

F2 Building Envelope controls and site specific design controls

F2.1 Victoria Road, Drummoyne

Victoria Road is the transport artery of Drummoyne that moves people and goods in and throughout the area. Its character reflects the bustling and aggressive transport function combined with a mix of commercial and retail uses.

The Victoria Road commercial area is defined by the strip of commercial and retail buildings which line both sides of Victoria Road. A mix of 1-3 storey buildings address Victoria Road with varying setbacks. Collectively these buildings display a pattern of vertical elements, detailed awnings, parapets and silhouettes.

The intersection of Victoria and Lyons Road is located on a ridgetop and is an important urban and landscape feature containing a mix of civic scaled and articulated buildings. It is a landmark location due to these architectural and topographic qualities. This intersection and the buildings located here form the gateway to Drummoyne and establish the key character.

Parts of the Victoria Road strip are located within conservation areas. Individual heritage items are also found in this area. Conservation areas and heritage items are important for their contribution to the streetscape character and history of the area.

The intersection of the eastern side of Victoria Road and Lyons Road is part of a conservation area. The buildings on the south east side of this intersection are identified as having heritage significance and represent an example of Edwardian shopping centre development that forms an almost intact streetscape at the crown of the hill.

The zoning of this area allows for mixed use activities including shop top housing with ground floor retail. Encouraging mixed use development is considered appropriate in some areas provided resident amenity is satisfactory. Providing mixed use development can enhance street activity and surveillance while revitalising the area with new shops, services and residents.

The future character of Victoria Road:

- emphasise the distinctive “busy” urban quality
- encourage mixed use development to create a thriving urban area with retail, residential and commercial uses;
- improve the streetscape character by coordinated advertising policies;
- encourage street edge development to activate the street;
- ensure that any alterations and additions respect the conservation and heritage values of the area; and
- emphasise the western corner of the Victoria and Lyons Road intersection as a strong corner site to signify the gateway to Drummoyne.

Controls have been developed for seven key precincts within the commercial area (labeled A-H in Figure F2.1). These have been developed in response to the streetscape, type and form of buildings and relationship with adjoining areas.

Controls

C1.	Infill development in the Drummoyne Commercial Area should include parapet skylines and use non-reflective materials.
C2.	Buildings should be built to the street alignment.
C3.	Transitional building heights should be provided between the commercial and residential areas to protect the amenity of surrounding neighbours.



Figure F2.1 Victoria Road Drummoyne - Location Plan

Area A

Controls	
C4.	Development is to be built to the street edge.
C5.	Maximum building height is two (2) storeys.

Area B

Controls	
C6.	Development is to be built to the street edge.
C7.	The maximum building height is six (6) storeys.
C8.	<p>For mixed use development, special consideration must be given to:</p> <ul style="list-style-type: none"> • noise attenuation measures; • privacy issues; • the provision of landscaping and private open space as roof gardens; • residential amenity; • ESD objectives, including cross ventilation and floor to ceiling heights; • fenestration treatment and adequate solar shading; • articulation and massing of the façade; and • limited reflective surfaces with a more solid wall to window void opening ratio.

Area C

Controls	
C9.	<p>Maximum building height is four (4) storeys at Victoria Road reducing to two (2) storeys along Formosa Street. The two (2) storey development should extend for a minimum depth of 1/3 of the site east of Formosa Street.</p> <p>Refer to building envelope in Figure F2.2.</p>
C10.	Street edge development is required along Victoria Road and Formosa Street.
C11.	Roof form at Formosa Street is a parapet edge.
C12.	Development of a heritage item should be in accordance with the controls in Part D - Heritage. For heritage items, a statement of heritage impact is required to accompany development applications.

Area D

Controls	
C13.	Street edge development is required along Victoria Road and Formosa Street.
C14.	<p>Maximum building height at the Victoria Road alignment is five (5) storeys, stepping up to six (6) storeys. The six (6) storey component is to be set back a minimum of 3 metres from the five (5) storey component on Victoria Road.</p> <p>The maximum building height at the Formosa Street alignment is two (2) storeys, stepping up to three (3) storeys. The three (3) storey component is to be set back a minimum of 5.0 metres from the two (2) storey component on Formosa Street.</p> <p>The two (2) and three (3) storey component is to extend for a minimum of 1/3 of the site east of Formosa Street</p> <p>Refer to building envelope in Figure F2.3.</p>
C15.	Roof form at both Victoria Road and Formosa Street is a parapet edge.
C16.	A continuous cantilevered awning is to be provided on the Victoria Road frontage.

