

9.38

STRATEGIC CONTEXT DULWICH HILL (COMMERCIAL)







Contents

Part 9	Strategic Context.....	1
9.38	Dulwich Hill (Commercial Precinct 38).....	1
9.38.1	Existing character.....	1
9.38.2	Desired future character.....	2
9.38.3	Heritage Conservation Areas (HCAs).....	3
9.38.3.1	HCA 28: Dulwich Hill Commercial Precinct Heritage Conservation Area (C28).....	3
9.38.4	Precinct-specific planning controls.....	3
9.38.4.1	Reduced height, reduced floor space ratio and building envelope controls.....	3
9.38.4.2	Scenario 1.....	6
9.38.4.3	Scenario 2.....	7
9.38.4.4	Scenario 3.....	8
9.38.4.5	Scenario 4.....	9
9.38.4.6	Contributory buildings map for the HCA and streetscapes.....	9
9.38.5	Site-specific planning controls.....	10
9.38.5.1	Masterplan Area (MA 38.1).....	10

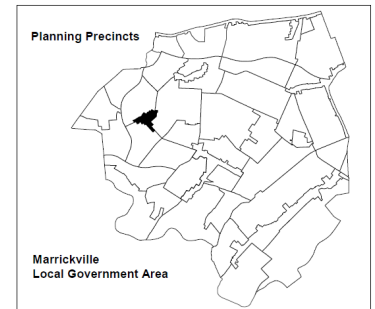
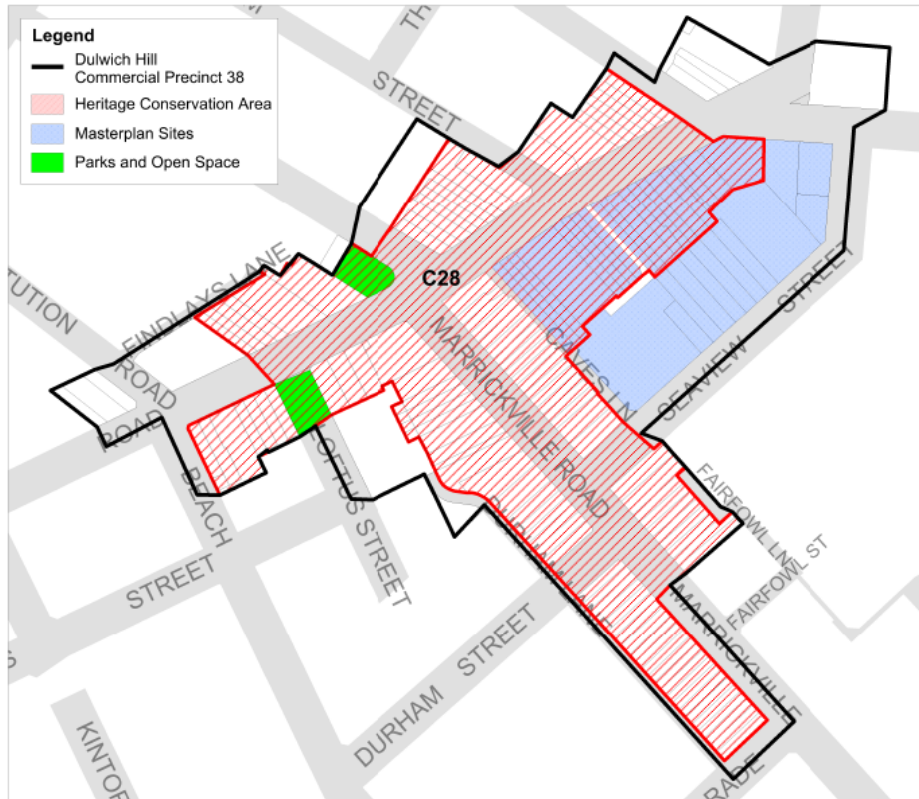




Part 9 Strategic Context

9.38 Dulwich Hill (Commercial Precinct 38)

Map of precinct



9.38.1 Existing character

This precinct comprises the retail areas along Marrickville Road and New Canterbury Road, Dulwich Hill. The area predominantly consists of late 19th century two storey commercial buildings along both roads. The centre retains a cohesive architectural character, despite undergoing some modifications and the introduction of new buildings. This cohesive character is particularly evident in the buildings along Marrickville Road, many of which retain much of their original facade detailing. The southern end of Marrickville Road also contains some substantial Federation dwelling houses which provide a pleasant lead up to the commercial buildings.

