

2.14

GENERIC PROVISIONS UNIQUE ENVIRONMENTAL FEATURES







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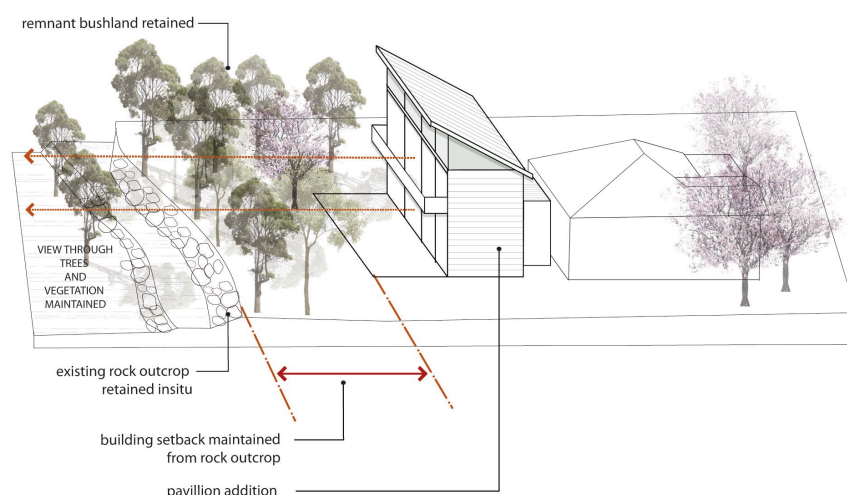
Part 2 Generic Provisions

2.14 Unique Environmental Features

Unique environmental features are natural elements within the landform and may comprise lookouts, rocky outcrops, cliff faces, remnant bushland, steep slopes, natural watercourses and escarpments.

Those elements are important within an urbanised environment as historical reminders of the natural landform, to promote biodiversity and as opportunities for recreation and relaxation.

The protection of those features benefits both the natural and built environment and those who live, work and play in the area. The development controls for these features ensure development is sensitive and sympathetic to those features.



The following objectives, controls and design solutions apply to land that contains unique environmental features. Additional objectives and controls also apply to land in the Thornley Street Scenic Protection Area. Those controls are detailed later in this section of the DCP.

2.14.1 Objectives

- O1 To conserve those parts of land which, because of their unique environmental features are distinguished from its surroundings.
- O2 To encourage development that complements the landscape and scenic character of an area while supporting the ongoing public use and enjoyment of any adjoining public open space land.

2.14.2 Controls

- C1 Development must be designed to address any distinctive environmental features of the site or on adjoining nearby land.

- C2** Development must respond to these features by appropriately considering outlook, the location of structures, design and materials.
- C3** Development adjoining public open space must be set back from open space and be of a height and scale appropriate to the unique environmental qualities of the area.
- C4** Clearing of vegetation must be minimised and colours and materials selected that integrate with the characteristics of the area. Refer to Section 2.20 (Tree Management).

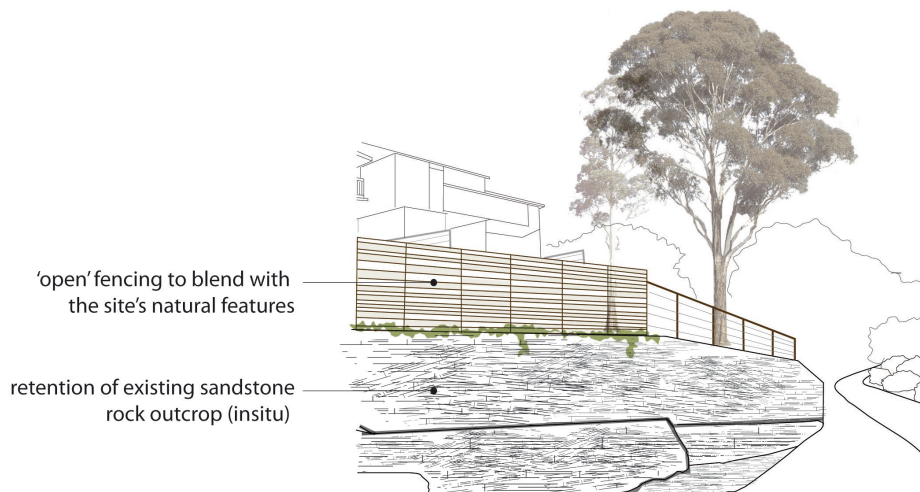
2.14.2.1 *Design solutions to protect environmental features*

A number of design solutions are available to protect environmental features:

- Choosing parts of the site to develop where features are not present;
- Minimising on-site disturbance;
- Locating buildings to take advantage of environmental features;
- Utilising construction methods that limit impact on sloping or difficult sites, such as pole construction;
- Employing materials that complement the site, like stone and timber;
- Implementing a soil and water management plan to limit impact;
- Avoiding the introduction of soil from outside the site;
- Selecting native plant species that are endemic to the area; and
- Selecting plant species that enhance resident fauna habitat.

