

Mixed land use precincts

Precinct 1 – Traditional

Characteristics

Located on the fringe of the Sydney CBD and part of a series of traditional neighbourhoods.

Compact urban setting and fine grain, predominantly 19th Century streetscapes.

Bounded by busy roads which give them a strong physical definition.

Contains a patchwork of mixed land uses such as shops, offices and small light industry, located side by side, or on top of each other.

Contains significant pockets of residential development.

Some precincts are affected by major institutions and special uses, e.g. Sydney University.

Includes former industrial sites that have been converted to residential uses.

Planning intent

- To encourage a mix of low-intensity and small scale activities including residential and environmentally sensitive retail, commercial and light industrial.
- To sustain the employment base of the precinct.
- To ensure non-residential uses are environmentally compatible and respect the amenity of residential uses in the Precinct.
- To ensure activities that locate in the precinct take advantage of the convenient location of the precinct and encourage public transport use and pedestrian activity.
- To encourage improvements to the Public Domain to reinforce the particular character of the Precinct.

- The non-residential floor space is not to exceed:
 - 25% of the gross floor area of the building, or;
 - the ground floor area of the building, whichever is the greater.
 The onus is on the applicant to demonstrate how this can be accommodated without impacting on adjoining land uses.

Land use criteria

Activities compatible with the intent of the precinct include:

- Residential activities for permanent and transient residents, including for example dwelling houses, multi-unit development and backpackers' hostels.
- Restaurants, cafes and take-away shops which serve the local as well as a wider population.
- Convenience shops and services which provide essential commodities and services for the local population.
- Educational and medical activities.
- Work activities that can be carried out from the home or associated spaces such as a garage or workshop and which do not detrimentally affect residential amenity (e.g. home industries).
- Small-scale offices.
- Low intensity industries which do not detrimentally affect the amenity of the locality by way of:
 - *the scale and size of the development*
 - *floor space requirements*
 - *the size and number of vehicle movements*
 - *noise*
 - *air and water pollution*
 - *hours of operation*
 - *any other negative environmental impact.*

NB: The above is not an exhaustive land use table of uses permissible in the 10 Mixed Use zone; it is a generic list of compatible activities. A whole range of other activities may be appropriate in the precinct, depending on their environmental performance.



Precinct 2 – Mixed-use transitional

Characteristics

It includes a series of precincts usually located along major roads that act as transitional areas or buffers to surrounding residential areas. It includes parts of Darlinghurst, Botany Road and Cleveland Street.

These precincts contain a range of marginal retail, commercial and light industrial uses.

Planning intent

- To encourage medium density urban housing and a range of compatible vibrant non-residential uses such as shops, professional offices and studio type workshops.
- To protect the amenity of adjoining residential areas by providing a buffer.
- To encourage improvements to the Public Domain to reinforce the particular character of the Precinct.
- The non-residential floor space is not to exceed:
 - 25% of the gross floor area of the building, or
 - the ground floor area of the building, whichever is the greater.

The onus is on the applicant to demonstrate how this can be accommodated without impacting on the amenity of adjoining land uses.

