SITE-SPECIFIC DEVELOPMENT CONTROL PLAN

Amendment to Leichhardt Development Control Plan 2013

1-5 CHESTER STREET, ANNANDALE

SECTION 11 – 1-5 Chester Street, Annandale

Relationship to other plans

The following site-specific controls apply to 1-5 Chester Street, Annandale.

Unless otherwise stated all development should be designed and constructed in accordance with the controls in this section and the provisions of this plan.

In the event of an inconsistency between this section and the remaining provisions of this DCP, the controls in this section shall prevail in relation to development on the site to the extent of the inconsistency.

Relationship to State Environmental Planning Policy (Affordable Rental Housing) 2009

If there is an inconsistency between the provisions of this DCP and State Environmental Planning Policy (Affordable Rental Housing) 2009, the provisions of the SEPP prevail to the extent of the inconsistency.

G11.0 LAND TO WHICH THIS SECTION APPLIES

This section applies to 1-5 Chester Street, Annandale being Lot 11 DP499846 (the site). Refer to Area 10 in Figure G1 Site Specific Areas and Figure G53 below.

The site has an area of 1,307m^2 and is located on the western side of Chester Street and to the east of Johnstons Creek canal.

G11.1 BACKGROUND

The site is the subject of a planning proposal which rezones the land from IN2 Light Industrial to B7 Business Park with boarding house for student housing as an additional permitted use and changes the height and floor space ratio controls.

The site is within the Camperdown Ultimo Collaboration Area, and the planning proposal supports the implementation of the February 2019 Place Strategy for the Collaboration Area. The Camperdown Ultimo Collaboration Area Place Strategy identified the need for affordable student housing and employment floor space to support innovation, research, creative industries and artists, and collaborative projects.

G11.2 RELATIONSHIP TO OTHER SECTIONS OF THE LEICHHARDT DCP

Unless otherwise stated, development of the site should be designed and constructed in accordance with the controls in this section and all other relevant provisions of this plan.

In the event of an inconsistency between this section and other provisions of this DCP, the controls in this section shall prevail in relation to development on the site.

Figure G53: The site

G11.3 OBJECTIVES

O1 To provide high quality affordable student housing and flexible floor space to accommodate a range of business premises, office premises and light industries in the technology, bio-medical, arts, production and design sectors.

O2 To respond to the existing and future context and character of the area, including the industrial heritage.

O3 To achieve architectural and urban design excellence.

O4 To enhance and activate the public domain.

O5 To maintain adequate solar access and amenity to surrounding residences.

O6 To ensure the amenity of future residents of the development.

O7 To contribute to the rehabilitation and greening of the Johnstons Creek corridor.

O8 To provide for future connectivity along the Johnstons Creek corridor.

O9 To ensure appropriate access arrangements, including supporting commercial and light industrial uses.

O10 To encourage active transport and support public transport mode share.

O11 To ensure an ecologically sustainable development outcome.

G11.4 DESIRED FUTURE CHARACTER STATEMENT

The site is within the Camperdown Distinctive Neighbourhood (Section C2.2.1.8 of this DCP).

The new character of the site should:

O1 Positively contribute to the transition of the Camperdown Ultimo Collaboration Area to a high density health and education precinct.

O2 Achieve design excellence in a high quality built form that responds to the local character, topography and heritage context of the surrounding area through appropriate design and use of materials.

O3 Protect and enhance existing Heritage Items and the Annandale Heritage Conservation Area.

O4 Protect and enhance the residential amenity of neighbouring dwellings and ensure the amenity of residents within the development.

O5 Enhance and activate the surrounding public domain, including by locating lower level non-residential uses facing Chester Street and the Johnstons Creek corridor.

O6 Enhance and re-vegetate the frontage to Johnstons Creek and provide a landscaped section of Johnstons Creek cycle and pedestrian path to facilitate future connectivity.

G11.5 BUILT FORM, HEIGHT AND DESIGN

Objectives

O1 To integrate new buildings with the adjoining and neighbouring buildings with an appropriate transition of building heights.

O2 To ensure building heights minimise impacts on the surrounding area including existing dwellings and open space.

