Section 5

Specific Areas
5 Specific Areas

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Introduction

This Section applies to the areas identified in Figure 5.1 Specific Areas. Refer to Figure 5.1 to determine which, if any of these provisions apply.

This Section establishes additional provisions for specific areas in the local government area including Central Sydney, Green Square, Epsom Park, Lachlan, the Ashmore Neighbourhood, the Rosebery Estate, North Rosebery and the Southern Employment Lands. Where there is an inconsistency between Section 5 and any other Section of this DCP, Section 5 applies to the extent of the inconsistency. When a development standard is not specified in this Section, development must be consistent with all other relevant provisions of the DCP.
Sydney Development Control Plan 2012

Figure 5.1

Specific areas map

Legend
- City of Sydney - Local Government Area
- Central Sydney
- Green Square
- Ashmore
- Epsom Park
- Rosebery Estate
- North Rosebery
- Lachlan
- Southern Employment Lands
- Land excluded from this DCP
5.1 Central Sydney

This Section applies to the land identified as Central Sydney in Figure 5.1 Specific Areas.

5.1.1 Street frontage heights

Buildings that are built to the street alignment with a height to street width ratio of at least 1:1 provide a sense of enclosure to the street. In Central Sydney, street widths average 20m, so an appropriate minimum street frontage height for buildings is 20m.

Buildings taller than 45m at the street alignment are greater than 2.25 times the street width, and create an over bearing sense of enclosure. The maximum street frontage height is 45m. The street frontage height of most existing buildings in Central Sydney ranges between 20 and 45m. Many existing buildings in Central Sydney have a height or street frontage height of 45m high. Buildings with street frontage heights between 20 and 45m range will reinforce the characteristic built form of Central Sydney.

Objectives

(a) Achieve comfortable street environments for pedestrians with adequate daylight, scale, sense of enclosure and wind mitigation.

(b) Physically define the public domain and provide opportunities for street front activities that enhance the public domain.

(c) Encourage flexibility in building design and reinforce the character of Central Sydney and ensure built form is compatible with heritage items and the desired streetscape character.

Provisions

(1) The street frontage height of a new building must be between 20m and 45m above the site ground level with the specific height set with regard to:

(a) the predominant street frontage height of adjacent buildings and buildings in the vicinity;

(b) the location of the site in the street block, for example, corner sites can include special design emphasis, such as increased street frontage height of one or two storeys; and

(c) the size of the site, for example small sites, less than 1,000sqm may attain a street frontage height of 45m regardless of the above criteria.

Note: Refer to Section 5.1.3 and Table 5.1 for maximum and minimum street frontage heights in Special Character Areas.
Figure 5.2
Street frontage heights for buildings in Central Sydney vary between 20m and 45m high.

Figure 5.3
The street frontage height of new buildings should range between 20m and 45m.
5.1.2 **Building setbacks**

**Front setbacks**
Buildings over 45m high that are built to the street alignment can overshadow streets and lower levels of buildings create unpleasant wind conditions and overwhelming sense of enclosure and affect growing conditions for street trees.

Setting back higher elements of buildings preserves reasonable levels of daylight to the street level, helps minimise wind problems, creating a comfortable street environment.

A 10m setback doubles the amount of sky seen on an average 20m street in Central Sydney and reduces wind impacts. The provisions below set reasonable minimum setbacks based on Council’s comprehensive site testing.

**Side and rear setbacks**
Side and rear setbacks allow ventilation, daylight access, view sharing, increased privacy and help reduce adverse wind effects.

In residential buildings and serviced apartments where windows are provided on side and rear elevations, separation between windows and other buildings is important for privacy.

Separation between commercial buildings is not as critical given the reduced requirement for privacy.

**Objectives**

(a) Enhance amenity in terms of daylight, outlook, view sharing, ventilation, wind mitigation and privacy in residential buildings and serviced apartments.

(b) Enhance the quality of the public domain in terms of wind mitigation and daylight access.

**Definition**

For the purpose of this Section, *commercial buildings* means all non-residential buildings, including hotels and *principal window or balcony* means the main window or balcony of a living room and main bedroom of a dwelling unit.

**Provisions**

5.1.2.1 **Front setbacks**

(1) Buildings must be set back a minimum weighted average of 8m above the required street frontage height. This setback may be reduced in part by up to 2m provided that the weighted average setback from the street frontage alignment is 8m as shown in Figures 5.4 to 5.6. No part of the building is to be setback less than 6m.

(2) The weighted average setback may be reduced on secondary or minor pedestrian streets, provided that an average weighted setback of at least 8m is maintained on north-south streets and major pedestrian streets.

(3) New buildings or additions above a heritage item must have a setback of at least 10m from the street frontage as shown in Figure 5.7 *Minimum setback above a heritage item*. However, a conservation management plan required as part of the development application may require a greater setback.

**Note:** The weighted average setback may be reduced on corner sites and where the secondary or minor street has a minimum width of 6m and the street block has a depth of less than 30m.
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Figure 5.4
Setbacks provide building design flexibility - the front setback is to be a weighted average of at least 8m

Figure 5.5
Front setbacks at street frontage heights may be reduced from the 8m weighted average setback on corner sites on secondary pedestrian streets, provided an average weighted setback of at least 8m is maintained to north-south streets and major pedestrian streets.
5.1.2.2 Side and rear setbacks

(1) Above a height of 45m, windows or balconies of commercial buildings are to be set back at least 3m from side and rear property boundary.

(2) Separate principal windows and balconies of residential buildings and serviced apartments from windows or balconies of commercial buildings by at least 9m. This separation is to be achieved by a setback from the side property boundary of at least:

(a) 6m for residential buildings, serviced apartments or hotels; and

(b) 3m for a commercial building.

(3) In new commercial buildings, windows at the same level as the principal living room windows or balconies of adjacent residential buildings, or above a height of 45m are to be set back from side and rear boundaries by at least 3m. Walls without windows do not need to be set back.
Figure 5.8
Setback requirements of commercial buildings above 45m on side and rear boundaries

Figure 5.9
Plan of the setbacks required for commercial buildings to residential, serviced apartments and hotel buildings above 45m on side and rear boundaries with windows

(4) Up to a height of 45m, a minimum setback of 6m is required from the side or rear property boundary for principal windows or balconies for residential buildings, serviced apartments or hotels.

(5) Above a height of 45m, a setback of 12m is required from the side or rear boundary for residential buildings, serviced apartments or hotels to ensure visual privacy is achieved between dwellings.

(6) Setbacks of principal windows or balconies of mixed use buildings are to be the distances specified for particular uses in provisions (1) through to (5) above.

(7) If the specified setback distances cannot be achieved when an existing building is being refurbished or converted to another use, appropriate visual privacy levels are to be achieved in other ways, for example, the inclusion of screens or offsetting windows.
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(8) Side and rear setback distances to the property boundary can be reduced with architectural features such as bay windows, or splayed windows with oblique outlooks provided that:

(a) a minimum separation of 6m between the main walls of each building is maintained;

(b) separation is between sections of building walls that include service room windows; and

(c) oblique views are available to site boundaries.

5.1.2.3 Setbacks for buildings adjoining or fronting lanes

(1) Where new development fronts a lane or right of way, it is to be built to the street alignment up to the required street frontage height, refer to Figure 5.10.

(2) Residential buildings, serviced apartments or hotels above the street frontage height are to have a minimum setback of 6m from the centre line of the lane or more if required, refer to Figure 5.10.

Figure 5.10
This section shows the setback for principal windows or balconies of residential buildings, serviced apartments and hotels adjoining lanes.

5.1.2.4 Separation of buildings on the same site

(1) Minimum separation distances for buildings on the same site are:

(a) 6m for commercial to commercial;

(b) 9m up to a height of 45m for commercial to residential;

(c) 15m for commercial to residential above 45m;

(d) 12m up to a height of 45m for residential to residential; and

(e) 24m preferred for residential to residential above 45m.
Figure 5.11
Separation required between buildings on the same site

- Commercial property boundary
- 6m min.
- Residential property boundary
- 15m min.
- Commercial property boundary
- 45m
- 9m min.
### 5.1.3 Street frontage heights and setbacks for Special Character Areas

*Sydney LEP 2012* identifies a number of special character areas that significantly contribute to the quality of the public domain and the distinctiveness of Central Sydney. Development in Special Character Areas can reinforce and enhance the existing character by responding to the nominated street frontage heights and setbacks.

**Objective**

(a) Enhance and complement the distinctive character of Special Character Areas with compatible development.

**Provisions**

1. Minimum and maximum street frontage heights and front setbacks for buildings in or adjacent to a Special Character Area must be provided in accordance with Table 5.1 and as shown in Figures 5.12 to 5.19. Where the figure shows the entire site as shaded, additional storeys above the street frontage height is not permitted.

2. For development within a Special Character Area where the setback is not illustrated in Figures 5.12 to 5.19, setbacks above the street frontage height are to be a minimum of 8m. Smaller or weighted average setbacks are not acceptable.

3. For sites adjacent to a Special Character Area with a maximum building height of 55m, the street frontage height is to be 45m with a setback to the maximum building height as shown in Figure 5.12.

**Note:** For the street frontage height setback for special character areas refer to Figures 5.12 to 5.19.

4. The street frontage height of any new development within a Special Character Area, or part thereof, not specified in Table 5.1 must comply with Section 5.1.1 Street frontage heights.
Figure 5.12
Special Character Area setbacks

Figure 5.13
A maximum street frontage height of 45m applies to sites with a maximum building height of 55m that are adjacent to Special Character Areas.
Figure 5.14
Special Character Area A & E Setbacks
Bridge Street, Macquarie Place and Farrer Place

Legend
- Special character area boundary
- Minimum setback in metres
- Extent of setback above street frontage height

Note: If whole site is coloured, no additional height above the street frontage height is permitted.
Figure 5.15
Special Character Area G Setbacks
Macquarie Street

Legend
- Special character area boundary
- Minimum setback in metres
- Extent of setback above street frontage height

Note: If whole site is coloured, no additional height above the street frontage height is permitted.
Figure 5.16
Special Character Area H Setbacks
Martin Place

Legend
- Special character area boundary
- Minimum weighted setback in metres
- Extent of setback above street frontage height

Note: If whole site is coloured, no additional height above the street frontage height is permitted.
Figure 5.17
Special Character Area I
Setbacks
Pitt Street Mall
Legend
- Special character area boundary
- Minimum setback in metres
-Extent of setback above street frontage height
Note: If whole site is coloured, no additional height above the street frontage height is permitted.
Figure 5.18

Special Character Area
L & N Setbacks
Sydney Square/ Town Hall/
St. Andrews and York Street/
Clarence Street/ Kent Street

Legend
- Special character area boundary
- Minimum setback in metres
- Extent of setback above street frontage height

Note: If whole site is coloured, no additional height above the street frontage height is permitted.
Figure 5.19
Special Character Area M
Setbacks
Wynyard Park / Lang Park
Legend
- Special character area boundary
- Minimum setback in metres
- Extent of setback above street frontage height

Note: If whole site is coloured, no additional height above the street frontage height is permitted.
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### Table 5.1: Street frontage heights and front setbacks for Special Character Area

<table>
<thead>
<tr>
<th>Special character area</th>
<th>LEP Map reference</th>
<th>Maximum street frontage height</th>
<th>Minimum street frontage height</th>
<th>Setback above street frontage height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bridge Street Macquarie Place Bulletin Place and Farrer Place</td>
<td>A and E</td>
<td>35m in Loftus Street and 45m in all other streets or for sites with heritage items, the street frontage height of the heritage item.</td>
<td>28m; or the street frontage height of the nearest heritage item on the same side of the street block in which the site is located.</td>
<td>As per Figure 5.14</td>
</tr>
<tr>
<td>College Street Hyde Park</td>
<td>D</td>
<td>45m</td>
<td>The street frontage height of the nearest heritage item within the same block and side of the street to the subject site. Except for the Great Synagogue at 187A Elizabeth Street which cannot be used as a minimum.</td>
<td>As per provisions 2 and 3 in Section 5.1.3</td>
</tr>
<tr>
<td>Haymarket Chinatown</td>
<td>F</td>
<td>45m in Harbour Street 15m on all other streets; or the street frontage height of the nearest heritage item on the same side of the street block in which the site is located.</td>
<td>45m in Harbour Street 15m on all other streets; or the street frontage height of the nearest heritage item on the same side of the street block in which the site is located.</td>
<td>As per provisions 2 and 3 in Section 5.1.3</td>
</tr>
<tr>
<td>Macquarie Street Note: Refer to the conservation management plan controls for sites on the eastern side of Macquarie Street, Sydney</td>
<td>G</td>
<td>45m for sites without heritage items; or the street frontage height of the heritage item on the site; and for 93 – 97 Macquarie Street, the street frontage height of the highest heritage item on the same side of the street block in which the site is located.</td>
<td>45m for sites without heritage item; or the street frontage height of the heritage item on the site.</td>
<td>As per Figure 5.15</td>
</tr>
<tr>
<td>Martin Place</td>
<td>H</td>
<td>55m for sites without a heritage item; or the street frontage height of the heritage item on the site.</td>
<td>45m for sites without a heritage item; or the street frontage height of the heritage item on the site; and 58 – 60 Martin Place should extend to create a building with a zero setback to Martin Place for the minimum street frontage height.</td>
<td>As per Figure 5.16</td>
</tr>
<tr>
<td>Pitt Street Mall</td>
<td>I</td>
<td>45m for 122 – 136 Pitt Street and 159 – 179 Pitt Street; and 25m on all other sites.</td>
<td>35m for 122 – 136 Pitt Street and 159 – 179 Pitt Street; and 25m on all other sites.</td>
<td>As per Figure 5.17</td>
</tr>
<tr>
<td>Sydney Square Town Hall and St. Andrews</td>
<td>L</td>
<td>45m</td>
<td>20m</td>
<td>As per Figure 5.18</td>
</tr>
<tr>
<td>Special character area</td>
<td>LEP Map reference</td>
<td>Maximum street frontage height</td>
<td>Minimum street frontage height</td>
<td>Setback above street frontage height</td>
</tr>
<tr>
<td>------------------------</td>
<td>-------------------</td>
<td>-------------------------------</td>
<td>-------------------------------</td>
<td>------------------------------------</td>
</tr>
<tr>
<td>Wynyard Park</td>
<td>M</td>
<td>Maximum height limit; or For 4-6 York, the street frontage height of 341 George Street; and A maximum of two additional storeys above the street frontage height is permissible. No additional storeys are permitted at 4-6 York Street.</td>
<td>45m above street ground level on York Street between Erskine and Margaret Streets; and 55m above street ground level elsewhere.</td>
<td>As per Figure 5.19</td>
</tr>
<tr>
<td>Lang Park</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>York Street</td>
<td>N</td>
<td>45m; or the street frontage height of an adjacent heritage item (equal to or less than 45m) on the same side of the street block in which the site is located.</td>
<td>20m; or the street frontage height of the nearest heritage item on the same side of the street block in which the site is located.</td>
<td>As per provisions 2 and 3 in Section 5.1.3 above</td>
</tr>
<tr>
<td>Clarence Street</td>
<td></td>
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<tr>
<td>Kent Street</td>
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</tbody>
</table>

### 5.1.4 Conservation of public domain features in Special Character Areas

**Provisions**

(1) The following elements of streets, lanes, parks and other areas of the public domain are to be retained if they contribute to the significance of the Special Character Area:

(a) evidence of early road surfaces and associated features;
(b) stone kerbing, guttering and paving;
(c) sandstone steps and retaining walls;
(d) street furniture;
(e) cast iron letterboxes;
(f) signposts;
(g) lightposts;
(h) original pavement lights;
(i) fences;
(j) railings;
(k) trachyte or sandstone; and
(l) milestones and ward markers.

Note: Special Character Areas are defined on The Special Character Area Map Retail Premises Map in Sydney Local Environmental Plan 2012.
5.1.5 Building bulk

Tall and bulky buildings create additional overshadowing of streets and adversely affect the quality and amenity of the streets for pedestrians. Controlling the size of upper level floor plates in new buildings will reduce some of the adverse effects that very tall buildings have on the public domain.

Objective

(a) Reduce adverse visual and daylight impacts on the public domain by controlling the size and horizontal dimensions of the upper level floor plates of buildings.

Provisions

5.1.5.1 Commercial buildings

(1) Above a height of 120m high, as measured from the ground level of the footpath, the size of the floor plate of commercial offices must not exceed 1,400sqm GFA, or 25% of the site area, whichever is greater. Refer to Figure 5.20.

(2) Above a height of 45m high, the maximum horizontal dimension of any commercial building facade must not exceed 65m.

5.1.5.2 Residential buildings and serviced apartments

(1) For residential buildings and serviced apartments with a height above the 45m:

(a) the size of the floor plate above the street frontage height must not exceed 1,000sqm GFA; refer to Figure 5.21; and

(b) the maximum horizontal dimension of the building facade parallel to the street frontage is 40m.
Figure 5.21
Upper level floor plates for a residential building

Figure 5.22
The maximum horizontal dimension of a building above the street frontage height is to be 40m for residential and 65m for commercial developments.
5.1.6 Building exteriors

Central Sydney’s cityscape and public domain is defined by its buildings, streets and public places. An attractive City and public domain is dependent on the high quality design of new development including the articulation and finish of building exteriors.

Objectives
(a) Positively contribute to the streetscape with high quality architecture.
(b) Provide richness of detail and architectural interest particularly in prominent parts of buildings.
(c) Present appropriate design responses to nearby development to complement the streetscape.
(d) Clearly define adjoining streets, street corners and public spaces.
(e) Retain pedestrian scale in the articulation and detailing of the lower levels of the building.
(f) Contribute to a visually distinct skyline.

Provisions
(1) Adjoining buildings, particularly heritage buildings must be considered in the design of new buildings in terms of:
   (a) street alignment;
   (b) street frontage heights;
   (c) setbacks above street frontage heights; and
   (d) facade proportions including horizontal or vertical emphasis and enclosed corners at street intersections.
(2) Building exteriors are to be designed so that:
   (a) the predominant masonry character and articulation of Central Sydney is reinforced, particularly at the lower levels of buildings; and
   (b) the materials used, including glass, are predominantly light in colour to reflect better quality light into the streets and respond to characteristic light colours of Central Sydney.
(3) Extensive expanses of blank glass or solid wall on the building facade are to be avoided.
(4) Where development exposes the blank wall of an adjoining building, a visually interesting treatment is required for that wall.
Figure 5.23
An example of a facade treatment with high design quality. The design of building exteriors should positively contribute to the streetscape.

(5) Minor projections from building walls up to a maximum of 450mm that extend into the public space are permitted, provided that there is a public benefit and the projections do not detract from significant views and vistas. Examples of such projections are expressed cornice lines that can assist in enhancing the streetscape and entry canopies and bay windows that provide distinctive visual articulation.

(6) Provide balconies and terraces on the low rise parts of a building, particularly where the building overlook parks.

(7) The siting and configuration of buildings must consider the impact on surrounding development and public spaces in terms of amenity, shadowing, visual privacy and view sharing for residential buildings.

(8) The top levels of a building are to be designed to integrate with the design of the building and conceal plant and equipment and promote a visually distinctive and interesting Central Sydney skyline.

(9) The top levels of a building, where stepped, must have a minimum height of 2 storeys.
5.1.7 **Temporary use and appearance of vacant sites and buildings**

Vacant sites and buildings have a negative effect on the quality of the public domain. Temporary uses to the street frontage are encouraged until permanent uses are implemented. It is important that construction sites and vacant sites present an attractive appearance to the streets and public areas to enhance the amenity of Central Sydney.

**Objective**

(a) Enhance the streetscape and amenity of an area by requiring vacant sites and buildings to provide temporary uses along street frontages at the ground level.

**Provisions**

(1) The consent authority may require temporary works to be undertaken as a specified condition of development consent if:

(a) a building or site remains vacant for 6 months after consent is granted; and

(b) there is suspension in activity for 6 months, or an aggregate of 6 months, after commencement of construction.

(2) Temporary works on vacant sites or sites where construction activity has been suspended must enhance the streetscape. These works may include the construction of temporary buildings for short term retail or commercial use, landscaping of vacant sites or the provision of hoardings designed by a professional artist.

(3) Temporary uses for vacant buildings or sites are required to be located along the street frontage at ground level to help active the street.

(4) Car parking is not permitted as a temporary use for a vacant site.

5.1.8 **Warehouse buildings**

Applicants should also refer to Section 3.10.1 Warehouses and industrial buildings older than 50 years.

Table 5.2 Former Warehouses provides a list of the former warehouses with intact cartways and courtyards and infilled cartways.

**Objective**

(a) Conserve and enhance significant warehouses, including warehouses with a courtyard.

**Provisions**

(1) New development must preserve the fundamental configuration of warehouse buildings and courtyards.

(2) Courtyards are to be retained at their existing size, with buildings opening onto the courtyard at all levels.

(3) Courtyards are to remain open to sky, however a glazed roof may be accepted if it does not obscure views in and out of the courtyard, and minimises structural connections with existing fabric.
(4) Original significant fabric and hardware is to be preserved in situ, with selective restoration where appropriate, such as:
   (a) bluestone setts;
   (b) steel and iron wheel tracks;
   (c) loading bays;
   (d) pulley beams; and
   (e) bollards.

(5) Locate active uses within the courtyard and the perimeter areas of the warehouse.

(6) Where necessary, the selective adaptation of original fabric and hardware is acceptable to ensure elective function and safety. For example, the use of contemporary paving material over original bluestone setts is permitted provided that it is reversible and limited to necessary trafficable areas.

(7) Original vertically aligned openings to courtyards are to be preserved, and later unsympathetic openings replaced with reconstructed original or similarly proportioned openings.

(8) A vertical extension to the warehouse may be acceptable if the height increase is less than 2 to 3 storeys and is carried out in the traditional manner utilising materials, proportions and details that are identical or similar to the existing.

Figure 5.24
Former warehouse, Clarence Street, Sydney
### Table 5.2: Former Warehouses

<table>
<thead>
<tr>
<th>Former Warehouses retaining intact Cartways/Courtyards</th>
<th>Inventory Number</th>
<th>New item name as identified in Schedule 5 of Sydney LEP 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Former Foley Bros Warehouse (230-232 Sussex Street)</td>
<td>I1963</td>
<td>Former ‘Foley Bros’ Warehouse including cartway, courtyard and interior</td>
</tr>
<tr>
<td>Letraset House/Guide House (346/348 Kent Street/201-207 Clarence Street)</td>
<td>I1821</td>
<td>Former warehouse including interiors, cartway, courtyard and interior</td>
</tr>
<tr>
<td>Subito/Guild House (340 Kent Street/197-199 Clarence Street)</td>
<td>I1820/I1720</td>
<td>Former warehouse including interiors</td>
</tr>
<tr>
<td>Gerling House (42-44 Pitt Street)</td>
<td>I1914</td>
<td>‘Gerling Housing’ including interiors, cartway and gates</td>
</tr>
<tr>
<td>Cue Clothing Company/Building (152-156 Clarence Street)</td>
<td>I1716</td>
<td>Former warehouse including interiors, cartway and courtyard</td>
</tr>
<tr>
<td>Carlton House (38-44 York Street)</td>
<td>I1979</td>
<td>Former warehouse ‘Carlton House’ including interiors, cartway and courtyard</td>
</tr>
<tr>
<td>Former Warehouse (336-338 Kent Street)</td>
<td>I1816</td>
<td>Former warehouse (336 Kent Street) including interior, cartway and courtyard</td>
</tr>
<tr>
<td>Carla Zampatti Building (435a-441 Kent Street)</td>
<td>I1830</td>
<td>Former warehouse ‘Edward Dunlop &amp; Co.’ including cartway, goods yard and interiors</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Former Warehouses retaining Infilled Cartways</th>
<th>Inventory Number</th>
<th>Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEM House (83-87 York Street)</td>
<td>I1993</td>
<td>Former warehouse ‘Sargood &amp; Co.’ warehouse including interiors and grounds (144 Clarence Street)</td>
</tr>
<tr>
<td>John Solomon Building (18-20 York Street)</td>
<td>I1974</td>
<td>Former ‘John Solomon’ Warehouse including interiors and grounds</td>
</tr>
<tr>
<td>The Landmark (no.22) (22-26 York Street)</td>
<td>I1976</td>
<td>Former warehouse including interiors (22 York Street)</td>
</tr>
</tbody>
</table>

### 5.1.9 Award and allocation of heritage floor space

The Sydney LEP 2012 includes an incentive to conserve and maintain whole buildings in Central Sydney which are heritage items within Schedule 5. Environmental heritage of Sydney LEP 2012. The award and allocation procedures include:

- the ability for the owner of a heritage building, subject to meeting certain criteria, to be awarded development potential known as Heritage Floor Space after completing conservation works to that building;
- a requirement that a building in Central Sydney may only exceed the floor space ratio shown on the Floor space ratio map in Sydney LEP 2012 if an amount of Heritage Floor Space has been allocated or transferred to the development from the register of available Heritage Floor Space; and
- a register held by Council that details awards and allocations of Heritage Floor Space.

Heritage Floor Space (HFS) is created when it is awarded to the owner of a heritage item for undertaking conservation works. It may be used by the owner of the heritage item or on-sold.

Allocation of HFS to a development site extinguishes that HFS, removing it from the stock of HFS available for use and sale.
The City regularly publishes a summary of HFS awards and allocations, known as the Heritage Floor Space Update, so that applicants can identify the owners of HFS to negotiate the purchase of HFS. The update can be viewed on the City’s website www.cityofsydney.nsw.gov.au.

The award of HFS is restricted to buildings that are listed in their entirety as heritage items in Schedule 5 of the Sydney LEP 2012. It does not apply to heritage items that are only listed as parts of buildings such as ‘facade’ or ‘building element’.

**Objective**

(a) Provide the formulae and other procedures for the efficient, transparent and equitable operation of the Heritage Floor Space scheme established in the LEP.

**Definitions**

Award means the entry of an amount of Heritage Floor Space on Council’s Heritage Floor Space Register in accordance with a resolution by the consent authority and the completion of relevant requirements.

Allocate means the transfer of an amount of Heritage Floor Space from Council’s Heritage Floor Space Register for use within a development site.

Heritage building means a heritage item that is a whole building and shown marked with an asterisk in Schedule 5 Environmental Heritage of the Sydney LEP 2012. A heritage building is not a building that has only a part of its fabric listed in Schedule 5 such as the listing of only a ‘facade’ or ‘building element’.

Heritage floor Space (HFS) means transferable floor space awarded to heritage listed buildings under the Sydney LEP 2012.

Owner means a person awarded Heritage Floor Space or another person who has acquired the Heritage Floor Space.

**Provisions**

5.1.9.1 **Eligibility of heritage buildings to be awarded heritage floor space**

(1) To be eligible for an award of HFS, a heritage building is to be:

   (a) located in the Central Sydney area;

   (b) subject to conservation works in accordance with an approved Conservation Management Plan; and

   (c) not subject to works that would increase the external envelope and floor space of the building, other than a minor increase to facilitate the adaptive re-use of the heritage building.

5.1.9.2 **Pre-requisites for the award of Heritage Floor Space**

(1) Prior to registration of the HFS, the applicant must complete the conservation works in accordance with the Conservation Management Plan and enter into legal agreements and grant covenants on the land which:

   (a) limit any future redevelopment of the site to the total gross floor area and height of the conserved heritage building; and

   (b) ensure the ongoing conservation of the building by regular maintenance, including the provision of adequate insurance and a maintenance fund.
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(2) A Conservation Management Plan for the heritage item is to be approved by the consent authority and is to generally include:

(a) works to conserve the existing significant fabric of the building;
(b) removal of elements that detract from the significance of the building;
(c) the schedule of maintenance works;
(d) reinstatement of original fabric based on documentary evidence where appropriate; and
(e) other works compatible with significance of the building.

5.1.9.3 Calculating the heritage floor space to be awarded

(1) The maximum amount of HFS, measured in sqm that may be awarded to a heritage building is to be calculated using either Formula 1 or Formula 2.

<table>
<thead>
<tr>
<th>Formula 1 applies to</th>
<th>rateable buildings in private ownership and Government buildings.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The formula is</td>
<td>[ HFSH = 0.5 \times AS \times FSRH ]</td>
</tr>
<tr>
<td>Where</td>
<td>[ HFSH ] is the maximum amount of Heritage Floor Space which may be awarded in sqm;</td>
</tr>
<tr>
<td></td>
<td>[ AS ] is the site area in sqm occupied by the heritage building; and</td>
</tr>
<tr>
<td></td>
<td>[ FSRH ] is the maximum FSR for the site of the heritage building as shown on the LEP FSR Map.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Formula 2 applies to</th>
<th>to non-rateable buildings in private ownership.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The formula is</td>
<td>[ HFSH = 0.5 \times GFAH ]</td>
</tr>
<tr>
<td>Where</td>
<td>[ HFSH ] is the maximum amount of Heritage Floor Space which may be awarded in sqm; and</td>
</tr>
<tr>
<td></td>
<td>[ GFAH ] is the gross floor area in sqm of the heritage buildings.</td>
</tr>
</tbody>
</table>

(2) The consent authority may reduce the maximum amount of HFS which may be awarded by an amount equivalent to:

(a) any existing additions or alterations to the heritage building which the consent authority does not consider feasible to be demolished or altered even though those alterations and additions are:
   (i) of little or no significance to the heritage significance of the building; or
   (ii) intrusive to the building;
(b) any proposed addition which increases the gross floor area of the existing heritage building; and
(c) any areas where elements of heritage significance are proposed to be demolished, in order to facilitate the adaptive re-use of the heritage building.

