

Draft Amendment - South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No.9 Green Square (Lachlan Precinct)

[1] Preliminary Advisory Notes

Insert the following after Title Page and before Table of Contents:

Advisory Note

Amendment to South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No.9 Green Square (Lachlan Precinct)

Block bounded by Bourke, Lachlan and South Dowling Streets and O’Dea Avenue, Waterloo

South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No.9 Green Square is amended by inserting specific development requirements for the block generally bounded by Bourke, Lachlan and South Dowling Streets and O’Dea Avenue, Waterloo, hereafter referred to as Lachlan Precinct, as shown in Figure 5.1.1.

This amendment was publicly exhibited from December 2012 to February 2013 and was adopted by Council on 25 March 2013. The amendment commenced operation on 16 April 2013.

The Lachlan Precinct controls must be read in conjunction with *South Sydney Development Control Plan 1997: Urban Design* as well as *Part G: Special Precinct No.9 Green Square*. Where there is an inconsistency, the Lachlan Precinct controls shall prevail as far as they apply to the Lachlan Precinct.

Where land is subject to a masterplan approved by the Consent Authority in accordance with clause 27G of *South Sydney Local Environmental Plan 1998*, that masterplan shall continue to apply to that land until a new masterplan or an amendment to the existing masterplan is approved for the land concerned. The provisions of such masterplans shall prevail over the controls of this Development Control Plan. At the time of adoption of this amendment, one masterplan was in force, at 1-5 Sydneygate.

(Note: Masterplans are regarded as ‘deemed development control plans’ under the *Environmental Planning and Assessment Act 1979*.)

[2] Section 3.1 Public Domain

Insert the following after the last bullet point on page 15, immediately before 3.1.1 Street Hierarchy and Transport:

NOTE: Refer to Lachlan Precinct in Section 5 for specific additional development requirements relating to this precinct of Green Square. Where there are any inconsistencies, the controls contained within Section 5 shall prevail in so far as they apply to the Lachlan Precinct.

[3] Section 3.2 Built Form

Insert the following after the first paragraph on page 14, immediately before Floor Space Ratio:

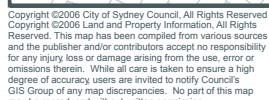
NOTE: Refer to Lachlan Precinct in Section 5 for specific additional development requirements relating to this precinct of Green Square. Where there are any inconsistencies, the controls contained within Section 5 shall prevail in so far as they apply to the Lachlan Precinct.

[4] Maps to be replaced

Replace these existing maps:

- Map 1 – New Streets and Street Closures, page 36
- Map 3 – Setbacks, page 38
- Map 4 – Open Space, page 39
- Map 5 – Through-Site Links, page 40
- Map 6 – Floor Space Ratio, page 44
- Map 7 – Height, page 45

with the following Maps:



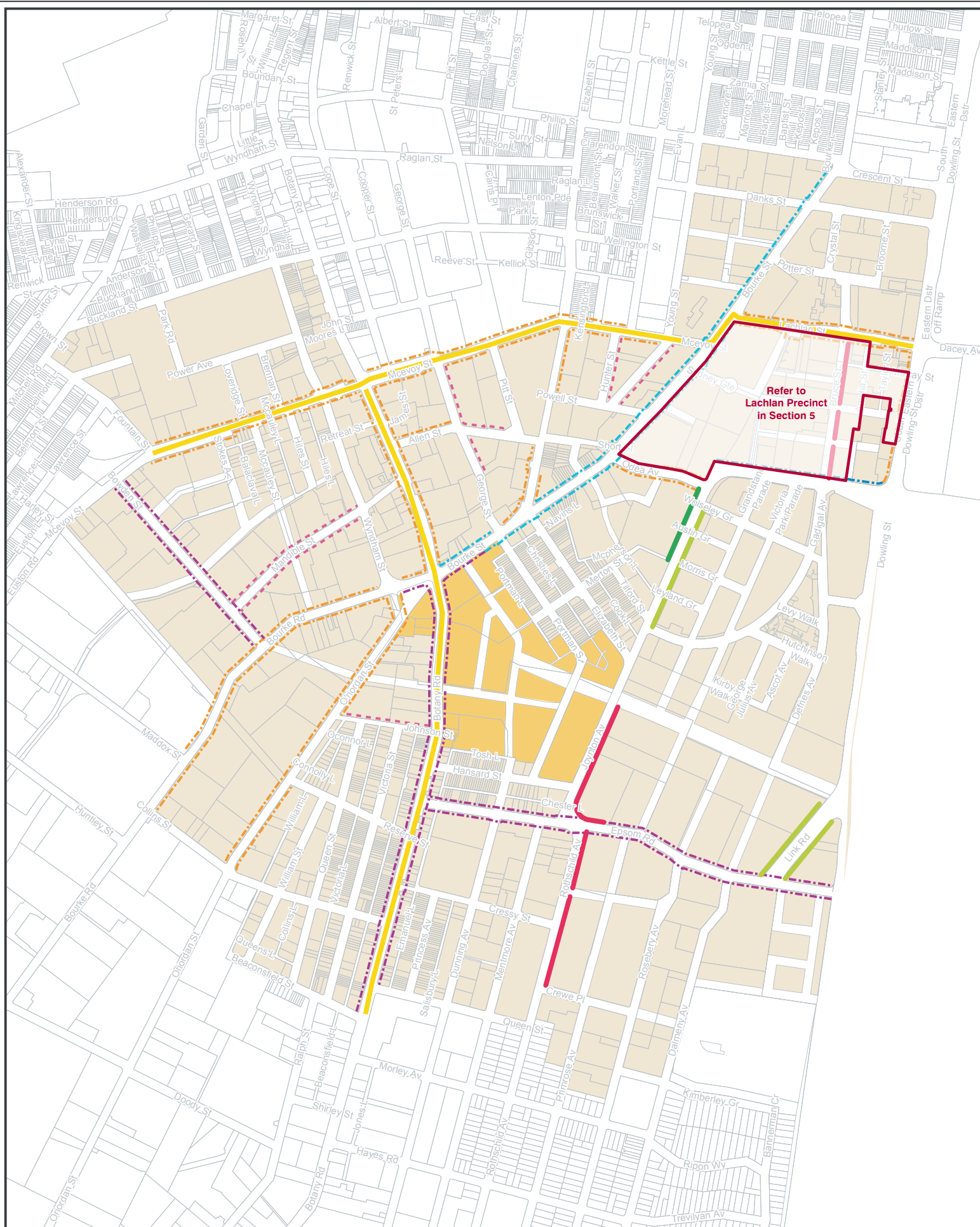
Legend

- 
- Road closures

Refer to South Sydney DCP 1997-Part H: Green Square Town Centre

0 50 100 200 300 400 Meters





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Map 3 : Green Square Setbacks

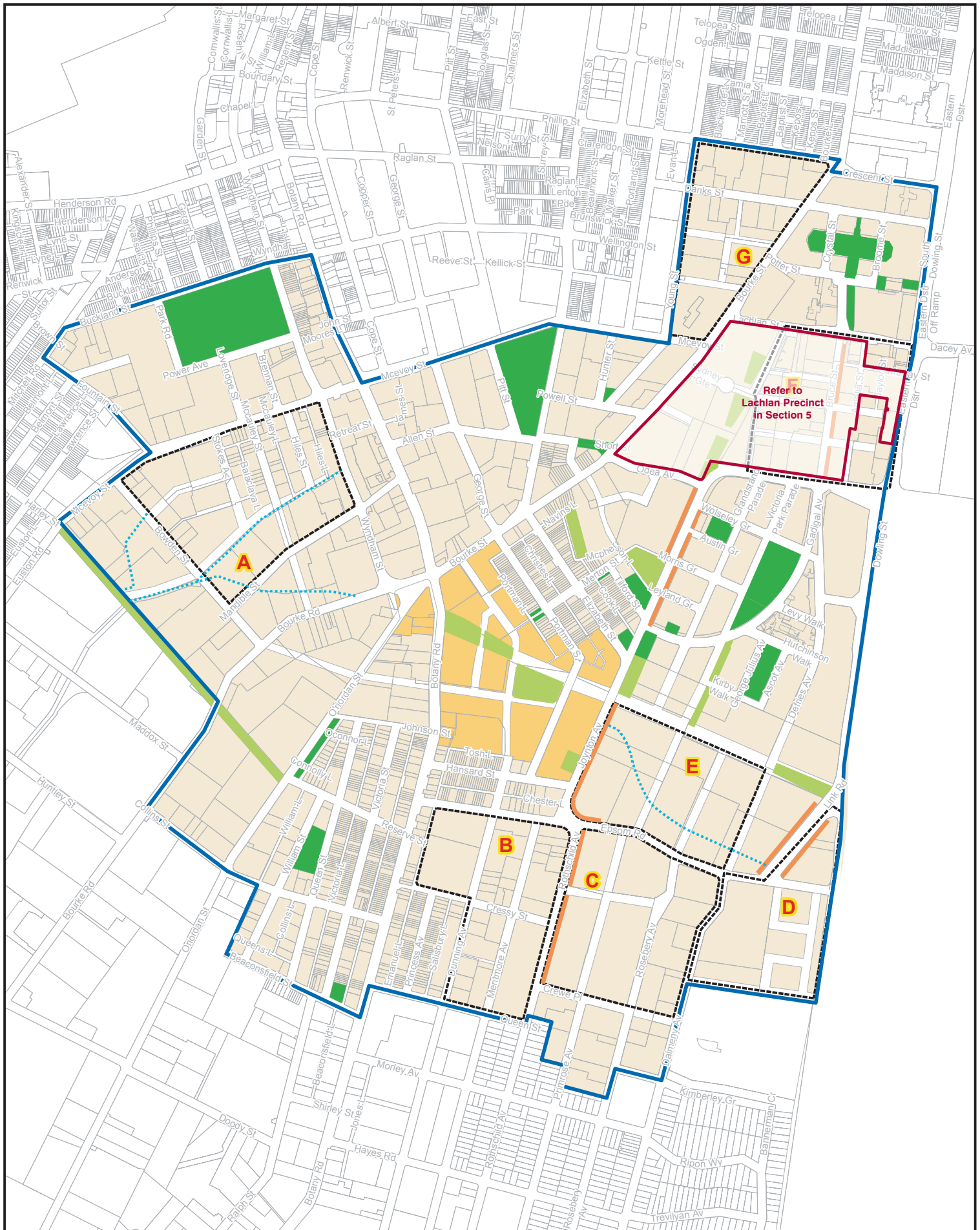
Legend

- 1.4m Setback & dedication
- 2.4m Setback & dedication
- 3.7m Setback & dedication
- 3m Setback & dedication
- 6.4m Setback & dedication
- 10m Average Landscape setback
- 10m Landscape setback & dedication
- 12.5 m Landscape setback & dedication
- RTA road reservation
- Refer to South Sydney DCP 1997- Part H: Green Square Town Centre
- Green Square Boundary



Prepared By: jlang
 Printing Date: July 27, 2006
 File: Setbacks_land_developments.mxd





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Map 4: Green Square Open Space Legend

Existing

Proposed

Landscape setbacks

Canal Open Space Link

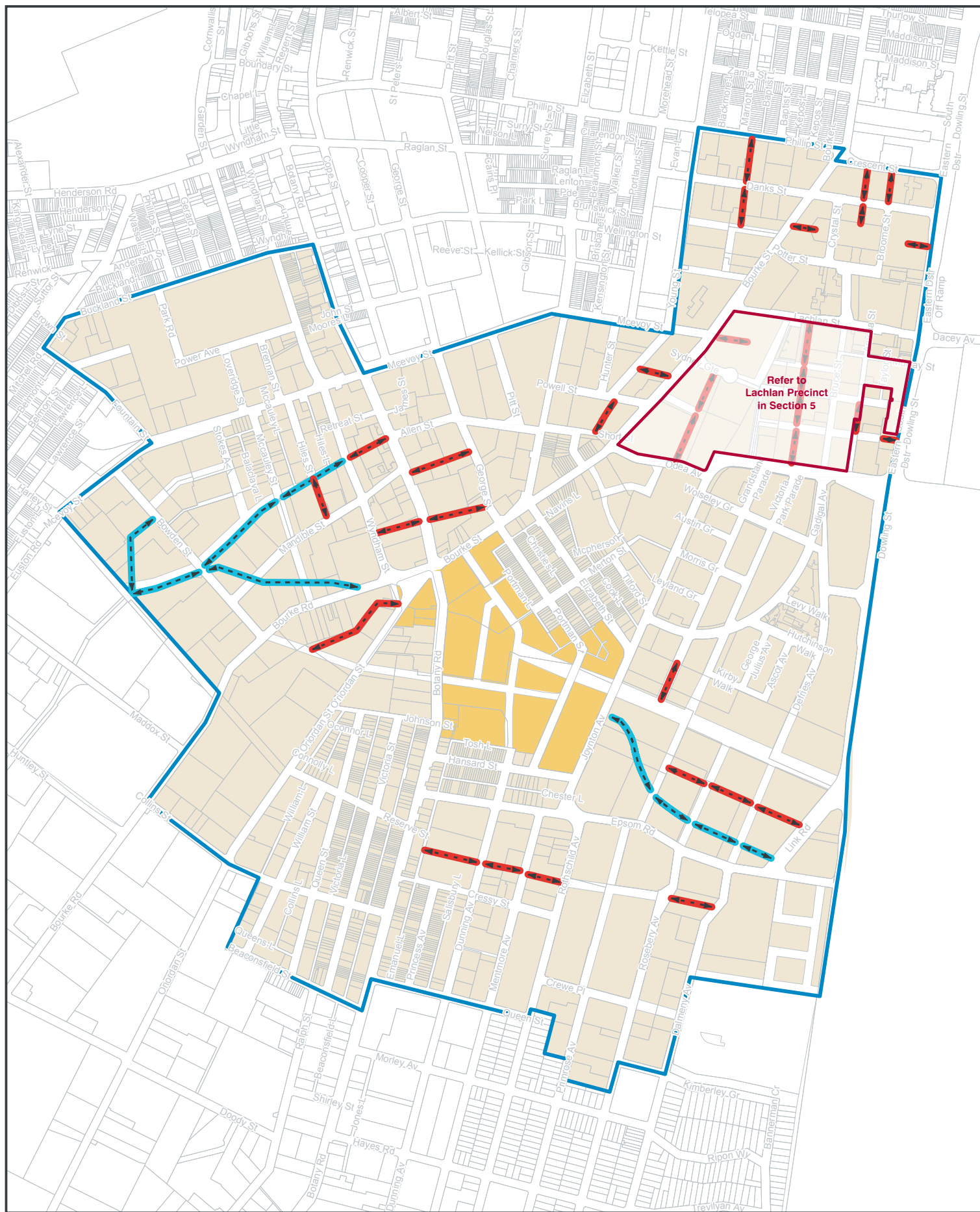
Open Space Catchment areas

Refer to South Sydney DCP 1997- Part H: Green Square Town Centre

Green Square Boundary



0 50 100 200 300 400
Meters



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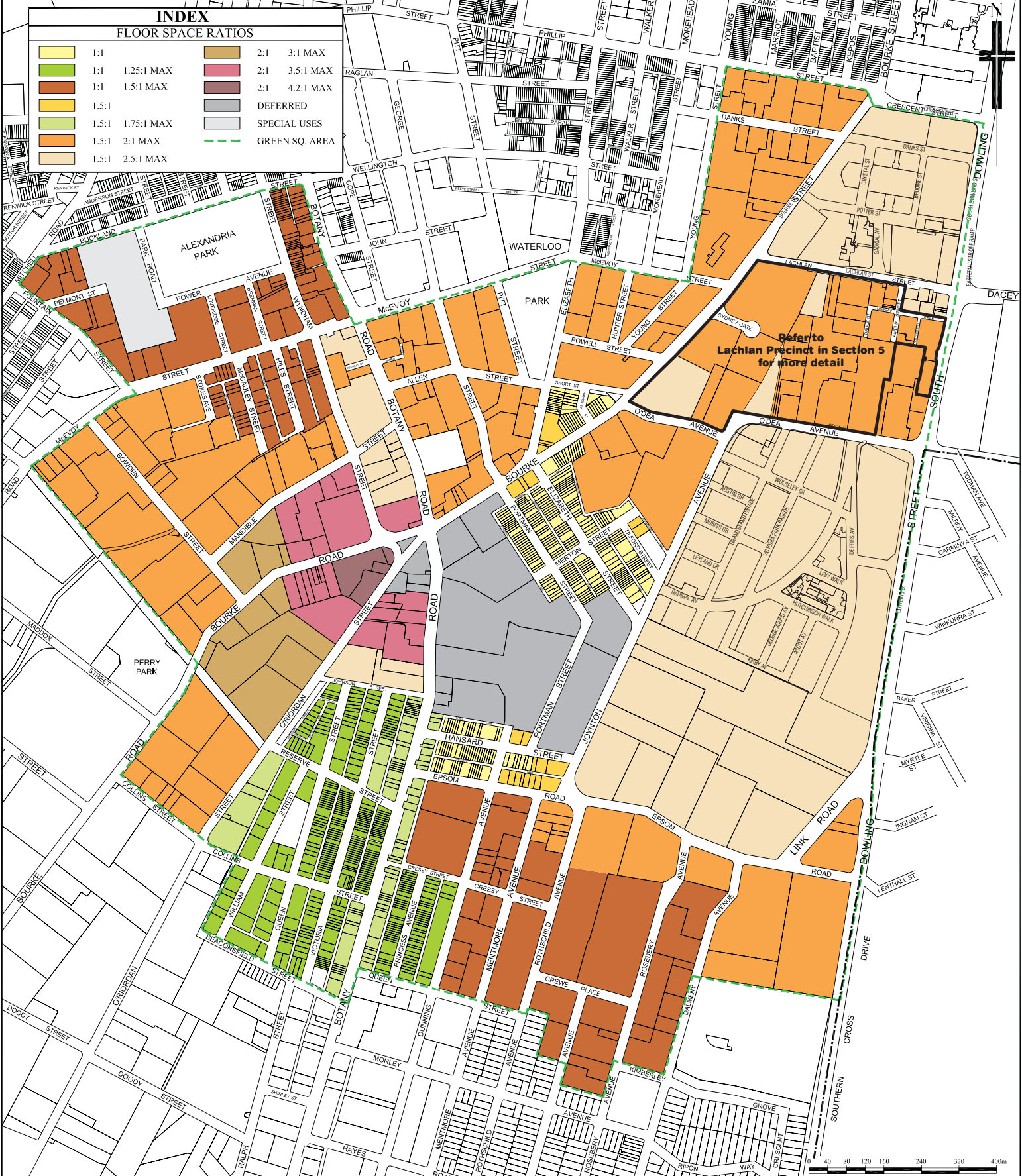
Map 5 :Green Square Through-Site Links

