

## Appendix B

### Renewing Rhodes DCP 2000 review

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>Framework plan 3.0</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>DCP objectives 3.1</b> <ul style="list-style-type: none"> <li>Create a specific identity for Rhodes Peninsula.</li> <li>Integrate best practice ESD principles into the design and management of the public domain.</li> <li>Embody ESD principles into the design of buildings and external spaces.</li> <li>Provide workplace and housing choice through a variety of building types to cater for a diverse community.</li> <li>Provide well considered private external spaces that are well integrated with the buildings.</li> </ul>                                                                                                     | <p>The DCP objectives should be retained and additional objectives included which further promote Rhodes as Specialised Centre, particularly in relation to</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Framework plan – public domain</b> <ul style="list-style-type: none"> <li>Primary streets (Walker Street, Shoreline Avenue and Marquet Street) are primary elements and are to be publicly owned and accessible.</li> <li>Secondary streets (east-west streets) are to be publicly accessible and may be owned under Community Title, and may include visitor parking.</li> <li>The preferred location for additional floor space is along the ridge on Walker Street, defining view corridors to the water along east-west streets, where solar access to residential dwellings can be achieved, and on important street corners.</li> </ul> | <p>An urban design framework is to be prepared for the new DCP that generally follows the adopted Master Plan. This is to define the location of buildings, roads and open space areas.</p> <p>Streets should generally be publicly owned and accessible, except where they only provide for private entries into buildings. The Master Plan proposes additional public open space in the form of local parks and civic spaces which will become publicly owned and accessible.</p> <p>The principles for defining the location for taller buildings are sound and can be achieved in the new DCP. Additional controls for tower building locations are to be introduced in the new DCP.</p> <p>The alignment of tower buildings along Walker Street is generally supported in principle, however could be staggered, as John Toon has suggested avoiding the notion of a row of buildings.</p> |
| <b>Private domain 5.0</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Built form 5.2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Number of storeys and floor space</b> <p><b>5.2.1 Defining adjoining floor area and calculating number of storeys</b></p> <ul style="list-style-type: none"> <li>Lift tower machinery plant rooms, chimneys, stacks, vent pipes, and television antennae may exceed the height of the storey limit, but should be consolidated to minimise their visibility.</li> </ul> <p><b>Storey height and internal floor levels</b></p> <ul style="list-style-type: none"> <li>Min 2.7m floor to ceiling height in habitable</li> </ul>                                                                                                                 | <p>The maximum height limits are to be in accordance with the standard definitions of building height under the Standard LEP instrument., which is:</p> <p><i>“building height (or height of building) means the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like”.</i></p> <p>Roof top elements are to be incorporated into the architectural roof features of buildings. It is proposed to include controls for architectural roof features in tower buildings greater than 12 storeys.</p>                                                                                                                                                                                            |

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p>rooms of apartments.</p> <ul style="list-style-type: none"> <li>Elevate ground floor level apartments above adjacent footpath levels min 500mm whilst considering accessibility issues.</li> </ul> <p><b>Distribution of additional height</b></p> <ul style="list-style-type: none"> <li>Additional height in the 6 storey zone should be predominantly distributed along Walker and Marquet Streets to reinforce the ridge.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>It is desirable to maintain a minimum floor to ceiling heights for habitable rooms of 2.7m, which is consistent with the Residential Flat Design Code 2002.</p> <p>Ground floor levels should be raised above the adjoining public street footpath by a minimum 500mm (in accordance with the existing DCP and a maximum of 1.2m (in accordance with the Residential Flat Building. Where ground floor level thresholds from the adjoining public domain vary from this control, Applicants should be required to demonstrate that the following objectives are achieved:</p> <ul style="list-style-type: none"> <li>Adequate privacy is provided to ground level units;</li> <li>Disabled access can be provided to building entries; and</li> <li>Avoid solid walls along the street edge are avoided.</li> </ul> <p>Controls for distribution of additional height (as permitted in the SREP 29 controls) will need to be deleted from the DCP and reference to the CBLEP 2008 – Amendment No. 1: Rhodes Peninsula. The built form principles will include additional principles for identifying appropriate locations for tower buildings in terms of sunlight access and overshadowing, views and to define street corners as well as precinct edges.</p>                                                                                                                                                                     |