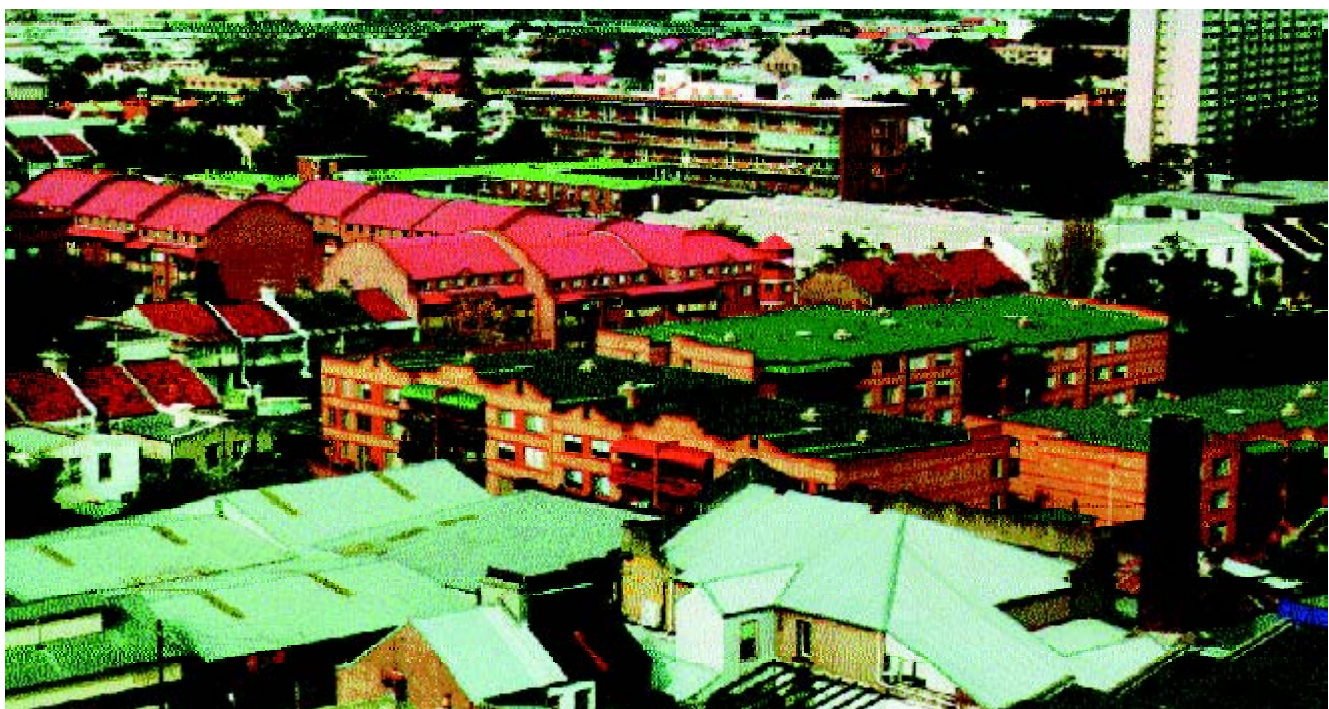
Land use criteria

Activities compatible with the intent of the precinct include:

- Medium density residential activities for permanent and transient residents, including for example, multi-unit development, boarding houses and serviced apartments.

- Restaurants, cafes and take-away shops which serve a wide resident and work population.
- Offices (but generally not at ground floor as they do not encourage great pedestrian activity).
- Shops and personal service stores which provide goods and services for a wide population.
- Educational and medical activities.
- Work activities that can be carried out from the home or associated spaces such as a garage or workshop and which do not detrimentally affect residential amenity (e.g. home industries, studio workshops).
- Low-intensity industries which do not detrimentally affect the amenity of the locality by way of:
 - *the scale and size of the development*
 - *floor space requirements*
 - *the size and number of vehicle movements*
 - *noise*
 - *air and water pollution*
 - *hours of operation*
 - *any other negative environmental impact.*

NB: The above is not an exhaustive land use table of uses permissible in the 10 Mixed Use zone; it is a generic list of compatible activities. A whole range of other activities may be appropriate in the precinct, depending on their environmental performance.



Precinct 3 – Urban village centres

Characteristics

Comprise a series of small shopping centres that provide a focus for the local community. They contain a variety of shops including convenience stores, restaurants, cafes and personal services that generate pedestrian activity and social interaction.

Planning intent

To encourage a range of small-scale shops, offices and cafes compatible with the urban village character of the surrounding area.

To encourage development that meets the needs of the local community and encourages social interaction.

To encourage improvements to the Public Domain to reinforce the particular village character of the Precinct.

Land use criteria

Activities compatible with the intent of the precinct include:

- Medium-density residential activities for permanent and transient residents, including for example, multi-unit development, boarding houses and backpackers' hostels.
- Restaurants, cafes and take-away shops which serve primarily the local resident and work population.
- Small-scale offices (but generally not at ground floor as they do not encourage great pedestrian activity).
- Shops and personal service stores which provide goods and services for the local population.
- Small scale educational and medical activities.
- Work activities that can be carried out from the home or associated spaces such as a garage or workshop and which do not detrimentally affect residential amenity (e.g. home industries, studio workshops).

NB: The above is not an exhaustive land use table of uses permissible in the 10 Mixed Use zone; it is a generic list of compatible activities. A whole range of other activities may be appropriate in the precinct, depending on their environmental performance.

In the Kings Cross entertainment precinct

The entertainment precinct encompasses the area of Kings Cross which runs along a short section of Darlinghurst Road/Macleay Street and is marked in the Mixed Land Use Map. This precinct is part of the Kings Cross Urban Village, however, it contains a strong component of entertainment oriented activities which sets it apart from other urban villages.

The planning intent for this precinct is to recognise and encourage entertainment uses in the precinct (particularly at lower levels of buildings) whilst containing these uses to the assigned area to protect the amenity of surrounding residential areas.