Legend

- Publicly accessible through-site link 8m
- Pedestrian link through canal open space 10m
- Refer to South Sydney DCP 1997- Part H: Green Square Town Centre
- Green Square Boundary



CITY OF SYDNEY



DRAWN BY	G.P.	DATE	Feb. 02
SUPERVISING DRAFTSPERSON	G. POLITIS		
PLANNING OFFICER	L. CONTZIU		
COUNCIL FILE No.	2001512		
CERTIFICATE PLAN No.	01/01		
ORIGINAL DEVELOPMENT CONTROL PLAN 1997 EFFECTIVE FROM 2/7/1997			

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

SOUTH SYDNEY

DEVELOPMENT

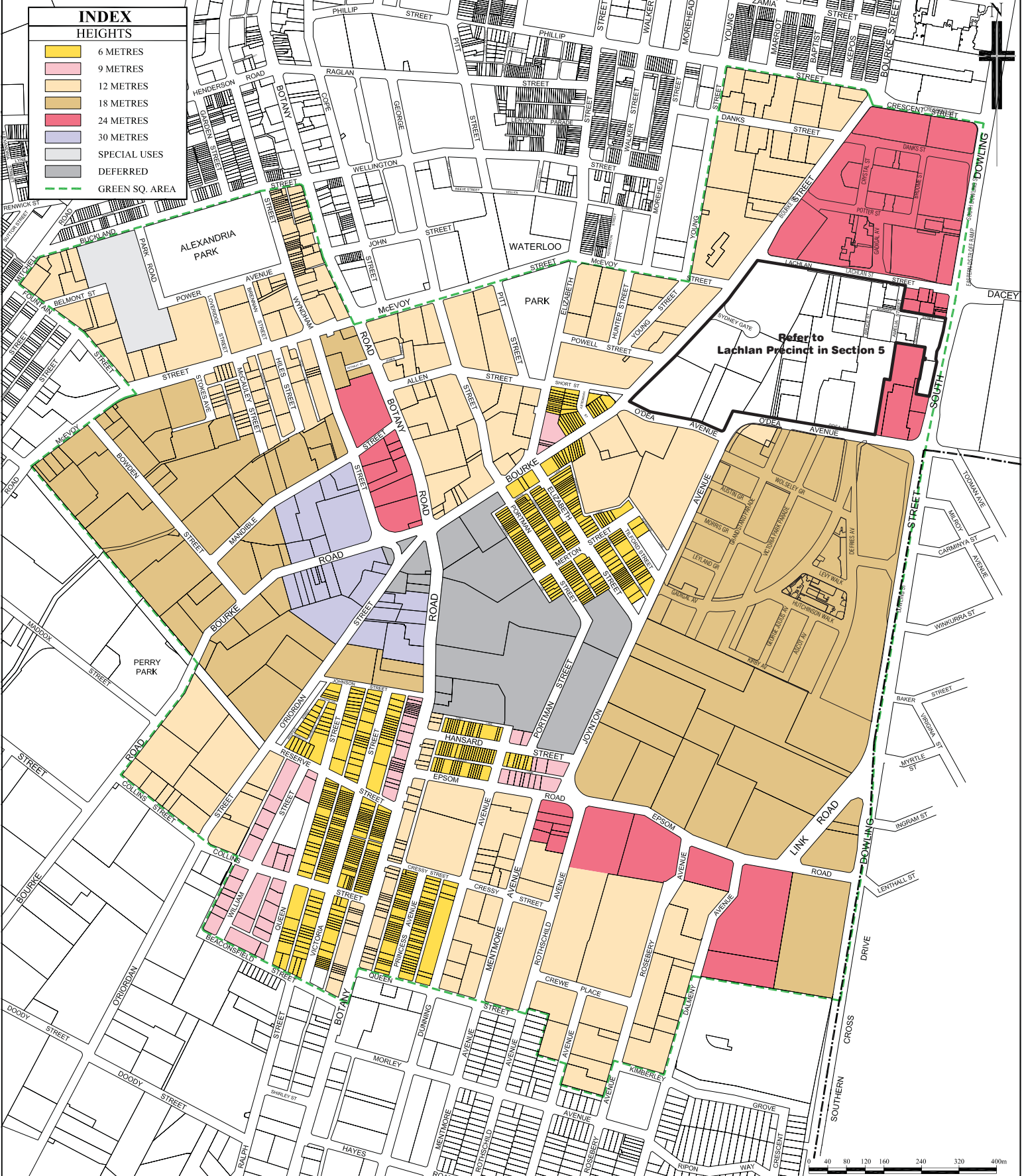
CONTROL PLAN 1997

Green Square

CITY OF SYDNEY

FLOOR SPACE RATIO

STATEMENT OF RELATIONSHIP WITH OTHER PLANS
* Amends Development Control Plan 1997
AMENDMENTS
* Green Square (Stage 1)
- Effective 15 March 1999
* Green Square Deferred Block (Lachlan St & O'Dea Ave)
- Effective by Council 20 December 1999
* CRI Site (2-18 Bourke Rd & 1-7 O'Riordan St, Alexandria)
- Effective 2 October 2001
* Green Square (Stage 2)
- Effective 22 April 2002
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS
<div><div></div><div>GENERAL MANAGER</div></div> <div>24/2/02</div> <div>DATE</div>



DRAWN BY	G.P.	DATE	Feb. 02
SUPERVISING DRAFTSPERSON	G. POLITIS		
PLANNING OFFICER	L. CONTZIU		
COUNCIL FILE No.	2001512		
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ORIGINAL DEVELOPMENT CONTROL PLAN 1997 EFFECTIVE FROM 2/7/1997			


ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

SOUTH SYDNEY DEVELOPMENT CONTROL PLAN 1997

Green Square

HEIGHT

CITY OF SYDNEY



STATEMENT OF RELATIONSHIP WITH OTHER PLANS

* Amends Development Control Plan 1997

AMENDMENTS

* Green Square (Stage 1)

- Effective 15 March 1999


* Green Square Deferred Block (Lachlan St & O'Dea Ave)

- Effective by Council 20 December 1999

* Green Square (Stage 2)

- Effective 22 April 2002

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS



24/2/02

GENERAL MANAGER

DATE

[5] Lachlan Precinct Provisions

Insert the following at the end of Section 4:

5 Specific Sites – Lachlan Precinct

5.1 Area to which these controls apply

The controls in Section 5 of this development control plan (this DCP) apply to the Lachlan Precinct which is generally bounded by Bourke, Lachlan and South Dowling Streets and O'Dea Avenue, Waterloo, as identified in Figure 5.1.1.

The street block bounded by Murray, Amelia, Lachlan and South Dowling Streets is excluded from this DCP, shown at Figure 5.1.1 numbered ①. The controls in Section 5 do not apply to this street block. Controls which apply to this street block can be found in *Sydney Local Environmental Plan 2012* and *Sydney Development Control Plan 2012*.

This section of the DCP also excludes 54A O'Dea Avenue, 56-60 O'Dea Avenue, 879B South Dowling Street and 881-891 South Dowling Street, Waterloo, known collectively as the 'Wulaba Park' site, shown at Figure 5.1.1 numbered ② (refer to Section 4 of this DCP).

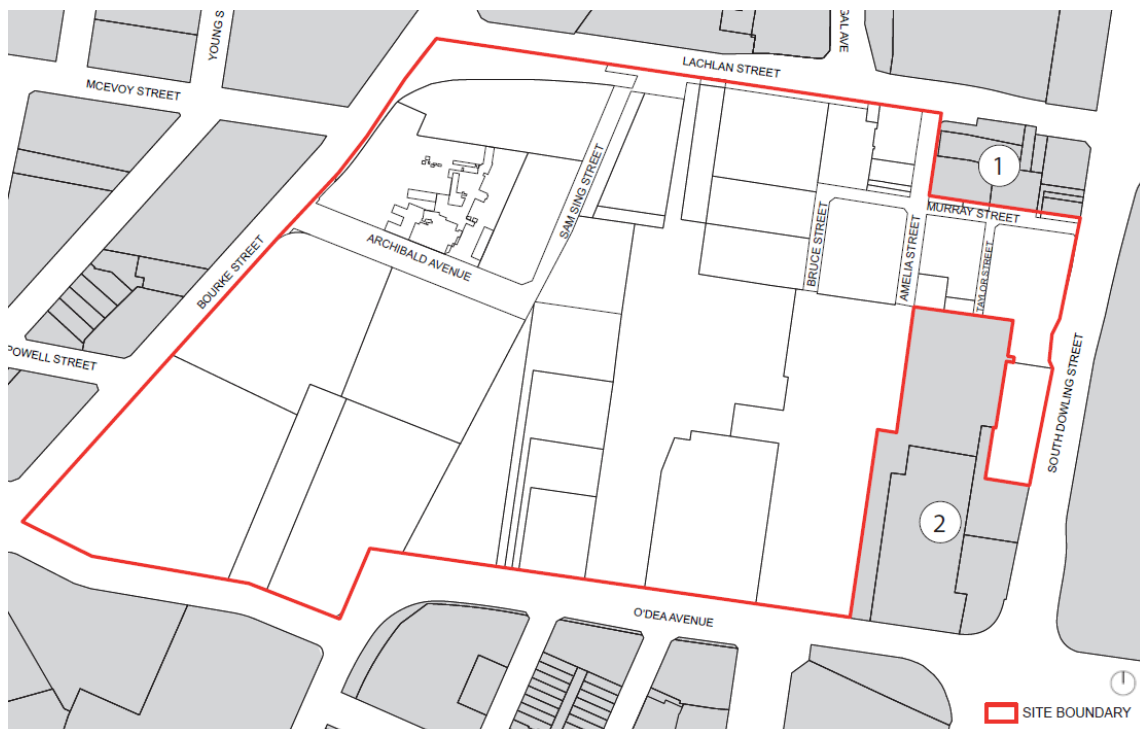


Figure 5.1.1: Area to which the Lachlan Precinct controls apply, edged in red
Murray/Amelia/Lachlan/South Dowling Street Block numbered ① and 'Wulaba Park' site numbered ②

5.2 Relationship to other controls

Section 5 of this DCP must be read in conjunction with *South Sydney Development Control Plan 1997: Urban Design* as well as the preceding Sections 1-3. Where there

is any inconsistency, the Lachlan Precinct controls shall prevail as far as they apply to the Lachlan Precinct.

Whilst Section 5 of this DCP may refer to the 'Wulaba Park' site for context, the controls contained in Section 4, which specifically apply to the 'Wulaba Park' site, shall prevail in so far as they apply to that site.

5.3 Definitions

For the purposes of Section 5 only of this DCP, the following definitions apply:

Gross Floor Area

*For the purposes of calculating floor space ratio in Section 5 of this development control plan, **gross floor area** is to mean the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:*

- a) the area of a mezzanine, and*
- b) habitable rooms in a basement or an attic, and*
- c) any shop, auditorium, cinema, and the like, in a basement or attic, and*
- d) common horizontal circulation,*

but excludes:

- a) any area for common vertical circulation, such as lifts and stairs, and*
- b) any basement:*
 - i. storage, and*
 - ii. vehicular access, loading areas, garbage and services, and*
- c) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
- d) car parking to meet any requirements of the consent authority (including access to that car parking), and*
- e) any space used for the loading or unloading of goods (including access to it), and*
- f) terraces and balconies with outer walls less than 1.4 metres high, and*
- g) voids above a floor at the level of a storey or storey above.*

Building Height

*For the purposes of Section 5 of this development control plan, **building height** (or **height of building**) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

5.4 Character Statement

The Lachlan neighbourhood is an area in transition from industrial and warehouse uses to mixed use and predominantly residential development. The future character of this precinct should draw from the success of the Victoria Park redevelopment with high quality built form and public domain. The existing large industrial land parcels will be further subdivided with a new internal street network, achieving a permeable and accessible pattern of streets and lanes which maximise legibility and orientation, encouraging walking and cycling.

A significant linear park (The Rope Walk) between O'Dea Avenue and Lachlan Street will continue the green link along Joynton Avenue. Two further new public parks (Wulaba and Dyuralya) will be integrated into the precinct, which together with greened, landscaped streets will provide amenity and connectivity throughout, and contribute positively to streetscape character.

Gadigal Avenue will be the primary north-south street in the precinct, providing a transit corridor for future light rail and ground floor commercial space. Ground floor commercial activities will front the main roads bounding the precinct. An activity strip of retail and café uses along Archibald Avenue will form the focal point for the local community. The precinct will have a varied typology of residential development, with townhouse-style dwellings within the lower-scale east-west streets and taller apartment-style residential flat buildings along the higher-order streets.

Principles

- (1) A permeable pattern of new streets is to be provided which respond to key connections, stormwater management requirements, local traffic and access considerations and urban design principles.
- (2) High quality streetscapes are to be achieved throughout the precinct. Streets are to prioritise pedestrians with low speed traffic lanes and generous street landscaping for amenity. Archibald Avenue will provide a central swale and Hatbox Place will act as an overland flowpath for stormwater flows from the east.
- (3) The extension of Gadigal Avenue along the alignment of Bruce Street is to continue the transit corridor which extends north-south through the eastern part of the Green Square Urban Renewal Area. Retail, commercial and public uses at ground level and high quality public domain along this north-south spine will create a sustainable and vibrant corridor through the precinct.
- (4) The western half of Archibald Avenue (west of Gadigal Avenue) is to be the focus of retail activity in the precinct. Built form is to reinforce the pedestrian scale of this street and maximise solar access to the public domain in mid-winter. Building design is to allow for retail at ground and adaptable commercial first floors.
- (5) Non-residential uses along the South Dowling Street, Lachlan Street and O'Dea Avenue frontages act as a buffer against the impact associated with the heavy traffic use of this road.
- (6) A variety of building height and form is to be achieved across the precinct, which responds to the hierarchy of streets and open spaces, residential amenity and solar access.
- (7) The principal north-south transit corridor, Gadigal Avenue, the main linear park, The Rope Walk, and the key streets are to be defined by carefully sited and well designed slender tower forms oriented long axis north-south.
- (8) A significant linear park, The Rope Walk, is to be created between Lachlan Street and O'Dea Avenue following the alignment of Joynton Avenue. Two additional parks, Wulaba and Dyuralya, are to be incorporated within the eastern part of the precinct to serve the needs of the precinct population. Wulaba is to provide a stormwater-detention function and Dyuralya a town-square type function.
- (9) A deep soil, tree-lined landscaped setback shall be introduced to South Dowling Street and O'Dea Avenue.

- (10) The design of buildings, in particular towers, is to be varied and of high architectural quality so that development individually and collectively contributes to the overall urban design quality of the area.

Figure 5.4.1 Lachlan Precinct Urban Strategy illustrates the above principles.

