



# 165-171 Milton Street Ashbury Planning Panel Briefing for Development Application

165-171 Milton Street  
Ashbury NSW 2193

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Prepared for  
Coronation Property

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Issued  
July 2021





Key

--- Site Boundary







Key  
- - Site Boundary



























--- Site boundary  
 Proposed building  
 Communal open space  
 Depot soil zone  
 Private garden  
 Proposed new road  
 Sharedway (Emergency access only)  
 Pedestrian path  
 Vehicular access  
● Trees

Note:  
 Numbers refer to the maximum number of storeys.  
 Plant rooms to be out of line of sight when viewed from Milton and Trevenar Streets.

Figure F11.2 Indicative Master Plan

DCP Masterplan







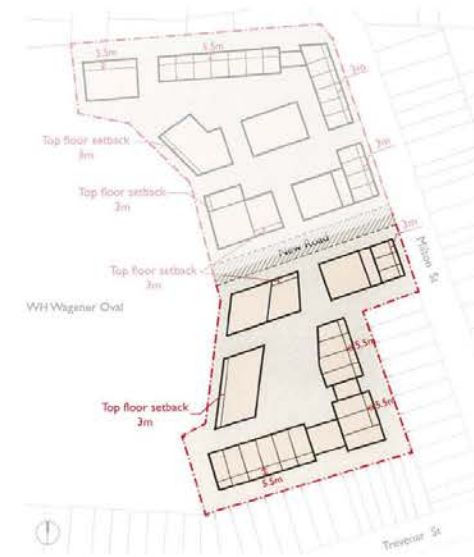
DCP Masterplan



DCP Height of Buildings



DCP Setbacks



DCP Upper Level Setbacks/ Wall Heights





Figure F11.7 Deep Soil Zone & Communal Open Space

DCP Deep Soil



Figure F11.8 Links View Corridors and Vehicular Entry Points

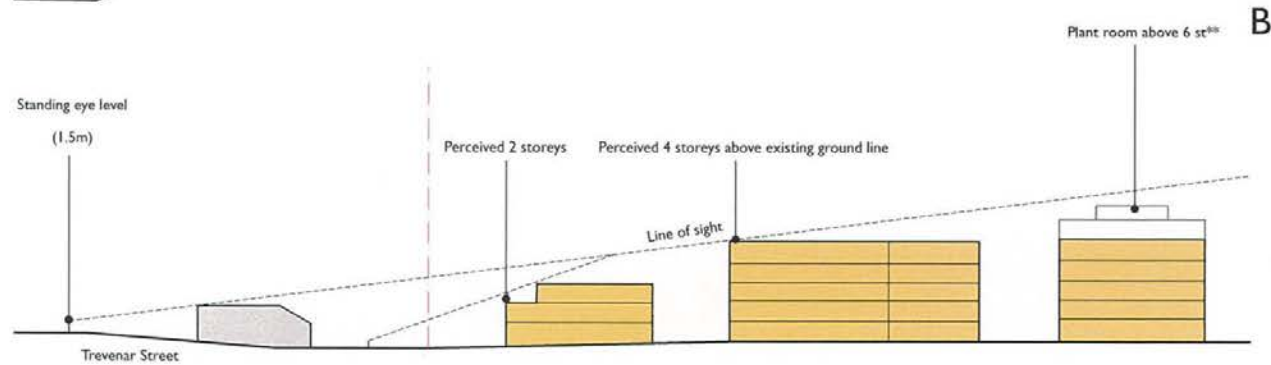
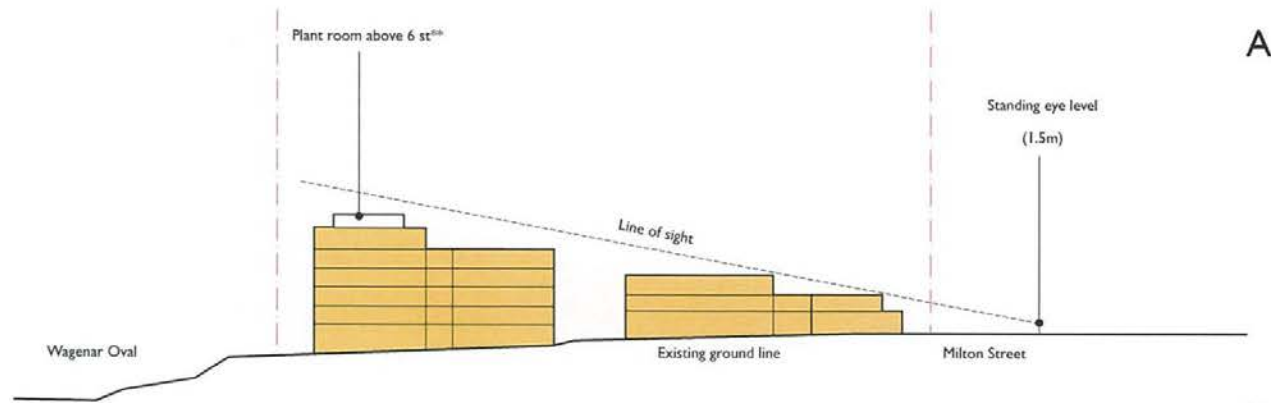
DCP Movement and Connection



