

# Part B: Urban Design Principles

1. Introduction
2. Reinforce and protect City's urban form
3. Enhance the City's urban villages, public spaces and pedestrian networks
4. Design for a sustainable, healthy environment

## 1. INTRODUCTION

The *Strategy for a Sustainable City of South Sydney* identifies the strategic planning context within which development in South Sydney is to take place (Refer to Map 2 – Development context). The goal of the Strategy is:

*“To ensure a sustainable City of South Sydney through the efficient and equitable management and allocation of resources, and to enhance the quality of life and well-being of the local community both now and in the future”*

This DCP develops the broad initiatives of the Strategy by setting out urban design principles that underpin the more detailed planning controls in the DCP.

This Plan seeks to ensure new buildings enhance the sense of place of the City by reinforcing the City's role and its architectural heritage and character, protecting the natural environment and improving generally the quality of the environment for the community. The emphasis is on the need:

- for high quality urban design,
- to enhance the Public Domain, and
- to achieve site responsive design without significant cost penalties, based on the principles for sustainable development.

The aim is to encourage development that contributes to create diverse and attractive neighbourhoods and places where people can live, work, shop and carry out daily activities in a safe and pleasant environment.

The urban design principles are regarded as ‘rules of best practice’. Their use will ensure that development contributes to the character of the City as a whole, and supports and promotes improvements to the Public Domain. All new development must take into account these principles.

The *Urban Design Principles* are:

### **1. Reinforce and protect the City's urban form, including its:**

- setting,
- linear elements, and
- buildings and heritage.

### **2. Enhance the City's urban villages, public spaces and pedestrian networks.**

### **3. Design for a sustainable healthy environment.**

## 2. REINFORCE AND PROTECT THE CITY'S URBAN FORM

### Setting

Protect and enhance significant topographical elements, existing skylines and areas of high visibility that highlight the City's distinctive form.

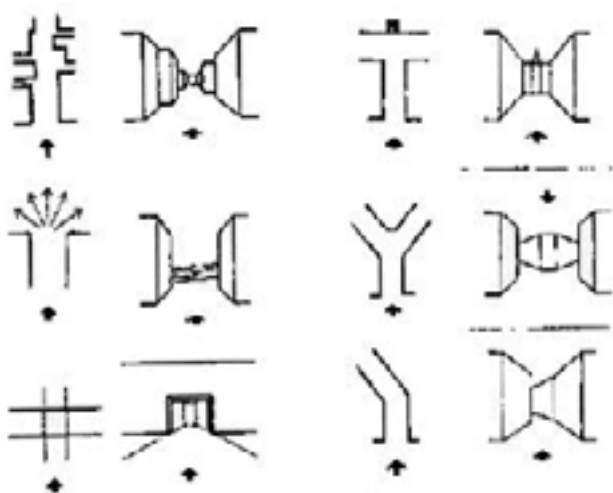
#### Development is to:

- Reinforce the land form and dominant topography of the City, with low rise buildings in low-lying areas, clusters of buildings on the slopes, culminating with taller buildings on the ridgelines.
- Ensure highly visible sites, such as those located along the Kings Cross ridge, King Street and Riley Street are carefully designed to be in scale with the City's setting, reinforcing skyline characteristics as shaped by buildings of:
  - uniform height,
  - variable height,
  - cluster groups, and
  - tower forms.

Ensure existing significant vistas and view corridors are maintained without encroachment.

#### Development is to:

- Not obstruct or encroach on significant view corridors.
- Achieve distinctive building design that terminates vistas and creates picturesque streetscapes.
- Maintain vistas along streets to buildings and places of heritage, architectural or landscape significance.
- Reinstate and enhance existing vistas where possible.
- Enhance the City skyline (silhouette).



Maintain vistas and create picturesque streetscapes.

Reinforce the 'urban' character of the north sector and the 'suburban' character of the south sector.

#### Buildings on the *north sector* are to:

- generally be residential or mixed use,
- incorporate 'fine grain' textures that enhance the historic character;
- create places and streetscapes that are defined and have a sense of enclosure;
- emphasise neighbourhood identity, community life and street living.

