469-483 BALMAIN ROAD, LILYFIELD

Working draft Development Control Plan for Panel Hearing December 2020

Table of Contents

LIST OF FIGURES

SECTION 11 – 469-483 BALMAIN ROAD, LILYFIELD

Relationship to other plans

The following site-specific controls apply to 469-483 Balmain Road, Lilyfield.

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

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

Map Reference

Refer to xxx on the map in Figure G1 – Site Specific Areas.

G11.1 LAND TO WHICH THIS SECTION APPLIES

The site is known as 469-483 Balmain Road, Lilyfield being Lot 2 DP1015843 (herein referred to as the 'Site').

The Site has an area of 6,824m2 and is within a block bound by Balmain Road, Cecily Street, Fred Street and Alberto Street, Lilyfield.

G11.2 BACKGROUND

To be completed in conjunction with Inner West Council following adoption of the Planning Proposal…

G11.3 PURPOSE, AIMS AND OBJECTIVES

The purpose of this DCP section is to provide guidance on and to facilitate the future development of the Site consistent with the aims and objectives of LEP 2013 Amendment No. 17. The specific aims of this DCP section are:

O1. Communicate the objectives and controls against which the consent authority will assess future development applications;
O2. Ensure the viability of employment uses on the Site;
O3. Minimise impacts on the amenity of adjacent properties; and
O4. Promote a high-quality urban design outcome.

G11.4 DESIRED FUTURE CHARACTER STATEMENT

The Site's design should reflect the diverse built form of the surrounding area. The Site will retain the character buildings and provide ongoing space for local artists to create a unique place with a broad appeal to the surrounding community. Flexible employment floorspace will be provided to accommodate the broad range of employment uses allowed within the light industrial zone. In addition, new residential apartments will also be provided with separate entries, circulation, and

acoustic treatment to ensure a positive amenity for the residential uses and long-term viability of the employment uses. Height and massing is to strengthen the high street character of this part of Balmain Road, while providing for a high level of amenity for adjoining residential uses.

O1. Future development should enhance the existing character of the suburb of Lilyfield, Nanny Goat Hill Distinctive Neighbourhood, and the Site as it exists today. It should:
   a) Provide adaptable employment floor space able to respond to a broad range of light industrial uses;
   b) Provide creative employment / artists space on the Site;
   c) Retain the character buildings on the Site;
   d) Encourage a diversity of building envelopes reflecting the diverse built form of the surrounding area;
   e) Encourage an architectural response using a variety of materials found within the local area;
   f) Provide a contextually responsive building envelope where the tallest buildings are located to minimise impacts on adjacent properties;
   g) Encourage the development of a built form that does not adversely impact on the solar amenity of adjoining residential properties; and
   h) Minimise impacts on adjacent and nearby heritage items

G11.5 PUBLIC DOMAIN

Objectives

O1. To improve the pedestrian experience by setting back new buildings and creating a wider footpath zone.
O2. To increase pedestrian permeability around and within the Site and enhance the local pedestrian network.
O3. To enhance local amenity with improved footpaths and landscaping within and adjoining the development.

Controls

C1. Widened footpaths to Balmain Road, Alberto Street and Fred Street are to be provided as shown at Figure 1.
C2. A pedestrian link (minimum of 3.0m wide) is to provide unrestricted public access between Fred Street and Alberto Street with an area providing for deep soil planting along the southern boundary of the Site.
C3. Development is to provide a publicly accessible, pedestrian through site link between Balmain Road and Fred Street and around the retained character buildings (Figure 1) which allows for separation between existing buildings and new buildings. The link is to:
   a) expose the existing external fabric of the existing buildings, enabling an appreciation of the Site's industrial past
   b) have a minimum width of 6.0m that enables comfortable pedestrian movement consistent with forecast use patterns
   c) provide universal access, and
   d) be publicly accessible.

C4. As part of the Development Application, a public domain / landscape plan is to be submitted that illustrates the proposed materials and finishes of the public domain and landscaping around the Site in accordance with Sections C1.12 and C1.13 of the DCP.