Figure F11.9 New Road

DCP New Road





Future built form

Existing building

Plant room / Built form beyond

Note:

\* Please refer to clause F11.6 Upper Level Setback of this DCP.

\*\* Plant room to be setback to reduce visibility.

DCP Perceived Height

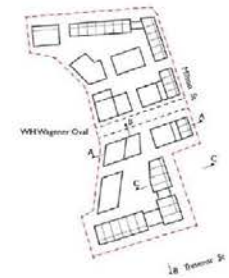
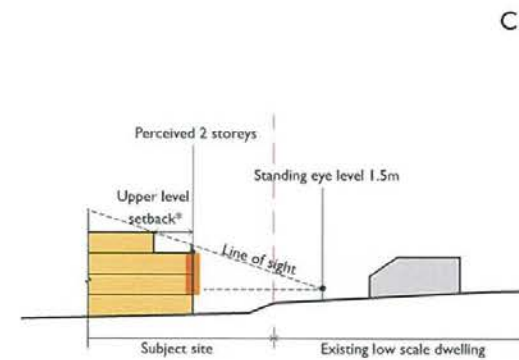






Figure F11.7 Deep Soil Zone & Communal Open Space

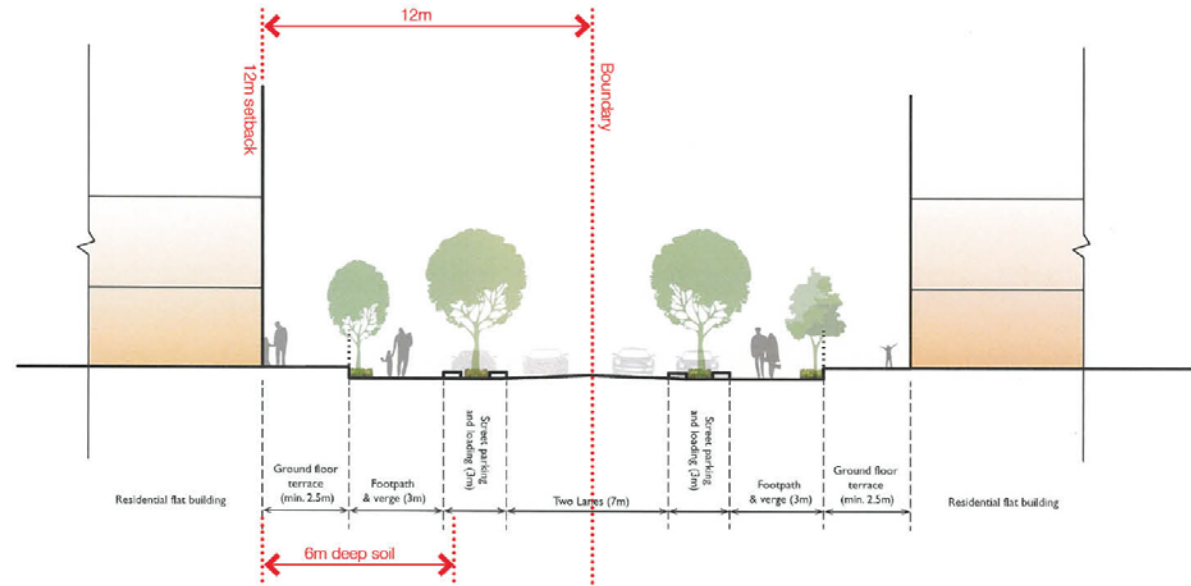
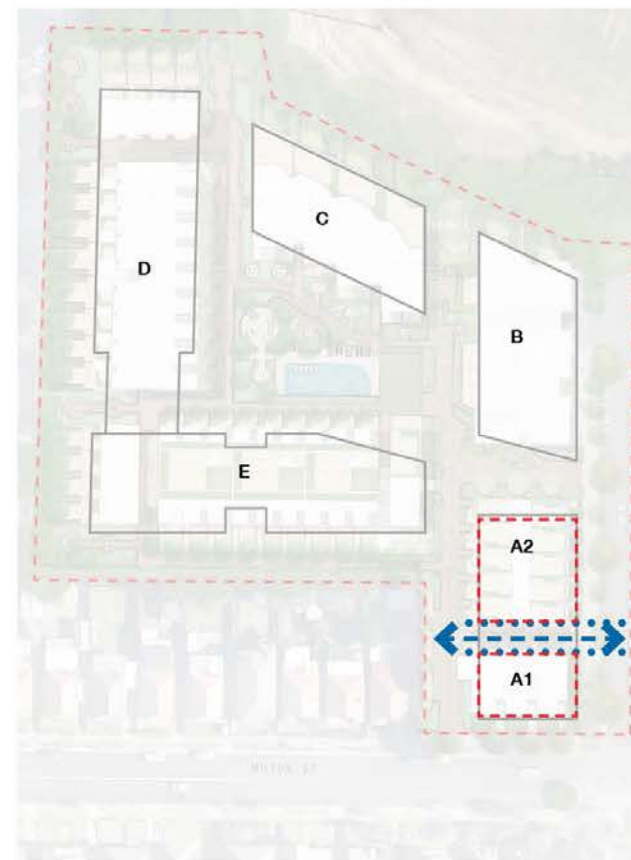
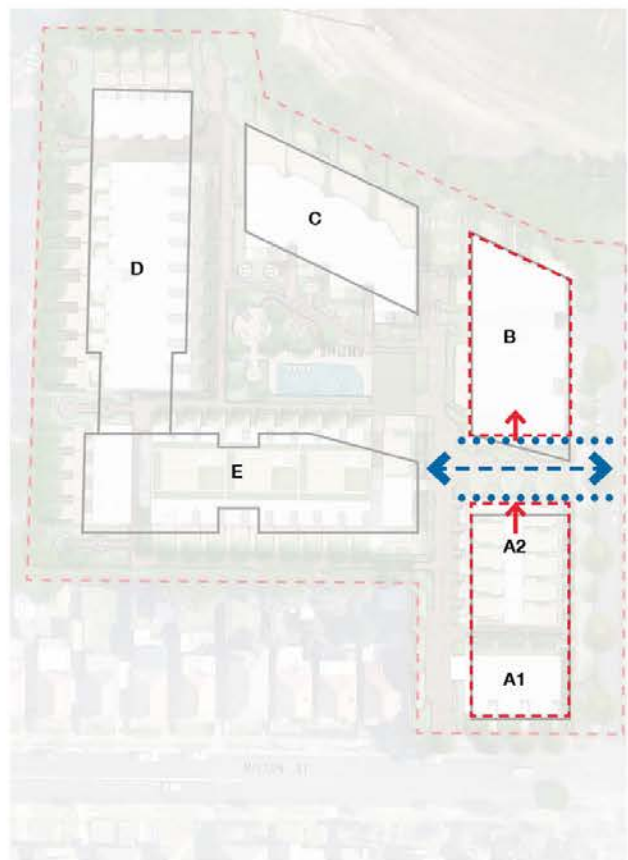


Figure F11.10 New Road Section (AA Section)