Area E**Controls**

C17.	Maximum building height is two (2) storeys.
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Area F**Controls**

C18.	Maximum building height of three (3) storeys to Victoria Road tapering to one (1) storey at the rear boundary. Refer to building envelope in Figure F2.4
C19.	Development is to be built to the street edge.
C20.	Any development of a heritage item should be in accordance with the controls in Part D - Heritage. For heritage items, a statement of heritage impact is required to accompany development applications.

Area G**Controls**

C21.	Maximum building height is two (2) storeys on Victoria Road, Lyons Road and Wrights Road, with four (4) storeys within the centre of the site.
C22.	Development is to be built to the street edge.
C23.	Any development of a heritage item should be in accordance with the heritage controls contained within this DCP. For heritage items, a statement of heritage impact is also required to accompany development applications. Refer to building envelope in Figure F2.5

Area H: see pages F-144 to F-149

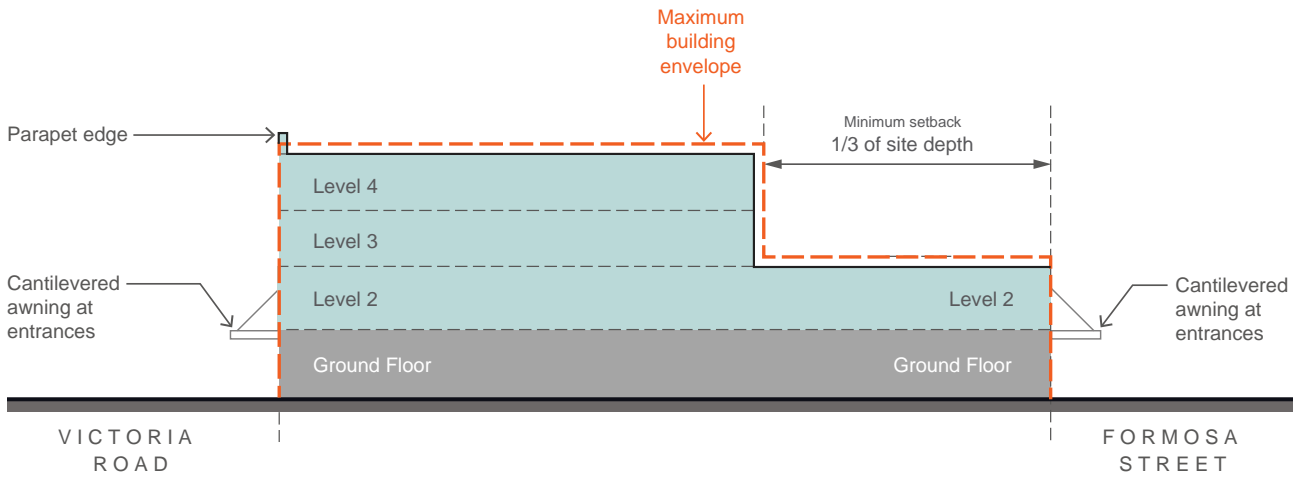


Figure F2.2 Victoria Road Drummoyne Area C - Maximum Building Envelope Section

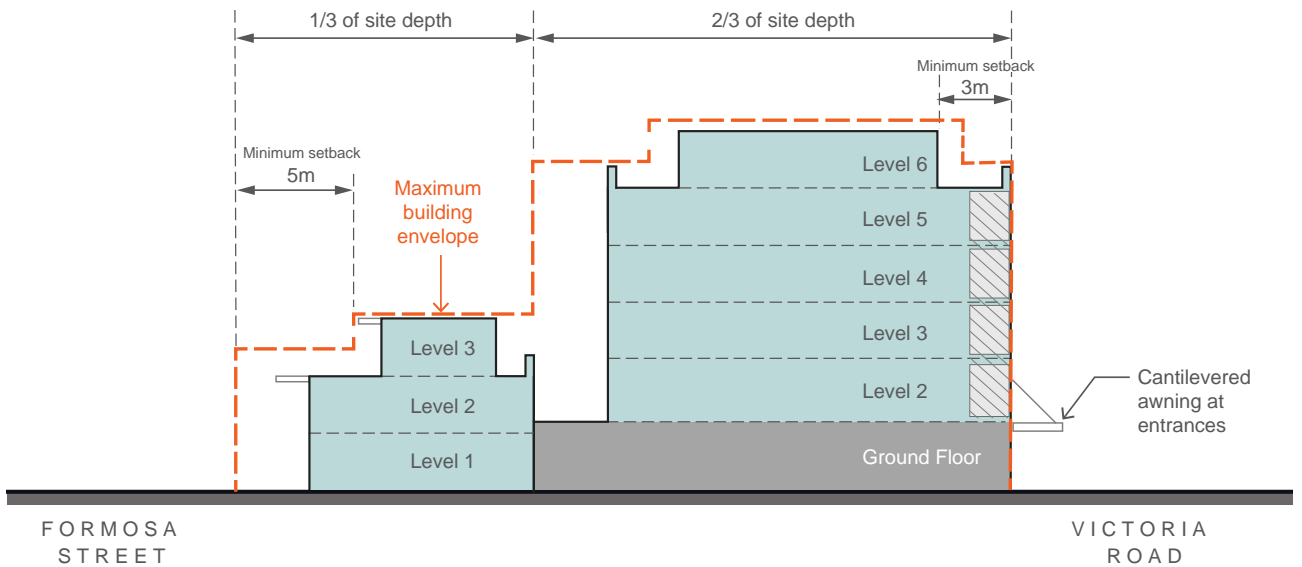


Figure F2.3 Victoria Road Drummoyne Area D - Maximum Building Envelope Section

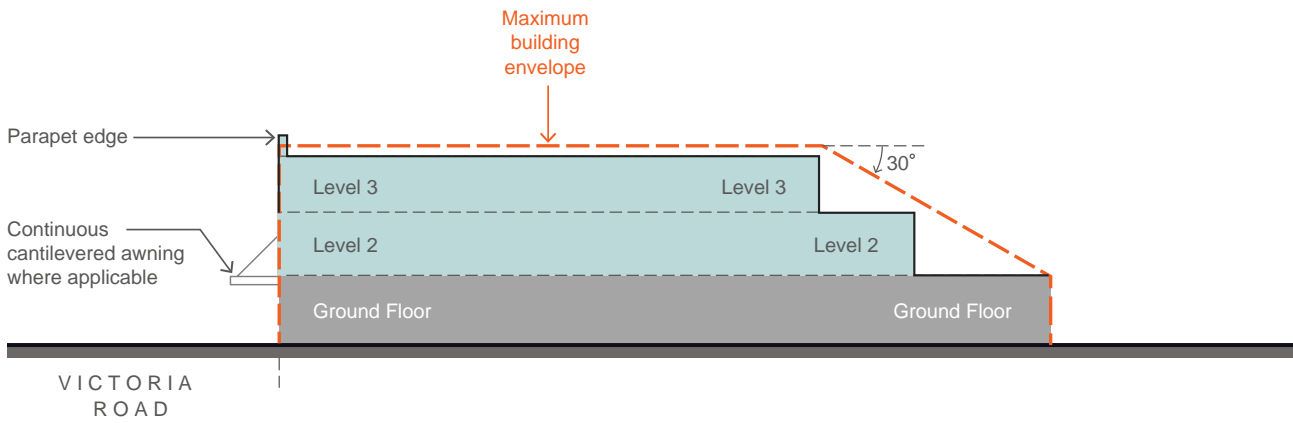


Figure F2.4 Victoria Road Drummoyne Area F - Maximum Building Envelope Section

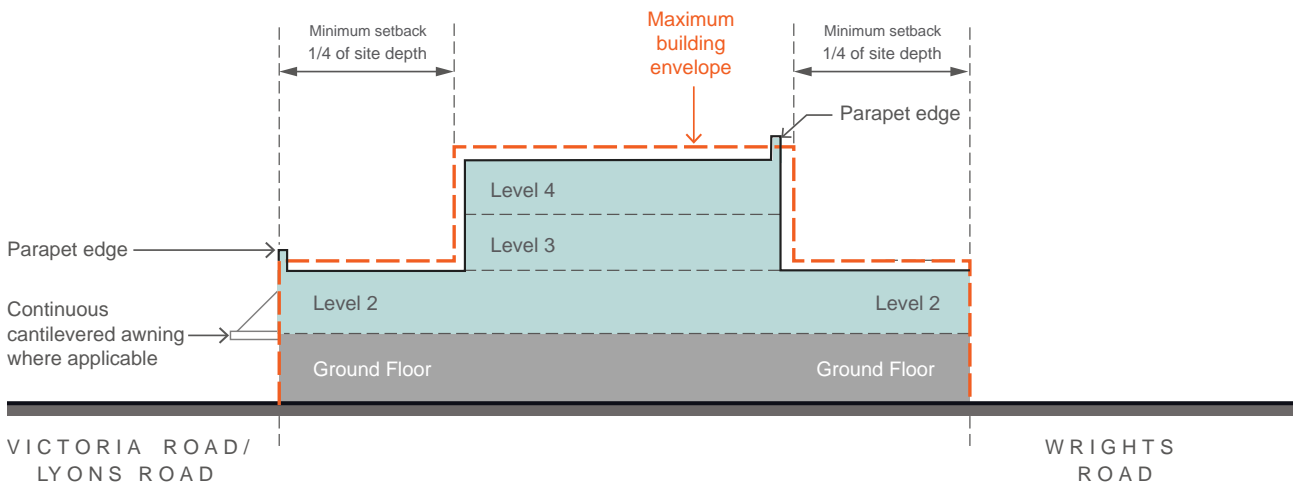


Figure F2.5 Victoria Road Drummoyne Area G - Maximum Building Envelope Section

Area H - 53-69 Victoria Road, 45 Day Street & 46 Thornley Street, Drummoyne



Figure F2.6 Victoria Road Drummoyne Area H - Location Plan

General objectives

- O1 To allow redevelopment with higher densities along Victoria Road while at the same time minimising the solar, visual and privacy impacts on surrounding properties
