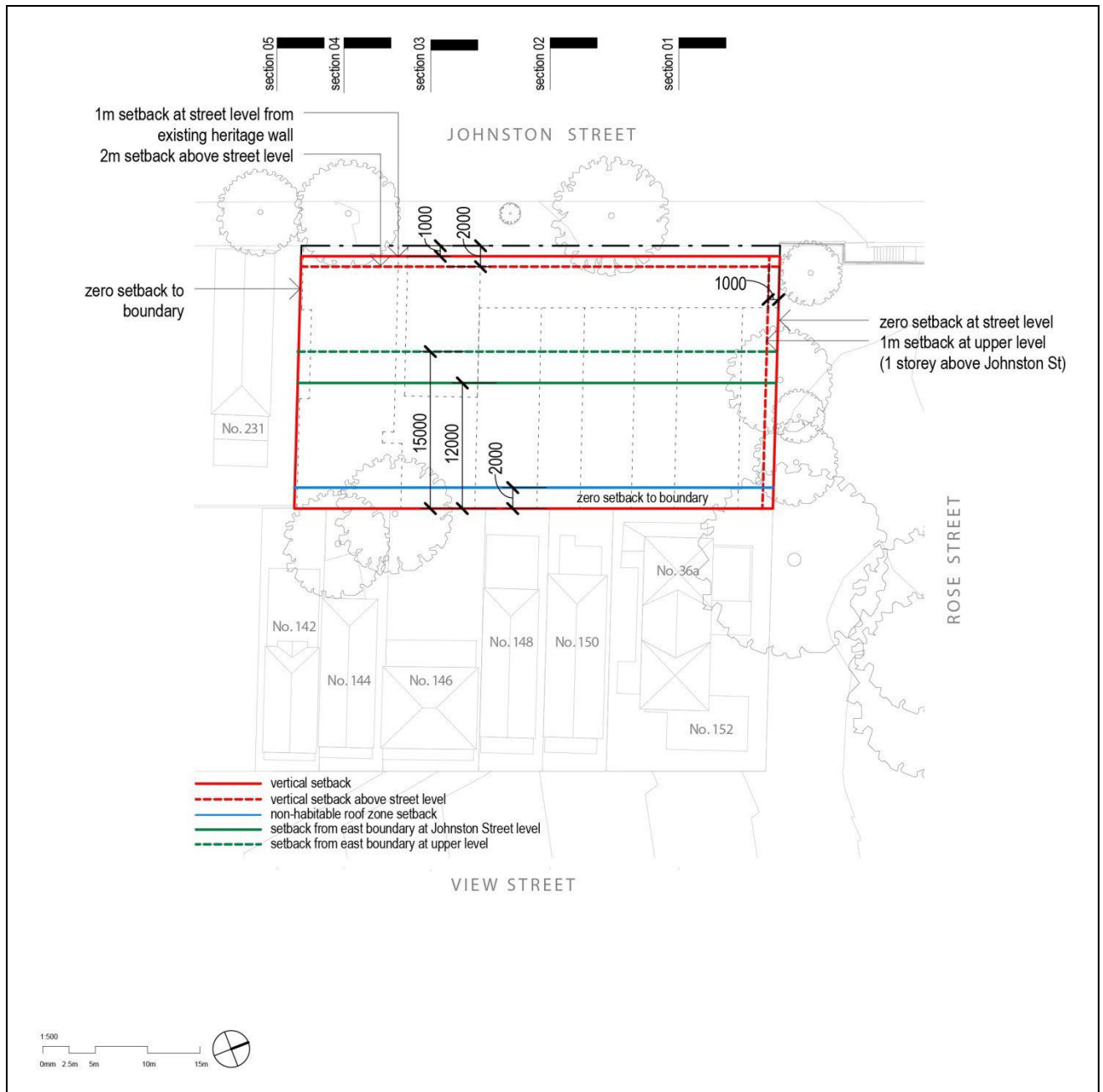
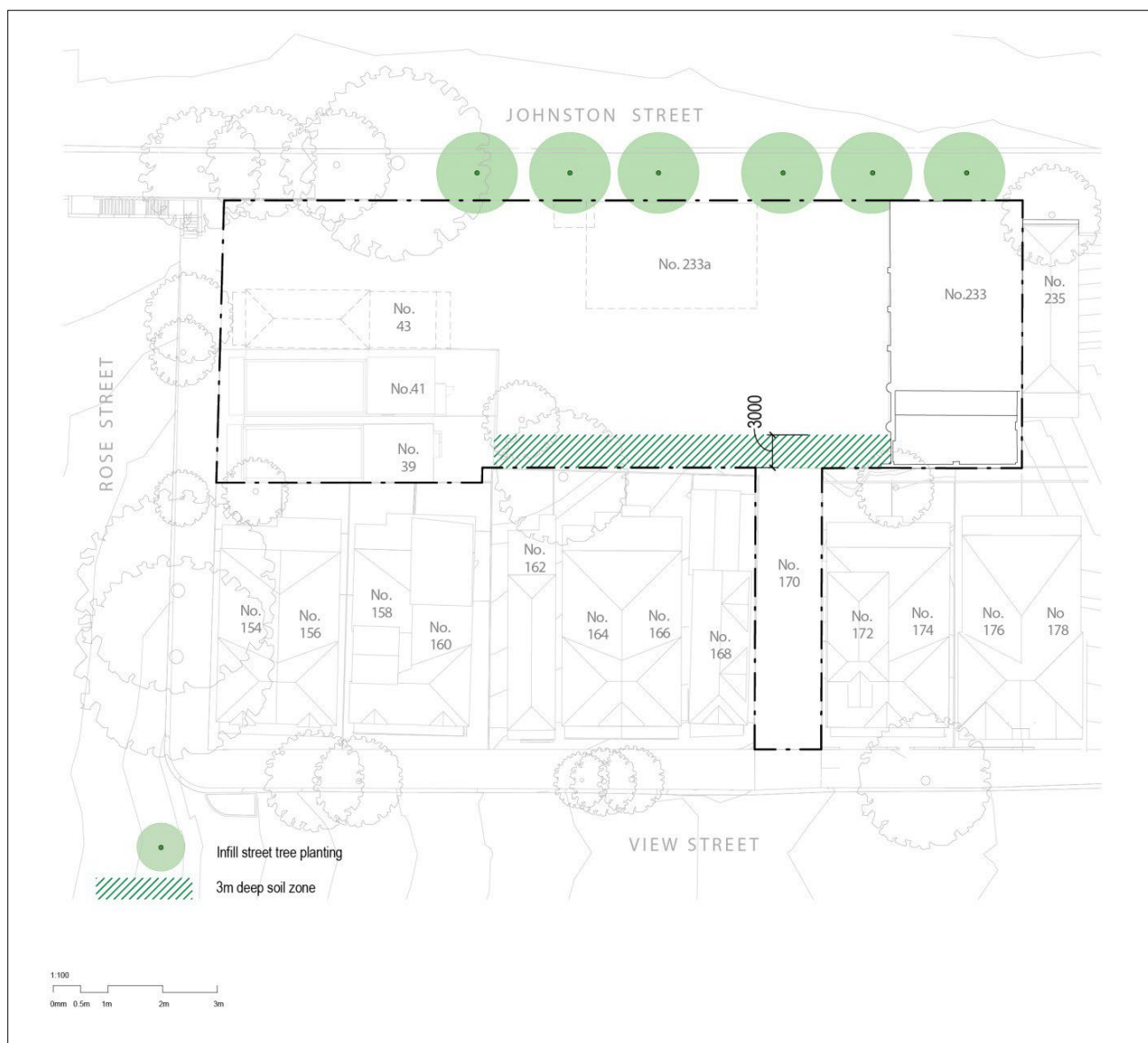


Figure G38: Building Setbacks





**Figure G39: Deep soil landscape area**

## **SECTION 8 – NO. 141 AND 159 ALLEN STREET, LEICHHARDT**

### **Relationship to other plans**

The following site specific controls apply to 141 and 159 Allen Street, Leichhardt.

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

Please note that this development is subject to the provisions of State Environmental Planning Policy No. 65 Residential Flat Buildings and accompanying Residential Flat Design Code.

In the event of an inconsistency between this DCP and the Leichhardt DCP 2013 and any other DCP, policy or code, the controls in this section shall prevail in relation to development on the site.

### **Map Reference**

Refer to Area 7 on the site specific map in Figure G1 Site Specific Areas.

### **G8.1 LAND TO WHICH THIS SECTION APPLIES**

This part applies to the land shown as Area 7 in Figure G1 Site Specific Areas, known as 141 and 159 Allen Street, being lot 1 DP 632522 and Lot X DP 381373 respectively (herein referred to as 'the site').

No. 141 Allen Street has an area of approximately 7,143 sqm and 159 Allen Street has an area of 2,777 sqm; combined the site has an area of 9,920 sqm. The site is located on the southern side of Allen Street at its corner with Flood Street in the block bounded by Allen Street, Flood Street, Lyall Street and Darley Road.

### **G8.2 BACKGROUND**

The subject site has a history of industrial use and was previously zoned IN2 Light Industrial. The site was the subject of a Planning Proposal that rezoned the site to R1 General Residential.

### **G8.3 OBJECTIVES**

To provide objectives and controls to guide development of the site so as to ensure that the development is compatible with the surrounding area, meets the desired future character and needs of the community. In particular, these objectives and controls aim to achieve a development that:

- O1 Complements the existing fine grain residential sub-division pattern and the desired future character of the streetscape and surrounding area.
- O2 Achieves architectural and urban design excellence.
- O3 Maintains solar access and amenity to surrounding residences and public domain and the new development itself.
- O4 Reinforces and enhances the landscape character of the streetscape.
- O5 Improves amenity and overall appearance of Allen Street and Flood Street.

## SITE SPECIFIC CONTROLS

- O6      Renews the public domain on the site boundaries to complement the desired future character.
- O7      Makes provision for 141 and 151 Allen Street, Leichhardt to be developed separately and independently of one another.

### **G8.4      DESIRED FUTURE CHARACTER STATEMENT**

The site is within the West Leichhardt Distinctive Neighbourhood (Section C.2.2.3.2 of this Plan) in the Industrial/Business Area Sub Area (Section C.2.2.3.2 (a) of this Plan) and borders the North Residential Sub Area on the western boundary.

#### **Objectives**

- O1      The new character of the site shall:
  - a.    respond to the topography of the site;
  - b.    maintain the varied character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials, and the varied streetscape derived from the prevailing small lot residential sub-division pattern of the surrounding streets;
  - c.    promote building styles that enhance and contribute to the identity of the neighbourhood;
  - d.    protect and enhance the residential amenity of dwellings on adjoining sites;
  - e.    protect and enhance the heritage landscape setting of Allen Street;
  - f.    maintain and enhance the streetscape of Flood Street including landscape elements;
  - g.    encourage appropriate lighting and signage consistent with the character of the area;
  - h.    provide active street frontages with individual residential address points for all ground floor units along Allen and Flood Streets; and
  - i.    incorporate high quality materials and construction finishes.



## **G8.5 PUBLIC DOMAIN**

### **Objectives**

- O1 To contribute to a public domain that maximises safety and security.
- O2 To improve the amenity and overall appearance of Allen Street and Flood Street.
- O3 To reduce the visual impact of new development above the existing predominant street scale of one and two storey houses.
- O4 To protect and enhance the heritage landscape setting of Allen Street.
- O5 To ensure the retention of the heritage listed street trees of Brush Box on Allen Street.
- O6 To ensure new plantings and hard landscape elements complement the desired future character.

### **Controls**

- C1 Soft and hard landscaping in the public domain is to be provided in accordance with Council's requirements including heritage matters.
- C2 A landscape plan is to be submitted with the Development Application that clearly identifies the palette of soft and hard landscape materials and planting.
- C3 Improved landscaping, mature street trees and paving is to be provided on Allen Street and Flood Street to improve pedestrian amenity and ameliorate conflict between pedestrians and vehicle movements.
- C4 Landscaping is to be designed to allow open views and clear passages for pedestrians to maximise safety and security in accordance with the principles of Crime Prevention Through Environmental Design.
- C5 The location and design of any required electricity infrastructure should be easily accessible and not adversely impact upon the streetscape.
- C6 Private open space on the ground floor, at the street frontage should enhance the streetscape through a 'borrowed landscape'.

## **G8.6 BUILT FORM AND DESIGN**

### **G8.6.1 Building height and bulk**

#### **Objectives**

- O1 To ensure future development responds to the existing and future scale and character of the streetscape and surrounding area.
- O2 To maintain solar access and amenity to surrounding residences, the public domain and development within the site.
- O3 To minimise overshadowing of surrounding properties and public domain.
- O4 To minimise visual impacts of building bulk on neighbouring and nearby properties.
- O5 To integrate new buildings with the scale and character of the streetscape and surrounding area through transition of building height reflected in the number of storeys.

#### **Controls**

- C1 Development shall not exceed the maximum height in storeys as shown in Figure G40.
- C2 The location of building forms are to be as shown in Figures G40 and G41.
- C3 All buildings are to be integrated with the scale and character of the surrounding neighbourhood.

### **G8.6.2 Building setbacks and articulation**

#### **Objectives**

- O1 To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.
- O2 To maintain solar access and amenity to surrounding residences, the public domain and development within the site.
- O3 To ensure that the building mass and articulation along Allen Street and Flood Street complements the articulation and character of the street, including breaks between buildings.
- O4 To minimise visual impacts of the buildings on neighbouring properties.

#### **Controls**

- C1 Building setbacks and separations shall be in accordance with the minimum setbacks and separation as outlined in Figure G41.
- C2 Breaks are to be provided in the street walls fronting Allen Street and Flood Street in accordance with Figure G41.

