DRAFT Development Control Plan 34 Queen Street Volume 2 - Part 18

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15.1 Application

15.1.1 Land to which this Part applies

This Development Control Plan (DCP) applies to land at 34 Queen Street, Campbelltown, being the land identified in Figure 15.1 below. The subject site comprises 1 lot and is known legally as Lot 1 in DP 604549

The land is situated at the northern end of Campbelltown CBD on Queen Street. The site adjoins a large redevelopment site at 22-32 Queen Street, the Maclin Lodge Motel (and former Congregational Manse) at 38 Queen Street. Further north of the site, at 12-14 and 18-20 Queen Street is the State heritage listed Leumeah Barn (Warby's Barn) and Warby's Stable. Queen Street is characterised by a mix of uses including high density residential, medial and commercial uses. To the rear of the site is the Campbelltown Performing Arts High School.

The site is well served by public transport being within 800m of the Campbelltown train station and close to high frequency bus services on Queen Street in front of the site.



Figure 15.1 - Land to which this part applies - 34 Queen Street

15.1.2 Purpose of this Part

The purpose of this Part is to establish site specific planning controls to guide the renewal and redevelopment of 34 Queen Street, Campbelltown

This Part sets out the site-specific considerations to be addressed in future development applications for the site. These provisions are in addition to the general provisions of the Campbelltown Sustainable City DCP).

15.1.3 Relationship with Campbelltown (Sustainable City) DCP

This DCP forms part of Volume 2 of the Campbelltown (Sustainable City) DCP ('CSCDCP') and provides additional controls to guide development at 34 Queen Street, Campbelltown.

All other relevant provisions in CSCDCP apply.

Where there is an inconsistency between this Part and any other provision of the CSCDCP, this Part applies to the extent of the inconsistency.

15.1 Application

15.2 Vision and Development Objectives

15.2 Vision and Development Objectives

Vision:

The site will capitalise on its locational significance at the northern entry point into Campbelltown and its Queen Street frontage with new homes, retail and publicly accessible open space to become a destinational mixed use precinct with greenery at its heart.

Objectives

- To facilitate renewal of a large city-centre site to deliver a of a high-quality mixed-use development at the northern end of Campbelltown CBD.
- To deliver increased housing within walking distance to public transport, jobs and services.
- To concentrate retail and non-residential uses along Queen Street to promote activation and vibrancy at the northern end of Queen Street.
- To achieve excellent residential amenity through the design and layout of buildings and communal spaces.
- To create a large, centrally located publicly accessible open space to activate Queen Street and provide amenity for residents to enjoy.
- To promote greening, landscaping, and increased tree canopy on site.
- Provide new through site connections through the site to connect to Queen Street and allow for future connections to adjoining sites.

Controls

- 1. Development is to generally comply with the concept masterplan for the site shown at Figure 15.2.
- 2. Building footprints, open space and through site connections should be generally provided in accordance with Figure 15.2, except where it can be demonstrated that improved outcomes and amenity can be achieved.

The masterplan aims to achieve the following outcomes for the site:

- A range of heights up to a maximum of 28m and 52m responding to the sites strategic city centre location.
- Concentrating non-residential uses and mixed-use buildings at the front of the site to activate and renew Queen Street.
- A generous linear green space through the site providing outlook and amenity for residents, workers and visitors.
- Orientating and locating taller buildings to minimise overshadowing and maximise solar access.
- Retaining high value street trees and providing enhanced landscaping and tree canopy for resident and visitor amenity.
- Landscaped internal laneway to provide low traffic movement through the site, enhance permeability and allow for future connections to adjoining sites.
- High quality residential development that achieves the requirements of the Apartment Design Guide.