#### Buildings on the *south sector* are to:

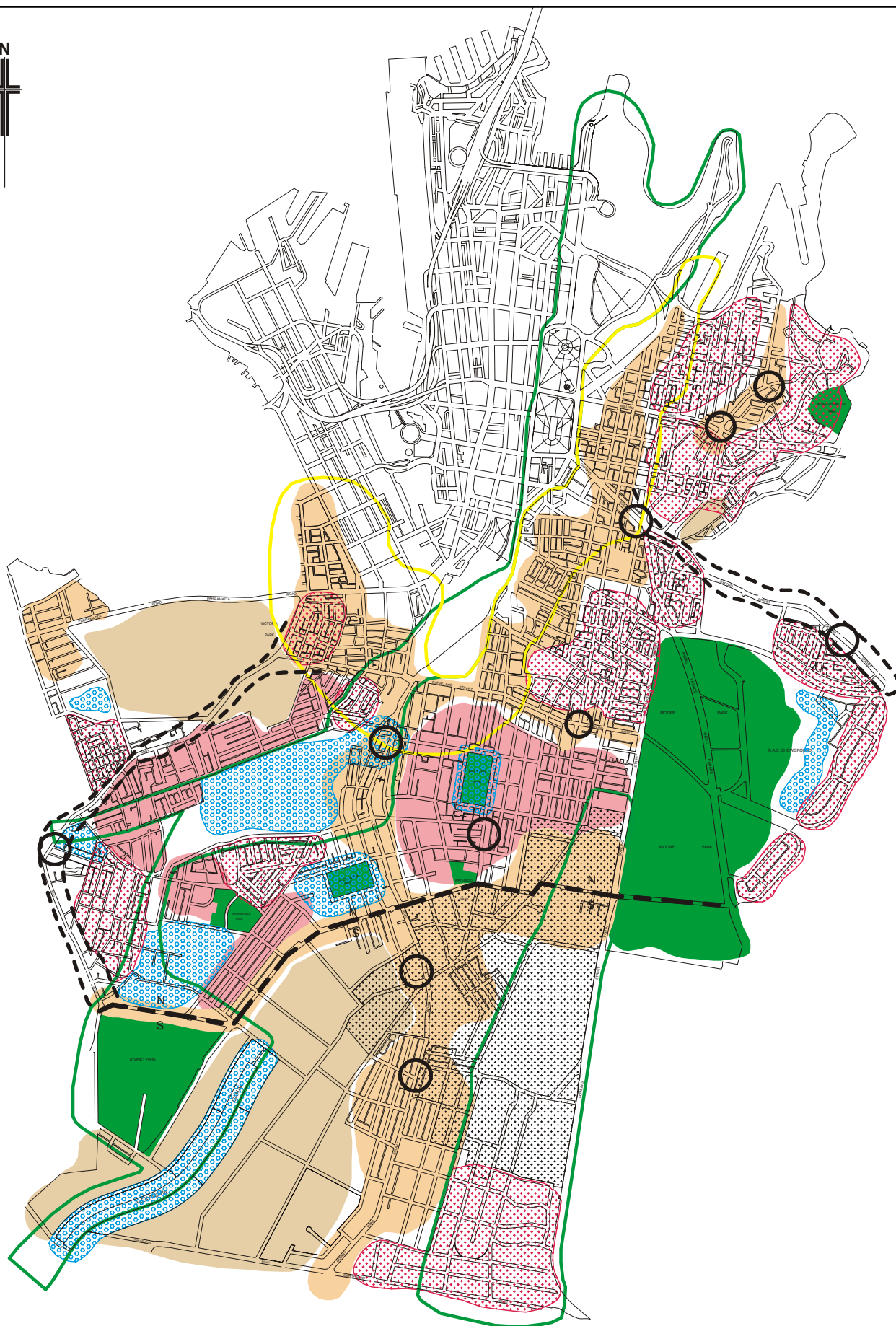
- be 'coarse grain' to meet the functional and technological requirements of modern industrial development;
- be designed in cluster forms with elements such as office areas, plant equipment and machinery architecturally expressed to add visual richness and dramatic accent to the industrial cityscape;
- create new and innovative working and living places; and
- create streetscapes that are suburban in character dominated by landscaped open space and buildings in park like settings.

### Control

Buildings preserve and reinforce specific areas of high visibility, ridgelines and landmark locations including gateways and nodes, maintain and enhance views and vistas from the Public Domain as shown in Map 3.