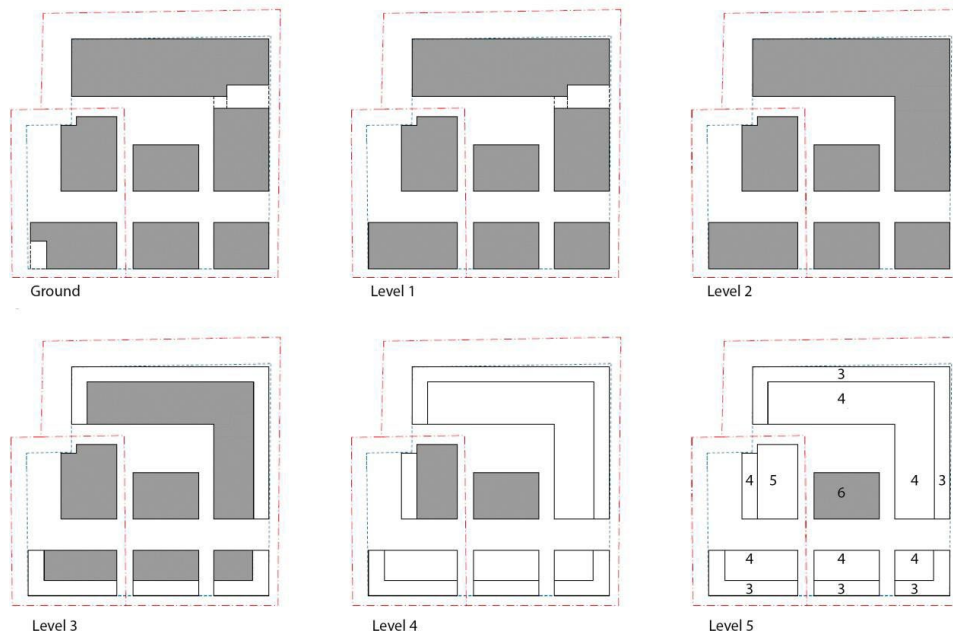


Figure G40: Maximum height in storeys

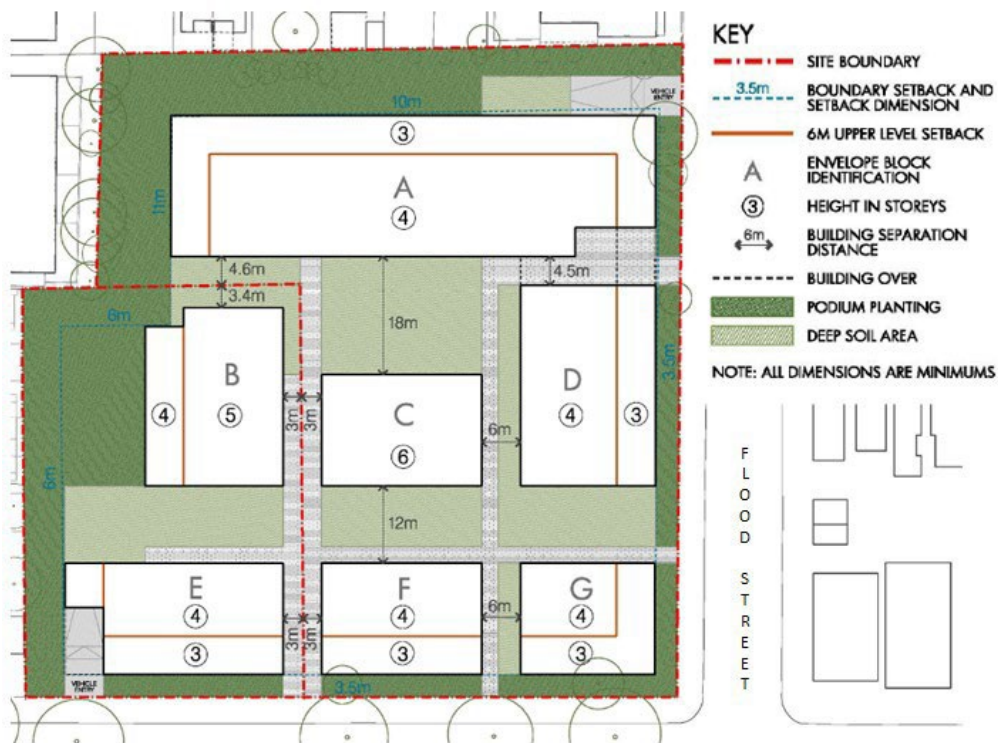


Figure G41: Building heights and setbacks

### G8.6.3 Building separation

#### Objectives

- O1 To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.
- O2 To ensure the development is equitable across land ownership.

- O3 To assist with development legibility and wayfinding.

### **Controls**

- C1 Buildings should ensure appropriate separation from the adjoining properties as per Figure G41.
- C2 Building separation should generally meet SEPP 65, unless it can be demonstrated that privacy and amenity can be maintained with a reduced separation.
- C3 Buildings should be set back a minimum of three metres from internal lot boundaries.

## **G8.6.4 Building materials and finishes**

### **Objectives**

- O1 To ensure that buildings have a high quality appearance and have regard to the character of the surrounding area.
- O2 To select materials and construction techniques that contribute to maximising Greenstar rating.

### **Controls**

- C1 Building and landscape materials are to be fit for purpose and reflect the Desired Future Character Statement, be appropriate for climatic conditions and be of high specification to ensure long term quality and sustainability of the development.
- C2 Materials to be used may include:
- a. Heavy materials for the base structure; for example, concrete, masonry or render;
  - b. Lightweight materials for the top of the building to allow flexibility in roof form; e.g. steel, aluminium or other metallic materials;
  - c. Screening elements, to provide enhanced privacy to the occupants of the development as well as to adjoining residential properties; and
  - d. Intended building materials are to be clearly identified on the Development Application documentation.
- C3 Any building with a wall greater than 20m in length is to include building material palette options, architectural fenestration elements and insets to articulate the façade and delineate visual massing of buildings.

## **G8.6.5 Design of building elements**

### **Objectives**

- O1 To ensure that fronts, backs and tops of buildings have a high quality appearance and have regard to the character of the surrounding area.

### **Controls**

- C1 Buildings are to be designed in accordance with the Desired Future Character Statement.
- C2 The design of the buildings should be contemporary in nature but make reference to the form, scale and articulation of the local streetscapes.

## SITE SPECIFIC CONTROLS

- C3 Buildings and landscape elements, including balconies, entries, rooflines and screening, are to contribute to the character of the streetscape, enhance opportunities for visual supervision of the public domain, reduce overlooking, enhance residential amenity and make a positive contribution to place identity.
- C4 The finished floor level of ground floor dwellings shall be a maximum of 1.0m above natural ground level at the street frontages.
- C5 Where the topography results in basement walls exceeding 0.5m above natural ground level, high quality planting or materials are to be used to minimise visual impacts.

### **G8.6.6 Disability access**

#### **Objectives**

- O1 To ensure that access to the development and its surrounds is maximised for people of all abilities and needs.

#### **Controls**

- C1 The provisions of Part C1.10 Equity of Access and Mobility “Design for Equity of Access and Mobility” within this Plan apply.

### **G8.6.7 Activation of street frontages**

#### **Objectives**

- O1 To activate the street by orientating ground floor living spaces to street frontages.

#### **Controls**

- C1 Ground floor living spaces shall be orientated to face the street frontages.
- C2 Ground floor dwellings should address the street frontages and provide direct access through front doors where possible.
- C3 Residential frontages maximise surveillance of the public domain and reinforce activation of the street environment.
- C4 Fencing along the Allen Street and Flood Street frontages is to implement a scale, materials, and visual permeability which will contribute to implementation of Crime Prevention Through Environmental Design principles and make a positive contribution to the scale, function and character of the streetscape.

## **G8.7 RESIDENTIAL AMENITY**

### **G8.7.1 Solar access**

#### **Objectives**

- O1 To optimise solar access to habitable rooms and private open space of new housing to improve amenity and energy efficiency.

#### **Controls**

- C1 Solar access to existing adjacent and nearby properties is to be maintained.
- C2 Buildings are to be located, designed and oriented to minimise overshadowing and loss of solar access to adjacent and nearby properties.
- C3 Development on either or both sites, whether carried out separately or together is to satisfy solar access requirements in accordance with in the Residential Flat Design Code (RFDC) (which forms part of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65)).
- C4 Living rooms and private open spaces for at least 70% of residential units should receive a minimum of 2 hours of direct sunlight between 9am and 3pm in mid-winter.

### **G8.7.2 Cross ventilation**

#### **Objectives**

- O1 To ensure that dwellings have good access to fresh air and that energy efficiency is maximised.

#### **Controls**

- C1 All development is to comply with the provisions contained in C3.7 Environmental performance of this Plan.
- C2 60% of residential units should be naturally cross ventilated in accordance with the Residential Flat Design Code (RFDC) which forms part of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65).

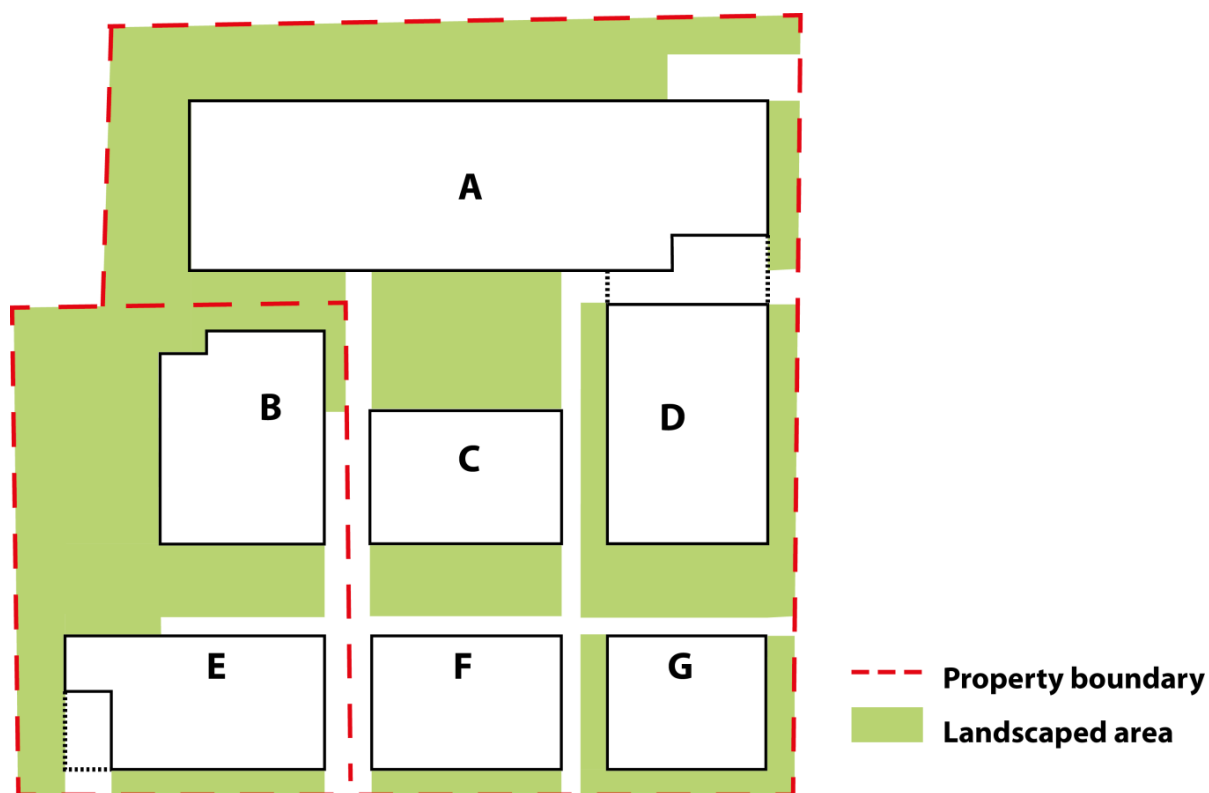
### **G8.7.3 Open Space**

#### **Objectives**

- O1 To provide residents with areas of private open space of a size and shape that meets the users' requirements for relaxation and recreation.
- O2 To ensure there is clear delineations between communal and private open space within the development.
- O3 To meet the principles of Crime Prevention Through Environmental Design in the design of communal open spaces.

#### **Controls**

- C1 Open space areas are to be provided in accordance with Figure G42 and are to be no less than 40% of each of 141 Allen Street and 159 Allen Street.



**Figure G42: Landscaped area**

- C2 Communal open space should maximise useable flat areas and be accessible to all residents.
- C3 Balconies and terraces should be:
  - a. designed as an integral part of the building's architecture;
  - b. a minimum width of 2.5 metres;
  - c. located off the main internal living area of the dwelling;
  - d. not encroach on the public domain; and
  - e. preferably face north.
- C4 Private open space should provide a buffer between dwellings and communal open space.

#### **G8.7.4 Visual privacy**

##### **Objectives**

- O1 To protect the visual privacy of adjoining dwellings by minimising direct overlooking of principal living areas and private open space.
- O2 To provide landscaping on built structures that maintains the privacy of the neighbouring properties.

##### **Controls**

- C1 All development is to comply with the visual privacy provisions contained in C3.11 Visual privacy of the *Leichhardt Development Control Plan 2013*.

### G8.7.5 Deep soil and podium planting landscaped areas

#### Objectives

- O1 To improve the amenity of the existing residences and those of the new development by providing a deep soil landscaped area between properties.

#### Controls

- C1 Deep soil and podium planting areas are to be provided generally in accordance with Figure G43.

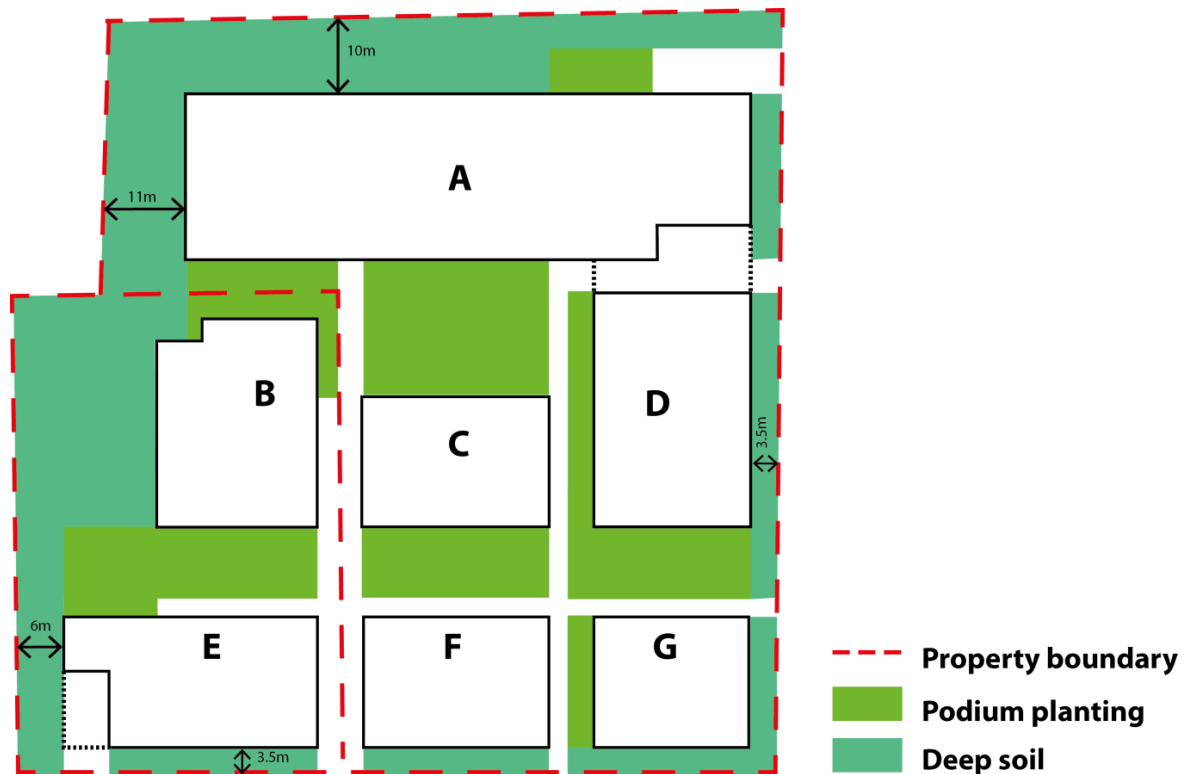


Figure G43: Deep soil and podium planting landscaped areas

- C2 A deep soil landscaped zone with a minimum width of 10m is to be provided along the northern boundary of the site, with the exception of the vehicle entry ramps identified in Figure G44, at which point the deep soil zone is to have a minimum width of 4m.
- C3 A deep soil landscaped zone with a minimum width of 6m is to be provided along the western boundary of the site with the exception of the vehicle entry ramps identified in Figure G44.
- C4 The deep soil landscaped zone is to be suitably landscaped, including the planting of suitable canopy trees that restrict overshadowing.
- C5 A landscape Plan of Management/Maintenance Plan is to be submitted with the Development Application.



## **G8.8 ENVIRONMENTAL PERFORMANCE**

### **G8.8.1 Sustainability rating**

#### **Objectives**

- O1 To ensure that a high level of sustainability is achieved by requiring a higher standard to be achieved than would typically apply to such development.
- O2 To maximise Greenstar rating for the new development.

