



**Figure 5.53 Pavement design referencing former uses adds interest to the public domain**

### **5.3.3.3 Movement and Connectivity**

#### **Provisions**

- (1) Major access and egress points are to be consistent with Figure 5.65 Epsom Park Circulation and Access.
- (2) Circulation is to be consistent with Figure 5.65 Epsom Park Circulation and Access.
- (3) Introduce traffic signals at the junction of Epsom Road and George Julius Avenue and Joynton Avenue and Zetland Avenue in accordance with Figure 5.47 Epsom Park Street Hierarchy.
- (4) Bollards or other measure that restrict vehicle access but allow pedestrian and cycle access are to be installed in the following locations. Measures must comply with Council requirements:
  - (a) Fuse Street
  - (b) Rose Valley Way east end
  - (c) Pony Race Street
- (5) Driveways and car park entries are to be in accordance with Figure 5. 65 Epsom Park Circulation and Access.
- (6) Underground car parking entries are to be set back from the building line to reduce their visual dominance in the streetscape.



<b>KEY</b>	PRECINCT BOUNDARY	VEHICULAR TRAFFIC (INDICATES DIRECTION OF TRAVEL)	FUTURE TRAFFIC LIGHTS
VEHICULAR ENTRIES	ROAD CLOSURES - NO VEHICULAR ACCESS	EXISTING TRAFFIC LIGHTS	SHORT TERM VEHICULAR ACCESS, LONG TERM PEDESTRIANS AND CYCLE ONLY
PEDESTRIAN / CYCLE LINKS	CONSOLIDATED UNDERGROUND CARPARK	SHARED ZONES	
TRANSPORT CORRIDOR	SEPARATED BICYCLE LANE		

**Figure 5.65 Epsom Park Circulation and Access**

#### 5.3.3.4 Stormwater management and waterways

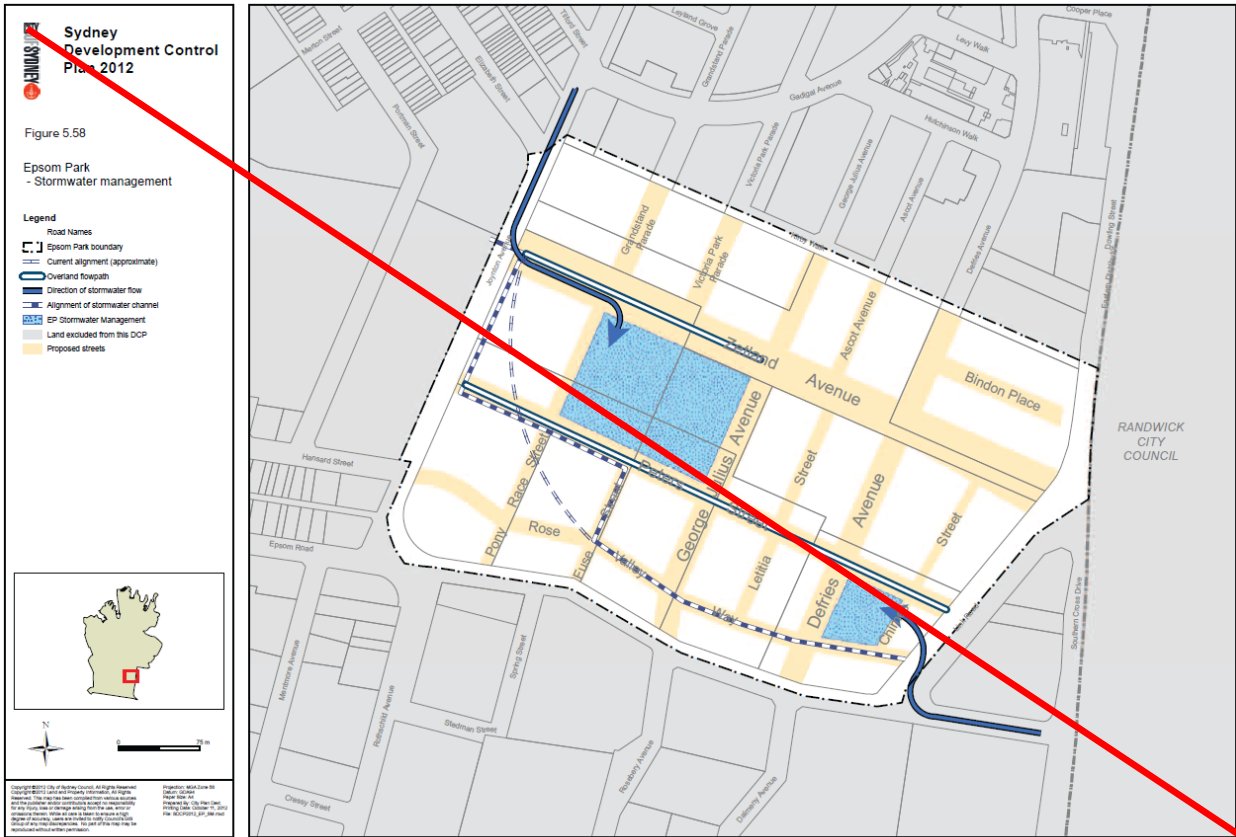
Stormwater flow~~ings~~ through the precinct pass~~es~~ through a system of open channels ~~canals~~, a subsurface concrete culvert and pipes. The proposed street network reflects the existing and future realignment of drainage infrastructure for the wider major trunk upgrade from Link Road, through the Green Square Town Centre sites and to Alexandra Canal.

