

SITE-SPECIFIC DEVELOPMENT CONTROL PLAN

**Amendment 16 to Part G - Leichhardt Development
Control Plan 2013**

469-483 BALMAIN ROAD, LILYFIELD

1 June 2021

SECTION 12 – 469-483 BALMAIN ROAD, LILYFIELD

Relationship to other plans

The following site-specific controls apply to 469-483 Balmain Road, Lilyfield.

Unless otherwise stated, development of the site should be designed and constructed in accordance with the controls in this section and all other relevant provisions of this DCP.

In the event of an inconsistency between this section and other 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 11 in Figure G1 – Site Specific Areas and **Figure 1** below.

G12.0 LAND TO WHICH THIS SECTION APPLIES

This section applies to 469-483 Balmain Road, Lilyfield being Lot 2 DP1015843 (the site).

The site has an area of 6,824m² and is bounded by Balmain Road, Cecily Street, Fred Street and Alberto Street, Lilyfield as shown in **Figure 1**.



Figure 1: Site location

G12.1 BACKGROUND

The site is the subject of a planning proposal which included residential flat building as an additional permitted use, changes to the height and floor space ratio controls and conditions for ongoing provision of employment floor space, retention and adaptive reuse of character buildings, affordable housing and a site-specific development control plan. The Sydney Eastern City Planning Panel determined the planning proposal to proceed for finalisation.

The subject site is within the Balmain Road Industrial Precinct which is part of a shrinking but increasingly valuable urban services and light industrial land that is to be protected in the local government area

G12.2 OBJECTIVES

- O1 To ensure the ongoing provision of employment, service and creative uses high quality residential housing above.
- O2 To respond to the existing and future context and character of the area, including the wider industrial precinct, low density residential neighbourhood and Callan Park.
- O3 To achieve architectural and urban design excellence.
- O4 To retain and adaptive reuse the existing character buildings.
- O5 To provide a publicly accessible plaza and network of through site links with high quality amenity.
- O6 To renew the public domain along Alberto Street, Cecily Street, Fred Street and Balmain Road.
- O7 To provide for housing mix, affordable and adaptable housing.
- O8 To minimise traffic impacts and address vehicle access arrangements for the different uses.
- O9 To ensure acceptable residential amenity by ensuring adequate solar access, visual and acoustic privacy.
- O10 To minimise impacts on adjacent and nearby heritage items and Callan Park Conservation Area and buildings.
- O11 To mitigate land use conflict between the residential component and employment uses on the site, including the operation of employment uses in the vicinity.
- O12 To ensure an ecologically sustainable development outcome.
- O13 To encourage active transport and support public transport mode share and appropriate car parking provision.

G12.3 DESIRED FUTURE CHARACTER

The site is within the Nanny Goat Hill Distinctive Neighbourhood C2.2.4.2 of the DCP.

The building design should reflect the diverse built form of the surrounding area and its fine grain character comprising a unique mix of traditional single storey buildings, employment lands and open space along the ridge line of Lilyfield. The site will retain the character buildings and provide ongoing space for local artists to create a vibrant place with abroad appeal to the surrounding community.

The new character of the site should:

- O1 Contribute positively to the existing character of the suburb of Lilyfield, Nanny Goat Hill Distinctive Neighbourhood, and the site.
- O2 Achieve a mix of light industrial, creative and residential spaces that can successfully co-exist and support the employment viability of the wider light industrial precinct.
- O3 Protect and enhance the residential amenity of neighbouring dwellings and within the development.
- O4 Minimise conflict between residential and industrial uses in and adjoining sites.
- O5 Enhance and activate the public domain, with ground floor employment uses, widened footpaths, street trees and connectivity through and around the site.
- O6 Protect and enhance heritage items and Callan Park Conservation Area and character buildings.
- O7 Achieve design excellence by using a diversity of building envelopes, modulation and setbacks that is complementary to the character area
- O8 Provide an appropriate transition to the low density residential neighbourhood.
- O9 Provide an architectural response using a variety of materials found within the local area.

G12.4 PUBLIC DOMAIN

Objectives

- O1 To provide throughsite links and a public plaza which facilitate permeability, legibility and functionality between the public domain, streets and uses.
- O2 To improve the pedestrian experience by setting back new buildings and creating wider footpaths.
- O3 To enhance local amenity with improved footpaths and landscaping within and adjoining the development.
- O4 To enhance views of, and physical connection, with the retained character buildings.
- O5 To provide a mix of high quality open space for residents and the public.

Controls

- C1 Widened footpaths to Balmain Road, Alberto Street and Fred Street are to be provided as shown in **Figure 2**. These are to be dedicated to Council at no cost.
- C2 Provide a minimum 3m wide pedestrian link to provide unrestricted public access between Fred Street and Alberto Street as shown in **Figure 2**.
- C3 Provide through site links between Balmain Road, Cecily Street and Fred Street ranging between 6m to 7.2m as shown in **Figure 2**.
- C4 The proposed public plaza and through site links should have a combined minimum area of 790m². Ensure the plaza has tree canopy cover.
- C5 Provide for activation and passive surveillance of the public plaza and through site links through the implementation of Crime Prevention Through Environmental Design (CPTED) principles.
- C6 Proposed through site links should consider the following principles:
 - a) expose the existing external fabric of the existing buildings, enabling an appreciation of the site's industrial past;
 - b) enable comfortable pedestrian movement and experience;
 - c) provide universal access; and
 - d) be publicly accessible.
- C7 Balmain Road is to be the primary street frontage with any proposed redevelopment, including within the retained character buildings.
- C8 Trees capable of attaining a large canopy are to be planted along Balmain Road and Alberto Street with medium size trees to the Fred Street frontage of the site. Planting is to consider conditions such as:
 - a) ground floor setbacks
 - b) undergrounding of overhead power cables; and
 - c) consistency with the character of the street.

- C9 Overhead power cables along Balmain Road, Alberto Street and Fred Street must be relocated underground and replaced with appropriate street lighting given the scale of the development and the significant aesthetic benefit resulting from undergrounding, including allowing for viable street tree planting. Existing mature street trees in Fred Street should be discussed and inform a decision for undergrounding on this frontage.



