

PROPOSED AMENDMENTS TO PART 9.6 - PETERSHAM SOUTH MARRICKVILLE DEVELOPMENT CONTROL PLAN 2011

Council on 27 June 2017 resolved:

- to support a planning proposal to enable the Petersham RSL Club Project involving the land at 3-7 and 13-17 Regent Street, 287-309 Trafalgar Street and 16-20 Fisher Street, Petersham, to be undertaken; and
- to develop site-specific planning controls consistent with the development concept and building envelope plans that accompanied the planning proposal for inclusion in Part 9.6 - Petersham South of *Marrickville Development Control Plan 2011 (MDCP 2011)*.

The planning proposal is to be exhibited in conjunction with the proposed amendments to Part 9.6.5 of *MDCP 2011* to include site-specific planning controls that reflect the development concept and building envelope plans that accompany the planning proposal.

The amendments to Part 9.6.5 of *MDCP 2011* involve:

1. deleting Part 9.6.5.1, which provides site-specific planning controls relating to development on the part of Project on 13-17 Regent Street and Figures (6.1a), (6.1b) and (6.1c) which relate to this property;
2. amending Part 9.6.5.2 – C12 to read:

“Masterplan Area 6.2 relates to the allotments shaded in Figure (6.2a), but does not apply to the land at 287-309 Trafalgar Street and 16-20 Fisher Street. The site-specific planning controls relating to development on 287-309 Trafalgar Street and 16-20 Fisher Street are contained in Part 9.6.5.1.”

3. inserting a new Part 9.6.5.1 reading:

“Masterplan location

C1 *Masterplan Area 6.1 relates to the allotments within Sites 1, 2 and 3 identified in Figure (6.1a).*

Site amalgamation

C2 *All of the allotments comprising Site 3 identified in Figure (6.1a) must be amalgamated into 1 allotment.*

Building height

C3 *The height of proposed buildings on the land identified in Figure (6.1a) must conform to the control diagram(s) in Figures (6.1b) to (6.1m). The height is expressed in number of storeys.*

Boundary setback

C4 *The boundary setbacks of proposed buildings on the land identified in Figure (6.1a) must conform to the control diagram(s) in Figures (6.1b) to (6.1m). The setbacks are expressed in metres.*

Sustainable envelopes and occupant amenity

C5 *The siting, orientation, depth and separation of proposed buildings on the land identified in Figure (6.1a) must conform to the control diagram(s) in Figures (6.1b), (6.1f) and (6.1j). The dimensions are expressed in metres.*

Upper floor and roof setbacks

- C6** The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land identified in Figure (6.1a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (6.1b) to (6.1m). The setbacks are expressed in metres.

Articulation zones

- C7** The envelope of buildings on the land identified in Figure (6.1a), must be articulated as indicated on Figures (6.1b) to (6.1m) to express a street fronting building edge, with articulations to the building edge to add visual richness and break up building mass.

Domain interface and structure

- C8.1** The redevelopment on the land identified in Figure (6.1a) must conform to the control diagram in Figure (6.1b), (6.1f) and (6.1j) in regards to:

- i. The location of active land uses and frontages at ground level;
- ii. The location of vehicular entries; and
- iii. The location of publicly accessible and dedicated pedestrian links.

- C8.2** A public domain plan is to be submitted to and approved by Council for public domain improvements proposed in Regent, Trafalgar and Fisher Streets, New Canterbury Road and the publicly accessible open space area linking Regent Street to Fozzard Lane. The plan is to indicate the location and extent of public domain improvements, including replacement trees to compensate for any trees that are to be removed and to add to the existing tree canopy.

- C8.3** The area required for the widening of Fozzard Lane being dedicated to Council, free of cost.

- C8.4** Significant trees on the corner of Fisher Street and Regent Street are to be retained and protected.

Vehicular access

- C9** Vehicular access to the land identified in Figure (6.1a) must be located in accordance with the control diagram in Figure (6.1b), (6.1f) and (6.1j).

- C10** A 900mm wide median strip must be constructed in Trafalgar Street to restrict traffic movements to left-in/left-out at the vehicular access to Site 3 identified in Figure (6.1a) and Fozzard Lane in accordance with the requirements of NSW Roads & Maritime Services.

Pedestrian connection Regent Street to Fozzard Lane

- C11** A publicly accessible open space must be located through Site 3 identified in Figure (6.1a) to provide a publicly accessible pedestrian connection between Regent Street and Fozzard Lane.