| <p><b>Building bulk 5.2.2</b></p> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Maximum depth should not exceed 12-18m and 21.0m overall including balconies to achieve cross ventilation.</li> <li>Minimum two-thirds of all apartments should have openings in 2 or more external walls of different orientation. Single orientation units should predominantly face north, east or west.</li> <li>To avoid bulky towers, floor plates of residential towers above 6 storeys should not exceed 750m<sup>2</sup>, excluding balconies.</li> <li>To avoid long internal corridors, the number of units served by a common lobby should not exceed 6 per floor except in buildings with a high proportion of cross-over and 2-storey apartments (where the maximum is 15 units per circulation floor).</li> <li>Double-loaded access corridors are strongly discouraged, except for buildings that occupy corners or have a high proportion of cross-over apartments.</li> <li>Rooftops should be designed to minimise bulk and enhance local views.</li> </ul> | <p>The maximum depth of a building should be 18 m (excluding balconies) in accordance with the existing DCP and NSW RFDC 2002. The depth of tower buildings, where adequate natural ventilation and solar access can be demonstrated, may be greater than 18 m.</p> <p>It is desirable to minimise the number of single aspect apartments that face south.</p> <p>It is desirable to maintain a limit on floor plate sizes of tower buildings above 8 storeys. The maximum of 800m<sup>2</sup> floor plate allows the maximum 8 units off a double-loaded corridor, which is consistent with the requirements of the RFDC.</p> <p>It is considered that the maximum number of units of a common corridor should increase from 6 to 8 for reasons of consistency with the NSW RFDC 2002. It is desirable to avoid long internal corridors without access to natural light and ventilation.</p> <p>It is desirable to introduce additional controls for the maximum length of a building along streets without a break or substantial recessive (5 m x 5 m). It is recommended that the maximum length of a building along a street without a break is 55 m.</p> <p>The new DCP should introduce controls for architectural roof features tower building more than 12 storeys in height. Architectural roof features are to be integrated with the overall design of the building and contribute to a visually interesting skyline.</p> |
| <p><b>Setbacks 5.2.3</b></p> <ul style="list-style-type: none"> <li>3.0m setbacks along north-south streets, including Shoreline Avenue.</li> <li>Minimum 3.0m setbacks along secondary streets (5.0m setbacks preferred).</li> <li>Minimum 3.0m setback along east-west streets (a consistent 5.0m setback is preferred).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Building setback controls are to be reviewed in order to achieve desirable streetscape character.</p> <p>The Urban Design framework in the new DCP is to graphically illustrate the building setbacks required to achieve desirable streetscapes. It is desirable to increase setbacks to secondary and tertiary streets from minimum 3 m to 5-6 m to provide more ground floor level landscaped space. While the existing DCP provides for a preferred 5m setback many of the developments built are set to the minimum 3 m in order to optimise the separation between buildings and the amenity of internal courtyards. Opening up the courtyards to the streets allows greater flexibility in the siting of buildings and therefore 5-6 m setbacks could be</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p><b>Special edge conditions 5.2.4</b></p> <p><b>Built edge to public open space</b></p> <ul style="list-style-type: none"> <li>• Provide a clear definition between private and public spaces along the foreshore, to local parks and neighbourhood open space, except where the ground floor has a publicly accessible use.</li> </ul> <p><b>Eastern edge to Shoreline Avenue</b></p> <ul style="list-style-type: none"> <li>• Provide a continuous raised terrace, built to the street alignment, along the eastern side of Shoreline Avenue, for its entire length, to: <ul style="list-style-type: none"> <li>o Interpret the pre-reclamation foreshore line;</li> <li>o Accentuate the curved geometry of this highly memorable street;</li> <li>o Minimise excavation for carparking;</li> <li>o Enhance views to the water from the private domain; and</li> <li>o Create a location for the on-site deposit of excavated and decontaminated fill.</li> </ul> </li> <li>• The top of the terrace wall should be between 1.2m and 3.5m above finished level of the adjoining footpath. It should be constructed of solid material, preferably faced with sandstone. Pedestrian entries, stairs, ramps and carparking vents may occupy up to 70% of the surface area of the wall. Buildings should be set back above this terrace level in compliance with fig 5.2.3.111 (ie. 3.0m).</li> <li>• Carparking is permitted within the terrace level, and additional parking may also be provided in a basement level if required.</li> </ul> | <p>The urban design review undertaken by John Toon suggests that there is too much consistency in building setbacks and that greater variation in setbacks is warranted. Moreover, the Master Plan provides for additional public open space which is to have good address to public streets.</p> <p>To create meaningful public open space, it is desirable for ground floor uses to front open spaces as well as streets, to activate these spaces.</p> <p>The curved and bent form of Shoreline Avenue should be accentuated in the location of buildings to promote vistas along the streets.</p> <p>The continuous raised terrace along Shoreline Avenue has been achieved with mixed success. This definition of Shoreline Avenue, interpreting the natural alignment of the shoreline is a desirable unifying element for Rhodes, where buildings front the eastern side of the street. This principle should continue in the new DCP and could also be interpreted in the landscape design of the new parks in the use of sandstone materials for landscape walls.</p> <p>Car parking should be concealed beyond the general line of buildings fronting Shoreline Avenue with landscaping in the park areas concealing parking areas.</p> |
