

7.0 NEIGHBOURHOOD PROVISIONS

7.1 INTRODUCTION

The purpose of a Development Control Plan (DCP) is to provide background, objectives, controls and design guidelines to achieve desirable and sustainable development outcomes. Its role is to encourage a high amenity built environment that takes account of the particular characteristics of each neighbourhood.

The City Plan's DCP will establish the design framework that supports and adds a level of refinement to the LEP. Most controls for built form have been developed for other urban design studies and are applicable to the study area and are not reproduced here. This section therefore provides recommendations concentrated on height in storeys, streetwall height and setbacks which were developed in conjunction with the height in metres and FSR controls in Section 5.0.

7.2 BUILDING ENVELOPE + FORM

The following recommendations are to support the desired future neighbourhood character, to recognise and reinforce the importance of the existing building types in setting that character, and to enable change, where appropriate, to support the viability of neighbourhood centres and the amenity of residential dwellings.

7.2.1 Building height in storeys

Overall building height in metres is one of the five key controls in the new consolidated City Plan LEP because, with FSR, it is the predominant driver of urban form. Refer to Section 5.0 of this report for recommendations for height in metres.

In general, overall height in metres has a greater impact than height in storeys: whether a large building has 6 or 8 storeys when seen from a distance is less important than its bulk on the skyline. However, for established residential neighbourhoods, particularly in this study area where the predominant roof type is a pitched roof, the height in metres control picks up a very small part of the overall building envelope – the topmost point.

Height in storeys, street frontage height, roof form guidelines, and requirements for sloping sites, are all necessary to refine the overall 'blunt' control. Height in storeys, at the local scale, affects the coherence and consistency of a streetscape and has an impact on area character. This section of the report includes recommendations (in the form of a map) for height in storeys controls to support the desired neighbourhood character, including acknowledging the different building types within each neighbourhood.



Figure 7.2.1.1 Building Height in Storeys - Existing Conditions

Height in storeys does not include attics, while the overall height in metres control makes allowance for habitable rooms within the roof space. Attics are defined as an area within the roof, whose maximum floor area is 50% of the topmost floor. The desired future character for much of the study area is similar to what currently exists, therefore a significant change in scale is not envisaged. The recommended controls do not reflect the existing height of all identified contributory items, but establish an appropriate future scale for the area (subject to heritage considerations) should redevelopment take place.

Existing heights in storeys are shown in Figure 7.2.1.1. Recommended heights in storeys are shown in Figure 7.2.1.2 Street frontage controls, which identify those sites that for reason of heritage / contributory status and to maintain consistency of streetscape character may be able to have more storeys at the rear than at the front, are also shown on Figure 7.2.2.2

Objectives

- (i) Comply with the controls in Section 5.0: Height control and with the street frontage controls illustrated in Figure 7.2.2.1.
- (ii) Enable floor to ceiling heights appropriate to the intended use of the building

Guidelines

- Comply with the controls in Section 5.0: Height control, and illustrated in Figure 7.2.1.1
- Comply with the street frontage controls illustrated in Figure 7.2.2.1
- Design built form to make an appropriate transition to adjacent buildings, to ensure that the scale and massing relationships are sympathetic and contribute positively to overall streetscape character.