##### Provision

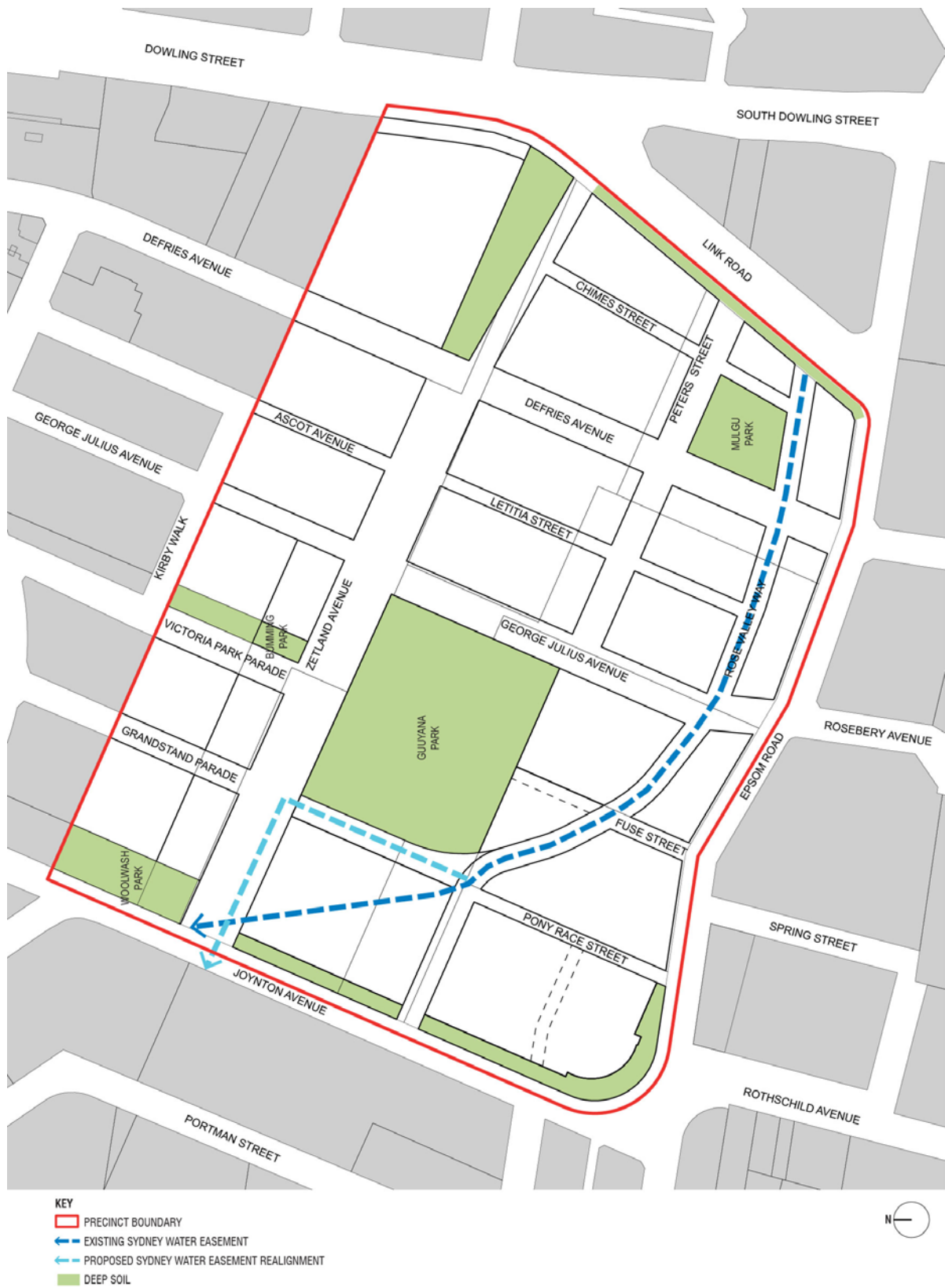
- (1) Realign the existing stormwater culvert as detailed in Figure [5.66](#) Epsom Park stormwater management.
- (2) If identified, bio-swales are to be designed and constructed to allow for pedestrian crossings.



