

Draft Development Control Plan



67-75 Lords Road, Leichhardt

September 2018

Contents

1	Introduction	1
1.1	Name and commencement of plan	1
1.2	Land to which this plan applies	1
1.3	Relationship with other plans	2
1.4	Objectives of the DCP	2
1.5	Application of the DCP provisions	2
2	Provisions	3
2.1	Land use and site layout	3
2.2	Building height and form	3
2.3	Building design	6
2.4	Non-residential floor space	6
2.5	Integration of land uses	6
2.6	Residential amenity	7
2.7	Lambert Park interface	7
2.8	Open space and landscaping	7
2.9	Access, movement and parking	8
2.10	Drainage and stormwater management	9
2.11	Sustainability	9

List of Figures

Figure 1 – Land to which the DCP applies	1
Figure 2 – Building heights	4
Figure 3 – Building setback.....	5
Figure 4 – Street wall sections	5
Figure 5 – Building separation	5
Figure 6 – Open space and access	8

1 Introduction

1.1 Name and commencement of plan

This plan is called the draft Lords Road Development Control Plan (DCP) 2018. It has been prepared in accordance with Section 3.43 of the Environmental Planning and Assessment Act 1979 (the Act). This DCP was adopted by [insert details] and came into force on the [insert date].

1.2 Land to which this plan applies

This DCP applies to land located at 67-75 Lords Road, Leichhardt comprising Lot 1 DP 940543 and Lot 1 DP 550608 as shown in Figure 1.

The site has an area of 10,691 sqm and is bounded by the Lambert Park to the North, Davies Lane to the east, Lords Road to the south, and the Inner West Light Rail Corridor to the west.



Figure 1 – Land to which the DCP applies

1.3 Relationship with other plans

The following sections of the Leichhardt Development Control Plan 2013 apply to the development of the site:

- Part A – Introduction
- Part B – Connections
- Part C – Place – Section 1 – General Provisions
- Part C – Place – Section 3 – C3.14 Adaptable Housing
- Part C – Place – Section 4 – Non-Residential Provisions
- Part D – Energy
- Part E – Water
- Part F – Food

All other parts of the Leichhardt DCP 2013 do not apply to the site.

In the event of an inconsistency between this DCP and the Leichhardt DCP 2013 and any other DCP, policy or code, this DCP shall prevail in relation to development on the site.

1.4 Objectives of the DCP

This DCP aims to:

- Implement the Parramatta Road Corridor Urban Transformation Strategy as it applies to the site.
- Communicate the objectives and controls against which the consent authority will assess future development applications;
Ensure the orderly, efficient and environmentally sensitive development of the site.

1.5 Application of the DCP provisions

The provisions of this DCP are not statutory requirements and any development application will be considered on its merits. The consent authority is to be flexible in applying the controls and allow reasonable alternative solutions that achieve the objectives of the controls.

2 Provisions

2.1 Land use and site layout

Objectives

- a. To provide a mix of dwellings, including affordable housing, that caters for the local needs and encourage a diverse population.
- b. To provide non-residential uses predominantly at the ground floor in appropriate locations.

Controls

- a. A minimum of 3,000 sqm of flexible non-residential floor space is to be provided predominantly at the ground floor.
- b. A minimum of 35 affordable rental housing dwellings are to be provided on site.
- c. Residential uses fronting the street are to be designed with individual entrances to the street at the ground level.
- d. A mix of apartments is to be provided which meets the following ranges, as a percentage of all dwellings:
 - Studio: 15% to 30%
 - 1 bedroom: 25% to 45%
 - 2 bedroom: 25% to 45%
 - 3 bedroom: 7% - 15%

2.2 Building height and form

Objectives

- a. To integrate new buildings with the adjoining and neighbouring buildings through appropriate setbacks and the transition of building height.
- b. To distribute building height across the site to minimise impacts on the surrounding area including existing dwellings and open space.
- c. To minimise overlooking and overshadowing on neighbouring properties.

Controls

- a. The maximum number of storeys, excluding car parking areas, is to be consistent with the Building Heights Plan at Figure 2. Structures including plants rooms, roof elements, lift overruns and landscape elements may be provided on podium areas or rooftops above the specified number of storeys, where appropriate.
- b. Street setbacks are to be provided as shown in the Building Setbacks Plan at Figure 3 and the relevant street wall sections at Figure 4.
- c. Street wall heights and upper level setbacks are to be provided as shown in the Building Setbacks Plan at Figure 3 and the relevant street wall sections at Figure 4.
- d. Building separation distances are to be generally as shown on the Building Separation Plan at Figure 5.
- e. Building footprints (including balconies) should not cover more than 55% of the site area.
- g. The maximum wall length without articulation should not exceed 45m.



