

Attachment B

**Extract of Section 5.4 Lachlan Precinct
Sydney Development Control Plan 2012**

5.4

Green Square – Lachlan

If a development application has been made before the commencement of Sydney Development Control Plan 2012 (Green Square – Lachlan Amendment), in relation to Lachlan Precinct land, and the application has not been finally determined before that commencement, the application must be determined as if that Development Control Plan had not commenced

This section applies to the land identified as Lachlan in Figure 5.1 *Specific Areas Map*. The Lachlan neighbourhood is bounded by Bourke, Lachlan and South Dowling Streets and O'Dea Avenue, Waterloo. The objectives and controls in this section are supported by the Locality Statement and Principles contained in Section 2.5.7 Lachlan and the provisions in Section 5.2 Green Square.

Where land is located in Lachlan, both Section 5.2 Green Square and this Section of the DCP apply. Where there is an inconsistency between Section 5.2 and this Section, this Section applies to the extent of the inconsistency

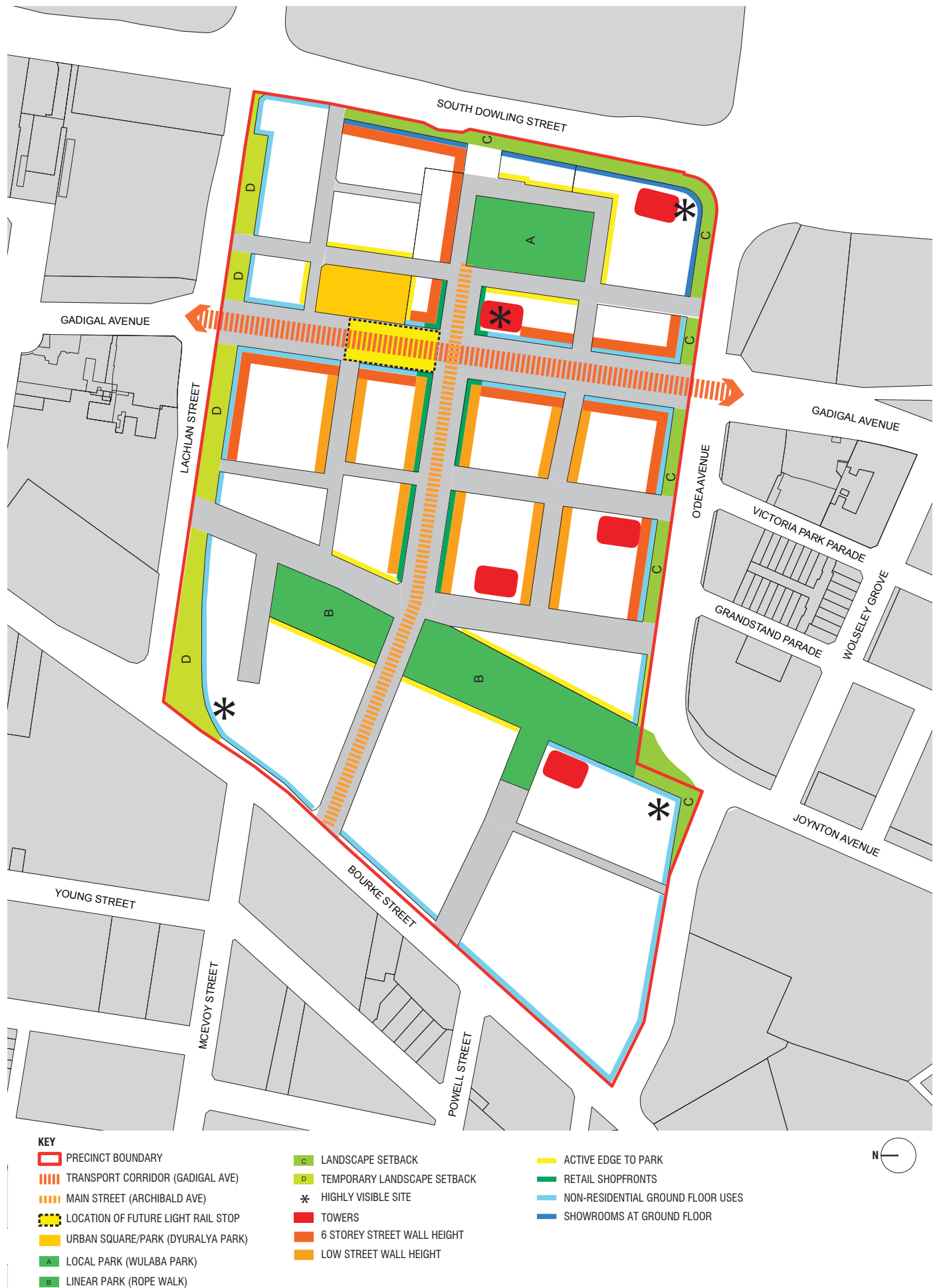
5.4.1 Lachlan urban strategy

Objectives

- (a) A permeable pattern of new streets and public open space is to be provided which respond to key connections, stormwater management requirements, local traffic and access considerations and urban design principles.
- (b) High quality streetscapes are to be achieved throughout the neighbourhood. Streets are to prioritise pedestrians with low speed traffic lanes and generous street landscaping for amenity.
- (c) A significant linear park, Rope Walk, is to be created between Lachlan Street and O'Dea Avenue extending the alignment of Joynton Avenue. Two additional parks, Wulaba and Dyuralya, are to be incorporated in the eastern part of the precinct to serve the needs of the neighbouring population.
- (d) The extension of Gadigal Avenue along the alignment of Bruce Street is to continue the transit corridor through the eastern neighbourhoods of Green Square. Retail, commercial and public uses at ground level and high quality public domain along this north-south spine will create a sustainable and vibrant corridor.
- (e) The western half of Archibald Avenue (west of Gadigal Avenue) is to be the focus of retail activity. Built form is to reinforce the pedestrian scale of this street and maximise solar access to the public domain in mid-winter.
- (f) A deep soil, tree-lined landscaped setback is to be introduced to South Dowling Street and O'Dea Avenue.
- (g) Non-residential uses are to be provided along the South Dowling Street, Lachlan Street and O'Dea Avenue frontages to act as a buffer against the impact associated with the heavy traffic use of these roads.
- (h) A variety of building height and form is to be achieved across the neighbourhood, which responds to the hierarchy of streets and open spaces, residential amenity and solar access.
- (i) The principal north-south transit corridor, Gadigal Avenue, the main linear park, Rope Walk, and the key streets are to be defined by carefully sited and well-designed slender tower forms oriented with their long axis north-south.
- (j) The design of buildings, in particular towers, is to be varied and of high architectural quality so that development individually and collectively contributes to the overall urban design quality of Green Square.
- (k) Built form should respond to the lower scale of the buildings in the north-east corner, including the two-storey, heritage listed hotel, by stepping down in height towards the corner of South Dowling Street and Lachlan Street, and using materials which interpret the area's history.

These objectives are shown in Figure 5.75: Lachlan Precinct Urban Strategy.

Figure 5.75 Lachlan Precinct Urban Strategy



5.4.2 Local infrastructure and public domain

Refer also to Section 3 General Provisions.

Objectives

- (a) Create a neighbourhood with strongly defined streets and public places to give a sense of place and encourage social interaction.
- (b) Introduce a legible and permeable pattern of new internal streets which respond to key connections within and adjacent to Lachlan.
- (c) Create a fine-grained pattern of street blocks which are generally oriented to maximise solar access.
- (d) Establish a key north-south public transport route along the Gadigal Avenue extension as part of the Eastern Transit Corridor which will provide dedicated transit and cycle lanes and high quality public domain.
- (e) Maximise low angle views of the sky along street alignments and between buildings to allow orientation and to reduce the effects of visual enclosure.
- (f) Create a safe, well designed and accessible network for cyclists and pedestrians that links with existing networks and promotes public use.
- (g) Provide intersections, traffic and parking lanes that calm traffic.
- (h) Create a range of open spaces which provides for a variety of passive and active uses appropriate to the location and which can respond to local community needs.
- (i) Create a significant linear park, Rope Walk, between Lachlan Street and O'Dea Avenue, establishing a green corridor through Lachlan as a visual and physical extension of the Joynton Avenue green link.
- (j) Establish significant landscaped setbacks along the eastern and southern edges of Lachlan to create a strong streetscape character and to act as a buffer for new development from adjacent busy roads.
- (k) Manage regional stormwater with an upgraded underground drainage network, overland flowpaths and integration of water sensitive urban design.

Provisions

5.4.2.1 Street, pedestrian and cycle network

- (1) Where required by Council, new streets are to be provided in the locations identified in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure and Figure 5.77: Lachlan Precinct – Public Domain Dedication.
- (2) All streets are to be designed and constructed generally in accordance with the standards set out in Table 5.7: Lachlan Precinct Indicative Street Types and Figures 5.79 – 5.97: Street Sections, and with the City of Sydney's Lachlan Precinct Public Domain Strategy and Streets Design Code as they apply from time to time.
- (3) Streets are to be finished in accordance with detailed public domain plans, RLs, cross and longitudinal sections and construction specifications to be supplied by the Consent Authority at development application stage. Public domain works are to incorporate underground utilities within the street reservation as agreed with the Consent Authority and in a manner that facilitates street tree planting.
- (4) A setback and dedication is to be provided on the northern side of Murray Street to widen the street and enable a safer vehicle and pedestrian movement. The setback is to follow the alignment of the existing public domain setback at 1-11 Murray Street.

- (5) Where required by Council, street closures and one-way systems are to be provided in accordance with Figure 5.88: Lachlan Precinct – Access and Circulation. Traffic management devices are not to impede cycle or pedestrian movements.
- (6) Where required by Council, separated cycleways are to be provided along:
 - (a) Gadigal Avenue; and
 - (b) Archibald Avenue west of Gadigal Avenue;
 and in a contraflow direction along:
 - (c) Sam Sing Street north of Hatbox Place; and
 - (d) Hatbox Place.
- (7) Cycleways are to be designed as part of the public domain and integrated with the City of Sydney's Cycle Strategy as it applies from time to time. Where required by Council, all other cycle infrastructure is to be provided in accordance with Figure 5.88: Lachlan Precinct – Access and Circulation.
- (8) Shared zones are to be provided in accordance with Figure 5.88: Lachlan Precinct – Access and Circulation, allowing pedestrians and cyclists to safely share the space with vehicles.
- (9) The following street links are to be designed for pedestrian and cyclist access only:
 - (a) the north-south link between Lachlan Street and Tung Hop Street;
 - (b) the northern half of the north-south link between Tung Hop Street and Archibald Avenue;
 - (c) the north-south link along Amelia Street between the shared zone below Murray Street and Archibald Avenue; and
 - (d) the north south link along Amelia Street between Archibald Avenue and Hatbox Place in the long term. This is to be designed as a shared zone in the short term.
- (10) The eastern quarter of Dunkerley Place is to be designed as an extension to Rope Walk. The design of Dunkerley Place between Hatter Lane and the park extension is to provide a visual transition into Rope Walk and prioritise pedestrians and cyclists, discouraging on-street parking. It is to facilitate access to the adjoining development site.
- (11) Publicly accessible through-site links are to be provided in the locations shown in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure. Additional through-site links are encouraged to create further visual connections between the public domain and communal open space within a site. Through-site links are to be publicly accessible at all hours and have a minimum width of 6m and be clear to the sky.