The intersection of Marrickville Road and New Canterbury Road is marked by the Gladstone Hotel, a substantial three storey Victorian Freestyle Hotel which has retained its original function since its construction in the late 1880s. The Hotel's prominent location at the entrance to Marrickville Road contributes to its landmark status. Generally the buildings along New Canterbury Road contain more examples of modern infill development, many of which detract from the original character of the street. The precinct serves as the main commercial and retail focus point for the suburb of Dulwich Hill, particularly the retail buildings concentrated along Marrickville Road.

The precinct contains the Dulwich Hill Commercial Precinct Heritage Conservation Area.

The precinct has been identified as having high biodiversity values. It is essential that development within the precinct considers the potential impacts to biodiversity including native fauna (including Threatened Species and Endangered Populations); native vegetation (including Endangered Ecological Communities); and habitat elements (including their condition, structure, function, connectivity and disturbance).

9.38.2 Desired future character

The desired future character for this precinct is:

1. To protect the identified Heritage Items within the precinct.
2. To retain, as a minimum, the front portion of contributory buildings where they are contributory to the heritage conservation area (HCA) and streetscapes.
3. To protect the identified heritage values of the Dulwich Hill Commercial Precinct Heritage Conservation Area.
4. To allow and encourage a greater scale of development within the commercial centre, including the provision of new dwellings near local shops, services and public transport to meet the market demand, create the opportunity for high access housing choice and support sustainable living.
5. To support excellence in contemporary design.
6. To ensure that the street building frontage of infill development complements the siting (location and orientation), scale, form (height, massing and setback), proportion (height to width and solid to void), rhythm, pattern, detail, material, colour, texture, style and general character in the design of the existing predominantly traditional two storey commercial streetscape, without being imitative.
7. To ensure that new development at rear upper levels is a maximum of four storeys in appearance and is designed to be subservient to retained portions of contributory buildings or infill development to the street building front.
8. Where required, to ensure there are active commercial fronts to new buildings facing onto streets to create a vibrant and safe streetscape.
9. To support pedestrian access, activity and amenity including maintaining and enhancing the public domain.
10. To build on the eat street and cultural character of the commercial centre.
11. To ensure that the design of higher density development demonstrates good urban design and environmental sustainability and provides suitable amenity for occupants of those developments.
12. To ensure that the design of higher density development protects the residential amenity of adjoining and surrounding properties.
13. To ensure orderly development on masterplan sites in accordance with the principles of the masterplan vision, including allotment amalgamations, where required, that are not detrimental to achieving the overall masterplan structure and achieve an efficient and high quality built outcome.
14. To ensure that new development considers all potential impacts to biodiversity.
15. To facilitate efficient parking, loading and access for vehicles that minimises impact to streetscape appearance, commercial viability and vitality and pedestrian safety and amenity.



9.38.3 Heritage Conservation Areas (HCAs)

The precinct contains HCA 28 Dulwich Hill Commercial Precinct Heritage Conservation Area. See Part 8 (Heritage) of this DCP for detailed controls and guidelines.

9.38.3.1 HCA 28: Dulwich Hill Commercial Precinct Heritage Conservation Area (C28)

The Dulwich Hill Commercial Precinct Heritage Conservation Area is of aesthetic significance as a largely intact retailing precinct which retains original parapeted roof forms, recessed shopfronts and generally intact first floor shop facades. It also includes some representative examples of Inter-War residential flat buildings and demonstrates the development of a major suburban shopping precinct from 1890 to 1940.

Shops and buildings from each major period of retailing have survived and continue to contribute to the aesthetic, historic, and social values of Dulwich Hill and the Inner West Local Government Area.

The streetscapes encompass a substantially intact mid to late 19th century retail precinct. The aesthetic value of the area is enhanced by the undulating alignment of New Canterbury Road, which provides a fine series of evolving views and vistas and by the intersection of New Canterbury and Marrickville Roads which allows multiple viewpoints over the streetscape.

