

South Sydney Development Control Plan Amendment: Urban Design 1997 - Part G Special Precinct No.7 - Ashmore Precinct

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Introduction

Land to which the Plan Applies

This Part G applies to the Ashmore Precinct, bounded by Ashmore Street to the north, Mitchell Road to the east, Coulson Street to the south and the railway embankment to the west shown in heavy black on the Figure marked **Figure I** *South Sydney Development Control Plan Special Precinct No.7 2005 (Amendment)* Ashmore Precinct Context.



Figure I Land to which this plan applies (shown in black)

Commencement

This Part G was approved by the Council of the City of Sydney on 7 August 2006. The Part G commenced operation on 24 August 2006.

Relationship to other Environmental Planning Instruments and Development Control Plans

The South Sydney DCP 1997 is amended by inserting the following, after *Part G Special Precinct 6 Former Royal Alexandra Hospital for Children Site, Camperdown*. These amendments will form 7 Ashmore Precinct of the Part G: Special Precincts.

The provisions in this Part G provide further guidance on development on the Ashmore Precinct, and complement the provisions in the principal DCP. In the event of any inconsistencies between this Part G and any other parts of the DCP, the provisions in this Part G prevail in so far as they apply to development at the Ashmore Precinct.

Additional Development Application Requirements

In addition to the standard requirements a 1:500 scale model to the specification of the City of Sydney model makers must be submitted with development applications for the Ashmore Precinct

Objectives

“Sydney is a tolerant, diverse and prosperous ‘city of villages’ that provides a high quality of life and amenity for residents, businesses and visitors”.¹

The Ashmore Precinct in Erskineville is a large, predominantly light industrial precinct that is presently undergoing re-development into a mixed use, commercial and residential precinct. The precinct is bounded to the north, west and east by heritage conservation areas that house the established communities of Erskineville and Alexandria. This DCP provides a guide to develop as it occurs over time.

Anticipating the growth of the Sydney CBD and Airport Corridor as an employment generator along with other global Sydney growth, demands for good quality accommodation will be significant in coming years. This presents the Ashmore Precinct with an unparalleled opportunity to provide an appropriately scaled new, vibrant, creative and liveable village with a commercial and retail precinct at its heart. Such a village would accommodate new residents attracted to the unique qualities of the area, including the open space of Sydney Park and the cultural life of Erskineville Road and King Street.

The precinct also provides the opportunity to make significant public domain improvements in terms of improved pedestrian and cycle access for existing residents through the precinct to transport, community facilities and surrounding streets, suburbs and parks.

The planning objectives for the redevelopment of the Ashmore Precinct have been based on the following set of guiding principles. Any new development at the precinct must be consistent with these principles.

¹ City of Sydney Strategic Plan 2006-2009

I Sense of Place

- Optimise capacity within environmental constraints;
- Fully utilises the precinct's unique location and access to nearby, public transport infrastructure, the Central Business District, and airport;
- Integrates but does not compete with the established Erskineville village area;
- Is a place where people work, live and recreate;
- Respects the local character of Erskineville and Alexandria;
- A place where people know their neighbours and can walk to work and services, and;
- A village within the City.

2 Conserving Our Heritage

Respects, uses and interprets the precinct's and surrounding areas heritage values including:-

- the productive re-use of heritage buildings where appropriate;
- elements, streetscapes and the historic street layouts;
- appropriate referencing of the former uses on the precinct, most notably the Metters factory; and
- memory of the precinct's uses, views/vistas and working environment.

3 High Quality Design

- Environmentally innovative and world leading design;
- Buildings of lasting quality that will stand the test of time;
- Design that is respectful of the precinct's place and heritage;
- Buildings which address the street;
- Design that encourages community interaction and safe public places;
- Buildings and parks which have good solar access, at the right times;
- Buildings which are integrated with the surrounding public places and parks; and
- A variety of building sizes that encourage a diversity of uses.
- Building designs that encourage passive surveillance of the public domain.

4 Diverse Uses

- A balance of mixed uses on the precinct that capitalise on its unique location and social diversity;
- Uses that respond to the local and regional economy;
- Uses that minimise car trips generated to and from the precinct and encourage more sustainable travel behaviour;
- Separates service delivery from highly public spaces; and
- Uses that complement the creative industries that are already established in the area.

5 Sustainable Transport

- An area where it is safe and pleasant to walk and cycle;
- A place that fully utilises the public transport in the area and includes initiatives to reduce car usage;
- High quality walking, cycling and public transport infrastructure and facilities;
- Safe, well designed streets;
- Design, layout and management of buildings which promote walking, cycling and public transport use; and
- Appropriate provision of parking within the precinct, to complement measures for sustainable travel behaviour.

6 Parks and Open Space

- Usable public open spaces to meet the needs of future residents and workers;
- Trees and landscaping in public areas;
- Public open space that is accessible and safe for the whole community;
- Open space linkages that integrate the precinct with Sydney Park, Erskineville Oval, Erskineville Village, and the suburban streets of Alexandria;
- Public open spaces which receive a high amount of sunlight, especially during lunch hours;
- Water sensitive design of public places; and
- Imagination in design, drawing on the precinct's attributes and industrial history.

7 Public Places and Streets

- Street trees and a quality landscape;
- Protection of important views to surrounding places, open space and landmarks;
- Priority measures for cyclists; pedestrians and public transport;
- Traffic management for a safer residential environment;
- High quality public art which adds to the "sense of place"; and
- Prevention of "rat runs" through the precinct and Erskineville.

8 Social Diversity

- A mix of appropriate housing types that reflect societies needs, and changing work patterns; and
- A diverse range of community and economic activities and uses.

9 Community Services

- Community services that provide for the needs of future residents, and workers;
- Services that respond to the existing community and allow integration with the new community;
- New services that complement existing services, and the services of the surrounding neighbourhoods;
- Services that are accessible to the wider community; and
- Better linkages to off-precinct community services and facilities.

10 Environmental Leadership

Design and integration of all buildings and landscape elements that achieves leading and innovative benchmarks for:-

- energy efficiency;
- water re-use and on-precinct and local area stormwater management;
- appropriate selection of materials;
- recycling of materials;
- waste management;
- minimisation of pollution and emissions;
- minimisation of flood risk to life and property through appropriate design;
- on-going precinct management measures to prioritise walking, cycling and public transport usage; and
- precinct remediation, and acid sulphate soils management.

This figure shows an indicative vision for the Ashmore Precinct, to which these controls relate.



Figure 2 Structure Plan

- proposed public open space
- proposed private open space
- terrace
- warehouse
- residential flat building / mixed use
- ground floor commercial
- existing or DA approved
- water sensitive urban design streets
- street trees and existing trees
- active street frontage
- node

7.1 Land Use

Objectives

- To achieve an appropriate mix of land uses, that encourage active street fronts to create a sustainable hub for the proposed and existing communities;
- To encourage sensitive integration of the built form within its surrounding heritage context;
- To reinforce the hierarchy and character of streets;
- To encourage location of uses in context with the historic location of uses;
- To encourage commercial development and provide services for the existing and new community; and
- To locate retail and other non-residential uses at ground level with a concentration of retail along Mitchell Road and McDonald Street, especially at the intersection of the two, and fronting the proposed park.

Provisions

7.1.1 Land Use by Precinct

The Ashmore Precinct is zoned I0 Mixed Uses. Specific land use should be arranged by precinct as per **Figure 3 Special Uses**, and as follows;

Retail Precinct	mixed uses with predominantly retail providing an opportunity for a 'walk to' local supermarket and local services (doctor, dentist) on ground floor.
Rail Line Precinct	mixed uses / predominantly residential with live - work opportunities or / and boutique commercial offices. All development applications within this area must have had pre-DA consultation with Railcorp.
Remaining Area	mixed uses with predominantly residential and live-work opportunities on the ground floor.

7.1.2 Ground Floor Retail

Ground floor retailing opportunities must be provided. These must primarily locate along Mitchell Road and McDonald Street, especially at the intersection of the two and fronting the proposed park.

Note: **Figure 3** shows potential location for ground floor retail, however, the amount of retail is not specified in the plan. Proposed retail must be supported by economic analysis that demonstrates no adverse affect on existing retail premises (especially those in Erskineville, Newtown, Marrickville Metro and the proposed Green Square Town Centre).

