

Attachment A17

Woolworths Proposed Site Specific Development Controls

923 – 935 Bourke Street, Waterloo

DRAFT

Site-specific Development Control Plan *Amending Sydney Development Control Plan 2012*

September 2022

Version 1.5

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6.3.24 923 – 935 Bourke Street, Waterloo

The following objectives and provisions apply to 923 – 935 Bourke Street, Waterloo as shown in Figure 6.1 Specific Sites Map where relevant site-specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented and **'Figure 6.207: Location Plan'**.

Note: Amendments to the Sydney LEP 2012 have revised the 'Height of Buildings Map' along with site-specific provisions for development proposal to exceed the 'Floor Space Ratio Map' to prescribed amount, in conjunction with the comprehensive redevelopment of the site for mixed-use purposes, including residential accommodation, retail and commercial floorspace and incorporating a below ground (basement) supermarket subject to the provisions of Cause 6.61 (new clause).

LOCATION PLAN MAP

LEGEND




-  Site Boundary
-  Road Corridors
-  Cadastre



Figure 6.207: Location Plan

6.3.24.1 Land uses

Objective

- (1) To enable the site's redevelopment for a mix of uses comprising retail, commercial and residential with the flexibility to incorporate a below ground supermarket.

Provisions

- (1) Retail and commercial uses that are located on the ground floor are to present active frontages to streets and the public domain.
- (2) Retail and commercial unit sizes at the ground floor are to support a fine grain streetscape environment, with all servicing and loading to be appropriately screened.
- (3) Any supermarket floorspace is to be located below ground level and is to be supported by a clearly visible entrance lobby at ground level.
- (4) Development incorporating a supermarket is to be designed to be capable of accommodating customer 'direct to boot', 'click and collect' and delivery options integrated at the ground level.

6.3.24.2 Public domain

Objective

- (1) To ensure a high level of amenity and safety within public domain areas through appropriate spatial provisions and mitigation measures to consider the impacts of acoustics and wind.
- (2) To provide new high quality publicly accessible connections through the site that increase opportunities for walking and cycling.
- (3) To protect and improve the public domain amenity by:
 - (a) increasing street level activation on Young Street, Bourke Road and McEvoy Street;
 - (b) providing widened areas of footpath for pedestrian circulation; and
 - (c) maximising retention of street trees for shade and shelter subject to the provisions of an arboricultural impact assessment.

Provisions

- (1) New development on the site is to deliver a through-site link between Young Street and Bourke Street as shown in '**Figure 6.208: Urban Strategy Plan**' and Council's 'Proposed Through Site Links Map.'
- (2) If there is clear merit, the new development is capable of incorporating a secondary through-site link as shown in '**Figure 6.208: Urban Strategy Plan**'. Any secondary through site link is to provide a connection between Young Street and Bourke Street have a minimum width of 6m, and be open to sky.
- (3) The delivery of the primary through-site links is to:
 - (a) be designed in accordance with provisions 3.1.2.2 – through site links;
 - (b) maintain public access to the through-site link 24 hours a day, 7 days per week
 - (c) incorporate high-quality landscaping with features such as indigenous tree species, public art and sculptural elements if suitable;
 - (d) be designed so that the impacts of wind, wind-driven rain, noise and air pollution are minimised through use of awnings, landscaping and materials as appropriate; and
 - (e) ensure that a clear and unobstructed and safe path is available for pedestrians at all times.
- (4) Development of the public domain must be integrated with the deep soil tree retention zones as identified in '**Figure 6.208: Urban Strategy Plan**'.
- (5) Direct retail and commercial tenancy entrances from the ground level are to be maximised.
- (6) The ground level of buildings along Young Street are to provide individual entries to ground floor dwellings to provide passive surveillance and opportunities for social interaction.
- (7) Where at-grade entrances are not able to be provided due to flooding constraints, suitable alternatives are to be explored to maximise activation and pedestrian activity.

URBAN STRATEGY PLAN

LEGEND











-  Site Boundary
-  Road Corridors
-  Cadastre
-  Deep Soil Zones
-  Indicative Building Envelope
-  Existing Trees
-  Primary Through Site Link
-  Secondary Through Site Link
-  Carpark / Click & Collect / Direct To Boot Access
-  Truck / Loading Access



Figure 6.208: Urban Strategy Plan

6.3.24.3 Landscaping and environment

Objective

- (1) To maximise retention of existing vegetation with coordination with proposed built form, subject to the provisions of an arboricultural impact assessment.
- (2) To ensure landscaping is of a high-quality design that enhances built form and provides opportunities for deep soil and increased tree canopy cover.