C5. Street trees are planted adjoining the Site on Balmain Road, Fred Street and Alberto Street. Planting is to consider conditions such as:

a) Ground floor street setbacks

b) Retention of overhead power cables; and

c) Consistency with the character of the street.

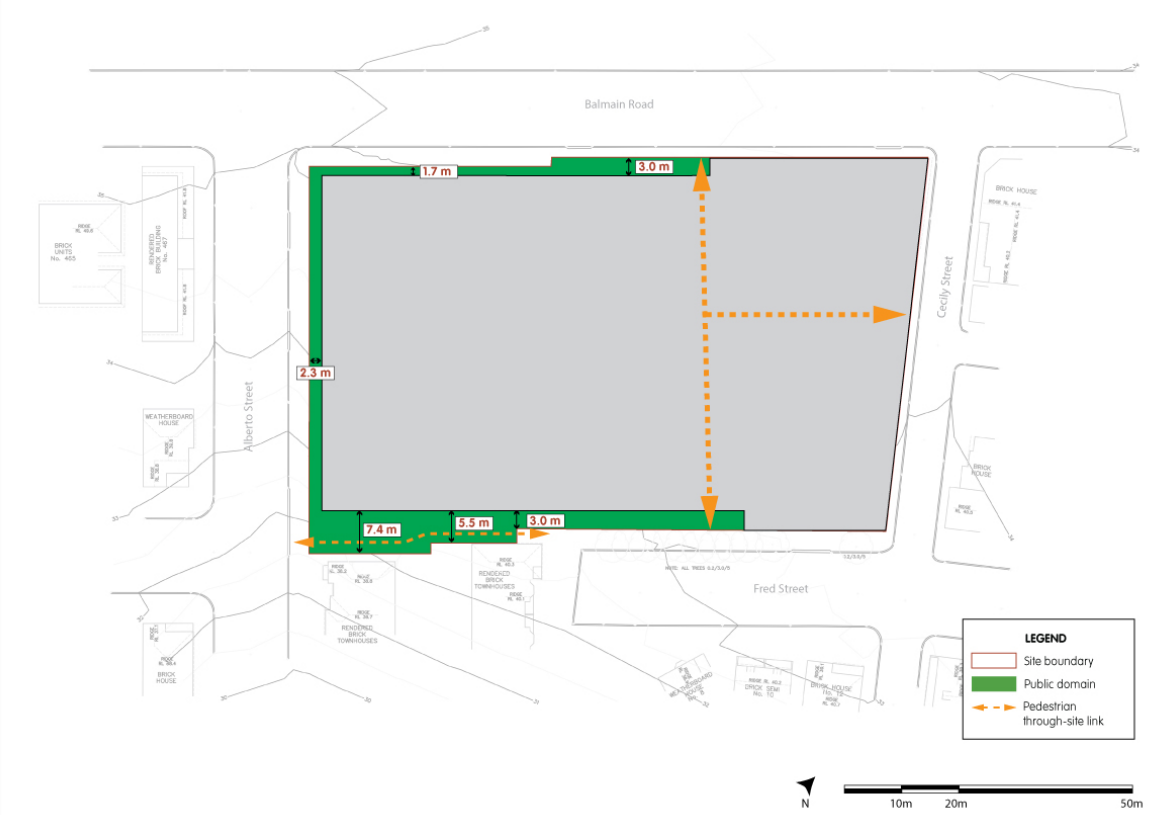

Figure 1: Public domain and through site links plan

G11.6 USES AND ACTIVITIES

Objectives

O1. To ensure the provision of employment uses on Site.

O2. To provide creative employment / artists space within any proposed redevelopment.

O3. To ensure employment uses are compatible with residential uses both on-site and nearby.

O4. To provide a mix of new residential apartments, that cater for the needs of the resident population and to encourage a diverse community.

Controls

C1. The minimum amount of 6,000m2 GFA is to be provided as employment floor space. Of this, a minimum of 1,200m2 GFA is to be utilised for creative employment / artists space.

C2. Balmain Road is to be the primary street frontage with any proposed redevelopment, including within the retained character buildings.