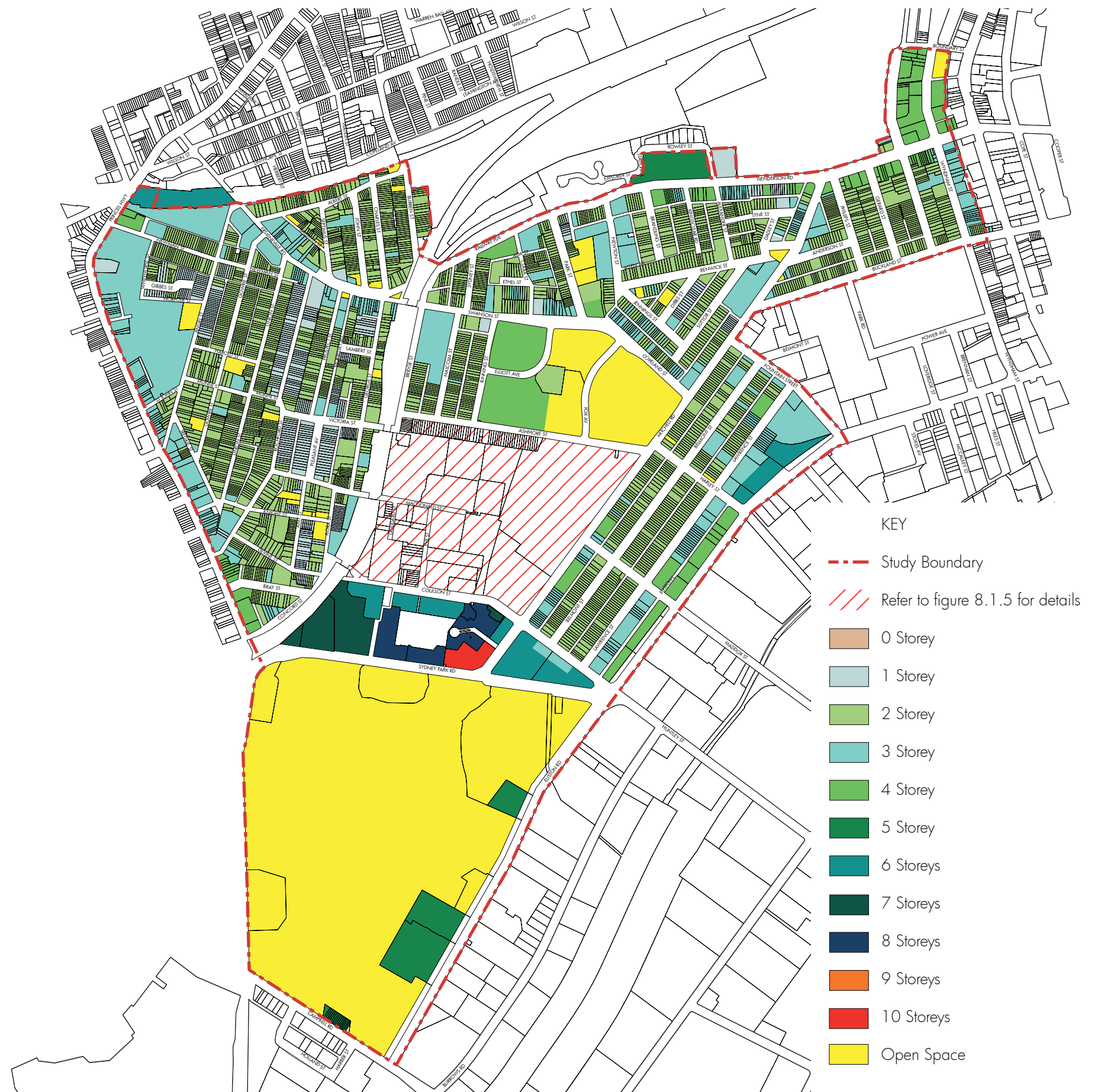
