

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

[1] Preliminary Advisory Notes

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

Advisory Note

Amendment to South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No.9 Green Square (Specific Sites – Wulaba Park Site)

**54A O’Dea Avenue, 56-60 O’Dea Avenue, 879B South Dowling Street and 881-
891 South Dowling Street, Waterloo**

South Sydney Development Control Plan 1997: Urban Design – Part G: Special Precinct No.9 Green Square is amended by inserting specific development requirements for the site formed by 54A O’Dea Avenue, 56-60 O’Dea Avenue, 879B South Dowling Street and 881-891 South Dowling Street, Waterloo, hereafter referred to as Wulaba Park Site.

This amendment was publicly exhibited in May and June 2012 and was adopted by Council on 30 July 2012. The amendment commenced operation on 21 August 2012.

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

[2] Section 3.1 Public Domain

Insert the following after the last bullet point on page 16, immediately before 3.1.1 Street Hierarchy and Transport:

NOTE: Refer to Section 4 for detailed additional development requirements relating to specific sites in Green Square. Where there are any inconsistencies, the controls contained within Section 4 shall prevail in so far as they apply to each specific site.

[3] Section 3.2 Built Form

Insert the following after the first paragraph on page 41, immediately before Floor Space Ratio:

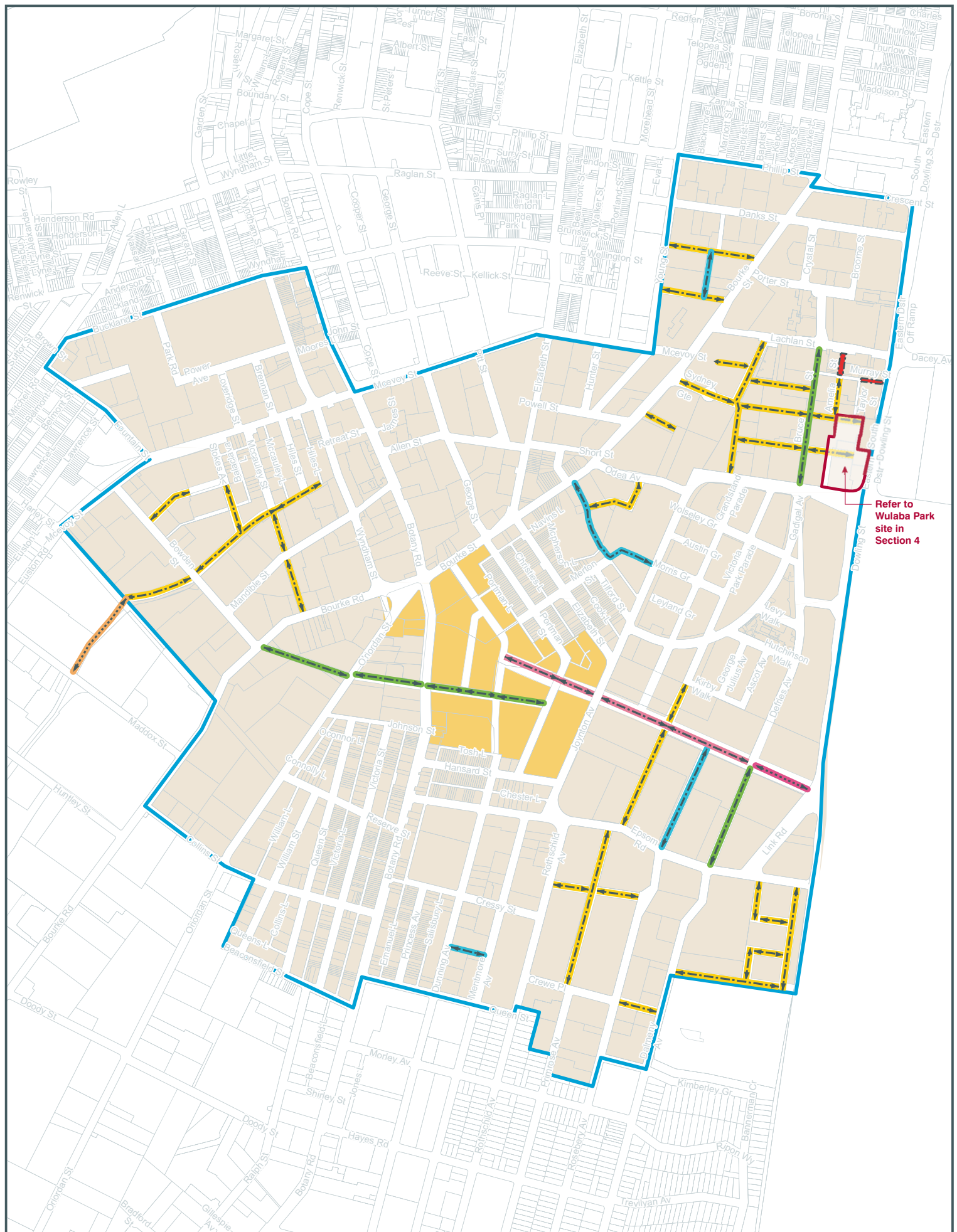
NOTE: Refer to Section 4 for detailed additional development requirements relating to specific sites in Green Square. Where there are any inconsistencies, the controls contained within Section 4 shall prevail in so far as they apply to each specific site.

[4] Maps to be replaced

Replace these existing maps:

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

with the following Maps:



Map 1 : Green Square
New Streets & Street Closures

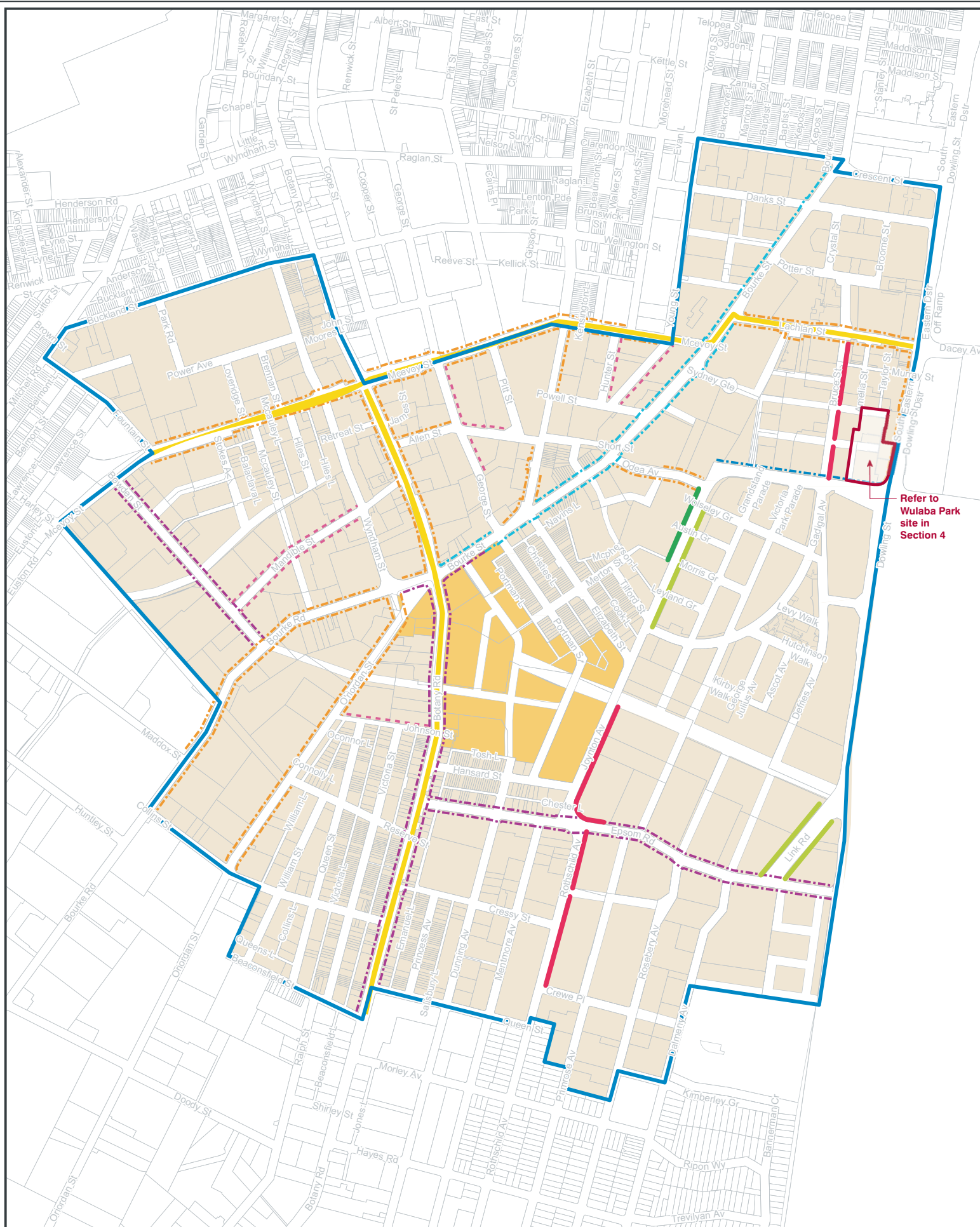
Legend

- | | | |
|-------------------------|---|---|
| Boulevard 36m | Laneway 12m (minimum 6m) | Road closures |
| Potential Boulevard 36m | Local Street 20m | Refer to South Sydney DCP 1997-Part H: Green Square Town Centre |
| Collector Road 22m | Potential Local Street outside Green Square | Green Square Boundary |

