

Bond's Spinning Mill Site

Draft DCP

14 March 2016



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Part 1: Introduction

1.0 Introduction

Name of this document

This document is called the Bond's Spinning Mill site DCP (the DCP).

Land to which this DCP applies

This DCP applies to development on land known as Bond's Spinning Mill Site (the site) as shown at Figure 1 - Land to which the DCP applies.



Figure 1: Land to which the DCP applies

Relationship with other plans

This DCP forms part of the Holroyd DCP 2013. It provides additional site planning and design requirements. In some matters, this DCP will differ or conflict with the requirements of the Holroyd DCP 2013. In such instances, and to the extent of the inconsistency, this DCP prevails..

Application of this DCP

The DCP provides a performance framework in which to enable consideration of a development application on its merits. To facilitate performance based assessment, the DCP has five (5) key parts:

1. Vision and principles
2. Master plan
3. Objectives

4. Controls
5. Alternative design solutions.

Vision, principles and structure

The vision and principles represent the outcomes that must be achieved for the site.

Master Plan

The master plan represents the preferred spatial expression of the vision and principles. Variations to the master plan are permitted where alternative layouts can demonstrate they achieve the vision and principles.

Objectives

The objectives provide further, more detailed guidance on the various planning and design matters that are relevant to the site.

Controls

The controls represent the preferred way of achieving the performance criteria. Should development adopt a control, it will be taken that it has achieved the relevant performance criteria.

Alternative design solutions

Should development not adopt a control, it may propose an alternative design solution. Alternative design solutions are not specified in this DCP, and are to be developed by the proponent.

These parts have a hierarchical relationship where non-achievement of a lower order part must be argued against achievement of the next higher order part. Under this process, the merits of an alternative design solution will be assessed against the relevant performance criteria. Should it be determined that the relevant performance criteria is not satisfied, the applicant is to demonstrate that the alternative design solution achieves the vision and principles. The consent authority is to apply a flexible approach that allows consideration of reasonable alternative design solutions.

Figures

All figures in these guidelines are indicative only and are not to scale.

Part 2: Vision and Principles

2.0 Vision and Principles

Vision

The Bond's Spinning Mills site is a vibrant, mixed use and compact urban precinct that respects and celebrates its past history and integrates with, complements and enhances the surrounding Pendle Hill community.

Principles

1. Development responds to and respects the site and its context, including its strategic, transit proximate location, topography and surrounding residential uses
2. Development is predominantly residential in use, making an important contribution to the amount and choice of housing for the broader community
3. Development creates a new heart for the precinct and surrounding Pendle Hill community, including the establishment of non-residential uses that enhance convenience and lifestyle and the provision of a new, publicly accessible, multi-use park and network of public open space
4. Existing Bonds heritage is retained, restored and adaptively reused to reference the past and provide an asset and focal point for the precinct
5. Development provides for a public access to the precinct and an interconnected, fine-grain and permeable movement network that prioritises pedestrian and cyclist movement
6. Development provides for a varied, integrated open space network that provides for a diverse range of informal active and passive recreational activities in a largely green, soft landscaped setting
7. Buildings are sited, angled and designed to maximise climatic responsiveness and provide high levels of desirable solar access and natural ventilation
8. Development creates a high level of residential amenity, including optimising outlook and views to desirable landscape elements, and respects the amenity of surrounding established residential areas
9. Development defines and activates Jones Street, Dunmore Streets and new streets
10. Development is well designed, with a positive relationship between buildings and adjoining public domain, including providing for high levels of amenity for key public spaces
11. Development provides for a high level of engagement between the public and private domains, in particular providing for pedestrian integration and extensive opportunities for passive casual surveillance.

Part 3: Master Plan

3.0 Master Plan

The vision and principles for the site as identified in Part 2.0 of this DCP are spatially expressed in the urban structure for the precinct as shown in **Figure 2 - Master plan**.

To ensure that development provides key elements whilst providing flexibility in the location and arrangement of these elements, where variations to **Figure 2 - Master plan** are proposed, the development application is to demonstrate how the vision and principles have been achieved, and the consent authority is to exercise a reasonable level of flexibility in considering the suitability of variations.



Figure 2: Master plan

Part 4: Development Code

4.0 Development Code

Objective		Control	
Land use			
01	Development creates a high density, vibrant and active urban precinct while not placing unreasonable demand on local movement, community or open space infrastructure	C1 C2	Land use is generally in accordance with Figure 3 - Land use
02	Development provides for centrally located, integrated non-residential uses that support the convenience and lifestyle needs of residents of the precinct and Pendle Hill community	C2.1 C2.2 C2.3	Non-residential uses are located generally in accordance with Figure 3 - Land use Development provides for a maximum of 6,000m ² of GFA of non-residential uses <i>Note: preferred non-residential uses include shops, local services, medical centre, cafes and supermarket</i> Non-residential uses maximise activation of the multi-use park and public plaza



