

Draft Development Control Plan – 168 Norton Street, Leichhardt

NOTE: *This Draft DCP has been prepared to accompany a site specific planning proposal which seeks to amend the height and floor space controls on the site to facilitate its redevelopment for seniors housing. This Draft DCP incorporates controls recommended by Inner West Council following receipt of the Gateway Determination. Therefore, some of the design elements have not been investigated as part of the original Planning Proposal documentation and may represent a minor shift away from the specifics in the Urban Design Report and Memorandum of Understanding.*

SECTION 9 – NO. 168 NORTON STREET LEICHHARDT

Relationship to other plans

The following site specific controls apply to 168 Norton Street, Leichhardt.

Unless otherwise stated all development should be designed and constructed in accordance with the controls in this section and the provisions of this plan.

In the event of an inconsistency between this section and the remaining provisions of this DCP, the controls in this section shall prevail in relation to development on the site to the extent of the inconsistency.

Map Reference

Refer to Area X on the map in *Figure G1 – Site Specific Areas*.

10.1 LAND TO WHICH THIS SECTION APPLIES

The site is known as 168 Norton Street Leichhardt being Lot 1 DP 1119151, Lot 2 DP 1119151, Lot 1 DP 963000, Lot 3 Section 3 DP 328, Lot 4 Section 3 DP 328, and Lot 5 DP111235 (herein referred to as the 'site').

The site has a combined area of approximately 1,811sqm. The site has frontage to both Norton Street (eastern boundary) and Carlisle Street (portion of southern boundary), as well as a narrow laneway located adjacent to the western boundary.

10.2 BACKGROUND

At its meeting on 23 April 2013, the former Leichhardt Municipal Council resolved to establish a planning agreement for the site to assist the provision of affordable and supported housing. The former Leichhardt Municipal Council subsequently commissioned Allen Jack + Cottier to work with the land owner and local community representatives to develop development guidelines for the site.

Community consultation was initiated in March 2014 to develop a set of 'Guiding Principles' relating to how development should proceed at the site. A draft building envelope and controls for the site were subsequently developed with reference to these principles, which were then subject to additional community exhibition. The guiding principles, indicative building envelopes and proposed development controls were endorsed by the former Leichhardt Council at their ordinary meeting on 16 December 2014.

10.3 OBJECTIVES

To provide objectives and controls to guide development of the site so as to ensure that the development is compatible with the surrounding area, meets the desired future character and needs of the community. In particular, these objectives and controls aim to achieve a development that:

- O1 Complements the existing fine grain sub-division pattern and the desired future character of the streetscape and surrounding area.
- O2 Achieves architectural and urban design excellence.
- O3 Maintains adequate solar access and amenity to surrounding residences.
- O5 Improves amenity and overall appearance of Norton Street and Carlisle Street.
- O6 Renews the public domain on the site boundaries to complement the desired future character.
- O7 Activates the Norton Street streetscape and improves pedestrian access and encourages the use of public transport.

10.4 DESIRED FUTURE CHARACTER STATEMENT

The site is within the Leichhardt Commercial Distinctive Neighbourhood (Section C2.2.3.5 of this plan) and the Norton Street – Centro Sub Area (Section C2.2.3.5(c)) and borders the Civic Area - Collina Sub Area on the southern boundary.

- O1 The new character of the site should:
 - a) respond to the topography of the site, the character of Norton Street, and adjacent residential uses;
 - b) maintain the varied character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials;
 - c) promote building styles that enhance and contribute to the identity of the neighbourhood;
 - d) protects and enhances existing Heritage Items and the heritage significance of the Heritage Conservation Area;
 - e) reflect the fine-grain character of the area through inclusion of strong vertical 'fine grain' building articulation;
 - f) maintain and enhance the streetscape of Norton Street and Carlisle;
 - g) incorporate high quality materials and construction finishes;
 - h) enhance pedestrian amenity by ensuring continuous weather protection within the commercial area; and

- i) encourage redevelopment to reflect the small shopfront character of the area.

10.5 PUBLIC DOMAIN

10.5.1 ACTIVE FRONTAGES

Objectives

- O1 To ensure that uses and frontages of buildings on Norton Street contribute to the activation of the public domain.
- O2 To ensure that design of residential frontages maximise surveillance of the public domain and reinforces the activation of the street environment.
- O3 To ensure that façade articulation and elements within the building setback areas facilitate an active street environment.

