

### 6.3.16 600- 660 Elizabeth Street, Redfern

The following objectives and provisions apply to 600- 660 Elizabeth Street, Redfern as shown in Figure 6.1 Specific Sites map. The site is located opposite Redfern Park.

All other relevant provisions of this DCP apply. The provisions of this section prevail in the event of any inconsistency.

#### Objectives

- (a) To create a high-quality mixed tenure development that strengthens the character of Redfern through well-designed buildings and spaces.
- (b) Ensure the bulk, massing and design of buildings responds to the sites' location opposite Redfern Park and the adjacent Waterloo Conservation Area.
- (c) Ensure excellent residential amenity through the design and layout of buildings and communal open spaces.
- (d) Protect the amenity of Redfern Park and neighbouring properties by minimising overshadowing.
- (e) To ensure development responds to noise and flooding constraints to minimise impacts, deliver high-quality buildings and an attractive streetscape.
- (f) Ensure development provides for deep soil, tree canopy and landscaping.
- (g) Ensure development responds to the site's heritage setting and cultural values through public art and heritage interpretation.

#### Provisions

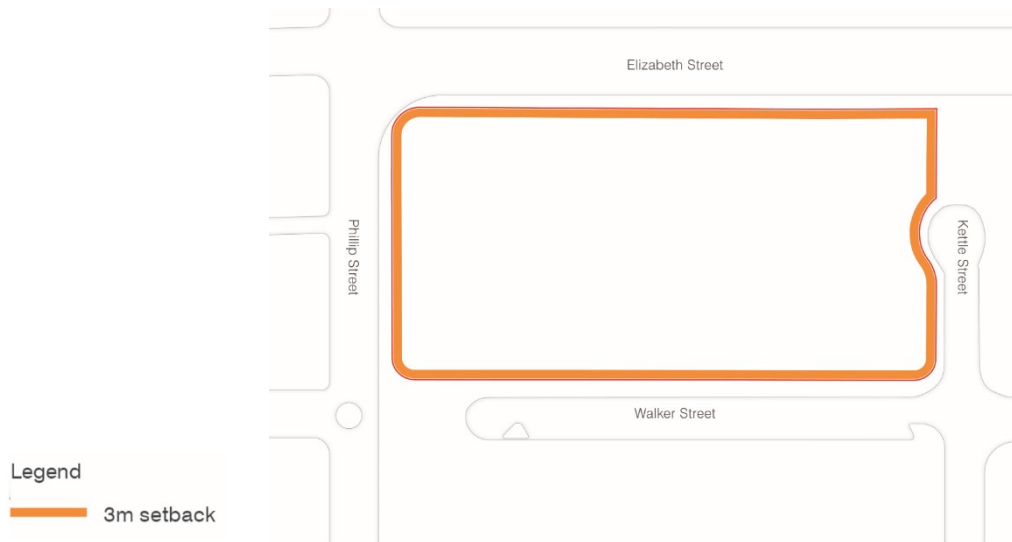
##### 6.3.16.1 Built form

- (1) Provide a range of building heights and architectural styles to create diversity and interest.
- (2) Development should reflect the characteristics of the local area, including fine grain, architectural variety, landscaped setbacks and prominent corners.
- (3) Buildings should address Elizabeth Street and create a consistent street edge to Redfern Park.
- (4) Development is to deliver high-quality built form, using consistent standards of design, construction, materials and finishes to ensure buildings are tenure blind.
- (5) Development fronting Elizabeth Street is to have a street wall height no greater than 5 storeys.

**6.3.16.2 Setbacks**

- (1) Provide building setbacks in accordance with Figure 6.159 Building Setbacks.
- (2) Setbacks are to be landscaped.