BUILDING HEIGHT AND STOREY PLAN

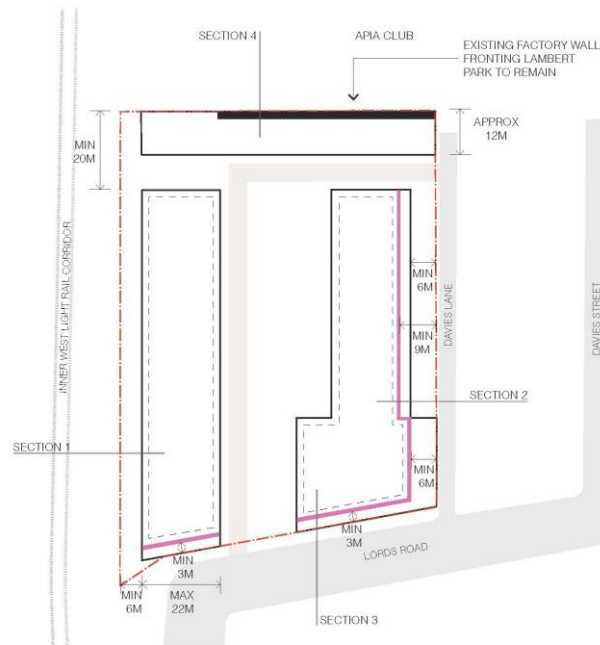
KEY:

- 9 Storeys
- 6 Storeys
- 5 Storeys
- 3 Storeys



0m 50m

Figure 2 – Building heights



SETBACK PLAN

KEY:

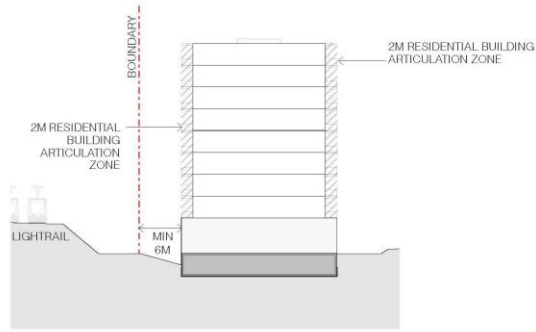
- Existing wall retained
- Ground level setback
- Residential building articulation zone 2m, (balconies, projection and architectural features).
- Upper level setback