C3. Employment uses are to be predominantly within the lower floor(s) of the new buildings whilst the retained character buildings on Balmain Road are to be used for employment uses. Where employment uses are to be located at a lower ground level, they are to be located on the southern side of the development and utilise the fall of the Site to ensure an active frontage to the surrounding public domain.

C4. All employment uses are to consider the residential amenity of neighbouring properties and new residential apartments on the Site.

C5. A variety of apartment types is provided, including one, two and three bedrooms, to cater for singles, couples, families and retirees.

G11.7 SITE LAYOUT AND BUILT FORM

Objectives

O1. To ensure future development responds to the desired future character of the Site and the existing and future scale and character of the streetscape and surrounding area.

O2. To ensure the retention of existing character buildings on the Site and their integration within a future redevelopment.

O3. To minimise overshadowing of surrounding properties and public domain.

O4. To minimise visual impacts of building bulk on neighbouring and nearby properties.

O5. To integrate new buildings with the adjoining and neighbouring buildings through the transition of height.

Controls

C1. The character buildings identified at Figure 2 (the former Pilchers Bakery Warehouse (1907) and ABBCO site (1917)) are to be retained and restored.

C2. New building heights are to be generally consistent with Figure 3. Where variation is proposed, the built form is to meet the relevant objectives of this section and the following principles:

a) Building massing is contextually responsive and retains the character buildings,

b) Building heights transition ties in with surrounding scale, allowing sunlight to reach adjoining properties and not be adversely impacted,

c) Any variation adds visual interest to the street and delivers positive outlooks for occupants,

d) Taller building elements take advantage of the wide Balmain Road streetscape and Callan Park amenity, and create distinctive building forms along the Balmain Road frontage,

e) Lower building elements are located towards Fred Street to provide an appropriate transition towards existing houses, and

f) Building heights step back at upper levels to create a human scale pedestrian experience at street level, generally consistent with Figures 4 - 9.

Structures including roof plant, lift overruns (including to service rooftop open space) and landscape elements may be provided on rooftops above the specified number of storeys.

C3. Building setbacks are to be consistent with Figures 4 – 9. Where variation is proposed, the built form is to meet the relevant objectives of this section. Upper level setbacks are to be free of any encroachments from any parts of new building structures.

C4. A minimum floor-to-ceiling height of 4.0m is required for employment floor space, except within the retained building where existing heights will remain.

C5. The residential built form is to be consistent with the relevant sections of the NSW Apartment Design Guide.

C6. Street fronting building elevations are to be articulated to complement the surrounding neighbourhood and reduce the appearance of building bulk and scale of the development. This can be achieved through distinctive building forms as well as windows, balconies and other finer grain elements, materials, colours and textures.

