

# **Attachment C**

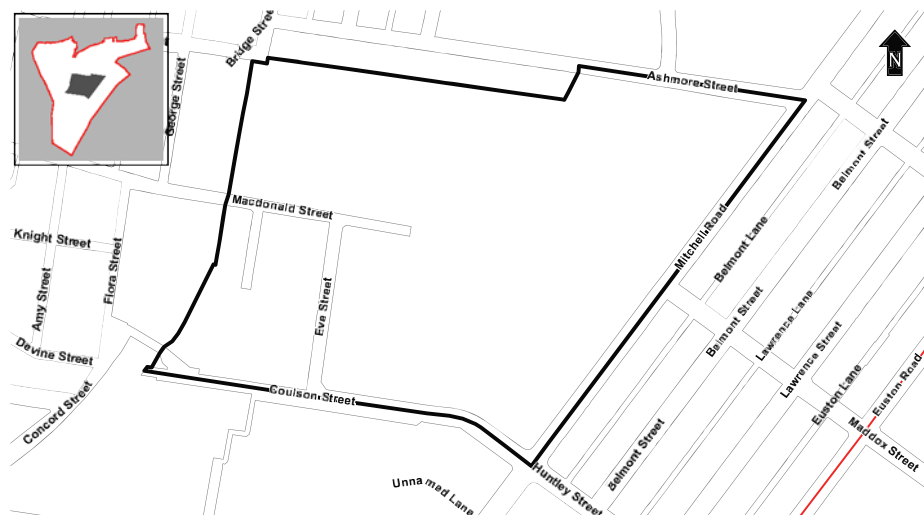
**Extract of Section 5.5 Ashmore Precinct  
Sydney Development Control Plan 2012**

## 5.5

### Ashmore Neighbourhood

The Ashmore Neighbourhood is defined in the Ashmore Land Application Map shown at Figure 5.103. It is bound by Ashmore Street to the north, Mitchell Road to the east, Coulson Street to the south and the railway embankment to the west. It is within close proximity to Erskineville Road Village Centre and the King Street retail strip.

Figure 5.103  
Ashmore Land  
Application Map



Ashmore will be a sustainable neighbourhood that offers a variety of dwelling types and will be well integrated with new residential development in Ashmore and the surrounding conservation areas of Erskineville and Alexandria.

Development will be complemented with a high quality public domain, including new streets, a central public park and bike links to facilitate pedestrian and cycle movement throughout Ashmore, and integrated with the surrounding street network and open spaces.

Ashmore will have a strong landscaped character, with new development being setback from the street to provide a landscape buffer between the new buildings and the public domain. New development will be designed to ensure it brings life to the street with individual entries to ground floor dwellings, to provide passive surveillance and opportunities for social interaction.

Figure 5.104 Ashmore Urban Strategy shows an indicative vision for the Ashmore Neighbourhood.

### 5.5.1 Ashmore urban strategy

#### Objectives

- (a) Future development is to be of the highest quality, and sympathetic to the existing surrounding local character and history of Erskineville and Alexandria and their former industrial uses.
- (b) Ensure that redevelopment of the Ashmore Neighbourhood is coordinated to effectively manage the redevelopment and provide adequate community facilities and services as required.
- (c) Introduce a mix of dwelling types to provide flexibility and choice that reflects the needs of 21st century living.
- (d) Ensure building heights in Ashmore provide a transition to the surrounding conservation areas.
- (e) Introduce a permeable network of streets that responds to key connections and the surrounding historic street patterns of Erskineville and Alexandria.
- (f) Create an attractive public domain with pedestrian and bike connections. Links to public transport are to be clear and legible, and are to prioritise pedestrians with slow speed traffic lanes. All streets should include tree planting.
- (g) Provide one main park, known as McPherson Park, for passive and active recreation, and to assist with stormwater management.
- (h) Provide high quality streetscapes throughout Ashmore. All new streets will provide trees to provide shade and amenity and incorporate water sensitive urban design where appropriate.
- (i) Create a strong landscaped character that unites development in Ashmore by setting back development from the public domain and providing native planting that is in accordance with the Council's Landscape Code.
- (j) Introduce an appropriate mix of land uses with retail at ground level on MacDonald Street, adjacent to McPherson Park and some commercial uses at the intersection of MacDonald Street and Mitchell Road.
- (k) Protect key panoramic views from Sydney Park to the CBD skyline and King Street ridge and east-west views throughout the neighbourhood to enhance visual permeability.

Figure 5.104 Ashmore Urban Strategy



KEY

- PRECINCT BOUNDARY
- 5 STOREY STREET FRONTAGE HEIGHT
- GREEN LINK - PEDESTRIAN / CYCLE
- BUILDINGS UP TO 8 STOREYS

- ACTIVE EDGE
- COMMERCIAL / RETAIL
- LOW BUILDINGS
- \* LOCAL SHOPS

- PROPOSED OPEN SPACE
- PRIMARY STREET WITH CYCLEWAYS
- BIOSWALES
- EXISTING OPEN SPACE

- ⇄ PEDESTRIAN / CYCLE ONLY LANES  
- NO VEHICULAR ACCESS
- ⇄ PEDESTRIAN LINKS
- ONE WAY STREETS



## 5.5.2 Urban design principles

The following principles have been developed to inform the development of these planning controls. They are the result of an urban design review that has established appropriate building heights for Ashmore, the preferred development type, and density. They ensure that the proposed built form meets the required building standards, and integrates with the context of the surrounding local area.

### Principle 1 Transition of Building Heights



- Ensure a transition of building heights from the surrounding conservation areas;
- Provide 2 storey (plus attic) terraces immediately to the south of the existing terraces on Ashmore Street;
- Provide a predominant street wall height of 3 storeys along Mitchell Road;
- All the upper levels (above 5 storeys) will be required to be setback 4m to reduce their visual impact from the street; and
- Locate higher buildings surrounding McPherson Park (the main public park).

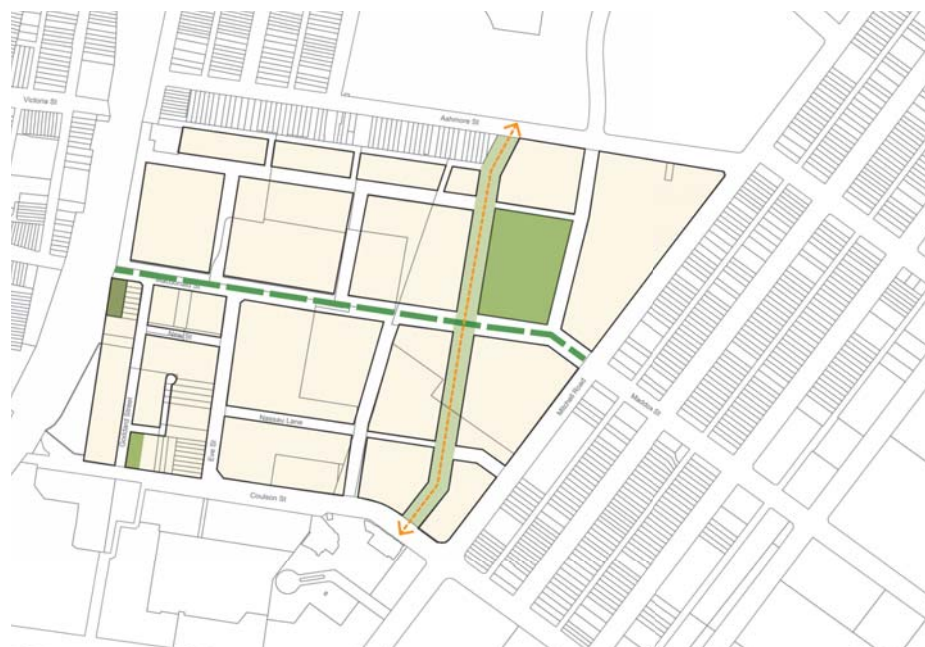


**Principle 2**  
Land Uses



- Provide a predominantly residential neighbourhood;
- Ensure that appropriate local shops and services (such as childcare facilities) are provided to meet the demands of the new population;
- Ensure location of local shops and services are in the optimum location to meet the needs of the new and existing population; and
- Ensure a sufficient quantum of public open spaces is provided to meet the demand of the new population.