Whilst activities in the Kings Cross entertainment precinct may be of greater intensity and scale than in other urban villages, they should further Kings Cross' true urban village character.

Precinct 4 – Alexandra Canal

Characteristics

It covers the properties adjacent to the banks of the Alexandra Canal, bounded by Burrows Road, Huntley Street and properties adjacent to the east side of the canal.

Main characteristics are:

- Predominantly industrial employment Precinct which contains a mix of transport depots, storage and distribution activities and junk yards (considered at this stage as transitional uses only).
- Potential for redevelopment and intensification of uses to include a mix of industrial and commercial and bulky goods retailing activities, and ancillary residential.
- Alexandra Canal has potential for upgrading to improve the amenity of the area and create a unique working environment.

Planning intent

- To allow a broad range of complementary industrial and commercial activities and ancillary work-based studio type accommodation and service infrastructure which will not, by the nature of their operations, detrimentally affect the environment or the amenity of adjoining or nearby land, or the efficient operations of the local or regional road system.
- To retain the employment base in the area, provide flexibility and encourage initiatives to create a unique and innovative working environment.
- To improve services and facilities for employees such as take away shops, a few cafes, seating and resting areas, and footway improvement.
- To encourage improvements to the Public Domain to reinforce the particular character of the Precinct.

Land use criteria

Activities compatible with the intent of the precinct include:

- Restaurants, cafes, take-away shops and small shops which primarily serve the workforce population.
- Residential accommodation which is integrated with work-based activities and primarily provides residence to the workforce.
- Complementary industrial, commercial, studio/workshop and bulky goods retailing activities which do not detrimentally affect the amenity of the locality by way of:
 - *the scale and size of the development*
 - *floor space requirements*
 - *the size and number of vehicle movements*

- *noise*
- *air and water pollution hours of operation*
- *any other negative environmental impact.*

NB: The above is not an exhaustive land use table of uses permissible in the 10 Mixed Use zone; it is a generic list of compatible activities. A whole range of other activities may be appropriate in the precinct, depending on their environmental performance.

Refer to:

Part G – Alexandra Canal.

It identifies urban design opportunities associated with development adjacent to the Canal.

4.2 Site Planning

4.2.1 Subdivision pattern and lot layout

Objective

- To ensure the location, size and shape of the allotment can accommodate mixed-use development.
- To ensure an appropriate transition or separation is provided between housing and more intense uses which may potentially have detrimental impacts.
- To ensure the design and arrangement of buildings and servicing areas provides a high degree of flexibility to accommodate changes in the type of occupancies.

Performance criteria

Lot size is sufficiently large to accommodate the range of uses proposed, to provide adequate separation between the different uses within the site and in relation to adjacent properties.

The design creates a walkable context that is stimulating, legible, comfortable and safe for pedestrians.

Home workspaces, studio/workshops or other medium intensity uses are included as a noise and visual transition between housing and industry.

Mixed used development is designed so that over time can adapt to different activities with a minimum of retro-fitting.

The design and arrangement of buildings can provide a separate street-front access for above ground floor, allowing different uses and users on different levels.

Home-based businesses have a clearly identifiable separate area for the business, ideally designed to close off from the rest of the dwelling if desired, to provide security and privacy and to allow for future use as separate occupancy.

NB: Development in mixed use areas will be required to include more than one use, unless it is impractical to do so because of site constraints.

4.2.2 Open space

Objective

To ensure open space is provided in a form that meets the needs of the users and occupants of the development, and is creatively designed to respond to the characteristics of the site.

Performance criteria

The amount of open space for individual developments takes into account the availability of open space in the vicinity.

Open space is designed to cater for the needs of all users and supplements activities at street level.

Open space is provided in the form of courtyards or enclosed spaces such as atria, squares and plazas.

Open space creates a pleasant environment with sufficient solar access.

Open space areas are adaptable for different activities.

Refer to:

- Part E – 1.4 Private open space.
- Part F – 2.1.1 Private and Communal open space, for Residential Flat Buildings.

4.2.3 Parking, access and servicing

Objectives

- To minimise conflicts between vehicular movements and pedestrians.
- To provide separate vehicular access and parking between different uses, with least impact to adjacent precincts.

Performance criteria

Parking

The design of parking areas takes account of:

- the need for multiple use of the parking areas, and
- the need to provide separate parking areas for each use.

Access

Pedestrian entries from the street to upper levels have sufficient and clearly identifiable access without breaking up retail continuity.

Pedestrian access from rear parking areas to the upper levels is efficient and safe, particularly for residents at night.

Home-based businesses include a separate entrance from the street to the home business for clients and outside employee/s.

