

6.3.18 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe

The following objectives and provisions apply to 17-31 Cowper Street and 2A-2D Wentworth Park Road, Glebe as shown in Figure 6.1 Specific Sites map.

All other relevant provisions of this DCP apply. The provisions of this section prevail in the event of any inconsistency.

Objectives

- (a) To provide for a high-quality mixed tenure development.
- (b) To strengthen the character of the local area through well-designed buildings and spaces that pay homage to the heritage of the area.
- (c) To ensure the bulk, massing and design of buildings responds to the site's location opposite Wentworth Park and MJ Doherty Reserve, adjacent to the recently developed 87 Bay Street site, and adjacent to the St Phillip's Heritage Conservation Area.
- (d) To ensure excellent residential amenity through the design and layout of buildings and communal open spaces.
- (e) To protect the amenity of adjacent open space and neighbouring properties by minimising overshadowing.
- (f) To support a rich landscape with tree planting, deep soil and landscaped setbacks.
- (g) To ensure a sustainability development outcome including through reduced energy and water usage.
- (h) To ensure development responds to the site's heritage setting and cultural values through public art and heritage interpretation.

Provisions

6.3.18.1 Built form

- (1) Development should reflect the characteristics of the local area, including fine grain, architectural variety, and landscaped setbacks.
- (2) Building heights are to be a maximum of eight storeys across the site.
- (3) Provide building setbacks in accordance with Figure 6.160 Building Setbacks.
- (4) Building setbacks are to be landscaped.
- (5) Development is to deliver high-quality built form, using consistent standards of design, construction, materials and finishes to ensure buildings are tenure blind.

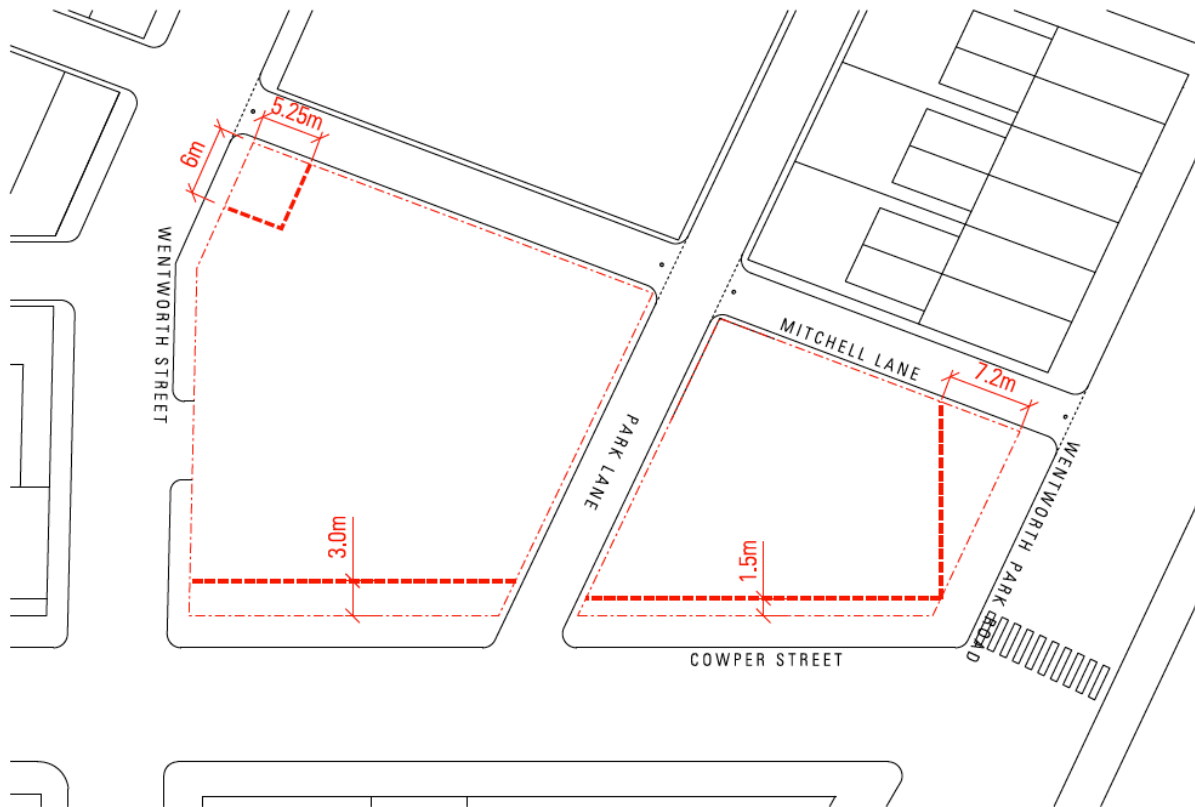


Figure 6.160 Building Setbacks

6.3.14.2 Access

- (1) The basement entry ramp should be integrated with the design of buildings and communal open space.
- (2) The location or design of the basement entry is to ensure that the safety and amenity of pedestrians and cyclists is not compromised.

6.3.14.3 Tree Canopy and Deep Soil

- (1) Development is to achieve a minimum of 8% deep soil on the site.
- (2) Development must achieve the following minimum tree canopy cover targets:
 - i. 18% site canopy cover (i.e. canopy area of all trees contained within the site boundaries), and
 - ii. 21% overall canopy cover (i.e. the combined canopy area of all trees contained within the site and adjacent streets measured to the centre line of the road).
- (3) Existing street trees are to be retained.
- (4) Existing palms including *Washingtonia robusta* (Washington Palm) and *Howea forsteriana* (Kentia Palm) are to be considered for relocation to a suitable location within the adjacent public domain.

6.3.14.4 Heritage

- (1) Adjacent heritage street trees are to be retained.
- (2) Development should respond to the heritage values and character of the adjacent St Phillips Waterloo Conservation Area through appropriate building setbacks, building design and use of materials.

6.3.14.5 Public Art

- (1) Development is to incorporate public art that creates an authentic sense of place drawing from and reflecting the site's strong Aboriginal and European heritage values.
- (2) Public art is to provide opportunity for heritage interpretation that is contemporary, innovative and creative, involves the community and is created by local artists.
- (3) Public art is to contribute to a high-quality interface with the surrounding neighbourhood and public domain.
- (4) A Public Art Plan is to be prepared for the site and submitted with a development application.

6.3.14.6 Sustainability

- (1) Consider the potential to achieve a 5-star Green Star Design & As-Built rating.
- (2) Achieve a minimum BASIX Energy target of 25 and a minimum BASIX Water target of 40.
- (3) Investigate opportunities to deliver beyond the compliance targets for BASIX Energy and BASIX Water.
- (4) Water sensitive urban design measures are incorporated to improve stormwater quality flowing into waterways.
- (5) Maximise opportunities for the installation of solar photovoltaic systems.
- (6) Provide green roofs where possible, to provide amenity, improve microclimate conditions and create comfortable communal spaces.