| <p><b>Clause 5.2.5 Definition of streets and open spaces</b></p> <ul style="list-style-type: none"> <li>• To allow buildings to address streets, lots resulting from the subdivision of large lots, should have at least one frontage to a primary or secondary street.</li> <li>• To contribute to the hierarchy of different</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The urban design framework for the new DCP is to ensure that all buildings have at least one street frontage.</p> <p>New street setback controls are to be derived from the urban design framework plan. All buildings are to be oriented to streets and/or public open spaces to promote good passive surveillance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>street types and functions development is required to build to identify street and park setback lines as shown in Figure 5.2.5.iii.</p> <ul style="list-style-type: none"> <li>To encourage surveillance of the street and communal gardens, orientate primary openings in living areas to the street and rear gardens.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Clause 5.2.6 Building articulation and address</b></p> <ul style="list-style-type: none"> <li>To create a consistent building alignment that increases the perceivable width of the street and optimises the landscape potential of front gardens, projecting balconies and ground floor terraces are permitted forward of the street setback line. These elements may occupy up to 50% of the lot frontage within the projecting balcony zone.</li> <li>Provide all buildings with a clear address. Individual entries should be provided to 50% of ground floor apartments.</li> <li>Orient buildings to streets, walkways, parks, the Parramatta River and Homebush Bay. Orient private open space elements to streets, parks, rear gardens, the Parramatta River and Homebush Bay.</li> <li>Building articulation elements should be designed to be appropriate to their orientation, and of appropriate scale to their use and context.</li> </ul>                                                                                            | <p>The urban design review by John Toon suggests that the existing DCP has resulted in an overly-consistent building alignment to the streets. The new urban design framework will introduce some variation in street setbacks particularly for secondary streets.</p> <p>It is desirable to avoid overly repetitive balcony and balustrade treatments and promote variety with an emphasis on vertical proportions for tower buildings.</p> <p>Residential apartments proposed at ground level should have an individual address to the street. It is recommended that all dwellings facing the street with a finished floor level less than 1.4 m above the adjacent footpath level are to have direct access from the street.</p> <p>The new urban design framework is to be guided by similar principles as the DCP for building orientation, including activating streets, walkways and parks.</p> <p>New controls need to guide the orientation and form of tower buildings to minimise bulk and overshadowing impacts and to provide landmark vertically-proportioned buildings</p> |
| <p><b>Clause 5.2.7 Diversity of apartment types</b></p> <ul style="list-style-type: none"> <li>All residential developments should provide 15-30% studio or 1 bedroom apartments and a min 10% 3+ bedroom apartments. 3 bed to be located on ground floor wherever possible, with direct access to private open space.</li> <li>Double-loaded corridor access discouraged except where used in combination with 2 storey or cross-over apartments. All corridors to receive daylight and be naturally ventilated.</li> <li>Cross ventilated apartments are encouraged, including single-storey double orientation apartments, particularly in buildings up to 4 storeys, and cross-over apartments.</li> <li>The number of entrances along the street frontage should be maximised.</li> <li>Two-storey apartments are encouraged at ground floor level.</li> <li>'Hybrid' buildings encouraged to innovatively combine different apartment types.</li> <li>To optimise liveability, internal and external living areas should be integrated.</li> </ul> | <p>A review of the existing DCP unit mix requirements has been undertaken having regard to current and likely future demand for apartment types at Rhodes.</p> <p>Generally, the developers have indicated a desire to provide fewer 3+ bedroom units and more 1 and 2 bedroom units, although some apartments may be 'dual key types' and therefore able to function as 3 bedroom units or be broken into a 1 bedroom apartment and a 2 bedroom apartment. This approach supports the principle of more affordable housing and a better housing mix.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p><b>Flexibility 5.2.8</b></p> <ul style="list-style-type: none"> <li>The accessibility and adaptability of all buildings should be maximised in all residential developments.