

## 2.1 Site Planning

### 2.1.1 Private and communal open space

#### Objectives

- To ensure that private and communal open space for residential development is useable landscaped open space in the form of gardens, courtyards and roof top terraces.
- To provide communal open space which facilitates social interaction, a sense of community and provides residents with space for active and passive recreational uses.
- To ensure that private and communal open space is safe and secure for residents.
- To provide in communal and private open space the opportunity for reinstating the natural environment, recycling and conservation of resources.

#### Performance criteria

The open space is primarily provided at ground level and is surrounded by buildings to provide a sense of enclosure.

Where open space cannot be provided at ground level, open space in the form of roof-top gardens/terraces may be provided, depending on environmental and amenity considerations.

Open space including roof-top gardens is landscaped and is designed to provide weather protection and enhance the comfort and enjoyment of these spaces.

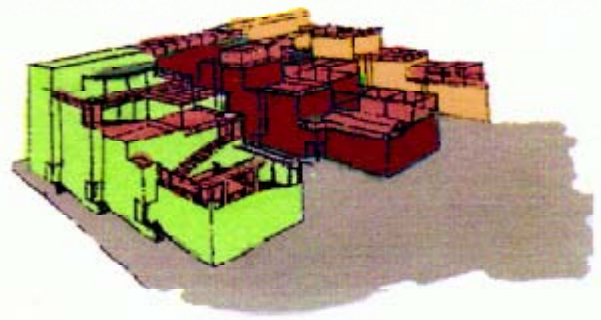
The landscaping of communal open space extends and integrates with the wider open space networks of South Sydney to help restore life-supporting ecosystems.

Communal open space includes a range of facilities such as barbeques, seating, play ground equipment etc.

The design of communal open space allocates areas for composting, community gardening for food growing and facilitates storm water detention and water harvesting.

For residential co-op/low cost housing developments the open space may serve a dual purpose for recreation and parking.

The development maximises casual surveillance of communal open space.



*Generous balconies can enhance outdoor living.*



*High density development can offer a good lifestyle if designed around generous court.*

*Street-fronting courts can offer attractive entry to residential development.*



## Controls

Private and or communal open space is provided at ground level at the following rate per unit:

- 10 m<sup>2</sup> for bedsit units;
- 10 m<sup>2</sup> for 1 bedroom units;
- 12 m<sup>2</sup> for 2 bedroom units; and
- 15 m<sup>2</sup> for 3 bedroom units.

25% of ground level private and or communal open space provided is to be on natural or unexcavated ground level to support vegetation.

Where open space can not be provided at ground level elevated gardens and roof gardens are provided that:

- are landscaped, have shade control devices and are designed to provide recreational facilities where appropriate; and
- remain as common property for the use of all occupants of the building.

Elevated gardens or roof-top open space for communal or private recreation does not exceed 30% of the total open space required.

Communal elevated gardens and roof-top gardens have disabled access.

In addition to the open space requirement per unit type as indicated above, a private balcony or terrace with a minimum area of 8 sq.m and a minimum depth of 2.0 m is provided which is accessible from the living room of each residential unit.

Open space is provided at the rear of the buildings and is an enclosed space which is clearly delineated for private use.

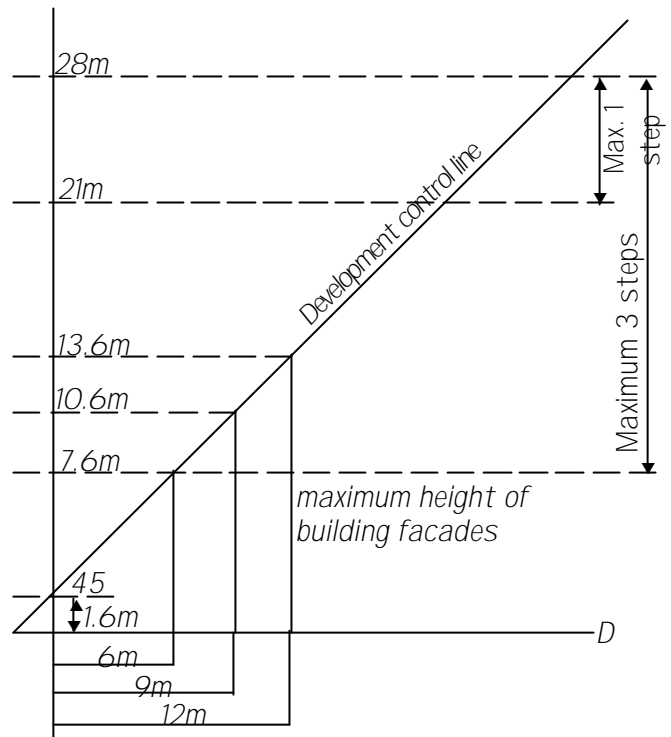
Private courtyards or communal open space provided on or above ground to comply with the minimum size internal courtyard controls as illustrated in Figure F-1.

For conversions of existing warehouse buildings and the like which cover the whole site, open space may be provided:

- by generous internal courtyards or atria, gymnasiums and swimming pools;
- in the roof or in the form of balconies and terraces.

Living areas of units to overlook communal open space, through site links and pathways leading to communal open space areas.

Council may vary the above requirements where landscaped open space at natural ground level at the rate specified in the above controls can not be provided and the developer undertakes improvements to the public domain in the immediate vicinity of the site.



The volume of internal courtyards complies with courtyard formula.

