

Draft Site Specific Development Controls



67-75 Lords Road, Leichhardt

Prepared on behalf of Platino Properties

November 27, 2023

Document control

Authors

| | |
|-------------|--------------------------|
| Reviewed by | Michael File, Director |
| Prepared by | Anna Johnston, Associate |

Project summary

| | |
|----------------------|---|
| Applicant | Platino Properties |
| Applicant's address | Suite 11, 20 Young St, Neutral Bay, NSW, 2089 |
| Land to be developed | 67-75 Lords Road, Leichhardt |
| Legal description | Lot 1 DP 940543 and Lot 1 DP 550608 |
| Project description | Planning Proposal to support renewal of the site to accommodate non-residential floor space and residential apartments. |

Contents

| | |
|--|-----------|
| Document control | ii |
| 1 Introduction | 5 |
| 1.1 Background | 5 |
| 1.2 Land to which this plan applies | 5 |
| 1.3 Relationship with other plans | 6 |
| 1.4 Objectives of the DCP | 6 |
| 1.5 Application of the DCP provisions | 7 |
| 2 Provisions | 8 |
| 2.1 Land use and site layout | 8 |
| 2.2 Building height and form | 8 |
| 2.3 Building design | 12 |
| 2.4 Building materials and finishes | 12 |
| 2.5 Non-residential floor space | 13 |
| 2.6 Integration of land uses | 13 |
| 2.7 Residential amenity | 13 |
| 2.8 Public domain | 14 |
| 2.9 Open space and landscaping | 14 |
| 2.10 Access, movement and parking | 16 |
| 2.11 Drainage and stormwater management | 18 |
| 2.12 Affordable housing | 19 |
| Table 1: Minimum bike parking rates | 17 |
| Table 2: Minimum end of journey facilities | 18 |
| Figure 1: Land application | 6 |
| Figure 2: Building heights plan | 9 |
| Figure 3: Building setbacks and separation plan | 10 |
| Figure 4: Interface sections | 11 |
| Figure 5: Open Space and Access Plan | 16 |

This page is left intentionally blank

DRAFT

1 Introduction

1.1 Background

This document sets out draft development controls for 67-75 Lords Road, Leichhardt which is subject of a Planning Proposal seeking to implement the recommendation of the *Parramatta Road Corridor Urban Transformation Strategy 2016* (PRCUTS) for the site which envisaged it being subject of the following planning controls:

- 75 Lords Road: RE1 Public Recreation zone
- 67 -73 Lords Road: R3 Medium Density Housing, 30m maximum height of buildings, 2.4:1 maximum FSR.

The Planning Proposal includes residential flat buildings as an additional permitted use within 67 -73 Lords Road, noting that the R3 zone under the Inner West LEP prohibits residential flat buildings, and therefore would not allow development consistent with the built form envisaged for the site under the PRCUTS.

The Planning Proposal also includes a requirement for at least 1,700sqm of non-residential floor space to be provided as flexible space at ground level, which could adapt to demands over time and support a range of uses such as light industrial and urban services, creative industries, health facilities, education uses, gymnasium, restaurants/cafes and local service businesses.

Whilst the PRCUTS does not envisage non-residential uses on this site, it is understood that Inner West Council and the local community would like to retain non-residential uses in this location to support the local economy and accommodate business which service the local community.

It is envisaged that the draft site specific development controls outlined in this document would be included as a new section in Part G of the *Leichhardt Development Control Plan 2013* (Leichhardt DCP).

1.2 Land to which this plan applies

This section of the 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.



1.3 Figure 1: Land application Relationship with other plans

This section sets out site-specific controls apply to 67-75 Lords Road.

Unless otherwise stated all development should be designed and constructed in accordance with the controls in this section and the provisions of this plan.

In the event of an inconsistency between this section and the remaining provisions of this DCP, the controls in this section shall prevail in relation to development on the site to the extent of the inconsistency.