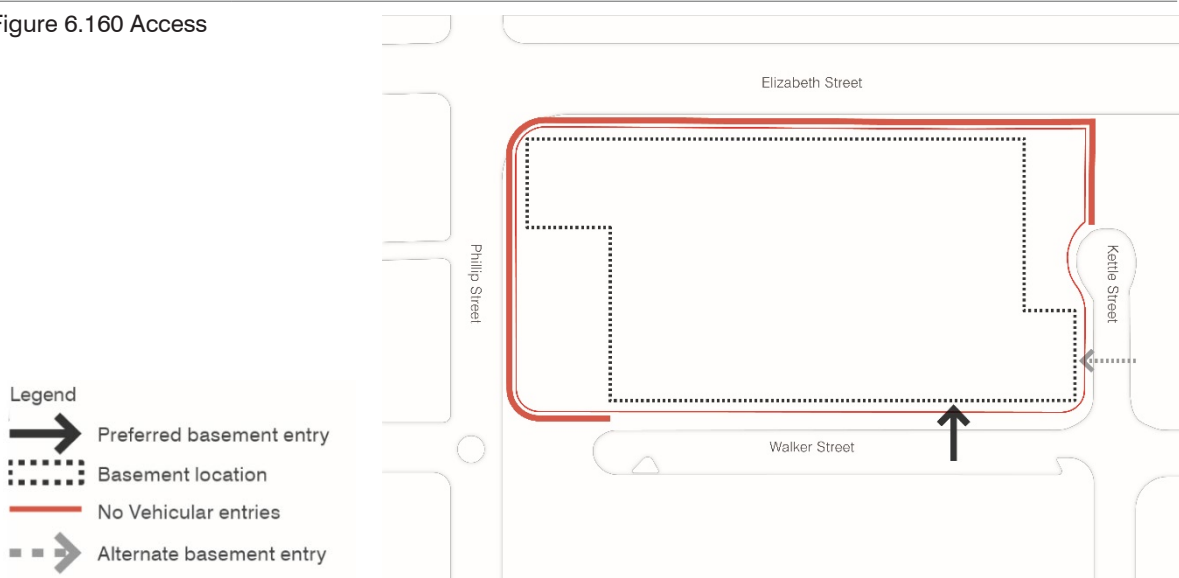
Figure 6.159 Building Setbacks



**6.3.16.3 Access**

- (1) Provide vehicle access in accordance with Figure 6.160 Access.
- (2) No vehicular access is permitted from Elizabeth Street or Philip Street.
- (3) The preferred basement entry location is from Walker Street. An indicative alternate access location is provided from Kettle Street.
- (4) The basement entry ramp should be integrated with the design of buildings and communal open space.
- (5) Ensure that the safety and amenity of pedestrians and cyclists is not compromised by the location or design of the basement entry.

