

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



Volume 2

Site Specific DCP

Part 15: Campbelltown RSL

158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street,
Campbelltown

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15.1 Application

This Development Control Plan (DCP) applies to land at 158-168 Queen Street, 1 Carberry Lane and 3 and 11 Cordeaux Street, Campbelltown being the land identified in Figure 15.1 below. The subject site comprises five (5) lots and is known legally as Lot 1 DP 558320, Lot 5 DP 1167855, Lot C DP 377836, Lot 4 DP 1167853 and Lot 2 DP 568986.

The land is situated in the Campbelltown CBD fronting Queen Street. The sites form part of the commercial core of the Campbelltown CBD which is largely made up of other small retail and commercial premises. The site is also located in close proximity to 'Glenalvon', a State Heritage Item.

The site is 8136.9sqm and is generally flat and has a large frontage to Queen Street. Queen Street is the main entry road to the Campbelltown CBD. The site is within 400m from the entrance to the railway station. Queen Street is a main bus route, and the site is well served by public transport.



Figure 15.1 – Land to which this part applies

15.1.1 Purpose of this Part

The purpose of this Part is to establish a supplementary planning framework (beyond the general provisions of the Campbelltown Sustainable City DCP) for achieving the Council endorsed proposal for the subject land (Campbelltown RSL) at 158-168 Queen Street, 1 Carberry Lane and 3 and 11 Cordeaux Street, Campbelltown, through the establishment of site specific objectives and controls. In doing so it provides a platform against which Council will assess future development applications for a mixed use development at the subject site.

The written controls are to take precedence over any figure or site diagram provided which are included to assist in understanding site context.

15.1.2 Relationship with Campbelltown (Sustainable City) DCP

This DCP forms part of the Campbelltown (Sustainable City) DCP ('CSCDCP') and provides additional controls and guidelines that apply specifically to development at 158-168 Queen Street, 1 Carberry Lane and 3 and 11 Cordeaux Street Campbelltown. Where a development control is not specified in this Part, development is subject to all other relevant controls of Volume 1 of the CSCDCP.

Where there is an inconsistency between this Part and any other provision of the CSCDCP, this Part applies to the extent of the inconsistency.

15.2 Vision and Development Objectives

Objectives

- To encourage a building form that is conducive to the creation of a vibrant, mixed use centre that provides a range of retail, business and residential uses.
- To provide a high level of ground floor activation, through site connections to streets and important places, pedestrian amenity, and new public domain in the City Centre.
- To provide a high quality mix of new dwellings to meet the changing demand for housing in Campbelltown.
- Encourage the use of a range of high quality building materials to make a positive contribution to the streetscape and amenity of the neighbourhood.
- Podium and tower relationships must retain pedestrian scale in the articulation and detailing of the lower levels of the building.
- Development is to achieve variety in architectural design and character and to provide a fine grain which enriches and enlivens the public realm.
- Create a fine-grained pattern of development which are generally oriented to maximise solar access.
- The siting and configuration of buildings must consider the impact on surrounding development and public spaces in terms of amenity, shadowing, visual privacy and view sharing for residential buildings.
- Ensure the building foyer is oriented to the street and are appropriately scaled to allow sufficient ground floor space for fine grain active frontages.
- Ensure that development complements the desired future character of the precinct and responds to the topography, natural features, orientation, street pattern, street width, existing development, heritage buildings, street block size, land use and protects important public view corridors.
- Ensure the development contributes to the realisation of the Re-imagining Campbelltown City Centre Master Plan.
- Landscape design is to be high quality and create interest and character through measures such as indigenous tree species, well integrated public art, pavement design and other appropriate elements.
- Public open space is to include native vegetation that connects native fauna habitat corridors to major open spaces and water bodies.

15.3 Development Objectives and Controls

15.3.1 Building Design, Orientation and Layout

Objectives

1. To create a sense of visual separation between buildings, podiums and tower levels.
2. To provide appropriate building separation to ensure privacy, access to light and ventilation and a high-quality visual outlook from residential apartments.
3. To establish a public realm and pedestrian network to enhance liveability and building siting and massing.
4. To encourage a city centre environment that is consistent with the Re-imagining Campbelltown City Centre Master Plan.
5. To be sensitive to the impacts of development on Mawson Park, Glenalvon House and the urban streetscape by encouraging design excellence and development suitable for all weather and seasons.
6. To activate street frontages to create a vibrant mixed use development with a high quality visual outlook.
7. To ensure that the development enhances the public domain, defines the streetscape and creates a physical and visible connection between built form and the public space.
8. To provide a high degree of articulation that establishes a fine grain frontage at ground/podium level.
9. To reinforce pedestrian comfort at street level, including a sheltered/shaded and attractive pedestrian environment.

Controls

- All development applications for new buildings shall be referred to the Campbelltown Design Excellence Panel prior to lodgement and before detailed design.
- All development proposals shall include public domain spaces which add to the visual and environmental amenity of the site and which are designed to maximise safety and security.
- Any development application for new building works or construction of the plaza shall include details showing the impact of potential or constructed development on 1 Cordeaux Street, Campbelltown (Lot 1 DP 628344) on the plaza area.
- Provide shade trees and establish windbreaks where possible from southerly and westerly winter winds.
- Accent lighting for the proposed building, shall be directed downward on to the building or object and not toward the sky or on to adjacent properties. Details shall be submitted with any development applications for new building works.

- The maximum building width for each individual tower shall not to exceed 40m.
- The street wall height must relate to the human scale. The podium height is to be between 2 and 4 storeys as generally shown in the images below.
- The street wall shall be designed to provide a well-modulated pedestrian experience at street level.
- Towers are to be located and designed to minimise overshadowing impact to open space.



