

Hurstville Civic Precinct Development Control Plan 2018

Draft: 25 May 2021

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1 Introduction

This Development Control Plan (DCP) establishes a framework to guide development in the Hurstville Civic Precinct. The DCP has been prepared pursuant to the provisions of section 3.43 of the *Environmental Planning and Assessment Act 1979* (the Act).

1.1 Name of this plan

The name of this Plan is the *Hurstville Civic Precinct Development Control Plan 2018*.

1.2 Land to which this DCP applies

This site specific DCP applies to development indicated within the red boundary of Figure 1 , which is bounded by Park Road, MacMahon Street, Dora Street and Queens Road. The area to which this site specific DCP applies is known as the Hurstville Civic Precinct.



Area of Application

* Note that proposed future Lot 100 in DP 260103 is subject to a road closure. Lot details may change.

Figure 1: Area of Application – Hurstville Civic Precinct

1.3 The Purpose and Aims of this DCP

The purpose of the *Hurstville Civic Precinct Development Control Plan 2018* is to provide the necessary development, built form and place making guidance to realise the vision set out in the Hurstville Civic Precinct Master Plan (DWP 2018). The aim of this DCP is to establish the Hurstville Civic Precinct as a vibrant mixed use civic, cultural, commercial and residential destination.

Hurstville Civic Precinct Development Control Plan 2018 describes the unique key aspects of the sites development which are to be embodied within the design and the subsequent delivery of development.

An important part of this process is to provide the necessary guidance for key aspects of the detailed design for the site and design excellence strategies.

The outcome of this approach is to ensure the delivery of the key site needs and urban design outcomes while allowing the delivery team to develop a creative response within the controls.

It is expected as part of the design excellence strategy the overall site will demonstrate innovations including community roof top gardens, visual and pedestrian trafficable permeability at ground level, innovative shared spaces for community activities over multiple floors where appropriate and use of roof terraces as built landscape with public access.

This DCP notes that a precinct wide public domain plan will be required to achieve a coordinated and cohesive approach to the application of hard and soft landscape surfaces as well as the installation of street furniture, play and other structures, wayfinding, signage, artwork and engineering. This will extend across adjoining roads to include neighbouring footpaths and road surfaces in key areas as a holistic consideration for public realm in the precinct.

Consideration should be given to achieving consistency of certain public domain elements to link site to broader Hurstville City Centre and specifically, nearby train and bus stations.

1.4 Commencement of the Plan

The Hurstville Civic Precinct DCP was approved by Georges River Council on [INSERT DATE] and came into effect on [INSERT DATE].

1.5 Relationship to other plans

This site specific DCP is to be read in conjunction with the Hurstville LEP 2012 and Council's Adopted Section 94 Contribution Plans (as amended from time to time).

The Hurstville LEP 2012 contains the statutory definitions, aims, land use zones and objectives, principal development standards (e.g. height and floor space controls) and associated controls.

This DCP provides detailed guidelines and controls to supplement and support Hurstville LEP 2012. In the event of an inconsistency between the provisions of Hurstville LEP 2012 and this DCP, the provisions of the LEP shall prevail.

This DCP should be read in conjunction with Hurstville City Centre Development Controls Plan No. 2 (HCCDCP 2). In the event of an inconsistency between the provisions of HCCDCP 2 and the Hurstville Civic Precinct DCP, the provisions of the Hurstville Civic Precinct DCP shall prevail.

2 Vision and principles

2.1 Vision

The key aims for the Hurstville Civic Precinct are to:

- establish a new civic place in the 'heart' of Hurstville, the 'Hurstville Living Room';
- create unique community, cultural shared space experience, combining government services, art, performance, residential, work and learning environments, food, retail, open space and play areas for all the community;
- facilitate design excellence in the creation of new public places, buildings and residential development; and
- deliver the public urban space that is shaped and located to maximise solar access and amenity through the design and location of the new buildings while recognising the form of the adjacent developments.

It is intended that these aims will be achieved by Council in conjunction with private investment. It will involve the creation of a number of development parcels and buildings for residential, commercial, public, retail and community spaces in a mixed-use outcome. This is to deliver a coordinated design outcome across the precinct. Successful delivery will be dependent on the quality of the design and build outcome as well as achieving the right mix of functionality and flexibility.

The vision is to transform the Civic Precinct into a dynamic and inviting part of Hurstville, by providing:

- A vibrant community centre and an active urban heart of the city;
- A strengthened civic focus and a desirable commercial destination;
- An iconic and connected place where people can live, work, play, study, hang out, meet and relax;
- Inviting civic squares and parks where residents, workers and students can enjoy day and night;
- A mix of community spaces including galleries, performance facilities, meeting spaces, council chambers, office and outdoor plazas;
- An 'eat street' environment reinforcing the place as a destination with a mix of restaurant, café, quality small food/produce retail outlets within the overall plaza.
- Street and plaza spaces for larger community gatherings; and
- Secure safe play area for children and families.