5.1.9.4 Staged awards

(1) The consent authority may approve a staged award of HFS to facilitate the carrying out of the full extent of work necessary for the conservation of the heritage building.
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5.1.9.5 Calculating the heritage floor space to be allocated

Sydney LEP 2012 enables consent to be granted to a building in Central Sydney which exceeds the maximum FSR for the site shown on the FSR map but only if an appropriate amount of HFS is allocated to the site.

(1) Sydney LEP 2012 requires HFS to be allocated to a development site if the development utilises specified additional floor space, namely:

(a) accommodation floor space in relation to a building in Area 1, 2, 3 or 4 shown on the FSR map;

(b) opportunity site floor space;

(c) additional floor space awarded as the result of undertaking a competitive design process; and

(d) additional floor space as the result of an approved variation of the FSR development standard.

(2) The appropriate amount of HFS allocation is determined by the Sydney LEP 2012, and depends on the circumstance of the development. Generally, the amount of the HFS allocation is to be:

(a) For a site in Area 1, 2 or 3 – 50% of the accommodation floor space that is utilised; or

(b) For a site in Area 4 – 50% of the amount of accommodation floor space utilised above a FSR of 8:1.

(3) If a development utilises other additional floor space, the total amount of the HFS allocation is to be:

(a) the amount of any HFS allocation required as a result of utilising accommodation floor space for a development in Area 1, 2, 3 or 4; and

(b) 50% of any opportunity site floor space utilised; and

(c) 50% of any additional floor space awarded as the result of undertaking a competitive design process; and

(d) 100% of any additional floor space awarded as the result of an approved variation of the FSR development standard.

(4) The total amount of the required HFS allocation may be reduced for development that undertakes an architectural design competition or provides a proposed through-site link that is identified in the Through-site links map. The amount of the reduction is to be:

(a) for a development that undertakes an architectural design competition – 50% of the HFS allocation otherwise required, up to a maximum of 1,000 square metres; or

(b) for a development that provides for a proposed through-site link – 50% of the floor area of the through-site link, up to a maximum of 250sqm.

5.1.9.6 Conditions relating to the allocation and change of ownership of heritage floor space

Where a development proposal utilises additional floor space that requires an allocation of HFS, development consent will be subject to a condition requiring allocation of the appropriate amount of HFS to the building, as discussed above.

(1) Only HFS registered in the HFS Register can be allocated or sold.

(2) Any HFS which is registered in the HFS Register may be allocated to a development whether or not that development is part of or separate to a heritage listed site.
(3) HFS may only be allocated to a development where that development has received development consent.

(4) HFS may not be allocated to a site where the erection of a proposed building would involve demolition or destruction of a heritage item.

(5) Council is to be notified of each allocation and change of ownership of HFS and will update the HFS Register accordingly.

5.1.9.7 Heritage floor space procedures and administration

Information updates of the status of the Register are placed on Council’s website. A printed summary can also be provided on request. An administration fee applies.

(1) An application for an award of HFS is to include a Conservation Management Plan for conservation works and ongoing maintenance of the building.

(2) The HFS Register is to be available for public inspection and is to include the following:
   (a) details of each heritage item for which HFS has been awarded, the person to whom the HFS was awarded and the amount awarded;
   (b) details of each transfer of ownership of HFS, the person to whom the HFS was transferred and the amount transferred;
   (c) details of each development to which HFS has been allocated and the amount allocated;
   (d) the total amounts of HFS awarded, HFS allocated and HFS available for sale.

(3) HFS may be allocated to a development site, as required by a condition of development consent, from any HFS award listed in the HFS Register.

(4) HFS may only be allocated and used once in a development.

(5) If a proposed development which has received an allocation of HFS does not proceed, the HFS may be re-entered onto the register and be available for re-allocation.

(6) Any purchase price of HFS is to be determined between the registered owner of the HFS and the prospective purchaser and is to be disclosed to the City at the time of transfer. The amount disclosed to the City is to be the total of all money or value paid or given to the vendor by the purchaser in consideration for the purchase of the HFS.

(7) Written confirmation from Council that the HFS required by the development consent has been allocated from the HFS Register is to be provided prior to the issue of a Construction Certificate for the development.

(8) The cost of any legal agreements, transactions, and other documentation required in connection with the award, allocation or change of ownership of HFS is to be met by the registered owner of the HFS and the proposed purchaser.

(9) Council will charge an administrative fee for registering an award or allocation of HFS. This fee is levied under the provisions of Sections 608 and 610 of the Local Government Act 1993.

5.1.9.8 Penalty

(1) If a building for which HFS has been awarded is destroyed or substantially damaged, the gross floor area of any subsequent development on the subject site is to be equivalent to that of the destroyed or substantially damaged building or the permissible FSR, whichever is less.
5.1.10 Sun access planes

(1) *Sydney LEP 2012* requires buildings to maximise sunlight access to public places by establishing sun access planes for 8 major public areas including Belmore Park, Hyde Park, Macquarie Place, Martin Place, Pitt Street Mall, the Domain, Royal Botanic Gardens and Wynyard Park. A building must not project above any part of a sun access plane.

(2) *Sydney LEP 2012* describes each sun access plane using two points, identified by mapping grid co-ordinates and reduced Levels, and a specified horizontal bearing and vertical angle.

(3) The following diagrams provide an indication of the maximum height achievable for land affected by sun access planes. To determine the actual height of a sun access plane at any point, the description of the sun access planes in the *Sydney LEP 2012* is to be used.
Figure 5.28 Macquarie Place

- Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height
Figure 5.29 Martin Place

- Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height

0 100m
Figure 5.30 Pitt Street

- 50m: Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height

0 50m
Figure 5.31 The Domain

-50
Sun access plane height contours showing maximum building height above ground

Street alignment
Nominated height

0 100m N

THE DOMAIN
25m HEIGHT

THE DOMAIN
25m HEIGHT
Figure 5.32 Royal Botanical Gardens

Legend:
- Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height

Legend Scale: 0 - 50m

North
Figure 5.33 Wynyard Park

- 50m: Sun access plane height contours showing maximum building height above ground
- Street alignment
- Nominated height

0 50m
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5.2

Green Square

This Section includes provisions for land identified as Green Square in Figure 5.1 Specific Areas Map.

The following provisions do not apply to the Green Square Town Centre.

Green Square includes the suburbs of Zetland and Beaconsfield, and parts of the suburbs of Alexandria, Rosebery and Waterloo. The area has a rich history and is socially, culturally, economically and physically diverse. The Green Square Urban Renewal Area (278 ha) is projected to house at least 61,000 residents and up to 22,000 people are expected to work there by 2030.

5.2.1 Green Square Urban Strategy

The Green Square Urban Strategy identifies the strategic context within which development in Green Square is to take place. The Green Square Urban Strategy is based upon the transformation of Green Square into an attractive, vibrant and sustainable urban area that can accommodate and support the renewal and growth of Green Square over a long period of time.

The Green Square Urban Strategy comprises three parts:

- Section 5.2.2 Objectives for Green Square;
- Figure 5.34 Green Square Structure Plan; and
- Section 2 Locality Statements and supporting principles for the individual neighbourhoods in Green Square.

5.2.2 Objectives for Green Square

(a) Ensure development contributes to the realisation of the Green Square Urban Strategy.

(b) Ensure the Green Square Town Centre becomes the major centre for the southern areas of the City of Sydney and a meeting place for the local community.

(c) Create a hierarchy of centres throughout Green Square that support the primary function of the Town Centre and serve the worker, resident and visitor population. Ensure that the centres are to be accessible by public transport and supported by excellent public domain, open spaces and other community facilities.

(d) Allow for the sustainable, on-going renewal of Green Square, by encouraging sensitive in-fill development whilst allowing for the continued operation of appropriate existing uses.

(e) Create residential environments with centres, community facilities, public parks and public streets to improve civic life and support diverse communities.

(f) Acknowledge Green Square’s strategic location in the Airport to Central Sydney corridor, identified in the NSW Government’s Metropolitan Strategy by facilitating the development of a strong and diverse economy to support the wider economy.

(g) Ensure that development complements the desired future character of the neighbourhoods and responds to the topography, natural features, orientation, street pattern, street width, existing development, heritage buildings, street block size, land use and protects important public view corridors.
(h) Provide a variety of high quality and accessible multi-purpose open spaces and walking and cycleways that are well connected to regional green corridors. Incorporate Green Square’s characteristic water channels into the design of open spaces and cycleways.

(i) Provide a new, fine-grain public street network that improves amenity, encourages travel on foot and by bike and, where appropriate, is suitably designed to accommodate future public transport services.

(j) Encourage a mix of land uses, building types, diverse public spaces and employment and housing choices to support a socially diverse community.

Definitions

Note: Each heading and description is keyed to Figure 5.34 Green Square Structure Plan

Local villages is defined under Section 3.4 Hierarchy of Centres, City South.

Community nodes act as a meeting place or neighbourhood focal point, but are not necessarily the location of retail or commercial activity. These nodes include transport interchanges, open spaces or the location of community facilities. Active ground floor uses, public domain improvements and increased connectivity, whether by public transport, bike or by foot, are encouraged at community nodes. Where permissible under the land use zone provisions, café and restaurant uses may be appropriate in these locations.

Existing public open spaces are to be retained and enhanced to ensure that they provide optimum amenity and accessibility for all users.

Required public open spaces are required in the locations shown in Figure 5.34 Green Square Structure plan. Open space is to be of the highest design quality and may be required to provide a stormwater detention function.

Highly visible sites is defined in the Glossary.

Public transport corridors are the focus for future public transport services provided in Green Square. Mass transit services and facilities should be provided in accordance with the identified alignment of public transport corridors for Green Square.

Water channel open space links is a proposed network of open spaces connecting the Green Square Town Centre and the Alexandra Canal along the existing channel network. The channel network is to be the basis of a linear park system that provides connectivity between activity nodes, open spaces, and the Green Square Town Centre. Where the channel cannot be exposed, it is to be interpreted architecturally or through public art.
5.2.3 Community infrastructure

This Section identifies how the community infrastructure floor space may be achieved to deliver local infrastructure in Green Square so as to benefit the immediate and wider community. This Section is to be read in conjunction with Clause 6.14 Community Infrastructure at Green Square under Sydney LEP 2012 and Schedule 9 of this DCP.

The vision for Green Square is to transform the area from its industrial and manufacturing past, to an attractive, vibrant and sustainable urban place. To accommodate the levels of growth expected, substantial infrastructure is required including streets, pedestrian and bike networks, parks, recreation facilities and stormwater management infrastructure.

Section 5.2 Green Square of this DCP identifies the type and location of local infrastructure works that may be included with development towards achieving the community infrastructure floor space.

Developments proposing acceptable above ground car parking do not qualify for additional building height and may not be able to achieve the maximum floor space ratio permitted under Sydney Local Environmental Plan 2012.

Objectives

(a) Ensure a high level of amenity and an appropriate level of supporting community infrastructure is achieved in Green Square.

(b) Establish the circumstances under which development to the maximum gross floor area can be achieved, as determined by the maximum floor space ratio applicable to a development site.

(c) Identify the public works and community infrastructure to be provided before the land can be developed to the maximum gross floor area.

Provisions

(1) Where infrastructure works are proposed to the satisfaction of the consent authority, consent may be granted for development up to the maximum gross floor area achievable under Clause 6.14 of Sydney LEP 2012, but only if the development contributes to the desired character of the locality in which it is located and has little or no impacts on the amenity of that locality.

(2) The maximum gross floor area permitted under Clause 6.14 of Sydney LEP 2012 can only be achieved where a development provides public works and community infrastructure including:

(a) works within the existing or proposed road reservations including:

(i) streetscape, bike and pedestrian improvements such as widened footpaths and landscaped setbacks, local parks, pedestrian and bike paths, overpasses and underpasses, landscape works and lighting;

(ii) traffic management works such as street entry thresholds, nodal treatments, pedestrian crossings, road realignment and intersection upgrades; and

(iii) bus and traffic turning lanes.

(b) public open space including embellishment works to new or existing open space which are over and above those required for public open space under the provisions of the City of Sydney Section 94 Contributions Plan, including upgrades to existing open space such as new play equipment, lighting, sports facilities, furniture, public art and landscape works;

(c) drainage and stormwater management works including drainage amplification, integrated water treatment facilities, large scale detention systems, overland flow path works and stormwater channel improvements;
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(d) public transport works that facilitate and enhance existing public transport facilities such as bus layovers and turning lanes, bus and light rail stops;

(e) public community facilities including recreation facilities (indoor and outdoor) such as sporting, recreational, cultural and social facilities such as basketball courts, community buildings and meeting rooms, exhibition and performance spaces, child care centres;

(f) land dedicated for any of the above works;

(g) other works or improvements within the broad categories listed above, at the discretion of the consent authority.

(3) In granting consent to development that includes community infrastructure, the consent authority is to be satisfied that:

(a) the community infrastructure is necessary and benefits the immediate and wider Green Square community; and

(b) is of an appropriate value as calculated in accordance with the formula at Schedule 9 of this DCP.

(4) Where proposed community infrastructure is not to the satisfaction of the consent authority:

(a) development to the maximum gross floor area, as determined by the maximum floor space ratio under clause 6.14 of Sydney LEP 2012 will not be possible; and

(b) development is to be consistent with the maximum gross floor area as determined by the maximum floor space ratio under clause 4.4 of Sydney LEP 2012.

5.2.4 Local infrastructure

5.2.4.1 Street network

The following objectives and provisions for streets within Green Square are to be read in conjunction with Section 3.1.1 General provisions for streets, lanes and footpaths.

Section 5.3 Epsom Park, Section 5.4 Lachlan and Section 5.7 Green Square - North Rosebery also include specific provisions for local infrastructure.

Objectives

(a) Provide an integrated, functional and legible street hierarchy that encourages sustainable travel behaviour.

(b) Provide a street network with a high degree of amenity, safety and permeability for all users.

(c) Maintain residential and pedestrian safety by minimising opportunities for vehicles to take shortcuts and avoid the road system.

(d) Provide high quality and equitable access to the Green Square Town Centre and transport nodes for pedestrians, cyclists, and motorists to maximise the use of existing and future public transport facilities, local centres and community facilities.

(e) Encourage street types that accommodate multiple activities for example, walking, vehicular access, cycling, social interaction, public transport and parking, with a hierarchy that responds the location and function of the street.

(f) Optimise the use of on-street parking to assist the viability of neighbourhood retail uses with street activation.

(g) Provide opportunities for public art to be located in places of public visibility and assist in the identity and amenity of places.
Provisions

(1) Where required by Council, new public streets are to be provided in the locations identified on Figure 5.35 Green Square street hierarchy and layout and designed and constructed in accordance with Figures 5.36 and 5.37 and the standards set in Table 5.3 New street types for Green Square.

*Note:* The width of travel, parking and bike lanes and footpaths are indicative only and subject to further discussions with Council.

(2) Design new streets or lanes so that the maximum distance between new and existing streets and lanes is no greater than 120m.

(3) Continuous paths of travel for all users are to be provided throughout the street network with level or gently sloping surfaces, kerb ramps or flush pavements, where appropriate.

(4) Streets are to align wherever possible to provide four-way intersections.

(5) Where new streets are to be dedicated to Council, they must have a minimum width of 8m.

<table>
<thead>
<tr>
<th>Table 5.3: New street types for Green Square</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type</strong></td>
</tr>
<tr>
<td>Zetland Avenue</td>
</tr>
<tr>
<td>Transport Corridor</td>
</tr>
<tr>
<td>Local Street</td>
</tr>
<tr>
<td>Local Access Only</td>
</tr>
<tr>
<td>Lanes</td>
</tr>
<tr>
<td>Future Transport Corridor</td>
</tr>
</tbody>
</table>
5.2.5 Pedestrian and bike networks

This Section identifies the areas where pedestrian and bike links are required in Green Square. These links can be provided in a number of ways including dedication, easement and covenants. When Council requires dedication of pedestrian and bike networks, this is identified in the Section 94 Contributions Plan. Where dedication is not required, the land for the pedestrian and bike network may need to be provided via another means such as an easement.

Refer to Section 3.1.2 General provisions for additional objectives and provisions for pedestrian and bike networks.
Objectives

(a) Encourage walking and cycling for local trips to promote community interaction, increase health benefits and reduce local vehicle traffic generation.

(b) Use open space corridors and wider footpaths to create safe bike networks that are free of vehicles and connect to regional cycling facilities.

(c) Improve permeability and provide safe, well connected streets and through-site links that connect private and public open space to main pedestrian and bike networks, public facilities, homes and work places.

Provisions

5.2.5.1 Bike network

(1) Residential streets that are not part of the identified bike network in the City of Sydney Cycleway Strategy 2007-2017, are to design road reserves and footpaths to accommodate cycling, depending upon factors such as traffic volume.

(2) All facilities are to be designed and constructed in accordance with the Austroads Guide to Traffic Engineering Practice: Part 14 – Bicycles, and in consultation with the consent authority.

5.2.5.2 Through-site links

(1) Where required by Council, through-site links are to be provided in the locations identified on the Through-site links map.

(2) Introduce additional through-site links where the distance between streets and lanes is greater than 80m.

(3) Through-site links are to be designed to generally have a minimum width of 6m, or 8m where bike access is provided.

(4) Through-site links are permitted to pass through or under a building where the:
   
   (a) building’s height is greater than 3 storeys;
   
   (b) maximum distance of the link under any structure is 18m; and
   
   (c) minimum vertical clearance is 9m.

(5) Encourage active edges and create opportunities for natural surveillance to through-site links.

(6) Where residential development fronts a through-site link, windows, doors and verandahs must front the through-site link at the ground level.

(7) Blank walls or carparking facing through-site links is not acceptable.
5.2.6 Public open space

The following objectives and provisions are to be read in conjunction with the general objectives and provisions in Section 3.1.4 Public open space. For public open space in the Epsom Park, refer to Section 5.3. For public open space in Lachlan, refer to Section 5.4.

Requirements and design criteria for public open space that is to be dedicated to the council are set out in Schedule 5 Public open space dedication and design criteria.

Objectives

(a) Achieve a public open space network that facilitates generous linkages, continuity and accessibility throughout Green Square and embraces significant buildings and landscape features, including water channels.

(b) Enable a flexible approach to the location and configuration of public open space within the designated open space catchment area.

(c) Ensure that the location and size of open space assist with stormwater management.

(d) Ensure an increase in the total amount of publicly accessible open space.

(e) Provide a range of active and passive places throughout the neighbourhood for people to meet, walk, and feel safe.

Provisions

(1) Where required to be provided, public open space must be consistent with:

(a) the Proposed open space map;

(b) figure 5.39 Green Square public open space;

(c) the Public domain setbacks map; and

(d) the standards set out in Table 5.4 Provisions for open space catchment areas in Green Square.
Figure 5.39

Legend
- Green Square
- Green Square Town Centre
- Detention open space - detention
- Required open space - preferred location
- Existing open space
- Landscape setback 10m
- Water channel open space link
- Open space catchments areas
- Proposed streets
- Land excluded from this DCP

Sydney Development Control Plan 2012
(2) District parks are to provide a combination of active and passive recreation opportunities, a range of amenities, and strong planting framework.

(3) Local parks are to provide shade and seating for passive recreation, play equipment and free play areas for informal activities.

(4) Linear parks are to function as an open space corridor that link larger open space areas or provide connections through sites or along the water channels.

(5) Landscaping and the design of the public domain is to be of the highest quality, incorporating features such as indigenous tree species, landmark sculptural elements and pavement design.

(6) Where open space performs 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 24 hours of the end 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 after a stormwater event; and

(d) provide an appropriate balance between the stormwater management and recreation functions.

Figure 5.40
Example of open space with a dual recreation and stormwater detention function
Table 5.4: Provisions for open space catchment areas in Green Square

<table>
<thead>
<tr>
<th>Catchment</th>
<th>Requirements</th>
<th>Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area A</strong></td>
<td>East Alexandria neighbourhood local park - 10,000 sqm of open space</td>
<td>One park with an area of not less than 5,000 sqm configured for stormwater detention. Other parks to equal the remaining 5,000 sqm are configured in support of main park or water channel open space links. (a) Each park or piece of open space to be provided as a single contiguous parcel. (b) Required location of major park 5,000 sqm adjoining the water channel, at the confluence of the secondary water channels at Bowden and Mandible Streets. (c) Required location of one other park adjoining Balacalava Lane. (d) Location and configuration of open space is to be determined in response to detailed site planning.</td>
</tr>
<tr>
<td><strong>Area B</strong></td>
<td>Beaconsfield neighbourhood local park - 5,000 sqm of open space</td>
<td>One park with an area not less than 4,000 sqm, or two parks, with the size of one park no less than 3,000 sqm. (a) A preferred location for the proposed open space is within the site at 26-58 Rothschild Avenue, Rosebery, or the south-west corner of Epsom Road and Dunning Avenue. (b) Location and configuration of open space is to be determined in response to detailed site planning.</td>
</tr>
<tr>
<td><strong>Area C</strong></td>
<td>North Rosebery neighbourhood local park - 6,050 sqm of open space</td>
<td>Two parks with one park with an area of not less than 3,000sqm. Other park configured in support of parks and/or pedestrian connections. (a) The preferred location for a larger local park is at the corner of Rosebery Avenue and Crewe Place within 5-13 Rosebery Avenue. (b) The preferred location of a smaller linear park is on the northern side of Kimberley Grove between Rosebery Avenue and Dalmeny Avenue.</td>
</tr>
<tr>
<td><strong>Area D</strong></td>
<td>North Rosebery neighbourhood local park - 8,000 sqm</td>
<td>One park with an area not less than 5,000 sqm to be configured for stormwater detention on block south of Epsom Road. Other parks configured in support of parks or water channels and pedestrian connections. (a) A preferred location for proposed open space is within 87-103 Epsom Road, Rosebery and the western adjoining lot. (b) Location and configuration of open space is to be determined in response to detailed site planning.</td>
</tr>
<tr>
<td><strong>Area E</strong></td>
<td>Epsom Park neighbourhood district park - 20,000 sqm of open space</td>
<td>One park of approximately 15,500 sqm. Other park configured in support of water channel open space links and pedestrian connections. (a) Refer to Section 5.3 Epsom Park Neighbourhood for more details on the open space requirements. (b) Open space to include a half-sized sports field and park consistent with the Council’s strategy for the provision of community facilities and Section 94 Contributions Plan.</td>
</tr>
<tr>
<td><strong>Area F</strong></td>
<td>Lachlan neighbourhood local park - 15,000 sqm of open space</td>
<td>One park of approximately 8,850 sqm to link Lachlan Street and O’Dea Avenue. One park of a minimum 4,000 sqm for stormwater detention. One park of approximately 2,000 sqm for community activities. Refer to Section 5.4 Lachlan for more details on the open space requirements.</td>
</tr>
<tr>
<td><strong>Area G</strong></td>
<td>Danks Street neighbourhood local park - 6,000 sqm of open space</td>
<td>One park with an area not less than 5,000 sqm to be configured for stormwater detention. (a) The preferred location on southern part of Sydney Water site at 903-921 Bourke Street to provide curtilage to heritage buildings.</td>
</tr>
</tbody>
</table>
5.2.7 **Stormwater management and waterways**

The Green Square urban strategy requires the integration of stormwater channels with public open spaces and street networks. The revitalisation and opening of the water channel system will improve water management and Green Square pedestrian and bike network.

The management of flood events and drainage requires the integration of water management infrastructure. Drainage and stormwater management works including drainage amplification, integrated water treatment facilities, overland flowpath works and water channel improvements.

This Section should be read in conjunction with the objectives and provisions in Section 3.7 Water and Flood Management.

**Objectives**

(a) Ensure that stormwater management is appropriate to the site and to the proposed development.

(b) Integrate stormwater channels into the public domain and open space design.

**Provisions**

5.2.7.1 **Water channels and setbacks**

The ‘water channel open space link’ is the existing channel/open space network that runs through Green Square and connects to Alexandra Canal/the Liveable Green Network. The channel network is to be the basis of a linear park system that connects activity nodes, open spaces and the Green Square Town Centre (where possible).

1. Where identified as ‘water channel open space links’ on the Public domain setbacks map, the existing stormwater channels are to be retained and upgraded with new channels or other modern stormwater detention systems and are to be incorporated into the individual site layout and design of the public domain.

2. A landscaped setback is to be provided to development adjacent to the existing underground and open stormwater channels identified as ‘water channel open space links’ on the Public domain setbacks map. The setback is to be free of structures and encroachments.

3. A 3 metre landscaped setback, measured from the existing site boundary shall be provided on both the eastern and western sides of Young Street where adjacent to the water channel open space link. The landscape setback is to be free of structures and encroachments.

4. Development adjacent to the water channel open space link is to interpret the channel architecturally and/or through public art.

5.2.7.2 **Water sensitive urban design principles (WSUD)**

1. Post-development peak flows from development in Green Square must not exceed pre-development peak flows.

2. On-site detention stormwater tanks are to be integrated into developments, either in a group or individual basis.

3. Detained water is to be used to recharge the Botany Sands Aquifer and recycled for other sustainable practices.
5.2.7.3 Flood risk management
Development applications for land within the flood liable portions of the Green Square development area require the submission of a flood study prepared in accordance with the findings and requirements of any Flood Plain Risk Management Plan or Study undertaken in the area.

General
(1) New development is to consider, and where appropriate adopt, the findings and requirements of any Flood Plain Risk Management Study and Plan undertaken in the area, such as Green Square – West Kensington Flood Study 2010.

Note: The draft Floodplain Risk Management Study and draft Floodplain Risk Management Plan for the Green Square-West Kensington Catchment were publicly exhibited between 9 May and 28 June 2011 and had not been finalised when Council adopted this DCP.

5.2.7.4 Flood management
(1) Development is to provide a flood management system that:
   (a) incorporates a combination of overland flowpaths and covered flowpaths; and
   (b) conveys the existing 1% Annual Exceedance Probability (AEP) and larger flows within acceptable limits of flood hazard defined in the NSW Floodplain Development Manual 2005.

5.2.8 Highly visible sites
The following objectives and provisions relate to development on highly visible sites. Highly visible sites are located at the termination of a vista or on the corners of prominent intersections and are to accommodate landmarks which include features or objects on a building and high quality landscaping. Landmarks can be features or objects on a building that will act as points of reference.

In addition to these provisions, refer to Section 3.1.6 Sites greater than 5,000sqm, Section 3.3 Design excellence and competitive design process and Section 4 Development Types.
Objectives

(a) Enable opportunities to create landmarks, provide focal points and reinforce view corridors at the termination of vistas with buildings, structures, public art or landscape treatments.

(b) Introduce and encourage innovative design that reflects the desired character and responds to the area’s industrial history.

Provisions

(1) Development on highly visible sites identified in Figure 5.34 Green Square structure plan must provide a landmark in the form of a building or high quality landscaping to the satisfaction of the consent authority.

(2) Where development consists of a landmark building it must:

(a) exhibit design excellence in accordance with Clause 6.21 Design Excellence of Sydney LEP 2012 and Section 3.3 Design excellence and competitive design processes in the DCP;

(b) reinforce the significant view corridor; and

(c) incorporate high quality public art or public domain treatment.

5.2.9 Building design

The following objectives and provisions must also be read in conjunction with Section 4.2 which includes provisions for Residential flat, commercial and mixed use developments.

Objectives

(a) Ensure buildings address the street frontage, define and reinforce the street edge and enclose spaces to create a secure and protected environment.

(b) Develop a cohesive architectural expression based on a consistent high quality built form, facade design and external materials and finishes.

(c) Encourage buildings of a compatible scale that contribute to and enhance the existing and desired neighbourhood character.

(d) Ensure appropriate building separation on large development sites to facilitate the provision of open space areas, create visual connections between the public domain and courtyard spaces, and achieve appropriate residential privacy and amenity.

(e) Encourage buildings that enhance significant views to, from and within the area.
Figure 5.42
Residential development with multiple building entries

Provisions

(1) Align buildings to the street to define and frame the street edge and provide clear delineation between the public and private domain.

(2) Locate tall buildings (towers) so they define the hierarchy of the street network and public spaces.

