

9.31.5 Site-specific planning controls

9.31.5.1 73 Mary Street, 50 Edith Street, 52 Edith Street, 43 Roberts Street and rear of properties 67-71 Mary Street, St Peters

Objectives

- O1** To provide for the redevelopment of the site into a mixed use precinct incorporating commercial, community and residential uses.
- O2** To ensure that the precinct provides an appropriate mix of land uses by limiting the amount of residential development permitted to a maximum of 50% of the total permissible floor area.
- O3** To retain and adaptively re-use select existing buildings to reflect the industrial heritage and character of the site.
- O4** To ensure that new buildings are of exceptional design quality.
- O5** To ensure that new residential development provides good amenity for residents and does not adversely impact on existing surrounding development.
- O6** To ensure that the site is remediated to an acceptable standard to accommodate residential development.
- O7** To increase the amount of landscaping and greenery across the site, including deep soil plantings, green roofs and walls and open space areas.
- O8** To improve permeability through the site to benefit the wider area.
- O9** To provide safe pedestrian and cyclist access through the site to improve local connectivity.
- O10** To provide an accessible space for community purposes.
- O11** To accommodate a range of building heights across the site up to 29 metres.

Controls

- C1** Building heights:
Future building heights must:
 - i. Provide lower transitional heights (for Building A and B) to the eastern boundary interface with 48 Edith Street and 41 Roberts Street;
 - ii. Respect the low density residential character of the properties 67, 69 & 71 Mary Street;
 - iii. Minimise overshadowing of open space areas and buildings on the site and adjacent sites;
 - iv. Minimise the impacts of taller development to the surrounding residential street; and
 - v. Building heights must generally be a maximum of:
 - a. Building A:23m
 - b. Building B:17m
 - c. Building C:29m
 - d. Building 1:29m
 - e. Building 2:17m

- f. Building 6:29m
- g. Building 7:23m
- h. Building 8:23m



Figure 1: Building identification and locations

C2

Site design must:

- i. Ensure buildings along Edith Street respect their interface with low density residential development;
- ii. Ensure Building A and Building B are setback adequately to respect their interface with 48 Edith Street and 41 Roberts Street;
- iii. Ensure that adequate separation is provided between Building A and Building B to avoid excessive overshadowing and to provide adequate amenity to residents;
- iv. Provide articulation of Building A and Building B to reduce their visual bulk and retain a fine grained feel of the precinct;
- v. Provide significant greening of the subject site through the use of landscaping as well as greening of buildings such as green roofs and/or walls;
- vi. Use the design of new building facades to reflect the use, orientation, prominence and context of the frontage;
- vii. Make all entries clearly visible, safe and accessible;
- viii. Where buildings are additions to retained structure, have a complementary scale and facade sensitive to the retained building;
- ix. Use setbacks to promote appropriate building mass and provide adequate amenity and privacy to all uses on site;

- x. Ensure that the central public open space area and the Roberts Street 'pocket park' receives adequate solar access.
- xi. Accommodate pedestrian and cyclist access off Roberts Street into the subject site, with through links into both Mary Street and Edith Street.
- xii. Where possible accommodate local artists in any works commissioned for the site.

C3 Land Use:

A maximum of 50% of the total gross floor area is to be used for residential purposes to ensure a mix of uses on the site is provided.

C4 Building Fabric Retention:

Buildings to be retained and buildings to be demolished (either in part or entirely) are shown on the following image:



Figure 2: Buildings to be demolished and buildings to be retained

- i. The buildings built to the street, including parts of Buildings 1, 2, 6, 7 & 8 have landmark qualities, within their immediate streetscape context, and are considered worthy of retention and adaptive reuse;
- ii. An interpretation strategy is to be developed as part of a development application for the site, detailing elements to be

either retained in situ or relocated to other parts of the site and how these elements are to be presented and explained, including:

- a. Elements relating to the site's former industrial use to be retained in situ including the good hoist in Building 6, ceramic insulators and fire bells on the exterior of the buildings and various crane rails and hoisting jibs; and
 - b. Elements relating to the site's former industrial use contained within building to be demolished to be salvaged and relocated on site.
- iii. The Mary Street entrance to Building 2, timber stairs and office on the first floor must be retained to reflect their role as the main public entrance to the larger Taubmans site;
 - iv. Any alterations or additions to a retained buildings must be clearly discernible from the original fabric;
 - v. Adaptation of building interiors must aim for maximum retention of original spaces and fabric while allowing for the adequate adaptation to new uses.
 - vi. New development within the site must be contemporary in design with sensitivity to the retained buildings through the proportions, alignments, colours and materials used in the new development.
 - vii. An archaeological assessment must be undertaken prior to excavation works and an archaeologist is to be on call during the construction phase of the development.

C5 Open space and landscaping:

- i. Development within the site must create a series of high quality public spaces including passive recreational areas, access routes and circulation areas. Public open spaces are shown red hatched in Figure 3.