- O2 To allow development that effectively transitions from taller heights at the northern corner of the site (corner of Day Street and Victoria Road) down to lower scale development to the south, east and west of the site (along Formosa Street and Thornley Street).

Height of Building

New buildings are to have a scale that is visually compatible with surrounding development. The height of new development is to reduce towards the south and west and to achieve a successful transition it may need to be lower than the maximum height permitted in the LEP along Formosa Street and Thornley Street.

- O3 To concentrate higher development in the northern corner of the block, at Victoria Road and Day Street.
- O4 To provide an effective transition to the surrounding two storey development to the west and south by locating two to three storey built form along the street wall of the block.
- O5 To maximise the solar access and minimise the visual and privacy impacts on surrounding properties.
- O6 To create attractive streets along all boundaries of the block.

Controls

C24.	Maximum building height along the Victoria Road alignment is 5 storeys with a minimum 3 metre set back from Victoria Road and Day Street to any 6 storey component of the development.
C25.	Maximum building height at the Formosa Street and Thornley Street alignment is 2 storeys with a minimum 5 metre set back to any 3 storey component of the development.
C26.	2 and 3 storey development within the 14m height limit is to be in accordance with the building envelope in Figures F2.7 - F2.13.
C27.	The roof form at both Victoria Road and Formosa Street is to be a parapet edge.
C28.	Basement garaging is to be designed to minimise the bulk and scale of the development, minimising blank walls to the street. Garage structures are not to extend more than 1m above the natural ground line at any point.
C29.	All plant must be contained within the building envelope.

Bulk and Scale

The bulk and scale of a development plays an important role in helping the development fit into its surrounding context and minimise the impacts of development.