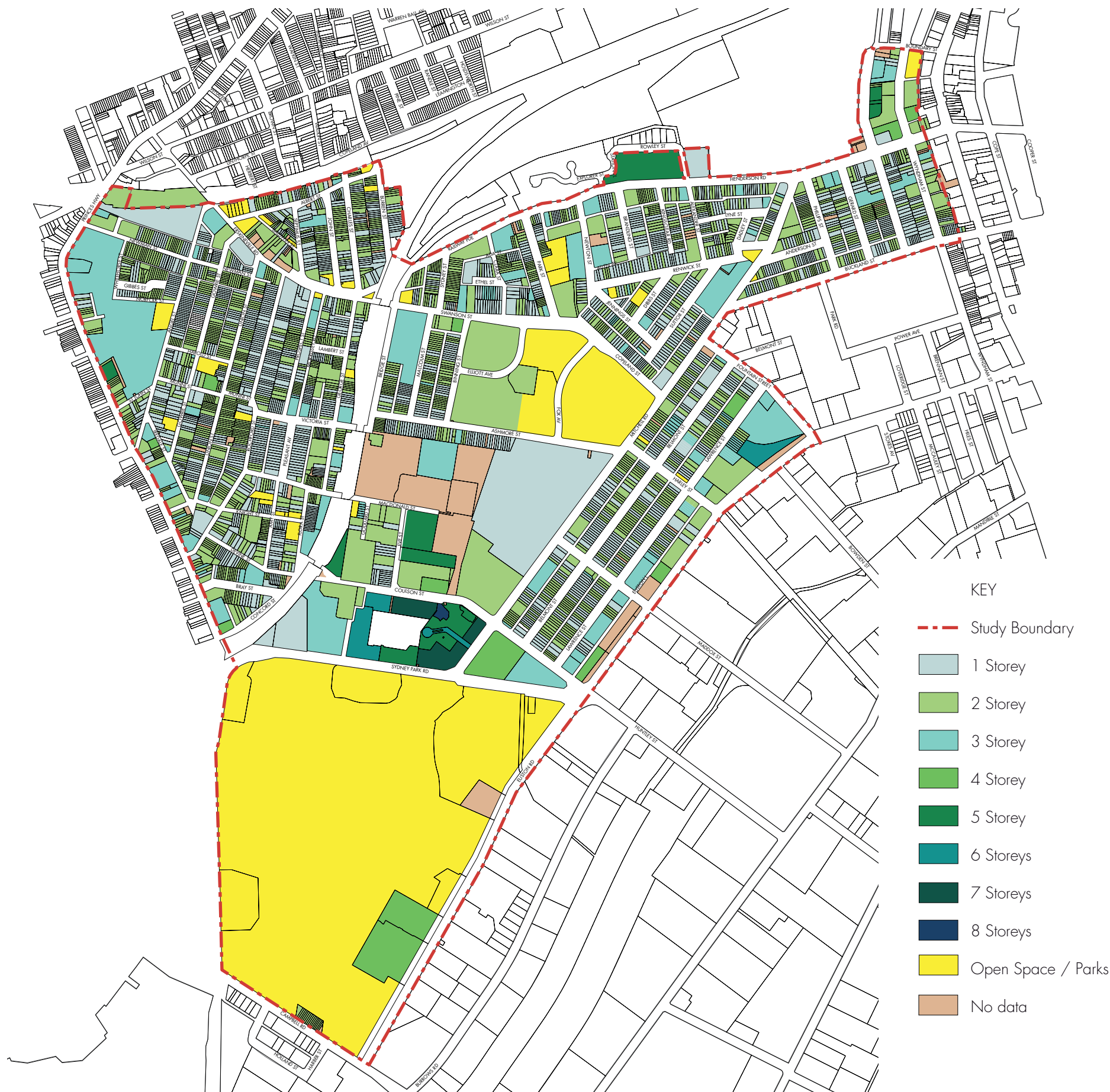