#### **Controls**

- C1 The environmental performance of the site must consider the following matters:
  - a. 'energy': demand reduction, use efficiency, and generation;
  - b. 'water': reduction in potable water use, water reuse and use of other water sources;
  - c. 'management': sustainable development principles throughout the life of the project;
  - d. 'indoor air quality': enhanced building performance and wellbeing of occupants;
  - e. 'transport': reduction in demand for private car usage and encouraging alternative forms transportation;
  - f. 'building materials': reduction resource consumption through material selection, reuse and management practices;
  - g. 'emissions': mitigating point source pollution from buildings and building services to the atmosphere, watercourse, and local ecosystems; and
  - h. 'innovation': innovation that fosters the industry's transition to a more sustainable building as promoted by the Green Star Rating System.

### **G8.8.2 Drainage and water management**

#### **Objectives**

- O1 To integrate water sensitive urban design into the development to reduce peak stormwater flows downstream, minimise transport of pollutants into waterways and maximise water recycling.

#### **Controls**

- C1 Stormwater Drainage System must be designed to comply with Part E of this Development Control Plan.
- C2 Any development of the site must also consider the following matters:
  - a. 'water': reduction in potable water use, water reuse and use of other water sources;
  - b. 'land use and ecology': reduction in the impact on the ecosystem.

## G8.9 PARKING AND ACCESS

### G8.9.1 Vehicular access

#### Objectives

- O1 To ensure that building vehicular access and egress points are best located to reduce potential for traffic conflict.
- O2 To ensure that the two land ownerships can be developed separately and independently of one another.
- O3 To ensure that vehicular access points are well-designed and secondary to pedestrian routes.

#### Controls

- C1 Two (2) vehicular access/egress points are to be located as per Figure G44 except if 141 and 159 Allen Street are amalgamated and developed at the same time in which case one (Access/Egress 1) vehicle ingress/egress point immediately north of Building A will be acceptable.

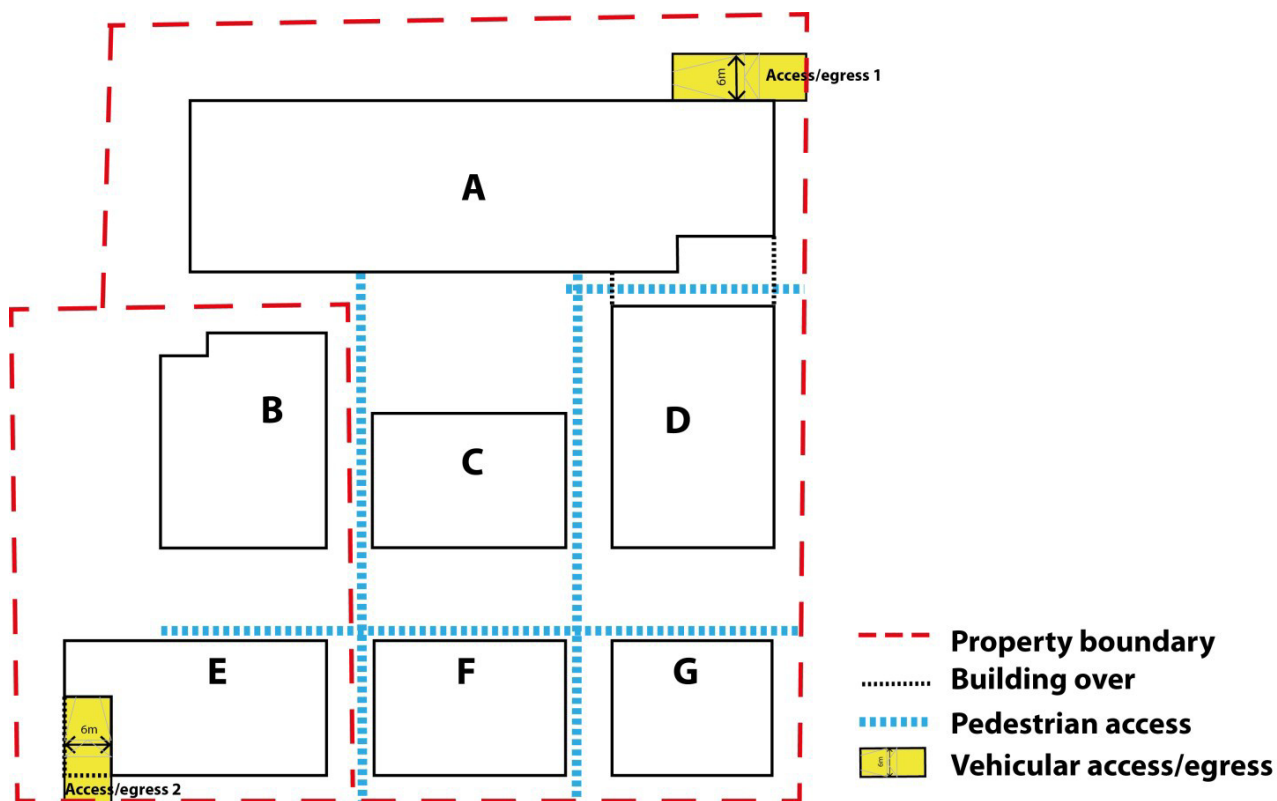


Figure G44: Vehicular and pedestrian access

- C2 Ramps and excavation required for vehicle access and egress is to be setback a minimum of 4.5m from the property boundary to allow for urban design outcomes in the streetscape.
- C3 Vehicular access and egress is to be no less than 6m in width.

## **G8.9.2     Parking rates**

### **Objectives**

- O1        To ensure adequate parking is provided.

### **Controls**

- C1        The total number of car spaces for residents and visitors shall equate to the minimum of:
- a.    0.6 spaces per 1-bedroom dwelling;
  - b.    0.9 spaces per 2-bedroom dwelling;
  - c.    1.1 spaces per 3-bedroom dwelling or any dwelling with a greater number of bedrooms.
- C2        All bicycle parking is to comply with the provisions contained in the 'Parking' section of this Plan.

## **G8.10 WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL**

### **G8.10.1 Waste and recyclable materials temporary storage and disposal facilities**

#### **Objectives**

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

#### **Controls**

- C1 The development is to comply with Part D Energy Section 2 Resource Recovery and Waste Management of this Plan.

## **SECTION 9 - 168 NORTON STREET, LEICHHARDT**

### **Relationship to other plans**

The following site specific controls apply to 168 Norton Street, Leichhardt.

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

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

### **Map Reference**

Refer to Area 8 on the site specific map in Figure G1 Site Specific Areas.

### **G9.1 LAND TO WHICH THIS SECTION APPLIES**

The site is known as 168 Norton Street Leichhardt being Lot 1 DP 1119151, Lot 2 DP 1119151, Lot 1 DP 963000, Lot 3 Section 3 DP 328, Lot 4 Section 3 DP 328, and Lot 5 DP111235 (herein referred to as the 'site').

The site has a combined area of approximately 1,811sqm. The site has frontage to both Norton Street (eastern boundary) and Carlisle Street (portion of southern boundary), as well as a narrow laneway located adjacent to the western boundary.

### **G9.2 BACKGROUND**

At its meeting on 23 April 2013, the former Leichhardt Municipal Council resolved to establish a planning agreement for the site to assist the provision of affordable and supported housing. The former Leichhardt Municipal Council subsequently commissioned Allen Jack + Cottier to work with the land owner and local community representatives to develop development guidelines for the site.

Community consultation was initiated in March 2014 to develop a set of 'Guiding Principles' relating to how development should proceed at the site. A draft building envelope and controls for the site were subsequently developed with reference to these principles, which were then subject to additional community exhibition. The guiding principles, indicative building envelopes and proposed development controls were endorsed by the former Leichhardt Council at their ordinary meeting on 16 December 2014.

### **G9.3 OBJECTIVES**

To provide objectives and controls to guide development of the site so as to ensure that the development is compatible with the surrounding area, meets the desired future character and needs of the community. In particular, these objectives and controls aim to achieve a development that:

- O1 Complements the existing fine grain sub-division pattern and the desired future character of the streetscape and surrounding area.
- O2 Achieves architectural and urban design excellence.

## SITE SPECIFIC CONTROLS

- O3 Maintains adequate solar access and amenity to surrounding residences.
- O4 Improves amenity and the overall appearance of Norton Street and Carlisle Street.
- O5 Renews the public domain on the site boundaries to complement the desired future character.
- O6 Activates the Norton Street streetscape and improves pedestrian access and encourages the use of public transport.

### **G9.4 DESIRED FUTURE CHARACTER STATEMENT**

The site is within the Leichhardt Commercial Distinctive Neighbourhood (Section C2.2.3.5 of this plan) and the Norton Street – Centro Sub Area (Section C2.2.3.5(c)) and borders the Civic Area - Collina Sub Area on the southern boundary.

- O1 The new character of the site should:
  - a. respond to the topography of the site, the character of Norton Street, and adjacent residential uses;
  - b. maintain the varied character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials;
  - c. promote building styles that enhance and contribute to the identity of the neighbourhood;
  - d. protect and enhance existing Heritage Items and the heritage significance of the Heritage Conservation Area;
  - e. reflect the fine-grain character of the area through inclusion of strong vertical 'fine grain' building articulation;
  - f. maintain and enhance the streetscape of Norton Street and Carlisle Street;
  - g. incorporate high quality materials and construction finishes;
  - h. enhance pedestrian amenity by ensuring continuous weather protection within the commercial area; and
  - i. encourage redevelopment to reflect the small shopfront character of the area.

### **G9.5 PUBLIC DOMAIN**

#### **G9.5.1 Active Frontages**

##### **Objectives**

- O1 To ensure that uses and frontages of buildings on Norton Street contribute to the activation of the public domain.
- O2 To ensure that the design of residential frontages maximise surveillance of the public domain and reinforce the activation of the street environment.
- O3 To ensure that façade articulation and elements within the building setback areas facilitate an active street environment.

### **Controls**

- C1 The ground floor of development located on Norton Street should accommodate active uses such as shops, cafes and restaurants and appropriate commercial uses and access to buildings.
- C2 Level pedestrian access should be provided to non-residential ground floor uses.
- C3 Building frontages located above the ground floor should include living areas such as living rooms, dining rooms and bedrooms to overlook the street for passive surveillance.
- C4 Building frontages should incorporate balconies, windows, fenestration and other built form elements wherever possible to maximise opportunities for passive surveillance of the street.

### **G9.5.2 Awnings**

#### **Objectives**

- O1 To ensure that awnings or weather protection structures serve to enhance public use and amenity of non-residential ground floor buildings and the streetscape.

#### **Controls**

- C1 Development located on Norton Street should incorporate an awning or weather protection structure at first floor level.
- C2 The setback from the kerb and height above street level of any awning or weather protection structure should generally be consistent with the adjoining properties.
- C3 Awnings and weather protection structures are to be complementary to the building and streetscape in terms of materials, detailing and form.

## **G9.6 BUILT FORM AND DESIGN**

### **G9.6.1 Building Height and Bulk**

#### **Objectives**

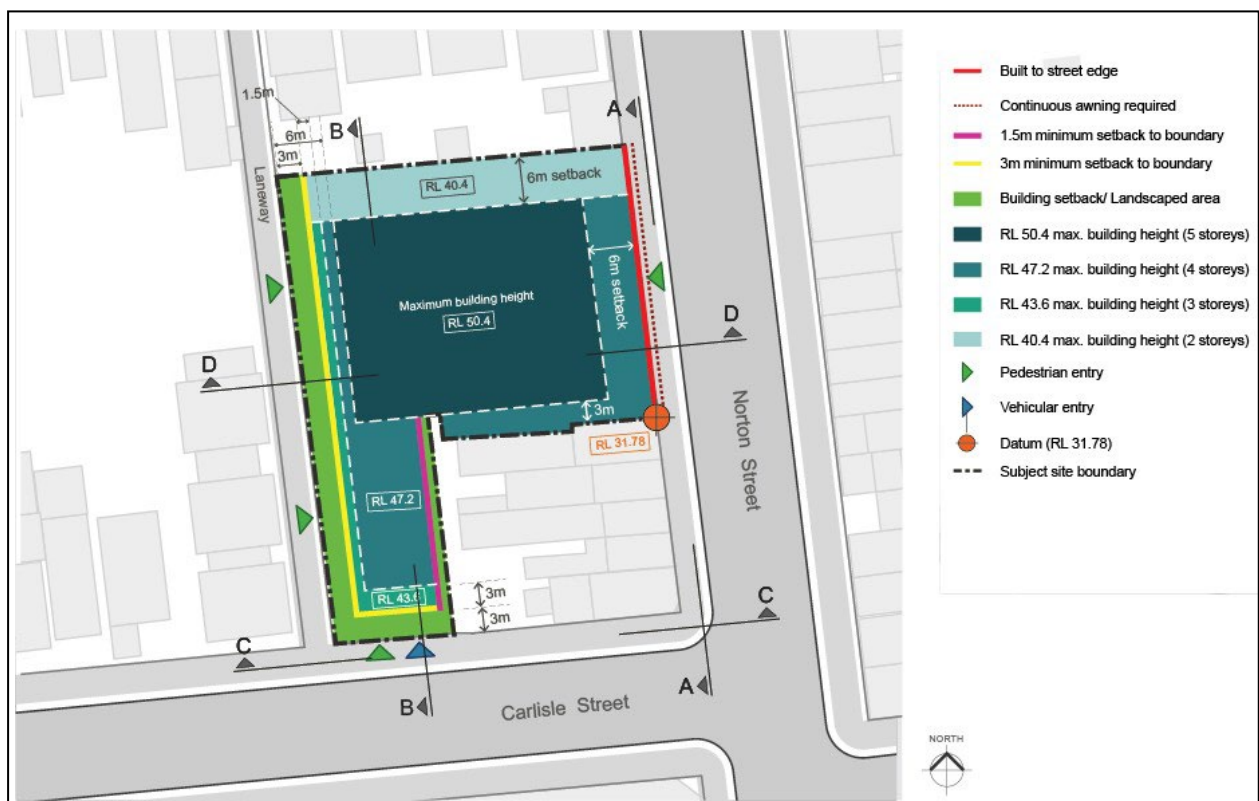
- O1 To ensure that the height of development responds to the existing and future scale, character and form of the streetscape and surrounding area.
- O2 To maintain solar access and amenity to surrounding residences and the public domain.
- O3 To minimise overshadowing of surrounding properties and public domain.
- O4 To ensure development has a bulk and scale which reflects the surrounding context.
- O5 To minimise visual impacts of building bulk on neighbouring and nearby properties.
- O6 To integrate the new development with the scale and character of the streetscape and surrounding area using a stepped transition of the number of storeys in the building.

#### **Controls**

- C1 Development should not exceed the maximum height in storeys and RL's as shown in Figure 1.

