



MIXED USE AREAS AND NEIGHBOURHOOD CENTRES

7.7 Building envelope controls and site specific design controls

7.7.1 Victoria Road, Drummoyne

7.7.2 Five Dock Town Centre

7.7.3 Majors Bay Road shopping centre

7.7.4 Victoria Avenue shopping centre

7.7.5 Local neighbourhood shops

DRAFT
18 June 2014

7.2.2.1 FIVE DOCK TOWN CENTRE

Context

The Five Dock Town Centre is focused along each side of Great North Road between Queens Road and Fairlight Street to the south and Lyons Road to the north. The centre is a commercial, civic, community and residential precinct, with a local neighbourhood emphasis and consists primarily of 2-3 storey buildings.

Variety is created along the streetscape through different building styles which range from Edwardian and inter-war buildings to more recent development including a 6 storey mixed use building on Garfield Street, which incorporates the Five Dock public library.

The centre starts in the south at the ridge line intersection at Fairlight/Queens Road with Great North Road and extends along Great North Road past First Avenue and Garfield Street with the northern end defined by intersection with the Lyons Road/Lyons Road West. The highest part of the centre occurs to the south of the centre between Kings Road and Second Avenue.

Taller buildings have views to the Sydney CBD and the 'Sydney Harbour Bridge to the north-east, Hen and Chicken Bay to the north-west and the Blue Mountains to the west. Land use zoning allows mixed use activities including apartments with retail uses located on the ground floor along Great North Road.

Land to which this DCP applies

This Part applies to all land shown within the area identified in Figure 1 Location Plan.

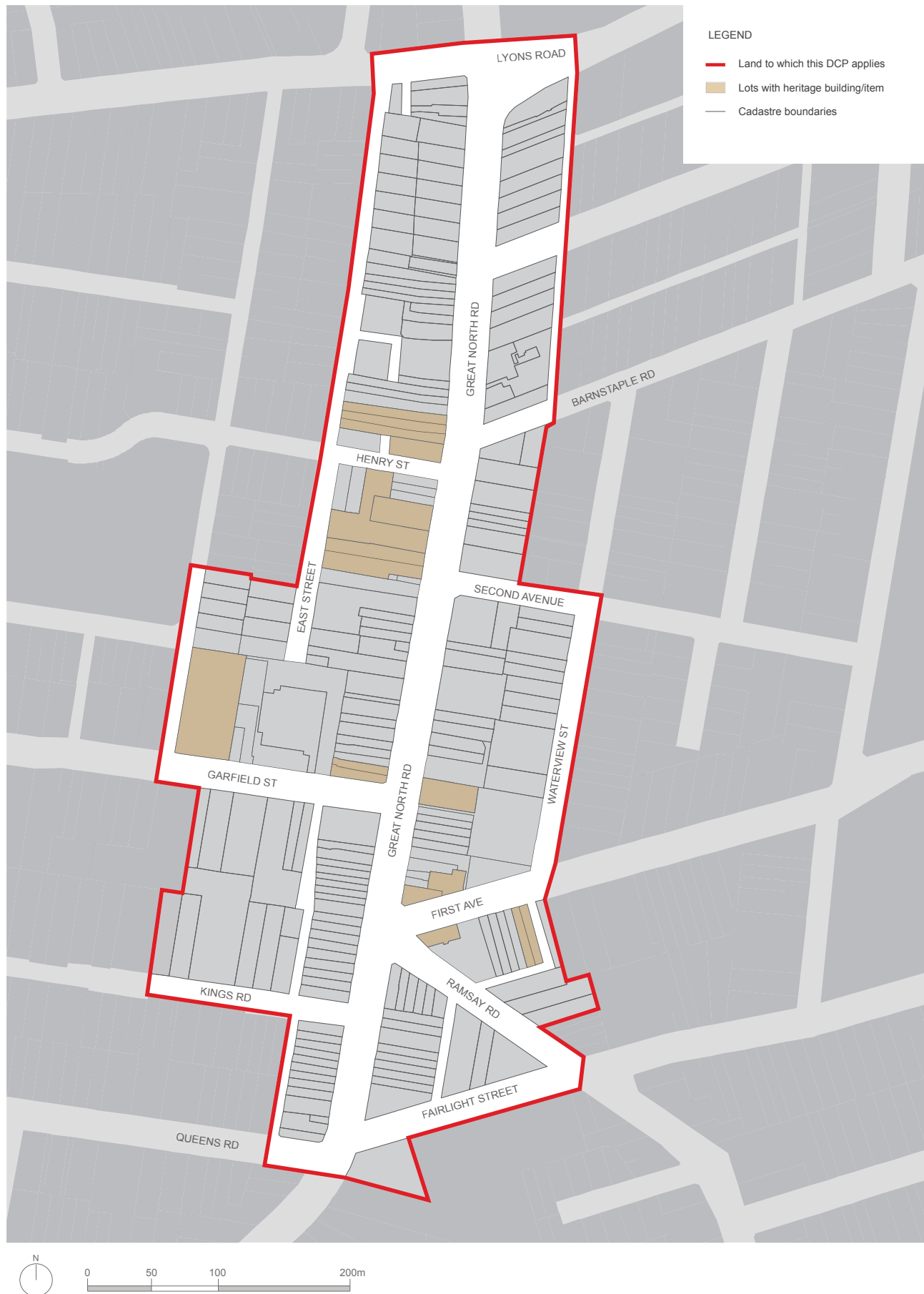
Desired future character

The Five Dock Town Centre will be a place where new buildings, alterations and additions contribute to the local 'village character' and heritage values through appropriate building forms, setbacks and heights.

Development proposals in the centre are required to provide a written statement that outlines how the following future character performance criteria have been achieved:

1. **Mixed use:** New developments and alterations add to the centre's function as a vibrant destination for the local community and visitors, by providing a diverse mix of uses including retail, hospitality, residential and recreational facilities.
2. **Well-proportioned streetscapes:** The bulk and scale of new development and alterations ensures good access to sunlight and natural ventilation is retained along the centre's streets and to areas of public open space. Built form will also create consistent street wall heights, especially along Great North Road, and ensure the bulk and scale steps down towards adjoining residential areas.
3. **Quality built form:** New buildings and alterations display a high level of architectural design quality with construction methods and materials that are proven to be durable over time, colours that integrate with the context and building articulation that is sympathetic with adjoining built form and the local 'village character'.
4. **Safety and surveillance:** New buildings and alterations support street level activity by paying particular attention to the design of ground floors, facades, signage and awnings and by providing opportunities for passive surveillance of the public domain from upper levels.
5. **Access and mobility:** New development supports accessibility of the centre by reinforcing, and where possible adding to, a permeable and attractive network of streets, lanes, footpaths and pedestrian links.

Figure 1 - Location Plan



7.2.2.2 PUBLIC OPEN SPACE AND ACCESS

Public open space

Objectives

- O1. To increase the amount of open space in the centre and to provide more areas for the community to meet, gather and relax.
- O2. To ensure areas of open space have access to adequate sunlight especially in mid-winter between 12-2pm.
- O3. To ensure new areas of open space are of a sufficient size to accommodate a wide variety of activities.

Controls

C1.	Provide a new Gateway Park on the corner of Lyons Road and Great North Road (identified as Public Open Space A in Figure 3 Public Domain).
C2.	Widen Fred Kelly Place to the north (identified as Public Open Space B in Figure 3 Public Domain).
C3.	Provide a new town square on the eastern side of Great North Road opposite Fred Kelly Place (identified as Public Open Space C in Figure 3 Public Domain).

New laneways

Objectives

- O4. To improve east west access and connectivity, making it easier and more attractive to cycle and walk through the centre.
- O5. To attract people to the new town square and create a pleasant safe environment around the square.
- O6. To facilitate car parking exits and entries for buildings fronting Great North Road.
- O7. To provide the opportunity to service businesses on Great North Road and limit service vehicle movements along residential streets, e.g. along Waterview Street.
- O8. To improve existing and create new connections between the Five Dock Public School (West Street) and Great North Road.