O3 To minimise overlooking and overshadowing of neighbouring properties.

Controls

C1 The built form layout is to be generally consistent with Figure G54.

C2 The maximum height of buildings including any lift-overruns is 17m and no more than 5 storeys.

C3 The proposed building design shall be consistent with that shown in **Figure G54** and **Figure G55** to minimise visual impacts, excessive building scale, overshadowing issues and facilitate the Johnstons Creek corridor landscaped pedestrian and cycleway.

Figure G54: Indicative site plan

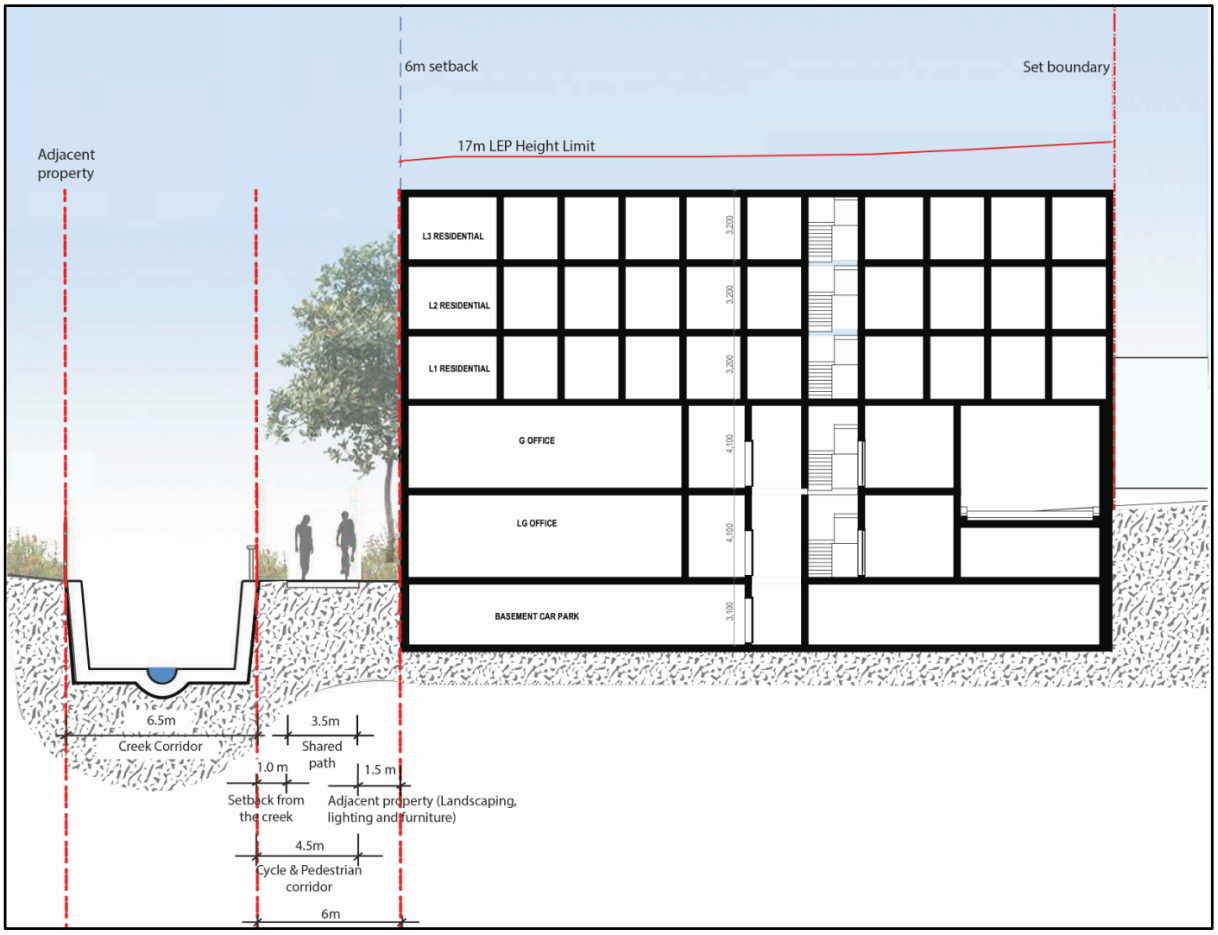

Figure G55: Indicative north-south section

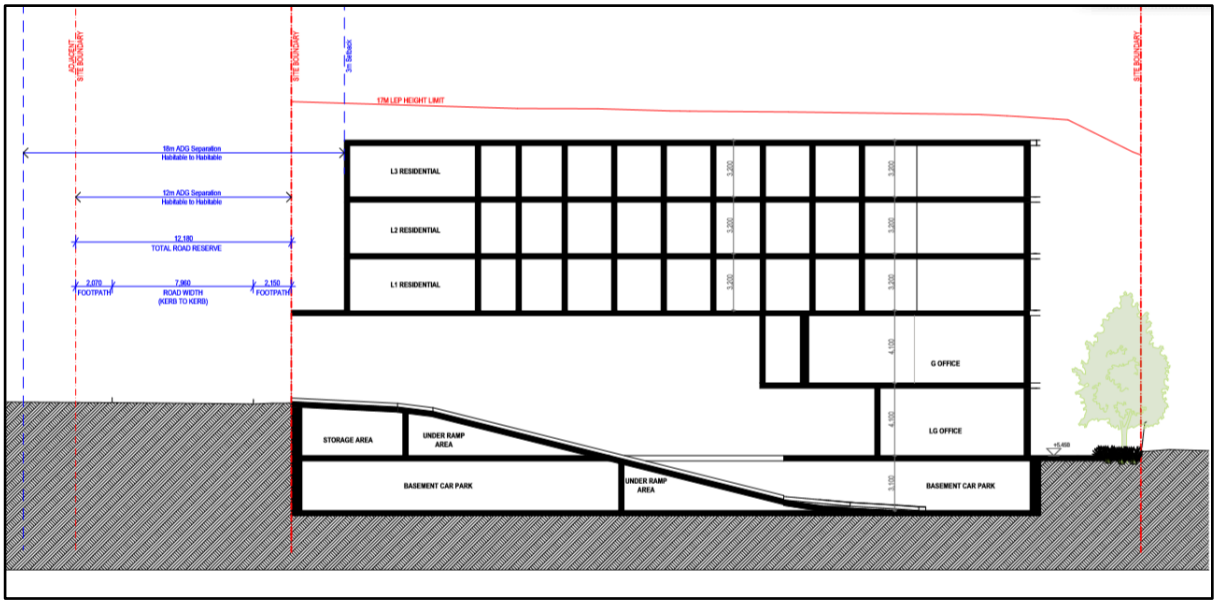

Figure G56: Indicative east-west section

G11.6 LAND USE

Objectives

O1 To contribute to the evolution of Camperdown Precinct into a health and education precinct

O2 To integrate a mix of uses on the site while minimising the potential for land use conflict.

O3 To ensure non-residential uses do not adversely impact on the residential amenity within the site or of the surrounding area.

O4 To ensure that student accommodation on the site does not impact upon the operation and viability of businesses both on the site and in the surrounding area.

O5 To support employment uses including business and office premises and light industries in the technology, bio-medical, arts, production and design sectors.

O6 To provide for boarding house development to accommodate student housing.

O7 To maximise activity and surveillance along main pedestrian routes.

O8 To ensure that any future redevelopment of the site will continue to support the health and education role of Camperdown precinct.

Controls

C1 A minimum 980m^2 of flexible floor space is to be provided for a range of business and office premises and light industries.

C2 Student housing is to be provided only on upper levels.

C3 All employment floorspace is to have a minimum floor to ceiling height of 4m.

C4 Residential lobby access should be provided from Chester Street.

C5 The building design should minimise impacts between the employment uses and residential uses by:

i) separating employment pedestrian access from residential pedestrian access

ii) designing and locating employment and residential services and equipment (eg. plant) to minimise adverse amenity impacts.

C6 Street activation and passive surveillance of Chester Street is to be provided by locating employment uses fronting the street.