Figure 5.76 Lachlan Precinct Public Domain and Local Infrastructure

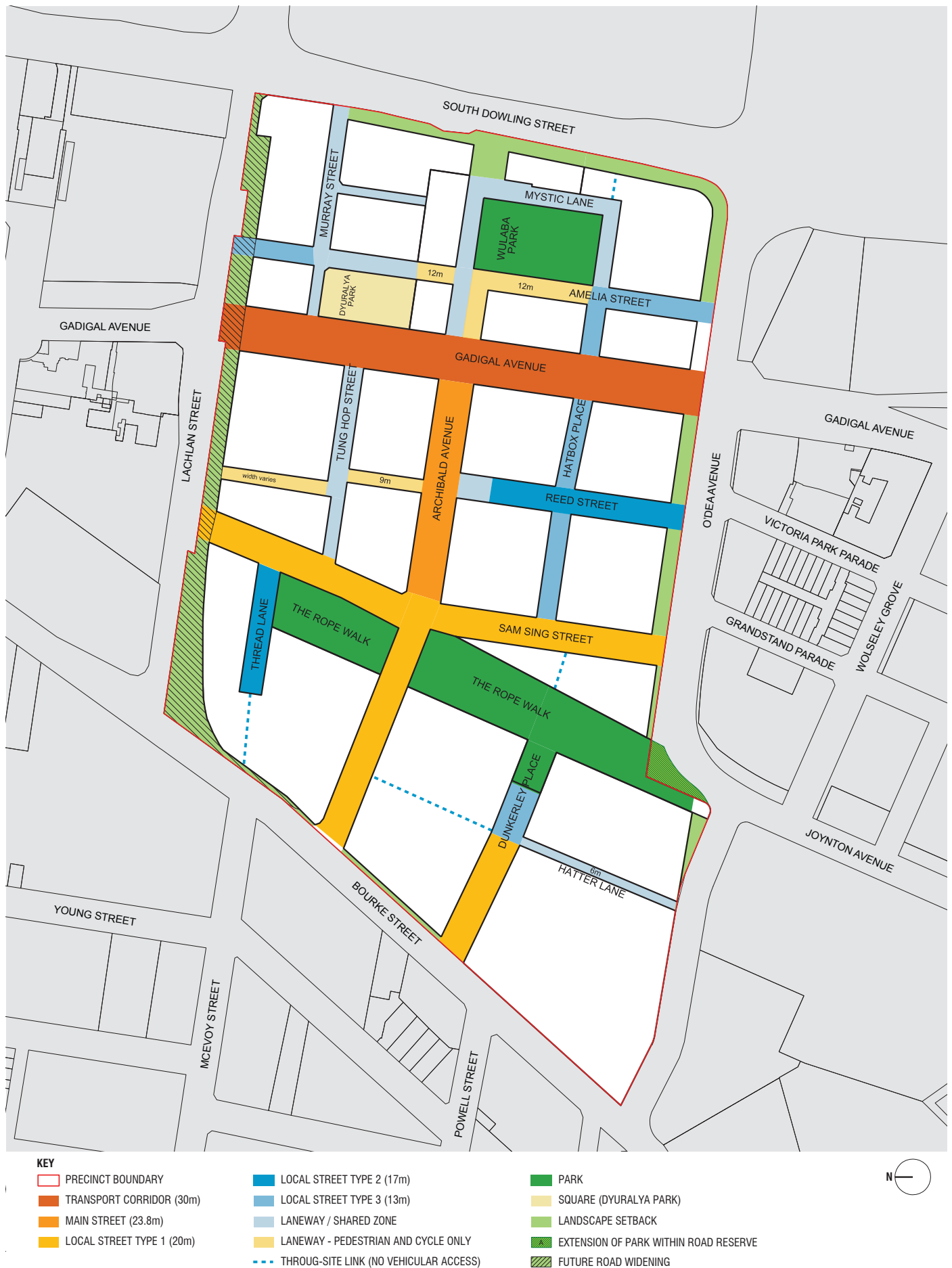


Figure 5.77 Lachlan Precinct Public Domain Dedication

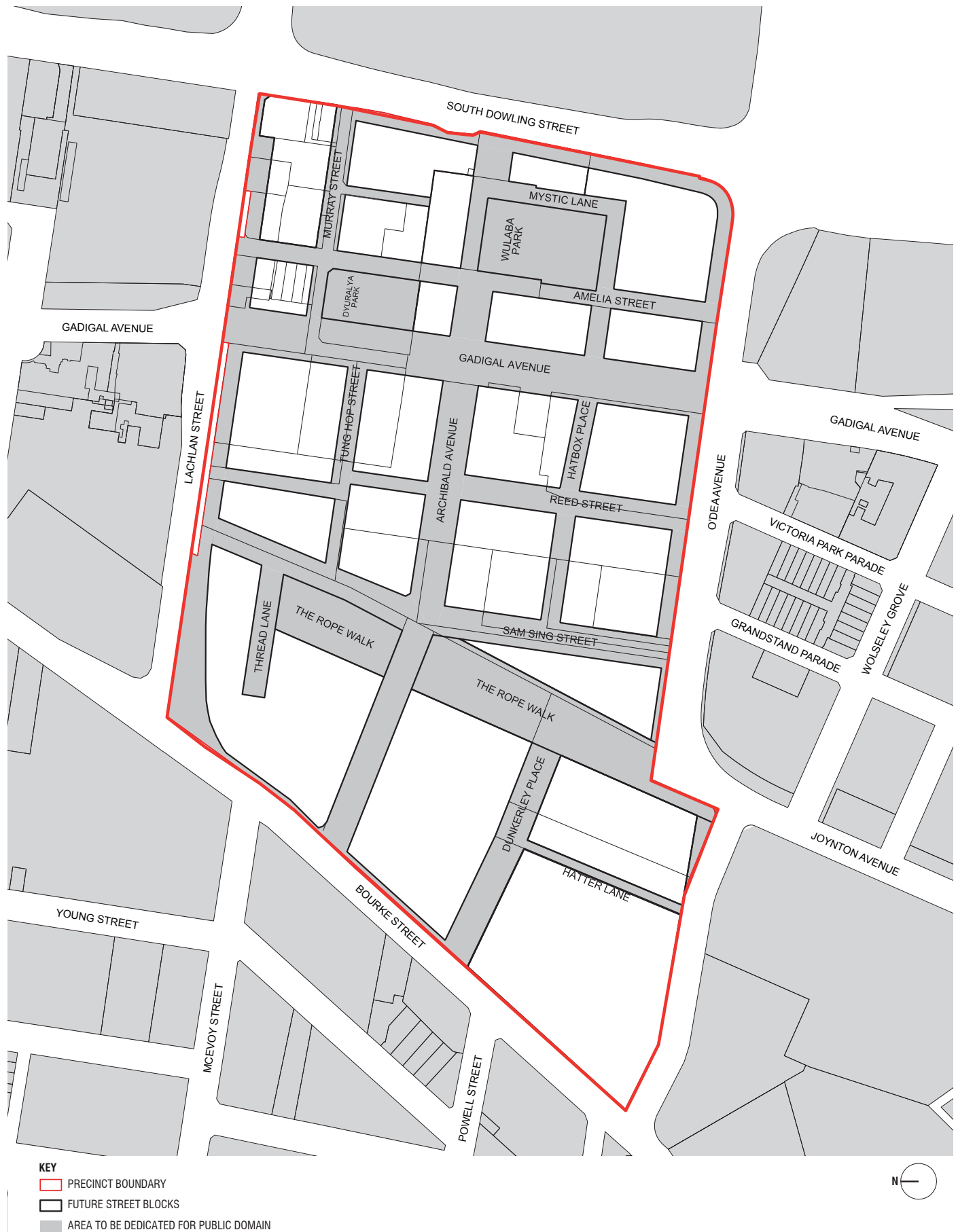


Table 5.7: Lachlan Precinct Indicative Street Types

Type	Reservation Width	Lane width	Median	On road cycle lane	Footpath width
Transport Corridor					
Gadigal Avenue	30m	2 travel lanes: 2 x 3.25m 2 parking lanes: 2 x 2.3m	6.9m median (facilitating longer term light rail)	Bi-directional cycle lane on eastern side: 1 x 3m with 0.8m separator	2 x 4.1m varies
Configuration listed above represents short term arrangement prior to provision of light rail. Alternative layout will be required at bus and tram stops.					
Main Street					
Archibald Avenue	23.8m	2 travel lanes: 2 x 3.2m 1 parking lane on southern side: 1 x 2.4m	3m bio-swale	West of Gadigal Avenue, bi-directional cycle lane on northern side: 1 x 2.4m with 0.4m separator	1 x 5.0m on southern side 1 x 4.2m on northern side
Alternative layout to be achieved west of Sam Sing Street – reservation width of 20m					
Local Street Type 1					
Sam Sing Street - North and South of Archibald Ave	North 20m (varies)	North 2 travel lanes: 2 x 2.75m 2 parking lanes: 2 x 2.1m	North -	North -	North varies
	South 20.3m	South 2 travel lanes: 2 x 2.75m 1 parking lane: 1 x 2.1m	South 5.2m for bio-swale or rain garden	South Contraflow cycle lane northern section of South Sam Sing Street	South 1 x 3.85m
Local Street Type 2					
Reed Street	17m	2 travel lanes: 2 x 2.75m 2 parking lanes: 2 x 2.1m	-	-	2 x 3.65m
Parking may occur staggered or on both sides, in parking bays between trees					
Local Street Type 3					
Hatbox Place	13m	1 travel lane 3m	-	1.5m cycleway with 0.8m separator	2.8m
Amelia Street	Refer to the Lachlan Public Domain Strategy to be issued by City of Sydney				
Shared Zones					
Archibald Avenue	23.8m	1 travel lane: 1 x 3.2m eastbound	3m bio-swale	To prioritise safe pedestrian/cycle movement	
Tung Hop Street	8.9m-13m	2 travel lanes: 2 x 2.75m 1 parking lane: East side only	-	-	West 1.5m – 2m. East 3.1m – 4.4m
Murray Street	14.2m	2 travel lanes: 2 x 2.75m	-	-	3.7m – 5m
Amelia Street	Refer to the Lachlan Public Domain Strategy to be issued by City of Sydney				

Figure 5.78 Lachlan Precinct Location of Street Sections



Figure 5.79
Section A –
Transport Corridor
Typical Section
(short term
arrangement) – 30m
(Gadigal Avenue)

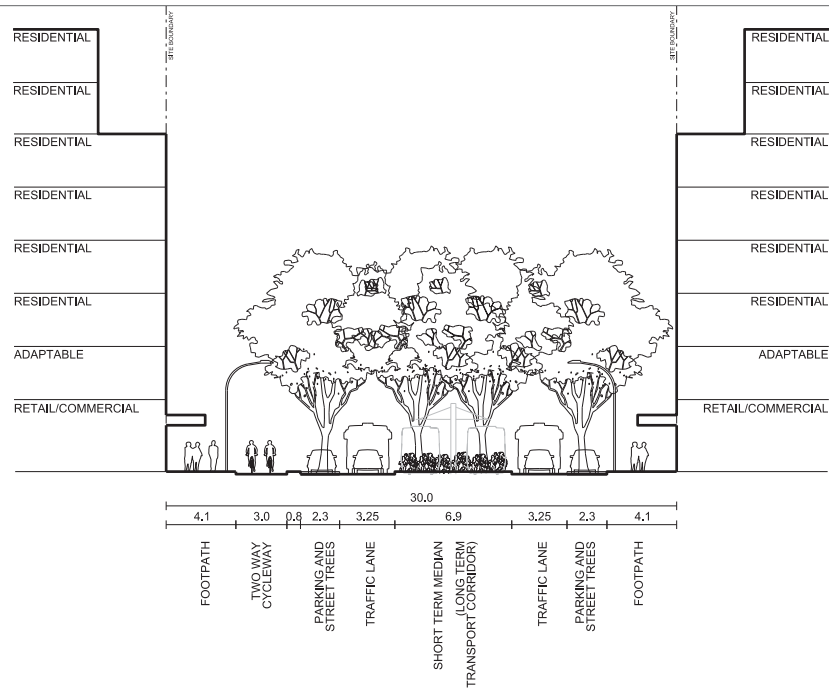


Figure 5.80
Section B – Main
Street Typical
Section – 23.8m
(Archibald Avenue)

