

9.6

STRATEGIC CONTEXT PETERSHAM SOUTH







Contents

Part 9	Strategic Context.....	1
9.6	Petersham South (Precinct 6)	1
9.6.1	Existing character.....	1
9.6.2	Desired future character.....	2
9.6.3	Heritage Conservation Areas (HCAs).....	3
9.6.3.1	HCA 18: Petersham South (Norwood Estate) Heritage Conservation Area (C18)	3
9.6.3.2	HCA 22: Morgan Street Heritage Conservation Area (C22)	3
9.6.4	Precinct specific planning controls.....	4
9.6.5	Site-specific planning controls	4
9.6.5.1	Masterplan Area (MA 6.1).....	4
9.6.5.2	Masterplan Area (MA 6.2).....	15
9.6.5.3	Masterplan Area (MA 6.3).....	19
9.6.5.4	Masterplan Area (MA 6.4).....	23
9.6.5.5	Masterplan Area (MA 6.5).....	25
9.6.5.6	Petersham Administration Centre Masterplan Area (MA 6.6).....	28

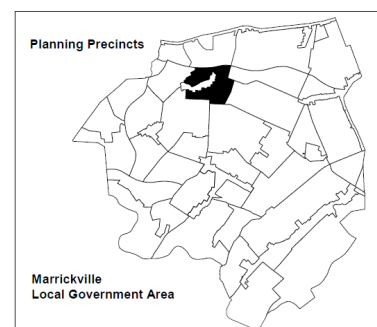
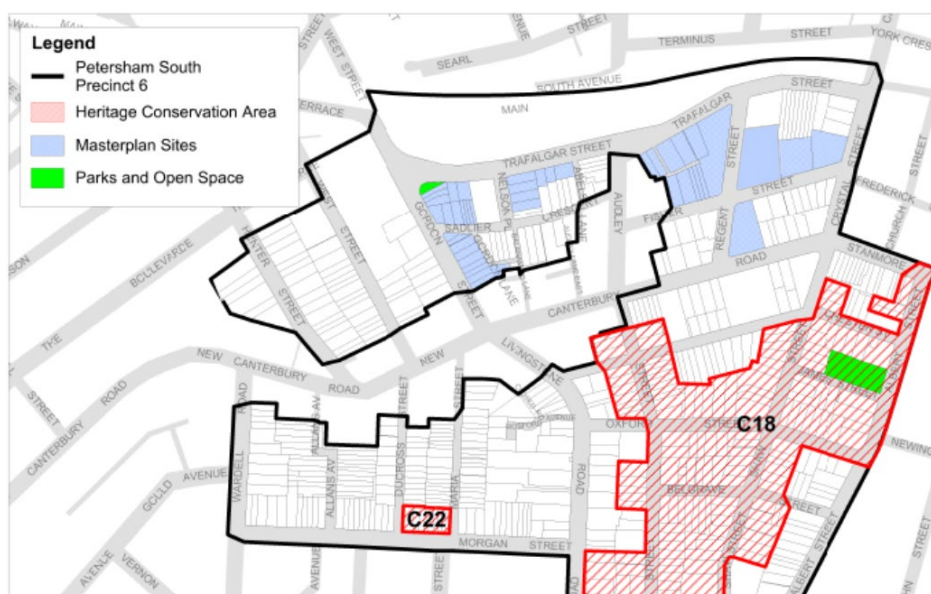




Part 9 Strategic Context

9.6 Petersham South (Precinct 6)

Map of precinct



9.6.1 Existing character

This precinct is located in the northern part of the land where this DCP applies and contains most of the southern part of the Petersham suburb (though not the Petersham commercial strip along New Canterbury Road and Audley Street) which is located in Precinct 36. The precinct has a wide mixture of land uses, typologies and building periods, creating a diverse character.

The precinct is bounded by the Western Rail Line to the north, Morgan Street and Addison Road to the south, Albert Street, Stanmore Road and Crystal Street to the east and Wardell Road, the back of Hunter Street and the back of New Canterbury Road and Audley Street to the west. There is one small but attractive park on the eastern edge of this precinct on the northern corner of Albert and James Streets.

New Canterbury Road runs through the precinct and is part of the Sydney City to Canterbury RMS classified route that follows the main ridge though the Inner West LGA along King Street, Enmore Road, Stanmore Road and New Canterbury Road, with the water tower being the highest point and a major landmark. To the north the water-shed drops down through a bowl to the north-west over the railway through to Petersham Park in Precinct 2 and onto Hawthorne Canal and Iron Cove. To the south the water-shed drops off the hill top to the south swinging around to the south-east draining to the Sydenham flat land and down to the Cooks River.

The streets roughly go either down or across the fall line. Some streets, especially those below the water tower, fall dramatically to the south with good distant views. The other RMS classified route running though the precinct is Gordon Street / Livingstone Road, part of the Port Botany to M2 route. The regional roads in this precinct contain

very high levels of traffic, including large trucks (especially on the Port Botany to M2 route), reducing street amenity.

Streets vary - narrow streets run off New Canterbury Road to Morgan Street and Sadler Crescent with thin verges with no or few small street trees and small front setbacks with no or low scale landscaping. The predominant medium-width streets have medium-sized verges with nature strips, a random mix of mostly medium-sized natives and many exotic species, including Callistemon (Bottlebrush). Front setbacks are predominantly medium-sized, usually accommodating planter beds, shrubs and some tree landscaping. Lots vary in width, depth, area and shape from small narrow terrace lots to large lots containing large residential flat buildings or groups of them.

In terms of residential, the precinct predominantly contains single storey freestanding dwelling houses but also many single storey terraces. There are also many two, three and four storey residential flat buildings as well, with a notable cluster of large buildings along Livingstone Road. Residential development predominantly has terracotta tiled pitched roofs, with an even mix of render/painted and face brick wall material. Front fencing is a wide mix of Iron Palisade, timber picket, brick and combinations.

The precinct contains the Petersham South (Norwood Estate) and the Morgan Street Heritage Conservation Areas.

The precinct also contains nursing homes, educational establishments, places of public worship, commercial, institutional (hospital, council office, police station), industrial, infrastructure (water tower and pump stations), a club and associated car parks. Buildings are from a mix of periods, with considerable representations from the mid to late Victorian, Federation, Inter-War and Post-War periods.

Areas within the precinct have been identified as having high biodiversity values within the LGA. It is essential that development within those areas consider 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).

9.6.2 Desired future character

The desired future character of the area is:

1. To protect, preserve and enhance contributory and period buildings within the precinct and require their sympathetic alteration or restoration.
2. To protect the identified heritage items within the precinct.
3. To protect, preserve and enhance other significant public domain elements within the precinct including landscaping, fencing, open space, kerb and guttering, views and vistas and prevailing subdivision patterns.
4. To maintain distinctly single storey streetscapes within the precinct.
5. To protect, preserve and enhance the existing character of the streetscapes, where only compatible development is permitted.
6. To protect the identified values of the Petersham South (Norwood Estate) and the Morgan Street Heritage Conservation Areas.
7. To facilitate urban renewal in appropriate locations (predominantly on masterplan sites), allowing substantial change to the streetscape character while resulting in a high quality public domain.
8. To allow and encourage a greater scale of development and increased residential density on masterplan sites that provides 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.

9. 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.
10. To support excellence in contemporary design.
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 provides adequate amenity for the intended occupants of the building and protects the residential amenity of adjoining and surrounding properties.
13. To ensure that the provision and design of any parking and access for vehicles is appropriate for the location, efficient, minimises impact to streetscape appearance and maintains pedestrian safety and amenity.
14. To ensure that new development considers all potential impacts to biodiversity.

9.6.3 Heritage Conservation Areas (HCAs)

Part of the Petersham South (Norwood Estate) Heritage Conservation Area HCA 18 and the Morgan Street Heritage Conservation Area HCA 22 are located in the precinct. Refer to Part 8 (Heritage) of this DCP for detailed controls and guidelines.

9.6.3.1 HCA 18: Petersham South (Norwood Estate) Heritage Conservation Area (C18)

The Petersham South (Norwood Estate) Heritage Conservation Area is of historical significance as an area developed from the 1854 Norwood Estate subdivision and an extension to George Johnston's Annandale Farm. The HCA is of aesthetic significance for its diverse range of development which demonstrates the ongoing process of speculative development and re-subdivision of land.

The HCA has a fine range of housing from the late 19th century through to the mid 20th century including 19th century villas and their garden setting, 19th century houses (detached and semi-detached) and their garden setting, 20th century houses – including cottages, bungalows and two-storey houses, and 19th and early 20th century terraces and houses.

The HCA is a representative area of the late 19th century and mid 20th century period housing ranging from substantial Victorian Gentleman's villas to modest detached residential development.

The key period of significance for the Petersham South (Norwood Estate) Heritage Conservation Area is 1854 to 1940.

9.6.3.2 HCA 22: Morgan Street Heritage Conservation Area (C22)

The Morgan Street Heritage Conservation Area is a representative area of the 1890 to 1904 period of residential development including modest terraces in Federation style built as rental housing. The area is of historical significance as part of the 1890 Alexander Estate subdivision.

The HCA is of aesthetic significance for its modest Federation period terrace architecture and intact roofscape. Its key period of significance is 1890-1904.

9.6.4 Precinct specific planning controls

- C1** HCA 18 Petersham South (Norwood Estate) Heritage Conservation Area has been identified as containing the following streetscapes:
- Mixed Residential Streetscapes (Type B). Refer to Section 8.3 of this DCP for relevant controls.
Relevant Architectural Style Sheets for HCA 18 Petersham South (Norwood Estate) include:
 - Victorian Italianate/Victorian Filigree. Refer to Section 8.5.1 of this DCP for relevant controls.
 - Federation styles. Refer to Section 8.5.2 of this DCP for relevant controls.
- C2** HCA 22 Morgan Street Heritage Conservation Area has been identified as containing the following streetscapes:
- Mixed Residential Streetscapes (Type B). Refer to Section 8.3 of this DCP for relevant controls.
Relevant Architectural Style Sheets for HCA 22 Morgan Street Heritage Conservation Area include:
 - Victorian Italianate/Victorian Filigree. Refer to Section 8.5.1 of this DCP for relevant controls.
 - Federation styles. Refer to Section 8.5.2 of this DCP for relevant controls.