Design solutions include using the materials associated with the site's geology and vegetation. Using local materials helps reinforce a strong local 'sense of place'.

Design solutions also include selecting plantings that are adapted to the local climate and the localised environmental conditions of the site itself.



2.14.3 **Thornley Street scenic protection area**

The Thornley Street scenic protection area is an area with unique environmental features and has been identified for its landscape, cultural and scenic qualities. Located adjacent to and overlooking the Cooks River and its foreshores, poorly managed development has the potential to adversely impact on those values.



The Thornley Street Scenic Protection Area as identified is to the rear of properties known as 16 to 66A Thornley Street, Marrickville, and is shown on the map in **Appendix 1**. Those properties adjoin accessible and well used public open space adjoining the Cooks River.

2.14.4 Objectives

- O3** To protect sandstone cliffs, outcrops and overhangs which are strong defining features of the area.
- O4** To ensure development is compatible with the foreshore and scenic qualities of the area.



Typical features in the area include the Cooks River corridor, heritage features, sandstone outcrops, sandstone cliff face and vegetation. The following series of photographs demonstrate some of these qualities.



Public open space runs along the Cooks River and adjoins the rear of residential properties within this area



The Cooks River Aqueduct is a State listed heritage item owned by Sydney Water



Sandstone rocky outcrops occur along the Cooks River and are key elements within the scenic protection area





2.14.4.1 *Managing development*

The topography of the area and the subdivision pattern of long narrow lots have influenced development in the area. In some cases, residential housing sits atop the cliff face close to the cliff edge, with extended rear yards rendered inaccessible because of the topography. In other areas, the land is less steep. In all cases access to the rear is difficult with the Cooks River and public open space bordering the rear boundary with no or limited rear access to these properties.



Residential development close to rocky outcrops and sandstone overhangs needs to consider visual impacts



Managing development close to rock overhangs is important for environmental and scenic quality reasons and safety and geotechnical considerations. Water run off from properties will, overtime, destabilise these areas if not properly managed.



Development will need to respond to its context and be a sensitive interface between public and private land

2.14.5 Controls

Development must therefore satisfy the objective of protecting, maintaining and improving the landscape, cultural and scenic qualities of land identified within this scenic protection area.

- C5** Development within the scenic protection area must be:
- i. Designed and located to minimise potential adverse environmental impact. This is particularly important where properties are within a foreshore area or where the land is flood affected (see maps in Section 2.22 – Flood Management);
 - ii. Of a scale compatible with the character, landscape and scenic qualities of the area;
 - iii. Of minimal visual impact when viewed from any adjoining public open space; and
 - iv. Where adjoining public open space provides a visual transition between open space and avoids abutting public open space with high, blank or solid fences (such as timber paling fences without openings or corrugated fencing).
- C6** Sandstone cliffs, outcrops and overhangs must be retained in situ and integrated into the design of new development.
- C7** Any plantings are to enhance fauna habitat and to be local species endemic to the area.

NB *The controls in Section 2.14.2 also apply.*

The exempt provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 do not apply to certain development within a foreshore area or on a flood control lot. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Inner West Local Environmental Plan 2022 to determine what development can occur and what process to follow.

2.14.5.1 Fencing guidelines

NB Section 2.11 (Fencing) of this DCP provides objectives and controls on fencing.

The scenic protection area overlaps with land identified as flood affected. For this reason, certain fences will need to be designed to permit floodwaters to flow through them. This openness also fits the character of the area and when used in conjunction with landscaping provides a transition between the built environment and the open space.

The following photographs depict examples of fencing found along the rear of properties to Thornley Street that generally fit in with the character and landscape qualities of the area. The retention of sandstone (in situ), its use in retaining walls and open fencing in colours that blend with the topography are preferred.



Sandstone rocks have been left in place and a sandstone post and rail fence marks the boundary between private and public land



Retention of vegetation and use of sandstone elements respond more positively to the landscape and scenic quality of the area than the tall blank face of the timber fence.



Pool fencing, while 'open', is not preferred where visible to the public



The building setbacks, landscaping and open style fencing respond to the topography and do not detract from the scenic quality of the area



Appendix 1 – Scenic protection area map showing affected properties at 16 to 66A Thornley Street, Marrickville

See the attached map.