Control

- C1 The ground floor of development located on Norton Street should accommodate active uses such as shops, cafes and restaurants and appropriate commercial uses and access to buildings.
- C2 Level pedestrian access should be provided to non-residential ground floor uses.
- C3 Building frontages located above the ground floor should include living areas such as living rooms, dining rooms and bedrooms to overlook the street for passive surveillance.
- C4 Building frontages should incorporate balconies, windows, fenestration and other built form elements wherever possible to maximise opportunities for passive surveillance of the street.

10.5.2 AWNINGS

Objectives

- O1 To ensure that awnings or weather protection structures serve to enhance public use and amenity of non-residential ground floor buildings and the streetscape.

Controls

- C1 Development located on Norton Street should incorporate an awning or weather protection structure at first floor level.
- C2 The setback from the kerb of any awning or weather protection structure should generally be consistent with the adjoining properties.
- C3 Awnings and weather protection structures are to be complementary to the building and streetscape in terms of materials, detailing and form.

10.6 BUILT FORM AND DESIGN

10.6.1 Building height and bulk

Objectives

- O1 To ensure that the height of development responds to the existing and future scale, character and form of the streetscape and surrounding area.
- O2 To maintain solar access and amenity to surrounding residences and the public domain.
- O3 To minimise overshadowing of surrounding properties and public domain.
- O4 To ensure development has a bulk and scale which reflects the surrounding context.
- O5 To minimise visual impacts of building bulk on neighbouring and nearby properties.

Controls

- C1 Development should not exceed the maximum height in storeys and RL's as shown in Figure 1.
- C2 Development of the site is to comply with the maximum building envelopes as shown in Figures 2 - 5, which reflect the 32° winter shadow angle taken from RL 56.2 on the western side of Carlise Street.
- C3 Structures including roof elements and lift overruns may be provided on rooftops, subject to consideration of potential impacts on the streetscape, the amenity of the adjoining properties and the overall character of the area.

