

Part D

Commercial Development and Mixed Use Localities



D

SPECIAL COMMERCIAL AREAS:

Locality 1	St. Leonards Key Precincts: B1: Marshall Precinct B2: Christie Precinct B3: Friedlander Precinct: - B4: Nicholson Precinct
Locality 2	Northwood Neighbourhood Centre
Locality 3	Little Lane Mixed Use
Locality 4	1-5 Birdwood Avenue

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Locality 1 – St. Leonards Key Precincts

Block 2 – Lithgow/ Christie/ Pacific Precinct

Land to which this DCP Locality applies

This precinct is located in the area bound by Pacific Highway, Lithgow Street, Christie Street and the southern boundary of the B4 Mixed Use Zone between those streets:-

- B4 Mixed Use block south of Christie Lane
- B3 Commercial Core block north of Christie Lane.

Note: This DCP section prevails over the remainder of DCP 2010 where inconsistency occurs. Otherwise DCP 2010 controls apply generally.

Objectives

- 1 To create a vibrant precinct close to the St Leonards Rail Plaza and Pacific Highway, contributing to the 'vitality of the southern side of St Leonards.
- 2 To activate and integrate existing and new public spaces with appropriate ground floor retail and other uses on all street frontages:-
- 3 contributing to the major high quality public plaza: St Leonards Rail Plaza, providing as "seamless" a frontage as possible with that public domain, and legible, inviting entries to the publicly accessible areas within the site,
- 4 increasing the amenity and safety of Christie Lane and the adjoining public access ways, maximising casual surveillance and activation
- 5 improving pedestrian connectivity to the rail underpass. and
- 6 providing an attractive pedestrian environment promoting continuity down Christie Street towards the Christie Street South park.
- 7 To produce a landmark precinct of distinctive architectural character at this prominent St Leonards location, providing visual interest upon approach from all directions and allowing view lines between well-spaced, slender towers.
- 8 To produce a high level of urban design in the centre of St Leonards, including facade design, amenity and functionality, with outdoor areas and pedestrian linkages, relating well with the public domain and neighbouring sites.
- 9 To provide vehicular and pedestrian/ cycle access in the form of a new road to the south of the site between Christie St and Lithgow St.
- 10 To promote site amalgamation to avoid the creation of isolated sites within the precinct.
- 11 To reinforce the LEP's requirements to ensure a balance of employment and residential floor space in the precinct, and specifically to support the LEP to produce commercial development in the block bounded by Pacific Highway, Christie Lane, Christie Street and

Lithgow Street.

- 12 To promote visual interaction with the public domain of the facade fronting the Rail Plaza in particular, providing for a 4 metre building articulation zone over Lithgow Street to enable a highly articulated residential facade.

Pacific/ Lithgow/ Christie Precinct			
	CONTROL	PROVISION	NOTES
1	Floor Space Ratio	See LEP.	
2	Building line setbacks – Plaza/ Street Ground Level - min.	0 m - from Rail Plaza – balconies may extend over Plaza 4.0 m - from Christie St 1.5 m from Christie Lane north side 4.0 m - from Pacific Hwy	Retail activation fronting all public domain where possible. All ground floor frontages, except to Rail Plaza, are to provide awnings over the public footpath.
3	Building line setbacks -above Ground Level – Non-Residential -min.	0 m - from Rail Plaza 0 m - from Christie Lane south side 1.5 m - from Christie Lane north side 4.0 m - from Pacific Hwy 4.0 m - from Christie St Otherwise - Mixed Use: as per SEPP 65 requirements, assuming potentially adjacent to residential.	Balconies and building elements (including GFA areas) may extend up to 4 metres over Rail Plaza air space i.e. beyond the property boundary (see Control 7).
4	Building line setbacks – from site boundary min - Residential towers – min.	As per the Apartment Design Guide with the exception of: 0 m - from Rail Plaza 1.5 m - from Christie Lane south side 4.0 m - from Christie St 6.0 m - from southern boundary (adjacent to B3 zone)	Balconies and building elements (including GFA areas) may extend up to 4 metres over Rail Plaza air space i.e. beyond the property boundary (see Control 7). No balcony articulation between site boundary and 4.0 m building line on Christie St.
5	Building Separation min – Mixed Use towers	22 m - to other residential tower on the site. 24m - to buildings across road.	To other Mixed Use tower on site. To buildings outside site.