Controls

C4.	Provide a network of new laneways in the block bounded by First Avenue, Second Avenue, Waterview Street and Great North Road, Five Dock.
C5.	Provide a new laneway between East Street and West Street along the alignment of Lancelot Street.
C6.	All laneways are to be a minimum of six (6) metres wide.

Pedestrian connections

Objectives

- O9. To improve east west access, making it easier and more attractive to cycle and walk through the centre.
- O10. To create new access routes that support pedestrian activity along Great North Road.

Controls

C7.	Provide a new mid-block link between Great North Road and East Street within the hatched area identified in Figure 2 Access Network and Hierarchy.
C8.	Provide a new mid-block link between Garfield Street and Kings Road within the hatched area identified in Figure 2 Access Network and Hierarchy.
C9.	Widen the existing pedestrian link to the east of Great North Road opposite Garfield Street.
C10.	All pedestrian links are to be a minimum of four (4) metres wide.
C11.	All links are to be activated by retail, civic and /or commercial uses.
C12.	All links are to be naturally lit and ventilated, and well-lit after hours.
C13.	All links are to be publicly accessible between at least 6am and 8pm daily, however 24-hour public access is preferred.
C14.	All links are to follow Safer-by-Design (or CPTED) principles (i.e. clear lines of sight).

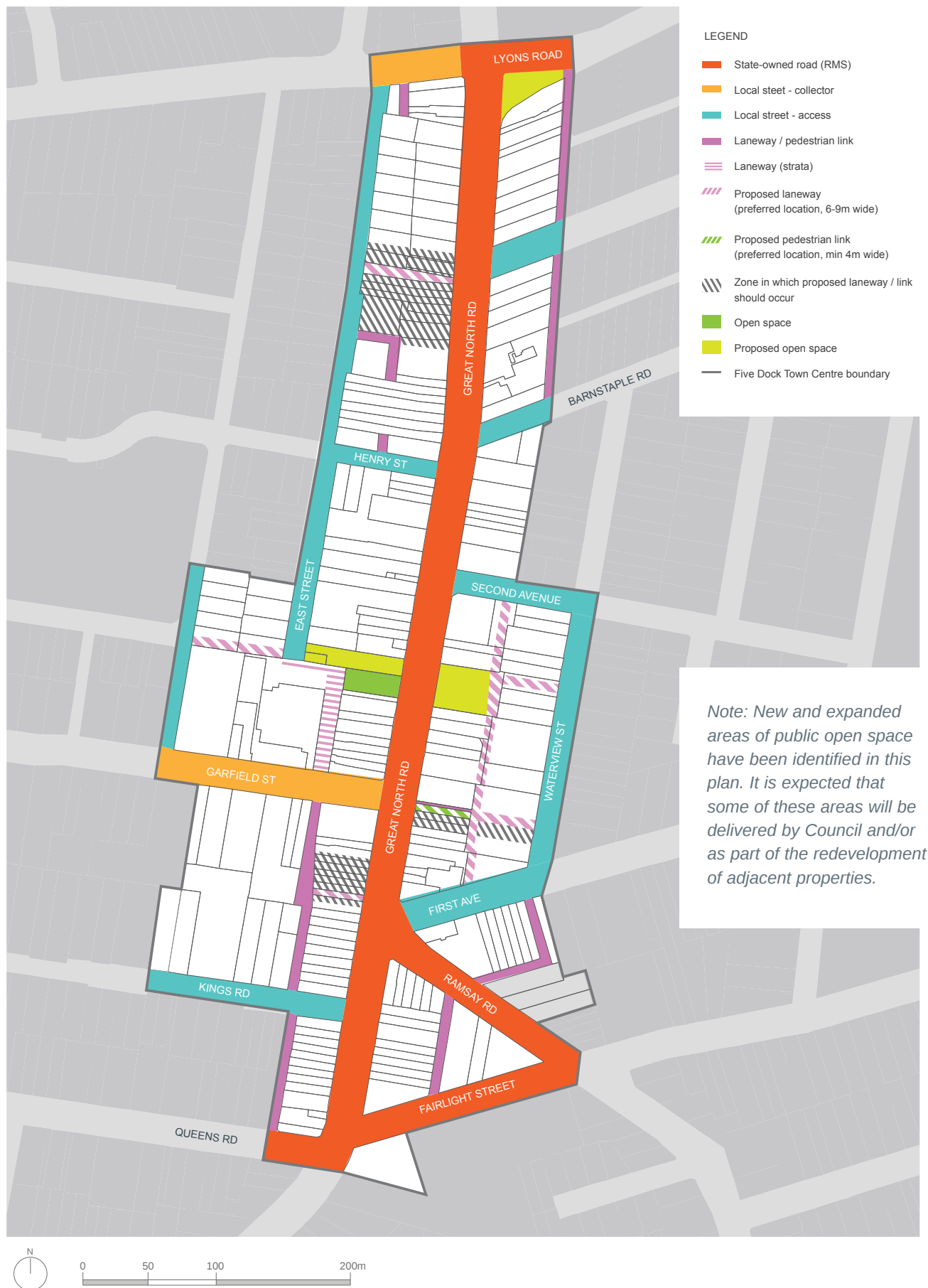
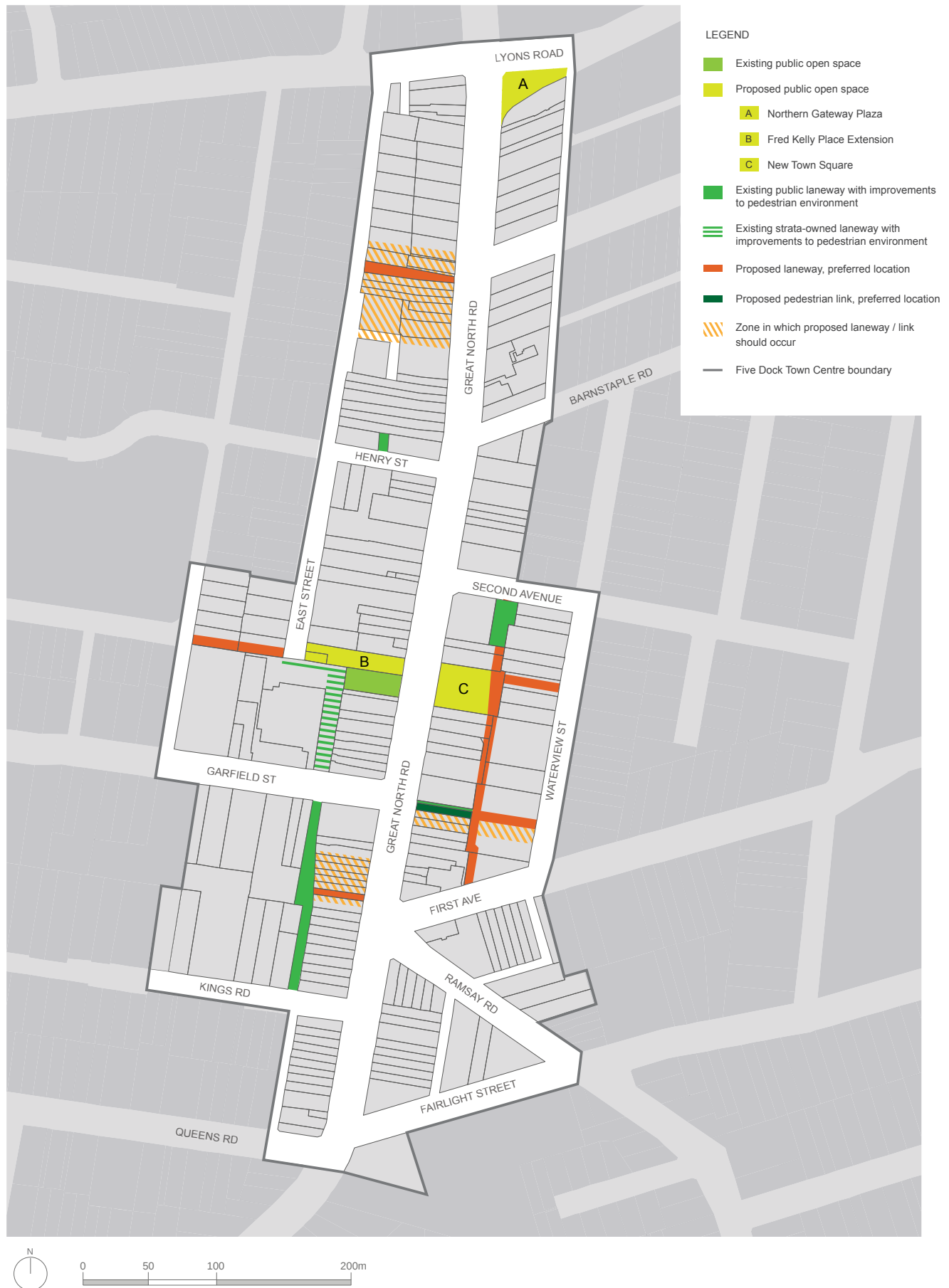
Figure 2 - Access Network and Hierarchy

Figure 3 - Public Domain



7.2.2.3 BUILT FORM

The built form controls shape the form of new development in the centre, establishing the location, height and shape of new buildings. The controls also consider visual privacy, sunlight access to adjoining properties, usability of private open spaces and pedestrian scale and amenity along the street.