Council may require 3 dimensional computer simulation drawings from locations selected at the discretion of Council. The drawings are to demonstrate how the development proposal affects the setting of the City.

Note: The dividing streets between the *north* and *south sectors* are Sydney Park Road, Euston Road, McEvoy Street, that part of Bourke Street to the north of McEvoy Street to where it intersects with Lachlan Street, and Lachlan Street.



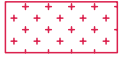
**MAP 2**

Environmental Planning and Assessment Act, 1979

**SOUTH SYDNEY  
DEVELOPMENT CONTROL PLAN  
1997**

**DEVELOPMENT CONTEXT**

## DEVELOPMENT CONTEXT



Residential scale preservation



Urban nodes



Extended mixed use zone



Mixed commercial controls



Local employment zone



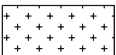
Residential infill using obsolete buildings and sites



Key open space



New growth area around railway stations and on large redevelopment sites



Green Square Urban Design competition area

- Major restructuring plan
- New growth area



Reinforce north/south sectors

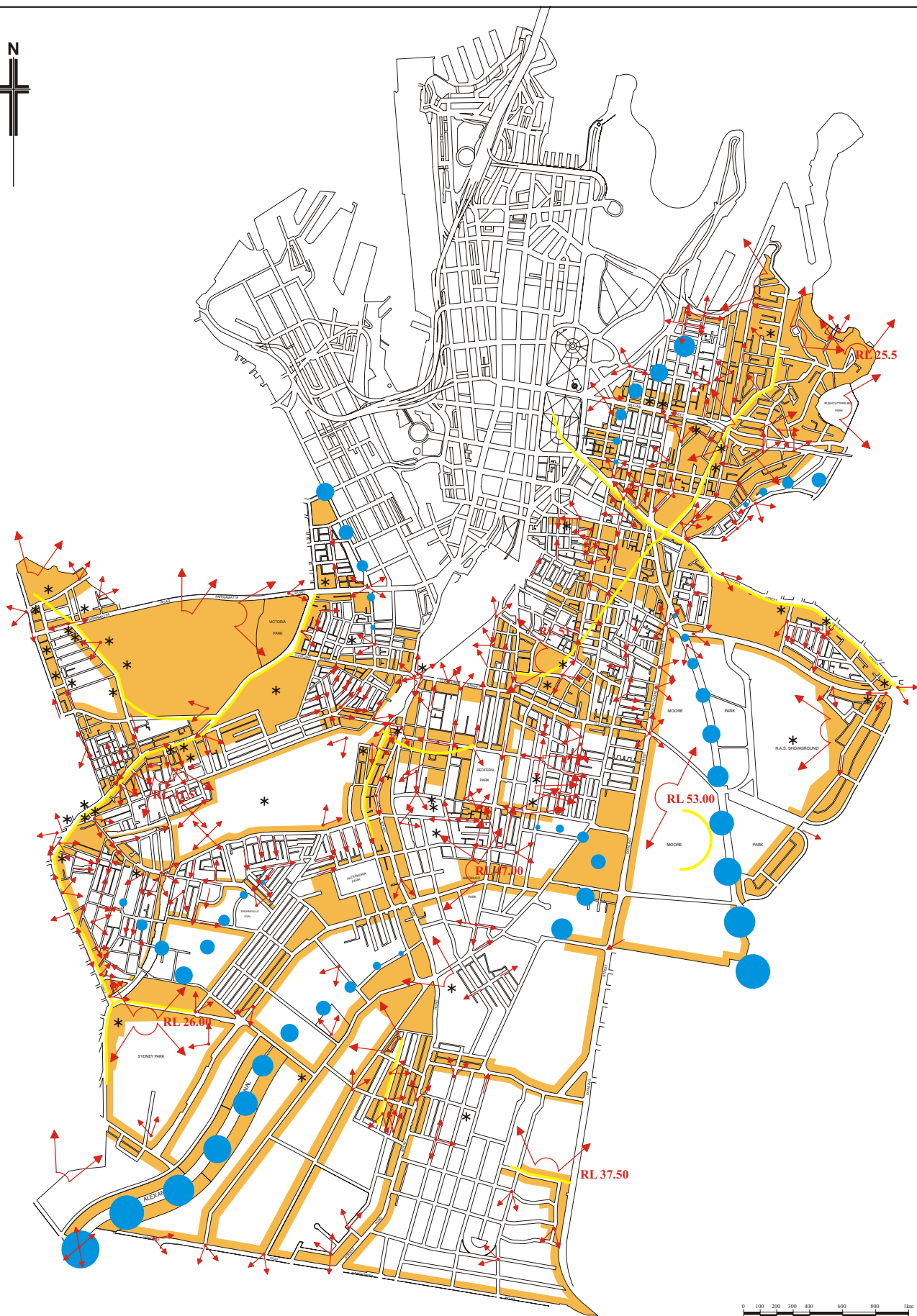


CBD containment controls



Regional open space corridor





**MAP 3**

Environmental Planning and Assessment Act, 1979

**SOUTH SYDNEY  
DEVELOPMENT CONTROL PLAN  
1997**

**SETTINGS**

## SETTINGS

### Areas of high visibility



Height and form of buildings along ridges and key built up areas in Kings Cross, Surry Hills and Redfern/Waterloo needs to be carefully considered in context to the overall urban form of the city.

### Ridges



Buildings response to skyline characteristics of ridge lines typified by:

Variable height – created by clusters of multi-story buildings with no recognisable pattern

Even height – interrupted by punctuations of individual tall buildings or towers

Uniform height – created by buildings of consistent scale

### Valleys



Buildings reinforce the streets and internal spaces (enclosures) to enhance the uniform character and amenity of the environment

### Vantage points and views



Panoramic



Distant



Local



Landmarks

## Linear elements

**Reinforce the block and street pattern of the city and other edge forming elements such as abutting localities of different land uses, the physical boundaries of railway lines, major institutions and major open spaces.**

### Development is to:

- provide a sense of cohesion and continuity to the streetscape;
- address and define streets and public spaces;
- maintain the existing street alignment with minor variation in setback;