Driveways are located:

- where they will cause minimal interference with vehicular and pedestrian movement on public roads;
- do not cause congestion, delay or hazards to traffic movement on an adjoining street; and
- to take advantage of the site opportunities such as multiple street frontages.

Servicing areas

Retail activities have appropriate delivery and garbage collection access.

Where possible, loading facilities are located at the rear of the development with access off a laneway system.

Vehicular movements are separated whenever possible, and all pedestrian movements are segregated.

Control

Off-street parking layout and design complies with numerical standards set out in Council's Transport Guidelines for Development.

Operational issues

This element is additional to the design considerations in Part E Operational Controls of this DCP.

Objective

To ensure uses located together can operate harmoniously, complementing and having minimal negative impacts on each other.

Performance criteria

Noise impact associated with goods delivery and garbage collection, particularly in early morning is minimised.

Possible late night noise from restaurant activities is contained to minimise impact on nearby residents.

Venting from ground floor occupancies is provided to minimise negative impact of cooking smells on upper storey occupants.

Refer to;
→ DCP No. 11 Transport Guidelines

4.3 Building form and appearance

4.3.1 Height and scale

Objective

To ensure height and bulk is compatible with the scale of the area and consistent with the Urban Design Principles of the Plan.

Performance criteria

Height relates to the proportion and width of the street pattern and reinforces the functional role of the street network.

The bulk of the building does not detrimentally affect development at the rear.

Controls

Height and Floor Space Ratio comply with the Height Control and Floor Space Ratio Maps respectively.

Height complies with PART E Design Criteria for Environmental Planning, E 2.1 Building Envelope and is consistent with the Urban Design Principles in this Plan.

Refer to:

- Part E – 2.1 Building Envelope.
- Part E – 2.2 Floor Space Ratio.
- Part E – 2.3 Height and scale.

4.3.2 Facade treatment

Objective

To ensure mixed-use development is designed to architecturally express the different functions of the building to achieve richly articulated facade treatment that enhances the character and diversity of the streetscape.

Performance criteria

The facade treatment reflects the activities carried out within the buildings, whilst respecting the mass, scale, articulation and proportions of existing adjoining buildings.

Plant equipment and machinery used by the non-residential use are located and planned to be within the building, or are suitably screened from residential uses.

Buildings used as buffer are constructed of materials with good sound insulating quality and do not have large openings that would transmit noise. Solid masonry walls compatible with streetscape amenity are used to complement buildings to maintain continuity of noise buffer.

Vehicular entrance openings are integrated within the design of the building.

In large mixed-use developments, the design of service and vehicle manoeuvring areas do not detrimentally affect the continuity of the building facade.

4.4 Security and Design

Objectives

- To ensure that commercial 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.
- To achieve a balance between safety and a contribution to the streetscape.
- To ensure that development is integrated with, and contributes to, an active pedestrian-oriented environment and enhanced streetscape.

Performance criteria

Street level activity

- Ground/street level uses provide active retail and commercial frontages and reinforce pedestrian activity
- Uses promote casual surveillance of the street

Lighting

- Buildings should have well lit and colour adjusted lighting at all entries
- Lighting is positioned in such a way so as not to create light spill into adjoining residential areas
- Lighting fixtures are vandal proof

Building entry points

- Are clearly visible from the street frontage
- Are readily identifiable from public areas
- Are well lit at night

Building Design

The building has been designed to:

- Minimise entrapment spots
- Have openings in all walls which have frontage to a street, parking area, laneway or other public area
- Overlook public areas
- Incorporate mixed uses at ground level which encourage pedestrian activity and surveillance.

Signage

- Street number and entrance/egress is clearly displayed and complements the architectural style and/or streetscape

Landscaping

- The type and location of landscaping does not obstruct sightlines

Parking

- Parking for large sites is located in a basement
- Ground level parking contributes to the streetscape and pedestrian environment

Security Devices

Security devices and materials have been carefully selected and used to:

- Minimise a fortress-like appearance
- Contribute to the streetscape
- Provide views out of the premises.

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

4.5 Requirements for Serviced Apartments

The ongoing demand to develop or expand places comprising serviced apartments in South Sydney requires the development and application of controls which ensure that amenity is maintained for existing residents in South Sydney and the potential occupants of serviced apartments.

The following performance criteria and controls apply to serviced apartments in South Sydney.

[Refer to City of Sydney Visitor & Tourist Accommodation DCP 2006 - 24 March 2006]

The provisions aim to ensure that Council's objectives for serviced apartments, outlined below, are achieved.