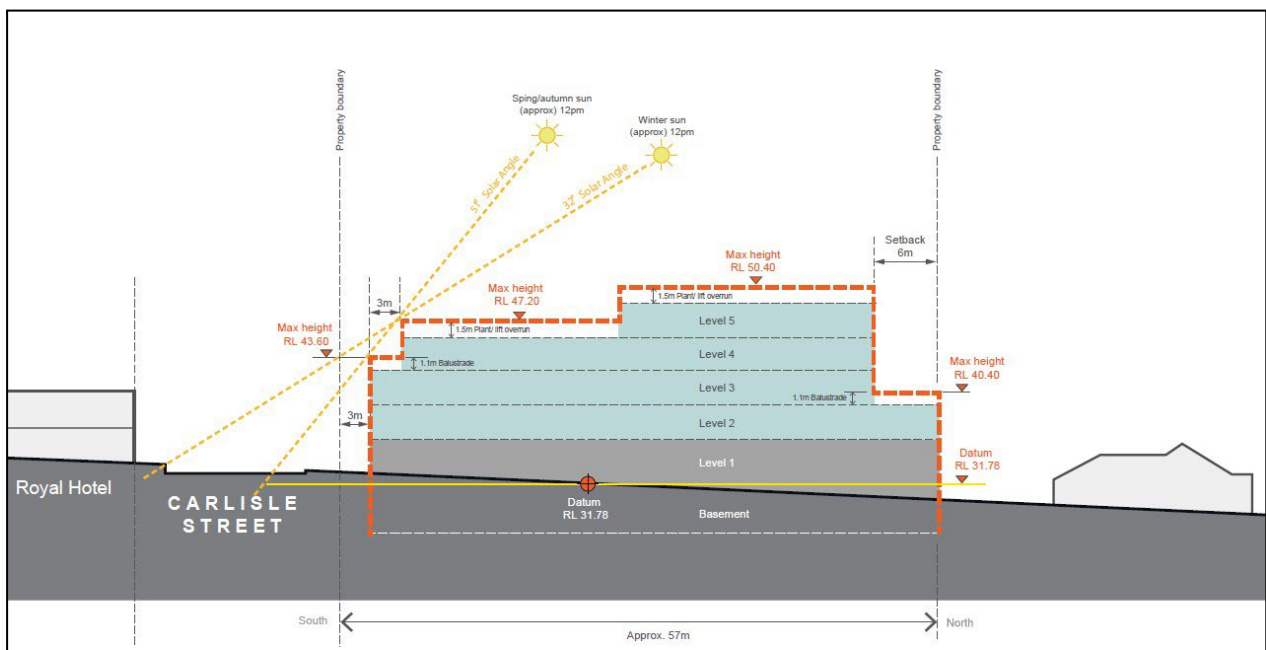
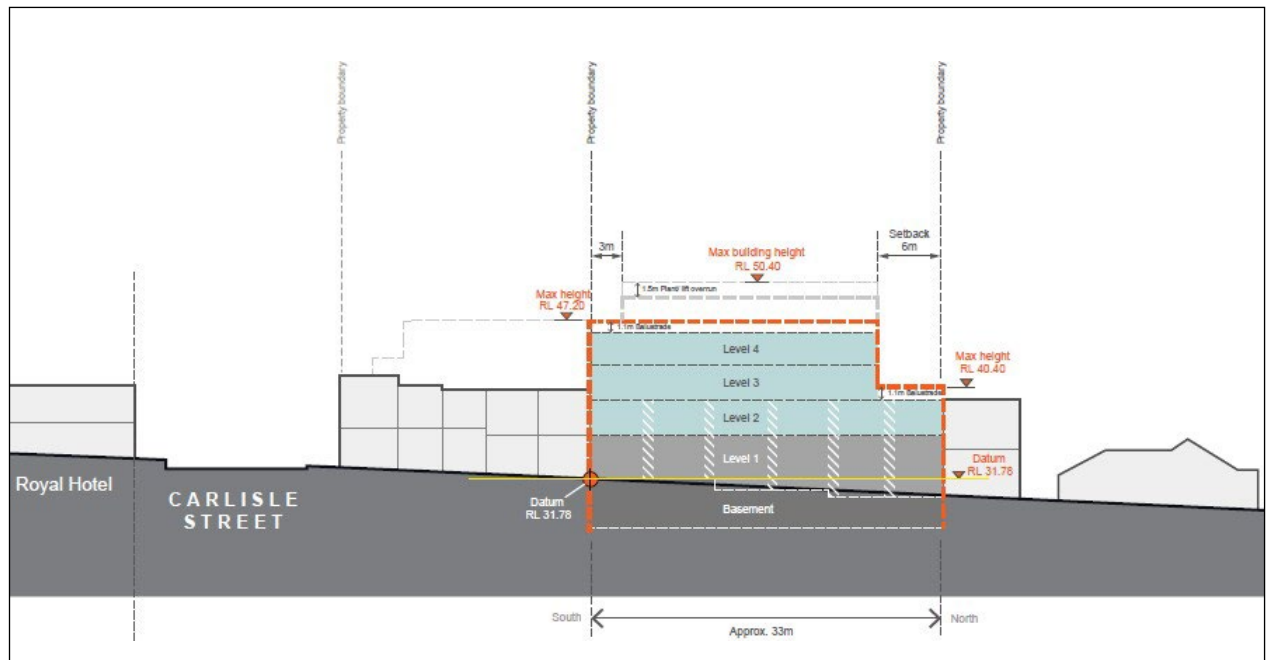
## SITE SPECIFIC CONTROLS

- C2 Development along the Norton Street frontage is to have a maximum Reduced Level (RL) of 47.20 equivalent to 4 storeys with the fifth storey setback from the lower levels by 6m.
- C3 Development along the Carlisle Street frontage is not to exceed a maximum RL of 43.60 equivalent to 3 storeys with the fourth storey setback from the lower levels by 3m.
- C4 Development along the rear laneway on the western site boundary is not to exceed a maximum RL of 43.60 equivalent to 3 storeys with setbacks to the upper two levels.
- C5 Development on the northern site boundary is not to exceed a maximum RL of 40.40 equivalent to two storeys with the upper three levels setback by a minimum of 6m from the site boundary.
- C6 The maximum height permitted is not to exceed five storeys (RL 50.40) in the centre of the site.
- C7 Development of the site is to comply with the maximum building envelopes as shown in Figures 2 - 5, which reflect the 32° winter shadow angle taken from RL 47.20 on the western side of Carlisle Street.
- C8 Structures including roof elements and lift overruns may be provided on rooftops, subject to consideration of potential impacts on the streetscape, the amenity of the adjoining properties and the overall character of the area.



**Figure G45: Building heights and Massing envelope**





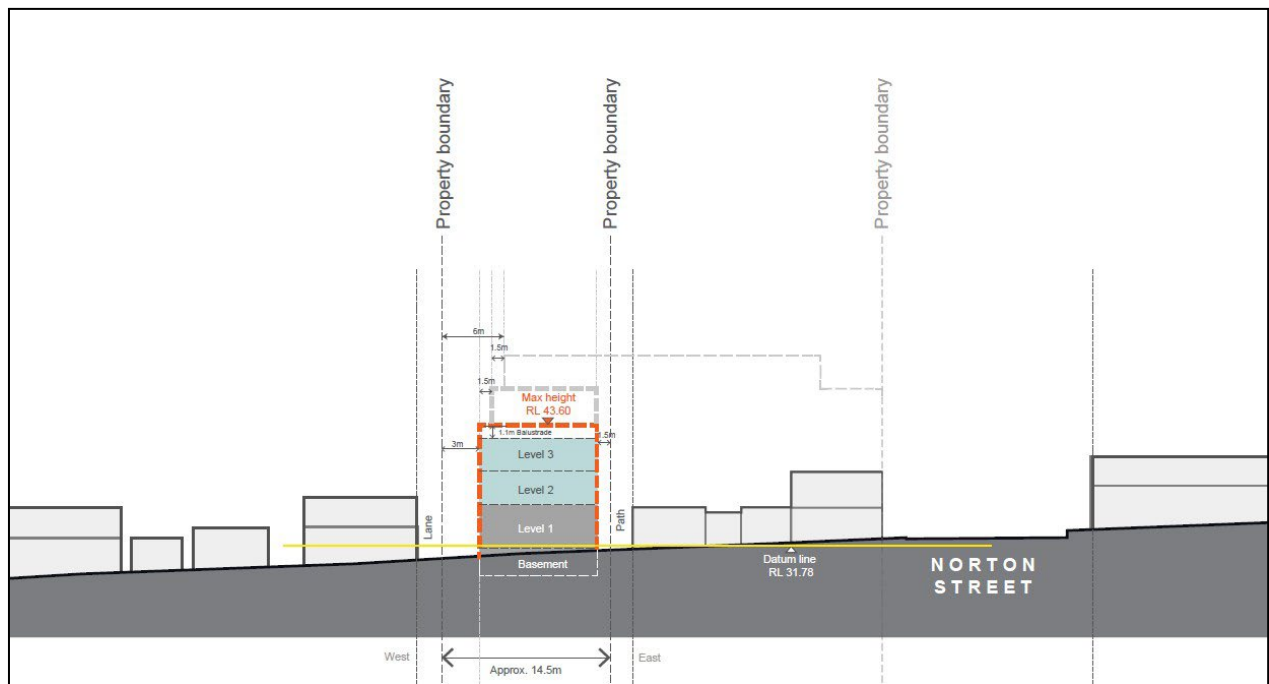


Figure G48: Building heights and Massing envelope - Section C (Carlisle Street elevation)

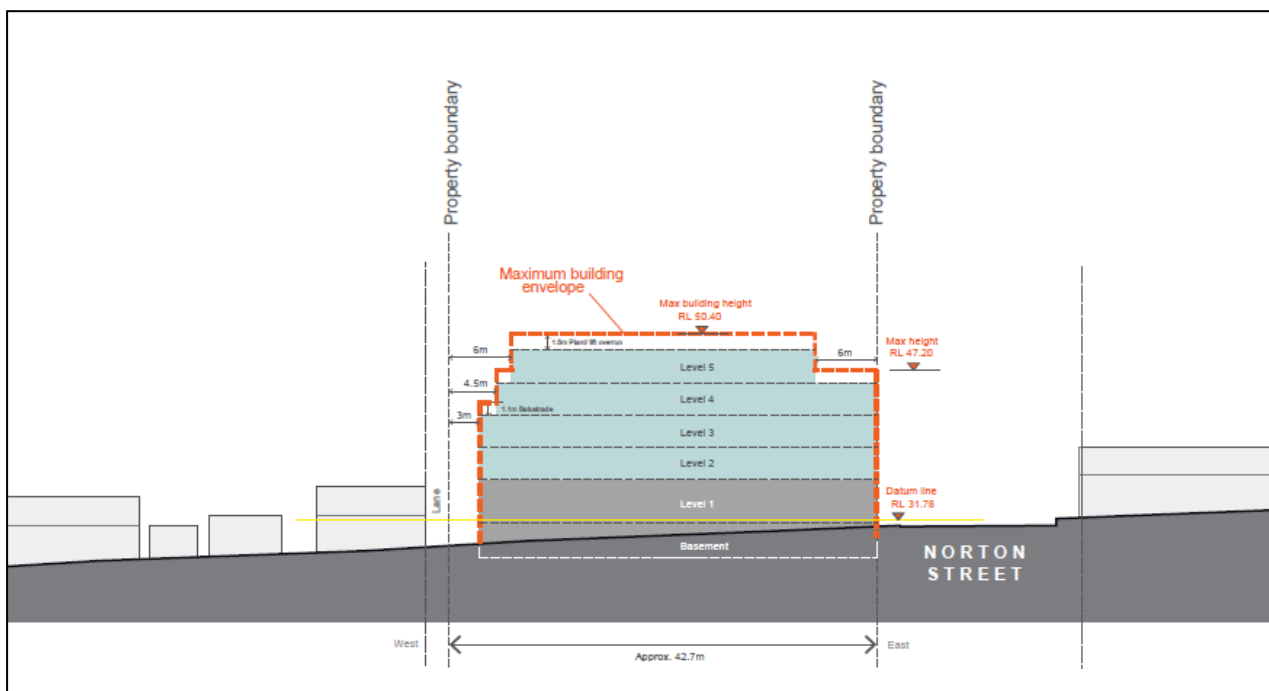


Figure G49: Building heights and Massing envelope - Section D

## G9.6.2 Building setbacks, separation and articulation

### Objectives

- O1 To ensure that buildings are modulated and articulated to respond to streetscape, visual bulk and amenity issues.

## SITE SPECIFIC CONTROLS

- O2 To maintain solar access and amenity to surrounding residences, the public domain and development within the site.
- O3 To ensure that the building mass and articulation along 168 Norton Street complements the articulation and character of the street.
- O4 To create good neighbourhood design by carefully designing the bulk and scale of development to relate to the surrounding properties.
- O5 To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site and on the neighbouring properties.

### Controls

#### All Development

- C1 Minimum setbacks should be provided in accordance with those specified in this section unless demonstrated that the privacy and amenity of the residents of development on this site and of neighbouring properties can be maintained with smaller setbacks.
- C2 Development should be located within the envelopes shown in Figures 2 - 5 to ensure appropriate separation from adjoining properties.
- C3 Façades addressing the public domain should be articulated through the use of balconies, windows and fenestration.
- C4 Apartments layouts are to be designed to minimize over-looking to surrounding properties.

#### Norton Street

- C5 Development on Norton Street should be built to the street alignment to continue the strong street edge and have a maximum four (4) storey frontage (RL 47.20) addressing Norton Street.
- C6 The fifth (5<sup>th</sup>) Level is to be setback by a minimum of 6m from the Norton Street boundary. The setback is to be sufficient to ensure this level is not obtrusive when viewed from the public domain, and provide a human scale to Norton Street.

#### Carlisle Street

- C7 The building fronting Carlisle Street to have a maximum height of four (4) storeys.
- C8 The first three (3) storeys fronting Carlisle Street are to provide a minimum setback of 3m.
- C9 The fourth/uppermost storey fronting Carlisle Street is to be setback by 3m from the lower levels to reduce its bulk and scale as viewed from the street and surrounding area.

#### Rear Laneways

- C10 Development on the rear laneway is to be setback by a minimum of 3m from the western site boundary.
- C11 Development on the rear laneway is to have a maximum wall height of three (3) storeys with the fourth storey setback by 1.5m from the lower levels and the fifth storey setback by a minimum of 6m from the site boundary.
- C12 The building is to be setback approximately 1.5m from the boundary that adjoins the existing service laneway on the eastern boundary.

### **Northern Site boundary**

- C13 The 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> storey to be setback by a minimum of 6m from the site boundary.
- C14 Despite the above sub clause, any development on the northern boundary must ensure that there are minimal overlooking impacts on the private open space of the adjoining residential properties.

### **G9.6.3 Building materials and finishes**

#### **Objectives**

- O1 To ensure that buildings have a high quality appearance and have regard to the character of the surrounding area.

#### **Controls**

- C1 Building and landscape materials are to be fit for purpose and reflect the Desired Future Character Statement, be appropriate for climatic conditions and be of high specification to ensure long term quality and sustainability of the development.
- C2 Materials to be used may include:
- a. Heavy materials for the base structure: concrete, masonry, render;
  - b. Lightweight materials for the top of the building to allow flexibility in roof form: steel, aluminum and other metallic materials;
  - c. Screening elements: to provide enhanced privacy to the occupants of the development as well as to adjoining residential properties; and
  - d. Intended building materials are to be clearly identified on the Development Application documentation.
- C3 Any building with a wall greater than 20m in length is to include building material palette options, architectural fenestration elements and insets to articulate the façade and delineate visual massing of buildings.

### **G9.6.4 Design of building elements**

#### **Objectives**

- O1 To ensure that fronts, backs and tops of buildings have a high quality appearance and have regard to the character of the surrounding area.

#### **Controls**

- C1 Buildings are to be designed in accordance with the Desired Future Character Statement.
- C2 The design of the buildings should be contemporary in nature but make reference to the form, scale and articulation of the local streetscapes.
- C3 Buildings and landscape elements, including balconies, entries, rooflines and screening, are to contribute to the character of the streetscape, enhance opportunities for visual supervision of the public domain, reduce overlooking, enhance residential amenity and make a positive contribution to place identity.
- C4 The design of the buildings should be of contemporary design, be fit for purpose for those visiting, working, or residing within the development and nearby.