1.4 Objectives of the DCP

This section of the DCP aims to:

- Implement the *Parramatta Road Corridor Urban Transformation Strategy* as it applies to the site
- To provide for new linear open space along the Inner West Light Rail corridor with potential to provide a future secondary GreenWay corridor
- To provide for a high quality mixed use development integrated with the surrounding existing and future context
- To provide non-residential floor space to accommodate ongoing employment uses within the site to support the local economy and accommodate business which service the local community
- To deliver new residential dwellings including affordable housing
- Ensure the future development on the site appropriately responds to the surrounding local character and heritage values and minimises adverse amenity impacts
- To enhance landscape character and local amenity through provision of publicly accessible and communal open space and increased canopy cover and deep soil planning

- Enhance pedestrian and cycle access through increased site permeability and connectivity to the surrounding area
- Provide appropriate access and car parking arrangements which minimises impacts on the surrounding road network and provides for efficient servicing of the site.
- Ensure the orderly, efficient and environmentally sensitive development of the site.

1.5 Application of the DCP provisions

The provisions of this section of the 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

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

Controls

- 1) A minimum of 1,700sqm of flexible non-residential floor space is to be provided predominantly at the ground floor level.
- 2) A minimum of 5% of residential floor space is to be delivered as affordable housing in perpetuity

2.2 Building height and form

Objectives

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

Controls

- 1) The maximum number of storeys is to be consistent with the Building Heights Plan at Figure 2. Structures including plants rooms, roof elements, lift overruns communal open space and landscape elements may be provided on podium areas or rooftops above the specified number of storeys, where appropriate, within the maximum height of buildings under the *Inner West Local Environmental Plan 2022*
- 2) Street setbacks, separation distances, street wall heights and upper level setbacks are to be provided as generally shown in the Building Setbacks and Separation Plan at Figure 3 and the Interface Sections at Figure 4.
- 3) Balconies above the ground floor level are able to protrude into the 3m articulation zone identified on the Building Setbacks and Separation Plan at Figure 3.
- 4) The maximum building length should not exceed 60m
- 5) The maximum wall length without articulation should not exceed 45m.