The commercial and retail buildings within the area demonstrate the principal characteristics of the traditional suburban shopping area with narrow shopfronts and clearly defined structural bays providing physical evidence of the regularity of the underlying subdivision pattern. Although evidence of most original shopfronts has been lost, the streetscape at pedestrian level remains cohesive due to the regular spacing of the original shopfronts and the 1920s hanging white way lighting under the awnings which creates a distinctive aesthetic quality to the streetscape and accentuates the curvature of the facade as it follows New Canterbury Road.

The group demonstrates strong aesthetic qualities also through the consistency of the parapeted and enclosing street wall, with its finely worked detailing creating a high quality and strongly defined skyline view from the opposing footpath and when travelling through the area.

C1 HCA 28 Dulwich Hill Commercial Precinct Heritage Conservation Area has been identified as containing the following streetscapes:

- a. Retail Streetscapes. Refer to Section 8.4 of this DCP for relevant controls.

Relevant Architectural Style Sheets for HCA 28 Dulwich Hill Commercial Precinct Heritage Conservation Area include:

- b. Contributory Buildings Map – Dulwich Hill. Refer to Section 8.4.2 of this DCP for relevant controls.

9.38.4 Precinct-specific planning controls

9.38.4.1 Reduced height, reduced floor space ratio and building envelope controls

Inner West Local Environmental Plan 2022 (Inner West LEP 2022) in combination with the Inner West LEP 2022 Height of Buildings Map and the Inner west LEP 2022 Floor Space Ratio Map sets the development standards for height (in metres) and floor space ratio (FSR) on properties within the precinct. The following controls, applicable

PART 9: STRATEGIC CONTEXT

to land zoned B2 – Local Centre in the Precinct, reduce the permitted height (in metres) and FSR if specific site conditions are not met and sets building envelope controls relating to height (in storeys), massing, depth, setback and roof projections.

- C2** Despite Clause 4.3(2) of Inner West LEP 2022, for a development site, the building height shown on the Height of Buildings Map on land zoned B2 – Local Centre within this precinct only applies where the following site conditions are met:
- i. the boundary length, at the street frontage of the development site, is 12 metres or greater, and
 - ii. the site area of the development site is 325 square metres or greater.
- C3** Where the site conditions under C2 are not met, despite Clause 4.3(2) of Inner West LEP 2022, the building height for a development site within this precinct is not to exceed 14 metres.
- C4** Despite Clause 4.4(2) of Inner West LEP 2022, for a land parcel within a development site within this precinct, the floor space ratio shown on the Floor Space Ratio Map on land zoned B2 – Local Centre only applies where the following site conditions are met:
- i. the boundary length, at the street frontage of the development site, is 12 metres or greater, and
 - ii. the site area of the development site is 325 square metres or greater, and
 - iii. Council determines that the street fronting portion of an existing building within the land parcel is not required to be retained.
- C5** Where the site conditions under C4 are not met, despite Clause 4.4(2) of Inner West LEP 2022, the floor space ratio for a land parcel within a development site within this precinct is not to exceed that specified in accordance with the site conditions in the following table:

Site Conditions	Maximum Floor Space Ratio Permitted
(a) the boundary length, at the street frontage of the development site, is 12 metres or greater, and (b) the site area of the development site is 325 square metres or greater, and (c) Council determines that the street fronting portion of an existing building within the land parcel is required to be retained.	2.0:1
(a) the boundary length, at the street frontage of the development site, is less than 12 metres, and/or (b) the site area of the development site is less than 325 square metres, and (c) Council determines that the street fronting portion of an existing building within the land parcel is not required to be retained.	1.75:1
(a) the boundary length, at the street frontage of the development site, is less than 12 metres, and/or (b) the site area of the development site is less than 325 square metres, and (c) Council determines that the street fronting portion of an existing building within the land	1.5:1



parcel is required to be retained.	
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NB *The effect of control C5 on a development site comprising more than 1 land parcel may result in a different FSR being permitted for each separate land parcel.*

