

SITE SPECIFIC DEVELOPMENT CONTROL PLAN

**4 MITCHELL STREET,
ENFIELD**

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Andrew Harvey
Associate Director	Nik Wheeler
Job Code	SA6613
Version	Draft

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1. DRAFT SITE SPECIFIC DCP – 4 MITCHELL STREET

This Draft Site Specific Development Control Plan (draft DCP) has been prepared by Urbis on behalf of Tian An Enfield Pty Ltd (the Proponent) in support of a Planning Proposal to amend the Burwood Local Environmental Plan 2012 (BLEP 2012) as it applies to 4 Mitchell Street in Enfield (the Site).

At the meeting of the Burwood Local Planning Panel on 14th August 2018, the Panel resolved to support the Planning Proposal subject to a number of suggested actions/ recommendations. One of these recommendations was to require the preparation of a site specific DCP that reflects the principal design parameters in the hypothetical design.

This draft DCP has been prepared to address this requirement and will form the starting point for ongoing discussions with Council, should the Planning Proposal receive a Gateway Determination.

1.1. APPLIES TO LAND

This draft DCP applies to 4 Mitchell Street, Enfield. The legal description of the site is Lot 3 DP 585664.

1.2. APPLICATION

In the event of any inconsistency with other controls in the DCP, the controls in this section take precedence.

1.3. OBJECTIVES

The objective is to guide the future development at 4 Mitchell Street following the amendments to the development standards within the BLEP 2012, stemming from the Proponent's Planning Proposal.

This will include:

- To ensure that new development responds to its context including streetscape, adjoining properties and Henley Park.
- To ensure that new development provides appropriate levels of amenity for the private and public domain.
- To ensure that appropriate setbacks, building separation, landscaping, and solar access are achieved.
- To ensure that future development appropriately addresses Mitchell Street.
- To ensure the appearance of new development enhances the public domain through modulation, articulation, and use of high quality materials and finishes.
- To facilitate ease of access of movement for both pedestrians and vehicles to and within the site.

1.4. CHARACTER STATEMENT

The desired future character of the Site is as follows:

- To provide high quality, contemporary residential accommodation at the site in the form of new apartment buildings with good levels of amenity.
- To create two 'U-Shaped' buildings on site which are separated by a wide landscape buffer which addresses Henley Park.
- For the new buildings to accommodate a communal open space, such that non-park facing apartments can enjoy a landscaped outlook.
- To accommodate a well-designed Mitchell Street frontage, to ensure the appearance of the development is well aligned to the existing street-scene.
- To provide generous landscaped areas at ground level around the perimeter of the site to ensure suitable interfaces with surrounding properties, and to have well-designed communal rooftop spaces.

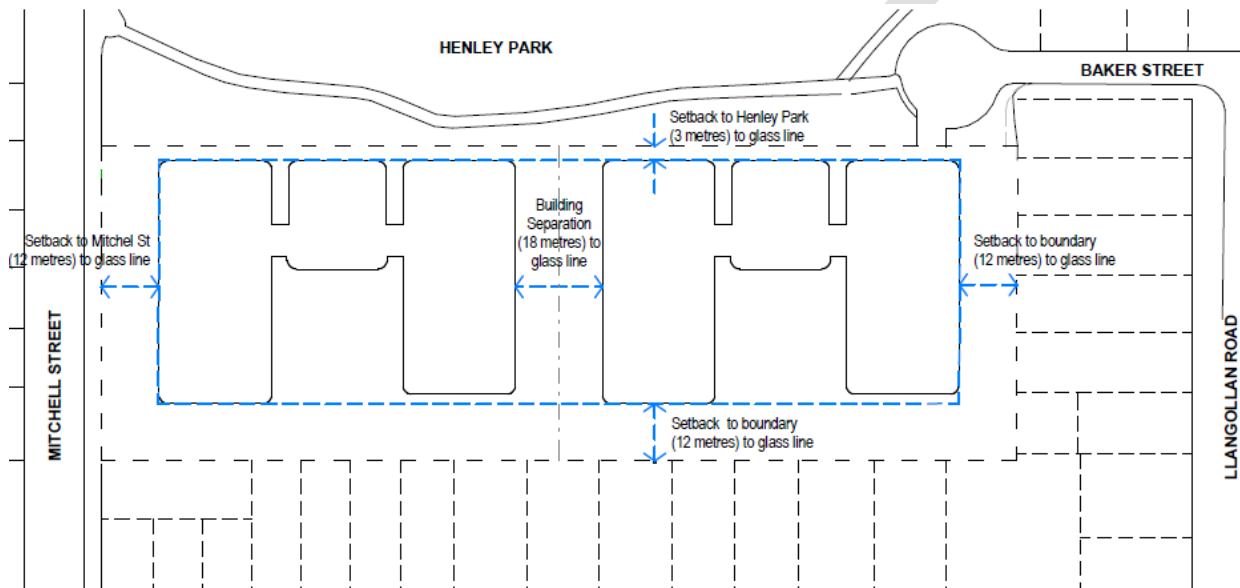
1.5. SITE SETBACKS

The Provisions relating to site setbacks are as follows:

- The Mitchell Street boundary setback to be a minimum of 12m.
- The East boundary setback to be a minimum of 12m.
- The North boundary setback to be a minimum of 12m.
- The Henley Park (West) boundary setback to be a minimum of 3m.
- Building separation on between the two buildings on site to be a minimum of 18m.

The development is to be undertaken generally in accordance with Figure 1 below:

Figure 1 - Building Setbacks Diagram



1.6. CHARACTER OF MITCHELL STREET

The Provisions relating to the Character of Mitchell Street are as follows:

- The Proposed development built form is to be stepped down towards Mitchell Street to appropriately address the character of the street.
- The Mitchell Street frontage is to be no more than a maximum building height of 12m, to respond to the scale of the neighbouring properties along Mitchell Street.
- There should be no additional overshadowing to the properties on the opposite side of Mitchell Street.

The stepping of the Mitchell Street frontage should be developed generally in accordance with Figure 2 and Figure 3 below.

Figure 2 – Proposed Cross Section

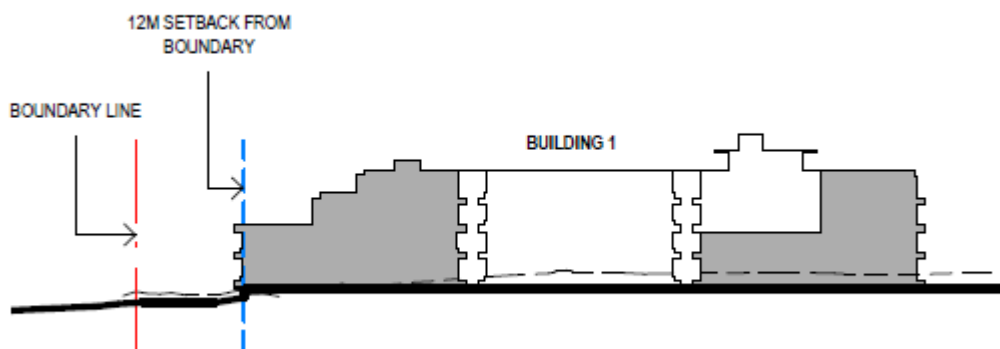
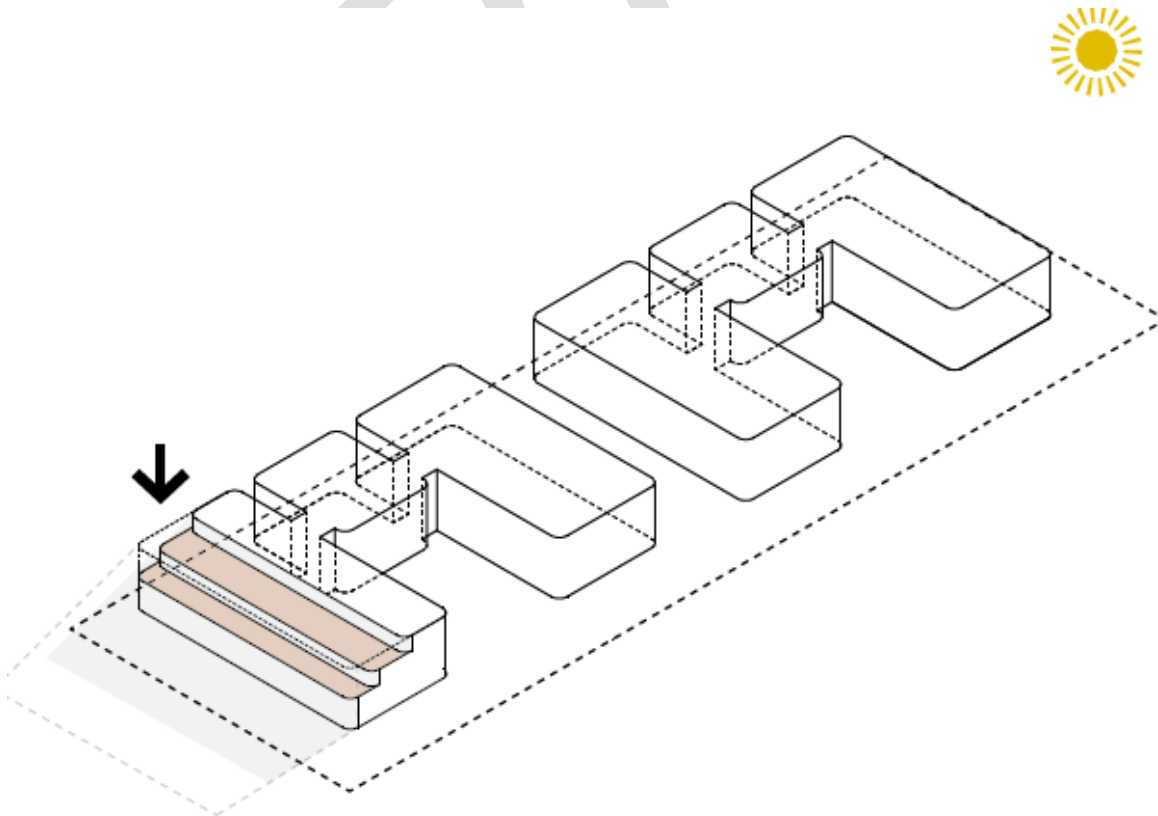