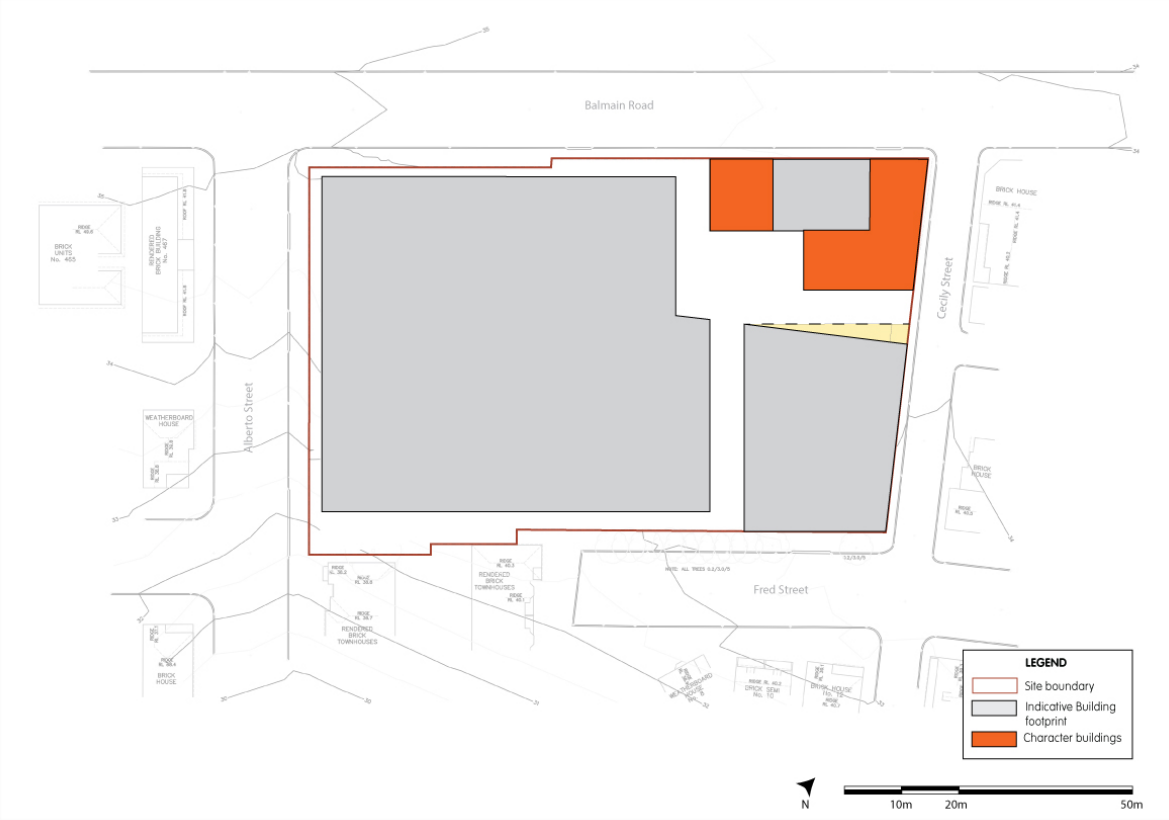

Figure 2: Character buildings to be retained

Figure 3: Proposed upper level building setbacks

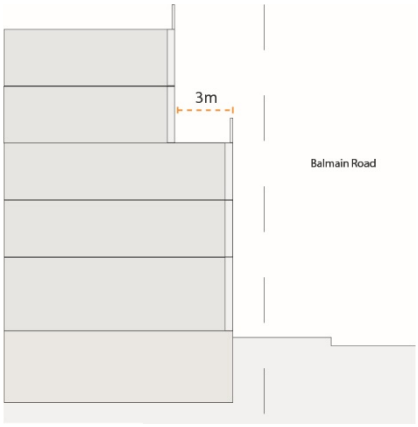

Figure 4: Typical cross section A-A

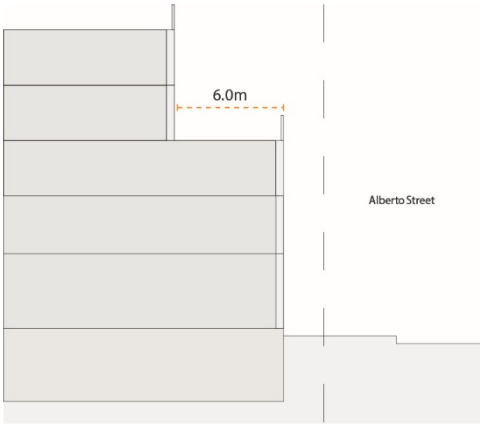

Figure 5: Typical cross section B-B

Figure 6: Typical cross section C-C

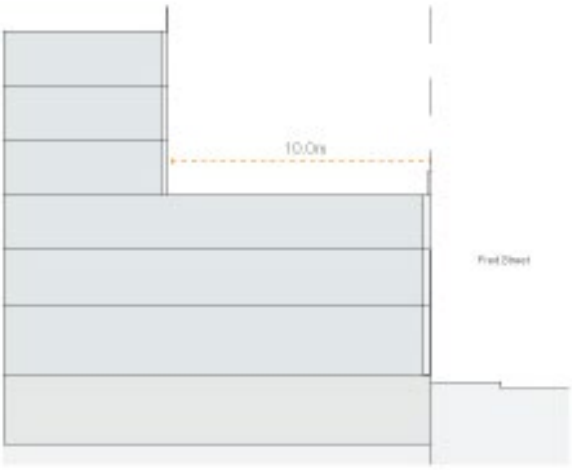

Figure 7: Typical cross section D-D

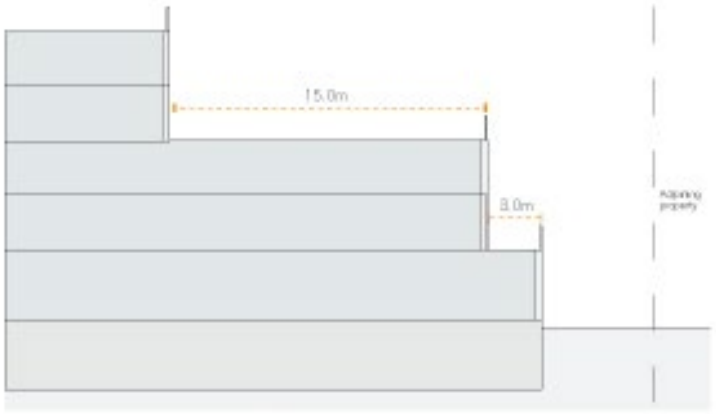

Figure 8: Typical cross section E-E

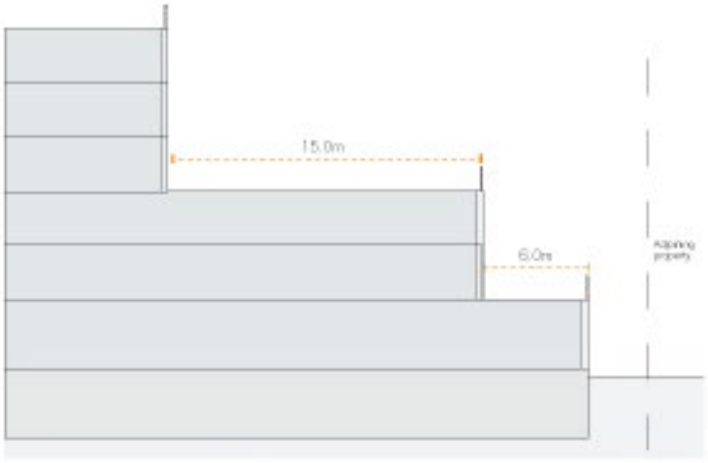

Figure 9: Typical cross section F-F

G11.8 BUILDING DESIGN

Objectives

O1. To provide a design that is responsive to the urban fabric and character of the local area.
O2. To provide a design that retains and is sympathetic to the identified character buildings.
O3. To integrate the employment and residential built forms to maximise the functionality and amenity for workers and residents alike.
O4. To ensure that the overall building design, acoustics, access, circulation and parking minimises amenity impacts between the employment uses and residential uses.
O5. To ensure that buildings have a high-quality appearance and have regard to the character of the surrounding area.
O6. To minimise the impacts of vehicular entry on the streetscape where possible.

Controls

C1. Buildings elements, including balconies, entries, roof features and screening are to contribute to the character of the streetscape and the quality of the building design.
C2. All roof structures, such as plant, lift overruns, and telecommunications equipment shall be integrated into the building design and setback a minimum of 5m from any external building facade.
C3. Larger building sections are to be articulated to create proportional relationships with the surrounding buildings.
C4. Expansive sections of blank facade are to be avoided.
C5. Building materials are to be fit for purpose, reflect the local character, demonstrate a climatic response, and be of a suitably high specification to ensure long term quality and sustainability. The use of highly reflective materials is to be avoided.
C6. Vehicular entries are to be designed to minimise the visibility of garage doors on the street.

G11.9 RESIDENTIAL AMENITY

Objectives

O1. To ensure residential amenity and safeguard the viability of employment uses within the Site and on adjoining industrial land by providing excellent acoustic attenuation.
O2. To optimise solar access to habitable rooms and private open space of new residential apartments to improve amenity and energy efficiency.
O3. To minimise the overshadowing impacts of development on adjoining properties.
O4. To ensure that new residential apartments have good access to fresh air and that energy efficiency is maximised.
O5. To maximise legibility by providing the employment uses and residential uses with clear entries.