(3) The location of tall buildings (towers), defined as buildings with a height of 35m (8 storeys) or greater, must contribute to the physical definition of the existing and proposed street network and to the hierarchy of public spaces and streets.

(4) Buildings are to maintain and, where possible, enhance significant views to the City skyline and other views identified in the locality statement and supporting principles for the neighbourhood.

(5) Introduce street tree plantings and landscaping along footpaths to enhance the quality of the streetscape and maximise pedestrian amenity.
(6) Where appropriate private open spaces to dwellings on the ground floor are to be located to address the street and designed to be accessible from the footpath.

(7) Building facades are to:
   (a) incorporate a variety of materials and textures;
   (b) relate sympathetically to existing buildings in the vicinity, particularly if they have heritage or streetscape value; and
   (c) use of bricks similar to those used on significant buildings and from the brickworks which once characterised the area. The colour of brick should as closely as possible, replicate the traditional Bowral Blue brick of the area.

(8) Building entrances are to be designed to provide a clear transition from the street to residential interiors.

(9) Multiple entries are to be provided along the street frontage and along through-site links to maximise passive surveillance and allow residents optimum access to units from the public domain.

(10) Vehicular entries must be separated from common lobby entries to minimise pedestrian and vehicle conflict.

(11) Vehicular entries to a site with more than one street boundary are to be located on the street with the least traffic volume, where possible.

5.2.10 Setbacks

The following objectives and provisions must also be read in conjunction with provisions for residential uses on the ground and first floor within Section 4 Development Types.

Objectives
   (a) Introduce landscaped front setbacks to enhance the setting and appearance of buildings.
   (b) Promote privacy and enhance the streetscape with private setbacks from the street edge.
   (c) Enhance the public domain through the provision of setbacks to increase pedestrian amenity and supplement the public open space.

Provisions
   (1) Where land is dedicated for community infrastructure including footpath widening and landscaping under Section 5.2.3, it is to be provided in the locations identified on the Public domain setbacks map.
   (2) Where land is dedicated under Section 5.2.3, buildings are to be set back from the new street frontage property boundary by a minimum of 1.0m to provide a landscape setback, unless the frontage is a nominated active frontage on the Active frontages map. The land dedicated to Council shall be free of encroachments and structures and be clear to the sky.
   (3) Where new streets or public domain dedications are created as part of a development, buildings and landscape setbacks are to be aligned with the new boundary created after the dedication has been determined.
   (4) Where no setback is nominated on the Public domain setbacks map, the building setback is to be provided in accordance with the provisions for residential uses on the ground and first floor within Section 4.2.5.4.
   (5) The street setback is to be landscaped and treated in a manner that contributes to the streetscape and the desired future character of the area.
5.2.11 **Carparks under the public domain**

1. Underground carparks are not permitted under public domain areas required for dedication to Council, except for tunnels that connect two or more carpark areas as this reduces the number of vehicular entry and exits at the street level.

2. If site constraints result in a carpark being located under a public street or lane, the following criteria will apply:
   
   a. only common areas such as circulation space or unallocated visitor parking spaces are to be located below the street or lane; and
   
   b. ownership of the street or lane by the City shall be in stratum above the water-proofing membrane, and to a minimum depth of 1m for clearance for services as measured from the road levels approved by Council.

5.2.12 **Above ground parking spaces and adaptable car parking spaces**

This Section covers above ground and adaptable car parking spaces for all development types in Green Square and is to be read in conjunction with Part 7, Local Provisions – General, Division 1 ‘Car parking ancillary to other development’ under Sydney LEP 2012.

**Objectives**

a. Allow for flexibility in the provision of car parking spaces where below ground car parking is significantly constrained by a high water table or contamination.

b. Ensure the design of above ground car parking spaces and associated vehicular circulation areas are easily adaptable to other future uses, for example retail, commercial or residential.
Provisions

(1) Where the water table is high or where site remediation is environmentally unsustainable, up to 50% of the proposed car parking spaces may be above ground, subject to the provisions within this Section.

(2) Above ground car parking must be screened along the street frontages.

(3) The minimum proportion of above ground car parking spaces that are to be designed and laid out to be easily adaptable for other uses in the future is to be consistent with Table 5.5.

Table 5.5

<table>
<thead>
<tr>
<th>Category of land shown on the Land Use and Transport Integration (LUTI) Map and Public Transport Accessibility Level (PTAL) Map in Sydney LEP 2012:</th>
<th>Percentage of above ground car parking spaces to be designed for future adaptation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A or D</td>
<td>100%</td>
</tr>
<tr>
<td>B or E</td>
<td>80%</td>
</tr>
<tr>
<td>C or F</td>
<td>65%</td>
</tr>
</tbody>
</table>

Note: As an example, a development proposes 150 car parking spaces. Due to the high water table 50%, or 75 car spaces can be located above ground. The site is shown as Category E on the PTAL Map, therefore, at least 80%, or 60, of the above ground car parking spaces must be designed so they can be adapted to another use. For the purpose of this provision the PTAL Map applies to non-residential development and the LUTI Map applies to residential development.

(4) Adaptable car parking spaces must remain on common title, and not be strata titled and have a minimum clear height of 3.3m.

(5) Adaptable car parking spaces are to be designed so that once adapted the space will:
   - be accessible from lift lobbies, the street or public domain;
   - have access to sunlight and ventilation; and
   - be provided with appropriate services.

(6) The applicant must designate which consolidated group of spaces and including associated vehicular circulation are the adaptable spaces and provide an indicative plan showing the proposed alternative use layout.

(7) Council may deem above ground spaces to be ‘required’ for the purposes of calculating GFA where it is satisfied that the development meets other provisions of this DCP.

5.2.13 Daylight access to circulation space within shopping centres in Green Square

Objective

(a) Respond to Sydney’s temperate climate and improve the amenity for pedestrians in shopping centres by providing access to daylight.

Provisions

(1) Shopping centres are to be designed to primarily front a street. Internal circulation should take the form of streets or lanes and be predominantly open to the sky.

(2) Any public circulation area servicing a building or that part of a building that includes retail shops must incorporate access to daylight through the use of skylights and atriums in at least 50% of the roof of the circulation area.
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5.3
Green Square - Epsom Park

This Section applies to the land identified as Epsom Park in Figure 5.1 Specific Areas Map.

Where land is located in Epsom Park, both Section 5.2 Green Square and this Section of the DCP apply. Where there is an inconsistency between Section 5.2 and this Section, this Section applies to the extent of the inconsistency.

5.3.1 Epsom Park Urban Strategy

Objectives

(a) Development in Epsom Park should be undertaken in accordance with the following objectives and Figure 5.44 Epsom Park Urban Strategy.

(b) Future development is to be of the highest quality, and sympathetic to the existing surrounding local character and history of Epsom Park and its former industrial uses. Redevelopment should be coordinated to effectively manage the redevelopment and provide adequate community facilities and services as required.

(c) Introduce a mix of dwelling types to provide flexibility and choice that reflects the needs of a diverse community.

(d) Ensure building heights provide a transition to the surrounding areas. Respond to the urban strategy for the Precinct, locating taller buildings on main streets and lower development on small streets.

(e) Introduce a permeable network of streets that responds to key connections and maximises opportunities for walking and cycling.

(f) Create an attractive public domain with pedestrian and bike connections. Links to public transport are to be clear and legible, and are to prioritise pedestrians with slow speed traffic lanes. All streets should include tree planting.

(g) Provide one main park, known as Gunyama Park, for passive and active recreation.

(h) High quality streetscapes are to be provided throughout Epsom Park. All new streets will provide trees for shade and amenity and incorporate water sensitive urban design where appropriate.

(i) Create a strong and consistent landscape character that unites development in Epsom Park by setting back buildings from the public domain and providing native planting in accordance with Council’s Landscape Code.

(j) Introduce an appropriate mix of land uses with commercial/retail uses at ground level on Zetland Avenue and Epsom Road and at the public transport interchange.

(k) Provide an Aquatic Centre with active frontages to Gunyama Park and Zetland Avenue.
5.3.2 Urban Design Principles

The following principles inform the development type, density and the public domain layout.

**Principle 1**
Transition of Building Heights

- Provide a predominant street wall height of 4-7 storeys along most streets and 8 storeys to Epsom Road and Zetland Avenue
- Upper levels (above 6 and 8 storeys) to be setback 3m to reduce their visual impact from the street
- Taller buildings to be located on primary and main streets, with lower buildings on small streets and lanes.

**Principle 2**
Land Uses

- Epsom Park will be activated by the Green Square Aquatic Centre, Gunyama Park, other proposed open spaces and the public transport interchange on Zetland Avenue
Section 5
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- The Precinct will provide a mix of land uses with commercial/retail uses at ground level on Zetland Avenue and Epsom Road and at the public transport interchange. Residential uses will predominate on upper storeys and on quieter streets.
- Appropriate local shops and services (including childcare facilities) will meet the needs of the new population.

Principle 3
Public Domain

- Provide one main park of approximately 15,500 square metres for active and passive recreation
- Landscaped setbacks are provided to reduce the perception of scale of buildings at the street level
- Provide bioswales on key streets, and an unobstructed root zone for tree planting for rainwater infiltration
- Use landscaping to assist in managing stormwater.

5.3.3 Local infrastructure and public domain

The objectives and provisions within this Section must be read in conjunction with the provisions for streets, lanes and footpaths under Section 3.1.1 within the General provisions and Section 5.2 Green Square which sets out specific provisions for local infrastructure.

Objectives

(a) Introduce a grand east-west boulevard, Zetland Avenue, to connect Epsom Park to the Green Square Town Centre.
(b) Introduce a green open space that terminates the eastern end of Zetland Avenue.
(c) Introduce a large central park, Gunyama Park that accommodates a range of active sports facilities and is linked to the Green Square Aquatic Centre.
(d) Introduce a legible and permeable pattern of new streets that responds to key connections within and adjacent to the neighbourhood and that provides pedestrian and cycle priority.
(e) Contribute to the regional management of stormwater through facilitating a stormwater connection from Link Road through to Joynton Avenue and the Town Centre and incorporating water sensitive urban design.
Provisions

5.3.3.1 Public open space

The Epsom Park neighbourhood is identified as Catchment Area E ‘Epsom Park Neighbourhood’ in Figure 5.39 Green Square public open space and Table 5.4 Provisions for open space catchment areas under Section 5.2 Green Square.

(1) Where required by Council, public open space is to be dedicated to Council in the locations identified on Figure 5.45 Epsom Park Dedications and Easements and in accordance with the standards set out in Table 5.6 Provision for public open space in Epsom Park.

(2) The landscaping and materials used for open spaces is to respond to the neighbourhood’s character and to relate to the history of the Epsom Park precinct.

(4) Public open space is to include:
   (a) sub-surface drip irrigation systems controlled by timers using soil moisture or rainfall sensors;
   (b) drought tolerant plants and grasses;
   (c) water retaining media mixed into soil; and
   (d) tree planting and landscaping elements such as indigenous tree species, interesting sculptural elements and pavement design.

(5) Ensure that Gunyama Park is designed so that it provides opportunities for passive and active recreation. Gunyama Park is to:
   (a) be of a high quality design that creates interest, landmark sculptural elements and other appropriate elements, that reference the former historical uses; and
   (b) use indigenous tree species.

(6) Ensure that Mulgu Park is a minimum of 2,500 sqm and is of the highest quality, creates interest and adds character to Epsom Park. The design of Mulgu Park should provide passive recreation space with adequate seating.

Table 5.6: Provisions for public open space in Epsom Park

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirements</th>
<th>Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>One park of approximately 15,500sqm at the centre of the neighbourhood (Gunyama Park).</td>
<td>The park is to: (a) provide for deep soil planting; (b) be used for active and passive recreation; (c) provide a flexible active sports pitch; (d) provide passive spaces; and (e) provide a clear link to the Green Square Aquatic Centre to complement the active sports facilities.</td>
</tr>
<tr>
<td>B</td>
<td>One park of 2,500sqm at the south eastern area of the neighbourhood (Mulgu Park).</td>
<td>The park is to: (a) provide for deep soil planting; and (b) be used for passive recreation.</td>
</tr>
<tr>
<td>C</td>
<td>An area of public open space to be provided at the termination of Zetland Avenue, east of Defries Avenue.</td>
<td>This space is to: (a) provide for deep soil planting; (b) provide a noise and visual buffer to traffic on South Dowling Street; (c) allow for passive recreation; and (d) be flexible in its design to accommodate a range of community based activities, for example performance space, open air theatre and temporary art and sculpture exhibitions.</td>
</tr>
</tbody>
</table>
5.3.3.2 Street network

(1) Where required to be provided, new streets are to be introduced and dedicated to Council in the locations identified in Figure 5.47 Epsom Park street hierarchy and designed in accordance with the standards set out in Figure 5.47 Epsom Park Street Hierarchy and Figures 5.48 to 5.64.

(2) Separated cycleways are to be provided along Zetland Avenue and the transport corridor (George Julius Avenue) (refer to Figures 5.48 to 5.64) and designed as part of the public domain and in accordance with the City of Sydney Cycle Strategy and Action Plan 2007-2017.

(3) Street closure devices and one way systems identified in Figure 5.47 Epsom Park street hierarchy are to be provided and must not impede bicycle or pedestrian movements.

(4) Leticia Street, Chimes Street, Ascot Avenue and portions of Peters Street and Rose Valley Way are to be provided as shared zones.

(5) Pony Race and Fuse Streets are to be provided as pedestrian/cycle ways only, however in the short term traffic will be permitted to align with development staging.
Figure 5.47 Epsom Park Street Hierarchy

KEY
- PRECINCT BOUNDARY
- 36 METRES - ZETLAND AVENUE
- 23 METRES - TRANSPORT CORRIDOR / PRIMARY STREET
- LOCAL STREET - WIDTH VARIES TO MATCH EXISTING NORTHERN CONDITION
- 20 METRES - MAIN STREET
- 15 METRES - STREET
- 12 METRES - LANE
- 9 METRES - LANE
- SHARED ZONE - SHORT TERM VEHICULAR ACCESS, LONG TERM PEDESTRIAN AND CYCLE ONLY
- 9 METRES PEDESTRIAN / CYCLE THROUGH SITE LINK
- OPEN SPACE
- LANDSCAPE SETBACK
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Figure 5.48
Epsom Park- Zetland Avenue (36m)
Section A1

Figure 5.49
Epsom Park- Zetland Avenue (36m)
Section A2
Figure 5.50
Epsom Park - Transport Corridor
(George Julius Avenue adjacent to park)
Section B1 - Short-term

Figure 5.51
Epsom Park - Transport Corridor
(George Julius Avenue adjacent to park)
Section B1 - Long-term
Figure 5.52
Epsom Park - Transport Corridor (George Julius Avenue)
Section B2 - Short-term

Figure 5.53
Epsom Park - Transport Corridor (George Julius Avenue)
Section B2 - Long-term
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Figure 5.54
Epsom Park - Transport Corridor (Defries Avenue-South of Zetland)
Section C

Figure 5.55
Epsom Park - Transport Corridor (Defries Avenue north of Zetland Avenue) - Short-term
Section D1
Figure 5.56
Epsom Park - Transport Corridor (Defries Avenue north of Zetland Avenue) Long term
Section D2

Figure 5.57
Epsom Park – Peters Street
Section E
Figure 5.58
Epsom Park – Rose Valley Way
Section F

Figure 5.59
Epsom Park – Shared zone
Section G1
Figure 5.60
Epsom Park – Pony
Race Street- short
term
Section G2

Figure 5.61
Epsom Park –
Shared Zone
Section H
Figure 5.62
Epsom Park – Fuse
Street Short term
Section I

Figure 5.63
Epsom Park – Fuse
Street Long term
Section I
5.3.3.3  **Movement and Connectivity**

1. Major access and egress points are to be consistent with Figure 5.65 Epsom Park Circulation and Access.

2. Circulation is to be consistent with Figure 5.65 Epsom Park Circulation and Access.

3. Introduce traffic signals at the junction of Epsom Road and George Julius Avenue and Joynton Avenue and Zetland Avenue in accordance with Figure 5.47 Epsom Park Street Hierarchy.

4. Bollards or other measures in accordance with Council requirements to restrict vehicle access whilst allowing pedestrian and cycle access are to be installed in the following locations:
   
   (a) Fuse Street
   
   (b) Rose Valley Way east, end
   
   (c) Pony Race Street

5. Driveways and car park entries are to be in accordance with Figure 5.65 Epsom Park Circulation and Access.

6. Underground car parking entries are to be set back from the building line to reduce their visual dominance in the streetscape.
IF A PUBLIC USE IS IMPLEMENTED ON COUNCIL DEPOT SITE:
- CLOSE ROSE VALLEY WAY BETWEEN FUSE AND GEORGE JULIUS
- FUSE STREET NOT SHARED AND WIDENED 3M TO EAST
- DEVELOPMENT SETBACK 3.5M FROM GEORGE JULIUS SITE BOUNDARY TO ALLOW FUTURE SETDOWN LANE

VEHICULAR ENTRIES (PREFERRED SOLID)
PEDESTRIAN / CYCLE LINKS
PRECTINCT BOUNDARY
VEHICULAR TRAFFIC (INDICATES DIRECTION OF TRAVEL)
ROAD CLOSURES - NO VEHICULAR ACCESS
CONSOLIDATED UNDERGROUND CARPARK
SEPARATED BICYCLE LANE
PEDESTRIAN CROSSING
KEY
FUTURE TRAFFIC LIGHTS
EXISTING TRAFFIC LIGHTS
SHARED ZONES
CENTRE LANES USED FOR PARKING UNTIL PUBLIC TRANSIT IMPLEMENTED

SOUTH BOUND THROUGH TRAFFIC BAN IF REGIONAL MOVEMENT IS INDUCED THROUGH NORTH ROSEBERY
SIGNALS MAY BE REQUIRED TO BE REMOVED

SHORT TERM RIGHT TURN LANE
POTENTIAL SET DOWN LANE
CREATE SAFE CROSSING ENVIRONMENT
5.3.3.4 **Stormwater management and waterways**

Stormwater flowing through the precinct passes through a system of open channels, a subsurface concrete culvert and pipes. The proposed street network reflects the existing and future realignment of drainage infrastructure for the wider major trunk upgrade from Link Road, through the Green Square Town Centre sites and to Alexandra Canal.

**Provision**

1. Realign the existing stormwater culvert as detailed in Figure 5.67 Epsom Park Stormwater Management.
2. If identified, bio-swales are to be designed and constructed to allow for pedestrian crossings.

![Example of Water sensitive urban design street with a central swale](image)

5.3.4 **Building form and design**

**Objectives**

(a) Ensure built form and height is of a pedestrian scale and contributes to the physical definition of the existing and proposed street network.

(b) Provide a range of building types and architectural styles to create architectural diversity and visual interest.

(c) Retain important views in and out of the Epsom Park neighbourhood by extending vistas along new streets and lanes.

(d) Ensure the use of high quality facade design and finishes throughout the neighbourhood with particular attention to built form terminating a vista.

(e) Encourage high architectural design and quality for development located along Zetland Avenue.

(f) Encourage development that draws on the neighbourhood’s former industrial uses and as a racecourse.

(g) Ensure appropriate building lengths and articulation to reduce the perceived scale of development from the public domain.
Figure 5.67  Epsom Park Stormwater Management

KEY
- PRECINCT BOUNDARY
- EXISTING SYDNEY WATER EASEMENT
- DEEP SOIL
- PROPOSED SYDNEY WATER EASEMENT REALIGNMENT
Figure 5.68  Epsom Park Building Height in Storeys

**KEY**
- **P**RECINCT BOUNDARY
- **P**ROPOSED STREET BLOCKS
- **O**PEN SPACE
- **D**ESIGN EXCELLENCE BUILDING ENVELOPES
- **L**ANDSCAPE SETBACK

**HEIGHTS IN STOREYS**
- 2 STOREYS
- 4 STOREYS
- 6 STOREYS
- 7 STOREYS
- 8 STOREYS
- 9 STOREYS
- 10 STOREYS
- 12 STOREYS
- 14 STOREYS
- 15 STOREYS

*SUBJECT TO GREEN SQUARE AQUATIC CENTRE COMPETITION & DESIGN DEVELOPMENT*

**NOTE** - HEIGHTS IN BRACKETS AND DASHED ENVELOPES ARE PERMISSIBLE SUBJECT TO DESIGN EXCELLENCE AND COMPETITIVE DESIGN PROCESSES.
Figure 5.69  Epsom Park Street Frontage Height in Storeys
Provisions

(1) Development must not exceed the maximum number of storeys as shown on the Building height in storeys map and Figure 5.68 Epsom Park Building Height in Storeys.

(2) The street frontage height of a building must not exceed the maximum street frontage height shown on Figure 5.69 Epsom Park Street Frontage Height.

(3) Dwelling types are to comply with Figure 5.70 Epsom Park Building Types.

(4) A variety of built form options are possible within each of the street blocks. An indicative built form is presented in Figure 5.68 Epsom Park Building Height in Storeys. Alternate building layouts may be considered within each street block provided they respond to the Epsom Park Urban Strategy and Principles, and demonstrate better amenity for the development, neighbouring developments and the public domain.

(5) For land bounded by Zetland Avenue, Link Road, Epsom Road and the extension of Defries Avenue, an alternative street block layout or built form layout may be considered through a Site Specific DCP under Clause 7.22 of the Sydney LEP 2012 that accommodates intensified motor showroom uses.

(6) Private open spaces to all dwellings on the ground floor are to be located to address the street and be accessible from the footpath.

(7) Individual entries are to be provided to each ground floor unit.

Figure 5.71
Examples of building design that uses a variety of materials, Grandstand Parade, Zetland
5.3.4.1 Building setbacks

Provisions

The following objectives and provisions should be read in conjunction with the provisions for residential uses on the ground and first floor within Section 4 Development Types.

(1) Setbacks are to be provided in accordance with the Public domain setbacks map and the Building Setback and Alignment map.

(2) Further to the above, residential uses at the ground and first floor are to be in accordance with Figure 5.72 Epsom Park Ground Floor Condition for Residential Flat Buildings. All ground floor apartments are to provide:

(a) a minimum 3.2m setback, preferably 4m setback from the site boundary to the glass line enclosing an internal space at the ground and first floor; and

(b) a minimum 2m wide deep soil landscape setback as a private front garden. The garden may be located up to 1.0m above the street level.

(3) Ground level apartments are to be designed in a manner similar to a two storey terrace house or maisonette.

(4) Where no upper level setback is specified in the Building Setback and Alignment map, all levels above street frontage height are to be setback a minimum of 3 metres from the primary building line.

(5) Side and rear setbacks are to be provided in a manner which does not impede development on adjoining sites.

Figure 5.72
Epsom Park Ground Floor Condition for Residential Flat Buildings

1. Primary building setback, clear full height – min. 1.5m
2. Deep soil landscape planting area – min. 2m
3. Ground floor private open space deck – min. 1.2m
4. Setback from the site boundary to the glass line – min. 3.2m (preferably 4m)
5. Site boundary fence – max. 1.4m high
6. Ground floor private open space deck max. 1m above street level
5.3.4.2 Splay Corners
Provisions
(1) Splay corners should be provided in the locations identified in Figure 5.73 Epsom Park Potential Splay Corners, unless otherwise determined by the consent authority.

5.3.4.3 Fences
Provisions
(1) Fences on front property boundaries are to:
   (a) Be sufficiently transparent to enable some outlook from buildings to the street for safety and surveillance;
   (b) Assist in highlighting entrances and in creating a sense of communal identity within the streetscape;
   (c) Designed and detailed to provide visual interest to the streetscape; and
   (d) Be a maximum of 1.4 metres high from footpath level.

5.3.4.4 Other development
Provisions
(1) Active uses are to be provided in the locations identified in Figure 5.74 Epsom Park Active Frontages.
(2) The primary retail is to be located along Zetland Avenue, George Julius Avenue and adjacent to Gunyama Park as shown in Figure 5.70 Epsom Park Building Types.
(3) Retail development is to be located in the ground floor and, subject to flooding conditions, incorporates a finished floor level that is at the same level as the adjacent footpath level.
(4) Active retail frontages are to contribute to the liveliness and vitality of the street by maximising entries to display windows to shops and/or food and drink premises to provide pedestrian interest and interaction.
(5) Commercial/retail uses, such as car showrooms, are to be located along Epsom and Link Roads.
(6) The proposed Aquatic Centre should provide activation to Zetland Avenue and Gunyama Park.

5.3.4.5 Deep soil planting
Provisions
(1) The private front gardens required for ground floor apartments, with a minimum dimension of 2m, are to be included as part of the deep soil area.
(2) All remaining deep soil areas are to comply with the relevant provisions within Section 4.2.3.6 Deep soil planting.

5.3.5 Staging and implementation
Objectives
(a) Ensure the redevelopment of the Epsom Park neighbourhood is coordinated in an orderly manner to ensure activities in adjacent sites are not adversely impacted upon.
(b) Address stormwater management at the outset of construction works, to ensure adjacent areas are not adversely affected.
(c) Ensure the development of sites can occur independently, without reliance on infrastructure from adjacent sites.
Provisions

(1) A staging plan is required to be submitted to Council with each development application.

(2) The staging plan must:

(a) Where relevant address how either the extension of Rosebery Avenue (George Julius Avenue) or Defries Avenue, between Epsom Road and Zetland Avenue are to be used as the route for the Eastern Transit Corridor, until the preferred route is established; and

(b) Where relevant address how the proposed main park is to be constructed and dedicated to Council prior to the occupation of the Green Square Aquatic Centre.

(3) George Julius Avenue and Defries Avenue are to be configured to allow for short-term operation as bus routes, and longer term operation as light rail corridors.

(4) Pony Race Street and Fuse Street are to be provided as pedestrian/cycle ways only, however in the short term traffic will be permitted to respond to development staging.
5.4

Green Square – Lachlan

If a development application has been made before the commencement of Sydney Development Control Plan 2012 (Green Square – Lachlan Amendment), in relation to Lachlan Precinct land, and the application has not been finally determined before that commencement, the application must be determined as if that Development Control Plan had not commenced.

This section applies to the land identified as Lachlan in Figure 5.1 Specific Areas Map. The Lachlan neighbourhood is bounded by Bourke, Lachlan and South Dowling Streets and O’Dea Avenue, Waterloo. The objectives and controls in this section are supported by the Locality Statement and Principles contained in Section 2.5.7 Lachlan and the provisions in Section 5.2 Green Square.

Where land is located in Lachlan, both Section 5.2 Green Square and this Section of the DCP apply. Where there is an inconsistency between Section 5.2 and this Section, this Section applies to the extent of the inconsistency.

5.4.1 Lachlan urban strategy

Objectives

(a) A permeable pattern of new streets and public open space is to be provided which respond to key connections, stormwater management requirements, local traffic and access considerations and urban design principles.

(b) High quality streetscapes are to be achieved throughout the neighbourhood. Streets are to prioritise pedestrians with low speed traffic lanes and generous street landscaping for amenity.

(c) A significant linear park, Rope Walk, is to be created between Lachlan Street and O’Dea Avenue extending the alignment of Joynton Avenue. Two additional parks, Wulaba and Dyuralya, are to be incorporated in the eastern part of the precinct to serve the needs of the neighbouring population.

(d) The extension of Gadigal Avenue along the alignment of Bruce Street is to continue the transit corridor through the eastern neighbourhoods of Green Square. Retail, commercial and public uses at ground level and high quality public domain along this north-south spine will create a sustainable and vibrant corridor.

(e) The western half of Archibald Avenue (west of Gadigal Avenue) is to be the focus of retail activity. Built form is to reinforce the pedestrian scale of this street and maximise solar access to the public domain in mid-winter.

(f) A deep soil, tree-lined landscaped setback is to be introduced to South Dowling Street and O’Dea Avenue.

(g) Non-residential uses are to be provided along the South Dowling Street, Lachlan Street and O’Dea Avenue frontages to act as a buffer against the impact associated with the heavy traffic use of these roads.

(h) A variety of building height and form is to be achieved across the neighbourhood, which responds to the hierarchy of streets and open spaces, residential amenity and solar access.

(i) The principal north-south transit corridor, Gadigal Avenue, the main linear park, Rope Walk, and the key streets are to be defined by carefully sited and well-designed slender tower forms oriented with their long axis north-south.

(j) The design of buildings, in particular towers, is to be varied and of high architectural quality so that development individually and collectively contributes to the overall urban design quality of Green Square.

(k) Built form should respond to the lower scale of the buildings in the north-east corner, including the two-storey, heritage listed hotel, by stepping down in height towards the corner of South Dowling Street and Lachlan Street, and using materials which interpret the area’s history.

These objectives are shown in Figure 5.75: Lachlan Precinct Urban Strategy.
Section 5
SPECIFIC AREAS

5.4.2 Local infrastructure and public domain

Refer also to Section 3 General Provisions.

Objectives

(a) Create a neighbourhood with strongly defined streets and public places to give a sense of place and encourage social interaction.

