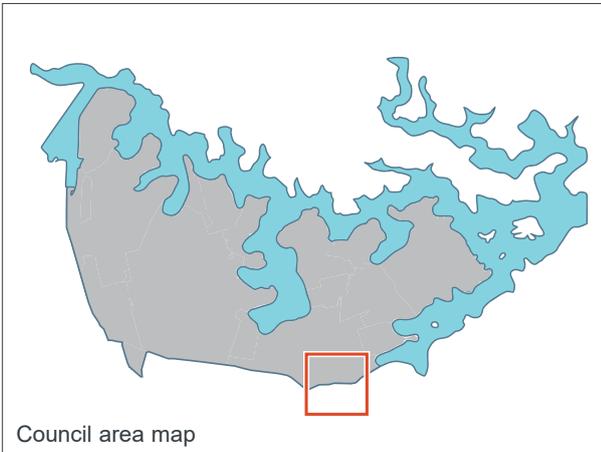




## PART G - LOCAL CENTRES

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### G3.6 1 - 7 Ramsay Road, Five Dock



#### Context

1- 7 Ramsay Road is an 'L' shaped site located to the south of Harrabrook Avenue, west of Ramsay Road and north of Henley Marine Drive. The site is located within a small neighbourhood centre, on either side of Ramsay Road immediately to the north of Iron Cove Creek. The area surrounding the site is characterised by low density, 1-2 storey detached dwelling houses, with the majority being single storey bungalows.

The neighbourhood centre forms an important gateway to the City of Canada Bay Local Government Area and a transition between the historic village of Haberfield and the Five Dock Town Centre.

The planning controls outlined below apply to this site and have been developed to ensure that the form and scale of new development responds to the surrounding context and achieves a positive urban design outcome for the location.

#### Land Use

#### Objectives

- O1. Create a high-quality mixed use building at a key intersection.
- O2. To provide ground level commercial floor space along Ramsay Road that supports the neighbourhood centre.
- O3. To encourage residential development facing Henley Marine Drive.
- O4. To ensure residential dwellings on the ground level have a high level of amenity and create a positive interface with the street.
- O5. To maximise opportunities for passive surveillance of the public domain.

#### Controls

C1.	A minimum of 25% of the site area on the ground floor must be used for commercial development.
C2.	Residential dwellings on the ground floor facing Henley Marine Drive are to have individual entries from the street.
C3.	Where residential uses on the ground floor are permitted these should be raised between 0.4-1.0 metre above the footpath to improve internal privacy of residents.