9.6.5 Site-specific planning controls

9.6.5.1 Masterplan Area (MA 6.1)

Masterplan location

- C3** Masterplan Area 6.1 relates to the land shaded in Figure (6.1a) identified as Sites 1, 2 and 3.

Site amalgamation

- C4** All of the allotments comprising Site 3 identified in Figure (6.1a) must be amalgamated into 1 allotment.

Building height

- C5** The height of proposed buildings on the land shaded 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.
- C6** Small breaches in the MLEP 2011 height (in metres) can be considered to accommodate lift overruns and architectural roof features.

Boundary setbacks

- C7** The boundary setbacks of proposed buildings on the land shaded 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

- C8** The siting, orientation, depth and separation of proposed buildings on the land shaded 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.



- C9** Increase sustainability and amenity by achieving high environmental performance to the buildings by means of water efficiency targets equal to BASIX plus 20% and energy efficiency equal to BASIX plus 10%. The RSL club or non-residential uses shall achieve a minimum 5 stars NatHERS.

Upper floor and roof setbacks

- C10** The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded 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

- C11** The envelope of buildings on the land shaded in Figure (6.1a), must be articulated as indicated in 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.
- C12** The primary architectural scale of the buildings must be consistent and street-wall-defining with a strong 2-storey horizontal façade datum to promote a generous human scale to the buildings at street level and entries.

Domain interface and structure

- C13** The redevelopment on the land shaded in Figure (6.1a) must conform to the control diagram in Figures (6.1b), (6.1f) and (6.1j) in regards to:
- The location of active land uses and frontages at ground level;
 - The location of vehicular entries; and
 - The location of publicly accessible and dedicated pedestrian links.
- C14** Awnings are required along Trafalgar Street and at the corner of Trafalgar Street and Regent Street, Petersham.
- C15** Any outdoor gaming areas for the Club must not front onto the footpaths of Trafalgar Street and Regent Street, Petersham.
- C16** A public domain plan is to be submitted to and approved by Council for public domain improvements 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.
- C17** The residential units on the Ground Level must have separate mail boxes and direct pedestrian access from the adjacent streets or the pocket park.
- C18** Three separate residential lobbies shall be provided to Buildings A, B and C on Site 3 accessed from Trafalgar Street, Regent Street, Fisher Street and the pocket park.
- C19** The area required for the widening of Fozzard Lane being dedicated to Council, free of cost.
- C20** Significant trees on the corner of Fisher Street and Regent Street are to be retained and protected. A tree protection area has been identified to ensure the root zone and tree canopy are protected for these Lemon Scented Gums (Tree 25 & Tree 26) and no development occurs within the area as shown in **Figure XY** and **Figure (6.1j)**.

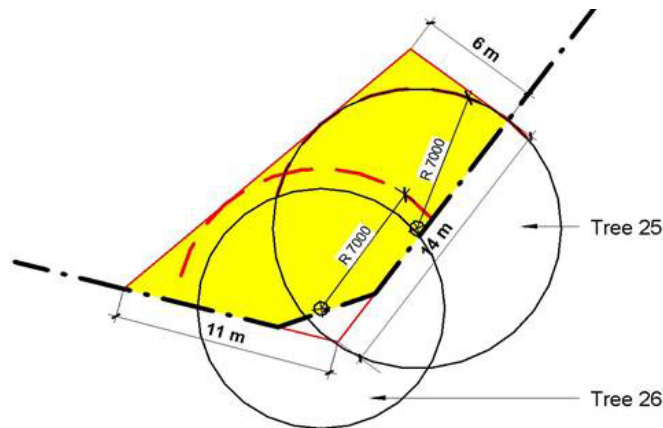


Figure XY Tree protection area with extent of tree canopy shown in dashed red lines. Refer to The ENTS Tree Consulting Report dated 20 November 2018 for more information on these trees.

Figure XY Tree protection area with extent of tree canopy shown in dashed red lines. Refer to The ENTS Tree Consulting Report dated 20 November 2018 for more information on these trees.

- C21** The large paper bark trees on the Regent Street verge are to be protected and new improved street works provided to increase ground water to the root system and enhance their longevity. Significant trees on the corner of Fisher Street and Regent Street are to be retained and protected.

Vehicular access

- C22** Vehicular access to the land shaded in Figure (6.1a) must be located in accordance with the control diagram in Figure (6.1b), (6.1f) and (6.1j).
- C23** 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.
- C24** Any land required from the Trafalgar Street frontage to accommodate the raised concrete median to facilitate a left-in/left-out to the new Club/Site 3 will be required to be dedicated as public road at no cost to Council and Roads and Maritime Services.
- C25** Civil design for the median will need to be provided with any future DA for Site 3. The design will need to be in accordance with Austroads standards and will need to coordinate with Regional Route 7 bike plans impacting Trafalgar Street. Consultation with Sydney Trains is also required to ensure no impact to their access on the northern side of Trafalgar Street for large vehicles.

Pocket Park and Pedestrian connection Regent Street to Fozzard Lane

- C26** A pocket park must be located through Site 3 identified in Figure (6.1j) to provide a publicly accessible pedestrian connection between Regent Street and Fozzard Lane and a high quality open space.
- C27** The pocket park must receive a minimum of 2hrs of sunlight in mid-winter between the hours of 9am to 3pm.



Upgrade to Regent and Trafalgar Street intersection

- C28** Pedestrian movement, safety and amenity are to be facilitated by an upgrade to the intersection of Regent and Trafalgar Streets, Petersham. The details of such an upgrade are to be submitted with the development application for redevelopment of Sites 1, 2 or 3 which benefit from the Petersham RSL Planning Proposal. Discussion with Council's Strategic Community Project Officer - Access and Inclusion and Council's Coordinator Public Domain Planning are required in preparing the plans.
- C29** The pedestrian refuge islands on Regent Street and Trafalgar Street are to be upgraded as part of public domain improvement works. The future development may need to allow a setback (and potentially land dedication to Council) along the Trafalgar Street frontage to ensure adequate footpath widths for future pedestrian demands from the ultimate development can be provided and designed in accordance with Austroads requirements. Discussion with Council's Traffic Engineers is required in preparing these plans.

Architectural expression

- C30** The architectural expression to the buildings shall be unique and informed by their context, including the selection of self-finished materials that are evident in nearby period buildings or heritage items, and façade intervals and articulation that respond to the fine grain character of existing industrial buildings on the site (approximately 20 metres façade intervals).
- C31** The brickwork and trusses of the warehouses to be demolished shall be salvaged and reused as recycled bricks and timber.

Landmarks and gateways

- C32** The redevelopment of allotments shaded in Figure (6.1a) must incorporate landmark features on the corner of Regent Street and Fisher Street.

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 6.1a - Location Diagram



- existing building
- commercial
- residential
- street / shallow articulation zone
- street / deep articulation zone
- amalgamation pattern
- active commercial frontage
- through link and land dedication
- centerline of easement
- 6 height in storeys
- / 20 control dimensions
- H-NH habitable to non-habitable rooms
- NH-NH non-habitable to non-habitable rooms
- section lines
- car access

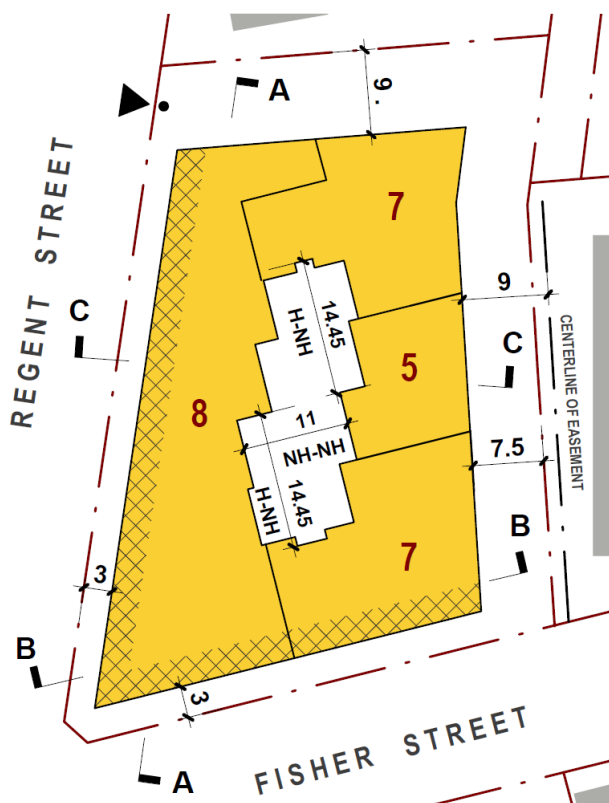
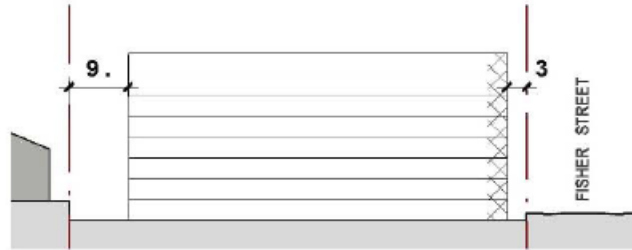


Figure 6.1b – Site 1 – Plan

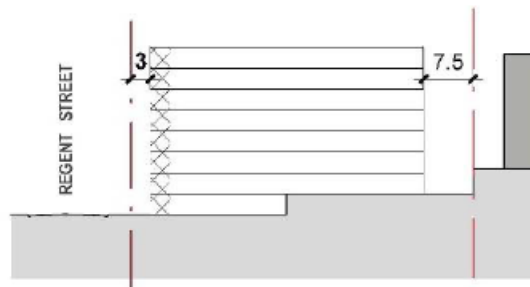
Figure (6.1c) – Site 1 – Regent Street Section



DCP_Figure (6.1c) - Site 1 Section A

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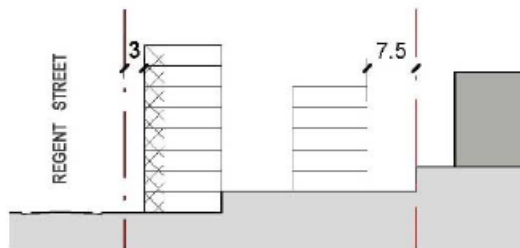
Figure (6.1d) – Site 1 – Fisher Street Section