C7 The student housing and employment uses are to be maintained and operated in a single entity. Strata subdivision, company or community title subdivision of the site is not permitted.

G11.7 SETBACK AND SEPARATION

Objectives

O1 To reduce the apparent overall building bulk and scale and to provide a human scaled development when viewed from surrounding streets.

O2 To provide an appropriate setback to Johnstons Creek to support its rehabilitation and greening and facilitate future connectivity along the creek corridor.

O3 To provide a section of the Johnstons Creek pedestrian/cycleway that can become a section of the through-site link.

O4 To allow for future redevelopment of adjacent lots.

O5 To provide an appropriate transition in scale to adjoining properties.

Controls

C1 Buildings (including basement) are to be setback at a minimum of 6m from the boundary fronting Johnstons Creek.

C2 A 3m upper level setback is to be provided to residential uses along the Chester Street frontage as shown in Figure G56.

C3 Appropriate setbacks and design measures to allow future redevelopment of neighbouring properties should be provided.

G11.8 STUDENT ACCOMMODATION

Objectives

O1 Ensure an acceptable level of amenity and accommodation in the boarding house to meet the needs of residents.

O2 Minimise the adverse impacts that can potentially be associated with student accommodation on adjoining properties and the vicinity.

Controls

C1 The student accommodation should be well-designed using best practice examples to deliver a high standard of architectural, urban and landscape design.

Bedrooms

C2 The gross floor area of a bedroom is to be at least:

a) 12sqm (including 1.5sqm required for wardrobe space); plus

b) 4sqm when a second adult occupant is intended, which must be clearly shown on plans; plus

c) 2.1sqm for any en suite, which must comprise a hand basin and toilet; plus

d) 0.8sqm for any shower in the en-suite; plus

e) 1.1sqm for any laundry, which must comprise a wash tub and washing machine;

plus

f) 2sqm for any kitchenette, which must comprise a small fridge, cupboards and shelves and a microwave.

C3 Ensure the ceiling height in any bedroom containing double bunks is 2.7m. Triple bunks are not permitted.

Communal kitchen areas

C4 A communal kitchen area is to be provided with a minimum area that is the greater of 6.5sqm in total or 1.2sqm for each resident occupying a bedroom without a kitchenette.

C5 The communal kitchen is to contain:

a) one sink for every 6 people, or part thereof, with running hot and cold water; and

b) one stove top cooker for every 6 people, or part thereof, with appropriate exhaust ventilation.

C6 The communal kitchen is to contain, for each resident occupying a bedroom without a kitchenette:

a) 0.13 cubic metres of refrigerator storage space;

b) 0.05 cubic metres of freezer storage space; and

c) 0.30 cubic metres of lockable drawer or cupboard storage space.

Communal living areas and open space

C7 Provide indoor communal living areas with a minimum area of 12.5sqm or 1.25sqm per resident and a width of 3 metres. The communal living area can include any dining area, but cannot include bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors and the like.

C8 Indoor communal living areas are to be located:

a) Near commonly used spaces, such as kitchen, laundry, lobby entry area, or manager's office, with transparent internal doors, to enable natural surveillance from resident circulation;

b) adjacent to the communal open space, where appropriate;

c) on each level of a multi-storey boarding house, where appropriate; and

d) where they will have minimal impact on bedrooms and adjoining properties.

C9 Communal open space is to be provided with a minimum area of 190 sqm.

C10 Landscape treatment of the communal open space is to be maximised to promote cooling of the building and consist of native plants to the local area.

C11 Communal outdoor open space is to located and designed to:

a) generally be north-facing to meet the solar access requirements;

b) provide partial cover from weather;

c) incorporate soft or porous surfaces for 50% of the area;

d) be connected to communal indoor spaces, such as kitchens or living areas;

e) contain communal facilities such as barbecues, seating and pergolas where appropriate; and

f) be screened from adjoining properties and the public domain with plantings, such as a trellis with climbing vines.

C12 30% of all bedrooms are to have access to private open space with a minimum area of 4sqm in the form of a balcony or terrace area.