**Principle 3**  
Public Domain



- Provide one main park of 7400 square metres, to provide for active and passive recreation;
- Provide a north-south green link for pedestrians and cyclists that links Ashmore to Harry Noble Park in the north and Sydney Park in the south;

- Ensure 3 metre landscaped setbacks are provided to reduce the perception of scale of buildings at street level;
- Provide bioswales on key streets, and unobstructed root zones for planting of trees and help with rainwater infiltration; and
- Use landscaping to help manage stormwater.

### 5.5.3 Local infrastructure and public domain

Refer also to provisions in Section 3 General Provisions.

#### Objectives

- (a) Introduce additional east-west and north-south connections to create a clear, legible and permeable network of streets and pedestrian and bike links that connect the Ashmore Neighbourhood to:
  - (i) transport nodes;
  - (ii) the proposed retail and commercial precinct;
  - (iii) other services on Erskineville Road Village and King Street, Newtown; and
  - (iv) nearby open spaces and neighbourhoods.
- (b) Provide an integrated network of open space and public domain areas for passive recreation, to enhance the lifestyle of residents and promote social interaction.
- (c) Ensure open space and green links are located to assist with stormwater management, provides deep soil zones and maximise rainfall infiltration.
- (d) Ensure Ashmore is accessible, safe, and secure for all members of the community in line with Crime Prevention through Environmental Design (CPTED) principles.

#### 5.5.3.1 Street network

##### Provisions

- (1) New streets, lanes and pedestrian links are to be provided in the locations identified in Figure 5.105 Ashmore Street Hierarchy. All streets and lanes are to be dedicated to Council.
- (2) All streets and lanes must be designed in accordance with Figures 5.107-5.115 Sections – A - H.
- (3) Design of new streets must be in accordance with the Ashmore Public Domain Strategy.
- (4) Ensure that the new street network maximises legibility and orientation throughout Ashmore to reduce effects of visual enclosure. Where existing streets are to be extended they must connect directly and align with existing streets.
- (5) Extend MacDonald Street to the east to connect with Mitchell Road and provide a swale along the length of MacDonald Street to help manage stormwater pollutant loads.
- (6) Extend Goddard Street to Coulson Street southwards to provide easier pedestrian access from the Ashmore neighbourhood to Sydney Park.
- (7) Reinstate Coppersmith Lane.
- (8) Provide a shared zone between MacDonald Street and Bridge Street, immediately adjacent to the railway line.

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Figure 5.106 Ashmore Dedication Map



Figure 5.107  
MacDonald Street –  
Section A

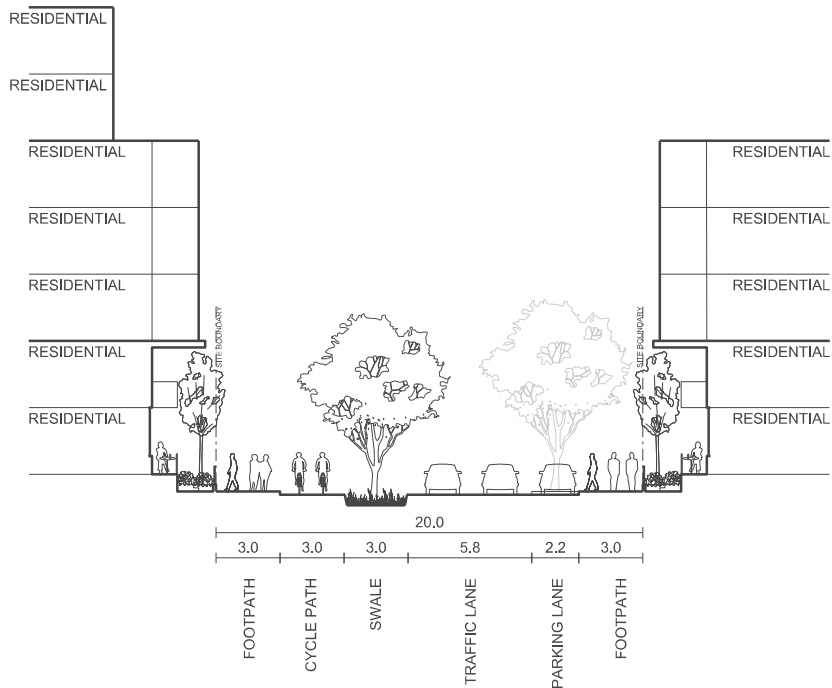


Figure 5.108  
13.8 metre Standard  
Street - Section B

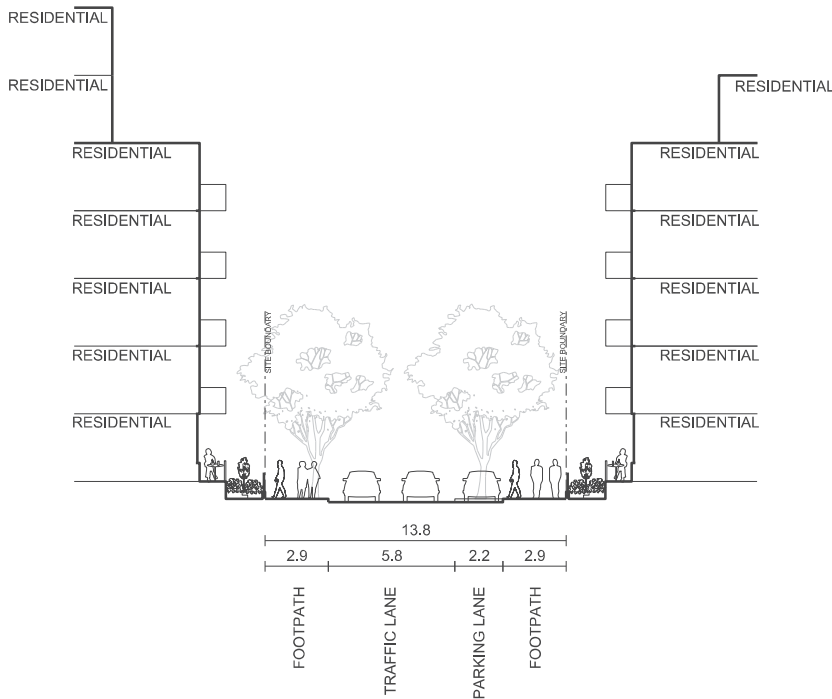


Figure 5.109  
Shared Zone -  
Section C

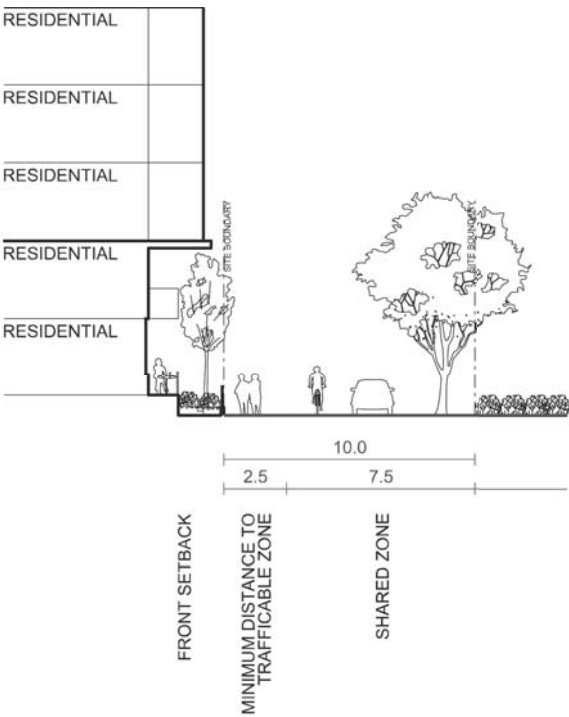


Figure 5.110  
Goddard Street -  
Section D

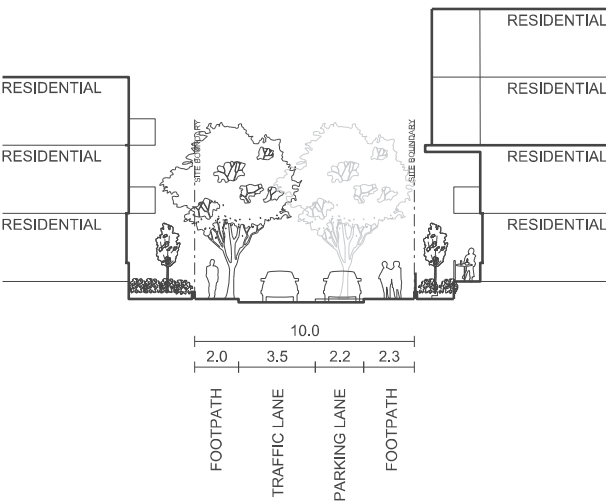


Figure 5.111  
Goddard Street -  
Section D (plan view  
indicative)