The following controls are additional to the other controls detailed in South Sydney Development Control Plan 1997: Urban Design and do not apply to Boarding Houses as defined by South Sydney Local Environmental Plan 1998.

Objectives

- To ensure that an acceptable level of amenity is maintained in South Sydney by setting minimum requirements for serviced apartments;
- To protect public health by minimising opportunities for the spread of communicable diseases;
- To require appropriate noise attenuation measures to minimise potential adverse noise impacts on adjoining properties arising from the development and/or intensification of existing serviced apartments;
- To ensure that new developments comprising tourist accommodation are designed to achieve satisfactory amenity, and provide appropriate facilities, for residents and guests;
- To address and minimise potential conflicts between current uses and new development.

Performance criteria

- That the development does not result in the loss of low cost long term rental housing stock, such as boarding houses;
- That appropriate management procedures have been developed and are implemented to ensure that the existing amenity of the area is maintained and that adverse impacts arising from the development do not arise;
- That development complies with all the Controls set out in Section 4.0 of this Part, Council's Health Policy for Places of Shared Accommodation, and other relevant legislation.

Controls

The maximum number of persons accommodated in a bedroom, or in a dormitory must not exceed the number determined by allowing a minimum floor area within the bedroom or dormitory of 5.5 square metres for each person staying for more than 28 consecutive days or 3.25 square metres for each person staying 28 consecutive days or less.

Information To Be Lodged With all Development Applications Proposing Serviced Apartments

A Plan of Management is to be prepared by the applicant and is to accompany any Development Application for tourist accommodation. The Plan of Management must include as a minimum:

- Measures to minimise internal and external noise impacts on adjoining properties having regard to the Controls in Section 4.0 of this Part (such measures could include staff and resident education and restricting access to any external communal areas during the evening and early morning);
- A Table showing the number of beds to be located in each room of the proposed premises, and demonstration of compliance with the minimum total floor area requirements per person (as detailed in the "Controls" section);
- Proposed waste minimisation, management, storage and collection procedures;
- Proposed staffing arrangements, including the number of staff to be employed on the site;
- Details of whether a shuttle service (providing a pick up and drop off service to potential guests) is proposed in association with the premises, and the timing and phasing details of any shuttle service;
- Details of how it is proposed to maintain cleanliness of the premises in accordance with the Local Government Orders Regulation and Council's Health Policy for Places of Shared Accommodation;
- Details of how it is proposed to ensure the ongoing workability of emergency systems on the site including lighting and smoke detectors, any sprinkler systems, and air conditioning systems;
- Details of any on site security or surveillance systems.

A schedule showing the number of each bedroom and dormitory and the number of persons permitted to be accommodated in each bedroom/dormitory (having regard to the above control), must be conspicuously displayed at the reception area of the premises and the maximum residential capacity of the room must be displayed on each bedroom/dormitory door.

That a register shall be kept detailing the length of stay of each person accommodated on the premises. The Register must be kept up to date at all times and must be made available to Council on request.

That noise arising from within the premises shall not result in "Offensive Noise" (as defined in the *Protection of the Environment Operations Act, 1997*) at any adjoining residential premises, and that external noise generation arising from the use shall be minimised through the establishment of appropriate management procedures and their ongoing application.

For all serviced apartment premises, a site manager/s shall ensure the appropriate implementation of, and compliance with the Plan of Management required by Section 3.0 of this Part.

Note: A 'Site Manager' is a person who is a permanent employee of the premises, or owner of the premises, who is responsible for the operation, administration and/or cleanliness of the premises, who has been briefed on the premises' emergency procedures, and who is a contact point for occupants in the event of an emergency.

For all premises, the name (and emergency contact details) of the site manager/s and/or resident caretaker/s for the premises must be clearly displayed in the reception area of the premises at all times.

Note: The 'Resident Caretaker' must be a resident who has been residing on the site for greater than 28 days, who has been briefed on the premises' emergency procedures, and who is a contact point for occupants in the event of an emergency. An up to date register detailing the name and length of stay of any resident caretaker shall be kept on the premises at all times.

That the minimum number of water closets, wash basins, and showers/baths must be provided in the premises in accordance with the Table below.

Adequate natural light must be provided to all bedrooms and dormitories by windows that are open to the sky, or face a courtyard or other space open to the sky or an open verandah, carport or the like and have an aggregate light transmitting area of not less than 10% of the floor area of the room.

That a garbage room or garbage receptacle storage area and recycling facilities shall be provided on the site in an approved position and constructed in accordance with the requirements of Council's *Waste Code for New Development*.