Figure 3 – Mitchell Street Frontage



1.7. COMMUNAL OPEN SPACE

The Provisions relating to communal open space at the site are as follows:

- Sufficient communal open space is to be provided which meets the requirements of the Apartment Design Guide.
- The communal open space should receive adequate sunlight to the principle usable part of the open space.
- The rooftop communal open space shall be situated on the western part of the rooftop to maintain privacy and avoid overlooking of the rear of the properties to the east of the site which front Burwood Road.

The rooftop and total communal open space should be provided generally in accordance with the areas shaded green in Figure 4 and Figure 5 below.

Figure 4 - Rooftop Open Space

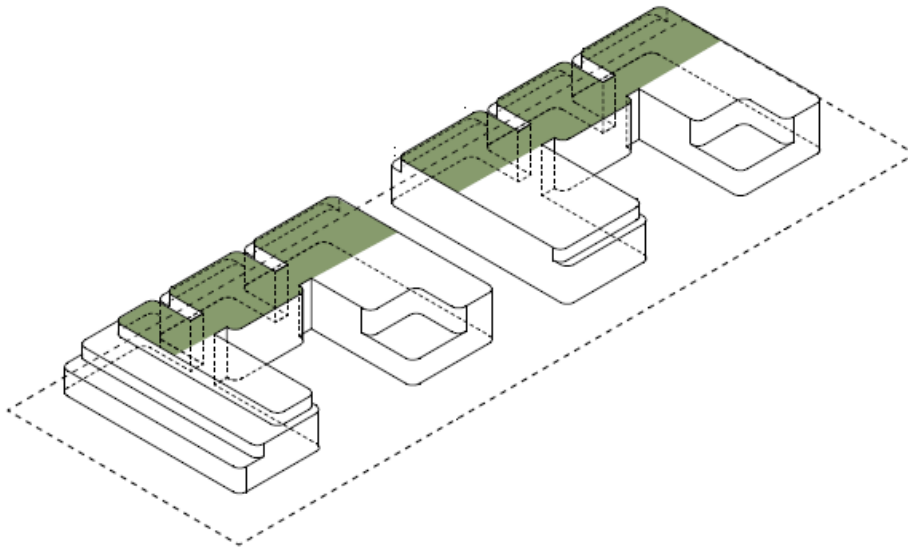
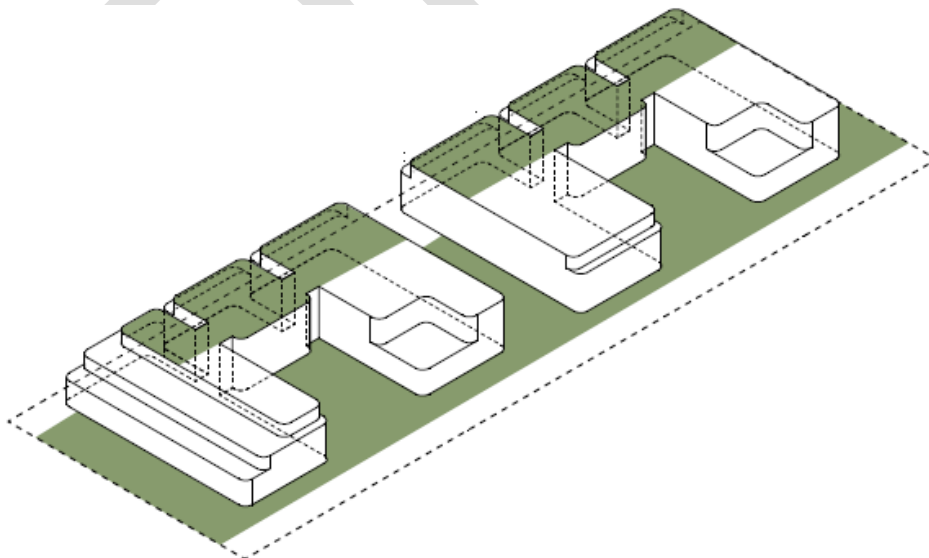