- O7 To accommodate a two to three storey built form along the southern and eastern boundaries of the block.
- O8 To provide height controls that accommodate the steep topography in the southern corner of the block.

Controls

C30.	Basement parking is not to extrude more than 1m above the natural ground line.
C31.	Development along Formosa Street and Thornley Street is to have a two storey appearance.
C32.	It may be possible to provide some four storey development along Victoria Road where this can occur entirely within the maximum building envelope, is set back a minimum of 3 metres from the 3 storey street wall along Victoria Road and where it does not increase overshadowing or reduce privacy of adjoining properties.
C33.	The design of balconies and roof terraces is to minimise the visual bulk of the building particularly along Formosa Street and Thornley Street.

Active frontages

Active frontages contribute to visual and physical activity along the street particularly along Victoria Road and may include community and civic facilities, recreation and leisure facilities and shops, restaurants and cafes.

- O9 To promote activity and interest along Victoria Road and at the highly visible corners.
- O10 To enhance the commercial viability and compliment existing retail, commercial, entertainment and community uses.
- O11 To enhance safety and security in the area.

Controls

C34.	Provide ground level active uses and a continuous cantilevered awning where indicated on Figure F2.7.
C35.	Ground level active uses are to be a minimum of 10m deep and have a finished floor level no greater than 0.35m above the footpath level.
C36.	Residential entries and foyers are permitted along ground level active street frontages but are not to compromise the commercial activity along the street.
C37.	Vehicle access points are not permitted in areas indicated as active street frontage.