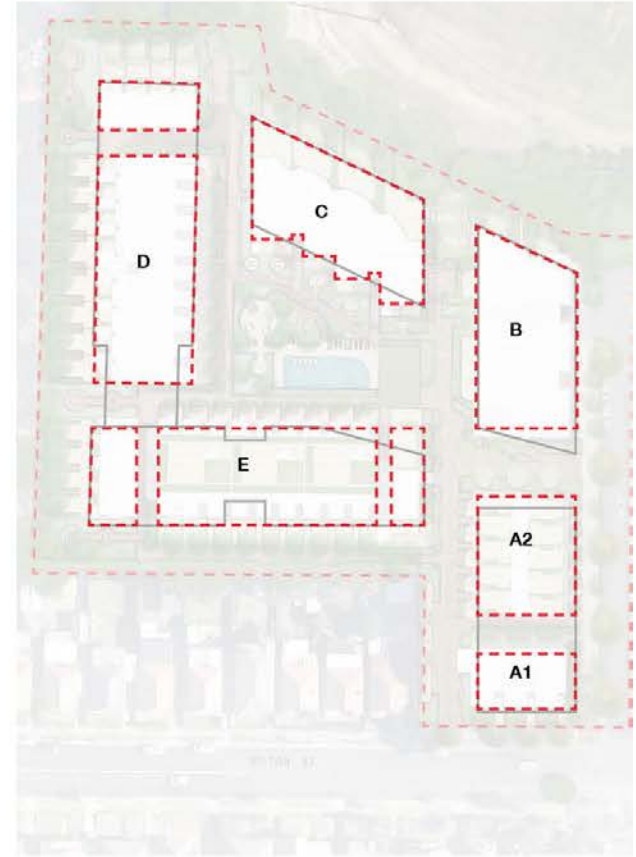
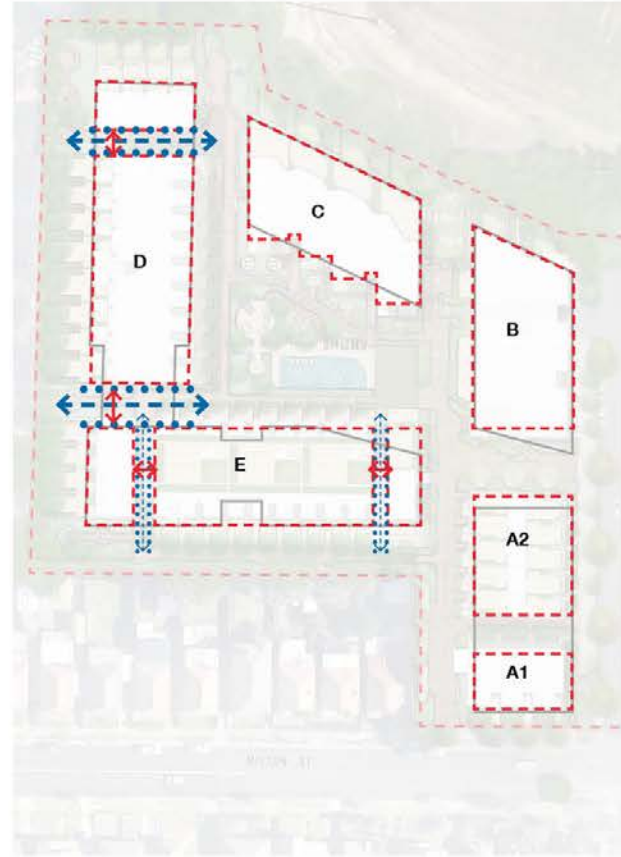