Figure 1: Building Heights and Massing Envelope

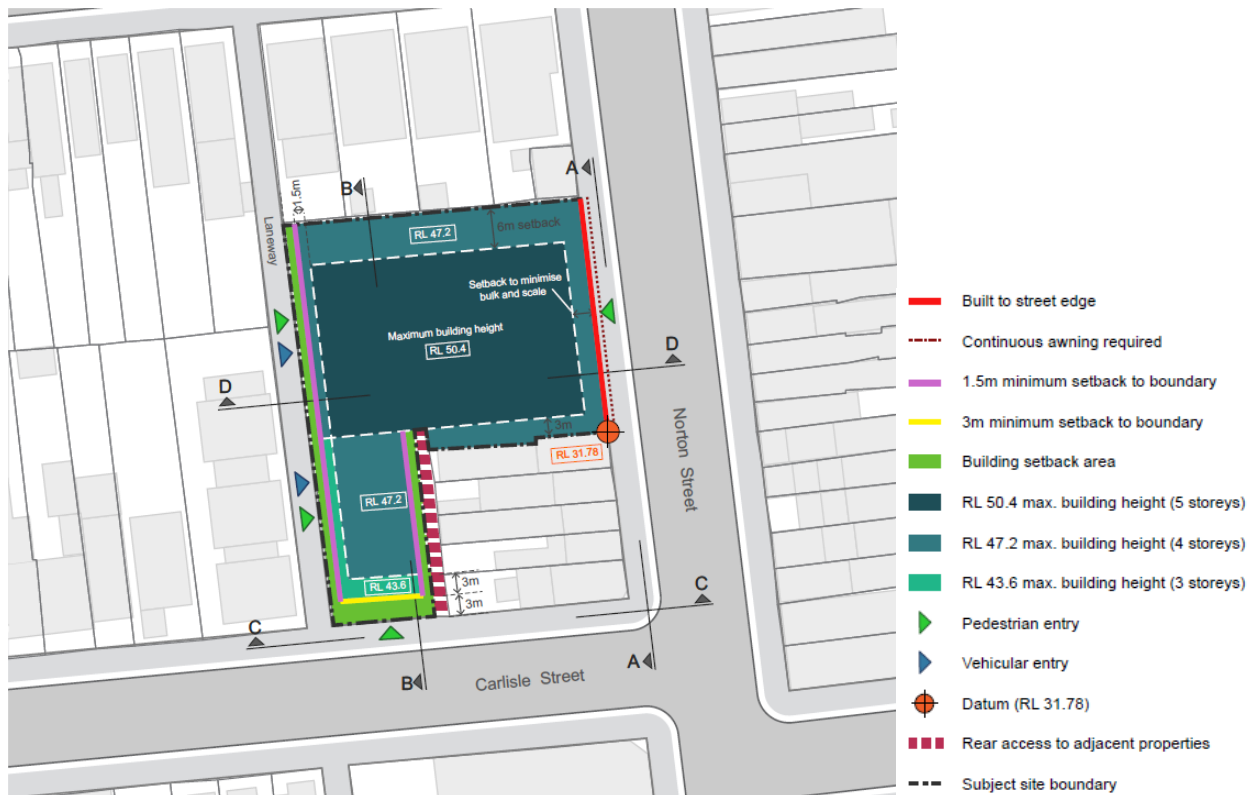


Figure 2: Building Heights and Massing Envelope - Section A (Norton St elevation)