Refer to:

- Part F – 2.4.1 Visual and Aural Privacy, For Residential Flat Buildings.

## 2.1.2 Site facilities

### Objective

To ensure site services and facilities are accessible and designed to blend in with the development and have minimal impact on the streetscape.

### Performance criteria

The development incorporates an adequate garbage storage and recycling area within the site and adjacent to a lane or street frontage and not extending beyond the building alignment.

The garbage storage area has minimal visual impact on the streetscape and is screened and protected by a suitable roof treatment.

A laundry is incorporated into each residential unit or one or more common laundries.

Clothes drying facilities are provided at ground level and/or suitably located to be screened from view. Multi-storey developments include clothes drying facilities in balconies. These facilities:

- are integrated with the building design; and
- do not detrimentally affect the appearance of the building.

Residential units have a single common television/radio antenna which is not visually intrusive to the streetscape.

Satellite dishes are placed in discrete locations and are not visible from a street or public place.

### Controls

**Laundry facilities comply with the Local Government (Approvals) Regulations 1993.**

**One car wash bay per 50 units is provided, and designed to discharge pollutants in environmentally sensitive way, in accordance with Council's Code of Standard Requirements for the Discharge of Stormwater from Private Properties, and Sydney Coastal Council's Stormwater Pollution Control Code for Local Government.**

### Refer to:

- Part E – 1.9 Site Facilities.
- Waste Management Minimisation Fact Sheet: Garbage Storage Areas, Facilities and Receptacles.

## 2.2 Building form and appearance

### 2.2.1 Height and scale

#### Objectives

- To ensure residential buildings are not excessive in scale and match as closely as possible the predominant height of adjoining development.
- To ensure the visual impact of any excess building bulk, relative to the prevailing height of surrounding development and the streetscape, is reduced.
- To ensure that development does not detrimentally affect the amenity of adjacent residential buildings.
- To ensure the public domain is not dominated and overshadowed by excessively bulky buildings.
- To ensure the height and scale of development relates to the topography.

#### Performance criteria

The height of buildings corresponds and forms compatible visual relationships with adjacent buildings and reinforces the topography.

The design of buildings on large developments:

- avoids abrupt excessive differences in scale by creating transitional and intermediate scale elements;
- uses scaling defining devices such as balconies and cornices to relate low-scale buildings to the streetscape;
- takes into account the effect the building has on any heritage item or its setting; and
- uses similar, complex/broken building forms to achieve coherence with the streetscape.

Refer to:

- Part E – 2.2 Floor Space Ratio.
- Part E – Height and Scale.

### 2.2.2 Setbacks

#### Objectives

- To ensure street setbacks maintain the continuity of the street.
- To ensure side and rear setbacks are provided to achieve a reasonable level of amenity for occupants and adjacent properties.
- To ensure setbacks are provided to enhance the Public Domain.

#### Performance criteria

Front setbacks are aligned with adjoining buildings.

Where the alignment of adjoining building varies, the front setback is aligned with one of the adjoining buildings. On large linear facades the building is designed to maintain the continuity with adjacent buildings.

Adequate separation between buildings is provided to minimise any adverse impacts and ensure privacy between buildings and a reasonable level of solar access is achieved.

In streetscapes where buildings are not built to the side boundaries and which do not abut adjacent buildings, setbacks are provided for adequate separation between buildings.

#### Control

**Buildings comply with the Building Envelope limits set by the FSR and Height Control Maps.**

**Controls**

New buildings maintain the alignment of adjacent buildings.

In streetscapes where buildings:

- are not built to the side boundaries; and
- do not abut adjacent walls on existing boundaries and new buildings are proposed to be built at the rear of allotments away from street frontages. Setbacks are provided according to the following formula:

$$S = 3 + \frac{(H1-3)}{4}$$

where S is the setback and H1 is the height less than 30.0

- For walls greater than 30 m. in height, the side and rear setback shall be calculated from the formula

$$S = \frac{9.75 + H2}{6}$$

where S is the setback and H2 is the height of the wall above 30 m.

Some reduction in the setback of a wall may be permitted, where the reduction is less than 50% and is compensated for by the setback of another wall which is greater than that required. Such reduction is dependent on there being no adverse impact on the property adjoining the reduced setback.

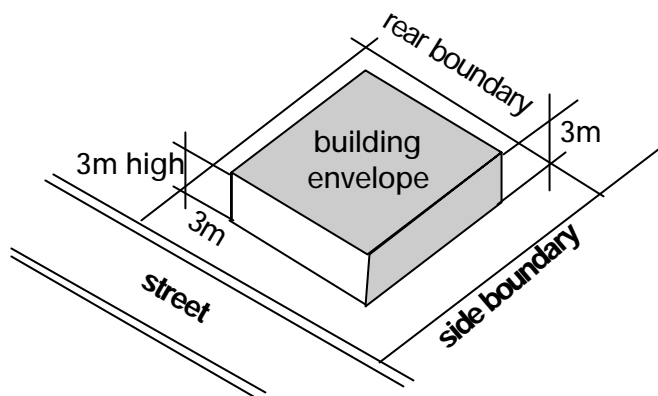
In 'cul-de-sac' allotments and in areas where,

- adjoining buildings are not built to the side boundaries;
- view corridors are to be protected, as in the Kings Cross Peninsula and the Moore Park area; and
- in the south sector of the City where the urban design intent is to create buildings in 'park-like' settings, as identified in Part B: Urban Design Principles.