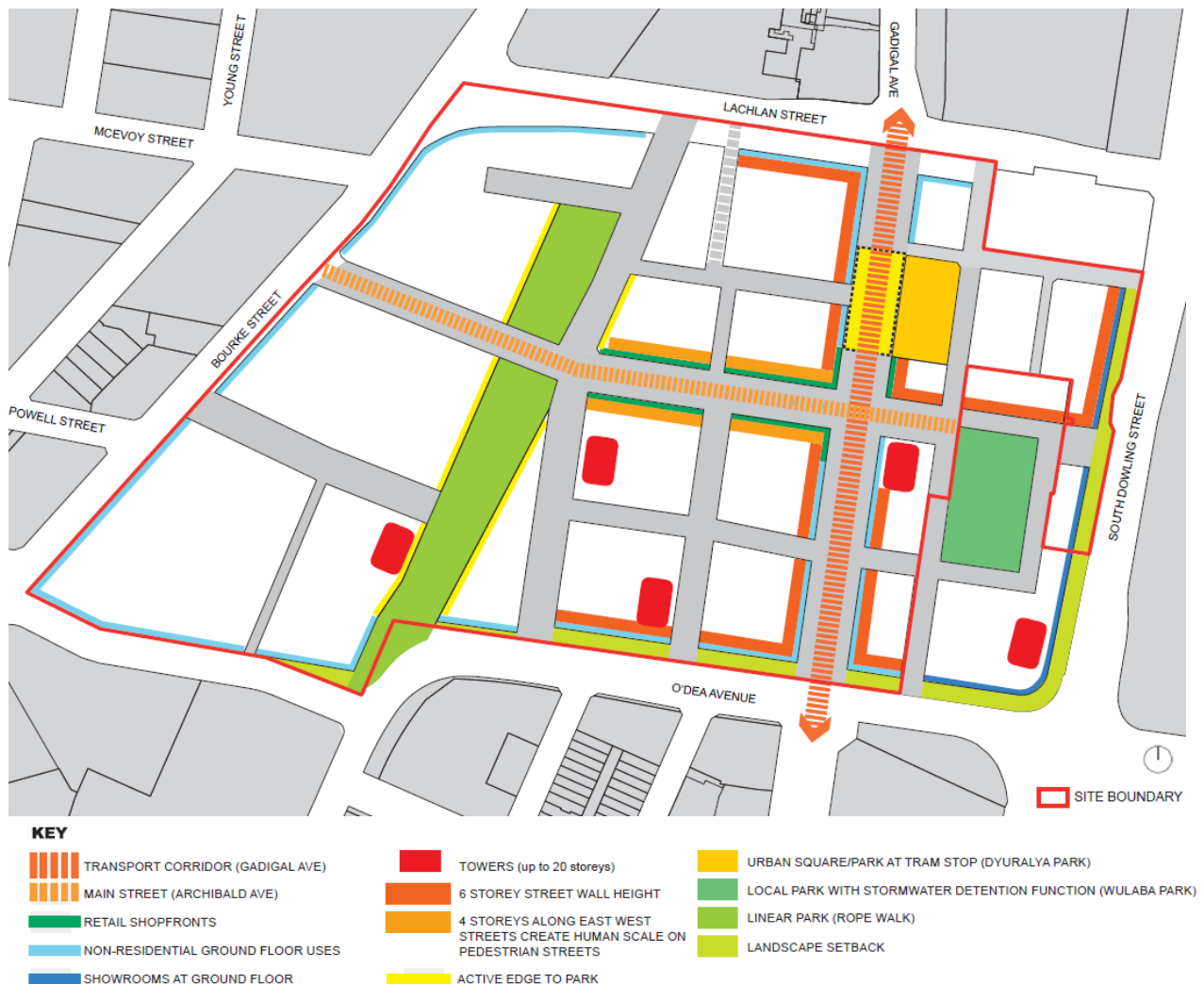


Figure 5.4.1: Lachlan Precinct Urban Strategy

5.5 Public Domain

Objectives

- Create a neighbourhood with a strong definition of streets and public places that gives Lachlan Precinct a sense of place and encourages social interaction.
- Introduce a legible and permeable pattern of new internal streets which respond to key connections within and adjacent to the precinct.
- Create a fine-grained pattern of street blocks which are generally oriented to maximise solar access.

- (d) Establish a key north-south public transport route along the Gadigal Avenue extension as part of the Eastern Transit Corridor which will provide dedicated transit and cycle lanes and high quality public domain.
- (e) Maximise low angle views of the sky along street alignments and between buildings to allow orientation throughout and to reduce the effects of visual enclosure.
- (f) Create a safe, well designed and accessible network for cyclist and pedestrian activity that links with existing networks and promotes public use.
- (g) Provide intersections, traffic and parking lanes that naturally calm traffic.
- (h) Create a range of open spaces which provides for a variety of passive and active uses appropriate to the location and which can respond to local community needs.
- (i) Create a significant linear park, The Rope Walk, between Lachlan Street and O'Dea Avenue, establishing a green corridor through the precinct as a visual and physical extension of the Joynton Avenue green link.
- (j) Establish significant landscaped setbacks along the eastern and southern edges of the precinct to create a strong streetscape character and to act as a buffer for new development from adjacent busy roads.
- (k) Manage regional stormwater with the creation of a detention basin at Wulaba Park, an upgraded underground drainage network, overland flowpaths and integration of water sensitive urban design.

5.5.1 Street Hierarchy and Transport

Controls

- (1) Where required to be provided by Council, new streets are to be provided in the locations identified in Map 15: Lachlan Precinct – Public Domain and Local Infrastructure and Map 16: Lachlan Precinct – Public Domain Dedication.
- (2) All streets are to be designed and constructed in accordance with the standards set out in Table 5.5.1: Lachlan Precinct Indicative Street Types, Figures 5.5.1 – 5.5.13: Lachlan Precinct Street Sections, and the City of Sydney's Streets Design Code as it applies from time to time.
- (3) Streets are to be finished in accordance with detailed RLs, cross and longitudinal sections and construction specifications to be supplied by the Consent Authority. Streets are to incorporate utilities underground within the street reservation and in a manner that facilitates street tree planting.
- (4) Where required to be provided by Council, street closures and one-way systems are to be provided in accordance with Map 17: Lachlan Precinct – Access and Circulation. Traffic management devices are not to impede cycle or pedestrian movements.
- (5) Where required to be provided by Council, separated cycleways are to be provided along Gadigal Avenue and Archibald Avenue west of Gadigal Avenue, and should be designed as part of the public domain and integrated with the City of Sydney's Cycle Strategy as it applies from time to time. Shared cycle paths will operate along all other streets in the precinct.

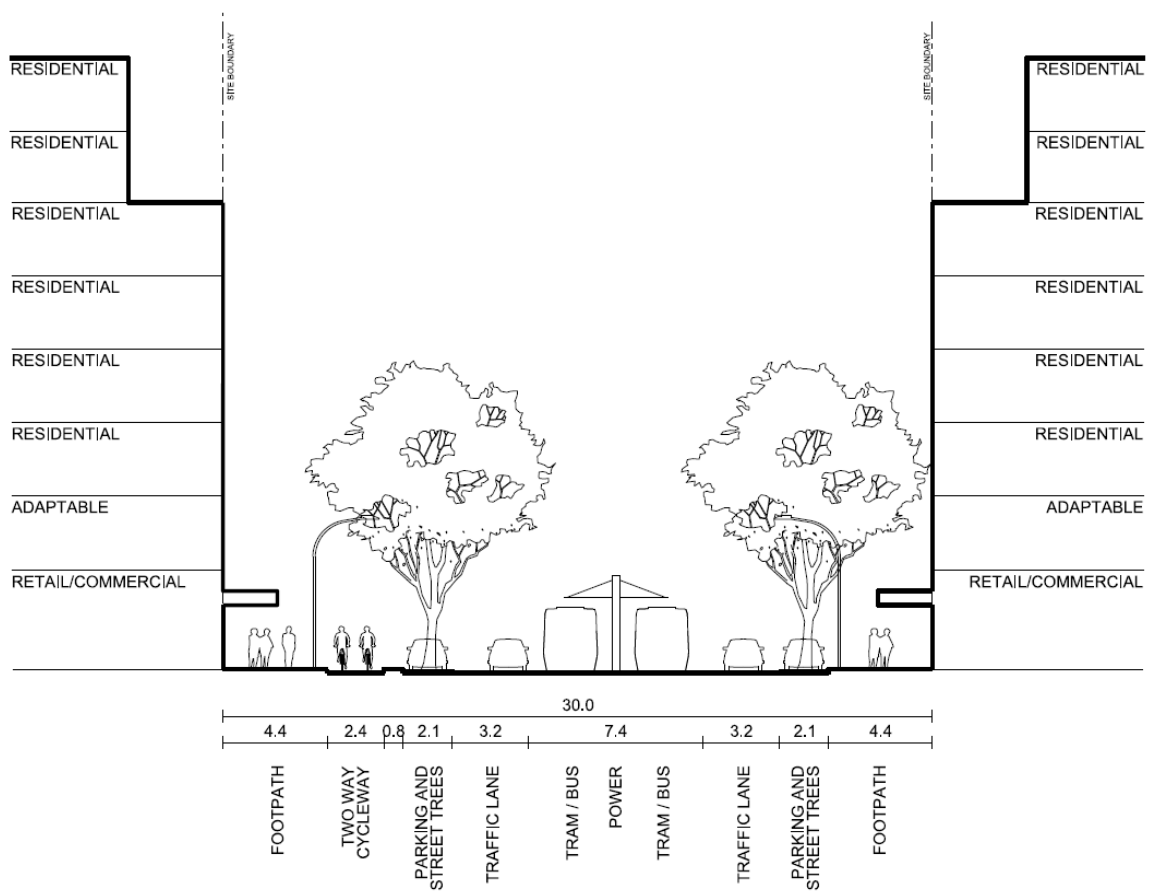
- (6) The following links are to be designed as laneways/shared zones, allowing pedestrians and cyclists to safely share the space with vehicles:
 - (a) the north-south link between Tung Hop Street and Archibald Avenue; and
 - (b) the north-south link, Hatter Lane, between Dunkerley Place and O'Dea Avenue.
- (7) The north-south link between Lachlan Street and Tung Hop Street is to be designed as a laneway for pedestrian and cycle access only.
- (8) The eastern half of Dunkerley Place is to be designed as a green street which provides a visual transition into The Rope Walk park and prioritises pedestrians and cyclists, discouraging on-street parking. It is to facilitate access to the adjoining development sites.
- (9) Intersections, traffic lanes and parking lanes are to be designed and provided which naturally calm traffic to 30km per hour on local streets. Shared zones are to be designed to meet the requirements of the environment and to slow traffic to 10km per hour.
- (10) Street furniture elements and materials palettes are to be consistent with the City of Sydney's Streets Design Code and relevant Council public domain strategies and plans.
- (11) Footpaths are to be designed:
 - (a) in accordance with the City of Sydney's Streets Design Code, as it applies from time to time;
 - (b) so that pedestrians, regardless of mobility impairments, are able to move comfortably and safely; and
 - (c) to allow planting, including trees consistent with the City of Sydney's Street Tree Masterplan, as it applies from time to time.
- (12) Streets are to include footpath extensions at corners, pedestrian refuges and pedestrian crossings where appropriate.
- (13) The Consent Authority may require a different design treatment for certain streets and footpaths.

Table 5.5.1: Lachlan Precinct Indicative Street Types

Type	Reservation Width	Lanes width	Median	On road cycle lane	Footpath width
Transport Corridor (Gadigal Avenue) N.B. alternative layout at tram stops	30m	4 travel lanes: 2 x 3.3m (transit) 2 x 3.2m 2 parking lanes: 2 x 2.1m	Future light rail may require power poles between transit lanes Power: 1 x 0.8m	Bi-directional cycle lane on eastern side: 1 x 2.4m with 0.8m separator	2 x 4.4m

Type	Reservation Width	Lanes width	Median	On road cycle lane	Footpath width
Main Street (Archibald Avenue) N.B. alternative layout west of Sam Sing Street – 20m	23.8m	2 travel lanes: 2 x 3.2m 1 parking lanes on southern side: 1 x 2.4m	3m bio-swale	West of Gadigal Avenue, bi-directional cycle lane on northern side: 1 x 2.4m with 0.4m separator	1 x 5.0m on southern side 1 x 4.2m on northern side
Local Street Type 1 (Sam Sing Street and Dunkerley Place)	20m	2 travel lanes: 2 x 2.75m 2 parking lanes: 2 x 2.1m	3m bio-swale can be incorporated		2 x 3.7m
Local Street Type 2 (Reed Street)	17m	2 travel lanes: 2 x 2.75m 2 parking lanes: 2 x 2.1m Parking may occur staggered or on both sides, in parking bays between trees	-	-	2 x 3.65m
Local Street Type 3 (Hatbox Place, Amelia Street, Murray Street, and Tung Hop Street) N.B. alternative layout for one-way streets	13m	2 travel lanes: 2 x 2.75m 1 parking lane: 1 x 2.1m	-	-	2 x 2.7m

Typical cross sections for these street typologies are shown in Figures 5.5.2 – 5.5.13



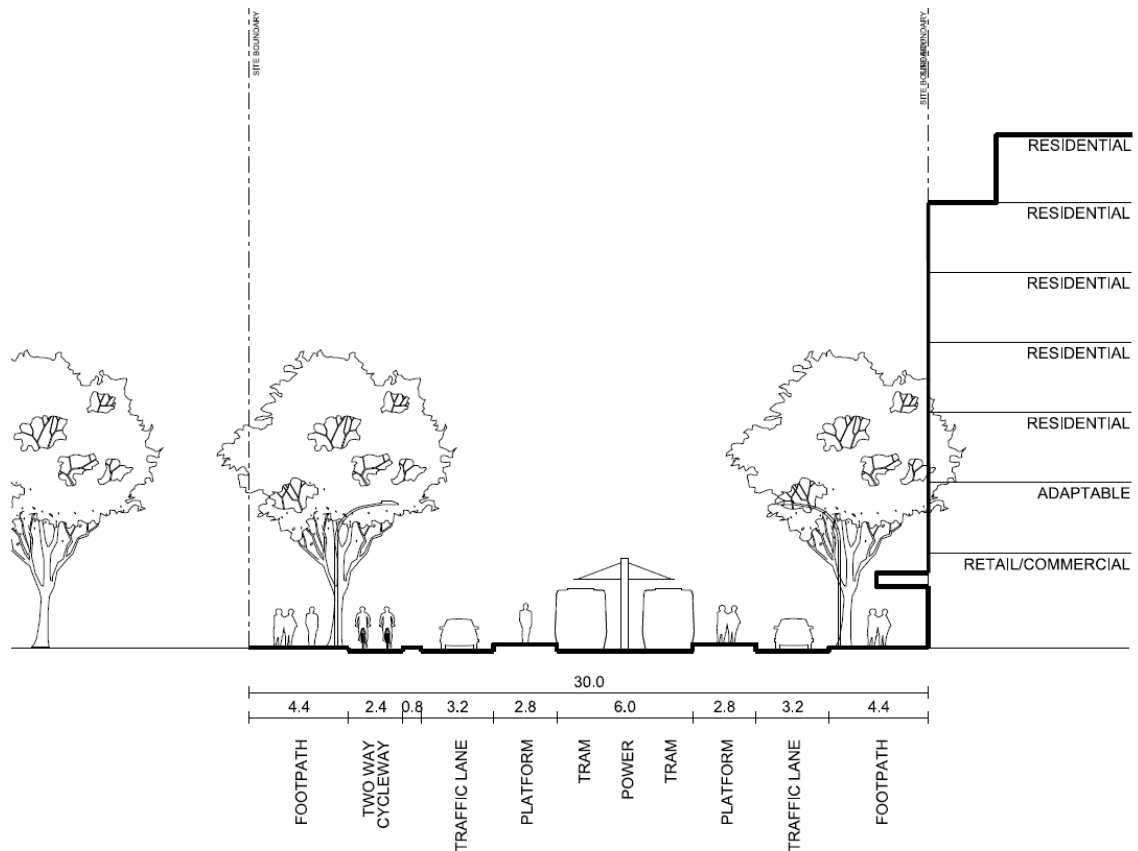


Figure 5.5.3: Section B - Transport Corridor Light Rail Stop Typical Section (Gadigal Avenue)

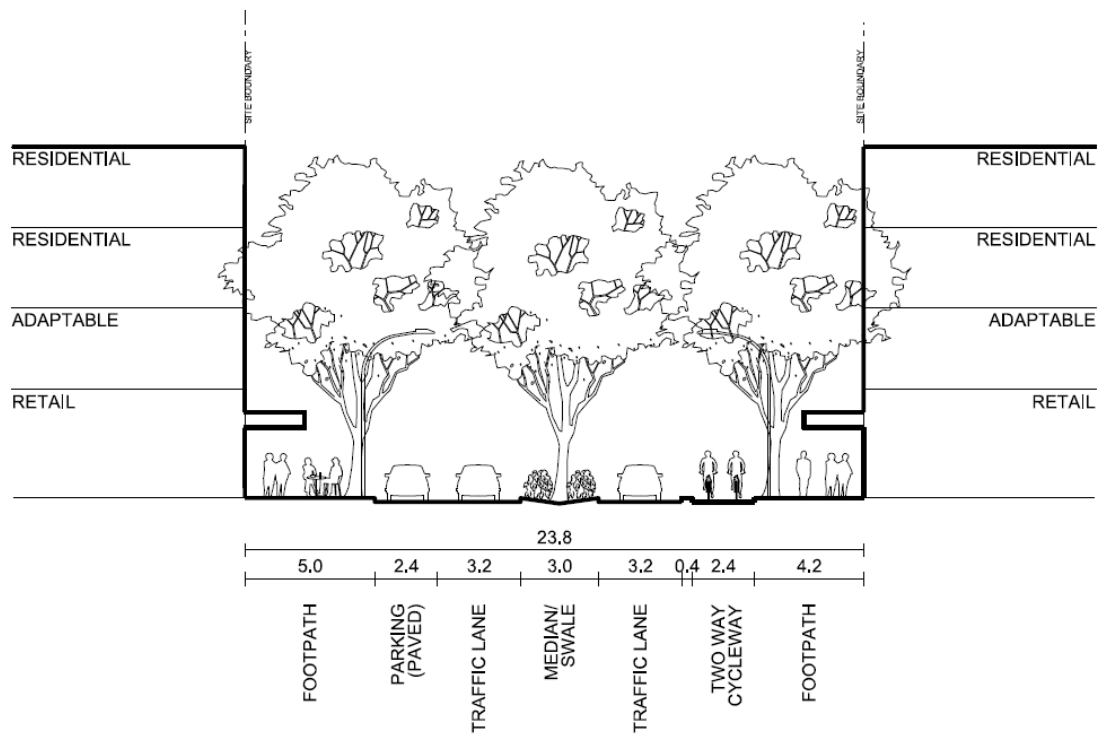


Figure 5.5.4: Section C - Main Street Typical Section - 23.8m (Archibald Avenue)