0 50 100 200 300 400
Meters

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Prepared By: Jiang
Printing Date: July 27, 2006
File: NewRoads.mxd



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Map 3 : Green Square Setbacks

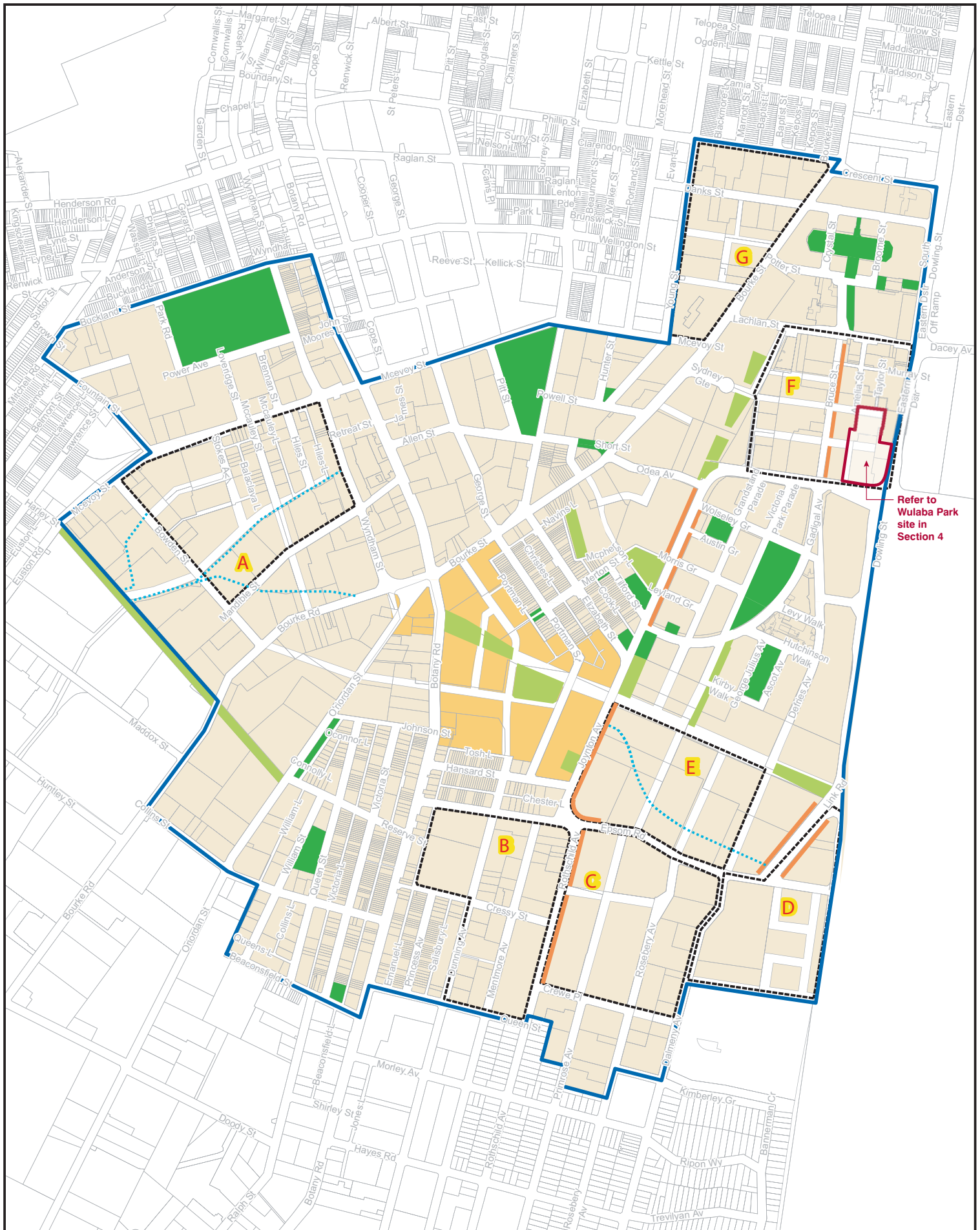
Legend

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



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





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Map 4: Green Square Open Space Legend

Existing

Proposed

Landscape setbacks

Canal Open Space Link

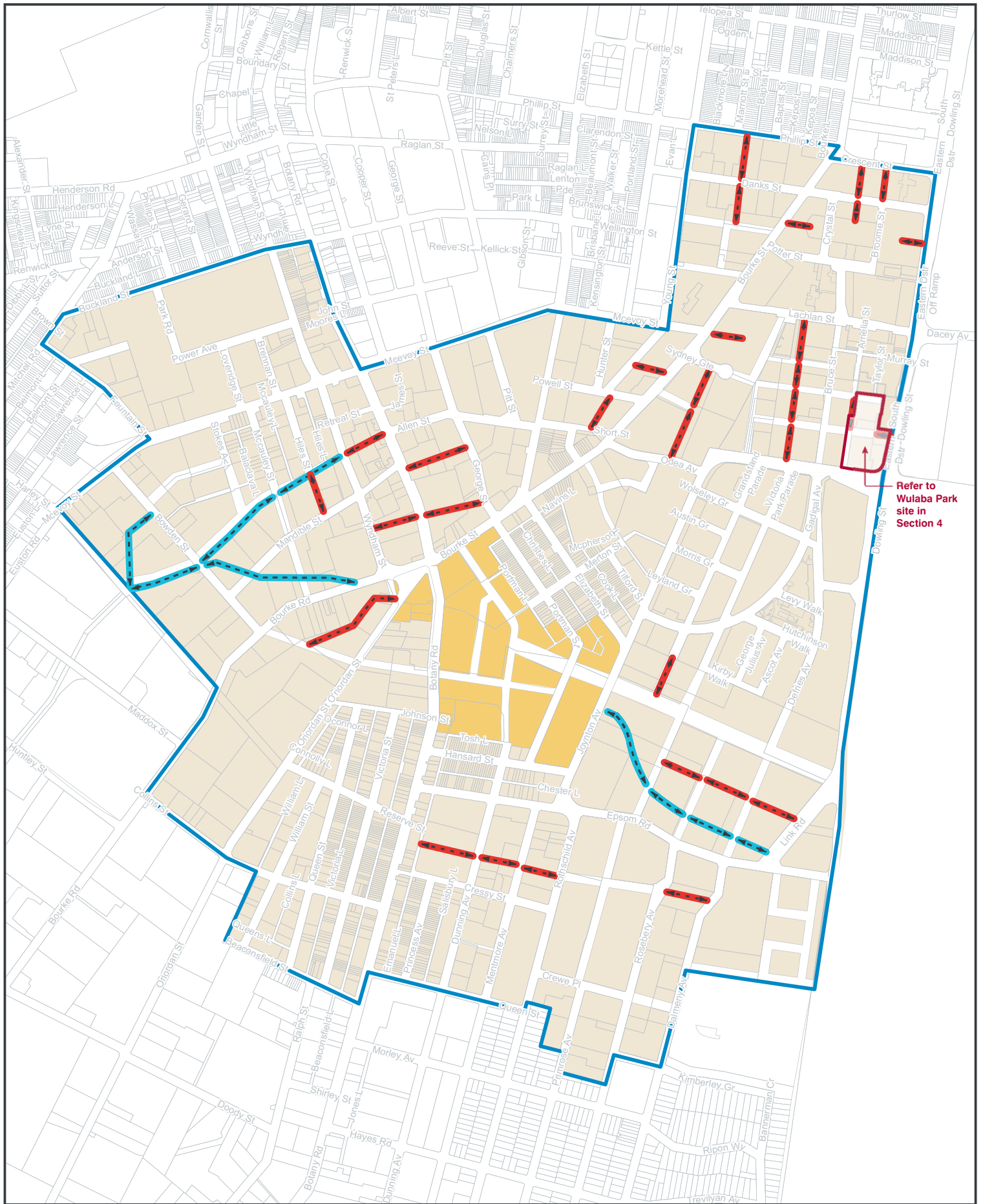
Open Space Catchment areas

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

Green Square Boundary



0 50 100 200 300 400
Meters



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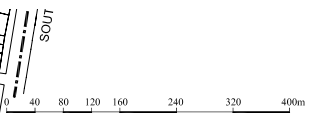
Map 5 :Green Square Through-Site Links

Legend

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



0 50 100 200 300 400
Meters



 24/2/02
GENERAL MANAGER DATE

[5] Wulaba Park Site Provisions

Insert the following at the end of Section 3 of the existing DCP document:

4 Specific Sites – Wulaba Park Site

4.1 Area to which these controls apply

The controls in Section 4 of this development control plan apply to the following addresses:

- 54A O'Dea Avenue, Waterloo;
- 56-60 O'Dea Avenue, Waterloo;
- 879B South Dowling Street, Waterloo; and
- 881-891 South Dowling Street, Waterloo.

These addresses are hereafter collectively referred to as the “Wulaba Park Site” and are identified in Figure 4.1.1.