Figure 2: Public domain, deep soil planting and pedestrian through site links

G12.5 OPEN SPACE, DEEP SOIL and LANDSCAPING

Objectives

- O1. To ensure occupants are provided with a reasonable level of outdoor amenity and access to open space.
- O2 To integrate high quality landscaping into the development.
- O3 To ensure the type, number, scale and siting of trees is compatible with the existing or desired streetscape character.
- O4 To create opportunities for planting of canopy trees and landscaping.
- O5 To soften the scale of buildings and contribute to the overall amenity of the site.
- O6 To minimise stormwater runoff.

Controls

- C1 Landscaping and mature tree planting with large canopy trees shall achieve 25% site canopy coverage as required in Section C1.14 of the DCP.
- C2 Provide a minimum deep soil area of 310m² on the site. A minimum of 75m² of this must be provided within the proposed public plaza as shown in **Figure 2**.
- C3 Provide deep soil areas in the Alberto and Fred Street frontages as shown in **Figure 2**.
- C4 A landscape plan prepared by a suitably qualified Landscape Architect is to be submitted with the development application showing the:
 - a) total area and deep soil area of the proposed plaza and through site links;
 - b) levels adjacent to the public domain;
 - c) planting schedule with numbers and species of plants (botanical and common name)
 - d) number and name (botanical and common name) of mature trees on site
 - e) type and detail of paving, seating, walling, fencing and other details of external areas of the site, including the plaza.
- C5 Use a diverse variety of local Inner West native plant species and plant types with low water needs, including trees, shrubs, grasses, groundcovers and climbers.
- C6 Landscaping is to be of the highest quality, and use appropriate stone, high quality precast concrete elements and high quality pavements.
- C7 Suitable soil depth, drainage and irrigation are to be provided for all landscaping built on structures.
- C8 Private residential courtyards and roof top / terrace common areas are to be located, designed and landscaped to:
 - a) maximise views across Callan Park;
 - b) achieve good amenity for the new residential apartments in terms of solar access;
 - c) minimise noise impacts and overlooking of nearby residential properties.
- C9 Ground level public spaces are to include trees planted on structure capable of reaching early stages of maturity within 5 years of planting.
- C10 Provide a minimum number of 1 large tree (at least 12m in height) per 90m² of soil, or 2 medium trees per 90m² of soil.

C11 Planting on structure is to have the following soil volumes:

Tree Size	Height	Soil Volume
Small	6-9m	20m ²
Medium	10-13m	30m ²
Large	14m+	40m ²

Refer to G12.10 Environmental management and G12.11 Building materials and finishes for controls relating to green roofs and green walls.

G12.6 EMPLOYMENT USE

Objectives

- O1 To co-locate industrial, creative and residential spaces without adverse impacts on the ongoing provision of employment uses on the site.
- O2 To encourage large floor plates and high ceilings for employment floorspace to ensure flexibility in accommodating a diverse range of light industrial and creative uses.
- O3 To safeguard the current and future viability of the adjoining industrial precinct.
- O4 To retain and adapt the character buildings for employment use.

Controls

- C1 Provide a minimum of 6,000m² GFA as employment floor space. Of this, a minimum of 1,200m² GFA is to be for creative purposes.
Note: The LEP clarifies where similar types of uses may exist as office or business uses.
- C2 Light industrial and creative employment uses are to be substantially located at ground floor level except for the mezzanine at lower ground floor (Fred and Alberto Street corner) with all levels of the retained character buildings (1 & 2 storey) on Balmain Road to be used for employment uses. Refer to **Figure 3**.
- C3 The character buildings are to retain industrial elements and be reconfigured as employment space for artists and creative purposes.
- C4 Provide a minimum floor to floor height generally consistent with **Figures 6-11** for employment floor space. This includes any allowance and acoustic attenuation between levels as referenced in Section 12.7(C1).
- C5 Ensure floor to ceiling height is adequate to accommodate truck and container deliveries and provision of efficient use of space for stock handling.
- C6 Notwithstanding C4 above, greater floor to floor heights are encouraged to provide flexibility in the final design of the ground floor employment level for light industrial uses and adequate attenuation between employment and residential uses.

Notes:

- 1) Employment uses do not include home businesses, home industries, home occupations, residential accommodation or tourist and visitor accommodation. Refer to the LEP for definition.

- 2) Employment uses for a creative purpose include media, advertising, fine arts and craft, design, film and television, music, publishing, performing arts, cultural heritage institutions, community facilities or other related purposes, but does not include business premises or office premises. Refer to the LEP for definition.



Figure 3 Indicative floor plan showing employment uses within the site at ground, mezzanine and character buildings.

G12.7 RESIDENTIAL AMENITY

Objectives

- O1 To ensure acceptable residential amenity and the ongoing viability of employment uses within the site and on adjoining industrial land.
- O2 To provide an acoustically built development to minimise the conflict between employment and residential uses.
- O3 To optimise solar access to habitable rooms and private open space of new residential apartments to provide high amenity and energy efficiency.
- O4 To ensure adequate solar access, visual and acoustic privacy to surrounding residences.