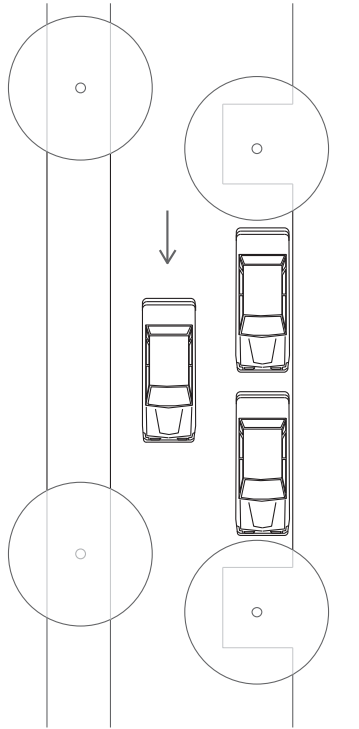


Figure 5.112  
Shared Zone -  
Section E

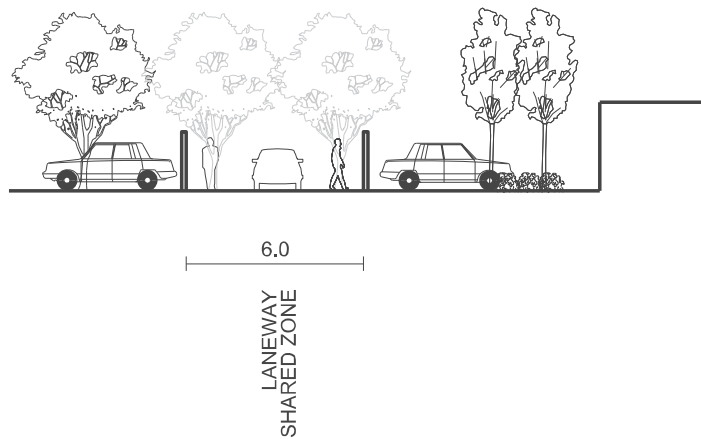


Figure 5.113  
Kooka Walk -  
Section F

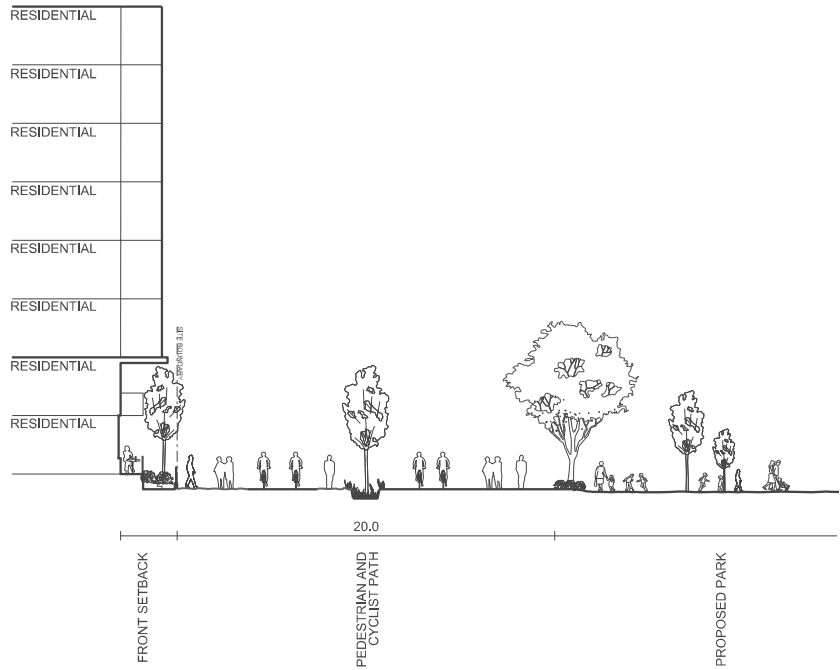
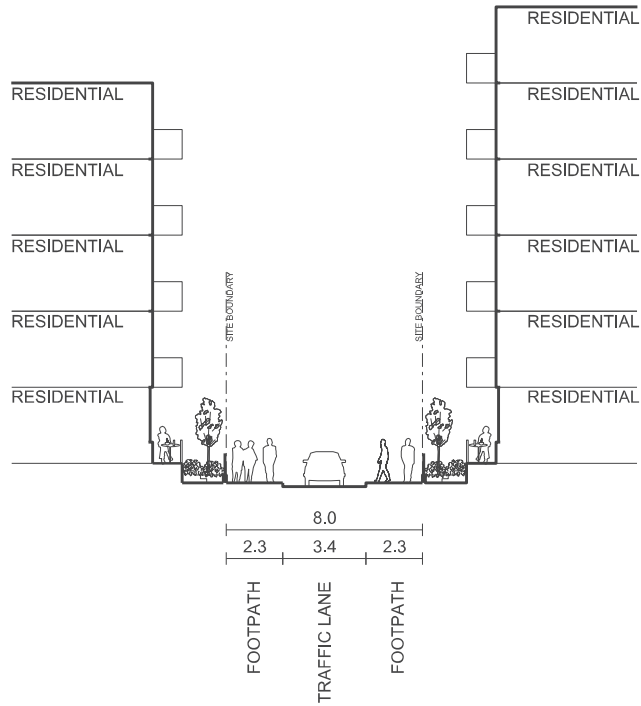
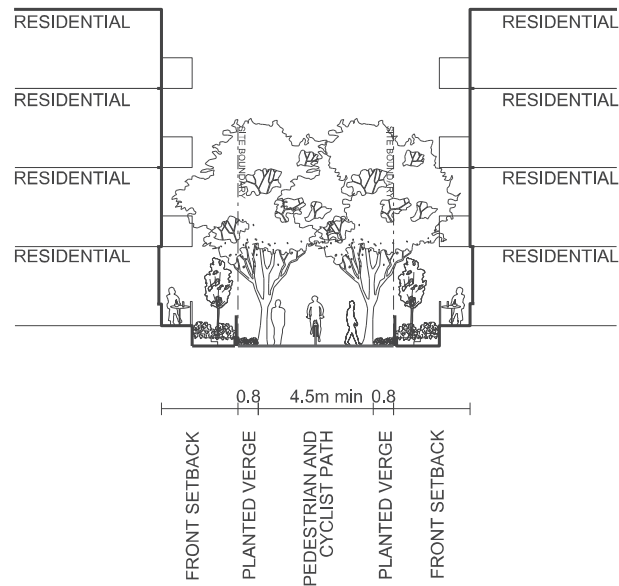