C6 Within land zoned B2 Local Centre in this precinct the

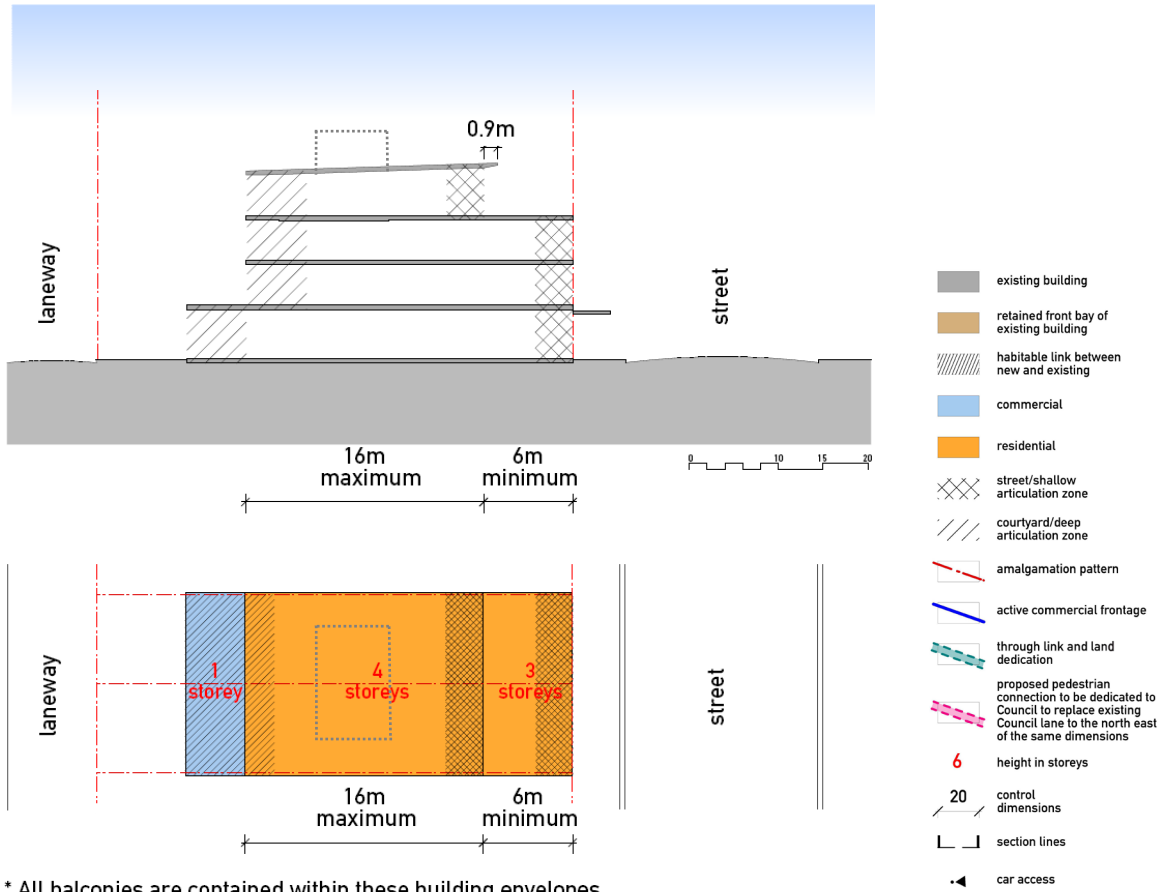
- i. Height (in storeys);
- ii. Massing;
- iii. Maximum building depth;
- iv. Minimum setback; and
- v. Maximum roof projection

for a redevelopment must be in accordance with the control diagrams in the following figures for the respective scenarios.

NB *The effect of control C6 may result in a combination of scenarios 1 and 3 or a combination of scenarios 2 and 4, where the development site comprises a mix of buildings where some buildings do need to have the street fronting portion retained and other buildings don't need to have the street fronting portion retained.*

9.38.4.2 Scenario 1

- i. Height 17 metres
- ii. Floor space ratio 2.2:1
- iii. Street frontage of land Greater than 12 metres
- iv. Site area of land Greater than 325m²
- v. Street fronting retention Not required by Council to be retained



* All balconies are contained within these building envelopes.