- 20m* max. building height (6 storeys)
- 17m* max. building height (5 storeys)
- Area where an increase to a maximum building height of 20m on sites greater than 2,500sqm may be possible
- 14m max. building height (3 storeys)
- 8.5m max. building height (2 storeys)
- 5m minimum upper level setback to boundary
- 3m minimum upper level setback to boundary
- Active street front & continuous awning required

* Increased heights only applicable if total development site area over 2,500sqm

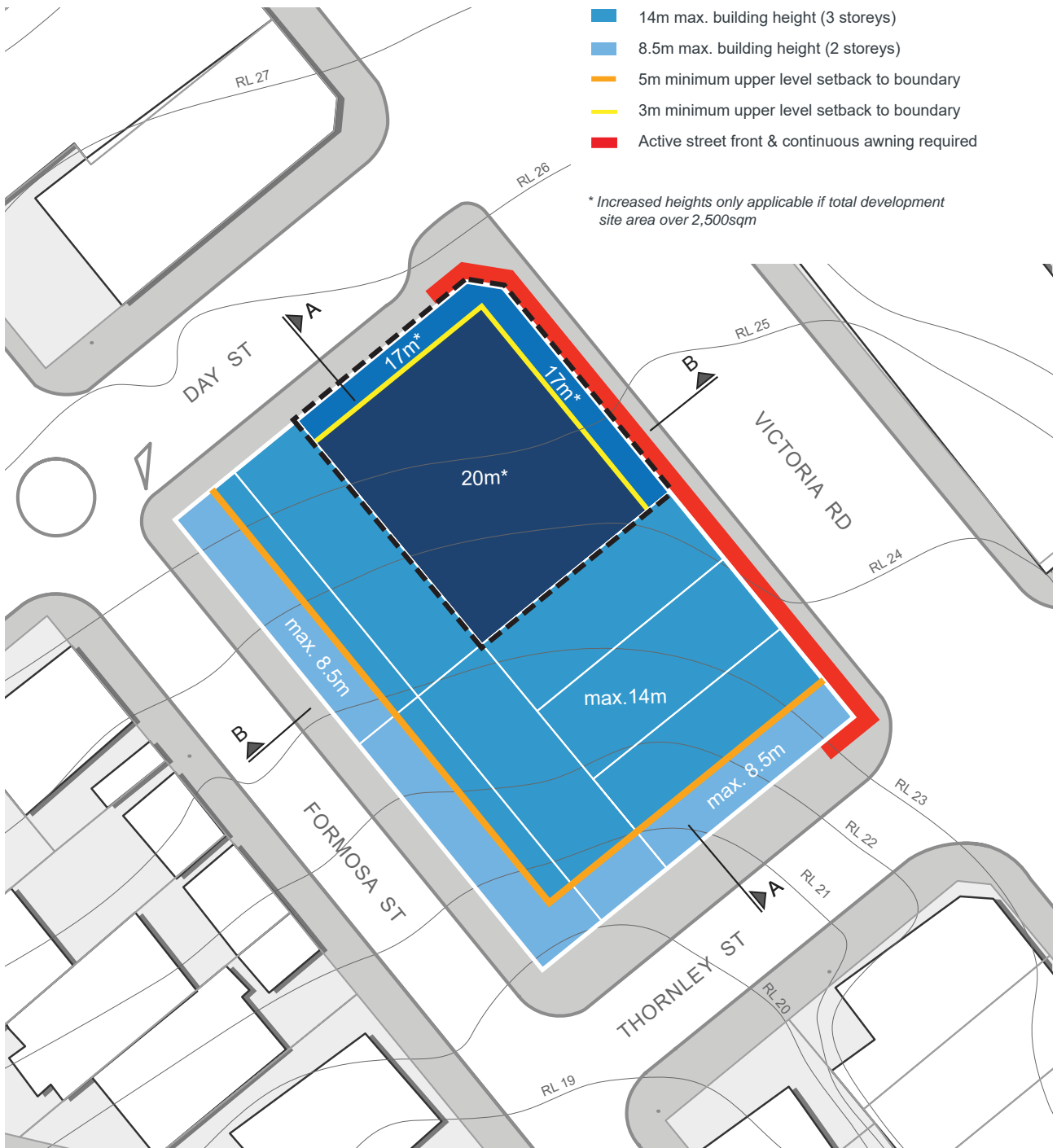


Figure F2.7 Development controls plan



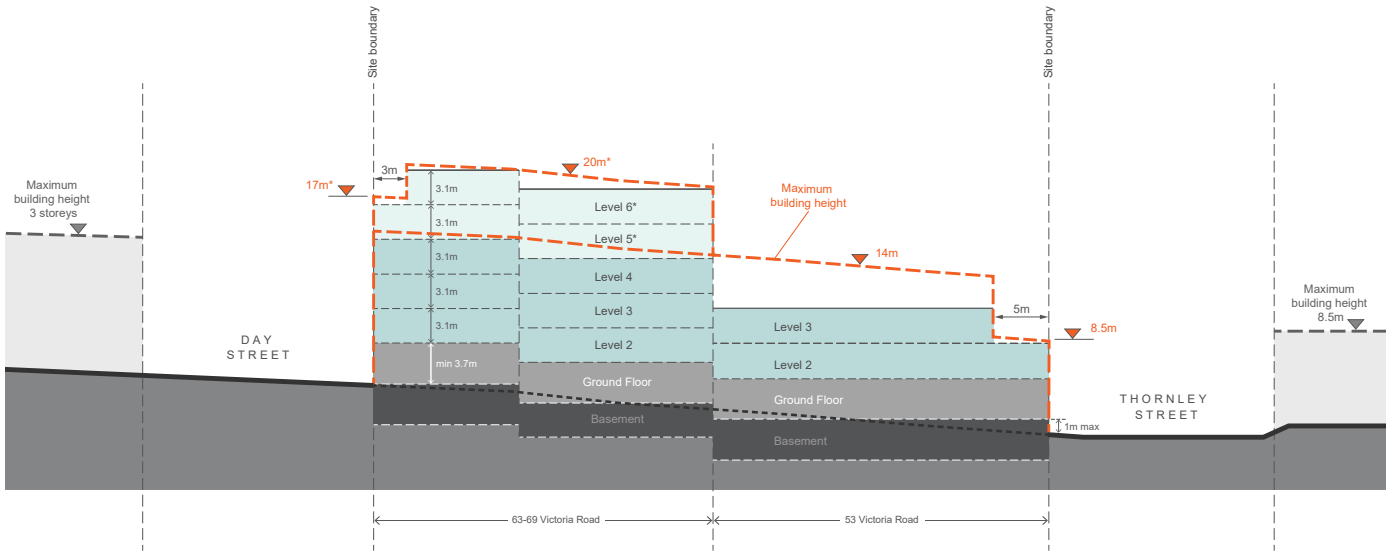


Figure F2.8 Section A