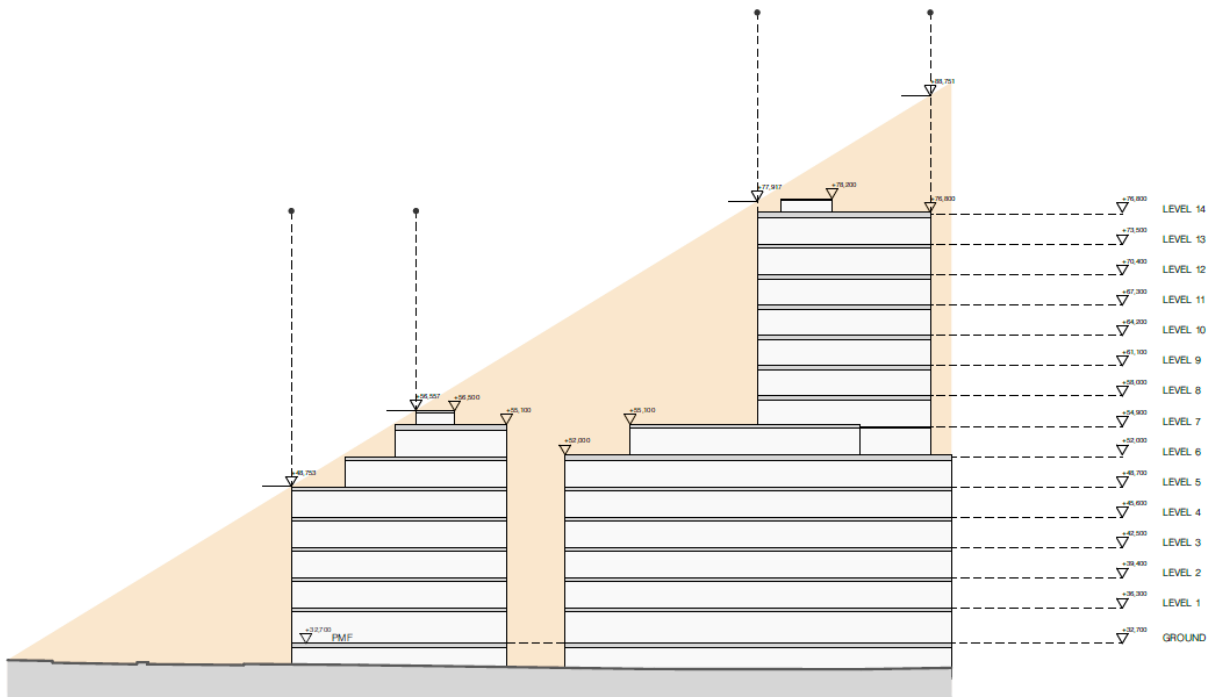
Figure 6.160 Access



#### 6.3.16.4 Solar access to Redfern Park

- (1) Development must not result in any additional overshadowing of Redfern Park and Redfern Oval on 21 June. Indicative building heights within the sun access plane are shown in Figure 6.162.

Figure 6.163 Sun access plane to Redfern Park and indicative building heights



#### 6.3.16.5 Street Activation

- (1) Provide active frontages on the Elizabeth Street corners, consistent with Figure 6.162, where appropriate.
- (2) Ensure development achieves flood protection outcomes while activating the public domain.
- (3) Non-residential uses at ground are to be designed with the ground floor level at the same level as the footpath, where possible.
- (4) Where at-grade entrances are not able to be provided due to flooding constraints, suitable alternatives are to be explored which maximise activation and pedestrian activity.
- (5) Building design should minimise excess ramping and stairs to manage flood levels on the site.
- (6) Buildings must be designed to address the street. Blank walls must be avoided.
- (7) Provide frequent building entries and lobbies that open towards the street to promote street activation.
- (8) Individual residential entries are encouraged along Walker Street to activate the street and enhance residential character.
- (9) Integrate building design and landscaped setbacks on all street frontages to provide an attractive street interface that reflects local character.

- (10) Pedestrian links for residents should be provided through the site to enhance permeability and resident access.

#### 6.3.16.6 Tree Canopy and Deep Soil

- (1) Development is to provide deep soil in accordance with the *NSW Apartment Design Guide*.
- (2) Development must achieve the following minimum tree canopy cover targets:
  - (i) 25% site canopy cover (i.e. canopy area of all trees contained within the site boundaries)
  - (ii) 35% overall street canopy cover (i.e. the combined canopy area of all trees contained within the site and adjacent streets measured to the centre line of the roads).
- (3) Existing street trees are to be retained, where possible.
- (4) New street tree planting must be consistent with the City of Sydney's Street Tree Master Plan 2011 (updated 2015).
- (5) New tree planting must include endemic species and locally indigenous species, wherever possible.
- (6) Consult with City of Sydney and obtain their agreement for any tree planting on Council owned land.

#### Residential Amenity

- (1) Building design and layout should minimise potential noise impacts along Elizabeth Street and Philip Street.
- (2) Apartments must be designed to comply with the noise criteria in Section 4.2.3.11 Acoustic privacy.
- (3) Apartments should be designed to be passively heated and cooled, with good access to natural sunlight
- (4) Residential development must comply with the *NSW Apartment Design Guide* for natural ventilation and solar amenity.