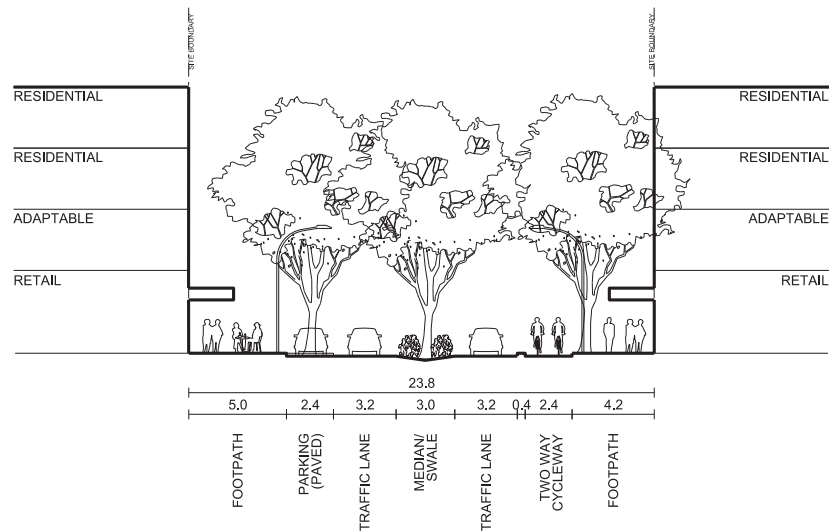


Figure 5.81
Section C – Local
Street Type 1 Typical
Section – 20.3m
(Sam Sing Street
south)

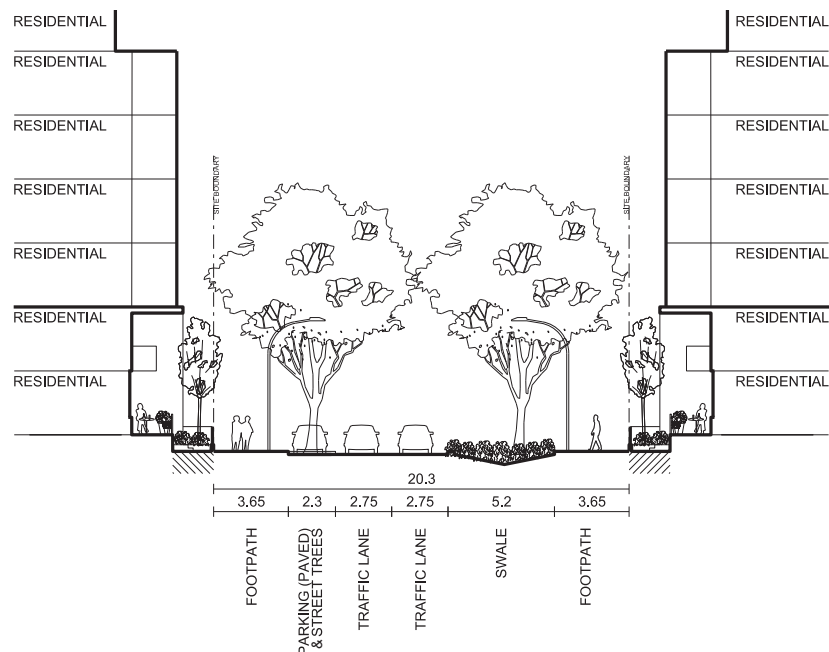


Figure 5.82
Section D – Local
Street Type 1 Typical
Section – 20m (Sam
Sing Street north)

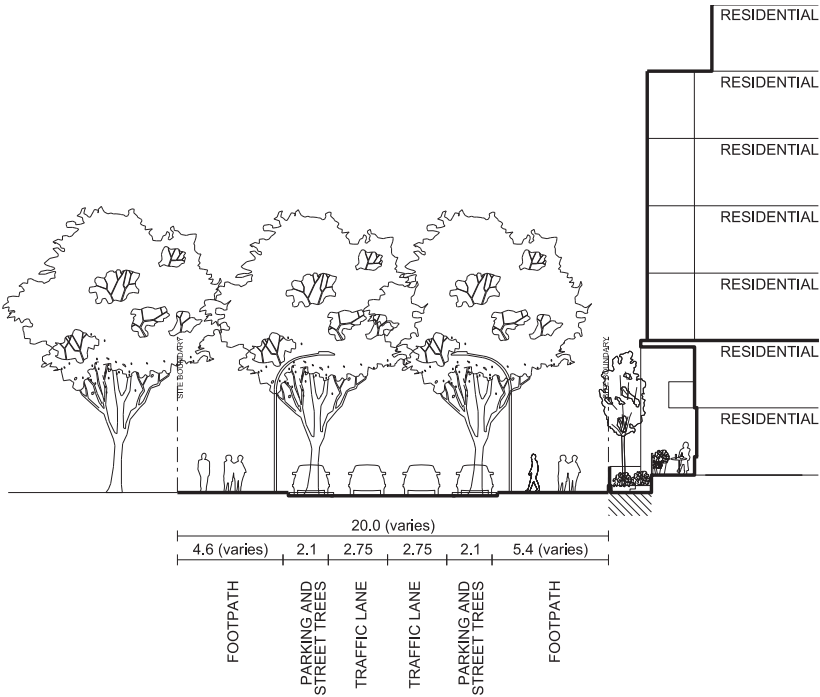


Figure 5.83
Section E – Local
Street Type 2 Typical
Section – 17m (Reed Street)

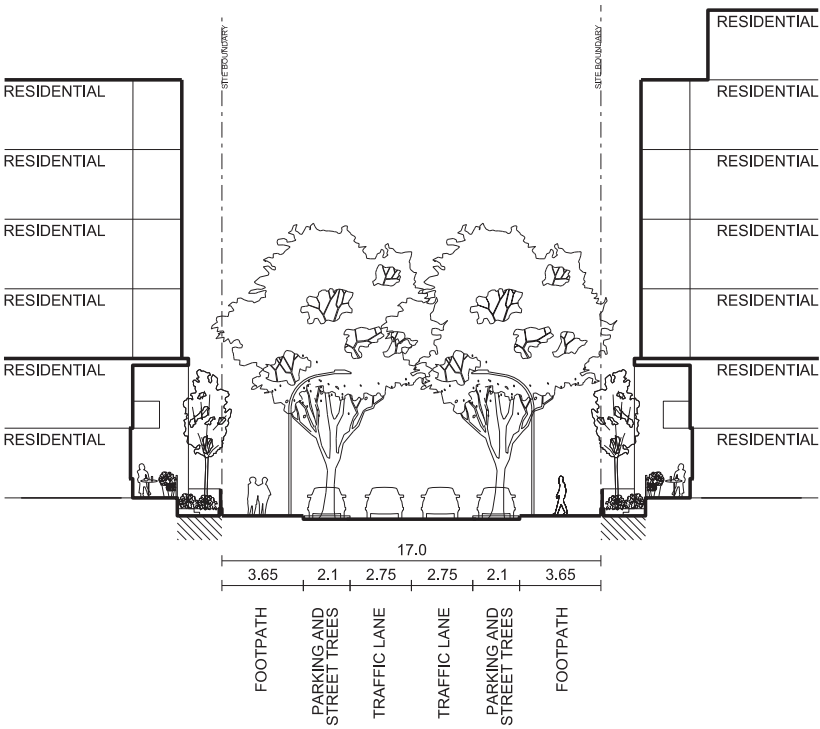


Figure 5.84
Section F – Local
Street Type 3 Typical
Section – 13m
(Hatbox Place)

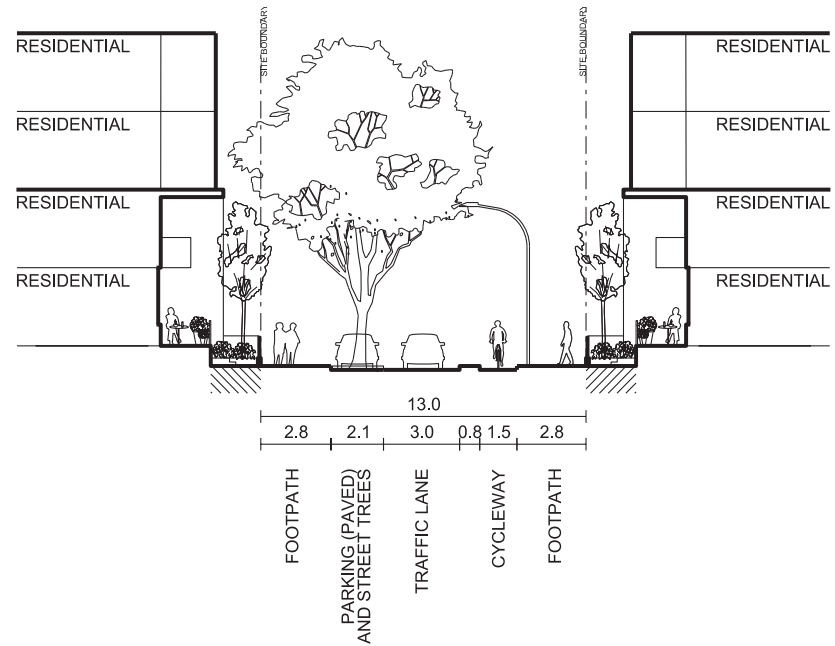


Figure 5.85
Section G –
Laneway - Shared
Zone Typical
Section – 6m
(Hatter Lane)