Figure 5.114  
Small street -  
Section G





**Figure 5.115**  
Pedestrian/cyclists  
link - Section H

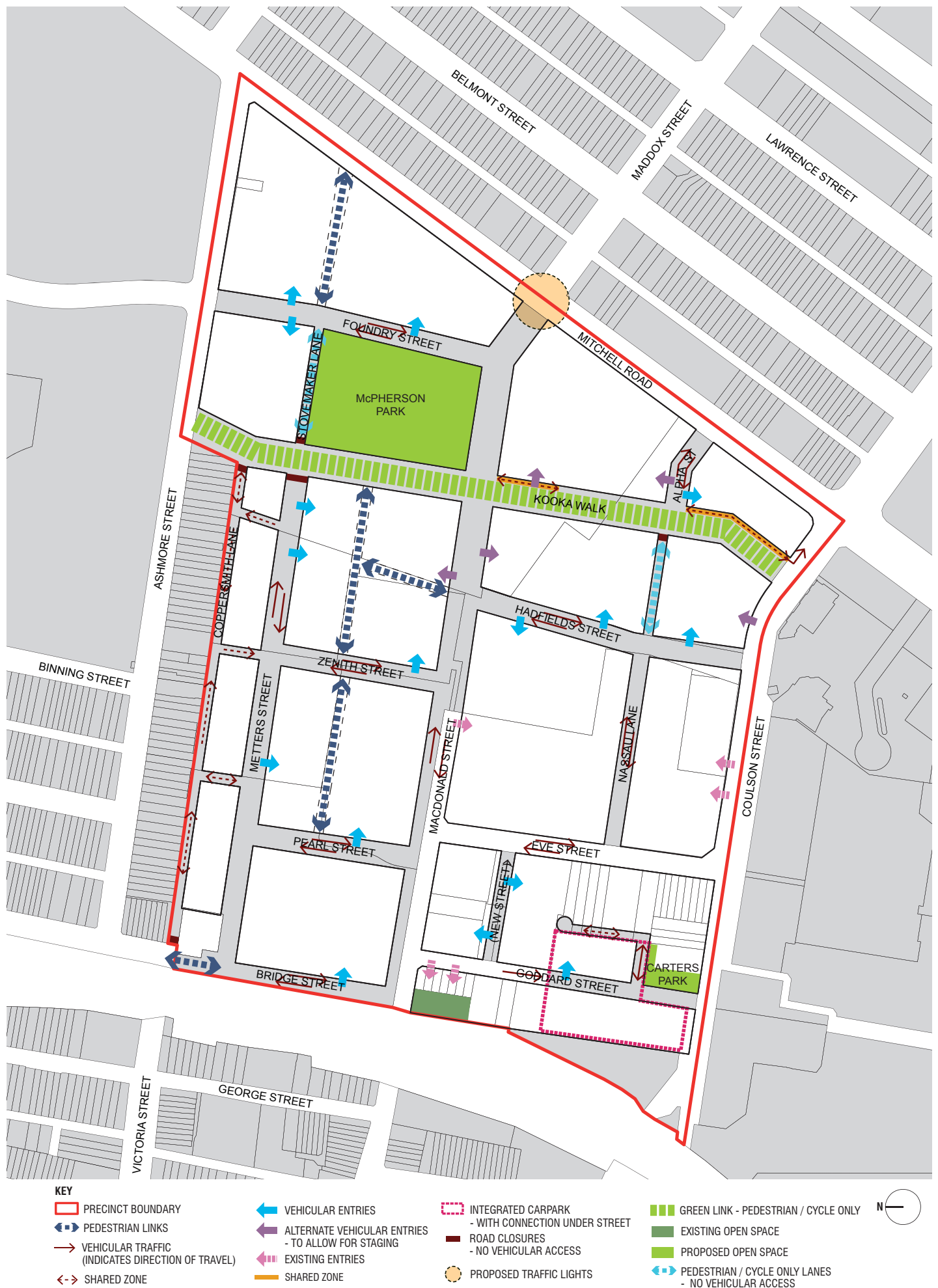


### 5.5.3.2 Movement and connectivity

#### Provisions

- (1) Major access and egress points are to be consistent with Figure 5.116 Ashmore Circulation and Access.
- (2) Circulation is to be consistent with Figure 5.116 Ashmore Circulation and Access.
- (3) Introduce traffic signals at the junction of Mitchell Road and Maddox Street following the extension of MacDonald Street in accordance with Figure 5.105 Ashmore Street Hierarchy.
- (4) Bollards or other measures 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) Between Kooka Walk and Ashmore Street
  - (b) Corner of new Bridge Street extension and Victoria Street; and
  - (c) Between Coppersmith Lane and Victoria Street.
- (5) Vehicle access to the retail/commercial centre is to be from Alpha Street. Sufficient space for turning vehicles is to be provided.
- (6) The shared zone on Kooka Walk between MacDonald Street and Alpha Street and Coulson Street and Alpha Street are designed to reduce traffic speed and create a pedestrian friendly space.
- (7) Access to the Sydney Water Pumping Station at the intersection of Bridge Street and Victoria Street must be retained.
- (8) Driveways and car park entries must be in accordance with Figure 5.116 Ashmore Circulation and Access.
- (9) Underground car parking entries are to be set back from the building line to reduce their visual dominance in the streetscape.
- (10) It is preferred that driveway access is not from MacDonald Street, however, due to staging constraints, alternate access points are shown in Figure 5.116 Ashmore Circulation and Access.

Figure 5.116 Ashmore Circulation and Access



#### 5.5.3.3 Bike routes and facilities

- (1) Bike facilities, including bike routes and bike-parking facilities are to be designed as part of the public domain and in accordance with the Council's Cycle Strategy, the Ashmore Public Domain Strategy and Figure 5.116 Ashmore Circulation and Access.
- (2) Introduce a separated cycleway along MacDonald Street in accordance with Figure 5.117.
- (3) Kooka Walk must be designed as a green link. It must be a shared path for cycles and pedestrians only. It must be a minimum of 20 metres wide for its full length and connect Ashmore Street to Coulson Street, and be in accordance with Figure 5.119 Ashmore Open Space and Setbacks.

#### 5.5.3.4 Public open space

##### Provisions

- (1) Where required to be provided, introduce an open space network that is consistent with Figure 5.119 Ashmore Open Space and Setbacks.
- (2) The design of all open spaces is to be in accordance with the Ashmore Public Domain Strategy.
- (3) The landscaping and materials used for open spaces is to respond to the neighbourhood's character, to unite and relate to the wider Ashmore Neighbourhood.
- (4) Public open space is to include:
  - (a) sub-surface drip irrigation systems controlled by timers using soil moisture or rainfall sensors;
  - (b) drought tolerant plants and grasses;
  - (c) water retaining media mixed into soil; and
  - (d) tree planting and landscaping using elements such as indigenous tree species, interesting sculptural elements and pavement design.
- (5) McPherson Park is to be one contiguous space with a minimum area of 7400 square metres. It must be designed so that it provides opportunities for passive and active recreation. McPherson Park is to:
  - (a) have a dual use function as a flood/stormwater detention basin, but primarily be a soft landscaped area to complement the public domain in particular Kooka Walk through Ashmore;
  - (b) integrate with Kooka Walk and is designed to provide the dual function of a pedestrian and bike path (connecting Sydney Park to Erskineville Oval) and stormwater detention system;
  - (c) be of a high quality design that creates interest, using landmark sculptural elements and other appropriate elements, that particularly reference the former historic uses;
  - (d) McPherson Park and Kooka Walk are to respond to an integrated design, whilst clearly defining the function of each space; and
  - (e) use indigenous plant and tree species.

**Figure 5.117**  
Example of dual  
function park,  
Zetland



- (6) Carter's Park is to be a minimum of 500 square metres and is to be high quality, create interest and add character to Ashmore. The design of the Carter's Park is to provide passive recreation space with adequate seating.

**Figure 5.118**  
Example of dual  
function park,  
Zetland



- (7) All plant species and structures are to be able to withstand temporary flood inundation in those areas designed as a detention basin.



Figure 5.119 Ashmore Open Space and Setbacks





#### 5.5.4 Accessibility and amenity in the public domain

##### Objective

- (a) Provide generous footpaths, local access and connectivity both within Ashmore and the surrounding existing neighbourhoods;
- (b) Design all public space and landscaping to be of the highest quality and a consistent design, that is accessible and safe for all people; and
- (c) Provide a pleasant and safe environment for the enjoyment of pedestrians and cyclists, and improve amenity for residents, workers and visitors through provision of solar access in the public domain.