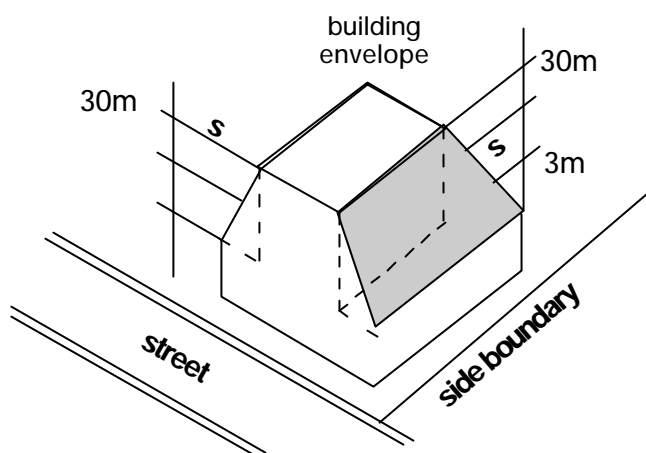
New buildings are set back 12m from the property alignment fronting Rushcutters Park, to preserve the landscaped edge of the park.

Refer to:

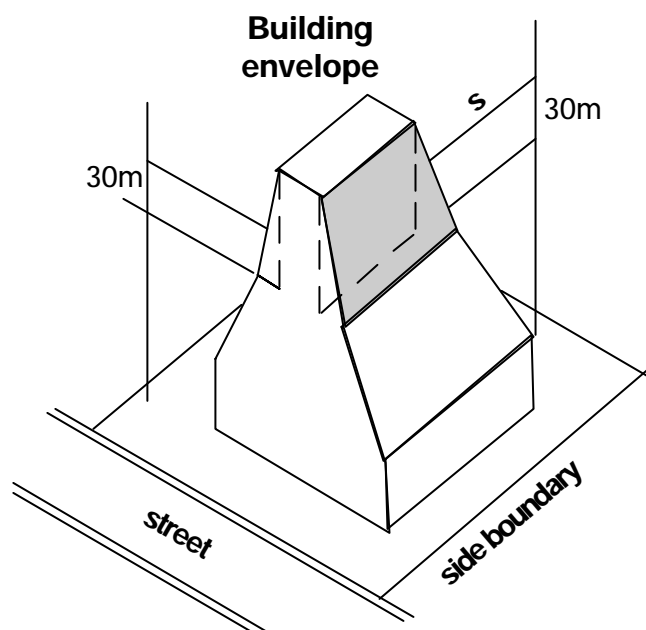
- ➔ Part E – 2.4 Setbacks.
- ➔ Setback requirements identified in the Public Domain Improvement Plan.



Setback of walls less than 3 metres high.



Setback of wall between 3 and 30 metres high.



Setback of wall greater than 30 metres high

## 2.3 Facade treatment

### Objective

- To provide adequate visual linkages between existing and proposed buildings to create compatible and cohesive development.
- To ensure that car-parking does not unnecessarily increase the bulk and height of residential flat buildings and is integrated with the design, and that vehicle entrances are not visually intrusive.
- Multi-unit development contributes to the streetscape and pedestrian environment and maximises surveillance along street frontages.

### Performance criteria

For small to medium in-fill residential development in predominantly single-storey areas, the facade of the buildings appear as a series of horizontal rectangles linked by strong horizontal elements. In predominantly double-storey areas, the facade appears as a series of vertical rectangles linked by strong horizontal elements.

To achieve a vertical emphasis:

- bays are established by vertical control lines which are set by elements such as blade and party walls, attached piers, setbacks, changes in facade planes, and vertical balustrades and verandah supports;
- bays are repeated along the facade of the building; and
- bay width is uniform and reflects the proportions of adjoining buildings.

To achieve horizontal emphasis, horizontal facade elements are used such as roofs, parapets, balconies and balustrades, eaves lines, string courses, cornices, and door/window heads.

For large-scale development, the design:

- uses contextual cues associated with the streetscape relating to roof form, wall treatment, balcony and fenestration details, choice of materials and colour;
- retains and incorporates significant contributory buildings;
- addresses the street and is defined with many robust building elements including Juliet balconies, terraces, balconies, verandahs and porticoes and highly textured surfaces;
- includes balconies designed to add visual interest and protect the amenity of residential units along busy roads or railways.

Multi-unit development provide “families” or groups of entrances along all street frontages which are clearly defined, in preference to a single lobby entry.

For tall buildings the roof is an integral part of the building concealing the lift tower and plant equipment and is designed to provide visual interest.

Buildings designed with parking above street level have a clearly defined base, a mid-section and top to achieve where appropriate a good contextual fit.

Any parking areas visible to the street are to be:

- screened behind other uses;
- integrated with the design of the building and detailed so that,
- the facade is articulated and broken up, consistent with the overall design;
- the wall is richly textured with architectural detailing such as horizontal corbelling, vertical hit and miss brick work for ventilation; and
- exposed walls are treated in the same materials as the building over all;
- grills or ventilation panels are to be designed in character with the overall design of the building and with aesthetically pleasing patterns including vertical and horizontal proportions.

Wherever possible vehicle entrances are located to the side or rear of buildings.

### Controls

**Balconies where they overhang the public way comply with the requirements of the Building Code of Australia.**

**Parking areas are provided below street level or screened from the street frontage.**

**Building frontages and entry points face the street.**

**For in-fill developments with only one street frontage on traditional streetscapes car parking entrances on street frontages should be a maximum 3.3.m in width and located in the centre of a facade bay with each entrance being separated by a minimum of 600 mm.**

*Refer to:*

→ Part E – 2.5 Facade treatment.