Figure 2: Building heights plan

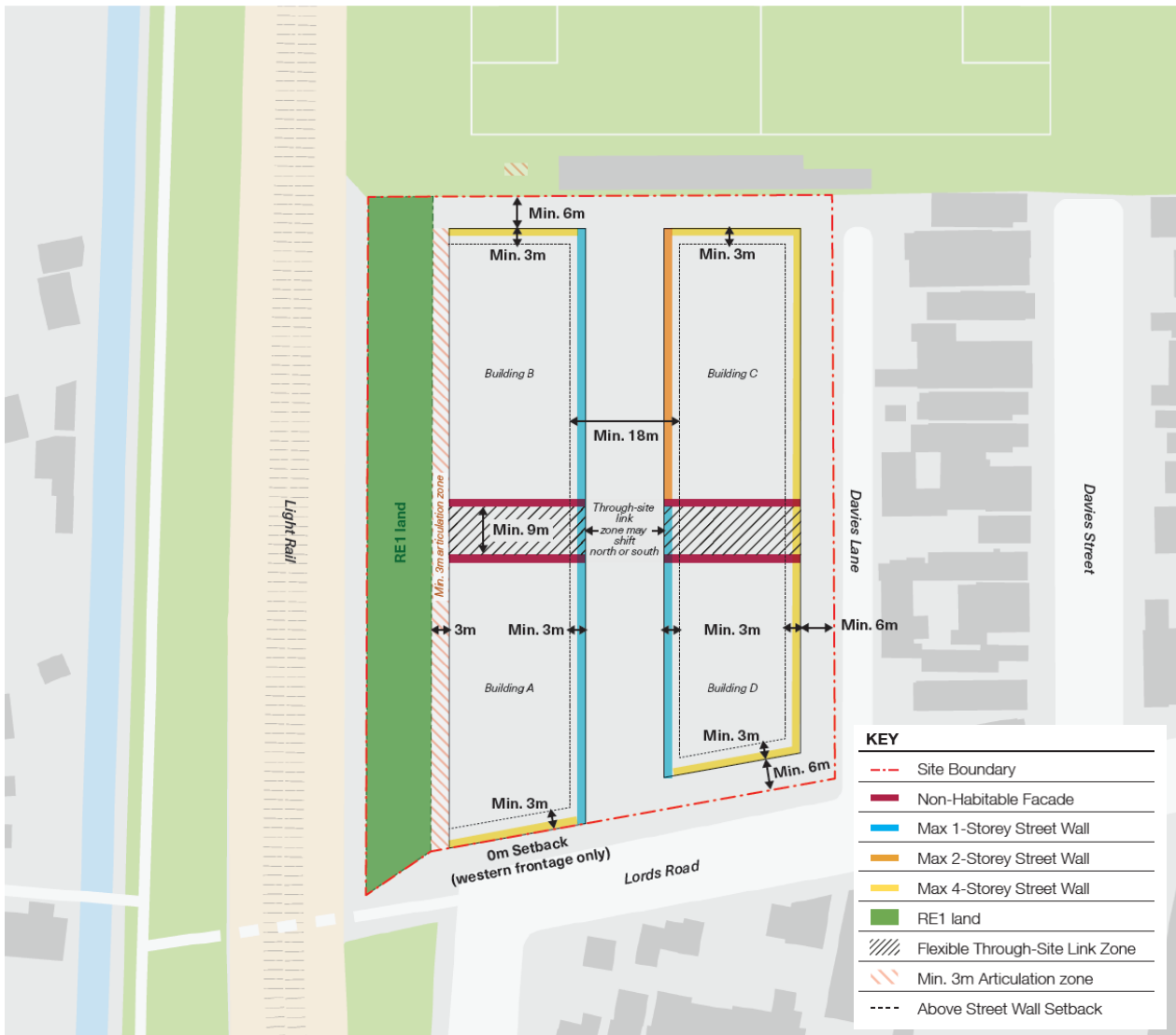


Figure 3: Building setbacks and separation plan

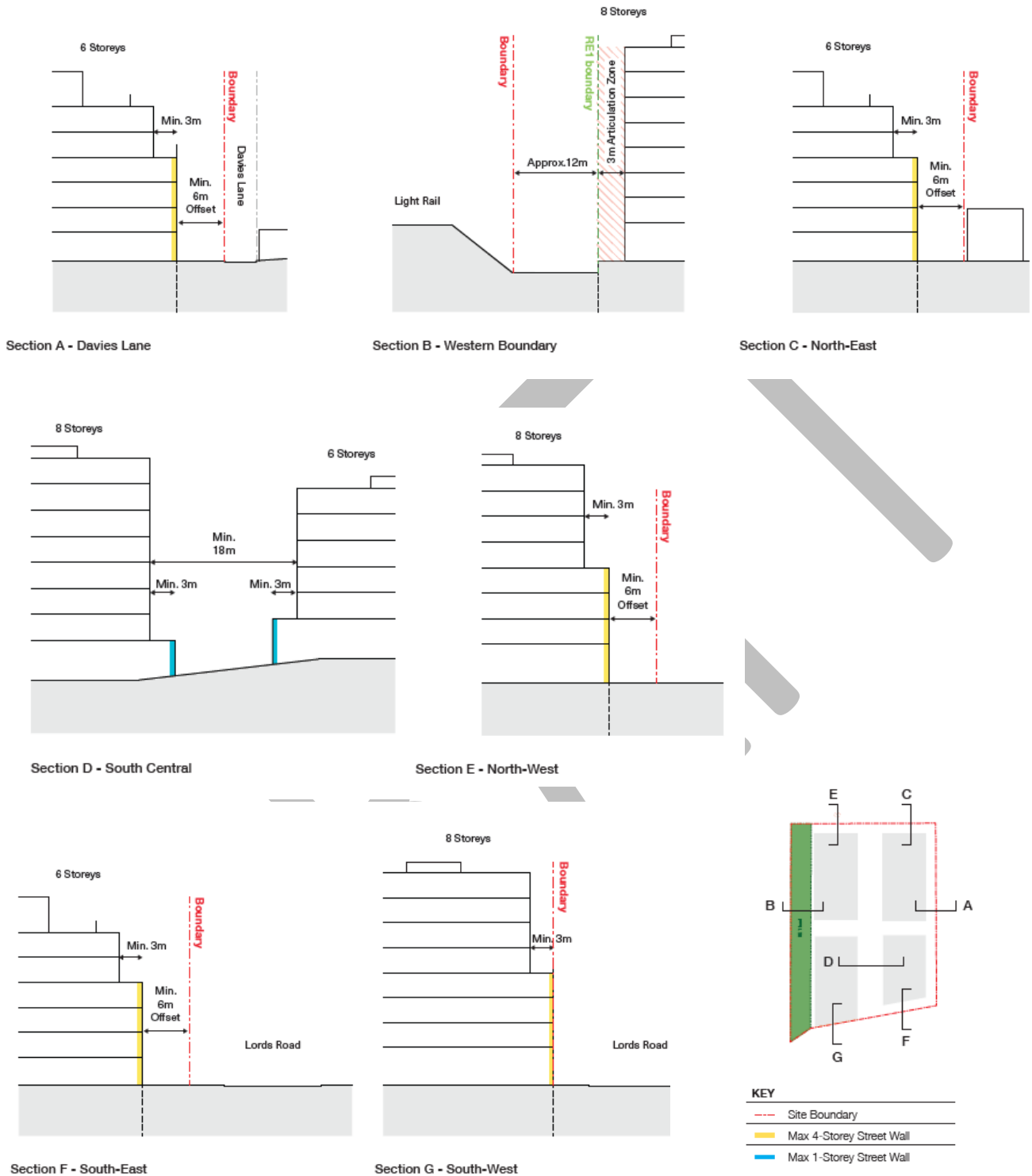


Figure 4: Interface sections

2.3 Building design

Objectives

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

Controls

- 1) Articulate building facades in plan and elevation to reduce the appearance of building bulk and to express the elements of the building's architecture.
- 2) Provide a sense of address and visual interest from the street through the use of insets and projections that create interest and, where relevant, the appearance of finer grain buildings, avoiding recesses that undermine the safety of the public domain.
- 3) Building articulation, design and materials are to provide an appropriate balance between the new development and the older character of the locality.
- 4) 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.
- 5) Integrate ventilation louvres and car park entry doors into facade designs where located on street frontages
- 6) Buildings on corners should address both streets.
- 7) Ensure ground floor dwellings are directly accessible from the surrounding streets or communal open space
- 8) Ensure that new development is not visually intrusive to the setting of the Haberfield Conservation Area through selection of a palette of external materials and colours that is neutral in hue and mid to dark in tone.
- 9) Roof forms, plant and lift overruns are to be designed to be simple compact forms that are visually unobtrusive.
- 10) Air-conditioning units are located and designed to be screened from view from other dwellings, other sites and the public domain.