Figure 3: Land use

Objective		Control	
Building height			
O	Building height is: - is varied throughout the precinct to create an articulated and visually interesting skyline - adopts a height pyramid principle with taller buildings located in the centre of the site transitioning to lower rise buildings at the site's edges - reinforces the visual prominence of the crest of Dunmore Hill	C	Maximum building height complies with the Holroyd LEP 2013
		C	Maximum building heights is distributed generally in accordance with Figure 4 - Building height
		C	Maximum building height fronting a street that separates the precinct from land in the R2 Low Density Residential zone is 4 - 6 storeys, allowing for increased height to the corners of any new local street and Jones Streets
		C	Maximum building height within 10m of the precinct's boundary with land in the R2 Low Density Residential zone and is primarily occupied by a dwelling house is 4 storeys
		C	Greater building height than adjoining buildings is encouraged at corner locations
		C	Basement levels are integrated with existing benched ground levels to create new communal landscaped open space



Figure 4: Building height

Objective		Control	
Building siting			
O	Buildings are sited to: • optimise climatic responsiveness, in particular solar access to ground floor communal open space and public domain • frame and define streets • provide for a high level of amenity for adjoining and nearby residential uses • create a physically and visually permeable and open character	C	Building are setback a sufficient distance from existing and new streets to provide a balance between activating the street and providing sufficient area for landscaping to soften the visual impact of the built form in the streetscape
		C	Apart from where for the multi-use park and site vehicle access, buildings provide a continuous street edge to Jones Street
		C	Buildings are setback a minimum of 10m from the site’s southern boundary
		C	Buildings are sited with their long axis aligned north-south
		C	Buildings are sited to provide north-south views throughout the precinct, in particular to the multi-purpose park and heritage buildings
		C	Buildings adjoining the precinct’s southern boundary are separated into distinct, separate buildings and do not create a continuous boundary edge condition
		C	Minimum building separation is in accordance with the ADG
Built form			
	Buildings are designed to: • activate and engage with the adjoining public domain • reduce the appearance of building bulk and scale when viewed from the public domain and provide visual interest	C	Buildings are designed to have their main living areas and adjoining private open space oriented to and directly overlook the public domain
		C	Building facades are angled to optimise solar access to main internal living areas and adjoining private open space and optimise outlook and views to high amenity features such as open space
		C	The Jones Street and Dunmore Street street-walls are broken into a number of smaller parts through significant recesses or other facade modulation
		C	Maximum building depth and width is in accordance with the ADG
		C	Building facades feature articulation within a cohesive overall composition through the use of design measures such as: • recessed and / or projecting balconies • large windows and other openings • sun control devices such as eaves, louvres and screen • privacy screens

Objective	Control
	• blades or fins • elements of a more lightweight material than the main structural framing • balustrades to balconies that have a more lightweight appearance than masonry such as glass, metal or timber C Building facades are angled to optimise solar access to main internal living areas and adjoining private open space and optimise outlook and views to high amenity features such as open space C Residential uses at ground level: • maximise the number of individual dwelling entries from the adjoining public domain • where entries provide access to more than one dwelling, they relate to each lift core, are clearly defined and legible and preferably form an architectural feature of the building • have pedestrian entries that are directly accessible from and at the same level as the adjoining public footpath • have main living areas and adjoining private open space oriented to be parallel and directly overlooking the adjoining public domain • have front boundary treatments that combine level change, landscaping and fencing to provide a reasonable level of privacy for residents while providing for casual passive surveillance of the adjoining public domain • integrate internal living areas with areas of outdoor private open space to provide a transition between the public and private domains C Non-residential uses at ground level: • maximise the number of individual tenancies that adjoin and are directly accessible from the public domain • are at the same level as the adjoining public domain • have large areas of transparent glazing or other openings that enable clear sightlines between the public domain and internal areas, in particular those with high levels of activity such as reception, seating and dining areas

Objective		Control	
			• where they are cafes or restaurants, include outdoor seating in the adjoining public domain • include awnings or other overhangs that provide pedestrian shelter for pedestrians from rain and direct summer sunlight • provide for universal access
Open space			
0	Development provides for public and private open spaces that: • includes a publicly accessible multi-use park for the precinct and surrounding Pendle Hill community • provides an interconnected network of green spaces • are well located and accessible • have a layout, design, area and dimensions that are useable and fit for their intended purpose • have a high level of amenity, including adequate solar access • where publicly accessible, is physically and visually accessible and permeable, and is directly overlooked and activated by adjoining uses • have an coherent, legible landscape character • cater for a diverse range of informal passive and active recreation activities • provides for a high level of visual amenity • cater for biodiversity, enable infiltration of stormwater into the ground and improves microclimate	C C C C C C C C C	Development provides for: • public open space • private communal open space • private, individual use open space • landscaped areas and deep soil areas Open space is provided generally in accordance with Figure 5 - Open space network Development provides for approximately 25,120m² of publicly accessible open space Development creates a publicly accessible multi-use public park having a minimum area of 5,000m² on the northern part of the site that is located between the heritage buildings and new development and has substantial frontage to Jones Street The multi-use park includes the following facilities: • soft and hard landscaping for passive recreation and active play • adaptable playground areas • amenities such as BBQ facilities, shade structures, seating, lighting, bins and signage) Development includes a public plaza as an extension of the multi-use park that features a combination of hard paving and soft landscaping and caters for informal community gathering and interaction, including occasional events Development provides for continuous linear space through-site links between development blocks that provide a physical and visual connection between the multi-use public park and public plaza and the site's southern boundary Development includes at least five (5) public pocket parks distributed throughout the precinct