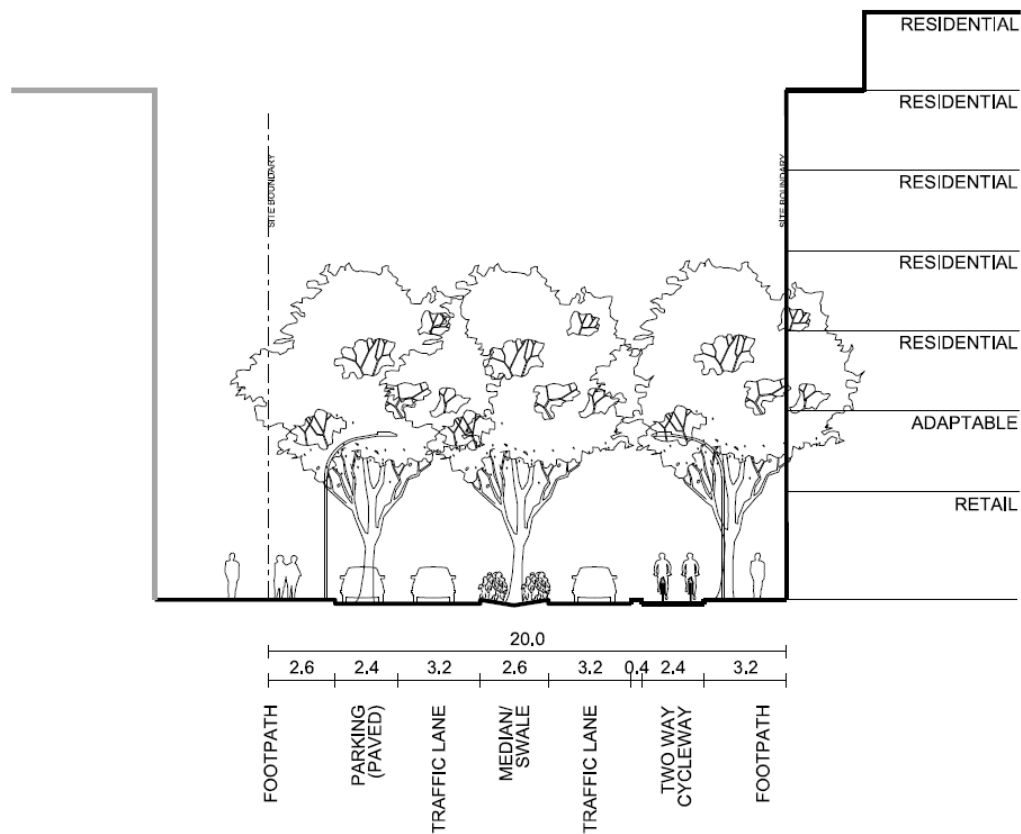


Figure 5.5.5: Section D - Local Street Type 1 Typical Section – 20m (Archibald Avenue)

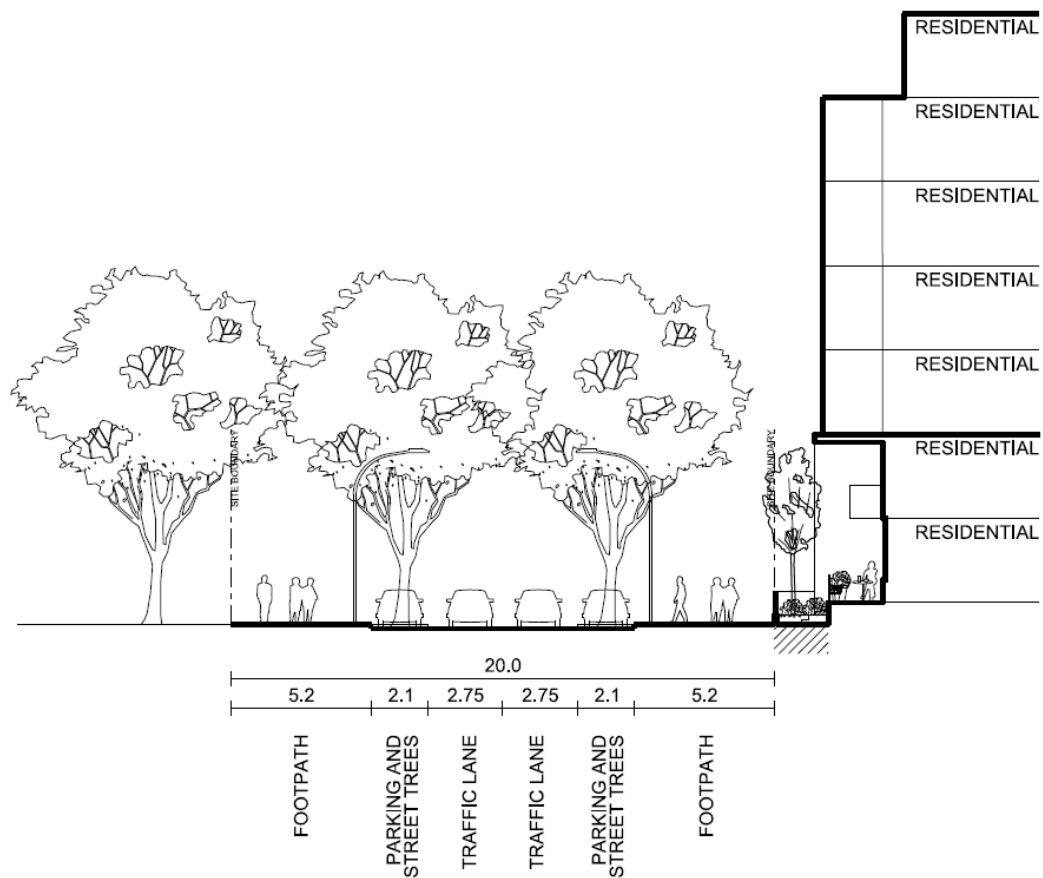


Figure 5.5.6: Section E - Local Street Type 1 Typical Section – 20m (Sam Sing Street North)

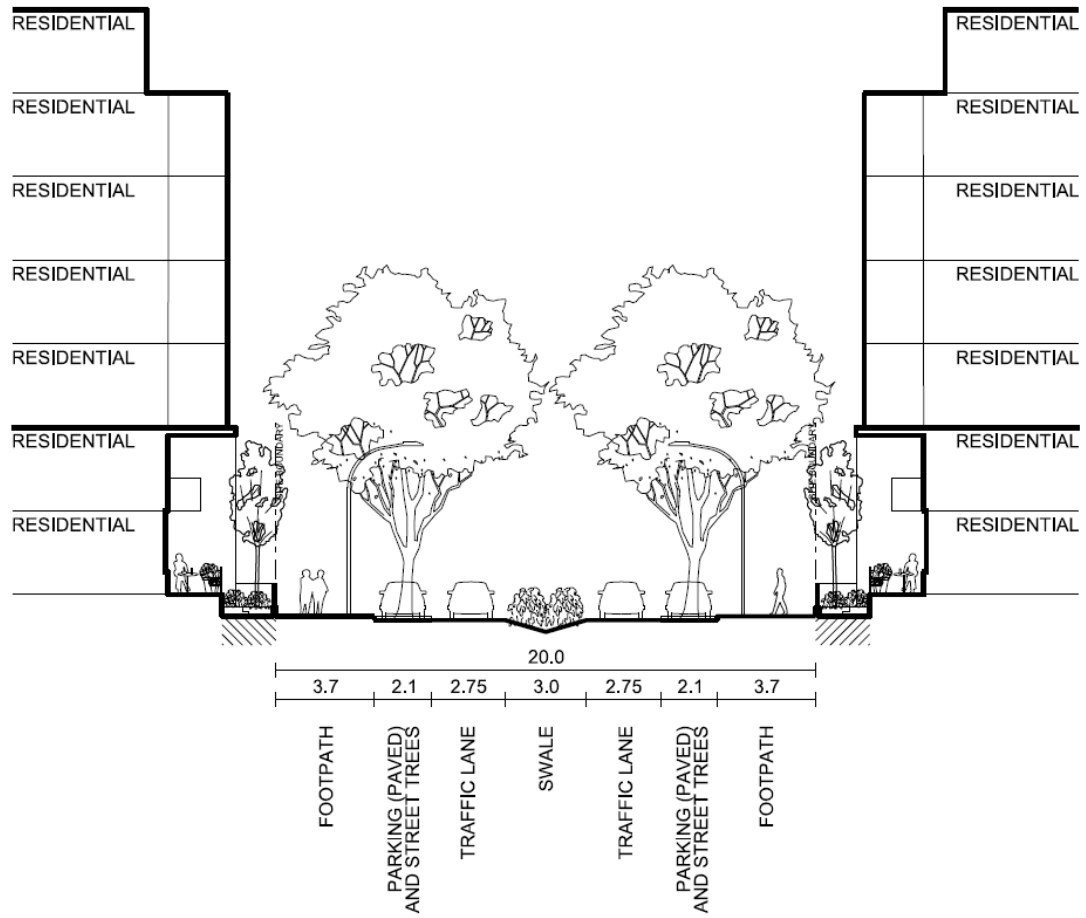


Figure 5.5.7: Section F - Local Street Type 1 Typical Section – 20m (Sam Sing Street South)

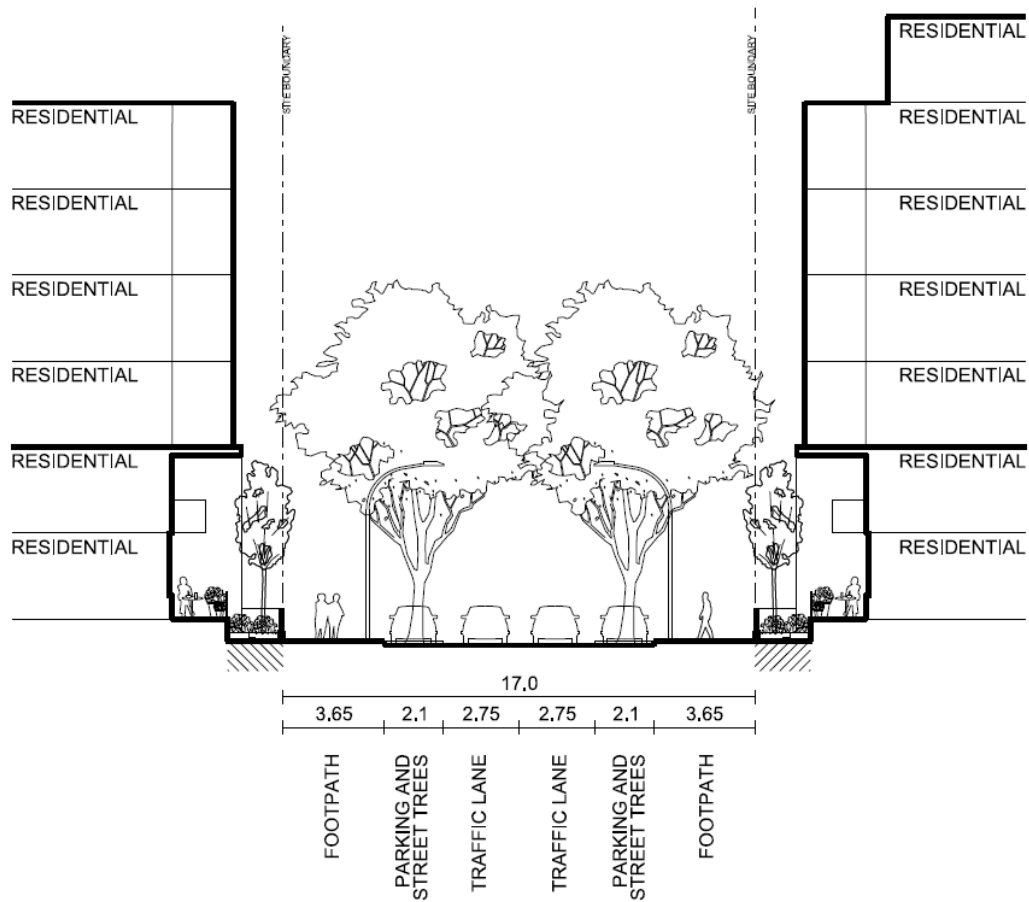


Figure 5.5.8: Section G - Local Street Type 2 Typical Section – 17m (Reed Street)

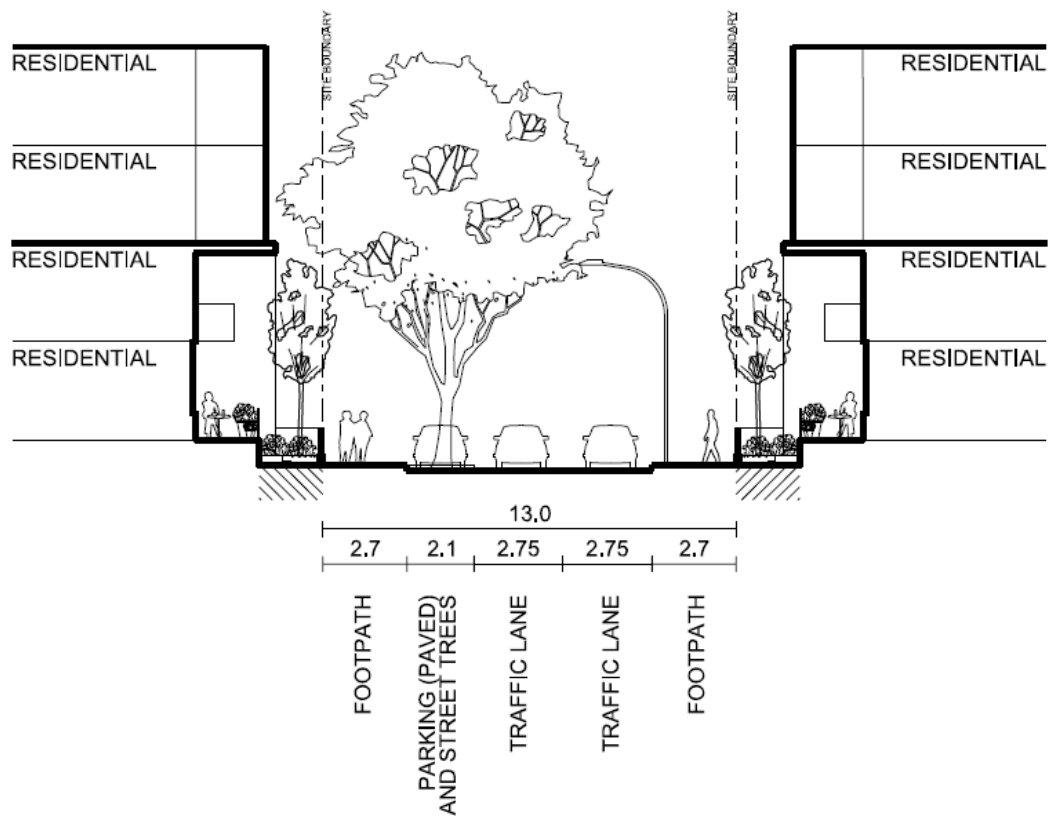


Figure 5.5.9: Section H - Local Street Type 3 Typical Section – 13m (Hatbox Place)

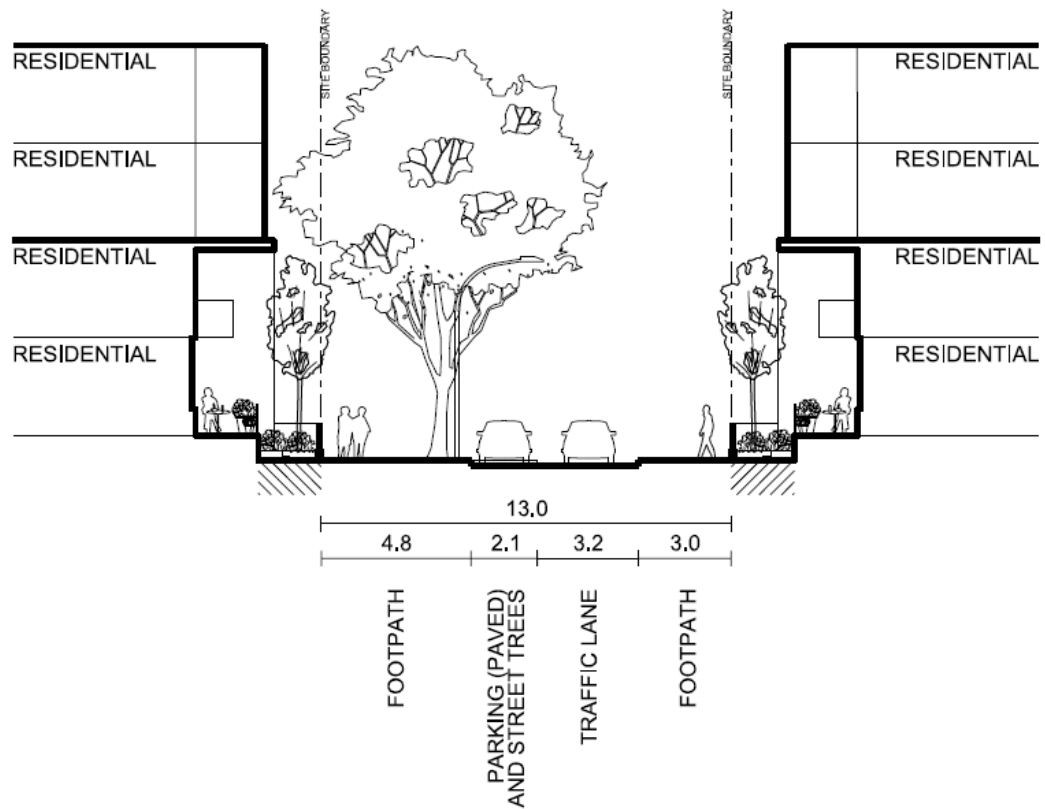


Figure 5.5.10: Section I - Local Street Type 3 Typical Section – 13m (Tung Hop Street – One Way)