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



- existing building
- commercial
- residential
- street / shallow articulation zone
- street / deep articulation zone
- amalgamation pattern
- active commercial frontage
- through link and land dedication
- 6 height in storeys
- 20 control dimensions
- section lines
- car access

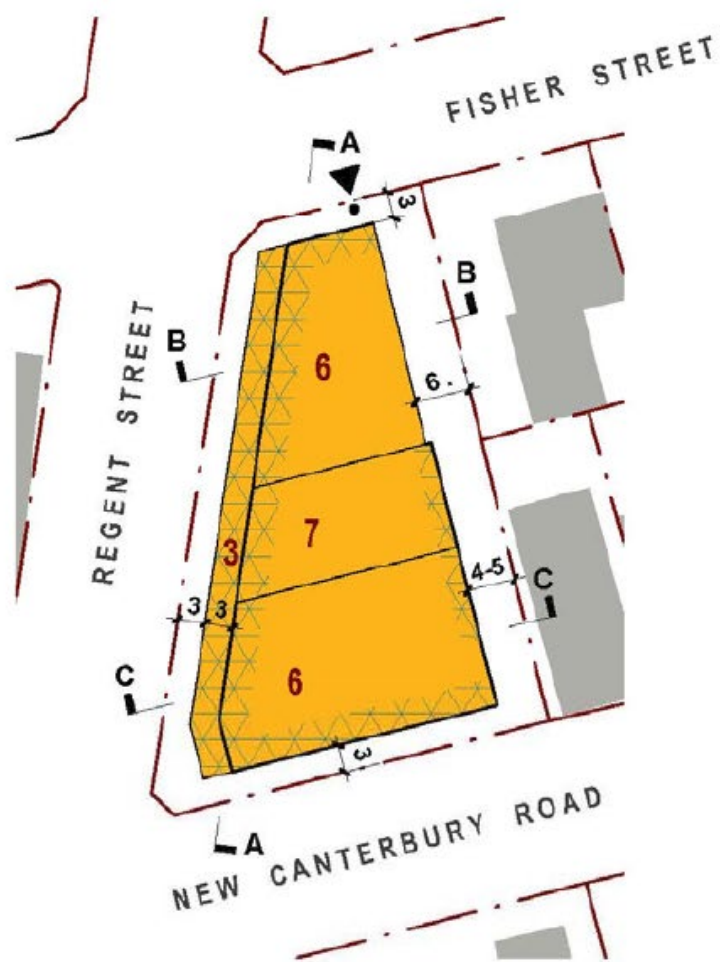
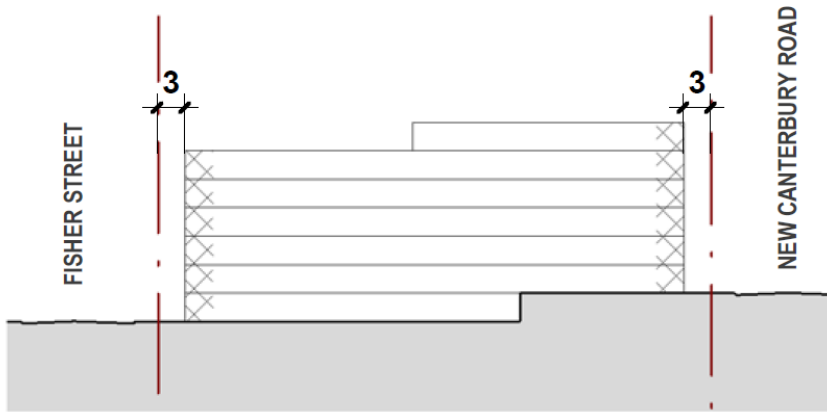
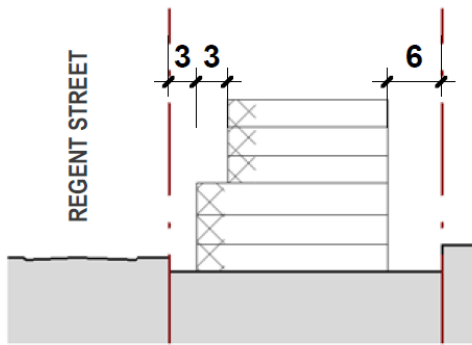


Figure 6.1f – Site 2 – Plan



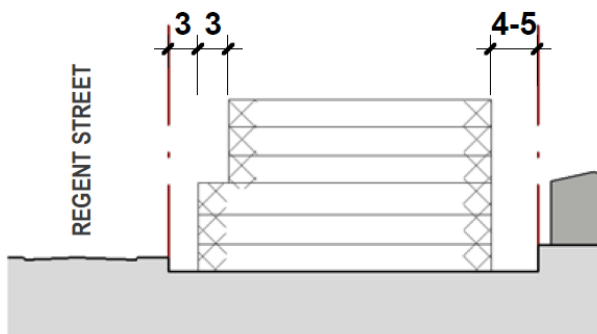
DCP_Figure (6.1g) - Site 2 Section A

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DCP_Figure (6.1h) - Site 2 Section B

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DCP_Figure (6.1i) - Site 2 Section C

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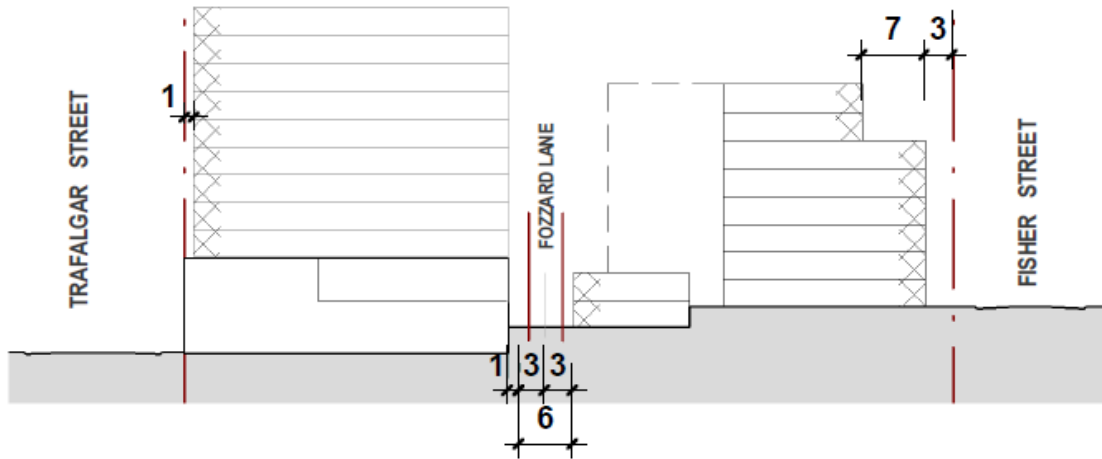


Figure (6.1k) - Site 3 Section A

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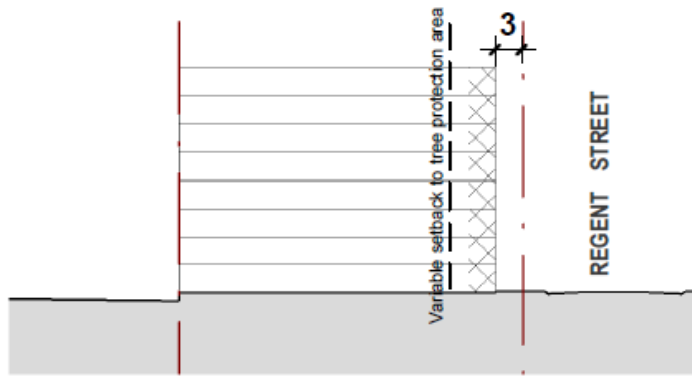


Figure (6.1l) - Site 3 Section B

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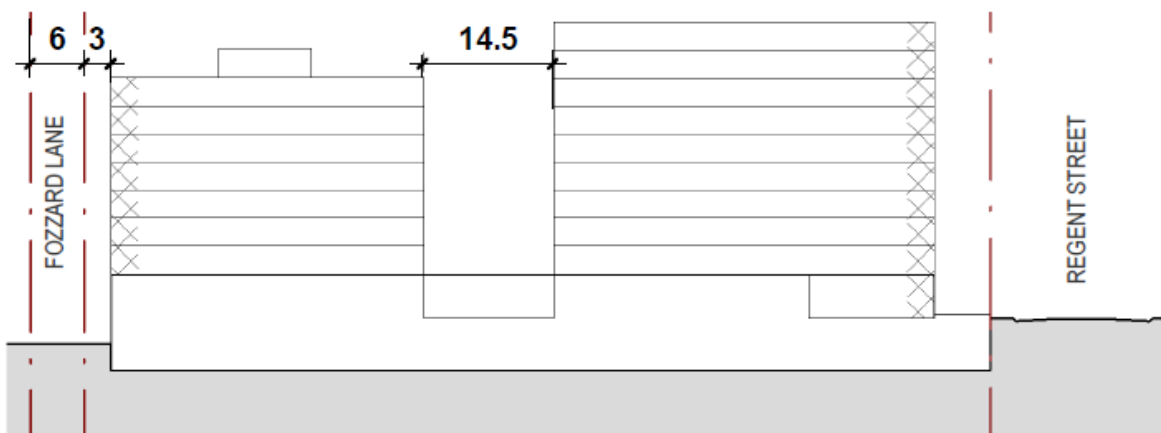


Figure (6.1m) - Site 3 Section C

1 : 1000



9.6.5.2 Masterplan Area (MA 6.2)

Masterplan location

C33 Masterplan Area 6.2 relates to the land shaded in Figure (6.2a), but does not apply to the land at 287-309 Trafalgar Street and 16-20 Fisher Street, Petersham.

Note: The site specific planning controls relating to development on the land at 287-309 Trafalgar Street and 16-20 Fisher Street, Petersham are contained in Part 9.6.5.1 Masterplan Area (MA 6.1).

Site amalgamation

C34 The redevelopment of allotments shaded in Figure (6.2a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (6.2b).

C35 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

C36 The height of proposed buildings within the allotments shaded in Figure (6.2a) must conform to the control diagram(s) in Figures (6.2b) and (6.2c). The height is expressed in number of storeys.

Boundary setbacks

C37 The boundary setbacks of proposed buildings within the allotments shaded in Figure (6.2a) must conform to the control diagram(s) in Figures (6.2b) and (6.2c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

C38 The siting, orientation, depth and separation of proposed buildings within the allotments shaded in Figure (6.2a) must conform to the control diagram(s) in Figures (6.2b) and (6.2c). The dimensions are expressed in metres.