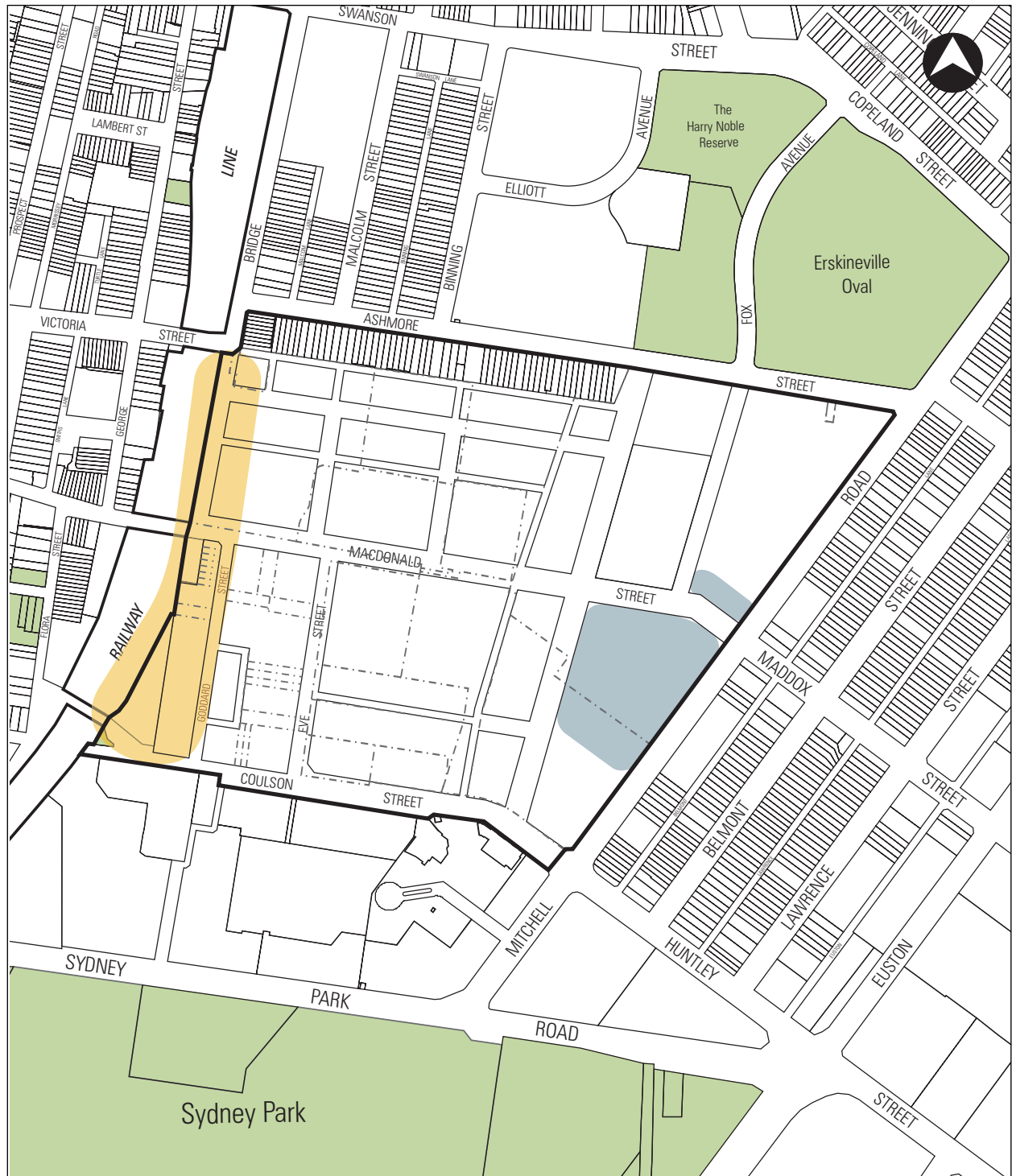


Figure 3 Special Uses

- retail focus precinct
- rail line precinct

7.2 Building Design And Form

Objectives

- To improve the quality of the public domain;
- To provide strong definition for streets and public places;
- To respect the unique character of the surrounding areas of Erskineville and Alexandria;
- To encourage a diversity of housing type and flexibility, to reflect the needs of 21st century living;
- To encourage new built form to reflect the historic subdivision patterns of the surrounding Erskineville and Alexandria suburbs;
- To provide height limits which ensure buildings are appropriate to the street proportions, and taller buildings define large open spaces;
- To retain important views from public places;
- To avoid overshadowing to existing and proposed public spaces;
- To retain desirable street proportions to ensure sufficient spatial enclosure while maintaining the appropriate human scale;
- To relate to existing built form and subdivision patterns;
- To ensure heights achieve FSR controls;
- To encourage safe streets via passive surveillance from the private domain
- To encourage perimeter block development; and'
- To manage the water table, assist water quality and improve the amenity of developments through the retention and or planting of large and medium sized trees in a deep soil zone.

Provisions

7.2.1 Floor Space Ratio

The floor space ratio of a building on any land in the Ashmore Precinct is not to exceed the floor space ratio shown for the land on **Figure 4 Floor Space Ratio**.

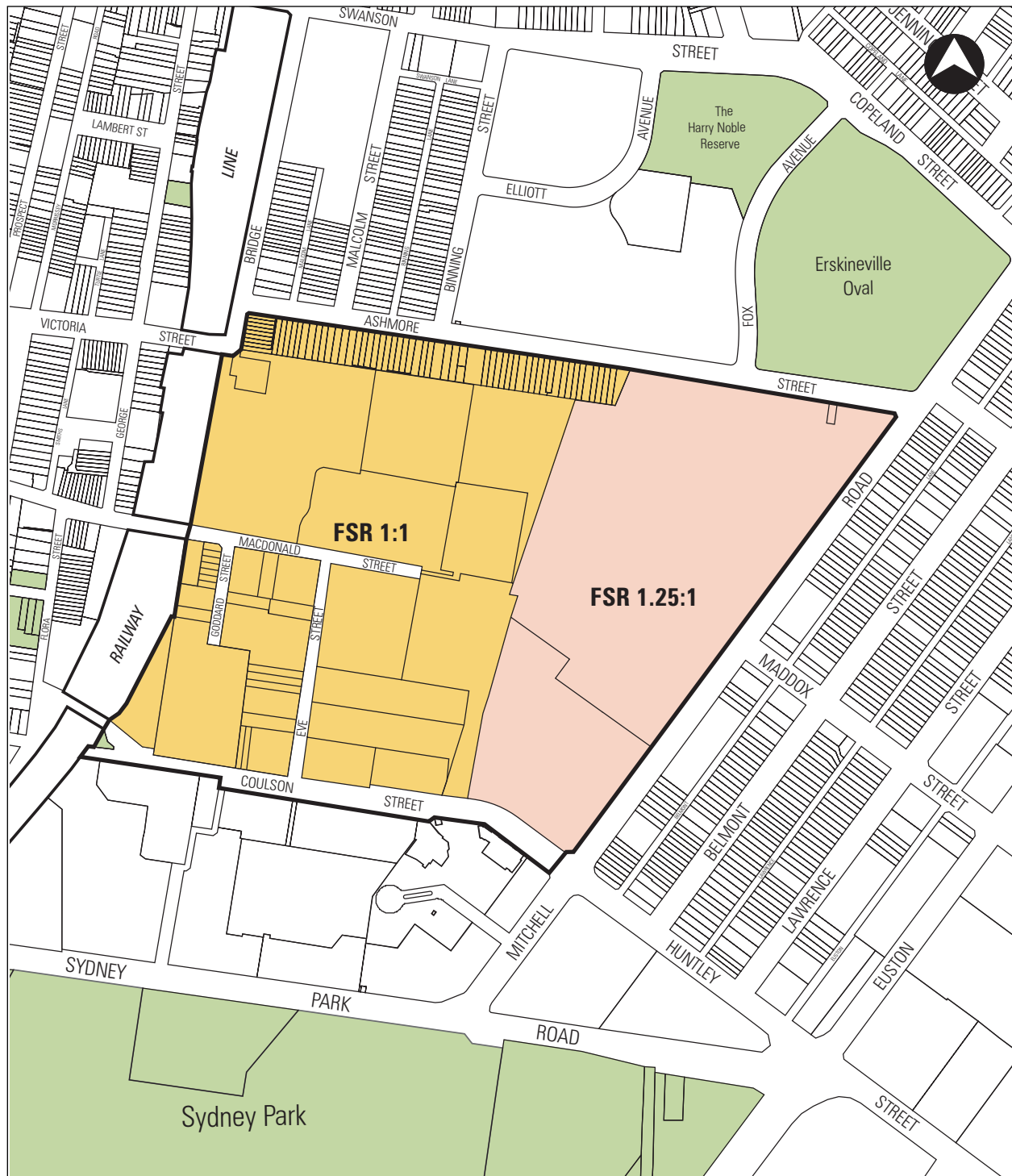
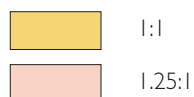


Figure 4 Floor Space Ratio



7.2.2 FSR Bonus

There will not be any FSR bonus awarded in the Ashmore Precinct.

7.2.3 Height

- a) The height of a building on any land is not to exceed the height shown for the land indicated on **Figure 8 Height Controls**.
- b) Subject to clauses (a) and (b) consent must not be granted for the erection of a building located in the view path of the Sydney CBD (view corridor A on **Figure 7 Plan of View Corridors from the Eastern Knoll of Sydney Park**) when viewed from the Eastern Knoll of Sydney Park if it exceeds RL.28.6 A.H.D. (Australian Height Data).
- c) Subject to clauses (a) and (b) consent must not be granted for the erection of a building located in the view path of the King Street ridge (view corridor B on **Figure 7 Plan of View Corridors from the Eastern Knoll of Sydney Park**) when viewed from the Eastern Knoll of Sydney Park if it exceeds RL.29.45 A.H.D. (Australian Height Data).

Note: The stated heights have been surveyed by registered surveyors at the City of Sydney.

7.2.4 Important Views

Views from the following locations must be retained:-

- a) The eastern knoll in Sydney Park to the City skyline, the King Street ridgeline and the sawtooth roofline of Eveleigh Rail Sheds



Figure 5 View from Sydney Park looking towards the Ashmore Precinct and the CBD (taken from the eastern knoll in Sydney Park)



Figure 6 Detail of city skyline view

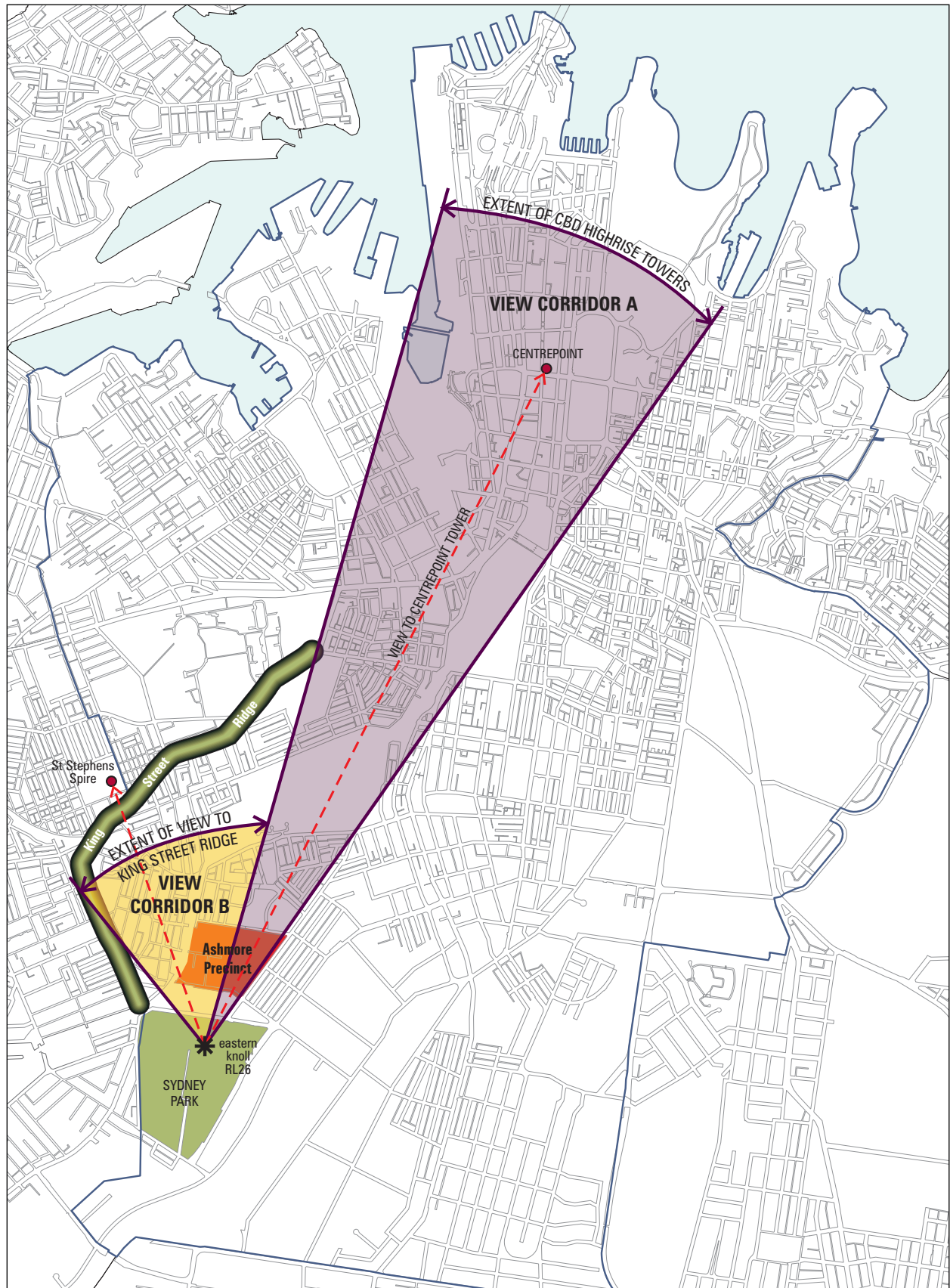


Figure 7 Plan of View Corridors from the Eastern Knoll of Sydney Park

- view corridor A
- view corridor B
- LGA boundary

7.2.5 Overshadowing

Three hours of direct sunlight between 11am and 2pm must be maintained at the winter solstice, to the square on the southwest corner of Coulson Street and Mitchell Road.

