

Draft Development Control Plan – 17 Marion Street, Leichhardt

SECTION 10 – NO. 17 MARION STREET LEICHHARDT

Relationship to other plans

The following site specific controls apply to 17 Marion 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 DCP and the Leichhardt DCP 2013 and any other DCP, policy or code, the controls in this section shall prevail in relation to development on the site.

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 17 Marion Street Leichhardt being Lot 25 Sec 1 DP 328, Lot 24 Sec 1 DP 328, Lot A DP 377714, Lot B DP 377714, Lot 22 Sec 1 DP 328, Lot 21 Sec 1 DP 328 (herein referred to as the 'site').

The site has a combined area of approximately 3,295sqm. The site is located on the northern side of Marion Street within a block bound by Cromwell Street and Norton Street, Leichhardt.

10.2 BACKGROUND

At its meeting on 23 April 2013, Leichhardt Municipal Council resolved to commence negotiations with the land owner to establish a Memorandum of Understanding for the site to assist with the provision of affordable and supported housing. 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 consultation. The guiding principles, indicative building envelopes and proposed development controls were endorsed by Leichhardt Council at their ordinary meeting on 16 December 2014.

10.3 OBJECTIVES

To provide the following objectives and controls to guide development of the site:

- O1 Complements the existing fine grain residential sub-division pattern and the desired future character of the streetscape.
- O2 Achieves architectural and urban design excellence.
- O3 Maintains adequate solar access and amenity to surrounding residences.
- O4 Reinforces and enhances the landscape character of the street.
- O5 Improves amenity and townscape of Marion Street.
- O6 Renew the public domain on the site boundary.
- O7 Meets the needs of the community.

10.4 DESIRED FUTURE CHARACTER STATEMENT

The site is within the West Leichhardt Distinctive Neighbourhood (Section C2.2.3.2 of this plan).

- O1 The new character of the site should:
 - a) Maintain the varied character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials;
 - b) Promote building styles that enhance and contribute to the identity of the neighbourhood;
 - c) Protect and maintain the residential amenity of neighbouring dwellings;
 - d) Protect and enhance Heritage Items and buildings of historical significance;
 - e) Allow for contemporary development, which is complimentary to the existing streetscape;
 - f) Protect existing street trees and mature, visually significant trees on private land;
 - g) Maintain views from the public domain to the east of the All Souls Church spires and Leichhardt Town Hall by stepping development down contours along the slope of Marion Street.

10.5 BUILT FORM AND DESIGN

10.5.1 Building height

Objectives

- O1 To ensure that height of development responds to the existing and future scale, character and form of the streetscape and surrounding area.

The diagram illustrates the building's elevation and setbacks. Key features include:

- Property boundaries:** Indicated by vertical dashed lines.
- Setbacks:**
 - 6m setback from the left property boundary.
 - 3m setback from the left property boundary to the building's left edge.
 - 6m setback from the right property boundary.
 - 6m setback from the right property boundary to the building's right edge.
- Solar angles:**
 - 31° Solar Angle (Spring/autumn sun approx 12pm).
 - 32° Solar Angle (Winter sun approx 12pm).
- Building levels and heights:**
 - Level 5: 1.5m Plant, lift overrun.
 - Level 4: 1.1m Balustrade.
 - Level 3: 1.1m Balustrade.
 - Level 2: 6.4m height.
 - Level 1: 6.4m height.
 - Ground level: 3.2m height.
- Max building height:** RL 57.50.
- Max height RL 53.90:** Indicated by a horizontal line.
- Max height RL 50.70:** Indicated by a horizontal line.
- Datum RL 40:** Indicated by a horizontal line.
- Deep soil zone:** Indicated by a green area at the bottom right.
- Building articulation to break elevation:** Indicated by a horizontal line across the building facade.
- Marion Street:** Labeled at the bottom left.

Architectural elevation drawing of a proposed building on Marion Street. The drawing shows a multi-level structure with levels 1, 2, 3, 4, and 5. The building is set back 6m from the property boundary on both sides. The maximum building height is RL 57.50, and the maximum height is RL 50.70. The building has a maximum building envelope of 1.5m. The building is divided into sections with different heights: 6.4m, 6.4m, and 3.2m. The building is located on Marion Street, which is 76.2m wide. The drawing includes a north arrow and a scale bar.