Upper floor and roof setbacks

C39 The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings within the allotments shaded in Figure (6.2a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (6.2b) and (6.2c). The setbacks are expressed in metres.

Articulation zones

C40 The envelope of buildings on the land shaded in Figure (6.2a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (6.2b) and (6.2c), must predominantly express a street fronting building edge, with shallow articulations to the building edge adding visual richness.

C41 The envelope of buildings on the land shaded in Figure (6.2a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (6.2b) and (6.2c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

- C42** The redevelopment of the land shaded in Figure (6.2a) must conform to the control diagram in Figure (6.2b) 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

- C43** The redevelopment of the land shaded in Figure (6.2a) must incorporate landmark features on the corner of Regent Street and Fisher Street; on the corner of Regent Street and Trafalgar Street; and on the corner of Audley Street and Fisher Street.

- 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 6.2a Location Diagram

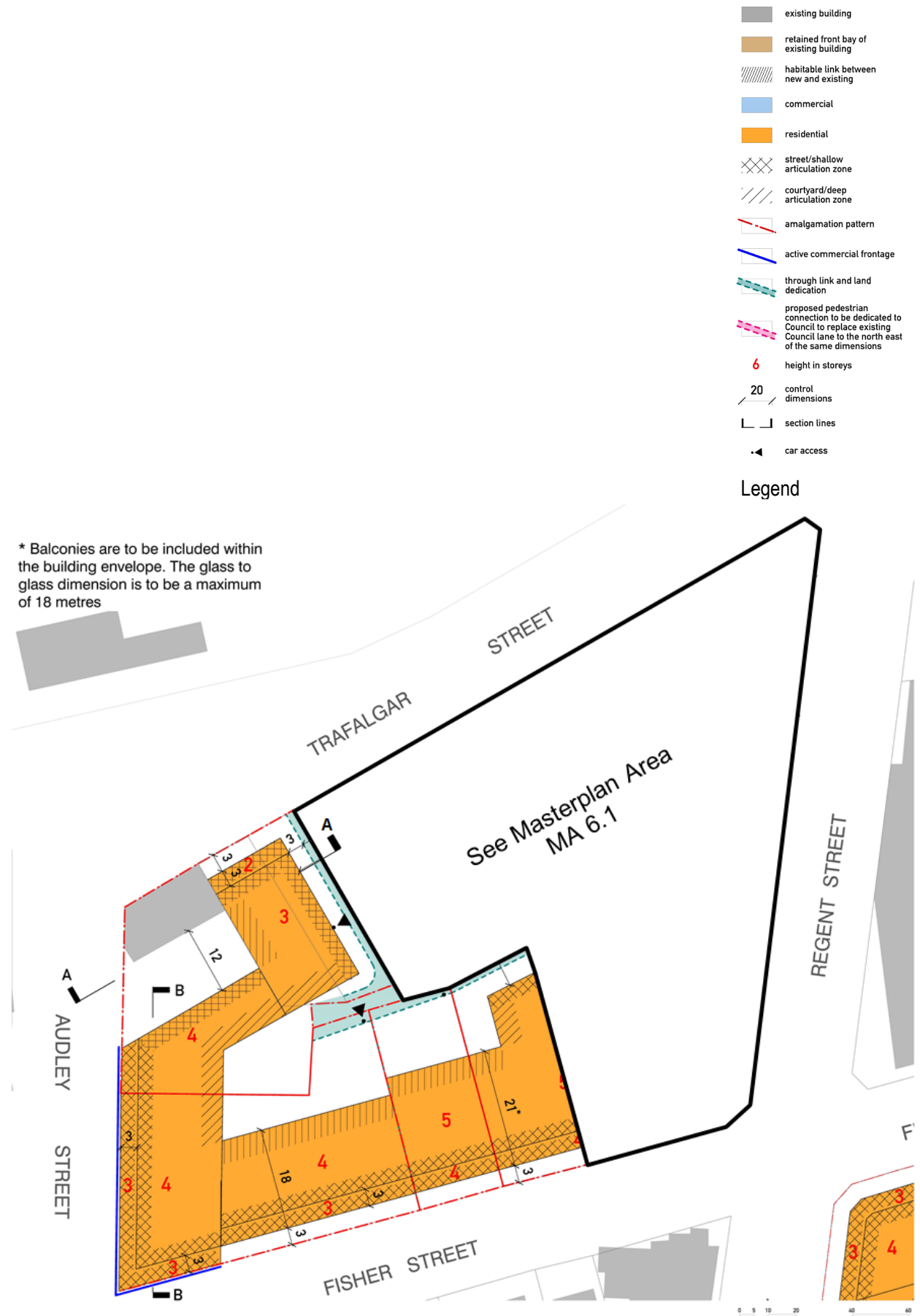


Figure 6.2b Plan Diagram

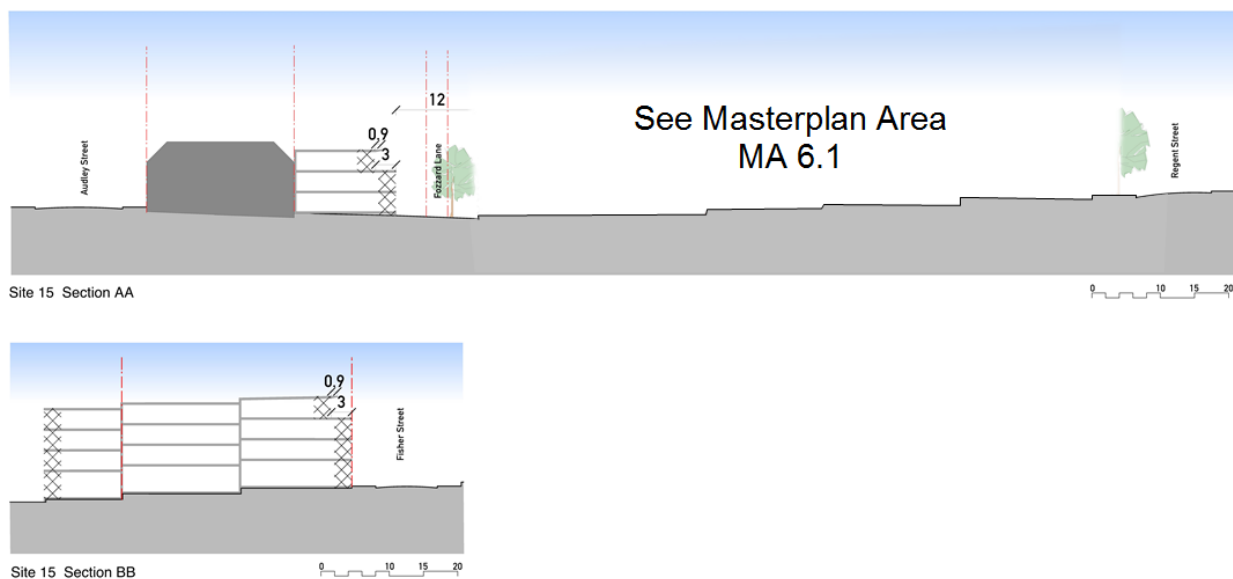


Figure 6.2c Section Diagrams

9.6.5.3 Masterplan Area (MA 6.3)

Masterplan location

C44 Masterplan Area 6.3 relates to the allotments shaded in Figure (6.3a).

Site amalgamation

C45 The redevelopment of the land shaded in Figure (6.3a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (6.3b).

C46 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

C47 The height of proposed buildings on the land shaded in Figure (6.3a) must conform to the control diagram(s) in Figures (6.3b) and (6.3c). The height is expressed in number of storeys.

Boundary setbacks

C48 The boundary setbacks of proposed buildings on the land shaded in Figure (6.3a) must conform to the control diagram(s) in Figures (6.3b) and (6.3c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

C49 The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (6.3a) must conform to the control diagram(s) in Figures (6.3b) and (6.3c). The dimensions are expressed in metres.

Upper floor and roof setbacks

C50 The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (6.3a) must be set back

from the external wall of the floor level below in accordance with the control diagram(s) in Figures (6.3b) and (6.3c). The setbacks are expressed in metres.

Articulation zones

- C51** The envelope of buildings on the land shaded in Figure (6.3a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (6.3b) and (6.3c), must predominantly express a street fronting building edge, with shallow articulations to the building edge adding visual richness.
- C52** The envelope of buildings on the land shaded in Figure (6.3a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (6.3b) and (6.3c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

- C53** The redevelopment of the land shaded in Figure (6.3a) must conform to the control diagram in Figure (6.3b) 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; and
 - iv. The location and extent of public domain infrastructure.

Landmarks and gateways

- C54** The redevelopment of the land shaded in Figure (6.3a) must incorporate landmark features on the corner of Gordon Street and Trafalgar Street.
- 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.*