Controls

- C1 The building design and construction shall minimise impacts between the employment and residential uses by:
 - a) implementing a minimum 400mm thick floor slab, up to 600mm thickness, or alternate attenuation treatment, between employment uses and residential uses for acoustic attenuation;

- b) incorporating construction methods and materials that insulate residential uses from noise and vibration transmission on site and from surrounding employment uses;
 - c) designing and locating employment and residential services and equipment (eg. Plant, goods lifts) that minimise amenity impacts; and
 - d) implementing suitable attenuation, vibration and odour measures to safeguard viable employment industries and minimise residential complaints.
- C2 Submit an Acoustic Report prepared by a suitably qualified acoustic consultant to verify the adequacy of the proposed design, construction methods and materials to achieve appropriate noise levels to ensure the ongoing operation of employment space would not impact residential uses above or adjoining.
- C3 Employment pedestrian access and circulation should be clearly separated from private residential pedestrian access (residential lobbies) and circulation.
- C4 All building entries are to be clearly identifiable with appropriate wayfinding.
- C5 Residential building components are to incorporate measures that reduce the entry of noise from external sources into the apartments. Where necessary, include acoustic measures to reduce the impact of noise from external sources.
- C6 Private open space (in the form of balconies, roof tops or courtyards) is to be:
 - a) recessed behind the main face of the building; or
 - b) where in the form of a terrace or otherwise open to the sky, include a landscape design such as perimeter planting boxes capable of accommodating screen planting; and
 - c) be located away from industrial noise sources, as far as is practicable, and designed with appropriate noise shielding devices.
- C7 Habitable rooms are to minimise the number or size of openings (where windows face industrial uses) or provide treatment of window openings with seals or other noise mitigating devices.
- C8 Surrounding residential properties receive a minimum three hours of direct sunlight to 50% of windows to principal living areas and 50% of principal open space between 9am and 3pm at the winter solstice. Where properties currently receive less solar access than specified above, there shall be no further reduction.
- C9 Minimise overlooking to surrounding residential properties and address any potential adverse noise and visual impact (such as night lighting) from employment areas

G12.8 BUILT FORM, HEIGHT AND DESIGN

Objectives

- O1 To achieve height, setbacks and massing that would provide an appropriate transition to the surrounding residential development and streetscape.
- O2 To ensure that the scale, building design and façade articulation responds to the context and character of the local area.
- O2 To integrate the existing character buildings with the future development and positively contribute to local character.
- O3 To minimise amenity impacts to surrounding properties and public domain.
- O4 To ensure the bulk and scale does not result in adverse visual impact on Callan Park.
- O5 To achieve high quality amenity for workers and residents alike.

Controls

- C1 **Figure 4** shows the built form and massing envisaged for the site.
- C2 Retain and restore all character buildings, known as the former Pilchers Bakery Warehouse buildings, identified in **Figure 5**. Refer to Section G12.13 for detailed controls on heritage and character.
- C3 Building heights, building separation distances and upper level setbacks are to be consistent with **Figure 5** and consider the following principles:
 - a) A varied and contextually responsive building mass,
 - b) A transition in building heights to complement the surrounding scale,
 - c) Provide residential amenity, including privacy, solar access, ventilation and landscaped setbacks,
 - d) Taller building elements take advantage of the wide Balmain Road streetscape and Callan Park amenity,
 - e) Active frontages along Balmain Road,
 - f) Lower building elements are located towards Fred Street to provide an appropriate transition to existing one and two storey houses, and
 - g) Upper level building setbacks to create a human scale pedestrian experience at street level.
- C4 Building heights step back at upper levels generally consistent with **Figures 6 -11**.
- C5 Provide building setbacks consistent with **Figures 6 – 11**.

Note:

- 1) The cross sections for **Figures 6-11** are indicated in **Figure 5**.

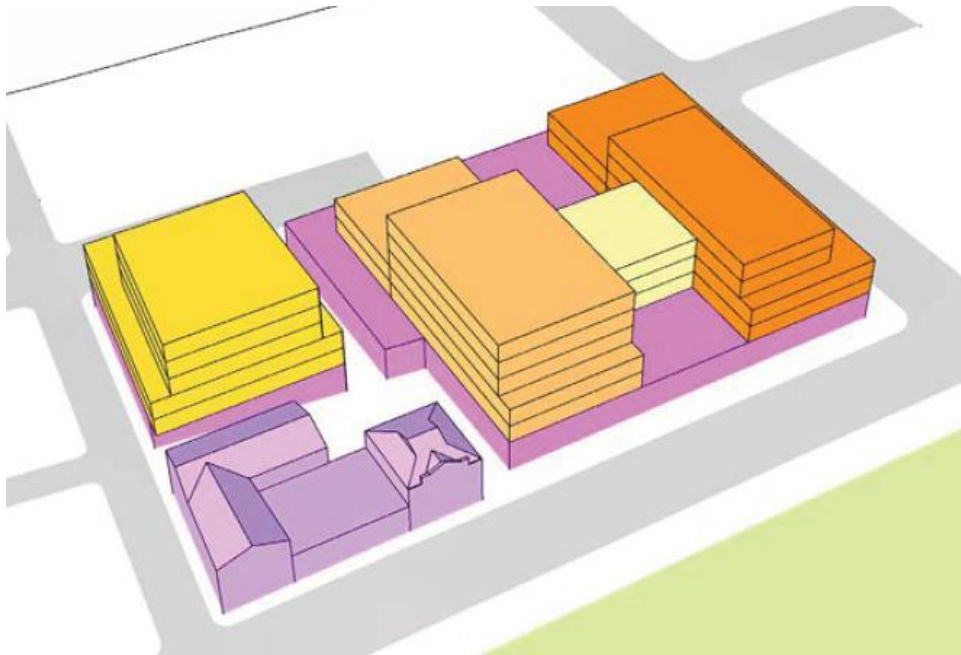


Figure 4: Indicative built form massing



Figure 5: Building height in storeys and upper-level building setbacks

- C6 Upper level setbacks are to be free of any encroachments from any parts of new building structures.
- C7 All roof structures, such as plant, lift overruns, and telecommunications equipment shall be integrated into the building design and setback a minimum of 5m from any external building façade and not be visible from the public domain.
- C8 Facades are to be articulated with an appropriate scale, rhythm, proportion, colour and material which respond to the building's use and the desired character of a locality. This can also be achieved through indentations, protrusions or with changes in material (such as brick work and glazing) and display distinct vertical modulation and rhythm that complements the character of the locality.
- C9 Expansive sections of blank facade (20m or more) are to be avoided.