(b) Introduce a legible and permeable pattern of new internal streets which respond to key connections within and adjacent to Lachlan.

(c) Create a fine-grained pattern of street blocks which are generally oriented to maximise solar access.

(d) Establish a key north-south public transport route along the Gadigal Avenue extension as part of the Eastern Transit Corridor which will provide dedicated transit and cycle lanes and high quality public domain.

(e) Maximise low angle views of the sky along street alignments and between buildings to allow orientation and to reduce the effects of visual enclosure.

(f) Create a safe, well designed and accessible network for cyclists and pedestrians that links with existing networks and promotes public use.

(g) Provide intersections, traffic and parking lanes that calm traffic.

(h) Create a range of open spaces which provides for a variety of passive and active uses appropriate to the location and which can respond to local community needs.

(i) Create a significant linear park, Rope Walk, between Lachlan Street and O’Dea Avenue, establishing a green corridor through Lachlan as a visual and physical extension of the Joynton Avenue green link.

(j) Establish significant landscaped setbacks along the eastern and southern edges of Lachlan to create a strong streetscape character and to act as a buffer for new development from adjacent busy roads.

(k) Manage regional stormwater with an upgraded underground drainage network, overland flowpaths and integration of water sensitive urban design.

Provisions

5.4.2.1 Street, pedestrian and cycle network

(1) Where required by Council, new streets are to be provided in the locations identified in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure and Figure 5.77: Lachlan Precinct – Public Domain Dedication.

(2) All streets are to be designed and constructed generally in accordance with the standards set out in Table 5.7: Lachlan Precinct Indicative Street Types and Figures 5.79 – 5.97: Street Sections, and with the City of Sydney’s Lachlan Precinct Public Domain Strategy and Streets Design Code as they apply from time to time.

(3) Streets are to be finished in accordance with detailed public domain plans, RLs, cross and longitudinal sections and construction specifications to be supplied by the Consent Authority at development application stage. Public domain works are to incorporate underground utilities within the street reservation as agreed with the Consent Authority and in a manner that facilitates street tree planting.

(4) A setback and dedication is to be provided on the northern side of Murray Street to widen the street and enable a safer vehicle and pedestrian movement. The setback is to follow the alignment of the existing public domain setback at 1-11 Murray Street.
(5) Where required by Council, street closures and one-way systems are to be provided in accordance with Figure 5.88: Lachlan Precinct – Access and Circulation. Traffic management devices are not to impede cycle or pedestrian movements.

(6) Where required by Council, separated cycleways are to be provided along:
   (a) Gadigal Avenue; and
   (b) Archibald Avenue west of Gadigal Avenue;

and in a contraflow direction along:
   (c) Sam Sing Street north of Hatbox Place; and
   (d) Hatbox Place.

(7) Cycleways are to be designed as part of the public domain and integrated with the City of Sydney’s Cycle Strategy as it applies from time to time. Where required by Council, all other cycle infrastructure is to be provided in accordance with Figure 5.88: Lachlan Precinct – Access and Circulation.

(8) Shared zones are to be provided in accordance with Figure 5.88: Lachlan Precinct – Access and Circulation, allowing pedestrians and cyclists to safely share the space with vehicles.

(9) The following street links are to be designed for pedestrian and cyclist access only:
   (a) the north-south link between Lachlan Street and Tung Hop Street;
   (b) the northern half of the north-south link between Tung Hop Street and Archibald Avenue;
   (c) the north-south link along Amelia Street between the shared zone below Murray Street and Archibald Avenue; and
   (d) the north south link along Amelia Street between Archibald Avenue and Hatbox Place in the long term. This is to be designed as a shared zone in the short term.

(10) The eastern quarter of Dunkerley Place is to be designed as an extension to Rope Walk. The design of Dunkerley Place between Hatter Lane and the park extension is to provide a visual transition into Rope Walk and prioritise pedestrians and cyclists, discouraging on-street parking. It is to facilitate access to the adjoining development site.

(11) Publicly accessible through-site links are to be provided in the locations shown in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure. 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 publicly accessible at all hours and have a minimum width of 6m and be clear to the sky.
## SPECIFIC AREAS

### Table 5.7: Lachlan Precinct Indicative Street Types

<table>
<thead>
<tr>
<th>Type</th>
<th>Reservation Width</th>
<th>Lane width</th>
<th>Median</th>
<th>On road cycle lane</th>
<th>Footpath width</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transport Corridor</strong></td>
<td></td>
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<tr>
<td>Gadigal Avenue</td>
<td>30m</td>
<td>2 travel lanes:</td>
<td>6.9m median</td>
<td>Bi-directional cycle lane on eastern side:</td>
<td>2 x 4.1m varies</td>
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<tr>
<td></td>
<td></td>
<td>2 x 3.25m</td>
<td></td>
<td>1 x 3m with 0.8m separator</td>
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<td></td>
<td></td>
<td>2 parking lanes:</td>
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<td>2 x 2.3m</td>
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<td>1 x 2.4m</td>
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<tr>
<td><strong>Main Street</strong></td>
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<tr>
<td>Archibald Avenue</td>
<td>23.8m</td>
<td>2 travel lanes:</td>
<td>3m bio-swale</td>
<td>West of Gadigal Avenue, bi-directional cycle lane on northern side:</td>
<td>1 x 5.0m on southern side</td>
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<td></td>
<td></td>
<td>2 x 3.2m</td>
<td></td>
<td>1 x 2.4m with 0.4m separator</td>
<td>1 x 4.2m on northern side</td>
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<td></td>
<td></td>
<td>1 parking lane on southern side:</td>
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<td></td>
<td>1 x 2.4m</td>
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<tr>
<td><strong>Local Street Type 1</strong></td>
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<tr>
<td>Sam Sing Street - North and South of Archibald Ave</td>
<td>North 20m (varies)</td>
<td>2 travel lanes:</td>
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<td></td>
<td></td>
<td>2 x 2.75m</td>
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<td>2 parking lanes:</td>
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<td>2 x 2.1m</td>
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<td></td>
<td>South 20.3m</td>
<td>2 travel lanes:</td>
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<td>2 x 2.75m</td>
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<td>1 parking lane:</td>
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<tr>
<td><strong>Local Street Type 2</strong></td>
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<tr>
<td>Reed Street</td>
<td>17m</td>
<td>2 travel lanes:</td>
<td></td>
<td></td>
<td>2 x 3.65m</td>
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<td></td>
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<td>2 parking lanes:</td>
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<td>2 x 2.1m</td>
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<tr>
<td><strong>Local Street Type 3</strong></td>
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<tr>
<td>Hatbox Place</td>
<td>13m</td>
<td>1 travel lane:</td>
<td></td>
<td>1.5m cycleway with 0.8m separator</td>
<td>2.8m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3m</td>
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<tr>
<td>Amelia Street</td>
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<tr>
<td><strong>Shared Zones</strong></td>
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<tr>
<td>Archibald Avenue</td>
<td>23.8m</td>
<td>1 travel lane:</td>
<td>3m bio-swale</td>
<td>To prioritise safe pedestrian/cycle movement</td>
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<td></td>
<td></td>
<td>1 x 3.2m eastbound</td>
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<tr>
<td>Tung Hop Street</td>
<td>8.9m-13m</td>
<td>2 travel lanes:</td>
<td></td>
<td></td>
<td>West 1.5m – 2m.</td>
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<tr>
<td></td>
<td></td>
<td>2 x 2.75m</td>
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<td>East 3.1m – 4.4m</td>
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<td></td>
<td></td>
<td>1 parking lane:</td>
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<td></td>
<td></td>
<td>East side only</td>
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<tr>
<td>Murray Street</td>
<td>14.2m</td>
<td>2 travel lanes:</td>
<td></td>
<td></td>
<td>3.7m – 5m</td>
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<td></td>
<td></td>
<td>2 x 2.75m</td>
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<tr>
<td>Amelia Street</td>
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</tbody>
</table>

Configuration listed above represents short term arrangement prior to provision of light rail. Alternative layout will be required at bus and tram stops.

Alternative layout to be achieved west of Sam Sing Street – reservation width of 20m

Parking may occur staggered or on both sides, in parking bays between trees

Refer to the Lachlan Public Domain Strategy to be issued by City of Sydney
Figure 5.78  Lachlan Precinct Location of Street Sections
Figure 5.79
Section A – Transport Corridor
Typical Section (short term arrangement) – 30m (Gadigal Avenue)

Figure 5.80
Section B – Main Street Typical Section – 23.8m (Archibald Avenue)

Figure 5.81
Section C – Local Street Type 1 Typical Section – 20.3m (Sam Sing Street south)
Figure 5.82
Section D – Local Street Type 1 Typical Section – 20m (Sam Sing Street north)

Figure 5.83
Section E – Local Street Type 2 Typical Section – 17m (Reed Street)
Figure 5.84
Section F – Local Street Type 3 Typical Section – 13m (Hatbox Place)

Figure 5.85
Section G – Laneway - Shared Zone Typical Section – 6m (Hatter Lane)
Figure 5.86
Section H
- Laneway - Pedestrian and Cycle Only Typical Section – 6m

Figure 5.87
Section I – Laneway - Pedestrian and Cycle Only Typical Section – 9m
Figure 5.88  Lachlan Precinct Access and Circulation

KEY
- PRECINCT BOUNDARY
- STREET NETWORK
- FUTURE LIGHT RAIL STOP
- PUBLIC SPACE ASSOCIATED WITH TRAM STOP
- PUBLIC OPEN SPACE
- FUTURE LIGHT RAIL (SHORT-TERM BUS ROUTE)
- DEDICATED CYCLE LANE (BI DIRECTIONAL)
- CYCLE LANE (CONTRAFLow)
- SHARED CYCLEWAY
- PEDESTRIAN AND CYCLE LINK (NO VEHICLES)
- SHARED ZONE (INDICATES DIRECTION OF TRAVEL)
- VEHICULAR TRAFFIC (INDICATES DIRECTION OF TRAVEL)
- INTEGRATED BASEMENT PARKING WITH SHARED ACCESS (ARROW SHOWS ACCESS UNDER STREET)
- SWALE OR MEDIAN
- PERMITTED VEHICULAR ACCESS POINTS (PREFERRED SHOWN SOLID)
- NO RIGHT/LEFT TURN (STRIKE THROUGH - LONG TERM ONLY)
- LEFT IN / LEFT OUT
- PEDESTRIAN AND CYCLE LINK (NO VEHICLES)
- SHARED ZONE IF REQUIRED TO PROVIDE VEHICULAR ACCESS
- PEDESTRIAN AND CYCLE LINK (NO VEHICLES)
- SHORT TERM SHARED ZONE TO PROVIDE VEHICULAR ACCESS
- MEDIAN
- CONTROLLED INTERSECTION
- CONTROLLED INTERSECTION
- PUBLIC TRANSPORT AND CYCLE AHEAD ONLY
- CYCLE LANE (CONTRAFLow)
- INTERIM SHORT-TERM CONSTRUCTION VEHICULAR ACCESS
- PEDESTRIAN AND CYCLE LINK (NO VEHICLES)
- SHARED ZONE IF REQUIRED TO PROVIDE VEHICULAR ACCESS
- PEDESTRIAN AND CYCLE LINK (NO VEHICLES)
- SHORT TERM SHARED ZONE TO PROVIDE VEHICULAR ACCESS
Section 5
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5.4.2.2 Public open space

(1) Where required by Council, public open space is to be provided in the locations identified in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure, and in accordance with the standards set out in Table 5.8: Lachlan Precinct Public Open Space and the City of Sydney’s Lachlan Precinct Public Domain Strategy as it applies from time to time.

(2) Landscaping and design of public open spaces is to be of high quality, creating interest and character through elements including indigenous tree species, well integrated public art and quality materials and furniture. Choice of materials and design is to be consistent with relevant Council public domain plans.

(3) Where open space performs 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.

(4) The 10m-wide landscaped setbacks along South Dowling Street and O’Dea Avenue are to be provided in accordance with Figures 5.89 and 5.90 Lachlan Precinct Landscaped Setback Typical Sections (locations shown in Figure 5.78). They 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 and a centrally located Water Sensitive Urban Design treatment zone.

Table 5.8: Lachlan Precinct Public Open Space

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirements</th>
<th>Guidelines</th>
</tr>
</thead>
</table>
| Local Park – Linear Park: Rope Walk | One park of a minimum 8,850sqm for passive recreation, to link Lachlan Street and O’Dea Avenue in the western third of Lachlan | Located to the west of the alignment of Sam Sing Street  
Incorporate a stormwater culvert to drain the low point on Lachlan Street  
Vehicular and pedestrian crossing points to maintain the predominantly open landscape character  
Continuation of the Joynton Avenue fig trees along the western boundary  
Provide deep soil garden beds with an emphasis on edible/sensory gardens and planted zones for water treatment  
Incorporate a variety of seating and gathering zones  
Integrate incidental play features for children throughout, incorporating lighting or water to enhance play opportunities  
Provide a pedestrian and cycle link along the western boundary |
### SPECIFIC AREAS

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirements</th>
<th>Guidelines</th>
</tr>
</thead>
</table>
| **Local Park – Wulaba Park**| One park of minimum 4,000sqm in the southeast of Lachlan with potential for stormwater detention | Located in the south-eastern section at the low drainage point between Archibald Avenue and Hatbox Place  
Neighbourhood park with passive recreation space and gardens  
Incorporate a diverse range of seating and a lawn zone for relaxing and informal play  
Provide play for all ages, including one set of play equipment and table tennis/tables for card play.  
Provide for deep soil planting and water treatment gardens  
Allow for potential dual function as a flood/stormwater detention basin, subject to detailed design  
Shared street treatments at boundaries maximising pedestrian safety and perception of open space |

| **Local Park – Dyuralya Park** | One park of approximately 2,000sqm for a neighbourhood square and focal public space along the eastern alignment of Gadigal Avenue | Located at the intersection of Amelia/Murray Streets  
Perform a town-square function for Lachlan, incorporating plaza space  
Provide for passive recreation and be adaptable for a range of community based activities, for example performance space, open air theatre and temporary art and sculpture exhibitions  
Focal point for local events and night time use  
Flexible seating and meeting spaces, for informal activities such as chess, mah-jong and outdoor dining  
Be designed holistically having regard to the adjacent building to the south to ensure the street block appropriately addresses Gadigal Avenue and the bus and future light rail stop |

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**Figure 5.89**  
Section J - Landscaped Setback Typical Section (Lachlan Street)
5.4.2.3 Waterways and stormwater management

(1) Stormwater is to be generally managed within Lachlan as shown in Figure 5.91: Lachlan Precinct Stormwater Management.

(2) Wulaba Park may have a dual function as a flood/stormwater detention basin and is to be designed and constructed appropriately, to the satisfaction of the Consent Authority. It is not to be used for on-site detention or drainage requirements.

(3) Pedestrian and cycle only links required to provide overland flowpaths for stormwater are to be dedicated to facilitate necessary access and maintenance of the flowpath and any underground stormwater infrastructure.

(4) Bio-swales and rain gardens are to be designed and constructed to allow for pedestrian crossings where required.

(5) All landscaping is to be compatible with flood risk and shall not impede overland stormwater flows.

(6) All vegetation species and structures, including paths, walls and fences, are to be able to withstand temporary flood inundation in those areas designated as detention basins.
(7) All new development is to comply with Flood Planning Level requirements as stipulated by the Consent Authority and the provisions in 5.4.3.8 Development Levels. Building surfaces are to be designed to accommodate possible flood flows without damage or potential for erosion.

(8) Underground drainage pipes may be required to convey stormwater flows and should be designed and constructed appropriately, to the satisfaction of the Consent Authority. Easements on title are required to allow for access and maintenance of the underground pipe network.

(9) Development spanning the overland flowpath at the eastern end of Hatbox Place 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;

(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 floodwaters 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).
5.4.3 **Building layout, form and design**

Refer also to Section 3 General Provisions and Section 4 Development Types.

**Objectives**

(a) Achieve a range of building heights across the precinct and within the same street block to create variety and encourage different architectural styles.

(b) Ensure that building form and scale are varied and contribute to the physical definition of the existing and proposed street network and the hierarchy of public and semi-public spaces and streets.

(c) Achieve variety in architectural design and character across large developments to provide a fine grain which enriches and enlivens the public realm.

(d) Ensure good solar access to apartments, public and private open space and public streets.

(e) Create visual connections and physical links between the public and private domain to reduce the effects of visual enclosure and to help activate spaces.

(f) Achieve a range of dwelling types that respond to diverse demographics, provide accommodation choice and are flexible in layout so as to be adaptable to the needs of different users.

(g) Ensure building typology and location of vehicular entries respond to the hierarchy of streets.

(h) Create strategically located activity strips which encourage social interaction and provide focal points.

(i) Ensure the use of high quality façade design and finishes throughout, but in particular where development is highly visible or of large scale.

(j) Ensure excellent and varied design through the use of competitive design processes for prominent developments.

(k) Maximise opportunities to incorporate the principles of ecologically sustainable development in the design of buildings.

**Provisions**

5.4.3.1 **Floor space ratio**

(1) Additional floor space permitted by Clause 6.14 of Sydney Local Environmental Plan 2012 is only achievable where landholdings are amalgamated, in accordance with Figure 5.92: Lachlan Precinct – Required Land Amalgamation, or an alternative land amalgamation pattern which is supported by an urban design study demonstrating that the objectives of this development control plan and the NSW Residential Flat Design Code can still be satisfied.

(2) In accordance with Clause 6.27 (2) of Sydney Local Environmental Plan 2012, where a development proposes commercial and/or retail uses only, a higher Floor Space Ratio may be achievable generally within the same building envelopes shown in Figure 5.93: Lachlan Precinct – Built Form, up to a maximum 2.5:1 FSR. For the purposes of this Clause, mixed use developments which propose commercial and/or retail in combination with residential are not eligible for a pro-rated amount of additional floor space.
Figure 5.92  Lachlan Precinct Required Land Amalgamation

KEY

- PRECINCT BOUNDARY
- LOTS REQUIRED TO AMALGAMATE

1. Lot 45 DP624898
   Lot 100 DP1172110
   Lot 260 DP1175405
   Lot 401 DP1177224
   Lot 102 DP1172110
   Lot 103 DP1172110
   Lot 104 DP1172110
   Lot 21 DP862254
   Lot 22 DP862254

2. Lot 398 DP1180150
   Lot 399 DP1180150
   Lot 400 DP1180150

3. Lot 12 DP546231
   Lot 11 DP530422
   Lot 10 DP530422
   Lot 9 DP530422

4. Lot 1 DP646890
   Lot 2 DP317851
   Lot 3 DP317851
   Lot 1 DP668228

5. Lot 18 DP610311
   Lot 1 DP666445
   Lot 1 DP76985
   Lot 4 DP86722
   Lot 14 DP80326
   Lot 100 DP1171452
   Lot 101 DP1171452

Part Lot 17 DP610311 (3 Amelia St)
Part Lot 17 DP610311 (5 Amelia St)
5.4.3.2 **Height of buildings**

(1) Building heights are to be in accordance with:

(a) Figure 5.93: Lachlan Precinct – Built Form;

(b) Table 5.9, which shows the equivalent height in storeys for commercial buildings where commercial uses only are proposed on a site; and

(c) Tables 5.10 and 5.11, which show the relationship between height of buildings in storeys and height in metres, including and excluding building services.

Table 5.9: Lachlan Precinct Public Open Space

<table>
<thead>
<tr>
<th>Maximum mixed use / residential height in storeys</th>
<th>Equivalent maximum commercial height in storeys</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>6</td>
<td>5</td>
</tr>
<tr>
<td>7</td>
<td>6</td>
</tr>
<tr>
<td>8</td>
<td>7</td>
</tr>
<tr>
<td>20</td>
<td>17</td>
</tr>
</tbody>
</table>

Table 5.10: Storey heights for residential mixed use buildings

**Mixed use/residential building height (above flood planning level)**

<table>
<thead>
<tr>
<th>Use</th>
<th>Storey height (floor to floor)</th>
<th>Minimum floor to ceiling height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor commercial or retail</td>
<td>4.2m minimum</td>
<td>3.6m</td>
</tr>
<tr>
<td></td>
<td>Greater floor to floor height may be required to accommodate certain uses e.g. showrooms, gyms</td>
<td></td>
</tr>
<tr>
<td>Ground floor residential (adaptable)</td>
<td>3.7m</td>
<td>3.3m</td>
</tr>
<tr>
<td>First floor adaptable commercial/residential</td>
<td>3.7m</td>
<td>3.3m</td>
</tr>
<tr>
<td>Residential floors above first floor</td>
<td>3.1m</td>
<td>2.7m</td>
</tr>
<tr>
<td>Transfer structure at a floor where there is a change in alignment (e.g. an upper level setback)</td>
<td>+0.25m</td>
<td></td>
</tr>
<tr>
<td>Roof, plant, lift overruns etc.</td>
<td>Buildings up to 8 storeys - 3m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Buildings greater than 8 storeys – 4.5m</td>
<td></td>
</tr>
<tr>
<td>Green roofs</td>
<td>Additional height to allow balustrades and access lift overruns etc.</td>
<td></td>
</tr>
</tbody>
</table>
Table 5.11: Storey heights for commercial buildings

<table>
<thead>
<tr>
<th>Use</th>
<th>Storey height (floor to floor)</th>
<th>Minimum floor to ceiling height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor commercial or retail</td>
<td>4.2m minimum</td>
<td>3.6m</td>
</tr>
<tr>
<td></td>
<td>Greater floor to floor height</td>
<td></td>
</tr>
<tr>
<td></td>
<td>may be required to accommodate</td>
<td></td>
</tr>
<tr>
<td></td>
<td>certain uses e.g. showrooms,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>gyms</td>
<td></td>
</tr>
<tr>
<td>Upper commercial levels</td>
<td>3.6-3.8m</td>
<td>3.0m</td>
</tr>
<tr>
<td>Transfer structure at a floor</td>
<td>+0.25m</td>
<td>3.3m</td>
</tr>
<tr>
<td>where there is a change in alignment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(eg. an upper level setback)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof, plant, lift overruns etc.</td>
<td>Buildings up to 10 storeys</td>
<td></td>
</tr>
<tr>
<td></td>
<td>– 4.5m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Buildings greater than 10</td>
<td></td>
</tr>
<tr>
<td></td>
<td>storeys - 6m</td>
<td></td>
</tr>
<tr>
<td>Green roofs</td>
<td>Additional height to allow</td>
<td></td>
</tr>
<tr>
<td></td>
<td>balustrades and access lift</td>
<td></td>
</tr>
<tr>
<td></td>
<td>overruns etc.</td>
<td></td>
</tr>
</tbody>
</table>

(2) Distribution of building height across Lachlan is to respond to the following key principles:

(a) the proportion of on-site public domain provision and equity of development capacity across landholdings;

(b) street hierarchy and width, with higher buildings on the main arterial and connector streets;

(c) street and building orientation, seeking to maximise northern light to the public domain;

(d) variety within street blocks and across Lachlan;

(e) proximity of open space, seeking to capitalise on amenity and space created by neighbourhood parks;

(f) separation of tower forms to prevent regimented clustering, both within Lachlan and in the context of neighbouring precincts; and

(g) a general height of 7-8 storeys or less, with a maximum 6 storey street frontage height, to secure an appropriate pedestrian scale.

(3) In general:

(a) medium-rise buildings of 7-8 storeys are acceptable where these taller elements are counter-balanced with lower buildings of 4-6 storeys within the same street block and where the building scale is appropriate in the street hierarchy; and

(b) low-rise buildings of up to 4 storeys are to be located fronting east-west streets to reinforce the pedestrian scale of these lower-order, more local streets and to achieve good solar access to the public domain.

(4) Four towers of up to 20 storeys and one tower of up to 25 storeys are permitted in the locations shown in Figure 5.93: Lachlan Precinct – Built Form, to reflect significant provision of precinct infrastructure and facilitate lower building heights on the remainder of the affected landholdings. Achieving this nominated height is dependent on achieving design excellence in accordance with the provisions in Division 4 Design Excellence of Sydney Local Environmental Plan 2012 and Section 3.3 of this development control plan for each affected street block. If design excellence is not demonstrated, a reduction in tower height commensurate to the Floor Space Ratio permitted by Clause 6.14 of Sydney Local Environmental Plan 2012 is required.
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(5) The Consent Authority may grant consent for development that varies the building heights shown in Figure 5.93: Lachlan Precinct – Built Form following consideration of:

(a) meeting the general environmental performance provisions and built form objectives of this DCP;
(b) achieving variety in building height and scale within street blocks and across Lachlan;
(c) the prevailing scale of the streetscape and the adjacent public domain;
(d) the public domain improvements achieved;
(e) the cumulative reduction of solar access to the development site and surrounding blocks and public domain; and
(f) amalgamating landholdings, where necessary, in accordance with Figure 5.92: Lachlan Precinct – Required Land Amalgamation.

5.4.3.3 Building form and design

(1) The preferred built form layout is presented in Figure 5.93: Lachlan Precinct – Built Form. The building envelopes respond to the following key layout principles:

(a) buildings addressing streets, aligned with streets and responding to street hierarchy;
(b) variety in building layout for visual interest, modulated building bulk, achievement of maximum floor space ratio, and maximising solar access;
(c) building separation for visual privacy; and
(d) variety in building types including showroom uses along South Dowling Street and retail/café uses along the Archibald Avenue activity strip.

(2) The building envelopes shown in Figure 5.93: Lachlan Precinct – Built Form for the street block bounded by Gadigal Avenue, Archibald Avenue, Amelia Street and Hatbox Place may be further refined to appropriately respond to the four street block frontages and the interface with Wulaba Park. In addition to the key principles in 5.4.3.3(1) above, the built form on this street block is to:

(a) define the park edge with built form up to 6 storeys, with potential for two additional storeys if well set back and creating no further overshadowing to the park;
(b) provide a safe and active ground floor interface with Amelia Street; and
(c) provide surveillance of the park from residential or commercial uses on upper storeys.

(3) Further to 5.4.3.3(2) above, the location of the building envelope for the tower may be flexible provided the tower floorplate does not exceed 800sqm. This is to enable design of the building to appropriately define this highly visible site at the intersection of the two principal streets. The optimal tower envelope is to be explored through the competitive design process required for the street block, cognisant of impact on solar access within Wulaba Park, and agreed by the Consent Authority.

(4) The building envelope shown in Figure 5.93: Lachlan Precinct – Built Form for the street block to the immediate south of Dyuralya Park may be further refined to:

(a) provide a safe and active ground floor interface with Gadigal Avenue, Archibald Avenue and Dyuralya Park; and
(b) provide surveillance of the park from residential or commercial uses on upper storeys.
(5) Tall buildings of 9 storeys or over are to be designed as ‘slender form’ with a maximum floorplate of 750sqm including balconies, with the exception of the tower referred to in 5.4.3.3 (3).

(6) Buildings of 10 storeys or over are to be separated from other buildings of 10 storeys or over 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.

(7) Development within street blocks is to vary in size, height and architectural expression, with a variety of facades, articulation, massing and character so that the street block presents as a group of buildings rather than a singular architectural design or building.

(8) To achieve diversity and interest in the architectural character of Lachlan, buildings that are located adjacent to or opposite one another are not to be similar in design.

(9) Each street facade is to be articulated into smaller elements at a scale or grain that reflects:
   (a) the use of the building and the various components of the building;
   (b) the location of the building, or that part of the building relative to pedestrian or outdoor recreation activity; and
   (c) the details and building elements including building entries, ground floor, lower floors, top floor and roof.

(10) Buildings in excess of 40m long must be designed with at least two distinct building components, each of which is to have its own architectural character and not exceed 25m in length, as illustrated in Figure 5.94.

(11) Buildings less than or equal to 40m in length may have a single architectural character provided that the facade elements establish a fine grain vertical and horizontal articulation (rhythm and scale), as illustrated in Figure 5.95.
(12) Groups of dwellings served by the same vertical circulation lift or stair are to be designed as a distinct ‘building component’. Generally for buildings up to 8 storeys high, these groups must not exceed 25 dwellings per core.

(13) 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 or through-site link are to be maximised. The maximum length of blank street frontage façades is not to exceed 5m.

(14) To ensure good levels of residential amenity throughout Lachlan, any departure from the NSW Residential Flat Design Code solar access guidelines is to be appropriately justified.

(15) In addition to NSW Residential Flat Design Code requirements for private communal open space, inclusion of green roofs should be explored for all development less than 25m above ground level in accordance with the City’s Green Roofs Policy as it applies from time to time, particularly where high quality private communal open space may be constrained at ground level by overshadowing.

### 5.4.3.4 Building setbacks

(1) All buildings are to be designed to comply with the setbacks on the Building setback and alignment map and in Figure 5.97: Lachlan Precinct – Building Setbacks.

(2) The design treatment of primary setbacks is to be appropriate to the proposed use of the adjacent building(s). Refer to Figure 4.22 Building form controls to determine primary setback.