That a washtub, washing machine and clothes dryer (or clothesline) shall be provided for every 50 residents, or part thereof.

Note: Council may vary this requirement if provision is made by the site manager for a daily laundry pick-up service to a local laundrette, and the provisions of the Building Code of Australia are complied with.

That the premises shall be constructed and designed in accordance with the *Building Code of Australia*.

That provision for parking and bicycle storage facilities on the site shall be consistent with *Development Control Plan No. 11 - Transport Guidelines for Development*.

Minimum number of water closets, wash basins and showers/baths.

No. of Residents	Water Closet	Wash Basin	Bath/Shower
10 or less residents and less than 10 staff	1 plus 1 unisex WC for staff	1 plus 1 unisex WB for staff	1
11-20 residents and less than 10 staff	2 plus 1 unisex WC for staff	2 plus 1 unisex WB for staff	2
21-30 residents and less than 10 staff	3 plus 1 unisex WC for staff	3 plus 1 unisex WB for staff	3
31-40 residents and less than 10 staff	4 plus 1 unisex WC for staff	4 plus 1 unisex WB for staff	4

Note. 1 Water Closet for every 12 males may be provided if 1 urinal is provided for every 25 males up to 50 and 1 additional urinal for each additional 50 males (or part thereof). Where there are more than 40 residents proposed to be accommodated, refer to the Building Code of Australia for further requirements.

5. SHOPPING STREETS

Introduction

The shopping streets of South Sydney include such streets as Oxford, King, Crown, Cleveland, Redfern, Abercrombie, and Elizabeth Streets and Darlinghurst and Erskineville Roads. (Refer to MAP No. 9).

These streets display important features such as shop fronts, awnings and advertising signage, which contribute to the unique architectural and functional character of the streets.

The following controls complement and are to be applied in conjunction with the provisions of Part E Design criteria for all development types.

Development must also contribute to the Public Domain improvement initiatives set out in the Public Domain Improvement Plan.

This section includes:

5.1 Building appearance and conservation

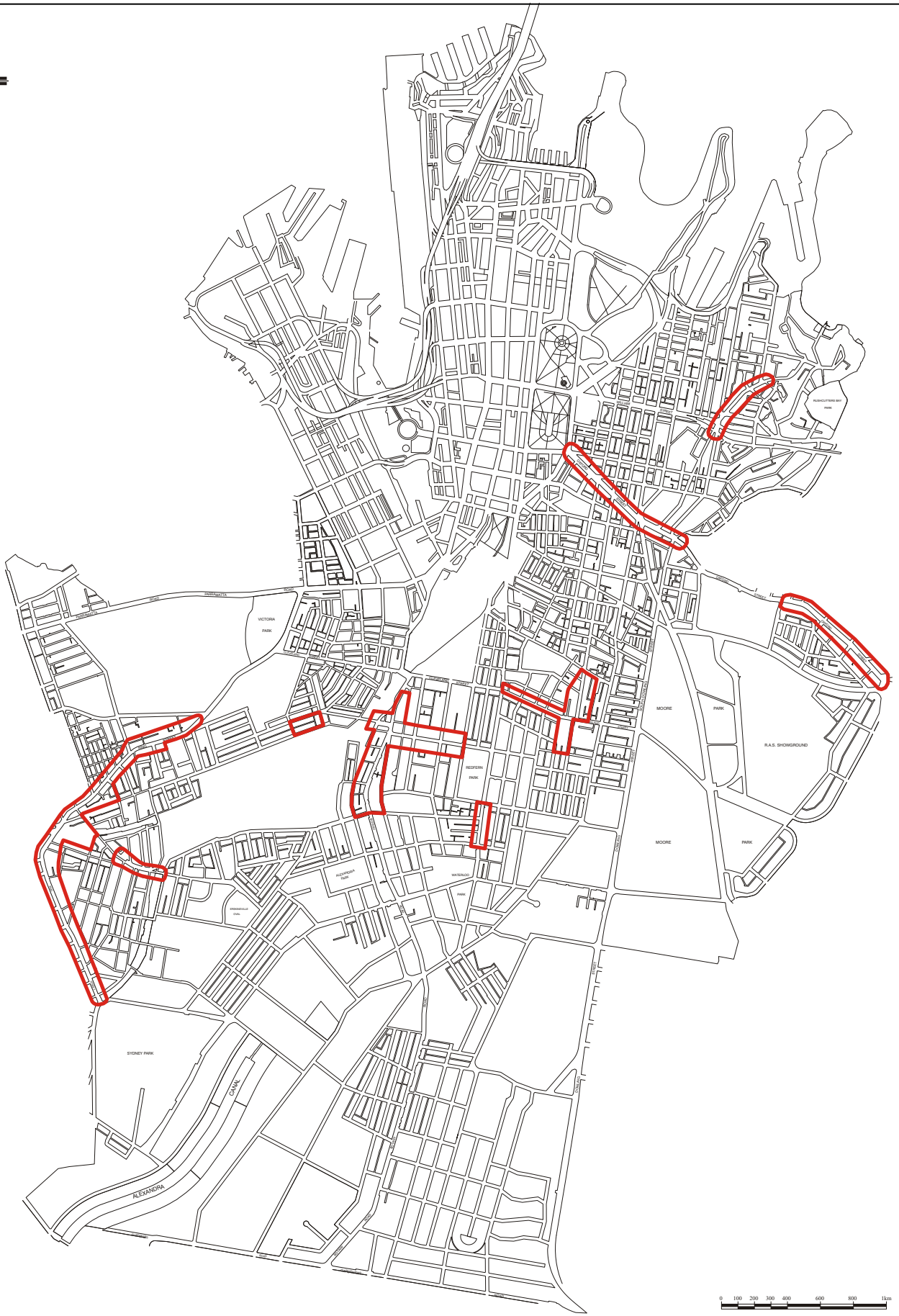
5.2 Shop-fronts and pedestrian activity

5.3 Awnings

5.4 Signage

5.5 Vehicle entrances and footpath crossing

5.6 Security and design



MAP 9

Environmental Planning and Assessment Act, 1979

**SOUTH SYDNEY
DEVELOPMENT CONTROL PLAN
1997**

SHOPPING STREETS

 shopping streets

5.1 Building appearance and conservation

Several of the major shopping streets are characterised by substantial components of late 19th and early 20th century buildings which form architecturally and historically significant streetscapes and are in conservation areas.

In-fill development and alterations and addition to existing buildings, should relate sympathetically to adjacent buildings, the streetscape, existing building heights, alignments, forms and facade detailing in their design.

The emphasis should be on restoration and/or reconstruction of original (missing or deteriorated) elements and detailing to reinstate the traditional character of these shopping streets.

Shopping malls with recessed plazas and/or blank facades, except where required for pedestrian linkages or open space, are not appropriate forms of development in major shopping streets.

Where there is a painting scheme, the painting of buildings in heritage colours will be encouraged.

Objective

To ensure the character of shopping streets is appropriately conserved and enhanced by preserving individual buildings of significance, and their unique components (windows, shop-fronts, awning supports etc.).

Performance criteria

New in-fill development and alterations to existing buildings are designed to be compatible with the important historic character of the existing streetscape and include:

- Sympathetic height and alignment of adjacent buildings.
- Lining up major horizontal elements (e.g. eaves/ parapets, windows sills and /or heads etc.).
- Repeating the major vertical bay widths/ rhythms established by adjacent buildings.
- Matching the general proportions /forms of facade modulations of adjacent buildings, particularly fenestration and balcony elements.
- Using materials similar to, and compatible with, those in the existing context (generally rendered and painted masonry).
- Reinstatement of missing components or decorative details on existing buildings.
- Reinstating original facade elements (above awing level) such as windows, parapets, balconies and ornamental detailing on all early building.
- Paint schemes which match the heritage colour schemes prominent in the streetscape.
- Where the size and depth of building sites allows shopping arcades, the street frontages comply with the general height, form, alignment and facade character controls established for the street.

Controls

Street-fronting development should not be less than two stories in height, or more than one storey lower than at least one of its neighbours (which ever is greater). Buildings are painted in heritage colours (similar to the heritage paint schemes adopted for Oxford Street and King Street).

5.2 Shop-fronts and pedestrian activity

Original shop-fronts which contribute to the unique character of shopping streets should be preserved and integrated with the design of new development to provide active street frontages.

Shopping malls with recessed plazas and/or other blank facades are not appropriate for shopping streets.

Objectives

- To encourage the retention of original shop-fronts and ensure the design of street frontages are not detrimental to the aesthetic quality of the street.
- To encourage the location of active uses such as cafes, that contribute to street liveliness and vitality in the major shopping streets.
- To provide highly stimulating street frontages comprising a large number of buildings with many entries within a short distance.
- To enhance and expand the public domain with streetscape improvements (such as footpath widening) and the provision of forecourts or plazas in new development.

Performance criteria

Development along street frontages contains retail activity at ground level.