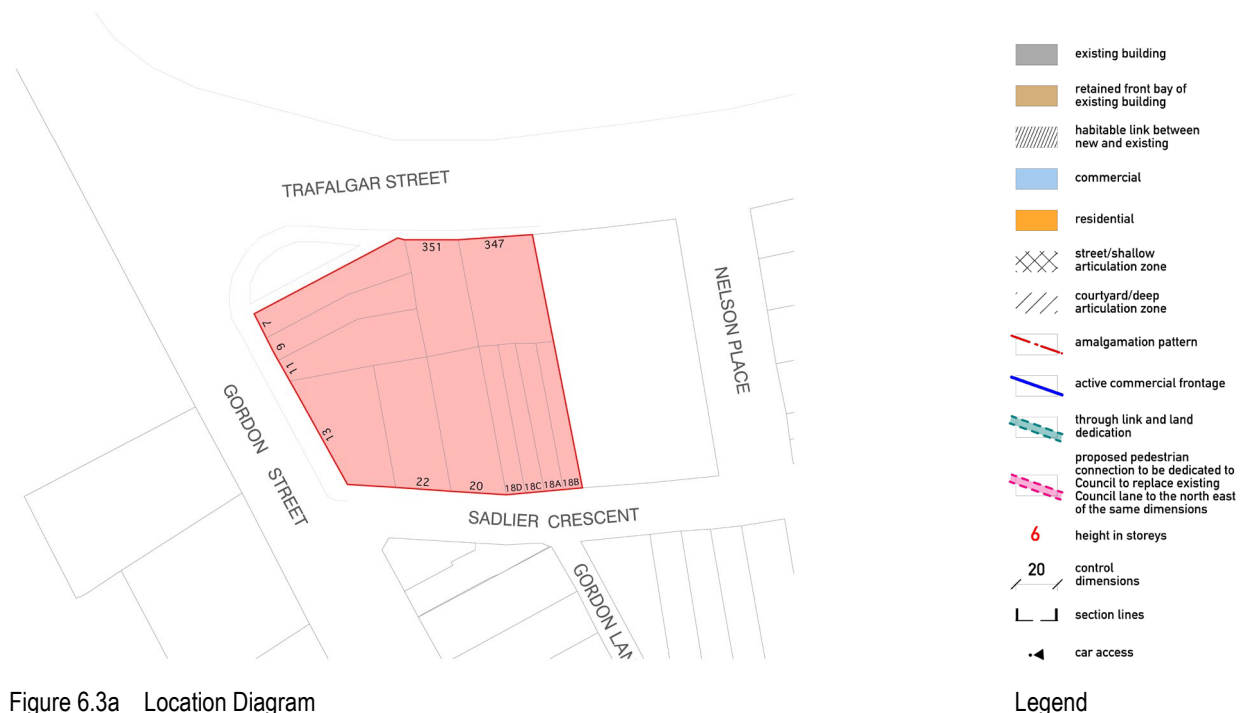


Figure 6.3a Location Diagram

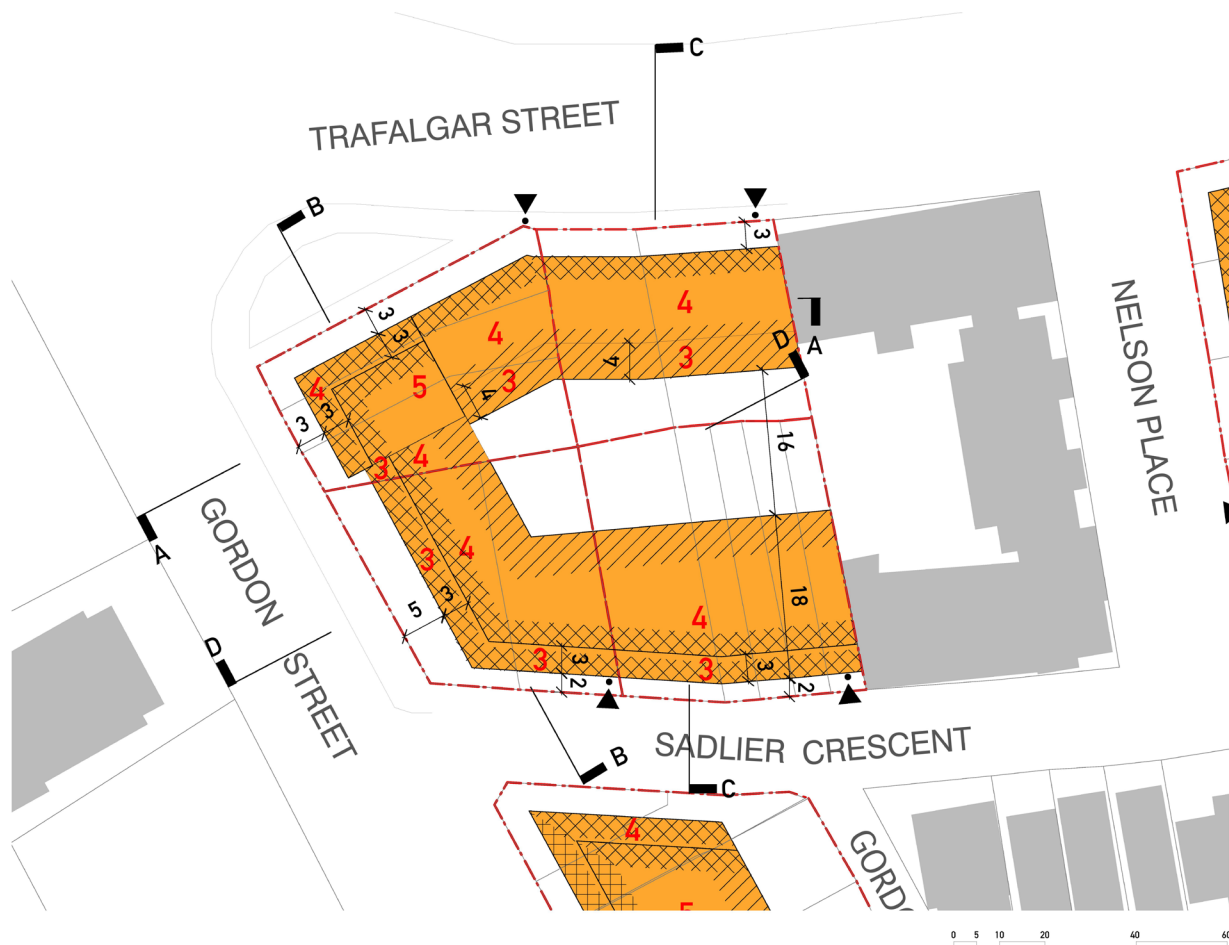


Figure 6.3b Plan Diagram

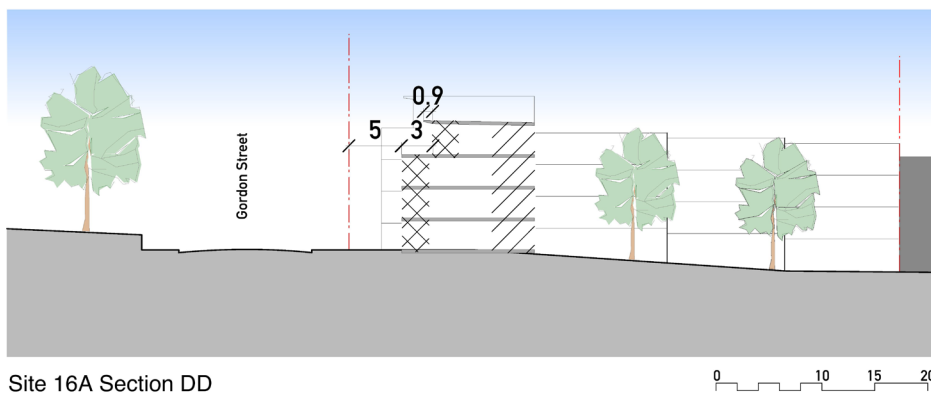
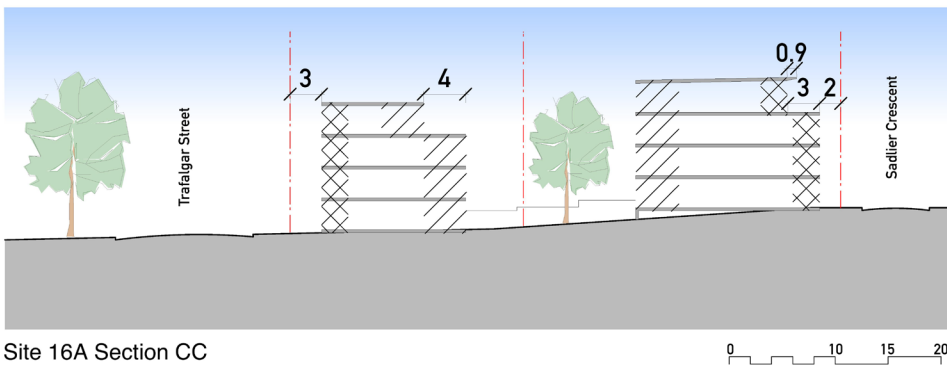
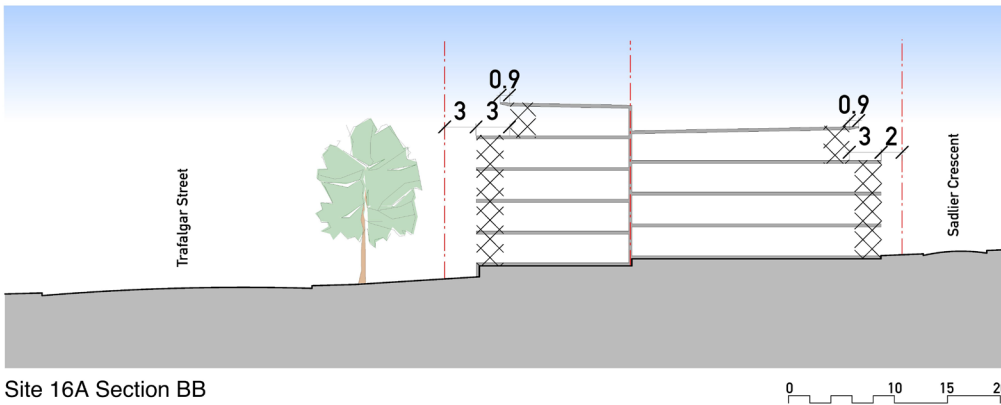
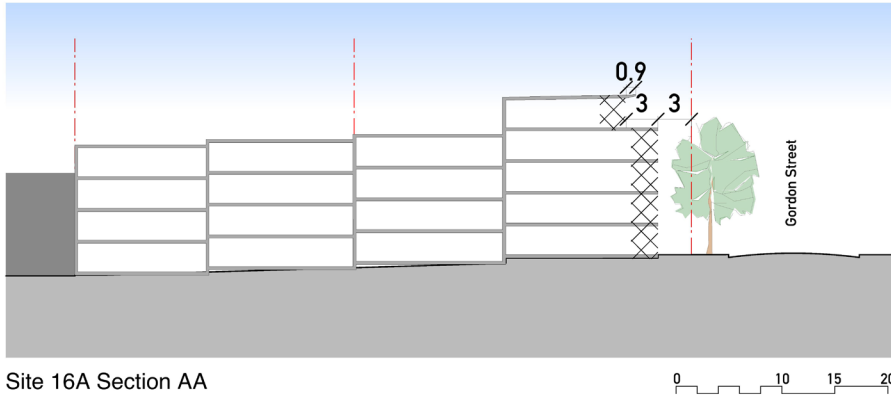


Figure 6.3c Section Diagrams



9.6.5.4 Masterplan Area (MA 6.4)

Masterplan location

C55 Masterplan Area 6.4 relates to the allotments shaded in Figure (6.4a).