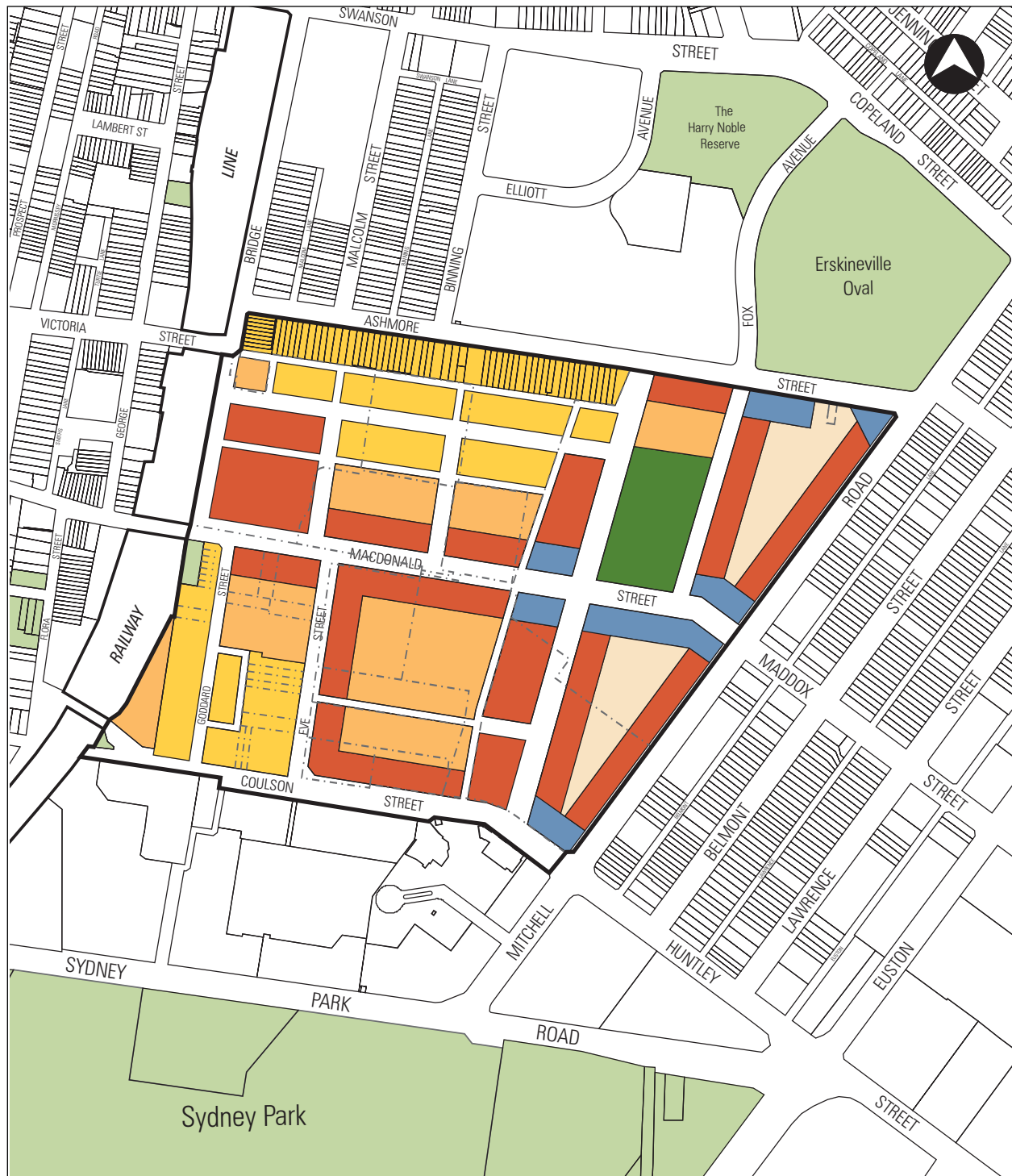










Figure 8 Height Controls

	17m (5 storeys)		6m (2 storeys plus roof attic)		proposed park
	14m (4 storeys)		4m (1 storey)		existing public open space
	12m (3 storeys)				existing cadastre

Note:

4m height limit on public park is to allow park related structures only.

7.2.6 Built Form

- a) A variety of built form solutions are possible. The preferred built form layout is presented in **Figure 12 Indicative Building Envelopes**. It is divided by building types.
- b) All sites of 5,000 sqm or greater require a Stage 1 DA or Development Plan.
- c) To encourage architectural diversity, sites greater than 50,000sq.m. must engage different architects for the design of each building.
- d) Highest architectural quality is required where built form terminates a vista as shown on **Figure 25 Views and Vistas**.
- e) All fences on main and local streets must be see-through so that passive surveillance can occur from internal rooms. Fences must be maximum 1500mm high.
- f) Locate terrace style development as shown on **Figure 12 Indicative Building Envelopes**. All Terraces must:
 - Provide interest and character by minimising monotonous same-design streetscapes.
 - Include individual terrace house lots no greater than 5 metres wide. Groups of terrace houses must include party walls no greater than 5m apart that are articulated in the built form to reflect the intended fine grain of the area.
 - Provide car parking access from rear lanes only.
 - Preclude future agglomeration of lots which could detract from the desired fine grain of the "terrace" streets.
 - Use a suite of the built form elements typical to the terrace houses in the adjacent areas, such as;
 - > Roof - pitched or parapet with party walls extending above the roof line. Small attic windows are acceptable. A roof over the front verandah is separate from the main roof usually with a similar pitch.
 - > Walls - party walls extend for minimum 10m back from building line. Extensions of the party wall (fin walls) support the front verandah and balcony. Side elevations contain little decoration or articulation in section;
 - > Openings - vertically proportioned windows and doors. The entry door is often located to one side of frontage;
 - > Balconies - lightweight first floor front balcony fixed to primary masonry wall or colonnaded front balcony behind primary wall, Maximum 2m deep;
 - > Verandah - heavyweight ground floor verandah maximum 2m deep.



Figure 9 Drawing of a typical two storey terrace house with a pitched roof.

The following figures show **examples** of modern terrace housing:



Figure 10 Bowman Street, Pyrmont.
Architect - Richard Huxley
and Associates



Figure 11 Former Royal Hospital for
Women, Paddington. Architect
- PTW and SJB architects (PTW
Architects in association with
Synman Justin Bialek)

g) Locate residential flat buildings or mixed use development as shown on **Figure 12 Indicative Building Envelopes**. All residential flat buildings and mixed use developments must:










- Not include driveway crossings or entries to car parking from main streets;
- Set back garage entries from the building line so that they do not read as a dominant element in the streetscape;
- not include continuous balconies;
- Limit blank walls to 30% of the ground floor façade;
- Locate the finished ground floor level no greater than 1.2m above the footpath level;
- Include and maximise the number of individual entries to ground floor apartments facing a street or lane façade, and;
- Break up built form along street blocks greater than 100m long to create glimpses from the public domain into the communal open space within the site.

Retail development must:

- be located on the ground floor and must:
- Incorporate a finished floor level no greater than 500mm above the adjacent footpath level.
- Include a public entry to the premises every 10 metres.
- Include facade detailing (engaged columns or pilasters) emulating the 5 metre wide grain of existing terrace houses opposite, if such retail development is fronting Mitchell Road.
- Include vertically proportioned fenestration detailing at ground floor.
- Provide continuous awnings over the footpath minimum 3 metres wide.
- Make users who have parked in above or underground parking exit onto a public street before entering the supermarket chain.



Figure 12 Indicative Building Envelopes

	proposed public open space		terrace		ground floor commercial
	private open space for individual units / communal open space		warehouse		existing or DA approved
	existing public open space		residential flat building / mixed use		rail line precinct
					existing lot boundaries

Note:

Where a street setback is shown it is to match control 7.2.6 Building Setbacks.

7.2.7 Building Setbacks

All developments must setback from the lot boundaries as follows:

Building type or location	Street setback	Side setback	Rear setback	Setbacks at corners (metres)
Terrace	2 metres to front porch / balcony, 4 metres to external wall	Build to boundary for minimum 10m from the front building line	0m to lanes	Build to boundary line for minimum 10m in each direction from the corner at 45 deg with length of 1.5m minimum. Splay the corner
Mitchell Road, south of Maddox Street	0 metres	0 metres	not applicable	0 metres
All other buildings	3 metres to front porch / balcony. Minimum 4 metres to external wall. 0 metres to laneways.	Party wall for maximum 18 metres deep from the front building line or for up to 4 storeys: 6 metres to habitable rooms or balconies. 4.5 metres to non-habitable rooms or blank walls. Over 4 storeys: 9 metres to habitable rooms or balconies. 6.5m to non-habitable rooms or blank walls.	0 metres to laneways. Rear boundaries adjoining another property - party walls for a maximum of 15 metres where adjoining a party wall of a terrace development or Up to 4 storeys: 6 metres to habitable rooms or balconies. 4.5 metres to non-habitable rooms or blank walls. Over 4 storeys: 9 metres to habitable rooms or balconies. 6.5m to non-habitable rooms or blank walls.	Build to boundary line for minimum 10m in each direction from the corner. Splay the corner at 45 deg with a minimum overall length of 1.5m.

7.2.8 Building Finishes

- a) Highest quality finishes are required where a façade is located at a vista termination as shown on **Figure 25 Views and Vistas**.
- b) Residential flat buildings and mixed use developments must include:
 - Dark coloured face bricks (equal to those at the heritage listed Sydney Park Brick Kilns (Bowral Blue) for no less than 25 percent of the width of all street facades for the entire height of the building. One hundred percent street facades are recommended. Refer to **Figure 11: Control for Minimum Face Brickwork** and **Figures 14-19: Examples of Brickwork Apartment Buildings**.
 - Timber and stone finishes for external structures and paving to relate to the landscape setting of the courtyards and street trees.