Figure 4.1.1: Area to which the Wulaba Park Site controls apply, edged in red

4.2 Relationship to other controls

These controls must be read in conjunction with *South Sydney Development Control Plan 1997: Urban Design* as well as the preceding Sections 1-3 in *Part G: Special Precinct No.9 Green Square* [this DCP]. Where there is any inconsistency, the Wulaba Park Site controls shall prevail as far as they apply to the Wulaba Park Site.

4.3 Character Statement

The Wulaba Park Site sits within an area in transition from industrial and warehouse uses to mixed use and predominantly residential development. The future character of the site, along with the surrounding area, should draw from the success of the Victoria Park redevelopment with high quality built form and public domain.

The existing large industrial land parcels will be broken up with a new internal street network, achieving a fine-grained pattern of streets which provide street frontages for new building, access to development parcels and a choice of pedestrian and cycle routes when linked with the connections to be formed in the surrounding precinct.

A new public park will be incorporated on the site which provides for recreation and stormwater detention. Generous landscaped setbacks will also provide amenity and connectivity with the surrounding area, and will contribute positively to streetscape character.

The built form will address the hierarchy of streets, the new park and the highly visible site at the intersection of South Dowling Street and O'Dea Avenue. It will also address the relationship with the tower form to be situated on the opposite side of O'Dea Avenue at 20 Gadigal Avenue.

The typology of uses will respond to amenity impacts associated with South Dowling Street and O'Dea Avenue and activation of the intersection.

Principles

- (1) A permeable pattern of new streets is to be provided which respond to key connections in the area, stormwater management requirements, local traffic and access considerations and urban design principles.
- (2) All streets are to be generously landscaped to create high quality streetscapes and increase amenity.
- (3) Non-residential uses along the South Dowling Street and O'Dea Avenue frontages act as a buffer against the impact associated with the heavy traffic use of these roads.
- (4) A variety of building height and form is to be achieved provided that a predominant height of 8 storeys is generally maintained across the site, and that consideration is given to residential amenity and solar access to public and private open space and public streets.
- (5) The highly visible site at the intersections of South Dowling Street/O'Dea Avenue may be marked with a carefully sited and well designed slender landmark tower. The cumulative impact of surrounding towers forms is to be considered.
- (6) A generous park is to be incorporated within the site to serve the recreational needs of the area and to provide a stormwater-detention function.
- (7) A deep soil landscaped setback shall be introduced to South Dowling Street and O'Dea Avenue.
- (8) The design of buildings is to be varied and subject to high architectural quality, comparable to the best examples locally and internationally.

4.4 Public Domain

Objectives

- (a) Introduce a legible and permeable pattern of new internal streets which respond to key connections in the surrounding area.
- (b) Maximise low angle views of the sky along north-south and east-west street alignments and views between buildings to allow orientation within the surrounding area and to reduce the effects of visual enclosure.
- (c) Create a safe and pleasant environment for cyclist and pedestrian activity that links with existing networks.
- (d) Establish significant landscaped setbacks along South Dowling Street and O'Dea Avenue to create a strong streetscape character and to act as a buffer to new development.
- (e) Create an open space which serves the recreational needs of the redeveloped site and provides a space for people in the wider area to recreate, meet, walk and feel safe.
- (f) Manage regional stormwater with the creation of a detention basin, an upgraded underground drainage network, overland flowpaths and integration of water sensitive urban design.

4.4.1 Street Hierarchy and Transport

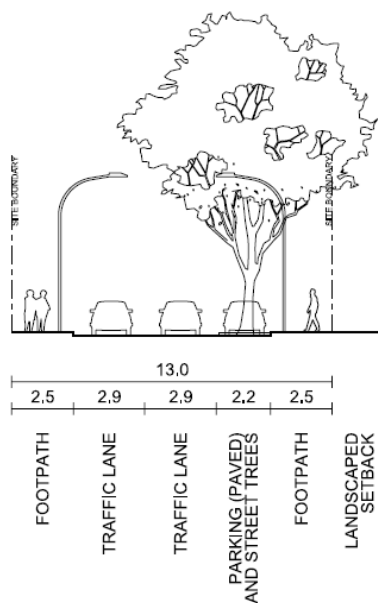
Controls

- (1) New streets are to be provided in the locations identified in Map 8: Wulaba Park Site – Public Domain Dedication.
- (2) All streets are to be constructed in accordance with the standards set out in Table 4.4.1: Wulaba Park Site Indicative Street Types and Figures 4.4.1 – 4.4.6: Wulaba Park Site Typical Street Sections. Streets must also be finished in accordance with detailed RLs, cross and longitudinal sections, and construction specifications to be supplied by the Consent Authority.
- (3) One-way systems are to be provided in accordance with Map 9: Wulaba Park Site – Vehicular Access and Circulation. Localised two-way traffic is permitted to allow vehicular access for the building north of Archibald Avenue, as shown in Map 9. Traffic management devices are not to impede cycle or pedestrian movements.
- (4) The one-way routes which are to operate around the four boundaries of Wulaba Park are to be designed as slow zones which:
 - (a) have slow traffic speeds (as determined by the Roads Traffic Authority from time to time); and
 - (b) allow pedestrian and cyclists to safely share the space with vehicles.
- (5) The slow zones are to be paved, incorporate street trees and may make provision for some parallel parking bays, as shown in Map 10: Wulaba Park Site – Indicative Landscape Plan.
- (6) Shared cycle paths will operate along all streets in the site.

Table 4.4.1: Wulaba Park Site Indicative Street Types

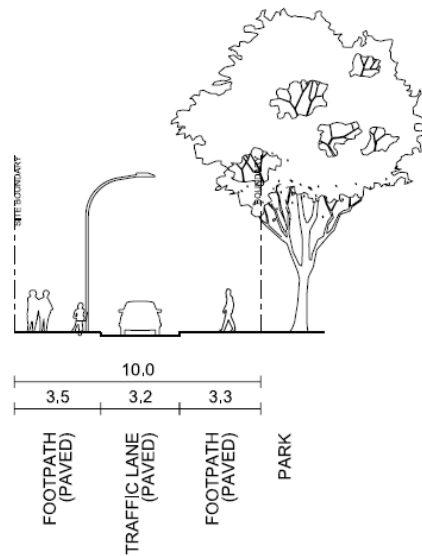
Type	Reservation Width	Lane(s) Width	Median	On road cycle lane	Footpath Width
Amelia Street	13m	2 travel lanes: 2 x 2.9m 1 parking lane: 1 x 2.2m	-	-	2 x 2.5m
Amelia Street Slow Zone	10m	1 travel lane: 1 x 3.2m	-	-	1 x 3.5m on western side 1 x 3.3m on eastern side
Archibald Avenue Slow Zone	11.5m	1 travel lane: 1 x 3.2m 1 parking lane: 1 x 2.3m 2 travel lanes (2 x 2.9m) permitted at western end to allow localised two-way access to building – see also Maps 9 and 10	-	-	1 x 3.5m on northern side 1 x 2.5m on southern side
Mystic Lane Slow Zone	11.5m – 13m	1 travel lane: 1 x 3.2m	-	-	Varies following site boundary – see also Map 10 Grassed or planted verges to be provided adjacent to footpaths
Hatbox Place Slow Zone	11.5m	1 travel lane: 1 x 3.2m 1 parking lane: 1 x 2.3m	-	-	1 x 3.3m on southern side 1 x 2.7m on southern side

Typical cross sections for these street typologies are shown in Figures 4.4.1 – 4.4.6



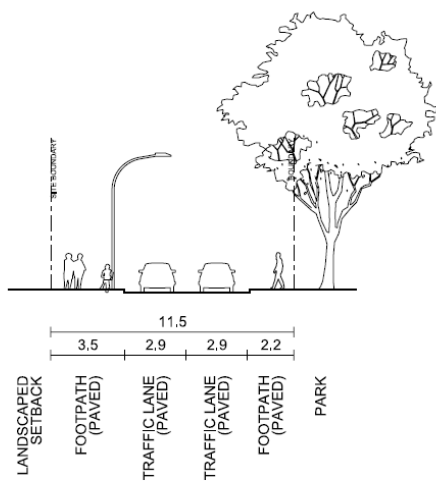
**WULABA PARK
- AMELIA STREET SOUTH (13M)**

Figure 4.4.1: Amelia Street Typical Section



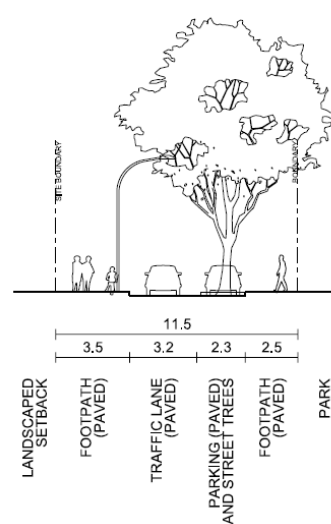
**WULABA PARK
- AMELIA STREET NORTH (10M)**