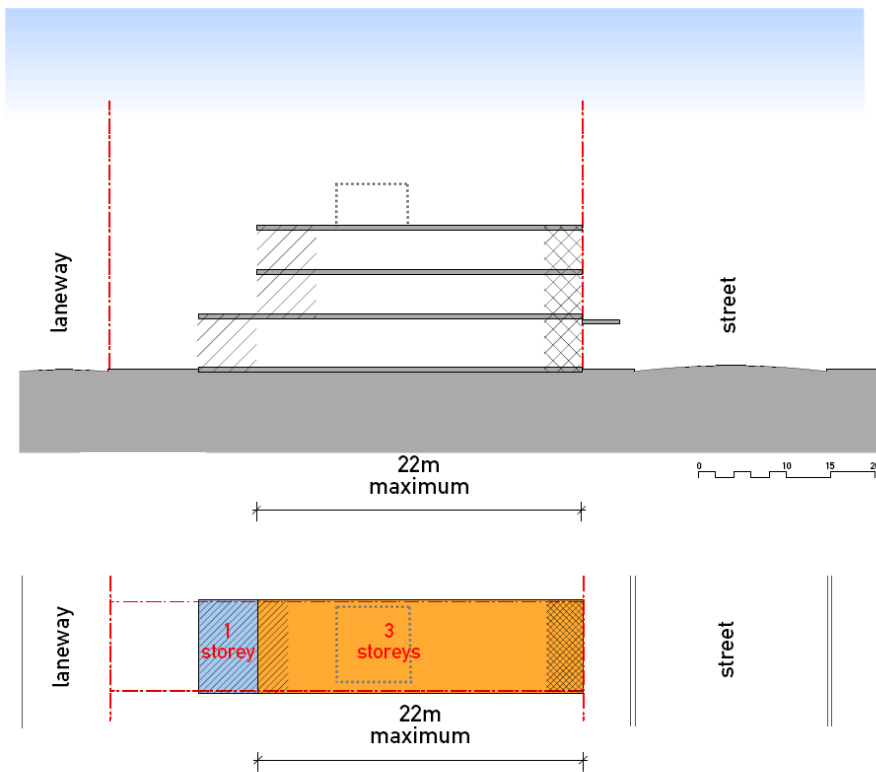
Figure 38a Control diagram – four storey - infill development

Legend



9.38.4.3 Scenario 2

- i. Height 14 metres
- ii. Floor space ratio 1.75:1
- iii. Street frontage of land Less than 12 metres
- iv. Site area of land Less than 325m²
- v. Street fronting retention Not required by Council to be retained