3 Development Controls

3.1 Indicative Site Layout Plan

a. Objectives

- i. To facilitate the coordinated development of the Hurstville Civic Precinct
- ii. To establish the Hurstville Civic Precinct as a vibrant community, cultural, employment and residential destination by providing a mix of civic, cultural, retail, employment and housing uses.
- iii. To ensure that development occurs in a coordinated manner consistent with the vision and development principles for the precinct.
- iv. To guide the delivery of key elements of the precinct whilst providing an appropriate level of flexibility in the detailed precinct layout and design.
- v. To provide new public open space opportunities in locations that achieve an appropriate balance between solar access, visual and acoustic amenity.

To minimise overshadowing impacts to residential uses on Dora Street.

b. Controls

- i. Development is to be consistent with the key land use elements in Table 1 and the indicative site layout plan at Figure 2.



Figure 2: Indicative Site Layout Plan

Table 1 – Land uses

Land Use	Target GFA
Commercial	7,490 m ²
Council Chambers	6,000 m ²
Community	8,410 m ²
Retail	3,175 m ²
Residential	25,975 m ²
Public Car Parking space (i.e. in addition to the minimum requirements for all land uses provided in the precinct)	500+ spaces (subject to the outcomes of parking study)

Note GFA- Gross floor area has the same definition as provided for within HELP 2012.

The following development objectives and controls reference the key built form, public open space and residential elements represented in Figure 2.

3.2 Design Excellence

3.2.1 Design Excellence

All development in the Hurstville Civic Precinct is to be undertaken in manner that reflects design excellence.

a. Objectives

- To deliver the highest standard of architectural, urban and landscape design.
- To ensure that development in the Hurstville Civic Precinct exhibits design excellence that contributes positively to the cultural, visual, built character and place making values of the Hurstville Civic Centre.

b. Controls

- Development in the Hurstville Civic Precinct is to exhibit design excellence. In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
 - (c) whether the development detrimentally impacts on view corridors,
 - (d) how the development addresses the following matters:
 - (i) the suitability of the land for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) heritage issues and streetscape constraints and opportunities,
 - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of

separation, setbacks, amenity and urban form, (v) bulk, massing and modulation of buildings,

(vi) street frontage heights,

(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,

(viii) the achievement of the principles of ecologically sustainable development,

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

(x) the impact on, and any proposed improvements to, the public domain.

(xi) achieving appropriate interfaces at ground level between the building and the public domain,

(xii) excellence and integration of landscape design, and

(xiii) The development objectives and controls of this DCP.

- The site is to demonstrate sustainable principles for energy production, waste management towards carbon neutral and provide 5 Star Green Star outcome (rating system to be confirmed with Council).

3.2.2 Competitive Design Process

- Development in the Hurstville Civic Precinct is to be undertake via a competitive design process.*
- Competitive design process means an architectural design competition, or the preparation of design alternatives on a competitive basis.*
- The procedures underpinning a competitive design process are to be undertaken in accordance with the Government Architect NSW's Design Excellence Competition Guidelines (2018) or any subsequent review.*
- The competitive design process is to be undertaken in accordance with a Design Excellence Competition Strategy, which is to be approved by Council.*
- The Design Excellence Competition Strategy is to include the following components:*
 - the location, context and extent of the Design Excellence Competition site.*
 - the objectives of the Design Excellence Competition.*
 - the type and format of the Design Excellence Competition to be undertaken.*

The competitive design process may be:
 - an 'open' architectural design competition;*
 - an 'invited' architectural design competition; or*
 - an 'invited' competitive design alternatives process.*
 - an explanation for the selection of competition type, including how the selected process will meet the objectives of these Guidelines and those of the Proponent.*
 - The number of designers involved in the process and the means for ensuring diversity amongst participating designers.*
 - A schedule of outputs.*
 - Constitution of the panel of jurors, judging and reporting process. The panel of jurors may include member of Georges River Council's Design Review Panel.*
 - Timelines and program.*
- A competition brief is to be prepared and approved by Council prior to being provided to competition entrants and commencement of the competitive design process.*

3.3 Built Form

3.3.1 Key urban design principles and indicative building envelope

Figures 3-5 illustrate the intended overarching built form and public domain outcomes in relation to key urban design principles and outcomes.