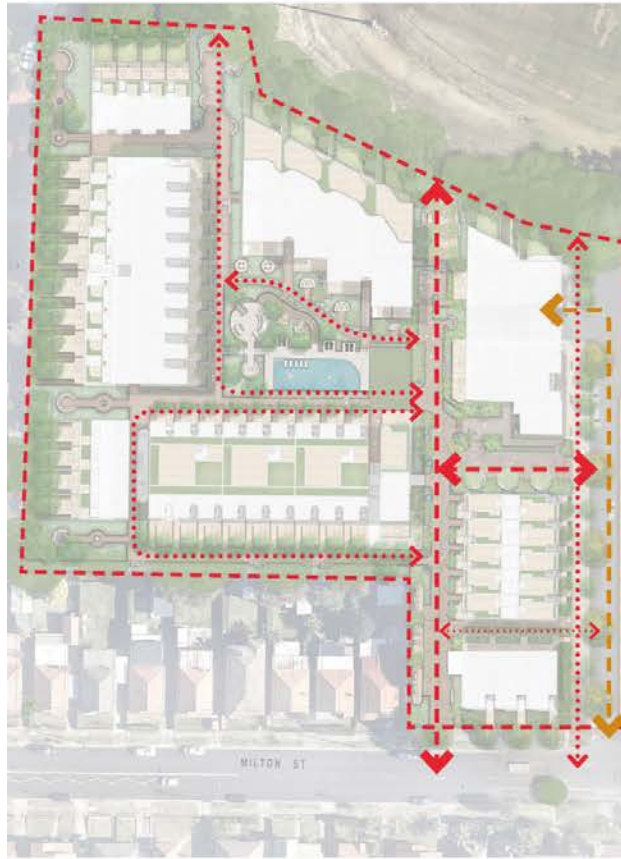