Site amalgamation

C56 The redevelopment of the land shaded in Figure (6.4a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (6.4b).

C57 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

C58 The height of proposed buildings on the land shaded in Figure (6.4a) must conform to the control diagram(s) in Figures (6.4b) and (6.4c). The height is expressed in number of storeys.

Boundary setbacks

C59 The boundary setbacks of proposed buildings on the land shaded in Figure (6.4a) must conform to the control diagram(s) in Figures (6.4b) and (6.4c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

C60 The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (6.4a) must conform to the control diagram(s) in Figures (6.4b) and (6.4c). The dimensions are expressed in metres.

Upper floor and roof setbacks

C61 The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (6.4a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (6.4b) and (6.4c). The setbacks are expressed in metres.

Articulation zones

C62 The envelope of buildings on the land shaded in Figure (6.4a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (6.4b) and (6.4c), must predominantly express a street fronting building edge, with shallow articulations to the building edge adding visual richness.

C63 The envelope of buildings on the land shaded in Figure (6.4a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (6.4b) and (6.4c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

C64 The redevelopment of the land shaded in Figure (6.4a) must conform to the control diagram in Figure (6.4b) in regards to:

- i. The location of active land uses and frontages at ground level;
- ii. The location of vehicular entries;

PART 9: STRATEGIC CONTEXT

- iii. The location of publicly accessible and dedicated pedestrian links; and
- iv. The location and extent of public domain infrastructure.

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.

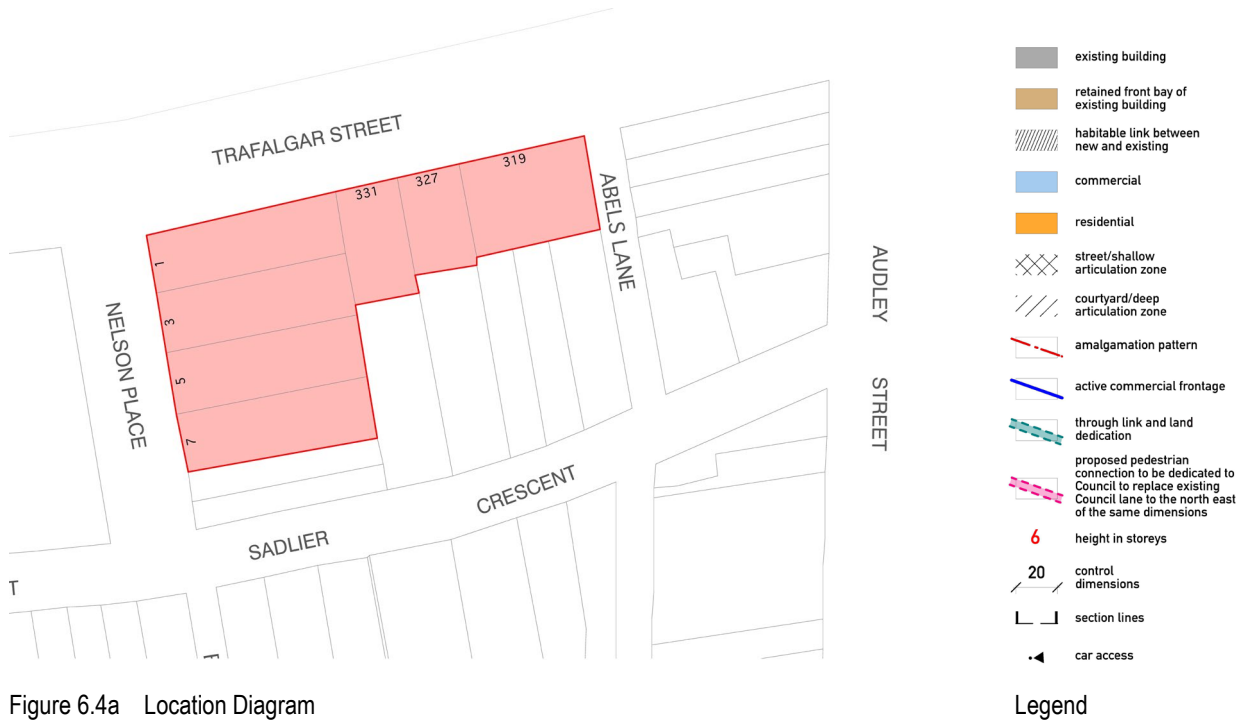
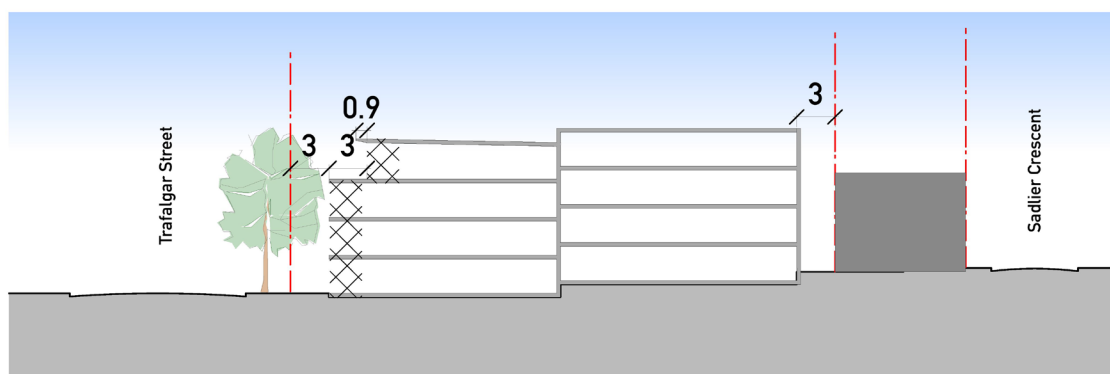


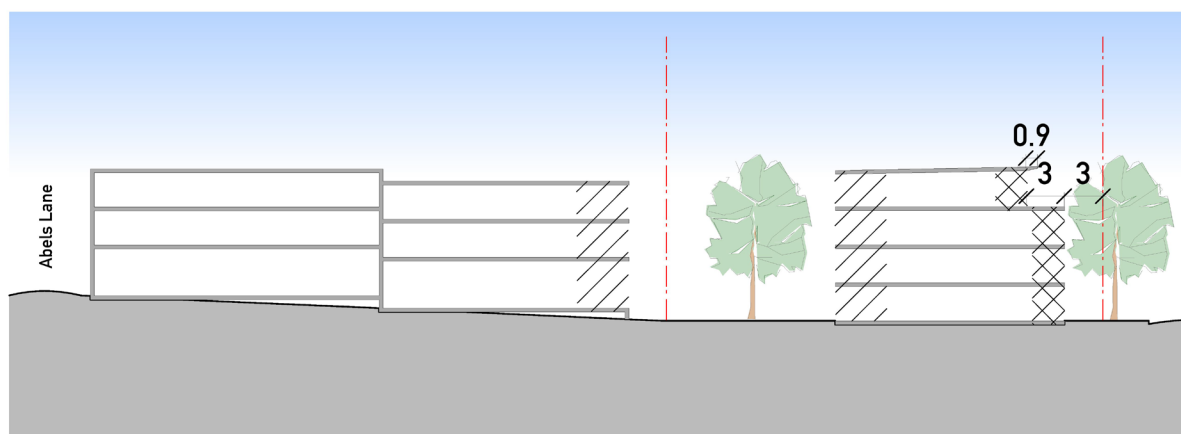
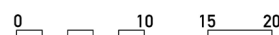
Figure 6.4a Location Diagram



Figure 6.4b Plan Diagram



Site 16B Section AA



Site 16B Section BB

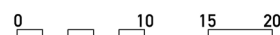


Figure 6.4c Section Diagrams

9.6.5.5 Masterplan Area (MA 6.5)

Masterplan location

C65 Masterplan Area 6.5 relates to the allotments shaded in Figure (6.5a).

Site amalgamation

C66 The redevelopment of the land shaded in Figure (6.5a) must wherever possible conform to the amalgamation pattern in the control diagram in Figure (6.5b).

C67 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

- C68** The height of proposed buildings on the land shaded in Figure (6.5a) must conform to the control diagram(s) in Figures (6.5b) and (6.5c). The height is expressed in number of storeys.

Boundary setbacks

- C69** The boundary setbacks of proposed buildings on the land shaded in Figure (6.5a) must conform to the control diagram(s) in Figures (6.5b) and (6.5c). The setbacks are expressed in metres.

Sustainable envelopes and occupant amenity

- C70** The siting, orientation, depth and separation of proposed buildings on the land shaded in Figure (6.5a) must conform to the control diagram(s) in Figures (6.5b) and (6.5c). The dimensions are expressed in metres.

Upper floor and roof setbacks

- C71** The upper dwelling floor level(s) and roof (including any open pergolas) of proposed buildings on the land shaded in Figure (6.5a) must be set back from the external wall of the floor level below in accordance with the control diagram(s) in Figures (6.5b) and (6.5c). The setbacks are expressed in metres.

Articulation zones

- C72** The envelope of buildings on the land shaded in Figure (6.5a), where indicated as a street/shallow articulation zone within the control diagram(s) in Figures (6.5b) and (6.5c), must predominantly express a street fronting building edge, with shallow articulations to the building edge adding visual richness.
- C73** The envelope of buildings on the land shaded in Figure (6.5a), where indicated as courtyard/deep articulation zone within the control diagram(s) in Figures (6.5b) and (6.5c), may include deep articulations to the building form to break up the massing.

Domain interface and structure

- C74** The redevelopment of the land shaded in Figure (6.5a) must conform to the control diagram in Figure (6.5b) 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; and
 - iv. The location and extent of public domain infrastructure.