Objectives

- O6. To encourage investment in the town centre and create attractive places to live, shop and recreate.
- O7. To ensure adequate sunlight is available for all buildings, streets and public open spaces.
- O8. To promote opportunities for catalyst and landmark developments in appropriate locations.
- O9. To ensure the ground floor levels along key streets are appropriate for retail uses and that ground level uses in the remaining streets are adaptable over time to a wide range of uses.
- O10. To ensure the urban grain, built form and palette of materials used in the design of new buildings respond to the “fine grain” character of the surrounding area.
- O11. To minimise the visual impact of above ground car parking and encourage car parking that is adaptable to other uses in the future.
- O12. To enhance the existing streetscape and ensure appropriate development scale and interface near heritage buildings and residential areas.

High-quality residential development

Objectives

- O13. To position the Five Dock Town Centre as an attractive place to live.

Controls

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|------|---|
| C15. | Recommendations within the NSW Residential Flat Design Code 2002 (RFDC) including ‘building separation’ ‘control checklists’ and ‘rules of thumb’ are adopted by this DCP for apartment developments. |
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Landscaping and setbacks

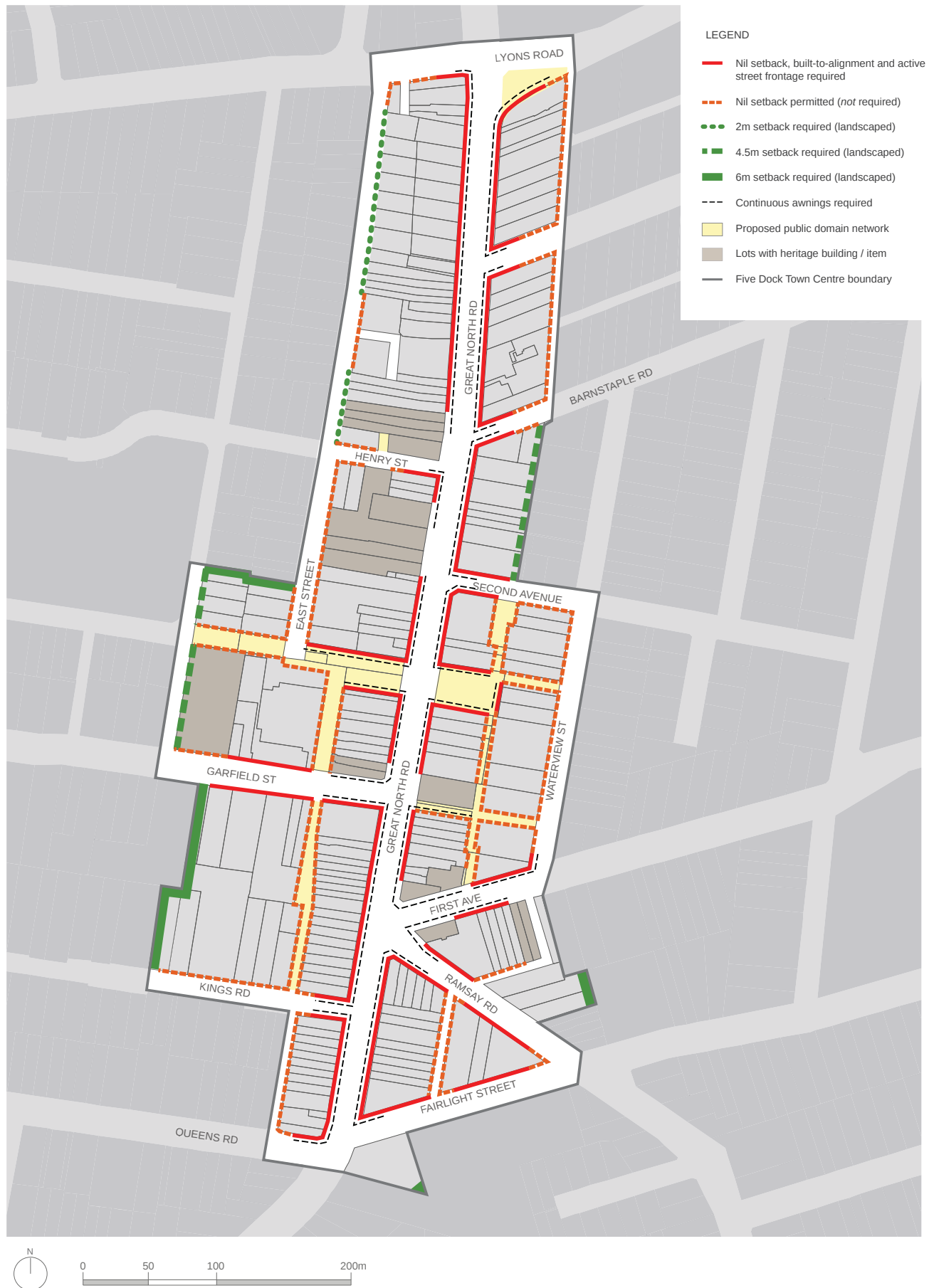
Objectives

- O14. To ensure that the amenity of residents, workers and visitors to the centre is enhanced by high quality landscaping.
- O15. To create appropriate landscaping for private and common open space areas.
- O16. To soften and screen the interface between buildings in the centre and adjoining residential areas.
- O17. To increase building separation along East Street between Henry Street and Lyons Road West.
- O18. To encourage the landscape character of West Street to continue past new development and up to Garfield Street.

Controls

- | | |
|------|---|
| C16. | Landscape setbacks are to be in accordance with Figure 4 Primary Setbacks. |
| C17. | A landscape plan prepared by a qualified Landscape Architect is to be submitted with the development application that shows; levels adjacent to the public domain; planting schedules; and type and detail of paving, fencing and other details of external areas. |
| C18. | The area within the minimum landscape setback is to be a deep soil zone, i.e. where there are no structures below. |
| C19. | For residential flat development (apartment buildings) common open space is to be provided that occupies a minimum of 20% of the site area and has a minimum dimension of 6m. The common open space may be located on an elevated garden (i.e. above car parking) or on roof tops provided the area provides for the recreational and amenity needs of residents. |
| C20. | Landscaping is to give preference to species with low water needs, including native plant species and select and position trees and shrubs to control sun and winds and provide privacy. |

Figure 4 - Primary Setbacks



7.2.2.3 BUILT FORM

Building setbacks

For the purpose of this section of the DCP the primary building setback is the setback between the public domain/street boundary and the building alignment, and the secondary building setback is the additional setback above the street frontage height.

Objectives

- O19. To allow redevelopment and gradual transition to higher densities while at the same time respecting heritage buildings and the 'village character' of the centre.
- O20. To locate balconies and terraces along streets and laneways where they can provide passive surveillance (and increased safety) of streets and public open spaces.
- O21. To reduce potential negative impacts of development such as overshadowing of streets and public open spaces.
- O22. To minimise negative impacts of development on existing development in the town centre and surrounding the town centre.