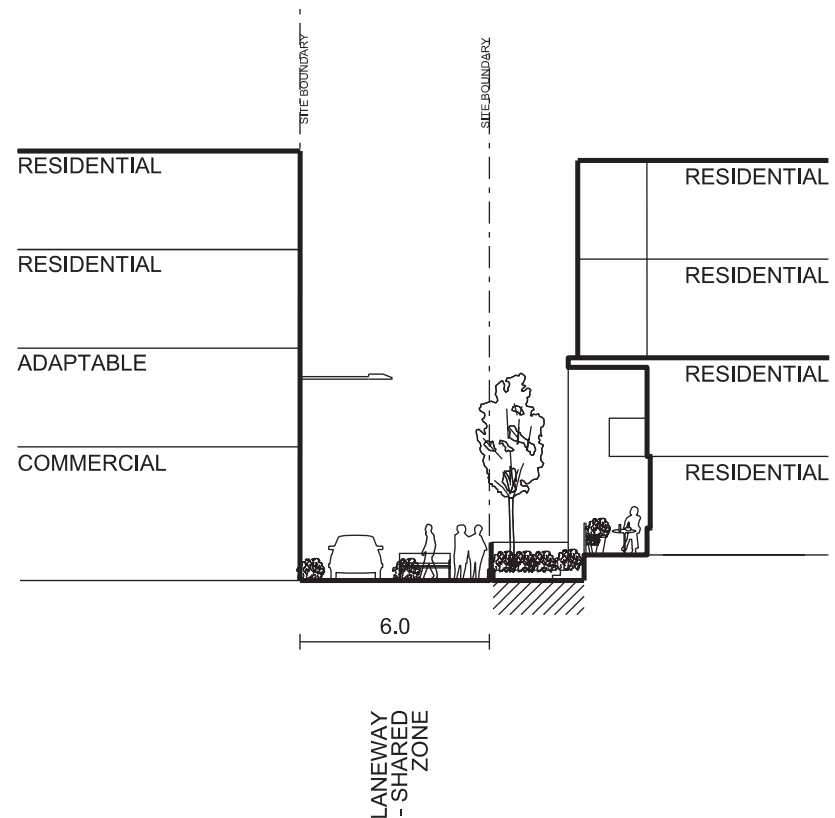


Figure 5.86
Section H
- Laneway -
Pedestrian and
Cycle Only Typical
Section - 6m

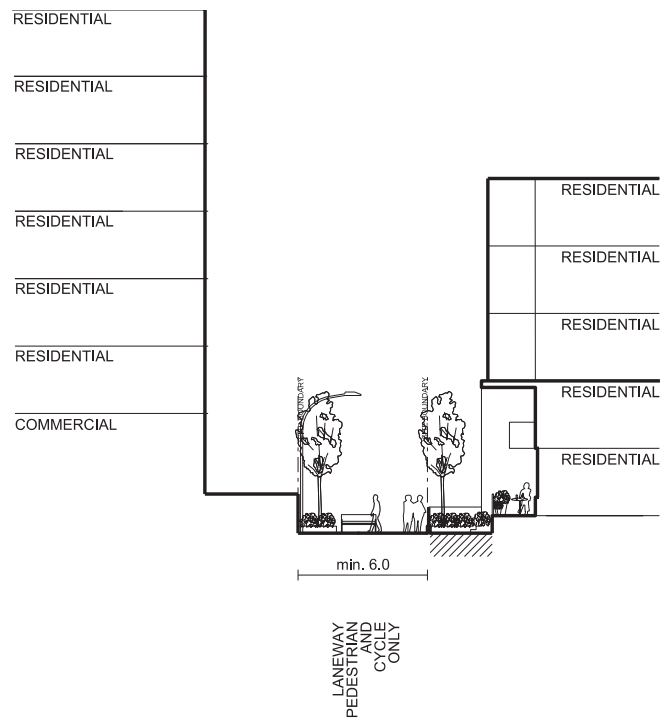


Figure 5.87
Section I - Laneway
- Pedestrian and
Cycle Only Typical
Section - 9m

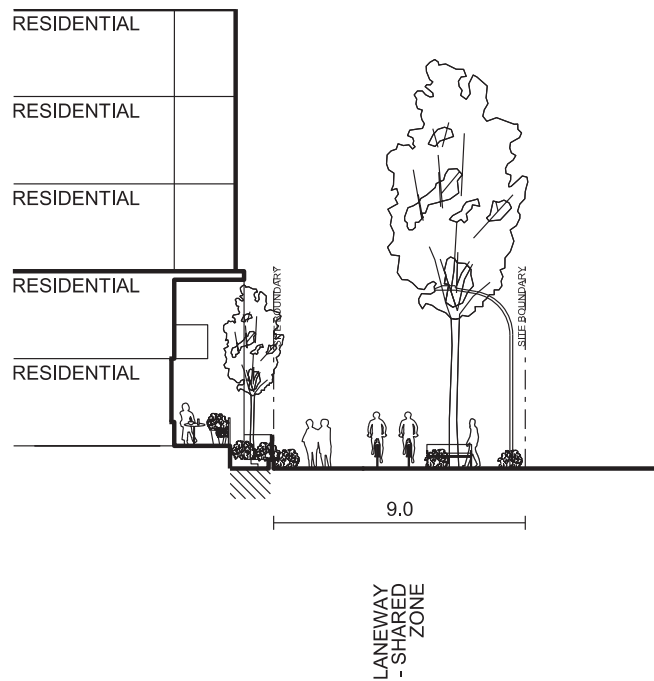
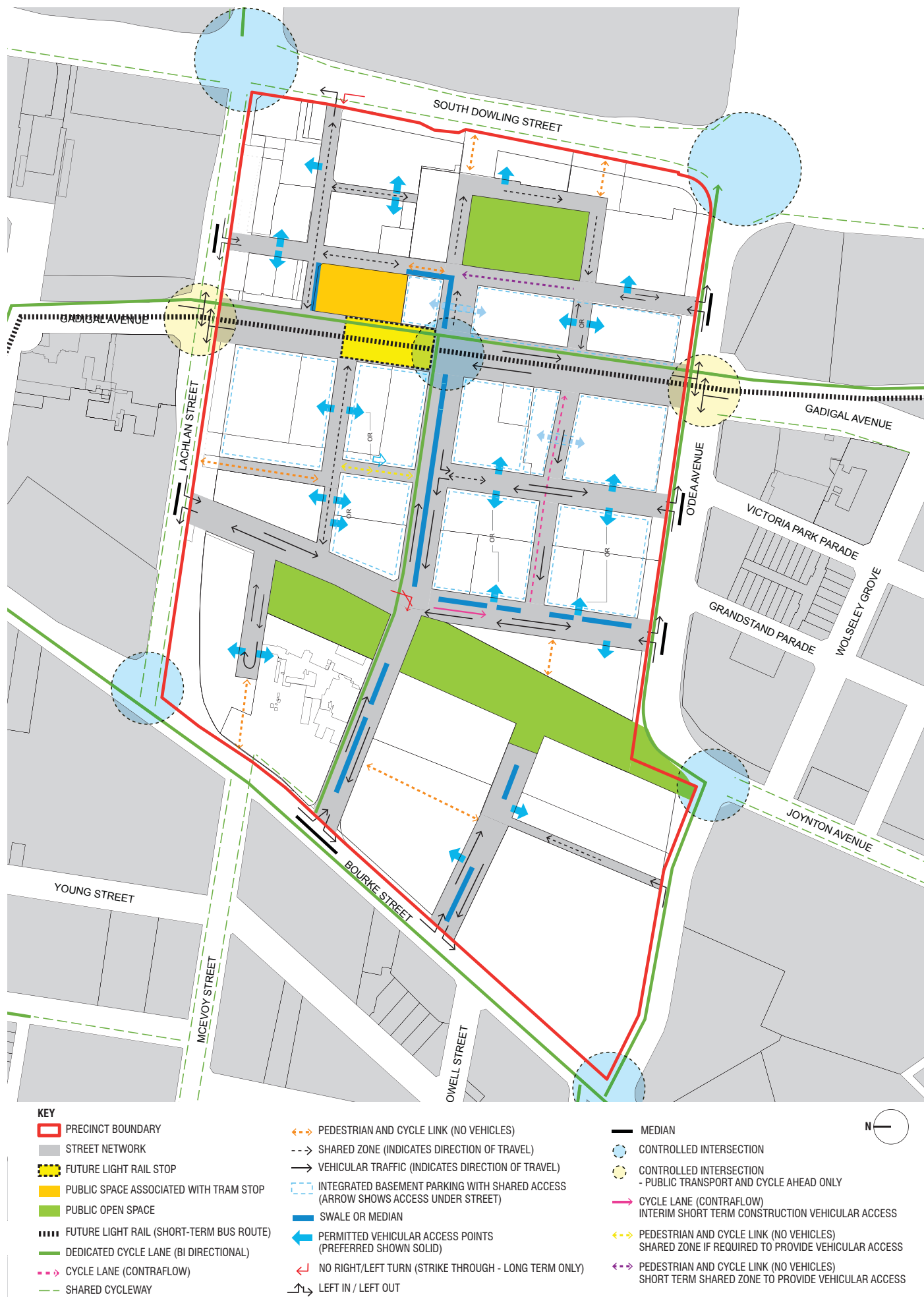


Figure 5.88 Lachlan Precinct Access and Circulation



5.4.2.2 Public open space

- (1) Where required by Council, public open space is to be provided in the locations identified in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure, and in accordance with the standards set out in Table 5.8: Lachlan Precinct Public Open Space and the City of Sydney's Lachlan Precinct Public Domain Strategy as it applies from time to time.
- (2) Landscaping and design of public open spaces is to be of high quality, creating interest and character through elements including indigenous tree species, well integrated public art and quality materials and furniture. Choice of materials and design is to be consistent with relevant Council public domain plans.
- (3) Where open space performs a dual recreation and stormwater detention function, the design of the detention basin is to:
 - (a) include appropriate stormwater management measures to restrict gross pollutants from entering the basin;
 - (b) allow the release of detained water within not more than 24 hours after the cessation of the stormwater event to protect the soft landscaping within the basin;
 - (c) have one or more embankment batters of not more than a 1 in 6 gradient to allow for the safe exit of persons from the basin during a stormwater event; and
 - (d) provide an appropriate balance between stormwater management and recreation functions.
- (4) The 10m-wide landscaped setbacks along South Dowling Street and O'Dea Avenue are to be provided in accordance with Figures 5.89 and 5.90 Lachlan Precinct Landscaped Setback Typical Sections (locations shown in Figure 5.78). They are to provide deep soil planting, and be landscaped to act as a visual and acoustic buffer between new development and the impact associated with the heavy traffic use of these routes. They are to incorporate generous provision for safe cycle and pedestrian movement and a centrally located Water Sensitive Urban Design treatment zone.

Table 5.8: Lachlan Precinct Public Open Space

Type	Requirements	Guidelines
Local Park – Linear Park: Rope Walk	One park of a minimum 8,850sqm for passive recreation, to link Lachlan Street and O'Dea Avenue in the western third of Lachlan	<p>Located to the west of the alignment of Sam Sing Street</p> <p>Incorporate a stormwater culvert to drain the low point on Lachlan Street</p> <p>Vehicular and pedestrian crossing points to maintain the predominantly open landscape character</p> <p>Continuation of the Joynton Avenue fig trees along the western boundary</p> <p>Provide deep soil garden beds with an emphasis on edible/sensory gardens and planted zones for water treatment</p> <p>Incorporate a variety of seating and gathering zones</p> <p>Integrate incidental play features for children throughout, incorporating lighting or water to enhance play opportunities</p> <p>Provide a pedestrian and cycle link along the western boundary</p>

Section 5

SPECIFIC AREAS

Type	Requirements	Guidelines
Local Park – Wulaba Park	One park of minimum 4,000sqm in the southeast of Lachlan with potential for stormwater detention	<p>Located in the south-eastern section at the low drainage point between Archibald Avenue and Hatbox Place</p> <p>Neighbourhood park with passive recreation space and gardens</p> <p>Incorporate a diverse range of seating and a lawn zone for relaxing and informal play</p> <p>Provide play for all ages, including one set of play equipment and table tennis/tables for card play.</p> <p>Provide for deep soil planting and water treatment gardens</p> <p>Allow for potential dual function as a flood/stormwater detention basin, subject to detailed design</p> <p>Shared street treatments at boundaries maximising pedestrian safety and perception of open space</p>
Local Park – Dyuralya Park	One park of approximately 2,000sqm for a neighbourhood square and focal public space along the eastern alignment of Gadigal Avenue	<p>Located at the intersection of Amelia/Murray Streets</p> <p>Perform a town-square function for Lachlan, incorporating plaza space</p> <p>Provide for passive recreation and be adaptable for a range of community based activities, for example performance space, open air theatre and temporary art and sculpture exhibitions</p> <p>Focal point for local events and night time use</p> <p>Flexible seating and meeting spaces, for informal activities such as chess, mah-jong and outdoor dining</p> <p>Be designed holistically having regard to the adjacent building to the south to ensure the street block appropriately addresses Gadigal Avenue and the bus and future light rail stop</p>

Figure 5.89
Section J -
Landscaped
Setback Typical
Section (Lachlan
Street)