Figure 7.2.1.2 Building Height in Storeys - Proposed Controls



7.2.2 Street frontage height

Street frontage height is the vertical height in storeys at or aligned with the front site boundary.

Street frontage controls are included in this report to ensure that consistent streetscapes are protected, and that the hierarchy of neighbourhood centres and streets is supported. Street frontage controls apply where the recommended building height control is higher than what is desirable at the primary interface with the public domain.

Objectives

- (i) Reinforce neighbourhood character
- (ii) Maintain or introduce a street wall height datum that spatially defines the street
- (iii) Achieve an appropriate scale relationship with adjacent heritage buildings
- (iv) Promote consistency particularly where there are rows of contributory buildings that form part of the established and desired built form character, while enabling alterations and additions at the rear of sites
- (v) Retain the prominence of traditional corner commercial buildings, whose greater height distinguishes them from their neighbours and marks the corner

Guidelines

- Comply with the street frontage controls illustrated in Figure 7.2.2.2
- Design infill development to align with the established street wall frontage, including key horizontal datum lines like floor levels, parapets and awnings
- The depth of the street frontage controls for terraces is determined by the roof form such that the consistency and integrity of the height presenting to the street is maintained.



Figure 7.2.2.1 Existing Street Frontage Height

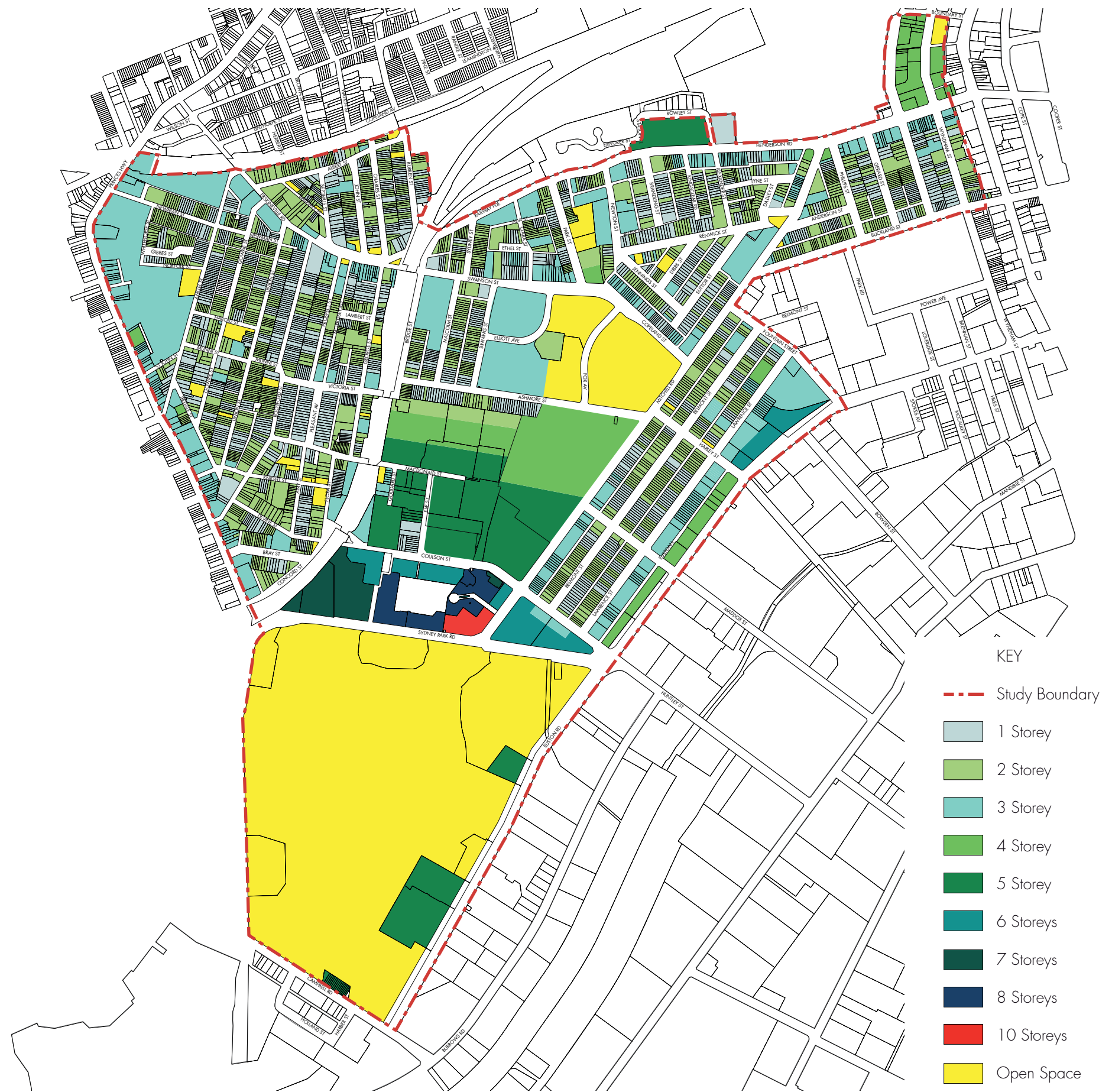


Figure 7.2.2.2 Proposed Street Frontage Height



Figure 7.2.2.3 Existing Setbacks

7.2.3 Front setbacks

Setbacks vary as building types vary. Areas with consistent terrace rows typically have consistent front setbacks across much of the block. Strip retail buildings on King Street and Erskineville Road and corner commercial buildings throughout the area are built to the front boundary and open directly onto the footpath. Older warehouse buildings generally have no setbacks and ‘fill the block’. Residential buildings have different setbacks: Gibbes Street neighbourhood’s distinctive character is partly due to the rows of small terraces built to the front boundary whose balconies are cantilevered over the footpath. Wider streets typically have larger terraces with larger setbacks: Albert Street, Malcolm Street, Bridge Street and Pleasant Avenue. The guidelines below acknowledge the importance of setbacks to the existing streetscape and to the distinctive spatial containment of the street.