**Figure 4.4.2: Amelia Street Slow Zone
Typical Section**



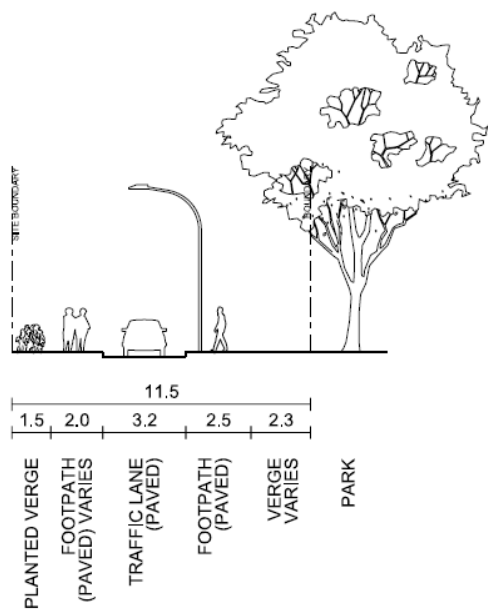
**WULABA PARK
- ARCHIBALD AVENUE WEST (11.5M)**

**Figure 4.4.3: Archibald Avenue Slow Zone
Typical Section**

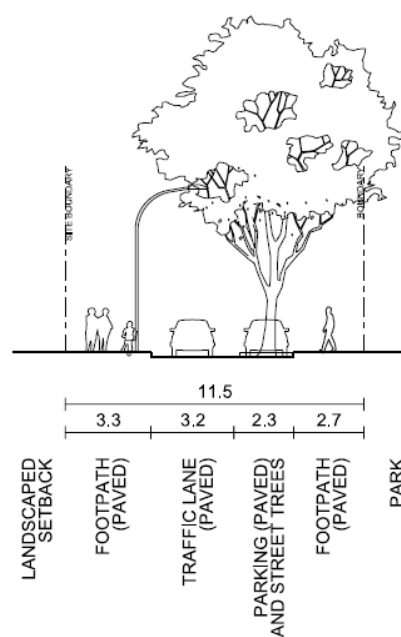


**WULABA PARK
- ARCHIBALD AVENUE EAST (11.5M)**

**Figure 4.4.4: Archibald Avenue Slow Zone
Localised Two-Way Section for Access**



**WULABA PARK
- MYSTIC LANE (11.5-13M)**



**WULABA PARK
- HATBOX PLACE (11.5M)**

**Figure 4.4.5: Hatbox Place Slow Zone
Typical Section**

**Figure 4.4.6: Mystic Lane Slow Zone
Typical Section**

4.4.2 Open Space

Controls

- (1) A public open space, Wulaba Park, of a minimum 4,005sqm is to be provided on the site between Archibald Avenue and Hatbox Place, as identified in Map 8: Wulaba Park Site – Public Domain Dedication.
- (2) Wulaba Park is to provide for passive recreation and incorporate a set of play equipment for the over-8 age group.
- (3) The whole park is to be deep soil and allow free draining. No structures are to be permitted below the park other than those required by Council for regional stormwater management.
- (4) Landscaping and design of the park is to be of the highest quality. Landscaping and choice of materials is to unite and relate to the wider area. Map 10: Wulaba Park Site – Indicative Landscape Plan shows indicative design requirements.
- (5) Wulaba Park is to have a dual recreation and stormwater detention function. The design of the detention basin is to:
 - (a) include appropriate stormwater management measures to restrict gross pollutants from entering the basin;
 - (b) allow the release of detained water within not more than 24 hours after the cessation of the stormwater event to protect the soft landscaping within the basin;

- (c) have one or more embankment batters of not more than a 1 in 6 gradient to allow for the safe exit of persons from the basin during a stormwater event; and
 - (d) provide an appropriate balance between stormwater management and recreation functions.
- (6) The 10m-wide landscaped setbacks along South Dowling Street and O'Dea Avenue are to provide deep soil planting and be landscaped to act as a visual and acoustic buffer between new development and the impact associated with the heavy traffic use of these routes. They are to incorporate generous provision for safe cycle and pedestrian movement. Map 10: Wulaba Park Site – Indicative Landscape Plan shows indicative design requirements.

4.4.3 Waterways and Stormwater Management

Controls

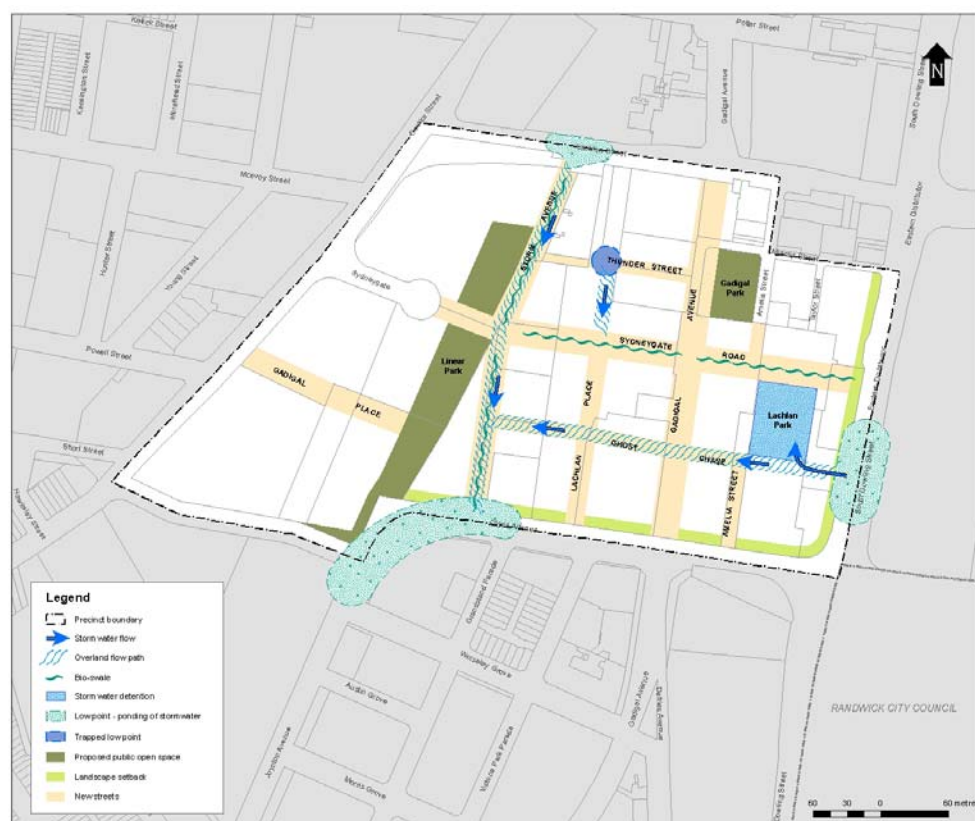
- (1) Stormwater management within the site is to be integrated with the approach to stormwater management across the wider area, as illustrated in Figure 4.4.7: Lachlan Precinct – Stormwater Management.
- (2) Wulaba Park is to have a dual function as a flood/stormwater detention basin and should be designed and constructed appropriately, to the satisfaction of the Consent Authority.
- (3) Wulaba Park is not to be used for on-site detention or drainage requirements.
- (4) Hatbox Place is to act as an overland flowpath for stormwater flows from the east of the precinct.
- (5) Underground drainage pipes will also be required to convey stormwater flows:
 - (a) from the low point on South Dowling Street along Hatbox Place to the Wulaba Park detention basin;
 - (b) from the Taylor Street low point through the northern part of the site to the Wulaba Park detention basin; and
 - (c) from the Wulaba Park detention basin along Amelia Street to the O'Dea Avenue stormwater pipe network.

Easements on title are required to allow for access and maintenance of the underground pipe network.

- (6) The Hatbox Place slow zone is to be designed and constructed to direct overland stormwater flows into Wulaba Park from the low point on South Dowling Street.
- (7) Floor levels of buildings surrounding the Hatbox Place overland flowpath are to be 0.5m above the 1 in 100 year storm event flood levels. Building surfaces are to be designed to accommodate possible flood flows without damage or potential for erosion.
- (8) All landscaping is to be compatible with flood risk and shall not impede overland stormwater flows.
- (9) Within the detention basin, all vegetation species and structures, including paths, walls and fences, are to be able to withstand temporary flood inundation.

- (10) All new development is to comply with Flood Planning Level requirements as stipulated by the Consent Authority.
- (11) Development spanning the overland flowpath along the Hatbox Place alignment may be considered provided that:
 - (a) personal safety is not compromised;
 - (b) the applicant demonstrates an acceptable Velocity Depth product between the built form of 0.4 or below can be achieved for all storm flows including the 1 in 100 year storm event. This may involve the investigation of stormwater engineering solutions or the widening of the 13m-wide through-site link shown in Map 12;
 - (c) all overhead structures are a minimum of 6m above the final ground floor levels to allow for access for necessary maintenance and reconstruction;
 - (d) an easement on title is granted to Council under the development for necessary access and maintenance of the flowpath and underground pipe network;
 - (e) entry points to buildings along the contained flowpath are minimised and, where unavoidable, incorporate a non-mechanical flood barrier, such as a hump, to prevent ingress of flood waters up to the Flood Planning Level;
 - (f) adjacent floor levels are 0.5m above the 1 in 100 year storm event flood levels; and
 - (g) any portion of the building or structure along the contained flowpath lower than nominated Flood Planning Levels is to be built from flood compatible materials (i.e. materials that will not experience any significant damage or potential for erosion as a result of the ingress or passage of floodwater, including debris).