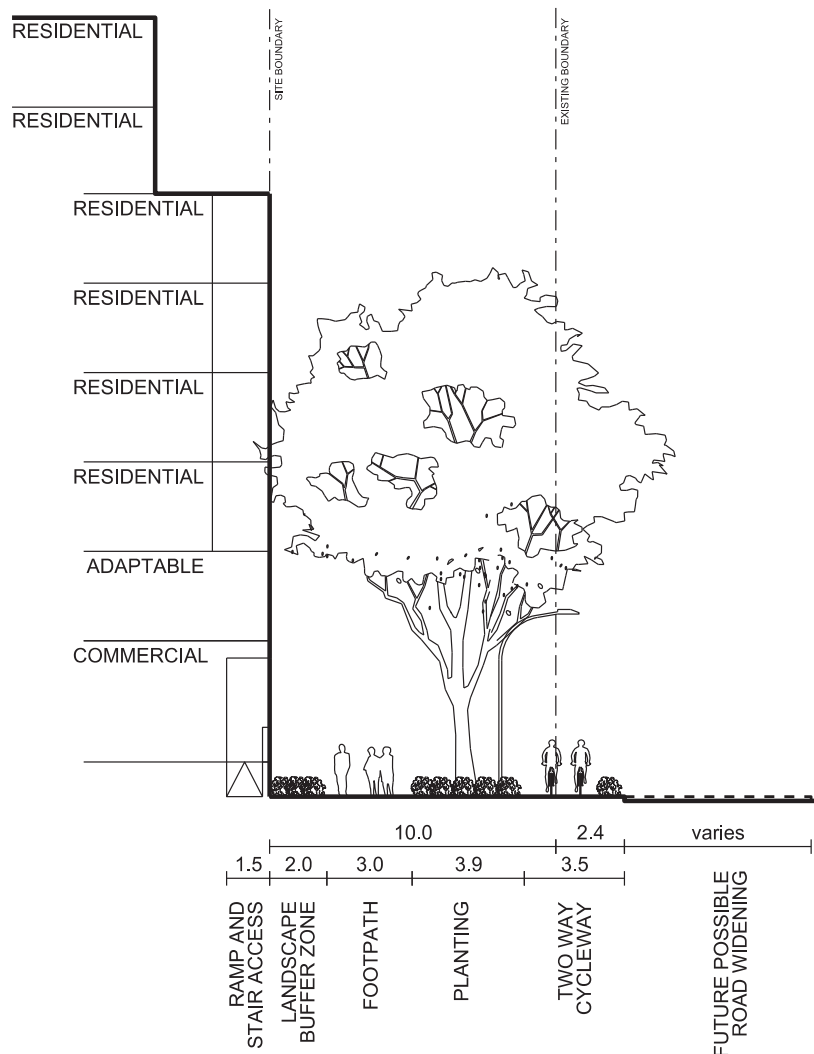
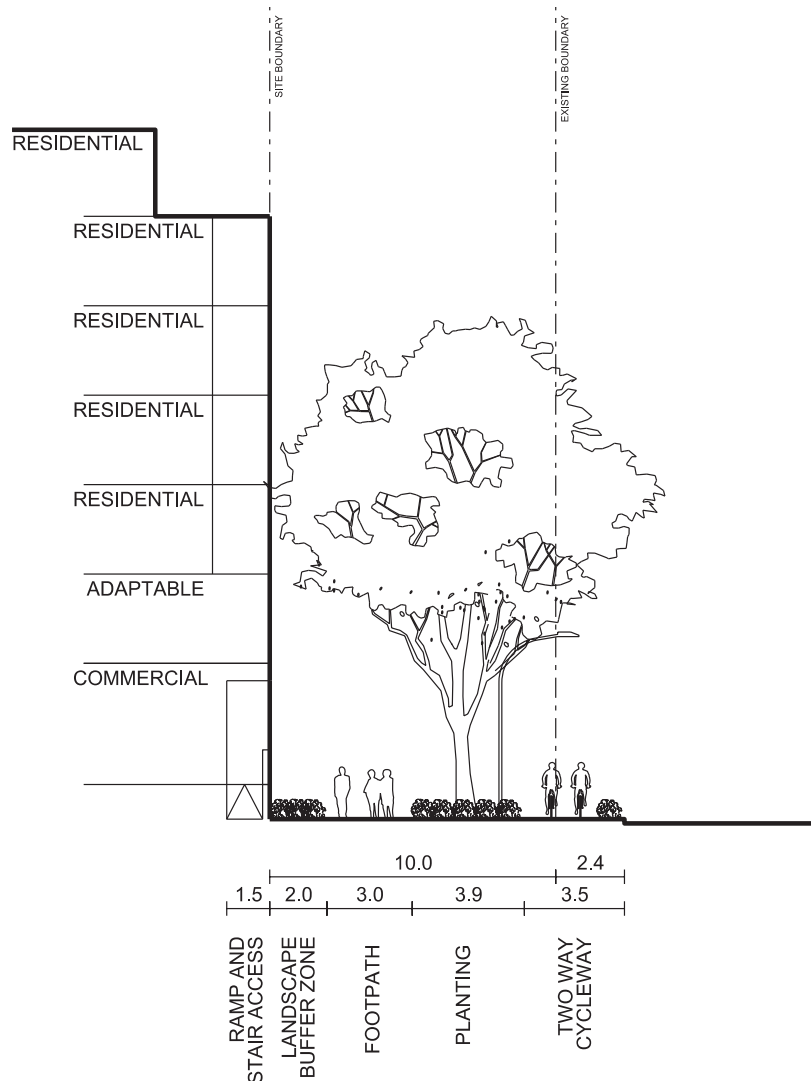


Figure 5.90
Section K -
Landscaped
Setback Typical
Section (O'Dea
Avenue)

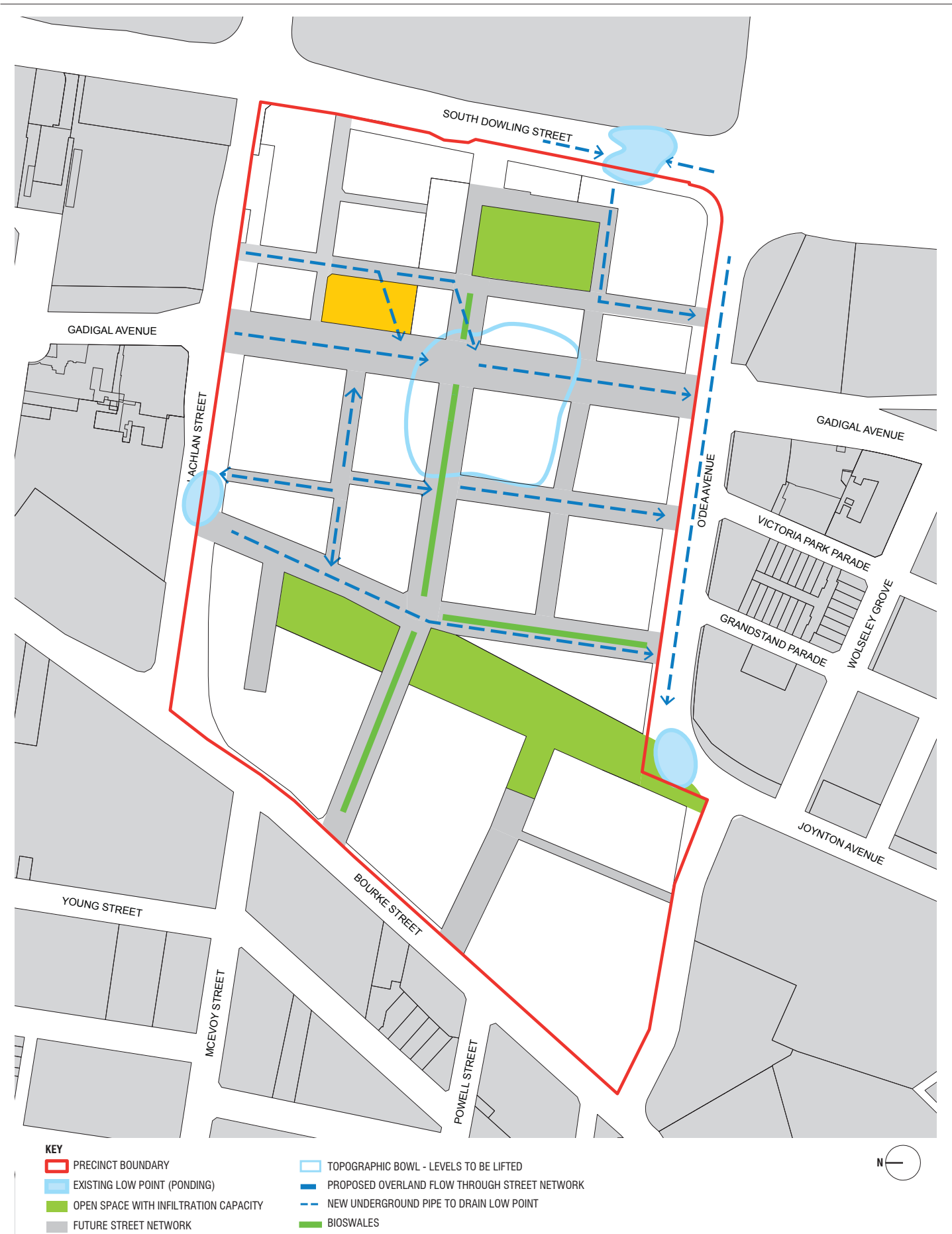


5.4.2.3 Waterways and stormwater management

- (1) Stormwater is to be generally managed within Lachlan as shown in Figure 5.91: Lachlan Precinct Stormwater Management.
- (2) Wulaba Park may have a dual function as a flood/stormwater detention basin and is to be designed and constructed appropriately, to the satisfaction of the Consent Authority. It is not to be used for on-site detention or drainage requirements.
- (3) Pedestrian and cycle only links required to provide overland flowpaths for stormwater are to be dedicated to facilitate necessary access and maintenance of the flowpath and any underground stormwater infrastructure.
- (4) Bio-swaes and rain gardens are to be designed and constructed to allow for pedestrian crossings where required.
- (5) All landscaping is to be compatible with flood risk and shall not impede overland stormwater flows.
- (6) All vegetation species and structures, including paths, walls and fences, are to be able to withstand temporary flood inundation in those areas designated as detention basins.

- (7) All new development is to comply with Flood Planning Level requirements as stipulated by the Consent Authority and the provisions in 5.4.3.8 Development Levels. Building surfaces are to be designed to accommodate possible flood flows without damage or potential for erosion.
- (8) Underground drainage pipes may be required to convey stormwater flows and should be designed and constructed appropriately, to the satisfaction of the Consent Authority. Easements on title are required to allow for access and maintenance of the underground pipe network.
- (9) Development spanning the overland flowpath at the eastern end of Hatbox Place may be considered provided that:
 - (a) personal safety is not compromised;
 - (b) the applicant demonstrates an acceptable Velocity Depth product between the built form of 0.4 or below can be achieved for all storm flows including the 1 in 100 year storm event;
 - (c) all overhead structures are a minimum of 6m above the final ground floor levels to allow for access for necessary maintenance and reconstruction;
 - (d) an easement on title is granted to Council under the development for necessary access and maintenance of the flowpath and underground pipe network;
 - (e) entry points to buildings along the contained flowpath are minimised and, where unavoidable, incorporate a non-mechanical flood barrier, such as a hump, to prevent ingress of flood waters up to the Flood Planning Level;
 - (f) adjacent floor levels are 0.5m above the 1 in 100 year storm event flood levels; and
 - (g) any portion of the building or structure along the contained flowpath lower than nominated Flood Planning Levels is to be built from flood compatible materials (i.e. materials that will not experience any significant damage or potential for erosion as a result of the ingress or passage of floodwater, including debris).

Figure 5.91 Lachlan Precinct Stormwater Management



5.4.3 Building layout, form and design

Refer also to Section 3 General Provisions and Section 4 Development Types.