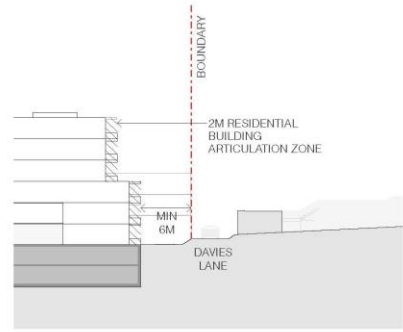
0m 50m

Figure 3 – Building setback

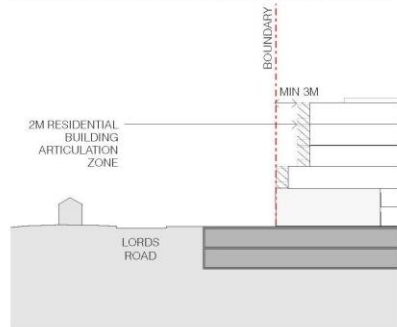
SECTION 1
SETBACK FROM WEST BOUNDARY VIEW NORTH FROM LORDS ROAD



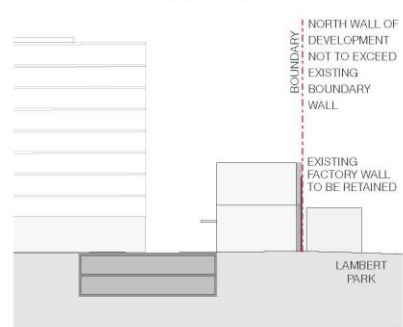
SECTION 2
SETBACK FROM EAST BOUNDARY VIEW NORTH FROM LORDS ROAD



SECTION 3
SETBACK FROM SOUTH BOUNDARY VIEW WEST FROM DAVIES LANE



SECTION 4
SETBACK FROM NORTH BOUNDARY VIEW WEST FROM DAVIES LANE



KEY:
Residential building articulation zone 2.0 m

Figure 4 – Street wall sections

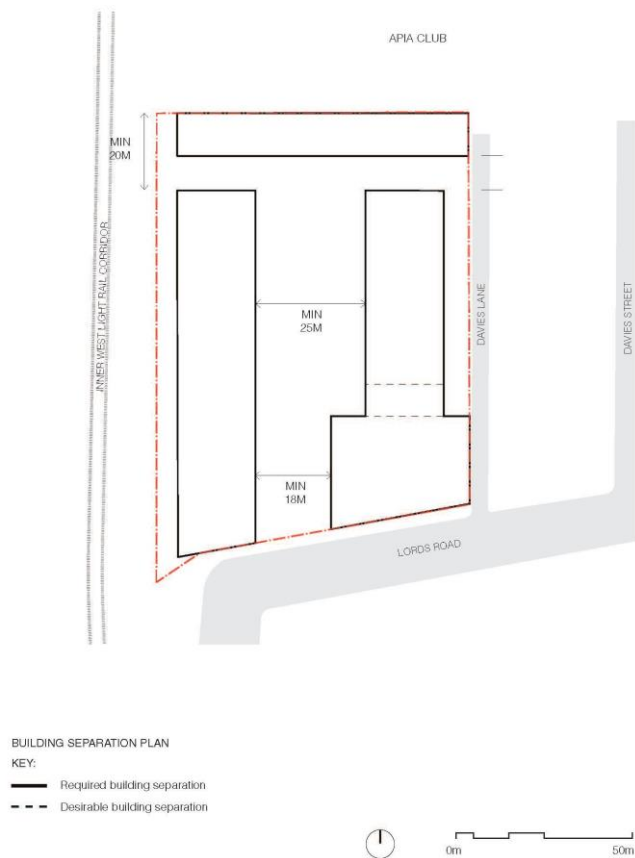


Figure 5 – Building separation

2.3 Building design

Objectives

- a. To ensure that buildings have a high quality appearance and have regard to the character of the surrounding area.

Controls

- a. Building articulation, design and materials are to provide an appropriate balance between the new development and the older character of the locality.
- b. Building elements, including balconies, entries, roof features and screening are to contribute to the character of the streetscape and the quality of the building design.
- c. Roof forms, plant and lift overruns are to be designed to be simple compact forms that are visually unobtrusive.
- d. Air-conditioning units are located and designed to be screened from view from other dwellings, other sites and the public domain.

2.4 Non-residential floor space

Objectives

- a. To provide flexible non-residential floor space to accommodate a range of uses.
- b. To provide activation and passive surveillance of the public domain.

Controls

- a. Non-residential floor space is to be designed to be flexible so that it can be adapted to accommodate a range of different uses and scales including creative industries, commercial, education, and community uses.
- b. Non-residential floorspace at ground level is to provide generous floor to ceiling heights and demonstrate that it is capable of accommodating a range of uses.
- c. Non-residential uses at ground level are to provide for a high level of activation, and where possible address the surrounding streets and the central public open space.

2.5 Integration of land uses

Objectives

- a. To provide appropriate separation of residential and non-residential uses on the site to manage potential land use conflicts.
- b. To ensure non-residential uses do not adversely impact on the residential amenity within the site or the surrounding area.

Controls

- a. Non-residential uses are to include appropriate design and acoustic measures to ensure they do not have a significant adverse impact on the amenity of the surrounding area or future residents of the development.
- b. Building entries and lobbies for residential and non-residential uses are to be separated where possible.
- c. Car parking and loading for non-residential uses is to be separated from residential car parking within the basement area.

2.6 Residential amenity

Objectives

- a. To maximise solar access to dwellings and communal public open space within the site
- b. To ensure that sufficient solar amenity is retained to surrounding residential uses
- c. To protect visual privacy within residential dwellings and private open spaces on the site and in the immediate surrounding area

Controls

- a. New development is to retain appropriate solar access to adjoining residential properties, being
 - At least three hours of direct sunlight to 50% of the primary private open space and into living rooms between 9am and 3pm on 21 June, or
 - The existing levels of direct sunlight between 9am and 3pm on 21 June (whichever is less).
- b. Visual privacy within and external to the site is to be achieved through a combination of:
 - Building separation distances in accordance with the Building Separation Plan at Figure 5.
 - Building layouts that minimise direct overlooking from apartments to other rooms and private open spaces,
 - screening devices to retain privacy for rooms and outdoor spaces
- c. Buildings facing residential properties to the east and south of the site are to be designed to minimise overlooking.
- d. Balconies of apartments are to be designed to mitigate noise impacts including through provision of balconies that are able to be enclosed when required, in accordance with the recommendations of an acoustic engineer.