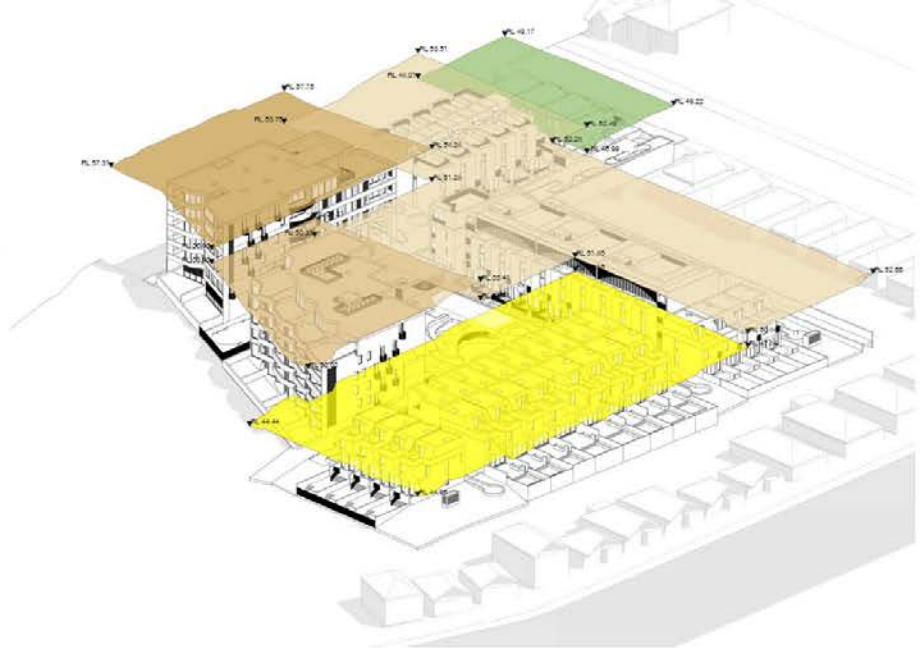
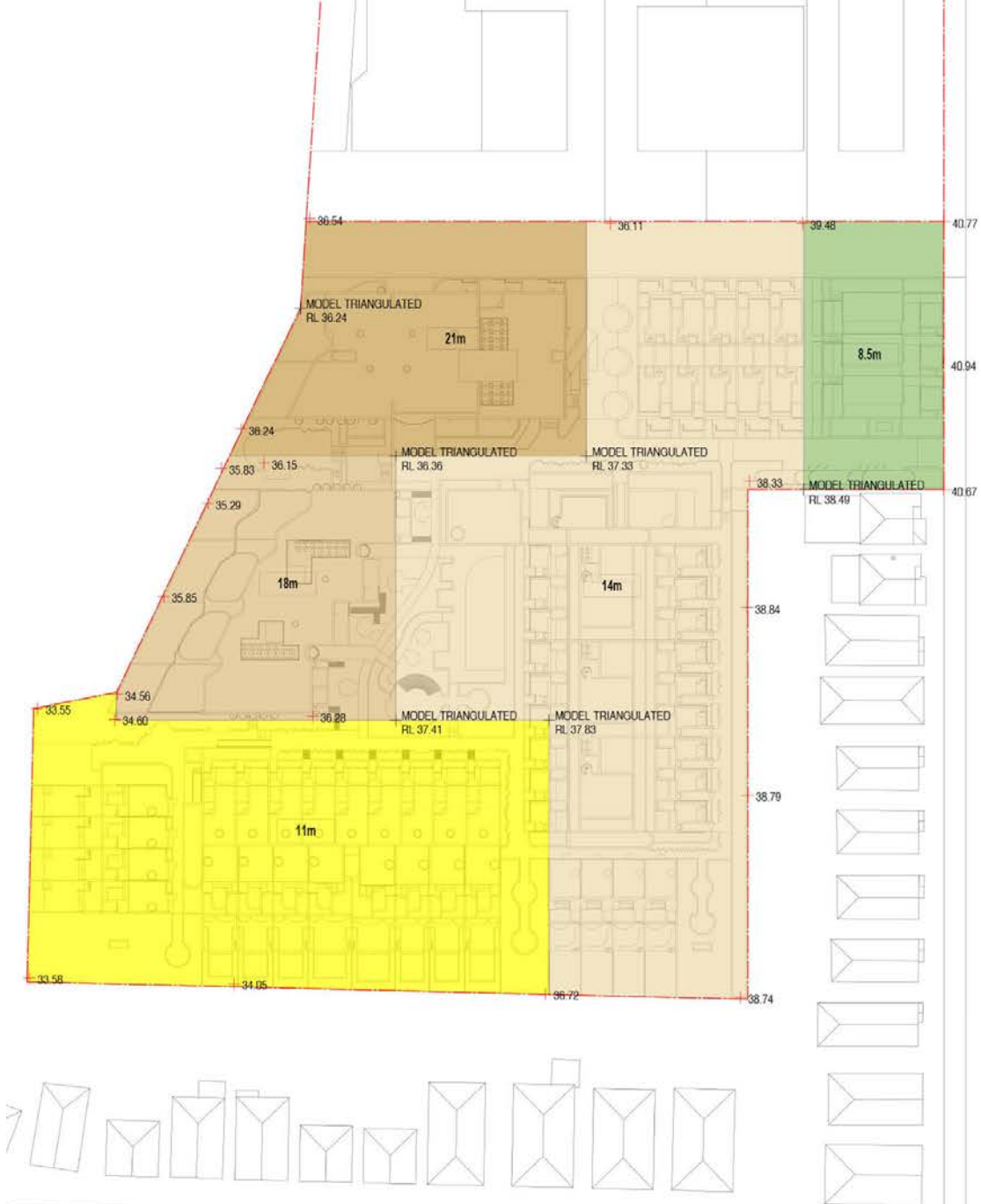