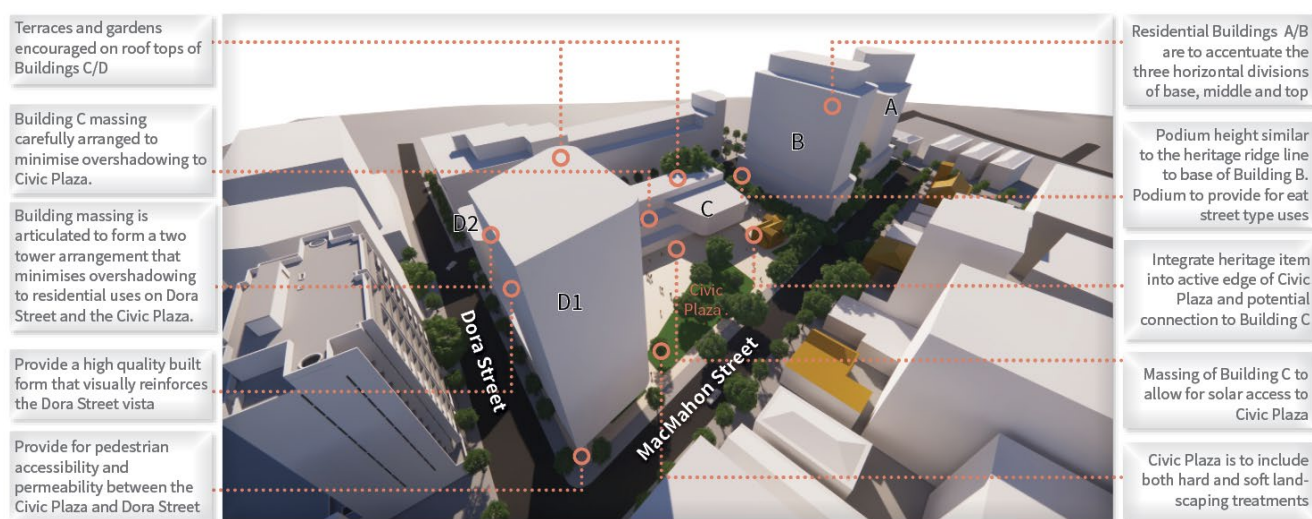


Figure 3: Key Principles - View looking south from the corner of Queens Road and Park Road



Figure 4: Key Principles - View looking east from the corner of Queens Road and Dora Street

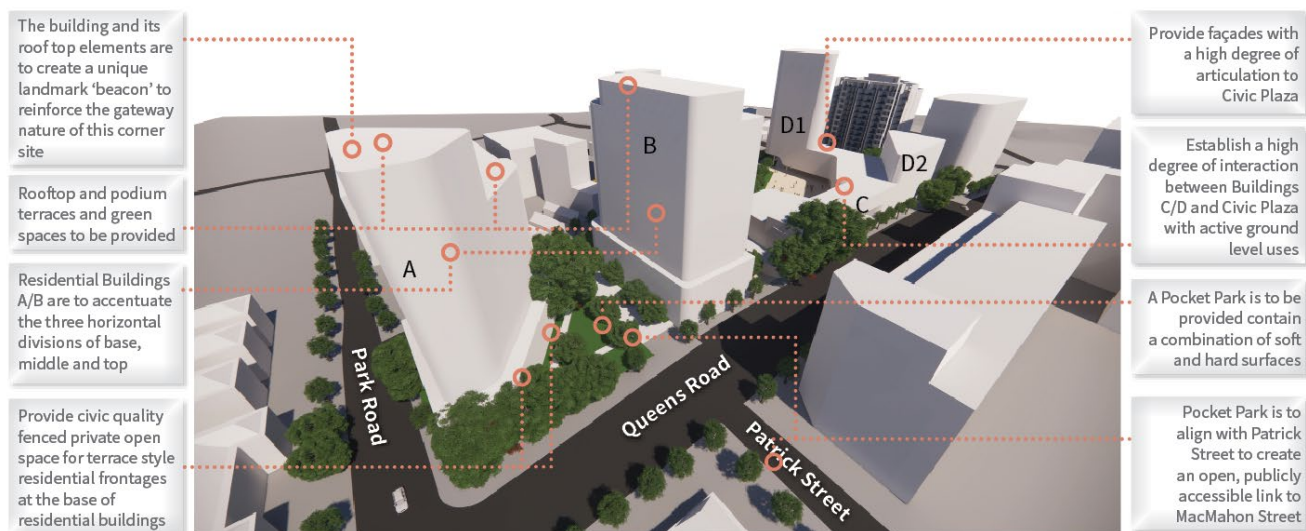
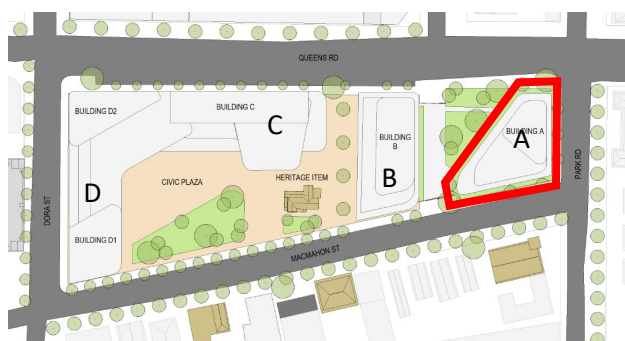


Figure 5: Key Principles - View looking North from the corner of Dora Street and MacMahon Street

3.3.2 Building A



Building A plays a key role in the precinct as a gateway to both the Hurstville Civic Precinct and the wider Hurstville City Centre. Building A will be highly visible from significant distance along the north western approach to the Hurstville City Centre. Therefore, the way in which this building addresses the corner of Park Road and Queens Road is a key consideration for defining this key gateway location.