Refer to Map 7.2.2.3 Existing setbacks.

Objectives

- (i) Reinforce the desired spatial proportions of the street.
- (ii) Provide amenity, safety and security to the public domain
- (iii) Reinforce the continuity of building facades within commercial and neighbourhood centres
- (iv) Enhance streetscape character
- (v) Create a clear threshold between the public street and the private dwelling
- (vi) Enable landscaping in front gardens of residential streets

Guidelines

- The front setback for infill development is to be established, in the following order of precedence, by:
 - the setback of adjacent buildings, if they are the same
 - the lesser of the two neighbouring building setbacks, if they are different AND the smaller setback is in keeping with the prevailing setback on the street
- OR
- the greater of the two neighbouring building setbacks, if they are different AND the greater setback is in keeping with the prevailing setback on the street
- New buildings should follow the predominant orientation of buildings in the street, even when they are not aligned to the street edge
- Maintain any setbacks arising from the subdivision pattern where buildings are angled to the street
- Maintain the existing setback of adjacent development where it is larger than the recommended minimum

Where there is no predominant building alignment to the street, the following setbacks are appropriate to particular building types:

Building Type	Setback from primary street	Setback from secondary street
Detached house	3 – 5 metres	1 – 3 metres
Semi-detached house	3 – 5 metres	1 – 3 metres
Terrace	0 – 3 metres (to front of verandah)	Zero
Townhouses	2 – 5 metres	2 metres min.
Walk-up apartment	4 – 7 metres	3 metres min.
Residential block	4 – 7 metres	3 metres min.
Corner shop / corner commercial	Zero (build-to)	Zero to splay corner
Strip retail	Zero (build-to)	Zero (build-to) for min. distance of 10 metres from the corner
Street wall building	Zero (build-to)	Zero
Warehouse	Zero – 4 metres	Zero – 4 metres

7.2.4 Rear setbacks

Rear setbacks typically provide the private space area for dwellings. Within the residential neighbourhoods of the Study area they vary considerably. On some shallow sites the existing rear setbacks are less than the 4 metres set by the SSDCP as the minimum dimension for useable private open space. Rear setbacks are also compromised for open space purposes by overshadowing from neighbours, particularly on narrow sites oriented east-west. Where the site slopes this is exacerbated. For terraces with rear lanes, the rear setback often doubles as the car parking area, which can further reduce the amount of useable open space and the capacity of the site to sustain landscaping and support stormwater infiltration.

Objectives

- (i) Retain or enhance useable private open space at the rear of sites
- (ii) Reinforce the provisions of the Residential Flat Design Code regarding building separation
- (iii) Coordinate controls with site cover and open space requirements
- (iv) Maintain the amenity of neighbouring sites and the new development
- (v) Provide for deep soil areas for stormwater infiltration and capable of sustaining mature landscaping

Guidelines

- Comply with minimum rear boundary setbacks as follows:

Building Type	Rear Setback to boundary
Detached house	6 metres
Semi-detached house	6 metres
Terrace	4 metres EXCEPT where the combination of shallow lots and the pattern of development has resulted in an existing setback of less than 4 metres for a group of 3 or more terraces. In this instance the existing setback becomes the setback control.
Townhouses	6 metres
Walk-up apartment	6 metres

Residential slab and residential component of mixed use buildings	6 metres
Corner shop / commercial corner building	6 metres
Strip retail / commercial row	To rear lane: zero
	To rear boundary with commercial building: 6 metres
	To boundary with residential building: 6 metres up to 4 storeys, 9 metres 5-8 storeys, 12 metres 9 storeys and above. Note: this building type may step at the rear
Warehouse	To rear lane: zero
	To rear boundary with commercial building: 6 metres
Warehouse (continued)	To boundary with residential building: 6 metres up to 4 storeys, 9 metres 5-8 storeys, 12 metres 9 storeys and above. Note: the envelope of the warehouse type should not step, therefore the footprint for all floors is determined by the edge condition at rear and sides

- Where there are consistent rear setbacks that are greater than these numeric standards, the existing rear setback line is to be maintained. Where there are consistent rear setbacks less than these numeric standards, AND where these are integral to neighbourhood and laneway character, the existing setback line may be maintained. Development on these lots will be required to demonstrate how amenity for the subject site and the neighbours can be achieved with less than the 4 metre standard.