##### 5.5.4.1 Solar access

##### Provisions

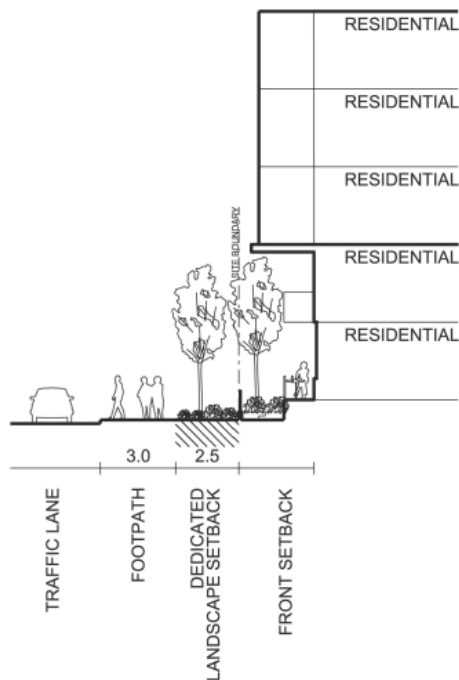
- (1) New development must ensure that it provides a minimum of three hours of direct sunlight between 11am and 2pm on 21 June to the public square (within the Sydney Park Village development) in the southwest corner of Coulson Street and Mitchell Road.
- (2) A minimum of 60% of the total area of McPherson Park is to have direct solar access between 10am and 2pm at the winter solstice.

##### 5.5.4.2 Quality of landscaping and landscaped setbacks

##### Provisions

- (1) A minimum of 1 metre of soil is to be provided in planting beds above car parking structures.
- (2) Landscaping, plant species and structures such as walls are to withstand temporary flood inundation in those areas designated as detention basins.
- (3) All setbacks are to be provided in accordance with Figure 5.119 Ashmore Open Space and Setbacks Map.
- (4) All 3 metre landscaped setbacks must be in accordance with the City's Landscape Code and must remain in the private domain with the maintenance the responsibility of the body corporate/strata.
- (5) That a 2.5 metre landscaped setback is to be provided on the corner of Goddard Street and Coulson Street. This setback is required to ensure visibility for vehicles leaving Goddard Street and is to be dedicated to Council. The landscaping of this setback is to be appropriate to ensure it does not block visibility for cars, and is to be in accordance with Figure 5.120 Goddard Street and Coulson Street Section.

**Figure 5.120**  
Goddard Street  
and Coulston Street  
Section



#### **5.5.4.3 Stormwater management**

##### **Provisions**

- (1) McPherson Park is to be one contiguous space with a minimum area of 7400 square metres. It must be designed so as to have a dual use function as a stormwater detention basin and public open space.
- (2) Introduce swales in the design of overland flow paths along MacDonald Street (including the proposed extension) and Kooka Walk as detailed in Figure 5.121 Ashmore Stormwater Management.
- (3) The location of Kooka Walk is to be consistent with Ashmore Street Hierarchy, Ashmore Open Space and Setbacks and Ashmore Stormwater Management, Figures 5.105, Figures 5.119 and 5.121 to assist with the management of stormwater.
- (4) Kooka Walk is to incorporate the following:
  - (a) a stormwater channel to enable the flow of stormwater;
  - (b) formal (paved area with grassed swale) and natural (grassed area/detention) landscaping into the stormwater corridor;
  - (c) consistent tree planting along the length of the stormwater corridor to create a legible space;
  - (d) a walkway that is consistent with the Ashmore Public Domain Strategy; and
- (5) All open spaces are to maximise the infiltration of rainwater by maximising the provision of deep soil.

Figure 5.121 Ashmore Stormwater Management



### **5.5.5 Staging**

It is envisaged that the urban design strategy for Ashmore will be progressively implemented as each property is redeveloped.

#### **Objectives**

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

#### **Provisions**

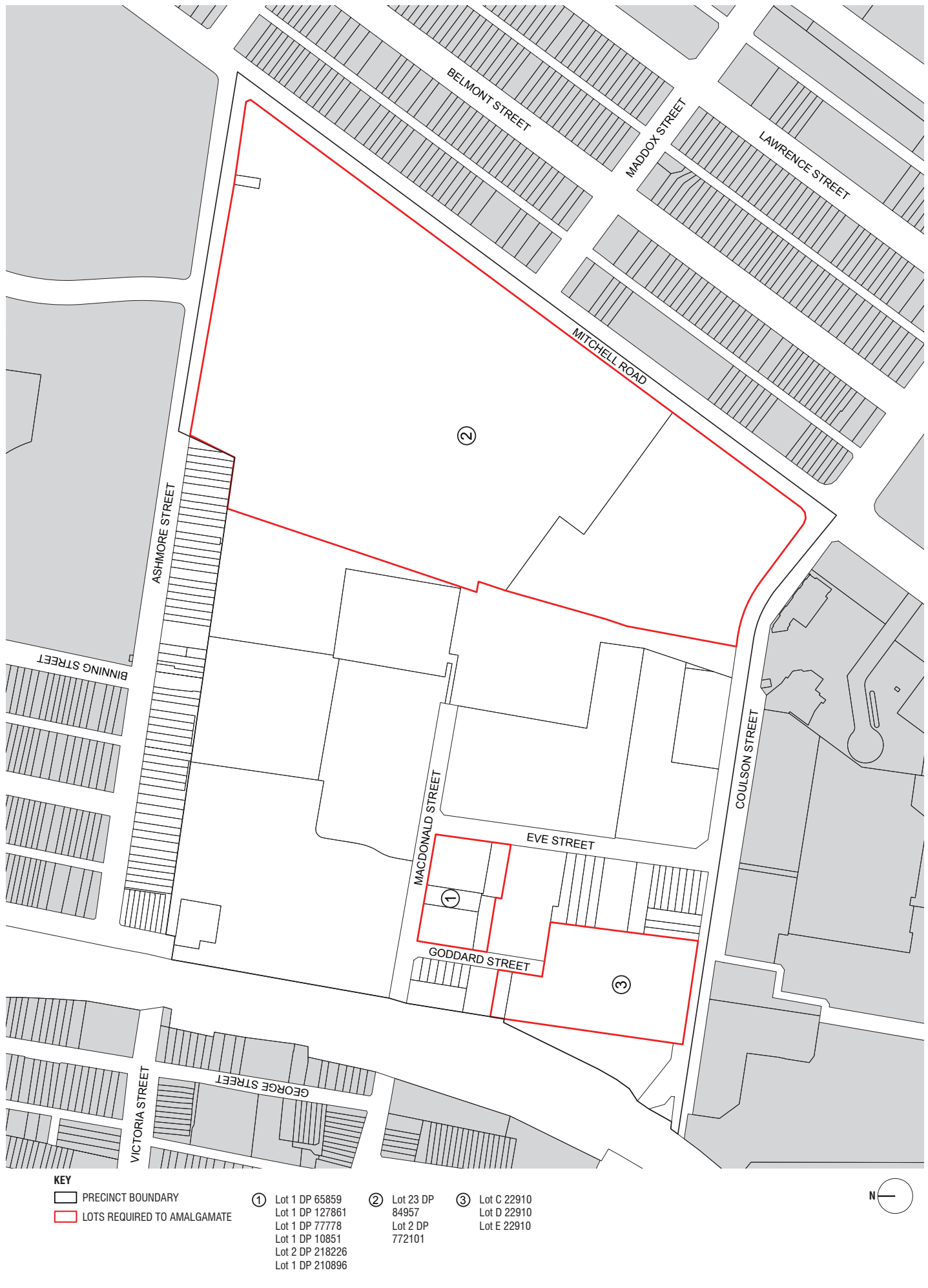
- (1) A staging plan is to be submitted to Council with a development application.
- (2) A temporary connection between Stovemaker Lane and Metters Street (through Kooka Walk) is permitted for access to residential development, but it must be a 'shared zone' and is only until the development of Metters Street in the adjacent lot (Lot 3 DP788543, Lots 1-3 SP74596) is realised. The re-instatement of the bike and pedestrian link is to be to the satisfaction of Council and comply with the Ashmore Public Domain Strategy.
- (3) Measures are to be put into place to protect the amenity of new development without affecting the existing light industrial uses.
- (4) All sites to be redeveloped are to have a public road frontage and be accessible via a public street.