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- 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 carefully design the bulk and scale of the building to minimise visual impacts on neighbouring properties.
- O4 To maintain views from the public domain to the Town Hall and Church Spire.
- O5 To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.

Controls

- 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 - 3 to ensure appropriate separation from adjoining properties.
- C3 The maximum length of solid wall without modulations along any frontage visible from the nearby properties or public domain will be no greater than 12 metres to create breaks in the building mass.
- C4 The development must retain the existing view lines to nearby heritage items and other key features. Additional setbacks may be required to the upper levels along Marion Street to maintain key views.
- C5 Building façades are to be articulated into smaller elements or distinctive treatments that reflect:
 - (a) different uses and/or components of the building;
 - (b) the width of historic buildings along Marion Street
 - (c) building entries; and
 - (d) the ground floor, lower floors , top floor and roof.

10.5.3 Building materials and finishes

Objectives

Objectives

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

Controls

- C1 Building and landscape materials are to be fit for purpose, appropriate for climatic conditions and have a high specification to ensure long term quality and sustainability.
- C2 Any new building materials and finishes are to complement the prevailing or desired future character of the neighbourhood. The use of face brick and/or painted and rendered brickwork is encouraged.
- C3 The use of distinctively modern off-form concrete, glass, steel, aluminum and other metallic materials, for example for walling is discouraged.
- C4 Colour schemes are to be compatible with those prevailing in the street.
- C5 The building facade to the street is to include building material palette options, architectural fenestration elements and insets to articulate the façade and delineate visual massing.

10.5.4 Design of building elements

Objectives

- O1 To ensure that the front, back and top elevations of the building have a high quality appearance and regard to the character of the surrounding area.

Controls

- C1 Buildings are to be designed in accordance with the DCP Desired Future Character Statement for the area.
- C2 The design of the buildings should be contemporary, fit for purpose and make reference to the form, scale and articulation of 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 informal visual supervision of the public domain, reduce overlooking of private property, enhance residential amenity and make a positive contribution to place identity.
- C4 Building facades are to consider the established built character of historic buildings in the locality with regards to:
 - a) The ratio of solid finishes to glazing,
 - b) The vertical proportions of windows, and
 - c) The use of vertical timber or metal balustrades for balconies
- C5 Where the topography results in basement walls exceeding 0.5m above natural ground level, high quality planting or materials are to be used to minimise visual impacts.

10.5.5 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 protect the visual privacy of adjoining dwellings by minimising direct overlooking of principal living areas and private open space.
- O5 To provide landscaping around built structures that maintains the privacy of the neighbouring properties.

Controls

Visual Privacy

- C1 All development is to comply with the visual privacy provisions of C3.11 Visual privacy of this Plan.

Solar access

- C1 Solar access to existing adjacent and nearby properties is to be maintained.
- C2 The building is to be designed and oriented to minimise overshadowing and loss of solar access for adjacent and nearby properties.
- C3 The residential component of the development is to satisfy the solar access requirements set out in the Apartment Design Guide (ADG) (which forms part of the *State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings (SEPP 65)*.)

10.5.6 Landscaping

Objectives

- O1 To improve the amenity of adjoining residences and those in the new development by providing a deep soil landscaped area between properties.

Controls

- C1 Minimum landscaped area is to be provided in accordance with the clause 4.3A *Landscaped areas of residential accommodation in Zone R1* of the *Leichhardt Local Environmental Plan 2013*.
- C2 The deep soil landscaped zone is to be suitably landscaped, including the planting of suitable canopy trees that restrict minimise overshadowing of adjoining properties.
- C3 Existing established trees along the northern boundary of the site should be retained and the setback to the boundary augmented with additional trees.
- C4 Basement car parking should be located beneath the building footprint where possible to maximise deep soil landscaping opportunities.

- C5 A Landscape Plan of Management/Maintenance Plan shall be submitted with the development application.

10.6 PARKING AND ACCESS

10.6.1 Vehicular access and Parking

Objectives

- O1 To ensure that building vehicular access and egress points are best located to reduce the 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 the western part of the site generally in accordance with Figure 1.
- C2 Vehicle access will be separated from pedestrian entries to avoid pedestrian vehicular conflict.
- C3 All building vehicular access and egress points are subject to final Council approval.

10.7 WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL

10.7.1 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 Marion Street streetscape.
- C2 A completed Site Waste Minimisation and Management Plan (SWMMP) must accompany any development application.