Example of Water sensitive urban design street with a central swale



**Figure 5.58 Epsom Park Stormwater Management**



**Figure 5.66 Epsom Park Stormwater Management**

### 5.3.4 Building form and design

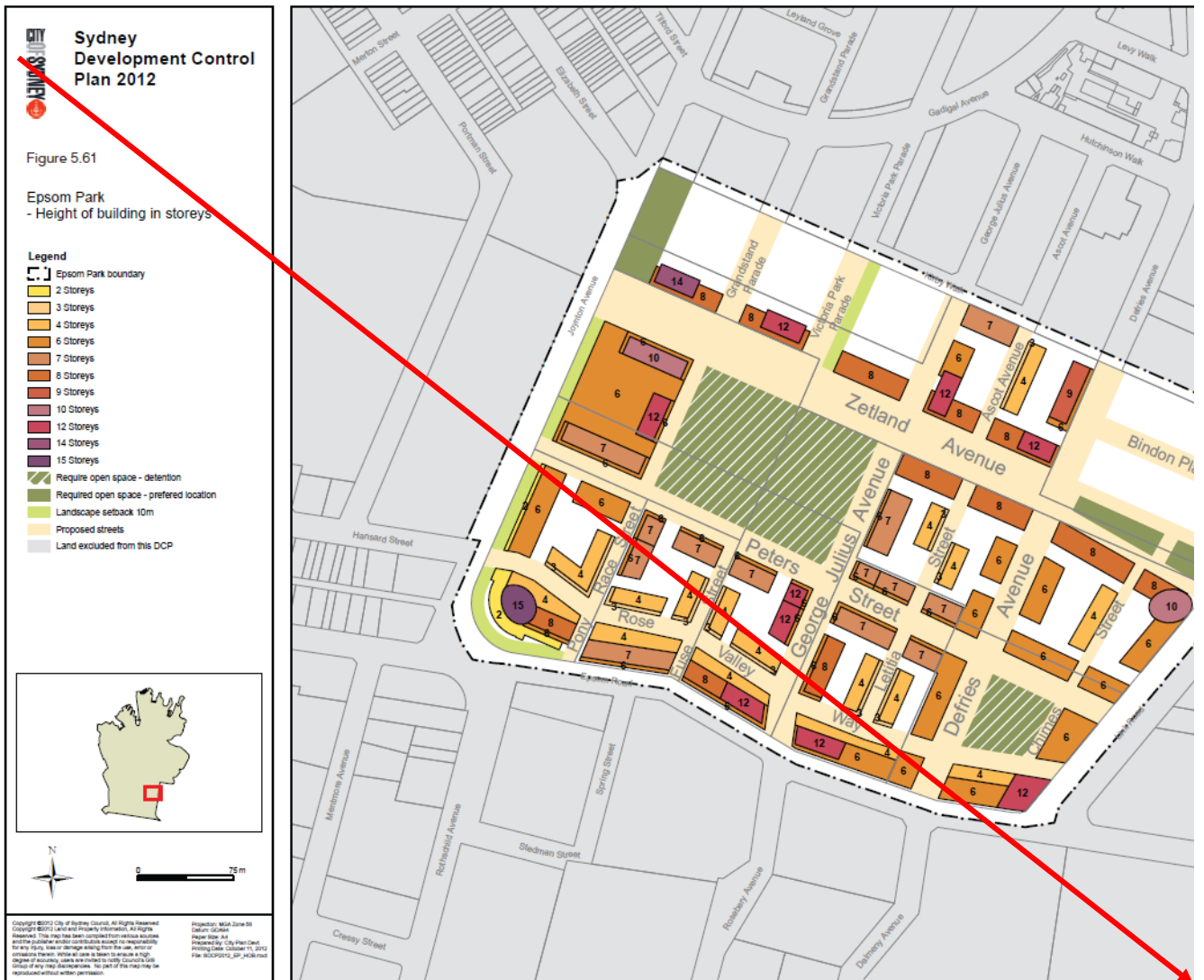
#### Objectives

- (a) Ensure built form and height is of a pedestrian scale and contributes to the physical definition of the existing and proposed street network.
- (b) Provide a range of building types and architectural styles to create architectural diversity and visual interest.
- (c) Retain important views in and out of the Epsom Park neighbourhood by extending vistas along new streets and lanes.
- (d) Ensure the use of high quality façade design and finishes throughout the neighbourhood with particular attention to built form ~~with the~~ terminating a vista.
- (e) Encourage high architectural design and quality for development located along ~~the East West Boulevard~~ Zetland Avenue.
- (f) Encourage development that draws on the neighbourhood's former industrial uses and as a racecourse.
- (g) Ensure appropriate building lengths and articulation to reduce the perceived scale of development from the public domain.