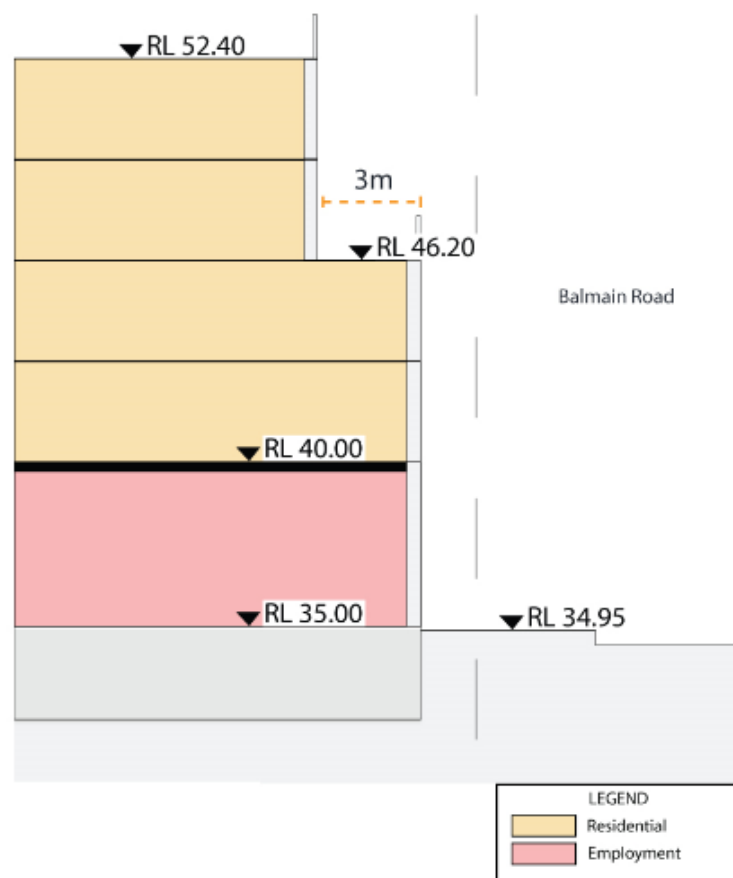


Figure 6: Indicative cross section A-A

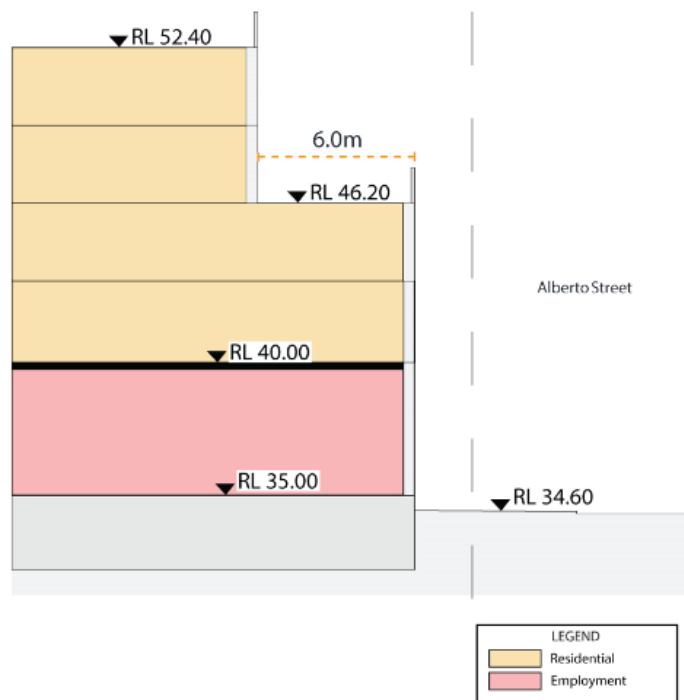


Figure 7: Indicative cross section B-B

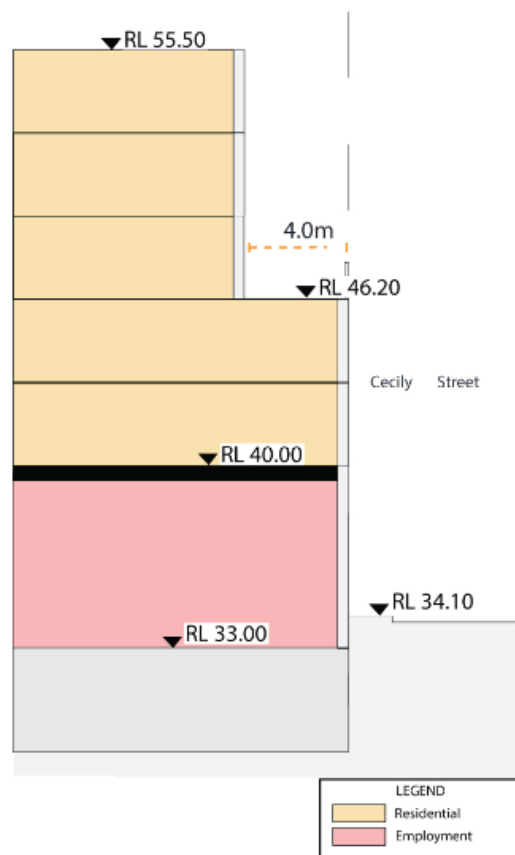


Figure 8: Indicative cross section C-C

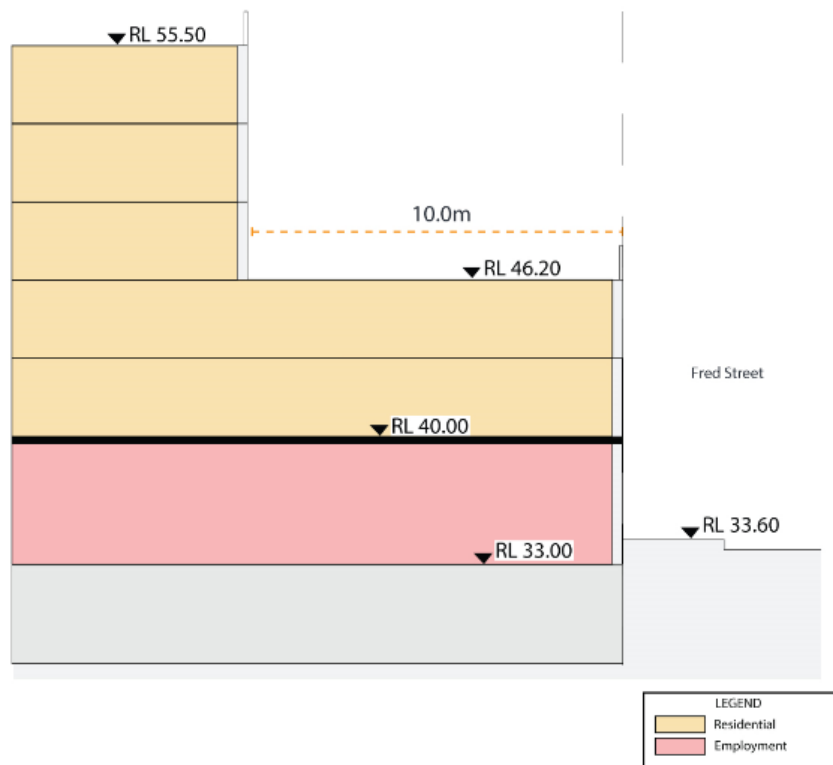


Figure 9: Indicative cross section D-D

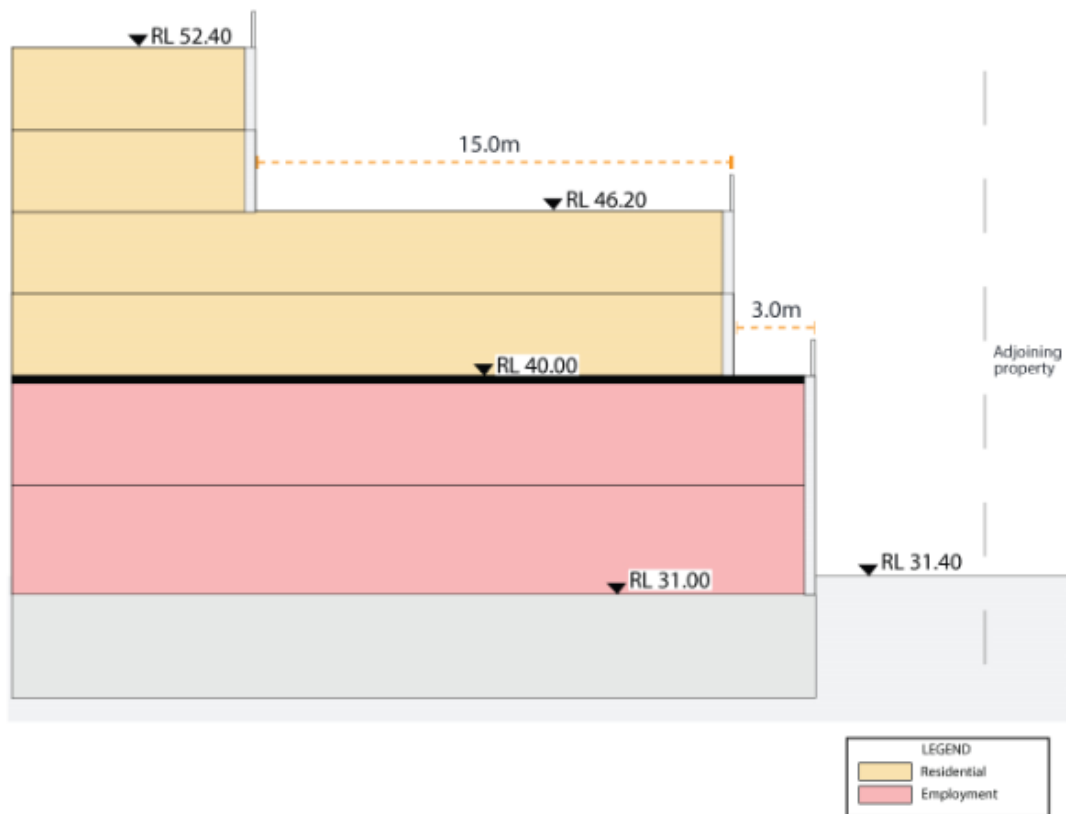


Figure 10: Indicative cross section E-E

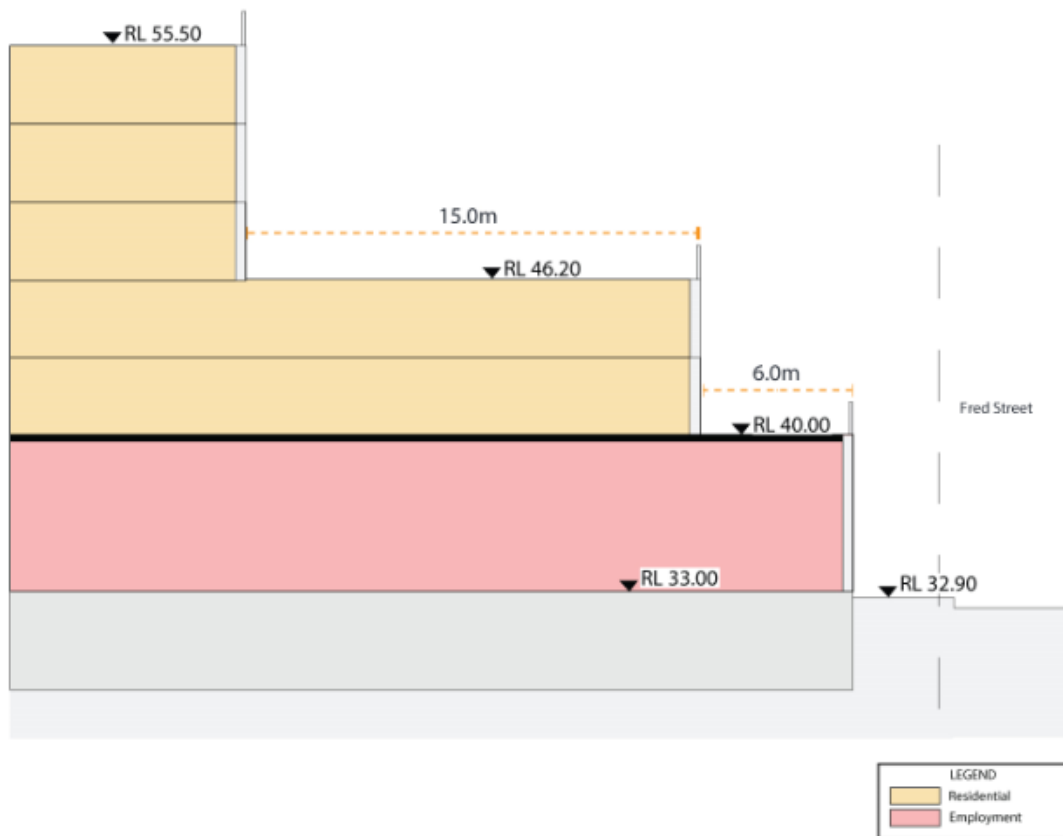


Figure 11: Indicative cross section F-F

G12.9 ACCESS AND PARKING

Objectives

- O1 To minimise worker and resident conflicts by providing separate pedestrian access and vehicular circulation.
- O2 To reduce the potential for conflict between pedestrians and vehicles.
- O3 To encourage use of active transport including public transport, cycling and walking.
- O4 To minimise the impacts of vehicular entry on the streetscape where possible.
- O5 To ensure the provision of adequate basement vehicular loading bays, delivery and servicing areas for non-residential uses.
- O6 To reduce car parking provision.

Controls

- C1 No vehicular access from Balmain Road. Vehicular access to and from the site should be provided in surrounding local streets.
- C2 Vehicular access should be located as far as practical away from traffic signals.
- C3 Vehicular access points are to be sited and designed in a manner that gives priority to pedestrians and bicycles by; maintaining the grade of the footpath; continuing the type of footpath material; and continuing the area of footpath required for the kerb ramp.
- C4 Vehicle access should be separated from pedestrian building entries to avoid pedestrian and vehicular conflict as shown in **Figure 12**.

A detailed traffic assessment is required to ensure that traffic and queueing within the network is not adversely impacted by the additional traffic generated by redevelopment and considers the movement of residential, employment and service vehicles in and out of the site and within the locality.
- C5 Vehicular access points can be shared between uses to minimise garage openings within the development.
- C6 Ingress and egress from the site shall be in a forward direction.
- C7 Vehicular entries are to minimise the visibility of garage doors on the street. This can be achieved by providing parking below ground level and setting doors back from the street boundary and building edge wherever possible.