Building A sits adjacent to the Patrick Street Pocket Park/ View Corridor. Its western façade provides an important frame to this space.

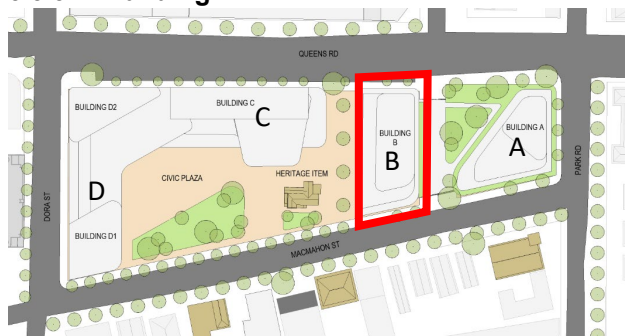
a. Objectives

- i. To create dramatic edge to the civic precinct and a 'signifier' to the surrounding neighbourhood.
- ii. To provide a design response that highlights the significance of Building A in both day and night time hours.
- iii. Ensure a visual relationship between Building A and the Patrick Street Pocket Park.

b. Controls

- i. The design of the building and its roof top elements are to create a unique landmark 'beacon' or significant marker to reinforce the gateway nature of this corner site.
- ii. The building is to be designed to create clear articulation of base, middle and top.
- iii. The lower levels of the building are to be formed as podium edge to step the tower form away from street edge.
- iv. The podium level is to be a maximum of 4 levels.
- v. Provide awnings to all non-residential ground level frontages.
- vi. Provide civic quality fenced private space incorporating small garden, address point and entry gate for terrace-style residences at the base of Building A on all facades.
- vii. Balconies are to be designed to prevent visibility into internal living spaces and clothes drying areas.
- viii. Balconies are to be integrated/recessed within the façade (i.e. balconies are not to cantilever beyond the external 'skin' or cladding of the building).
- ix. Engineering plant such as air conditioning units and the like are not to be visible on balconies or the facades of the building.
- x. Balconies are to be a combination of solid, opaque and open balustrade elements and may be constructed to include a variety of materials to form a composed and harmonious back drop that accentuates the building's form.

3.3.3 Building B



Building B sits adjacent to the Patrick Street Pocket Park/ View Corridor. Its north western façade provides an important frame to this space. Building B is also a significant backdrop to the heritage item as viewed from the Civic Plaza and arrival point into the precinct from the train station. It is desirable to achieve an active ground floor for such activities as an ‘eat street’.

a. Objectives

- i. To ensure that Building B is appropriately scaled in form, detail and architectural articulation to reduce its visual mass.
- ii. To establish an eat street destination.
- iii. To ensure appropriate solar access is achieved to the Civic (MacMahon Street) Plaza.