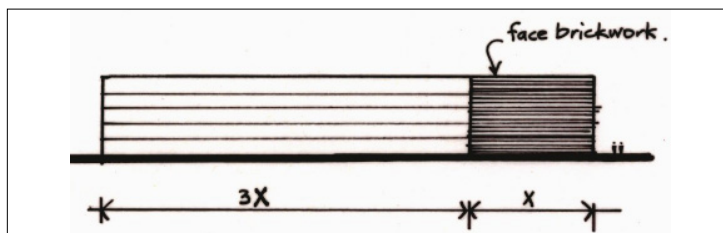


Figure 13 Control for Minimum Face Brickwork

- c) The following figures show **examples** of apartment buildings incorporating brickwork:



Figure 14 Hannell Street, Newcastle
Architects - JTCW



Figure 15 Medina on Crown
Architects - Architectus



Figure 16 Nokia, Pyrmont
Architects - Bligh, Voller, Nield



Figure 17 Wattle Street, Pyrmont
Architects - Woods Bagot and Russell Prescott ³



Figure 18 25-31 Perouse Road,
Randwick. Architects - Alec Pappas Architects ⁴



Figure 19 2-12 Susan Street, Auburn
Architects - Stanisic Associates ⁵

- d) External finishes and colour palettes for the remaining building typologies should complement and / or include the existing materials predominantly used in the surrounding areas. The existing typical materials are:

- Terrace -
 - > External walls – dark coloured or red face brick OR paint finished rendered brickwork OR timber weatherboards painted in one colour;
 - > Roof – metal (similar to corrugated zincalume or colorbond custom orb), slate or terracotta tiles;
 - > Windows and doors – paint finished timber framed;
 - > Ground floor verandah – tiles OR paint finish concrete;
 - > First floor verandah – timber flooring with paint finish steel balustrades;

³ Sourced from UDAS "Improving Flat Design: a progress report", 2004

⁴ ibid

⁵ ibid

- > Fence – paint finish rendered masonry or sandstone base with paint finish steel palisade above; and,
- > Typical paint colours - light colours are mostly used for walls. Darker colours are often used for the window frames and balustrades.
- Retail Strip -
 - > External walls - rendered brickwork. Some shops have a tile finish at the ground floor street facade (especially pubs and butchers).
 - > Windows - large windows to the street often with a 600mm masonry base.
 - > Awnings for the entire width of the street facade.
 - > Roof - parapet roof or pitched roof with shallow eaves.

e) The following figures show **examples** of typical finishes of surrounding building types:



Figure 20 Bridge Street terraces



Figure 21 Shop in Erskineville Road, Erskineville

7.2.9 Awnings

- a) Continuous awnings should generally be provided along the whole extent of streets that have a non-residential component at ground level. These awnings are to have a minimum width of 3 metres and are to be located between the ground and first floor.
- b) Where awnings are not provided, it must be shown to the satisfaction of the Consent Authority that appropriate amenity for pedestrians has been achieved.

7.2.10 Landscaping

- a) All residential flat buildings or mixed use developments must provide a minimum 15% of the site area as deep soil planting. The area must;
 - be in a single location or divided by street block if new streets or lanes are constructed on site;
 - be a minimum width of 6m;
 - form part of the semi private communal open space;
 - have no structures encroaching into the area below or above the ground level;
 - be landscaped with large trees; and
 - be planted with a majority of indigenous species providing habitat for native fauna.
- b) 30% of the area between the verandah/external wall and the street must be soft/porous landscaping.

7.3 Residential Amenity

Objectives

- To enhance the residential amenity of dwellings in the precinct in terms of sunlight access, ventilation, and visual and acoustic privacy;
- To set a minimum standard for residential amenity across the entire precinct, that relates to the precincts identified in **Figure 3 Special Uses**;
- To provide for good residential amenity to ensure the long term success of the precinct development; and,
- To insulate dwellings and serviced apartments against unwanted noise.

Provisions

7.3.1 Building Separation

- a) Building separation must comply with the following State Environmental Planning Policy (SEPP) 65 guidelines:
 - i) 1 to 4 storeys (up to 12 metres)
 - 12 metres between habitable rooms/balconies
 - 9 metres between habitable rooms/balconies and non habitable rooms/blank walls except party walls
 - 6 metres between non habitable rooms/blank walls except party walls
 - ii) 5 storeys to 8 storeys (12 to 24 metres)
 - 18 metres between habitable rooms/balconies
 - 12 metres between habitable rooms/balconies and non habitable rooms /blank walls except party walls
 - 9 metres between non habitable rooms/blank walls except party walls
- b) Building separation standards may be varied according to precinct context and constraints. Development that proposes building separation less than the prescribed amounts, must demonstrate to the satisfaction of the consent authority that daylight access to the public domain, residential and commercial buildings; and visual and acoustic privacy have been achieved, consistent with the intent of the guidelines of SEPP 65.

7.3.2 Residential Building Depth and Apartment Width

Maximum 18 metres glass line to glass line. Maximum 21 metres deep including balconies and bay windows.

7.3.3 Acoustics

- a) Buildings are to be designed and constructed taking into full account the requirement for effective sound insulation against external noise.
- b) Precinct planning and building design should provide reasonable shielding of external areas used for private recreation purposes.
- c) The consent authority may require a Noise Impact Assessment Report to accompany a Development Application (contact Council for verification).
- d) All development applications for sites adjacent to the railway must include a vibration and noise impact assessment.

7.4 Staging

Objectives

- To ensure that the redevelopment of the Ashmore Precinct is coordinated by a development plan or similar;
- To minimise disruption to residents from construction noise and related construction activities;
- To have community facilities and services provided at an appropriate time;
- To address stormwater management upon the outset of construction works, thus ensuring any adjacent areas are not adversely affected, and;
- To ensure that all streets as marked on **Figure 29 Street Hierarchy and Road Layout** are provided.

Provisions

7.4.1 Staging

- a) Development sites over 5000 sqm must be guided by a development plan, or a stage 1 development application.
- b) Subsequent development applications, consistent with the objectives of this plan, must consider neighbouring development, traffic function and implications for stormwater management.
- c) A development plan for each development site, once approved, may only be amended where it is shown to the satisfaction of the consent authority that the amendments will improve the outcomes in terms of the provisions applying to the precinct.
- d) A staging plan must be provided with any development plan or stage 1 development application.
- e) The amenity of new residents and tenants of the Ashmore Precinct must not be unreasonably compromised by construction. Staging shall consider using part(s) of the precinct for storage of materials/machinery during construction.
- f) The key parameters of building form, density, open space, access, community facilities, and provisions to manage stormwater, must be provided in a coordinated manner.
- g) Public and community facilities must be provided in a timely manner and to an appropriate standard.
- h) The lots fronting Mitchell Road and the proposed main park and all roads shown on **Figure 29 Street Hierarchy and Road Layout** must be constructed and dedicated to Council before 50% residential occupation has been achieved on the precincts fronting Mitchell Road.

7.5 Public Domain Framework

Objectives

- To integrate the existing and new Ashmore Precinct and Erskineville and Alexandria communities, by providing recreation areas and community focus for all residents;
- To help foster a distinctive community identity that reflects the history and enhances the heritage qualities of the local area;
- To establish diverse and sustainable public spaces, that encourage social interaction and use by everyone;
- To create an attractive environment in which to live and work;
- To provide amenity, including sunlight, across a range of times; but specifically at morning and evening times when it is most likely to be used by residents;
- To achieve appropriate acoustic amenity for open spaces and public domain through good design and use of suitable acoustic mitigation measures;
- To ensure any acoustic mitigation measures are designed with due regard to safety, security, sunlight access to the park, and visual connections to the surrounding built form and public domain;
- To provide access through the precinct ensuring that a permeable design for the precinct is accessible, safe, and secure for all members of the community, in line with *Crime Prevention Through Environmental Design (CPTED)* principles (DUAP, 2001);
- To provide an integrated network of open space and public domain areas that complement those that exist in the wider area, and that facilitate and enhance the lifestyle of proposed residents and users;
- To facilitate as part of the public domain, cycling and pedestrian linkages to surrounding areas; and,
- To ensure that the provision of open spaces have the dual purpose of being strategically located to assist with stormwater management, and ensure that the design of the public domain maximises deep soil zones and infiltration.

Provisions

7.5.1 Design

- At a minimum, one main area of public open space, in the form of a park, of an area not less than 7,400 sqm must be provided within the Precinct as shown in **Figure 22 Public Open Space, Pedestrian and Cycle Routes**.
- The main park should provide for deep soil planting, and should not have car-parking or access underneath.
- With the exception of pathways and small buildings, the character of the park should have a dual use as a flood/stormwater detention basin but primarily be a soft-landscaped area to complement the public domain in particular the north-south access through the precinct.
- The Main Park should be of a high quality design that creates interest and character.

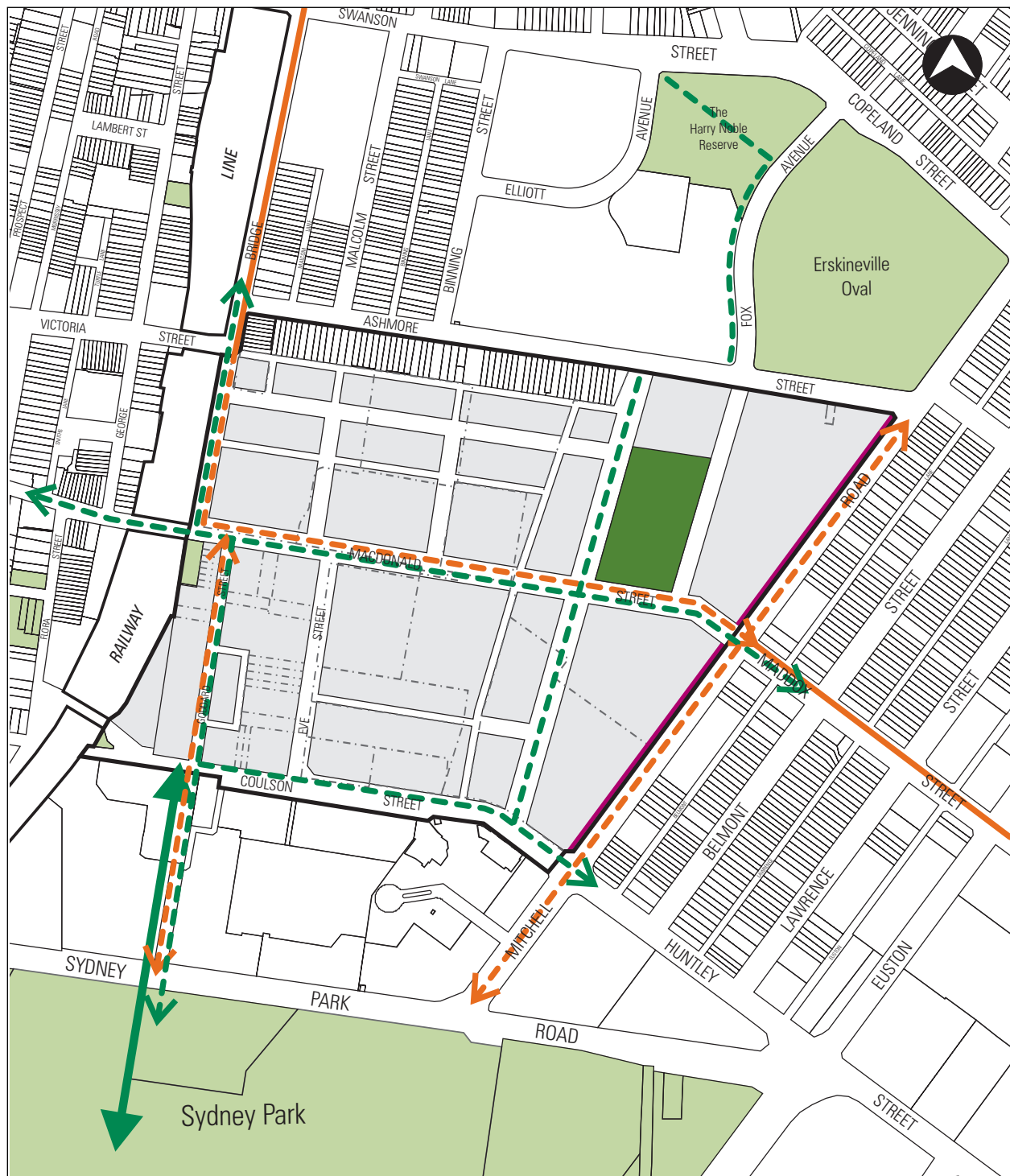
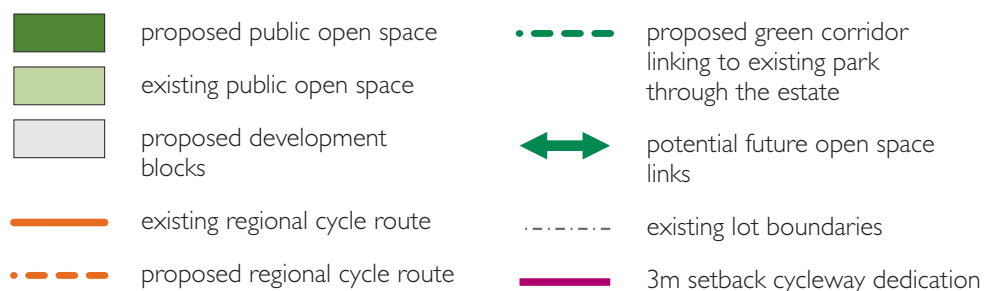


Figure 22 Public Open Space, Pedestrian and Cycle Routes



7.5.2 Solar Access

- a) Less than 40% of the total area of the park should be in shadow between 11am and 3pm, at the winter solstice.
- b) Less than 70% of the total area of the park should be in shadow between the times of 7am and 9am; and 4pm and 6pm, at the equinox.