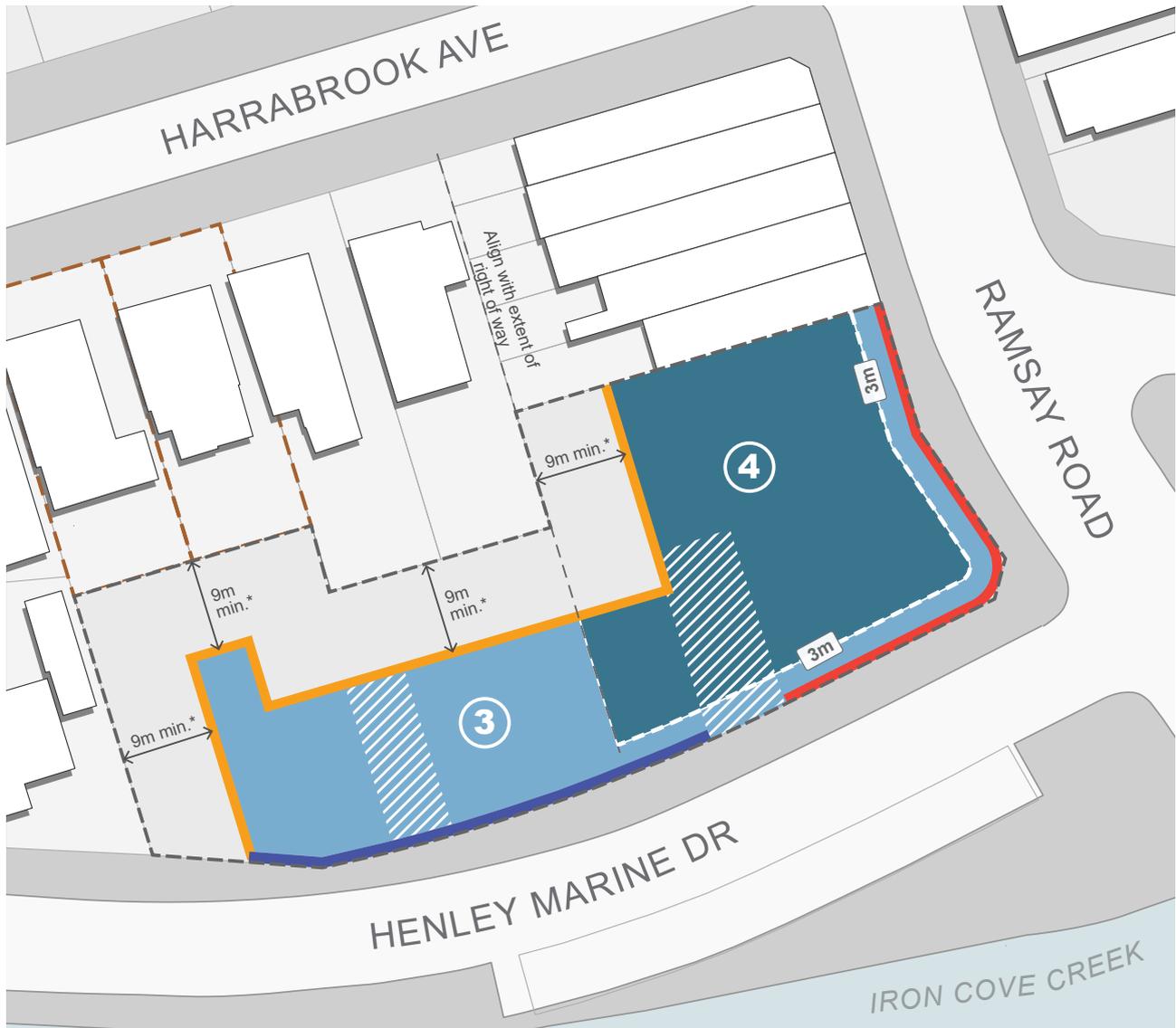
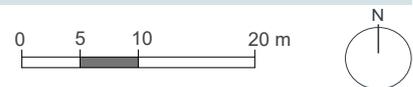


Fig G3.65 Building Envelope Controls Plan



LEGEND

- Max. building height 14m (4 storeys)
- Max. building height 8.5m (3 storeys)
- 9m minimum setback to lower density residential properties
- 1m setback to boundary
- Desired active frontage
- 4 Max. number of storeys
- Upper level setback
- 3m Upper level setback distance from edge
- Desired location of built form breaks/ gaps
- Existing creek
- Cadastre
- Minimum lot size of 360sqm
- Site boundary

**Built Form Envelope**

**Objectives**

- O6. To establish an appropriately scaled gateway building for the location.
- O7. To achieve a development outcome which, in terms of its density, design, scale and bulk, responds in a sympathetic and harmonious manner to the surrounding fine grain character of the neighbourhood centre and adjoining residential development.
- O1. To minimise the apparent height of development when viewed from Ramsay Road and Henley Marine Drive.
- O8. To create a high quality development with high amenity which is responsive to its location.
- O1. To add visual quality and interest to the new development with a focus on breaking up the massing of higher density forms when viewed from public places and neighbouring properties.

Controls	
C4.	New development is to conform with the maximum heights and number of storeys as shown in Fig G3.65 Building Envelope Controls Plan and Fig G3.68 to Fig G3.70 Sections.
C5.	Building heights are to transition (be lower) towards the adjoining residential uses along the site's western boundary as identified in Fig G3.65 Building Envelope Controls Plan and Fig G3.68 Sections.
C6.	The development is to be articulated along Henley Marine Drive and is not to present a long, unrelieved built form that dominates the streetscape and is incompatible with the local character of Henley Marine Drive.
C7.	Built form on the corner is to address both streets and use architectural elements composed so that they 'turn the corner'.