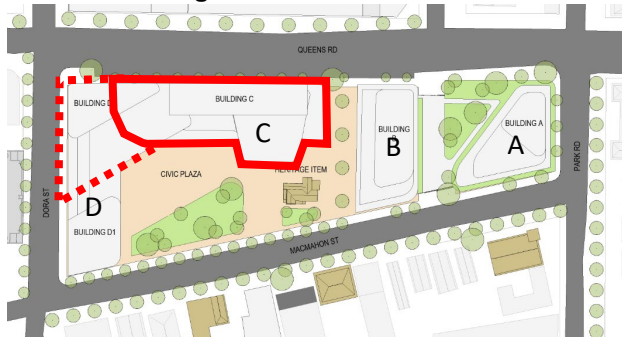
b. Controls

- i. The commercial/ retail levels should be designed with an appropriate floor to ceiling height and provide for adaptation to accommodate air filtration and extraction to facilitate restaurant type uses to the western ground floor tenancies.
- ii. The form of the building is to accentuate the three horizontal divisions of base, middle and top. The design of the base should be a human scale and relate the heritage item and the ‘eat street’ in scale and texture.
- iii. Provide podium height similar to the heritage ridge line to base of Building B. This may include up to two storeys of retail dining and balconies with top floor being terraces for first floor of residential. Create podium from one form element with punched openings.
- iv. Vertical breaks within the façade are to be provided which create visual articulation that gives the appearance of at least two forms. These breaks should visually relate to any through-site links and /or residential lobbies connecting to the Civic (MacMahon Street) Plaza and the Patrick Street Pocket Park.
- v. Balconies are to be designed to prevent visibility into internal living spaces and clothes drying areas.
- vi. Engineering plant such as air conditioning units and the like are not to be visible on balconies or the facades of the building.
- vii. Balconies are to be a combination of solid, opaque and open balustrade elements and may be constructed to include a variety of materials to form a composed and harmonious back drop that accentuates the building’s form.
- viii. Balconies are to be integrated/recessed within the façade (i.e. balconies are not to cantilever beyond the external ‘skin’ or cladding of the building).
- ix. The design of eat street is to incorporate retractable material/fabric awnings attached to the podium form to provide variety, colour and scale. The awnings

together with outdoor seating across the eat street area will allow for flexible adaption to suit events and environmental conditions.

- x. Provide civic quality fenced private open space incorporating small garden, address point and entry gate for terrace style residences at the base of Building B on pocket park facades, MacMahon Street and Queens Road facades.

3.3.4 Building C



Building C forms the civic and cultural heart of the precinct. It is 'bookended' by Buildings B and D and defines the north west edge of the new Civic Plaza. Building C provides an opportunity to create a sculptural form that seamlessly blends built form and the adjacent landscape of the Civic Plaza. It is intended that this building be physically connected (at least at the lower levels) to Building D to unify cultural, civic and commercial activities in the precinct. Minimising overshadowing from Building C on the Civic Plaza is key to facilitating enjoyment, amenity and activation of the plaza.

It is expected that the new library, community information, art and performance spaces will deliver a new model incorporating retail, café food service, work and study hubs catering for the diverse needs of the local community. The centre should be designed to provide for the specific needs of the local cultural community. Building C is to offer a high quality, minimal maintenance outcome.

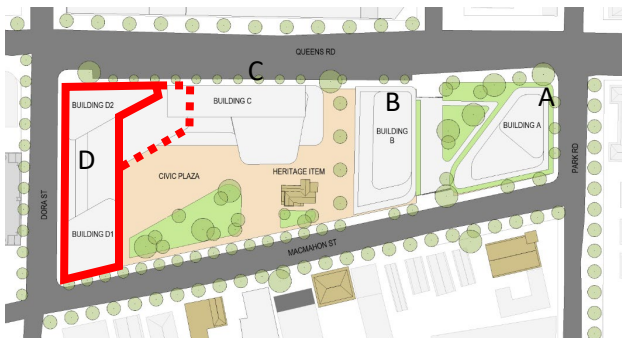
a. Objectives

- i. To provide a sculptural form for the Civic Building (Building C) to denote its role as a key destination and special public place.
- ii. To ensure appropriate solar access is achieved to the Civic (MacMahon Street) Plaza.
- iii. To establish a high degree of interaction between Building C and adjacent landscape of the Civic (MacMahon Street) Plaza that reads as a singular integrated form.
- iv. To provide visual permeability through site for Building C and internal activities.
- v. To provide public access between the Civic (MacMahon Street) Plaza and Queens Road.
- vi. To reinforce the north western edge of plaza as civic in nature with visual and physical accessibility and outward facing active non-residential uses at ground level.
- vii. Integrate heritage item into active edge of Civic Plaza by investigating arrange of uses and potential connection to Building C.
- viii. To minimise overshadowing to residential uses on Dora Street.

b. Controls

- i. The new civic buildings are to innovate in their design and management opportunities to create a flexible multipurpose outcome.
- ii. Any commercial/ retail levels on the north eastern frontage should be designed with an appropriate floor to ceiling height and provide for adaptation to accommodate air filtration and extraction to facilitate restaurant type uses to the western ground floor tenancies.
- iii. Provide an integrated approach to the design of Building C and the adjacent landscape of the Civic Plaza so as to create a built form and landscape that reads as a unified form. This may include the incorporation of publicly accessible terraces and stepped landscape levels integrating with the roof and south eastern walls of Building C.
- iv. Provide a physical connection between Building C and Building D to enable the integration of internal uses. The connection between Buildings C and D should read as unified architectural form creating an internal active civic /commercial street.
- v. Minimise overshadowing to the Civic Plaza through careful articulation of building massing.
- vi. Minimise overshadowing to residential uses on Dora Street through careful articulation of building massing.
- vii. Lower levels of Building C to be visually permeable at ground level and provide public link between Queens Road and the Civic (MacMahon Street) Plaza.
- viii. Provide active, non-residential ground level edges to Queens Road, Civic (MacMahon Street) Plaza and through site pedestrian links.
- ix. Provide awnings to all ground level frontages.