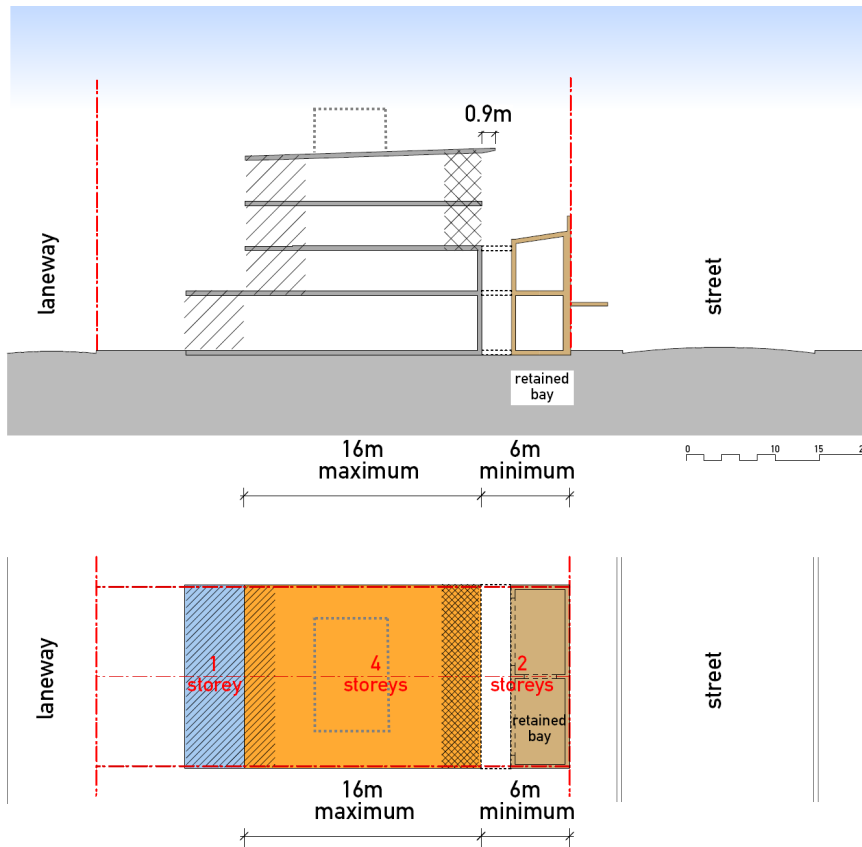


* All balconies are contained within these building envelopes.

Figure 38b Control diagram – three storey - infill development

9.38.4.4 Scenario 3

- i. Height 17 metres
- ii. Floor space ratio 2.0:1
- iii. Street frontage of land Greater than 12 metres
- iv. Site area of land Greater than 325m²
- v. Street fronting retention Required by Council to be retained



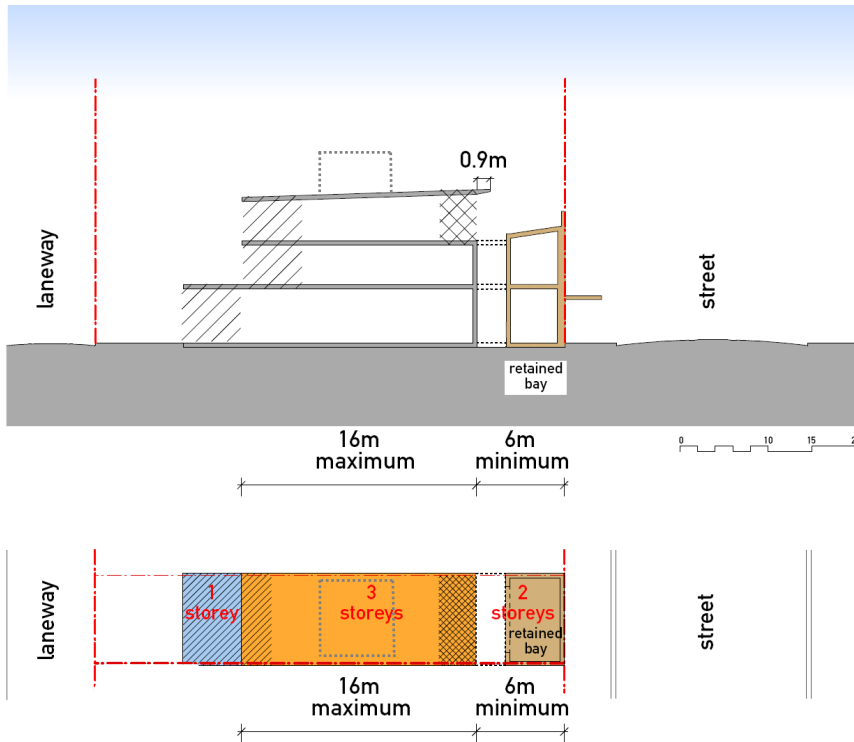
* All balconies are contained within these building envelopes.

Figure 38c Control diagram – four storey - retain street fronting portion



9.38.4.5 Scenario 4

- i. Height 14 metres
- ii. Floor space ratio 1.5:1
- iii. Street frontage of land Less than 12 metres
- iv. Site area of land Less than 325m²
- v. Street fronting retention Required by Council to be retained



* All balconies are contained within these building envelopes.

Figure 38d Control diagram – three storey - retain street fronting portion

9.38.4.6 Contributory buildings map for the HCA and streetscapes

- C7** A contributory buildings map applies within the Dulwich Hill commercial centre for the HCA and streetscapes. Refer to Part 8 (Heritage) of the DCP for the contributory buildings map.

9.38.5 Site-specific planning controls

9.38.5.1 Masterplan Area (MA 38.1)

Masterplan location

- C8** Masterplan Area 38.1 relates to the allotments shaded in Figure (38.1a).

Site amalgamation

- C9** The redevelopment of the land shaded in Figure (38.1a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (38.1b).
- C10** Amalgamation of allotments must not result in any adjoining sites being isolated to the extent that it is not possible for development to occur in accordance with the urban design vision for the Masterplan Area.

