

DCP Part D Commercial Development – Locality 6 –Birdwood Lane

1.1 Vision

To create a shared urban space that connects, promotes and contributes to the social, cultural and fine grain urban fabric of the Lane Cove Village.

1.2 Objectives

- To transform Birdwood Lane into an active, vibrant and functional shared space
- To balance the shared use of the laneway to support comfortable and safe pedestrian and vehicular movements
- To ensure that building frontages provide for, and encourage, visual and physical interaction between the public space of the laneway and the ground floors of the adjacent buildings
- To harmonise land uses and facades over time to ensure a consistent built form fronting laneways
- To minimise visual clutter and signage
- To facilitate a high-quality integrated village by connecting Longueville Road and The Plaza with The Canopy

1.3 Locality 6 - Birdwood Lane Area

Birdwood Lane comprises the laneway linking Birdwood Avenue and Rosenthal Avenue. The following section of the DCP applies to all property lots which have a frontage to Birdwood Lane. The objectives and provisions of Part D – Commercial Development and Mixed-Use D.3 of Council's DCP also apply to this area, where relevant, and in particular shop-top housing.



Figure 1: Locality 6 Area – Birdwood Lane

1.4 Building Form

Provisions

1.4.1 Building to Laneway Frontage

- a) New buildings are to have laneway frontage setback of three metres at ground level
- b) New buildings are to comprise at least 30% of their laneway width as active frontage including, for example, shops and restaurants
- c) New buildings are to include design details to Birdwood Lane, in particular at street level, that create visual interest
- d) Limit trafficable laneway width to 3.2m

1.4.2 Setbacks

- a) Setbacks are to comply with the following tables:

Laneway Setbacks

Location	Height in Storeys		
	1	2	3
Area A	3m	3m	6m
Area B	1m	1m	6m

The setbacks in the above table are to Birdwood Lane and to the pedestrian link between Birdwood Lane and the Lane Cove Plaza.