(3) A 3m by 3m chamfered setback, as shown in Figure 5.96, must be provided from the site boundary at the ground and first floors at the intersection of streets to ensure adequate sightlines.
Figure 5.97  Lachlan Precinct Building Setbacks

KEY
- PRECINCT BOUNDARY
- ZERO PRIMARY SETBACK TO ACTIVE EDGES (GLAZING ALIGNS WITH SITE BOUNDARY)
- PRIMARY SETBACK 1.5m
- PRIMARY SETBACK 3m
- PRIMARY SETBACK AS NOTED (4m min)
- SECONDARY SETBACK TO UPPER LEVELS 3m
- SECONDARY SETBACK TO UPPER LEVELS 4m

NOTE: SETBACKS SHOWN ARE MEASURED FROM FUTURE STREET BLOCK BOUNDARIES

BUILT FORM ENVELOPES AND SETBACKS IN ACCORDANCE WITH CLAUSE 5.4.3.3 (2)-(4)
5.4.3.5 Building typologies and use

(1) Building types are to generally comply with Figure 5.98: Lachlan Precinct – Building Uses and are to be designed appropriately. The Consent Authority may consider alternative uses consistent with the zoning of the site.

(2) Ground floor non-residential uses are to be located along the main roads bounding the precinct in recognition of the amenity impact associated with the high traffic use of these streets. To ensure acceptable levels of acoustic amenity and air quality, no residential uses are permitted within 8m above ground level along South Dowling Street and Lachlan Street.

(3) Non-residential uses are also required to be provided to activate the public domain, along Gadigal Avenue, the Archibald Avenue activity strip and fronting the public open spaces.

(4) Ground floor non-residential uses are to achieve a minimum depth of 10m measured from the line of enclosure, to accommodate amenities, storage space, general back of house activities and other spatial requirements to support non-residential uses.

(5) The Archibald Avenue activity strip, between Gadigal Avenue and Sam Sing Street, is to have:

(a) a vibrant streetscape and a range of street level activities, avoiding vehicular entries to buildings and footpath crossings;

(b) built form that is designed to reinforce the pedestrian scale and achieve good levels of solar access to the public domain; and

(c) generous footpaths for outdoor café seating, particularly to the southern side, and high quality landscaping.

(6) Retail active frontages are to have a:

(a) glazing line adjacent to the public domain – recessed entries may be appropriate to provide for a traditional style shopfront; and

(b) minimum of 15 tenancy entrances per 100m.

(7) Continuous awnings are to be provided above retail uses. Awnings over entries are to be provided for commercial uses. All awnings should be setback from the kerb line to avoid collision with tall vehicles potentially operating in the parking lane.
BOURKE STREET
SOUTH DOWLING STREET
H O’DEA AVENUE
HORT STREET
YOUNG STREET
MCEVOY STREET
POWELL STREET
GADIGAL AVENUE
LACHLAN STREET
GRANDSTAND PARADE
VICTORIA PARK PARADE
WOLSELEY GROVE
JOYNTON AVENUE

KEY
- PRECINCT BOUNDARY
- COMMERCIAL, RETAIL USES OR RESIDENTIAL DWELLINGS
- NON-RESIDENTIAL USES AT GROUND FLOOR ARE ENCOURAGED
- RETAIL USES AT GROUND FLOOR (COMMERCIAL, RETAIL USES OR RESIDENTIAL DWELLINGS ABOVE)
- NON-RESIDENTIAL USES AT GROUND FLOOR (RESIDENTIAL DWELLINGS, COMMERCIAL OR RETAIL USES ABOVE)
- NON-RESIDENTIAL USES AT GROUND FLOOR, ADAPTABLE FIRST FLOOR FOR NON-RESIDENTIAL OR COMMERCIAL USES
- NON-RESIDENTIAL DWELLINGS PERMITTED BELOW 8m ELEVATION FROM GROUND LEVEL - REFER TO CLAUSE 5.4.3.5(2)
5.4.3.6 Residential uses on the ground and first floor

(1) Further to Clause 5.4.3.4(1), residential uses at the ground and first floor are to be in accordance with Figure 5.99 and 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 5.4.3.8(2) and (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 5.4.3.8(1)-(9) 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) Where a site boundary fence is to be incorporated it is to be predominantly open and no higher than 1.4m from footpath level.

(8) The size of first floor balconies is to be minimised to ensure adequate light reaches ground floor living areas.

(9) Where appropriate, ground level apartments are to be designed in a manner similar to 2 storey terrace houses, including framing fin walls to delineate individual dwellings.
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 5.4.3.8(1)-(9)
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

5.4.3.7 Acoustic and visual privacy

For the purposes of defining adequate levels of acoustic amenity for residential development, reference is to be made to Clause 102(3) of the Infrastructure State Environmental Planning Policy.

(1) Dwellings are to be constructed so that the repeatable maximum LAeq (1 hour) level does not exceed:

(a) for closed windows and doors:
   i. bedrooms (10pm-7am), 35dB; and
   ii. main living area (24 hours), 40dB.

(b) for open windows and doors:
   i. bedrooms (10pm-7am), 45dB; and
   ii. main living area (24 hours), 55dB.

(2) The levels above are to include the combined measured level of noise from both external sources and the ventilation system operating normally.
(3) For areas with predominantly non-residential ground level uses, or with a nominated active frontage, or sites with a frontage to a busy road (carrying more than 20,000 vehicles per day):

(a) residential uses with a floor level located within 10m above the ground level with good access to daylight (where the angle from a horizontal plane to obstructions of the sky* is less than 30 degrees) must:

i. have a minimum 65% solid masonry street frontage (including balustrade); and 

ii. incorporate a sun-room behind the street frontage with a minimum clear depth of 1.2m to:

a. attenuate noise by providing fully retractable glazed screens at the street frontage alignment that when closed create a full acoustic seal (and reasonable acoustic amenity in habitable spaces); and  

b. ensure visual privacy by providing fully retractable privacy screens at the street frontage alignment.

Note: The two sets of screens must operate independently.  

The sunroom is to be included in any calculations of gross floor area but is not to be considered as a habitable room. 

*See Figure 5.100

Figure 5.100
Acoustic and visual privacy treatment for residential units with good access to daylight

(b) Residential uses with a floor level located within 10m above the ground level with limited access to daylight (where the angle from a horizontal plane to obstructions of the sky* is greater than 30 degrees) must:

i. have a minimum 50% solid masonry street frontage (including balustrade); 

ii. not include any external horizontal projections above residential windows that block access to daylight (for example balconies); 

iii. provide exterior windows at the streets frontage alignment that when closed create a full acoustic seal and provide adequate acoustic amenity; and 

iv. provide visual privacy with fully retractable privacy screens at the street frontage alignment.

Note: The two sets of screens must operate independently. 

*See Figure 5.101
5.4.3.8 Development levels

(1) Development levels for buildings and public domain are to be set by the Australian Height Datum Reduced Levels (RLs) to be supplied by Council.

(2) Public domain and street blocks are to be graded appropriately between the supplied RLs across the topography of a site to the satisfaction of Council. The ground floor level of any building is to be as close as possible to the ground level of the adjacent public domain at any point.

(3) Except where required to achieve a minimum freeboard above the Flood Planning Level, the maximum height in metres of the ground level above the adjacent public domain is to be 1m for residential uses.

(4) Retail uses along the Archibald Avenue activity strip are to be located at ground level, with underground stormwater infrastructure designed to capture the 1 in 100 year flood.

(5) Finished floor levels of ground floor retail and commercial uses throughout Lachlan are to be set no higher than the 1 in 100 year flood.

(6) It is generally preferable for retail and commercial tenancies to have an entry threshold at street level to enable a better visual and physical connection with passing foot traffic. As such, setting the ground floor level below the 1 in 100 year floor level is to be explored and agreed to by the Consent Authority.
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(7) Where a retail or commercial unit is proposed below the 1 in 100 year floor level it will be assessed on merit and considered provided that:

(a) it assists in activating the future public domain;

(b) a split-level unit is achieved, with an upper level set at the 1 in 100 year flood, accessed via a level transition of stairs, ramp or both incorporated within the internal layout of the unit;

(c) any part of the floor space proposed below the 1 in 100 year flood is located along the street frontage and contains no permanent fixtures that are susceptible to damage from flooding;

(d) all equipment, including electrical equipment, is located in the elevated section, above the 1 in 100 year flood;

(e) each unit is constructed so as not to have any penetrations to other parts of the building and that any flooding that may occur internally is contained and unable to spread to adjacent units; and

(f) construction is flood resistant, including the line of enclosure which is to have a solid wall below, and sill set above, the 1 in 100 year flood.

(8) Where the adjacent public domain slopes, ground floor levels should step to maintain an optimal relationship to the street.

(9) The Flood Planning Level should be determined at least every 25m along each frontage to avoid ground floor levels being set excessively high relative to the level of the public domain on sloping sites.

(10) Ramps and steps to provide access up to ground level are not to be provided within the public domain.

5.4.3.9 Parking and access

(1) Vehicular access points for all developments are to be consolidated to minimise disruption to pedestrians. Vehicles are to enter buildings directly from the street and not from breaks between buildings. Driveway crossings and vehicular access points are not permitted along Gadigal Avenue or within the Archibald Avenue activity strip, and are to be situated instead on lower-order streets, in accordance with Figure 5.88: Lachlan Precinct – Access and Circulation.

(2) Access to underground parking is to be designed with due regard 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) 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 Flood Planning Levels; and

(b) achieve an attractive ground level relationship between the building(s) and the public domain, with generous vegetation screening.

(5) Where below ground parking is significantly constrained by the high water table or where site remediation is environmentally unsustainable, up to 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.
(6) Given the limited street block dimensions achievable within 52 O’Dea Avenue and the amalgamated street block north of Dyuralya Park, the provision of basement parking below the footpath of Gadigal Avenue may be considered by the Consent Authority in connection with redevelopment of site, where:

(a) the requirements for parking associated with the proposed development cannot reasonably be met within the maximum extent of the street block, including provision of two basement levels;
(b) there is no protrusion or evidence of the car park visible above ground level;
(c) the car park extends no further than 2m under the footpath;
(d) a satisfactory arrangement can be made for the provision and maintenance of stormwater infrastructure, street tree pits and private service connections below the street surface; and
(e) an acceptable arrangement to separate the public and private strataums can be put in place.

(7) Design of any parking beneath streets dedicated in stratum is subject to Council’s approval. Where possible any development beneath roads dedicated in stratum must comprise common areas or visitor parking.

(8) Where required to be provided by Council, a shared/integrated basement car parking area with a single vehicular access point is to be provided in the locations identified in Figure 5.88: Lachlan Precinct – Access and Circulation. Where required, the first site to develop is to make provision for shared access, with necessary easement(s) on title, appropriate circulation paths and siting of breakthrough walls.

5.4.3.10 Staging and implementation

(1) All sites to be redeveloped are to have a public road frontage and be accessible via a public street.

(2) An interim alternative street block layout or built form layout may be considered on a site by the Consent Authority to allow for staged redevelopment and/or retention and refurbishment of existing industrial/commercial buildings, provided that:

(a) the development secures at least some elements of the required public domain infrastructure for that site as identified in this development control plan in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure and Figure 5.77: Lachlan Precinct – Public Domain Dedication; and

(b) any area of proposed development which impedes the achievement of the public domain infrastructure required in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure be of a temporary nature and be conditioned as such; and

(c) a strategy outlining a likely development staging plan and delivery sequence for the remaining public domain infrastructure required in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure be submitted to accompany the development application.
5.5

Ashmore Neighbourhood

The Ashmore Neighbourhood is defined in the Ashmore Land Application Map shown at Figure 5.103. It is bound by Ashmore Street to the north, Mitchell Road to the east, Coulson Street to the south and the railway embankment to the west. It is within close proximity to Erskineville Road Village Centre and the King Street retail strip.

Figure 5.103
Ashmore Land Application Map

Ashmore will be a sustainable neighbourhood that offers a variety of dwelling types and will be well integrated with new residential development in Ashmore and the surrounding conservation areas of Erskineville and Alexandria.

Development will be complemented with a high quality public domain, including new streets, a central public park and bike links to facilitate pedestrian and cycle movement throughout Ashmore, and integrated with the surrounding street network and open spaces.

Ashmore will have a strong landscaped character, with new development being setback from the street to provide a landscape buffer between the new buildings and the public domain. New development will be designed to ensure it brings life to the street with individual entries to ground floor dwellings, to provide passive surveillance and opportunities for social interaction.

Figure 5.104 Ashmore Urban Strategy shows an indicative vision for the Ashmore Neighbourhood.
5.5.1 **Ashmore urban strategy**

Objectives

(a) Future development is to be of the highest quality, and sympathetic to the existing surrounding local character and history of Erskineville and Alexandria and their former industrial uses.

(b) Ensure that redevelopment of the Ashmore Neighbourhood is coordinated to effectively manage the redevelopment and provide adequate community facilities and services as required.

(c) Introduce a mix of dwelling types to provide flexibility and choice that reflects the needs of 21st century living.

(d) Ensure building heights in Ashmore provide a transition to the surrounding conservation areas.

(e) Introduce a permeable network of streets that responds to key connections and the surrounding historic street patterns of Erskineville and Alexandria.

(f) Create an attractive public domain with pedestrian and bike connections. Links to public transport are to be clear and legible, and are to prioritise pedestrians with slow speed traffic lanes. All streets should include tree planting.

(g) Provide one main park, known as McPherson Park, for passive and active recreation, and to assist with stormwater management.

(h) Provide high quality streetscapes throughout Ashmore. All new streets will provide trees to provide shade and amenity and incorporate water sensitive urban design where appropriate.

(i) Create a strong landscaped character that unites development in Ashmore by setting back development from the public domain and providing native planting that is in accordance with the Council’s Landscape Code.

(j) Introduce an appropriate mix of land uses with retail at ground level on MacDonald Street, adjacent to McPherson Park and some commercial uses at the intersection of MacDonald Street and Mitchell Road.

(k) Protect key panoramic views from Sydney Park to the CBD skyline and King Street ridge and east-west views throughout the neighbourhood to enhance visual permeability.
Figure 5.104  Ashmore Urban Strategy

Key:
- Precinct Boundary
- 5 Storey Street Frontage Height
- Green Link - Pedestrian / Cycle
- Buildings Up To 8 Storeys
- Active Edge
- Proposed Open Space
- Commercial / Retail
- Primary Street with Cycleways
- No Vehicular Access
- Bioswales
- Existing Open Space
- Pedestrian / Cycle Only Lanes
- Pedestrian Links
- One Way Streets

McPherson Park
Primary Street with Cycleways
Active Edge
Proposed Open Space
Commercial / Retail
Low Buildings
Bioswales
Existing Open Space
Pedestrian / Cycle Only Lanes
Pedestrian Links
One Way Streets
5.5.2 Urban design principles

The following principles have been developed to inform the development of these planning controls. They are the result of an urban design review that has established appropriate building heights for Ashmore, the preferred development type, and density. They ensure that the proposed built form meets the required building standards, and integrates with the context of the surrounding local area.

Principle 1
Transition of Building Heights

- Ensure a transition of building heights from the surrounding conservation areas;
- Provide 2 storey (plus attic) terraces immediately to the south of the existing terraces on Ashmore Street;
- Provide a predominant street wall height of 3 storeys along Mitchell Road;
- All the upper levels (above 5 storeys) will be required to be setback 4m to reduce their visual impact from the street; and
- Locate higher buildings surrounding McPherson Park (the main public park).
Principle 2
Land Uses

- Provide a predominantly residential neighbourhood;
- Ensure that appropriate local shops and services (such as childcare facilities) are provided to meet the demands of the new population;
- Ensure location of local shops and services are in the optimum location to meet the needs of the new and existing population; and
- Ensure a sufficient quantum of public open spaces is provided to meet the demand of the new population.

Principle 3
Public Domain

- Provide one main park of 7400 square metres, to provide for active and passive recreation;
- Provide a north-south green link for pedestrians and cyclists that links Ashmore to Harry Noble Park in the north and Sydney Park in the south;
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• Ensure 3 metre landscaped setbacks are provided to reduce the perception of scale of buildings at street level;
• Provide bioswales on key streets, and unobstructed root zones for planting of trees and help with rainwater infiltration; and
• Use landscaping to help manage stormwater.

5.5.3 Local infrastructure and public domain

Refer also to provisions in Section 3 General Provisions.

Objectives

(a) Introduce additional east-west and north-south connections to create a clear, legible and permeable network of streets and pedestrian and bike links that connect the Ashmore Neighbourhood to:

(i) transport nodes;
(ii) the proposed retail and commercial precinct;
(iii) other services on Erskineville Road Village and King Street, Newtown; and
(iv) nearby open spaces and neighbourhoods.

(b) Provide an integrated network of open space and public domain areas for passive recreation, to enhance the lifestyle of residents and promote social interaction.

(c) Ensure open space and green links are located to assist with stormwater management, provides deep soil zones and maximise rainfall infiltration.

(d) Ensure Ashmore is accessible, safe, and secure for all members of the community in line with Crime Prevention through Environmental Design (CPTED) principles.

5.5.3.1 Street network

Provisions

(1) New streets, lanes and pedestrian links are to be provided in the locations identified in Figure 5.105 Ashmore Street Hierarchy. All streets and lanes are to be dedicated to Council.

(2) All streets and lanes must be designed in accordance with Figures 5.107-5.115 Sections – A - H.

(3) Design of new streets must be in accordance with the Ashmore Public Domain Strategy.

(4) Ensure that the new street network maximises legibility and orientation throughout Ashmore to reduce effects of visual enclosure. Where existing streets are to be extended they must connect directly and align with existing streets.

(5) Extend MacDonald Street to the east to connect with Mitchell Road and provide a swale along the length of MacDonald Street to help manage stormwater pollutant loads.

(6) Extend Goddard Street to Coulson Street southwards to provide easier pedestrian access from the Ashmore neighbourhood to Sydney Park.

(7) Reinstate Coppersmith Lane.

(8) Provide a shared zone between MacDonald Street and Bridge Street, immediately adjacent to the railway line.
Figure 5.106  Ashmore Dedication Map

- **KEY**
  - **PRECINCT BOUNDARY**
  - **1.2 METRES**
  - **GREEN LINK - PEDESTRIAN / CYCLE ONLY**
  - **2.5 METRES**
  - **PUBLIC DOMAIN DEDICATION - STREETS AND LANES**

- **McPHerson PARK**
- **CARTERS PARK**

- **Dedication Map**
  - **PRECINCT BOUNDARY**
  - **PROPOSED OPEN SPACE**
  - **GREEN LINK - PEDESTRIAN / CYCLE ONLY**
  - **PUBLIC DOMAIN DEDICATION - STREETS AND LANES**
Figure 5.107
MacDonald Street – Section A

Figure 5.108
13.8 metre Standard Street - Section B
Figure 5.109
Shared Zone - Section C

Figure 5.110
Goddard Street - Section D
Figure 5.111
Goddard Street - Section D (plan view indicative)

Figure 5.112
Shared Zone - Section E
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Figure 5.113
Kooka Walk -
Section F

Figure 5.114
Small street -
Section G
5.5.3.2 Movement and connectivity

Provisions

(1) Major access and egress points are to be consistent with Figure 5.116 Ashmore Circulation and Access.

(2) Circulation is to be consistent with Figure 5.116 Ashmore Circulation and Access.

(3) Introduce traffic signals at the junction of Mitchell Road and Maddox Street following the extension of MacDonald Street in accordance with Figure 5.105 Ashmore Street Hierarchy.

(4) Bollards or other measures that restrict vehicle access but allow pedestrian and cycle access are to be installed in the following locations. Measures must comply with Council requirements:

   (a) Between Kooka Walk and Ashmore Street

   (b) Corner of new Bridge Street extension and Victoria Street; and

   (c) Between Coppersmith Lane and Victoria Street.

(5) Vehicle access to the retail/commercial centre is to be from Alpha Street. Sufficient space for turning vehicles is to be provided.

(6) The shared zone on Kooka Walk between MacDonald Street and Alpha Street and Coulson Street and Alpha Street are designed to reduce traffic speed and create a pedestrian friendly space.

(7) Access to the Sydney Water Pumping Station at the intersection of Bridge Street and Victoria Street must be retained.

(8) Driveways and car park entries must be in accordance with Figure 5.116 Ashmore Circulation and Access.

(9) Underground car parking entries are to be set back from the building line to reduce their visual dominance in the streetscape.

(10) It is preferred that driveway access is not from MacDonald Street, however, due to staging constraints, alternate access points are shown in Figure 5.116 Ashmore Circulation and Access.
5.5.3.3 Bike routes and facilities

(1) Bike facilities, including bike routes and bike-parking facilities are to be designed as part of the public domain and in accordance with the Council’s Cycle Strategy, the Ashmore Public Domain Strategy and Figure 5.116 Ashmore Circulation and Access.

(2) Introduce a separated cycleway along MacDonald Street in accordance with Figure 5.117.

(3) Kooka Walk must be designed as a green link. It must be a shared path for cycles and pedestrians only. It must be a minimum of 20 metres wide for its full length and connect Ashmore Street to Coulson Street, and be in accordance with Figure 5.119 Ashmore Open Space and Setbacks.

5.5.3.4 Public open space

Provisions

(1) Where required to be provided, introduce an open space network that is consistent with Figure 5.119 Ashmore Open Space and Setbacks.

(2) The design of all open spaces is to be in accordance with the Ashmore Public Domain Strategy.

(3) The landscaping and materials used for open spaces is to respond to the neighbourhood’s character, to unite and relate to the wider Ashmore Neighbourhood.

(4) Public open space is to include:

   (a) sub-surface drip irrigation systems controlled by timers using soil moisture or rainfall sensors;

   (b) drought tolerant plants and grasses;

   (c) water retaining media mixed into soil; and

   (d) tree planting and landscaping using elements such as indigenous tree species, interesting sculptural elements and pavement design.

(5) McPherson Park is to be one contiguous space with a minimum area of 7400 square metres. It must be designed so that it provides opportunities for passive and active recreation. McPherson Park is to:

   (a) have a dual use function as a flood/stormwater detention basin, but primarily be a soft landscaped area to complement the public domain in particular Kooka Walk through Ashmore;

   (b) integrate with Kooka Walk and is designed to provide the dual function of a pedestrian and bike path (connecting Sydney Park to Erskineville Oval) and stormwater detention system;

   (c) be of a high quality design that creates interest, using landmark sculptural elements and other appropriate elements, that particularly reference the former historic uses;

   (d) McPherson Park and Kooka Walk are to respond to an integrated design, whilst clearly defining the function of each space; and

   (e) use indigenous plant and tree species.
(6) Carter’s Park is to be a minimum of 500 square metres and is to be high quality, create interest and add character to Ashmore. The design of the Carter’s Park is to provide passive recreation space with adequate seating.

(7) All plant species and structures are to be able to withstand temporary flood inundation in those areas designed as a detention basin.
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5.5.4 Accessibility and amenity in the public domain

Objective

(a) Provide generous footpaths, local access and connectivity both within Ashmore and the surrounding existing neighbourhoods;

(b) Design all public space and landscaping to be of the highest quality and a consistent design, that is accessible and safe for all people; and

(c) Provide a pleasant and safe environment for the enjoyment of pedestrians and cyclists, and improve amenity for residents, workers and visitors through provision of solar access in the public domain.

5.5.4.1 Solar access

Provisions

(1) New development must ensure that it provides a minimum of three hours of direct sunlight between 11am and 2pm on 21 June to the public square (within the Sydney Park Village development) in the southwest corner of Coulson Street and Mitchell Road.

(2) A minimum of 60% of the total area of McPherson Park is to have direct solar access between 10am and 2pm at the winter solstice.

5.5.4.2 Quality of landscaping and landscaped setbacks

Provisions

(1) A minimum of 1 metre of soil is to be provided in planting beds above car parking structures.

(2) Landscaping, plant species and structures such as walls are to withstand temporary flood inundation in those areas designated as detention basins.

(3) All setbacks are to be provided in accordance with Figure 5.119 Ashmore Open Space and Setbacks Map.

(4) All 3 metre landscaped setbacks must be in accordance with the City’s Landscape Code and must remain in the private domain with the maintenance the responsibility of the body corporate/strata.

(5) That a 2.5 metre landscaped setback is to be provided on the corner of Goddard Street and Coulson Street. This setback is required to ensure visibility for vehicles leaving Goddard Street and is to be dedicated to Council. The landscaping of this setback is to be appropriate to ensure it does not block visibility for cars, and is to be in accordance with Figure 5.120 Goddard Street and Coulson Street Section.
5.5.4.3 **Stormwater management**

**Provisions**

1. McPherson Park is to be one contiguous space with a minimum area of 7400 square metres. It must be designed so as to have a dual use function as a stormwater detention basin and public open space.

2. Introduce swales in the design of overland flow paths along MacDonald Street (including the proposed extension) and Kooka Walk as detailed in Figure 5.121 Ashmore Stormwater Management.

3. The location of Kooka Walk is to be consistent with Ashmore Street Hierarchy, Ashmore Open Space and Setbacks and Ashmore Stormwater Management, Figures 5.105, Figures 5.119 and 5.121 to assist with the management of stormwater.

4. Kooka Walk is to incorporate the following:
   
   a. a stormwater channel to enable the flow of stormwater;
   
   b. formal (paved area with grassed swale) and natural (grassed area/detention) landscaping into the stormwater corridor;
   
   c. consistent tree planting along the length of the stormwater corridor to create a legible space;
   
   d. a walkway that is consistent with the Ashmore Public Domain Strategy; and

5. All open spaces are to maximise the infiltration of rainwater by maximising the provision of deep soil.
5.5.5 **Staging**

It is envisaged that the urban design strategy for Ashmore will be progressively implemented as each property is redeveloped.

**Objectives**

(a) Ensure that the redevelopment of Ashmore is coordinated in an orderly manner to ensure activities of adjacent sites are not adversely impacted upon.

(b) Ensure that development can occur independently, without reliance on infrastructure from adjacent sites.

(c) Address stormwater management upon the outset of construction works, to ensure adjacent areas are not adversely affected.

**Provisions**

(1) A staging plan is to be submitted to Council with a development application.

(2) A temporary connection between Stovemaker Lane and Metters Street (through Kooka Walk) is permitted for access to residential development, but it must be a ‘shared zone’ and is only until the development of Metters Street in the adjacent lot (Lot 3 DP788543, Lots 1-3 SP74596) is realised. The re-instatement of the bike and pedestrian link is to be to the satisfaction of Council and comply with the Ashmore Public Domain Strategy.

(3) Measures are to be put into place to protect the amenity of new development without affecting the existing light industrial uses.

(4) All sites to be redeveloped are to have a public road frontage and be accessible via a public street.

5.5.6 **Floor space ratio**

**Provisions**

(1) Consolidation of land identified in Figure 5.122 Ashmore Land Amalgamation Map is to occur before a development application can be considered.

(2) Alternative amalgamation schemes will need to be assessed individually and must be supported by an urban design study.
Figure 5.122  Ashmore Land Amalgamation

**KEY**
- **PRECINCT BOUNDARY**
- **LOTS REQUIRED TO AMALGAMATE**

1. Lot 1 DP 65859
   - Lot 1 DP 127861
   - Lot 1 DP 77778
   - Lot 1 DP 10851
   - Lot 2 DP 218226
   - Lot 1 DP 210896

2. Lot 23 DP 84957
   - Lot 2 DP 772101

3. Lot C 22910
   - Lot D 22910
   - Lot E 22910
5.5.7 Land use mix

Provisions

(1) A range of retail uses and commercial spaces including one full-line supermarket, fresh food cafes and shops are to be provided on MacDonald Street, adjacent to McPherson Park, as detailed in Figure 5.124 Ashmore Land Use.

(2) Childcare facilities are encouraged within the precinct. The preferred locations for Childcare facilities considered in the locations identified in Figure 5.124 Ashmore Land Use.

(3) Ashmore is to be a predominantly residential neighbourhood.

Figure 5.123
Example of supermarket with other retail uses, Waterloo
Figure 5.124  Ashmore Land Use

KEY
- PRECINCT BOUNDARY
- RETAIL / COMMERCIAL WITH APARTMENTS ABOVE
- PREFERRED LOCATION FOR CHILDCARE FACILITY
- PROPOSED OPEN SPACE
- GREEN LINK - PEDESTRIAN / CYCLE
5.5.8 Building layout, form and design
Refer also to Section 3 Development Types.

Objectives
(a) Provide a range of building heights, types and architectural styles to create architectural diversity and visual interest;

(b) Ensure that terraces complement the built form of terraces in adjoining conservation areas;

(c) Minimise overshadowing to existing and proposed built form and parks;

(d) Ensure appropriate building lengths, building articulation and individual ground floor entries to reduce the scale of the buildings as perceived from the public domain; and

(e) Ensure side and rear building setbacks are provided in a manner that does not impede development on adjoining sites.
5.5.8.1 Height of buildings

Provisions

1. Development is not to exceed the maximum number of storeys for the land as shown in Figure 5.129 Ashmore Height in Storeys.