Controls

C21.	Building setbacks are to be in accordance with Figure 4 Primary Setbacks, Figure 5 Secondary Setbacks, Figure 8 Maximum Street Wall Heights, Figure 9 Typical Street Frontage Section and Figure 10 Maximum Building Height Zones; and any additional controls set out below.
C22.	Any additional floors above four storeys have a minimum setback of 6m unless otherwise shown in Figure 5 Secondary Setbacks.
C23.	Where possible along 6m wide laneways increase setbacks above 2 storeys and/or increase ground level setbacks to improve pedestrian amenity.

Active frontages

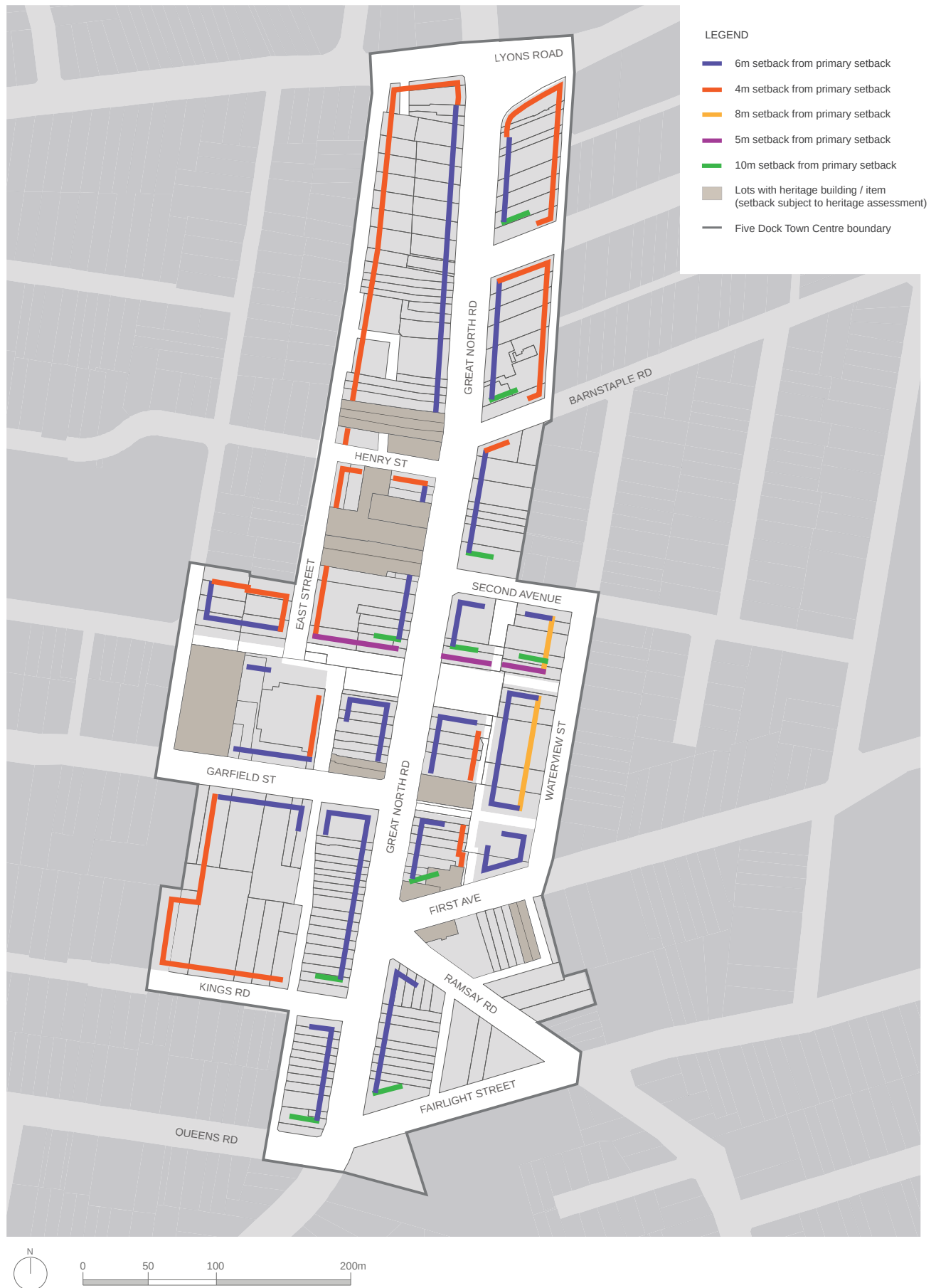
Active frontages and uses contribute to visual and physical activity in the centre and include community and civic facilities, recreation and leisure facilities and shops, restaurants and cafes.

Objectives

- O23. To promote activity and interest along key streets in the centre, in particular along Great North Road
- O24. To enhance the commercial viability and function of the centre and compliment current retail, commercial, entertainment and community uses.
- O25. To enhance safety and security in the centre.

Controls

C24.	Provide ground level active uses where indicated on Figure 4 Primary Setbacks.
C25.	Residential entries and foyers are permitted along active street frontages but are not to dominate or compromise the commercial viability of the street.
C26.	Where required, active uses must be at least 10m deep.
C27.	A continuous awning is to be provided where indicated on Figure 4 Primary Setbacks, and meet the requirements of C5 - C11 of Section 7.2 of the DCP.
C28.	Vehicle access points are not permitted along active street frontages. Where rear or side access is not possible, development without parking will be considered.
C29.	Vehicle access points are not permitted across the Active Street Frontage. Where rear or side access is found to not be possible, development without parking will be considered.

Figure 5 - Secondary (Upper Level) Setbacks

7.2.2.3 BUILT FORM

Ground floor residential

Objectives

- O26. To ensure residential dwellings on the ground level have a high level of amenity and create a positive interface with the street.

Controls

C30.	Ground floor residential is permitted where an active frontage is not required.
C31.	The floor to floor height of ground level residential is to meet the requirements of the "Adaptable" category of Table 1.
C32.	Ground floor private open space on the street frontage is to be designed as a private terrace a minimum of 0.4m and a maximum of 1.0m above the adjacent public domain level.
C33.	Dwellings on the ground floor facing the street are to have individual entries from the street.

Site amalgamation and/or isolated sites

Site amalgamations will result in a more efficient built form. This is particularly true of corner sites which could be integrated with adjoining land to both maximise development potential and also provide enhanced amenity for building occupants and for users of public, communal and private open space.

Objectives

- O27. To encourage site consolidation of allotments for development in order to promote the efficient use of land.
- O28. To avoid development that may create isolated sites.
- O29. To support more efficient car parking and servicing and reduced number of driveways.
- O30. To support the provision of new and/or improved public spaces as identified in Figure 3 Public Domain.
- O31. To avoid the creation of isolated sites that may be incapable of being developed in a manner that responds to the site's context and characteristics and that maintains a satisfactory level of amenity.

Controls

C34.	Provide new or improved connections as identified in Figure 3 Public Domain.
C35.	Where development may create an isolated site, the applicant is required to demonstrate negotiations with property owners to include the site commenced early, well prior to the lodgement of the development application. Written evidence of negotiations is to be provided, including reasonable offers based on independent valuation and that take into account expenses likely to be incurred.
C36.	Where development may create an isolated site, the applicant must demonstrate with a schematic design that the isolated site can be redeveloped under the current planning controls. This must demonstrate the likely impacts between the development and the isolated site such as solar access, separation distances and privacy.
C37.	Site amalgamation should seek to minimise the number of driveway crossings provided to the street.

Fine grain frontages

Objectives

- O32. To ensure development of existing small and/or narrow lots prevalent in the centre can still occur.
- O33. To ensure a diversity of retail shop size.
- O34. To encourage narrow frontage, fine grain retail in the centre.

Controls

C38.	On narrow sites less than 12m wide alternative methods to address car parking including car share, off site provision and/or exemptions are encouraged.
C39.	Developments are to create retail frontages of less than 8m in width or be designed so that larger frontages can be divided into smaller units in the future.
C40.	Reinforce the fine grain of the centre by creating smaller shop fronts or by providing articulation so that the flexibility exists to create narrower shops (5-7m) in the future.