- 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.*

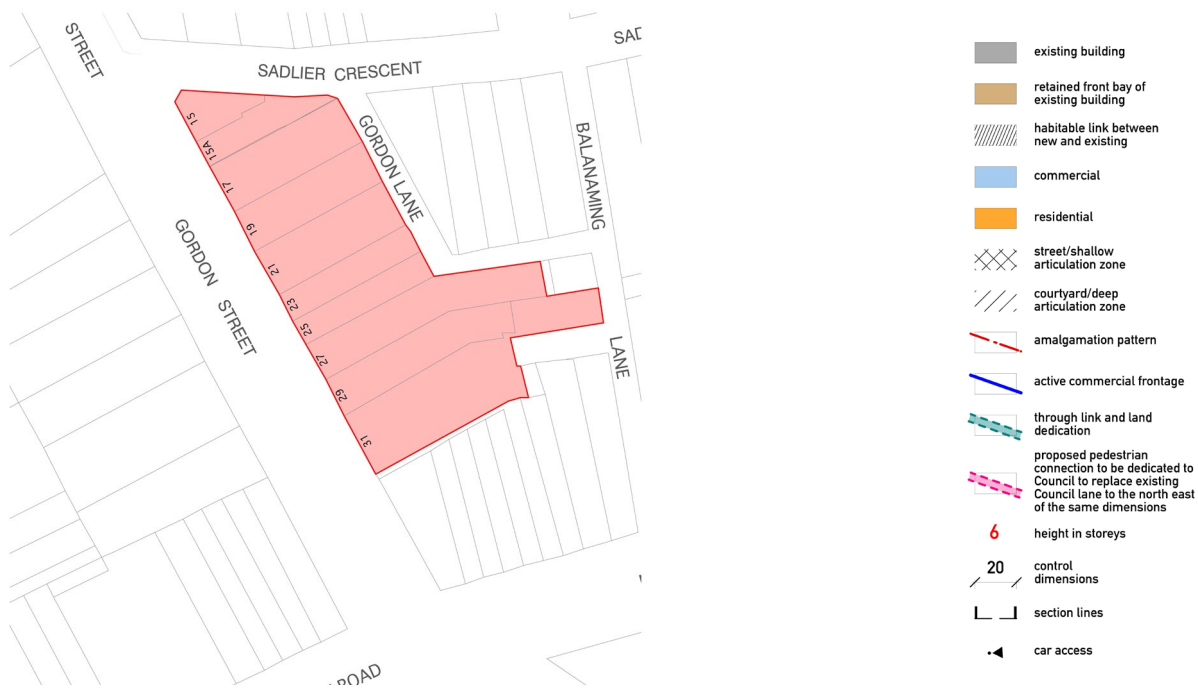


Figure 6.5a Location Diagram

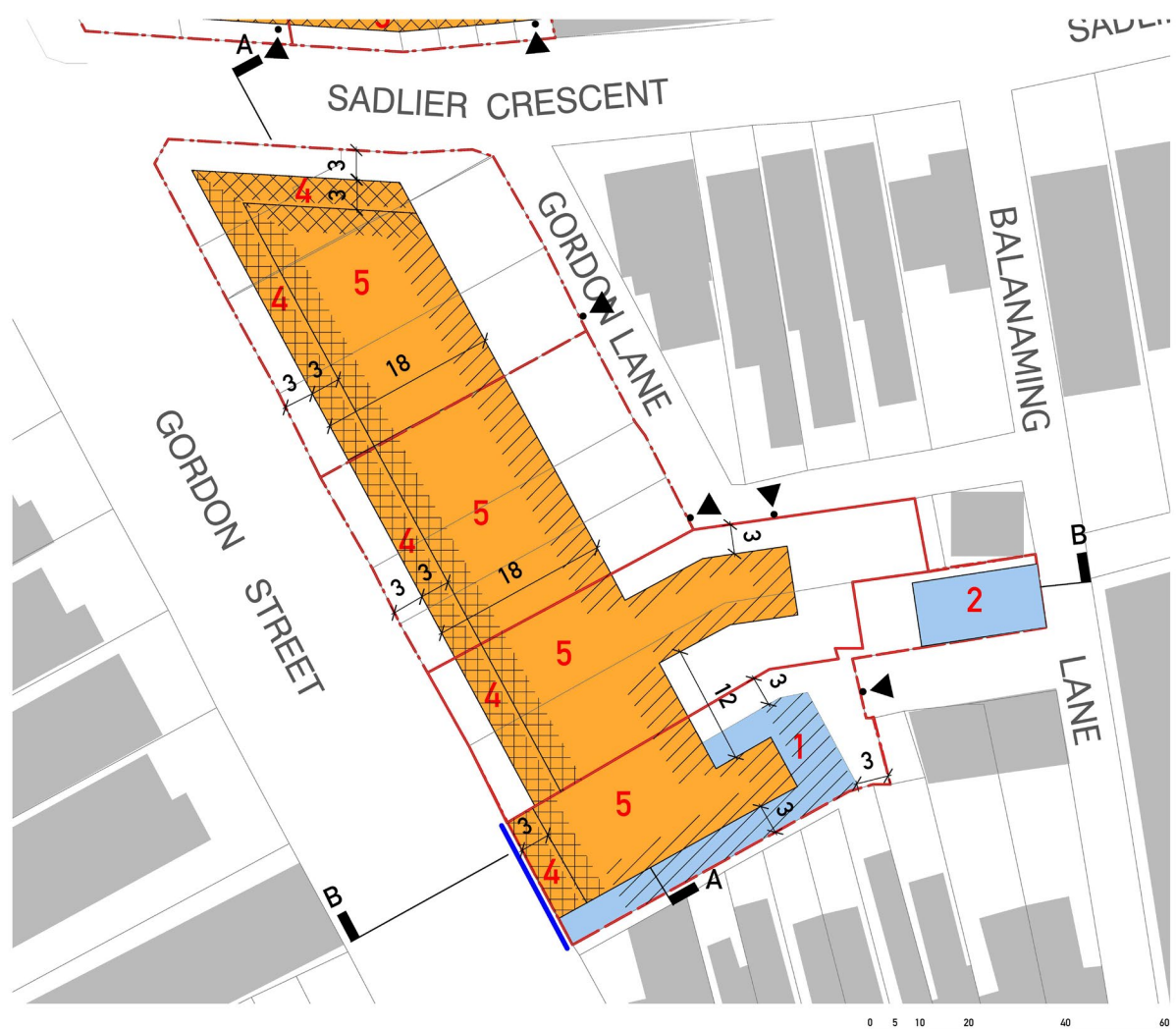


Figure 6.5b Plan Diagram

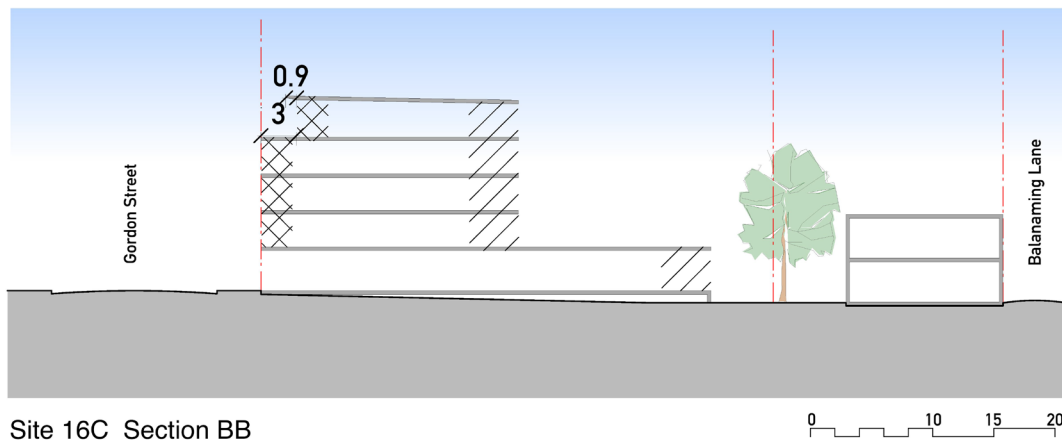
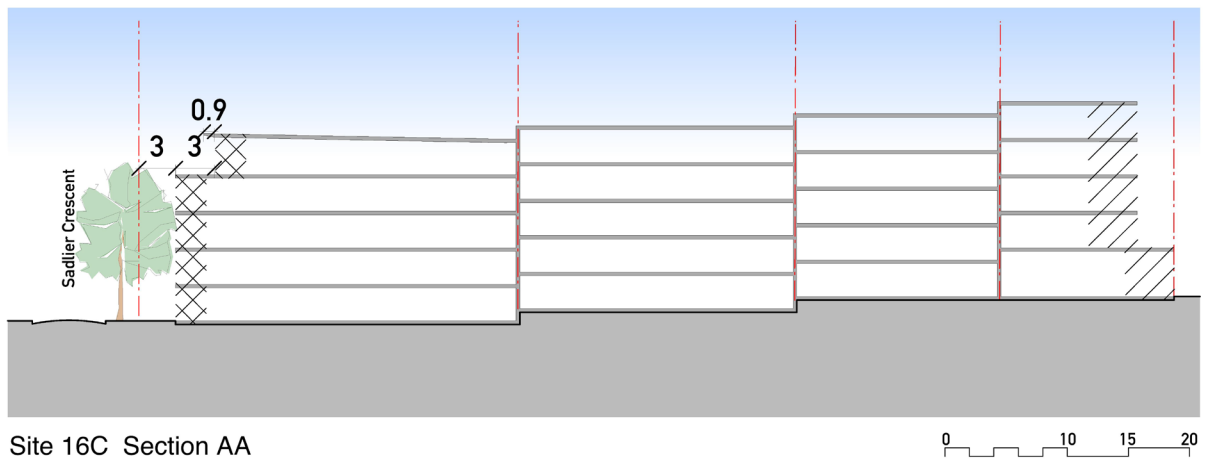


Figure 6.5c Section Diagrams

9.6.5.6 Petersham Administration Centre Masterplan Area (MA 6.6)

General objectives

- 01 To offer the community a substantial commercial and residential development that revitalises the street edge with professional services on the lower levels and residential levels above.
- 02 To enable public administration functions on the site to continue whilst also allowing the building to be converted or demolished in the future for commercial, office, SOHO or residential uses.

Controls

C75 Building heights and setbacks:



- i. Future building heights must:
 - a. Respond to the scale of the heritage items around the site with transitional heights at the street edge; and
 - b. Maintain the height of the existing building within the centre of the site;
- ii. Building heights must:
 - a. Be a maximum of six storeys;
 - b. Have a maximum three storey street wall height to the Crystal Street frontage; and
 - c. Have a one to three storey street wall height fronting Fisher Street unless the existing building is not retained in which case the street wall height to Fisher Street may increase to three storeys;
- iii. Building setbacks must be:
 - a. First three storeys – 0 metres;
 - b. Upper three storeys – 3 metres;
 - c. Building separation – 12 metres; and
 - d. North setback - minimum 3 metres.