Figure 15.2 - 34 Queen Street Masterplan

15.2

Vision and

Objectives

15.3 Development Objectives and Controls

15.3.1 Built form and layout

Objectives

- To create a high-quality mixed-use development that promotes the renewal of the site through well-designed buildings and spaces.
- To ensure buildings are designed and orientated to maximise solar access to communal open spaces and minimise overshadowing to neighbouring properties.
- To concentrate mixed use buildings and ground floor non-residential uses close to Queen Street to activate the street and enhance the public domain.
- To deliver high-quality built form that provides excellent resident amenity.

- 1 Provide a range of building heights, generally in accordance with Figure 15.3, to create a diversity of heights and interest across the site.
- 2 Taller buildings are to be designed and orientated to maximise solar access and residential amenity and minimise overshadowing to properties to the south.
- 3 Lower scale buildings should be located to the north to maximise solar access and deliver a high level of amenity for communal open space and ground floor uses.
- 4 Provide upper-level setbacks in accordance with Figure 15.3 to ensure buildings provide a transition and appropriately scaled interface to adjoining properties and the public domain.
- 5 Buildings should address Queen Street to activate the street frontage and create a high-quality interface to Queen Street.
- 6 Encourage ground floor apartments and residential entries on buildings at the rear of the site to enhance residential activation and address ground floor communal open space.
- 7 Development is to be consisistent with the requirements of the Apartment Design Guide.



Figure 15.3 - 34 Queen Street - Building layout and heights in storeys

15.3.1 Building separation and setbacks

Objectives

- To provide appropriate scaled buildings and lower street wall heights to adjoining buildings and the public domain.
- To reinforce Queen Street and activate the public domain through lower street wall heights and generous lsetbacks to Queen Street.
- To ensure buildings provide an appropriate street interface to Queen Street and communal open space.
- To utilse building separation to create outlook, green space and views through the site.
- To ensure setbacks provide for deep soil, landscaping, and greening opportunities.

- 1 Building setbacks should generally be provided in accordance Figure 15.4.
- 2 A minimum 3m land dedication along Queen Street is to be dedicated to Council in accordance with Figure 15.5.
- 3 Provide a minimum 9m landscaped front setback to Queen Street (inclusive of the 3m land dedication).
- 4 Provide a minimum 12m landscaped setback from the southern and eastern boundaries of the site to ensure an appropriate setback and generous buffer between surrounding buildings and the heritage item to the south.
- 5 All ground level setbacks are to be landscaped to provide a buffer to adjoining properties and enhance amenity within the site.
- 6 Building separation to be in accordance with the Apartment Design Guide and generally in accordance with Figure 15.4.



Figure 15.4 - Building separation and setback



Figure 15.5 - Land dedication plan

15.3.3 Queen Street Interface and activation

Objectives

- To revitalise and activate Queen Street with high levels of amenity and an enhanced public domain.
- To provide ground floor retail uses, enhanced landscaped setbacks, and appropriately scaled built form to define Queen Street.
- To create a pedestrian friendly Queen Street and public domain, with enhanced landscaping, street trees and outdoor dining.
- To improve ground floor activation and connections from Queen Street through the site.

- 1 Building setbacks to Queen Street should be provided in accordance with Figure 15.6 below, including:
 - A minimum front setback and podium setback of 9 metres, comprising:
 - a minimum 5m paved footpath to encourage outdoor dining and improved walking connections along Queen Street.
 - a minimum 4m front landscaped setback to retain existing high value street trees and enhance landscaping along the frontage of the site.
 - A minimum tower setback of 12 metres.
- 3. The podium height should not exceed 5 storeys (18m).
- 4. Provide a minimum 5 metre floor to floor height at ground level to provide for amenity and adaptability for future non-residential uses.
- 5. Buildings are to have an active frontage at ground level and address both Queen Street and the internal laneway/ open space to encourage activation at ground level into the site (in accordance with Figure 15.7).