</li> <li>Consideration should be given to flexible internal dwelling configurations.</li> <li>Windows or skylights should be provided to all habitable rooms and to the maximum number of non-habitable rooms possible, above ground floor level.</li> </ul>                                                                                                                                                                                                                                                                                                       | <p>These controls are sound and no changes are recommended.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Visual privacy 5.2.9</b></p> <ul style="list-style-type: none"> <li>Minimum separation between openings of different dwellings: <ul style="list-style-type: none"> <li>6.0m between non-habitable rooms.</li> <li>9.0m between habitable rooms and non-habitable rooms.</li> <li>12.0m between habitable rooms.</li> </ul> </li> <li>The floor level of ground level apartments should generally be elevated above adjoining footpath level with suitable screening etc.</li> </ul>                                                                                                                                                                                                                                                          | <p>Adopt building separation distances as provided in SEPP 65/NSW RFDC 2002 for buildings up to 12 storeys as follows:</p> <ul style="list-style-type: none"> <li>Up to four storeys/12 m <ul style="list-style-type: none"> <li>12 m between habitable rooms/balconies</li> <li>9 m between habitable/balconies and non-habitable rooms</li> <li>6 m between non-habitable rooms</li> </ul> </li> <li>Five to eight storeys/up to 25 m <ul style="list-style-type: none"> <li>18 metre between habitable rooms/balconies</li> <li>13 m between habitable rooms/balconies</li> <li>9 m between non-habitable rooms</li> </ul> </li> <li>Nine storeys and above 25 m <ul style="list-style-type: none"> <li>24 m between habitable rooms/balconies</li> <li>18 m between habitable rooms/balconies and non-habitable rooms</li> <li>12 m between non-habitable rooms</li> </ul> </li> </ul> <p>It is recommended that tower buildings above 12 storeys are to be required to be separated from other tower buildings by a minimum of 40 m.</p> |
| <p><b>Acoustic privacy 5.2.10</b></p> <ul style="list-style-type: none"> <li>Internal sound insulation requirements should exceed minimum BCA standards.</li> <li>Internal space planning to minimise impact of external noise. Minimise impacts of non-residential uses.</li> <li>To enable occupants to control internal living environments, at least 25% of double-glazed windows to dwellings should be openable.</li> <li>A noise attenuation zone should be created between habitable rooms (particularly bedrooms) facing the rail line and busy roads by:: <ul style="list-style-type: none"> <li>Locating service areas, such as circulation, kitchens, laundries, storage and bedrooms to create a noise buffer;</li> </ul> </li> </ul> | <p>There is no need to change the DCP controls for acoustic privacy.</p> <p>Applicants will be required to demonstrate adequate acoustic attenuation measures for buildings adjacent the Northern Railway Line in accordance with the SREP 29 and SEPP (Infrastructure).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <ul style="list-style-type: none"> <li>o Locating screened balconies or wintergardens to create a noise buffer; and</li> <li>o Selecting sound isolating building materials, including acoustic glazing.</li> <li>• To protect local residential amenity, building articulation should be designed to minimise external noise reflectivity.</li> </ul>                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>Solar access and glazing 5.2.11</b></p> <ul style="list-style-type: none"> <li>• Minimum of 2 hours of direct sunlight per day should be provided to principal living rooms and private open spaces in at least 75% of dwellings on 22 June.</li> <li>• Maximise direct sunlight to communal open space on 22 June.</li> <li>• Avoid extensive areas of glazing unprotected from solar access during summer. Shading devices should be used to maximise solar access in winter and minimise solar access in summer.</li> </ul>                                                                                                                       | <p>The NSW Residential Flat Design Code provides minimum standards for solar access to living rooms and private open space in residential flat buildings. The RFDC requires that at least 70% of units achieve a minimum of 2 hours of sunlight access between 9am and 3pm at 22 June.</p> <p>The urban design framework plan in the DCP is to be based on, among other urban design considerations, optimising sun light access to public and communal open spaces areas where possible.</p> <p>Where possible, the urban design framework for the Master Plan required tower buildings to be located to minimise overshadowing impacts on public and communal open space. Tower buildings generally are to follow the north-south alignment along the ridgeline (Walker Street) and at the Railway Station, although some may be closer to Shoreline Drive to improve the overall spatial arrangement of tower buildings, and the appearance of a cluster of buildings from the waters of Homebush Bay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>Natural ventilation and daylight 5.2.12</b></p> <ul style="list-style-type: none"> <li>• Buildings should be designed so that living and working environments are substantially naturally lit and ventilated; ventilation can occur by means such as thin cross-section buildings.