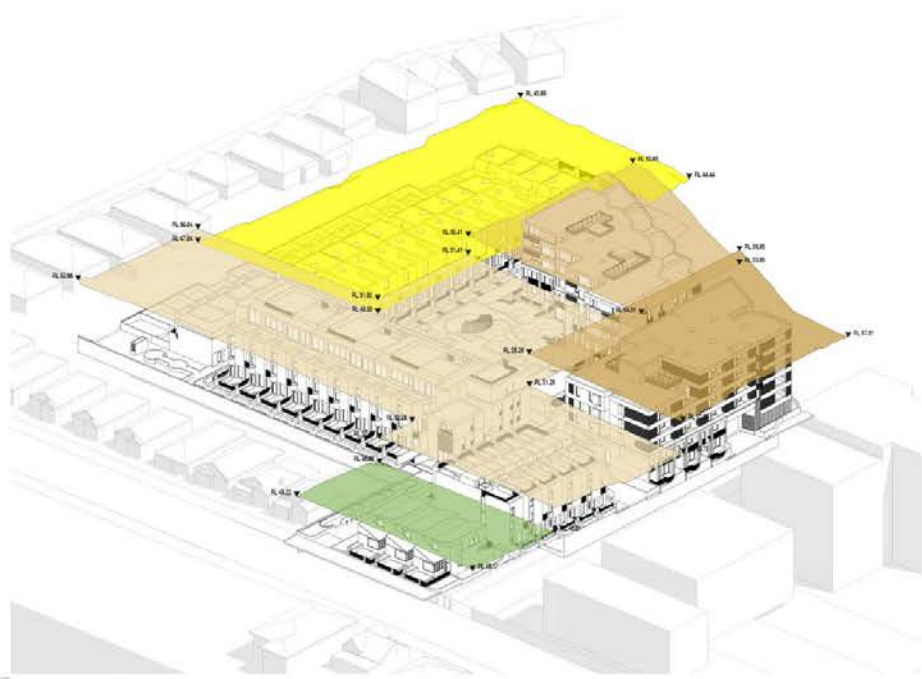
# NOTES:

- Existing trees retained shown green
- Refer to Arborist report for TP2 and protection measures
- Public Domain works and access into W.H. Wagener Oval in accordance with council requirements
- External works and planting in accordance with Landscape Architect's drawings



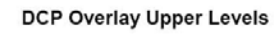


LEP - Axo 01



LEP - Axo 02

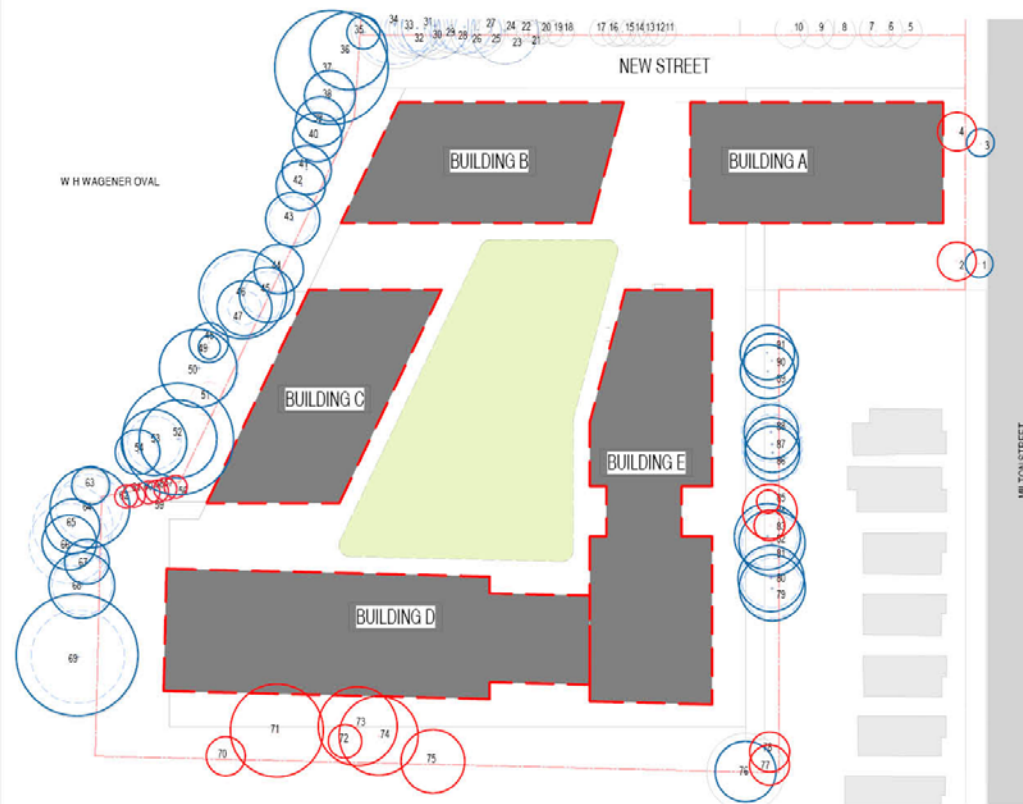












DCP Tree Protection Zone Plan

- EXISTING TREE
- TREE TO BE REMOVED



Proposed Tree Protection Zone Plan





Figure F11.7 Deep Soil Zone & Communal Open Space

DCP Deep Soil

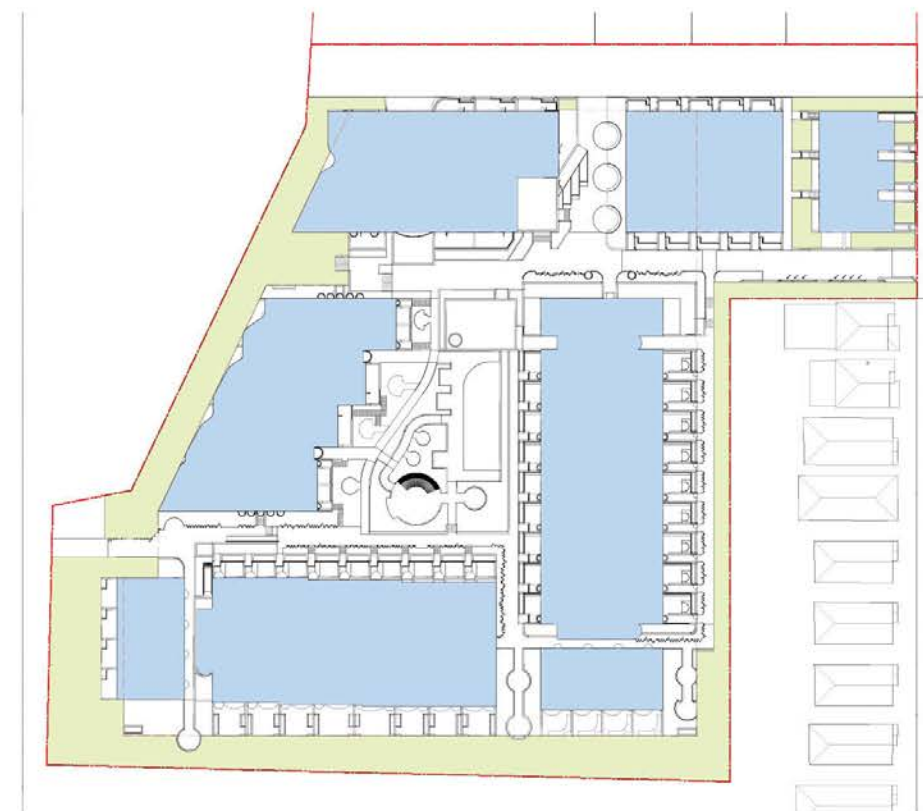


### Communal Open Space

PROPOSED COMMUNAL OPEN SPACE		
	AREA	Site %
Site	14,876m <sup>2</sup>	
1. South West	355m <sup>2</sup>	2%
2. South	185m <sup>2</sup>	1%
3. South East	285m <sup>2</sup>	2%
4. Central	1,940m <sup>2</sup>	13%
5. Pedestrian Link	1,305m <sup>2</sup>	9%
Total Communal Open Space	4,070m <sup>2</sup>	27%



Figure F11.7 Deep Soil Zone & Communal Open Space



## Deep Soil

	AREA	%
Site	14,876m <sup>2</sup>	
Total	2,394m <sup>2</sup>	16%











# Community Consultation

The site was previously subject to a Planning Proposal to facilitate its rezoning from light industrial to high density residential. A site-specific DCP formed part of this Planning Proposal. The DCP was developed in response to the feedback received during the public consultation period which occurred between 28 December 2017 and 16 February 2018. The Development Application has been prepared in direct response to this Site-Specific DCP.

The development application will be notified in accordance with Schedule 1 of the *Environmental Planning and Assessment Act 1979*. The application constitutes Integrated Development and will therefore be notified for a period of 28 days. Where appropriate, the concerns raised in the public submissions will be addressed in any responses to Requests for Information.