## SITE SPECIFIC CONTROLS

- C5 Where the topography results in basement walls exceeding 0.5m above natural ground level, high quality materials or plantings are to be used to minimise visual impacts.

### **G9.7 PARKING AND ACCESS**

#### **G9.7.1 Vehicular access**

##### **Objectives**

- O1 To ensure that building vehicular access and egress points are best located to reduce potential for traffic conflict.
- O2 To ensure that vehicular access points are well-designed and secondary to pedestrian routes.

##### **Controls**

- C1 Vehicle access and egress points will be provided from Carlisle Street located on the southern boundary of the site.in accordance with the Figure 1.
- C2 Vehicular access and pedestrian entries be designed sympathetic to the surrounding development and integrated with the Carlisle Street frontage landscaped and the overall design.
- C3 Vehicle access should be separated from pedestrian entries to avoid pedestrian vehicular conflict.

### **G9.8 WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL**

#### **G9.8.1 Waste and recyclable materials temporary storage and disposal facilities**

##### **Objectives**

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

##### **Controls**

- C1 Waste management and storage areas are to be located, designed and constructed to ensure integration into the streetscape of the southern boundary on Carlisle Street.
- C2 All waste management facilities to comply with the Resource Recovery and Waste Management provisions contained in D2.5 Mixed Use Development of this Plan.
- C3 A completed Site Waste Minimisation and Management Plan (SWMMP) should accompany any development application.

## **G9.9 RESIDENTIAL AMENITY**

### **Objectives**

- O1 To ensure that the development receives adequate access to sunlight.
- O2 To ensure that the development receives adequate ventilation.
- O3 To maximise internal amenity to the building.
- O4 To ensure adequate privacy and amenity is maintained to adjoining and adjacent properties.

### **Controls**

#### **G9.9.1 Visual Privacy**

- C1 All development is to comply with the visual privacy provisions contained in C3.11 Visual Privacy of this Plan.
- C2 Separation between windows and balconies is to be provided to ensure appropriate levels of visual privacy are achieved.
- C3 Reduced separation may be considered where visual privacy has been minimized by preventing direct over-looking to private open space and/or habitable rooms. This can be achieved through carefully positioned windows, openings, and balconies, and/or where other privacy mechanisms, such as privacy screens/planter boxers/balustrades, have been utilized.
- C4 No separation is required between blank walls.

#### **G9.9.2 Solar Access**

- C5 Solar access to existing adjacent and nearby properties is to be maintained.
- C6 The building is to be designed and oriented to minimize overshadowing and loss of solar access to adjacent and nearby properties.
- C7 For Residential Apartment Development, the following applies:
- C8 Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter.
- C9 For all other development, direct sunlight is to be maximized within the building. Buildings are designed to reduce energy use and make the best practicable use of solar heating and lighting by locating the windows of living and dining areas in a northerly direction. Where northerly aspect is not possible, ensure these areas maximize access to daylight.

#### **G9.9.3 Cross Ventilation**

- C10 At least 60% of the total number of residential apartment dwellings within the building are naturally cross ventilated in accordance with the Apartment Design Guide (ADG) which forms part of State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Buildings (SEPP 65)

## **G9.10 LANDSCAPING**

### **Objectives**

- O1 To promote landscaping within the site that contributes to the streetscape as well as residential amenity.
- O2 To ensure that a suitable area of the site is used for landscaping and deep soil planting which will add to the amenity of the site and the public domain.

### **Controls**

- C1 A minimum of 10% of the site area should provide deep soil planting.
- C2 Deep soil plantings are to be included within the western boundary setback, and within the setback to Carlisle Street.
- C3 A minimum of 85% of deep soil plantings are to be indigenous to the Leichhardt or Sydney area to contribute to the character of the area, as well as the presentation of the site to the public domain.
- C4 Plantings on structures are to be maximized where possible, to contribute to the amenity of private open space for the residents.
- C5 For the purpose of this Section, Deep Soil plantings are to be taken as any part of the site that are landscaped with vegetation, and does not include any structure, building, or hard paving.

## SECTION 10 - 17 MARION STREET, LEICHHARDT

### Relationship to other plans

The following site specific controls apply to 17 Marion Street, Leichhardt.

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

In the event of an inconsistency between this DCP and the Leichhardt DCP 2013 and any other DCP, policy or code, the controls in this section shall prevail in relation to development on the site.

### Map Reference

Refer to Area 9 on the map in *Figure G1 – Site Specific Areas*.

### G10.1 LAND TO WHICH THIS SECTION APPLIES

The site is known as 17 Marion Street Leichhardt being Lot 25 Sec 1 DP 328, Lot 24 Sec 1 DP 328, Lot A DP 377714, Lot B DP 377714, Lot 22 Sec 1 DP 328, Lot 21 Sec 1 DP 328 (herein referred to as the 'site').

The site has a combined area of approximately 3,295sqm. The site is located on the northern side of Marion Street within a block bound by Cromwell Street and Norton Street, Leichhardt.

### G10.2 BACKGROUND

At its meeting on 23 April 2013, Leichhardt Municipal Council resolved to commence negotiations with the land owner to establish a Memorandum of Understanding for the site to assist with the provision of affordable and supported housing. Leichhardt Municipal Council subsequently commissioned Allen Jack + Cottier to work with the land owner and local community representatives to develop development guidelines for the site.

Community consultation was initiated in March 2014 to develop a set of 'Guiding Principles' relating to how development should proceed at the site. A draft building envelope and controls for the site were subsequently developed with reference to these principles, which were then subject to additional community consultation. The guiding principles, indicative building envelopes and proposed development controls were endorsed by Leichhardt Council at their ordinary meeting on 16 December 2014.



### **G10.3 OBJECTIVES**

To provide the following objectives and controls to guide development of the site that are compatible with the surrounding area, help create the desired future character and meet the needs of the community:

- O1 Complements the existing fine grain residential sub-division pattern and the desired future character of the streetscape.
- O2 Achieves architectural and urban design excellence.
- O3 Maintains adequate solar access and amenity to surrounding residences.
- O4 Reinforces and enhances the landscape character of the street.
- O5 Improves amenity and townscape of Marion Street.
- O6 Renew the public domain on the site boundary.

### **G10.4 DESIRED FUTURE CHARACTER STATEMENT**

The site is within the West Leichhardt Distinctive Neighbourhood (Section C2.2.3.2 of this plan).

- O1 The new character of the site should:
  - a. Maintain the varied character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials;
  - b. Promote building styles that enhance and contribute to the identity of the neighbourhood;
  - c. Protect and maintain the residential amenity of neighbouring dwellings;
  - d. Protect and enhance Heritage Items and buildings of historical significance;
  - e. Allow for contemporary development, which is complimentary to the existing streetscape;
  - f. Protect existing street trees and mature, visually significant trees on private land;
  - g. Maintain views from the public domain to the east of the All Souls Church spires and Leichhardt Town Hall by stepping development down contours along the slope of Marion Street.

### **G10.5 BUILT FORM AND DESIGN**

#### **G10.5.1 Building Height and bulk**

##### **Objectives**

- O1 To ensure that height of development responds to the existing and future scale, character and form of the streetscape and surrounding area.
- O2 To maintain solar access and amenity for surrounding residences, the public domain and development within the site.
- O3 To minimise overshadowing of surrounding properties and the public domain.

## SITE SPECIFIC CONTROLS

- O4 To ensure development has a bulk and scale which responds to the surrounding context.
- O5 To integrate the new development with the scale and character of the streetscape and surrounding area through a transition of building heights, reflected in the number of storeys.
- O6 To minimise visual impacts of building bulk on neighbouring and nearby properties.

### Controls

- C1 Development should not exceed the maximum height in storeys and RL's shown in Figure 50.
- C2 Development of the site is to comply with the maximum building envelopes shown in Figures 51 and 52.
- C3 The development is to be integrated with the scale and character of the surrounding neighbourhood.
- C4 Structures including roof elements and lift overruns may be provided on rooftops, subject to consideration of potential impacts on the streetscape, the amenity of the adjoining properties and the overall character of the area.



Figure G50: Building Heights and Massing Envelope

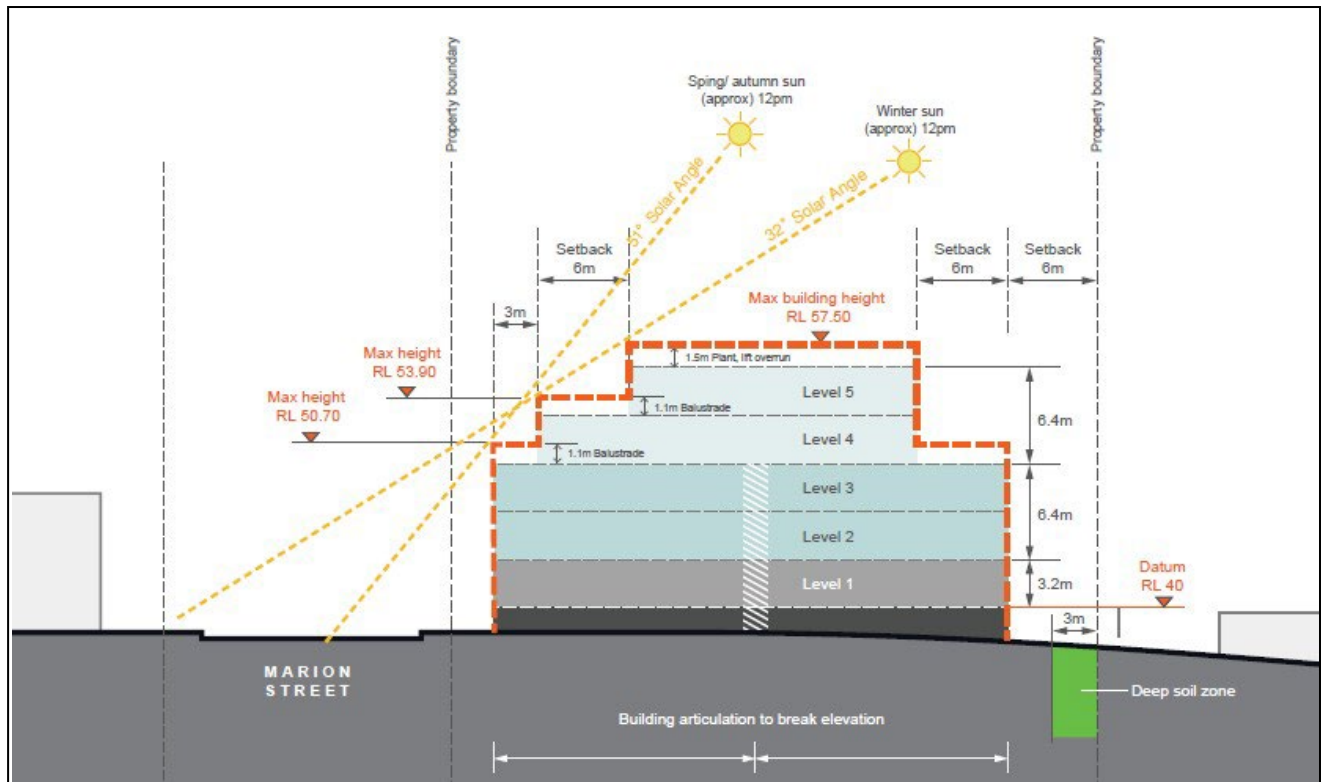


Figure G51: Building Heights and Massing Envelope – Section A (north-south)

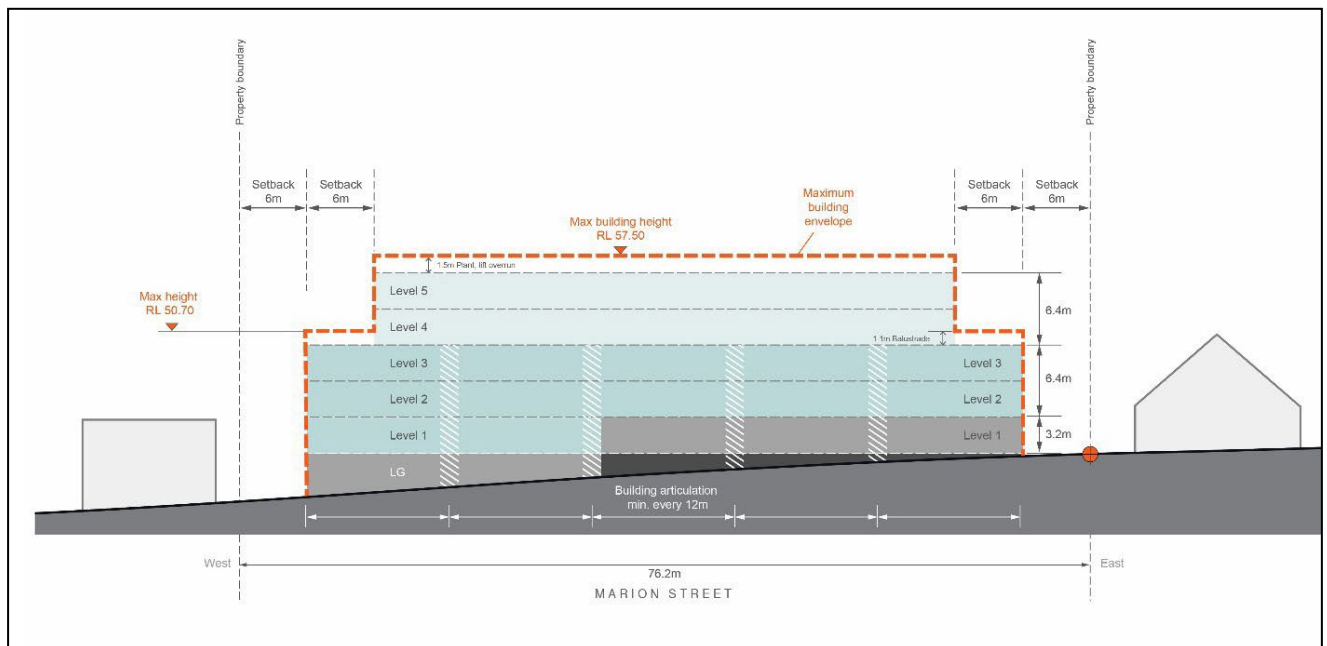


Figure G52: Building Heights and Massing Envelope – Section B (east-west)

## G10.5.2 Building setbacks, separation and articulation

### Objectives

## SITE SPECIFIC CONTROLS

- O1 To ensure that buildings are modulated and articulated to respond to streetscape, visual bulk and amenity issues.
- O2 To maintain solar access and amenity to surrounding residences, the public domain and development within the site.
- O3 To carefully design the bulk and scale of the building to minimise visual impacts on neighbouring properties.
- O4 To maintain views from the public domain to the Town Hall and Church Spire.
- O5 To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.

### Controls

- C1 Setbacks should be provided in accordance with the details in Figure 1.
- C2 Development should be located within the envelopes shown in Figures 2 - 3 to ensure appropriate separation from adjoining properties.
- C3 The maximum length of solid wall without modulations along any frontage visible from the nearby properties or public domain will be no greater than 12 metres to create breaks in the building mass.
- C4 The development must retain the existing view lines to nearby heritage items and other key features. Additional setbacks may be required to the upper levels along Marion Street to maintain key views.
- C5 Building façades are to be articulated into smaller elements or distinctive treatments that reflect:
  - a. different uses and/or components of the building;
  - b. the width of historic buildings along Marion Street;
  - c. building entries; and
  - d. the ground floor, lower floors , top floor and roof.