	CONTROL	PROVISION	NOTES
6	<p>Floor to Floor Height min -</p> <p>Non-Residential - Ground Level</p> <p>Non-Residential - each level, other than retail</p>	<p>4.8 m min.</p> <p>3.6 m min.</p>	
7	Rail Plaza Articulation Zone	4.0 m min.	Balconies and building elements (including GFA areas) may extend up to 4 metres beyond the building line i.e. beyond the property boundary (i.e. are not recessed) for up to 40% of the building facade, to articulate the building.
8	Pedestrian Link	<p>Between Lithgow St (Rail Plaza), Christie St, Christie Lane and internal courtyard:</p> <p>A public internal courtyard/ food court is to be provided at ground level (Rail Plaza level) – min. 20m width.</p>	

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Note: Setbacks are to apply to the outer edge of balconies.

Other			
	CONTROL	PROVISION	NOTES
1	Uses	<p>Encourage uses which operate during evening and early morning hours, such as cafes and restaurants, community facilities, gymnasiums and other facilities, to encourage activity and safety outside office hours.</p> <p>Provide active uses at street level and flanking public spaces.</p> <p>In the tower form, provide a range of housing options.</p> <p>Serviced apartments are not to be developed.</p>	
2	Landscaping/ Open Space	<p>New street trees, paving and verge upgrades to be incorporated into the site development.</p> <p>Landscaping elements are to be incorporated into non-residential levels' facades.</p>	Specifications to be agreed on with Council.

Other			
	CONTROL	PROVISION	NOTES
3	Public Domain	<p>The DA Statement of Environmental Effects to demonstrate how the proposal contributes positively to the overall precinct-wide public domain.</p> <p>This includes ground-level finishes/ paving and layout of the inner courtyard and laneways to maximise pedestrian amenity.</p> <p>Signage, paving etc are to assist “navigation” along destinations paths of travel.</p> <p>In complying with accessibility standards, consideration of the needs of people with disabilities, including the visually-impaired, is to be demonstrated.</p> <p>Bike facilities are to be provided (see general DCP for details).</p>	<p>Compatibility with the St Leonards Public Domain Master Plan should be indicated.</p>

Other			
	CONTROL	PROVISION	NOTES
4	Façade Colours and Materials	<p>A mixture of non-reflective façade materials and colours are required to emphasis the podium level non-residential form and residential towers as separate elements. Soft, natural materials such as timber are encouraged at ground level.</p> <p>External materials to be durable with a high quality finish.</p> <p>Façade detailing to also address shading, wind protection and solar access considerations.</p>	
5	Wind mitigation	<p>A Wind Analysis study relating to all facades, internal and external to the site, is to demonstrate methods to achieve appropriate outcomes for public and private domains, e.g. awnings, baffles. articulation etc.</p>	To be provided at DA stage.

Other			
	CONTROL	PROVISION	NOTES
6	Facade Articulation	<p>Articulation of façades is to be designed to express differing uses, with layering of levels of the building complemented by the composition of rhythm, texture, and materials. Roof elements should be integrated with the overall design of the building.</p> <p>The elements may comprise balconies, sun-shading devices and others, depending on internal programme and orientation.</p>	The intent of these provisions is to modulate the façades architecturally to reduce the scale and massing of the building form, adding visual interest and diversity to the overall design.
7	Solar Access	The guideline that new developments should achieve 2 hours direct sunlight for at least 70% of apartments, under the NSW Apartment Design Guide, should be applied flexibly with discretion in Major Centres/ Specialised Centres where densities are high.	
8	Pedestrian through-site links – min.	<p>13 8 m between Rail Plaza and Christie St</p> <p>14 4 m wide from Christie Lane to inner courtyard - two links.</p>	Required.

Other			
	CONTROL	PROVISION	NOTES
9	Awnings - min	<p>2 m wide above east-west pedestrian links between Rail Plaza and Christie St</p> <p>1 m wide above north-south pedestrian links between Christie Lane and southern-most building line.</p>	Required to be provided along all frontages (other than boundary with B3 zone)
10	Development coordination	Development is to be committed to for each site within the applicant's control/ ownership, north and south of Christie Lane, in full as a pre-requisite to approval.	
11	Airspace	Federal legislation requirements relating to Sydney Airport are to be investigated and complied with by the applicant for any development.	
12	Public art	Public art is to be provided at key points of visibility and pedestrian movement.	Selection of art works to be done in accordance with Council's Public Art Policy.
13	Coordinated site redevelopment	Development of Site A (Lithgow St /Christie St) and Site B (Pacific Hwy/ Christie Lane) together is to be committed to within one Development Application i.e. no staged approvals will be given.	