Building height

- C11** The height of proposed buildings on the land shaded in Figure (38.1a) must conform to the control diagram(s) in Figures (38.1b) and (38.1c). The height is expressed in number of storeys.

Boundary setbacks

- C12** The boundary setbacks of proposed buildings on the land shaded in Figure (38.1a) must conform to the control diagram(s) in Figures (38.1b) and (38.1c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

- C13** The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (38.1a) must conform to the control diagram(s) in Figures (38.1b) and (38.1c). The dimensions are expressed in metres.

Upper floor and roof setbacks

- C14** The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (38.1a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (38.1b) and (38.1c). The setbacks are expressed in metres.

Articulation zones

- C15** The envelope of buildings on the land shaded in Figure (38.1a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (38.1b) and (38.1c), must predominantly express a street fronting building edge, with shallow articulations to the building edge adding visual richness.
- C16** The envelope of buildings on the land shaded in Figure (38.1a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (38.1b) and (38.1c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

- C17** The redevelopment of the land shaded in Figure (38.1a) must conform to the control diagram in Figure (38.1b) in regards to:



- i. The location of active land uses and frontages at ground level;
- ii. The location of vehicular entries;
- iii. The location of publicly accessible and dedicated pedestrian links;
- iv. The location and extent of public domain infrastructure; and
- v. The location and extent of road widening dedication.

Landmarks and gateways

C18 The redevelopment of allotments shaded in Figure (38.1a) must incorporate landmark/gateway features on the Herbert Street frontage to emphasise the termination of the south viewing axis along New Canterbury Road.