#### Provisions

- (1) Development must ~~not to~~ exceed the maximum number of storeys as shown on the Building Height in Storeys map and Figure 5.67 Epsom Park building height in storeys.
- (2) The street frontage height of a building must not exceed the maximum street frontage height ~~in storeys shown for land shown~~ on Figure 5.68 Epsom Park street frontage height. ~~in storeys.~~
- (3) Dwelling types are to comply with Figure 5.69 Epsom Park building types. ~~typology and uses.~~
- (4) A variety of built form options are possible within each of the street blocks. ~~The preferred~~ An indicative built form is presented in Figure 5.67 Epsom Park building height ~~in storeys~~. Alternate building layouts may be considered within each street block provided ~~#~~ they respond to the Epsom Park Urban Strategy and Principles, achieves ~~a~~ better amenity for development, neighbouring developments and the public domain.
- (5) For land bounded by ~~the East West Boulevard Zetland Avenue~~, Link Road, Epsom Road and the extension of Defries Avenue, an alternative street block layout or built form layout may be considered through a Site Specific DCP under Clause 7.22 of the *Sydney LEP 2012* that accommodates intensified motor showroom uses. ~~with a maximum FSR of 1:1.~~
- (6) Private open spaces to all dwellings on the ground floor are to be located to address the street and be accessible from the footpath.
- ~~(7) Where identified on Figure 5.63 Epsom Park Building typology and uses, vehicle access points are restricted in places identified for high pedestrian activity.~~
- (8) Individual entries are to be provided to each ground floor unit.