- C8 Employment uses and residential uses are to be provided with clear vehicular and pedestrian entries, separate circulation and lifts and separate designated areas for car parking, loading/unloading etc.

On site car share facilities are to be provided in accordance with Part C, C1.11 Parking C25.
- C9 Car parking areas are to be designed and constructed so that electric vehicle charging points can be installed at a later time.
- C10 To support sustainable and active transport a travel plan is to be provided for development on the site where:
 - a) any residential development contains more than 25 residential units; or
 - b) any light industrial, creative or service development exceeds 1000m² of gross floor

space or accommodates more than 25 employees.

Refer to Part C, C26 of the DCP for details on what to include in a travel plan.

- C11 Access design, vehicular dimensions and turning circles are to comply with the relevant Australian Standards and Part D and Appendix D of the DCP in providing separate vehicular loading bays, delivery and servicing of non-residential areas.
- C12 Car parking can be provided in accordance with the rates outlined in Table C4 of Part C Section C1.11.1 of Leichhardt DCP 2013.



Figure 12 Preferred vehicular and pedestrian access points

G12.10 ENVIRONMENTAL MANAGEMENT

This section provides objectives and controls for ecologically sustainable development, water sensitive urban design, water re-use, recycling and harvesting and biodiversity.

Objectives

- O1 To ensure an ecologically sustainable development outcome
- O2 To reduce environmental impacts of the development.
- O3 To encourage improved environmental performance using industry recognised building rating tools.
- O4 To promote the use of renewable energy generation
- O5 To reduce the use of resources, and the generation of pollution and waste resulting from development activity.
- O6 To reduce the cause and impact of the urban heat island effect.
- O7 To implement sustainable urban water management.
- O8 To improve the diversity and abundance of locally indigenous flora and fauna species across the Inner West.

Controls

Ecologically Sustainable Development (ESD)

