

**Subject:** Draft Birdwood Lane DCP Amendment  
**Record No:** SU7892 - 58492/20  
**Division:** Environmental Services Division  
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### **Executive Summary**

Council engaged an urban design consultant to undertake a Streetscape analysis investigating Rosenthal/Birdwood Lane, with a view to creating DCP controls for Birdwood Lane. In the process, consultants have taken advice from Council planners, open space officers, traffic officers, landscape architects and Council's Project Manager for The Canopy. The purpose of any DCP locality control is to create a well-designed, accessible and connected public domain in the Birdwood Lane area and align with action 9.1 in Council's Delivery Program to "investigate and develop streetscape controls for the activation of Village Laneways".

At the Councillor workshop on 10<sup>th</sup> August, Councillors sought additional clauses addressing three issues that have arisen in Birdwood Lane since the opening of The Canopy:

1. Advertising structures on public and private land – measures to reduce adverse impacts on the appearance of clutter and the circulation of pedestrians;
2. Public art - measures to encourage mural opportunities, possibly as part of a DA consent;
3. Outdoor dining – measures to promote and control.

To this end, the attached draft DCP (**AT-1**) addresses design measures for built form, visual connections between spaces, pedestrian linkages, parking and vehicle movements, and the public domain including landscaping, public art, paving and street furniture. These three issues are addressed in the draft DCP.

The attached draft Development Control Plan Part D Commercial and Mixed-Use Localities - *Locality 6 – Birdwood Lane Area* is recommended to be publicly exhibited, with any comments reported back to Council for consideration.

### **Background**

As described in its 2018 *Community Strategic Plan*, one of Council's Built Environment Strategies is to:-

"Encourage community ownership of assets and local streets" (p 27)

To achieve this, Council commenced to:

"undertake investigations and develop streetscape controls for the activation of Village Laneways." (2019-2021 *Delivery Program and Operational Plan* p25)

In May 2019, Aurecon was engaged to undertake a Streetscape Project investigating Rosenthal/Birdwood Lane, Sera Street and Little Street with a view to creating DCP controls for each sub-precinct. The Rosenthal/Birdwood Lane sub-precinct is the subject of this first of three Draft DCP amendments.

The Councillor workshop on 10th August sought additional clauses addressing three issues that have arisen in Birdwood Lane since the opening of The Canopy.

## **Discussion**

This draft DCP section aims “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”. It addresses:

- Built form (setbacks, height, facades, materials, glazing, activation, permeability, awnings)
- Land uses
- Arcades
- Visual connections between spaces (safety, orientation, signage)
- Pedestrian desire lines – linkages and connections (incl. thru links/midblock connections)
- Parking and vehicle movements including service vehicles
- Public domain including landscaping, public art, paving and street furniture
- Car and pedestrian interface.

### *Points of interest.*

1. Rosenthal Lane has been renamed as the southern leg extension of Birdwood Lane (the pedestrian link into the Plaza loses the superfluous name Birdwood Lane).
2. New buildings have laneway frontage setback of three metres at ground level.
3. Only retail uses are to be provided at ground floor level in new developments fronting Birdwood Lane.
4. New buildings are to address Birdwood Lane with active edges (such as doors, windows, shops and outdoor seating) and a canopy/cover (except the southern leg).
5. Wayfinding is considered for arcades and thru links/midblock connections.
6. In lieu of on-site parking for commercial or shop-top housing, Council may accept a cash contribution, where the development cannot accommodate on-site parking. The number of loading zones along Birdwood Lane should be minimised.
7. Laneway paving that suggests pedestrian priority (including driveways). Plus speed control devices recommended.

### *Advertising Structures*

Measures are sought to reduce impacts of advertising structures on the appearance of clutter and the circulation of pedestrians in Birdwood Lane. Lane Cove Development Control Plan Part N (Signage and Advertising) states:

“Advertising Structures are generally not permitted within the Lane Cove LGA.”

It should be noted that, “Advertising Structure” in the DCP means a structure used or to be used principally for the display of an advertisement (clause 2.7); for example, A-frames, banners and other freestanding structures.

Furthermore,

“Signage and advertising in the Lane Cove Village Town Centre should respect and enhance the village character of the Centre, while appropriately informing users of the business type and location in order to promote the economic viability of the Centre.”  
(Clause 2.2.1).

Therefore, it is recommended that an additional clause be inserted in the *DCP Part D Commercial Development – Locality 6 – Birdwood Lane* to read:

### 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).

#### *Public Art*

Measures are sought to encourage community-inspired murals in Birdwood Lane. *Lane Cove Development Control Plan Part L – Public Art*, encourages:

- 1. Developer Project-Based Public Art Commissions; and
- 2. Council's Redevelopment Sites, Streetscapes and other Projects

and references the Lane Cove Council Public Art Policy & Implementation Plan (adopted Nov. 2010)

It should be noted that at Council's 21 September meeting, it was resolved that Council, "undertake a Village Public Art Program as outlined in the report," which adds support to the recommendation that an additional clause be inserted in the DCP Part D Commercial Development – Locality 6 – Birdwood Lane to read:

### 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.

#### *Outdoor Dining*

Measures are sought to promote and control outdoor dining in Birdwood Lane. Currently, Council has no general DCP controls governing outdoor dining associated with restaurants and cafes. Birdwood Lane, to be inserted in the DCP Part D Commercial Development – Locality 6 – Birdwood Lane to read:

### 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.

### **Community Consultation**

**Ordinary Council Meeting 19 October 2020  
DRAFT BIRDWOOD LANE DCP AMENDMENT**

### Statement of Intent

The consultation is to obtain community feedback on the amendment to the Draft Development Control Plan. Any comments received will be reviewed and considered to refine the plan's content, or to determine whether or not to proceed with the amendment.

### Method

The following table outlines the consultation strategy and methods that will be used for this Draft Development Control Plan across a range of stakeholders.

<b>Level of Participation</b>	Inform	Inform	Consult
<b>Form of Participation</b>	Open	Targeted	Open
<b>Target Audience</b>	Lane Cove Community and community groups	Government Agencies, adjoining Local Government Areas and affected property owners	Lane Cove Community and community groups
<b>Proposed Medium</b>	eNewsletter, and social media	Notification Letters	Website Exhibition
<b>Indicative Timing</b>	Nov – Dec 2020 (6 weeks)	Nov – Dec 2020 (6 weeks)	Nov – Dec 2020 (6 weeks)

### **Conclusion**

Council's consultant has prepared a site-specific Draft Lane Cove Development Control Plan amendment for Part D Locality 6 – Birdwood Lane.

The proposed Draft Development Control Plan amendment is consistent with the form and content of previous Locality controls within Council's DCP, and has been assessed by relevant Council officers.

It is recommended that Council approve the attached Draft Development Control Plan amendment for Birdwood Lane for public exhibition.

### **RECOMMENDATION**

That:-

1. Council endorse the draft Development Control Plan attached at **AT-1** for the purpose of public exhibition and undertake community consultation for a period of six (6) weeks in accordance with the consultation strategy outlined in this report; and
2. A further report be submitted at the conclusion of the exhibition.

**Ordinary Council Meeting 19 October 2020  
DRAFT BIRDWOOD LANE DCP AMENDMENT**

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**Environmental Services Division**

**ATTACHMENTS:**

AT-1 [View](#) Draft DCP for Birdwood Lane

5 Pages