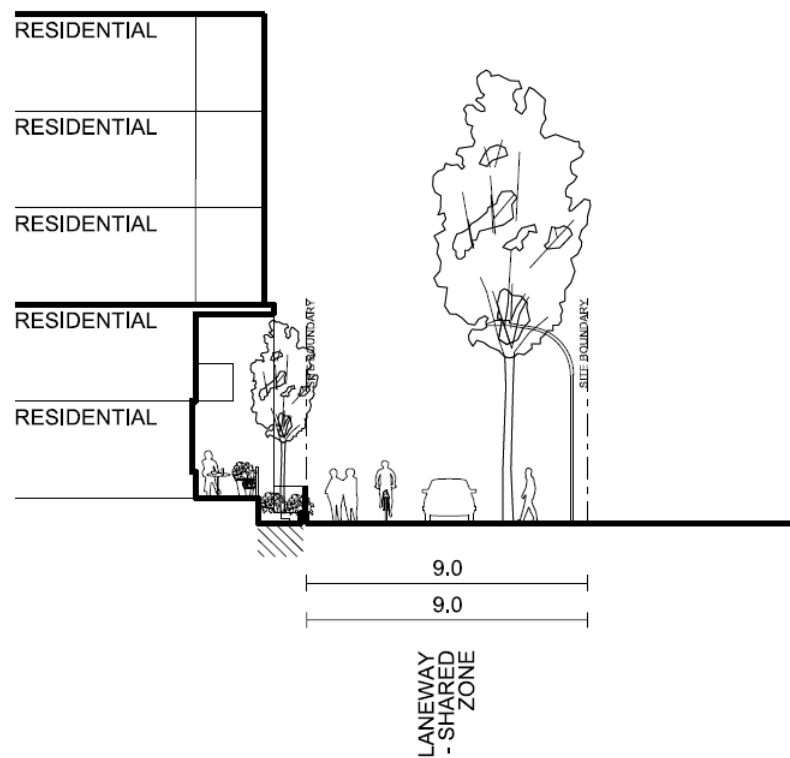


Figure 5.5.11: Section J – Laneway/Shared Zone Typical Section – 9m

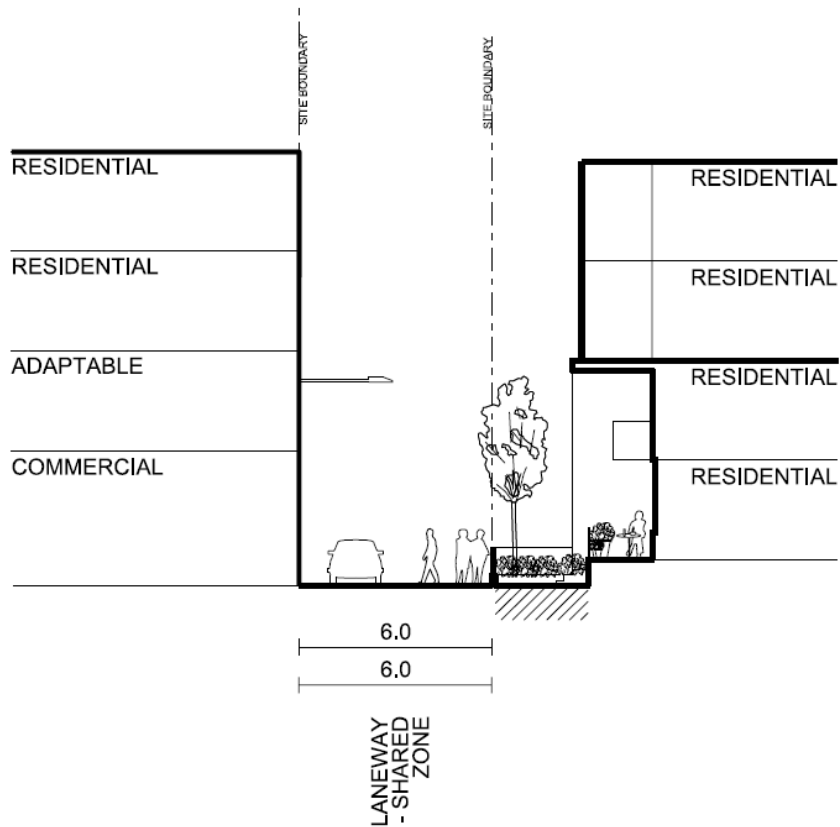


Figure 5.5.12: Section K – Laneway/Shared Zone Typical Section – 6m (Hatter Lane)

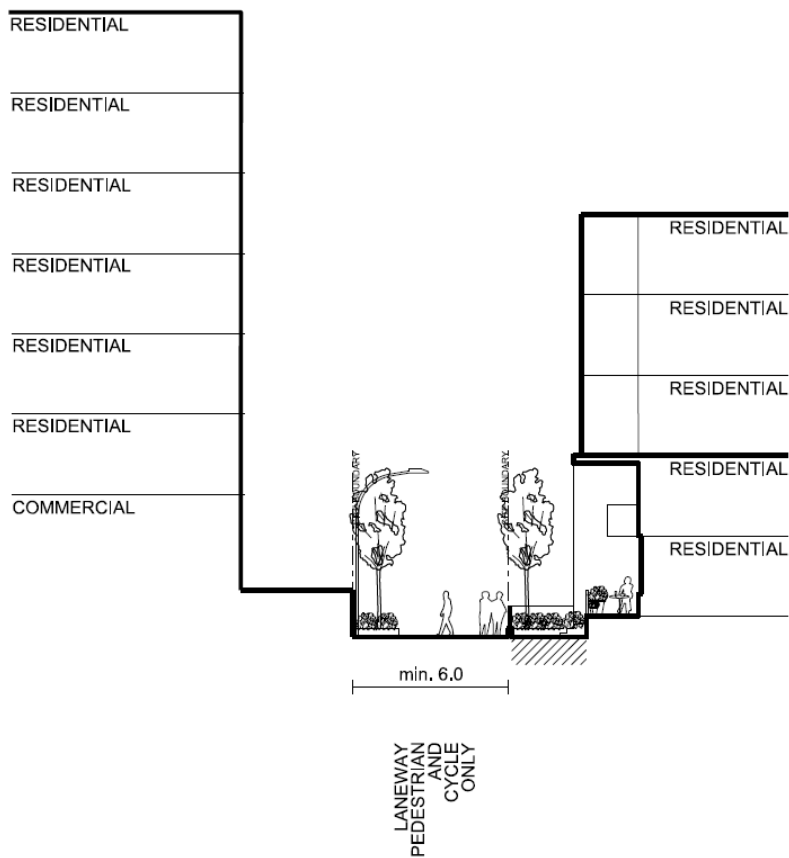


Figure 5.5.13: Section L - Laneway Typical Section – 6m (Pedestrian and Cycle Only)

5.5.2 Open Space

Controls

- (1) Where required to be provided by Council, public open space is provided in the locations identified in Map 15: Lachlan Precinct – Public Domain and Local Infrastructure, and in accordance with the standards set out in Table 5.5.2: Lachlan Precinct Public Open Space and relevant Council public domain plans.
- (2) Landscaping and design of public open spaces is to be of quality, creating interest and character through elements including indigenous tree species, well integrated public art and quality materials and furniture. Choice of materials and design is to be consistent with relevant public domain plans which apply from time to time.
- (3) Where open space performs a dual recreation and stormwater detention function, the design of the detention basin is to:
 - (a) include appropriate stormwater management measures to restrict gross pollutants from entering the basin;
 - (b) allow the release of detained water within not more than 24 hours after the cessation of the stormwater event to protect the soft landscaping within the basin;
 - (c) have one or more embankment batters of not more than a 1 in 6 gradient to allow for the safe exit of persons from the basin during a stormwater event; and
 - (d) provide an appropriate balance between stormwater management and recreation functions.
- (4) Public open space is to provide for deep soil planting and must not have car parking or vehicular access located underneath.
- (5) Public open space is to be primarily soft landscaped except for pathways, seating and small areas ancillary to activities (recreational, retail or commercial). Zones for activity are to be clearly defined.
- (6) Public open space is to be designed to be safe and secure for all users by providing:
 - (a) open sightlines and landscaping that allows high levels of public surveillance;
 - (b) a clear distinction between private and public open space;
 - (c) lighting in accordance with City of Sydney's Lighting Design Code, as it applies from time to time, and makes visible any potential 'hiding spots'; and
 - (d) entrances to encourage public use of the open space.
- (7) The 10m-wide landscaped setbacks along South Dowling Street and O'Dea Avenue are to be provided in accordance with Figures 5.5.15 and 5.5.16: Lachlan Precinct Landscaped Setback Typical Sections (locations shown in Figure 5.5.1). They are to provide deep soil planting and be landscaped to act as a visual and acoustic buffer between new development and the impact associated with the heavy traffic use of these routes. They are to incorporate generous provision for safe cycle and pedestrian movement.

Table 5.5.2: Lachlan Precinct Public Open Space

Catchment	Total Area	Type	Requirements	Guidelines
Lachlan Precinct - Mixed Use Area	14,700sqm	Local Park – Linear Park: The Rope Walk (refer to Figure 5.5.9)	One park of approximately 8,860sqm for passive recreation, to link Lachlan Street and O'Dea Avenue in the western third of the precinct	Located to the west of the alignment of Sam Sing Street Incorporate a stormwater culvert to drain the low point on Lachlan Street Vehicular and pedestrian crossing points to maintain the predominantly open landscape character Provide for deep soil planting Continuation of the Joynton Avenue street fig trees along the western boundary Provision to be made for informal games within the northern third of the park Provide for at least one set of play equipment, preferably within the central third of the park A pedestrian and cycle link is to be provided along the western boundary
		Local Park – Wulaba Park	One park of minimum 3,700sqm in the southeast of the precinct to be configured for stormwater detention	Located in the south-eastern section of the precinct at the low drainage point between Archibald Avenue and Hatbox Place Provide for passive recreation and one set of play equipment Have a dual function as a flood/stormwater detention basin Provide for deep soil planting
		Local Park – Dyuralya Park	One park of approximately 2,000sqm for passive recreation and community activities along the eastern alignment of Gadigal Avenue	Located on the former metal scrap yard site on Amelia/Murray Streets Provide for passive recreation and be adaptable for a range of community based activities, for example performance space, open air theatre and temporary art and sculpture exhibitions Perform a town-square type function for the precinct, incorporating plaza space as required Be designed holistically in conjunction with the adjacent building to ensure the street block appropriately addresses Gadigal Avenue and the future light rail stop



Figure 5.5.14: Indicative Open Space Design – The Rope Walk

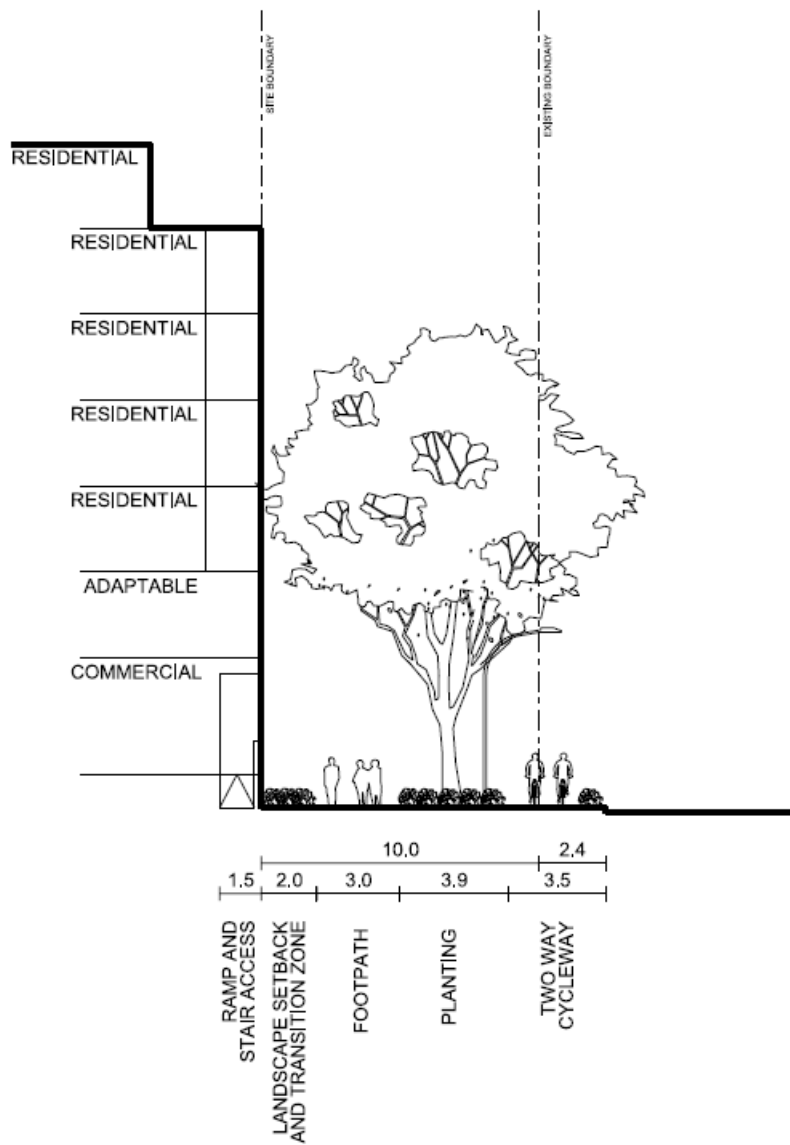


Figure 5.5.15: Section M - Landscaped Setback Typical Section (South Dowling Street and O'Dea Avenue)

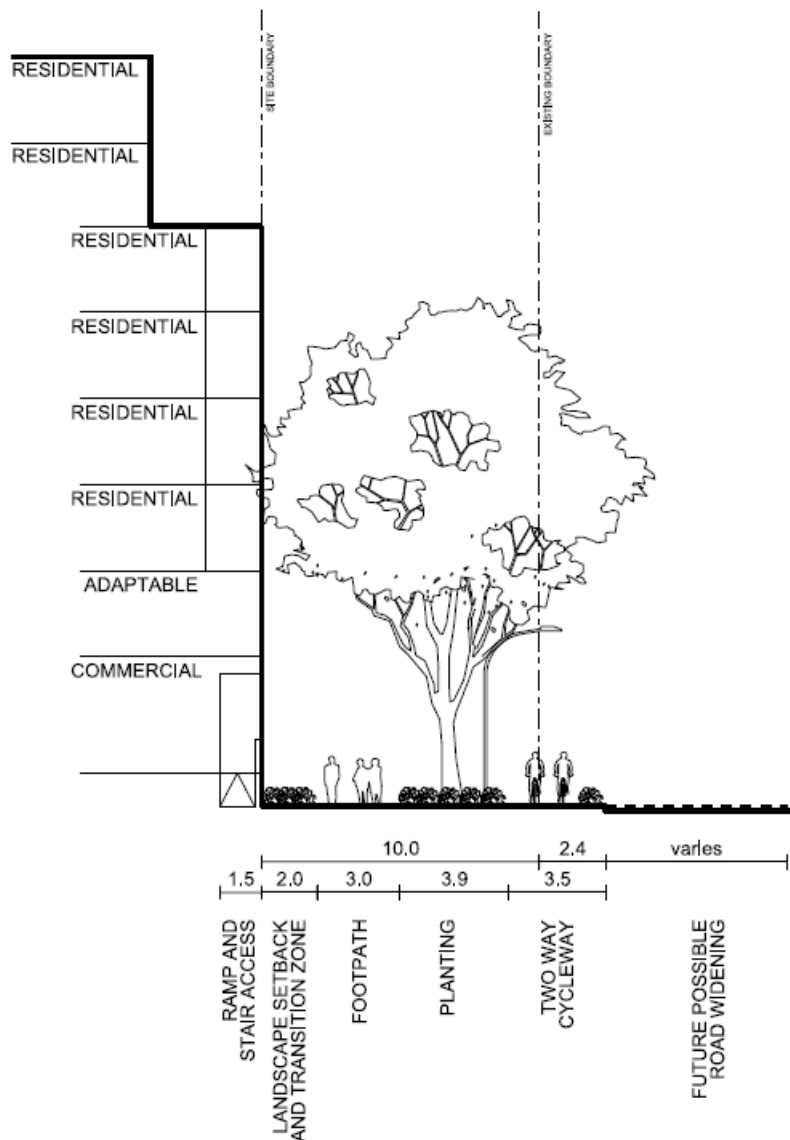


Figure 5.5.16: Section N - Landscaped Setback Typical Section (Lachlan Street)

5.5.3 Through-Site Links

Controls

- (1) Publicly accessible through-site links are to be provided in the locations shown in Map 15: Lachlan Precinct – Public Domain and Local Infrastructure. Through-site links are to be an easement on title and have a minimum width of 6m and be clear to the sky.
- (2) Through-site links are to be designed to:
 - a. be direct and accessible to all, have a clear line of sight between public places and be open to the sky as much as is practicable;
 - b. be easily identified by users and include signage advising of the publicly accessible status of the link and the places to which it connects;

- c. include materials and finishes, such as paving, planting and furniture, consistent with adjoining streets and public spaces and be graffiti and vandalism resistant;
- d. be clear of obstructions or structures, such as electricity substations or car park exhaust vents;
- e. include landscaping to assist in guiding people along the link while enabling long sightlines; and
- f. be fully accessible 24 hours a day.

