

1 Draft Part I.13 of Willoughby Development Control Plan

5.1 Introduction

Land to which this part applies

These special provisions apply to the land edged in yellow in Fig 1 with the legal description of lot 11 in DP 611594 and lot 1 in DP 43691.



Figure 1: Site area indicating boundaries, in yellow, of the site.

5.2 Application of this Part

This part is to be read in conjunction with:

- State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development
- Willoughby Local Environmental Plan 2012

Relationship to the Apartment Design Guide

The Apartment Design Guide (ADG, 2015) is the primary document for guiding the design of the residential development at the site. Where there is an inconsistency between the ADG and controls within this part, the provisions of the ADG prevail.

Relationship to WDCP 2012

This part is to be read in addition to the parts listed above. Where there is an inconsistency between this Part and any other Part of the DCP in force, the provisions of WDCP prevail the extent necessary to achieve a design in accordance with that lodged as a Planning Proposal for the subject site.

5.3 Site planning

Site master plan

Development of the site is to be carried out in accordance with the master plan scheme shown in Figure 2 and including the following:

- siting and orientation of the buildings
- provision of site facilities
- vehicular and pedestrian access

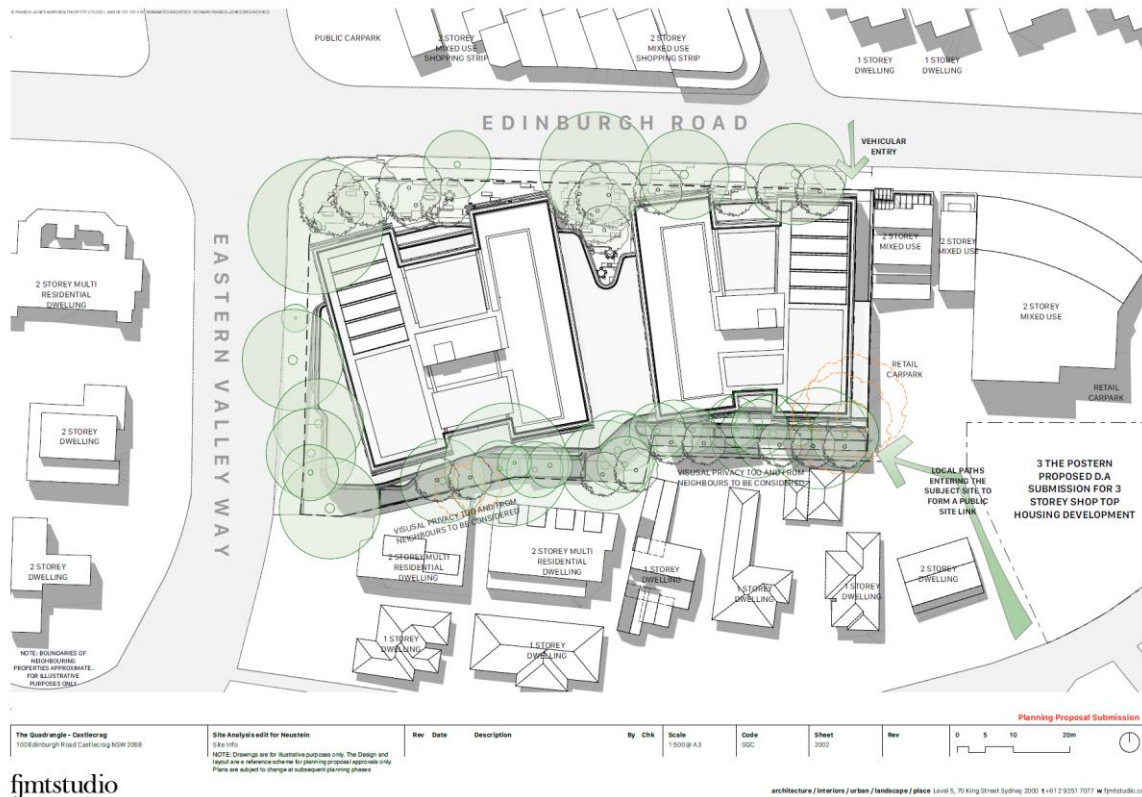


Figure 2: Site masterplan, November 2021, revision 06.

Building height

Development of the site is to be carried out in accordance with clause 4.3A of the *Willoughby LEP*.

Publicly accessible open space

Publicly accessible open space on site is to be provided as shown below:

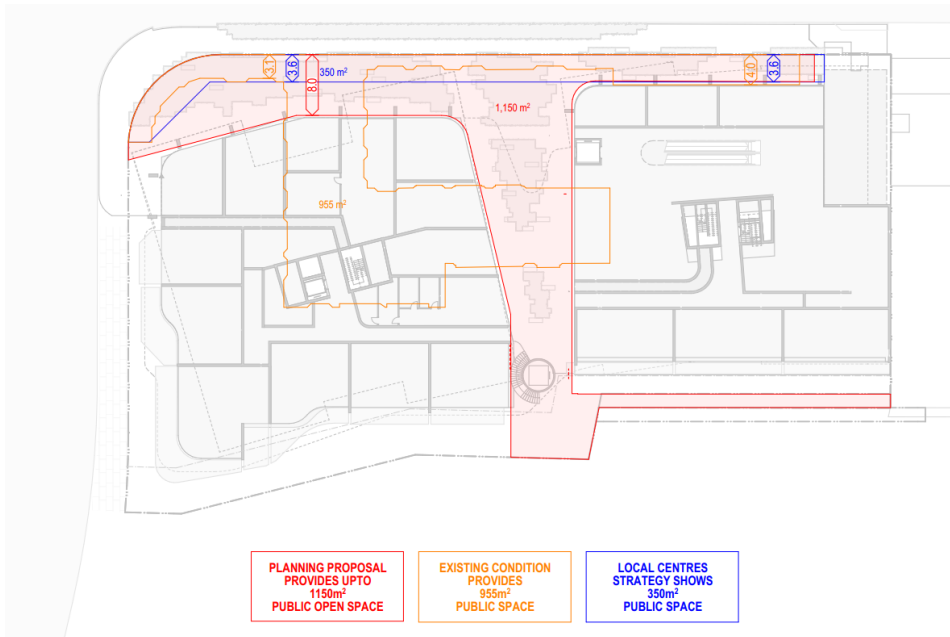


Figure 3: Publicly accessible open space on site.

Setbacks

Setbacks are to comply with the site setback plans below:

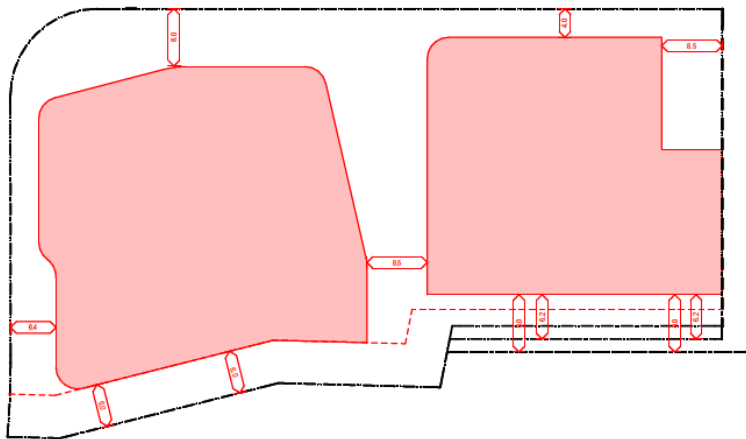


Fig 4a: Setback plan at ground level

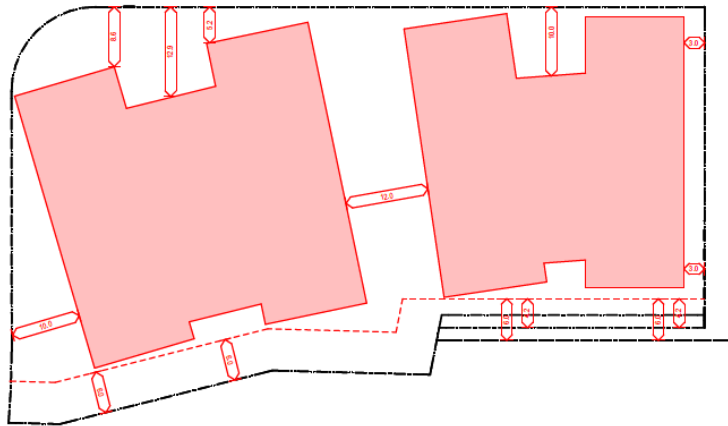


Fig 4b: Setback plan at Level 1 and 2. Note setbacks are to building faces and not to balconies.

Landscaping and tree preservation

Objectives

- To maintain the existing healthy trees on site and those adjoining the site on Edinburgh Road and Eastern Valley Way.
- To maximise landscaped area on site commensurate with Height of Building and FSR controls.
- To enhance the amenity of the site by planting additional trees where possible

Controls

- Landscaping is to be provided as per the site Masterplan.
- Street trees adjoining the site on Eastern Valley Way and Edinburgh Road are to be retained.
- Trees on the southern boundary, other than trees specified in the report of the arborist for removal, are to be retained. Trees subject to pruning are to be re-assessed at DA stage.
- Additional trees are to be planted where shown on the landscape plan lodged with the Planning Proposal.