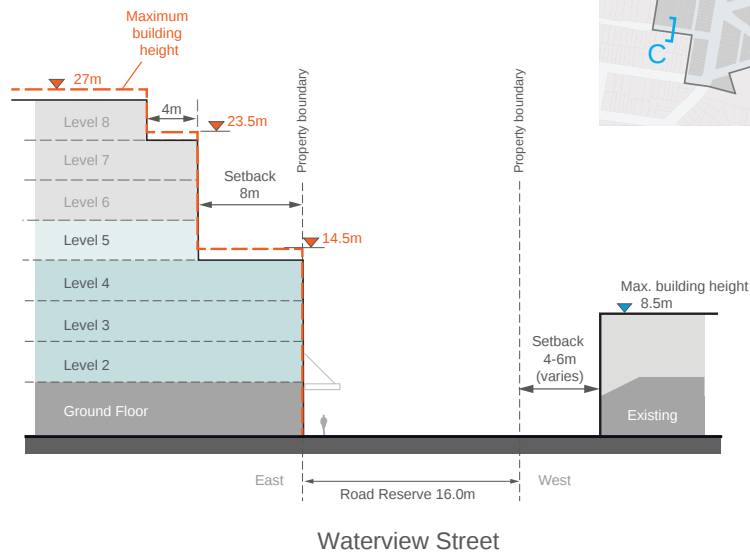
7.2.2.3 BUILT FORM

Figure 6 - Built form sections

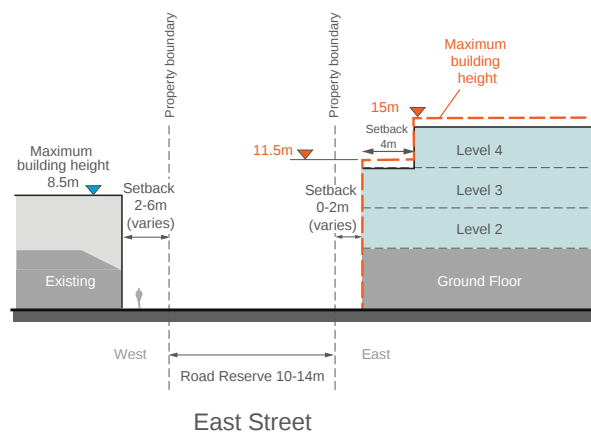
Section A*Interface Waterview Street*

Along Waterview Street the street wall height is four storeys with an additional setback of 8m to Level 5-7 and an additional setback of 4m for Level 8.

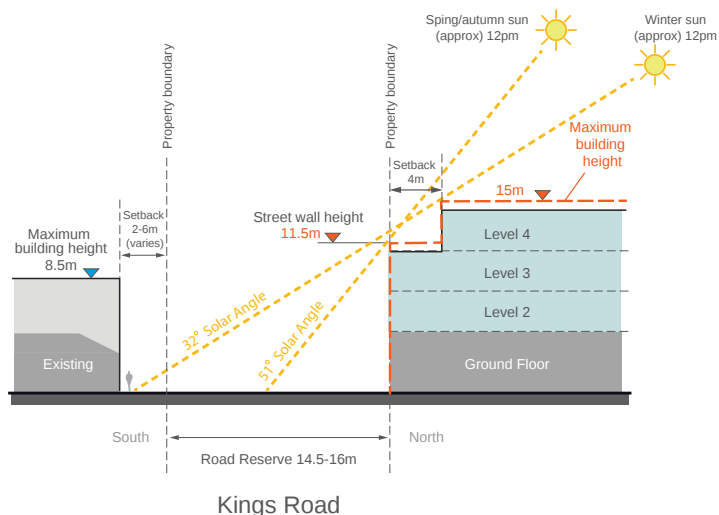
Active street frontages, providing both residential and non residential uses at street level are encouraged.

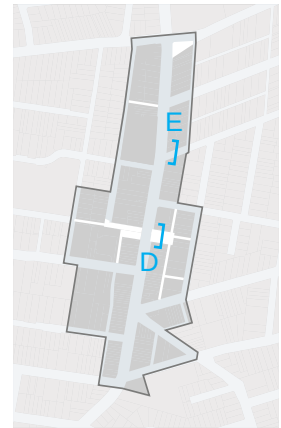
**Section B***Interface East Street*

East Street has a landscape setback of 0-2m. The street wall is three storeys with an additional setback of 4m to the fourth storey. Residential uses at street level are encouraged along this street.

**Section C***Interface Kings Road*

Along Kings Road the street wall height to the south is four storeys with a maximum building height of 15m.

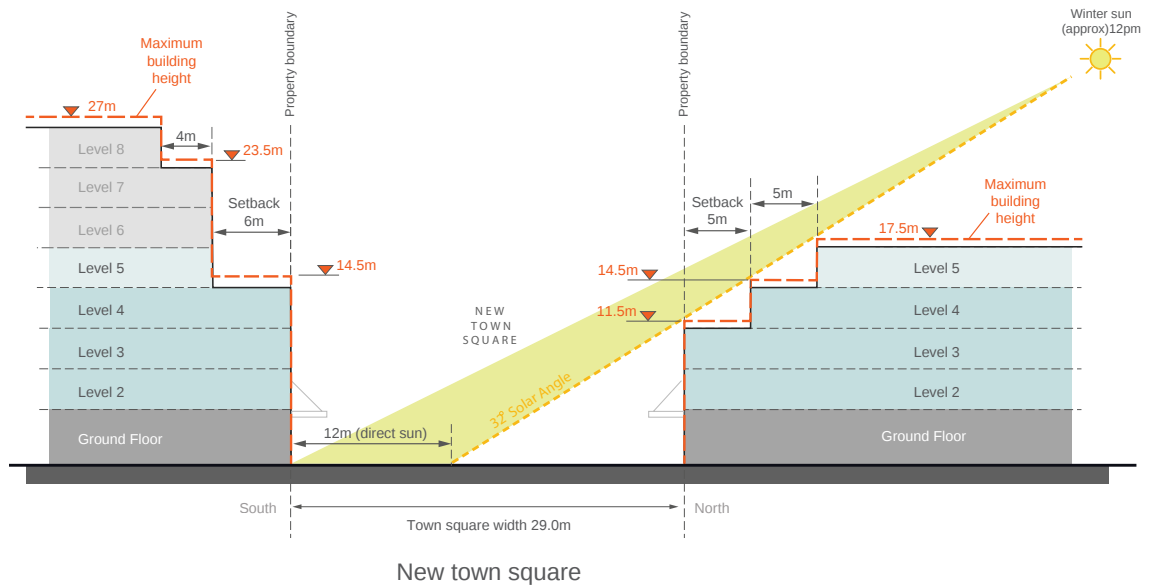




Section D

Interface New Town Square

In order to allow for direct sunlight in the new town square, the building on the north side of the square is required to have a three storey street wall and an extra 5m setback for every additional storey, with a maximum building height of 17m.



Section E

Interface Barnstaple Road

Along Barnstaple Road the street wall height on both sides of the street is four storeys, with a maximum building height of 17m (or 27m on larger sites). The buildings on the south side of the street have a setback of 4m to Levels 5-7 and an additional setback of 4m for Level 8. To allow for sunlight on Barnstaple Road, buildings on the north side of the street have an increased setback of 10m to Level 5-6 with an additional 5m setback to both Level 7 and Level 8.