### **5.5.6 Floor space ratio**

#### **Provisions**

- (1) Consolidation of land identified in Figure 5.122 Ashmore Land Amalgamation Map is to occur before a development application can be considered.
- (2) Alternative amalgamation schemes will need to be assessed individually and must be supported by an urban design study.

Figure 5.122 Ashmore Land Amalgamation





### **5.5.7 Land use mix**

#### **Provisions**

- (1) A range of retail uses and commercial spaces including one full-line supermarket, fresh food cafes and shops are to be provided on MacDonald Street, adjacent to McPherson Park, as detailed in Figure 5.124 Ashmore Land Use.
- (2) Childcare facilities are encouraged within the precinct. The preferred locations for Childcare facilities considered in the locations identified in Figure 5.124 Ashmore Land Use.
- (3) Ashmore is to be a predominantly residential neighbourhood.

**Figure 5.123**  
Example of  
supermarket with  
other retail uses,  
Waterloo



Figure 5.124 Ashmore Land Use



### **5.5.8 Building layout, form and design**

Refer also to Section 3 Development Types.

#### **Objectives**

- (a) Provide a range of building heights, types and architectural styles to create architectural diversity and visual interest;

**Figure 5.125**  
Example of  
architectural  
diversity, Glebe



- (b) Ensure that terraces complement the built form of terraces in adjoining conservation areas;

**Figure 5.126**  
Adjacent  
conservation  
area, Erskineville,  
Alexandria and  
Macdonaldtown  
Conservation Area



- (c) Minimise overshadowing to existing and proposed built form and parks;
- (d) Ensure appropriate building lengths, building articulation and individual ground floor entries to reduce the scale of the buildings as perceived from the public domain; and
- (e) Ensure side and rear building setbacks are provided in a manner that does not impede development on adjoining sites.



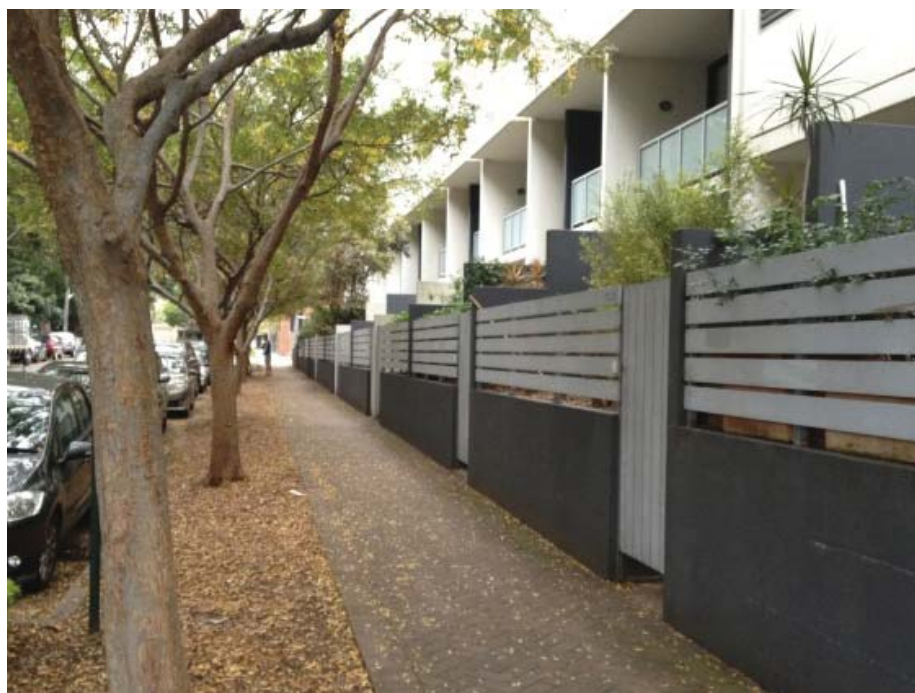
**Figure 5.127**

Example of good  
building articulation,  
Walsh Bay



**Figure 5.128**

Example of  
individual ground  
floor entries,  
Alexandria



### **5.5.8.1 Height of buildings**

#### **Provisions**

- (1) Development is not to exceed the maximum number of storeys for the land as shown in Figure 5.129 Ashmore Height in Storeys.
- (2) A building is not to be located in the view path of the Sydney CBD, the clock at Central Station, and Bondi Junction (see view corridor A on Figure 5.130 View Corridors from Sydney Park) when viewed from both knolls of Sydney Park. Buildings are not to exceed RL.30.2 A.H.D (Australian Height Datum) at the Eastern Knoll (332219e/6246454n), and RL 26.5 at the Western Knoll (332037e/624659n).
- (3) Street frontage heights are not to exceed the maximum height in storeys, shown in Figure 5.129 Ashmore Height in Storeys.