Controls

C1. The building design should minimise impacts between the employment uses and residential uses by:

a) Implementing a minimum 400mm thick floor slab, or alternate attenuation treatment, between employment uses and residential uses for acoustic attenuation;
b) Incorporating construction methods and materials that insulate residential uses from noise transmission from on Site and surrounding employment uses; and
c) Employment and residential services and equipment (eg. plant) shall be designed and located to minimise adverse amenity impacts.

C2. Employment pedestrian access and circulation should be separated from residential pedestrian access and circulation.
C3. All building entries are to be clearly identifiable with appropriate wayfinding.
C4. Residential uses are to incorporate measures that reduce the entry of noise from external sources into the new residential apartments. Where necessary, include acoustic measures to reduce the impact of noise from external sources.
C5. Surrounding residential properties are to receive a minimum three hours of direct sunlight to 50% of windows to principal living areas and 50% of principal open space between 9am and 3pm at the winter solstice. Where properties receive less solar access than specified above, any reduction in direct sunlight to principal open space should be minimised.
C6. Where adjacent to industrial zoned land, buildings are to be designed and constructed to mitigate noise impacts.
C7. Private open space (in the form of balconies) is to be:
a) recessed behind the main face of the building; or
b) where in the form of a terrace or otherwise open to the sky, include a landscape design that reduces the perception of noise such as perimeter planting boxes capable of accommodating screening planting.
C8. Habitable rooms are to incorporate design measures such as minimising the number or size of openings (where windows face industrial uses) or treatment of window openings with seals or other noise mitigating devices.

G11.10 OPEN SPACE AND LANDSCAPING

Objectives

O1. To improve residential amenity by incorporating quality landscaping within the communal courtyards and any roof gardens.
O2. To enhance views of, and physical connection with, the retained character buildings.
O3. The type, number, scale and siting of trees:
- Is appropriate to the role and conditions of the surrounding space, including dimensions and climate;
- Enables sunlight to reach dwellings;
- Enhances environmental performance, including supporting local wildlife; and
- Is able to be effectively maintained over the long term.

Controls

C1. 25% of the Site area is to be provided as communal open space in the form of roof top / terrace communal spaces, and / or ground level communal open space / meeting areas.
C2. Opportunities for green walls and communal gardens within the Site are to be explored.

C3. Residential courtyards and roof top / terrace communal areas are to be located, designed and landscaped to:
   a) Maximise views across Callan Park;
   b) Achieve good amenity for the new residential apartments in terms of solar access;
   c) Minimize overlooking on nearby residential properties.

C4. Ground level public spaces / courtyards are to include trees planted on structure capable of reaching early stages of maturity within 5 years of planting.

C5. The minimum number of trees is 1 large tree (at least 12 metres) per 90 sqm of soil, or 2 medium trees per 90 sqm of soil.

C6. Planting on structure is to have the following soil volumes:

Tree Size	Height	Soil Volume
Small	6-9m	20 sqm
Medium	10-13m	30 sqm
Large	14m+	40 sqm

G11.11 ACCESS AND PARKING

Objectives

O1. To minimise worker and resident conflicts by providing separate pedestrian access and vehicular circulation.

O2. To reduce the potential for conflict between pedestrians and vehicles.

O3. To encourage use of active transport including public transport, cycling and walking.

Controls

C1. No vehicular access may be provided from Balmain Road. Vehicular access points may be distributed amongst the other street frontages and sited and designed in a manner that gives priority to pedestrians and bicycles by; maintaining the grade of the footpath; continuing the type of footpath material; and continuing the area of footpath required for the kerb ramp.

C2. Vehicle access should be separated from pedestrian building entries to avoid pedestrian and vehicular conflict.

C3. Vehicular access points can be shared between uses to minimise garage openings within the development.

C4. Ingress and egress from the site shall be in a forward direction.

C5. Vehicular entries are to be designed to minimise the visibility of garage doors on the street. This is to be achieved by providing parking below ground level and setting doors back from the street boundary and building edge wherever possible.