Objective	Control
	C Except for the public plaza, public open space optimises permeable soft landscaping such as turf and planted areas
	C Open space includes sufficient area for deep soil planting to support large, spreading canopy trees
	C Extensive, co-ordinated tree plantings are provided within new street reserves
	C Publicly accessible open space is provided with a range of amenities such as seating, lighting, paving and BBQ facilities
	C Existing significant trees around the perimeter of the site, in particular those that provide a screening function for adjoining uses, are retained where not required for site access points, and are integrated in to the prevailing landscape character of the precinct
	C Where possible, public open space includes areas for community gardens in locations that do not compromise the useability of the space for informal active and passive recreation activities
	C Deep soft landscape areas are located between buildings are the southern boundary of the site



Figure 5: Open space network

Objective		Control	
Movement network			
O	The movement network: - provides for multiple points of public access to the precinct - is functional and provides for the efficient and safe movement of vehicles, pedestrians and cyclists - provides a comfortable and attractive environment for pedestrians and cyclist - where appropriate, provides opportunities for social interaction and gathering	C	The street network and pedestrian network is provided generally in accordance with Figure 6 - Movement network
		C	The existing street network is extended into the site to provide for at least one vehicle access onto Dunmore Street and one access on to Jones Street
		C	The movement network forms an integrated grid of primary and secondary paths to provide multiple opportunities for north-south and east-west pedestrian movement
		C	Vehicle ingress and egress to the site is 2-way
		C	Pedestrian and cyclist movement is prioritised over vehicular movement
		C	Strong, legible pedestrian connections are established between the site and adjoining areas
		C	Site and carpark access points are provided generally in accordance with Figure 7 - Movement network

Objective	Control
	C Streets include pedestrian paths on both sides C Street furniture is provided and includes a high quality, durable and co-ordinated selection of: • paving • seating • lighting • rubbish bins • signage C The pedestrian and cycle access network: • is direct and accessible to all • is easily identified by users • has a public character • includes signage advising of the publicly-accessible status of the link and the places to which it connects • is clearly distinguished from vehicle access-ways • allows visibility along the length of the link to the public domain at each end • aligns with breaks between buildings so that views are extended and the sense of enclosure is minimised • includes materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant • is well-lit to safety standards • is open to the sky along the entire length • is accessible 24 hours a day C Street trees are to be provided within deep soil zones on all streets that: • comprise a co-ordinated palette of climatically responsive species • are robust and low-maintenance • are planted in a co-ordinated, regularly spaced and formalised manner • increase the comfort of the public domain for pedestrians, including through the provision of shade in summer • enhance the environmental performance of the precinct by increasing opportunities for energy
O On-site carparking is provided: • at a rate that balances the need to provide for the convenience needs	C On-site carparking is provided in accordance with the following rates: • One (1) space per dwelling

Objective	Control
of residents and visitors with encouraging more sustainable forms of movement such as the public transport, walking and cycling for commuter and recreational trips in a form that reduces overall building size and enables the creation of a positive relationship between buildings and the adjoining public domain, in particular through high levels of integration at the ground level	- One (1) space per 44m² of retail and commercial GFA C On-site resident carparking is provided in basement form C Visitor carparking may be provided either in basement form or within on-site road reserves C Basement carparking protrudes above ground level: - for ventilation purposes only - for a maximum height of 1m C Carpark access is co-ordinated to provide for efficiently and convenience while not adversely affecting the pedestrian movement or the visual amenity of the public domain



Figure 6: Movement network

Objective		Control	
Heritage			
O	Development respects and celebrates the site's former use as a the Bond's Spinning Mill	C	The following heritage buildings are retained as shown in Figure 7 - Heritage : • Administration Building • The Dance Hall • Cutting Room • Cotton Bale Room • John Austin Centre
		C	Development is sited and designed in accordance with Appendix A: Heritage Design Guidelines Retained heritage building are sympathetically restored, adaptively re-used and integrated with the balance of the precinct
		C	The spaces around the heritage items are accessible to the public
		C	Industrial archaeology such as information signage and public artwork is distributed throughout the site to provide people with a time line highlighting important events and characters from the site's history
		C	The first development application is supported by a public art strategy that complies with this DCP
		C	View corridors are provided from the public plaza to Dunmore House and from Jones Street through the multi-use park to the John Austin Centre