NB: If there is any inconsistency between the plan diagram and section diagram(s) the plan diagram will prevail to the extent of the inconsistency."

- 4 inserting the following Figures which reflect the development concept and building envelope plans that accompany the planning proposal:

Figure (6.1a)



Figure (6.1b) – Site 1 – Plan

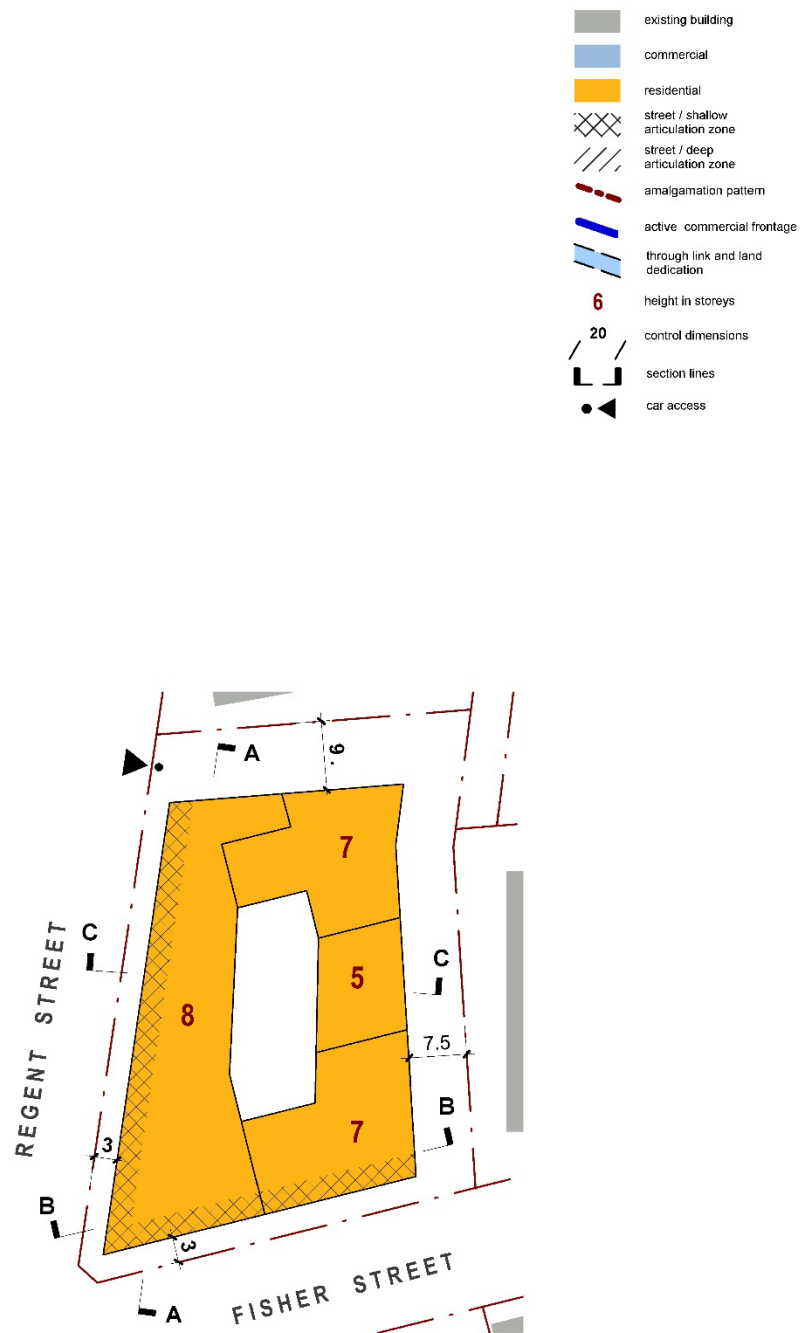
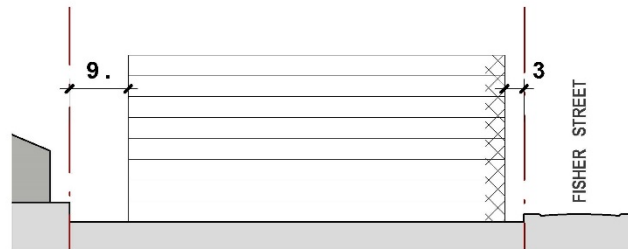