2. A building is not to be located in the view path of the Sydney CBD, the clock at Central Station, and Bondi Junction (see view corridor A on Figure 5.130 View Corridors from Sydney Park) when viewed from both knolls of Sydney Park. Buildings are not to exceed RL 30.2 A.H.D (Australian Height Datum) at the Eastern Knoll (332219e/6246454n), and RL 26.5 at the Western Knoll (332037e/624659n).

3. Street frontage heights are not to exceed the maximum height in storeys, shown in Figure 5.129 Ashmore Height in Storeys.
Figure 5.129  Ashmore Height in Storeys

- PROPOSED STREET BLOCKS
- PROPOSED OPEN SPACE
- EXISTING OPEN SPACE
- DESIGN EXCELLENCE
- BUILDING ENVELOPES
- GREEN LINK - PEDESTRIAN / CYCLE
- HEIGHTS IN STOREYS
  - 2 STOREYS
  - 3 STOREYS
  - 4 STOREYS
  - 5 STOREYS
  - 6 STOREYS
  - 7 STOREYS
  - 8 STOREYS

KEY
- PRECINCT BOUNDARY
- PROPOSED STREET BLOCKS
- DESIGN EXCELLENCE
- BUILDING ENVELOPES
5.5.8.2 Views

Provisions

(1) New development is to protect the views (refer to Figure 5.130 View Corridors from Sydney Park) to the following locations:

(a) the eastern and western knoll in Sydney Park to the City skyline;
(b) the King Street ridgeline;
(c) the saw tooth roofline of the Eveleigh Rail Sheds towards the railway clock at Central Station; and
(d) district views towards the eastern suburbs.

Figure 5.130
View corridors from Sydney Park
5.5.8.3 Dwelling type and location

Provisions

(1) A variety of built form options are possible within each of the street blocks. The preferred building layout is presented in Figure 5.132 Ashmore Building Type. Alternate building layouts may be considered within each street block, where additional public benefit and user amenity is achieved.
Figure 5.132  Ashmore Building Type

KEY
- PRECINCT BOUNDARY
- PUBLIC UTILITIES
- MAISONETTES / DUPLEX
- APARTMENT
- TERRACE / TOWN HOUSE
- RETAIL / COMMERCIAL ON GROUND WITH APARTMENTS ABOVE
- PREFERRED LOCATION FOR CHILD CARE FACILITY
- EXISTING RESIDENTIAL DEVELOPMENT
5.5.8.4 Building form and design

Provisions

(1) To achieve architectural diversity and interest in the architectural character of the neighbourhood, buildings that are adjacent to or opposite one another are not to replicate the same design, provide articulation and a range of materials.

(2) Future development is to reference Ashmore’s former industrial heritage and uses, (for example the Metters Factory) through interpretation, materials or public domain elements.

Figure 5.133
Example of former industrial uses in Ashmore, Erskineville Road, Erskineville

(3) Development at highly visible sites, such as view terminations and street intersections are to be of the highest architectural quality.

(4) Dwellings on the ground floor facing the street are to have individual entries from the street.

Figure 5.134
Example of individual entries from the street, Alexandria
(5) Above ground car parking generally is not permitted, and is to be provided underground and located within the extent to the building floorplate above.

(6) Where topography of the land or constraints result in the basement car parking projecting above ground it is to be designed to:
   (a) Not project more than 1 metre above ground or as required to comply with Flood Planning Levels and be screened from the street or any public frontage by landscaping; and
   (b) Be designed with materials, details, proportions to complement the buildings and adjoining buildings.

(7) Maintain the existing setback of adjacent development where the setback is larger than the recommended minimum.

(8) All levels above street frontage height are to be setback a minimum of 4 metres from the primary building line.

5.5.8.5 Typical ground floor condition for residential flat buildings

Provisions
(1) Typical Ground floor residential built form conditions are shown in Figure 5.135 Ashmore Ground Floor Residential Flat. They must provide:
   (1) Primary building setback, clear full height – minimum 2.5 metres;
   (2) Deep soil landscape planting area – minimum 3 metres;
   (3) Ground floor private open space deck - minimum 1.2 metre;
   (4) Setback from the site boundary to the glass line – maximum 4.2 metres;
   (5) Site boundary fence - maximum 1.4 metres high; and
   (6) Ground floor private open space deck - maximum 1 metre above street level.
5.5.8.7  Fences

Provisions

(1) Fences on front property boundaries are to:
   (a) Enable some outlook from buildings to the street for safety and
       surveillance;
   (b) Assist in high-lighting entrances and in creating a sense of communal
       identity within the streetscape;
   (c) Provide visual interest to the streetscape through their design and
       detail;
   (d) Are to be a maximum of 1.4 metres high from ground level;
   (e) All fences must be see through to allow passive surveillance; and
   (f) Complement the architectural style of the building.

Figure 5.137
Example of front fences, Alexandria

5.5.8.8  Building materials

Provisions

(1) External finishes and colour palettes are to complement and include existing
    materials predominantly used in surrounding areas, including blue, red and
    brown bricks which were formally made in the Sydney Park Brick Kilns.

(2) Patterned and mottled bricks are not permitted.

(3) Residential flat buildings and mixed use building are to:
    (a) relate sympathetically to existing buildings in the surroundings vicinity;
    (b) include the local brick type that once characterised the local area,
        (Sydney Park Brick Kilns are built with Bowral Blue); and
    (c) provide timber and stone finishes for external structures and paving
        which relates to the landscape setting of courtyards and street trees.
5.5.8.9 Potential splay corners

Provisions

(1) Splay corners should be provided in the location identified in Figure 5.140 Potential Splay Corners, unless further studies do not find them necessary.
5.5.9 Terrace housing

Provisions

(1) Locate new terrace houses as shown in Figure 5.132 Ashmore Building Type. All terraces are to:

(a) provide interest and character and be of good quality contemporary design, complementing existing terraces in adjoining conservation areas;

(b) minimise monotonous same design. Terraces rows of more than 5 should be broken up by their design, provide articulation and use of different materials and colour;

(c) provide car parking only from rear lanes;

(d) be sold as torrens title lots;

(e) respond to the following built form elements common to terrace houses in adjacent areas and include front verandahs and balconies:

(i) Be a maximum of 2 storeys. An attic room is permissible but must include a dormer window;

(ii) Minimum depth of terraces is to be 10 metres, measured from the front building line; and

(iii) Rear garages and rooms above garages are not permitted.

Figure 5.141
Examples of contemporary terrace design, Glebe and Alexandria
5.5.9.1 Other development

Provisions
(1) The primary retail is to be located along the extension of MacDonald Street adjacent to McPherson Park as shown Figure 5.124 Ashmore Land Use where it activates the public domain and limits the potential for land use conflict.
(2) Retail development is to be located on the ground floor. The finished floor level to retail uses should, where possible, be at the same level as the adjacent footpath level.
(3) Larger tenancies are to be screened by smaller tenancies to minimise the amount of blank walls adjoining the public domain.
(4) Internalise, enclosed shopping malls are discouraged. Retail premises and food and drink premises are to open to the public domain.
(5) Active retail frontages are to be provided to contribute to the liveliness and vitality of the street by maximising entries to display windows to shops and/or food and drink premises to provide pedestrian interest and interaction in accordance with Figure 5.142 Ashmore Active Frontages.

5.5.10 Biodiversity

Objectives
(a) Ensure the protection of existing habitat features within and adjacent to development; and
(b) Improve the diversity and abundance of locally indigenous flora and fauna species across the LGA.

Provisions
(1) Development is to be consistent with the Street Tree Master Plan and Park Tree Master Plans.
(2) Existing habitat features such as waterbodies, rock features such as sandstone retaining walls, gabion walls and rock piles, trees, shrubs and groundcover vegetation are to be retained, where possible.
(3) New habitat features are to be incorporated into new developments or other activities, including trees, shrubs and groundcover vegetation, waterbodies, rockeries and/or green roofs and walls where possible.
(4) Opportunities to link to, extend or enhance existing or potential habitat linkages should be realised for new developments or other activities.
(5) A mix of locally indigenous tree, shrubs and groundcover species should be incorporated into landscaping associated with development of other activity wherever possible, as outlined in Council’s Landscape Code.
(6) Shrubs should be densely planted where trees should be well spaced, as outlined in Council’s Landscape Code.
(7) Prior to determination of any development adjacent to Coppersmith Lane, an Ecological Assessment report is to be submitted, and prepared by a qualified and appropriately experienced ecologist:
   (a) To determine the likely impacts on flora and fauna species and communities onsite and in the vicinity during demolition, construction and post-construction stages of the proposed development
   (b) To outline the mitigation measures that will be undertaken to keep any adverse impacts to a minimum; and
   (c) To demonstrate consistency with the provisions of this Development Control Plan.
(8) The Ecological Assessment report should:

(a) Document the species present on and adjoining the development site;

(b) Identify any species that are of particular conservation significance, including threatened species and locally significant species identified in the relevant Urban Ecology Strategic Action Plan;

(c) Determine the nature and extent of impacts to flora and fauna, particularly those of conservation significance, that are likely to result from each stage of development;

(d) Outline the mitigation measures that will be employed to avoid or minimise such impacts including:

(i) Clearance and location of any onsite indigenous flora and fauna prior to work commencing;

(ii) Protection of any significant habitat features;

(iii) Restoration/creation of compensatory habitat for any important habitat features removed or disturbed as a result of the development; and

(iv) Incorporation of suitable locally-indigenous species in the site landscaping, consistent with the relevant Urban Ecology Strategic Action Plan.

(9) A Landscape Plan should be submitted to the City that:

(a) Incorporates the recommendations of the Ecological assessment report; and

(b) Is consistent with the provisions of this Development Control Plan.
5.6

Rosebery Estate, Rosebery

The following objectives and provisions apply to the development of single dwellings, terraces and dual occupancies on land identified in Figure 5.1 Specific Areas as Rosebery Estate.

This Section should also be read in conjunction with Section 4.1 Single dwellings, terrace and dual occupancies.

Objective
(a) Protect Rosebery Estate’s special character which is defined by a consistent low-scale built form, uniform building setbacks and generous landscaping.

5.6.1 Building height

Objectives
(a) Retain the single storey appearance of built form from the street.
(b) Provide some flexibility to modify houses in a manner that does not erode the area’s single storey appearance.
(c) Minimise the impact of rear attic additions.

Provisions
(1) Building height within 14m of the front lot line is to be single storey and have a maximum building height of 6m as measured to the ridgeline and shown in Figure 5.143 Height controls.
(2) After 14m from the front property boundary, building height may include an attic with a maximum of 7.5m measured to the ridgeline, as shown in Figure 5.143.
(3) The roof pitch of any new addition must be informed by the architectural style of the existing building.
(4) Any new roof of an attic addition must be designed to have the same pitch as the existing original roofline, and is to be between 25 and 35 degrees.
(5) The pitch of the new roof should slope down towards the side boundary to reduce the bulk and scale of the two storey element.

Figure 5.143
Height Controls
### 5.6.2 Site coverage

**Objectives**

(a) Retain the open, spacious character of the Rosebery garden subdivision pattern.

(b) Retain large areas of planting to the front and rear of properties.

**Provisions**

(1) The maximum site coverage for regular allotments is 50%.

(2) The maximum site coverage for corner lots is 65%.

### 5.6.3 Dual occupancy development

**Objectives**

(a) Increase the diversity of dwelling types in the area.

(b) Ensure the design of dual occupancies complement the predominantly detached single dwelling character of the Rosebery Estate.
Provisions

(1) Dual occupancy and subdivision will only be permitted on lots with a front lot boundary greater than 12m.

(2) Dual occupancy development and subdivision is permitted when development is undertaken as an attached dual occupancy and has the appearance of a traditional single dwelling.

(3) Where possible, existing dwellings are to be retained and adapted for use as two attached dwellings.

(4) Attic additions are permitted at the rear of dual occupancy developments, where development is in accordance with the height provisions within Section 5.6.1 Building height.

(5) The subdivision of existing detached dual occupancy development is not permitted. Detached dual occupancy development is inconsistent with the Estate’s character and may result in adverse impacts on adjoining dwelling.

Figure 5.146
Appropriate attached, dual occupancy design

5.6.4 Front setbacks

Objectives

(a) Retain and reinforce the established landscaped front setback.

(b) Establish a predominant building line.

Provisions

(1) Development must be set back a minimum of 6m from the front property boundary.

(2) For single dwellings on regular allotments, a maximum of 50% of the front elevation of the building can be built to the predominant building line, in accordance with Figure 5.147 Required front setback and building articulation.

(3) For development on corner lots, provisions (1) and (2) apply to the primary frontage only.
5.6.5 Side setbacks

Objectives
(a) Retain the established pattern between buildings particularly the rhythm of small and medium gaps that contribute to the character of Rosebery Estate.
(b) Retain the appearance of detached single dwellings.
(c) Provide the opportunity for parking behind the predominant building line.

Provisions
5.6.5.1 Side setbacks for single dwellings
(1) Buildings are to be set back at least 1m from one side boundary and 3m from the other side boundary.
(2) The location of the 1m and 3m setback must be consistent with the established predominant side setback pattern in the street. The predominant existing side setback patterns are shown in Figures 5.148 and 5.149.
(3) A minimum setback of 1m is to be achieved for length of property.
(4) The 3m setback is to be provided for a minimum of 14m from the front lot line before reducing to 1m, in accordance with Figure 5.150.
(5) Enclosed car parking is not permitted within 14m of the front property boundary.
(6) Covered car parking such as a car ports is permitted behind the front building line.
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Figure 5.149
The other typical side setback pattern in Rosebery, where the greater side setback is located on the same side of each property.

Figure 5.150
Minimum side setback requirements for single dwellings and dual occupancy development on sites with a frontage between 12m and 14.5m.

Figure 5.151
Minimum side setback requirements for dual occupancy development on lots with a frontage greater than 14.5m.
5.6.5.2 Side setbacks for dual occupancies

(1) For lots with a frontage between 12m and 14.5m, the building must be setback 3m from one side boundary for a minimum depth of 8m beyond the predominant building line as shown in Figure 5.150 A minimum setback of 1m is required to the other side boundary.

(2) For lots with a frontage of 14.5m or greater, the building must be set back a minimum of 3m from both side boundaries. The 3m setback is to have a minimum depth of 8m beyond the predominant building line, before reducing the side setback to a minimum of 1m, as shown in Figure 5.151.

(3) Where an existing dwelling is being adapted for dual occupancy, the existing side setbacks must be retained.

(4) Covered car parking such as car ports, is permitted beyond the building line.

5.6.6 Rear setbacks

Objectives
(a) Retain existing rear setbacks.

(b) Minimise the visual bulk, overlooking and overshadowing impacts of development on neighbouring properties.

Provisions
(1) Built form is to be set back a minimum of 10m from the rear property boundary.

(2) Garages and sheds may be permissible within the 10m setback.

5.6.7 Architectural design controls

Objectives
(a) Ensure that new houses are compatible in style and detail with the original houses in the street.

(b) Allow appropriate contemporary design that respects the existing character of the area.

Provisions

5.6.7.1 Facade elements

(1) New buildings must not replicate existing architectural styles, but are to reflect the following seven design elements as shown in Figure 5.152 that characterise the area.
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Figure 5.152
Key architectural elements to be reflected in new dwellings

Element 1:
The pitch of all roof elements are to be approximately 30 degrees.

Element 2:
Single storey appearance to street.

Element 3:
Open verandah with rendered masonry columns.

Element 4:
Street-facing gable roof at front (rooves to the rear can be hipped).

Element 5:
Asymmetrical facade - 50% built to front building line.

Element 6:
Architectural detailing and variation in materials - design must include some stained glass or wood work or decorative brickwork.

Element 7:
Central window in front building element - horizontal proportions.

(2) Facades of new buildings must reflect the following predominant horizontal elements of houses in the street as shown in Figure 5.153 Consistent horizontal lines to be reflected in new dwellings:

(a) base course, height which is the architectural expression of the base of the house and often in different materials or finishes such as rendered brick or rough-cast stone;

(b) ground level;

(c) verandah and balustrade heights;

(d) window sill and head heights;

(e) door heights;

(f) eave lines; and

(g) ridgelines.

Figure 5.153
Consistent horizontal lines to be reflected in new dwellings

Height of single storey roof form
Height of street facing gable

3m 1m 1m 3m 3m 1m 1m 3m 3m
5.6.7.2 Roofs

(1) The front most part of the dwelling is to have a street-facing gabled roof in a style consistent with surrounding dwellings.

(2) The pitch of new roofs is to be within the range of 25-35 degree. This will be informed by the angle of the existing roof pitch.

(3) The remainder of the roof form must be hipped or gabled, and the roof pitch is to follow the predominant roof pitch of the existing house and street, which is generally 30 degrees.

(4) Roofs are to have eaves with a 450mm overhang.

(5) One dormer window may be appropriate on the side and rear elevations, provided they are:

(a) sympathetic to the design on the building and designed to minimise impact on the streetscape and on adjoining properties;

(b) not within 14m of the front property boundary;

(c) set down a minimum 300mm from the ridgeline of the main roof form;

(d) for Californian bungalows and other inter-war houses, horizontally proportioned ‘eyelid’ dormers, with a height to width proportion of 1:3, are preferred; and

(e) no more than 25% of the width of the roof plane.

5.6.7.3 Driveways and parking

(1) No more that one driveway with a maximum width of 3m is to be provided on each property developed for a single dwelling.

(2) Two driveways are only permitted for attached dual occupancy development for lots with a frontage of 14.5m or greater.

(3) No more than one driveway with a maximum width of 3m is to be provided for dual occupancy development on lots with a frontage between 12m and 14.5m.

(4) No above ground car parking structures are permitted within the front setback.

(5) Garages and carports are to be designed sympathetically and be secondary structures to the house.

(6) A garage can be provided within the building footprint as shown in Figure 5.154 or to the rear as shown in Figure 5.155.

(7) Driveways are to be gated at the street boundary with a style that is consistent with the front fence design.
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5.6.7.4 Verandahs and Balconies

(1) For new dwellings:
   (a) an open verandah is to be provided in a location, size and style that is typical to houses in the street; and
   (b) balconies on elevations facing the street are not permitted.

(2) For existing dwellings to be retained:
   (a) original front verandahs are to be retained and restored;
   (b) infilling an existing front porch or verandah is not permitted;
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(c) balconies on elevations facing the street are not permitted; and
(d) the width of the verandah columns and the pitch of the roof are to be similar to the traditional bungalows typical to the Rosebery Estate.

(3) Balconies and decks above the ground floor are to be:

(a) located and designed to minimise overlooking of surrounding buildings;
(b) of a size, location and design appropriate to the proportions of the building; and
(c) avoided at the rear and side of a dwelling.

5.6.7.5 Windows and Doors

(1) For new dwellings:

(a) window proportions must respect the window sill and head heights of the original houses along the street by continuing the horizontal lines of the original houses and replicating typical window widths. Refer to Figures 5.156 and 5.157; and
(b) the use of leadlight windows is encouraged where it is typical in the street.

(2) For existing dwellings:

(a) original windows and doors are to be retained where they make a positive contribution to original house and the streetscape;
(b) leadlight windows are to be retained and restored.

Figure 5.156
Generally windows for Inter-War dwellings, which are the majority of dwellings in Rosebery, have overall horizontal proportions that are composed of three or four windows. Post war dwellings were designed with similar window dimensions.
5.6.7.6 Fences and Landscaping
(1) Front fences are to be provided in accordance with Section 4.1.6 Fences.
(2) Front setbacks are to be soft landscaping except for driveways.

5.6.8 Demolition

Objective
(a) Retain original houses that contribute to the streetscape character.

Provisions
(1) The front rooms of houses constructed before 1950 that have much of their original character and where they are significant should be retained.
5.7

Green Square - North Rosebery

This section applies to the land identified as North Rosebery in Figure 5.1 Specific Areas Map. It should be read in conjunction with the locality statement and principles in Section 2.5.9 Locality Statements – North Rosebery. These principles are illustrated in Figure 5.170 North Rosebery Urban Strategy.

Where land is located in North Rosebery, both Section 5.2 Green Square and this Section of the DCP apply. Where there is an inconsistency between Section 5.2 and this Section, this Section applies to the extent of the inconsistency.

5.7.1  Local infrastructure and public domain

The objectives and provisions within this Section must be read in conjunction with the provisions in Section 3 General Provisions and Section 5.2 Green Square.

Objectives

(a) Introduce a legible pattern of new streets, lanes and pedestrian links that responds to key connections within and adjacent to the neighbourhood.

(b) Introduce new areas of public open space that offer opportunities primarily for passive recreation and link with existing and future planned open spaces in neighbouring areas.

Provisions

5.7.1.1 Street network

(1) Where required by Council, new streets and pedestrian lanes are to be provided in the locations identified in Figure 5.171 North Rosebery Street Hierarchy and Street Sections and designed in accordance with Figures 5.158 to 5.169 (Cross Sections A to H).

(2) An indicative arrangement for the proposed street on the boundary between 22-40 Rosebery Avenue and 42-60 Rosebery Avenue is at Figure 5.159. Arrangements for vehicle and pedestrian access and the final design are subject to further detailed analysis and approval by the City and the relevant Roads authority.

(3) The proposed street on the boundary between 12-20 Rosebery Avenue and 57-65 Epsom Road should be designed as a 6 metre wide pedestrian and cyclist only lane if one site develops before the other. An indicative arrangement is at Figure 5.160. The long term arrangement and final design is subject to further analysis to be undertaken by the City and approval by the relevant Roads authority. If not approved, the dedicated land is to be designed as a pedestrian and cyclist only lane.
Figure 5.158
Section A - 16m Street

Figure 5.159
Section B - 12m Street
Figure 5.160
Section C - 6m
Pedestrian/Cyclist
Lane (Temporary
arrangement)

Figure 5.161
Section D - Shared
Path
Figure 5.162
Section E – Green Link

Figure 5.163
Section F Pedestrian/Cyclist Lane
Figure 5.164
Section F1
Pedestrian/Cyclist Lane

Figure 5.165
Section G - Open Space Interface
Figure 5.166
Section H1 - Rosebery Avenue General (Long Term)

Figure 5.167
Section H2 - Rosebery Avenue General (Short Term)
Figure 5.168
Section H3 - Rosebery Avenue Light Rail Stop (Long Term)

Figure 5.169
Section H4 - Rosebery Avenue Light Rail Stop (Short Term)
5.7.1.2 Vehicle Access, Entries and Circulation

(1) Figure 5.172 North Rosebery Circulation indicates the location of future vehicle access points. These locations are indicative only. The final location of vehicle access points should be integrated into the building form, minimise pedestrian and vehicle conflict and avoid the need to remove existing street trees where possible.

(2) Vehicular traffic circulation is to be consistent with Figure 5.172 North Rosebery Circulation.

5.7.1.3 Public open space

The North Rosebery neighbourhood is identified as Catchment Area C ‘North Rosebery neighbourhood’ in Figure 5.39 Green Square public open space and Table 5.4 Provisions for open space catchment areas within Section 5.2 Green Square.

(1) Where required by Council, public open space is to be provided in the locations identified on Figure 5.173 North Rosebery Public Dedication and in accordance with the standards set out in Table 5.12 Provision for Public Open Space in North Rosebery.

(2) Figure 5.165 Section G: Open Space Interface illustrates an indicative design for the interface between development and the two new areas of open space within the precinct. Future development should consider this indicative design.

Table 5.12: Provisions for Public Open Space in North Rosebery

<table>
<thead>
<tr>
<th>Type</th>
<th>Reservation width</th>
<th>Design considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Park</td>
<td>One park of 4,500 square metres to be provided in the centre of the precinct.</td>
<td>The park is to: (a) Provide for deep soil planting.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(b) Allow for passive recreation.</td>
</tr>
<tr>
<td>Linear Park</td>
<td>One linear park of 1,550 square metres to be provided as an extension to the existing open space along the northern side of Kimberley Grove.</td>
<td>The space is to: (a) Provide for deep soil planting.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(b) Serve a similar function to the existing open space along Kimberley Grove which is for passive recreation and as a children’s play area.</td>
</tr>
</tbody>
</table>
Figure 5.173 North Rosebery Public Dedication

KEY
- PRECINCT BOUNDARY
- PUBLIC DOMAIN DEDICATION
- 1.4 METRES - FOOTPATH WIDENING
- EASEMENT FOR PUBLIC ACCESS
- 2 METRES - ROAD WIDENING
- PROPOSED OPEN SPACE

- NORTH ROSEBERY
- PUBLIC DEDICATION

- PRECINCT BOUNDARY
- PROPOSED OPEN SPACE
- FOOTPATH WIDENING
- ROAD WIDENING
5.7.2 Building form and design

The objectives and provisions within this Section must be read in conjunction with the provisions in Section 4.2 Residential Flat, Commercial and Mixed Use Developments and Section 5.2 Green Square.

Objectives

(a) Ensure that the height and scale of built form is of a pedestrian scale and contributes to the physical definition of the existing and proposed street network.

(b) Ensure built form responds to the lower scale of the Rosebery Estate in the southern areas of the precinct.

(c) Provide a transition from higher buildings in the north to lower buildings in the south.

(d) Encourage development that draws on the neighbourhood’s past industrial uses, particularly in the north and centre of the precinct. This can be through provision of public art, reuse of materials and adaptive reuse of buildings where appropriate.

Provisions

(1) Development must not exceed the maximum number of storeys indicated in Figure 5.176 North Rosebery Height in Storeys.

(2) The street frontage height of a building must not exceed the maximum indicated in Figure 5.177 North Rosebery Street Frontage Height in Storeys.

(3) A variety of built form options are possible within each street block. The preferred built form layout is presented in Figure 5.176 North Rosebery Height in Storeys. Alternate building layouts may be considered within each street block provided they achieve better amenity for new and existing development and the public domain.

(4) Private open space to all dwellings on the ground floor is to be located to address the street and be accessible from the footpath.

5.7.2.1 Building setbacks

The objectives and provisions within this Section should be read in conjunction with the provisions for residential uses on the ground and first floor in Section 4 Development Types.

Provisions

(1) Setbacks are to be provided in accordance with the Building setback and alignment map.

(2) Further to the above, residential uses at the ground and first floor are to be in accordance with Figure 5.174 Typical ground floor condition for residential development.

(3) Side setbacks are to be provided between new development and the existing dwellings on Rosebery Avenue and Primrose Avenue in accordance with Figure 5.175 Primrose and Rosebery Avenue Side Setback.
Figure 5.174
Typical ground floor condition for residential development

1. Primary building setback, clear full height – landscape setback minimum 2m
2. Deep soil landscape planting area – refer to landscape setback in Building setback and alignment map
3. Ground floor private open space deck - min. 1.2m
4. Setback from the site boundary to the glass line
5. Site boundary fence – max. 1.4m high
6. Ground floor private open space deck max. 1m above street level

Figure 5.175
Primrose and Rosebery Avenue Side Setback
Figure 5.176 North Rosebery Height in Storeys

KEY
- Precinct Boundary
- Proposed Street Blocks
- Proposed Open Space
- Design Excellence Additional Building Envelopes

Heights in Storeys
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 8 Storeys
- 9 Storeys

Existing

Number denotes Maximum height in storeys.

Brackets indicate the preferred location of any additional floorspace awarded through a competitive design process.
Figure 5.177 North Rosebery Street Frontage Height in Storeys
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5.7.2.2 Above ground car parking

This section should be read in conjunction with Section 5.2.12 Above ground and adaptable car parking spaces.

Provisions

(1) Where above ground car parking is permissible under Section 5.2.12, it should project no more than 1 metre above ground or as required to comply with Flood Planning Levels.

5.7.2.3 Fencing

Provisions

(1) Fences on front property boundaries must:

   (a) Be predominantly open to enable some overlooking of the street for safety and surveillance;

   (b) Assist in highlighting entrances and creating a sense of communal identity within the streetscape;

   (c) Be designed and detailed to provide visual interest to the streetscape; and

   (d) Be a maximum height of 1.4 metres from ground level where fronting a street or pedestrian lane.

5.7.2.4 Deep soil planting

Provisions

(1) The private front gardens required for ground floor apartments are to be included as part of the deep soil area.

(2) All remaining deep soil areas are to comply with the relevant provisions within Section 4.2.3.6 Deep soil planting.

5.7.3 Building type and use

Provisions

(1) Dwelling types are to comply with Figure 5.178 North Rosebery Typology and Uses.

(2) Retail/Commercial or Non-residential uses are to be provided at ground floor where indicated in Figure 5.178 North Rosebery Typology and Uses.

(3) Modern terrace and maisonette style development is preferred where indicated in Figure 5.178 North Rosebery Typology and Uses. An example of appropriate development is at Figure 5.179.