Figure 2: Setback Area Location

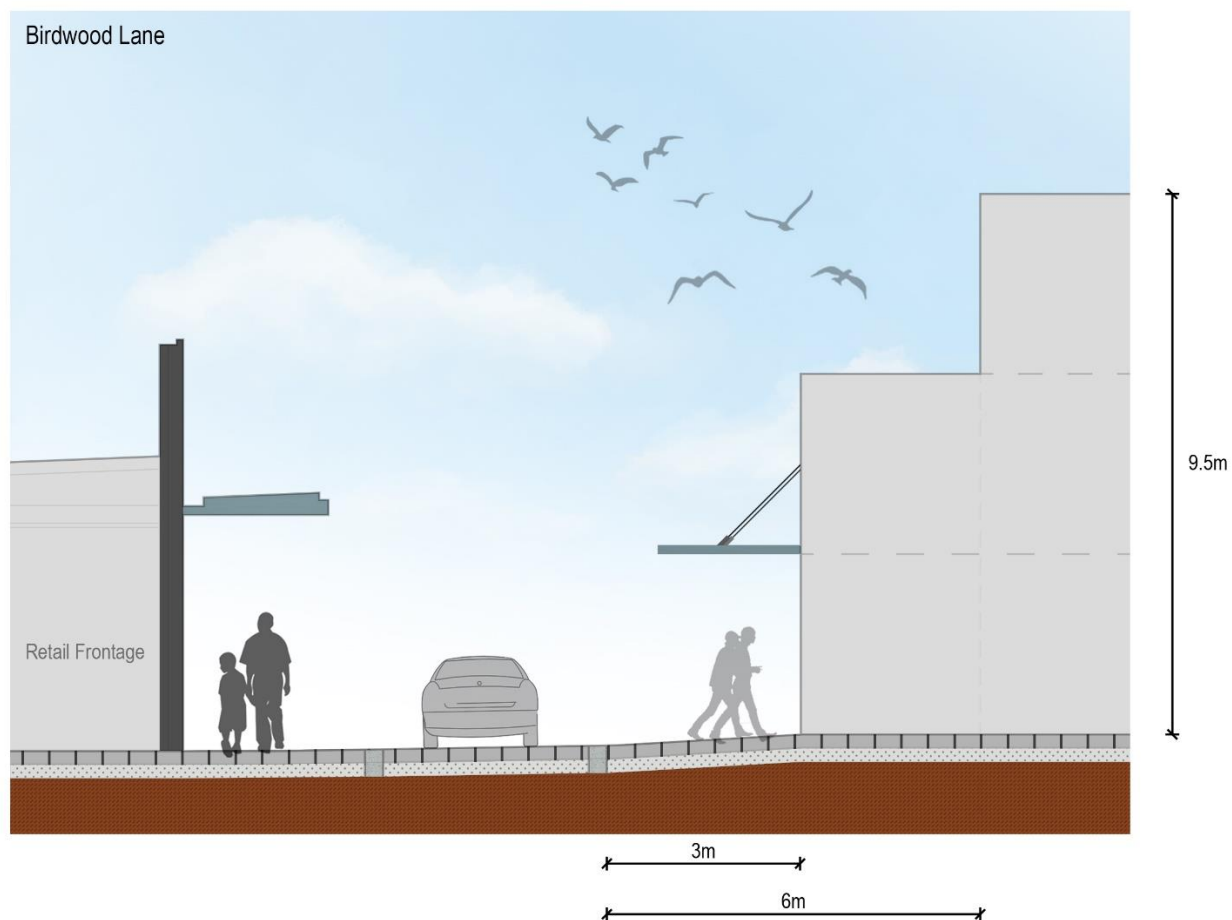


Figure 3: Front Setback – Birdwood Lane looking north towards Birdwood Avenue

Side Setbacks

Location	Height in Storeys
	1 >
Birdwood Lane	0m

1.5 Land Uses

Provisions

- Only retail uses are to be provided at ground floor level in new developments with frontage to Birdwood Lane
- The relevant provisions of Part D – Commercial Development and Mixed-Use D.3 of Council's DCP also apply where shop-top housing is proposed

1.6 Building Facades

Provisions

- New building developments are to address Birdwood Lane and incorporate active edges (such as doors, windows, shops and outdoor seating)

- b) All building facades should contribute to the streetscape and incorporate architectural detail and visual interest
- c) Upper floors that look over the laneway are to provide visual connection and casual surveillance
- d) Blank walls with no doors or windows or visual interest are to be avoided
- e) Visible service areas (and other utility requirements) should be treated as an integral part of the overall design and fully screened from public areas
- f) Any signs should be integrated with the architecture of the building
- g) Facades should make provision for location of external lighting for public safety purposes and to give interest to streetscapes at night

1.7 Awnings

Provisions

- a) New developments along Birdwood Lane are to provide a canopy/cover in the form of an awning which is consistent with adjoining canopy/coverings on adjacent properties
- b) Awnings must be coordinated with building facades and be complementary in alignment and depth to the adjoining buildings and its awning
- c) Where no consistent awning is present on adjoining developments, an awning is to be provided which adds visual interest and comfort for pedestrians, and is relatively consistent with the nearest awning/canopy
- d) No awning is to be provided along the southern portion of the laneway (Area B – see above Figure 2) unless accommodating an arcade, thru link or midblock connection in which the awning is located entirely within the lot boundary

1.8 Arcades, Thru Links/Midblock connections

Provisions

- a) Existing arcades, thru links and midblock connections are to be retained and continue to have active uses
- b) Obvious and direct arcades, thru-links and midblock connections are to be clearly visible from adjoining public spaces which are clear of all obstruction on approach
- c) Signage at the street/lane entries are to be provided indicating public accessibility to arcades, thru-links and midblock connections
- d) Ensure wayfinding is considered for arcades and thru links/midblock connections to identify clear pedestrian links to Longueville Road and Lane Cove Village (i.e. use alternate materials, textures or colours to easily identify arcade entry points and thru links)

1.9 Car Parking – adjoining Birdwood Lane

Provisions

- a) In lieu of on-site parking for commercial or shop-top housing, Council may accept a cash contribution. The car parking contribution rate is listed in the Section 7.11 Contributions Plan (1999).
- b) The number of loading zones along Birdwood Lane should be minimised and will be at the discretion of Council's Traffic Manager

1.10 Paving

Provisions

- a) Public and private paving within the laneway is to achieve a paving scheme that is consistent with The Canopy

1.11 Pedestrian Amenity

Provisions

- a) Speed control devices are to be used for traffic calming purposes along the laneway and may include street build-outs and/or pavement materials
- b) Laneway paving should suggest pedestrian priority (including driveways)
- c) Appropriate lighting is to be provided/facilitated for Birdwood Lane to encourage night time use, including catenary lighting.

1.12 Landscaping

Provision

- a) New building developments are to include suitable tree planting and landscaping schemes, subject to Council selection of species

1.13 Signage

Provision

- a) Regulatory and business signage is to be minimised in the laneway to assist in providing a high-quality streetscape that minimises unnecessary signage and is clutter-free.
- b) Advertising structures are generally not permitted within the Lane Cove LGA.
- c) Signage and advertising in the Lane Cove Village Town Centre should respect and enhance the village character of the Centre. See DCP Part N (Signage and Advertising).

1.14 Public Art

Provision

Council supports public and private art commissions consistent with the DCP Part L – Public Art and the Lane Cove Council Public Art Policy & Implementation Plan.

1.15 Outdoor Dining

Provision

- a) Outdoor restaurant activities are restricted to designated areas only where safe and accessible paths of travels are maintained for all pedestrians and in particular the frail aged, persons with prams, persons with a visual or mobility impairment and children who require safe, continuous and logical access along footpaths;
- b) Outdoor restaurant activities shall provide a high quality visual environment and ensure that outdoor restaurant activities contribute to the streetscape character of the locality.