* Increased heights only applicable if total development site area over 2,500sqm

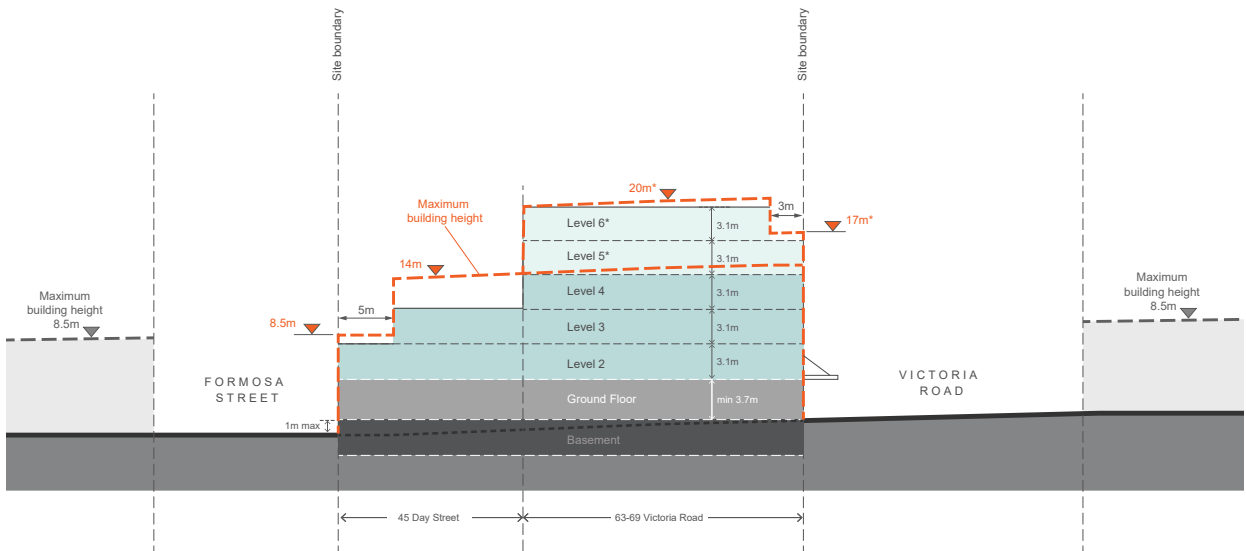


Figure F2.9 Section B

* Increased heights only applicable if total development site area over 2,500sqm

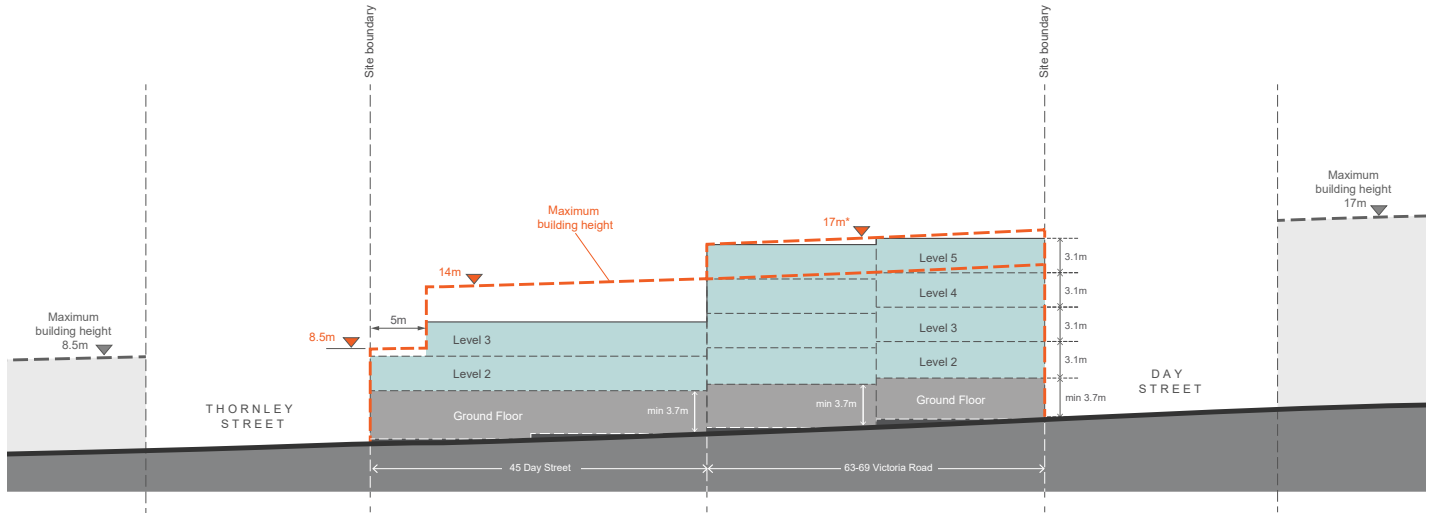


Figure F2.10 Elevation 1 Victoria Road