## 2.4 Amenity

### 2.4.1 Visual and aural privacy

#### Objectives

- To balance the need for more intensive urban housing with the achievement of a reasonable level of visual and aural privacy.
- To ensure all habitable rooms and private spaces in residential buildings achieve reasonable privacy.

#### Performance criteria

Direct overlooking to main habitable rooms of other dwellings is minimised by building layout and location, position of balconies, design of windows and screening devices and landscaping.

Courtyards and private spaces between buildings are designed to take into account privacy and overlooking.

Balconies are designed to provide a satisfactory level of privacy for occupants of the building when viewed from the street or nearby public space.

#### Controls

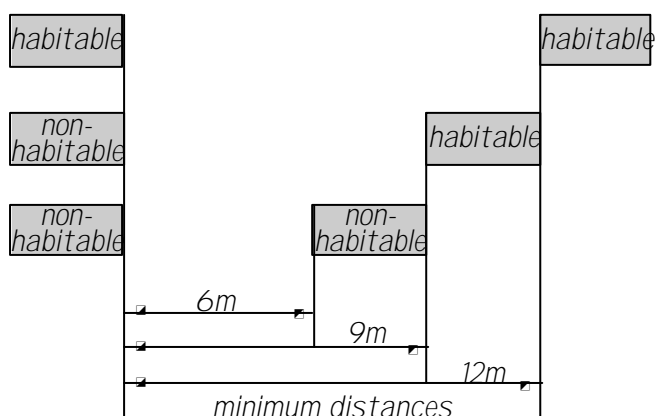
The minimum separation between directly overlooking dwelling units (excluding any balconies) is:

- 6m between non-habitable rooms;
- 9m between habitable and non-habitable rooms; and
- 12m between habitable rooms.

Despite the above, direct views between living area windows of dwellings are to be screened, obscured or offset to ensure maximum privacy. Balconies in any wall plane are not permitted within 6.0 metres of any other directly facing wall plane that does not have windows or balconies, or within 12.0 metres of any other directly facing wall plane with windows or balconies.

Refer to:

→ Part E – 4.1 Visual and Acoustic Privacy.



### 2.4.2 Natural Ventilation

#### Objectives

- To ensure residential flat buildings are naturally ventilated to a high standard.

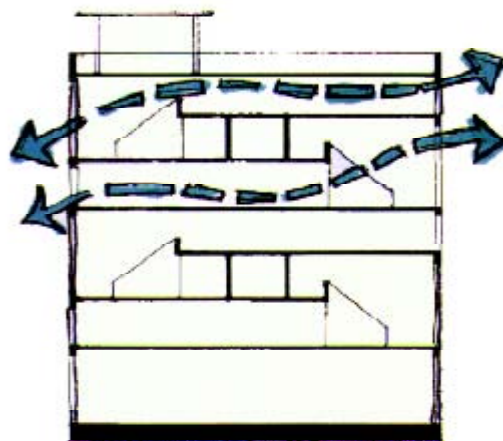
#### Performance criteria

Natural ventilation is provided in an energy efficient manner achieved by:

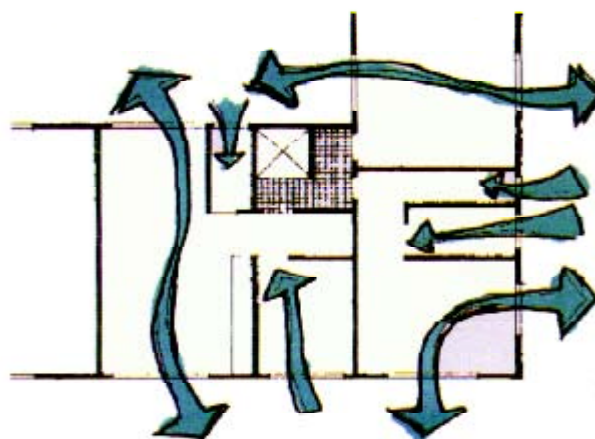
- adequate and well located windows and doors.
- narrow floor plan layouts
- double orientation apartments, having split levels and corridors on alternative floors.

#### Controls

Natural ventilation in all residential development complies with the BCA requirements.



Good cross ventilation can be achieved with double orientation apartments, having split levels and corridors on alternative floors.



Cross ventilation is best through narrow floor plans.

### 2.4.3 Security and design

#### Objective

- To ensure development is designed to minimise opportunities for criminal and anti-social behaviour and maximise nature surveillance so that people feel safe at all times of the day and night.
- That spaces are clearly defined to create a sense of ownership, dwelling entries are clearly identifiable and relate to the street frontage;
- That public and communal streets and spaces are observed from buildings to enhance the safety of these places and encourage more people to use the spaces
- That public and communal streets and spaces are observed from buildings to enhance the safety of these places and encourage more people to use the spaces

#### Performance criteria

##### *Large development sites*

- Through site links are provided in accordance with Council's Public Domain Improvement Plan.
- Active uses are integrated into development at street level.

##### *Building orientation*

- Building faces street frontage to maximise casual surveillance.
- Facade has a minimum on 30% fenestration to maximise casual surveillance.

##### *Entries*

- Individual dwelling entries are provided at ground floor level which have access to the street frontage.
- Provide adequate entry lighting.
- Entries provide surveillance of the street.