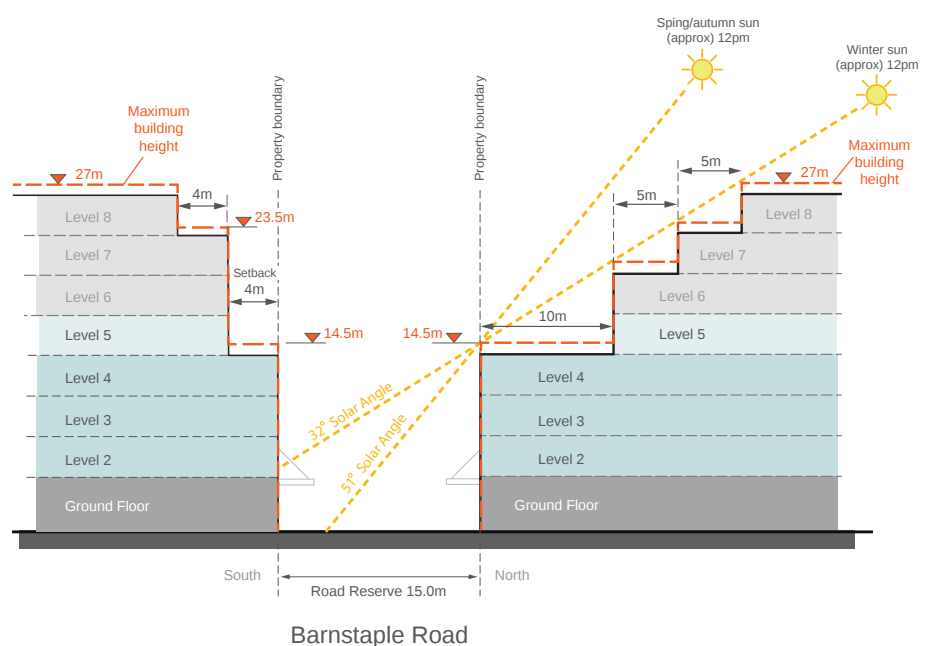
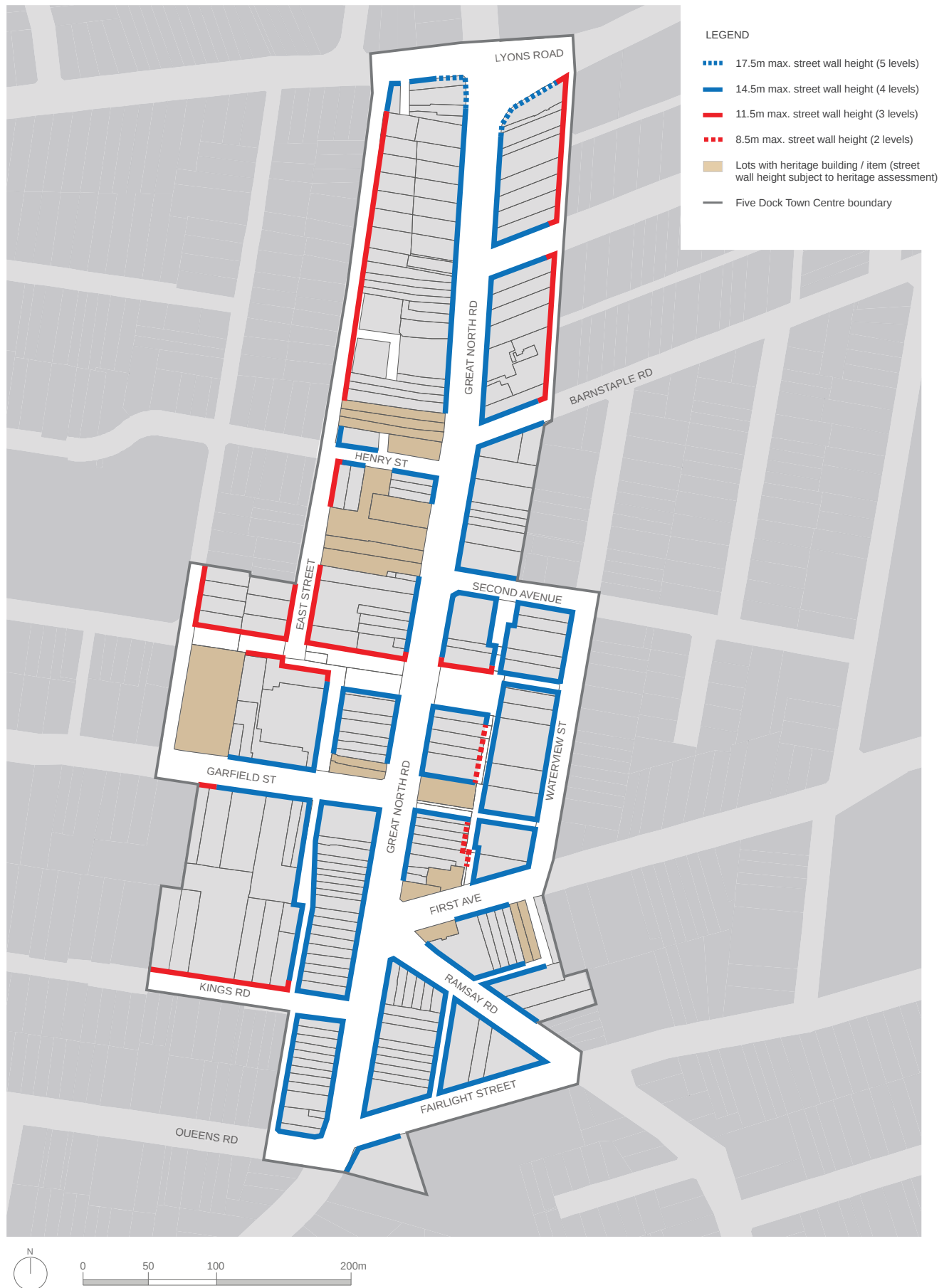


Figure 7 - Maximum Street Wall Heights

7.2.2.3 BUILT FORM

Build to alignment

Objectives

- O35. To encourage a consistent street alignment and street wall height along key streets in the centre.
- O36. To ensure corner buildings, located where two streets meet, provide a continuous street edge and front both streets.
- O37. To ensure new buildings provide a well-defined, active edge to areas of public open space.

Controls

C41.	Building setbacks are to be in accordance with Figure 4 Primary Setbacks, Figure 7 Maximum Street Wall Heights and Figure 9 Typical Street Frontage Section; and any additional controls set out below.
C42.	The nil setback applies only to the first four storeys of development, unless otherwise indicated in Figure 5 Secondary Setbacks.

Building heights

Objective

- O38. To ensure adequate sunlight is available for all buildings, streets and public open spaces.
- O39. To ensure the ground floor levels along key streets in the centre are appropriate for retail uses and that ground levels in the remaining streets are adaptable over time to a wide range of uses.
- O40. To encourage redevelopment while at the same time respecting heritage buildings and the “village character” of the centre.

Controls

C43.	Building heights are to be in accordance with Fig. 4 Primary Setbacks, Fig. 5 Secondary Setbacks, Fig. 6 Built form Sections, Fig. 7 Maximum Street Wall Heights, Fig. 9 Typical Street Frontage Section and Fig. 10 Maximum Building Height Zones; and any additional controls set out below.
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C44.	Development is to be consistent with the minimum and maximum floor to floor and floor to ceiling heights for the specified uses within the centre shown in Table 1 Minimum Floor Heights.
C45.	For development sites to the north of Fred Kelly Place and the new town square the maximum building height is to be in accordance with Fig. 5 Secondary Setbacks and Fig. 10 Maximum Building Height Zones; and no incursions (including plant, balcony rails etc.) are to be permitted.
C46.	The finished floor level of the ground floor above the footpath level in the public domain, is to be no greater than 1.0 metre for residential uses; and 0.35 metre for retail and commercial uses.
C47.	Where active uses are specified on the ground floor as identified in Fig. 4 Primary Setbacks, the minimum floor to floor height is to comply with the category of “Retail” in Table 1.
C48.	Where active uses are not specified on the ground floor (see Fig. 4 Primary Setbacks), the minimum floor to floor height is to comply with the category of “Adaptable” in Table 1.
C49.	Building heights are to conform with Table 2 Maximum Building and Street Wall Heights, which shows the relationship between the height of building in storeys and the height of the building in metres.
C50.	New buildings are to have a scale that is visually compatible with adjacent buildings and heritage items. This may require the height of new development to be lower than the maximum height permitted.
C51.	The upper-most level is to be designed to reduce the visual bulk and scale of the building. Options to achieve this include increased setbacks and/or the use of dark colours and roof elements that create deep shadows.