## G10.5.3 Building materials and finishes

### Objectives

- O1 To ensure that buildings have a high quality appearance and respect the character of the surrounding area.

### Controls

- C1 Building and landscape materials are to be fit for purpose, appropriate for climatic conditions and have a high specification to ensure long term quality and sustainability.
- C2 Any new building materials and finishes are to complement the prevailing or desired future character of the neighbourhood. The use of face brick and/or painted and rendered brickwork is encouraged.
- C3 The use of distinctively modern off-form concrete, glass, steel, aluminium and other metallic materials, for example for walling is discouraged.
- C4 Colour schemes are to be compatible with those prevailing in the street.

## SITE SPECIFIC CONTROLS

- C5 The building facade to the street is to include building material palette options, architectural fenestration elements and insets to articulate the façade and delineate visual massing.

### **G10.5.4 Design of building elements**

#### **Objectives**

- O1 To ensure that the front, back and top elevations of the building have a high quality appearance and regard to the character of the surrounding area.

#### **Controls**

- C1 Buildings are to be designed in accordance with the DCP Desired Future Character Statement for the area.
- C2 The design of the buildings should be contemporary, fit for purpose and make reference to the form, scale and articulation of local streetscapes.
- C3 Buildings and landscape elements, including balconies, entries, rooflines and screening, are to contribute to the character of the streetscape, enhance opportunities for informal visual supervision of the public domain, reduce overlooking of private property, enhance residential amenity and make a positive contribution to place identity.
- C4 Building facades are to consider the established built character of historic buildings in the locality with regards to:
- a. The ratio of solid finishes to glazing;
  - b. The vertical proportions of windows; and
  - c. The use of vertical timber or metal balustrades for balconies
- C5 Where the topography results in basement walls exceeding 0.5m above natural ground level, high quality planting or materials are to be used to minimise visual impacts.

### **G10.6 RESIDENTIAL AMENITY**

#### **Objectives**

- O1 To ensure that the development receives adequate access to sunlight.
- O2 To ensure that the development receives adequate ventilation.
- O3 To maximise internal amenity to the building.
- O4 To protect the visual privacy of adjoining dwellings by minimising direct overlooking of principal living areas and private open space.
- O5 To provide landscaping around built structures that maintains the privacy of the neighbouring properties.

#### **Controls**

#### **G10.6.1 Visual Privacy**

- C1 All development is to comply with the visual privacy provisions of C3.11 Visual privacy of this Plan.

## SITE SPECIFIC CONTROLS

### **G10.6.2      Solar access**

- C1      Solar access to existing adjacent and nearby properties is to be maintained.
- C2      The building is to be designed and oriented to minimise overshadowing and loss of solar access for adjacent and nearby properties.
- C3      The residential component of the development is to satisfy the solar access requirements set out in the Apartment Design Guide (ADG) (which forms part of the *State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings (SEPP 65).*)

### **G10.7      LANDSCAPING**

#### **Objectives**

- O1      To improve the amenity of adjoining residences and those in the new development by providing a deep soil landscaped area between properties.

#### **Controls**

- C1      Minimum landscaped area is to be provided in accordance with the clause 4.3C *Landscaped areas of residential accommodation in Zone R1 of the Inner West LEP 2022.*
- C2      The deep soil landscaped zone is to be suitably landscaped, including the planting of suitable canopy trees that restrict minimise overshadowing of adjoining properties.
- C3      Existing established trees along the northern boundary of the site should be retained and the setback to the boundary augmented with additional trees.
- C4      Basement car parking should be located beneath the building footprint where possible to maximise landscaping opportunities.
- C5      A Landscape Plan of Management/Maintenance Plan shall be submitted with the development application.

### **G10.8      PARKING AND ACCESS**

#### **G10.8.1      Vehicular access and Parking**

#### **Objectives**

- O1      To ensure that building vehicular access and egress points are best located to reduce the potential for traffic conflict.
- O2      To ensure that vehicular access points are well-designed and secondary to pedestrian routes.

#### **Controls**

- C1      Vehicle access and egress points will be provided from the western part of the site generally in accordance with Figure 1.
- C2      Vehicle access will be separated from pedestrian entries to avoid pedestrian vehicular conflict.
- C3      All building vehicular access and egress points are subject to final Council approval.

## **G10.9 WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL**

### **G10.9.1 Waste and recyclable materials temporary storage and disposal facilities**

#### **Objectives**

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

#### **Controls**

- C1 Waste management and storage areas are to be located, designed and constructed to ensure integration into the Marion Street streetscape.
- C2 A completed Site Waste Minimisation and Management Plan (SWMMP) must accompany any development application.

## **SECTION 11 – 1-5 CHESTER STREET, ANNANDALE**

### **Relationship to other plans**

The following site-specific controls apply to 1-5 Chester Street, Annandale.

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

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

### **Relationship to State Environmental Planning Policy (Affordable Rental Housing) 2009**

If there is an inconsistency between the provisions of this DCP and State Environmental Planning Policy (Affordable Rental Housing) 2009, the provisions of the SEPP prevail to the extent of the inconsistency.

### **G11.1 LAND TO WHICH THIS SECTION APPLIES**

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

The site has an area of 1,307m<sup>2</sup> and is located on the western side of Chester Street and to the east of Johnstons Creek canal.

### **G11.2 BACKGROUND**

The site is the subject of a planning proposal which rezones the land from IN2 Light Industrial to B7 Business Park with boarding house for student housing as an additional permitted use and changes the height and floor space ratio controls.

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

### **G11.3 RELATIONSHIP TO OTHER SECTIONS OF THE LEICHHARDT DCP**

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

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





**Figure G53: The site**

#### **G11.4 OBJECTIVES**

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

#### **G11.5 DESIRED FUTURE CHARACTER STATEMENT**

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

The new character of the site should:

## SITE SPECIFIC CONTROLS

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

### **G11.6 BUILT FORM, HEIGHT AND DESIGN**

#### **Objectives**

- O1 To integrate new buildings with the adjoining and neighbouring buildings with an appropriate transition of building heights.
- O2 To ensure building heights minimise impacts on the surrounding area including existing dwellings and open space.
- O3 To minimise overlooking and overshadowing of neighbouring properties.

#### **Controls**

- C1 The built form layout is to be generally consistent with Figure G54.
- C2 The maximum height of buildings including any lift-overruns is 17m and no more than 5 storeys.
- C3 The proposed building design shall be consistent with that shown in Figure G54 and Figure G55 to minimise visual impacts, excessive building scale, overshadowing issues and facilitate the Johnstons Creek corridor landscaped pedestrian and cycleway.



Figure G54: Indicative site plan

The site plan illustrates the proposed building layout and setbacks. The building footprint is shown with dimensions: 10m AGG Separation (Footpath to Footpath), 10m AGG Separation (Footpath to Footpath), 12.180 (TOTAL ROAD RESERVE), 2.400 (FOOTPATH), 7.360 (ROAD WIDTH (KERR TO KERR)), and 2.150 (FOOTPATH). The building is divided into three levels: L3 RESIDENTIAL, L2 RESIDENTIAL, and L1 RESIDENTIAL. The ground floor includes a G OFFICE, LG OFFICE, and BASEMENT CAR PARK. The basement level includes a STORAGE AREA, UNDER RAMP AREA, and BASEMENT CAR PARK. A red line indicates the 10m AGG SEPARATION LIMIT. A green tree is shown on the right side of the site.

PART G – 129

## **G11.7 LAND USE**

### **Objectives**

- O1 To contribute to the evolution of Camperdown Precinct into a health and education precinct
- O2 To integrate a mix of uses on the site while minimising the potential for land use conflict.
- O3 To ensure non-residential uses do not adversely impact on the residential amenity within the site or of the surrounding area.
- O4 To ensure that student accommodation on the site does not impact upon the operation and viability of businesses both on the site and in the surrounding area.
- O5 To support employment uses including business and office premises and light industries in the technology, bio-medical, arts, production and design sectors.
- O6 To provide for boarding house development to accommodate student housing.
- O7 To maximise activity and surveillance along main pedestrian routes.
- O8 To ensure that any future redevelopment of the site will continue to support the health and education role of Camperdown precinct.

### **Controls**

- C1 A minimum 980m<sup>2</sup> of flexible floor space is to be provided for a range of business and office premises and light industries.
- C2 Student housing is to be provided only on upper levels.
- C3 All employment floorspace is to have a minimum floor to ceiling height of 4m.
- C4 Residential lobby access should be provided from Chester Street.
- C5 The building design should minimise impacts between the employment uses and residential uses by:
  - a. separating employment pedestrian access from residential pedestrian access
  - b. designing and locating employment and residential services and equipment (eg. plant) to minimise adverse amenity impacts.
- C6 Street activation and passive surveillance of Chester Street is to be provided by locating employment uses fronting the street.
- C7 The student housing and employment uses are to be maintained and operated in a single entity. Strata subdivision, company or community title subdivision of the site is not permitted.

## **G11.8 SETBACK AND SEPARATION**

### **Objectives**

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

### **Controls**

- C1 Buildings (including basement) are to be setback at a minimum of 6m from the boundary fronting Johnstons Creek.
- C2 A 3m upper level setback is to be provided to residential uses along the Chester Street frontage as shown in Figure G56.
- C3 Appropriate setbacks and design measures to allow future redevelopment of neighbouring properties should be provided.

## **G11.9 STUDENT ACCOMMODATION**

### **Objectives**

- O1 Ensure an acceptable level of amenity and accommodation in the boarding house to meet the needs of residents.
- O2 Minimise the adverse impacts that can potentially be associated with student accommodation on adjoining properties and the vicinity.

### **Controls**

- C1 The student accommodation should be well-designed using best practice examples to deliver a high standard of architectural, urban and landscape design.

### **G11.9.1 Bedrooms**

- C2 The gross floor area of a bedroom is to be at least:
  - a. 12sqm (including 1.5sqm required for wardrobe space); plus
  - b. 4sqm when a second adult occupant is intended, which must be clearly shown on plans; plus
  - c. 2.1sqm for any en-suite, which must comprise a hand basin and toilet; plus
  - d. 0.8sqm for any shower in the en-suite; plus
  - e. 1.1sqm for any laundry, which must comprise a wash tub and washing machine; plus



## SITE SPECIFIC CONTROLS

- f. 2sqm for any kitchenette, which must comprise a small fridge, cupboards and shelves and a microwave.
- C3 Ensure the ceiling height in any bedroom containing double bunks is 2.7m. Triple bunks are not permitted.

### **G11.9.2 Communal kitchen areas**

- C4 A communal kitchen area is to be provided with a minimum area that is the greater of 6.5sqm in total or 1.2sqm for each resident occupying a bedroom without a kitchenette.
- C5 The communal kitchen is to contain:
  - a. one sink for every 6 people, or part thereof, with running hot and cold water; and
  - b. one stove top cooker for every 6 people, or part thereof, with appropriate exhaust ventilation.
- C6 The communal kitchen is to contain, for each resident occupying a bedroom without a kitchenette:
  - a. 0.13 cubic metres of refrigerator storage space;
  - b. 0.05 cubic metres of freezer storage space; and
  - c. 0.30 cubic metres of lockable drawer or cupboard storage space.

### **G11.9.3 Communal living areas and open space**

- C7 Provide indoor communal living areas with a minimum area of 12.5sqm or 1.25sqm per resident and a width of 3 metres. The communal living area can include any dining area, but cannot include bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors and the like.
- C8 Indoor communal living areas are to be located:
  - a. Near commonly used spaces, such as kitchen, laundry, lobby entry area, or manager's office, with transparent internal doors, to enable natural surveillance from resident circulation;
  - b. adjacent to the communal open space, where appropriate;
  - c. on each level of a multi-storey boarding house, where appropriate; and
  - d. where they will have minimal impact on bedrooms and adjoining properties.
- C9 Communal open space is to be provided with a minimum area of 190 sqm.
- C10 Landscape treatment of the communal open space is to be maximised to promote cooling of the building and consist of native plants to the local area.
- C11 Communal outdoor open space is to be located and designed to:
  - a. generally be north-facing to meet the solar access requirements;
  - b. provide partial cover from weather;
  - c. incorporate soft or porous surfaces for 50% of the area;
  - d. be connected to communal indoor spaces, such as kitchens or living areas;

## SITE SPECIFIC CONTROLS

- e. contain communal facilities such as barbecues, seating and pergolas where appropriate; and
  - f. be screened from adjoining properties and the public domain with plantings, such as a trellis with climbing vines.
- C12 30% of all bedrooms are to have access to private open space with a minimum area of 4sqm in the form of a balcony or terrace area.
- C13 The use of communal outdoor open space should cease by 10pm. Open space or outdoor areas should not be used for functions at any time and music, live or amplified should not be audible outside the premises at all times.

### **G11.9.4 Bathroom, laundry and drying facilities**

- C14 Communal bathroom facilities accessible to all residents 24 hours per day are to be provided with at least:
  - a. one wash basin, with hot and cold water, and one toilet for every 10 residents, or part thereof, for each occupant of a room that does not contain an en suite; and
  - b. one shower or bath for every 10 residents, or part thereof, for each occupant of a room that does not contain a shower.
- C15 Laundry facilities are to be provided and include:
  - a. one 5kg capacity automatic washing machine and one domestic dryer for every 12 residents or part thereof; and
  - b. at least one large laundry tub with hot and cold running water.

### **G11.9.5 Amenity, safety and privacy**

- C16 Boarding house is to maintain a high level of resident amenity, safety and privacy by ensuring:
  - a. communal spaces, including laundry, bathroom, kitchen and living areas are located in safe and accessible locations;
  - b. bedrooms are located so that they are separate from significant noise sources and incorporate adequate sound insulation to provide reasonable amenity between bedrooms and external noise sources;
  - c. structural fittings and fixtures for all internal rooms that enhance nonchemical pest management of the building, with all cracks and crevices sealed and insect screening to all openings;
- C17 Boarding house is to be designed to minimise and mitigate any impacts on the visual and acoustic privacy of neighbouring buildings by locating:
  - a. the main entry point at the front of the site, away from side boundary areas near adjoining properties;
  - b. screen fencing, plantings, and acoustic barriers in appropriate locations; and
  - c. double glazed windows where noise transmission affects neighbouring buildings.



## **G11.10 FINISHES AND MATERIALS**

### **Objectives**

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

### **Controls**

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

## **G11.11 VISUAL AND ACOUSTIC PRIVACY**

### **Objectives**

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

### **Controls**

- C1 Employment uses are to include appropriate design and acoustic measures to ensure they do not have a significant adverse impact on the amenity of surrounding residential uses or future residents of the site.
- C2 Suitable acoustic attenuation measures are to be provided to the student housing rooms to ensure they are not adversely impacted by business and industrial uses on the site or within the surrounding area.
- C3 Implement sufficient slab treatment between employment uses and residential uses to ensure acoustic attenuation.
- C4 Incorporate construction methods and materials that insulate residential uses from noise transmission from employment uses.
- C5 Residential uses are oriented away from the adjacent industrial use at 17 Chester Street.

## SITE SPECIFIC CONTROLS

- C6 An operating 'Plan of Management' is to be submitted with a development application for the boarding house and employment uses to ensure that these operate with minimal impact on adjoining properties and maintain a high level of amenity for residents.
- C7 Any development application is to be accompanied by a report prepared by an acoustic consultant verifying the adequacy of the proposed design and the construction methods and materials to achieve appropriate noise levels within the proposed residential accommodation. Consideration should be given to potential noise generated by both existing and future non-residential uses on the site and in the surrounding area.