##### *Entry Lobbies*

- Are clearly visible from the street and are designed to minimise entrapment spots;
- Are appropriately illuminated to minimise glare to entrants and provide a smooth transition between the building frontage and the entry;
- Provide security system;
- Allow casual surveillance of the building entry/ lobby from within the building;
- Are secure.

##### *Link between communal activity areas and the street frontage*

- Pathways from the street frontage to building entries and between the building entry and carparking spaces, garbage facilities and open space areas.

- Are appropriately lit.
- Have unobstructed views into the building and the curtilage if turns in pathways are used.

##### *Boundary Definition*

- Boundaries are defined for specific groups of dwellings to give a sense of ownership.

##### *Number of dwellings (except for ground level if individual dwellings have access from the street frontage).*

- The number of dwellings on each level is limited to maximise recognition of occupants.
- Each level can be distinguished from another level by particular features.

##### *Communal Spaces*

- Encourages activity;
- Engenders a sense of ownership (reduces anonymity) to individuals within the development;
- Provide symbolic barriers which identify them as being private communal space.

##### *Landscaping*

- Landscaping minimises opportunities for concealment in areas which are unsecured or accessible to the public
- The type and location of landscaping does not obstruct sightlines unsecured areas.

##### *Communal play areas are located:*

- To maximise overlooking from living areas by adjoining dwellings;
- To maximise access to the play area from dwellings.

##### *Hallways, Fire Stairs*

- Windows provide casual surveillance of spaces from the development.
- Entrapment spots or recesses are well lit and designed to maximise surveillance.

##### *Garbage storage area:*

- Are well lit and;
- Screen waste but maximise surveillance of the area.

##### *Common Areas and pathways are*

- Wide
- Unobstructed,
- Signposted,
- Well illuminated, and
- Delineated by symbolic barriers to deter intruders.



## 2.4.4 Daylight access

### Objective

- To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of high density housing.

### Performance criteria

Buildings are designed with sufficient daylight access without the need for artificial lighting to habitable rooms.

Locate glazed areas to optimise sun and daylight access

Daylight enters all habitable rooms including living and dining rooms, bedrooms, kitchens, study rooms and playrooms.

Daylight access is increased by utilising skylights, light-shafts and courts.

### Controls

Maximum depth for adequate daylight penetration is approximately 10-14 metres.

Minimum natural illuminance for habitable rooms complies with the BCA requirements.

## 3 INDUSTRIAL DEVELOPMENT

### 3.1 Site planning

#### 3.1.1 Site layout/mid-block connections

Pedestrian access and connections between many parts of South Sydney's industrial areas is hindered by privately owned large sites.

The nature of industrial areas is changing with a more diverse working population moving into the area and requiring publicly accessible open space.

There is a need to provide new recreational opportunities for workers and upgrade the image of the industrial areas and link future development with unique features of the area such as Alexandra Canal and the new Green Square railway station and possible new civic and commercial centres. This will require the provision of publicly accessible mid-block connections through a number of large sites and quality industrial design to be encouraged.

#### Objectives

- To encourage the provision of mid-block connections as public rights-of-way through large industrial redevelopment sites to enhance the pedestrian networks.
- To encourage the dedication to Council of publicly accessible rights-of-way and open spaces through the use of floor space bonuses.

#### Performance criteria

Large redevelopment sites provide mid-block connections.

#### Control

Mid-block connections are provided as identified in the Public Domain Improvement Plan in PART C Public Domain.

Refer to:

- Part F – 3.2.1 Height and floor space ratio, for Industrial Development.
- Part C Public Domain Improvement Plan
- Part E – 4.2 Safety and security.
- Part F – 3.3 Security and design.

### 3.1.2 Private open space

#### Objectives

- To achieve a minimum amount of open space for passive recreation for workers.
- To integrate building design, car-parking and service facilities with landscaping and open space to achieve a pleasant working environment.

#### Performance criteria

Site coverage and the area allocated for parking and servicing is balanced to ensure a reasonable level of open space and landscaping.

Development achieves a balance between building footprint, open space and surface parking.

Front and side setbacks are provided and landscaped to soften and screen industrial buildings and blank warehouse walls.

Open space is landscaped to reinforce a theme dictated by existing vegetation and adjacent buildings.

A minimum amount of open space is provided for passive/recreational use of workers.

Open space is enclosed by buildings to form an internal service courtyard and a setting conducive to a pleasant working environment.

#### Controls

Buildings do not occupy more than 60% of the site area. Sites having an area of 1,000 sq.m. or more provide a minimum area of 100 sq.m. of landscaped open space for the passive/recreational use of workers.

### 3.1.3 Parking, access and servicing

#### Objectives

To encourage the provision of parking, vehicular access and servicing areas that are:

- integrated with the form and arrangement of buildings on the site, and
- suitably designed and landscaped to minimise large expanses of hard paving
- pleasant, safe and provide a shared working environment.

That parking, access and servicing meets the needs of the specific type of use proposed.

#### Performance criteria

Parking is adequate for the type of development proposed.

Parking is integrated with site planning and landscaping to create 'shared' zones.

Vehicular access and parking areas incorporate traffic management measures such as threshold treatments and landscaping.

Separation is provided between service areas (loading/unloading) and parking.

Parking and servicing areas are located behind buildings away from street frontages.

Car-parking areas are suitably covered with canopy trees and are screened with landscaping and paved to reduce their impact.

Access driveways are designed to accommodate the largest vehicle expected to use the service area with specific consideration given to two-way simultaneous movements.