5.5.4 Waterways and Stormwater Management

Controls

- (1) Stormwater is to be generally managed within the precinct as shown in Figure 5.5.17: Lachlan Precinct Stormwater Management.
- (2) Sam Sing Street is to act as an overland flowpath for stormwater flows from the north and west of the precinct. Archibald Avenue and Hatbox Place are to act as overland flowpaths for stormwater flows from the east of the precinct.
- (3) The laneway between Lachlan Street and Tung Hop Street is required to provide an overland flowpath for stormwater. The laneway is to be dedicated to facilitate necessary access and maintenance of the flowpath and any underground stormwater infrastructure.
- (4) A central bio-swale is to be provided along Archibald Avenue and in the southern half of Sam Sing Street.
- (5) Bio-swales are to be designed and constructed to allow for pedestrian crossings.
- (6) All landscaping is to be compatible with flood risk and shall not impede overland stormwater flows.
- (7) All vegetation species and structures, including paths, walls and fences, are to be able to withstand temporary flood inundation in those areas designated as detention basins.
- (8) All new development is to comply with Flood Planning Level requirements as stipulated by the Consent Authority.

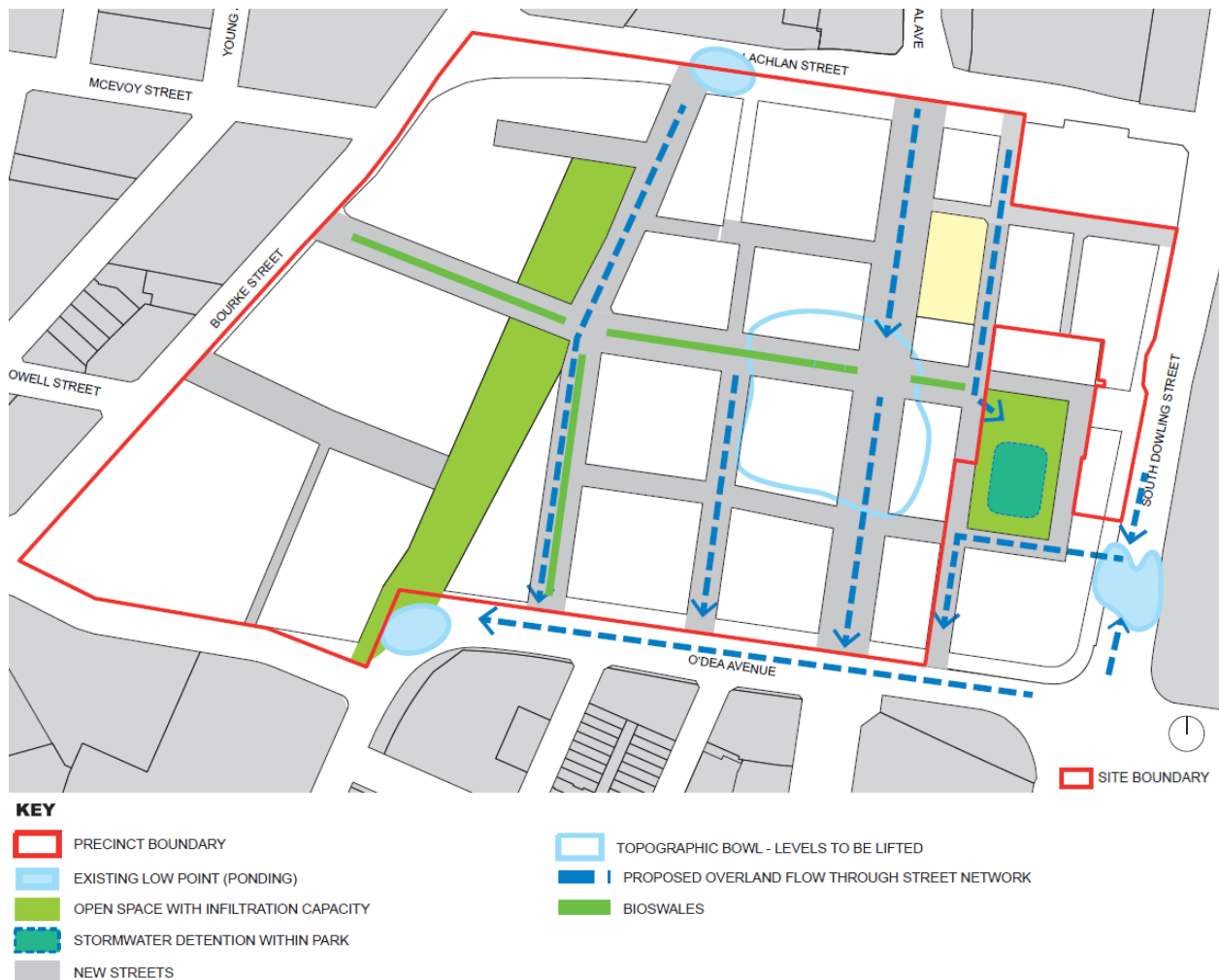


Figure 5.5.17: Lachlan Precinct Stormwater Management

5.6 Built Form

Objectives

- Achieve a range of building heights across the precinct and within the same street block to create variety and encourage different architectural styles.
- Ensure that building form and scale are varied and contribute to the physical definition of the existing and proposed street network and the hierarchy of public and semi-public spaces and streets.
- Achieve variety in architectural design and character across large developments to provide a fine grain which enriches and enlivens the public realm.
- Ensure good solar access to apartments, public and private open space and public streets.
- Create visual connections and physical links between the public and private domain to reduce the effects of visual enclosure and to help activate spaces.
- Achieve a range of dwelling types that respond to diverse demographics, provide accommodation choice and are flexible in layout so as to be adaptable to the needs of different users.

- (g) Ensure building typology and location of vehicular entries respond to the hierarchy of streets.
- (h) Create strategically located activity strips which encourage social interaction and provide focal points.
- (i) Ensure the use of high quality façade design and finishes throughout, but in particular where development is highly visible or of large scale.
- (j) Ensure excellent and varied design through the use of competitive design processes for large or prominent developments.
- (k) Maximise opportunities to incorporate the principles of ecologically sustainable development in the design of buildings.

5.6.1 Floor Space Ratio

Controls

- (1) The maximum scale and overall density of development is to be consistent with Map 6: Floor Space Ratio.
- (2) The base Floor Space Ratio of 1.5:1 may only be exceeded where:
 - (a) development provides material public benefit to the satisfaction of the Consent Authority as identified in this DCP, including works and land dedications for roads, landscaped setbacks, open space and drainage/flood mitigation; and
 - (b) landholdings are amalgamated, in accordance with Map 18: Lachlan Precinct – Required Land Amalgamation, or an alternative land amalgamation pattern which is supported by an urban design study demonstrating that the objectives of this DCP and the NSW Residential Flat Design Code can still be satisfied.
- (3) The Consent Authority may grant consent for development that exceeds the maximum Floor Space Ratio permitted in Map 6: Floor Space Ratio by up to 10% provided that:
 - (a) a competitive design process has been held and the resulting development is deemed to have demonstrated design excellence in accordance with the provisions in 5.6.3 Design Excellence; and
 - (b) the development satisfies the objectives of this DCP and the NSW Residential Flat Design Code.
- (4) Where a development proposes commercial and/or retail uses only, a higher Floor Space Ratio may be achievable generally within the same building envelopes shown in Map 19: Lachlan Precinct – Built Form, up to a maximum 2.5:1 FSR. For the purposes of this Clause, mixed use developments which propose commercial and/or retail in combination with residential are not eligible for a prorated amount of additional floor space available under this Clause.

5.6.2 Building Height

Controls

- (1) Building heights are to be in accordance with:
- (a) Map 19: Lachlan Precinct – Built Form;
 - (b) Table 5.6.1, which shows the equivalent height in storeys for commercial buildings where commercial uses only are proposed on a site; and
 - (c) Tables 5.6.2 and 5.6.3, which show the relationship between height of buildings in storeys and height in metres, including and excluding building services.

<i>Maximum mixed use / residential height in storeys (as noted on Map 19)</i>	<i>Equivalent maximum commercial height in storeys</i>
2	2
4	4
5	5
6	5
7	6
8	7
20	17

Table 5.6.1: Maximum height in storeys for commercial buildings

Mixed use/residential building height (above flood planning level)		
<i>Use</i>	<i>Storey height (floor to floor)</i>	<i>Minimum floor to ceiling height</i>
Ground floor commercial or retail	4.2m	3.6m
Ground floor residential (adaptable)	3.7m	3.3m
First floor adaptable commercial/residential	3.7m	3.3m
Residential floors above first floor	3.1m	2.7m
Transfer structure at a floor where there is a change in alignment (e.g. an upper level setback)	+0.25m	
Roof, plant, lift overruns etc.	Buildings up to 12 storeys - 3m Buildings greater than 12 storeys - 6m	
Green roofs	Additional height will be permitted to allow balustrades and access lift overruns etc.	

Table 5.6.2: Storey heights for residential mixed use buildings

Commercial building height (above flood planning level)

<i>Use</i>	<i>Storey height (floor to floor)</i>	<i>Minimum floor to ceiling height</i>
Ground floor commercial or retail	4.2m	3.6m
Upper commercial levels	3.6-3.8m	3.0m
Transfer structure at a floor where there is a change in alignment (eg. an upper level setback)	+0.25m	
Roof, plant, lift overruns etc.	Buildings up to 10 storeys – 4.5m Buildings greater than 10 storeys - 6m	
Green roofs	Additional height will be permitted to allow balustrades and access lift overruns etc.	

Table 5.6.3: Storey heights for commercial buildings

- (2) Distribution of building height across the precinct is to respond to the following key principles:
- (a) the proportion of on-site public domain provision and equity of development capacity across landholdings;
 - (b) street hierarchy and width, with higher buildings on the main arterial and connector streets;
 - (c) street and building orientation, seeking to maximise northern light to public domain;
 - (d) variety within street blocks and across the precinct;
 - (e) proximity of open space, seeking to capitalise on amenity and space created by precinct parks;
 - (f) separation of tower forms to prevent regimented clustering, both within the precinct and in the context of neighbouring precincts; and
 - (g) a general limit of 7-8 storeys or less, with a maximum six storey street frontage height, to secure an appropriate pedestrian scale.
- (3) In general:
- (a) medium-rise buildings of 7-8 storeys are acceptable where these taller elements are counter-balanced with lower buildings of 4-6 storeys within the same street block and where the building scale is appropriate in the street hierarchy.
 - (b) low-rise buildings of up to 4 storeys are to be located fronting east-west streets to reinforce the pedestrian scale of these lower-order, more local streets and to achieve good levels of solar access to the public domain.
- (4) Any building of 9 storeys or more will trigger the requirement for a competitive design process. Achieving this nominated height is dependent on achieving design excellence in accordance with the provisions in 5.6.3 Design Excellence for each affected street block.
- (5) Towers of up to 20 storeys are permitted in the locations shown in Map 19: Lachlan Precinct – Built Form to reflect significant provision of precinct infrastructure and facilitate lower building heights on the remainder of the affected

landholdings. Achieving this nominated height is dependent on achieving design excellence in accordance with the provisions in 5.6.3 Design Excellence for each affected street block. If design excellence is not demonstrated, a reduction in tower height commensurate to the Floor Space Ratio shown in Map 6: Floor Space Ratio is required.

- (6) The Consent Authority may grant consent for development that varies the building heights shown in Map 19: Lachlan Precinct – Built Form following consideration of:
- (a) meeting the general environmental performance provisions and built form objectives of this DCP;
 - (b) achieving variety in building height and scale within street blocks and across the precinct;
 - (c) the prevailing scale of the streetscape and the adjacent public domain;
 - (d) the public domain improvements achieved;
 - (e) the cumulative reduction of solar access to the development site and surrounding blocks and public domain;
 - (f) amalgamating landholdings, where necessary, in accordance with Map 18: Lachlan Precinct – Required Land Amalgamation; and
 - (g) demonstrating design excellence in accordance with the provisions in 5.6.3 Design Excellence, if pursuing additional Floor Space Ratio under Clause 5.6.1(3) or building height of 9 storeys or more, and if the variations in height are first shown to be acceptable via an approved Design Excellence Strategy in accordance with Clause 5.6.3(5).

5.6.3 Design Excellence

Controls

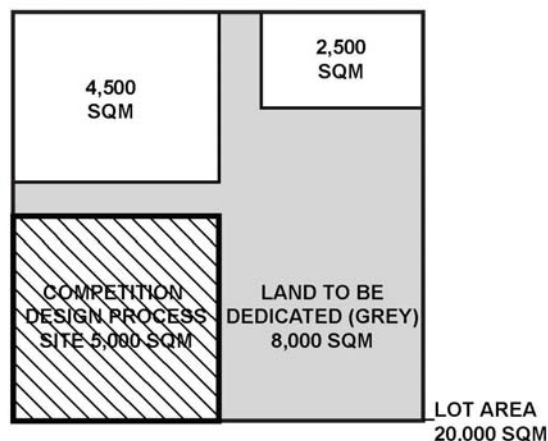
- (1) To exhibit design excellence, a development is to demonstrate:
- (a) a high standard of architectural design, materials and detailing appropriate to the building type and location;
 - (b) a form and external appearance that will improve the quality and amenity of the public domain;
 - (c) that the following matters have been appropriately addressed:
 - i) existing and proposed uses and use mix
 - ii) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form
 - iii) bulk, massing and modulation of buildings
 - iv) street frontage heights and streetscape constraints
 - v) environmental impacts such as solar access, overshadowing, visual and acoustic privacy, wind, odour, noise and reflectivity
 - vi) the achievement of the principles of ecologically sustainable development

- vii) pedestrian, cycle, vehicular and service access and circulation requirements
 - viii) impact on, and any proposed improvements to, the public domain
 - ix) appropriate ground level public domain interfaces
 - x) excellence and integration of landscape design; and
- (d) that the design of the development is the result of a competitive design process, defined as an architectural design competition or the preparation of design alternatives on a competitive basis; and
- (e) that the competitive design process is to be undertaken in accordance with the City of Sydney's Competitive Design Policy as it applies from time to time.
- (2) A competitive design process must be undertaken where a street block is to include a 20 storey tower as shown in Map 19: Lachlan Precinct – Built Form.
- (3) Each competitive design process is to be limited to a single street block, or part thereof if the street block comprises more than one landholding.
- (4) The potential additional floor space awarded for the competitive design process(es) under Clause 5.6.1(3) is proportional to the percentage of the total landholding covered by each competitive process, excluding any land to be dedicated for streets and open space.

Additional floor space bonus (%) = Competitive design process site area / (Lot area – Land to be dedicated area) x 10

For example, if a competitive design process covers half the developable site area, then the maximum additional floor space for that development will be up to 5%.

A further example is shown below:



A competitive design process undertaken on the hatched site would result in a maximum floor space bonus of up to:

$$5,000\text{sqm} / (20,000\text{sqm} - 8,000\text{sqm}) \times 10 = 4.17\% \text{ floor space bonus}$$

If the maximum Floor Space Ratio in Map 6 is 2.0:1, the total bonus floor space available via this competitive design process is:

The lot area x the FSR control x the floor space bonus (%), or:

$$20,000 \times 2.0 \times 4.17\% = 1,668\text{sqm bonus floor space}$$

- (5) The competitive design process is to be undertaken in accordance with a Design Excellence Strategy approved by Council as part of an associated site-specific DCP or concepts stage development application (Stage 1 Development Application).
- (6) The competitive design process is to be undertaken before the detailed Stage 2 Development Application is submitted.
- (7) The Design Excellence Strategy is to define:
 - (a) the location and extent of each competitive design process;
 - (b) the type of competitive design process(es) to be undertaken: an open or invited architectural design competition or competitive design alternatives;
 - (c) the number of designers involved in the process(es);
 - (d) how fine grain character and architectural design variety is to be achieved across large sites;
 - (e) options for distributing any additional floor space which may be granted by the consent authority for demonstrating design excellence through a competitive design process; and
 - (f) the target benchmarks for ecologically sustainable development.

5.6.4 Building Form and Design

Controls

- (1) Tall buildings of 9 storeys or over are to be designed as 'slender form' with a maximum floorplate of 750sqm including balconies.
- (2) Buildings of 10 storeys or above are to be separated from other buildings of 10 storeys or above by a minimum of 60m.
- (3) The preferred built form layout is presented in Map 19: Lachlan Precinct – Built Form. The building envelopes respond to the following key layout principles:
 - (a) buildings addressing streets, aligned with streets and responding to street hierarchy;
 - (b) variety in building layout for visual interest, modulated building bulk, achievement of maximum floor space ratio, and maximising solar access;
 - (c) building separation for visual privacy; and
 - (d) variety in building types including showroom uses along South Dowling Street and retail/café uses along the Archibald Avenue activity strip.
- (4) The building envelopes shown in Map 19: Lachlan Precinct – Built Form for the street block bounded by Gadigal Avenue, Archibald Avenue, Amelia Street and Hatbox Place may be further refined to appropriately respond to the four street block frontages and the interface with Wulaba Park. In addition to the key principles in 5.6.4(3) above, the built form on this street block is to:
 - (a) define the park edge with built form up to 6 storeys, with potential for two additional storeys if well set back and creating no further overshadowing to the park;
 - (b) provide a safe and active ground floor interface with Amelia Street; and

- (c) provide surveillance of the park from residential or commercial uses on upper storeys.
- (5) The building envelope shown in Map 19: Lachlan Precinct – Built Form for the street block to the south of Dyuralya Park may be further refined to:
 - (a) provide a safe and active ground floor interface with Gadigal Avenue, Archibald Avenue and Dyuralya Park; and
 - (b) provide surveillance of the park from residential or commercial uses on upper storeys.
- (6) All buildings are to be designed to comply with the primary and secondary setbacks in Map 20: Lachlan Precinct – Setbacks, where:
 - (a) primary setback is the setback between the public domain/street site boundary and the front alignment of the building; and
 - (b) secondary setback is the additional setback above the street frontage height.
- (7) The design treatment of primary setbacks is to be appropriate to the proposed use of the adjacent building(s).
- (8) A 3m by 3m chamfered setback, as shown in Figure 5.6.1, must be provided from the site boundary at the ground and first floors at the intersection of streets to ensure adequate sightlines.