</li> <li>• Windows should be provided to all living and working environments. Doors and openable windows should be located in 2 walls facing different or preferably opposable directions to encourage cross ventilation.</li> <li>• To allow daylight into ground and first floor levels, buildings should be articulated using atria and courtyards.</li> </ul> | <p>Natural ventilation is an important contributor to the occupant's thermal comfort and amenity in a sustainable way. The new urban design framework for the remaining sites is to promote natural ventilation to the lower levels of buildings by opening up development sites with more space between buildings.</p> <p>The DCP does not include minimum controls for the number of cross ventilated apartments required in residential buildings. The RFDC provides that a minimum of 60% of apartments in a development are to be naturally cross-ventilated.</p> <p>It is recommended that the new DCP adopts the RFDC requirement, which is a generally accepted rule across NSW.</p> <p>The DCP promotes thin cross section buildings with windows on 2 opposing directions, however this design approach is often difficult to achieve in tower buildings, where apartments are arranged around a central service core. Tower buildings generally have a higher proportion of single aspect apartments with corner apartments.</p> <p>Research on the natural ventilation performance of high rise residential developments suggests that wind conditions at the upper levels of tower buildings promote natural ventilation of single-aspect apartments better than lower rise buildings however this is best demonstrated with the benefit of detailed architectural proposals showing internal unit layouts that promote natural air flow.</p> <p>It is recommended that the RFDC rule of thumb be adopted to promote best practice natural cross ventilation for units. With the introduction of tower buildings, it may be justified to allow fewer cross ventilated apartments (as per the RFDC and existing DCP definition) because high rise for the reasons outlined above, however, Applicants should be requested to demonstrate how natural ventilation can be satisfactorily</p> |

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | achieved if the minimum 60% control is to be varied.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Building materials 5.2.13</b></p> <ul style="list-style-type: none"> <li>• Bulk and/or reflective insulation must be provided in wall, ceiling and roof systems.</li> <li>• Selected building materials should minimise environmental impacts.</li> </ul>                                                                                                                                                                                                                                                                                                     | <p>These are sound controls. The quality of the external appearance of the buildings are influenced by the quality of the materials and finishes.</p> <p>Additional controls are recommended for building materials and finishes to promote design excellence including:</p> <p><b>Design quality</b></p> <ul style="list-style-type: none"> <li>• A variety in materials and finishes should be promoted to distinguish different elements of buildings (i.e. podium and tower elements).</li> <li>• A variety of windows and balustrade treatments should be used to articulate the building. Excessive repetition should be avoided.</li> <li>• Excessive blank walls should be avoided.</li> </ul> <p><b>Reflectivity:</b></p> <ul style="list-style-type: none"> <li>• New buildings should not result in glare that causes discomfort</li> <li>• Visible light reflectivity from building materials use on facades of new buildings should not exceed 20%.</li> <li>• Depending on the extent of glazing and reflective materials proposed, a Reflectivity Report that analyse potential solar glare on pedestrians and motorists may be required with future development proposals.</li> </ul> |
| <b>5.3 Public domain interface</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>5.3.1 Active street frontage</b></p> <ul style="list-style-type: none"> <li>• Maximise the number of pedestrian entrances to residential buildings for greater street surveillance.</li> <li>• Permissible non-residential uses are encouraged where they will be most accessible and visible, such as: <ul style="list-style-type: none"> <li>o At street level;</li> <li>o Opposite or adjacent the Point Park and foreshore active park;</li> <li>o In identified developable areas within parks; and</li> <li>o On street corners.</li> </ul> </li> </ul> | <p>A key objectives for the development of remaining sites is in the activation of primary street frontages of Walker Street and Rider Boulevard with active street. The urban design framework for the remaining development lots is to define the preferred location for active uses.</p> <p>Active uses along streets may include but not be limited to retail, commercial, cafes, restaurants, home-based businesses and maisonette-type dwellings with street entries.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Signage and advertising 5.3.3</b></p> <ul style="list-style-type: none"> <li>• Signage and advertising should communicate effectively, and contribute in a positive way to the public domain. Signage and advertising structures should be unobtrusive, informative and compatible, with an attractive shopping environment.