C8.	The upper-most level is to be designed to reduce the visual bulk and scale of the building. Options to achieve this include setbacks and the use of dark colours and roof elements that create deep shadows.
C9.	Building façades are to be articulated to incorporate breaks that reflect building entries or provide visual connectivity to community spaces.
C10.	Balconies above active frontages identified in Fig G3.65 and Fig G3.66 should be designed to be integrated into and reinforce the street wall. Balconies located within upper level setbacks are to integrate the parapet into the balustrade design (see Fig G3.68).
C11.	Minimum floor to floor heights are to be as per the table below:

Use	Minimum floor to floor height	Minimum floor to ceiling height
Retail	4.4m	4m
Commercial	3.7m	3.3m
Adaptable	3.7m	3.3m
Residential	3.1m	2.7m



Example of building on a corner where the architectural elements 'turn the corner'.



Fig G3.66 Public Domain Framework Plan

LEGEND

- |  |   |
|--|---|
|  Non-residential ground floor use                 |  Tree Protection Zone (TPZ) to be established by an arborist                                 |
|  Residential ground floor use                     |  Driveway to be removed and kerb reinstated  |
|  0.5m minimum depth of landscaping                |  Design and treatment of any driveway access within the TPZ to be established by an arborist |
|  Deep soil zone (min.)                            |  Footpath upgrades as per council requirements   |
|  Landscaped area (min.)                           |  Preferred location of driveway access   |
|  Desired active frontage                          |  Cadastre  |
|  Existing tree to be retained                     |  Site boundary   |
|  Existing tree to be transplanted within the site |   |
|  New street trees at 10m centres.                 |   |

**Building Setbacks**

**Objectives**

- O9. Reinforce and provide a continuous street wall along Ramsay Road.
- O10. Provide adequate privacy and access to daylight, ventilation and outlook for neighbouring properties.
- O11. Provide a high level of amenity and privacy for ground level dwellings facing Henley Marine Drive.

Controls	
C12.	New development must set back as identified in Fig G3.65 Building Envelope Controls Plan and Fig G3.68 to Fig G3.70 Sections.
C13.	A three (3) storey street edge with nil setback is to be provided along Ramsay Road
C14.	The development is to be set back a minimum of 9m from the northern and western property boundaries.
C15.	Minimise overshadowing of neighbouring properties and maximise direct sunlight to adjoining public spaces.



Landscaped setbacks with integrated entries and tree planting contribute to the residential streetscape.

**Landscape and public domain**

**Objectives**

- O12. To ensure that trees and landscape on neighbouring sites are retained, existing trees on the site are to be relocated on the site where possible.
- O13. To control climatic impacts on buildings and outdoor spaces, maximise provision of shade and reduce the urban heat island effect.
- O14. To allow adequate provision on site for infiltration of stormwater, deep soil tree planting, landscaping and areas of communal outdoor recreation.

Controls	
C16.	At a minimum, deep soil zones are to be provided as identified in Fig G3.66 Public Domain Framework plan and to be a minimum of 8% of the site area.
C17.	Bin storage is not to be located within deep soil zones.
C18.	A minimum of 20% of the site area on the ground floor is to be a landscape area as identified in Fig G3.66 Public Domain Framework plan
C19.	Ground floor residential uses along Henley Marine Drive are to be provided with a minimum 0.5m wide landscape setback.
C20.	Non-permeable hard surfaces (i.e. concrete slabs) are not permitted in identified deep soil zones.
C21.	New screening landscape is to be provided along the boundary of adjoining existing residential properties.
C22.	No communal open space is permitted above the ground floor to avoid adverse impacts to the amenity of adjoining properties.



Awnings provide continuous all weather shelter for pedestrians.