# Key Planning Considerations

## Compliance with the Master Plan

The proposal provides a number of minor variations to the Indicative Master Plan established by the Canterbury DCP. These variations are proposed for the purpose of providing an improved design outcome. They include the following:

- Additional building breaks to Buildings D, E and A to facilitate the provision of additional pedestrian connections that will reduce the overall bulk and improve pedestrian connectivity;
- The stepping of the southern elevation of Building C to improve the articulation of the built form.
- The minor reconfiguration of Building E's envelope to remove the required chamfer in the north western corner to facilitate the provision of a more regular floor plate that provides improved internal floor planning.
- The minor reconfiguration of Building B's envelope to provide a straight building alignment along the southern elevation to increase the size of the courtyard and maximise sightlines to the communal open space area.

## Roof Terraces

The Canterbury DCP 2012 does not permit the inclusion of roof top terraces in a residential zone. The rationale for this control is to ensure the following objective is met:

*To ensure that development is of a scale that is visually compatible with adjacent buildings, the character of the area, and the objectives of the zone.*

Whilst roof terraces are provided, the proposal remains consistent with the objective. The terraces are setback from the building line to minimise their visibility. Specifically, the rooftop balconies on Building C are concentrated along the building's western portion and orientate towards the oval, ensuring they have no visibility from the streetscape.

The roof terraces associated with Building A are also concentrated along the building's western aspect and therefore setback from Milton Street in order to minimise their visibility. Further, inclusive of the terraces, the buildings comply with the height limit. In turn, the roof terraces will not detract from the low scale residential dwellings or contribute to an excessive bulk.