7.2.2.3 BUILT FORM

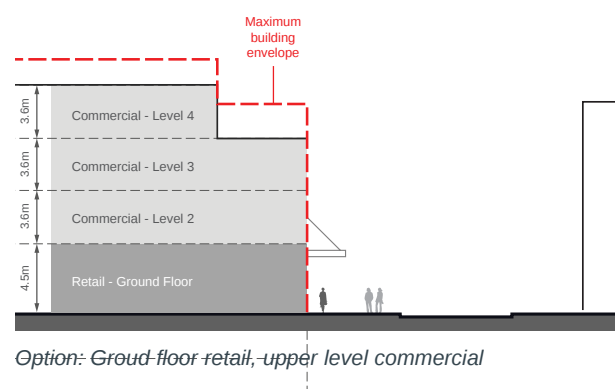
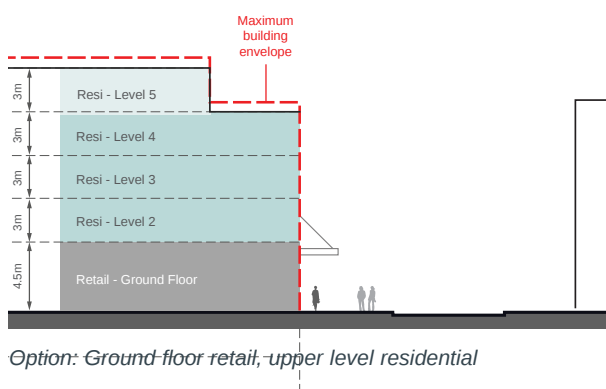
Table 1 - Minimum Floor Heights

Use	Floor to floor height in meters (min)	Floor to ceiling height in metres (min)
Retail	4.5m	3.6m
Commercial	3.6m	3.0m
Adaptable	3.6m	3.0m
Residential	3.0m	2.7m
Community	3.6m	3.0m

Table 2 - Building heights in storeys and metres

Building height in storeys	Building height in meters
8 storeys	27m
7 storeys	23.5m
6 storeys	20.5m
5 storeys	17.5m
4 storeys	14.5m
3 storeys	11.5m
2 storeys	8.5m

Figure 8 - Alternate uses within building envelope



7.2.2.3 BUILT FORM

Figure 9 - Example Street Frontage Section

Showing maximum potential building height

(Note: See Figure 10 for selected locations

where up to 8 levels of development may be allowed)

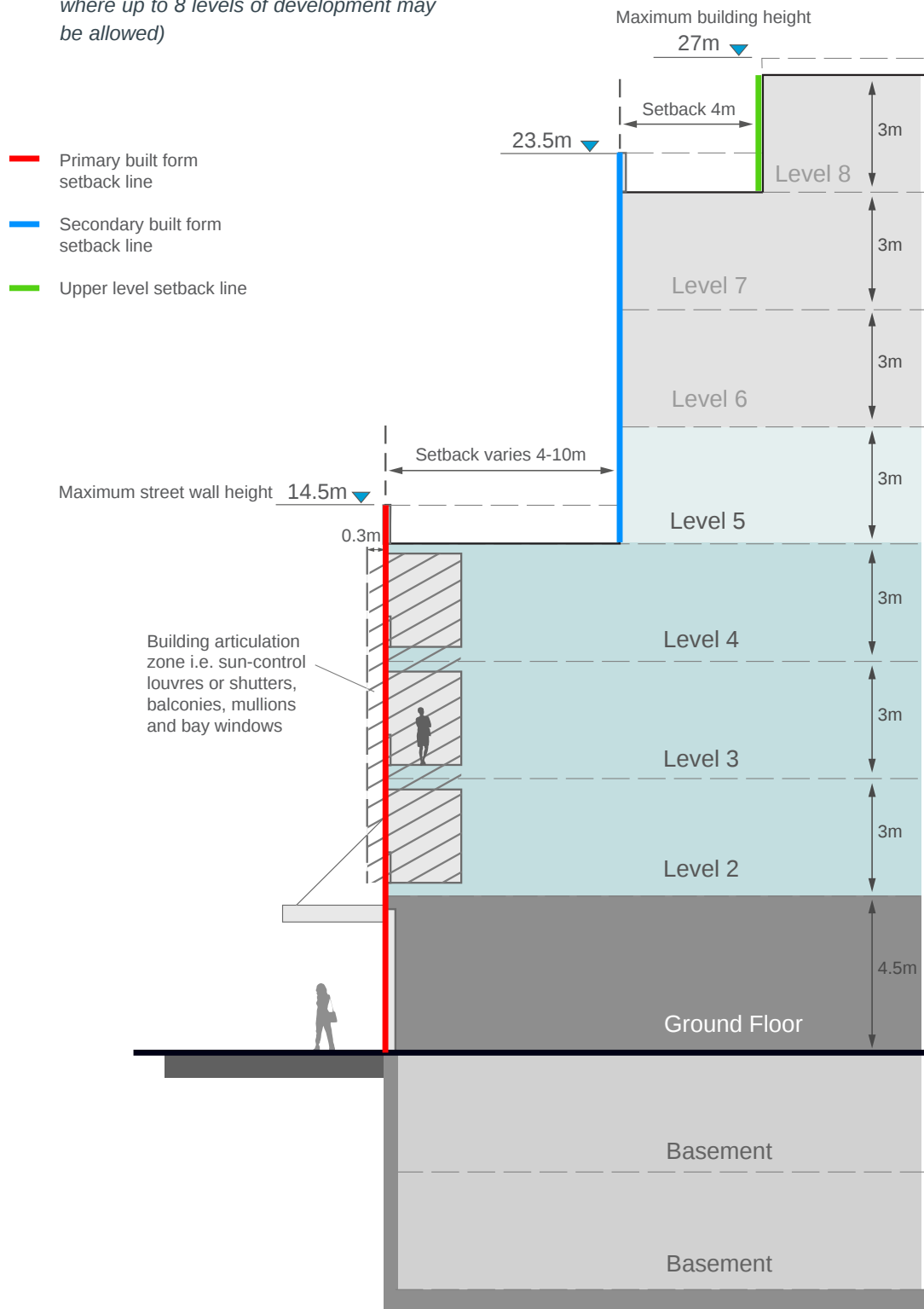
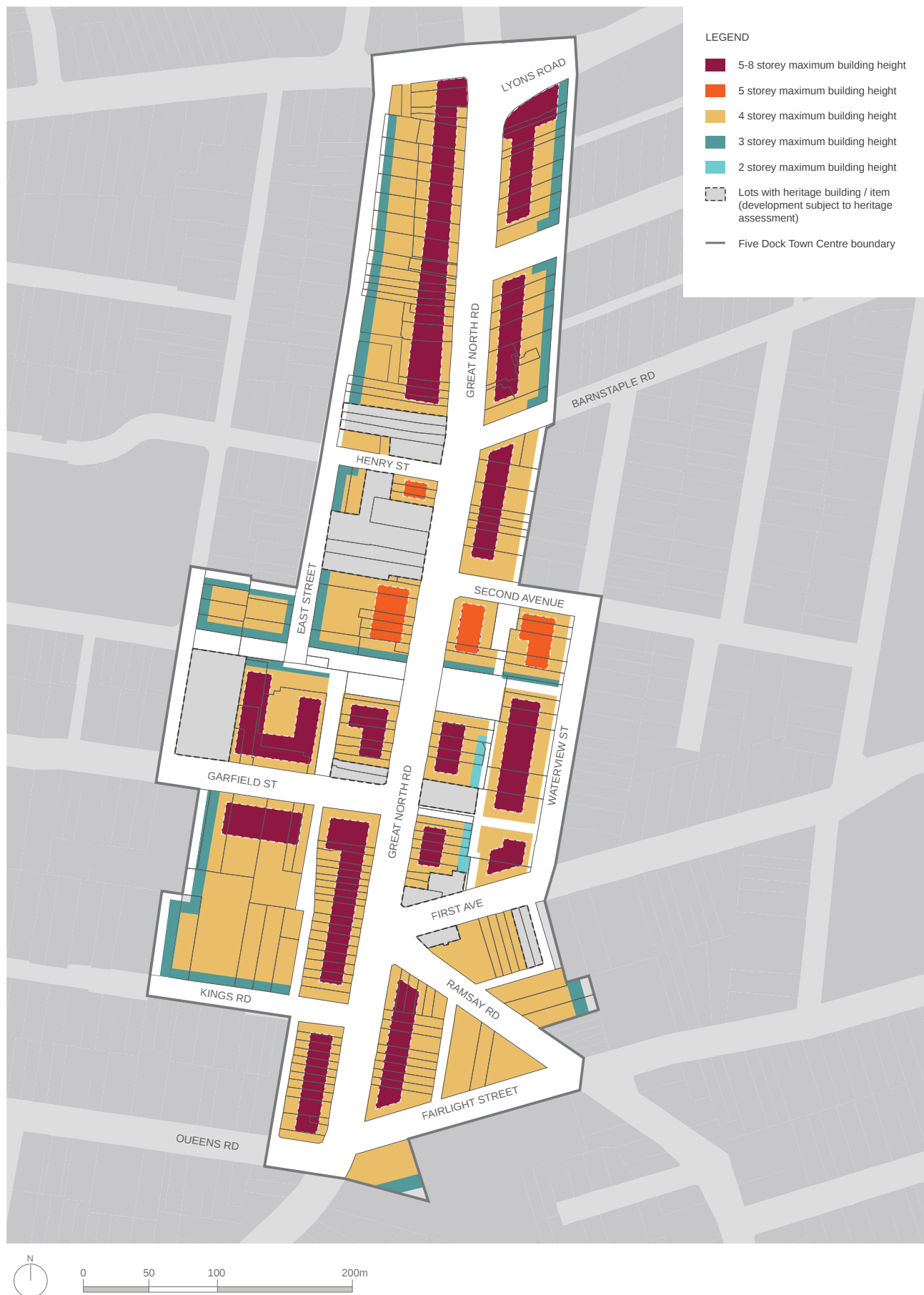