All vehicles can enter and leave the site in a forward direction.

All servicing, including garbage collection, is carried out wholly within the site with suitable collection points at convenient locations.

#### Controls

Off-street car-parking layout and design complies with standards set out in Council's Transport Guidelines for Development. A minimum of 80% of off-street parking is provided behind or at the side of buildings and away from street frontages where possible. Large developments service and vehicle manoeuvring areas are screened from the street. Large driveway areas visible to the street are required to be paved or treated with a suitable surface finish.

In parking areas a minimum of 1 native tree is provided for every four car-spaces required.

*Refer to:*

→ Part E – 1.6 Parking, access and servicing.

## 3.2 Building form and appearance

### 3.2.1 Height and floor space ratio

#### Objectives

- To ensure the intensity of development recognises the environmental constraints of the site and the locality.
- To ensure the form, scale, design and nature of development enhances the streetscape and visual quality of the industrial area generally.

#### Performance criteria

Floor space is distributed on the site to ensure the scale of the building reinforces the role of the street and buildings are arranged and aligned to create a pleasant working environment.

Building height, scale and mass is similar to adjacent development and does not have a detrimental impact to the environmental amenity of the neighbourhood.

#### Controls

The Floor Space Ratio and Height proposed complies with the FSR and Height Control Maps respectively.

Refer to:

- Part E – 2.2 Floor space ratio.
- Part E – 2.3 Height and scale.

### 3.2.2 Setbacks

#### Objectives

- To ensure setbacks for industrial buildings allow adequate landscaping and improve the amenity and visual quality of the streetscape and places of unique quality.
- To ensure setbacks on street frontages are integrated and form a natural extension of existing footpaths.

#### Performance criteria

Front setbacks provided allow adequate landscaping and are integrated with existing footpaths.

Front setbacks match the building alignment of existing buildings while permitting improvements to footpath paving and street tree planting.

Front setbacks are increased proportionally to the height of the buildings.

Fences are not erected in front of landscaping along street frontages.

#### Controls

A minimum setback of 4 metres is provided to all street frontages (except rear laneways, subject to environmental considerations), clear of all obstructions including signage, parking and building overhangs and is suitably landscaped to form a natural extension to the Public Domain. For development that can provide off-street parking and service areas away from street frontages, and where the general character established by existing buildings should be preserved, the 4.0 metres setback may be varied. In such cases public domain improvements are required such as footpath paving and street tree planting in place of a landscaping strip.

Fences are not permitted in front of required landscaping setback along street frontages.

A minimum setback of 6 metres is required along the City's major roads and identified open space corridors through industrial areas. It includes Sydney Park Road, Euston Road, McEvoy Street, Lachlan Avenue, Short Street, Gardeners Road, Canal Road, South Dowling Street, Botany Road, Bourke Road, Elizabeth Street, O'Riordan Street, Mitchell Road, Epsom Road, and Joynton Avenue. The 6.0 m. setback is to be landscaped to complement existing street trees and is to reinforce the 'boulevard' qualities of the street, in accordance with Council's Street Tree Masterplan.

Setbacks integrate with the Public Domain and comply with setbacks set in the Public Domain Improvement Plan.

Refer to:

- Part E – 2.4 Setbacks.

### 3.2.3 Building appearance

Traditional industrial building had windows in groups within the facade bays. These groups had predominantly horizontal proportions which should be reflected in new buildings in industrial areas to perpetuate the traditional industrial character of the City. In industrial buildings facade modulation and articulation can also be achieved by architecturally expressing the structure of buildings, visually reinforcing entrances, stairwells, etc. and incorporating primarily masonry and solid panel surfaces to create rhythm.

#### Objectives

- To encourage innovative industrial design that adds to and enhances the new industrial landscape of South Sydney, while recognising the high quality design elements of traditional industrial development.
- To ensure industrial development along major road in the City, including Sydney Park Road, Euston Road, McEvoy Street, Lachlan Avenue, Gardeners Road, Canal Road, South Dowling Street, Botany Road, Bourke Road, Elizabeth Street, O’Riordan Street, Mitchell Road, Epsom Road and Joynton Avenue is of a high quality.
- To encourage warehouse blank walls to be treated with art work to enhance the streetscape or public spaces.

#### Performance criteria

Through careful site arrangement buildings:

- Address the street and highlight in particular any non-industrial aspects of the development (e.g. office and showrooms).
- Avoid long blank walls of warehouse units facing the street and long continuous roof lines.
- Provide regular modulation to the facade or division of massing.

Where blank walls on street frontages are unavoidable they are screened by landscaping or treated as sculptural elements incorporating murals reflecting modern architectural design.

Buildings are designed to:

- Architecturally express the structure of the building (not hiding behind expansive reflective glass).
- Visually reinforce entrances, office components and stair wells of units to create rhythm on long facades and a reduction of perceived scale.
- Introduce variation in unit design within building groups.
- Introduce solid surfaces, preferably masonry, incorporate horizontal and vertical modulation including windows in appropriate proportions and configurations.
- Achieve a balance between masonry (or materials and solid panels that reflect masonry materials) and vertical walling which contain large areas of reflective glass. Solid surfaces of rendered and painted masonry should dominate the overall building facade. Where glazing is used, it is modulated with bold mullions to provide visually recognisable patterns, rhythm and texture to the overall design.

On corner sites the building reinforces the corner by massing and facade orientation.

Fencing is located behind the setback along the street frontage.