Figure 7: Heritage

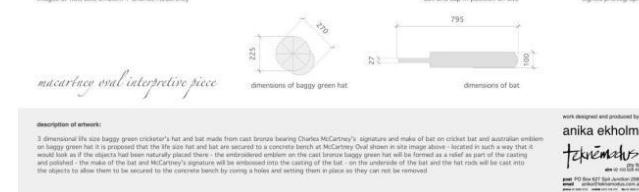
Objective		Control	
Community and social			
O	Development promotes social cohesion and a sense of community through the providing spaces that cater for organised and informal community gathering and interaction	C	Development creates a community precinct focussed within and around the heritage buildings that includes public open space and non-residential uses
		C	Development facilitates public access to the site by maintaining strong connections and a permeable pedestrian and public open space network
		C	Development includes community gardens

1.0 OVERVIEW / INTRODUCTION

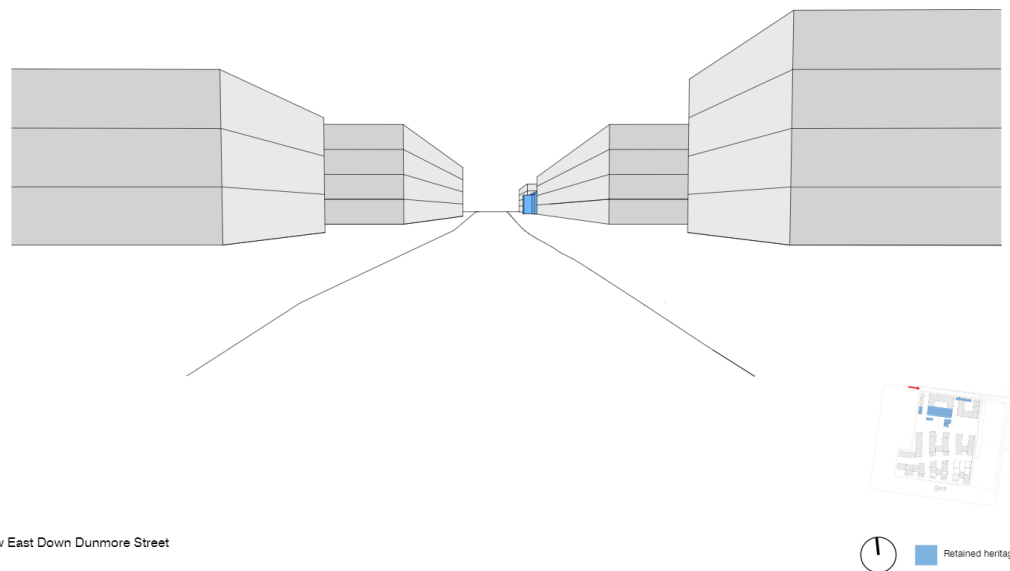
- The role of this document is to provide built form detail and Design Guidelines within the CMP to inform the current Master Plan as well as initial concepts for the future Interpretation Strategy at the site.
- Key views / sections are overleaf and include key design principles for the siting and context of new buildings when adjacent to items of significance.

2.0 INTERPRETIVE STRATEGIES

- Heritage Precinct: The key interpretation strategy is the creation of a mix of landscaped and urban open spaces containing remnants of significant and interpretive items for the retained heritage buildings and other elements associated with the former Bonds Spinning Mills to create the 'Heritage Precinct'. This setting will facilitate their adaptation to new uses, allow them to be publically accessible and enable widening their visual interpretation from, both, inside and outside as key components of the former Bonds factory evolution and operation.
- Interpretation Centre: The retention of the heritage buildings from the Bonds Spinning Mills factory period provides the opportunity to utilise these (possibly the former Administration Building, 'Dance Hall' and/or Cutting Room) as the Interpretation Centre for the site. The centre would include historical documentation and photographs, knitting machinery and soundscapes including oral history recordings.
- Streets and Spaces: Internal lanes and open spaces will be named to interpret the location of elements of production, processes and the history of the site. Examples might include names related to significant entrepreneurs, managers, employees, products and processes.
- Signage strategy: the interpretive strategy will involve retention of representative building elements and equipment accompanied by signage to inform and guide the public around the site, through the manufacturing process and noting the previous uses and attributes of the Bonds building. Examples shown adjacent:
- Public Art Strategy: the public spaces and heritage buildings will include public art that reflects the previous uses and activities at the site, as well as celebrating the oral history and workers at the Bonds factory, which was such a significant employer in the region. Examples of the types of significant Bonds brands that may be interpreted in the public art are indicated adjacent.