- 11) Provide private open space in accordance with the Apartment Design Guide. Where amenity of balconies would be impact by noise and light from the light rail or Lambert Park provision of a winter gardens can be considered instead of a balcony.

2.4 Building materials and finishes

Objectives

- 1) To provide building materials, fittings and finishes that are high-quality, sustainable and complement the locality.

Controls

- 1) Building materials, fittings and finishes:
 - a) are durable, of high-quality and textured, to complement materials used in nearby buildings on facades
 - b) have a light reflectivity of 20% or less

- c) are sustainable with low embodied carbon such as:
 - i) replacement of Portland cement with supplementary cementitious materials (SCMs) in concrete (i.e. 30% SCM across all pre-cast and in-situ cement)
 - ii) high recycled content in steel
 - iii) timber framing instead of steel framing
 - iv) cross laminate timber.
- d) be made from or incorporate recycled materials, where possible.

2.5 Non-residential floor space

Objectives

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

Controls

- 1) 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.
- 2) The design of non-residential floorspace is to promote flexibility of use.
- 3) Non-residential uses are to provide for a high level of activation, and where possible address the surrounding streets, linear public open space along the western boundary and the central publicly accessible open space.

2.6 Integration of land uses

Objectives

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

Controls

- 1) 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.
- 2) Building entries and lobbies for residential and non-residential uses are to be separated where possible.
- 3) Car parking and loading for non-residential uses is to be separated from residential car parking within the basement area.