Bathroom, laundry and drying facilities

C13 Communal bathroom facilities accessible to all residents 24 hours per day are to be provided with at least:

a) one wash basin, with hot and cold water, and one toilet for every 10 residents, or part thereof, for each occupant of a room that does not contain an en suite; and

b) one shower or bath for every 10 residents, or part thereof, for each occupant of a room that does not contain a shower.

C14 Laundry facilities are to be provided and include:

a) one 5kg capacity automatic washing machine and one domestic dryer for every 12 residents or part thereof; and

b) at least one large laundry tub with hot and cold running water.

Amenity, safety and privacy

C15 Boarding house is to maintain a high level of resident amenity, safety and privacy by ensuring:

a) communal spaces, including laundry, bathroom, kitchen and living areas are located in safe and accessible locations;

b) bedrooms are located so that they are separate from significant noise sources and incorporate adequate sound insulation to provide reasonable amenity between bedrooms and external noise sources;

c) structural fittings and fixtures for all internal rooms that enhance nonchemical pest management of the building, with all cracks and crevices sealed and insect screening to all openings;

C16 Boarding house is to be designed to minimise and mitigate any impacts on the visual and acoustic privacy of neighbouring buildings by locating:

a) the main entry point at the front of the site, away from side boundary areas near adjoining properties;

b) screen fencing, plantings, and acoustic barriers in appropriate locations; and

c) double glazed windows where noise transmission affects neighbouring buildings.

G11.9 FINISHES AND MATERIALS

Objectives

O1 To ensure that buildings have a high-quality appearance that enhance and activate the public domain.

O2 To ensure that buildings respond to the character and heritage of the surrounding area.

O3 To provide high quality, durable finishes and materials.

Controls

C1 Building design is to respond to the surrounding industrial warehouse character and industrial heritage buildings including through the following:

i) Façade design which emphasises vertical rhythm (such as through brick pilasters and tall parapet masonry walls),

ii) a higher solid to void ratio with similar sized windows at regular intervals, and

iii) materials and finishes sympathetic to warehouse character.

C2 Building articulation, design and materials are to provide an appropriate balance between the new development and the older character of the locality.

C3 The use of face brickwork and or corbelling is encouraged.

G11.10 VISUAL AND ACOUSTIC PRIVACY

Objectives

O1 To ensure viability of employment uses and residential amenity by providing appropriate separation of uses and excellent acoustic attenuation.

O2 To minimise visual privacy and acoustic impacts to adjoining properties and in the site itself.

Controls

C1 Employment uses are to include appropriate design and acoustic measures to ensure they do not have a significant adverse impact on the amenity of surrounding residential uses or future residents of the site.

C2 Suitable acoustic attenuation measures are to be provided to the student housing rooms to ensure they are not adversely impacted by business and industrial uses on the site or within the surrounding area.

C3 Implement sufficient slab treatment between employment uses and residential uses to ensure acoustic attenuation.

C4 Incorporate construction methods and materials that insulate residential uses from noise transmission from employment uses.

C5 Residential uses are oriented away from the adjacent industrial use at 17 Chester Street.

C6 An operating ‘Plan of Management’ is to be submitted with a development application for the boarding house and employment uses to ensure that these operate with minimal impact on adjoining properties and maintain a high level of amenity for residents.

C6 Any development application is to be accompanied by a report prepared by an acoustic consultant verifying the adequacy of the proposed design and the construction methods

and materials to achieve appropriate noise levels within the proposed residential accommodation. Consideration should be given to potential noise generated by both existing and future non-residential uses on the site and in the surrounding area.

G11.11 DEEP SOIL AREA AND LANDSCAPING

Objectives

O1 To ensure occupants are provided with a reasonable level of outdoor amenity and access to green space.

O2 To enhance the interface with Johnstons Creek and contribute to its greening and rehabilitation.

O3 To provide a landscaped section of pedestrian/cycle way along Johnstons Creek.

O4 To ensure that the development incorporates consolidated deep soil areas of sufficient size and dimension to accommodate significant tree plantings and other plants, and provide optimal growing conditions.