Urban design

Objectives

- O3** To achieve a sustainable and high quality commercial and residential development within Petersham Town Centre.
- O4** To achieve a human scale at the street edge with greater massing within the site.
- O5** To encourage adaptive reuse of the existing structure as integral part of the development strategy.
- O6** To encourage SOHO development for the site, contributing to the live/work opportunities for the area.
- O7** To contribute to the activity and interest of Fisher Street.
- O8** To revitalise and improve the image of Petersham Town Centre along Crystal Street.

Controls

- C76** Site and streetscape
- i. Development on the site must not to impinge or adversely affect the view along Fisher Street to the Petersham Town Hall.
 - ii. New development on the site must enhance the existing street tree planting along the footpath using species agreed with Council.
 - iii. The massing of the development must achieve a height transition to Fisher Street and Crystal Street to maintain a human scale.
 - iv. All new and existing development must provide a strong and discernible address to the public streets.
 - v. In the event that the ground floor use is residential to Fisher Street a greater setback may be required to allow a front garden to the units.
 - vi. The ground level of the existing building and any new development must provide activity and surveillance of the street and adjoining pocket park. These uses can include commercial, SOHO

residential or showroom uses. Major retail tenancies must avoid conflict with the revitalisation of the Petersham main street area.

- vii. Given the site's proximity to a number of heritage items and cottages, the design of the street facades must respond to the finer grain of the existing subdivision pattern of Fisher and Crystal Streets.
- viii. Proportions and alignments must be sensitive to the scale and detail of these buildings.
- ix. Vehicle access must be from Fisher Street adjacent to the western boundary. The width of any driveways or vehicle ramps (in the event of demolition of the existing building) must be minimised.
- x. The driveway must service both buildings with any new car parking provided underground below the new development.
- xi. Building envelopes and setbacks must conform to the controls set out in built form design controls.
- xii. Building depth must be minimised to promote good solar access and natural light and ventilation.
- xiii. Side setbacks must allow adequate separation distances between buildings.
- xiv. Setback controls must comply with those set out in Figure 6.6a and are generally as follows:
 - a. Setback to Fisher Street is nil for the new building on the car park site for the first three levels. The levels above are set back 3 metres to reduce the perception of mass from the footpath.
 - b. Setback to Crystal Street is nil for podium levels and 3 metres for levels above to reduce the perception of mass from the footpath.
 - c. Setback to the northern boundary must be a minimum of 3 metres.
 - d. Rear setbacks for new development must be a minimum of 3 metres.
- xv. Maximum building depth is to be as per the Apartment Design Guide under State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development.

C77

Development in the vicinity of heritage items must

- i. Respond to those heritage items through the street edge, scale and built form;
- ii. Integrate with the local character;
- iii. Be well mannered in its architecture and not seek to dominate the Town Hall if it is on Crystal Street; and
- iv. Ensure the street edge scale to Crystal and Fisher Streets responds to the scale of the existing heritage terraces directly across Fisher Street and across to the south-east of Crystal Street.

C78

Landscaping works must

- i. Enhance the landscape quality on the site and to the streets;
- ii. Provide deep soil planting with sufficient soil depth for a mature landscape;
- iii. Achieve clear and consistent landscape treatment that celebrates and continues the character of the existing streets;



- iv. Enhance the landscape within the small urban park at the end of Fisher Street;
- v. Provide street trees to the verges of both Fisher and Crystal Streets and within the site and use a majority of endemic native planting;
- vi. Provide a minimum 3 metres boundary landscape planting to achieve privacy to the lots to the north; and
- vii. Provide a minimum of deep soil planting to northern boundary and between the buildings.

C79

Communal open space must

- i. Make up a minimum of 25% of the site area;
- ii. Allow for a minimum landscape buffer of 3 metres (which is to be deep soil planting) along the northern or rear boundary of the site to provide privacy to the adjoining existing residential dwellings;
- iii. Be provided centrally between the two buildings generally as shown on Figure 6.6a;
- iv. Use native species;
- v. Where landscaping is to be provided above underground car parking, provide a minimum depth of 1 metre for trees;
- vi. Provide a distinctive landscaped central space that will add to the quality and identity of the development with a minimum area of 650m²; and
- vii. Ensure a minimum of 25% of the open space area is a deep soil zone.

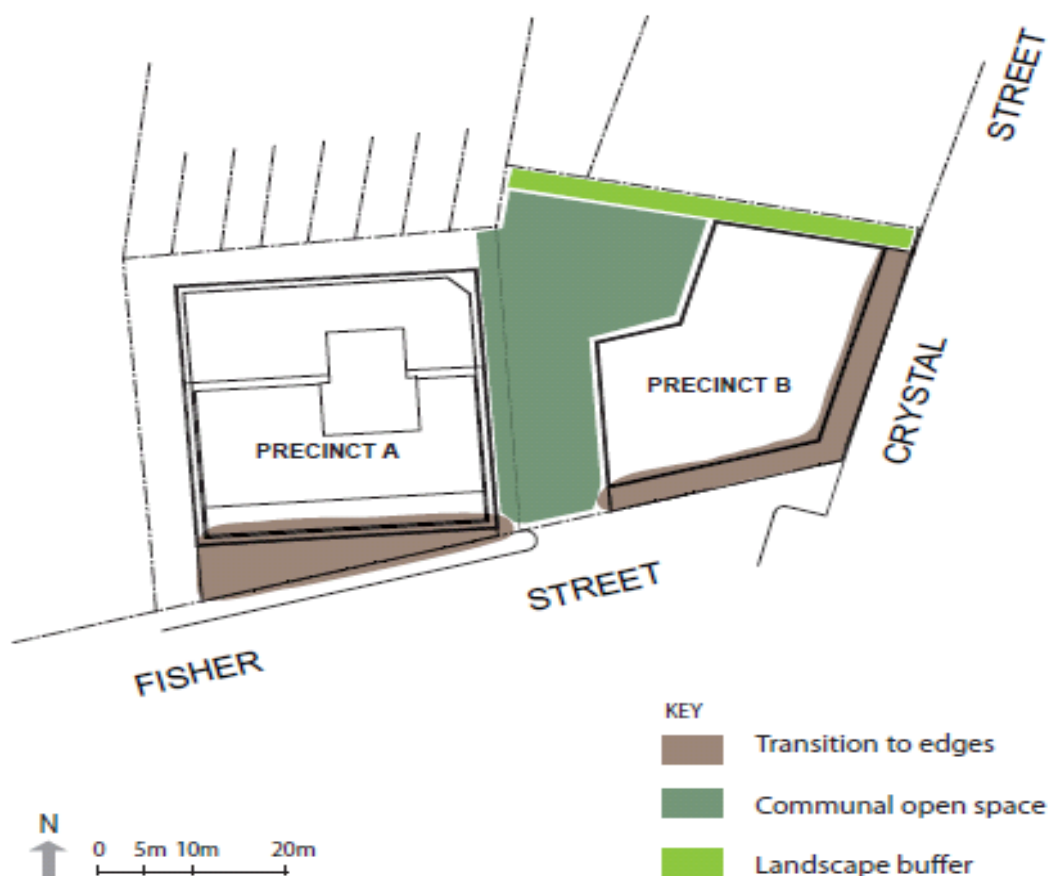


Figure 6.6a Open space and setbacks

C80

Sustainability measures must ensure:

- i. A minimum of three hours sunlight between the hours of 9.00am and 3.00pm on 22 June to the living areas and balconies of a minimum of 70% of residential dwellings within the development;
- ii. A minimum of 60% of all dwellings within the development are cross ventilated and achieve dual orientation; and
- iii. A minimum of three hours solar access between 9.00am and 3.00pm on 22 June for all adjoining residential living areas or private open space.

C81

Built form proposals must:

- i. Achieve an appropriate building articulation, amenity and privacy to all uses on site as well as transition to adjacent buildings;
- ii. Adaptively reuse the existing Petersham Administration Centre building where possible;
- iii. Respond to local character;
- iv. Treat materials accessible at ground level for graffiti resistance;
- v. Ensure the setback to Fisher Street is nil for the new building on the car park site for the first three levels with levels above set back 3 metres to reduce the perception of mass from the footpath;
- vi. Adaptively reuse the existing commercial building structure where possible, with residential uses within the existing structure designed to maximise the number of cross ventilated, dual aspect apartments - achieved by the use of corner and two storey units wherever possible;



- vii. Avoid single fronted units on the southern side of the building and along the western boundary overlooking the RSL site (while noting some single fronted units may be unavoidable);
- viii. Retain the existing side and rear setbacks of the existing buildings only if the building is reused;
- ix. If demolished, align to Fisher Street with a building depth as required under site design;
- x. Provide a lower scale to transition to heritage items across Fisher Street and residential lots located to the north;
- xi. Provide passive surveillance of the street;
- xii. Use high quality materials;
- xiii. Ensure development to Fisher Street activates the street frontage and relates to the finer grain and more residential character of the street; and
- xiv. Ensure development to Crystal Street provides a continuation of the street character north and south of the precinct with strong active edges at ground floor level.

C82

Access and parking proposals must:

- i. Locate all new car parking underground;
- ii. Provide efficient site access which minimises the effects of traffic movement on pedestrians and residential amenity;
- iii. Provide adequate car parking to service the various uses on the site;
- iv. Ensure car parking and servicing numbers for the development comply with Section 2.10 (Parking) of this DCP;
- v. Assist with natural ventilation of underground car parking by locating the ceiling of the parking floor a maximum of 1 metre above ground level away from the street edge;
- vi. Retain the entry point for all car parking on Fisher Street adjacent to the western boundary;
- vii. Ensure any underground car parking is kept generally within the footprint of new buildings. Given the constraints imposed by the existing building it may be acceptable for a maximum of 75% of the communal open space to be above underground car parking;
- viii. Provide secure bicycle parking in the basement for residents and visitors;
- ix. Ensure vehicular access occurs as shown on the access and parking plan (Figure 6.6b) generally as follows:
 - a. Building A Existing Petersham Administration Centre:
 - 1. Vehicle access must be from Fisher Street via the main basement car park.
 - 2. Vehicle access is not permitted from Crystal Street.
 - b. Building B (New building to occupy car park):
 - 1. Vehicle access must be from Fisher Street via the main basement car park.
 - 2. Vehicle access is not permitted from Crystal Street.



Figure 6.6b Parking and Access