Vertical elements such as support walls and columns (ideally continued to the upper levels) support a vertical rhythm along the street.

A maximum of 70% of the ground floor facade is to be glazed and the facade is to be balanced with solid elements.

Tenancies should be as narrow as possible (ideally 5-8m wide) and a minimum of 10m deep.

Fig G3.67 Design guidance for active frontages

**Active Frontages**

**Objectives**

- O15. To enhance the commercial viability of the area and compliment existing small-scale retail, commercial, and community uses.
- O16. To promote a diversity of retail shop sizes within the neighbourhood centre.
- O17. To provide a safe, interesting and vibrant environment that encourages pedestrian activity and supports the economic success of the neighbourhood centre.



Breaking the facade into smaller elements helps create variation and interest.

Controls	
C23.	Ground level active uses must be provided along 'Active frontages' as identified in Fig G3.65 and Fig G3.66.
C24.	Ground floor tenancies along active frontages should be no more than 8m wide to create a vertical rhythm, and variety and interest along the street.
C25.	Ground level active uses are to be a minimum of 10m deep.
C26.	Shop entries are to be level with the footpath. Where this is not possible entries are to be a maximum of 0.3m above the footpath level. Shop entries cannot be below the street level.
C27.	Along active frontages: <ul style="list-style-type: none"> <li>• Continuous awnings must be provided to shelter pedestrians from weather conditions.</li> <li>• The design guidance shown in Fig G3.67 must be applied.</li> </ul>
C28.	Awnings are to be designed such that they 'turn the corner'.

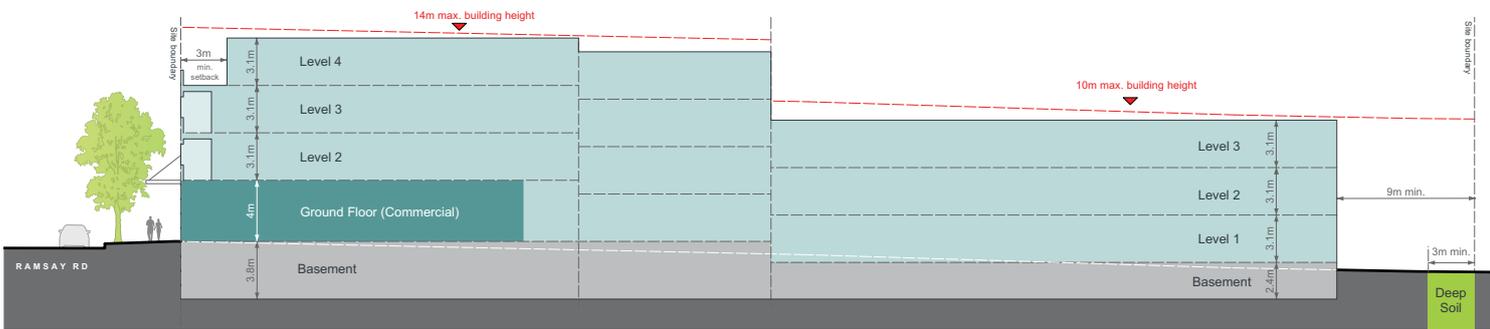
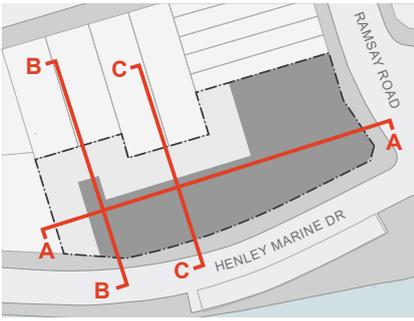