2.7 Residential amenity

Objectives

- 1) To maximise solar access to dwellings and communal public open space within the site
- 2) To ensure that sufficient solar amenity is retained to surrounding residential uses

- 3) To protect visual privacy within residential dwellings and private open spaces on the site and in the immediate surrounding area
- 4) To minimise noise and light spill impacts associated with sporting activities at Lambert Park
- 5) To minimise noise impacts associated with the Inner West Light Rail corridor.

Controls

- 1) New development is to retain appropriate solar access to adjoining residential properties, being
 - a) 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
 - b) The existing levels of direct sunlight between 9am and 3pm on 21 June (whichever is less).
- 2) Visual privacy within and external to the site is to be achieved through a combination of:
 - a) Building separation distances in accordance with the Building Setbacks and Separation Plan at Figure 3
 - b) Building layouts that minimise direct overlooking from apartments to other rooms and private open spaces
 - c) screening devices to retain privacy for rooms and outdoor spaces
- 3) Buildings facing residential properties to the east and south of the site are to be designed to minimise overlooking, including from rooftop open space.
- 4) The design and layout of residential uses fronting Lambert Park is to minimise impacts of noise and light spill, including through orientation of rooms and window openings, location of landscaping, and appropriate screening devices.
- 5) A light spill assessment is to be prepared with any development application for residential uses adjoining Lambert Park outlining appropriate measures to mitigate light spill impacts.
- 6) Balconies of apartments are to be designed to mitigate noise impacts from the Inner West Light Rail and/or Lambert Park, in accordance with the recommendations of an acoustic engineer.

2.8 Public domain

Objectives

- 1) To enhance the pedestrian amenity within the surrounding streets.

Controls

- 2) Upgrade Davies Lane by:
 - a) providing a new 1200m wide footpath widening with easement over private land to benefit Council
 - b) reconstructing the existing 400m footpath and kerb, reconstruct drainage.

2.9 Open space and landscaping

Objectives

- 3) To provide communal open space for residents on the site that offer social opportunities and quality outlook from apartments.

- 4) To provide publicly accessible open space to benefit the surrounding community and to complement the ground floor non-residential uses.
- 5) To provide landscaping that supports substantial trees as well as a diverse range of planting, including native species.
- 6) To maximise the provision of deep soil areas to enable water penetration and to allow for canopy planting.

Controls

- 1) Provide a 12m wide public recreation area along the western boundary of the site as linear open space with potential to form a future secondary GreenWay connection.
- 2) Provide a minimum of 15% of the site area as deep soil landscaping.
- 3) Provide communal open space for residents on roof tops generally in the locations shown in the Open Space and Access Plan at Figure 5.
- 4) Materials from the demolition of the existing industrial buildings should be re-used in the public domain areas where possible and appropriate, and the landscape design is to provide interpretation of the industrial heritage of the site.
- 5) The Landscaping Strategy is to include:
 - a) water sensitive urban design solutions
 - b) trees and supporting vegetation
 - c) greening opportunities including green cover, green roofs, pergolas with climbers, podiums, planters, lawns and gardens, rain gardens and permeable pavements
 - d) 50% native species.