Figure 4.4.7 Lachlan Precinct Stormwater Management



4.5 Built Form

Objectives

- (a) Ensure that building form and height contribute to the physical definition of the street network and respond to public and semi-public spaces and the hierarchy of streets.
- (b) Ensure good solar access to apartments, public and private open space and public streets.
- (c) Create visual connections and physical links between the public and private domain to reduce the effects of visual enclosure and to help activate spaces.
- (d) Ensure building typology and location of vehicular entries respond to the hierarchy of streets.
- (e) Achieve a high standard of architectural design and a variety in architectural expression.
- (f) Ensure the use of high quality façade design and finishes throughout, but in particular where development is highly visible or of large scale.

4.5.1 Floor Space Ratio

Controls

- (1) The maximum scale and overall density of development is to be consistent with Map 6: Floor Space Ratio.
- (2) The base Floor Space Ratio of 1.5:1 may only be exceeded where:
 - (a) development provides material public benefit to the satisfaction of the Consent Authority as identified in this development control plan, including works and land dedications for roads, landscaped setbacks, open space and drainage/flood mitigation; and
 - (b) the four landholdings which form the Wulaba Park Site remain amalgamated.
- (3) The Consent Authority may grant consent for development that exceeds the maximum Floor Space Ratio permitted in Map 6: Floor Space Ratio by up to 10% provided that:
 - (a) the development exhibits design excellence; and
 - (b) the development satisfies the objectives of this development control plan and the NSW Residential Flat Design Code.
- (4) The potential 10% additional floor space permitted by Clause 4.5.1(3) is to be awarded according to Map 11: Wulaba Park Site – Design Excellence Strategy. Seeking the full 10% requires two separate competitive design processes to be undertaken. Additional floor space up to but not exceeding the percentage shown in Map 11 may be permitted providing a competitive design process has been held in relation to the corresponding area of the site and the resulting development is deemed to have demonstrated design excellence.

4.5.2 Building Height

Controls

- (1) Predominant building heights are to be consistent with Map 7: Height.
- (2) Variations to the predominant building heights shown in Map 7: Height are to be in accordance with the heights in storeys shown in Map 12: Wulaba Park Site – Height in Storeys. Heights up to the number of storeys shown in brackets are only achievable following demonstration of design excellence, in accordance with Clauses 4.5.1(3) and (4).
- (3) A slender form tower is permitted to mark the intersection of South Dowling Street/O'Dea Avenue as identified in Map 12.
- (4) The Consent Authority may grant consent for slight variations to the building heights shown in Map 12: Wulaba Park Site – Height in Storeys following consideration of:
 - (a) the prevailing scale of the streetscape;
 - (b) meeting the general environmental performance provisions of this development control plan;
 - (c) the public domain improvements achieved;
 - (d) the cumulative reduction of solar access to the development site and surrounding blocks;
 - (e) the continued amalgamation of the four landholdings which form the Wulaba Park Site; and
 - (f) demonstrating design excellence and the satisfactory outcomes of an urban design study carried out in accordance with Controls 4.5.1(3) and (4).

4.5.3 Design Excellence

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

- vii) pedestrian, cycle, vehicular and service access and circulation requirements
 - viii) impact on, and any proposed improvements to, the public domain
 - ix) appropriate ground level public domain interfaces
 - x) excellence and integration of landscape design; and
- (d) that the design of the development is the result of a competitive design process, defined as an architectural design competition or the preparation of design alternatives on a competitive basis, carried out in accordance with the City's Competitive Design Process as it applies from time to time.
- (2) The competitive design process is to work within the following Design Excellence Strategy:
- (a) two separate competitive design excellence processes are required to be undertaken on the site. The location and extent of each competitive design process is shown in Map 11: Wulaba Park Site – Design Excellence Strategy, identified as Development Site A and Development Site B;
 - (b) a distinctly different architectural character is to be achieved between the two halves of the building in Development Site A – shown as Building A1 and Building A2 in Map 11 – so that the built form fronting Amelia Street presents with a different street identity and relationship with the public realm to that fronting the higher order streets of O'Dea Avenue and South Dowling Street;
 - (c) architectural design variety is to be achieved across each Development Site (A and B) by incorporating a different architectural language in the design of each 'building component' as shown in Map 11. Transitions between building components are to be appropriately punctuated and articulated to reduce the apparent length of the façade of each building.

4.5.4 Building Form and Design

Controls

- (1) The tower permitted on the South Dowling Street frontage is to be 'slender form' with a maximum floorplate of 750sqm above 35m including balconies.
- (2) Buildings of 10 storeys or above are to be separated from other buildings of 10 storeys or above by a minimum of 60m, unless an urban design study can demonstrate that the objectives of this development control plan and the NSW Residential Flat Design Code can still be achieved.
- (3) The built form layout presented in Map 11: Wulaba Park Site – Design Excellence Strategy is indicative but demonstrates the following key layout principles:
 - (a) buildings addressing streets and aligned with streets and responding to street hierarchy;
 - (b) gaps between buildings for visual connections and natural ventilation between streets and street block courtyards;
 - (c) variety in building layout for visual interest, modulated building bulk, achievement of maximum floor space ratio, and compliance with sunlight access standards;

- (d) building separation for visual privacy; and
- (e) variety in building types including potential for showroom uses along South Dowling Street.

Minor variations to the building layout may be considered within each street block provided the objectives of this development control plan are still satisfied and where improved public benefit and user amenity is achieved and design excellence is demonstrated.

- (4) A deep soil primary building setback of 1.5m is required from the Archibald Avenue and Hatbox Place frontages and of 3m from the Amelia Street frontage.
- (5) The street frontage height of buildings along Archibald Avenue, Amelia Street and O'Dea Avenue is not to exceed the height in storeys shown in Map 12: Wulaba Park Site – Height in Storeys.
- (6) A secondary building setback of a minimum 3m from the primary building line is required to differentiate between the maximum street frontage height and the remainder of the building(s) at Archibald Avenue, Amelia Street and O'Dea Avenue as shown in Map 12: Wulaba Park Site – Height in Storeys.
- (7) Building types are to comply with Map 13: Wulaba Park Site – Uses and On-Site Landscaping and are to be designed appropriately.
- (8) Ground floor non-residential uses are to achieve a minimum floor-to-floor height of 5m.
- (9) Frontages are to be activated through use, the inclusion of multiple entries and through detailing and materials. Individual entries to ground floor apartments facing a street are to be maximised. The maximum length of blank street frontage façades is not to exceed 5m.
- (10) Development within street blocks is to vary in size, height and architectural expression and to present as a group of buildings rather than a singular architectural design.
- (11) In general, the length of buildings along street frontages is to be limited to 60m. Any building façade longer than 60m is to be appropriately punctuated and articulated to reduce the apparent length of the façade.
- (12) Publicly accessible through-site links which pass under the built form are to be incorporated in the locations shown in Map 12: Wulaba Park Site – Height in Storeys. Additional through-site links are encouraged to create further visual connections between the public domain and communal open space within a site. Through-site links are to be an easement on title and have a minimum width of 6m and a clear height of at least 6m unless otherwise shown on Map 12.

4.5.5 On-Site Landscaping

Controls

- (1) A landscaped courtyard is to be provided on Development Site A in accordance with Map 13: Wulaba Park Site – Uses and On-Site Landscaping.
- (2) A sufficient area of deep soil is to be provided within the landscaped courtyard to allow for a minimum of four large tree pits, to be sited and designed in accordance with the details in Map 13.

- (3) A rear landscaped setback is to be provided on Development Site B in accordance with Map 13 and is to be deep soil where possible. Front and side full deep soil setbacks are to be provided elsewhere in accordance with Map 13.
- (4) Green roofs are to be incorporated on all rooftops less than 35m above ground level.

4.5.6 Public Art Strategy

Controls

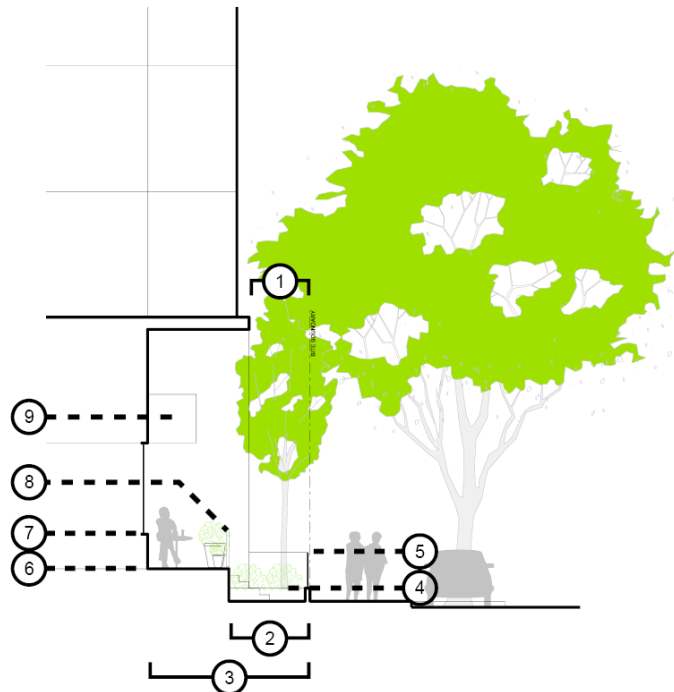
- (1) Public art is to be provided for visual interest and cultural appreciation.
- (2) Public Art is to be provided in accordance with the City's Public Art in Private Developments Guidelines and the City Art Public Art Policy and Strategy as they apply from time to time.
- (3) Public art is to be provided within the site to a value commensurate with the scale of the development.
- (4) Council's preferred public art strategy is for high quality public art to be integrated into fabric of the building facade along South Dowling Street.
- (5) An artist is to be included in the design team chosen through the competitive design process of Development Site A to ensure that the public art strategy forms an integral part of the building design.