Figure 5.129 Ashmore Height in Storeys



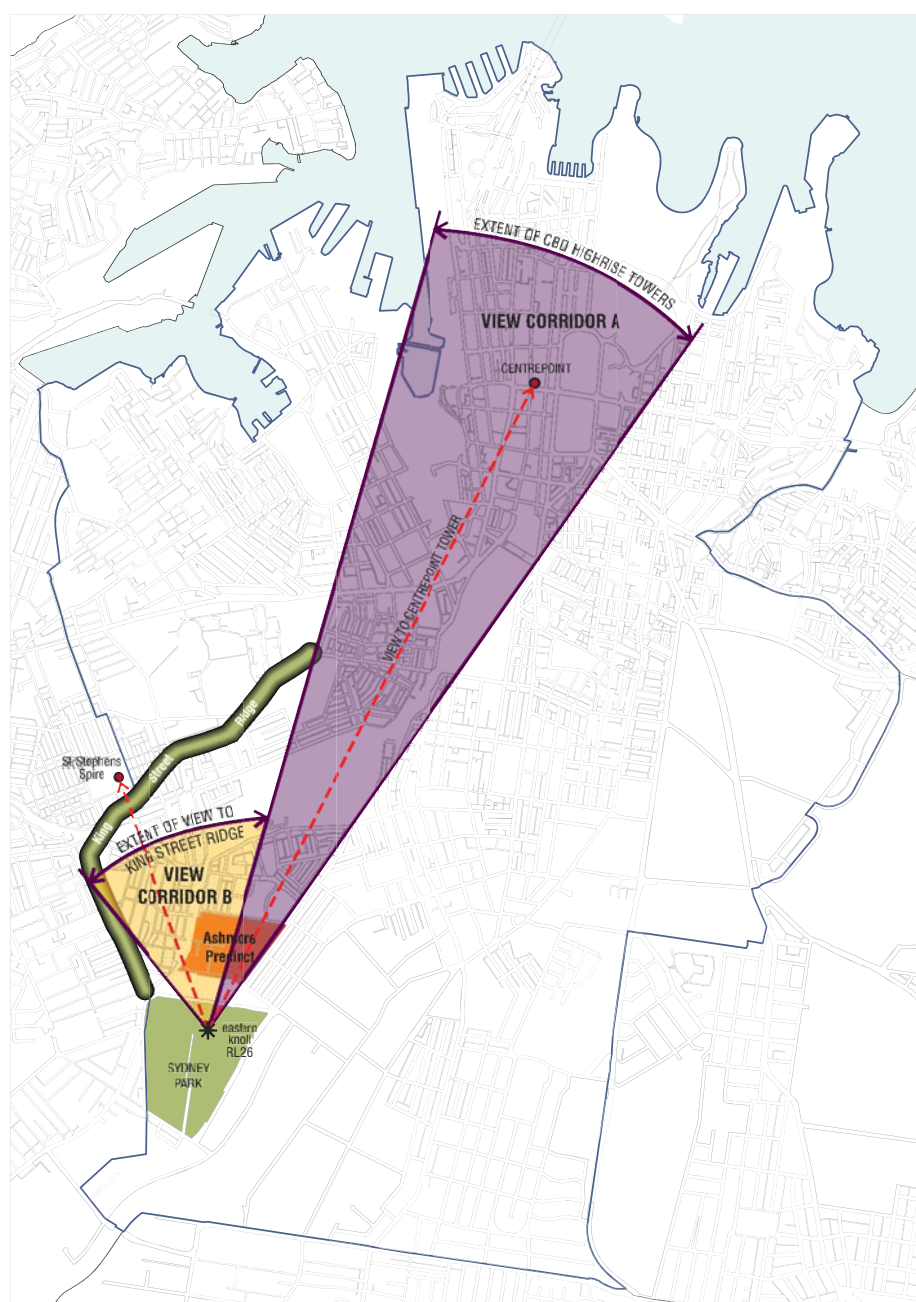


### 5.5.8.2 Views

#### Provisions

- (1) New development is to protect the views (refer to Figure 5.130 View Corridors from Sydney Park) to the following locations:
  - (a) the eastern and western knoll in Sydney Park to the City skyline;
  - (b) the King Street ridgeline;
  - (c) the saw tooth roofline of the Eveleigh Rail Sheds towards the railway clock at Central Station; and
  - (d) district views towards the eastern suburbs.

**Figure 5.130**  
View corridors from  
Sydney Park



**Figure 5.131**  
CBD views from  
Sydney Park,  
Alexandria



### **5.5.8.3 Dwelling type and location**

#### **Provisions**

- (1) A variety of built form options are possible within each of the street blocks. The preferred building layout is presented in Figure 5.132 Ashmore Building Type. Alternate building layouts may be considered within each street block, where additional public benefit and user amenity is achieved.

Figure 5.132 Ashmore Building Type





#### 5.5.8.4 Building form and design

##### Provisions

- (1) To achieve architectural diversity and interest in the architectural character of the neighbourhood, buildings that are adjacent to or opposite one another are not to replicate the same design, provide articulation and a range of materials.
- (2) Future development is to reference Ashmore's former industrial heritage and uses, (for example the Metters Factory) through interpretation, materials or public domain elements.

**Figure 5.133**

Example of former industrial uses in Ashmore, Erskineville Road, Erskineville



- (3) Development at highly visible sites, such as view terminations and street intersections are to be of the highest architectural quality.
- (4) Dwellings on the ground floor facing the street are to have individual entries from the street.

**Figure 5.134**

Example of individual entries from the street, Alexandria



- (5) Above ground car parking generally is not permitted, and is to be provided underground and located within the extent to the building floorplate above.
- (6) Where topography of the land or constraints result in the basement car parking projecting above ground it is to be designed to:
  - (a) Not project more than 1 metre above ground or as required to comply with Flood Planning Levels and be screened from the street or any public frontage by landscaping; and
  - (b) Be designed with materials, details, proportions to complement the buildings and adjoining buildings.
- (7) Maintain the existing setback of adjacent development where the setback is larger than the recommended minimum.
- (8) All levels above street frontage height are to be setback a minimum of 4 metres from the primary building line.

#### **5.5.8.5 Typical ground floor condition for residential flat buildings**

##### **Provisions**

- (1) Typical Ground floor residential built form conditions are shown in Figure 5.135 Ashmore Ground Floor Residential Flat. They must provide:
  - (1) Primary building setback, clear full height – minimum 2.5 metres;
  - (2) Deep soil landscape planting area – minimum 3 metres;
  - (3) Ground floor private open space deck - minimum 1.2 metre;
  - (4) Setback from the site boundary to the glass line – maximum 4.2 metres;
  - (5) Site boundary fence - maximum 1.4 metres high; and
  - (6) Ground floor private open space deck - maximum 1 metre above street level.

**Figure 5.135**  
Ashmore Ground  
Floor Residential Flat

1. Primary building setback, clear full height - min. 2.5m
2. Deep soil landscape planting area - min. 3m
3. Ground floor private open space deck - min. 1.2m
4. Setback from the site boundary to the glass line - min. 4.2m
5. Site boundary fence - max. 1.4m high
6. Ground floor private open space deck max. 1m above street level

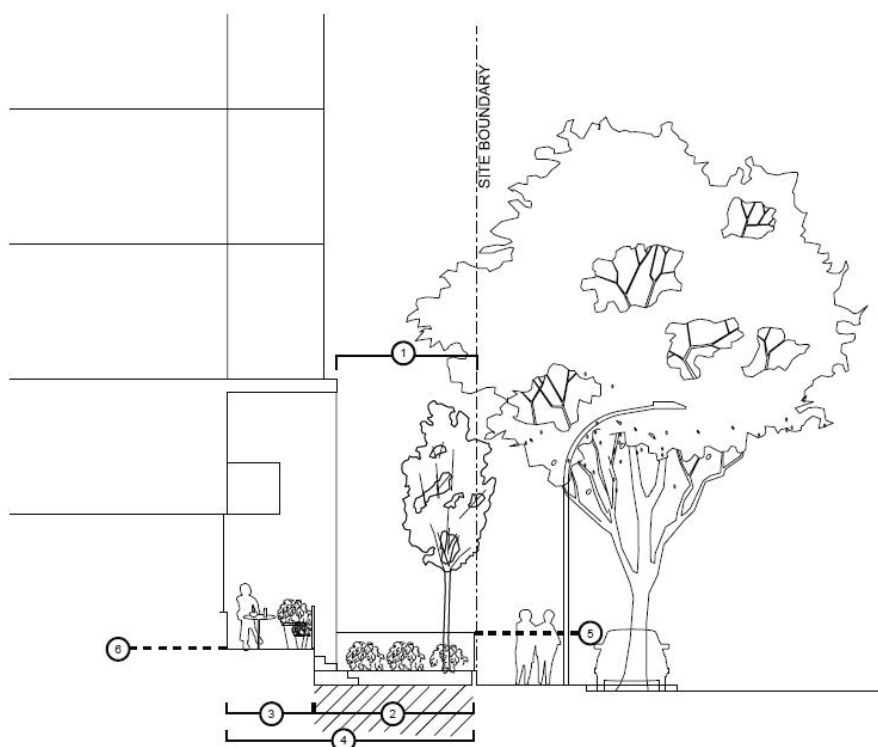
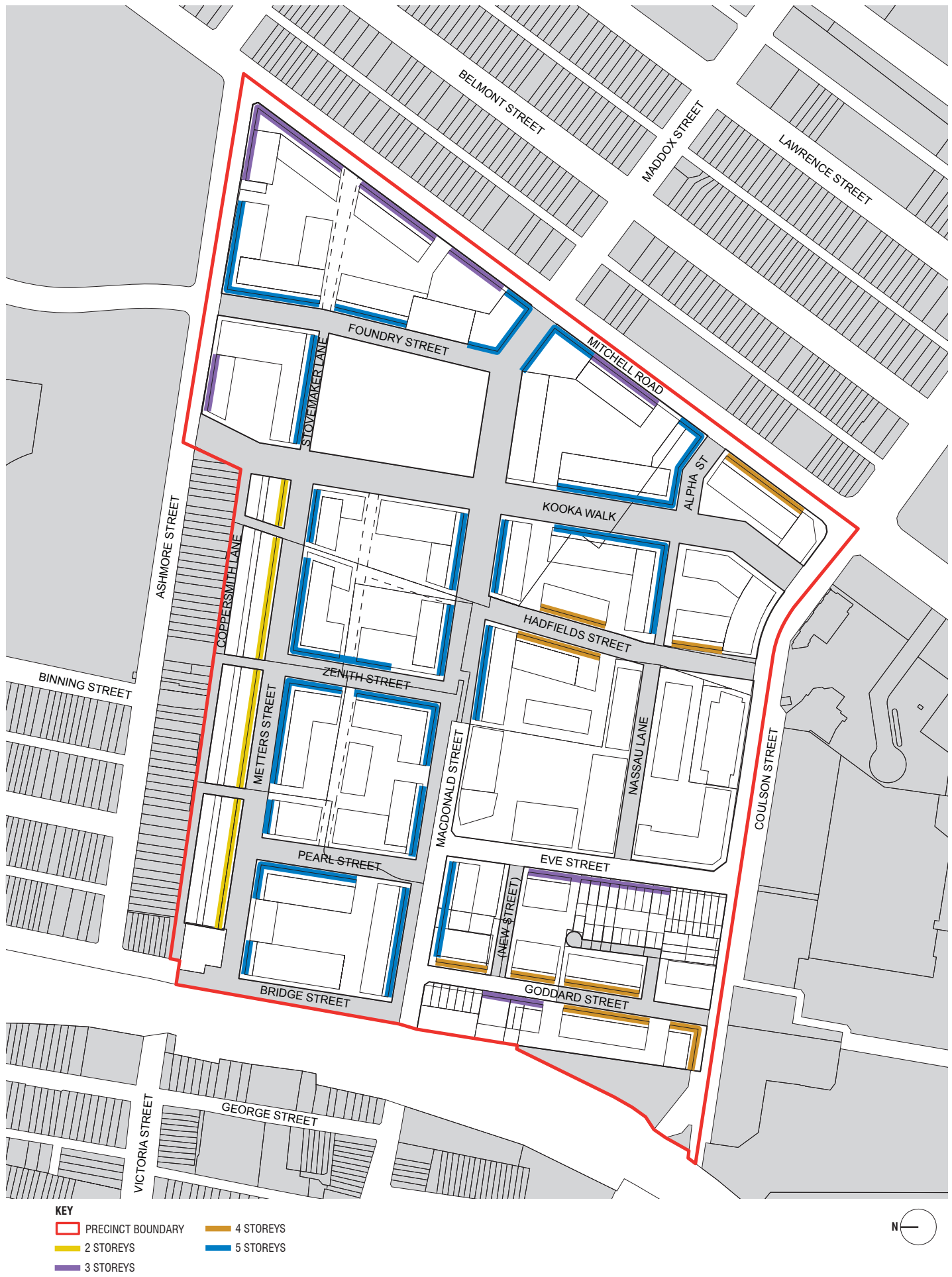