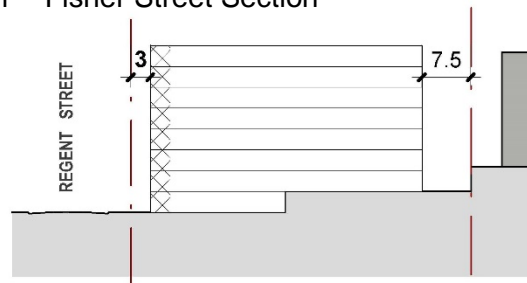
Figure (6.1c) – Site 1 – Regent Street Section



DCP_Figure (6.1c) - Site 1 Section A

1 : 1000

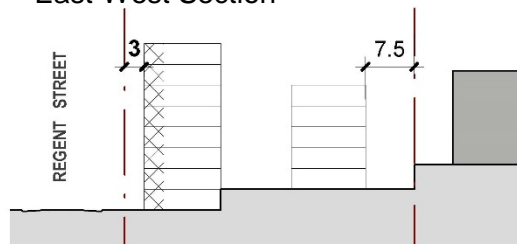
Figure (6.1d) – Site 1 – Fisher Street Section



DCP_Figure (6.1d) - Site 1 Section B

1 : 1000

Figure (6.1e) – Site 1 – East-West Section



DCP_Figure (6.1e) - Site 1 Section C

1 : 1000

Figure (6.1f) – Site 2 – Plan

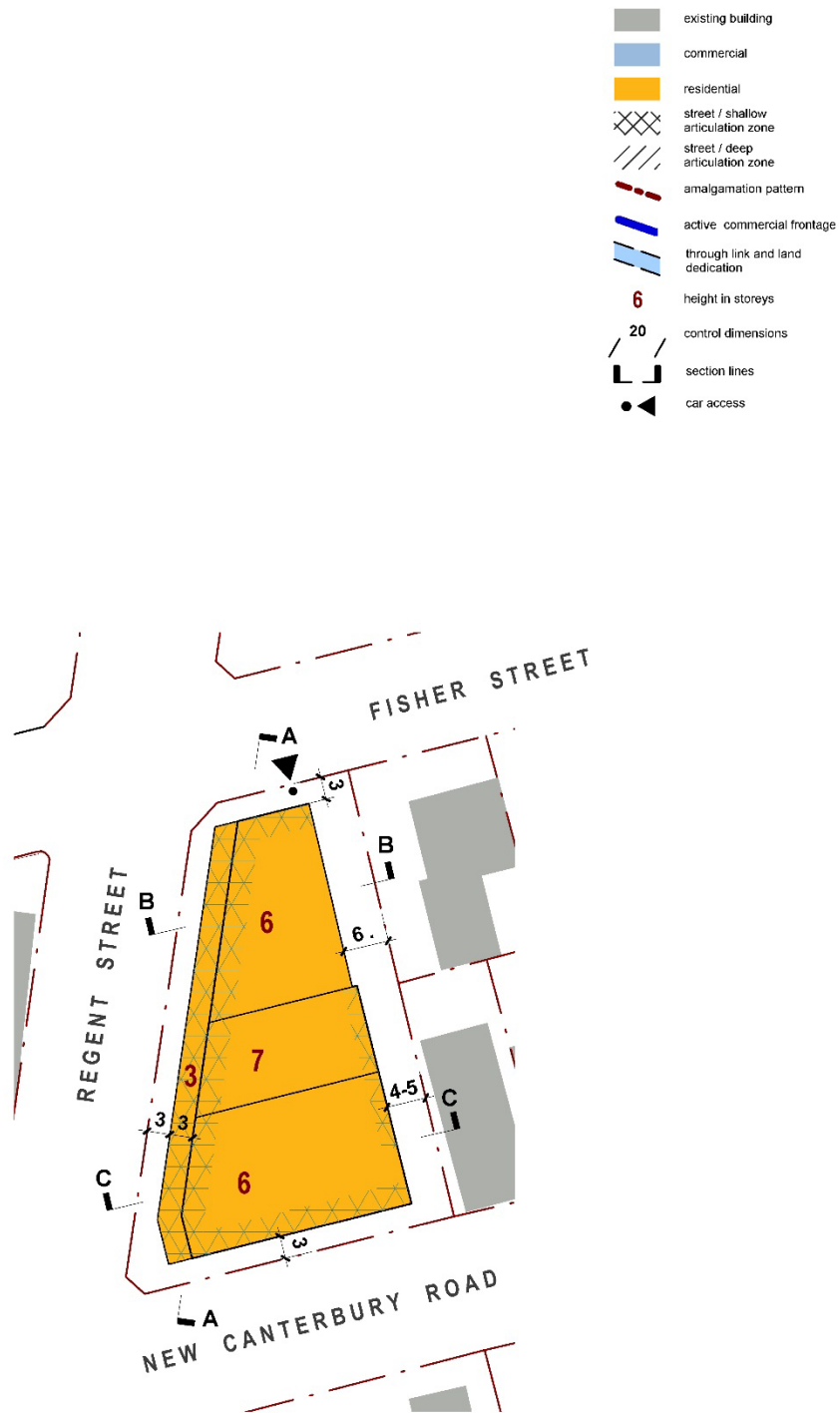
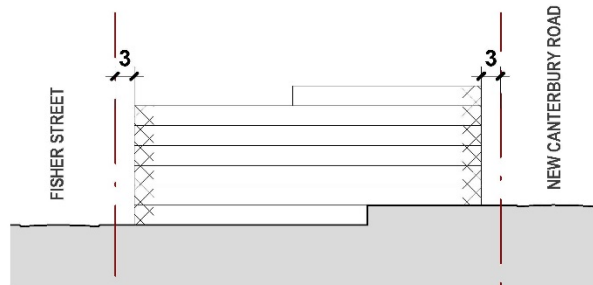