3.3.5 Building D



Building D is located at the corner of McMahon Street and Dora Street and defines a critical view corridor when entering the precinct from the Hurstville Railway Station and bus transit areas to the west. Establishing a direct visual link and intuitive pedestrian connection from the Dora Street/ MacMahon Street/ Barratt Street intersection will be the key to integrating the Hurstville Civic Precinct and Civic Plaza with the wider Hurstville City Centre. Building D will provide an active and welcoming arrival point to the Civic (MacMahon Street) Plaza providing opportunities for activation of the adjacent streets and public realm. Building D is intended to provide commercial office space in the precinct and will provide as needed for Council's civic needs as well as for private enterprise. Building D may include a residential component if desirable.

Building D forms a significant edge framing the Civic (MacMahon Street) Plaza. This building provides an opportunity to reinforce the south western edge of plaza with active non-residential uses

and civic activities whilst also providing opportunities for pedestrian to enhance pedestrian connection and permeability between Dora Street and the Civic (MacMahon Street) Plaza.

Minimising overshadowing to residential development along Dora Street and the Civic Plaza are important considerations for the design of this building.

a. *Objectives*

- i. To provide a high quality built form that visually reinforces the Dora Street vista.
- ii. To ensure appropriate solar access is achieved to the Civic (MacMahon Street) Plaza.
- iii. To establish a high degree of interaction between Building D and adjacent Civic (MacMahon Street) Plaza, particularly through the inclusion of active non-residential uses at ground level.
- iv. To provide for pedestrian accessibility and permeability between the Civic (MacMahon Street) Plaza and Dora Street.
- v. To reinforce the south western edge of plaza as civic in nature with visual and physical accessibility and outward facing active non-residential uses at ground level.
- vi. To minimise overshadowing to residential uses on Dora Street.
- vii. To establish a visual connection and intuitive pedestrian access to the Civic Plaza from the Dora Street/ MacMahon Street/ Barratt Street intersection.

b. *Controls*

- i. The design of Building D is to be of a high quality and architecturally reinforce the Dora Street/Queens Road and Dora Street/ MacMahon Street corners as well as provide façades with a high degree of articulation to Dora Street and the adjacent Civic (MacMahon Street) Plaza.
- ii. Provide a physical connection between Building D and Building C to enable the integration of internal uses. The connection between Buildings C and D should read as unified architectural form.
- iii. Provide active, non-residential ground level edges to Queens Road, Civic (MacMahon Street) Plaza, Dora Street and MacMahon Street.
- iv. Provide ground level pedestrian access between the Civic (MacMahon Street) Plaza and Dora Street that is open in perpetuity.
- v. Provide a finely scaled façade through inclusion of façade elements that create detail through depth of scale and colour. This is specifically important for east façade facing the Civic (MacMahon Street) Plaza and west façade facing residential buildings on the opposite side of Dora Street.
- vi. Limit reflectivity of facades through careful selection of materials to minimise reflection to existing dwellings on Dora Street.
- viii. Minimise overshadowing to residential development on Dora Street through careful articulation of building massing.
- vii. Provide a direct visual link and pedestrian connection into the Civic Plaza from the Dora Street/ MacMahon Street/ Barratt Street intersection that is publicly accessible in perpetuity. This may occur through setting back of the lower levels of Building D from MacMahon Street to provide a generously elevated undercroft.
- viii. Provide awnings to all non-residential ground level frontages.

3.4 Public Realm

3.4.1 Public Domain Strategy

c. Objective

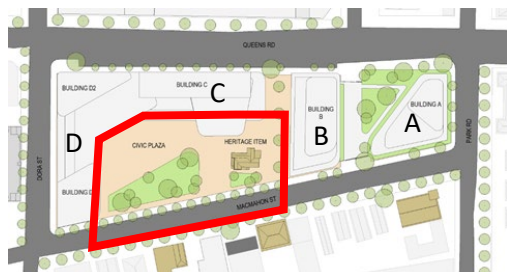
- I. To establish a cohesive design approach for all public domain elements and linkages.
- II. To facilitate the coordinated development of a network of connected public places, streets and pedestrian linkages.
- III. To develop a high-quality site-specific outcome signifying this place as Hurstville's "Civic heart" and "living room".
- IV. To achieve public realm outcome that integrates visually and physically with the wider Hurstville City Centre.