7.5.3 Weather Protection

- a) Shade from strong sun must be available for the six months between September and March, for a minimum of 20% of the area used for passive recreation.
- b) Protection from strong winds should be provided to areas of public open space that are open to prevailing winds from the south.

7.5.4 Accessibility

The park must be accessible from a variety of points within the wider public domain, and from both outside and inside the Ashmore Precinct.

7.5.5 Connectivity

The main park should link where ever possible to the major pedestrian and cycle routes through the precinct, as indicated in **Figure 22 Public Open Space, Pedestrian and Cycle Routes**.

7.5.6 Neighbourhood Integration

The main park should be located so that it provides a visual and physical links through the precinct and connects with Sydney Park and Erskineville Oval.

7.5.7 Diversity of Uses

- a) The main park should be capable of accommodating a range of uses that complement the likely future residential and worker population on the precinct, with the flexibility to adapt to future needs.
- b) Buildings that front to the main park should contain active uses. At a minimum, this should be for the full extent of the ground floor.

7.5.8 Safety and Security

- a) All public open space must be designed to be in accordance with CPTED principles (DUAP, 2001) in particular;
 - open sightlines and landscaping that allow high levels of public surveillance by users and residents;
 - clear distinction between private and public open areas;
 - external lighting (AS for pedestrian lighting AS1158) which makes visible potential 'hiding spots';
 - entrances to areas of public open space that encourage pedestrian use and provide visual security through the establishment of clear sightlines; and
 - ensure no dead ends in the public domain.
- b) Mitigation measures are to be designed to largely maintain views from within the park to the surrounding public domain and buildings; and to promote good visual and physical access to the park from the surrounding public domain.

7.5.9 Acoustic Amenity

Acoustic protection measures may be required should the main park be located adjacent to a busy traffic route.

7.5.10 Quality of the Landscape

- a) The landscape must be designed in response to the precinct's character and is to consider and unite the broader context of the Ashmore Precinct.
- b) Provide high quality landscaping with the use of devices such planting indigenous tree species, landmark sculptural elements, pavement design and other appropriate devices.
- c) Landscaping should be compatible with the flood risk, i.e. where dense planting is proposed it should be in a location that is not on a flowpath.
- d) Landscaping, plant species, and structures such as walls must withstand temporary flood inundation in those areas designated as detention basins.
- e) A minimum of 500mm for soil planting beds above car parking must be provided; and
- f) Drainage and irrigation is to be provided to all planted areas on podiums.

7.6 Accessibility and Amenity in the Public Domain

Objectives

- To improve local and district pedestrian access and connectivity;
- To design all public spaces to be accessible and safe for all people;
- To provide a safe and pleasant all weather environment for the enjoyment of pedestrians and cyclists alike;
- To provide connectivity with existing cycle links in the area;
- To reduce short trip car dependency;
- To provide art works and installations in the public domain that enriches the cultural life, social diversity, industrial heritage and visual quality of the place; and
- To remove a barrier to pedestrian movement between the residential buildings to the south and east of the Ashmore precinct, with Erskineville Village and King Street, Newtown to the north and west.

Provisions

7.6.1 Connectivity

Development must provide the local pedestrian and cycle connections consistent with **Figure 22 Public Open Space, Pedestrian and Cycle Routes**. Priority routes across the precinct should be north-south, and east-west.

7.6.2 Public Domain

Public realm elements such as paving, street lighting and street furniture should unite the whole precinct in a coherent manner; that meets the requirements of Council's Public Domain Team.

7.6.3 Public Art

Depending on the size and a scale of the development a Public Art Plan may be required. This plan should be developed by a professional public art consultant, with reference to the *City of Sydney Public Art Policy*, and *Public Art Developer Guidelines*. The Public Art plan must be integrated with all Public Domain plans, to ensure the highest quality outcomes for the amenity of the place and the success of the work. The public art consultant must be commissioned at the concept stage of the project, prior to lodgement of a development application which includes Public Domain Plans, so the resultant public art is successfully integrated with the building design.

7.7 Vistas

Objectives

- To preserve the integrity of local and district vistas to, from and within the precinct;
- To reinforce existing vistas to local landmarks;
- To encourage the formation of a distinctive urban precinct and;
- To aid integration of the new development with those established areas surrounding it.

Provisions

7.7.1 Significant Vistas to, from and within the Precinct

- a) New buildings, or additions to existing buildings, should allow for the continuation of the significant local vistas identified in **Figure 25 Views and Vistas**.
- b) New buildings, or additions to existing buildings, should allow the significant district vista identified in **Figure 25 Views and Vistas** and **Important Views control 7.2.3**.
- c) Local vistas shown below:



Figure 23 Retain view corridor along Eve Street towards Sydney Park.



Figure 24 Retain and enhance view corridors along east-west streets and lanes to the historic railway arches.

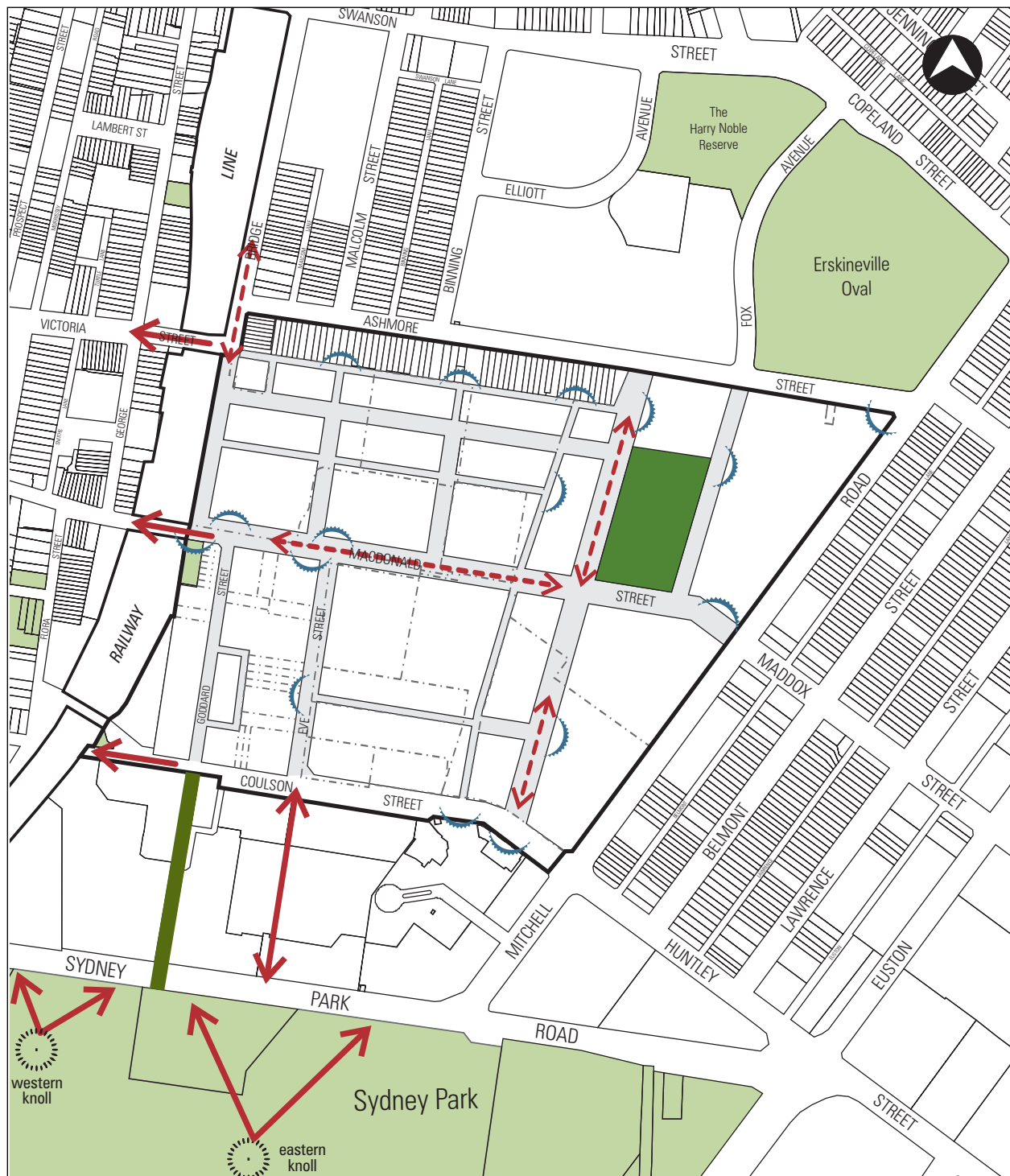










Figure 25 Views and Vistas

- | | | | |
|---|----------------------------|---|--|
|  | proposed public open space |  | point where important view terminates on a building requiring highest quality building facade design |
|  | existing public open space |  | potential green link to Sydney Park |
|  | proposed street / laneway |  | existing lot boundaries |
|  | retain existing views | | |
|  | proposed view / vista | | |

7.8 Community Facilities

Objectives

The need for community facilities generated through the redevelopment of the Ashmore Precinct will be advanced through community facility planning, integrating needs and opportunities in the Erskineville and Alexandria areas.

The planning for communities in the Ashmore, Erskineville and Alexandria areas will provide for community facilities that are located in acceptable areas and are multi-purpose.

7.8.1 Child Care

Encourage provision of child care places within the Ashmore precinct that meet the needs of the community.

For all development, child care places should be provided **in accordance with** the *City of Sydney Child Care Development Control Plan 2005*.