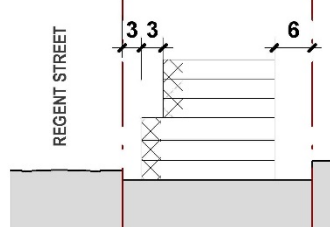
Figure (6.1g) – Site 2 – Regent Street Section



DCP_Figure (6.1g) - Site 2 Section A

1 : 1000

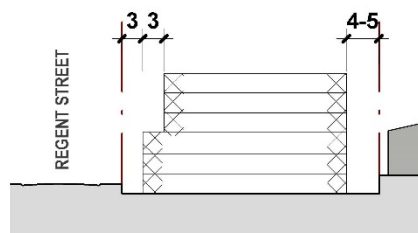
Figure (6.1h) – Site 2 – Fisher Street Section



DCP_Figure (6.1h) - Site 2 Section B

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Figure (6.1i) – Site 2 – New Canterbury Road Section



DCP_Figure (6.1i) - Site 2 Section C

1 : 1000

Figure (6.1j) – Site 3 – Plan

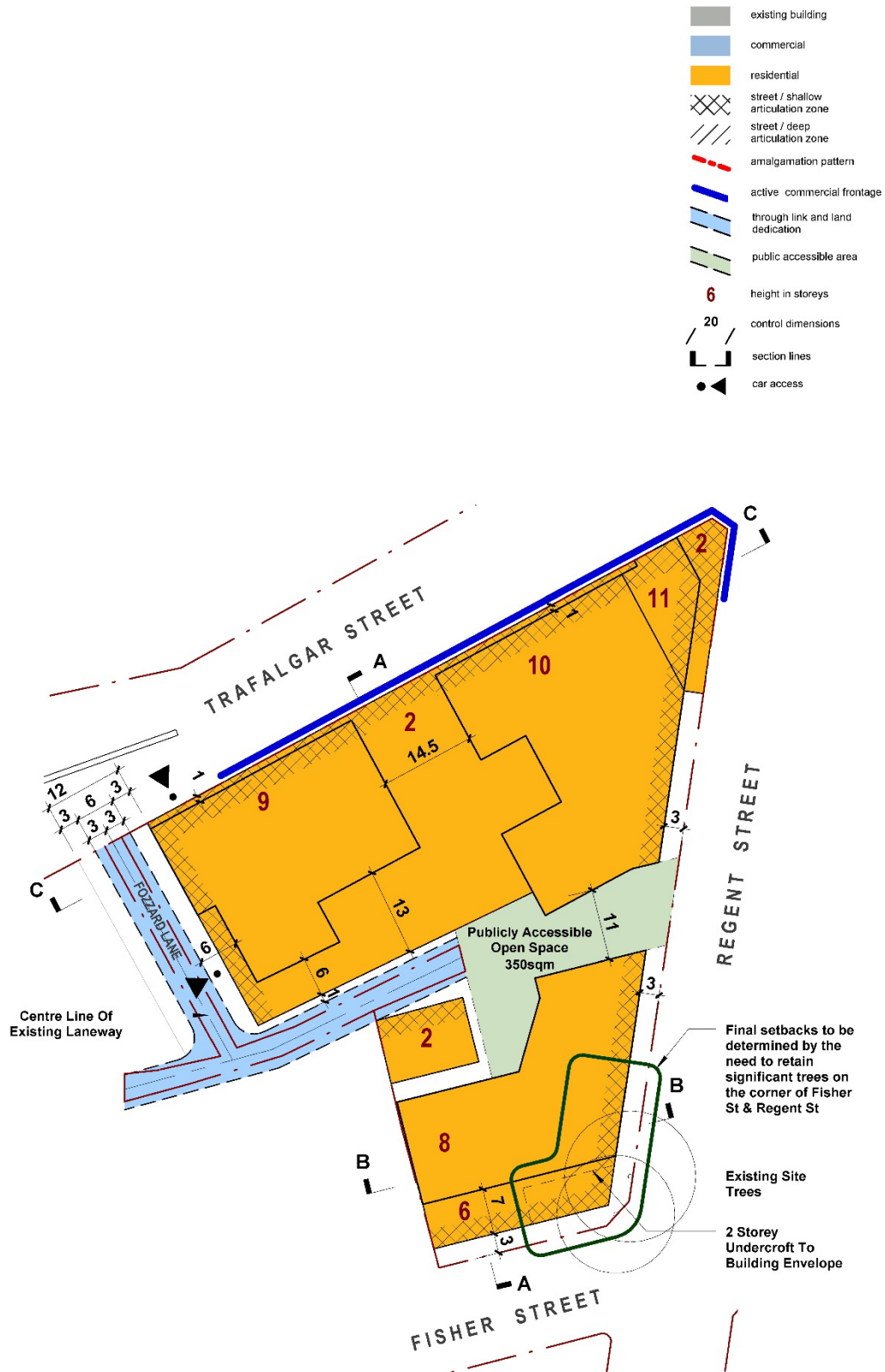


Figure (6.1k) – Site 3 – Regent Street Section

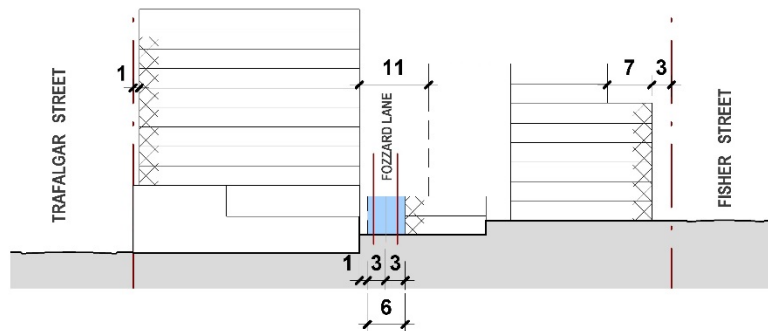


Figure (6.1k) - Site 3 Section A

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Figure (6.1l) – Site 3 – Fisher Street Section

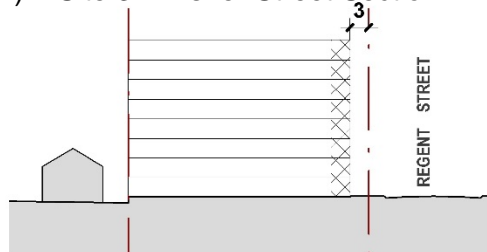


Figure (6.1l) - Site 3 Section B

1 : 1000

Figure (6.1m) – Site 3 – Trafalgar Street Section

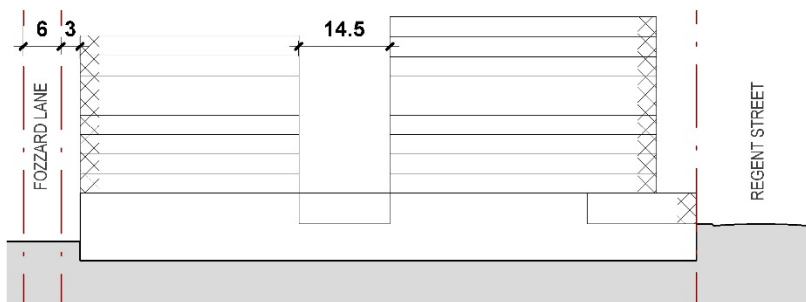


Figure (6.1m) - Site 3 Section C

1 : 1000