- C1 Encourage the use of an environmental rating tool, such as Green Building Council Star Rating, to demonstrate the degree to which it is an ecologically sustainable development. Where Green Star is used, achievement of a minimum of 5 stars is encouraged.
- C2 The installation and use of photovoltaic solar panels is encouraged. Where possible, solar panels should be co-located with extensive green roofs to increase the operational efficiency of the solar panels.
- C3 The development must increase urban green cover on the site through tree planting, mass planted garden beds, WSUD, and green roofs and walls.
- C4 The development must enhance urban biodiversity by increasing habitat for local flora and fauna.
- C5 Use building materials, fittings and finishes that have been recycled, made from or incorporate recycled materials, and have been certified as sustainable or 'environmentally friendly' by a recognised third party certification scheme.
- C6 All new water fittings and fixtures such as showerheads, water tap outlets, urinals and toilet cisterns, in all non-residential development, the public domain, and private open space are to be the highest Water Efficiency Labelling Scheme (WELS) star rating available at the time of development.
- C7 Non-residential development is to be designed to minimise the need for active heating and cooling by incorporating passive design measures related to glazing, natural ventilation, thermal mass, external shading and vegetation.
- C8 All lighting within the public domain should be energy-efficient, such as LED lighting.

Water Sensitive Urban Design (WSUD)

- C9 The development should adopt an integrated approach to water cycle management and address water conservation, efficiency, stormwater management, drainage and flooding through a coordinated process.
- C10 A suitably qualified engineer with experience in stormwater, drainage and WSUD is to assess the site requirements for the proposed development, and prepare the required stormwater, drainage and WSUD plans in accordance with the provisions of this DCP and with best practice sustainable water management techniques.
- C11 The development is to be designed so that the site maximises infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.
- C12 Where filtration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater.