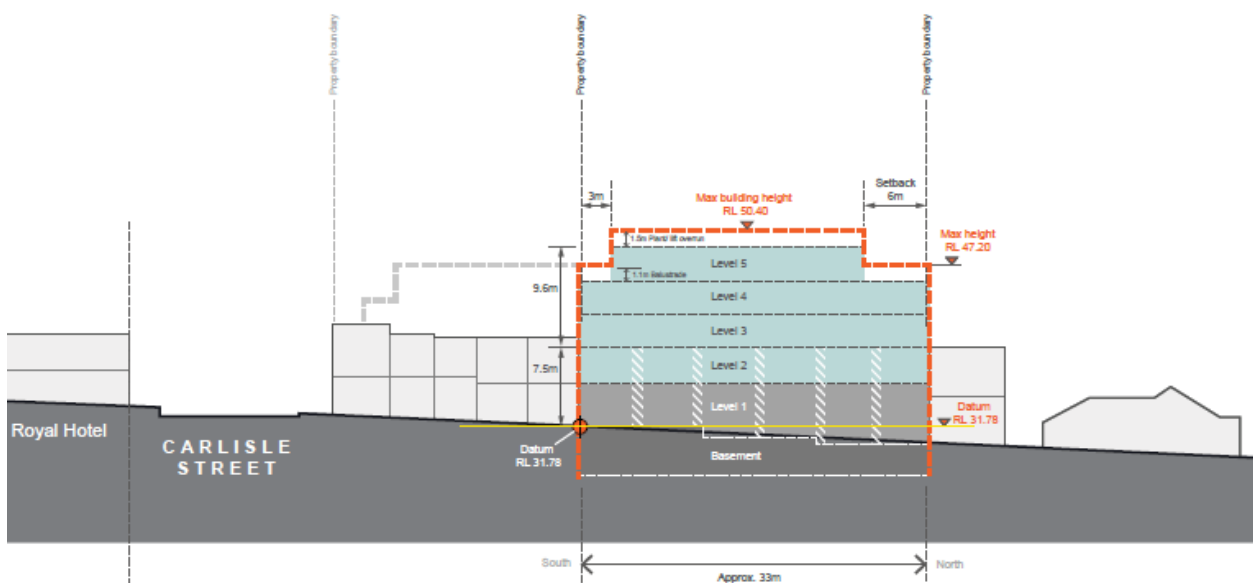


Figure 3: Building Heights and Massing Envelope – Section B

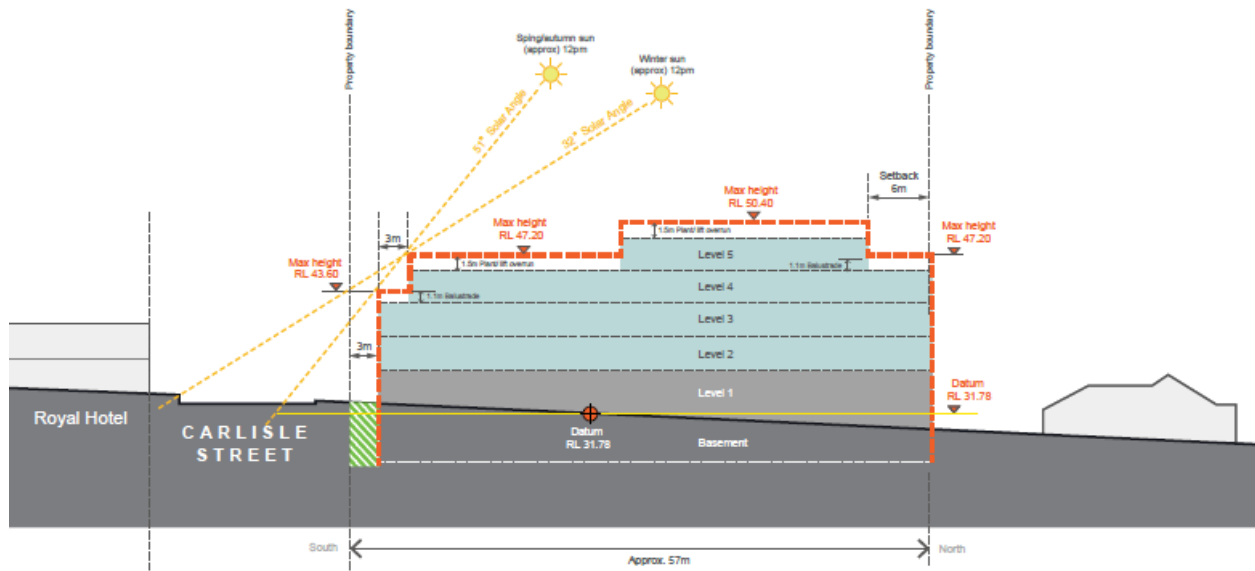


Figure 4: Building Heights and Massing Envelope - Section C (Carlisle St elevation)

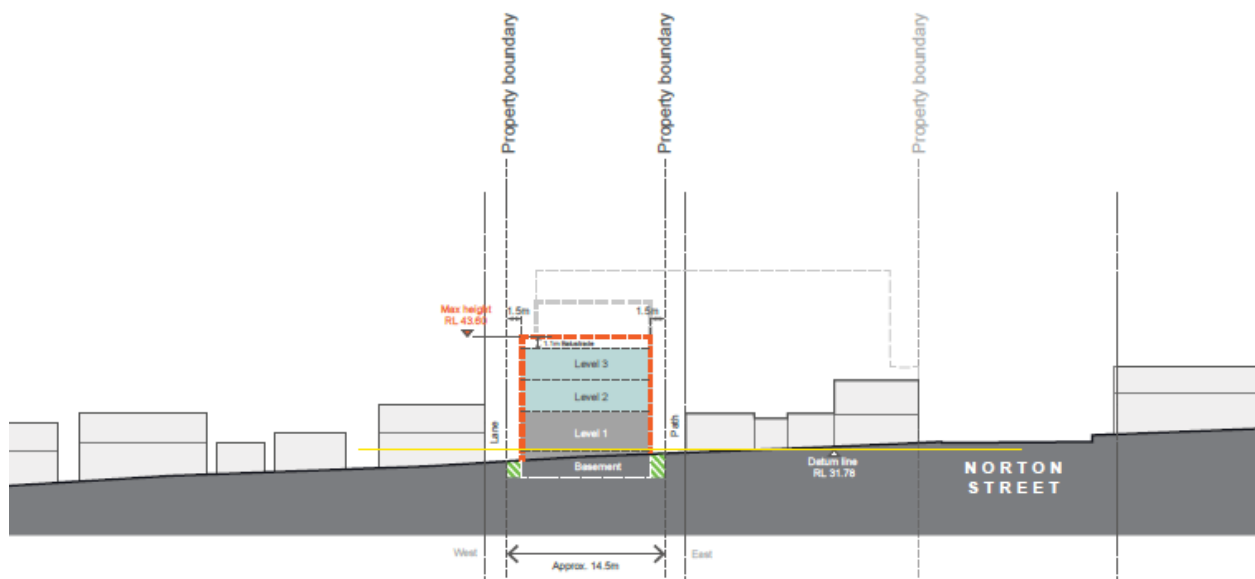
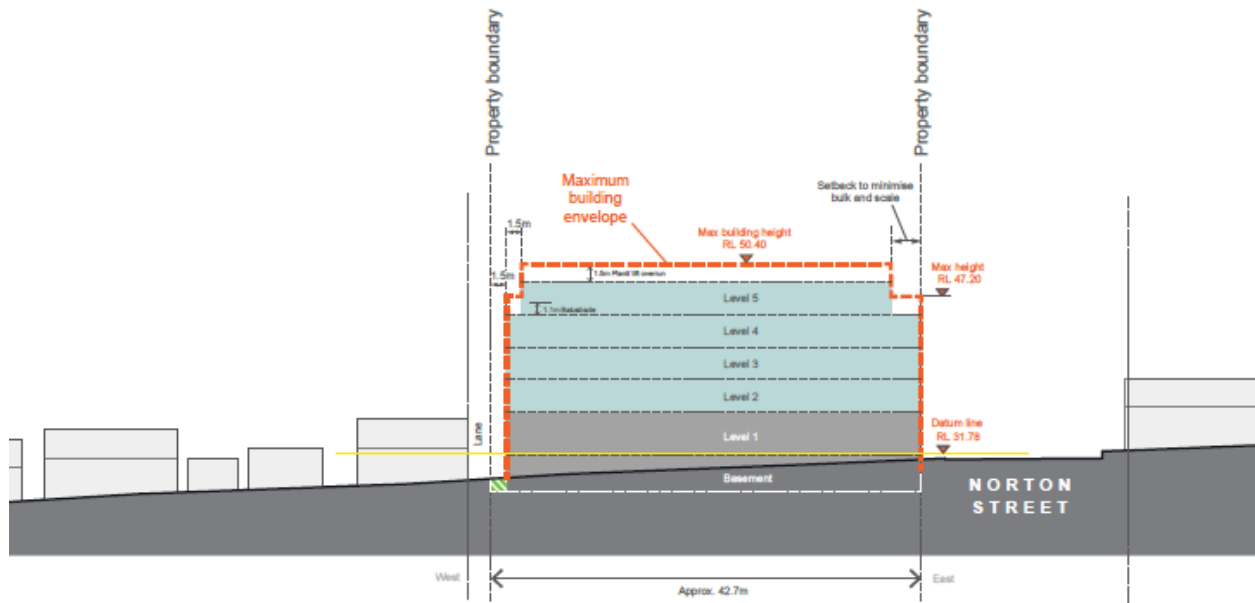