Fig G3.68 Building Envelope Section A-A

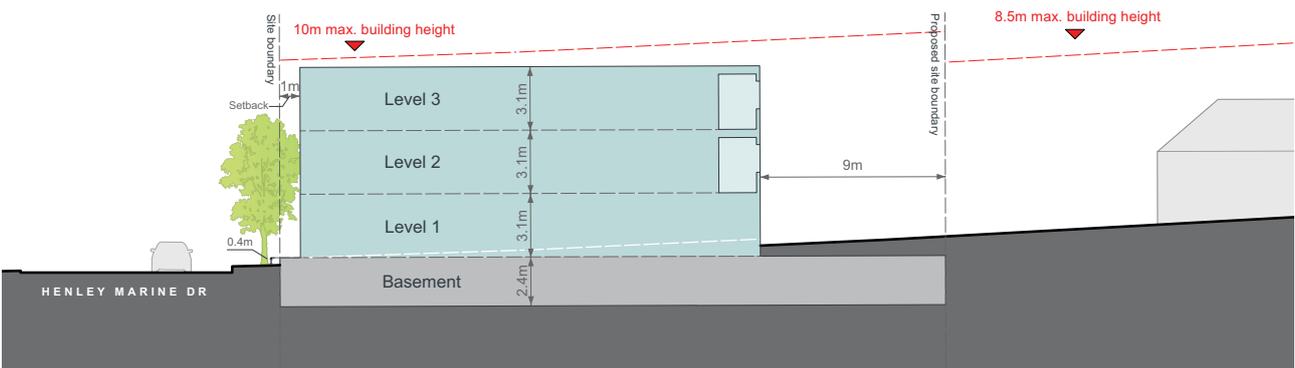


Fig G3.69 Building Envelope Section B-B



Fig G3.70 Building Envelope Section C-C

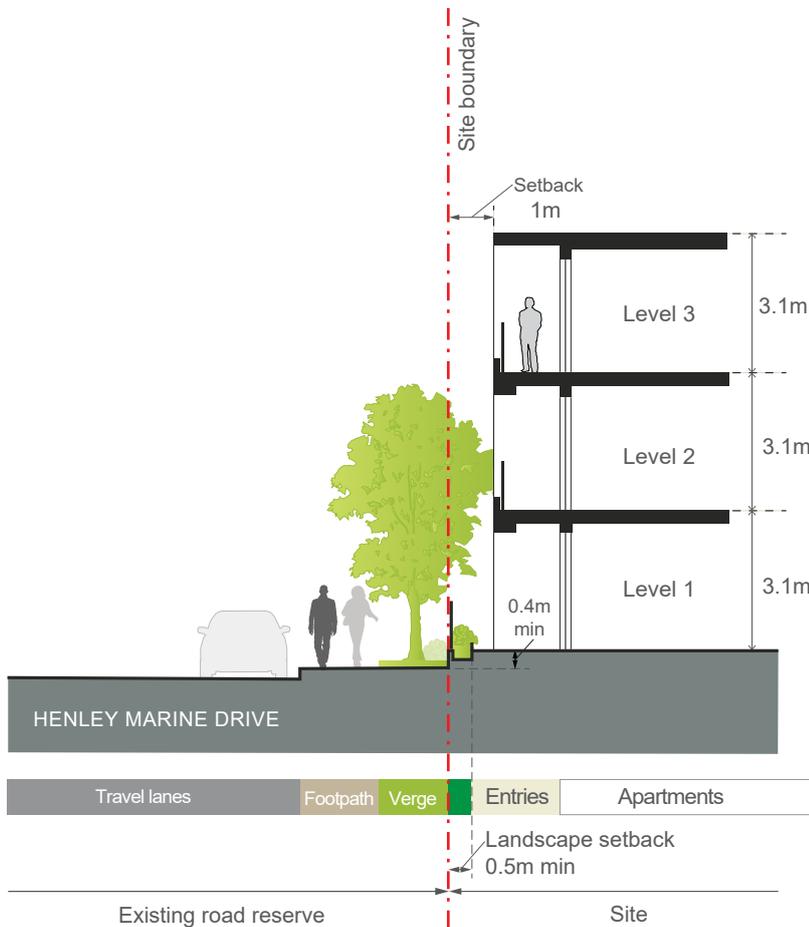


Fig G3.71 Detailed Section D through ground floor residential