4.5.7 Typical Ground Floor Condition for Residential Flat Buildings

Controls

- (1) Further to Clause 4.5.4(4), ground floor residential uses are to be provided with a minimum:
 - (a) 1.5m primary building setback;
 - (b) 4m setback from the site boundary to the glass line enclosing the internal space at the ground and first floors; and
 - (c) 2.0m wide deep soil landscape setback as a private front garden. The garden may be located above the street level in accordance with Clause 4.5.8(3).
- (2) Ground floor private open space located facing the street is to be designed as a compact deck up to 2.0m deep.
- (3) The level established for the ground floor is to offer a combination of privacy and passive surveillance and is to be cognisant of the requirements of Clauses 4.5.8(1)-(4) regarding development levels.
- (4) Sills or opaque treatments are to be provided to ground floor windows to at least 0.8m above ground floor level to provide privacy.
- (5) Dwellings on the ground floor facing the street are to have individual entries from the street.
- (6) Balustrades to ground floor decks are to be predominantly open, with preference for contemporary steel palisade types.
- (7) A predominantly open contemporary steel palisade fence up to a maximum of 1.4m high is to be located on the site boundary.

- (8) The size of first floor balconies is to be minimised to ensure adequate light reaches ground floor living areas.
- (9) Council has a strong preference for ground level apartments to be designed in a manner similar to 2 storey terrace houses, including framing fin walls to delineate individual dwellings.



KEY

1. Primary building setback, clear full height – min. 1.5m
2. Deep soil landscape planting area – min. 2m
3. Setback from the site boundary to the glass line – min. 4m
4. Private front garden, landscape bed – 2m wide
5. Site boundary fence – max. 1.4m high
6. Ground floor level – to step with the street and be set in accordance with Development Levels
Clauses 4.5.8(1)-(4)
7. Sills or opaque treatments to ground floor windows – min. 0.8m above ground floor level
8. Balustrade to ground floor deck – predominantly open
9. First floor balcony – optional

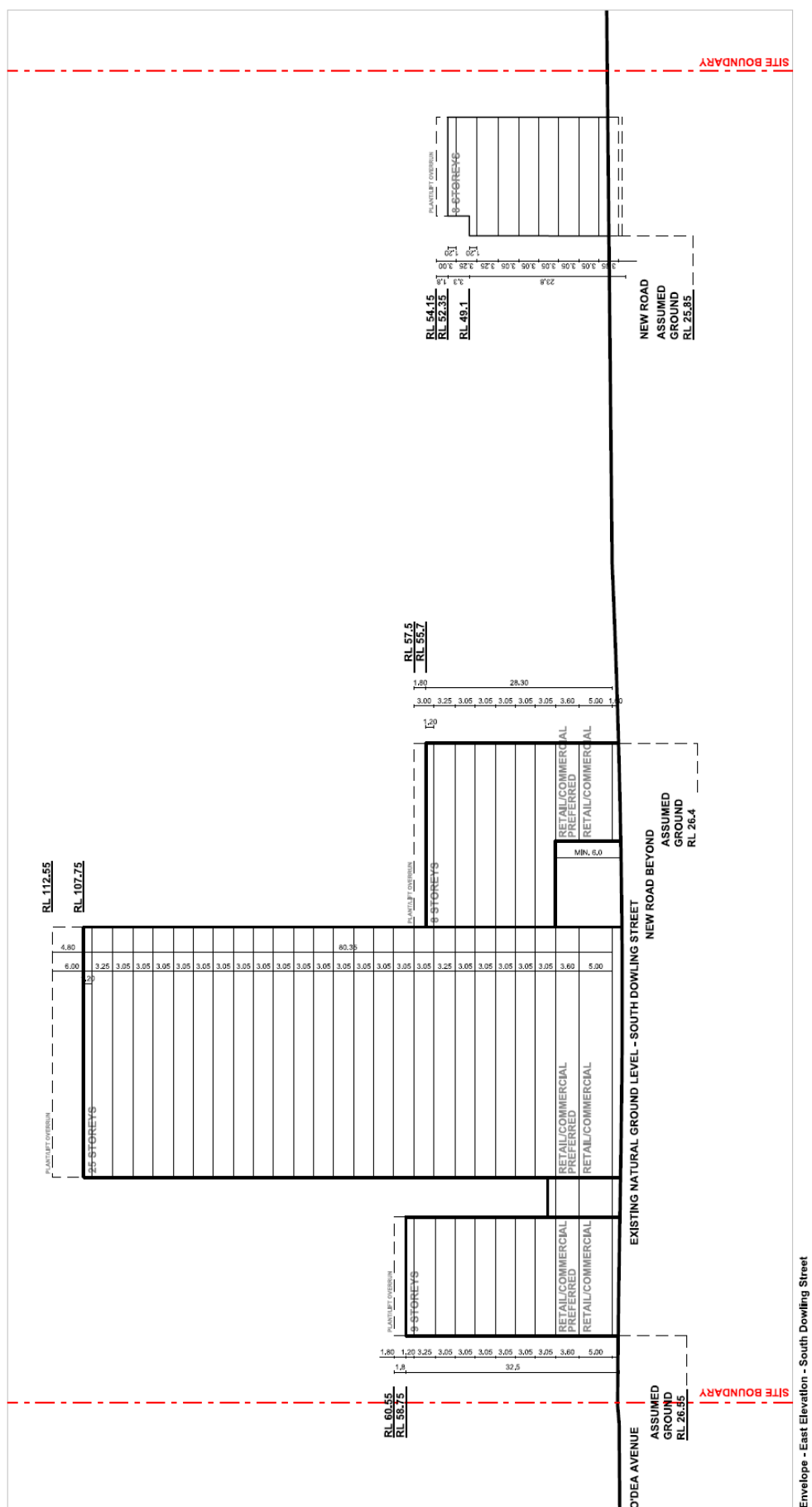
Figure 4.5.1: Typical residential ground and first floor relationship to the street

4.5.8 Development Levels

Controls

- (1) Heights of buildings and public domain levels are to be set by the Australian Height Datum Reduced Levels (RLs) shown in Map 14: Wulaba Park Site – Preliminary Public Domain Levels and the indicative envelopes shown at Figures 4.5.2 – 4.5.5.
- (2) Public domain and street blocks are to be graded appropriately between the RLs in Map 14 across the topography of the site to the satisfaction of Council.
- (3) The ground floor level and courtyard on structure is to be as close as possible to the ground level of the adjacent public domain at any point. The maximum height in metres of the ground level above the Flood Planning Level is to be 0.75m.

- (4) Where the adjacent public domain slopes, ground floor levels should step to maintain an optimal relationship to the street.
- (5) Ramps and steps to provide access up to ground level are not to be provided within the public domain.