- reinforce the predominant scale of the streetscape;
- include mixed uses to create a gradual transition from commercial or industrial to residential;
- enhance the City's urban and natural corridor systems by the use of appropriate landscape treatment such as verges and tree-planting to reinforce precinct edges and the street hierarchy of the city.

### Control

Buildings reinforce existing positive block and street patterns by maintaining and defining street alignments. Developments on large redevelopment sites create new block and street patterns integrated with existing grids.

## Reinforce and extend Regional and Local open space networks including:

- The Regional Open Space System extending from Alexandra Canal into Sydney Park linking Eveleigh and Prince Alfred Park.
- The Regional Open Space System extending from Moore Park, Kensington Golf Links along South Dowling Street, Southern Cross Drive and the wetlands in East Lakes and Kingsford Smith Airport.
- The open space corridor adjacent the banks of Alexandra Canal and along the tributary drainage system.

### Development is to:

- Enclose, enhance and provide pedestrian access to all major parks, having regard to plans of management prepared by Council.
- Create 'green' corridors and boulevards between major open space areas using footpaths, setbacks, easements and median strips for landscaping, to reinforce pedestrian and cycle networks.
- Create a 'park-like' setting in the south sector whereby landscaped open spaces dominate the buildings.
- Ensure development incorporates publicly accessible open spaces and pedestrian paths that are well linked into the surrounding area, to provide a focus for community activities.

### Control

Development reinforces edges and block and street patterns of the City, and provides a variety of accessible open spaces to expand the open space networks, as shown in the Public Domain Improvement Plan.

## Buildings and heritage

**Ensure development ‘fits’ into the streetscape and general character of the area.**

### **Development:**

- is sympathetic to the prevailing height, bulk, scale, design and external appearance of adjacent buildings;
- incorporates predominantly masonry facades with vertical and horizontal proportions and harmonious fenestration patterns;
- adopts richly articulated profiles and roof forms designed to create varied and visually interesting facades;
- is consistent with the alignment of neighbouring buildings;
- creates spaces with a sense of enclosure; and
- creatively responds to important internal vistas of the City.