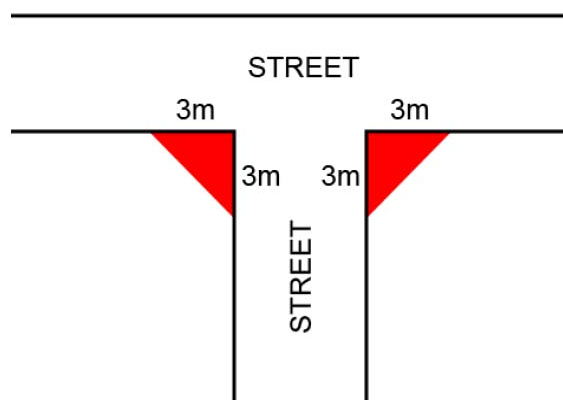


Figure 5.6.1: Minimum chamfered setback

- (9) Building types are to generally comply with Map 21: Lachlan Precinct – Uses and are to be designed appropriately. The Consent Authority may consider alternative uses consistent with the zoning of the site. Residential uses are not to be located at ground floor along the South Dowling Street and Lachlan Street frontages and along Gadigal and Archibald Avenues.
- (10) The Archibald Avenue activity strip is to have:
 - (a) a vibrant streetscape and a range of street level activities, avoiding vehicular entries to buildings and footpath crossings;
 - (b) built form that is designed to reinforce the pedestrian scale and achieve good levels of solar access to the public domain; and
 - (c) generous footpaths for outdoor café seating, particularly to the southern side, and high quality landscaping.

- (11) Development within street blocks is to vary in size, height and architectural expression, with a variety of facades, articulation, massing and character so that the street block presents as a group of buildings rather than a singular architectural design or building.
- (12) To achieve architectural diversity and interest in the architectural character of the precinct, buildings that are located adjacent to or opposite one another are not to be similar in design.
- (13) Each street façade is to be articulated into smaller elements at a scale or grain that reflects:
 - (a) the use of the building and the various components of the building;
 - (b) the location of the building, or that part of the building relative to pedestrian or outdoor recreation activity; and
 - (c) the details and building elements including building entries, ground floor, lower floors, top floor and roof.
- (14) Buildings in excess of 40m long must be designed with at least two distinct building components, each of which is to have its own architectural character and not exceed 25m in length, as illustrated in Figure 5.6.2.

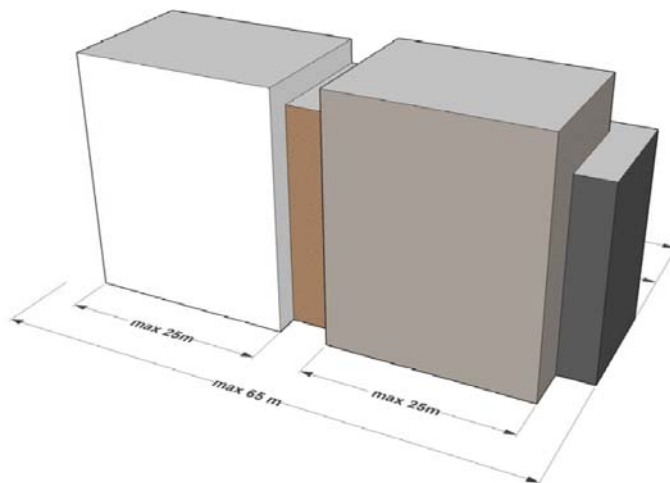


Figure 5.6.2: Distinct building components

- (15) Buildings less than or equal to 40m in length may have a single architectural character provided that the façade elements establish a fine grain vertical and horizontal articulation (rhythm and scale), as illustrated in Figure 5.6.3.

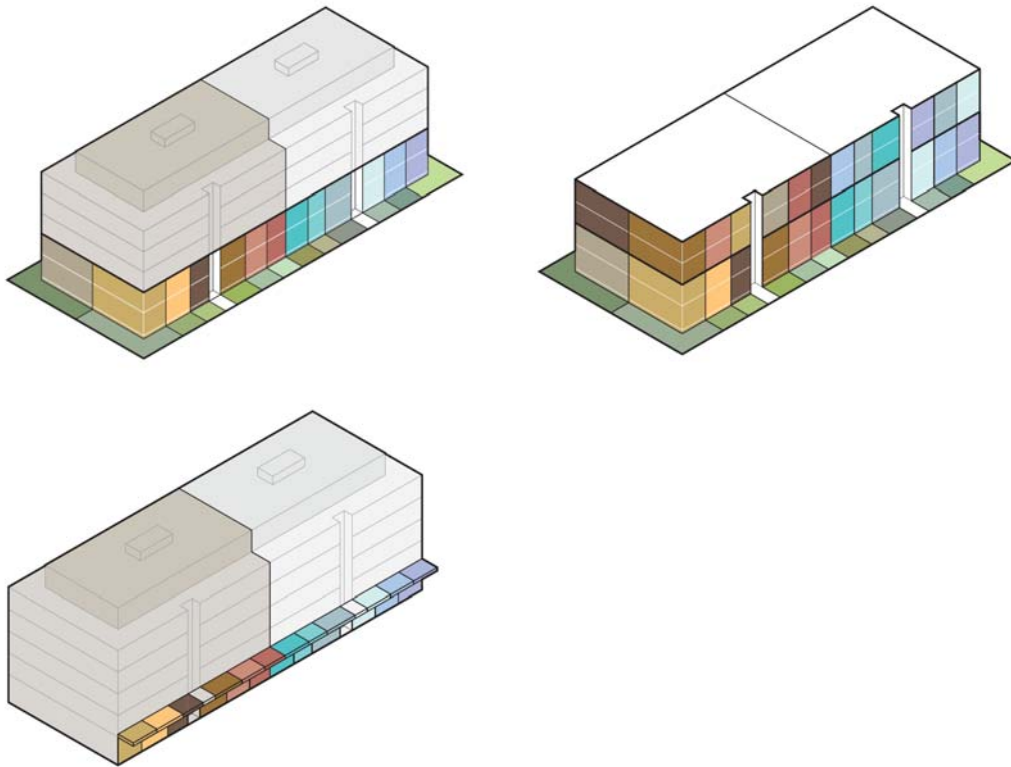


Figure 5.6.3: Establishing a ‘fine grain’ through vertical and horizontal articulation

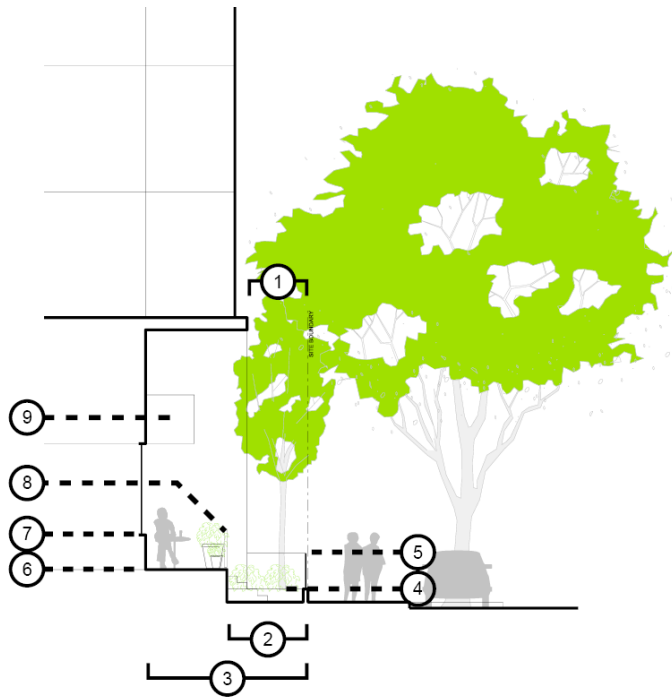
- (16) Groups of dwellings served by the same vertical circulation lift or stair are to be designed as a distinct ‘building component’. Generally for buildings up to 8 storeys high, these groups must not exceed 25 dwellings per core.
- (17) Frontages are to be activated through use, the inclusion of multiple entries and through detailing and materials. Individual entries to ground floor apartments facing a street or through-site link are to be maximised. The maximum length of blank street frontage façades is not to exceed 5m.
- (18) Where active edges are nominated in Map 20: Lachlan Precinct – Setbacks, party walls may be required to separate buildings.
- (19) Retail active frontages are to have a:
 - (a) glazing line adjacent to the public domain – recessed entries may be appropriate to provide for a traditional style shopfront; and
 - (b) minimum of 15 tenancy entrances per 100m.
- (20) Solid non-transparent roller shutters are not permitted externally. Where security grills or screens are required, they are to be installed at least 1m behind the glazing line and of lattice design with an openness to allow viewing of the interior and internal lighting to spill on to the footpath.
- (21) Continuous awnings are to be provided above retail uses. Awnings over entries are to be provided for commercial uses.
- (22) To ensure good levels of residential amenity throughout the precinct, any departure from the NSW Residential Flat Design Code solar access guidelines is to be appropriately justified.

- (23) In addition to NSW Residential Flat Design Code requirements for private communal open space, inclusion of green roofs should be explored for all development less than 25m above ground level in accordance with the City's Green Roofs Policy as it applies from time to time, particularly where high quality private communal open space may be constrained at ground level by overshadowing.
- (24) Public art is to be provided for visual interest and cultural appreciation, in accordance with the City of Sydney's Public Art in Private Developments Guidelines and the City of Sydney's Public Art Policy and Strategy as they apply from time to time.
- (25) A detailed Public Art Strategy is to be submitted with a site specific DCP or a Stage 1 development application.

5.6.5 Typical Ground Floor Condition for Residential Flat Buildings

Controls

- (1) Further to Clause 5.6.4(4), ground floor residential uses are to be provided with a minimum:
 - (a) 1.5m primary building setback;
 - (b) 4m setback from the site boundary to the glass line enclosing the internal space at the ground and first floors; and
 - (c) 2.0m wide deep soil landscape setback as a private front garden. The garden may be located above the street level in accordance with Clause 5.6.7(2) and (3).
- (2) Ground floor private open space located facing the street is to be designed as a compact deck up to 2.0m deep.
- (3) The level established for the ground floor is to offer a combination of privacy and passive surveillance and is to be cognisant of the requirements of Clauses 5.6.7(1)-(5) regarding development levels.
- (4) Sills or opaque treatments are to be provided to ground floor windows to at least 0.8m above ground floor level to provide privacy.
- (5) Dwellings on the ground floor facing the street are to have individual entries from the street.
- (6) Balustrades to ground floor decks are to be predominantly open, with preference for contemporary steel palisade types.
- (7) A predominantly open contemporary steel palisade fence up to a maximum of 1.4m high is to be located on the site boundary.
- (8) The size of first floor balconies is to be minimised to ensure adequate light reaches ground floor living areas.
- (9) Council has a strong preference for ground level apartments to be designed in a manner similar to 2 storey terrace houses, including framing fin walls to delineate individual dwellings.



KEY

1. Primary building setback, clear full height – min. 1.5m
2. Deep soil landscape planting area – min. 2m
3. Setback from the site boundary to the glass line – min. 4m
4. Private front garden, landscape bed – 2m wide
5. Site boundary fence – max. 1.4m high
6. Ground floor level – to step with the street and be set in accordance with Development Levels
Clauses 5.6.7(1)-(5)
7. Sills or opaque treatments to ground floor windows – min. 0.8m above ground floor level
8. Balustrade to ground floor deck – predominantly open
9. First floor balcony – optional

Figure 5.6.4: Typical residential ground and first floor relationship to the street

5.6.6 Acoustic and Visual Privacy

For the purposes of defining adequate levels of acoustic amenity for residential development, reference is to be made to Clause 102(3) of the Infrastructure State Environmental Planning Policy.

- (1) Dwellings are to be constructed so that the repeatable maximum LAeq (1 hour) level does not exceed:
 - (a) for closed windows and doors:
 - i) bedrooms (10pm-7am), 35dB; and
 - ii) main living area (24 hours), 40dB.
 - (b) for open windows and doors:
 - i) bedrooms (10pm-7am), 45dB; and
 - ii) main living area (24 hours), 55dB.
- (2) The levels above are to include the combined measured level of noise from both external sources and the ventilation system operating normally.

(3) For areas with predominantly non-residential ground level uses, or with a nominated active frontage, or sites with a frontage to a busy road (carrying more than 20,000 vehicles per day):

(a) residential uses with a floor level located within 10m of the ground level with good access to daylight (where the angle from a horizontal plane to obstructions of the sky* is less than 30 degrees) must:

- i) have a minimum 65% solid masonry street frontage (including balustrade); and
- ii) incorporate a sun-room behind the street frontage with a minimum clear depth of 1.2m to:
 - a. attenuate noise by providing fully retractable glazed screens at the street frontage alignment that when closed create a full acoustic seal (and reasonable acoustic amenity in habitable spaces); and
 - b. ensure visual privacy by providing fully retractable privacy screens at the street frontage alignment.

Note: The two sets of screens must operate independently.

The sunroom is to be included in any calculations of gross floor area but is not to be considered as a habitable room.

*See Figure 5.6.7

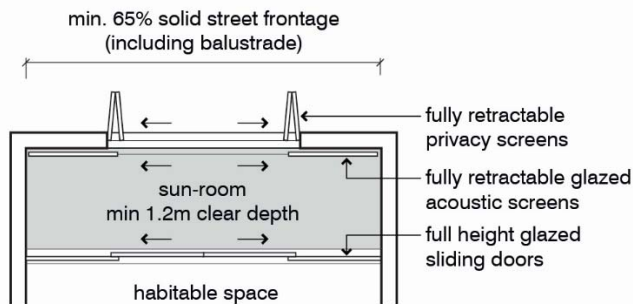


Figure 5.6.5: Acoustic and visual privacy treatment for residential units with good access to daylight

(b) Residential uses with a floor level located within 10m of the ground level with limited access to daylight (where the angle from a horizontal plane to obstructions of the sky* is greater than 30 degrees) must:

- i) have a minimum 50% solid masonry street frontage (including balustrade);
- ii) not include any external horizontal projections above residential windows that block access to daylight (for example balconies);
- iii) provide exterior windows at the streets frontage alignment that when closed create a full acoustic seal and provide adequate acoustic amenity; and
- iv) provide visual privacy with fully retractable privacy screens at the street frontage alignment.

Note: The two sets of screens must operate independently.

*See Figure 5.6.7

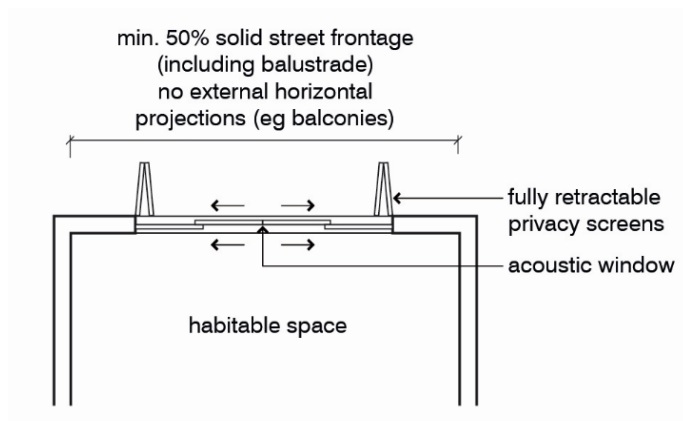


Figure 5.6.6: Acoustic and visual privacy treatment for residential units with limited access to daylight

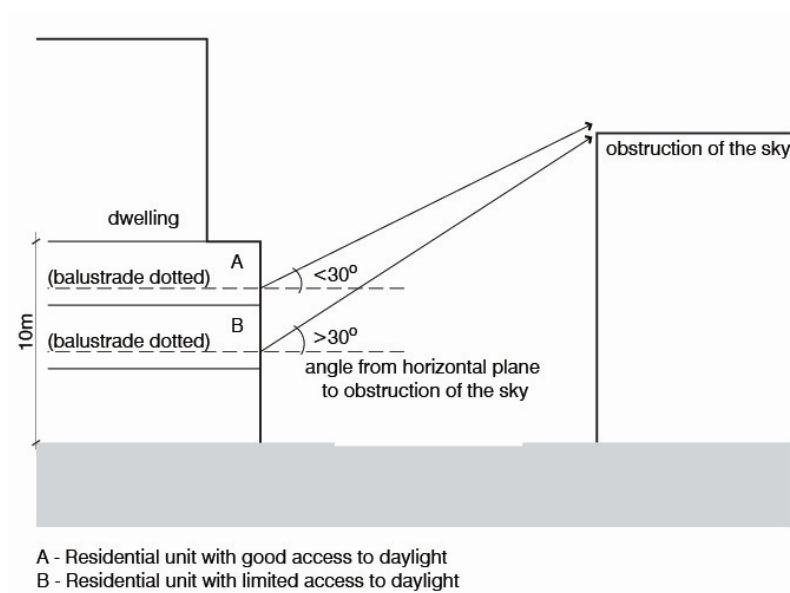


Figure 5.6.7: Angle from horizontal plane to obstruction of the sky

5.6.7 Development Levels

Controls

- (1) Development levels for buildings and public domain are to be set by the Australian Height Datum Reduced Levels (RLs) to be supplied by Council.
- (2) Public domain and street blocks are to be graded appropriately between the supplied RLs across the topography of a site to the satisfaction of Council. The ground floor level of any building is to be as close as possible to the ground level of the adjacent public domain at any point.
- (3) Except where required to achieve a minimum freeboard above the Flood Planning Level, the maximum height in metres of the ground level above the adjacent public domain is to be 1m for residential uses. Retail uses along the Archibald Avenue activity strip are to be located at ground level, with underground stormwater infrastructure designed to capture the 1 in 100 year flood. Elsewhere in the precinct retail uses are to be no more than 0.15m above the adjacent public domain.