#### 6.3.16.7 Solar access to Walker Street

- (1) Buildings must achieve a minimum of 3 hours solar access, between 9am and 3pm on 21 June, to 50% of the primary private open space of all properties on Walker Street.
- (2) New development must not create any additional overshadowing to a dwellings primary private open space, where that dwelling currently receives less than 2 hours direct sunlight to 50% of the private open space between 9am and 3pm on 21 June.

**Note:** Primary private open space is the rear private open space for all dwellings on Walker Street.

In addition to the above, development is to address the solar access provisions in Section 4.2.3.1 'Solar Access' for all other neighbouring properties.

Development must also meet the solar access requirements for neighbouring properties in the *Apartment Design Guide*.

#### 6.3.16.8 Managing Wind Impacts

- (1) Mitigate potential wind impacts and ensure adequate levels of comfort are achieved in communal spaces and the public domain.
- (2) Buildings and communal open spaces are to be designed to mitigate wind impacts and ensure a high level of residential amenity.
- (3) Awnings are to be provided on buildings along Philip, Elizabeth and Kettle Street, where necessary to mitigate wind impacts.
- (4) A wind effect report prepared by a suitably qualified engineer is to be submitted with a development application.

#### **6.3.16.9 Communal Open Space**

- (5) Provide a minimum area of communal open space in accordance with *NSW Apartment Design Guide*.
- (6) Provide useable communal open space that facilitates a diverse range of activities and social interaction on the site.
- (7) Ensure communal open space provides sufficient area for landscaping and deep soil planting.
- (8) Communal open spaces should be designed to prioritise resident privacy and amenity.
- (9) Communal open space at ground level should be supported by roof top gardens and communal spaces, as appropriate.

#### **6.3.16.10 Heritage**

- (1) Development is to address its relationship to, and response to adjoining heritage items and heritage conservation areas.
- (2) Consideration must be given to the impact of development on the significance, setting, and views from Redfern Park.
- (3) Development should respond to the heritage values and character of the neighbouring Waterloo Conservation Area through appropriate building setbacks, building design and use of materials.
- (4) A Heritage Interpretation Plan must be prepared and submitted with a development application.

#### **6.3.16.11 Public Art**

- (1) Development is to incorporate public art that creates an authentic sense of place drawing from and reflecting the site's strong Aboriginal and European heritage values.
- (2) Public art is to provide opportunity for heritage interpretation that is contemporary, innovative and creative, involves the community and is created by local artists.
- (3) Public art is to contribute to a high-quality interface with the surrounding neighbourhood and public domain.
- (4) An Aboriginal curator should be engaged to oversee the inclusion of Aboriginal artists in public art for the development.
- (5) A Public Art Plan is to be prepared for the site and submitted with a development application.

#### **6.3.16.12 Sustainability**

- (1) Achieve a 6-star Green Star Communities rating and a 5-star Green Star Design & As-Built for buildings rating.
- (2) Achieve a minimum BASIX Energy target of 25 and a minimum BASIX Water target of 40.

- (3) Investigate opportunities to deliver beyond the compliance targets for BASIX Energy and BASIX Water.
- (4) Achieve a NABERS Energy rating of 5.5 stars and NABERS Water rating of 4.5 stars for commercial areas.
- (5) Water sensitive urban design measures are incorporated to improve stormwater quality flowing into waterways.
- (6) Maximise opportunities for the installation of solar photovoltaic systems.
- (7) Provide green roofs where possible, to provide amenity, improve microclimate conditions and create comfortable communal spaces.

#### **6.3.16.13 Design Excellence**

- (1) A competitive design process undertaken in accordance with clause 6.21 of Sydney Local Environmental Plan 2012 is to relate to the entire site.