(4) Figure 5.178 North Rosebery Typology and Uses indicates the location of potential childcare centres in the precinct. These locations are indicative only and final locations should take into consideration the provisions at section 4.4.4 of this DCP. Vehicular parking or drop-off areas for the potential childcare centre at 12-40 Rosebery Avenue must not be provided within the proposed adjacent through site link.
5.7.4 Staging and implementation

Objectives

(1) To ensure the redevelopment of the North Rosebery neighbourhood is coordinated in an orderly manner and development of sites can occur independently without impeding adjacent sites.

Provisions

(1) All sites are to have a public road frontage and be accessible via a public street.

(2) An interim alternative street block layout or built form layout may be considered on a site by the Consent Authority to allow for staged redevelopment and/or retention and refurbishment of existing industrial/commercial buildings provided that:

(a) Any area of proposed redevelopment which impedes the achievement of the public domain infrastructure required in Figure 5.173 North Rosebery Public Dedication be of a temporary nature and be conditioned as such; and

(b) A staging plan and delivery sequence for the remaining public domain infrastructure in Figure 5.173 North Rosebery Public Dedication be submitted with the development application.

5.7.5 Land Amalgamation

Provisions

(1) The maximum Floor Space Ratio applicable to sites identified in Figure 5.180 North Rosebery Land Amalgamation may only be achieved when landholdings are amalgamated in accordance with Figure 5.180 North Rosebery Land Amalgamation.

(2) Any alternative land amalgamation scheme must be supported by an urban design study and will be assessed on its merits.
Figure 5.180  North Rosebery Required Land Amalgamation

KEY
1. PRECINCT BOUNDARY
2. LOTS REQUIRED TO AMALGAMATE
3. LOT 2 DP 568811
4. LOT 3 DP 1065657
5. LOT 682 DP 7534
6. LOT 683 DP 7534
7. LOT 684 DP 7534
8. LOT 685 DP 7534
9. LOT 686 DP 7534
10. LOT 687 DP 7534
11. LOT 688 DP 7534
12. LOT 689 DP 7534
13. LOT 690 DP 7534
14. LOT A DP 321321
15. LOT B DP 880733
16. LOT C DP 880733
17. LOT D DP 880733
18. LOT E DP 880733
19. LOT F DP 880733
20. LOT G DP 880733
21. LOT H DP 880733
22. LOT I DP 880733
23. LOT J DP 880733
24. LOT K DP 880733
25. LOT L DP 880733
26. LOT M DP 880733
27. LOT N DP 880733
28. LOT O DP 880733
29. LOT P DP 880733
30. LOT Q DP 880733
31. LOT R DP 880733
32. LOT S DP 880733
33. LOT T DP 880733
34. LOT U DP 880733
35. LOT V DP 880733
36. LOT W DP 880733
37. LOT X DP 880733
38. LOT Y DP 880733
39. LOT Z DP 880733
40. LOT AA DP 880733
41. LOT BB DP 880733
42. LOT CC DP 880733
43. LOT DD DP 880733
44. LOT EE DP 880733
45. LOT FF DP 880733
46. LOT GG DP 880733
47. LOT HH DP 880733
48. LOT II DP 880733
49. LOT JJ DP 880733
50. LOT KK DP 880733
51. LOT LL DP 880733
52. LOT MM DP 880733
53. LOT NN DP 880733
54. LOT OO DP 880733
55. LOT PP DP 880733
56. LOT QQ DP 880733
57. LOT RR DP 880733
58. LOT SS DP 880733
59. LOT TT DP 880733
60. LOTUU DP 880733
61. LOTVV DP 880733
62. LOTWW DP 880733
63. LOTXX DP 880733
64. LOTYY DP 880733
65. LOTZZ DP 880733
66. LOTAAA DP 880733
67. LOTBBB DP 880733
68. LOTCCC DP 880733
69. LOTDDD DP 880733
70. LOTEEE DP 880733
71. LOTFFF DP 880733
72. LOTGHH DP 880733
73. LOTIII DP 880733
74. LOTJJJ DP 880733
75. LOTKKK DP 880733
76. LOTLLL DP 880733
77. LOTMMM DP 880733
78. LOTNNN DP 880733
79. LOTOOO DP 880733
80. LOTPPP DP 880733
81. LOTQQQ DP 880733
82. LOTRRR DP 880733
83. LOTSSS DP 880733
84. LOTTTT DP 880733
85. LOTUUU DP 880733
86. LOTVVV DP 880733
87. LOTWWW DP 880733
88. LOTXXX DP 880733
89. LOTYYY DP 880733
90. LOTZZZ DP 880733
5.7.6 Design Excellence

(1) Where a site is the subject of a competitive design process under clause 6.21(5) of Sydney Local Environmental Plan 2012, which requires such a process for development including tall buildings of 8 storeys or greater (greater than 25 metres), the preferred location of potential additional height is indicated in brackets in Figure 5.176 North Rosebery Height in Storeys. Alternative locations for additional height will be assessed on merit.

(2) Figure 5.181 5-13 Rosebery Avenue Design Excellence Competition Site shows as an example the portion of the site at 5-13 Rosebery Avenue that would be subject to a competitive design process under Clause 6.21(5)(a) of Sydney Local Environmental Plan 2012.
5.7.6.1  Design Excellence Strategy - 12-40 Rosebery Avenue and 108 Dalmeny Avenue

(1) Two separate competitive design processes are to be undertaken for the site in accordance with Clause 6.21 of Sydney Local Environmental Plan 2012. Each competitive design process is to comprise an invited competitive design alternatives process involving a minimum of three architectural firms. Figure 5.182 illustrates the two separate process areas.

(2) The total additional floor space across the entire site must not exceed the amount set out in Clause 6.36 of Sydney Local Environmental Plan 2012.

(3) Any additional floor space awarded is to be accommodated within the proposed envelopes as shown in Figure 5.176 North Rosebery Height in Storeys.

(4) The competitive design alternatives processes are to provide for the following ecologically sustainable development outcomes:

(a) All townhouses and terraces are to achieve a BASIX energy score of at least 50 and a BASIX water score of at least 45; and

(b) All apartments are to achieve a BASIX energy score of at least 30 and a BASIX water score of at least 40.

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Figure 5.182
12-40 Rosebery Avenue and 108 Dalmeny Avenue Competitive Design Process Areas
5.8 Southern Employment Lands

This Section applies to the land identified in Figure 5.1 Specific Areas as the Southern Employment Lands.

Where land is located in Green Square and the Southern Employment Lands, both Section 5.2 Green Square and this Section of the DCP apply. Where there is an inconsistency between Section 5.2 Green Square and this Section, this Section applies to the extent of the inconsistency.

The Southern Employment Lands are strategically important employment lands located between Sydney Airport, Port Botany, the new residential and commercial centres at Green Square and Mascot Town Centres and the Sydney CBD.

The area forms the historic base of manufacturing in the Sydney region, and today remains characterised by mostly industrial land uses, with some commercial and bulky goods retailing along O’Riordan Street. Over time the area will accommodate more intense forms of employment generating activities.

5.8.1 General

The Southern Employment Lands Urban Strategy shows the strategic context within which development in the Southern Employment Lands is to take place, providing a framework for urban renewal.

Provisions

(1) If a development application has been made before the commencement of Sydney Local Environmental Plan 2012 (Amendment No. 17) in relation to the southern employment lands, and the application has not been finally determined before that commencement, the application must be determined as if the amendment to the development control plan was exhibited but not commenced.

(2) Development is to support the realisation of the Southern Employment Lands Urban Strategy shown at Figure 5.182.

(3) Development is to be in accordance with Section 2 Locality Statements and supporting principles for the individual neighbourhoods in the Southern Employment Lands.
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5.8.2 Development

This section should be read in conjunction with Section 4 Development Types of this DCP. In the event of any inconsistency, this Section applies to the extent of the inconsistency.

5.8.2.1 Subdivision (including strata subdivision)

The Southern Employment Lands include land zoned for pure industrial purposes as well as land zoned for more flexible employment generating uses including light industrial, commercial and retail uses. It is important that the subdivision of land, including strata subdivision, continues to support the objectives of the employment zones and does not inhibit the delivery of new essential infrastructure.

Objectives

(a) Ensure lot sizes and street frontages can support the desired building types and uses and achieve internal spaces appropriate to their function.

(b) Ensure the subdivision of land does not inhibit the provision of new streets, through-site links, open spaces or the Liveable Green Network.

(c) Ensure the subdivision of land zoned for industrial purposes does not inhibit the efficient operation of the industrial zone that is essential to the operation of the City.

(d) Ensure that the subdivision of land does not inhibit the future conservation and adaptive reuse of heritage items identified in the Sydney LEP 2012.

Provisions

(1) Subdivision is not to impede setbacks, new streets, pedestrian and cycling routes or through site links where identified on the Streets and lanes map, the Building setback and alignment map, the Public domain setbacks map, Proposed open space map or the Through-site link map.

(2) Where located in the IN1 General Industrial zone, the minimum lot size for a Torrens title subdivision is 2,500sqm and the minimum street frontage of lots is to be 35m.

(3) Battle-axe subdivisions are not permitted.

(4) The minimum allotment size permitted for a strata title subdivision of a single industrial development, a single industrial unit, or the gross floor area of any industrial unit forming part of a multi tenanted development, is 150sqm.

(5) Where identified on the Streets and lanes map, the Building setback and alignment map, the Public domain setbacks map, Proposed open space map or the Through-site link map, setbacks, new streets, Liveable Green Network connections, through-site links or open space is to be provided as part of any subdivision or strata subdivision of a lot.

5.8.2.2 Building setbacks

This section should be read in conjunction with Section 5.8.3.3 Liveable Green Network of this DCP.

Objectives

(a) Ensure development provides an appropriate presentation to the public domain through landscaping and setbacks.

(b) Ensure setbacks to all lot boundaries provide a high quality frontage and relationships to adjoining properties and public domain.

Provisions

(1) Front setbacks and building alignments are to be consistent with the Building setback and alignment map, the Public domain setbacks map and Table 5.13 Building setbacks in the Southern Employment Lands.
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(2) Setback areas are to form a visual extension of the public domain and include landscaping to enhance the appearance and bulk of industrial buildings.

(3) Where a front setback is not identified on the Building setback and alignment map or the Public domain setbacks map, a landscape setback of 6m is generally required unless a smaller setback would:

(a) provide a more consistent relationship to the predominant alignment of existing buildings along the street;

(b) not be aligned to the street boundary, where the development is located on a main street or adjacent to a centre; or

(c) where it is identified on the Active frontages map.

(4) The front setback area is to be landscaped to complement the streetscape and clear of built obstructions including storage areas, signage, parking and building overhangs, including sun control devices.

(5) Fences are not permitted along street frontages.

(6) Front setback areas are not to be predominantly turfed.

(7) Where a building is located on a corner, the front setback is to be 6m on each frontage or consistent with the predominant setback on each street.

(8) Where a new street is proposed additional setbacks may be required from the new site boundary.

(9) Provide side and rear setbacks that:

(a) Ensure overland flow paths are not blocked or diverted;

(b) Locate contiguous areas of soft landscaping and tree planting with vegetation on neighbouring properties;

(c) are generally level with adjoining properties and public domain;

(d) create active and high quality frontages with streets, the Liveable Green Network connections, through site links and open spaces; and

(e) create high quality frontages to adjoining properties.

Table 5.13: Building setbacks in the Southern Employment Lands

<table>
<thead>
<tr>
<th>Setback type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Footpath widening setbacks</td>
<td>Land to be dedicated to Council for the purpose of footpath widening. Additional setback may be required from new site boundary. The setback is to be provided clear to the sky. Where land is proposed to be dedicated to Council (see Clause 6.28 in Sydney LEP 2012) additional setbacks may be required from the new site boundary.</td>
</tr>
<tr>
<td>Landscape setbacks</td>
<td>Development to be setback from the site boundary. Setback is to be landscaped. Dedication of landscape setbacks is generally not required. The setback is to be provided clear to the sky. Incursion of the built form elements into the setback is generally not acceptable.</td>
</tr>
<tr>
<td>Liveable Green Network setback</td>
<td>Development to be setback in accordance with Section 5.8.3.3 Liveable Green Network, of this DCP. Where land is proposed to be dedicated to Council (see Clause 6.28 in Sydney LEP 2012) additional setbacks may be required from the new site boundary.</td>
</tr>
</tbody>
</table>
5.8.2.3 Building height

Objectives

(a) Ensure the height in storeys and street frontage height in storeys reinforces the existing or future neighbourhood character.

(a) Ensure appropriate floor to ceiling heights that promote daylight access into buildings and contribute to the flexible use of buildings.

Definitions

A storey is the space between a floor and the next floor level above. It does not include an attic, a mezzanine or a space that contains only a lift shaft, stairway or meter room.

Street frontage height in storeys is the vertical height of the primary facade.

Provisions

(1) Development must not exceed the maximum number of storeys as shown in the Building height in storeys map and Building street frontage height in storeys map.

(2) The maximum may only be achieved where it can be demonstrated that the proposed development reinforces the neighbourhood character.

(3) Where the Street frontage height of buildings map does not indicate a maximum height, the maximum street frontage height must be consistent with the street frontage height in storeys of adjacent buildings, or the predominant street frontage height in storeys in the vicinity of the proposed building.

(4) Height of buildings and the street frontage height in storeys should not match anomalous tall neighbouring buildings that are inconsistent with the neighbourhood.

(5) Buildings that are primarily for an industrial purpose are to have a minimum floor to ceiling height of 5m on the ground floor and a minimum of 3.3m on all other floors.
5.8.2.4 Building layout and design

Objectives
(a) Encourage flexible building design to ensure buildings can be converted for a range of uses.
(b) Encourage new development to respond to design elements of traditional industrial and commercial development.
(c) Ensure appropriate landscaping, external break out spaces, drainage and parking.
(d) Ensure site planning results in high quality, safe and legible spaces that have a positive address to adjoining properties and the public domain.

Provisions
(1) Development involving perpendicular orientation of buildings to the street (gun-barrel development) is not permitted. Narrow lots less than 20m in width are, as far as practicable, to be consolidated to enable the orientation of buildings parallel to the primary street frontage.
(2) Building design is to maximise the use of natural lighting and ventilation. Internal courtyards are to be incorporated where floor plates are greater than 2,500sqm.
(3) Buildings are to be consistent with the Activate frontages map.
(4) Building on a proposed street are to provide an appropriate frontage to that street.
(5) All building frontages are to comprise:
   (a) building entries and large windows to offices and showrooms at least every 20m; and
   (b) a minimum of 50% of the length of a frontage to a local street.
(6) Loading docks and roller doors must not be visible from the primary street frontage.
(7) Industrial and warehouse components of mixed developments are to be screened behind active uses or a commercial component of the development.
(8) Ensure building foyers are oriented to the street and are appropriately scaled to allow sufficient ground floor space for fine grain active frontages and retail uses as appropriate.
(9) Provide awnings over building entrances.
(10) Blank walls must be screened with landscaping or treated as sculptural elements incorporating public art, variation in materials and other methods reflecting contemporary architectural design.
(11) The facade of the development is to:
   (a) be articulated using architectural elements and a variety of design languages for functional zones within building groups;
   (b) use a variety of materials and finishes; and
   (c) use a proportion of solid surfaces, preferably masonry material.
(12) Buildings located on corner sites must reinforce the corner by massing and facade orientation.
(13) Rooftop structures such as plant rooms, solar panels, air conditioning and ventilation systems are to be incorporated into the design of the building and concealed within the roof form or located within a well-designed, integrated roof top element.
(14) Above ground water tanks are to be located behind the front facade and screened from the public domain. Details, including elevations showing the location and screening method are to be submitted with the development application.

(15) Where appropriate, buildings are to incorporate a non-potable recycled water reticulation system to connect to an available non-potable water source. Non-potable recycled water is to be provided for certain uses including toilet flushing, air conditioning cooling towers and irrigation.

5.8.2.5 Landscape and fencing

Objective

(a) Enhance visual amenity by providing high quality landscaped setbacks and private communal open space.

(b) Provide spaces for workers to socialise and recreate outdoors.

Provisions

5.8.2.5.1 Landscaping

(1) Deep soil planting is to be provided for a:

   (a) minimum of 15% of a site where it is located in the B6 Enterprise Corridor or the IN1 General Industrial zones; or

   (b) minimum of 10% of a site for other areas.

(2) Deep soil planting is to be provided in the front building setback and external breakout spaces.

(3) The minimum dimension for deep soil planting is 3m in any direction.

(4) Landscape design is to be generally consistent with Section 4.2.3.5 of this DCP and:

   (a) include plant species local to the Sydney region;

   (b) be compatible with the flood risk for example, dense planting is not to be located in a flow path;

   (c) have water permeable paving for low traffic and pedestrian areas;

   (d) include water efficient irrigation systems installed below mulch level;

   (e) enhance the appearance of the building and car parking areas without creating opportunities for concealment;

   (f) clearly delineate paved surfaces of different uses including pedestrian areas, car parking spaces and driveways; and

   (g) create attractive views to and from the public domain, and help reduce the visual bulk and scale of the development.

5.8.2.5.2 Fences

(1) Fences are not permitted between the building and the primary street frontage. Where front fencing is required for security purposes, it is to be integrated into the overall design of the development and screened by the landscaped setback.

(2) Solid fences are not permitted. Palisade fences are preferred.

(3) The maximum height of side and rear fences is 1.8m.

(4) Fences are to be constructed in a dark colour to reduce visual impact.
5.8.2.5.3 Private communal open space

(1) Where development is located in the B6 Enterprise Corridor or the IN1 General Industrial zones, and where the site area is greater than 5000sqm, it is to provide at least one area of private communal open space unless located within 200m of existing public open space.

(2) Private communal open space is to:
   a) be directly accessible from the main office component of the development;
   b) include appropriate landscaping, shading, paving and a place for tables and chairs;
   c) where provided at grade, be one area of level, visible open space outside the front setback area; and
   d) have a minimum contiguous area of 100sqm and a minimum dimension of 8m in any direction.

(3) Private communal open space may be accommodated on a green roof, provided that space is accessible to all building users.

(4) Front setback areas are not to be included as part of the calculation of private open space.

5.8.2.6 Parking, access and loading and servicing

Objectives

(a) Minimise visual impact of parking and loading areas on the public domain.

(b) Encourage parking, vehicle access, loading and servicing areas that are:
   i. integrated with the use, form and arrangement of buildings on the site;
   ii. safe, functional, accessible and easy to maintain; and
   iii. landscaped to minimise large expanses of hard paving and provide an area of high amenity.

(c) Maximise pedestrian and cyclist safety by either slowing vehicles and/or by separating areas for pedestrians, cyclists and vehicles.

Provisions

(1) No parking is permitted in the landscape setback.

(2) All vehicles are to enter and leave the site in a forward direction.

(3) The design of parking and servicing areas is to:
   a) enable uninterrupted two way vehicle movements to and from the site where required by Australian Standards Parking Facilities: Off-street Parking;
   b) slow vehicles to <30 km/hr;
   c) separate parking and loading areas;
   d) provide for all loading to occur within the site;
   e) provide for all servicing, including garbage collection to be carried out wholly within the site with suitable collection points at convenient locations;
   f) provide separated pedestrian access routes to the main entries to the building both from the public domain and within the site from parking areas;
(g) provide a separated pedestrian walkway for the main pedestrian flows from customer carparks with greater than 50 car spaces; and

(h) locate parking access ramps within the building footprint.

(4) Where shared access and turning areas are proposed, a single development application is required for all development which will use the shared arrangements, and it is to address how the land is to be subdivided and resulting easements.

(5) Design all major vehicular circulation, including strata industrial circulation, generally to be ‘street like’ in appearance and include a carriageway, kerbs, footpaths and tree planting.

(6) Minimise the visual impact of vehicular access and servicing areas on the public domain by:

(a) minimising the size of the vehicular access (width and height);

(b) setting roller shutters back from the street frontage of the building; and

(c) providing landscaping to screen views to the roller shutter.

(7) Locate vehicular access points away from active pedestrian areas on secondary streets or lanes.

(8) Minimise the width of driveway footpath crossings and maximise the width of pedestrian clear paths of travel.

5.8.2.7 Storage areas

Objective

(a) Mitigate the visual and environmental impact of storage areas.

Provisions

(1) Locate storage within the primary building.

(2) Open storage areas that are visible from the public domain are not permissible.

(3) Where materials are to be stored outside the primary building, storage areas are to be located next to the primary building and fully enclosed with solid fencing, surrounded by mature vegetation.

(4) Open storage areas must not compromise truck or vehicle manoeuvring and car parking areas.

(5) Ancillary buildings and storage sheds are to be located behind setback and front building lines, and must be consistent with the design of the main building and the design of the entire development.

(6) Details of proposed ancillary buildings, open storage, service areas, solid and liquid waste storage and collection areas are to be provided with the development application.

5.8.2.8 Ancillary uses in the IN1 General Industrial zone

This Section relates only to development in the IN1 General Industrial zone

Objectives

(a) Allow for appropriate ancillary uses in association with industrial development.

(b) Encourage active frontages that contribute to the amenity of the streetscape.
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Provisions

(1) Ancillary office use is to be:
   (a) directly associated with the industrial use;
   (b) no larger than 15% of the gross floor area of the development; and
   (c) located at the street frontage of the development site to provide an active frontage.

5.8.2.9 Industrial retail outlets

(1) Industrial retail outlets are to be:
   (a) the only retail activity on site;
   (b) integrated into the design and layout of the industrial building; and
   (c) located at the street frontage of the development site to provide an active frontage.

5.8.3 Public domain

This section should be read in conjunction with section 3.1 Public Domain Elements of this DCP.

5.8.3.1 Public open space

This section should be read in conjunction with section 3.1.4 Public Open Space of this DCP.

Public open space is relatively scarce in the Southern Employment Lands and new open space is needed to support the transition of the area from mostly 'low demand' industrial activity to more intensive land uses.

Public open space is to support a range of recreational and cultural activities, both active and passive.

Objectives

(a) Increase the amount of publically accessible open space in the Southern Employment Lands.

(b) Provide a network of high quality, publicly accessible and safe open spaces that meet the active and passive recreational needs of both workers and residents in and around the Southern Employment Lands and encourage a sense of community.

(c) Maximise opportunities for increasing the amount of public open space by enabling a flexible approach to its required locations, configurations and elements.

(d) Ensure that the location and size of open spaces assist with stormwater management.

Provisions

(1) Public open space is to be provided and designed in accordance with:
   (a) the Public Open Space Map;
   (b) Schedule 5 - Public open space dedication and design criteria; and
   (c) Table 5.14 – Provisions for open space by locality in the southern employment lands.

(2) Landscaping and public domain design is to be of high quality and include indigenous species, landscape sculptural elements and reference to the area’s industrial heritage.
(3) Public open spaces should have good solar access and protection from wind and noise.

(4) Public open space should provide shade and seating for passive recreation.

(5) Small pocket parks are to function as small break out parks linked to linear spaces. Pocket parks may incorporate:
   (a) outdoor gym equipment; and
   (b) landscaping using indigenous species.

(6) Linear parks are to function as open space corridors that link larger open spaces. Linear parks may incorporate:
   (a) pedestrian and cycle paths;
   (b) facilities for dog walking;
   (c) outdoor gym equipment; and
   (d) where appropriate, a minimum of 1.5 metres of continuous landscaping using indigenous species.

(7) Local parks are to function as larger recreation spaces for workers and residents. Local parks may incorporate:
   (a) play equipment and free play areas for informal activities; and
   (b) continuous landscaping using indigenous species.

(8) Active parks are to provide spaces for physical and recreational activity. Active parks may incorporate:
   (a) spaces for ball sports, including multi use sports fields, half sports fields or multi-purpose courts; and
   (b) play equipment and free play areas for informal activities.

(9) Where open space performs 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 24 hours of the end 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 after a stormwater event; and
   (d) provide an appropriate balance between the stormwater management and recreation functions.

Table 5.14: Provisions for open space by locality in the Southern Employment Lands

<table>
<thead>
<tr>
<th>Locality</th>
<th>Requirements</th>
<th>Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>McEvoy East &amp; East Alexandria</td>
<td>One active park with an area not less than 8,000sqm at corner of Bowden and Mandible Streets.</td>
<td>To include one half-sized sports field, subject to flooding/stormwater management restrictions.</td>
</tr>
<tr>
<td>(note localities overlap with</td>
<td>One local park adjoining Balaclava Lane with an area not less than 2,500sqm.</td>
<td></td>
</tr>
<tr>
<td>Area A of Section 5.2.6)</td>
<td>The Liveable Green Network will operate as a Linear Park with an area of about 1,200 sqm being in the McEvoy East and East Alexandria locality.</td>
<td>Refer to provisions for Liveable Green Network in Section 5.8.3.3.</td>
</tr>
</tbody>
</table>
### Section 5

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<table>
<thead>
<tr>
<th>Locality</th>
<th>Requirements</th>
<th>Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosebery West</td>
<td>One local park with an area not less than 4,000 sqm, or two parks, with the size of one park no less than 3,000sqm.</td>
<td>Ideally to be located west of Botany Road. Location and configuration of open space to be determined by Council.</td>
</tr>
<tr>
<td>Enterprise Corridor</td>
<td>One local park located at the corner of Ralph and Doody Streets with an area not less than 5,500sqm.</td>
<td>Where possible it is to be located adjacent to the Liveable Green Network via Alexandria Canal. To include landscaping for habitat enhancement.</td>
</tr>
<tr>
<td></td>
<td>At least 3 pocket parks, ideally connected to the Liveable Green Network, totalling no less than 600sqm.</td>
<td>Location and configuration to be determined by Council.</td>
</tr>
<tr>
<td></td>
<td>Sydney Pipes Park (10,000sqm) a 20 metre wide linear park or ecological reserve located in the existing location of Sydney water pipeline, or alternative linear park of minimum width 15m.</td>
<td>Location and configuration to be determined by Council.</td>
</tr>
<tr>
<td></td>
<td>One active park of at least 6,000sqm, incorporating a half-sized sports field.</td>
<td>Location and configuration to be determined by Council.</td>
</tr>
<tr>
<td></td>
<td>The Liveable Green Network will operate as a Linear Park with an area of about 11,500 sqm in the Enterprise Corridor locality.</td>
<td>Refer to provisions for Liveable Green Network in Section 5.7.3.3.</td>
</tr>
<tr>
<td>Alexandra Canal</td>
<td>At least 3 pocket parks connected to the Alexandra Canal, totalling no less than 600sqm.</td>
<td>Location and configuration to be determined by Council.</td>
</tr>
<tr>
<td></td>
<td>The Liveable Green Network will operate as a Linear Park with an area of about 30,000 sqm in the Alexandra Canal locality.</td>
<td>Refer to provisions for Liveable Green Network in Section 5.7.3.3.</td>
</tr>
<tr>
<td>Outdoor courts in all localities</td>
<td>Multiple outdoor courts, including rooftop courts</td>
<td>Location and configuration to be determined as opportunities arise. Courts should generally be 31x 18m to allow for multiple uses. Courts can be co-located with community hubs and/or sports fields. They may also be accommodated on rooftops in some circumstances.</td>
</tr>
</tbody>
</table>

#### 5.8.3.2 Proposed streets and through-site links

The Southern Employment Lands are near a number of Australia’s major trip generators such as the airport, port and Sydney CBD. The area is divided by the major transport and economic corridor between the airport and port and the Sydney CBD with thousands of people passing through every day. This corridor also contains two new planned centres, including the Green Square Town Centre and Mascot Town Centre precinct, which will also generate substantial demand for road space, public transport seats and pedestrian and cycling infrastructure.

As the area grows, new streets and pedestrian and cycling routes are essential to increase permeability and connectivity within and through the area, providing for greater and more direct route choices and the opportunity for additional future public transport connections.

Where development is located in the B6 Enterprise Corridor zone, this Section is to be read in conjunction with Clause 6.28 of the Sydney LEP 2012.
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Objectives

(a) Ensure new streets, pedestrian and cycling routes and through site-links are provided to support the growing worker population.

(b) Ensure new streets, pedestrian and cycling routes and through-site links respond to key connections within and adjacent to the southern employment lands.

(c) Ensure new development does not impede the delivery of proposed roads, pedestrian and cycling routes and through-site links.

Provisions

(1) Where required by Council, proposed streets, pedestrian and cycling routes and/or through-site links are to be provided in accordance with:

(a) Streets and lanes Map, Through-site links Map, Public domain setbacks map and Building setback and alignment Map; and

(b) Figure 5.184 Southern employment lands street hierarchy and layout.

(2) New development is not to be located where a new street, pedestrian and cycling route and/or through-site link is proposed unless it is of a temporary nature.