</li> <li>• Important factors to be considered, and development controls are given in the DCP.</li> </ul>                                                                                                                         | No change to the DCP controls for signage are suggested.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>Private and communal open space 5.4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Garden spaces 5.4.1</b> <ul style="list-style-type: none"> <li>Min 20% of total site area should be provided as deep soil landscape space with a minimum dimension of 2.0m.</li> <li>50% of communal open space should be unpaved and provide for soft landscaping.</li> <li>Min 1 large tree (12.0m minimum mature height) per 100m<sup>2</sup> deep soil landscape area.</li> <li>Deep soil landscape areas should provide some capacity for stormwater infiltration and storage.</li> <li>Carparking should be located under the building footprint to the greatest extent possible.</li> <li>Min 500mm soil to be provided to planting beds above underground carparking (such areas to be a minimum of 5% of the site area, in addition to deep soil landscape).</li> </ul>                           | <p>The Master Plan contemplates significant changes with additional public open space provided on some of the development sites through amalgamations and the deletion of public road lots. Some of this additional public open space is to be in lieu of common open space areas on some sites, namely Precinct B (Sites 2A and 3A) and Precinct C (Lot s101 and 102).</p> <p>The public domain section of the new DCP is to include additional controls for the design of additional local parks and civic spaces.</p> <p>On sites where additional public open space is provided, the requirement for common open space should be reduced.</p> <p>The requirement for 20% landscaped area for sites within the Residential Zone for sites which do not include additional public open space should be retained.</p> <p>Car parking could be located below public open space and common open space provided there are some areas of deep soil landscaping provided, generally located at the perimeter of the street in building setback zones. At least one consolidated area of deep soil landscaping must be provided within the Precinct B and C sites of minimum 1,500m<sup>2</sup> for deep soil landscaping. These areas are to be consolidated and contiguous zones.</p> <p>The depths of soil for planting on structures should be consistent with the NSW Residential Flat Design Code 2002 which provides varying depths for the size of planting proposed.</p> |
| <b>Front gardens 5.4.2</b> <ul style="list-style-type: none"> <li>Maximum height of front fences is 1.2m, from the footpath, except on the eastern side of Shoreline Avenue.</li> <li>Fences should integrate with buildings through materials and detailing, should highlight building entrances and allow street surveillance.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Sound development controls with no changes recommended.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Above ground open space 5.4.3</b> <ul style="list-style-type: none"> <li>At least 1 balcony, terrace, veranda, loggia or deck must be provided to each dwelling where direct access to ground level open space is not available. Access should be from family/lounge room etc and face predominantly north, east or west.</li> <li>Combined area of above ground open space must be a minimum 12% area of dwelling floor space. Preferred depth of primary open space to be 2.4m, min depth to be 1.5m.</li> <li>Secondary above ground open spaces are encouraged. Preferred depth 1.2m, minimum depth of 0.9m.</li> <li>Above ground open space to be designed to protect privacy of neighbours. Use of lightweight pergolas, screens, planters etc permitted on roof terraces. Primary above</li> </ul> | <p>No changes recommended to above open space requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| ground open space should include a tap and barbecue gas outlet where possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Services 5.5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Low energy services 5.5.1</b> <ul style="list-style-type: none"> <li>Gas or solar hot water heaters must be provided to all new residential developments up to 4 storeys.</li> <li>Install energy efficient building services. Use of green power and solar cells is encouraged.</li> <li>Passive solar design principles should be provided in building design.</li> <li>Energy Performance Report required for new buildings over \$500,000. As a guide, the SEDA 3 star rating should be achieved to 80% of all residential apartments.</li> <li>Utilise low energy rating (min 3 star rating) appliances. All new services should be located below ground.</li> </ul> | <p>The Renewing Rhodes DCP was introduced prior to the introduction of BASIX. The use of low energy services is now mandated under BASIX for all residential flat buildings in NSW.</p> <p>It is recommended that reference to BASIX be incorporated into the DCP for consistency with State Policy.</p> <p>The policy of low energy use in building services is desirable however aspirations need to be consistent with State policy, which carries weight. Developers of Precincts B and C have provided initiatives for low energy services which they intend to incorporate into future developments.</p>                                    |