7.9 Sustainability

Objectives

- To set minimum ecologically sustainable development baseline targets and encourage outcomes beyond this through innovation.
- To make more efficient use of water and reduce mains consumption of potable water:
- To minimise wastewater generation and/or facilitate treatment of wastewater to a standard suitable for effluent reuse opportunities.
- To ensure that development is compatible with the design capacity of existing stormwater systems.
- To promote the maintenance of natural water balance.
- To treat urban stormwater to achieve water quality objectives for reuse and/or best practice targets for discharge to surface waters.
- To provide an opportunity to contribute to improving urban water cycle management within the Alexandria Canal/Cooks River catchment, through implementation of leading Water Sensitive Urban Design.

Provisions

7.9.1 Water Sensitive Urban Design (WSUD)

WSUD relates to the integration of the urban water cycle (stormwater; potable water and wastewater) and the urban built form.

- A WSUD Strategy is to be prepared, outlining how the following provisions are to be met and optimised through the development.

7.9.2 Residential Buildings

Residential buildings must comply with BASIX ratings for energy and water consumption, and any other relevant NSW State legislation.

7.9.3 Non Residential Buildings

Baseline greenhouse gas emissions are the expected average daily emissions that would be generated by the development if no measures to reduce greenhouse gas emissions were applied, i.e. a 'business as usual' approach.

Baseline mains water consumption is the expected average daily consumption that would be generated by the development if no water conservation measures were applied, that is a 'business as usual' approach.

- Buildings not affected by BASIX must achieve:
 - > A 20% reduction in baseline greenhouse gas emissions that is a 20% reduction.
 - > A 40% reduction of baseline mains water consumption that is a 40% reduction.

7.9.4 Public Green Space Irrigation

- Priority must be given to the use of non-potable water sources for public green space irrigation.
- Public green space to include:
 - > sub-surface drip irrigation systems controlled by timers using soil moisture or rainfall sensors;
 - > use of drought tolerant plants and grasses; and
 - > use of water retaining media mixed into soil.

7.9.5 Water from Public Facilities

The design must provide for the use of waterless urinals in public facilities, and the supply of non-potable water sources to public toilets.

7.9.6 Stormwater Detention

- Stormwater detention on site needs to meet relevant Sydney Water and Council requirements for flood attenuation.
- Post development stormwater volume generated from the site during an average rainfall year must not exceed 70% of the volume if no measures were applied to reduce stormwater volume.

7.9.7 Stormwater Pollutant Load

Key pollutants in stormwater from residential and commercial areas are identified as litter, coarse and suspended sediment, phosphorous and nitrogen. Stormwater treatment from the development is to be reported as a comparison of a 'load' reduction between the Post Development (with measures) and the Baseline. The 'Baseline' annual pollutant load is defined as the expected post-development pollutant load that would be discharged from the site over the course of an average year if no stormwater reuse or treatment measures were applied. The expected average annual post-development pollutant loads in stormwater discharges from the site must not exceed the following values:

- Litter 30% of baseline annual pollutant load (70% reduction);
- Total suspended solids 20% of baseline annual pollutant load (80% reduction);
- Total Phosphorous 55% of baseline annual pollutant load (45% reduction); and
- Total Nitrogen 55% of baseline annual pollutant load (45% reduction).

Compliance with these loads is to be determined through stormwater quality modelling.

It is possible to meet these load reductions through Water Sensitive Urban Design (WSUD) measures including:

- Street Tree Planter Bioretention systems
- Raingarden Bioretention Systems
- Bioretention Swale Systems.

The configuration and sizing of appropriate WSUD measures should be identified through stormwater quality modelling and outlined within the WSUD strategy. Please refer to figures below for typical sections of these WSUD systems. For further information on appropriate WSUD systems please refer to *Australian Runoff Quality – A Guide to WSUD or the Melbourne Water WSUD Engineering Procedures Document* (<http://wsud.melbournewater.com.au/>).

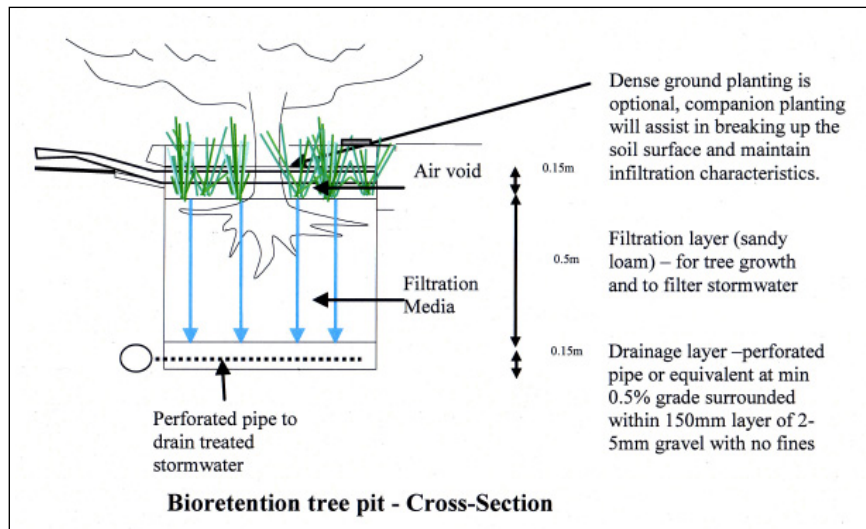


Figure 26 Street tree bioretention system *

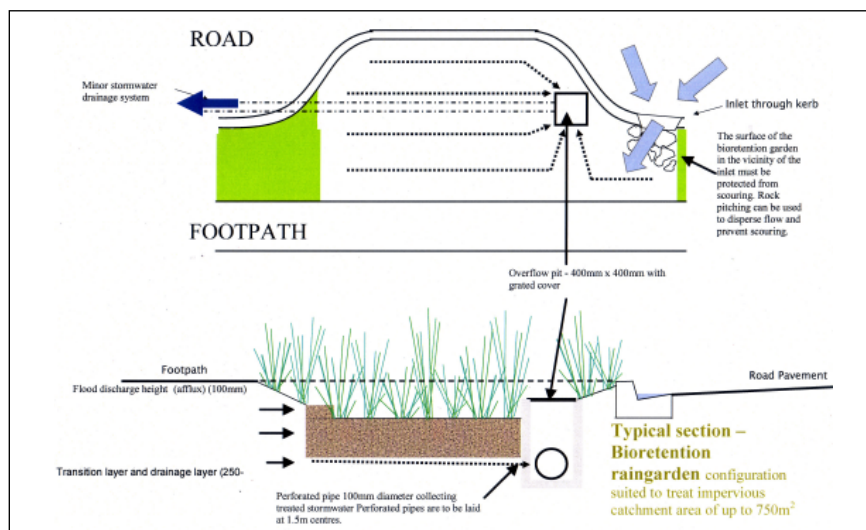


Figure 27 Raingarden bioretention systems *

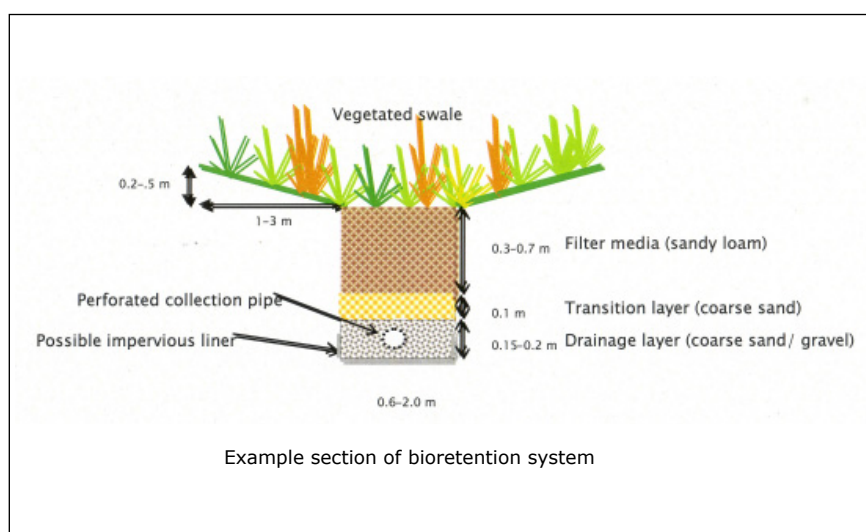


Figure 28 Bioretention swale systems *

* Source: Ecological Engineering - "Water Sensitive Urban Design Fact Sheets"

7.10 Transport Traffic and Street Design

Objectives

- To provide adequate access and egress points to the precinct;
- To provide adequate internal traffic circulation;
- To ensure that traffic generated from the precinct does not impact on surrounding local streets;
- To encourage the use of modes of transport other than private motor vehicle;
- To provide cycling routes through the precinct and link to the surrounding cycle route network;
- To ensure that “rat runs” are not created;
- To provide a hierarchy of streets that relates to the grain of the surrounding areas;
- To replicate existing heritage grid street pattern and;
- To provide the dual purpose of traffic access and stormwater overland flowpaths.

Provisions

7.10.1 Street Network

- a) The internal street layout must be consistent with the street structure plan shown in **Figure 29 Street Hierarchy and Road Layout** and **Figure 30 Dimensions for Road and Park**.
- b) The location and orientation of new streets must consider building massing, vistas to parks, street frontages, and cycle and pedestrian permeability.
- c) Roads will provide traffic lanes and cycle lanes as appropriate to the street function. Street trees on existing streets should be provided in accordance with Council's Street Tree Masterplan
- d) That all of MacDonald Street and the North South access shown in **Figure 29 Street Hierarchy and Road Layout** should provide the dual purpose of traffic access and overland flowpaths.

7.10.2 Cycle Routes and Facilities

- a) Cycle facilities, including cycle routes and bike-parking facilities, should be designed as part of the public domain, and should integrated with the City's Bicycle Plan.
- b) Intersections of primary streets must also be suitable for use by cyclists.
- c) Bicycle storage must be integrated into the development with easy access, and be in the form of class 2 compounds, as specified in AS 2890.3 - Bicycle Parking Facilities
- d) Visitor bicycle facilities must be provided at ground floor level for all apartment developments

7.10.3 Car Parking

- a) Below ground or semi basement car parking is to be provided within each apartment block development.
- b) Parking rates should be in accordance with the residential development parking rate concessions set out in *South Sydney City Council Development Control Plan 11*.
- c) Public/commuter parking stations are not permissible.

7.10.4 Access to the Ashmore Precinct

- a) The major access and egress points must be consistent with consistent with the Main Streets shown in **Figure 29 Street Hierarchy and Road Layout**.
- b) That Goddard Street, when extended, becomes one-way, with entry only from Coulson Street.
- c) That traffic signals are provided at the junction of Mitchell Road, Maddox Street when the extension of McDonald Street has been provided.
- d) Bollards must be installed as shown in **Figure 29 Street Hierarchy and Road Layout**, that provide vehicular access only for the City of Sydney and Sydney Water. The detailed design must comply with the requirements of Council's Public Domain Team.
- e) That loading dock entries are not accessed from Mitchell Road.
- f) That loading dock exits accessed from Mitchell Road are left out only.

7.10.5 Water Sensitive Urban Design (WSUD)

- a) The main streets shown in **Figure 29 Street Hierarchy and Road Layout** should be designed to incorporate Water Sensitive Urban Design principles to meet the satisfaction of the City's Public Domain Team.
- b) Any proposed roundabouts would need to be considered for their impact on flood flows.
- c) Reference should also be made to the provisions in Section 7.9.1.