Figure 5.136 Ashmore Street Wall Heights





**5.5.8.7 Fences**

**Provisions**

- (1) Fences on front property boundaries are to:
  - (a) Enable some outlook from buildings to the street for safety and surveillance;
  - (b) Assist in high-lighting entrances and in creating a sense of communal identity within the streetscape;
  - (c) Provide visual interest to the streetscape through their design and detail;
  - (d) Are to be a maximum of 1.4 metres high from ground level;
  - (e) All fences must be see through to allow passive surveillance: and
  - (f) Complement the architectural style of the building.

**Figure 5.137**  
Example of front  
fences, Alexandria



**5.5.8.8 Building materials**

**Provisions**

- (1) External finishes and colour palettes are to complement and include existing materials predominantly used in surrounding areas, including blue, red and brown bricks which were formally made in the Sydney Park Brick Kilns.
- (2) Patterned and mottled bricks are not permitted.
- (3) Residential flat buildings and mixed use building are to:
  - (a) relate sympathetically to existing buildings in the surroundings vicinity;
  - (b) include the local brick type that once characterised the local area, (Sydney Park Brick Kilns are built with Bowral Blue); and
  - (c) provide timber and stone finishes for external structures and paving which relates to the landscape setting of courtyards and street trees.

**Figure 5.138**  
Example of  
developments that  
use a range of  
building materials,  
Alexandria



**Figure 5.139**  
Example of  
Bowral Blue brick,  
Alexandria



#### **5.5.8.9 Potential splay corners**

##### **Provisions**

- (1) Splay corners should be provided in the location identified in Figure 5.140 Potential Splay Corners, unless further studies do not find them necessary.

Figure 5.140 Ashmore Potential Splay Corners





### 5.5.9 Terrace housing

#### Provisions

- (1) Locate new terrace houses as shown in Figure 5.132 Ashmore Building Type. All terraces are to:
  - (a) provide interest and character and be of good quality contemporary design, complementing existing terraces in adjoining conservation areas;
  - (b) minimise monotonous same design. Terraces rows of more than 5 should be broken up by their design, provide articulation and use of different materials and colour;
  - (c) provide car parking only from rear lanes;
  - (d) be sold as torrens title lots;
  - (e) respond to the following built form elements common to terrace houses in adjacent areas and include front verandahs and balconies:
    - (i) Be a maximum of 2 storeys. An attic room is permissible but must include a dormer window;
    - (ii) Minimum depth of terraces is to be 10 metres, measured from the front building line; and
    - (iii) Rear garages and rooms above garages are not permitted.

**Figure 5.141**  
Examples of  
contemporary  
terrace design,  
Glebe and  
Alexandria



### **5.5.9.1 Other development**

#### **Provisions**

- (1) The primary retail is to be located along the extension of MacDonald Street adjacent to McPherson Park as shown Figure 5.124 Ashmore Land Use where it activates the public domain and limits the potential for land use conflict.
- (2) Retail development is to be located on the ground floor. The finished floor level to retail uses should, where possible, be at the same level as the adjacent footpath level.
- (3) Larger tenancies are to be screened by smaller tenancies to minimise the amount of blank walls adjoining the public domain.
- (4) Internalise, enclosed shopping malls are discouraged. Retail premises and food and drink premises are to open to the public domain.
- (5) Active retail frontages are to be provided 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 in accordance with Figure 5.142 Ashmore Active Frontages.

### **5.5.10 Biodiversity**

#### **Objectives**

- (a) Ensure the protection of existing habitat features within and adjacent to development; and
- (b) Improve the diversity and abundance of locally indigenous flora and fauna species across the LGA.

#### **Provisions**

- (1) Development is to be consistent with the Street Tree Master Plan and Park Tree Master Plans.
- (2) Existing habitat features such as waterbodies, rock features such as sandstone retaining walls, gabion walls and rock piles, trees, shrubs and groundcover vegetation are to be retained, where possible.
- (3) New habitat features are to be incorporated into new developments or other activities, including trees, shrubs and groundcover vegetation, waterbodies, rockeries and/or green roofs and walls where possible.
- (4) Opportunities to link to, extend or enhance existing or potential habitat linkages should be realised for new developments or other activities.
- (5) A mix of locally indigenous tree, shrubs and groundcover species should be incorporated into landscaping associated with development of other activity wherever possible, as outlined in Council's Landscape Code.
- (6) Shrubs should be densely planted where trees should be well spaced, as outlined in Council's Landscape Code.
- (7) Prior to determination of any development adjacent to Coppersmith Lane, an Ecological Assessment report is to be submitted, and prepared by a qualified and appropriately experienced ecologist:
  - (a) To determine the likely impacts on flora and fauna species and communities onsite and in the vicinity during demolition, construction and post-construction stages of the proposed development
  - (b) To outline the mitigation measures that will be undertaken to keep any adverse impacts to a minimum; and
  - (c) To demonstrate consistency with the provisions of this Development Control Plan.

- (8) The Ecological Assessment report should:
  - (a) Document the species present on and adjoining the development site;
  - (b) Identify any species that are of particular conservation significance, including threatened species and locally significant species identified in the relevant Urban Ecology Strategic Action Plan;
  - (c) Determine the nature and extent of impacts to flora and fauna, particularly those of conservation significance, that are likely to result from each stage of development;
  - (d) Outline the mitigation measures that will be employed to avoid or minimise such impacts including:
    - (i) Clearance and location of any onsite indigenous flora and fauna prior to work commencing;
    - (ii) Protection of any significant habitat features;
    - (iii) Restoration/creation of compensatory habitat for any important habitat features removed or disturbed as a result of the development; and
    - (iv) Incorporation of suitable locally-indigenous species in the site landscaping, consistent with the relevant Urban Ecology Strategic Action Plan.
- (9) A Landscape Plan should be submitted to the City that:
  - (a) Incorporates the recommendations of the Ecological assessment report; and
  - (b) Is consistent with the provisions of this Development Control Plan.

Figure 5.142 Ashmore Active Frontages