| <b>Water conservation 5.5.2</b> <ul style="list-style-type: none"> <li>Utilise water saving devices and appliances within dwellings.</li> <li>Rainwater should be retained and reused for irrigation, cleaning and possibly toilet flushing. Recycling of Gray water should be considered.</li> <li>Water conserving landscape practices should be incorporated.</li> </ul>                                                                                                                                                                                                                                                                                                  | <p>The Renewing Rhodes DCP was introduced prior to the introduction of BASIX. The use of water conservation initiatives in residential flat buildings is now mandated under BASIX for all residential flat buildings in NSW.</p> <p>It is recommended that reference to BASIX be incorporated into the DCP for consistency with State Policy.</p> <p>The policy of water conservation is desirable however aspirations need to be consistent with State Policy, which carries weight. Developers of Precincts B and C have provided initiatives for water conservation initiatives which they intend to incorporate into future developments.</p> |
| <b>Stormwater management 5.5.3</b> <ul style="list-style-type: none"> <li>Stormwater drainage systems must promote natural infiltration.</li> <li>Soft landscaping should be maximised.</li> <li>Minimise runoff into existing stormwater system by implementing design measures to reduce, reuse and recycle site stormwater.</li> <li>Minimise soil erosion &amp; siltation during construction and following completion of the development.</li> </ul>                                                                                                                                                                                                                    | No amendments required to these conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Waste minimisation 5.5.4</b> <ul style="list-style-type: none"> <li>On-site storage to be provided in appropriate facilities for waste and recycling facilities. Access not to be provided from Shoreline Avenue.</li> <li>Source separation facilities should be provided in kitchens for waste to be divided</li> </ul>                                                                                                                                                                                                                                                                                                                                                 | <p>Innovative solutions for waste minimisation and management for tower buildings are recommended. It is also a challenge to encourage residents to store and dispose of recycling materials.</p> <p>There are two options recommended in the document titled "Waste Collection in High-Rise Residential Buildings More than Seven Storeys" published by the Department of Environment, Heritage and the Arts:</p> <ol style="list-style-type: none"> <li>1. provide room for interim storage of garbage and recyclables</li> </ol>                                                                                                               |

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p>into separate waste streams.</p> <ul style="list-style-type: none"> <li>Common composting and recycling facilities should be provided in appropriate locations in communal open space areas.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>on each floor in an interim storage area. A caretaker takes garbage and recyclables from the interim storage area to a communal storage area (usually in the basement)</p> <p>2. install a chute system for garbage that leads to a central garbage room at the bottom of the building (usually in the basement). Chutes either empty into a bulk bin, individual 240L bins or into a compactor.</p> <p>Innovative waste and recycling, storage and collection is recommended to avoid excessive 240L bins being located on the street frontages, which will impact on the aesthetic appearance of the streetscapes of Rhodes. On-site collection should be pursued by all parties.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Site facilities 5.5.5</b></p> <ul style="list-style-type: none"> <li>Loading facilities and adequate garbage and recycling areas to be provided.</li> <li>Provide either communal or individual laundry facilities and 1 external clothes drying area per dwelling.</li> <li>Storage to be provided for every dwelling. 50% of storage is to be located within the dwelling, but not within the kitchen or bedrooms.</li> </ul> <p><u>Rates:</u></p> <ul style="list-style-type: none"> <li>Studio/1-bedroom – 7.5m<sup>3</sup>;</li> <li>2 bedrooms – 10m<sup>3</sup>; and</li> <li>3+ bedrooms – 12.5m<sup>3</sup>.</li> </ul> | <p><b>Loading facilities and garbage</b></p> <p>Due to the scale of development proposed in terms of numbers of units within individual buildings, the height of buildings, it is desirable to investigate innovative solutions to garbage storage and collection. Solutions for tower buildings are to be investigated and additional controls may be introduced. The requirement for Applicants to submit Waste Management Plans is to be retained.</p> <p><b>Clothes drying</b></p> <p>This report addresses the issue of external natural clothes drying. Clothes driers are the second most energy intensive appliance after the refrigerator in a dwelling (sustainable building centre, 2010) and currently clothes driers are not required to display EnergyGuide labels.