Figure 10 - Maximum Building Height Zones

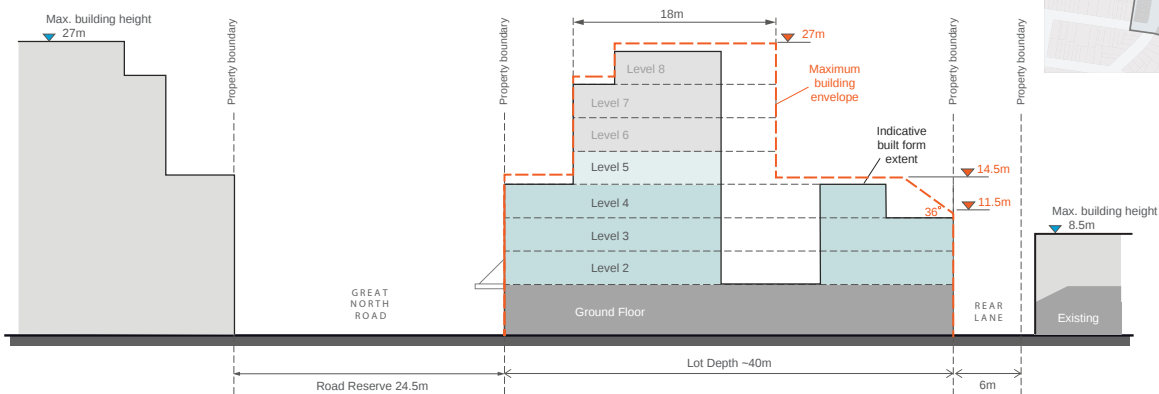


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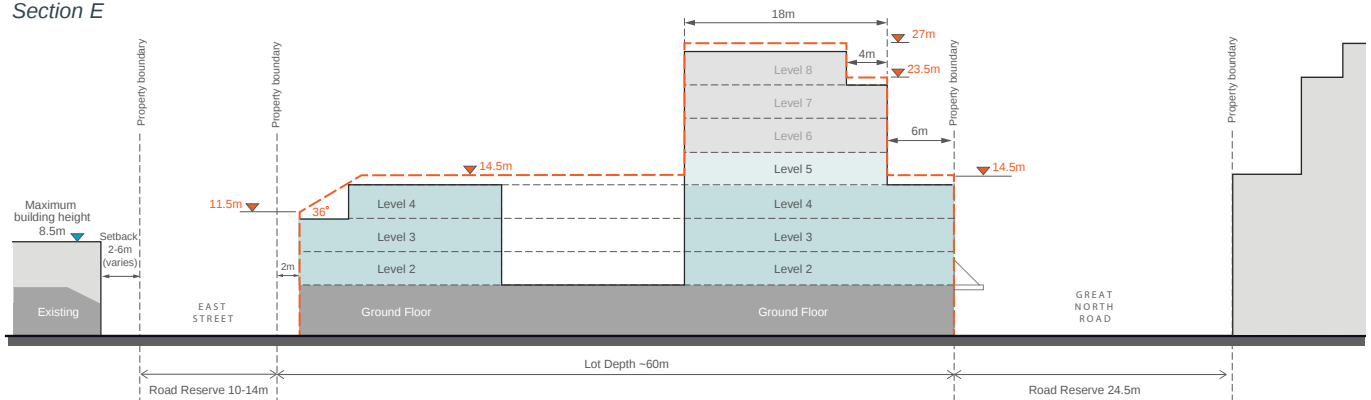
Figure 11 - Building envelope sections



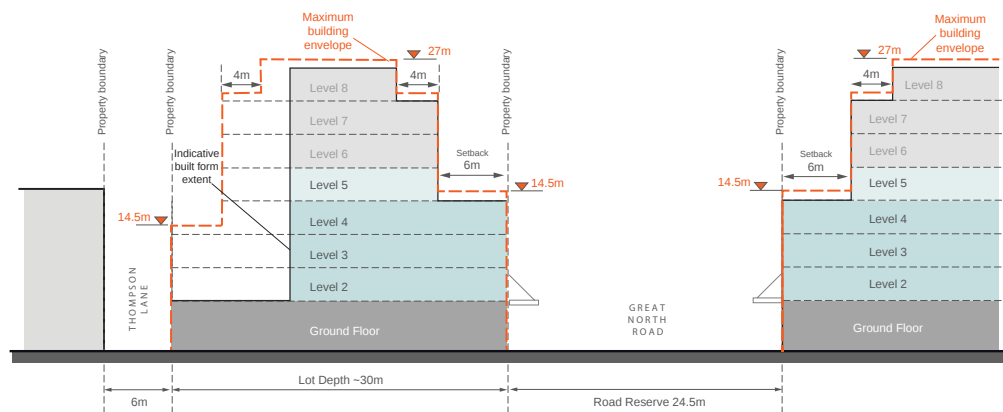
Section D



Section E



Section F



7.2.2.3 BUILT FORM

Facades

Objectives

- O41. Buildings are to provide facade articulation and variation to reduce visual bulk and create shadows and texture along the facade. This can include variations in window and/or balcony size and treatment, a design with a well-defined base, middle and top, the use of horizontal and/or vertical elements and variations in setback.

Controls

C52.	Balconies are to support a balance of solid and void treatment in the composition of the facade. A facade which is dominated by a repetitive balcony design is to be avoided.
C53.	External walls are to include variations in colour and the types of materials used in order to articulate different parts of a building facade and reduce the overall bulk and scale.
C54.	External walls are to be constructed of high quality and durable materials and finishes with 'self-cleaning' attributes such as face brickwork, rendered brickwork, stone, concrete and glass. Materials and finishes with high maintenance costs, and those susceptible to degradation or corrosion are to be avoided.

Heritage

Objective

- O42. To protect buildings and spaces of heritage significance.
- O43. To ensure that new development on the same site as or adjacent to a heritage item responds sensitively to its heritage significance.

Controls

C55.	New buildings on the same site as or adjoining a heritage item will need to consider the impact on heritage when determining: • the appropriate alignment and street frontage heights; • setbacks above street frontage heights; • appropriate materials and finishes selection; • the design and articulation of the facade; and • appropriate side and rear setbacks.
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