**Protect the City’s heritage areas including identified conservation areas, heritage items and contributory buildings that combine to create the character of precincts.**

**Development relating to heritage places, buildings or relics, is to observe the following conservation principles:**

- A methodical recognised process is carried out to collect, analyse and assess all culturally significant aspects of a place, building or relic before a decision is made about its future and changes to its fabric.
- Depending on the physical evidence, the conservation plan retains the cultural significance of the place, building or relic by utilising recognised approaches involving either one or a combination of the following strategies:
  - preservation,
  - restoration,
  - reconstruction, and
  - adaptation.
- Conservation is based on a respect for the existing evidence and should involve the least possible physical intervention or change to the existing fabric of a place building or relic.
- The setting of a heritage item, place, building or relic is maintained including its relationship with its surroundings, its form, scale, colour texture and materials.
- The conservation policy should determine which uses are compatible to ensure the preservation of the place, building or relic.
- Make use of traditional specialist skills and building techniques to ensure authenticity.

### **Control**

Development relating to heritage items should adhere to the principles of the Burra Charter for Conservation of Places of Cultural Significance. Development is sympathetic to conservation areas as shown in South Sydney LEP 1998 and the South Sydney Heritage Study.



### 3. ENHANCE THE CITY'S URBAN VILLAGES, PUBLIC SPACES AND PEDESTRIAN NETWORKS

**Ensure development respects, improves and enhances urban village character and identity to promote a safer and more liveable environment with a sense of community spirit and belonging.**

**Development is to:**

**Respect the discipline inherent in the townscape. Buildings are to maintain the visual cohesion of the streetscape taking into account:**

- the site's position in relation to the streetscape;
- the continuity and figural character of the street in terms of use, scale and architectural entity;
- the intrinsic domestic scale, local flavour or the atmosphere of the place;
- local patterns, particularly community meeting places and linkages;
- community values and expectations.

**Create unique places having qualities and attributes that provide a rich experience emerging from development that has:**

- its own identity and a recognisable character;
- an inside and outside with paths linking the place with its surroundings;
- legible elements, patterns and structures according to the function of the building;
- positive spaces with a figural character;
- a variety of activities;
- rich content including diverse architectural detail, colours, texture and style;
- a historical context where appropriate.

**Enhance public spaces by contributing to and creating:**

- landmarks and buildings of civic importance;
- clearly visible arrival points to act as gateways to centres and specific areas with an identifiable character;
- public art;
- thematic tree planting;
- urban spaces that enhance the Public Domain, such as plazas and squares and publicly accessible pedestrian forecourts to buildings;
- promenades, pedestrian links, etc.;
- outdoor activity and street life.

**Incorporate traffic management measures that restrict through traffic and improve pedestrian networks, safety and amenity for local precincts.**

#### Control

Buildings reinforce and enhance the character of the urban villages and help create a variety of urban spaces. Refer to Urban Village areas identified in the Public Domain Improvement Plan and the Urban Villages Map.




## MAP 5

Environmental Planning and Assessment Act, 1979

### SOUTH SYDNEY DEVELOPMENT CONTROL PLAN 1997

#### URBAN VILLAGES

 Urban villages

## 4. DESIGN FOR A SUSTAINABLE, HEALTHY ENVIRONMENT

### Energy efficiency

Ensure new development does not unreasonably reduce the energy efficiency of adjoining buildings.

Use passive and active solar design methods to increase the comfort level of buildings and minimise energy consumption from non-renewable energy sources.

Use ecologically sound building materials that are renewable, energy efficient and can reduce fossil based energy consumption.

### Environmental amenity

Ensure non-residential buildings are designed and specified to reduce their operational impact on adjacent residential areas.

Ensure development does not cause a public nuisance to local residents or pose risk to the locality by way of:

- noise pollution
- traffic movements
- parking demand
- air and water pollution
- waste storage and removal
- storage of dangerous goods
- air handling systems
- site contamination
- working hours.

Provide adequate separation or noise attenuation measures between land uses and activities to minimise noise transmission.

### Stormwater

Use the City's drainage systems and waterways in a more responsible and sustainable manner:

#### Development is to:

- Reduce stormwater runoff and pressure on the stormwater system by on-site detention.
- Ensure integration into the hydrology of the natural system, reduce discharge of pollutants into the stormwater system and reduce erosion and sedimentation.

### Transport

Enhance local pedestrian routes and cycleways connecting with regional networks and linking residential areas, work, shopping and recreation activities and public transport nodes.

Restrict the number of on-site parking spaces having regard to the site's proximity to public transport and other complementary activities.

Design for mixed uses and activities to achieve better integration and accessibility between them.

#### Control

Development is designed for ecological sustainability, is sensitive to and responds to the environmental capacity of the area.