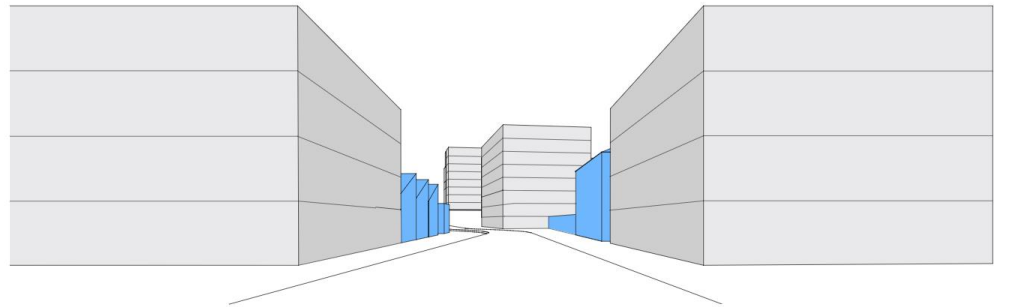


3.0 KEY VIEWS / SECTIONS



3.1 View: Dunmore Street – northern frontage looking east

- At least one structural bay including the Dunmore Street frontage of the former Administration Building should be retained.
- The scale of the proposed adjoining development and its interface with the former Administration Building should respect and not overwhelm the heritage building.
- New buildings along Dunmore Street should be set back so that the retained Bonds buildings remain visually dominant from the street, rather than being overwhelmed by the adjoining development.
- New buildings along Dunmore Street should be separate modules to allow for views into the site from the public realm.
- The scale of new buildings in this precinct should be limited to 4-storeys at Dunmore Street to maintain the existing scale of the street and to avoid obstructing views to Bonds heritage buildings from 'Dunmore House'.
- Higher elements can be considered at the eastern most part of the Dunmore Street frontage subject to consideration of heritage view impacts and broader streetscape amenity and massing.
- Dunmore Street landscaping should strike balance between streetscape amenity and revealing retained elements of Bonds factory.



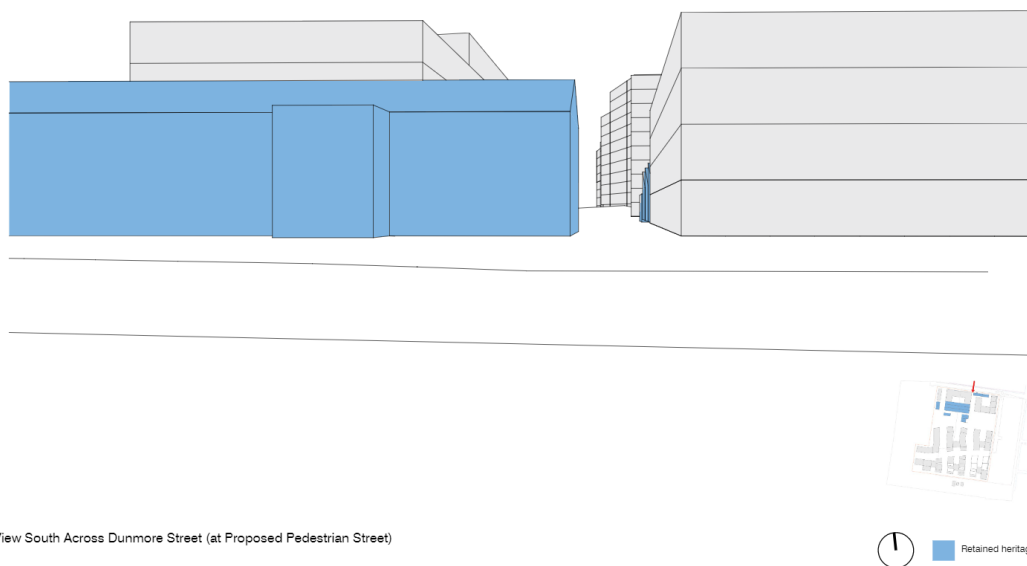
View South Across Dunmore Street (at Dance Hall)



Retained heritage

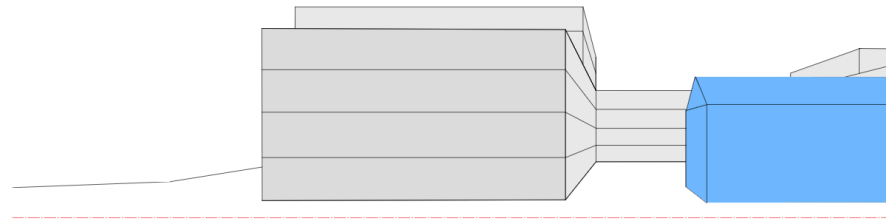
3.2 View: Dunmore Street – western end looking south

- Retention of the 'Dance Hall' would allow it to be used as an element in the Interpretation Strategy of the Bonds Spinning Mills factory period, focusing on the social history of Bonds and its employees including displays and oral histories
- The scale of new buildings in this precinct should be limited to 3-4-storeys and avoid obstructing views to the Bonds heritage buildings from 'Dunmore House'.
- The scale of the proposed adjoining development and its interface with the former Cutting Room should not overwhelm the heritage buildings within this area.
- Landscaping has no heritage significance but should provide a balance between screening and retention of views to and from 'Dunmore House' and be relevant to the period in which the creative and production development of the site was most prolific.
- Consideration is needed for improved landscaping along the boundary to soften the visual impact of new development on 'Dunmore House' and its curtilage.
- Building separation and setbacks should allow views into the site and heritage items.