Objectives

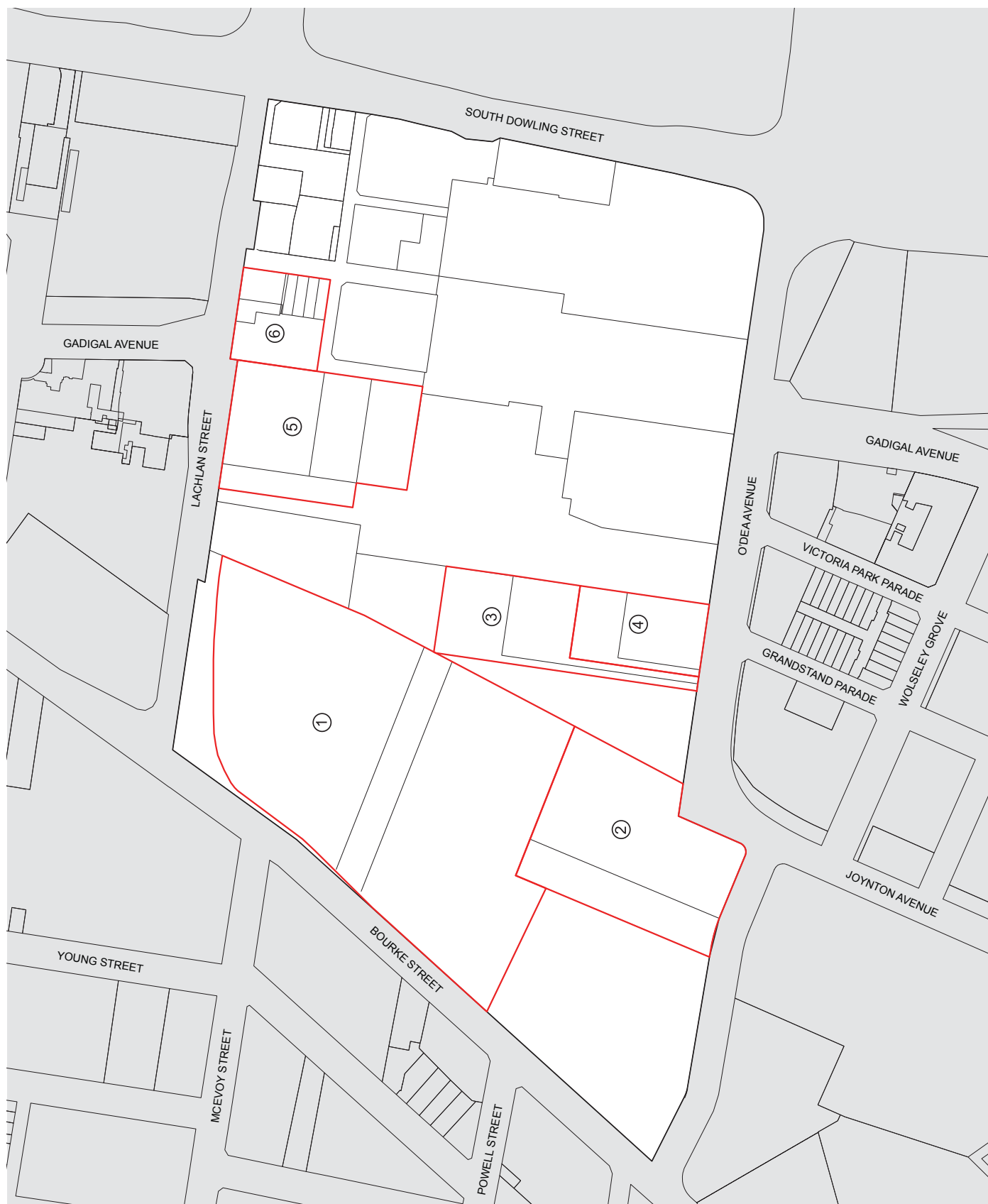
- (a) Achieve a range of building heights across the precinct and within the same street block to create variety and encourage different architectural styles.
- (b) Ensure that building form and scale are varied and contribute to the physical definition of the existing and proposed street network and the hierarchy of public and semi-public spaces and streets.
- (c) Achieve variety in architectural design and character across large developments to provide a fine grain which enriches and enlivens the public realm.
- (d) Ensure good solar access to apartments, public and private open space and public streets.
- (e) Create visual connections and physical links between the public and private domain to reduce the effects of visual enclosure and to help activate spaces.
- (f) Achieve a range of dwelling types that respond to diverse demographics, provide accommodation choice and are flexible in layout so as to be adaptable to the needs of different users.
- (g) Ensure building typology and location of vehicular entries respond to the hierarchy of streets.
- (h) Create strategically located activity strips which encourage social interaction and provide focal points.
- (i) Ensure the use of high quality façade design and finishes throughout, but in particular where development is highly visible or of large scale.
- (j) Ensure excellent and varied design through the use of competitive design processes for prominent developments.
- (k) Maximise opportunities to incorporate the principles of ecologically sustainable development in the design of buildings.

Provisions

5.4.3.1 Floor space ratio

- (1) Additional floor space permitted by Clause 6.14 of Sydney Local Environmental Plan 2012 is only achievable where landholdings are amalgamated, in accordance with Figure 5.92: Lachlan Precinct – Required Land Amalgamation, or an alternative land amalgamation pattern which is supported by an urban design study demonstrating that the objectives of this development control plan and the NSW Residential Flat Design Code can still be satisfied.
- (2) In accordance with Clause 6.27 (2) of Sydney Local Environmental Plan 2012, where a development proposes commercial and/or retail uses only, a higher Floor Space Ratio may be achievable generally within the same building envelopes shown in Figure 5.93: Lachlan Precinct – Built Form, up to a maximum 2.5:1 FSR. For the purposes of this Clause, mixed use developments which propose commercial and/or retail in combination with residential are not eligible for a pro-rated amount of additional floor space.

Figure 5.92 Lachlan Precinct Required Land Amalgamation



KEY

- PRECINCT BOUNDARY
- LOTS REQUIRED TO AMALGAMATE

- | | | | |
|---|--|---|---|
| <p>① Lot 45 DP624898
Lot 100 DP1172110
Lot 200 DP1175405
Lot 401 DP1177224
Lot 102 DP1172110
Lot 103 DP1172110
Lot 104 DP1172110</p> <p>② Lot 21 DP862254
Lot 22 DP862254</p> | <p>Lot 398 DP1180150
Lot 399 DP1180150
Lot 400 DP1180150</p> | <p>③ Lot 12 DP546231
Lot 11 DP530422</p> <p>④ Lot 10 DP530422
Lot 9 DP530422</p> <p>⑤ Lot 1 DP664690
Lot 2 DP317851
Lot 3 DP317851
Lot 1 DP668228</p> | <p>⑥ Lot 18 DP610311
Lot 1 DP606445
Lot 1 DP76985
Lot 4 DP86722
Lot 14 DP80326
Lot 100 DP1171452
Lot 101 DP1171452</p> <p>Part Lot 17 DP610311 (3 Amelia St)
Part Lot 17 DP610311 (5 Amelia St)</p> |
|---|--|---|---|



Figure 5.93 Lachlan Precinct Built Form



KEY

- PRECINCT BOUNDARY
- PROPOSED STREET BLOCKS
- PROPOSED KEY OPEN SPACE
- STREET BLOCKS SUBJECT TO MANDATORY DESIGN EXCELLENCE PROCESS

HEIGHT IN STOREYS

- 1-2 LOW STREET WALL
- 3-4 MEDIUM STREET WALL
- 5-6 HIGH STREET WALL
- 7-8 VERY HIGH STREET WALL
- 9+ TALL BUILDING (TOWER/SLAB)

- X** Number denotes MAXIMUM height in storeys.
Building envelopes and heights shown represent the maximum FSR achievable without design excellence except for those sites identified by this map, where a competitive design process is compulsory and where the resultant FSR therefore exceeds 2:1.

- LOCATION OF TOWER ENVELOPE IS FLEXIBLE
- REFER CLAUSE 5.4.3.3 (3)



5.4.3.2 Height of buildings

- (1) Building heights are to be in accordance with:
 - (a) Figure 5.93: Lachlan Precinct – Built Form;
 - (b) Table 5.9, which shows the equivalent height in storeys for commercial buildings where commercial uses only are proposed on a site; and
 - (c) Tables 5.10 and 5.11, which show the relationship between height of buildings in storeys and height in metres, including and excluding building services.

Table 5.9: Lachlan Precinct Public Open Space

Maximum mixed use / residential height in storeys	Equivalent maximum commercial height in storeys
2	2
4	4
5	5
6	5
7	6
8	7
20	17

Table 5.10: Storey heights for residential mixed use buildings

Mixed use/residential building height (above flood planning level)

Use	Storey height (floor to floor)	Minimum floor to ceiling height
Ground floor commercial or retail	4.2m minimum Greater floor to floor height may be required to accommodate certain uses e.g. showrooms, gyms	3.6m
Ground floor residential (adaptable)	3.7m	3.3m
First floor adaptable commercial/residential	3.7m	3.3m
Residential floors above first floor	3.1m	2.7m
Transfer structure at a floor where there is a change in alignment (e.g. an upper level setback)	+0.25m	
Roof, plant, lift overruns etc.	Buildings up to 8 storeys - 3m Buildings greater than 8 storeys – 4.5m	
Green roofs	Additional height to allow balustrades and access lift overruns etc.	

Table 5.11: Storey heights for commercial buildings

Commercial building height (above flood planning level)

Use	Storey height (floor to floor)	Minimum floor to ceiling height
Ground floor commercial or retail	4.2m minimum Greater floor to floor height may be required to accommodate certain uses e.g. showrooms, gyms	3.6m
Upper commercial levels	3.6-3.8m	3.0m
Transfer structure at a floor where there is a change in alignment (eg. an upper level setback)	+0.25m	3.3m
Roof, plant, lift overruns etc.	Buildings up to 10 storeys – 4.5m Buildings greater than 10 storeys - 6m	
Green roofs	Additional height to allow balustrades and access lift overruns etc.	

- (2) Distribution of building height across Lachlan is to respond to the following key principles:
 - (a) the proportion of on-site public domain provision and equity of development capacity across landholdings;
 - (b) street hierarchy and width, with higher buildings on the main arterial and connector streets;
 - (c) street and building orientation, seeking to maximise northern light to the public domain;
 - (d) variety within street blocks and across Lachlan;
 - (e) proximity of open space, seeking to capitalise on amenity and space created by neighbourhood parks;
 - (f) separation of tower forms to prevent regimented clustering, both within Lachlan and in the context of neighbouring precincts; and
 - (g) a general height of 7-8 storeys or less, with a maximum 6 storey street frontage height, to secure an appropriate pedestrian scale.
- (3) In general:
 - (a) medium-rise buildings of 7-8 storeys are acceptable where these taller elements are counter-balanced with lower buildings of 4-6 storeys within the same street block and where the building scale is appropriate in the street hierarchy; and
 - (b) low-rise buildings of up to 4 storeys are to be located fronting east-west streets to reinforce the pedestrian scale of these lower-order, more local streets and to achieve good solar access to the public domain.
- (4) Four towers of up to 20 storeys and one tower of up to 25 storeys are permitted in the locations shown in Figure 5.93: Lachlan Precinct – Built Form, to reflect significant provision of precinct infrastructure and facilitate lower building heights on the remainder of the affected landholdings. Achieving this nominated height is dependent on achieving design excellence in accordance with the provisions in Division 4 Design Excellence of Sydney Local Environmental Plan 2012 and Section 3.3 of this development control plan for each affected street block. If design excellence is not demonstrated, a reduction in tower height commensurate to the Floor Space Ratio permitted by Clause 6.14 of Sydney Local Environmental Plan 2012 is required.

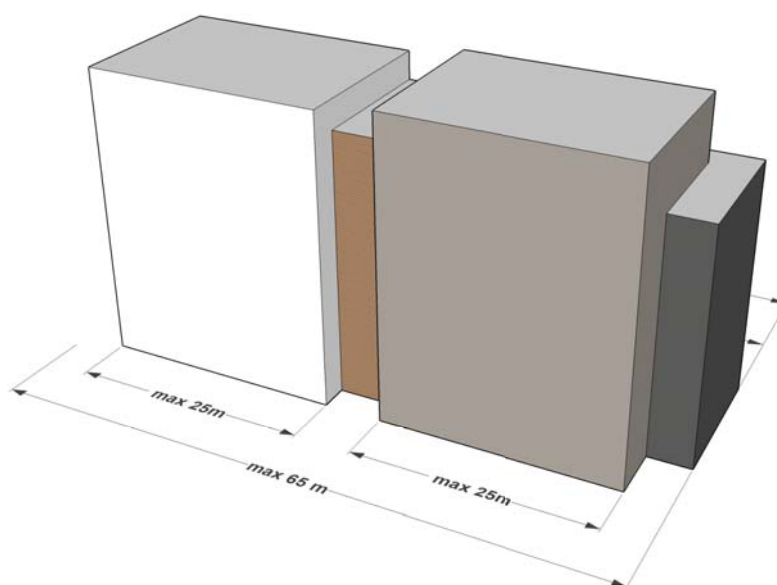
- (5) The Consent Authority may grant consent for development that varies the building heights shown in Figure 5.93: Lachlan Precinct – Built Form following consideration of:
 - (a) meeting the general environmental performance provisions and built form objectives of this DCP;
 - (b) achieving variety in building height and scale within street blocks and across Lachlan;
 - (c) the prevailing scale of the streetscape and the adjacent public domain;
 - (d) the public domain improvements achieved;
 - (e) the cumulative reduction of solar access to the development site and surrounding blocks and public domain; and
 - (f) amalgamating landholdings, where necessary, in accordance with Figure 5.92: Lachlan Precinct – Required Land Amalgamation.