(3) Streets are to:

(a) be provided generally in accordance with Figures 5.185 – 5.190 Indicative street sections;

(b) where practicable include bio-retention swales or rain gardens, either centrally located or to the side of the roadway, to filter polluted low flow water run-off prior to entering the stormwater system;

(c) provide landscaping along both sides of the street to enhance the pedestrian environment;

(d) where practicable, provide street tree pits for passive irrigation via stormwater run-off and harvest;

(e) where appropriate, design tree pits soil specs and tree selections for enhanced bio-retention capacity and tree performance;

(f) utilise strata cell systems or similar to expand harvest opportunity and treatment within available planting areas; and

(g) provide grassed/planted verges where practicable to reduce extent of hard stand within footways.

(4) Where only part of a collector road can be achieved, it is to be provided generally in accordance with Figures 5.185 Indicative half local street section.

(5) Proposed streets are generally to be dedicated to Council at the time of development, however an alternate approach may be agreed where Council does not intend to provide the road in the short to medium term.

(6) Where a site comprises three or more buildings, staged delivery of streets may be considered to allow for partial or staged redevelopment of the site or retention/refurbishment of existing buildings.

(7) Staged delivery of streets may only be supported where an access staging plan is provided that demonstrates a long term strategy for delivering vehicular, pedestrian and cycle movement on and connections through the site. An access staging plan is to demonstrate:

(a) layout of all buildings showing locations of primary and secondary entries and extent of active frontages;
(b) provision of all existing and future streets, Liveable Green Network connections, through-site links and open spaces including setbacks from existing and future boundaries;

(c) vehicular, servicing and pedestrian circulation systems within and through the site;

(d) site grading strategy; and

(e) indicative development staging.

(8) An alternative street arrangement may be considered by the Consent Authority to that shown in Figure 5.184 for 138 -196 Bourke Road, Alexandria, provided that satisfactory north-south and east-west connectivity is still achieved across the site.

(9) Through-site links are to be designed:

(a) with a minimum width of 6m, or 8m where bike access is provided;

(b) to be open to the sky; and

(c) to be level with the adjoining footpath and fully accessible.
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Figure 5.185
Indicative street section – Half local street (10.5m)

Figure 5.186
Indicative street section – Local street (10m)
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Figure 5.187
Indicative street section – Local street (12.6m)

Figure 5.188
Indicative street section – Local street along canal (16m)
Figure 5.189
Indicative street section – Local Road (20m)

Figure 5.190
Indicative street section – Collector Road (21m)
5.8.3.3 Liveable Green Network

The Liveable Green Network forms part of the City’s pedestrian and cycling network that connects people to the City Centre, village centres and neighbourhoods, public transport, education and cultural precincts and major parks and recreation facilities. The network extends from the Alexandra Canal, along its tributaries and throughout the City.

This Section relates to development along the Liveable Green Network that is within the Southern Employment Lands. This section should be read in conjunction with Clause 6.28 and Clause 7.10 of the Sydney LEP 2012 and the various sections of this DCP that relate to public domain, pedestrian and cycle links, built form and urban ecology.

Objectives

(a) Facilitate a Liveable Green Network along the Alexandra Canal and its tributaries that provides opportunities for walking, cycling and active and passive recreation.

(b) Ensure future development positively addresses the Liveable Green Network.

(c) Improve and increase pedestrian and cycle connections to centres, public transport nodes, open spaces, facilities and services both in and around the southern employment lands.

(d) Ensure the Liveable Green Network is legible and safe.

(e) Ensure the Liveable Green Network includes landscaped spaces that provide habitat.

(f) Increase the proportion of trips made by walking and cycling in and through the Southern Employment Lands.

Provisions

(1) New development along the Liveable Green Network is to:

(a) maximise opportunities for surveillance;

(b) provide interest and minimise blank walls and incorporate building entries and large windows at least every 20m;

(c) provide a minimum of 25% of active frontage to the Liveable Green Network;

(d) provide direct access locating entries to the building along the Liveable Green Network.

(2) Setbacks and building alignments are to be consistent with the Public domain setbacks map, Through-site links map and Table 5.15 Landscape setbacks for the Liveable Green Network.

(3) Setbacks to facilitate the Liveable Green Network are generally required to be dedicated to Council with new development being built to the new site boundary.

(4) New development is not to be located where the Liveable Green Network is proposed unless it is of a temporary nature.

(5) Landscaping should incorporate locally indigenous species and features such as rockeries to provide habitat.

(6) Where land is proposed to be dedicated to Council for the Liveable Green Network (see Clause 6.28 in Sydney LEP 2012) additional setbacks may be required from the new site boundary.
**Table 5.15:** Landscape setbacks for the Liveable Green Network

<table>
<thead>
<tr>
<th>Condition</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where located along the Alexandra Canal i.e. Gardeners Road to south of Huntley Street (for indicative section see Figure 5.191: Alexandra Canal section)</td>
<td>10 metres measured from the edge of the canal.</td>
</tr>
<tr>
<td>Where located along the Liveable Green Network length between Mandible Street and Bourke Street (for indicative section, see Figure 5.192: Mandible Street to Bourke Road section)</td>
<td>6m on the north side of the canal and 1m setback on south side. Setback to be measured from the edge of the open channel.</td>
</tr>
<tr>
<td>Where the located in the Liveable Green Network length between Bourke Road and Doody Street (for indicative section see Figure 5.193: Bourke Road and Doody Street section)</td>
<td>10 metres measured from the edge of the open channel on both sides of the channel.</td>
</tr>
<tr>
<td>Where not detailed above, and where the existing water channel (pipe) is closed (for indicative section see Figure 5.194: Closed channel section)</td>
<td>5 metres measured both sides of the centreline of the pipe.</td>
</tr>
<tr>
<td>Where not detailed above, and where the existing water channel is open (for indicative section see Figure 5.195: Open channel section)</td>
<td>6 metres measured from the edge of the open channel on both sides of the channel.</td>
</tr>
</tbody>
</table>

**Figure 5.191**
Alexandra Canal section

![Alexandra Canal section diagram](image-url)
Figure 5.192
Mandible Street to Bourke Road section

MIXED BUSINESS

MIXED BUSINESS

MIXED BUSINESS

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MIXED BUSINESS

1.5 3.5 1.0 3.5 1.0

LANDSCAPE SETBACK PEDESTRIAN AND CYCLIST PATH LANDSCAPE + FENCE OPEN PIPE BUILDING SETBACK 6.0
Figure 5.193
Bourke Road to Doody Street section

Figure 5.194
Closed channel section
5.8.3.4 Public domain in the B6 – Enterprise corridor zone

This Section applies to the land zoned B6 – Enterprise corridor that is not also located in the Green Square Urban Renewal area. It is to be read in conjunction with Clause 6.28 of the Sydney LEP 2012.

This Section identifies how additional height or floor space may be achieved where the development proposes the dedication of land for public domain in the Southern Employment Lands.

Objectives

(a) Ensure a high level of amenity and an appropriate level of public domain is achieved in the Southern Employment Lands.

(b) Establish the circumstances under which development may achieve additional height or additional floor space pursuant to Clause 6.28 of the Sydney LEP 2012.

Provisions

(1) Where land is proposed to be dedicated for the purpose of public domain then development may achieve additional height or floor space in accordance with Clause 6.28 of the Sydney LEP 2012, but only where Council determines there is a need for public domain.

(2) The additional height or floor space can only be achieved under Clause 6.28 of the Sydney LEP where:

(a) the development contributes to the desired character of the locality in which it is located and has little or no adverse impacts on the amenity of that locality; and
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(b) development:

(i) dedicates land for a public road identified on the Streets and lanes map,

(ii) dedicates land for a footpath widening or Liveable Green Network setback identified on the Public domain setbacks map;

(iii) dedicates land for substantial public open space; or

(iv) dedicates land for or provides a public access easement for a through-site link identified on the Through-site links Map.

(3) Where this DCP identifies multiple public domain requirements, the development may achieve additional height or floor space in accordance with Clause 6.28 of the Sydney LEP 2012, but only where all public domain is proposed to be dedicated, and where the consent authority determines there is a need for public domain.

(4) Additional height or floor space cannot be achieved under Clause 6.28 of the Sydney LEP 2012 for public domain works undertaken by the developer where no land is dedicated or otherwise provided to Council for the public domain.

5.8.4 Adaptable parking

This Section is to be read in conjunction with Part 7, Local Provisions – General, Division 1 ‘Car parking ancillary to other development’ under Sydney LEP 2012 and with the provisions of Section 3.11 Transport and Parking of this DCP.

Objectives

(a) Allow for flexibility in the provision of car parking spaces where below ground car parking is significantly constrained by a high water table or contamination.

(b) Ensure the design of above ground car parking spaces and associated vehicular circulation areas are easily adaptable to other future uses, for example retail, commercial or residential.

Provisions

(1) Where the water table is high or where site remediation is environmentally unsustainable, and where supported by a Flood Study, up to 50% of the proposed car parking spaces may be above ground, subject to the provisions within this Section.

(2) Where the Probable Maximum Flood is greater than 1.25 metres above the finished ground level, and where supported by a Flood Study, up to 100% of the proposed car parking spaces may be above ground, subject to the provisions within this Section.

(3) Above ground car parking must be screened along the street frontages.

(4) The minimum proportion of above ground car parking spaces that are to be designed and laid out to be easily adaptable for other uses in the future is to be consistent with Table 5.16 Adaptable Parking.
Table 5.16: Adaptable parking

<table>
<thead>
<tr>
<th>Category of land shown on the Public Transport Accessibility Level (PTAL) Map and the Land Use Transport Integration Map (LUTI) in Sydney LEP 2012:</th>
<th>Percentage of above ground car parking spaces to be designed for future adaptation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A or D</td>
<td>100%</td>
</tr>
<tr>
<td>B or E</td>
<td>80%</td>
</tr>
<tr>
<td>C or F</td>
<td>65%</td>
</tr>
</tbody>
</table>

**Note:** As an example, a development proposes 150 car parking spaces. Due to the high water table 50%, or 75 car spaces can be located above ground. The site is shown as Category E on the PTAL map, therefore, at least 80%, or 60, of the above ground car parking spaces must be designed so they can be adapted to another use. For the purpose of this provision the PTAL Map applies to commercial development and the LUTI Map applies to residential development.

(5) Adaptable car parking spaces must remain on common title, and not be strata titled and have a minimum clear height of 3.3m.

(6) Adaptable car parking spaces are to be designed so that once adapted the space will:

   (a) be accessible from lift lobbies, the street or public domain;
   
   (b) have access to sunlight and ventilation; and
   
   (c) be provided with appropriate services.

(7) The applicant must designate which consolidated group of spaces and including associated vehicular circulation are the adaptable spaces and provide an indicative plan showing the proposed alternative use layout.

(8) Council may deem above ground spaces to be ‘required’ for the purposes of calculating GFA where it is satisfied that the development meets other provisions of this DCP.

### 5.8.5 Managing transport demand

To address high levels of traffic congestion in the Southern Employment Lands it is essential that sustainable transport use is actively promoted.

This Section should be read in conjunction with Clause 7.26 under Sydney LEP 2012 and the requirements of Section 3.11 Transport and Parking and Schedule 7, of this DCP.

The requirements of Section 3.11.1 are superseded by this Section.

**Objectives**

(a) Promote sustainable transport use to reduce traffic congestion on local and regional roads in and around the Southern Employment Lands.

(b) Achieve a mode share target of people arriving at work by sustainable transport modes of:

   (i) 45% of workers in the B7 Business Park zone in the north of the Southern Employment Lands are to arrive at work by public transport or active transport;

   (ii) 40% of workers in the B7 Business Park zone in the south-east of the Southern Employment Lands are to arrive at work by public transport or active transport;

   (iii) 35% of workers in the B6 Enterprise Corridor zone are to arrive at work by public transport or active transport.
Provisions

(1) Where required by Sydney LEP 2012 to actively promote sustainable transport modes, the proposed development is to:

(a) provide a Transport Impact Study to address the potential impact of the development on surrounding movement systems;

(b) provide a Green Travel Plan which includes initiatives to promote sustainable transport modes. Green Travel Plans are to be prepared in accordance with Schedule 7 and demonstrate how initiatives to promote sustainable transport options are to be implemented and maintained over time; and

(c) prepare a Transport Access Guide and a strategy for the availability of employees and visitors.

5.8.6 Land use interface and building design

The Southern Employment Lands are strategically important employment lands which are critical for the growth of the local, state and national economies. Ensuring the long term economic and operational viability of employment generating uses is therefore of primary importance when considering applications for sensitive land uses.

All new development is to be designed to ensure that while the Southern Employment Lands may change over time to ‘lower impact’ employment uses, they will still be able to accommodate industrial uses.

In this section, references to sensitive land uses are references to:

- buildings for residential use (including mixed use buildings);
- places of public worship;
- hospitals; and
- educational establishments; or
- childcare centres.

Objectives

(a) Ensure that development does not undermine the long term viability of the Southern Employment Lands to accommodate industrial uses.

(b) Ensure sensitive uses are designed and built to mitigate against the potential impacts that existing and planned industrial uses, or other employment uses, may have on them.

(c) Ensure new industrial development, or other development for employment uses, is designed and built to mitigate any potential impacts they may have on existing and planned sensitive uses.

(d) Minimise land use conflict and its potential impacts on the operational viability of employment uses.

5.8.6.1 Affordable Housing in the B7 Business Development zone

In the Southern Employment Lands, ‘affordable housing’ is permitted on land zoned B7 Business Development.

This Section is to be read in conjunction with Section 4.2 Residential Flat, Commercial and Mixed Use Developments of this DCP.

Objective

(a) Ensure affordable housing provides high levels of amenity for its residents.

(b) Ensure affordable housing does not reduce the potential of the zone to accommodate employment uses.
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Provisions

(1) Affordable housing is only to locate in the B7 Business Park zone where it will not unreasonably restrict existing or planned employment uses in the zone. When determining an application for affordable housing, the consent authority will consider:

(a) the proximity of the site to existing and approved employment generating activities;

(b) the likelihood that the proposed affordable housing would constrain the operational potential of employment generating uses in proximity to the site;

(c) the impact existing and approved employment generating activities in the zone may have on the health, wellbeing and amenity of future residents;

(d) the likely impact of the built form, including consideration of:

(i) its ability to meet State Environmental Planning Policy 65 - Design Quality of Residential Flat Development and the land use and planning controls provided by the Sydney LEP 2012 and the Sydney DCP 2012; and

(ii) the likely impact on the public domain;

(e) the contribution of the development to the objectives of the B7 – Business Park zone; and

(f) the suitability of the site for residential use.

(2) Where affordable housing is provided, non-residential uses are required on the ground floor immediately adjacent to an existing or planned road to preserve the employment functions at street level.

(3) In addition to any other setbacks required by this DCP the minimum setbacks from side and rear development site boundaries (excluding new streets, open spaces, through-site links and the like) are to be:

(a) habitable rooms – 12m

(b) habitable rooms with windows perpendicular to the boundary – 9m

(c) non-habitable rooms – 6m

(d) non-habitable rooms with windows perpendicular to the boundary – 4m

(4) Side and rear setbacks should be landscaped and provide a high quality visual buffer from adjacent development.

(5) All balconies facing boundaries are to be screened and acoustically sealed in the form of winter gardens to provide visual and acoustic privacy from adjacent uses and roads.

(6) Communal and private open spaces should, where possible, be located away from busy roads and employment uses.

(7) Residential entries are to be separate to commercial/retail entries and located on local streets away from busy roads where possible.

5.8.6.2 Air quality

The Southern Employment Lands are traversed and bordered by roads with highly traffic volumes, including heavy truck movements. These roads can have significant noise and/or air quality impacts on sensitive land uses.

The following provisions apply to sensitive uses on sites with a frontage to busy roads or sites located in, or in close proximity to, the IN1 General Industrial zone.
Applicants proposing sensitive development on busy roads or close to industrial sources of air pollution should refer to State Environment Planning Policy (Infrastructure) 2007 and the NSW Government’s Development near Rail Corridors and Busy Roads – Interim Guidelines which include requirements and best practice guidance to manage the impacts from road noise and air quality.

This section should be read in conjunction with Section 4 Development Types, in particular Section 4.2.5.3 Development on busy roads and active frontages and Section 4.2 Fine grain, architectural diversity and articulation of this DCP.

**Objective**

Minimise the exposure of sensitive uses to air pollution from busy roads and industrial sources.

**Provisions**

1. Where sensitive uses are proposed, Council may require an Air Quality Assessment report to be prepared by suitably qualified consultants to be submitted with development applications. The Air Quality Assessment report is to demonstrate that air quality is within acceptable limits and/or impacts can be mitigated.

2. Where mechanical ventilation is provided for dwellings and sensitive land uses on busy roads, air inlets must be located at the rear of the building where possible, away from vehicle emissions.

3. Where sensitive uses are proposed, development is to be appropriately designed to minimise any impact of air pollution. Design considerations provided in the NSW Government’s Development near Rail Corridors and Busy Roads – Interim Guidelines are to be addressed.

4. For all development types, to reduce canyon effects and improve air circulation on busy roads, architectural treatments including variations in wall heights are required to disperse air pollutants. Refer to Figure 5.196.

**Noise management**

The Southern Employment Lands contain a high proportion of industrial activities whose operations can be adversely affected when sensitive land uses locate nearby.

It is important that as development occurs in the area it does not undermine the efficient functioning of existing uses.

It is equally important that as the area changes new development remains cognisant that more sensitive uses may seek to locate in the area in the future and that noise must be managed to allow this transition.

This section should be read in conjunction with section 4.2.3.11 Acoustic Privacy and Section 4.2.5.3 of this DCP 2012.
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Objective

Minimise the exposure of sensitive uses to noise from busy roads and industrial sources.

Provisions

(1) New development should not limit the operation of approved truck routes. Where located on an approved truck route, new development is to appropriately mitigate against the 24 hour, 7 days a week operation of that route.

(2) A Noise Impact Assessment, prepared by a suitably qualified acoustic consultant is to be provided when submitting a development application for sensitive land uses located in close proximity to existing industrial activities. The Noise Impact Assessment should include mitigation strategies, which must be implemented, that manage noise at the new development. Mitigation strategies may include, for example, landscape buffers, screened and acoustically sealed balconies, green walls, and the use of specific building materials or sound walls.

(3) Sensitive uses are not to locate where the noise generated by an established industrial activity cannot be appropriately mitigated at the new development.

(4) A development application for a new building or for a change of use of an existing building, for a land use that is likely to generate external noise, must be accompanied by a Noise Impact Assessment prepared by a suitably qualified acoustic consultant. The Noise Impact Assessment is to include mitigation strategies, which must be implemented, to mitigate the impacts of noise generated by the new development on other activities in the vicinity. Mitigation strategies may include, for example, landscape buffers, sound locks, the use of specific building materials or sound walls.

5.8.7 Environment

5.8.7.1 Storm water management and waterways

This Section should be read in conjunction with provisions of Section 3.7 Water and Flood Management of this DCP.

Provisions

(1) Development applications are to be prepared in accordance, and be compatible with, the assumptions and flood information documented in the Alexandra Canal Catchment Floodplain Risk Management Study and Floodplain Risk Management Plan available from the Council as it applies to the Southern Employment Lands.

(2) Development is to comply with the Interim Floodplain Management Policy available from the Council as it applies to the Southern Employment Lands, unless the application demonstrates to the satisfaction of the consent authority that the development will comply with all other relevant objectives and provisions of this DCP.

(3) Any portion of the building or structure lower than the 1% AEP + .50 metre freeboard is to be built from flood compatible materials (i.e. materials that will not experience any significant damage as a result of the ingress or passage of floodwaters, including debris).

(4) All services associated with the development are to be flood proofed to the 1% AEP + .50 metre freeboard or, where associated with critical services, the Probable Maximum Flood (PMF). Flood proofing is to be undertaken using a combination of measures sufficient to ensure that the structure and building contents are able to withstand the forces due to the ingress or passage of floodwaters, including debris.
(5) A suitably qualified engineer is to certify that the structure can withstand the forces of floodwater, debris and buoyancy for the 1% AEP + .50 metre freeboard or the PMF in cases with significant safety or evacuation issues.

(6) Overland flowpaths and other stormwater management systems must be designed such that personal safety is not compromised and damage to property is minimised. In designing for the PMF flood vertical evacuation procedures must be considered.

(7) All buildings that are accessible to the public, and where the depth of the PMF at the site access is greater than 0.8m, are to provide temporary refuge for persons escaping floodwaters.

5.8.7.2 Urban ecology

This section should be read in conjunction with the provisions of Section 3.5 Urban Ecology of this DCP.

The large industrial sites, warehouses and generally less intensely used sites that characterise much of the Southern Employment Lands can provide habitat for a range of plant and animal species, including birds, bats and reptiles. This is particularly the case where sites have remained vacant or unused for an extended period of time.

Landscaping associated with new development will serve many purposes including enhancement of amenity and air quality, managing stormwater runoff and protecting and enhancing the urban ecology.

Objectives

(a) Protect and enhance existing habitat and create new areas of habitat in the Southern Employment Lands, contributing to the wider urban biodiversity of the City.

(b) Ensure landscaping improves, protects and enhances urban biodiversity.

(c) Protect and promote the recovery of priority species and groups of fauna and flora and reinstate original locally indigenous vegetation.

Provisions

(1) New development is to retain and enhance existing habitat and create opportunities for new areas of habitat.

(2) Buildings and structures should be sited to protect existing areas of vegetation and habitat.

(3) Landscaped areas are to be designed and located to create a buffer between potential habitat and development, for example along property boundaries.

(4) Where development is proposed on sites with substantial vegetation and/or sites and buildings that have remained undisturbed for 1 or more years, Council may require an ecological assessment of priority species or groups as identified in the City of Sydney Draft Urban Ecology Action Plan. In the Southern Employment Lands, relevant species include the:

(a) long-nosed bandicoot;

(b) small birds such as the Superb Fairy Wren, New Holland Honeyeaters;

(c) reptile species; and

(d) microbat species.

(5) Where development is in close proximity to known sightings of a threatened or endangered species, population or community, an assessment of significance is required.
(6) Where a priority species or habitat is identified, Council may require protection or species relocation measures to be undertaken.

(7) When undertaking stormwater works along the Alexandra Canal, any impacts on habitats must be assessed and appropriately mitigated.

5.8.7.3 Contamination

Given the industrial history of the Southern Employment Lands, there is high potential of contamination on some sites.

Potential contamination sources include the past widespread use of imported materials that were used below some premises. Historically, imported fill was often the by-product of power stations or other industrial processes and consequently contaminated. Other sources of potential contamination in the area are the widespread use of lead paint, lead fallout from the power stations and historical use of now banned pesticides or herbicides.

An additional consideration is potential contamination of the ground water below large areas of South Sydney, which may allow for contamination to migrate from adjacent sites and other sources of pollution of the Botany Aquifer.

Objective
(a) Inform current and future landowners about potential sources of contamination on land in the southern employment lands.

(b) Ensure development applications appropriately address contamination issues that may be present on a site.

Provision
(1) Development applications are to comply with the requirements of State Environmental Planning Policy No 55 – Remediation of Land.

5.8.7.4 Green roofs and walls

Given the limited amount of green open space in the Southern Employment Lands, it is essential that opportunity for softening of hard surfaces through the landscaping of roofs (green roofs), podium levels and vertical surfaces (green walls and green facades) be encouraged.

Green roofs, walls and facades can improve urban amenity and provide the green space necessary for human health and wellbeing. They can provide noise attenuation, improve local air quality, minimise the urban heat island effect, slow and clean stormwater, create habitat for flora and fauna and establish opportunities for community interaction and recreational spaces.

Schedule 9 – Green roofs and walls, of this DCP provides guidance for the design, development application requirements and ongoing management of green roofs and walls.

Objectives
(a) Encourage the installation of green roofs, walls and facades to improve urban amenity, air quality, ambient air temperature, building insulation, noise attenuation, biodiversity habitat, recreational opportunities and support human health and wellbeing.

(b) Ensure green roofs, walls and facades are fit for purpose and designed to maximise benefits and longevity.

(c) Encourage the passive and active enjoyment of green roofs, walls and facades by the residential and working population.
Provisions

(1) On all buildings, green roofs, walls and facades are encouraged.

(2) Any green roof, wall or façade is to be planted with drought tolerant Australian native plants (preferable endemic to the Sydney region) wherever appropriate.

(3) The following minimum substrate depths are required for green roofs:
   (a) 150mm for grasses and ground covers;
   (b) 450mm for shrubs; and
   (c) 800mm for trees.

(4) Where a green roof contributes to a development’s communal open space requirements it is to:
   (a) be located in an accessible, serviceable and visible part of the roof;
   (b) be of high standard of finish and design;
   (c) be safe;
   (d) be placed and designed to minimise the impact of noise;
   (e) be placed and designed to maximise visual privacy;
   (f) use sustainable water sources for irrigation such as harvested rainwater;
   (g) be easily maintained for the life of the building; and
   (h) ensure all furniture and shade structures are designed to withstand windy conditions.

5.8.8 Social infrastructure

Demand for social infrastructure in the Southern Employment Lands will increase as the area grows. Higher value jobs and increased job density will see increased need for childcare, open space to play sport and meet, affordable housing to accommodate a growing workforce and a finer grain road network to move people around the area more efficiently. Better pedestrian and cycling linkages will be required between jobs, surrounding residential areas, centres, public transport nodes, open space and social infrastructure for mobility in a sustainable and safe way.

This Section is to be read in conjunction with Section 3.13 Social and Environmental Responsibilities provisions of this DCP.

Objectives

(a) Ensure growth in the Southern Employment Lands is safe, equitable and socially sustainable.

(b) Encourage the provision of social infrastructure to service the needs of current and future workers.

Provisions

(1) Development that contributes to the social sustainability requirements for the Southern Employment Lands in Table 5.17 is encouraged.
### Table 5.17: Social Sustainability Requirements for the Southern Employment Lands

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Social principle or goal</th>
<th>Guidelines</th>
</tr>
</thead>
</table>
| **Improved public domain**       | • Equity                                   | • Provide additional open space where opportunities arise that caters for a diverse range of users and activities.  
                                    | • Access                                   | • Provide green roofs and walls where opportunities arise.  
                                    | • Healthy living                           | • Provide child-friendly and active play elements.  
                                    | • Building community                       | • Provide a variety of different spaces that provide amenity and opportunities for social interaction, and sense of community.  
                                    | • Sustainability                          | • Design for safety.                       |
|                                  | • Child friendly                          |                                                                                                                                                                                                         |
| **Affordable Housing**           | • Equity                                   | • Provide affordable housing close to public transport and services.  
                                    | • Socio-economic diversity                 | • Collocate affordable housing with social enterprise spaces.                                                                                                                                               |
|                                  | • Economic activation                     |                                                                                                                                                                                                         |
| **Local Employment**             | • Building community                      | • Provide for vocational training/skills development as part of development construction program.  
                                    | • Sustainability                          | • Provide jobs for people living locally.                                                                                                                                                                  |
|                                  | • Economic activation                     |                                                                                                                                                                                                         |
| **Sustainable transport**        | • Equity                                   | • Provide pedestrian and cycling facilities, public open space and recreation facilities and public domain areas.  
                                    | • Access                                   | • Pedestrian and cycling facilities are to improve connections to regional open space, public transport, centres and key destinations outside of the southern employment lands, also to improve movement within the Southern Employment Lands.  
                                    | • Healthy living                          | • Provide pedestrian and cycling facilities, public open space and recreation facilities and public domain areas.  
                                    | • Sustainability                          | • Provide pedestrian and cycling facilities, public open space and recreation facilities and public domain areas.  
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                                    |                                                                   | • Provide pedestrian and cycling facilities, public open space and recreation facilities and public domain areas.  
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                                    |                                                                   | • Provide pedestrian and cycling facilities, public open space and recreation facilities and public domain areas.  
                                    |                                                                   | • Provide pedestrian and cycling facilities, public open space and recreation facilities and public domain areas.  
| **Arts/Cultural Development**   | • Culture                                   | • Provide public art in the public and private domain which recognises the area’s heritage and former industrial past.  
                                    | • Building community                       | • Provide affordable spaces for art/cultural employment uses.                                                                                                                                               |
| **Childcare**                    | • Child friendly                          | • Provide commercial spaces for childcare facilities.                                                                                                                                                      |
|                                  | • Access to essential services            |                                                                                                                                                                                                         |
|                                  | • Economic activation                     |                                                                                                                                                                                                         |
| **Temporary spaces**             | • Safety and amenity                       | • Allow temporary uses to activate commercial spaces yet to be tenanted.  
                                    | • Economic activation                      | • Provide temporary facilities for the uses workers and residents while more permanent facilities are being planned.                                                                                      |
| **Fresh Food Access**            | • Economic activation                     | • Provide fresh food opportunities such as community gardens and markets that support local access to fresh food and encourage home gardening.                                                             |
|                                  | • Healthy living                          |                                                                                                                                                                                                         |
|                                  | • Building community                      |                                                                                                                                                                                                         |
|                                  | • Sustainability                          |                                                                                                                                                                                                         |