3.3 View: Dunmore Street – Administration & Fabric Store looking south

- Retention of the front bay of the former Administration Building would allow it to be used for an appropriate new use, including the following:
 - Mixed use development;
 - Office premises;
 - Function centre ;
 - Residential (with units set within the structural bays);
 - Information and education facility;
 - Retail;
 - Restaurant or café ;
 - Market; and/or
 - Amusement centre.
- Retention of the Cutting Room (beyond) would allow it to be used for a new use that is compatible with its large spaces and expressed fabric e.g. supermarket, indoor sports etc.
- The external form and surviving original fabric of the John Austin Centre (beyond) should be retained but the interior could be further altered sympathetically.
- Additional building height can be considered south of the Administration Building will be considered subject to its interface with the Administration Building.



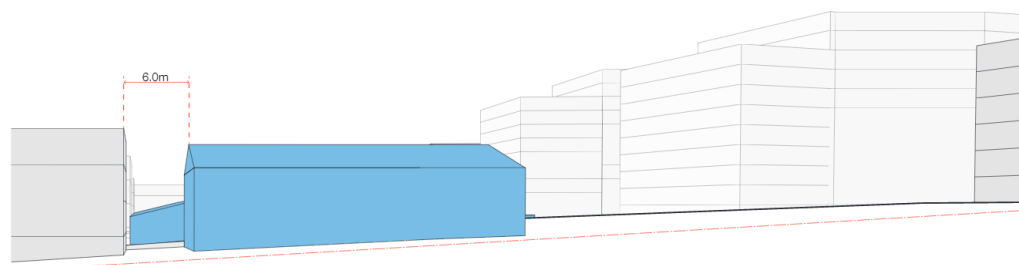
Dunmore Street - Eastern frontage looking south



Retained heritage

3.4 View: Dunmore Street – eastern frontage looking south

- Retain perimeter landscaping where possible and enhance as a visual buffer to any new development, reinforcing the 1940s planting of eucalyptus and palm trees.
- The scale of new buildings in this precinct should mark the main corner of the site and provide stepped building forms up to 4 storeys, with any additional height located away from the main Dunmore Street frontage.
- The higher elements can be considered at the eastern most part of the Dunmore Street frontage subject to consideration of heritage view impacts and broader streetscape amenity and massing.



View East at Dance Hall



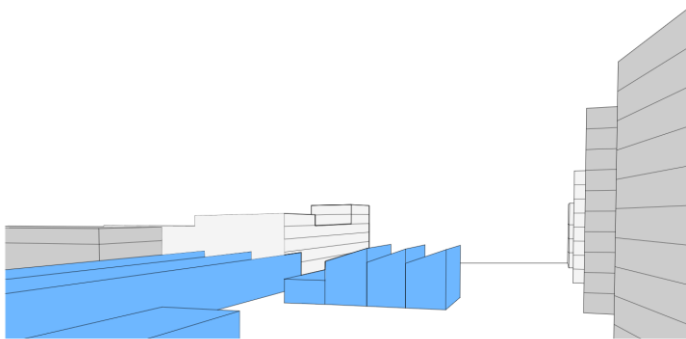
3.5 View: Dance Hall and Cutting Room from western boundary looking east

- The former Cutting Room should be retained, including the original fabric and form including original hardwood posts and roof timbers, concrete walls and timber framed windows.
- Retention of the Cutting Room would allow it to be used for a new use that is compatible with its large spaces and expressed fabric such as:
 - Restaurant or café;
 - art space;
 - function centre;
 - community space;
 - child care;
 - retail; and/or
 - workshop
- Retention of the 'Dance Hall' would allow it to be used as part of the Interpretation Strategy for the Bonds Spinning Mills factory period focusing on the social history of Bonds and its employees including displays and oral histories.
- The former Cotton Bale Stores should be retained as a 'free standing' row and refurbished with the retention of the steel doors with counter-weights. At least one of these stores should be retained intact with appropriate interpretation of its former use.
- The Boilerhouse has medium significance as a second generation power house and should be retained and adapted for commercial, light industrial or other compatible uses.
- The Compressor Room and substation should be retained and adapted for compatible uses.
- The Amenities building should be, either, retained and adapted or recorded and demolished.
- Consideration is needed for improved landscaping along the boundary to soften the visual impact of new development on 'Dunmore House' and its curtilage.



Artist's Perspective: View of Cutting Room and Boiler House looking north

- Create a public plaza, as an urban space to allow views to the former Cutting Room, Boiler House and Old Bale Stores.
- Buildings to the south of the public plaza are to be setback to allow easterly views from 'Dunmore House' and out towards Parramatta.
- Provide a visual connection between the former Cutting Room, Dance Hall, Bale Stores, Boiler House and 'Dunmore House'. Consider the future integration of these buildings should the land around 'Dunmore House' be opened up and integrated with this development site.
- New landscape elements are to maximise the views to retained items of significance and to provide the spatial focus of the 'Heritage Precinct'.