7.2.5 Side setbacks

Side setbacks are relevant both to the primary street where they contribute to the streetscape, to the amenity of rooms facing a side boundary, and to the appearance of the building from the rear. They are particularly important to consider in 'tight' urban areas where narrow lot sizes constrain the development of a site to provide good-sized rooms and access to light and air. Typical terrace forms throughout the study area have a side setback to the rear wing of 0.9 metres, and the main part of the dwelling (under the primary roof) is generally no more than 10 metres in depth.

Objectives

- (i) Reinforce the provisions of the Residential Flat Design Code regarding building separation
- (ii) Maintain the amenity of neighbouring sites and the new development, particularly in terms of overshadowing of habitable rooms and private open space
- (iii) Maintain and enhance the existing, established pattern of building-space-building of detached and semi-detached houses, and the rhythm established at the rear of terrace sites by skillion additions that do not cover the whole width of the site
- (iv) Optimise the extent of side walls that have access to light and natural ventilation by minimising the depth of blank walls along side boundaries
- (v) Break up the massing of larger residential building types to enable views between buildings and provide landscaped areas

- (vi) Support and promote residential amenity in the form of access to light, capacity for natural ventilation, and acoustic and visual privacy.

Guidelines

- Comply with minimum side boundary setbacks as follows:

Building Type	Setback from primary street	Setback from secondary street
Detached house	3 – 5 metres	1 – 3 metres
Semi-detached house	3 – 5 metres	1 – 3 metres
Terrace	0 – 3 metres (to front of verandah)	Zero
Townhouses	2 – 5 metres	2 metres min.
Walk-up apartment	4 – 7 metres	3 metres min.
Residential block	4 – 7 metres	3 metres min.
Corner shop / corner commercial	Zero (build-to)	Zero to splay corner
Strip retail	Zero (build-to)	Zero (build-to) for min. distance of 10 metres from the corner
Street wall building	Zero (build-to)	Zero
Warehouse	Zero – 4 metres	Zero – 4 metres

*Note: side setbacks are required to the rear of the 'street wall' part of terrace buildings, to ensure natural light and solar access to neighbouring properties to the same standard as existing or to allow 2 hours sunlight between 9am and 3pm at mid-winter (whichever is the greater), and subject to considerations of acoustic and visual privacy

- Side setbacks are not permitted within neighbourhood centres or nodes where new development matches an existing or concurrently proposed adjoining street wall or strip retail building type

7.2.6 Upper level setbacks

Upper level setbacks reinforce the street frontage height by enabling the street wall datum to retain its visual dominance. They assist in defining the three dimensional form of the street and thus have an impact on streetscape character. They are particularly important where there is a need to respond sensitively to heritage items, and where there is a consistent scale on the street. Upper level setbacks have a strong relationship with the pedestrian experience, as they limit the scale of the street wall while still enabling higher development where its visual impact is minimised. Within residential areas, upper level setbacks to rear wings are often appropriate to provide amenity for a dwelling and its neighbours, particularly on narrow sites with east-west orientation

Objectives

- (i) Maintain the desired 'pedestrian' scale at the interface with the street
- (ii) Protect and enhance visual appreciation of the pattern of parapets, roofs and chimneys against the skyline where there are consistent rows of terraces or traditional strip retail buildings
- (iii) Minimise impacts on light, sun, air, privacy, views and outlook for existing and future neighbouring buildings

- (iv) Retain and enhance the characteristic building profile appropriate to the building type
- (v) Promote a simple built form rather than uncharacteristic 'ziggurat' appearance to the street

Guidelines

- Refer to 7.2.2.2 Street frontage height. For commercial buildings, mixed use buildings and apartment buildings, where the required street frontage height is lower than the overall height control, provide an upper level setback to the street of a minimum 4 metres
- Where the development site is adjacent to a heritage building or traditional corner commercial building, design the upper level setback to promote the visual prominence of the existing building. This may require a setback greater than 4 metres.
- Maintain any established pattern (5 or more buildings in a row) of upper level setbacks by matching the alignment
- Provide upper level setbacks to side boundaries consistent with the recommendations in 7.2.5 Side setbacks
- Design the setback portion of any building to be no more than 1/3 the height of the non-setback portion, to achieve a satisfactory proportional relationship