2.7 Lambert Park interface

Objectives

- a. To minimise noise and light spill impacts associated with sporting activities at Lambert Park.

Controls

- a. Development directly adjoining the boundary of Lambert Park is to be no higher than the existing wall.
- b. Residential development is to be set back at least 20m from the boundary with Lambert Park.
- c. To provide acoustic separation and mitigate light spill, the wall on the northern boundary of the site adjoining Lambert Park is to have no north facing openings.

2.8 Open space and landscaping

Objectives

- a. To provide communal open space for residents and workers on the site that offer social opportunities and quality outlook from apartments.
- b. To provide publicly accessible open space to benefit the surrounding community and to complement the ground floor non-residential uses.
- c. To provide landscaping that supports substantial trees as well as a diverse range of planting, including native species.
- d. To incorporate deep soil areas to enable water penetration and to allow for large scale planting.

Controls

- Provide a minimum of 25% of the site as deep soil landscaping.
- Provide a central publicly accessible open space comprising at least 1,650 sqm generally as shown on the Open Space and Access Plan at Figure 6.
- Retain and protect the existing Brush Boxes adjacent to Davies Lane within the street setback as shown in the Landscape Plan at Figure 6.
- Private open space of ground floor apartments and balconies are to be directly accessible from the living area of the dwelling and capable of serving as an extension of the living area.
- Ground floor residential dwellings are to be provided with private open space in the form of an enclosed courtyard with minimum dimensions of 3m and a minimum area of 12sqm.
- Additional communal open space for residents on roof tops is encouraged in locations where it does not adversely impact on the amenity of surrounding residents.
- Materials from the demolition of the existing industrial buildings should be re-used in the public domain areas where possible and appropriate.



Figure 6 – Open space and access

2.9 Access, movement and parking

Objectives

- To enhance pedestrian and cycle access through the site connecting to the surrounding road network and to provide a potential future connection to Marion Street, and the Marion Light Rail Stop to the north
- To ensure that traffic, transport and parking solutions are integrated within the development without diminishing the quality of amenity to

- occupants and neighbours.
- c. To minimise visual impact of parking areas and driveways.
- d. To encourage use of active transport including public transport, cycling and walking.
- e. To provide adequate off-street parking for residents, workers and visitors.

Controls

- a. A shareway is to be provided through the site linking Lords Road to Davies Lane providing for a low vehicular traffic environment and to give priority to pedestrian and cycle movements.
- b. Parallel parking can be provided on alongside the shareway.
- c. A pedestrian through site link is to be provided from Lords Road to the north of the site allow for a future secondary GreenWay connection to the Marion Light Rail stop.
- d. Access to the basement car park is to be provided directly from Lords Road, generally as shown on the Open Space and Access Plan at Figure 6.
- e. The car park entry is to be designed to minimise the visibility of garage doors on the street. This is to be achieved by providing parking below ground level and setting doors back from the street boundary and building edge where possible.
- f. Car parking and bicycle parking is to be provided in accordance with Part C – Section 1 – C1.11 – Parking of Leichhardt DCP 2013 (with the exception of car share spaces which are to be provided as outlined below).
- g. car share spaces are to be provided at a rate of 1 space per 100 dwellings.
- h. Car share spaces are to be publicly accessible, either on-street or, if provided within a building, be accessible to all car share members.

2.10 Drainage and stormwater management

Objectives

- a. To appropriately manage the potential impact of flooding
- b. To mitigate peak stormwater flows downstream and minimise transport of pollutants into waterways where possible

Controls

- a. Flood hazard, stormwater and water quality is to be managed in accordance with Part E – Water of Leichhardt DCP 2013.

2.11 Sustainability

Objectives

- a. To minimise the environmental impacts of development on the site.
- b. To increase canopy cover and contribute to the environmental performance of the precinct by reducing the urban heat island effect.

Controls

- a. Development on the site is to target a Green Star Design and As Built v2.1 (2018) rating tool designed by the GBCA.
- b. Vegetation, green roofs, green walls and materials with a high solar reflectance index are encouraged on at least 50% of the surfaces of all buildings, with particular focus on western and northern building facades.