### **G11.12 DEEP SOIL AREA AND LANDSCAPING**

#### **Objectives**

- O1 To ensure occupants are provided with a reasonable level of outdoor amenity and access to green space.
- O2 To enhance the interface with Johnstons Creek and contribute to its greening and rehabilitation.
- O3 To provide a landscaped section of pedestrian/cycle way along Johnstons Creek.
- O4 To ensure that the development incorporates consolidated deep soil areas of sufficient size and dimension to accommodate significant tree plantings and other plants, and provide optimal growing conditions.
- O5 To ensure the amenity of residents, workers and visitors is enhanced by high quality landscaping.
- O6 To enhance the landform and landscape of the interface between the development and Johnstons Creek

#### **Controls**

- C1 A minimum of 17.4% of the site area is to be provided as deep soil, predominantly fronting Johnstons Creek.
- C2 Landscaping and mature tree planting with large canopy trees shall achieve 15% site canopy coverage.
- C3 The ground levels and landscaping of the pedestrian and cycle path should provide an appropriate interface to the creek and match the corresponding characteristics of the Douglas Grant Park, where practical.
- C4 The through-site link should be constructed to allow seamless integration of the path with the future sections of the path along neighbouring properties to the north and south of the site.
- C5 Landscaping along the Johnstons Creek corridor is to contribute to the wider greening and rehabilitation of the creek and enhance the visual outlook of the areas surrounding the creek.
- C6 The basement level of the development needs to be appropriately screened to ensure it does not present a blank wall to Johnstons Creek.
- C7 Provide a landscaped pedestrian/cycle path adjacent to Johnstons Creek.

## SITE SPECIFIC CONTROLS

- C8 Overhead power cables along the frontages of the site must be relocated underground and replaced with appropriate street lighting that relates to the scale of the development and the significant aesthetic benefit that will result from undergrounding including allowing for viable street tree planting.
- C9 Incorporate new street trees along Chester Street to contribute to the greening of the street.

### **G11.13 SOLAR ACCESS**

#### **Objectives**

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

#### **Controls**

- C1 Provide an indicative design for 17 Chester Street to test overshadowing impacts and ensure the development potential of this adjoining site is not unduly constrained and that the two sites can be developed in a holistic way.
- C2 At least 65% of habitable rooms within the boarding house must provide a window positioned within 30 degrees east and 20 degrees west of true north and allow for direct sunlight over minimum 50% of the glazed surface for at least two hours between 9.00am and 3.00pm on 21 June.
- C3 Each bedroom must have access to natural light, from a window or door with a minimum aggregate area of 10% of the floor area of the room. Skylights are not to be the sole source of light.
- C4 Indoor communal areas are to receive a minimum 2 hours solar access to at least 50% of the windows during 9am and 3pm on 21 June.
- C5 The communal open space is to receive a minimum of 2 hours of solar access between 9am and 3pm on the 21 June to at least 50% of its area.

### **G11.14 PARKING AND ACCESS**

#### **Objectives**

- O1 To ensure safe and efficient access to and from the site for a range of non-residential uses.
- O2 To minimise car parking to encourage active transport and car sharing.
- O3 Minimise the potential risks of flooding of the underground car park.

#### **Controls**

- C1 Basement access must accommodate medium rigid vehicles movements to service light industrial uses.
- C2 No private car parking will be provided for the student accommodation, with the exception of one accessible space for a boarding house manager.

## SITE SPECIFIC CONTROLS

- C3 A maximum car parking rate of 1 per 150m<sup>2</sup> of employment floor space.
- C4 Car share spaces should be provided at a rate of 1 space per 50 student housing rooms.
- C5 At least one bicycle parking space is to be provided for every 3 student housing rooms, at least 1 visitor bicycle space per 10 student housing rooms and at least 1 motorcycle space per 5 student housing rooms.
- C6 Ensure that the car park entry level is above RL5.45 AHD to minimise flood risk.
- C7 Vehicular entries are to be designed to minimise the visibility of garage doors from the street.
- C8 Provide a clear street address for residential entries.
- C9 Vehicular access to the site shall minimise potential pedestrian and vehicular conflicts.
- C10 Ingress and egress from the site shall be in a forward direction.
- C11 The development application is to be supported by a traffic report prepared by a suitably qualified person, addressing as a minimum the following factors:
  - a. the prevailing traffic conditions;
  - b. the likely impact of the proposed development on existing traffic flows and the surrounding street system;
  - c. pedestrian and traffic safety; and
  - d. an assessment of the impacts from any proposed on- site parking.
- C12 The traffic report is to demonstrate that manoeuvring of service vehicles associated with the proposed development can be accommodated on site or at the end of the cul-de-sac on Chester Street.

## G11.15 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 future-proof development to accommodate the emergence of electric vehicles.
- O5 To reduce the cause and impacts of urban island heat effects.

### Controls

- C1 The development is to achieve a minimum 4-star Green Building Council rating.
- C2 Rainwater capture is to be provided for re-use on site.
- C3 Development must increase urban green cover on the site through tree planting, mass planted garden beds, WSUD, green roof and walls.

## SITE SPECIFIC CONTROLS

- C4 Basement car parking areas are to be designed so that electric charging points can be installed in the future.
- C5 Non-residential development is to be designed to minimise the need for active heating and cooling by incorporating passive design measures related to glazing, natural ventilation, thermal mass, external shading and vegetation.
- C6 The installation and use of photovoltaic solar panels is encouraged. Where possible, solar panels should be co-located with green roofs to increase the operational efficiency of the solar panels.
- C7 Natural clothes drying facilities are encouraged to reduce energy consumption.

### **G11.15.1 Water Sensitive Urban Design (WSUD)**

- C8 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.
- C9 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 best practice sustainable water management techniques.
- C10 Design the site to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.
- C11 Where filtration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater.

## **G11.16 WASTE MANAGEMENT**

### **Objectives**

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

### **Controls**

- C1 Waste and recycling storage areas are to be located, designed and constructed to ensure integration with the Chester Street streetscape.
- C2 Residential and commercial waste areas are to be separated with separate accesses.
- C3 Waste and recycling facilities must be managed in acoustically treated areas to minimise the noise of collection.
- C4 A completed Site Waste Minimisation and Waste Management Plan (SWMMP) addressing ongoing waste and resource recovery for both residential and employment components of the development is to be submitted. The SWMMP 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

#### **G11.16.1 Residential Waste Controls**

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

#### **G11.16.2 Non-Residential Waste Controls**

- C8 A minimum of 4m<sup>2</sup> of dedicated space is to be provided for every 500m<sup>2</sup> of non-residential floor space for the interim storage of bulky or fit-out waste, paper, cardboard packaging, batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes or other recyclable resources from the waste stream.
- C9 Space must be provided on-site in reasonable proximity to retail or commercial premises to store re-usable commercial items such as crates, pallets, kegs and polystyrene packaging.

### **G11.17 VISUAL IMPACT TO HERITAGE CONSERVATION AREAS AND HERITAGE ITEMS**

#### **Objectives**

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

#### **Controls**

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

## SECTION 12 – 36 LONSDALE STREET AND 64–70 BRENNAN STREET, LILYFIELD

### G12.1 LAND TO WHICH THIS SECTION APPLIES

This section applies to 36 Lonsdale Street and 64-70 Brennan Street, Lilyfield, being Lots 2–4, DP 1257743, Lots 1 and 2, DP 529451, Lot 22, DP 977323 and Lot 1, DP 1057904.

The site has an area of 2,145m<sup>2</sup> and is located on the southern side of City West Link Road/Brennan Road between Russell Street and Lonsdale Street.

#### Map Reference

Refer to Area 11 on the map in *Figure G1 – Site Specific Areas*.

### G12.2 BACKGROUND

This site-specific section of Leichhardt Development Control Plan 2013 (LDCP) has been developed to support appropriate built form outcomes as per the site-specific provisions contained in Inner West Local Environmental Plan 2022 (IWLEP) Part 6 Additional Local Provisions which allow increased height of building (HOB) and floor space ratio (FSR) for the site.

### G12.3 RELATIONSHIP TO OTHER SECTIONS OF THIS DCP

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

In the event of an inconsistency between this site-specific section and the remaining provisions of the LDCP, the controls in this section will prevail in relation to development on the site to the extent of the inconsistency.



Figure G57: Location Plan

#### **G12.4 GENERAL OBJECTIVES**

- O1 Apply site specific controls/guidelines which take into account the site's unique conditions to ensure an acceptable development outcome.
- O2 To respond to the existing and future context and character of the area.
- O3 To achieve architectural and urban design excellence.
- O4 To enhance and activate the public domain.
- O5 To maintain adequate solar access and amenity to adjacent residences in Lonsdale Street and Russell Street.
- O6 To ensure good amenity for future residents of the development.
- O7 To encourage active transport and public transport mode share.
- O8 To ensure an ecologically sustainable development outcome.

#### **G12.5 DESIRED FUTURE CHARACTER STATEMENT**

The site is located in the 'Peripheral Sub Area' of the Catherine Street Distinctive Neighbourhood in Lilyfield (Section C2.2.4.1 of the LDCP 2013).

The new development should:

- O1 Achieve architectural design excellence using appropriate building composition which enhances the site and is also sympathetic to the local density residential character of Lonsdale Street and Russell Street.
- O2 Protect and enhance the residential amenity of neighbouring dwellings and ensure the amenity of residents within the development.
- O3 Enhance and activate the surrounding public domain.
- O4 Provide a landscaped setting to the foreground of buildings within the site and enhance the streetscape.

#### **G12.6 LOT AMALGAMATION**

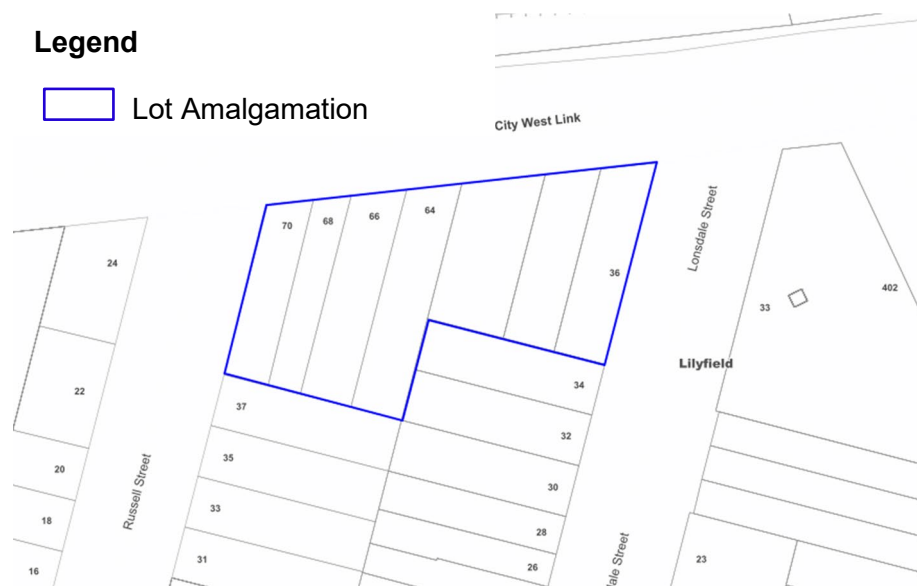
##### **Objectives**

- O1 To ensure lot amalgamation promotes the orderly redevelopment of site for intended uses and identified built form.

##### **Controls**

- C1 New development on the site is to follow the lot amalgamation pattern identified in Figure 2.





**Figure G58: Lot Amalgamation Pattern**

## **G12.7 BUILT FORM, HEIGHT AND DESIGN**

### **Objectives**

- O1 Achieve architectural design excellence using appropriate building composition which enhances the site and is also sympathetic to the local density residential character of Lonsdale Street and Russell Street.
- O2 To integrate new high-quality buildings with neighbouring buildings by having an appropriate transition of building height and scale.
- O3 To provide appropriate building form, height and articulation to reduce apparent bulk and minimise impacts on the surrounding area including adjacent dwellings and their open space.
- O4 To minimise overlooking and overshadowing of neighbouring properties.

### **Controls**

- C1 All roof structures, such as plant and lift overruns shall be integrated into the design of the development, are not to exceed the building heights contained within IWLEP 2022 and are to be fully screened when viewed from street. The maximum height of building is RL 33.2 with a maximum of 5 storeys at City West Link Road and a transition to 2 storeys adjacent to the houses at Lonsdale Street and Russell Street.
- C2 The built form height envelopes are to comply with **Figures 4 and 5** with buildings having a transition in height to a maximum of 5 storeys at City West Link Road as follows:
  - buildings have a maximum ceiling height of RL 24.7 being an equivalent of a two storey scale relative to the adjacent houses in Lonsdale Street
  - buildings have a maximum ceiling height of RL 27.8 an equivalent of a two storey scale relative to the adjacent houses at Russell Street.

- C3 No residential uses are to be contained at ground level along City West Link Road.
- C4 Minimise blank walls along City West Link Road to provide appropriate streetscape treatment and passive surveillance of the public domain.
- C5 Top of building roof structure slab for the five storey building component in **Figure 4 and 5**—should be a maximum at approximately RL 30.7 to accommodate roof structures such as lift overrun.
- C6 Subject to approval from the relevant consent authority (Transport for NSW), the overhead power cables along City West Link Road must be relocated underground and replaced with appropriate street lighting in accordance with Council's relevant public domain guidelines given the scale of the development and the significant aesthetic benefit resulting from undergrounding, including allowing for viable street tree planting.

If approval from the consent authority (Transport for NSW) is not obtained, then buildings are to be setback along City West Link Road at a sufficient distance to maintain safety and maintenance of high voltage cables.

- C7 The proposed building location and site layout should be consistent with that shown in **Figure 3** to achieve buildings oriented predominantly to Lonsdale Street and Russell Street with appropriate amenity for occupants, a landscape setting and tree canopy, middle ground/ podium level communal open space area, landscaped buffer to adjacent houses and to comply with other parts of this DCP.
- C8 For part of the site area along City West Link Road beginning at the Lonsdale Street corner, consider provision of employment floorspace as part of an apartment above (live-work units) or as non-residential/ employment floor space permitted in the relevant Zoning under IWLEP 2022. The employment floor space must be setback by at least 3m from City West Link Road with appropriate public domain treatment (including new landscaping, awning at the intersection of Lonsdale Street/ City West Link) and be in accordance with **Figures 3, 4 and 6**.
- C9 A minimum of 3m building setback from City West Link is to be provided along ground floor and to all upper level residential storeys in accordance with Section G12.8 Controls and **Figures 3 and 4**.