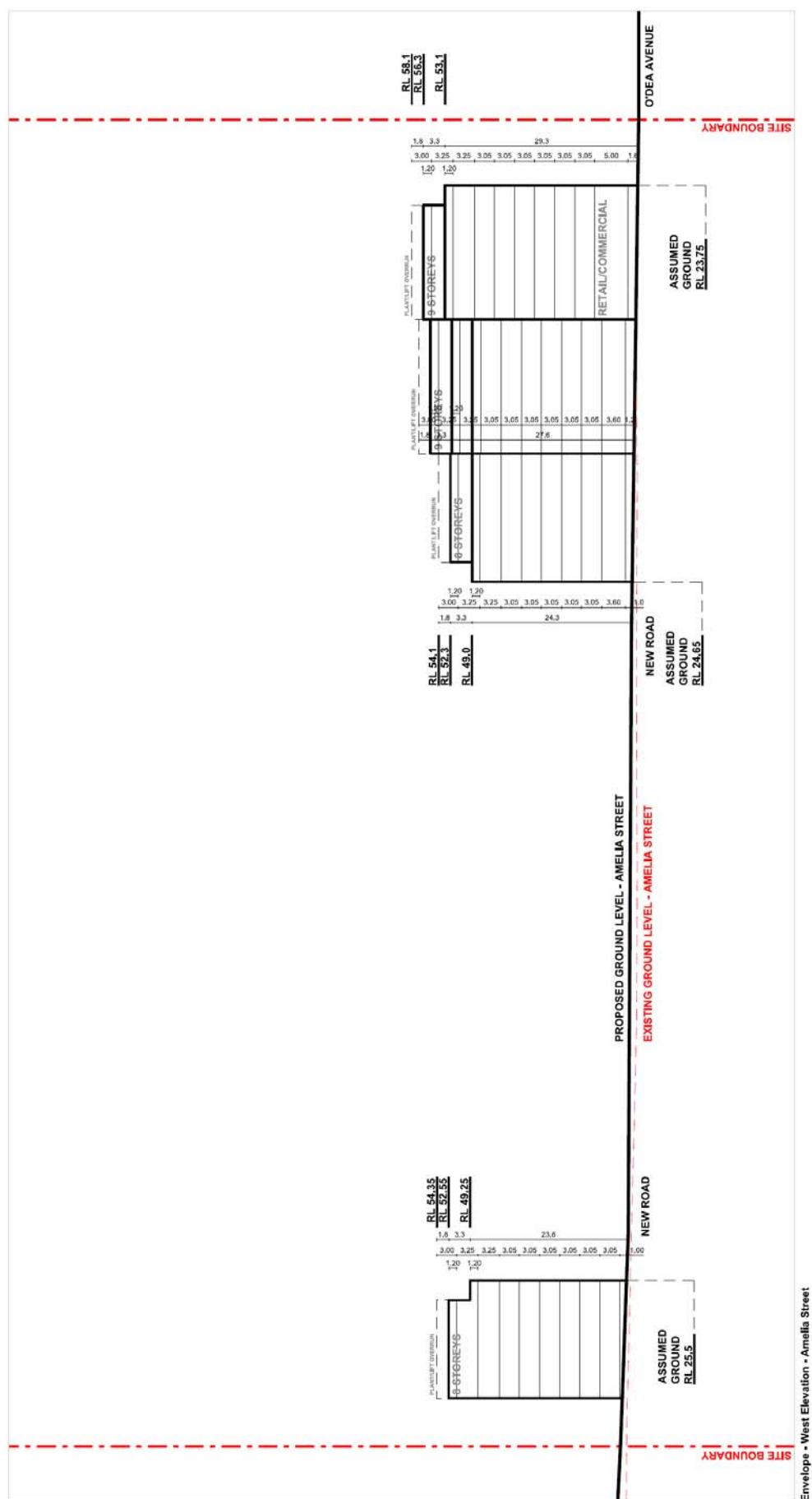


Figure 4.5.3: Indicative Cross Section with Level Changes – West Elevation, Amelia Street

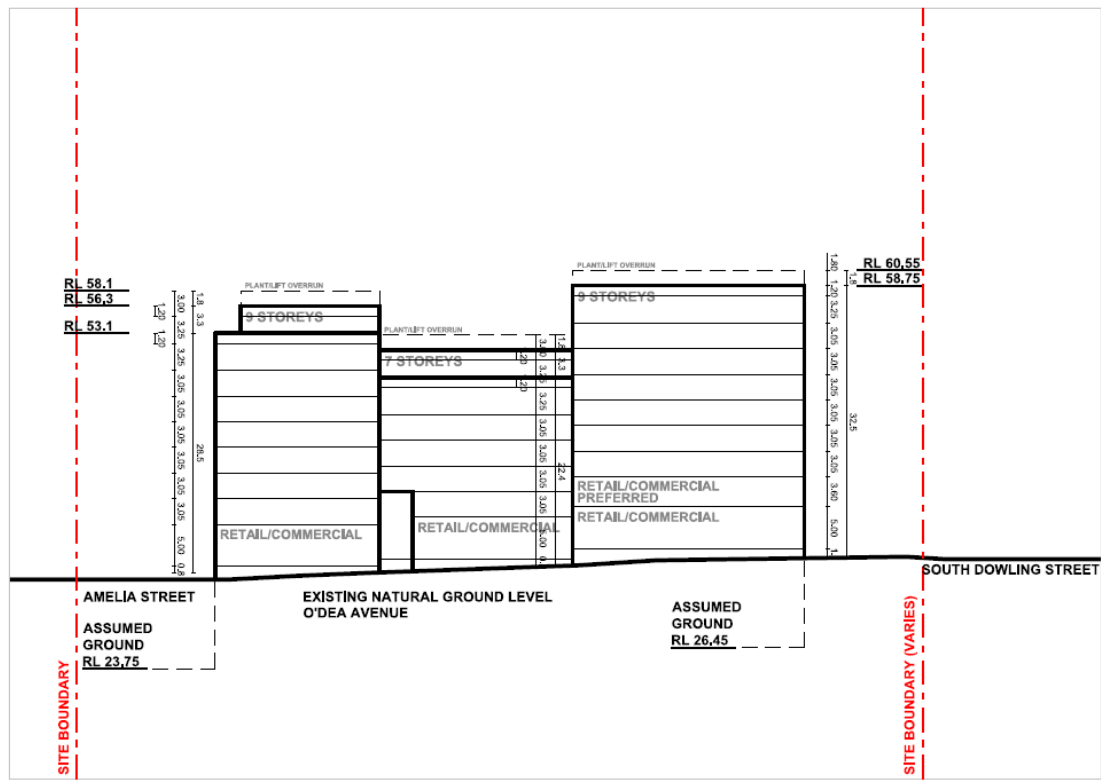


Figure 4.5.4: Indicative Cross Section with Level Changes – South Elevation, O’Dea Avenue

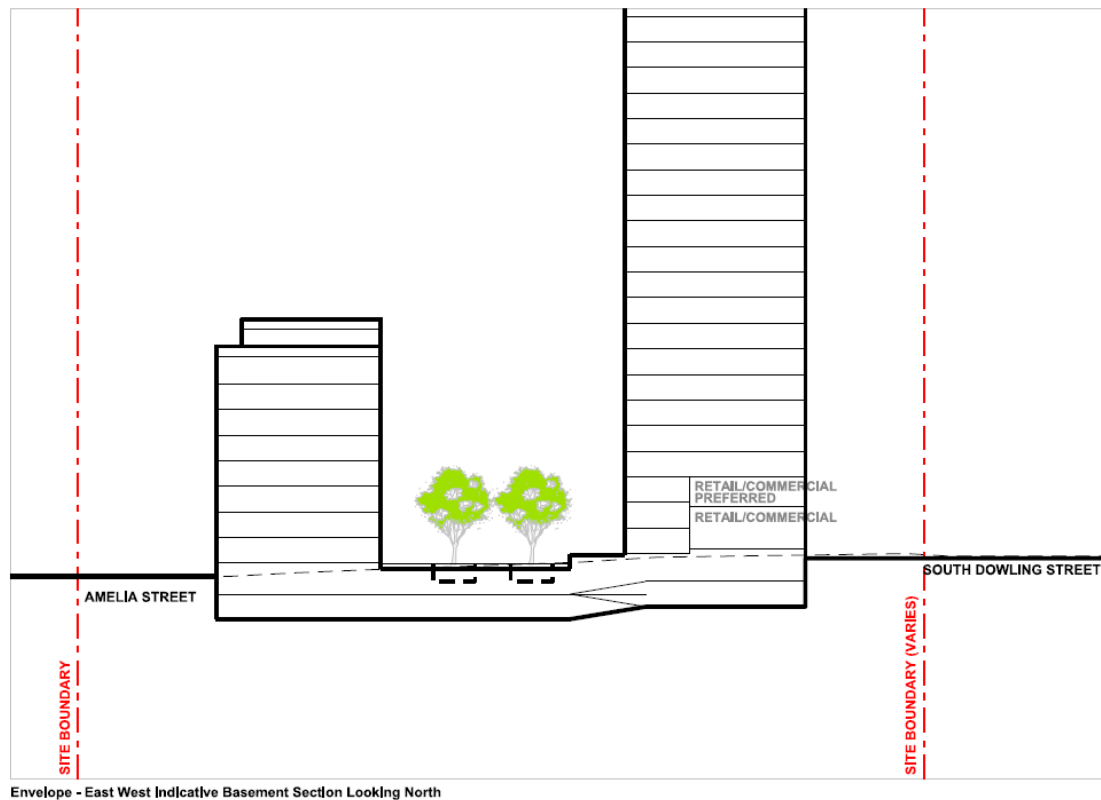


Figure 4.5.5: Indicative Basement Cross Section with Level Changes

4.5.9 Parking and Access

Controls

- (1) Vehicular access points are to be consolidated to minimise disruption to pedestrians. Vehicles are to enter buildings directly from the street and not from breaks between buildings. Vehicular access points are to be located as shown in Map 9: Wulaba Park Site – Vehicular Access and Circulation.
- (2) Access to underground parking is to be designed with consideration to flood levels and impact on the street frontage.
- (3) Parking is to be provided underground and located generally within the extent of the building floorplate above.
- (4) The maximum permissible extent of basement areas is to comply with Map 9: Wulaba Park Site – Vehicular Access and Circulation.
- (5) Basement parking is to be permitted beneath Archibald Avenue provided that:
 - (a) there is no protrusion or evidence of development visible above ground level;
 - (b) the basement is constructed beneath a depth of 2.5m from the lowest point of the finished road; and
 - (c) Archibald Avenue is dedicated to Council to a depth of 2.5m below the lowest point of the finished road.
- (6) The Consent Authority may consider a reduced depth for the basement parking under Archibald Avenue if it can be demonstrated by the applicant that a satisfactory arrangement can be made for the provision and maintenance of stormwater infrastructure, street tree pits and private service connections below the road surface.
- (7) The provision of basement parking beneath Hatbox Place may be considered by the Consent Authority only where:
 - (a) the requirements for parking associated with Development Site A cannot reasonably be met within the maximum extent of basement as shown in Map 9; or
 - (b) the applicant demonstrates that it is not practical or feasible to excavate 2 basement levels on Development Site A due to significant constraints associated with the high water table or contamination of the site; and
 - (c) the applicant demonstrates that required stormwater drainage infrastructure in Hatbox Place is not compromised; and
 - (d) an acceptable arrangement to separate the public and private strata can be put in place.
- (8) Where possible any development beneath roads dedicated in stratum must comprise common areas or visitor parking.
- (9) Design of any parking beneath roads dedicated in stratum is subject to Council's approval.
- (10) Where the topography of the land or constraints of the water table result in the basement parking level projecting above ground level, it is to be designed to:
 - (a) not project more than 1m above ground or as required to comply with FPLs; and

- (b) achieve a high quality ground level relationship between the building(s) and the public domain, including generous vegetation screening.
- (11) Where below ground parking is significantly constrained by the high water table or where site remediation is environmentally unsustainable, one level of on-site parking may be considered above ground within the building floorplate provided that it is:
 - (a) incorporated into the building and screened by other uses; and
 - (b) designed with materials, details, proportions and landscaping to complement the building and adjoining buildings.