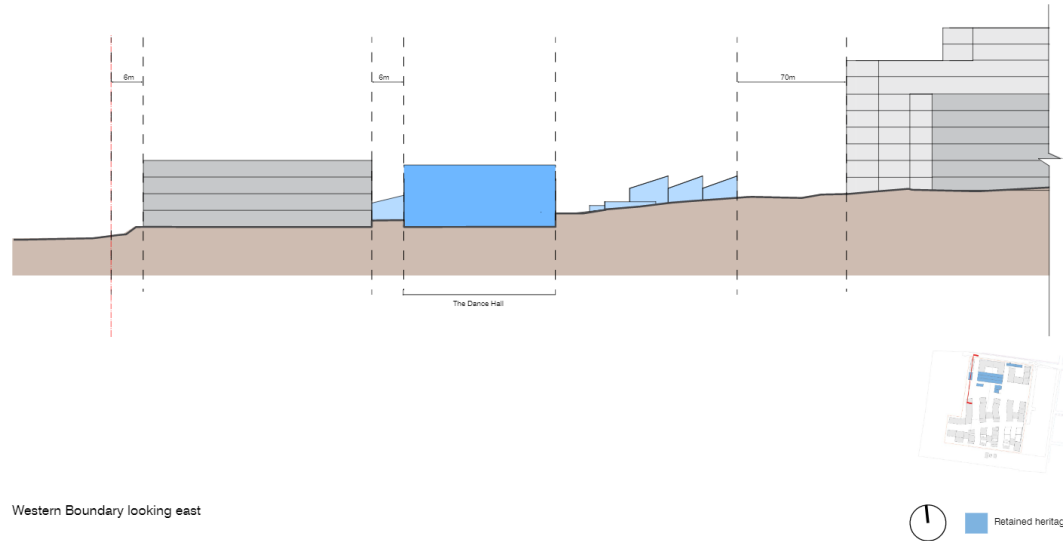




3.6 Artist's Perspective: View of Cutting Room and Boiler House looking north from central park

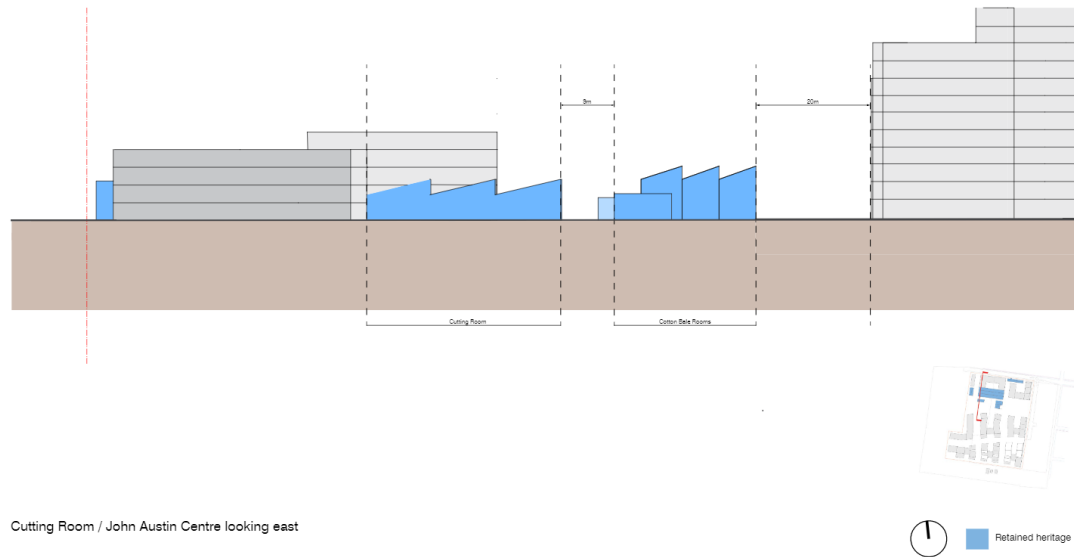
- New landscape elements are to maximise views to retained items of significance and to provide the spatial focus of the 'Heritage Precinct'
- Adaptive re-use of smaller retained heritage buildings for community / cultural or small-scale commercial uses (such as that below left, from the UWS campus at Rydalmere) for the John Austin Store / Boiler House / Old Bale Stores.





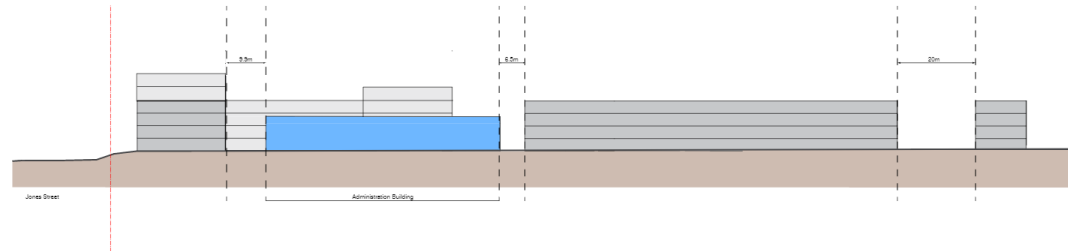
3.7 Site Section: Western Boundary looking east