d. Controls

- i. A public domain plan is to be prepared in support of any future DA and agreed with Georges River Council as a part of a detailed design process. The public domain plan is to denominate an integrated approach to precinct design and with the broader network of streets and public places.
- ii. At minimum, public domain plan is to address:
 - a. Role and function of key open space elements and linkages;
 - b. Application of soft and hard landscaping surfaces;
 - c. Tree planting and other soft landscaping elements.
 - d. Lighting and service infrastructure.
 - e. Provision of shelter and awnings.
 - f. Street furnishings including seating and play structures which may include active water play feature.
 - g. Fencing (where necessary).
 - h. Public art across the site and with at least one focal art piece within plaza.
 - i. Transition between public, semi public and private space.
 - j. Wayfinding and signage.
 - k. Pedestrian connectivity and active transport.
 - l. Solar access.
 - m. Maintenance and upkeep.
- iii. Consideration is to be given for connection with nearby transit (i.e. Hurstville Train Station and Nelson Street Bus interchange). As such wayfinding, signage is to be considered to establish a legible and intuitive urban structure and wayfinding system.
- iv. The fittings and all elements of this plan are to demonstrate a minimum the 50-year life span.
- v. The public domain plans shall consider treatment of the public domain both on the site and across the adjoining streets where appropriate.
- vi. The public domain plan is to be developed with consideration for any other public domain plan prepared by or endorsed by Council.
- vii. Materials are to include durable natural stone providing long life and a quality befitting a major civic place.

Consideration for the incorporation of mature trees into public open space areas (i.e. Civic Plaza, Patrick Street Pocket Park and Eats Street) shall be considered in the design of all basement parking structures to ensure provision of sufficient deep soil to facilitate healthy tree growth. **Refer section 3.5 of this DCP.**

3.4.2 Civic (MacMahon Street) Plaza



The Civic (MacMahon Street) Plaza will form a new active heart for the Hurstville City Centre. The plaza will be landscaped to include both hard and soft landscaping treatments which will enable the space to perform variety of place making roles.

Hurstville's new Civic Plaza will be positioned adjacent to MacMahon Street where it is best connected to the wider Hurstville City Centre in a location that is protected from the high volume traffic routes of Park Road and Queen Street. The relationship between the Civic Plaza and existing heritage buildings on MacMahon Street will create a unique and ambient atmosphere that showcases and celebrates Hurstville's present and past.

Built form massing has been carefully considered to ensure that the majority of the Civic Plaza receives a minimum of 2 hours sunlight in mid-winter, and particularly during the lunchtime period when the usage of the plaza is expected to peak.

The place making qualities of the precinct will be further augmented by the rethinking of the MacMahon Street design and its relationship to the plaza. While MacMahon Street is intended to remain accessible to vehicle traffic, as a slow traffic its paving treatments will encourage the slow moving of traffic with the feel of a pedestrian mall. This will facilitate the occasional closing of the street to accommodate community events (e.g. markets and community fairs).

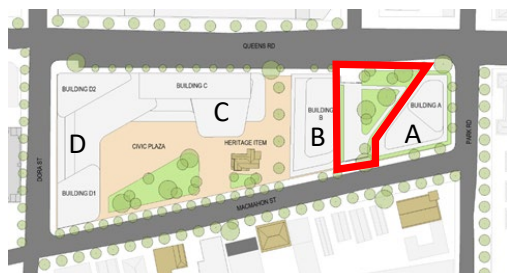
a. Objective

- i. To allow for passive recreation opportunities catering for a broad range of activities and intergeneration needs.
- ii. To provide a public space, open in perpetuity that caters for incidental use and allows for occasional programmed activities to occur.
- iii. To facilitate community interaction and gathering for local residents, workers and visitors;
- iv. To achieve a high degree of solar access to the public plaza throughout the year and specifically midwinter between the hours of 9 and 3pm, and most importantly during lunchtime hours when the space is expected to be at peak usage.
- v. To activate the edges of the Civic Plaza and provide a range of environmental conditions that encourage use throughout various times the day, night and year.
- vi. To include integrated services to allow for performance events, presentations, media and IT installations to cater for markets, food events, movie and media projections and public speaking /performance occasions.

b. Controls

- i. Provide a plaza with minimum dimensions of 60m x 40m, equating to a minimum required area of 2,400m². This minimum area shall be open to sky.
- ii. The plaza is to contain a mix of soft and hard surfaces and allow for intergenerational activities with accessible opportunity for all within the community. A total of soft accessible landscape of 40% of minimum required area is to be provided.
- iii. Provide accessible plaza areas at MacMahon Street level with solar access mid-winter for at least 4 hours between the hours of 9am and 3pm.
- iv. The materials and all elements to be included within the plaza are to provide long term civic quality outcomes designed for 50-year life.
- v. A public art provision is to be made either at grade or integrated with key building facades to Building B, C and D.
- vi. Key elements to be provided in the plaza are to cater for a broad range of intergenerational activities and are to include children's play equipment, water feature, low level planting beds, significant mature plantings including trees set into plaza at grade level, earth mounds and seating.