**Figure 5.61 Epsom Park height in storeys**

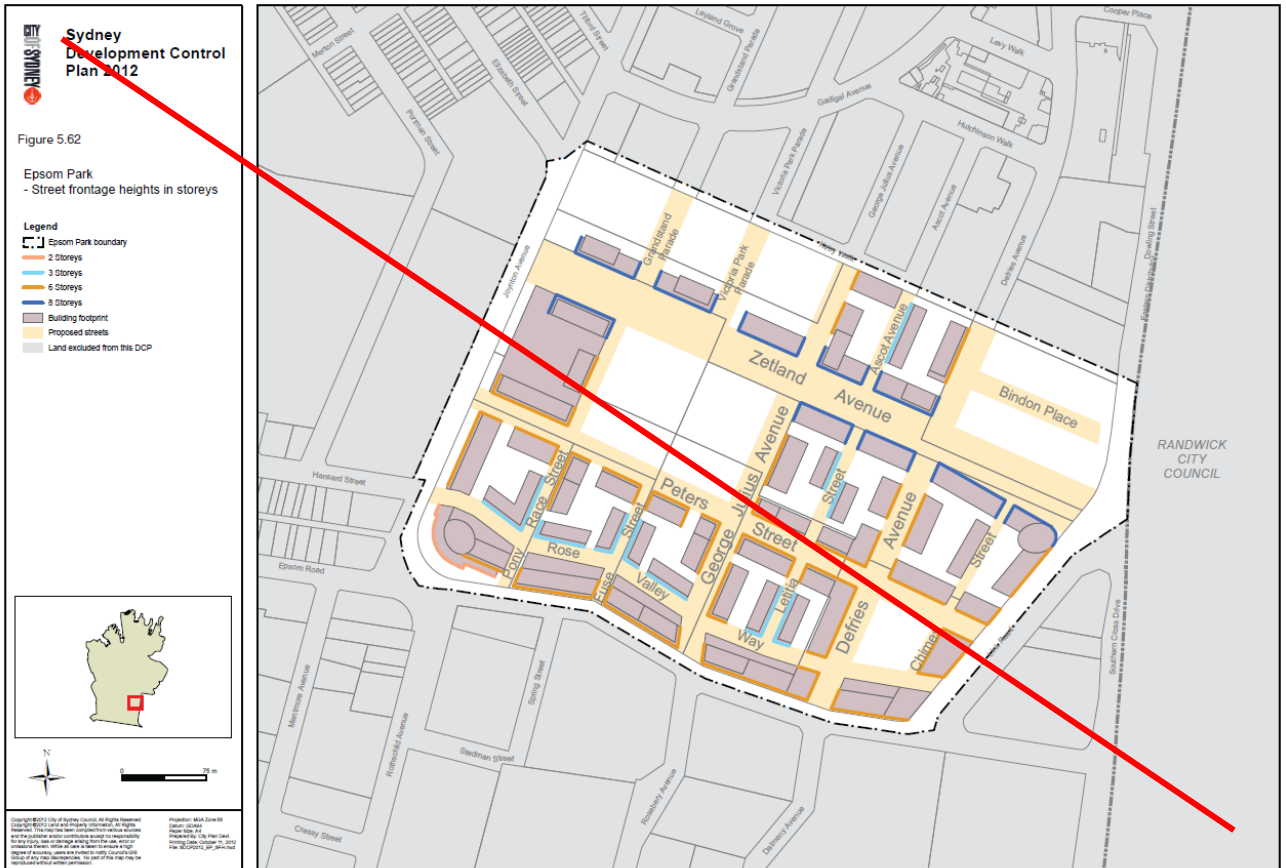




**Figure 5.67 Epsom Park height in storeys**

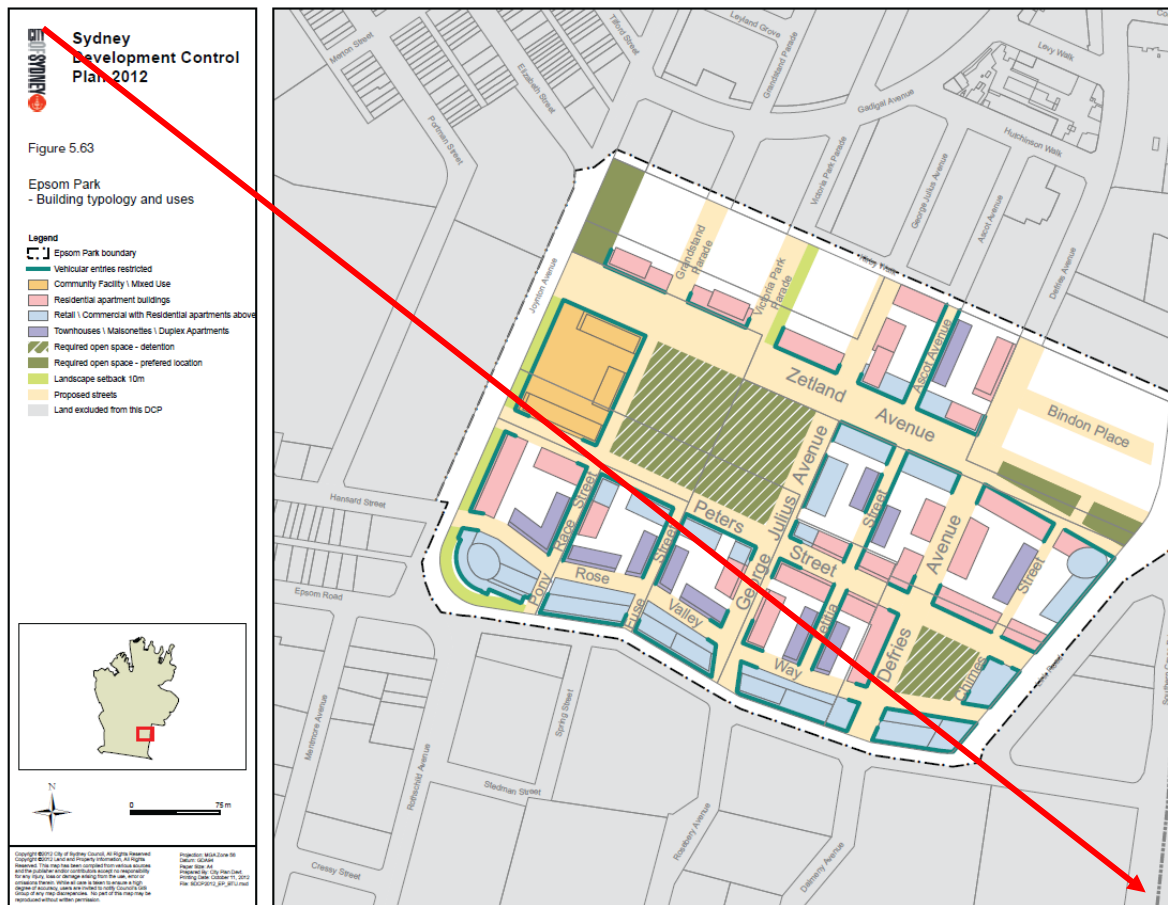


**Figure 5.57 Epsom Park Street frontage height in storeys**

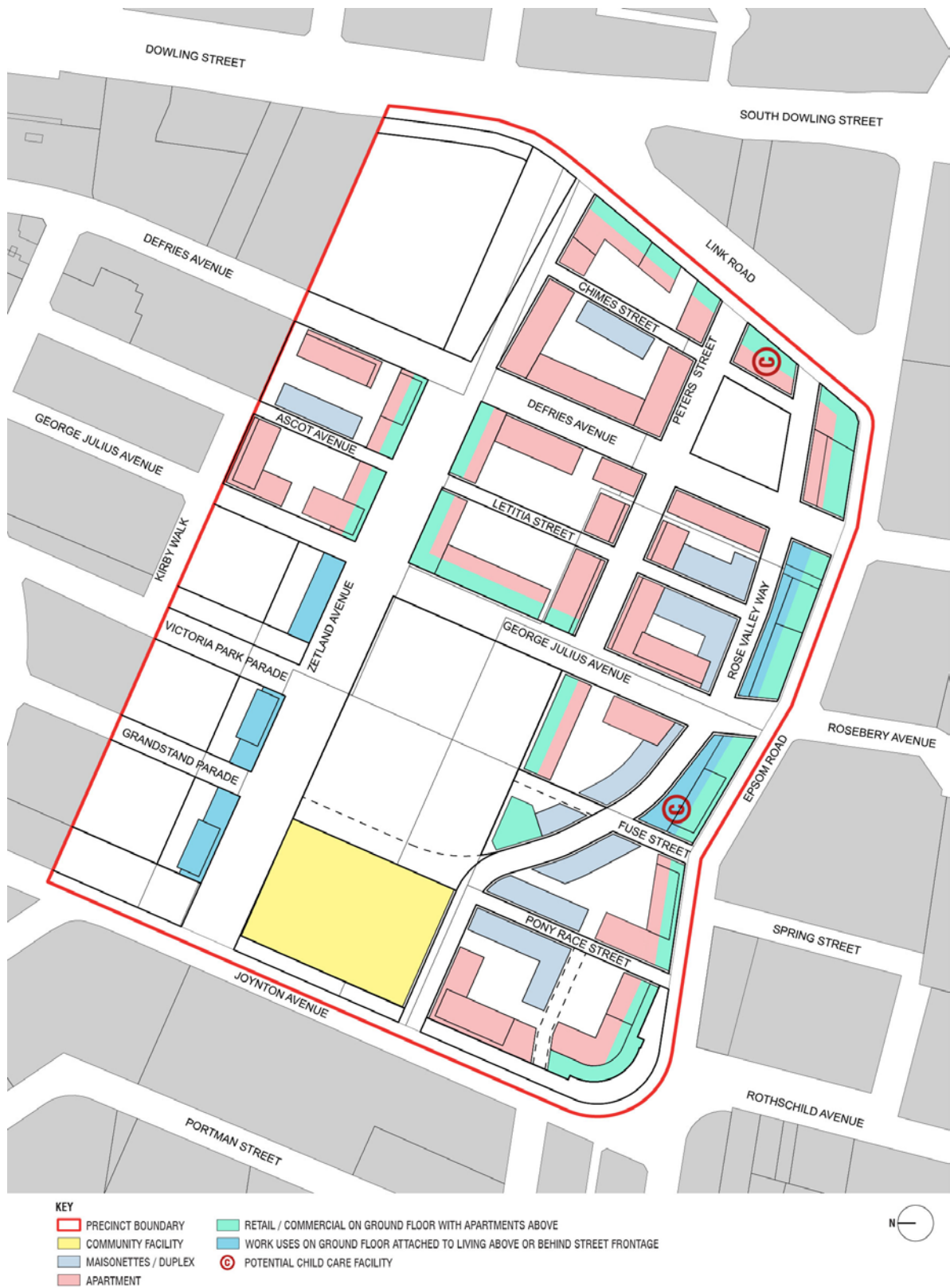




**Figure 5.68 Epsom Park Street frontage height in storeys**



**Figure 5.63 Epsom Park Building typology and Uses**



**Figure 5.69 Epsom Park Building types**



Examples of building design that uses a variety of materials, Grandstand Parade, Zetland.