Where security fencing is provided, the visual impact of such fencing is softened by landscaping using a narrow strip between the fencing and the public edge of the site.

### 3.3 Security and Design

#### Objective

To ensure development is designed to minimise opportunities for criminal and anti-social behaviour and maximise natural surveillance so that people feel safe at all times of the day and night.

#### Performance criteria

##### *Lighting*

Buildings and the curtilage:

- Are well lit and colour adjusted;
- Provide opportunities for informal surveillance; and
- Do not create light spill onto adjoining residential areas.

##### *Sightlines and Visibility*

Development allows for informal surveillance of the site from passers by and adjoining development.

##### *Fencing*

- Provides security for the premises;
- Contributes to the streetscape;
- Provides for surveillance through the site; and
- Is setback to provide for landscaping.

##### *Signage*

Street number and entrance/egress is clearly displayed.

##### *Landscaping*

The type and location of landscaping enhances sightlines and visibility through the site and is integrated with the public domain.

##### *Accessibility*

Large redevelopment sites provide through site links for public access.

##### *Security*

In special circumstances, where design alone cannot achieve the objective, security devices, such as convex mirrors, security officers may be used to maximise safety.

## 4. MIXED-USE DEVELOPMENT

### Introduction

South Sydney has areas which accommodate a rich mix of uses in combinations that make these areas distinct. Some of these areas may comprise the traditional small-scale mix of different single land uses (e.g. a factory or a shop) within the one street block; or a 'vertical' mix of uses where two or more single uses occur within the one building, such as 'shop top' housing; or they may comprise the large-scale integrated mix of many different uses located in one or a number of buildings, and which together might define a neighbourhood.

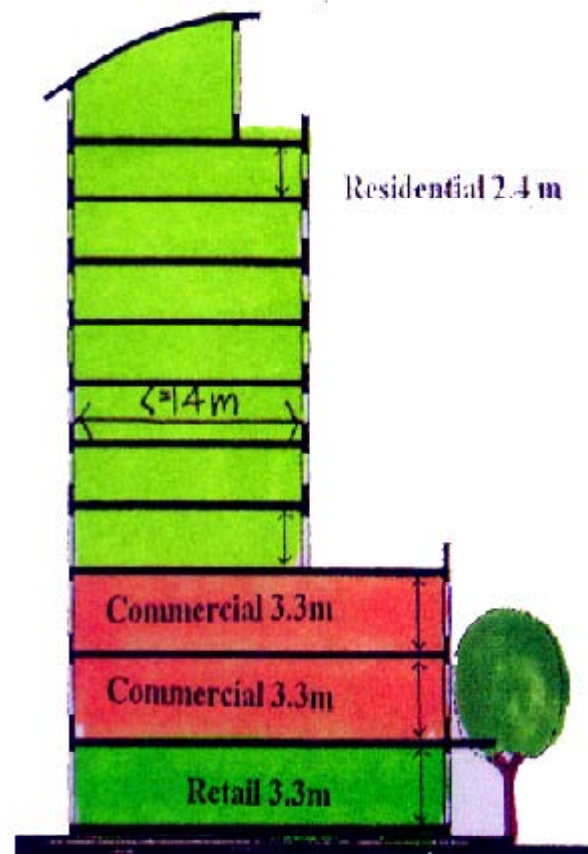
This section provides performance criteria and controls for mixed use areas which are zoned No.10 Mixed Uses under South Sydney Local Environmental Plan 1997. The Mixed Uses zone allows a variety of land uses such as residential, retail, commercial and industrial. The objectives of the zone are:

- “(a) to allow, a mixture of compatible land uses in appropriate circumstances, such as residential, retail, commercial, light industrial and industrial development; and
- (b) to promote mixed use planning by locating facilities such as housing, employment, and shops in close proximity to each other and accessible by public transport; and
- (c) to create a single zone which recognises those areas with the capacity to accommodate a variety of compatible land uses whilst retaining their unique urban character and identity; and
- (d) to prepare specific land use controls which manage the impacts of non-residential development for those localities most suited to a mixed use planning approach; and
- (e) to minimise any adverse impacts upon residential amenity by devising appropriate design assessment criteria, and applying specific impact mitigation requirements via Development Control Plans; and
- (f) to ensure that the nuisance generated by non-residential development, such as the operating hours, noise, privacy, vehicular and pedestrian traffic or other factors, is controlled so as to preserve the quality of life for residents in the area..”

Specific built form controls are set out in this section. These controls complement PART E Design Criteria for Environmental Planning of this DCP. Mixed use development must also be designed and operated in accordance with E6.0 Operational Issues. Operational controls are a set of criteria to ensure the operational phase of a mixed use development does not reduce the amenity of residents in the vicinity of the development.

Specific mixed used controls include the following:

- 4.1 Land use mix
- 4.2 Site Planning
  - 4.2.1 Subdivision pattern and lot layout
  - 4.2.2 Open space
  - 4.2.3 Parking, access and servicing
- 4.3 Building form and appearance
- 4.4 Height and scale
- 4.5 Facade treatment



*Vertical mix of uses.*

## 4.1 Land use mix

To account for differences amongst South Sydney's mixed use areas and to ensure only compatible land uses locate together, this Urban Design DCP creates four mixed use generic types that determine the desired mix of uses. Uses must also be consistent with the Zone No.10 Mixed Uses of South Sydney LEP 1998.