Figure 5: Building Heights and Massing Envelope - Section D



10.6.2 Building setbacks, separation and articulation

Objectives

- O1 To ensure that buildings are modulated and articulated to respond to streetscape, visual bulk and amenity issues.
- O2 To maintain solar access and amenity to surrounding residences, the public domain and development within the site.
- O3 To ensure that the building mass and articulation along 168 Norton Street complements the articulation and character of the street.
- O4 To create good neighbourhood design by carefully designing the bulk and scale of development to relate to the surrounding properties.
- O5 To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.

Controls

All Development

- C1 Setbacks should be provided in accordance with the details in Figure 1.
- C2 Development should be located within the envelopes shown in Figures 2 - 5 to ensure appropriate separation from the adjoining properties.
- C3 Façades addressing the public domain should be articulated through the use of balconies, windows and fenestration.
- C4 Apartments layouts are to be designed to minimize over-looking to surrounding properties.

Norton Street

- C5 Development on Norton Street should be built to the street alignment to continue the strong street edge and have a maximum four (4) storey frontage addressing Norton Street.
- C6 The fifth (5th) Level is to include a setback from the Norton Street boundary. The setback is to be sufficient to ensure this level is not obtrusive when viewed from the public domain, and provide a human scale to Norton Street.

Carlisle Street

- C7 The building fronting Carlisle Street to have a maximum height of four (4) storeys.
- C8 The first three (3) storeys fronting Carlisle Street are to provide a consistent setback.

- C9 The fourth/uppermost storey fronting Carlisle Street is to be setback from the lower levels to reduce its bulk and scale as viewed from the street and surrounding area.

Rear Laneways

- C10 The building is to be setback 1.5m from the western boundary adjacent to the laneway as shown in **Figures 1 and 4**.
- C11 The building is to be setback approximately 1.5m from the boundary that adjoins the existing service laneway as shown in Figures 1 and 4.

10.6.3 Building materials and finishes

Objectives

- O1 To ensure that buildings have a high quality appearance and have regard to the character of the surrounding area.