3.4.3 Patrick Street Pocket Park



The Patrick Street Pocket Park is situated between Buildings A and B. It provides a dual role as a public amenity for adjacent residents as well as maintaining the Patrick Street view corridor, which provides direct line access to Hurstville Oval. The Patrick Street Pocket Park is oriented towards the north, which, in conjunction with the careful design of adjacent Buildings A and B, allows for significant solar access to be archived throughout the year.

a. Objective

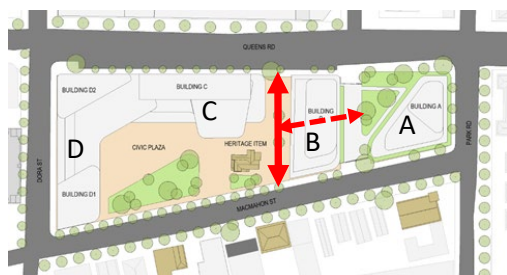
- i. To establish a small park that provides a high level of amenity for adjacent residents and visitors.
- ii. To maintain strong visual and physical connectivity between Patrick Street towards MacMahon Street.
- iii. To maintain an open and accessible vista between Queens Road and MacMahon Street.

b. Controls

- i. A landscaped pocket park is to be provided to align with the Patrick Street.
- ii. Landscape elements with significant trees and low-level greening is to be included in the Patrick Street Pocket Park.
- iii. The plaza is to contain a mix of soft and hard surfaces that aligns hardscape surfaces with Patrick Street.
- iv. Adjoining residential gardens and entrances to be defined through high quality fencing allowing visual connection from garden to pedestrian way.
- v. All fencing to be reflect a common design approach and materials palette.

3.4.4 Eat street and laneway connections

New linkages and their relationship to the surrounding public realm will enable new land uses such as restaurants to interact with and activate the new Civic Plaza. The eat street element of the precinct is intended to provide for activity beyond regular 9-5 hours.



c. Objectives

- i. To develop retail food and entertainment activities to the base of Building B and C to create an active food and dining precinct.
- ii. To connect Queens Road, Park Street, Patrick Street Pocket Park and Civic Plaza.
- iii. To incorporate the heritage item as an integrated element in the precinct.
- iv. To provide indoor and outdoor dining options.

d. Controls

- i. Retail floor space mix with a restaurant/ café/ small bar focus is to be included to provide café and dining experiences.
- ii. The intended retail mix is to be economically tested and submitted as part of any design discussion and/or development application.
- iii. The provision of mini market and whole foods type offers are encouraged. Full scale supermarkets are not supported in this location, however small format supermarkets incorporating up to 800m² of retail floorspace may be considered in conjunction with satisfying the stated objective of a mix of cafes and restaurants being achieved as part of a co-ordinated retail strategy. A single outcome of a small format supermarket is not supported for the site.

3.5 Vehicle Access and Car Parking

3.5.1 Car parking

a. Objectives

- i. To maximise the opportunity for safe pedestrian access to the site specifically along the MacMahon Street frontages for every-day activities.
- ii. To provide for special occasion street closures whilst minimising impacts upon accessibility to residential, commercial, civic and public car parking.
- iii. To ensure sufficient deep soil is provided to enable the healthy growth of large streets in the proposed Civic Plaza, Queen Street frontage, the Eats Street to the west of Building B, and Patrick Street Pocket Park.
- iv. To provide for public car parking on the site to cater for the broader car parking needs of the Hurstville City Centre.

b. Controls

- i. All car parking is to be provided in basement levels. No at grade or above grade car parking permitted.
- ii. A public carpark is to be provided with a minimum of 500 spaces (subject to the outcomes of a car parking strategy or needs analysis).
- iii. Vehicle access is only permitted on MacMahon Street where it is provided north east of the heritage building at 14 MacMahon Street and where access to at grade car parks is currently available.
- iv. Provision of loading and service areas below grade accessible from Queens Road preferred subject to RMS approval.
- v. Basement car parking design shall allow sufficient deep soil provision to enable the incorporation of mature trees into public open space areas (i.e. Civic Plaza, Patrick Street Pocket Park and the Eats Street to the west of Building B) to facilitate healthy tree growth.

3.6 Heritage

3.6.1 14 MacMahon Street

a. Objectives

- i. To appropriately address the significance of the existing heritage item within the precinct.
- ii. To facilitate the conservation and adaptive reuse of the existing heritage item within the precinct.

b. Controls

- i. Facilitate adaptive reuse of the existing two-storey heritage building for an active use that is accessible to the public.
- ii. Facilitate the conservation of the heritage building through removal of unsympathetic existing additions and consider a design response that enhances its physical and visual relationship to new Civic Building C.
- iii. Conservation and adaptive reuse of the building is to be undertaken in conjunction with the preparation and approval of a heritage conservation management plan.
- iv. Consider the design of Building B and its visual relationship with the heritage item in terms of its scale, colour and material.
- v. Develop interpretive strategies for the site that support the visitors understanding of the heritage item.