Provisions

- (1) The deep soil tree zones as identified in '**Figure 6.208: Urban Strategy Plan**' are to prioritise tree retention where practical and be provided with suitable retention measures as defined by an arboricultural impact assessment.

Details are to be submitted with the development application demonstrating that:

- (a) The level of pruning necessary for existing trees is suitable for the ongoing health and viability of the trees.
 - (b) The proposed extent and effect of excavation will ensure adequate soil quantities for retained trees within the deep soil tree retention zones;
 - (c) The massing and location of new development will allow for sufficient aeration and groundwater intake for the long-term survival of trees; and
 - (d) Appropriate management measures will be put in place to protect existing trees from damage during building work.
- (2) Ground floor landscaping and design of the public domain is to be high quality and incorporate indigenous tree species of varying typologies and scales, and is to positively contribute to tree canopy cover.
 - (3) Podium and rooftop communal open space is to be provided and is to be designed to:
 - (e) Be easily accessible to all commercial and residential occupants;
 - (f) Be appropriately segregated for specific land uses; and
 - (g) Be of high-quality design and maximise activity
 - (4) Landscape designs should seek to screen rooftop plant where necessary.
 - (5) Land located within the landscape setback and footpath widening setback zones which are impacted by retained tree routes are not to be dedicated to Council should an ongoing environmental management plan be required to mitigate contamination impacts. Such land is to be retained and managed in perpetuity suitable for ground level public domain purposes.

6.3.24.4 Built form and building envelopes

Objective

- (1) To ensure development is of an appropriate bulk and scale for its location at a highly visible intersection.
- (2) To ensure development appropriately responds to the site's surrounding context.
- (3) To define building envelopes that provide sufficient flexibility for different designs to be explored and for development to achieve design excellence.
- (4) To provide a high level of amenity with appropriate building separation for future residents by satisfying the criteria requirements of the Apartment Design Guide and any other relevant plans, guidelines or policies.

Provisions

- (1) Building setbacks are to be consistent with '**Figure 6.209: Building Heights and Setbacks Plan**', **Figure 6.211: Section A** and **Figure 6.212: Section B**', specifically:
 - (a) a 3 metre landscaped setback is to be provided along the Young Street and Bourke Street frontages; and
 - (b) a 2.4 metre landscaped setback is to be provided along McEvoy Street frontage.
- (2) Building massing is to be consistent with the building envelopes depicted within '**Figure 6.209: Building Heights and Setbacks Plan**'.
- (3) Buildings may extend into the variable envelope zone as shown in '**Figure 6.209: Building Heights and Setbacks Plan**', but only where:
 - (a) Appropriate separation to the tree canopy and deep soil tree retention zones is achieved as determined by an arboricultural impact assessment and tree management strategy prepared by a registered arborist; and
 - (b) The building design supports an appropriate level of residential amenity.
 - (c) The building design achieves design excellence.
- (4) Building heights may increase to a maximum of six (6) storeys within the opportunity height zones as shown in '**Figure 6.209: Building Heights and Setbacks Plan**', but only where:
 - (a) Building separation distances are provided in accordance with Objective 3F-1 of the *Apartment Design Guide*;
 - (b) The uppermost level to the building envelope along Young Street is limited to within the marked Upper Floorplate Zone;
 - (c) The building design achieves design excellence; and
 - (d) The building design supports an appropriate level of residential amenity.
- (5) Basement car parking is to be located directly below buildings to maximise the extent of deep soil tree retention zones.
- (6) Buildings are to be designed to maximise apartment orientation to adjoining public spaces to optimise outlook and views to areas of high amenity.
- (7) All plant and other mechanical equipment must not result in unacceptable adverse amenity impacts and is to be appropriately screened when viewed from the street utilising a screened treatment of a high architectural standard.

BUILDING HEIGHTS & SETBACKS MAP

LEGEND

- Site Boundary
- 3m Setback
- 2.4m Setback

Base Envelope

- 7 Storeys
- 5 Storeys
- 1 Storey

Additional Envelope

- Variable Envelope Zone
- Opportunity Height Zone
- Upper Floorplate Zone (as relevant)