Control

- C1 Building and landscape materials are to be fit for purpose and reflect the Desired Future Character Statement, be appropriate for climatic conditions and be of high specification to ensure long term quality and sustainability of the development.
- C2 Materials to be used may include:
- a) Heavy materials for the base structure: concrete, masonry, render;
 - b) Lightweight materials for the top of the building to allow flexibility in roof form: steel, aluminum and other metallic materials;
 - c) Screening elements: to provide enhanced privacy to the occupants of the development as well as to adjoining residential properties; and
 - d) Intended building materials are to be clearly identified on the Development Application documentation.
- C3 Any building with a wall greater than 20m in length is to include building material palette options, architectural fenestration elements and insets to articulate the façade and delineate visual massing of buildings.

10.6.4 Design of building elements

Objectives

- O1 To ensure that fronts, backs and tops of buildings have a high quality appearance and have regard to the character of the surrounding area.

Controls

- C1 Buildings are to be designed in accordance with the Desired Future Character Statement.
- C2 The design of the buildings should be contemporary in nature but make reference to the form, scale and articulation of the local streetscapes.
- C3 Buildings and landscape elements, including balconies, entries, rooflines and screening, are to contribute to the character of the streetscape, enhance opportunities for visual supervision of the public domain, reduce overlooking, enhance residential amenity and make a positive contribution to place identity.
- C4 The design of the buildings should be of contemporary design, be fit for purpose for those visiting, working, or residing within the development and nearby.
- C5 Where the topography results in basement walls exceeding 0.5m above natural ground level, high quality materials or plantings are to be used to minimise visual impacts.

10.7 PARKING AND ACCESS

10.7.1 Vehicular access

Objectives

- O1 To ensure that building vehicular access and egress points are best located to reduce potential for traffic conflict.
- O2 To ensure that vehicular access points are well-designed and secondary to pedestrian routes.

Controls

- C1 Vehicle access and egress points will be provided from laneway located on the western boundary of the site generally in accordance with Figure 1.
- C2 Vehicle access should be separated from pedestrian entries to avoid pedestrian vehicular conflict.

10.8 WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL

10.8.1 Waste and recyclable materials temporary storage and disposal facilities

Objectives

- O1 To ensure that adequate on-site provision is made for the temporary storage and disposal of waste and recyclable materials.

- O2 To ensure that opportunities to maximise source separation and recovery of recyclables are integrated into the development.
- O3 To minimise risk to health and safety associated with handling and disposal of waste and recycled material and the potential for adverse environmental impacts associated with waste management.

Controls

- C1 Waste management and storage areas are to be located, designed and constructed to ensure integration into the streetscape of the western boundary lane way.
- C2 A completed Site Waste Minimisation and Management Plan (SWMMP) should accompany any development application.

10.9 RESIDENTIAL AMENITY

Objectives

- O1 To ensure that the development receives adequate access to sunlight.
- O2 To ensure that the development receives adequate ventilation.
- O3 To maximise internal amenity to the building.
- O4 To ensure adequate privacy and amenity is maintained to adjoining and adjacent properties.

Controls

Visual Privacy

- C1 Separation between windows and balconies is to be provided to ensure appropriate levels of visual privacy are achieved.
- C2 Reduced separation may be considered where visual privacy has been minimized by preventing direct over-looking to private open space and/or habitable rooms. This can be achieved through carefully positioned windows, openings, and balconies, and/or where other privacy mechanisms, such as privacy screens/planter boxers/balustrades, have been utilized.
- C3 No separation is required between blank walls.

Solar Access

- C4 For Residential Apartment Development, the following applies:
 - a) Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter.
 - b) A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.

- C5 For all other development, direct sunlight is to be maximized within the building. Buildings are designed to reduce energy use and makes the best practicable use of solar heating and lighting by locating the windows of living and dining areas in a northerly direction. Where northerly aspect is not possible, ensure these areas maximize access to daylight.

Cross Ventilation

- C6 At least 60% of the total number of residential apartment dwellings within the building are naturally cross ventilated.

10.10 Landscaping

Objectives

- O1 To promote landscaping within the site that contributes to the streetscape as well as residential amenity.

Controls

- C1 Deep soil landscaping is encouraged within the site. Where possible, deep soil plantings are to be included within the western boundary setback, and within the setback to Carlisle Street.
- C2 Deep soil plantings are to consist of a variety of species that contribute to the character of the area, as well as the presentation of the site to the public domain.
- C3 Plantings on structures are to be maximized where possible, to contribute to the amenity of private open space for the residents.
- C4 For the purpose of this Section, Deep Soil plantings are to be taken as any part of the site that are landscaped with vegetation, and does not include any structure, building, or hard paving.