</p> <p>Clothing drying racks are required to be provided for each dwelling under the existing DCP. These drying areas are generally provided on screened balconies. External clothes drying areas are a more sustainable solution for drying clothes than internal driers. There are energy efficient internal driers available becoming increasingly available.</p> <p>In the upper levels of tower buildings residents often prefer to minimise the potential for winds to blow drying clothes on external balconies. Winter gardens at upper levels, which have controllable window louvers may be a solution for providing.</p> <p>It is preferable that all units should have options for clothes drying (i.e. mechanical dryer with the highest star rating available and external drying facilities where possible.</p> <p><b>Storage</b></p> <p>The DCP storage requirements exceed the rules of thumb in the RFDC. It is desirable to retain the storage requirements at the volumes required in the DCP. Storage has a significant effect on the amenity enjoyed by residents. Volumes of storage need to be considered in terms of the space that it adds to typical apartments which can add to the bulk of buildings. With careful design of internal living spaces, storage spaces can be innovatively incorporated.</p> |
| <b>Pedestrian access, parking and servicing 5.6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>Pedestrian access and mobility 5.6.1</b></p> <ul style="list-style-type: none"> <li>Include design considerations for mobility impaired including, barrier free access to buildings, appropriately located and designed parking, seating, ablutions, and visitable dwellings.</li> </ul>                                                                                                                                                                                                                                                                                                                                         | <p>Each development proposal will be required to provide an accessibility assessment that addresses how the proposal meets the DDA, DCP and relevant Australian Standards.</p> <p>Accessibility to communal areas, facilities and public domain will have a high priority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Rhodes Peninsula DCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p><b>Vehicular access 5.6.2</b></p> <ul style="list-style-type: none"> <li>• Provide access to parking from rear or side lanes or secondary streets wherever possible.</li> <li>• Driveways should be consolidated within the block, differentiated from pedestrian access, with minimal visual intrusion.</li> <li>• Vehicle access is to comply with AS 2890.1. Maximum width of a driveway for detached, row and pair housing is 2.5m, and 6.0m for driveways to other lots.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>No changes to the controls for vehicle access are recommended.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>On-site parking 5.6.3</b></p> <ul style="list-style-type: none"> <li>• Generally: <ul style="list-style-type: none"> <li>o Total minimum residential carparking is for 1 space per dwelling (ie. 289).</li> </ul> </li> <li>• <b>Residential 1 bedroom:</b> <ul style="list-style-type: none"> <li>o Maximum 1 space per dwelling.</li> </ul> </li> <li>• <b>Residential 2 bedroom:</b> <ul style="list-style-type: none"> <li>o Maximum 1.2 spaces per dwelling.</li> </ul> </li> <li>• <b>Residential 3+ bedroom:</b> <ul style="list-style-type: none"> <li>o Maximum 1.5 spaces per dwelling</li> </ul> </li> <li>• <b>Visitors:</b> <ul style="list-style-type: none"> <li>o Maximum 1 space per 10 units.</li> </ul> </li> <li>• <b>Service vehicles:</b> <ul style="list-style-type: none"> <li>o 1 space per 50 units for first 200 units, plus 1 space per 100 units thereafter.</li> </ul> </li> <li>• <b>Commercial:</b> <ul style="list-style-type: none"> <li>o Maximum of 1.75 spaces per 100m<sup>2</sup> of leasable floor space (LFS).</li> </ul> </li> <li>• <b>Retail:</b> <ul style="list-style-type: none"> <li>o No parking for street level retail.</li> <li>o For retail service vehicles, 1 space per 4,000m<sup>2</sup> GFA for the first 2,000m<sup>2</sup>, and 1 space per 1,000m<sup>2</sup> thereafter (50% space for trucks).</li> </ul> </li> <li>• Stack parking of up to 2 cars permitted for single dwelling unit.</li> <li>• Disabled parking at rate of 1% of total spaces or 1 space, whichever is greater.</li> <li>• Motorcycle parking equivalent to area of 1 carparking space per 100 parking spaces to be provided in every building.</li> <li>• Consolidated parking areas should be concentrated under building footprints wherever possible.</li> <li>• <b>Bicycle parking:</b> <ul style="list-style-type: none"> <li>o Minimum of 1 space per 3 units for residents.</li> <li>o Minimum of 1 space per 12 units for visitors.</li> </ul> </li> </ul> | <p>Car parking rates are recommended to be revised in line with comments from the RTA.</p> <p>No additional parking for retail and commercial uses. These uses are generally located in the Master Plan along the street front and are walk up type uses that do not relying on patrons that need to drive specifically to Rhodes to these smaller retail and commercial tenancies.</p> <p>Residential parking is recommended by the RTA to be provided at a rate of 1 space per dwelling (irrespective of the type of the type of dwelling) and studio apartments/affordable housing units may be approved without an associated car parking space.</p> <p>It is not recommended to change the bicycle parking rates in the existing DCP as these are consistent with other major centres and specialised centres in Sydney.</p> |