- (4) Where the adjacent public domain slopes, ground floor levels should step to maintain an optimal relationship to the street.
- (5) The Flood Planning Level should be determined at least every 25m along each frontage to avoid ground floor levels being set excessively high relative to the level of the public domain on sloping sites.
- (6) Ramps and steps to provide access up to ground level are not to be provided within the public domain.

5.6.8 Parking and Access

Controls

- (1) Vehicular access points for all developments are to be consolidated to minimise disruption to pedestrians. Vehicles are to enter buildings directly from the street and not from breaks between buildings. Driveway crossings and vehicular access points are not permitted along primary routes and within the Archibald Avenue activity strip, and are to be situated instead on lower-order streets, in accordance with Map 17: Lachlan Precinct – Access and Circulation.
- (2) Car parks are to be designed so that vehicles do not queue or reverse across pedestrian crossings or footpaths.
- (3) Vehicular access is to be designed to give priority to pedestrians and bikes by continuing the type of footpath material and grade.
- (4) Vehicle access/egress is to be a single crossing with a maximum width of 3.3m over the footpath, and perpendicular to the kerb alignment, as shown in Figure 5.6.8.

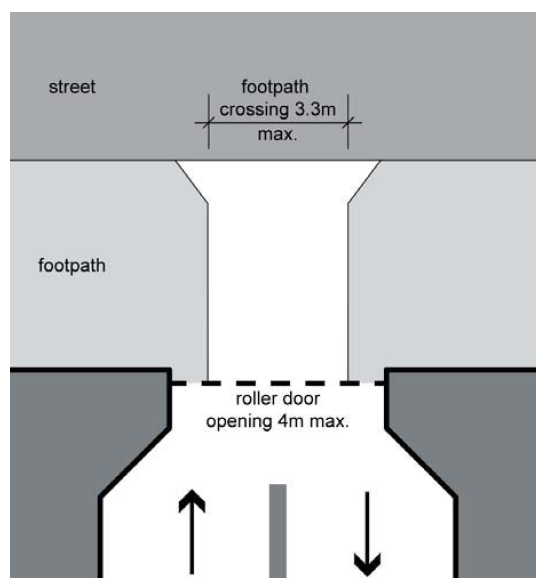


Figure 5.6.8: Vehicle crossing points

- (5) Access is to be designed to avoid reversing movements into or out of a public street for all developments. If necessary, a mechanical turntable may need to be installed to achieve this requirement.
- (6) Access to underground parking is to be designed with consideration to flood levels and impact on the street frontage.

- (7) Parking is to be provided underground and located generally within the extent of the building floorplate above.
- (8) Where the topography of the land or constraints of the water table result in the basement parking level projecting above ground level, it is to be designed to:
 - (a) not project more than 1m above ground or as required to comply with Flood Planning Levels; and
 - (b) achieve an attractive ground level relationship between the building(s) and the public domain, with generous vegetation screening.
- (9) Where below ground parking is significantly constrained by the high water table or where site remediation is environmentally unsustainable, up to one level of on-site parking may be considered above ground within the building floorplate provided that it is:
 - (a) incorporated into the building and screened by other uses; and
 - (b) designed with materials, details, proportions and landscaping to complement the building and adjoining buildings.
- (10) It is in the Consent Authority's discretion whether above ground parking counts towards the gross floor area of a building.
- (11) Given the limited street block dimensions achievable within 52 O'Dea Avenue, the provision of basement parking below the footpath of Gadigal Avenue may be considered by the Consent Authority in connection with redevelopment of site, where:
 - (a) the requirements for parking associated with the proposed development cannot reasonably be met within the maximum extent of the street block, including provision of two basement levels;
 - (b) there is no protrusion or evidence of the car park visible above ground level;
 - (c) a satisfactory arrangement can be made for the provision and maintenance of stormwater infrastructure, street tree pits and private service connections below the street surface; and
 - (d) an acceptable arrangement to separate the public and private stratum can be put in place.
- (12) Design of any parking beneath streets dedicated in stratum is subject to Council's approval.
- (13) Where street blocks are to be delivered across more than one landholding, a shared/integrated basement car parking area with a single vehicular access point is required. The first site to develop is to make provision for shared access, with necessary easement(s) on title, appropriate circulation paths and siting of breakthrough walls.

5.6.9 Staging and Implementation

Controls

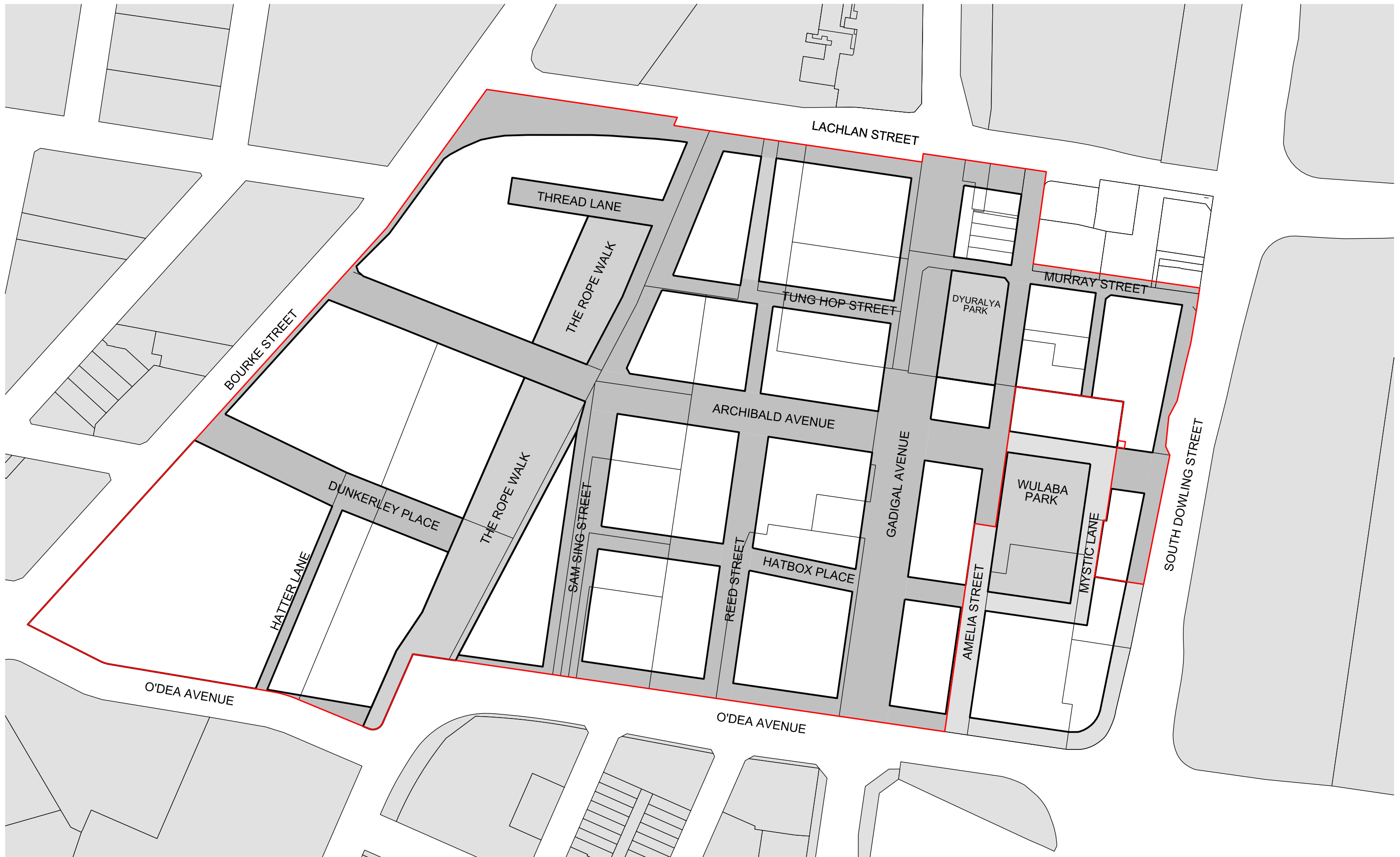
- (1) All sites to be redeveloped are to have a public road frontage and be accessible via a public street.

- (2) An interim alternative street block layout or built form layout may be considered on a site by the Consent Authority to allow for staged redevelopment and/or retention and refurbishment of existing industrial/commercial buildings, provided that:
- (a) the development secures at least some elements of the required public domain infrastructure for that site as identified in this DCP in Map 15: Lachlan Precinct – Public Domain and Local Infrastructure and Map 16: Lachlan Precinct – Public Domain Dedication; and
 - (b) any area of proposed development which impedes the achievement of the public domain infrastructure required for the precinct in Map 15: Lachlan Precinct – Public Domain and Local Infrastructure be of a temporary nature and be conditioned as such; and
 - (c) a strategy outlining a likely development staging plan and delivery sequence for the remaining public domain infrastructure required in Map 15: Lachlan Precinct – Public Domain and Local Infrastructure be submitted to accompany the development application.



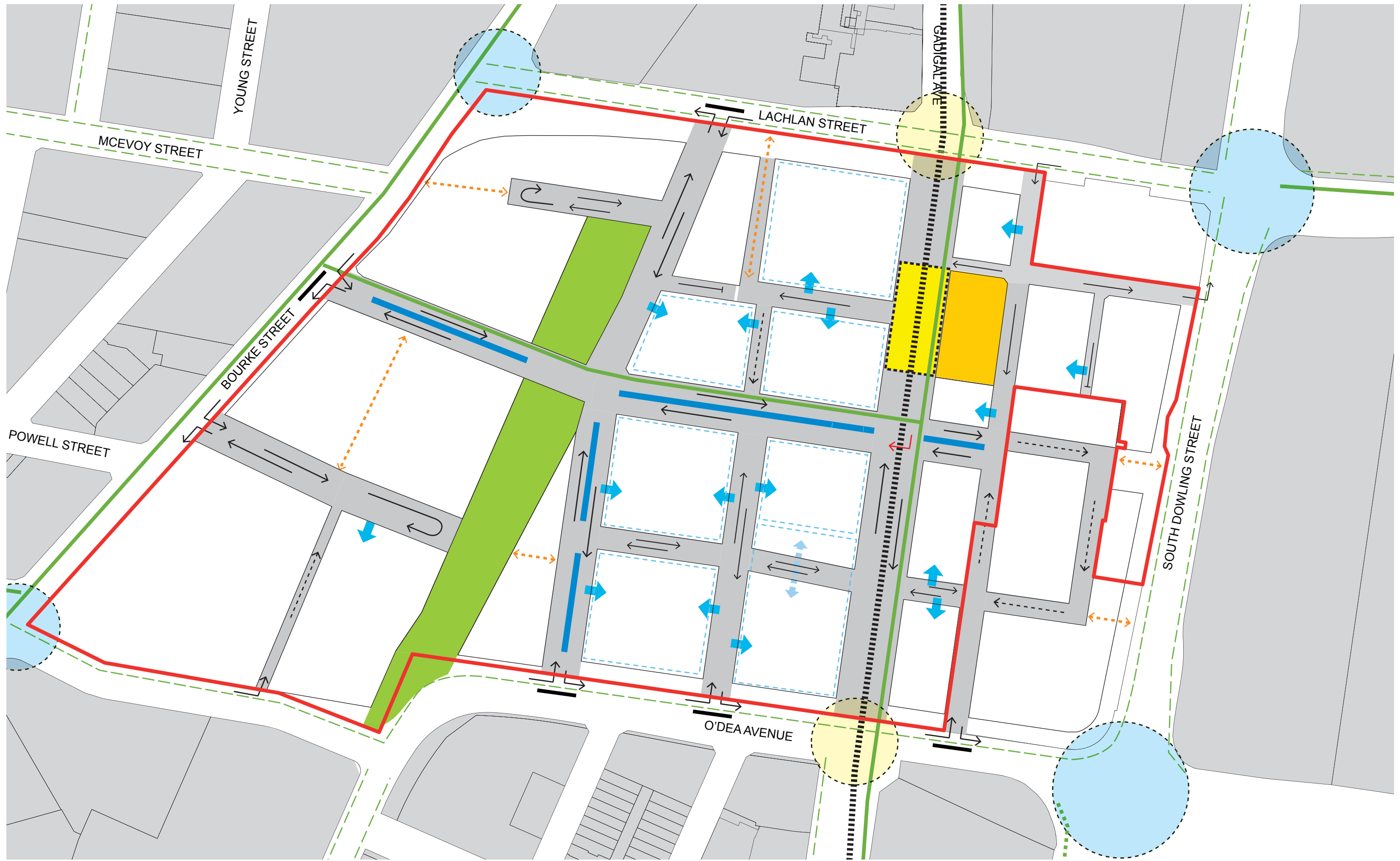
KEY

- | | | | | | |
|--|---------------------------|--|-----------------------------------------|--|---------------------------------------|
| | PRECINCT BOUNDARY | | LOCAL STREET TYPE 2 (17m) | | PARK (THE ROPE WALK) |
| | TRANSPORT CORRIDOR (30m) | | LOCAL STREET TYPE 3 (13m) | | SQUARE (DYURALYA PARK) |
| | MAIN STREET (23.8m) | | LANEWAY / SHARED ZONE | | LANDSCAPE SETBACK |
| | LOCAL STREET TYPE 1 (20m) | | LANEWAY - PEDESTRIAN AND CYCLE ONLY | | EXTENSION OF PARK WITHIN ROAD RESERVE |
| | | | THROUGH-SITE LINK (NO VEHICULAR ACCESS) | | FUTURE ROAD WIDENING |



KEY

- SITE BOUNDARY
- AREA OF PUBLIC DOMAIN TO BE DEDICATED



KEY

PRECINCT BOUNDARY

STREET NETWORK

FUTURE LIGHT RAIL STOP

PUBLIC SPACE ASSOCIATED WITH TRAM STOP

PUBLIC OPEN SPACE

FUTURE LIGHT RAIL

DEDICATED CYCLE LANE

SHARED CYCLEWAY

THROUGH-SITE LINK (PEDESTRIAN AND CYCLE ONLY)

SWALE OR MEDIAN

SHARED SURFACE (INDICATES DIRECTION OF TRAVEL)

VEHICULAR TRAFFIC (INDICATES DIRECTION OF TRAVEL)

INTEGRATED BASEMENT PARKING WITH SHARED ACCESS (ARROW SHOWS ACCESS UNDER STREET)

VEHICULAR ACCESS POINTS

NO RIGHT TURN

LEFT IN / LEFT OUT

MEDIAN

CONTROLLED INTERSECTION

CONTROLLED INTERSECTION - PUBLIC TRANSPORT AHEAD ONLY



KEY

- PRECINCT BOUNDARY
- LOTS REQUIRED TO AMALGAMATE

①

Lot 45 DP624898
Lot 104 DP1172110
Lot 402 DP1177224
Lot 200 DP1175405
Lot 402 DP1177224
Lot 100 DP1172110
Lot 401 DP1177224
Lot 103 DP1172110
Lot 4 DP1169164

②

Lot 21 DP862254
Lot 22 DP862254

③

Lot 12 DP546231
Lot 11 DP530422

④

Lot 10 DP530422
Lot 9 530422

⑤

Lot 1 DP664690
Lot 2 DP317851
Lot 3 DP317851
Lot 1 DP668228

⑥

Lot 18 DP610311
Lot 1 DP606445
Lot 1 DP76985
Lot 4 DP86722
Lot 14 DP80326
Lot 100 DP1171452
Lot 101 DP1171452
Part Lot 17 DP610311 (3 Amelia St)
Part Lot 17 DP610311 (5 Amelia St)

⑦

Lot 1 DP85781
Lot 1 DP88230
Lots 21-32 DP978754



KEY

- PRECINCT BOUNDARY
- PROPOSED STREET BLOCKS
- PROPOSED KEY OPEN SPACE

HEIGHT IN STOREYS

- 1-2 LOW STREET WALL
- 3-4 MEDIUM STREET WALL
- 5-6 HIGH STREET WALL
- 7-8 VERY HIGH STREET WALL
- 9+ TALL BUILDING (TOWER/SLAB)

X Number denotes MAXIMUM height in storeys.
Building envelopes and heights shown represent the maximum FSR achievable without design excellence except for those sites where towers are shown, where a competitive design process is compulsory and where the resultant FSR therefore exceeds 2:1.



KEY

- PRECINCT BOUNDARY
- ZERO PRIMARY SETBACK TO ACTIVE EDGES
(GLAZING ALIGNS WITH SITE BOUNDARY)
- PRIMARY SETBACK 1.5m
- PRIMARY SETBACK 3m
- PRIMARY SETBACK AS NOTED (4m min)
- SECONDARY SETBACK TO UPPER LEVELS 3m
- SECONDARY SETBACK TO UPPER LEVELS 4m
- BUILT FORM ENVELOPES AND SETBACKS IN ACCORDANCE WITH CLAUSE 5.6.4 (4) & (5)



- KEY**
- PRECINCT BOUNDARY
 - RETAIL USES AT GROUND FLOOR (RESIDENTIAL DWELLINGS, COMMERCIAL OR RETAIL USES ABOVE)
 - NON-RESIDENTIAL USES AT GROUND FLOOR (RESIDENTIAL DWELLINGS, COMMERCIAL OR RETAIL USES ABOVE)
 - RESIDENTIAL DWELLINGS, COMMERCIAL OR RETAIL USES