Water Re-use, Recycling and Harvesting

- C13 Water used for irrigation of public and private open space (including green roofs and walls) is to be drawn from reclaimed water or harvested rainwater sources where there is feasible access to those water sources. Possible sources include harvested stormwater, treated greywater and wastewater and water from a decentralised local network. Water treatment measures must be incorporated to ensure that the water is fit for purpose.
- C14 Rainwater tanks should be installed where there are roof forms from which rainwater can be feasibly collected and plumbed to appropriate end uses.

Biodiversity

- C15 New habitat features are to be incorporated into the development, including trees, shrubs and groundcover vegetation, artificial habitat (such as insect hotels and habitat boxes), rockeries, and green roofs and walls where possible.
- C16 Opportunities to link to, extend or enhance existing or potential biodiversity corridors should be realised in the new development.
- C17 A mix of locally indigenous tree, shrub, grass and groundcover species should be incorporated into the planting palette. Where this is not practical, use other Australian native plants.

G12.11 BUILDING MATERIALS AND FINISHES

Objectives

- O1 To provide high quality, durable finishes and materials.
- O2 To ensure that buildings respond to the character and heritage of the surrounding area using appropriate materials and finishes.
- O3 To ensure that buildings have a high quality appearance including green roofs, green podiums, green walls and green façades to improve air quality, amenity, habitat, ambient air temperature, building insulation, to enhance the aesthetic quality of the urban environment.

Controls

- C1 Building materials are to be fit for purpose, demonstrate a climatic response, and be of a suitably high specification to ensure long term quality and sustainability.
- C2 Employ high quality finishes and materials that incorporate environmentally sustainable materials and produce low glare and do not require high levels of maintenance.
- C3 Building articulation, design and materials are to provide an appropriate balance between the new development and the older character of the locality, heritage items and Callan Park Conservation Area and buildings.
- C4 Air-conditioning units are not to be visible from the public domain.

The following controls supplement those in Part C, C1.21 of this DCP.

Green Roofs and Podiums

- C5 Green roofs and podiums are encouraged on all new buildings.
- C6 The size of the green roofs for buildings with the following gross floor areas are to be:
 - a) 250 to 999m² — 30% of roof space
 - b) 1,000 to 1,499 m² — 50% of roof space
 - c) 1,500m² or greater — 75% of roof space.
- C7 Green roofs and podiums must be planted with suitable Australian native plants (endemic to the Inner West where possible) and include habitat features such as habitat boxes, stone boulders and native beehives.
- C8 Green roofs must have a minimum substrate depth of 150mm.
- C9 Green roof areas designed for use as communal open space are to have a high standard of finish and design.
- C10 A detailed description, plan and sections of the roof top design are to be submitted with the development application (as part of landscape plan). The design must address:
 - a) safety and security
 - b) biodiversity
 - c) visual and acoustic privacy
 - d) maintenance and servicing
 - e) wind effects.

Green Walls and Façades

- C11 Green walls and façades are required on at least 15% of the available building surfaces, with particular focus on the north west facing façade to Balmain Road and north east facing façade to Cecily Street. This clause does not apply to the character buildings.
- C12 Green walls and façades must be planted with suitable Australian native plants (endemic to the Inner West where possible) and include habitat features.
- C13 Green facades using planter boxes/container planting installed at different levels across the building are encouraged
- C14 A detailed description, plan and sections of the proposed green wall and/or facade design are to be submitted with the development application (as part of landscape plan). The design of any green wall or facade is to address:
 - a) safety and security
 - b) biodiversity
 - c) maintenance and servicing
 - d) wind effects.

G12.12 WASTE AND RECYCLING

Objectives

- O1 To provide adequate on- site provision for the temporary storage and disposal of waste, food waste, and recyclable materials.
- O2 To maximise opportunities for 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 recyclable material and the potential for adverse environmental impacts associated with waste management.
- O4 To minimise the overall impacts of waste and recycling management
- O5 To reduce waste and maximise recycling.

Controls

The following controls supplement those in Part D and Appendix D of Leichhardt DCP 2013.

- C1 The collection of all residential and commercial/industrial waste, recycling and bulky waste is to occur on-site.
- C2 Residential and commercial/industrial waste areas are to be separated with separate accesses.
- C3 Waste and recycling facilities must be managed in acoustically treated areas to minimise the noise of collection.
- C4 Submit a Site Waste Minimisation and Waste Management Plan (SWMMP) addressing ongoing waste and resource recovery for both residential and employment components of the development is to be submitted. The SWMMP is to include details of the following:
 - a) types and estimated quantities of the predicted waste streams
 - b) size and location of recycling and waste storage areas, including bulky waste

- c) routes of access and transfer from source to storage areas for all users
- d) routes of transfer from storage areas to collection point
- e) access route for waste and recycling collection vehicle
- f) ongoing management, including responsibility for cleaning and transfer of bins between storage areas and collection points, implementation and maintenance of relevant signage, and ongoing education of all residents/tenants