4.5.10 Waste, Loading and Servicing

Controls

- (1) The waste collection, loading and service points are to be provided in the locations identified in Map 9: Wulaba Park Site – Vehicular Access and Circulation.
- (2) In all cases, waste, loading and servicing vehicles must enter and exit the loading areas in a forward direction.
- (3) No on-street collection or loading is to be permitted.
- (4) For the building to be sited on Development Site B, waste is to be stored in the one storey element shown in Map 12: Wulaba Park Site – Height in Storeys.

4.5.11 Staging and Implementation

Controls

- (1) All sites to be redeveloped are to have a public road frontage and be accessible via a public street.
- (2) A temporary vehicular access route may be permitted along the western boundary of Wulaba Park as shown in Map 9: Wulaba Park Site – Vehicular Access and Circulation, to facilitate staging of development. It is to be extinguished and recovered for public open space on completion of the Amelia Street connection, to be realised following redevelopment of the adjoining site.
- (3) A development staging plan and delivery sequence for the public domain is to be submitted to and approved by Council with any Stage 2 Development Application.



Key

- Streets (excluding front landscape setbacks, including stratum) - 3827 sqm
- Park - 4005 sqm
- Dedicated landscaped setback - 1644 sqm
- Through site link / stormwater easement - 227 sqm
- Dedicated as a stratum to a depth of at least 2.5m below the finished street level

MAP 8: WULABA PARK SITE PUBLIC DOMAIN DEDICATION

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
24.02.2012 REV A







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Key

-  Streets, arrow indicates direction of traffic circulation
-  Park, hatch indicates short term 3.2m wide easement for access which will be extinguished on completion of street
-  Vehicular access to basement, 2 lanes
-  Vehicular access to basement, 1 lane signalised
-  Max. extent of basement (max. 1m above adjacent public domain level except where required to achieve min. freeboard, tree pits required as noted elsewhere)

-  Max extent of basement under road, min. 2.5m below finished surface
-  Localised 2 way access along Archibald Avenue to basement (see Indicative landscape plan)
-  Loading/waste porte cochere, 9.25m vehicle, forward in, 2 on site at grade loading spaces, forward out
-  Loading/waste dock, 9.25m vehicle, forward in, 1 on site at grade loading dock, turntable, forward out

MAP 9: WULABA PARK SITE VEHICULAR ACCESS AND CIRCULATION

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10mm 110mm 125mm 150mm 175mm 1100mm





Key

-  Paved - slow zones
-  Park - grass, deep soil
-  Landscape/paved zone responding to building entries / internal uses (3m)
-  Shared pedestrian and cycle path (5m)
-  Planted verge (min 2m) for trees, shrubs and low ground covers

- A** Stormwater detention basin (grassed)
- B** Grassed bank to detention basin (max grade 1:6)
- C** Potential play area (unfenced)
- D** North facing bank terraced with steps for seating (near through site link)
- E** Informal feature tree planting in addition to street tree planting
- F** Grassed edges level with street (top of bank not parallel with street alignment)

MAP 10: WULABA PARK SITE INDICATIVE LANDSCAPE PLAN

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10mm

110mm

125mm

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Key

Extent of development site, name in bold black

(%) Number in brackets represents the maximum component of the potential 10% additional floorspace that may be awarded for achieving design excellence through a competitive design process for that development site

NB - Built form is indicative

MAP 11: WULABA PARK SITE DESIGN EXCELLENCE STRATEGY

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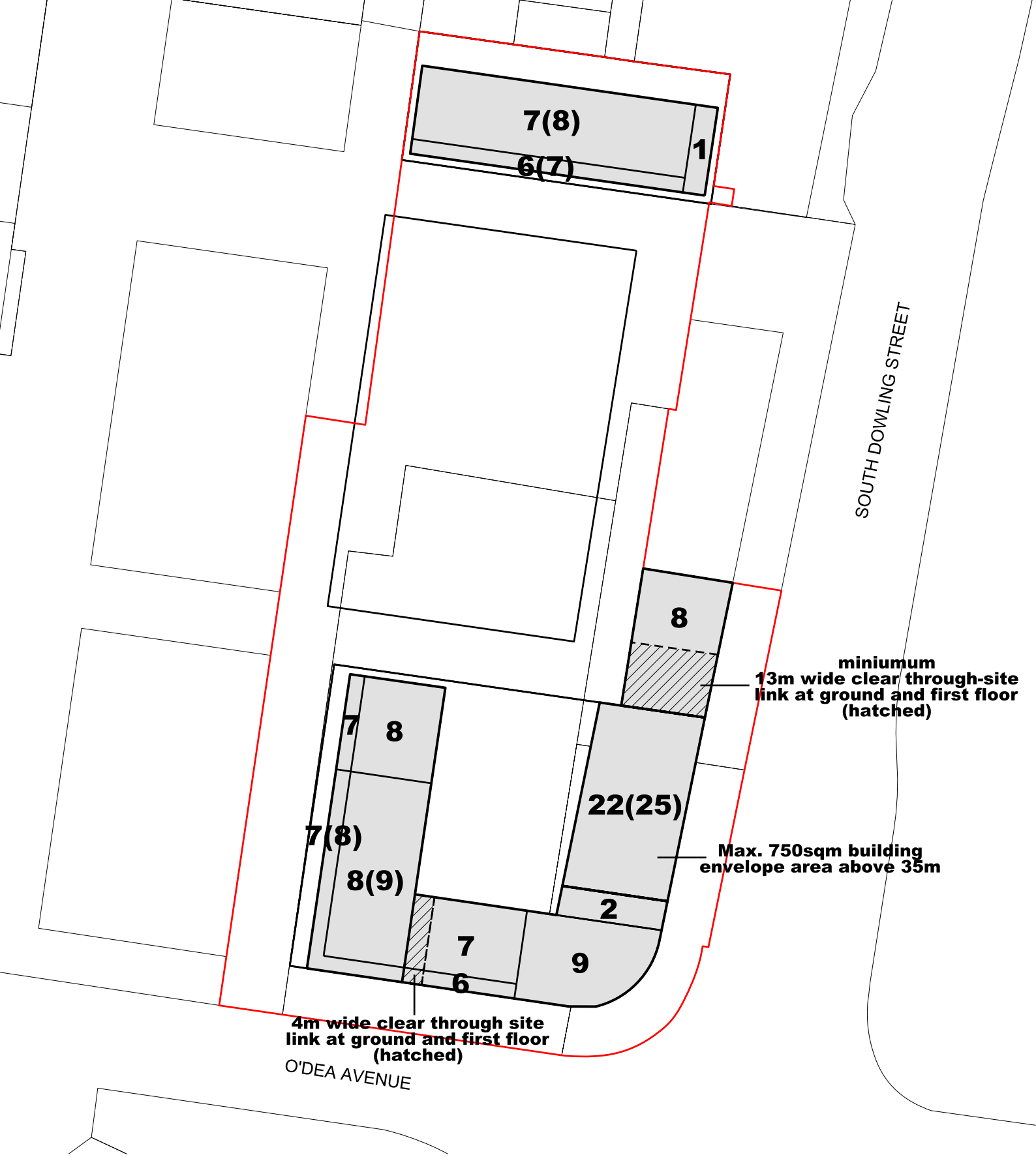
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Key

A(B) Maximum height in storeys excluding design excellence, number in brackets includes additional height to accommodate additional floor space awarded for achieving design excellence, Note: form shown includes balconies

 Publicly accessible through-site links

MAP 12: WULABA PARK SITE HEIGHT IN STOREYS

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Key

- A** Commercial/retail uses at ground, commercial/retail uses preferred at first floor, residential dwellings above
- A1** Through site link/stormwater easement, min. clear height 6m
- B** Commercial/retail uses at ground floor, residential dwellings above
- B1** Through site link, min. clear height 6m
- C** Residential dwellings, commercial or retail uses

- D** Front/side building setback, min. 1.5m (D1 - deep soil, D2 - car parking permissible below)
- E** Front building setback, min. 3.5m (deep soil)
- F** Rear landscaped setback, min. 6m (deep soil where possible)
- G** Landscaped courtyard (min. 4 large trees - each flush pit min. 6 x 6 x 1.5m, at least 5m from obstructions, min. 55 cubic m)
- H** Temporary landscaping if located within lot boundary, Future development site

MAP 13: WULABA PARK SITE USES AND ON-SITE LANDSCAPING

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MAP 14: WULABA PARK SITE PRELIMINARY PUBLIC DOMAIN LEVELS

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