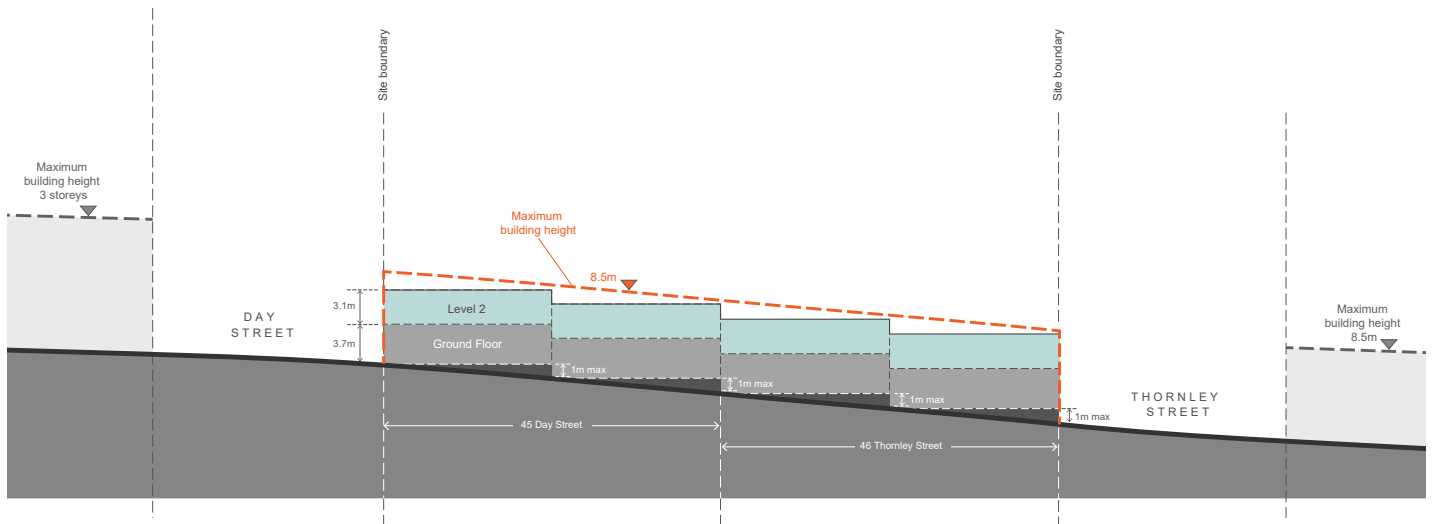


Figure F2.11 Elevation 2 Formosa Street

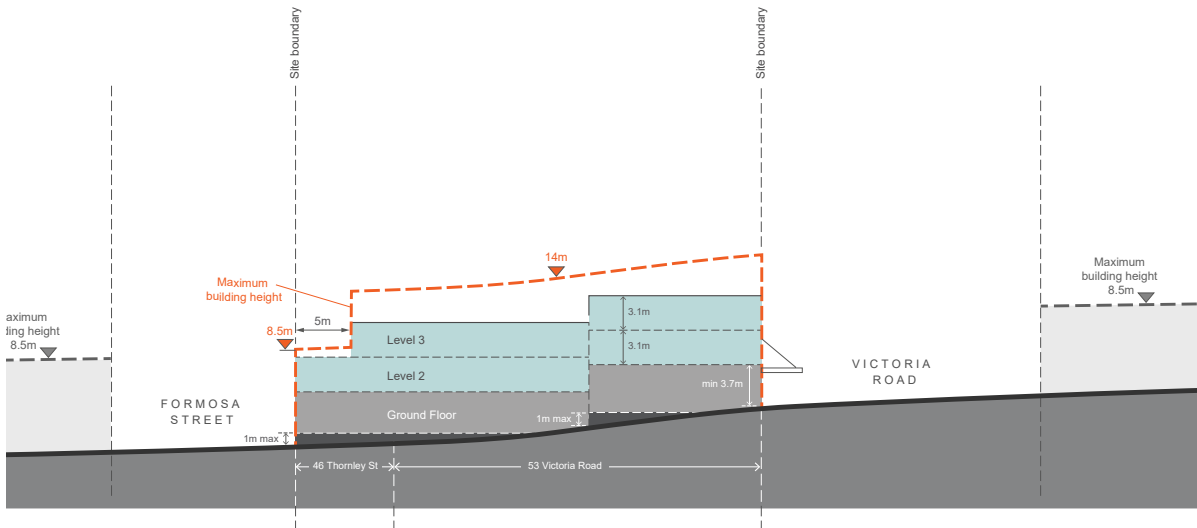


Figure F2.12 Elevation 3 Thornley Street

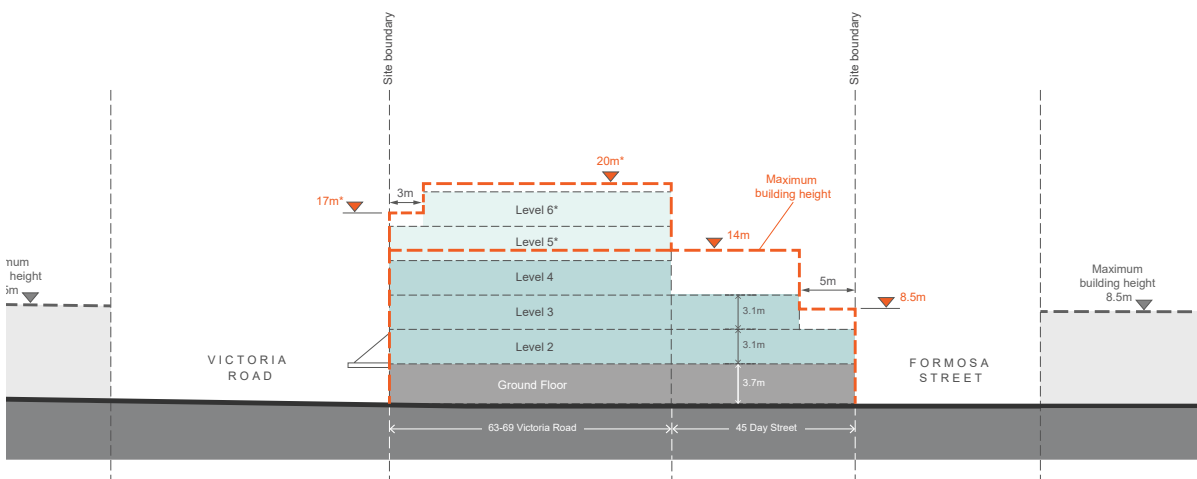


Figure F2.13 Elevation 4 Day Street

* Increased heights only applicable if total development site area over 2,500sqm