7.10.6 Street Hierarchy

- a) That the street design of a development proposal provides a clear hierarchy in accordance with all Main, Local and Lane ways across the precinct shown in **Figure 29 Street Hierarchy and Road Layout** and **Figure 30 Dimensions for Road and Park**.
- b) The road reservations must be the widths shown in **Figure 30 Dimensions for Road and Park**.

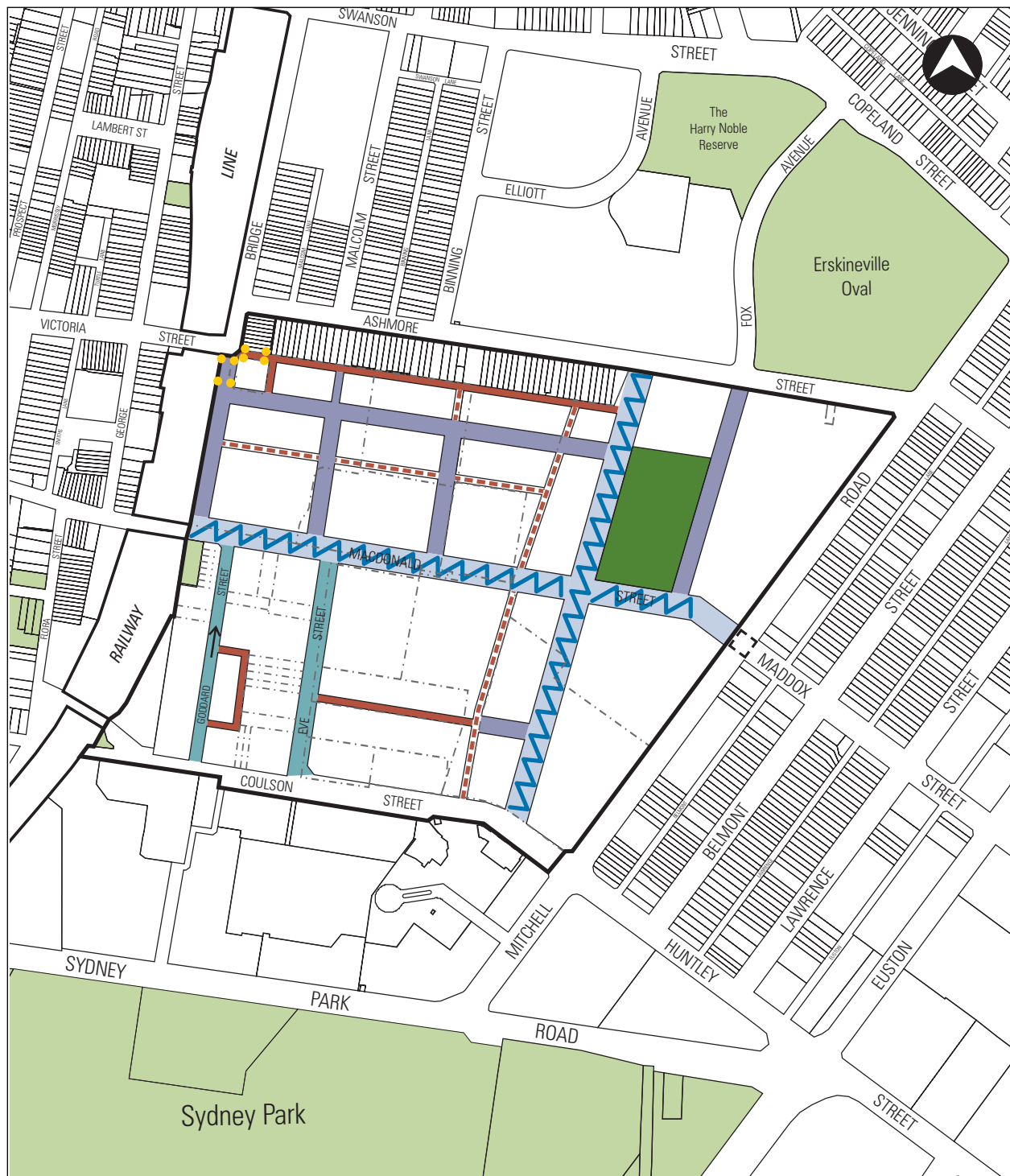
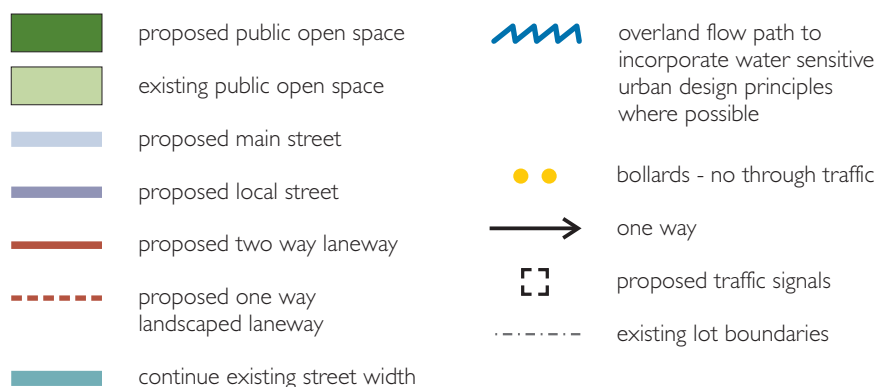


Figure 29 Street Hierarchy and Road Layout



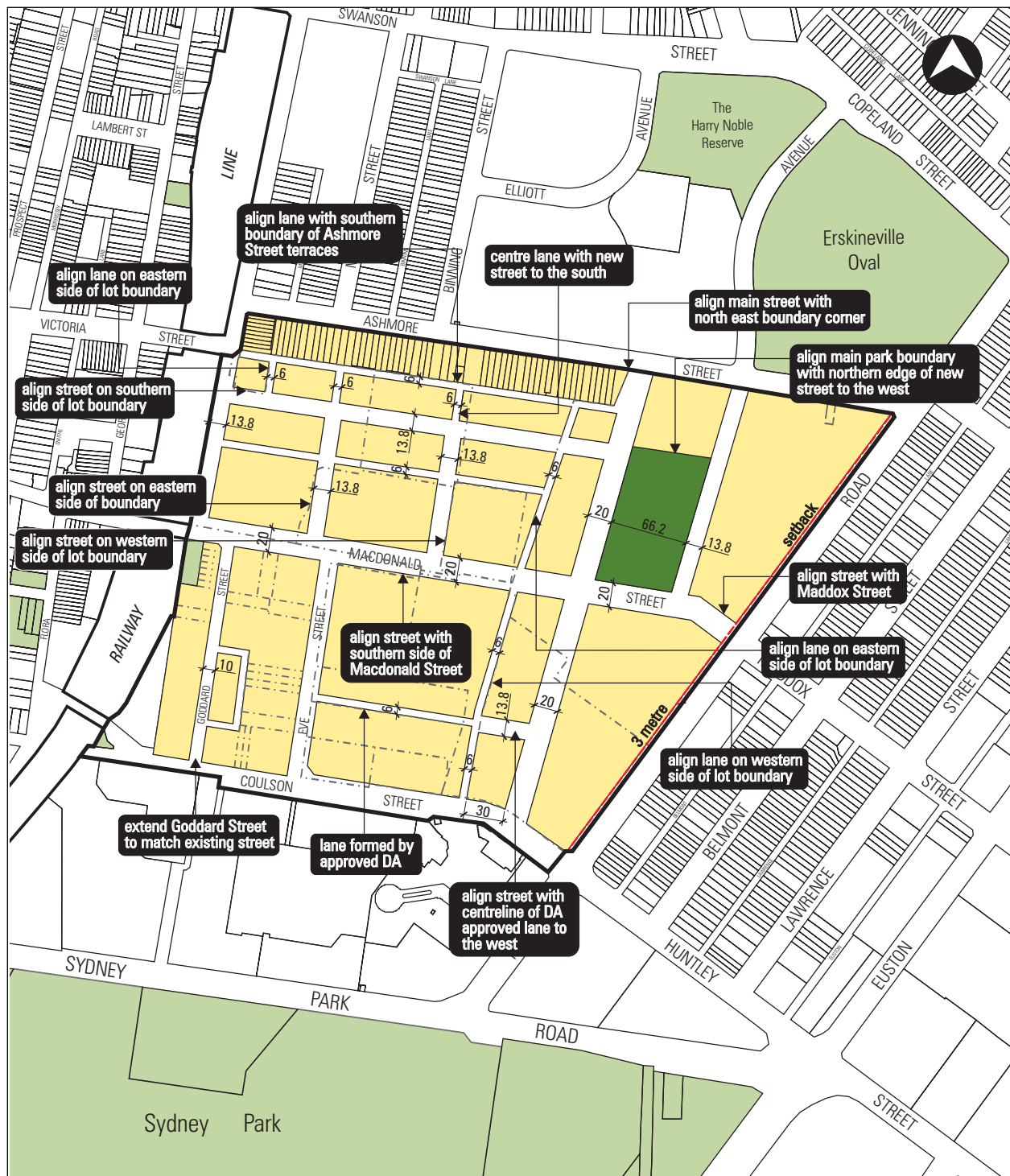


Figure 30 Dimensions for Road and Park

- existing lot boundaries
- Yellow shaded area: proposed developable land
- 20 (with dimension line): required dimensions in metres for new public domain elements
- - - 3m setback for cycleway dedication

7.10.7 Detailed Street Sections and Plans

The layout and detailed design of existing and new road reservations must comply with Council's Public Domain policies. The following diagrams are intended for illustrative purposes only, to indicate the desired future character of the area, and to respond to the following performance criteria:

Street Type	Parking	Footpaths		Street Trees
		Location	Nominal Widths	
Main streets	Two (2) parking lanes	Both sides	3.6m	Both sides
Local streets	Two (2) parking lanes	Both sides	Minimum 1.8m	Both sides
Two way lanes	No parking	No	N/A	No
One way landscaped lanes	One (1) parking lane interspersed with street trees	One side	2.5m	One side
Mitchell Road	Two (2) parking lanes	Both sides	East footpath - existing width	Both sides
			West footpath - cycleway 6.7m	