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.*

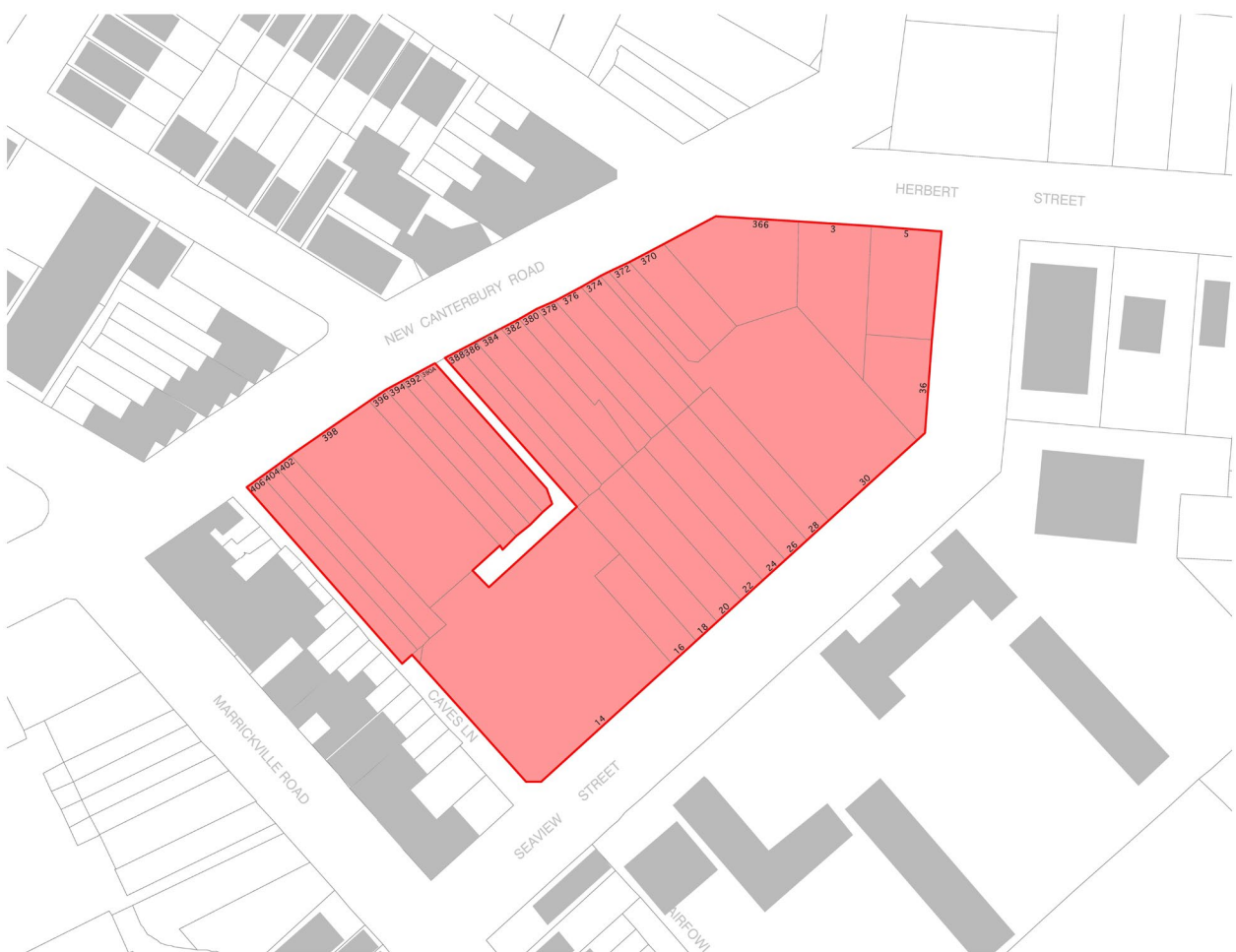
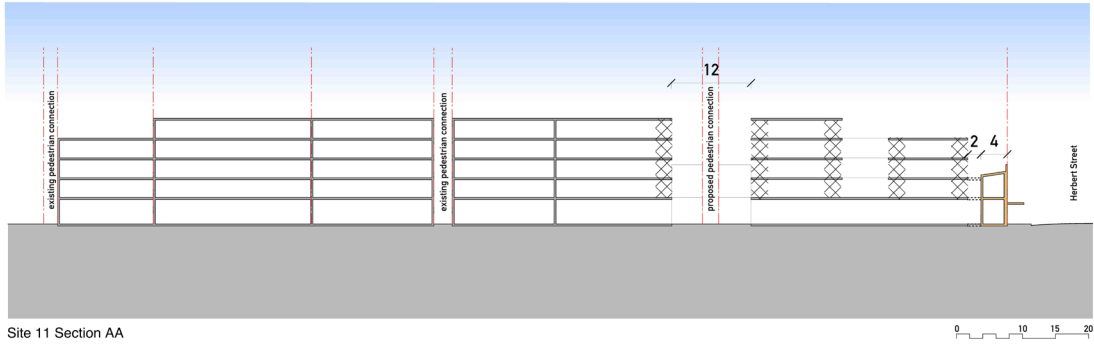


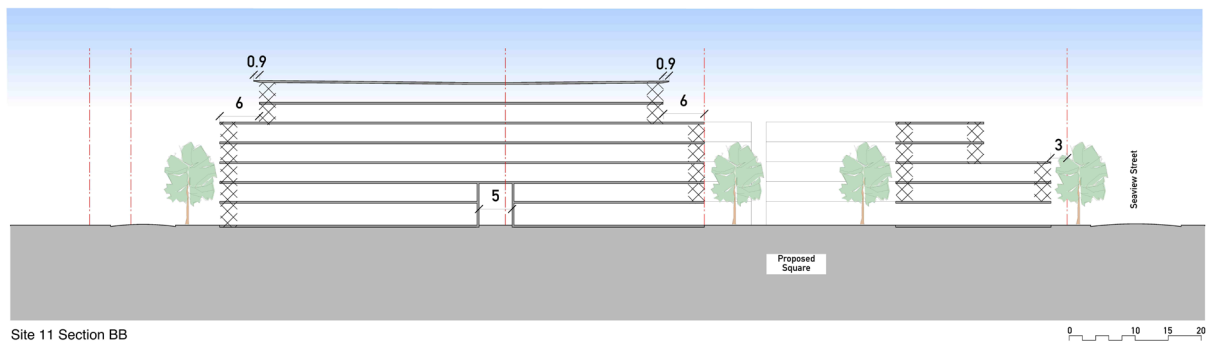
Figure 38.1a Location Plan



Figure 38.1b Plan Diagram



Site 11 Section AA



Site 11 Section BB

Figure 38.1c Section Diagrams