5.4.3.3 Building form and design

- (1) The preferred built form layout is presented in Figure 5.93: Lachlan Precinct – Built Form. The building envelopes respond to the following key layout principles:
 - (a) buildings addressing streets, aligned with streets and responding to street hierarchy;
 - (b) variety in building layout for visual interest, modulated building bulk, achievement of maximum floor space ratio, and maximising solar access;
 - (c) building separation for visual privacy; and
 - (d) variety in building types including showroom uses along South Dowling Street and retail/café uses along the Archibald Avenue activity strip.
- (2) The building envelopes shown in Figure 5.93: Lachlan Precinct – Built Form for the street block bounded by Gadigal Avenue, Archibald Avenue, Amelia Street and Hatbox Place may be further refined to appropriately respond to the four street block frontages and the interface with Wulaba Park. In addition to the key principles in 5.4.3.3(1) above, the built form on this street block is to:
 - (a) define the park edge with built form up to 6 storeys, with potential for two additional storeys if well set back and creating no further overshadowing to the park;
 - (b) provide a safe and active ground floor interface with Amelia Street; and
 - (c) provide surveillance of the park from residential or commercial uses on upper storeys.
- (3) Further to 5.4.3.3(2) above, the location of the building envelope for the tower may be flexible provided the tower floorplate does not exceed 800sqm. This is to enable design of the building to appropriately define this highly visible site at the intersection of the two principal streets. The optimal tower envelope is to be explored through the competitive design process required for the street block, cognisant of impact on solar access within Wulaba Park, and agreed by the Consent Authority.
- (4) The building envelope shown in Figure 5.93: Lachlan Precinct – Built Form for the street block to the immediate south of Dyuralya Park may be further refined to:
 - (a) provide a safe and active ground floor interface with Gadigal Avenue, Archibald Avenue and Dyuralya Park; and
 - (b) provide surveillance of the park from residential or commercial uses on upper storeys.

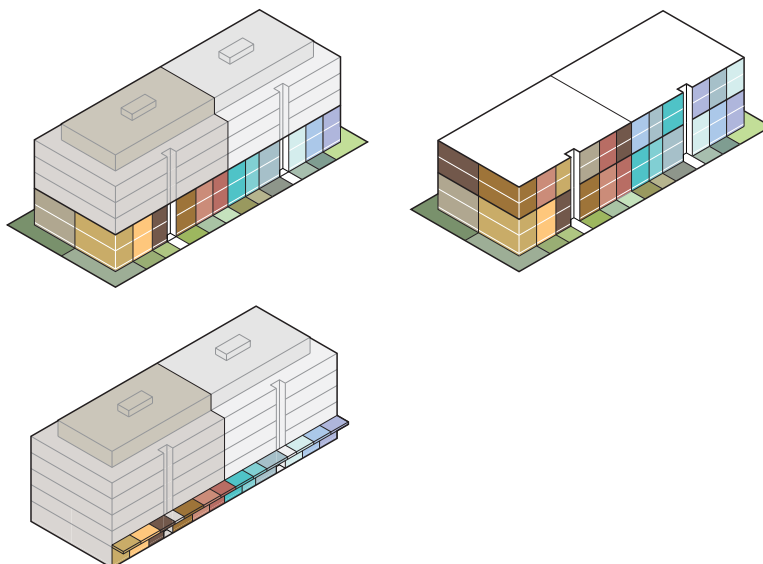
- (5) Tall buildings of 9 storeys or over are to be designed as 'slender form' with a maximum floorplate of 750sqm including balconies, with the exception of the tower referred to in 5.4.3.3 (3).
- (6) Buildings of 10 storeys or over are to be separated from other buildings of 10 storeys or over by a minimum of 60m, unless an urban design study can demonstrate that the objectives of this development control plan and the NSW Residential Flat Design Code can still be achieved.
- (7) Development within street blocks is to vary in size, height and architectural expression, with a variety of facades, articulation, massing and character so that the street block presents as a group of buildings rather than a singular architectural design or building.
- (8) To achieve diversity and interest in the architectural character of Lachlan, buildings that are located adjacent to or opposite one another are not to be similar in design.
- (9) Each street facade is to be articulated into smaller elements at a scale or grain that reflects:
 - (a) the use of the building and the various components of the building;
 - (b) the location of the building, or that part of the building relative to pedestrian or outdoor recreation activity; and
 - (c) the details and building elements including building entries, ground floor, lower floors, top floor and roof.
- (10) Buildings in excess of 40m long must be designed with at least two distinct building components, each of which is to have its own architectural character and not exceed 25m in length, as illustrated in Figure 5.94.

Figure 5.94
Distinct building components



- (11) Buildings less than or equal to 40m in length may have a single architectural character provided that the facade elements establish a fine grain vertical and horizontal articulation (rhythm and scale), as illustrated in Figure 5.95.

Figure 5.95
Establishing
a 'fine grain'
through vertical
and horizontal
articulation



- (12) Groups of dwellings served by the same vertical circulation lift or stair are to be designed as a distinct 'building component'. Generally for buildings up to 8 storeys high, these groups must not exceed 25 dwellings per core.
- (13) Frontages are to be activated through use, the inclusion of multiple entries and through detailing and materials. Individual entries to ground floor apartments facing a street or through-site link are to be maximised. The maximum length of blank street frontage façades is not to exceed 5m.
- (14) To ensure good levels of residential amenity throughout Lachlan, any departure from the NSW Residential Flat Design Code solar access guidelines is to be appropriately justified.
- (15) In addition to NSW Residential Flat Design Code requirements for private communal open space, inclusion of green roofs should be explored for all development less than 25m above ground level in accordance with the City's Green Roofs Policy as it applies from time to time, particularly where high quality private communal open space may be constrained at ground level by overshadowing.

5.4.3.4 Building setbacks

- (1) All buildings are to be designed to comply with the setbacks on the *Building setback and alignment map* and in Figure 5.97: Lachlan Precinct – Building Setbacks.
- (2) The design treatment of primary setbacks is to be appropriate to the proposed use of the adjacent building(s). Refer to Figure 4.22 Building form controls to determine primary setback.
- (3) A 3m by 3m chamfered setback, as shown in Figure 5.96, must be provided from the site boundary at the ground and first floors at the intersection of streets to ensure adequate sightlines.

Figure 5.96
Minimum
chamfered setback

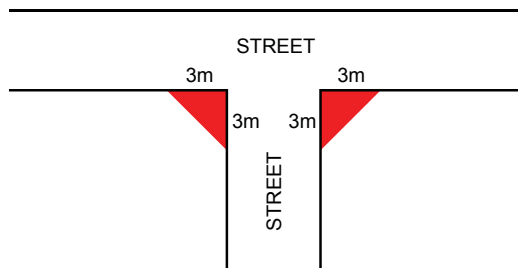


Figure 5.97 Lachlan Precinct Building Setbacks



5.4.3.5 Building typologies and use

- (1) Building types are to generally comply with Figure 5.98: Lachlan Precinct – Building Uses and are to be designed appropriately. The Consent Authority may consider alternative uses consistent with the zoning of the site.
- (2) Ground floor non-residential uses are to be located along the main roads bounding the precinct in recognition of the amenity impact associated with the high traffic use of these streets. To ensure acceptable levels of acoustic amenity and air quality, no residential uses are permitted within 8m above ground level along South Dowling Street and Lachlan Street.
- (3) Non-residential uses are also required to be provided to activate the public domain, along Gadigal Avenue, the Archibald Avenue activity strip and fronting the public open spaces.
- (4) Ground floor non-residential uses are to achieve a minimum depth of 10m measured from the line of enclosure, to accommodate amenities, storage space, general back of house activities and other spatial requirements to support non-residential uses.
- (5) The Archibald Avenue activity strip, between Gadigal Avenue and Sam Sing Street, is to have:
 - (a) a vibrant streetscape and a range of street level activities, avoiding vehicular entries to buildings and footpath crossings;
 - (b) built form that is designed to reinforce the pedestrian scale and achieve good levels of solar access to the public domain; and
 - (c) generous footpaths for outdoor café seating, particularly to the southern side, and high quality landscaping.
- (6) Retail active frontages are to have a:
 - (a) glazing line adjacent to the public domain – recessed entries may be appropriate to provide for a traditional style shopfront; and
 - (b) minimum of 15 tenancy entrances per 100m.
- (7) Continuous awnings are to be provided above retail uses. Awnings over entries are to be provided for commercial uses. All awnings should be setback from the kerb line to avoid collision with tall vehicles potentially operating in the parking lane.

Figure 5.98 Lachlan Precinct Building Uses



KEY

- PRECINCT BOUNDARY
- COMMERCIAL, RETAIL USES OR RESIDENTIAL DWELLINGS
- NON-RESIDENTIAL USES AT GROUND FLOOR ARE ENCOURAGED

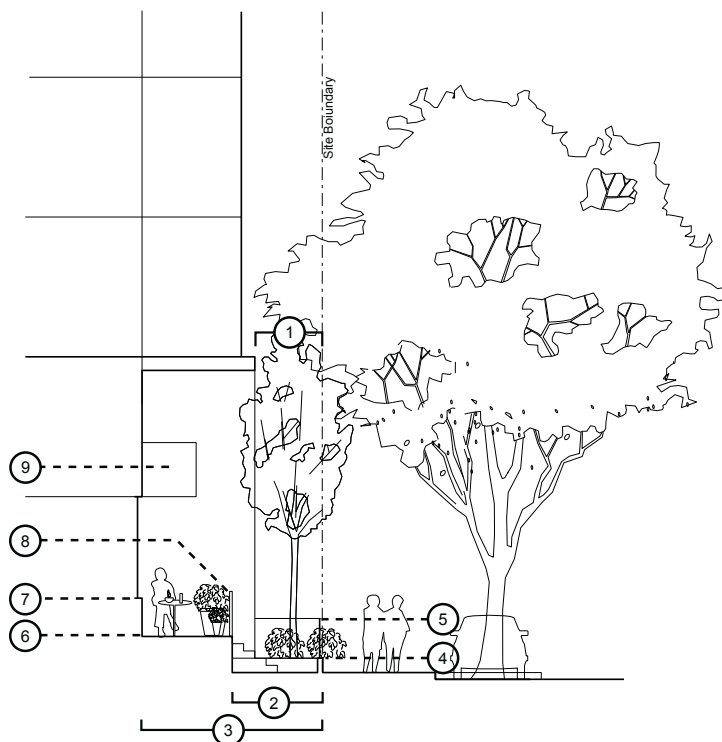
- RETAIL USES AT GROUND FLOOR (COMMERCIAL, RETAIL USES OR RESIDENTIAL DWELLINGS ABOVE)
- NON-RESIDENTIAL USES AT GROUND FLOOR (RESIDENTIAL DWELLINGS, COMMERCIAL OR RETAIL USES ABOVE)
- NON-RESIDENTIAL USES AT GROUND FLOOR, ADAPTABLE FIRST FLOOR FOR NON-RESIDENTIAL OR COMMERCIAL USES
- NON-RESIDENTIAL DWELLINGS PERMITTED BELOW 8m ELEVATION FROM GROUND LEVEL - REFER TO CLAUSE 5.4.3.5(2)



5.4.3.6 Residential uses on the ground and first floor

- (1) Further to Clause 5.4.3.4(1), residential uses at the ground and first floor are to be in accordance with Figure 5.99 and be provided with a minimum:
 - (a) 1.5m primary building setback;
 - (b) 4m setback from the site boundary to the glass line enclosing the internal space at the ground and first floors; and
 - (c) 2.0m wide deep soil landscape setback as a private front garden. The garden may be located above the street level in accordance with Clause 5.4.3.8(2) and (3).
- (2) Ground floor private open space located facing the street is to be designed as a compact deck up to 2.0m deep.
- (3) The level established for the ground floor is to offer a combination of privacy and passive surveillance and is to be cognisant of the requirements of Clauses 5.4.3.8(1)-(9) regarding development levels.
- (4) Sills or opaque treatments are to be provided to ground floor windows to at least 0.8m above ground floor level to provide privacy.
- (5) Dwellings on the ground floor facing the street are to have individual entries from the street.
- (6) Balustrades to ground floor decks are to be predominantly open, with preference for contemporary steel palisade types.
- (7) Where a site boundary fence is to be incorporated it is to be predominantly open and no higher than 1.4m from footpath level.
- (8) The size of first floor balconies is to be minimised to ensure adequate light reaches ground floor living areas.
- (9) Where appropriate, ground level apartments are to be designed in a manner similar to 2 storey terrace houses, including framing fin walls to delineate individual dwellings.