Figure 15.2 – Desirable podium form

15.3.2 Building Separation and setbacks

Objectives

1. To reinforce street edges and the public domain.
2. To create a sense of visual distinction and separation between the podium and tower levels.
3. To ensure compliance with the Apartment Design Guide.

Controls

- A zero setback for podiums is to be provided to all street frontages to provide a strong built form and activation along all street frontages.
- The main building entry to Queen Street is to deliver a semi private and public space that creates a highly permeable pedestrian environment cognisant of the existing fine grain character of Queen Street.
- Tower setbacks of 4-6m are required for Queen Street. Tower design elsewhere is to provide for distinction between the tower and podium within the design detailing.
- Setbacks are to enhance amenity in terms of daylight, outlook, view sharing, ventilation, wind mitigation and weather protection.
- Building setbacks must also enhance the quality of the public domain in terms of wind mitigation and daylight access.
- A wind impact assessment report is to be provided with a development application for buildings.

15.3.3 Building heights

Objectives

1. To require a range of building heights that will provide a variety in built form and land use intensity across the development site.
2. To maximise solar access to the public domain, open space and pedestrian areas.
3. To minimise undesirable visual impact, disruption of views, loss of privacy and solar access to adjoining land.
4. To establish an interesting skyline.

Controls

- A range of building heights shall be provided to establish an interesting skyline with a variety of building heights.
- The skyline is to be sympathetic to the topography of the land.
- The building massing and arrangement of the skyline must carefully consider how the development makes a positive contribution to the city skyline.
- Buildings shall be located to maximise views from the city centre to significant heritage features and landscapes.



Figure 15.3 – One example of potential podium levels

15.3.4 Heritage Interface

Objectives

1. Provide an appropriate visual relationship with Mawson Park and Glenalvon House as seen from the site north-east and south-east interfaces.
2. Ensure the proposal provides opportunities to celebrate the nearby heritage items and create and enliven linkages between the new development and the historic sites within proximity of the site.

Controls

- Provide a north-south through site pedestrian link that will improve walkable linkages and connections between Mawson Park and Glenalvon House and that will contribute to the experience of visiting heritage items within the CBD.
- Respond to the interface with Mawson Park by providing an active frontage that addresses the Park.
- Respond to the potential interface and the potential to provide an opening at the rear of Glenalvon House by providing activation and opportunities for an alfresco dining precinct along Anzac Lane.
- Introduce architectural design features and changes in materiality to respond to the heritage significance of Mawson Park and Glenalvon House.
- Design buildings to respond to the pedestrian desire lines between Mawson Park and Glenalvon House.
- The interface with Mawson Park is to break down any large areas of built form to articulate the building and create a fine grain appearance to this aspect. Should a single built form front Mawson Park then it must be designed with a variety of materials and architectural styles that provide visual relief to this interface. A large solid homogenous built form to interface Mawson Park is not acceptable.
- Avoid locating "back of house" services and carpark entries in the vicinity of the heritage items to ensure there are minimal impacts.
- Overshadowing of heritage listed gardens/items shall be minimised by careful location and distribution of towers and their heights.

15.3.5 Landscaping and Public Open Space

Objectives

1. To establish a useable area of public open space to cater for the amenity of future residents, workers and visitors.
2. To allow for passive recreation opportunities, catering for a broad range of activities and intergenerational needs.
3. To facilitate community interaction and gathering for local residents, workers and visitors.
4. To provide public open space with good solar access and high standards of amenity.
5. To activate the edge of the public open space to encourage safe and legitimate use of the open space and foster passive surveillance.
6. To ensure sufficient deep soil to enable the growth of large trees within open space and buffer areas/heritage interface.
7. To ensure safety and security of users and residents associated with the usage of the open space.
8. To ensure open space is appropriately landscaped with hard and soft materials, street furniture, trees, planting, and walking paths.
9. To encourage and enable the provision of public art.

Controls

The development site is to include:

- A minimum of 500m² of publicly accessible entertainment plaza space. This site shall include the provision of utility services and street furniture to facilitate the functioning of the plaza. Details shall be provided at the development application stage.
- A pedestrian connection is to be provided from Cordeaux Street through to Anzac Lane.
- A pedestrian connection is to be provided from Queen Street through to Anzac Lane.
- The provisions of the Campbelltown (Sustainable City) Development Control Plan included in Part 2, 2.13 must be addressed in a future development application. These controls relate to the requirements of Crime Prevention Through Environmental Design.
- Development applications shall include details of lighting to spaces to provide safety to pedestrians and embrace the principles of crime safety through environmental design.
- All development applications that provide or interact with the public domain shall include details of public art.



Figure 15.4 – Potential location of through site links

15.3.6 Circulation and access

Objectives

1. To prioritise pedestrian and public amenity throughout the development.
2. Provide convenient, efficient and safe access for vehicles, services (including deliveries and waste), pedestrians and cyclists.
3. To minimise the impact of vehicle accessways from the public domain.
4. Encourage residents to walk or cycle, in preference to using motor vehicles, as a way of gaining access to schools, shops and local community and recreation facilities.

Controls

- Provide a pedestrian connection through the site from Cordeaux Street to Anzac Lane in a form that enables a visual connection between Mawson Park and Glenalvon House.
- Provide a high quality public domain with awnings to create a pedestrian friendly and weather protected environment.
- A basement setback is not required.
- Access to the basement car parking is from Anzac Lane to reduce the impact of vehicle crossings on the public domain.
- All development applications for land uses that have public access shall include details of measures to be incorporated to reduce reliance on private vehicular transport.