Figure 15.7 - Indicative cross section (Queen Street)

14.3.7 Landscaping, publicly accessible open space and communal open space

Objectives

- To provide generous linear open space to activate Queen Street, improve connections through the site and provide clear access and address for buildings.
- To ensure open space provides for a variety of functions and users, including residents, workers, and visitors.
- To ensure open space is designed to provide activation and visual interest while ensuring residential amenity, safety, and privacy.
- To activate the length of communal open space through retail uses and ground floor residential entries to increase useability and passive surveillance.
- To promote generous landscaping in setbacks and in communal open space areas.
- To retain high value street trees and deliver improved landscaping and tree canopy across the site.

Controls

Landscaping

- 1 Development should generally be consistent with the indicative landscaping plan shown in Figure 15.8, except where it can be demonstrated that improved outcomes can be achieved.
- 2 Through site connections (including pedestrian and vehicle laneways) are to be integrated into the landscaping design to improve useability and safety for all users.
- 3 Retain high value trees along Queen Street in accordance with Figure 15.9 and retain existing matures trees within setbacks where possible.
- 4 Provide sufficient deep soil to deliver a minimum 30% tree canopy on the site and allow for mature tree plantings in the side and rear setbacks.
- 5 A minimum of 15% deep soil is to be provided on site in accordance with the design guidance for large sites in the Apartment Design Guide. An indicative deep soil plan is provided at 15.9 which demonstrates one way deep soil could be achieved on the site.

Publicly accessible open space

- 6 Development should generally be consistent with the indicative publicly accessible open space shown in Figure 15.8, except where it can be demonstrated that improved outcomes can be achieved.
- 7 A detailed plan is to be prepared and submitted to Council that illustrates the function and role of the publicly accessible open space on site and how this space will be designed and managed.
- 8 Public access should be provided to open space at the front of the site to activate Queen Street and support ground floor retail uses.

Communal open space

- 9 Communal open space should deliver a range of functions including activation and vibrancy for ground floor retail uses and privacy and amenity for residents.
- 10 Ensure sufficient private communal open space and amenity is provided to meet the needs of residents.
- 11 Ground floor communal open space should be complemented with roof top communal spaces to provide outlook and rooftop greening.
- 12 Communal open space is to be provided in accordance with the Apartment Design Guide.



Figure 15.8 - Indicative landscaping, publicly accessible open space and communal open space layout



Figure 15.9 - Indicative deep soil areas and tree rentention

14.3.8 Access and movement

Objectives

- To create a pedestrian focused movement network through the site.
- To allow for low vehicle movements through the site to provdie improved access and surveillance.
- To provide improved access through the site and allow for future connections to adjoining sites.
- To promote walking and cycling for local trips with new connections and an enhanced public domain.
- To identify preferred access locations for basement entry and servicing to mimise conflicts with pedestrians and promote activation and amenity within the site.
- To minimise the number of entries and vehicle crossing points on Queen Street
- To ensure the design and function of the internal laneway and through site

- 1 New connections and vehicle access should be generally consistent with the indicative layout in Figure 15.10, subject to detailed design requirements.
- 2 Car parking is to be provided in accordance with the rates in Part 5 of the CSCDCP 2015 and is to be provided below ground.
- 3 A limited number of above ground car parking spaces for non-residential uses may be considered, but only where the design of the spaces is integrated with the landscaping plan and does not impact access, landscaping or public domain outcomes.
- 4 A detailed plan is to be prepared and submitted to Council that outlines how the internal laneway will be designed to ensure safety and functionality for all users. This plan should outline any requirements for pedestrian crossings and safety measures to minimise potential conflicts between vehicles and pedestrians.
- 5 New streets and pedestrian connections are to be activated with ground floor nonresidential uses and ground floor apartments or residential entries.
- 6 New streets and connections should be designed to include access points that allow for future connections to adjoining sites.
- 7 The access and movement network for the site is to provide improved connections along Queen Street and integrate with the existing bus stop on Queen Street.



Figure 15.10 - Indicative access and new connections