The Mixed Use Precinct MAP 8 shows the boundaries of these Precincts. The Precincts are described in the following pages. For each Precinct, this Plan describes its characteristics, establishes a planning intent and sets out the criteria Council would consider to determine whether a particular activity is acceptable.

In assessing an application for a particular land use mix, Council will need to be satisfied that the application contributes to the desired future character of the precinct by pursuing its planning intent, and that the uses proposed satisfy land use criteria.

### Objectives

- To achieve a mix of uses that enhances the physical quality and function of the urban environment.
- To reinforce the essential characteristics of mixed-use precincts and direct further development in mixed-use areas, and in particular to reinforce the distinctive characteristics of the 'north' and 'south' sectors of the City.
- To ensure uses that locate together are environmentally compatible and respect the character and function of the precinct, and above all that they respect the amenity of residential uses.
- To ensure the essential services needed by the community are maintained in mixed-use zones.
- To ensure development contributes to a lively and pleasant street environment containing many activities and environmental improvements.

### Performance criteria

Land uses are compatible with the characteristics and function of the Precinct.

Land uses seek to achieve the planning intent for the Precinct.

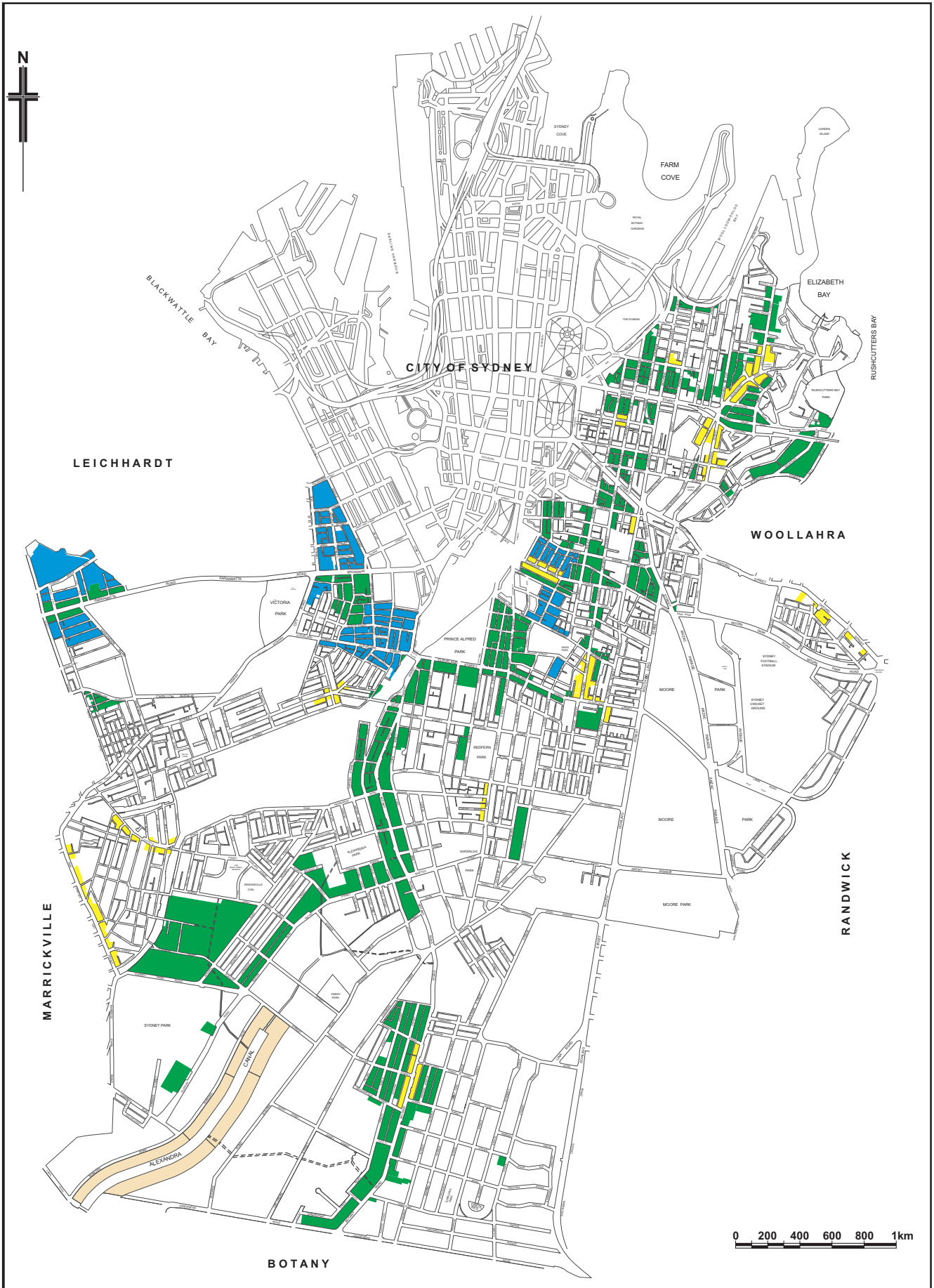
Land uses satisfy the controls under PART D Social Planning and Part E Operational Controls.

### Controls

Major industrial development is not supported in the North Sector.

Development in mixed use areas includes more than one use, unless it is impractical to do so because of site constraints.





**MAP 8**

Environmental Planning and Assessment Act, 1979

**SOUTH SYDNEY  
DEVELOPMENT CONTROL PLAN  
1997**

**MIXED USE**

- Traditional
- Mixed Use Transitional
- Urban Village Centres
- Alexandra Canal - Industrial/Commercial