Original or early shop-fronts in existing buildings are preserved and significant features (window framing, tiled entries, doors, etc.) repaired/restored.

Where early shop-fronts are to be replaced, new shop-fronts:

- are a modern design
- are a reconstruction of an earlier shop-front using forms and detailing from existing examples in the area or from other sources.

Modern shop-fronts are simply detailed with appropriately designed areas of glazing and narrow mullions/framing.

Existing shop-fronts are not bricked up or replaced by solid roller shutters.

Control

Solid roller shutters are not permitted. Transparent or open grill type shutters are acceptable if located behind the shop front.

Refer to:

→ Part E – 4.3 Security Devices

5.3 Awnings

Objectives

- To ensure traditional awnings (posted and suspended) are reinstated where appropriate and are designed to match the traditional pattern.
- To achieve a balance between the provision of awnings and the enhancement of the public domain

Performance criteria

Buildings are designed to incorporate:

- Traditional suspended steel box-section type awnings.
- Awnings that match the form of adjacent awnings and maintain the same alignment and which reinforce the continuity of the street.

Buildings with multiple bays incorporate central arched ‘canopy’ elements provided these are appropriately scaled and are compatible with other awning types in the street.

Canvas or corrugated steel awnings do not interrupt a continuous run of awnings, do not conflict with established streetscape character in heritage areas and do not compromise the need to enhance the public domain.

Trafficable awnings are generally inappropriate in shopping street, but where proposed, are designed to complement the streetscape

Street awnings to new arcade developments incorporate raised or arched canopy elements over entrances and are appropriately scaled and compatibly with the prevailing street awning character.

Awnings are designed to permit street tree planting to be provided at regular intervals.

Reinstated posted verandahs or balconies are designed to be self supporting in the event of the removal of one or more post supports.

5.4 Signage

Objective

To ensure signage respects the historic and unique characteristics of shopping precincts.

Performance criteria

Signs do not protrude above eaves, parapet or roof lines, nor above suspended awnings.

Large signs are not fixed above awning level to building facades and especially buildings that are in conservation areas or are items of environmental heritage.

Small signs above awning level do not obscure windows or other important facade features.

Early building names (on parapets, pediments, etc.) are preserved wherever possible.

The design and painting of signs complement Heritage Paint Schemes.

Controls

Large, elevated, solid panel advertising and building name signs including those fixed on parapets or roofs are not be permitted in shopping streets. Floodlit signs may be appropriate, but illuminated signs above awning level or on side walls are not permitted. Signs complies with Council's *Development Control Plan No. 7- Guidelines for Outdoor advertising*.

Refer to:

→ Part E – 2.6 Signage.

→ DCP No. 7 Guidelines for Outdoor Advertising.

5.5 Vehicle entrances and footpath crossings

Objectives

- Minimise pedestrian and vehicular conflicts along footpaths.
- Minimise disruption to streetscape continuity resulting from vehicle crossings over footpaths.

Performance criteria

Vehicle access to loading docks and off-street parking takes place from rear lanes.

Where rear-lane access is not possible, vehicle access is kept to a single footpath crossover at right angles to the street. In this instance, Council may require warning signs to warn drivers of pedestrians on the footpath.

'Porte-cocheres' which have a driveway across the footpath take into consideration the impact on the continuity of the footpath, pedestrian flow and streetscape issues.

Control

Access to off-street loading zones and car-parking complies with Council's *Transport Guidelines for Development*.

5.6 Security and design

Objectives

- To ensure that commercial 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

Street level activity

- Ground/street level uses provide active retail and commercial frontages and reinforce pedestrian activity
- Uses promote casual surveillance of the street

Lighting

- Buildings should have well lit and colour adjusted lighting at all entries
- Lighting is positioned in such a way so as not to create light spill into adjoining residential areas
- Lighting fixtures are vandal proof

Building entry points

- Are clearly visible from the street frontage
- Are readily identifiable from public areas
- Are well lit at night

Building Design

The building has been designed to:

- Minimise entrapment spots
- Have openings in all walls which have frontage to a street, parking area, laneway or other public area
- Overlook public areas
- Incorporate mixed uses at ground level which encourage pedestrian activity and surveillance.

Signage

- Street number and entrance/egress is clearly displayed and complements the architectural style and/or streetscape

Landscaping

- The type and location of landscaping does not obstruct sightlines

Parking

- Parking for large sites is located in a basement
- Ground level parking contributes to the streetscape and pedestrian environment

Security Devices

Security devices and materials have been carefully selected and used to:

- Minimise a fortress-like appearance
- Contribute to the streetscape
- Provide views out of the premises.

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