Figure 5.99
Typical residential
ground and first
floor relationship to
the street



1. Primary building setback, clear full height – min. 1.5m
2. Deep soil landscape planting area – min. 2m
3. Setback from the site boundary to the glass line – min. 4m
4. Private front garden, landscape bed – 2m wide
5. Site boundary fence – max. 1.4m high
6. Ground floor level – to step with the street and be set in accordance with Development Levels Clauses 5.4.3.8(1)-(9)
7. Sills or opaque treatments to ground floor windows – min. 0.8m above ground floor level
8. Balustrade to ground floor deck – predominantly open
9. First floor balcony – optional

5.4.3.7 Acoustic and visual privacy

For the purposes of defining adequate levels of acoustic amenity for residential development, reference is to be made to Clause 102(3) of the Infrastructure State Environmental Planning Policy.

- (1) Dwellings are to be constructed so that the repeatable maximum LAeq (1 hour) level does not exceed:
 - (a) for closed windows and doors:
 - i. bedrooms (10pm-7am), 35dB; and
 - ii. main living area (24 hours), 40dB.
 - (b) for open windows and doors:
 - i. bedrooms (10pm-7am), 45dB; and
 - ii. main living area (24 hours), 55dB.
- (2) The levels above are to include the combined measured level of noise from both external sources and the ventilation system operating normally.

- (3) For areas with predominantly non-residential ground level uses, or with a nominated active frontage, or sites with a frontage to a busy road (carrying more than 20,000 vehicles per day):
- (a) residential uses with a floor level located within 10m above the ground level with good access to daylight (where the angle from a horizontal plane to obstructions of the sky* is less than 30 degrees) must:
- i. have a minimum 65% solid masonry street frontage (including balustrade); and
 - ii. incorporate a sun-room behind the street frontage with a minimum clear depth of 1.2m to:
 - a. attenuate noise by providing fully retractable glazed screens at the street frontage alignment that when closed create a full acoustic seal (and reasonable acoustic amenity in habitable spaces); and
 - b. ensure visual privacy by providing fully retractable privacy screens at the street frontage alignment.

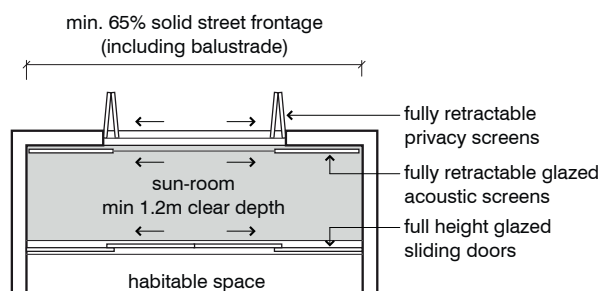
Note: The two sets of screens must operate independently.

The sunroom is to be included in any calculations of gross floor area but is not to be considered as a habitable room.

*See Figure 5.100

Figure 5.100

Acoustic and visual privacy treatment for residential units with good access to daylight



- (b) Residential uses with a floor level located within 10m above the ground level with limited access to daylight (where the angle from a horizontal plane to obstructions of the sky* is greater than 30 degrees) must:
- i. have a minimum 50% solid masonry street frontage (including balustrade);
 - ii. not include any external horizontal projections above residential windows that block access to daylight (for example balconies);
 - iii. provide exterior windows at the streets frontage alignment that when closed create a full acoustic seal and provide adequate acoustic amenity; and
 - iv. provide visual privacy with fully retractable privacy screens at the street frontage alignment.

Note: The two sets of screens must operate independently.

*See Figure 5.101

Figure 5.101

Acoustic and visual privacy treatment for residential units with limited access to daylight

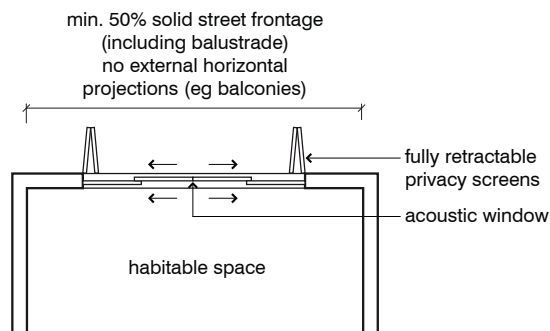
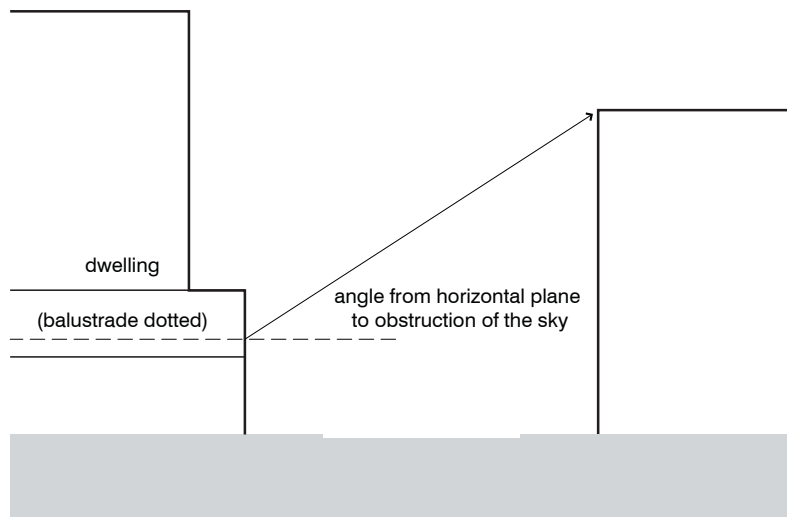


Figure 5.102

Angle from horizontal plane to obstruction of the sky



5.4.3.8 Development levels

- (1) Development levels for buildings and public domain are to be set by the Australian Height Datum Reduced Levels (RLs) to be supplied by Council.
- (2) Public domain and street blocks are to be graded appropriately between the supplied RLs across the topography of a site to the satisfaction of Council. The ground floor level of any building is to be as close as possible to the ground level of the adjacent public domain at any point.
- (3) Except where required to achieve a minimum freeboard above the Flood Planning Level, the maximum height in metres of the ground level above the adjacent public domain is to be 1m for residential uses.
- (4) Retail uses along the Archibald Avenue activity strip are to be located at ground level, with underground stormwater infrastructure designed to capture the 1 in 100 year flood.
- (5) Finished floor levels of ground floor retail and commercial uses throughout Lachlan are to be set no higher than the 1 in 100 year flood.
- (6) It is generally preferable for retail and commercial tenancies to have an entry threshold at street level to enable a better visual and physical connection with passing foot traffic. As such, setting the ground floor level below the 1 in 100 year floor level is to be explored and agreed to by the Consent Authority.

- (7) Where a retail or commercial unit is proposed below the 1 in 100 year floor level it will be assessed on merit and considered provided that:
 - (a) it assists in activating the future public domain;
 - (b) a split-level unit is achieved, with an upper level set at the 1 in 100 year flood, accessed via a level transition of stairs, ramp or both incorporated within the internal layout of the unit;
 - (c) any part of the floor space proposed below the 1 in 100 year flood is located along the street frontage and contains no permanent fixtures that are susceptible to damage from flooding;
 - (d) all equipment, including electrical equipment, is located in the elevated section, above the 1 in 100 year flood;
 - (e) each unit is constructed so as not to have any penetrations to other parts of the building and that any flooding that may occur internally is contained and unable to spread to adjacent units; and
 - (f) construction is flood resistant, including the line of enclosure which is to have a solid wall below, and sill set above, the 1 in 100 year flood.
- (8) Where the adjacent public domain slopes, ground floor levels should step to maintain an optimal relationship to the street.
- (9) The Flood Planning Level should be determined at least every 25m along each frontage to avoid ground floor levels being set excessively high relative to the level of the public domain on sloping sites.
- (10) Ramps and steps to provide access up to ground level are not to be provided within the public domain.

5.4.3.9 Parking and access

- (1) Vehicular access points for all developments are to be consolidated to minimise disruption to pedestrians. Vehicles are to enter buildings directly from the street and not from breaks between buildings. Driveway crossings and vehicular access points are not permitted along Gadigal Avenue or within the Archibald Avenue activity strip, and are to be situated instead on lower-order streets, in accordance with Figure 5.88: Lachlan Precinct – Access and Circulation.
- (2) Access to underground parking is to be designed with due regard to flood levels and impact on the street frontage.
- (3) Parking is to be provided underground and located generally within the extent of the building floorplate above.
- (4) Where the topography of the land or constraints of the water table result in the basement parking level projecting above ground level, it is to be designed to:
 - (a) not project more than 1m above ground or as required to comply with Flood Planning Levels; and
 - (b) achieve an attractive ground level relationship between the building(s) and the public domain, with generous vegetation screening.
- (5) Where below ground parking is significantly constrained by the high water table or where site remediation is environmentally unsustainable, up to one level of on-site parking may be considered above ground within the building floorplate provided that it is:
 - (a) incorporated into the building and screened by other uses; and
 - (b) designed with materials, details, proportions and landscaping to complement the building and adjoining buildings.

- (6) Given the limited street block dimensions achievable within 52 O'Dea Avenue and the amalgamated street block north of Dyuralya Park, the provision of basement parking below the footpath of Gadigal Avenue may be considered by the Consent Authority in connection with redevelopment of site, where:
 - (a) the requirements for parking associated with the proposed development cannot reasonably be met within the maximum extent of the street block, including provision of two basement levels;
 - (b) there is no protrusion or evidence of the car park visible above ground level;
 - (c) the car park extends no further than 2m under the footpath;
 - (d) a satisfactory arrangement can be made for the provision and maintenance of stormwater infrastructure, street tree pits and private service connections below the street surface; and
 - (e) an acceptable arrangement to separate the public and private strata can be put in place.
- (7) Design of any parking beneath streets dedicated in stratum is subject to Council's approval. Where possible any development beneath roads dedicated in stratum must comprise common areas or visitor parking.
- (8) Where required to be provided by Council, a shared/integrated basement car parking area with a single vehicular access point is to be provided in the locations identified in Figure 5.88: Lachlan Precinct – Access and Circulation. Where required, the first site to develop is to make provision for shared access, with necessary easement(s) on title, appropriate circulation paths and siting of breakthrough walls.

5.4.3.10 Staging and implementation

- (1) All sites to be redeveloped are to have a public road frontage and be accessible via a public street.
- (2) An interim alternative street block layout or built form layout may be considered on a site by the Consent Authority to allow for staged redevelopment and/or retention and refurbishment of existing industrial/commercial buildings, provided that:
 - (a) the development secures at least some elements of the required public domain infrastructure for that site as identified in this development control plan in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure and Figure 5.77: Lachlan Precinct – Public Domain Dedication; and
 - (b) any area of proposed development which impedes the achievement of the public domain infrastructure required in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure be of a temporary nature and be conditioned as such; and
 - (c) a strategy outlining a likely development staging plan and delivery sequence for the remaining public domain infrastructure required in Figure 5.76: Lachlan Precinct – Public Domain and Local Infrastructure be submitted to accompany the development application.