O5 To ensure the amenity of residents, workers and visitors is enhanced by high quality landscaping.

O6 To enhance the landform and landscape of the interface between the development and Johnstons Creek

Controls

C1 A minimum of 17.4% of the site area is to be provided as deep soil, predominantly fronting Johnstons Creek.

C2 Landscaping and mature tree planting with large canopy trees shall achieve 15% site canopy coverage.

C3 The ground levels and landscaping of the pedestrian and cycle path should provide an appropriate interface to the creek and match the corresponding characteristics of the Douglas Grant Park, where practical.

C4 The through-site link should be constructed to allow seamless integration of the path with the future sections of the path along neighbouring properties to the north and south of the site.

C5 Landscaping along the Johnstons Creek corridor is to contribute to the wider greening and rehabilitation of the creek and enhance the visual outlook of the areas surrounding the creek.

C6 The basement level of the development needs to be appropriately screened to ensure it does not present a blank wall to Johnstons Creek.

C7 Provide a landscaped pedestrian/cycle path adjacent to Johnstons Creek.

C8 Overhead power cables along the frontages of the site must be relocated underground and replaced with appropriate street lighting that relates to the scale of the development and the significant aesthetic benefit that will result from undergrounding including allowing for viable street tree planting.

C9 Incorporate new street trees along Chester Street to contribute to the greening of the street.

G11.12 SOLAR ACCESS

Objectives

O1 To minimise the overshadowing impacts of development within the site and on adjoining properties.

O2 To maximise solar access to the communal indoor and open space.

Controls

C1 Provide an indicative design for 17 Chester Street to test overshadowing impacts and ensure the development potential of this adjoining site is not unduly constrained and that the two sites can be developed in a holistic way.

C2 At least 65% of habitable rooms within the boarding house must provide a window positioned within 30 degrees east and 20 degrees west of true north and allow for direct sunlight over minimum 50% of the glazed surface for at least two hours between 9.00am and 3.00pm on 21 June.

C3 Each bedroom must have access to natural light, from a window or door with a minimum aggregate area of 10% of the floor area of the room. Skylights are not to be the sole source of light.

C4 Indoor communal areas are to receive a minimum 2 hours solar access to at least 50% of the windows during 9am and 3pm on 21 June.

C5 The communal open space is to receive a minimum of 2 hours of solar access between 9am and 3pm on the 21 June to at least 50% of its area.

G11.13 PARKING AND ACCESS

Objectives

O1 To ensure safe and efficient access to and from the site for a range of non-residential uses.

O2 To minimise car parking, bike parking and motorcycle parking to encourage active transport and car sharing.

O3 Minimise the potential risks of flooding of the underground car park.

Controls

C1 Basement access must accommodate medium rigid vehicles movements to service light industrial uses.

C2 No private car parking will be provided for the student accommodation, with the exception of one accessible space for a boarding house manager.

C3 A maximum car parking rate of 1 per 150m^2 of employment floor space.

C4 Car share spaces should be provided at a rate of 1 space per 50 student housing rooms.

C6 At least one bicycle parking space is to be provided for every 5 student housing rooms.

C7 Ensure that the car park entry level is above RL5.45 AHD to minimise flood risk.

C8 Vehicular entries are to be designed to minimise the visibility of garage doors from the street.

C9 Provide a clear street address for residential entries.

C10 Vehicular access to the site shall minimise potential pedestrian and vehicular conflicts.

C11 Ingress and egress from the site shall be in a forward direction.

C12 The development application is to be supported by a traffic report prepared by a suitably qualified person, addressing as a minimum the following factors:

a) the prevailing traffic conditions;

b) the likely impact of the proposed development on existing traffic flows and the surrounding street system;

c) pedestrian and traffic safety; and

d) an assessment of the impacts from any proposed on- site parking.

G11.14 ENVIRONMENTAL MANAGEMENT

Objectives

O1 To ensure that the new development applies the principles of ecologically sustainable development.

O2 To reduce environmental impacts of the development.

O3 To encourage improved environmental performance through the use of industry recognised building rating tools.