- Retention of the Dance Hall would allow it to be used as part of the Interpretation Strategy for the Bonds Spinning Mills factory period focusing on the social history of Bonds and its employees including displays and oral histories, with examples of Bonds social events, displays, oral histories
- New buildings within the 'Heritage Precinct' are to be separated from the retained heritage buildings and appropriately scaled to not overwhelm retained buildings or the space within which they are placed.
- New buildings to the south of the Heritage Precinct to allow views from 'Dunmore House' east towards Parramatta



3.8 Site Section: Cutting Room / John Austin Centre (Boiler House) looking east

- Retained heritage buildings and other elements associated with the history and processes of the former Bonds Spinning Mills within the context of the landscaped open space within the 'Heritage Precinct' will facilitate their adaptation for new uses, allow them to be publicly accessible and enable their interpretation visually, aurally, graphically and verbally.
- New buildings within the 'Heritage Precinct' are to be separated from retained heritage buildings so as to not exceed the scale of retained buildings or to dominate the space within which they are placed.
- Retained elements and set-backs of new built elements to retain major views from 'Dunmore House' to Bonds heritage items to the north and northeast
- For new taller development provide sufficient spatial separation. Establish a view corridor between retained elements in north part of site and new taller buildings in south part of site.

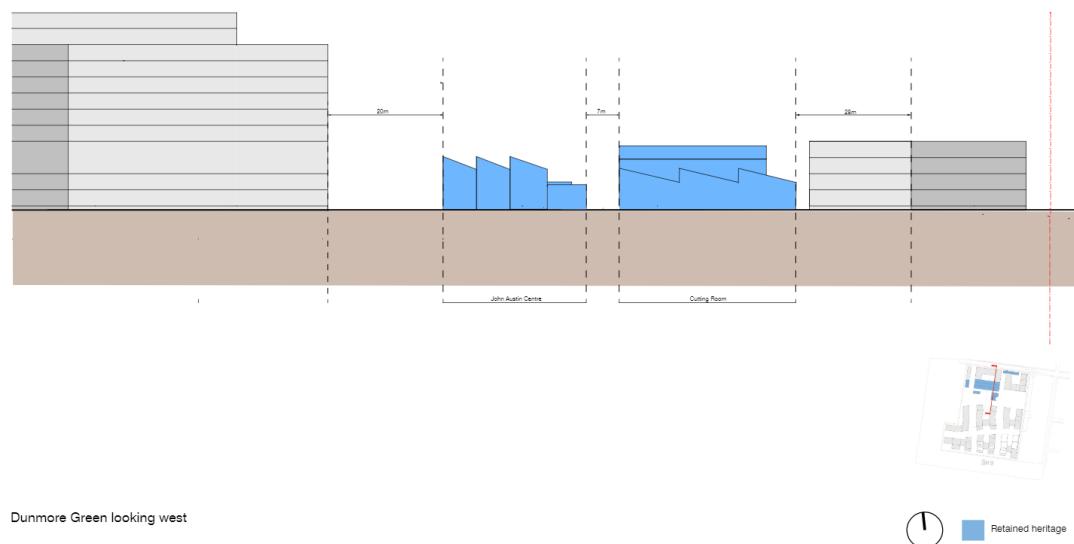


Dunmore Street with Administration Building



3.9 Site Section: Cutting Room looking south

- Retain the roof form and exterior finishes of the Cutting Room to enable identification of this significant item.
- New development along the Dunmore Road frontage are to have a scale which responds to the adjacent heritage buildings and should not overbear the heritage buildings.
- Retained heritage buildings and other elements associated with the former Bonds Spinning Mills within context of landscaped open space to create the 'Heritage Precinct' to facilitate their adaptation to new uses, allow them to be publicly accessible and enable interpretation visually, aurally, graphically and verbally.
- New buildings within the 'Heritage Precinct' are to be separated from the retained heritage buildings and appropriately stepped in scale to not exceed the scale of retained buildings or to dominate the space within which they are placed.



3.10 Site Section: Dunmore Street Fabric Store and Administration Building

- At least one structural bay including the Dunmore Street frontage of the former Administration Building should be retained.
- New buildings along Dunmore Street should be recessive in scale, detail and/or colour relative to the retained building. This building is to remain visually dominant in the streetscape, rather than being 'visually' overwhelmed by the new development. Limit new building height to a maximum of 4 storeys – except for a “marker” at the corner of Dunmore and Jones Street subject to further heritage (and other) analysis.
- Articulation of the new buildings along Dunmore Street should maintain a horizontal form. Visual permeability is not essential except at entry points.
- The scale of new buildings in the heritage precinct should be limited in height to a level that maintains established view corridors from the Ground Floor of 'Dunmore House' to the Bonds heritage items.
- Consideration is needed for improved landscaping along the western boundary to soften the visual impact of new development on 'Dunmore House' and its curtilage however mindful of maintaining visual connection.
- Dunmore Street landscaping should strike balance between streetscape amenity and revealing retained elements of Bonds factory. New landscape elements should consider a landscape style appropriate reminiscent of the 1940's.