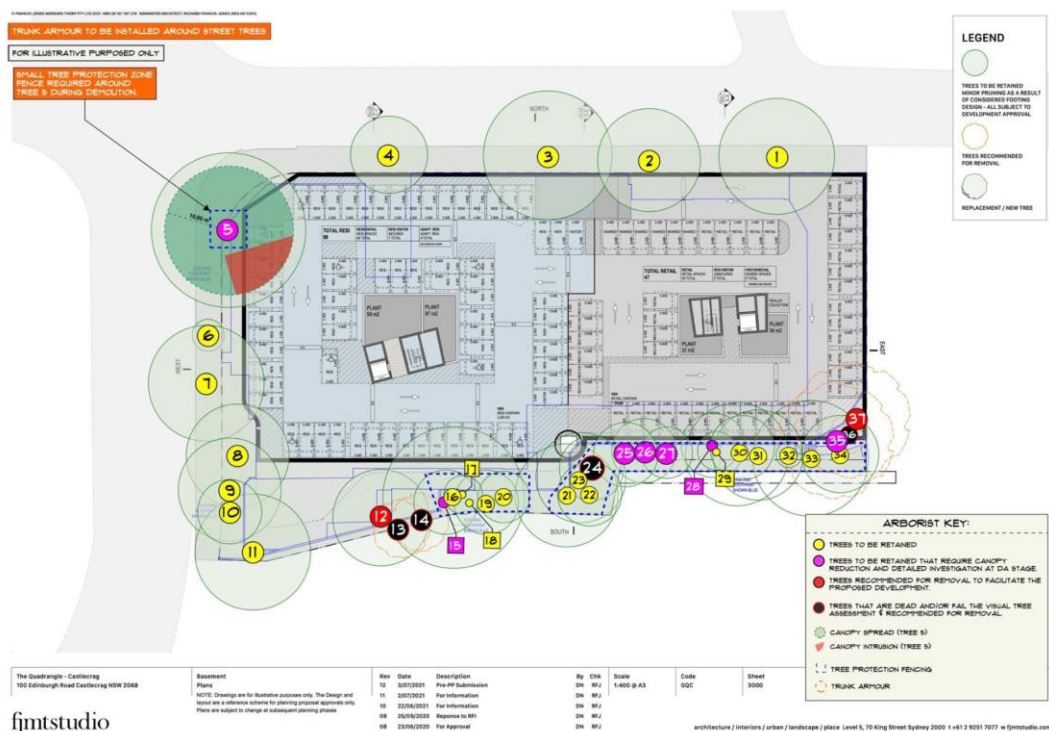


Figure 5: Tree preservation plan

5.4 Development controls

Public open space

Objectives

- a. Provide an open landscaped plaza, as shown on the public open space plan
- b. Provide opportunities for café and public seating within the plaza
- c. Allow for access to shops and cafes, etc fronting Edinburgh Road
- d. Provide a cross site through link to the walkway to The Postern

Control

1. Provide public access to the approximately 1,150 sqm of designated area defined in Fig 3.
2. Any public right of way over private land should be for the public to use but is to be maintained by the private land holder. This public right of way should be compliant for disabled access and give consideration to *Safer By Design* principles and guidelines.
3. A management plan for public open space areas is to be prepared by the applicant and approved by Council prior to approval of a development application on the site. The management plan is to address future management arrangements of areas in private ownership to be accessed by the public, including outdoor dining, landscaping, public access and ongoing maintenance responsibilities.
4. A footpath width on Edinburgh Road and Eastern Valley Way adjacent to the development that is 2.4m or wider as determined by the pedestrian load of the area and that generated by the development will be required. Any potential outdoor eating areas should be clear of this footway area.

Communal open space

Objectives

- a. Provide outdoor recreation and relaxation opportunities for residents.
- b. Maximise solar access to communal open space, both for the amenity of the residents and viability of landscaping.
- c. Provide opportunities for residents to meet informally.
- d. Provide landscaped communal open space on the roof of the pavilions generally as shown in Fig 6:



Figure 6: Indicative communal open space on the pavilion roofs.

Control

1. The area, extent and location of communal open space is generally as per Fig 6.
2. A report on the wind effects of any design for the site is to be lodged with the Development Application detailing how adverse wind impacts through and around the building are to be mitigated.

Private open space

Objective

- a. Design private open space in a way that contributes to the building design and the privacy of ground floor apartments.

Control

1. Private open space should achieve, to the extent possible having regard to Building Height and FSR permissible, the design criteria of section 4E- 1 of the Apartment Design Guide (ADG).

Solar access

Objective

- a. Maximise the amenity possible for all dwellings within a high density environment.

Control

1. Solar access should achieve, to the extent possible having regard to Building Height and FSR permissible, the design criteria of section 4A- 1 of the Apartment Design Guide (ADG).

Visual privacy

Objective

- a. Provide separation between windows and balconies to ensure visual privacy is achieved.

Control

1. Visual privacy should achieve, to the extent possible having regard to Building Height and FSR permissible, the design criteria of section 3F-1 of the Apartment Design Guide (ADG).

Colours and materials







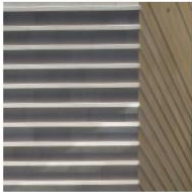



Objective

- a. To achieve a materials and colours architectural design sympathetic to the Griffin Legacy
- b. To use materials and colours that complement the adjoining Heritage Conservation Area.

Controls

1. Use the following indicative but not exhaustive range of materials and to achieve the objectives above:

Indicative Material Palette

Contextual Inspiration					
Proposed Material					
	Sydney Sandstone Smooth Faced	Textural Facade Paneling in warm Hues	Class One/ Two Australian Timbers	Split Face Sydney Sandstone	Class One/ Two Australian Hardwood
Location	Public Domain & Facade	Facade	Soffits and Shading Devices	Split Face Sydney Sandstone Public Domain & Facade	Soffits and Shading Devices