#### 5.3.4.1 Building setbacks

~~The objectives and provisions within this Section should be read in conjunction with the provisions for residential uses on the ground and first floor in Section 4 Development Types.~~

##### Provisions

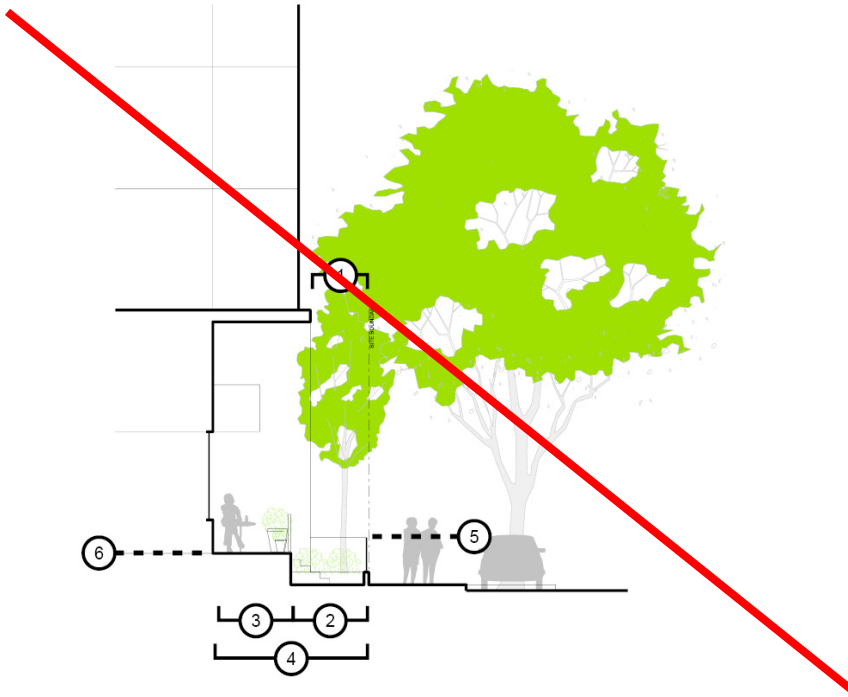
The following objectives and provisions should be read in conjunction with the provisions for residential uses on the ground and first floor within Section 4 Development Types.