Residential Waste Controls

- C5 The residential component of the development must be designed to accommodate standard Council waste and recycling services and collection vehicles on site. See Appendix D for truck dimensions and access design.
- C6 Waste and recycling storage areas within the premises are to be in proximity to the vehicle entrance and are to be on ground level. If this cannot be achieved the areas are to be no lower than one level below street level with easy truck access.
- C7 Plans are to show that every residence has disposal points for general waste, recycling and food waste within 30m of the dwelling access (distance covered by lifts excluded). Any bins stored on residential floors are to have the capacity to store, at minimum, all waste generated by that floor over a 24 hour period.
- C8 A dedicated space (room or caged area) is to be provided within or in close proximity to the bin storage area for the interim storage and management of Council-collected bulky waste and mattresses. A minimum of 8m² is to be provided for every 50 residences.
- C9 Additional communal space is to be provided for the separate recovery of materials including (but not limited to) textiles, hazardous, e-waste, polystyrene, materials under product stewardship schemes and problem wastes. A minimum of 2m² is to be provided for every 50 residences.
- C10 A dedicated space is to be allocated for communal composting or worm-farming for residents or waste collection designed for source separation, collection and processing of food organics.
- C11 The bin storage areas are to be designed to accommodate enough bins for the general waste, food waste and recycling that will be generated by residents and tenants of this building. An additional 50% of floor area is to be included to allow for bin manoeuvring.
- C12 The number of bins required is based on the average generation of 80L per one bedroom apartments, 100L per 2 bedroom apartments and 120L per 3 or more bedrooms, of both waste and recycling.
- C13 The bin storage areas are to be designed to meet the following:
 - a) Must be finished with a rigid, smooth-faced impermeable material that can be cleaned easily.
 - b) The floors must be graded and drained to a drainage fitting approved by Sydney Water and located as close as practical to the doorway.
 - c) A close-fitting and self-closing door or gate operable from within the room must be fitted, and the entrance should provide a minimum width clearance of 1200mm. At least one access doorway is to have sufficient dimension to allow the transfer of the maximum size containers selected for the development. These clearances will assist with flexible use of the storage area and variance in bin size.
 - d) Must have access to hot and cold water with a hose cock for cleaning purpose.

- e) Must be well-lit and ventilated.
- f) If the bin storage area is a secure holding area, a Council-approved code locking system will be required to allow access to Council collection staff, and liaison with Council's Resource Recovery Operations manager is required prior to the issue of an Occupation Certificate.

Non-residential Waste Controls

- C14 Provide a minimum of 4m² of dedicated space for every 500m² of non-residential floor space for the interim storage of bulky or fit-out waste, paper, cardboard packaging, batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes or other recyclable resources from the waste stream.
- C15 Provide on-site space that is in reasonable proximity to non-residential activities including light industrial or creative premises to store re-usable commercial items such as crates, pallets, kegs and polystyrene packaging.
- C16 Allocate secure space for the separate storage of liquid wastes, including commercial cleaning products, chemicals, paints, solvents, motor and cooking oils.
- C17 Submit a Litter Management Plan for the site's open space and public domain.

G12.13 HERITAGE AND CHARACTER

Objective

- O1 To ensure that development on the site is sympathetic to adjacent heritage items and Callan Park Conservation Area and buildings.
- O2 To facilitate an understanding of the industrial history of the site and ensure the character buildings are retained and adapted for employment.

Controls

- C1 Submit a Heritage Impact Statement (HIS) with any development application for the redevelopment of the site, addressing the impact of the proposed works on heritage items in the vicinity of the proposal.
- C2 The HIS should consider 'The Design Context: Guidelines for Infill Development in the Historic Environment' (prepared by the NSW Heritage Office and Royal Australian Institute of Architects NSW Chapter) with regard to scale, form, materials, colours and responding to the local character.
- C3 A development application for the redevelopment of the site is to be accompanied by 'before' and 'after' perspective views from the heritage items to enable the potential impact to be considered.
- C4 The history and development of the site should be communicated to visitors and residents to enhance their understanding of the significance of the 1907 and 1917 buildings as part of the overall development.

Character

- C5 Retain and restore all character buildings, known as former Pilchers Bakery Warehouse buildings.
- C6 The character buildings are to retain industrial elements and be reconfigured as employment space for artists and creative purposes.
- C7 Confirm the extent of surviving building fabric in situ and its condition including prior to any works being carried out, photographically recording, the fabric and spaces affected by the proposed works.
- C8 Protect building fabric from damage during construction works.
- C9 Obtain ongoing advice from a heritage architect during design development and construction development phases of the works to assist in developing strategies to mitigate heritage impacts.
- C10 Openings in walls are to maintain masonry nibs and masonry above new openings, where possible.

G12.14 HOUSING AFFORDABILITY & DIVERSITY

Objectives

- O1. To increase the supply of affordable housing in the Inner West to meet community needs.
- O2. To provide affordable housing in appropriate locations across the site.
- O3. To provide a mix of residential apartments, that cater for the needs of the existing and future resident population and to encourage a diverse population.

Controls

- C1. Affordable housing units should:
 - a) be mixed with privately owned units throughout the development
 - b) Include a range of sizes to cater for different household sizes.
 - c) be rented to very low, low and moderate income households in accordance with the Inner West Affordable Housing Policy.
 - d) be designed and constructed to the same standard as other residential accommodation across the site.

Note: Affordable housing is defined under the NSW *Environmental Planning and Assessment Act 1979*

- C2. Dwellings of different sizes and tenures are to be provided across the development particularly those for accessible and affordable housing.

G12.15 DESIGN EXCELLENCE

Objectives

- O1. To achieve design excellence for new development on the site.
- O2. To ensure development contributes to the urban design and architectural quality of the locality.

Controls

- C1. Design excellence is to be achieved to ensure a high-quality outcome for the site.
- C2. Council's design and heritage experts shall assess proposals for the site and/or a Design Excellence Panel shall be appointed by Council to determine whether design excellence is achieved by the project. The proponent shall cover the cost of a design review process.
- C3. The following criteria shall be considered to determine whether design excellence is achieved:
 - a) excellence of architectural design, including internal layout, façade treatment, architectural detailing, roof features and spaces between buildings;
 - b) the proposed uses and use mix including the provision of ongoing light industrial and creative uses on site;
 - c) heritage conservation and restoration;
 - d) streetscape character and site context;
 - e) proposed provision of and improvements to public domain;
 - f) the bulk, massing and modulation of buildings;
 - g) street frontage heights;
 - h) environmental outcomes, such as sustainable design;

- i) overshadowing and solar access, visual and acoustic privacy, wind and reflectivity;
- j) noise and air pollution attenuation;
- k) the achievement of the principles of Ecological Sustainable Development;
- l) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network;
- m) achieving appropriate interfaces at ground level between the building and the public domain;
- n) excellence and integration of landscape design
- o) high quality finishes and materials