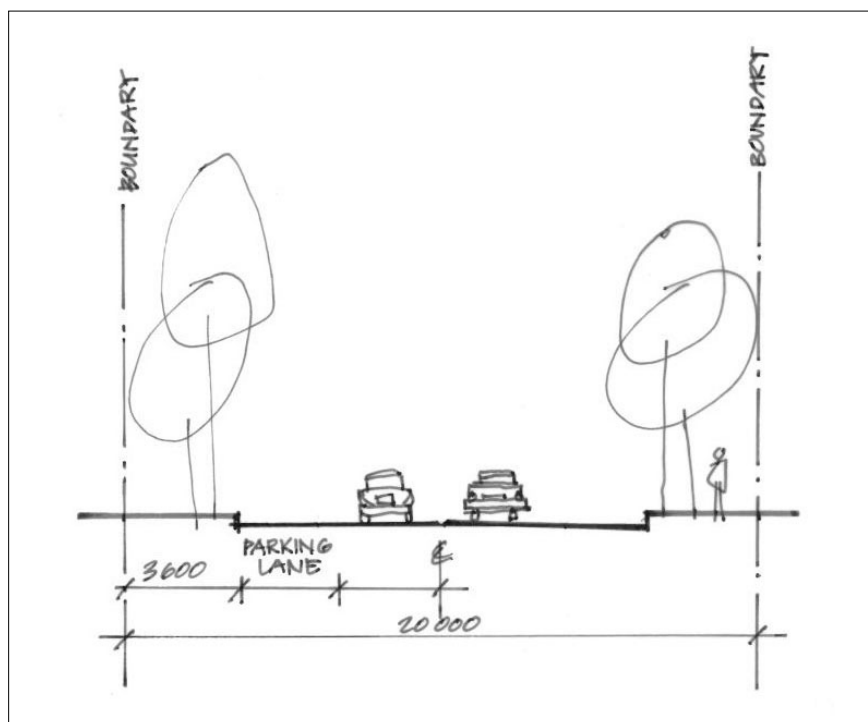


Figure 31 Main Street Section

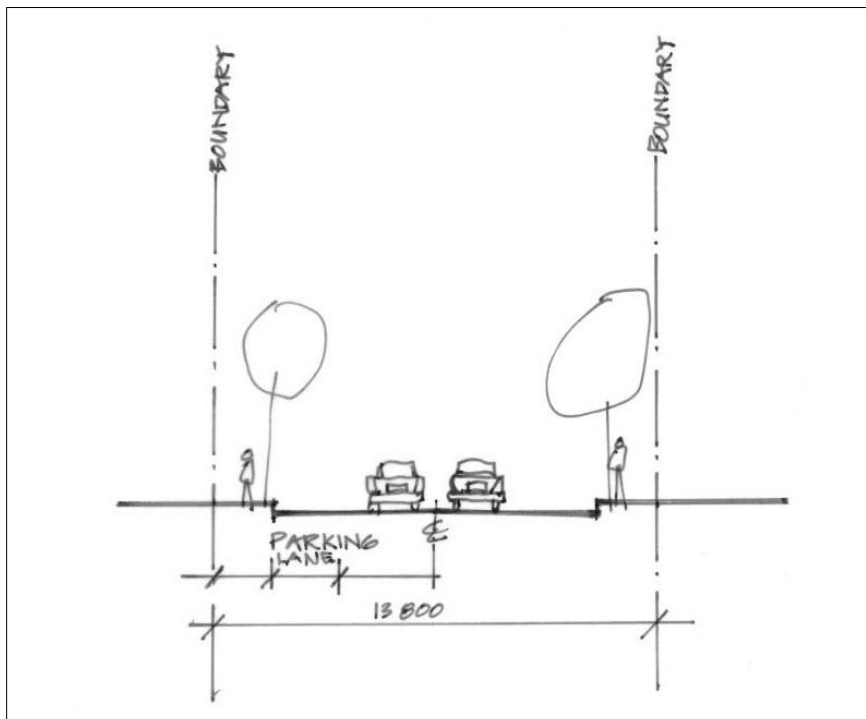


Figure 32 Local Street Section

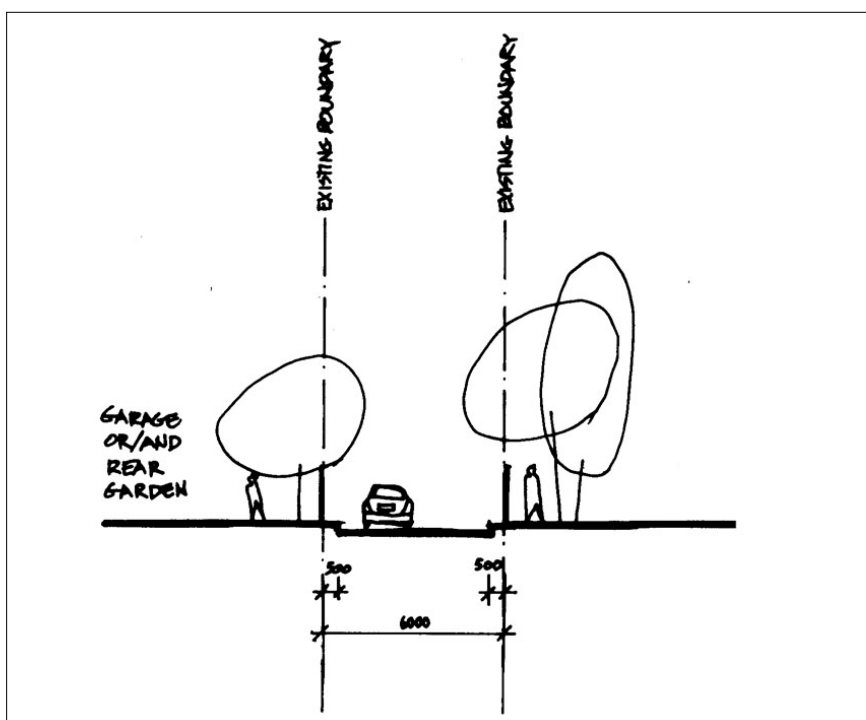


Figure 33 Laneway Section

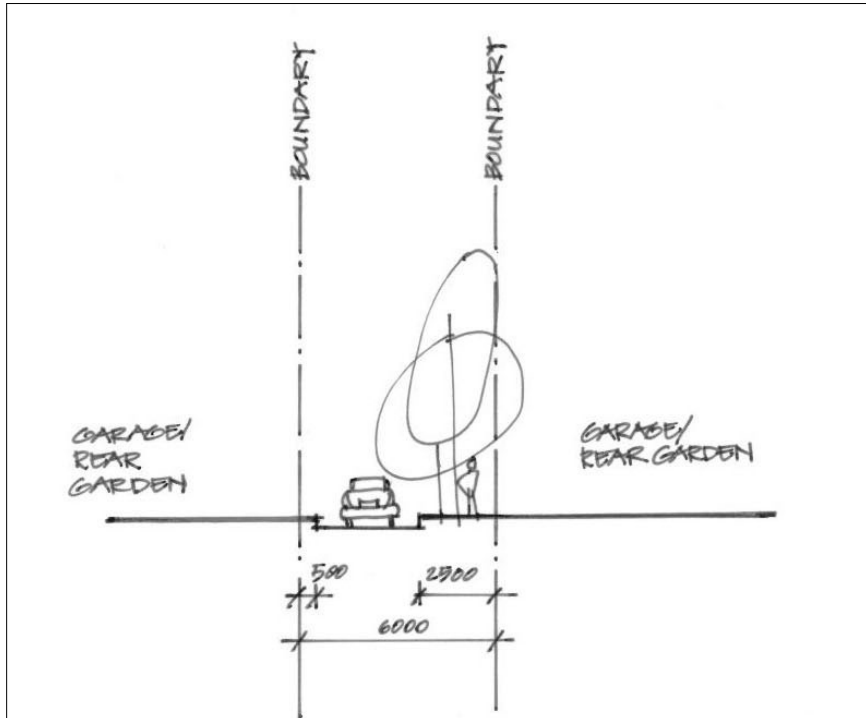


Figure 34 Landscaped Laneway Section

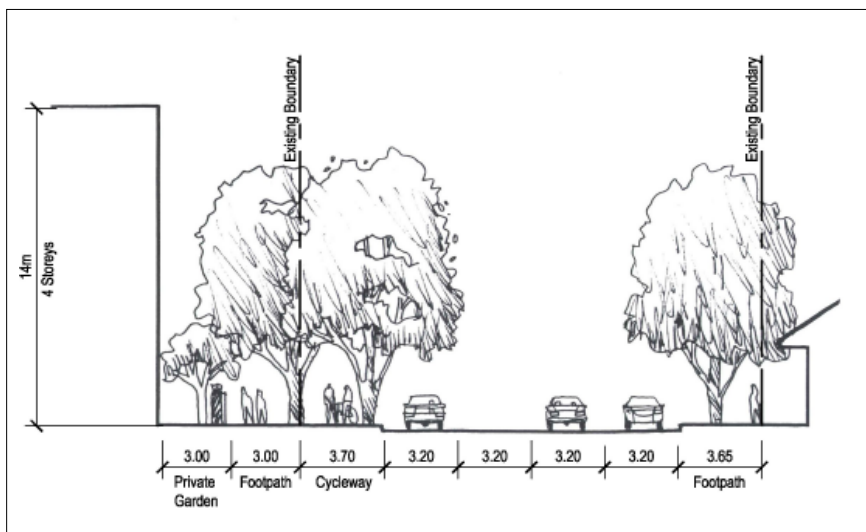


Figure 35 Mitchell Road Section

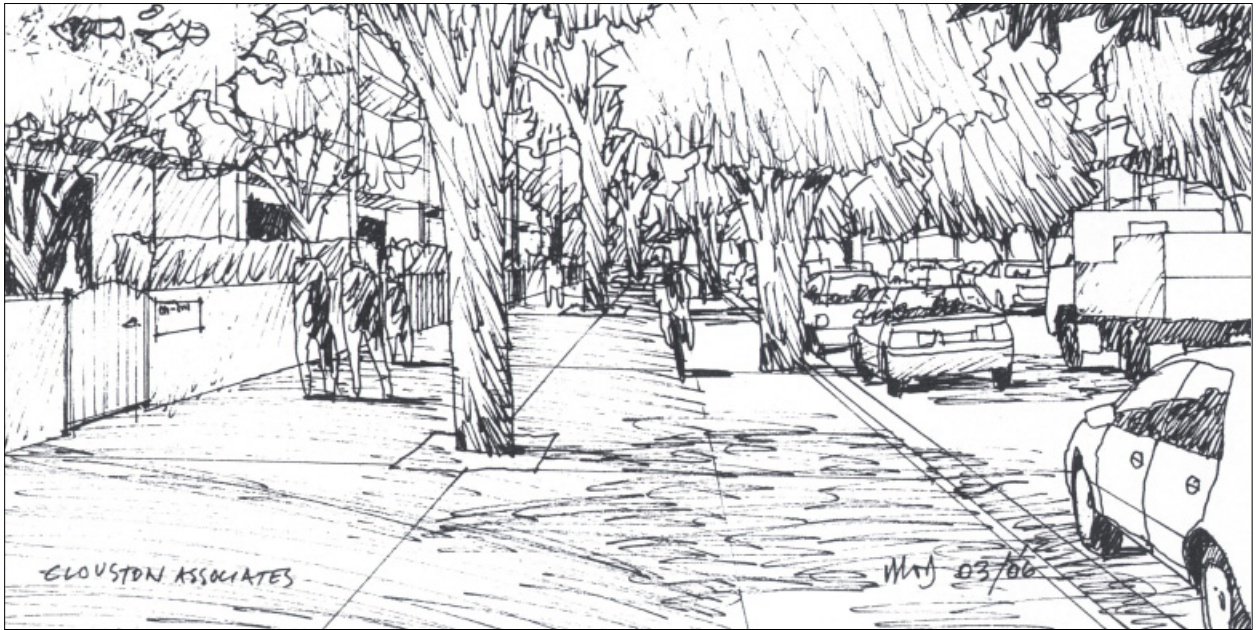


Figure 36 Artist's impression of the proposed western footpath / cycleway on Mitchell Road.