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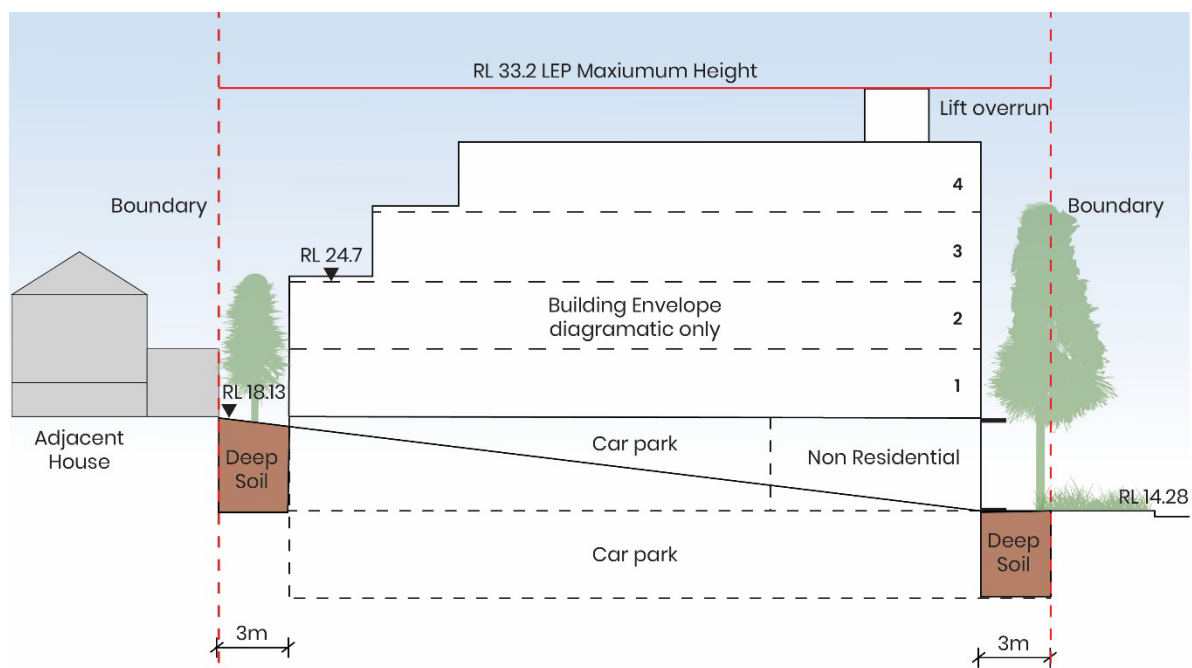
## SITE SPECIFIC CONTROLS



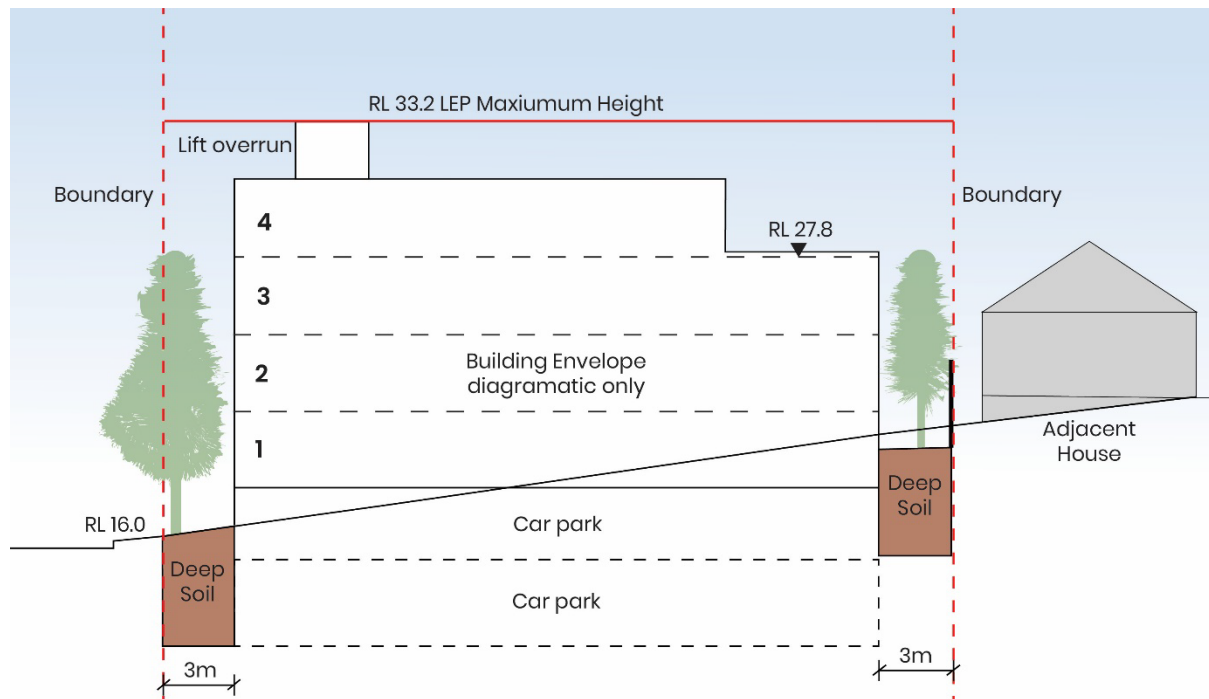
### LEGEND

- Deep Soil
- Communal Open Space
- Entry to residential lift lobby
- △ Vehicular access to basement carpark
- St** Residential storeys above basement carpark

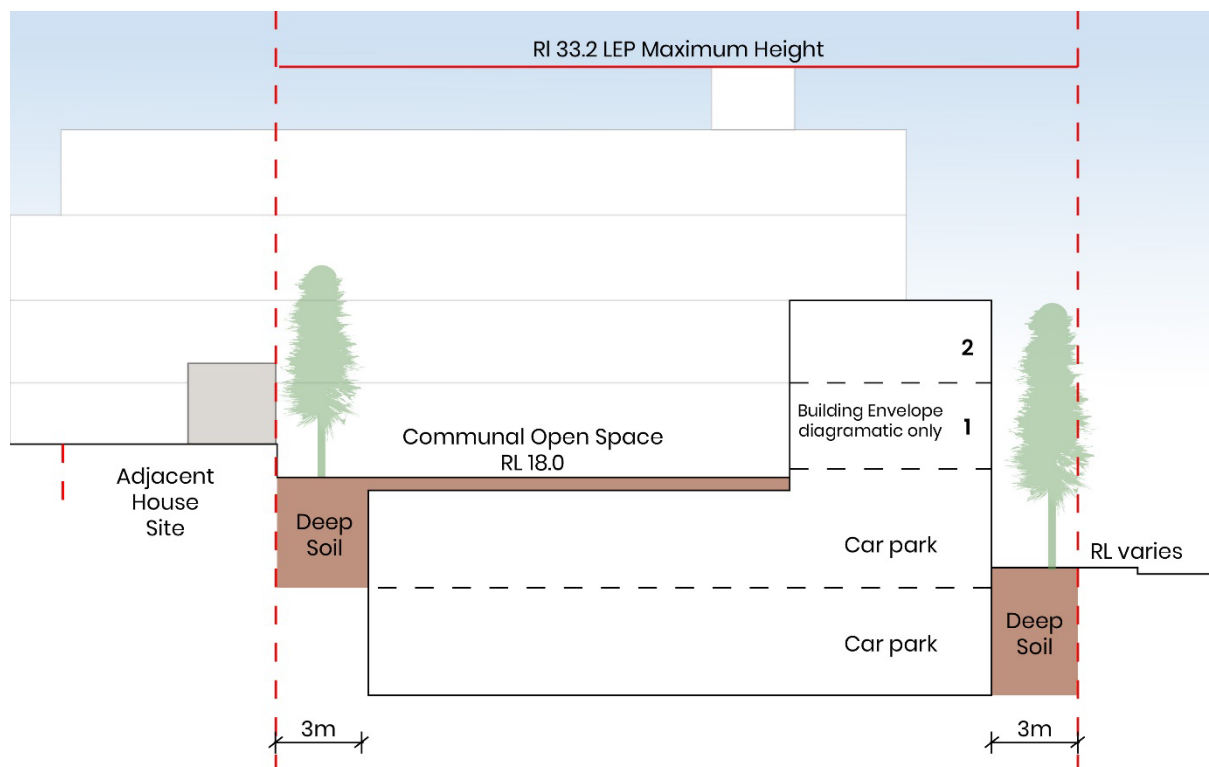
**Figure G59:** Indicative site plan



**Figure G60:** Indicative elevation envelope along Lonsdale Street



**Figure G61:** Indicative elevation envelope along Russell Street



**Figure G62:** Indicative section diagram through the middle of the site to City West Link

## **G12.8 SETBACKS AND SEPARATION**

### **Objectives**

- O1 Achieve adequate building separation to maintain privacy between buildings.
- O2 To accommodate deep soil planting and landscaping to enhance the streetscape and provide for tree canopy.
- O3 Achieve adequate building separation between buildings and adjoining houses.
- O4 Achieve adequate separation from high voltage powerlines along City West Link Road.
- O5 To provide appropriate public domain treatment along City West Link which enhances the streetscape.

### **Controls**

- C1 Buildings are to be setback a minimum of 3m inclusive of below ground carpark levels from City West Link Road, Lonsdale Street and Russell Street.
- C2 Buildings are to be setback by a minimum of 3m from lot boundaries of the dwelling houses fronting Lonsdale Street and Russell Street inclusive of car parking/ basement levels.
- C3 Within the site, Building Separation is to comply with the State Environmental Planning Policy 65 Apartment Design Part 2F and be generally in accordance with **Figure 3**.
- C4 Building design at the intersection of streets including Lonsdale Street and City West Link is to:
  - a. be splayed at the corner to reinforce the corner location as appropriate
  - b. incorporate awning where possible to complement the desired employment use
  - c. include a 3m wide setback along City West Link frontage which should:
    - provide new landscaping and kerbside treatment as per Figure 6;
    - be made available to public 24 X 7 for walking and cycling; and
    - be registered on title as easement or public right of way.

## **G12.9 DESIGN, FINISHES AND MATERIALS**

### **Objectives**

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

### **Controls**

- C1 Building design is to be well considered and demonstrate that architectural canons for providing well considered composition and proportions and a dialogue between parts of the building have been achieved.
- C2 Building design is to provide architectural cues to complement adjacent and nearby houses.

## SITE SPECIFIC CONTROLS

- C3 Exterior building finishes should use a variety of materials, including the use of face brickwork.
- C4 The ground floor treatment along City West Link Road and surrounds is to be differentiated from the upper parts of the building and conceal any internal carpark use through appropriate use of architectural details and finishes including considering provision of green walls. Use of a tripartite base middle top composition is encouraged.
- C5 Relocate existing overhead cables underground, and where possible, co-locate with other underground services. Buildings are to be setback along City West Link Road at a sufficient distance to maintain safety and maintenance of high voltage cables from City West Link Road as required by Transport NSW, where services can't be located underground.

### G12.10 VISUAL AND ACOUSTIC AMENITY

#### Objectives

- O1 To minimise the noise impacts of City West Link Road for residents.
- O2 To minimise direct overlooking and maximise visual privacy of adjacent dwelling houses in Lonsdale and Russell Streets and within the precinct itself.

#### Controls

- C1 The majority of dwellings should be oriented toward Lonsdale and Russell Street.
- C2 A slim building wing no higher than 3 storeys off City West Link Road, or noise screen, shall be provided to the building frontage along City West Link Road to reduce noise in the middle communal open space area for the amenity of residents, as shown in **Figure 3**.
- C3 Dwellings should have "winter garden balconies" as defined in Apartment Design Guide Part 4J/Glossary.
- C4 Dwellings adjacent or in close proximity to houses on Lonsdale Street and Russell Street shall not have windows which directly face those houses, except for rooms containing highlight windows with a minimum sill height of 1.7m.
- C5 Any development application is to be accompanied by a report prepared by an appropriately qualified acoustic consultant verifying the adequacy of the proposed design and the construction methods and materials to achieve appropriate noise levels within the proposed residential accommodation as well as the communal open space.
- C6 A tree buffer with deep soil planting shall be provided along boundaries with Lonsdale Street and Russell Street in accordance with **Figure 3**.

### G12.11 COMMUNAL OPEN SPACE, DEEP SOIL AREA AND LANDSCAPING

#### Objectives

- O1 To ensure occupants are provided with usable communal open space in a location onsite which has adequate amenity.
- O2 To provide deep soil planting, green walls and landscaping to enhance the streetscape and provide for tree canopy.
- O3 To provide for amenity and a visual buffer for adjacent houses in Lonsdale Street and Russell Street.

### Controls

- C1 Landscaping is to comply with the provisions contained within the LDCP 2013, part C1.12 Tree Management and 40% tree canopy target for an R1 General Residential land use zoning.
- C2 Deep soil areas and gardens are to be provided along Lonsdale Street, Russell Street, City West Link Road and the southern boundary of the site adjacent to neighbouring low density dwellings with building setbacks in accordance with Section G12.8, Control C1 and **Figure 3**.
- C3 A ground level communal open space area is to be located generally in accordance with **Figure 3**, this should include topsoil above the carpark area sufficient to accommodate small trees and a grass area.
- C4 Communal Open Space areas are to be provided in accordance with the requirements of the Apartment Design Guide part 3D.
- C5 Any rooftop open space is to provide adequate screening for the privacy of neighbouring dwelling houses.
- C6 Provide minimum 35 percent area of green walls being trellises and plantings to the upper building levels façades facing City West Link Road.

### **G12.12 DISABLED ACCESS**

#### Objectives

- O1 To provide for equitable access.

#### Controls

- C1 Compliance shall be demonstrated on the Development Application for provision of access from surrounding streets to areas within the site and up to the point of entry into dwellings, for people with disabilities.
- C2 A legible pathway should be provided within the site to shared areas including the communal open space and carpark areas.
- C3 Use of platinum level standard Universal Design is encouraged for dwellings.

### **G12.13 PARKING ACCESS AND WASTE**

#### Objectives

- O1 To ensure safe, efficient and equitable vehicular access to and from the site.
- O2 To minimise car parking to encourage active transport and public transport.
- O3 Ensure that carparking access is provided from Lonsdale Street for the new development.
- O4 Basement parking contains required servicing areas including waste storage and deliveries.
- O5 Address matters unique to the site pertaining to local roads.

### Controls

- C1 All car parking and bicycle parking shall comply with the provisions contained in the LDCP 2013, Part C, Parking C1.11.
- C2 All vehicular access must be from Lonsdale Street only (in and out). All vehicles need to enter and exit the site in a forward direction. Swept paths should be provided as part of Transport Impact Assessment (TIA).
- C3 Basement areas must accommodate waste storage rooms and servicing areas and not be visible from the street. Waste management facilities are to comply with the Resource Recovery and Waste Management provisions contained in D2.5 Mixed Use Development of this plan.
- C4 A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hour of operation, access arrangements, locations of the crane(s) and traffic control shall be submitted with the Development Application.
- C5 Prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever is earlier, the following documentation in relation to rail safety shall be provided for the review and endorsement of TfNSW:
- Final geo-technical and structural report / drawings. Geotechnical reports should include and potential impact on the Inner West Light rail corridor;
  - Final construction methodology pertaining to structural support during excavation or ground penetration;
  - If required by TfNSW, details of the vibration and movement monitoring system that will be in place before excavation commences;
  - Detailed survey plan with location of light rail and associated services; and
  - Plans regarding proposed crane and other aerial operations.
- C6 All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on City-West Link Road.
- C7 No direct vehicular access will be provided to / from the site to / from City West Link (Brenan Street).
- C8 Vehicular entries are to be designed to minimise the visibility of garage doors on the street.
- C9 Pedestrian access to the new development for residential flat buildings is to be provided from Lonsdale Street and Russell Street.

## G12.14 ENVIRONMENTAL MANAGEMENT

### Objectives

- O1 To ensure that the new development maximises the principles of ecologically sustainable development.
- O2 To reduce the cause and impact of the urban island heat effect.



## Controls

- C1 Dwellings are required to comply with the BASIX State Environmental Planning Policy. In addition, consideration is to be given to maximizing dwellings with “cross through” apartment layouts to achieve increased cross ventilation and solar access.
- C2 Deep soil areas for dense Tree Canopy are to be provided in accordance with Section G12.8, Controls, clauses C1 and C2 and **Figure 3**.
- C3 Landscaping is to be provided to the communal open space area in accordance with Section G12.11, Controls, clause C3.
- C4 The development is to achieve a minimum 4-star Green Building Council rating and incorporate Water Sensitive Urban Design to its communal open space areas.