O4 To future-proof development to accommodate the emergence of electric vehicles.

O5 To reduce the cause and impacts of urban island heat effects.

Controls

C1 The development is to achieve a minimum 4-star Green Building Council rating.

C2 Rainwater capture is to be provided for re-use on site.

C3 Development must increase urban green cover on the site through tree planting, mass

planted garden beds, WSUD, green roof and walls.

C4 Basement car parking areas are to be designed so that electric charging points can be installed in the future.

C5 Non-residential development is to be designed to minimise the need for active heating and cooling by incorporating passive design measures related to glazing, natural ventilation, thermal mass, external shading and vegetation.

C6 The installation and use of photovoltaic solar panels is encouraged. Where possible, solar panels should be co-located with green roofs to increase the operational efficiency of the solar panels.

Water Sensitive Urban Design (WSUD)

C7. The development should adopt an integrated approach to water cycle management and address water conservation, efficiency, stormwater management, drainage and flooding through a coordinated process.

C8. A suitably qualified engineer with experience in stormwater, drainage and WSUD is to assess the site requirements for the proposed development, and prepare the required stormwater, drainage and WSUD plans in accordance with the provisions of this DCP and best practice sustainable water management techniques.

C9. Design the site to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

C10 Where filtration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater.

G11.15 WASTE MANAGEMENT

Objectives

O1 To ensure that adequate on- site provision is made for the temporary storage and disposal of waste and recyclable materials.

O2 To ensure that opportunities to maximise source separation and recovery of recyclables are integrated into the development.

O3 To minimise risk to health and safety associated with handling and disposal of waste and recycled material and the potential for adverse environmental impacts associated with waste management.

Controls

C1 Waste and recycling storage areas are to be located, designed and constructed to ensure integration with the Chester Street streetscape.

C2 Residential and commercial waste areas are to be separated with separate accesses.

C3 Waste and recycling facilities must be managed in acoustically treated areas to minimise

the noise of collection.

C4 A completed Site Waste Minimisation and Waste Management Plan (SWMMP) addressing ongoing waste and resource recovery for both residential and employment components of the development is to be submitted. The SWMMP is to include details of the following:

- types and estimated quantities of the predicted waste streams
- size and location of recycling and waste storage areas, including bulky waste
- routes of access and transfer from source to storage areas for all users
- routes of transfer from storage areas to collection point
- access route for waste and recycling collection vehicle
- ongoing management, including responsibility for cleaning and transfer of bins between storage areas and collection points, implementation and maintenance of relevant signage, and ongoing education of all residents/tenants

Residential Waste Controls:

C5 Access to garbage and recycling disposal points is to be provided on each residential level, either in the form of inlet hoppers or bin storage areas. A waste chute is advisable for a building that is 4 storeys or more.

C6 A dedicated space (room or caged area) is to be provided within or in close proximity to the bin storage area for the interim storage and management of Council-collected bulky waste and mattresses. A minimum of $8m^2$ is to be provided for every 50 rooms.

C7 Additional communal space is to be provided for the separate recovery of materials including (but not limited to) textiles, hazardous, e-waste, polystyrene, materials under product stewardship schemes and problem wastes. A minimum of $2m^2$ is to be provided for every 50 rooms.

Non-Residential Waste Controls:

C8 A minimum of $4m^2$ of dedicated space is to be provided for every $500m^2$ of non-residential floor space for the interim storage of bulky or fit-out waste, paper, cardboard packaging, batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes or other recyclable resources from the waste stream.

C9 Space must be provided on- site in reasonable proximity to retail or commercial premises to store re-usable commercial items such as crates, pallets, kegs and polystyrene packaging.

G11.16 VISUAL IMPACT TO HERITAGE CONSERVATION AREAS AND HERITAGE ITEMS

Objectives

O1 To minimise visual impacts to the Annandale Heritage Conservation Area (HCA) and heritage items

Controls

C1. A Heritage Impact Statement (HIS) is to be submitted with any development application for the redevelopment of the Precinct, addressing the impact of the proposed works on the Annandale HCA and heritage items in the vicinity of the proposal.