Figure 5 - Total Communal Open Space



1.8. LANDSCAPING

The Provisions relating to landscaping of the site are as follows:

- The site shall be well landscaped and existing trees are to be retained where feasible.
- The proposed residential apartments shall accommodate a rooftop garden.
- A minimum of 8% of the site area shall accommodate deep soil to accommodate landscaping.
- To enhance building amenity and relationship with landscape, the proposed building should accommodate planters.
- Roof to provide accessible garden/landscaped areas facing Henley Park. The Eastern side of the roof to be green but not trafficable.

The landscaping of the site can be progressed in accordance with the indicative Landscape Plan illustrated in Figure 6 below.

Figure 6 – Indicative Landscape Plan



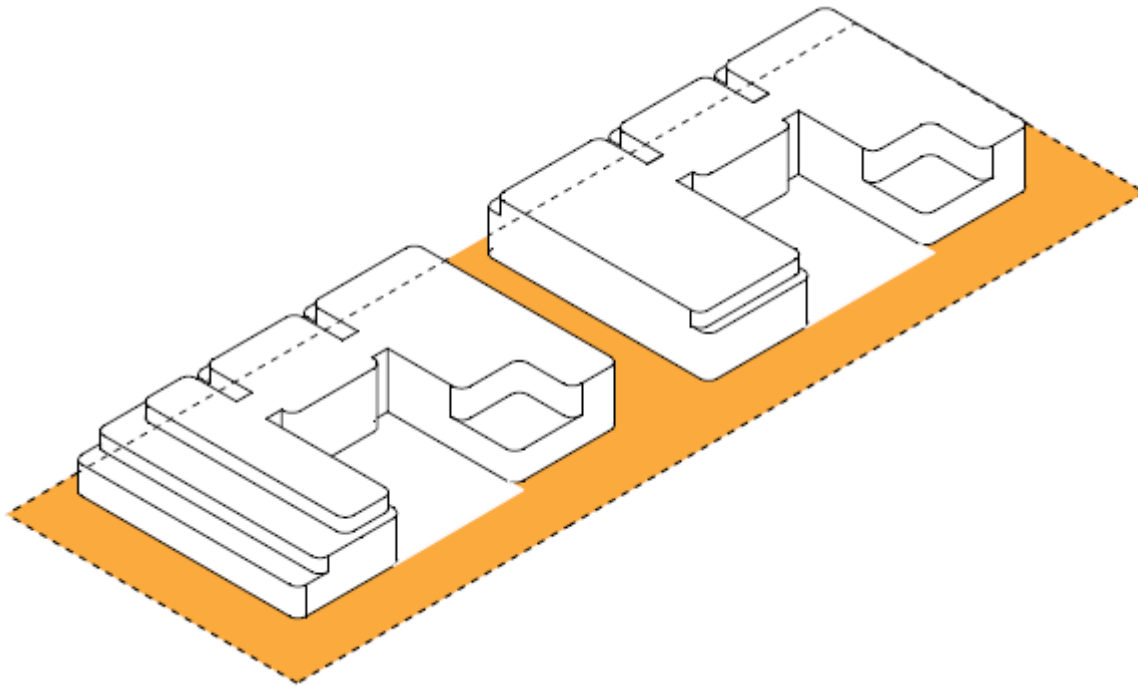
1.9. ACCESS

The Provisions relating to public access are as follows:

- The proposed development shall be easily and safely accessible for pedestrians, bicycles and vehicles.
- The access points to the site shall be legible and clearly identified.
- The potential for public access across the site and a connection with Henley Park shall be investigated, in order to enhance the connectivity and legibility of the site.

The potential public spaces around the proposed development are identified in Figure 7 below.

Figure 7 – Public Spaces Diagram



1.10. AFFORDABLE HOUSING

The Provisions relating to affordable housing are as follows:

- The proposed residential development at the site shall include between 5-10% of units for affordable rental housing consistent with the Metropolis of Three Cities Region Plan, published by the Greater Sydney Commission.
- This provision relates only to the proportion of the development which benefits from the additional FSR achieved through this Planning Proposal, above the existing 0.85:1 FSR in the BLEP.

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BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900