- ~~(1) Where front setbacks are not identified in Figure 5.42 Epsom Park open space and setbacks, they are to be provided in accordance with the provisions within Section 4 Development Types.~~
- ~~(2) Where a planted verge has not been identified in accordance with Figure 5.63 Epsom Park open space and setbacks,~~
- ~~(3) Landscape setbacks should be provided in accordance with Figures 5.70 : Setbacks and Dedication and figure 5.71: Epsom Park Ground Floor Condition for Residential Flat Buildings~~
- (4) All ground floor apartments are to provide:
  - (a) a minimum 3.2m setback, preferably 4m setback from the site boundary to the glass line enclosing an internal space at the ground and first floor; and
  - (b) a minimum 2m wide deep soil landscape setback as a private front garden. The garden may be located up to 1.0m above the street level.
- (5) Ground level apartments are to be designed in a manner similar to a two storey terrace house or maisonette.
- ~~(6) All levels above street frontage height are to be setback a minimum of 3 metres from the primary building line.~~
- ~~(7) Side and rear setbacks are to be provided in a manner which does not impede development on adjoining sites.~~

(8) Second floor apartments and above, may encroach into the front setback by a maximum of 1.5m.



**Figures 5.70 : Setbacks and Dedication**



**Figure 5.60 Epsom Park open space and setbacks**



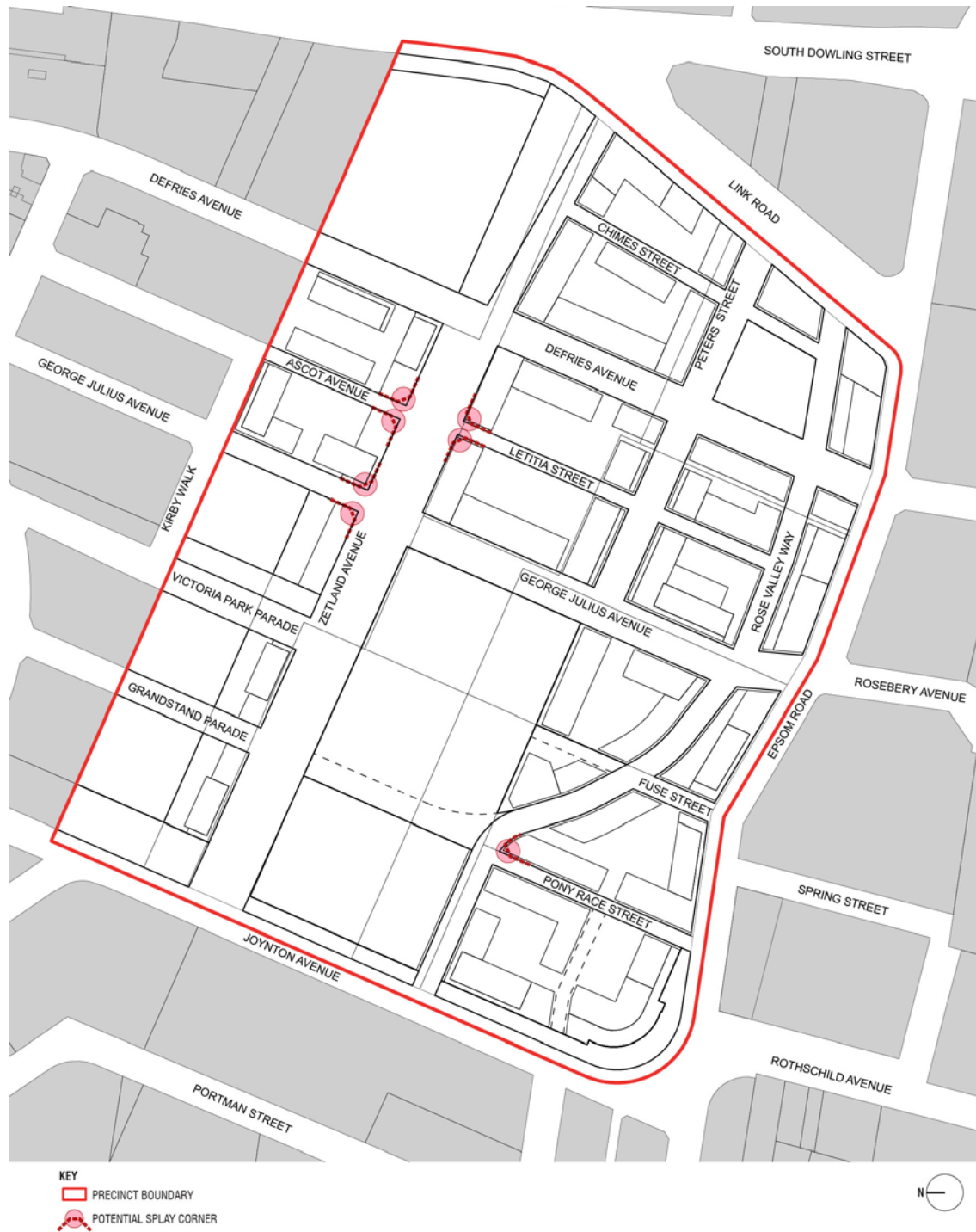
**Figure 5.71 Epsom Park Ground Floor Condition for Residential Flat Buildings**