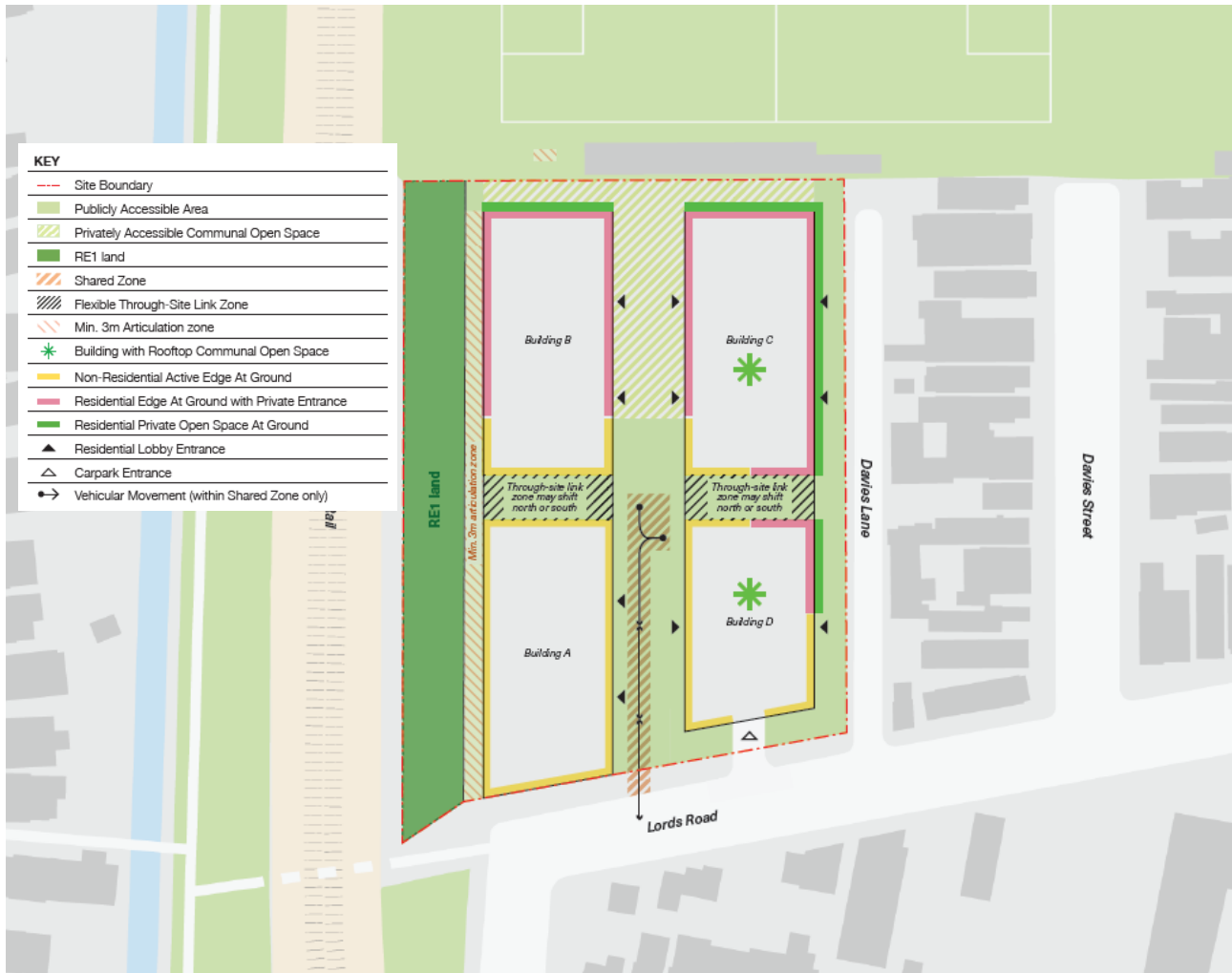


Figure 5: Open Space and Access Plan

2.10 Access, movement and parking

Objectives

- 1) 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
- 2) To ensure that traffic, transport and parking solutions are integrated within the development without diminishing the quality of amenity to occupants and neighbours.
- 3) To minimise visual impact of parking areas and driveways.
- 4) To encourage use of active transport including public transport, cycling and walking.
- 5) To provide adequate off-street parking for residents, workers and visitors.

Controls

- 1) A shareway is to be provided into the site as shown on the Open Space and Access Plan at Figure 5 providing for a low vehicular traffic environment, giving priority to pedestrian and cycle movements, and accommodating a small number of on street short term parking spaces.

- 2) Provision is to be made for a publicly accessible pedestrian through site link is to be provided through the RE1 Public Recreation zone along the western boundary of the site. The 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, subject to flooding or other constraints.
- 3) A publicly accessible pedestrian east-west through site link is to be accommodated with the exact location to be determined through a future development application.
- 4) Access to the basement car park is to be provided from a single access point directly from Lords Road, generally as shown on the Open Space and Access Plan at Figure 5.
- 5) The car park entry is to be designed to minimise the visibility of garage doors on the street and maintain pedestrian safety. This is to be achieved by providing setting doors back from the street boundary and building edge where possible.
- 6) Car parking is to be provided in accordance with the relevant provisions of this DCP.
- 7) Car share spaces are to be provided in accordance with the relevant provisions of this DCP.
- 8) Electric vehicle (EV) ready to use car parking spaces are to be provided:
 - a) for non-residential development: ready to use Level 2 single phase, or faster, at a rate of 10% of all spaces – dedicated and visitor
 - b) for residential development: Level 1 single phase domestic charging or faster for all car spaces.