Figure 6.209: Building Heights and Setbacks Plan

INDICATIVE SECTION LOCATIONS MAP

LEGEND




-  Site Boundary
-  Section Location
-  Indicative Building Envelope



Figure 6.210: Indicative Section Locations Plan

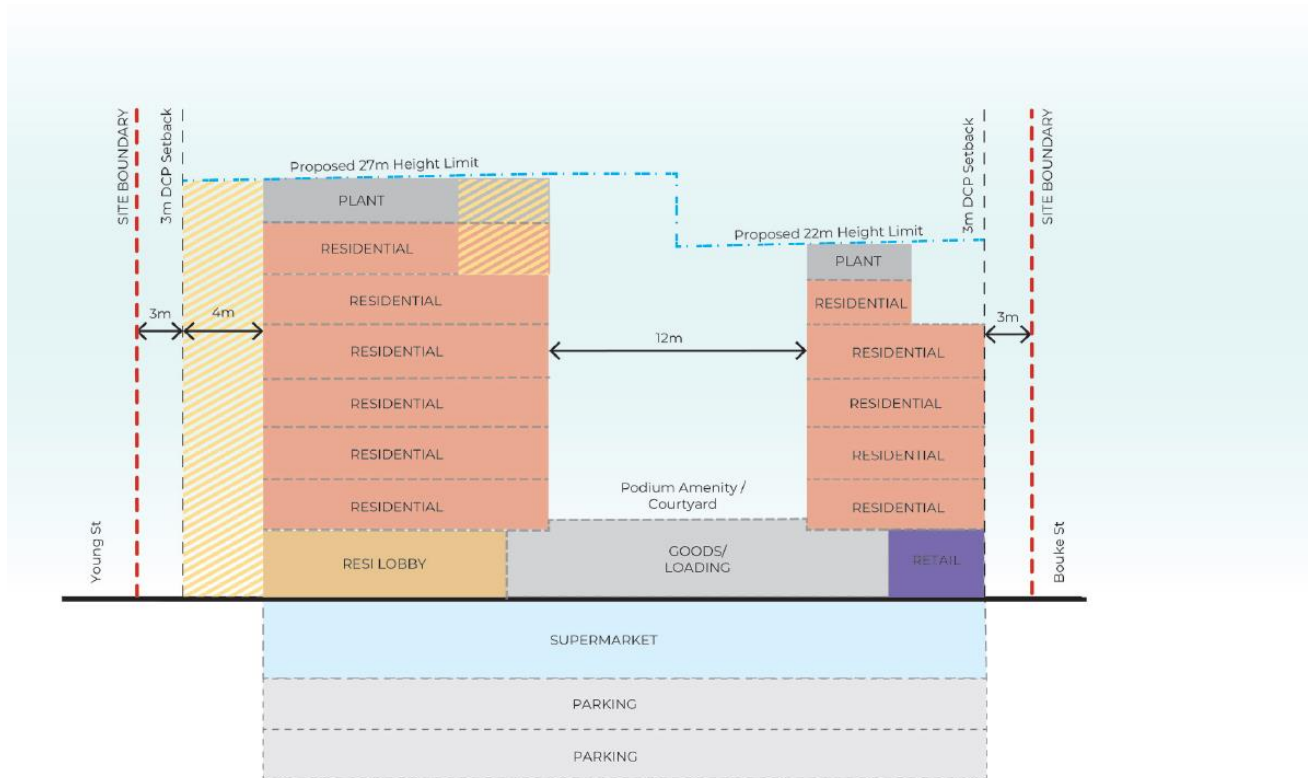


Figure 6.211: Indicative Section A

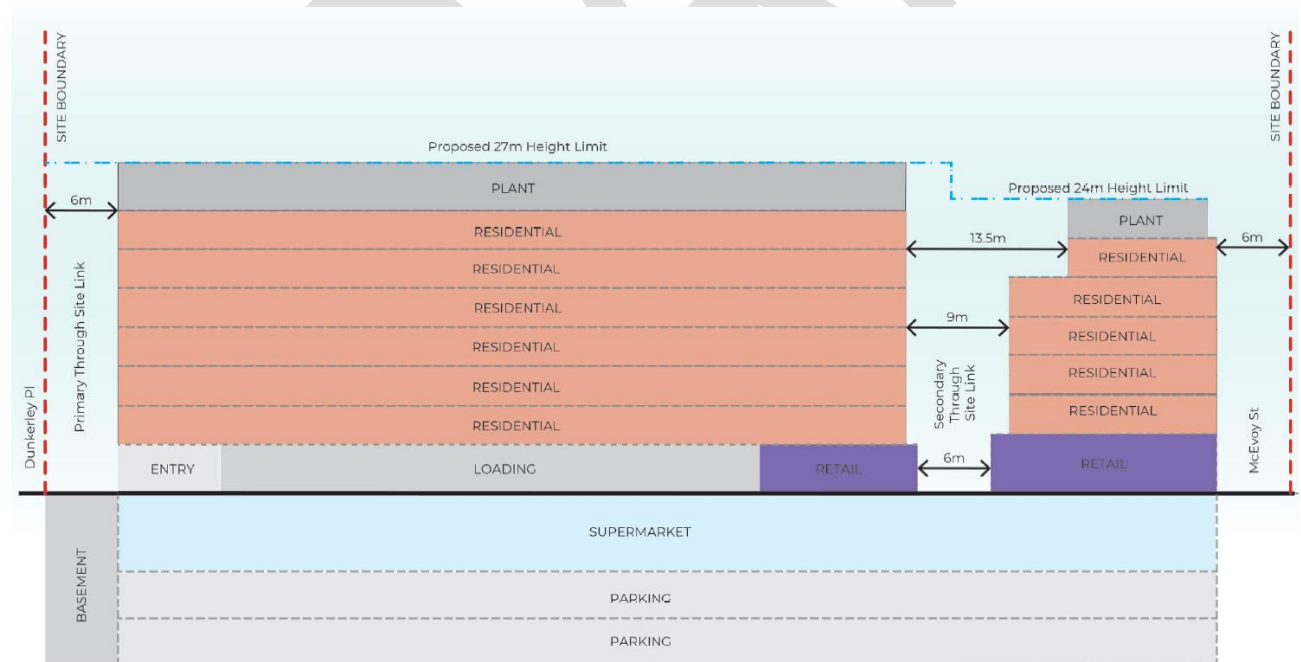


Figure 6.212: Indicative Section B

6.3.24.5 Active frontages and awnings

Objective

- (1) To ensure new development incorporates ground floor frontages that are pedestrian oriented and of a high-quality design that contributes to the vitality of the surrounding streets.

Provisions

- (2) Active street frontages are to be provided as per **'Figure 6.213: Active Frontages Plan.'**
- (3) Continuous permanent or retractable awnings are to be provided above all primary frontages in the indicative locations nominated on **'Figure 6.213: Active Frontages Plan.'**
- (4) Additional awnings may be provided above secondary frontages in the indicative locations nominated on **'Figure 6.213: Active Frontages Plan.'**
- (5) Nominated active frontages are to have a layout and design that increases activity to, McEvoy Street, Bourke Street and the retail through-site link, including measures such as:
 - (a) Providing fine grain retail tenancies that cater to a diverse range of businesses including retail, entertainment, food and drink;
 - (b) Establishing high activity areas such as seating overlooking the public domain; and
 - (c) Incorporating large doors or windows.
- (6) Active frontages are to incorporate large areas of transparent glazing or other openings that enable clear sightlines between the public domain and internal areas, in particular those with high levels of activity such as outdoor dining areas.

ACTIVE FRONTAGES MAP

LEGEND


-  Site Boundary
-  Indicative Building Envelope
-  Primary Frontage
-  Secondary Frontage



Figure 6.213: Active Frontages Plan

6.3.24.6 Parking, access and circulation

Objective

- (1) To ensure vehicle access and basement layouts maximise pedestrian safety and create high quality ground level relationships between the building and the public domain.

Provisions

- (2) Vehicular access, basement parking and service entry points are to be provided in accordance with **'Figure 6.208: Urban Strategy Plan'**, specifically:
 - (a) Basement car park access and direct to boot/ click and collect access is to be provided off Young Street; and
 - (b) Loading access is to be provided off Bourke Street.
- (3) Any ground level customer 'click and collect', 'direct-to-boot' or delivery facility is to be designed to minimise impacts on the local road network.
- (4) Vehicular driveways and crossovers are to be clearly visible and include active safety measures.
- (5) A Traffic Management Plan is to accompany any future Development Application and must include an assessment of potential traffic and safety measures, service vehicle movements to the site and timing of deliveries.
- (6) Loading, storage, refuse areas and building services should be integrated into the building design to minimise the visual impact to public areas.

6.3.24.8 Design Excellence Strategy

Objective

- (1) To ensure high quality-built form and design that is the result of a competitive design process.

Provisions

- (1) A competitive design process is to be undertaken in accordance with Division 4 of the Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy.
- (2) The competitive design process is to comprise an invited Competitive Design Alternatives Process involving a minimum of four architectural firms ranging from emerging, emerged and established architectural firms.
- (3) Any additional floor space pursued for a building demonstrating design excellence in relation to any competitive process(es) under clause 6.21D(3)(b), is not related in any way to the provision of additional floorspace under clause 6.61 related to the below ground supermarket.
- (4) Any additional floor space available in accordance with Clause 6.21D(3) of Sydney Local Environmental Plan 2012 is to be calculated on the portion of the development that is subject to the competitive design process and which is located above ground level.
- (5) Any additional floor space that results from a competitive design process must be accommodated within the proposed building envelope shown at **Figures 6.209, 6.210, 6.211 and 6.213**. No additional building height is to be awarded as a result of the competitive design process.
- (6) Any additional floor space and height available in accordance with (4) and (5) is subject to all BASIX affected development on the site achieving the above-minimum BASIX score for energy set out in clause 6.37 (6) of Sydney Local Environmental Plan 2012.