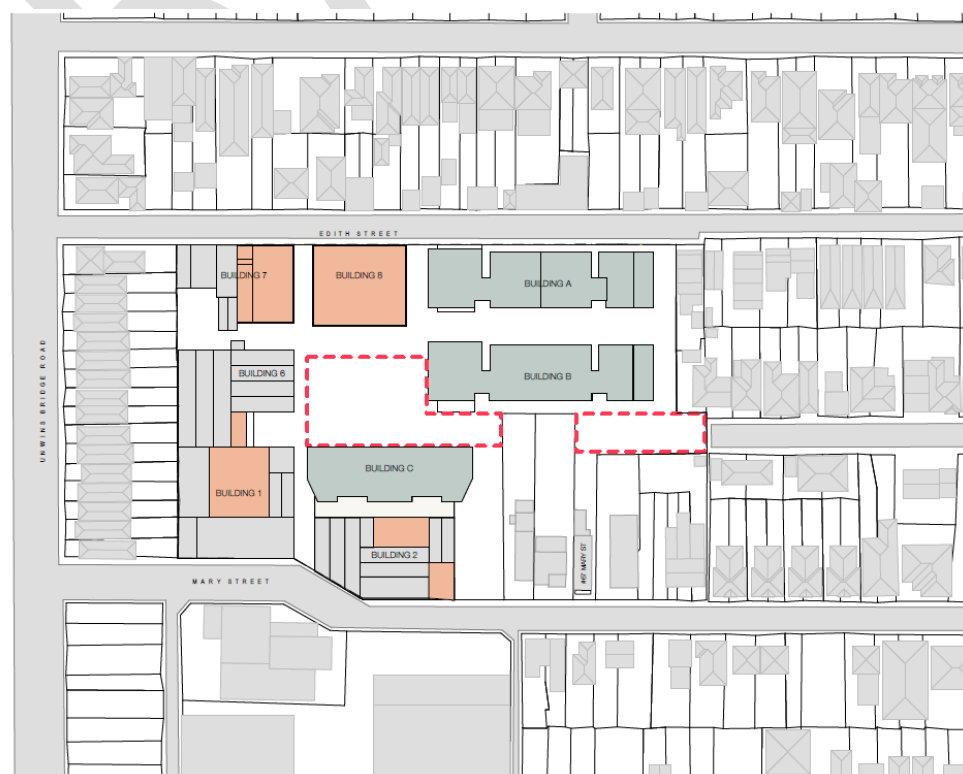


Figure 3: Location of open space

- ii. The central public open space adjacent to Building C must be at least 600m² and must receive at least 2 hours of solar access between 9.00am and 3.00pm midwinter for 50% of its finished surface area.
- iii. The 'pocket park' open space on Roberts Street must receive at least 2 hours of solar access between 9.00am and 3.00pm midwinter for 50% of its finished surface area.
- iv. The central public open space must be planted with a local native grass meadow or lawn.
- v. Local native provenance plants are to be used within all the landscaping for optimum biodiversity outcomes.
- vi. Planting for shade in summer and sunlight penetration in winter must be provided in open public spaces.
- vii. Landscape design must promote screening between different building uses for the privacy of occupants.
- viii. An arborist's report is to be prepared to accompany any development application for the site assessing all existing mature trees on the site.
- ix. Significant deep soil zone areas are to be developed for the site within open space areas in areas that are unencumbered by proposed basements.
- x. Where possible, trees and planting are to be flush with surrounding finish levels (no raised planters).
- xi. Where possible, trees must be planted in minimum 1 metre depth of soil plus mulch and drainage.

C6 Streetscape design must:

- i. Reinforce the existing landscape characters of Edith Street, Mary Street and Roberts Street;
- ii. New buildings in proximity to Mary Street, Edith Street and Roberts Street are to be more articulated to reflect the character of these areas; and
- iii. The existing footpath along Mary Street currently ends adjacent to the loading dock. In order to provide a continuous, safe and accessible path of travel for pedestrians along the Mary Street frontage the footpath must be redesigned and reconstructed to be of a more consistent width for the full length of the Mary Street frontage, subject to agreement of the RMS and Inner West Council to undertake works within the Mary Street road reserve.

C7 Built form proposals must:

- i. Encourage a variety of complementary building styles within the site including adaptive re-use of retained buildings;
- ii. Offer high quality contemporary architecture that responds to, but does not mimic, the existing architectural character of the site with appropriate proportions and articulation to the building massing;
- iii. Have a distinct base and middle with high quality roof treatments that are integrated with the architecture of the buildings;
- iv. Treat facades as front elevations to all sides of the building;
- v. Use high quality materials throughout;
- vi. Ensure the architectural expression of residential buildings offers a balance of solid to void without depending on continuous balconies to create articulation and interest;
- vii. Treat materials accessible at ground level for graffiti resistance;
- viii. Incorporate environmentally appropriate facade treatments according to orientation;
- ix. Provide shading and good internal amenity including cross ventilation, solar access, adjoining indoor and outdoor living spaces and generously sized rooms; and
- x. Ensure that the residential components of buildings comply with State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and its associated Apartment Design Guide.

Vehicular access

C8 Vehicular access must be generally operate as follows:

- i. Car entry to site via Edith Street;
- ii. Car exit from site via Mary Street;
- iii. Service vehicles entry and exit from Mary Street; and
- iv. No vehicle access from Roberts Street.

Parking

C9 Parking:

All car parking is to be underground.