Note: An EV ready parking space has cabling power outlet or charging head to the space. Level 1 and Level 2 EV charging is as defined by the NSW Electric and Hybrid Vehicle Plan Future Transport 2056.
- 9) Bike parking is to:
 - a) comply with the minimum requirements detailed in Table 1
 - b) be located in accessible and visible locations for residents, workers and visitors
 - c) be secure through provision of bike cages for residents and workers or bike stands for visitors
 - d) be provided with ready-to-use electric charging points at a minimum rate of:
 - i) for non-residential development - one per four bicycle spaces
 - ii) for residential development – one per two bicycle spaces
 - iii) where there are multiple parking areas, facilities are distributed equally across all locations.

Table 1: Minimum bike parking rates

| Land use | Resident / worker | Visitor |
|-------------|------------------------|-----------------------------|
| Residential | 1 space per dwelling | 1 space per 10 dwellings |
| Commercial | 1 space per 150sqm GFA | 1 space per 400sqm GFA |
| Retail | 1 space per 250sqm GFA | 2 spaces + 1 per 100sqm GFA |
| Industrial | 1 space per 250sqm GFA | A space per 500sqm GFA |

10) On site facilities for workers are to be provided

- a) in secure locations in accordance with Table 2
- b) where more than one shower/change cubicle is required, separate and equal numbers of male and female facilities are provided.

Table 2: Minimum end of journey facilities

| Anticipated number of workers | Personal lockers | Visitor |
|-------------------------------|------------------|----------|
| 0-49 | 1 per 2 workers | 1 unisex |
| 50-99 | 1 per 3 workers | 2 |
| 100-199 | 1 per 4 workers | 4 |

11) A sustainable travel plan is to be provided with any development application for the site for residential development in accordance with the relevant provisions of this DCP.

2.11 Drainage and stormwater management

Objectives

- 1) To appropriately manage the potential impact of flooding
- 2) To mitigate peak stormwater flows downstream and minimise transport of pollutants into waterways where possible

Controls

- 1) Flood hazard, stormwater and water quality is to be managed in accordance with the relevant provisions of this DCP. Sustainability

Objectives

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

Controls

- 1) Development on the site is to be designed to a 5 star Green Star Buildings v1 standard.
- 2) The Building Environmental Performance Report or BASIX certificate is to demonstrate that the development:
 - a) results in comfortable living and working environments
 - b) includes passive design features such as optimal orientation, increased insulation, effective shading, cross ventilation and lower solar absorptance external surface finishes
 - c) optimises rooftop solar photovoltaic systems
 - d) achieves full electrification of utilities including cooking (other than in commercial kitchens), heating and hot water (heat pumps)

incorporates ceiling fans in bedrooms and living rooms.

- 3) Mitigate the urban heat island effect by:
 - a) demonstrating that at least 15% canopy coverage can be achieved across the R3 zone within 10 years of the completion of the development
 - b) integrating green roofs as a component of the landscape and built form design specifically in northern and western facing locations
 - c) incorporating permeable surfaces, rain gardens, and other water sensitive measures in landscape treatments
 - d) using materials and colours that have a high solar reflectance index on roofs, facades, glazing or ground surfaces subject to their purpose and aligned to orientation and exposure to sunlight.

2.12 Affordable housing

Objectives

- 1) To increase the supply of well-designed affordable housing in the Inner West to meet community needs and in appropriate locations across Leichhardt Precinct.
- 2) To ensure affordable housing is managed and retained as affordable housing in perpetuity.

Controls

- 1) A minimum of 5% of the total residential floorspace on the site is to be provided as affordable housing in perpetuity.
- 2) Affordable housing units are to:
 - a) include a range of sizes to cater for different household sizes
 - b) are designed and constructed to the standard required by the Community Housing Provider.