1. Primary building setback, clear full height – min. 1.5m
2. Deep soil landscape planting area – min. 2m
3. Ground floor private open space deck – min. 1.2m
4. Setback from the site boundary to the glass line – min. 3.2m (preferably 4m)
5. Site boundary fence – max. 1.4m high
6. Ground floor private open space deck max. 1m above [footpathstreet](#) level

### 5.3.4.2 Splay Corners

#### Provisions

- (1) Splay corners should be provided in the locations identified in Figure 5.72  
Splay corners, unless otherwise determined by the consent authority.



**Figure 5.72 Epsom Park Potential Splay Corners**



#### **5.3.4.3      Fences**

##### **Provisions**

- (1) Fences on front property boundaries are to:
  - (a) Be sufficiently transparent to enable some outlook from buildings to the street for safety and surveillance;
  - (b) Assist in highlighting entrances and in creating a sense of communal identity within the streetscape;
  - (c) Designed and detailed to provide visual interest to the streetscape; and
  - (d) Be a maximum of 1.4 metres high from footpath level.

#### **5.3.4.4      Other development**

##### **Provisions**

- (1) Active uses are to be provided in the locations identified in Figure 5.73 Epsom Park Active Frontages.
- (2) The primary retail is to be located along Zetland Avenue, George Julius Avenue and adjacent to Gunyama park as shown in Figure 5.69 Epsom Park Building Types.
- (3) Retail development is to be located in the ground floor and, subject to flooding conditions, incorporates a finished floor level that is at the same level as the adjacent footpath level.
- (4) Active retail frontages are to contribute to the liveliness and vitality of the street by maximising entries to display windows to shops and/or food and drink premises to provide pedestrian interest and interaction.
- (5) Commercial/retail uses, such as car showrooms, are to be located along Epsom and Link Roads.
- (6) The proposed Aquatic Centre should provide activation to Zetland Avenue and Gunyama Park.



- KEY**
- PRECINCT BOUNDARY
  - ACTIVE EDGE
  - AWNINGS
  - RETAIL OR COMMERCIAL USES ON THE GROUND FLOOR (NON-RESIDENTIAL USES AND NOT CONNECTED TO DWELLINGS)
  - POTENTIAL RETAIL



**Figure 5.73 Epsom Park Active Frontages**

#### 5.3.4.5 Deep soil planting

##### Provisions

- (2) The front setback gardens required for ground floor apartments, with a minimum dimension of 2m are to be included as part of the deep soil area. No underground structures are to be allowed under the deep soil area.
- (3) All remaining deep soil areas are to comply with the relevant provisions within Section 4.2.3.6 Deep soil planting.

#### 5.3.5 Staging and implementation

##### Objectives

- (a) Ensure the redevelopment of the Epsom Park neighbourhood is coordinated in an orderly manner to ensure activities in adjacent sites are not adversely impacted upon.
- (b) Address stormwater management at the outset of construction works, to ensure adjacent areas are not adversely affected.
- (c) Ensure the development of sites can occur independently, without reliance on infrastructure from adjacent sites.

##### Provisions

- (1) A staging plan is required to be submitted to Council with ~~each the~~ development application.
- (2) The staging plan must:
  - (a) Where relevant address how the extension of Rosebery Avenue (~~George Julius Avenue~~), between Epsom Road and ~~the East-West Boulevard~~ Zetland Avenue is to be used as a temporary route for the Eastern Transit Corridor, until the preferred route is available; and
  - (b) Where relevant address how the proposed main park is to be constructed and dedicated to Council prior to the occupation of the Green Square ~~Health and Recreation Aquatic~~ Centre.
- (3) George Julius Avenue and Defries Avenue are to be configured to allow for short-term operation as bus routes, and longer term operation as light rail corridors.
- (4) Pony Race Street and Fuse Street are to be provided as pedestrian/cycle ways only, however in the short term traffic will be permitted to align with development staging.

**[4] Amendments to existing maps**

Amend the following maps to reflect the changes made to Figures in Section 5.3:

Streets and Lanes - Sheet 018;

Through Site Links – Sheet 018;

Proposed open space - Sheet 018;

Active Frontages - Sheet 018;

Footpath Awning and Colonnades - Sheet 018;

Stormwater Management- Sheet 018;

Pedestrian Priority - Sheet 018;

Heights in Storeys - Sheet 018;

Building Street Frontage Height in Storeys - Sheet 018;

Building Setback and Alignment- Sheet 018.